

IMPORTANT NOTICE TO APPLICANT:

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

Submittal deadline for this application and all associated documentation is Monday, 9:00AM. The fee amount will be calculated once this application is received and processed. In order for this item to be placed on the next available Plat Committee Agenda, the full correct fee must be paid no later than the following day, Tuesday, noon time. Failure to submit this form and fees by the aforementioned deadlines will result in this item not being placed on the next available Plat Committee agenda.

FOR OFFICIAL USE ONLY:

Agenda Date: _____

Tentative No.: T- _____

Received Date: _____

Number of Sites : (1)

APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: MIAMI Sec.: 12 Twp.: 53 S. Rge.: 41 E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.

1. Name of Proposed Subdivision: Jackie Estates

2. Owner's Name: Marie Marthe Montreuil and Jacquelin Montreuil Phone: 305-754-0246

Address: 1271 NE 84 Street City: Miami State: FL Zip Code: 33128

Owner's Email Address: jacquelin.montreuil@yahoo.com

3. Surveyor's Name: Pulice Land Surveyors, Inc. Phone: 954-572-1777

Address: 5381 Nob Hill Drive City: Sunrise State: FL Zip Code: 33351

Surveyor's Email Address: Jane@pulicelandsurveyors.com

4. Folio No(s): 01-3208-021-0170 / 01-3208-021-0180 / _____ / _____

5. Legal Description of Parent Tract: Lots 9 & 10 of Block 3 of SHORE ACRES PLAZA (72/27)

6. Street boundaries: NE 84 Street and NE Bayshore Drive

7. Present Zoning: T3-R Zoning Hearing No.: _____

8. Proposed use of Property:

Single Family Res.(2 Units), Duplex(_____ Units), Apartments(_____ Units), Industrial/Warehouse(_____ Square .Ft.), Business(_____ Sq. Ft.), Office(_____ Sq. Ft.), Restaurant(_____ Sq. Ft. & No. Seats _____), Other (_____ Sq. Ft. & No. of Units _____)

9. Does the property contain contamination? YES: ☐ NO: ☒

NOTE: Attach list of all plat restrictions zoning conditions or any other declarations, restrictions, covenants that might affect this Tentative Plat.

Any soil groundwater or surface water contaminants exceeding standards or criteria outlined in local, state, and/or federal law, shall be disclosed. Furthermore, any portion of the of the property to be conveyed (including right-of-way) must be identified, and the receiving entity must be made aware of the contamination and accept the conveyance. Documentation of acceptance from each entity shall be provided with the plat application.

Be advised that Miami-Dade County will not accept the conveyance of contaminated property for right-of-way: right-of-way areas must be fully restored to applicable local, state, and/or federal standards or criteria.

Please note nothing stated herein may be interpreted to limit or restrict an engineer's or other professional's responsibility to prepare plans accurately and completely for proposed right-of-way as well as any other projects or plans. For proposed dedications of non-right-of-way properties, any soil, groundwater or surface water contaminants must be disclosed to the County Department at the earliest stage possible. The presence of any such contamination or delay in disclosure of such contamination could result in the County declining the acceptance of the proposed dedication, the need for the developer to reconfigure or change previously approved site plans, or conduct changes to the proposed development may be required. The applicant may contact the DERM Environmental Monitoring and Restoration Division at 305-372-6700 for additional information.

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I HEREBY CERTIFY that I am the owner of the parcel(s) described in Item 5 and that the information contained in this application is true and correct to the best of my knowledge and belief. If applicable, attached is a list of all the restrictions/ restrictive covenants and declarations in favor of Miami-Dade County. Attached is a copy of the recorded deed showing my acquisition of this land. In addition, I agree to furnish additional items as may be necessary such as abstract or Opinion of Title to determine accurate ownership information. Furthermore, I am aware that the use of a public water supply and/or public sewer system may be required for this development. If so required, I recognize that engineering drawings for the extension of these utilities must be approved by the appropriate utility entity and by D.R.E.R. prior to the approval of the final plat.

Pursuant to Florida Statutes 837.06, whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his duty shall be guilty of a misdemeanor of the second degree, punishable as provided in FS. 775.082 or FS. 775.083.

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

SS:

Signature of Owner:

(Print name & Title here): MARIE-MATHE MONTREUIL & JACQUELIN MONTREUIL

BEFORE ME, personally appeared Marie-Mathe Montreuil this 24 day of June, 2025 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposed therein (Personally known) or produce as identification and who did (not) take an oath.

WITNESS my hand and seal in the County and State last aforesaid this 24 day of June, 2025 A.D.



