



PINECREST

Building and Planning Department

DATE: November 10, 2025

TO: Yocelyn Galiano, ICMA-CM
Village Manager

FROM: Stephen R. Olmsted, AICP
Planning Director

RE: Revised Plat of Felber Estates; North side of SW 98 Terrace, east of 9755 60 Avenue -
Preliminary Subdivision Plat

PETITION REQUEST

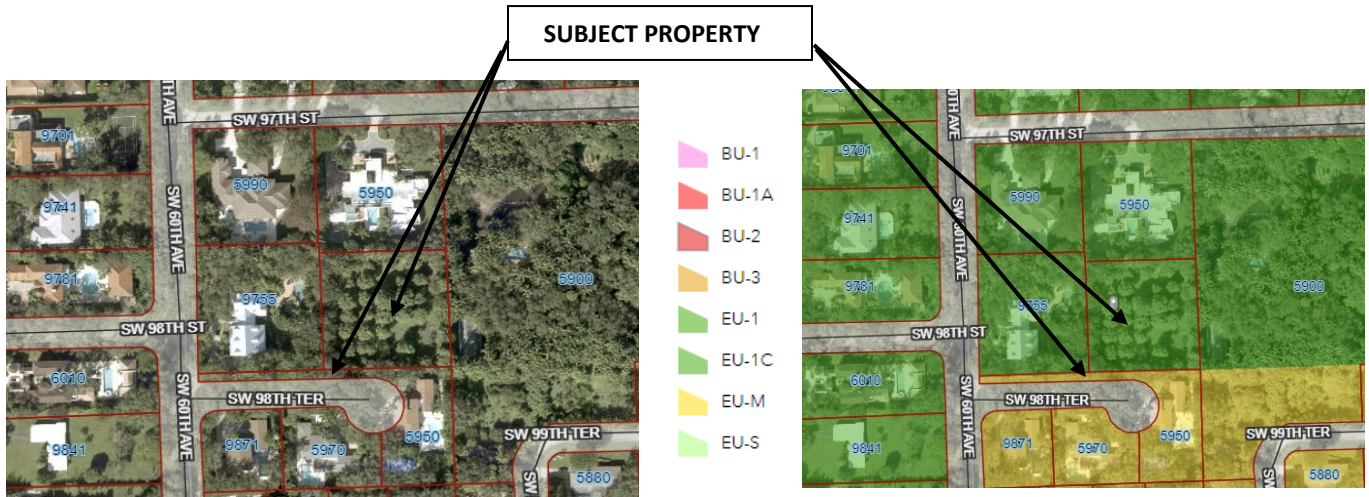
Mango Grove Land Trust (Owner) and Bruce W. Greer, Trustee (Applicant) are requesting approval of a preliminary subdivision plat ("Revised Plat of Felber Estates") to replat and combine a portion of Lot 32 Felix Park Home Acres Subdivision (Folio #20-5001-006-0431) with Lots 1A and 2A of Felber Estates Subdivision, for the purpose of providing vehicular access to the subject property. The parcel proposed to be platted, Lot 1, Block 1 is proposed to be 41,214.73 square feet (0.95 acres) in net area.

OWNER/APPLICANT

Mango Grove Land Trust (Owner)/ Bruce Greer, Trustee, and Evelyn Greer (Applicants)

SITE LOCATION

The subject property is located on the north side of SW 98 Terrace, and east of 9755 60 Avenue, in the Village of Pinecrest, Florida, within the EU,1, Residential Estate and EU-M, Residential Modified Estate zoning districts.



EXISTING CONDITIONS

A mango grove exists on the subject property. The owners recently acquired the subject property, including the lot located immediately west of the subject property, and two strips of land immediately north of SW 98 Terrace. These two strips of land, Lots 1 A and 2 A, previously belonged to the owners of Lots 1 and 2 of the Felber Estates Subdivision that are located on the south side of SW 98 Terrace. The applicant and owners plan on maintaining the mango grove that currently exists on the property and have demolished the residential structure on the property located to the immediate west. The subject property is currently “landlocked” without any direct vehicular access to SW 98 Terrace. Acquisition of the two narrow strips of land on the north side of SW 98 Terrace (“Lots 1A and 2A”), and incorporation of the lots into the proposed plat will allow vehicular access to the property and subsequent development of a single-family residence when the owner(s) elect to do so.

The existing parcel is 41,214.73 square feet (0.95 acres) in net area, exclusive of area to the centerline of the adjoining road, and 47,289.73 square feet (1.08 acres) in gross area including one half of the adjoining road right-of-way.

