

IMPORTANT NOTICE TO APPLICANT:

THIS APPLICATION CONSISTS OF TWO (2) PAGES. BOTH PAGES MUST BE COMPLETED AND SUBMITTED IN ORDER TO PROCESS

Submittal deadline for this application and all associated documentation is Monday, 9:00AM. The fee amount will be calculated once this application is received and processed. In order for this item to be placed on the next available Plat Committee Agenda, the full correct fee must be paid no later than the following day, Tuesday, noon time. Failure to submit this form and fees by the aforementioned deadlines will result in this item not being placed on the next available Plat Committee agenda.

FOR OFFICIAL USE ONLY:

Agenda Date: _____

Waiver No. D- _____

Received Date: _____

APPLICATION FOR WAIVER OF PLAT

Municipality: UNINCORPORATED Sec.: 31 Twp.: 52 S. Rge.: 42 E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.

1. Owner's Name: 251 NE 116 Holdings, LLC Phone: 973-564-0015
Address: 5308 13th Ave Suite 126 City: Brooklyn State: NY Zip Code: 11219
Owner's Email Address: abe@argylemgmt.com
2. Surveyor's Name: John Ibarra & Assoc., Inc. Phone: (305) 262-0400
Address: 777 NW 72 Ave Suite 3025 City: Miami State: FL Zip Code: 33126
Surveyor's Email Address: javier@ibarralandsurveyors.com
3. Legal Description of Cutout Tract: Lot 7 and the West one-half of Lot 8, Block 1 of Tresulee, as recorded in Plat Book 7, at Page 141, of the Public Records of Miami-Dade County, FL.
4. Folio No(s): 30-2231-040-0040 / _____ / _____
5. Legal Description of Parent Tract: Lot 7 and the West one-half of Lot 8, Block 1 of Tresulee, as recorded in Plat Book 7, at Page 141, of the Public Records of Miami-Dade County, FL.
6. Street Boundaries: Between NE 117th St and NE 116th St and between SR 909/W Dixie Hwy and W Biscayne Canal Rd
7. Present Zoning: RU-1 Zoning Hearing No.: _____
8. Proposed use of Property:
Single Family Res.(1 Units), Duplex(_____ Units), Apartments(_____ Units), Industrial/Warehouse(_____ Square .Ft.),
Business(_____ Sq. Ft.), Office(_____ Sq. Ft.), Restaurant(_____ Sq. Ft. & No. Seats _____), Other (_____ Sq. Ft. & No. of Units _____)
9. Does the property contain contamination? YES: ☐ NO: ☒

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

Any soil groundwater or surface water contaminants exceeding standards or criteria outlined in local, state, and/or federal law, shall be disclosed. Furthermore, any portion of the of the property to be conveyed (including right-of-way) must be identified, and the receiving entity must be made aware of the contamination and accept the conveyance. Documentation of acceptance from each entity shall be provided with the plat application.

Be advised that Miami-Dade County will not accept the conveyance of contaminated property for right-of-way: right-of-way areas must be fully restored to applicable local, state, and/or federal standards or criteria.

Please note nothing stated herein may be interpreted to limit or restrict an engineer's or other professional's responsibility to prepare plans accurately and completely for proposed right-of-way as well as any other projects or plans. For proposed dedications of non-right-of-way properties, any soil, groundwater or surface water contaminants must be disclosed to the County Department at the earliest stage possible. The presence of any such contamination or delay in disclosure of such contamination could result in the County declining the acceptance of the proposed dedication, the need for the developer to reconfigure or change previously approved site plans, or conduct changes to the proposed development may be required. The applicant may contact the DERM Environmental Monitoring and Restoration Division at 305-372-6700 for additional information.

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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 County. 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 final 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 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:

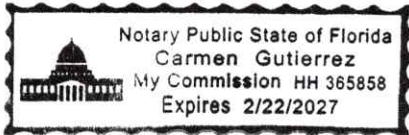
Signature of Owner: *[Signature]*

COUNTY OF MIAMI-DADE)

(Print name & Title here): Avraham Fagelbaum, Manager

BEFORE ME, personally appeared _____ this 4 day of March, 2024 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposed therein. Personally known or produce Driver's License as identification and who did (not) take an oath.

