

IMPORTANT NOTICE TO APPLICANT:

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 next 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: 11/2/2018
 Tentative No.: T- 24177
 Received Date: 10/22/2018

Number of Sites : (1)

APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: UNINCORPORATED MIAMI-DADE COUNTY Sec.: 10 Twp.: 55 S. Rge.: 39 E. / Sec.: Twp.: S. Rge.: E.

- Name of Proposed Subdivision: Camp Matecumbe
- Owner's Name: Miami-Dade County Parks, Recreation & Open Spaces (PROS) Phone: 305-755-7812
 Address: 275 NW 2 ST 4FL City: Miami State: FL Zip Code: 33128-1794
 Owner's Email Address: Jessica.Blackwell@miamidade.gov
- Surveyor's Name: Scott Riggs Phone: (305) 375-2657
 Address: 111 NW 1st Street, Suite 1610 City: Miami State: FL Zip Code: 33128
 Surveyor's Email Address: sriggs@miamidade.gov
- Folio No(s): 30-5910-000-0150 / /
- Legal Description of Parent Tract: See Attached
- Street boundaries: SW 120 ST and SW 137 AVE
- Present Zoning: GU Zoning Hearing No.: R-14-18
- 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)
See Attached

NOTE: Attach list of all plat restrictions zoning conditions or any other declarations, restrictions, covenants that might affect this Tentative Plat.

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 or her 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:

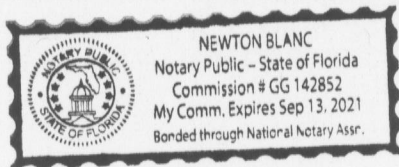
Signature of Owner: Maria I. Nardi

COUNTY OF MIAMI-DADE)

(Print name & Title here): Maria I. Nardi, Director PROS

BEFORE ME, personally appeared Maria I. Nardi this 19 day of OCTOBER, 2018 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 19 day of OCTOBER, 2018 A.D.



(NOTARY SEAL)

Signature of Notary Public: Newton Blanc

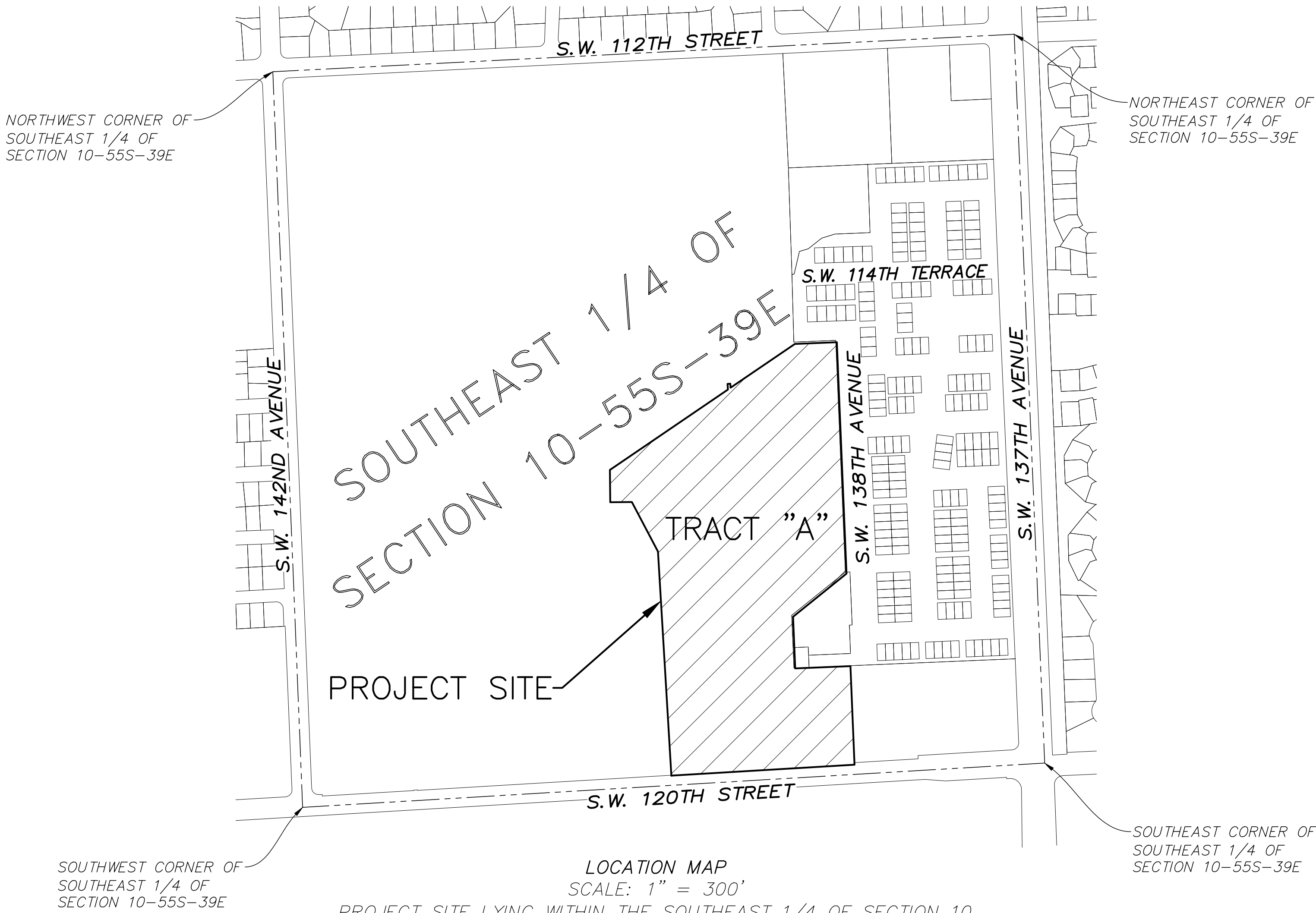
(Print, Type name here: Newton Blanc)

