

# 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: \_\_\_\_\_

Waiver No. D- \_\_\_\_\_

Received Date: \_\_\_\_\_

## APPLICATION FOR WAIVER OF PLAT

Municipality: UNINCORPORATED Sec.: 18 Twp.: 54 S. Rge.: 40 E. / Sec.: \_\_\_\_\_ Twp.: \_\_\_\_\_ S. Rge.: \_\_\_\_\_ E.

1. 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@miamidade.gov
2. Surveyor's Name: Scott Riggs Phone: (305) 375-5774  
Address: 111 NW 1st St City: Miami State: FL Zip Code: 33128  
Surveyor's Email Address: scott.riggs@miamidade.gov
3. Legal Description of Cutout Tract: See attached survey.
4. Folio No(s): 30-4018-000-0740 / \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_
5. Legal Description of Parent Tract: See attached survey.
6. Street Boundaries: SW 34th St, SW 114th Ave, SW 32nd St.
7. Present Zoning: GP Zoning Hearing No.: N/A
8. Proposed use of Property: **PARK USE**  
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: ☒

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 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:

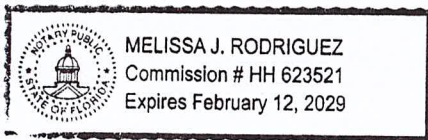
Signature of Owner: 

COUNTY OF MIAMI-DADE)

(Print name & Title here): Joe Cornely Assistant Director

BEFORE ME, personally appeared Joe Cornely this 25 day of SEPT, 2025 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 25 day of SEPTEMBER, 2025 A.D.



Signature of Notary Public: 

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

(NOTARY SEAL)

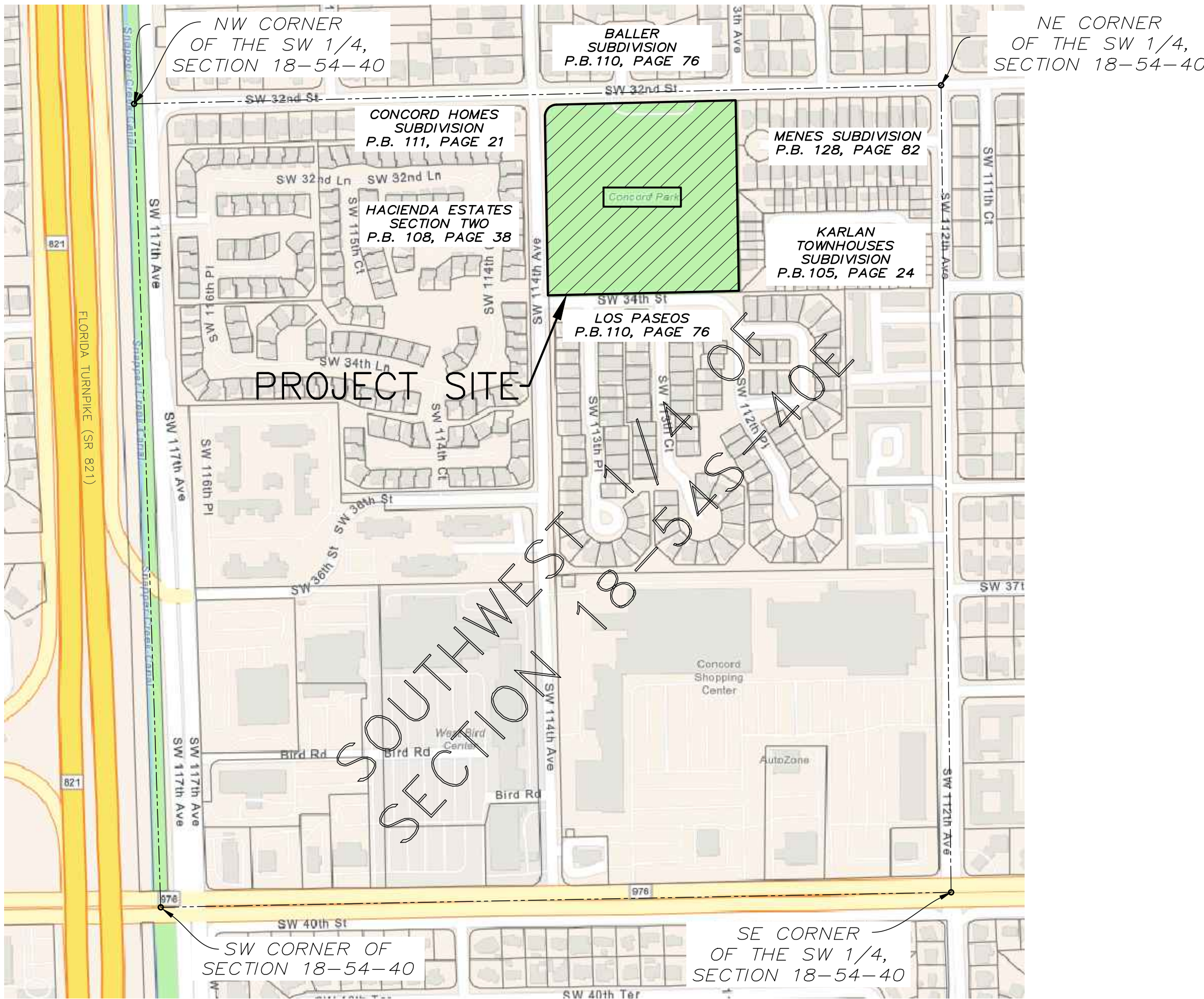
FEB. 12, 2029  
(Commission Expires)

