Miami-Dade County Department of Regulatory and Economic Resources
Staff Report to the Board of County Commissioners

PH: Z23-037 **July 17, 2024**
Item No. 1B

Recommendation Summary	
Commission District	8
Applicant	296 Legacy, LLC
Summary of Requests	This applicant seeks approval of a district boundary change on the subject property from Agricultural, RU-1, BU-1, and BU-1A, to MCD, in order to develop the site with a mixed-use development with retail use and 751 multi-family units, including affordable housing. Additionally, the applicant seeks to allow proposed buildings to setback more than required from SW 294 Street, and for parking to be located within the building frontage zone which is not permitted by Code. The applicant also seeks to waive the required 5' wide clear path along the building frontages on SW 294 Street.
Location	Lying northwest of Harriet Tubman Highway (formerly Old Dixie Highway) between SW 294 Street and SW 296 Street, and 16401 SW 296 Street, Miami-Dade County, Florida.
Property Size	±13.29-gross (±13.04-net) Acres
Existing Zoning	AU, Agricultural District RU-1, Single-Family Residential District BU-1, Neighborhood Business District and BU-1A, Limited Business District
Existing Land Use	Vacant / Agricultural
2030-2040 CDMP Land Use Designation	Low Density Residential (2.5-6 dua), Business and Office (*see attached Zoning Recommendation Addendum*)
Comprehensive Plan Consistency	Consistent with interpretative text, goals, objectives and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311 District Boundary Change Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations (*see attached Zoning Recommendation Addendum*)
Recommendation	**Approval of request #1, subject to the Board's acceptance of the proffered covenant, approval with conditions of requests #2, #3, and #4.**

BOARD OF COUNTY COMMISSIONERS' JURISDICTION:

This Board has jurisdiction over this application pursuant to Section 33-314(A)(13) which states "Any application related to a Mixed-Use Corridor District (MCD), which includes at least 250 residential units or consists of at least 5 acres, subject to the requirements of Article XLV."

PROCEDURAL HISTORY

This item was deferred from the April 18, 2024, meeting of the Board of County Commissioners (BCC) at the applicant's request in order to submit revised plans. This item was deferred from the May 23, 2024, meeting of the BCC at the request of the applicant to further work with staff. Subsequently, this item was deferred again from the June 20, 2024, meeting of the BCC, to allow the applicant to meet with the neighbors, and in order that updated memoranda could be provided from the Police and Public Works and Traffic Engineering Departments.

The public hearing on this item was held at the June 20, 2024, meeting of the BCC.

REQUESTS:

(1) DISTRICT BOUNDARY CHANGE from AU, Agricultura District, RU-1, Single-Family Residential District, BU-1, Neighborhood Business District, and BU-1A, Limited Business District, to MCD, Mixed-Use Corridor District.

(2) NON-USE VARIANCE of the zoning regulations requiring buildings to be located within the 15' building frontage zone; to waive same to permit the buildings along SW 294 Street to setback 68'-10".

(3) NON-USE VARIANCE to permit surface parking areas to be located within the building frontage zone (not permitted).

(4) NON-USE VARIANCE to waive the 5' minimum clear path required along the building frontages of SW 294 Street.

Plans are on file and may be examined in the Department of Regulatory and Economic Resources, entitled "Magnolia Point", as prepared by Palenzuela & Hevia Design Group, Inc., consisting of 43 sheets, and civil plans as prepared by Ford Engineers, Inc., consisting of 5 sheets, all dated stamped received 5/21/2024, for a total of 48 sheets. Plans may be modified at public hearing.

PROJECT DESCRIPTION:

Staff notes that the subject property is located west of Miami-Dade County's South Dade Transitway Corridor, which is one of the six rapid transit corridors identified as a part of the Strategic Miami Area Rapid Transit (SMART) Plan that runs along Harriet Tubman Highway, fka Old Dixie Highway, and is currently served by the South-Dade Transitway. The SMART Plan was adopted by the Miami-Dade County's Transportation Planning Organization (TPO) in April 2016, and endorsed by the Board of County Commissioners (BCC) by Resolution No. R-523-16.

The applicant seeks to rezone the subject parcel from Agricultural (1 residence per 5-gross acre lot), RU-1 (1 residence per 7,500 sq. ft. lot), BU-1 (neighborhood business district) and BU-1A (limited business district) to MCD (multi-family residential, mixed-use district), in order to develop the site with a mixed-use development with retail use and 751 multi-family units, including affordable housing. Staff notes that the average rent would be 60% of the area median income, and that the current rents for the year 2024 are as follows: one (1)-bedroom- $1,195, two (2)-bedroom- $1,418, and for three (3)-bedroom- $1,635. The applicant also seeks ancillary non-use variances to allow proposed buildings to setback more than required from SW 294 Street, for parking to be located within the building frontage zone which is otherwise not permitted, and to waive the 5' wide clear path that is required by code along the frontages of the proposed building that are facing SW 294 Street. The submitted plans depict that the subject site is to be developed with a 751-unit affordable housing multi-family development provided within 9 buildings dispersed throughout the subject property. These buildings range from a minimum of 4-stories when fronting along SW 294 Street and closest to the abutting residential properties to the north and west, to a maximum of 6-stories when fronting along Harriet Tubman Highway and SW 296 Street. The 6-story high building that fronts directly on Harriet Tubman Highway shall also have 7,510 sq. ft. of retail use on the ground floor of the structure. The proposed development will have one ingress/egress point of direct vehicular and pedestrian access from Harriet Tubman Highway, and

another main ingress/egress point of direct vehicular and pedestrian access from SW 296 Street. The proposed development shall also have egress right-out only point of access along the west boundary of the subject property onto SW 296 Street. Submitted landscape plans depict ample landscaping in the form of street trees and shrubs provided along the perimeter of the subject parcel and around the proposed development, while street trees have been provided along all of the frontages that abut the adjoining roadways. Staff notes that the applicant has voluntarily proffered a zoning Declaration of Restrictions in support of the application which restricts the maximum density on the property to 751 multifamily residential units, agrees not to utilize Section 125.01055 (Live Local Act) to increase the density or height currently permitted under the MCD regulations, and provides that simultaneous with the closing of the contract for purchase and sale with 296 Legacy, owner shall record a Declaration of Restrictions restricting the use of the subject property to low income affordable housing of 20% to 120% area median income with an average of 60% area median income through the project for a period of no less than thirty (30) years.

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	**Land Use Designation**
Subject Property	AU, RU-1, BU-1 & BU-1A; vacant/agricultural	Low Density Residential (2.5 to 6 dua) Business and Office
North	EU-M, RU-2, RU-3 & GU; single-family residences, vacant and office	Low Density Residential (2.5 to 6 dua) Business and Office
South	RU-1, GU & BU-1; single-family residences and retail	Low Density Residential (2.5 to 6 dua) Business and Office
East	RU-1, RU-2 & GU; vacant and busway	Low Density Residential (2.5 to 6 dua) Business and Office
West	AU & EU-M; single-family residences	Low Density Residential (2.5 to 6 dua)

NEIGHBORHOOD COMPATIBILITY:

The subject property is approximately 13.29 acres, and is currently vacant and is located lying at the northwest corner of SW 296 Street and Harriet Tubman Highway. The area surrounding the subject properties is comprised of primarily single-family residences to the north, south and west, with a small retail use along a portion of the property line facing the south, and an office building along a portion towards the north of the subject site. Additionally, staff notes that to the east of the subject site is the South Dade Transitway, which is designated as a SMART Plan Rapid Transit Corridor.

SUMMARY OF THE IMPACTS:

The approval of this application will allow the applicant to rezone the property in order to redevelop the subject parcel as a mixed-use development with retail, additional housing, including affordable housing, in this area of the County. Based on memoranda from the departments reviewing this application, any additional impacts will not cause their facilities and services to operate below their adopted levels of service standards. The Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER) state in their memorandum that the application meets the traffic concurrency criteria, does not exceed the acceptable Level of Service

(LOS) on the neighboring roadways and generates approximately 297 PM peak hour vehicle trips. Staff notes that the application may add to the population in the area and may bring additional noise into the neighborhood.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The approximate 0.99-acre portion of the ±13.29-gross subject property that fronts along the busway and Old Dixie highway, is designated **Business and Office** on the Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map. The Business and Office category *accommodates the full range of sales and service activities. Included are retail, wholesale, personal and professional services, entertainment and cultural facilities, amusements and commercial recreation.* Whereas, the remaining ±12.30-gross acre portion of the subject site is designated as **Low-Medium Density Residential** on the Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map. The Low-Medium Density Residential category allows a range in density from a minimum of 6 to a maximum of 13 dwelling units per gross acre. *The types of housing found in the areas designated low-medium density residential are characterized by single family housing, e.g., single-family detached, cluster, zero lot line and townhouses and low-rise apartments, provided that the maximum gross density is not exceeded.*

However, as previously mentioned, the subject property is located west of and in close proximity of the South Dade Transitway Corridor, one of the six (6) rapid transit corridors identified as a part of the **Strategic Miami Area Rapid Transit** (SMART) Plan adopted by the Miami-Dade County's Transportation Planning Organization (TPO) in April 2016, and endorsed by the Board of County Commissioners (BCC) by Resolution No. R-523-16. Additionally, on January 24, 2019, the BCC adopted Ordinance No. 19-7 to allow vertical and horizontal mixed-use development with transit-supportive densities and intensities for projects located along the mixed-use and Rapid Transit Activity Corridors, which includes the SMART Corridors. The CDMP Land Use Element text under **Mixed Use Development** also states, in part that, "*Vertical and **horizontal mixed-use development** may be allowed within the Urban Development Boundary (UDB), provided that the development is located along the Rapid Transit Activity Corridors which includes the areas within one mile of the **SMART Plan Corridor**. The maximum intensities and densities shall be the greater of those provided within the CDMP or the maximum intensities and densities of the underlying land use designation.* The maximum density and floor-area ratio (FAR) for sites that are within the Rapid Transit Activity Corridors shall be as provided in the table below:

	Floor Area Ratio Range (FAR)	***Max. Residential Density (Dwelling Units)***
Within one-quarter mile	*Up to 2.0*	*60*
Between one-quarter and one-half mile	*Up to 1.5*	*36*
Between one-half and one mile (East-West Corridor)	*Up to 1.25*	*18*

As indicated above, the CDMP Land Use Element Interpretative Text states that *properties that are located within ¼ mile of the SMART Plan Corridor may be rezoned for vertical or horizontal **mixed-use development** at up to 60 units per acre, and properties located between ¼ and ½ mile of the SMART Plan Corridor may rezoned for vertical or horizontal mixed-use development at up to 36 units per acre, provided that a proposed single use does not constitute more than 70% of the total building area within ¼ mile of a SMART Plan Corridor.* Staff notes that the Planning Division of the Department of Regulatory and Economic Resources (RER) issued a

Comprehensive Development Master Plan interpretation letter dated December 6, 2022, analyzing the surrounding use saturation of the subject site, and addressing the allowable density and intensity on the subject property when applying the vertical and horizontal mixed-use development provisions of the CDMP. The letter of interpretation confirmed that the subject site is located within ¼ mile of the SMART Plan's South Dade Transitway Corridor and may be rezoned for vertical or horizontal mixed-use development at up to 60 units an acre/2.0 FAR, subject to compatibility with the adjacent uses. However, it must be affirmatively demonstrated that a proposed single use does not currently or would not be caused to exceed 70% of the total building area within ¼ mile of the subject site for a property to be rezoned as a horizontal mixed-use development in a Rapid Transit Activity Corridor. The letter indicates that the existing land uses within a ¼ mile of the subject property currently comprise of approximately 89.33% residential uses of the total building area within said radius. Therefore, the subject parcel would not be eligible for single-use residential development in accordance with CDMP provisions for horizontal mixed-use development in Rapid Transit Activity Corridors. However, a mixed-use development may be accommodated on the subject site without causing the 70% threshold to be exceeded. In this instance, development with residential component must also include other non-residential uses to be consistent with these aforementioned saturation standards. Staff notes that based on the SMART Plan policies, the applicant could develop the 13.29-acre subject site with a maximum of 797 multifamily units together with commercial/retail use.

With the current application the applicant seeks to re-zone the property from AU, Agricultural, RU-1 Single-Family Residential District, BU-1, Neighborhood Business District and BU-1A, Limited Business District to MCD, Mixed-Use Corridor District, in order to develop the site with a mixed-use development with 7,510 sq. ft. of retail use and 751 multi-family units, including affordable housing. Staff notes that the applicant has also proffered a zoning covenant that restricts the density on the property to a maximum of 751 multifamily residential units, agrees not to utilize the Section 125.01055 (Live Local Act) to increase the density or height from what is otherwise permitted under the proposed MCD regulations, and restricts the use of the subject property to low income affordable housing for a period of no less than thirty (30) years. Based on the foregoing, staff opines that the proposed density under this application is **consistent** and, as demonstrated, within the maximum numerical residential density threshold that may be approved by the Land Use Plan map for properties located in close proximity of a SMART Plan Corridor.

The CDMP Land Use Element **Objective LU-4**, states that *Miami-Dade County shall, by the year 2030, reduce the number of land uses, which are inconsistent with the uses designated on the LUP map and interpretive text, or with the character of the surrounding community.* Additionally, the **Land Use Element Policy LU-4A** sets forth the criteria to determine compatibility and states *when evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff,* ***access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering****, and safety, as applicable*. Further, CDMP Land Use Element, **Policy LU-4D** states that *uses which are supportive but potentially incompatible shall be permitted on sites within functional neighborhoods, communities or districts only where proper design solutions can and will be used to integrate the complementary elements* ***and buffer any potentially incompatible elements****.* Staff opines that the proposed mixed-use development on the subject site will act as a reasonable and well-designed transition between the residential use properties located towards the north, south and west, and the office building and retail uses located on both (north and south) sides of the property along the Harriet Tubman Highway. Staff notes that the submitted plans for this application depict ample landscaping in the form of trees and shrubs provided along the perimeter of the subject parcel, while street trees have been provided all along the abutting roadways. Staff opines that the mixed-use development will not be out of character in scale and intensity with the

adjacent and adjoining existing and future developments, and will not detrimentally impact the surrounding properties.

As such, subject to the Board's acceptance of the proffered declaration of restrictions, approval of the proposed rezoning of the property to MCD, Mixed-Use Corridor District, in order to develop the site with a mixed-use development with retail uses and 751 multi-family units, would be **compatible** with the area based on the criteria set forth in the CDMP Land Use Element and **Policies LU-4A** and **LU-4D**, would be **consistent** with the Land Use Element interpretative text for Mixed Use Developments that are in close proximity to a **SMART Plan Corridor**. Staff further opines that approval of the application will not create any significant impacts which will disrupt or degrade the safety and tranquility of the neighboring properties and would be **compatible** with the surrounding area based on the Zoning Analysis below.

ZONING ANALYSIS:

The applicant seeks approval of a request for a district boundary change from Agricultural (1 residence per 5-gross acre lot), RU-1 (1 residence per 7,500 sq. ft. lot), BU-1 (neighborhood business district) and BU-1A (limited business district) to MCD (multi-family residential, mixed-use district) on the subject parcel (request #1). For the reasons stated above and below, staff opines that when the aforementioned request to rezone the subject parcel to the MCD zoning district is analyzed under Section 33-311, District Boundary Change, the approval of the request would be **compatible** with the surrounding area when considering the present and future development of the area concerned. Section 33-311 of the Code states that the purpose of the Code is to provide a comprehensive plan and design to among other things, lessen congestion on the highways and promote health, safety, morals, convenience and general welfare, with the view of giving reasonable consideration among other things to the character of the district or area and its peculiar suitability for particular uses. Staff supports the district boundary change and for the reasons explained in the Comprehensive Development Master Plan Analysis section of this application, opines that approval of the MCD zoning district on the subject property would be consistent with the mixed-use development policies found in the CDMP for sites that are located in close proximity with Major Roadways. Staff further opines that the approval of MCD zoning would be in keeping with the character of the surrounding area, would be **consistent** with the combined Business and Office and Low-Density Residential designation of the parcel on the CDMP Land Use Plan Map, and the Land Use Element interpretative text for Mixed Use Developments in close proximity to SMART Plan Corridors.

As previously indicated, properties located in close proximity of a SMART Plan Corridor are eligible for mixed-use development including the densities and intensities that are allowed for such sites under the CDMP's policies. The applicant seeks to rezone the subject property to MCD (Mixed-Use), in order to develop the site with a proposed mixed-use development that is consistent with the MCD zoning requirements. Furthermore, the design standards required under the MCD zoning regulations promote compatibility with the adjacent neighborhood as the MCD provides for buildings and their landscapes to be built to the sidewalk edge in a manner that frames the adjacent street to create a public space in the street corridor that is comfortable and interesting. Architectural elements at street level shall have a human scale, abundant windows and doors, and design variations at short intervals to create interest for the passing pedestrian. Continuous blank walls at street level are prohibited. In addition, the site plan applications for development approval within the MCD require that *the congruity of the proposed development and its compatibility with the surrounding area* through the implementation of adequate buffering, site planning, and/or design features. The submitted plans depict that the applicant intends to develop the site with a mixed-use development, consisting of 751 units provided within 9

buildings, including 7,510 sq. ft. of retail use on the ground floor of the building that fronts along Harriet Tubman Highway, fka Old Dixie Highway. The maximum building height for the proposed development would be 6-stories for the buildings fronting along Harriet Tubman Highway and SW 296 Street roadways, and shall step down to 4-stories towards the rear when closest to the other residential properties located to the north and west of the subject site. Staff further notes that the proposed buildings shall be setback 68'-10" from the north property line, and 71'-10" from the west property line. Staff opines that this distribution of building heights, setbacks, and site layout design minimizes any potential impact to the adjacent residential uses located in the vicinity of the subject property. The proposed development will have direct vehicular and pedestrian access points along Harriet Tubman Highway and SW 296 Street roadways. Surface parking is provided behind the retail use and towards the middle of the proposed buildings, screened from the adjacent properties and roadways. Submitted landscape plans depict ample landscaping in the form of trees and shrubs provided along the perimeter of the subject parcel and street trees placed along the three adjoining roadways. The location of the retail use closer towards and facing the roadway and the integration of architecturally defined access along its frontage is much more pedestrian-friendlier than conventional developments. Staff also notes that the abundant fenestration applied to all facades of the proposed structure precludes the formation of a "blank wall" condition on the building walls. The plans indicate that the proposed building's overall massing, scale, height, bulk, lot coverage and floor area ratio does not exceed the maximum intensities allowed for the building envelope under the MCD regulations. Staff opines that as designed, the proposed use will produce a development that will be compatible with the neighborhood, is consistent with SMART Plan Corridor mixed-use development policies, and complements the overall development trend in the area. Therefore, staff opines that approval of this request would be **compatible** with the surrounding area.

