

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.: 31 Twp.: 54 S. Rge.: 41 E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.

1. Owner's Name: Build investment hub LLC Phone: 479-378-8888
Address: 7825 SW 53 ct City: Miami State: FL Zip Code: 33143
Owner's Email Address: tatiana@sr.construction
2. Surveyor's Name: AVILA & ASSOCIATES SERVICES INC Phone: 786-317-0364
Address: 20132 NW 62 AVE City: HIALEAH State: FL Zip Code: 33015
Surveyor's Email Address: AVILA0106@GMAIL.COM
3. Legal Description of Cutout Tract: The North 80 feet of the South 500 feet of the West 1/2 of Tract 34, of THE REVISED PLAT OF 2 \ AMENDED PLAT OF HIGH PINES
4. Folio No(s): 30-4131-019-2495 / _____ / _____
5. Legal Description of Parent Tract: The North 80 feet of the South 500 feet of the West 1/2 of Tract 34, of THE REVISED PLAT OF 2 \ AMENDED PLAT OF HIGH PINES,
6. Street Boundaries: SW 78th street & SW 80th street
7. Present Zoning: RU-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.

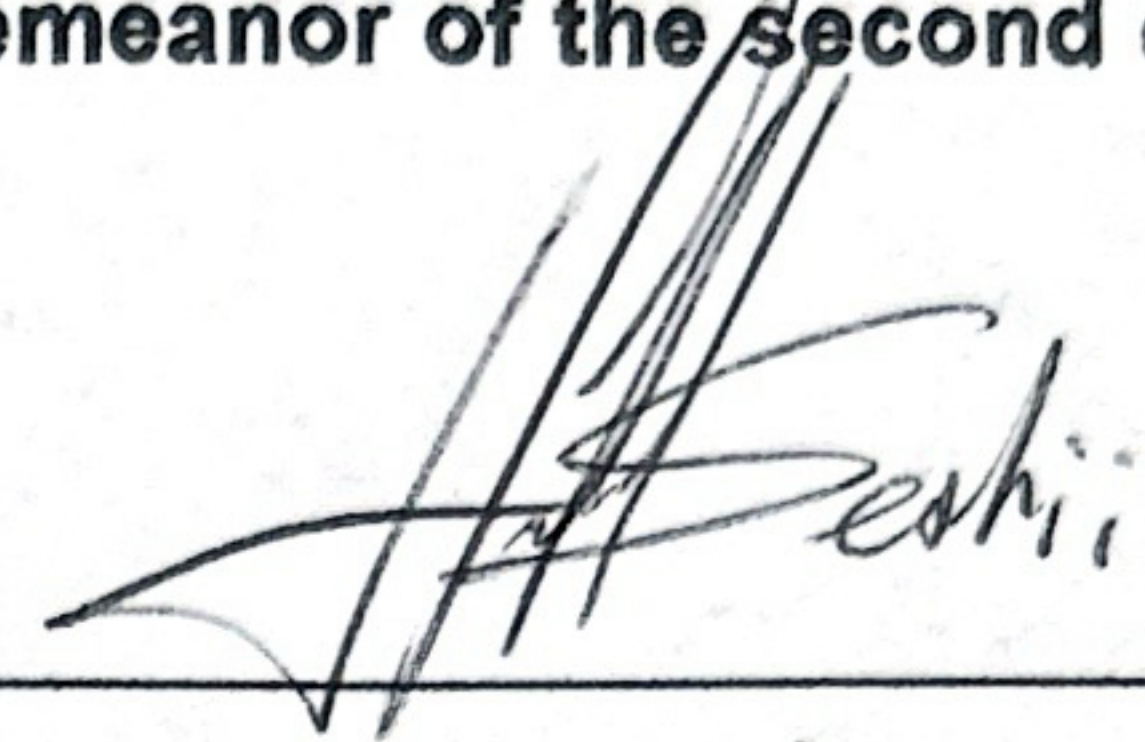
THIS APPLICATION CONSISTS OF TWO (2) PAGES. BOTH PAGES MUST BE COMPLETED AND SUBMITTED IN ORDER TO PROCESS

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)
COUNTY OF MIAMI-DADE)

