

**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.**

<b><u>FOR OFFICIAL USE ONLY:</u></b>
Agenda Date: _____
Waiver No. D- _____
Received Date: _____

**APPLICATION FOR WAIVER OF PLAT**

Municipality: \_\_\_\_\_ Sec.: \_\_\_\_\_ Twp.: \_\_\_\_\_ S. Rge.: \_\_\_\_\_ E. / Sec.: \_\_\_\_\_ Twp.: \_\_\_\_\_ S. Rge.: \_\_\_\_\_ E.

1. Owner's Name: \_\_\_\_\_ Phone: \_\_\_\_\_  
 Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
 Owner's Email Address: \_\_\_\_\_

2. Surveyor's Name: \_\_\_\_\_ Phone: \_\_\_\_\_  
 Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
 Surveyor's Email Address: \_\_\_\_\_

3. Legal Description of Cutout Tract: \_\_\_\_\_, Miami-Dade County, Florida.

4. Folio No(s): \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

5. Legal Description of Parent Tract: \_\_\_\_\_ County, Florida.

6. Street Boundaries: \_\_\_\_\_

7. Present Zoning: \_\_\_\_\_ Zoning Hearing No.: \_\_\_\_\_

8. Proposed use of Property:  
 Single Family Res.( \_\_\_\_\_ Units), Duplex( \_\_\_\_\_ Units), Apartments( \_\_\_\_\_ Units), Industrial/Warehouse( \_\_\_\_\_ Square .Ft.),  
 Business( \_\_\_\_\_ Sq. Ft. ), Office( 6,819 Sq. Ft.), Restaurant( \_\_\_\_\_ Sq. Ft. & No. Seats \_\_\_\_\_), Other ( \_\_\_\_\_ Sq. Ft. & No. of Units \_\_\_\_\_)

9. Does t e ro erty ontain ontamination

**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. Futhermore, 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.

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)

SS:

Signature of Owner:

COUNTY OF MIAMI-DADE)

(Print name & Title here):

Billy J. Radcliffe ( Trustee )

BEFORE ME, personally appeared Billy Radcliffe this 5 day of March 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 5 day of March, 2025 A.D.



TAMMY RAMIREZ  
Notary Public  
State of Florida  
Comm# HH608077  
Expires 1/30/2029

Signature of Notary Public:

(Print, Type name here):

Tammy Ramirez

1-30-2029

(Commission Expires)

HH608077

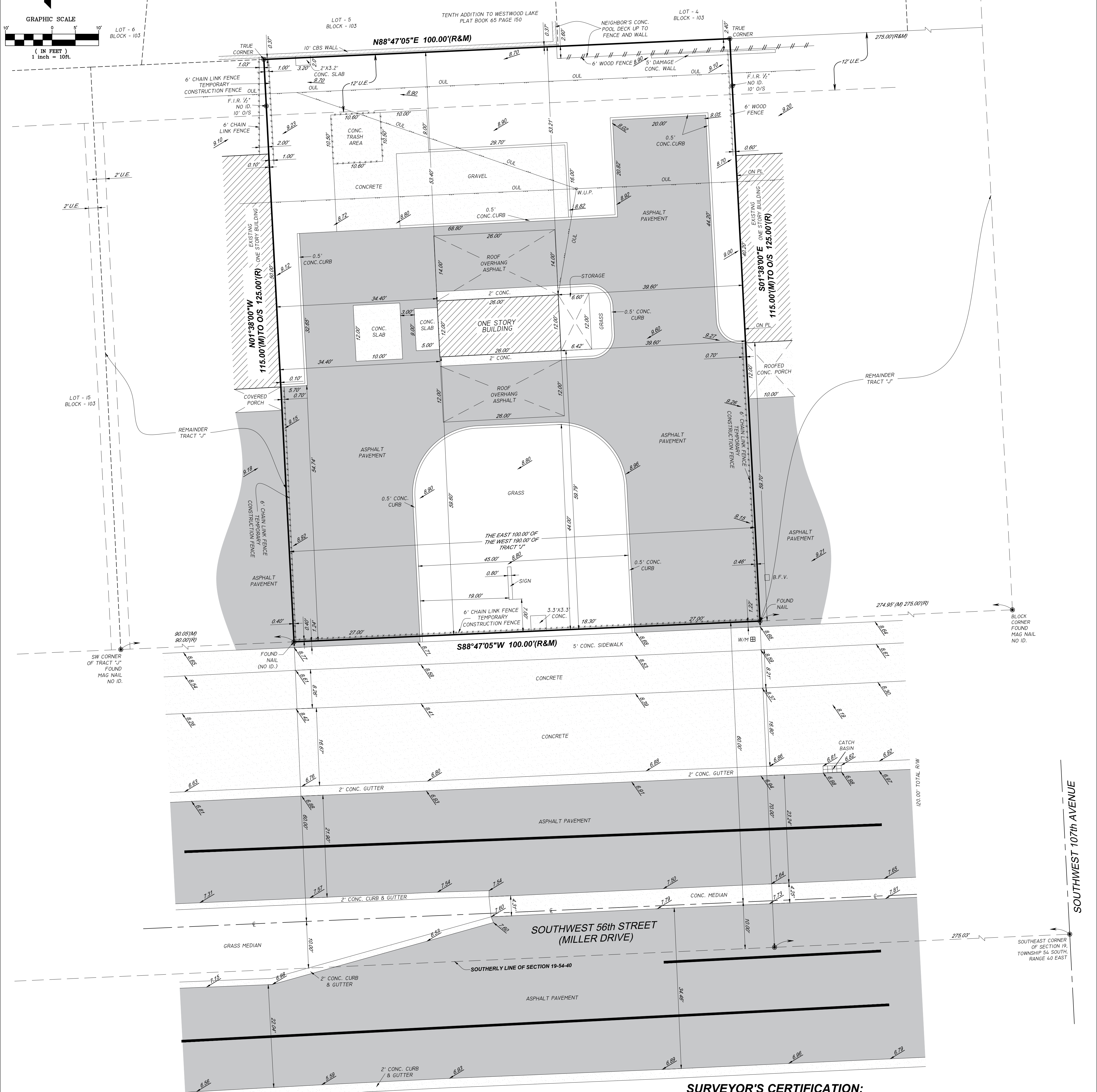
(Commission Number)

