

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.: 13 Twp.: 54 S. Rge.: 40 E. / Sec.: 13 Twp.: 54 S. Rge.: 40 E.

1. Owner's Name: David Cespedes and Jessica Melgarejo Cespedes Phone: 786-326-4574
Address: 6060 SW 35th St City: Miami State: FL Zip Code: 33155
Owner's Email Address: DAVID@CESPEDESREALTY.COM
2. Surveyor's Name: Ricardo Ortiz Phone: _____
Address: 9350 SW 22ND TER City: MIAMI State: FL Zip Code: 33165
Surveyor's Email Address: rickortiz1966@gmail.com
3. Legal Description of Cutout Tract: Lot 1 less the East 15 feet and all of Lot 22, in Block 8, of AMENDED PLAT OF CENTRAL MIAMI PART ONE; according to the Plat thereof, as recorded in Plat Book 10, at Page 75, of the public Records at Miami-Dade County, Florida
4. Folio No(s): 30-4013-018-1220 / _____ / _____ / _____
same as above. Not changing
5. Legal Description of Parent Tract: _____
6. Street Boundaries: 35th St frontage on 60th ave block
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)
COUNTY OF MIAMI-DADE)

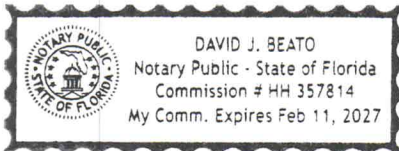
SS:

Signature of Owner:

(Print name & Title here):

BEFORE ME, personally appeared David Cespedes this 9 day of May, 2025 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposed therein. Personally known or produce Florida driver license as identification and who did (not) take an oath.

WITNESS my hand and seal in the County and State last aforesaid this 9 day of May, 2025 A.D.



(NOTARY SEAL)

Signature of Notary Public:

(Print, Type name here):

2/11/27

(Commission Expires)

HH 357814

(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

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STATE OF FLORIDA)
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SS:

Signature of Owner:

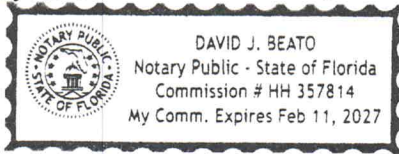
Jessica M Cespedes

(Print name & Title here):

Jessica M. Cespedes

BEFORE ME, personally appeared Jessica Cespedes this 9 day of May, 2025 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposed therein. Personally known or produce Florida driver license as identification and who did (not) take an oath.

WITNESS my hand and seal in the County and State last aforesaid this 9 day of May, 2025 A.D.



Signature of Notary Public:

[Signature]

(Print, Type name here):

David J. Beato

2/11/27

(Commission Expires)

HH357814

(Commission Number)

(NOTARY SEAL)

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

RESET FORM

PRINT FORM

WAIVER OF PLAT BOUNDARY AND TOPOGRAPHIC SURVEY

LOT 1 LESS THE EAST 15 FEET AND ALL OF LOT 22,
IN BLOCK 8, OF AMENDED PLAT OF CENTRAL MIAMI
PART ONE; ACCORDING TO THE PLAT THEREOF IN PLAT
BOOK 10, AT PAGE 75, OF THE PUBLIC RECORDS OF
MIAMI-DADE COUNTY, FLORIDA.

A SUBDIVISION OF THE S. 3/4, OF THE S.E. 1/4,
EXCEPTING THE E. 1/2 OF S.E. 1/4 OF THE S.E. 1/4,
OF SECTION 13, TOWNSHIP 54 SOUTH, RANGE 40 EAST.
MIAMI-DADE COUNTY, FLORIDA.

LEGEND:

— CENTER LINE
— SPOT ELEVATIONS
— WOOD POWER POLE
— WATER METER

ABBREVIATIONS:

A/C AIR CONDITIONER
(Meas) MEASURED
(R) RECORD
RES. RESIDENCE
No. NUMBER
CONC. CONCRETE
O.U.L. OVERHEAD UTILITY LINE
R/W RIGHT OF WAY
(TYP) TYPICAL
CBS CONCRETE BLOCK AND STUCCO
CL CLEAR
PL PROPERTY LINE
F.I.P. FOUND IRON PIPE
F.F.E. FINISH FLOOR ELEVATION



NORTH

SCALE 1" = 20'

