

**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 later no 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.

<b>FOR OFFICIAL USE ONLY:</b>	
Agenda Date:	_____
Tentative No.: T-	_____
Received Date:	_____

**REQUIRED-select one**  
 Release of Plat condition for 1 lot (Single Family):   
 Subdivide 1 residential to 2 or 1 residential lot:

**Number of Sites : ( 1 )**

**APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT**  
**{ ONLY FOR RESIDENTIAL (SINGLE FAMILY) UP TO TWO LOTS }**

Municipality: MIAMI Sec.: 2 Twp.: 57 S. Rge.: 39 E. / Sec.: \_\_\_\_\_ Twp.: \_\_\_\_\_ S. Rge.: \_\_\_\_\_ E.

1. Name of Proposed Subdivision: ALPHAVILLE PINE PLACE

2. Owner's Name: ALPHAVILLE PINE PLACE LLC Phone: 305-491-0191

Address: 10 EDGE WATER DRIVE City: CORAL GABLES State: FL Zip Code: 33133

Owner's Email Address: edystein@kelyx.com

3. Surveyor's Name: JUSTIN LOSADA Phone: 786-413-8246

Address: 4839 SW 75 AVE City: MIAMI State: FL Zip Code: 33155

Surveyor's Email Address: INFO@LOSADASURVEY.COM

4. Folio No(s): 30-7902-000-0080 / \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

5. Legal Description of Parent Tract: \_\_\_\_\_

6. Street boundaries: SOUTHWEST CORNER SW 284 ST AND SW 132 AVE

7. Present Zoning: RU-3M Zoning Hearing No.: \_\_\_\_\_

8. Proposed use of Property:  
 Single Family Res.( 56 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.

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

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: \_\_\_\_\_

(Print name & Title here): \_\_\_\_\_

BEFORE ME, personally appeared Jorge E. Stern this 20 day of January, 2026 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 20 day of January, 2026 A.D.



Signature of Notary Public: \_\_\_\_\_

(Print, Type name here: Martin Grant)

(NOTARY SEAL)

(Commission Expires)

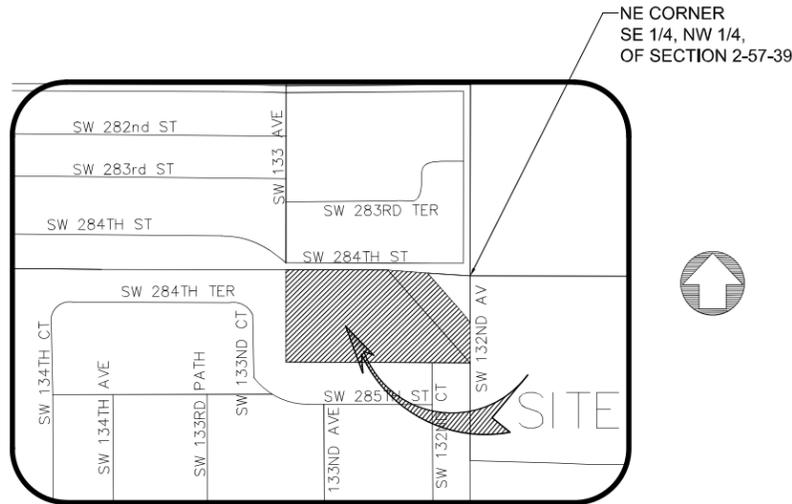
(Commission Number)

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

# TENTATIVE PLAT-BOUNDARY / TOPOGRAPHIC SURVEY

## ALPHAVILLE PINE PLACE

A PORTION OF THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 57 SOUTH, RANGE 39 EAST (2-57-39)