(NOTARY SEAL)

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

# WAIVER OF PLAT

A PORTION OF TRACT "J", "TENTH ADDITION TO WESTWOOD LAKE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 65, PAGE 150, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND SITUATED IN THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 54 SOUTH, RANGE 40 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

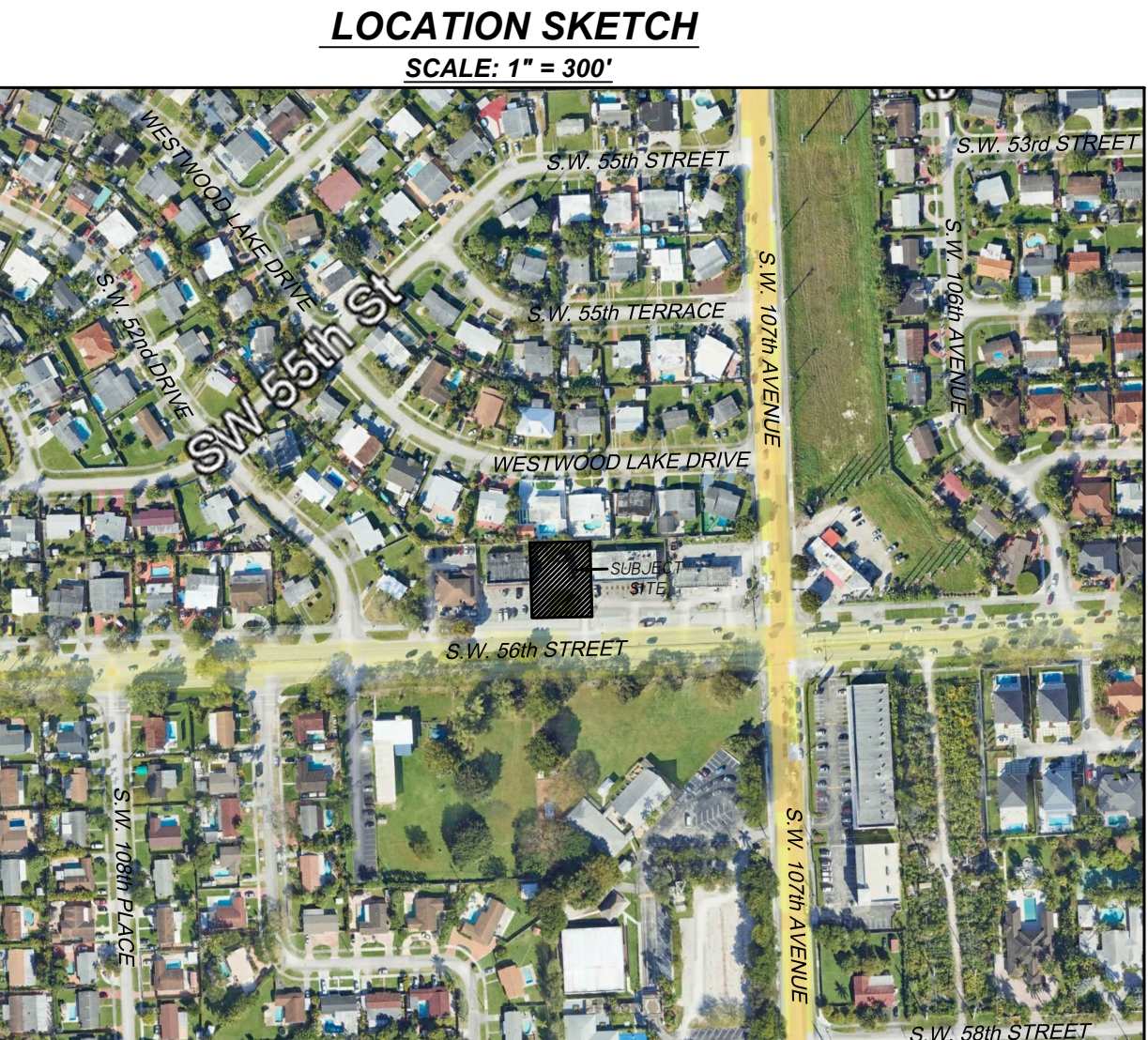


**LEGAL DESCRIPTION:**  
EAST 100 FEET OF THE WEST 190 FEET OF TRACT "J", "TENTH ADDITION TO WESTWOOD LAKE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 65, PAGE 150, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

**SURVEYOR'S NOTES:**  
1) NOT VALID UNLESS SIGNATURE IS EMBOSSED WITH THE REGISTERED LAND SURVEYOR'S SEAL.  
2) LEGAL DESCRIPTION PROVIDED BY OTHERS.  
3) PROPERTIES SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PROPERTY PLAT OF RECORD.  
4) MEASUREMENTS TO WOOD FENCES ARE TO OUTSIDE OF WOOD.  
5) UNDERGROUND UTILITIES, FOUNDATIONS, OR OTHER IMPROVEMENTS, IF ANY, WERE NOT LOCATED.  
6) ELEVATIONS IF SHOWN ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM 1929.  
7) FENCE OWNERSHIP NOT DETERMINED UNLESS OTHERWISE NOTED.  
8) MEASUREMENTS TO WIRE FENCES ARE TO CENTER OF WIRE.  
