

**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: Miami-Dade County Sec.: 5 Twp.: 57 S. Rge.: 39 E. / Sec.: \_\_\_\_\_ Twp.: \_\_\_\_\_ S. Rge.: \_\_\_\_\_ E.

1. Owner's Name: JORGE F. and Nancy JORGE Phone: 305 910 1699  
 Address: 28305 SW 164 AVE City: Miami State: FL Zip Code: 33033  
 Owner's Email Address: JFELIX0208@outlook.com

2. Surveyor's Name: E. R. BROWNELL & ASSOC. INC. Phone: 305 860 3866  
 Address: 4957 SW 74 CT City: Miami FL State: FL Zip Code: 33155  
 Surveyor's Email Address: A LOPEZ@ERBROWNELL.COM

3. Legal Description of Cutout Tract: N. 220' of S. 415' of E. 321' of W. 346' of SW 1/4, of NE 1/4, of NW 1/4, SECTION 5, TWP. 57S., RGE 39E, DADE COUNTY, FL

4. Folio No(s): 30-7905-000-01521 \_\_\_\_\_ | \_\_\_\_\_ | \_\_\_\_\_

5. Legal Description of Parent Tract: SAME.

6. Street Boundaries: SW 164 AVE / 283 ST.

7. Present Zoning: EUM Zoning Hearing No.: R2024000041

8. Proposed use of Property:  
 Single Family Res. ( 3 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.



# WAIVER OF PLAT

A SUBDIVISION OF THE NORTH 220 FEET OF THE SOUTH 415 FEET OF THE EAST 320.32 FEET OF THE WEST 345.32 FEET OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, OF THE NORTHWEST 1/4, SECTION 5, TOWNSHIP 57 SOUTH, RANGE 39 EAST, OF MIAMI-DADE COUNTY, FLORIDA

PREPARED BY  
**E.R. BROWNELL & ASSOCIATES, INC.**  
 CONSULTING ENGINEERS  
 4957 SW 74TH COURT  
 PHONE: (305) 860-3866  
 CERTIFICATION NO. LB 761

LAND SURVEYORS  
 MIAMI, FLORIDA, 33155  
 WWW.ERBROWNELL.COM  
 AUGUST, 2024

**E.R. Brownell & Associates, Inc.**  
 CONSULTING ENGINEERS • SURVEYORS & MAPPERS  
 LAND PLANNERS  
 MIAMI, FLORIDA 33155  
 4957 SW 74TH COURT  
 PHONE: 305-860-3866 FAX: 305-860-3870  
 workrequest@erbrownell.com

28305 SW 164th AVENUE  
 MIAMI, FL 33033


Certification No.	LB 761
PLS/PSM No.	2891
Field Book No.	24385
Drawn by:	MP
Checked by:	TB
Scale:	1" = 20'
Date:	8/26/24
Job No.	58706-S100
SEE SHEET 1 FOR CERTIFICATIONS.	
1 OF 2	
Sketch No. T-1018	

**LEGAL DESCRIPTION:**

**PARENT TRACT**

The North 220 Feet of the South 415 Feet of the East 320.32 Feet of the West 345.32 Feet of the Southwest 1/4, of the Northeast 1/4, of the Northwest 1/4, Section 5, Township 57 South, Range 39 East, of the Public Records of Miami-Dade County, Florida.

**PARCEL "A"**

The West 201.00 Feet of The North 220 Feet of the South 415 Feet of the East 320.32 Feet of the West 345.32 Feet of the Southwest 1/4 of the Northeast 1/4, of the Northwest 1/4, Section 5, Township 57 South, Range 39 East, of the Public Records of Miami-Dade County, Florida.

**PARCEL "B"**

The North 110 feet of the East 120 feet of the North 220 Feet of the South 415 Feet of the East 320.32 Feet of the West 345.32 Feet of the Southwest 1/4 of the Northeast 1/4, of the Northwest 1/4, Section 5, Township 57 South, Range 39 East, of the Public Records of Miami-Dade County, Florida.

