

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.: 21 Twp.: 54 S. Rge.: 40 E. / Sec.: Twp.: S. Rge.: E.

1. Owner's Name: FOUR Y LLC Phone: (305) 218-0656
 Address: 4340 SW 96TH AVE City: MIAMI State: FL Zip Code: 33165
 Owner's Email Address: yleanaizhak@gmail.com

2. Surveyor's Name: TOTAL UNION LAND SURVEYING SERVICES, LLC Phone: (786) 488-5534
 Address: 2251 SW 10TH ST City: MIAMI State: FL Zip Code: 33135
 Surveyor's Email Address: lydialopez@bellsouth.net

3. Legal Description of Cutout Tract: SEE EXHIBIT "A"

4. Folio No(s): 30-4021-004-0480 / _____ / _____ / _____

5. Legal Description of Parent Tract: SEE EXHIBIT "A"

6. Street Boundaries: SW 96TH AVE AND SW 44TH ST

7. Present Zoning: RU-1 0100 SINGLE FAMILY 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.

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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.

Four V LLC, a Florida limited liability company
BY: WESTLOCAR LLC, a Florida limited liability company
BY: YLENA LOPEZ CARBALLO as Manager

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

SS:

Signature of Owner:

(Print name & Title here):

YLENA LOPEZ CARBALLO as Manager

BEFORE ME, personally appeared YLENA LOPEZ CARBALLO this 14 day of May, 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 ___ as identification and who did (not) take an oath.

WITNESS my hand and seal in the County and State last aforesaid this 14 day of May, 2025 A.D.

Signature of Notary Public:

(Print, Type name here:)

Fernando Garcia

(NOTARY SEAL)

(Commission Expires)

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



**LIST OF RESTRICTIONS/RESTRICTIVE
COVENANTS AND DECLARATIONS**

Declaration of Use for Guest House executed by Four Y LLC, a Florida limited liability company, filed for record on April 28, 2026 and recorded in official Records Book 35275, Page 1465 of the Public Records of Miami Dade County, Florida.

Exhibit "A"

Parent Tract Legal Description:

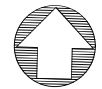
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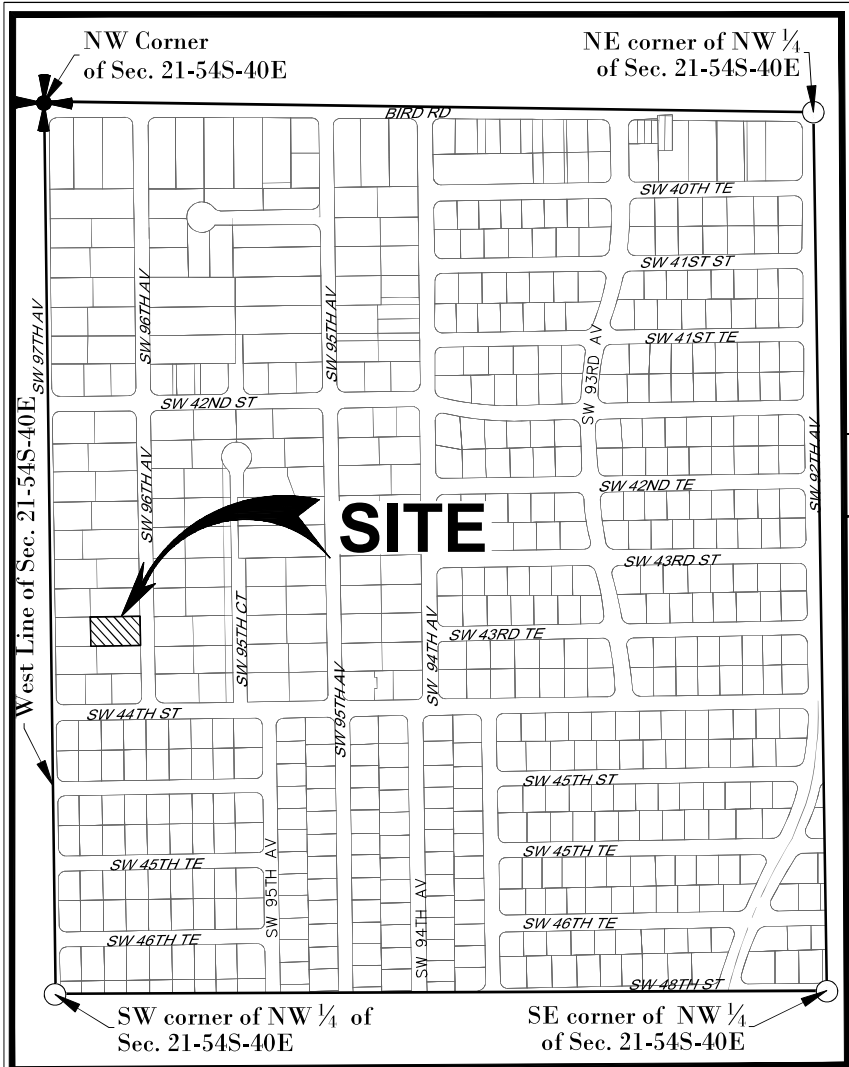
BOUNDARY & TOPOGRAPHIC SURVEY OF WAIVER OF PLAT

