

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: UNINCORPORATED Sec.: 13 Twp.: 52 S. Rge.: 41 E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.

1. Owner's Name: MMM Holding Enterprise Corp., a Delaware Corporation Phone: 3059657201
 Address: 1210 NE 83rd St City: Miami State: FL Zip Code: 33138
 Owner's Email Address: josegaldeano@yahoo.com

2. Surveyor's Name: Juan R Martinez Phone: (305) 552-7007
 Address: 8550 W Flagler City: Miami State: FL Zip Code: 33144
 Surveyor's Email Address: martinez.associates@live.com

3. Legal Description of Cutout Tract: Parcel A: E 60' of Lot 595. PB 40 - Pg 54. MD County. FL
Parcel B: Lot 595 PB 40 - Pg 54 less the East 60' MD County. FL

4. Folio No(s): 30-2113-002-0310 / _____ / _____ / _____

5. Legal Description of Parent Tract: Lot 595, Biscayne Gardens Section C, PB 40 - Pg 54. Miami-Dade County, Florida

6. Street Boundaries: NW 160 St/ NW 2nd Avenue

7. Present Zoning: RU-1 Zoning Hearing No.: _____

8. Proposed use of Property:
 Single Family Res.(2 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. Futhermore, 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)

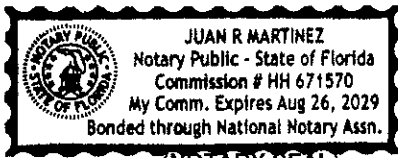
SS:

Signature of Owner: Jose Galdeano

(Print name & Title here): Jose Galdeano

BEFORE ME, personally appeared Jose Galdeano this 30 day of April, 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 30 day of April, 2026 A.D.



(NOTARY SEAL)

Signature of Notary Public: Juan R Martinez

(Print, Type name here: Juan R Martinez)

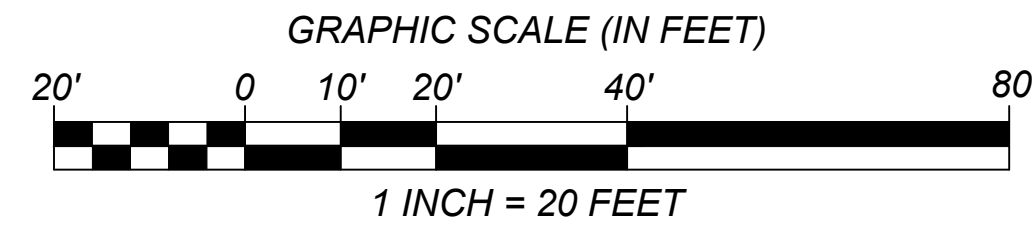
Aug 26, 2029

(Commission Expires)

