

# STAFF REPORT

RESIDENTIAL RECOVERY CAPITAL HOLDINGS 2 LLC

VPB-14-003



Village of Palmetto Bay  
FLORIDA  
ZONING ANALYSIS

**APPLICANT:** Residential Recovery Capital Holdings 2 LLC      **FILE:** VPB-14-003  
(Miami-Dade County Fire Rescue Department)

**SECTION:** 33-55-40      **HEARING DATE:** 09/22/2014

**COUNCIL DISTRICT:** 1      **ITEM:** 3

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**A. GENERAL INFORMATION**

**REQUEST:** Establishment of a fire rescue facility and associated site plan.

**ADDRESS:** 14200 Old Cutler Road

**LOT SIZE:** 60,113 (1.38 Acres)

**FOLIO #:** 33-5023-002-0370

**B. BACKGROUND**

The Miami-Dade County Fire Rescue Department (Fire Rescue) proposes to locate a fire rescue facility at 14200 Old Cutler Road. This proposal caps a nearly ten (10) year effort by Fire Rescue, in conjunction with the Village of Palmetto Bay and the Village of Pincrest, to secure fire rescue facilities on the east side of their respective jurisdictions, and adjacent to Old Cutler Road. The intent of locating such a facility is to reduce life-saving response times to the citizens served in those areas. The service area in question is of critical concern because current rescue response times exceed the targets desired by Miami-Dade County Fire Rescue Department. Hence, there exists a public safety need to locate a new facility in the northeast quadrant of the Village.

The Village of Palmetto Bay is a predominately built-out community making the siting of new public facilities difficult. Over the years several attempts to acquire lands for this use have been unsuccessful do too such constraints as lack of willing sellers, availability of adequately sized parcels, and less desirable property location relative to the service area and access to Old Cutler Road. Fire Rescue has found a willing seller with the property at 14200 Old Cutler Road that meets the requirements they seek to provide proper coverage to the service area.

### **C. ZONING HEARING HISTORY**

**On August 15, 1946**, the Dade County Board of County Commissioners, pursuant to a **Resolution**, rezoned the property from EU-2 to EU-1.

**On April 15, 1947**, the Dade County Board of County Commissioners, pursuant to **Resolution No. 2479**, rezoned the property together with other lands, from G-2 to EU-1, EU-2 to RU-1.

### **D. NEIGHBORHOOD CHARACTERISTICS**

#### **ZONING**

##### **Subject Property:**

E-1; One Acre Estate SFR

#### **LAND USE DESIGNATION**

Low Density Residential

##### **Surrounding Properties:**

NORTH: E-1; One Acre Estate SFR

Low Density Residential

EAST: E-1; One Acre Estate SFR

Low Density Residential

SOUTH: E-1; One Acre Estate SFR

Low Density Residential

WEST: E-1; One Acre Estate SFR

Low Density Residential

### **E. ANALYSIS**

Section 30-50.21 of the Village's Land Development Code provides a procedure for the Village Council to authorize on lands: fire stations, public parks, playgrounds, buildings, and other ancillary structures and uses, without regard to the zoning or use classification of any particular site. In approving a government facility site plan, the Council should take into consideration the type of function involved, the public need, the existing land use pattern in the area, alternative locations for the facility, and the nature of the impact of the facility to the surrounding properties. These criterion are addressed below.

Those criterion addressing function, need, and location are addressed in the Background Section of this report which is hereby incorporated into this analysis by reference. The area itself is residential in nature which further impedes the ease with which to identify a property to site such a facility. This property is preferred because it has direct access to Old Cutler Road, is a corner lot, and is adjacent to another existing non-residential use. Further, the relative scale of the proposed construction is in keeping with surrounding buildings. Availability of other sites was limited as addressed above. For years Fire Rescue tried to secure a portion of land at the USDA property, however all such attempts failed to pass the United States Congress, whose vote was required for the sale.

Although not required, staff's review of the applicant's submittal relied upon the provisions at Code Sections 30-30.5 and 30-100 to guide the appropriateness of the proposed site plan. This was done given the residential nature of the surrounding community to ensure minimum impact as well as to ensure maximum compliance with adopted development standards. That review found the site plan to be substantially in compliance. More specifically, the structure as proposal poses no additional impact on the surrounding community as it meets all setback requirements of the underlying zoning district. All landscaping and site plan improvements conform with Code provisions. Staff does believe, however that the proposed dumpster should be relocated to minimize any impact to the adjacent single family home, and the guard gate should be pushed further into the property to ensure any cueing of a fire rescue vehicle will completely and safely clear the paved roadway surface.

Given the above, the request appears to satisfy the considerations delineated under Section 30-50.21(a)(2).

#### **F. NEIGHBORHOOD SERVICES**

Code Compliance	No Objection
DERM	Required
Building and Capital Projects	Required
Public Works	As conditioned

#### **G. RECOMMENDATION:**

Staff recommends approval, under Section 30-50.21 of the Land Development Code, to allow plans entitled "Proposed fire Station No. 62", dated stamped August 18, 2014, as prepared by Angel, Lamela, with the following conditions:

- 1) The placement of the dumpster is moved off the NW property line (adjacent to a residential home) and placed closer to the fire rescue building.
- 2) The proposed gate shall be shifted further into the property to prevent any portion of the truck from encroaching into the paved roadway surface area.
- 3) The application shall comply with any recommendations provided by the Village of Palmetto Bay's Department of Public Works.



Darby Delsalle, AICP, Director  
Department of Planning & Zoning

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

ZONING APPLICATION VPB-14-003

A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATING TO ZONING; APPROVING WITH CONDITIONS THE ESTABLISHMENT OF A FIRE RESCUE FACILITY AND ASSOCIATED SITE PLAN FOR THE PROPERTY LOCATED AT 14200 OLD CUTLER ROAD; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, quick and responsive fire rescue services are essential to ensure the health, life and safety to the citizens it serves; and

WHEREAS, Miami-Dade Fire Rescue has identified the need to locate a fire rescue facility in the northeast quadrant of the Village of Palmetto Bay in order to reduce rescue response times; and

WHEREAS, for nearly ten (10) years, the Miami-Dade Fire Rescue Department and the Village of Palmetto Bay have collaborated to identify and secure a fire rescue facility on the northeast side of the Village; and

WHEREAS, after several attempts throughout that area, Miami-Dade Fire Rescue Department found a willing seller at 14200 Old Cutler Road to locate a fire rescue facility that meets their requirements to accommodate such a facility and reduce response times; and

WHEREAS, the Mayor and Village Council desire to approve the establishment of a fire rescue facility and associated site plan for the property located at 14200 Old Cutler Road.

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

**Section 1.** A hearing on the present application was held on September 22, 2014, in accordance with section 30-50.21 of the Village's Code of Ordinances. Pursuant to the hearing, the Mayor and Village Council make the following findings of fact, and conclusions of law.

**Section 2.** Findings of fact.

1. The subject property is located at 14200 Old Cutler Road, Palmetto Bay, Florida.
2. The above whereas clauses incorporated herein are true.
3. The requested site plan is consistent with the Village's Comprehensive Plan, as further specified in the Analysis Section of the Village's Staff report.

