

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: _____

Tentative No.: T- _____

Received Date: _____

Number of Sites : (1)

APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: UNINCORPORATED MIAMI-DADE COUNTY Sec.: 21 Twp.: 54 S. Rge.: 40 E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.

1. Name of Proposed Subdivision: FLORIDA CHRISTIAN SCHOOL SUBDIVISION

2. Owner's Name: THE FLORIDA CHRISTIAN SCHOOL OF DADE COUNTY, INC Phone: 305 226 8152

Address: 4200 SW 89 AVE MIAMI, FL 33165 City: MIAMI State: FL Zip Code: 33165

Owner's Email Address: REY.DEARMAS@FLORIDACHRISTIAN.ORG

3. Surveyor's Name: E R BROWNELL, AND ASSOC, INC Phone: 305860 3866

Address: 4957 SW 74 CT City: MIAMI State: FL Zip Code: 33155

Surveyor's Email Address: alopez@erbrownell.com

4. Folio No(s): 30-4021-000-0160 / 30-4021-000-0231 / 30-4021-000-0290

5. Legal Description of Parent Tract: see attached

6. Street boundaries: SW 89 AVE 142 STREET

7. Present Zoning: RV-1 (VACILLATING) Zoning Hearing No.: CEAB 10-41-01 (1420 students)

8. Proposed use of Property:

Single Family Res.(_____ 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.

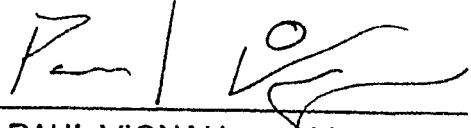
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I HEREBY CERTIFY that I am the owner of the parcel(s) described in Item 5 and that the information contained in this application is true and correct to the best of my knowledge and belief. If applicable, attached is a list of all the restrictions/restrictive 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: 

COUNTY OF MIAMI-DADE)

(Print name & Title here): PAUL VIGNAU, president

BEFORE ME, personally appeared Paul Vignau this 8th day of October, 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 8th day of October, 2025 A.D.



ALEXANDRA JULIET GARCIA

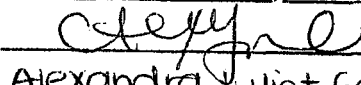
Notary Public

State of Florida

Comm# HH563367

Expires 6/19/2028

(NOTARY SEAL)

Signature of Notary Public: 

(Print, Type name here): Alexandra Juliet Garcia

6/19/2028 HH563367

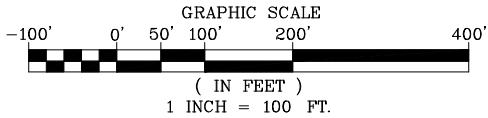
(Commission Expires)

(Commission Number)

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

FLORIDA CHRISTIAN SCHOOL SUBDIVISION

A REPLAT OF A PORTION OF GOVERNMENT LOT 2 SECTION 21, TOWNSHIP 54 SOUTH RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA.

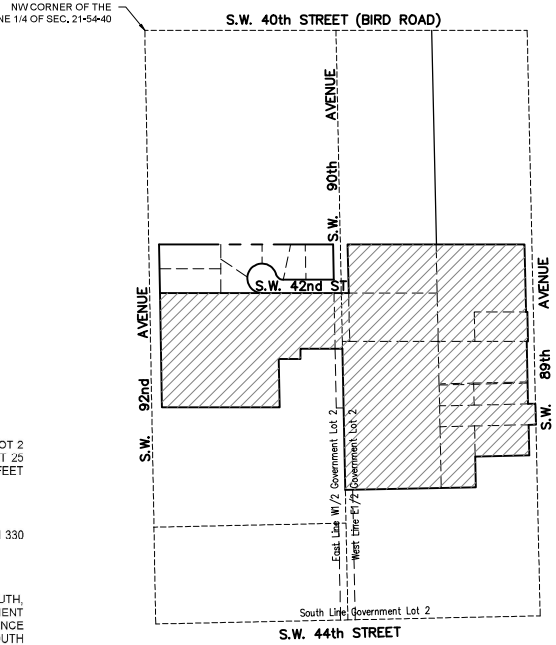


PREPARED BY



BROWNELL & ASSOCIATES, INC.
CONSULTING ENGINEERS
4957 SW 74TH COURT
PHONE: (305) 860-3866
CERTIFICATION NO. LB 761

MIAMI, FLORIDA, 33155
FAX: (305) 860-3870
JANUARY, 2022



LOCATION MAP
GOVERNMENT LOT 2
SECTION 21 TOWNSHIP 54 SOUTH, RANGE 40 EAST
SCALE 1"=300'

