



VILLAGE OF PALMETTO BAY

June 1, 2016

Mr. Allen Hollub
136 PB LLC
9771 South Dixie Highway
Pinecrest, FL 33156

Re: Village of Palmetto Bay for Zoning application **VPB-16-003**

Dear Mr. Hollub:

In compliance with Section 30-30.11(d), of the Village's Land Development Code, staff's analysis of the zoning application request, VPB-16-003, is hereby issued and provided to you, at least twenty (20) days prior to the hearing scheduled for June 20, 2016. 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 June 5, 2016. Any information submitted after June 5th, 2016, 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

136 PB LLC
VPB-16-003



VILLAGE OF PALMETTO BAY
FLORIDA
ZONING ANALYSIS

FILE: VPB-16-003

HEARING DATE: June 20, 2016

APPLICANT: 136 PB LLC

COUNCIL DIST.: 1

A. GENERAL INFORMATION

REQUEST: 136 PB LLC, is requesting a waiver of plat to the South 153 Feet of the North 548 Feet of the W ½ of the East ½ of the NE ¼ of the NW ¼ less the East 25 feet and the West 25 Feet thereof, in Section 22, Township 55 South, Range 40 East, lying and being in Miami-Dade County, Florida, and containing 42,688 square feet or .98 acres, more or less, creating two lots.

ADDRESS: 13650 SW 82nd Court
FOLIO: 33-5022-000-0191
GROSS SIZE OF LOT: 42,688 sq. ft.

B. BACKGROUND

The property in question is located at 13650 SW 82nd Court, consisting of approximately .98 acres, and is in the center of a residential block. In 2009, as part of ordinance number 09-17, the Village adopted its own Official Zoning Map, thus replacing the Miami-Dade Zoning Map. The overall net affect, with few exceptions, was the re-labeling of zoning designations throughout the Village in a manner consistent with the Miami-Dade County's designations. During that zoning mapping/adoption process, this section was zoned from EU-1 to E-1. This designation is inconsistent with all of the surrounding properties. As such the applicant is now seeking to realign the zoning of this parcel to be consistent with the surrounding parcels. The property was never platted. It is now the intent of the applicant to plat this property and create two E-M lots consistent with the surrounding neighborhood.

C. ZONING HEARING HISTORY

In October 2009, the Village created its Land Development Code and Comprehensive Zoning Map, and re-designated the subject property as E-1 (residential). (Documentation not provided in this back-up as it is voluminous and is existing Code).

In April 2016, the Village re-designated the subject property as E-M (residential).

D. NEIGHBORHOOD CHARACTERISTICS:

ZONING

Subject Property:

E-1; Estate Single Family Residential

Surrounding Properties:

NORTH: E-M; Estate Modified Single Family

EAST: E-M; Estate Modified Single Family

SOUTH: E-M; Estate Modified Single Family

WEST: E-M; Estate Modified Single Family

LAND USE

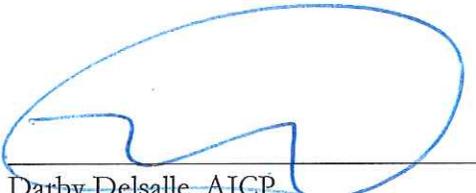
Estate Density Residential

E. ANALYSIS

The Background Section of this report is hereby incorporated into this analysis and any corresponding criteria by reference. The Department reviewed of the application for consistency with plat requirements at Section 30-80.2(b) subsection (1) through (29), entitled "Final Plat Application Requirements", and found the application to be in compliance.

G. RECOMMENDATION

Approval.



Darby Delsalle, AICP
Director of Planning and Zoning

RESOLUTION

136 PB LLC
VPB-16-003

1 RESOLUTION NO. _____

2
3 ZONING APPLICATION VPB-16-003
4
5

6 A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE
7 VILLAGE OF PALMETTO BAY, FLORIDA, RELATING TO ZONING;
8 PURSUANT TO 30-80, PLATTING AND SUBDIVISIONS, APPROVING A
9 WAIVER OF PLAT, CONSISTING OF 2 LOTS; FOR THE PROPERTY
10 LOCATED AT 13650 SW 82nd COURT, AS MORE PARTICULARLY
11 DESCRIBED AT ATTACHMENT A; AND PROVIDING AN EFFECTIVE
12 DATE.
13
14

15 WHEREAS, the Applicant, 136 PB LLC, submitted an application for waiver of plat for
16 certain lands within the Village of Palmetto Bay, located at 13650 SW 82nd Court, bearing Folio
17 Number 33-5022-000-0191, as more particularly described at Attachment A of this Resolution;
18 creating 2 lots; and
19

20 WHEREAS, in October of 2009, the Village created its Land Development Code and
21 Comprehensive Zoning Map, and re-designated the subject property as E-1; and
22

23 WHEREAS, in April of 2016, the Village re-designated the subject property as E-M, Estate
24 Modified Single Family District; and
25

26 WHEREAS, the property configuration of the waiver of plat application complies with that
27 order, meets all other requirements of the Village's Land Development Code, and has been deemed
28 acceptable by the Village's Public Works Department; and
29

30 WHEREAS, the applicant is now requesting the Mayor and Village Council approve the
31 waiver of plat request so that the applicant may record the plat with Miami-Dade County; and
32

33 WHEREAS, the Village Council of the Village of Palmetto Bay conducted a quasi-judicial
34 public hearing on the application at Village Hall, 9705 East Hibiscus Street on June _____, 2016;
35 and
36

37 WHEREAS, the Mayor and Village Council finds, based on substantial competent evidence
38 in the record, that the application for waiver of plat is consistent with the Village of Palmetto Bay
39 Comprehensive Plan and the applicable Land Development Regulations; and
40

41 WHEREAS, based on the foregoing finding, the Mayor and Village Council determined to
42 grant the application, as provided in this resolution.
43

44 NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND VILLAGE
45 COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, AS FOLLOWS:
46

