

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: Medley Sec.: 11 Twp.: 53 S. Rge.: 40 E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.

1. Owner's Name: WMG Medley Owner, LLC Phone: (718) 702-6739

Address: 2801 S.W. 31st Avenue, Suite 2-B City: Coconut Grove State: FL Zip Code: 33133

Owner's Email Address: Anthony@basisindustrial.com

2. Surveyor's Name: Juan Carlos Melendez Phone: (954) 213-6765

Address: 2154 Torrance Boulevard City: Torrance State: CA Zip Code: 90501

Surveyor's Email Address: orthotek@otekmap.com

3. Legal Description of Cutout Tract: See Exhibits A and B for Cutout Tracts

4. Folio No(s): 22-3011-002-0500 / _____ / _____ / _____

5. Legal Description of Parent Tract: See Exhibit C

6. Street Boundaries: NW S River Drive, 826 Expressway and Theoretical NW 86 Street

7. Present Zoning: M-1 Zoning Hearing No.: C-2153

8. Proposed use of Property:

Single Family Res.(_____ Units), Duplex(_____ Units), Apartments(_____ Units), Industrial/Warehouse(283,477 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.

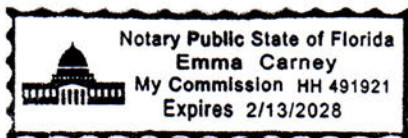
STATE OF Florida)
COUNTY OF Palm Beach) SS:

Signature of Owner: [Signature]

(Print name & Title here): Anthony Scavo

BEFORE ME, personally appeared Anthony Scavo this 19 day of November, 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 NY driver's license as identification and who did (not) take an oath.

WITNESS my hand and seal in the County and State last aforesaid this 19 day of November, 2024 A.D.



Signature of Notary Public: [Signature]

(Print, Type name here: Emma Carney)

2/13/28
(Commission Expires)

HH 491921
(Commission Number)

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

Exhibit "A"

TRACT 1

A PORTION OF TRACTS 27, 28, AND 29 FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, AT PAGE 17, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; LYING IN THE NW 1/4 OF SECTION 11, TOWNSHIP 53 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NW 1/4 OF SAID SECTION 11 AND ALSO THE SOUTHWEST CORNER OF TRACT 25 OF SAID FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1; THENCE NORTH 01°44'17" WEST, ALONG THE WEST LINE OF SAID N.W. 1/4 AND BASELINE OF SURVEY OF SR. 826 (PALMETTO EXPRESSWAY) AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP FOR SECTION 87260-2519, FOR A DISTANCE OF 705.33 FEET TO A POINT; THENCE NORTH 88°15'37" EAST, PERPENDICULAR TO THE PREVIOUS COURSE, FOR A DISTANCE OF 124.96 FEET; BEARING OF N 89°41'51" E A DISTANCE OF 587.64 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREINAFTER TO BE DESCRIBED; THENCE WITH A BEARING OF N 00°19'10" W A DISTANCE OF 480.44 FEET TO A POINT; THENCE WITH A BEARING OF N 89°41'51" E A DISTANCE OF 68.11 FEET TO A POINT; THENCE WITH A BEARING OF N 38°27'37" E A DISTANCE OF 25.16 FEET TO A POINT; THENCE WITH A BEARING OF S 51°06'02" E A DISTANCE OF 30.84 FEET TO A POINT; THENCE WITH A BEARING OF S 00°18'09" E A DISTANCE OF 480.57 FEET TO A POINT; THENCE WITH A BEARING OF S 89°41'51" W A DISTANCE OF 107.62 FEET TO THE POINT OF BEGINNING.; CONTAINING 52127.89 SQUARE FEET OR 1.197 ACRES

Exhibit "B"

TRACT 2

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Exhibit "C"

PARENT TRACT

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OWNERS INFORMATION

OWNER: WMG MEDLEY OWNER LLC
MAILING ADDRESS: 2801 SW 31 AVE STE 2B MIAMI, FL 33133

UTILITY NOTE

THE SURVEY SHOWS THE LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY AS DETERMINED BY OBSERVED EVIDENCE COLLECTED PURSUANT TO ALTA SECTION 5 E IV TOGETHER WITH EVIDENCE FROM PLANS REQUESTED BY THE SURVEYOR AND OBTAINED FROM THE UTILITY COMPANIES, OR PROVIDED BY THE CLIENT AND MARKINGS REQUESTED BY THE SURVEYOR PURSUANT TO A B11 UTILITY LOCATE OR SIMILAR REQUEST.

