

IMPORTANT NOTICE TO APPLICANT:**THIS APPLICATION CONSISTS OF TWO (2) PAGES. BOTH PAGES MUST BE COMPLETED AND SUBMITTED IN ORDER TO PROCESS**

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FOR OFFICIAL USE ONLY:

Agenda Date: _____

Tentative No.: T- _____

Received Date: _____

Number of Sites : (1)

APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENTMunicipality: PINECREST Sec.: 1 Twp.: 55 S. Rge.: 40 E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.

1. Name of Proposed Subdivision: revised plat oo felbe&restates

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: er 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 X

6. Street boundaries: sw98 terrace /60 avenue

7. Present Zoning: eu-i 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 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): bruce w greek, trustee

BEFORE ME, personally appeared BRUCE GREEN 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:

(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 DEVELOPMENTMunicipality: PINECREST Sec.: 1 Twp.: 54 S. Rge.: 40 E. / Sec.: Twp.: S. Rge.: E.1. Name of Proposed Subdivision: revised plat of felber estates2. Owner's Name: robert L. powell ,jr and debbie 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 3866Address: 4957 sw 74 ct City: Miami State: FL Zip Code: 33155Surveyor's Email Address: alopez@erbrownell.com4. 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 county6. Street boundaries: 8871 sw 60 avenue7. Present Zoning: eu-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:

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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)

SS:

Signature of Owner: R. L. Powell

COUNTY OF MIAMI-DADE)

(Print name & Title here): Robert L. Powell Jr. & Debbie Mucarelli 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 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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Comm.: HH 734151
Expires: Oct. 22, 2029
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STATE OF FLORIDA)

SS:

Signature of Owner: Deb

COUNTY OF MIAMI-DADE)

(Print name & Title here): Rebecca Powell & 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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(Print, Type name here: _____)

(NOTARY SEAL)

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Owner's Email Address: _____

3. Surveyor's Name: E.R. Brownell & Associates, Inc. Phone: 305 860 3866Address: 4957 sw 74 ct City: Miami State: FL Zip Code: 33155Surveyor's Email Address: alopez@erbrownell.com4. Follo 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 ,florida6. Street boundaries: 5970 sw 98 terrace ,pinecrest,fl.7. Present Zoning: eu-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:

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STATE OF FLORIDA)

SS:

Signature of Owner:

COUNTY OF MIAMI-DADE)

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

BEFORE ME, personally appeared Eric S. Roth and Amy L. Roth 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 22 day of December, 2025 A.D.

Signature of Notary Public: John

(Print, Type name here: _____)

(NOTARY SEAL)

(Commission Expires)

(Commission Number)

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

REVISED PLAT OF FELBER ESTATES

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.

PREPARED BY

SEYOR'S NOTES:

ngs as shown hereon are based on an assumed meridian, where the Centerline of SW 98th Terrace bears North 87°58'43". All distances as shown are based on the US Survey foot.

-DADE COUNTY BENCHMARK REFERENCES:
SC-23-R
on (NGVD 1929): 5.50 feet
on 1: SW 104 ST --- 38' NORTH OF C/L
on 2: SW 57 AVE--- 54' WEST OF C/L
option 1: Brass Bar in Concrete Monument

T-616
on (NGVD 1929): 11.12 feet
on 1: SW 96 ST --- 160' SOUTH OF C/L
on 2: SW 67 AVE-- 27' WEST OF C/L
option 1: PK Nail and Brass Washer in concrete slab of Fire Hydrant

accuracy obtained for all horizontal control measurements, based on a 95% confidence level and office calculations of geometric figures, meets or exceeds the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers as contained in Chapter 5J-17.051. FAC at an equivalent distance standard of 1 foot in 7,500 feet for an Area, Elevation controls, for the survey was based on a closed level loop to the benchmark(s) noted above and meet need a closure in feet of plus or minus 0.05 feet times the square root of the distance in miles.

ENTATIVE PLAT is based on: (i) recovered monumentation; (ii) the recorded description; (iii) the underlying plat of *ER ESTATE*, recorded in Plat Book 139 at Page 96; (iv) the underlying plat of *"FELIX PARK HOME ACRES"*, recorded in Book 5 at Page 88; (v) the Miami-Dade County, Florida, Section 1, Township 55 South, Range 40 East.

own dimension are based on the recorded Plat of "FELBER ESTATE", as recorded in Plat Book 139 at Page 96, and the "FELIX PARK HOME ACRES", as recorded in Plat Book 5 at Page 88.

time of Survey, The National Flood Insurance Rate Map for Florida, Community Panel No. 120425 (Village of Pinecrest, Dade County) 12086 C, 0466 L, FIRM Date 09/11/2009 and Revised with an effective date of 09/11/2009, published by the United States Department of Housing and Urban Development, delineates the herein described parcel land to be situated in the Special Flood Hazard Area designated by the Federal Emergency Management Agency (FEMA). Subject property lies in Flood Hazard Zone "X".

Subject Property as described contains 41,214.73 square feet more or less (0.95 acres more or less).
County Flood Criteria is 10.50 feet NGVD 1929 or 9.00 feet NGVD 88 as shown on the MIAMI-DADE COUNTY FLOOD ZONE MAP updated November 2, 2022. (Map Previously Recorded in Plat Book 120, Page 13-1 of 5 of the Public Records of MIAMI-DADE COUNTY, FLORIDA).

croachments were noted by this survey, except as shown hereon. Fence locations are based on the measured boundary. Ownership of the fences and/or walls as shown hereon was not determined. Only the surface indications of the underground have been located in the field. The location of underground utility lines on or adjacent to the property was not secured, Surveyor has performed no subsurface investigation or determined the location of underground footers. It should be noted there may be other underground utilities in addition to those evidenced by visible appurtenances shown on this sketch. The

of Way as shown is based on the record description and the adjacent recorded plats. Any notorious evidence of creation and/or use of the described parcel for Right-of-Way, Ingress or Egress are shown on this survey drawing. However, this survey does not purport to reflect any recorded instruments or Right-of-Way other than shown on the underlying and unrecorded plats as stated in the legal description, as it appears on this drawing.

all recording references noted herein, refer to the Public Records of Miami-Dade County, Florida.

"Tentative Plat", a map of survey, is intended to be displayed at a scale of 1 inch equals 30' feet or smaller.

described other than as shown hereon, and that this "Tentative Plat" is a Boundary Survey and Topographic Survey and 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.

BROWNELL & ASSOCIATES, INC.

(PROPOSED) TENTATIVE PLAT
SOUTH MIAMI, FLORIDA

REVISED PLAT OF FELBER ESTATES

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.

REARED BY

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

CONSULTING ENGINEERS • SURVEYORS & MAPPERS • LAND PLANNERS
4957 SW 74TH COURT MIAMI, FLORIDA 33155
PHONE: 305-860-3866 FAX: 305-860-3870 workrequest@erbrownell.com

(1 HOUR USE) TENNATIVE 1 LAI
SOUTH MIAMI, FLORIDA

LB761
2891
26172
MP
TB
1" : 30"
07/21/2025
58769