PUBLIC COMMENT

The Building and Planning Department has not received any correspondence regarding the proposed subdivision plat.

PINECREST LAND DEVELOPMENT REGULATIONS

The Village’s surveying consultant, Hadonne, has reviewed the proposed preliminary plat and determined that it meets the platting requirements of the Village of Pinecrest, Miami-Dade County, and Florida Statutes.

Article 8 of the Pinecrest Land Development Regulations contains standards for the subdivision and platting of property in the Village of Pinecrest.

County water is available to the subject property.

Division 8.2, Paragraph (m) requires fire hydrants to be provided and spaced no more than 500 feet apart and no more than 150 feet to the center of any lot, or "otherwise in compliance with the spacing and installation requirements of Miami-Dade County Fire Rescue Department". A fire hydrant exists at the southeast corner of SW 60 Avenue and SW 98 Terrace, approximately 180 feet west of the subject property. The Miami-Dade County Fire Rescue Department will review plans for compliance at the time of future construction, if any. Installation of an additional fire hydrant may be required at that time.

Sewage disposal and treatment will occur by means of an on-site septic tank following review and approval of the Florida Department of Health. Installation will be completed at the time of construction of a single-family residence on the property.

All new utilities will be installed underground and within easements indicated on the final plat.

Vehicular access will be provided from SW 98 Terrace. The proposed subdivision allowing for the utilization of an existing lot will have a de minimus impact on the adjoining transportation network.

Although the existing road right-of-way for SW 98 Terrace is 50 feet wide, in compliance with Village requirements, the existing pavement is 18 feet wide, less than the standard 20 feet of pavement for local streets in Pinecrest. However, almost the entire width of the existing pavement is located on the north side of the centerline of the road, closest to the subject property.

The end of the cul-de-sac at the eastern terminus of SW 98 Terrace does not include a standard turn-around to allow a vehicle to easily reverse direction without driving off the pavement. Staff recommends completion of a paved turn-around within the cul-de-sac right-of-way to allow for safe maneuvering of vehicles at the time of construction of a residence on the subject property.

The Owner will be required to construct a sidewalk adjacent to the lot at the time of construction of a single-family residence or pay a fee in lieu of construction.

The Dimensional Requirements of the EU-1, Residential Estate zoning district are provided for the Village Council's consideration as follows:

- a. Minimum lot area: One acre, including one-half of the rights-of-way adjacent to the site. The subject property is in compliance with lot area requirements of the Village's Land Development regulations.
- b. Maximum density: One principal dwelling unit per one gross acre.
- c. Maximum height: Principal use - One-story structure or portion of the structure that is one story: 24 feet to the top of the parapet. If the roof of the one-story structure has a pitch of at least 6/12, then the peak of such roof may be 28 feet in height, provided the height to the top of the tie beam does not exceed 24 feet.

Two-story structure or portion of the structure that is two-stories: 35 feet. However, any portion of the building or structure with a flat roof, or sloped roof concealed by a parapet, shall not exceed 28 feet to the top of the roof or 29.5 feet to the top of the parapet.

- d. Maximum lot coverage:
 - i. Maximum building coverage (inclusive of all structures): 20 percent for 2 story structures; 25 percent for one story structures.
 - ii. Maximum impervious surface ratio: 45 percent.
 - iii. Minimum green space: 55 percent.
- e. Minimum lot width and street frontage: 125 feet.
- f. Minimum lot depth: 200 feet. The measurement shall be from the centerline of the abutting front right-of-way.
- g. Minimum setbacks and maximum floor area ratios: All development must comply with setbacks for wetlands. Also, the following setbacks apply within the EU-1 district:

Front: 50 Feet; Rear: 25 feet; Side 20 Feet; Street Side: 30 Feet

- h. Minimum size living area: 1,800 square feet.

The following plat restrictions are required to be included under "Village of Pinecrest Plat Restrictions" on the final plat and will need to be added to the mylar copy prior to final signatures and release to the applicant for recording:

"No buildings or any kind of construction or trees or shrubs shall be placed on easements, rights-of-way, swales or dedications without approval of the administrative official".

“Village of Pinecrest zoning and land development regulations now in effect or as same may be from time to time amended or changed applicable to the area within which this subdivision is located shall be observed”.

The existing 6-foot wall and chain link fence adjacent to the front of the property does not comply with current Village fence requirements and will need to be removed or modified to comply with Village requirements at the time of construction of a single-family residence on the property.