**LOCATION MAP**  
SECTION 2, TOWNSHIP 57 SOUTH, RANGE 39 EAST.  
SCALE: 1"=300'

**SURVEYOR'S NOTES:**

**SECTION 1) DATE OF FIELD SURVEY:**

1. The date of completion of original field Survey was on January 8, 2026.

**SECTION 2) LEGAL DESCRIPTION:**

Commence at the Northeast corner of the Northwest 1/4 of Section 2, Township 57 South, Range 39 East (2-57-39), thence S00°47'06"E along the East line of the Northwest 1/4 of Section 2-57-39, for a distance of 1,338.98 feet to the Northeast corner of the Southeast 1/4 of the Northwest 1/4 Section 2-57-39; thence S88°57'45"W along said North line of the Southeast 1/4 of the Northwest 1/4 Section 2-57-39 for a distance of 148.10 feet; to a point on the Easterly Right-of-Way line of the Homestead Army Airfield Railroad Spur; thence continue S88°57'45"W for 131.69 feet to a point on the Westerly Right-of-Way line of the Homestead Army Airfield Railroad Spur, and the Point of Beginning of the following described parcel of land; thence S41°37'41"E along the Westerly Right-of-Way Line of said railroad spur for a distance of 375.45 to a point 35.00 feet West of as measured at right angles to the East line of the Southeast 1/4 of the Northwest 1/4 Section 2-57-39; thence S00°47'06"E along a line that is 35.00 feet West of, and parallel with the East line of the Southeast 1/4 of the Northwest 1/4 Section 2-57-39 for a distance of 504.6 feet more or less to a point; thence S88°59'26"W for a distance of 625 feet more or less to a point; thence N00°47'03"W for a distance of 334.84 feet more or less to a point; thence N88°57'45"E along the North line of the Southeast 1/4 of the Northwest 1/4 of Section 2-57-39 for a distance of 378.98 feet more or less to the Point of Beginning.

AND

Commence at the Northeast corner of the Northwest 1/4 of Section 2, Township 57 South, Range 39 East (2-57-39), thence S00°47'06"E along the East line of the Northwest 1/4 of Section 2-57-39, for a distance of 1,338.98 feet to the Northeast corner of the Southeast 1/4 of the Northwest 1/4 Section 2-57-39; thence S88°57'44"W along said North line of the Southeast 1/4 of the Northwest 1/4 Section 2-57-39 for a distance of 660.00 feet to the Point of Beginning of the following described parcel of land; thence S00°47'03"E for a distance of 334.39; thence S88°59'26"W for a distance of 13.00; thence N00°47'03"W for a distance of 334.38; thence N88°57'45"E along the North line of the Southeast 1/4 of the Northwest 1/4 of Section 2-57-39 for a distance of 13.00 feet to the Point of Beginning.

AND

Commence at the Northeast corner of the Northwest 1/4 of Section 2, Township 57 South, Range 39 East (2-57-39), thence S00°47'06"E along the East line of the Northwest 1/4 of Section 2-57-39, for a distance of 1,338.98 feet to the Northeast corner of the Southeast 1/4 of the Northwest 1/4 Section 2-57-39; thence S88°57'44"W along said North line of the Southeast 1/4 of the Northwest 1/4 Section 2-57-39 for a distance of 213.95 feet to the Point of Beginning of the following described parcel of land; thence S41°37'41"E for a distance of 273.62; thence S00°47'06"E for a distance of 76.45; thence N41°37'41"W for a distance of 374.30; thence N88°57'45"E along the North line of the Southeast 1/4 of the Northwest 1/4 of Section 2-57-39 for a distance of 65.84 feet to the Point of Beginning.

AND

The NW 1/4 of the NE 1/4 of the NW 1/4 lying Northeasterly of Homestead Army Airfield Spur Tract; Section 2, Township 57 South, Range 39 East, the NW 1/4 of the NE 1/4 of the NW 1/4, and the E 1/2 of the NE 1/4 of the NW 1/4 of the NW 1/4 lying Southeasterly of Homestead Army Air Field Spur Tract, Section 2, Township 57 South, Range 39 East, all lying and being in Dade County, Florida

**SECTION 3) PROPERTY INFORMATION:**

Property Address:

Folio No.: 30-7902-000-0080

**SECTION 4) ACCURACY:**

The accuracy obtained for all horizontal control measurements and office calculations of closed 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, FAC. The Horizontal Accuracy obtained on this waiver of plat was found to exceed the value 1 foot in 7,500 feet, a commonly value accepted in the construction and surveying industry for Suburban Areas. The elevations as shown are based on a closed level between the two benchmark noted above, and 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. The Vertical Accuracy obtained on this waiver of plat exceed the calculated value of a closure in feet of plus or minus 0.05 feet times the square root of the distance in miles a commonly value accepted in the construction and surveying industry.

This Map of Survey is intended to be displayed at a scale of 1" = 20' or smaller.

**SECTION 5) SOURCES OF DATA:**

North arrow direction is based on an assumed Meridian.