SEPTEMBER 13, 2021 GG 142852
 (Commission Expires) (Commission Number)

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

TENTATIVE PLAT OF
CAMP MATECUMBE

LYING WITHIN THE SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 55 SOUTH, RANGE 39 EAST,
MIAMI-DADE COUNTY, FLORIDA



LOCATION MAP
SCALE: 1" = 300'
PROJECT SITE LYING WITHIN THE SOUTHEAST 1/4 OF SECTION 10,
TOWNSHIP 55 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA

LEGEND

- ALUMINUM OR 'METAL LIGHT POLE
- BACK FLOW PREVENTER
- BENCHMARK
- BOLLARD OR FLAG POLE AND POST
- BUSHES/LANDSCAPING
- CHAIN LINK FENCE
- CLEANOUT
- CONCRETE SALB
- ELECTRIC CONTROL BOX
- ELECTRIC OUTLET
- ELECTRICAL TRANSFORMER
- EXISTING ELEVATIONS
- FIBER OPTIC BOX
- FIBER OPTIC POST
- FIRE HYDRANT
- GUY WIRE ANCHOR
- HAND-HOLE ELECTRIC
- HAND-HOLE COMMUNICATION
- HAND-HOLE UNKNOWN
- MANHOLE GREASE TRAP
- MANHOLE SANITARY SEWER
- PALM TREE (VARIOUS)
- PINE TREE (VARIOUS)
- ROCK (VARIOUS)
- SIGN
- TELEVISION RISER BOX
- TRASH CAN
- TREE (VARIOS)
- WATER VALVE
- WOODEN FENCE
- WOODEN UTILITY POLE

