

RECEIVED

MIAMI-DADE COUNTY
PROCESS NO.: E25-009
DATE: MAY 15 2025
BY: ISA

DEPARTMENT OF REGULATORY
AND ECONOMIC RESOURCES

APPLICATION FOR ENTRANCE FEATURE

DEVELOPMENT SERVICES DIVISION
111 N.W. 1ST STREET, 11TH FLOOR
MIAMI, FL 33128
PH. (305) 375-2141

E2025000009

Entrance Feature No.: _____ Tentative No.: **T-25169**

Plat Name **F & F DEVELOPERS SITE**

Sec. **36** Twp. **56** Rge. **39**

Property Location: **12000 S.W. 268 Street**

Zoning: **RU-3M** District: **9**

Owner: **Millrose Properties Florida LLC**

Owner's Email: **c/o alberto.torres@hklaw.com**

Owner's Address: **c/o 701 Brickell Avenue, Suite 3300, Miami, FL 33131**

Owner's Phone: **c/o 305-789-7744**

Contact person: **Alberto Torres**

Contact's Email: **c/o alberto.torres@hklaw.com**

Contact's Address: **c/o 701 Brickell Avenue, Suite 3300, Miami, FL 33131**

Contact's Phone: **c/o 305-789-7744**

Please note that this application must be submitted to the Department of Regulatory and Economic Resources on the 11th floor with the processing check made payable to the **"Miami-Dade County"**.

FOR OFFICIAL USE ONLY

Check No: _____

Bank: _____

Date received: _____

RECEIVED

MIAMI-DADE COUNTY ZONING APPLICATION FOR ADMINISTRATIVE APPROVAL OF

PROCESS NO.: E25-009

ENTRANCE FEATURE

DATE: MAY 15 2025

BY: ISA

MIAMI-DADE COUNTY

Sec. 36 Twp. 56 Rge. 39

Fee _____

E202500009

FOLIO# 30-6936-008-0010

Date Received Stamp

This application with all required supplemental data, information and fee must be completed in accordance with the attached "INSTRUCTIONS FOR FILING APPLICATION FOR ENTRANCE FEATURE" and returned to the MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING, the Zoning Hearings Section.

TYPE OR PRINT LEGIBLY ALL INFORMATION ON APPLICATION:

(1) Applicant MILLROSE PROPERTIES FLORIDA LLC Phone _____

Mailing Address 5505 Waterford District Dr. City Miami State FL Zip 33126

Email Address c/o alberto.torres@hklaw.com

(2) Owner of Property MILLROSE PROPERTIES FLORIDA LLC Phone c/o 305-789-7744

Mailing Address 5505 Waterford District Dr. City Miami State FL Zip 33126

Email Address c/o alberto.torres@hklaw.com

(3) Contact Person Alberto Torres Phone 305-789-7744

Address 701 Brickell Avenue City Miami State FL Zip 33126

Email Address alberto.torres@hklaw.com

(4) LEGAL DESCRIPTION OF THE PROPERTY COVERED BY THE APPLICATION: _____

Please See Exhibit "A"

(5) SIZE OF PROPERTY: 3.52 Acres

(6) Address or location of subject property 12000 S.W. 268 Street

(7) Present Zoning Classification(s) RU-3M

(8) Is this Entrance Feature being requested as a result of a violation notice or summons? No

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AT THE BEACON CENTER
1300 NW 84th AVENUE
DORAL, FLORIDA 33126
TELEPHONE : (305) 592-1363
FACSIMILE : (305) 592-6865
<http://www.ppkarch.com>

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4 ASSOCIATES, ARCHITECTS - PLANNERS
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authorized in writing by the Architect.

[illegible]

LENNAR HOMES
5505 WATERFORD DISTRICT DR.
5TH FLOOR
MIAMI, FLORIDA 33126
PHONE: (305)-559-1951
FAX: (305)-229-6605

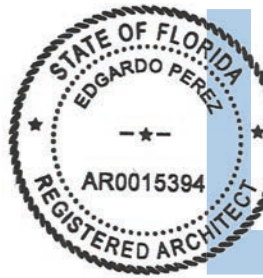
LICENSE # AA 26001357

EDGARDO PEREZ , AIA
LICENSE No. : AR 0015394

MARIO P. PASCUAL , AIA
LICENSE No. : AR 0008254

PETER KILIDDJIAN, RA
LICENSE No. : AR 0093067

ANDREW STARR, RA
LICENSE No. : AR 0095130



Digitally signed by Edgardo Perez
DN: E=e_perez@ppkarch.com,
CN=Edgardo Perez, O="Pascual,
Perez, Kiliddjian, Starr & Assoc",
L=Doral, S=Florida, C=US
Date: 2025.05.14 12:29:28-04'00'

