

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 : (18)

APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: UNINCORPORATED MIAMI-DADE COUNTY Sec.: 33 Twp.: 56 S. Rge.: 39 E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.

1. Name of Proposed Subdivision: Poncecat Mandarin

2. Owner's Name: Poncecat Mandarin, LLC c/o Nicole Wolfe Phone: 305-579-0518

Address: 100 Miracle Mile Suite 400 City: Coral Gables State: FL Zip Code: 33134

Owner's Email Address: ajp@masajp.com / wolfe@gtlaw.com

3. Surveyor's Name: James D. Stoner, Stoner and Associates, Inc. Phone: 954-585-0997

Address: 4341 SW 62 Avenue City: Town of Davie State: FL Zip Code: 33314

Surveyor's Email Address: jstoner@stonersurveyors.com

4. Folio No(s): 30-6933-008-0120 / 30-6933-008-0130 / 30-6933-008-0170 / _____

5. Legal Description of Parent Tract: Tracts 12, 13, 16 and 17, Naranja Lakes Section One, according to the plat thereof as recorded in Plat Book 91, Page 7, of the Public Records of Miami-Dade County, Florida

6. Street boundaries: SW 280 Street to the South, SW 145 Avenue to the East, SW 152 Avenue to the west

7. Present Zoning: TND Zoning Hearing No.: DIC ASPR Z2017000246 / D2025000001

8. Proposed use of Property:

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

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

SEE EXHIBIT A

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.

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

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.

PONCECAT MANDARIN, LLC, a Delaware limited liability company

STATE OF FLORIDA)

SS:

Signature of Owner: _____

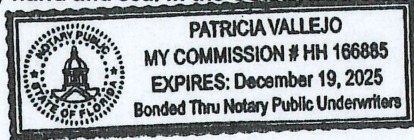
COUNTY OF MIAMI-DADE)

(Print name & Title here):

Alberto J. Perez, Manager

BEFORE ME, personally appeared Alberto J. Perez this 3rd 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 3rd day of June, 2025 A.D.



Signature of Notary Public: _____

(Print, Type name here):

Patricia Vallejo

12/19/2025

(Commission Expires)

HH-166885

(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

Total Development Information

Total Development Information

- 246 Apartment Units
- 176 Townhouse Lots/Units
- 7,641 sq. ft. Clubhouse
- 2,457 sq. ft. Meeting Hall
- 11,832 sq. ft. Community Center
- 1,238 sq. ft. Stage Pavilion
- 448 sq. ft. Mail Kiosk

DEVELOPMENT INFORMATION

OWNER:
PONCECAT MANDARIN, LLC C/O MAS GROUP OF COMPANIES CORP
2990 PONCE DE LEON BLVD., #500
CORAL GABLES, FL 33134

FOLIO NUMBERS:
30-6933-008-0120
30-6933-008-0130
30-6933-008-0170

DEVELOPMENT INFORMATION: APR-Z2017000246 & D2025000001

PROPOSED TRACTS A, B, & C TO BE DEDICATED AS LAKE TRACTS
CONTAINING 462,504 SQ. FT. ±

PROPOSED TRACT D TO BE DEDICATED FOR PRIVATE ROADS
CONTAINING 39,668 SQ. FT. ±

PROPOSED TRACT E CONTAINING 210,808 SQ. FT. ±
TOTAL APARTMENT - (TND ROWHOUSE USE) UNITS - 132
BUILDING TYPE I - 4 BLDG.'S = 47,568 NET SQ. FT. / 50,832 GROSS SQ. FT.
BUILDING TYPE II - 2 BLDG.'S = 35,676 NET SQ. FT. / 38,124 GROSS SQ. FT.
BUILDING TYPE III - 2 BLDG.'S = 45,512 NET SQ. FT. / 49,984 GROSS SQ. FT.

PROPOSED TRACT F CONTAINING 47,142 SQ. FT. ±
TOTAL APARTMENTS - (TND ROWHOUSE USE) UNITS - 42
BUILDING TYPE I - 2 BLDG.'S = 23,784 NET SQ. FT. / 25,416 GROSS SQ. FT.
BUILDING TYPE II - 1 BLDG.'S = 17,838 NET SQ. FT. / 19,062 GROSS SQ. FT.

PROPOSED TRACT G CONTAINING 45,909 SQ. FT. ±
BUILDING - (WORKSHOP USE) BLDG - 1
CIVIC BUILDING - (CIVIC USE) BLDG - 1
HEALTH CLUB - 1 BLDG. = 7,195 NET SQ. FT. / 9,496 GROSS SQ. FT.
MEETING HALL - 1 BLDG. = 2,697 GROSS SQ. FT.

PROPOSED TRACT H CONTAINING 99,773 SQ. FT. ±
COMBINATION OF (TND WORKSHOP USE) + TOTAL APARTMENTS -
(TND ROWHOUSE USE) - UNITS - 36
BUILDING TYPE I - 3 BLDG.'S = 35,676 NET SQ. FT. / 38,124 GROSS SQ. FT.
MAIL KIOSK - 1 BLDG = 448 GROSS SQ. FT.

PROPOSED TRACT I CONTAINING 30,799 SQ. FT. ±
CIVIC BUILDING - (TND CIVIC USE) - BLDG - 1
COMMUNITY CENTER - 1 BLDG = 11,832 NET SQ. FT. / 13,036 GROSS SQ.FT.

PROPOSED TRACT J CONTAINING 51,873 SQ. FT. ±
TOTAL APARTMENT - (TND ROWHOUSE USE) UNITS - 36
BUILDING TYPE I - 3 BLDG.'S = 35,676 NET SQ. FT. / 38,124 GROSS SQ. FT.

NO CONSTRUCTION / ONLY LANDSCAPING AND HARDSCAPE

PROPOSED TRACTS K, M & O TO BE DEDICATED FOR PRIVATE ROADS,
LANDSCAPE, UTILITIES AND FOR THE INSTALLATION AND MAINTENANCE OF
PUBLIC UTILITIES, ROADS ARE TO BE DEDICATED FOR INGRESS AND EGRESS
PURPOSES AS WELL CONTAINING 169,673 SQ. FT. ±

PRIVATE PARK TRACT
PROPOSED TRACT L CONTAINING 19,699 SQ. FT. ±
PROPOSED TRACT N CONTAINING 46,279 SQ. FT. ±
PROPOSED TRACT P CONTAINING 20,309 SQ. FT. ±
PROPOSED TRACT Q CONTAINING 17,611 SQ. FT. ±
PROPOSED TRACT R CONTAINING 11,676 SQ. FT. ±

PROPOSED TRACT S LIFT STATION TRACT CONTAINING 2,800 SQ. FT. ±
PUMP STATION

BLOCK 1 CONTAINING 8 LOT/UNITS TOWNHOUSE BUILDING
BLOCK 2 CONTAINING 5 LOT/UNITS TOWNHOUSE BUILDING
BLOCK 3 CONTAINING 4 LOT/UNITS TOWNHOUSE BUILDING
BLOCK 4 CONTAINING 8 LOT/UNITS TOWNHOUSE BUILDING
BLOCK 5 CONTAINING 5 LOT/UNITS TOWNHOUSE BUILDING
BLOCK 6 CONTAINING 4 LOT/UNITS TOWNHOUSE BUILDING
BLOCK 6 CONTAINING 5 LOT/UNITS TOWNHOUSE BUILDING
BLOCK 6 CONTAINING 5 LOT/UNITS TOWNHOUSE BUILDING
BLOCK 9 CONTAINING 8 LOT/UNITS TOWNHOUSE BUILDING
BLOCK 10 CONTAINING 5 LOT/UNITS TOWNHOUSE BUILDING
BLOCK 11 CONTAINING 5 LOT/UNITS TOWNHOUSE BUILDING
BLOCK 12 CONTAINING 5 LOT/UNITS TOWNHOUSE BUILDING
BLOCK 13 CONTAINING 4 LOT/UNITS TOWNHOUSE BUILDING
BLOCK 14 CONTAINING 8 LOT/UNITS TOWNHOUSE BUILDING
BLOCK 15 CONTAINING 5 LOT/UNITS TOWNHOUSE BUILDING
BLOCK 16 CONTAINING 5 LOT/UNITS TOWNHOUSE BUILDING
BLOCK 17 CONTAINING 5 LOT/UNITS TOWNHOUSE BUILDING
BLOCK 18 CONTAINING 5 LOT/UNITS TOWNHOUSE BUILDING
BLOCK 19 CONTAINING 5 LOT/UNITS TOWNHOUSE BUILDING