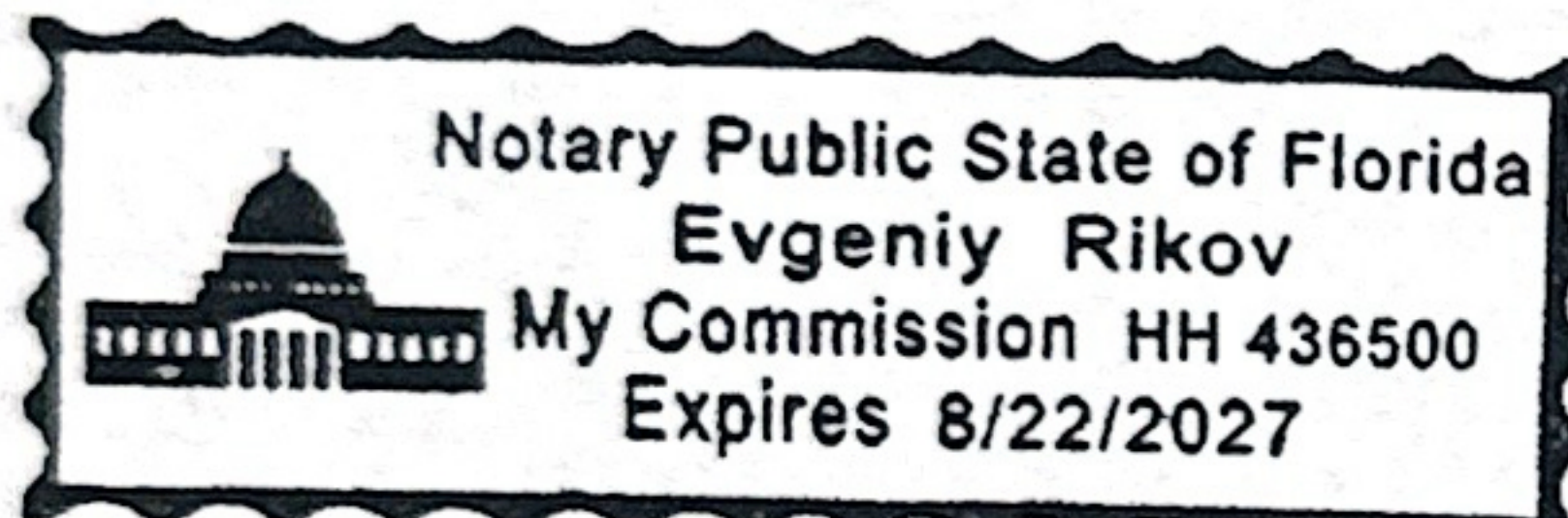
SS:

Signature of Owner: 

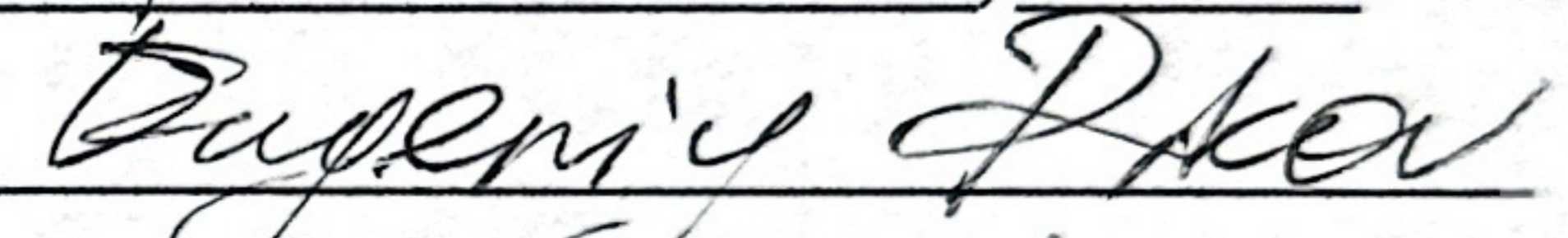
(Print name & Title here): Serhii Holovchenko

BEFORE ME, personally appeared SERHII HOLOVCHENKO this 10 day of September, 2025 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposed therein. Personally known DL / 1610-202-12-800-0 or produce DL / 1610-202-12-800-0 as identification and who did (not) take an oath.

WITNESS my hand and seal in the County and State last aforesaid this 10 day of September, 2025 A.D.