Staff further notes that the applicant has voluntarily proffered a zoning Declaration of Restrictions in support of the application which, among other things, not only restricts the property to a maximum of 751 units, but also provides that the owner shall not utilize Section 125.01055 (Live Local Act) to increase the density or the height that is otherwise permitted under the MCD regulations.

Furthermore, based on the memoranda submitted by other departments reviewing the application, approval of the application will not cause their facilities and services to operate below their adopted levels of service standards. The Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER), in their memorandum dated July 1, 2024, state that they have no objections to the requests subject to conditions in their memorandum, and that the application meets the traffic concurrency criteria, does not exceed the acceptable Level of Service (LOS) on the neighboring roadways and generates approximately 297 PM peak hour vehicle trips. Further, the Division of Environmental Resources Management of the Department of Regulatory and Economic Resources in their memorandum dated July 8, 2024, indicate that the application meets all applicable LOS standards for an initial development order as specified in the adopted CDMP for potable water service, wastewater disposal, and flood protection. The Traffic Engineering Division (TED), as well as the Infrastructure Planning Division of the Department of Transportation and Public Works (DTPW) have no objections to the application, subject to the conditions set forth in their memoranda, dated January 18, 2024, and July 9, 2024, respectively. In addition, the other departments reviewing the application, including the Miami-Dade Police Department (MDPD), the Miami-Dade Fire Rescue Department (MDFRD), the Miami-Dade Parks Recreation and Open Spaces (MDPROS) Department, Water and Sewer Department (WASD), and the Miami-Dade Department of Solid Waste Management (DSWM), as well as Miami-Dade County Public Schools, do not object to the application. Based on the aforementioned department memoranda,

staff opines that approval of the district boundary change will not unduly burden the abutting roadways, will not have an unfavorable impact on the environmental resources of the County, and would ensure safety from fire and other dangers.

Based on the aforementioned reasons, staff opines that approval of the request to rezone the subject parcel to MCD, subject to the proffered covenant, would be **compatible** with the character of the surrounding neighborhood, when considering the necessity and reasonableness of the zone change in relation to the present and future development of the area concerned. **Therefore, subject to the Board's acceptance of the proffered covenant, staff recommends approval of request #1 for a district boundary change to MCD, Mixed-Use Corridor District, under Section 33-311, District Boundary Change standards**.

In order to effectuate proposed mixed-use development on the subject site, the applicant also seeks approval of certain ancillary non-use variances that are otherwise required under the MCD regulations. When the requests #2, #3 and #4, wherein the applicant seeks to allow those buildings that are to be located fronting along SW 294 Street to setback 68'-10", where code requires such buildings to be located within the 15' building frontage zone (request #1), to allow certain surface parking areas to be located within the building frontage zone which is not permitted (request #3), and to waive the required 5' wide clear path that is required to be provided along the building frontages on SW 294 Street, are analyzed under Section 33-311(A)(4)(b), Non-Use Variance Standards, staff is supportive of the aforementioned requests and opines that the approval of the requests with conditions would be **compatible** with the neighborhood, would not affect the appearance of the community, would not generate excessive noise or traffic, tend to create fire or other equally dangerous hazard, provoke excessive overcrowding of people, or provoke a nuisance in the surrounding area.

Staff notes that the aforementioned variance is required under the Mixed-Use Corridor District (MCD) standards, which, among other things, require buildings to be oriented closer to the street, require that surface parking areas, which are to be predominately relegated to the rear or screened by liner buildings and habitable spaces, shall not be located within the building frontage zone, and that a minimum of five (5)-feet of clear path shall be provided along the front of any proposed building when they are located next to a public street. Staff opines that although the proposed mixed-use development which includes 751 multi-family residential units and approximately 7,510 sq. ft. of commercial retail space, within 9 buildings of heights ranging from 4-stories to 6-stories, will not meet the aforementioned standards related to building placement, parking in the building frontage zone, and the required 5' clear path along SW 294 Street, the requests are internal to the site and opines that they are minimally intrusive when taking into consideration the scale and massing of the proposed mixed-use development. Additionally, staff notes that said variances will be adequately buffered by a 5' wide landscape strip with ample landscaping in the form of trees and shrubs, including chain-link fencing with additional shrubbery that would be provided along the property lines, as indicated on the submitted plans. Therefore, staff opines that approval with conditions of the requests will not create a significant visual impact on the surrounding areas, nor based on memoranda from the reviewing departments, would the aforementioned variances be intrusive to the surrounding area. As such, staff opines that approval with conditions of the requests will maintain the *basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community* and that the requested non-use variances for the proposed mixed-use development would be **compatible** with the surrounding area and would not be detrimental to same. **Therefore, staff recommends approval with conditions of request #2, #3 and #4 under Section 33-311(A)(4)(b), Non-Use Variance from Other than Airport Regulations.**

ACCESS, CIRCULATION AND PARKING: The submitted general development plans indicate one (1)-ingress/egress point of direct vehicular and pedestrian access from Harriet Tubman Highway, fka Old Dixie Highway, as well as one (1)-main ingress/egress access point from SW 296 Street to facilitate the flow of traffic for the proposed mixed-use development on the subject site. The proposed development shall also have one (1)-egress right-out only point of access along the west boundary of the subject property onto SW 296 Street. Parking and driveways are internal to the site, with the parking provided as surface parking dispersed between the various buildings. The proposed mixed-use development provides for a total of 769 parking spaces where a maximum of 455 parking spaces are required, and as such, complies with the code minimums.

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

RECOMMENDATION: Approval of request #1, subject to the Board's acceptance of the proffered covenant, approval with conditions of requests #2, #3, and #4.

CONDITIONS FOR APPROVAL: For requests #2, #3 and #4 only.

1. That a site plan be submitted to and meet with the approval of the Director of the Department of Regulatory and Economic Resources or its successor Department upon the submittal of an application for a building permit and/or Certificate of Use; said plan must include among other things but not be limited to, location of structure or structures, exits and entrances, drainage, walls, fences, landscaping, etc.

2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Magnolia Point", as prepared by Palenzuela & Hevia Design Group, Inc., consisting of 43 sheets, and civil plans as prepared by Ford Engineers, Inc., consisting of 5 sheets, all dated stamped received 5/21/2024, for a total of 48 sheets.

3. That the use be established and maintained in accordance with the approved plan.

4. That the applicant submits to the Department of Regulatory and Economic Resources for its review and approval a landscaping plan which indicates the type and size of plant material prior to the issuance of a building permit and to be installed prior to the issuance of a Certificate of Use.

5. That the applicant submit a recordable covenant and opinion of title in legally sufficient and recordable form to RER and PHCD before obtaining any subsequent development approvals, that provides that the maximum density on the property shall be restricted to 751 multifamily residential units; that the owner agrees not to utilize Section 125.01055 (Live Local Act) Florida Statues, to increase the density or height currently permitted under the MCD regulations; and that simultaneous with the closing of the contract for purchase and sale with 296 Legacy, owner shall record a Declaration of Restrictions restricting the use of the subject property to low income affordable housing of 20% to 120% area median income with an average of 60% area median income through the project for a period of no less than thirty (30) years.

6. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the Traffic Engineering Division (TED) of the Department of Transportation and Public Works as indicated in the memorandum dated January 18, 2024.

7. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the Infrastructure Planning Division of the Department of Transportation and Public Works (DTPW) as indicated in the memorandum dated July 9, 2024.

8. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources as indicated in the memorandum dated July 1, 2024.

9. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the Water and Sewer Department as indicated in the memorandum dated June 18, 2024.

ES:JB:SS:JR

Eric Silva

Eric Silva, AICP, Assistant Director
Development Services Division
Miami-Dade County Department of
Regulatory and Economic Resources

ZONING RECOMMENDATION ADDENDUM

296 Legacy, LLC
PH: Z23-037

NEIGHBORHOOD SERVICES PROVIDER COMMENTS*	
Division of Environmental Resources Management (RER)	*No objection*
Platting and Traffic Review Section (RER)	*No objection**
Traffic Engineering Division (TED) of DTPW	*No objection**
Infrastructure Planning Division of DTPW	*No objection**
Parks, Recreation and Open Spaces Department (PROS)	*No objection*
Fire Rescue Department	*No objection*
Water and Sewer Department (WASD)	*No objection**
Miami-Dade County Public Schools	*No objection*
Miami-Dade Police Department	*No objection*
Building and Neighborhood Compliance (BNC)	*No objection*
**Subject to conditions in their memorandum.*	

COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP) OBJECTIVES, POLICIES AND INTERPRETATIVE TEXT

Business and Office (Pg. I-40)	*This category accommodates the full range of sales and service activities. Included are retail, wholesale, personal and professional services, call centers, commercial and professional offices, hotels, motels, hospitals, medical buildings, nursing homes (also allowed in the institutional category), entertainment and cultural facilities, amusements and commercial recreation establishments such as private commercial marinas. Also allowed are telecommunication facilities (earth stations for satellite communication carriers, satellite terminal stations, communications telemetry facilities and satellite tracking stations). These uses may occur in self-contained centers, high-rise structures, campus parks, municipal central business districts or strips along highways. In reviewing zoning requests or site plans, the specific intensity and range of uses, and dimensions, configuration and design considered to be appropriate will depend on locational factors, particularly compatibility with both adjacent and adjoining uses, and availability of highway capacity, ease of access and availability of other public services and facilities. Uses should be limited when necessary to protect both adjacent and adjoining residential use from such impacts as noise or traffic, and in most wellfield protection areas uses are prohibited that involved the use, handling, storage, generation or disposal of hazardous material or waste, and may have limitations as to the maximum buildable area, as defined in Chapter 24 of the County Code. When the land development regulations are amended pursuant to Land Use Element Policies LU-9P and LU-9Q, live-work and work-live developments shall be permitted on land designated as Business and Office, as transitional uses between commercial and residential areas.*
Low-Density Residential (Pg. I-31)	*The residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 units per gross acre. This density category is generally characterized by single family housing, e.g., single-family detached, cluster, zero lot line and townhouses. It could include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is not exceeded.*
Uses and Zoning Not Specifically Depicted (Pg. I-42)	*Existing lawful residential and non-residential uses and zoning are not specifically depicted on the LUP map. They are however reflected in the average Plan density depicted. All such lawful uses and zoning are deemed to be consistent with this Plan as provided in the section of this chapter titled "Concepts and Limitations of the Land Use Plan map." The limitations referenced in this paragraph pertain to existing zoning and uses. All approval of new zoning must be consistent with the provisions of the specific category in which the parcel exists, including all the provisions for density averaging and definition of gross density.*
Objective LU-4 (Pg. I-11)	*Miami-Dade County shall, by the year 2020, reduce the number of land uses, which are inconsistent with the uses designated on the LUP map and interpretive text, or with the character of the surrounding community.*
Policy LU-4A (Page I-9)	*When evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking,*

ZONING RECOMMENDATION ADDENDUM

296 Legacy, LLC
PH: Z23-037

	height, bulk, scale of architectural elements, landscaping, hours of operation, buffering, and safety, as applicable.
Policy LU-4D (Pg. I-8)	*Uses which are supportive but potentially incompatible shall be permitted on sites within functional neighborhoods, communities or districts only where proper design solutions can and will be used to integrate the complementary elements and buffer any potentially incompatible elements.*
Policy LU-8A (Page. I-15)	*Miami-Dade County shall strive to accommodate residential development in suitable locations and densities which reflect such factors as recent trends in location and design of residential units; projected availability of service and infrastructure capacity; proximity and accessibility to employment, commercial and cultural centers; character of existing adjacent or surrounding neighborhoods; avoidance of natural resource degradation; maintenance of quality of life and creation of amenities. Density patterns should reflect the Guidelines for Urban Form contained in this Element.*
Mixed Use Development (*SMART Corridor) (Pg. I-46)	*Mixed-use development allows a mix of compatible uses in a high-quality pedestrian-oriented street environment. This form of development includes permitted uses mixed within the same building (vertical) or in separate buildings on the same site or within a 5-minute walk (one-quarter mile) (horizontal). The section of this element, entitled "Urban Centers," addresses mixed-use development occurring within designated urban centers. The purpose of this section is to address the mixed-use projects that are to be located outside of the designated urban centers and outside of areas otherwise addressed by the Rapid Transit Zone Development Standards pursuant to Chapter 33C of the Code of Miami-Dade County.* *Horizontal mixed-use development is hereby defined as the horizontal mix of uses, such as single use buildings on the same site or within one-quarter mile. Such uses may only be permitted in accordance with the following:* *1) A single use building is located on a site that contains a mix of uses or multiple sites containing a mix of uses joined through a unity of title; or* *2) Where the saturation of a single use, including residential or commercial, does not currently or would not be caused to exceed 70% of the total building area within one-quarter mile of the application site.* *Vertical mixed-use development is hereby defined as projects that contain both residential and non-residential components, such as live-work spaces, neighborhood and specialty retail, convenience services, entertainment, other businesses providing for day-to-day living needs, institutional and civic uses, and professional offices. The residential component must be at least 20 percent of the total floor area but no more than 85 percent of the total floor area. Hotels and apartment hotels, governmental offices, civic uses, and schools may be exempt from these mix requirements.* *Vertical and horizontal mixed-use development may be allowed within the Urban Development Boundary (UDB), provided that the development is located in:* *1. Corridors with a maximum depth of 660 feet that are located along 'Major Roadways' as identified on the adopted Land Use Plan map and in areas designated Residential Communities (with the exception of Estate Density and Low Density), Business and Office, and Office/Residential; or* *2. Corridors designated as mixed-use corridors in an area plan that has been accepted by the Board of County Commissioners; or* *3. Rapid Transit Activity Corridors which includes the areas within one-half mile of the existing Metrorail corridor and the following proposed SMART Plan corridors: Kendall Drive, Beach Corridor, North Corridor,* ***Northeast Corridor****, and the South Dade Transitway Corridor. It also includes the area within one mile of the proposed East-West SMART Plan Corridor.*

Appropriate design standards are essential to ensure that the uses permitted in mixed-use developments are compatible with each other and adjacent properties and contribute to the character of the street and the surrounding community. A specific objective in designing mixed use developments is that the development should be compatible with any existing, or zoned, or Plan-designated adjoining or adjacent uses. The exact residential density that can be achieved on a particular property will depend upon the intensity permitted, the average size of the residential units, the residential percentage of the project and land development regulations concerning building envelopes, parking and open space. Intensities are generally measured as floor area ratios (FARs), which for a particular property is the square footage of the buildings (not counting parking structures or covered pedestrian walkways that are open to the street), divided by the net land area of the parcel. The maximum intensities and densities shall be the greater of those provided in the table below or the maximum intensities and densities of the underlying land use designation. However, the entire development must fit within the building envelope established by the floor area ratio.

Mixed-Use Developments Located Within:	*Floor Area Ratio Range*	*Maximum Residential Density (dwelling units)*
Major Corridors	*from 1.0 to 1.5*	*36*
Mixed-use Corridors identified in an area plan	*Up to 2.0*	*60*
Rapid Transit Activity Corridors (SMART Corridors)		
Within one-quarter mile	*Up to 2.0*	*60*
Between one-quarter and one-half mile	*Up to 1.5*	*36*
Between one-half and one mile (East-West Corridor)	*Up to 1.25*	*18*

PERTINENT ZONING REQUIREMENTS/STANDARDS

Section 33-311 District Boundary Change

(A) *The Community Zoning Appeals Boards are advised that the purpose of zoning and regulations is to provide a comprehensive plan and design to lessen the congestion in the highways; to secure safety from fire, panic and other dangers, to promote health, safety, morals, convenience and the general welfare; to provide adequate light and air; to prevent the overcrowding of land and water; to avoid undue concentration of population; to facilitate the adequate provisions of transportation, water, sewerage, schools, parks and other public requirements, with the view of giving reasonable consideration among other things to the character of the district or area and its peculiar suitability for particular uses and with a view to conserving the value of buildings and property and encouraging the most appropriate use of land and water throughout the County.*

(F) ***Section 33-311*** *provides that the Board shall take into consideration, among other factors the extent to which:*

(1) The development permitted by the application, if granted, conforms to the Comprehensive Development Master Plan for Miami-Dade County, Florida; is consistent with applicable area or neighborhood studies or plans, and would serve a public benefit warranting the granting of the application at the time it is considered;

(2) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts; the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment; and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development;

(3) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the economy of Miami-Dade County, Florida;

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296 Legacy, LLC
PH: Z23-037

	(4) The development permitted by the application, if granted, will efficiently use or unduly burden water, sewer, solid waste disposal, recreation, education or other necessary public facilities which have been constructed or planned and budgeted for construction; *(5) The development permitted by the application, if granted, will efficiently use or unduly burden or affect public transportation facilities, including mass transit, roads, streets and highways which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways.*
Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations	*Upon appeal or direct application in specific cases, the Board shall hear and grant applications for non-use variances from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required.*

Building and Neighborhood Compliance

ENFORCEMENT HISTORY

JASA 1019 LLC/TAUB, JAY	16401 SW 296 ST MIAMI-DADE COUNTY, FLORIDA.
APPLICANT	**ADDRESS**
PENDING	Z2023000037
DATE	**HEARING NUMBER**

FOLIO: 30-7905-000-0220/30-7905-000-0361/30-7905-000-0222/30-7905-000-0360

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:
July 9, 2024

NEIGHBORHOOD REGULATIONS:
Folio No.s: 30-7905-000-0220/30-7905-000-0361/30-7905-000-0222/30-7905-000-0360
There are no open/closed cases in CMS.

