



## PINECREST

Building and Planning Department

DATE: April 27, 2026

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 -  
Final Subdivision Plat

---

### **PETITION REQUEST**

Mango Grove Land Trust (Owner) and Bruce W. Greer, Trustee (Applicant) are requesting approval of a final 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 Lot 2A of Felber Estates Subdivision, for the purpose of providing vehicular access to the subject property. The parcel proposed to be platted, Lot 4, Block 1 is proposed to be 40,564.55 square feet (0.93 acres) in net area.

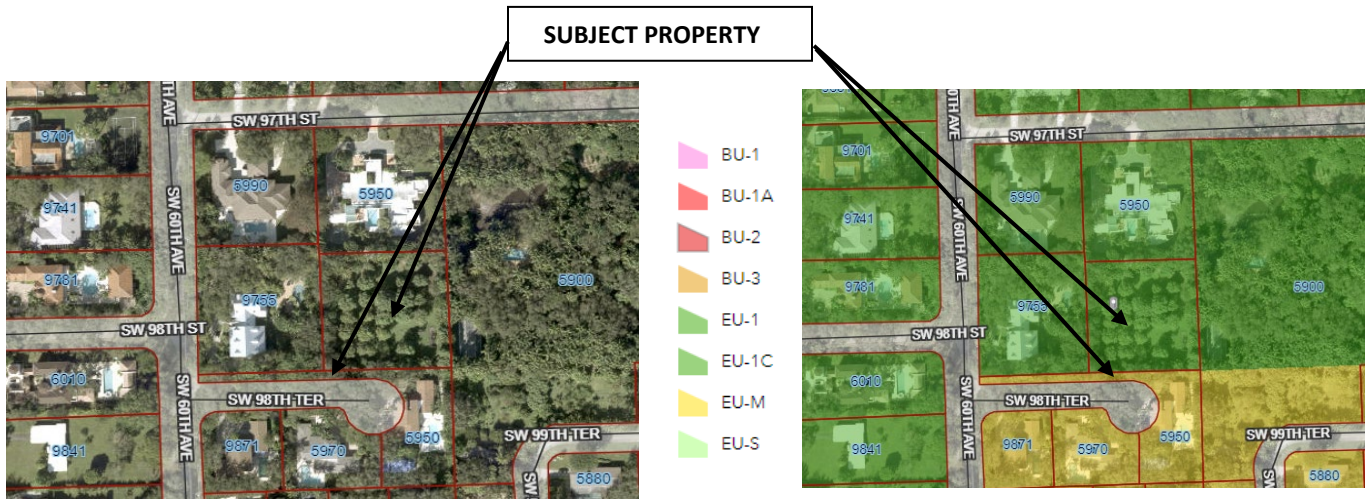
The Village Council approved the preliminary plat on November 18, 2025.

### **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 one strip of land immediately north of SW 98 Terrace. This strip of land, Lot 2 A, previously belonged to the owners of Lot 2 of the Felber Estates Subdivision that is 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 narrow strip of land on the north side of SW 98 Terrace (“Lot 2A”), and incorporation of the lot 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 lot of record is 40,564.55 square feet (0.93 acres) in net area, exclusive of area to the centerline of the adjoining road, and 43,389.55 square feet (0.997 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 final 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 3.2, 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 recognized as an existing lot of record and has been assigned a folio number by Miami-Dade County (Folio #20-5001-006-0431).
- 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 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 final 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. 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.
4. 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.

THIS PAGE INTENTIONALLY BLANK





**PINECREST**

Building and Planning Department

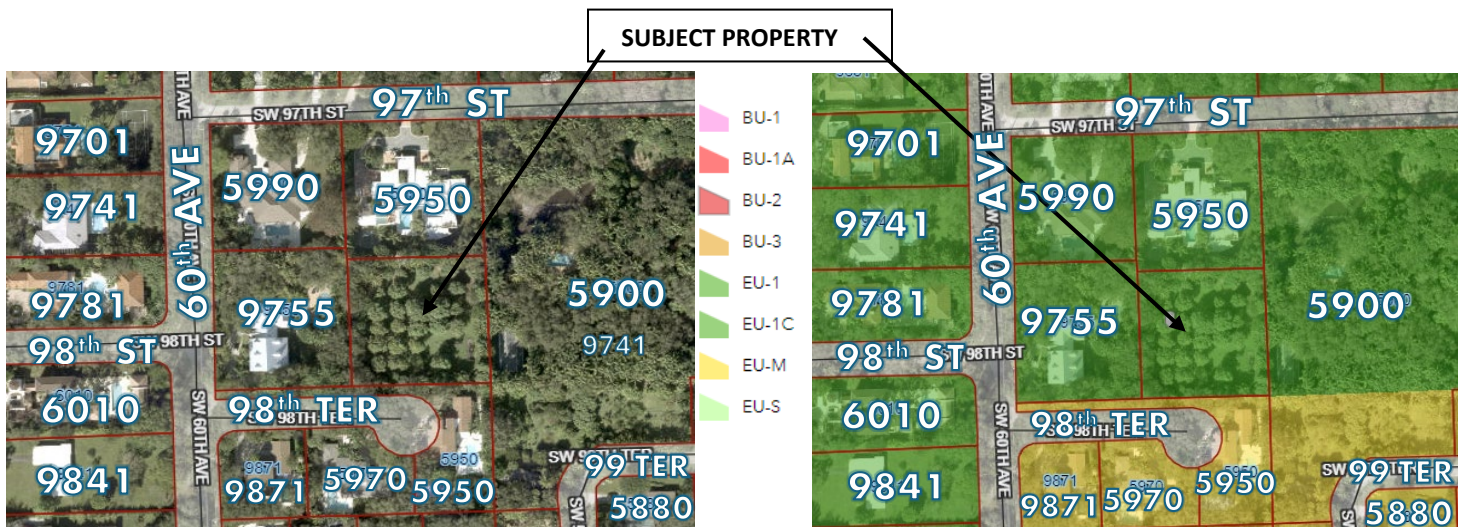
On **Tuesday, May 5, 2026**, to begin being heard not later than 7:00 p.m., the Village Council will conduct the following Public Hearing to be held at the Pinecrest Municipal Center, Council Chamber, 12645 Pinecrest Parkway, Pinecrest, Florida:

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

**ITEM:** Final Subdivision Plat ("Felber Estates Replat").

**LOCATION:** The subject property is located on the north side of SW 98 Terrace, and east of 9755 SW 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 Final 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 Lot 2A of Felber Estates Subdivision, for the purpose of providing vehicular access to the subject property. New Lot 4, Block 1 is proposed to be 40,564.55 square feet (0.93 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](http://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](mailto:planning@pinecrest-fl.gov) or on ZOOM during the meeting by sending a request to [clerk@pinecrest-fl.gov](mailto:clerk@pinecrest-fl.gov) prior to 12:00 Noon on Tuesday, May 5, 2026. For additional information, you may contact the Building and Planning Department by calling (305) 234-2121, via e-mail at [planning@pinecrest-fl.gov](mailto: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).

THIS PAGE INTENTIONALLY BLANK





Add a Caption

 Look Up **Landmark** >

Friday • Apr 3, 2026 • 12:53 PM

[Adjust](#)



Add a Caption

 Look Up **Poinsettia** >

Friday • Apr 3, 2026 • 12:56 PM

[Adjust](#)



Add a Caption



Look Up **Miniature Date Palm** >

Friday • Apr 3, 2026 • 12:55 PM

[Adjust](#)



Add a Caption

Friday • Apr 3, 2026 • 12:56 PM

[Adjust](#)



Add a Caption

Friday • Apr 3, 2026 • 12:58 PM

[Adjust](#)



Add a Caption

 Look Up **Plant** >

Friday • Apr 3, 2026 • 12:59 PM

[Adjust](#)

## Evelyn Langlieb Greer, P.A.

ATTORNEY AT LAW  
5900 SOUTHWEST 97<sup>th</sup> Street  
MIAMI, FLORIDA 33156  
305-794-6922  
[evelyngreer@greerco.com](mailto:evelyngreer@greerco.com)

March 10, 2026

### 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 60<sup>th</sup> 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 98<sup>th</sup> 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 98<sup>th</sup> Terrace, and Lot 2A is owned by the owner of Lot 2, on the south side of 98<sup>th</sup> Terrace.

The Applicant has entered into contracts 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. This restriction is subject to an exception which allows a portion of the Mango Grove that is 35 feet west starting at the east property line and runs north and south across the east end of the Mango Grove in which the Applicant is permitted to build a greenhouse subject to compliance with County and Village code

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 98<sup>th</sup> Terrace but only from Southwest 60<sup>th</sup> 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 60<sup>th</sup> Avenue. The Mango Grove seeks a legal entry (there is a gate which requires crossing the 5' wide strip of land from 98<sup>th</sup> Terrace) from 98<sup>th</sup> 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-known 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



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.:	<u>PLT2603-0001</u>
Date Received:	<u>3/11/26</u>

#### 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:

- Change in Zoning District
- Variance
- Appeal of Decision
- Conditional Use
- Plat
- Entry Feature
- Site Plan
- 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) <b>Bruce W. Greer, as Trustee of the Mango Grove Land Trust uad 7/22/2024</b>		
Mailing Address <b>5900 Southwest 97th Street,</b>	City, State, Zip <b>Pinecrest, FL 33156</b>	Telephone <b>3057946922</b> Email <b>evelyngreer@greerco.com</b>
Name of Owner <b>Bruce Greer, as Trustee</b>		
Mailing Address <b>5900 Southwest 97th Street,</b>	City, State, Zip <b>Pinecrest, FL 33156</b>	Telephone <b>same</b> Email <b>same</b>

#### 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

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 Page 88

FINISHED FLOOR ELEVATION (If applicable): \_\_\_\_\_ FLOOD \_\_\_\_\_ ZONE \_\_\_\_\_

Revised 8/2016



B. ADDRESS (If number has been assigned) n/a

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 Court, Felix Park Home Acres PB 5-88, FAU 30-5001-006-0420  
9755 SW 60th Avenue, Pinecrest, FL 33156

Lots 33 & 34, Hibiscus Ct & Lots 6 & 7 Block 1 of Poinsettia Estates PB 60-20., Felix Park Home Acres PB 5-88 F  
FAU: 30-5001-006-0420 and 5900 Southwest 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.)

Please 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.)

Please 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.