1 4. The rules that govern the conditions upon which a public facility is established are  
2 located at Section 30-50-21. After hearing the Applicant and applicant's experts, the Village Council  
3 found the request consistent with those standards and requested a conditional approval.  
4

5 5. The Village Council accepts the findings of staff as so presented in the written  
6 analysis and as presented at the hearing as it relates to compliance with the Village's Code, and the  
7 findings of the Village's Public Works Department, and the email from the Traffic Engineering  
8 Division of Miami-Dade County.  
9

10 6. The Village adopts and incorporates by reference the Planning & Zoning  
11 Department staff report, which expert report is considered competent substantial evidence.  
12

13 7. The Village Council did not have any substantive disclosures regarding ex-parte  
14 communications and the applicant did not raise any objections as to the form or content of any  
15 disclosures by the Council.  
16

17 8. The Applicant has agreed to all proposed modifications and conditions in the  
18 Section entitled, "Order."  
19

20 **Section 3.** Conclusions of law.  
21

22 1. The Application is in compliance with the adopted 2009 Village of Palmetto Bay  
23 Comprehensive Plan and Future Land Use Map.  
24

25 2. The standard of review for a public (fire rescue) facility is found at 30-50.21 of the  
26 Village of Palmetto Bay's Land Development Code. The Applicant's request to establish a fire  
27 rescue station is in compliance with the applicable standards, as conditioned below.  
28

29 **Section 4.** Order.  
30

31 The Village Council, pursuant to Section 30-50.21, of the Land Development Code,  
32 approves the plans entitled "Fire Station No. 62.", as prepared by Angel H. Lamela, date stamped  
33 August 14, 2014, with the following conditions:  
34

- 35 1) The placement of the dumpster shall be moved off the NW property line (adjacent to a  
36 residential home) and placed closer to the fire rescue building.
- 37 2) The proposed gate shall be shifted further into the property to prevent any portion of the  
38 truck from encroaching into the paved roadway surface area.
- 39 3) The application shall comply with any recommendations provided by the Village of Palmetto  
40 Bay's Department of Public Works.  
41

42 This is a final order.  
43  
44

1           **Section 5.**    Record.  
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3           The record shall consist of the notice of hearing, the application, documents submitted by  
4 the Applicant and the Applicant's representatives to the Village of Palmetto Bay Planning and  
5 Zoning Department in connection with the applications, the Village's recommendation and attached  
6 cover sheet and documents, the testimony of sworn witnesses and documents presented at the  
7 quasi-judicial hearing, and the tape and minutes of the hearing. The record shall be maintained by  
8 the Village Clerk.  
9

10          **Section 6.**    This resolution shall take effect immediately upon approval.  
11  
12

13          PASSED and ADOPTED this \_\_\_\_\_ day of September, 2014.  
14

15    Attest: \_\_\_\_\_  
16                Meighan Alexander                               Shelley Stanczyk  
17                Village Clerk                                       Mayor  
18  
19

20    APPROVED AS TO FORM AND LEGAL SUFFICIENCY FOR THE  
21    USE AND RELIANCE OF THE VILLAGE OF PALMETTO BAY ONLY:  
22  
23

24    \_\_\_\_\_  
25    Dexter W. Lehtinen  
26    Village Attorney  
27  
28  
29

30    FINAL VOTE AT ADOPTION:  
31

32    Council Member Patrick Fiore                               \_\_\_\_\_  
33  
34    Council Member Tim Schaffer                               \_\_\_\_\_  
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36    Council Member Joan Lindsay                               \_\_\_\_\_  
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38    Vice-Mayor John DuBois                                       \_\_\_\_\_  
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40    Mayor Shelley Stanczyk                                       \_\_\_\_\_  
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43

1 This Resolution was filed in the Office of the City Clerk on this \_\_\_\_ day of September, 2014.

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5 \_\_\_\_\_  
Meighan Alexander

6 Village Clerk

7

# ZONING & LAND USE MAPS

RESIDENTIAL RECOVERY CAPITAL HOLDINGS 2 LLC

VPB-14-003

[Click to Print This Page](#)



Summary Details:	
Folio:	3350230020370
Site Address:	14200 OLD CUTLER RD Virtual Earth Street View County Permits by Address Open County Permits by Address Property Appraiser Zillow
Mailing Address:	RESIDENTIAL RECOVERY CAPITALHOLDINGS 2 LLC 2811 MCKINNEY AVE #208 DALLAS, TX 75204

Property Information:	
Beds/Baths:	2/1
Floors:	1
Living Units:	1
Adj Sq Footage:	3165
Lot Size:	60113 SQ FT
Year Built:	1950
Legal Description:	23 55 40 1.38 ACFARMERS ACRES PB 50-65LOT 11 BLK 5LOT SIZE IRREGULAROR 11170-433 0781 4F/A/U 30-5023-002- 0370 VIEW PLAT 50-65  Deed: 11170-433

Sale Information:			
Sale Date:	8/2013	4/1976	0/0
Sale Amount:	585000	65000	0
Sale O/R:	28781-2962	00000-0000	

Assessment Information:		
Year:	2014	2013
Land Value:	0	273013
Building Value:	0	164722
Market Value:	0	437735
Assessed Value:	0	437735
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



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Widow Exemption:	0	0
Disabled Exemption:	0	0
Veteran Exemption:	0	0

# ZONING HISTORY

RESIDENTIAL RECOVERY CAPITAL HOLDINGS 2 LLC

VPB-14-003

COPY

The following resolution was offered by Commissioner Preston B. Bird, who moved its adoption. The motion was seconded by Commissioner Hugh Peters, and upon being put to a vote was duly carried.

WHERE-AS, Vincent C. Gablin, attorney for Mr. and Mrs. John F. Warwick, has applied for a change of zone from EU-2 to zone EU-1, on the following described property: The NE $\frac{1}{4}$  of Section 23, Township 55 South, Range 40 East, lying east and south of the Ingraham Highway, and bounded on the south by Mitchell Road, and on the east by Ludlum Road; and

WHERE-AS, a public hearing of the Dade County Zoning Commission was advertised by the County Zoning Director, as required by Law, at which hearing no protests having been filed, all members of said Zoning Commission, who were present, voted to recommend that the zone be changed; and

WHERE-AS, it has been made to appear to this Board that the change of zone would not be detrimental to other property owners within the area;

NOW, THEREFORE BE IT RESOLVED, by the Board of County Commissioners of Dade County, Florida, that the zone be, and the same is, hereby changed from zone EU-2 to zone EU-1, on the foregoing described property, and that the Zoning Director of Dade County, Florida, be hereby directed to make the necessary changes upon the maps and records of the Dade County Zoning Department.

