#### 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:	Sec.:	Twp.:	S. Rge.: _	E. / Sec.	: Twp.:	S. Rge.:	E.		
1. Owner's Name:		Phone:							
Address:		City:		_State:	Zip Code:	_ Zip Code:			
Owner's Email Address:									
2. Surveyor's Name:				Phone:					
Address:		City:		State:	Zip Code:	_ Zip Code:			
Surveyor's Email Address:									
3. Legal Description of Cutout Tract: _									
4. Folio No(s).:			/		/				
5. Legal Description of Parent Tract: _									
6. Street Boundaries:									
	Zoning Hearing No.:								
8. Proposed use of Property: Single Family Res.( Units), Dupley Business( Sq. Ft. ), Office(							nits		
9. Does the property contain contamina	ation? 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. Futhermore, 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: COUNTY OF MIAMI-DADE)  BEFORE ME, personally appeared	Signature of Owner:  (Print name & Title here):  Alexis Arena Mak.  Exis Arena Mak.  Exis Arena Mak.  Exis Arena Mak.						
BEFORE ME, personally appeared ALXIS AREVA this Gaday 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 as identification and who did (not) take an oath.							
	and State last aforesaid this <u>09</u> day of <u>Hry</u> , <u>2025</u> A.D.						
Alan Zaganjori	Signature of Notary Public:						
Comm.: HH 42229 Expires: Nov. 12, 20 Notary Public - State of F	lorida						
,	NOV. 12, 2027 HH 422290						
(NOTARY SEAL)	,						
Note: The reverse side of this sheet may be used	for a statement of additional items you may wish considered.						



PROFESSIONAL LAND SURVEYORS AND MAPPERS FLORIDA CERTIFICATE OF AUTHORIZATION No. LB 7498 13050 SW 133RD COURT , MIAMI, FLORIDA 33186 E-MAIL: AFACO@BELLSOUTH.NET PH: 305-234-0588

# **Abbreviations**

of Legend AVE. =AVENUE
ASPH =ASPHALT
A/W =ANCHORD WIRE
A/C =AIR CONDITIONER BLDG =BUILDING
B. COR. =BLOCK CORNER B. COR. =BLOCK CORNER
(C), CAL = CALCULATED
CB =CATCH BASIN
CLF =CHAIN LINK FENCE
CONC. =CONCRETE
COL. =COLUMN
C.U.P. =CONCRETE UTILITY POLE
C.L.P. =CONCRETE LIGHT POLE
CDS =CONCRETE LIGHT POLE
CDS =CONCRETE LIGHT POLE CBS =CONCRETE BLOCK STRUCTURE C.M.E. =CANAL MAINTENANCE EASEMENT =DELTA =DRIVEWAY D.M.E. =DRAINAGE & MAINTENANCE EASEMENT ENC. =ENCROACHMENT =ELECTRIC TRANSFORMER PA F.P.L. =FLORIDA POWER F/H =FIRE HYDRANT F.I.P. =FOUND IRON PIP =FOUND IRON PIPE F.F. =FINISH FLOOR
DH/F =FOUND DRILL HOLE
F.R. =FOUND REBAR
F/D =FOUND DISC =FOUND NAII =IRON FENCE =LENGTH L.M.E. =LAKE MAINTENANCE EASEMENT
L.F.E. =LOWEST FLOOR ELEVATION
L.P. =LIGHT POLE (M), MEAS. =MEASURED M/H =MAN HOLE
M/L =MONUMENT LINE
M.L.P. =METAL LIGHT POLE MW =MONITORY WELI N.G.V.D. =NATIONAL GEODETIC VERTICAL DATUM
N.T.S. =NOT TO SCALE =OVERHEAD ELECTRIC LINE O/L =ON LINE P.C.P. =PERMANENT CONTROL POINT P.M. =PARKING METER =POINT OF CURVATURE =PARKWAY =PLANTER P.O.C =POINT OF COMMENCEM P.O.B =POINT OF BEGINNING =POINT OF COMMENCEMENT =RESIDENCE RES =RESIDENCE
R/W =RIGHT OF WAY
S.D.H. =SET DRILL HOLE
S/N =SET NAIL
S.I.P. =SET IRON PIPE =SEWER VALVE =TANGENT =UTILITY EASEMENT =WOOD FENCE =WATER VALVE W.U.P. =WOOD UTILITY POLE =WOOD FENCE =CBS WALL

——×——×— =CHAIN LINK FENCE =OVERHEAD ELEC.

