

**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 : ( 2 )

**APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT**

Municipality: UNINCORPORATED MIAMI-DADE COUNTY Sec.: 10 Twp.: 54 S. Rge.: 41 E. / Sec.: \_\_\_\_\_ Twp.: \_\_\_\_\_ S. Rge.: \_\_\_\_\_ E.

1. Name of Proposed Subdivision: Nocatee Corner

2. Owner's Name: Nocatee Partners LLC Phone: 305-240-9232

Address: 3775 Loquat Avenue City: Miami State: FL Zip Code: 33133

Owner's Email Address: jeremywaks@gmail.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): 01-4114-010-0710 / \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

5. Legal Description of Parent Tract: see attached

6. Street boundaries: Nocatee Drive and Alarka Street

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.

**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 637.06, 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:

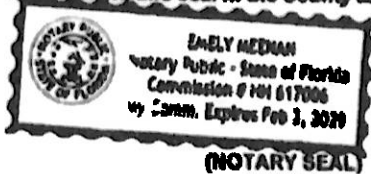
Signature of Owner:



(Print name & Title here): Jeremy Waks AP

BEFORE ME, personally appeared Jeremy Waks this 11 day of March, 2016 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposes therein. Personally known     or produce FDL as identification and who did (not) take an oath.

WITNESS my hand and seal in the County and State last aforesaid this 11 day of March, 2016 A.D.



Signature of Notary Public:



(Print, Type name here):

Emily Medman

Feb 3, 2019  
(Commission Expires)

101617006  
(Commission Number)

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

**LOTS 7 AND 8, AND A PORTION OF LOT 9, BLOCK 9, A RESUBDIVISION OF NATOMA MANORS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 39, PAGE 25, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**LOTS 7 AND 8, AND THE NORTHEASTERLY ONE-HALF OF LOT 9, WHICH SAID NORTHEASTERLY ONE-HALF OF LOT 9 IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT A POINT WHERE THE DIVIDING LINE OF LOTS 8 AND 9 INTERSECTS WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF NOC-A-TEE DRIVE, THENCE SOUTHWESTERLY ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF NOC-A-TEE DRIVE FOR 35 FEET TO A POINT; THENCE SOUTHEASTERLY PARALLEL TO SAID DIVIDING LINE OF LOTS 8 AND 9 FOR 104.95 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF LOT 9, THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY LINE OF LOT 9 FOR 35 FEET TO A POINT AND THENCE NORTHWESTERLY ALONG SAID DIVIDING LINE OF LOTS 8 AND 9 FOR 104.95 FEET TO THE POINT OF BEGINNING.**

DEVELOPMENT INFORMATION		
EXISTING USE: SINGLE FAMILY HOME (TO BE DEMOLISHED)		
FUTURE LAND USE:		
LOT 1	8,645 SQUARE FEET	SINGLE FAMILY HOME
LOT 2	8,501 SQUARE FEET	SINGLE FAMILY HOME
ZONING DISTRICT: T3-R & NCD-3 COCONUT GROVE (SINGLE-FAMILY RESIDENTIAL)		
PARCEL FOLIO #: 01-4114-010-0710		

CONTACT PERSON INFORMATION  
 PULICE LAND SURVEYORS  
 TELEPHONE NUMBER: 954-572-1777  
 E-MAIL ADDRESS: JANE@PULICELANDSURVEYORS.COM

# TENTATIVE PLAT OF NOCATEE CORNER

A REPLAT OF A PORTION OF BLOCK 9, A RESUBDIVISION OF NATOMA MANORS, PLAT BOOK 39, PAGE 25, IN SECTION 40, JONATHAN LEWIS DONATION, CITY OF MIAMI, MIAMI-DADE COUNTY, FLORIDA

OWNER: NOCATEE PARTNERS, LLC  
 3775 LOQUAT AVENUE  
 MIAMI, FL 33133  
 PHONE: 305-240-9232  
 EMAIL: JEREMYWAKS@GMAIL.COM

