

**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.**

<b>FOR OFFICIAL USE ONLY:</b>	
Agenda Date:	_____
Waiver No. D-	_____
Received Date:	_____

**APPLICATION FOR WAIVER OF PLAT**

Municipality: UNINCORPORATED Sec.: 23 Twp.: 53 S. Rge.: 40 E. / Sec.: \_\_\_\_\_ Twp.: \_\_\_\_\_ S. Rge.: \_\_\_\_\_ E.

1. Owner's Name: 7560 NW 43 ST LLC Phone: 786-486-1618  
 Address: 7500 N.W. 43rd Street City: Miami State: FL Zip Code: 33166  
 Owner's Email Address: rafael@thenewrank.com

2. Surveyor's Name: Bello and Bello Land Surveying Company Phone: (305) 251-9606  
 Address: 12230 S.W. 131st Avenue, Suite 201 City: Miami State: FL Zip Code: 33186  
 Surveyor's Email Address: info@belloland.com

3. Legal Description of Cutout Tract: See Legal Description Attached

4. Folio No(s): 30-3023-001-0313 / \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

5. Legal Description of Parent Tract: See Legal Description Attached

6. Street Boundaries: North: N.W. 43rd Street; East: N.W. 74th Avenue

7. Present Zoning: IU-2 Zoning Hearing No.: \_\_\_\_\_

8. Proposed use of Property:  
 Single Family Res.( \_\_\_\_\_ Units), Duplex( \_\_\_\_\_ Units), Apartments( \_\_\_\_\_ Units), Industrial/Warehouse( 50,678 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.



## APPLICATION FOR WAIVER OF PLAT

### PROPERTY ADDRESS:

7500 N.W. 43rd Street, Miami, Florida 33166

**PARCEL FOLIO No.:** 30-3023-001-0313

### LEGAL DESCRIPTION OF PARENT TRACT:

A portion of Tract 42, "Florida Fruit Lands Company's Subdivision No. 1", of Section 23, Township 53 South, Range 40 East, according to the Plat thereof, as recorded in Plat Book 2, Page 17, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

Begin at the Northeast corner of said Tract 42; thence run South 01 degrees 28 minutes 16 seconds East, along the East line of said Tract 42, for 178.18 feet; thence South 89 degrees 42 minutes 32 seconds West, along a line parallel with the South line of Tract 42, for 390.40 feet; thence North 00 degrees 17 minutes 28 seconds West, for 178.89 feet; thence North 89 degrees 49 minutes 08 seconds East, along the North line of said Tract 42, for 386.73 feet, to the point of beginning, LESS: The North 35.00 feet and the East 35.00 feet thereof; AND ALSO, LESS: the external area formed by an arc of a 25.00 feet radius, concave to the Southwest, tangent to a line parallel with and 35.00 feet, South of the North line of said Tract 42 and tangent to a line parallel with and 35.00 feet, West of the East line of said Tract 42.

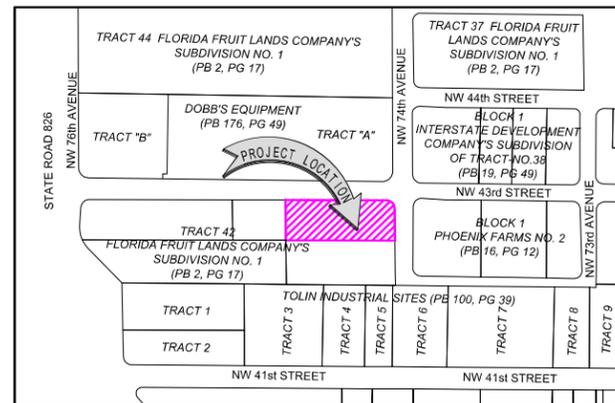
### LEGAL DESCRIPTION OF CUT OUT PARCEL "A":

A portion of Tract 42, "Florida Fruit Lands Company's Subdivision No. 1", of Section 23, Township 53 South, Range 40 East, according to the Plat thereof, as recorded in Plat Book 2, Page 17, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

Begin at the Northeast corner of said Tract 42; thence run South 01 degrees 28 minutes 16 seconds East, along the East line of said Tract 42, for 178.18 feet; thence South 89 degrees 42 minutes 32 seconds West, along a line parallel with the South line of Tract 42, for 390.40 feet; thence North 00 degrees 17 minutes 28 seconds West, for 178.89 feet; thence North 89 degrees 49 minutes 08 seconds East, along the North line of said Tract 42, for 386.73 feet, to the point of beginning, LESS: The North 35.00 feet and the East 35.00 feet thereof; AND ALSO, LESS: the external area formed by an arc of a 25.00 feet radius, concave to the Southwest, tangent to a line parallel with and 35.00 feet, South of the North line of said Tract 42 and tangent to a line parallel with and 35.00 feet, West of the East line of said Tract 42.