**PARCEL "C"**

The South 110 feet of the East 120 feet of the North 220 Feet of the South 415 Feet of the East 320.32 Feet of the West 345.32 Feet of the Southwest 1/4 of the Northeast 1/4, of the Northwest 1/4, Section 5, Township 57 South, Range 39 East, of the Public Records of Miami-Dade County, Florida.

**NOTES:**

Number of Acres:	1.20+/- Acres
Number of Parcels:	3 Parcels
Method of Sewer:	Public Sanitary
Method of Water:	Public Water
Property Zoned:	EU-M
Dade County Flood Criteria:	10.52 FEET NGVD 29, (9.00 FEET NAVD 88)
FEMA Base Flood Elevation:	Zone X
Tax Folio Number:	30-7905-000-0152

**NOTE:** All Improvement within Parcel A are to be Remain as is.

**DEVELOPMENT INFORMATION:**

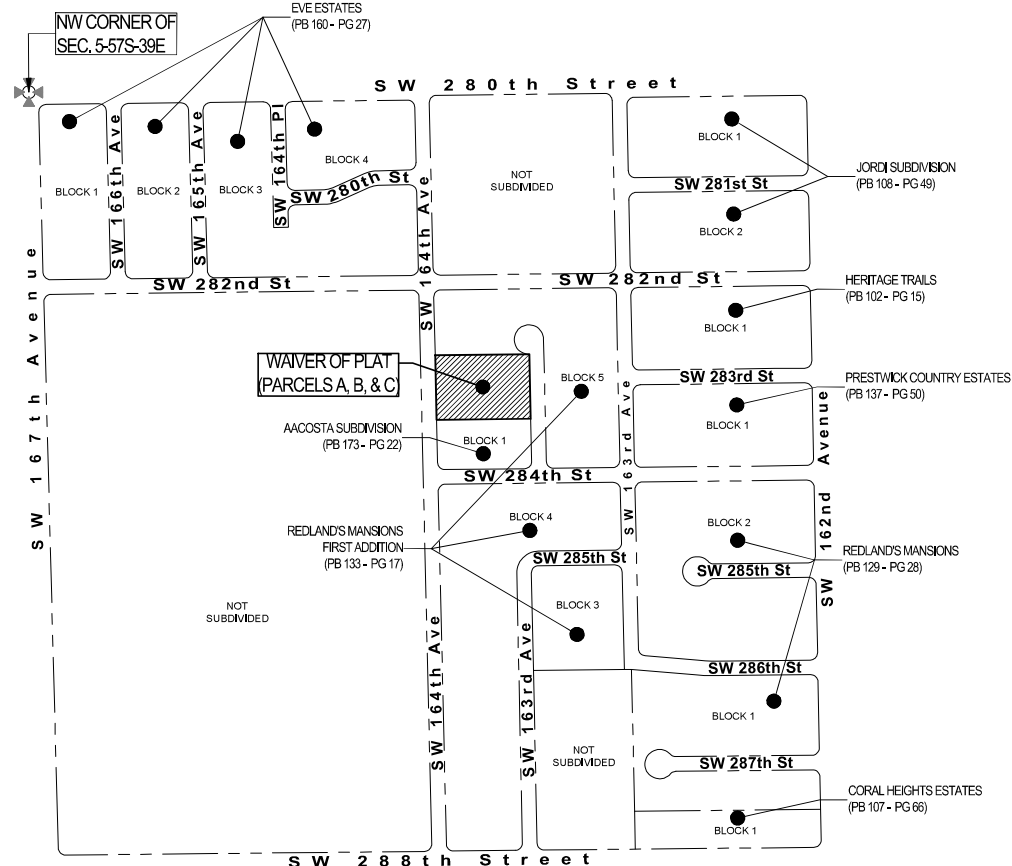
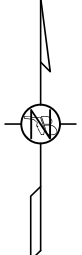
Total of Three Parcels  
 Parcel A - Existing Single-Family Home to Remain as is.  
 Proposed: Parcel B and Parcel C - Single-Family Homes to be Develop under Miami-Dade County Work Force Program under Permit # R2024000041

