

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: UNINCORPORATED MIAMI-DADE COUNTY Sec.: 19 Twp.: 53 S. Rge.: 42 E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.

1. Name of Proposed Subdivision: TOWER THIRTY SIX PRANA

2. Owner's Name: TOWER 36 OWNER LLC, a Delaware limited liability company Phone: 305-213-1843

Address: 1930 Harrison Street #203 City: Hollywood State: FL Zip Code: 33020

Owner's Email Address: kevin@1000museum.com

3. Surveyor's Name: Colliers Engineering & Design, Inc. Phone: 321-319-4799

Address: 8290 NW 64 Street City: Miami State: FL Zip Code: 33166

Surveyor's Email Address: denis.denis@collierseng.com

4. Folio No(s): 01-3219-000-0060 / 01-3219-000-0080 / 01-3219-000-0090 / _____

5. Legal Description of Parent Tract: See Exhibit

6. Street boundaries: Biscayne Blvd to the West, NE 36 Street to the South, SR 112 to the North & East

7. Present Zoning: T6-24A-O Zoning Hearing No.: _____

8. Proposed use of Property:

Single Family Res.(_____ Units), Duplex(_____ Units), Apartments(_____ Units), Industrial/Warehouse(_____ Square .Ft.),
Business(28,922 Sq. Ft.), Office(373,741 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.

TOWER 36 OWNER LLC, a Delaware limited liability company

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

SS:

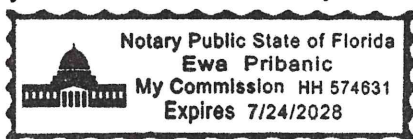
Signature of Owner: _____



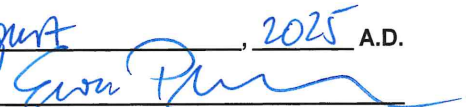
(Print name & Title here): Kevin Venger, Authorized Signatory

BEFORE ME, personally appeared Kevin Venger this 14th day of August, 2025 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposes therein. Personally known X or produce _____ as identification and who did (not) take an oath.

WITNESS my hand and seal in the County and State last aforesaid this 14th day of August, 2025 A.D.



Signature of Notary Public: _____



(Print, Type name here: Ewa Pribanic)

7.24.28
(Commission Expires)

HH 574631
(Commission Number)

(NOTARY SEAL)

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

RESET FORM

PRINT FORM

EXHIBIT "A" - LEGAL DESCRIPTION:

A PORTION OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 53 SOUTH, RANGE 42 EAST, MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 19; THENCE RUN NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE SOUTH LINE OF SAID SECTION 19 FOR A DISTANCE OF 860.00 FEET TO A POINT; THENCE RUN NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE NORTH RIGHT OF WAY LINE OF NE 36TH STREET FOR A DISTANCE OF 201.36 FEET TO A POINT; THENCE RUN NORTH 41 DEGREES 10 MINUTES 49 SECONDS WEST FOR A DISTANCE OF 6.65 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF BISCAYNE BOULEVARD; THENCE RUN NORTH 07 DEGREES 07 MINUTES 20 SECONDS EAST ALONG THE EAST RIGHT OF WAY LINE OF BISCAYNE BOULEVARD FOR A DISTANCE OF 180.06 FEET TO A POINT; THENCE RUN NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 183.41 FEET TO A POINT; THENCE RUN SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 183.67 FEET TO THE POINT OF BEGINNING.

AND

THAT PART OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 53 SOUTH, RANGE 42 EAST, PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT 15 FEET NORTH AND 860 FEET EAST OF THE SOUTHWEST CORNER OF SAID SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 53 SOUTH, RANGE 42 EAST; THENCE NORTH 3 CHAINS, 1 LINK (198.66 FEET); THENCE EAST 50 FEET; THENCE SOUTH 3 CHAINS, 1 LINK (198.66 FEET); THENCE WEST 50 FEET TO THE POINT OF BEGINNING; LESS HOWEVER, THE SOUTH 15 FEET OF SAID PARCEL OF LAND FOR STREET, AND LESS RIGHTS OF WAY, IF ANY, SHOWN BY THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

