

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 PLATMunicipality: Homestead FL Sec.: 12 Twp.: 57 S. Rge.: 38 E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.

1. Owner's Name: KINGS HIGHWAY LLC Phone: 786-402-8318
Address: 16705 SW 300 ST City: HOMESTEAD State: FL Zip Code: 33030
Owner's Email Address: Davidpfu@gmail.com

2. Surveyor's Name: COUNTY-WIDE LAND SURVEYOR, INC Phone: 305-772-0766
Address: 15358 SW 140 ST City: MIAMI State: FL Zip Code: 33196
Surveyor's Email Address: NUTHOUSEJM@COMCAST.NET

3. Legal Description of Cutout Tract: 12 57 38 DOWNER PALMS DEV 2 PB 14-28 LOT 17 BLK 8
LOT SIZE 12259 SQ FT M/L FAU 10 7812 006 0880

4. Folio No(s): 10-7812-006-0956 / 10-7812-006-0954 / 10-7812-006-0958 / _____

5. Legal Description of Parent Tract: _____

6. Street Boundaries: _____

7. Present Zoning: R-1 Zoning Hearing No.: CITY OF HOMESTEAD RESOLUTION NO. R2024 - 05-54 APPROVED

8. Proposed use of Property:
Single Family Res.(3 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.

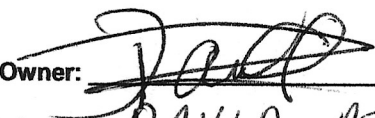
Please note nothing stated herein may be interpreted to limit or restrict an engineer's or other professional's responsibility to prepare plans accurately and completely for proposed right-of-way as well as any other projects or plans. For proposed dedications of non-right-of-way properties, any soil, 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.

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:

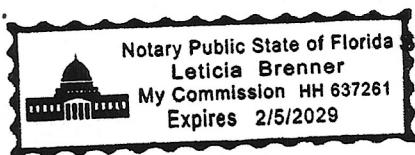
Signature of Owner: 

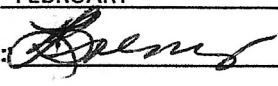
COUNTY OF MIAMI-DADE)

(Print name & Title here): DAVID PEREZ

BEFORE ME, personally appeared DAVID PEREZ this 20 day of FEBRUARY, 2025 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposed therein. Personally known X or produce as identification and who did (not) take an oath.

WITNESS my hand and seal in the County and State last aforesaid this 20 day of FEBRUARY, 2025 A.D.



Signature of Notary Public: 

(Print, Type name here: LETICIA BRENNER)

(NOTARY SEAL)

02/05/2029

(Commission Expires)

HH637261

(Commission Number)

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

REVISIONS	BY
CITY COMMENTS 2-13-2024	JLM
CITY COMMENTS 3-30-2024	JLM
CITY COMMENTS 4-15-2024	JLM
COUNTY COMMENTS 7-12-2025	JLM

