



Stephen R. Olmsted, AICP  
Planning Director  
planning@pinecrest-fl.gov

## MEMORANDUM

Department of Building and Planning

DATE: August 31, 2023

TO: Yocelyn Galiano, ICMA-CM, LEED-GA  
Village Manager

FROM: Stephen R. Olmsted, AICP, LEED-GA  
Planning Director

RE: Ridgeline Corner Subdivision  
Preliminary Subdivision Plat; 6200 SW 120 Street

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### PETITION REQUEST

RE Invest 1 LLC (Owner)/AGD Developers, LLC - Gerhardt Grill (Applicant) are requesting approval of a Preliminary Subdivision Plat ("Ridgeline Corner") for the division of property and creation of two (2) single-family residential lots on property located at the 6200 SW 120 Street, Pinecrest, Florida, within the EU-1, Residential Estate zoning district. Lot 1 is proposed to be 46,500 square feet in gross area (40,500 square feet net); and lot 2 is proposed to be 62,403 square feet in gross area (44,841 square feet net).

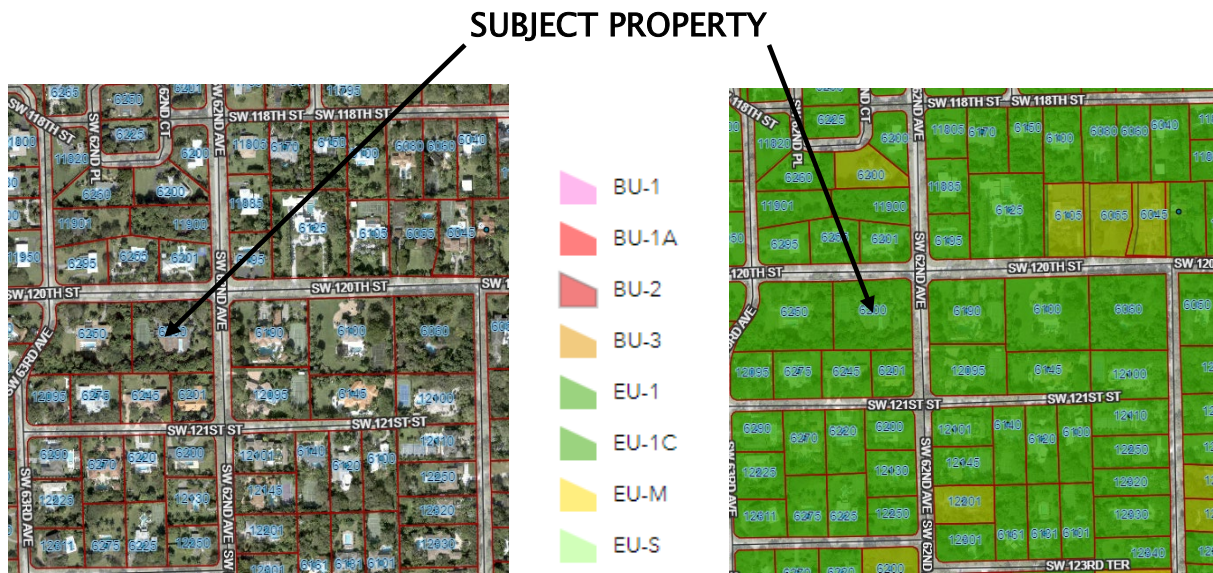
### OWNER/APPLICANT

RE Invest 1 LLC (Owner)/AGD Developers, LLC - Gerhardt Grill (Applicant). The initial application submitted to the Village of Pinecrest indicated the owner of the property to be RE Consult 1, LLC. It was subsequently determined during the review process that the owner of the property is RE Invest 1, LLC. The applicant has submitted a revised application indicating the correct property owner's name.

### SITE LOCATION

The subject property is located on the south side of SW 120 Street, immediately west of SW 62 Avenue, at 6200 SW 120 Street, Pinecrest, Florida, within the EU-1, Residential Estate zoning district.





**EXISTING CONDITIONS**

An existing single-family residence, a concrete block and stucco wall, and mature landscaping exist on the subject property. The applicant proposes to demolish these structures and construct a new residence on each of the two lots if approved. The Village Council approved a Preliminary Subdivision Plat for this property in 2006 but the owner elected not to pursue approval of a final subdivision plat at that time. The property has since been sold and the current owner and applicant are now requesting approval of a new preliminary subdivision plat.

**PUBLIC COMMENT**

The Building and Planning Department has not received any correspondence in opposition to the requested 2-lot subdivision.

**PINECREST LAND DEVELOPMENT REGULATIONS**

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

Review and approval of the preliminary plat by Miami-Dade County Fire Rescue Department, Department of Environmental Resources and Management, Public Works Department, Water and Sewer Department and the State Department of Health will be required prior to submittal of a final plat to the Village of Pinecrest.