=DENOTES ELEVATIONS

=DISTANCE

=CATCH BASIN

=STATE ROAD

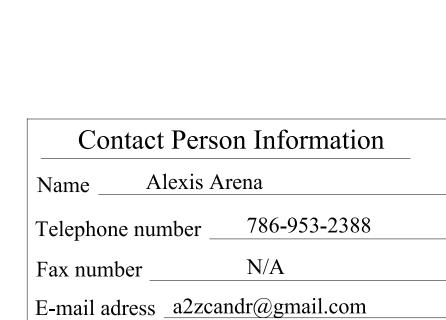
=INTERSTATE

=MONITORY WELL

=WATER METER

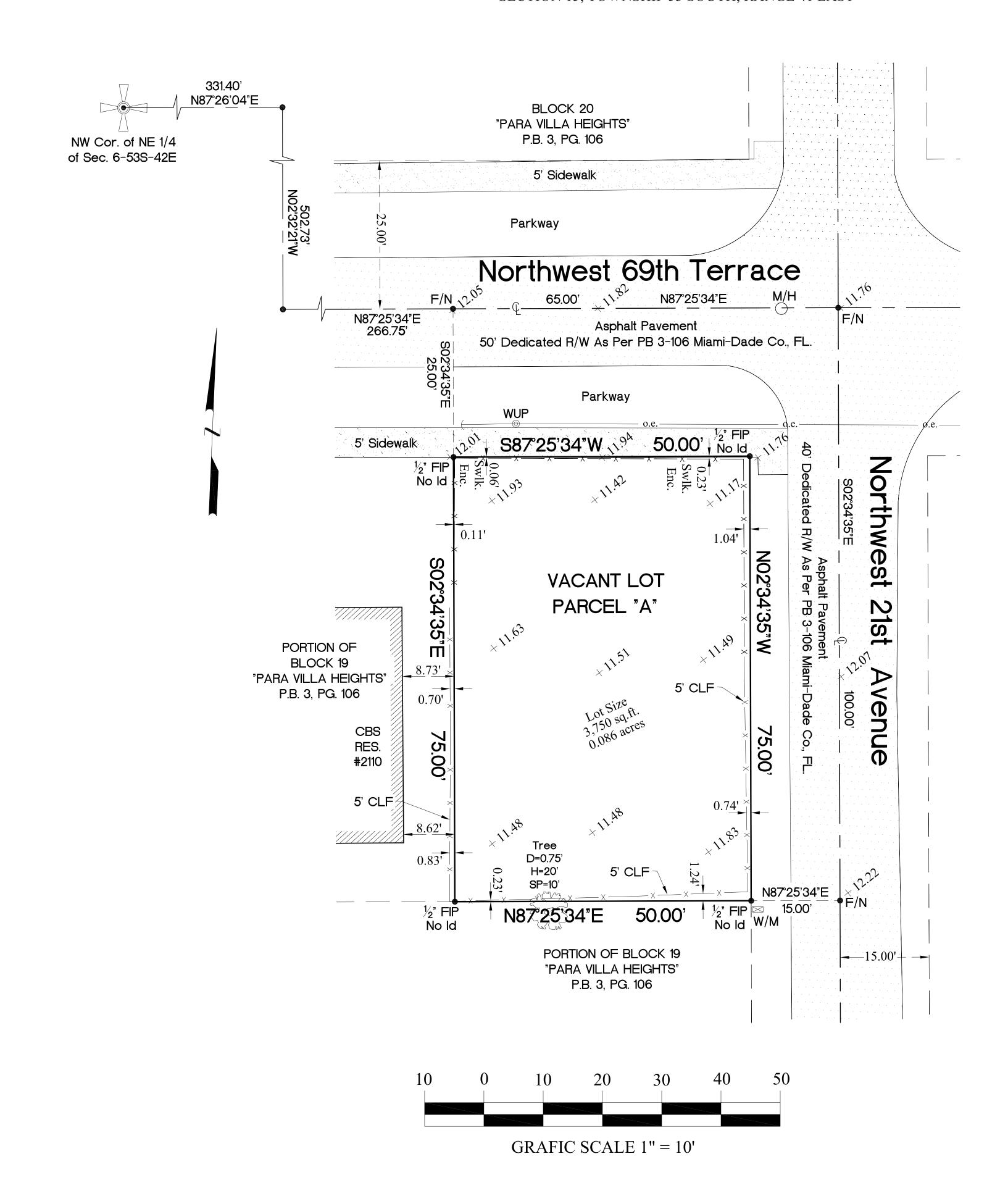
=CENTER LINE =EASEMENT

=BUILDING

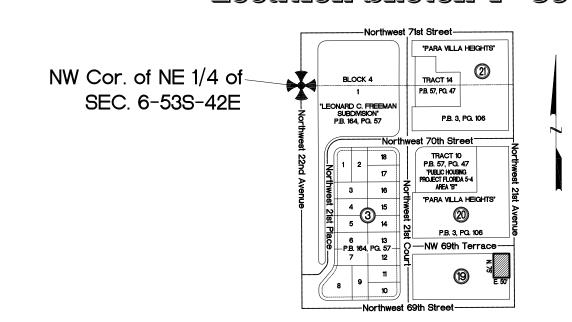


# WAIVER OF PLAT

The East 50 feet of the North 75 feet, Block 19, of: "PARA VILLA HEIGHTS", according to the Plat Thereof as Recorded in Plat Book 3, Page 106, of the Public Records of Miami-Dade County, Florida. SECTION 15, TOWNSHIP 53 SOUTH, RANGE 41 EAST



## Location Sketch 1"=300'



	GRAPHIC SCALE 1=300 ft.									
(	0 10	00	30	00	60	00	90	00	120	)()

### ZONING: RU-2

ONE MULTI FAMILY ATTACHED UNIT (1,980 sq. ft.)

