

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: Miami-Dade County Sec.: 14 Twp.: 53 S. Rge.: 40 E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.

1. Owner's Name: Miami Metropolis Holdings Corp. Phone: (305) 588-6779

Address: 10190 SW 84 Court City: Miami State: Florida Zip Code: 33156

Owner's Email Address: tara@lighthousepi.com (Owner Rep.)

2. Surveyor's Name: Julio S. Pita, Alpha C&N Land Services, LLC Phone: (305) 588-6729

Address: 5801 NW 2nd Street City: Miami State: Florida Zip Code: 33126

Surveyor's Email Address: juliopita@bellsouth.net

3. Legal Description of Cutout Tract: See Attached

4. Folio No(s): 30-3014-010-0440 / _____ / _____ / _____

5. Legal Description of Parent Tract: See Attached

6. Street Boundaries: 6711 NW 73 Court

7. Present Zoning: IU-1 Zoning Hearing No.: _____

8. Proposed use of Property:

Single Family Res.(_____ Units), Duplex(_____ Units), Apartments(_____ Units), Industrial/Warehouse(36,835.90 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.

**By: Miami Metropolis Holdings Corp., a
Florida corporation**

STATE OF FLORIDA)
) SS:
COUNTY OF MIAMI-DADE)

Signature of Owner: Joe O. Lister

(Print name & Title here): Jose O. Cossio, President

BEFORE ME, personally appeared Jose O. Cossio this day of August, 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 0 day of August, 2025 A.D.

Signature of Notary Public: _____

(Print, Type name here: José Espinosa)

(NOTARY SEAL)

(Commission Expires)

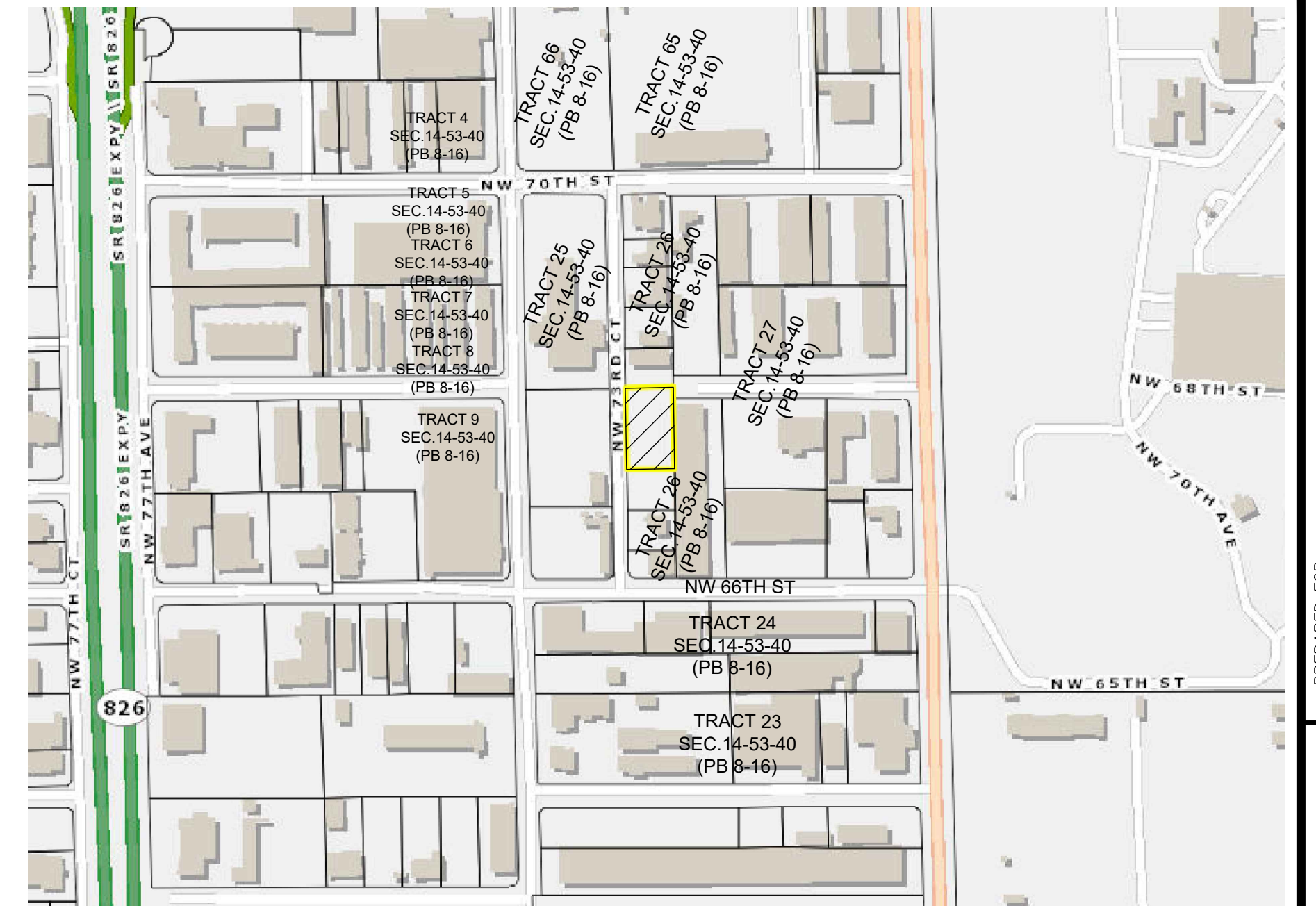
(Commission Number)

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



WAIVER OF PLAT

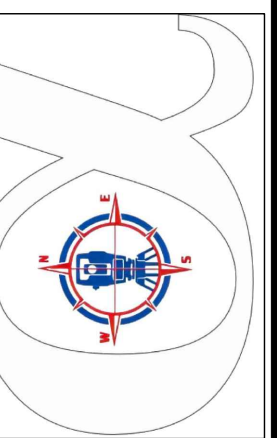
SECTION 14, TOWNSHIP 53 SOUTH, RANGE 40 EAST



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MIAMI MEIRUFOLIS HOLDINGS CORP

WAIVER OF PLAINT



ALPHA C&N LAND SERVICES, LLC
5801 N.W. 2nd STREET, MIAMI, FLORIDA, 33126
PHONE: 305-588-6779 305-336-1123
APHACNLANDSERVICES@GMAIL.COM
WEBSITE: ALPHACNLANDSERVICES.COM

DRAWN BY: I.C.