BUILDING SUPPORT REGULATIONS:
Folio No.s: 30-7905-000-0220/30-7905-000-0361/30-7905-000-0222/30-7905-000-0360
There are no open/closed cases in BSS**.**

VIOLATOR:
JASA 1019 LLC/TAUB, JAY

OUTSTANDING LIENS AND FINES:
There are no outstanding liens or fines.

Memorandum

Date: July 8, 2024

To: Lourdes M. Gomez, AICP, Director
Department of Regulatory and Economic Resources

From: Lisa M. Spadafina, RER Assistant Director
Division of Environmental Resources Management

Subject: Z2023000037-6th Review
JASA 1019, LLC
16401 SW 296th Street
DBC for proposed 760 apartments for Affordable Housing development
(BU-1 & AU) (14.07 Acres)
05-57-39

The Department of Regulatory and Economic Resources – Division of Environmental Resources Management (DERM) has reviewed the above-referenced zoning application for compliance with the requirements of Chapter 24 of the Miami-Dade County Code (the Code) for potable water service and wastewater disposal. Based on the information provided, this zoning application is approved pursuant to section 24-43.1 of the Code.

Potable Water Supply and Wastewater Disposal

According to DERM records, public water is currently abutting the subject property. Pursuant to the Code and based on the site plan submitted in support of the requested district boundary change, the proposed apartments are within feasible distance to connect to public sanitary sewer. Therefore, the proposed development shall connect to public water and sanitary sewers in accordance with Code requirements. Please note that this development will need to obtain a sanitary sewer extension permit prior to DERM approval of future development orders. To the extent that connection to the public sanitary sewer system is not approved due to a sanitary sewer moratorium, this memorandum shall not be interpreted as written approval from DERM to allow an alternative means of domestic wastewater disposal. All sewer lines serving the property shall comply with the exfiltration standards as applied to development within wellfield protection areas.

Civil drawing for the required sewer main extension will need to be approved by Miami-Dade Water and Sewer Department and the Water and Wastewater Division of DERM prior to approval of final development orders.

In accordance with section 24-43.4(2)(b)(iii) of the Code the property has submitted a covenant running with the land in favor of Miami-Dade County acknowledging that the property shall be required to connect to the applicable public infrastructure as a condition of any building permit for development on the property or portion thereof.

Existing public water and public sanitary sewer facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction of the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Please note that some of the collection/transmission facilities, which includes sanitary sewer gravity sewer mains, sanitary sewer force mains and sanitary sewer pump stations, throughout the County do not have adequate capacity, as defined in the Consent Decree between Miami-Dade County, Florida Department of Environmental Protection, and the U.S. Environmental Protection Agency case 1:12-cv-24400-FAM. Under the terms of this Consent Decree, this approval does not constitute an allocation or certification of adequate treatment and transmission system capacity. At the time of building permits DERM will evaluate and may reserve sanitary sewer capacity, through the DERM sanitary sewer certification process, if the proposed development complies with the provisions of the Consent Decree. Building permits for development in sanitary sewer basins which have been determined not to have adequate capacity cannot be approved, until adequate capacity becomes available.

Please be advised, DERM review and approval is required for any proposed public or private sanitary sewer system. Each parcel within the proposed development that is required to be served by public sanitary sewers shall connect directly to the public sanitary sewer system, without traversing other parcels. Private sanitary sewer collection and transmission systems are limited to one building per parcel connecting directly to a public sanitary sewer system and cannot traverse other parcels to connect to the public sanitary sewer system. If multiple buildings are within a parcel, each building shall connect individually to a public sanitary sewer system without traversing other parcels.

Conditions of Approval: None

Stormwater Management

A DERM Surface Water Management General Permit shall be required for the construction and operation of the required surface water management system. This permit shall be obtained prior to any future development order approval. The applicant is advised to contact the DERM Water Control Section at (305)372-6681 or dermwatercontrol@miamidade.gov for further information regarding permitting procedures and requirements.

Stormwater should be retained on site utilizing designed seepage or infiltration drainage system. Drainage plans shall provide for full on-site retention of the stormwater runoff generated by a 5-year/1-day storm event.

Site grading and development shall provide for the full retention of the 25-year/3-day storm event and shall also comply with the requirements of Chapter 11C of the Code, as well as with all State and Federal Criteria, and shall not cause flooding of adjacent properties.

Any proposed development shall comply with county and federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the LOS standards for flood protection set forth in the CDMP subject to compliance with the conditions required for this proposed development order.

Conditions of Approval: None

Pollution Remediation

DERM does not have records of current contamination issues on the subject site. However, based on the current/past agricultural use of the site, DERM requires that a Phase 1 and Phase 2 Environmental Site Assessment prepared in accordance with ASTM standards be conducted at the site prior to site development and prior to the submittal of site development plans through the building department review process. DERM review and approval of said documents shall be required. Further, all construction plans (inclusive of drainage) and dewatering plans shall require the review and approval from the

Environmental Monitoring and Restoration Division of DERM (EMRD) as it relates to environmental contamination issues. Be advised that the EMRD review of this application does not constitute an approval of any site plans, drainage plans, or development plans that may be included as part of this application.

Please note that this information relates to future reviews and assessments: for property that is classified as agricultural by the Miami Dade County Property Appraiser, under certain circumstances, certain DERM activities would be preempted to the Florida Department of Environmental Protection, and such matters would be reviewed on a case-by-case basis to ensure compliance with applicable state law.

Any contaminated portion of the site that is proposed to be sold, transferred, or dedicated (including, but not limited to, for public right-of-way) to any public entity shall be identified on the tentative and final plat plans for this development. If any contaminated portion of the site is proposed to be sold, transferred, or dedicated to the County, please note that all soil, groundwater or surface water contaminants, solid waste, and methane must be disclosed to the applicable County department at the earliest stage possible. The applicable County departments would include all departments that would receive or manage the proposed property, and for example, would include Department of Parks and Recreation and Open Spaces (PROS) for a park and Department of Transportation and Public Works (DTPW) for road right-of-way. This may in turn result in the need for the developer to reconfigure or change previously approved site plans, or make other changes to the proposed development, which may require approval after public hearing.

If an applicant elects to address soil contamination, groundwater contamination, solid waste, and methane via a No Further Action with Conditions, each individual property owner will be required to execute a restrictive covenant. Please note that 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 rights-of-way as well as any other projects or plans.

Please contact Thomas Kux, P.G. of the DERM Environmental Monitoring and Restoration Division at Thomas.kux@miamidade.gov or (305)372-6700 should you have any questions.

Conditions of Approval: None

Wetlands

The subject property does not currently contain wetlands; therefore, it is anticipated that a Class IV permit will not be required. Please contact Jennifer Snell at Jennifer.Snell@miamidade.gov for more information.

Please be advised that the Army Corps of Engineers (305-526-7181), the Florida Department of Environmental Protection (561-681-6600), and the South Florida Water Management District (1-800-432-2045) may require permits for the proposed project. It is the applicant's responsibility to contact these agencies.

Conditions of Approval: None

Tree Preservation

An aerial review of the subject properties indicates the presence of tree resources. A landscape plan entitled "Magnolia Point" prepared by Laura M. Llerena-Hernandez, R.L.A., and dated as received by Miami-Dade County on September 26, 2023, was submitted in support of the subject application and indicates the removal/relocation of non-specimen (a tree with a trunk diameter at breast height less than 18 inches) tree resources. Section 24-49 of the Code provides for the preservation and protection of tree

- Approval of all applicable governmental agencies having jurisdiction over these matters are obtained.

Any public water or sewer infrastructure must be within a public right-of-way, or within a utility easement.

Below please find additional links to the WASD portal, which provides information on the Construction & Development process for water and sewer infrastructure.

http://www.miamidade.gov/water/construction-development.asp

http://www.miamidade.gov/water/construction-service-agreement.asp

http://www.miamidade.gov/water/construction-existing-service.asp

http://www.miamidade.gov/water/library/forms/service-agreement.pdf

Should you have any questions, please contact Maria A. Valdes, Chief, Planning & Water Certification Section at (786) 552-8198 or mavald@miamidade.gov, Alfredo B. Sanchez at (786) 552-8237 or sanalf@miamidade.gov, or Benita Ramirez at (786) 552-8121 or benram@miamidade.gov.

Memorandum

Date: June 18, 2024

To: Eric Silva, AICP, Assistant Director
Development Services Division
Department of Regulatory and Economic Resources (RER)

From: Maria A. Valdes, CSM, LEED® Green Associate
Chief, Planning & Water Certification Section
Water and Sewer Department (WASD)

Subject: Zoning Application Comments - Jasa 1019, LLC
Application No. Z2023000037 (**SECOND REVISION)** - (Pre-app. No. Z22P-337)

The Water and Sewer Department has reviewed the proposed development for the subject zoning application. WASD has no objections to this application. The information provided below is preliminary and it does not affect the Zoning process. *There is an active WASD Agreement No. 32015 for the subject development.*

Application Name: Jasa 1019, LLC

Location: The proposed project is located on 14.07 Acres, at 16401 SW 296th Street with Folio Nos. 30-7905-000-0360, 30-7905-000-0361, 30-7905-000-0220 and 30-7905-000-0222, in unincorporated Miami-Dade County.

Proposed Development: The applicant is proposing an affordable housing mixed-use development that consists of 751 apartment units (High Density) and 7,510 sq. ft. of retail.

The estimated total water demand for the proposed project will be 102,136 gallons per day (gpd).

Water: The proposed development is located within the WASD's water service area. The water supply will be provided by the South Dade Water Treatment System. Currently, there is adequate treatment and water supply capacity, consistent with Policy WS-2 A (1) of the CDMP.

Per approved points of connection (P.O.C.) revised on May 16, 2024, with WASD's Agreement No. 32015, since this property is connecting to WASD's water system for the first time, the developer is required to install a water main along one entire boundary of the property, as per WASD's Rules & Regulations, Section 2.02(1) and 2.04(2)(d). Therefore, the developer may connect to an existing 16-inch water main (E 2322-1) in SW 296th Street at Old Dixie Highway and extend a 12-inch water main northeasterly in Old Dixie Highway to the northeastern corner of the property. If more than one fire service will be connected to this main, then interconnect to any proposed water main within the property.

Also, the developer shall connect to an existing 16-inch water main (E 2322-1) in SW 296th Street and extend a 12-inch water main within the property in dedicated public right of way (R/W) and/or in WASD easements to a point as required to abut and provide service to the proposed buildings and interconnecting to an existing 8-inch water main (E 2657-1) in SW 295h Street and the western boundary of the property, and to an existing 8-inch water main (E 9787-1) in SW 294th Street abutting the northern boundary of the property. In addition, if necessary, the developer shall connect to the aforementioned existing 16-inch water main in SW 296th Street abutting the southern boundary of the property for domestic, irrigation, and/or fire services.

If the Fire Dept. requires a fire hydrant, a fire line, and/or the developer requires service in from S.W. 294th Street, thence connect to the aforementioned proposed 12-inch water main within the property and extend the same (12-inch water main) along SW 294th Street as required to feed the hydrant, fire line, and/or provide service to the property, interconnecting to an existing 8-inch water main (E 9787-1) at that location. Note: Any 12-inh water main extension along SW 294th Street may replace any portion of the existing 8-inch water main to avoid parallel water lines.

Proper interconnections to the aforementioned proposed water mains are required at all public rights-of-way, intersections and crossings of existing water mains.

Any public water main extension within the property shall be 12-inch minimum diameter. If two or more fire hydrants and/or fire lines are to be connected to a public water main extension, then the water system shall be looped with (2) points of connection.

A Water Supply Certification (WSC) letter from WASD was issued on March 9, 2023, through WASD Agreement No. 32015. The WSC letter shall remain active in accordance with terms and conditions specified in said certification. The WSC is required consistent with Policy CIE-5D and WS-2C in the County's CDMP and in accordance with the permitted withdrawal capacity in the WASD's 20-year Water Use Permit.

For more information on the Water Supply Certification Program please go to http://www.miamidade.gov/water/water-supply-certification.asp

In addition, all future development will be required to comply with water use efficiency techniques for indoor water use and with landscape standards in accordance with Sections 8-31, 32-84, 18-A, and 18-B of the Miami-Dade County Code, consistent with Policies WS-5E and WS-5F of the CDMP. Also, per Section 8A-381 (c) of the Miami-Dade County Code, effective January 1, 2009, all permit applications for new multifamily residential developments shall be required to include a sub-meter for each individual dwelling unit.

For more information about our Water Conservation Program, please go to http://www.miamidade.gov/conservation/home.asp

For information concerning the Water-Use Efficiency Standards Manual please go to http://www.miamidade.gov/waterconservation/library/instructions/water-use-efficiency-standards-manual.pdf

Sewer: The proposed development is located within the WASD's sewer service area. The wastewater flows for the proposed development will be transmitted to the South District Wastewater Treatment Plant (SDWWTP) for treatment and disposal. This WWTP is currently operating under a permit from the Florida Department of Environmental Protection. Currently, there is adequate sewer treatment and disposal capacity at the WWTP, consistent with Policy WS-2A(2) of the CDMP.

Connection to WASD's gravity sewer system is not available at the present time. Per approved points of connection (P.O.C.) revised on May 16, 2024 with WASD Agreement No. 32015, a **new Public Pump Station** will be required. The developer shall connect to an existing 8-inch sewer force main (ES 31434D01A-11) in SW 162nd Avenue, northwest of Old Dixie Highway and extend the same (8-inch force main) southeasterly in SW 162nd Avenue to Old Dixie Highway, thence extend the same (8-inch force main) southwesterly in Old Dixie Highway then extend the same (8-inch force main) within the property

in dedicated public R/W and/or in WASD easements to a point as required to provide service to the new public pump station.

Please be advised that the new Public Pump Station site dimensions must be 45 ft X 65 ft, shall be deeded to the WASD and must be shown on the plat without the encroachment of any other utility easements, having direct access to either a dedicated public right-of-way (R/W) or to an ingress-egress paved access and utility easement with a minimum width of 20 feet.

Additionally, the developer shall connect to the aforementioned proposed Public Pump Station and extend eight (8)-in. minimum gravity sewer mains AT FULL DEPTH in Old Dixie Hwy. to fully abut one side of the property and within the property in dedicated public R/W and/or in WASD easements as required to provide service to all of the properties within the proposed development and to be able for future developments to connect and extend gravity sewer within the proposed basin area.

Please refer to the force main pressure analysis response dated 5/3/24 for the proposed pump station basin boundaries and location. WASD's Planning and Modeling Section provided force main pressures and recommendations in the sewer system on 5/3/24.

Note: Proposed Public Pump Station: As per item No. 3 of the WASD's Development Committee resolutions of 5/15/24, the developer for this affordable housing project will not be required to install the in-place and permanent generator.

Connection to the sanitary sewer system is subject to the following conditions:

- Adequate transmission and plant capacity exist at the time of the owner's request consistent with policy WS-2 A(2) of the CDMP. Capacity evaluations of the plant for average flow and peak flows will be required. Connection to the COUNTY'S sewage system will be subject to the terms, covenants and conditions set forth in court orders, judgments, consent orders, consent decrees and the like entered into between the COUNTY and the United States, the State of Florida and/or any other governmental entity, including but not limited to, the Consent Order entered on April 9, 2014 in the United States of America, State of Florida and State of Florida Department of Environmental Protection v. Miami-Dade County, Case No. 1:12-cv-24400-FAM, as well as all other current, subsequent or future enforcement and regulatory actions and proceedings.

- Approval of all applicable governmental agencies having jurisdiction over these matters are obtained.

Any public water or sewer infrastructure must be within a public right-of-way, or within a utility easement.

Below please find additional links to the WASD portal, which provides information on the Construction & Development process for water and sewer infrastructure.

http://www.miamidade.gov/water/construction-development.asp

http://www.miamidade.gov/water/construction-service-agreement.asp

http://www.miamidade.gov/water/construction-existing-service.asp

http://www.miamidade.gov/water/library/forms/service-agreement.pdf

Should you have any questions, please contact Maria A. Valdes, Chief, Planning & Water Certification Section at (786) 552-8198 or mavald@miamidade.gov, Alfredo B. Sanchez at (786) 552-8237 or sanalf@miamidade.gov, or Benita Ramirez at (786) 552-8121 or benram@miamidade.gov.

Memorandum

MIAMI-DADE COUNTY

Date: July 1, 2024

To: Eric Silva, AICP, Assistant Director
Regulatory and Economic Resource Department

From: Raul A. Pino, PLS
Chief
Regulatory and Economic Resource Department

Subject: DIC 23-037
Name: Jasa 1019, LLC
Section 05 Township 57 South Range 39 East

I. PROJECT LOCATION:

The property is located at 16401 SW 296 Street.

II. APPLICATION REQUEST:

This application is requesting the approval a multifamily project consisting of 752 residential units.

III. EXISTING ROADWAYS SERVICEABLE TO THIS APPLICATION:

Access to this site from the east and west is provided by SW 296 Street and from the north and south by Old Dixie Highway.

IV. RECOMMENDATION:

The Department of Regulatory and Economic Resources Platting and Traffic Review Section has reviewed the subject application and has no objections.

V. ANTICIPATED TRAFFIC GENERATION AND CONCURRENCY:

A. Trip Generation (Based on Institute of Transportation Engineers Trip Generation Manual, 11th Edition)

297 PM Peak Hour trips are generated by this application.

Notes: PM =Post Meridiem
The PM peak hour refers to the highest hour of vehicle trips generated during the afternoon peak hours of 4-6 PM

B. Cardinal Distribution

North	28 %	East	33 %
South	32 %	West	7 %

VI. IMPACT ON EXISTING ROADWAYS:

A. CONCURRENCY:

Station 9936 located on SW 296 Street west of US 1/ SR 5, has a maximum LOS **"D"** of **1,440** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **902** vehicles and **145** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station 9936** with its PHP and assigned vehicles is at LOS **"C"**. The **212** vehicle trips generated by this development when combined with the **902** and those previously approved through Development Orders, **145**, equal **1,259** and will cause this segment to remain at LOS **"C"** whose range up to 1,359.