WAIVER OF PLAT

LOTS 16-18 BLOCK 8 DOWNER PALMS DIVISION NO.2 PB 14 PG 28

SECTION 12, TOWNSHIP 57 SOUTH, RANGE 38 EAST

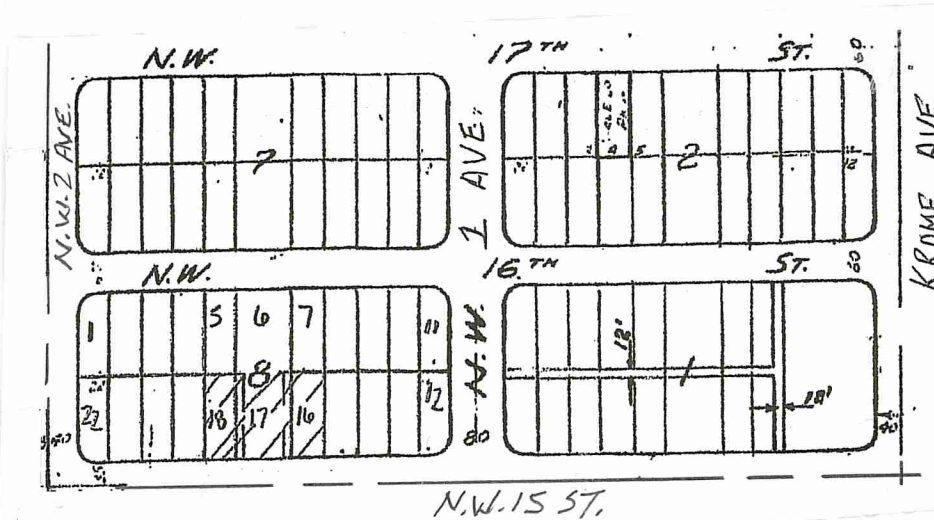


BLOCK 8

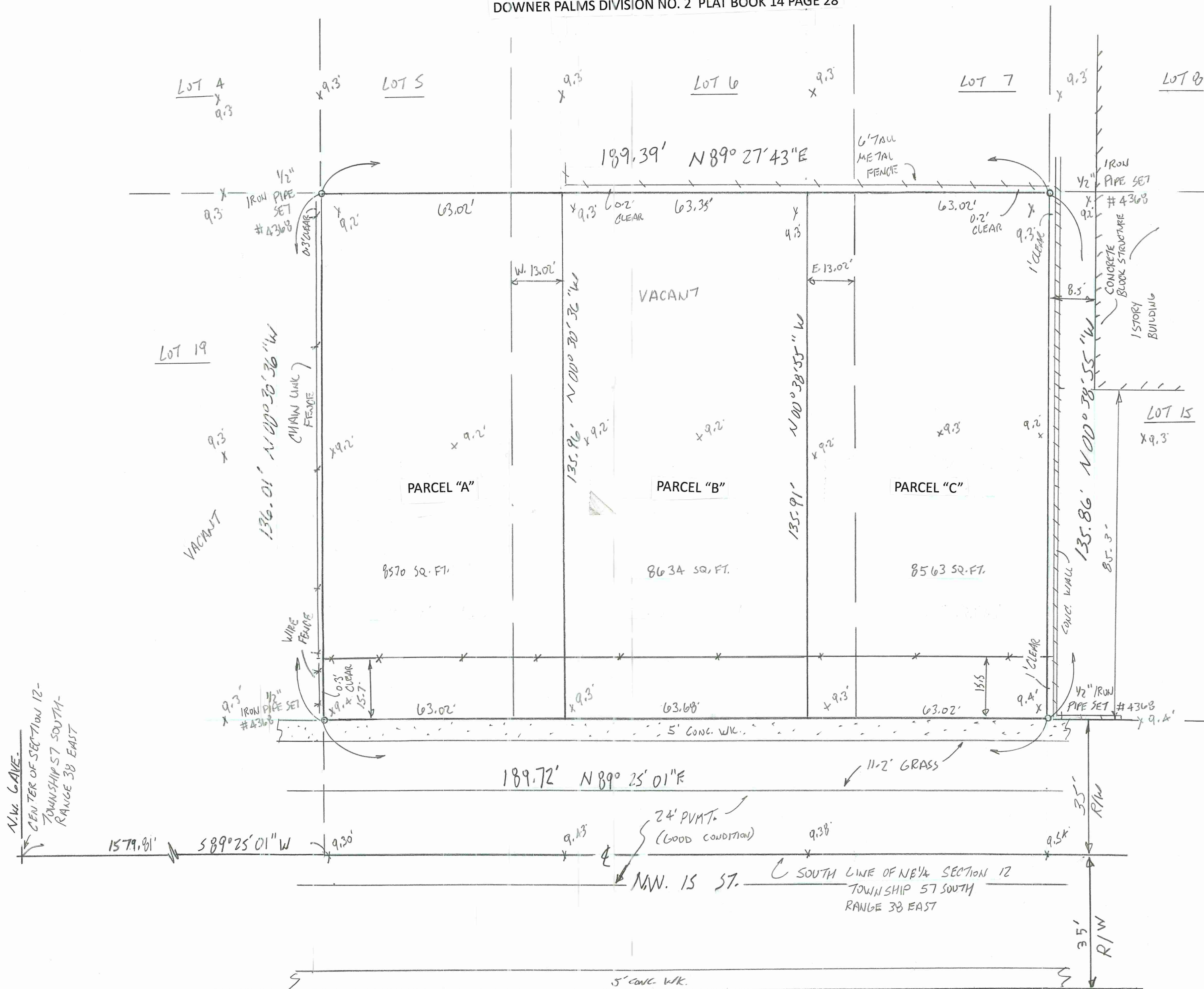
DOWNER PALMS DIVISION NO. 2 PLAT BOOK 14 PAGE 28

LEGEND:

N - NORTH
S - SOUTH
E - EAST
W - WEST
' - Minute or foot
° - Degree
" - Second or inch
R/W - RIGHT OF WAY
FD - FOUND
CL - CENTERLINE
ID - IDENTIFICATION
NE - NORTHEAST
- NUMBER
SQ. FT. - SQUARE FEET
ELEV. - ELEVATION
PVMT. - PAVEMENT
ST. - STREET
AVE. - AVENUE



LOCATION SKETCH: S $\frac{1}{4}$, SE $\frac{1}{4}$, NE $\frac{1}{4}$ SEC. 12-57-38 SCALE: 1"=300'



LEGAL DESCRIPTION (PARENT TRACT)

Lots 16, 17 & 18 in Block 8 of DOWNER PALMS DIVISION NO. 2, according to the plat thereof, as recorded in Plat Book 14 at Page 28 of the Public Records of Miami-Dade County, Florida.

LEGAL DESCRIPTION PARCEL "A"

Lot 10 & the West 13.02 feet of Lot 17 in Block 8 of DOWNER PALMS DIVISION NO 2, according to the plat thereof, as recorded in Plat Book 14 at Page 28 of the Public Records of Miami-Dade County, Florida.