AND

A CERTAIN PARCEL OF LAND SITUATED AND LOCATED IN SECTION 19 TOWNSHIP 53 SOUTH, RANGE 42 EAST, MORE SPECIFICALLY: BEGINNING AT A POINT 30 FEET NORTH AND 910 FEET EAST OF THE SOUTHWEST CORNER OF SECTION 19; THENCE EAST 98 FEET TO A POINT; THENCE NORTH 50 DEGREES 41 MINUTES 38 SECONDS EAST FOR 54.74 FEET; THENCE NORTH 00 DEGREES 27 MINUTES 08 SECONDS EAST 80 FEET; THENCE NORTH 48 DEGREES 54 MINUTES 58 SECONDS WEST FOR 105.26 FEET; THENCE WEST 60.12 FEET TO A POINT; THENCE SOUTH 183.66 FEET TO THE POINT OF BEGINNING, MIAMI-DADE COUNTY, FLORIDA.

TENTATIVE PLAT OF TOWER THIRTY SIX PRANA

BEING A SUBDIVISION OF A PORTION OF THE SOUTHWEST 1/4 OF SECTION 19,
TOWNSHIP 53 SOUTH, RANGE 42 EAST.
CITY OF MIAMI, MIAMI-DADE COUNTY, FLORIDA

CONTACT PERSON INFORMATION

NAME: DENIS A. DENIS, PSM, PE
TELEPHONE NUMBER: (786) 537-7183
FAX NUMBER: (305) 597-9702
EMAIL ADDRESS: DENIS.DENIS@COLLIERSENG.COM

SITE INFORMATION:

OWNERS:
TOWER 36 OWNER LLC
1930 HARRISON STREET, SUITE 206
HOLLYWOOD, FL 33020

FOLIO NUMBER/ADDRESS:
01-3219-000-0060 - 3601 BISCAYNE BLVD., MIAMI, FL 33137
01-3219-000-0080 - 345 NE 36TH ST., MIAMI, FL 33137
01-3219-000-0090 - 409 NE 36TH ST., MIAMI, FL 33137

PROPERTY AREA:
CURRENT LOT AREA: 67,257 S.F. OR 1.544 ACRES
NET AREA (POST R/W DEDICATION): 65,305 S.F. OR 1.499 ACRES
GROSS AREA (PRE R/W DEDICATIONS): 73,193 S.F. OR 1.680 ACRES
*SEE SURVEYOR'S NOTE #6 FOR ADDITIONAL INFORMATION

DEVELOPMENT INFORMATION:
EXISTING 2-STORY MULTI-FAMILY BUILDINGS - TO BE DEMOLISHED

PROPOSED USE:
PROPOSED MIXED-USE BUILDING WITH 28,922 S.F. COMMERCIAL AND 373,741 S.F. OFFICE

ZONING:
T6-24A-0 - URBAN CORE TRANSECT ZONE-OPEN AS PER ARTICLE 5, SECTION 5.6
URBAN CORE TRANSECT ZONES

FLOOD CRITERIA:
MIAMI-DADE COUNTY FLOOD CRITERIA PER COUNTY FLOOD CRITERIA MAP, EFFECTIVE OCTOBER 28, 2022: ± 10' N.A.V.D.88.

LEGAL DESCRIPTION:

A PORTION OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 53 SOUTH, RANGE 42 EAST, MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 19; THENCE RUN NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE SOUTH LINE OF SAID SECTION 19 FOR A DISTANCE OF 860.00 FEET TO A POINT; THENCE RUN NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE NORTH RIGHT OF WAY LINE OF NE 36TH STREET FOR A DISTANCE OF 201.36 FEET TO A POINT; THENCE RUN NORTH 41 DEGREES 10 MINUTES 49 SECONDS WEST FOR A DISTANCE OF 6.65 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF BISCAYNE BOULEVARD; THENCE RUN NORTH 07 DEGREES 07 MINUTES 20 SECONDS EAST ALONG THE EAST RIGHT OF WAY LINE OF BISCAYNE BOULEVARD FOR A DISTANCE OF 180.06 FEET TO A POINT; THENCE RUN NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 183.41 FEET TO A POINT; THENCE RUN SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 183.67 FEET TO THE POINT OF BEGINNING.

