

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.: 12 Twp.: 56 S. Rge.: 39 E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.

1. Owner's Name: Habitat for Humanity of Greater Miami Phone: 3056343628
 Address: 3800 NW 22 Ave City: Miami State: FL Zip Code: 33142
 Owner's Email Address: karin.wright@miamihabitat.org

2. Surveyor's Name: Vizcaya Surveying and Mapping Phone: (786) 413-5822
 Address: _____ City: Miami State: FL Zip Code: 33175
 Surveyor's Email Address: losadasurvey@aol.com

3. Legal Description of Cutout Tract: E50FT OF W150FT S1/2 OF TR 11 DIXIE PINES PB 31-51 SECTION 12-13 TOWNSHIP 56 SOUTH RANG 39 EAST CONTAINING 0.16 ACRES.

4. Folio No(s): 30-6912-008-1150 / _____ / _____ / _____

5. Legal Description of Parent Tract: _____

6. Street Boundaries: 217 SL and 121 Ave.

7. Present Zoning: RU-2 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.

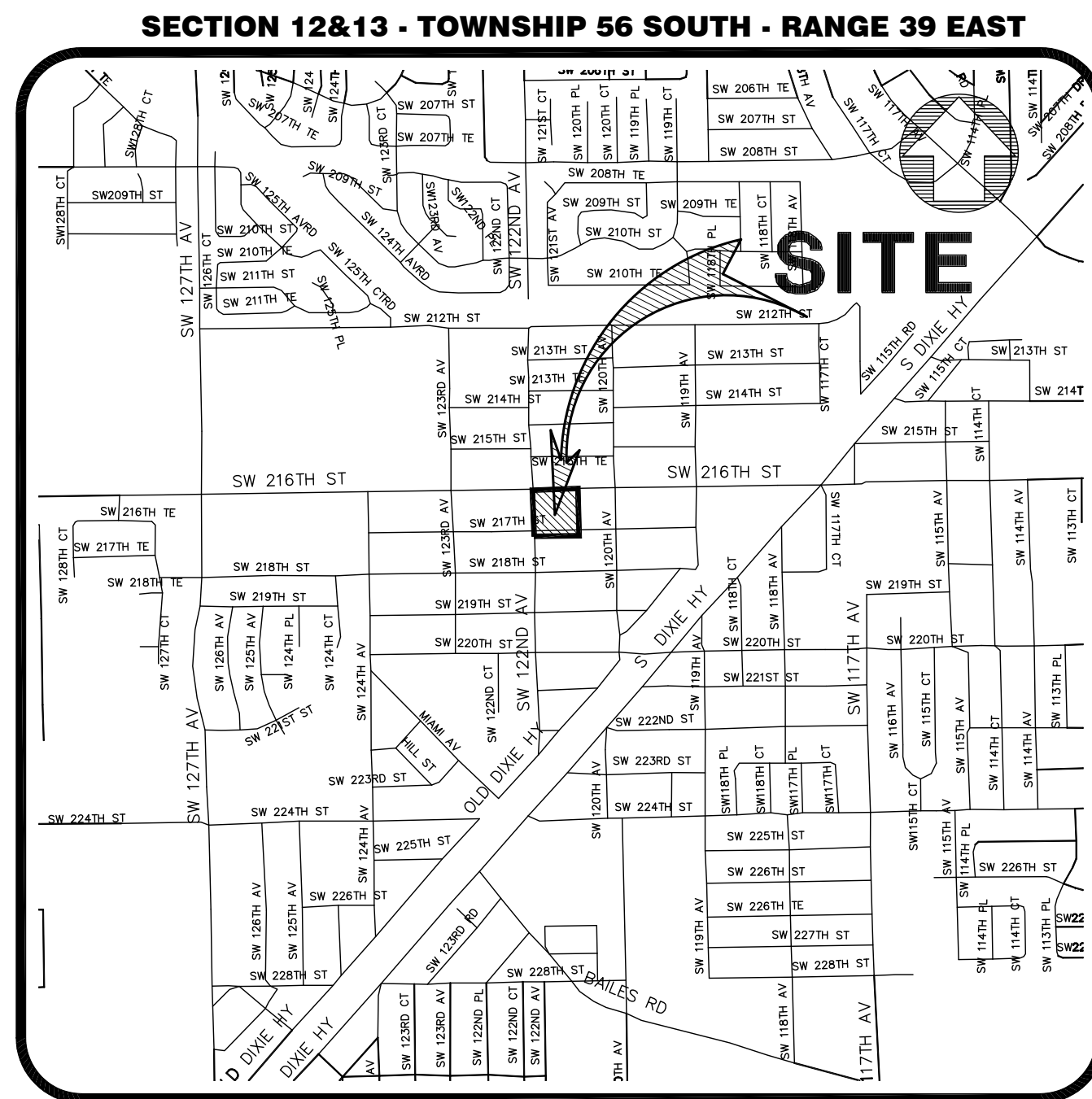
Please note nothing stated herein may be interpreted to limit or restrict an engineer's or other professional's responsibility to prepare plans accurately and completely for proposed right-of-way as well as any other projects or plans. For proposed dedications of non-right-of-way properties, any soil, 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.

