

## 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: PINECREST        ☒ Sec.: 1 Twp.: 55 S. Rge.: 40 E. / Sec.: \_\_\_\_\_ Twp.: \_\_\_\_\_ S. Rge.: \_\_\_\_\_ E.

1. Name of Proposed Subdivision: revised plat oo felbefrestates

2. Owner's Name: mango grove land trust        Phone: 305-794 6922

Address: 5900 sw 97 street        City: miami        State: fl        Zip Code: 33156

Owner's Email Address: EVELYNGREER@GREERCO.COM

3. Surveyor's Name: e r brownell ,and associares ,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): 20-5001-006-0431 / \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

5. Legal Description of Parent Tract: see attached ☒

6. Street boundaries: sw98 terrace /60 avenue

7. Present Zoning: eu-l        Zoning Hearing No.: 2025-1118-3

8. Proposed use of Property:

Single Family Res.( 1 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.

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: Bruce W. Greer

COUNTY OF MIAMI-DADE)

(Print name & Title here): bruce w greer trustee

BEFORE ME, personally appeared Bruce Greer this 10 day of Dec, 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 10 day of December, 2025 A.D.

Signature of Notary Public: Rudolph Pratt Jr.

(Print, Type name here: Rudolph PRATT JR.)

(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.



Rudolph Pratt JR.  
Comm.: HH 734151  
Expires: Oct. 22, 2029  
Notary Public - State of Florida

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## APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: PINECREST ☒ Sec.: 1 Twp.: 54 S. Rge.: 40 E. / Sec.: \_\_\_\_\_ Twp.: \_\_\_\_\_ S. Rge.: \_\_\_\_\_ E.

1. Name of Proposed Subdivision: revised plat of felber estates
2. Owner's Name: robert L. powell ,jr .and debble mucarsel powell Phone: \_\_\_\_\_  
Address: 9871 sw 60 avenue City: pinecrest State: fl Zip Code: 33156  
Owner's Email Address: \_\_\_\_\_
3. Surveyor's Name: E.R. Brownell & 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): 20=5001-046-0010 / \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_
5. Legal Description of Parent Tract: lot 1 and lot 1-a , block 1 ,felber estates, plat book 139 ,page 98 , miami=dade county
6. Street boundaries: 9871 sw 60 avenue
7. Present Zoning: ou-1 Zoning Hearing No.: \_\_\_\_\_
8. Proposed use of Property:  
Single Family Res.( 1 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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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): Robert L. Powell Jr. & Debbie M. Powell

BEFORE ME, personally appeared Robert Powell this 23 day of December, 2025 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposed therein. Personally known X or produce as identification and who did (not) take an oath.

WITNESS my hand and seal in the County and State last aforesaid this 23 day of Dec, 2025 A.D.

Signature of Notary Public: Rudolph Pratt Jr

(Print, Type name here: \_\_\_\_\_)

(NOTARY SEAL)

(Commission Expires)

(Commission Number)

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STATE OF FLORIDA)

SS:

Signature of Owner: *Debbie Mucarsel Powell*

COUNTY OF MIAMI-DADE)

(Print name & Title here): ~~Robert E. Powell Jr~~ & Debbie Mucarsel Powell

BEFORE ME, personally appeared Debbie Mucarsel Powell this 23 day of Dec, 2025 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposed therein. Personally known X or produce \_\_\_\_\_ as Identification and who did (not) take an oath.