Station 9942 located on SW 304 Street west of US 1/ SR 5, has a maximum LOS **"D"** of **1,197** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **1,008** vehicles and **29** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station 9942** with its PHP and assigned vehicles is at LOS **"D"**. The **48** vehicle trips generated by this development when combined with the **1,008** and those previously approved through Development Orders, **29**, equal **1,085** and will cause this segment to remain at LOS **"D"** whose range is from 595 to 1,197.

Station 9932 located on SW 288 Street west of US 1/ SR 5, has a maximum LOS **"D"** of **1,440** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **1,053** vehicles and **146** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station 9932** with its PHP and assigned vehicles is at LOS **"C"**. The **37** vehicle trips generated by this development when combined with the **1,053** and those previously approved through Development Orders, **146**, equal **1,236** and will cause this segment to remain at LOS **"C"** whose range up to 1,359.

The request herein, constitutes an Initial Development Order only, and one or more traffic concurrency determinations will subsequently be required before development will be permitted.

VII. SITE PLAN CRITIQUE:

This land **requires** platting in accordance with Chapter 28 of the Miami-Dade County Code. Any right-of-way dedications per Miami-Dade Chapter 33-133 and Chapter 28 and/or improvements required will be accomplished thru the recording of a plat.

VIII. STANDARD CONDITIONS:

A letter or a plan containing the following certification signed and sealed by a State of Florida registered engineer shall be submitted as part of the paving and drainage plans: "I hereby certify that all of the roads for the subject project comply with all of the applicable portions of the Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways (Florida Greenbook) regarding: design speed, lane widths, horizontal alignment, vertical alignment, stopping sight distance, sight distance, horizontal clearance, vertical clearance, superelevation, shoulder widths, grades, bridge widths, etc."

Memorandum

Date: July 02, 2024

To: Nathan M. Kogon, Assistant Director
Regulatory and Economic Resources

From: Alejandro G Cuello, Principal Planner
Miami-Dade Fire Rescue Department

Subject: Z2023000037

The Miami-Dade Fire Rescue Department has **no objection** to the site plan uploaded in "EnerGov" on 11/06/2023.

MDFR's review of this zoning application is limited to assessing fire department access and does not effectuate an approval of the building design. The future building's design must be in compliance with the applicable requirements for the proposed use:

Florida State Statue Chapter 633 (Fire Prevention & Control)
Florida Administrative Code 69A
Florida Fire Prevention Code (NFPA 1 and NFPA 101 (2018 edition))
Applicable adopted NFPA Standards
County Code Chapter 14

For additional information, please contact acuello@miamidade.gov or call 305-775-3357.

Memorandum

DATE: July 9, 2024

TO: Amina Newsome
Sr. Division Chief – Development Services Division
Department of Regulatory and Economic Resources (RER)

FROM: FAA
Francisco Arbelaez, AICP, LEED Green Associate
Principal Planner – Infrastructure Planning Divsion
Department of Transportation and Public Works (DTPW)

SUBJECT: Review of DIC Project No. Z2023000037
Jasa 1019, LLC
DTPW Project No. OSP173

This report analyzes the impact of the proposed development to the Level-of-Service as they apply to transit services. The following application is for a Zoning Hearing Review of the subject property. Data and information were updated as of December 2021 and is current to the proposed start of fiscal year 2023-2032, as presented in the 2022 Transit Development Plan Annual Progress Report (TDP).

Project Description

The applicant, Jasa 1019, LLC, seeks to rezone the property totaling +/- 14.07 acres located at 16401 SW 296th Street, Homestead, Miami-Dade County, FL. Currently, the subject property is comprised of vacant, undeveloped land. According to the Letter of Intent, (LOI) the applicant seeks to redesignate the zoning classification of several parcels to MCD “Mixed Corridor District” that will allow the development of a 100% affordable housing project consisting of 9 (nine) 5-story buildings built over 2 phases with a total of 752 dwelling units and over 8,000 Square feet of retail. The property is directly adjacent to the Leisure City Urban Center (LCUC). The subject property is in Miami-Dade County, Florida, and is located within the Urban Development Boundary.

Existing Service

The subject property is served by the Metrobus Routes 34 (Express), 35 and 38 (Busway MAX). Routes 34 and 38 can be accessed at the northbound and southbound bus stops along the South Dade Transitway less than 200 feet away at the 296th Street station. The SW 296th Street Station will be a Gold Bus Rapid Transit (BRT) station of the South Corridor of the Miami-Dade Strategic Miami Area Rapid Transit (SMART) Plan which will operate BRT service along the South Dade Transitway. The South corridor project will implement Bus Rapid Transit Service from Florida City to the Dadeland South Metrorail Station. The subject property is also approximately 600 feet away from the SW 296th Street Park and Ride on the South Dade Transitway. The nearest buns stops

for Metrobus Route 35 are located on SW 167th Avenue and SW 296th Street, approximately 0.21 miles away (a 4-minute walk).

The table below details the service headways (in minutes) for these routes:

Metrobus Route Service Summary
DIC Project No. Z2023000037

Route	Peak (am/pm)	Off-peak (midday)	Evening (at 8 pm)	Over night	Saturday	Sunday	Type of Service
34 Express	10	n/a	n/a	n/a	n/a	n/a	E/F
38 (Busway Max)	10	20	30	60	20	20	E/F
35	40	40	40	n/a	60	60	L

Note:
L means Metrobus local route service.
F means Metrobus feeder service to Metrorail.
E means Express or Limited-Stop Metrobus route service

Source: Miami Dade Department of Transportation and Public Works, Dec. 2021 Line Up
While the service above is in place, the operation of the system at the time of the review is scaled back to meet the current demands, due to COVID-19 pandemic.

Recent Service Adjustments

According to the TDP, there are no recent service changes planned for this route.

Future Transportation/Transit Needs and Planned Improvements

According to the TDP, the South Corridor BRT project is a fully funded project. The project seeks to implement Gold Standard BRT along the South Dade Transitway from SW 344th Street in Florida City to the Dadeland South Metrorail Station. The closest Gold Standard BRT station to the subject property is located approximately 200 feet away at SW 296th Street along the Transitway. Also, according to the TDP, there is one funded capital project. The TOD Master Plan for the South Corridor is a TOD study, and four to five Station Area plans for selected BRT stations. The project will plan TOD along the corridor to boost smart economic development and mobility through mixed use development around transit stations.

Also, according to the TDP there is one 2032 and Beyond Transit Vision Plan project for the South Miami Dade Corridor/US-1 Transitway. This project would extend the Metrorail service from the Dadeland South Metrorail Station to SW 344th Street Park and Ride.

Efforts are also underway for the reconstruction of the South Dade Trail. This facility will integrate the safe and functional movement of pedestrians and bicyclists along the corridor and adjacent neighborhoods; increase safety and security; and implement sustainable design strategies.

Designs for the new facility are underway with an expected construction start in 2027.

DTPW Comments/Recommendations

DTPW encourages the applicant to build safe, comfortable, and convenient pedestrian and bicyclist connections to the South Dade Transitway and nearby bus stops and to incorporate pedestrian accessibility into residential neighborhood design to enable safe pedestrian access to neighboring properties, adjacent transit stops, and planned future rapid transit stations. Upon DTPW's review for mass transit concurrency, the

application is found to meet the Level-of-Service concurrency with the adopted mass transit level-of-service standard contained in CDMP Policy MT-1A. **DTPW has no objections to this application subject to the following conditions.**

1. The applicant shall evaluate options to incorporate bicycle and pedestrian accessibility into the development of the site that will ensure a safe connection to the existing non-motorized transportation network, such as the South Dade Trail, and the SW 296th Street South Dade TransitWay BRT Station.
    a. Adequate lighting throughout all pedestrian/bicycle connections/pathways shall be provided.
    b. The applicant shall ensure that the shared use path installed along SW 296th Street be maintained in good, operable condition and accessible throughout the duration of construction at the development site.
2. The applicant shall implement High Emphasis crosswalks along the north side of SW 296th Street across Old Dixie Highway to connect to the new BRT Station project. The BRT Station Project will provide crosswalks to the median at the right turn lane.
3. The applicant will coordinate with the Multi-Modal Planning and Transit Service Planning divisions of DTPW on proposed solutions to provide adequate space for Transit and Freight on-demand services. The Applicant should provide a Drop-off/Pickup Zone and a Freight Loading Zone within the site that can accommodate passenger vans and package deliveries.
4. The applicant will coordinate with the Design and Engineering section of DTPW to ensure wayfinding to all transit and trail options available is provided.
5. The applicant will coordinate with DTPW staff for construction plan review of the SW 296th Street Station project, including project boundaries and proposed improvements that will be implemented by the Design/Build consultant, as well as with the South-Dade Trail project team on the design and access to the new shared-use path facility.
6. The Applicant will provide enhanced crosswalks or additional pavement markings to clearly delineate where pedestrians should be within the proposed project if approved by the Traffic Engineering Division (TED). This will promote walkability to the bus stops and rapid transit station mentioned in this Memo.
    a. The Applicant should install high visibility crosswalks at all signalized intersections within the influence area of the development as well as

Image: “Elephant Feet” Markings at The Underline

green asphalt "Elephant Feet" (see image above) markings on shared use paths and trails or when connecting two bicycle facilities.

7. A dedicated bicycle facility has been identified along SW 296th St. Based on assumed speeds and volumes on SW 296th, the applicant will provide 12 ft. sidewalks from the western limit of the parcel to the South Dade Trail and 296th Street South Dade TransitWay BRT Station along SW 296th Street. The applicant will widen and extend the proposed 5 feet/6 feet sidewalk to function as a shared use path connecting residents to the existing/future trail and transit services. The Applicant will provide all appropriate signing and pavement markings and curb ramps to accommodate the shared use path.
8. The applicant is strongly encouraged to provide dedicated spaces for the addition of bicycle and micro-mobility device parking near the entrances to the residential buildings. Please coordinate with the Transportation Innovations group of DTPW.
    a. See Sec. 33-122.3 and Sec. 19-15.5 of the Miami-Dade County Code.
    b. Include 2009 MUTCD Bicycle Parking Sign D4-3 at designated bicycle and micro-mobility parking areas (see image below).
    c. Concrete embedded Inverted-U racks with weather protection are recommended.

9. The applicant is strongly encouraged to complete the roadway network or accommodate envelopes for future connections to the existing roadway network such as connectivity between Old Dixie Highway, SW 296th Street, SW 295th Street, and SW 294th Street. The residential block is divided by a canal and has poor connectivity due lack of east-west and north-south quarter-section line roads.
10. The intersection of SW 296th Street and Old Dixie Highway is a Vision Zero location because two fatal and/or serious injuries crashes have been recorded in the 5-year crash history. The Applicant shall implement proven safety countermeasures at this intersection such as:
    a. Implement a high Emphasis crosswalk as noted in comment 5. of this Memo along SW 296th Street and Old Dixie Hwy.
    b. The removal of the dedicated right-turn on the west leg of the intersection if approved by TED.
11. The applicant should consider installing traffic-calming techniques, such as roundabouts instead of a signalized intersection at the entrances to the development per the 2018 Florida Greenbook C.8.b.6 if approved by TED.

c: Lisa Colmenares, AICP, Chief Planning Officer, DTPW
Linda Morris, AICP, Chief, Transit Service Planning, DTPW
Eric Zahn, Transit Planning Section Supervisor, Transit Service Planning, DTPW

Miami-Dade County Public Schools
giving our students the world

Superintendent of Schools
Dr. Jose L. Dotres

Miami-Dade County School Board
Mari Tere Rojas, Chair
Danny Espino, Vice Chair
Roberto J. Alonso
Lucia Baez-Geller
Dr. Dorothy Bendross-Mindingall
Mary Blanco
Monica Colucci
Dr. Steve Gallon III
Luisa Santos

June 27, 2023

VIA ELECTRONIC MAIL

jay.taub@gmail.com
zoningconsultants@aol.com

RE: PUBLIC SCHOOL CONCURRENCY ANALYSIS
JASA 1019, LLC Z2023000037
LOCATED AT 16401 SW 296 STREET
PH3023032400190 - FOLIO NO: 3079050000220

Dear Applicant:

Pursuant to State Statutes and the Interlocal Agreements for Public School Facility Planning in Miami-Dade County, the above-referenced application was reviewed for compliance with Public School Concurrency. Accordingly, enclosed please find the School District's Preliminary Concurrency Analysis (Schools Planning Level Review).

As noted in the Preliminary Concurrency Analysis (Schools Planning Level Review), the proposed development would yield a maximum residential density of 752 residential units, which generate 254 students, 138 at the elementary, 58 at the middle and 58 at the senior high school level. At this time, all school levels have sufficient capacity available to serve the application. Remember that a final determination of Public School Concurrency and capacity reservation will only be made at the time of approval of final plat, site plan or functional equivalent, notwithstanding any additional information that may surface after further departmental research. As such, this analysis does not constitute a Public School Concurrency approval.

Should you have any questions, please feel free to contact me at 305-995-7285.

Best regards,

Ivan M. Rodriguez, R.A.
Director

Enclosure

L-292

cc: Ms. Nathaly Simon
Miami-Dade County
School Concurrency Master File

Concurrency Management System (CMS)

Miami-Dade County Public Schools

Miami-Dade County Public Schools

Concurrency Management System

Preliminary Concurrency Analysis

MDCPS Application Number:	**PH3023032400190**	Local Government (LG):	**Miami-Dade**
Date Application Received:	**3/24/2023 10:15:01 AM**	LG Application Number:	**Z2023000037**
Type of Application:	**Public Hearing**	Sub Type:	**Zoning**

Applicant's Name: **Jasa 1019, LLC**
Address/Location: **16401 SW 296 Street**
Master Folio Number: **3079050000220**
Additional Folio Number(s):

PROPOSED # OF UNITS **752**
SINGLE-FAMILY DETACHED UNITS: **0**
SINGLE-FAMILY ATTACHED UNITS: **0**
MULTIFAMILY UNITS: **752**

CONCURRENCY SERVICE AREA SCHOOLS						
CSA Id	Facility Name	Net Available Capacity	Seats Required	Seats Taken	LOS Met	Source Type
161	AVOCADO EL - SOUTH DADE MID (ELEM COMP)	42	138	42	NO	Current CSA
161	AVOCADO EL - SOUTH DADE MID (ELEM COMP)	0	96	0	NO	Current CSA Five Year Plan
5003	SOUTH DADE MIDDLE (MID COMP)	15	58	15	NO	Current CSA
5003	SOUTH DADE MIDDLE (MID COMP)	0	43	0	NO	Current CSA Five Year Plan
7701	SOUTH DADE SENIOR	65	58	58	YES	Current CSA
ADJACENT SERVICE AREA SCHOOLS						
651	CAMPBELL DRIVE K-8 CENTER (ELEM COMP)	115	96	96	YES	Adjacent CSA
6761	REDLAND MIDDLE	245	43	43	YES	Adjacent CSA
*An Impact reduction of **32.58%** included for charter and magnet schools (Schools of Choice).						

MDCPS has conducted a preliminary public school concurrency review of this application; please see results above. A final determination of public school concurrency and capacity reservation will be made at the time of approval of plat, site plan or functional equivalent.
THIS ANALYSIS DOES NOT CONSTITUTE PUBLIC SCHOOL CONCURRENCY APPROVAL.

1450 NE 2 Avenue, Room 525, Miami, Florida 33132 / 305-995-7285 / concurrency@dadeschools.net

Memorandum

MIAMI-DADE COUNTY

Date: April 10, 2023

To: Nathan Kogon, Assistant Director
Development Services Division
Department of Regulatory and Economic Resources

From: Alfredo "Freddy" Ramirez III, Director
Miami-Dade Police Department

Subject: Review – Zoning Application – Case: No. Z2023000037
JASA 1019, LLC.

APPLICATION:

The applicant, JASA 1019, LLC., is requesting to rezone the property to permit a mixed-use, affordable housing development consisting of two phases. Phase I will consist of 392 units, and phase II will consist of 360 units, totaling 752 units.

The 14.07 acre property is located at 16401 SW 296 Street, in unincorporated, Miami-Dade County, Florida.

CURRENT POLICE SERVICES:

The project would be serviced by our South District, located at 10800 SW 211 Street, Miami, Florida.

APPLICATION REVIEW:

A review of the application and related documents was conducted to predict its impact on the Miami-Dade Police Department's resources and the impact the project could have on any zoning modification changes.

Current data of police staffing and population was examined to project any increase in calls for service. Current staffing at the district would not accommodate the anticipated increase in the volume of calls for service. To conservatively maintain current police staffing levels, staffing levels would need to be increased (minimally) by two officers, at an estimated cost of $211,589. Should demand for police services increase beyond current levels, additional sworn personnel, support staff, and equipment will be required.

The Miami-Dade Police Department does not have any further comments to the proposed zoning modifications to complete this project at this time.

Should you require any further assistance, please contact Acting Executive Senior Bureau Commander Lisette Reyes-Wilcox, of our Fiscal Administration Bureau, at 305-471-2520, or via e-mail at lisi@mdpd.com.

AR/jhb
Attachment

Memorandum

Date: July 8, 2024

To: Nathan Kogon, Assistant Director
Regulatory and Economic Resources Department

From: Dr. Aneisha Daniel, Director
Department of Solid Waste Management

Subject: Magnolia Point (Z2023000037)

The Department of Solid Waste Management's review of the above-referenced item is provided below. Additional comments will be provided as needed. **The DSWM has no objections to the proposed application.**

Application: The applicant, Jasa 1019 LLC is requesting a rezoning to permit a mixed-use Affordable Housing development consisting of two phases; Phase I 392 Units, and Phase II 360 Units, totaling 752 Units and 8,000 square feet of commercial space.

Size: The subject property is approximately ± 14.07acres in size.

Location: The property is located at 16401 SW 296 Street, in unincorporated Miami-Dade County.

Analysis:

1. Solid Waste Disposal

The Miami-Dade County Solid Waste Management System consists of both County facilities and private facilities under contract as follows: three Class I landfills (two owned by Waste Management Inc., of Florida) a Class III landfill and three regional transfer facilities. The Department of Solid Waste Management (DSWM) does not assess or adjust estimated capacity requirements based on the impacts of individual developments. Instead, the Department maintains sufficient disposal capacity to accommodate five years of waste flows committed to the system through long-term interlocal agreements or contracts with municipalities and private waste haulers and anticipated non-committed waste flows. The latest Concurrency Status Determination issued on September 28, 2023, which is valid for through September 30, 2024, shows sufficient disposal system capacity to exceed the County's adopted level of service (five years of capacity). This determination, which is on file with the Regulatory and Economic Resources Department is contingent upon the continued ability of the County to obtain and renew disposal facility operating permits from the Florida Department of Environmental Protection, as needed. There are no solid waste disposal facilities within 2.5 miles of this property.