F & F
BY LENNAR HOMES
ENTRY MONUMENT
FBC 2023 EIGHTH EDITION - RESIDENTIAL

MIAMI-DADE COUNTY
PROCESS NO.: E25-009
DATE: MAY 15 2025
BY: ISA



GENERAL NOTES:

- PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR AND THE SUBCONTRACTORS SHALL VERIFY ALL LOCATIONS, LINES, UTILITIES, EMBANKMENTS AND EXISTING CONCRETE STRUCTURE TO BE CUT OR WITH THE PLANS AND PREPARATIONS. THEY SHALL REPORT ANY UNDESIRABLES OR DISCREPANCIES TO THE ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE FIELD LOCATIONS, DIMENSIONS AND MEASUREMENTS IN CONNECTION WITH THE WORK.
- IF ANY DISCREPANCIES OR DISCREPANCIES ARE FOUND, GENERAL NOTES OR OTHER DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER IN WRITING OF SUCH DISCREPANCY OR ERROR PRIOR TO PROCEEDING WITH ANY WORK WHICH APPEARS IN QUESTION. IN THE EVENT OF THE CONTRACTOR'S FAILURE TO DO SUCH AS ABOVE NOTED, HE/ SHE WILL BE RESPONSIBLE FOR THE RESULTS OF ANY SUCH DISCREPANCIES OR DISCREPANCIES.
- ALL DIMENSIONS SHALL BE CONSIDERED "NOMINAL" UNLESS OTHERWISE NOTED. DIMENSIONS ON LARGE SCALE DRAWINGS OR PLANS WILL PREVAIL OVER SMALLER SCALED DRAWINGS.
- DO NOT SCALE DIMENSIONS. USE FIELD MEASUREMENTS ONLY. CONTRACTOR SHALL VERIFY ALL DIMENSIONS & CONDITIONS AND IN THE EVENT OF DISCREPANCIES, NOTIFY THE ARCHITECT/ENGINEER IMMEDIATELY.
- SUBMIT 3 SETS DRAWINGS FOR THE ARCHITECTS REVIEW OF ALL ITEMS REQUIRING FURNITURE. DO NOT FURNISH UNTIL APPROVED.

APPLICABLE CODES AND GUIDELINES:

1. ALL WORK SHALL BE IN COMPLIANCE WITH THE FLORIDA BUILDING CODE 2023-EIGHTH EDITION AND APPLICABLE FEDERAL, STATE, LOCAL REGULATIONS AND ORDINANCES HAVING JURISDICTION OVER THE PROJECT.
2. THE AIA GENERAL CONDITIONS, THE SUPPLEMENTAL GENERAL CONDITIONS AND GENERAL REQUIREMENTS AS AMENDED BY OWNER SHALL BE CONSIDERED AN INCLUSIVE PART OF THESE SPECIFICATIONS AND OR DRAWINGS. ALL SUBCONTRACTORS AS WELL AS THE GENERAL CONTRACTOR SHALL BE GOVERNED BY ALL APPLICABLE SECTIONS OF THESE DOCUMENTS WITH REFERENCE TO THEIR RESPECTIVE AREA OF WORK. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ADVISE AND INFORM HIS SUBCONTRACTORS AND SUPPLIERS OF ALL OF THESE REQUIREMENTS.

JOB SITE COORDINATION:

