

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.: 6 Twp.: 54 S. Rge.: 39 E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.

1. Name of Proposed Subdivision: Trail Glades Range

2. Owner's Name: Miami-Dade County Parks, Recreation and Open Spaces Phone: 305-755-7821

Address: 275 NW 2nd St City: Miami State: FL Zip Code: 33128

Owner's Email Address: sol.kohen@miamidaded.gov

3. Surveyor's Name: Scott Riggs Phone: 305-375-5774

Address: 111 NW 1st Street, Suite 1610 City: Miami State: FL Zip Code: 33128

Surveyor's Email Address: scott.riggs@miamidade.gov

4. Folio No(s): 30-4906-000-0030 / 30-3956-000-0160 / _____ / _____

5. Legal Description of Parent Tract: See attached legal description and survey.

6. Street boundaries: SW 8th St and Krome Ave

7. Present Zoning: Interim District (GU) Zoning Hearing No.: N/A

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

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)

SS:

Signature of Owner: 

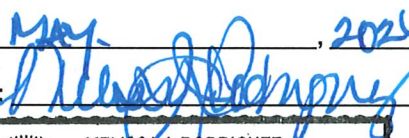
COUNTY OF MIAMI-DADE)

(Print name & Title here): Joe Cornely

Assistant Director

BEFORE ME, personally appeared JOE CORNELLY this 7 day of MAY, 2024 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 7 day of MAY, 2024 A.D.

Signature of Notary Public: 

(Print, Type name here)

MELISSA J. RODRIGUEZ

Commission # HH 078475

Expires February 12, 2025

(NOTARY SEAL)

(Commission Expires) February 12, 2025 (Commission Number) HH 078475

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

Signature: Alissa Turteltaub

Email: alissa.turteltaub@miamidade.gov

Signature: Alejandro Zizold

Email: alejandro.zizold@miamidade.gov

Signature:

Email: melissa.rodriguez2@miamidade.gov

TENTATIVE PLAT
TRAIL GLADES RANGE

LYING WITHIN SECTION 6, TOWNSHIP 54 SOUTH, RANGE 39 EAST, UNINCORPORATED
MIAMI-DADE COUNTY, FLORIDA

LEGAL DESCRIPTION:

THE NORTHWEST 1/4 OF SECTION 6, IN TOWNSHIP 54 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA.
AND

TRACT 39 LESS THE EAST 50 FEET THEREOF; TRACT 40; AND THAT PORTION OF TRACT 42 LYING NORTH OF THE TAMIAHI CANAL, LESS THE EAST 50 FEET THEREOF; ALL IN SECTION 6, TOWNSHIP 54 SOUTH, RANGE 39 EAST, "MIAMI EVERGLADES LAND CO. LIMITED", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 3, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PROPERTY ADDRESS: 17601 SW 8 STREET