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1. Name of Proposed Subdivision: revise plat of felber estates
2. Owner's Name: eric s.roth and amy L. roth Phone: \_\_\_\_\_  
Address: 5970 sw 98 terrace City: pinecrest State: fl Zip Code: 33155  
Owner's Email Address: \_\_\_\_\_
3. Surveyor's Name: E.R. Brownell & 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): 20-5001-046-0020 / \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_
5. Legal Description of Parent Tract: lot 2 and lot 2-a , block 1 , felber estates , plat book 139 , page 98 , miami-dade county , florida
6. Street boundaries: 5970 sw 98 terrace , pinecrest , fl.
7. Present Zoning: OU-1 Zoning Hearing No.: \_\_\_\_\_
8. Proposed use of Property:  
Single Family Res.( 1 Units), Duplex( \_\_\_\_\_ Units), Apartments( \_\_\_\_\_ Units), Industrial/Warehouse( \_\_\_\_\_ Square .Ft.),  
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STATE OF FLORIDA)  
COUNTY OF MIAMI-DADE)

SS:

Signature of Owner:

*[Signature]*

(Print name & Title here): eric s.roth / amy L . roth

BEFORE ME, personally appeared Eric S. Roth and Amy L. Roth this 22 day of December 2025 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposed therein. Personally known X or produce as Identification and who did (not) take an oath.

WITNESS my hand and seal in the County and State last aforesaid this 22 day of December, \_\_\_\_\_ A.D.

Signature of Notary Public:

*[Signature]*

(Print, Type name here: \_\_\_\_\_)

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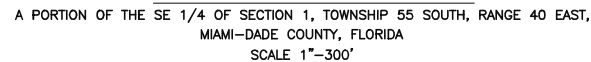


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A REPLAT OF LOTS 1A AND 2A OF "FELBER ESTATES" AS RECORDED IN PLAT BOOK 139, PAGE 96, AND A PORTION OF LOT 32 OF FELIX PARK HOME ACRES, AS RECORDED IN PLAT BOOK 8, AT PAGE 5, ALL LYING IN SECTION 1, TOWNSHIP 55 SOUTH, RANGE 40 EAST IN THE VILLAGE OF PINECREST, MIAMI-DADE COUNTY, FLORIDA.

**E.R. BROWNELL & ASSOCIATES, INC.**  
CONSULTING ENGINEERS LAND SURVEYORS  
4957 SW 74TH COURT MIAMI, FLORIDA 33155  
PHONE: (305) 860-3866 FAX: (305) 860-3870  
CERTIFICATION No. LB 761 SEPTEMBER, 2025

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.**



|                             |   |
|-----------------------------|---|
| Number of Acres:            | 0.95 +/- Acres                                |
| Number of Lots:             | 1 Lot   |
| Method of Sewer:            | Septic Tank                                   |
| Method of Water:            | Public Water                                  |
| Property Zoned:             | EU-1 ESTATES                                  |
| Dade County Flood Criteria: | 9.00' (NAVD), 10.50' (NGVD)                   |
| FEMA Base Flood Elevation   | Zone X  |
| Tax Folio Number:           | 20-5001-006-0431, Portion of 20-5001-046-0030 |
| Number of PRM:              | 8 PRMs  |
| Number of PCP:              | 2 PCPs  |

Name: Angel Lopez  
Telephone Number: (305) 860-3866  
Fax Number: (305) 860-3870  
e-mail address: alopez@erbrownell.com



