

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: MIAMI --DADE Sec.: 32 Twp.: 55 S. Rge.: 40 E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.

1. Owner's Name: 7661 53RD PLACE LLC Phone: 201-674-3654
Address: 7661 SW 53RD PLACE City: Miami State: FL Zip Code: 33143
Owner's Email Address: brent.wehmeyer@gmail.com

2. Surveyor's Name: Benigno J. Suarez Phone: 305-807-8319
Address: 4839 SW 75 AVE City: Miami State: FL Zip Code: 33155
Surveyor's Email Address: info@losadasurvey.com

3. Legal Description of Cutout Tract: The South 80 ft of the North 340 ft of the West 1/2 of Tr 22, of REVISED PLAT OF 2ND AMENDED PLAT OF HIGH PINES, PB. 31, PG. 57, Miami-Dade County, FL

4. Folio No(s): 30-4131-019-1983 / _____ / _____

5. Legal Description of Parent Tract: Tract 22, of REVISED PLAT OF 2ND AMENDED PLAT OF HIGH PINES, PB. 31, PG. 57, Miami-Dade County, FL

6. Street Boundaries: S.W. 53rd PLACE, Between S.W. 76 ST & S.W. 78 ST

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 Brent Wehmeyer this 1 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 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 1 day of May, 2025 A.D.



JOYIA S. CAPO
Commission # HH 399702
Expires July 24, 2027

Signature of Notary Public: _____

(Print, Type name here: _____)

(NOTARY SEAL)

(Commission Expires) 7/24/27

(Commission Number) HH 399702

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



LOCATION MAP
SECTION 32, TOWNSHIP 55 SOUTH, RANGE 40 EAST.
SCALE: 1"=300'

SURVEYOR'S NOTES:

SECTION 1) DATE OF FIELD SURVEY:

1. The date of completion of original field Survey was on April 21 2025.

SECTION 2) LEGAL DESCRIPTION:

LEGAL DESCRIPTION OF PARCEL A:

The South 80 feet of the North 340 feet of the West ½ of Tract 22, of REVISED PLAT OF 2ND AMENDED PLAT OF HIGH PINES, according to the Plat thereof, as recorded in Plat Book 31, Page 57, of the Public Records of Miami-Dade County, Florida.

Containing 10,000 Square Feet, more or less, by calculations.

SECTION 3) PROPERTY INFORMATION:

Property Address: 7661 SW 53 PL MIAMI, FL 33143

Folio No.: 30-4131-019-1983

SECTION 4) ACCURACY:

The accuracy obtained for all horizontal control measurements and office calculations of closed geometric figures, meets or exceeds the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers as contained in Chapter 5J-17, FAC. The Horizontal Accuracy obtained on this waiver of plat, was found to exceed the value 1 foot in 7,500 feet, a commonly value accepted in the construction and surveying industry for Suburban Areas. The elevations as shown are based on a closed level between the two benchmark noted above, and meets or exceeds the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers as contained in Chapter 5J-17. The Vertical Accuracy obtained on this waiver of plat exceed the calculated value of a closure in feet of plus or minus 0.05 feet times the square root of the distance in miles a commonly value accepted in the construction and surveying industry

This Map of Survey is intended to be displayed at a scale of 1" = 20' or smaller.

SECTION 5) SOURCES OF DATA:

North arrow direction is based on an assumed Meridian.

Bearings as shown hereon are based upon the Centerline of S.W. 53rd Place with an assumed bearing of N01°53'51"E, said line to be considered a well established and monumented line.

Water Control

Project Area: 14,588 Sq Ft ≈ 0.33 Ac
Miami-Dade County Flood Elevation: 8.5ft N.G.V.D.

Legal Description was furnished by client.

Township Map for Section 32, Township 55 South, Range 40 East, Miami-Dade County, Florida, prepared by Miami-Dade County, Public Works and Waste Management Department, Engineering Division Services.

Elevations as shown hereon are based on the National Geodetic Vertical Datum of 1929, as per Miami-Dade County's Benchmark Number SC-50, Elevation 9.31 feet.

Location:
SW 80 ST --- 35' SOUTH OF C/L
SW 57 AVE --- 34' WEST OF C/L

PK NAIL AND ALUMINUM WASHER IN CONC SIDEWALK.

Elevations as shown hereon are based on the National Geodetic Vertical Datum of 1929, as per Miami-Dade County's Benchmark Number CG-22, Elevation 11.31 feet.

Location:
SW 72 ST --- 101' NORTH OF C/L
SW 49 CT (MAYNADA ST) --- 38' WEST OF C/L

BRASS BAR IN CONC MON.