ABBREVIATIONS AND MEANING

- ALP = ALUMINUM LIGHT POLE
- A/C = AIR CONDITIONER
- BDCM = BRASS DISC IN CONCRETE MONUMENT
- BLDG = BUILDING
- BFVP = BACK FLOW VALVE PREVENTIVE
- (C) = CALCULATED
- CBS = CONCRETE BLOCK STANDARD
- CONC. = CONCRETE
- CO = CLEANOUT
- CL = CENTER LINE
- (D) = DEED
- EO = ELECTRIC OUTLET
- ECB = ELECTRIC CONTROL BOX
- F.F. = FINISH FLOOR ELEVATION
- FH = FIRE HYDRANT
- GA = GUY WIRE ANCHOR
- HHE = ELECTRIC BOX
- HHT = TELEPHONE BOX
- HHUNK = UNKNOWN BOX
- MHG = GREASE TRAP MANHOLE
- MHS = SANITARY SEWER MANHOLE
- N.A.V.D.88 = NORTH AMERICAN VERTICAL DATUM 1988
- N.G.V.D.29 = NATIONAL GEODETIC VERTICAL DATUM OF 1929
- ORB = OFFICIAL RECORD BOOK
- P.B. = PLAT BOOK
- PG. = PAGE
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- PL = PROPERTY LINE
- P/L = PROPERTY LINE
- R/W = RIGHT OF WAY
- SQ.FT. = SQUARE FEET
- S = SECTION LINE
- TVRB = TV RISER BOX
- WV = WATER VALVE
- WPP = WOOD POWER POLE
- SECTION 10-55S-39E = SECTION 10, TOWNSHIP 55 SOUTH, RANGE 39 EAST

ZONING AND LAND USE

FOLIO 30-5910-000-0150:
ZONING: GU (INTERIM DISTRICT-USÉS)

DEVELOPMENT CRITERIA

EXISTING FACILITIES:

- GYMNASIUM BUILDING 11,617 SQUARE FEET
- OFFICE BUILDING 5,412 SQUARE FEET
- OFFICE BUILDING 5,404 SQUARE FEET
- MAINTENANCE BUILDING 3,855 SQUARE FEET
- MESS HALL BUILDING 3,265 SQUARE FEET
- STORAGE BUILDING 1,200 SQUARE FEET
- CHAPEL BUILDING 1,206 SQUARE FEET
- LIFT STATION BUILDING 123 SQUARE FEET
- A NATURE -BASE PLAYGROUND, 140' X 160' AREA
- PARKING LOT, 10 PARKING STALLS

PROPOSED DEVELOPMENT:

- COMPLETING RENOVATION OF EXISTING INTERIOR AND EXTERIOR GYMNASIUM, BATHROOM, OFFICES AND ACTIVITY ROOM.

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN THE SE 1/4 OF SECTION 10, TOWNSHIP 55 SOUTH, RANGE 39 EAST, MIAMI DADE COUNTY, FLORIDA.

PARCEL 1

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4, OF SECTION 10, TOWNSHIP 55 SOUTH, RANGE 39 EAST; THENCE S86°34'39"W ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4, FOR A DISTANCE OF 687.97 FEET; THENCE N02°24'00"W, FOR A DISTANCE OF 35.01 FEET TO THE INTERSECTION WITH THE NORTHERLY RIGHT OF WAY OF SOUTHWEST 120TH STREET, AND THE POINT OF BEGINNING OF HEREIN DESCRIBED PARCEL OF LAND; THENCE S86°34'39"W ALONG SAID NORTHERLY RIGHT OF WAY, FOR A DISTANCE OF 664.34 FEET; THENCE N03°24'36"W, FOR A DISTANCE OF 812.73 FEET; THENCE N27°46'17"W, FOR A DISTANCE OF 202.99 FEET; THENCE S89°18'48"W, FOR A DISTANCE OF 78.39 FEET; THENCE N00°37'55"W, FOR A DISTANCE OF 117.11 FEET; THENCE N55°44'22"E, FOR A DISTANCE OF 497.88 FEET; THENCE S42°06'35"E, FOR A DISTANCE OF 180.00 FEET; THENCE N47°24'31"E, FOR A DISTANCE OF 299.24 FEET; THENCE N42°31'56"W, FOR A DISTANCE OF 136.47 FEET; THENCE N55°44'22"W, FOR A DISTANCE OF 11.56 FEET; THENCE N87°36'00"E, FOR A DISTANCE OF 151.97 FEET; THENCE S02°24'00"E, FOR A DISTANCE OF 838.79 FEET; THENCE S51°03'28"W, FOR A DISTANCE OF 248.94 FEET; THENCE S02°24'00"E, FOR A DISTANCE OF 187.16 FEET; THENCE N87°36'00"E, FOR A DISTANCE OF 200.00 FEET; THENCE S02°24'00"E, FOR A DISTANCE OF 357.28 FEET TO THE POINT OF BEGINNING AS RECORDED IN ORB 21408 PG 4678.

