

**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.:     Twp.:     S. Rge.:     E. / Sec.:     Twp.:     S. Rge.:     E.

1. Owner's Name: MARIA FUENTES & ALBERTO RODRIGUEZ Phone: (305) 496-1035  
 Address: 5550 SW 80 ST City: MIAMI State: FL Zip Code: 33143-5613  
 Owner's Email Address: alrod10@gmail.com

2. Surveyor's Name: THOMAS J. KELLY Phone: (786) 242-7692  
 Address: 9495 SW 99 STREET City: MIAMI State: FL Zip Code: 33176  
 Surveyor's Email Address: tjksurveys@gmail.com

3. Legal Description of Cutout Tract: 31 54 41 .5 AC, W T HARDEES SUB PB B-50, E105FT OF W314FT OF N209FT OF LOT 1 BLK 2, LOT SIZE 105.000 X 209.

4. Folio No(s): 30-4131-003-0230 / \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

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

6. Street Boundaries: \_\_\_\_\_

7. Present Zoning: RU-1 Zoning Hearing No.: N/A

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):

ALBERTO RODRIGUEZ / OWNER

BEFORE ME, personally appeared ALBERTO RODRIGUEZ this 7 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 DL# R362-010-66-268-0 as identification and who did (not) take an oath.

WITNESS my hand and seal in the County and State last aforesaid this 7 day of FEBRUARY, 2026 A.D.

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

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

MAURO SCALERTA



**MAURO SCALERTA**  
Commission # **HH 727217**  
Expires November 3, 2029

(NOTARY SEAL)

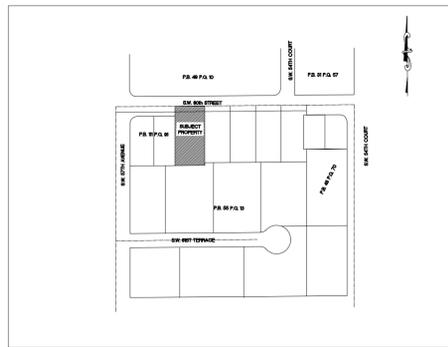
11/03/2029  
(Commission Expires)

HH727217  
(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 31 TOWNSHIP 54 S RANGE 41 E



### LOCATION SKETCH

SCALE: 1"= 300'

SECTION 31 TOWNSHIP 54S RANGE 41E

### LEGAL DESCRIPTION:

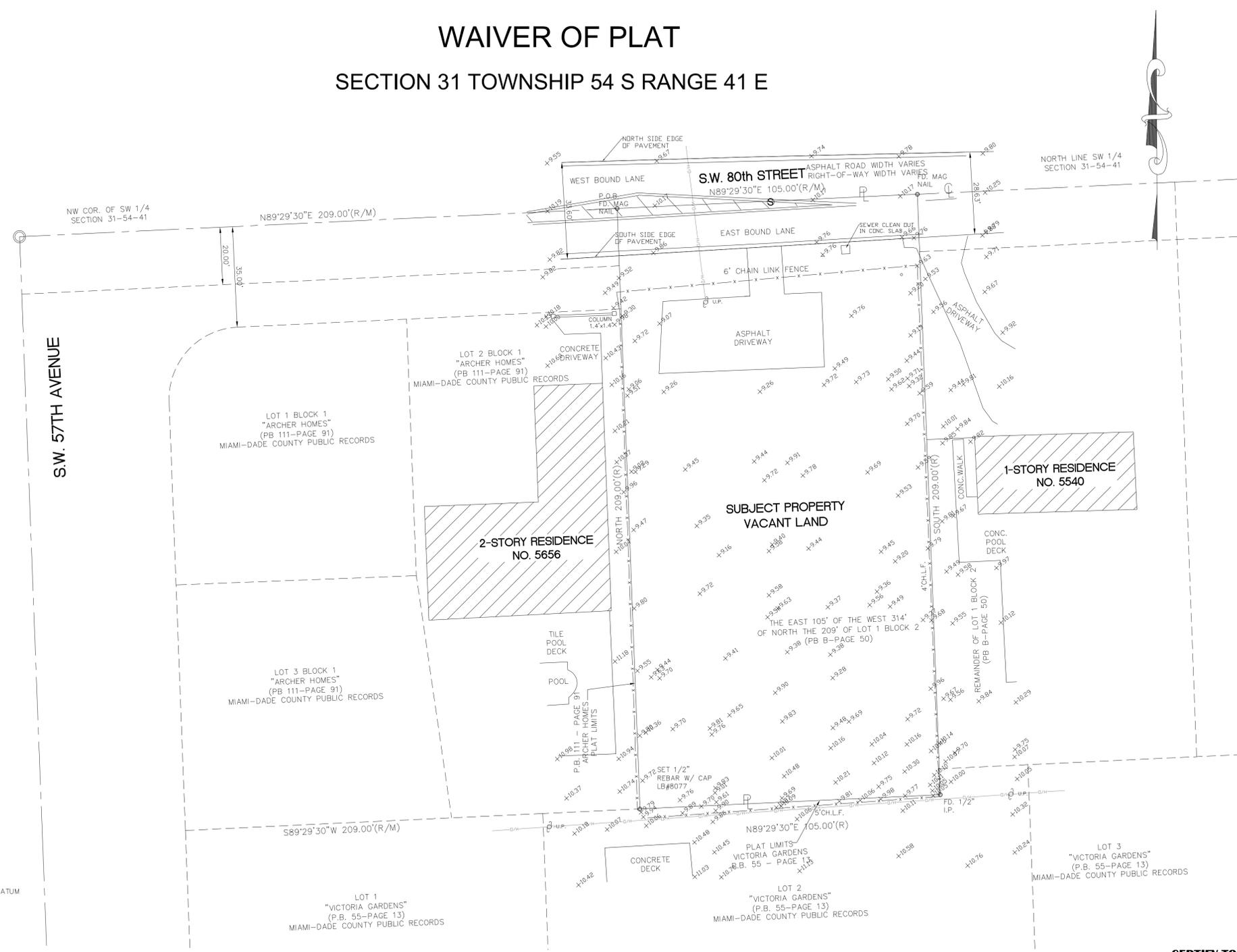
BEGINNING AT A POINT 209 FEET EAST OF THE NW CORNER OF THE SW 1/4 OF SECTION 31, TOWNSHIP 54, RANGE 41 EAST, AND RUNNING EAST 105 FEET; THENCE SOUTH 209 FEET; THENCE WEST 105 FEET AND; THENCE NORTH 209 FEET TO THE POINT OF BEGINNING, SAID PROPERTY SITUATE AND LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.  
AK/A LOT 1, BLOCK 2, OF WT HARDEES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, PAGE 50, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

