

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.: 16 Twp.: 53 S. Rge.: 41 E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.

1. Name of Proposed Subdivision: MLK Memorial Park

2. Owner's Name: Miami-Dade County Phone: 305-755-7821

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

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

3. Surveyor's Name: Scott Riggs Phone: 305-375-2657

Address: 111 NW 1st St City: Miami State: Florida Zip Code: 33128

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

4. Folio No(s): 30-3116-000-0280 / _____ / _____

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

6. Street boundaries: NW 62nd St, NW 32nd Ave, NW 32nd Ct

7. Present Zoning: Industrial Districts (IU-1) 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 (_____ Sq. Ft. & No. of Units _____)

9. Does the property contain contamination? YES: ☐ NO: ☒ 441,263

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.

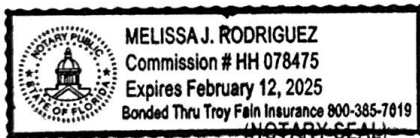
STATE OF FLORIDA)
COUNTY OF MIAMI-DADE) SS: Signature of Owner: [Signature]
(Print name & Title here): Joe Cornely Assistant Director

BEFORE ME, personally appeared JOE CORNELY this 21 day of SEPT. 2023 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 21 day of SEPTEMBER, 2023 A.D.

Signature of Notary Public: [Signature]

(Print, Type name here): MELISSA J. RODRIGUEZ



FEB. 12, 2025 HH078475
(Commission Expires) (Commission Number)

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

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.

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TENTATIVE PLAT
MLK MEMORIAL PARK

LYING WITHIN THE SW 1/4 OF SECTION 16, TOWNSHIP 53 SOUTH, RANGE 41 EAST,
UNINCORPORATED MIAMI-DADE COUNTY, FLORIDA



LEGAL DESCRIPTION:

The North 3/4 of the East 1/2 of the NE 1/4 of the SW 1/4 of Section 16, Township 53 South, Range 41 East, Miami-Dade County, Florida; LESS the west 192 feet thereof, and LESS the North 35.00 feet thereof.

PROPERTY ADDRESS: 6000 NW 32 AVENUE

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 CLIENT.
- SOURCES OF DATA: OPINION OF TITLE, SEARCH NUMBER 23-98603 AND CERTIFIED FROM DECEMBER 21, 1922 THROUGH MARCH 4, 2023 AT 2:30 PM; RESOLUTION NUMBER R-358-79 FILED JUNE 22, 1979, AND RECORDED IN ORB 10432 PAGE 2377; ORB 7194, PAGE 375 AND PLAT BOOK 60 PAGE 84 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY.
- DEDICATED RIGHT-OF-WAY IS INTENDED FOR THE FUTURE IMPROVEMENT OF CURB, GUTTER, AND SIDEWALK PER DEPARTMENTAL RECOMMENDATIONS OF DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS, AND DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES DEVELOPMENT SERVICES DIVISION-PLATTING AND TRAFFIC REVIEW SECTION.
- ALL DISTANCE MEASUREMENTS WERE MADE IN UNITED STATES SURVEY FEET, UNLESS SHOWN OTHERWISE.
- THE PROJECT SITE IS LOCATED IN SECTION 16, TOWNSHIP 53 SOUTH, RANGE 41 EAST, IN MIAMI-DADE COUNTY, FLORIDA.
- THE BEARING BASIS FOR THIS SURVEY IS NORTH 87°46'55" EAST ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 53 SOUTH, RANGE 41 EAST.
- PUBLIC WATER TO BE UTILIZED.
- PUBLIC SEWER TO BE UTILIZED.
- FEMA FLOOD ZONE "AH" BASE FLOOD ELEVATION 9.0' AND FLOOD ZONE "X" BASE FLOOD ELEVATION NO APPLICABLE.
- FEMA MAP NUMBER: 12086C0284L AND 12086C0303L, MAP REVISED SEPTEMBER 11, 2009.
- MIAMI-DADE COUNTY FLOOD CRITERIA: 8.00 FEET N.A.V.D.88 OR 9.53 FEET N.G.V.D.29 (IN ACCORDANCE WITH THE MIAMI-DADE COUNTY FLOOD CRITERIA ORDINANCE DATED OCTOBER 18, 2022).
- 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 (N.G.V.D.). ELEVATIONS ARE BASED ON MIAMI-DADE COUNTY BENCHMARK "H-436", ELEVATION 10.23 FEET; SAID BENCHMARK BEING A PK NAIL AND ALUMINUM WASHER IN A CONCRETE SIDEWALK AND BEING LOCATED APPROXIMATELY 48 FEET SOUTH OF THE CENTERLINE OF NORTHWEST 62 STREET AND APPROXIMATELY 52 FEET WEST OF THE CENTERLINE OF NORTHWEST OF 32 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"= 30' 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 WITH CONCRETE CURB, FENCING, UTILITIES, AND LANDSCAPING, 40 PARKING SPACES AND 4 HANDICAP PARKING.
 - COMMUNITY BUILDING - (4,523 SqFT.).
 - 2 PICNIC SHELTERS - (400-900 SqFT.).
 - 1 BASKETBALL COURTS.
 - 2 TENNIS COURTS
 - 1 TOTLOT PLAYGROUND.
 - 1 HANDBALL COURTS.