RECOMMENDATION

Staff recommends approval of the preliminary subdivision plat subject to the following conditions of approval:

1. Compliance with all requirements of the Village’s Land Development Regulations.
2. Installation of an additional fire hydrant if determined to be necessary by the Miami-Dade Fire Rescue Department at the time of construction of a single-family residence on the subject property.
3. Addition of the following “Village Plat Restrictions” on the final plat:

“No buildings or any kind of construction or trees or shrubs shall be placed on easements, rights-of-way, swales or dedications without approval of the administrative official”.

“Village of Pinecrest zoning and land development regulations now in effect or as same may be from time to time amended or changed applicable to the area within which this subdivision is located shall be observed”.

4. Completion of a standard vehicular turn-around within the cul-de-sac right-of-way in compliance with Village standards and requirements at the time of construction of a residence on the subject property.
5. Removal or remodeling of the existing wall and fence adjacent to the front of the property in compliance with requirements of the Village’s Land Development Regulations at the time of construction of a single-family residence.



Land Surveyors and Mappers
Civil Engineering
3D Laser Scanning
Utility Coordination
Subsurface Utility Engineering

October 22, 2025

Village of Pinecrest
Attn: Stephen R. Olmsted, AICP
12645 Pinecrest Parkway
Pinecrest, Florida 33156

Re: T-Plat of REVISED PLAT OF FELBER ESTATES
SW 60th Avenue and SW 98th Terrace
Pinecrest, Florida 33156
Folio No. 20-5001-006-0431 and 20-5001-046-0030

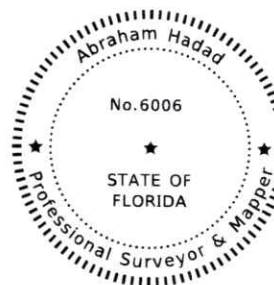
Mr. Olmsted:

I have made a review of the above referenced Tentative Plat and found that it meets the requirements of the Village of Pinecrest, Land Development Code, Chapter 30 - Subdivisions, as well as Miami-Dade County Code, Chapter 28 - Subdivisions and the State of Florida, Chapter 177, Part I - Platting, Florida Statutes.

You may contact me at 305.266.1188 should you have any questions or comments.

Respectfully yours,

Abraham Hadad PSM
For the Firm
Professional Survey and Mapper No. 6006
State of Florida



Digitally signed
by Abraham
Hadad
Date:
2025.10.22
15:05:52 -04'00'

HC25116



PINECREST

Building and Planning Department

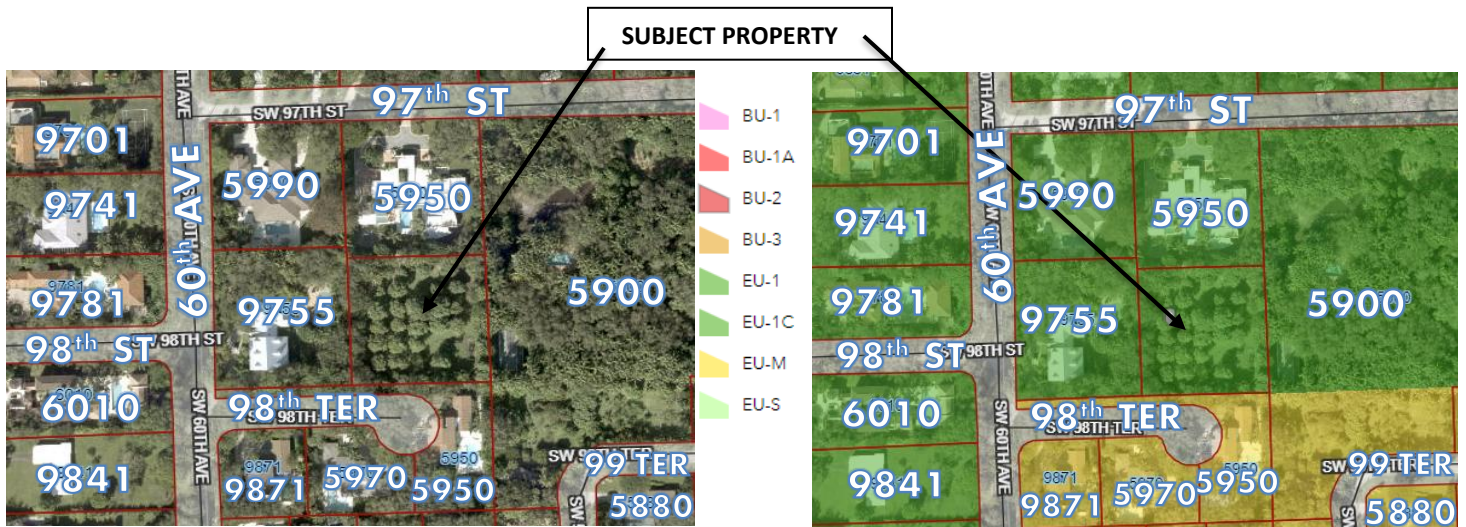
On **Tuesday, November 18, 2025**, to begin being heard not later than 7:00 p.m., the Village Council will conduct the following Public Hearing to be held at the Pinecrest Municipal Center, Council Chamber, 12645 Pinecrest Parkway, Pinecrest, Florida:

OWNERS/APPLICANT(S): Mango Grove Land Trust (Owner) and Bruce W. Greer, Trustee (Applicant)

ITEM: Preliminary subdivision plat ("Revised Plat of Felber Estates").

LOCATION: The subject property is located on the north side of SW 98 Terrace, and east of 9755 60 Avenue, in the Village of Pinecrest, Florida, within the EU-1, Residential Estate and EU-M, Residential Modified Estate zoning districts.

REQUEST: Approval of a Preliminary subdivision plat ("Revised Plat of Felber Estates") to replat and combine a portion of Lot 32 Felix Park Home Acres Subdivision (Folio #20-5001-006-0431) with Lots 1A and 2A of Felber Estates Subdivision, for the purpose of providing vehicular access to the subject property. New Lot 1, Block 1 is proposed to be 41,214.73 square feet (0.95 acres) in net area.



All interested parties are urged to participate. Live streaming video of the meeting will be available at www.pinecrest-fl.gov/live. If you do not wish to attend the in-person meeting, public comments may be submitted in writing prior to the hearing via e-mail to planning@pinecrest-fl.gov or on ZOOM during the meeting by sending a request to clerk@pinecrest-fl.gov prior to 12:00 Noon on Tuesday, November 18, 2025. For additional information, you may contact the Building and Planning Department by calling (305) 234-2121, via e-mail at planning@pinecrest-fl.gov, or writing to the department at 12645 Pinecrest Parkway, Pinecrest, Florida 33156, where a copy of the application is on file.

In accordance with the Americans with Disabilities Act of 1990, all persons with disabilities and who need special accommodations to participate in this meeting because of that disability should contact the Village Clerk at (305) 234-2121 no later than seven (7) business days prior to such proceeding.

Should any person decide to appeal any decision of the Village Council with respect to any matter considered at such meeting or hearing, that person will need a record of the proceedings, and for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based (F.S. 286.0105).

Today
3:17 PM



Today
3:15 PM



Today
3:24 PM



Today
3:24 PM





VILLAGE OF PINECREST
Building & Planning Department

PUBLIC HEARING APPLICATION

Administrative Review Application

- Please check one:
- VILLAGE COUNCIL
 - PLANNING BOARD
 - ADMINISTRATIVE REVIEW

OFFICIAL USE ONLY	
Application No. _____	
Date Received: _____	

INSTRUCTIONS

This application, with all supplemental data and information, must be completed in accordance with the specific instructions in this application. Applications and all supplemental information must be filed no later than 60 days prior to the regular public hearing date.

APPLICATION

Please indicate which type of application you are submitting by checking one category below:

- | | |
|--|--|
| <input type="checkbox"/> Change in Zoning District | <input type="checkbox"/> Plat |
| <input type="checkbox"/> Variance | <input type="checkbox"/> Entry Feature |
| <input type="checkbox"/> Appeal of Decision | <input type="checkbox"/> Site Plan |
| <input type="checkbox"/> Conditional Use | <input type="checkbox"/> Other _____ |

IMPORTANT: THE APPLICANT, OR REPRESENTATIVE, MUST BE PRESENT AT THE HEARING TO PRESENT THE PROPOSAL.

Please print or type

Name of Applicant, agent or tenant (with owner's affidavit) Mango Grove Land trust, Bruce W. Greer, Trustee		
Mailing Address 5900 Southwest 97th Streety	City, State, Zip Pinecrest, FL 33156	Telephone Email evelyngreer@greerco.com
Name of Owner Mango Grove Land Trust		
Mailing Address 4900 Southwest 97th Street	City, State, Zip Pinecrest, FL 33156	Telephone Email evelyngreer@greerco.com

PROPERTY INFORMATION

A. LEGAL DESCRIPTION. (If subdivided – lot, block, complete name of subdivision, plat book and page numbers).
If metes and bounds description – Complete description, including section, township and range).

