IMPORTANT NOTICE TO APPLICANT:
Make check for the total Processing Fee Payable to: MIAMI-DADE COUNTY.

Number of Sites : (1)

FEES:

D.R.E.R ----------	$1,872.00
D.E.R.M. ----------	$210.00
PRINT	**$2,082.00**

FOR OFFICIAL USE ONLY:
Agenda Date: 8/5/2016
Waiver No. D- 238226
Received Date: 7/26/2016

Concurrency Review Fee (*6.00% of Sub-Total) -- $124.92 *Not applicable within Municipalities
AMOUNT FOR WAIVER OUTSIDE MUNICIPALITIES=> **$2,206.92** <<===AMOUNT FOR WAIVER WITHIN UNINCORPORATED MIAMI-DADE COUNTY

APPLICATION FOR WAIVER OF PLAT

Municipality: Miami-Dade County **Sec.:** 32 **Twp.:** 55 **S. Rge.:** 40 **E. / Sec.:** ___ **Twp.:** ___ **S. Rge.:** ___ **E.**

1. **Owner's Name:** PERRINE Condominium, LLC. **Phone:** ___
   Address: 6860 NW 75 ST **City:** Medley **State:** FL. **Zip Code:** 33166
   Owner's Email Address: ___
2. **Surveyor's Name:** E.R. BROWNELL & ASSOC Inc. **Phone:** 3058603866
   Address: 2525 SW 27 AVE, Ste 100 **City:** Miami **State:** FL. **Zip Code:** 33133
   Surveyor's Email Address: alopez@erbrownell.com.
3. **Legal Description of Cutout Tract:** Lots 2,4,6,8,10,12,14 & 16 Block 20
4. **Folio No(s).:** 30-5032-004-1450 1460, 1480 1500, 1520, 1540 1560, 1580,
5. **Legal Description of Parent Tract:** SAME as abouved #3
6. **Street boundaries:** Homestead AVE + SW 173 TERRACE.
7. **Present Zoning:** PECUC **Zoning Hearing No.:** 22006000331
8. **Proposed use of Property:**
   Single Family Res.(____ Units), Duplex(____ Units), Apartments(95 Units), Industrial/Warehouse(____ Square .Ft.),
   Business(15,000 Sq. Ft.), Office(____ Sq. Ft.), Restaurant(____ Sq. Ft. & No. Seats ___), Other (____ Sq. Ft. & No. of Units ___)

NOTE: Attach list of all restrictions zoning conditions or any other declarations, restrictions, covenants that might affect this Waiver of Plat.

I HEREBY CERTIFY that I am the owner of the parcel(s) described in Item 5 and that the information contained in this application is true and correct to the best of my knowledge and belief. If applicable, attached is a list of all the restrictions/restrictive covenants and declarations in favor of Miami-Dade Couty. Attached is a copy of the recorded deed showing my acquisition of this land. In addition, I agree to furnish additional items as may be necessary such as abstract or opinion of title to determine accurate ownership information.

Furthermore, I am aware that the use of a public water supply and/or public sewer system may be required for this development. If so required, I recognize that engineering drawings for the extension of these utilities must be approved by the appropriate utility entity and by D.R.E.R. prior to the approval of the waiver of plat.

Pursuant to Florida Statutes 837.06, whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his or her duty shall be guilty of a misdemeanor of the second degree, punishable as provided in FS. 775.082 or FS. 775.083.

STATE OF FLORIDA)
SS:
COUNTY OF MIAMI-DADE)

Signature of Owner: [signature]
(Print name & Title here): MARIO PINO / MGRM

BEFORE ME, personally appeared MARIO PINO **this** 15 **day of** April, 2016 **A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposed therein. Personally known ___ or produce** P500 340 40 332 0 **as identification and who did (not) take an oath.**

WITNESS ~~my hand and seal in the County and State~~ last aforesaid this 15 **day of** April, 2016 **A.D.**

RACHEL BETANCOURT
MY COMMISSION #FF140918
EXPIRES July 10, 2018
(407) 398-0153 FloridaNotaryService.com

Signature of Notary Public: Rachel Betancourt
(Print, Type name here: RACHEL BETANCOURT)

(NOTARY SEAL) **(Commission Expires)** **(Commission Number)**

Note: The reverse side of this sheet may be used for a statement of additional items you may wish considered.