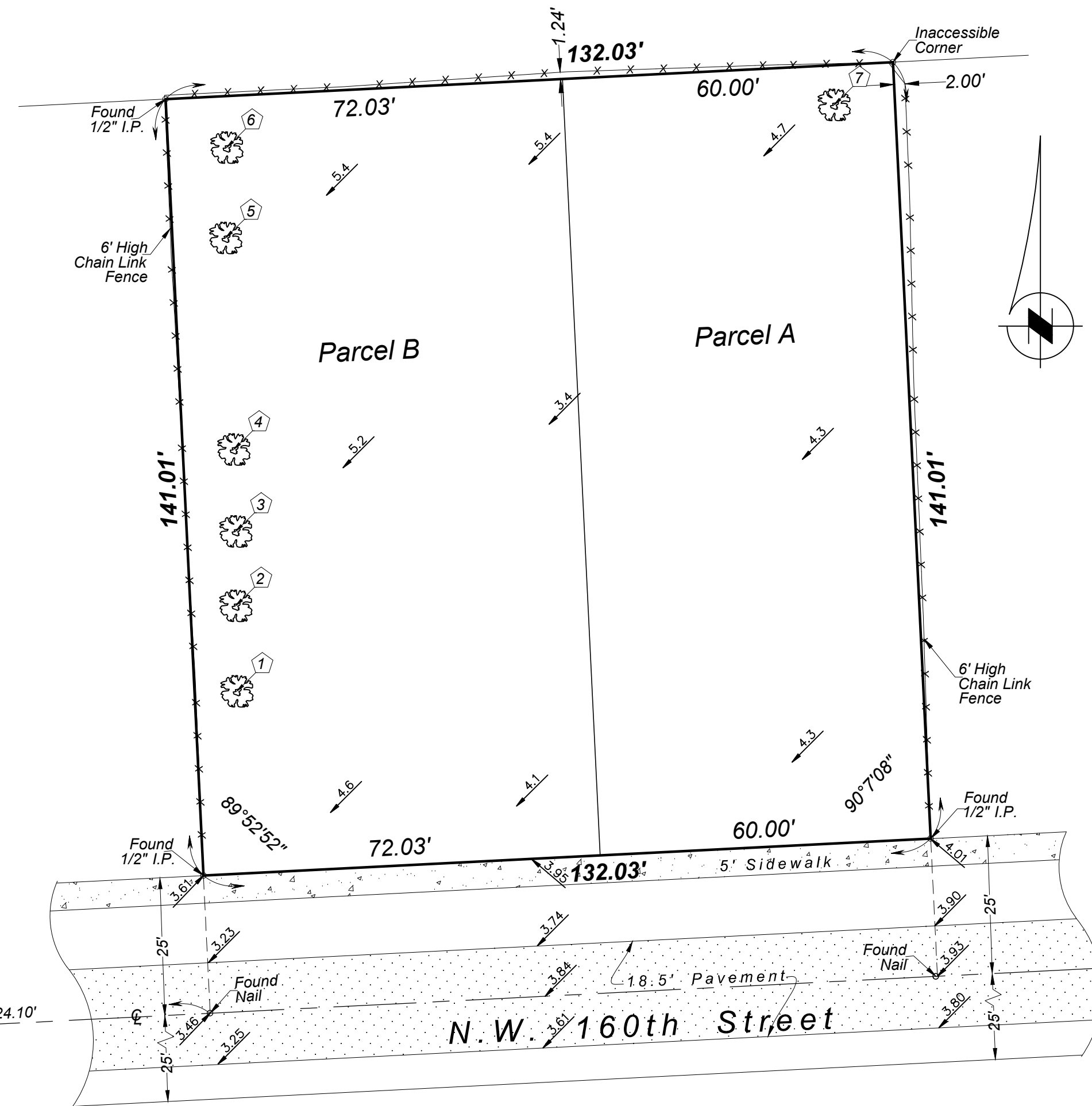