1 **Section 1. Whereas Clauses.** The foregoing “WHEREAS” clauses are hereby ratified
2 and confirmed as being true and correct and are hereby made a part of this Resolution upon
3 adoption hereof.
4

5 **Section 2. Public Hearing.** A public hearing on the present application was held on
6 June _____, 2016, in accordance with the Village's “Quasi-judicial hearing procedures.” Pursuant to
7 the testimony and evidence presented during the hearing, the Village Council makes the following
8 findings of fact, conclusions of law and final order.
9

10 **Section 3. Findings of fact.**

- 11
- 12 a. In October of 2009, the Village created its Land Development Code and
13 Comprehensive Zoning Map, and re-designated the subject property as E-1.
14
- 15 b. In April of 2016, the Village re-designated the subject property as E-M (residential).
16
- 17 c. The applicant is requesting the Mayor and Village Council to approve the waiver of
18 plat request so that the applicant may record the plat with Miami-Dade County. The
19 applicant seeks to plat the property to construction a single-family home.
20
- 21 d. The property configuration complies with the requirements of the Village’s Land
22 Development Code, and has been deemed acceptable by the Village’s Public Works
23 Department.
24
- 25 e. The Department review of the application for consistency with plat requirements at
26 Section 30-80.2(b), entitled “Final Plat Application Requirements”, found the
27 application to be in compliance.
28
- 29 f. The Village Council had no substantive disclosures regarding ex-parte
30 communications and the applicant raised no objections as to the form or content of
31 any disclosures by the Council.
32

33 **Section 4. Conclusions of law.**

34

35 The request to plat the South 153 Feet of the North 548 Feet of the W ½ of the East ½ of
36 the NE ¼ of the NW ¼ less the East 25 feet and the West 25 Feet thereof, in Section 22,
37 Township 55 South, Range 40 East, lying and being in Miami-Dade County, Florida, containing
38 42,688 square feet or .98 acres, more or less, creating two lots. The request is consistent with
39 Division 30-80, Platting and Subdivisions, of the Village’s Land Development Code.
40

41 **Section 5. Order.**

42

43 The Village Council approves the waiver of plat of those lands described at Attachment A,
44 bearing Folio Number 33-5022-000-0191, creating to 2 lots.
45

46 **This is a final order.**
47

ZONING HISTORY

136 PB LLC
VPB-16-003

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ORDINANCE NO. 2016-08

AN ORDINANCE OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATING TO ZONING; AMENDING THE OFFICIAL ZONING MAP; CHANGING .98 ACRES (+/-), FROM E-1 ESTATE SINGLE FAMILY TO E-M ESTATE MODIFIED SINGLE FAMILY DISTRICT; FOR THE PROPERTY LOCATED AT 13650 SW 82ND COURT BEARING FOLIO 33-5022-000-0191, IN PALMETTO BAY, FLORIDA; PROVIDING FOR ORDINANCES IN CONFLICT, CODIFICATION, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, the property in question is located at 13650 SW 82 Court, consists of approximately .98 acres, and is landlocked by adjoining properties; and

WHEREAS, in 2009, the Mayor and Village Council adopted Ordinance No. 09-17, which created the Village's Official Zoning Map, thus replacing the Miami-Dade County Zoning Map; and

WHEREAS, in creating the Official Zoning Map, this section was rezoned from EU-1 to E-1, Estate Single Family; and

WHEREAS, the surrounding properties are all zoned E-M; Estate Modified Single Family, and

WHEREAS, pursuant to Chapter 166, Florida Statutes, a change of zoning, otherwise known as a district boundary change, of less than 10 acres, requires a public hearing on second reading, and a Land Planning Agency public hearing prior to approval of the rezoning by ordinance; and

WHEREAS, pursuant to Section 163.3174, *Florida Statutes* the Village Council has been designated as the Local Planning Agency for the Village; and

WHEREAS, on April 4, 2016, the Local Planning Agency approved the proposed amendment; and

WHEREAS, to approve a rezoning, the request must be consistent with the Village's Comprehensive Plan and a basic finding of compatibility to Code Section 30-30.7(b) must be rendered by the Mayor and Village Council; and

WHEREAS, the Mayor and Village Council, now desire to rezone the property described in Attachment E-1 from Estate Single Family, to E-M, Estate Modified Single Family District.

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

1 **Section 1.** In evaluating an application for a rezoning, from E-1 Estate Single Family
2 to, E-M, Estate Modified Single Family for .98 acres (+/-), for the property located at 13650 SW 82
3 Court bearing folio 33-5022-000-0191, the Palmetto Bay Village Council applied the criteria under
4 30-30.7(b) of the Village's Code and found the request to be consistent. The map amendment is
5 attached and incorporated by reference herein as Attachment 1.

6
7 **Section 2.** The property that is the subject of the rezoning bears the following legal
8 description:

9
10 The South 153 Feet of the North 548 Feet of the W ½ of the East ½ of the NE ¼
11 of the NW ¼ less the East 25 feet and the West 25 Feet thereof, in Section 22,
12 Township 55 South, Range 40 East, lying and being in Miami-Dade County, Florida,
13 and containing 42,688 square feet or .98 acres, more or less.

14
15 **Section 3.** The Village Council in compliance with Chapter 166, Florida Statutes, after
16 the first reading approved the request to rezone.

17
18 **Section 4.** All ordinances or parts of ordinances in conflict with the provisions of this
19 ordinance are repealed.

20
21 **Section 5.** If any section, clause, sentence, or phrase of this ordinance is for any reason
22 held invalid or unconstitutional by a court of competent jurisdiction, the holding shall not affect the
23 validity of the remaining portions of this ordinance.

24
25 **Section 6. Effective Date.** This ordinance shall take effect immediately upon
26 enactment.

27
28 **PASSED and ENACTED** this 4th day of April, 2016.

