

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.: _____ Twp.: _____ S. Rge.: _____ E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.

1. Name of Proposed Subdivision: _____

2. Owner's Name: J.L. Brown Deveopment Corporation Phone: 786-586-6931

Address: 13645 Old Cutler Road City: Palmeto Bay State: FL Zip Code: 33158

Owner's Email Address: jlbrowndevelopment@hotmail.com

3. Surveyor's Name: Pulice Land Surveyerors Phone: 9545721777

Address: 5381 N Nob Hill Road City: Sunrise State: FL Zip Code: 33351

Surveyor's Email Address: jane@pulicelandsurveyors.com

4. Folio No(s): 3050190151170 / 3050190151180 / _____ / _____

5. Legal Description of Parent Tract: Richmond Townhouse Lot 3 and 4 Block 7 PB 97-26

6. Street boundaries: SW 148 Street and Bethune Drive

7. Present Zoning: Ru-th Zoning Hearing No.: _____

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)
COUNTY OF MIAMI-DADE)

SS:

Signature of Owner: James L Brown

(Print name & Title here): James L. Brown President

BEFORE ME, personally appeared James L Brown this 31 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 31 day of October, 2025 A.D.



Signature of Notary Public: Geraldine M. Belle

(Print, Type name here: Geraldine M. Belle)

April 15 2029 HH639780
(Commission Expires) (Commission Number)

(NOTARY SEAL)

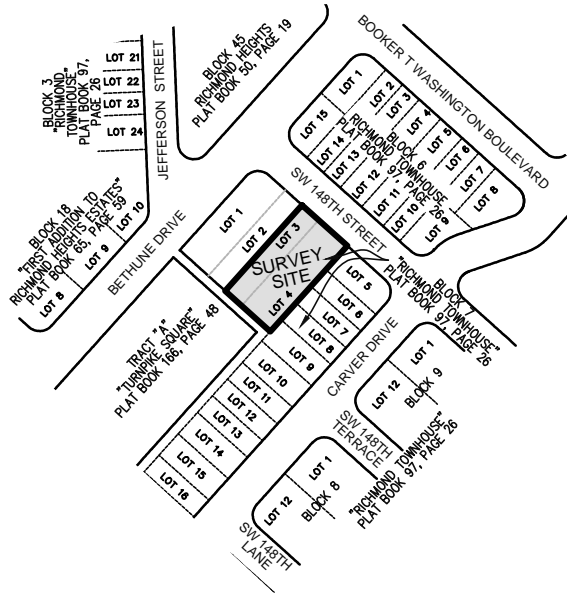
Note: The reverse side of this sheet may be used for a statement of additional items you may wish considered.

TENTATIVE PLAT
OF
JLB TOWNHOMES

A PORTION OF THE SW 1/4 OF SECTION 19,
TOWNSHIP 55 SOUTH, RANGE 40 EAST,
MIAMI-DADE COUNTY, FLORIDA

OWNER: J.L. BROWN
DEVELOPMENT CORPORATION, A
FLORIDA CORPORATION
13645 OLD CUTLER ROAD
PALMETTO BAY, FLORIDA 33158
PHONE: (786) 586-6931
JLBROWNDEVELOPMENT@HOTMAIL.COM

DEVELOPMENT INFORMATION	
BLOCK 1	LAND USE
LOT 1	1 TOWNHOUSE
LOT 2	1 TOWNHOUSE
LOT 3	1 TOWNHOUSE
LOT 4	1 TOWNHOUSE



LOCATION SKETCH

SCALE: 1"=300'

A PORTION OF THE SW 1/4 OF
SECTION 19, TOWNSHIP 55 SOUTH, RANGE 40 EAST

LEGAL DESCRIPTION:

LOTS 3 AND 4 OF BLOCK 7 OF "RICHMOND TOWNHOUSE", ACCORDING TO THE PLAT THEREOF,
RECORDED IN PLAT BOOK 97, PAGE 26 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SAID LANDS LYING AND BEING IN THE CITY OF MIAMI, MIAMI-DADE COUNTY, FLORIDA AND
CONTAINING 17,100 SQUARE FEET (0.393 ACRES), MORE OR LESS.