2. Garbage and Trash Collection Services

Should the referenced request be approved, and the anticipated development subsequently constructed, it would most likely meet the definition of a "multi-family establishment". Per the Code, the following is required of multi-family establishments located in unincorporated Miami-Dade County: "Every commercial and multi-family residential establishment shall utilize the solid waste collection services of either the proper governmental agency able to provide such services, or that of a licensed solid waste hauler authorized to perform such services by the Director of the Department." The landlord or property owner is required to arrange for waste and recycling

collection services. While the DSWM can provide waste collection services, multi-family and commercial establishments most typically work with a permitted private hauler to provide both (waste and recycling) in one contract.

3. Recycling

Section 15-2.2b of the Code states that the failure of a multi-family residential establishment to provide a recycling program or a modified recycling program pursuant to Section 15-2.4 of the Code shall constitute a violation of this section for which the property owner(s) shall be liable, provided, however, that in the case of a condominium or cooperative apartment having a condominium association or cooperative apartment association, said association, rather than individual unit owners, shall be liable for any such violation. Applicants are required to incorporate adequate space in their building plans to accommodate the recycling program (i.e. somewhere for residents to store recycling containers).

Sec. 15-4(2)(a) Before building permits may be issued for construction of commercial establishments, multi-family residential establishments, and residential units located in the unincorporated area, building plans for storage and collection of recyclable materials must be approved by the Director as to location, accessibility, number or adequacy. For properties in incorporated areas, municipalities are requested to require that building plans for commercial establishments, multi-family residential establishments, and residential units be prepared so as to include sufficient space for storage and collection of recyclable materials, but not to prohibit curbside collection of recyclable materials where otherwise permitted in residential districts.

Requests for approval of modified recycling programs must be made directly to the Department. The application regarding modified recycling programs for multi-family properties may be found on the website at http://www.miamidade.gov/solidwaste/multifamily-recycling.asp.

4. Recycling and Waste Storage/Setout Considerations

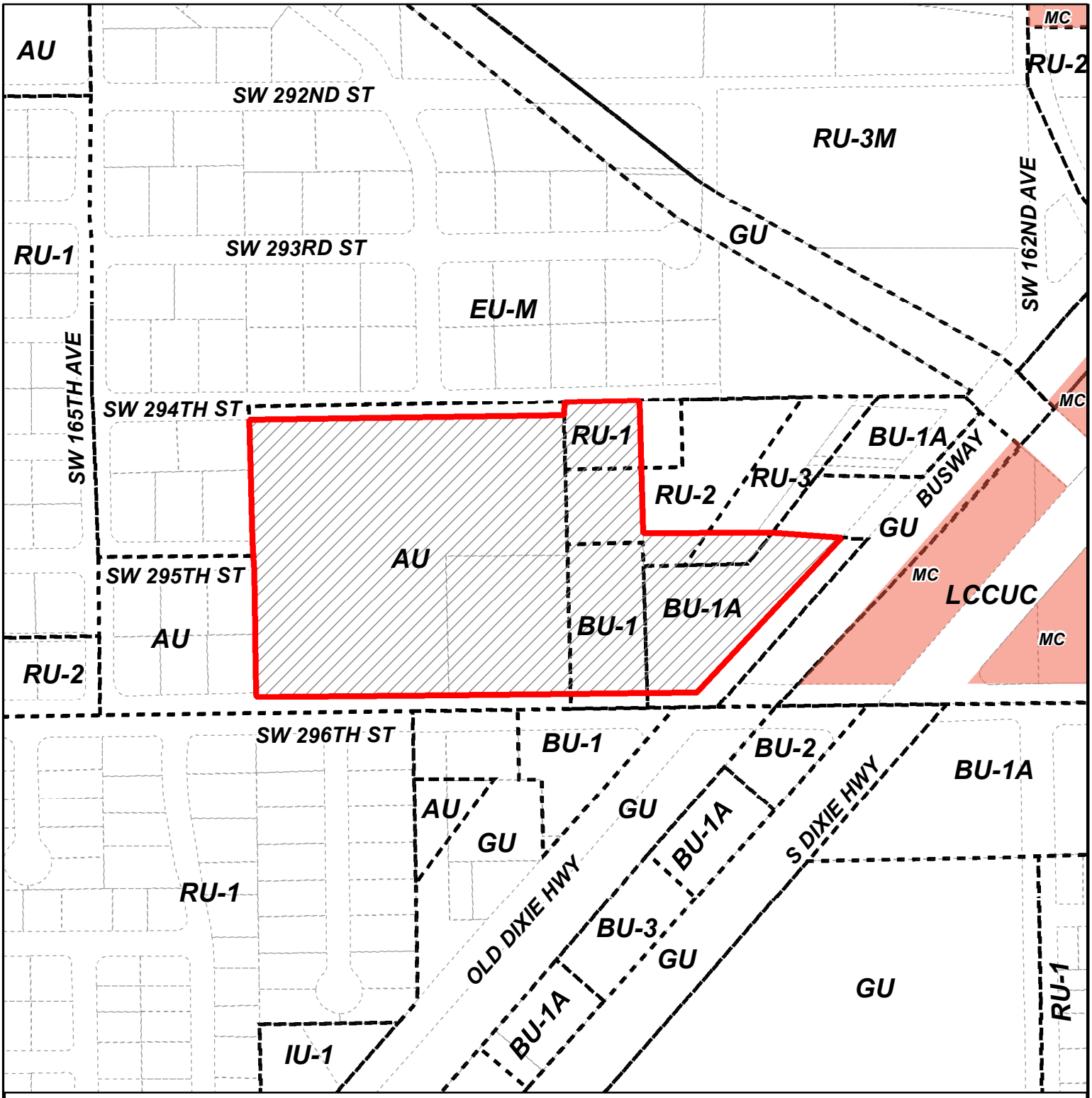
Section 15-4 of the Code requires that plans for storage and collection of solid waste and recycling be adequate before a building permit may be issued. Site plans must address location, accessibility, number and adequacy of solid waste and recyclable materials collection and storage facilities. The site plan legend must contain the following statement: "Facilities for the collection and storage of solid waste and recyclable materials are shown in accordance with Section 15-4 of the Miami-Dade County Code."

5. Site Circulation Considerations

It is required that development plans associated with this project incorporate at least one of the following traffic circulation criteria to minimize the reversing of waste vehicles and hence, provide for the safe circulation of service vehicles:

a. Cul-de-sac with a minimum 49 foot turning radius (no "dead-ends")
b. "T" shaped turnaround 60 feet long by 10 feet wide
c. Paved throughway of adequate width (minimum 15 feet)

All alleyways designed with utilities, including waste collection, provided at the rear of the property should be planned in accordance with standard street specifications with sufficient width and turning radii to permit large vehicle access. Additionally, there should be no “dead-end” alleyways developed. Also, a sufficient waste set-out zone should be preserved (between the edge of the pavement and any possible obstructions such as parked cars, fencing, etc.,) that would interrupt or preclude waste collection. Developments requiring that solid waste haulers use private roads in order to service properties within the community shall hold the haulers, including the Department, harmless for any and all road damage occurring as a consequence of normal use of these roads. Failure to maintain any private roads used to provide solid waste collection services



MIAMI-DADE COUNTY

HEARING MAP

Process Number

Z2023000037

Section: 05 Township: 57 Range: 39
Applicant: Jasa 1019, LLC
Zoning Board: Board of County Commissioners
Commission District: 8
Drafter ID: EDUARDO CESPEDES
Scale: NTS

N
W E
S

Legend

Subject Property Case

Zoning

MIAMI-DADE COUNTY

SKETCH CREATED ON: Friday, March 24, 2023

REVISION	DATE	BY

MIAMI-DADE COUNTY

AERIAL YEAR 2021

Process Number

Z2023000037

Legend

Subject Property

N
W E
S

Section: 05 Township: 57 Range: 39
Applicant: Jasa 1019, LLC
Zoning Board: Board of County Commissioners
Commission District: 8
Drafter ID: EDUARDO CESPEDES
Scale: NTS

MIAMI-DADE COUNTY

SKETCH CREATED ON: Friday, March 24, 2023

REVISION	DATE	BY

MIAMI-DADE COUNTY

RADIUS MAP

Process Number

Z2023000037

RADIUS: 2640

Section: 05 Township: 57 Range: 39
Applicant: Jasa 1019, LLC
Zoning Board: Board of County Commissioners
Commission District: 8
Drafter ID: EDUARDO CESPEDES
Scale: NTS

Legend

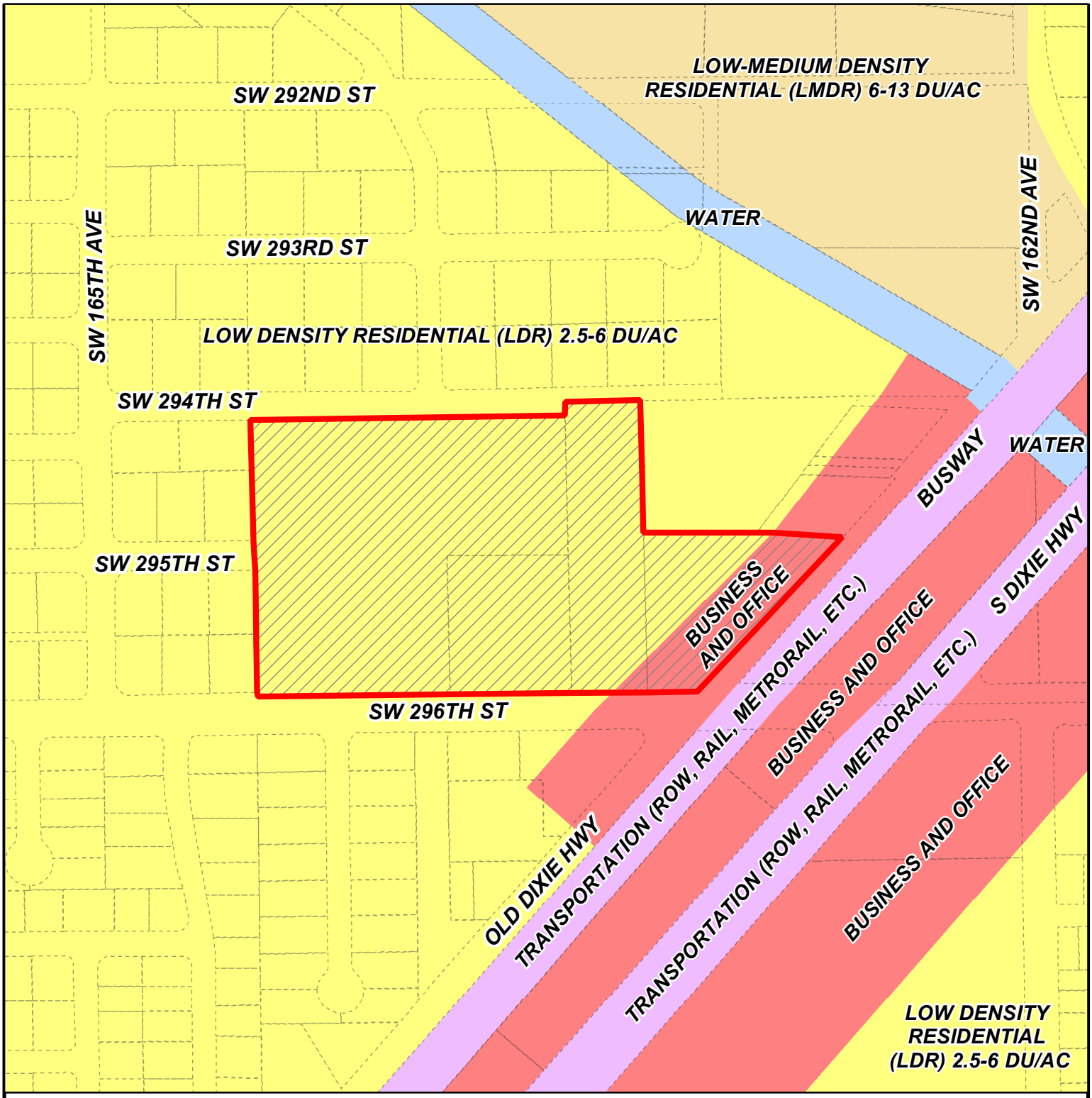
- Subject Property
- Buffer
- Property Boundaries

N
W E
S

MIAMI-DADE COUNTY

SKETCH CREATED ON: Friday, March 24, 2023

REVISION	DATE	BY



MIAMI-DADE COUNTY

CDMP MAP

Process Number

Z2023000037

Section: 05 Township: 57 Range: 39
Applicant: Jasa 1019, LLC
Zoning Board: Board of County Commissioners
Commission District: 8
Drafter ID: EDUARDO CESPEDES
Scale: NTS

Legend

Subject Property Case

N
W E
S

MIAMI-DADE COUNTY

SKETCH CREATED ON: Friday, March 24, 2023

REVISION	DATE	BY

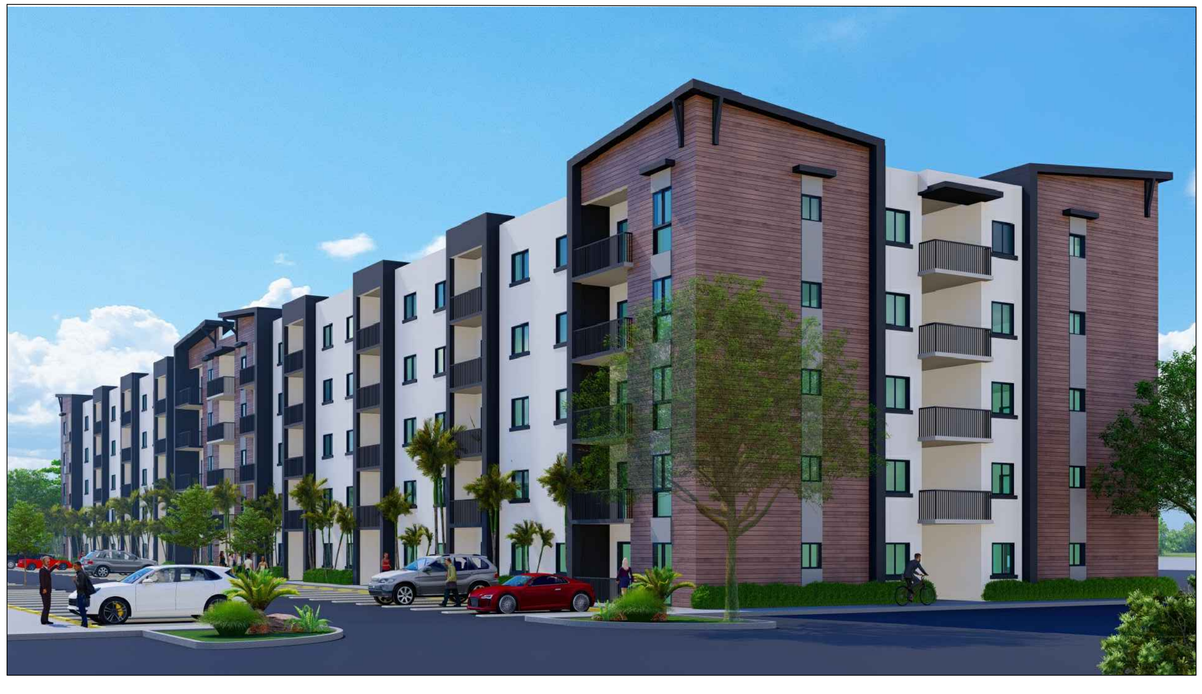
RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z23-037
DATE: SEP 26 2023
BY: SA

LEFT CORNER VIEW

SCALE: N/A

KEY TO PAINTS & MATERIALS

No.	DESCRIPTION
1.	SW 7005 PURE WHITE – FIELD
2.	SW 7020 BLACK FOX – ACCENT ON TOWERS
3.	SW 6068 BREVITY BROWN – ACCENT (10" HORIZONTAL SCORED STUCCO)
4.	SW 7015 REPOSE GRAY – DOUBLE LAYER STUCCO BAND
5.	DARK BRONZE ALUMINUM & GLASS SLIDING DOOR
6.	DARK BRONZE ALUMINUM & GLASS WINDOW
7.	DARK BRONZE ANODIZED RAILINGS
8.	DECORATIVE METAL BRACKET



RIGHT CORNER VIEW

SCALE: N/A

Palenzuela & Hevia Design Group, Inc.
ARCHITECTURE
INTERIOR DESIGN
PLANNING

12201 S.W. 133 COURT
MIAMI, FLORIDA 33186
PHONE: (305) 969-5001
FAX: (305) 969-5002
AA-0003113 IB-0001056

SEAL
EUGENIO PALENZUELA
AR-0016210

CONSULTANT

BUILDING RENDERINGS
MAGNOLIA POINT
SW 296th Street & Old Dixie Hyw.,
Miami-Dade County, Florida
For 296 LEGACY, LLC
9830 SW 77th Ave., Suite #130, Miami, FL. 33156