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CITY OF MIAMI, MIAMI-DADE COUNTY FLORIDA.

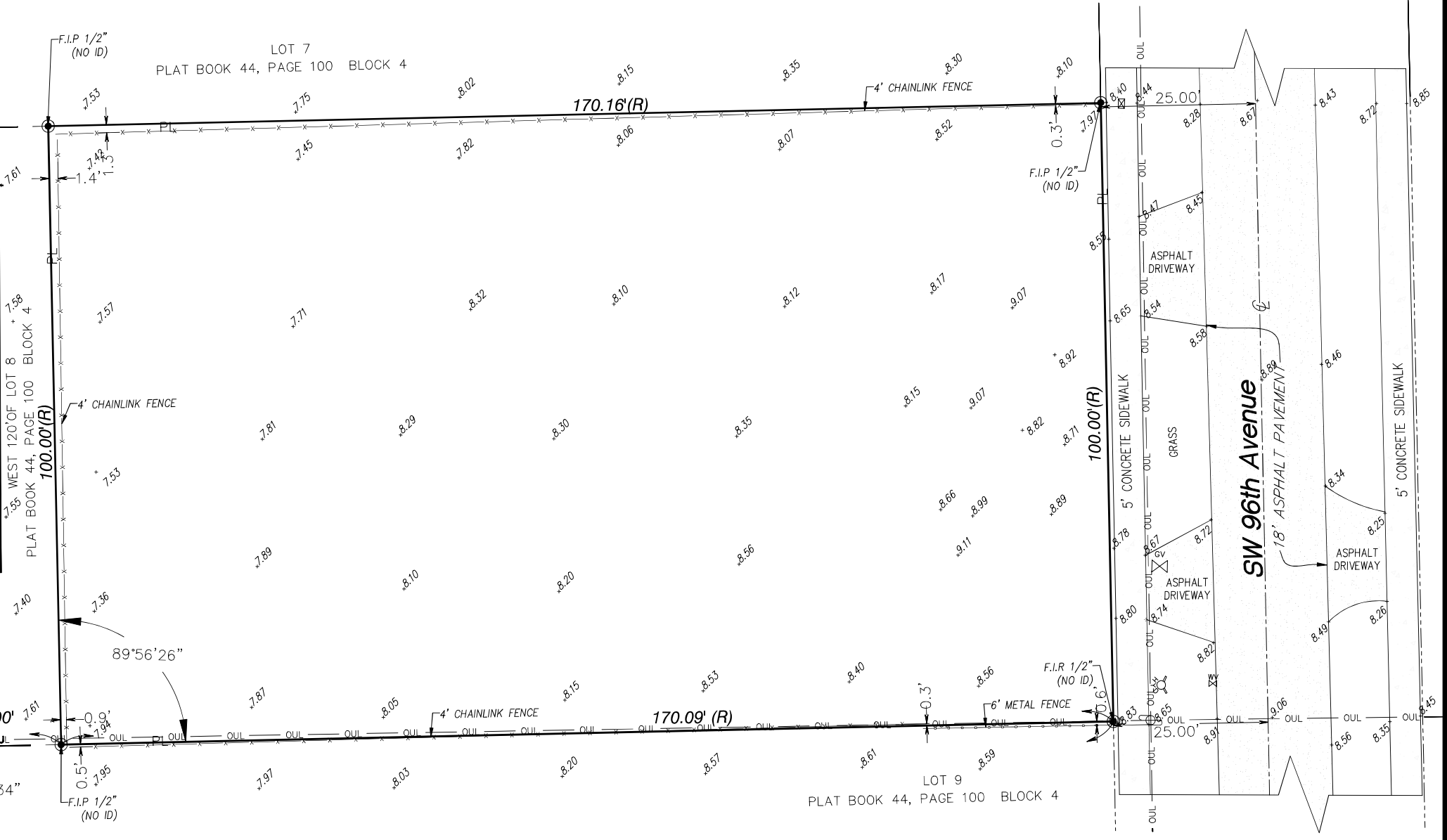


SCALE 1"=10'

FOUR Y LLC



LOCATION MAP:
NW 1/4 SECTION 21, TOWNSHIP 54 SOUTH, RANGE 40 EAST
SCALE: 1" = 300'



DEVELOPMENT INFORMATION:
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4250 SW 84 AVE MIAMI, FL 33165
FOLIO NUMBER:
30-4021-004-0480
DEVELOPMENT INFORMATION:
PARENT TRACT CONTAINING 17,013 SQUARE FEET ±
VACANT
CUT-OUT PARCEL "A" CONTAINING 17,013 SQUARE FEET ±
PROPOSED SINGLE FAMILY RESIDENCE
ZONING NOTE:
RU-1 0100 SINGLE FAMILY - GENERAL
FLOOD CRITERIA:
BASED ON UNRECORDED MIAMI-DADE COUNTY FLOOD CRITERIA MAP DATED
10/18/22 AND DATA TAKEN FROM "MIAMI-DADE COUNTY FLOOD CRITERIA 2022"
WEBSITE +7.52' (NGVD29)

CONTACT INFORMATION:
OWNER: FOUR Y LLC
4250 SW 84 AVE MIAMI, FL 33165
PHONE # (305)-218-0656
EMAIL: yleanzahak@gmail.com

SURVEYOR: ORLANDO GRANDAL PSM,
TOTAL UNION LAND SURVEYING SERVICES LLC,
2251 SW 10 ST MIAMI, FL 33135
PHONE # (786) 488-5534
EMAIL: LydialLopez@BellSouth.Net

PROPERTY ADDRESS:
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Folio # 30-4021-004-0480

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CUT OUT PARCEL "A" LEGAL DESCRIPTION
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West Line of Sec. 21-54S-40E