FOLIO: 30-4906-000-0030, 30-4906-001-0080, 30-4906-001-0070

LEGAL NOTES TO ACCOMPANY BOUNDARY AND TOPOGRAPHIC SURVEY

- THIS SURVEY MAP REPRESENTS A BOUNDARY AND TOPOGRAPHIC SURVEY.
- THIS SURVEY IS SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, OR EASEMENTS OF RECORD; ALL EASEMENTS (IF ANY) WERE SUPPLIED BY THE TITLE SEARCH REPORT.
- SOURCES OF DATA:
 - TITLE SEARCH REPORT, SEARCH NUMBER 23-98608 AND CERTIFIED FROM MARCH 22,1950, THROUGH MARCH 15, 2023, AT 2:30 PM.
 - PLAT BOOK 2, PAGE 3 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY
 - RECORDED DOCUMENTS AT ORB 21130 AT PAGE 1054; ORB 27930 AT PAGE 4833; DEED BOOK 3608 AT PAGE 421; ORB 1972 AT PAGE 511; ORB 16001 AT PAGE 1662 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY.
 - RIGHT OF WAY MAP FOR TAMIAHI TRAIL (STATE ROAD 90) RECORDED AT ROAD MAP BOOK 154 AT PAGE 36 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY.
 - RIGHT OF WAY MAP FOR KROME AVENUE (STATE ROAD 997), FINANCIAL PROJECT NUMBER 249615-1, SECTION NO. 87070.
- ALL DISTANCE MEASUREMENTS WERE MADE IN UNITED STATES SURVEY FEET, UNLESS SHOWN OTHERWISE.
- THE PROJECT SITE IS LOCATED IN SECTION 6, TOWNSHIP 54 SOUTH, RANGE 39 EAST, IN MIAMI-DADE COUNTY, FLORIDA.
- THE BEARING BASIS FOR THIS SURVEY IS NORTH 89°42'50" EAST ALONG THE DOT BASELINE PER RIGHT OF WAY MAP PROJECT 669-B, SEC-87120-2102.
- PUBLIC WATER TO BE UTILIZED.
- PUBLIC SEWER TO BE UTILIZED.
- FEMA BASE FLOOD ZONE AND BASE FLOOD ELEVATION - ZONE "X", AH-7 AND AE-7.
- FEMA MAP NUMBER: 12086C0265L, MAP REVISED SEPTEMBER 11, 2009.
- MIAMI-DADE COUNTY FLOOD CRITERIA: 9.5 FEET NGVD +/- (FROM THE MIAMI-DADE COUNTY ONLINE DATA SERVICE)
- NO ATTEMPT WAS MADE TO LOCATE UNDERGROUND UTILITIES, FOOTINGS, BUILDINGS, EXCEPT AS SHOWN HEREON, IF ANY.
- ALL SHOWN BOUNDARY TIES ARE MEASURED PERPENDICULARLY TO THE INDICATED REFERENCE LINES.
- OWNERSHIP IS SUBJECT TO THE OPINION OF TITLE. NO DETERMINATION OF PROPERTY OWNERSHIP IS IMPLIED BY THIS SURVEY.
- ARCHITECTS SHALL VERIFY ZONING REGULATIONS, RESTRICTIONS AND SETBACKS AND THEY WILL BE RESPONSIBLE FOR SUBMITTING PLOT PLANS WITH THE CORRECT INFORMATION FOR THE APPROVAL BY MIAMI-DADE COUNTY AUTHORITIES IN ALL CONSTRUCTION, UNLESS OTHERWISE NOTED.
- ELEVATIONS SHOWN HEREON ARE REFERRED TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD). ELEVATIONS ARE BASED ON MIAMI-DADE COUNTY BENCHMARK "N-33", ELEVATION 10.20 FEET; SAID BENCHMARK BEING A BRASS DISC MONUMENT AND BEING LOCATED AT SOUTHWEST 8 STREET TAMIAHI TRAIL AND SOUTHWEST 164 AVENUE.
- THE HORIZONTAL COORDINATES SHOWN HEREON ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT).
- THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1"= 50' OR SMALLER; AT THE MAXIMUM INTENDED DISPLAYED SCALE, THE MAP'S POSITIONAL VALUE OCCUPIES 1/20" ON THE DISPLAY (EXCLUDING THE "LOCATION MAP").
- ADDITIONS OR DELETIONS TO THE SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- THE SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER.

DEVELOPMENT CRITERIA

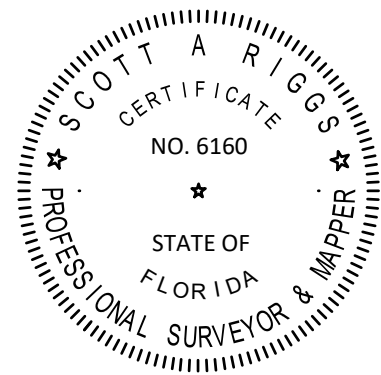
- EXISTING FACILITIES:
- ASPHALT PARKING AREA, 154 SPACES AND 7 HANDICAP PARKING.
 - 6 SKEET SHOOTING COURTS.
 - COMMUNICATIONS FACILITY AND ANTENNA TOWER.
 - 4 CBS STORAGE FOR SKEET COURTS - (259 SqFt).
 - 9 CBS SKEET SHOOTER ENCLOSE - (64 SqFt).
 - OFFICE TRAILER TO BE REMOVED - (655 SqFt).
 - 1 WOOD BUILDING REGISTRATION, PRO SHOP - (1,479 SqFt.)
 - 1 RESTROOM CBS BUILDING - (1077 SQFT).
 - 1 OFFICE AND RESTROOM CBS BUILDING - (936 SQFT).
 - 2 WOOD BUILDINGS - (825 SqFt AND 2,197 SqFt).
 - 11 WOOD PAVILIONS - (264 SqFt).
 - 1 PUMP HOUSE BUILDING - (61.6 SqFt).
 - 1 TRAILER BY COMMUNICATIONS FACILITY - (838 SqFt).
 - 2 SHOOTING RANGE PAVILION - (580 SqFt AND 4,122 SqFt).