SURVEYORS' NOTES:

Number of Acres: 16.09 Acres +/-
Number of Lots: 1 Tract
Property Zoned: RU-1 (w/ Variances to permit a school)
Method of Water: Public Water
Method of Sewage: Public Sewer
Dade County Flood Criteria: 6.3 (PB 120 PG 13)
Number of Lot Corners/FKMs: 14
Number of PCs: 4

An express purpose of this plat is to close and vacate from public use those portions of the dedicated rights of way for SW 90th Avenue lying within the Tract depicted hereon.

Bearings are based on an assumed meridian where the West line of Government Lot 2 in said Section 21 bears North 00°00'07" West.

Elevations are referred to National Geodetic Vertical Datum (N.G.V.D.) based on Miami-Dade County Bench Mark BENNET, the same being US&GS brass disk set in concrete monument in the Southeast corner of the intersection of SW 48th Street and SW 88th Court, elevation 9.76 feet.

A portion of the Subject Property lies within a Special flood Hazard Area (SFHA) as shown on the National Flood Insurance Program's Flood Insurance Rate Map for Miami-Dade County, Florida and Incorporated Areas Map No. 12086C0452L, Community No. 120635, bearing an effective/revised date of September 11, 2009. Said map delineates a portion of the herein described land to be situated within Zone AH, base flood elevation 8 feet. The map delineates a portion of the herein described land to be situated within Zone X, lying within both within an area of 0.2% annual chance flood and an area outside of the 0.2% annual chance floodplain.

Only the surface indications of underground utilities were located. There may be other underground utilities in addition to those evidenced by visible appurtenances as shown on this sketch. Underground utility references based on limited information provided by the utility company. Owner or his agent should verify all utility locations with the appropriate utility provider before using.

Rights of Way as shown are based on the record description, Recorded Plat(s) and records of Miami-Dade County Right of Way Department. Right of Way locations obtained from the Right of Way Department have not been abstracted nor are they warranted by Miami-Dade County and should be verified prior to design and/or construction.

DEVELOPMENT INFORMATION:

PRIVATE SCHOOL WITH:
CAMPUS BUILDING COVERAGE: 1,200 Students / 120 Faculty
Gymnasium Building 30,975 sq ft +/-
Cafeteria Building 4,849 sq ft +/-
Administration Building (Offices) 9,105 sq ft +/-
Crestner Building (Classrooms) 10,134 sq ft +/-
Martin Building (Classrooms) 13,558 sq ft +/-
Science Building (Classrooms) 3,340 sq ft +/-
Media Center (Classrooms) 15,200 sq ft +/-
252 spaces

The subject of this REPLAT is to close and vacate a portion of SW 90th Avenue, as shown hereon. The school proposes a modular classroom structure of approximately 9,000-9,000 sq ft on the main campus to accommodate 50 additional students. The west campus (92nd Avenue) remains undisturbed.

PREPARED FOR:

Florida Christian School of Dade County, Inc.
4200 SW 80th Avenue
Miami, Florida 33105
Phone: (305) 226-8152

SURVEYORS' CERTIFICATION:

This is to certify that there are no existing structures, improvements, utilities or easements of record on or adjacent to the land herein described other than as shown hereon, and that this "Tentative Plat" is a Boundary Survey and Topographic Survey and has been prepared under my supervision and is true and correct; I further certify that this "Tentative Plat" meets the Standards of Practice set forth by the Florida Board of Professional Surveyors and Mappers as set forth in Chapter 5J-17, Florida Administrative Code, pursuant to Chapter 472.027, Florida Statutes.

