

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.: 11 Twp.: 57 S. Rge.: 38 E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.

1. Owner's Name: KEVIN LOUDY Phone: 305-431 2070
Address: 18851 SW 309 ST City: MIAMI State: FL Zip Code: 33030
Owner's Email Address: kevloudy@gmail.com
2. Surveyor's Name: Patricia Grau Phone: (786) 308-0620
Address: 1005 N. Krome Ave, Ste. 123 City: Homestead State: FL Zip Code: 33030
Surveyor's Email Address: info@grauphics.com
3. Legal Description of Cutout Tract: WEST 1/2 OF LOT 6 , BLOCK 2, REDLAND VILLAS, PLAT BOOK 26, AT PAGE 72, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FL.
4. Folio No(s): 30-7811-004-0020. / _____ / _____ / _____
5. Legal Description of Parent Tract: LOT 6, BLOCK 2, REDLAND VILLAS, PLAT BOOK 26, AT PAGE 72, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FL
6. Street Boundaries: SW 309 ST BETWEEN SW 189 AVE AND SW 188 AVE
7. Present Zoning: RU-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.

THIS APPLICATION CONSISTS OF TWO (2) PAGES. BOTH PAGES MUST BE COMPLETED AND SUBMITTED IN ORDER TO PROCESS

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: Kevin Z

COUNTY OF MIAMI-DADE)

(Print name & Title here): Kevin Loudy

BEFORE ME, personally appeared Kevin Loudy this 27 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 y or produce as identification and who did (not) take an oath.

WITNESS my hand and seal in the County and State last aforesaid this 27 day of March, 2025 A.D.

Signature of Notary Public: Steven D. Losner

(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.



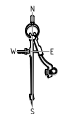
WAIVER OF PLAT
BOUNDARY AND TOPOGRAPHIC SURVEY
A PORTION OF LAND IN SECTION 11, TOWNSHIP 57 SOUTH, RANGE 38 EAST.
MIAMI-DADE COUNTY, FLORIDA.

