

**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.: 4 Twp.: 55 S. Rge.: 40 E. / Sec.: \_\_\_\_\_ Twp.: \_\_\_\_\_ S. Rge.: \_\_\_\_\_ E.

1. Name of Proposed Subdivision: Cherry Grove Park

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

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

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

3. 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

4. Folio No(s): 30-5004-017-0235 / \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

5. Legal Description of Parent Tract: See attached

6. Street boundaries: SW 89th St, SW 96th St, SW 97th Ave

7. Present Zoning: 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. Futhermore, 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.



# TENTATIVE PLAT CHERRY GROVE PARK

LYING IN THE NW 1/4 OF SECTION 4,  
TOWNSHIP 55 SOUTH, RANGE 40 EAST,  
UNINCORPORATED MIAMI-DADE COUNTY, FLORIDA

## LEGAL DESCRIPTION OF PARENT TRACT:

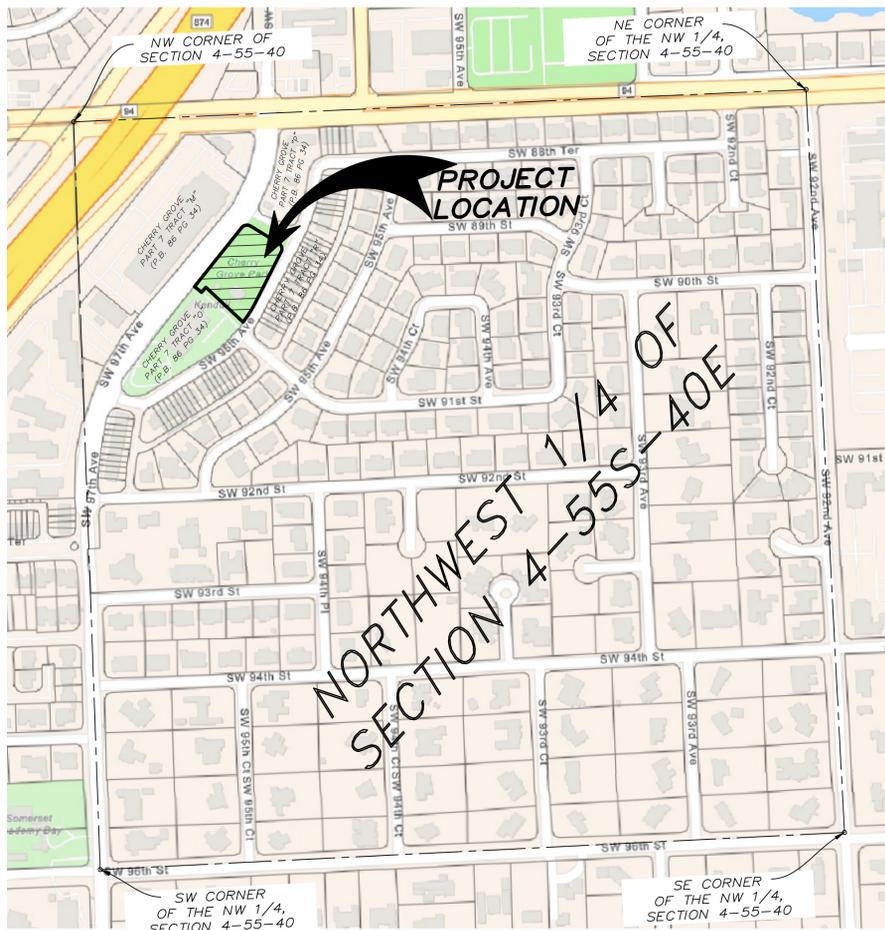
TRACT "O" OF CHERRY GROVE PART SEVEN ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 86 AT PAGE 34 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