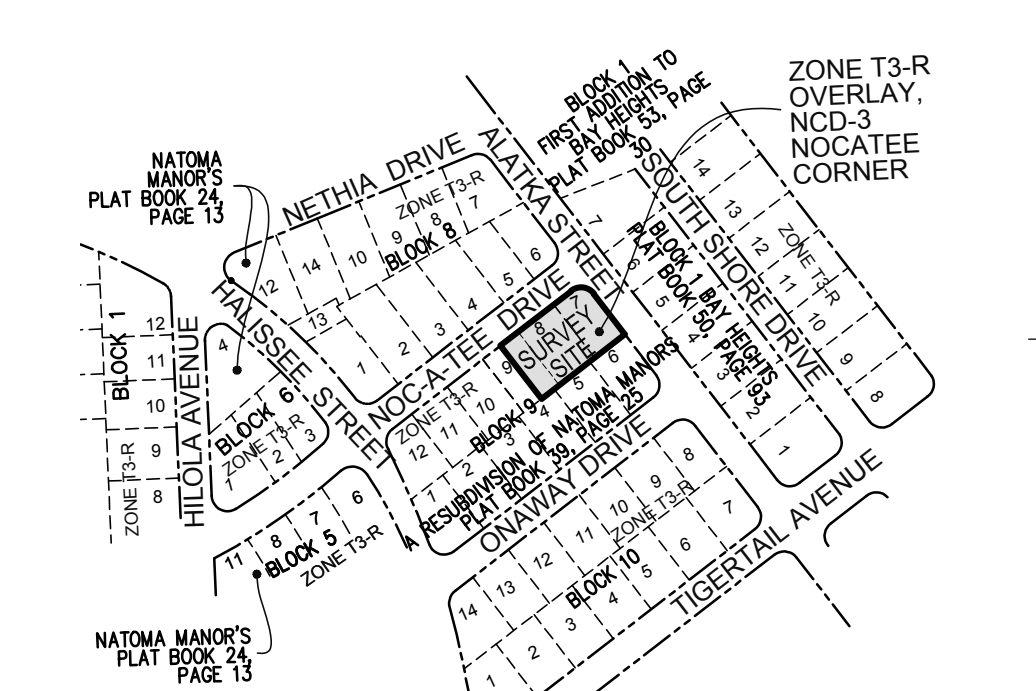
### TREE TABLE (PROVIDED BY ALISON WALKER, ISA CERTIFIED ARBORIST #FL-9317A, DATED: 10/20/25)