All data and exhibits submitted in connection with this application become a PERMANENT PART OF THE PUBLIC RECORDS OF THE VILLAGE OF PINECREST.

The following enclosures where applicable MUST BE ATTACHED to complete the application:

- A.  **SURVEY OF PROPERTY:** For vacant or improved property. Must be no more than five years old and sealed by a registered land surveyor. The Building and Planning Department may require a more recent survey if a site visit indicates any discrepancies. Survey must include, where applicable, lot lines, all structures, walls, fences, landscaping, and all physical improvements.
- B.  **SITE DEVELOPMENT PLAN:** Where applicable, plans shall show location and elevations of existing and proposed buildings, proposed additions, alterations and use of each; all dimensions of buildings and space between buildings; setbacks from property lines; proposed and existing off-street parking showing lined spaces, driveways, handicap spaces, compact spaces; a landscape plan that complies with Village of Pinecrest Landscape Ordinance showing location of existing and proposed vegetation, landscaping (i.e. trees and hedges), number, height and species type. The plan shall also show wall and fence height, location and material.
- C.  **LETTER OF INTENT:** A letter of intent must be filed explaining in detail the extent of the development. Signature and address must be shown.
- D.  **OTHER GOVERNMENTS/AGENCIES ENDORSEMENTS:** All applicable DERM, Miami-Dade Fire Department, or the Miami-Dade Water and Sewer Department's endorsement must be submitted.
- E.  **OWNER'S AFFIDAVIT:** Owner's affidavit allowing the filing of an application is required on all applications where the applicant is not the owner of the property under consideration; same form allows posting of property.
- F.  **TRAFFIC STUDY:** A detailed traffic analysis considering the impacts of the proposed development on current level-of-service (LOS) standards in abutting (or nearby) roads and intersections.

**NOTE:** SURVEYS, SITE DEVELOPMENT PLANS, LANDSCAPE PLANS MUST BE SUBMITTED AT STANDARD PLAN SIZE AND DRAWN TO AN ENGINEERING OR ARCHITECTURAL SCALE (STRUCTURES ONLY). AN APPLICATION WILL NOT BE CONSIDERED COMPLETE UNLESS 12 COPIES OF THE APPLICATION AND SUPPORTING DOCUMENTATION (FRONT AND BACK), APPROPRIATE PLAN DRAWINGS AND SURVEYS ARE SUBMITTED. **UNLESS DETERMINED OTHERWISE BY THE PLANNING DIRECTOR, ALL PRESENTATION GRAPHICS MUST BE IN POWERPOINT OR OTHER DIGITAL FORMAT.**

In support of this request, I submit the following additional items, which are attached hereto and made a part of this application:

- 35 MM Photo(s) (Mounted 8 1/2 x 11)
- Letters from Area Residents
- Other \_\_\_\_\_


Please check only one of the following options:

FOR VILLAGE COUNCIL PURPOSES

I/We understand that additional public hearings may be required and any interested person may discuss the application with Village staff to the same extent as the applicant. The application may change during the hearing process and additional public notices may affect the schedule of the hearings. If my/our appeal is denied, I/we must file an appeal to the Circuit Court within 30 days of the meeting.

FOR ZONING BOARD PURPOSES

I/We understand that additional public hearings may be required and any interested person may discuss the application with Village staff to the same extent as applicant. The application may change during the hearing process and additional public notices may affect the schedule of the hearings. If my/our appeal is denied, I/we must file an appeal with the Village Clerk within 10 days of the decision.

3/10/2024  / Bruce W. Greer, Tr of Mango Grove Land Trust 7/22/2024  
 Date Applicant's Signature Print Name

\_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_  
 Date Applicant's Signature (if more than one) Print Name

I/We Bruce W. Greer, as Trustee as Owner(s) of Lot(s) S200 Ft of Lot 32, Hibiscus Court., FELIX PARK HOME ACRES, PB 5 Page 88

Block Felix Park Home Acres Section \_\_\_\_\_ PB/PG \_\_\_\_\_

of property which is located at \_\_\_\_\_ 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.

Bruce W. Greer, as trustee of the Mango Grove Land Trust uad 7/22/2024  
Owner's Name \_\_\_\_\_ Signature  Date 3/10/2026

Owner's Name \_\_\_\_\_ Signature \_\_\_\_\_ Date \_\_\_\_\_

Notary to Owner:

Bruce W. Greer, as trustee of the Mango Grove Land Trust uad 7/22/2024  
Applicant's Name \_\_\_\_\_ Signature \_\_\_\_\_ Date 3/10/2026

Notary to Applicant:

# FELBER ESTATES REPLAT

TENTATIVE PLAT NO. 25363-2-COR.

