

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.: 10 Twp.: 53 S. Rge.: 41 E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.1. Owner's Name: WE SHOP ENTERPRISES LLC Phone: (954) 249-7512Address: 4235 N University Dr. Suite 202 City: Sunrise State: FL Zip Code: 33351Owner's Email Address: jpinvestorsolutions@gmail.com2. Surveyor's Name: John Ibarra & Assoc., Inc. Phone: (305) 262-0400Address: 777 NW 72nd Avenue Suite 3025 City: Miami State: FL Zip Code: 33126Surveyor's Email Address: Javier@Ibarralandsurveyors.com3. Legal Description of Cutout Tract: See Exhibit "A"4. Folio No(s): 30-3110-038-0011 / _____ / _____5. Legal Description of Parent Tract: See Exhibit "A"6. Street Boundaries: Between NW 86th Ter and NW 87th St and between NW 17th Ave and NW 18th Ave7. 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.

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: James Proffler

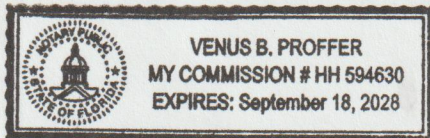
COUNTY OF ~~MIAMI-DADE~~

BROWARD

(Print name & Title here): JAMES PROFFLER, REGISTERED AGENT

BEFORE ME, personally appeared JAMES PROFFLER this 20th day of OCTOBER, 2025 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposed therein. Personally known ✓ or produce A VALID 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 20th day of OCTOBER, 2025 A.D.



Signature of Notary Public: Venus B. Proffer

(Print, Type name here: VENUS B. PROFFER)

(NOTARY SEAL)

exp. September 18, 2028

HH 594630

(Commission Expires) #

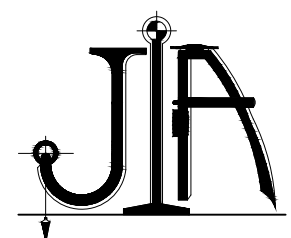
HH 594630

(Commission Number)

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

Exhibit "A"

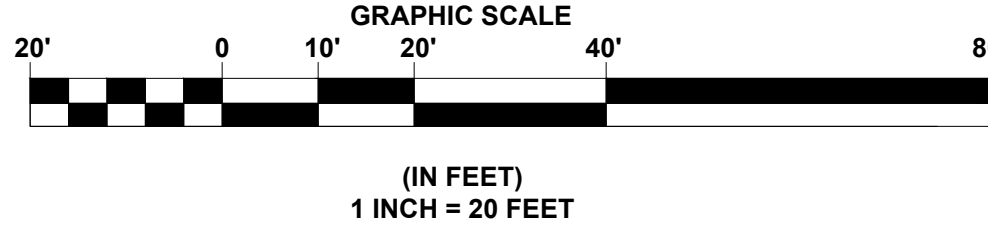
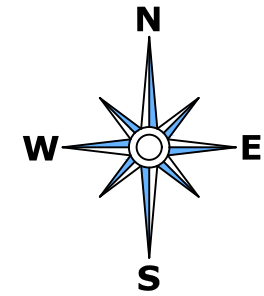
THE NORTH 83.78 FEET OF THE EAST 1/2 OF TRACT "A", LESS EAST 97.50 FEET AND LESS THE WEST 100 FEET THEREOF, OF REVISED PLAT OF YOST VILLA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 41, PAGE 1, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.



JOHN IBARRA & ASSOC., INC.
Professional Land Surveyors & Mappers
WWW.IBARRALANDSURVEYORS.COM
777 N.W. 72nd AVENUE, SUITE 3025
MIAMI, FLORIDA 33126
PH: (305) 262-0400

WAIVER OF PLAT

(MAP OF BOUNDARY AND TOPOGRAPHIC SURVEY)
THE NORTH 83.78 FEET OF THE EAST 1/2 OF TRACT "A", LESS EAST 97.50 FEET AND LESS THE WEST 100 FEET THEREOF, OF
REVISED PLAT OF YOST VILLA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 41, PAGE 1, OF THE
PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
LYING IN THE NE 1/4 OF SECTION 10, TOWNSHIP 53 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA.



LEGAL DESCRIPTION OF THE PARENT TRACT PARCEL "A":

THE NORTH 83.78 FEET OF THE EAST 1/2 OF TRACT "A", LESS EAST 97.50 FEET AND LESS THE
WEST 100 FEET THEREOF, OF REVISED PLAT OF YOST VILLA, ACCORDING TO THE PLAT
THEREOF, AS RECORDED IN PLAT BOOK 41, PAGE 1, OF THE PUBLIC RECORDS OF
MIAMI-DADE COUNTY, FLORIDA.