29
30 First Reading: March 7, 2016

31 Second Reading: April 4, 2016

32
33 Attest:

34 Meighan Alexander
35 Meighan Alexander
36 Village Clerk

37
38 Eugene Flinn
39 Eugene Flinn
40 Mayor

41
42 APPROVED AS TO FORM AND LEGAL SUFFICIENCY FOR THE
43 USE AND RELIANCE OF THE VILLAGE OF PALMETTO BAY ONLY:

44 Dexter W. Lehtinen
 Dexter W. Lehtinen
 Village Attorney

ZONING & LAND USE MAPS

136 PB LLC
VPB-16-003

[Click to Print This Page](#)



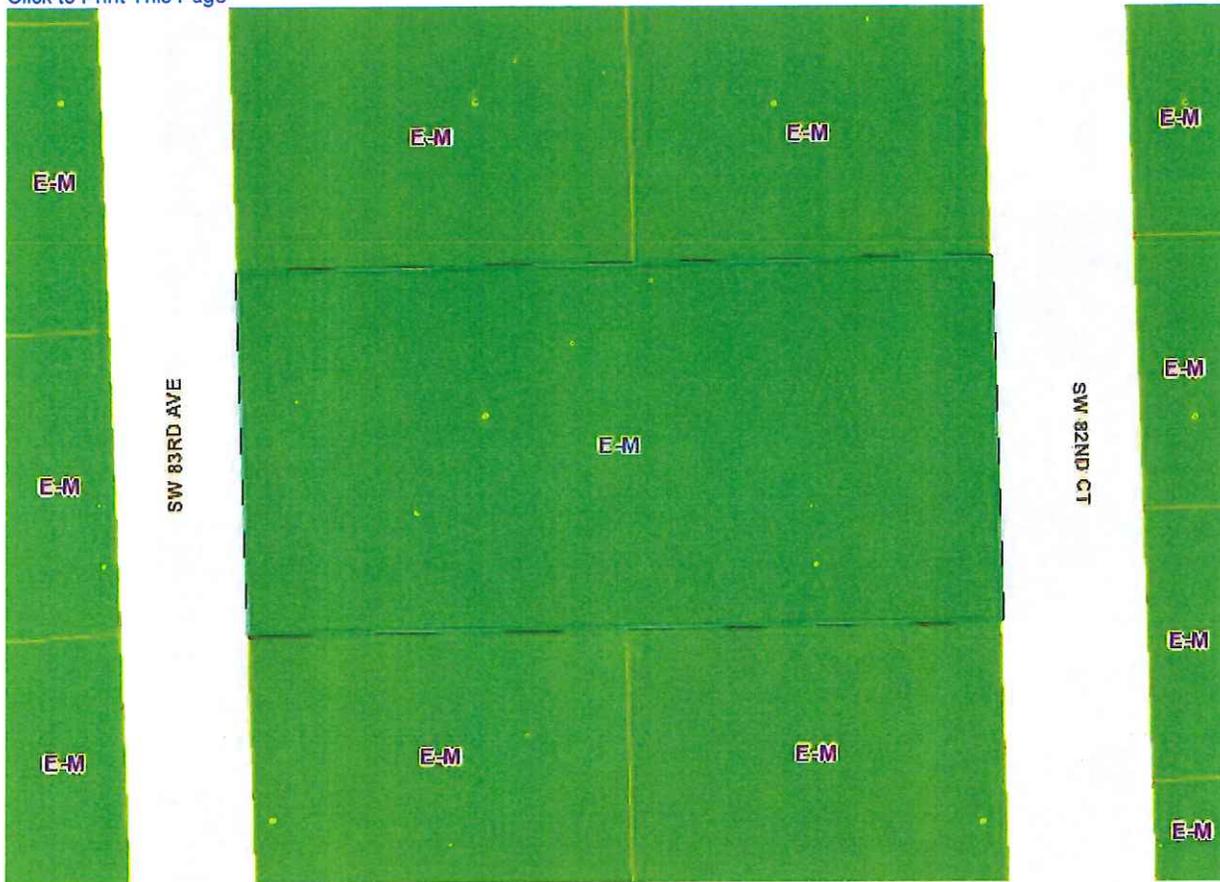
Summary Details:	
Folio:	3350220000191
Site Address:	13650 SW 82 CT
Mailing Address:	JOHN ANDREW SMITH 13650 SW 82 CT MIAMI, FL 331581011

Property Information:	
Beds/Baths:	3/2
Floors:	1
Living Units:	1
Adj Sq Footage:	1733
Lot Size:	42689 SQ FT
Year Built:	1947
Legal Description:	22 55 40 .98 ACS153FT OF N548FT OF W1/2 OF E1/2OF NE1/4 OF NW1/4 LESS E25FT & W25FT FOR STOR 14917-191 0281 4F/A/U 30-5022-000-0191 Deed: 14917-191

Sale Information:			
Sale Date:	1/1973	0/0	0/0
Sale Amount:	38500	0	0
Sale O/R:	00000-0000		

Assessment Information:		
Year:	2016	2015
Land Value:	0	346134
Building Value:	0	51424
Market Value:	0	397558
Assessed Value:	0	200043
Homestead Exemption:	0	25000
Senior Exemption:	0	0
Agricultural Exemption:	0	0
Widow Exemption:	0	0
Disabled Exemption:	0	0
Veteran Exemption:	0	0