### LEGEND OF SYMBOLOLOGY

|                         |                  |
|-------------------------|------------------|
| MAN HOLE SANITARY SEWER | WATER METER      |
| CATCH BASIN             | WATER VALVE      |
| FIRE HYDRANT            | ELECTRIC BOX     |
| SIGN                    | T.V. BOX         |
| HANDICAP PARKING        | ELECTRIC METER   |
| CONC. LIGHT POLE        | WOOD LIGHT POLE  |
|                         | METAL LIGHT POLE |
|                         | UTILITY POLE     |

### LEGEND OF SURVEY ABBREVIATIONS

|                                       |  |
|---------------------------------------|--|
| ADJ.....ADJACENT                      | (M).....MEASURED                             |
| A/C.....AIR CONDITIONER               | N.....NORTH                                  |
| ASPH. PAV.....ASPHALT PAVEMENT        | N/D.....NAIL AND DISC                        |
| B/C.....BLOCK CORNER                  | N.G.V.D.....NATIONAL GEODETIC VERTICAL DATUM |
| BLDG.....BUILDING                     | N.T.S.....NOT TO SCALE                       |
| BLK.....BLOCK                         | O/H.....OVERHEAD ELECTRIC                    |
| B.M.....BENCH MARK                    | O.R.B.....OFFICIAL RECORD BOOK               |
| B.C.R.....BROWARD COUNTY RECORD       | O.U.L.....OVERHEAD UTILITY LINE              |
| C/G.....CURB AND GUTTER               | (P).....PLAT                                 |
| C.B.....CATCH BASIN                   | P.B.....PLAT BOOK                            |
| CH.....CHORD DISTANCE                 | P.C.....POINT OF CURVATURE                   |
| CH.L.F.....CHAIN LINK FENCE           | P.C.C.....POINT OF COMPOUND CURVATURE        |
| CI.....CAST IRON                      | P.C.P.....PERMANENT CONTROL POINT            |
| C/L.....CENTER LINE                   | PG.....PAGE                                  |
| (C).....CALCULATED                    | P.I.....Point of Intersection                |
| C.B.S.....CONCRETE BLOCK AND STUCCO   | P.K.....PARKER KALON                         |
| CL.....CLEAR                          | PKWY.....PARKWAY                             |
| C.M.E.....CANAL MAINTENANCE EASEMENT  | P.L.S.....PROFESSIONAL LAND SURVEYOR         |
| CONC.....CONCRETE                     | P.L.....PROPERTY LINE                        |
| COR.....CORNER                        | P.O.B.....POINT OF BEGINNING                 |
| CT.....COURT                          | P.O.C.....POINT OF COMMENCEMENT              |
| D.B.....DEED BOOK                     | P.O.C.....POINT OF REVERSE CURVATURE         |
| D.C.R.....DADE COUNTY RECORD          | P.R.M.....PERMANENT REFERENCE MONUMENT       |
| D.E.....DRAINAGE EASEMENT             | P.T.....POINT OF TANGENCY                    |
| D/H.....DRILL HOLE                    | (R).....RECORD                               |
| D/W.....DRIVEWAY                      | RE-BAR.....REINFORCEMENT BAR                 |
| E.....EAST                            | (R/M).....RECORD AND MEASURED                |
| ENC.....ENCROACHMENT                  | RES.....RESIDENCE                            |
| E.O.P.....EDGE OF PAVEMENT            | R/W.....RIGHT-OF-WAY                         |
| F.....FENCE                           | S.....SOUTH                                  |
| FD.....FOUND                          | SEC.....SECTION                              |
| F.H.....FIRE HYDRANT                  | S.I.P.....SET IRON PIPE                      |
| FD.I.P.....FOUND IRON PIPE            | SWK.....SIDEWALK                             |
| F.F.L.ELEV.....FINISH FLOOR ELEVATION | (TYP).....TYPICAL                            |
| F.P.L.....FLORIDA POWER AND LIGHT CO. | TERR.....TERRACE                             |
| G.....LENGTH                          | U.E.....UTILITY EASEMENT                     |
| L.M.E.....LAKE MAINTENANCE EASEMENT   | U.P.....UTILITY POLE                         |
| M.E.....MAINTENANCE EASEMENT          | V.C.P.....VITRIFIED CLAY PIPE                |
| M.F.....METAL FENCE                   | W.F.....WOOD FENCE                           |
| M.H.S.S.....MANHOLE SANITARY SEWER    | W.M.....WATER MAIN                           |
| M/L.....MONUMENT LINE                 | W.....WEST                                   |



