

**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.: 32 Twp.: 55 S. Rge.: 40 E. / Sec.: \_\_\_\_\_ Twp.: \_\_\_\_\_ S. Rge.: \_\_\_\_\_ E.

1. Owner's Name: CLAUDIO ORTIZ GARCIA / GISELLE ACHON BETANCOURT Phone: 786-394-0085  
 Address: 12651 S Dixie Hwy, Suite #204 City: PINECREST State: FL Zip Code: 33156  
 Owner's Email Address: giselle@archdecodesign.com

2. Surveyor's Name: AMERICAN SERVICES OF MIAMI, CORP. Phone: \_\_\_\_\_  
 Address: 266 GIRALDA AVE City: CORAL GABLES State: FL Zip Code: 33134  
 Surveyor's Email Address: ED@ASOMIAMI.COM / MZULUAGA@ASOMIAMI.COM

3. Legal Description of Cutout Tract: SEE ATTACHED

4. Folio No(s): 30-5032-000-1260 / \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

5. Legal Description of Parent Tract: SEE ATTACHED

6. Street Boundaries: SW 181ST ST & 102ND AVE.

7. Present Zoning: PECUC 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)

SS:

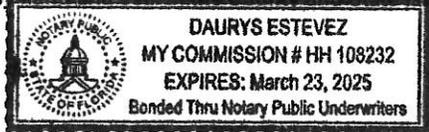
Signature of Owner: *[Handwritten Signature]*

COUNTY OF MIAMI-DADE)

(Print name & Title here): Geiselle Adon / CLAUDIO OETI2

BEFORE ME, personally appeared Geiselle Adon this 1<sup>st</sup> day of October, 2024 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 1<sup>st</sup> day of October, 2024 A.D.



Signature of Notary Public: *[Handwritten Signature]*

(Print, Type name here: DAURYS ESTEVEZ)

(NOTARY SEAL)

(Commission Expires)

(Commission Number)

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

**LEGAL DESCRIPTION:**

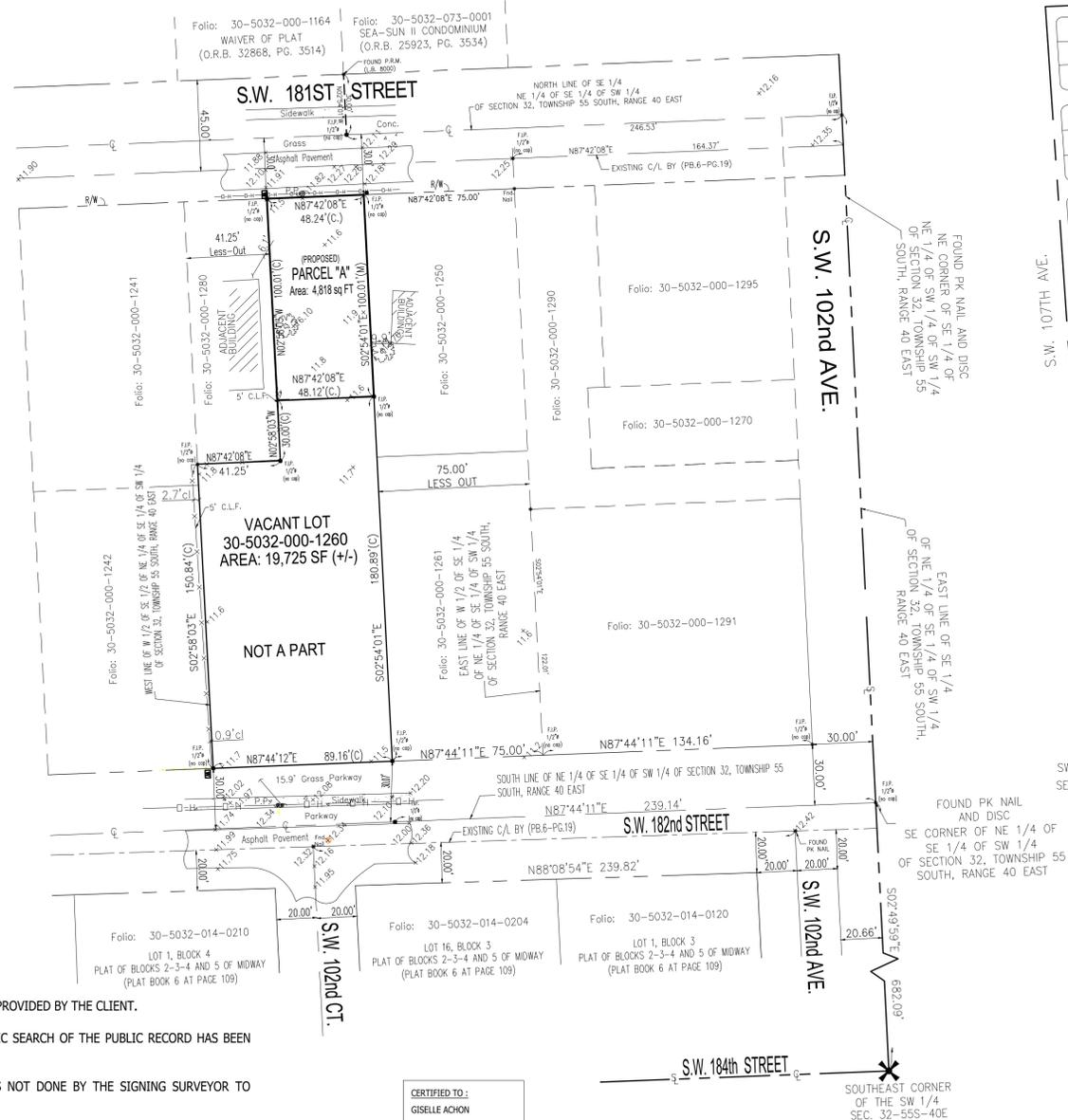
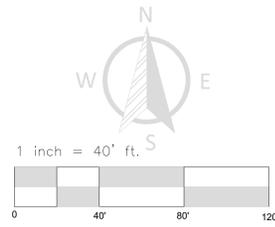
**PARENT TRACT**

