

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: PALMETTO BAY Sec.: 28 Twp.: 55 S. Rge.: 40 E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.

- 1. Name of Proposed Subdivision: Jakarel subdivision
- 2. Owner's Name: South motor company of dade county , llc Phone: 305 234 3653
 Address: 16165 s, us#1 hwy , City: palmetto bay State: fl Zip Code: 33157
 Owner's Email Address: JCHARIFF@SOUTHMOTORS.NET
- 3. Surveyor's Name: e,r brownell,and associates ,inc Phone: 305-860 3866
 Address: 4957 sw 74 ct City: miami State: fl Zip Code: 33155
 Surveyor's Email Address: alopez@erbrownell.com
- 4. Folio No(s): 33-5028-002-0030 / _____ / _____ / _____
- 5. Legal Description of Parent Tract: see attached

6. Street boundaries: us#1 /1164 street

7. Present Zoning: BU-2 Zoning Hearing No.: RES # 2022-105

8. Proposed use of Property:
 Single Family Res.(_____ Units), Duplex(_____ Units), Apartments(_____ Units), Industrial/Warehouse(_____ Square .Ft.),
 Business(21308 Sq. Ft.), Office(_____ Sq. Ft.), Restaurant(_____ Sq. Ft. & No. Seats _____), Other (2,000 Sq. Ft. & No. of Units *) ** Bath/Storage*

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: [Handwritten Signature]
(Print name & Title here: JONATHAN CHARIEF, PRESICEO)

BEFORE ME, personally appeared _____ this ____ day of _____, _____ 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 04 day of 04 APRIL, 2024 A.D.

Signature of Notary Public: [Handwritten Signature]

(Print, Type name here: ISABEL M. BLUM)

APRIL 26 2026 HH251457
(Commission Expires) (Commission Number)

(NOTARY SEAL)

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

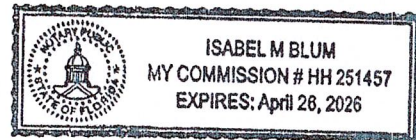


EXHIBIT A
THE PROPERTY

Note: All recording references refer to the public records of Miami-Dade County, Florida.

Lot 2 of PERRINE EAST, according to the plat thereof as recorded in Plat Book 73 at Page 31.

AND:

A portion of Tract 3 of EAST HILL, according to the plat thereof as recorded in Plat Book 46 at Page 43, lying South of the South line of Lot 2 of PERRINE EAST, according to the plat thereof as recorded in Plat Book 73 at Page 31.

TOGETHER WITH:

All of Tracts 4, 7 and 8 of EAST HILL, according to the plat thereof as recorded in Plat Book 46 at Page 43.

