

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: MIAMI - DADE Sec.: 12413 Twp.: 56S. Rge.: 39 E. / Sec.: 13 Twp.: 56 S. Rge.: 39 E.

1. Owner's Name: CAJ DEVELOPERS CORP. Phone: _____

Address: 15521 S.N. 163^{STREET} City: MIAMI State: FL Zip Code: 33187

Owner's Email Address: CAJINVESTMENT@GMAIL.COM

2. Surveyor's Name: ROBERTO R. BRIZUELA Phone: (305) 219-4626

Address: 7315 WEST FLAGLER City: MIAMI State: FL Zip Code: 33144

Surveyor's Email Address: RBRIZUELA@AOL.COM

3. Legal Description of Cutout Tract: SEE ATTACHED EXHIBIT B

4. Folio No(s): 30-6912-008-1531 | _____ | _____

5. Legal Description of Parent Tract: SEE ATTACHED EXHIBIT A

6. Street Boundaries: WEST: SW 182 AVENUE; SOUTH: SW 213 STREET; EAST: SW 120 AVE

7. Present Zoning: RU-2 Zoning Hearing No.: _____

8. Proposed use of Property:
Single Family Res.(_____ Units), Duplex(2 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)
COUNTY OF MIAMI-DADE)

SS:

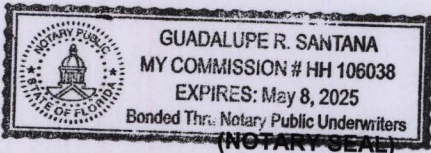
Signature of Owner: _____

(Print name & Title here):

[Signature]
Alexis Perez / President

BEFORE ME, personally appeared Alexis Perez this 18 day of August, 2022 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposed therein. Personally known DD-PC20-000-67-024 or produce identification and who did (not) take an oath.

WITNESS my hand and seal in the County and State last aforesaid this 18 day of August, 2022 A.D.



Signature of Notary Public: _____

(Print, Type name here):

[Signature]
Guadalupe Santana
May 8, 2025 HH106038
(Commission Expires) (Commission Number)

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

Exhibit A

The East 100 feet of the West 308.73 feet of the South 107 feet of the tract Sixteen (16) of the 2nd. REVISED PLAT of DIXIE PINES, a subdivision according to the Plat thereof recorded in Plat Book 31, Page 51 of the Public Records of Miami-Dade County, Florida, also known as Lots Seventeen (17) & Eighteen (18) in Block Sixteen (16) of DIXIE PINES, a subdivision according to the Plat thereof recorded in Plat Book 20, Page 16, of the Public Records of Miami-Dade County, Florida.

Parcel Identification Number: 30-6912-008-1591

Exhibit B

THE EAST 91.50 FEET OF THE WEST 300.22 FEET OF THE SOUTH 107 FEET OF TRACT SIXTEEN (16) OF THE 2ND REVISED PLAT OF DIXIE PINES, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 31, PAGE 51 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, ALSO KNOWN AS LOT SEVENTEEN (17) AND LOT EIGHTEEN (18) LESS THE EAST 8.50 FEET, IN BLOCK SIXTEEN (16) OF DIXIE PINES, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 20, PAGE 16 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

Parcel Identification Number: 30-6912-008-1591

SKETCH OF BOUNDARY AND TOPOGRAPHIC SURVEY CAJ DEVELOPER CORP. WAIVER OF PLAT

DEVELOPMENT INFORMATION:

OWNER:
CAJ DEVELOPER CORP.
15521 SW 163 ST.
MIAMI, FL. 33187

FOLIO NUMBER: 30-6912-008-1591
EXISTING VACANT SITE CONTAINING 9,931 SQ. FT. (0.23 ACRES ±).

FLOOD CRITERIA:
MIAMI-DADE COUNTY FLOOD CRITERIA ELEV.=+6.0(NGVD) (PER P.B. 120-13)

EXISTING ZONING:
RU-2 - SINGLE FAMILY RESIDENCES.

PROPOSED ZONING:
RU-2 - TWO SINGLE FAMILY RESIDENCES (DUPLEX).