4.	5/23/25	REVISED WHOLE T- PLAT
3.	7/22/24	REVISED TRACTS
2.	12/09/21	ADD R/W DEDICATIONS
1.	11/26/19	REVISED PER SITE PLAN

No.	DATE	REVISION DESCRIPTION
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STONER

SURVEYORS • MAPPERS

Licensed Business No. 6633

4341 S.W. 62nd AVENUE, DAVIE, FLORIDA 33314

Scale

AS-SHOWN

Drawn by

DRL

Checked by

JDS

Field Date

11/17/2018

Project No.

18-8767

Sheet No.

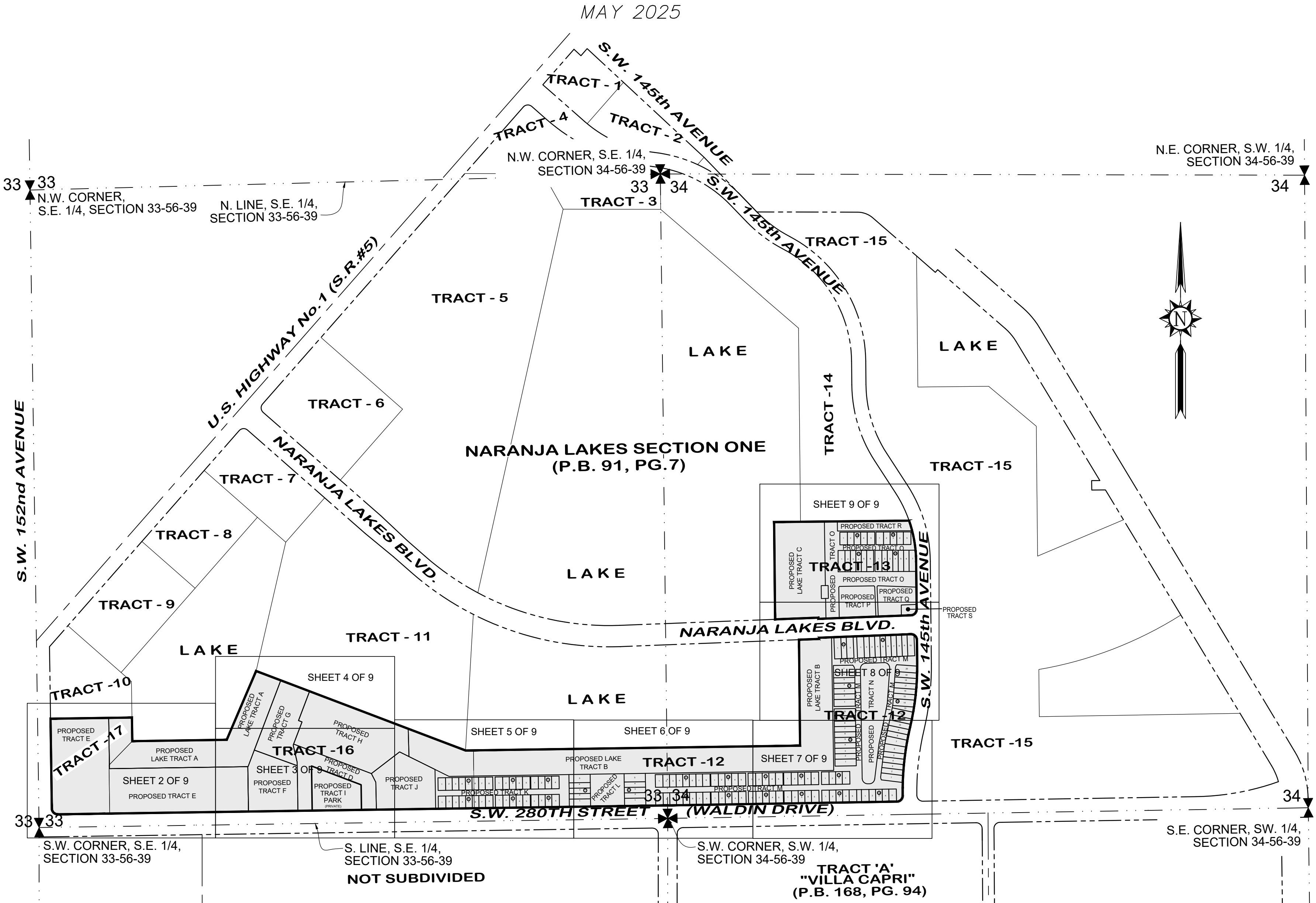
1 OF 9

TEL (954) 585-0997

www.stonersurveyors.com

TENTATIVE PLAT OF PONCECAT MANDARIN

ALL OF TRACTS 12, 13, 16, AND 17, NARANJA LAKES SECTION ONE,
ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 91, PAGE 7
OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA,
ALSO LYING IN PORTIONS OF THE SOUTHEAST ONE-QUARTER (S.E. 1/4) OF SECTION 33 AND THE
SOUTHWEST ONE-QUARTER (S.W. 1/4) OF SECTION 34, TOWNSHIP 56 SOUTH, RANGE 39 EAST
MIAMI-DADE COUNTY, FLORIDA



Location Map

SCALE: 1"=300'
A PORTION OF THE SE. 1/4,
SECTION 7, TOWNSHIP 56 S., RANGE 40 E.

DEVELOPMENT INFORMATION (CONTINUED)

BLOCK 20 CONTAINING 10 LOT/UNITS TOWNHOUSE BUILDING
BLOCK 21 CONTAINING 7 LOT/UNITS TOWNHOUSE BUILDING
BLOCK 22 CONTAINING 3 LOT/UNITS TOWNHOUSE BUILDING
BLOCK 23 CONTAINING 10 LOT/UNITS TOWNHOUSE BUILDING
BLOCK 24 CONTAINING 19 LOT/UNITS TOWNHOUSE BUILDING
BLOCK 25 CONTAINING 5 LOT/UNITS TOWNHOUSE BUILDING
BLOCK 26 CONTAINING 5 LOT/UNITS TOWNHOUSE BUILDING
BLOCK 27 CONTAINING 6 LOT/UNITS TOWNHOUSE BUILDING
BLOCK 28 CONTAINING 7 LOT/UNITS TOWNHOUSE BUILDING12-FOOT
DRAINAGE EASEMENT WITHIN PROPOSED TRACT "M" TO BE VACATED
BY THIS PLAT CONTAINING 1,914 SQ. FT. ±. NEW EASEMENT
LOCATION IF NECESSARY TO BE DETERMINED BY APPROVED PAVING
AND DRAINAGE PLANS.
5-FOOT EASEMENT WITHIN PROPOSED TRACTS C, F, P AND R TO BE
VACATED BY THIS PLAT CONTAINING 2,015 SQ. FT. ±

FLOOD CRITERIA:
MIAMI-DADE COUNTY FLOOD CRITERIA PER PLAT BOOK 120, PAGE
13: +6.0'

PRESENT ZONING:
TND - TRADITIONAL NEIGHBORHOOD DISTRICT

TOTAL DEVELOPMENT INFORMATION

246 APARTMENT UNITS
176 TOWNHOUSE LOTS/UNITS
7,641 SQ. FT. CLUBHOUSE
2,457 SQ. FT. MEETING HALL
11,832 SQ. FT. COMMUNITY CENTER
1,238 SQ. FT. STAGE PAVILION
448 SQ. FT. MAIL KIOSK

