

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: MIAMI DADE COUNTY Sec.: _____ Twp.: _____ S. Rge.: _____ E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.

1. Owner's Name: MIAMI DADE COUNTY - MIAMI DADE HOUSING AGENCY Phone: 786-469-2153

Address: 701 NW 1 CT - 14TH FLOOR City: MIAMI State: FL Zip Code: 33136

Owner's Email Address: MARIA.RODRIGUEZ-PORTO@MIAMI DADE.GOV

2. Surveyor's Name: BELLO & BELLO LAND SURVEYING Phone: 305-251-6057

Address: 12230 SW 131 AVENUE City: MIAMI State: FL Zip Code: 33186

Surveyor's Email Address: ODALYS@BELLOLAND.COM

3. Legal Description of Cutout Tract: (SEE ATTACHED)

4. Folio No(s): 30-3128-013-0040 / 30-3128-013-0050 / _____ / _____

5. Legal Description of Parent Tract: (SEE ATTACHED)

6. Street Boundaries: NW 33 ST & NW 31 AVENUE

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

8. Proposed use of Property:

Single Family Res.(_____ Units), Duplex(4 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)

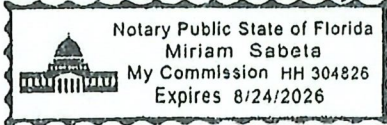
SS:

Signature of Owner: *Tangie C. White*

(Print name & Title here): Tangie C. White

BEFORE ME, personally appeared *Tangie C. White* this *18th* day of *December*, *2024* A.D. and (he/she) acknowledged to, and before me that (he/she) executed the same for the purposed therein. Personally known *PK/ DL* or produce as identification and who did (not) take an oath.

WITNESS my hand and seal in the County and State last aforesaid this *18th* day of *December*, *2024* A.D.



(NOTARY SEAL)

Signature of Notary Public: *Miriam Sabeta*

(Print, Type name here: Miriam Sabeta)

8/24/26
(Commission Expires)

HH 304826
(Commission Number)

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



BELLO & BELLO

LEGAL DESCRIPTION of PARENT TRACT:

Parcel 1: Lot 14, Block 41, MELROSE HEIGHTS 4TH SECTION, according to the plat thereof, as recorded in Plat Book 17, Page 21 of the Public Records of Miami-Dade County, Florida.

AND

Parcel 2: Lots 15 and 16, Block 41, MELROSE HEIGHTS 4TH SECTION, according to the plat thereof, as recorded in Plat Book 17, Page 21 of the Public Records of Miami-Dade County, Florida.

LEGAL DESCRIPTION of CUT OUT PARCEL "A":

Lot 14 and the West half of Lot 15, Block 41, MELROSE HEIGHTS 4TH SECTION, according to the plat thereof, as recorded in Plat Book 17, Page 21 of the Public Records of Miami-Dade County, Florida. Said lands containing 10,300.99 Sq.Ft, more or less and lying and being in the NE 1/4 Section 28, Township 53 South, Range 41 East, Miami-Dade County, Florida.

LEGAL DESCRIPTION of CUT OUT PARCEL "B":

Lot 16 and the East half of the Lot 15, Block 41, MELROSE HEIGHTS 4TH SECTION, according to the plat thereof, as recorded in Plat Book 17, Page 21 of the Public Records of Miami-Dade County, Florida. Said lands containing 10,298.75 Sq.Ft, more or less and lying and being in the NE 1/4 Section 28, Township 53 South, Range 41 East, Miami-Dade County, Florida.

SURVEYOR CERTIFICATION

I certify that the attached Waiver of Plat, and legal descriptions associated therewith, comply with all applicable requirements of Chapter 28, Subdivision Code of Miami-Dade County, Florida.

