

ANALYSIS

GEORGE HIDALGO

PLT-13-002



Village of Palmetto Bay
FLORIDA

ZONING ANALYSIS

APPLICANTS: George Hidalgo **FILE:** PLT-13-002
ADDRESS: 7310 SW 173 Street **ZIP:** 33157
SECTION: 35-55-40 **HEARING DATE:** 11/18/13
COUNCIL DISTRICT: 3 **ITEM:** 1

A. GENERAL INFORMATION

REQUEST: George Hidalgo, is requesting to re-plat a portion of the Del-Mar Estates plat, specifically Lot 14 of Block 1, creating Hidalgo-Buch Subdivision plat consisting of Lot 1 and Lot 2, Block 1.

ADDRESS: 7310 SW 173 Street

FOLIO: 33-5035-004-0140

GROSS SIZE OF LOT: 87,200 sq. ft.

NET SIZE OF LOT: 59,346 sq. ft.

B. BACKGROUND

The property in question was originally platted as Lot 14, Block 1, of the Del-Mar Estates, Plat Book 76, Page 23, as recorded in the Miami-Dade County Public Records. It is the intention of the applicant to subdivide the property to allow the construction of a single-family home on the newly created lot. On July 13, 1978, the Board of Miami-Dade County Commissioners, via resolution 4-ZAB-266-78, approved a request for a special exception, and two variances. The special exception permits the subdivision of the platted lot. The first variance reduced the required lot size for one of the newly authorized lots from 43,560 gross square feet to 32,399 gross square feet. Gross square footage calculation includes the right-of-way adjacent to the property. The second variance reduced the required west side setback for the home on the existing lot from 15 feet to 14.5 feet from the newly authorized lot line. The applicant is now requesting the Mayor and Village Council authorize the re-plat request so that the applicant may finalize the re-plat application with Miami-Dade County. The property configuration complies with the Land Development Code consistent with resolution 4-ZAB-266-78, and has been deemed acceptable by the Village's Public Works Department.

C. ZONING HEARING HISTORY

The following is a review of the zoning history as it applies to property in question. The associated resolutions identified herein are provided at Attachment A.

On **September 25, 1958**, the Miami-Dade County Commissioners via **Resolution 2173**, approved a request to rezone the land from EU-2 and AU to RU-1.

On **January 10, 1974**, the Miami-Dade County Commissioners via **Resolution 4-ZAB-129-74**, denied a special exception (to re-plot the land), and a variance (to continue the use of a single family home on a lot of 35,102 sq. ft.).

On **August 8, 1974**, the Miami-Dade County Commissioners via **Resolution 4-ZAB-418-74**, denied a special exception (to re-plot the land), and a variance (to continue the use of a single-family home on a lot of 39,556 sq. ft.).

On **July 13, 1978**, the Board of Miami-Dade County Commissioners, via **Resolution 4-ZAB-266-78**, approved a request for a special exception, and two variances. The special exception permits the subdivision of the platted lot. The first variance reduced the required lot from 43,560 (1 acre) to 32,399. The second variance reduced the required west side setback for the existing home from 15 feet to 14.5 feet from the newly authorized lot line.

D. NEIGHBORHOOD CHARACTERISTICS

ZONING

FUTURE LAND USE DESIGNATION

Subject Property:

E-1; Estate Single Family
Residential District

Low Density Residential (EDR)
2.5 D.U. to 6 D.U. per gross acre

Surrounding Properties

NORTH: E-1; Estate Single Family
Residential District

Low Density Residential (EDR)
2.5 D.U. to 6 D.U. per gross acre

SOUTH: E-1; Estate Single Family
Residential District

Low Density Residential (EDR)
2.5 D.U. to 6 D.U. per gross acre

EAST: E-2; Estate Single Family
Residential District

Estate Density Residential (EDR)
Less than 2.5 per gross acre

WEST: E-1; Estate Single Family
Residential District

Low Density Residential (EDR)
2.5 D.U. to 6 D.U. per gross acre

E. SITE

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

F. ANALYSIS

The Background Section of this report is hereby incorporated into this analysis and any corresponding criteria by reference. The Department review of the application for consistency with plat requirements at Section 30-80.2(b) subsection (1) through (29)(Attachment B), entitled "Final Plat Application Requirements", found the application to be in compliance as further provided by Resolution No. 4-ZAB-266-78.

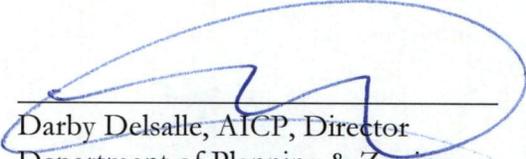
The lot is developed with a single-family detached home. The E-1 zoning designation permits single-family homes. There is no proposed change of use at the property.

G. NEIGHBORHOOD SERVICES

Miami-Dade Water Sewer Dept.	Pending
Miami-Dade Public Works	Pending
Village Public Works Dept.	Approved (see attachment C)

H. RECOMMENDATION

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



Darby Delsalle, AICP, Director
Department of Planning & Zoning

ATTACHMENT "A"

GEORGE HIDALGO
PLT-13-002

RESOLUTION NO. 2173

The following resolution was offered by Commissioner _____

John B. McLeod, seconded by Commissioner _____

Faris N. Cowart, and upon poll of members present, the vote was as follows:

Faris N. Cowart	- Aye	John B. McLeod	- Aye
Charles F. Hall	- Aye	Ralph A. Fossey	- Aye
Marvin L. Mason	- Absent		

WHEREAS, R. HARDY MATHESON has applied for a change of zone from EU-2 (5 Acre Estates) and AU (Agricultural) to RU-1 (One Family Residential) and EU-M (Estate Use Modified) to permit recording of plat and development for single family residential use on the following described property: Lots 93, 94, 95, 96 and 101 and 102, Richmond's Survey of Cutler (Plat Book B, Page 17); the SW $\frac{1}{4}$ NW $\frac{1}{4}$ in Section 35, Township 55 South, Range 40 East; the SW $\frac{1}{4}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$ in Section 34, Township 55 South, Range 40 East; the W $\frac{1}{2}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$ in Section 34, Township 55 South, Range 40 East; the E $\frac{1}{2}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$ in Section 34, Township 55 South, Range 40 East; the E $\frac{1}{2}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$, and the E $\frac{1}{2}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$, and the W.6-2/3 acres of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$ in Section 34, Township 55 South, Range 40 East. Old Cutler Road to Southwest 80 Avenue from 660 feet South of Richmond Drive to 1300 feet North of Eureka Drive, Dade County, Florida, and

WHEREAS, a public hearing of the Dade County Zoning Commission was advertised and held as required by law, and after hearing all interested parties and considering the adjacent areas, the Zoning Commission recommended that the requested change of zone be denied, and should be approved for EU-1 zoning (One Acre Estates), with a minimum cubic content requirement of 22,500 cubic feet, in accordance with the master plan, and

WHEREAS, a public hearing of this Board was advertised and held, at which time the recommendations of the Zoning Commission were presented, and interested parties present and concerned in the same were heard, and after a personal inspection of the property in question, and upon due and proper consideration having been given to the matter, it appears to this Board that the application should be approved on a modified basis;

NOW THEREFORE BE IT RESOLVED by the Board of County Commissioners, Dade County, Florida, that the requested change of zone be and the same is hereby zoned as follows:

1. That one (1) tier of two-acre lots be provided along Old Cutler Road and said property to be zoned accordingly.
2. That immediately to the rear of the two-acre lots a one (1) tier of one-acre lots be provided and the same be zoned accordingly.

3. That the balance of the property be zoned EU-M (Estate Use Modified).
4. That the minimum cubic content on the two-acre and one-acre sites be established at 20,000 cubic feet and on the EU-M property at 17,500 cubic feet.
5. That no new uses be permitted on the property until such time as a plat of the property has been recorded.

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

PASSED AND ADOPTED this 25th day of September 1958.

HEARD: 8/20/58

No. 35.

js

BOARD OF COUNTY COMMISSIONERS
DADE COUNTY, FLORIDA
RALPH A. FOSSEY
BY _____
Chairman/Vice Chairman

E. B. LEATHERMAN, CLERK
By EDWARD D. PHELAN
Deputy Clerk

F. D. R. Park
Water-Control Engineer

Chester C. Czebrinski
Assistant Director
Dade County Building & Zoning Dept.

December 10, 1958

Canal Right-of-Way
Cutler Drain 601:52

Attached, is a copy of Resolution 2173, adopted by the Board of County Commissioners in connection with the above subject property.

There is no provision in said resolution with reference to the deeding or dedication of any canal on the subject property other than the general requirement "that no new uses be permitted on the property until such time as a plat of the property has been recorded". The tentative subdivision plan submitted in connection with said hearing does make provision for the canals and, I presume, in accordance with your requirements, since it had been indicated prior to the hearing that the same had been worked out with Mr. Wardlow of your department.

I do not think that Mr. Matheson at anytime obligated himself to this department as to any definite time for the deeding of the canals.

