

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.: 25 Twp.: 52 S. Rge.: 41 E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.

1. Owner's Name: Sergio L Hevia Phone: 305-878-5192

Address: 156 NW 89th St. City: El Portal State: FL Zip Code: 33150

Owner's Email Address: slhevia@yahoo.com

2. Surveyor's Name: Julio S. Pita, P.S Phone: (786) 444-1666

Address: 20132 NW 62 Avenue City: Hialeah State: FL Zip Code: 33015

Surveyor's Email Address: avila0106@gmail.com

3. Legal Description of Cutout Tract: (a) Lot 3 less the West 8.0 feet and the West 19.20 feet of Lot 2, Block 12, Amended Plat of Second Addition to Pinewood Park, according to the Plat thereof, as recorded in Plat Book 34, Page 84, of the Public Records of Miami-Dade County, Florida. (b) Lot 2 less the West 19.20 feet and all Lot 1, Block 12, Amended Plat of Second Addition to Pinewood Park, according to the Plat thereof, as recorded in Plat Book 34, Page 84, of the Public Records of Miami-Dade County, Florida.

4. Folio No(s): 30-3101-003-1530 / _____ / _____ / _____

5. Legal Description of Parent Tract: Lot 1, 2 AND 3 less the West 8 feet of Lot 3, Block 12, Amended Plat of Second Addition to Pinewood Park, according to the Plat thereof, as recorded in

6. Street Boundaries: NW 2nd Avenue & NW 96th Street

7. Present Zoning: R-2 Zoning Hearing No.: N/A

8. Proposed use of Property:

Single Family Res.(_____ Units), Duplex(4 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)

SS:

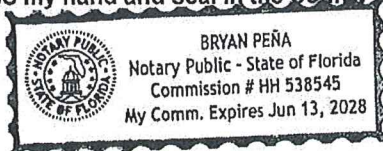
COUNTY OF MIAMI-DADE)

Signature of Owner: _____

(Print name & Title here): Sergio L Hevia

BEFORE ME, personally appeared Sergio L Hevia this 13th day of October, 2015 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposed therein. Personally known or produce FL Drivers License 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 October, 2015 A.D.