TREE NO.	BOTANICAL NAME	COMMON NAME	CR27TPZ (FT)	DBH (IN)	HT (FT) (AVG.)	SP. (FT)	DISPOSITION	CONDITION	NOTES
1	Pythecopoma elegans	Solfare Palm	3	3	26	8	Remove	Fair	Under Regulation Size. Tree has significant trunk thinning.
2	Pythecopoma elegans	Solfare Palm	3	3.6	24	8	Remove	Fair	Under Regulation Size
3	Pythecopoma elegans	Solfare Palm	3	3.4	30	7	Remove	Fair	Under Regulation Size
4	Pythecopoma elegans	Solfare Palm	3	3.2	40	8	Remove	Fair	Under Regulation Size
5	Phoenix nobelii	Pygmy Date Palm	3	9.5	12	18	Remove	Fair	Under Regulation Size. Palm is slightly crowded with minor chlorosis. Multi trunk (4-5-5)
6	Phoenix nobelii	Pygmy Date Palm	3	4.7	26	6	Remove	Fair	Under Regulation Size
7A	Lasiodora chinensis	Chinese Fan Palm	3	9.8	15	8	Remove	Good	Palm is slightly crowded but otherwise in good condition
7B	Lasiodora chinensis	Chinese Fan Palm	3	8.3	30	14	Remove	Fair	Palm inside CBS wall is crowded, leaning, with minor chlorosis. Two trunks removed
8	Pythecopoma elegans	Solfare Palm	3	4	40	8	Remove	Fair	Under Regulation Size
9	Pythecopoma elegans	Solfare Palm	3	4	36	8	Remove	Fair	Under Regulation Size
10	Pythecopoma elegans	Solfare Palm	3	7.7	38	12	Remove	Fair	Multi Trunk 3-7-4
11	Pythecopoma elegans	Solfare Palm	3	4.2	35	8	Remove	Fair	Under Regulation Size
12	Pythecopoma elegans	Solfare Palm	3	3.8	30	8	Remove	Fair	Trunks #12-13 are crowding each other but are in good condition and under regulation size.
13	Pythecopoma elegans	Solfare Palm	3	4.4	35	8	Remove	Good	Trunks #12-13 are crowding each other but are in good condition and under regulation size.
14	Pythecopoma elegans	Solfare Palm	3	3.8	35	7	Remove	Fair	Under Regulation Size. It's listed as a double palm, but it is a single palm with no evidence of another having been removed.
15A	Pythecopoma elegans	Solfare Palm	3	3.8	35	7	Remove	Good	Under Regulation Size
15B	Pythecopoma elegans	Solfare Palm	3	4	35	8	Remove	Fair	Under Regulation Size
15C	Pythecopoma elegans	Solfare Palm	3	3.5	35	7	Remove	Good	Under Regulation Size
15D	Pythecopoma elegans	Solfare Palm	3	3.1	25	10	Remove	Good	Palm is crowded but otherwise in good condition. It is under regulation size.
15E	Veitchia arvensis	Montgomery Palm	3	5.6	30	12	Remove	Good	Palm is crowded but otherwise in good condition. It is under regulation size.
16	Savatena mughali	Mango	25	34	50	50	Relocate	Fair	Tree splits into multiple trunks at 5-6' height. Shows signs of old topping and resprouting, with poor cuts and no compartmentalization.
17A	Lasiodora chinensis	Chinese Fan Palm	3	9.8	25	10	Remove	Good	
17B	Thrinax radiata	Thatch Palm	3	6	30	10	Remove	Fair	It shows minor chlorosis but is otherwise in fair to good condition and is over regulation size.
18	Dioscorea fragrans	Dragon Tree	3	30	20	18	Remove	Fair	Multi-Trunk
19	Dysoxylum	Triangle Palm	3	17.3	28	18	Remove	Fair	This palm, located on the north side of the front patio, has a somewhat undersized canopy, likely due to clearance pruning.
20	Lasiodora chinensis	Chinese Fan Palm	3	6.5	28	12	Remove	Fair	Three slightly crowded palms growing in a cluster just north of Tree #19
21	Lasiodora chinensis	Chinese Fan Palm	3	8	30	12	Remove	Fair	Three slightly crowded palms growing in a cluster just north of Tree #19
22	Lasiodora chinensis	Chinese Fan Palm	3	8.2	30	12	Remove	Fair	Three slightly crowded palms growing in a cluster just north of Tree #19
23	Caryota mitis	Fishtail Palm	3	10.5	28	12	Remove	Good	The palm cluster is growing east of the main entrance to the house.
24	Pythecopoma elegans	Solfare Palm	3	20.8/14	25-35	7	Remove	Good	This refers to a cluster of 26 palms on the NE side of the property, all are under regulation size and in fair to good condition.
25	Veitchia arvensis	Montgomery Palm	3	6.7	30	12	Remove	Moderate	This palm exhibits moderate chlorosis and is in moderate to borderline fair condition
26	Pythecopoma elegans	Solfare Palm	3	3.7	35	8	Remove	Good	Under Regulation Size
27	Mangifera indica	Mango	10	11.2	30	20	Remove	Fair	It is crowded, leans slightly, has lower branches removed for clearance, and shows a somewhat poor branching structure
28	Pythecopoma elegans	Solfare Palm	3	3	33	7	Remove	Fair	Under Regulation Size. 9 palms growing in a hedge on the south side of the property.
29	Adonis aemula	Christmas Palm	3	11.9	30	12	Remove	Fair	Under Regulation Size
30	Mangifera indica	Orange Jasmine	3	11	18	15	Remove	Moderate	This tree is crowded and overgrown with limited visibility. appears to have poor structure and sparse foliage
31	Pythecopoma elegans	Solfare Palm	3	3.8	35	8	Remove	Fair	This palm, under regulation size, is growing in an overgrown hedge. It is crowded but otherwise in fair condition.
32	Adonis aemula	Christmas Palm	3	5.9	20	10	Remove	Good	Under Regulation Size
33	Phoenix nobelii	Pygmy Date Palm	3	4.5	8	8	Remove	Good	Under Regulation Size
34	Phoenix nobelii	Pygmy Date Palm	3	4.3	8	8	Remove	Good	Under Regulation Size
