

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

1. Owner's Name: HH7640 LLC Phone: 305-665-4275  
 Address: 10101 SOUTH DIXIE HIGHWAY City: PINECREST State: FL Zip Code: 33156  
 Owner's Email Address: AARON@HOLLUBHOMES.COM

2. Surveyor's Name: SUAREZ SURVEYING & MAPPING INC. Phone: (305) 596-1799  
 Address: 13340 SW 131 ST, SUITE 110 City: MIAMI State: FL Zip Code: 33186  
 Surveyor's Email Address: suarezsurveying@gmail.com

3. Legal Description of Cutout Tract: The south 80 Feet of the North 260 Feet of the East 1/2 of Tract 22, Revised Plat of 2nd Amended Plat of High Pines, as recorded in PB 31, P 57

4. Folio No(s): 30-4131-019-1974 / \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

5. Legal Description of Parent Tract: \_\_\_\_\_

6. Street Boundaries: 7640 SW 53 CT | 53 CT BETWEEN SW 76 ST & SW 78 ST

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.

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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.**

STATE OF FLORIDA)  
COUNTY OF MIAMI-DADE)

SS:

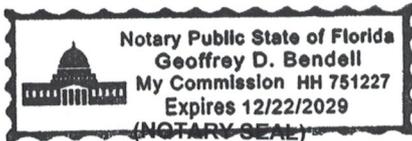
Signature of Owner: \_\_\_\_\_

(Print name & Title here):

Aaron Hollub, Manager for HH7640 LLC

BEFORE ME, personally appeared Aaron Hollub this 20 day of February, 2026 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 20 day of February, 2026 A.D.



Signature of Notary Public: \_\_\_\_\_

(Print, Type name here: \_\_\_\_\_)

Geoffrey Bendell

12-22-29  
(Commission Expires)

HH 751227  
(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 MAP OF BOUNDARY & TOPOGRAPHIC SURVEY

THE SOUTH 80 FEET OF THE NORTH 260 FEET  
OF THE EAST 1/2 OF TRACT 22  
REVISED PLAT OF 2nd AMENDED PLAT OF HIGH PINES  
P.B. 31 PG. 57  
LYING WITHIN THE NW 1/4 OF  
SECTION 31, TOWNSHIP 54 SOUTH, RANGE 41 EAST  
UNINCORPORATED, MIAMI-DADE COUNTY,  
FLORIDA



**SITE INFORMATION:**  
ZONING: RU-1  
FOLIO NUMBER: 30-4131-019-1974  
MIAMI-DADE COUNTY FLOOD CRITERIA: 8.5 (NAVD83) SCALED AND PRORATED AS SHOWN IN MIAMI-DADE COUNTY FLOOD CRITERIA MAP (SUPERSEDES THE PLAT OF MIAMI-DADE COUNTY FLOOD CRITERIA MAP PREVIOUSLY RECORDED IN PB 120 PG 13-14 OF 5 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, THE MIAMI-DADE COUNTY FLOOD CRITERIA MAP IS AVAILABLE "HTTPS://GIS-MDC.OPENDATA.HRCSS.COM"  
FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP INFORMATION: COMMUNITY NAME AND # UNINCORPORATED 120655 PANEL: 120800459 SUFFIX: L FLOOD ZONE: X BASE FLOOD ELEVATION: N/A DATE OF FIRM: 09/11/09 DATE OF MAP INDEX: 09/11/09  
PROPOSED DEVELOPMENT INFORMATION: SINGLE FAMILY HOME  
PROPOSED UTILITIES: ELECTRICAL, WATER AND SEWER  
PROPOSED NUMBER OF SITES: 1  
AREA CALCULATIONS: PARENT TRACT AND PARCEL A: 10,000 SQUARE FEET, 0.23 ACRES, ± NET 12,000 SQUARE FEET, 0.28 ACRES, ± GROSS

**PROPERTY OWNER INFORMATION:**  
HH7640 LLC  
REPRESENTATIVE'S NAME: AARON HOLLUB  
TELEPHONE # 305 665-4275  
EMAIL ADDRESS: AARON@HOLLUBHOMES.COM

**CONTACT PERSON INFORMATION:**  
NAME: JUAN A. SUAREZ  
TELEPHONE # 305 596 1799  
EMAIL ADDRESS: JUAN.SUAREZ@SUAREZSURVEYING.COM  
ADDRESS: 13350 SW 131 STREET, SUITE # 110 MIAMI, FL 33186

