

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.: 12 Twp.: 56 S. Rge.: 39 E. / Sec.: Twp.: S. Rge.: E.

1. Owner's Name: HABITAT FOR HUMANITY OF GREATER MIAMI INC Phone: (305) 634-3628

Address: 3800 NW 22ND AVE City: MIAMI State: FL Zip Code: 33142

Owner's Email Address: KARIN.WRIGHT@MIAMIHABITAT.ORG

2. Surveyor's Name: VIZCAYA SURVEYING & MAPPING, INC Phone: (786) 413-5822

Address: _____ City: MIAMI State: FL Zip Code: 33175

Surveyor's Email Address: LOSADASURVEY@AOL.COM

3. Legal Description of Cutout Tract: 12-13 56 39 .16 AC DIXIE PINES 2ND REV PB 31-51 E50FT OF W450FT OF N1/2 OF TRACT 2 LOT SIZE 50.000 X 141 OR 20651-4623 0802 3

4. Folio No(s): 30-6912-008-0090 / _____ / _____ / _____

5. Legal Description of Parent Tract: 12-13 56 39 .16 AC DIXIE PINES 2ND REV PB 31-51 E50FT OF W450FT OF N1/2 OF TRACT 2 LOT SIZE 50.000 X 141 OR 20651-4623 0802 3

6. Street Boundaries: BETWEEN SW 219TH ST & SW 220TH ST - BETWEEN SW 123RD AVE & 122ND AVE

7. Present Zoning: _____ 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: 

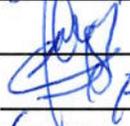
(Print name & Title here):

MARIO ARTECONA, CEO

BEFORE ME, personally appeared MARIO ARTECONA this 6 day of November 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 6 day of November 2024 A.D.



Signature of Notary Public: 

(Print, Type name here):

Francisco Aboy

9/12/2027
(Commission Expires)

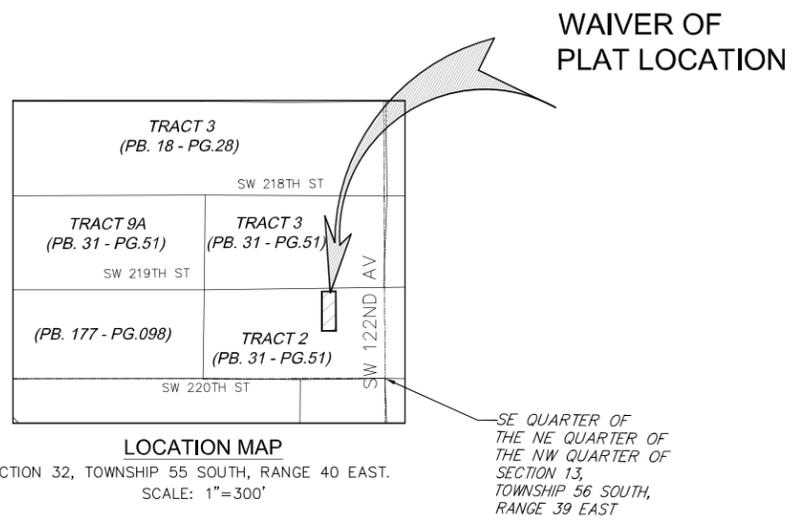
HH 443051
(Commission Number)

(NOTARY SEAL)

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

WAIVER OF PLAT

**VIZCAYA SURVEYING
AND MAPPING, INC.**
LB#8000
13217 S.W. 46th LANE, MIAMI, FLORIDA 33175
PH: (786) 413-5822



WAIVER OF PLAT LOCATION

SURVEYOR'S NOTES:

SECTION 1) DATE OF FIELD SURVEY:

1. The date of completion of original field Survey was on January 13, 2020.

SECTION 2) LEGAL DESCRIPTION PARCEL A:

The East 50 feet of the West 450 feet of the North 1/2 of Tract 2, 2nd Revised Plat Dixie Pines, according to the map or plat thereof, as recorded in Plat Book 31, Page 51, of the Public Records of Miami-Dade County, Florida.

Property Address: VACANT LOT

Folio No.: 30-6912-008-0090

SECTION 3) ACCURACY:

The accuracy obtained for all horizontal control measurements and office calculations of closed geometric figures, meets or exceeds the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers as contained in Chapter 5J-17, FAC. The Horizontal Accuracy obtained on this waiver of plat was found to exceed the value 1 foot in 7,500 feet, a commonly value accepted in the construction and surveying industry for Suburban Areas. The elevations as shown are based on a closed level between the two benchmark noted above, and meets or exceeds the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers as contained in Chapter 5J-17. The Vertical Accuracy obtained on this waiver of plat exceed the calculated value of a closure in feet of plus or minus 0.05 feet times the square root of the distance in miles a commonly value accepted in the construction and surveying industry.

This Map of Survey is intended to be displayed at a scale of 1" = 20' or smaller.

SECTION 4) SOURCES OF DATA:

North arrow direction is based on an assumed Meridian.

Bearings as shown hereon are based upon the Centerline S.W. 219th Street of the subject site with an assumed bearing of N89°06'23"E, said line to be considered a well established and monumented line.