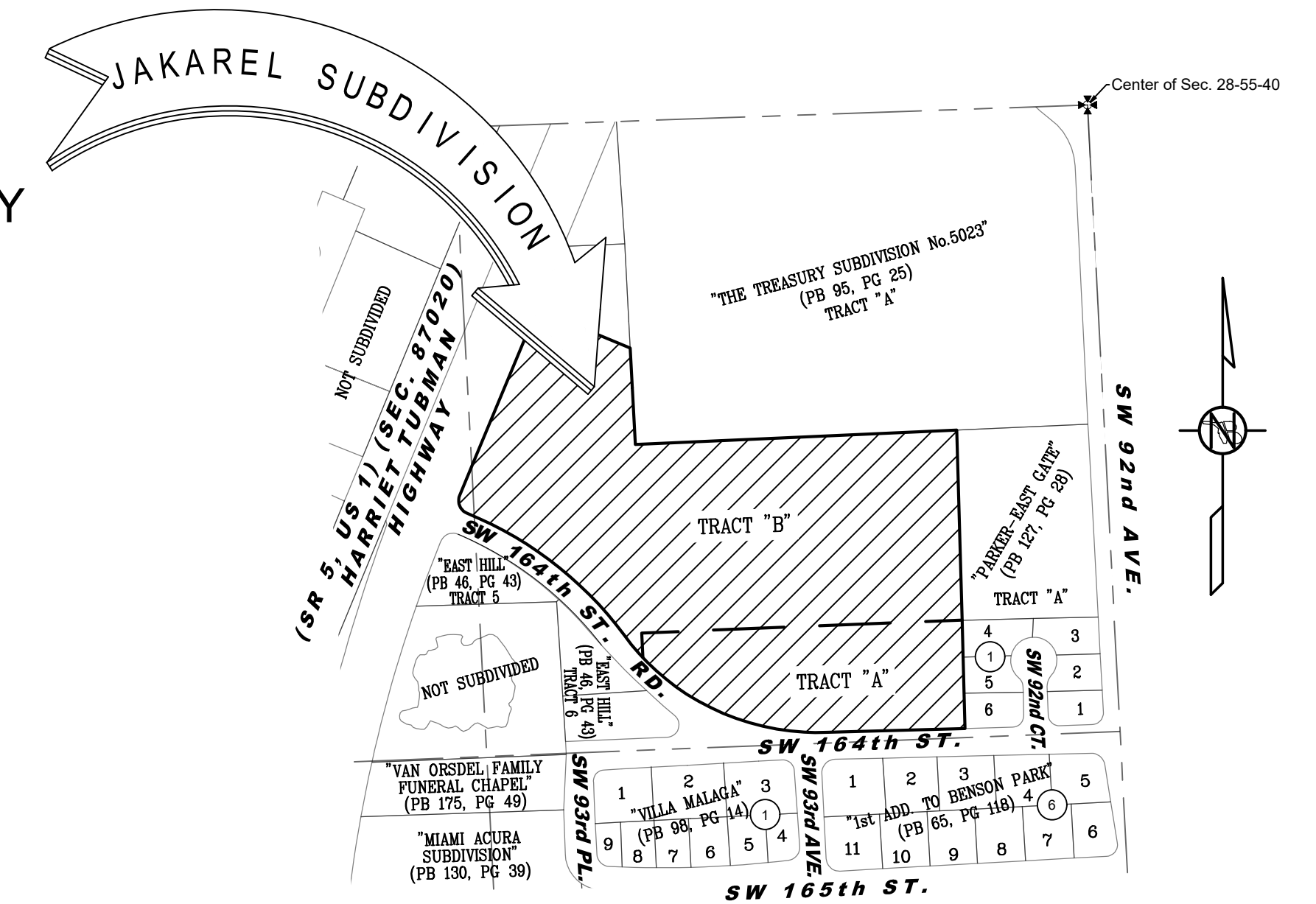
All of the above lands situate, lying and being in Miami-Dade County, Florida, and containing 13.4+/- acres.

JAKAREL SUBDIVISION

A RE-PLAT OF A PORTION OF TRACT 3, ALL OF TRACTS 4, 7, & 8 OF EAST HILL IN PLAT BOOK 46, PAGE 43, LYING AND BEING IN THE SW 1/4 OF SECTION 28, TOWNSHIP 55 SOUTH, RANGE 40 EAST, ALL LYING IN THE CITY OF PALMETTO BAY MIAMI-DADE COUNTY, FLORIDA

PREPARED BY

E.R. 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 NOVEMBER, 2022



LOCATION MAP
 PORTION OF THE SW 1/4 OF SECTION 28-55-40
 SCALE 1"=300'

ABBREVIATIONS:

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
(0.2W, 0.2N)	Recovered monument from calculated location based on Plat (or CMA)
BFE	Base Flood Elevation
ELEV	Elevation
F.F. ELEV.	Finish Floor 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
A	Delta
L	Arc Length
R	Radius
SEC.	Section
PB	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
D	Diameter (in inches)
S	Spread (in feet)
H	Height (in feet)

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
	Sanitary Sewer
	Guard Post
	Bollards
	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
	Fire Department Connection Wall
	Monument Line
	Center Line
	Section Line
	Property Line
	Spot Elevation
	Ground Elevation
	Tree + Number
	Palm Tree
	Flow of Traffic
	Asphalt
	Concrete
	Building Outline
	Concrete
	Gravel
	Pavers
	Tile
	Wood
	Wall
	Water

PROPERTY ADDRESS:

16215 S Dixie Highway, Miami, FL 33157
 33-5028-002-0030

LEGAL DESCRIPTION:

Lot 2, "PERRINE EAST", according to the plat thereof, as recorded in Plat Book 73, Page 31, of the Public Records of Miami-Dade County, Florida.

