

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.: 56 S. Rge.: 38 E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.

1. Owner's Name: Ivan Tupusov Phone: 305-903-4405
 Address: 11711 SW 251st St. City: Homestead State: FL Zip Code: 33032
 Owner's Email Address: ivan.tupusov@yahoo.com

2. Surveyor's Name: Armando Alvarez Phone: (305) 234-0588
 Address: 13050 SW 133rd Ct. City: Miami State: FL Zip Code: 33186
 Surveyor's Email Address: afaco@bellsouth.net

3. Legal Description of Cutout Tract: The S1/2 of the S1/2 of the SW1/4 of the NW1/4 of Sec. 11-56S-38E, less the W1100' thereof, also less the S35' and the E25' thereof, Miami-Dade Co. FL

4. Folio No(s): 30-6811-000-2240 / _____ / _____ / _____

5. Legal Description of Parent Tract: The S1/2 of the S1/2 of the SW1/4 of the NW1/4 of Sec. 11-56S-38E, less the W1100' thereof, also less the S35' and the E25' thereof, Miami-Dade Co. FL

6. Street Boundaries: SW 208 St (South), SW 194 Ave. (East), SW 197 Ave. (West), SW 206 St. (North)

7. Present Zoning: GU Zoning Hearing No.: 23-403

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.

STATE OF FLORIDA)

COUNTY OF MIAMI-DADE)

SS:

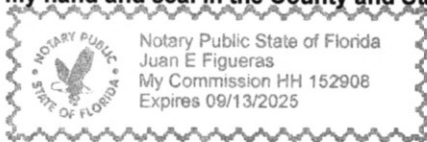
Signature of Owner: 

(Print name & Title here):

Ivan Tupusov

BEFORE ME, personally appeared IVAN TUPUSOV this 12 day of NOV., 2024 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 12 day of NOV., 2024 A.D.



Signature of Notary Public: 

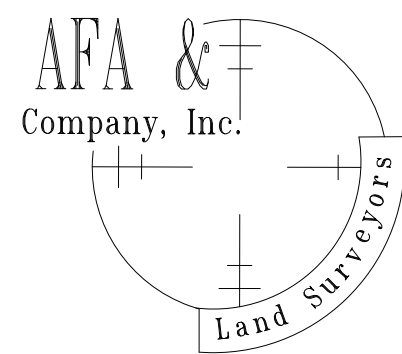
(Print, Type name here: _____)

(NOTARY SEAL)

(Commission Expires)

(Commission Number)