- PROPOSED FACILITIES:
- NO NEW USES

ZONING AND LAND USE

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

FOLIO: 30-3116-000-0280
ZONING: 7100 INDUSTRIAL LIGHT MFG
LAND USE: 8647 COUNTY: DADE COUNTY

LEGEND

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

ABBREVIATIONS AND MEANINGS

- A/C AIR CONDITIONAL UNIT
- BFVP BACK FLOW VALVE PREVENTIVE
- BLDG BUILDING
- C.B.S. CONCRETE BLOCK STANDARD
- CLP CONCRETE LIGHT POLE
- CB CASH BASIN
- CTSP CONCRETE TRAFFIC SIGNAL POLE
- CO CLEAN OUT
- CL CENTERLINE
- Δ DELTA ANGLE OF CURVE
- FH FIRE HYDRANT
- F.F.E. FINISH FLOOR ELEVATION
- GA GUY WIRE ANCHOR
- HHE ELECTRIC BOX
- HHTS TRAFFIC SIGNAL BOX
- L ARC LENGTH OF CURVE
- M.L.K. MARTIN LUTHER KING
- MLP METAL LIGHT POLE
- MHS SEWER MANHOLE
- MHST STORM SEWER MANHOLE
- N.A.V.D. NORTH AMERICAN VERTICAL DATUM 1988
- N.G.V.D. NATIONAL GEODETIC VERTICAL DATUM 1929
- ORB OFFICIAL RECORDS BOOK OF MIAMI-DADE COUNTY
- P.B. PLAT BOOK OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY
- PL PROPERTY LINE
- PSM PROFESSIONAL SURVEYOR AND MAPPER
- R RADIUS OF CURVE
- R/W RIGHT-OF-WAY OR A LINE DEPICTING THE LIMITS THEREOF
- S SECTION LINE OR FRACTIONAL SECTION LINE
- TSCB TRAFFIC SIGNAL CONTROL BOX
- WPP WOOD POLE
- WV WATER VALVE
- WMT WATER METER

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.

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED
BY SCOTT A. RIGGS, P.S.M. ON 11/24/2025
(THIS IS NOT THE DATE OF SURVEY)

SCOTT A. RIGGS
P.S.M.
FLORIDA LICENSE N° 6160

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°

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
MLK MEMORIAL PARK

Project N°	20230102		
Date	09/04/2025	Scale	AS SHOWN
Drawing N°			
1 of 3			
Field Book	3000	Page	36

LYING WITHIN THE SW 1/4 OF SECTION 16, TOWNSHIP 53 SOUTH, RANGE 41 EAST,
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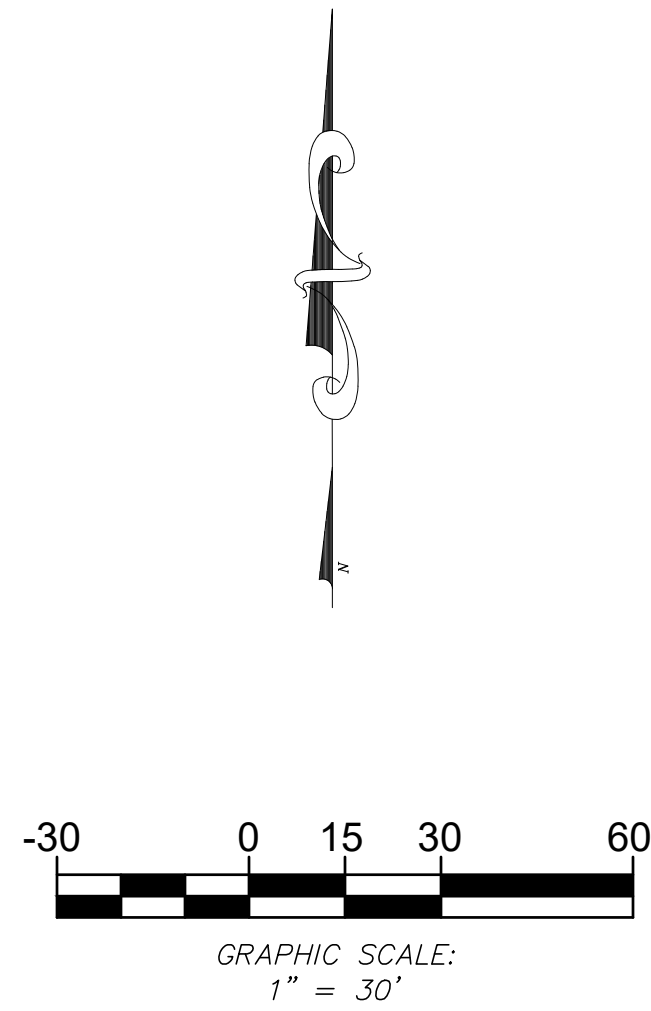
Design:	
Drawn:	JMM
Checked:	S.RIGGS
Survey:	
Inspections:	
Project Manager:	