HH 623521  
(Commission Number)

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



WAIVER OF PLAT  
CONCORD PARK 11350 SW 32ND STREET  
LYING IN SECTION 4, TOWNSHIP 55 SOUTH, RANGE 40 EAST



LOCATION MAP  
SCALE: 1" = 300'

PROJECT SITE LYING WITHIN THE SW 1/4 OF SECTION 18, TOWNSHIP 54 SOUTH, RANGE 40 EAST, UNINCORPORATED MIAMI-DADE COUNTY, FLORIDA

ABBREVIATIONS:

ALP	= ALUMINUM LIGHT POLE
CB	= CATCH BASIN
C.B.S.	= CONCRETE BLOCK STANDARD
CL	= CENTERLINE
CLP	= CONCRETE LIGHT POLE
E	= EASTING
ECB	= ELECTRIC CONTROL BOX
ELPB	= ELECTRIC PANEL/METER BOX
FH	= FIRE HYDRANT
FLT	= ELECTRIC FLOODLIGHT
GA	= GUY WIRE ANCHOR
HHE	= HAND-HOLE ELECTRIC
HHSL	= HAND-HOLE STREET LIGHT
HHT	= HAND-HOLE TELEPHONE/COMMUNICATION
MBOX	= MAIL BOX
MHS	= MANHOLE SANITARY
MHST	= MANHOLE STORM SEWER
MW	= MONITORING WELL
N.G.V.D.	= NATIONAL GEODETIC VERTICAL DATUM
ORB	= OFFICIAL RECORDS BOOK OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY
P.B.	= PLAT BOOK
PG	= PAGE
R	= PROPERTY LINE
P.S.M.	= PROFESSIONAL SURVEYOR AND MAPPER
R/W	= RIGHT OF WAY LINE
S	= SECTION LINE
SV	= SEWER VALVE
TVRB	= TELEVISION RISER BOX
WV	= WATER VALVE
WM	= WATER METER
WPP	= WOODEN POWER POLE

LEGEND

	ALUMINUM OR METAL LIGHT POLE
	BENCHMARK
	CATCH BASIN
	CONCRETE LIGHT POLE
	EXISTING ELEVATIONS
	ELECTRIC CONTROL BOX
	ELECTRIC FLOODLIGHT
	ELECTRIC PANEL/METER
	FIRE HYDRANT
	GUY WIRE ANCHOR
	HAND-HOLE COMMUNICATIONS
	HAND-HOLE ELECTRIC
	HAND-HOLE STREET LIGHT
	HAND-HOLE TRAFFIC SIGNAL
	MAIL BOX
	MANHOLE SANITARY SEWER
	MANHOLE STORM SEWER
	METAL FENCE OR METAL GATE
	MONITORING WELL
	PALM TREE (VARIOUS)
	SEWER VALVE
	SIGN
	TELEVISION RISER BOX
	TREE (VARIOUS)
	WATER METER
	WATER VALVE
	WOODEN FENCE OR METAL GUARDRAIL
	WOODEN POWER POLE