WITNESS my hand and seal in the County and State last aforesaid this 4 day of March, 2024 A.D.



(NOTARY SEAL)

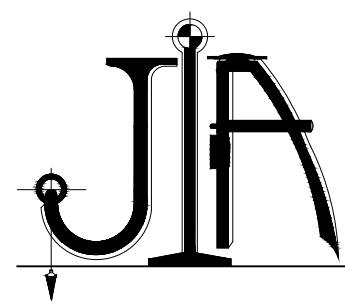
Signature of Notary Public: *[Signature]*

(Print, Type name here: Carmen Gutierrez)

(Commission Expires)

(Commission Number)

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

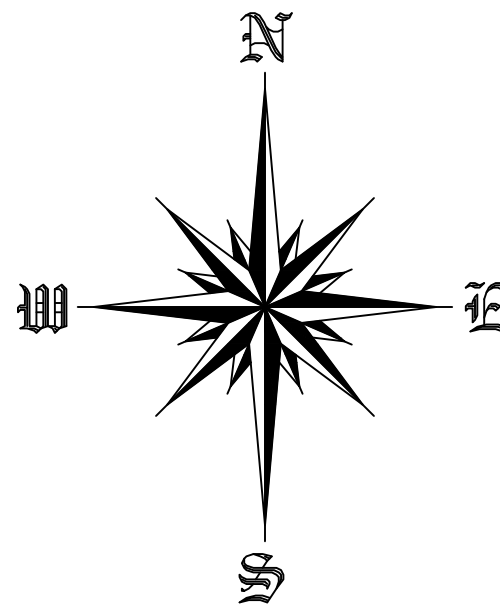


JOHN IBARRA & ASSOC., INC.
Professional Land Surveyors & Mappers

WWW.IBARRALANDSURVEYORS.COM
777 N.W. 72nd AVENUE, SUITE 3025, MIAMI, FLORIDA 33126
PH: (305) 262-0400 FAX : (305) 262-0401

WAIVER OF PLAT
(MAP OF BOUNDARY AND TOPOGRAPHIC SURVEY)

LOT 7 AND THE WEST ONE-HALF OF LOT 8, BLOCK 1, TRESULEE, ACCORDING TO THE PLAT THEREOF,
AS RECORDED IN PLAT BOOK 7, PAGE 141, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
LYING IN THE NW 1/4 OF SECTION 31, TOWNSHIP 52 SOUTH, RANGE 42 EAST, MIAMI-DADE COUNTY, FLORIDA.



LEGAL DESCRIPTION OF THE PARENT TRACT PARCEL "A":

LOT 7 AND THE WEST ONE-HALF OF LOT 8, BLOCK 1, TRESULEE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE 141, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SURVEYOR'S SURVEY NOTES:

1. THIS BOUNDARY AND TOPOGRAPHIC SURVEY HEREIN WAS SURVEYED AND DESCRIBED BASED ON THE SHOWN LEGAL DESCRIPTION PROVIDED BY CLIENT
2. ALL ELEVATIONS SHOWN ARE REFERRED TO NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.) OF 1929 MIAMI-DADE COUNTY.
3. BENCHMARK NOM RM#2; LOCATOR No. 2105, US C & G BRASS DISC IN CONC IN ASPHALT DRIVEWAY, 174' E OF NOM #3; NE 119 ST --- 51' NORTH OF C/L AND NE 1 AVE --- 210' EAST OF C/L; ELEVATION IS 14.18 FEET OF N.G.V.D. OF 1929.
4. THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THE SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA.
5. NO UNDERGROUND UTILITIES OTHER THAN THOSE SHOWN ON THE SURVEY WERE FOUND. UNLESS OTHERWISE SPECIFIED, THIS FIRM HAS NOT LOCATED ANY FOOTINGS AND/OR FOUNDATIONS UNDERGROUND.
6. THIS IS A BOUNDARY AND TOPOGRAPHIC SURVEY FOR A WAIVER OF PLAT.