Signature of Notary Public: _____

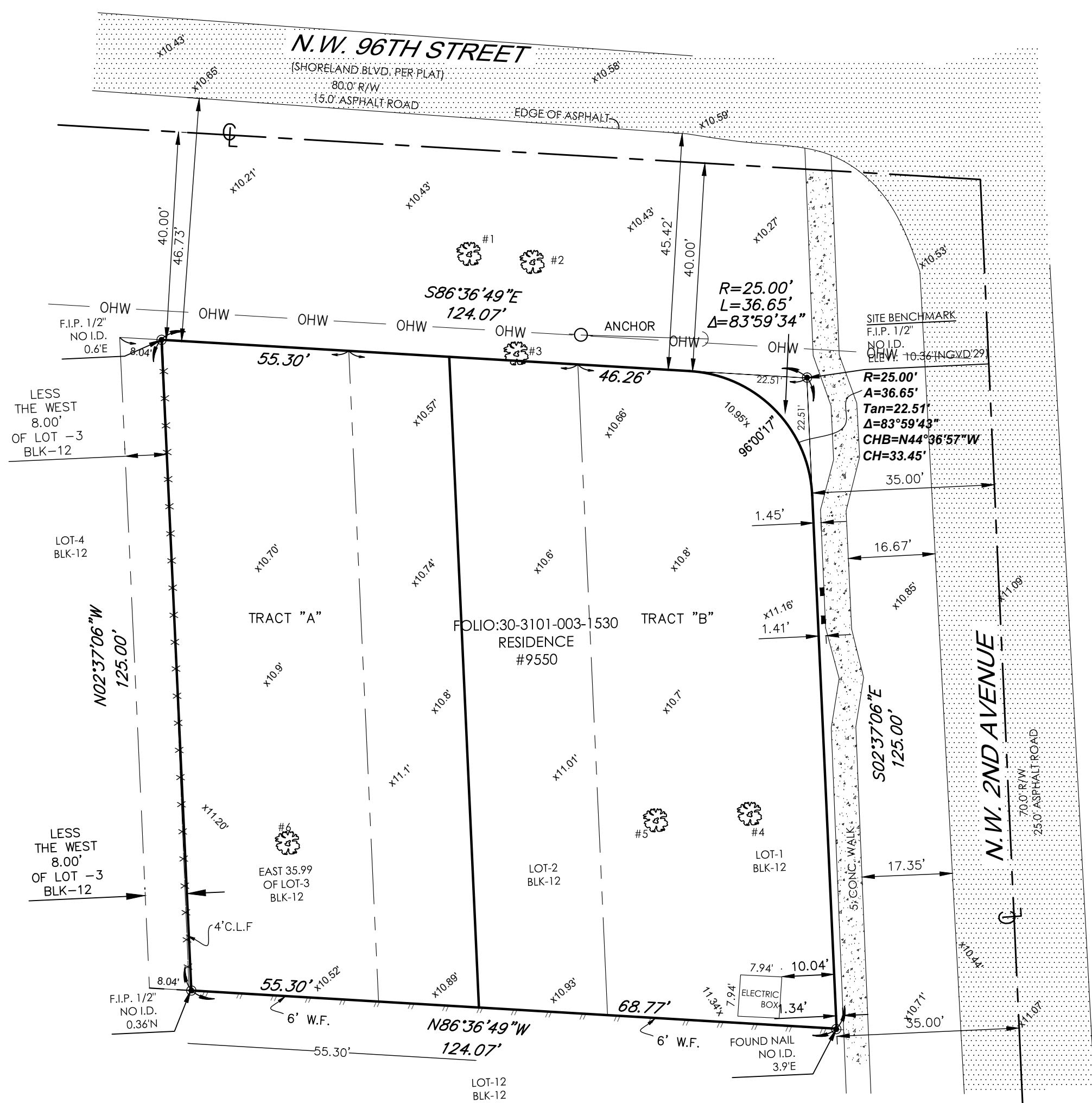
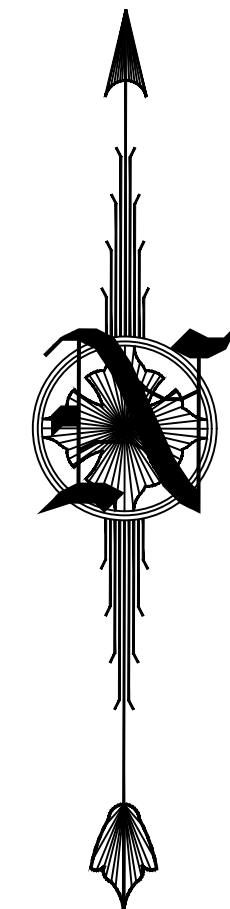
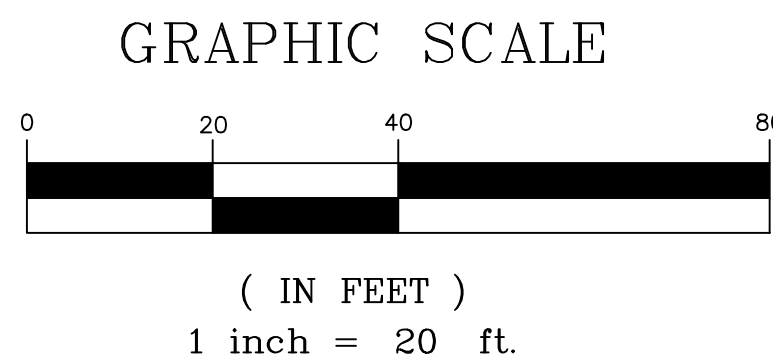
(Print, Type name here: Bryan Peña)

(NOTARY SEAL)

Jun 13, 28 HH 538545
(Commission Expires) (Commission Number)

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

WAIVER PLAT (MAP OF BOUNDARY SURVEY)
SECTION 24



LEGAL DESCRIPTION:
PARENT TRACT:

Lot 1, 2 AND 3 less the West 8 feet of lot 3, Block 12, Amended Plat of Second Addition to Pinewood Park, according to the Plat thereof , as recorded in Plat Book 34, Page 84, of the Public Records of Miami-Dade County, Florida.

TRACT A:

Lot 3 less the West 8.0 feet and the West 19.20 feet of Lot 2, Block 12, Amended Plat of Second Addition to Pinewood Park, according to the Plat thereof , as recorded in Plat Book 34, Page 84, of the Public Records of Miami-Dade County, Florida.

TRACT B:

Lot 2 less the West 19.20 and all Lot 1 , Block 12, Amended Plat of Second Addition to Pinewood Park, according to the Plat thereof , as recorded in Plat Book 34, Page 84, of the Public Records of Miami-Dade County, Florida.

CERTIFICATION OF BOUNDARY SURVEY:

I HEREBY CERTIFY THAT THIS SURVEY WAS
MADE UNDER MY RESPONSIBLE CHARGE AND
TO THE BEST OF MY KNOWLEDGE AND BELIEF;
THIS SURVEY MEETS THE MINIMUM TECHNICAL
STANDARDS AS SET FORTH BY THE BOARD OF
PROFESSIONAL LAND SURVEYORS IN
CHAPTER 5J-17.050 TO 17.052 FLORIDA
ADINISTRATIVE CODE PURSUANT TO
SECTION 472.027, FLORIDA STATUTES.



