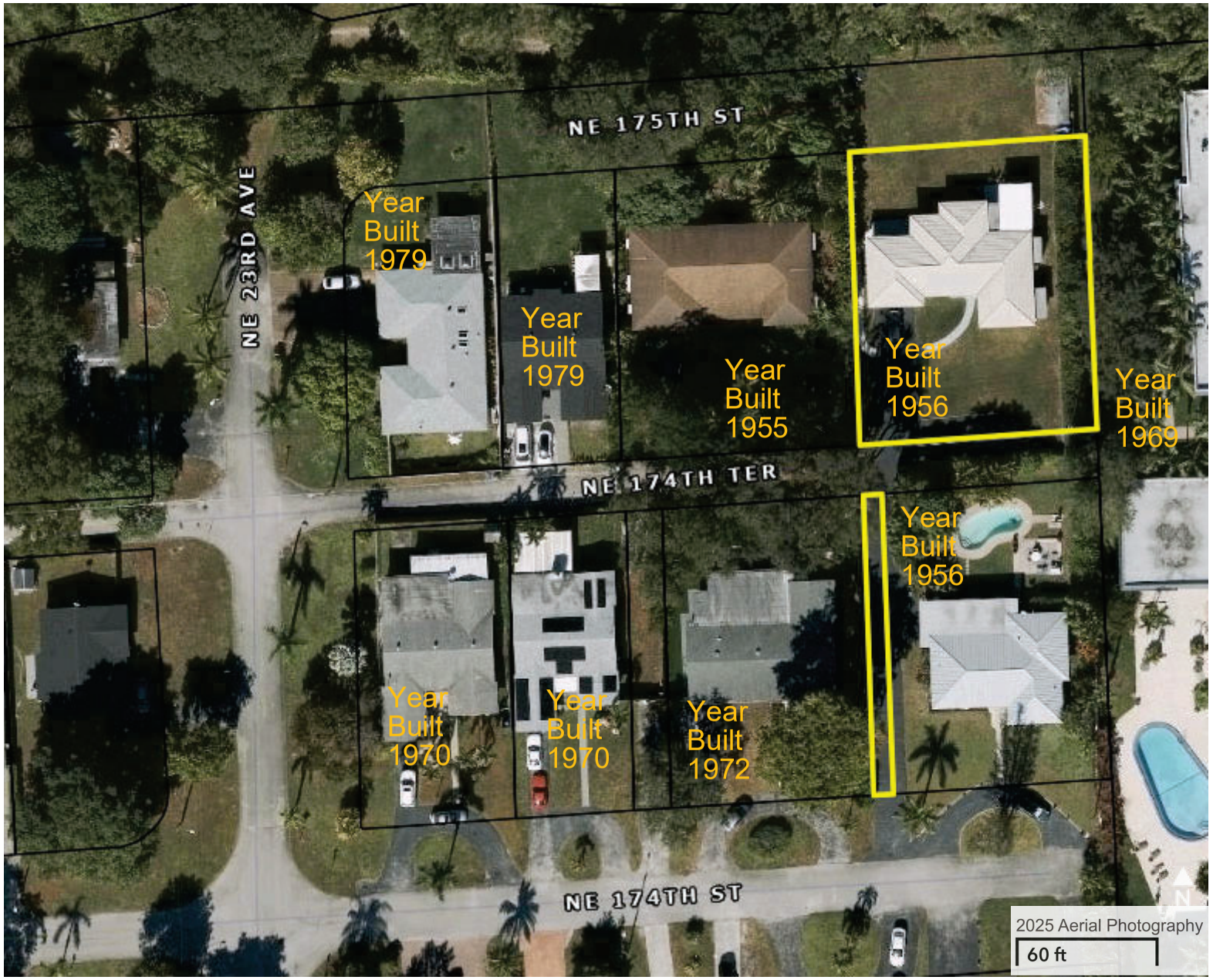
Labeled aerial map of existing conditions