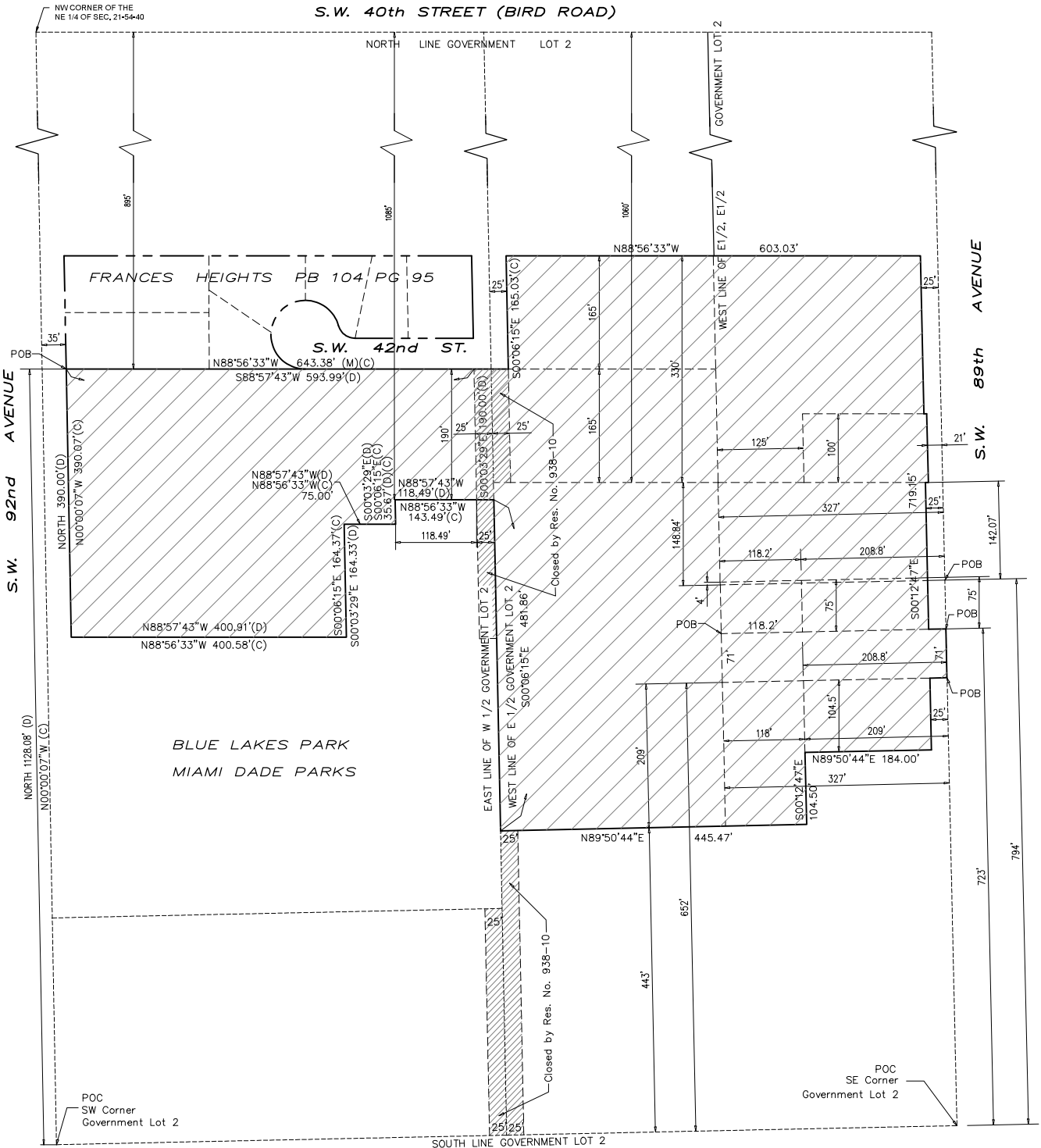
Dated: September 25th, 2025 (Revised as noted)

E.R. BROWNELL & ASSOCIATES, INC.

Certificate of Authorization LB 761

Digitally signed
by Thomas
Brownell
Date: 2025.10.01
11:00:37 -04'00'

The survey map and notes and/or report consisting of 3 Sheets. Each page shall not be considered full, valid, and complete unless attached to the others and has been electronically signed and sealed by Thomas Brownell, Professional Land Surveyor #2891, State of Florida using a Digital Signature and Date, pursuant to Chapter 5J-17, Florida Administrative Code, under Section 5J-17.062, on Sheet 1 of 3. The "Digital Date" may not reflect the date of survey or the latest revision date. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



S.W. 44th STREET

SCALE 1"=100'

E.R. Brownell & Associates, Inc.
CONSULTING ENGINEERS • SURVEYORS & MAPPERS • LAND PLANNERS
4957 SW 74th COURT
MIAMI, FLORIDA, 33155
PHONE: 305-860-3866 FAX: 305-860-3870
work@erbrownell.com

TENTATIVE PLAT
MIAMI, FLORIDA

No.	Date	App'd.	Job No.	Description
1	07/04/21	TB	57205	UPDATE TENTATIVE PLAT
2	09/25/25	TB	57205-F100	UPDATE TENTATIVE PLAT

Certification No. LB 761

PLS/PSM No. 2891

Field Book No. 26471

Drawn by: AA

Checked by: TB

Scale: 1" = 100'

Date: 09/05/03

Job No. 57205-F100

SEE SHEET 1 FOR CERTIFICATIONS.