**PREPARED FOR:**

JORGE F, and NANCY JORGE  
 28305 SW 164 AVENUE  
 MIAMI, Florida 33033

**CONTACT PERSON INFORMATION:**

Name: Angel Lopez  
 Telephone Number: (305) 860-3866  
 Website: www.erbrownell.com  
 e-mail address: alopez@erbrownell.com



**LOCATION MAP**  
 1 Inch = 300 Feet  
 The NW 1/4 of Section 5, Township 57 South, Range 39 East  
 Miami-Dade County, Florida.

**SURVEYOR'S NOTES:**

Bearings as shown hereon are based on an assumed meridian, where the Centerline of SW 164TH Avenue, bears North 01°19'03" West. All distances as shown are based on the US Survey foot.

**DADE COUNTY BENCHMARK REFERENCES:**

Name: P-524  
 Elevation (NGVD 1929): 9.34 feet  
 Location 1: SW 280 ST — 10' North of C/L  
 Location 2: SW 167 AVE — on C/L  
 Description 1: Section corner Monument (Pipe) in Approx Center of Intersection.

Name: BB-12  
 Elevation (NGVD 1929): 12.25 feet  
 Location 1: SW 280 ST — on C/L  
 Location 2: SW 162 AVE — on C/L  
 Description 1: 1" Iron Pipe in concrete Monument

The accuracy obtained for all horizontal control measurements, based on a 95% confidence level 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-17.051, FAC at an equivalent distance standard of 1 foot in 7,500 feet for Residential Areas. Elevation controls, for the survey was based on a closed level loop to the benchmark(s) noted above and meet or exceed a closure in feet of plus or minus 0.05 feet times the square root of the distance in miles.

This WAIVER OF PLAT is based on: (i) recovered monumentation; (ii) the recorded description; (iii) the underlying plat of "REDLAND'S MANSIONS FIRST ADDITION", recorded in Plat Book 133 at Page 17; (iv) the underlying plat of "AACOSTA SUBDIVISION", recorded in Plat Book 173 at Page 22; (v) the Miami-Dade County, Florida, Section 5, Township 57 South, Range 39 East.

A comparison between plat (P), Recorded (R) and calculated (C) dimensions are delineated hereon. (P) are based on the Recorded Plat, (R) are based on Legal Description. Calculated dimensions (C) are a protraction based on the Legal Description, the underlying plats and recovered monumentation.

At the time of Survey, The National Flood Insurance Rate Map for Florida, Community Panel No. 120635 (Unincorporated Areas of Miami-Dade County) 12086C0590L, FIRM Date 09/11/2009 and Revised with an effective date of 09/11/2009, published by the United States Department of Housing and Urban Development, delineates the herein described parcel land to be situated within the Special Flood Hazard Area designated by the Federal Emergency Management Agency (FEMA). Subject property lies within Flood Hazard Zone "X".

Dade County Flood Criteria is 10.52 feet NGVD 1929 or 9.00 feet NAVD 88 as shown on the MIAMI-DADE COUNTY FLOOD CRITERIA MAP updated November 2, 2022. ( Map Previously Recorded in Plat Book 120, Page 13-1 of 5 of the Public Records of MIAMI-DADE COUNTY, FLORIDA.

The Subject Property as described contains 70,615.3 square feet more or less (1.62 acres more or less).

No encroachments were noted by this survey, except as shown hereon. Fence locations are based on the measured boundary. The ownership of the fences and/or walls as shown hereon was not determined. Only the surface indications of the underground utilities have been located in the field. The location of underground utility lines on or adjacent to the property was not secured. The Surveyor has performed no subsurface investigation or determined the location of underground footers. It should be noted that there may be other underground utilities in addition to those evidenced by visible appurtenances shown on this sketch. The owner or his agent should verify all utility locations with the appropriate utility provider before using.