2300 Block of NE 174th Terrace

Map and year built data from Miami-Dade Property Appraiser

25-8

Fulford By the Sea

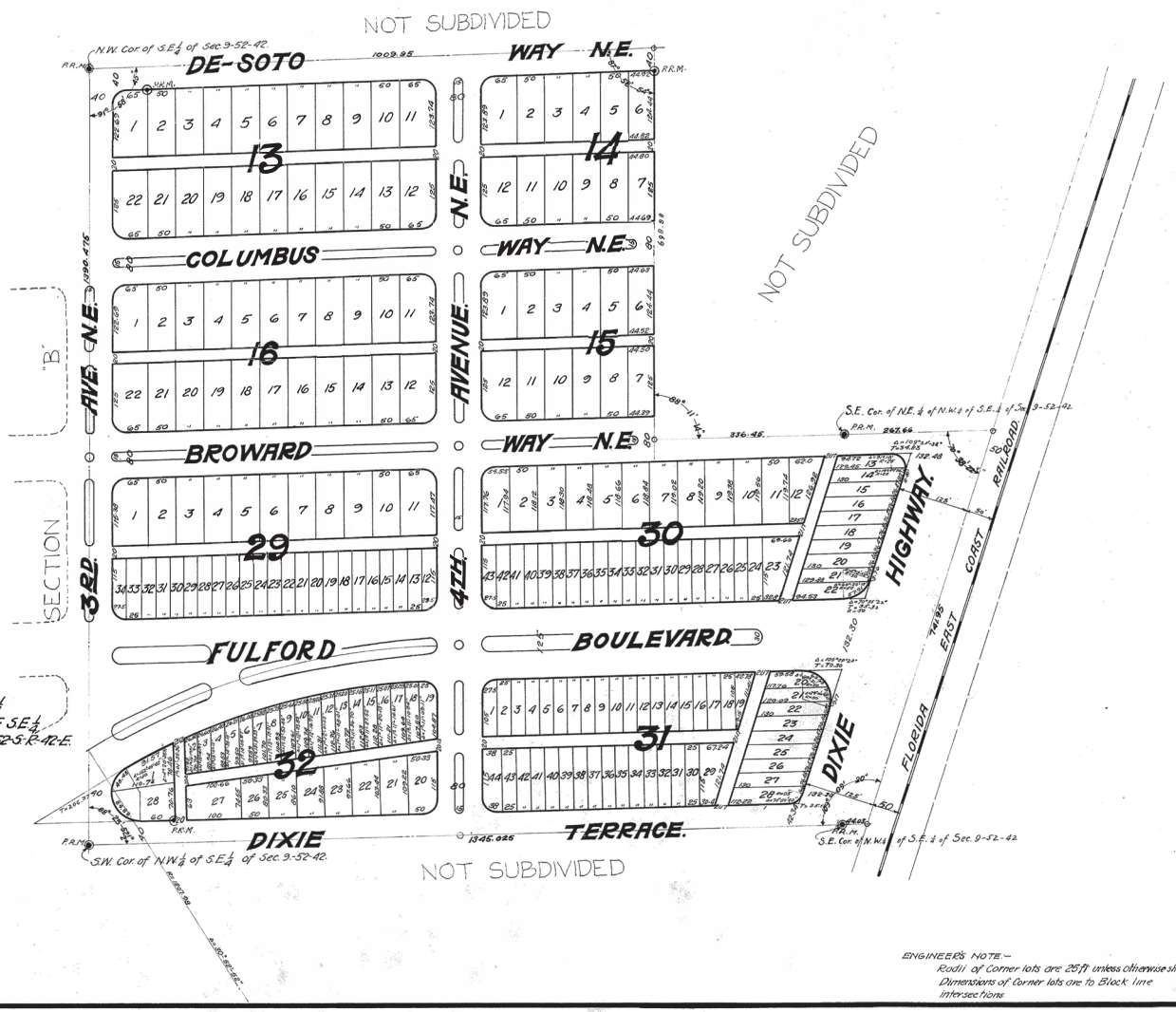
AMENDED PLAT OF SECTION "C."

A SUBDIVISION OF THE W½ OF NW¼ OF SE¼; THE W½ OF NE¼ OF NW¼ OF SE¼; THE SE¼ OF NW¼ OF SE¼ AND ALL OF THE SW¼ OF NE¼ OF SE¼ LYING WEST OF THE F.E.C. RAILROAD RIGHT OF WAY, ALL IN SEC. 9-TWP. 52-S-R-42-E.

DADE COUNTY, FLORIDA

— KARL SQUIRES, ENGR —

Scale:-1=100'. March-1925.