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



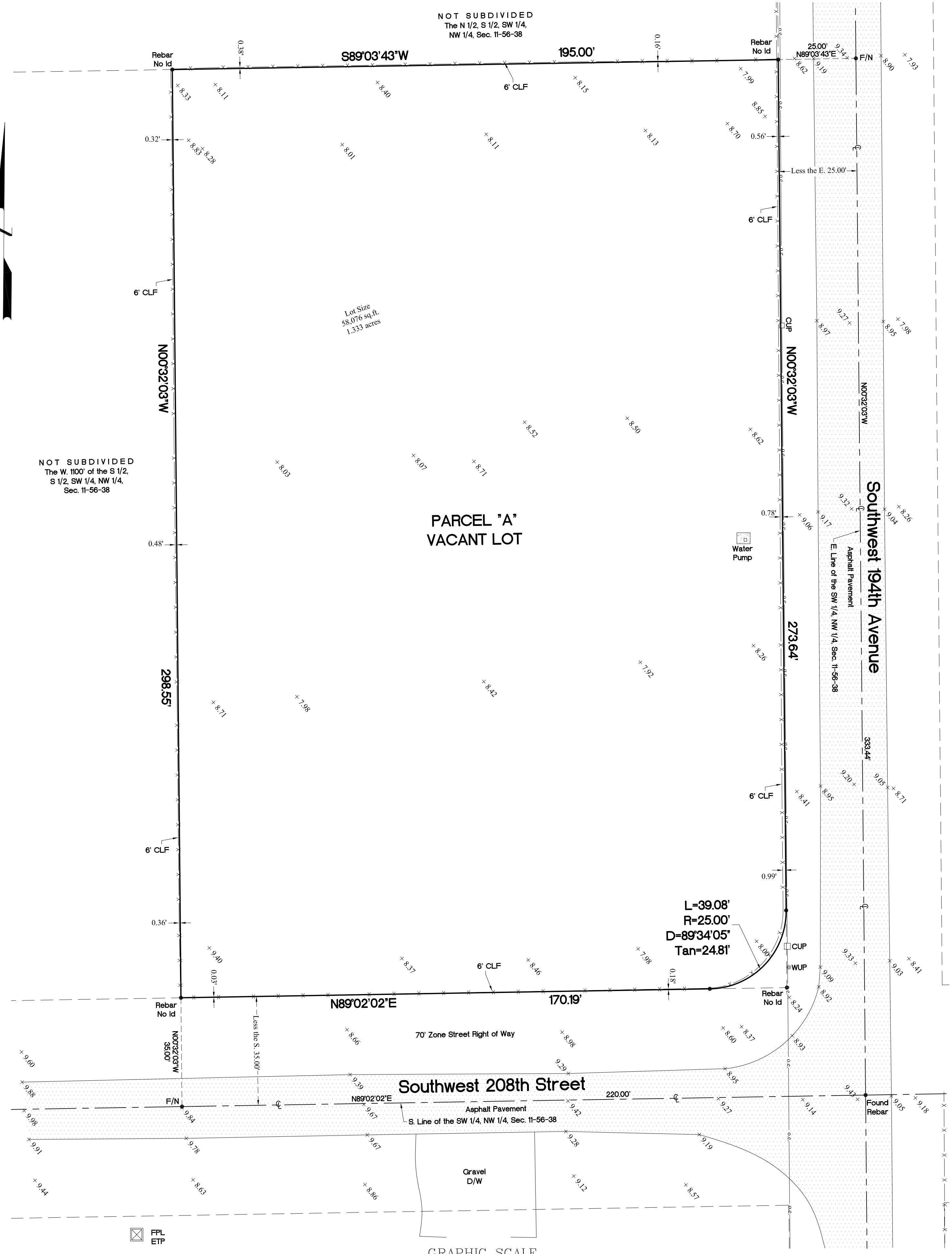
Prepared By:
AFA & COMPANY, INC.
 PROFESSIONAL LAND SURVEYORS AND MAPPERS
 FLORIDA CERTIFICATE OF AUTHORIZATION No. LB 7498
 13050 SW 133RD COURT, MIAMI, FLORIDA 33186
 E-MAIL: AFACOB@Bellsouth.net
 PH: 305-234-0588

Abbreviations of Legend

- AVE = AVENUE
- ASPH = ASPHALT
- A.W. = ANCHOR WIRE
- AC = AIR CONDITIONER
- BLDG = BUILDING
- B. COR. = BLOCK CORNER
- IC.CAL. = CALCULATED
- CB = CATCH BASIN
- CLF = CHAIN LINK FENCE
- CONC. = CONCRETE
- COL. = COLUMN
- C.U.P. = CONCRETE UTILITY POLE
- CL.P. = CONCRETE LIGHT POLE
- CBS = CONCRETE BLOCK
- C.M.E. = CANAL MAINTENANCE EASEMENT
- D = DRIVEWAY
- D.W. = DRAINAGE & MAINTENANCE EASEMENT
- ENC. = ENCROACHMENT
- E.T.P. = ELECTRIC TRANSFORMER PAD
- F.P.L. = FLORIDA POWER AND LIGHT
- FI = FIRE HYDRANT
- F.I.P. = FOUND IRON PIPE
- F.F. = FINISH FLOOR
- DEF = FOUND DRILL HOLE
- FR = FOUND REBAR
- FD = FOUND DISC
- F.N. = FOUND NAIL
- IF = IRON FENCE
- L = LENGTH
- L.M.E. = LAKE MAINTENANCE EASEMENT
- L.F.E. = LOWEST FLOOR ELEVATION
- L.P. = LIGHT POLE
- M.B. MARK = MEASURED
- M.H. = MAN HOLE
- M.L. = MONUMENT LINE
- M.L.P. = METAL LIGHT POLE
- M.W. = MONITORY WELL
- N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
- N.T.S. = NOT TO SCALE
- O.E. = OVERHEAD ELECTRIC LINE
- O.L. = ON LINE
- P.C.P. = PERMANENT CONTROL POINT
- P.M. = PARKING METER
- P.C. = POINT OF CURVATURE
- P.W. = PARKWAY
- PL = PLASTER
- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- R = RADIUS
- RES = RESIDENCE
- R.W. = RIGHT OF WAY
- S.D.H. = SET DRILL HOLE
- SN = SET NAIL
- S.I.P. = SET IRON PIPE
- S.W.K. = SIDEWALK
- ST = STREET
- S.V. = SEWER VALVE
- T = TANGENT
- U.E. = UTILITY EASEMENT
- W.F. = WOOD FENCE
- W.V. = WATER VALVE
- W.L.P. = WOOD UTILITY POLE
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WAIVER OF PLAT