TOGETHER WITH:

That portion of Tract 3, "EAST HILL", according to the plat thereof, as recorded in Plat Book 46, Page 43, of the Public Records of Miami-Dade County, Florida, which lies West of Tract "A" of "THE TREASURY SUBDIVISION NO. 5023", according to the plat thereof, as recorded in Plat Book 85, Page 25, of the Public Records of Miami-Dade County, Florida, and which lies South of Lot 2, "PERRINE EAST", according to the plat thereof, as recorded in Plat Book 73, Page 31, of the Public Records of Miami-Dade County, Florida.

ALSO, TOGETHER WITH:

All of Tracts 4, 7 and 8, "EAST HILL", according to the plat thereof, as recorded in Plat Book 46, Page 43, of the Public Records of Miami-Dade County, Florida.

NOTES:

Number of Acres: 13.4 +/- Acres
 Number of Tract: 2 Tracts
 Method of Sewer: Sanitary Sewer
 Method of Water: Public Water
 Property Zoned: B-2
 Dade County Flood Criteria: varies from 8.5 feet to 13.5 feet NGVD 29
 FEMA Base Flood Elevation: Zone "AE" (Elevation 10' NGVD) & Zone "X" (Elevation N/A)
 Tax Folio Number: 33-5028-002-0030
 Number of PRM: 9 PRMs

DEVELOPMENT INFORMATION:

Total Area as per Sheet A-1.1

Structure Type	Total Area (S.F.)
Auto Dealership Showroom/Garages and Similar Uses	195,687
Building	173,674
Canopy	21,942
Total Building and Canopy	195,616
Total	391,303

Development information herein is based on Sheet A-1.1 of "SOUTH MOTORS BMW/HONDA", titled "Overall Site Plan", as prepared by Stiles Architectural Group, under Project No. 73851, dated February 12, 2018.