WAVIER PLAT D-23826-1-NEW
NAME: PERRINE CONDOMINIUM
SEC. 32 TWP. 55 RGE. 40 / DIST. 9
ZONING: PECUC / UNINCORPORATED MIAMI-DADE

WAIVER OF PLAT

Lots 2, 4, 6, 8, 10, 12, 14, 16 BLOCK 20 Map of Perrine, Plat Book B Page 79,
lying in a Portion of the NE 1/4 of Section 32, Township 55 South, Range 40 East
MIAMI–DADE COUNTY,. FLORIDA.

LEGAL DESCRIPTION:

PARENT TRACT:

Lots 2, 4, 6, and 8, in Block 20, of MAP OF PERRINE, according to the Plat thereof as recorded in Plat Book B, Page 79, of the Public Records of Miami-Dade County, Florida, all LESS the following as described in Eminent Domain Final Judgment in favor of Dade County, a political subdivision of the State of Florida recorded in Official Records Book 10357 at Page 6:

Commence at the SW corner of Lot 2, Block 20 of MAP OF PERRINE, according to the Plat thereof, as recorded in Plat Book B at Page 79 of the Public Records of Miami-Dade County, Florida, said point also being the POINT OF BEGINNING; thence run Southeasterly along the Southwest property line of said Lot 2 for 5.0 feet; thence run Northeasterly along a line that is 5 feet Southeast and parallel with the Northwesterly property line of said Lot 2 for 45.0 feet to a Point of Curvature of a circular curve concave to the Southeast and having a radius of 25.0 feet; thence run along the arc of said curve to a point of tangency, said point being 5.0 feet Southwesterly of the Northeast property line of said Lot 2; thence run Northeasterly 5.0 feet to the Northeast property line of Lot 2; thence run Northwesterly along the Northeast property line of Lot 2 for 30.0 feet to the Northwest corner of said Lot 2; thence run Southwesterly along the Northwest property line of Lot 2 for 70.0 feet to the POINT OF BEGINNING;

AND LESS the Northwesterly 5.0 feet of Lots 4, 6 and 8, in Block 20, MAP OF PERRINE, according to the Plat thereof, recorded in Plat Book B at Page 79 of the Public Records of Miami-Dade County, Florida.

TOGETHER WITH:

Lots 10, 12, 14 and 16, in Block 20, of MAP OF PERRINE, according to the Plat thereof as recorded in Plat Book B, Page 79, of the Public Records of Miami-Dade County, Florida, all LESS the following as described in Eminent Domain Final Judgment in favor of Dade County, a political subdivision of the State of Florida recorded in Official Records Book 10375 at Page 384:

The Northwesterly 5.00 feet and the Southwesterly 5.00 feet of the Northwesterly 25.00 feet of Lot 16 in Block 20 of MAP OF PERRINE according to the plat thereof recorded in Plat Book B, Page 79 of the Public records of Miami- Dade County, Florida;

AND LESS the external area formed by a 25.00 foot radius arc, concave to the Northwesterly tangent to a line that is 5.00 feet Southeasterly of and parallel with the Northwesterly line of said Lot 16 and tangent to a line that is 5.00 feet Northeasterly of and parallel with the Southwesterly line of said Lot 16 containing .011 acre, more or less;

AND LESS the Northwesterly 5.00 feet of Lots 10, 12 and 14, Block 20, MAP OF PERRINE according to the Plat thereof recorded in Plat Book B at Page 79, of the Public Records of Miami-Dade County, Florida.