Certified this 2nd day of October, A.D., 2024



Digitally signed by Odalys C Bello
DN: c=US, o=Bello and Bello Land
Surveying Corp.,
dnQualifier=A01410C000001884E3B
67E800DD40A, cn=Odalys C Bello

Odalys C. Bello-Iznaga

Professional Surveyor and Mapper LS6169 State of Florida

Bello & Bello Land Surveying Corp LB 7262

12230 SW 131 Avenue, Suite 201, Miami, FL 33186

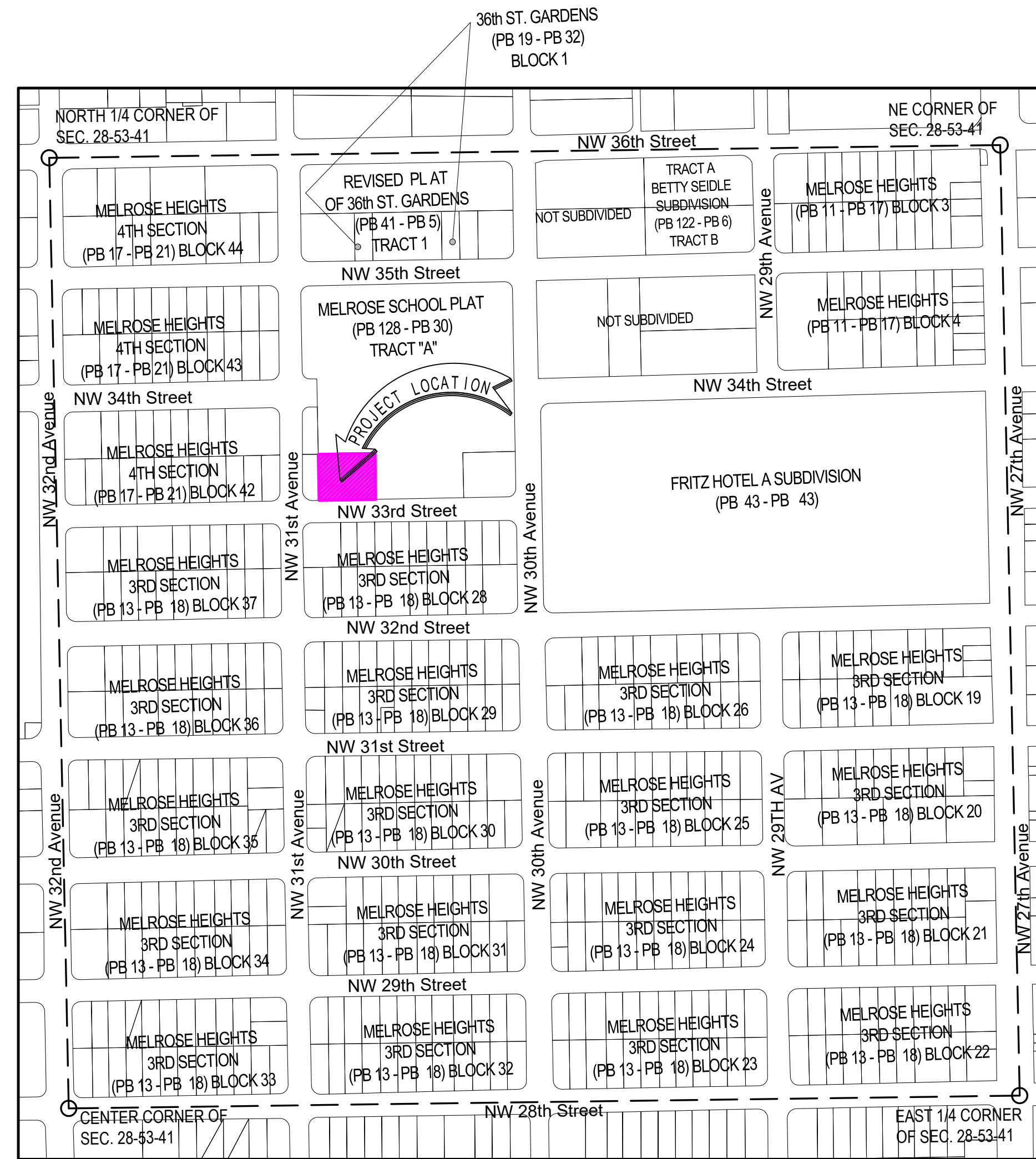
P: 305.251.9606

BELLO & BELLO LAND SURVEYING - MAPPING SERVICES

12230 SW 131 Avenue, Suite 201, Miami, FL 33186 Tel: 305.251.9606 www.belloland.com - info@belloland.com

- WAIVER OF PLAT -
MAP OF BOUNDARY AND TOPOGRAPHIC SURVEY

A REPLAT OF LOTS 14, 15 AND 16, BLOCK 41; MELROSE HEIGHTS 4TH SECTION, PLAT BOOK 17 - PAGE 21, MIAMI-DADE COUNTY, FLORIDA.
 LYING AND BEING IN THE NE 1/4 OF SECTION 28, TOWNSHIP 53 SOUTH, RANGE 41 EAST, CITY OF MIAMI, MIAMI-DADE COUNTY, FLORIDA.