## LEGAL DESCRIPTION OF TRACT "A":

A PORTION OF TRACT "O", CHERRY GROVE PART SEVEN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 86, AT PAGE 34 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGIN AT THE NORTHWESTERLY PERMANENT REFERENCE MONUMENT (PRM) OF TRACT "O"; OF SAID PLAT, CHERRY GROVE PART SEVEN, AS RECORDED IN PLAT BOOK 86, AT PAGE 34; THENCE ALONG THE WESTERLY LINE OF SAID TRACT "O" S40°26'46"W FOR A DISTANCE OF 294.81 FEET; THENCE S49°33'14"E FOR A DISTANCE OF 32.40 FEET; THENCE N40°26'46"E FOR A DISTANCE OF 18.54 FEET; THENCE N49°33'14"W FOR A DISTANCE OF 4.90 FEET; THENCE N40°26'46"E FOR A DISTANCE OF 21.34 FEET; THENCE S49°33'14"E FOR A DISTANCE OF 187.30 FEET TO A POINT ON THE EASTERLY LINE OF SAID TRACT "O" AND A POINT OF NON-TANGENT INTERSECTION WITH A CIRCULAR CURVE CONCAVE TO THE NORTHWEST AND HAVING FOR ITS ELEMENTS A CHORD BEARING OF N32°46'10"E, A RADIUS OF 503.00 FEET AND A CENTRAL ANGLE OF 08°16'51"; THENCE ALONG THE ARC OF SAID CURVE AND THE EASTERLY LINE OF SAID TRACT "O" FOR AN ARC DISTANCE OF 72.70 FEET TO A POINT OF TANGENCY; THENCE CONTINUE ALONG THE EASTERLY LINE OF SAID TRACT "O", N28°37'45"E FOR A DISTANCE OF 270.00 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHWEST AND HAVING FOR ITS ELEMENTS A RADIUS OF 603.00 FEET AND A CENTRAL ANGLE OF 01°33'45"; THENCE ALONG THE ARC OF SAID CURVE FOR AN ARC DISTANCE OF 16.45 FEET TO A POINT OF NON TANGENCY AND A POINT ON THE SOUTHERLY LINE OF RIGHT-OF-WAY DEED AS RECORDED IN OFFICIAL RECORDS BOOK 9996 AT PAGE 717 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY; THENCE, ALONG THE SAID SOUTHERLY RIGHT-OF-WAY LINE, N61°13'20"W FOR A DISTANCE OF 153.48 FEET TO A POINT OF INTERSECTION WITH A LINE 40 FEET EASTERLY AND PARALLEL OF THE CENTERLINE OF SW 97TH AVENUE AND A POINT OF NON-TANGENT INTERSECTION WITH A CIRCULAR CURVE CONCAVE TO THE NORTHWEST HAVING FOR ITS ELEMENTS A CHORD BEARING OF S36°55'04"W, A RADIUS OF 540.00 FEET AND A CENTRAL ANGLE OF 07°03'23"; THENCE, ALONG THE ARC OF SAID CURVE FOR AN ARC DISTANCE OF 66.51 FEET TO THE POINT OF BEGINNING. CONTAINING 63,520 SQUARE FEET OR 1.46 ACRES +/-.