SURVEYOR'S SURVEY NOTES:

- THIS BOUNDARY AND TOPOGRAPHIC SURVEY HEREIN WAS SURVEYED AND DESCRIBED
BASED ON THE SHOWN LEGAL DESCRIPTION PROVIDED BY CLIENT
- ALL ELEVATIONS SHOWN ARE REFERRED TO NATIONAL GEODETIC VERTICAL DATUM
(NGVD) OF 1929 MIAMI-DADE COUNTY.
- BENCHMARK L-2; LOCATOR No. 3121 E, BRASS BAR IN CONC MON BETWEEN A POWER POLE
AND ITS NORTH GUY WIRE; NW 87 ST --- 128' SOUTH OF C/L AND NW 14 AVE --- 24' EAST OF
C/L; ELEVATION IS 8.54 FEET OF NGVD OF 1929.
- THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THE SURVEY THAT MAY BE
FOUND IN THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA.
- NO UNDERGROUND UTILITIES OTHER THAN THOSE SHOWN ON THE SURVEY WERE FOUND.
UNLESS OTHERWISE SPECIFIED, THIS FIRM HAS NOT LOCATED ANY FOOTINGS AND/OR
FOUNDATIONS UNDERGROUND.
- THIS IS A BOUNDARY AND TOPOGRAPHIC SURVEY FOR A WAIVER OF PLAT.
- THE ACCURACY OBTAINED FOR ALL HORIZONTAL CONTROL MEASUREMENTS, BASED ON
A 95% CONFIDENCE LEVEL, VERIFIED BY REDUNDANT MEASUREMENTS AND OFFICE
CALCULATIONS OF CLOSED GEOMETRIC FIGURES, MEETS OR EXCEEDS AN EQUIVALENT
LINEAR CLOSURE STANDARD OF 1 FOOT IN 7,500 FEET (SUBURBAN), THE ELEVATIONS AS
SHOWN ARE BASED ON A CLOSED LEVEL LOOP TO THE BENCHMARK NOTED ABOVE AND
MEETS OR EXCEEDS A CLOSURE IN FEET OF PLUS OR MINUS 0.05 FEET TIMES THE SQUARE
ROOT OF THE DISTANCE IN MILES.
- BEARINGS SHOWN HEREON ARE RELATIVE TO THE STATE PLANE COORDINATE SYSTEM,
FLORIDA EAST COAST ZONE, NORTH AMERICAN DATUM OF 1983/1990 ADJUSTMENT, A
BEARINGS OF N 87° 41' 55" E, ALONG THE NORTH LINE OF THE NE 1/4 OF SECTION 10,
TOWNSHIP 53, RANGE 41 EAST ALSO BEING THE CENTERLINE OF NW 87ND STREET, AS PER
MAP S.R. 934, SECTION 87080-900.
- FENCE OWNERSHIP NOT DETERMINED. THE TERM "ENCROACHMENT" MEANS VISIBLE AND
ABOVE GROUND ENCROACHMENTS.

DEVELOPMENT INFORMATION

OWNER: WE SHOP ENTERPRISES LLC
MAILING ADDRESS: 4235 N UNIVERSITY DR #202, SUNRISE, FL 33351

DEVELOPMENT INFORMATION:
PARENT TRACT PARCEL "A" 9,216 SQ. FT. +/- OR 0.21 ACRES +/- VACANT

FLOOD CRITERIA:
MIAMI-DADE COUNTY FLOOD CRITERIA AS SHOWN ON MIAMI-DADE COUNTY'S
2022, GIS OPEN DATA FLOOD CRITERIA MAP WEBSITE:
7.404 FEET (NAVD 1988) 8.964 FEET (NGVD 1929)

ZONING DISTRICT:
(RU-1) SINGLE FAMILY RESIDENTIAL

PROPOSED USE: MODULAR SINGLE FAMILY RESIDENCE, FROM THE MIAMI DADE
INFILL AFFORDABLE HOUSING PROGRAM.
MODULAR PERMANENT STRUCTURE UNDER A/C AREA PROPOSED = 1,234 SQ. FT.

TOTAL AREA: 1,300 SQ. FT.

(VACANT LAND) ALL EXISTING IMPROVEMENTS TO BE DEMOLISHED.