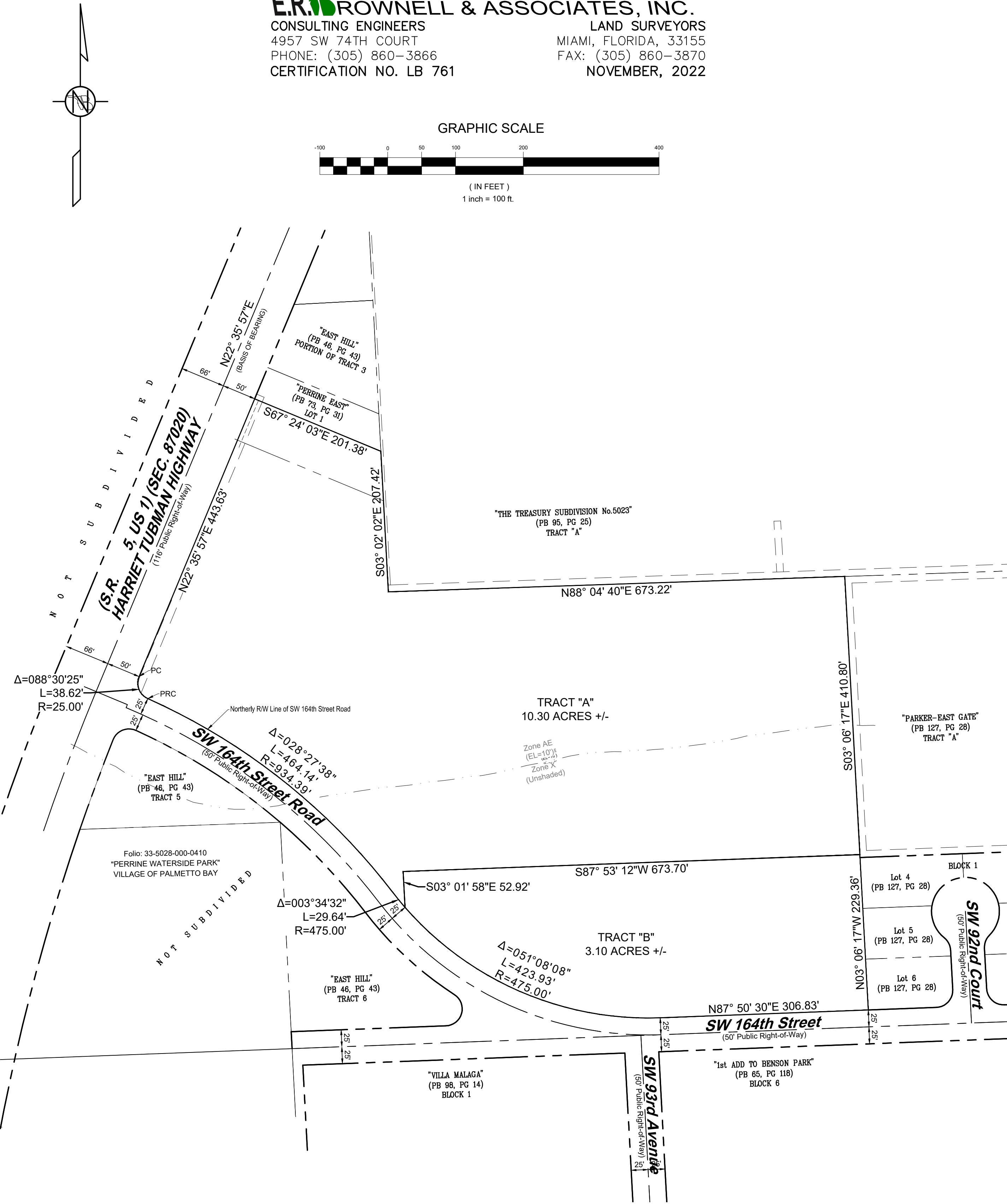
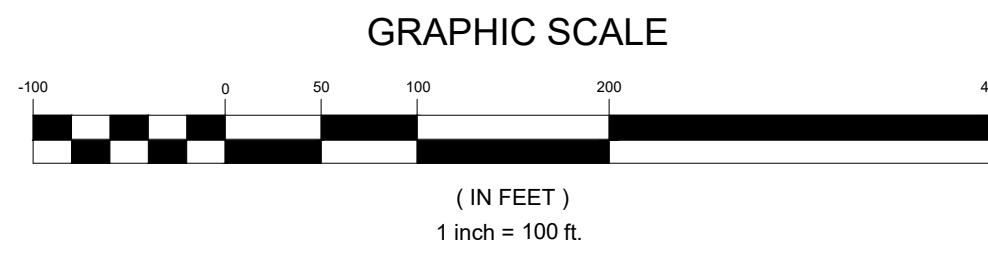
Tract "B" is a Proposed Park (with 2,000 S.Q.FT. Family Restroom and Storage) with approximate 150 visitors per day

PREPARED FOR:

South Motor Company of Dade Co.
 16165 S. Dixie HWY
 Palmetto Bay, Florida, 33157

CONTACT PERSON INFORMATION:

Name: Angel Lopez
 Telephone Number: (305) 860-3866
 Fax Number: (305) 860-3870
 e-mail address: alopez@erbrownell.com



SURVEYOR'S NOTES:

The client provided the legal description to the surveyor and is based on the BOUNDARY SURVEY prepared by LEITER, PEREZ & ASSOCIATES, INC., under File No. B-2752, with a revision date of 11/15/22. No title search has been conducted by nor was a title report provided to the surveyor. There may exist additional easements, right of ways and/or other encumbrances affecting the subject property not disclosed hereon that a title report would evidence.

The bearings shown hereon based on an assumed meridian, where the centerline of South Dixie Highway bears S22°35'57"W. All distances as shown are based on the US Survey foot.