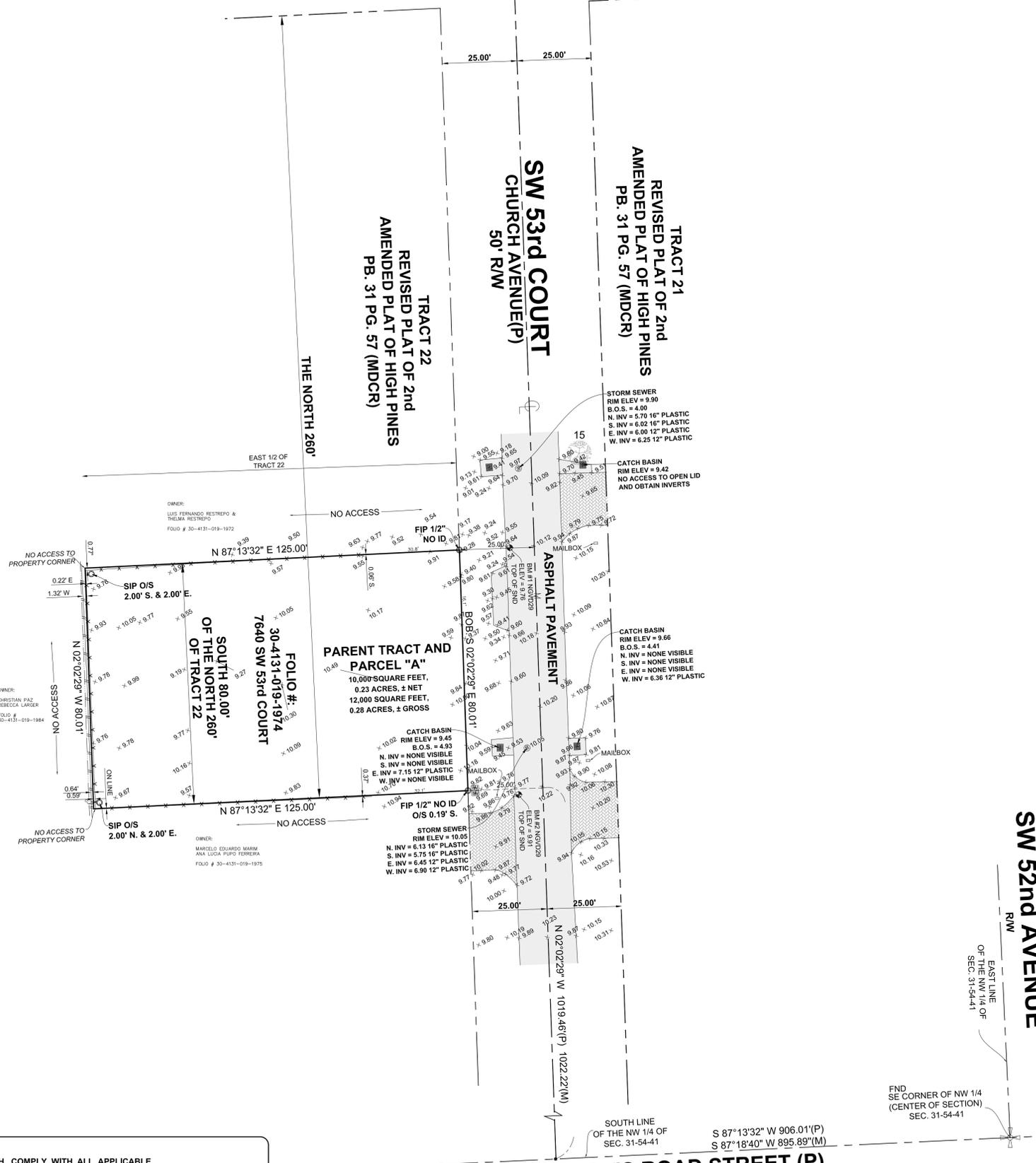
**BENCHMARK REFERENCE:**  
CITY OF CORAL GABLES BENCHMARK:  
ELEV (NGVD29): 8.48  
LOCATION: NW COR YUMARI ST/ SUNSET RD  
DESCRIPTION: PK NAIL AND BRASS WASHER AT POINT OF CURVE, BACK OF SIDEWALK