TOTAL ACREAGE: 0.086

### PARENT TRACT

The East 50 feet of the North 75 feet, Block 19, of: "PARA VILLA HEIGHTS", according to the Plat Thereof as Recorded in Plat Book 3, Page 106, of the Public Records of Miami-Dade County, Florida. Folio #: 30-3115-017-0451

## **CUT-OUT PARCEL LEGAL DESCRIPTION**

PARCEL "A"

The East 50 feet of the North 75 feet, Block 19, of: "PARA VILLA HEIGHTS", according to the Plat Thereof as Recorded in Plat Book 3, Page 106, of the Public Records of Miami-Dade County, Florida.

# **PROPERTY ADDRESS:**

2102 Northwest 69th Terrace Miami, Florida 33147

# **OWNER'S INFORMATION:**

A2Z Construction and Remodel LLC 8600 Norhtwest 64th Street, Suite 6 Doral, Florida 33166

# **DEVELOPMENT INFORMATION:**

One Duplex Home 1,980 Sq. Ft. Lot Size 3,750 Sq. Ft. Zoning RU-2

# MIAMI-DADE COUNTY FLOOD CRITERIA:

ELEVATION: 7.00' FEET (NGVD 1929) MAP: PLAT BOOK 120 AT PAGE 13 SHEET 2 March 1982

# **ELEVATION INFORMATION** National Flood Insurance Program

FEMA Elev. Reference to NGVD 1929 Comm Panel 120635 0303 Panel # Firm Zone: Date of Firm: 09-11-2009 Base Flood Elev. N/AF.Floor Elev. N/AGarage Elev. N/ASuffix:

Elev. Reference to NGVD 1929

JOB # 25-528 DATE 05-23-2025 38-70



Professional Surveyors & Mappers LB 7498 13050 S.W. 133rd Court Miami Florida, 33186 E-mail: afaco@bellsouth.net Ph: (305) 234-0588

## Surveyors Notes:

- #1 Land Shown Hereon were not abstracted for Easement and /or Right of Way Records. The Easement / Right of Way Show on Survey are as per plat of record unless otherwwise noted. #2 Benchmark: Miami-Dade County Public Works Dep.
- Loc. 3122 W; Name: N-642; Elev. 13.50' #3 Bearings as Shown hereon are Based upon
- East 49th Street, N88°44'05"E
- #4 Please See Abbreviations
- #5 Drawn By: A. Torres #6 Date: 5-23-25
- #7 Completed Survey Field Date: 5-22-25 #8 Disc No 2025, Station Surveying Scion
- #9 Last Revised: #10 Zoned Building setback line not determent
- #11 the herein captioned Property was surveyed and described based on the Legal Description Provided by Client. #12 This Certification is Only for the lands as Described. it is not a
- certification of Title, Zoning, Easements, or Freedom of encumbrances. ABSTRACT NOT REVIEWED. #13 There may be additional Restrictions not Shown on this survey
- that may be found in the Public Records of Said County Examination of ABSTRACT OF TITLE will have to be made to determine recorded instruments, if any affecting this property.
- #14 Accuracy: The expected use of land, as classified in the Standards of Practice (5J-17.052), is residential. the minimum relative distance accuracy for this type of boundary survey is 1.0 foot in 10,000.00' feet. the accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed
- this requirement. #15 Foundation and / or footing that may cross beyond the boundary lines of the parcel herein described are not shown hereon.
- #16 Additions or deletions to survey maps or reports by other than the signing party or parties.

appropriate authority prior to any design work or construction

- #17 Contact the appropriate authority prior to any design work on the herein described parcel for building and zoning information. #18 Underground Utilities are not depicted hereon, contact the
- on the property herein described. Surveyor shall be notified as to any deviation from utilities shown hereon. #19 Ownership subject to Opinion of Title.

This certifies that the survey of the property described hereon was made under my super vision & that the survey meets the Standards of Practice set forth by the Florida Board of Professional Land Surveyors & Mappers in Chapter 5J-17.052 of Florida Administrative Code, pursuant to Section 472.027, Florida Statutes. & That the Sketch hereon is a true and accurate representation thereof to the best of my knowledge and Belief, subject to notes and notations shown hereon.



Armando F. Alvarez Professional Surveyor & Mapper #5526 State of Florida