Elevations shown hereon were derived from Miami-Dade Benchmark B-270-R being a Florida Department Transportation Brass Disc in concrete sidewalk on the Northwest corner of C-100 Bridge, having a published elevation of 10.86' National Geodetic Vertical Datum of 1929 (NGVD 29).

The accuracy obtained for all horizontal control measurements, based on a 95% confidence level and office calculations of closed geometric figures, meets or exceeds the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers as contained in Chapter 5J-17.051, FAC at an equivalent distance standard of 1 foot in 10,000 feet for Commercial Areas. Elevation controls, for the survey was based on a closed level loop to the benchmark(s) noted above and meet or exceed a closure in feet of plus or minus 0.05 feet times the square root of the distance in miles.

This TENTATIVE PLAT is based on: (i) recovered monumentation; (ii) the recorded description; and (iii) the underlying plat of "EAST HILL", recorded in Plat Book 46 at Page 43.

A comparison between measured (M), plat (P), Recorded (R) and calculated (C) dimensions are delineated hereon. Measured dimensions (M) are based direct and indirect measurements of the recovered monumentation. (P) are based on the Recorded Plat. (R) are based on Legal Description. Calculated dimensions (C) are a protraction based on the Legal Description, the underlying plats and recovered monumentation.

At the time of survey, a portion of the Subject Property does lie within a Special Flood Hazard Area (SFHA) as shown on the National Flood Insurance Programs, Flood Insurance Rate Map for Miami-Dade County, Florida and Incorporated Areas, Map No. 12086C0601L & 12086C0602L, Community No. 120687 for the Village of Palmetto Bay, bearing a revised date of September 11, 2009. Said map delineates the herein described land to be situated within Zone "AE", where the Base Flood Elevation was determined to be 10 feet (NGVD 29); and also to be situated within Zone "X", an area determined to be outside the 0.2% annual chance flood plain, where no Base Flood Elevation of Flood depths is defined. The delineation of the Special Flood Hazard Area is plotted hereon.

The Subject Property as described contains 583,640 square feet more or less (13.40 acres more or less).

The location of utilities on or adjacent to the property was not secured. The Surveyor has performed no subsurface investigation or determined the location of underground footers nor determined the ownership of the fences and/or walls as shown hereon.

NOTE all recording references noted hereon, refer to the Public Records of Miami-Dade County, Florida, unless otherwise noted.

This "Tentative Plat" shown hereon in its graphic form, is the record depiction of the surveyed lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital format of this Survey. This map is intended to be displayed at a scale of 1" = 60' or smaller. **Caution, the scale of this drawing may have been altered by duplication, verify with the Graphic Scale and/or dimensional calls to determine if a scale factor applies.**

SURVEYOR'S CERTIFICATION:

This is to certify that there are no existing structures, improvements, utilities or easements of record on or adjacent to the land herein described other than as shown hereon, and that this "Tentative Plat" is a Boundary and Topographic Survey and has been prepared under my supervision and is true and correct; I further certify that this "Tentative Plat" meets the Standards of Practice set forth by the Florida Board of Professional Surveyors and Mappers as set forth in Chapter 5J-17, Florida Administrative Code, pursuant to Chapter 472.027, Florida Statutes.

Date: Revised March 07, 2023 (as Noted)

E.R. BROWNELL & ASSOCIATES, INC.
 Certificate of Authorization LB 761

The survey map and notes and/or report consisting of 2 Sheets. Each page shall not be considered valid, and complete unless attached to the others and has been electronically signed and sealed by Thomas Brownell, Professional Land Surveyor #2881, State of Florida using a Digital Signature and Date, pursuant to Chapter 5J-17, Florida Administrative Code, under Section 5J-17.062, on Sheet 1 of 2. The "Digital Date" may not reflect the date of survey or the latest revision date. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

E.R. Brownell & Associates, Inc.
 CONSULTING ENGINEERS • SURVEYORS • MAPPERS • LAND PLANNERS
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 PHONE: 305-860-3868 FAX: 305-860-3870
 www.erbrownell.com

