

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.: 23 Twp.: 52 S. Rge.: 41 E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.

1. Owner's Name: Pericles Cherfreese Phone: 786-488-7373

Address: P.O. BOX 681313 City: Miami State: FL Zip Code: 33168

Owner's Email Address: pcherfreese@aol.com

2. Surveyor's Name: Oscar E Barz Phone: 305-265-1002

Address: P.O. BOX 558981 City: Miami State: FL Zip Code: 33255

Surveyor's Email Address: OSCAR.360surveying@gmail.com

3. Legal Description of Cutout Tract: The southwesterly 70 feet of Lot 261, Biscayne Gardens Section F Part 1 / Lot 261, less southwesterly 70 feet

4. Folio No(s): _____ / _____ / _____

5. Legal Description of Parent Tract: Lot 261, Biscayne Gardens Section F Part 1

6. Street Boundaries: _____

7. Present Zoning: RV-1 Zoning Hearing No.: _____

8. Proposed use of Property:

Single Family Res. (2 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)

SS:

Signature of Owner: [Signature]

COUNTY OF MIAMI-DADE)

(Print name & Title here):

Pericles cherfrere

BEFORE ME, personally appeared Pericles cherfrere this 13 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 13 day of March, 2025 A.D.

Signature of Notary Public: [Signature]

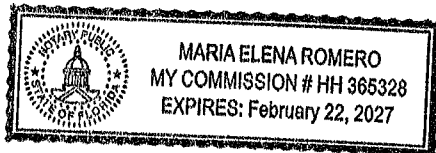
(Print, Type name here: _____)

(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.



360° SURVEYING AND MAPPING, LLC

Land Surveyors - Land Planners

P.O. BOX 558981 MIAMI, FLORIDA 33255-8981

PHONE: (305) 265-1002

oscar.360surveying@gmail.com

WAIVER OF PLAT BOUNDARY SURVEY AND TOPOGRAPHIC SURVEY

FOLIO: 30-2123-022-2467

PARENT TRACT LEGAL DESCRIPTION:

LOT 261, BISCAYNE GARDENS SECTION F PART 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 44 AT PAGE 46, OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA.

CUT-OUT LEGAL DESCRIPTION:

CUT-OUT PARCEL A
THE SOUTHWESTERLY 70 FEET OF LOT 261, BISCAYNE GARDENS SECTION F PART 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 44 AT PAGE 46, OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA.

CUT-OUT PARCEL B
LOT 261, LESS THE SOUTHWESTERLY 70 FEET, BISCAYNE GARDENS SECTION F PART 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 44 AT PAGE 46, OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA.

PRESENT ZONING OF SUBJECT PROPERTY:

ZONING CLASSIFICATION : RU-1 RESIDENTIAL SINGLE FAMILY UNIT.

PROPOSED USE:

NEW TWO STORY SINGLE BUILDING, ONE ON EACH PARCEL.

SURVEYOR'S NOTES:

SUBSURFACE IMPROVEMENTS WITHIN, UPON, ACROSS, ABUTTING OR ADJACENT TO THE SUBJECT PROPERTIES WERE NOT LOCATED AND ARE NOT SHOWN.

BENEFICIARIES OF THIS SURVEY ARE HEREBY ADVISED THAT AT LEAST 48 HOURS PRIOR TO CONSTRUCTION OR EXCAVATION WITHIN, UPON, ACROSS, ABUTTING OR ADJACENT TO THE SUBJECT PROPERTIES, SUNSHINE STATE ONE CALL OF FLORIDA, INC. SHALL BE NOTIFIED WITH REGARD TO THE DETERMINATION OF LOCATION OF UNDERGROUND UTILITIES.

WELL-IDENTIFIED FEATURES AS DEPICTED ON THIS SURVEY ANDS MAP WERE MEASURED TO AN ESTIMATED HORIZONTAL POSITIONAL ACCURACY OF 1/10 FOOT UNLESS OTHERWISE SHOWN.

THE ELEVATIONS OF WELL-IDENTIFIED FEATURES AS DEPICTED ON THIS SURVEY AND MAP WERE MEASURED TO AN ESTIMATED VERTICAL POSITIONAL ACCURACY OF 1/10 FOOT FOR NATURAL GROUND SURFACES AND 1/100 FOOT FOR HARDSCAPE SURFACES, INCLUDING PAVEMENTS, CURBS AND OTHER MAN-MADE FEATURES AS MAY EXIST.