AND LESS the following as described in Right-Of-Way Deed to Dade County, a political subdivision of the State of Florida recorded in Official Records Book 13656 at Page 1987: The Northwesterly 5 feet of Lots 10, 12, 14 and 16, Block 20, PERRINE SUBDIVISION, as recorded in Plat Book "B" at Page 79, of the Public Records of Miami-Dade County, Florida and the Southwesterly 5 feet of Lot 16 PERRINE SUBDIVISION, as recorded in Plat Book "B" at Page 79, of the Public Records of Miami-Dade County, Florida, and the area bounded by the Southeasterly line of the Northwesterly 5 feet of Lot 16 in said Block 20 and bounded by the Northeasterly line of the Southwesterly 5 feet of Lot 16 in said Block 20 and bounded by a 25 foot radius arc concave to the East, said arc being tangent to both of the last described lines.

PARCEL A:

Lots 2, 4, 6, 8, 10, 12, 14 and 16, in Block 20, of MAP OF PERRINE, according to the Plat thereof as recorded in Plat Book B, Page 79, of the Public Records of Miami-Dade County, Florida;

LESS

The Northwesterly 5.00 feet of Lots 4, 6, 8, 10, 12, and 14, Block 20, MAP OF PERRINE according to the Plat thereof recorded in Plat Book B at Page 79, of the Public Records of Miami-Dade County, Florida;

AND LESS

The Northeasterly and Northwesterly 5.00 feet of Lot 2, Block 20, MAP OF PERRINE according to the Plat thereof recorded in Plat Book B at Page 79, of the Public Records of Miami-Dade County, Florida;

AND LESS

The external area formed by a 25.00 foot radius arc concave to the South, tangent to a line that is 5.00 feet Southeasterly of and parallel with the Northwesterly line of Lot 2 in said Block 20 and tangent to a line that is 5.00 feet Southwesterly of and parallel with the Northeasterly line of Lot 2 in said Block 20;

AND LESS

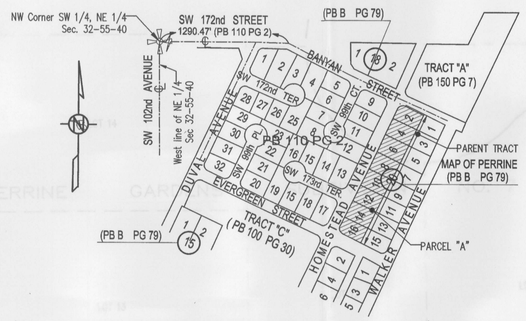
The Southwesterly and Northwesterly 5.00 feet of Lot 16, Block 20, MAP OF PERRINE according to the Plat thereof recorded in Plat Book B at Page 79, of the Public Records of Miami-Dade County, Florida;

AND LESS

The external area formed by a 25.00 foot radius arc concave to the East, tangent to a line that is 5.00 feet Southeasterly of and parallel with the Northwesterly line of Lot 16 in said Block 20 and tangent to a line that is 5.00 feet Northeasterly of and parallel with the Southwesterly line of Lot 16 in said Block 20.

GRAPHIC SCALE

(IN FEET)
1 inch = 300 ft.



LOCATION MAP
(Scale 1"=300')

A Portion of the NE 1/4 of Section 32, Township 55 South, Range 40 East
MIAMI–DADE COUNTY; FLORIDA.

NOTES:

Number of Acres:	1.50 +/- Acres (Parcel "A")
Number of Tracts:	1
Method of Sewer:	Sanitary Sewer
Method of Water:	Public Water
Property Zoned:	Perrine Community Urban Center (PECUC) Core sub-district Mixed-Use Main Street (MM) Land Use Designation (Lots 2, 4, 6 and 8) Mixed-Use Optional (MO) Land Use Designation (Lots 10, 12, 14 and 16)
Zoning Process Number:	Z2006000331
Dade County Flood Criteria:	9.0'+/- (Plat Book 120 at Page 13)
FEMA Base Flood Elevation	Zone X
Folio Number:	30-5032-004-1450, 30-5032-004-1460, 30-5032-004-1480, 30-5032-004-1500, 30-5032-004-1520, 30-5032-004-1540, 30-5032-004-1560 and 30-5032-004-1580.

