

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.: 6 Twp.: 53 S. Rge.: 42 E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.

1. Owner's Name: 2A Construction Group LLC Phone: 321-662-3953
 Address: 9825 SW 46th St. City: Miami State: FL Zip Code: 33165
 Owner's Email Address: 2aconstructiongc@gmail.com

2. Surveyor's Name: Armando Alvarez Phone: (305) 234-0588
 Address: 13050 SW 133rd Ct. City: Miami State: FL Zip Code: 33186
 Surveyor's Email Address: afaco@bellsouth.net

3. Legal Description of Cutout Tract: N.115', less the E.120' of Tract B of: "Amended Plat of Lambert-Brent Add.", according to Plat Book 38, Page 70, Public Records of Miami-Dade Co., FL.

4. Folio No(s): 30-3206-031-0030 / _____ / _____ / _____

5. Legal Description of Parent Tract: N.115', less the E.120' of Tract B of: "Amended Plat of Lambert-Brent Add.", according to Plat Book 38, Page 70, Public Records of Miami-Dade Co., FL.

6. Street Boundaries: NE 89th ST (North), NE 10th Ave (East), NE 9th CT (West), NE 88th ST (South)

7. Present Zoning: RU-1 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.

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):

Jose Andris Gonzalez

BEFORE ME, personally appeared Jose Andris Gonzalez Jorobio this 3 day of January, 2025 A.D. and (he/she) Colombia (custody) 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 3 day of January, 2025 A.D.



JONATHAN LEDESMA
Notary Public
State of Florida
Comm# HH517470
Expires 4/17/2028

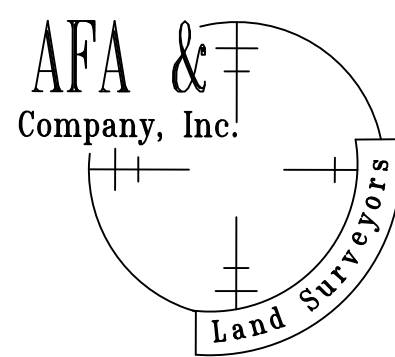
Signature of Notary Public: 

(Print, Type name here: Jonathan Ledesma)

04/17/2028
(Commission Expires)

HH517470
(Commission Number)