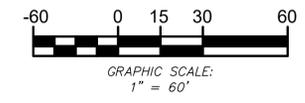
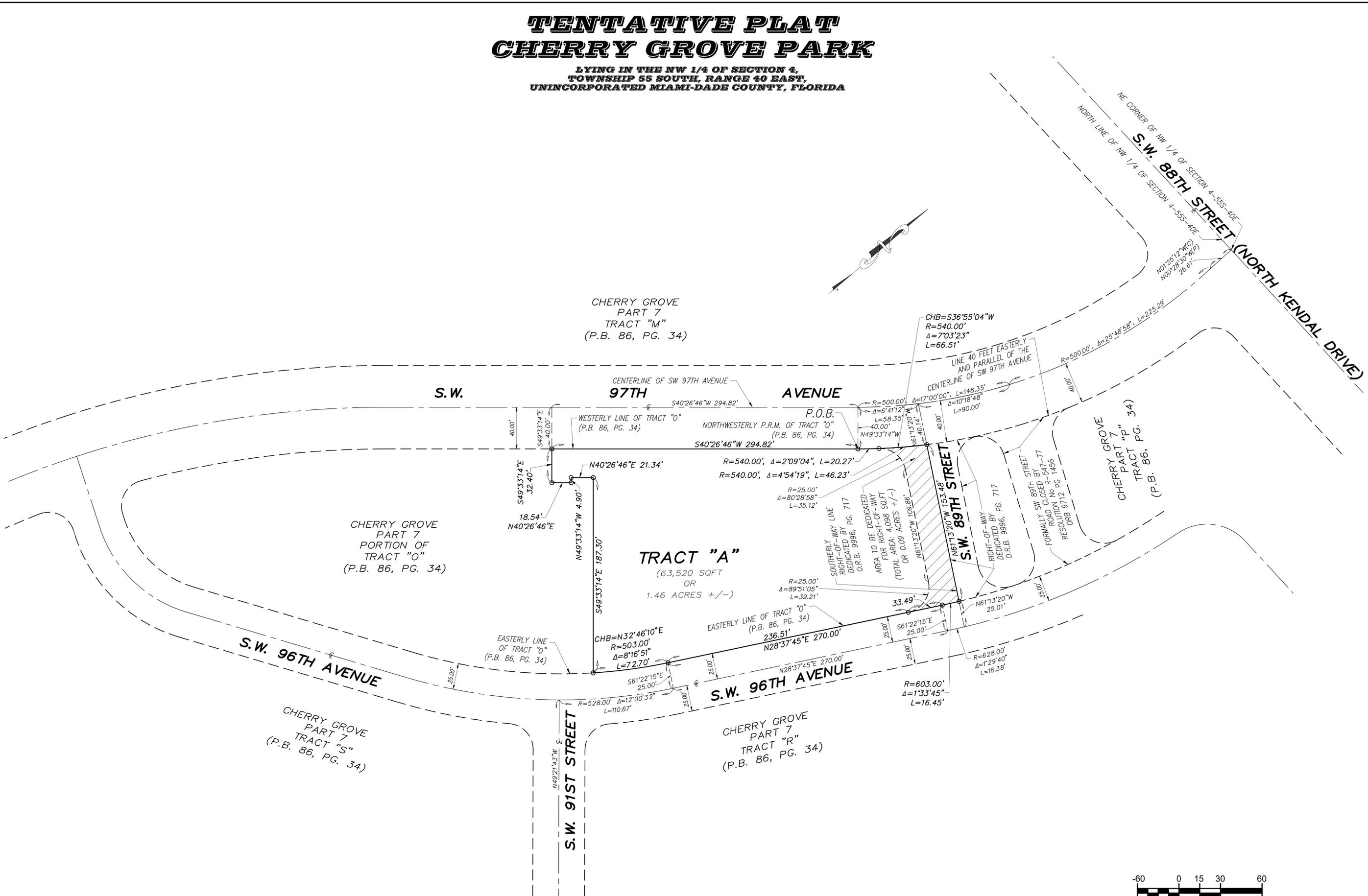
## SURVEYOR'S NOTES TO ACCOMPANY BOUNDARY AND TOPOGRAPHIC SURVEY

