

**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 DADE COUNTY Sec.: \_\_\_\_\_ Twp.: \_\_\_\_\_ S. Rge.: \_\_\_\_\_ E. / Sec.: \_\_\_\_\_ Twp.: \_\_\_\_\_ S. Rge.: \_\_\_\_\_ E.

1. Owner's Name: MIAMI DADE COUNTY - MIAMI DADE HOUSING AGENCY Phone: 786-469-2153

Address: 701 NW 1 CT - 14TH FLOOR City: MIAMI State: FL Zip Code: 33136

Owner's Email Address: MARIA.RODRIGUEZ - PORT @ MIAMIDADE.GOV

2. Surveyor's Name: BELLO & BELLO LAND SURVEYING Phone: 305-251-6057

Address: 12230 SW 131 AVENUE City: MIAMI State: FL Zip Code: 33186

Surveyor's Email Address: ODALYS @ BELLOLAND.COM

3. Legal Description of Cutout Tract: (SEE ATTACHED)

4. Folio No(s): 30-3128-013-0110 / 30-3128-013-0120 /

5. Legal Description of Parent Tract: (SEE ATTACHED)

6. Street Boundaries: NW 33 ST & NW 30 AVENUE

7. Present Zoning: RU-2 Zoning Hearing No.: \_\_\_\_\_

**8. Proposed use of Property:**

Single Family Res.( \_\_\_\_\_ Units), Duplex( 2 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.

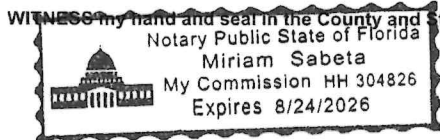
STATE OF FLORIDA)  
COUNTY OF MIAMI-DADE)

SS:

Signature of Owner: \_\_\_\_\_

(Print name & Title here): \_\_\_\_\_

BEFORE ME, personally appeared Tangie C. White this 18<sup>th</sup> day of December, 2024 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposes therein. Personally known PR/DL or produce \_\_\_\_\_ as identification and who did (not) take an oath.



Signature of Notary Public: \_\_\_\_\_

(Print, Type name here: \_\_\_\_\_)

(NOTARY SEAL)

8/24/26  
(Commission Expires)

HH 304826  
(Commission Number)

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



**BELLO & BELLO**

**LEGAL DESCRIPTION of PARENT TRACT:**

Parcel 1: Lots 23 and 23, Block 41, MELROSE HEIGHTS 4TH SECTION, according to the plat thereof, as recorded in Plat Book 17, Page 21 of the Public Records of Miami-Dade County, Florida.

AND

Parcel 2: Lot 24, Block 41, MELROSE HEIGHTS 4TH SECTION, according to the plat thereof, as recorded in Plat Book 17, Page 21 of the Public Records of Miami-Dade County, Florida.

**LEGAL DESCRIPTION of CUT OUT PARCEL "A":**

Lot 22 and the West half of Lot 23, Block 41, MELROSE HEIGHTS 4TH SECTION, according to the plat thereof, as recorded in Plat Book 17, Page 21 of the Public Records of Miami-Dade County, Florida. Said lands containing 10,322.44 Sq.Ft, more or less and lying and being in the NE 1/4 Section 28, Township 53 South, Range 41 East, Miami-Dade County, Florida.

**LEGAL DESCRIPTION of CUT OUT PARCEL "B":**

Lot 24 and the East half of the Lot 23, Block 41, MELROSE HEIGHTS 4TH SECTION, according to the plat thereof, as recorded in Plat Book 17, Page 21 of the Public Records of Miami-Dade County, Florida. Said lands containing 10,118.88.75 Sq.Ft, more or less and lying and being in the NE 1/4 Section 28, Township 53 South, Range 41 East, Miami-Dade County, Florida.

**SURVEYOR CERTIFICATION**

I 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 2<sup>nd</sup> day of October, A.D., 2024