Folio Number 20-5001-006-0431 _____ A

Address 9755 Southwest 60th Avenue, Pinecrest, FL 33156 _____

Lot(s) _____ Block _____ Section _____ Plat Book No. _____ Page No. _____ :

S200 Ft of Lot 32, Hibiscus Court, FELIX PARK HOME ACRES, PB 5-88

FINISHED FLOOR ELEVATION (If applicable): _____ FLOOD _____ ZONE _____

Revised 8/2016

B. ADDRESS (If number has been assigned) 9755 Southwest 60th Avenue, Pinecrest, FL 33156

C. SIZE OF PROPERTY 199.94 ft. X 200 ft. = 39,988 sq. ft.; _____ acre(s)
Width Depth

D. Provide legal description or address of any property held by the owner which is contiguous to that which is the subject matter of this application.

S1/2 OF LOT 31 HIBISCUS CT, FELIX PARK HOME ACRES PB 5-88 F/A/U 30-5001-006-0420
9755 SW 60th Avenue, Pinecrest, FL 33156

LOTS 33 & 34 HIBISCUS CT & LOTS 6 & 7 BLK 1 OF POINSETTIA ESTATES PB 60-20 FELIX
PARK HOME ACRES PB 5-88 FAU: 30-5001-006-0440
5900 SW 97th Street, Pinecrest, FL 33156

E. DATE SUBJECT PROPERTY WAS ACQUIRED _____ July 23, 2024 _____

APPLICANT'S PROPOSAL

Specify in full the request. (Use a separate sheet of paper if necessary.)

See letter attached.

INTENT

Explain purpose of application, benefit(s) in the change and reasons why this application should be approved. Specify the exact nature of the use or operation applied for, together with any pertinent technical data, which will clarify the proposal. (Use a separate sheet of paper if necessary.)

See letter attached _____

Is this application the result of a Notice of Violation or deviation from approved plans? Yes No

Are there any existing structures on the property? Yes No

If so, what type? (CBS, Frame, Frame-Stucco, Wood, Other) _____

Any applications (except plat applications) which involve new building construction or exterior improvements to an existing building must submit the plans with this application. Plans that are not filed with this application will not be considered by the Village of Pinecrest.

I/We Bruce W. Greer, Trustee, Mangrove Grove Land Trust as Owner(s) of Lot(s) 5200 Ft of Lot 32, Hibiscus COURT
Block Felix Park Home Acres Section _____ PB/PG 5-88

of property which is located at 9755 SW 60th Ave, Pinecrest desire to file an application for a public hearing before the Village Council Planning Board Administrative Review, and I/We do understand and agree as follows:

1. That the application for a variance will not be heard unless the applicant is present at the hearing.
2. The property will be posted with a sign, which must not be removed until after the public hearing, at which time the Village staff will remove the sign.
3. That the requirements of the zoning code, Miami-Dade County Ordinances, the Florida Building Code, and other government agencies may affect the scheduling and ability to obtain/issue a permit for the proposal.
4. That the only exceptions to the zoning code are those that have been specified in the written application and any other code or plan issues will be corrected by modifying the plans to comply with the respective codes and ordinances of the Village of Pinecrest or Miami-Dade County ordinances.
5. That the applicant will be responsible for complying with all the conditions and restrictions imposed by the Village Council or Zoning Board in connection with the request and will take the necessary steps to make the request effective if approved by the Village Council or Zoning Board.
6. That it is the responsibility of the applicant to submit a complete application with all of the documents necessary for the Village Council or Zoning Board to hear the applicant's request.
7. That the applicant is responsible for timely submission and accuracy of all items requested on the application.
8. That the applicant is responsible for an additional fee for mailing notice to surrounding property owners and recording of the Development Order as specified by the LDRs.

I/We as the owners of the subject property (check one):

- do hereby authorize Evelyn Greer to act on my/our behalf as the applicant.
- will on my/our own behalf act as applicant(s), and make application in connection with this request for a public hearing before the Village Council or Zoning Board.

Owner's Name Bruce W. Greer, Trustee Signature [Signature] Date 10/9/2025

Owner's Name — Signature _____ Date _____

Notary to Owner: [Signature]



Jason Haim
Comm.: HH 453870
Expires: Oct. 12, 2027
Notary Public - State of Florida

Applicant's Name Bruce W. Greer, Tr Signature [Signature] Date 10/9/2025

Notary to Applicant:

PUBLIC HEARING APPLICATION SUPPLEMENT

OPTIONAL
 However, applicants are encouraged to contact neighbors regarding application.