AND

PARCEL 2

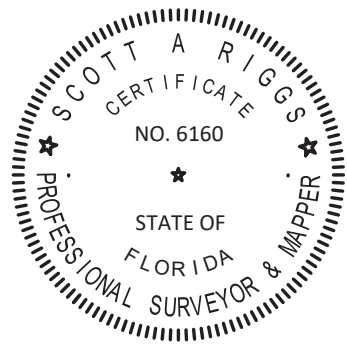
COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4, OF SECTION 10, TOWNSHIP 55 SOUTH, RANGE 39 EAST; THENCE S86°34'39"W ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4, FOR A DISTANCE OF 687.97 FEET; THENCE N02°24'00"W, FOR A DISTANCE OF 35.01 FEET TO THE INTERSECTION WITH THE NORTHERLY RIGHT OF WAY OF SOUTHWEST 120TH STREET; THENCE S86°34'39"W ALONG SAID NORTHERLY RIGHT OF WAY, FOR A DISTANCE OF 664.34 FEET; THENCE N03°24'36"W, FOR A DISTANCE OF 812.73 FEET; THENCE N27°46'17"W, FOR A DISTANCE OF 202.99 FEET; THENCE S89°18'48"W, FOR A DISTANCE OF 78.39 FEET; THENCE N00°37'55"W, FOR A DISTANCE OF 117.11 FEET; THENCE N55°44'22"E, FOR A DISTANCE OF 497.88 FEET, AND THE POINT OF BEGINNING OF HEREIN DESCRIBED PARCEL OF LAND; THENCE S42°06'35"E, FOR A DISTANCE OF 180.00 FEET; THENCE N47°24'31"E, FOR A DISTANCE OF 299.24 FEET; THENCE N42°31'56"W, FOR A DISTANCE OF 136.47 FEET; THENCE S55°44'22"W, FOR A DISTANCE OF 270.16 FEET; THENCE N04°25'38"W, FOR A DISTANCE OF 14.54 FEET; THENCE S85°34'22"W, FOR A DISTANCE OF 10.00 FEET; THENCE S04°25'38"E, FOR A DISTANCE OF 20.38 FEET; THENCE S55°44'22"W, FOR A DISTANCE OF 19.29 FEET TO THE POINT OF BEGINNING AS RECORDED IN ORB 21408 PG 4912

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 25-115531 AND CERTIFIED FROM THE BEGINNING THROUGH AUGUST 31, 2025 AT 2:30 PM; GRANT OF EASEMENT RECORDED IN ORB 16154, PAGE 907; WARRANTY DEED RECORDED AT ORB 21408, PAGE 4676; FLORIDA POWER LIGHT EASEMENT ORB 31641, PAGE 3357; NOTICE OF SEWER FACILITIES RECORDED IN ORB 32438, PAGE 3388; RESOLUTION No. 2023-09 RECORDED IN ORB 33774, PAGE 4225; WARRANTY DEED RECORDED IN ORB 21408, PAGE 4910; PLAT BOOK 173 AT PAGE 50 AND PLAT BOOK 162 AT PAGE 74.
- ALL DISTANCE MEASUREMENTS WERE MADE IN UNITED STATES SURVEY FEET, UNLESS SHOWN OTHERWISE.
- THE PROJECT SITE IS LOCATED IN SECTION 10, TOWNSHIP 55 SOUTH, RANGE 39 EAST, IN MIAMI-DADE COUNTY, FLORIDA.
- THE BEARING BASIS FOR THIS SURVEY IS SOUTH 86°34'54" WEST ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 55 SOUTH, RANGE 39 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: 12086C0441L, MAP REVISED SEPTEMBER 11, 2009.
- MIAMI-DADE COUNTY FLOOD CRITERIA: 8.00 FEET N.A.V.D.88 OR 9.55 FEET N.G.V.D.29 (IN ACCORDANCE WITH THE MIAMI-DADE COUNTY FLOOD CRITERIA ORDINANCE DATED OCTOBER 18, 2022).
- LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR TITLE, EASEMENTS OR RIGHTS-OF-WAY OF RECORD. THIS SURVEY DOES NOT REFLECT ANY RECORDED INSTRUMENTS OR RIGHT-OF-WAY OTHER THAN SHOWN ON THE RECORDED PLAT OR STATED IN THE LEGAL DESCRIPTION AS IT APPEARS ON THIS DRAWING. OWNERSHIP SUBJECT TO OPINION OF TITLE.
- 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 "P-614", ELEVATION 9.00 FEET; SAID BENCHMARK BEING A PK NAIL AND BRASS WASHER IN A CONCRETE SIDEWALK AT THE INTERSECTION OF SOUTHWEST 120 STREET AND SOUTHWEST 137 AVENUE.
- 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.