**- WAIVER OF PLAT -  
MAP OF BOUNDARY AND TOPOGRAPHIC SURVEY**

A replat of a portion of Tract 42, **FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1**, according to the Plat thereof as recorded in Plat Book 2, Page 17, of the Public Records of Miami-Dade County, Florida, lying in the Southeast ¼ of the Southwest ¼ of the Southwest ¼ of Section 23, Township 53 South, Range 40 East, Miami-Dade County, Florida.



**LOCATION MAP**

Scale 1"=300'



**PROPERTY ADDRESS:**

7560 N.W. 43rd Street (Reference Address), Miami, Florida 33166

**PARCEL FOLIO No.:** 30-3023-001-0313

**LEGAL DESCRIPTION OF PARENT TRACT:**

A portion of Tract 42, "FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1", of Section 23, Township 53 South, Range 40 East, according to the Plat thereof, as recorded in Plat Book 2, Page 17, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

Begin at the Northeast corner of said Tract 42; thence run South 01 degrees 28 minutes 16 seconds East, along the East line of said Tract 42, for 178.18 feet; thence South 89 degrees 42 minutes 32 seconds West, along a line parallel with the South line of Tract 42, for 390.40 feet; thence North 00 degrees 17 minutes 28 seconds West, for 178.89 feet; thence North 89 degrees 48 minutes 08 seconds East, along the North line of said Tract 42, for 386.73 feet, to the point of beginning, LESS: The North 35.00 feet and the East 35.00 feet thereof, AND ALSO, LESS: the external area formed by an arc of a 25.00 foot radius, concave to the Southwest, tangent to a line parallel with and 35.00 feet, South of the North line of said Tract 42 and tangent to a line parallel with and 35.00 feet, West of the East line of said Tract 42.

**LEGAL DESCRIPTION OF CUT OUT PARCEL "A":**

A portion of Tract 42, "FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1", of Section 23, Township 53 South, Range 40 East, according to the Plat thereof, as recorded in Plat Book 2, Page 17, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

Begin at the Northeast corner of said Tract 42 also the Northeast corner of the Southeast ¼ of the Southwest ¼ of the Southwest ¼ of Section 23, Township 53 South, Range 40 East; thence run South 01 degrees 28 minutes 16 seconds East, along the East line of said Tract 42, for 178.18 feet; thence South 89 degrees 42 minutes 32 seconds West, along a line parallel with the South line of Tract 42, for 390.40 feet; thence North 00 degrees 17 minutes 28 seconds West, for 178.89 feet; thence North 89 degrees 49 minutes 08 seconds East, along the North line of said Tract 42, for 386.73 feet, to the point of beginning, LESS: The North 35.00 feet and the East 35.00 feet thereof, AND ALSO, LESS: the external area formed by an arc of a 25.00 foot radius, concave to the Southwest, tangent to a line parallel with and 35.00 feet, South of the North line of said Tract 42 and tangent to a line parallel with and 35.00 feet, West of the East line of said Tract 42.

**SURVEYOR'S REPORT AND GENERAL NOTES**

(Not valid without the attached Survey Map)

- Legal Description of parent Tract has been obtained from Public Records.
- References to "Deed", "Record" or "Plat" refer to documents and instruments of record as part of the pertinent information used for this survey work. Measured distances, directions and angles along boundary lines are in consistency with corresponding values from records, unless otherwise shown.
- These lands are subject to additional restrictions of record that were not furnished to the undersigning registered surveyor. In preparation of this survey I have reviewed and examined the exceptions listed on Schedule B listed on certain Commitment for Title Insurance issued by Old Republic National Title Insurance Company, Search Number OF6-8820133, with a search October 29, 2020 at 9:59 AM.
- North arrow direction is based on an assumed Meridian. Bearings are based on an assumed meridian on a well-established line, said line is being noted as BR on the Survey Map.
- Only above ground improvements are shown herein. Foundations, underground features and utilities have not been located.
- Trees shown had been located and measured by the surveyor. Tree identification has not been based on a Certified Arborist Report.
- This Survey Map is intended to be displayed at the scale shown hereon. Data is expressed in U.S. Survey Foot.
- HORIZONTAL ACCURACY:** The accuracy obtained thru redundant measurements and calculations resulted from field occupation of survey points and control monuments, has been found satisfactory for the expected use of and the type of survey produced herein.
- VERTICAL CONTROL AND ACCURACY:** The elevations as shown are referred to the National Geodetic Vertical Datum of 1929 (NGVD 1929). The closure in feet, as computed, meets the standard of plus or minus 0.05 feet times the squared root of the loop distance in miles. Elevation are based on a level loop from and to the following official Bench Marks:  
Bench Mark # 1: Miami-Dade County Public Works Department Bench Mark N-3112, Elevation = 8.71 feet (NGVD 29). A PK nail and brass washer in concrete sidewalk, located 72' South of centerline of NW 36 St. and 72' West of centerline of NW 72 Ave.  
Bench Mark # 2: Miami-Dade County Public Works Department Bench Mark N-314, Elevation = 6.76 feet (NGVD 29). A PK nail and brass washer on the NW corner of a conc slab at the security guard station at entrance road to Pepsi-Cola, located 18.5' North of center line of NW 41 St. and 211.9' East of centerline of NW 79 Ave..