THE WEST 1/2 OF THE S.E. 1/4 OF THE N.E 1/4 OF THE S.E. 1/4 OF THE S.W. 1/4 OF SECTION 32, TOWNSHIP 55 SOUTH, RANGE 40 EAST ,LESS THE NORTH 30 FEET FOR STREET RIGHT OF WAY, LESS THE SOUTH 30 FEET FOR STREET RIGHT OF WAY ALSO LESS THE WEST 41.25 FEET OF THE NORTH 160 FEET AND LESS THE EAST 75 FEET LYING AND BEING IN MIAMI- DADE COUNTY, FLORIDA.

**PARCELA**

THE NORTH 100 FEET OF THE WEST 1/2 OF THE S.E. 1/4 OF THE N.E 1/4 OF THE S.E. 1/4 OF THE S.W. 1/4 OF SECTION 32, TOWNSHIP 55 SOUTH, RANGE 40 EAST ,LESS THE NORTH 30 FEET FOR STREET RIGHT OF WAY, ALSO LESS THE WEST 41.25 FEET AND LESS THE EAST 75 FEET LYING AND BEING IN MIAMI- DADE COUNTY, FLORIDA.

SKETCH OF BOUNDARY AND TOPOGRAPHICAL SURVEY  
**WAIVER OF PLAT**  
 CLAUDIO ORTIZ GARCIA AND GISELLE ACHON BETANCOURT



**GENERAL SURVEYOR NOTES:**

THE SHOWN LEGAL DESCRIPTION USED TO PERFORM THIS BOUNDARY SURVEY WAS PROVIDED BY THE CLIENT.

SURVEY IS BASED ON RECORDED INFORMATION PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY OUR OFFICE.

UNLESS OTHERWISE NOTED, AN EXAMINATION OF THE ABSTRACT OF TITLE WAS NOT DONE BY THE SIGNING SURVEYOR TO DETERMINE WHICH INSTRUMENTS, IF ANY ARE AFFECTING THE SUBJECT PROPERTY.

THIS SURVEY IS EXCLUSIVELY FOR THE USE OF THE PARTIES TO WHOM IT WAS CERTIFIED.