This property is located in Flood Zone "X", as per Federal Emergency Management Agency (FEMA) Community Number 120635 (Miami-Dade Unincorporated Areas), Map Panel No. 12086C0601, Suffix L, Map Revised Date: September 11, 2009.

Water Control

Project Area: 0.69 Acres

Miami-Dade County Flood Elevation: 10.0ft N.G.V.D.

Township Map for Section 32, Township 55 South, Range 40 East, Miami-Dade County, Florida, prepared by Miami-Dade County, Public Works and Waste Management Department, Engineering Division Services.

Elevations as shown hereon are based on the National Geodetic Vertical Datum of 1929, as per Miami-Dade County's Benchmark Number U-756, Elevation 11.46 feet.

Location:

SW 176th Street ----- 40' NORTH OF C/L.

SW 102nd Avenue ----- 30' WEST OF C/L.

PK NAIL AND BRASS WASHER IN CONC SIDEWALK AT THE NW CORNER OF

Elevations as shown hereon are based on the National Geodetic Vertical Datum of 1929, as per Miami-Dade County's Benchmark Number U-763, Elevation 9.56 feet.

Location:

SW 176th Street ----- 23' NORTH OF C/L.

SW 107th Avenue ----- 69' EAST OF C/L.

PK NAIL AND BRASS WASHER IN CONC CATCH BASIN AT NE CORNER OF INTER-

LEGEND

○	Drainage Manhole	⊕	Metal Light Pole
— OUL —	Overhead Utility Lines	⊗	Guy Wire
☆	Light Pole	⊕	Utility Power Pole
⊕	Sewer Valve	⊕	Fire Hydrant
⊕	Water Valve	⊕	Water Meter
⊕	Electric Manhole	⊕	Electric Box
⊕	Telephone Manhole	⊕	Telephone Box
⊕	Unknown Manhole	⊕	Sewer Manhole
⊕	Guard Pole	⊕	Traffic Sign
⊕	Inverts	⊕	Catch Basin
⊕	Spot Elevation		

ABBREVIATIONS

R/W	Right-of-Way Line
P/L	Property Line
I.D.	Identification
C.S.	Concrete Slab
⊕	Center Line
⊕	Monument Line
F.F.E.	Finish Floor Elevation
P.B.	Plat Book
PG.	Page
ASPH.	Asphalt
CONC.	Concrete

SECTION 5) LIMITATIONS:

As to the determination of tree, palm and planting species falls outside the purview of the land surveying practice, all information with respect to the same is hereby presented for informational purposes only.

Since no other information were furnished other than what is cited in the Sources of Data, the Client is hereby advised that there may be legal restrictions on the Subject Property that are not shown on the Survey Map that may be found in the Public Records of Miami-Dade County.

The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual that may appear on the Public Records of this County.

No excavation or determination was made as to how the Subject Property is served by utilities.

No improvements were located, other than those shown. No underground foundations, improvements and/or utilities were located or shown hereon.

SECTION 6) SUBDIVISION PURPOSE:

The express purpose of this Waiver of Plat, resulting in this Map of Survey, is to Create Lots 1.

SECTION 7) CLIENT INFORMATION:

This Waiver of Plat was prepared at the insistence of and certified to:

Habitat for Humanity of Greater Miami

SECTION 8) RECORD OWNER OF THE DESCRIBED LANDS:

Contact: Habitat for Humanity of Greater Miami

SECTION 9) DEVELOPMENT INFORMATION:

1. Zoning Designation: PECUC - PERRINE COMMUNITY URBAN CENTER
2. Number of Lots: 1
3. Number of Blocks: 0
4. Proposed Use of Property: Build One (1) Single Family Residence.
5. ASPR Number
6. Infill/Workforce Housing Program Development.

SECTION 10) UTILITY SERVICES TO BE PROVIDED TO PROPOSED DEVELOPMENT:

- ELECTRIC: Florida Power & Light Company
- TELEPHONE: AT&T, Comcast
- CABLE TV: ATT-Uverse, Comcast
- POTABLE WATER: Miami-Dade Water and Sewer Department
- SANITARY SEWER: Miami-Dade Water and Sewer Department

SECTION 11) CONTACT INFORMATION:

VIZCAYA SURVEYING AND MAPPING, INC.
Attention: Camilo Losada
13217 S.W. 46th Lane
Miami, Florida 33175
Phone No. (786) 413-5822
E-mail: vizcayasurveying@gmail.com

SECTION 12) SURVEYORS CERTIFICATE:

I hereby certify: That this "Waiver of Plat" and the Survey Map resulting therefrom was performed under my direction and is true and correct to the best of my knowledge and belief and further, that said "Waiver of Plat" 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, through 5J-17.052 of the Florida Administrative Code and its implementing law, Chapter 472.027 of the Florida Statutes.