Right of Way as shown is based on the record description and the adjacent recorded plats. Any notorious evidence of occupation and/or use of the described parcel for Right-of-Way, Ingress or Egress are shown on this survey drawing. However, this survey does not purport to reflect any recorded instruments or Right-of-Way other than shown on the underlying and adjacent recorded plats or stated in the legal description, as it appears on this drawing.

**NOTE** all recording references noted hereon, refer to the Public Records of Miami-Dade County, Florida.

This "WAIVER OF PLAT", a map of survey, is intended to be displayed at a scale of 1 inch equals 20' feet or smaller.

**SURVEYOR'S CERTIFICATION:**

This is to certify that there are no existing structures, improvements, utilities or easements of record on or adjacent to the land herein described other than as shown hereon, and that this "Waiver of Plat" is a Boundary Survey and Topographic Survey and has been prepared under my supervision and is true and correct. I further certify that this " Waiver of Plat " meets the Standards of Practice set forth by the Florida Board of Professional Surveyors and Mappers as set forth in Chapter 5J-17, Florida Administrative Code, pursuant to Chapter 472.027, Florida Statutes.

Rev. as Noted (February 21, 2025)

E.R. BROWNELL & ASSOCIATES, INC.

Digitally signed by  
 Thomas Brownell  
 Date: 2025.02.21  
 12:38:47 -05'00'

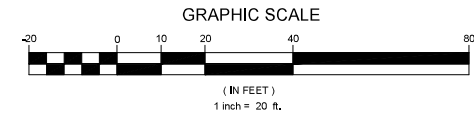
The survey map and notes and/or report consisting of 2 Sheets. Each page shall not be considered full, valid, and complete unless attached to the others and has been electronically signed and sealed by Thomas Brownell, Professional Land Surveyor #2891, State of Florida using a Digital Signature and Date, pursuant to Chapter 5J-17, Florida Administrative Code, under Section 5J-17.062, on Sheet 1 of 2. The "Digital Date" may not reflect the date of survey or the latest revision date. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Saved by addler  
 G:\proj\58706\101 - 03035 SW 164th AVE\WAIVER OF PLAT\06-25-24.dwg  
 Plot Date: 2/21/2025  
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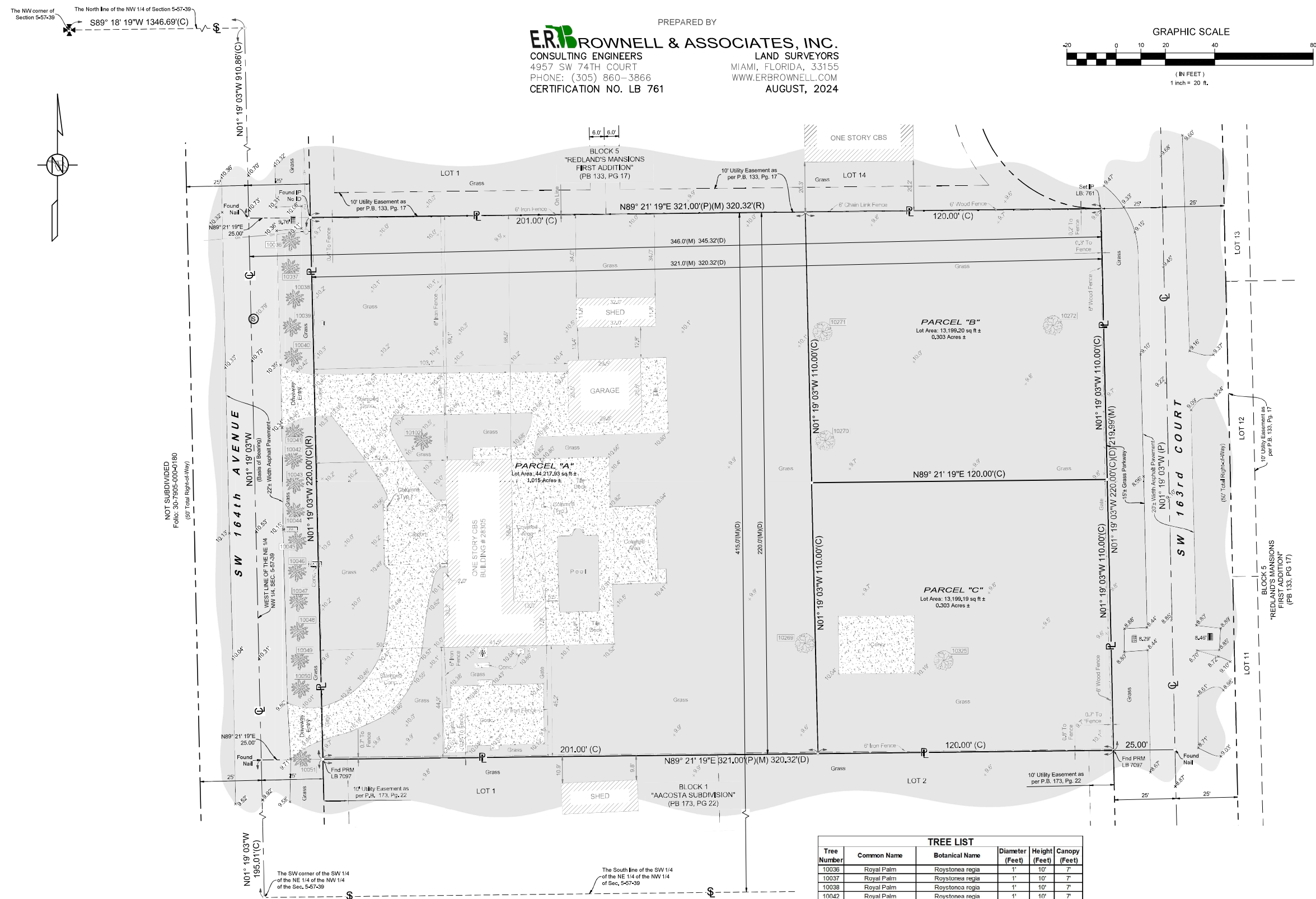
# WAIVER OF PLAT