**Owner of record:**  
7560 NW 43rd Street, LLC; a Florida limited liability company.

**Contact info/Owner's Rep.:**  
Rafael Aznielles.  
7500 NW 43rd Street.  
Miami, FL 33166  
Tel: Mobile 786 486 16187  
email: rafael@thenevrnk.com

**Surveyor:**  
Odalys C. Bello, PSM, LS#6169  
Bello & Bello Land Surveying Corp, LB#7262  
12230 SW 131 Avenue, Suite 201, Miami Florida 33186  
Tel: 305-251-9608  
email: info@belloland.com. www.bellolandsurveying.com

**DEVELOPMENT INFORMATION:**

**Parent Tract:** +/- 50, 677.70 Sq Ft. (+/- 1.167 Acres - Net Area)  
+/- 63, 127.85 Sq Ft. (+/- 1,449 Acres - Gross Area)

**Cut Out Parcel "A":** +/- 50, 677.70 Sq Ft. (+/- 1.167 Acres - Net Area)

**Current Zoning District:** IU-2 (Industrial Districts Heavy Manufacturing)  
**Proposed Use:** Asphalt Paved Parking Lot / Open Lots.  
**Current Number of Parcel:** One (1)  
**Proposed Number of Parcel:** One (1)

**FLOODPLAIN INFORMATION:**

As scaled from FEMA Federal Insurance Rate Map (FIRM) of Community No. 120635 (Miami-Dade County Unincorporated Areas), Panel 0279, Suffix L, revised on Sept 11th, 2009, this real property falls in Zone "X".

Miami-Dade County Flood Criteria appears to be ± 7.00 (NAVD88) per MIAMI-DADE COUNTY FLOOD CRITERIA, Ordinance dated October 18, 2022. (County Flood Criteria 2022- County Flood Criteria) (gis-mdc.opendate.arc.gis.com)

Note: Tree Location Survey has not been performed based on a Certified Arborist Report, Common names and scientific names were determined to the best of our knowledge.

TREE CHART					
Tree #	Common Name	Scientific Name	Trunk Diameter at Breast Height (DBH)(in)	Approximate Height (ft)	Approximate Canopy (ft)
1	Palms (2 Trunks)	Unknown	50	18	7
2	Palms (2 Trunks)	Unknown	50	18	7
3	Palms (2 Trunks)	Unknown	50	18	7
4	Palms (2 Trunks)	Unknown	50	18	7
5	Palms (2 Trunks)	Unknown	50	18	7
6	Palms (2 Trunks)	Unknown	50	18	7
7	Palms (2 Trunks)	Unknown	50	18	7
8	Palms (2 Trunks)	Unknown	50	18	7