CHECKED BY: J.P

DATE: 06-03-2025

SHEET:

1 of 1

JOB NUMBER: 240210

Address:

6711 N.W. 73rd COURT, DORAL, FLORIDA, 33166

FOLIO: 30-3014-010-0440

Certified to:

— MIAMI METROPOLIS HOLDINGS CORP

Legal Description:

THE NORTH 264 FEET OF SOUTH 660.00 FEET OF THE WEST 1/2 OF TRACT 26,
LESS THE WEST 25 FEET THEREOF, OF FLORIDA RANCH & DAIRY CORPORATION
SUBDIVISION, OF SECTION 14, TOWNSHIP 53 SOUTH, RANGE 40 EAST, ACCORDING TO
THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 16, OF THE PUBLIC
RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

Zoning Information:

UNINCORPORATED COUNTY:

ZONE IU-1
DESCRIPTION: INDUSTRIAL DISTRICTS, LIGHT MANUFACTURING

Surveyor's Notes:

1. UNLESS OTHERWISE NOTED RECORD AND MEASURED DATA ARE IN SUBSTANTIAL AGREEMENT.
2. THE STREET RIGHT-OF-WAY ABUTTING THIS PROPERTY ARE PHYSICALLY OPEN UNLESS OTHERWISE NOTED.
3. ELEVATIONS IF SHOWN RELATIVE TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.
4. ADDITIONS OR DELETIONS TO SURVEY MAP BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OF PARTIES.
5. NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED.
6. THIS SURVEY MAP OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER.
7. THIS PROPERTY LIES IN ZONE X, ELEVATION N/A, PER FEMA MAP PANEL 0279, COMMUNITY 120635, SUFFIX L, MAP DATED 09-11-2009.
8. BENCH MARK USED: BM # N-3044-R ELEV: 7.52' (NGVD 29)
9. THIS PROPERTY HAS 36835.90 SQUARE FEET MORE OR LESS.
10. THE MIAMI DADE COUNTY FLOOD CRITERIA ELEVATION TO + 7.5' FT N.G.V.D
11. WATER AND SEWER SERVICES SERVICING THE SUBJECT SITE MIAMI-DADE WATER & SEWER DEPARTMENT.
12. OWNER INFORMATION:
MIAMI METROPOLIS HOLDINGS CORP, A FLORIDA CORPORATION
JOSE ORESTES COSSIO
ATARIVILLAIN305@GMAIL.COM (305) 479-7875.
13. DEVELOPMENT INFORMATION: COMMERCIAL VEHICLE STORAGE FACILITY.





























JULIO S. PITA P.S.M. (FOR THE FIRM)
PROFESSIONAL SURVEYOR AND MAPPER
5789 STATE OF FLORIDA.

This survey map or the copies thereof are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.

Abbreviations

FIR. 1/2" = FOUND IRON REBAR 1/2"
 FIP. 1/2" = FOUND IRON PIPE 1/2"
 F.N. = FOUND NAIL
 CONC. = CONCRETE
 P.R.M. = PERMANENT REFERENCE MONUMENT
 P.B = PLAT BOOK
 P.G = PAGE
 (M) = MEASURE
 (REC) = RECORD
 O.R.B. = OFFICIAL RECORDS BOOK
 N.G.V.D. = THE NATIONAL GEODETIC VERTICAL DATUM OF 1929
 U.E. = UTILITY EASEMENT
 C/L = CENTER LINE
 R/W = RIGHT-OF-WAY
 L = LENGTH
 R = RADIUS
 Δ = DELTA

Symbol Leyend

- | | |
|---|----------------------------|
|  | DENOTE CATCH BASIN |
|  | DENOTE FIRE HYDRANT |
|  | DENOTE WOOD POWER POLE |
|  | DENOTE LIGHT POLE |
|  | DENOTE TRAFFIC METER |
|  | DENOTE STREET LIGHT METER |
|  | DENOTE GAS TANK |
|  | DENOTE PHONE BOX |
|  | DENOTE CABLE BOX |
|  | DENOTE SEWER MANHOLE |
|  | DENOTE MONITORING WELL |
|  | DENOTE WATER METER |
|  | DENOTE WATER VALVE |
|  | DENOTE IRRIGATION VALVE |
|  | DENOTE PARKING SIGN |
|  | DENOTE TRAFFIC SIGN |
|  | DENOTE ELECTRIC METER |
|  | DENOTE HANDICAP |
|  | DENOTE ALUMINUM FENCE |
|  | DENOTE OVERHEAD WIRE |
|  | DENOTE CHAIN LINK FENCE |
|  | DENOTE WOOD FENCE |
|  | DENOTE CLEAN OUT |
|  | DENOTE DRAINAGE MANHOLE |
|  | DENOTE CONCRETE LIGHT POLE |
|  | DENOTE WOOD SIGN POST |
|  | DENOTE TREE |
|  | DENOTE ELEVATION |