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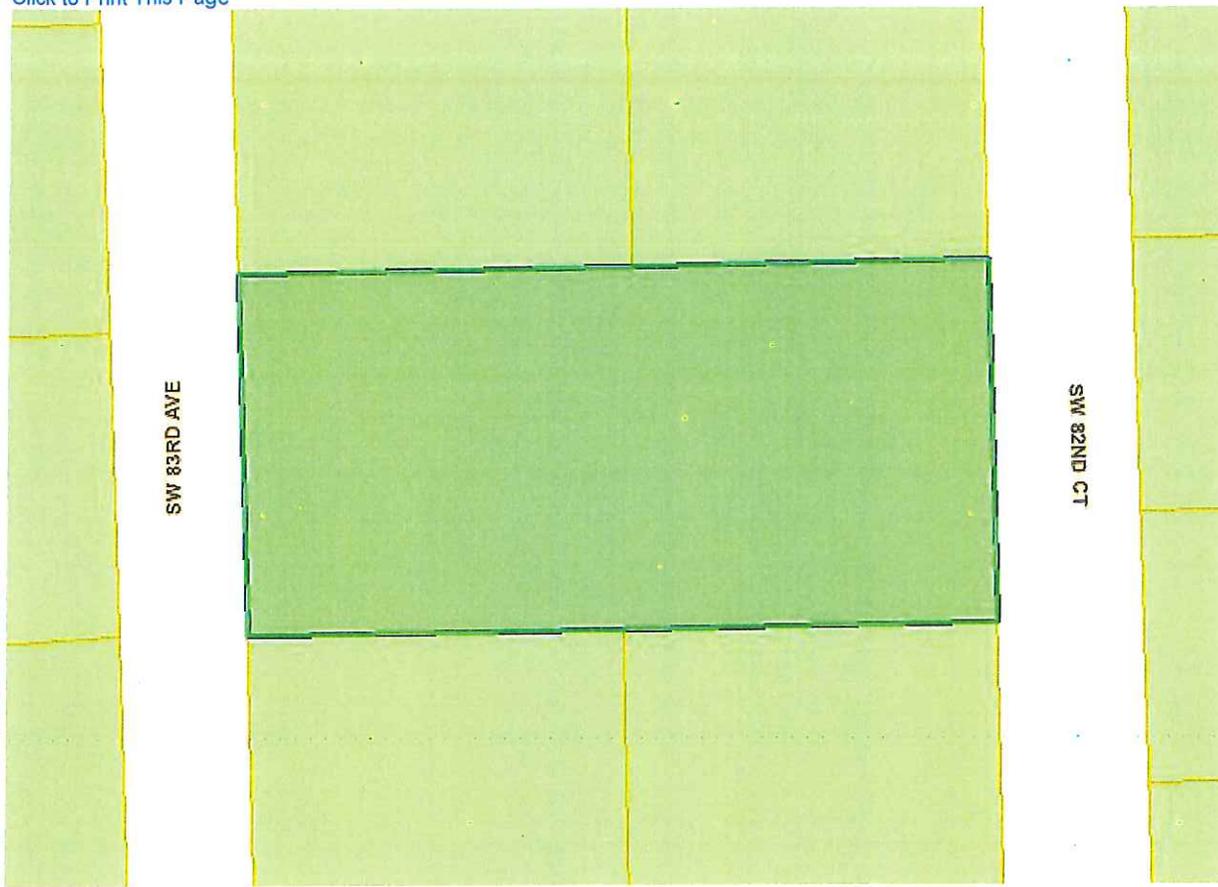
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Widow Exemption:	0	0
Disabled Exemption:	0	0
Veteran Exemption:	0	0

POSTING & MAILING

136 PB LLC
VPB-16-003



VILLAGE OF PALMETTO BAY NOTICE OF ZONING PUBLIC HEARING

The Village of Palmetto Bay shall conduct a zoning public hearing on Monday, June 20, 2016, at 7:00 p.m. Discussion and public input will be welcomed concerning the following hearing items which may be of interest to your immediate neighborhood.

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

Applicant: 136 PB, LLC

Folio: 33-5022-000-0191

File #: VPB-16-003

Location: 13650 SW 82nd Court

Zoned: E-M

Request: A request for waiver of plat to the South 153 Feet of the North 548 Feet of the W ½ of the East ½ of the NE ¼ of the NW ¼ less the East 25 feet and the West 25 Feet thereof, in Section 22, Township 55 South, Range 40 East, lying and being in Miami-Dade County, Florida, and containing 42,688 square feet or .98 acres, more or less, creating two lots.

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.



H
HOLLUB HOMES
IN FLORIDA
305.665.4275
custom home
hollubhomes.com

PUBLIC NOTICE

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

HEARING NUMBER: VPB-16-003
APPLICANT NAME: 136 PB LLC.
FOLIO: 33-5022-000-0191
PROJECT LOCATION: 13650 SW 82nd COURT, PALMETTO BAY, FL 33157
ZONED: E-M

REQUEST: A request for waiver of plat to the South 153 Feet of the North 548 Feet of the W ½ of the East ½ of the NE ¼ of the NW ¼ less the East 25 feet and the West 25 Feet thereof, in Section 22, Township 55 South, Range 40 East, lying and being in Miami-Dade County, Florida, and containing 42,688 square feet or .98 acres, more or less, creating two lots.

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, JUNE 20, 2016, 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
NOTICE OF PUBLIC HEARING**

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APPLICATION

136 PB LLC
VPB-16-003

VPB-16-003

Form ZH-0107-01



RECEIVED
Zoning Department
SEC: _____ TMP: _____ RGE: _____
5/9/14
Village of Palmetto Bay
Building & Zoning Department
By: TW

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

LIST ALL FOLIO #S: 33-5022-000-0191 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).

136PB, LLC

2. APPLICANT'S MAILING ADDRESS, TELEPHONE NUMBER:

Mailing Address: 9771 South Dixie Highway
City: Pinecrest State: FL Zip: 33156 Phone#: (305) 665-4275

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

Owner's Name (Provide name of ALL owners): 136PB, LLC
City: Pinecrest State: FL Zip: 33156 Phone#: (305) 665-4275

4. CONTACT PERSON'S INFORMATION:

Name: Aaron Hollub Company: Hollub Construction Group, INC
City: Pinecrest State: FL Zip: 33156 Cell Phone#: (786) 385-9725
Phone: (305) 665-4275 Fax #: (305) 665-6290 Email: aaron@hollubhomes.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.)