LOCATION MAP

Scale: 1" = 300'

A portion of NE 1/4 of Section 28, Township 53 South, Range 41 East, Miami-Dade County, Florida.

LEGEND & ABBREVIATIONS

	= CONCRETE (CONC.)
	= CONCRETE BLOCK WALL
	= DETECTABLE WARNING PAD
	= COVERED AREA
	= ASPHALT
	= TILE
	= PAVERS
	= STONE
	= CHAIN LINK FENCE (CLF)
	= WOOD FENCE (WF)
	= IRON METAL BARS FENCE (IF)
	= OVERHEAD WIRES
	= WATER VALVE (NV)
	= POWER POLE (PP)
	= GUY ANCHOR
	= WATER METER (WM)
	= CONC. LIGHT POLE (LP)
	= WELL
	= STREET SIGN
	= SANITARY MANHOLE
	= DRAINAGE MANHOLE
	= MANHOLE
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	A/C = AIR CONDITIONER PAD
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	(XX-XX) = DENOTES PLAT BOOK XX - PAGE XX
	ORB = OFFICIAL RECORD BOOK
	CBS = CONCRETE BLOCK STRUCTURE
	R/W = RIGHT OF WAY
	ELEV = ELEVATION
	SEC = SECTION
	T = TOWNSHIP
	R = RANGE
	LAT. = LATERAL
	ELEV. = ELEVATION
	INV. = INVERT
	N&D = NAIL & DISC

PROPERTY ADDRESS:

30XX N.W. 33rd Street, Miami, Florida 33142

PARCELS FOLIO No.:

Parcel 1: 30-3128-013-0040
 Parcel 2: 30-3128-013-0050

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 AND
 Parcel 2: Lots 15 and 16, Block 41, MELROSE HEIGHTS 4TH SECTION, according to the plat thereof, as recorded in Plat Book 17, Page 21 of the Public Records of Miami-Dade County, Florida.

LEGAL DESCRIPTION OF CUT OUT PARCEL "A":

Lot 14 and the West 24.90 feet of Lot 15, Block 41, MELROSE HEIGHTS 4TH SECTION, according to the plat thereof, as recorded in Plat Book 17, Page 21 of the Public Records of Miami-Dade County, Florida. Said lands containing 10, 299.99 Sq.Ft. more or less and lying and being in the NE 1/4 Section 28, Township 53 South, Range 41 East, Miami-Dade County, Florida.

LEGAL DESCRIPTION OF CUT OUT PARCEL "B":

Lot 16 and the East 25.10 feet of Lot 15, Block 41, MELROSE HEIGHTS 4TH SECTION, according to the plat thereof, as recorded in Plat Book 17, Page 21 of the Public Records of Miami-Dade County, Florida. Said lands containing 10, 298.71 Sq.Ft. more or less and lying and being in the NE 1/4 Section 28, Township 53 South, Range 41 East, Miami-Dade County, Florida.

SURVEYOR'S REPORT AND GENERAL NOTES

(Not valid without the attached Survey Map)

- Legal Description of parent Tract has been provided 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. In preparation of this survey I have reviewed and examined the exceptions listed on Schedule B-II listed on certain Commitment for Title Insurance issued by Title Search Report issued by National Title and Abstract Company, Search Number 22-92562, with a search between August 15, 1946, to May 3, 2022 at 2:30 PM.
- 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.
- Trees shown had been located and measured by the surveyor. Tree identification has not been based on a Certified Arborist Report.
- This Survey Map is intended to be displayed at the scale shown hereon. Data is expressed in U.S. Survey Foot.
- HORIZONTAL ACCURACY:** The accuracy obtained thru redundant measurements and calculations resulted from field occupation of survey points and control monuments, has been found satisfactory for the expected use of and the type of survey produced herein.
- 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. Elevation 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 N-3031, Elevation = 9.13 feet, NGVD'29. A PK nail and brass washer concrete sidewalk, SE corner of intersection NW 36 Street (68' South of edge of pavement extended) and NW 27 Avenue (8.4' East of East edge of pavement).
 Bench Mark # 2: Miami-Dade County Public Works Department Bench Mark N-3030 Elevation = 10.18 feet, NGVD'29. A PK nail and brass washer concrete bullnose, South side of intersection NW 28 Street (70' South of C/L) and NW 27 Avenue (5' West of C/L).