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 BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 472.027 FLORIDA STATUTES.



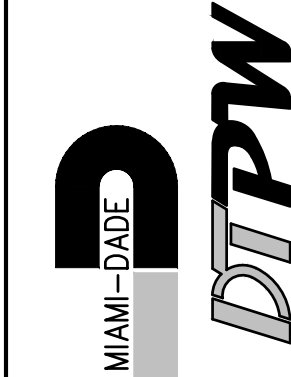
Scott A. Riggs
P.S.M.
2025.11.24 10:16:45-0500
SCOTT A. RIGGS

FLORIDA LICENSE N° 6160
111 NW FIRST STREET, SUITE 1620
MIAMI, FLORIDA 33128 (305-375-2657)

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)

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

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)



TENTATIVE PLAT
CAMP MATECUMBE

Project Title:

Project N°
20240214

Date
03/15/2024

Scale
1" = 300'

Drawing N°

1 of 3

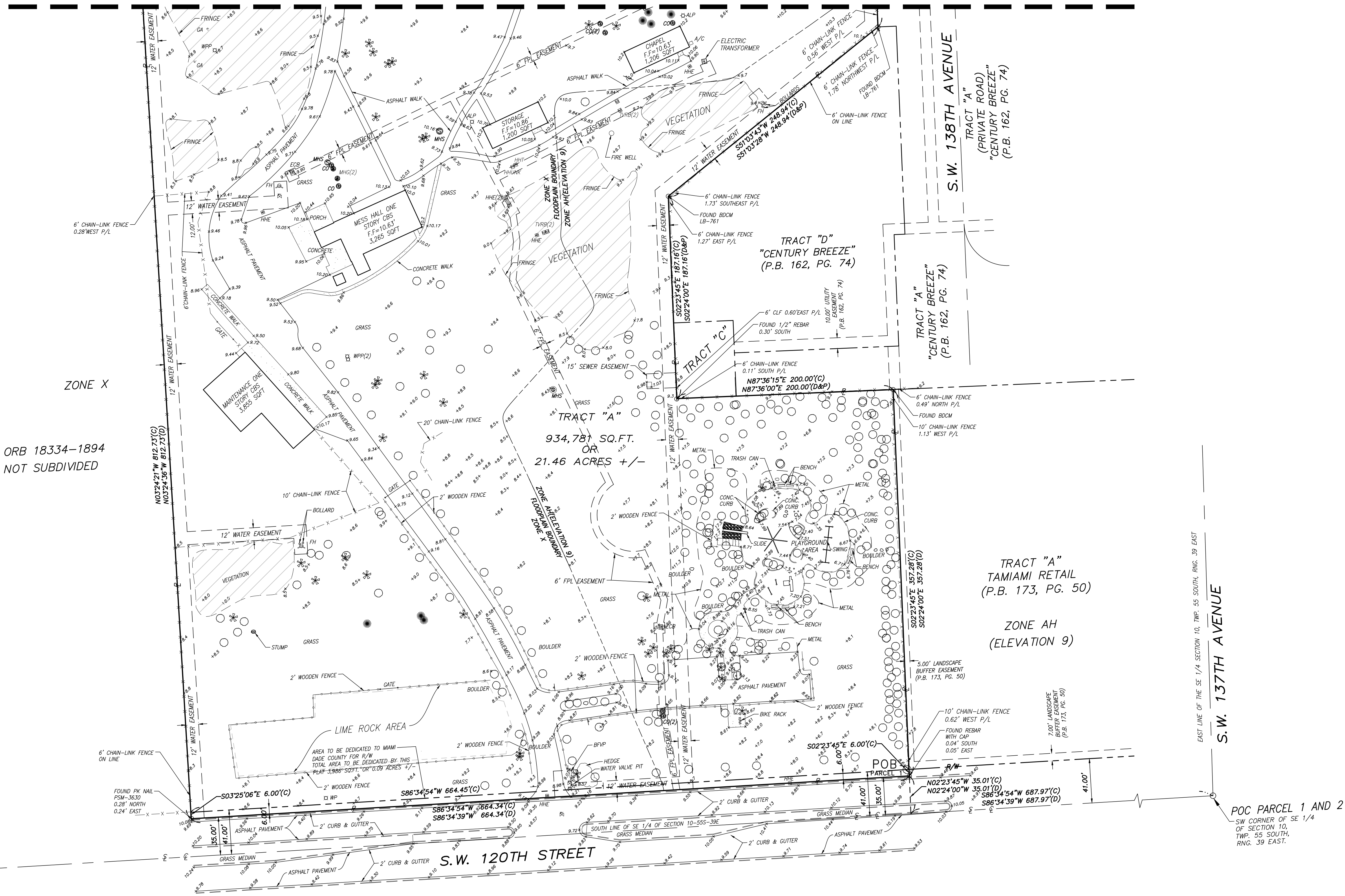
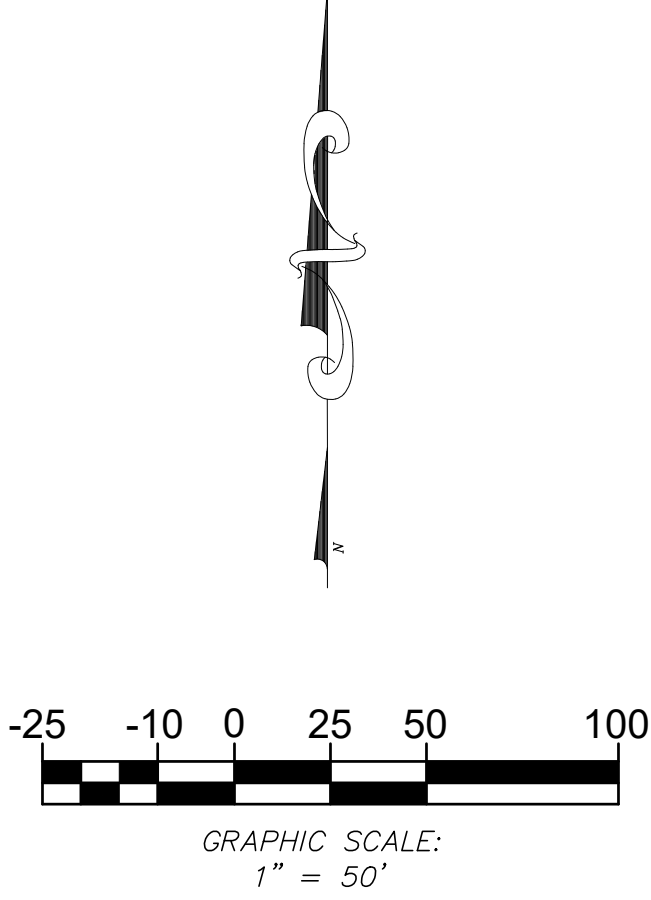
Field Book
2944
3002

Page
60-61
68-70

TENTATIVE PLAT OF
CAMP MATECUMBE

LYING WITHIN THE SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 55 SOUTH, RANGE 39 EAST,
MIAMI-DADE COUNTY, FLORIDA

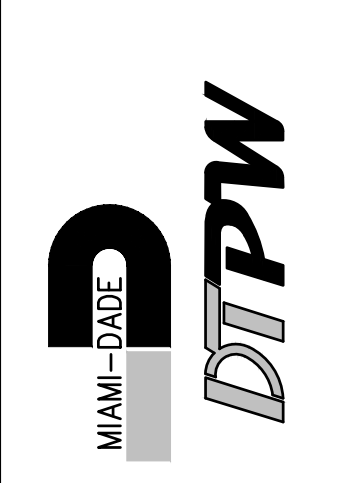
MATCH LINE 1 (SEE SHEET 3 OF 3)