JAKAREL SUBDIVISION
 PALMETTO BAY, FL

Rev	Date	App'd	Job No.	Description
1	03/07/23			

Certification No.	LB761
PLS/PSM No.	2981
Field Book No.	FILE
Drawn by:	JC
Checked by:	TB
Scale:	1" = 100'
Date:	11/03/2022
Job No.	58539-S100

SEE SHEET 1 FOR CERTIFICATIONS.
 Sheet No. 1 OF 2
 Sketch No. T-999

Note:
 The conversion utilized to convert the orthometric height between NGVD29 and the North American Vertical Datum 1988 (NAVD88) is (+) 1.50 feet. This information is based on the Miami-Dade County Flood Criteria Map 2022 which can be found at <https://www.arcgis.com/apps/mapviewer/index.html?panel=gallery&suggestField=true&layers=500625d5715f4279895b85ef570f7de2>

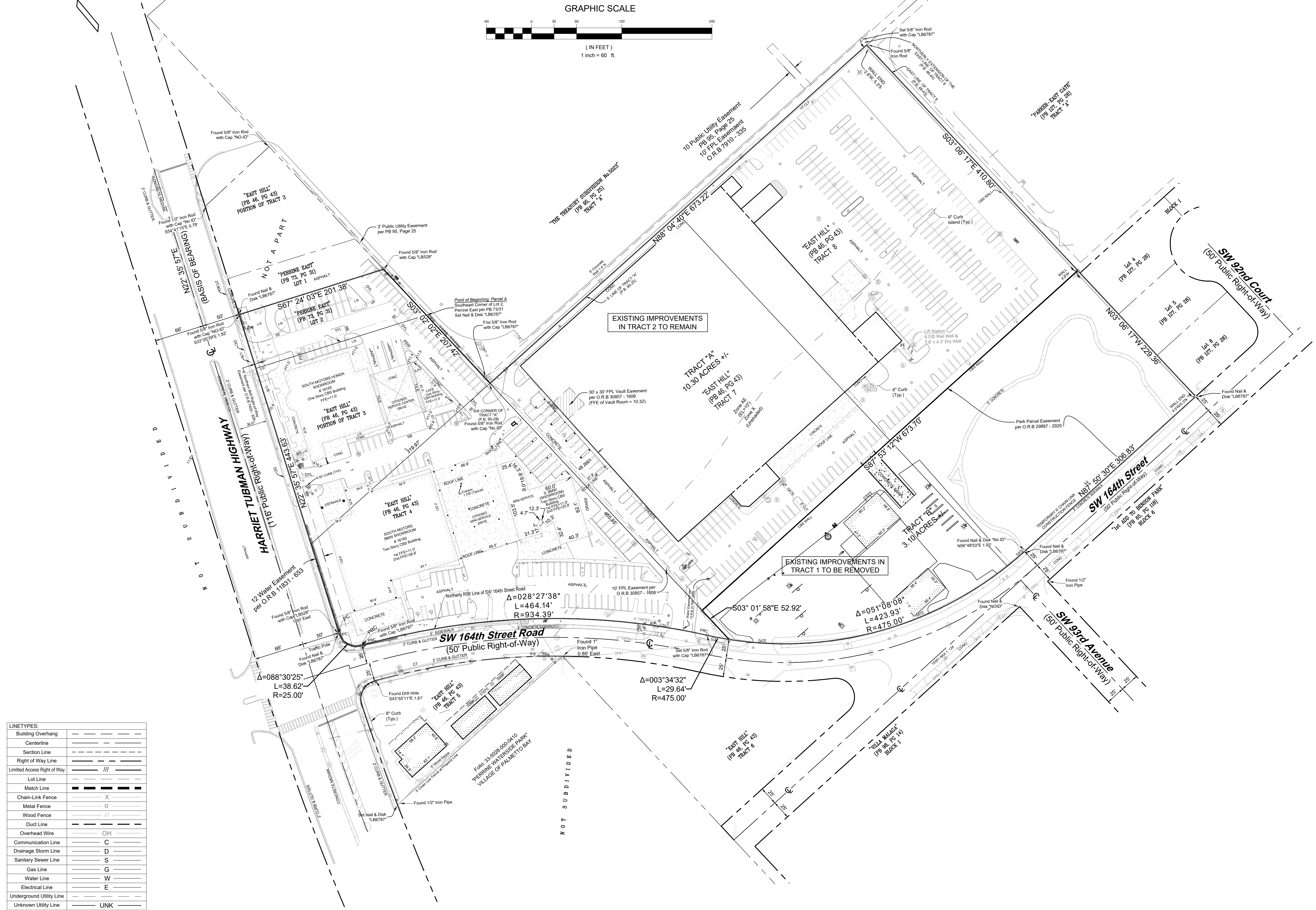
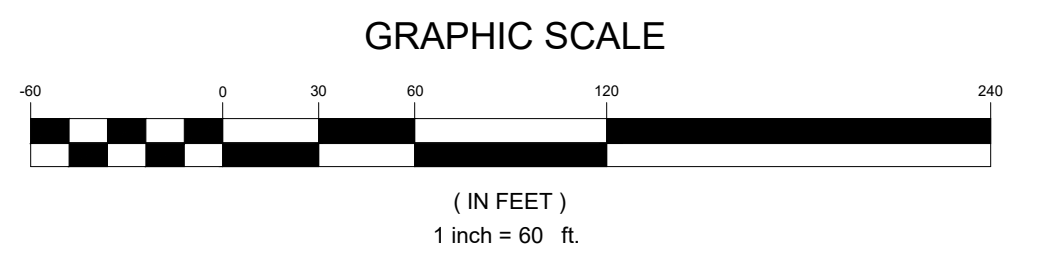
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	Curb Inlet
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	Sanitary Manhole
	Electric Manhole
	Grease Trap Manhole
	Communications Manhole
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	Signal Mast Arm
	Pedestrian Walk Signal
	Wood Pole
	Concrete Pole
	Metal Pole
	Flag Pole
	Guy Wire
	Single Support Sign
	Parking Meter
	Guard Post
	Bollards
	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
	Fire Department Connection Wall
	Monument Line
	Centerline
	Section Line
	Property Line
	Spot Elevation
	Ground Elevation
	Tree + Number
	Palm Tree
	Flow of Traffic
	Asphalt
	Concrete
	Building Outline
	Concrete
	Gravel
	Pavers
	Tile
	Wood
	Wall
	Water