SECTION 6) LIMITATIONS:

As to the determination of tree, palm and planting species falls outside the purview of the land surveying practice, all information with respect to the same is hereby presented for informational purposes only.

Since no other information were furnished other than what is cited in the Sources of Data, the Client is hereby advised that there may be legal restrictions on the Subject Property that are not shown on the Survey Map that may be found in the Public Records of Miami-Dade County.

The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual that may appear on the Public Records of this County.

No excavation or determination was made as to how the Subject Property is served by utilities.

No improvements were located, other than those shown. No underground foundations, improvements and/or utilities were located or shown hereon.

SECTION 7) SITE INFORMATION:

OWNERS:

7661 53RD PLACE LLC

FOLIO NUMBERS:

30-4131-019-1983

DEVELOPMENT INFORMATION:

Existing parcels containing 10,000 Sq Ft ≈ 0.33 Acres

Proposed development

1 Single Family Homes.

PRESENT ZONING

RU-1-Single-family Residential District 7,500 ft

FLOOD CRITERIA:

MIAMI-DADE COUNTY FLOOD CRITERIA PER PLAT BOOK 31, PAGE 57: +8.5'

SECTION 8) CLIENT INFORMATION:

This Waiver of Plat was prepared at the insistence of and certified to:

7661 SW 53 PL

SECTION 9) RECORD OWNER OF THE DESCRIBED LANDS:

Contact: 7661 SW 53 PL

SECTION 10) UTILITY SERVICES TO BE PROVIDED TO PROPOSED DEVELOPMENT:

ELECTRIC: Florida Power & Light Company
TELEPHONE: AT&T, Comcast
CABLE TV: ATT-Uverse, Comcast
POTABLE WATER: Florida City Water Department
SANITARY SEWER: Florida City Water Department

SECTION 12) CONTACT INFORMATION:

LOSADA SURVEYING AND MAPPING
Attention: Jonathan Losada
4839 SW 75 Avenue
Miami, Florida 33155
Phone No. (786) 413-8246
E-mail: info@Losadasurvey.com

SECTION 7) SURVEYOR'S CERTIFICATE:

I hereby certify: That this "Waiver of Plat" and the Survey Map resulting therefrom was performed under my direction and is true and correct to the best of my knowledge and belief and further, that said "Waiver of Plat" meets the intent of the applicable provisions of the "Standards of Practice for Land Surveying in the State of Florida", pursuant to Rule 5J-17.051 through 5J-17.052 of the Florida Administrative Code and its implementing law, Chapter 472.027 of the Florida Statutes.

LOSADA SURVEYING AND MAPPING, INC., a Florida Corporation
Florida Certificate of Authorization Number LB8656

By: _____
Benigno J. Suarez, P.S.M.
Registered Surveyor and Mapper LS6583
State of Florida

NOTICE: Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to Survey Maps by other than the signing party are prohibited without the written consent of the signing party.



LOSADA
SURVEY
SERVICES, INC
4839 SW 75 AVE, MIAMI FLORIDA 33155
PHONE NUMBER: 786-413-8246 786-413-8236
EMAIL: INFO@LOSADASURVEY.COM LB 8656

