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:	
Agend	a Date:			
Waiver	No. D			
Receiv	red Date:			

APPLICATION FOR WAIVER OF PLAT Municipality: UNINCORPORATED Sec.: 12 Twp.: 56 S. Rge.: 39 E. / Sec.: Twp.: S. Rge.: E.

OAAF CIN AS ST STE 483	DE) A LEI	FI 33165
2. Surveyor's Name: LEONARDO MAQUE	EIRA U	Phone: (305) 301-1317
Owner's Email Address: 1746 C	attivable 11.819	
Owner's Email Address: in6 6		
Address: 1361 S. Dixie How#	D1,434 City: /// (M)	_ State: 7/ Zip Code:
1. Owner's Name: 1 110 (COOK) TO	1216 and continued och	home:
this a lab le way	A cal Domail Hal	1. a. dans

Address: 9445 SW 40 ST STE 102	City: MIAMI	State: 2	Zip Code:
Surveyor's Email Address: MAQPROCESSING	@GMAIL.COM		in the second of

3. Legal Description of Cutout Tract: PARCEL "A" LOT 15 BLOCK 13 PB 20 PG 16

PARCEL "B" LOT 16 BLOCK 13 PB 20 PG 16

5. Legal Description of Parent Tract: E100 FT OF THE W 205.19 FT OF THE S1/2 PF TACT 13 PB 31 PG 51 AKA LOTS 15+16
PB 20 PG 16

6. Street Boundaries: SW 215 ST & SW 122 AVE

7. Present Zoning: RU-2 Zoning Hearing No.:______

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. 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

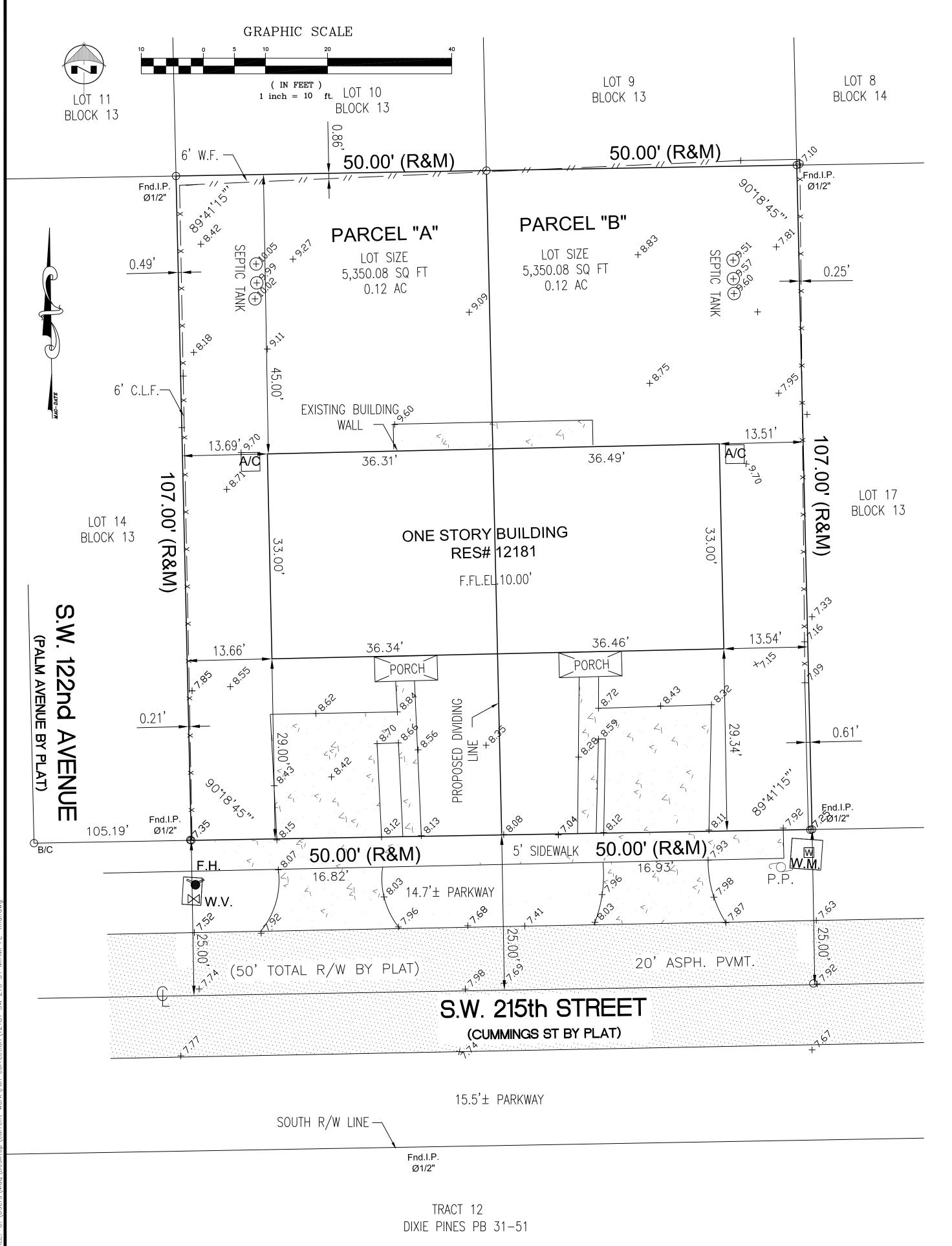
I HEREBY CERTIFY that I am the owner of the parcel(s) described in Item 5 and that the information contained in this application is true and correct to the best of my knowledge and belief. If applicable, attached is a list of all the restrictions/ restrictive covenants and declarations in favor of Miami-Dade 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.

