

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.: 11 Twp.: 53 S. Rge.: 41 E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.

1. Owner's Name: MAIGNAN DEVELOPMENT GROUP LLC Phone: (786) 830-9159
 Address: 2005 NE 160TH ST City: North Miami Beach State: FL Zip Code: 33162
 Owner's Email Address: Steven@ecos.homes

2. Surveyor's Name: John Ibarra & Assoc., Inc. Phone: (305) 262-0400
 Address: 777 NW 72ND AVE City: Miami State: FL Zip Code: 33126
 Surveyor's Email Address: Javier@Ibarralandsurveyors.com

3. Legal Description of Cutout Tract: See Exhibit "A"

4. Folio No(s): 30-3111-007-0070 / _____ / _____ / _____

5. Legal Description of Parent Tract: See Exhibit "A"

6. Street Boundaries: Between NW 81st St / SR 934 and NW 80th St and between NW 8th Ave and NW 7th Ave / SR 7

7. Present Zoning: RU-2 Zoning Hearing No.: _____

8. Proposed use of Property:
 Single Family Res.(_____ Units), Duplex(2 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): Jean Patrick Maignan

BEFORE ME, personally appeared Jean Patrick Maignan this 27 day of Feb, 2026 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposed therein. Personally known or produce _____ as identification and who did (not) take an oath.

WITNESS my hand and seal in the County and State last aforesaid this 27 day of Feb, 2026 A.D.

Signature of Notary Public: _____

(Print, Type name here: Junjie Wu)



Junjie Wu
Comm.: HH 734161
Expires: Nov. 30, 2029
Notary Public - State of Florida

Nov 30, 2029
(Commission Expires)

HH 734161
(Commission Number)

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

Exhibit "A"

LEGAL DESCRIPTION

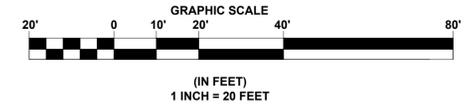
THE SOUTH 20.00 FEET OF LOT 6, AND LOTS 7 AND 8, LESS THE SOUTH 98.00 FEET THEREOF, BLOCK 1, LITTLE RIVER FRUIT LANDS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, AT PAGE 98, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.



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 SOUTH 20.00 FEET OF LOT 6, AND LOTS 7 AND 8, LESS THE SOUTH 98.00 FEET THEREOF, BLOCK 1, LITTLE RIVER FRUIT LANDS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, AT PAGE 98, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
 LYING IN THE NE 1/4 OF SECTION 11, TOWNSHIP 53 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA.



LEGAL DESCRIPTION OF THE PARENT TRACT PARCEL "A":

THE SOUTH 20.00 FEET OF LOT 6, AND LOTS 7 AND 8, LESS THE SOUTH 98.00 FEET THEREOF, BLOCK 1, LITTLE RIVER FRUIT LANDS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, AT PAGE 98, 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 FCE 1536; LOCATOR No. 3111, FLOOD CONTROL BRASS DISC IN CONC CURB, NW 87 ST (APPROX) --- 22' SOUTH OF SOUTH BRIDGE ABUTMENT NW 7 AVE --- AT WEST CONC CURB; ELEVATION IS 8.01 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 BEARING OF N 87° 40' 27" E, ALONG THE NORTH LINE OF THE NE 1/4 OF SECTION 11, TOWNSHIP 53, RANGE 41 EAST ALSO BEING THE CENTERLINE OF NW 87ND STREET, AS PER R/W MAP S.R. 934, SECTION 87080-001.
- FENCE OWNERSHIP NOT DETERMINED. THE TERM "ENCROACHMENT" MEANS VISIBLE AND ABOVE GROUND ENCROACHMENTS.