LEGAL DESCRIPTION PARCEL "B"

Lot 17 LESS the West and East 13.02 feet thereof, in Block 8 of DOWNER PALMS DIVISION NO 2, according to the plat thereof, as recorded in Plat Book 14 at Page 28 of the Public Records of Miami-Dade County, Florida.

LEGAL DESCRIPTION PARCEL "C"

Lot 10 & the East 13.02 feet of Lot 17 in Block 8 of DOWNER PALMS DIVISION NO 2, according to the plat thereof, as recorded in Plat Book 14 at Page 28 of the Public Records of Miami-Dade County, Florida.

SURVEYORS NOTES:

- Legal description provided by client & County-Wide Land Surveyors, Inc.
- Only record plat easements are shown.
- Right of way information obtained from record plat.
- Bearings are referenced to the South Line of the NE1/4 of Section 12-Township 57 South-Range 38 East.
- In Federal Flood Zone AH Elev. 10', Panel 12086C07261, last revised 9-11-2009.
- Elevations are referenced to National Geodetic Vertical Datum 1929 (NGVD1929).
- Benchmark used- Dade County Benchmark #N-36 Elevation 9.35' NGVD1929.
SW 304 St. 35' South of centerline, SW 177 Ave. 122' west of centerline
PK Nail Aluminum Washer Concrete Walk
Dade County Benchmark #N-35 Elevation 11.08' NGVD1929
SW 296 St. 22' South of centerline, SW 177 Ave. 71' West of centerline
PK Nail Aluminum Washer Concrete Catch Basin
- Existing Zoning- R-1 LRU
- Proposed Zoning- R-1 LRU
- Water- Public (Proposed)
- Sewer- Septic Tank (Proposed)
- Owner: Kings Highway LLC
15705 SW 300 St.
Homestead, FL 33030
(786) 402-8318
davidfluv@gmail.com
- Number of Parcels-3
- Development Information: One Single Family Residence on each lot.
- Miami-Dade County Flood Criteria- 8' NAVD1988 North American Vertical Datum of 1988

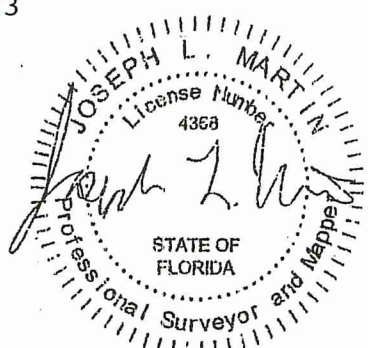
Folio # 10-7812-006-0954
10-7812-006-0956
10-7812-006-0958

SURVEYORS 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,

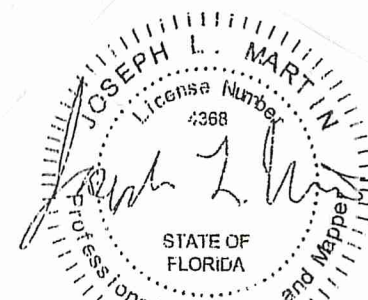
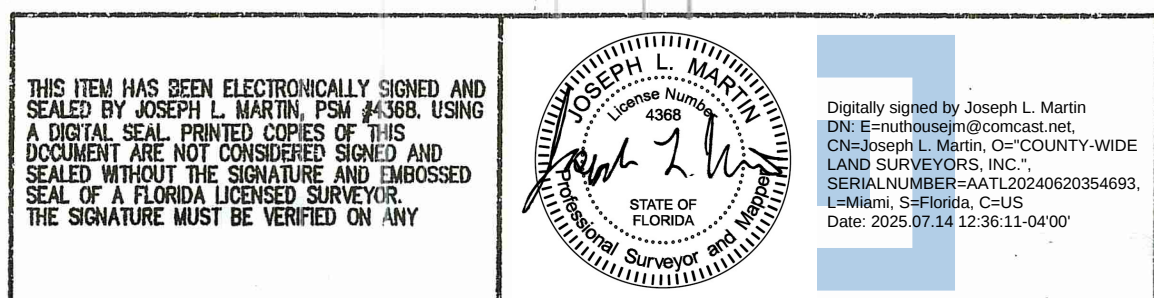
CERTIFIED THIS 11th DAY OF OCTOBER A.D., 2023

JOSEPH L. MARTIN
PROFESSIONAL SURVEYOR AND MAPPER NO. 4368
STATE OF FLORIDA
COUNTY-WIDE LAND SURVEYORS, INC.
15358 S.W. 140 ST. MIAMI, FLORIDA 33196
CERTIFICATE OF AUTHORIZATION NO. 4680



SURVEYORS CERTIFICATION NOTE: "NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYORS SEAL."

I HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON COMPLIES WITH THE STANDARDS OF PRACTICE ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.



JOSEPH L. MARTIN
PROFESSIONAL SURVEYOR
& MAPPER PSM# 4368
STATE OF FLORIDA

BOUNDARY & TOPOGRAPHIC SURVEY
NW 15 STREET
HOMESTEAD, FL.

DATE OF FIELD SURVEY 2-4-2024
Scale 1"=20'
Drawn JLM
Job 2023-304
Sheet 1
Of 1
Sheets