RACHEL S. ROSS
Commission # HH 133839
Expires July 10, 2025
Bonded Thru Budget Notary Services

Signature of Notary Public:

(Print, Type name here: Rachel S Ross)

(NOTARY SEAL)

7/10/25
(Commission Expires)

HH133839
(Commission Number)

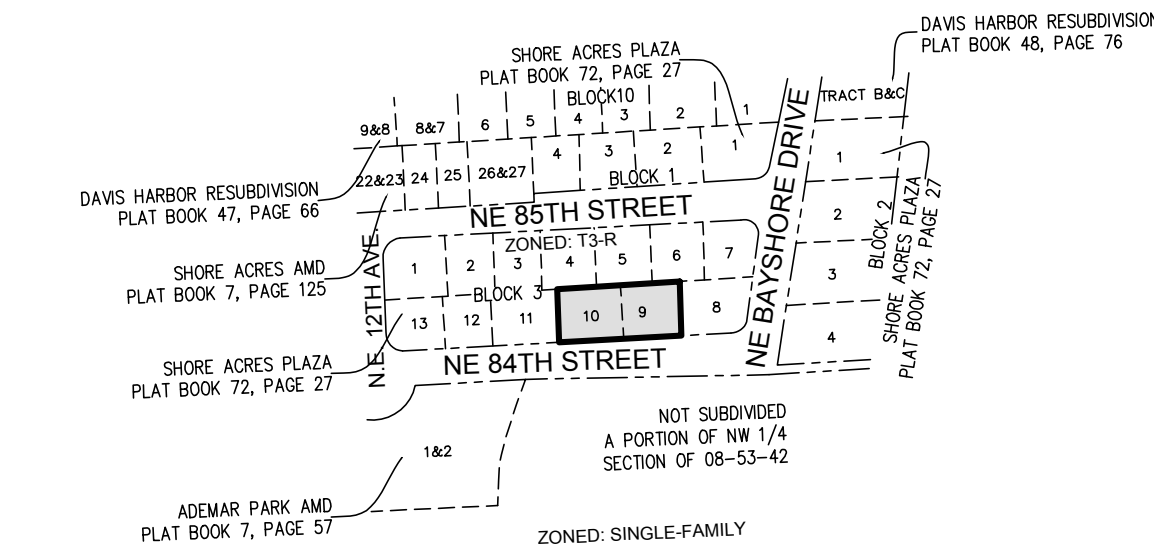
Note: The reverse side of this sheet may be used for a statement of additional items you may wish considered.

TENTATIVE PLAT OF JACKIE ESTATES

LOTS 9 AND 10, BLOCK 3 OF SHORES ACRES PLAZA,
ACCORDING TO THE PLAT THEREOF, AS RECORDED IN
PLAT BOOK 72, PAGE 27

CITY OF MIAMI, MIAMI-DADE COUNTY, FLORIDA
IN SECTION 8, TOWNSHIP 53 SOUTH, RANGE 42 EAST

OWNER: MARIE MARTHE MONTREUIL &
JACQUELIN MONTREUIL
1271 NE 84TH ST
MIAMI, FLORIDA 33138-3423
PHONE: (305) 804-1439
EMAIL: JACQUELINMONTREUIL@YAHOO.COM



LOCATION MAP

PORTRION OF SECTION 8, TOWNSHIP 53 SOUTH, RANGE 42 EAST
SCALE: 1"=300'

LEGAL DESCRIPTION:

LOTS 9 AND 10, BLOCK 3 OF SHORES ACRES PLAZA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 72, PAGE 27, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA

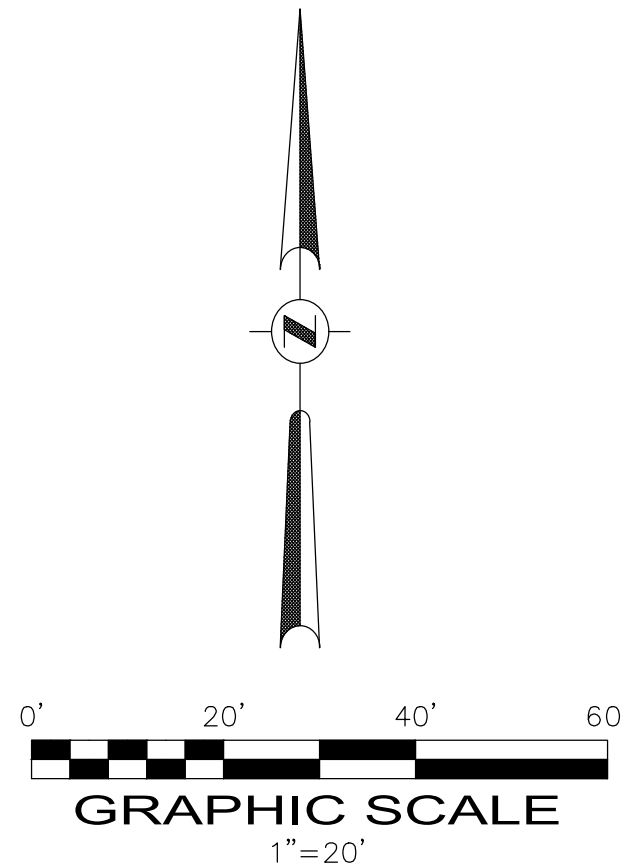
SAID LANDS LYING AND BEING IN THE CITY OF MIAMI, MIAMI-DADE COUNTY, FLORIDA AND CONTAINING 18,884 SQUARE FEET (0.4335 ACRES), MORE OR LESS.

