

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: MIAMI ☒ Sec.: 28 Twp.: 53 S. Rge.: 41 E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.

1. Owner's Name: 1544 Coral Group LLC Phone: 3054580027

Address: 1825 Ponce de Leon Blvd. Ste. 345 City: Coral Gables State: FL Zip Code: 33134

Owner's Email Address: coralgroup13@yahoo.com

2. Surveyor's Name: Juan R Martinez Phone: 3055527007

Address: 8550 West Flagler St. Ste. 121 City: Miami State: FL Zip Code: 33144

Surveyor's Email Address: martinez.associates@live.com

3. Legal Description of Cutout Tract: _____

4. Folio No(s): 3031330142670 / _____ / _____

5. Legal Description of Parent Tract: The E 10 ft of Lot 326, all of Lots 327 & 328, of Grapeland Heights Second Section, according to the Plat thereof, as recorded in PB17-Pg14, MD-C, FL.

6. Street Boundaries: 3651 NW 20 street. Miami, FL 33142

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.

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

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:

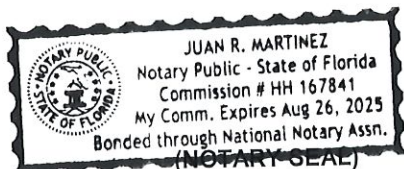
Signature of Owner: Pedro Mantilla

COUNTY OF MIAMI-DADE)

(Print name & Title here): Pedro Mantilla - Manager

BEFORE ME, personally appeared Pedro Mantilla this 30 day of August, 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 as identification and who did (not) take an oath.

WITNESS my hand and seal in the County and State last aforesaid this 30 day of August, 2024 A.D.



Signature of Notary Public: Juan R. Martinez

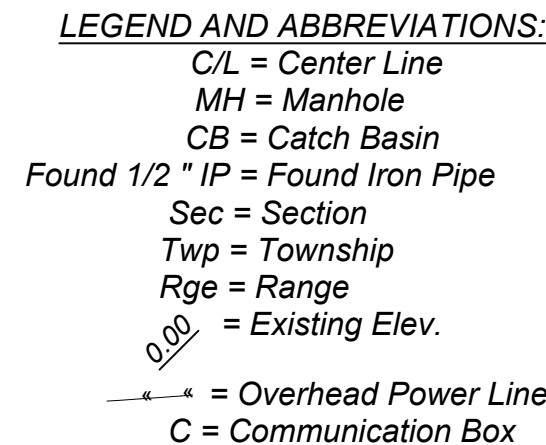
(Print, Type name here: Juan R. Martinez)

August 26 2025 HH167841
(Commission Expires) (Commission Number)

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

RESET FORM

PRINT FORM



FOR: 1544 CORAL GROUP LLC

LOCATION SKETCH

Scale 1"=300'

THE EAST 10.00 FEET OF LOT 326, ALL OF LOTS 327 AND 328, OF GRAPELAND HEIGHTS SECOND SECTION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 17 AT PAGE 14, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

ADDRESS:
3651 NW 20 ST MIAMI, FL 33142

CERTIFIED TO:
1544 CORAL GROUP LLC

THE NATIONAL FLOOD INSURANCE RATE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, DELINEATES THE HEREIN DESCRIBED LAND TO BE SITUATED IN ZONE: AE, MAP/PANEL: 12086C/0292, SUFFIX: L, EFFECTIVE DATE: 9/11/2009 AND BASE FLOOD ELEV.: 8.0 FEET
COMMUNITY: CITY OF MIAMI : 120650.

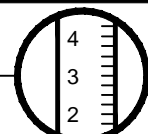
PROPOSED USE: ONE SINGLE FAMILY RESIDENCE - 4,337 Sq Ft

- 1) EXAMINATION OF THE "ABSTRACT OF TITLE" WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THIS PROPERTY.
- 2) LOCATION AND IDENTIFICATION OF UTILITIES AND EASEMENTS ARE SHOWN IN ACCORDANCE WITH RECORDED PLAT IF ANY.
- 3) OWNERSHIP IS SUBJECT TO THE "OPINION OF TITLE".
- 4) THIS IS A: BOUNDARY SURVEY AND WAIVER OF PLAT.
- 5) THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR.
- 6) ALL RIGHTS-OF-WAYS SHOWN ARE PUBLIC UNLESS OTHERWISE NOTED.
- 7) THIS SURVEY HAS A TRAVERSE CLOSURE OF NO LESS THAN 1.0 FOOT IN 7,500 FEET.
- 8) PROPERTY ZONING: RU-1
- 9) NUMBER OF ACRES: 8,651.40 Sq. Ft. (0.20 ACRES, MORE OR LESS).
- 10) NUMBER OF TRACTS: 1 TRACT.
- 11) MIAMI-DADE FLOOD CRITERIA ELEVATION: 7.50 FEET (N.G.V.D.)
- 12) ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.
- 13) BENCH MARK USED: H-305 ELEVATION (N.G.V.D.29) 7.63 FEET.
- 14) SEWER SERVICE: CENTRAL
- 15) WATER SERVICE: CENTRAL

I HEREBY CERTIFY: THAT THE ATTACHED WAIVER OF PLAT, AND LEGAL DESCRIPTIONS ASSOCIATED THEREWITH, COMPLY WITH ALL APPLICABLE REQUIREMENTS OF CHAPTER 28, SUBDIVISION CODE OF MIAMI-DADE COUNTY, FLORIDA.
CERTIFIED THIS 29th DAY OF AUGUST, A.D., 2024.

JUAN R MARTINEZ
PROFESSIONAL LAND SURVEYOR No.: 2160
STATE OF FLORIDA
JUAN R MARTINEZ AND ASSOCIATES
8550 WEST FLAGLER STREET, SUITE 121
CERTIFICATE OF AUTHORIZATION NO. : 1751

Note: Revise to comply with MD County comments 04-16-2025



ENGINEERS · LAND PLANNERS · LAND SURVEYORS

8550 WEST FLAGLER STREET, SUITE 121, MIAMI, FLORIDA, 33144, PHONE (305)552-7007 & (305) 552-7016,
E-MAIL: MARTINEZ.ASSOCIATES@LIVE.COM

BY: JUAN R. MARTINEZ
PROFESSIONAL LAND SURVEYOR NO.: 2166
STATE OF FLORIDA
CERTIFICATE NO. L.B. 1751

DRAWN BY: L.R

DATE: 08-29-2024

CHECKED BY: J.R.M.

DATE: 04-16-2025

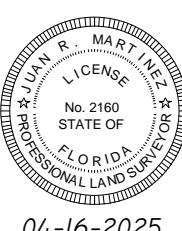
SCALE : 1" = 10'

ORDER No. : 43563

SHEET No. 1 OF 1 SHEET

THIS ITEM HAS BEEN
DIGITALLY SIGNED AND
SEALED BY JUAN R. MARTINEZ,
P.L.S. ON THE DATE
ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS
DOCUMENT ARE NOT
CONSIDERED SIGNED AND
SEALED AND THE SIGNATURE
MUST BE VERIFIED ON ANY
ELECTRONIC COPIES.



04-16-2025