County water is available to the subject property via an existing 12-inch water main abutting the property on SW 120 Street and SW 62 Avenue and connection of both proposed lots to the available water line will be required.

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. One fire hydrant exists across from the southeast corner of the plat, on the east side of SW 62 Avenue, south of SW 120 Street. An additional fire hydrant will be required to meet hydrant spacing requirements of the Village's Land Development Regulations. The applicant has acknowledged the need for one or more additional hydrants. All required fire hydrants will need to be indicated on the final plat at the time of submittal.

Sewage disposal is proposed to be provided by on-site septic tanks. Approval by the Florida Department of Health and Miami-Dade County Department of Environmental Resource Management will be required.

All utilities are required to be installed underground within easements to be shown on the final plat.

A single-family residence exists on the subject property, across the proposed dividing line between lots 1 and 2. The applicant has submitted an application for demolition of the existing structures. All non-conforming structures will need to be demolished prior to approval of the final plat.

A non-conforming concrete block and stucco wall exists adjacent to the north and east property lines. The applicant has submitted an application for demolition of the wall. The non-conforming wall will need to be demolished prior to issuance of building permits.

The applicant is proposing to dedicate an additional 5 feet of right-of-way on the south side of SW 120 Street to allow for a total right-of way width of 75 feet, including 40 feet on the south side of SW 120 Street and 35 feet on the north side, to match the right-of-way condition existing in SW 120 Street east of the subject property.

For the purpose of issuing a development order, the proposed lot split may be deemed to have a minimal impact and may not be subject to the transportation concurrency requirements of the Village of Pinecrest provided the following conditions are met:

The development proposal is for an increase in density or intensity of less than or equal to twice the density or intensity of the existing development; the transportation impact of the proposed development alone does not exceed 0.1 percent of the maximum service volume at the adopted level of service standard for peak hour of

the affected transportation facility; and the cumulative total transportation impact from the minimal impact exception does not exceed three percent of the maximum service volume at the adopted level of service standard of the affected transportation facility, if the proposed development does not meet the minimum level of service standard.

The proposed subdivision consisting of one additional home (net increase) will have a de minimus impact on the adjoining transportation network.

A concrete sidewalk exists adjacent to both proposed lots on the south side of SW 120 Street. Construction of a sidewalk adjacent to Southwest 62 Avenue or payment of a fee in lieu of construction will be required prior to issuance of building permits as determined by the Administrative Official.

Construction of driveways adjacent to Southwest SW 62 Avenue and/or SW 120 Street will require a driveway permit. Sidewalks that are damaged during construction will need to be replaced by the developer.

Stormwater management is proposed to be addressed on each individual lot in conjunction with the issuance of building permits.

Mature trees exist on the subject property. A tree removal permit will be required before building permits are issued for the construction of a new home on either lot.

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.
- 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. 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.

Two-story structure or portion of the structure that is two-story, including the parapet: 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 two-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.

Pursuant to the requirements of Division 8.2 (o) 2. of the Pinecrest Land Development Regulations, corner lots are required to have a width equal to the width for internal lots plus "*the difference between the required front yard width and required side yard width*". The required width for internal lots within the EU-1, Residential Estate zoning district is 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 preliminary plat meets all dimensional requirements of the EU-1, Residential Estate zoning district.

### **RECOMMENDATION**

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

1. Review and approval of the proposed final plat by the Miami-Dade County Water and Sewer Department, Miami-Dade County Department of Economic and Regulatory Resources, Miami-Dade County Fire Rescue Department, Miami-Dade County Transportation and Public Works Department, and Florida Department of Health prior to submittal of a final plat.
2. Extension of potable water lines to both lots.

3. Indication of a second required fire hydrant on the final plat and installation of the required hydrant during future construction, prior to issuance of a certificate of occupancy for the first residence to be constructed.
4. Approval of installation of septic tanks by the Florida Department of Health and Miami-Dade County.
5. Indication of utility easements on the final plat and installation of all utilities underground.
6. Demolition of all non-conforming structures prior to approval of the final plat, and demolition of the non-conforming wall prior to issuance of a certificate of occupancy.
7. Installation of pedestrian sidewalks adjacent on the east side of SW 62 Avenue or payment in lieu of construction as required by the Administrative Official.
8. Approval of driveway connection permits by the Village of Pinecrest prior to the issuance of building permits.
9. Repair of damaged or broken sidewalks prior to issuance of a certificate of occupancy
10. Approval of a stormwater management plan for each new residence prior to the issuance of building permits.
11. Review and approval of a separate tree removal permit prior to the removal of any trees from the subject property or adjoining road right-of-way.
12. Confirmation of the setting of lot corners and permanent reference monuments or submittal of a surety bond to the Village of Pinecrest in the amount of \$100.00 per lot corner and \$300.00 per PRM with a 25% contingency prior to recording of the final plat, if approved by the Village Council.