7. THE ACCURACY OBTAINED FOR ALL HORIZONTAL CONTROL MEASUREMENTS, BASED ON A 95% CONFIDENCE LEVEL, VERIFIED BY REDUNDANT MEASUREMENTS AND OFFICE CALCULATIONS OF CLOSED GEOMETRIC FIGURES, MEETS OR EXCEEDS AN EQUIVALENT LINEAR CLOSURE STANDARD OF 1 FOOT IN 7,500 FEET (SUBURBAN). THE ELEVATIONS AS SHOWN ARE BASED ON A CLOSED LEVEL LOOP TO THE BENCHMARK NOTED ABOVE AND MEETS OR EXCEEDS A CLOSURE IN FEET OF PLUS OR MINUS 0.05 FEET TIMES THE SQUARE ROOT OF THE DISTANCE IN MILES.

8. BEARINGS SHOWN HEREON ARE RELATIVE TO THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST COAST ZONE, NORTH AMERICAN DATUM OF 1983/1990 ADJUSTMENT, A BEARING OF S 87° 21' 51" W, ALONG THE CENTERLINE OF NE 116th STREET.

9. FENCE OWNERSHIP NOT DETERMINED. THE TERM "ENCROACHMENT" MEANS VISIBLE AND ABOVE GROUND ENCROACHMENTS.

DEVELOPMENT INFORMATION

OWNER:
251 NE 116 HOLDINGS LLC
MAILING ADDRESS:
5308 13TH AVE SUITE 126
BROOKLYN, NY 11219

DEVELOPMENT INFORMATION:
PARENT TRACT PARCEL "A" CONTAINING 12,683 SQ. FT. +/- OR 0.29 ACRES +/- VACANT

FLOOD CRITERIA:
MIAMI-DADE COUNTY FLOOD CRITERIA AS SHOWN ON MIAMI-DADE COUNTY'S 2022, GIS OPEN DATA FLOOD CRITERIA MAP WEBSITE:
11.0 FEET (NAVD 1988)

ZONING DISTRICT:
(RU-1) SINGLE-FAMILY RESIDENTIAL

PROPOSED USE: SINGLE FAMILY RESIDENTIAL
UNDER A/C AREA PROPOSED: FIRST FLOOR = 3,829 SQ. FT.

TOTAL AREA: 4,438 SQ. FT.

ALL EXISTING STRUCTURES AND IMPROVEMENTS TO BE DEMOLISHED.

PAVING AND DRAINAGE PERMIT # PD202400056

WATER AND SEWER SERVICES:

PUBLIC WATER TO BE UTILIZED

SEPTIC TANK TO BE UTILIZED

ABBREVIATIONS

ASPH. = ASPHALT
B.M. = BENCHMARK
B.O.B. = BASIS OF BEARING
C.B. = CATCH BASIN
CL. = CLEAR
C.L.F. = CHAIN LINK FENCE
CONC. = CONCRETE
C.S. = CONCRETE SLAB
DEGR. = DEGREES
ENCR. = ENCROACHED
ELEV. = ELEVATION
E.M. = ELECTRIC METER
F.I.R. = FOUND IRON ROD
F.I.P. = FOUND IRON PIPE
F.F.E. = FINISHED FLOOR ELEVATION
F.N.D. = FOUND NAIL & DISK
FT. = FEET
FNIP. = FEDERAL NATIONAL INSURANCE PROGRAM
LB. = LICENSED BUSINESS
L.F.E. = LOWEST FLOOR ELEVATION
MIN. = MINUTES
(M) = MEASURED
(R) = RECORD
M.H. = MANHOLE
N.A.P. = NOT A PART OF
N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
or No. = NUMBER
O.S. = OFFSET
O.R.B. = OFFICIAL RECORDS BOOK
P.W.M. = PAVEMENT
P.W.Y. = PARKWAY
P.L.S. = PROFESSIONAL LAND SURVEYOR
R/W. = RIGHT-OF-WAY
RGE. = RANGE