DEVELOPMENT INFORMATION:

95 apartment units and 15,000 sq. ft. +/- Retail

PREPARED FOR:

Perrine Condominium, LLC.
6860 NW 75th Street
Medley, FL 33166

CONTACT PERSON INFORMATION

Name	Thomas Brownell
Telephone Number:	(305) 860-3866
Fax Number:	(305) 860-3870
e-mail address:	tbrownell@erbrownell.com

SURVEYOR'S NOTES:

Bearings are based on an assumed meridian, where the centerline of Homestead Avenue between Banyan Street and Evergreen Street, bears North 25°10'36" East. All distances as shown are based on the US Survey foot.

Elevations are referred to the National Geodetic Vertical Datum, 1929 (NGVD). Elevations are based on Miami-Dade County Benchmark B-321, the same being a PK Nail and Brass Washer in the concrete sidewalk in front of traffic control box located 86 feet NORTH of the centerline of SW 168th Street and 32 feet West of centerline of SW 102nd Avenue elevation 11.79 feet.

The accuracy obtained for all horizontal control measurements and office calculations of closed geometric figures, meets or exceeds the Standards of Practices set forth by the Florida Board of Professional Surveyors and Mappers as contained in Chapter 5J-17.051(3)(b)15.b.ii FAC of 1 foot in 7,500 feet for Suburban Areas. The elevations as shown are based on a closed level loop to the benchmark noted above, and meets or exceeds the Standards of Practices set forth by the Florida Board of Professional Surveyors and Mappers as contained in Chapter 5J-17.051(3)(b)15.a FAC, of a closure in feet of plus or minus 0.05 feet times the square root of the distance in miles.

This Wavier of Plat is based on: (i) recovered monumentation; (ii) the recorded description; (iii) underlying plat of the MAP OF PERRINE, recorded in Plat Book B, Page 79; (iv) the adjacent plat of "PERRINE GARDENS SUBDIVISION NO. 7" recorded in Plat Book 110 at Page 2; (v) the adjacent plat of "PERRINE GARDENS SUBDIVISION NO. 2" recorded in Plat Book 100 at Page 30; (vi) the adjacent plat of "AUTONATION PERRINE WEST" recorded in Plat Book 150 at Page 7 of the Public Records of Miami-Dade County and (vii) the Miami-Dade County Township Survey for Township 55 South, Range 40 East.

Any notorious evidence of occupation and/or use of the described parcel for Right-of-Way, Ingress or Egress are shown on this survey drawing. However, this survey does not purport to reflect any recorded instruments or Right-of-Way other than as shown on the underlying record plat or as stated in the legal description or as noted in the recorded documents provided to the Surveyor.

A comparison between measured (M), plat (P) and calculated (C) dimensions are delineated hereon. Measured dimensions (M) are based direct and indirect measurements of the recovered monumentation. Plat dimensions (P) are based the aforementioned plat of the MAP OF PERRINE. Calculated dimensions (C) are a protraction based on the adjacent plats and the Miami-Dade County Township Survey for Township 55 South, Range 40 East. Although the information depicted on the Miami-Dade County Township Survey was prepared from the best available information, Miami-Dade County assumes no responsibility for any errors or omissions.

The Subject Property does not lie within a Special flood Hazard Area (SFHA) as shown on the National Flood Insurance Programs, Flood Insurance Rate Map for Miami-Dade County, Florida and Incorporated Areas Map No. 12086C0601L, Community No. 120635, bearing a revised date of September 11, 2009. Said map delineates the herein described land to be situated within Zone X, an area of minimal flood hazard and outside of the 0.2% annual chance floodplain.

The Subject Property currently lies within the Perrine Community Urban Center (PECUC). The zoning information is based on the Miami-Dade County Zoning GIS application http://gisweb.miamidade.gov/zoning/) and is for reference purposes only. Verify with the Miami-Dade County Regulatory and Economic Resources Department, Development Services Division for specific requirements as to dimensional regulations, definitions and permitted uses.

NOTE all recording references noted hereon, refer to the Public Records of Miami-Dade County, Florida, unless otherwise noted.