**SURVEYOR'S CERTIFICATE:**  
I CERTIFY THAT THE ATTACHED WAIVER OF PLAT, AND LEGAL DESCRIPTIONS ASSOCIATED THEREWITH, COMPLY WITH ALL APPLICABLE REQUIREMENTS OF CHAPTER 28, SUBDIVISION CODE OF MIAMI-DADE COUNTY, FLORIDA.  
CERTIFIED THIS 20TH DAY OF FEBRUARY, A.D., 2026.  
**JUAN A SUAREZ**  
PROFESSIONAL SURVEYOR AND MAPPER NO. 6220  
STATE OF FLORIDA  
SUAREZ SURVEYING & MAPPING, INC.  
13350 SW 131 STREET, SUITE 110, MIAMI, FL 33186  
CERTIFICATE OF AUTHORIZATION NO. LB7104

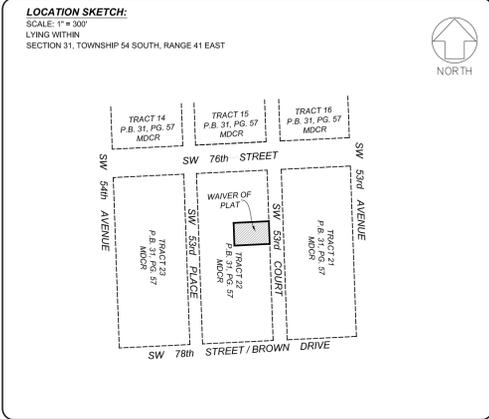
**DATE OF SURVEY:**  
02/16/2026  
JOB #: 260241223  
FILE #: E-2369  
PROJECT NAME: SURVEYS 2026  
CAD FILE(R): HOLLUB WAIVER  
PARTY CHIEF: SARRIA  
F.B.: PG. -  
SHEET 1 OF 1



SW 76th STREET  
BARTLETT STREET (P)  
100' RW



**suarez surveying & mapping, inc.**  
13350 SW 131st Street, Suite 110, Miami, Florida 33186  
Tel: 305.596.1799 Fax: 305.596.1886  
www.suarezsurveying.com



**LEGEND**  
**ABBREVIATIONS:**  
A = ARC DISTANCE  
A/C = AIR CONDITIONER PAD  
BCR = BROWARD COUNTY RECORDS  
BLDG = BUILDING  
BM = BENCH MARK  
BOB = BASIS OF BEARINGS  
CBS = CONCRETE BLOCK & STUCCO  
(C) = CALCULATED  
CB = CATCH BASIN  
CHB = CHORD BEARING  
C&G = CURB & GUTTER  
CLF = CHAIN LINK FENCE  
COL = COLUMN  
CONC = CONCRETE  
DE = DRAINAGE EASEMENT  
DME = DRAINAGE & MAINTENANCE EASEMENT  
DW = DRIVE-WAY  
EB = ELECTRIC BOX  
ENC = ENCRoACHMENT  
EP = EDGE OF PAVEMENT  
EW = EDGE OF WATER  
FDH = FOUND DRILL HOLE  
FF = FINISHED FLOOR ELEVATION  
FIP = FOUND IRON PIPE  
FIR = FOUND IRON ROD  
FN = FOUND NAIL (NO ID)  
FND = FOUND NAIL & DISK  
FPL = FLORIDA POWER & LIGHT TRANSFORMER PAD  
LE = LANDSCAPE EASEMENT  
LME = LAKE MAINTENANCE EASEMENT  
(M) = MEASURED  
MDCR = MIAMI-DADE COUNTY RECORDS  
MH = MAN HOLE  
ML = MONUMENT LINE  
ORB = OFFICIAL RECORDS BOOK  
O/S = OFF-SET  
PL = PLANTER  
PBC = PALM BEACH COUNTY  
PC = POINT OF CURVATURE  
PCR = PERMANENT CONTROL POINT  
PG = PAGE  
PI = POINT OF INTERSECTION  
PIB = PARKER KAEHLON (SURVEY NAIL)  
PL = PLANTER  
POB = POINT OF BEGINNING  
POC = POINT OF COMMENCEMENT  
PRC = POINT OF REVERSE CURVATURE  
PRM = PERMANENT REFERENCE MONUMENT  
PT = POINT OF TANGENCY  
R = RADIUS DISTANCE  
RI = RECORD  
RW = RIGHT OF WAY  
RES. = RESIDENCE  
SIP = SET IRON PIPE  
SND = SET NAIL & DISK (PK)  
STL = SURVEY THE LINE  
SWK = SIDEWALK  
(TYP) = TYPICAL  
UB = UTILITY BOX  
UE = UTILITY EASEMENT  
WF = WOOD FENCE