Chester C. Czebrinski

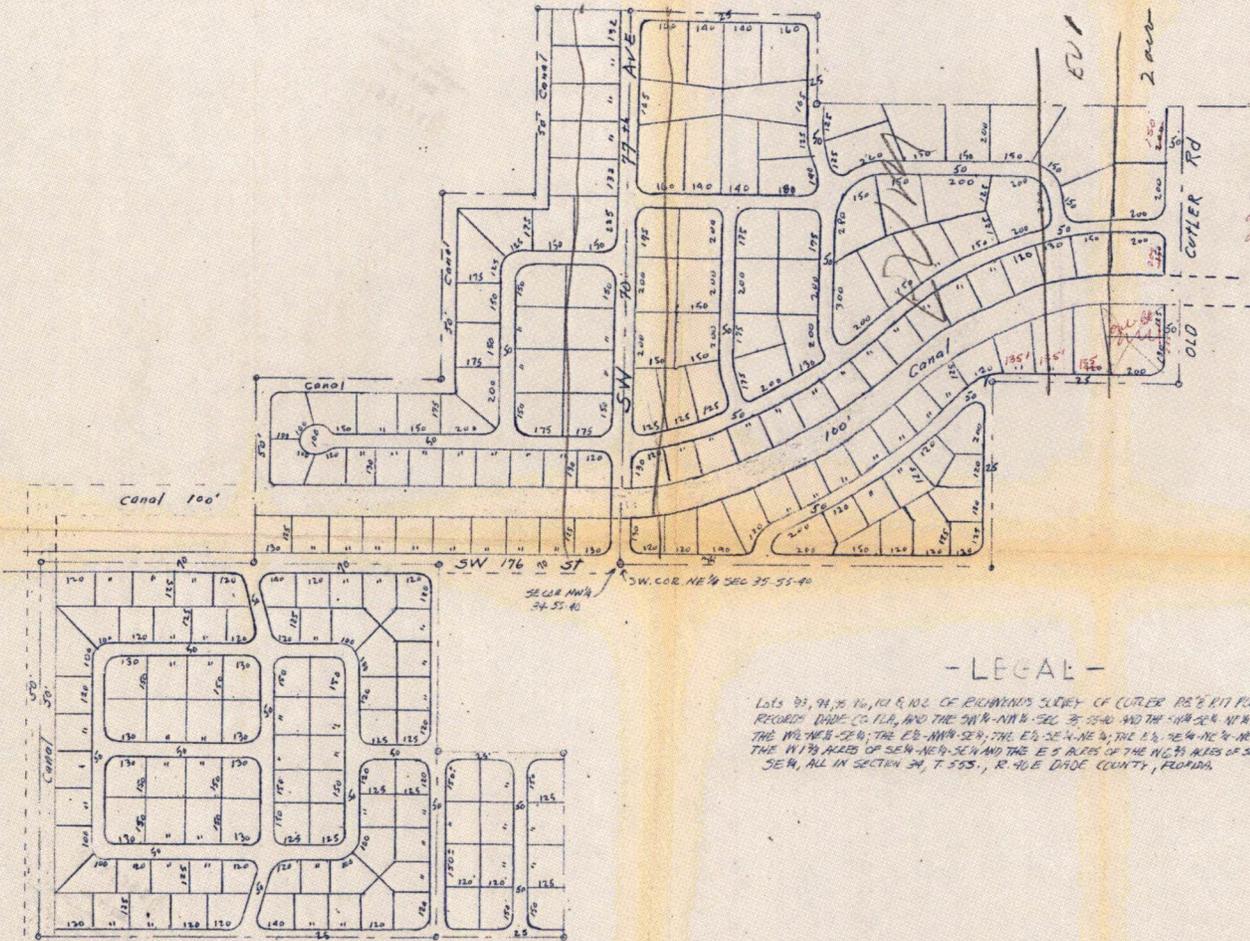
CCC/vd
Attachment

cc: Darrey Davis
County Attorney

E. A. Anderson
R. F. Cook
C. F. Harvey

CCC

File ✓



*aug 20, 1958
 amendments made
 at request of applicant
 at hearing R.H. Astor*

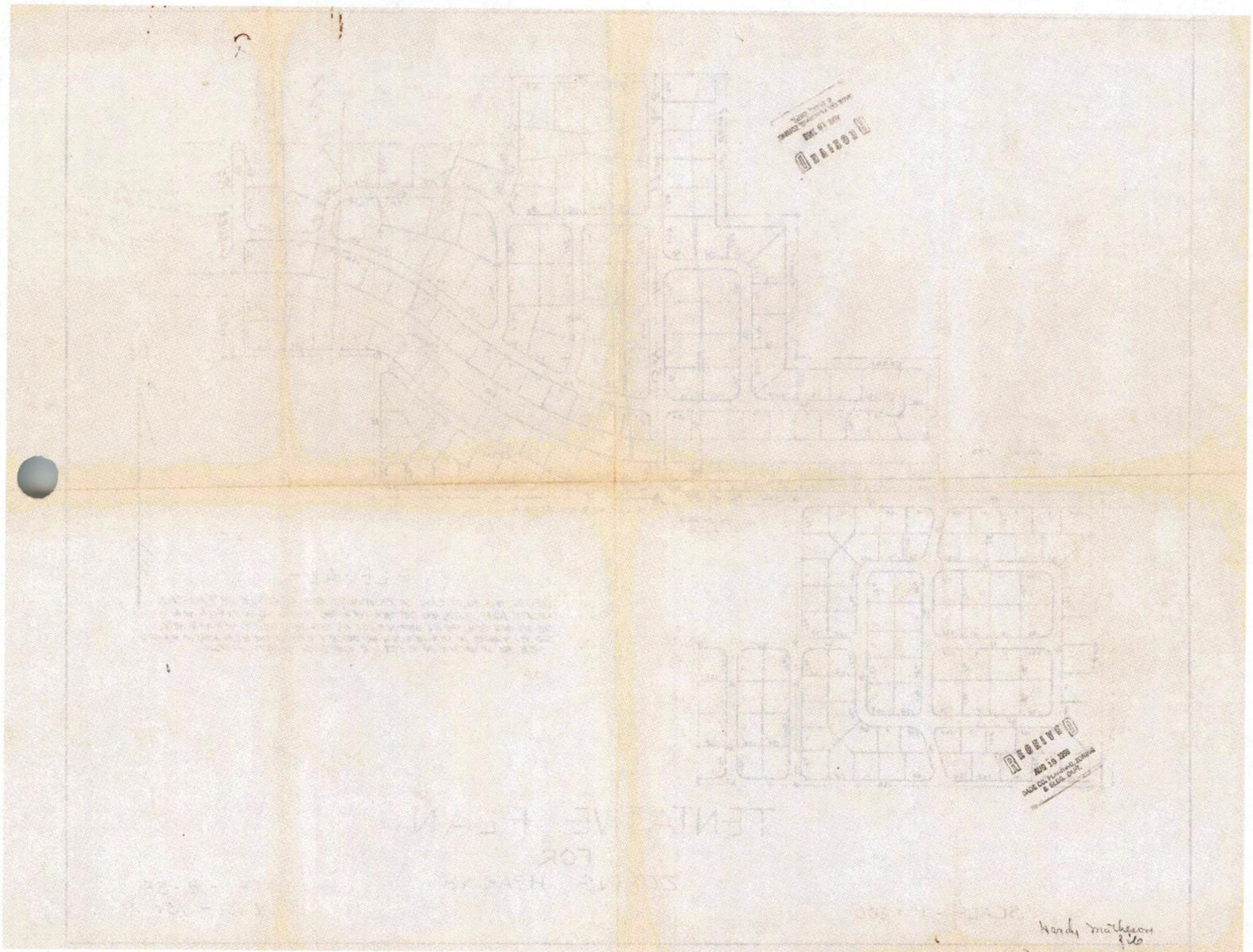
-LEGAL-

LOTS 93, 94, 95, 96, 101 & 102 OF BROWN'S SURVEY OF CUTLER RD'S R17 PUBLIC RECORDS, DADE CO. FLA., AND THE SW 1/4 - NW 1/4 - SEC 25, 55-40 AND THE SW 1/4 SEC 17, 18; THE NW 1/4 - SE 1/4; THE E 1/2 - NW 1/4 - SEC 24; THE E 1/2 - SE 1/4 - NE 1/4; THE E 1/2 - SE 1/4 - NE 1/4 - NE 1/4; THE W 1/2 ACRES OF SE 1/4 - NE 1/4 - SE 1/4 AND THE E 1/2 ACRES OF THE NE 1/4 ACRES OF SE 1/4 - NE 1/4 - SE 1/4, ALL IN SECTION 24, T. 55S., R. 40E. DADE COUNTY, FLORIDA.

TENTATIVE PLAN
 FOR
 ZONING HEARING

SCALE - 1" = 200'

DATE - 8-58
 223 LOTS - 151 AC

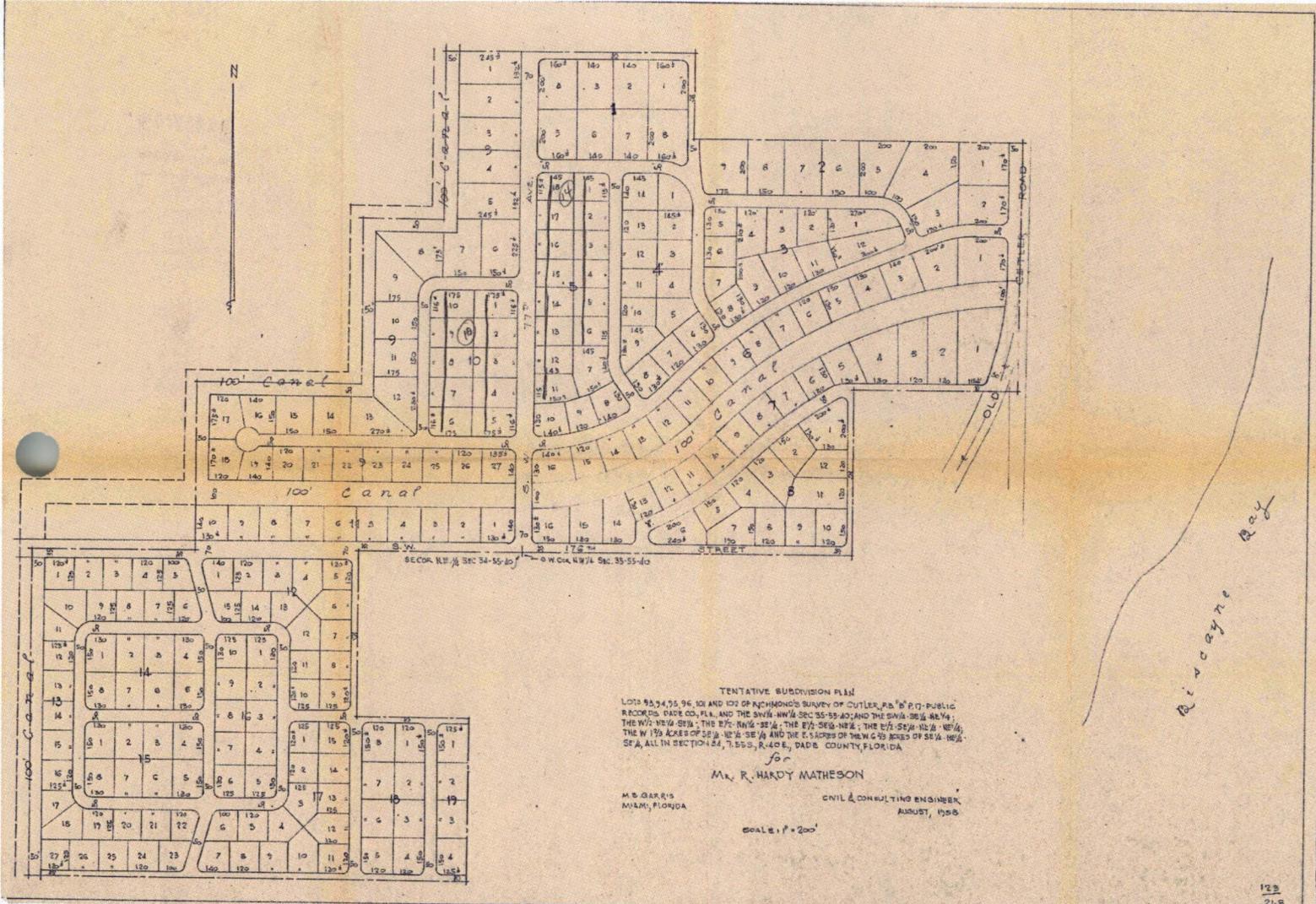


RECORDED
MAY 19 1928
CITY OF WASH.

RECORDED
MAY 19 1928
CITY OF WASH.