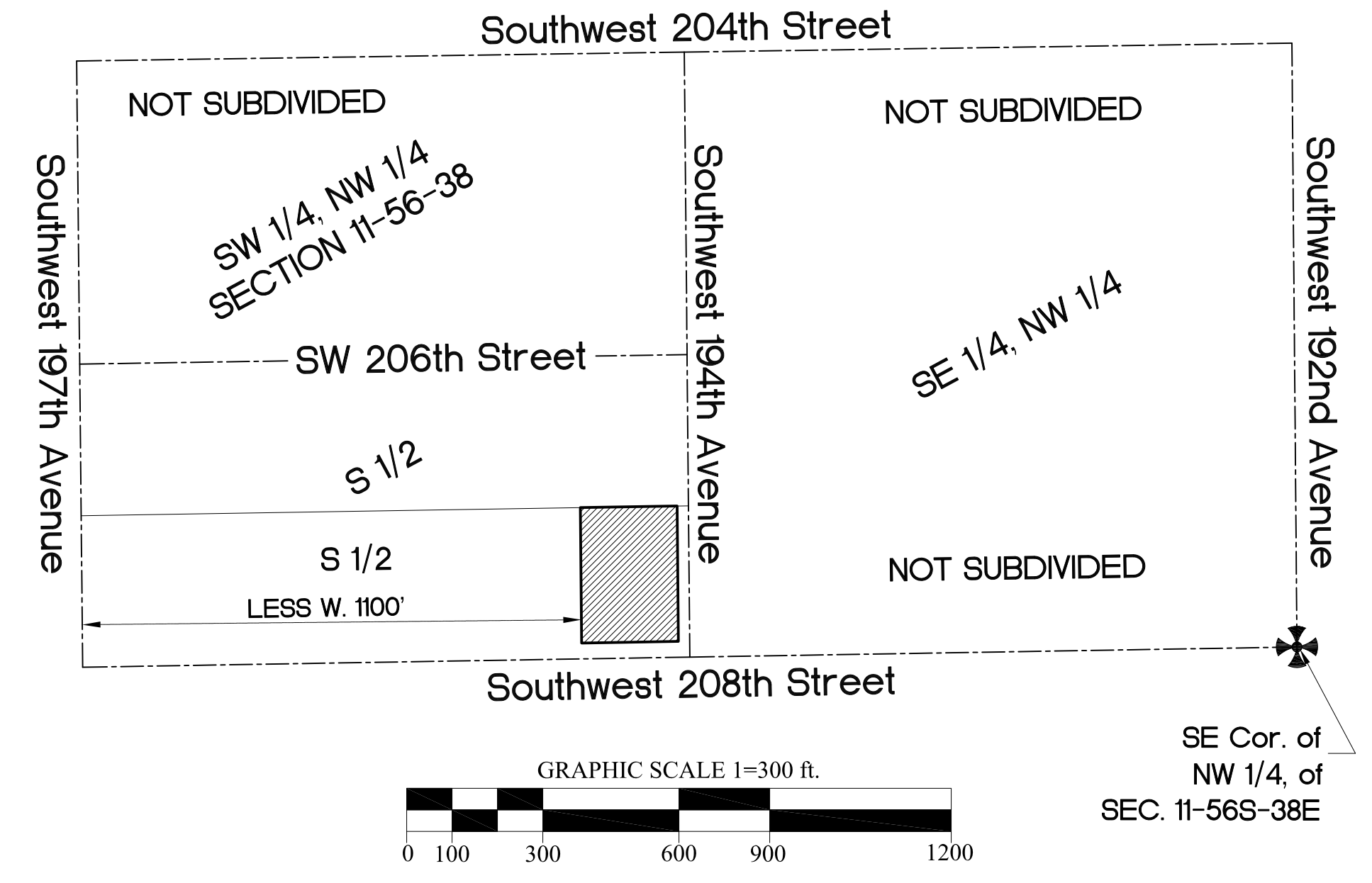
The South 1/2 of the South 1/2 of the Southwest 1/4 of the Northwest 1/4 of Section 11, Township 56 South, Range 38 East, Less West 1100 Feet thereof, also less the South 35 Feet and the East 25 Feet thereof for roads (Lot 54, Rola Estates) lying and being in Dade County, Florida.
 SECTION 11, TOWNSHIP 56 SOUTH, RANGE 38 EAST