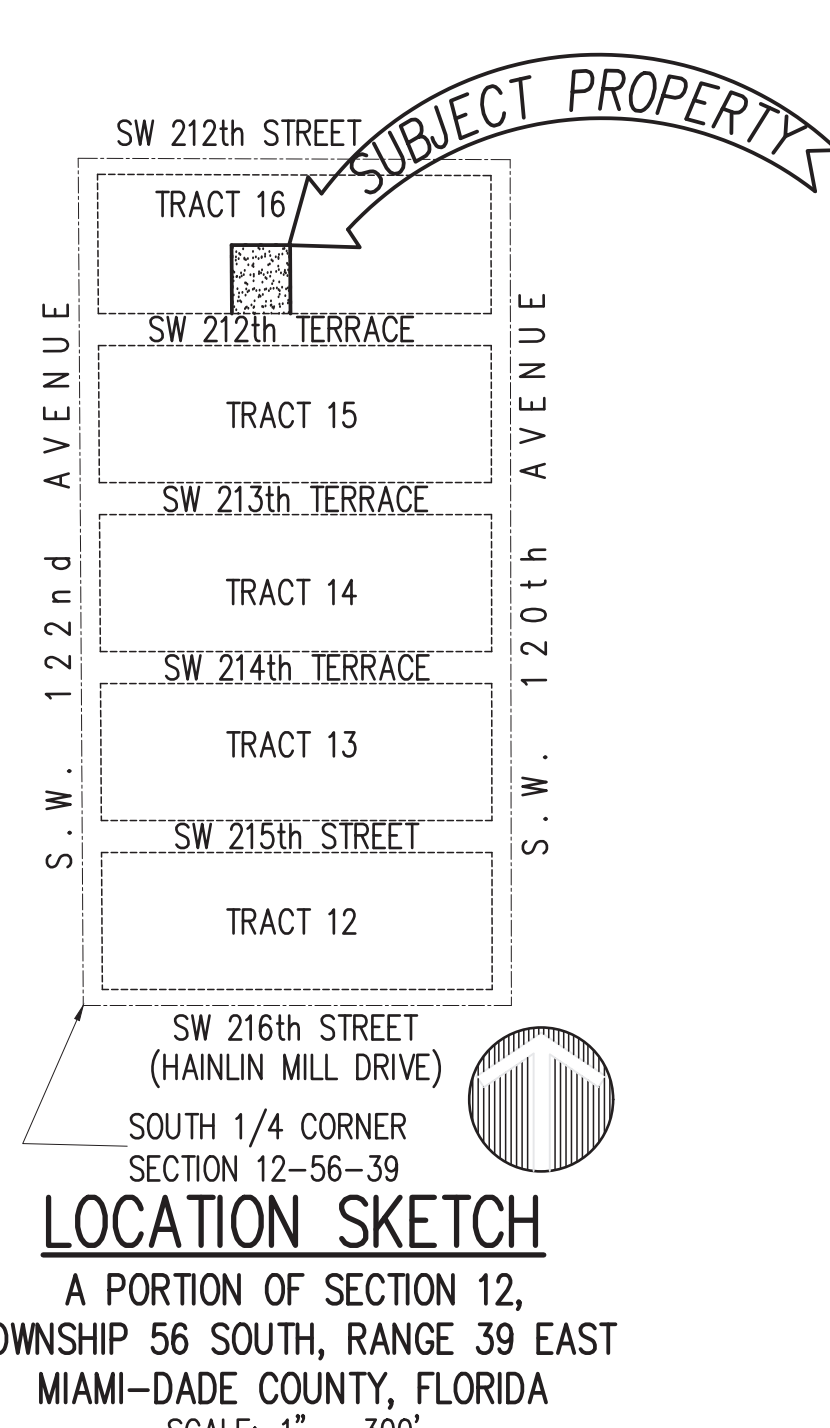
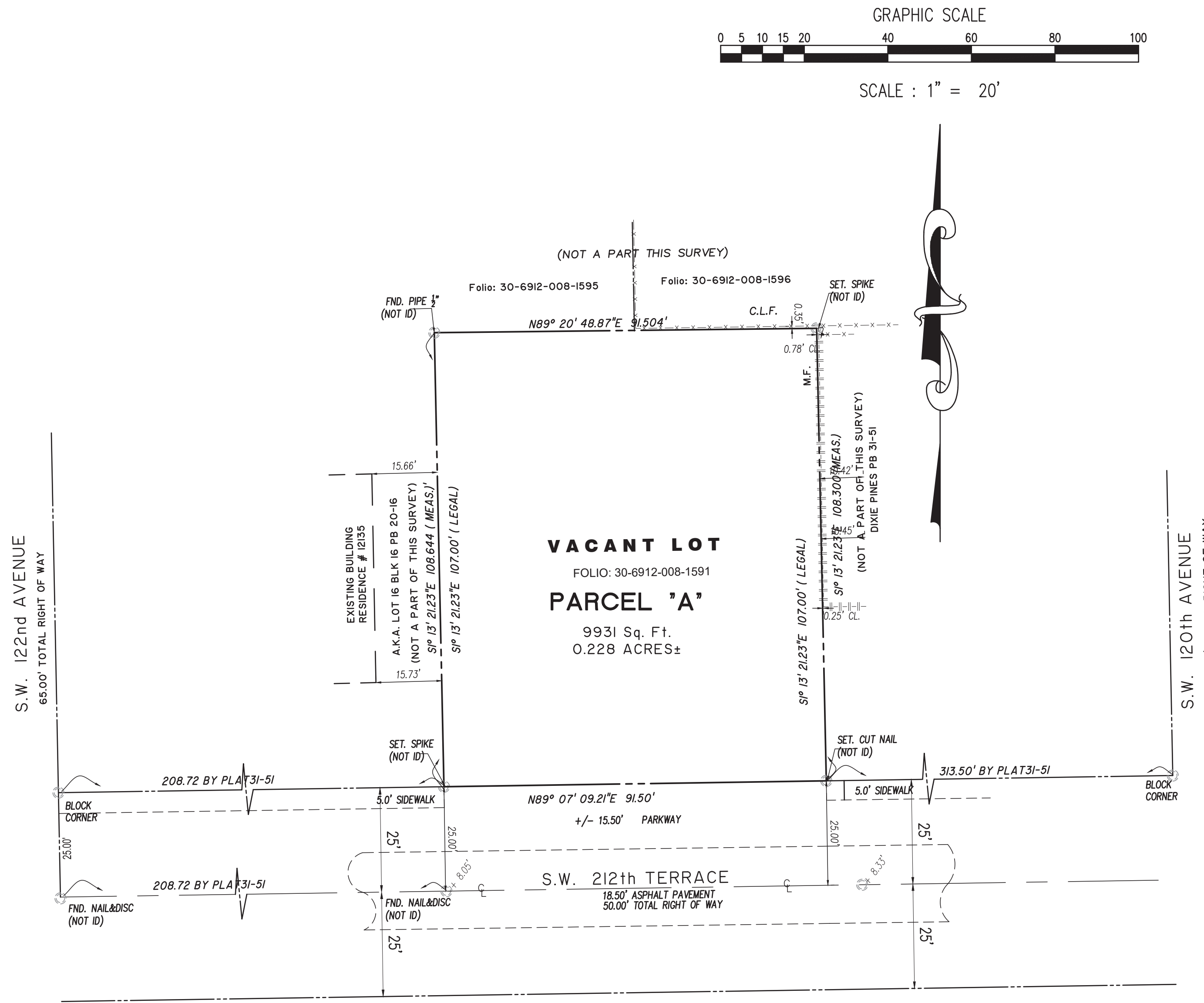
PROPOSED DEVELOPMENT:
TWO SINGLE FAMILY RESIDENCES (DUPLEX).