Bearings as shown hereon are based upon the Centerline of N.W. 8th Street with an assumed bearing of N89°29'10"E, said line to be considered a well established and monumented line.

This property is to be located in Flood Zone "X" Base Flood Elevation: 0.2%, as per Federal Emergency Management Agency (FEMA) Community Number 120641 (City of Miami), Map Panel No. 12086C0730, Suffix L, Map Revised Date: September 11, 2009.

**Water Control**

Project Area: 192,614 SQ.FT. 4.42 ACRES

Miami-Dade County Flood Elevation: 8.5ft N.G.V.D.

Legal Description was furnished by client.

Elevations as shown hereon are based on the National Geodetic Vertical Datum of 1929, as per Miami-Dade County's Benchmark Number U-782, Elevation 6.83 feet.

Location:

SW 288 ST — 30' SOUTH OF C/L

SW 132 AVE — 58' WEST OF C/L

PK NAIL AND BRASS WASHER IN CONC SIDEWALK.

Elevations as shown hereon are based on the National Geodetic Vertical Datum of 1929, as per Miami-Dade County's Benchmark Number U-783, Elevation 8.11 feet.

Location:

SW 137 AVE — 5' WEST OF C/L

SW 288 ST — 67' SOUTH OF C/L

PK NAIL AND BRASS WASHER IN CONC BULLNOSE SOUTHSIDE OF INTERSECTION.

Township Map for Section 02, Township 57 South, Range 39 East, Miami-Dade County, Florida, prepared by Miami-Dade County, Public Works and Waste Management Department, Engineering Division Services.

**SECTION 6) LIMITATIONS:**

As to the determination of tree, palm and planting species falls outside the purview of the land surveying practice, all information with respect to the same is hereby presented for informational purposes only.

Since no other information were furnished other than what is cited in the Sources of Data, the Client is hereby advised that there may be legal restrictions on the Subject Property that are not shown on the Survey Map that may be found in the Public Records of Miami-Dade County.

The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual that may appear on the Public Records of this County.

No excavation or determination was made as to how the Subject Property is served by utilities.

No improvements were located, other than those shown. No underground foundations, improvements and/or utilities were located or shown hereon.

**SECTION 7) SITE DEVELOPMENT INFORMATION:**

**OWNERS:**

ALPHAVILLE PINE PLACE LLC  
10 EDGEWATER DR APT 7E  
MIAMI, FL 33133

**FOLIO NUMBERS:**

30-7902-000-0080

**DEVELOPMENT INFORMATION:**

Existing parcels containing 192,614 SQ.FT. 4.42 ACRES

**Proposed development**

7 Buildings containing 8 Unit Townhomes.

Tract "A" - Containing 5,841 Sq. Ft. or 0.13 Acres - Private Road, Ingress/Egress/Access, Landscape and Utility Easement

**PRESENT ZONING**

RU-3M-Minimum Apartment House 12.9 units/net acre

**SECTION 8) CLIENT INFORMATION:**

This Tentative Plat was prepared at the insistence of and certified to:

ALPHAVILLE PINE PLACE LLC

**SECTION 9) RECORD OWNER OF THE DESCRIBED LANDS:**

Contact: ALPHAVILLE PINE PLACE LLC

**SECTION 10) UTILITY SERVICES TO BE PROVIDED TO PROPOSED DEVELOPMENT:**

ELECTRIC: Florida Power & Light Company  
TELEPHONE: AT&T, Comcast  
CABLE TV: ATT-Verse, Comcast  
POTABLE WATER: MIAMI DADE WATER AND SEWER DEPARTMENT  
SANITARY SEWER: MIAMI DADE WATER AND SEWER DEPARTMENT

**SECTION 11) CONTACT INFORMATION:**

LOSADA SURVEY SERVICES INC  
Attention: Jonathan Losada  
4839 SW 75 AVE MIAMI FL 33155  
Phone No. 786-512-3062  
E-mail: info@losadasurvey.com

**SECTION 12) SURVEYOR'S CERTIFICATE:**

I hereby certify: That this "Tentative Plat" and the Survey Map resulting therefrom was performed under my direction and is true and correct to the best of my knowledge and belief and further, that said "Tentative Plat" meets the intent of the applicable provisions of the "Standards of Practice for Land Surveying in the State of Florida", pursuant to Rule 5J-17, through 5J-17.052 of the Florida Administrative Code and its implementing law, Chapter 472.027 of the Florida Statutes.