NOTES:

- THIS SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ELECTRONIC SIGNATURE AND ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. MIAMI-DADE COUNTY BENCHMARK L-12, ELEVATION: 5.43 FEET (NAVD 88). ELEVATION: 6.99 FEET (NGVD 1929).
- FLOOD ZONE: AE; BASE FLOOD ELEVATION: 9 FEET (NGVD); PANEL #12086C0306L; COMMUNITY #120650; MAP DATE: 9/11/2009.
- THIS SITE LIES IN SECTION 8, TOWNSHIP 53 SOUTH, RANGE 42 EAST, MIAMI-DADE COUNTY, FLORIDA.
- GRID BEARINGS SHOWN HEREON ARE BASED ON FIELD OBSERVATIONS AND ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1983 WITH THE 2011 ADJUSTMENT, FL-E ZONE, WITH THE SOUTH LINE OF BLOCK 3 BEING S87°16'02"W.
- THE HORIZONTAL POSITIONAL ACCURACY OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.2'. THE VERTICAL ACCURACY OF ELEVATIONS OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.1'.
- FOLIO NO. 01-3208-021-0170 & 01-3208-021-0180.
- DADE COUNTY FLOOD CRITERIA IS 7' NAVD88 PER MIAMI-DADE COUNTY FLOOD CRITERIA MAP 2022. (AS CONVERTED FROM PUBLISHED ELEVATION OF 8.5' NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29)).
- BUILDING SETBACKS PER ARTICLE 5 OF MIAMI ZONING CODE: 20' FRONT; 10' SECOND FRONT; 5' SIDE; 20' REAR.

LEGEND & ABBREVIATIONS

- | | |
|--|---------------------------------------------|
| | STAMPED CONCRETE |
| | CONCRETE |
| | ASPHALT PAVEMENT |
| | ELEVATION |
| | OVERHEAD WIRES |
| | CENTERLINE |
| | LICENSED BUSINESS |
| | AIR CONDITIONER |
| | OFFICIAL RECORDS BOOK |
| | TRAVERSE POINT (FOR FIELD INFORMATION ONLY) |
| | PLAT BEARINGS |
| | MEASURED DISTANCE |
| | RECORDED DISTANCE |
| | POLYVINYL CHLORIDE |
| | REINFORCED CONCRETE PIPE |
| | PALM TREE |
| | UNIDENTIFIED TREE |



DEVELOPMENT INFORMATION

ONE EXISTING SINGLE FAMILY RESIDENCE TO REMAIN
ONE ADDITIONAL PROPOSED SINGLE FAMILY RESIDENCE
TWO PROPOSED LOTS - 18,884 SQUARE FEET

CONTACT PERSON INFORMATION

PULICE LAND SURVEYORS INC. - JANE STORMS
TELEPHONE NUMBER: 954-572-1777
FAX NUMBER: 954-572-1778
E-MAIL ADDRESS: JANE@PULICELANDSURVEYORS.COM

CERTIFICATION:

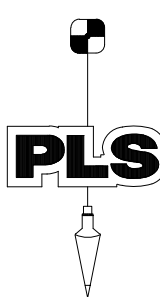
I HEREBY CERTIFY: THAT THIS BOUNDARY AND TOPOGRAPHIC SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

- ☐ JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
☐ VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
☐ MICHAEL M. MOSSEY, PROFESSIONAL SURVEYOR AND MAPPER PSM5660
STATE OF FLORIDA

PROPOSED JACKIE ESTATES

1271 NE 84TH STREET
MIAMI, FLORIDA 33138
(CITY OF MIAMI, MIAMI-DADE COUNTY)

BOUNDARY AND TOPOGRAPHIC SURVEY AND TENTATIVE PLAT



PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777
FAX: (954) 572-1778

E-MAIL: surveys@pulicelandsurveyors.com
WEBSITE: www.pulicelandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB#3870

DRAWN BY: K.F.
CHECKED BY: J.F.P.

SCALE: 1"=20'
SURVEY DATE: 1/05/24

CLIENT: VALLEJOS, CINDY
ORDER NO.: 73428