

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 PLATMunicipality: UNINCORPORATED Sec.: 24 Twp.: 52 S. Rge.: 41 E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.

1. Owner's Name: TERRACE ELMS LLC Phone: 973-626-0511
Address: 1820 HARRIS HOUSTON RD, # 621043 City: CHARLOTTE State: NC Zip Code: 28262
Owner's Email Address: shaftpsie@yahoo.com

2. Surveyor's Name: LEVEL-TECH SURVEYORS, INC Phone: (305) 261-8483
Address: 777 NW 72 AVENUE City: MIAMI State: FL Zip Code: 33126
Surveyor's Email Address: leveltechsurvey@yahoo.com

3. Legal Description of Cutout Tract: PARCEL "A" - The West 1/2 of Lot 816, BISCAYNE GARDENS SECTION D, A SUBDIVISION, according to the Plat thereof, recorded in Plat Book 44, Page 36, of the Public Records of MIAMI-DADE County, Florida.
PARCEL "B" - The East 1/2 of Lot 816, BISCAYNE GARDENS SECTION D, A SUBDIVISION, according to the Plat thereof, recorded in Plat Book 44, Page 36, of the Public Records of MIAMI-DADE County, Florida

4. Folio No(s): 30-2219-001-0340 / _____ / _____ / _____5. Legal Description of Parent Tract: Lot 816, BISCAYNE GARDENS SECTION D, according to the Plat thereof, recorded in PlatBook 44, Page 36, of the Public Records of Miami-Dade County, FL6. Street Boundaries: NE 150 ST, NW 2nd AVE, NW 151 ST and N MIAMI AVE7. Present Zoning: RU-1 - Single Family Residential 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. 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.

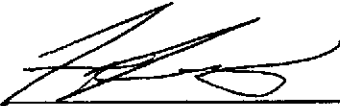
Please note nothing stated herein may be interpreted to limit or restrict an engineer's or other professional's responsibility to prepare plans accurately and completely for proposed right-of-way as well as any other projects or plans. For proposed dedications of non-right-of-way properties, any soil, 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.

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:

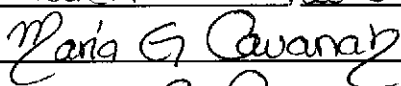
Signature of Owner: 

COUNTY OF MIAMI-DADE)

(Print name & Title here): Francky Francois, President

BEFORE ME, personally appeared Francky Francois this 14th day of March, 2025 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposed therein. Personally known NCDL or produce NCDL as identification and who did (not) take an oath.

WITNESS my hand and seal in the County and State last aforesaid this 14th day of March, 2025 A.D.

Signature of Notary Public: 

(Print, Type name here: Maria G Cavanah)

10/24/2028
(Commission Expires)

202330000167
(Commission Number)

