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

			. Rge.: E
1. Owner's Name:		Phone: 201-674-3654	
1. Owner's Name: 7661 53RD PLACE LLC Address: 7661 SW 53RD PLACE	City: Miami	State: FL Zip Code: 331	43
Owner's Email Address: brent.wehmeye	r@gmail.com		
2. Surveyor's Name: Benigno J. Suarez		Phone: 305-807-8319	
Address: 4839 SW 75 AVE	City: Miami	State: FL Zip Code: 33	155
Surveyor's Email Address:			
The S 3. Legal Description of Cutout Tract: AMEN	outh 80 ft of the North 340 ft c	f the West 1/2 of Tr 22, of REVISED PL B <mark>. 31, PG. 57, Miami-Dade County, FL</mark>	AT OF 2ND
Folio No(s).: ³⁰⁻⁴¹³¹⁻⁰¹⁹⁻¹⁹⁸³ /	·	1	
i. Folio No(s).: 30-4131-019-1983 / ii. Legal Description of Parent Tract: Tract 2	/ 22, of REVISED PLAT OF 2ND A Dade County, FL	/ MENDED PLAT OF HIGH PINES, PB.	31, PG. 57,
main-	Dade Obunty, 1 L		31, PG. 57,
1. Folio No(s).: 30-4131-019-1983 / 5. Legal Description of Parent Tract: Tract 2 Miami- 6. Street Boundaries: S.W. 53rd PLACE, Berry Present Zoning: RU-1	etween S.W. 76 ST & S.W. 78 S	T	31, PG. 57,

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. Futhermore, 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.

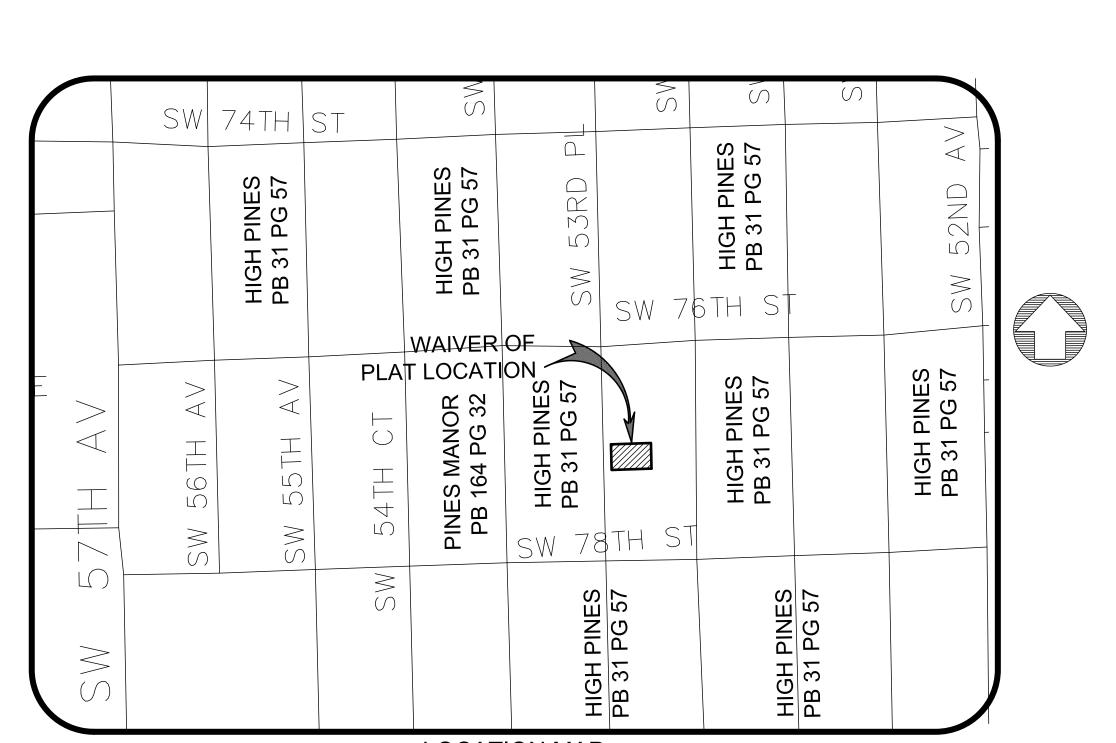
		and the second s		
STATE OF FLORIDA)	S:	Signature of Owner:	Kut	US
COUNTY OF MIAMI-DADE)		nt name & Title here):	Brent W	schmeyer
BEFORE ME, personally appeared acknowledged to and before me the	d Brent Wehmand (he/she) executed the as identification and who	same for the purpose	y of <u>MAy</u> , ed therein. Persona	2025 A.D. and (he/she) ally known or produce
WITNESS my hand and seal in the			151 A	2025 A.D.
SATEOFFICE	JOYIA S. CAPO Commission # HH 399702 Expires July 24, 2027	ignature of Notary Publ (Print, Type name he		(Capo)
(NOTA Note: The reverse side of this sheet m	RY SEAL) nay be used for a statement		mission Expires) ay wish considered.	(Commission Number)