MEMORANDUM

Department of Building and Planning

On **Tuesday, September 12, 2023 at 7:00 p.m.**, the Pinecrest Village Council will conduct a public hearing at the Pinecrest Municipal Center, Council Chamber, 12645 Pinecrest Parkway, Pinecrest, Florida to consider the following:

**OWNERS/APPLICANT(S):** Consult 1 LLC (Owner)/AGD Developers, LLC - Gerhardt Grill (Applicant).

**ITEM:** Approval of a Preliminary Subdivision Plat ("Ridgeline Corner") for the division of property and creation of two (2) single-family residential lots.

**LOCATION:** 6200 SW 120 Street, Pinecrest, Florida, within the EU-1, Residential Estate zoning district.

**REQUEST:** The Owner and Applicant are requesting approval of a Preliminary Subdivision Plat ("Ridgeline Corner") for the division of property and creation of two (2) single-family residential lots. Lot 1 is proposed to be 46,500 square feet in gross area (40,500 square feet net); and lot 2 is proposed to be 62,403 square feet in gross area (44,841 square feet net).

**SUBJECT PROPERTY**



- BU-1
- BU-1A
- BU-2
- BU-3
- EU-1
- EU-1C
- EU-M
- EU-S



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, September 12, 2023.

Interested parties requesting information are asked to 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 plan 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).





**PUBLIC HEARING**  
FOR THE  
MUNICIPAL CENTER  
CITY OF PALM BEACH  
DATE: [illegible]  
TIME: [illegible]  
LOCATION: [illegible]