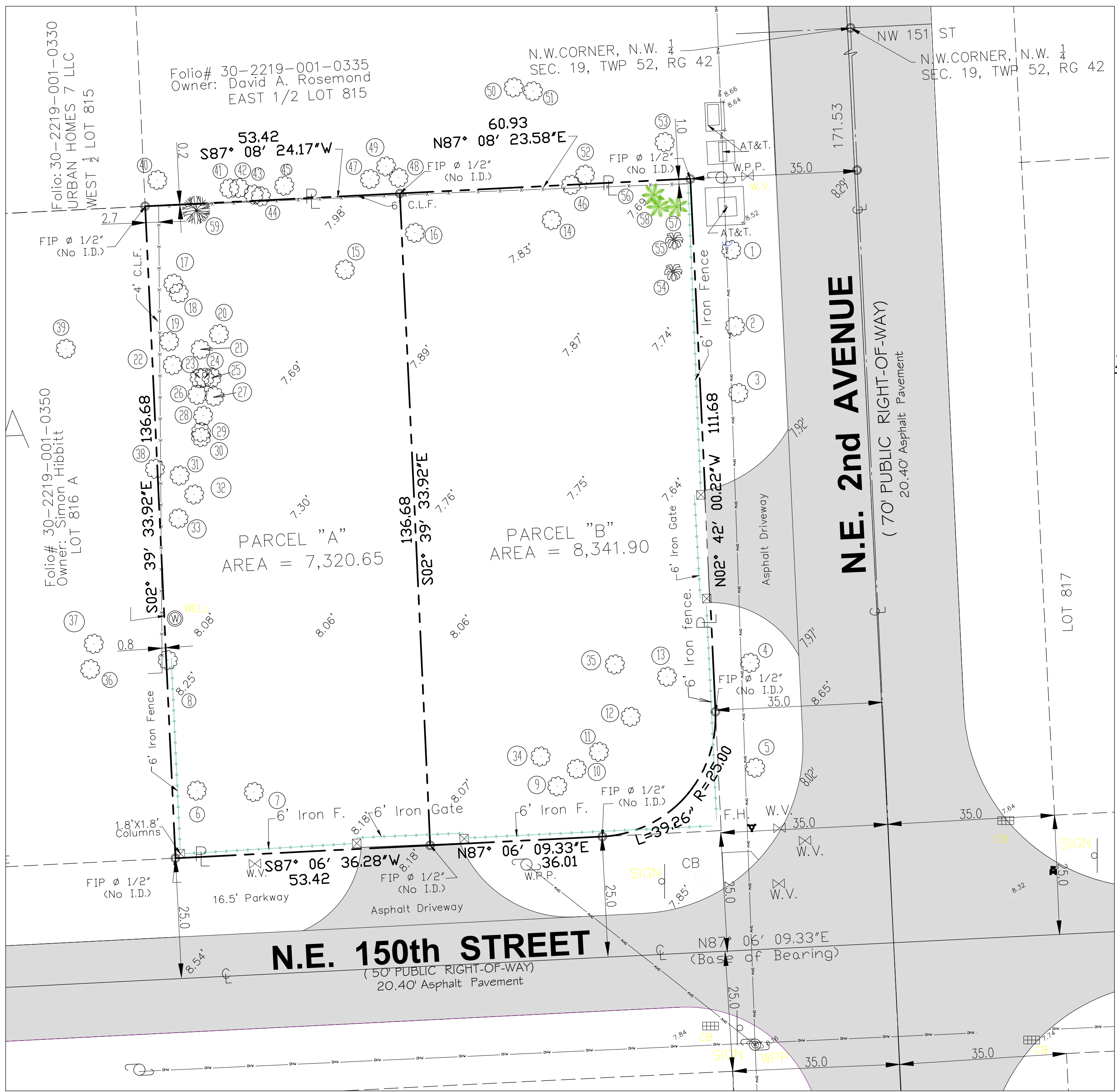
Note: The reverse side of this sheet may be used for a statement of additional items you may wish considered.



WAIVER OF PLAT BOUNDARY AND TOPOGRAPHIC SURVEY

LYING IN SECTION 24 TOWNSHIP 52 SOUTH, RANGE 41 EAST MIAMI-DADE COUNTY FLORIDA

PLAT BOOK 44, PAGE 36



LOCATION MAP
1"=300'

LEGAL DESCRIPTION:

PARENT TRACT
Lots 816, BISCAYNE GARDENS SECTION D, A SUBDIVISION, according to the Plat thereof, recorded in Plat Book 44, Page 36, of the Public Records of MIAMI-DADE County, Florida.
Folio # 30-2219-001-0340

PARCEL "A"
The West 1/2 of Lot 816, BISCAYNE GARDENS SECTION D, A SUBDIVISION, according to the Plat thereof, recorded in Plat Book 44, Page 36, of the Public Records of MIAMI-DADE County, Florida.

PARCEL "B"
The East 1/2 of Lot 816, BISCAYNE GARDENS SECTION D, A SUBDIVISION, according to the Plat thereof, recorded in Plat Book 44, Page 36, of the Public Records of MIAMI-DADE County, Florida.