The south 153 feet of the north 548 feet of the W - 1/2 of the E - 1/2 of the NE - 1/4 of the NW - 1/4, less the East 25 feet and the west 25 feet thereof, in Section 22, Township 55 South, Range 40 East, lying and being in Dade-County, Florida

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

13650 SW 82nd Court, Palmetto Bay, FL 33158

7. SIZE OF PROPERTY (in acres): .98 (divide total sq. ft. by 43,560 to obtain acreage)

8. DATE property acquired leased: April, 2016 9. Lease term: _____ years
(month & year)

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

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

12. PRESENT ZONING CLASSIFICATION: Approved Change to E-M Zoning on April 6, 2016

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)
- Establish a Use: _____
- Variance: _____
- Site Plan Submitting Waiver of Plat to Divide Lot Into 2 E-M Lots for 2 Single Family Homes
- Modification of previous resolution/plan: _____
- Other: _____

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:

John Andrew Smith, April 4, 2016 - Approved Change in Zoning to E-M

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 single family home and pool on property as of 5/6/16
All structures are to be demolished. Permit for demolition has already been submitted to Palmetto Bay.

17. Is there any existing use on the property? NO YES (If yes, what use and when established?)

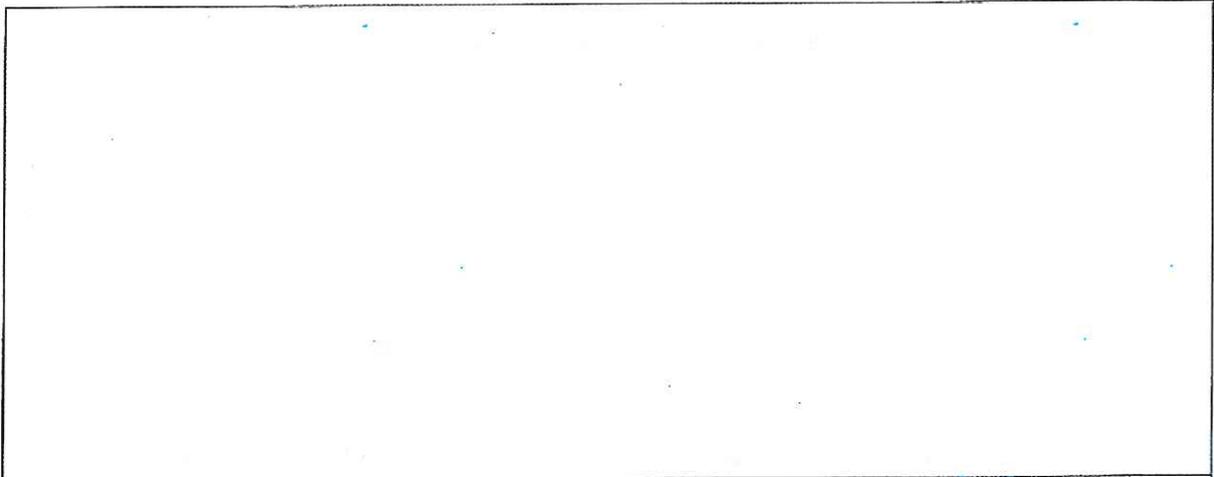
Use: _____ Year: _____

Planning Staff Use Only

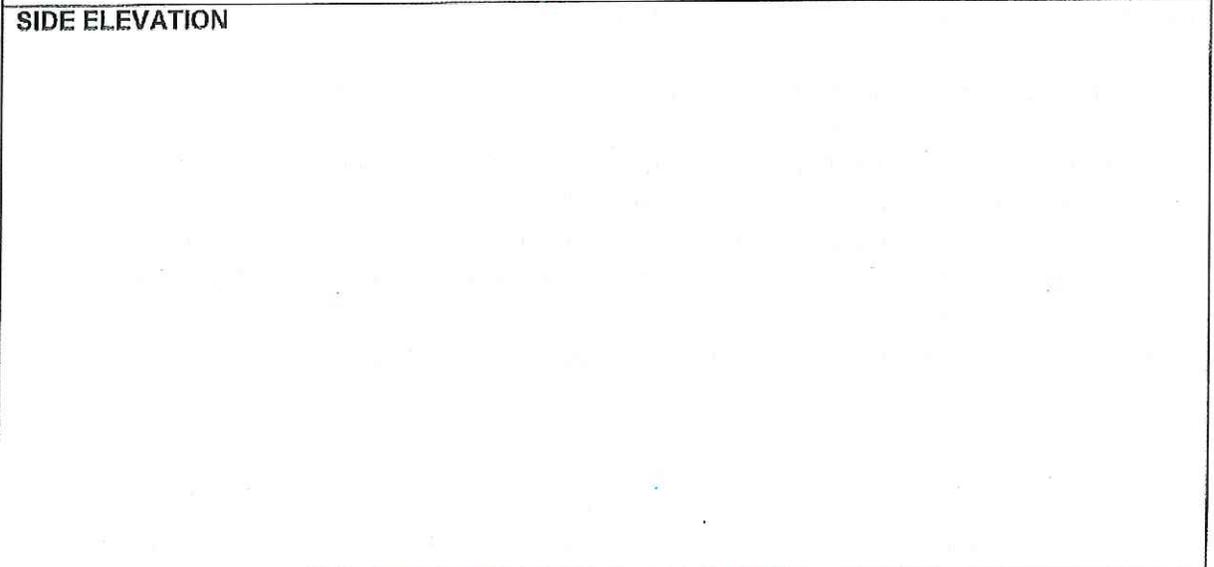
Base Fee	Reviewed and Accepted By	Date
Receipt No.	Deemed Complete By	Date