LEGAL DESCRIPTION OF PARCEL:

A PARCEL OF LAND BEING THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 54 SOUTH, RANGE 40 EAST, ALL SITUATE, LYING, AND BEING WITHIN MIAMI-DADE COUNTY, FLORIDA.

LESS AND EXCEPT

THE NORTH 35' OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 54 SOUTH, RANGE 40 EAST.

LESS AND EXCEPT

THE WEST 35' OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 54 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA; LESS THE NORTH 35' THEREOF AND THAT AREA BOUNDED BY THE SOUTH LINE OF THE NORTH 35' OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 18 AND THAT AREA BOUNDED BY A 25' RADIUS ARC CONCAVE TO THE SOUTHEAST AND TANGENT TO THE PREVIOUS TWO DESCRIBED LINES, AS RECORDED IN MIAMI-DADE COUNTY OFFICIAL RECORD BOOK 10331, PAGE 1691.

CONTAINING 59,421 SQUARE FEET OR 1.36 ACRES +/-.

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: NATIONAL TITLE AND ABSTRACT COMPANY OPINION OF TITLE FILE NO. 25-11541, DATED 9/29/2025; OFFICIAL RECORDS BOOK 8601 AT PAGE 1795; OFFICIAL RECORDS BOOK 9337 AT PAGE 1381; DEED BOOK 1932 AT PAGE 212; RESOLUTION NO. R-168-79 RECORDED AT OFFICIAL RECORDS BOOK 10331 AT PAGE 1691, ALL OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

-ALL DISTANCE MEASUREMENTS WERE MADE IN UNITED STATES SURVEY FEET, UNLESS SHOWN OTHERWISE.

-THE PROJECT SITE IS LOCATED IN SECTION 18, TOWNSHIP 54 SOUTH, RANGE 40 EAST, IN MIAMI-DADE COUNTY, FLORIDA.

-THE BEARING BASIS FOR THIS SURVEY IS N87°36'33"E ALONG THE CENTERLINE OF SOUTHWEST 88 STREET AND THE NORTH LINE OF SECTION 4-55-40.

-FEMA FLOOD ZONE "X" BASE FLOOD ELEVATION: N/A

-FEMA PANEL NUMBER: 12086C0432L, MAP REVISED SEPTEMBER 11, 2009.

-MIAMI-DADE COUNTY FLOOD CRITERIA: 8.52' +/-

-NO ATTEMPT WAS MADE TO LOCATE UNDERGROUND UTILITIES, FOOTINGS, BUILDINGS, EXCEPT AS SHOWN HEREON, IF ANY.

-ALL SHOWN BOUNDARY TIES ARE MEASURED PERPENDICULAR TO THE INDICATED REFERENCE LINES.

-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-635", ELEVATION 7.27 FEET; SAID BENCHMARK BEING A PK NAIL AND BRASS WASHER IN CONCRETE CURB OF HANDICAP RAMP, AND BEING LOCATED APPROXIMATELY 40 FEET SOUTH OF THE CENTERLINE OF SOUTHWEST 32 STREET AND 35 FEET EAST OF CENTERLINE OF SOUTHWEST 112 AVENUE.

-THE HORIZONTAL COORDINATES SHOWN HEREON ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT) AND WERE DETERMINED USING REAL-TIME KINEMATICS GLOBAL POSITIONING SYSTEM METHODS TOGETHER WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION'S FLORIDA PERMANENT REFERENCE NETWORK (FPRN), CORRECTION FORMAT "IMAX RTCM3 MSM4". SPECIFICATIONS FOR THIS NETWORK CAN BE FOUND AT THE FOLLOWING WEBSITE: [HTTPS://WWW.FDOT.GOV/GEOSPATIAL/FPRN.SHTM](https://www.fdot.gov/geospatial/fprn.shtm)

-THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1"= 20' 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 RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER.