TENT VE PLAN
FOR
SOUTH HALL

Hardy Matheson
1928



TENTATIVE SUBDIVISION PLAN
 LOTS 93, 94, 95, 96, 101 AND 102 OF RICHMOND'S SURVEY OF CUTLER, PA. P. O. PUBLIC
 RECORDS, DADE CO., FLA. AND THE SW 1/4 NW 1/4 SEC 35-55-40 AND THE SW 1/4 SE 1/4 NW 1/4;
 THE NW 1/4 NE 1/4 SE 1/4; THE E 1/2 NW 1/4 SE 1/4; THE E 1/2 SE 1/4 NE 1/4; THE E 1/2 SE 1/4 NW 1/4;
 THE W 1/2 SE 1/4 NW 1/4; AND THE E 1/2 SE 1/4 NW 1/4; AND THE E 1/2 SE 1/4 NW 1/4;
 SEC. 35, ALL IN SECTION 18, T. 8 S., R. 40 E., DAD'S COUNTY, FLORIDA.

for
MR. R. HARDY MATHESON
 CIVIL & CONSULTING ENGINEER
 MIAMI, FLORIDA
 AUGUST, 1958

SCALE: P = 200'

RECEIVED

APR 27 1958

DADE COUNTY ZONING & BUILDING

RECEIVED

APR 27 1958

DADE COUNTY ZONING & BUILDING

RESOLUTION NO. 4-ZAB-129-74

The following resolution was offered by Mrs. Nancy Brown,
seconded by Mr. Joe H. Moffat, and upon poll of members present,
the vote was as follows:

Wilfredo Borroto	absent	Joe H. Moffat	aye
Nancy Brown	aye	Carlos Salman	absent
Thelma Danewood	aye	Albert R. Veri	absent
Aspee Irani	absent	Edward G. Coll, Jr.	aye
Robert S. Kaufman	aye		

WHEREAS, Hidalgo-Buch and Associates, Inc., have applied for
the following:

SPECIAL EXCEPTION to permit the re-subdivision and re-facing
of a platted lot presently facing Old Cutler Road, into 2
single family building sites, one conforming site and one non-
conforming site, both to face S.W. 173rd Street, and

VARIANCE of area requirements to permit the continued use of
an existing single family residence on a tract of land with
35,102.8 (43,560 required) square feet.

Plans of the proposed subdivision may be examined and are on
file in the Zoning Department, entitled "Residence No. 8 Del-
mar Estates," as prepared by Hidalgo-Buch and Assocs., Inc.,
and dated 9-20-73.

SUBJECT PROPERTY: Lot 14, Block 3, DELMAR ESTATES; 76/23.

LOCATION: N.W. Corner Old Cutler Road (Ingraham Highway) and
S.W. 173rd Street, Dade County, Florida, and

WHEREAS, a public hearing of the Metropolitan Dade County Zo-
ning Appeals Board was advertised and held, as required by law, and
all interested parties concerned in the matter were heard, and

WHEREAS, upon due and proper consideration having been given
to the matter, it is the opinion of this Board that the requested
special exception and variance would not be compatible with the
area and its development and would not be in harmony with the ge-
neral purpose and intent of the regulations and would not conform
with the requirements and intent of the Zoning Procedure Ordinance;

NOW THEREFORE BE IT RESOLVED by the Metropolitan Dade County
Zoning Appeals Board that the requested special exception and variance
be and the same are hereby denied without prejudice.

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

PASSED AND ADOPTED this 10th day of January, 1974.

Heard 1/10/74
No. 74-1-51
1/11/74
ng

January 11, 1974

Hidalgo-Buch and Assocs., Inc.
2550 Douglas Road # 304
Coral Gables, Florida

RE: Request for a Special Exception to permit the re-subdivision
and re-facing of a platted lot, Section 35-55-40. Hearing
No. 74-1-51.

Enclosed herewith is a copy of Resolution No. 4-ZAB-129-74,
adopted by the Metropolitan Dade County Zoning Appeals Board,
denying your application concerning the above subject matter.

If you are dissatisfied with the decision of the Zoning Appeals
Board, the same may be appealed, as has been provided in
Chapter 33-313 of the Code of Metropolitan Dade County, Florida.

Very truly yours,

METROPOLITAN DADE COUNTY
BUILDING AND ZONING DEPARTMENT

CCC/hg
Enc.

Chester C. Czebrinski
Assistant Director

cc: Hearing File
Agnes Pyles

Hidalgo-Buch &
Assocs. Inc.
(cont.)

have half acres, because the issue is not what these people are on, but the conditions established on Old Cutler Road. I would move that the application be denied. There is no true legal hardship here for the variance of area requirements.

Chairman Coll: With or without prejudice?

Mrs. Brown: Without prejudice.

Chairman Coll: Is there a second?

Mr. Moffat: Second.

Mr. Kaufman: Just discussion, a point of information: How are these new homes facing, on 173rd Street? I thought if the lot faces Cutler Road that the house had to be constructed facing Cutler Road.

Mrs. Brown: It says a tier of lots two acres; it doesn't say which way they have to face. They can be from Old Cutler --but there must be a tier of two-acre lots.

Mr. Kaufman: That is a point of information for our expert, Mr. Richmond. I thought normally they had to face these lots, like I say, on Old Cutler Road. Don't you usually face the house facing Old Cutler Road?

Mr. Richmond: Mr. Chairman, to answer Mr. Kaufman, the homes can face in any direction they wish --no requirement at all.

Chairman Coll: Let's call the roll, please. We will vote first on 74-1-50.

The motion carries three to two. Those voting for the motion: Mrs. Brown, Mr. Moffat and Chairman Coll. Those voting against the motion: Mrs. Damewood and Mr. Kaufman, with Messrs. Irani and Veri being excused.

Hidalgo-Buch &
Assocs., Inc.
74-1-51

Chairman Coll: Now, the Chair is ready for a motion on 74-1-51. Do you have the same motion?

4-ZAB-129-74

Mrs. Brown: Yes.

Mr. Moffat: Second.

Chairman Coll: Motion by Mrs. Brown, seconded by Mr. Moffat that the application be denied in its entirety without prejudice. All right, call the roll, please.

Motion carries, three to two with Mrs. Damewood and Mr. Kaufman voting against the motion and Messrs. Irani and Veri being excused.

James & Joyce
Bruce

Hearing No. 74-1-52

4-ZAB-130-74

Mrs. Damewood: I make a motion to grant him the trailer for six months.

Mrs. Brown: Second.

Chairman Coll: Motion by Mrs. Damewood, seconded by Mrs. Brown that the application be granted, and the applicant be permitted to maintain his trailer residence on the property in variance of the zoning regulations for a period not to exceed six months from this date.

All opposed? Motion carries five to zero with Messrs. Irani and Veri being excused.

RESOLUTION NO. 4-ZAB-418-74

The following resolution was offered by Mr. Albert R. Veri, seconded by Mrs. Nancy Brown, and upon poll of members present, the vote was as follows:

Nancy Brown	aye	Carl W. Rhetta	aye
Thelma Damewood	absent	Miguel Suarez	aye
Aspee Irani	absent	Albert R. Veri	aye
Robert S. Kaufman	absent	Edward G. Coll, Jr.	aye
Joe H. Moffat	aye		

WHEREAS, Hidalgo-Buch & Associates have applied for the following:

SPECIAL EXCEPTION to permit the resubdivision and refacing of a platted lot presently facing Old Cutler Road, into two (2) single family building sites, one conforming site and one non-conforming site, both to face S.W. 173 Street.

VARIANCE of area requirements to permit the continued use of an existing single family residence on a tract of land with 39,956 (43,560 sq. ft. required) sq. ft.

Plans of the proposed subdivision may be examined and are on file in the Zoning Department entitled Residence No. 8, DELMAR ESTATES, as prepared by Hidalgo-Buch and Associates and dated 9-20-73.

SUBJECT PROPERTY: Lot 14, Block 1, DELMAR ESTATES, PB. 76, P. 23.

LOCATION: S.W. corner of Old Cutler Road (Ingraham Highway) and S.W. 173rd Street, Dade County, Florida.

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

WHEREAS, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested special exception and variance would not be compatible with the area and its development and would not be in harmony with the general purpose and intent of the regulations and would not conform with the requirements and intent of the Zoning Procedure Ordinance;

NOW THEREFORE BE IT RESOLVED by the Metropolitan Dade County Zoning Appeals Board that the requested special exception and variance be and the same are hereby denied without prejudice.

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

PASSED AND ADOPTED this 8th day of August, 1974.

Heard 8/8/74
8/12/74
No. 74-8-28
ng

August 12, 1974

Hidalgo-Buch & Assocs.
2550 Douglas Road
Suite 304
Coral Gables, Florida

Re: Request for a Special Exception and a Variance. Section
35-55-40. Hearing No. 74-8-28.

Enclosed herewith is a copy of Resolution No. 4-ZAB-418-74,
adopted by the Metropolitan Dade County Zoning Appeals Board,
denying your application concerning the above subject matter.

If you are dissatisfied with the decision of the Zoning Appeals
Board, the same may be appealed, as has been provided in Chapter
33-313 of the Code of Metropolitan Dade County, Florida.

Very truly yours,

METROPOLITAN DADE COUNTY
BUILDING AND ZONING DEPARTMENT

Chester C. Czebrinski
Assistant Director

CCC:ng

Enc.

cc: Hearing File ✓
Agnes Pyles

Old Cutler Presby-
terian Church (Cont.) No. 74-8-27

applicant ascertains they will be making this improvement.

Mr. Brigham: Our first step is to build the Sunday School building of the three buildings that we have. The plans are already made and the financing is underway. We have all the members growing cuttings with which we intend to landscape.

Chairman Coll: When do you expect to do this, approximately?

Mr. Brigham: As soon as funds allow, which will be as rapidly as possible, sir.

Mr. Moffat: This does not have to be incorporated into the motion, but I would like the assurance of the church that their members and families will not be using this for a go-cart area.

Mr. Brigham: Absolutely not, sir.

Chairman Coll: Let us call the roll on the motion for approval or the denial. The motion is approved and carries by six to zero with Mrs. Damewood, Mr. Irani and Mr. Kaufman being excused.

Hidalgo-Buch
& Associates

No. 74-8-28 and
No. 74-8-29

4-ZAB-418-74
4-ZAB-419-74

Chairman Coll: The Chair is ready for a motion.

Mr. Veri: On application 74-8-28, I move that the application be denied based on the recommendation of the Planning Department. You should realize that putting a house on an undersized lot is going to push it closer to Old Cutler. Old Cutler is a busy street and it is going to be detrimental to the people who are going to be living there.

Chairman Coll: Is there a second?

Mrs. Brown: I will.

Chairman Coll: The motion by Mr. Veri and seconded by Mrs. Brown that the application be denied in its entirety based on the recommendation of the Planning Department. Any discussion on the motion? All opposed to the motion. The motion carries six to zero.

CHAIRMAN Coll: ---Chair is ready for a motion on 74-8-29

Mr. Moffat: I move that it be denied without prejudice.

Mrs. Brown: I second it.

