

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.: 16 Twp.: 53 S. Rge.: 41 E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.

1. Name of Proposed Subdivision: las brisas apartments
2. Owner's Name: pedre properties iii ,llc Phone: 786 853 4750
Address: 7800 sw9 terrace City: miami State: fl Zip Code: 33144
Owner's Email Address: jma@jvaengineering.com & pedreproperties@gmail.com
3. Surveyor's Name: e r brownell ,and associates ,inc Phone: 305 860 3866
Address: 4957 sw 74 ct City: miami State: fl Zip Code: 33155
Surveyor's Email Address: alopez@erbrownell.com
4. Folio No(s): 30-3116 004 0850 / 30- 3116 004 0851 / 30- 3116 004 - 0263 / _____
5. Legal Description of Parent Tract: see attache
6. Street boundaries: nw 65 street /32 avenue
7. Present Zoning: mcd (mix use corridor) Zoning Hearing No.: aspr #a2022000144
8. Proposed use of Property:
Single Family Res.(_____ Units), Duplex(_____ Units), Apartments(46 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.

Pedre Properties III, LLC.

STATE OF FLORIDA)

COUNTY OF MIAMI-DADE)

SS:

Signature of Owner: _____

(Print name & Title here): JAVIER PEDRE, Manager.

BEFORE ME, personally appeared Javier Pedre this 31st day of August, 2023 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 31st day of August, 2023 A.D.



Krishna M. Peña
Notary Public
State of Florida
Comm# HH137737
Expires 6/3/2025

(NOTARY SEAL)

Signature of Notary Public: _____

(Print, Type name here: Krishna M. Peña)

6/3/2025

(Commission Expires)

HH137737












(Commission Number)

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

A REPLAT OF LOTS 1 AND 2 OF BLOCK 6 OF FERN PARK AS RECORDED IN PLAT BOOK 39, OF PAGE 99 AND A SUBDIVISION OF A PORTION OF THE SW 1/4 OF THE NE 1/4 OF SECTION 16, TOWNSHIP 53 SOUTH, RANGE 41 EAST, OF MIAMI-DADE COUNTY, FLORIDA