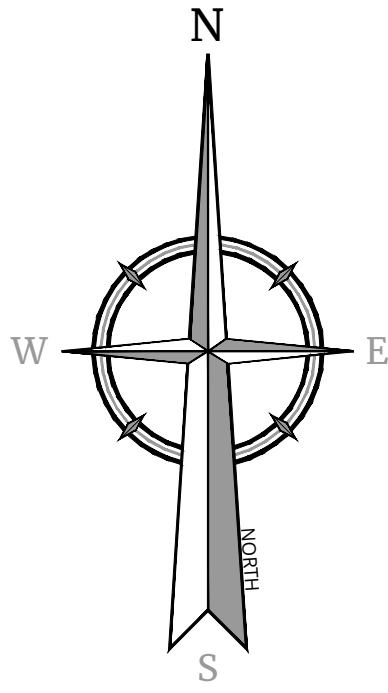
AND

THAT PART OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 53 SOUTH, RANGE 42 EAST, PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

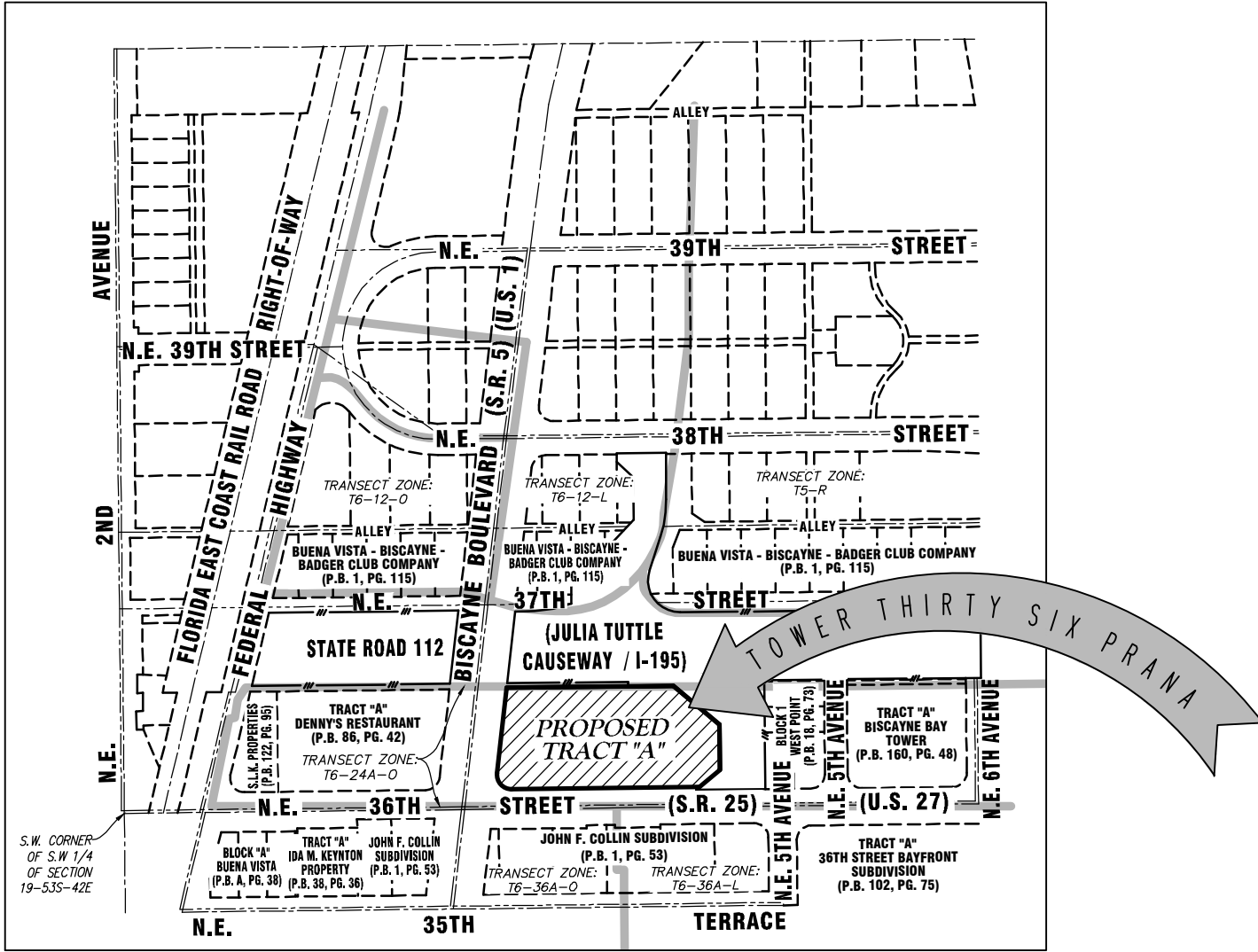
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SCALE : 1" = 300'