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

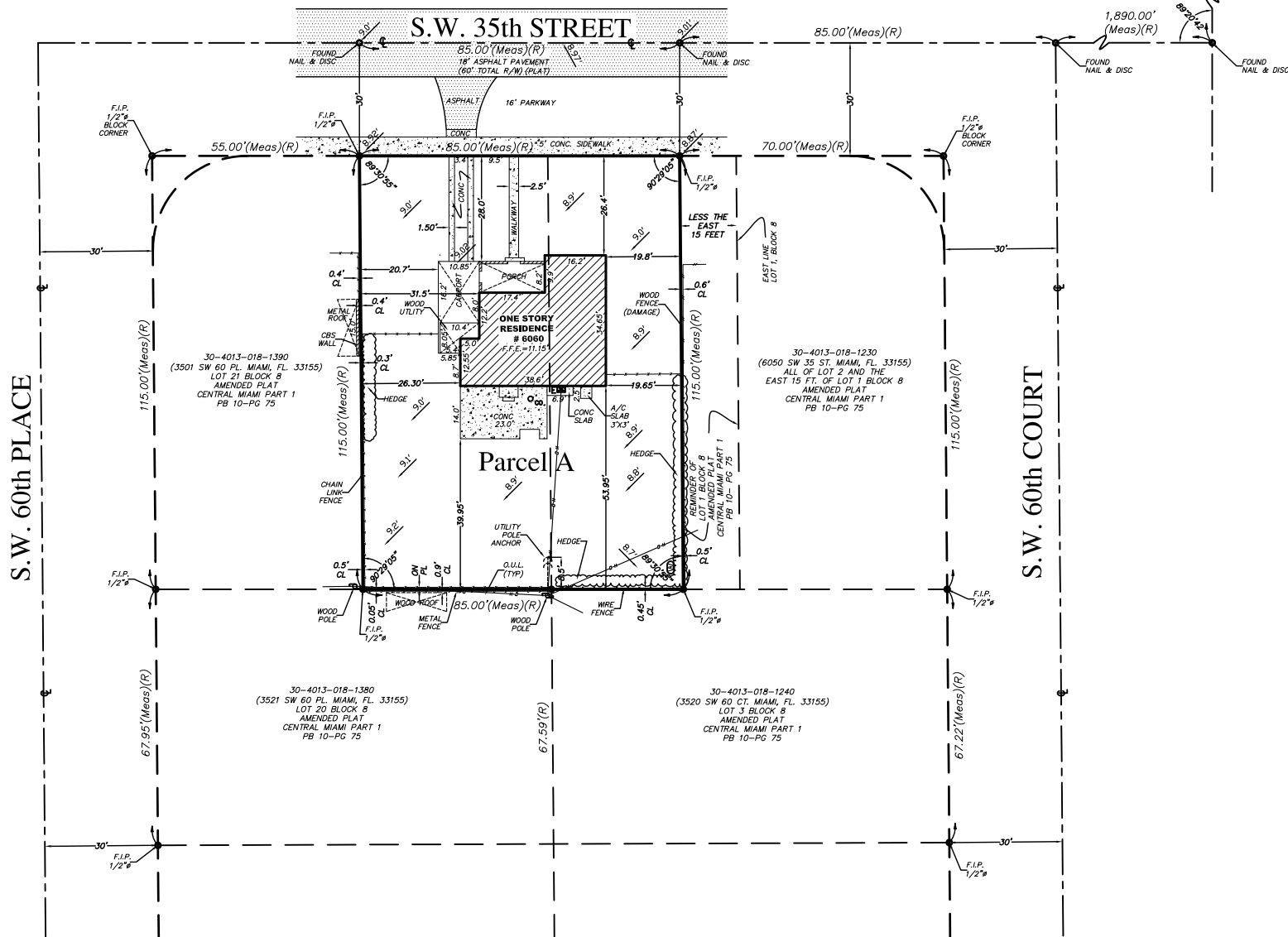
F.I.P. 1/2" N.E. CORNER OF THE S. 1/2 OF THE N. 1/2 OF THE S.E. 1/4, OF SEC. 13-54-40

AREAS BREAKDOWN NOTE:

NET LOT AREA: 9,775 SQUARE FEET= 100%
ACTUAL AREA: 1,437 SQUARE FEET= 14.7%
LIVIN AREA: 1,045 SQUARE FEET= 10.7%
ADJUSTED AREA: 1,183 SQUARE FEET= 12.1%
SINGLE FAMILI (3 BEDROOM 1 BATH)

TREE NOTE:

THERE ARE NO TREES ON THE SUBJECT
WITH A MINIMUM OF 4 INCHES IN
DIAMETER OF THE TRUNK AT 4 FEET
FROM THE GROUND.
THERE ARE HEDGES ON THE EAST, SOUTH
AND WEST SIDE OF THE SUBJECT
PROPERTY AS SHOWN HEREIN.