Sec. 1                      Twp. 55                      Rge. 40

Municipality: PINECREST

Zoned: EU-1

RECOMMENDS  
APPROVAL 2-13-26 *[Signature]*  
Date, Regulatory and Economic Resources Dept. (Platting)

RECOMMENDS  
APPROVAL 2-13-26 *[Signature]*  
Date, Regulatory and Economic Resources Dept. (Zoning)

- Recommends approval, subject to the Village of Pinecrest requirements and the requirements checked below:
- Traffic concurrency approval by the Municipality is required prior to final plat review and prior to the issuance of a building permit. Municipality concurrency review to include all City, State and County roads.
- Tentative Plat valid until: 11-13-26  
**Note: The Plat Committee must officially review the Extension of Time request prior to the expiration of the Tentative Plat. Application request must be submitted at least ten (10) days prior to said Plat Committee meeting.**
- No road, sidewalks, or drainage facilities within unincorporated Miami Dade County or on County maintained rights-of-ways are to be constructed or installed without prior knowledge, approval and complete progressive inspection by the Department of Transportation and Public Works. Construction or installation of these facilities does not guarantee acceptance by the County unless final plat is approved and recorded.
- Final approval and recording subject to the Department of Regulatory and Economic Resources (Environmental Resources Management) and the Florida Department of Health approval on sewage disposal facilities and water supply.
- Site to be filled to County Flood Criteria Elevation or to an elevation not less than the approved crown of the road fronting the property. Cutting of existing grade is not permitted below the established base flood elevation of the F.I.R.M. for Miami-Dade County Florida Community # 125098.
- Existing power pole(s) and anchors that interfere or do not comply with the horizontal clearance requirements as per Florida Green Book, shall be removed or relocated at owner's expense. Applicant to provide receipt of payment from FPL for the power pole(s) relocation.
- Express purpose note regarding the underlying Plat restriction for Lot 2A is required on the Final Plat.
- Compliance with the Department of Regulatory and Economic Resources (Environmental Resources Management): Contact Ingrid Guerrero at (305) 372-6507 or [Ingrid.Guerrero@miamidadegov](mailto:Ingrid.Guerrero@miamidadegov) for environmental concerns and requirements.
- Compliance with the Miami Dade Water and Sewer Department (MDWASAD): Contact Maria Capote at (786) 268-5329 or [Maria.Capote@miamidadegov](mailto:Maria.Capote@miamidadegov) for water and sewer concerns and requirements.
- Final Mylar(s) plus five (5) prints.

- Opinion of Title (Valid for 30 days, unincorporated; 45 days municipality). An update is usually required before the County Commissioners meeting and/or recordation.
- Paid Tax receipts (and escrow, if applicable).
- Processing fee for Final Plat.
- Recording fee for Final Plat.
- Water Control Division approval after final plat submittal. (DRER)
- Approval regarding method of water supply.
- Approval regarding method of sewage disposal.
- Certified copy of municipal ordinance and/or resolution accepting final plat and letter(s) stating paving and drainage plans have been approved and Improvement Bond held by Municipality (if applicable).
- Letter from F.P.&L. Company (TP-7 letter) regarding underground electric service (ORD 68-69).
- State Plane Coordinate Data Sheet.
- AFTER SUBMITTAL OF FINAL PLAT, CHECK THE PUNCH LIST AT THE FOLLOWING WEBSITE FOR ADDITIONAL SCHEDULING AND/OR RECORDATION REQUIREMENTS:**  
<http://wwwx.miamidadegov/apps/rer/platstatus/>

**MIAMI DADE COUNTY PLAT COMMITTEE  
NOTICE OF ACTION**

Plat No: T - 25363 - 2 - CORR.

STR1: 1 55 40

Municipality: PINECREST

Zoning: District: 7

Name: FELBER ESTATES REPLAT  
Location by Streets: SW 98 TERRACE & SW 60 AVENUE  
Owner: MANGO GROVE LAND TRUST, AND ERIC S. ROTH AND AMY L. ROTH,  
5900 SW 97 STREET  
MIAMI, FL 33156 Phone: 305-794-6922  
Surveyor: E.R. BROWNELL & ASSOCIATES, INC.  
4957 SW 74 COURT  
MIAMI, FL 33155 Phone: 3058603866

This is to advise you that on Friday, February 13, 2026 the Dade County Plat Committee reviewed the above plat and that the same was:

- Recommended for approval subject to conditions indicated on attached action copy.
- Approved as an extension of time, subject to previous requirements and:
- Deferred for reasons indicated below:
- Denied for the reasons indicated below:

# FELDER ESTATES

A RESUBDIVISION OF A PORTION OF LOTS 49 AND 50 OF FELIX PARK HOME ACRES (P.B. 5, PG. 88) IN SECTION 1, TOWNSHIP 55 SOUTH, RANGE 40 EAST DADE COUNTY, FLORIDA

DATE: JUNE, 1990  
 DRAWN BY: FRED C. AND SURVEYOR'S, INC.  
 JOHN S. 335 STATE ST. N.E.  
 MIAMI, FLORIDA 33132  
 PH: 371-1165

SU 60 AVE

Lot 1-A  
130 feet

Lot 2-A  
113 feet

HOUSE ACRE

MANGO GROVE

98th TERRACE

BLOCK 1

FROM ALL MEN BY THESE PRESENTS that we, Fred C. and Surveyor's, Inc. (hereinafter referred to as the Surveyor), have caused to be made the attached plat entitled "FELDER ESTATES" the same being a resubdivision of the following described parcel of land:

LEGAL DESCRIPTION: Lot 49 and 50 less the South 126.00 feet thereof, Felix Park Home Acres, according to the plat thereof as recorded in Plat Book C at Page 88 of the Public Records of Dade County, Florida.