LOCATION AND VICINITY MAP
PORTION OF THE SW 1/4 OF SECTION 19, TOWNSHIP 53 SOUTH,
RANGE 42 EAST, CITY OF MIAMI, MIAMI-DADE COUNTY, FLORIDA
SCALE 1"=300'

SURVEYOR'S NOTES:

- ALL IMPROVEMENTS TO BE REMOVED/DEMOLISHED.
- BEARINGS ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE (0901), TRANSVERSE MERCATOR PROJECTION. DATUM: NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT (NAD83/2011), WHEREBY THE CENTERLINE OF NE 36TH STREET, HAVING A BEARING OF N87°18'10"E, A WELL-ESTABLISHED AND MONUMENTED LINE.
- ELEVATIONS ARE REFERRED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). ELEVATIONS ARE BASED ON A NATIONAL GEODETIC SURVEY (NGS) BENCHMARK THE SAME BEING A US C & G DISC IN WEST FACE OF NORTH COLUMN OF OVERPASS LOCATED AT NE 37TH STREET, 20' SOUTH OF CENTER LINE PROJECTED FROM THE EAST, AND HWY No. 195, DIRECTLY UNDER HWY OVERPASS, STAMPED C-243 (NO UNIQUE IDENTIFIER). ELEVATION 13.60 FEET (NAVD88).
- ALL MEASUREMENTS ARE IN U.S. SURVEY FOOT.
- RIGHT OF WAY AS SHOWN HEREON IS BASED ON THE RECORDED DEEDS, FDOT RIGHT OF WAY MAPS, AND CITY OF MIAMI MUNICIPAL ATLAS SHEET NO. 15-N, LAST REVISED NOVEMBER 01, 2001, AS SHOWN HEREON.
- PROPERTY AREA IS CALCULATED AS FOLLOWS:
 - CURRENT LOT AREA - FROM THE MOST RECENT PROPERTY LEGAL DESCRIPTIONS; NOT INCLUDING PROPOSED RIGHT OF WAY DEDICATION PER THIS PLAT.
 - NET AREA (POST R/W DEDICATION) - THE AREA OF PROPOSED TRACT "A" PER THIS PLAT.
 - GROSS AREA (PRE R/W DEDICATIONS) - INCLUDES AREAS PREVIOUSLY DEEDED FOR RIGHT OF WAY PER O.R.B. 1001, PG. 219 AND O.R.B. 1336, PG. 79 (2,791 S.F.), AND O.R.B. 922, PG. 278 (3,145 S.F.), IN ADDITION TO THE CURRENT LOT AREA (67,257 S.F.).
- NO ENCROACHMENTS WERE NOTED BY THIS SURVEY, EXCEPT AS SHOWN HEREON. THE OWNERSHIP OF THE FENCES AND/OR WALLS AS SHOWN HEREON WAS NOT DETERMINED. THE SURVEYOR HAS PREFORMED NO SUBSURFACE INVESTIGATION FOR DETERMINING THE LOCATION OF UNDERGROUND FOOTERS.