04-28-2025

JULIO S. PITA, P.S & M # 5789
PROFESSIONAL LAND SURVEYOR
STATE OF FLORIDA

AVILA & ASSOCIATES SERVICES INC

SCALE: 1"=20'

CADD: E.A

CHECKED BY : JSP

INVOICE # 25-379

SHEET # 1 OF 1

L.B. # 6971

20132 NW 62 AVENUE, HIALEAH, FLORIDA 33015
TEL:(786) 317-0364 DADE, (786) 444-1666 DADE
E-MAIL: avila0106@gmail.com

GENERAL LEGEND:

BCR= BROWARD COUNTY RECORDS
BM = BENCHMARK
CB = CATCH BASIN
C/L = CENTERLINE
CLF = CHAINLINK FENCE
CLP= CONCRETE LIGHT POLE
CBS= CONCRETE BLOCK STRUCTURE
CONC = CONCRETE
C/S = CONCRETE SLAB
DE = DRAINAGE EASEMENT
D = DELTA (CENTRAL ANGLE)
E = EAST
ELE = ELEVATION
X 0.00' = EXISTING ELEVATION
EOP= EDGE OF PAVEMENT
EOW = EDGE OF WATER

FF = FINISHED FLOOR
FH = FIRE HYDRANT
FN = FOUND NAIL
INV = INVERT
FIP = FOUND IRON PIPE
FIR = FOUND IRON ROD
FND= FOUND NAIL AND DISC
L = ARC LENGTH
MDCR = MIAMI DADE COUNTY RECORDS
N = NORTH
N/D = NAIL AND DISC
MF = METAL FENCE
ORB = OFFICIAL RECORDS BOOK
O/S = OFFSET
PB = PLAT BOOK
PBCR = PALM BEACH RECORDS
PC = POINT OF CURVATURE

PG = PAGE
PL = PROPERTY LINE
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PVCF = PLASTIC FENCE
R = RADIUS
R/W = RIGHT OF WAY
S = SOUTH
S/W = SIDEWALK
SIR = SET 1/2" IRON ROD
SND = SET NAIL & DISC
UE = UTILITY EASEMENT
UP = UTILITY POLE
W = WEST
W/F = WOOD FENCE
W/M = WATER METER

SURVEYORS NOTES:

- (1). ANGLES IF SHOWN ARE REFERENCED TO THE RECORD PLAT AND ARE AS MEASURED.
- (2). LEGAL DESCRIPTION PROVIDED BY CLIENT UNLESS OTHERWISE NOTED.
- (3). NO UNDERGROUND IMPROVEMENTS LOCATED EXCEPT AS SHOWN.
- (4). THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT THEREFOR THE ONLY SURVEY MATTERS SHOWN ARE PER THE RECORD PLAT. THERE MAY BE ADDITIONAL MATTERS OF RECORD, NOT SHOWN WHICH CAN BE FOUND IN THE PUBLIC RECORDS OF THE CORRESPONDING COUNTY OF RECORD.
- (5). NGVD = NATIONAL GEODETIC VERTICAL DATUM OF 1929. MIAMI-DADE COUNTY BENCH MARK #P-4000.
- (6). ELEVATION IS 8.51' FEET OF N.G.V.D. OF 1929.
- (7). THIS SURVEY IS FOR THE PURPOSE OF A WAIVER OF PLAT.
- (8). ZONING INFO: 2100 ESTATES
- (9). THE ZONING DESIGNATION OF RS-2 (MIN. LOT SIZE 15,000 SQ. FT., MIN. SETBACKS - FRONT - 35' - REAR - 25' - SIDES - 10')

BOUNDARY SURVEY

SCALE: 1"= 2 0'

CERTIFIED TO:
SERGIO L HEVIA

PROPERTY ADDRESS:

9550 NW 2 AVENUE,
MIAMI, FLORIDA 33150

FLOOD ZONE INFORMATION:

THE NFIP FLOOD MAPS HAVE DESIGNATED THE
HEREIN DESCRIBED LAND TO BE SITUATED IN:

FLOOD ZONE: X N/A
PANEL NO/SUFFIX: 0302 L
COMMUNITY NO. I 20635
DATE OF FIRM:09-11-2009

THE SUBJECT PROPERTY DOES NOT
LIE IN A SPECIAL FLOOD HAZARD AREA