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



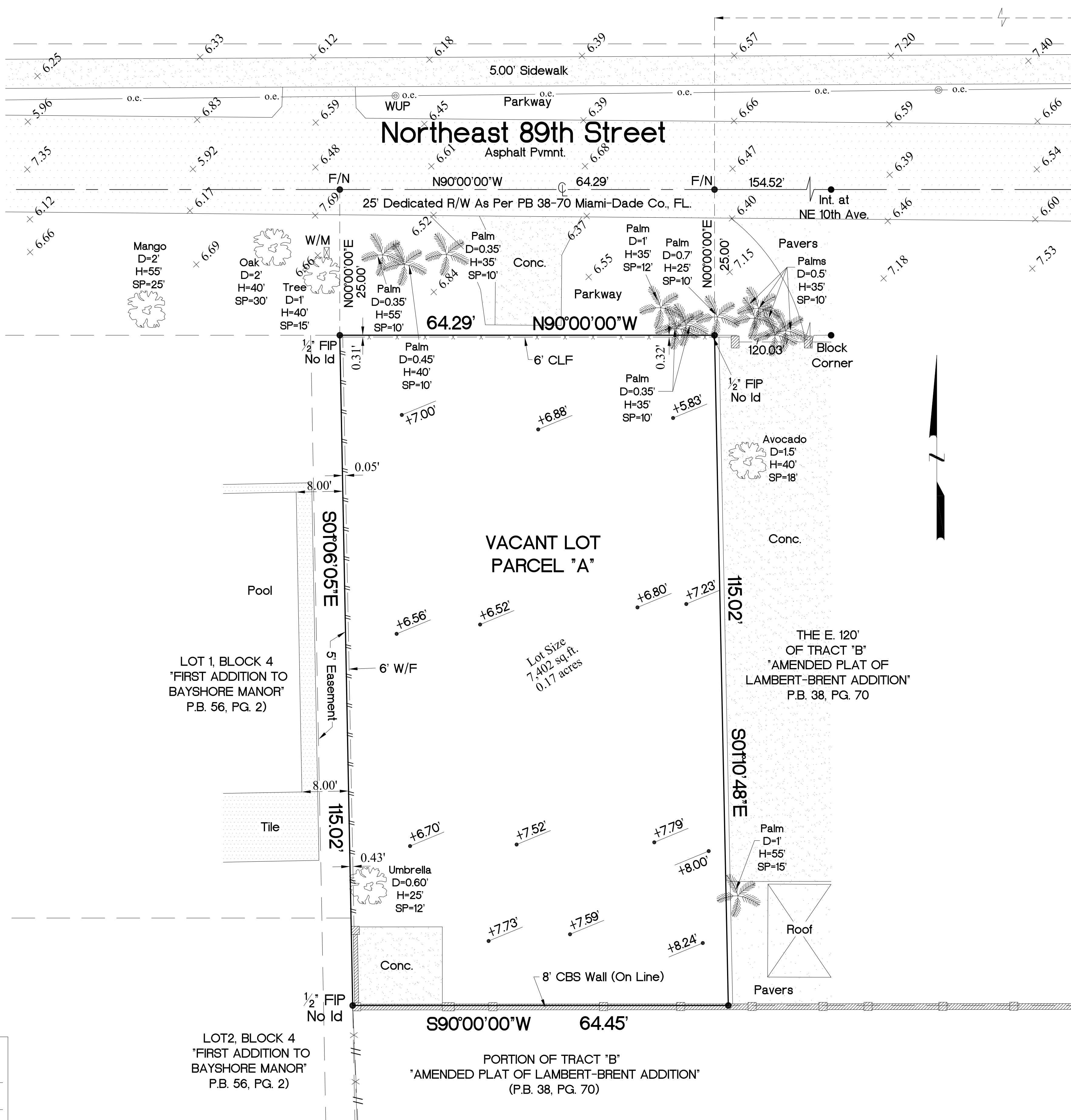