PRINT FORM

WAIVER OF PLAT

The South 80 feet of the North 340 feet of the West ½ of Tract 22, of REVISED PLAT OF 2ND AMENDED PLAT OF HIGH PINES, according to the Plat thereof, as recorded in Plat Book 31, Page 57, of the Public Records of Miami-Dade County, Florida.



LOCATION MAP SECTION 31, TOWNSHIP 54 SOUTH, RANGE 41 EAST. SCALE: 1"=300'

SURVEYOR'S NOTES:

SECTION 1) DATE OF FIELD SURVEY:

1. The date of completion of original field Survey was on April 21 2025

SECTION 2) LEGAL DESCRIPTION:

LEGAL DESCRIPTION OF PARENT TRACT AND PARCEL A

The South 80 feet of the North 340 feet of the West ½ of Tract 22, of REVISED PLAT OF 2ND AMENDED PLAT OF HIGH PINES, according to the Plat thereof, as recorded in Plat Book 31, Page 57, of the Public Records of Miami-Dade County, Florida.

Containing 10,000 Square Feet, more or less, by calculations.

SECTION 3) PROPERTY INFORMATION:

Property Address: 7661 SW 53 PL MIAMI, FL 33143

Folio No.: 30-4131-019-1983

SECTION 4) 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 5) SOURCES OF DATA:

North arrow direction is based on an assumed Meridian.

This property is to be located in Flood Zone "X", as per Federal Emergency Management Agency (FEMA) Community Number 120650 (City of Miami), Map Panel No. 12086C0459, Suffix L, Map Revised Date: September 11, 2009.

Bearings as shown hereon are based upon the Centerline of S.W. 53rd Place with an assumed bearing of N01°53'51"E, said line to be considered a well established and monumented line.

Water Control

Project Area: 14,588 Sq Ft \approx 0.33 Ac

Miami-Dade County Flood Elevation: 9.5ft N.G.V.D.

Legal Description was furnished by client.

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 SC-50, Elevation 9.31 feet. Location:

SW 80 ST --- 35' SOUTH OF C/L SW 57 AVE --- 34' WEST OF C/L

PK NAIL AND ALUMINUM WASHER IN CONC SIDEWALK.

Elevations as shown hereon are based on the National Geodetic Vertical Datum of 1929, as per Miami-Dade County's Benchmark Number CG-22, Elevation 11.31 feet.

Location:

SW 72 ST --- 101' NORTH OF C/L

SW 49 CT (MAYNADA ST) --- 38' WEST OF C/L

BRASS BAR IN CONC MON.