_____ has applied to the Village of Pinecrest for a variance,
 Name of Applicant
 which will affect the property located at _____ as follows:
 Property Address

To permit _____

The Village Council Zoning Board will hold a public hearing on this request. I have read the above requested variance, the applicable plans and understand that I am waiving any objection to the proposed variance and related construction as described above. By subscribing my name below, I hereby certify that I have done so freely and without any duress or misrepresentation on the part of the applicant.

Parcel 1 _____ Owner Name _____ Address _____ Signature _____ Date	Parcel 2 _____ Owner Name _____ Address _____ Signature _____ Date	Parcel 3 _____ Owner Name _____ Address _____ Signature _____ Date
Parcel 4 _____ Owner Name _____ Address _____ Signature _____ Date	SUBJECT PROPERTY Please indicate the NORTH direction. (Circle one) ← ↑ ↓ →	
STREET / AVENUE / TERRACE / ROAD / COURT		
Parcel 6 _____ Owner Name _____ Address _____ Signature _____ Date	Parcel 7 _____ Owner Name _____ Address _____ Signature _____ Date	Parcel 8 _____ Owner Name _____ Address _____ Signature _____ Date

Evelyn Langlieb Greer, P.A.

ATTORNEY AT LAW
5900 SOUTHWEST 97th Street
MIAMI, FLORIDA 33156
305-794-6922
evelyngreer@greerco.com

October 3, 2025

APPLICANT'S PROPOSAL AND INTENT

The Applicant submits this request for approval of a revised Plat for the purpose of attaching sufficient frontage to a land locked one acre as to allow it to become a buildable one acre under the Pinecrest Building Code. I represent the Applicant in this Plat approval request.

The subject of the revised Plat is a landlocked one-acre mango grove Folio 20-5001-006-0431 ("Mango Grove") which is the back acre of a two-acre property located at 9755 Southwest 60th Avenue; the front one-acre is Folio 20-5001-006-0420 (the "House Acre"). The House Acre (the front of the two-acre property) has street frontage on Southwest 60th Avenue and is a buildable acre. The applicant recently demolished the house on the House Acre and planted a tropical fruit grove.

The south side of the House Acre and the Mango Grove abuts a five foot strip of street frontage which is the northern portion of the Felber Estates Plat, a three house development on Southwest 98th Terrace to the immediate south of the House Acre and the Mango Grove. The five-foot strip of land runs almost the full length of the front House Acre and a smaller portion of the Mango Grove.

As shown on the proposed revised Plat attached to this letter, the 5' strip is divided into two properties: Lot 1A of Felber Estates is a 130' long by 5' wide strip of land and Lot 2A is a 113' by 5' wide strip of land. Lot 1A is owned by the owner of Lot 1, on the south side of 98th Terrace, and Lot 2A is owned by the owner of Lot 2, on the south side of 98th Terrace.

The Applicant has entered into contracts with the owners of Lot 1 and 1A to purchase Lot 1A and with the owners of Lot 2 and 2A to purchase Lot 2A. As a condition of the purchase of Lot 2A, Applicant agreed not to build a structure on the Mango Grove for a period of ten (10) years from the date of recording of the revised Plat or until the owner of Lot 2A permanently vacates the house on Lot 2, whichever is later.

The Applicant has purchased the Mango Grove, which is a well-established mango grove planted in the 1960s, and the House Acre with the intent and for the purpose of planting and managing a mango and tropical fruit grove, planting new hybridized varieties of mango and other tropical fruits, experimenting with new fruit cultivation methods and selling the fruit produced by the groves to fruit distributors.

Applicant is president of the board of Fairchild Tropical Botanical Garden, has planted and managed a mango and tropical fruit on the property adjacent to the Mango Grove for 50 years and is an experienced mango and tropical fruit grower.

Applicant cannot legally access the Mango Grove from 98th Terrace but only from Southwest 60th Avenue, which is 200 feet from the Mango Grove. Due to the close planting of rows and rows of mango and tropical fruit trees, it is not possible to bring trucks or picking equipment into the Mango Grove from Southwest 60th Avenue. The Mango Grove seeks a legal entry (there is a gate which requires crossing the 5' wide strip of land from 98th Terrace) from 98th Terrace for such equipment.

Applicant has planted over 150 trees on the Mango Grove and the House Acre and has no plans to build any structure on either lot or to vacate or sell the two properties or the property which the Applicant owns to the east. However, it is obviously financially beneficial to establish that the Mango Grove may one day in the future be a legal buildable acre.