VIZCAYA SURVEYING & MAPPING, INC., a Florida Corporation
Florida Certificate of Authorization Number LB8000

Arturo R Toirac Digitally signed
by Arturo R Toirac
Date: 2025.04.22
12:53:17 -04'00'

By: Arturo R. Toirac, P.S.M.
Registered Surveyor and Mapper LS3102
State of Florida

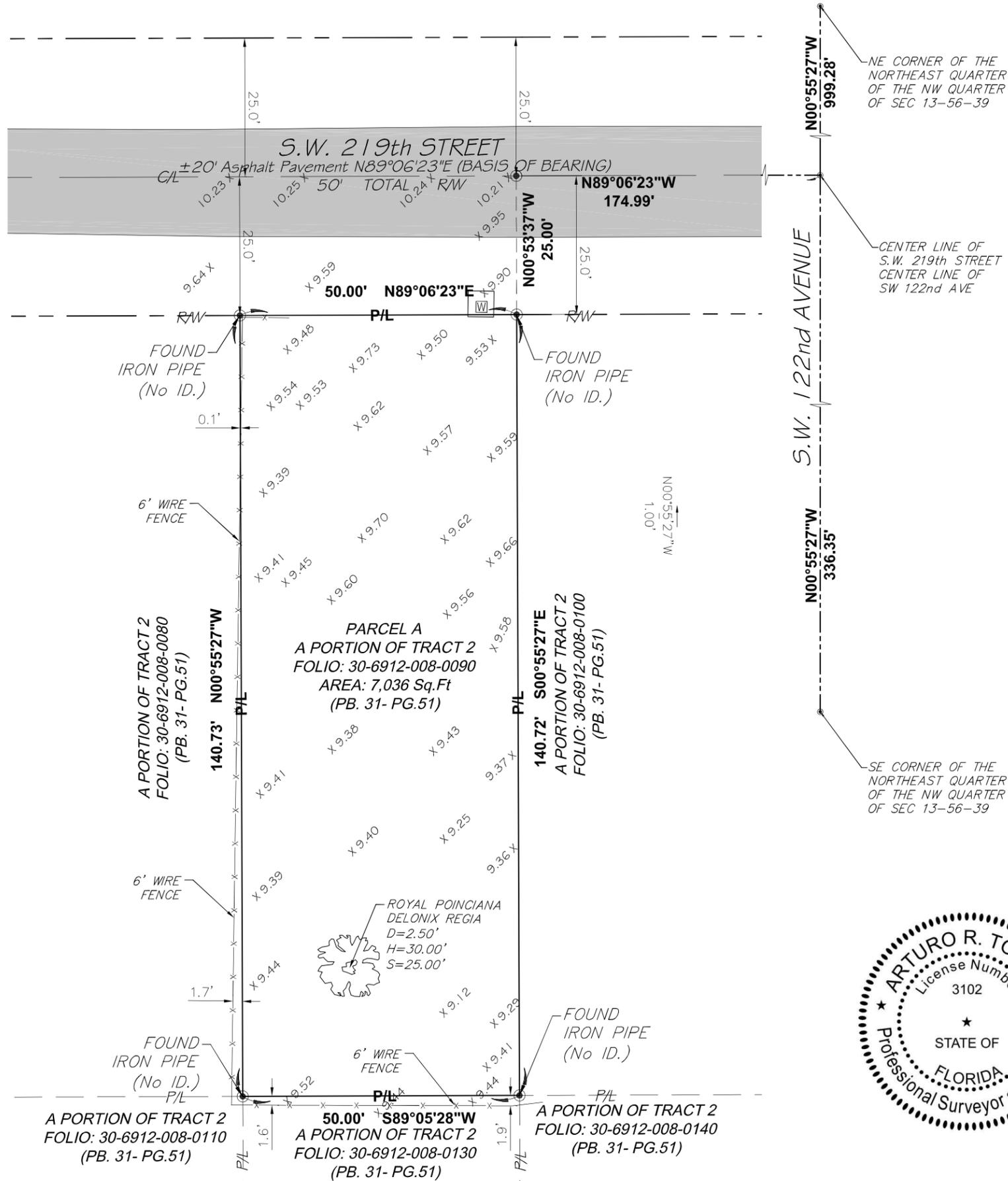
NOTICE: Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to Survey Maps by other than the signing party are prohibited without the written consent of the signing party.

No.	DATE	DESCRIPTION	RECORD OF REVISION	
			BY	APP

PROJECT NAME: VACANT LOT
30-6912-008-0090
TYPE OF PROJECT: WAIVER OF PLAT
ADDRESS: 30-6912-008-0090

SCALE: AS-SHOWN
DRAWN BY: J.L.
CHECKED BY: A.T.
SET # WAIVER OF PLAT
DATE: 04-18-2025
PROJECT No: FILE
SHEET: 1 OF 2

WAIVER OF PLAT



VIZCAYA SURVEYING AND MAPPING, INC.
 LB#8000
 13217 S.W. 46th LANE, MIAMI, FLORIDA 33175
 PH:(786)413-5822

RECORD OF REVISION	BY	APP
No.	DATE	DESCRIPTION

PROJECT NAME:	VACANT LOT
SCALE:	AS-SHOWN
DRAWN BY:	J.L.
CHECKED BY:	A.T.
SET #	WAIVER OF PLAT
DATE:	04-18-2025
PROJECT No:	FILE
SHEET:	2 OF 2