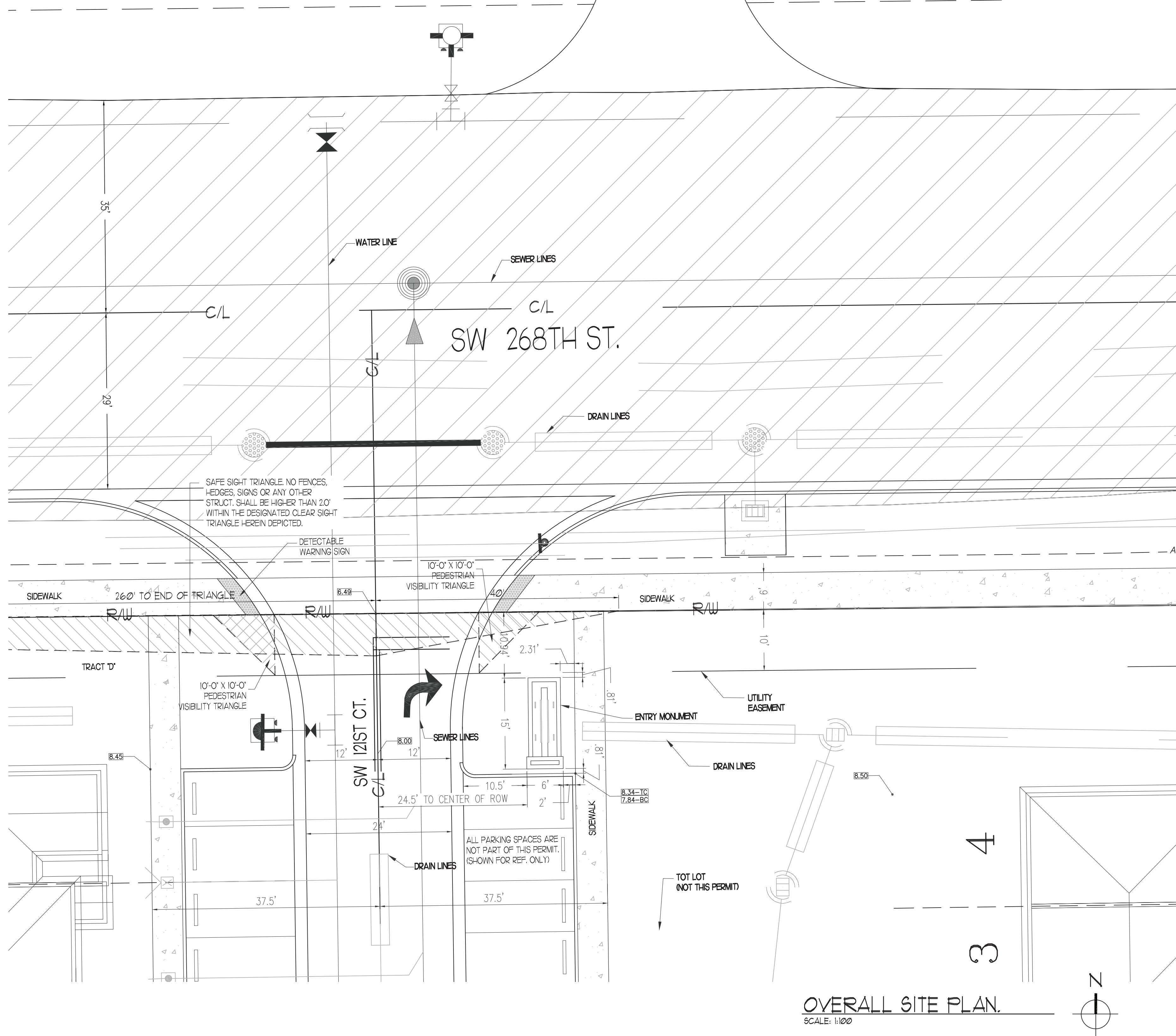
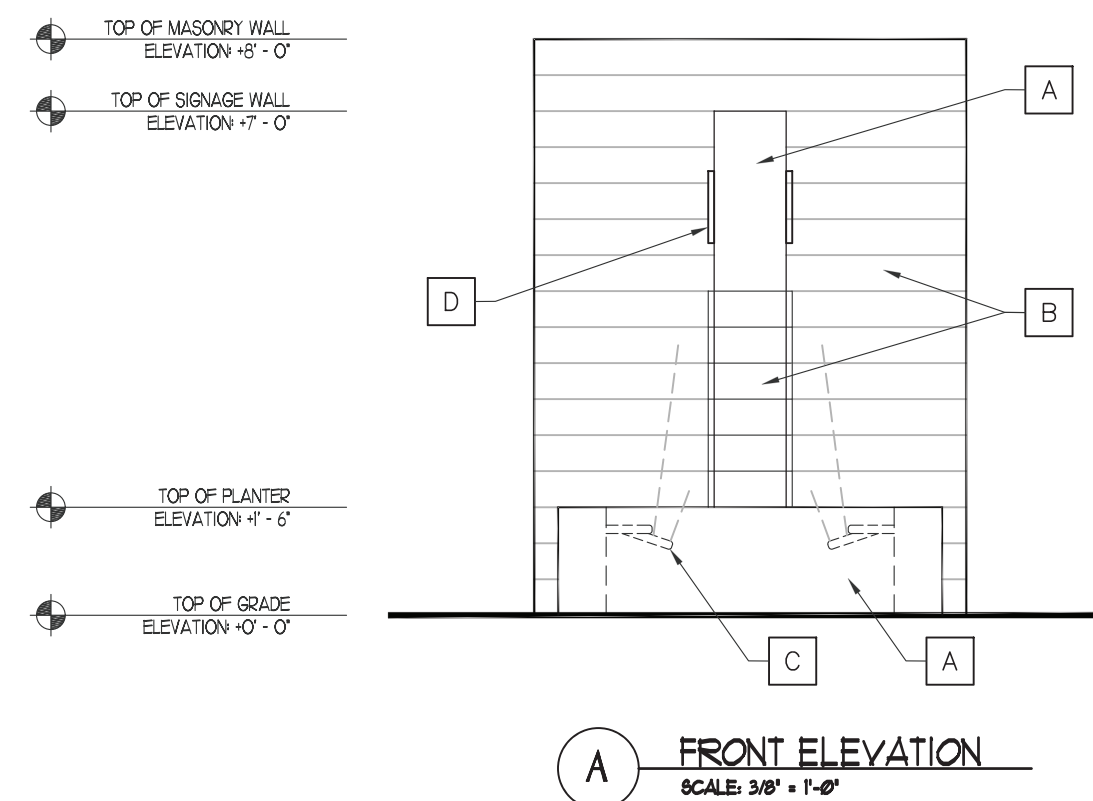
1. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SUBCONTRACTORS WORKING AT JOB SITE AND FOR ALL COORDINATION OF WORK.
2. COORDINATE ALL STRUCTURAL WORK WITH ARCHITECTURAL AND ELECTRICAL DRAWINGS FOR VERIFICATION OF LOCATION AND DIMENSIONS OF ALL PROJECT REQUIREMENTS.