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

LAND SURVEYORS
MIAMI, FLORIDA, 33155
FAX: (305) 860-3870
AUGUST, 2023

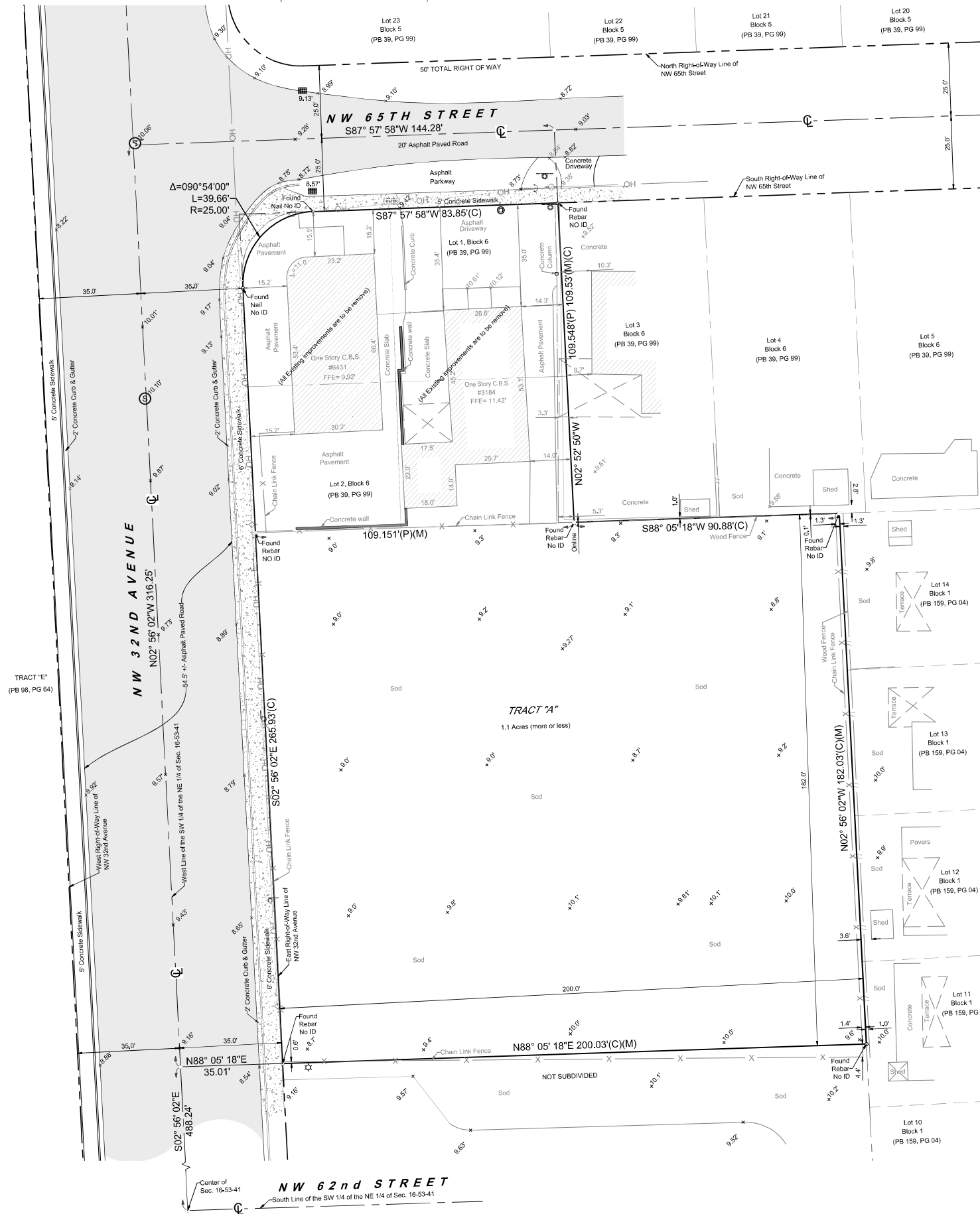
	Catch basin
	Centerline
	Wood Pole
	Guy Anchor
	Sanitary Manhole
	Water Meter
	Single Support Sign
	Ground Elevation
	Clean out
	Concrete Pole
	Light Pole
	Over Head Wire(Unknown)

1.1+/- Acres
1 Tract
MIAMI-DADE County Water and Sewer Department,
MIAMI-DADE County Water and Sewer Department,
BU-2 COMMERCIAL-(MCD (MIX USE CORRIDOR)
9.8 feet NGVD 29 or 8.3 feet NAVD 88 (See notes.)
Zone "X"
30-3116-004-0851, 30-3116-004-0850, 30-3116-000-0255

The survey map and notes and/or report 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. 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 Digital Signature and Seal must be verified on any electronic copies.

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.



Plot Date: 7/16/2025
Saved by: addler
C:\QIP\proj\58601-P100\NW 32 AVENUE\ICADWG\58601 TENTATIVE PLAT 07-16-25.dwg

E.R. Brownell
& Associates, Inc.

CONSULTING ENGINEERS • SURVEYORS & MAPPERS • LAND PLANNERS
MIAMI, FLORIDA 33185
4087 BR 1740 COURT
PHONE: 305-690-9000 FAX: 305-300-3070
vofraquae@erbrownell.com

TENTATIVE PLAT
MIAMI, FLORIDA 33147

[illegible]

Certification No.	LB761
PLS/PSM No.	2981
Field Book No.	FILE
Drawn by:	AA
Checked by:	TB
Scale:	1" : 20'
Date:	08/02/23
Job No.	58601

SEE SHEET 1
FOR CERTIFICATIONS.

Sheet No.
1 OF 1

Sketch No.
T-1013