PHOTOGRAPHS

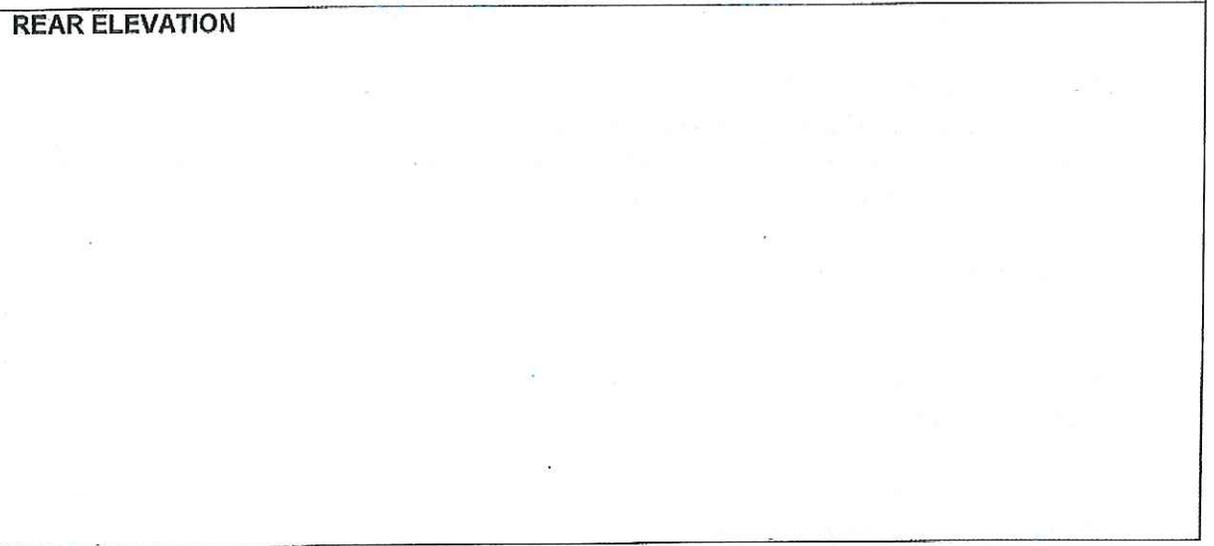
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION





miamidade.gov

Department of Regulatory and Economic Resources

Development Services Division

111 NW 1st Street • 11th Floor

Miami, Florida 33128

T 305-375-2141 • F 305-375-4974

NOTICE OF ACTION
MUNICIPALITY

May 2, 2016

136PB, LLC
13650 SW 82 COURT
PALMETTO BAY, FL 33158

This is to inform you that the Waiver of Plat D-23746 was reviewed and approved by the Miami-Dade County Plat Committee on April 29, 2016.

The following items must be complied within sixty (60) days of approval, otherwise the Waiver of plat will be rescinded:

- Certified copy of the City resolution approving waiver of plat. Please contact the Village of Palmetto Bay on how to proceed.
• Opinion of title in the Miami-Dade County format. If owner is an LLC, LLLP, LP, LTD., or any other limited organization, opinion of title must state who can sign on its behalf.
• If there is a mortgage, a joinder by mortgagee form is required. Form is available in our website.
• Tax memo escrow for year 2016.
• A reduced signed and sealed copy of the waiver of plat (8 1/2 X 11)
• Signed and sealed legal description of overall parcel encompassed by the waiver of plat. The legal description document must also include the description(s) of the new parcel(s) being created (8 1/2 X 11) with the following certification:

SURVEYOR'S CERTIFICATION

I certify that the attached Waiver of Plat, and legal descriptions associated therewith, comply with all applicable requirements of Chapter 28, Subdivision Code of Miami-Dade County, Florida

Certified this ___ day of _____, A. D., 20___

Professional Surveyor and Mapper No. _____

State of Florida

"Company name"

"Company address"

Certificate of authorization No. _____

cc: Surveyor

Delivered Electronically Every Day

PLANS

136 PB LLC
VPB-16-003

LEGEND

- CONC. = CONCRETE
- CBS WALL = CONCRETE BLOCK STRUCTURE
- CL = CENTER LINE
- D.E. = DRAINAGE EASEMENT
- Δ = DELTA
- F.I.R. = FOUND IRON ROD
- F.I.P. = FOUND IRON PIPE
- F.N. = FOUND NAIL
- F.D.H. = FOUND DRILL HOLE
- L.B. = LICENSE BUSINESS
- L = ARC DISTANCE
- L.M.E. = LAKE MAINTENANCE EASEMENT
- NO I.D. = NO IDENTIFICATION
- N/A = NOT APPLICABLE
- N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
- N.A.V.D. = NORTH AMERICAN VERTICAL DATUM
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- P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
- P.C.P. = PERMANENT CONTROL POINT
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- ISAOA = ITS SUCCESSORS AND/OR ASSIGNS
- ATIMA = AS THEIR INTEREST MAY APPEAR

SYMBOLS

- AIR CONDITIONER
- CATCH BASIN
- WATER METER
- POOL PUMP
- WATER HEATER
- FIRE HYDRANT
- WATER VALVE
- CABLE BOX
- FPL TRANSFORMER
- ELECTRIC BOX
- TELEPHONE BOX
- MANHOLE
- UTILITY POLE
- LIGHT POLE
- CONCRETE POLE
- WOOD POLE
- EXISTING ELEVATION
- COVERED AREA
- CBS WALL
- OVERHEAD LINE (OH)
- CHAIN LINK FENCE (C.L.F.)
- WOOD FENCE (W.F.)
- METAL FENCE (M.F.)
- PLASTIC FENCE (P.F.)
- WIRE FENCE (W.F.)