MATERIALS:

1. ALL MATERIALS, FINISHES, PATTERNS AND COLORS SHALL BE APPROVED OR SELECTED BY THE OWNER/ARCHITECT AND FURNISHED AND INSTALLED BY GENERAL CONTRACTOR. REFER TO FINISH SCHEDULE AND SPECIFICATIONS.
2. NO SUBSTITUTIONS ARE ALLOWED FOR MATERIALS WHERE SPECIFIC MANUFACTURERS ARE INDICATED, UNLESS APPROVED BY THE OWNER/ARCHITECT, WHERE APPROVED EQUIV. IS USED, IT SHALL BE UNDERSTOOD THAT THE SUBSTITUTE SHALL BE JUDGMENT AND APPROVAL OF THE ARCHITECT, AND REQUESTS FOR SUBSTITUTIONS SHALL BE MADE IN WRITING PRIOR TO ORDERING MATERIALS OR COMMENCING WORK. SUCH REQUESTS SHALL INCLUDE THE DATE, SCOPE OF WORK, ANY ADDITIONAL COSTS TO THE OWNER AND ANY ANTICIPATED DELAYS CAUSED BY SUCH CHANGES.

SOIL STATEMENT:

AS PER VISUAL INSPECTION SOIL CONDITIONS AT THIS SITE ARE SAND AND ROCK WITH A MINIMUM BEARING CAPACITY OF 2,000 P.S.F. THE OWNER SHALL SUBMIT AT THE TIME OF BREAKING GROUND, TO THE COUNTY INSPECTOR A SIGNED AND SEALED LETTER ATTESTING THAT THE SITE HAS BEEN OBSERVED AND THAT THE FOUNDATION CONDITIONS ARE SIMILAR TO THOSE UPON WHICH THE DESIGN IS BASED.



ELEVATION LEGEND:

- ☐ A SMOOTH CEMENTITIOUS FINISH
SW 7056 RESERVED WHITE
- ☐ B STUCCO ACCENTS
SW 7658 GRAY CLOUDS
- ☐ C SOLAR LIGHTS (TYP.)
- ☐ D COMMUNITY SIGN

**PEREZ
KILIDDJIAN
STARR**
ARCHITECTS+PLANNERS

LICENSE # AA 26001357
EDGARDO PEREZ , AIA
LICENSE No. : AR 0015394
MARIO P. PASCUAL , AIA
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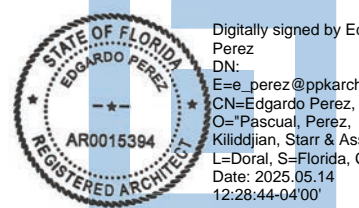
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STARR, ARCHITECTS - PLANNERS
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construction or distribution is prohibited unless
authorized in writing by the Architect.

REVISIONS:
 BDC 5.142025

OWNER:
LENNAR HOMES
5505 WATERFORD DISTRICT DR.
5TH FLOOR
MIAMI, FL 33126
PHONE: (305)-559-1951
FAX: (305)-229-6605

F&F
ENTRY MONUMENT
BY
LENNAR HOMES
MIAMI-DADE COUNTY, FLORIDA

SEAL:



SITE PLAN

ENTRY MONUMENT:
FLOOR PLAN & ELEVS.