This "Wavier of Plat" shown hereon in its graphic form, is the record depiction of the surveyed lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital format of this Survey. This map is intended to be displayed at a scale of 1"=30' or smaller.

SURVEYOR'S CERTIFICATION:

This is to certify that there are no existing structures, improvements, utilities or easements of record on or adjacent to the land herein described other than as shown hereon, and that this "Wavier of Plat" is a Boundary Survey and has been prepared under my supervision and is true and correct; I further certify that this "Wavier of Plat" meets the Standards of Practice set forth by the Florida Board of Professional Surveyors and Mappers as set forth in Chapter 5J-17, Florida Administrative Code, pursuant to Chapter 472.027, Florida Statutes.

E. R. BROWNELL AND ASSOCIATES, INC.

Thomas Brownell, Executive Vice-President
Professional Land Surveyor No. 2891
State of Florida

The survey map and notes and/or report or the copies thereof are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper. Any additions or deletions to the survey map and notes and/or report by other than the signing party or parties is prohibited without written consent of the signing party or parties.

E.R. Brownell & Associates, Inc.
CONSULTING ENGINEERS LAND PLANNERS SURVEYORS & MAPPERS
2525 SW 27 AVENUE Miami, Florida, 33133
305-860-3866 WWW.ERBROWNELL.COM 305-860-3870 (FAX)

Drawn by: JB	Ref.	F.B. 1171-67	PLS/FSM No. 6779
Chk. by: AAP	Scale: 1"=300'	Date: 6-24-2016	Certification No. LB3761