LOSADA SURVEY SERVICES INC., a Florida Corporation  
Florida Certificate of Authorization Number LB8656



Digitally signed by JUSTIN  
LOSADA  
Date: 2026.01.30 09:19:01 -05'00'

By:  
Justin Losada, P.S.M.,  
Registered Surveyor and Mapper LS7653  
State of Florida

NOTICE: Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to Survey Maps by other than the signing party are prohibited without the written consent of the signing party.

**LOSADA**  
SURVEY SERVICES  
LB 8656  
4839 SW 75 AVE, MIAMI FLORIDA 33155  
PHONE NUMBER: 786-512-3062  
EMAIL: INFO@LOSADASURVEY.COM

**2191 SW 32nd AVENUE**  
**PEMBROKE PARK, FL 33023**

**BOUNDARY & TOPOGRAPHIC SURVEY**

**2191 SW 32nd AVENUE, 1**  
**PEMBROKE PARK, FL 33023**

PROJECT NAME:	PROJECT ADDRESS:	TYPE OF PROJECT:	PROJECT NO.:	DATE	BY	RECORD OF REVISION
2191 SW 32nd AVENUE	PEMBROKE PARK, FL 33023	BOUNDARY & TOPOGRAPHIC SURVEY				

SCALE: 1" = 30'

DRAWN BY: J.L.

CHECKED BY: J.L.