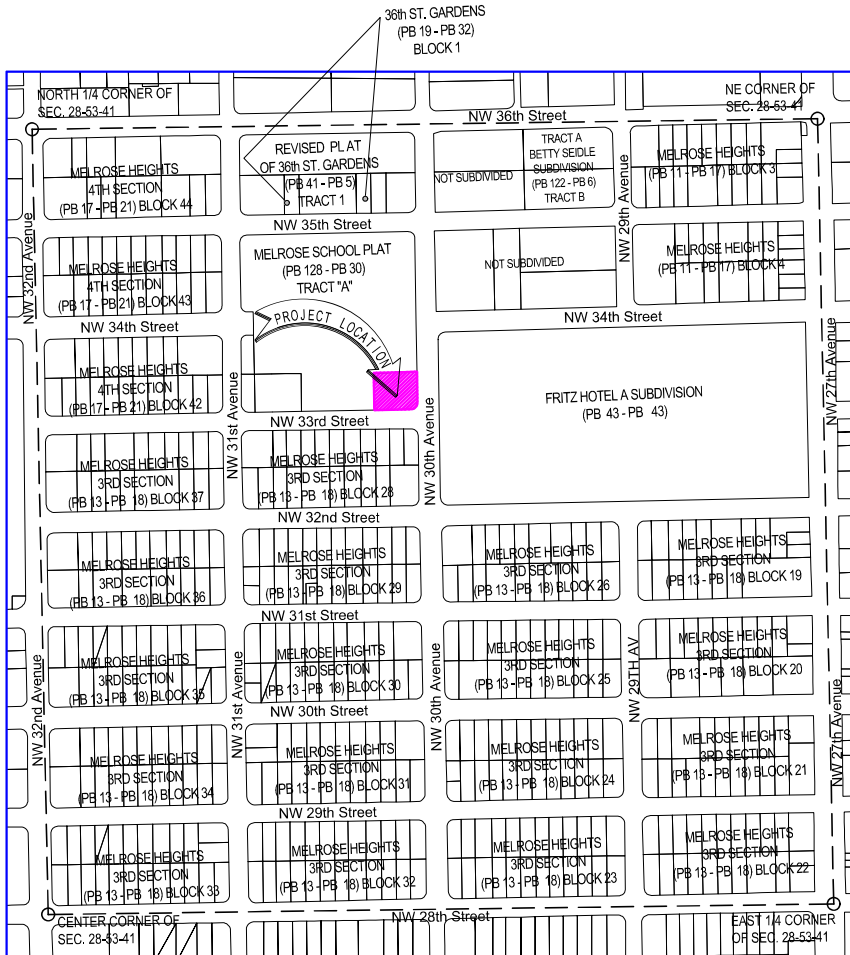
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**Odalys C. Bello-Iznaga**

Professional Surveyor and Mapper LS6169 State of Florida  
Bello & Bello Land Surveying Corp LB 7262  
12230 SW 131 Avenue, Suite 201, Miami, FL 33186  
P: 305.251.9606

- WAIVER OF PLAT -  
MAP OF BOUNDARY AND TOPOGRAPHIC SURVEY

A REPLAT OF LOTS 22, 23 AND 24, BLOCK 41, MELROSE HEIGHTS 4TH SECTION, PLAT BOOK 17, PAGE 21, MIAMI-DADE COUNTY, FLORIDA,  
LYING AND BEING IN THE NE 1/4 OF SECTION 28, TOWNSHIP 53 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA.



LOCATION MAP

Scale: 1" = 300'

A portion of NE 1/4 of Section 28, Township 53 South, Range 41 East,  
Miami-Dade County, Florida.

**Owner of record:** Miami-Dade County,  
Miami-Dade Housing Agency,  
665 SW 8th Street, Miami, FL 33130  
701 NW 1 Ct 14th Floor, Miami 33136

**Contact info/Owner's Rep.:**

Dulce Conde,  
SD Collaborative  
11410 N Kendall Drive, Suite 208  
Miami, FL 33176  
Tel: Office 305 740 6948  
Mobile 305 522 4907  
email: s@sdcollaborative.com

**Surveyor:** Odalys C. Bello, PSM, LS#6169

Bello & Bello Land Surveying Corp.  
12230 SW 131 Avenue, Suite 201, Miami Florida 33186  
LB#7262  
Tel: 305-251-9606  
email: info@belloland.com, www.bellolandsurveying.com

**DEVELOPMENT INFORMATION:**

**Parent Tract:** +/- 20, 510.62 Sq Ft. (+/- 0.47 Ac. - Net)  
**Current Zoning District:** RU-2 (Two Family Residential District)  
**Proposed Use:** Two (2) Duplexes (Four (4) Units)  
**Current Number of Parcels:** Two (2)  
**Proposed Number of Parcels:** Two (2)  
**Proposed Cut Out Parcel A Net Area:** +/- 10, 320.26 Sq.Ft.  
**Proposed Cut Out Parcel B Net Area:** +/- 10, 190.36 Sq.Ft.