(NOTARY SEAL)

Signature of Notary Public: 

(Print, Type name here: EVGENIY RIKOV)

8/22/2027
(Commission Expires)

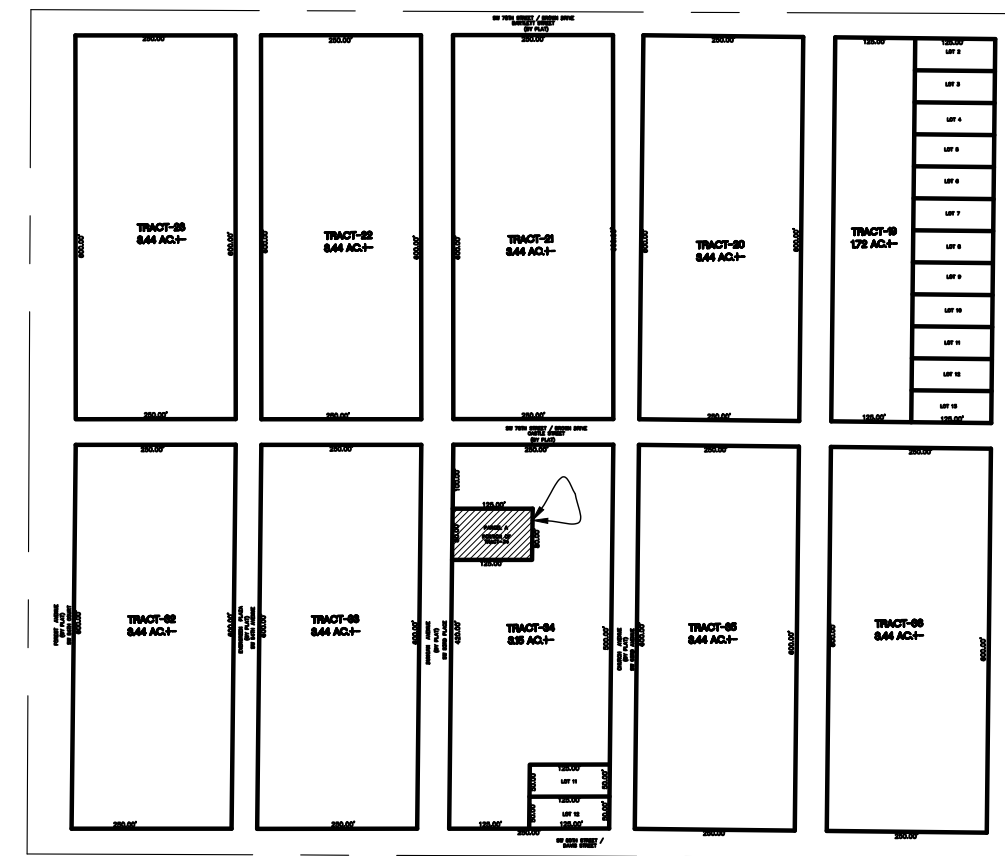
HH 436500
(Commission Number)