EXPECTED USE OF LAND IS SUBURBAN, THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF SURVEY IS 1 FOOT IN 7,500 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATIONS OF CLOSED GEOMETRIC FIGURES WAS FOUND TO EXCEED THIS REQUIREMENT.

THERE ARE NO VISIBLE, ABOVE GROUND ENCROACHMENTS (a) BY THE IMPROVEMENTS OF THE SUBJECT PROPERTY UPON ADJOINING PROPERTIES, STREETS OR ALLEYS, OR (b) BY THE IMPROVEMENTS OF THE ADJOINING PROPERTIES, STREETS OR ALLEYS UPON THE SUBJECT PROPERTY OTHER THAN THOSE SHOWN ON THIS BOUNDARY SURVEY.

THERE ARE NO VISIBLE EASEMENTS OR RIGHT-OF-WAY OF WHICH THE UNDERSIGNED HAS BEEN ADVISED OTHER THAN THOSE SHOWN ON THIS SURVEY.

THE MAP OF SURVEY IS INTENDED TO BE DISPLAYED AT THE SHOWN GRAPHIC SCALE IN ENGLISH UNITS OF MEASUREMENT. IN SOME CASES GRAPHIC REPRESENTATION HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE A PARTICULAR AREA WHERE DIMENSIONS SHALL HAVE PREFERENCE OVER GRAPHIC LOCATION.

THE ELEVATIONS (IF ANY) OF WELL-IDENTIFIED FEATURES AS DEPICTED ON THIS SURVEY AND MAP WERE MEASURED TO AN ESTIMATED VERTICAL POSITIONAL ACCURACY OF 1/10 FOOT FOR NATURAL GROUND SURFACES AND 1/100 FOOT FOR HARDSCAPE SURFACES, INCLUDING PAVEMENT, CURBS, SIDEWALKS AND OTHER MANMADE STRUCTURES.

THE SURVEYOR MAKES NO REPRESENTATION AS TO OWNERSHIP, POSSESSION OR OCCUPATION OF THE SUBJECT PROPERTY BY ANY ENTITY OR INDIVIDUAL.

ANY FEMA FLOOD ZONE INFORMATION PROVIDED ON THIS SURVEY IS FOR INFORMATIONAL PURPOSE ONLY AND IT WAS OBTAINED AT WWW.FEMA.COM.

IF YOU ARE READING THIS BOUNDARY SURVEY IN AN ELECTRONIC FORMAT, THE INFORMATION CONTAINED ON THIS DOCUMENT IS ONLY VALID IF THIS DOCUMENT IS ELECTRONICALLY SIGNED AS SPECIFIED IN CHAPTER 5J-17.062 (3) OF THE FLORIDA ADMINISTRATIVE CODE. IF THIS DOCUMENT IS IN PAPER FORMAT, IT IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE PROFESSIONAL LAND SURVEYOR AND MAPPER OF RECORD.

**JOB SPECIFIC SURVEYOR NOTES:**

- THE PROPERTY DESCRIBED ON THIS SURVEY DOES LIE WITHIN A SPECIAL HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE PROPERTY LIES WITHIN A FLOOD ZONE "X" OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY PANEL No. **12086C-0601L**, WITH AN EFFECTIVE DATE OF SEPTEMBER 11, 2009. **BASE FLOOD ELEVATION OF N/A FEET** (NGVD)
- LAND AREA OF SUBJECT PROPERTY: **17,920 SF (+/-)** AS PER OFFICIAL RECORDS / **19,725 SF (+/-)** CALCULATED  
 PROPOSED PARCEL "A" AREA:  
**4,818 SF (+/-)** (CALCULATED)
- PROPERTY IS ZONED PECUC
- ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929, AS PER MIAMI DADE COUNTY **BENCH MARK No. U-756**, WITH AN ELEVATION OF **11.43 FEET**.
- BEARINGS SHOWN HEREON ARE BASED ON AN ASSUME MERIDIAN OF S.02°49'59"E., BEING THE RECORDED BEARING FOR THE CENTERLINE OF N.W. 20TH AVE., AS SHOWN ON PLAT BOOK 34 AT PAGE 19 OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA.
- DADE COUNTY FLOOD CRITERIA = 11.54 FEET (NGVD)
- NUMBER OF LOTS: ONE PARCEL "A"
- DEVELOPMENT INFO: URBAN VILLA HOME

**LOCATION MAP**

SCALE: 1"=300'

CENTER OF SEC. 32-55S-40E



THE SW 1/4 OF SECTION 32-55S-40E  
 MIAMI-DADE COUNTY, FLORIDA.