LEGAL DESCRIPTION :

TRACTS 12, 13, 16 AND 17, NARANJA LAKES SECTION ONE,
ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT
BOOK 91, PAGE 7, OF THE PUBLIC RECORDS OF MIAMI-DADE
COUNTY, FLORIDA

CONTACT PERSON INFORMATION	
Name:	JAMES D. STONER, PSM
Telephone Number:	(954) 585-0997
Email Address:	jstoner@stonersurveyors.com

SURVEY NOTES :

- THIS SKETCH OF BOUNDARY AND TOPOGRAPHIC SURVEY WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR SURVEYING ESTABLISHED BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.50, FLORIDA ADMINISTRATIVE CODES, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
- A SEARCH OF THE PUBLIC RECORDS FOR OWNERSHIP, EASEMENTS, RIGHTS-OF-WAY, OR OTHER MATTERS OF RECORD WAS NOT PERFORMED BY STONER & ASSOCIATES, INC. THERE MAY BE ADDITIONAL INFORMATION RECORDED IN THE PUBLIC RECORDS THAT IS NOT SHOWN HEREON. FOR FURTHER INFORMATION, CONTACT A QUALIFIED TITLE COMPANY OR CONSULT THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
- THE BEARINGS SHOWN HEREON ARE BASED ON N.89°10'05"E., ALONG THE SOUTH LINE OF (S.E. 1/4) SOUTHEAST ONE-QUARTER, SECTION 33, TOWNSHIP 56 SOUTH, RANGE 39 EAST AS SHOWN ON THE PLAT OF NARANJA LAKES SECTION ONE, RECORDED IN PLAT BOOK 91 AT PAGE 7, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
- THE ELEVATIONS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D. 29), ESTABLISHED FORM MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT, BENCHMARK (U-778), ELEVATION 11.300'. CONVERSION TO NORTH AMERICAN VERTICAL DATUM 1988=(-)1.52'
- THE PROPERTY SHOWN HEREON HAS THE FOLLOWING FLOOD ZONE DESIGNATION:

NFIP COMMUNITY NAME: MIAMI-DADE UNINCORPORATED AREA
COMMUNITY NUMBER: 120635
COUNTY NAME: MIAMI-DADE COUNTY
STATE OF FLORIDA
MAP/PANEL NUMBER: 12086C0593
SUFFIX: L
REVISED DATE: SEPTEMBER 11, 2009
FLOOD ZONE: X & AE. (NOTE: ZONE AE ARE FOR LAKES ONLY)
BASE FLOOD ELEVATION: 5

- THE FLOOD ZONE INFORMATION SHOWN HEREON IS BASED UPON THE CURRENT FLOOD INSURANCE RATE MAP (FIRM) IN PLACE ON THE DATE THIS SURVEY WAS PREPARED. THE DATA CONTAINED IN THE FIRM MAP IS SUBJECT TO CHANGE WITHOUT NOTICE. FOR THE LATEST FLOOD ZONE INFORMATION CONSULT THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) OR YOUR LOCAL GOVERNMENTAL BUILDING DEPARTMENT.
- CERTAIN FEATURES ARE REPRESENTED BY THE SYMBOLS REFLECTED IN THIS MAP. THE LEGEND OF FEATURES MAY HAVE BEEN ENLARGED FOR CLARITY AND MAY NOT REPRESENT THE ACTUAL SHAPE OR SIZE OF THE FEATURE. THE SYMBOLS HAVE BEEN PLOTTED AT THE APPROXIMATE CENTER OF THE FEATURE BASED UPON THE FIELD LOCATION.
 - THE SURVEY SKETCH IS INTENDED TO BE DISPLAYED AT A HORIZONTAL SCALE OF 1 INCH = 50 FEET AND LOCATION MAP AT 1 INCH = 300 FEET.
 - THE HORIZONTAL ACCURACY FOR WELL DEFINED IMPROVEMENTS DEPICTED ON THIS SKETCH IS ONE-TENTH (0.1' ±) OF A FOOT, PLUS OR MINUS. THE VERTICAL (ELEVATIONS) ACCURACY FOR WELL DEFINED IMPROVEMENTS, FEATURES, AND SURFACES DEPICTED ON THIS SURVEY IS TWO-TENTHS (0.2' ±) OF A FOOT, PLUS OR MINUS.
 - TREES, HEDGES, GROUND COVER, AND OTHER LANDSCAPE FEATURES ARE NOT SHOWN HEREON, UNLESS OTHERWISE NOTED.
 - IRRIGATION FEATURES, SUCH AS SPRINKLERS, ARE NOT SHOWN HEREON.
 - SUBSURFACE FEATURES ARE NOT SHOWN HEREON. THIS SITE COULD HAVE UNDERGROUND INSTALLATIONS THAT ARE NOT SHOWN HEREON. BEFORE DESIGN, CONSTRUCTION, OR EXCAVATION CONTACT 811 AND/OR THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION OF UTILITIES.
 - BUILDING DIMENSIONS AND BUILDING SETBACKS ARE SHOWN AS BEING ROUNDED TO THE NEAREST ONE-TENTH (0.1') OF A FOOT.
 - THE DIMENSIONS SHOWN HEREON ARE BASED UPON U.S. SURVEY FEET AND FRACTIONAL PARTS THEREOF.
 - AREA COMPUTATIONS, WHEN SHOWN IN ACRES, ARE ROUNDED TO THE NEAREST ONE-HUNDREDTH OF AN ACRE, AND WHEN SHOWN IN SQUARE FEET ARE ROUNDED TO THE NEAREST SQUARE FOOT. THE AREA FIGURES SHOWN HEREON SHOULD NOT BE UTILIZED AS THE BASIS OF PURCHASE PRICE FOR A REAL ESTATE CLOSING, WITHOUT PRIOR VERIFICATION OF THE AREA FIGURES, IN WRITING FROM THE SIGNING SURVEYOR.
 - THE SURVEYOR DID NOT INSPECT THIS PROPERTY FOR ENVIRONMENTAL HAZARDS.
 - THE INFORMATION DEPICTED ON THIS SKETCH OF SURVEY REPRESENTS THE RESULTS OF A FIELD SURVEY ON THE DATE INDICATED ON THE BORDER OF THE DRAWING AND CAN ONLY BE CONSIDERED VALID FOR THIS DATE AND INDICATES THE GENERAL CONDITIONS EXISTING AT THE TIME OF THE FIELD SURVEY.
 - THIS SKETCH OF SURVEY CANNOT BE RELIED UPON BY PERSONS OR ENTITIES OTHER THAN THOSE PERSONS OR ENTITIES CERTIFIED TO HEREON. ADDITIONS OR DELETIONS TO THIS SURVEY AND/OR REPORTS BY PEOPLE OR PERSONS OTHER THAN THE SIGNING PARTIES ARE PROHIBITED WITHOUT PRIOR WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
 - THE INFORMATION CONTAINED IN THIS DOCUMENT WAS PREPARED BY STONER & ASSOCIATES, INC. (S&A). S&A HAS TAKEN PRECAUTIONS TO ENSURE THE ACCURACY OF THIS DOCUMENT AND THE DATA REFLECTED HEREIN. S&A CANNOT NOT GUARANTEE THAT ALTERATIONS AND/OR MODIFICATIONS WILL NOT BE MADE TO THE DATA CONTAINED IN THIS DOCUMENT BY OTHERS AFTER IT LEAVES OUR POSSESSION. THIS DOCUMENT MUST BE COMPARED TO THE ORIGINAL HARD COPY (WHICH BEARS THE RAISED SURVEYOR'S CERTIFICATION SEAL) TO ENSURE THE ACCURACY OF THE INFORMATION CONTAINED HEREON AND TO FURTHER ENSURE THAT ALTERATIONS AND/OR MODIFICATIONS HAVE NOT BEEN MADE. S&A MAKES NO WARRANTIES, EXPRESSED OR IMPLIED, CONCERNING THE ACCURACY OF THE INFORMATION CONTAINED IN THIS OR ANY DOCUMENT TRANSMITTED OR REVIEWED BY COMPUTER OR OTHER ELECTRONIC MEANS. CONTACT S&A FOR VERIFICATION OF ACCURACY.