A SUBDIVISION OF THE NORTH 220 FEET OF THE SOUTH 415 FEET OF THE EAST 320.32 FEET OF THE WEST 345.32 FEET OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, OF THE NORTHWEST 1/4, SECTION 5, TOWNSHIP 57 SOUTH, RANGE 39 EAST, OF MIAMI-DADE COUNTY, FLORIDA

PREPARED BY  
**ER. BROWNELL & ASSOCIATES, INC.**  
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 PHONE: (305) 860-3866 WWW.ERBROWNELL.COM  
 CERTIFICATION NO. LB 761 AUGUST, 2024



ABBREVIATIONS:	
(1)	As-Built info, by others
A/C	Air Conditioner Unit
BLDG	Building
CONC	Concrete
CBS	Concrete Block Structure
DDCV	Double Detector Check Valve
FDC	Fire Department Connection
FND	Found Nail
DH	Drill Hole
N & D	Nail & Disc
IP	Iron Pipe
SEC. 5-57-39	Section 05, Township 57 S, Range 39 E
BFE	Base Flood Elevation
ELEV.	Elevation
F.F. ELEV.	Finish Floor Elevation
INV.	Invert Elevation
NGVD 29	National Geodetic Vertical Datum of 1929
NAVD 88	North American Vertical Datum of 1988
(C)	Calculated Dimension
(D)	Deed Dimension
(M)	Measured Dimension
(P)	Platted Dimension
(R)	Record Dimension
(CMA)	City of Miami Ass Sheet
A	Area
L	Arc Length
R	Radius
SEC.	Section
PB	Plat Book
PG	Page
ORB	Official Records Book
POC	Point of Commencement
POB	Point of Beginning
PC	Point of Curvature
PT	Point of Tangent
PI	Point of Intersection
R/W	Right of Way
PLNTR.	Planter
SYMBOL LEGEND:	
	Fire Hydrant
	Water Valve
	Gas Valve
	Sanitary Valve
	Irrigation Valve
	Unknown Valve
	Post Indicator Valve
	Check Valve
	Double Detector Check Valve
	Cleanout
	Monitoring Well
	Catch Basin
	Drain Round
	Drain Square
	Curb Inlet
	Drainage Manhole
	Sanitary Manhole
	Electric Manhole
	Grease Trap Manhole
	Communications Manhole
	Light Pole
	Concrete Light Pole
	Metal Light Pole
	Signal Mast Arm
	Pedestrian Walk Signal
	Wood Pole
	Concrete Pole
	Metal Pole
	Flag Pole
	Guy Wire
	Single Support Sign
	Parking Meter
	Guard Post
	Bollards
	A/C Compressor Unit
	Water Meter
	Electric Meter
	Gas Meter
	Unknown Meter
	Handhole
	Wire Pull Box
	Box Electric
	Box Communications
	Electrical Transformer
	Electrical Panel
	Iron Pipe
	Section Corner
	Handicap Space
	Mailbox
	Fire Department Connection
	Fire Department Connection Wall
	Monument Line
	Center Line
	Section Line
	Property Line
	Spot Elevation
	Ground Elevation
	Tree
	Palm Tree
	Flow of Traffic
	Asphalt
	Concrete
	Building Outline
	Concrete
	Gravel
	Pavers
	Tile
	Wood
	Wall
	Water



TREE LIST					
Tree Number	Common Name	Botanical Name	Diameter (Feet)	Height (Feet)	Canopy (Feet)
10035	Royal Palm	Roystonea regia	1"	10'	7'
10037	Royal Palm	Roystonea regia	1"	10'	7'
10038	Royal Palm	Roystonea regia	1"	10'	7'
10042	Royal Palm	Roystonea regia	1"	10'	7'
10044	Royal Palm	Roystonea regia	1"	10'	7'
10045	Royal Palm	Roystonea regia	1"	10'	7'
10046	Royal Palm	Roystonea regia	1"	10'	7'
10047	Royal Palm	Roystonea regia	1"	10'	7'
10048	Royal Palm	Roystonea regia	1"	10'	7'
10049	Royal Palm	Roystonea regia	1"	10'	7'
10050	Royal Palm	Roystonea regia	1"	10'	7'
10051	Areca Palm (Multi trunk)	Dypsis lutescens	0.5'	8'	6'
10269	Tree Lychee	Litchi chinensis	1"	20'	15'
10270	Coconut Tree	Cocos nucifera	0.5'	8'	10'
10271	Tree Guava	Psidium guajava	1"	15'	15'
10272	Tree Kabok	Irvingia malayana	7"	30'	40'
10325	Unknown	Unknown	4"	30'	60'

NOTE:  
 Only the trees of 4" of diameter size and above were located. All trees diameter as reported hereon was measured at breast height (DBH). It also includes the canopy spread (diameter) and the tree height. The common names and scientific name of the trees was provided to the best of our knowledge and belief. Although care was taken with the identification of the trees noted hereon, as arborist, landscape architect, botanist, environmental specialist or other with advanced education on dendrology should be utilized if critical identification of the trees is required.

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 workrequest@erbrownell.com

28305 SW 164th AVENUE  
 MIAMI, FL 33033

No.	Date	App'd.	Description
1	02/21/2025		Revised per MDC comments

Certification No. LB/761  
 PLS/PSM No. 2891  
 Field Book No. 24385  
 Drawn by: MP  
 Checked by: TB  
 Scale: 1" = 20'  
 Date: 8/26/24  
 Job No. 58706-S100

SEE SHEET 1 FOR CERTIFICATIONS.  
 Sheet No. 2 OF 2  
 Sketch No. T-1018

Save Date: 2/21/2025  
 C:\p\proj\58706\100 - 028305 SW 164th AVENUE WAIVER OF PLAT CAD DWG\58706-01-00 - 028305 SW 164th AVENUE WAIVER OF PLAT (04-25-24).dwg