PROPOSED FACILITIES:
WORK INCLUDED IN THIS SCOPE IS THE DEMOLITION OF EXISTING TRAILER. INSTALLATION OF NEW CONCRETE SLAB FOR THREE TRAILERS. TWO TRAILERS ARE 771 SqFt AND HOLD 39 OCCUPANTS. THE OTHER TRAILER IS 741 SqFt AND HOLD 38 OCCUPANTS. THERE ARE NO BATHROOMS IN THE TRAILERS. NEW CONCRETE SIDEWALK CONNECTOR AND NEW ELECTRICAL SERVICE FOR TRAILERS

ZONING AND LAND USE

PROPERTY OWNER:
MIAMI-DADE COUNTY, PARKS AND RECREATION
275 NW 2nd STREET FOURTH FLOOR
MIAMI, FLORIDA 33128

FOLIOS: 30-4906-000-0030, 30-4906-001-0080, 30-4906-001-0070
ZONING: GU-INTERIM DISTRICT
LAND USE: 550-COUNTY OPERATED PARKS



I HEREBY CERTIFY :
THAT THE ATTACHED "BOUNDARY AND TOPOGRAPHIC SURVEY" OF THE PROPERTY SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION AND DIRECTION. THIS SURVEY COMPLIES WITH THE STANDARDS OF PRACTICE AS SET FORTH IN RULES 5J-17.051 AND 5J-17.052 AS ADOPTED BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 472.027 FLORIDA STATUTES.



LOCATION MAP
SCALE: 1" = 300'
PROJECT SITE LYING WITHIN THE NW 1/4 AND SW 1/4 OF SECTION 6, TOWNSHIP 54 SOUTH, RANGE 39 EAST, UNINCORPORATED MIAMI-DADE COUNTY, FLORIDA

SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER.

Design:	Drawn:	Checked:	Survey:	Inspections:	Project Manager:
	JMM	S. RIGGS			

Revisions	Description	Date	N

Revisions	Description	Date	N

Miami Dade County Department of Transportation and Public Works Survey Section 111 NW First Street, Suite N 1610 Miami, Florida 33128 (305-375-2657)
MIAMI-DADE DTPW

Project Title:	TENTATIVE PLAT TRAIL GLADES RANGE
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Project N° 20230103	Date 4/04/2025	Scale 1" = 300'
Drawing N° 1 of 6	Field Book	Page

TENTATIVE PLAT
TRAIL GLADES RANGE

LYING WITHIN SECTION 6, TOWNSHIP 54 SOUTH, RANGE 39 EAST, UNINCORPORATED
MIAMI-DADE COUNTY, FLORIDA

SCALE: 1" = 200'