LINETYPES:	
	Building Overhang
	Centerline
	Section Line
	Property Line
	Right of Way Line
	Limited Access Right of Way
	Lot Line
	Match Line
	Chain-Link Fence
	Metal Fence
	Wood Fence
	Duct Line
	Overhead Wire
	Communication Line
	Drainage Storm Line
	Sanitary Sewer Line
	Gas Line
	Water Line
	Electrical Line
	Underground Utility Line
	UNKN

JAKAREL SUBDIVISION

A RE-PLAT OF A PORTION OF TRACT 3, ALL OF TRACTS 4, 7, & 8 OF EAST HILL IN PLAT BOOK 46, PAGE 43, LYING AND BEING IN THE SW 1/4 OF SECTION 28, TOWNSHIP 55 SOUTH, RANGE 40 EAST, ALL LYING IN THE CITY OF PALMETTO BAY MIAMI-DADE COUNTY, FLORIDA



Saved by: adder
 Plot Date: 3/20/2023
 C:\p\58538-S100 (SOUTH DADE MOTORS)\CAD DWG\58538-S100 T-999 TENTATIVE PLAT (SOUTH MOTORS) 03-07-23.dwg

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JAKAREL SUBDIVISION
PALMETTO BAY, FL

No.	Date	App'd	Job No.	Description
1	03/07/23			Revised Per Miami-Dade County Comments

Certification No. LB761
 PLS/PSM No. 2981
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SEE SHEET 1 FOR CERTIFICATIONS.
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