Chairman Coll: Application 74-8-29, motion by Mr. Moffat and seconded by Mrs. Brown that the application be denied in its entirety based on the recommendations of the Planning Department. That is without prejudice. Any discussion on the motion?

All opposed? Motion carries six to zero, with Mrs. Damewood and Mr. Kaufman being excused and Mr. Irani being absent.

The vote for 78-8-29 was six to zero, with Mrs. Damewood and Mr. Kaufman being excused and Mr. Irani being absent.

L.B.
Samford & Evelyn
S. Samford.

No. 74-8-31

DEFERRED

Mr. Veri: I move for a deferral for 30 days based on the recommendation of Mr. Frank Richmond of the Zoning Department.

Mr. Moffat: I would second that.

Mrs. Brown: I would like to make this little side remark to Mrs. Cole that perhaps it would be wise for a member of the Association to get up the same courage you did and come up and address to the problems since there is an Association.

RESOLUTION NO. 4-ZAB-266-78

The following resolution was offered by Mr. Murray Sisselman, seconded by Mrs. Thelma Damewood, and upon poll of members present, the vote was as follows:

Jose A. Losa	absent	Margaret C. Nelson	nay
Thelma Damewood	aye	Betty S. Page	absent
Lillian Dickmon	nay	Murray Sisselman	aye
R. Jollivette Frazier	absent	Edward G. Coll, Jr.	aye
Peter Goldring	aye		

WHEREAS, APPLICANT: GEORGE & SARA HIDALGO have applied for the following:

- (1) SPECIAL EXCEPTION to permit the resubdivision of an existing platted lot into one non-conforming lot with improvements thereon and one conforming lot as a proposed single family building site.
- (2) VARIANCE OF LOT AREA REQUIREMENTS to permit the improved site with area of 32,398.75 sq. ft. (43,560 sq. ft. required).
- (3) VARIANCE OF SETBACK REQUIREMENTS to permit the continued use of a residence setback 14.5' (15' required) from the interior side (W) property line.

SUBJECT PROPERTY: Lot 14, Block 1, DELMAR ESTATES, Plat Book 76, at Page 23.

LOCATION: 7310 S.W. 173 Street, Dade County, Florida.

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

WHEREAS, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested special exception and variances would be compatible with the area and its development and would be in harmony with the general purpose and intent of the regulations and would conform with the requirements and intent of the Zoning Procedure Ordinance;

NOW THEREFORE BE IT RESOLVED by the Metropolitan Dade County Zoning Appeals Board that the requested special exception and variances be and the same are hereby approved, subject to the following conditions:

1. The conditions and requirements of the Director of Public Works Department.
2. The conditions and requirements of the Department of Environmental Resources Management.

The Zoning Director is hereby directed to make the necessary notations upon the maps and records of the Dade County Building and Zoning Department, and to issue all permits in accordance with the terms and conditions of this Resolution.

PASSED AND ADOPTED this 13th day of July, 1978.

July 26, 1978

George & Sara Hidalgo
P. O. Box 416
Coral Gables, Florida 33134

Re: Hearing No. 78-7-40. Section 35-5540
Requested a Special Exception & Variances

Dear Mr. & Mrs. Hidalgo:

Enclosed herewith is a copy of Resolution No. 4-ZAB-266-78, adopted by the Metropolitan Dade County Zoning Appeals Board, approving your application concerning the above subject matter.

Since the approval was with conditions, please note same carefully, inasmuch as strict compliance therewith will be required.

You are hereby advised that the decision of the Zoning Appeals Board may be appealed by an aggrieved party (within 14 days), or by the Directors of the Dade County Building and Zoning Department and Planning Department (within 18 days), as is provided in Chapter 33-313 of the Code of Metropolitan Dade County, Florida; and that no permits or Certificate of Use and Occupancy can be issued until the appeal periods have expired, and only if no appeal has been filed. Application for necessary permits and/or Certificate of Use and Occupancy should be made with this Department. The deadline for an appeal by the applicant and/or an aggrieved party is July 31, 1978.

Very truly yours,

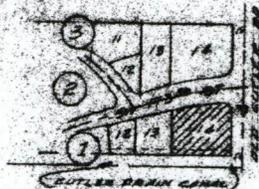
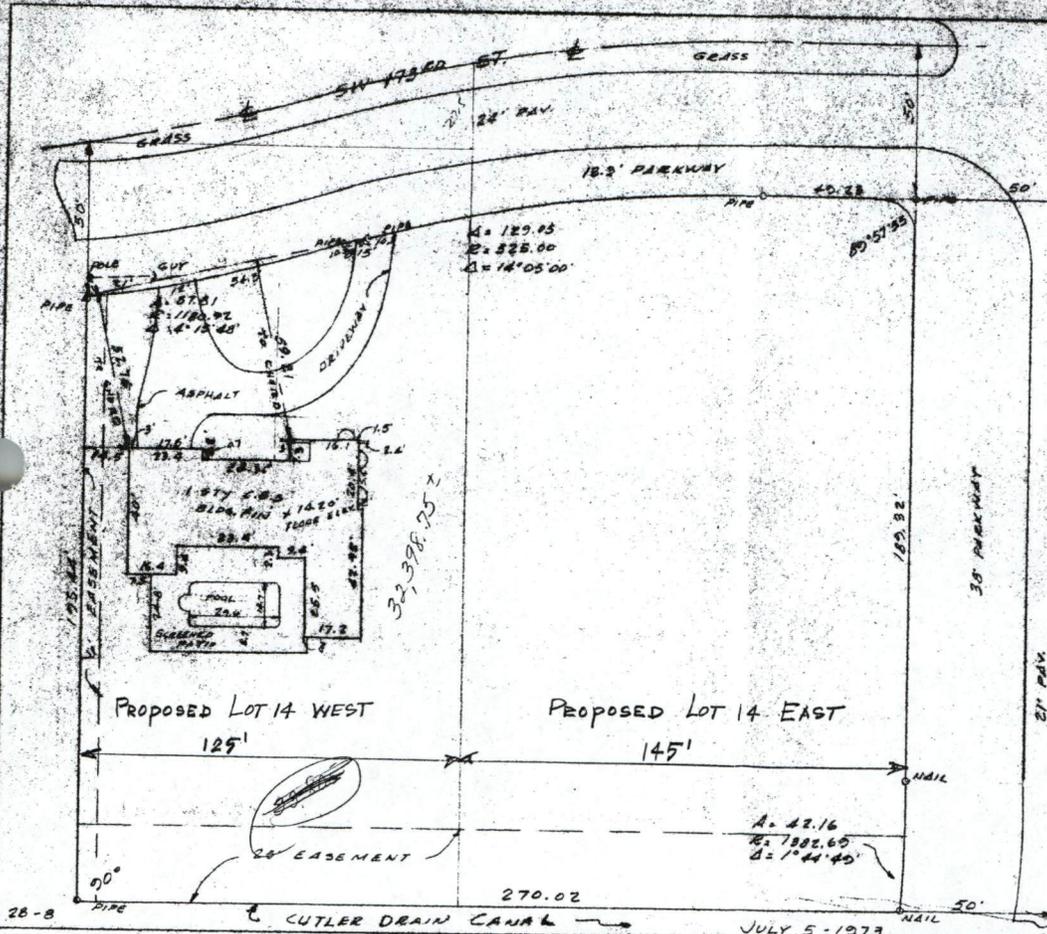
Chester C. Czebrinski
Assistant Director

CCC:nc

Enclosure

cc: Hearing File
Tax Assessor
Enforcement

DERM
Public Works



RECEIVED
 APR 23 1978
 DADE CO. BLDG. & ZONING DEPT.

LOCATION
 SCALE 1" = 40'

SKETCH OF SURVEY OF LOT 14 - BLOCK 1 DEL MAR ESTATES

DADE COUNTY - FLORIDA
 AS RECORDED IN PLAT BOOK 76, AT PAGE 10 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA
 NOTE: FLOOR ELEVATIONS BEARS TO U.S. M.S. MEAN SEA LEVEL DATUM.

CERTIFICATION: I Heroby Certify that the Survey of the property described hereon is true and correct to the best of my knowledge and belief as recently surveyed under my direction and that there are no encroachments unless shown or noted.

Wm. L. Cutler
 Reg. Surveyor No. 2091 State of Florida
 REGISTERED LAND SURVEYOR
 364 MINORCA AVE.
 CORAL GABLES, FLORIDA 33134
 FINAL - MARCH 6 - 1974
 BLDG. LOC. AUG. 28 - 1973
 REVISED SHEET 4 - 1973

DETAIL SCALE 1" = 30'

JULY 5 - 1973

680-73

ATTACHMENT "B"

GEORGE HIDALGO

PLT-13-002

Sec. 30-80.2. Final plat.

- (a) *Format of final plats.* A land surveyor registered in the state shall prepare the final plat. The final plat shall be clearly and legibly drawn to a sheet size of 30 inches by 36 inches and to a scale of sufficient size to be legible, with letters and numbers to be no smaller than one eighth of an inch in height. The final plat, insofar as preparation is concerned, shall comply with all applicable regulations and state laws dealing with the preparation of plats. **Provided**
- (b) *Final plat application requirements.* The final plat and application shall be filed with the public works department on forms provided by the department. The application shall be submitted along with the required number of copies and an application fee as established by the village. The recording costs for legal documents and fees for notification shall be paid prior to and as a condition for the plat to be submitted for public hearing before the village council. The following information shall be part of the final plat unless waived by the public works director:
- (1) *Name of the subdivision.* The plat shall have a title or name. The title of the plat shall include the name of the village, the section, township and range of which such platted land is a subdivision. The department shall disapprove any name or title, which is similar to the name of any previously, approved plat in the village and which may cause confusion. **Provided**
- (2) *Deed description.* There shall be printed upon the plat a full and detailed description of the land embraced in the map or plat showing the township and range in which such lands are situated and the section and part of sections platted and a location sketch showing the plat's location in reference to the closest centers of each section embraced within the plat. If a subdivision of a part of a previously recorded plat is made, the previous lots and blocks to be re-subdivided shall be given. If the plat is a re-subdivision of the whole of a previously recorded plat, the fact shall be so stated. Vacation of previously platted lands must be accomplished in the manner provided by law. **Provided**
- (3) A sealed current topographic survey ("plat survey"). The plat survey shall cover the entire area being platted and extend a minimum of 100 feet beyond the plat limits. The surveyor shall certify that the survey meets the requirements of this section. The plat survey shall contain at a minimum the following information:
- a. Property boundaries; **Provided**