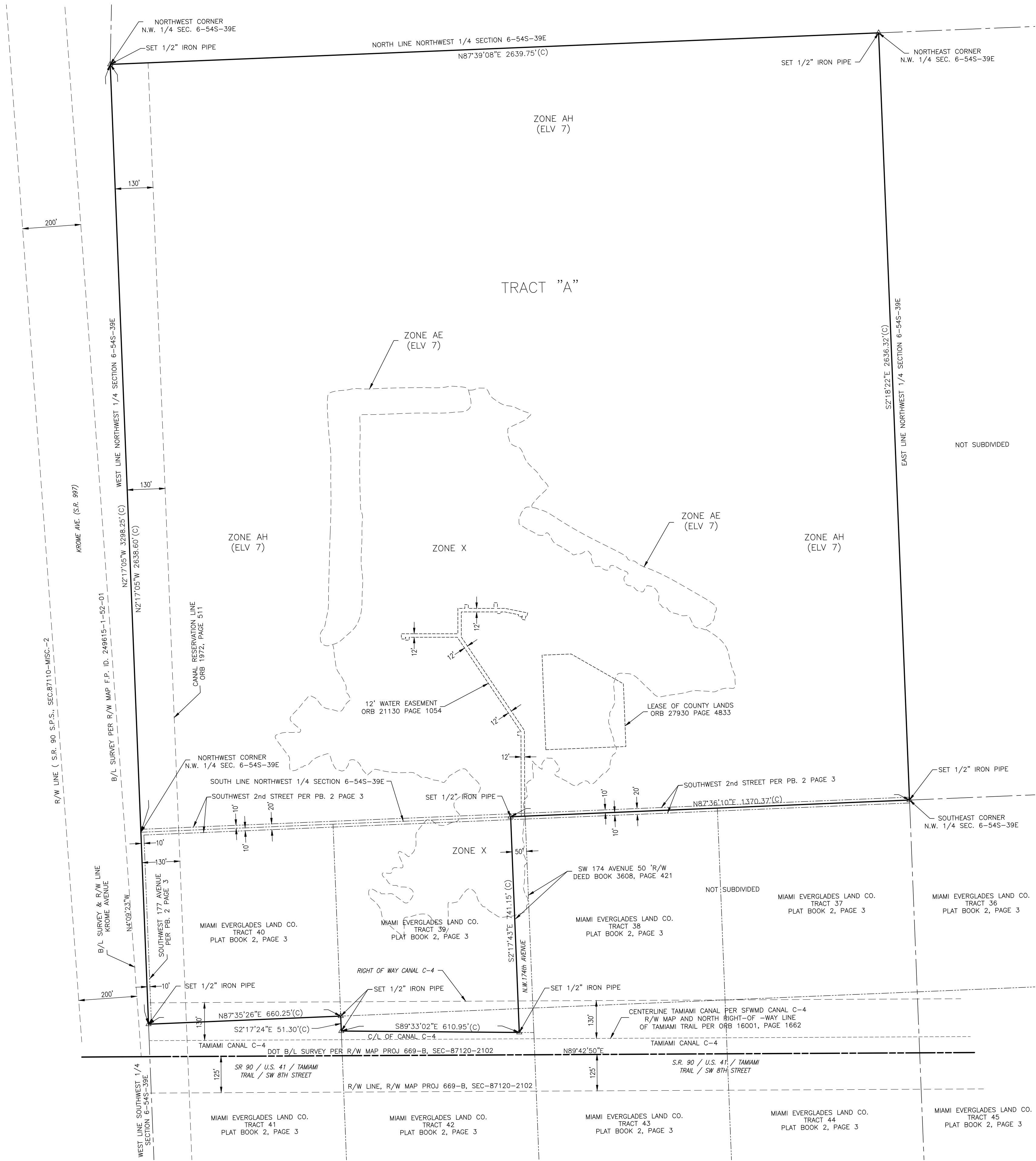
LEGEND

- WATER VALVE
CONCRETE LIGHT POLE
CATCH BASIN
CHAIN-LINK FENCE
EXISTING ELEVATION
SIGN
TREE
PALM
GUARD RAIL

ABBREVIATIONS AND MEANINGS

- B/L BASE LINE
BFVP BACK FLOW VALVE PREVENTIVE
BLDG. BUILDING
CBS CONCRETE BLOCK STANDARD
CLP CONCRETE LIGHT POLE
CB CASH BASIN
CONC. CONCRETE
DOT DEPARTMENT OF TRANSPORTATION
CLO CLEAN OUT
C/L CENTERLINE
FH FIRE HYDRANT
F.F.E. FINISH FLOOR ELEVATION
GA GUY WIRE ANCHOR
HHE ELECTRIC BOX
ELP ELECTRIC PANEL
- MLP METAL LIGHT POLE
MHS SEWER MANHOLE
MHST STORM SEWER MANHOLE
NGVD NATIONAL GEODETIC VERTICAL DATUM
ORB OFFICIAL RECORDS BOOK OF MIAMI-DADE COUNTY
P.B. PLAT BOOK OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY
P PROPERTY LINE
PROJ PROJECT
PSM PROFESSIONAL SURVEYOR AND MAPPER
R/W RIGHT-OF-WAY OR A LINE DEPICTING THE LIMITS THEREOF
SEC. SECTION
SV SEWER VALVE
S/L SECTION LINE OR FRACTIONAL SECTION LINE
SFWMD SOUTH FLORIDA WATER MANAGEMENT DISTRICT
S.R. STATE ROAD
VIR IRRIGATION VALVE
WPP WOOD POLE
WV WATER VALVE
WMT WATER METER