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

RESET FORM

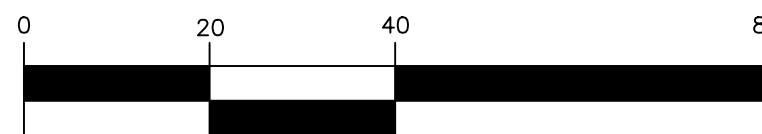
PRINT FORM

WAIVER PLAT (MAP OF BOUNDARY SURVEY)
SEC 24-TWP 54S-RNG 41E

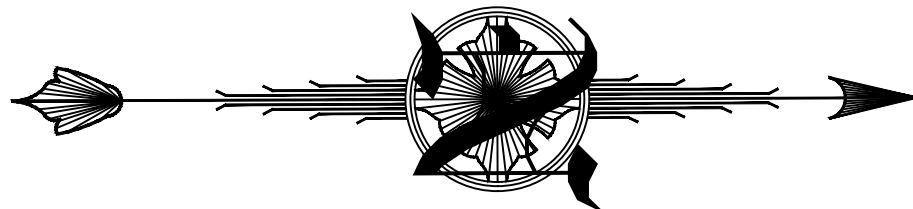
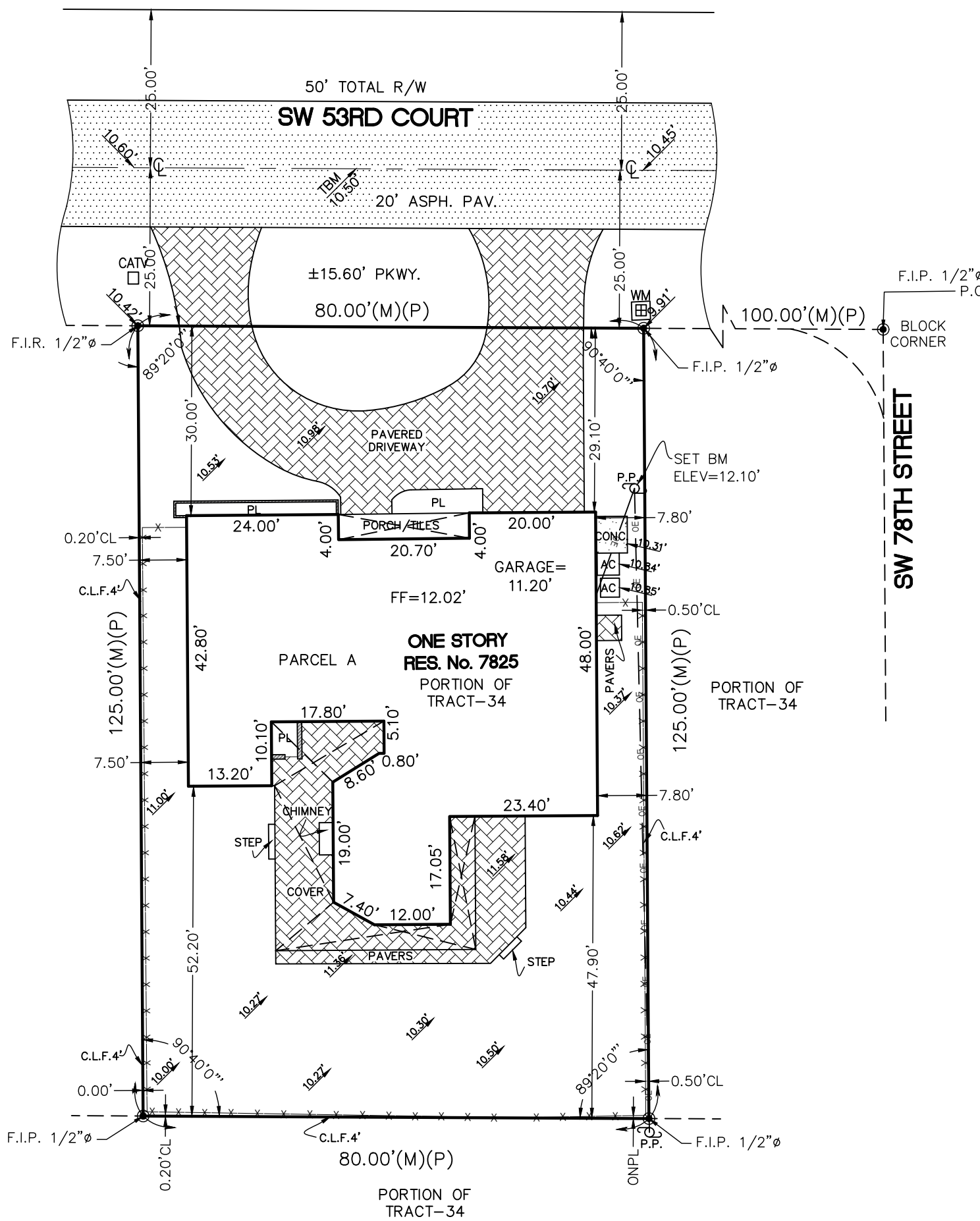


LOCATION MAP
SCALE: 1"=300'

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.