*drafted - 2-27-46*

Heard 2-15-46

IV-13  
Map Revised  
3-11-46



COPY

IV 13

RESOLUTION NO. 2479

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

WHEREAS John F. Warwick has applied for a change of zone from AU and EU-2 to  
EU-1 on the Warwick property in the NE $\frac{1}{4}$  of Sec 23-55-40, lying west of Ingraham Highway  
between Mitchell Drive and Howard Drive, and,

WHEREAS a public hearing of the Dade County Zoning Commission was advertised  
by the Zoning Director, as required by law, and after hearing all interested parties, the  
members of the Zoning Commission present were of the opinion and recommend a change of  
zone as follows:

- AU and EU-2 to EU-1, 12,500 cubic feet minimum on that portion of the NE $\frac{1}{4}$  of  
Section 23-55-40 lying west of Ingraham Highway;
- AU and EU-2 to EU-1 on the E $\frac{1}{2}$  E $\frac{1}{2}$  E $\frac{1}{2}$  NE $\frac{1}{4}$  Sec 23-55-40, minimum cubic content to  
be 12,500 cubic feet

WHEREAS it appears to this Board that said changes are for the betterment of  
the overall comprehensive zoning laws:

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

The Zoning Director is hereby directed to make the necessary changes upon the  
maps and records of the Dade County Zoning Department.

Approved this 15th day of April, 1947.

Heard 3-31-47

# TRAFFIC ANALYSIS

RESIDENTIAL RECOVERY CAPITAL HOLDINGS 2 LLC

VPB-14-003



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**Department of Public Works  
Planning and Zoning Comment Sheet**

Project: Proposed Miami Dade County Fire Station No.62- North

Project Site: Miami Dade County Fire Station No.62- North Site Plan Review,  
14200 Old Cutler Road, Palmetto Bay, Florida 33157

Reviewer: Corrice E. Patterson

Date: August 11, 2014

A total of twelve (12) comments resulted from July 11, 2014 Department of Public Works review of the proposed Site Plan dated 6/04/14. In follow up, general notes were added to address comments as a condition of site plan approval. The Village's Department of Public Works has no objection to the site plans as revised.

All site plans when submitted for final approval must meet the minimum requirements of Chapter 30 of the Village of Palmetto Bay Code of Ordinances.

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**Project Requirements**

1. All off-site improvements shall be constructed prior to issuance of CO.
2. The Public Works Department reserves the right to add or modify requirements based upon any additional information that may be received during and after this review process.

Should you need additional information or clarification on this matter, please contact the Department of Public Works at (305) 969-5011.

CC: Darby Delsalle, Planning and Zoning Director  
Travis Kendall, Planning & Zoning Administrator  
Danny Casals, Field Operation Supervisor

# **POSTING & MAILING**

RESIDENTIAL RECOVERY CAPITAL HOLDINGS 2 LLC  
VPB-14-003



## VILLAGE OF PALMETTO BAY NOTICE OF ZONING PUBLIC HEARING

The Village of Palmetto Bay shall conduct a zoning public hearing on Monday, September 22, 2014, at 7:00 p.m. The hearing shall be held at Village Hall, 9705 E. Hibiscus Street, Palmetto Bay, FL. Discussion and public input will be welcome concerning the following items that may be of interest to your immediate neighborhood:

### ITEM #1

Applicant: **DD&S Bay, LLC**  
File #: VPB-14-005  
Folio#': 33-5028-000-0220, 33-5028-000-0221, 33-5028-000-0222  
Location: 8900 SW 158<sup>th</sup> Street, and 28 55 40 west 97.50 feet of the east 122.50 feet of the 100 feet north 125 feet of the southeast 1/4 of the southwest 1/4 of the northeast 1/4 of the section less the extension area of the curve in the northeast corner AKA Parcel 2 per WP D-23399 OR 29097-0153, and 28 55 40 west 195 feet of the east 220 feet of the south 80 feet of the north 205 feet of the southeast 1/4 of the southwest 1/4 of the northeast 1/4 of the section AKA Parcel 3 Per WP D-23399 OR 29097-0153.  
Zoned: R-1, Single Family Residential District  
Request: Deletion of a covenant proviso of resolution removing a condition of a rezoning approval tying the properties to a specific site plan, thus permitting development to proceed consistent with the existing R-1 zoning requirements.

### ITEM #2

Sponsor: **Village of Palmetto Bay**  
File #: VPB-14-001  
Folios: 33-5034-000-0580, 33-5034-000-0620  
Location: Palmer Trinity Private School, Inc.  
7900 SW 176<sup>th</sup> Street and 8001 SW 184<sup>th</sup> Street  
Zoned: EM, Estate Modified Single Family District  
Request: Modification of Resolution 2014-58, incorporating certain site plan conditions and eliminating others as previously approved pursuant to Resolution 2010-48(Amended 7/19/2011 and 8/29/2012)

### ITEM #3

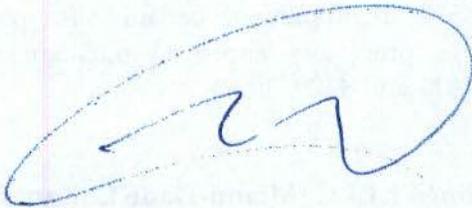
Applicant: **Residential Recovery Capital Holdings 2 LLC (Miami-Dade County Fire Rescue Department)**  
File #: VPB-14-003  
Folios: 33-5023-002-0370  
Location: 14200 Old Cutler Road  
Zoned: E-1, One Acre Estate Single Family District  
Request: Establishment of a fire rescue facility and associated site plan.

All persons are invited to appear and be heard. The documents pertaining to this public hearing may be inspected at the Department of Planning & Zoning at Village Hall, 9705 E. Hibiscus Street, Palmetto Bay, Florida, during regular working hours. Inquiries may be directed to the Clerk at (305) 259-1234. Any meeting may be opened and continued, and, under such circumstances, additional legal notice would not be provided. Any person may contact Village Hall for more information.

Pursuant to Section 286.0105, F.S., if any person decides to appeal any decision by the Village Council with regard to this or any matter, he/she will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. This notice does not constitute consent by the Village for the introduction or admission of otherwise inadmissible evidence, nor does it authorize challenges or appeals not otherwise allowed by law.

In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodation (or hearing impaired) to participate in this proceeding or to review any documents relative thereto should contact the Village for assistance at (305) 259-1234 no later than four (4) days prior to the proceedings.

Meighan Alexander, Village Clerk



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

HEARING NUMBER: VPB-14-003  
APPLICANT NAME: Residential Recovery Capital Holdings 2 LLC (Miami-Dade County Fire Rescue Department)  
FOLIO: 33-5023-002-0370  
PROJECT LOCATION: 14200 Old Cutler Road  
PALMETTO BAY, FL 33157

REQUEST: Establishment of a fire rescue facility and associated site plan.

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 MONDAY, SEPTEMBER 22, 2014, 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 notices would be provided. Any person may contact Village Hall at (305) 259-1234 for additional information. Please call the Village Clerk for ADA needs (or hearing impaired) no later than four (4) days prior to the proceedings.