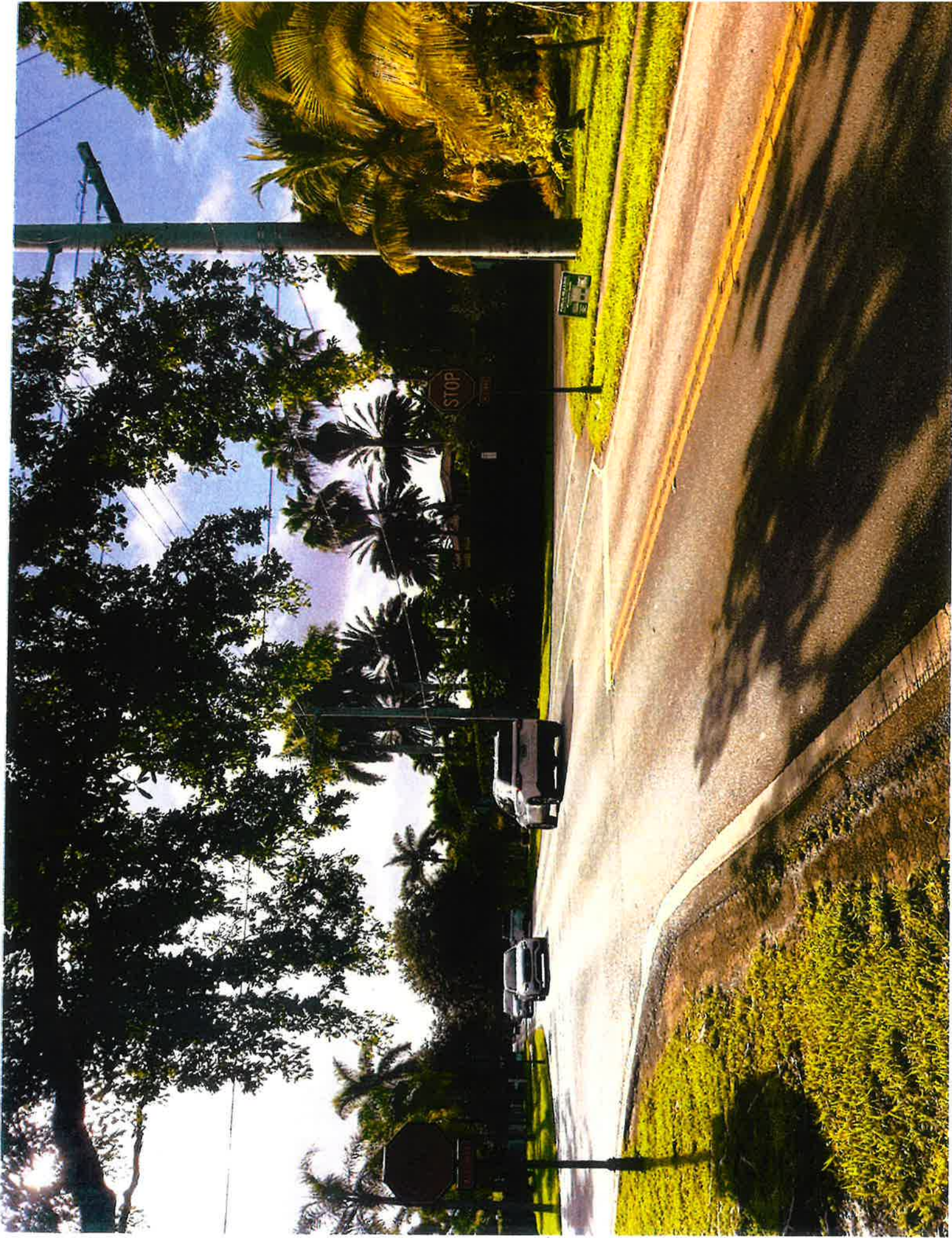


**PUBLIC HEARING**  
\*ATTENDING THIS MEETING IS FREE AND OPEN TO ALL\*  
**MUNICIPAL CENTER**  
LOCAL INFRASTRUCTURE  
ADDITIONAL  
PROGRAMS AND  
CALLS TO ACTION  
STATEMENT  
OF  
SUPPORTING  
PLANNING