WAIVER OF PLAT

OF

12155 SW 217TH AVENUE

MIAMI, FLORIDA 33170



VICINITY MAP
NOT TO SCALE

ABBREVIATIONS AND LEGEND	
A/C = AIR CONDITIONING PAD	△ = CENTRAL ANGLE
A = ARC DISTANCE	//// = WOOD FENCE
BLDG. = BUILDING	-X-X- = WIRE FENCE
C. = CANOPY	//// = C.B.S. WALL
C.B. = CATCH BASIN	φ = DIAMETER
C.B.S. = CONCRETE BLOCK W/ STUCCO	---+--- = IRON FENCE
C.G. = CURB & GUTTER	MLP = METAL LIGHT POLE
CH. = CHORD DISTANCE	⊗ = GUY WIRE
CL. = CLEAR	⊕ = UTILITY POWER POLE
H. = HEIGHT	⊗ = FIRE HYDRANT
L.F.E. = LOWEST FLOOR ELEVATION	⊗ = WATER METER
L.P. = LIGHT POLE	⊗ = ELECTRIC BOX
M.D.E. = MAINTENANCE & DRAINAGE EASEMENT	⊗ = TELEPHONE BOX
B.C. = BLOCK CORNER	⊗ = CONCRETE
MH. = MANHOLE	⊗ = LIGHT POLE
M/L = MONUMENT LINE	⊗ = GAS CALVE
M.S. = METAL SHED ON CONCRETE	⊗ = WATER VALVE
N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM	⊗ = WATER MANHOLE
P.R.M. = PERMANENT REFERENCE MONUMENT	⊗ = UNKNOWN MANHOLE
⊕ = CENTER LINE	⊗ = SPOT ELEVATION
CONC. = CONCRETE	
C.S. = CONCRETE SLAB	
ENC. = ENCROACHMENT	
E.T.P. = ELECTRIC TRANSFORMER PAD	
F.H. = FIRE HYDRANT	
F.I.P. = FOUND IRON PIPE	
F.N.D. = FOUND NAIL & DISK	
F.R. = FOUND REBAR	
N.T.S. = NOT TO SCALE	
O/H = OVERHEAD	
O.R.B. = OFFICIAL RECORDS BOOK	
P.B. = PLAT BOOK	
P.C.P. = PERMANENT CONTROL POINT	
PG. = PAGE	
P.O.B. = POINT OF BEGINNING	
P.O.C. = POINT OF COMMENCEMENT	
(M) = MEASURED	
(R) = RECORDED	
PL. = PLANTER	
P/L = PROPERTY LINE	
R. = RADIUS	
RAD. = RADIAL	
(R & M) = RECORDED & MEASURED	
RES. = RESIDENCE	
R/W = RIGHT-OF-WAY	
SEC. = SECTION	
F.F.ELEV. = FINISH FLOOR ELEVATION	
	⊗ = SEWER MANHOLE
	I.D. = IDENTIFICATION
	ASPH. = ASPHALT
	SWK. = SIDEWALK
	C/P = COVERED PORCH
	U.E. = UTILITY EASEMENT
	U.P. = UTILITY POLE
	V.G. = VALLEY GUTTER
	W.M. = WATER METER
	W.V. = WATER VALVE
	DWY. = DRIVEWAY
	INV. = INVERTS
	STY. = STORY
	—OH— = OVERHEAD WIRES

SURVEYOR'S NOTES:

SECTION 1) DATE OF FIELD SURVEY:

1. The date of completion of original field Survey was on January 22, 2025.

SECTION 2) LEGAL DESCRIPTION:

E50FT OF W150FT S1/2 OF TR 1 I DIXIE PINES PB 31-5 I SECTION 12-13 TOWNSHIP 56 SOUTH RANGE 39 EAST CONTAINING 0.16 ACRES.