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

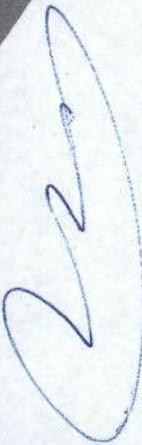
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PROJECT LOCATION: 14200 Old Cutler Road  
PALMETTO BAY, FL 33157

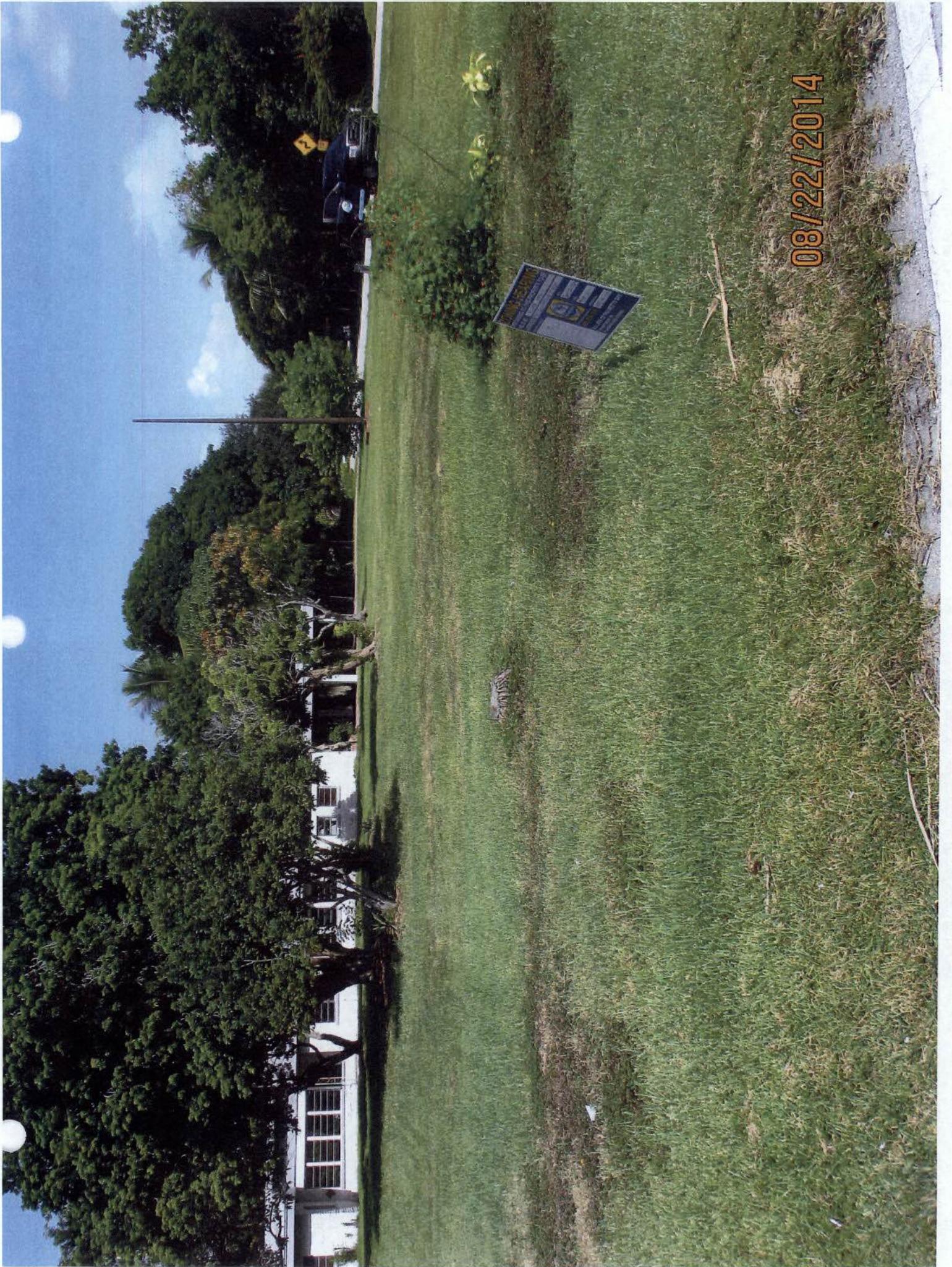
REQUEST: Establishment of a fire rescue facility and associated site plan.

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 MONDAY, SEPTEMBER 22, 2014, 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 notices 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.





08/22/2014

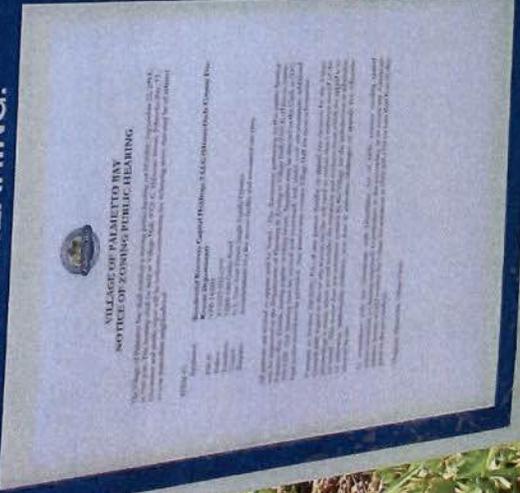
# ZONING HEARING

PERTAINING TO THIS PROPERTY TO BE HELD AT

VILLAGE HALL

ADDRESS 9705 EAST Hibiscus STREET

PURPOSE OF HEARING:



DATE: SEPT. 22, 2014

TIME: 7:00 pm

HEARING No: VPB-14-003

FOR FURTHER DETAILS CALL:  
**305-259-1271**

VILLAGE OF PALMETTO BAY  
DEPARTMENT OF  
PLANNING AND ZONING

08/22/2014

# **APPLICANTS SUBMITTAL**

RESIDENTIAL RECOVERY CAPITAL HOLDINGS 2 LLC  
VPB-14-003

# **APPLICATION**

RESIDENTIAL RECOVERY CAPITAL HOLDINGS 2 LLC

VPB-14-003



Always Ready, Proud To Serve

Miami-Dade Fire Rescue Department

9300 N.W. 41st Street

Doral, Florida 33178-2414

T 786-331-5000

miamidade.gov

Serving Unincorporated  
Dade County and the  
Municipalities of:

Aventura

Bal Harbour

Bay Harbor Islands

Biscayne Park

**Doral**

El Portal

Florida City

Golden Beach

Hialeah Gardens

Homestead

Indian Creek

Islandia

Medley

Miami Gardens

Miami Lakes

Miami Shores

Miami Springs

North Bay Village

North Miami

North Miami Beach

Opa-locka

Palmetto Bay

Pinecrest

South Miami

Sunny Isles

Surfside

Sweetwater

Virginia Gardens

West Miami

July 28, 2014

Mr. Darby Delsalle, Director  
Department of Planning & Zoning  
Village of Palmetto Bay  
9705 East Hibiscus Street  
Palmetto Bay, FL 33157

**Re: Zoning Hearing Application/Miami-Dade Fire Rescue Palmetto Bay Fire Rescue Station No. 62/Letter of Intent**

This shall constitute the amended letter of intent submitted on behalf of Residential Recovery Capital Holdings 2 LLC (the "Applicant") in support of its request for site plan approval.

The Applicant and the Miami-Dade Fire Rescue Department (MDFR) have agreed to execute a Contract for Purchase subject to site plan approval by the Village of Palmetto Bay. On behalf and with cooperation of the Applicant, MDFR has executed the attached zoning hearing application for your review and consideration.

The subject property is located at 14200 Old Cutler Road and consists of approximately 1.0-acre (the "Property"). The Property is improved with an unoccupied one-story single family residence in deplorable condition.

The Miami-Dade Fire Rescue Department (MDFR) intends to acquire the property for the sole purpose of constructing the Palmetto Bay Fire Rescue Station No. 62 (the "Station"). Prior to construction, MDFR will demolish the residence in accordance with proper demolition and disposal regulations.

