

## 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.: 14 Twp.: 54 S. Rge.: 39 E. / Sec.: \_\_\_\_\_ Twp.: \_\_\_\_\_ S. Rge.: \_\_\_\_\_ E.

1. Owner's Name: ADRIAN SIMO JTRS and JOAQUIN SIMO JTRS Phone: 305-992-6685

Address: 13380 S.W. 34th Street City: Miami State: FL Zip Code: 33175

Owner's Email Address: joaquinsimo@gmail.com

2. Surveyor's Name: Bello & Bello Land Surveying Corp. Phone: (305) 251-9606

Address: 12230 S.W. 131st Avenue City: Miami State: FL Zip Code: 33186

Surveyor's Email Address: info@belloland.com

3. Legal Description of Cutout Tract: See attached.

4. Folio No(s): 30-4914-002-0156 / \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

5. Legal Description of Parent Tract: See attached

6. Street Boundaries: North: SW 34th Street

7. Present Zoning: RU-1 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.

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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)

COUNTY OF MIAMI-DADE)

SS:

Signature of Owner: \_\_\_\_\_

(Print name & Title here): \_\_\_\_\_

BEFORE ME, personally appeared Joaquin Sino this 16 day of Oct, 2025 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposed therein. Personally known X or produce NYS Driver's License as identification and who did (not) take an oath.

WITNESS my hand and seal in the County and State last aforesaid this 16 day of Oct, 2025 A.D.

LUIS J. SAGBAY  
Notary Public, State of New York  
No. 01SA0025379  
Qualified in Kings County  
Commission Expires 05/30/28

Signature of Notary Public: \_\_\_\_\_

(Print, Type name here: \_\_\_\_\_)

(NOTARY SEAL)

05-30-28  
(Commission Expires)

01SA0025379  
(Commission Number)

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

PARENT TRACT LEGAL DESCRIPTION:

The West 194.50 feet of the East 1197.00 of Tract 13 of the certain plat of J.G. HEAD'S FARMS of Section 14, Township 54 South, Range 39 East, as recorded in Plat Book 46, Page 44 of the Public Records of Miami-Dade County, Florida.

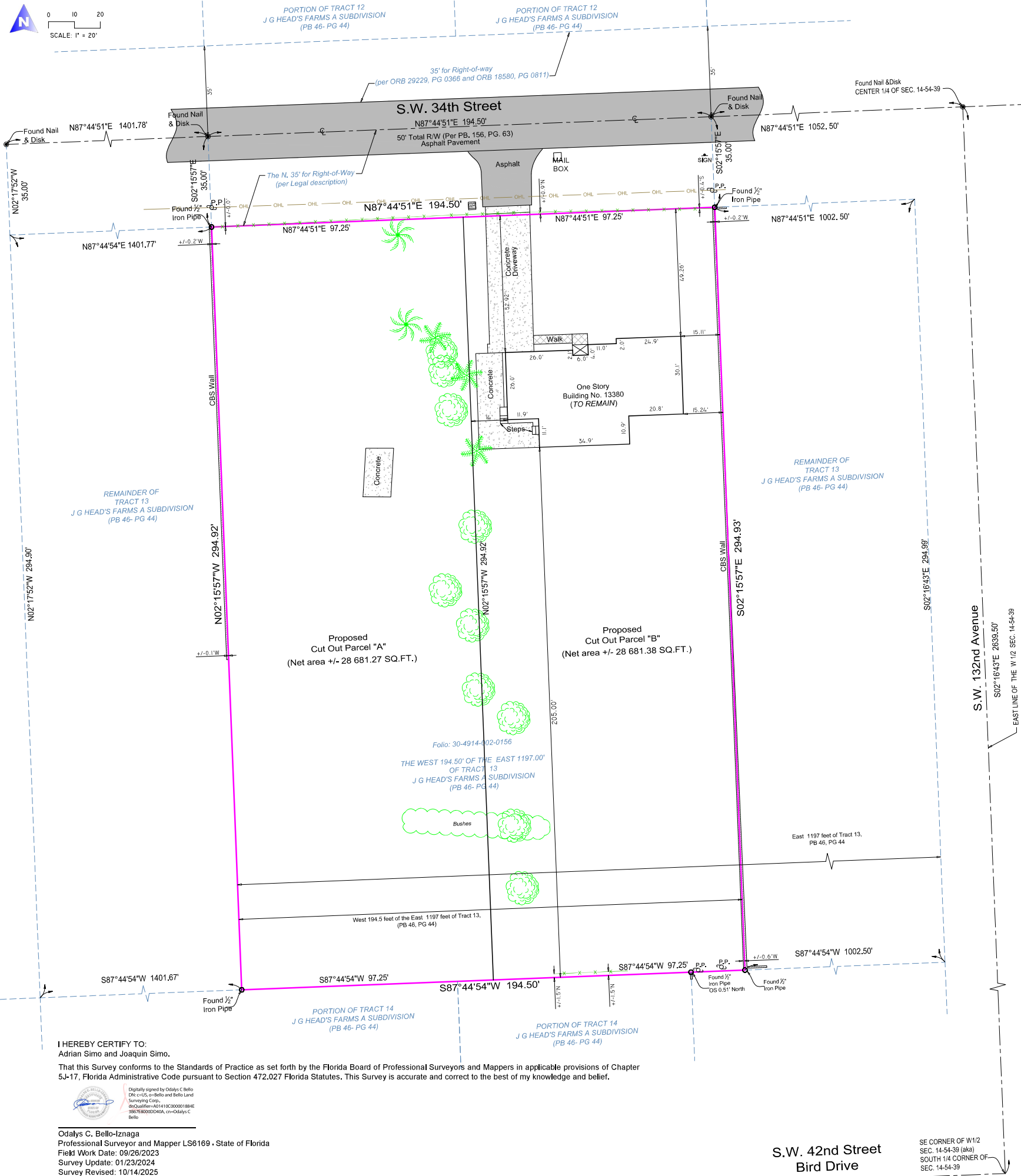
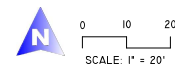
CUT OUT PARCEL "A" LEGAL DESCRIPTION:

The West 1/2 of the West 194.50 feet of the East 1197.00 of Tract 13 of the certain plat of J.G. HEAD'S FARMS of Section 14, Township 54 South, Range 39 East, as recorded in Plat Book 46, Page 44 of the Public Records of Miami-Dade County, Florida.

CUT OUT PARCEL "B" LEGAL DESCRIPTION:

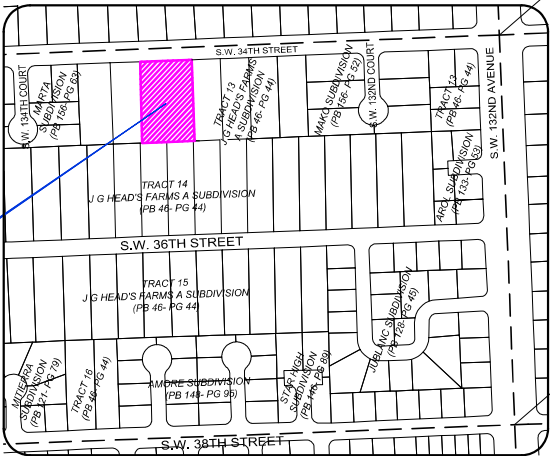
The East 1/2 of the West 194.50 feet of the East 1197.00 of Tract 13 of the certain plat of J.G. HEAD'S FARMS of Section 14, Township 54 South, Range 39 East, as recorded in Plat Book 46, Page 44 of the Public Records of Miami-Dade County, Florida.





**WAIVER OF PLAT**  
**MAP OF BOUNDARY AND TOPOGRAPHIC SURVEY**

A portion of the West 194.50 Feet of the east 1197.00 of Tract 13 of the certain plat of **J.G. HEAD'S FARMS** of Section 14, Township 54 South, Range 39 East, as recorded in Plat Book 46, Page 44 of the Public Records of Miami-made County, Florida. All being a portion of Section 11, Township 53 South, Range 41 East, Miami-Dade County, Florida.



**LOCATION MAP**

Scale 1" = 300'

Portion of Southwest 1/4, W 1/2, of Section 14, Township 54 South, Range 39 East, Miami-Dade County, Florida.

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**SURVEYOR'S REPORT AND GENERAL NOTES**  
(Not valid without the attached Survey Map)

- Legal Description has been furnished by the client.
  - References to "Deed", "Record" or "Plat" refer to documents and instruments of record as part of the pertinent information used for this survey work. Measured distances, directions and angles along boundary lines are in consistency with corresponding values from records, unless otherwise shown.
  - These lands are subject to additional restrictions of record that were not furnished to the undersigning registered surveyor. A title search has not been performed by the surveyor.
  - North arrow direction is based on an assumed Meridian. Bearings are based on an assumed meridian on a well-established line, said line is being noted as BR on the Survey Map.
  - Only above ground improvements are shown herein. Foundations, underground features and utilities have not been located.
  - Survey markers found in the field have no identification unless otherwise shown. Any survey marker set by our company is labeled LB 7262 or PSM 6169.
  - Fence ownership has not been determined. Distances from existing fences to boundary lines are approximate. Fence/walls width and conditions must be considered to determine true location. Lands located beyond perimeter fences might or might not be being used by adjoining. Adjoining parcels have not been investigated.
  - This Survey Map is intended to be displayed at the scale shown hereon. Data is expressed in U.S. Survey Foot.
  - This Survey Map is being prepared for the use of the party/parties that it is certified to and does not extend to any unnamed individual, entity or assignee.
- 10. FLOODPLAIN INFORMATION:** As scaled from Federal Insurance Rate Map (FIRM) of Community No. 120635 (Miami-Dade County Unincorporated Areas), Panel 0431, Suffix L, revised on Sept 11th, 2009, this real property falls in Zone "AH" with Base Flood Elevation 9 feet (NGVD 1929).  
Miami-Dade County Flood Criteria (as per Miami-Dade County Plat Book 120, Page 13, Sheet 2): +/- 9.0 feet.
- 11. HORIZONTAL ACCURACY:** Accuracy obtained thru measurements and calculations meets and exceeds the minimum horizontal feature accuracy for a Suburban area being equal to 1 foot in 7,500 feet.
- 12. VERTICAL CONTROL AND ACCURACY:** The elevations as shown are referred to the National Geodetic Vertical Datum of 1929 (NGVD 1929). The closure in feet, as computed, meets the standard of plus or minus 0.05 feet times the squared root of the loop distance in miles. Elevations are based on a level loop from and to the following official Bench Marks:  
Bench Mark # 1: Miami-Dade County Public Works Department Bench Mark SC-49, Elevation = 9.39 feet  
Bench Mark # 2: Miami-Dade County Public Works Department Bench Mark P-435, Elevation = 7.78 feet