SECTION 6-54S-39E SECTION 6, TOWNSHIP 54 SOUTH, RANGE 39 EAST



Design:	JMM
Drawn:	S. RIGGS
Checked:	
Survey:	
Inspection:	
Project Manager:	

Revisions	Description
N	Date

Miami Dade County Department of Transportation and Public Works Survey Section	
111 N.W. First Street, Suite N 1610 Miami, Florida 33128 (305-375-2657)	

Project Title:

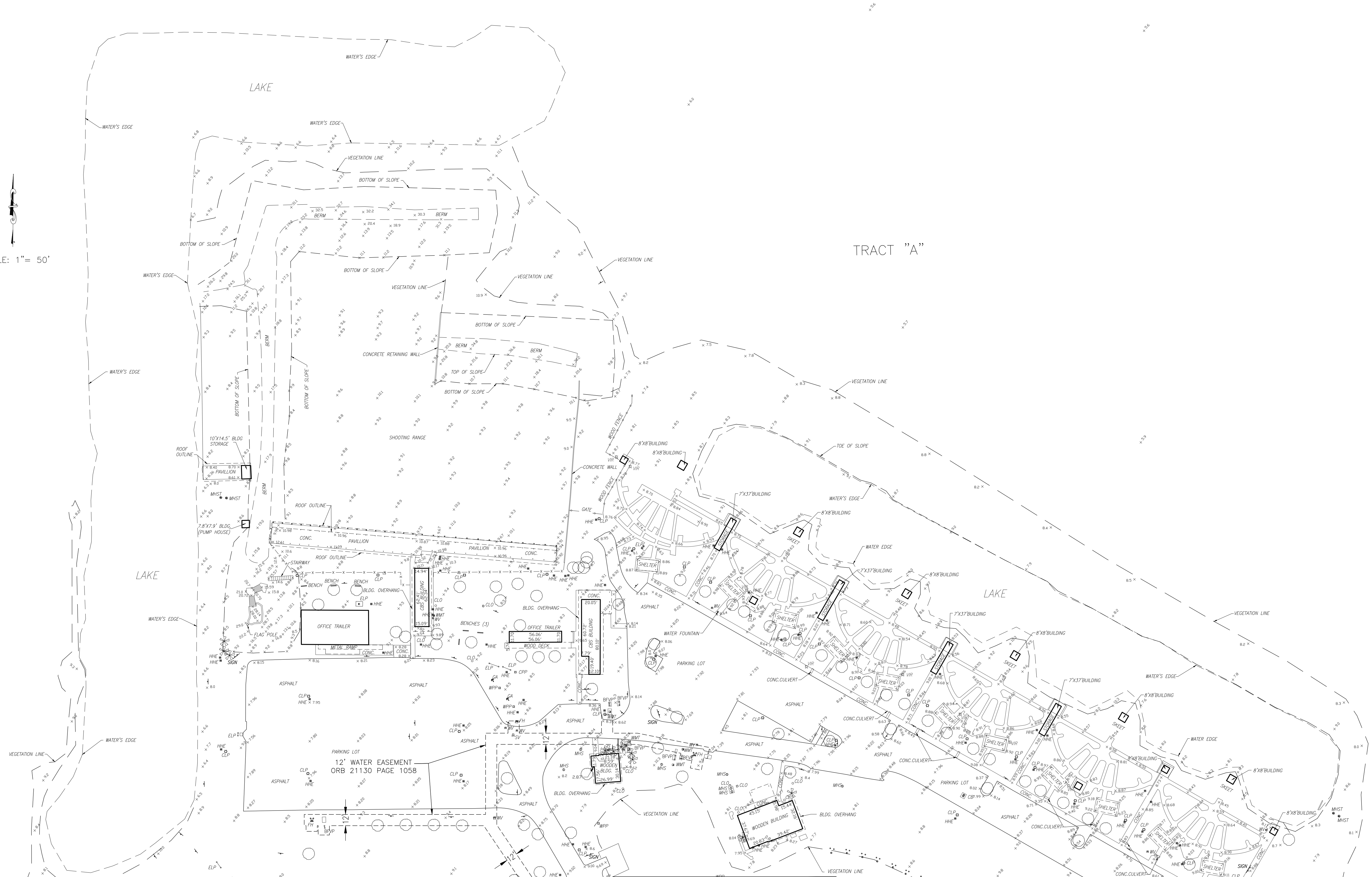
TENTATIVE PLAT
TRAIL GLADES RANGE

Project N°	20230103
Date	4/04/2025
Scale	1" = 200'
Drawing N°	2 of 6
Field Book	Page

LYING WITHIN SECTION 6, TOWNSHIP 54 SOUTH, RANGE 39 EAST, UNINCORPORATED
MIAMI-DADE COUNTY, FLORIDA

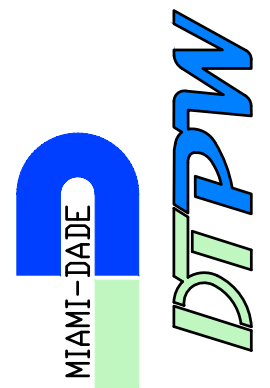
SCALE: 1"= 50'

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Miami Dade County
Department of Transportation
and Public Works
Survey Section
111 N.W. First Street, Suite N 1610
Miami, Florida 33128 (305-375-2657)

Project Title:

TENTATIVE PLAT
TRAIL GLADES RANGE

Project N°
20230103

Date 4/04/2025	Scale 1" = 50'
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Drawing N°

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Field Book	Page

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Inspections:	
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TENTATIVE PLAT
TRAIL GLADES RANGE

LYING WITHIN SECTION 6, TOWNSHIP 54 SOUTH, RANGE 39 EAST, UNINCORPORATED
MIAMI-DADE COUNTY, FLORIDA

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Project Manager:	

Revisions	Description
N°	Date

Revisions	Description
N°	Date

Miami Dade County
Department of Transportation
and Public Works
Survey Section

111 N.W. First Street, Suite N° 1610
Miami, Florida 33128 (305-375-2657)

MIAMI-DADE

DTPW

Project Title:

TENTATIVE PLAT
TRAIL GLADES RANGE

Project N° 20230103	Scale 1" = 50'
Date 4/04/2025	Drawing N° 4 of 6
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LYING WITHIN SECTION 6, TOWNSHIP 54 SOUTH, RANGE 39 EAST, UNINCORPORATED
MIAMI-DADE COUNTY, FLORIDA

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TENTATIVE PLAT
TRAIL GRADES RANGE

Project Title:

Project N°
20230103

Date 4/04/2025	Scale 1" = 50'
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Drawing N*