| ABBREVIATIONS  |  |
|----------------|--|
| (U)            | As-built info, by others   |
| A/C            | Air Conditioner Unit   |
| BLDG           | Building   |
| CONC.          | Concrete   |
| CBS            | Concrete Block Structure   |
| DDCV           | Double Detector Check Valve  |
| FDC            | Fire Department Connection   |
| FND.           | Found  |
| DH             | Drill Hole   |
| N & D          | Nail & Disc  |
| IP             | Iron Pipe  |
| (U2W, U2N)     | Recovered monument from calculated location based on Plat (or CMA) |
| BFE            | Base Flood Elevation   |
| ELEV.          | Elevation  |
| FF.ELEV.       | Finish Floor Elevation   |
| INV.           | Invert Elevation   |
| NGVD 29        | National Geodetic Vertical Datum of 1929                           |
| NAVD 88        | North American Vertical Datum of 1988                              |
| (C)            | Calculated Dimension   |
| (D)            | Deed Dimension   |
| (M)            | Measured Dimension   |
| (P)            | Platted Dimension  |
| (R)            | Record Dimension   |
| (CMA)          | City of Miami Aerial Sheet Data                                    |
| Δ              | Delta  |
| L              | Line Length  |
| R              | Radius   |
| SEC.           | Section  |
| PB             | Plat Book  |
| PG             | Page   |
| ORB            | Official Records Book  |
| POC            | Point of Commencement  |
| POB            | Point of Beginning   |
| PC             | Point of Curvature   |
| PT             | Point of Tangent   |
| PI             | Point of Intersection  |
| R/W            | Right of Way   |
| PLNTR.         | Planter  |
| 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  |
|                | Communications Manhole   |
|                | 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  |
|                | Guard Post   |
|                | Bollards   |
|                | A/C Compressor Unit  |
|                | Water Meter  |
|                | Electric Meter   |
|                | Gas Meter  |
|                | Unknown Meter  |
|                | Handhole   |
|                | Wire Pull Box  |
|                | Box Electric   |
|                | Box Communications   |
|                | Electrical Transformer   |
|                | Electrical Panel   |
|                | Iron Pipe  |
|                | Section Corner   |
|                | 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  |
|                | Concrete   |
|                | Building Outline   |
|                | Gravel   |
|                | Pavers   |
|                | Tile   |
|                | Wood   |
|                | Wall   |
|                | Water  |
|                | Unknown Utility Line   |

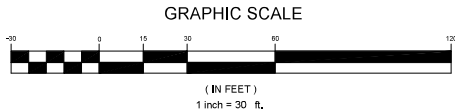
| LINETYPES: |                             |
|------------|-----------------------------|
|            | Building Overhang           |
|            | Centerline                  |
|            | Section Line                |
|            | Right of Way Line           |
|            | Limited Access Right of Way |
|            | Lot Line                    |
|            | Match Line                  |
|            | Chain-Link Fence            |
|            | Metal Fence                 |
|            | Wood Fence                  |
|            | Duct Line                   |
|            | Overhead Wire               |
|            | Communication Line          |
|            | Concrete                    |
|            | Drainage Storm Line         |
|            | Sanitary Sewer Line         |
|            | Gas Line                    |
|            | Water Line                  |
|            | Electrical Line             |
|            | Underground Utility Line    |
|            | Unknown Utility Line        |