STOP

ALL WAY

**PUBLIC HEARING**  
ATTENDING TO THIS PROPERTY TO BE HELD AT:  
**MUNICIPAL CENTER**  
12345 PROJECT PARKWAY

ADDITIONAL  
INFORMATION  
AVAILABLE  
AT THE  
MUNICIPAL CENTER  
DURING  
BUSINESS  
HOURS



STOP

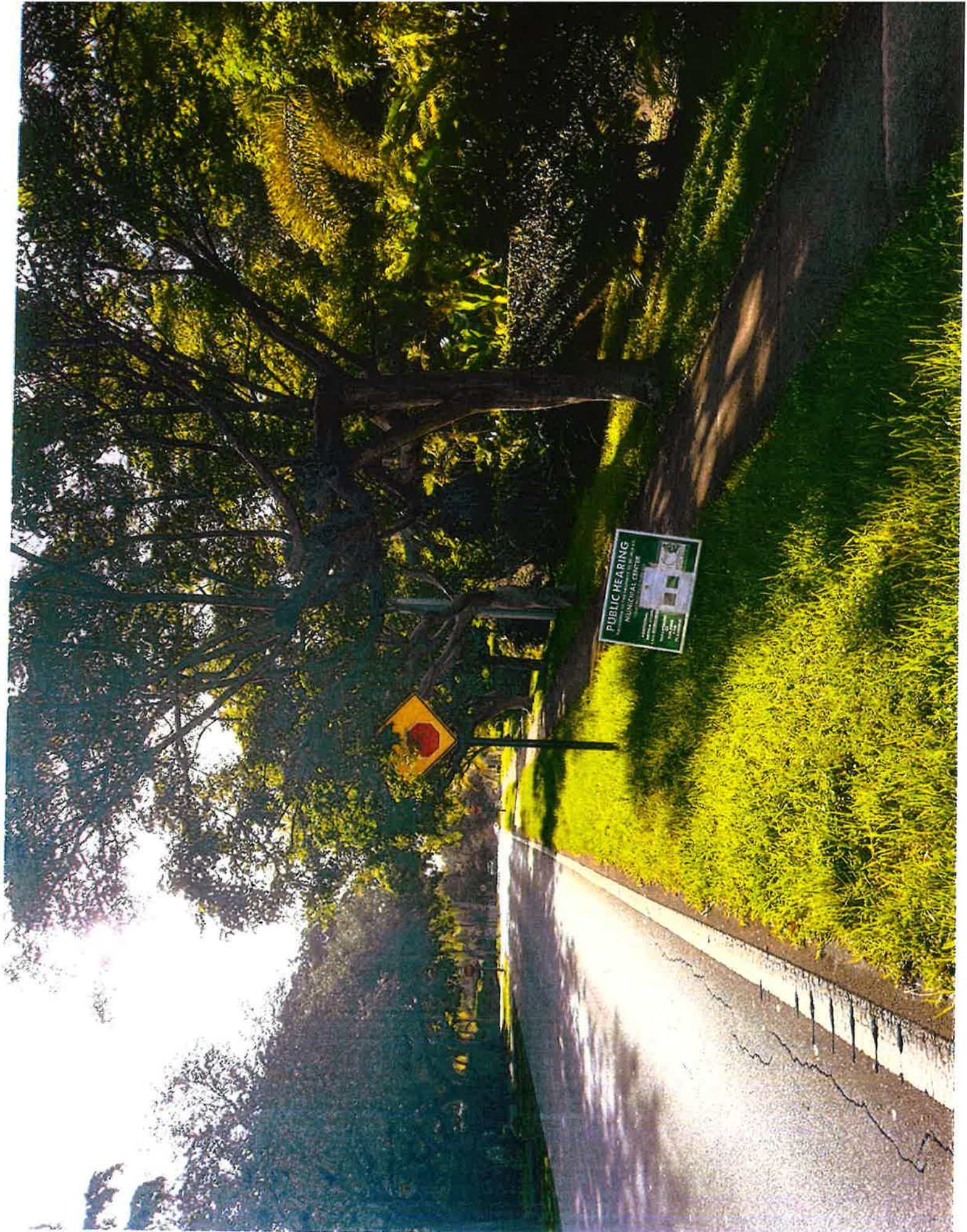
ALLEYWAY

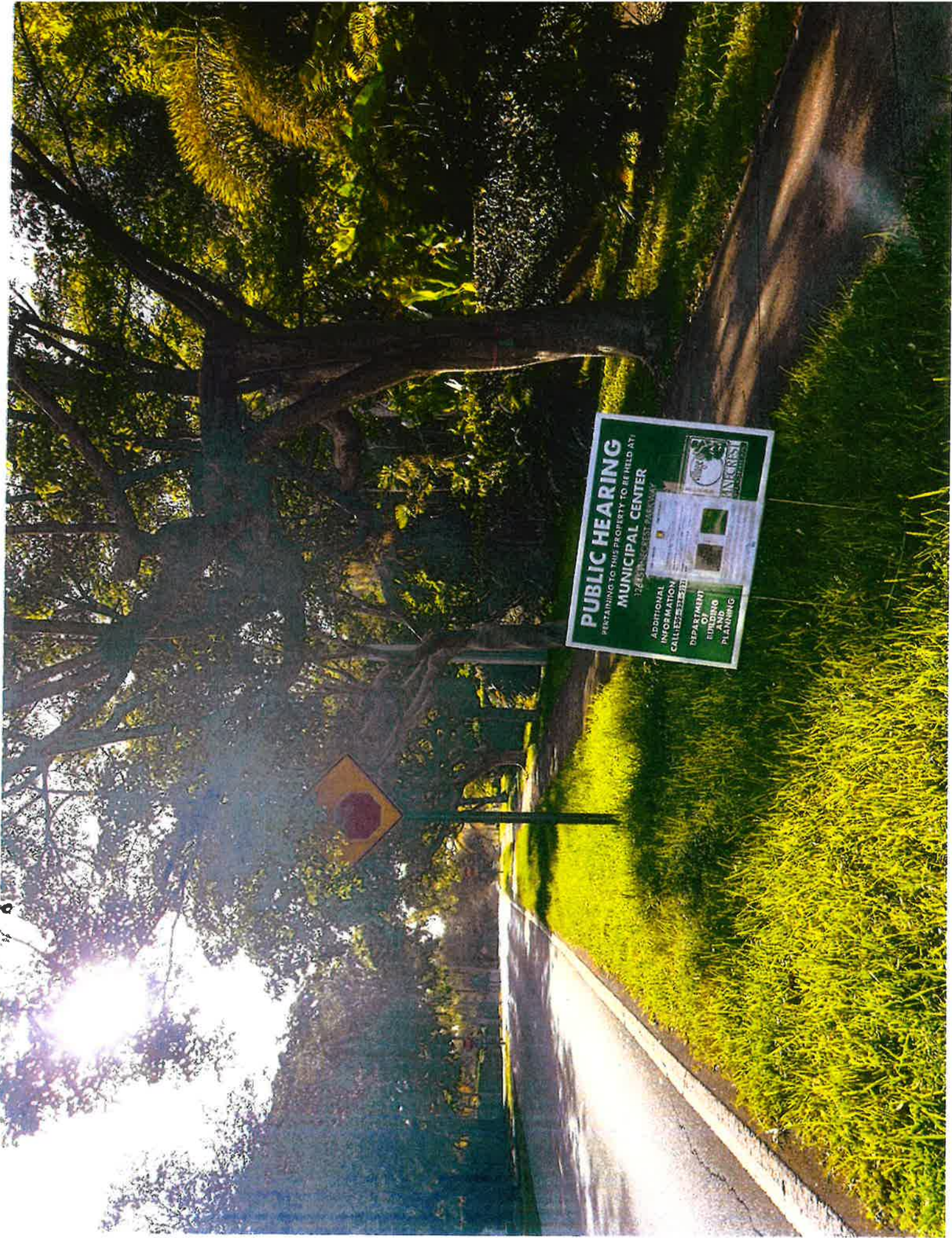
**PUBLIC HEARING**  
ATTENDING TO THIS PROPERTY TO BE HELD AT:  
**MUNICIPAL CENTER**  
1200 FOREST PARKWAY