REFERENCE BENCH MARK: N-477 ELEVATION: 9.07 FEET (N.G.V.D. 1929)

THE FLOOD INSURANCE RATE MAP DATED SEPTEMBER 11, 2009, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), DELINEATES THE HEREIN DESCRIBED LAND TO BE SITUATED WITHIN FLOOD ZONE X, COMMUNITY NO. 120635, PANEL 0136, SUFFIX L.

THE SUBJECT PROPERTY FALL WITHIN DADE COUNTY FLOOD CRITERIA +5.5 FEET, MORE OR LESS, AS DERIVED FROM "AMENDED PLAT OF FLOOD CRITERIA MAP", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 120 AT PAGE 13 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

THERE MAY BE RESTRICTIONS ON THIS PROPERTY THAT ARE NOT SHOWN THAT MAY BE FOUND IN THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA OR THE RECORDS OF PUBLIC AND PRIVATE ENTITIES AS THEIR JURISDICTIONS MAY APPEAR.

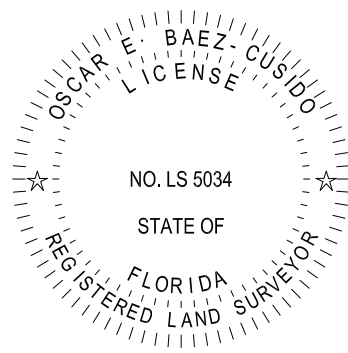
OWNER OF RECORD:

PERICLES CHERFRERE
PO BOX 681313
MIAMI, FL 33168
(786) 277-7179
rcherfrere99@gmail.com

SURVEYOR'S CERTIFICATE:

IN MY PROFESSIONAL OPINION, THIS "WAIVER OF PLAT, BOUNDARY AND TOPOGRAPHIC SURVEY", MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 53-17.05 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.AND, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