Sheet No.

1 OF 3

Sketch No.

T-843

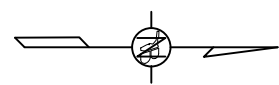
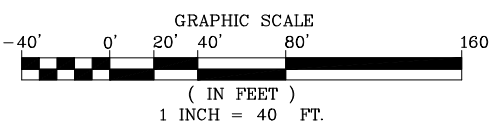
FLORIDA CHRISTIAN SCHOOL SUBDIVISION

A REPLAT OF A PORTION OF GOVERNMENT LOT 2 SECTION 21, TOWNSHIP 54 SOUTH RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA.

PREPARED BY

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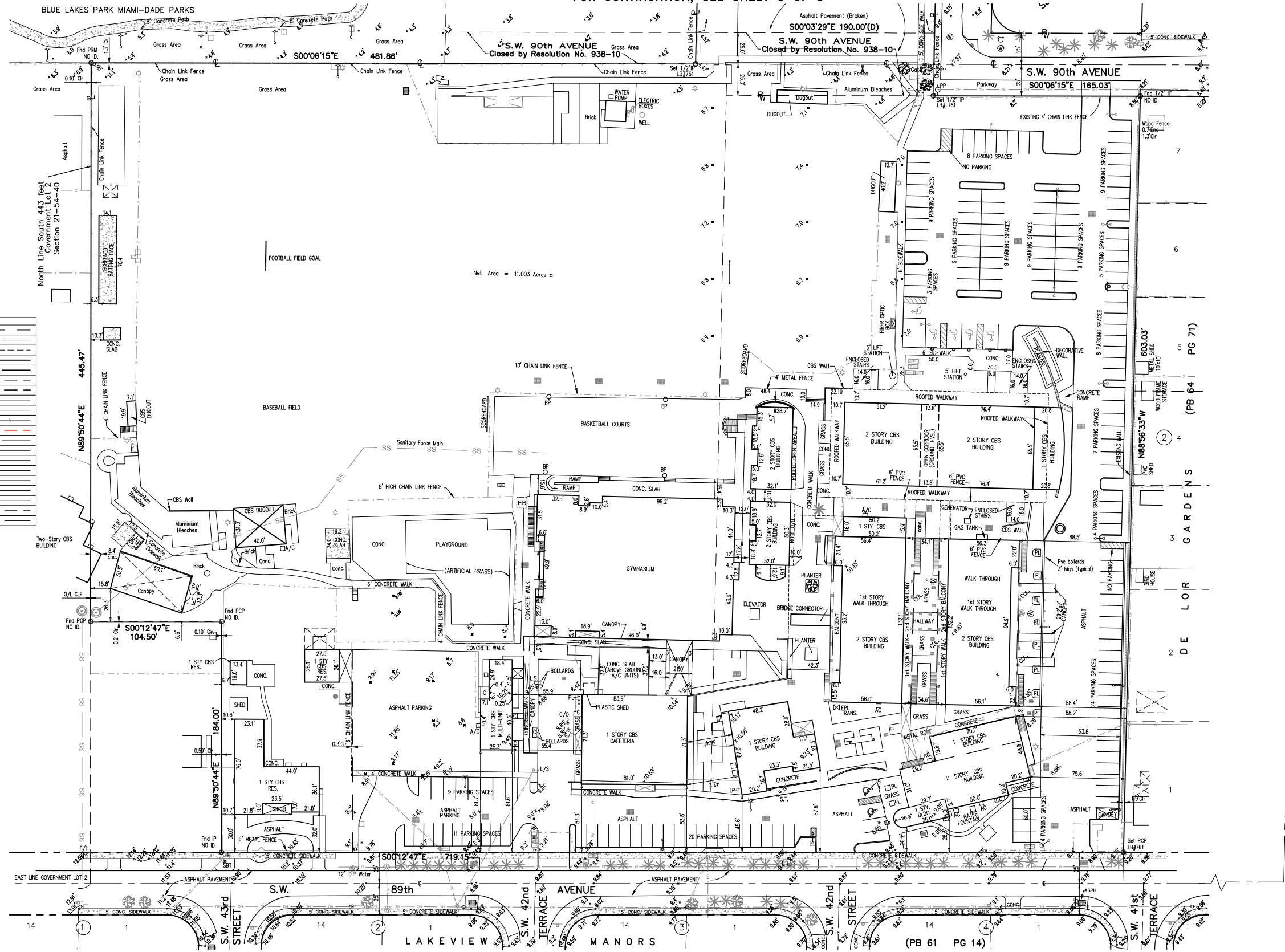