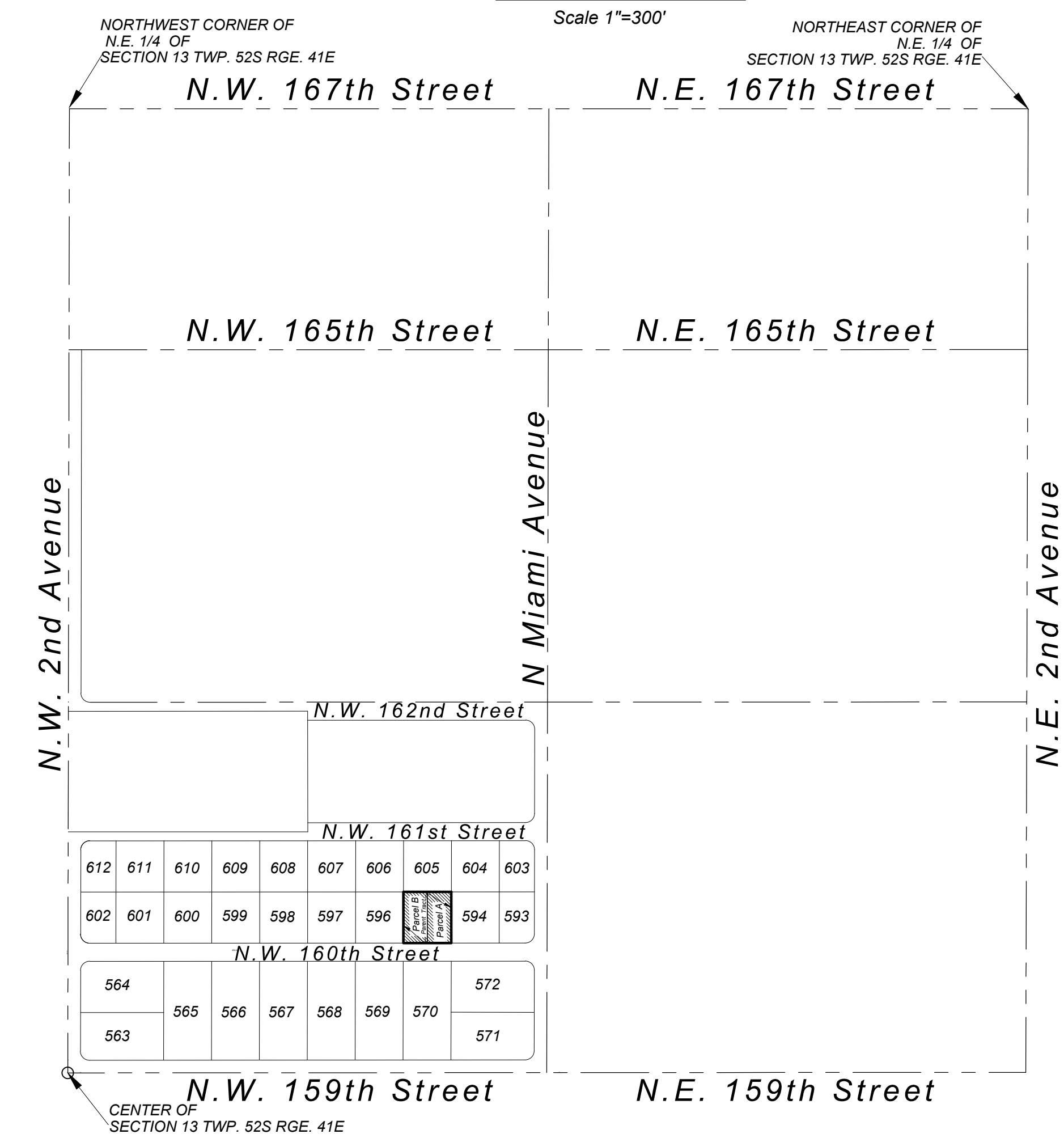
HH671570