DADE COUNTY PLAT RESTRICTIONS: That the avoies and easements shown on the attached plat together with all existing and future planting, grass, sod, and fire hydrant thereon are hereby dedicated to the perpetual use of the public for public purposes, and the Surveyor, their successors or assigns, the recipient or recipients thereof, and/or any person or persons who shall not be permitted within this subdivision except for existing public, private or other use or uses within this subdivision, unless approved for temporary use, in accordance with County of Dade regulations, that all new electrical and communication lines, water transmission lines, within this subdivision shall be installed underground, that lots 1-A and 2-A, are to be maintained and maintained by the owner of Lot 1-A respectively.

IN WITNESS WHEREOF

THIS 26th day of June 1990, the Surveyor, Fred C. and Surveyor's, Inc. has caused these presents to be signed for and in its behalf by its President, its corporate seal to be hereunto affixed and attested by its Secretary this 26th day of June, 1990.

WILLIAM J. BROWN, President  
 JAMES J. BROWN, Secretary

ACKNOWLEDGED: STATE OF FLORIDA, County of Dade, this 26th day of June, 1990, before me, the undersigned, a Notary Public for the State of Florida, personally appeared Fred C. and Surveyor's, Inc., President and Secretary, personally known to me and known to be the persons whose names are subscribed to the foregoing instrument and acknowledged the execution thereof to be their free act and deed as such officers for the purposes herein described.

Attest as being and official seal of me, Notary Public for the State of Florida, this 26th day of June, 1990.  
 My commission expires: \_\_\_\_\_  
 Notary Public, State of Florida, at Miami

OWNER'S PLAT RESTRICTIONS:

THIS PAGE INTENTIONALLY BLANK



April 14, 2026

Mr. Stephen R. Olmsted, AICP, LEED-GA  
Planning Director  
Building and Planning Department  
Village of Pinecrest  
12645 Pinecrest Parkway  
Pinecrest, Florida, 33156

Re: FELBER ESTATES REPLAT  
SW 60<sup>th</sup> Avenue and SW 98<sup>th</sup> 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 Final Plat and I found that it meets the requirements of the Village of Pinecrest, as well as Miami-Dade County Code, Chapter 28 - Subdivisions and Chapter 177, Part I – Platting, of the Florida Statutes.

Also, this letter serves to confirm that, on April 13, 2026, a field inspection was performed under my direction and supervision of the Permanent Reference Monuments (PRM's) and Permanent Control Points (PCP's) as depicted on the above referenced plat, and I can report that all required monuments were set at the Site.

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

Respectfully yours,

Abraham Hadad, PSM  
For the firm  
Professional Surveyor and Mapper No. 6006  
State of Florida



Digitally signed  
by Abraham  
Hadad

Date: 2026.04.14  
11:22:36 -04'00'

HC Job 25116

THIS PAGE INTENTIONALLY BLANK

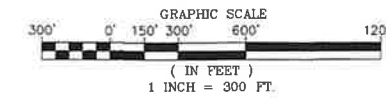


# FELBER ESTATES REPLAT

A REPLAT OF LOT 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.

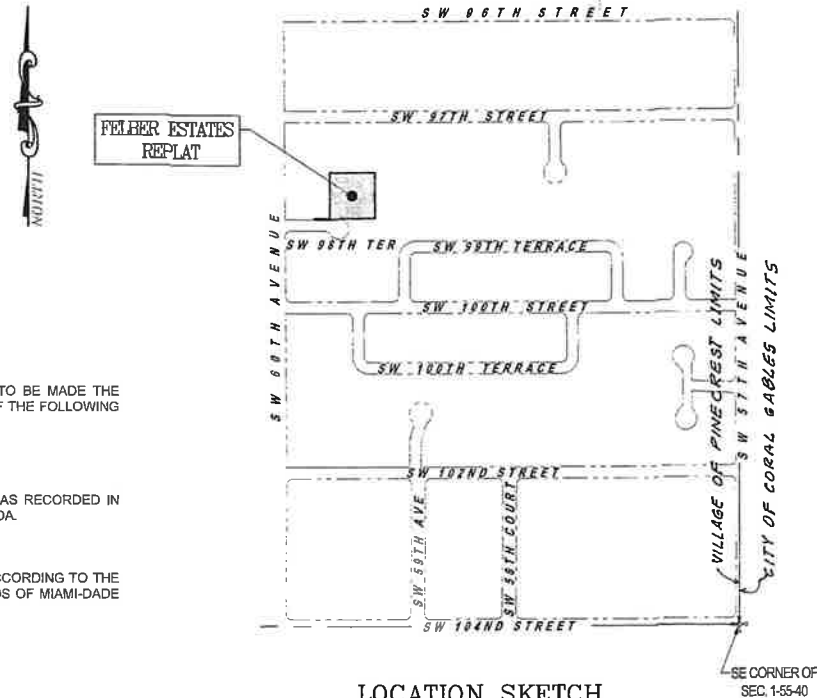
P.B. \_\_\_\_\_ PG. \_\_\_\_\_

SHEET 1 OF 2 SHEETS



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  
 MIAMI, FLORIDA 33155  
 FAX: (305) 860-3870  
 MARCH, 2026



**LOCATION SKETCH**  
 SCALE 1" : 300'  
 PORTION OF THE SOUTHEAST 1/4 OF  
 SECTION 1, TOWNSHIP 55 SOUTH, RANGE 40 EAST,  
 MIAMI-DADE COUNTY, FLORIDA