SYMBOLS LEGEND

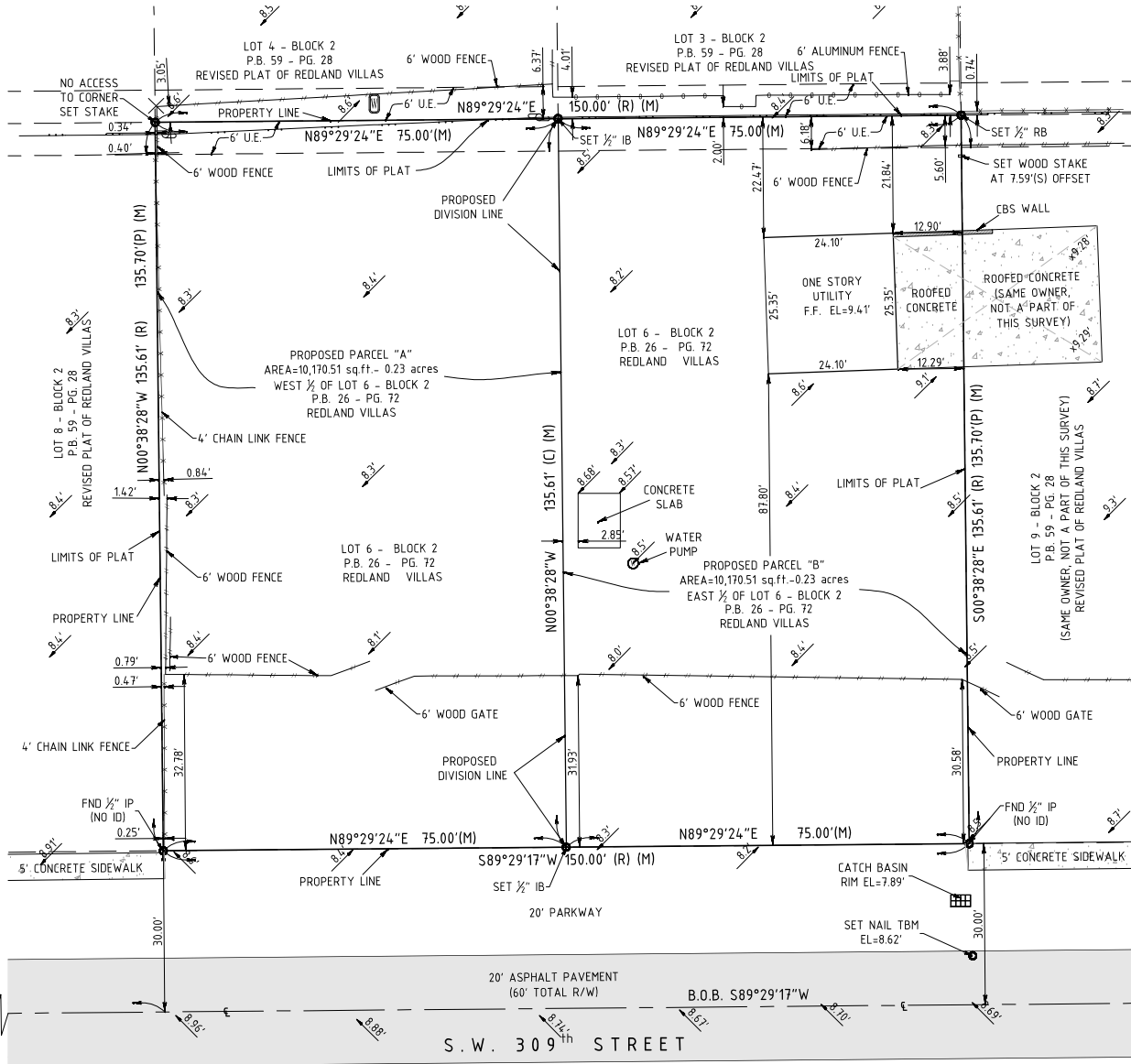
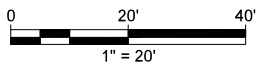
- 15.0' POLE ANCHOR.
- A/C AIR CONDITIONING UNIT.
- BELL SOUTH PEDESTAL.
- BENCHMARK.
- BOLLARD.
- BELL SOUTH MANHOLE.
- CATCH BASIN.
- CLEANOUT.
- CONCRETE WALL.
- CONTROL POINT.
- DRAINAGE MANHOLE.
- ELECTRIC PULLBOX.
- ELECTRIC PANEL.
- FIRE HYDRANT.
- GAS VALVE.
- HANDICAPPED PARKING.
- IRON PIPE.
- MAILBOX.
- MONITORING WELL.
- NAIL & DISC.
- SANITARY MANHOLE.
- SINGLE SIGN / DOUBLE SIGN.
- SECTION CORNER.
- 1/2 SECTION CORNER.
- 0.00' SPOT ELEVATIONS.
- TRAFFIC SIGNAL BOX.
- WATER METER.
- WATER VALVE COVER.
- POWER POLE.
- LIGHT POLE.
- UTILITY POLE.
- CHAIN LINK FENCE.
- IRON FENCE.
- ALUMINUM FENCE.
- BARN FENCE.
- WOOD FENCE.
- LIMITED ACCESS RIGHT OF WAY LINE.
- NON-VEHICULAR ACCESS RIGHT OF WAY LINE.

ABBREVIATIONS LEGEND

- B.F. INDICATES BACKFLOW PREVENTER.
- C.B. INDICATES CATCH BASIN.
- C/L INDICATES CENTERLINE.
- C.O. INDICATES CLEAN-OUT.
- C.S. INDICATES CONCRETE SLAB.
- CONC. INDICATES CONCRETE.
- E.B. INDICATES ELECTRIC BOX.
- ENC. INDICATES ENCROACHMENT.
- F.H. INDICATES FIRE HYDRANT.
- FND. INDICATES FOUND.
- I.P. INDICATES IRON PIPE.
- I.B. INDICATES IRON BAR.
- L.P. INDICATES LIGHT POLE.
- M.H. INDICATES MANHOLE.
- M/L INDICATES MONUMENT LINE.
- N.D. INDICATES NAIL AND DISC.
- O.R.B. INDICATES OFFICIAL RECORD BOOK.
- P.G. INDICATES PAGE.
- PL. INDICATES PLANTER.
- P.B. INDICATES PLAT BOOK.
- P.C. INDICATES POINT OF CURVATURE.
- P.T. INDICATES POINT OF TANGENCY.
- P/L INDICATES PROPERTY LINE.
- R.B. INDICATES REBAR.
- U.E. INDICATES UTILITY EASEMENT.
- W.M. INDICATES WATER METER.
- W.V. INDICATES WATER VALVE.