Containing 7,097 Square Feet, more or less, by calculations.

LEGAL DESCRIPTION OF PARCEL A:

E50FT OF W150FT S1/2 OF TR 1 I DIXIE PINES PB 31-5 I SECTION 12-13 TOWNSHIP 56 SOUTH RANGE 39 EAST CONTAINING 0.16 ACRES.

SECTION 3) PROPERTY INFORMATION:

Property Address: 12155 SW 217th St, Miami, FL 33170
Folio No.: 30-6912-008-1150

SECTION 4) ACCURACY:

The accuracy obtained for all horizontal control measurements and office calculations of closed geometric figures, meets or exceeds the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers as contained in Chapter 5J-17, FAC. The Horizontal Accuracy obtained on this waiver of plat was found to exceed the value 1 foot in 7,500 feet, a commonly value accepted in the construction and surveying industry for Suburban Areas. The elevations as shown are based on a closed level between the two benchmark noted above, and meets or exceeds the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers as contained in Chapter 5J-17. The Vertical Accuracy obtained on this waiver of plat exceed the calculated value of a closure in feet of plus or minus 0.05 feet times the square root of the distance in miles a commonly value accepted in the construction and surveying industry

This Map of Survey is intended to be displayed at a scale of 1" = 20' or smaller.

SECTION 5) SOURCES OF DATA:

North arrow direction is based on an assumed Meridian.
Bearings as shown hereon are based upon the Centerline S.W. 217th Street of the subject site with an assumed bearing of N89°08'39"E, said line to be considered a well established and monumented line.

This property is located in Flood Zone "X", as per Federal Emergency Management Agency (FEMA) Community Number 120635 (Miami-Dade Unincorporated Areas), Map Panel No. 12086C0584, Suffix L, Map Revised Date: September 11, 2009.

Water Control
Project Area: 0.09 Acres
Miami-Dade County Flood Elevation: 9.0ft N.G.V.D.

Township Map for Section 19, Township 55 South, Range 40 East, Miami-Dade County, Florida, prepared by Miami-Dade County, Public Works and Waste Management Department, Engineering Division Services.

Elevations as shown hereon are based on the National Geodetic Vertical Datum of 1929, as per Miami-Dade County's Benchmark Number BM#G-38, ELEV: 12.35'
Location1: SW 216 ST --- 35' NORTH OF C/L
Location2: US HWY #1 (BUSWAY) --- 44' WEST OF C/L

Description1: PK/BW IN CONC PAD OF TRAFFIC LIGHT.
Elevations as shown hereon are based on the National Geodetic Vertical Datum of 1929, as per Miami-Dade County's Benchmark Number BC-18-R, Elevation 10.00 feet.
Location:
Location1: SW 216 ST --- 35' NORTH OF C/L
Location2: SW 127 AVE --- 35' WEST OF C/L

Description1: BRASS BAR IN CONC MON.
SECTION 6) LIMITATIONS:
As to the determination of tree, palm and planting species falls outside the purview of the land surveying practice, all information with respect to the same is hereby presented for informational purposes only.

Since no other information were furnished other than what is cited in the Sources of Data, the Client is hereby advised that there may be legal restrictions on the Subject Property that are not shown on the Survey Map that may be found in the Public Records of Miami-Dade County.
The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual that may appear on the Public Records of this County.

No excavation or determination was made as to how the Subject Property is served by utilities.

No improvements were located, other than those shown. No underground foundations, improvements and/or utilities were located or shown hereon.

SECTION 7) SUBDIVISION PURPOSE:

The express purpose of this Waiver of Plat, resulting in this Map of Survey, is to build 1 Single Family Residence.