**KNOW ALL MEN BY THESE PRESENTS:**

THAT MANGO GROVE LAND TRUST, ERIC S. ROTH AND AMY ROTH HAVE CAUSED TO BE MADE THE ATTACHED PLAT ENTITLED FELBER ESTATE REPLAT, THE SAME BEING A REPLAT OF THE FOLLOWING DESCRIBED PROPERTY:

**LEGAL DESCRIPTION:**

LOT 2-A, OF BLOCK 1 OF FELBER ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 139, PAGE 96, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

AND

THE SOUTH 200 FEET OF LOT 32, HIBISCUS COURT IN FELIX PARK HOME ACRES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 88, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

**IN WITNESS WHEREOF:**

THE SAID ERIC S. ROTH AND AMY ROTH HAVE CAUSED THESE PRESENTS TO BE SIGNED IN THE PRESENCE OF THESE TWO WITNESSES THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_.

ERIC S. ROTH AND AMY ROTH

WITNESS: \_\_\_\_\_  
 PRINT NAME: \_\_\_\_\_

BY: \_\_\_\_\_  
 ERIC S. ROTH

BY: \_\_\_\_\_  
 AMY ROTH

WITNESS: \_\_\_\_\_  
 PRINT NAME: \_\_\_\_\_

**ACKNOWLEDGEMENT:**

STATE OF \_\_\_\_\_ SS:  
 COUNTY OF \_\_\_\_\_

I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME BY MEANS OF [ ] PHYSICAL PRESENCE OR [ ] ONLINE NOTARIZATION, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, ERIC S. ROTH AND AMY ROTH, WHO ARE PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED AS SUCH OFFICERS FOR THE PURPOSES THEREIN EXPRESS AND WHO DID NOT TAKE AN OATH.

WITNESS: MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_.

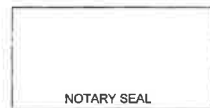
SIGNATURE OF PERSON TAKING ACKNOWLEDGMENT

PRINT NAME OF ACKNOWLEDGER: \_\_\_\_\_

NOTARY PUBLIC STATE OF: \_\_\_\_\_

COMMISSION NUMBER: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_



**NOTICE**  
 THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

**IN WITNESS WHEREOF:**

THE SAID MANGO GROVE LAND TRUST, HAVE CAUSED THESE PRESENTS TO BE SIGNED FOR AND ON ITS BEHALF BY BRUCE GREER AS TRUSTEE IN THE PRESENCE OF THESE TWO WITNESSES THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_.

MANGO GROVE TRUST

WITNESS: \_\_\_\_\_  
 PRINT NAME: \_\_\_\_\_

BY: \_\_\_\_\_  
 BRUCE GREER ( TRUSTEE )  
 MANGO GROVE LAND TRUST

WITNESS: \_\_\_\_\_  
 PRINT NAME: \_\_\_\_\_

**ACKNOWLEDGEMENT:**

STATE OF \_\_\_\_\_ SS:  
 COUNTY OF \_\_\_\_\_

I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME BY MEANS OF [ ] PHYSICAL PRESENCE OR [ ] ONLINE NOTARIZATION, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, BRUCE GREER TRUSTEE OF MANGO GROVE LAND TRUST, WHO IS PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED AS SUCH OFFICERS FOR THE PURPOSES THEREIN EXPRESS AND WHO DID NOT TAKE AN OATH.

WITNESS: MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_.

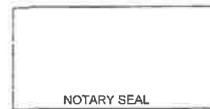
SIGNATURE OF PERSON TAKING ACKNOWLEDGMENT

PRINT NAME OF ACKNOWLEDGER: \_\_\_\_\_

NOTARY PUBLIC STATE OF: \_\_\_\_\_

COMMISSION NUMBER: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_



**MIAMI-DADE COUNTY PLAT RESTRICTIONS:**

THAT INDIVIDUAL WELLS SHALL NOT BE PERMITTED WITHIN THIS SUBDIVISION EXCEPT FOR SWIMMING POOLS, SPRINKLER SYSTEMS AND/OR AIR CONDITIONERS.

THAT THE USE OF SEPTIC TANKS WILL NOT BE PERMITTED WITHIN THIS SUBDIVISION UNLESS APPROVED FOR TEMPORARY USE IN ACCORDANCE WITH COUNTY AND STATE REGULATIONS.

THAT ALL NEW ELECTRIC AND COMMUNICATION LINES, EXCEPT TRANSMISSION LINES, WITHIN THIS SUBDIVISION, SHALL BE INSTALLED UNDERGROUND.

**MIAMI-DADE COUNTY APPROVALS:**

THE DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES CERTIFIES THAT THIS PLAT APPEARS TO ALL OF THE REQUIREMENTS OF CHAPTER 28 OF THE MIAMI-DADE COUNTY CODE. CERTIFIED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_.

SIGNED: \_\_\_\_\_ DIRECTOR

**VILLAGE OF PINECREST PLAT RESTRICTIONS:**

THAT SW 98TH TERRACE AS SHOWN ON THE ATTACHED PLAT, TOGETHER WITH ALL EXISTING AND FUTURE PLANTING, TREES, SHRUBBERY, AND FIRE HYDRANTS THEREON IS DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES, RESERVING TO THE DEDICATORS, THEIR SUCCESSORS OR ASSIGNS THE REVERSION OR REVERSIONS THEREOF, WHENEVER DISCONTINUED BY LAW.