(Commission Number)

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



LOCATION SKETCH



TREE TABLE

NUMBER	NAME	HEIGHT (IN FEET)	CANOPY (IN FEET)	TRUNK Ø (IN FEET)
①	AVOCADO	45±	30±	1.50
②	MANGO	45±	30±	1.00
③	AVOCADO	45±	30±	1.50
④	MANGO	45±	30±	1.00
⑤	AVOCADO	45±	30±	1.50
⑥	MANGO	45±	30±	1.00
⑦	MANGO	30±	30±	1.50

LEGAL DESCRIPTION:

Parent Tract:

LOT 595, BISCAYNE GARDENS, SECTION C, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 40, AT PAGE 54, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

Parcel A:

THE EAST 60' OF LOT 595, BISCAYNE GARDENS, SECTION C, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 40, AT PAGE 54, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

Parcel B:

LOT 595, BISCAYNE GARDENS, SECTION C, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 40, AT PAGE 54, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA LESS THE EAST 60 FEET.

FOLIO No.: 30-2113-002-0310

ADDRESS: 25 NW 160 STREET, MIAMI, FL 33169

CERTIFIED TO:

MMM Holding Enterprise Corp., a Delaware Corporation

FLOOD ZONE INFORMATION:

THE NATIONAL FLOOD INSURANCE RATE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, DELINEATES THE HEREIN DESCRIBED LAND TO BE SITUATED IN ZONE: AE, MAP/PANEL: 12086C/0137, SUFFIX: L, EFFECTIVE DATE: 9/11/2009 AND BASE FLOOD ELEV.: 7 FEET. MIAMI-DADE COUNTY UNINCORPORATED AREAS: 120635.

SURVEYOR'S NOTES:

- EXAMINATION OF THE "ABSTRACT OF TITLE" WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THIS PROPERTY.
- LOCATION AND IDENTIFICATION OF UTILITIES AND EASEMENTS ARE SHOWN IN ACCORDANCE WITH RECORDED PLAT IF ANY.
- OWNERSHIP IS SUBJECT TO THE "OPINION OF TITLE".
- THIS IS A: BOUNDARY SURVEY AND WAIVER OF PLAT.
- THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR.
- ALL RIGHTS-OF-WAYS SHOWN ARE PUBLIC UNLESS OTHERWISE NOTED.
- THIS SURVEY HAS A TRAVERSE CLOSURE OF NO LESS THAN 1.0 FOOT IN 7,500 FEET.
- PROPERTY ZONING: RU-1 SINGLE FAMILY - GENERAL
- NUMBER OF ACRES: 0.42 ACRE, MORE OR LESS.
- NUMBER OF PARCELS: 2 PARCELS
- MIAMI-DADE FLOOD CRITERIA ELEVATION: 7 FEET
- ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929. BENCH MARK USED: N-731 ELEVATION (N.G.V.D.29) 10.41 FEET.
- SEWER SERVICE: SEPTIC TANK
- WATER SERVICE: WELL

SURVEYOR'S CERTIFICATION:

I HEREBY 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 28th DAY OF APRIL, A.D., 2026.

JUAN R MARTINEZ
PROFESSIONAL LAND SURVEYOR No.: 2160. STATE OF FLORIDA.

JUAN R MARTINEZ AND ASSOCIATES
8550 WEST FLAGLER STREET, SUITE 121, MIAMI, FL 33144
CERTIFICATE OF AUTHORIZATION No. : 1751

LEGEND AND ABBREVIATIONS:
C/L = Center Line
E.L. = Existing Elevation

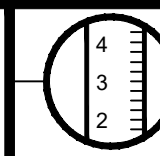
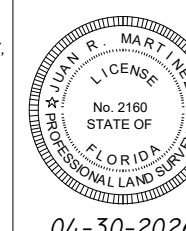
REVISIONS

Date	Remarks	By

**BOUNDARY SURVEY
AND WAIVER OF PLAT**

For: MMM Holding Enterprise Corp., a Delaware Corporation

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY JUAN R. MARTINEZ, P.L.S. ON THE DATE ADJACENT TO THE SEAL.
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



JUAN R. MARTINEZ & ASSOCIATES, INC.

ENGINEERS · LAND PLANNERS · LAND SURVEYORS
8550 WEST FLAGLER STREET, SUITE 121, MIAMI, FLORIDA, 33144, PHONE (305)552-7007 FAX (305) 552-7016, E-MAIL: MARTINEZ.ASSOCIATES@LIVE.COM

BY: JUAN R. MARTINEZ PROFESSIONAL LAND SURVEYOR NO. : 2160 STATE OF FLORIDA CERTIFICATE NO. L.B. 1751	DRAWN BY: L.B.	DATE: 04-27-2026	
CHECKED BY: J.R.M.	DATE: 04-30-2026	SCALE: 1" = 20'	
ORDER No. : 43752	SHEET No. 1 OF 1 SHEET		