CERTIFIED TO:

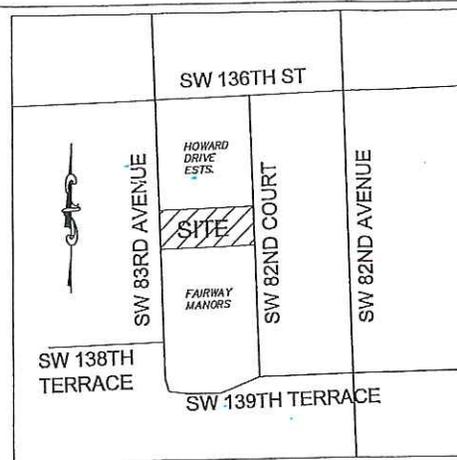
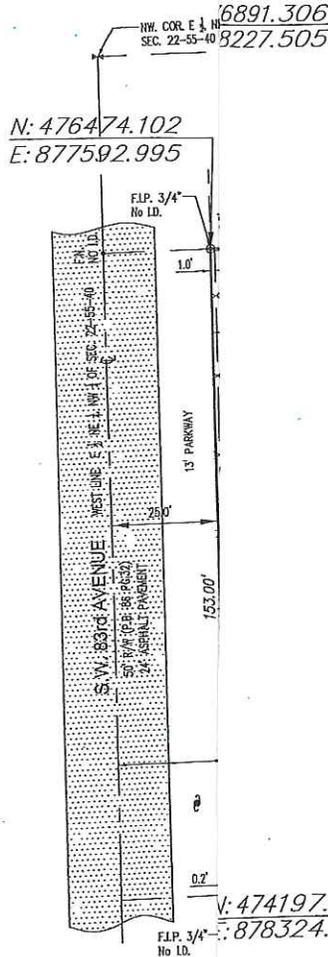
1.

LEGAL DESCRIPTION:

PARCEL A DESCRIBED AS:
THE SOUTH 153 FEET OF THE NORTH 548 FEET OF THE W-1/2 OF THE E-1/2 OF THE NE-1/4 OF THE NW-1/4, LESS THE EAST 168.66 FEET AND THE WEST 25 FEET THEREOF, IN SECTION 22, TOWNSHIP 55 SOUTH, RANGE 40 EAST, LYING AND BEING IN DADE COUNTY, FLORIDA

PARCEL B DESCRIBED AS:
THE SOUTH 153 FEET OF THE NORTH 548 FEET OF THE W-1/2 OF THE E-1/2 OF THE NE-1/4 OF THE NW-1/4, LESS THE EAST 25 FEET AND THE WEST 168.66 FEET THEREOF, IN SECTION 22, TOWNSHIP 55 SOUTH, RANGE 40 EAST, LYING AND BEING IN DADE COUNTY, FLORIDA

SURVEY NOTES:
LOCATIONS ARE LIMITED TO VISIBLE IMPROVEMENTS ONLY AS SHOWN HEREON. LANDS SHOWN HEREON WERE NOT ABSTRACTED BY BASELINE ENGINEERING & LAND SURVEYING INC. FOR EASEMENTS, RIGHT-OF-WAYS OF RECORD, OTHER RESTRICTIONS OR RESERVATIONS. DESCRIPTIONS PROVIDED BY CLIENT, OR THEIR REPRESENTATIVE. ALL DOCUMENTS ARE RECORDED IN SAME COUNTY AS PROPERTY LOCATION UNLESS OTHERWISE NOTED. ROOF OVERHANGS NOT LOCATED. SURVEY MEETS ACCURACY STANDARD FOR SUBURBAN SURVEYS (1 FOOT IN 7500 FEET).



LOCATION PLAN

THE SOUTH 153 FEET OF THE NORTH 548 FEET OF THE W-1/2 OF THE E-1/2 OF THE NE-1/4 OF THE NW-1/4, LESS THE EAST 25 FEET AND THE WEST 25 FEET THEREOF, IN SECTION 22, TOWNSHIP 55 SOUTH, RANGE 40 EAST, LYING AND BEING IN DADE COUNTY, FLORIDA.
SCALE 1"=300'

DEVELOPMENT INFORMATION:

- COMMUNITY DEVELOPMENT DISTRICT: NONE
- COMMUNITY REDEVELOPMENT AREA: NONE
- EMPOWERMENT ZONE: NONE
- ENTERPRISE ZONE: NONE
- URBAN DEVELOPMENT: INSIDE URBAN DEVELOPMENT BOUNDARY
- ZONING CODE: E-1
- EXISTING LAND USE: 10 - SINGLE-FAMILY, MED.-DENSITY (2-5 DU/GROSS ACRE).

MIAMI-DADE COUNTY FLOOD CRITERIA ELEVATION:

ELEVATION 6.5'

CONTACT INFORMATION:

BASELINE ENGINEERING AND LAND SURVEYING, INC.
ATTENTION: LUIS ORTIZ
1400 NW 1ST COURT
BOCA RATON, FL 33432
(561) 417-0700
LORTIZ@BASELINE-ENG.COM

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY: THAT THIS "BOUNDARY SURVEY" IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND WAS PERFORMED UNDER MY DIRECT SUPERVISION ACCORDING TO THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.

Luis J. Ortiz
LUIS J. ORTIZ, PSM
LS 7006

N: 474197.384
E: 878324.875

SHEET 1 OF 1

ARDS OF PRACTICE AS SET FORTH
FESSIONAL SURVEYORS AND
ORIDA ADMINISTRATIVE CODE.

Date 1-29-2016

ORIDA
MAPPER LS 7006
URE AND THE ORIGINAL RAISED
URVEYOR AND MAPPER.