Applicant has retained the firm of E.R. Brownell, well know surveyors, and they have created the revised Plat. Mr. Angel Lopez, a surveyor for 50 years and partner in the firm, has obtained approval of the Miami-Dade County Plat Committee for the proposed Plat.

Kindly advise if you have any further questions.

Regards



Evelyn Langlieb Greer



MUNICIPAL PLAT REVIEW Water & Sewer Availability Form

Do not use this form if the property is served by the Miami-Dade Water and Sewer Department

Tentative Plat / Waiver of Plat: _____

Property Description (To Be Completed by Applicant)					
Property Owner:	BRUCE W. GREE TRS, MANGO GROVE LAND TRUST				
Property Address:	SW 98 TERR / GO AVENUE	City:	Zip:		
Folio Number(s):	20-5001-006-0431, 20-5001-046-0030				
Water & Sewer Availability Information (To Be Completed by Utility)					
Water Availability Summary			Sewer Availability Summary		
Name of Water Utility:			Name of Sewer Utility:		
Water Acct No(s):			Sewer Acct No(s):		
Water Meter Installed?	YES	NO	Receiving Pump Station:		
Property currently connected to water?	YES	NO	Property currently connected to sewer?	YES	NO
Attach Atlas Page and Asbuilt of Water Main			Attach Atlas Page and Asbuilt of Sewer Main		
Utility able to provide Water Service?	YES	NO	Utility able to provide Sewer Service?	YES	NO
Water Main Available For Connection?	YES	NO	Sewer Main Available For Connection?	YES	NO
Water Main Extension Planned?	YES	NO	Sewer Main Extension Planned?	YES	NO
Point of Connection to Water Main: This is to certify that the closest available water main connection point to serve this property is an _____ inch water main located at _____ at a distance approximately _____ feet from the closest property line of the above described property.			Point of Connection to Sewer Main: This is to certify that the closest available sewer connection point to serve this property is an _____ inch force main/ _____ inch gravity sewer (there may be underground obstructions or difference in ground elevations that may prohibit extension. An engineering analysis may be necessary for final determination of availability) located at _____ at a distance of approximately _____ feet from the closest property line of the above described property.		
Additional Comments / Remarks Regarding Points of Connection and Alternate Points of Connection:			Additional Comments / Remarks Regarding Points of Connection and Alternate Points of Connection:		

 Name of Utility Official

 Signature

 Date*

 Name of Utility Official

 Signature

 Date*

*This is for informational purposes only, points of connection are valid for one (1) year from the date of this form. Nothing contained in this form provides the developer with any vested rights to receive water and/or sewer service. The availability of water and/or sewer service is subject to the approval of all applicable governmental agencies having jurisdiction over these matters.

(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.

