

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.: 6 Twp.: 57 S. Rge.: 39 E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.

1. Owner's Name: Casarielo Development LLC Phone: 305-345-7291
Address: 550 Avenue A City: Key Largo State: FL Zip Code: 33037
Owner's Email Address: oscar@rapidroofinginc.com
2. Surveyor's Name: Armando F. Alvarez Phone: (305) 234-0588
Address: 13050 SW 133rd Ct. City: Miami State: FL Zip Code: 33186
Surveyor's Email Address: afaco@bellsouth.net
3. Legal Description of Cutout Tract: The E 131.13' of the S 1/2 of the NW 1/4 of the SE 1/4 of the SE 1/4 in Sec. 6, Township 57 South, Range 39 East, lying and being in Miami-Dade Co. FL
4. Folio No(s): 30-7906-000-0575 / _____ / _____ / _____
5. Legal Description of Parent Tract: The E 131.13' of the S 1/2 of the NW 1/4 of the SE 1/4 of the SE 1/4 in Sec. 6, Township 57 South, Range 39 East, lying and being in Miami-Dade Co. FL
6. Street Boundaries: SW 294 St (South) SW 169 Ave (West) SW 292 St (North) SW 167 Ave (East)
7. Present Zoning: EU-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)

SS:

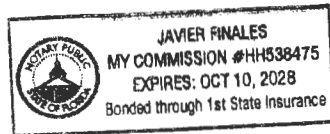
Signature of Owner: _____

COUNTY OF MIAMI-DADE)

(Print name & Title here):

BEFORE ME, personally appeared Oscar Casanero this 30 day of June, 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.

WITNESS my hand and seal in the County and State last aforesaid this 30th day of June, 2025 A.D.



Signature of Notary Public: _____

(Print, Type name here):

(NOTARY SEAL)

10/10/28
(Commission Expires)

HH538475
(Commission Number)

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

The East 131.13 feet of the South 1/2 of the NW 1/4 of the SE 1/4 of the SE 1/4 in
Section 6, Township 57 South, Range 39 East, lying and being in Miami-Dade County, Florida.
SECTION 6, TOWNSHIP 57 SOUTH, RANGE 39 EAST



ZONING: EU-1
ONE SINGLE FAMILY HOME (5,410 sq. ft.)
TOTAL ACREAGE: 1.000

Name Oscar Casariego
Telephone number 305-345-7291
Fax number N/A
E-mail address oscar@rapidroofinginc.com



The East 131.13 feet of the South 1/2 of the NW 1/4 of the SE 1/4 of the SE 1/4 in Section 6, Township 57 South, Range 39 East, lying and being in Miami-Dade County, Florida.
Folio #: 30-7906-000-0575

CUT-OUT PARCEL
LEGAL DESCRIPTION

PARCEL "A"

The East 131.13 feet of the South 1/2 of the NW 1/4 of the SE 1/4 of the SE 1/4 in Section 6, Township 57 South, Range 39 East, lying and being in Miami-Dade County, Florida.

PROPERTY ADDRESS:

169XX Southwest 294th Street
Homestead, Florida 33030

OWNER'S INFORMATION:

Casari Development LLC
550 Avenue A
Key Largo, Florida 33037

DEVELOPMENT INFORMATION:

One Single Family Home 5,410 Sq. Ft.
Lot Size 43,558 Sq. Ft.
Zoning EU-1

MIAMI-DADE COUNTY FLOOD CRITERIA:

ELEVATION: 7.0' FEET (NGVD 1929)
MAP: PLAT BOOK 120 AT PAGE 13 SHEET 4
March 1982

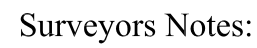
ELEVATION INFORMATION

**National Flood Insurance Program
FEMA Elev. Reference to NGVD 1929**

Comm Panel	120635
Panel #	0727
Firm Zone:	"X"
Date of Firm:	09-11-2009
Base Flood Elev.	N/A
F.Floor Elev.	N/A
Garage Elev.	N/A
Suffix:	"L"

Elev. Reference to NGVD 1929

JOB #	25-660
DATE	06-24-2025
SEC	6-57-39



#1 Shown Hereon were not abstracted for Easement
and/or Right of Way Records. The Easement / Right of Way
Shown hereon are as per plot of records otherwise noted;
#2 Bearings and Distances are from the Survey by the County Work Dept.
(Doc. 6822 E; Name: J-481; Elev. + 8'82")
#3 Bearings as Shown hereon are Based Upon
Southwest 1940n Area, N20°33'0"W
#4 Please See Abbreviations
#5 Drawn By: A. Torres
#6 Date: 9-30-24; 6-20-25
#7 Rechecked Survey Data and Date: 9-27-24; 6-19-25
#8 Disc No. 2025, Station Surveying System
#9 Last Revised:
#10 Zoned Boundary setback line not determined
#11 the herein captioned Property was surveyed and described based
on the Legal Description of the above referenced plat.
#12 This certification is Only for the lands as Described. It is not a
certification of Title, Zoning, Easements, or Freedom of
Access/Easements. THE SURVEYOR MAKES NO WARRANTY.

#13 There may be additional Restrictions Not Shown on this survey
that may be found in the Public Records of Sand County
Examination of ABSTRACT OF TITLE will have to be made to
ascertain recorded instruments, if any affecting this property.

#14 Accuracy:
The expected used for land, as classified in the Standards of
Practice (AS-17), is that the horizontal 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.

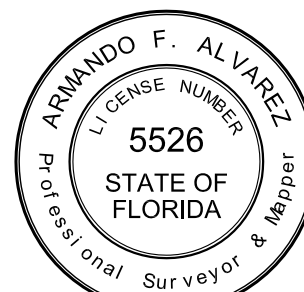
#16 Additions or deletions to the map shall be made by means of
maps or reports by other than the signing party or parties,
Contact the appropriate authority prior to any design work on
the herein described parcel for building and zoning information

#17 If the City of Ulenia or its authorized agent requests that the
appropriate authority prior to any design work or construction
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 supervision & 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

The logo for AFA & Company, Inc. Land Surveyors. It features the text "AFA & Company, Inc." in a serif font, with "AFA" in a larger size. To the right of the text is a circular emblem containing a surveying instrument, possibly a theodolite or transit, with crosshairs. Below the circle, the words "Land Surveyors" are written in a curved banner.

Professional
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E-mail: afaco@bellsouth.net
Ph: (305) 234-0588