DATE: 01-19-2026

PROJECT No.: 2026-PINE PLACE

SHEET: **1**

**ABBREVIATIONS AND LEGEND**

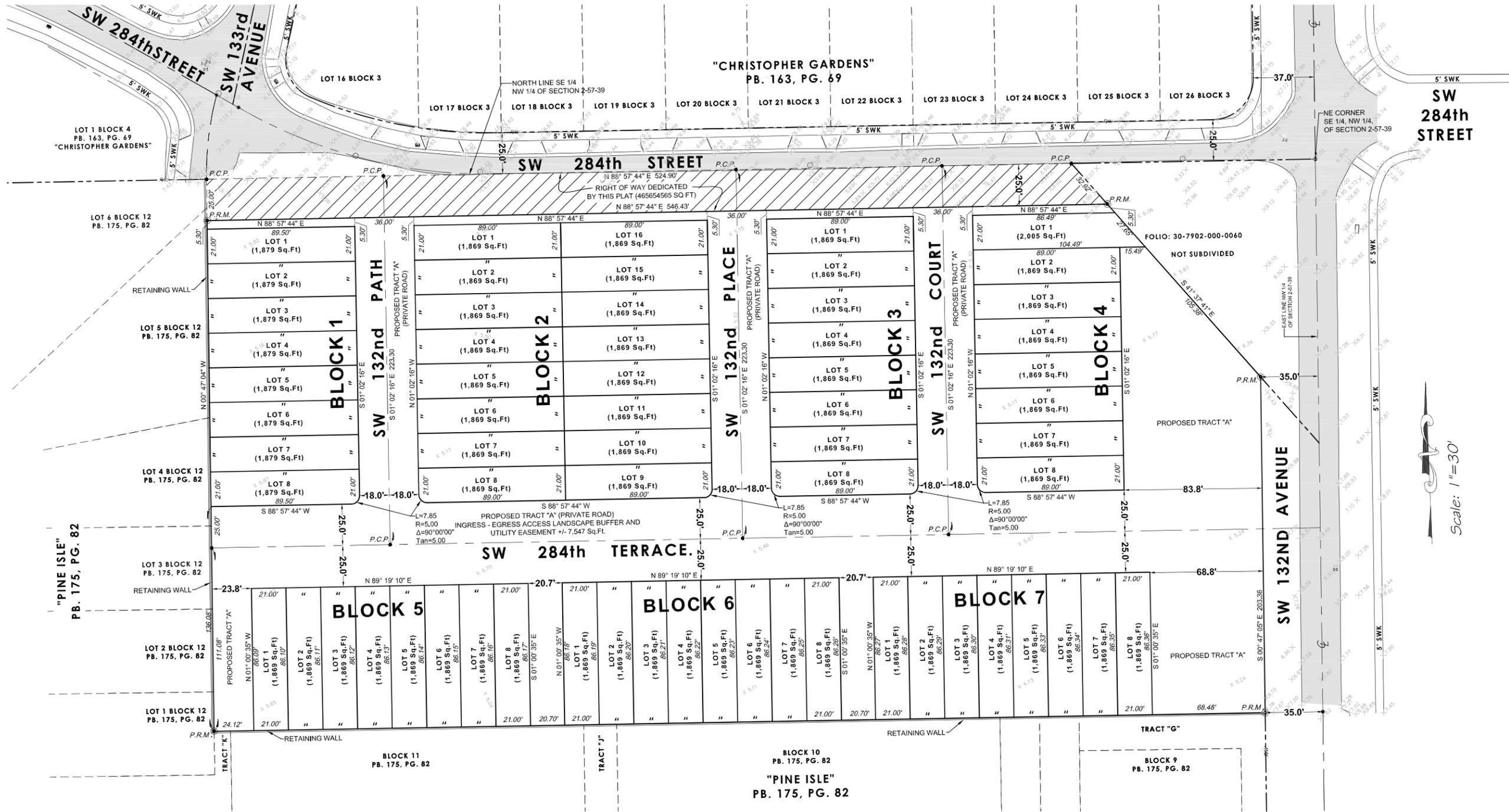
L.P. = LIGHT POLE	P.O.C. = POINT OF COMMENCEMENT	E.T.P. = ELECTRIC TRANSFORMER PAD	△ = CENTRAL ANGLE
M.D.E. = MAINTENANCE & DRAINAGE EASEMENT	(M) = MEASURED	F.H. = FIRE HYDRANT	⊕ = UNKNOWN MANHOLE
B.C. = BLOCK CORNER	(R) = RECORDED	F.I.P. = FOUND IRON PIPE	⊙ = SPOT ELEVATION
MH. = MANHOLE	A = ARC DISTANCE	F.N.D. = FOUND NAIL & DISK	⊗ = SEWER MANHOLE
M/L = MONUMENT LINE	P/L = PROPERTY LINE	N.T.S. = NOT TO SCALE	⊠ = TRAFFIC SIGN
C.B. = CATCH BASIN	R. = RADIUS	O/H = OVERHEAD	⊡ = CATCH BASIN
N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM	RAD. = RADIAL	O.R.B. = OFFICIAL RECORDS BOOK	⊠ = IDENTIFICATION
P.R.M. = PERMANENT REFERENCE MONUMENT	(R & M) = RECORDED & MEASURED	P.B. = PLAT BOOK	ASPH. = ASPHALT
C. = CENTER LINE	R/W = RIGHT-OF-WAY	P.C.P. = PERMANENT CONTROL POINT	
CONC. = CONCRETE	SEC. = SECTION	PG. = PAGE	
A/C = AIR CONDITIONING PAD	F.F.ELEV. = FINISH FLOOR ELEVATION	P.O.B. = POINT OF BEGINNING	



# TENTATIVE PLAT-BOUNDARY / TOPOGRAPHIC SURVEY

## ALPHAVILLE PINE PLACE

A PORTION OF THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 57 SOUTH, RANGE 39 EAST (2-57-39)



**LOSADA**  
SURVEY SERVICES

LB 8656  
4839 SW 75 AVE, MIAMI FLORIDA 33155  
PHONE NUMBER: 786-512-3062  
EMAIL: INFO@LOSADASURVEY.COM

**2191 SW 32nd AVENUE**  
**PEMBROKE PARK, FL 33023**

**BOUNDARY & TOPOGRAPHIC SURVEY**

**2191 SW 32nd AVENUE,<sup>1</sup>**  
**PEMBROKE PARK, FL 33023**

RECORD OF REVISION		DESCRIPTION	BY
No.	DATE		

PROJECT NAME: 2191 SW 32nd AVENUE, PEMBROKE PARK, FL 33023  
 TYPE OF PROJECT: BOUNDARY & TOPOGRAPHIC SURVEY  
 PROJECT ADDRESS: 2191 SW 32nd AVENUE,<sup>1</sup> PEMBROKE PARK, FL 33023

SCALE: 1" = 30'  
 DRAWN BY: J.L.  
 CHECKED BY: J.L.  
 DATE: 01-19-2026  
 PROJECT No.: 2026-PINE PLACE  
 SHEET:

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