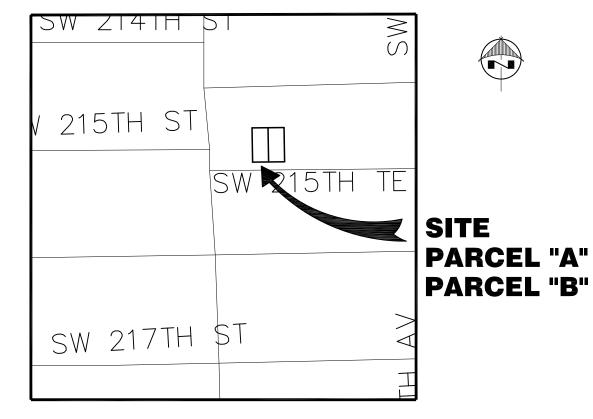
Pursuant to Florida Statutes 837.06, whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his duty shall be guilty of a misdemeanor of the second degree, punishable as provided in FS. 775.082 or FS. 775.083.

STATE OF FLORIDA) SS:	Signature of Owner: Phandon Amira
COUNTY OF MIAMI-DADE)	Signature of Owner: Phandan Amira Director (Print name & Title here): Branco Amira Director
BEFORE ME, personally appeared Brown acknowledged to and before me that freshe) exert as identification	Aming this 31 day of July , 2025 A.D. and (he)she) cuted the same for the purposed therein. Personally known X or produce and who did (not) take an oath.
WITNESS my hand and seal in the County and Sta	
ARGENIS ABINADER Notary Public-State of Floride	Signature of Notary Public:
Commission € HH 528365 My Commission Expires May 16, 2028	(Print, Type name here: Argenis Abirader
(NOTARY SEAL) Note: The reverse side of this sheet may be used for a s	(Commission Expires) (Commission Number)

WAIVER OF PLAT

THE EAST 100 FEET OF THE WEST 205.19 FEET OF THE SOUTH $\frac{1}{2}$ OF TRACT 13 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 31, PAGE 51, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA





LOCATION MAP

A PORTION OF SECTION 12, TOWNSHIP 56 SOUTH, RANGE 39 EAST MIAMI-DADE COUNTY, FLORIDA. SCALE = 1" : 300"

SURVEYOR'S NOTES:

- The herein captioned Property was surveyed and described based on the shown Legal Description.
- 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.
- There may be additional Restrictions not shown on this survey that may be found in the Public Records of this County, Examination of ABSTRACT OF TITLE will have to be made to determine recorded instruments, if any affecting this property.
- The expected use of the land, as classified in the Standards of Practice 5J17, is "High Risk/Commercial".
 The minimum relative distance accuracy for this type of boundary survey is 1 foot in 7,500 feet. The accuracy obtained by measurement and Calculation of a closed geometric figure was found to exceed this requirement.
- Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
- Contact the appropriate authority prior to any design work on the herein described parcel for Building and Zoning information.
- Underground utilities are not depicted hereon, contact 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.
- Set Iron Pipes are 1/2" with cap LS-6992 Public Water to be Utilized in lot.
- Private Sewer to be Utilized in Iot.
 - ZONING: RU-2
- 11a) Proposed Use: DUPLEX-GENERAL 1 Unit per lot
- Miami—Dade County Flood Criteria: 8.5' N.G.V.D. more or less. TOTAL AREA OF PROPERTY:
- Gross Area: 13,200 Sq. Ft. and/or 0.30 Acres more or less. Net Area: 10,700 Sq. Ft. and/or 0.25 Acres more or less.
- Ownership subject to OPINION OF TITLE. Type of Survey: Boundary Survey for purpose of WAIVER OF PLAT.
- North arrow direction shown hereon is based on: An assumed meridian.
- Unless otherwise noted, this Firm has not attempted to Locate footings and/or Foundations (underground).
- The U.S. Department of FEDERAL EMERGENCY MANAGEMENT AGENCY, delineates the herein described land to be situated within Flood Zone: X
- Base Flood Elevation= N/A Community: Miami—Dade Unincorporated # 120635 Panel No. 0584 Suffix: L Firm Date: 09—11—09
- Elevations are referred to: National Geodetic Vertical Datum of 1929. 19a) Miami-Dade Bench Mark Datum: G-38
- Elevation= 12.35' (N.G.V.D.)
- 19b) Bench Mark Location: SW 216 ST. & SW US HWY #1 20) Parent Tract Folio: 30-6912-008-1370
- 21) Original Field Survey Date: 08-07-2024

CONTACT PERSON INFORMATION Name: LEONARDO MAQUEIRA, P.S.M. Telephone Number: (305) 901-1317 -mail: MAQprocessing@gmail.com

OWNER INFORMATION Owner: Statewide Homes, LLC Address: 13611 S. DIXIE HGWY #109, STE 434 PALMETTO BAY, FLORIDA 33176 E-mail: brandon@statewidehomesfl.com

PROPOSED DEVELOPMENT INTENT PURPOSED: DUPLEX-GENERAL 1 Unit per lot

DEVELOPMENT CRITERIA TABLE ZONING: RU-2 PROPOSED USE: RESIDENTIAL

PARENT TRACT

THE EAST 100 FEET OF THE WEST 205.19 FEET OF THE SOUTH \$\frac{1}{2}\$ OF TRACT 13 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 31, PAGE 51, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY,

LÓTS 15 & 16 BLOCK 13 OF DIXIE PINES ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 20, PAGE 16, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA LYING IN SECTION 12, TOWNSHIP 56 SOUTH, RANGE 39 EAST, IN MIAMI-DADE COUNTY, FLORIDA.

SURVEYOR'S CERTIFICATE:

I Hereby Certify to the best of my knowledge and belief that this drawing is a true and correct representation of the BOUNDARY SURVEY of the real property described hereon.

I further certify that this survey was prepared in accordance with the applicable provisions of Chapter 5J17, Florida Administrative Code, pursuant to Chapter 472.027 of the Florida Statues. MAQ SERVICES. INC, LB 8064

> LEONARDO MAQUEIRA, P.S.M CERTIFICATE No. L.S.-6992 STATE OF FLORIDA

					LEG	LEGEND & ABBREVIA	3 R E V I A
		AB	ABBREVIATION SYMBOL	L DEFINITION	ABBREVIATION SYMBOL	DEFINITION	ABBREVIATION SYMBOL
Date: 07/18/2025	ADDRESS: 12181 SW 215 ST, MIAMI, FL 33177 A PORTION OF THE SECTION 12-56-39, MIAMI-DADE COUNTY, FLORIDA REVISIONS DATE CERTIFICATE No. L.B8064, STATE OF FLORIDA 9445 SW 40 ST, STE 102 MIAMI, FLORIDA 33165 PHONE: (305) 901-1317	BY APRV	A.K.A. BLDG. B.M. BS. MH BS. MH C.C. C.B.S. C.B.S. CONC. C.L.F. CONC. C.L.F. C.L. C.L	ALSO KNOWN AS BUILDING BENCH MARK BELLSOUTH CONC. BOX BELLSOUTH MANHOLE CACULATED CONCRETE BLOCK STUCCO CATCH BASIN CONCRETE LIGHT POLE CONCRETE LIGHT POLE CONCRETE	GW GV GUY ID. IF FIP FIP FIP FIP MH (M) MM (M	GAS WETER GAS VALVE GAS VALVE GUY ANCHOR IDENTIFICATION IRON FENCE FLORIDA POWER & LIGHT MANHOLE FLORIDA AUTHORIZATION NUMBER LIGHT POLE MANHOLE MANHO	+ / - / - / - / - / - / - / - / - / - /

Drawn: L.M.

Job: 2024-12181

SSC. SST. SST. SSR. T.S. U.E. WELL WPP WWW WWW WWW