DEVELOPMENT INFORMATION

OWNER: MAIGNAN DEVELOPMENT GROUP LLC
 MAILING ADDRESS: 2005 NE 160TH STREET, NORTH MIAMI BEACH, FL 33162

DEVELOPMENT INFORMATION:
 PARENT TRACT PARCEL "A" 5,700 SQ. FT. +/- OR 0.13 ACRES +/- VACANT

FLOOD CRITERIA:
 MIAMI-DADE COUNTY FLOOD CRITERIA AS SHOWN ON MIAMI-DADE COUNTY'S 2022, GIS OPEN DATA FLOOD CRITERIA MAP WEBSITE:
 9.242 FEET (NAVD 1988) 10.802 FEET (NGVD 1929)

ZONING DISTRICT:
 (RU-2) 5700 DUPLEX GENERAL

PROPOSED USE: MODULAR DUPLEX RESIDENCE (TWO STORIES)
 PERMANENT STRUCTURE MODULAR UNDER A/C AREA PROPOSED EACH UNITS 1,139 SQ. FT.

TOTAL AREA: 2,278 SQ. FT.

(VACANT LAND) ALL EXISTING IMPROVEMENTS TO BE DEMOLISHED.

WATER AND SEWER SERVICES:

MIAMI-DADE WATER AND SEWER DEPARTMENT.

SPECIAL EXCEPTIONS:

- ALL MATTERS CONTAINED ON THE PLAT OF LITTLE RIVER FRUIT LAND'S A SUBDIVISION IN SECTION 11, AS RECORDED IN PLAT BOOK 6, PAGE 98, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
- PLAT CERTIFICATE RECORDED 11/07/2001 IN O.R. BOOK 20002, PAGE 4151
- CITY OF TITLE AND DECLARATION OF RESTRICTIONS RECORDED 10/20/2025 IN O.R. BOOK 34993 PAGE 1645, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
- GRANT OF EASEMENT BETWEEN JEAN PATRICK MAIGNAN AND MIAMI-DADE COUNTY RECORDED IN O.R. BOOK 34990, PAGE 2434, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
- COUNTY DEED BETWEEN MIAMI-DADE COUNTY AND MAIGNAN DEVELOPMENT GROUP, LLC, RECORDED IN O.R. BOOK 34367, PAGE 2095, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

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
- # of 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
- ± = CENTER LINE
- ± = MORE OR LESS
- ± = DENOTE 1/4 SECTION CORNER
- 11-53-41 = SECTION 10, TOWNSHIP 53 SOUTH, RANGE 41 EAST

LEGEND

- DRAINAGE MANHOLE
- SANITARY MANHOLE
- FIRE HYDRANT
- LIGHT POLE
- SIGN
- CURB INLET
- CURB INLET
- WATER VALVE
- SEWER VALVE
- CATCH BASIN
- WATER METER
- WOOD UTILITY POLE
- CENTERLINE
- RIGHT OF WAY
- OVERHEAD UTILITY LINES
- CHAIN LINK FENCE
- IRON FENCE
- WOOD FENCE
- LIMITED ACCESS RW
- NON-VEHICULAR ACCESS RW
- EXISTING ELEVATION
- TREE

PROPERTY ADDRESS:

8019 NW 8TH AVENUE, MIAMI, FLORIDA 33150
 (VACANT LAND)

FOLIO NUMBER:

30-3111-007-0070

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: 0302
 SUFFIX: L
 FLOOD ZONE: X
 HAVING A BASE FLOOD ELEVATION (N/A)
 DATE OF FIRM: 09/11/2009.

CONTACT INFORMATION:

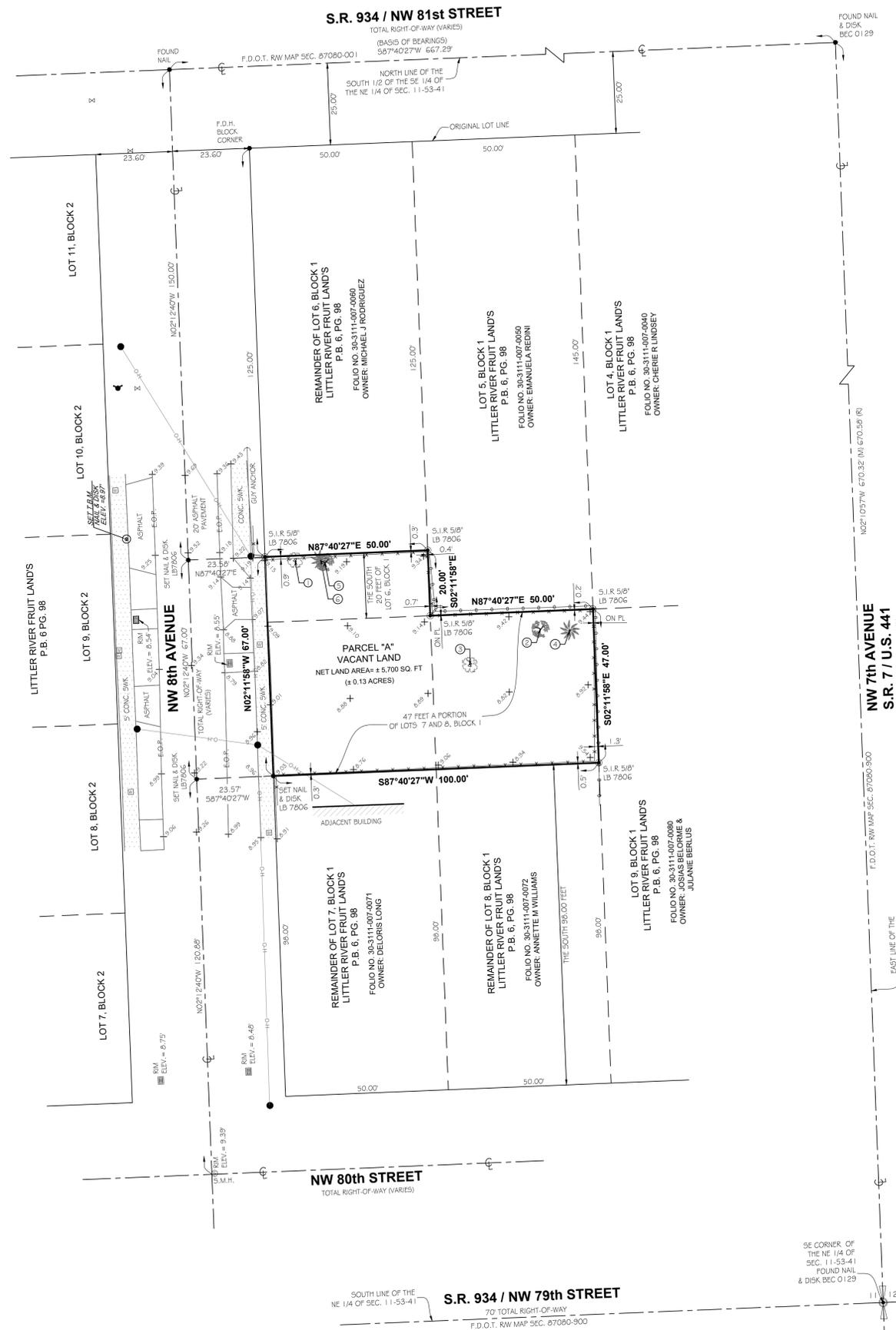
OWNER: MAIGNAN DEVELOPMENT GROUP LLC
 MAILING ADDRESS: 2005 NE 160TH STREET
 N MIAMI BEACH, FL 33162

STEVEN AZOULAY
 (786) 830-9159
 steven@ecos.homes

OTHER CONTACT:

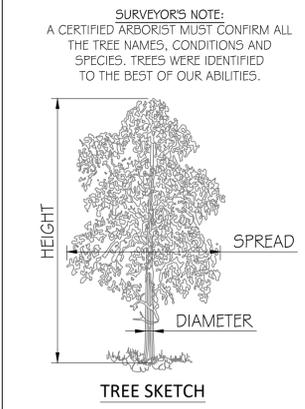
JULIO E. PEREZ, P.S.M.
 JOHN IBARRA & ASSOCIATES, INC.
 (305) 262-0400
 777 NW 72nd AVE, SUITE 3025
 MIAMI, FL 33126
 EMAIL: JULIOP@IBARRALANDSURVEYORS.COM

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



LYING IN THE NE 1/4 IN SECTION 11, 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	OAK	1.50	30	25
2	MAHOGANY	2.00	40	20
3	OAK	4.00	40	30
4	COCONUT	0.80	18	12
5	UMBRELLA	2.00	30	20
6	PALM	0.70	20	12



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 COMPLES WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-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: _____

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

LB 7806 SEAL