NO BUILDINGS OR ANY KIND OF CONSTRUCTION OF TREES OR SHRUBS SHALL BE PLACED ON EASEMENTS, RIGHT-OF-WAY, SWALES, OR DEDICATIONS WITHOUT APPROVAL OF THE ADMINISTRATIVE OFFICE.

VILLAGE OF PINECREST ZONING AND LAND DEVELOPMENT REGULATIONS NOW IN EFFECT OR AS SAME MAY BE FROM TIME TO TIME AMENDED OR CHANGE APPLICABLE TO THE AREA WITHIN WHICH THIS SUBDIVISION IS LOCATED SHALL BE OBSERVED.

**VILLAGE OF PINECREST APPROVALS:**

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER UNDER CONTRACT TO THE VILLAGE OF PINECREST IN ACCORDANCE WITH CHAPTER 177.081, FLORIDA STATUS. CERTIFIED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY: \_\_\_\_\_  
 PLANNING DIRECTOR

THIS PLAT WILL NOT RESULT IN A REDUCTION IN THE LEVEL OF SERVICES FOR THE AFFECTED PUBLIC FACILITIES BELOW THE LEVEL OF SERVICES IN THE MUNICIPALITY'S COMPREHENSIVE PLAN. THEREFORE, IT WAS APPROVED AND THE FOREGOING DEDICATIONS WERE ACCEPTED AND APPROVED BY RESOLUTION NO. \_\_\_\_\_ PASSED AND ADOPTED BY THE CITY OF HOMESTEAD, MIAMI-DADE COUNTY FLORIDA THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_.

ATTEST: \_\_\_\_\_  
 CITY CLERK

BY: \_\_\_\_\_  
 MAYOR

PRINT NAME

PRINT NAME

**SURVEYOR'S CERTIFICATION:**

I HEREBY CERTIFY: THAT THE ATTACHED PLAT ENTITLED FELBER STATES REPLAT, IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS AS RECENTLY SURVEYED AND PLATTED UNDER MY DIRECTION; THAT THE SURVEY DATA AS SHOWN ON THIS PLAT COMPLIES WITH THE APPLICABLE REQUIREMENTS OF CHAPTER 177, PART I, FLORIDA STATUTES, AND THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN SET.

E. R. BROWNELL & ASSOCIATES, INC.  
 4957 SW 74TH COURT, MIAMI, FLORIDA 33155  
 CERTIFICATE OF AUTHORIZATION NO. LB 761

BY: *Thomas Brownell*  
 THOMAS BROWNELL, EXEC. VICE PRESIDENT  
 PROFESSIONAL LAND SURVEYOR #2891  
 STATE OF FLORIDA

**RECORDING STATEMENT:**

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_, AT \_\_\_\_\_, M., IN BOOK \_\_\_\_\_ OF PLATS, AT PAGE \_\_\_\_\_ OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. THIS PLAT COMPLIES WITH THE LAWS OF THE STATE OF FLORIDA AND MIAMI-DADE COUNTY, FLORIDA.