FOR CONTINUATION, SEE SHEET 3 OF 3

SYMBOL LEGEND:	
	Fire Hydrant
	Water Valve
	Gas Valve
	Sanitary Valve
	Irrigation Valve
	Unknown Valve
	Post Indicator Valve
	Check Valve
	Double Detector Check Valve
	Cleanout
	Monitoring Well
	Catch Basin
	Drain Round
	Drain Square
	Curb Inlet
	Drainage Manhole
	Sanitary Manhole
	Electric Manhole
	Grease Trap Manhole
	Communication Manhole
	Manhole Curb Inlet
	Light Pole
	Concrete Light Pole
	Metal Light Pole
	Signal Mast Arm
	Pedestrian Walk Signal
	Wood Pole
	Concrete Pole
	Metal Pole
	Flag Pole
	Guy Wire
	Single Support Sign
	Parking Meter
	Bollards
	Water Meter
	Electric Meter
	Gas Meter
	Unknown Meter
	Handhole
	Wire Pull Box
	Box Electric
	Box Communication
	Electrical Panel
	Transformer
	Handicap Space
	Mailbox
	Fire Department Connection
	Fire Department Connection Wall
	Monument Line
	Center Line
	Section Line
	Property Line
	Spot Elevation
	Ground Elevation
	Tree
	Palm Tree
	Flow of Traffic
	Asphalt
	Building
	Concrete
	Gravel
	Pavers
	Tile
	Wall
	Water
	Wood

ABBREVIATIONS:	
A/C	Air Conditioner Unit
(1)	As-Built info. by others
BFE	Base Flood Elevation
BLDG	Building
(C)	Calculated Dimension
(CMA)	City of Miami Atlas
CONC.	Concrete
CBS	Concrete Block Structure
(D)	Dead Dimension
Δ	Delta Angle
DDCV	Double Detector Check Valve
D/H	Drill Hole
PFE	Finished Floor Elevation
FDC	Fire Department Connection
FND.	Found
IP	Iron Pipe
L	Length
(M)	Measure Dimension
N/D	Nail and Disc
NGVD 29	National Geodetic Vertical Datum, 1929
NAVD 88	North American Vertical Datum, 1988
ORB	Official Records Book
PG	Page
PB	Plot Book
(P)	Plot Dimension
POB	Point of Beginning
PCC	Point of Commencement
PC	Point of Curvature
PI	Point of Intersection
PT	Point of Tangent
R	Radius
(R)	Record Dimension
(R)	Recovered monument from calculated location based on Plot (or CMA)
R/W	Right of Way
SEC.	Section

LINETYPES:	
Building Overhang	---
Centerline	---
Section Line	---
Right of Way Line	---
Right of Way Limit Line	---
Lot Line	---
Match Line	---
Chain-Link Fence	X
Metal Fence	---
Wood Fence	---
Duct	---
Overhead Wire	OH
Communication Line	C
Drainage Line	D
Sanitary Sewer Line	S
Gas Line	G
Water Line	W
Electrical Line	E
Underground Utility Line	---
Unknown Utility Line	UNK



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TENTATIVE PLAT
MIAMI, FLORIDA