ZONING: GU
 ONE SINGLE FAMILY HOME (8,900 sq. ft.)
 TOTAL ACREAGE: 1.333

Contact Person Information
 Name: Ivan Tupusov
 Telephone number: 305-903-4405
 Fax number: N/A
 E-mail address: ivan.tupusov@yahoo.com

Location Sketch 1"=300'



PARENT TRACT

The South 1/2 of the South 1/2 of the Southwest 1/4 of the Northwest 1/4 of Section 11, Township 56 South, Range 38 East, Less West 1100 Feet thereof, also less the South 35 Feet and the East 25 Feet thereof for roads (Lot 54, Rola Estates) lying and being in Dade County, Florida. And less an area bounded by the West line of the East 25 feet of the SW 1/4 of the NW 1/4 and by the North line of the South 35 feet of the SW 1/4 of the NW 1/4 and by a 25 foot radius arc concave to the NW, said arc being tangent to both of the last described lines.
 Folio #: 30-6811-000-2240

CUT-OUT PARCEL LEGAL DESCRIPTION

PARCEL "A"
 The South 1/2 of the South 1/2 of the Southwest 1/4 of the Northwest 1/4 of Section 11, Township 56 South, Range 38 East, Less West 1100 Feet thereof, also less the South 35 Feet and the East 25 Feet thereof for roads (Lot 54, Rola Estates) lying and being in Dade County, Florida. And less an area bounded by the West line of the East 25 feet of the SW 1/4 of the NW 1/4 and by the North line of the South 35 feet of the SW 1/4 of the NW 1/4 and by a 25 foot radius arc concave to the NW, said arc being tangent to both of the last described lines.

PROPERTY ADDRESS:

19431 Southwest 208th Street
 Miami, Florida 33187

OWNER'S INFORMATION:

Ivan Tupusov
 11711 Southwest 251st Street
 Homestead, Florida 33032

DEVELOPMENT INFORMATION:

One Single Family Home 8,900 Sq. Ft.
 Lot Size 88,076 Sq. Ft.
 Zoning GU
 Hearing No. 23-403; Resolution No. Z-15-24

MIAMI-DADE COUNTY FLOOD CRITERIA:

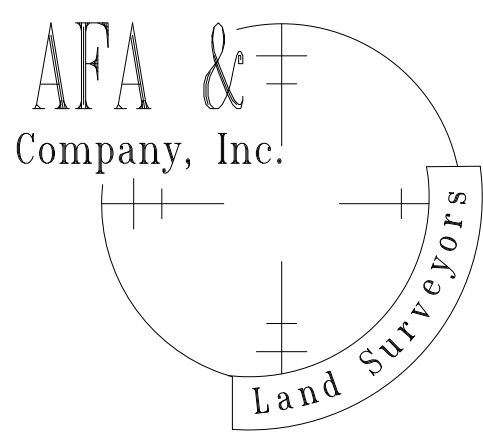
ELEVATION: 8.75' FEET (NGVD 1929)
 MAP: PLAT BOOK 120 AT PAGE 13 SHEET 4
 March 1982

ELEVATION INFORMATION

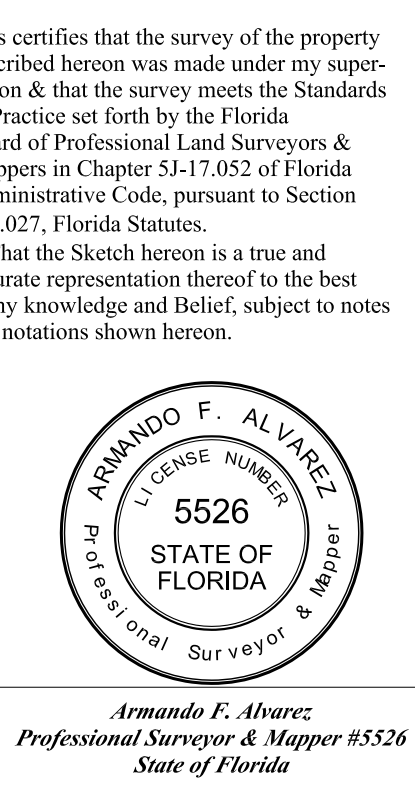
National Flood Insurance Program
FEMA Elev. Reference to NGVD 1929
 Comm Panel: 120635
 Panel #: 0560
 Firm Zone: "AH"
 Date of Firm: 09-11-2009
 Base Flood Elev.: 9.00'
 F.Floor Elev.: N/A
 Garage Elev.: N/A
 Suffix: "L"
 Elev. Reference to NGVD 1929

Surveyors Notes:

- #1 Land Shown Hereon were not abstracted for Easement and/or Right of Way Records. The Easement / Right of Way Show on Survey are as per plat of record unless otherwise noted.
- #2 Benchmark: Miami-Dade County Public Works Dep. Loc. 6822 E; Name: J-481; Elev. + 8.82'
- #3 Bearings as Shown hereon are Based upon Southwest 194th Avenue, N00°32'03"W
- #4 Please See Abbreviations
- #5 Drawn By: A. Torres
- #6 Date: 9-30-24
- #7 Completed Survey Field Date: 9-27-24
- #8 Disc No 2024, Station Surveying Scion
- #9 Last Revised:
- #10 Zoned Building setback line not determined
- #11 The herein captioned Property was surveyed and described based on the Legal Description Provided by Client.
- #12 This Certification is Only for the lands as Described. It is not a certification of Title, Zoning, Easements, or Freedom of encumbrances. ABSTRACT NOT REVIEWED.
- #13 There may be additional Restrictions not Shown on this survey that may be found in the Public Records of Said County Examination of ABSTRACT OF TITLE will have to be made to determine recorded instruments, if any affecting this property.
- #14 Accuracy: The expected use of land, as classified in the Standards of Practice (51-17.052), is residential. The minimum relative distance accuracy for this type of boundary survey is 1.0 foot in 10,000.00 feet, the accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed this requirement.
- #15 Foundation and / or footing that may cross beyond the boundary lines of the parcel herein described are not shown hereon.
- #16 Additions or deletions to survey maps or reports by other than the signing party or parties.
- #17 Contact the appropriate authority prior to any design work on the herein described parcel for building and zoning information.
- #18 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.
- #19 Ownership subject to Opinion of Title.



Professional
 Surveyors & Mappers LB 7498
 13050 S.W. 133rd Court
 Miami Florida, 33186
 E-mail: afaco@bellsouth.net
 Ph: (305) 234-0588



JOB # 24-992
 DATE 09-30-2024
 SEC 11-56-38