- b. Existing watercourses, canals and bodies of water within or adjacent to the plat limits; **Provided**
 - c. Existing easements within or adjacent to the plat limits and the purposes for which the easements have been established; **Provided**
 - d. Existing streets and alleys on or adjacent to the tract, including name and right-of-way width; and, **Provided**
 - e. All encumbrances and restrictions specified within the owner and encumbrance report. **Provided**
- (4) Location of property lines, existing easements, buildings, watercourses, elevations, permits and other essential features. **Provided**
- (5) Names of adjacent subdivisions. **N/A**
- (6) Location, names and present widths of existing and proposed streets, highways, alleys, parks and other open public spaces as well as similar facts regarding property immediately adjacent. **Provided**
- (7) The width and location of any street or other public rights-of-way or places shown on the village or county future transportation system plan within or adjacent to the area to be subdivided, and the width and locations of all streets or other public rights-of-way proposed by the petitioner. **Provided**
- (8) All plat boundaries. **Provided**
- (9) Bearings and distances to the nearest established street lines, section corners or other recognized permanent monuments which shall be accurately described on the plat. **Provided**
- (10) Municipal, township, county or section lines accurately tied to the lines of the subdivision by distance and bearing. **Provided**
- (11) Accurate location of all monuments. **N/A**
- (12) Length of all arcs, radii, internal angles, points of curvature and tangent bearings. **Provided**

- (13) Date of field survey, north point and geographic scale. **Provided**
- (14) Legal description and plan of proposed layout made and certified by a Florida licensed land surveyor along with a lot parcel analysis, including the smallest lot size, largest lot size, number of lots, acreage in each parcel, and number of parcels. **Provided**
- (15) Where lots are located on a curve or when side lot lines are at angles less than 87 degrees or more than 93 degrees, the width of the lot at the front building setback line shall be shown. **N/A**
- (16) The name or numbering and right-of-way width of each street or other right-of-way shown on plat. **Provided**
- (17) The numbering of all lots and blocks shown on the plat. All lots shall be numbered either by progressive numbers, or in blocks progressively numbered except that blocks in numbered additions bearing the same name shall be numbered consecutively throughout the several additions. Excepted parcels must be marked "not part of this plat." **Provided**
- (18) A location map at the scale of one inch equals 300 feet showing existing and proposed rights-of-way. **Provided**
- (19) Plat restrictions as to the following items: to restrict the type and use of water supply; type and use of sanitary facilities; type use and benefits of water areas other open spaces and odd-shaped substandard parcels; as needed due to the re-subdivision of parcels as "platted," and other restrictions of similar nature. **Provided**
- (20) Written confirmation from all utilities franchised to operate in the village relative to the adequacy of proposed easements shown on the plat and their ability to coexist with other utilities, which may be placed within the easement. **Provided**
- (21) Schematic subdivision improvement plans for the improvements necessary to bring water, sewer and public access to the project, including all off-site improvements required by the platting process, shall be submitted in conformance with this Code. **Provided**

- (22) Legal documents ensuring perpetual maintenance of any private roads, parking areas, landscaped areas, drainage systems, wetland mitigation areas and other common areas. **Provided**
- (23) An original title certificate or an attorney's opinion of title, and a tax letter or receipt from Miami-Dade County documenting taxes paid in full. **Provided**
- (24) Miami-Dade County DERM environmental review and resulting comments. **Provided**
- (25) All areas reserved or dedicated for public purposes. No strip or parcel of land shall be reserved by the owner, unless the same is sufficient in size and area to be of some practical use or service. **N/A**
- (26) The dimensions of all lots and angles or bearings. **Provided**
- (27) Location, dimension and purpose of any easements. **Provided**
- (28) Certification by a registered surveyor to the effect that the plat represents a survey made by him, and that all monuments shown thereon actually exist, and that their location is correctly shown. **Provided**
- (29) An acknowledgment by the owner of his adoption of the plat, and of the dedication of streets and other public areas and the consent of any mortgage holders to such adoption and dedication. If existing right-of-way is to be closed, purpose of closing must be stated on the plat. **Provided**

ATTACHMENT "C"

GEORGE HIDALGO
PLT-13-002



To: Darby Delsalle
Director of Planning and Zoning

Date: October 16, 2013

From: Corrice E. Patterson, Public Works Director

A handwritten signature in blue ink, appearing to read "Corrice E. Patterson".

Re: 7310 SW 173rd ST
Delmar Estates
STR. 35- 55 40

Miami-Dade County passed Resolution No. 4-ZAB-266-78 on July 13, 1978 which approved an application for special assessment and variance for subject property to be subdivided through the platting process.

The plat of a property located at 7310 SW 173rd ST, Palmetto Bay, Florida 33157, more specifically, lot 14, Block 1, Delmar Estates, Plat Book 76, Page 23, of the public records of Miami-Dade County, Florida, lying and being in Section 35, Township 55 South, Range 40 East, Village of Palmetto Bay, Miami-Dade County, Florida.

The Department of Public Works has no objection to the subdivision of the existing platted lot as approved by Resolution No. 4-ZAB-266-78. Approval of the final plat is not a waiver of any zoning or code regulations and this approval is conditioned upon proper execution of all documents required for plat recordation.

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

APPLICATION

GEORGE HIDALGO

PLT-13-002



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

LIST ALL FOLIO #S: 33-5035-004-0140 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).

GEORGE HIDALGO

2. APPLICANT'S MAILING ADDRESS, TELEPHONE NUMBER:

Mailing Address: 7311 S.W. 173 ST
City: PALMETTO BAY State: FL Zip: 33157 Phone#: 786-293-2413

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

Owner's Name (Provide name of ALL owners): GEORGE HIDALGO
7311 S.W. 173 ST
City: PALMETTO BAY State: FL Zip: 33157 Phone#: 786-293-2413

4. CONTACT PERSON'S INFORMATION:

Name: Company: GEORGE & SARA HIDALGO
City: PALMETTO BAY State: FL Zip: 33157 Cell Phone#: —
Phone#: 786-293-2413 Fax#: 786-293-2414 E-mail: —

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.)

LOT 14, BLOCK 1, DELMAR ESTATES
PLAT BOOK 76, AT PAGE 23
7310 S.W. 173 ST MIAMI-DADE COUNTY, FLORIDA

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

7310 S.W. 173 ST S.E. CORNER OF
OLD CUTLER RD & 173 ST

7. SIZE OF PROPERTY (in acres): 1.36 (divide total sq. ft. by 43,560 to obtain acreage)

8. DATE property acquired leased: 1974 **9. Lease term:** _____ years
(month & year)

RECEIVED
Zoning Department
10/3/2013
Village of Palmetto Bay
Building & Zoning Department
By: [Signature]

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

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

12. PRESENT ZONING CLASSIFICATION: EUA 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: ONE SINGLE FAMILY HOME

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

Use: _____ Year: _____

Planning Staff Use Only

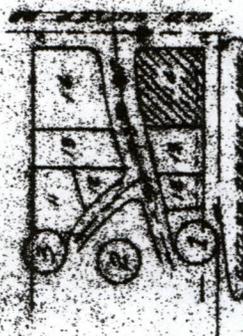
Base Fee	Reviewed and Accepted by	Date
Receipt No.	Deemed Complete By	Date

PHOTOGRAPHS

FRONT ELEVATION

SIDE ELEVATION

REAR ELEVATION



RECEIVED
 APR 23 1978
 DEPT. OF

DADE CO. BLDG. & ZONING
 BY *[Signature]*

LOCATION
 SCALE 1" = 40'

SKETCH OF SURVEY

DEL MAR ESTATES

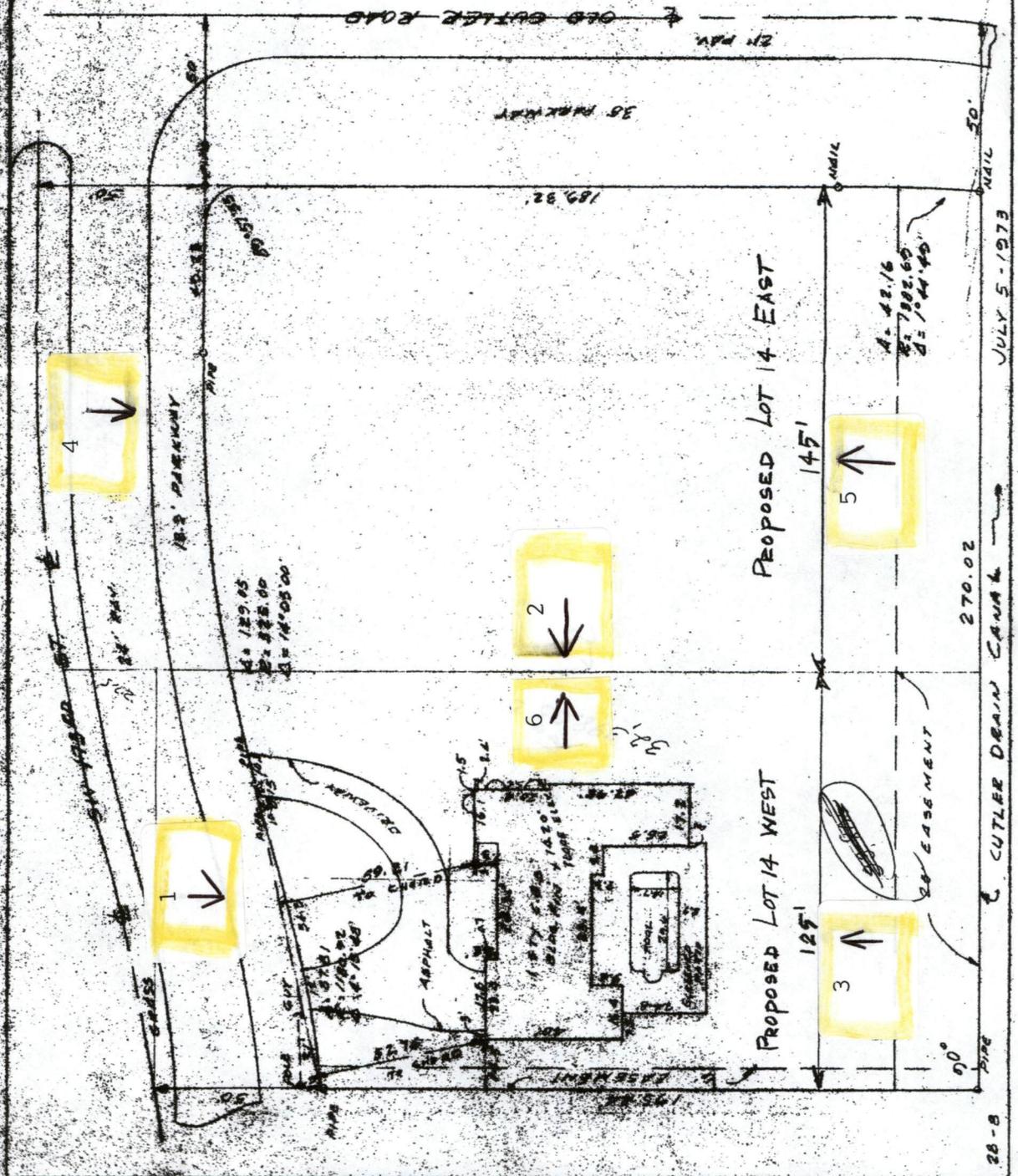
AS RECORDED IN PLAT BOOK 12-17-111
 THIS PUBLIC RECORDS UNDER COUNTY PLAT
 BOOK 12-17-111
 FLOOR ELEVATIONS REFER TO
 1984 MEAN SEA LEVEL DATUM

CERTIFICATION: I hereby certify that the Survey of the property described herein is true and correct to the best of my knowledge and belief as recently surveyed under my direction and that there are no encroachments unless shown or noted.