ENGINEER'S NOTE.—
Radii of Corner lots are 25ft. unless otherwise shown.
Dimensions of Corner lots are to Block line intersections.

The dedication for this plat will be filed as a separate instrument.

The attached plat is a subdivision of the following described property, the W½ of NW¼ of SE¼; the W½ of NE¼ of NW¼ of SE¼, the SE¼ of NW¼ of SE¼, and all of the SW¼ of NE¼ of SE¼ lying west of the F.E.C. Railroad Right of Way, all in Sec. 9-Twp. 52-S. Rge-42-East.

Foregoing dedication duly accepted Jan. 12, 1926, by Dade County Res. No. 1926, recorded Ci. R. Bk. 1861, pg. 501, subject to conditions thereon stated. E. R. Leatherman, Clerk (SEAL).

I hereby certify that the attached plat of "FULFORD-BY-THE-SEA-SECTION-C," is a true and correct plat of the said property as recently surveyed under my direction, and P.R.Ms set March 2, 1926.

Karl Squires
Licensed Engineer, No. 402.
State of Florida.

STATE OF FLORIDA
COUNTY OF DADE

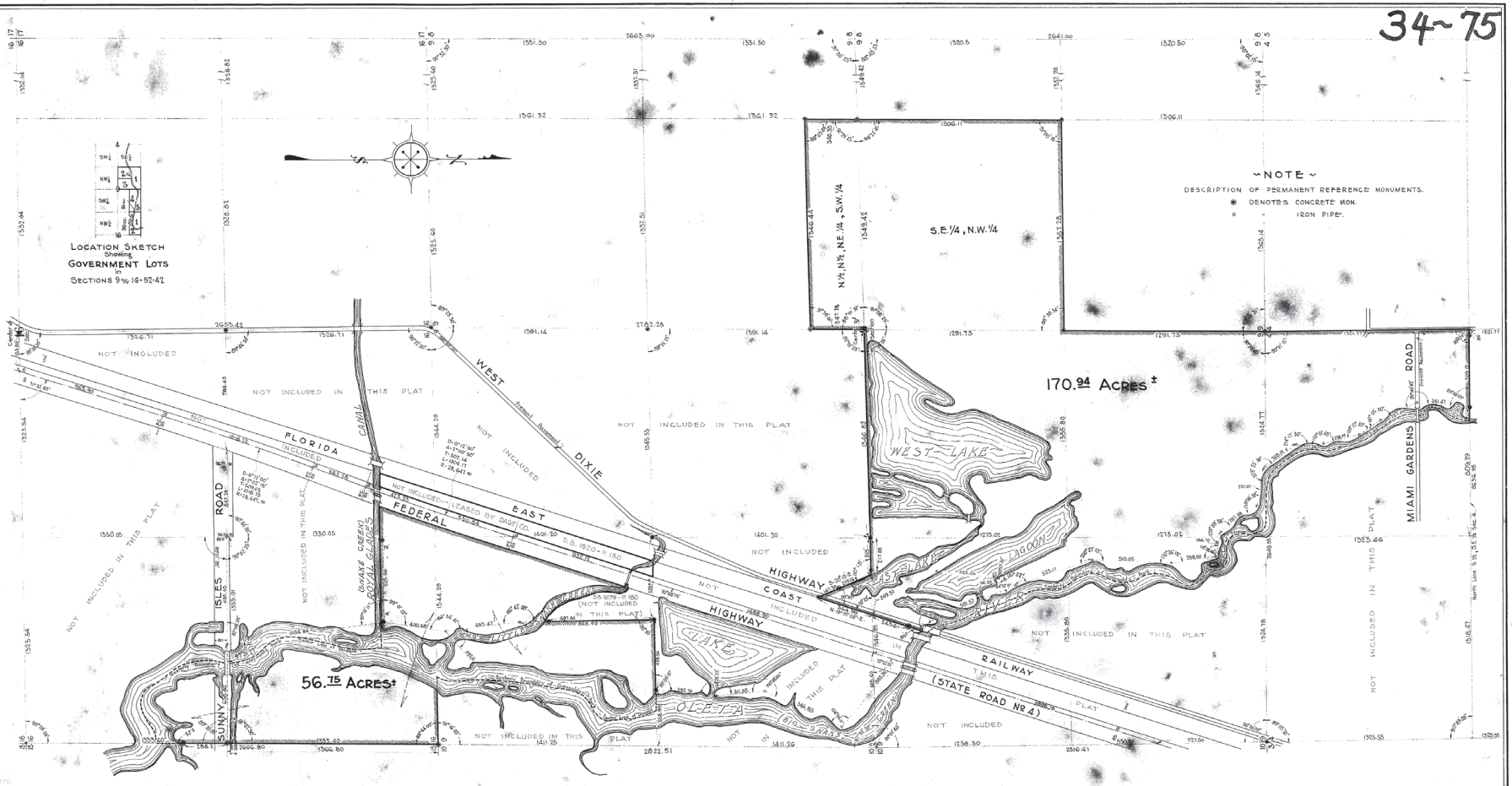
I HEREBY CERTIFY that the within and foregoing plat was filed for record the 14 day of July A.D. 1926 at 10:27 o'clock A.M. and duly recorded in Plat Book 25 of Dade County, Florida, page 8