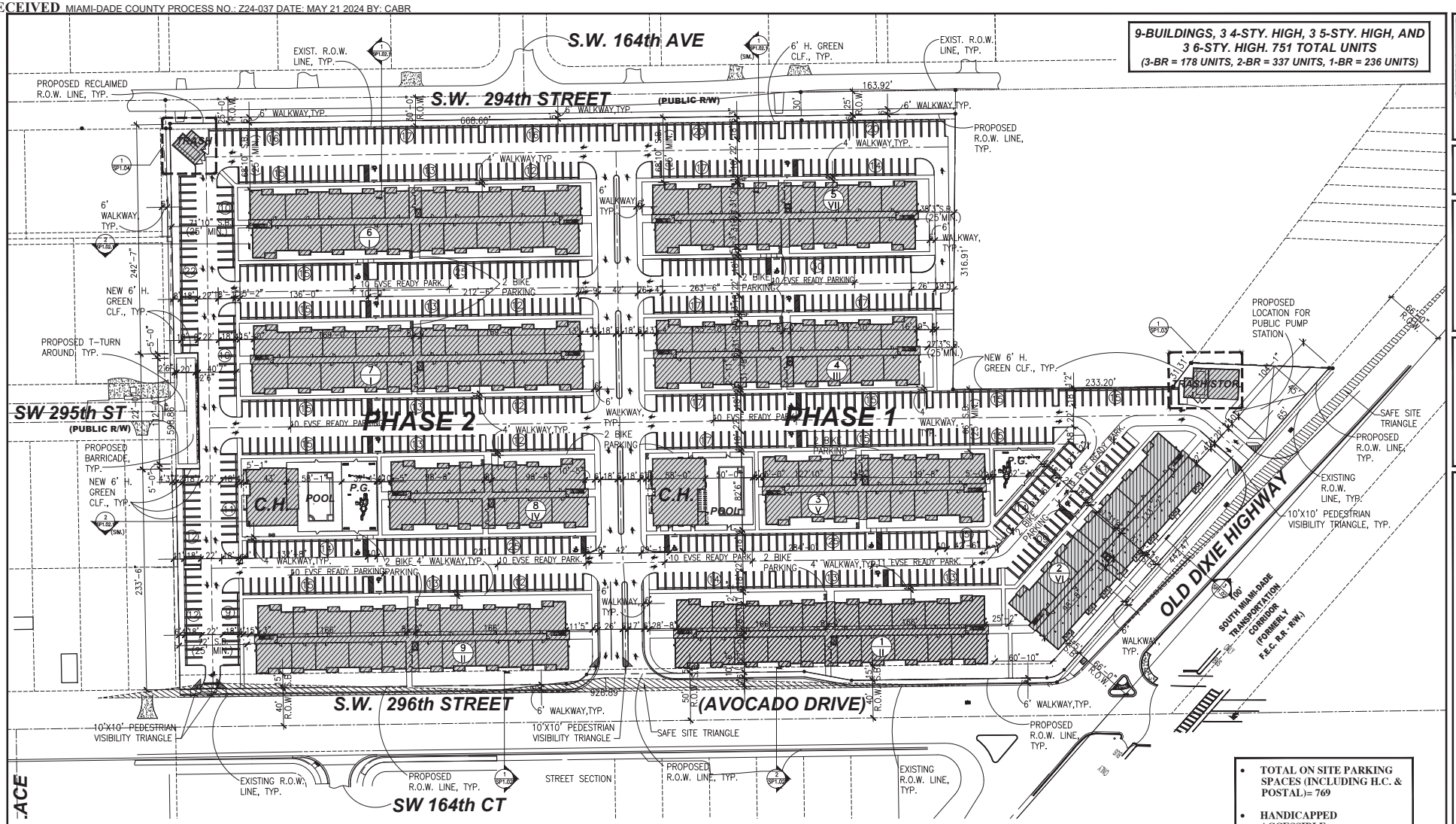
DRAWING:
PROJECT:

DESIGNED BY:	E.P./A.M.H.
DRAWN BY:	M.M.
CHECKED BY:	E.P./A.M.H.
SCALE:	AS NOTED
DATE:	09-19-2022
JOB No.:	2022-12

△	DATE:	REVISION:

SHEET No.: OF:
RD-1
FILE NAME: RD-1-MP.DWG

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-037 DATE: MAY 21 2024 BY: CABR



SITE PLAN - 751 APARTMENT UNITS

SCALE: 1"= 40'-0"

9-BUILDINGS, 3 4-STY. HIGH, 3 5-STY. HIGH, AND 3 6-STY. HIGH. 751 TOTAL UNITS
(3-BR = 178 UNITS, 2-BR = 337 UNITS, 1-BR = 236 UNITS)

- **TOTAL ON SITE PARKING SPACES (INCLUDING H.C. & POSTAL)= 769**
- **HANDICAPPED ACCESSIBLE PARKING SPACES= 17**

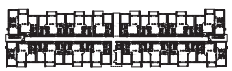
PHASE 1:
411 UNITS
358 PARKING SPACES
CLUB HOUSE: 3,286 SF/GROSS
7510 SF COMMERCIAL

PHASE 2:
340 UNITS
411 PARKING SPACES
CLUB HOUSE: 3,286 SF/GROSS

BUILDING TYPES

GROUND FLOOR

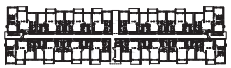
TYPE I - (80-UNITS) SCALE: 1/64"= 1'-0"
1-BR = 16 UNITS, 2-BR = 48 UNITS, 3-BR = 16 UNITS


GROUND FLOOR

TYPE III - (80-UNITS) SCALE: 1/64"= 1'-0"
1-BR = 20 UNITS, 2-BR = 40 UNITS, 3-BR = 20 UNITS

GROUND FLOOR

TYPE V - (70-UNITS) SCALE: 1/64"= 1'-0"
1-BR = 30 UNITS, 2-BR = 20 UNITS, 3-BR = 20 UNITS


GROUND FLOOR

TYPE VII - (64-UNITS) SCALE: 1/64"= 1'-0"
1-BR = 16 UNITS, 2-BR = 32 UNITS, 3-BR = 16 UNITS

GROUND FLOOR

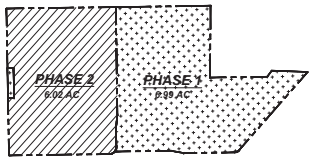
TYPE II - (120-UNITS) SCALE: 1/64"= 1'-0"
1-BR = 48 UNITS, 2-BR = 48 UNITS, 3-BR = 24 UNITS

GROUND FLOOR

TYPE IV - (60-UNITS) SCALE: 1/64"= 1'-0"
1-BR = 20 UNITS, 2-BR = 20 UNITS, 3-BR = 20 UNITS

GROUND FLOOR

TYPE VI - (77-UNITS) SCALE: 1/64"= 1'-0"
1-BR = 22 UNITS, 2-BR = 33 UNITS, 3-BR = 22 UNITS



KEY PLAN

SCALE: N/A

LEGEND

REFERS TO BUILDING No.

REFERS TO BUILDING TYPE

Palenzuela & Hevia
ARCHITECTURE
INTERIOR DESIGN
PLANNING
12201 S.W. 133 COURT
MIAMI, FLORIDA 33186
PHONE: (305) 969-5001
FAX: (305) 969-5002
AA-0003113 IB-0001056
SEAL: EUGENIO PALENZUELA AR-0012610
CONSULTANT

SITE PLAN
MAGNOLIA POINT
SW 296th Street & Old Dixie Hyw.,
Miami-Dade County, Florida
For 296 LEGACY, LLC
9630 SW 77th Ave., Suite #130, Miami, FL. 33156

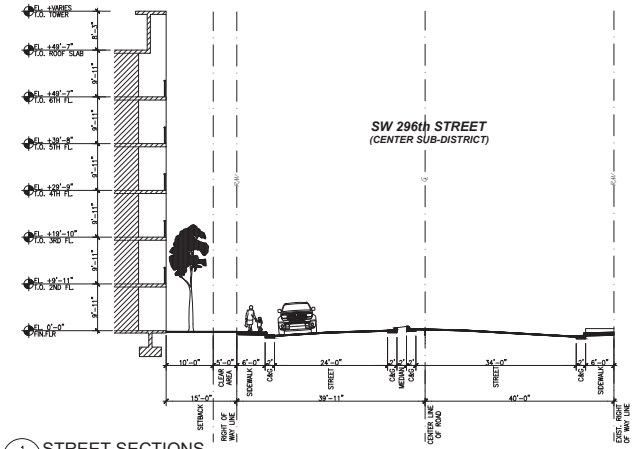
DRAWING:
PROJECT:

DESIGNED BY:	E.P./A.M.H.
DRAWN BY:	M.M
CHECKED BY:	E.P./A.M.H.
SCALE:	AS NOTED
DATE:	09-19-2022
JOB No.:	2022-12

△	DATE:	REVISION:

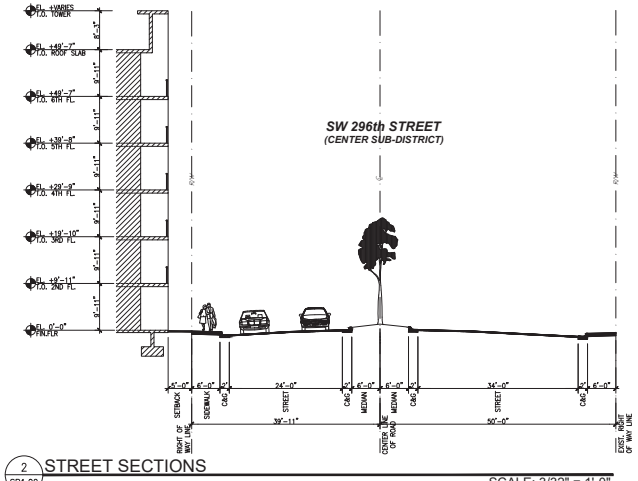
SHEET No.: SP1.01 OF:
FILE NAME: SP1.01-MP.DWG

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-037 DATE: MAY 21 2024 BY: CABR



1 SP1.02 **STREET SECTIONS**

SCALE: 3/32" = 1'-0"



2 SP1.02 **STREET SECTIONS**

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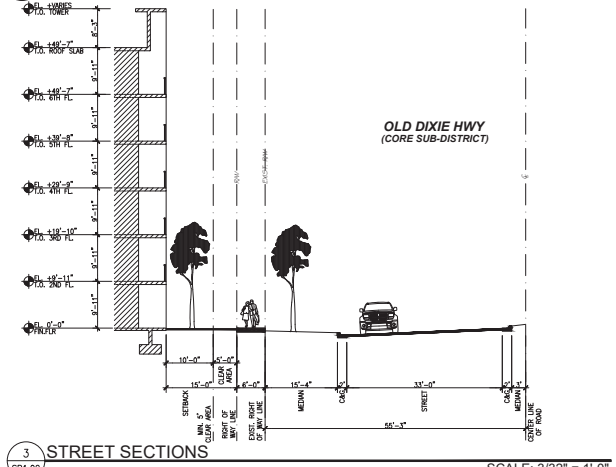
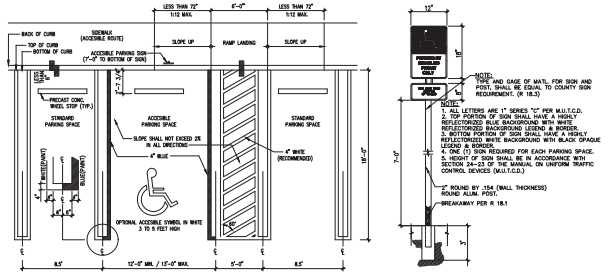


3 SP1.02 **STREET SECTIONS**

SCALE: 3/32" = 1'-0"

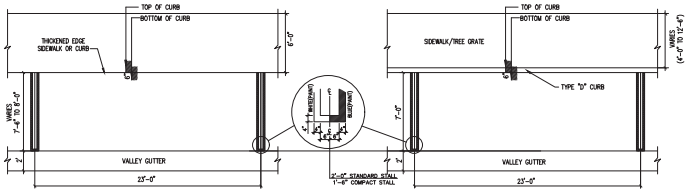


ACCESIBLE PARKING SPACE FOR DADE COUNTY

TO MEET SFBC, METRO-DADE DPR, FS 553 & ADAAG AND CITY OF MIAMI PBD

NOTE: CONTRACTOR SHALL VERIFY ALL THE REQUIRED INFORMATION NECESSARY AT EACH SIGN WITH LOCAL AUTHORITIES PRIOR TO PURCHASING.

HANDICAPPED SIGN DTL.



TYPICAL PARALLEL PARKING SPACE DETAIL FOR SW 264th STREET

TYPICAL PARALLEL PARKING SPACE DETAIL FOR HENDERSON STREET/PARKER AVENUE

SITE/ZONING DATA:

PROPOSED ZONING:			
ZONING:	Rapid Transit Zone (RTZ) District, SMART Corridor Sub-Zone		
	Within one-quarter mile of the South Dade Transit Way CorridorComprehensive Development Master Plan (CDMP)		
DISTRICT:	Rapid Transit Activities Corridor (RTAC); Mixed Use Corridor District (MCD)		
LAND USE:	Single Use Residential as per Live Local Act - Florida Senate Bill 102		
OCCUPANCY	Low Income Multi-Family Residential		
LAND AREA:			
FOLIO #	**S.F.**	**ACRES**	**NOTES**
30-7905-000-0220	106,028.80	2.48	
30-7905-000-0222	69,129.72	1.59	
30-7905-000-0360	349,786.80	8.03	
30-7905-000-0361	85,813.20	1.97	
SUB-TOTAL (GROSS)	612,758.5	14.07	
TOTAL NET	566,687.9	13.01	AFTER R/W DEDICATIONS
DENSITY:			
	ALLOWED	**PROPOSED**	**NOTES**
Maximum Density Allowed (CDMP/SMART)	844.2*	760	*60 Units/Acre or less; Up to 6 Stories High Per Sec. 33-403(2)
Maximum Density Allowed (RU4)	823*	760	*50 Units/Acre PLUS 25% for Affordable, per Sec. 33-214 & 33-193.7.1(B)(2)
BUILDING AREAS:			
PROPOSED LOT COVERAGES:			
PHASE - 1	**Gr. Fl. Foot Print**	**Total Sq. Ft.**	**Notes**
BUILDING 1 - TYPE II	21,889.0	131,334.00	6 Stories
BUILDING 2 - TYPE VI	16,228.0	97,368.00	6 Stories (7510 SF of Commercial)
BUILDING 3 - TYPE V	15,643.0	78,215.00	5 Stories
BUILDING 4 - TYPE III	18,505.0	92,525.00	5 Stories
BUILDING 5 - TYPE VII	18,509.0	74,020.00	4 Stories
Club House 1	3,286.0	3,286.00	1 Story
Trash Compactor & Storage	1,744.0	1,744.00	1 Story
SUB-TOTAL	95,800.0	478,492.00	
PHASE - 2			
BUILDING 6 - TYPE I	23,054.0	92,216.00	4 Stories
BUILDING 7 - TYPE I	23,054.0	92,216.00	4 Stories
BUILDING 8 - TYPE IV	16,037.0	80,185.00	5 Stories
BUILDING 9 - TYPE II	21,889.0	131,334.00	6 Stories
Club House 1	3,286.0	3,286.00	1 Story
Trash Compactor & Storage	734.0	734.00	1 Story
SUB-TOTAL	88,054.0	399,237.00	
TOTAL BUILDING AREA - PHASE 1 & 2:	183,854.0	877,729.0	
FLOOR AREA RATIO:		1.5	FAR Range 1.0 to 2.0 per Sec. 33C-3.3(C)(2)(a) and 0.5 Min. per Sec. 33-284.84.1(B)(2)
OPEN PARKING LOT AND DRIVEWAYS	235,143.2		
IMPERVIOUS (CONSTRUCTED) AREA	418,997.2		Within the property lines, excluding the R/W
PERVIOUS (LANDSCAPED) OPEN AREA	140,698.7		
PRIVATE OPEN AREA (POOLS & DECKS)	8,992.00		
TOTAL OPEN AREA	147,690.70	26%	15% Required per Sec. 33-493 (4)(a)
SETBACK DATA:			
	REQUIRED	**PROVIDED**	
MCD Area - Front Building Setback	0' or 20' Min.	20'	
MCD Area - Setback above 2nd sty when adj. single family residential	30'	68'-10" to 72'-0"	
Minimum Building Frontage along Old Dixie Hwy	70%	71%	
Minimum Building Frontage along SW 296 Street (Avocado Dr.)	70%	75%	
PARKING DATA:			
UNIT MIX:	**UNITS**	**PARKING SPACES REQUIRED**	
ONE BEDROOM APARTMENTS	236	236	1 SPACE/UNIT
TWO BEDROOM APARTMENTS	337	505.5	1.5 SPACE/UNIT
THREE BEDROOM APARTMENTS	178	311.5	1.75 SPACES/UNIT
SUB TOTAL	751	1053	
GENERAL RETAIL/COMMERCIAL	7510	30.04	1 SPACE/250 SQ. FT.
SUB TOTAL		1083.04	
LOW INCOME HOUSING (25%)		812.28	
LOCATION REDUCTION (30%)		568.60	WITHIN 500 Ft. And 1/4 MILE OF S. MIAMI DADE BUSWAY STOP
MIXED USE REDUCTION (20%)		454.88	
	REQUIRED	**PROVIDED**	
HANDICAPPED ACCESSIBLE	15	<17>	2% of total Parking FBC-A Table 208.2
ON SITE PARKING SPACES (INCLUDING H.C.)	455	769	
OFF SITE (STREET) PARKING	0	0	
GRAND TOTAL PARKING	455	769	INCLUDES EVSE READY PARKING
	REQUIRED	**PROVIDED**	
BICYCLE PARKING SPACES	16	16	16 SPACES/501 TO 1,000 PARKING SPACES, PER SEC. 33-122.3
EVSE READY SPACES = 20% of the REQ. *455 spaces	90.97536	91	FBC SEC 33-122.5

Palenzuela & Hevia
ARCHITECTURE
INTERIOR DESIGN
PLANNING
12201 S.W. 133 COURT
MIAMI, FLORIDA 33186
PHONE: (305) 969-5001
FAX: (305) 969-5002
AA-0003113 IB-0001056

SEAL: EUGENIO PALENZUELA AR0-0016210

CONSULTANT:

DRAWING: STREET SECTIONS & SITE DATA

PROJECT: MAGNOLIA POINT
SW 296th Street & Old Dixie Hwy.,
Miami-Dade County, Florida
For 296 LEGACY, LLC
9830 SW 77th Ave., Suite #250, Miami, FL 33156