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and Public Works
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te: TENTATIVE PLAT
MLK MEMORIAL PARK

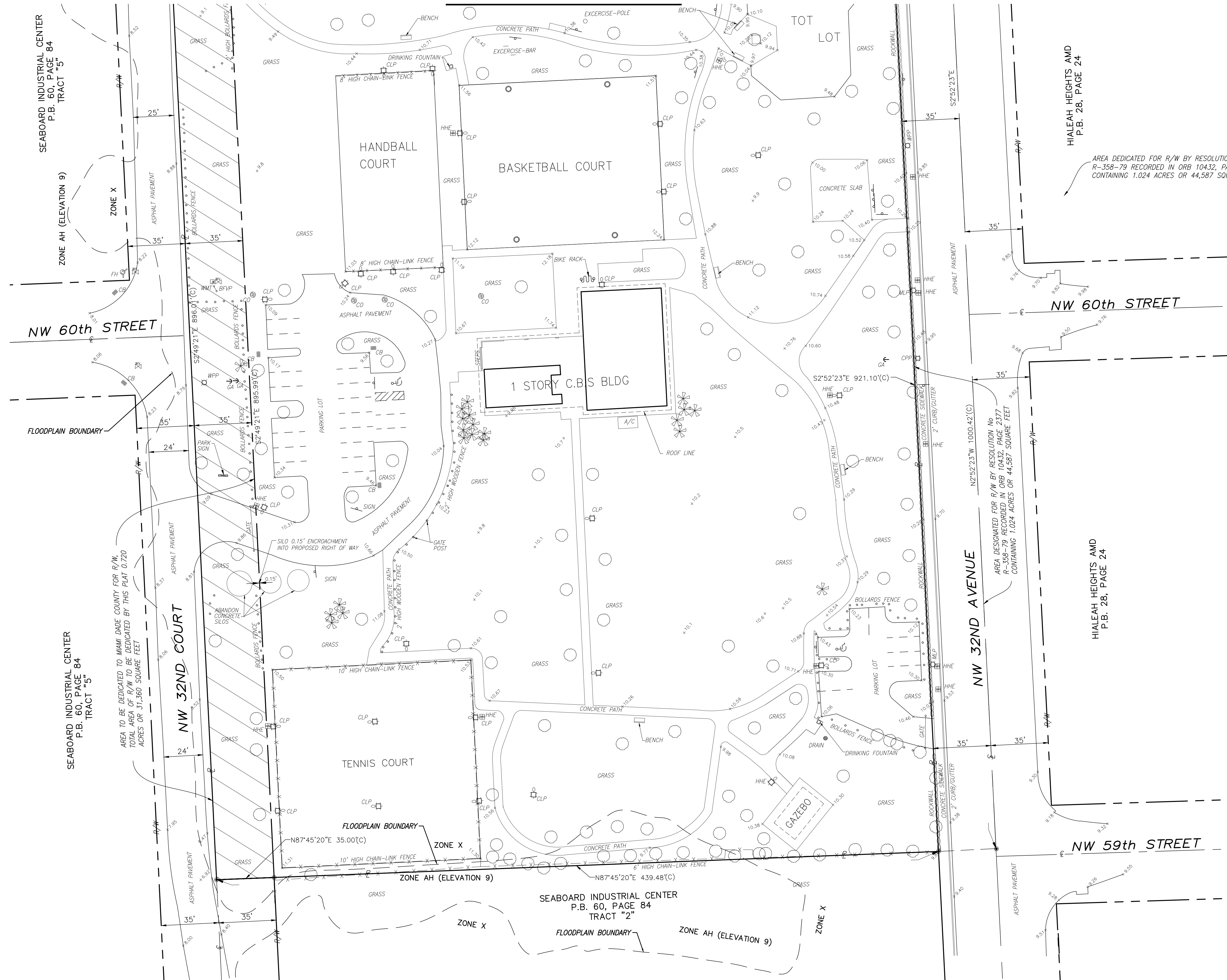
Project N° 20230102	
Date 09/04/2025	Scale 1" = 30'
Drawing N° 2 of 3	
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TENTATIVE PLAT MLK MEMORIAL PARK

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UNINCORPORATED MIAMI-DADE COUNTY, FLORIDA

CONTINUED SHEET 2



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

Revisions	Description	Date
N		

N	Date	Description

Miami Dade County
Department of Transportation
and Public Works
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Project Title:
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MLK MEMORIAL PARK

Project N°	20230102
Date	09/04/2025
Scale	1" = 30'
Drawing N°	3 of 3
Field Book	3000
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