DATE : 01/24/2023
SCALE : AS SHOWN

DRAWN : MSI

CHECK BY: _____ E


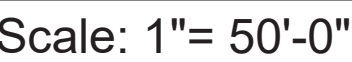
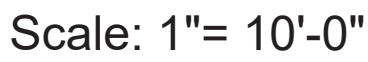
JOB NO. : 24-1

CD 1

251

SHEET NO. :

MIAMI-DADE COUNTY
PROCESS NO.: E25-009
DATE: MAY 15 2025
BY: ISA



**WITKIN HULTS
+ PARTNERS**


307 south 21st avenue hollywood, florida
phone: 954.923.9681 facsimile: 954.923.9689
www.witkindesign.com

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F&F
MIAMI DADE COUNTY, FLORIDA
ENTRY MONUMENT LANDSCAPE PLAN

[illegible]

Seal:



Digitally
signed by
Steven C Eaves

Date:
2025.03.06
16:43:23
-05'00'

Lic. # LA6667290
Member: A.S.L.A.

certified by jay lee, 2025

Drawing: Entry Monument
Landscape Plan

Date: 03/06/2025

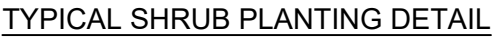
Scale: See Left

Drawn by: NS

Sheet No.:

L-1

Cad Id.: 2024-010



PLANTING NOTES:

-All plant material is to be Florida Number 1 or better pursuant to the Florida Department of Agriculture's Grades and Standards for Nursery Plants.

-All plants are to be top dressed with a minimum 3" layer of Melaleuca mulch, Eucalyptus mulch or equal.

-Planting plans shall take precedence over plant list in case of discrepancies.

-No changes are to be made without the prior consent of the Landscape Architect and Owner. Additions and omissions to the plant material must be approved by the project engineer.

-Landscape Contractor is responsible for providing their own square footage takeoffs and field verification for 100% sod coverage for all areas specified.

- All landscape areas are to be provided with automatic sprinkler system which provide 100% coverage, and 50% overlap.

- All trees in lawn areas are to receive a 24" diameter mulched saucer at the base of the trunk.

- Trees are to be planted within parking islands after soil is brought up to grade. Deeply set root balls are not acceptable.

- Planting soil for topsoil and backfill shall be 50/50 mix, nematode free. Planting soil for annual beds to be comprised of 50% Canadian peat moss, 25% salt free coarse sand and 25% Aerolite.

- Tree and shrub pits will be supplemented with "Agriform Pells", 21 gram size with a 20-10-5 analysis, or substitute application accepted by Landscape Architect. Deliver in manufacturer's standard containers showing weight, analysis and name of manufacturer.

SOD NOTES:

-Sod is to be grade "A" weed free.

-All areas marked "LAWN" shall be solid sodded with St. Augustine 'Floritam' solid sod. See limit on plan. All areas marked 'Bahia Grass' shall be solid sodded with Paspalum.

-Provide a 2" deep blanket of planting soil as described in planting notes this sheet. Prior to planting, remove stones, sticks, etc. from the sub soil surface. Excavate existing non-conforming soil as required so that the finish grade of sod is flush with adjacent pavement or top of curb as well as adjacent sod in the case of sod patching.

-Place sod on moistened soil, with edges tightly butted, in staggered rows at right angles to slopes.

-Keep edge of sod bed a minimum of 18" away from groundcover beds and 24" away from edge of shrub beds and 36" away from trees, measured from center of plant.

-Sod Shall be watered immediatley after installation to uniformly wet the soil to at least 2" below the bottom of the sod strips.

-Excavate and remove excess soil so top of sod is flush with top of curb or adjacent pavement or adjacent existing sod.

GENERAL NOTES:

-The Landscape Contractor is to locate and verify all underground and overhead utilities prior to beginning work. Contact proper utility companies and / or General Contractor prior to digging for field verification. The Owner and the Landscape Architect shall not be responsible for any damages to utility or irrigation lines (see Roadway Plans for more utility notes).

-Landscape Contractor is to verify all current drawings and check for discrepancies and bring to the attention of the Landscape Architect prior to commencing with the work.

-All unattended and unplanted tree pits are to be properly barricaded and flagged during installation.

-All planting plans are issued as directives for site layout. Any deviations, site changes, etcetera are to be brought to the attention of the Landscape Architect for clarification prior to installation.