PARENT PARCEL:

TRACT 34 OF THE REVISED PLAT OF 2ND AMENDED PLAT OF HIGH PINES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 31 AT PAGE 57 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

PARCEL A:

THE NORTH 80 FEET OF THE SOUTH 500 FEET OF THE WEST ONE-HALF OF TRACT 34 OF THE REVISED PLAT OF 2ND AMENDED PLAT OF HIGH PINES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 31 AT PAGE 57 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

SURVEYORS NOTES:

- (1). ANGLES IF SHOWN ARE REFERENCED TO THE RECORD PLAT AND ARE AS MEASURED.
- (2). LEGAL DESCRIPTION PROVIDED BY CLIENT UNLESS OTHERWISE NOTED.
- (3). NO UNDERGROUND IMPROVEMENTS LOCATED EXCEPT AS SHOWN.
- (4). THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT THEREFOR THE ONLY SURVEY MATTERS SHOWN ARE PER THE RECORD PLAT. THERE MAY BE ADDITIONAL MATTERS OF RECORD, NOT SHOWN WHICH CAN BE FOUND IN THE PUBLIC RECORDS OF THE CORRESPONDING COUNTY OF RECORD.
- (5). NGVD = NATIONAL GEODETIC VERTICAL DATUM OF 1929. MIAMI-DADE COUNTY BENCH MARK # SC-50 ; ELEVATION IS 9.31' FEET OF N.G.V.D. OF 1929.
- (6). THIS SURVEY IS FOR THE PURPOSE OF A WAIVER OF PLAT.
- (7). ZONING INFO: RU-1
- (8). MIAMI-DADE COUNTY FLOOD ELEVATION CRITERIA TO + 9.85 FT N.G.V.D. OR + 8.30 FT. N.A.V.D. IN ACCORDANCE WITH THE MIAMI-DADE COUNTY FLOOD CRETERIA ORDINANCE DATE OCTOBER, 2022

GENERAL LEGEND:

BCR= BROWARD COUNTY RECORDS
BM = BENCHMARK
CB = CATCH BASIN
C/L = CENTERLINE
CLF = CHAINLINK FENCE
CLP= CONCRETE LIGHT POLE
CBS= CONCRETE BLOCK STRUCTURE
CONC = CONCRETE
C/S = CONCRETE SLAB
DE = DRAINAGE EASEMENT
D = DELTA (CENTRAL ANGLE)
E = EAST
ELE = ELEVATION
X 0.00' = EXISTING ELEVATION
EOP= EDGE OF PAVEMENT
EOW = EDGE OF WATER

FF = FINISHED FLOOR
FH = FIRE HYDRANT
FN = FOUND NAIL
INV = INVERT
FIP = FOUND IRON PIPE
FIR = FOUND IRON ROD
FND= FOUND NAIL AND DISC
L = ARC LENGTH
MDCR = MIAMI DADE COUNTY RECORDS
N = NORTH
N/D = NAIL AND DISC
MF = METAL FENCE
ORB = OFFICIAL RECORDS BOOK
O/S = OFFSET
PB = PLAT BOOK
PBCR = PALM BEACH RECORDS
PC = POINT OF CURVATURE

PG = PAGE
PL = PROPERTY LINE
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PVCF = PLASTIC FENCE
R = RADIUS
R/W = RIGHT OF WAY
S = SOUTH
S/W = SIDEWALK
SIR = SET 1/2" IRON ROD
SND = SET NAIL & DISC
UE = UTILITY EASEMENT
UP = UTILITY POLE
W = WEST
W/F = WOOD FENCE
W/M = WATER METER

CERTIFICATION OF BOUNDARY SURVEY:

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND TO THE BEST OF MY KNOWLEDGE AND BELIEF; THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17.050 TO 17.052 FLORIDA ADINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.



07-29-2025

JULIO S. PITA, P.S & M # 5789
PROFESSIONAL LAND SURVEYOR
STATE OF FLORIDA

BOUNDARY SURVEY

SCALE: 1"= 2'0"

CERTIFIED TO:

ROGER L MOEBUS EST OF

PROPERTY ADDRESS:

7825 SW 53RD COURT
MIAMI, FLORIDA 33143

FLOOD ZONE INFORMATION:

THE NFIP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN:

FLOOD ZONE: X N/A
PANEL NO/SUFFIX: 0459 L
COMMUNITY NO. I 20635
DATE OF FIRM:09-11-2009

THE SUBJECT PROPERTY DOES NOT LIE IN A SPECIAL FLOOD HAZARD AREA

SCALE: 1"=20'

CADD: R.B

CHECKED BY: JSP

INVOICE # 25-984

SHEET # 1 OF 1

AVILA & ASSOCIATES SERVICES INC

L.B. # 6971
20132 NW 62 AVENUE, HIALEAH, FLORIDA 33015
TEL:(786) 317-0364 DADE, (786) 444-1666 DADE
E-MAIL: avila0106@gmail.com