LEGAL DESCRIPTION (PARENT TRACT AND PARCEL "A"):

THE EAST 91.50 FEET OF THE WEST 300.22 FEET OF THE SOUTH 107 FEET OF TRACT 16 OF THE "SECOND REVISED PLAT OF DIXIE PINES", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, AT PAGE 51, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SURVEYOR'S NOTES:

1. THE HEREIN CAPTIONED PROPERTY WAS SURVEYED AND DESCRIBED BASED ON THE SHOWN LEGAL DESCRIPTION. PROVIDED BY CLIENT.
2. ACCURACY: THE EXPECTED USE OF THE LAND, AS CLASSIFIED IN THE MINIMUM TECHNICAL STANDARDS PURSUANT RULE 5J-17 THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 10,000 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THIS REQUIREMENT.
3. NOT VALID WITHOUT THE SIGNATURE AND THE 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 IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
4. CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK ON THE HEREIN DESCRIBED PARCEL FOR BUILDING AND ZONING INFORMATION.
5. UNDERGROUND UTILITIES ARE NOT DEPICTED HEREON, CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK OR CONSTRUCTION ON THE PROPERTY HEREIN DESCRIBED. SURVEYOR SHALL BE NOTIFIED AS TO ANY DEVIATION FROM UTILITIES SHOWN HEREON.
6. NUMBER OF LOTS: 1
7. LAND USE: RESIDENTIAL
8. TYPE OF SURVEY: BOUNDARY & TOPOGRAPHIC SURVEY
9. NORTH ARROW DIRECTION AND BEARINGS SHOWN HEREON ARE BASED ON: ASSUMED VALUE OF ALONG THE CENTERLINE OF S.W. 212TH TERRACE WHICH IS N 89°07'09" E.
10. UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTINGS AND/OR FOUNDATIONS (UNDERGROUND).
11. SOURCE ELEVATION PROVIDED BY MIAMI-DADE COUNTY SURVEY DEPARTMENT RELATIVE TO MEAN SEA LEVEL NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929. BENCHMARK USED: G-38 ELEVATION: 12.35 (NGVD)
12. MIAMI-DADE COUNTY FLOOD CRITERIA: ELEV. 8.0 (NGVD)
13. THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) DELINEATES THE HEREIN DESCRIBED LAND TO BE SITUATED WITHIN: COMMUNITY PANEL NO. I2086C0584 / ZONE: "X" / ELEVATION: N/A / DATE: 09/11/2009



SURVEYOR'S CERTIFICATION:
I CERTIFY THAT THE ATTACHED WAIVER OF PLAT, AND LEGAL DESCRIPTION ASSOCIATED THEREWITH, COMPLY WITH ALL APPLICABLE REQUIREMENTS OF CHAPTER 28, SUBDIVISION CODE OF MIAMI-DADE COUNTY, FLORIDA.
CERTIFIED THIS _____ DAY OF _____ A.D., 2022.

ROBERTO BRIZUELA, PROFESSIONAL SURVEYOR AND MAPPER No. 3064
STATE OF FLORIDA
ROBERTO BRIZUELA & ASSOCIATES, INC.
7315 W. FLAGLER STREET, MIAMI, FL. 33144

LEGEND & ABBREVIATIONS

SYMBOL	DEFINITION
AC	AREA
B.M.	BENCHMARK
BR	BENCH MARK
CD	CONCRETE DIMENSION LINE
C.L.	CENTERLINE
C.P.	CONCRETE PAVEMENT
D.F.	DRIVE FLOOR
E.L.	ELECTRIC LIGHT POLE
E.P.	ELECTRIC POLE
E.T.	ELECTRIC TRANSFORMER
F.	FOOTING
F.F.	FULL FINISH
G.C.	GEOCENTRIC
H.C.	HORIZONTAL CURVE
I.P.	INTERSECTION
L.P.	LEAST SQUARES ADJUSTMENT
L.S.	LONGITUDINAL SECTION
L.T.	LONGITUDINAL TRANSVERSE
N.A.	NORTH ARROW
N.D.	NATIONAL DATUM
O.A.	OVERHEAD WIRELINE
P.C.	PARTIAL CURVE
P.E.	PARTIAL ELEVATION
P.M.	PROPOSED MAPPING
R.F.	RIGHT OF WAY
S.	SECTION
T.	TERRACE
U.C.	UNDERGROUND CONCRETE
V.L.	VACANT LOT
W.P.	WOOD POWER POLE
W.W.	WATER WIRE

WAIVER OF PLAT, BOUNDARY, AND TOPOGRAPHIC SURVEY

ROBERTO BRIZUELA & ASSOCIATES, INC.
7315 WEST FLAGLER STREET, MIAMI, FL. 33144
PHONE: (305) 551-4393 - FAX: (305) 266-6112

ROBERTO R. BRIZUELA, P.S.M.
CERTIFICATE No. L.S.-3064
STATE OF FLORIDA

REVISIONS:

No.	DATE	DESCRIPTION
1		
2		
3		
4		

CHECKED BY:	DATE:	DRAWN BY:	SCALE:
RB	05/01/2021	2A	AS SHOWN

JOB No. 22-03-33

Plot Date: 03/21/2024 - 9:46am
File: C:\J. Brizuela.dwg
Last Edited: Nov 11, 2024 - 9:45:31am