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Field Book | Page

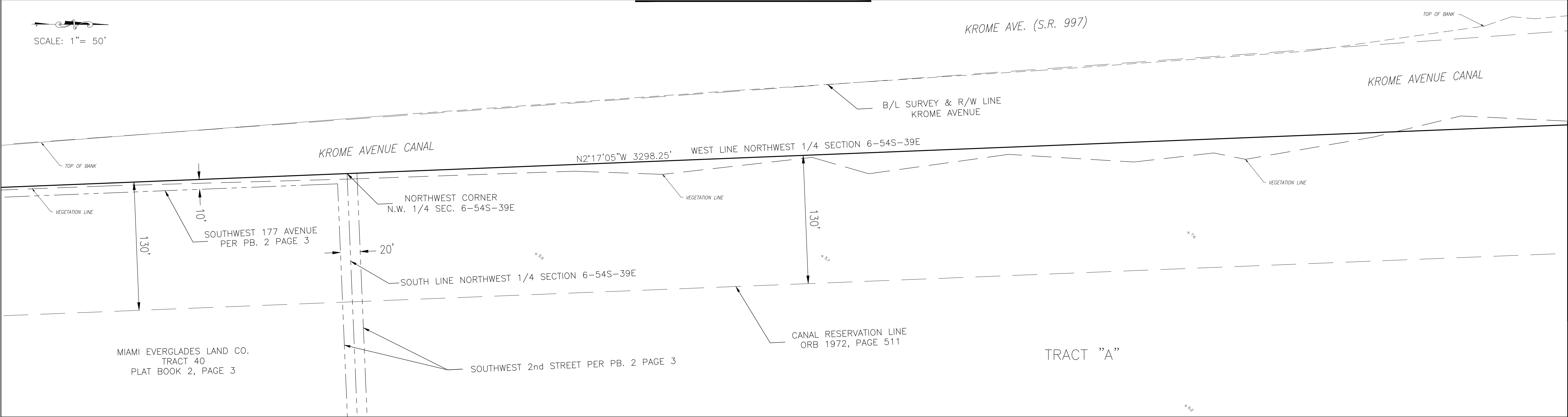
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TENTATIVE PLAT
TRAIL GLADES RANGE

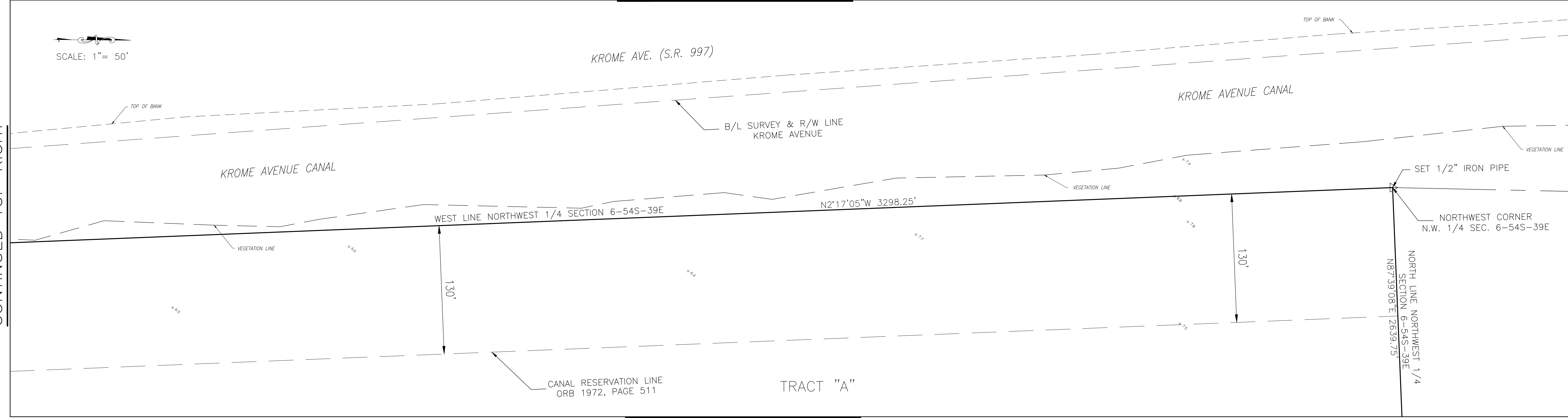
LYING WITHIN SECTION 6, TOWNSHIP 54 SOUTH, RANGE 39 EAST, UNINCORPORATED
MIAMI-DADE COUNTY, FLORIDA

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	JMM	S.RIGGS			

Design:	Drawn:	Checked:	Survey:	Inspections:	Project Manager:
	JMM	S.RIGGS			

Revisions		Description	
N°	Date		

Miami Dade County
Department of Transportation
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Miami, Florida 33128 (305-375-2657)

Project Title:

TENTATIVE PLAT
TRAIL GLADES RANGE

Project N° 20230103	Scale 1" = 50'
Date 4/04/2025	Drawing N° 6 of 6
Field Book	Page