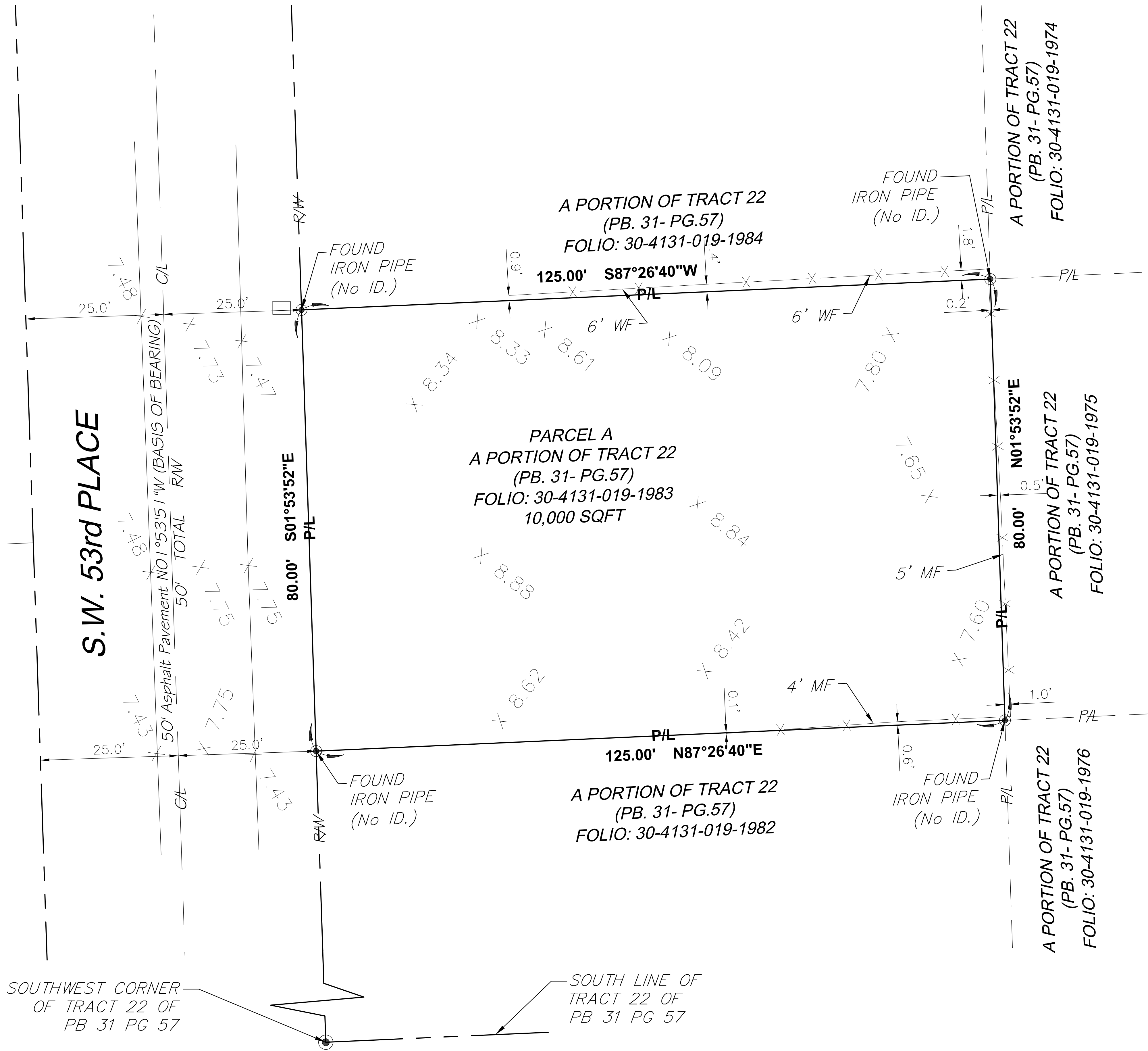
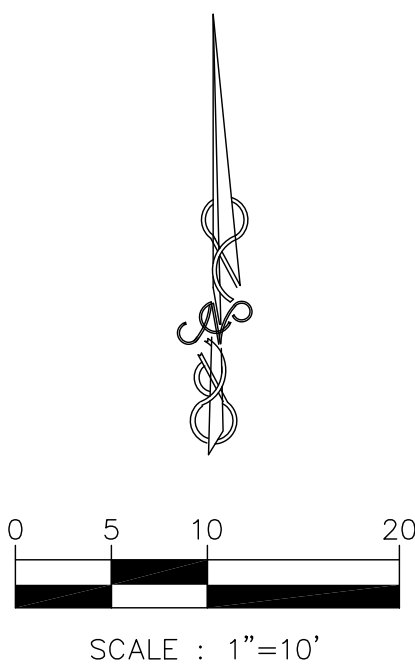
PROJECT:		7661 SW 53 PL MIAMI, FL 33143		WAIVER OF PLAT		7661 SW 53 PL MIAMI, FL 33143	
RECORD OF REVISION		BY		TYPE OF PROJECT:		ADDRESS:	
DESCRIPTION							
DATE							
No.							

SCALE: 1" = 10'
DRAWN BY : J.L.
CHECKED BY : B.S.
DATE : 04-21-2025
PROJECT No. : 2025-056
SHEET:

WAIVER OF PLAT



LOSADA
SURVEY
SERVICES, INC
4839 SW 75 AVE, MIAMI FLORIDA 33155
PHONE NUMBER: 786-413-8246 786-413-8236
EMAIL: INFO@LOSADASURVEY.COM LB 8656



I hereby certify: That this "Waiver of Plat" and the Survey Map resulting therefrom was performed under my direction and is true and correct to the best of my knowledge and belief and further, that said "Boundary Survey" meets the intent of the applicable provisions of the "Standards of Practice for Land Surveying in the State of Florida", pursuant to Rule 5J-17.051 through 5J-17.052 of the Florida Administrative Code and its implementing law, Chapter 472.027 of the Florida Statutes.

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