Approved by me for Record, at Miami Dade County, Florida, this 12th day of March A.D. 1926

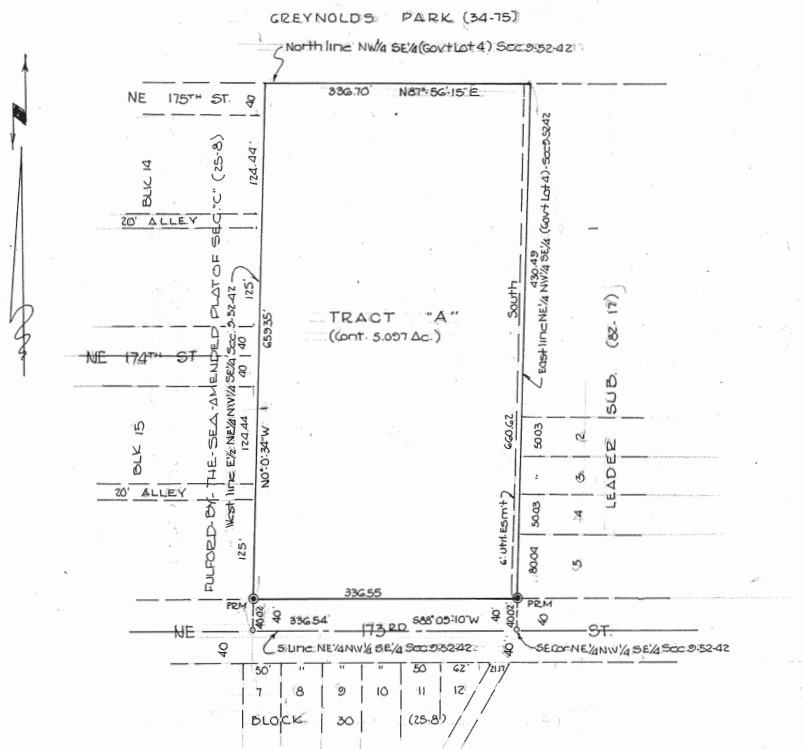
Harold Croughton P.E.
County Engineer.
Dade Co. Florida.

Miami Dade County Plat Book 25 Page 8

34-75


LOCATION SKETCH
Showing
GOVERNMENT LOTS
in
SECTIONS 9 & 16-52-42
~NOTE~
DESCRIPTION OF PERMANENT REFERENCE MONUMENTS.
DENOTES CONCRETE MON.
IRON PIPE.
S.E.¼, N.W.¼
N½, N½, NE.¼, S.W.¼
170.94 ACRES ±
56.75 ACRES±
NOT INCLUDED
NOT INCLUDED IN THIS PLAT
WEST DIXIE Formerly Dummitt
FLORIDA EAST COAST RAILWAY
FEDERAL HIGHWAY
COAST RAILWAY (STATE ROAD No 4)
ISLES ROAD
SUNNY
SNAKE CREEK
ROYAL GLADES
CANAL
WEST LAKE
LAKE
LAGOON
OLETA
MIAMI GARDENS ROAD
Former Alignment
NOT INCLUDED IN THIS PLAT
NOT INCLUDED IN THIS PLAT
NOT INCLUDED IN THIS PLAT