SURVEYOR'S NOTES: (CONTINUE)

- EXISTING UNDERGROUND STORMWATER DRAINAGE SYSTEM (INLET RIM ELEVATIONS, INLET TYPE, STRUCTURE BOTTOM ELEVATION, PIPE INVERT ELEVATION AND DIRECTION, PIPE SIZE, PIPE LENGTH, AND PIPE MATERIAL) OBTAINED FROM CITY RECORDS AND BY OTHER ENTITIES, HAS BEEN FIELD VERIFIED.
- THE NATIONAL FLOOD INSURANCE RATE MAP 12086C0312L FOR FLORIDA COMMUNITY 120650, PANEL NUMBER 0312L, FIRM DATE 09/11/09, PUBLISHED BY THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, DELINEATES THE HEREIN DESCRIBED LAND TO BE SITUATED WITHIN ZONE "X", WITH NO BASE FLOOD ELEVATION.
- THIS SKETCH 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"=20' OR SMALLER. AT THE MAXIMUM INTENDED DISPLAYED SCALE THE SURVEY AND SKETCH'S POSITIONAL ACCURACY VALUE OCCUPIES 1/20" ON THE DISPLAY.
- ADDITIONS OR DELETIONS TO SURVEY MAPS AND REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES. THIS DOCUMENT CONSISTS OF 3 SHEETS.
- THIS SURVEY MAP IS INTENDED TO BE DISPLAYED AT THE GRAPHIC AND STATED SCALES IN ENGLISH UNITS OF MEASUREMENT. ATTENTION IS DIRECTED TO THE FACT THAT SAID SURVEY MAP MAY BE ALTERED IN SCALE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.
- LAST DATE OF FIELD SURVEY: MARCH 08, 2025.

CERTIFIED TO:

CITY OF MIAMI, FLORIDA, A MUNICIPAL CORPORATION
TOWER 36 OWNER LLC, A DELAWARE LIMITED LIABILITY COMPANY
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

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 SURVEY AND A TOPOGRAPHIC SURVEY AND HAS BEEN PREPARED UNDER MY SUPERVISION AND IS TRUE AND CORRECT. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS AS SET FORTH IN RULE 5J-17.051 AND 5J-17.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

COLLIERS ENGINEERING AND DESIGN, INC. (LB7388)

Colliers

Engineering
& Design

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REV	DATE	DESCRIPTION	DRAWN BY	REVISION PER CITY COMMENTS
1	9/5/25		DD	

BOUNDARY AND
TOPOGRAPHIC SURVEY

FOR
TOWER 36
OWNER LLC

PORTION OF S.W. 1/4 OF
SECTION 19
TOWNSHIP 53 SOUTH
RANGE 42 EAST
CITY OF MIAMI
MIAMI-DADE COUNTY
FLORIDA

MIAMI
7400 Corporate Center Drive
Suite C
Miami, FL 33126
Phone: 305.392.3190
COLLIERS ENGINEERING & DESIGN, INC.

SCALE: AS SHOWN
DATE: 04/11/2025
PROJECT NUMBER: 22004661A
DRAWN BY: ED
CHECKED BY: DD
DESIGNED BY: TENTATIVE
PLAT (ED)

SHEET TITLE:
LOCATION MAP AND
SURVEYOR'S NOTES

SHEET NUMBER:
1 of 3

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

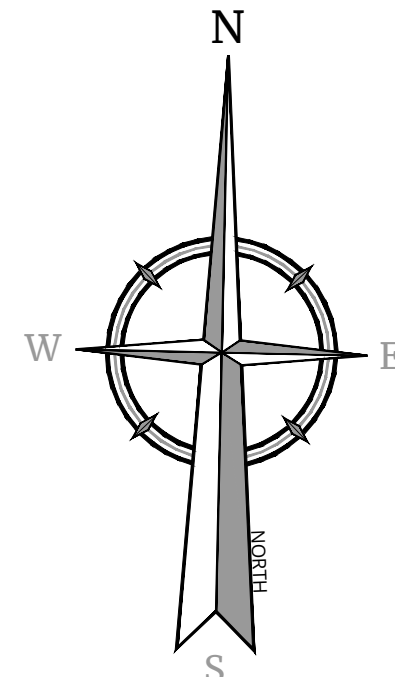
TENTATIVE PLAT OF TOWER THIRTY SIX PRANA