Reg. Surveyor No. 2091 State of Florida
 REGISTERED LAND SURVEYOR
 364 MINORCA AVE.
 CORAL GABLES, FLORIDA 33134
 F. W. WILSON, JR.
 BLDG. LOC. AUG. 28, 1973
 REVISED SMT 4-1975

DETAIL
 SCALE 1" = 30'

680-73



PROPOSED LOT 14 EAST

PROPOSED LOT 14 WEST

JULY 5 - 1973

28-B













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), GEORGE HIDALGO, 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 [Handwritten Signature]

Signature Myriam I. Ortiz Knott

Sworn to and subscribed to before me this 28 day of Sept, 2013

NOTARY PUBLIC
MYRIAM I. ORTIZ KNOTT
MY COMMISSION # EE 176530
EXPIRES: April 29, 2016
Routed Through Notary Services

CORPORATION AFFIDAVIT

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

Attest: _____

Authorized Signature _____

Office Held _____

(Corp. Seal)

Sworn to and subscribed to before me This _____ day of _____, _____.

Notary Public: _____
Commission Expires: _____

PARTNERSHIP AFFIDAVIT

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

By _____ %

By _____ %

By _____ %

By _____ %

Sworn to and subscribed to before me This _____ day of _____, _____.

Notary Public: _____
Commission Expires: _____

ATTORNEY AFFIDAVIT

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

Signature _____

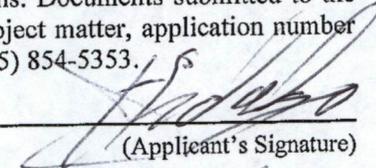
Sworn to and subscribed to before me This _____ day of _____, _____.

Notary Public: _____
Commission Expires: _____

RESPONSIBILITIES OF THE APPLICANT AFFIDAVIT

I AM AWARE THAT:

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


(Applicant's Signature)

GEORGE HIDALGO
(Print Name)

Sworn to and subscribed before me this 28 day of Sept. 2013. Affiant is personally known to me or has produced driver license as identification.

(Notary Public) Myriam I. Ortiz Knott
My commission expires _____

FORM ZH-0107-04



MYRIAM I. ORTIZ KNOTT
MY COMMISSION # EE 176530
EXPIRES: April 29, 2016
Bonded Thru Budget Notary Services

OWNERSHIP AFFIDAVIT
FOR
INDIVIDUAL

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

Public Hearing No. _____

Before me, the undersigned authority, personally appeared GEORGE HIDALGO
hereinafter the Affiant, who being first duly sworn by me, on oath, deposes
and says:

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

LOT 14, BLOCK 1, DELMAR ESTATE
PLAT BOOK 76 AT PAGE 23
7310 S.W. 17357 MIAMI-DADE COUNTY FLORIDA

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

Witnesses:

Sara Hidalgo
Signature

SARA HIDALGO
Print Name

Roder Knott
Signature

Roderick KNOTT
Print Name

George Hidalgo
Affiant's signature

GEORGE HIDALGO
Print Name

Sworn to and subscribed before me on the 28 day of Sept 2013.

Affiant is personally known to me or has produced driver's license as identification.

Notary Myriam I. Ortiz Knott

(Stamp/Seal)
Commission Expires:



MYRIAM I. ORTIZ KNOTT
MY COMMISSION # EE 176530
EXPIRES: April 29, 2016
Bonded Thru Budget Notary Services

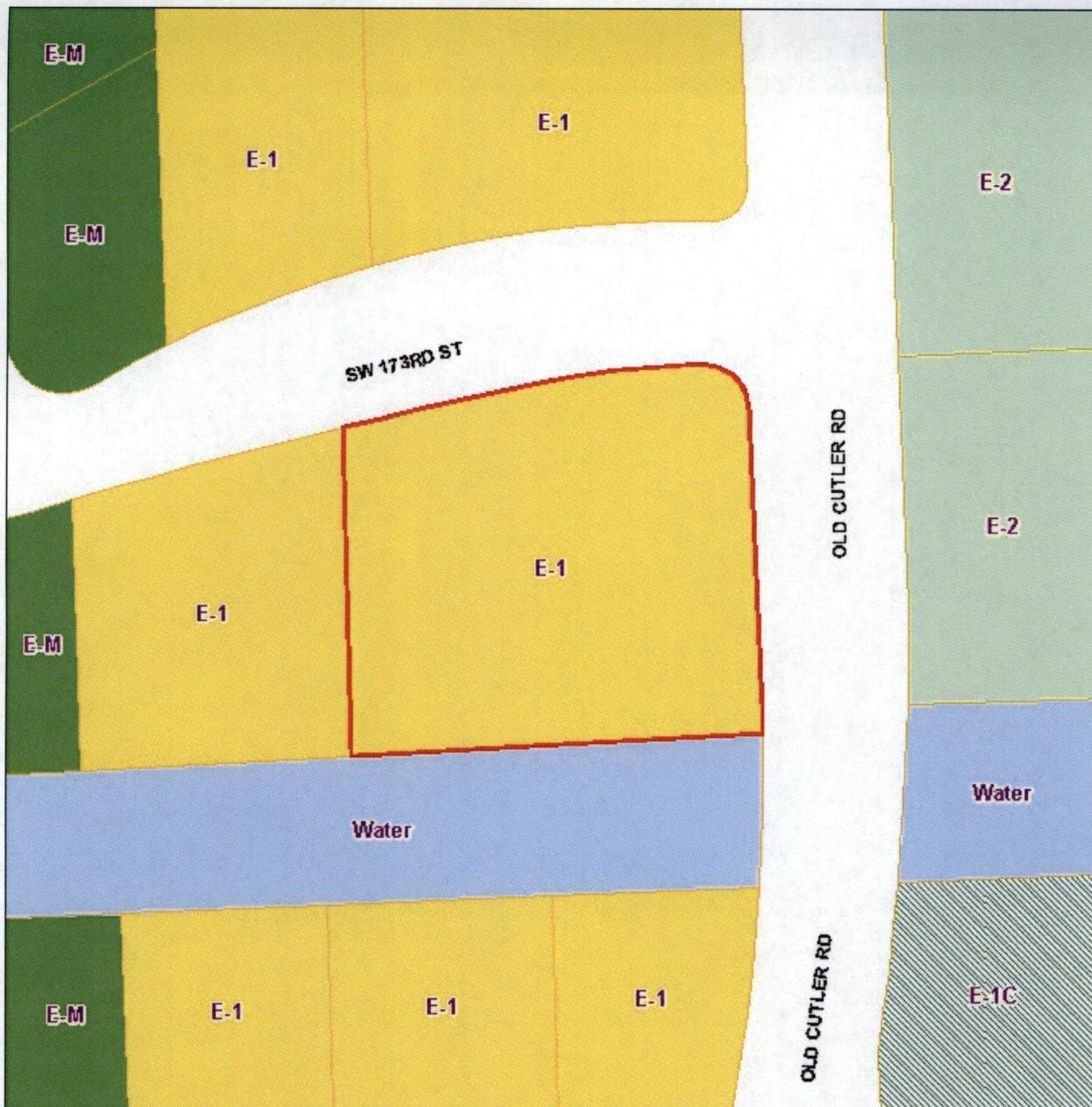


Summary Details:	
Folio:	3350350040140
Site Address:	7310 SW 173 ST
	Bing Maps
	Street View
	County Permits by Folio
	County Permits by Address
Mailing Address:	GEORGE HIDALGO
	7310 SW 173 ST
	PALMETTO BAY FL 33157

Property Information:	
Beds/Baths:	4 / 2
Floors:	1
Living Units:	1
Adj Sq Footage:	2,998
Lot Size:	57,935 SQ FT
Year Built:	1973
Legal Description:	35 55 40 DEL-MAR ESTATES PB76-23 LOT 14 BLK 1 OR 14759-31 1090 4 F/A/U 30- 5035-004-0140 OR 00000-0000 1090 01 VIEW PLAT 76-23 Deed:14759-31 1 Deed:00000-0000

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

Assessment Information:		
Year:	2012	2011
Land Value:	\$291,250	\$256,300
Building Value:	\$191,862	\$193,001
Market Value:	\$483,112	\$449,301
Assessed Value:	\$483,112	\$449,301
Homestead Exemption:	\$0	\$0
Senior Exemption:	\$0	\$0
Agricultural Exemption:	\$0	\$0
Widow Exemption:	\$0	\$0
Disabled Exemption:	\$0	\$0
Veteran Exemption:	\$0	\$0



Summary Details:	
Folio:	3350350040140
Site Address:	7310 SW 173 ST Bing Maps Street View County Permits by Folio County Permits by Address Property Appraiser Zillow
Mailing Address:	GEORGE HIDALGO 7310 SW 173 ST PALMETTO BAY FL 33157

Property Information:	
Beds/Baths:	4 /2
Floors:	1
Living Units:	1
Adj Sq Footage:	2,998
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Sale Information:			
Sale Date:	0 /0	0 /0	0 /0
Sale Amount:	\$0	\$0	\$0
Sale O/R:			

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Homestead Exemption:	\$0	\$0
Senior Exemption:	\$0	\$0
Agricultural Exemption:	\$0	\$0
Widow Exemption:	\$0	\$0
Disabled Exemption:	\$0	\$0
Veteran Exemption:	\$0	\$0

October 3, 2013

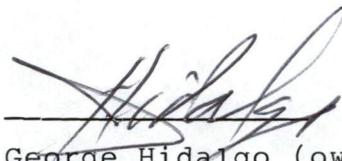
VILLAGE OF PALMETTO BAY

Re:

Request for Subdivision
at 7310 S.W. 173rd Street
Palmetto Bay, Fl. 33157

The undersigned is hereby requesting the Village of Palmetto Bay approval of the proposed subdivision by signing the enclosed subdivision Document/Map and returning to the undersigned.

Sincerely:

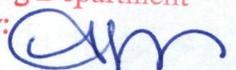


George Hidalgo (owner)

RECEIVED
Zoning Department

10/3/2013

Village of Palmetto Bay
Building & Zoning Department

By: 

SITE PLAN

GEORGE HIDALGO

PLT-13-002

HIDALGO-BUCHI SUBDIVISION

A REPLAT OF LOT 14, BLOCK 1 OF DEL-MAR ESTATES AS RECORDED IN PLAT BOOK 76 AT PAGE 23, LYING IN THE NW 1/4 OF SECTION 35, TOWNSHIP 55 SOUTH, RANGE 40 EAST, VILLAGE OF PALMETTO BAY, MIAMI-DADE COUNTY, FLORIDA.