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

Revisions	Date	Description
1	9/28/2025	UPWAVE T-RAT

Miami Dade County
Department of Transportation
and Public Works
Survey Section
111 N.W. First Street, Suite N 1610
Miami, Florida 33128 (305-375-2857)



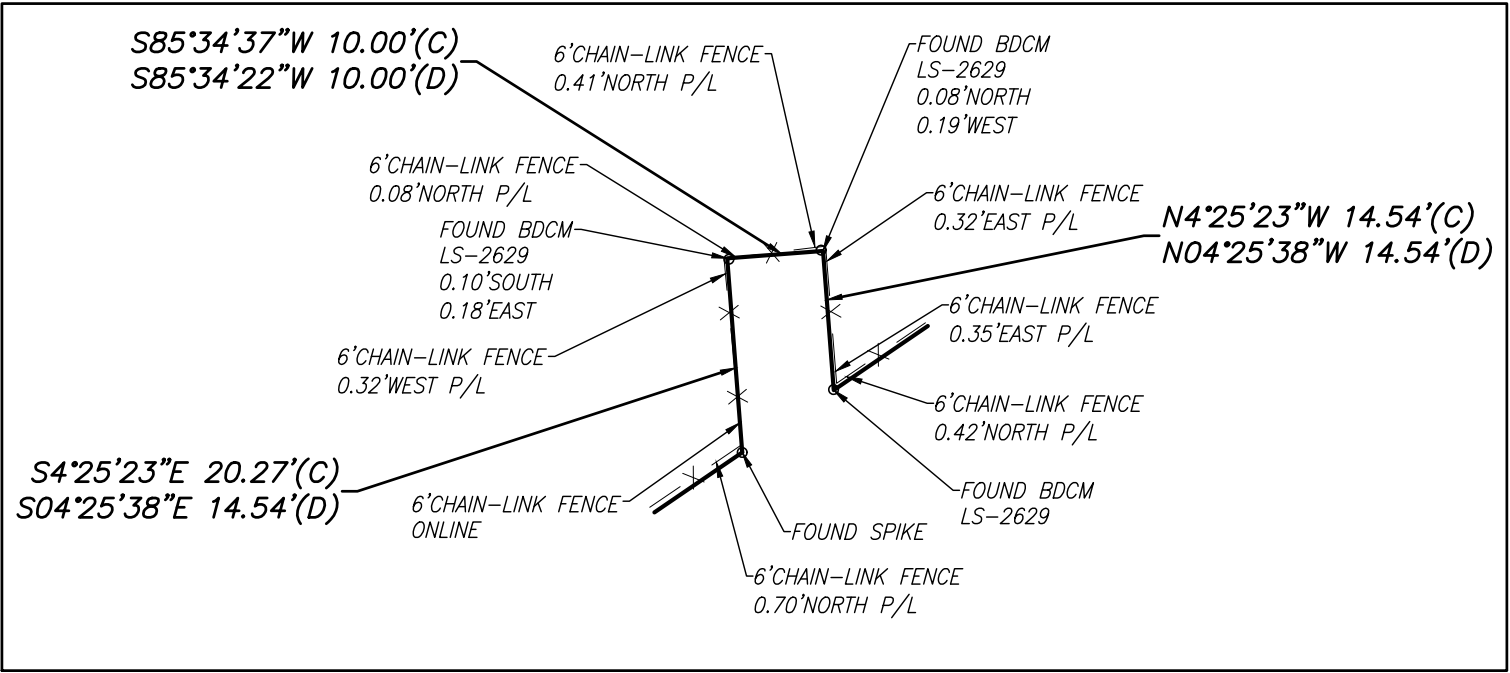
Project Title:
TENTATIVE PLAT
CAMP MATECUMBE

Project N°	20240214
Date	03/15/2024
Scale	1" = 300'
Drawing N°	2 of 3
Field Book	2944
Page	60-61
	3002
	68-70