ADDITIONAL INFORMATION  
CALL 813-261-2222

APPOINTMENT  
SCHEDULED  
FOR 10:00 AM  
ON 10/15/2010







**PUBLIC HEARING**  
PERTAINING TO THIS PROPERTY TO BE HELD AT:  
**MUNICIPAL CENTER**  
176 PRINCETON PARKWAY

ADDITIONAL  
INFORMATION  
CALL: 855-232-2322

DEPARTMENT  
OF  
BUILDING  
AND  
PLANNING





DEVELOPERS

Miami,  
May 11th 2023

Dear Neighbors,

I am writing to express my intent to subdivide the property located at 6200 Montgomery Dr, Pinecrest, FL. 33156. Into 2 separate parcels for the purposes of building two new single-family homes. My team and I are excited about the prospect of bringing new investment and economic growth to the area through this project.

The proposed subdivision will create two new parcels of roughly equal size, each with its own street frontage and access to utilities. The newly created lots will be suitable for the construction of two new single-family homes, of roughly 10,000 square feet each, that will conform to all applicable zoning and building codes.

In addition, we are committed to engaging with the community and soliciting feedback throughout the development process. We believe that open and transparent communication is essential to the success of any development project, and we are committed to fostering a collaborative relationship with the community throughout the lifespan of the project.

Thank you for considering our letter of intent. We look forward to working with you to bring this exciting new project to Pinecrest, and we are available to answer any questions or provide any additional information as needed.

Sincerely,

Gerhardt Grill  
AGD Developers LLC



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>PH 2305-0001</u>
Date Received:	<u>5/12/2023</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:

- |  |  |
|--|--|
| <input type="checkbox"/> Change in Zoning District | <input checked="" 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) <b>AGD Developers LLC - Gerhardt Grill</b>		
Mailing Address <b>1385 Coral Way, suite 202</b>	City, State, Zip <b>Miami, FL 33145</b>	Telephone <b>786 805 7445</b> Email <b>ggrill@agdmiami.com</b>
Name of Owner <b>RE Invest 1 LLC, Manager - Guy Vanderhaegen</b>		
Mailing Address <b>390 Casuarina Concourse</b>	City, State, Zip <b>Coral Gables, FL. 33143</b>	Telephone <b>347 703 9595</b> Email <b>guy@pelicaninvest.com</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 20-5013-006-0100

Address 6200 Montgomery Dr, Pinecrest, FL. 33156

Lot(s) 1 Block 2 Section Ridgeline Estates Plat Book No. 50 Page No. 97

F/A/U 30-5013-006-0100 OR 18415-0396 1298 1

FINISHED FLOOR ELEVATION (If applicable): \_\_\_\_\_ FLOOD None ZONE X

Revised 8/2016

B. ADDRESS (If number has been assigned) 6200 Montgomery Dr, Pinecrest, FL. 33156

C. SIZE OF PROPERTY 316.30 ft. X 275 ft. = 86,684 sq. ft.; 1.99 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.

N/A

E. DATE SUBJECT PROPERTY WAS ACQUIRED 07/13/2022

**APPLICANT'S PROPOSAL**

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

Subdivision of existing property into 2 separated lots.

**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.)

The property located in the Village of Pinecrest can be subdivided into two lots according to the density planning sections, which would allow for the construction of two new single-family homes on the site.

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) CBS, to be demolished

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 10 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 14 days of the decision.

08/29/2023

Applicant's Signature

Guy Vanderhaegen

Print Name

Date

Applicant's Signature (if more than one)

Print Name

I/We Guy Vanderhaegen  
Manager - RE Invest 1 LLC as Owner(s) of Lot(s) 1

Block 2 Section Ridgeline Estates PB/PG 50-97

of property which is located at 6200 Montgomery Dr, Pinecrest, FL. 33156 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.

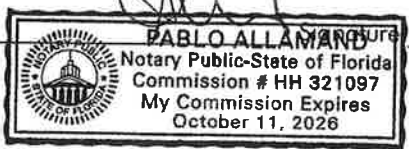
I/We as the owners of the subject property (check one):

- do hereby authorize AGD Developers LLC - Gerhardt Grill 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 Guy Vanderhaegen  
Manager - RE Invest 1 LLC Signature [Signature] Date 08/29/2023

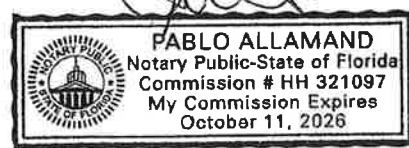
Owner's Name \_\_\_\_\_ Signature \_\_\_\_\_ Date \_\_\_\_\_