SW corner of Government lot 4.
Sec. 21-54S-40E Plat Book 44 Page 100.

LEGEND AND ABBREVIATIONS

S.I.R.	= SET IRON ROD	P.B.	= PLAT BOOK
P.O.C.	= POINT OF COMMEN-CEMENT	P.C.P.	= PERMANENT CONTROL POINT
F.N.	= FOUND NAIL	P.G.	= PAGE
P.T.	= POINT OF TANGENCY	P.O.B.	= POINT OF BEGINNING
E.N.C.	= ENCROACHMENT	P/L	= PROPERTY LINE
F.H.	= FIRE HYDRANT	N.T.S.	= NOT TO SCALE
F.I.P.	= FOUND IRON PIPE	C.B.	= CATCH BASIN
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L.F.E.	= LOWEST FLOOR ELEVATION	Δ	= CENTRAL ANGLE
IP.	= LIGHT POLE	W	= WOOD FENCE (6' HIGH)
(M)	= MEASURED	W	= WIRE FENCE (4' HIGH)
(R)	= RECORD	C.B.S.	= C.B.S. WALL
(R & M)	= RECORD & MEASURED	B/C	= BLOCK CORNER
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☐	= POOL PUMP	RAD.	= RADIAL
D.M.E.	= DRAINAGE & MAINTENANCE EASEMENT	RES.	= RESIDENCE
P.R.C.	= POINT OF REVERSE CURVE	R/W	= RIGHT OF WAY
P.C.	= POINT OF CURVATURE	SEC.	= SECTION
F.N.D.	= FOUND NAIL/DISK	S.I.P.	= SET IRON PIPE
P.C.C.	= POINT OF COMPOUND CURVE	STY	= STORY
M/L	= MONUMENT LINE	SWK	= SIDEWALK
N.G.V.D.	= NATIONAL GEODETIC VERTICAL DATUM	D.M.E.	= DRAINAGE AND MAINTENANCE EASEMENT
OE	= OVERHEAD ELECTRIC LINE	U.E. & V.E.	= UTILITY EASEMENT AND VISUAL EASEMENT
		W.M.	= WATER METER
		⊙	= MANHOLE SANITARY