SECTION 8) CLIENT INFORMATION:

This Waiver of Plat was prepared at the insistence of and certified to:
Habitat for Humanity of Greater Miami

SECTION 9) RECORD OWNER OF THE DESCRIBED LANDS:

Contact: Habitat for Humanity of Greater Miami

SECTION 10) DEVELOPMENT INFORMATION:

1. Zoning Designation: PECUC - PERRINE COMMUNITY URBAN CENTER
2. Number of Lots: 1
3. Number of Blocks: 0
4. Proposed Use of Property: Build One (1) Single Family Residence.
5. ASPR Number
6. Infill/Workforce Housing Program Development.

SECTION 11) UTILITY SERVICES TO BE PROVIDED TO PROPOSED DEVELOPMENT:

- ELECTRIC: Florida Power & Light Company
- TELEPHONE: AT&T, Comcast
- CABLE TV: ATT-Uverse, Comcast
- POTABLE WATER: Miami-Dade Water and Sewer Department
- SANITARY SEWER: Miami-Dade Water and Sewer Department

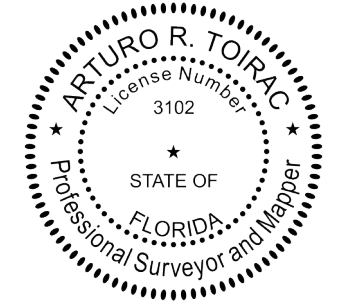
SECTION 12) CONTACT INFORMATION:

VIZCAYA SURVEYING AND MAPPING, INC.,
Attention: Camilo Losada
13217 S.W. 46th Lane
Miami, Florida 33175
Phone No. (786) 413-5822
E-mail: cvizcayasurveying@gmail.com

SECTION 13) SURVEYORS CERTIFICATE:

I hereby certify: That this "Waiver of Plat" and the Survey Map resulting therefrom was performed under my direction and is true and correct to the best of my knowledge and belief and further, that said "Waiver of Plat" meets the intent of the applicable provisions of the "Standards of Practice for Land Surveying in the State of Florida", pursuant to Rule 5J-17, through 5J-17.052 of the Florida Administrative Code and its implementing law, Chapter 472.027 of the Florida Statutes.

VIZCAYA SURVEYING & MAPPING, INC., a Florida Corporation
Florida Certificate of Authorization Number LB8000



By: _____
Arturo R. Toirac, P.S.M.
Registered Surveyor and Mapper LS3102
State of Florida