I HEREBY CERTIFY TO:

This map Waiver of Plat of the hereon described property is a true and correct representation of a Survey made under my direction and complies with the Standard for Practice Requirements as Set Forth in Rules 5J-17.051 and 5J-17.052, adopted by Florida Board of Professional Surveyors and Mappers Pursant to Chapter 472.027, Florida Statutes. That this Waiver Plat and this Survey is accurate and correct to the best of my knowledge and belief.

Odalys C. Bello-Iznaga
 Professional Surveyor and Mapper LS#6169 - State of Florida
 Original Field Work Date: 06/14/2022
 Survey Update and Waiver of Plat preparation: 08/07/2024
 Survey Update and Waiver of Plat: 09/09/2024
 Waiver of Plat Revised: 03/06/2025 (Plat Committee Comments)

Owner of record: Miami-Dade County, Miami-Dade Housing Agency, 665 SW 8th Street, Miami, FL 33130 701 NW 1 Ct 14th Floor. Miami 33136

Contact info/Owner's Rep.:
 Dulce Conde,
 SD Collaborative
 11410 N Kendall Drive, Suite 208
 Miami, FL 33176
 Tel: Office 305 740 6948
 Mobile 305 522 4907
 email: s@sdcollaborative.com

Surveyor: Odalys C. Bello, PSM. LS#6169
 Bello & Bello Land Surveying Corp.
 12230 SW 131 Avenue, Suite 201. Miami Florida 33186
 LB#7262
 Tel: 305-251-9606
 email: info@belloland.com www.belloandsurveying.com

DEVELOPMENT INFORMATION:

Parent Tract: +/- 20, 599.74 Sq Ft. (+/- 0.48 Ac. - Net)
Current Zoning District: RU-2 (Two Family Residential District)
Proposed Use: Two (2) Duplexes (Four (4) Units)
Current Number of Parcels: Two (2)
Proposed Number of Parcels: Two (2)
Proposed Cut Out Parcel A Net Area: +/- 10, 299.99 Sq.Ft.
Proposed Cut Out Parcel B Net Area: +/- 10, 298.71 Sq.Ft.

Floodplain Information:
 As scaled from FEMA Federal Insurance Rate Map (FIRM) of Community No. 120635 (Miami-Dade County Unincorporated Areas), Panel 0311, Suffix L, revised on Sept 11th, 2009, this real property falls in Zone "AE" with Base Flood Elevation 8 feet (NGVD 1929).
 Miami-Dade County Flood Criteria Map (as per Miami-Dade County Plat Book 120, Page 13.): ± 7.52 feet (NGVD29)

Additions and deletions to this Survey Map are prohibited. This Survey Map and Report are not valid without the signature and original raised seal or without the authenticated electronic signature and seal of the undersigning Florida licensed Surveyor and Mapper.