BEING A SUBDIVISION OF A PORTION OF THE SOUTHWEST 1/4 OF SECTION 19,
TOWNSHIP 53 SOUTH, RANGE 42 EAST.
CITY OF MIAMI, MIAMI-DADE COUNTY, FLORIDA

ABBREVIATIONS:

CL CENTERLINE
FND FOUND
IP IRON PIPE
MN/W MAG NAIL & WASHER
LB LICENSED BUSINESS
CALC. CALCULATED
REC. RECORDED

MEAS. MEASURED
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCE
P.B. PLAT BOOK
PAGE
O.R.B. OFFICIAL RECORD BOOK
M MONUMENT LINE PER CITY OF MIAMI



SCALE : 1" = 20'

STATE ROAD 112 (JULIA TUTTLE CAUSEWAY / I-195)

RIGHT-OF-WAY WIDTH VARIES PER
FDOT RIGHT-OF-WAY MAP SECTION 87090-2405

PROPOSED TRACT "A"
NET AREA (POST R/W DEDICATION):
65,305 S.F. OR 1.499 ACRES

NOT SUBDIVIDED
PORTION OF THE S.W. 1/4 OF
SECTION 19-535-42E

NOT SUBDIVIDED
PORTION OF THE S.W. 1/4 OF
SECTION 19-535-42E

NOT SUBDIVIDED
PORTION OF THE S.W. 1/4 OF
SECTION 19-535-42E



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REV	DATE	DRAWN BY	DESCRIPTION
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BOUNDARY AND
TOPOGRAPHIC SURVEY

FOR
**TOWER 36
OWNER LLC**

PORTION OF S.W. 1/4 OF
SECTION 19
TOWNSHIP 53 SOUTH
RANGE 42 EAST
CITY OF MIAMI
MIAMI-DADE COUNTY
FLORIDA

MIAMI
7400 Corporate Center Drive
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Phone: 305.392.3190
COLLIERS ENGINEERING & DESIGN, INC.

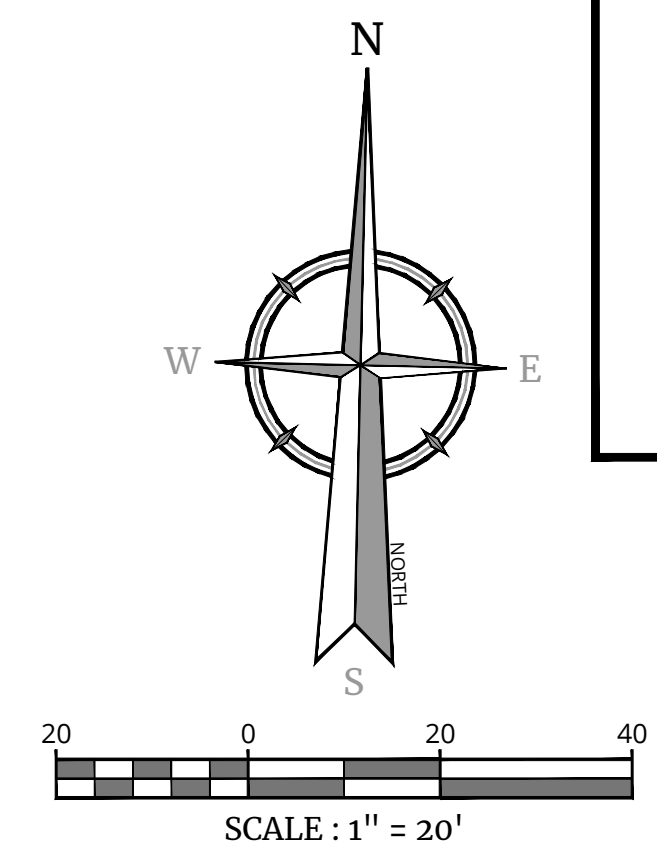
SCALE: AS SHOWN
DATE: 04/11/2025
DRAWN BY: ED
CHECKED BY: DD
PROJECT NUMBER: 2200661A
25% SUBMITTAL TENTATIVE
PLAT (ED)