STRUCTURE TABLE		
#	STRUCTURE NAME	STRUCTURE DETAILS
1	CATCH BASIN	RIM ELEV.=6.2' INV. ELEV. (E)=5.2' (TOP)(15" METAL PIPE) BOTTOM ELEV.= 4.3'(FULL OF SEDIMENT)
2	SANITARY MANHOLE	RIM ELEV.=7.2' INV. ELEV. (E)=6.2' (8" CLAY PIPE) INV. ELEV. (W)=6.2' (8" CLAY PIPE)
3	CATCH BASIN	RIM ELEV.=6.3' INV. ELEV. (E)=4.7' (TOP)(15" CONCRETE PIPE) BOTTOM ELEV.=4.2'(FULL OF SEDIMENT)
4	CATCH BASIN	RIM ELEV.=6.2' INV. ELEV. (E)=BFF INV. ELEV. (S)=3.5' (15" CONCRETE PIPE) BOTTOM ELEV.=3.4'
5	CATCH BASIN	RIM ELEV.=5.6' INV. ELEV. (S)=2.9' (15" METAL PIPE) INV. ELEV. (W)=BFF BOTTOM ELEV.=1.22'
6	SANITARY MANHOLE	RIM ELEV.=6.2' INV. ELEV. (E)=+11.1' (8" CLAY PIPE) INV. ELEV. (S)=+10.2' (8" CLAY PIPE) INV. ELEV. (W)=+11.1' (8" CLAY PIPE)
7	STORM MANHOLE	RIM ELEV.=6.7' INV. ELEV. (E)=2.2' (18" HDPE PIPE) INV. ELEV. (S)=BFF BOTTOM ELEV.=+6.3'
8	SANITARY MANHOLE	RIM ELEV.=7.1' INV. ELEV. (E)=3.7' (8" CLAY PIPE) INV. ELEV. (W)= CLOSED (FULL OF SEDIMENT)
9	CATCH BASIN	RIM ELEV.=6.2' INV. ELEV. (E)=BFF INV. ELEV. (W)=4.3' (15" METAL PIPE) BOTTOM ELEV.=2.5'
10	CATCH BASIN	RIM ELEV.=6.2' INV. ELEV. (E)=3.0' (15" METAL PIPE) BOTTOM ELEV.=1.0'

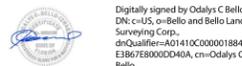
**LEGEND & ABBREVIATIONS**

- = CONCRETE (CONC.)
- = CONCRETE BLOCK WALL
- = DETECTABLE WARNING PAD
- = COVERED AREA
- = ASPHALT
- = TILE
- = PAVERS
- = STONE
- = CHAIN LINK FENCE (CLF)
- = WOOD FENCE (WF)
- = IRON METAL BARS FENCE (IF)
- = OVERHEAD WIRES
- = WATER VALVE (WV)
- = POWER POLE (PP)
- = GUY ANCHOR
- = WATER METER (WM)
- = CONC. LIGHT POLE (LP)
- = WELL
- = STREET SIGN
- = SANITARY MANHOLE
- = DRAINAGE MANHOLE
- = MANHOLE
- = FIRE HYDRANT
- = CABLE BOX (CATV)
- = FPL TRANSFORMER
- = CATCH BASIN OR INLET
- = EXISTING ELEVATION
- = PERMANENT REFERENCE MONUMENT (PRM)
- = PROPERTY CORNER
- = PERMANENT CONTROL POINT (PCP)

- PT = POINT OF TANGENCY
- PC = POINT OF CURVATURE
- PCC = POINT OF COMPOUND CURVE
- PRC = POINT OF REVERSE CURVE
- BM = BENCH MARK
- BR = BEARING REFERENCE
- TBM = TEMPORARY BENCH MARK
- P = PROPERTY LINE
- C = CENTER LINE
- (C) = CALCULATED
- (M) = FIELD MEASURED
- (P) = PER PLAT
- (R) = RECORD
- PSM = PROFESSIONAL SURVEYOR AND MAPPER
- A/C = AIR CONDITIONER PAD
- ENCR = ENCRACHEMENT
- FF ELEV.= FINISHED FLOOR ELEVATION
- (XX-XX) = DENOTES PLAT BOOK XX - PAGE XX
- ORB = OFFICIAL RECORD BOOK
- CBS = CONCRETE BLOCK STRUCTURE
- R/W = RIGHT OF WAY
- ELEV = ELEVATION
- SEC = SECTION
- T = TOWNSHIP
- R = RANGE
- LAT. = LATERAL
- ELEV. = ELEVATION
- INV. = INVERT
- N&D = NAIL & DISC

**I HEREBY CERTIFY TO:**

This map Waiver of Plat of the hereon described property is a true and correct representation of a Survey made under my direction and complies with the Standard for Practice Requirements as Set Forth in Rules 5J-17.051 and 5J-17.052, adopted by Florida Board of Professional Surveyors and Mappers Pursant to Chapter 472.027, Florida Statutes. That this Waiver Plat and this Survey is accurate and correct to the best of my knowledge and belief.



Odalys C. Bello-Iznaga  
Professional Surveyor and Mapper LS#6169 • State of Florida  
Field Work Date: 01/14/2026

Additions and deletions to this Survey Map are prohibited. This Survey Map and Report are not valid without the signature and original raised seal or without the authenticated electronic signature and seal of the undersigning Florida licensed Surveyor and Mapper.