During the past ten years, MDFR has conducted extensive research within the Village of Palmetto Bay, along with adjoining municipalities, for a suitable parcel of land to construct the Station. Unfortunately, some of the parcels explored presented numerous limitations and impediments restricting its use for a fire rescue station.

As MDFR continues its search for a suitable parcel of land, factors such as environmental protection, land use restrictions and neighborhood opposition further belated the progress. MDFR has conducted numerous inspections of the area, worked closely with the Miami-Dade County Internal Services Department, and discussed alternatives with Village officials.

*Delivering Excellence Every Day*

Mr. Darby Delsalle, Director  
Department of Planning & Zoning  
Village of Palmetto Bay  
July 28, 2014  
Page 2 of 3

On June 2, 2014, representatives from MDFR conducted a presentation before the Palmetto Bay Village Council to introduce the property and illustrate the design and site configuration for the proposed Station. It was noted during the presentation that the Village Council along with area residents supported the location including its use to construct the Station.

#### SITE PLAN

MDFR intends to construct a fire rescue station that will serve the residents of Palmetto Bay as well as Pinecrest, Cutler Bay and Unincorporated Miami-Dade County. On August 18, 2003, an Advanced Life Support (ALS) Suppression was placed into service and housed at Station No. 50 located at 9798 Hibiscus Street. Upon completion of the Station, the unit and its staff will be relocated to the newly constructed Station.

The proposed Station will consist of a one-story, two-bay c.b.s. structure containing approximately 10,000 sq. ft., designed to accommodate up to eleven (11) firefighter/paramedics, 24 hours a day, 7 days a week. Initially, the Station will be equipped with the aforementioned unit which is comprised of four (4) staff members. In addition to the Station, the site will be improved with visitor and staff parking areas, along with adequate open space, landscaping and buffering.

In an effort to properly buffer the fire station from adjoining properties, MDFR intends to erect a 6' high ornamental privacy fence wall along the southern property line and maintain an existing c.b.s. privacy fence along the northwestern property line.

The fire station will be secured by a rolling security gate that will be placed along the rear entrance to the fire station from Farmer Road. The security gate will be installed in a manner that will not interrupt traffic along Farmer Road.

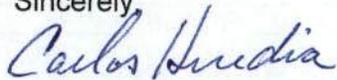
Despite the limited property size, MDFR intends to construct the fire station in a manner that will provide adequate setbacks and lot coverage resulting in a minimal impact to the surrounding community. Further consideration will be taken when designing the façade of the fire station in an effort to assure that the fire station will be in harmony with surrounding structures.

Mr. Darby Delsalle, Director  
Department of Planning & Zoning  
Village of Palmetto Bay  
July 28, 2014  
Page 3 of 3

The proposed fire station will house an emergency unit staffed by a total of four (4) members. Shift change occurs at 7 AM meaning that staff must report to the fire station at least by 6:30 to 6:45 AM. Departing staff members typically leave the fire station between 7:15 AM and 7:30 AM. Evidentially the amount of vehicular traffic during non-peak period does not merit a traffic study according to the County's Traffic Review Division.

MDFR remains hopeful of the Village's favorable consideration of the Application. As always, please do not hesitate to contact me if you have any questions or concerns. Thank you for your considerate attention to this matter.

Sincerely,



Carlos Heredia  
Planning Section Supervisor  
Miami-Dade Fire Rescue Department



RECEIVED  
Zoning Department

7/7/2014

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

Village of Palmetto Bay  
Building & Zoning Department

LIST ALL FOLIO #S: 33-5023-002-0370

Date Received By: *[Signature]*

**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).

Residential Recovery Capital Holdings 2 LLC

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

Mailing Address: 2811 McKinney Avenue #208  
City: Dallas State: TX Zip: 75204 Phone#:

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

Owner's Name (Provide name of ALL owners): same as above

City: State: Zip: Phone#:

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

Name: Company: Carlos Heredia : Miami-Dade Fire Rescue Department  
City: Doral State: FL Zip: 33178 Cell Phone#: (305) 322-9742  
Phone#: Fax#: E-mail: chh@miamidade.gov

9300 NW 41st STREET

**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.)

Farmers Acres PB 50-65 Lot 11 Block 5

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

14200 Old Cutler Road

**7. SIZE OF PROPERTY** (in acres): 1.38 (divide total sq. ft. by 43,560 to obtain acreage)

**8. DATE property**  acquired  leased: 8/2013 **9. Lease term:** \_\_\_\_\_ years  
(month & year)

VPB-14-003

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

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

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

\_\_\_\_\_ Miami-Dade County Fire Rescue Department \_\_\_\_\_

12. PRESENT ZONING CLASSIFICATION: E-1

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

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

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

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

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

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

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

Modification of previous resolution/plan: \_\_\_\_\_

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: SFR

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

*Planning Staff Use Only*

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

**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: \_\_\_\_\_

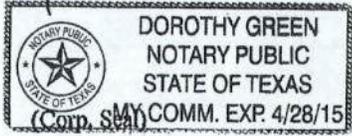
\*\*\*\*\*

**CORPORATION AFFIDAVIT**

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

Attest: Dorothy Green

D'Arcy Young  
Authorized Signature



Manager \_\_\_\_\_  
Office Held \_\_\_\_\_

Sworn to and subscribed to before me This 10<sup>th</sup> day of June, 2014.

Notary Public: Dorothy Green  
Commission Expires: 4/28/15

\*\*\*\*\*

**PARTNERSHIP AFFIDAVIT**

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

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

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

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

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

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

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

\*\*\*\*\*

**ATTORNEY AFFIDAVIT**

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

Signature \_\_\_\_\_

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

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

**OWNERSHIP AFFIDAVIT  
FOR  
CORPORATION**

STATE OF FLORIDA  
COUNTY OF MIAMI DADE

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

Before me, the undersigned authority, personally appeared D'Arcy Young  
\_\_\_\_\_ 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:  
2811 McKinney Avenue, Suite 208, Dallas, TX 75204
2. The Corporation owns the property which is the subject of the proposed hearing.
3. The subject property is legally described as:  
Farmers Acres PB 50-65 Lot 11 Block 5
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

MATTHEW WELSH  
Print Name

Jamie Laws  
Signature

JAMIE LAWS  
Print Name

Signature

D'Arcy Young  
Print Name

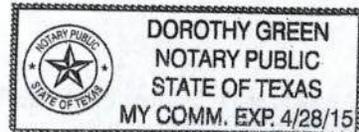
Sworn to and subscribed before me on the 10<sup>th</sup> day of June 2014.