30A	Pythecopoma elegans	Solfare Palm	3	10.7/4	35	7	Remove	Good	Under Regulation Size
30B	Dysoxylum	Triangle Palm	3	10.5/5	35	18	Remove	Fair	This tree consists of two trunks, shows minor chlorosis, but is otherwise in fair condition. It is over regulation size.
30C	Dysoxylum	Triangle Palm	3	10.5/5	35	25	Remove	Fair	Tree #30A consists of 10 trunks growing on the SW side of the pool.
30D	Dysoxylum	Triangle Palm	3	10.5/5	35	18	Remove	Moderate	Tree #30B has a weak growth habit and consists of 9 trunks.
37	Pythecopoma elegans	Solfare Palm	3	3	35	6	Remove	Fair	Under regulation size
38	Pythecopoma elegans	Solfare Palm	3	3.5	40	6	Remove	Fair	Under regulation size
39A	Bursera simarouba	Gumbo Limbo	10	18	50	40	Remove	Moderate	Volunteer tree between fence and Traveller Palm, growing through a fence cutout, crowded, wire covered, poor structure, moderate condition.
39B	Bursera simarouba	Gumbo Limbo	12	14.0	50	30	Remove	Moderate	Likely a volunteer, this tree has a very upright, poor structure due to crowded conditions
40	Quercus virginiana	Live Oak	25	40	60	60	Remove	Fair/Good	Tree is near to the fence, was inaccessible due to vegetation. Older extended, has poor cuts, slightly weak branching, but is fair to good condition
41	Mangifera indica	Mango	10	12	30	30	Remove	Fair	This tree, on the west side of the residence, is slightly crowded with an upright structure and dense canopy, but is overall in fair condition.
42	Ficus aurea	Swamp Cherry	8	12	15	10	Remove	Fair	Multi-Trunk. This tree, growing behind a shed in the NE corner of the property, appears to be a multi-trunked shrub. Not located on survey
43	Mangifera indica	Orange Jasmine	6	10.5	14	9	Remove	Fair	Multi-Trunk. Not located on survey
44	Pythecopoma elegans	Solfare Palm	3	4	35	8	Remove	Fair	Under regulation size. Not located on survey
45	Pythecopoma elegans	Solfare Palm	3	3.8	35	8	Remove	Fair	Under regulation size. Not located on survey
46	Chromolaena odorata	Corn Plant	3	6.3	15	8	Remove	Moderate	This tree is crowded and overgrown and in moderate condition. Not located on survey.
47	Dysoxylum	Triangle Palm	3	4	35	8	Remove	Fair	Under Regulation Size. Not located on survey
48	Pythecopoma elegans	Solfare Palm	3	4	35	8	Remove	Fair	Under Regulation Size. Not located on survey
49	Schefflera arborescens	Umbrella Tree	3	30	35	30	Remove	Moderate	Multi-Trunk. Prohibited Species. Not located on survey
50	Phoenix nobelii	Pygmy Date Palm	3	5	12	8	Remove	Mild fair	Under Regulation Size
51	Royaltya regia	Royal Palm	4	11.5	30	20	Remove	Fair	This palm is crowded, shows signs of chlorosis, and is in moderate to fair condition.
52	Veitchia arvensis	Montgomery Palm	3	8.6	20	20	Remove	Fair	These palms are crowded but otherwise in fair condition.
53	Veitchia arvensis	Montgomery Palm	3	7.5	28	18	Remove	Fair	These palms are crowded but otherwise in fair condition.
54	Veitchia arvensis	Montgomery Palm	3	6.7	25	20	Remove	Fair	These palms are crowded but otherwise in fair condition.
55	Royaltya regia	Royal Palm	4	16.8	50	25	Remove	Fair	These palms exhibit minor chlorosis and are in fair condition.
56	Royaltya regia	Royal Palm	4	16.7	50	25	Remove	Fair	These palms exhibit minor chlorosis and are in fair condition.
57	Pythecopoma elegans	Solfare Palm	3	13.3	35	15	Remove	Fair	Cluster of 3 palms at the NE corner, all are in fair condition and under regulation size. Multi Trunk 4-3-4-4-6
58	Royaltya regia	Royal Palm	4	24.1	50	25	Remove	Fair	This palm shows minor nutrient deficiency but is in fair to good condition.
59	Royaltya regia	Royal Palm	4	19	55	25	Relocate	Fair	This palm shows minor to moderate nutrient deficiency and is in borderline fair condition.
60	Quercus virginiana	Live Oak	20	24.7	50	60	Remain	Fair/Good	Tree has weak branching, bare trunks, and minor deadwood, but is in fair to good condition.
61	Quercus virginiana	Live Oak	15	20.3	35	35	Relocate	Fair	This tree has a somewhat poor branching structure, an uneven canopy due to crowding, and moderate deadwood.
A	Pythecopoma elegans	Solfare Palm	3	12 @ 2.4	25	7	Remain	Fair/Good	Offset
B	Veitchia arvensis	Montgomery Palm	3	10 @ 2.8	25	7	Remain	Fair/Good	Offset
C	Caryota mitis	Fishtail Palm	3	10 @ 3.2	30	25	Remain	Fair	Offset
D	Pythecopoma elegans	Solfare Palm	3	10 @ 3.4	30	7	Remain	Good	Offset
E	Pythecopoma elegans	Solfare Palm	3	11 @ 3.4	27	7	Remain	Good	Offset
F	Bursera simarouba	Gumbo Limbo	16	18	45	30	Remain	Moderate	Offset
G	Pythecopoma elegans	Solfare Palm	3	10 @ 3.4	25-35	7	Remain	Fair	Offset
H	Quercus virginiana	Live Oak	15	20	40	50	Remain	Moderate	Offset
I	Syagrum coronatum	Javelin Palm	12	15	30	40	Remain	Moderate	Offset
J	Syagrum coronatum	Javelin Palm	12	15	40	40	Remain	Moderate	Offset
K	Royaltya regia	Royal Palm	4	16	50	20	Remain	Good	Offset
L	Dysoxylum	Triangle Palm	3	3 @ 3.4	35	35	Remain	Fair	Offset
M	Quercus virginiana	Live Oak	18	20	35	35	Remain	Fair	Offset