PROPERTY OWNER

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

ZONING AND LAND USE

FOLIO 30-4018-000-0740

ZONING: GU

CURRENT LAND USE: 550 COUNTY

OPERATED PARKS

DEVELOPMENT CRITERIA

EXISTING FACILITIES:

-ASPHALT PARKING AREA, 23 PARKING SPACES AND

2 HANDICAP PARKING

-2 BASKETBALL COURTS

-1 TOTLOT PLAYGROUND

PROPOSED DEVELOPMENT ON TRACT "A":

-DEMOLITION OF EXISTING PLAYGROUND, AND  
INSTALLATION OF PLAYGROUND RENOVATION.

I HEREBY CERTIFY :

THAT THE ATTACHED "BOUNDARY AND TOPOGRAPHY 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.

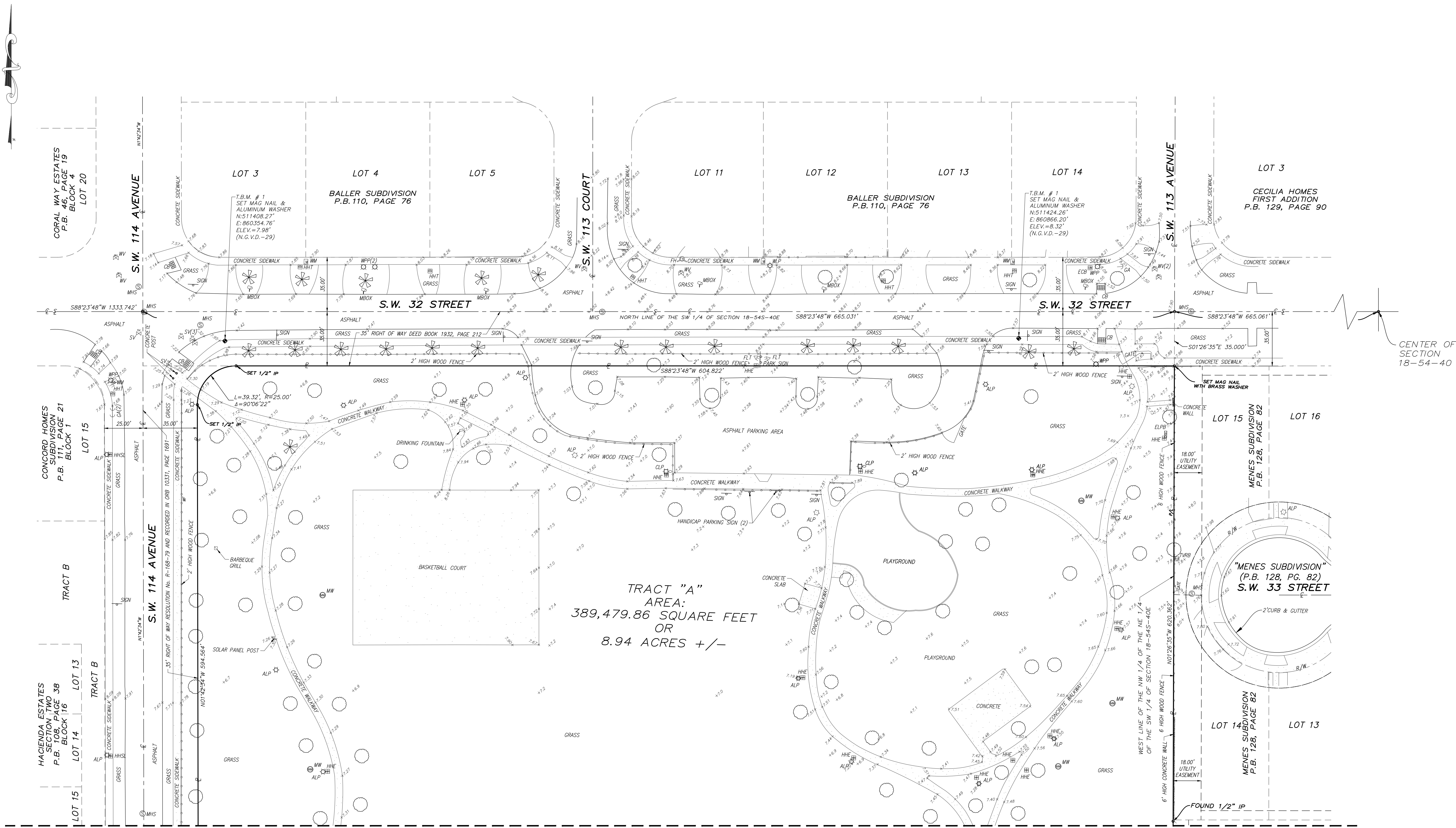
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED  
BY SCOTT A. RIGGS, P.S.M. ON 10/24/2025  
(THIS IS NOT THE DATE OF SURVEY)