**Floodplain Information:**

As scaled from FEMA Federal Insurance Rate Map (FIRM) of Community No. 120635 (Miami- Dade County Unincorporated Areas), Panel 0311, Suffix L, revised on Sept 11th, 2009, this real property falls in Zone "AE" with Base Flood Elevation 8 feet (NGVD 1929).  
Miami-Dade County Flood Criteria Map (as per Miami-Dade County Plat Book 120, Page 13.): ± 7.52 feet (NGVD29)

**PROPERTY ADDRESS:**

30XX N.W. 33rd Street, Miami, Florida 33142

**PARCELS FOLIO No.:**

Parcel 1: 30-3128-013-0110  
Parcel 2: 30-3128-013-0120

**LEGAL DESCRIPTION of PARENT TRACT:**

Parcel 1: Lots 22 and 23, Block 41, **MELROSE HEIGHTS 4TH SECTION**, according to the plat thereof, as recorded in Plat Book 17, Page 21 of the Public Records of Miami-Dade County, Florida,  
AND  
Parcel 2: Lot 24, Block 41, **MELROSE HEIGHTS 4TH SECTION**, according to the plat thereof, as recorded in Plat Book 17, Page 21 of the Public Records of Miami-Dade County, Florida.

**LEGAL DESCRIPTION of CUT OUT PARCEL "A":**

Lot 22 and the West 25.02 feet of Lot 23, Block 41, **MELROSE HEIGHTS 4TH SECTION**, according to the plat thereof, as recorded in Plat Book 17, Page 21 of the Public Records of Miami-Dade County, Florida. Said lands containing 10, 320.26 Sq.Ft, more or less and lying and being in the NE 1/4 Section 28, Township 53 South, Range 41 East, Miami-Dade County, Florida.

**LEGAL DESCRIPTION of CUT OUT PARCEL "B":**

Lot 24 and the East 25.02 feet of Lot 23, Block 41, **MELROSE HEIGHTS 4TH SECTION**, according to the plat thereof, as recorded in Plat Book 17, Page 21 of the Public Records of Miami-Dade County, Florida. Said lands containing 10, 190.36 Sq.Ft, more or less and lying and being in the NE 1/4 Section 28, Township 53 South, Range 41 East, Miami-Dade County, Florida.

**SURVEYOR'S REPORT AND GENERAL NOTES**

(Not valid without the attached Survey Map)

- Legal Description of parent Tract has been provided by the client.
- References to "Deed", "Record" or "Plat" refer to documents and instruments of record as part of the pertinent information used for this survey work. Measured distances, directions and angles along boundary lines are in consistency with corresponding values from records, unless otherwise shown.
- These lands are subject to additional restrictions of record that were not furnished to the undersigning registered surveyor. In preparation of this survey I have reviewed and examined the exceptions listed on Schedule B-II listed on certain Commitment for Title Insurance issued by Title Search Report issued by National Title and Abstract Company, Search Number 22-92562, with a search between August 15, 1946, to May 3, 2022 at 2:30 PM.
- North arrow direction is based on an assumed Meridian. Bearings are based on an assumed meridian on a well-established line, said line is being noted as BR on the Survey Map.
- Only above ground improvements are shown herein. Foundations, underground features and utilities have not been located.
- Trees shown had been located and measured by the surveyor. Tree identification has not been based on a Certified Arborist Report.
- This Survey Map is intended to be displayed at the scale shown hereon. Data is expressed in U.S. Survey Foot.

**8. HORIZONTAL ACCURACY:** The accuracy obtained thru redundant measurements and calculations resulted from field occupation of survey points and control monuments, has been found satisfactory for the expected use of and the type of survey produced herein.

**9. VERTICAL CONTROL AND ACCURACY:** The elevations as shown are referred to the National Geodetic Vertical Datum of 1929 (NGVD 1929). The closure in feet, as computed, meets the standard of plus or minus 0.05 feet times the squared root of the loop distance in miles. Elevation are based on a level loop from and to the following official Bench Marks:  
Bench Mark # 1: Miami-Dade County Public Works Department Bench Mark N-3031. Elevation = 9.13 feet, NGVD'29. A PK nail and brass washer concrete sidewalk, SE corner of intersection NW 36 Street (68' South of South edge of pavement extended) and NW 27 Avenue (8.4' East of East edge of pavement).  
Bench Mark # 2: Miami-Dade County Public Works Department Bench Mark N-3030 Elevation = 10.18 feet, NGVD'29. A PK nail and brass washer concrete bullnose, South side of intersection NW 28 Street (70' South of C/L) and NW 27 Avenue (5' West of C/L).

**I HEREBY CERTIFY TO:**

This map Waiver of Plat of the hereon described property is a true and correct representation of a Survey made under my direction and complies with the Standard for Practice Requirements as Set Forth in Rules 5J-17.051 and 5J-17.052, adopted by Florida Board of Professional Surveyors and Mappers Pursant to Chapter 472.027, Florida Statutes. This Waiver Plat and this Survey is accurate and correct to the best of my knowledge and belief.