- THIS SURVEY MAP REPRESENTS A **BOUNDARY AND TOPOGRAPHIC SURVEY**. THE INITIAL FIELD WORK WAS COMPLETED ON 11/08/2018; THIS SURVEY WAS UPDATED ON 12/30/2025.
- THIS SURVEY IS SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, OR EASEMENTS OF RECORD; ALL EASEMENTS (IF ANY) WERE SUPPLIED BY THE CLIENT.
- SOURCES OF DATA: ROAD CLOSING PETITION P-256 RESOLUTION 547-77 OFFICIAL RECORDS BOOK 9712 PAGE 1456, DEED BOOK 9996 PAGE 717, PLAT BOOK 86 PAGE 34.
- ALL DISTANCE MEASUREMENTS WERE MADE IN UNITED STATES SURVEY FEET, UNLESS SHOWN OTHERWISE.
- THE PROJECT SITE IS LOCATED IN SECTION 4, TOWNSHIP 55 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 88TH STREET AND THE NORTH LINE OF SECTION 4-55S-40E.
- FEMA FLOOD ZONE "X" BASE FLOOD ELEVATION: N/A
- FEMA PANEL NUMBER: 12086C0461L, MAP REVISED SEPTEMBER 11, 2009.
- MIAMI-DADE COUNTY FLOOD CRITERIA: 12.0' +/- (N.G.V.D.-29)
- 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.
- OWNERSHIP IS SUBJECT TO AN 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-430-R", ELEVATION 8.02 FEET; SAID BENCHMARK BEING A PK NAIL AND WASHER IN TOP OF CONCRETE PAD OF TRAFFIC CONTROL BOX, AND BEING LOCATED APPROXIMATELY 124 FEET NORTH OF THE CENTERLINE OF SOUTHWEST 88TH STREET AND 21 FEET WEST OF CENTERLINE OF SOUTHWEST 97TH 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/GEOSPACIAL/FPRN.SHTM](https://www.fdot.gov/geospacial/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 SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER.



# TENTATIVE PLAT CHERRY GROVE PARK

LYING IN THE NW 1/4 OF SECTION 4,  
TOWNSHIP 55 SOUTH, RANGE 40 EAST,  
UNINCORPORATED MIAMI-DADE COUNTY, FLORIDA



|            |          |                  |                  |
|------------|----------|------------------|------------------|
| Design:    | JMM A.A. | Checked: S.RIGGS | Project Manager: |
| Drawn:     |          | Survey:          |                  |
| Inspected: |          |                  |                  |

| No. | Date       | Description   |
|-----|------------|---------------|
| 1   | 09/30/2018 | Update Survey |
| 2   | 12/01/2018 | Update Survey |

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)