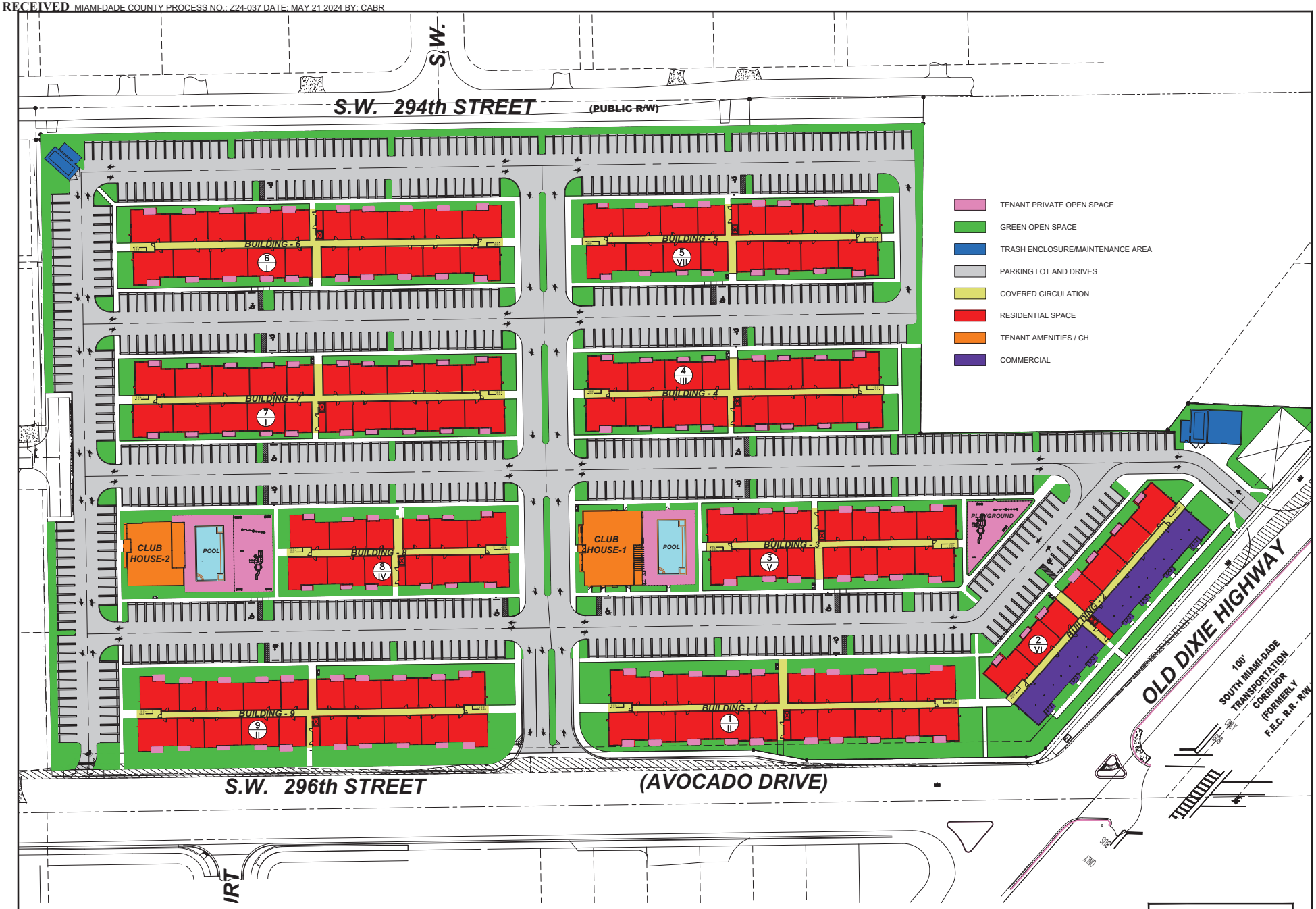
DESIGNED BY:	E.P./A.M.H.
DRAWN BY:	M.M.
CHECKED BY:	E.P./A.M.H.
SCALE:	AS NOTED
DATE:	09-19-2022
JOB No.:	2022-12

△	DATE:	REVISION:

SHEET No.: SP1.02 OF:

FILE NAME: SP1.02-MP.DWG

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-037 DATE: MAY 21 2024 BY: CABR



COLOR SITE PLAN

SCALE:1/32"=1'-0"

LEGEND

REFERS TO BUILDING No.

REFERS TO BUILDING TYPE

Palenzuela & Hevia
ARCHITECTURE
INTERIOR DESIGN
PLANNING

12201 S.W. 133 COURT
MIAMI, FLORIDA 33186
PHONE: (305) 969-5001
FAX: (305) 969-5002
AA-0003113 IB-0001056

SEAL: EUGENIO PALENZUELA AR0-0016210

CONSULTANT

COLOR SITE PLAN
MAGNOLIA POINT
SW 296th Street & Old Dixie Hyw.,
Miami-Dade County, Florida
For 296 LEGACY, LLC
9830 SW 77th Ave., Suite #350, Miami, FL 33156

DRAWING:
PROJECT:

DESIGNED BY:	E.P./A.M.H.
DRAWN BY:	M.M
CHECKED BY:	E.P./A.M.H.
SCALE:	AS NOTED
DATE:	09-19-2022
JOB No.:	2022-12

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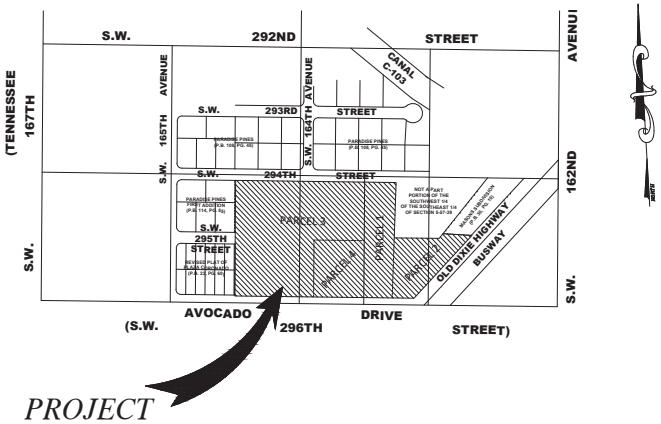
SHEET No.: SP1.05 OF:

FILE NAME: SP1.05-MP.DWG

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-037 DATE: MAY 21 2024 BY: CABR

MAGNOLIA POINT
ASPR CIVIL SITE PLAN

SECTION 8 T57S-R39E



PROJECT

DRAWINGS INDEX

SHEET No.	SHEET DESCRIPTION
C-100	COVER SHEET
C-101	GEOMETRY/PAVEMENT MARKINGS AND SIGNAGE PLAN/ SIGHT DIST TRIANGLES
C-102	TYPICAL SECTION AND DETAILS
C-103	VEHICLE TRACKING SIM.(TRASH COLLECTION VEHICLE)
C-104	VEHICLE TRACKING SIM. (FIRE TRUCK)

GENERAL NOTES:

1.– ELEVATIONS SHOWN ARE RELATIVE TO THE 1929 N.G.V.D. OF MEAN SEA LEVEL AND ARE BASED ON A BENCHMARK SUPPLIED BY THE ENGINEERING DEPARTMENT OF MIAMI DADE COUNTY, FLORIDA

2.– THE CONTRACTOR IS RESPONSIBLE FOR VISITING THE SITE AND FAMILIARIZING HIMSELF WITH THE EXISTING CONDITIONS PRIOR TO STARTING CONSTRUCTION.

3.– THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE NATURE, SIZE, AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION.

4.– ALL WORK, MATERIALS AND RESTORATION SHALL CONFORM TO THE CITY OF DORAL, FDOT AND THE MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT STANDARDS AND SPECIFICATIONS.

5.– CONTRACTOR SHALL ADJUST ANY UTILITY LIDS AND/OR COVERS IN PROJECT AREA TO THE FINISHED GRADE.

6.– ANY APPARENT DISCREPANCIES BETWEEN THE PLANS AND FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH THE WORK.

7.– THE CONTRACTOR SHALL RESTORE ALL EXISTING PAVEMENT, UTILITIES, (ABOVE AND BELOW GROUND), AND SURFACE FEATURES DISTURBED DURING CONSTRUCTION TO A CONDITION EQUAL TO, OR BETTER THAN THE EXISTING IN ACCORDANCE WITH THE DADE COUNTY PUBLIC WORKS DEPARTMENT STANDARDS AND SPECIFICATIONS

8.– ALL ABOVE GRADE STRUCTURES; TREES, UTILITY POLES, ETC, SHALL HAVE A MINIMUM 4–FT. CLEARANCE FROM BACK OF PROPOSED CURB OR VALLEY GUTTER.

9.– ANY PROPOSED DRAINAGE FACILITIES TO BE LOCATED WITHIN A PUBLIC RIGHT–OF–WAY, SHALL BE IN ACCORDANCE WITH THE APPLICABLE PUBLIC WORKS STANDARDS AND SPECIFICATION, UNLESS OTHERWISE NOTED ON THE PLANS.

10.– CONTRACTOR SHALL OBTAIN COPIES OF THE APPROVED LANDSCAPE, IRRIGATION AND SITE LIGHTING PLANS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD IF THERE ARE ANY CONFLICTS BETWEEN THE AFOREMENTIONED PLANS AND THE APPROVED PAVING AND DRAINAGE PLANS.

11.– PRIOR TO COMMENCING CONSTRUCTION, THE CONTRACTOR SHALL PREPARE A STORMWATER POLLUTION PREVENTION PLAN IN ACCORDANCE WITH ALL STATE AND FEDERAL REGULATIONS RELATED TO THE STORMWATER DISCHARGE FROM A CONSTRUCTION SITE. THE PLAN SHALL BE SUBMITTED TO THE APPLICABLE STATE AND/OR LOCAL AGENCY FOR REVIEW AND APPROVAL.

12.– IT IS THE INTENT OF THESE PLANS TO COMPLY WITH APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. DISCREPANCIES BETWEEN THESE PLANS AND APPLICABLE CODES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER.

13.– IT IS THE OWNER'S AND/OR CONTRACTOR'S RESPONSIBILITY TO OBTAIN ANY CONSTRUCTION AND MAINTENANCE EASEMENTS THAT MAY BE REQUIRED FOR THIS PROJECT.

14.– DIMENSIONS AS SHOWN ON THE PLANS ARE APPROXIMATE. FOR EXACT DIMENSIONS, SEE FINAL PLAT OR SITE PLAN AS PREPARED BY A REGISTERED LAND SURVEYOR. FIELD LAY–OUT OF THE WORK SHALL BE AS PER THE FINAL PLAT OR SITE PLAN AND SHALL BE PERFORMED BY A REGISTERED LAND SURVEYOR.

15.– FRENCH DRAIN TO BE CONSTRUCTED WITH HDPE 18–INCH DIA. (15' DEEP) PERFORATED PIPE UNLESS OTHERWISE NOTED.

16.– THE ENGINEER IS NOT RESPONSIBLE FOR COORDINATING THE WORK OF OTHER UTILITIES, SUB–CONSULTANTS OR TRADES. IT IS THE OWNER'S RESPONSIBILITY TO PROVIDE COORDINATION FOR, BUT NOT LIMITED TO, THE LOCATION OF WATER, SEWER, AND DRAINAGE UTILITIES, AS WELL AS THE SERVICES, WITH THE LOCATION OF DRIVEWAYS, RAMPS, LANDSCAPING, OTHER INFRASTRUCTURE IMPROVEMENTS AND OTHER SURFACE FEATURES.

17.– CONTRACTORS TO SUBMIT SHOP DRAWINGS FOR APPROVAL PRIOR TO ORDERING STRUCTURES AND OTHER MATERIALS.

18.– DADE COUNTY FLOOD CRITERIA ELEVATION: 7.10 N.G.V.D.

19.– OCTOBER WATER LEVEL ELEVATION: 3.80 N.G.V.D.

20.– FEMA ELEVATION: ZONE X N.G.V.D.

21.– MIN. F.F. ELEVATION: SEE PLANS

22.– CONTRACTOR TO BUILD–UP ASPHALT AROUND MANHOLES,VALVES, INLETS,AND ALL OTHER APPURTENANCES. AFTER FIRST LIFT PER FDOT STD INDEX 600

23.– EXISTING TOPOGRAPHIC AND TREE LOCATION INFORMATION HAS BEEN OBTAINED FROM THE SKETCH OF TOPOGRAPHIC SURVEY PERFORMED BY FORD, ARMENTEROS & FERNANDEZ, INC. AUGUST 19th, 2022.

UNDERGROUND CONTRACTORS:

A. UNDERGROUND CONTRACTOR SHALL COMPLY WITH THE TRENCH SAFETY ACT, HB 3183, FLORIDA STATUTES, WHICH INCORPORATES, BUT IS NOT LIMITED TO, THE FOLLOWING:

1. OSHA STANDARD 29 C.F.R. PART 1926, SUBPART P, EXCAVATION AND TRENCHES.

2. CONTRACT BIDS FOR TRENCH EXCAVATIONS (IN EXCESS OF 5 FEET DEEP) SHALL INCLUDE REFERENCE TO THE SAFETY STANDARDS, WRITTEN ASSURANCE OF COMPLIANCE, AND A SEPARATE ITEM IDENTIFYING THE COST OF COMPLIANCE.

3. ADHERE TO ANY SPECIAL SHORING REQUIREMENTS OF THE STATE OR OTHER POLITICAL SUBDIVISION.

B. ENGINEER IS NOT RESPONSIBLE FOR THE SAFETY OF THE EXCAVATION OR DESIGN AND CONSTRUCTION OF ANY SHORING.

ENGINEER CERTIFICATION NOTE:

THIS PLAN WAS PREPARED UNDER MY DIRECTION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF COMPLIES WITH THE INTENT OF THE "MANUAL OF UNIFORM MINIMUM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE FOR STREETS AND HIGHWAYS", AS ADOPTED BY THE STATE OF FLORIDA LEGISLATURE, CHAPTER 72–328.FS.

LEGEND.

0.00' EXIST. GRADE EL.	EXIST. ASPHALT PAVEMENT.
0.00 PROP. GRADE EL. BY OTHERS	PROP. ASPHALT PAVEMENT.
0.00 PROP. GRADE EL.	PROP. INLET W/ FRENCH DRAIN & STORM SEWER MH.
0.00 / 0.00 PROP. TOP AND BOTTOM OF CURB GRADE EL.	MILL AND RESURFACING
	PAVING BRICK FOR HEAVY VEHICULAR TRAFIC

LEGAL DESCRIPTION:

The land referred to herein below is situated in the County of MIAMI–DADE, State of Florida, and described as follows:

PARCEL 1:

ALL THAT PART OF THE EAST 1/2 OF THE SW 1/4 OF THE SE 1/4 OF THE SW 1/4 AND THE SE 1/4 OF THE SW 1/4 OF SECTION 5, TOWNSHIP 57 SOUTH, RANGE 39 EAST, LYING NORTHWESTERLY OF DIXIE HIGHWAY, LESS MASON'S SUBDIVISION, LESS THAT PART COMMENCING FROM THE SOUTH 1/4 CORNER OF SECTION 5, TOWNSHIP 57 SOUTH, RANGE 39 EAST, RUN WEST ALONG THE SOUTH LINE OF SAID SECTION 5, A DISTANCE OF 720.83 FEET TO THE INTERSECTION OF THE NORTHWESTERLY RIGHT–OF–WAY OF THE OLD DIXIE HIGHWAY FOR A POINT OF BEGINNING; THENCE CONTINUE WEST ALONG THE SOUTH LINE OF SAID SECTION FOR A DISTANCE OF 122.73 FEET TO A POINT; THENCE AT AN INTERIOR ANGLE OF 88 DEGREES 43'41" WITH THE PRECEDING COURSE RUN NORTH 663.85 FEET TO A POINT; THENCE AT AN INTERIOR ANGLE OF 91 DEGREES 16'21" WITH THE PRECEDING COURSE RUN EAST 470.38 FEET TO A POINT; THENCE AT AN INTERIOR ANGLE OF 52 DEGREES 14'23" WITH THE PRECEDING COURSE RUN SOUTHEASTERLY FOR A DISTANCE OF 369.9 FEET ALONG THE NORTHWESTERLY BOUNDARY OF MASON'S SUBDIVISION TO A POINT; THENCE AT AN EXTERIOR ANGLE OF 55 DEGREES 06'26" WITH THE PRECEDING COURSE RUN EAST 188.88 FEET ALONG THE SOUTH BOUNDARY OF MASON'S SUBDIVISION TO THE INTERSECTION OF SAID COURSE WITH THE NORTHWESTERLY RIGHT–OF–WAY LINE OF THE OLD DIXIE HIGHWAY; THENCE AT AN INTERIOR ANGLE OF 50 DEGREES 59'15" RUN IN A SOUTHWESTERLY DIRECTION ALONG THE NORTHWESTERLY RIGHT–OF–WAY LINE OF THE OLD DIXIE HIGHWAY FOR A DISTANCE OF 485.95 FEET TO THE POINT OF BEGINNING, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 30 AT PAGE 10, OF THE PUBLIC RECORDS OF MIAMI–DADE COUNTY, FLORIDA;

ALSO DESCRIBED AS:

COMMENCE AT THE SW CORNER OF THE EAST 1/2 OF THE SW 1/4 OF THE SE 1/4 OF THE SW 1/4 OF SECTION 5, TOWNSHIP 57 SOUTH, RANGE 39 EAST, RUN EAST A DISTANCE OF 148.07 FEET, THENCE NORTHERLY AT AN INTERIOR ANGLE OF 91 DEGREES 46'18" A DISTANCE OF 35 FEET FOR THE POINT OF BEGINNING, THENCE CONTINUE IN THE SAME DIRECTION A DISTANCE OF 630.85 FEET TO A POINT OF THE NORTH LINE OF SAID EAST 1/2 OF THE SW 1/4 OF THE SE 1/4 OF THE SW 1/4; THENCE WESTERLY AT AN INTERIOR ANGLE OF 88 DEGREES 43'39" A DISTANCE OF 176.76 FEET TO THE NORTHWEST CORNER OF THE EAST 1/2 OF THE SW 1/4 OF THE SE 1/4 OF THE SW 1/4; THENCE SOUTHERLY AT AN INTERIOR ANGLE OF 89 DEGREES 14'30" A DISTANCE OF 628.17 FEET, MORE OR LESS, TO A POINT 35 FEET NORTH OF THE SW CORNER OF THE EAST 1/2 OF THE SW 1/4 OF THE SE 1/4 OF THE SW 1/4; THENCE EAST TO THE POINT OF BEGINNING, LYING AND BEING IN MIAMI–DADE COUNTY, FLORIDA.