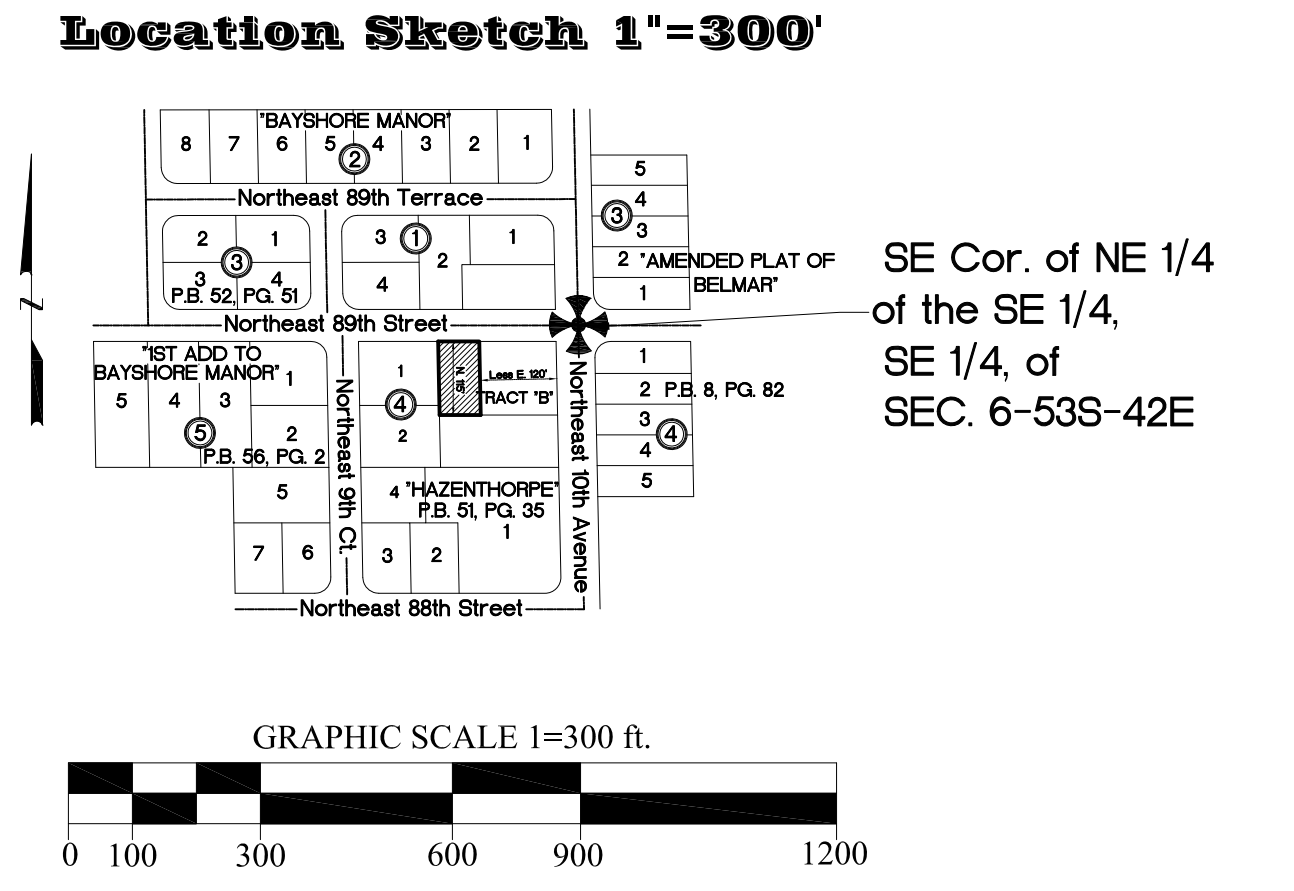
WAIVER OF PLAT