SURVEYOR'S NOTES:
1- THE LEGAL DESCRIPTION WAS PROVIDED BY THE CLIENT FROM MOST RECENT COUNTY RECORDS AVAILABLE.
2- THIS IS NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS, OR FREEDOM OF ENCUMBRANCES. ABSTRACT NOT REVIEWED.
3- THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. EXAMINATION OF ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY AFFECTING THIS PROPERTY.
4- NO ATTEMPT WAS MADE BY THIS FIRM TO LOCATE UNDERGROUND UTILITIES, FOUNDATIONS AND/OR FOOTINGS OF BUILDINGS, WALLS OR FENCES, EXCEPT AS SHOWN HEREON, IF ANY.
5- UNDERGROUND UTILITIES ARE NOT DEPICTED HEREON, CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK OR CONSTRUCTION ON THE PROPERTY HEREIN DESCRIBED. SURVEYOR SHALL BE NOTIFIED AS TO ANY DEVIATION FROM UTILITIES SHOWN HEREON.
6- CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK ON THE HEREIN - DESCRIBED PARCEL FOR BUILDING AND ZONING INFORMATION.
7- THE SURVEYOR DOES NOT DETERMINE FENCE AND/OR WALL OWNERSHIP.
8- ACCURACY:
THE HORIZONTAL POSITIONAL ACCURACY OF WELL-DEFINED IMPROVEMENT ON THIS SURVEY IS ±0.2'.
THE VERTICAL ACCURACY OF ELEVATIONS OF WELL-DEFINED IMPROVEMENT ON THIS SURVEY IS ±0.1'.
9- ALL MEASUREMENTS SHOWN HEREON ARE MADE IN ACCORDANCE WITH THE UNITED STATES STANDARD FEET.
10- TYPE OF SURVEY BOUNDARY / TOPOGRAPHIC SURVEY.
11- NORTH ARROW DIRECTION AND/OR BEARINGS ARE BASED ON AN ASSUMED MERIDIAN AS SHOWN ON THE AFOREMENTIONED PLAT.
12- ELEVATIONS SHOWN HEREON ARE RELATIVE TO NATIONAL GEODETIC VERTICAL DATUM (1929 MEAN SEA LEVEL)
13- BENCHMARK USED: MIAMI-DADE COUNTY BENCHMARK #P-4050, ELEVATION = +10.34'.
14- FLOOD ZONE DATA: COMMUNITY PANEL #120635/0451L DATED: 9/11/09
FLOOD ZONE "X" BASE FLOOD ELEVATION = N/A.
15- THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON.
THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTY.
FOUR Y LLC

SURVEYOR'S CERTIFICATE:
I HEREBY CERTIFY:
THAT THIS SURVEY MEETS THE INTENT OF THE REQUIRED STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.051, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

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Digitally signed
by Orlando
Grandal
Date: 2026.05.10
21:09:02 -04'00'

By
Orlando Grandal
Professional Surveyor and Mapper Number 6677
State of Florida, for the Firm.

NOTICE: Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to Sketch of Survey are prohibited without the written consent of the signing party.

