

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 Sec.: 34 Twp.: 52 S. Rge.: 41 E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.

1. Owner's Name: Valence Investment LLC Phone: 305-934-1966
Address: 2060 NE 155th St City: North Miami Beach State: FL Zip Code: 33162
Owner's Email Address: alan@trianguloconstruction.com

2. Surveyor's Name: Benigno J Suarez Phone: (786) 413-8246
Address: 4839 SW 75 Ave City: Miami State: FL Zip Code: 33155
Surveyor's Email Address: info@surveylosadasurvey.com

3. Legal Description of Cutout Tract: N/A

4. Folio No(s): 30-2134-002-0790 / _____ / _____ / _____

5. Legal Description of Parent Tract: Gots 4 and 5, Block 85, Golf Park- Section - 2, according to the Plat thereof as recorded in Plat Book 23, Page(s) 46, and Revised Plat of Golf Park Sec -2, according to the Plat thereof as recorded in Plat Book 34, Page(s) 36, of the Public Records of Miami-Dade County, Florida.

6. Street Boundaries: West boundaries NW 27 Ave / East Boundaries Alley

7. Present Zoning: _____ Zoning Hearing No.: _____

8. Proposed use of Property:
Single Family Res.(_____ Units), Duplex(_____ Units), Apartments(_____ Units), Industrial/Warehouse(_____ Square .Ft.),
Business(_____ Sq. Ft.), Office(_____ Sq. Ft.), Restaurant(¹⁰⁹⁴ _____ Sq. Ft. & No. Seats ¹⁶), 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.

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: _____

Alan Ahmad Mourad

COUNTY OF MIAMI-DADE)

(Print name & Title here): _____

BEFORE ME, personally appeared Alan Ahmad Mourad this 22 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 22 day of August, 2025 A.D.