WATER AND SEWER SERVICES:

PUBLIC WATER TO BE UTILIZED

SEPTIC TANK TO BE UTILIZED

ABBREVIATIONS

B.M. = BENCHMARK
CONC. = CONCRETE
C.S. = CONCRETE SLAB
C.P. = CONCRETE POLE
C.W. = CONCRETE WALK
ELEV. = ELEVATION
E.O.P. = EDGE OF PAVEMENT
F.I.R. = FOUND IRON ROD
F.I.P. = FOUND IRON PIPE
FT. = FEET
LB. = LICENSED BUSINESS
NGVD = NATIONAL GEODETIC VERTICAL DATUM
NAVD = NORTH AMERICAN VERTICAL DATUM
or No. = NUMBER
O/S = OFFSET
O.R.B. = OFFICIAL RECORDS BOOK
P.C. = POINT OF CURVATURE
P.L.S. = PROFESSIONAL LAND SURVEYOR
SEC. = SECTION
S.I.R. = SET IRON REBAR
SWK. = SIDEWALK
TWP. = TOWNSHIP
RGE. = RANGE
T.B.M. = TEMPORARY BENCHMARK
U.P. = UTILITY POLE
W.M. = WATER METER
E. = CENTER LINE
+ = MORE OR LESS
+ = DENOTE 1/4 SECTION CORNER
10-53-41 = SECTION 10, TOWNSHIP 53 SOUTH, RANGE 41 EAST

SPECIAL EXCEPTIONS:

- ALL MATTERS CONTAINED ON THE PLAT OF YOST VILLA, AS RECORDED IN PLAT
BOOK 41, PAGE 1, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
- COUNTY DEED TO WE SHOP ENTERPRISES, LLC RECORDED 08/19/2024 IN O.R.
BOOK 34367, PAGE 2310, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY,
FLORIDA. THE DEVELOPER SHALL BE REQUIRED TO COMPLY WITH THE
REQUIREMENTS OF THE INFILL HOUSING HOUSING INITIATIVE PROGRAM.

LEGEND

① DRAINAGE MANHOLE
② SANITARY MANHOLE
③ FIRE HYDRANT
④ ELECTRIC BOX
⑤ TRAFFIC SIGNAL BOX
⑥ LIGHT POLE
⑦ CURB INLET
⑧ CURB INLET
⑨ GATE VALVE
⑩ SEWER VALVE
--- CENTERLINE
--- RIGHT OF WAY
--- OVERHEAD UTILITY LINES
--- CHAIN LINK FENCE
--- IRON FENCE
--- WOOD FENCE
--- LIMITED ACCESS ROW
--- NON-VEHICULAR ACCESS ROW
--- EXISTING ELEVATION
--- TREE

CONTACT INFORMATION:

OWNER: WE SHOP ENTERPRISES LLC
MAILING ADDRESS: 4235 N
UNIVERSITY DR #202, SUNRISE, FL
33351

JAMES PROPHETE
(954) 249-7512
jpinvestorsolutions@gmail.com

OTHER CONTACT:

JULIO E. PEREZ, P.S.M.
JOHN IBARRA & ASSOCIATES, INC.
(305) 262-0400
777 NW 72nd AVE, SUITE 3025
MIAMI, FL 33126
EMAIL: JULIOP@IBARRALANDSURVEYORS.COM

JAVIER MOREJON, PLAT MANAGER
EMAIL: JAVIER@IBARRALANDSURVEYORS.COM

PROPERTY ADDRESS:

17XX NW 87TH STREET, MIAMI, FLORIDA 33147
(VACANT LAND)

FOLIO NUMBER:

30-3110-038-0011

FEMA INFORMATION:

THE NATIONAL FLOOD INSURANCE PROGRAM MAPS HAVE
DESIGNATED THE HEREIN DESCRIBED LANDS TO BE
SITUATED IN:

COMMUNITY NAME: MIAMI-DADE COUNTY
COMMUNITY NUMBER: 120635 (UNINCORPORATED AREAS)
PANEL NUMBER: 0301
SUFFIX: L
FLOOD ZONE: AH
HAVING A BASE FLOOD ELEVATION (9.0 FT.)
DATE OF FIRM: 09/11/2009.