P.B. _____ PG. _____

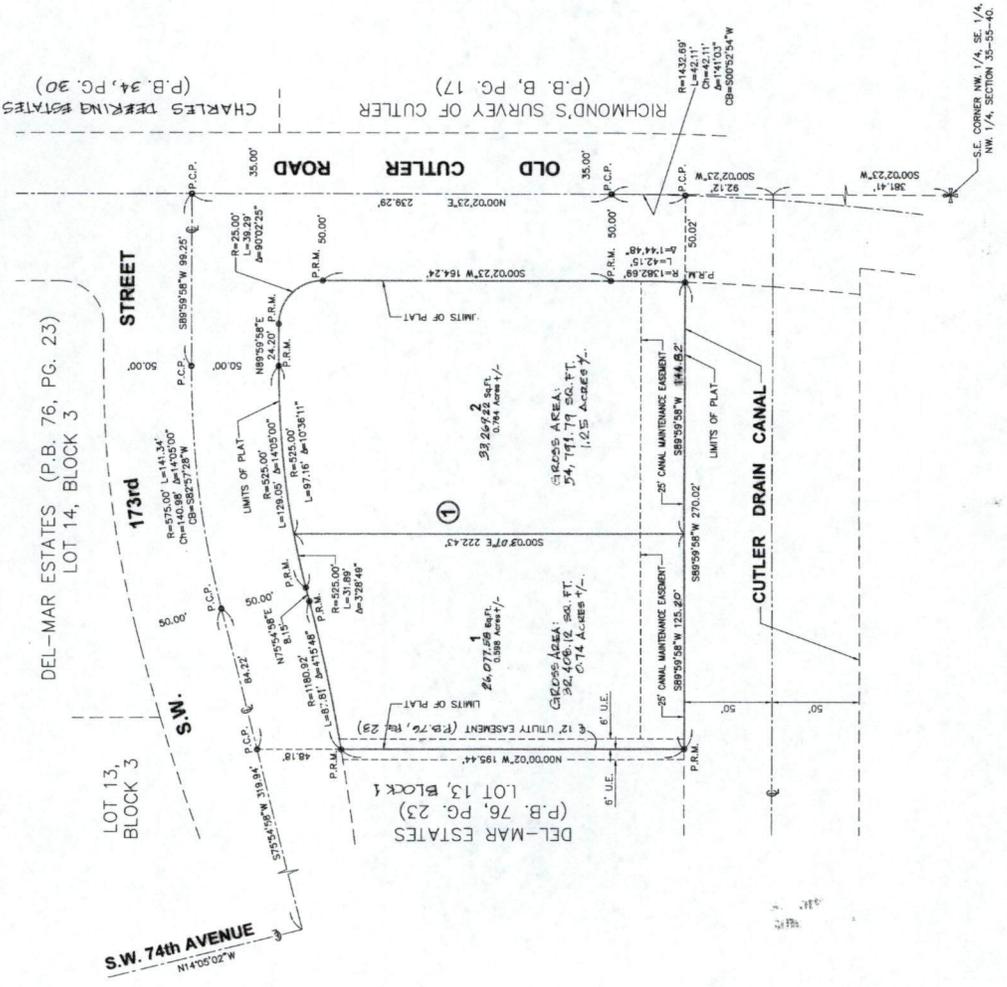
SHEET 2 OF 2

PREPARED BY:
WENCESLAO ORTEGA
PROFESSIONAL LAND SURVEYOR and MAPPER
No. 2091 STATE OF FLORIDA
931 - A. S.W. 87th AVENUE, MIAMI, FLORIDA 33174
AUGUST, 2012
SCALE: 1" = 30'

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEFINITION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

SURVEYOR'S NOTES:

- + Denotes Quarter Corner
 - ⊙ Denotes Center Line
 - P.C.M. - Denotes Permanent Reference Monument
 - P.M. - Denotes Permanent Control Point
 - CB - Chord Bearing
 - Ch - Chord DISTANCE
 - L - Arc Length
 - Δ - Central angle
 - R - Radius
 - Sq.Ft. - Square Feet
 - P.B. - Plat Book
 - PG. - Page
 - U.E. - Utility Easement
- Bearings shown are referred to an assumed meridian value N00°02'23"E for the center line of OLD CUTLER ROAD.
All distances are expressed in US Surveyor Foot.



RECORDING STATEMENT:

File for record this Book _____ day of _____ A.D. 2012, of _____ of _____ of the State of Florida and Miami-Dade County, Florida. This plat complies with the Laws of the State of Florida and Miami-Dade County, Florida.

HARVEY RUWIN, CLERK OF THE CIRCUIT COURT

By _____ Deputy Clerk

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY: That the attached plat entitled, "HIDALGO-BUCHI SUBDIVISION", is a correct representation of the lands above described as recently surveyed and platted under my direction. The data shown on this plat were obtained from a survey conducted in accordance with the Florida Statutes, and that the Permanent Control Points and the Permanent Reference Monuments were set in accordance with Part I, Chapter 177 of the Laws of the State of Florida.

WENCESLAO ORTEGA

BY: _____
WENCESLAO ORTEGA, P.S.M.
Professional Land Surveyor and Mapper
Registration No. 2091
931 - A. S.W. 87th Avenue
Miami, Florida 33174

S.E. CORNER NW 1/4, SE 1/4, NW 1/4, SECTION 35-55-40.

HIDALGO-BUCH SUBDIVISION

A REPLAT OF LOT 14, BLOCK 1 OF DEL-MAR ESTATES AS RECORDED IN PLAT BOOK 76 AT PAGE 23, LYING IN THE NW. 1/4 OF SECTION 35, TOWNSHIP 55 SOUTH, RANGE 40 EAST, VILLAGE OF PALMETTO BAY, MIAMI-DADE COUNTY, FLORIDA.

P.B. _____ PG. _____ SHEET 1 OF 2

SURVEYOR'S NOTES:

- + Denotes Quarter Corner
- ⊕ Denotes Center Line
- ⊙ Denotes Easement Reference Monument
- ⊙ Denotes Permanent Control Point
- ⊙ Denotes Chord Bearing
- Ch. - Chord Distance
- L - Arc Length
- Δ - Delta
- R - Radius
- Sq. Ft. - Square Feet
- P.B. - Plat Book
- P.C. - Page
- U.E. - Utility Easement

Bearings shown are referred to an assumed meridian value N00°02'23"E for the center line of OLD CUTLER ROAD.

All distances are expressed in US Surveyor Foot.

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SURVEYED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

KNOW ALL MEN BY THESE PRESENTS:

That GEORGE HIDALGO, a married person, has caused to be made the attached Plat entitled "HIDALGO-BUCH SUBDIVISION", the same being a replat of the following described property:

LEGAL DESCRIPTION:

Lot 14 in Block 1 of "DEL-MAR ESTATES", according to the plat thereof, as recorded in Plat Book 76, at Page 23, of the Public Records of Miami-Dade County, Florida.

MIAMI-DADE COUNTY PLAT RESTRICTIONS:

As shown on the attached Plat, together with all existing and future electric, gas, water, sewer, fire hydrants, thereon are dedicated to the perpetual use of the public for proper purposes, reserving to the dedicators, their successors or assigns the reversion or reversions thereof, whenever discontinued by law. That all new electric and communication lines, except transmission lines, within this subdivision, shall be installed underground in this subdivision except for that individual water, sewer, gas, water, and/or air conditions. That the use of Septic Tanks will not be permitted on any lot within this Subdivision, unless approved for temporary use, in accordance with County and State regulations.

VILLAGE OF PALMETTO BAY PLAT RESTRICTION:

That the Street as shown on the attached Plat, together with all existing and future planting, trees, shrubbery, and the hydrant purposes, hereinafter dedicated to the public for proper purposes, reserving to the dedicators, their successors or assigns the reversion or reversions thereof, whenever discontinued by law.

OWNER'S PLAT RESTRICTION:

That the Utility Easement as shown hereon by dashed lines on the attached plat, is hereby reserved for the installation and maintenance of Public Utilities.

IN WITNESS WHEREOF:

I, GEORGE HIDALGO, have hereunto set my hand and seal this 25th day of October, A.D. 2012.

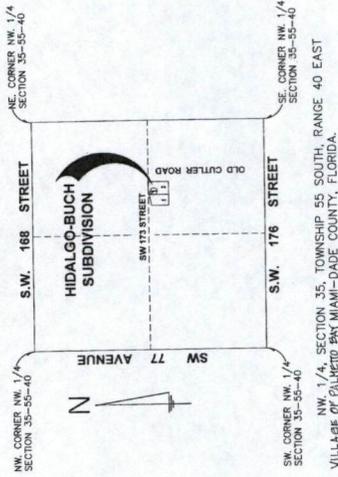
Witness: George Hidalgo, a married person
By: George Hidalgo
Print Name: George Hidalgo
Print Name: George Hidalgo

ACKNOWLEDGEMENT:

STATE OF FLORIDA S.S.
COUNTY OF MIAMI-DADE
I HEREBY CERTIFY: That on this day personally appeared before me, on my own free will and sound mind, GEORGE HIDALGO, a married person, who is personally known to me and who executed the foregoing instrument and acknowledged the execution thereof to be his free act and deed for the purposes herein expressed and who did not take an oath.

Witness: My hand and official seal this 25th day of October, A.D. 2012.
Myra J. Gentry
(Signature of Person taking Acknowledgment)
Notary Public, State of FLORIDA
Commission Number: 17405714-1
My Commission Expires: August 19, 14

NOTARY SEAL



LOCATION MAP

SCALE: 1" = 600'

MORTGAGE:

KNOW ALL MEN BY THESE PRESENTS: That BANK OF AMERICA, N.A., a National Banking Association, Mortgage owner and holder of Note No. 22353, Page 2611 dated May 13, 2004, and recorded in Official Records Book 22437, Page 656 of the Public Records of Miami-Dade County, Florida, does hereby consent to this plat, and joins in the above dedications.

IN WITNESS WHEREOF:

The said, BANK OF AMERICA, N.A., on National Banking Association has caused this instrument to be signed by its corporate name by its Vice President and its corporate seal to be hereunto affixed and attested this 25th day of March, 2012, A.D.

By: [Signature]
Print Name: David L. Bailey and Title: Vice President

ACKNOWLEDGEMENT:

STATE OF TEXAS S.S.
COUNTY OF DALLAS
I HEREBY CERTIFY: That on this day personally appeared before me, on my own free will and sound mind, MELODIA SPECTOR, in the presence of CHERIE L. KELLEY and AMANDA L. BROWN, both of whom are duly authorized to administer oaths and take acknowledgments respectively of the BANK OF AMERICA, N.A. National Banking Association, who executed the foregoing instrument and acknowledged the execution thereof to be his free act and deed for the purposes herein expressed and who did not take an oath.

Witness: My hand and official seal this 25th day of March, A.D. 2012.
[Signature]
(Signature of Person taking Acknowledgment)
Printed Name of Notary Public, State of TEXAS
Commission Number: 17405714-1
My Commission Expires: August 19, 14

NOTARY SEAL

VILLAGE OF PALMETTO BAY APPROVAL:
This Plat will result in a reduction in the level of services for the affected public facilities below the level of services provided in the municipality's comprehensive plan; therefore, it was approved and the foregoing dedications were accepted and approved by Resolution No. 2012-010 passed and adopted by the City Commission of the VILLAGE OF PALMETTO BAY, Florida, this ___ day of ____, A.D. 2013.