Signature of Notary Public: _____

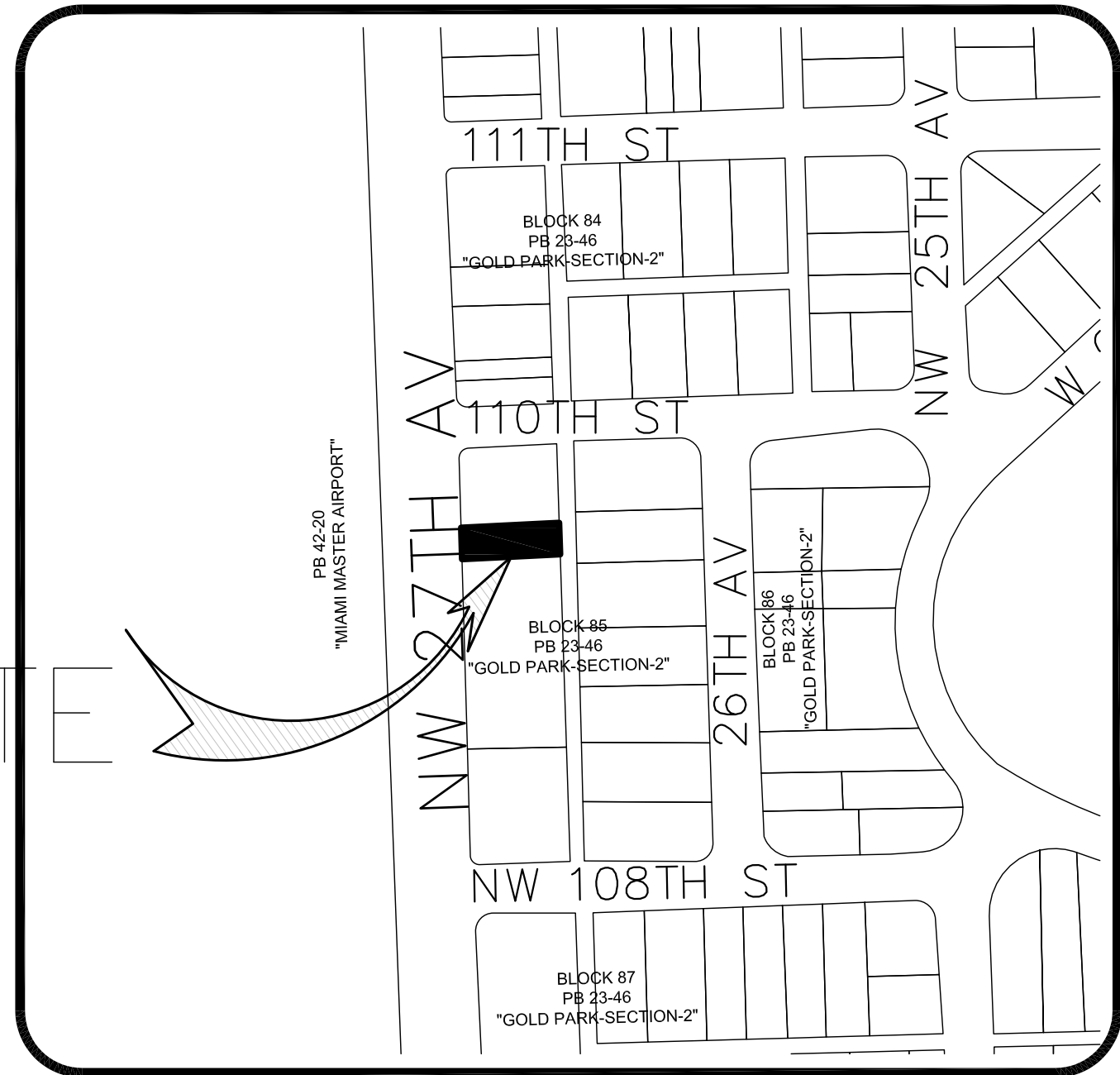
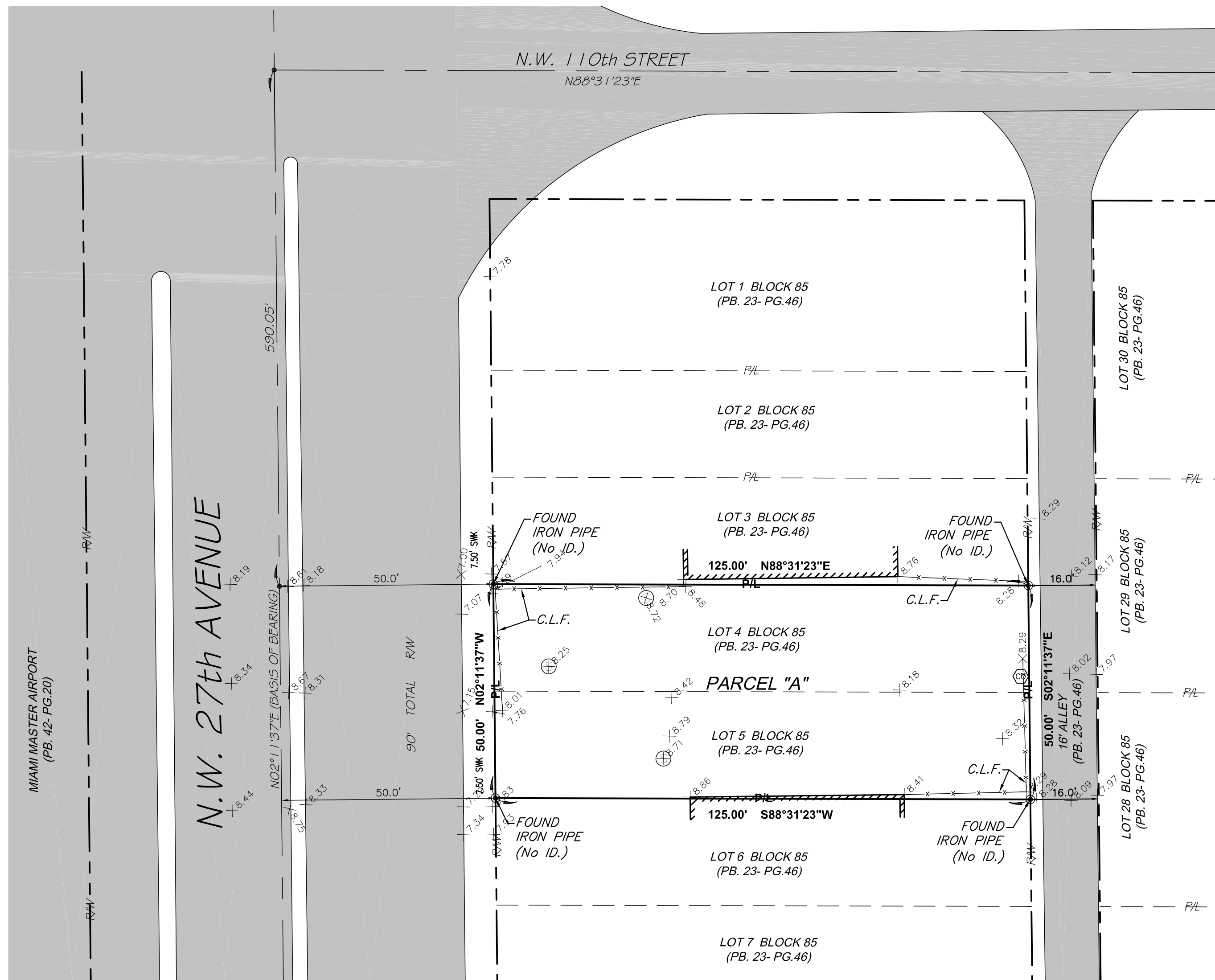
(Print, Type name here: MYCER PACHECO)