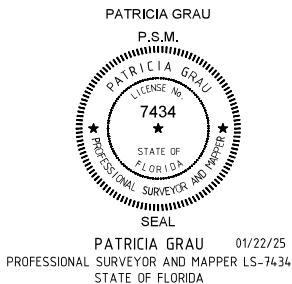
GRAPHIC SCALE



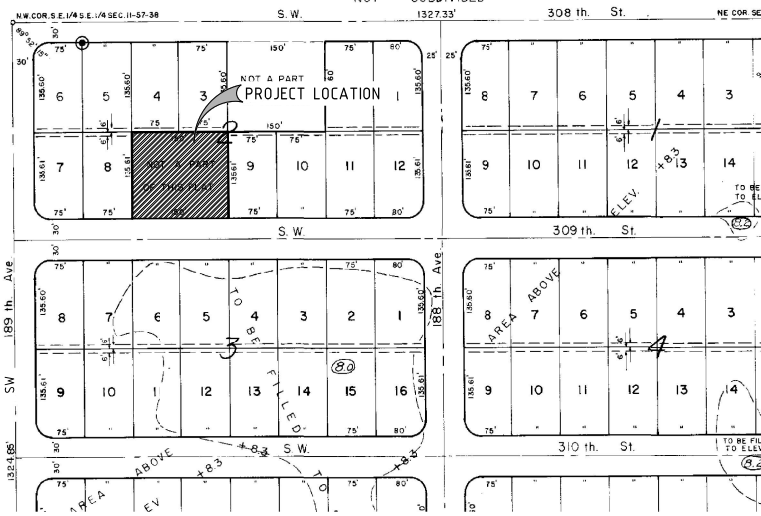
WAIVER OF PLAT
BOUNDARY AND TOPOGRAPHIC SURVEY.

I HEREBY CERTIFY:
THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF
PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050 THROUGH 5J-17.052 OF THE FLORIDA
ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

NOT VALID UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL
RAISED SEAL OF FLORIDA LICENSED SURVEYOR AND MAPPER



PATRICIA GRAU 01/22/25
PROFESSIONAL SURVEYOR AND MAPPER LS-7434
STATE OF FLORIDA



LEGAL DESCRIPTION:

LOT 6, BLOCK 2, REDLAND VILLAS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 26, AT PAGE 72, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PROPERTY ADDRESS:

18851 S.W. 309th STREET
MIAMI, FLORIDA, 33030.

FOLIO NO.:

30-7811-004-0020.

PURPOSE OF SURVEY:

THE SURVEY WAS ORDERED FOR SUBDIVISION PURPOSES.

CERTIFIED TO:

NANCY LOUDY LE,
REM KEVIN LOUDY,
REM RODNEY LOUDY

SURVEYOR'S NOTES:

- NORTH ARROW DIRECTION IS BASED ON AN ASSUMED MERIDIAN.
- THE ISSUE OF THIS SURVEY IS ONLY FOR THE EXCLUSIVE AND SPECIFIC USE OF THOSE PERSONS, PARTIES, OR INSTITUTIONS IN THE CERTIFICATION.
- LEGAL DESCRIPTION WAS FURNISHED BY THE CLIENT.
- ALL CLEARANCES AND / OR ENCROACHMENTS SHOWN HEREON ARE APPARENT.
- FENCE LEGAL OWNERSHIP IS NOT DETERMINED NOR IMPLIED.
- UNDERGROUND UTILITIES, IMPROVEMENTS, FOOTINGS, FOUNDATIONS AND ENCROACHMENTS, IF ANY WERE NOT LOCATED.
- LANDS DEPICTED HEREON WERE SURVEYED AS PER THE LEGAL DESCRIPTION PROVIDED BY THE CLIENT.
- NO CLAIMS AS TO OWNERSHIP OR MATTERS OF TITLE ARE MADE OR IMPLIED.
- ALL ROADS SHOWN HEREON ARE PUBLIC UNLESS OTHERWISE NOTED.
- NO IDENTIFICATION CAP FOUND ON PROPERTY CORNERS UNLESS OTHERWISE NOTED.
- DISTANCES ALONG THE BOUNDARY LINES ARE RECORDED AND MEASURED UNLESS OTHERWISE NOTED.
- THE GRAPHIC PORTIONS OF THIS DOCUMENT ARE INTENDED TO BE DISPLAYED AT THE GRAPHIC DEPICTED. SAID SCALE MAY BE ALTERED IN REPRODUCTIONS AND AS SUCH, CARE SHOULD BE TAKEN WHEN OBTAINING SCALED DATA.
- CONTACT THE APPROPRIATE AUTHORITIES BEFORE ANY DESIGN WORK OR EXCAVATION ON THE HEREIN-DESCRIBED PARCEL FOR BUILDING, ZONING INFORMATION, AND UTILITY LOCATION.
- CODE RESTRICTIONS AND TITLE SEARCHES ARE NOT REFLECTED IN THIS SURVEY.
- BEARINGS AS SHOWN HEREON ARE BASED ALONG THE CENTERLINE OF S.W. 309th STREET WITH AN ASSUMED BEARING OF S89°29'17"W, SAID LINE TO BE CONSIDERED A WELL-ESTABLISHED AND MONUMENTED LINE.