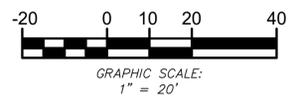
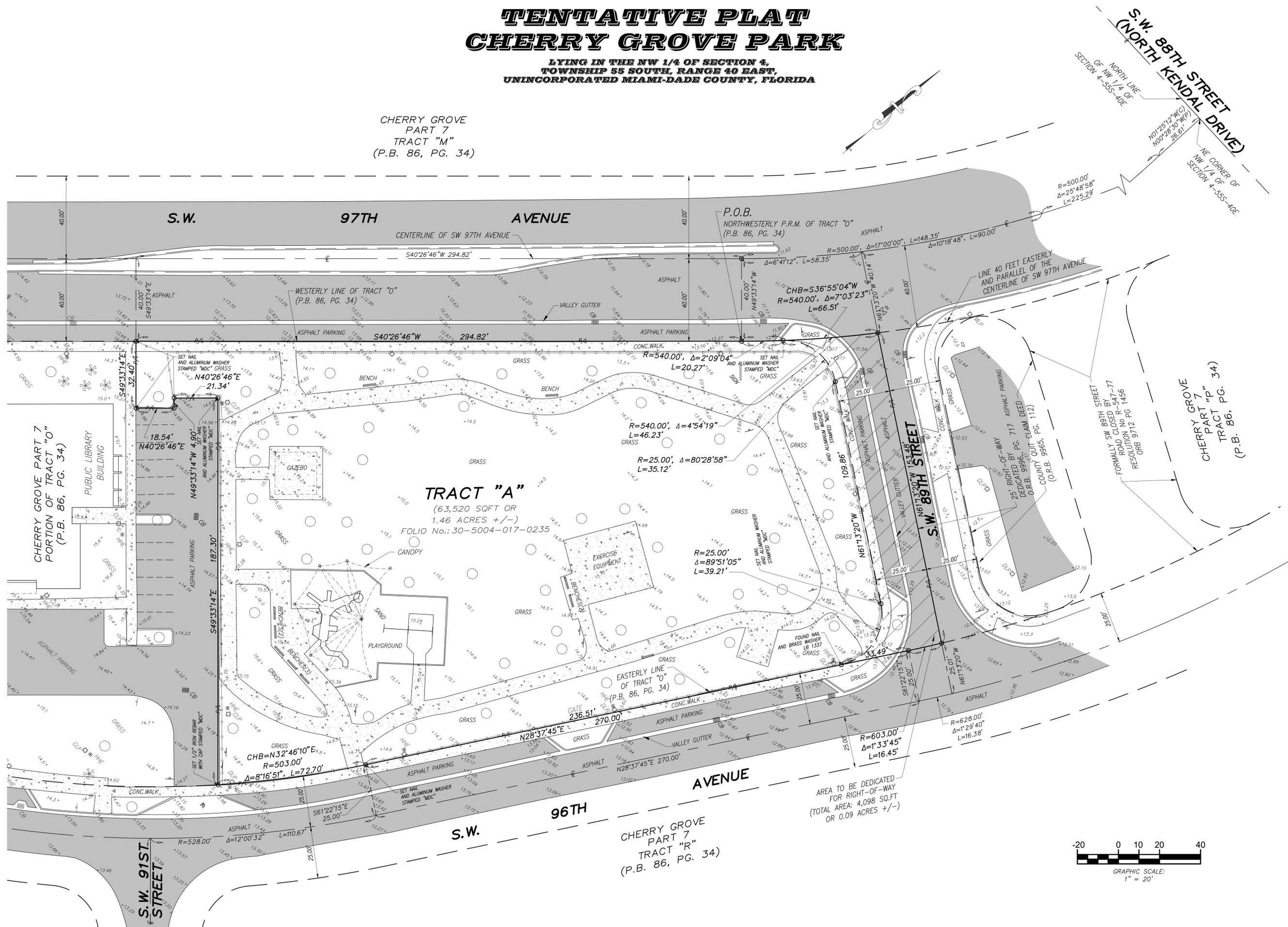
Project Title:  
TENTATIVE PLAT  
CHERRY GROVE PARK

|                         |                   |
|-------------------------|-------------------|
| Project No.<br>20250023 |                   |
| Date<br>11/08/2018      | Scale<br>AS SHOWN |
| Drawing No.<br>1 of 3   |                   |
| Field Book<br>0000      | Page<br>00-00     |

# TENTATIVE PLAT CHERRY GROVE PARK

LYING IN THE NW 1/4 OF SECTION 4,  
TOWNSHIP 55 SOUTH, RANGE 40 EAST,  
UNINCORPORATED MIAMI-DADE COUNTY, FLORIDA

CHERRY GROVE  
PART 7  
TRACT "M"  
(P.B. 86, PG. 34)



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

| No. | Date       | Description   |
|-----|------------|---------------|
| 1   | 09/30/2018 | Update Survey |
| 2   | 12/20/2025 | Update Survey |

Miami Dade County  
Department of Transportation  
and Public Works  
Survey Section  
111 N.W. First Street, Suite N 1610  
Miami, Florida 33128 (305-375-8657)



TENTATIVE PLAT  
CHERRY GROVE PARK

|                         |                   |
|-------------------------|-------------------|
| Project No.<br>20250023 |                   |
| Date<br>11/08/2018      | Scale<br>AS SHOWN |
| Drawing No.<br>1 of 3   |                   |
| Field Book<br>0000      | Page<br>00-00     |