CERTIFICATE :

I HEREBY CERTIFY: THAT THERE ARE NO EXISTING UTILITIES, IMPROVEMENTS ON THE LAND HEREIN DESCRIBED, OTHER THAN SHOWN, AND THAT THIS TENTATIVE PLAT AND SKETCH OF BOUNDARY AND TOPOGRAPHIC SURVEY AS SHOWN WAS MADE UNDER MY DIRECTION IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR SURVEYING ESTABLISHED BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.051 AND 5J-17.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

JAMES D. STONER,
PROFESSIONAL SURVEYOR AND MAPPER NO. 4039
STATE OF FLORIDA
STONER AND ASSOCIATES, INC. L.B. 6633
SIGNATURE DATE: Oct 15, 2025

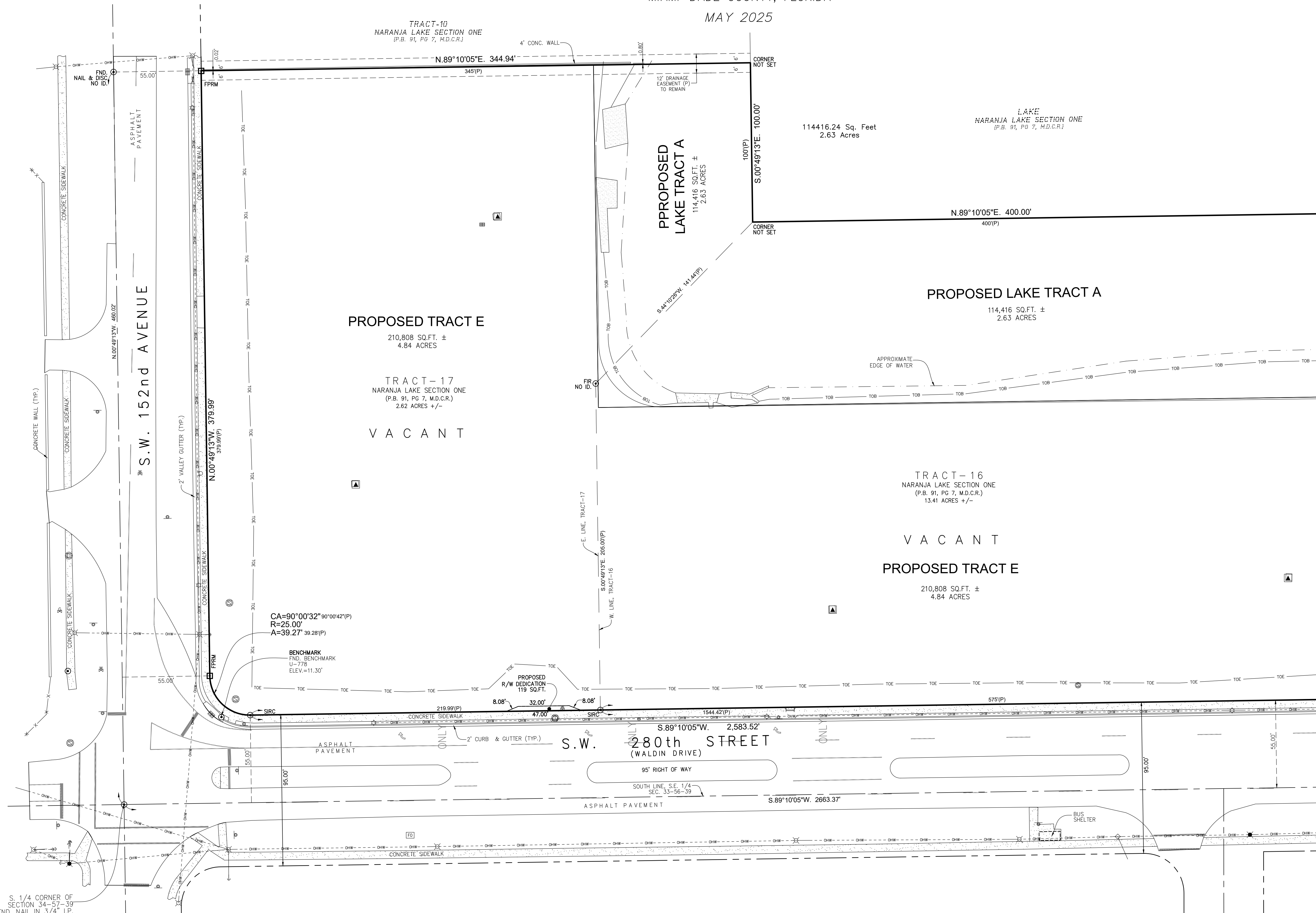
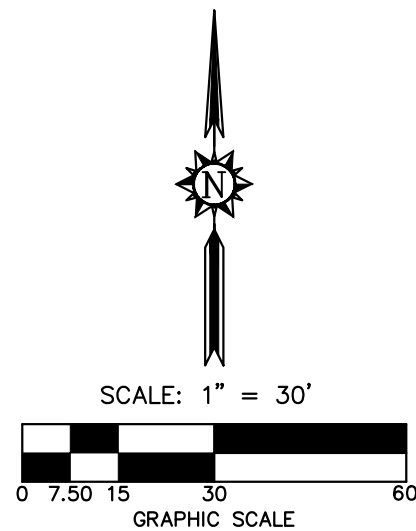
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NOT VALID UNLESS
SEALED HERE WITH
AN EMBOSSED
SURVEYOR'S SEAL

<u>Scale</u>	<u>Drawn by</u>	<u>Checked by</u>	<u>Field Date</u>	<u>Project No.</u>	<u>Sheet No.</u>
AS-SHOWN	DRL	JDS	11/17/2018	18-8767	2 OF 9

TENTATIVE PLAT OF PONCECAT MANDARIN

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SOUTHWEST ONE-QUARTER (S.W. 1/4) OF SECTION 34, TOWNSHIP 56 SOUTH, RANGE 39 EAST
MIAMI-DADE COUNTY, FLORIDA

MAY 2025



LEGEND

- | | |
|---|----------------------------|
|  | ANCHOR |
|  | BENCH |
|  | CABLE TV VAULT |
|  | CATCH BASIN |
|  | CONCRETE POWER POLE |
|  | FIRE HYDRANT |
|  | FIBER OPTIC VAULT |
|  | GUTTER INLET |
|  | ELECTRIC METER |
|  | STORM DRAINAGE MANHOLE |
|  | SANITARY SEWER MANHOLE |
|  | TELEPHONE MANHOLE |
|  | WATER METER |
|  | GUTTER INLET TYPE P5 |
|  | GUTTER INLET TYPE P6 |
|  | SATELLITE DISH |
|  | SINGLE SUPPORT SIGN |
|  | TRANSFORMER ON PAD |
|  | UTILITY POLE |
|  | UNKNOWN UTILITY VAULT |
|  | GAS VALVE |
|  | SEWER VALVE |
|  | WATER VALVE |
|  | COMMUNICATIONS VAULT |
|  | ELECTRIC VAULT |
|  | FIBER OPTIC VAULT |
|  | TELEPHONE VAULT |
|  | CABLE TV VAULT |
|  | WOOD LIGHT POLE |
|  | ELECTRIC WIRE PULL BOX |
|  | STREET LIGHT WIRE PULL BOX |
|  | WOOD POWER POLE |
|  | OVERHEAD WIRES |
|  | TOP OF BANK |
|  | TOP OF SLOPE |
|  | METAL GUARD RAIL |