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

Notary

(Stamp/Seal)

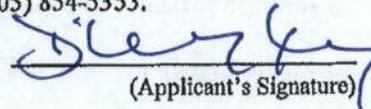
Commission Expires: 4/28/15



## RESPONSIBILITIES OF THE APPLICANT AFFIDAVIT

### I AM AWARE THAT:

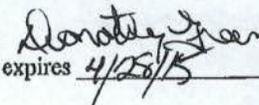
1. The Public Works Department, the Department of Environmental Resources Management (DERM), and other County agencies review and critique zoning applications which may affect the scheduling and outcome of my hearing. These reviews may require additional hearings before DERM's Environmental Quality Control Board (EQCB), or other County boards, and/or the proffering of agreements to be recorded. I am also aware that I must comply promptly with any DERM or Public Works conditions and advise this office in writing if my application will be withdrawn.
2. Filing fees may not be the total cost of a hearing. Some requests require notices to be mailed to property owners up to a mile from the subject property and I am responsible for paying the additional radius mailing costs. In addition to mailing costs, I am responsible for additional fees related to application changes, plan revisions, deferrals, re-advertising, etc., that may be incurred. I understand that fees must be paid promptly. Applications withdrawn within 60 days of the filing are eligible for a refund of 50% of the hearing fee but after that time hearings withdrawn or returned will be ineligible for a refund. Refunds must be requested in writing.
3. The Florida Building code requirements may affect my ability to obtain a building permit even if my zoning application is approved; and a building permit will probably be required. I am responsible for obtaining any required permits and inspections for all structures and additions proposed, or built without permits. And that a Certificate of Use (C.U.) must be obtained for the use of the property after it has been approved at Zoning Hearing. Failure to obtain the required permits and/or C.U., Certificates of Completion (C.C.) or Certificate of Occupancy (C.O.) will result in enforcement action against any occupant and owner. Submittal of the Zoning Hearing application may not forestall enforcement action against the property.
4. The 3<sup>rd</sup> District Court of Appeal has ruled that zoning applications inconsistent with the Comprehensive Plan (CP) cannot be approved by a zoning board based upon considerations of fundamental fairness. Therefore, I acknowledge that if the hearing request is inconsistent with the CP and I decide to go forward then my hearing request can only be denied or deferred, but not approved.
5. Any covenant to be proffered must be submitted to the Village Attorney, on County form, at least 1 month prior to the hearing date. The covenant will be reviewed and the applicant will be notified if changes or corrections are necessary. Once the covenant is acceptable, the applicant is responsible to submit the executed covenant with a current 'Opinion of Title' within 1 week of the hearing. Village Attorney can advise as to additional requirements applicable to foreign corporations. Documents submitted to the Village Attorney must carry a cover letter indicating subject matter, application number and hearing date. Village Attorney may be reached at (305) 854-5353.

  
(Applicant's Signature)

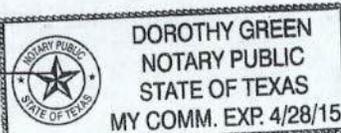
D'Arcy Young

(Print Name)

Sworn to and subscribed before me this 10<sup>th</sup> day of June, 2014. Affiant is personally known to me or has produced \_\_\_\_\_ as identification.

(Notary Public) 

My commission expires 4/28/15



**DISCLOSURE OF INTEREST\***

If a CORPORATION owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: Residential Recovery Capital Holdings #2 LLC

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<u>2811 McKenney Avenue</u>	<u>100%</u>
<u>Suite 208</u>	<u></u>
<u>Dallas, TX 75204</u>	<u></u>
<u></u>	<u></u>
<u></u>	<u></u>

If a TRUST or ESTATE owns or leases the subject property, list the trust beneficiaries and the percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME: \_\_\_\_\_

<u>NAME AND ADDRESS</u>	<u>Percentage of Interest</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

If a PARTNERSHIP owns or leases the subject property, list the principals including general and limited partners. [Note: Where the partner(s) consist of another partnership(s), corporation(s), trust(s) or other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: \_\_\_\_\_

<u>NAME AND ADDRESS</u>	<u>Percentage of Interest</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

If there is a CONTRACT FOR PURCHASE, by a Corporation, Trust or Partnership list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or other similar entities, further disclosure shall be made to identify natural persons having the ultimate ownership interests].

# PLANS & SURVEY

RESIDENTIAL RECOVERY CAPITAL HOLDINGS 2 LLC

VPB-14-003

F.I.P. 1/2" (NO I.D.)



0' 20' 40'  
1 inch = 40' ft.

LOT 10  
BLOCK 5  
(NON RADIAL)  
274.43' (R&M)

$\Delta = 15'16''18''$   
 $R = 125.00'$   
 $A = 33.32'$

B.C.  
P.C.  
F.I.P. 1/2" (NO I.D.)

317.25' (R&M)

160.00' (R&M)

107.89' (R&M)

OLD CUTLER ROAD

FARMER ROAD

**RECEIVED**  
**Zoning Department**  
Village of Palmetto Bay  
7/17/2014  
By: [Signature]

Notes:  
NO VISIBLE ENCROACHMENTS ON THIS PROPERTY.

**MAP OF BOUNDARY SURVEY**

Property Address:  
14200 OLD CUTLER ROAD  
MIAMI, FL 33158



7925 Coral Way  
Miami, FL 33155-6524  
www.OnlineLandSurveyors.Com

**SURVEYOR'S CERTIFICATION:** I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. THIS COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS, AS SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.007, FLORIDA STATUTES.



SIGNED Fernando V. Gomez FOR THE FIRM  
**FERNANDO V. GOMEZ** SURVEYOR & MAPPER  
STATE OF FLORIDA P.S.M. No. 5259

NOT VALID WITHOUT AN AUTHENTIC ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL, AND/OR THE SIGNATURE AND/OR THE ORIGINAL RAISED SEAL OF A LICENSED SURVEYOR AND MAPPER. THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY FERNANDO V. GOMEZ, P.S.M. NO. 5259 ON THE SURVEY DATE NOTED HEREON.



LOCATION MAP N.T.S.



PROPERTY FRONT VIEW

**CERTIFIED TO:**

RESIDENTIAL RECOVERY CAPITAL HOLDINGS  
 THE TITLE CONNECTION  
 WFG NATIONAL TITLE INSURANCE COMPANY  
 PEGASUS BANK  
 ITS SUCCESSORS AND/OR ASSIGNS AS THEIR  
 INTEREST MAY APPEAR.

**FLOOD INFORMATION:**

**Community Number:** VILLAGE OF PALMETTO BAY  
 120687  
**Panel Number:** 12086C0468L  
**Suffix:** L  
**Date of Firm Index:** 9/11/2009  
**Flood Zone:** X  
**Base Flood Elevation:**  
**Date of Survey:** 8/8/2013

**LEGAL DESCRIPTION:** LOT 11, BLOCK 5, OF SUBDIVISION FARMERS ACRES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 50, PAGE 65, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