**SYMBOLS:**  
[Symbol] = HOLE  
[Symbol] = ELECTRIC BOX  
[Symbol] = TELEPHONE HOLE  
[Symbol] = WATER METER  
[Symbol] = WATER VALVE  
[Symbol] = WATER VALVE  
[Symbol] = FIRE HYDRANT  
[Symbol] = LIGHT POLE  
[Symbol] = SIGN  
[Symbol] = VALVE  
[Symbol] = ONE WAY  
[Symbol] = BRICK/CONCRETE  
[Symbol] = ROLLER  
[Symbol] = ORIGINAL LOT DISTANCE  
[Symbol] = CENTER ANGLE  
[Symbol] = CENTER POINT  
[Symbol] = CATCH BASIN  
[Symbol] = DRIVEWAY  
[Symbol] = CONCRETE  
[Symbol] = SHORAGE MARK  
[Symbol] = SERVICE MANHOLE  
[Symbol] = COMMUNICATION MANHOLE  
[Symbol] = FIRE MANHOLE  
[Symbol] = SIGN  
[Symbol] = ANCHOR  
[Symbol] = GUARD RAIL  
[Symbol] = BRICK FENCE  
[Symbol] = WOOD FENCE  
[Symbol] = CHAIN LINK FENCE  
[Symbol] = UNDERGROUND UTILITY LINE  
[Symbol] = LIMITED ACCESS RIGHT-OF-WAY LINE  
[Symbol] = RIGHT-OF-WAY LINE

**SURFACE:**  
ASPHALT CONCRETE, PAVERS, TILES, WOOD, COVER

**SURVEYOR'S NOTES:**  
1. ELEVATIONS WHEN SHOWN REFER TO 1929 NATIONAL GEODETIC VERTICAL DATUM (NGVD 1929).  
2. NO ATTEMPT WAS MADE TO LOCATE FOOTINGS/FOUNDATIONS, OR UNDERGROUND UTILITIES UNLESS OTHERWISE NOTED.  
3. THE LANDS SHOWN HEREON HAVE NOT BEEN ABSTRACTED IN REGARDS TO MATTERS OF INTEREST BY OTHER PARTIES, SUCH AS EASEMENTS, RIGHTS OF WAYS, RESERVATIONS, ETC. ONLY PLATTED EASEMENTS ARE SHOWN.  
4. THIS SURVEY WAS PREPARED FOR AND CERTIFIED TO THE PARTY(IES) INDICATED HEREON AND IS NOT TRANSFERABLE OR ASSIGNABLE.  
5. 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.  
6. IMPROVEMENTS SHOWN HAVE BEEN MEASURED TO THE NEAREST 10TH OF A FOOT. ELEVATIONS WHEN SHOWN HAVE BEEN MEASURED TO NEAREST 100TH OF A FOOT ON HARD SURFACES AND NEAREST TENTH OF A FOOT FOR GROUND OR SOO SURFACES.  
7. ALL BOUNDARY LIMIT INDICATORS SET ARE STAMPED LB# 7104.  
8. THE BOUNDARY LIMITS ESTABLISHED ON THIS SURVEY ARE BASED ON THE LEGAL DESCRIPTION PROVIDED BY CLIENT OR ITS REPRESENTATIVE.  
9. FENCE OWNERSHIP NOT DETERMINED.  
10. BEARINGS WHEN SHOWN ARE TO AN ASSUMED MERIDIAN, THE EAST LINE OF TRACT 22 HAS BEEN ASSIGNED A BEARING OF S 02°02'29" E.  
11. TYPE OF SURVEY: BOUNDARY, TOPOGRAPHIC (WAIVER OF PLAT)

**CERTIFIED TO:**  
HH7640 LLC

**REVISIONS:**  
REVISIONS:

**LEGAL DESCRIPTION (PARENT TRACT AND PARCEL "A")**  
THE SOUTH 80 FEET OF THE NORTH 260 FEET OF THE EAST 1/2 OF TRACT 22 OF REVISED PLAT OF 2nd AMENDED PLAT OF HIGH PINES, AS RECORDED IN PLAT BOOK 31, PAGE 57, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.