### ZONING INFORMATION:

The property is zoned: RU-1-Single-family Residential District 7,500 sq.ft.

### MIAMI DADE COUNTY FLOOD CRITERIA:

According to the Miami Dade County Flood Criteria, the Subject Property lies within elevation criteria of 6-6.5' NGVD29

### FLOOD ZONE INFORMATION:

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

IN FLOOD ZONE: X  
PANEL NO/SUFFIX: 458/L  
COMMUNITY NO.: 120635  
DATE OF FIRM: 09/11/2009

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

### PROPERTY OWNER INFORMATION:

Mana Fuentes and Alberto Rodriguez  
Phone Number: 305-496-1035  
Email Address: alrod10@gmail.com

### FOLIO NUMBER:

30-4131-003-0230

### NOTES:

- ELEVATIONS SHOWN ARE EXPRESSED IN U.S. FEET AND REFER TO NATIONAL GEODETIC VERTICAL DATUM(N.G.V.D.) OF 1929.
- BENCHMARK USED:  
Name: 5C-50  
Elev(NGVD29): 9.31  
Northing: 496,173.47  
Easting: 891,547.86  
Location 1: SW 80 ST --- 35' SOUTH OF C/L  
Location 2: SW 57 AVE --- 34' WEST OF C/L  
Description 1: PK NAIL AND ALUMINUM WASHER IN CONC. SIDEWALK.
- THE BASIS OF BEARING USED IS THE NORTH LINE OF S.W. 1/4 OF SEC. 31-54-41, WHICH IS N89°29'30"E AS SHOWN IN PLAT BOOK 111 PAGE 91, "ARCHER HOMES", MIAMI-DADE COUNTY PUBLIC RECORDS.
- THE HORIZONTAL PRECISION OF THE SURVEY IS ±0.05 AS TESTED WITH MULTIPLE MEASUREMENTS OF THE SAME POINTS. THE VERTICAL PRECISION OF THE SURVEY IS ±0.10' ON GRADE AS TESTED WITH MULTIPLE MEASUREMENTS OF THE SAME POINT, AND ±0.02' ON HARDSCAPES AS TESTED BY MEASURING POINTS MULTIPLE TIMES.
- THOMAS J. KELLY INC. CARRIES PROFESSIONAL LIABILITY INSURANCE FOR SURVEYING AND MAPPING SERVICES.

### CERTIFY TO: MIAMI-DADE COUNTY

### SURVEYOR'S CERTIFICATE:

I hereby certify that the survey represented hereon meets the technical standards set forth by the board of land surveyors in chapter 5j-17.050 to 17.052 florida administrative code pursuant to section 472.027 fla. statutes.



JOSE ANGEL PEREA  
PROFESSIONAL SURVEYOR & MAPPER # 7646  
STATE OF FLORIDA

NOT VALID UNLESS IMPRINTED WITH EMBOSSED SURVEYOR'S SEAL

|             |          |          |  |  |   |
|-------------|----------|----------|--|--|---|
| REVISIONS   | DATE     | DRAWN BY | TOPOGRAPHIC BOUNDARY SURVEY                | THOMAS J. KELLY INC.<br>SURVEYORS-MAPPERS<br>LAND PLANNERS | L.B. # 8077<br>9495 SW 99 STREET<br>MIAMI FLORIDA 33176<br>TEL:(786) 242-7692 DADE, (954) 779-3288 BRWD<br>E-MAIL: tjksurveys@gmail.com |
| TOPO SURVEY | 10/24/25 | JPIV     | ADDRESS: 5550 SW 80 STREET MIAMI, FL 33143 | SCALE: 1:20<br>SHEET No. 1 of 1                            |   |