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

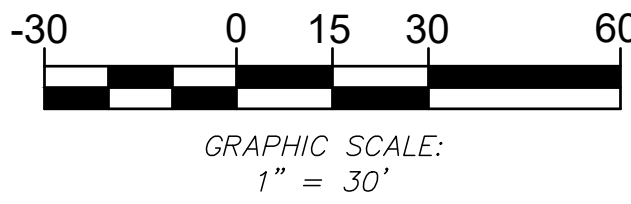
Design:		Drawn: A.A.		Checked: S.RIGGS		Survey: S.RIGGS		Inspections:		Project Manager:	
Revisions		Description		Date		N°					
Project Title:		WAIVER OF PLAT CONCORD PARK 11350 SW 32ND STREET									
Project N°		20240215									
Date		01/15/2025		Scale		AS SHOWN					
Drawing N°		1 of 3									
Field Book		3013		Page		64-69					



WAIVER OF PLAT  
CONCORD PARK 11350 SW 32ND STREET  
LYING IN SECTION 4, TOWNSHIP 55 SOUTH, RANGE 40 EAST



MACH LINE (SEE PAGE 3)



Project Title:	
WAIVER OF PLAT CONCORD PARK 11350 SW 32ND STREET	
Project N° 20240215	
Date 01/15/2025	Scale 1" = 20'
Drawing N° 2 of 3	
Field Book 3013	Page 64-69

Project Manager:	
Survey: PAVEL A. PEREZ	
Checked: S. RIGGS	
Drawn: A.A.	
Design: A.A.	

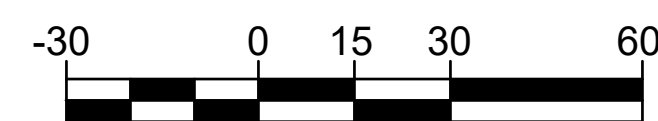
Revisions	
N°	Description

Miami-Dade County  
Department of Transportation  
and Public Works  
Survey Section  
111 N.W. First Street, Suite N° 1810  
Miami, Florida 33128 (305-375-2857)

MIAMI-DADE  
DTPW



MACH LINE (SEE PAGE 2)

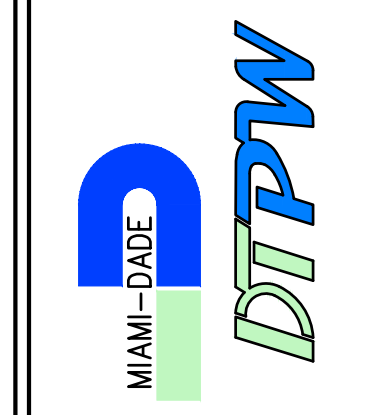


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Design:
Drawn: A.A.
Checked: S.RIGGS
Survey: PAVEL A. PEREZ
Inspections:
Project Manager:

[illegible]

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: WAIVER OF PLAT  
CONCORD PARK  
11350 SW 32ND STREET

Project N° 20240215	
Date 01/15/2025	Scale 1"= 30'
Drawing N° 3 of 3	
Field Book 3013	Page 64-69