Notary to Owner:

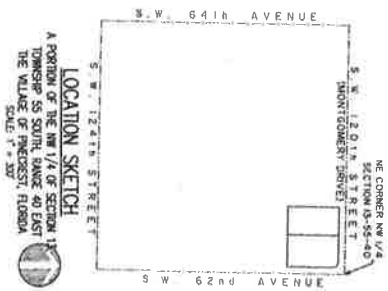


Applicant's Name AGD Developers LLC - Gerhardt Grill Signature [Signature] Date 08/29/2023

Notary to Applicant:



# TENTATIVE PLAT & BOUNDARY SURVEY "RIDGELINE CORNER"



- SURVEYOR'S NOTES:**
1. THE HEREIN CAPTIONED PROPERTY WAS SURVEYED AND DESCRIBED BASED ON THE SHOWN LEGAL DESCRIPTION PROVIDED BY CLIENT.
  2. THE EXPECTED USE OF THE LAND, AS CLASSIFIED IN THE STANDARDS OF PRACTICE PARSART RITE SURVEYING MANUAL, IS TO BE USED AS RESIDENTIAL.
  3. NOT CALLED WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR. THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE PARSART RITE SURVEYING MANUAL.
  4. CONSENT OF THE SIGNING PARTY OR PARTIES TO ANY DESIGN WORK ON THE HEREIN DESCRIBED PARCEL FOR BUILDING AND ZONING INFORMATION.
  5. UNDERGROUND UTILITIES ARE NOT DEPICTED HEREON. CONTACT THE APPROPRIATE AGENCIES PRIOR TO ANY DESIGN WORK OR CONSTRUCTION ON THE PROPERTY HEREIN DESCRIBED. THE SURVEYOR SHALL BE NOTIFIED AS TO ANY DEVIATION FROM UTILITIES SHOWN HEREON.
  6. NUMBER OF LOTS: 2
  7. NUMBER OF LOTS: 2
  8. TYPE OF SURVEY: BOUNDARY & TOPOGRAPHIC SURVEY
  9. NORTH ARROW DIRECTION AND BEARINGS SHOWN HEREON ARE BASED ON ASSUMED VALUE OF  $90^{\circ}00'00''$  AS ALONG THE NORTH LINE OF THE NW 1/4 OF SECTION 14-55-40 TOWNSHIP 5S, RANGE 40E, EAST.
  10. COUNTY PUBLIC WORKS ENGINEERING DEPARTMENT
  11. UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTINGS BELONGING TO SHOWN EXISTING CONCRETE FOUNDATIONS OBTAINED FROM GPS CARLSON MOO BROS DEVICE
  12. SOURCE ELEVATION PROVIDED BY MANHOLE COUNTY SURVEY DEPARTMENT
  13. ELEVATION OF THE SURVEY POINT IS 10.00 FEET
  14. BENCHMARK USER: T-564 (ELEVATION: 10.67 (MVD-1929))
  15. THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) DELINEATES THE HEREIN DESCRIBED LAND TO BE SITUATED WITHIN:
  16. FLOOD ZONE: X
  17. FIRM NO: 0485
  18. FIRM NO: 0485
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  98. FIRM NO: 0485
  99. FIRM NO: 0485
  100. FIRM NO: 0485

**LEGAL DESCRIPTION:**

LOT 1, BLOCK 2, OF "RIDGELINE ESTATES", ACCORDING TO THE PLAT THEREOF, AS SHOWN ON THE PLAT OF THE SAME, RECORDED IN PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

LEGEND & ABBREVIATIONS	
	SURVEY BOUNDARY
	EASEMENT
	RIGHT-OF-WAY
	PROPERTY LINE
	ENCLOSURE
	FOUNDATION
	WALL
	WINDOW
	DOOR
	STAIRCASE
	PORCH
	TERRACE
	DRIVEWAY
	ROAD
	ALLEY
	STREAM
	POND
	WELL
	UTILITY POLE
	POWER LINE
	TELEPHONE LINE
	GAS LINE
	SEWER LINE
	WATER LINE
	FIRE HYDRANT
	MANHOLE
	SURVEY POINT
	BENCHMARK
	STATIONING
	CURVE
	INTERSECTION
	OBSTRUCTION
	UNKNOWN

