



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

Approved  
 \_\_\_\_\_  
 Edward Silva, Village Manager  
 \_\_\_\_\_  
 Date

REQUEST FOR PUBLIC RECORDS

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

DATE: 2-11-19  
 NAME: Claude Siclait  
 COMPANY: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_  
 PHONE: 917-992-3127 FAX: \_\_\_\_\_  
 EMAIL: briasha@hotmail.com

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

To request a listing of  
violations or open permits on property  
address: 9790 Wayne Avenue; also  
please provide copies of Certificate of  
Use and Business tax licenses

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FOR USE BY VILLAGE STAFF ONLY

TRACKING NO.: 2019-052

DATE FORWARDED: 2-13-19

ASSIGNED DEPT: Building

DATE REQUEST FILLED: \_\_\_\_\_

NUMBER OF COPIES: \_\_\_\_\_

ESTIMATED TIME (IF APPLICABLE): \_\_\_\_\_

ESTIMATED COST: \_\_\_\_\_

HOW WAS REQUEST FILLED? \_\_\_\_\_

IF NOT FILLED, REASON: \_\_\_\_\_

BY: \_\_\_\_\_



**To:** Claude Siclait  
via e-mail to: [briasha@hotmail.com](mailto:briasha@hotmail.com)  
917-992-3127

**Subject:** Zoning Verification: 9790 Wayne Avenue

**Date:** February 8, 2019

**From:** Mark Alvarez  
Interim Planning & Zoning Director  
Village of Palmetto Bay, Florida

The intent of this memo is to provide you with a response to your inquiry for the property at 9790 Wayne Avenue. The lot is located at the southeast corner of the intersection of Wayne Avenue and SW 98<sup>th</sup> Avenue Road and has two fronting sides. The property front is considered to be the Wayne Avenue side. According to the records on file with the Dade County Property Appraiser, the property is 15,600 s.f., with a width of 130 ft. (Wayne Avenue side) and depth of 120 ft. (SW 98<sup>th</sup> Avenue side). Net lot area is approximately 0.36 acres, and gross lot area is approximately 0.50 acres.

1. The property has a Village Comprehensive Plan Land Use designation of Franjo Activity Center
2. The current zoning designation is Downtown Urban Village (DUV), Urban Village Sector.
3. The property is not in an overlay district, or part of a PUD or DRI.
4. The current stand-alone automotive repair use is a legally non-conforming use in the DUV District and UV sector. If demolished the building would have to conform to the new building code established in section 30-50.23 consistent with the DUV/UV requirements.
5. The DUV Zoning District, including this district is under a temporary Zoning-In-Progress moratorium, while the zoning code is being considered by the Village Council for changes and amendments, by Resolution passed on February 4, 2019. There are certain provisions by which some limited zoning approvals may be made during the temporary moratorium. The Zoning-In-Progress may result in changes to the zoning regulations that can affect this property.
6. There are no pending applications at this property.
7. No challenge is pending.
8. Please contact Building Department Lien Search at (305) 259-1250 to request any outstanding violations or open permits on this property. Additionally, please be advised that a Public Records request must be made to the Village Clerk's office at (305) 259-1234 to obtain copies of Certificate of Use and Occupancy and Business tax licenses.

This zoning verification letter should be considered as preliminary and not binding as to the project or vested rights to the property. Should you need additional zoning information, please contact the Director of Community Development at 305-259-1276 or Interim Planning and Zoning Director at 305-259-1274.