SEC. = SECTION
SWK. = SIDEWALK
S.I.R. = SET IRON REBAR
S. = SOUTH
S. = SECONDS
TWP. = TOWNSHIP
RGE. = RANGE
T.B.M. = TEMPORARY BENCHMARK
U.E. = UTILITY EASEMENT
U.P. = UTILITY POLE
W.M. = WATER METER
W.F. = WOOD FENCE
C. = CENTER LINE
± = MORE OR LESS
± = DENOTE SECTION CORNER
31-52-42 = SECTION 31, TOWNSHIP 52 SOUTH, RANGE 42 EAST

LEGEND

—○— = OVERHEAD UTILITY LINES
—X—X—X— = CHAIN LINK FENCE
—|—|—|— = IRON FENCE
—|—|—|— = BUILDING SETBACK LINE
—|—|—|— = UTILITY EASEMENT
—|—|—|— = LIMITED ACCESS R/W
x 0.00 = EXISTING ELEVATIONS

CONTACT INFORMATION:

JULIO E. PEREZ, P.S.M.
JOHN IBARRA & ASSOCIATES, INC.
(305) 262-0400
777 NW 72nd AVE, SUITE 3025
MIAMI, FL 33126
EMAIL: juliop@ibarralandsurveyors.com

CONTACT INFORMATION:

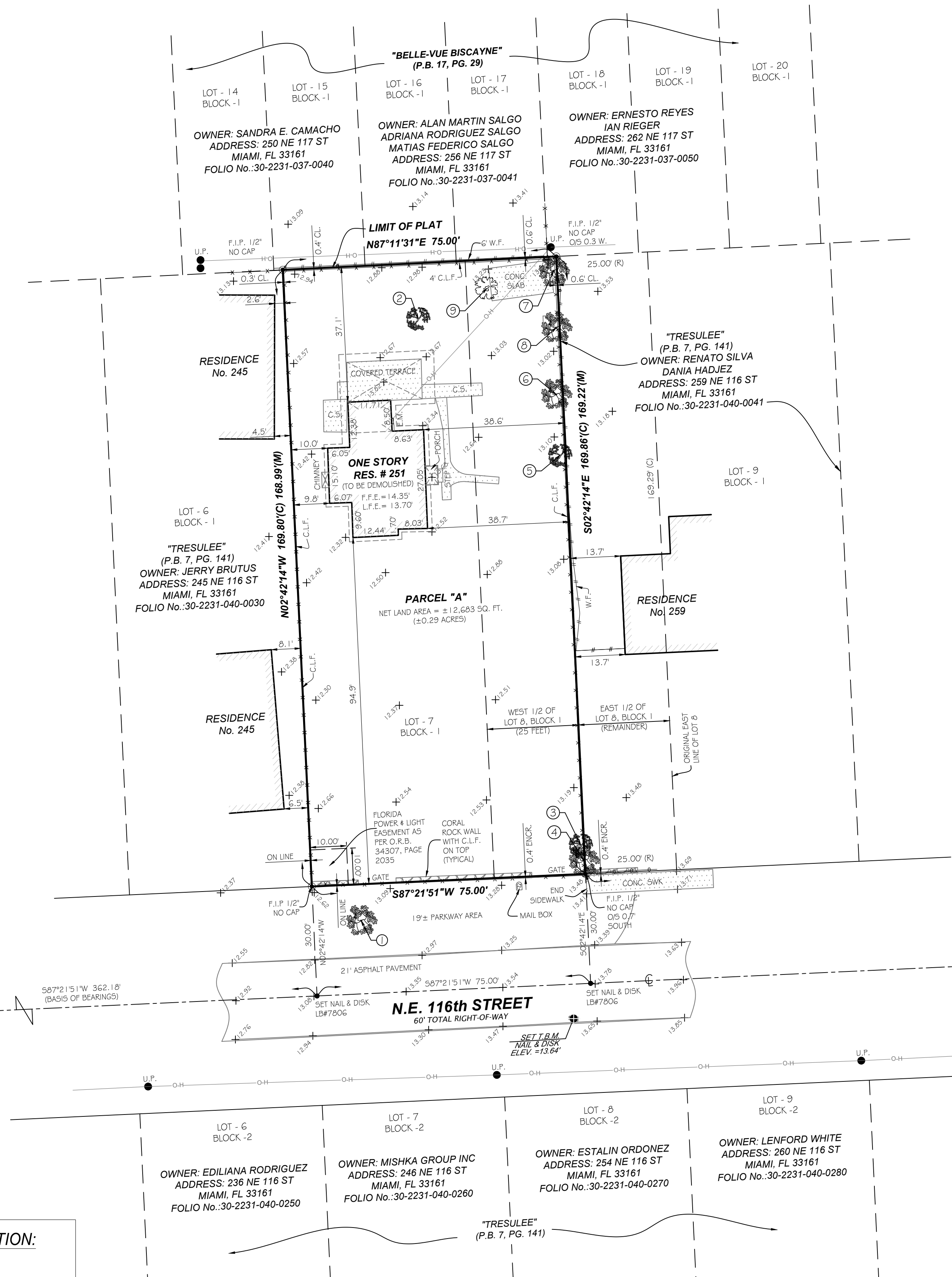
JAVIER MOREJON
JOHN IBARRA & ASSOCIATES, INC.
(305) 262-0400
777 NW 72nd AVE, SUITE 3025
MIAMI, FL 33126
EMAIL: javier@ibarralandsurveyors.com