**TENTATIVE PLAT, BOUNDARY, AND TOPOGRAPHIC SURVEY**

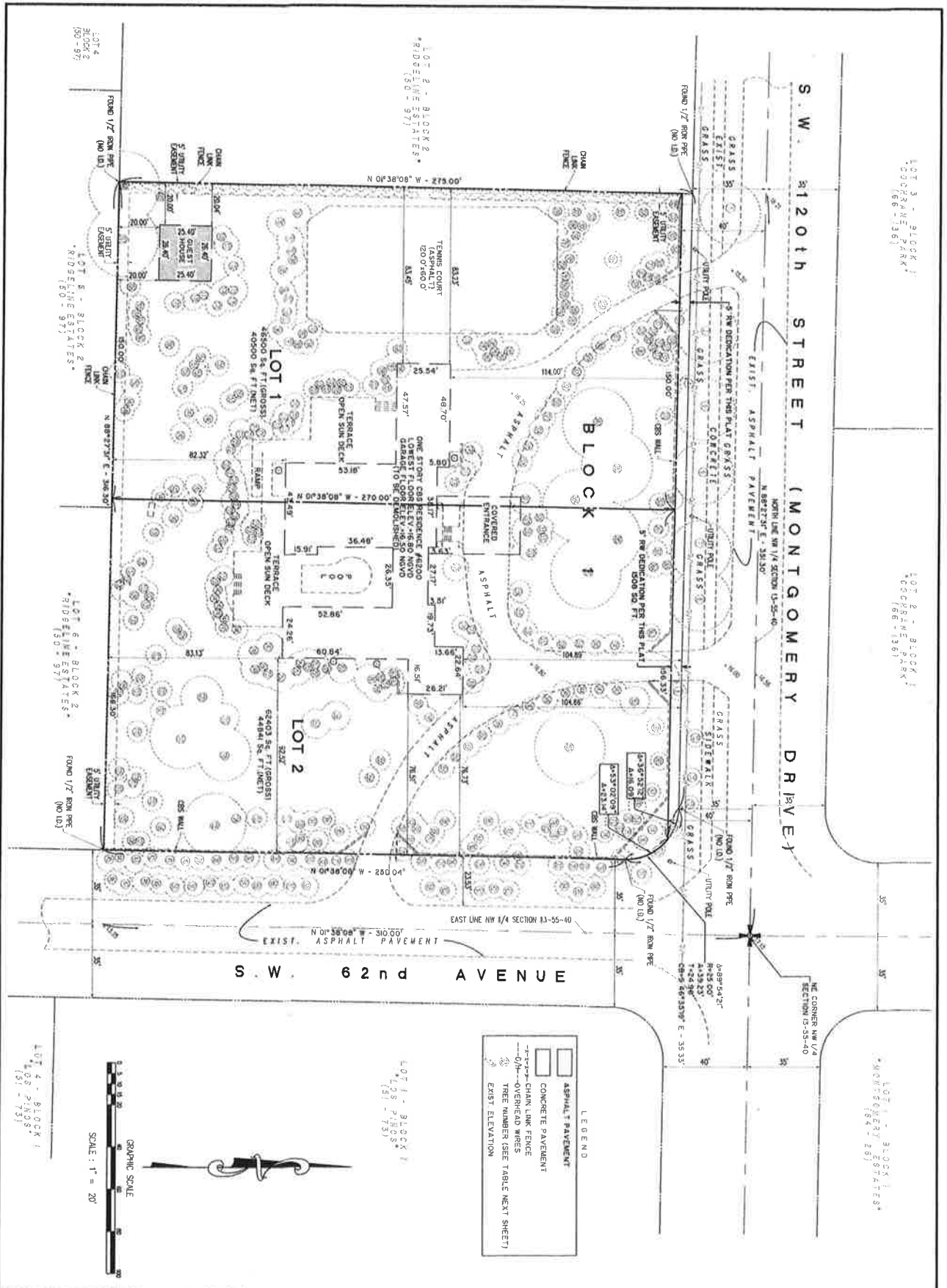
ROBERTO BRIZUELA & ASSOCIATES, INC.

7315 WEST FLAGLER STREET, MIAMI, FL 33144  
PHONE: (305) 551-0363 - FAX: (305) 266-6112

DATE: 3/7/2025

BY: [Signature]

22-07-78-1



**TENTATIVE PLAT, BOUNDARY, AND TOPOGRAPHIC SURVEY**

**ROBERTO BRIZUELA & ASSOCIATES, INC.**  
 7315 WEST FLAGLER STREET, MIAMI, FL 33144  
 PHONE: (305) 551-4390 - FAX: (305) 266-6112

**LEGEND & ABBREVIATIONS**

Symbol	Description
—	ASPHALT PAVEMENT
—	CONCRETE PAVEMENT
—	CHAIN LINK FENCE
—	OVERHEAD WIRES
—	TREE NUMBER (SEE TABLE NEXT SHEET)
—	EXIST. ELEVATION

**GRAPHIC SCALE**  
SCALE: 1" = 20'

**DATE:** 3/14/2013  
**BY:** AS SHOWN

**22-07-78-1**