(NOTARY SEAL)

October 22, 2027
(Commission Expires)

#HH423092
(Commission Number)

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












VICINITY MAP
NOT TO SCALE






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.

L.P.	=	LIGHT POLE
M.D.E.	=	MAINTENANCE & DRAINAGE EASEMENT
B.C.	=	BLOCK CORNER
MH.	=	MANHOLE
M/L	=	MONUMENT LINE
C.B.	=	CATCH BASIN
N.G.V.D.	=	NATIONAL GEODETIC VERTICAL DATUM
P.R.M.	=	PERMANENT REFERENCE MONUMENT
⊕	=	CENTER LINE
CONC.	=	CONCRETE
A/C	=	AIR CONDITIONING PAD

P.O.C.	= POINT OF COMMENCEMENT
(M)	= MEASURED
(R)	= RECORDED
A	= ARC DISTANCE
P/L	= PROPERTY LINE
R.	= RADIUS
RAD.	= RADIAL
(R & M)	= RECORDED & MEASURED
R/W	= RIGHT-OF-WAY
SEC.	= SECTION
F.F.ELEV.	= FINISH FLOOR ELEVATION

E.T.P.	= ELECTRIC TRANSFORMER PAD
F.H.	= FIRE HYDRANT
F.I.P.	= FOUND IRON PIPE
F.N.D.	= FOUND NAIL & DISK
N.T.S.	= NOT TO SCALE
O/H	= OVERHEAD
O.R.B.	= OFFICIAL RECORDS BOOK
P.B.	= PLAT BOOK
P.C.P.	= PERMANENT CONTROL POINT
PG.	= PAGE
P.O.B.	= POINT OF BEGINNING

	= CENTRAL ANGLE
	= WOOD FENCE
	= WIRE FENCE
	= C.B.S. WALL
	= IRON FENCE
	= METAL LIGHT POLE
	= GUY WIRE
	= UTILITY POWER POLE
	= FIRE HYDRANT

	= UNKNOWN MANHOLE
	= SPOT ELEVATION
	= SEWER MANHOLE
	= TRAFFIC SIGN
	= CATCH BASIN
I.D.	= IDENTIFICATION
ASPH.	= ASPHALT

*LOSADA
SURVEY
SERVICES, INC.*

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

**10935 NW 27 AVE
Miami, FL 33167**

WAIVER OF PLAT

**10935 NW 27 AVE
Miami, FL 33167**

PROJECT NAME:

TYPE OF PROJECT:

PROJECT ADDRESS:

RECORD OF REVISION

1" = 20'

CHECKED BY : B.S.

DATE : 07-11-2025

PROJECT NO.: 2023-092

SHEET