**Surveyor's Legend**

—	PROPERTY LINE				
□	STRUCTURE				
▨	CONC. BLOCK WALL	☼	TREE	L.M.E.	LAKE or LANDSCAPE MAINT. ESMT.
-x-	CHAIN-LINK or WIRE FENCE	⊙	POWER POLE	R.O.E.	ROOF OVERHANG ESSEMENT
— — —	WOOD FENCE	⊙	CATCH BASIN	P.P.	POOL PUMP
—o—o—	IRON FENCE	⊙	COUNTY UTILITY ESMT.	PL	PLANTER OR PROPERTY LINE
---	EASEMENT	⊙	INGRESS/ EGRESS ESMT.	LD.	IDENTIFICATION
---	CENTER LINE	⊙	UTILITY ESSEMENT	B.C.	BLOCK CORNER
▨	WOOD DECK	⊙	FOUND IRON PIPE/	B.R.	BEARING REFERENCE
▨	CONCRETE	⊙	PN AS NOTED ON PLAT	Δ	CENTRAL ANGLE or DELTA
▨	ASPHALT	⊙	LICENSE # -- BUSINESS	R	RECORD OR RADIUS
▨	BRICK/TILE	⊙	LICENSE # -- SURVEYOR	RAD.	RADIAL
▨	WATER	⊙	CALCULATED POINT	N.R.	NON RADIAL
~	APPROXIMATE EDGE OF WATER	⊙	SET	TYP.	TYPICAL
▨	COVERED AREA	⊙	CONTROL POINT	I.R.	IRON ROD
		⊙	CONCRETE MONUMENT	I.P.	IRON PIPE
		⊙	ELEVATION	N&D	NAIL & DISK
		⊙	P.T.	PK NAIL	PARKER-KALON NAIL
		⊙	P.C.	D.H.	DRILL HOLE
		⊙	P.R.M.	⊙	WELL
		⊙	P.O.C.	⊙	FIRE HYDRANT
		⊙	P.R.C.	⊙	MAN HOLE
		⊙	P.O.B.	⊙	OVERHEAD LINES
		⊙	P.C.C.	⊙	TRANSFORMER
		⊙	P.C.P.	⊙	CABLE TV RISER
		⊙	M	⊙	CATV
		⊙	P	⊙	W.M.
		⊙	D	⊙	WATER METER
		⊙	C	⊙	P.O.E.
				⊙	POOL EQUIPMENT
				⊙	CONC
				⊙	CONCRETE SLAB
				⊙	ESMT.
				⊙	EASEMENT
				⊙	DRAINAGE EASEMENT
				⊙	LANDSCAPE BUFFER ESMT.
				⊙	LIMITED ACCESS EASEMENT
				⊙	TELEPHONE FACILITIES
				⊙	UTILITY POLE
				⊙	ELECTRIC UTILITY BOX
				⊙	SEPTIC TANK
				⊙	DRAIN FIELD
				⊙	AIR CONDITIONER
				⊙	COND SIDEWALK
				⊙	DRIVEWAY
				⊙	SCREEN
				⊙	GARAGE
				⊙	ENCLOSURE
				⊙	NOT TO SCALE
				⊙	FRESH FLOOR
				⊙	TOP OF BANK
				⊙	EDGE OF WATER
				⊙	EDGE OF PAVEMENT
				⊙	CONCRETE VALLEY GUTTER
				⊙	BUILDING SETBACK LINE
				⊙	SURVEY TIE LINE
				⊙	CENTER LINE
				⊙	RIGHT OF WAY
				⊙	PUBLIC UTILITY EASEMENT
				⊙	CANAL MAINTENANCE EASEMENT
				⊙	ANCHOR EASEMENT

**GENERAL NOTES:**

- LEGAL DESCRIPTION PROVIDED BY OTHERS.
- EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING PROPERTY.
- THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENT OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT. THE PURPOSE OF THIS SURVEY IS FOR USE IN OBTAINING TITLE INSURANCE AND FINANCING AND SHOULD NOT BE USED FOR CONSTRUCTION, PERMITTING DESIGN, OR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF ONLINE LAND SURVEYORS INC.
- UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
- ONLY VISIBLE AND ABOVE GROUND ENCROACHMENTS LOCATED.
- FENCE OWNERSHIP NOT DETERMINED.
- WALL TIES ARE TO THE FACE OF THE WALL.
- BEARINGS ARE BASED ON AN ASSUMED MERIDIAN.
- BOUNDARY SURVEY MEANS A DRAWING AND/OR GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND/OR NOT TO SCALE.
- NO IDENTIFICATION FOUND ON PROPERTY CORNERS UNLESS NOTED.
- NOT VALID UNLESS SEALED WITH THE SIGNING SURVEYORS EMBOSSED OR ELECTRONIC SEAL.
- DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
- ELEVATIONS IF SHOWN ARE BASED UPON N.G.V.D. 1929 UNLESS OTHERWISE NOTED.
- THIS IS A BOUNDARY SURVEY UNLESS OTHERWISE NOTED.
- THIS BOUNDARY SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON, THE CERTIFICATIONS DO NOT EXTEND TO ANY UNNAMED PARTIES.



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FIELD WORK:	8/6/2013
DRAWN BY:	C.S.
CHECKED BY:	F.V.G.
FINAL REVISION:	08/08/2013
COMPLETED:	8/8/2013
SCALE:	1" = 40'
SURVEY CODE:	O-9209



**LB# 7904**



7925 Coral Way  
 Miami, FL 33155-6524  
 Phone: (305) 910-0123  
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 www.OnlineLandSurveyors.Com









# TRAFFIC STUDY

RESIDENTIAL RECOVERY CAPITAL HOLDINGS 2 LLC

VPB-14-003

July 3, 2014

Mr. Darby Delsalle, Director  
Department of Planning & Zoning  
Village of Palmetto Bay  
9705 East Hibiscus Street  
Palmetto Bay, FL 33157

**Re: Zoning Hearing Application/Miami-Dade Fire Rescue Palmetto Bay Fire  
Rescue Station No. 62/Letter of Intent**

The Miami-Dade County PWWM-TED has been advised of a proposed Fire Rescue station within the Village incorporated area of Old Cutler Rd and Farmer Rd in the 14200 block.

Research shows that the property is improved with a single family residence and that the proposed fire station will house an emergency unit staffed by a total of four (4) members. Shift change occurs at 7 AM meaning that staff must report to the fire station at least by 6:30 to 6:45 AM. Departing staff members typically leave the fire station between 7:15 and 7:30. Evidentially the amount of vehicular traffic during non-peak period and/or the LOS at peak times will not be impacted as a trip generation analysis conducted shows max 4 trips expected from the rescue station site, and we consider that is not merit a traffic study.

Furthermore, it is anticipated that this particular station will have a low call volume. As such, the PWWM waives the requirement of a study and certifies this fact for the Fire Rescues station proposal.

Your assistance regarding this matter is greatly appreciated, and if required additional information, please contact our office at 305-375-2030.

**Clarence A. Bird, CEII**  
*Operations - Transportation*  
*Citizen Support - District Area Engineer*  
*Traffic Engineering Division PWWM*  
Miami-Dade, Florida  
305-375-2030 TED  
305-375-1288 CAB  
305-372-6064 Fax  
[acs@miamidade.gov](mailto:acs@miamidade.gov)

c: Fire Rescue Department

**RECEIVED**  
**Zoning Department**

7/7/2014

**Village of Palmetto Bay**  
**Building & Zoning Department**

By: 

**Heredia, Carlos (MDFR)**

---

**From:** Corrice Patterson [cpatterson@palmettobay-fl.gov]  
**Sent:** Thursday, July 03, 2014 8:34 AM  
**To:** Bird, Clarence (PWWM); Darby Delsalle  
**Cc:** Heredia, Carlos (MDFR)  
**Subject:** RE: Palmetto Bay\_14200 Old Cutler Road

Good Morning Clarence,

Thanks for the update.