ABBREVIATIONS

- | | |
|------------|---------------------------------------|
| A | ARC LENGTH |
| CA | CENTRAL ANGLE |
| C | CENTER LINE |
| CONC. | CONCRETE |
| ELEV. | ELEVATION |
| ELEC. | ELECTRIC |
| FDH | FOUND DRILL HOLE |
| FIR | FOUND 1/2" IRON ROD |
| FND. | FOUND |
| F.P.L. | FLORIDA POWER & LIGHT |
| F.P.L.E. | FLORIDA POWER & LIGHT EASEMENT |
| FRPM | FOUND PERMANENT REFERENCE MONUMENT |
| ID. | IDENTIFICATION |
| IR | IRON ROD |
| IRC | IRON ROD AND CAP |
| I.P. | IRON PIPE |
| LP. | LICENSED BUSINESS |
| M.D.C.R. | MIAMI-DADE COUNTY RECORDS |
| MH | MANHOLE |
| N.A.V.D.88 | NORTH AMERICAN VERTICAL DATUM OF 1988 |
| N/D | NAIL & DISC |
| O.R.B. | ORIGINAL RECORDS BOOK |
| P.B. | PLAT BOOK |
| P.C.P. | PERMANENT CONTROL POINT |
| PG | PAGE |
| R | RADIUS |
| R/W | RIGHT-OF-WAY |
| SAN | SANITARY |
| SIRC | SET 3/8" IRON ROD AND CAP |
| SO.D.F. | SQUARE FEET |
| SWK | SIDEWALK |
| TYP. | TYPICAL |
| U.E. | UTILITY EASEMENT |
| (C) | DATA BASED ON CALCULATIONS |
| (CT) | DATA CALCULATED FROM A FIELD TRAVERSE |
| (D) | DATA BASED ON FIELD MEASUREMENTS |
| (MAP) | DATA BASED ON A MAP (NOT OF RECORD) |
| (P) | DATA BASED ON THE PLAT OF RECORD |
| (P) | DATA BASED ON INFORMATION RECORD |
| | RECORD IN THE PUBLIC RECORDS |
| | SPOT ELEVATION |

--- MATCH LINE SEE SHEET 3 OF 9 ---

No.	DATE	REVISION DESCRIPTION



STONER
SURVEYORS • MAPPERS

Licensed Business No. 6633

4341 S.W. 62nd AVENUE, DAVIE, FLORIDA 33314

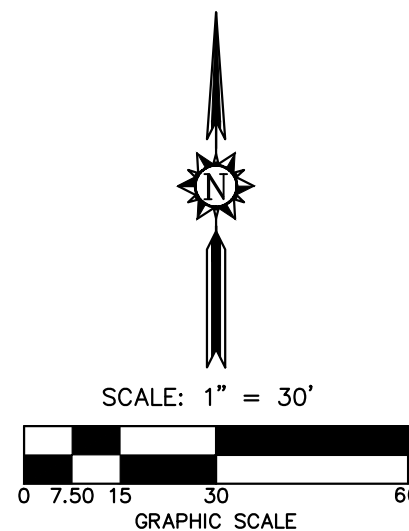
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Scale	Drawn by	Checked by	Field Date	Project No.	Sheet No.
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MAY 2025

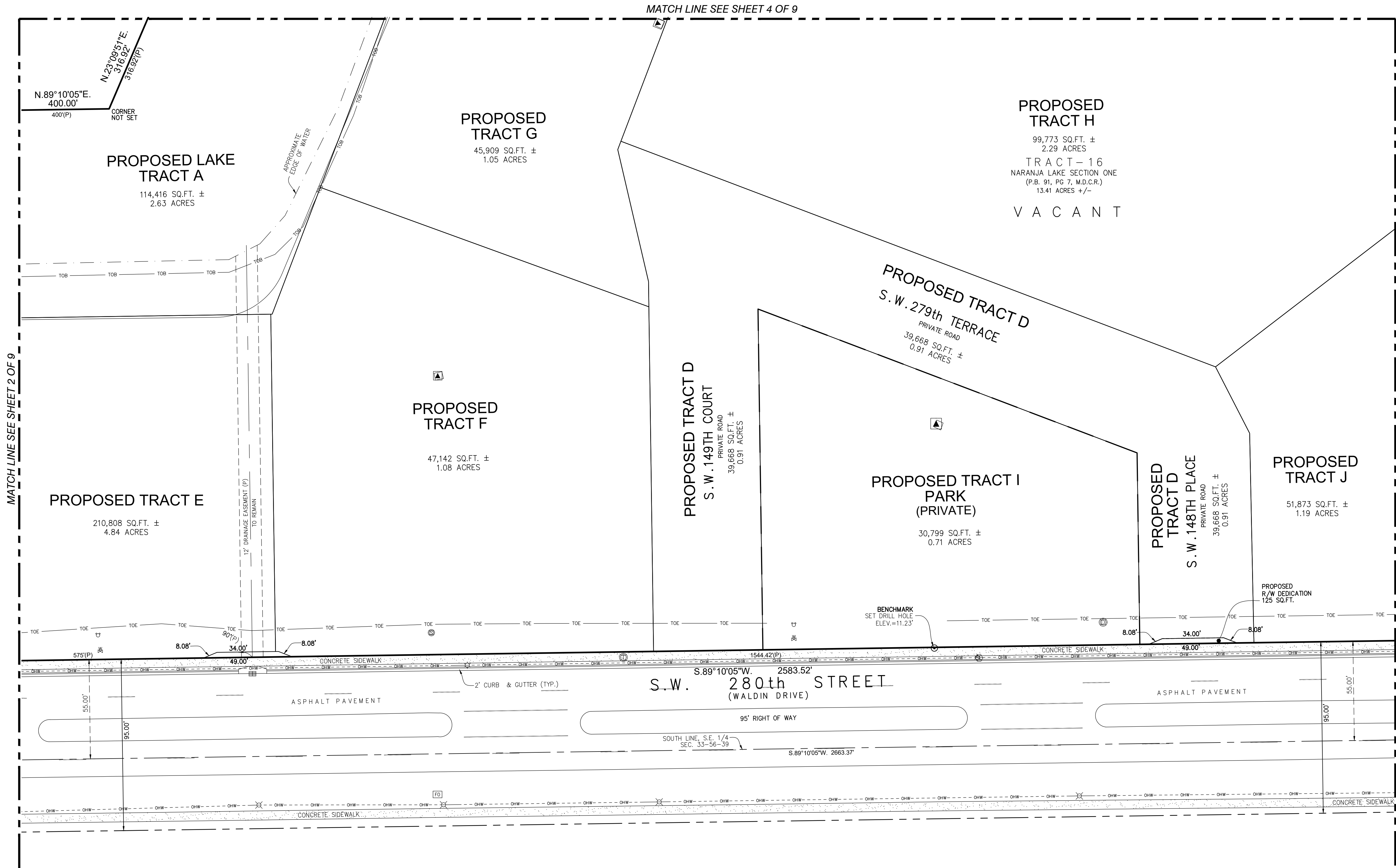


LEGEND

	ANCHOR
	BENCH
	CABLE TV VAULT
	CATCH BASIN
	CONCRETE POWER POLE
	FIRE HYDRANT
	FIBER OPTIC VAULT
	GUTTER INLET
	ELECTRIC METER
	STORM DRAINAGE MANHOLE
	SANITARY SEWER MANHOLE
	TELEPHONE MANHOLE
	WATER METER
	GUTTER INLET TYPE P5
	GUTTER INLET TYPE P6
	SATELLITE DISH
	SINGLE SUPPORT SIGN
	TRANSFORMER ON PAD
	UTILITY POLE
	UNKNOWN UTILITY VAULT
	GAS VALVE
	SEWER VALVE
	WATER VALVE
	COMMUNICATIONS VAULT
	ELECTRIC VAULT
	FIBER OPTIC VAULT
	TELEPHONE VAULT
	CABLE TV VAULT
	WOOD LIGHT POLE
	ELECTRIC WIRE PULL BOX
	STREET LIGHT WIRE PULL BOX
	WOOD POWER POLE
	OVERHEAD WIRES
	TOP OF BANK
	TOE OF SLOPE
	METAL GUARD RAIL