SURVEYOR'S NOTES:

1. THE ABOVE CAPTIONED PROPERTY WAS SURVEYED AND DESCRIBED BASED ON THE ABOVE LEGAL DESCRIPTION. PROVIDED BY CLIENT.
2. THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY. EXAMINATION OF ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY AFFECTING THIS PROPERTY.
3. THE INFORMATION, COURSE AND DISTANCES SHOWN ON THIS PLAN OF SURVEY ARE TRUE AND CORRECT AND ACCURATELY REPRESENT THE BOUNDARIES AND AREA OF THE PREMISES.
4. ALL MEASURED AND RECORD DIMENSIONS ARE IN SUBSTANTIAL AGREEMENT UNLESS OTHERWISE NOTED.
5. THIS CERTIFICATION IS ONLY FOR THE LANDS AS DESCRIBED. IT IS NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS, OR FREEDOM OF ENCUMBRANCES.
6. FOUNDATIONS AND/OR FOOTINGS THAT MAY CROSS BEYOND THE BOUNDARY LINES OF THE PARCEL HEREIN DESCRIBED ARE NOT SHOWN HEREON.
7. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
8. CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK ON THE HEREIN-DESCRIBED PARCEL FOR BUILDING AND ZONING INFORMATION.
9. THE SURVEYOR DOES NOT DETERMINE FENCE AND/OR WALL OWNERSHIP.
10. OWNERSHIP SUBJECTS TO OPINION OF TITLE.
11. ELEVATION SHOWN HEREON ARE RELATIVE TO THE National Vertical Datum of 1988 (N.G.V.D. 29) OF MEAN SEA LEVEL AND ARE BASED ON A BENCHMARK SUPPLIES BY THE ENGINEERING DEPARTMENT OF MIAMI-DADE COUNTY, FLORIDA.
12. BENCH MARK USED: U-748 ELEVATION: 8.30 FEET (NGVD29), LOCATION: NORTHING 575.103.00 EASTING 920.609.00
13. THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA HAVING A NATIONAL FLOOD INSURANCE PROGRAM RATE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY DESIGNATION AS FOLLOWS:
COMMUNITY: MIAMI DADE COUNTY UNINCORPORATED AREAS 120635 FIRM PANEL: 12086C01 37L FLOOD ZONE: AE
DATE OF FIRM: 09/11/2009 SUFFIX: L BASE FLOOD ELEVATION: 7
14. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED MERIDIAN AND REFERENCED ON THE CENTERLINE OF NE 150th STREET.
BEARING N87°06'33"E
15. THIS WAIVER OF PLAT HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTIES. A) FRANKY FRANCOIS TERRACE ELMS LLC.
16. THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF SURVEY IS 1 FOOT IN 7,500 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF CLOSED GEOMETRIC FIGURES WAS FOUND TO EXCEED THIS REQUIREMENT. WELL IDENTIFIED FEATURES AS DEPICTED ON THE SURVEY MAP WERE MEASURED TO AN ESTIMATED HORIZONTAL POSITIONAL ACCURACY OF 1/10 FOOT.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS WAIVER OF PLAT, BOUNDARY AND TOPOGRAPHIC SURVEY HEREON WAS COMPLETED UNDER MY DIRECTION ON JANUARY 10, 2025 AND THAT SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATE STATUTES.

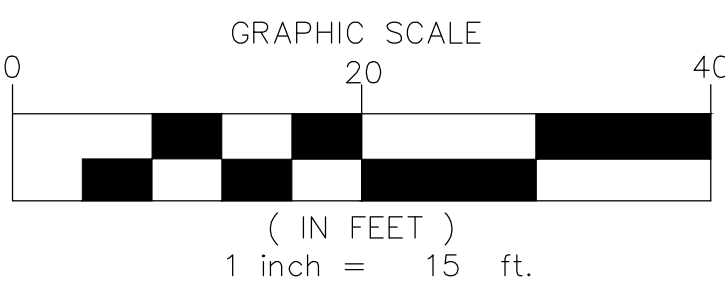
LAST DATE OF FIELD WORK: 11/21/2024

CERTIFIED TO:

FRANKY FRANCOIS TERRACE ELMS LLC

LEVEL TECH SURVEYORS, LLC

RONALD W. WALLING
6473
PROFESSIONAL SURVEYOR & MAPPER
No. 6473
STATE OF FLORIDA



"NOT VALID UNLESS SEALED WITH THE SURVEYORS EMBOSSED SEAL".