FIELD WORK REVISIONS
DATE: 08/01/2024 UP-DATE - 10-14-2025
UP-DATE - 04-25-2026

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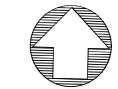
TOTAL UNION LAND SURVEYING SERVICES LLC WAIVER OF PLAT
PROFESSIONAL LAND SURVEYORS AND MAPPER LB 8178
2251 SW 10 ST
MIAMI, FL 33135
PHONE: (786) 488-5534 LydialLopez@BellSouth.Net

DRAWN BY: C.A.P.
CHECKED BY: L.D.
DATE: 04-25-2026
SHEET:
1 of 1

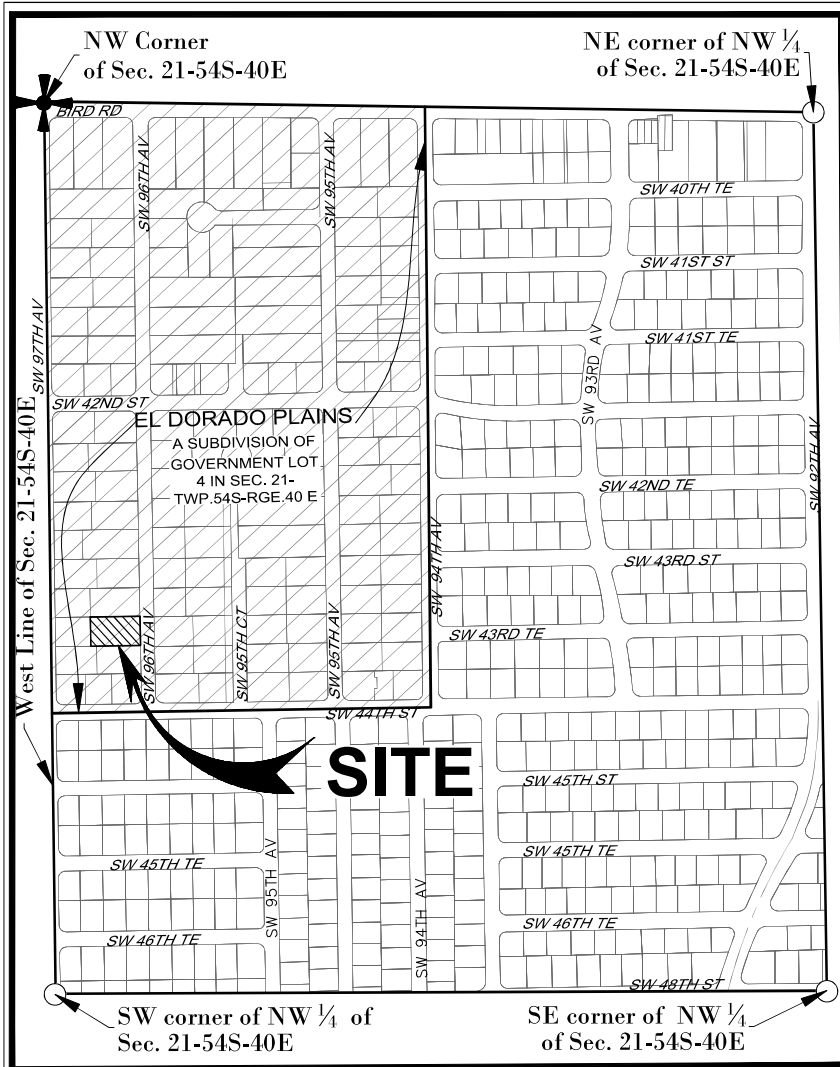
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SITE