85-83

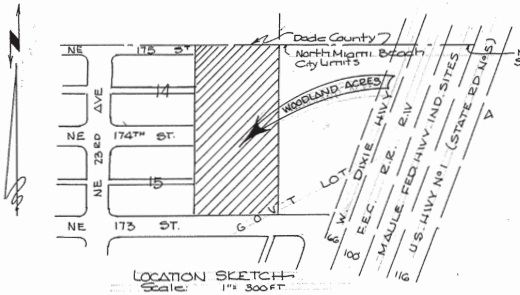


WOODLAND ACRES

A SUBDIVISION OF A PORTION OF GOV'T LOT 4 OF SEC. 9, TWP 52 S, RGE 42 E
CITY OF NORTH MIAMI BEACH DADE COUNTY - FLORIDA

JAN. 1969 DONALD W. McINTOSH ASSOCIATES, INC. Scale: 1" = 100 FT
MIAMI SHORES, FLORIDA

0 50 100 150 200 300
Scale in Feet



SURVEYORS NOTES:
P.R.M. ◉ Denotes Permanent Reference Monuments.
All bearings are based on an assumed meridian.

KNOW ALL MEN BY THESE PRESENTS:

That MARTIN I. MARGULIES, a single man, has caused to be made the attached plat entitled WOODLAND ACRES", the same being a subdivision of the E½ of the NE¼ of the NW¼ of the SE¼ (Govt Lot 4) of Section 9, Township 52 South, Range 42 East, less the South 40 feet for Road Right-of-Way, all lying and being in the City of North Miami Beach, Dade County, Florida.

That the official zoning regulations of the City of North Miami Beach, Florida, now in effect or as the same may be from time to time changed or amended, applicable to the area within which this subdivision is located shall be observed.

That the streets as shown on the attached plat together with all existing and future planting, trees and shrubbery, thereon, are hereby dedicated to the perpetual use of the public for proper purposes, reserving to himself, his heirs, successors, or assigns, the reversion or reversions, thereof, whenever discontinued by law.

That no individual well will be permitted within this subdivision except for irrigation, swimming pools or air conditioners.

That no septic tanks will be permitted within this subdivision.

That the easement as indicated by dashed lines at the side of Tract "A" is hereby reserved for the installation and maintenance of Public Utilities.

That all new electric and communication lines other than transmission lines within this subdivision shall be installed underground.

IN WITNESS WHEREOF: I have hereunto set my hand and seal this 22 day of January A.D. 1969.

Witnesses: 1. George F. Bourguin
2. Susan Travis
Both as to Martin I. Margulies Seal
MARTIN I. MARGULIES, a single man

STATE OF FLORIDA
COUNTY OF DADE ss I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgements, MARTIN I. MARGULIES, a single man, to me well known to be the person described in and who executed the foregoing instrument and acknowledged before me that they executed the same freely and voluntarily for the purposes therein expressed.

WITNESS my hand and Notarial Seal this 22 day of January A.D. 1969
My commission expires: 9-7-72
Notary Public State of Florida

This was approved and the foregoing dedications were accepted and approved by Resolution No R69-16, passed and adopted by the City Council of the City of North Miami Beach, Florida, this 2nd day of February A.D. 1969.
Attest: Virginia H. Moore City Clerk. By: William M. McDonald Mayor

This plat was approved by the Dade County, Florida, Building and Zoning Department this 13th day of February A.D. 1969.
By: R. E. Cook Director

This plat was approved by the Dade County, Florida, Planning Department, this 13th day of FEBRUARY A.D. 1969.
By: Reginald R. Walters Director

This plat was approved and the foregoing dedications were accepted and approved by Resolution No R-241-69, passed and adopted by the Board of County Commissioners of Dade County, Florida, this 17th day of FEBRUARY A.D. 1969.
Approved: Director of Dade County Public Works Dept.
Attest: E. B. Leatherman Clerk of Circuit Court
By: Deputy Clerk
Signed: Vice Chairman of the Board

Filed for record this 24 day of FEBRUARY A.D. 1969 at 2:58 P.M. in Book 85 of Plats, Page 82 of the Public Records of Dade County, Florida. This plat complies with the Laws of the State of Florida and Metropolitan Dade County, Florida.
E. B. Leatherman
Clerk of Circuit Court
By: Rose Marie Ciriacy Deputy Clerk.
69R 3500