Property Address:  
7560 N.W. 43rd Street (REFERENCE ADDRESS), Miami, Florida 33166

**BELLO & BELLO LAND SURVEYING**  
12230 SW 131 AVENUE • SUITE 201 • MIAMI FL 33186  
LB#7262 • Phone: 305.251.9608  
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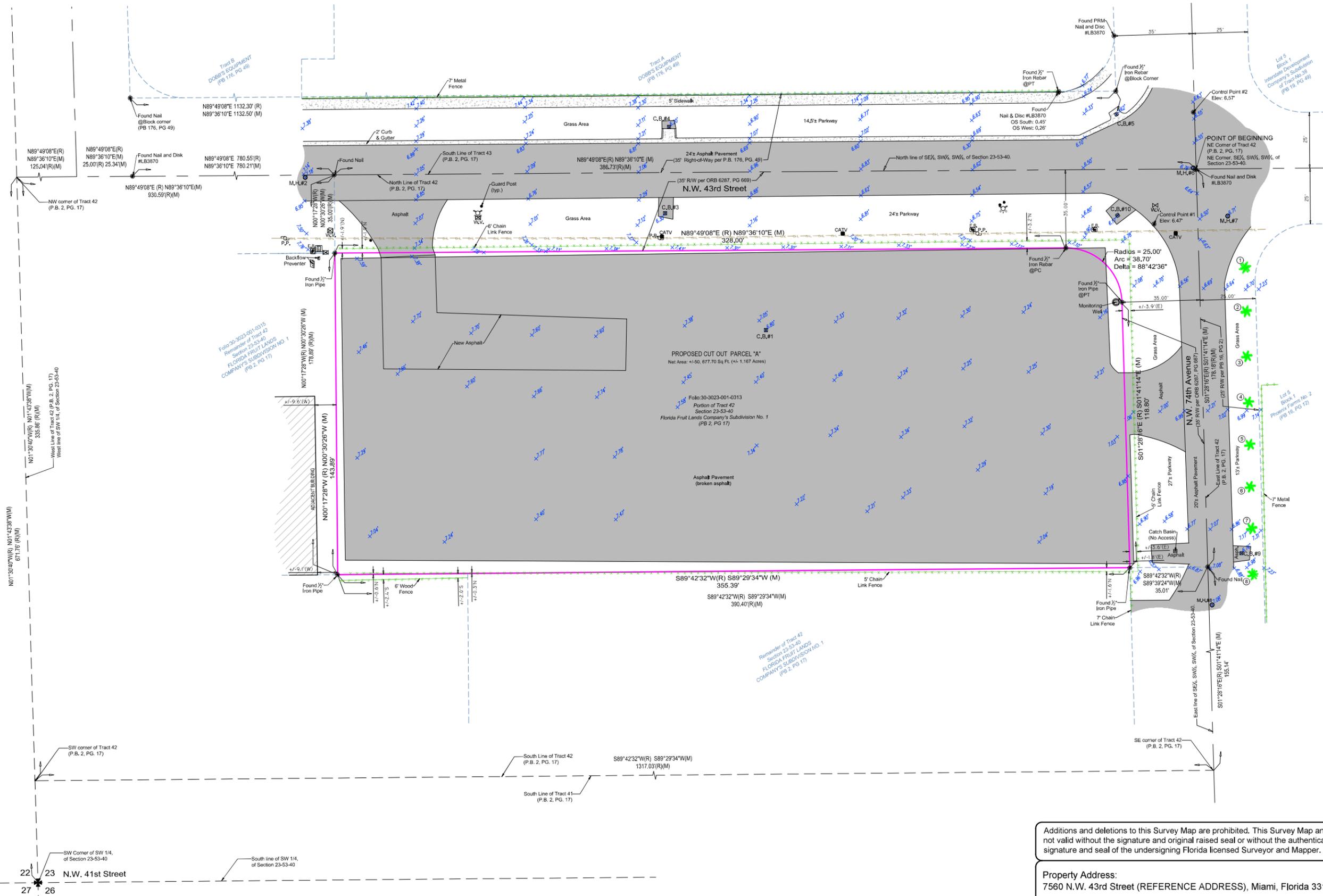


0 10 20

SCALE: 1" = 20'

# - WAIVER OF PLAT - MAP OF BOUNDARY AND TOPOGRAPHIC SURVEY

A replat of a portion of Tract 42, **FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1**, according to the Plat thereof as recorded in Plat Book 2, Page 17, of the Public Records of Miami-Dade County, Florida, lying in the Southeast 1/4 of the Southwest 1/4 of the Southwest 1/4 of Section 23, Township 53 South, Range 40 East, Miami-Dade County, Florida.



### LEGEND & ABBREVIATIONS

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  - = CONCRETE BLOCK WALL
  - = DETECTABLE WARNING PAD
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