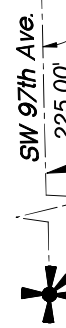
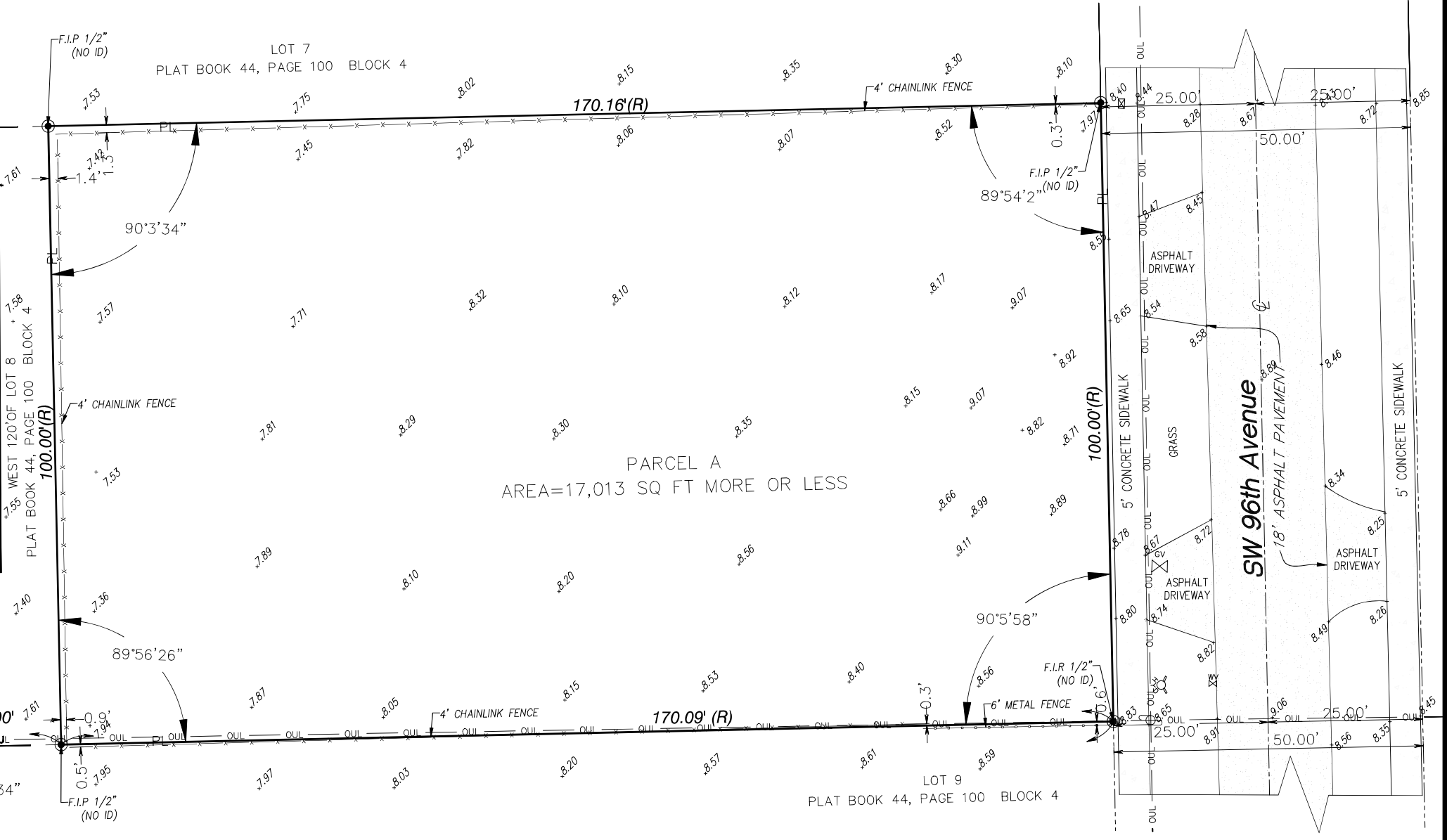
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MIAMI-DADE COUNTY FLOOD CRITERIA ELEVATION = +9.5 FEET NGVD 1929
(+8.0 FEET NAVD 1988), IN ACCORDANCE WITH THE MIAMI-DADE COUNTY
FLOOD CRITERIA ORDINANCE DATED OCTOBER 18, 2022.

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Digitally signed by Orlando Grandal
Date: 2026.06.13
22:51:24 -04'00'
By Orlando Grandal
Professional Surveyor and Mapper Number 6677
State of Florida, for the Firm.
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SECTION 21, TOWNSHIP 54, RANGE 40 EAST
WAIVER OF PLAT
TOTAL UNION LAND SURVEYING SERVICES LLC
PROFESSIONAL LAND SURVEYORS AND MAPPER
LB 8178
2251 SW 10 ST MIAMI, FL 33135
PHONE: (786) 488-5534 LydialLopez@BellSouth.Net
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SHEET: 1 of 1