LEGEND			ABBREVIATIONS		
	Drainage Manhole Overhead Utility Lines Light Pole Sewer Valve Water Valve Electric Manhole Telephone Manhole Unknown Manhole Guard Pole Inverts		Metal Light Pole Guy Wire Utility Power Pole Fire Hydrant Water Meter Electric Box Telephone Box Sewer Manhole Traffic Sign	R/W P/L I.D. C.S. L M F.F.E. P.B. PG. ASPH. CONC.	Right—of—Way Line Property Line Identification Concrete Slab Center Line Monument Line Finish Floor Elevation Plat Book Page Asphalt Concrete
10:00	Spot Elevation		Catch Basin		

SECTION 6) 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

SECTION 7) SITE INFORMATION:

7661 53RD PLACE LLC

FOLIO NUMBERS: 30-4131-019-1983

DEVELOPMENT INFORMATION:

Existing parcels containing 10,000 Sq Ft ≈ 0.33 Acres

Proposed development

1 Single Family Homes.

RU-1-Single-family Residential District 7,500 ft

FLOOD CRITERIA:

MIAMI-DADE COUNTY FLOOD CRITERIA PER PLAT BOOK 31, PAGE 57: +8.5'

SECTION 8) CLIENT INFORMATION:

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

7661 SW 53 PL

SECTION 9) RECORD OWNER OF THE DESCRIBED LANDS:

Contact: 7661 SW 53 PL

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: Florida City Water Department SANITARY SEWER: Florida City Water Department

SECTION 12) CONTACT INFORMATION

LOSADA SURVEYING AND MAPPING Attention: Jonathan Losada 4839 SW 75 Avenue Miami, Florida 33155 Phone No. (786) 413-8246 E-mail: info@Losadasurvey.com

SECTION 7) SURVEYOR'S 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-17.051 through 5J-17.052 of the Florida Administrative Code and its implementing law, Chapter 472.027 of the Florida Statutes.

LOSADA SURVEYING AND MAPPING, INC., a Florida Corporation Florida Certificate of Authorization Number LB8656

Ву:
Benigno J. Suarez, P.S.M.
Registered Surveyor and Mapper LS6583
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.

EMAIL: INFO@LOSADASURVEY.COM LB 8656 **PLAT** 53 OF 7661 SW MIAMI, FL SW FE WAIVER

SCALE: 1" = 10' DRAWN BY: J.L. CHECKED BY: 06-27-2025

PROJECT No.: 2025-056 SHEET:

WAIVER OF PLAT The South 80 feet of the North 340 feet of the West ½ of Tract 22, of REVISED PLAT OF 2ND AMENDED PLAT OF HIGH PINES, according to the Plat thereof, as OSADA SURVEY SERVICES recorded in Plat Book 31, Page 57, of the Public Records of Miami-Dade County, Florida. LOSADA SCALE : 1"=10' FOUND-IRON PIPE A PORTION OF TRACT 22 LEGEND A PORTION OF TRACT 23 (PB. 31- PG.57) FOLIO: 30-4131-019-1990 (PB. 31- PG.57) FOLIO: 30-4131-019-1984 (No ID.) 53 PL - 33143 **WAIVER OF PLAT** FOUND Utility Power Pole Fire Hydrant IRON PIPE 125.00' S87°26'40"W (No ID.) Electric Box 7661 SW (SW I, FL Telephone Manhole Telephone Box Sewer Manhole Catch Basin **ABBREVIATIONS** PARCEL A A PORTION OF TRACT 22 (PB. 31- PG.57) FOLIO: 30-4131-019-1983 10,000 SQFT Monument Line S01°53'52 P.B. Plat Book Asphalt CONC. Concrete 80.00 5' MF 125.00' N87°26[†]40"E -FOUND IRON PIPE A PORTION OF TRACT 22 (PB. 31- PG.57) FOLIO: 30-4131-019-1982 (No ID.) 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 "Boundary 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-17.051 through 5J-17.052 of the Florida Administrative Code and its implementing law, Chapter 472.027 of the Florida Statutes. LOSADA SURVEYING AND MAPPING, INC., a Florida Corporation Florida Certificate of Authorization Number LB8656 SCALE: 1" = 10' DRAWN BY: -SOUTH LINE OF TRACT 22 OF CHECKED BY: SOUTHWEST CORNER— 06-27-2025 DATE: Benigno J. Suarez, P.S.M. OF TRACT 22 OF PROJECT No.: 2025-056 PB 31 PG 57 Registered Surveyor and Mapper LS6583 PB 31 PG 57 SHEET: 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.