**LEGAL DESCRIPTION:**

PARENT TRACT  
 THE WEST 1/2 OF THE SE 1/4 OF THE NE 1/4 OF THE SE 1/4 OF THE SW 1/4 OF SECTION 32, TOWNSHIP 55 SOUTH, RANGE 40 EAST, LESS THE NORTH 30 FEET FOR STREET RIGHT OF WAY, LESS THE SOUTH 30 FEET FOR STREET RIGHT OF WAY ALSO LESS THE WEST 41.25 FEET OF THE NORTH 160 FEET AND LESS THE EAST 75 FEET LYING AND BEING IN MIAMI- DADE COUNTY, FLORIDA.

PARCEL "A"  
 THE NORTH 100 FEET OF THE WEST 1/2 OF THE SE 1/4 OF THE NE 1/4 OF THE SE 1/4 OF THE SW 1/4 OF SECTION 32, TOWNSHIP 55 SOUTH, RANGE 40 EAST, LESS THE NORTH 30 FEET FOR STREET RIGHT OF WAY, ALSO LESS THE WEST 41.25 FEET AND LESS THE EAST 75 FEET LYING AND BEING IN MIAMI- DADE COUNTY, FLORIDA.

SITE ADDRESS: 102XX S.W. 81st 182nd STREET MIAMI FL 33157  
 JOB NUMBER: 24-910  
 DATE OF SURVEY: OCT. 10, 2024  
 FOLIO NUMBER: 30-5032-000-1260

**ENCROACHMENTS AND OTHER POINTS OF INTEREST:**

- THERE ARE NO VISIBLE ENCROACHMENT OF THE SUBJECT PROPERTY
- THE SUBJECT PROPERTY IS WITHIN A FLOOD ZONE X (SEE NOTE 1)
- THERE NO PLATTED UTIL. EASEMENT ON THE SUBJECT PROPERTY

THIS DRAWING IS THE PROPERTY OF AMERICAN SERVICES OF MIAMI, CORP. AND SHALL NOT BE USED OR REPRODUCED, IN WHOLE, OR IN PART, WITHOUT PERMISSION OF AMERICAN SERVICES OF MIAMI, CORP. NOTHING HEREON SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED.

WE HEREBY CERTIFY THAT THIS BOUNDARY AND TOPOGRAPHICAL SURVEY AND THE SURVEY MAP RESULTING THEREFROM WAS PERFORMED UNDER MY SUPERVISION AND/OR DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND FURTHER, THAT SAID "BOUNDARY AND TOPOGRAPHICAL SURVEY" MEETS THE INTENT OF THE APPLICABLE PROVISIONS OF THE "STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA", PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING LAW, CHAPTER 472.027 FOR THE FLORIDA STATUTES.

American Services of Miami, Corp.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ED PINO, P.E. 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.



Digitally signed by ed pino  
 Date: 2026.03.11  
 14:43:40 -04'00'

DATE: MARCH 11, 2026

This drawing is the property of American Services of Miami, Corp. and shall not be used or reproduced, in whole or in part, without permission of American Services of Miami, Corp.

**AMERICAN SERVICES OF MIAMI, CORP.**  
 Consulting Engineers . Planners . Surveyors

266 GIRALDA AVENUE  
 CORAL GABLES, FL 33134  
 PHONE: (305)598-5101 FAX: (305)598-8627  
 ASO@MIAMI.COM

CHECKED BY: E.P.  
 PAGE No. 1

DRAWN BY:  
 FIELD BOOK No.

DESIGNED BY: E.P.  
 DATE: 10/4/24

APPROVED BY: E.P.

ORDER No.  
 24-910  
 SHEET No.  
 1