ABBREVIATIONS AND LEGEND

B.L.D. = BUILDING	F.N. = FOUND NAIL	F.P.L. = TRANSFORMER	○ TREE
(D.A.) = DEED	F.N.D. = FOUND NAIL+DISK	□ CATCH BASIN	+10' SPOT ELEVATION
CONC. = CONCRETE	(M) = MEASURED	⊗ BOLLARD	— CENTER LINE
F.E. = FLOOR ELEVATION	NO ID. = NO IDENTIFICATION NUMBER	⊗ FIRE HYDRANT	— PROPERTY LINE
F.I.P. = FOUND IRON PIPE	N.T.S.A. = NOT TO SCALE	⊗ WATER METER	— MAIL BOX
F.P. = PLAT BOOK	W.V. = WALK TO SCALE	⊗ BACK FLOW PREVENTOR	— CENTER LINE
CONC. = PAGE	⊗ SIGNAL	⊗ SIGN	— RIGHT OF WAY
PL. = PROPERTY LINE	⊗ CONCRETE UTILITY POST	⊗ PALM	— PROPERTY LINE
(M) = RECORD	⊗ SIGNAL POLE		
R. = RADIUS	⊗ LIGHT FLOOD		
R.W. = RIGHT OF WAY	⊗ LIGHT POLE		
RES. = RESIDENCE	⊗ ELECTRIC BOX		
SEC. = SECTION			

OSTDS - Onsite sewage treatment and disposal systems

ZONING DATA - PARCEL "A" & PARCEL "B":

		PARCEL A	PARCEL B
LOT OCCUPATION:	PERMITTED	PROVIDED	PROVIDED
MIN LOT AREA:	5,000 SQ. FT. MIN. OR 0.11 ACRES	7,320.65 SQ. FT. OR 0.168 ACRES	8,341.90 SQ. FT. OR 0.192 ACRES
LOT COVERAGE:	35% MAX. OR 5,485 SQ. FT.	37% MAX. OR 1,973 SQ. FT.	23.5% MAX. OR 1,973 SQ. FT.
MIN LOT WIDTH:	50.00' L.F. MIN	53.42' L.F. MIN	60.93' L.F. MIN

CONTACT PERSON INFORMATION:

FRANKY FRANCOIS
TERRACE ELMS LLC
(973) 626.0511
EMAIL: shaftpsie@yahoo.com

OWNERS INFORMATION:

1820 HARRIS HOUSTON RD # 621043
CHARLOTTE, NC 28262

DEVELOPMENT INFORMATION:

ZONING DISTRICT: RU-1

PARENT TRACT AREA: 15,662.55 SQ. FT. (0.36) ACRES MORE OR LESS
PARCEL "A" AREA: 7,320.65 SQ. FT. (0.1253) ACRES MORE OR LESS
PARCEL "B" AREA: 8,341.90 SQ. FT. (0.1286) ACRES MORE OR LESS

TOTAL # OF DWELLING UNITS: 2
TWO LOTS PROPOSED, ONE SINGLE-FAMILY RESIDENCE PER LOT.

PUBLIC WATER TO BE UTILIZED
OSTDS SEWER TO BE UTILIZED
MIAMI-DADE COUNTY FLOOD CRITERIA ELEVATION: 7.00' (NAVD)



DRAWINGS ARE THE PROPERTY OF LEVEL-TECH SURVEYORS, INC. AND MAY NOT BE USED BY CLIENT ON OTHER PROJECTS EXCEPT BY AGREEMENT IN WRITING AND WITH THE APPROPRIATE COMPENSATION TO LEVEL-TECH SURVEYORS, INC.

RECORD OF REVISIONS	DATE	DESCRIPTION
	3-13-2025	Revised Zoning

NAME AND TYPE OF PROJECT:	PROJECT LOCATION:	CLIENT:	FILE PATH:
WAIVER OF PLAT - BOUNDARY AND TOPOGRAPHIC SURVEY	195 NE 150 STREET, MIAMI FL 33161	FRANKY FRANCOIS TERRACE ELMS LLC	
SCALE:	AS SHOWN		
DATE:	01-10-2025		
DRAWN BY:	W.U.		
FIELD BOOK:	24-11-2300		
PROJECT No:	24-11-2300		
SHEET:	1		
OF	2		
SHEETS			