ABBREVIATIONS

A	ARC LENGTH
CA	CENTRAL ANGLE
CL	CENTER LINE
CONC.	CONCRETE
ELEV.	ELEVATION
ELEC.	ELECTRIC
FDH	FOUND DRILL HOLE
FIR	FOUND 1/2" IRON ROD
FND.	FOUND
F.P.L.	FLORIDA POWER & LIGHT
F.P.L.E.	FLORIDA POWER & LIGHT EASEMENT
FPRM	FOUND PERMANENT REFERENCE MONUMENT
ID.	IDENTIFICATION
IR	IRON ROD
IRC	IRON ROD AND CAP
I.P.	IRON PIPE
LB	LICENSED BUSINESS
M.D.C.R.	MIAMI-DADE COUNTY RECORDS
MH	MANHOLE
N.A.V.D.88	NORTH AMERICAN VERTICAL DATUM OF 1988
N/D	NAIL & DISC
O.R.B.	OFFICIAL RECORDS BOOK
P.B.	PLAT BOOK
POP	PERMANENT CONTROL POINT
PG.	PAGE
R	RADIUS
R/W	RIGHT-OF-WAY
SAN	SANITARY
SIRC	SET 3/8" IRON ROD AND CAP
SQ.FT.	SQUARE FEET
SWK.	SIDEWALK
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±B.26'	SPOT ELEVATION



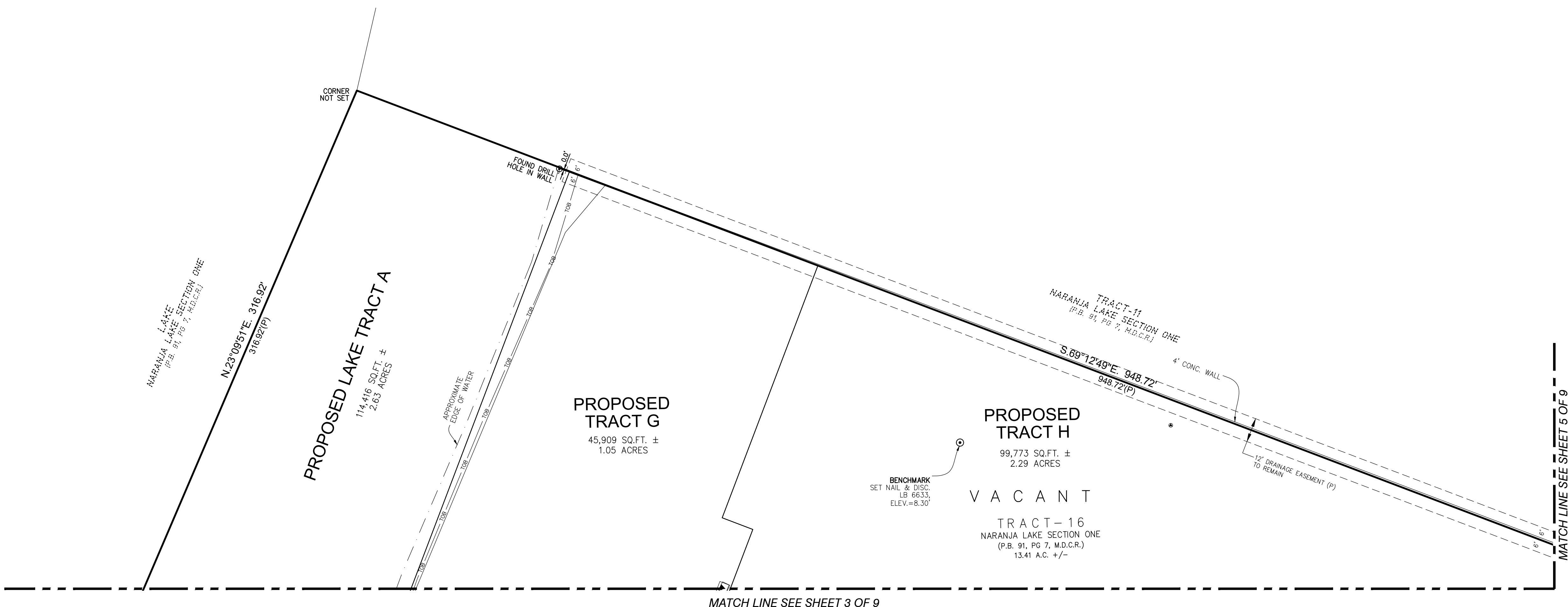
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4341 S.W. 62nd AVENUE, DAVIE, FLORIDA 33314

TENTATIVE PLAT OF PONCECAT MANDARIN

MAY 2025



No.	DATE	REVISION DESCRIPTION



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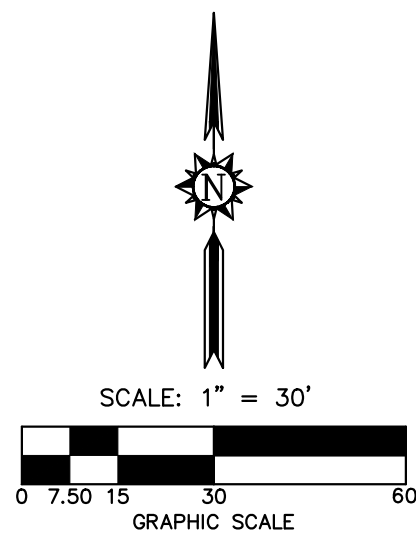
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Scale	Drawn by	Checked by	Field Date	Project No.	Sheet No.
AS-SHOWN	DRL	JDS	11/17/2018	18-8767	5 OF 9

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MIAMI-DADE COUNTY, FLORIDA

MAY 2025



LEGEND

	ANCHOR
	BENCH
	CABLE TV VAULT
	CATCH BASIN
	CONCRETE POWER POLE
	FIRE HYDRANT
	FIBER OPTIC VAULT
	GUTTER INLET
	ELECTRIC METER
	STORM DRAINAGE MANHOLE
	SANITARY SEWER MANHOLE
	TELEPHONE MANHOLE
	WATER METER
	GUTTER INLET TYPE P5
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	SATELLITE DISH
	SINGLE SUPPORT SIGN
	TRANSFORMER ON PAD
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	GAS VALVE
	SEWER VALVE
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	ELECTRIC WIRE PULL BOX
	STREET LIGHT WIRE PULL BOX
	WOOD POWER POLE
	OVERHEAD WIRES
	TOP OF BANK
	TOE OF SLOPE
	METAL GUARD RAIL