No.	Date	App'd.	Job No.	Description
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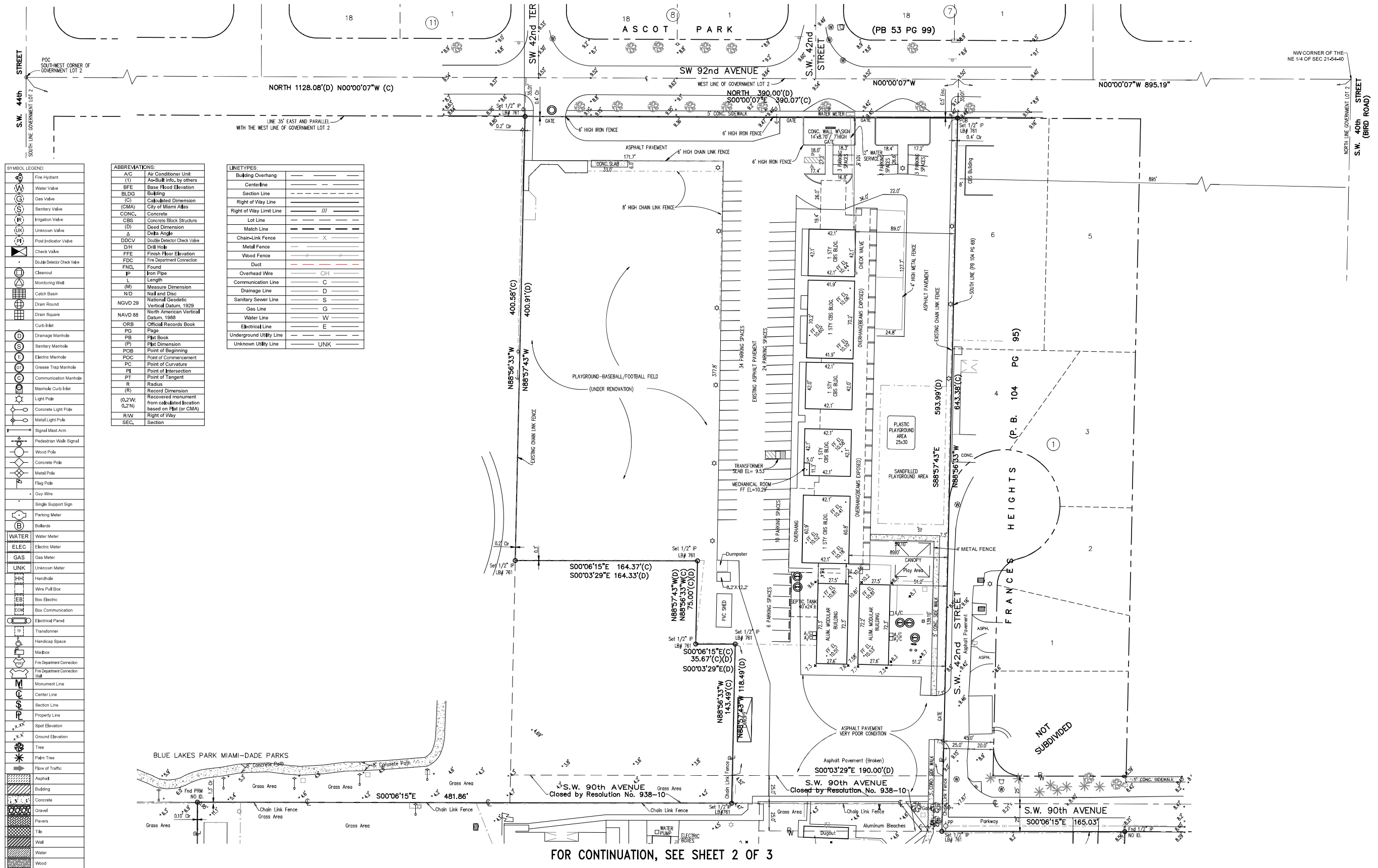
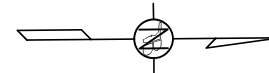
Certification No. LB 761
PLS/PSM No. 2891
Field Book No. 26471
Drawn by: AA
Checked by: TB
Scale: 1" = 40'
Date: 09/05/03
Job No. 57205-F100

SEE SHEET 1 FOR CERTIFICATIONS.
Sheet No.
2 OF 3
Sketch No.
T-843

A REPLAT OF A PORTION OF GOVERNMENT LOT 2 SECTION 21, TOWNSHIP 54 SOUTH RANGE 40 EAST, MIAMI-DADE COUNTY,
FLORIDA.

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FOR CONTINUATION, SEE SHEET 2 OF 3

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 4957 SW 74th COURT
 MIAMI, FLORIDA 33155

MIAMI, FLORIDA

[illegible]

Classification No.	LB761
SL/PSM No.	2891
Field Book No.	26471
Drawn by:	AA
Checked by:	TB
Scale:	1" : 40'
Date:	09/05/03
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SEE SHEET 1
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Sheet No.
3 OF 3

Sketch No.
T-843