Sincerely,

Corrice E. Patterson, Director  
Public Works Department  
Village of Palmetto Bay  
9495 SW 180th Street  
Palmetto Bay, Florida 33157  
Office: (305) 969-5011  
Fax: (305) 969-5091  
[www.palmettobay-fl.gov](http://www.palmettobay-fl.gov)

---

**From:** Bird, Clarence (PWWM) [mailto:acs@miamidade.gov]  
**Sent:** Wednesday, July 02, 2014 8:44 PM  
**To:** Darby Delsalle; Corrice Patterson  
**Cc:** Heredia, Carlos (MDFR)  
**Subject:** FW: Palmetto Bay\_14200 Old Cutler Road

Good evening Corrice / Mr. Delsalle,

Pls see below and attached as use for approval of Fire Rescue Station at site, your assistance to Mr. Heredia is appreciated,

Regards

Clarence....

---

**From:** Bird, Clarence (PWWM)  
**Sent:** Wednesday, July 02, 2014 5:07 PM  
**To:** Heredia, Carlos (MDFR); Shen, Joan (PWWM)  
**Cc:** Cata, Elena (RER); Pino, Raul (RER); Elbermawy, Ayman (PWWM); Rodriguez, Doraida (PWWM); Eymil, Yelenys (PWWM)  
**Subject:** RE: Palmetto Bay\_14200 Old Cutler Road

In coordination w/ RER concurrency staff, and data from studies conducted in area and corridors, the proposed

7/3/2014

fire rescue station is not and impact to LOS at Farmers Rd or Old Cutler rd Corridors. And in review of proposal and site, the following is recommended to assist our sister department of Fire Rescue, especially in this financial trouble times we are all going thru in county:

STUDIES:

1) 2010: **sr2010094179 Farmer rd bet OCR and SW 136 St:** (segment Mid corridor at SW 139 Ave )

NB = 952 ADV @ 26 mph (85%)

SB = 1136 ADV @ 31 mph

EB = 84 ADV

All way stop warrant failed, no accidents found to meet criteria for 3 yrs search in MDPD data bank, humps criteria fails curvilinear geometry and layout at corridor and no speeding recorded.

2) 2011: sr **2011016726 Farmer Rd between OCR and sw 136 St** (segment at Cartee Rd)

NB = 417 ADV @ 37 mph (85%)

SB = 610 ADV @ 31 mph

WB = 90 ADV

All way stop warrant failed, no accidents found to meet criteria for 3 yrs search in MDPD data bank, humps criteria fails curvilinear geometry and layout at corridor and no speeding recorded.

3) 2013: **sr20130024294: Farmer rd bet SW 136 St and OCR**

NB (segment between sw 139 ave and sw 136 st) = 664 ADV @ 28 mph (85%)

NB (segment between sw 139 ave and Cartee Rd) = 520 ADV @ 26 mph

SB = 466 ADV @ 28 mph

Old Cutler Rd is at 16,000 ADV at North and South flows combined, for reference see UPWP County Traffic Stations for this proposed:

9692 SW 77 AVE s/o SW 136 ST

9586 Old Cutler Rd s/o SW 136 ST

9588 Old Cutler RD s/o SW 152 ST

9706 SW 97 AVE n/o SW 136 ST

No impact to LOS, see attached file for property zoning and legal information.

Miami July 3<sup>rd</sup>, 2014

To Whom it May Concern:

Ref.: Fire Rescue station proposed at 14200 Old Cutler Rd.

The Miami-Dade County PWWM-TED has been advised of a proposed Fire Rescue station within the Village incorporated area of Old Cutler Rd and Farmer Rd in the 14200 block. Research shows that the property is improved with a single family residence and that the proposed fire station will house an emergency unit staffed by a total of four (4) members. Shift change occurs at 7 AM meaning that staff must report to the fire station at least by 6:30 to 6:45 AM. Departing staff members typically leave the fire station between 7:15 and 7:30. Evidentially the amount of vehicular traffic during non-peak period and/or the LOS at peak times will not be impacted as a trip generation analysis conducted shows max 4 trips expected from the rescue station site, and we consider that is

7/3/2014

not merit a traffic study. Furthermore, it is anticipated that this particular station will have a low call volume. As such, the PWWM waives the requirement of a study and certifies this fact for the Fire Rescues station proposal.

Your assistance regarding this matter is greatly appreciated, and if required additional information, please contact our office at 305-375-2030.

Thank you.

---

**Clarence A. Bird, CEII**

*Operations - Transportation  
Citizen Support - District Area Engineer  
Traffic Engineering Division PWWM*  
Miami-Dade, Florida  
305-375-2030 TED  
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[acs@miamidade.gov](mailto:acs@miamidade.gov)

TED ENGINEERING  
UNIFORMITY - CODE - INNOVATING  
"Appropriate Solution to Objective"

Please forgive the typographical and grammatical errors, this was sent while multi-tasking, thks

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**From:** Darby Delsalle [<mailto:ddelsalle@palmettobay-fl.gov>]  
**Sent:** Wednesday, June 25, 2014 11:24 AM  
**To:** Heredia, Carlos (MDFR)  
**Subject:** RE: Palmetto Bay\_14200 Old Cutler Road

Carlos,

I appreciate the follow up, however I will need something in writing from TED, to confirm the position.

7/3/2014

**Heredia, Carlos (MDFR)**

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**From:** Bird, Clarence (PWWM)  
**Sent:** Wednesday, July 02, 2014 5:02 PM  
**To:** Cata, Elena (RER)  
**Subject:** RE: Palmetto Bay\_14200 Old Cutler Road

**Tracking:** **Recipient**      **Delivery**  
 Cata, Elena (RER) Delivered: 7/2/2014 5:02 PM

By use of information provided and site / house sq ftg, max trips generated will be total of 4 trips, which as discussed are not an impact on LOS at adjacent corridor. Agreed.....

**Clarence A. Bird, CEII**

*Operations - Transportation  
 Citizen Support - District Area Engineer  
 Traffic Engineering Division PWWM*  
 Miami-Dade, Florida  
 305-375-2030 TED  
 305-375-1288 CAB  
 305-372-6064 Fax

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TED ENGINEERING  
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 "Appropriate Solution to Objective"

Please forgive the typographical and grammatical errors, this was sent while multi-tasking, thks

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**From:** Cata, Elena (RER)  
**Sent:** Wednesday, July 02, 2014 4:57 PM  
**To:** Bird, Clarence (PWWM)  
**Subject:** RE: Palmetto Bay\_14200 Old Cutler Road

Clarence:

Trip generation for Fire Station Land use is not contemplate on the trip generation program/manual, in this case the recommendation is use the local information provide from MDFR.

County Traffic Stations for this proposed:

9692 SW 77 AVE s/o SW 136 ST  
 9586 Old Cutler Rd s/o SW 136 ST  
 9588 Old Cutler RD s/o SW 152 ST  
 9706 SW 97 AVE n/o SW 136 ST

Regards,

**From:** Bird, Clarence (PWWM)  
**Sent:** Wednesday, July 02, 2014 2:01 PM  
**To:** Cata, Elena (RER)  
**Cc:** Bird, Clarence (PWWM)  
**Subject:** FW: Palmetto Bay\_14200 Old Cutler Road

Elena:

As per our conversation please provide the concurrency analysis for the site below.

7/3/2014