- LEGEND & ABBREVIATIONS
- PAVERS
  - CONCRETE
  - ASPHALT PAVEMENT
  - ELEVATION
  - OVERHEAD WIRES
  - UNDERGROUND STORM SEWER LINE
  - UNDERGROUND SANITARY SEWER LINE
  - CENTERLINE
  - RADIUS
  - CA= CENTRAL ANGLE
  - A= ARC LENGTH
  - FPL FLORIDA POWER & LIGHT COMPANY
  - LB LICENSED BUSINESS
  - O.R.B. OFFICIAL RECORDS BOOK
  - TP TRAVERSE POINT (FOR FIELD INFORMATION ONLY)
  - A/C AIR CONDITIONER
  - TREE
  - PALM TREE
  - TREE IDENTIFIER
  - R/W RIGHT OF WAY
  - RCP REINFORCED CONCRETE PIPE
  - VCP VITRIFIED CONCRETE PIPE
  - P.O.B. POINT OF BEGINNING
  - P.C. POINT OF CURVATURE
  - P.T. POINT OF TANGENCY
  - BBL BUILDING BASE LINE

SW 17TH AVENUE  
 S02°26'15"E 63.96'

EAST 1/4 CORNER  
 SECTION 15-54-41



LOCATION MAP  
 PORTION OF SECTION 40, JONATHAN LEWIS DONATION, CITY OF MIAMI, MIAMI-DADE COUNTY, FLORIDA  
 SCALE: 1"=300'