SURVEYOR'S NOTES

1. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF CLOSED GEOMETRIC FIGURES WAS FOUND TO EXCEED THIS REQUIREMENT 1 FT. IN 10,000 FT. (REQUIRED)

2. THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN IN THIS SURVEY THAT MAY BE FOUND IN THE COUNTY PUBLIC RECORDS.

3. THIS SURVEY IS FOR USE AS PER REQUEST AND NOT FOR ANY OTHER USE.

4. THE HORIZONTAL CONTROL IS REFERENCED TO NAD_83 (2011) (EPOCH:2010.0000)

5. PRIMARY CONTROL WAS ESTABLISHED USING RTK (REAL TIME KINEMATIC) FIELD PROCEDURES. POSITIONAL ACCURACY FOR HORIZONTAL CONTROL IS +/- 0.06 FT.

6. THE VERTICAL DATUM IS REFERENCED TO THE NGVD29

7. OWNERSHIP IS SUBJECT TO OPINION OF TITLE.

8. THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN IN THIS SURVEY THAT MAY BE FOUND IN THE COUNTY PUBLIC RECORDS.

9. THIS SURVEY IS FOR USE AS PER REQUEST AND NOT FOR ANY OTHER USE.

10. NO EXCAVATION OR DETERMINATION WAS MADE AS TO HOW THE SUBJECT PROPERTY IS SERVED BY UTILITIES. SUBSURFACE UTILITIES, INCLUDING, BUT WITHOUT LIMITATION TO PIPES, WIRES, VAULTS, BOXES, DRAIN TILES, VOIDS, CABLES AND OTHER MATERIALS AUXILIARY TO THE DELIVERY AND/OR DISPOSAL OF WATER, WASTEWATER, SEWAGE, ELECTRICITY, GAS, TELEPHONE SERVICE, CABLE TELEVISION, AS THEY MAY EXIST WITHIN, UPON, ACROSS OR ABUTTING THE SUBJECT PROPERTY WERE NOT LOCATED. SURFACE STRUCTURES AS THEY MAY EXIST WITHIN, UPON, ACROSS OR ABUTTING THE SUBJECT PROPERTY WERE NOT LOCATED UNLESS OTHERWISE SHOWN ON THE SURVEY MAP.

11. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE-GROUND, VISIBLE EVIDENCE. UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.

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

13. THERE ARE NO PLOTTABLE OFFSITE EASEMENTS OR SERVITUDES DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR AS A PART OF THE SURVEY UNLESS OTHERWISE SHOW.

14. PROPERTY HAS DIRECT ACCESS TO A PUBLIC RIGHT-OF-WAY BEING N.W. S. RIVER DR.

15. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

16. AFTER CONSULTING THE NATIONAL WETLAND INVENTORY, THE PROPERTY DOES CONTAIN WETLAND. SURVEYOR DID NOT OBSERVE ANY WETLANDS AT TIME OF SURVEY, HOWEVER SITE WAS NOT VISITED BY ANY JURISDICTIONAL WETLAND OR ENVIRONMENTAL AGENCIES.

17. NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

18. ADDRESS OF PROPERTY WAS NOTED ON FRONT OF PROPERTY.

19. STRIPED PARKING WERE NOTED ON THE SITE.

20. THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON THE SUBJECT PROPERTY AT THE TIME OF SURVEY.

21. PARCELS ARE CONTIGUOUS WITH NO GAPS, GORES OR OVERLAPS.

22. THERE ARE NO DISCREPANCIES BETWEEN LEGAL DESCRIPTION AND THE SURVEY DRAWING

23. THE PROPERTY DIMENSIONS FORMS A CLOSED FIGURE

24. NO CURRENT ZONING INFORMATION WAS PROVIDED

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OWNERS INFORMATION

OWNER: WMG MEDLEY OWNER LLC
MAILING ADDRESS: 2801 SW 31 AVE STE 2B MIAMI, FL 33133

UTILITY NOTE

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SURVEYOR'S NOTES

1. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF CLOSED GEOMETRIC FIGURES WAS FOUND TO EXCEED THIS REQUIREMENT 1 FT. IN 10,000 FT. (REQUIRED)

2. THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN IN THIS SURVEY THAT MAY BE FOUND IN THE COUNTY PUBLIC RECORDS.

3. THIS SURVEY IS FOR USE AS PER REQUEST AND NOT FOR ANY OTHER USE.

4. THE HORIZONTAL CONTROL IS REFERENCED TO NAD_83 (2011) (EPOCH:2010.0000)

5. PRIMARY CONTROL WAS ESTABLISHED USING RTK (REAL TIME KINEMATIC) FIELD PROCEDURES. POSITIONAL ACCURACY FOR HORIZONTAL CONTROL IS +/- 0.06 FT.

6. THE VERTICAL DATUM IS REFERENCED TO THE NGVD29

7. OWNERSHIP IS SUBJECT TO OPINION OF TITLE.

8. THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN IN THIS SURVEY THAT MAY BE FOUND IN THE COUNTY PUBLIC RECORDS.

9. THIS SURVEY IS FOR USE AS PER REQUEST AND NOT FOR ANY OTHER USE.

10. NO EXCAVATION OR DETERMINATION WAS MADE AS TO HOW THE SUBJECT PROPERTY IS SERVED BY UTILITIES. SUBSURFACE UTILITIES, INCLUDING, BUT WITHOUT LIMITATION TO PIPES, WIRES, VAULTS, BOXES, DRAIN TILES, VOIDS, CABLES AND OTHER MATERIALS AUXILIARY TO THE DELIVERY AND/OR DISPOSAL OF WATER, WASTEWATER, SEWAGE, ELECTRICITY, GAS, TELEPHONE SERVICE, CABLE TELEVISION, AS THEY MAY EXIST WITHIN, UPON, ACROSS OR ABUTTING THE SUBJECT PROPERTY WERE NOT LOCATED. SURFACE STRUCTURES AS THEY MAY EXIST WITHIN, UPON, ACROSS OR ABUTTING THE SUBJECT PROPERTY WERE NOT LOCATED UNLESS OTHERWISE SHOWN ON THE SURVEY MAP.

11. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE-GROUND, VISIBLE EVIDENCE. UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.

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

13. THERE ARE NO PLOTTABLE OFFSITE EASEMENTS OR SERVITUDES DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR AS A PART OF THE SURVEY UNLESS OTHERWISE SHOW.

14. PROPERTY HAS DIRECT ACCESS TO A PUBLIC RIGHT-OF-WAY BEING N.W. S. RIVER DR.

15. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

16. AFTER CONSULTING THE NATIONAL WETLAND INVENTORY, THE PROPERTY DOES CONTAIN WETLAND. SURVEYOR DID NOT OBSERVE ANY WETLANDS AT TIME OF SURVEY, HOWEVER SITE WAS NOT VISITED BY ANY JURISDICTIONAL WETLAND OR ENVIRONMENTAL AGENCIES.

17. NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

18. ADDRESS OF PROPERTY WAS NOTED ON FRONT OF PROPERTY.

19. STRIPED PARKING WERE NOTED ON THE SITE.

20. THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON THE SUBJECT PROPERTY AT THE TIME OF SURVEY.

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