Digitally signed by Odalys C Bello  
DN: c=US, o=Bello and Bello Land  
Surveying Corp.,  
dnQualifier=A01410C00001884E3B  
67E800DD40A, cn=Odalys C Bello

Odalys C. Bello-Iznaga  
Professional Surveyor and Mapper LS#169 - State of Florida  
Original Field Work Date: 06/14/2022  
Survey Update and Waiver of Plat preparation: 08/07/2024  
Survey Update and Waiver of Plat: 09/09/2024  
Waiver of Plat Revised: 06/06/2025 (Plat Committee Comments)  
Field Work Update (Locate New Fence): 08/21/2025

**LEGEND & ABBREVIATIONS**

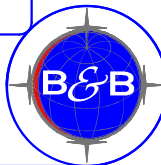
	= CONCRETE (CONC.)
	= CONCRETE BLOCK WALL
	= DETECTABLE WARNING PAD
	= COVERED AREA
	= ASPHALT
	= TILE
	= PAVERS
	= STONE
	= CHAIN LINK FENCE (CLF)
	= WOOD FENCE (WF)
	= IRON METAL BARS FENCE (IF)
	= OVERHEAD WIRES
	= WATER VALVE (WV)
	= POWER POLE (PP)
	= GUY ANCHOR
	= WATER METER (WM)
	= CONC. LIGHT POLE (LP)
	= WELL
	= STREET SIGN
	= SANITARY MANHOLE
	= DRAINAGE MANHOLE
	= MANHOLE (MH)
	= FIRE HYDRANT
	= CABLE BOX (CATV)
	= FPL TRANSFORMER
	= CATCH BASIN OR INLET
	= EXISTING ELEVATION
	= PERMANENT REFERENCE MONUMENT (PRM)
	= PROPERTY CORNER
	= PERMANENT CONTROL POINT (PCP)

PT	= POINT OF TANGENCY
PC	= POINT OF CURVATURE
PCC	= POINT OF COMPOUND CURVE
PRC	= POINT OF REVERSE CURVE
BM	= BENCH MARK
BR	= BEARING REFERENCE
TBM	= TEMPORARY BENCH MARK
P	= PROPERTY LINE
C	= CENTER LINE
(C)	= CALCULATED
(M)	= FIELD MEASURED
(P)	= PER PLAT
(R)	= RECORD
PSM	= PROFESSIONAL SURVEYOR AND MAPPER
A/C	= AIR CONDITIONER PAD
ENCR	= ENCROACHMENT
FF ELEV	= FINISHED FLOOR ELEVATION
(XX-XX)	= DENOTES PLAT BOOK XX - PAGE XX
ORB	= OFFICIAL RECORD BOOK
CBS	= CONCRETE BLOCK STRUCTURE
R/W	= RIGHT OF WAY
ELEV	= ELEVATION
SEC	= SECTION
T	= TOWNSHIP
R	= RANGE
LAT.	= LATERAL
ELEV.	= ELEVATION
INV.	= INVERT
N&D	= NAIL & DISC
C/O	= CLEAN OUT