Signed: _____ Mayor Attest: _____

MIAMI-DADE COUNTY APPROVALS:

Regulatory and Economic Resources of this Department of Public Works and Management Department this ___ day of ____, A.D. 2013. The size of the lots, tracts, and other features as shown on this Plat has been reviewed by a Professional Surveyor and Mapper employed by Miami-Dade County in accordance with Section 177.081(1) of the Florida Statutes.

Signed: _____ Director
This Plat was approved by the Miami-Dade County Public Works and Waste Management Department this ___ day of ____, A.D. 2013.
Signed: _____ County Engineer

CERTIFIES THAT THIS PLAT APPEARS TO CONFORM TO ALL REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES AND THAT THE PERMANENT CONTROL POINTS AND THE PERMANENT REFERENCE MONUMENTS WERE SET IN ACCORDANCE WITH PART I, CHAPTER 177 OF THE LAWS OF THE STATE OF FLORIDA.

RECORDING STATEMENT:

Filed for record this ___ day of ____, A.D. 2013, at ___ M. of the Public Records of Miami-Dade County, Florida. This plat complies with the Laws of the State of Florida and Miami-Dade County, Florida.
HARVEY RUWIN, CLERK OF THE CIRCUIT COURT
By: _____ Deputy Clerk

SURVEYOR'S CERTIFICATE:

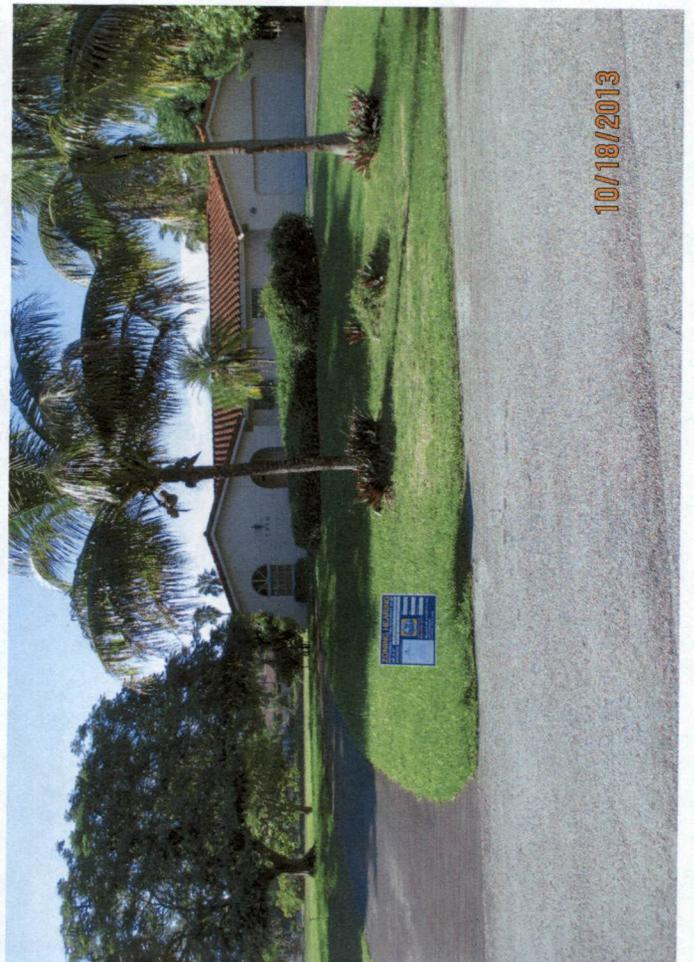
I HEREBY CERTIFY: That the attached plat entitled, "HIDALGO-BUCH SUBDIVISION", is a correct representation of the lands above described as recently surveyed and platted under my direction, in accordance with the provisions of Chapter 177, F.S., and that the Permanent Control Points and the Permanent Reference Monuments were set in accordance with Part I, Chapter 177 of the Laws of the State of Florida.

WENCESLAO ORTEGA
By: [Signature]
Professional Land Surveyor and Mapper
State of Florida, 2091
931-A SW 87th Avenue
Miami, Florida 33174

BANK OF AMERICA
Corporate Seal
Reg. Land Surveyor Seal
WENCESLAO ORTEGA

POSTING & MAILING

GEORGE HIDALGO
PLT-13-002





VILLAGE OF PALMETTO BAY NOTICE OF ZONING PUBLIC HEARING

The Village of Palmetto Bay shall conduct a zoning public hearing on Monday, November 18, 2013, at 7:00 p.m. Discussion and public input will be welcomed concerning the following hearing items which may be of interest to your immediate neighborhood.

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

Applicant: George Hidalgo
Folio: 33-5035-004-0140
File #: PLT-13-002
Location: 7310 SW 173 Street, Palmetto Bay, FL 33157
Zoned: E-1
Request: A request to re-plat a portion of the Del-Mar Estates plat, specifically Lot 14 of Block 1 (currently one parcel), creating Hidalgo-Buch Subdivision plat consisting of Lot 1, and Lot 2, Block 1 (two Parcels).

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.

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

HEARING NUMBER: PLT-13-002
APPLICANT NAME: GEORGE HIDALGO
FOLIO: 33-5035-004-0140 ZONED: E-1
PROJECT LOCATION: 7310 SW 173 STREET, PALMETTO BAY, FL 33157

REQUEST: A request to re-plot a portion of the Del-Mar Estates plat, specifically Lot 14 of Block 1 (currently one parcel), creating Hidalgo-Buch Subdivision plat consisting of Lot 1, and Lot 2, Block 1 (two Parcels).

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, NOVEMBER 18, 2013, AT 7:00 PM AT THE COUNCIL CHAMBERS LOCATED WITHIN VILLAGE HALL, 9705 EAST HIBISCUS STREET, PALMETTO BAY, FL 33157.

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

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Home Departments Government Employees Calendar

Call 3-1-1

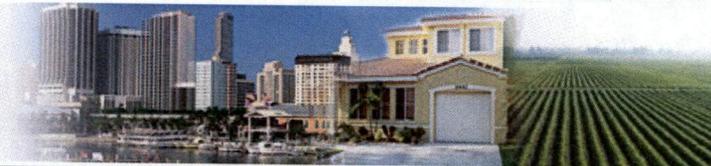
Search



MIAMI-DADE COUNTY PROPERTY APPRAISER

Carlos Lopez-Cantera

PROPERTY APPRAISER



Property Appraiser Home Exemptions & Other Benefits Real Estate Tangible Personal Property Public Records Online Tools Tax Roll Administration About Us Contact Us

The Property Appraiser does not send tax bills and does not set or collect taxes. Please visit the Tax Collector's website directly for additional information.

Facebook Twitter

Print E-mail Link Share

Search: Folio, Owner Name or Address

Enter either folio, owner name, or address.

Folio: 33-5035-004-0140
Property Address: 7310 SW 173 ST
Owner: GEORGE HIDALGO
Mailing Address: 7310 SW 173 ST PALMETTO BAY FL 33157



Selected Property Information

Property Information

- Full Legal Description
Assessment Information
Benefits Information
Sales Information
Additional Information

Featured Online Tools

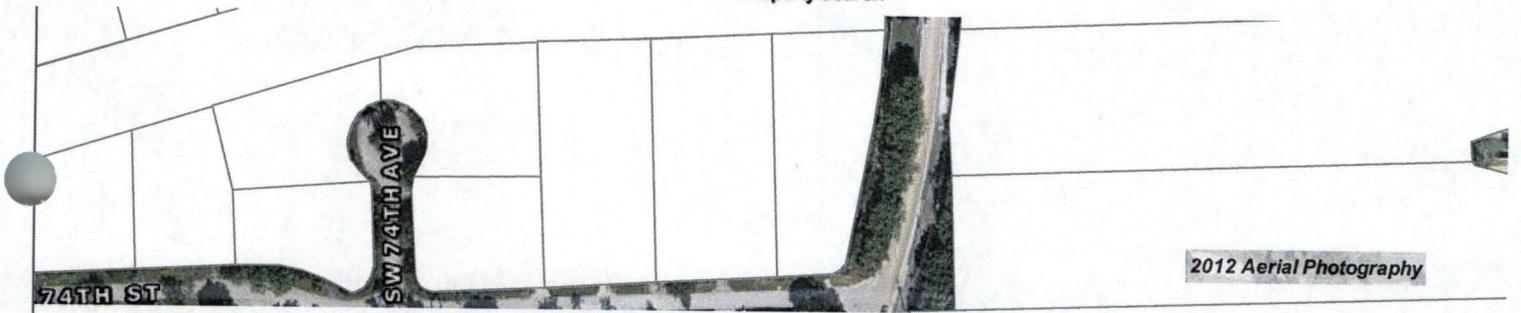
- Report Homestead Fraud
Tax Comparison
Tax Estimator
TRIM Notice
View Taxes
Additional Online Tools
Comparable Sales

Property Information table with fields: Primary Zone (2300 ESTATES - 1 ACRE), Land Use (0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT), Beds/Baths/Half (4/2/0), Floors (1), Living Units (1), Adjusted Sq. Footage (2,998), Lot Size (57,935 SQ FT), Year Built (1973)



Street Map | Aerial Map





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

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

Property information inquiries, comments, and suggestions email: pawebmail@miamidade.gov.

GIS inquiries, comments, and suggestions email: gis@miamidade.gov.

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To: Meighan Alexander
Village Clerk

Date: November 04, 2013

From: Darby P. Delsalle, AICP, Director
Department of Planning and Zoning

RE: VPB-13-002 George Hidalgo

Pursuant to Section 30-30.12(a), George Hidalgo (the applicant) has submitted the following supplemental information. Attached please find the following document to be distributed as part of the George Hidalgo public hearing application:

- Correspondence from the applicant submitted on November 1, 2013.

Nov. 1, 2013

Attn: Mr. Darby Delsalle, AICP
Planning and Zoning Director
9705 East Hibiscus St.
Palmetto Bay, Fl. 33157

Re: PLT - 13-002 A request to re-Plat

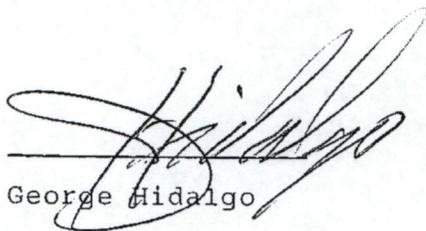
Dear Mr. Delsalle,

This letter is to inform you that we have no objections to the staffs report and would like the hearing to proceed.

We will not be present at the hearing because of health concerns,

Thanking you for your attention to this matter and also for your understanding...

Sincerely yours,


George Hidalgo

RECEIVED
Zoning Department

11/1/13

Village of Palmetto Bay
Building & Zoning Department

By: 