LEGAL DESCRIPTION:

Parent Tract and Parcel A:

Lot 1 less the East 15 feet and all of Lot 22, in Block 8, of AMENDED PLAT OF CENTRAL MIAMI PART ONE; according to the Plat thereof, as recorded in Plat Book 10, at Page 75, of the Public Records of Miami-Dade County, Florida.

ZONING INFORMATION:

The subject property is located in Zone (RU-1) Single family.

MIAMI DADE COUNTY FLOOD CRITERIA:

According to the Miami Dade County Flood Criteria, the subject property is in flood criteria elevation of +9.5 feet N.G.V.D. (1929).

FEMA INFORMATION:

According to the National Flood Insurance Program the subject property falls in Community No.: 120635, Panel No.: 0456, Suffix: L, Date of FIRM: 09-11-2009, Flood Zone: X.

DEVELOPMENT INFORMATION:

New Single Family Home, (Residence RU-1), Ground Fl. A/C Residence (2246.2 S.F.), Entry (232.8 S.F.), Garage (476 S.F.), Covered Terrace (740 S.F.), Total First Floor (3695 S.F.), Second F. A/C Residence (2867 S.F.), Total A/C Residence (6113.2 S.F.), Total Residence (6562 S.F.).

WATER AND SEWER UTILITY INFORMATION:

Public water.

Septic system.

PROPERTY OWNER AND CONTACT INFORMATION:

David Cespedes Le., Jessica Melgarejo Cespedes LE, Rem Eva Cespedes, Rem Viviana Cespedes.
(786) 328-4574
david@cespedesreality.com

PROPERTY FOLIO NUMBER: 30-4013-018-1220

FOR: David Cespedes.

SURVEYOR'S NOTES:

- 1) This survey was conducted for the purpose of a "Boundary and Topographic Survey" only and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency, board, commission or other entity.
- 2) The accuracy obtained by measurements and calculations on this survey, meets and exceeds the Minimum Technical Standards requirements for a Suburban area (1 foot in 7,500 feet) as specified in Chapter 5J-17, Florida Administrative Code.
- 3) The North arrow direction shown herein is based on an assumed Meridian.
- 4) In some cases graphic representation have exaggerated to more clearly illustrate a particular area where dimensions shall have preference over graphic location.
- 5) No effort was made by this office to locate any underground utilities and/or structures within or abutting the subject property.
- 6) Elevations shown referred to N.G.V.D. 1929; Miami-Dade County benchmark No.: P-715, elevation: 12.44 feet; located at SW 40th Street (75 feet North of center line) and SW 62th Avenue (27 feet West of center line); PK nail and aluminum washer in concrete curb in front of traffic control box.
- 7) Professional Land Surveyor and Mapper in responsible charge: Rolando Ortiz LS 4312, State of Florida.
- 8) The "Digital Signature and Date, pursuant to Chapter 5J-17, Florida Administrative Code, under Section 5J-17.062.
- 9) The "Digital Date" may not reflect the date of Survey or the latest revision date.
- 10) Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.
- 11) This survey is not valid without the signature and the raised seal of a Florida Licensed Land Surveyor and Mapper.

I hereby certify that the Sketch of Boundary and Topographic Survey of the described property is true and correct to the best of my knowledge and belief, as recently surveyed and platted under my direction; also that meets the Standards of Practice set in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027 Florida Statutes.

SURVEYOR'S CERTIFICATION:

I hereby certify that the 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 3th day of October, A.D., 2024, and Revised on this 29th day of November, A.D., 2024.

By: Rolando Ortiz LS 4312
Professional Land Surveyor & Mapper No. LS 4312
State of Florida.
GUNTER GROUP, INC.
9350 SW 22nd Terrace
Miami, Florida 33165.
Certificate of Authorization No. LB 4507