WAIVER OF PLAT
HOMESTEAD AVE / BANYAN ST MIA, FL

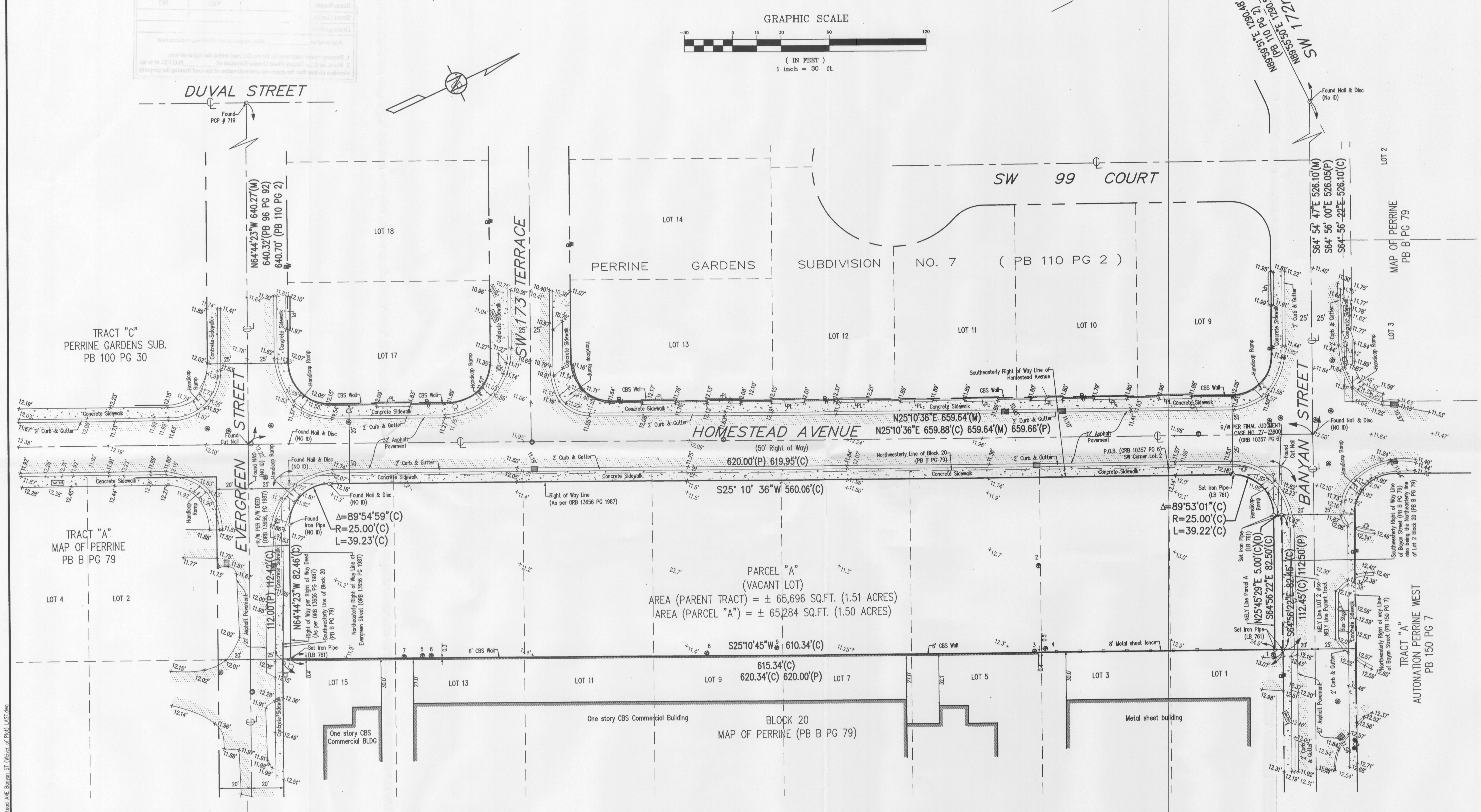
No.	Date	Apvd.	Job No.	Description

Sheet: 1 OF 2
J.N. 58022
Sk. No.
T-940

Q:\Proj\58022 Homestead AVE Banyan ST (Waiver of Plat)\58022 Homestead AVE Banyan ST (Waiver of Plat) LAST.dwg

WAIVER OF PLAT

Lots 2, 4, 6, 8, 10, 12, 14, 16 BLOCK 20 Map of Perrine, Plat Book B Page 79,
lying in a Portion of the NE 1/4 of Section 32, Township 55 South, Range 40 East
MIAMI-DADE COUNTY,. FLORIDA.



SYMBOL LEGEND

- Concrete Pole
- Center Line
- Overhead utility line
- Property Corner
- Single Support Sign
- Water Meter
- Wood Pole
- Water Valve
- 10.4' Spot Elevation

ABREVIATIONS:

(C)	Calculated Dimension
(M)	Measured Dimension
(R)	Record Dimension Base City Miami Atlas Map
(P)	Plat Dimension
R/W	Right of Way
CBS	Concrete Block Structure
PB	Plat Book
PG	Page
Conc.	Concrete
sq ft	Square feet
BLDG	Building
CBS	Concrete Block Structure
F.F.Elev.	Finished Floor Elevation
F.I.P.	Found Iron Pipe
F.I.R.	Found Iron Rod

TREE LIST

Tree Number	Common Name	Botanical Name	Diameter (Feet)	Height (Feet)	Canopy (Feet)
1	Gumbo-Limbo	Bursera simaruba	1.7	35	50
2	Gumbo-Limbo	Bursera simaruba	1.8	35	50
3	Royal Poinciana	Delonix regia	2	40	60
4	Ficus	Ficus benjamina	1.2	50	50
5	Unknown	Unknown	0.5	25	20
6	Unknown	Unknown	0.5	25	20
7	Unknown	Unknown	0.5	25	20
8	Unknown	Unknown	0.9	25	15
9	Unknown	Unknown	1.1	25	15

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WWW.ERBROWNELL.COM

Drawn by: JB	Ref.	F.B. 1171-67	PLS/PSM No. 6779
Chk. by: AAP	Scale: 1"=30'	Date: 6-24-2016	Certification No. LB761

WAIVER OF PLAT
HOMESTEAD AVE / BANYAN ST MIA, FL

No.	Date	Apvd.	Job No.	Description

Sheet: 2 OF 2
J.N. 58022
Sk. No.
T-940

Q:\Proj\58022 Homestead AVE Banyan ST (Weiver of Plat)\58022 Homestead AVE Banyan ST (Weiver of Plat) LAST.dwg