PROPOSED SUBDIVISION

SHEET NUMBER:
2 of 3

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

BEING A SUBDIVISION OF A PORTION OF THE SOUTHWEST 1/4 OF SECTION 19,
TOWNSHIP 53 SOUTH, RANGE 42 EAST.
CITY OF MIAMI, MIAMI-DADE COUNTY, FLORIDA



94	<i>Adonis merrii</i>	Christmas palm	4"	17"	8"
95	<i>Adonis merrii</i>	Christmas palm	5"	16"	8"
96	<i>Conocarpus erectus sericeus</i>	Silver buffbushwood	4"	9"	5"
97	<i>Chrysophyllum oliviforme</i>	Salween	1"	8"	5"
98	<i>Conocarpus erectus sericeus</i>	Silver buffbushwood	4"	8"	6"
99	<i>Conocarpus erectus sericeus</i>	Silver buffbushwood	2"	9"	4"
100	<i>Bursera simaruba</i>	Gumbo limbo	25"	25"	28"
101	<i>Laguncularia apiculatum</i>	Jagahany privet	5"	12"	10"
102	<i>Tabernaemontana</i>	Yellow trumpet	5"	8"	6"
103	<i>Sweetenia mahagoni</i>	Mahogany	13"	32"	22"
104	<i>Sweetenia mahagoni</i>	Mahogany	18"	40"	35"
105	<i>Sweetenia mahagoni</i>	Mahogany	26"	45"	36"
106	<i>Sweetenia mahagoni</i>	Mahogany	24"	40"	48"
107	<i>Sweetenia mahagoni</i>	Mahogany	16"	30"	22"
108	<i>Cupaniopsis anacardioides</i>	Carroewood	24"	24"	22"
A	<i>Cassia fistula</i>	Golden shower	36"	70"	52"

TREE INFORMATION FROM:

TREE RESOURCE EVALUATOR FOR 409 NE 36TH STREET, MIAMI

TROPICAL ENVIRONMENTAL SERVICES, INC.

BY TROPICAL DESIGNS OF FLORIDA





























JEFF SHIMONSKI

ARBORIST FL-1052AM

LIAF INSPECTOR #016-20175

DATED MARCH 19, 2025

WM	WATER METER
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCE
P.B.	PLAT BOOK
PG.	PAGE
O.R.B.	OFFICIAL RECORD BOOK
BBL	BASE BUILDING LINE
WV	WATER VALVE
ELEV	ELEVATION
PVC	POLYVINYL CHLORIDE
CMP	CORRUGATE METAL PIPE
M	MONUMENT LINE PER CITY OF MIAMI

	WELL		UTILITY WIRE		SPOT ELEVATION
	ELECTRIC MANHOLE		FIRE DEPT. CONNECTION		OVERHEAD WIRE
	TELEPHONE MANHOLE		FIRE HYDRANT		TREE
	UNMARKED MANHOLE		WATER VALVE		PALM
	SANITARY MANHOLE		GAS VALVE		
	DRAINAGE MANHOLE		SANITARY CLEANOUT		
	GREASE TRAP		UNMARKED VALVE		
	SEPTIC TANK		CAPPED REBAR/IRON PIPE		
	POLE MOUNTED LIGHT		WATER METER		
	FLOOD LIGHT		SIGN		
	UTILITY POLE		CATCH BASIN		
	CABLE BOX		BACK FLOW PREVENTER		

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NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.