9) WALL MEASUREMENTS ARE TO/FROM FACE OF WALL.  
10) DRAWING DISTANCE BETWEEN WALLS AND/OR FENCES AND PROPERTY LINES MAY BE EXAGGERATED FOR CLARITY.  
11) FLOOD ZONE INFORMATION WAS DERIVED FROM FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INFORMATION RATE MAPS.  
12) BEARINGS IF ANY SHOWN ARE BASED ON PLAT MERIDIAN AT: NORTH RIGHT OF WAY SOUTHWEST 56th STREET=58°47'05\"/>

**SURVEYOR'S 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 6 DAY OF MARCH, A.D., 2025.



**PARENT TRACT LEGAL DESCRIPTION:**  
TRACT "J", "TENTH ADDITION TO WESTWOOD LAKE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 65, PAGE 150, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

**ZONING INFORMATION:**  
BU-1A-BUSINESS DISTRICTS, LIMITED

**MIAMI DADE COUNTY FLOOD CRITERIA:**  
ELEVATION= +8.50 NGVD 1929  
PLAT BOOK 120, PAGE 13 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

**FEMA INFORMATION:**  
FLOOD ZONE: X  
MAP & PANEL= 12086C0453  
COMMUNITY No.: 120635  
SUFFIX: L  
DATE OF FIRM: 09-11-2009  
BASE ELEV.: N/A

L.F.ELEV. = 9.19 NOTES LOWEST HABITABLE FLOOR ELEVATION.  
ELEVATIONS SHOWN REFER TO N.G.V.D. 1929.  
LOWEST ADJACENT GRADE = 8.90  
ELEVATION SHOWN REFER TO N.G.V.D. 1929  
B.M. #4-434 ELEV. = 8.53 (MIAMI-DADE COUNTY)  
B.M. #P-222 ELEV. = 8.63 (MIAMI-DADE COUNTY)  
E.R.P. = 6.68