FOUNDED IN 1993
BASELINE ENGINEERING
AND
LAND SURVEYING, INC.
1400 N.W. 1st COURT
BOCA RATON, FLORIDA 33432
(561) 417-0700 LB-6439
JOB NO.: 15-09-011

WAIVER OF PLAT OF "HOLLUB ESTATES" SECTION 22, TOWNSHIP 55 SOUTH, RANGE 40 EAST MIAMI-DADE COUNTY, FLORIDA

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- CONC. = CONCRETE
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 - WOOD POLE
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 - COVERED AREA
 - CBS WALL
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 - CHAIN LINK FENCE (CLF)
 - WOOD FENCE (WF)
 - METAL FENCE (MF)
 - PLASTIC FENCE (PF)
 - WIRE FENCE (WF)

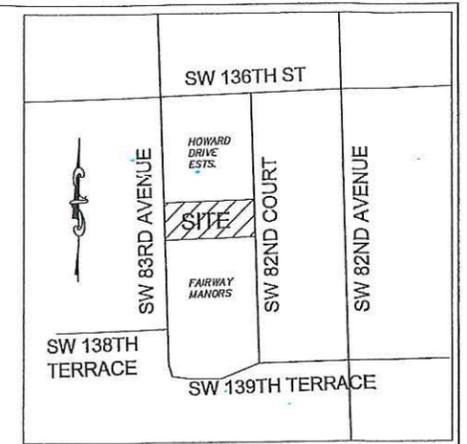
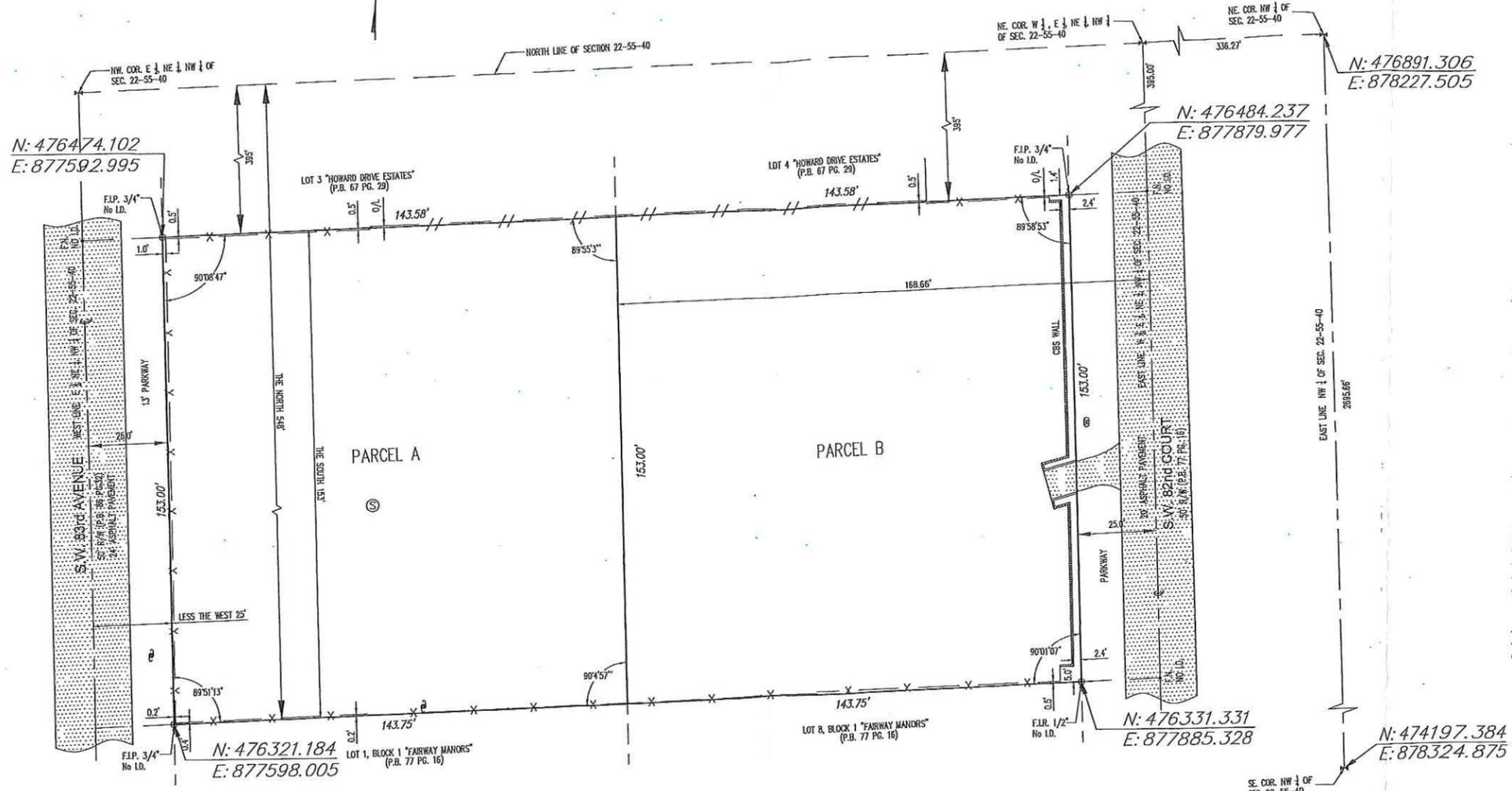
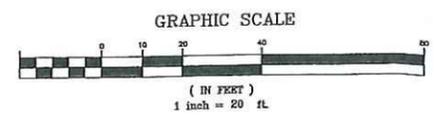
CERTIFIED TO:
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Luis J. Ortiz
LUIS J. ORTIZ, PSM
LS 7006

TITLE: BOUNDARY SURVEY FOR WAIVER OF PLAT		SCALE: 1" = 20'	NOTES/REVISIONS	THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.	FOUNDED <input checked="" type="checkbox"/> IN 1993 BASELINE <input checked="" type="checkbox"/> ENGINEERING AND LAND SURVEYING, INC. 1400 N.W. 1st COURT BOCA RATON, FLORIDA 33432 (561) 417-0700 LB-6439 JOB NO.: 15-09-011
COMMUNITY PANEL# 120635-0464-L	FLOOD ZONE: AE	BASE FLOOD EL.: 10.00'			
DATE OF FIRM: 09/11/2009	BASIS OF BEARING: (ANGLES MEASURED)		UPDATE SURVEY: 1/29/16	Date 1-29-2016 LUIS J. ORTIZ, PSM, STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER LS 7006 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.	
PROPERTY ADDRESS: 13650 S.W. 82nd COURT, MIAMI, FLORIDA 33158			PARTY CHIEF: PABLO DATE: 09/14/15		