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

VIZCAYA SURVEYING AND MAPPING, INC.
LEB#8000
13217 S.W. 46th LANE, MIAMI, FLORIDA 33175
PH:(786)413-5822

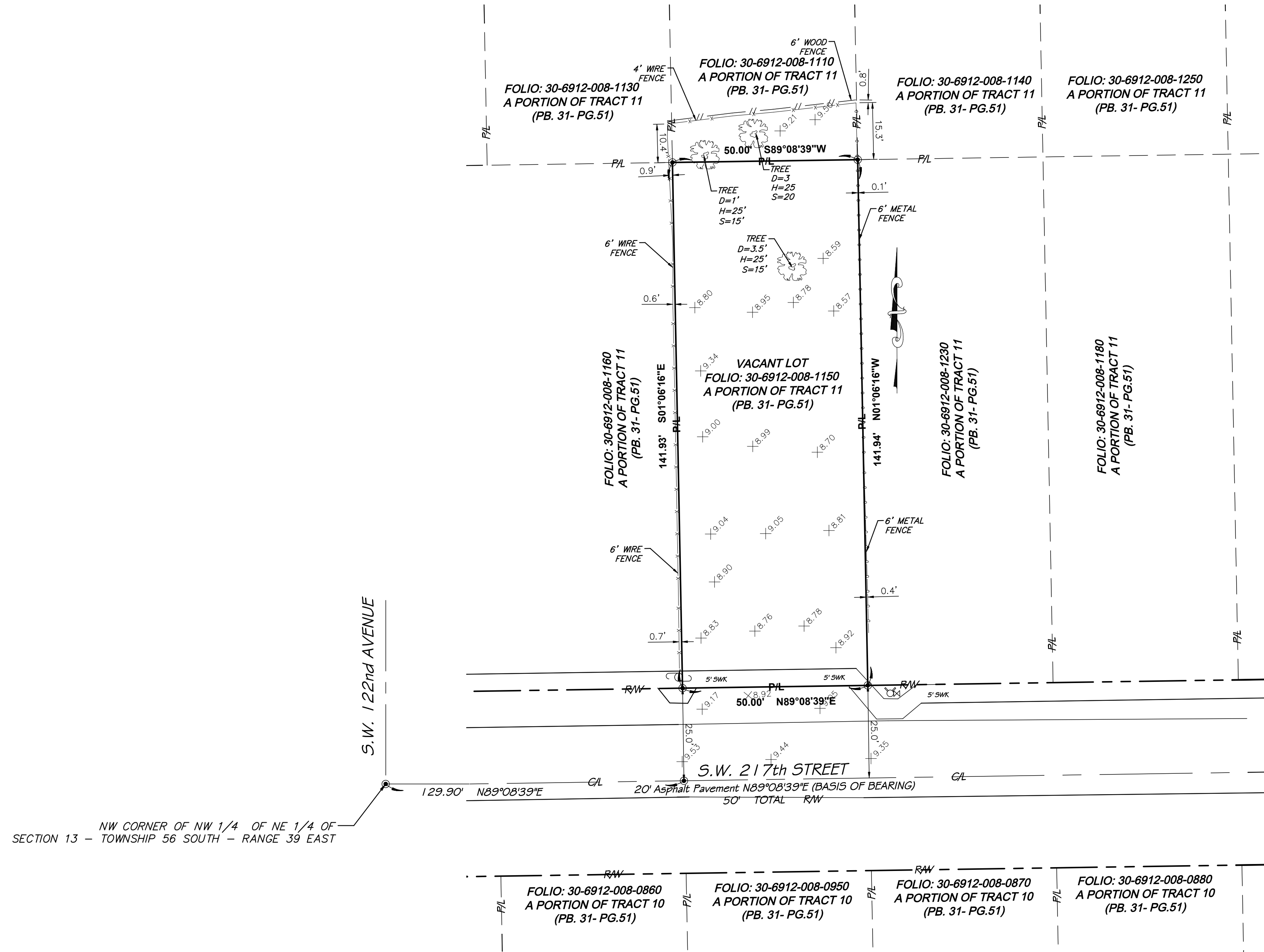
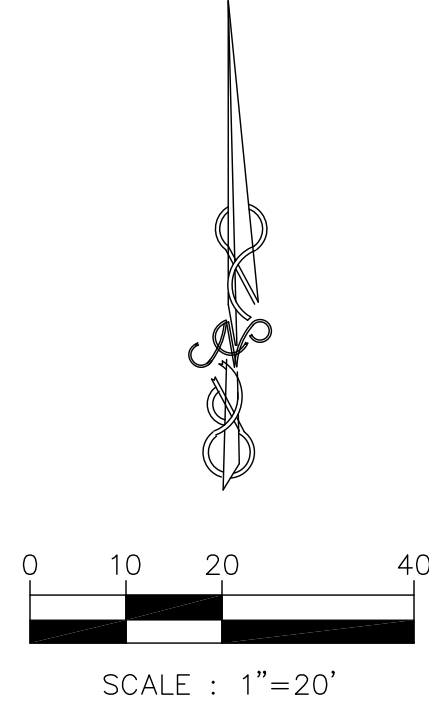
No.	DATE	RECORD OF REVISION DESCRIPTION	BY	APP

PROJECT NAME: 12155 SW 217TH AVENUE MIAMI, FLORIDA 33170
TYPE OF PROJECT: WAIVER OF PLAT
ADDRESS: 12155 SW 217TH AVENUE MIAMI, FLORIDA 33170

SCALE: 1" = 20'
DRAWN BY: A.D.
CHECKED BY: A.T.
SET # AS-BUILT
DATE: 2/05/2025
PROJECT No: FILE
SHEET: 1 OF 2

WAIVER OF PLAT

OF
12155 SW 217TH AVENUE
MIAMI, FLORIDA 33170



NW CORNER OF NW 1/4 OF NE 1/4 OF SECTION 13 - TOWNSHIP 56 SOUTH - RANGE 39 EAST

**VIZCAYA SURVEYING
AND MAPPING, INC.**
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13217 S.W. 46th LANE, MIAMI, FLORIDA 33175
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