North 115 feet, Less the East 120 feet of Tract "B", of: "AMENDED PLAT OF LAMBERT-BRENT ADDITION", according to the Plat thereof as Recorded in Plat Book 38 Page 70 of the Public Records of Miami-Dade County, Florida. SECTION 6, TOWNSHIP 53 SOUTH, RANGE 42 EAST

Prepared By:
AFA & COMPANY, INC.
 PROFESSIONAL LAND SURVEYORS AND MAPPERS
 FLORIDA CERTIFICATE OF AUTHORIZATION No. LB 7498
 13050 SW 133RD COURT, MIAMI, FLORIDA 33186
 E-MAIL: AFACOG@BELLSOUTH.NET
 PH: 305-234-0588

Abbreviations of Legend

- A.V.E. = AVENUE
- ASPH = ASPHALT
- AW = AIR CONDITIONER
- B.COR. = BLOCK CORNER
- CL.F. = CHAIN LINK FENCE
- CONC. = CONCRETE
- C.P. = CALCULATED
- C.B. = CATCH BASIN
- C.L.P. = CONCRETE LIGHT POLE
- C.B.S. = CONCRETE BLOCK STRUCTURE
- C.M.E. = CANAL MAINTENANCE EASEMENT
- D.W. = DRIVEWAY
- D.M.E. = DRAINAGE & MAINTENANCE EASEMENT
- ENC. = ENCROACHMENT
- E.L.P. = ELECTRIC TRANSFORMER PAD
- F.L. = FLORIDA POWER AND LIGHT
- F.H. = FIRE HYDRANT
- F.I.P. = FOUND IRON PIPE
- F.F. = FINISH FLOOR
- D.H. = FOUND DRILL HOLE
- F.R. = FOUND REBAR
- F.D. = FOUND DIRT
- F.N. = FOUND NAIL
- F.F. = IRON FENCE
- L. = LENGTH
- L.M.E. = LAKE MAINTENANCE EASEMENT
- L.F.E. = FLOORED FLOOR ELEVATION
- L.P. = LIGHT POLE
- M.I. MEAS. = MEASURED
- M.H. = MAN HOLE
- M.L. = MONUMENT LINE
- M.L.P. = METAL LIGHT POLE
- M.W. = MOUNTAIN WELL
- M.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
- N.E.S. = NOT TO SCALE
- O.E. = OVERHEAD ELECTRIC LINE
- O.L. = OIL LINE
- P.C.P. = PERMANENT CONTROL POINT
- P.M. = PARKING METER
- P.C. = POINT OF CURVATURE
- P.W. = PARKWAY
- P.L. = PLANTER
- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- R. = RADIUS
- RES. = RESIDENCE
- R.W. = RIGHT OF WAY
- S.D.H. = SET DRILL HOLE
- S.N. = SET NAIL
- S.I.P. = SET IRON PIPE
- S.D.W.L.K. = SIDEWALK
- S. = STREET
- S.V. = SEWER VALVE
- T. = TANGENT
- U.E. = UTILITY EASEMENT
- W.F. = WOOD FENCE
- W.V. = WATER VALVE
- W.U.P. = WOOD UTILITY POLE
- W.F. = WOOD FENCE
- W.F. = IRON FENCE
- W.F. = CEMENT WALL
- W.F. = CHAIN LINK FENCE
- W.F. = OVERHEAD ELECTRIC
- W.F. = CENTER LINE
- W.F. = EASEMENT
- W.F. = DENOTES ELEVATIONS
- W.F. = BUILDING
- W.F. = DISTANCE
- W.F. = CATCH BASIN
- W.F. = WATER METER
- W.F. = W.U.P.
- W.F. = STATE ROAD
- W.F. = US HIGHWAY
- W.F. = INTERSTATE
- W.F. = MONITORY WELL



ZONING: RU-1
 ONE SINGLE FAMILY HOME (4,000 sq. ft.)
 TOTAL ACREAGE: 0.17

PARENT TRACT
 North 115 feet, Less the East 120 feet of Tract "B", of: "AMENDED PLAT OF LAMBERT-BRENT ADDITION", according to the Plat thereof as Recorded in Plat Book 38 Page 70 of the Public Records of Miami-Dade County, Florida.
 Folio #: 30-3206-031-0030

CUT-OUT PARCEL LEGAL DESCRIPTION
 PARCEL "A"
 North 115 feet, Less the East 120 feet of Tract "B", of: "AMENDED PLAT OF LAMBERT-BRENT ADDITION", according to the Plat thereof as Recorded in Plat Book 38 Page 70 of the Public Records of Miami-Dade County, Florida.

PROPERTY ADDRESS:
 950 Northeast 89th Street
 Miami, Florida 33138

OWNER'S INFORMATION:
 2A Construction Group LLC
 9825 Southwest 46th Street
 Miami, Florida 33165

DEVELOPMENT INFORMATION:
 One Single Family Home 4,000 Sq. Ft.
 Lot Size 7,402 Sq. Ft.
 Zoning RU-1

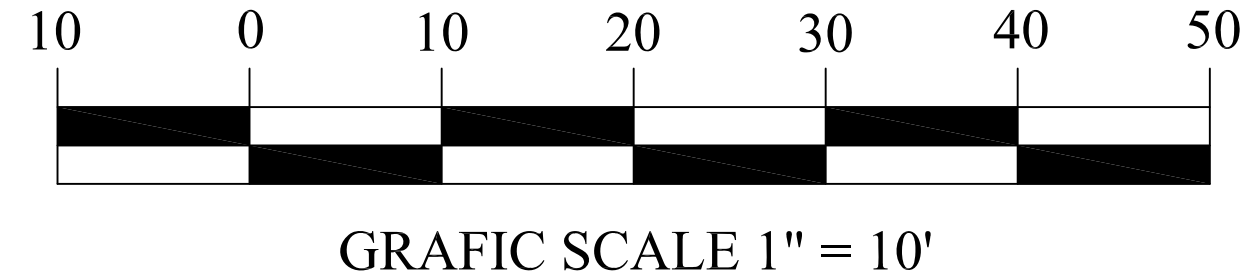
MIAMI-DADE COUNTY FLOOD CRITERIA:
 ELEVATION: 5.00' FEET (NGVD 1929)
 MAP: PLAT BOOK 120 AT PAGE 13 SHEET 2
 March 1982