ABBREVIATIONS

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CL	CENTER LINE
CONC.	CONCRETE
ELEV.	ELEVATION
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F.D.H.	FOUND DRILL HOLE
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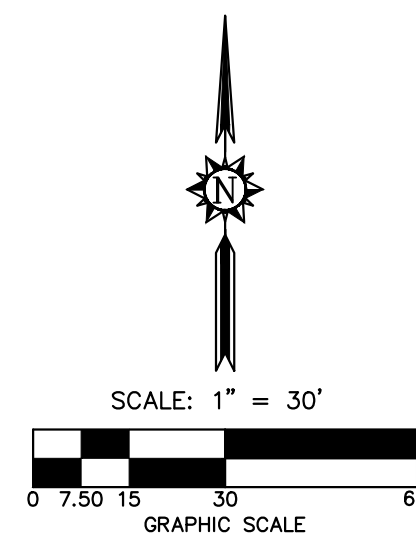
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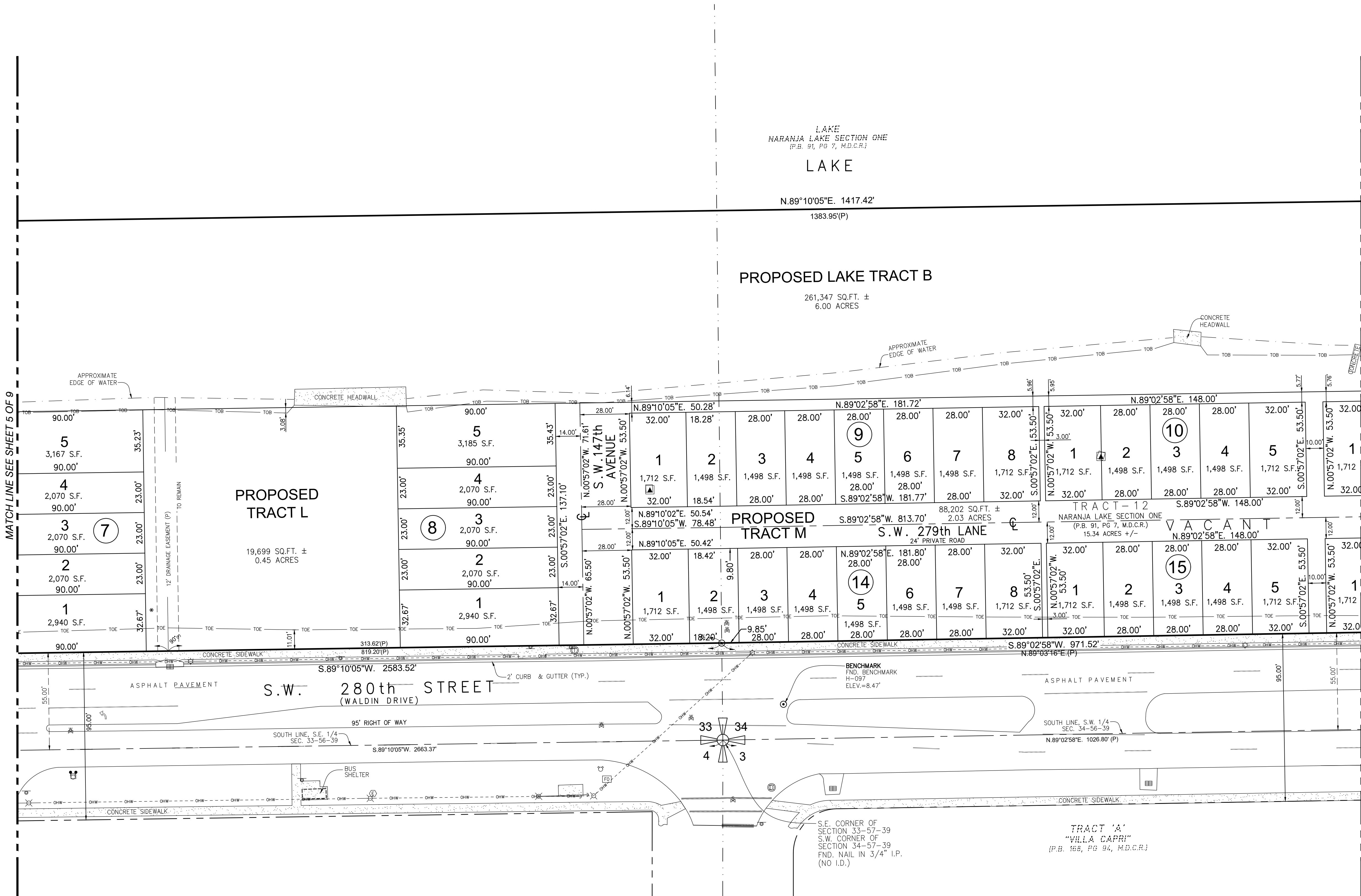


LEGEND

	ANCHOR
	BENCH
	CABLE TV VAULT
	CATCH BASIN
	CONCRETE POWER POLE
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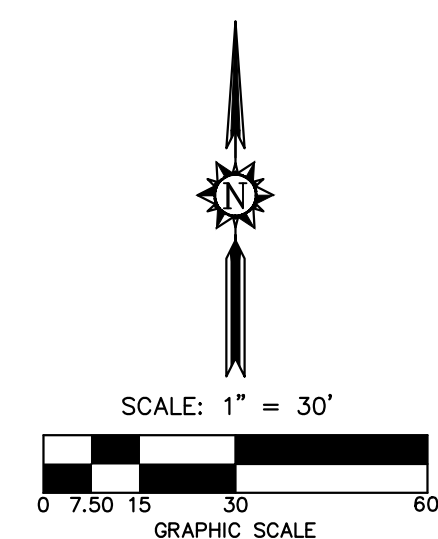


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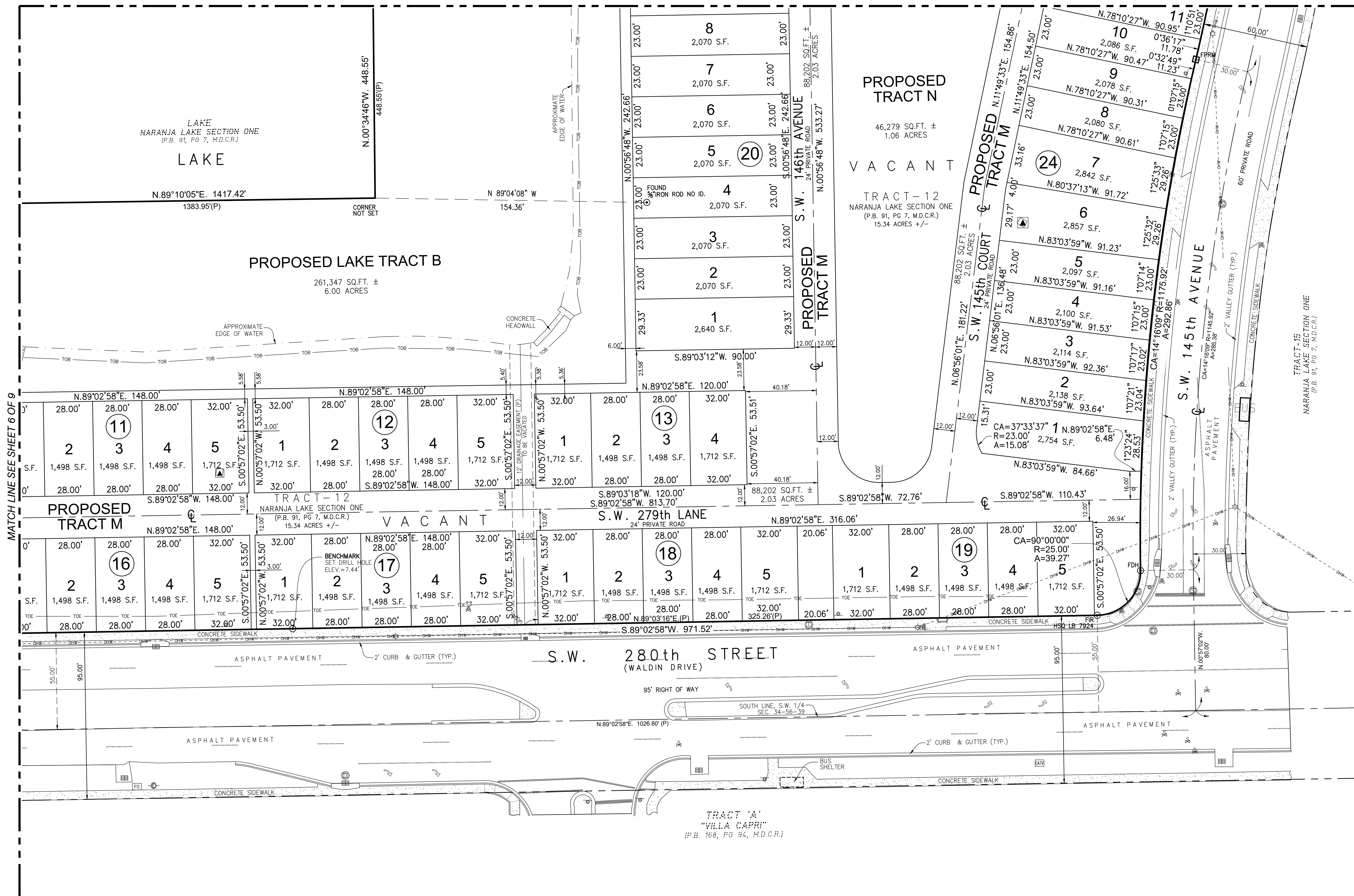
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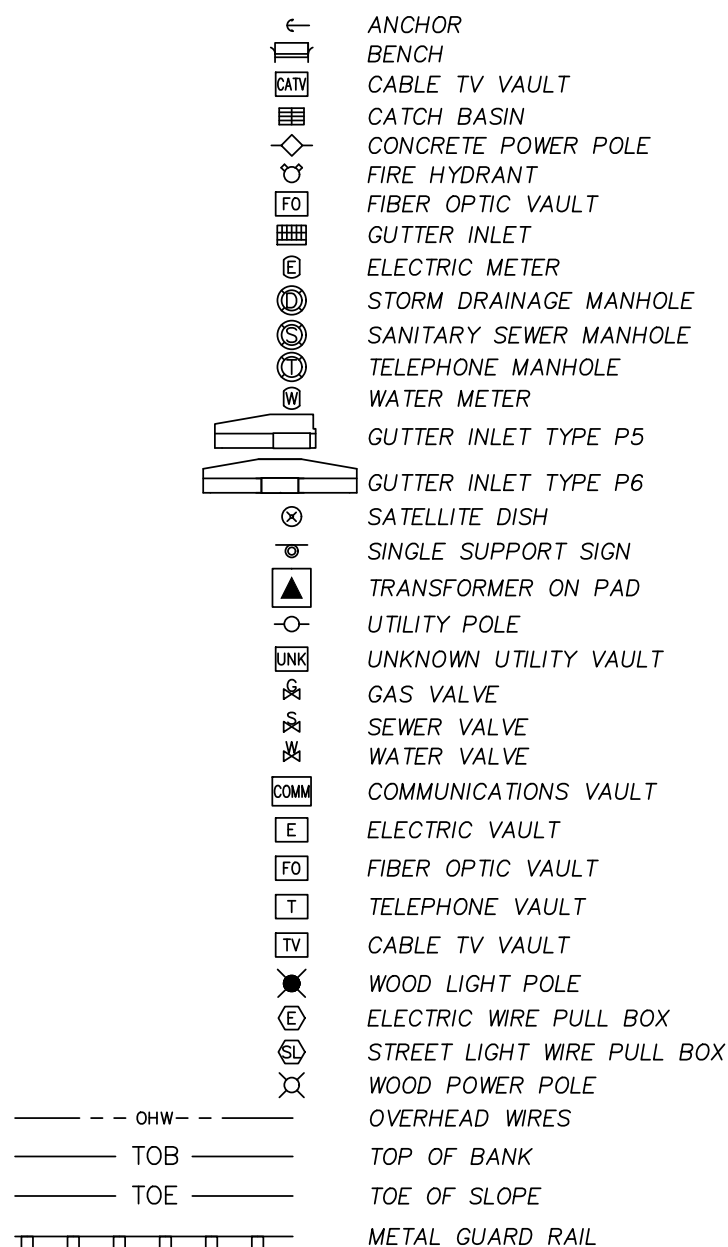
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MATCH LINE SEE SHEET 8 OF 9