**WATER AND SEWER UTILITY INFORMATION:**  
EXISTING COUNTY CONNECTION TO WATER AND SEWER

**OWNER CONTACT INFORMATION:**  
PROPERTY OWNER NAME: BILLY J. RADCLIFFE AS TRUSTEE OF THE BILLY J. RADCLIFFE REVOCABLE TRUST  
CONTACT PERSON NAME: BILLY J. RADCLIFFE  
PHONE NUMBER: 305-299-3106  
E-MAIL ADDRESS: BRADCLIFFE@BELLSOUTH.NET  
ADDRESS: 480 N.W. 124TH AVENUE, MIAMI, FLORIDA 33182  
FOLIO: 30-4019-009-0622  
PROPERTY ADDRESS: 10735 SOUTHWEST 56th STREET, MIAMI, FLORIDA, 33165

**FRANCISCO F. FAJARDO**  
PROFESSIONAL SURVEYOR AND MAPPER NO. 4767  
STATE OF FLORIDA  
LANNES AND GARCIA, INC.  
4967 S.W. 75TH AVENUE  
MIAMI, FLORIDA 33155  
CERTIFICATE OF AUTHORIZATION NO. 2098



LEGEND:		SYMBOLS:	
(B) BOLLARDS	F.I.R. FOUND IRON ROD	R.P.S. REGULAR PARKING SPACES	CONCRETE
BM BENCH MARK	L.P. LIGHT POLE	SAN. SANITARY	OVERHEAD UTILITY LINES
CB CATCH BASIN	LS LICENSE BUSINESS	ST. STREET	WIRE FENCE
CBS CONCRETE BLOCK STRUCTURE	LS LAND SURVEYOR	TRANSF. TRANSFORMER	WOOD FENCE
C CENTERLINE	MH MANHOLE	U.E. UTILITY EASEMENT	PROPERTY CORNER
CL. CLEAK	N.G.V.D. NATIONAL GEODETIC VERTICAL DATUM	W.M. WATER METER	WATER VALVE
CLF. CHAIN LINK FENCE	NO. IDENTIFIABLE	W.V. WOOD UTILITY POLE	WOOD FENCE
CONC. CONCRETE	O.R.B. OFFICIAL RECORD BOOK NUMBER	W.U. WOOD UTILITY POLE	WOOD FENCE
C.O. CLEAN OUT	DN. DIVISION	W.V. WATER VALVE	EXISTING GRADE ELEVATION
C.S. CRANK SPACE	DNPL. DN PROPERTY LINE	W.U. WOOD UTILITY POLE	WATER VALVE
C.S.E. CRANK SPACE ENTRANCE	OSL. OVERSHAD UTILITY LINES	W.U. WOOD UTILITY POLE	SIGN
E.B. ELECTRICAL BOX	PLS. PROFESSIONAL LAND SURVEYOR	W.U. WOOD UTILITY POLE	DRAINAGE MANHOLE
EL. ELEVATION	PSM. PROFESSIONAL SURVEYOR AND MAPPER	W.U. WOOD UTILITY POLE	SANITARY MANHOLE
ENCR. ENCROACHMENT	PL. PROPERTY LINE	W.U. WOOD UTILITY POLE	FIRE HYDRANT
F.F. FINISH FLOOR	P.O.B. POINT OF BEGINNING	W.U. WOOD UTILITY POLE	LIGHTING FIXTURE
F.H. FIRE HYDRANT	P.O.C. POINT OF COMMENCEMENT	W.U. WOOD UTILITY POLE	W/M IN CONCRETE
I.C.V. IRRIGATION CONTROL VALVE	R. RECORD	W.U. WOOD UTILITY POLE	
F.P. FLORIDA POWER & LIGHT	R.E. RIM ELEVATION	W.U. WOOD UTILITY POLE	
F.I.P. FOUND IRON PIPE	R.W. RIGHT-OF-WAY	W.U. WOOD UTILITY POLE	

**BOUNDARY AND TOPOGRAPHIC SURVEY**  
I HEREBY CERTIFY THAT THIS BOUNDARY AND TOPOGRAPHIC SURVEY WAS MADE UNDER MY SUPERVISION AND MEETS STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.060 THROUGH 5J-17.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 475.07, FLORIDA STATUTES, AND THAT THE SKETCH HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

FRANCISCO F. FAJARDO  
PROFESSIONAL SURVEYOR AND MAPPER  
REGISTRATION NO. 4767

**PROFESSIONAL SURVEYING AND MAPPING**  
**LANNES AND GARCIA, INC.**  
LB # 2098  
FRANCISCO F. FAJARDO PSM # 4767 (QUALIFIER)  
4967 SW 75th AVENUE  
MIAMI, FLORIDA 33155  
PH (305) 666-7909 FAX (305) 442-2530

FIELD DATE: 02/20/2025 SCALE: 1" = 20' DRAWN BY: TT DWG. No.: 256207-F