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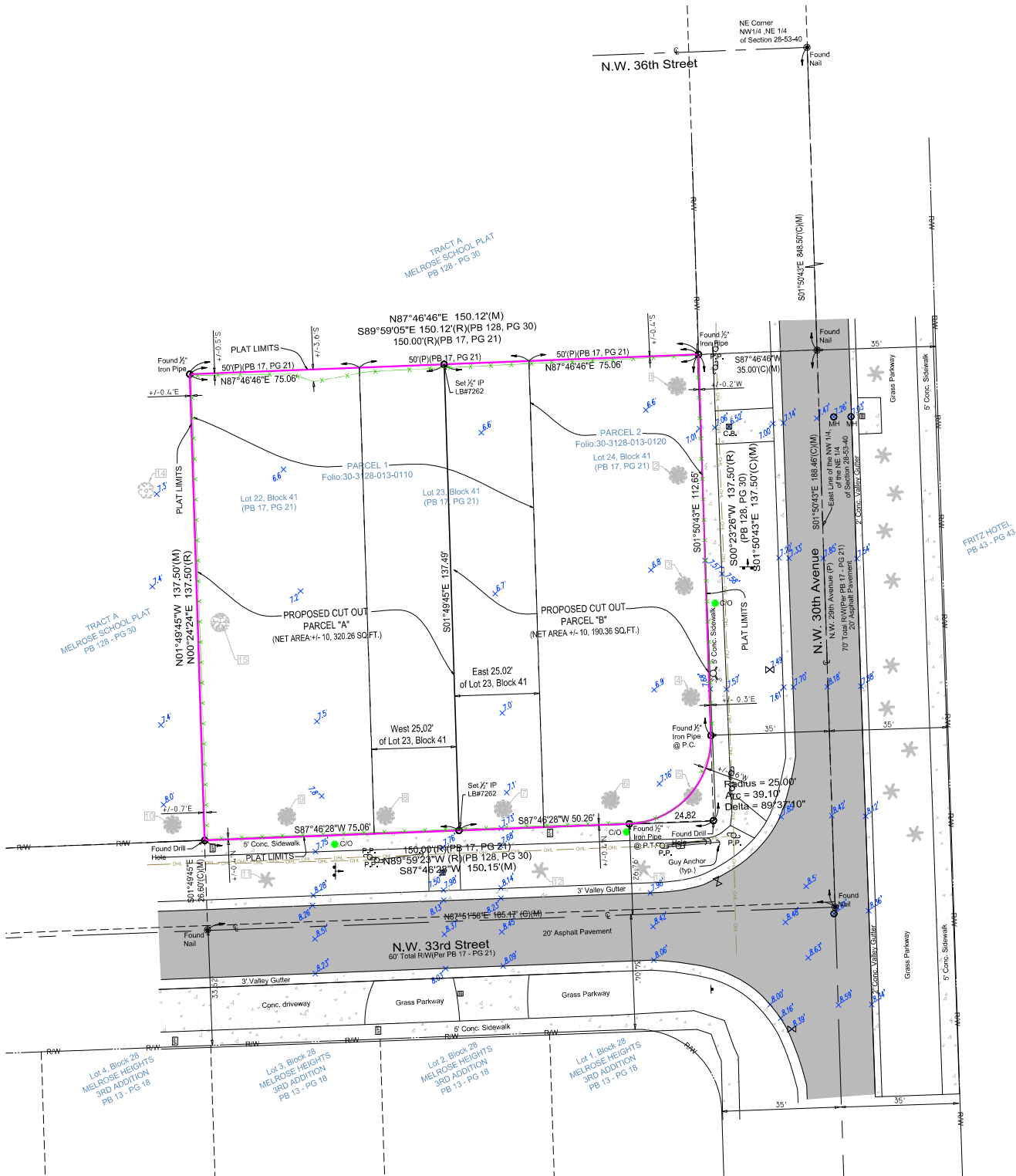
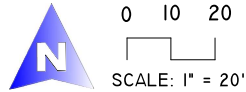
Additions and deletions to this Survey Map are prohibited. This Survey Map and Report are not valid without the signature and original raised seal or without the authenticated electronic signature and seal of the undersigning Florida licensed Surveyor and Mapper.

**BELLO & BELLO LAND SURVEYING**  
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MAP OF BOUNDARY AND TOPOGRAPHIC SURVEY  
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LYING AND BEING IN THE NE 1/4 OF SECTION 28, TOWNSHIP 53 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA.



Note: Tree Location Survey has not been performed based on a Certified Arborist Report.  
Common names and scientific names were determined to the best of our knowledge.

TREE CHART					
Tree #	Common Name	Scientific Name	Trunk Diameter at Breast Height DBH(in)(+/-)	Approximate Height (ft)(+/-)	Approximate Canopy (ft)(+/-)
1	Locust	Robinia pseudoacacia	24	40	30
2	Locust	Robinia pseudoacacia	15	35	30
3	Locust	Robinia pseudoacacia	18	30	30
4	Locust	Robinia pseudoacacia	15	30	25
5	Locust	Robinia pseudoacacia	18	30	30
6	Locust	Robinia pseudoacacia	18	30	30
7	Locust	Robinia pseudoacacia	12	25	20
8	Locust	Robinia pseudoacacia	15	25	25
9	Locust	Robinia pseudoacacia	18	30	25
10	Locust	Robinia pseudoacacia	36	50	50
11	Palm	Unknown	12	60	10
12	Palm	Arecaceae	15	25	12
13	Palm	Arecaceae	12	60	10
14	Oak	Quercus Virginiana	12	35	25
15	Ficus	Ficus benjamina	36	50	50

LEGEND & ABBREVIATIONS

- CONCRETE (CONC.)
- CONCRETE BLOCK WALL
- DETECTABLE WARNING PAD
- COVERED AREA
- ASPHALT
- TILE
- PAVERS
- STONE
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- IRON METAL BARS FENCE (IF)
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D-25213

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