LEGEND



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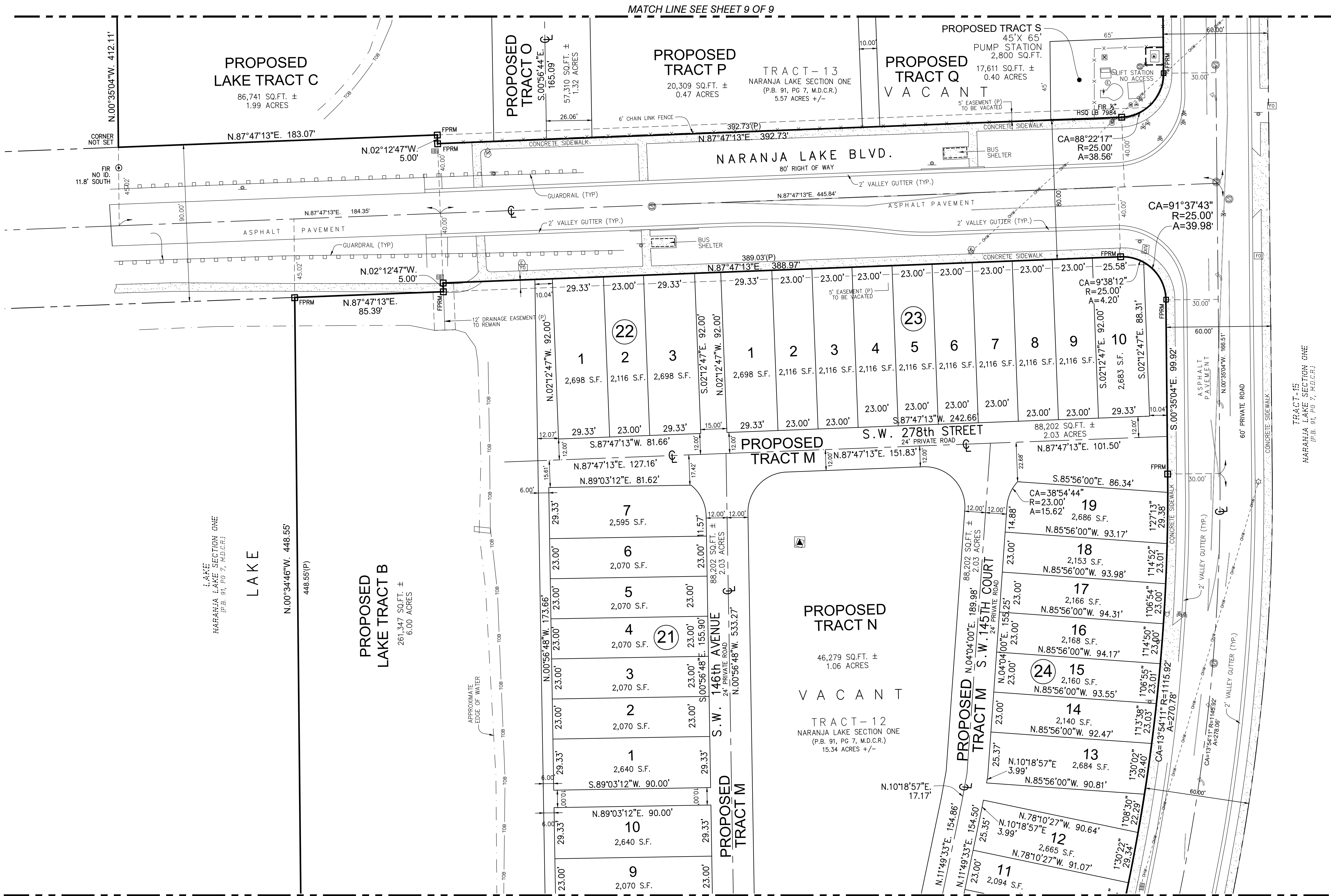
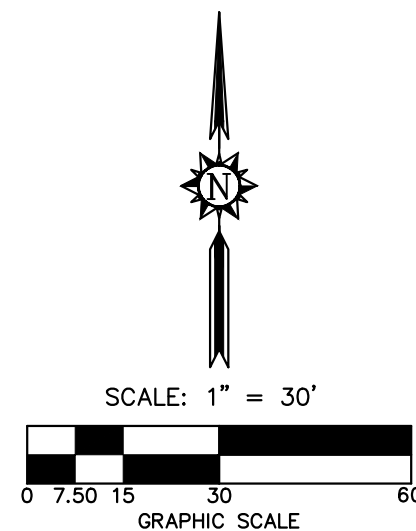
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