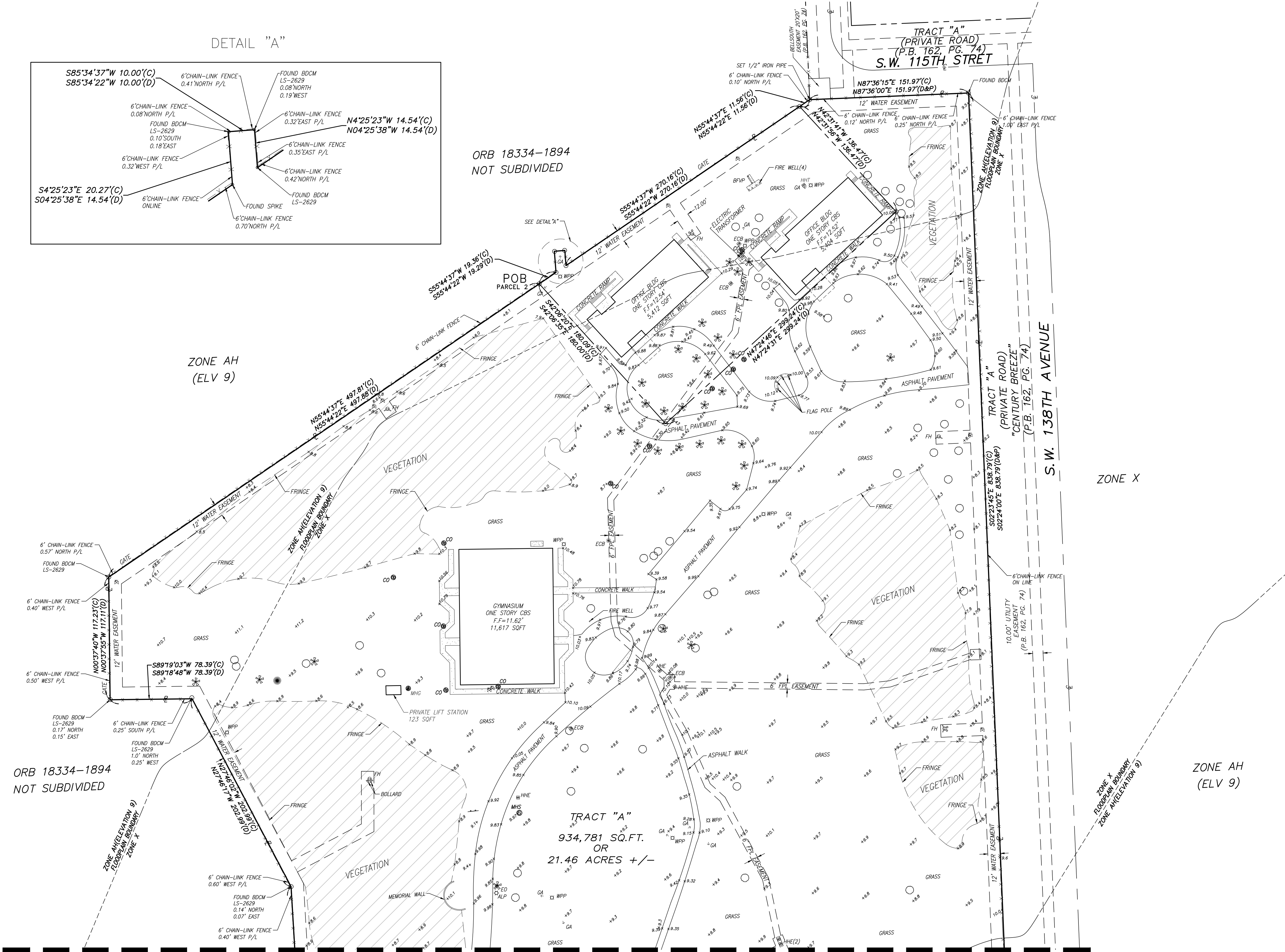
TENTATIVE PLAT OF
CAMP MATECUMBE

LYING WITHIN THE SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 55 SOUTH, RANGE 39 EAST,
MIAMI-DADE COUNTY, FLORIDA

DETAIL "A"



ORB 18334-1894
NOT SUBDIVIDED



MATCH LINE 1 (SEE SHEET 2 OF 3)

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

Revisions	Description	Date
1	UPRISE T-RAT	9/29/2025

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
CAMP MATECUMBE

Project N° 20240214	Scale 1" = 300'
Date 03/15/2024	Drawing N° 3 of 3
Field Book 2944 3002	Page 60-61 68-70