RESTRICTIONS:

- SINCE NO OTHER INFORMATION WAS FURNISHED OTHER THAN THAT IS CITED IN THE SOURCES OF DATA, THE CLIENT IS HEREBY ADVISED THAT THERE MAY BE LEGAL ISSUES ON THE SUBJECT PROPERTY THAT ARE NOT SHOWN ON THIS SURVEY MAP AND 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 PUBLIC UTILITIES.
- NO IMPROVEMENTS WERE LOCATED, OTHER THAN THOSE SHOWN ON THIS SURVEY MAP.

FEMA INFORMATION:

- THE FLOOD INFORMATION SHOWN HEREON DOES NOT IMPLY THAT THE SUBJECT PROPERTY WILL OR WILL NOT BE FREE FROM FLOODING OR DAMAGE AND DOES NOT CREATE ANY LIABILITY ON THE PART OF THE FIRM FOR ANY DAMAGE THAT OCCURS FROM RELIANCE ON SAID INFORMATION.

ACCURACY:

- HORIZONTAL CONTROL:
- THE ACCURACY OBTAINED FOR ALL HORIZONTAL CONTROL MEASUREMENTS, BASED ON A 95% CONFIDENCE LEVEL AND OFFICE CALCULATION OF CLOSED GEOMETRIC FIGURES, VERIFIED BY REDUNDANT MEASUREMENTS, MEETS OR EXCEEDS AN EQUIVALENT LINEAR CLOSURE STANDARD OF 1 FOOT IN 7,500 FEET FOR SUBURBAN AREA, A COMMON VALUE ACCEPTED IN THE SURVEYING AND CONSTRUCTION INDUSTRY.

VERTICAL CONTROL:

- ELEVATION CONTROL FOR THE SURVEY WAS BASED ON A CLOSED LEVEL LOOP TO THE BENCHMARK(S) NOTED BELOW AND MEET OR EXCEEDS A CLOSURE IN FEET OF PLUS OR MINUS 0.05 FT.

BENCHMARK INFORMATION:

VERTICAL BENCHMARK USED:

- NAME: F-5 ELEVATION = 8.30' (N.G.V.D. 29) MIAMI-DADE COUNTY.
- LOCATION: SW 312th ST - 21' NORTH OF C/L AND SW 187th AVE - 60' EAST OF C/L.
- DESCRIPTION: BRASS BAR IN CONCRETE MONUMENT.

HORIZONTAL BENCHMARK USED:

- NAME: H 100 POINT ID: AC4345 N: 421195.95' E: 819181.93' DATUM: NAD83 (1990) SPC FL E0901 ELEV: 10.3' (NAVD88).
- LOCATION: INTERSECTION OF S.W. 194th AVENUE AND S.W. 296th STREET.
- DESCRIPTION: ALUMINUM PLUG IN CONCRETE MONUMENT.

Patricia Grau

Digitally signed by Patricia Grau
Date: 2025.02.07 08:17:16
-05'00'

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY:
PATRICIA GRAU, P.S.&M., ON THE DATE ADJACENT TO THE SEAL.
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED & SEALED.
THE SIGNATURE MUST BE VERIFIED ON ALL ELECTRONIC COPIES.

FLOOD ZONE	ELEVATION	REVISIONS:
AH	+9.00 (N.G.V.D. 29)	11/18/24- COMMENTS ADDRESSED
COMMUNITY #	PANEL NUMBER	01/22/25- WAIVER OF PLAT
120635	0726	
SUFFIX	REVISED DATE	
L	09/11/2009	

PAGE No.
1 OF 1

GGS
GRAUPHICS GEOMATICS SERVICES, CORP.

L.B. 8520
1005 NORTH KROME AVENUE, SUITE 123
HOMESTEAD, FL 33030
PHONE 786-308-0620
E-MAIL: INFO@GRAUPHICS.COM / WEB: WWW.GRAUPHICS.COM

FIELD DATE	SCALE:	DRAWN BY:	RECORDED IN:
01/20/25	1" = 20'	P.G.	F.B. 14 - PG. 04