# REVISED PLAT OF FELBER ESTATES

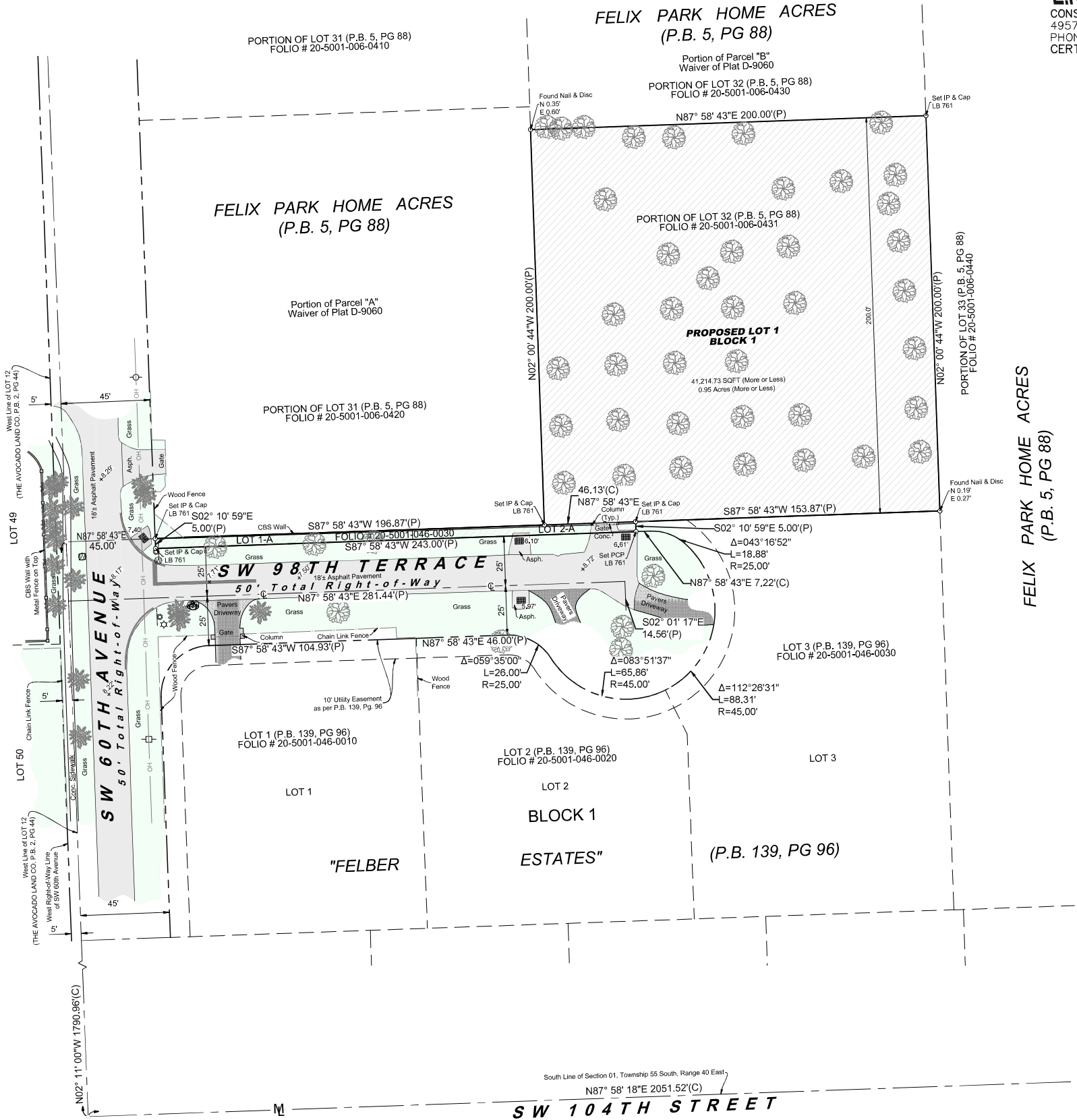
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PREPARED BY  
**E.R. BROWNELL & ASSOCIATES, INC.**  
CONSULTING ENGINEERS  
4957 SW 74TH COURT  
MIAMI, FLORIDA 33155  
PHONE: (305) 860-3866  
CERTIFICATION No. LB 761

LAND SURVEYORS  
4857 SW 74TH COURT  
MIAMI, FLORIDA 33155  
FAX: (305) 860-3870  
SEPTEMBER, 2025



MARTIN SUBURBAN ACRES  
(P.B. 50, PG 7)



FELIX PARK HOME ACRES  
(P.B. 5, PG 88)

SW 57TH AVENUE

SW 104TH STREET

**E.R. Brownell & Associates, Inc.**  
CONSULTING ENGINEERS • SURVEYORS & MAPPERS  
4857 SW 74TH COURT  
MIAMI, FLORIDA 33155  
PHONE: 305-860-3866 FAX: 305-860-3870  
workrequest@erbrownell.com

(PROPOSED) TENTATIVE PLAT  
SOUTH MIAMI, FLORIDA

Certification No. LB 761  
PLS/PSM No. 2891  
Field Book No. 26172  
Drawn by: MP  
Checked by: TB  
Scale: 1" = 30'  
Date: 07/21/2025  
Job No. 58769

SEE SHEET 1  
FOR CERTIFICATIONS.  
Sheet No.  
2 OF 2  
Sketch No.  
T-1021