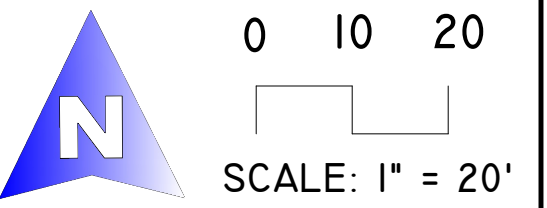


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D-25214

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

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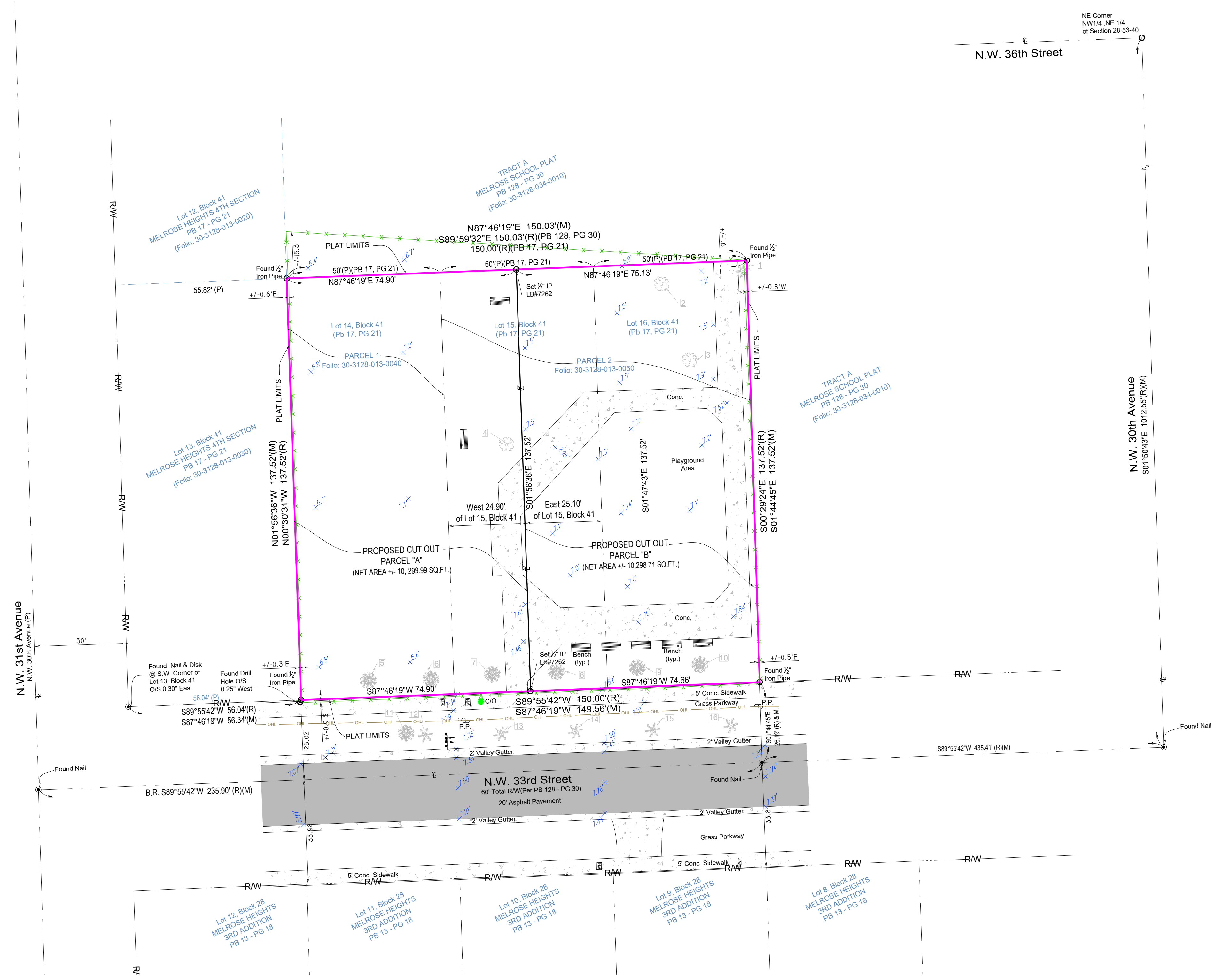


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Note: Tree Location Survey has not been performed based on a Certified Arborist Report. Common names and scientific names were determined to the best of our knowledge.

TREE CHART					
Tree #	Common Name	Scientific Name	Trunk Diameter at Breast Height DBH(in) (+/-)	Approximate Height (ft)(+/-)	Approximate Canopy (ft)(+/-)
1	Palmetto	Sabal Palmetto	15	20	81
2	Oak	Quercus Virginiana	17	35	25
3	Oak	Quercus Virginiana	10	30	15
4	Oak	Quercus Virginiana	18	35	25
5	Locust	Robinia pseudoacacia	6	25	12
6	Locust	Robinia pseudoacacia	14	25	20
7	Locust	Robinia pseudoacacia	15	30	20
8	Locust	Robinia pseudoacacia	15	30	20
9	Locust	Robinia pseudoacacia	15	30	20
10	Locust	Robinia pseudoacacia	13	30	20
11	Locust	Robinia pseudoacacia	12	15	15
12	Palm	Arecaceae	12	60	12
13	Palm	Arecaceae	12	60	12
14	Palm	Arecaceae	12	60	12
15	Palm	Arecaceae	12	60	12
16	Palm	Arecaceae	12	60	12



D-25214

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