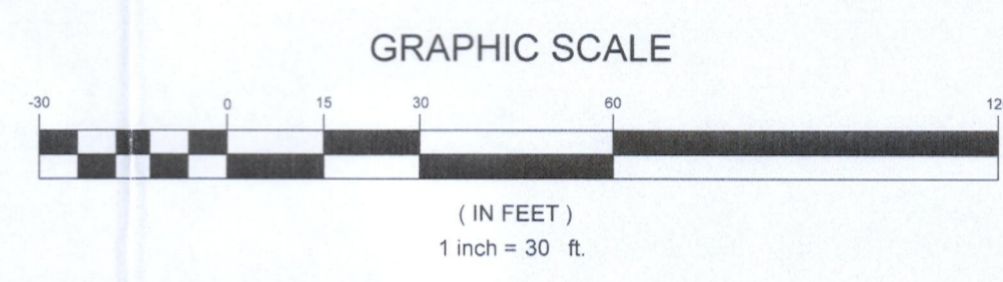
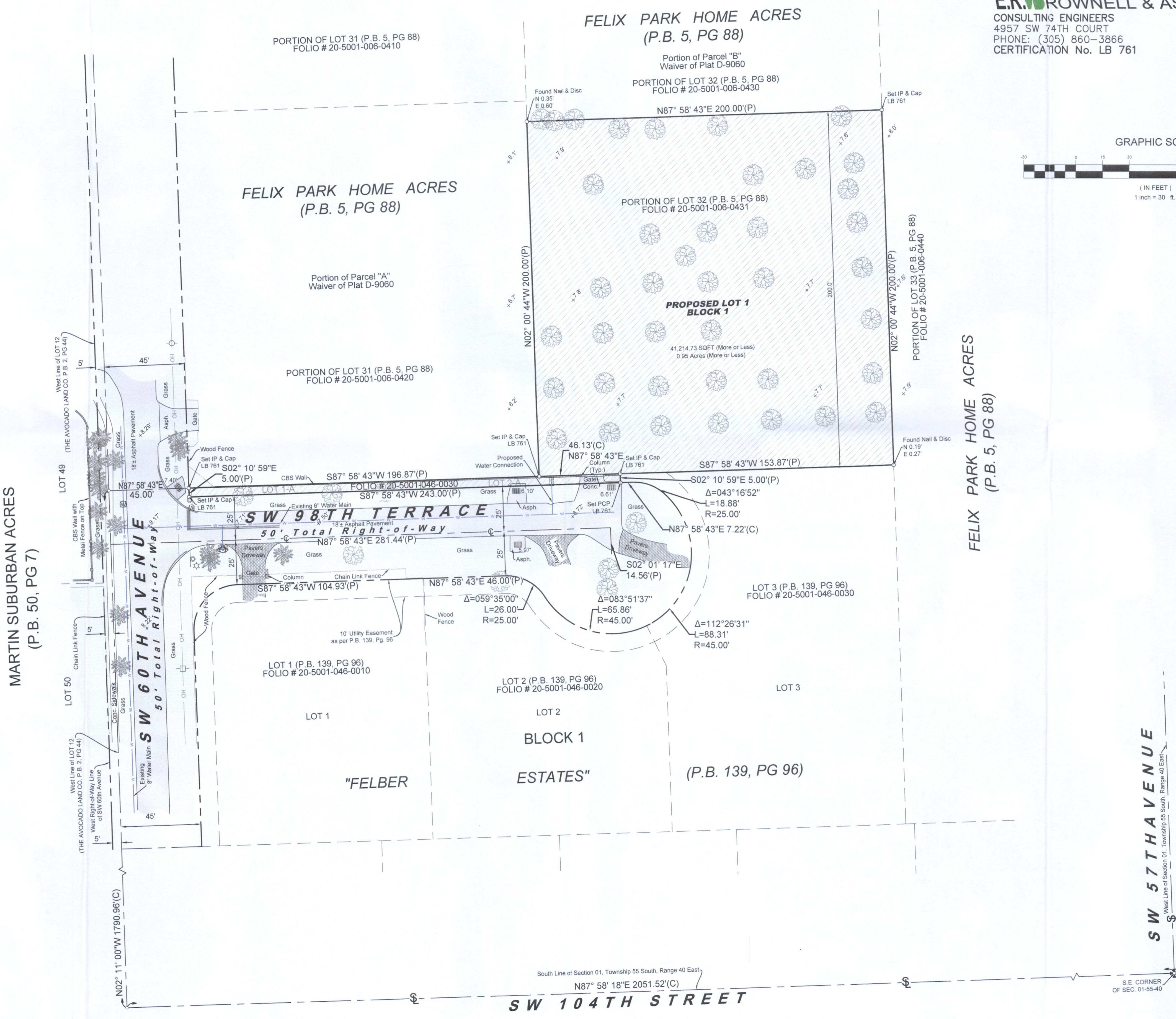
PREPARED BY

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

LAND SURVEYORS
 4957 SW 74TH COURT
 MIAMI, FLORIDA 33155
 FAX: (305) 860-3870
 SEPTEMBER, 2025

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

ABBREVIATIONS	
(1)	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
D/H	Drill Hole
N & D	Nail & Disc
IP	Iron Pipe
(0.2'W, 0.2'N)	Recovered monument from calculated location based on Plat (or CMA)
BFE	Base Flood Elevation
ELEV	Elevation
F.F. 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 Atlas Sheet
Δ	Delta
L	Arc Length
R	Radius
SEC	Section
PL	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
	Bolts
	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 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
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 Wire
	Overhead Wire
	Communication Line
	Drainage Storm Line
	Sanitary Sewer Line
	Gas Line
	Water Line
	Underground Utility Line
	Unknown Utility Line



(PROPOSED) TENTATIVE PLAT
 SOUTH MIAMI, FLORIDA

No.	Date	App'd	Job No.	Description
2	10/22/25			REVISED PER COMMENTS
1	10/16/25			REVISED PER COMMENTS

Certification No. LB761
 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

Plot Date: 10/23/2025
 P:\2025\10-23-25\1021\MANCO GROVE LAND TRUST - PLAT (SW 60th TERR & SW 60th AVENUE) DMS\58769 (T-1021) PLATINGS SW 98TH TER & SW 60TH AVE 10-23-25.dwg