I HEREBY CERTIFY that the attached plat entitled "WOODLAND ACRES" is a true and correct representation of the land as recently surveyed and platted under my direction and that the Permanent Reference Monuments were set on the 20th day of January A.D. 1969 in accordance with Section 7, Chapter 10775, (No. 253) Laws of the State of Florida.
Donald W. McIntosh
DONALD W. McINTOSH
Reg. Land Surveyor No 1015
State of Florida

DONALD W. McINTOSH CERTIFICATE 1015 STATE OF FLORIDA

Miami Dade County Plat Book 85 Page 83

City of North Miami Beach

City of North Miami Beach, Florida

Community Development Department

17050 NE 19TH AVENUE, 1ST FLOOR
NORTH MIAMI BEACH, FLORIDA 33162
PLANNING & ZONING DIVISION: (305) 354-4456

Please return project transmittal letter by email preferred to project planner.

Technical Review of Application for Development (TRAD) Transmittal:

PROJECT NAME: Vacation of Right of Way Request NE 175th Street E/O 23rd Avenue

PROJECT ADDRESS: 17451 NE 23rd Avenue

PLEASE SELECT:

☒ TRAD application submittal

☐ TRAD application resubmittal
The applicant has addressed our outstanding comments.

Initial & Date	TRAD - Final Sign Off	
	Police /CPTED	Jonathan Wilson
	NMB Water/ Public Utilities	Karim Rossy
Sean Compel 12/19/2025	**Public Works**	Gregory Christian Sean Compel
	Solid Waste	Nicholas Williams Kenneth Solomon
	Community Development *(Planning and Zoning)*	Daniel Lozandier
	Community Development *(Planning and Zoning)*	Javier Parra-Garcia
	Community Development *(Urban Forester/Landscape Review)*	Maria Furey

City of North Miami Beach

City of North Miami Beach, Florida

Community Development Department

17050 NE 19TH AVENUE, 1ST FLOOR
NORTH MIAMI BEACH, FLORIDA 33162
PLANNING & ZONING DIVISION: (305) 354-4456

Please return project transmittal letter by email preferred to project planner.

Technical Review of Application for Development (TRAD) Transmittal:

PROJECT NAME: Right of Way Vacation Request NE 175 Street

PROJECT ADDRESS: 17451 NE 23rd Avenue, 2341 NE 174 St, 2315 NE 174 Ter, and 2320 NE 175 St

PLEASE SELECT:

☑ TRAD application submittal

☐ TRAD application resubmittal
The applicant has addressed our outstanding comments.

Initial & Date	TRAD - Final Sign Off	
	Police /CPTED	Jonathan Wilson
10/31/2025 K R	**NMB Water/ Public Utilities**	Karim Rossy
	Public Works	Gregory Christian Sean Compel
	Solid Waste	Nicholas Williams Kenneth Solomon
	Community Development *(Planning and Zoning)*	Daniel Lozandier
	Community Development *(Planning and Zoning)*	Javier Parra-Garcia
	Community Development *(Urban Forester/Landscape Review)*	Maria Furey

City of North Miami Beach

City of North Miami Beach, Florida

Community Development Department

17050 NE 19TH AVENUE, 1ST FLOOR
NORTH MIAMI BEACH, FLORIDA 33162
PLANNING & ZONING DIVISION: (305) 354-4456

Please return project transmittal letter by email preferred to project planner.

Technical Review of Application for Development (TRAD) Transmittal:

PROJECT NAME: Right of Way Vacation Request NE 175 Street

PROJECT ADDRESS: 17451 NE 23rd Avenue, 2341 NE 174 St, 2315 NE 174 Ter, and 2320 NE 175 St

PLEASE SELECT:

☑ TRAD application submittal

☐ TRAD application resubmittal
The applicant has addressed our outstanding comments.

Initial & Date	TRAD - Final Sign Off	
	Police /CPTED	Jonathan Wilson
	NMB Water/ Public Utilities	Karim Rossy
	Public Works	Gregory Christian Sean Compel
	Solid Waste	Nicholas Williams Kenneth Solomon
DL 1/02/2026	**Community Development** *(Planning and Zoning)*	Daniel Lozandier
	Community Development *(Planning and Zoning)*	Javier Parra-Garcia
	Community Development *(Urban Forester/Landscape Review)*	Maria Furey