SURVEYOR'S CERTIFICATION:

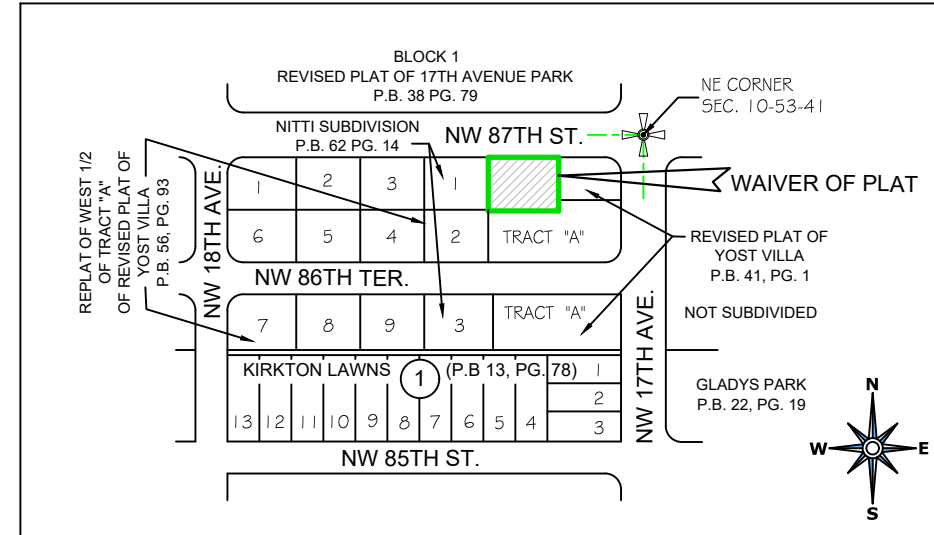
I HEREBY CERTIFY: THIS "BOUNDARY AND TOPOGRAPHIC SURVEY" AND WAIVER
OF PLAT OF THE PROPERTY DESCRIBED HEREON, HAS RECENTLY BEEN
SURVEYED AND DRAWN UNDER MY SUPERVISION, AND COMPLIES WITH THE
STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF
PROFESSIONAL LAND SURVEYORS IN CHAPTER 51-17, FLORIDA ADMINISTRATIVE
CODE PURSUANT TO 472.027, FLORIDA STATUTES.

BY: _____
JULIO E. PEREZ, P.S.M. FOR THE FIRM

PROFESSIONAL SURVEYOR AND MAPPER No.: 6029 STATE OF FLORIDA.
(NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER). LB #7806

REVISED ON: _____

REVISED ON: _____



LYING IN THE NE 1/4 IN SECTION 10, TOWNSHIP 53 SOUTH,
RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA.

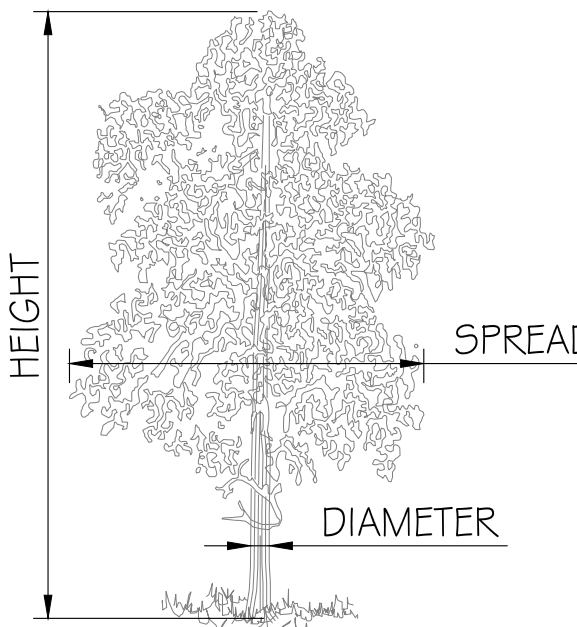
LOCATION SKETCH

SCALE 1" = 300'

TREE TABLE

No.	Name	Diameter (feet)	Height (feet)	Spread (feet)
1	AVOCADO	1.5	25	16
2	GUMBO LIMBO	0.7	22	15
3	LOQUAT	0.3	14	8
4	LOQUAT	0.7	20	12
5	MANGO	2.2	20	18
6	MANGO	3.0	27	25
7	OAK	0.7	20	18
8	OAK	2.5	25	27
9	OAK	2.7	50	55
10	OAK	3.7	60	55
11	VERAWOOD	0.4	8	8

SURVEYOR'S NOTE:
A CERTIFIED ARBORIST MUST CONFIRM ALL
THE TREE NAMES, CONDITIONS AND
SPECIES. TREES WERE IDENTIFIED
TO THE BEST OF OUR ABILITIES.



TREE SKETCH

DRAWN BY:	JEP	
SURVEY DATE:	08/13/2025	
SURVEY NO:	25-001107	
SHEET:	1 OF 1	LB 7806 SEAL