OWNERS INFORMATION:

251 NE 116 HOLDINGS LLC
(973) 564-0015
MAILING ADDRESS:
5308 13TH AVE SUITE 126
BROOKLYN, NY 11219
EMAIL: Abe@argylemgmt.com

OTHER CONTACT:

ALFRED WAICH, CEO
(786) 553-7368
EMAIL: alfred@waich.net



SPECIAL EXCEPTIONS :

a. ALL MATTERS CONTAINED ON THE PLAT OF TRESULEE, AS RECORDED IN PLAT BOOK 7, PAGE 141, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

b. AGREED ORDER RELATING TO WATER SERVICE RECORDED IN OFFICIAL RECORDS BOOK 12740, PAGE 3058 AND OFFICIAL RECORDS BOOK 13177, PAGE 1683, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

c. AGREED ORDER RELATING TO SEWAGE SERVICE RECORDED IN OFFICIAL RECORDS BOOK 12740, PAGE 3060 AND OFFICIAL RECORDS BOOK 13177, PAGE 1681, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

d. UNDERGROUND EASEMENT (BUSINESS) GRANTED TO FLORIDA POWER & LIGHT COMPANY RECORDED IN OFFICIAL RECORDS BOOK 34307, PAGE 2035, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. (AS TO THE SUBJECT PROPERTY ONLY).

PROPERTY ADDRESS:

251 NE 116th STREET, MIAMI, FLORIDA 33161

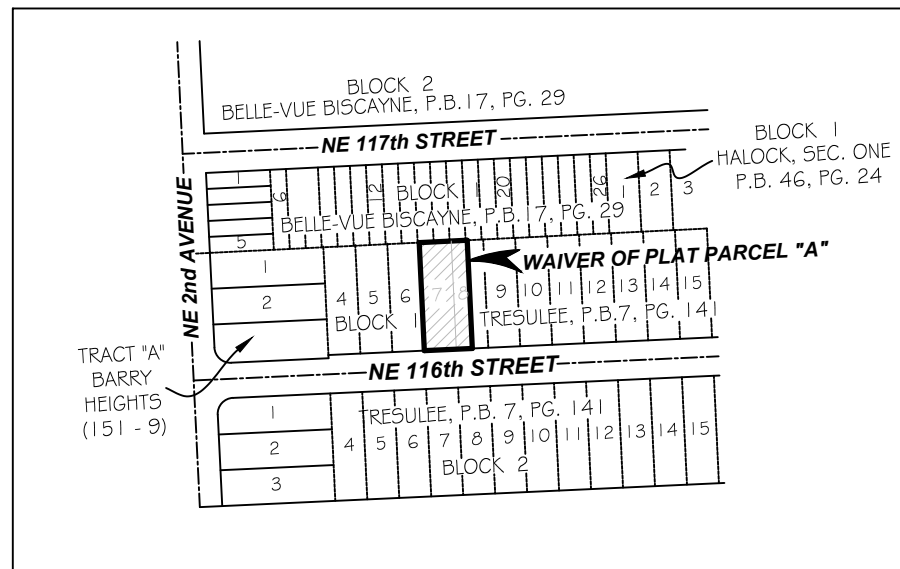
FOLIO NUMBER:

30-2231-040-0040

FEMA INFORMATION:

THE NATIONAL FLOOD INSURANCE PROGRAM MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LANDS TO BE SITUATED IN:

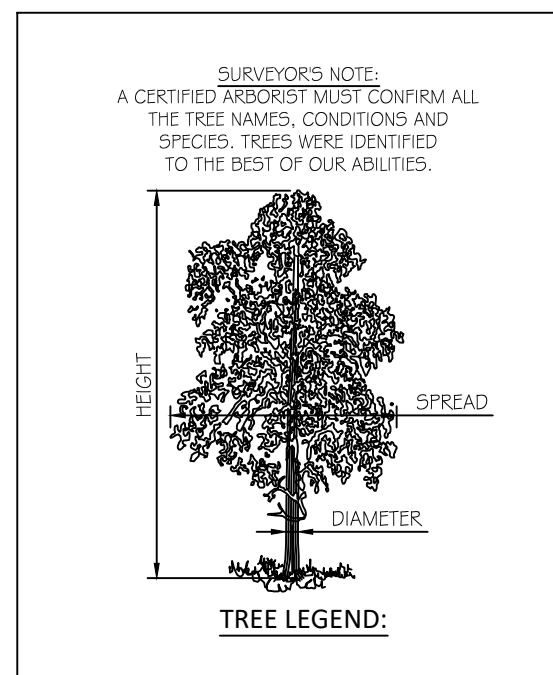
COMMUNITY NAME: MIAMI-DADE COUNTY
COMMUNITY NUMBER: 120635 (UNINCORPORATED AREA)
PANEL NUMBER: 0139
SUFFIX: L
FLOOD ZONE: X
HAVING A BASE FLOOD ELEVATION (N/A)
DATE OF FIRM: 09/11/2009.



LYING IN THE NW 1/4 IN SECTION 31, TOWNSHIP 52 SOUTH, RANGE 42 EAST, MIAMI-DADE COUNTY, FLORIDA.

LOCATION SKETCH

SCALE 1" = 300'



TREE TABLE				
No.	Name	Diameter (FL)	Height (FL)	Spread (FL)
1	FIGUS	2	30	30
2	MANGO	2	30	30
3	SYAGRUS PALM	0.50	18	10
4	FIGUS	0.50	25	15
5	UMBRELLA	6	25	20
6	FIGUS	6	25	20
7	FIGUS	5	25	20
8	FIGUS	2.50	25	15
9	OAK	0.30	22	15
10	AVOCADO TREE	0.30	17	8

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY: THIS "BOUNDARY AND TOPOGRAPHIC SURVEY" AND A WAIVER OF PLAT OF THE PROPERTY DESCRIBED HEREON, HAS RECENTLY BEEN SURVEYED AND DRAWN UNDER MY SUPERVISION, AND COMPLIES WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

BY: _____ JULIO E. PEREZ, for the Firm (DATE)

PROFESSIONAL SURVEYOR AND MAPPER No.: 6029 STATE OF FLORIDA
(NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER).
CERTIFICATE OF AUTHORIZATION LB # 7806.

REVISED ON: UPDATE OPINION OF TITLE 4/18/25

REVISED ON: ORIGINAL SURVEY DATE 02/13/24

DRAWN BY:	JEP
SURVEY DATE:	04/18/2025
SURVEY NO:	24-000240-1
SHEET:	1 OF 1

LB# 7806 SEAL