ELEVATION INFORMATION
 National Flood Insurance Program
 FEMA Elev. Reference to NGVD 1929

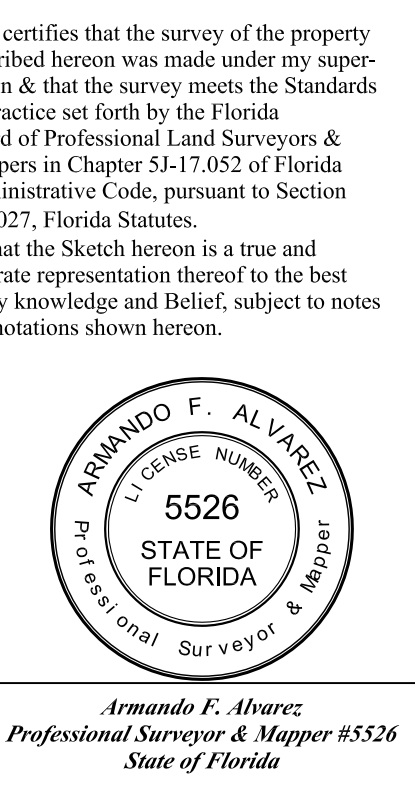
Comm Panel	120635
Panel #	0306
Firm Zone:	"AE"
Date of Firm:	09-11-2009
Base Flood Elev.	8.00'
F.Floor Elev.	N/A
Garage Elev.	N/A
Suffix:	"L"
Elev. Reference to NGVD 1929	

- Surveyors Notes:**
- #1 Land Shown Hereon were not abstracted for Easement and/or Right of Way Records. The Easement / Right of Way Shown on Survey are as per plat of record unless otherwise noted.
 - #2 Benchmark: Miami-Dade County Public Works Dep. Loc. 3251 S; Name: L-12; Elev. + 6.99'
 - #3 Bearings as Shown hereon are Based upon Northeast 89th Street, N90°00'00"W
 - #4 Please See Abbreviations
 - #5 Drawn By: A. Torres
 - #6 Date: 8-14-24; 9-27-24
 - #7 Completed Survey Field Date: 8-13-24; 9-23-24
 - #8 Disc No 2024, Station Surveying Section
 - #9 Last Revised:
 - #10 Zoned Building setback line not determined
 - #11 The herein captioned Property was surveyed and described based on the Legal Description Provided by Client.
 - #12 This Certification is Only for the lands as Described. It is not a certification of Title, Zoning, Easements, or Freedom of encumbrances. ABSTRACT NOT REVIEWED.
 - #13 There may be additional Restrictions not Shown on this survey that may be found in the Public Records of Said County Examination of ABSTRACT OF TITLE will have to be made to determine recorded instruments, if any affecting this property.
 - #14 Accuracy: The expected use of land, as classified in the Standards of Practice (53-17.052), is residential. The minimum relative distance accuracy for this type of boundary survey is 1.0 foot in 10,000.00 feet. The accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed this requirement.
 - #15 Foundation and/or footing that may cross beyond the boundary lines of the parcel herein described are not shown hereon.
 - #16 Additions or deletions to survey maps or reports by other than the signing party or parties.
 - #17 Contact the appropriate authority prior to any design work on the herein described parcel for building and zoning information.
 - #18 Underground Utilities are not depicted hereon, contact the appropriate authority prior to any design work or construction on the property herein described. Surveyor shall be notified as to any deviation from utilities shown hereon.
 - #19 Ownership subject to Opinion of Title.

Contact Person Information	
Name	Sebastian Arbelaez
Telephone number	321-662-3953
Fax number	N/A
E-mail address	2aconstructiongc@gmail.com



AFA & Company, Inc.
 Professional Surveyors & Mappers LB 7498
 13050 S.W. 133rd Court
 Miami Florida, 33186
 E-mail: afaco@bellsouth.net
 Ph: (305) 234-0588



JOB #	24-2079
DATE	09-26-2024
PB	38-70