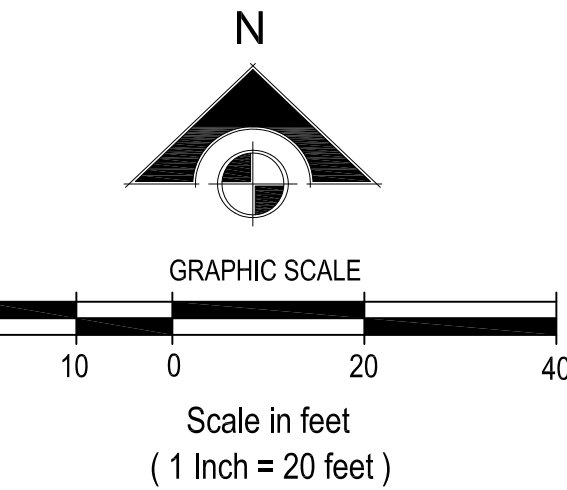
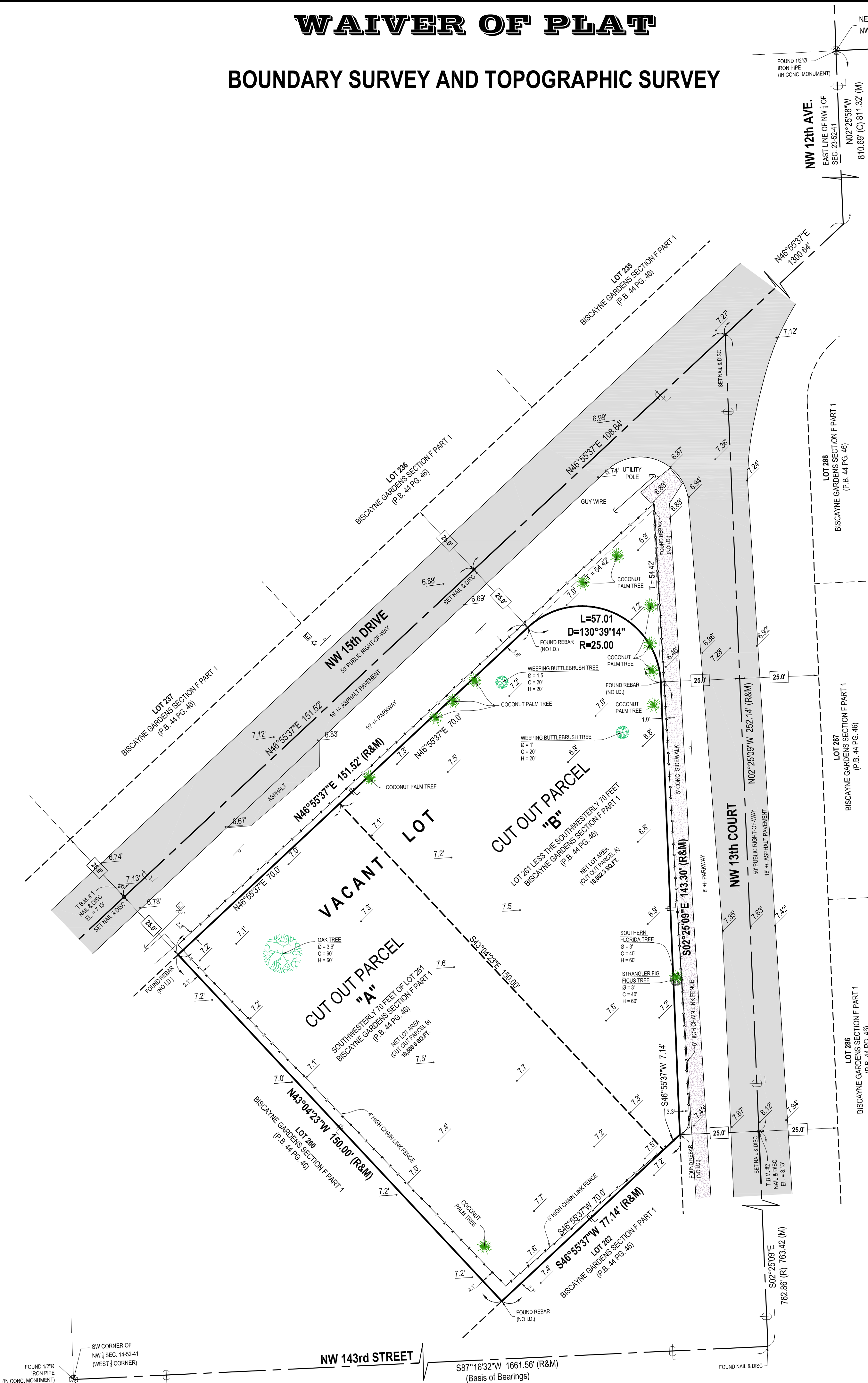
360° SURVEYING AND MAPPING, LLC
FLORIDA CERTIFICATE OF AUTHORIZATION NO. LB 6356
P.O.BOX 558981
MIAMI, FLORIDA, 33255-8981
(305) 265-1002
oscar.360surveying@gmail.com



BY:

OSCAR E. BAEZ-CUSIDO, P.L.S.
PROFESSIONAL LAND SURVEYOR NO. 5034
STATE OF FLORIDA

NOTICE: NOT VALID WITHOUT THE ELECTRONIC SIGNATURE AND DIGITAL SEAL AND/OR THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.



LEGEND	ABBREVIATIONS
	CATCH BASIN
	CENTER LINE
	ELEVATION
	PROPERTY LINE
	UTILITY POLE
	GUY WIRE
	SIGN
	SERVICE BOX (ELECTRIC)
	LIGHT POLE
	A/C = AIR CONDITIONER UNIT
	C = CANOPY
	D = CENTRAL ANGLE
	Ø = DIAMETER
	EL = ELEVATION
	H = HEIGHT
	I.D. = IDENTIFICATION
	L = LENGTH (WHEN USED IN CURVE DATA)
	PG. = PAGE
	P.B. = PLAT BOOK
	R = RADIUS
	(R&M) = RECORDED & MEASURED
	RT = RIGHT
	SEC. = SECTION
	SWK = SIDEWALK
	(S) = SOUTH
	T.B.M. = TEMPORARY BENCH MARK
	TWP. = TOWNSHIP
	(W) = WEST

LOCATION MAP
1" = 300'

ORIGINAL
RELEASE DATE: 02-20-2025
JOB NO. 2501-0004

REVISIONS AND/OR UP-DATES

SHEET
1/1