NOTES:

- THIS SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ELECTRONIC SIGNATURE AND ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- ELEVATIONS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929. MIAMI-DADE COUNTY BENCHMARK BC-35; ELEVATION: 10.75 FEET.
- FLOOD ZONE: X; BASE FLOOD ELEVATION: NONE; PANEL #12086C0444L; COMMUNITY #120635; MAP DATE: 9/11/09.
- THIS SITE LIES IN SECTION 19, TOWNSHIP 55 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA.
- BEARINGS ARE BASED ON STATE PLANE COORDINATES AND ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1983 WITH THE 1990 ADJUSTMENT, FL-E ZONE, WITH THE NORTHEAST LINE OF BLOCK 7 BEING S48°03'29"E.
- REASONABLE EFFORTS WERE MADE REGARDING THE EXISTENCE AND THE LOCATION OF UNDERGROUND UTILITIES. THIS FIRM, HOWEVER, DOES NOT ACCEPT RESPONSIBILITY FOR THIS INFORMATION. BEFORE EXCAVATION OR CONSTRUCTION CONTACT THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION.
- THE HORIZONTAL POSITIONAL ACCURACY OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.2'. THE VERTICAL ACCURACY OF ELEVATIONS OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.1'.
- THIS SITE CONTAINS NO PARKING SPACES.
- THIS SURVEY IS CERTIFIED EXCLUSIVELY TO: J.L. BROWN DEVELOPMENT CORPORATION.
- DADE COUNTY FLOOD CRITERIA: 9.0 FEET PER SHEET 3 OF 5 OF AMENDED PLAT OF FLOOD CRITERIA MAP RECORDED IN PLAT BOOK 120, PAGE 13.
- THIS SITE ENCOMPASSES ALL OF FOLIO NUMBERS: 3050190151180 & 3050190151170.
- CURRENT ZONING DISTRICT: RU-TH TOWNHOUSE DISTRICT.
- NUMBER OF PROPOSED LOTS: 4.
- THIS SITE WILL BE SERVICED BY MIAMI-DADE WATER AND SEWER DEPARTMENT.
- THE SURVEYOR'S LEGAL DESCRIPTION DESCRIBES THE SAME PROPERTY AS THE DEEDED LEGAL DESCRIPTION.
- ALL RECORDED DOCUMENTS ARE PER MIAMI-DADE COUNTY PUBLIC RECORDS.

CONTACT PERSON INFORMATION

PULICE LAND SURVEYORS, INC.; JANE STORMS
TELEPHONE NUMBER: 954.572.1777
FAX NUMBER: 954.572.1778
E-MAIL ADDRESS: JANE@PULICELANDSURVEYORS.COM

CERTIFICATION:

I HEREBY CERTIFY: THAT THIS MAP OF SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

- ☐ JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
☐ VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
☐ MICHAEL M. MOSSEY, PROFESSIONAL SURVEYOR AND MAPPER PSM5660
STATE OF FLORIDA

5		
4		
3	#74947 - REVISE 1-PLAT - 10/15/25	A.R.
2	#74490 - REVISE 1-PLAT - 8/5/25	A.R.
1	#72115 - ORIGINAL SURVEY/T-PLAT - 1/25/24	A.R.
NO.	REVISIONS	BY

JLB TOWNHOMES

SW 148TH & BETHUNE DRIVE
RICHMOND HEIGHTS, FLORIDA 33176
(UNINCORPORATED MIAMI-DADE COUNTY)

BOUNDARY AND TOPOGRAPHIC SURVEY
AND TENTATIVE PLAT



PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 572-1777
FAX: (954) 572-1778

E-MAIL: surveys@pulicelandsurveyors.com
WEBSITE: www.pulicelandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB#3870

DRAWN BY: A.R.

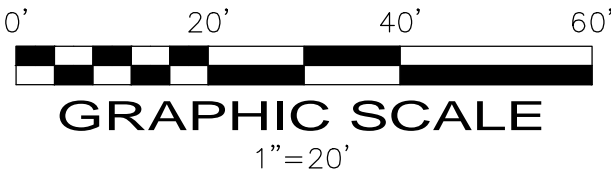
SCALE: 1"=20'

CLIENT: J.L. BROWN DEVELOPMENT CORPORATION

CHECKED BY: J.F.P.

SURVEY DATE: 10/15/25

ORDER NO.: 74947



- LEGEND & ABBREVIATIONS
- CONCRETE
 - ASPHALT PAVEMENT
 - ELEVATION
 - OVERHEAD WIRES
 - UNDERGROUND STORM SEWER LINE
 - UNDERGROUND SANITARY SEWER LINE
 - CENTERLINE
 - FPL FLORIDA POWER & LIGHT COMPANY
 - LB LICENSED BUSINESS
 - O.R.B. OFFICIAL RECORDS BOOK
 - TP TRAVERSE POINT (FOR FIELD INFORMATION ONLY)