**DEVELOPMENT INFORMATION**

**Current Zoning District:** RU-1 (Single-family Residential District 7,500 ft net)  
(per <https://gisweb.miamidade.gov/landmanagement>)

**Current Use:** One (1) Single Family Residence (TO REMAIN).  
**Proposed Use:** Two (2) Single Family Residences

**Current Number of Parcels:** One (1)  
**Proposed Number of Parcels:** Two (2)

**Parent Tract Gross Area:** +/- 64 170.15 SQ.FT. (+/- 1.47 Acres)  
**Parent Tract Net Area:** Net Area: +/- 57 362.65 SQ.FT. (+/- 1.31 Acres)

**Proposed Cut Out Parcel "A" Net Area:** +/- 28 681.27 SQ.FT. (+/- 0.66 Acres)  
**Proposed Cut Out Parcel "B" Net Area:** +/- 28 681.38 SQ.FT. (+/- 0.66 Acres)

Owner of record: ADRIAN SIMO JTRS, JOAQUIN SIMO JTRS  
Contact Info: Joaquin Simo  
326 State Street, Apt. 1B Brooklyn, New York 11201  
Tel: 718-687-0390  
E-mail: [gurujuaco@gmail.com](mailto:gurujuaco@gmail.com)  
Surveyor: Bello & Bello Land Surveying Corp.  
Odalys C. Bello, PSM  
Tel: (305) 251-9606  
E-mail: [info@belloland.com](mailto:info@belloland.com)







































**BELLO & BELLO LAND SURVEYING**  
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Property Address:  
13380 S.W. 34th Street, Miami, Florida 33175

Project No. 23226

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LEGEND, SYMBOLS & ABBREVIATIONS							
	CONCRETE (CONC.)		WATER VALVE		FPL TRANSFORMER	(CMA X-X) = CITY OF MIAMI	PSM = PROFESSIONAL SURVEYOR
	CATCH BASIN OR INLET		POWER POLE		CATCH BASIN OR INLET	PLAT. = PLAT. OF RECORD	AND HARPER
	GUY ANCHOR		WATER METER		CATCH BASIN OR INLET	PT. = POINT OF INTEREST	PT. = POINT OF INTEREST
	COVERED AREA		ELECTRIC LIGHT POLE		CATCH BASIN OR INLET	(R) = RECORD	(R) = RECORD
	PARKING SLAB / DRIVEWAY		WELL		CATCH BASIN OR INLET	PERM. = PERMANENT CORNER	PERM. = PERMANENT CORNER
	TILE SLAB / DRIVEWAY		ELECTRIC BOX		CATCH BASIN OR INLET	ELEVATION (H) = FIELD MEASURED ELEVATION	ELEVATION (H) = FIELD MEASURED ELEVATION
	ASPHALT PAVEMENT		STREET SIGN		CATCH BASIN OR INLET	HOUSET. LINE = HOUSE TRAIL	HOUSET. LINE = HOUSE TRAIL
	CHAIN LINK FENCE (OLF)		SANITARY MANHOLE		CATCH BASIN OR INLET	PERM. PLAT. OF RECORD = PERMANENT PLAT. OF RECORD	PERM. PLAT. OF RECORD = PERMANENT PLAT. OF RECORD
	WOOD FENCE (WF)		DRAINAGE MANHOLE		CATCH BASIN OR INLET	PLAT. OF RECORD = PLAT. OF RECORD	PLAT. OF RECORD = PLAT. OF RECORD
	IRON / METAL BARS FENCE (IF)		HANDHOLE		CATCH BASIN OR INLET	PCC. = PLAT. OF RECORD	PCC. = PLAT. OF RECORD
	PLASTIC FENCE (PF)		FIRE HYDRANT		CATCH BASIN OR INLET	RECORD = RECORD	RECORD = RECORD
	METAL FENCE (MF)		CABLE BOX (CATV)		CATCH BASIN OR INLET	PROPR. LINE = PROPERTY LINE	PROPR. LINE = PROPERTY LINE
	OVERHEAD UTILITY LINES				CATCH BASIN OR INLET	PRC. = PLAT. OF RECORD	PRC. = PLAT. OF RECORD