LEGAL DESCRIPTION:  
 LOTS 7 AND 8, AND A PORTION OF LOT 9, BLOCK 9, A RESUBDIVISION OF NATOMA MANORS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 39, PAGE 25, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 7 AND 8, AND THE NORTHEASTERLY ONE-HALF OF LOT 9, WHICH SAID NORTHEASTERLY ONE-HALF OF LOT 9 IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT A POINT WHERE THE DIVIDING LINE OF LOTS 8 AND 9 INTERSECTS WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF NOC-A-TEE DRIVE, THENCE SOUTHWESTERLY ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF NOC-A-TEE DRIVE FOR 35 FEET TO A POINT; THENCE SOUTHEASTERLY PARALLEL TO SAID DIVIDING LINE OF LOTS 8 AND 9 FOR 104.95 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF LOT 9, THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY LINE OF LOT 9 FOR 35 FEET TO A POINT AND THENCE NORTHWESTERLY ALONG SAID DIVIDING LINE OF LOTS 8 AND 9 FOR 104.95 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE CITY OF MIAMI, MIAMI-DADE COUNTY, FLORIDA AND CONTAINING 17,151 SQUARE FEET (0.394 ACRES), MORE OR LESS.

- SURVEYOR'S 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 NATIONAL GEODETIC VERTICAL DATUM OF 1929, MIAMI-DADE COUNTY BENCHMARK #M-399, ELEVATION: 12.71 FEET (NGVD), (SUBTRACT 1.55 FEET TO CONVERT TO NAVD).
  - FLOOD ZONE: X; BASE FLOOD ELEVATION: NONE; PANEL #12086C0476L; COMMUNITY #120650; MAP DATE: 9/11/09.
  - THIS SITE LIES IN SECTION 40, JONATHAN LEWIS DONATION, 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 NORTHERLY LINE OF BLOCK 9 BEING N52°20'34"E.
  - ALL UTILITIES INFORMATION DEPICTED ON THIS SURVEY HAS BEEN FIELD VERIFIED.
  - FOLIO ID: #01-4114-010-0710; ADDRESS: 1600 NOCATEE DRIVE, MIAMI, FLORIDA 33133.
  - ZONING DISTRICT: (T3-R) OVERLAY: NCD-3 COCONUT GROVE; RESIDENTIAL - SINGLE FAMILY.
  - NUMBER OF PROPOSED LOTS: 2.
  - MIAMI-DADE COUNTY FLOOD CRITERIA IS 14.5' NGVD29 PER MIAMI-DADE COUNTY FLOOD CRITERIA MAP 2022 (AS CONVERTED FROM PUBLISHED ELEVATION OF 13.0' NORTH AMERICAN VERTICAL DATUM OF 1985).
  - THE TREE SYMBOLS DEPICTED HEREON ARE NOT SCALED TO TREE CANOPY.
  - ALL RECORDED DOCUMENTS ARE PER MIAMI-DADE COUNTY PUBLIC RECORDS.
  - THIS SITE WILL BE SERVED BY MIAMI-DADE WATER AND SEWER DEPARTMENT.
  - THE TREE CHART DEPICTED HEREON IS PROVIDED BY CERTIFIED ARBORIST ALISON WALKER OF TREAGE LLC ~ TREE AND GARDEN EXPERTS.

CERTIFICATION:  
 I HEREBY CERTIFY: THAT THIS MAP OF 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 Digitally signed by John F Pulice  
 Date: 2026.03.27 13:14:50 -04'00'

- 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

NO.	REVISIONS	BY
1		
2		
3		
4		

**NOCATEE CORNER**  
 1600 NOC-A-TEE DRIVE  
 MIAMI, FLORIDA 33133  
 (CITY OF MIAMI, MIAMI-DADE COUNTY)

**BOUNDARY AND TOPOGRAPHIC SURVEY & 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: B.Q.      SCALE: 1"=20'      CLIENT: NOCATEE PARTNERS LLC.  
 CHECKED BY: J.F.P.      SURVEY DATE: 8/19/25      ORDER NO.: 74530