JUAN FERNANDEZ-BARQUIN  
 CLERK OF THE COURT AND COMPTROLLER  
 MIAMI-DADE COUNTY, FLORIDA

BY: \_\_\_\_\_ DEPUTY CLERK

THIS PAGE INTENTIONALLY BLANK



# FELBER ESTATES REPLAT

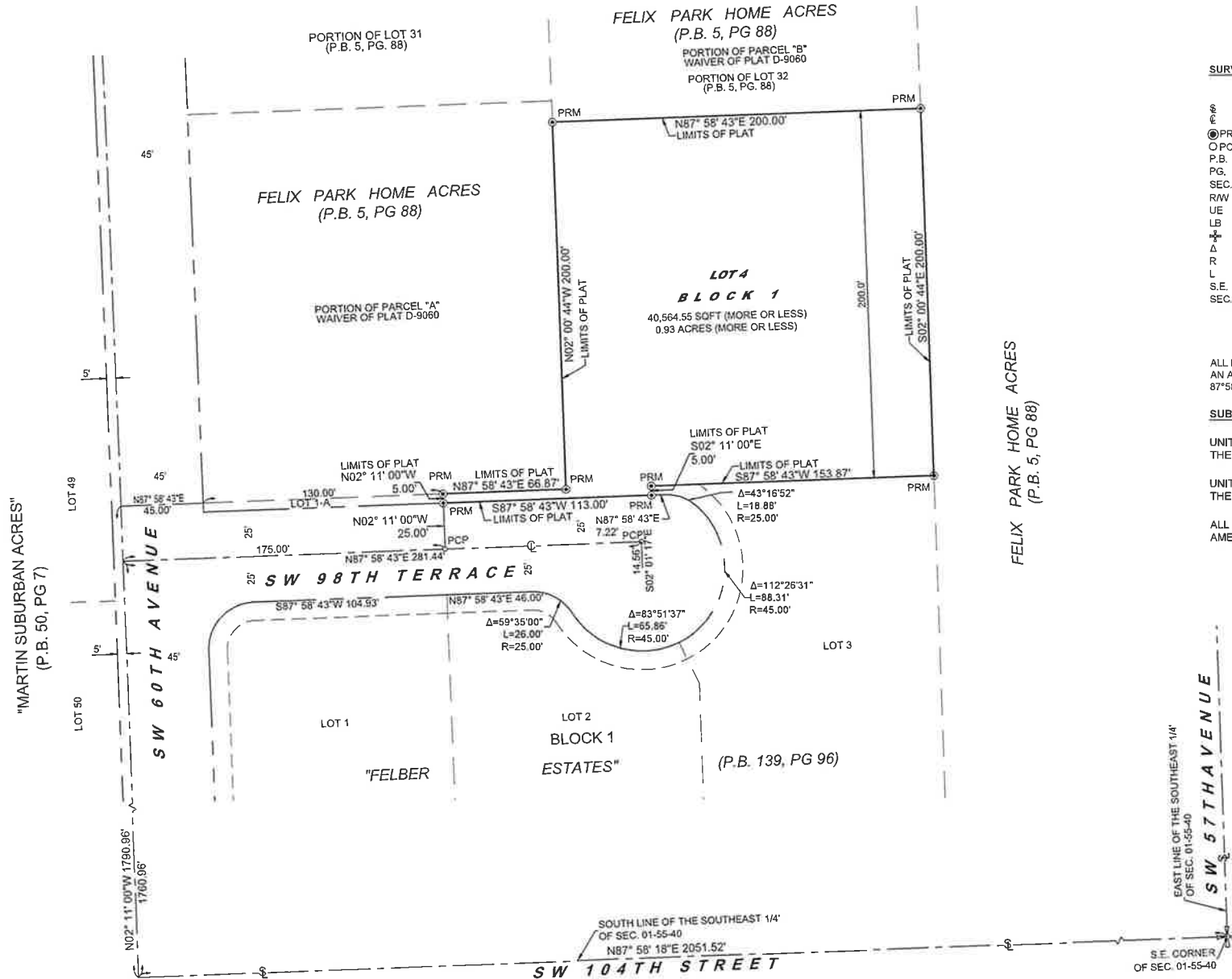
A REPLAT OF LOT 2A OF "FELBER ESTATES" AS RECORDED IN PLAT BOOK 139, PAGE 96, AND A PORTION OF LOT 32 OF FELIX PARK HOME ACRES, AS RECORDED IN PLAT BOOK 8, AT PAGE 5, ALL LYING IN SECTION 1, TOWNSHIP 55 SOUTH, RANGE 40 EAST IN THE VILLAGE OF PINECREST, MIAMI-DADE COUNTY, FLORIDA.

P.B. \_\_\_\_\_ PG. \_\_\_\_\_

SHEET 2 OF 2 SHEETS

PREPARED BY

**ERB 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 MARCH, 2026



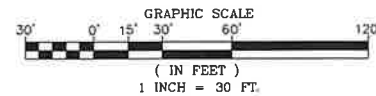
**SURVEYOR'S NOTES:**

- § DENOTES SECTION LINE
- ⊕ DENOTES CENTERLINE
- ⊙PRM PERMANENT REFERENCE MONUMENT
- PCP PERMANENT CONTROL POINT
- P.B. DENOTES PLAT BOOK
- PG. DENOTES PAGE
- SEC. DENOTES SECTION
- RW DENOTES RIGHT-OF-WAY
- UE DENOTES UTILITY EASEMENT
- LB DENOTES LICENSE BUSINESS
- ⊕ DENOTES SECTION CORNER
- Δ DENOTES CURVE INTERIOR ANGLE
- R DENOTES CURVE RADIUS
- L DENOTES CURVE LENGTH
- S.E. DENOTES SOUTHEAST
- SEC. 1-55-40 DENOTES SECTION 1, TOWNSHIP 55 SOUTH, RANGE 40 EAST

ALL DISTANCE AS SHOWN ARE BASED ON US SURVEY FOOT. BEARINGS ARE BASED ON AN ASSUMED MERIDIAN, WHERE THE CENTER LINE OF SW 98TH TERRACE BEARS NORTH  $87^{\circ}58'43"$  EAST.

**SUBJECT TO THE FOLLOWING RECORDED DOCUMENTS:**

- UNITY OF TITLE RECORDED IN OFFICIAL RECORDS BOOK 16738, PAGE 1312, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
- UNITY OF TITLE RECORDED IN OFFICIAL RECORDS BOOK 14922, PAGE 1870, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
- ALL OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AS MAY BE AMENDED.



**NOTICE**  
 THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

**RECORDING STATEMENT**

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_, AT \_\_\_\_\_, M., IN BOOK \_\_\_\_\_ OF PLATS, AT PAGE \_\_\_\_\_, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. THIS PLAT COMPLIES WITH THE LAWS OF THE STATE OF FLORIDA AND MIAMI-DADE COUNTY, FLORIDA.

JUAN FERNANDEZ-BARQUIN  
 CLERK OF THE COURT AND COMPTROLLER  
 MIAMI-DADE COUNTY, FLORIDA  
 BY: \_\_\_\_\_ DEPUTY CLERK

THIS PAGE INTENTIONALLY BLANK