AND ALSO

PARCEL 2:

A PARCEL OF LAND LYING IN THE SE 1/4 OF THE SW 1/4 OF SECTION 5, TOWNSHIP 57 SOUTH, RANGE 39 EAST, MIAMI–DADE COUNTY, FLORIDA, LYING NORTHWESTERLY OF THE NORTHWESTERLY RIGHT OF WAY LINE OF OLD DIXIE HIGHWAY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SE CORNER OF THE SW 1/4 OF SECTION 5, TOWNSHIP 57 SOUTH, RANGE 39 EAST, THENCE ALONG THE SOUTH LINE OF SAID SW 1/4, S 89 DEGREES 14'12" W, (BEARINGS DERIVED FROM FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, 1974 NGS ADJUSTMENT) 733.68 FEET TO A POINT OF INTERSECTION WITH THE NORTHWESTERLY RIGHT OF WAY LINE OF OLD DIXIE HIGHWAY, AND THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE CONTINUE ALONG THE SAID SOUTH LINE OF THE SW 1/4, S 89 DEGREES 14'12" W 122.73 FEET; THENCE LEAVING SAID SOUTH LINE OF THE SW 1/4 N 0 DEGREES 30'35" E (INTERIOR ANGLE OF 88 DEGREES 43'41" DEED) 346.50 FEET; THENCE N 89 DEGREES 14'05" E (INTERIOR ANGLE OF 91 DEGREES 16'21" DEED) 253.20 FEET TO A POINT OF INTERSECTION WITH THE SOUTHWESTERLY EXTENSION OF THE NORTHWESTERLY BOUNDARY OF "MASON'S" SUBDIVISION AS RECORDED IN PLAT BOOK 30, AT PAGE 10 OF THE PUBLIC RECORDS OF MIAMI–DADE COUNTY, FLORIDA; THENCE ALONG SAID NORTHWESTERLY BOUNDARY N 37 DEGREES 09'43" E 31.31 FEET TO A POINT OF INTERSECTION WITH THE SOUTH BOUNDARY OF "MASON'S" SUBDIVISION; THENCE S 87 DEGREES 53'24" E 188.88 FEET TO A POINT OF INTERSECTION WITH THE NORTHWESTERLY RIGHT OF WAY LINE OF OLD DIXIE HIGHWAY; THENCE ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE S 41 DEGREES 10'56" W (INTERIOR ANGLE OF 50 DEGREES 59'15" DEED) 486.95 FEET (485.95 DEED) TO THE POINT OF BEGINNING; LESS THE SOUTH 35 FEET FOR R/W.

AND LESS:

A PARCEL OF LAND IN THE SE 1/4 OF THE SW 1/4 OF SECTION 5, TOWNSHIP 57 SOUTH, RANGE 39 EAST, IN MIAMI–DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SW 1/4 OF SAID SECTION 5; THENCE RUN S 89 DEGREES 14'08" W, ALONG THE SOUTH LINE OF SAID 1/4 OF SAID SECTION 5, FOR 729.64 FEET, TO THE INTERSECTION WITH THE SOUTHWESTERLY EXTENSION OF THE NORTHWEST RIGHT–OF–WAY LINE OF OLD DIXIE HIGHWAY; THENCE N 41 DEGREES 10'53" E, ALONG SAID SOUTHWESTERLY EXTENSION OF THE NORTHWEST RIGHT–OF–WAY LINE OF OLD DIXIE HIGHWAY FOR A DISTANCE OF 47.13 FEET, TO ITS INTERSECTION WITH THE NORTH LINE OF THE SOUTH 35.00 FEET OF THE SW 1/4 OF SAID SECTION 5, SAID INTERSECTION BEING THE POINT OF BEGINNING; THENCE S 89 DEGREES 14'08" W ALONG SAID NORTH LINE OF THE SOUTH 35.00 FEET OF THE SW 1/4 OF SAID SECTION 5, FOR A DISTANCE OF 44.44 FEET; THENCE N 41 DEGREES 10'53" E ALONG A LINE PARALLEL TO AND 63.00 FEET NORTHWESTERLY OF (AS MEASURED AT RIGHT ANGLES) THE NORTHWEST RIGHT–OF–WAY LINE OF THE SOUTH MIAMI–DADE TRANSPORTATION CORRIDOR (FORMERLY THE FLORIDA EAST COAST RAILWAY RIGHT–OF–WAY), FOR A DISTANCE OF 440.80 FEET, MORE OR LESS, TO THE SOUTH BOUNDARY OF MASON SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 30 AT PAGE 10 OF THE PUBLIC RECORDS OF MIAMI–DADE COUNTY, FLORIDA; THENCE S 87 DEGREES 43'52" E, ALONG THE EASTERLY EXTENSION OF SAID SOUTH BOUNDARY OF MASON SUBDIVISION TO ITS INTERSECTION WITH THE NORTHWEST RIGHT–OF–WAY LINE OF OLD DIXIE HIGHWAY FOR 42.47 FEET; THENCE S 41 DEGREES 10'53" W ALONG SAID NORTHWEST RIGHT–OF–WAY LINE OF OLD DIXIE HIGHWAY, FOR A DISTANCE OF 437.82 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

AND ALSO

PARCEL 3:

EAST 1/2 OF THE SOUTHEAST ¼ OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 LESS FROM SAID SECOND PARCEL, THE SOUTH 330 FEET OF THE EAST 260 FEET THEREOF, ALL LYING AND BEING WITHIN SECTION 5, TOWNSHIP 57S, RANGE 39E, AS RECORDED IN THE PUBLIC RECORDS OF MIAMI–DADE COUNTY, FLORIDA.

AND ALSO

PARCEL 4:

THE SOUTH 330 FEET OF THE EAST 260 FEET OF THE W 1/2 OF SW 1/4 OF SE 1/4 OF SW 1/4 OF SECTION 5, TOWNSHIP 57 SOUTH, RANGE 39 EAST, LYING AND BEING IN MIAMI–DADE COUNTY, FLORIDA; LESS THE SOUTH 35 FEET FOR R/W.

CONTACT PERSON INFORMATION

MANUEL ECHEZARRETA, P.E.

TELEPHONE NUMBER: 305-477-6472

FAX NUMBER: 305-470-2804

E-MAIL ADDRESS: MANUELE@FORDCO.COM

FORD ENGINEERS, INC.
1950 NW 94th AVENUE.
2nd FLOOR
DORAL, FLORIDA 33172
PH (305) 477-6472
FAX (305) 470-2804

DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF FORD ENGINEERS, INC. WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. THEY ARE NOT TO BE USED BY OWNER OR OTHER ON ANY OTHER PROJECT WITHOUT WRITTEN AND WITH APPROPRIATE COMPENSATION TO FORD ENGINEERS, INC.

RECORD OF REVISION

NO.	DATE	DESCRIPTION	BY	APP
1	5/24/23	SITE PLAN UPDATE	GG	ME
2	8/9/23	SITE PLAN UPDATE / ADD FD SET–UP SITES	GG	EI
3	10/19/23	ADDRESS ASPR REVIEW COMMENTS	FI	EI
4	11/08/23	SW 296th STREET IMPROVEMENTS	FI	

MAGNOLIA POINT

SECTION 8 TOWNSHIP 53
SOUTH RANGE 40 EAST

COVER SHEET

OWNER: 296 LEGACY, LLC.

EDWIN F. IBARRA LICENSED No. 77079 STATE OF FLORIDA PROFESSIONAL ENGINEER

5/17/24

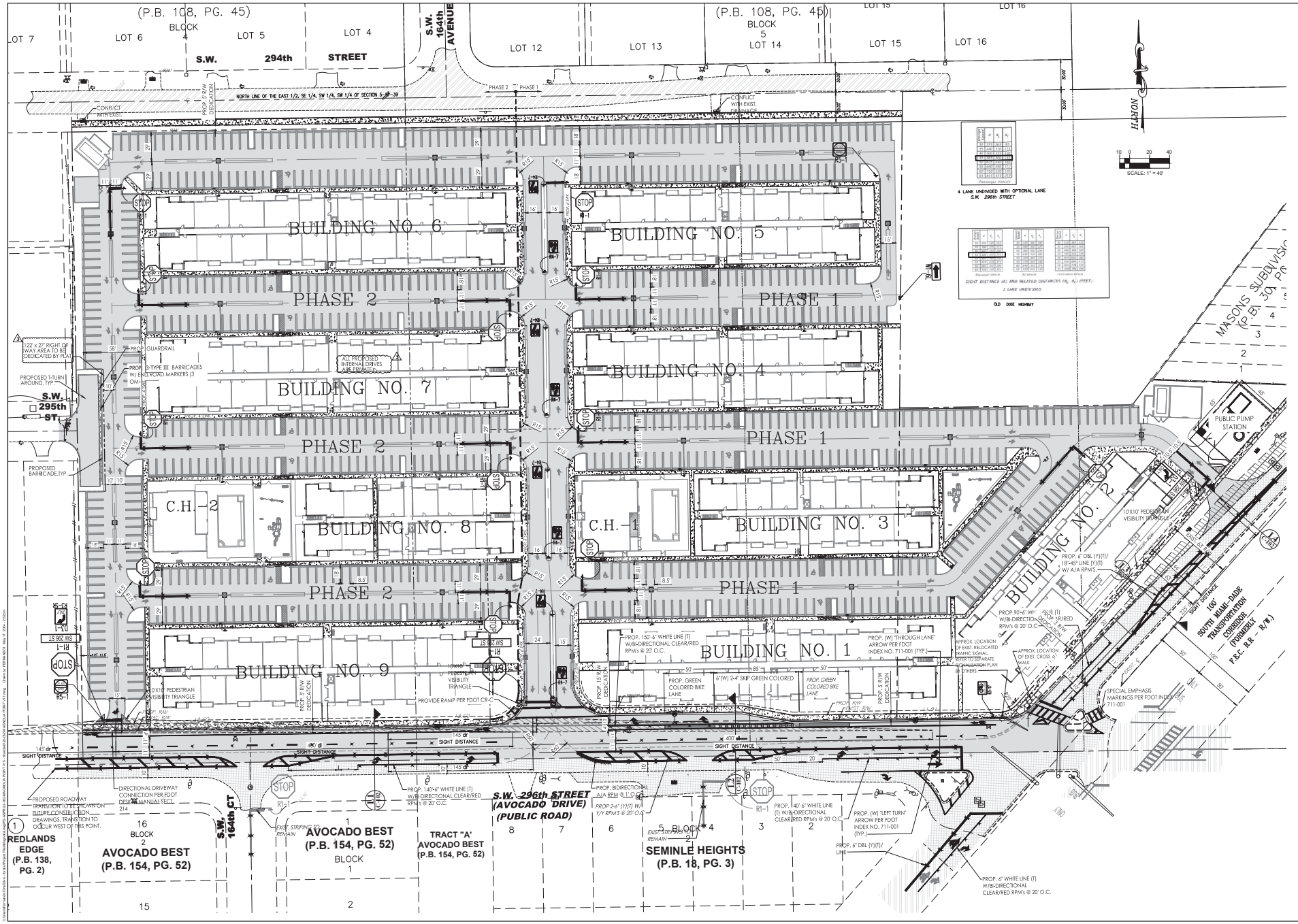
This item has been digitally signed and sealed by EDWIN F. IBARRA, PE on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

EDWIN F. IBARRA
LICENSED ENGINEER # 77079
STATE OF FLORIDA

DESIGNED: EI
DRAWN: FI
CHECKED: EI
SCALE: N.T.S
DATE: 5/17/2024
PROJ. NO. 23-045
SHEET: C-100
1 OF 5 SHEETS

G:\Land Forms\Jobs\Civil\Site Work\Project Files\Engineering\PLANS\2023\23-045 MAGNOLIA POINT\1\01 - Drawings\23-045 MAGNOLIA POINT 1 01.dwg Drawn by: STEPHANIE CH May 17, 2024 - 2:45pm

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-037 DATE: MAY 21 2024 BY: CABR



FORD ENGINEERS, INC.
1950 NW 94th AVENUE,
2nd FLOOR
DORAL, FLORIDA 33172
PH (305) 477-6472
FAX (305) 470-2804

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4	11/08/23	SW 296th STREET IMPROVEMENTS	FI	

MAGNOLIA POINT

GEOMETRY/PAVEMENT MARKINGS AND SIGNAGE PLAN / SIGHT DIST TRIANGLES

SECTION 8 TOWNSHIP 53 SOUTH RANGE 40 EAST

CLIENT: 296 LEGACY, LLC.

LICENSED No. 77079 STATE OF FLORIDA PROFESSIONAL ENGINEER

5/17/24

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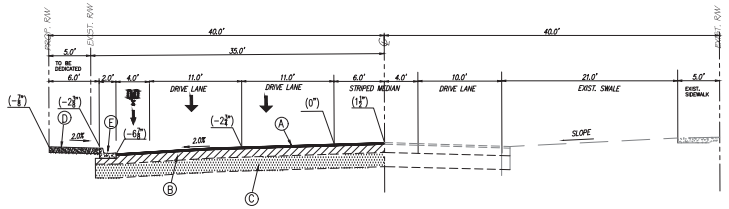
EDWIN F. IBARRA
LICENSED ENGINEER # 77079
STATE OF FLORIDA

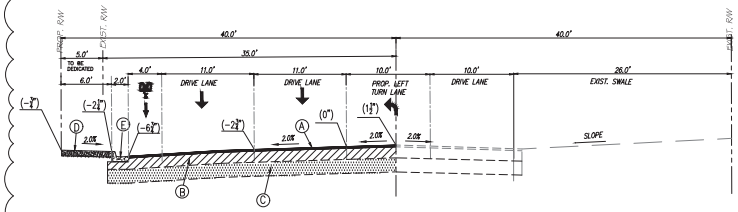
DESIGNED: EI
DRAWN: FI
CHECKED: EI
SCALE: 1" = 40'
DATE: 5/17/2024
PROJ. NO. 23-045
SHEET: C-101
2 OF 5 SHEETS

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-037 DATE: MAY 21 2024 BY: CABR



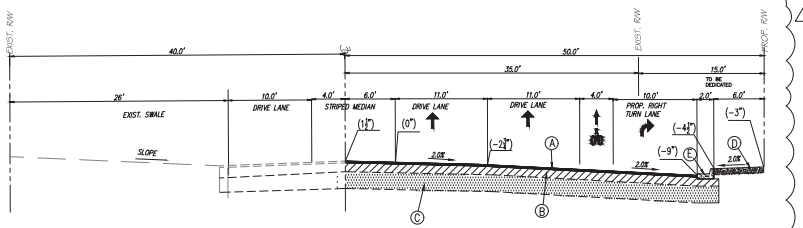
Ⓐ ASPHALTIC CONCRETE SURFACE COURSE 3" TO BE PLACED IN THREE LIFTS (2 LIFTS OF 1" SP-9.5 AND 1" FC-9.5)
Ⓑ 8" BASE COURSE (LBR 100), PRIMED ENTIRE WIDTH, COMPACTED TO 98% AASHTO T-180
Ⓒ 12" STABILIZED SUBGRADE (LBR 40) COMPACTED TO 95% AASHTO T-180
Ⓓ PROP. CONC. SIDEWALK
Ⓔ PROP. CURB & GUTTER

L / C-102 SW 296 ST N.T.S.



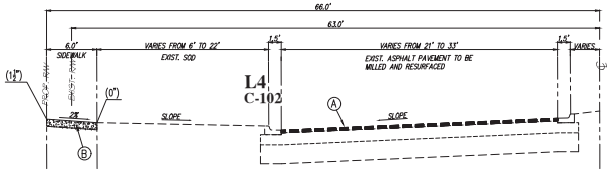
Ⓐ ASPHALTIC CONCRETE SURFACE COURSE 3" TO BE PLACED IN THREE LIFTS (2 LIFTS OF 1" SP-9.5 AND 1" FC-9.5)
Ⓑ 8" BASE COURSE (LBR 100), PRIMED ENTIRE WIDTH, COMPACTED TO 98% AASHTO T-180
Ⓒ 12" STABILIZED SUBGRADE (LBR 40) COMPACTED TO 95% AASHTO T-180
Ⓓ PROP. CONC. SIDEWALK
Ⓔ PROP. CURB & GUTTER

L1 / C-102 SW 296 ST N.T.S.



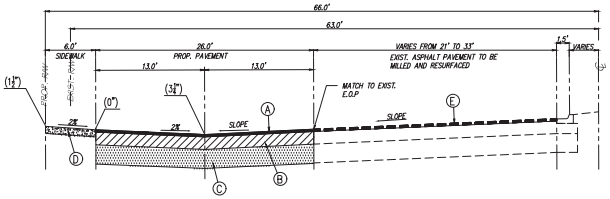
Ⓐ ASPHALTIC CONCRETE SURFACE COURSE 3" TO BE PLACED IN THREE LIFTS (2 LIFTS OF 1" SP-9.5 AND 1" FC-9.5)
Ⓑ 8" BASE COURSE (LBR 100), PRIMED ENTIRE WIDTH, COMPACTED TO 98% AASHTO T-180
Ⓒ 12" STABILIZED SUBGRADE (LBR 40) COMPACTED TO 95% AASHTO T-180
Ⓓ PROP. CONC. SIDEWALK
Ⓔ PROP. CURB & GUTTER

L2 / C-102 SW 296 ST N.T.S.



Ⓐ PROP. (1" AVG. DEPTH) MILLING AND RESURFACING W/ 1" TYPE FC-9.5 (RUBBER)
Ⓑ PROP. CONC. SIDEWALK

L3 / C-102 OLD DIXIE HIGHWAY N.T.S.



Ⓐ ASPHALTIC CONCRETE SURFACE COURSE 2" TO BE PLACED IN TWO LIFTS (1" SP-12.5 AND 1" FC-9.5)
Ⓑ 8" BASE COURSE (LBR 100), PRIMED ENTIRE WIDTH, COMPACTED TO 98% AASHTO T-180
Ⓒ 12" STABILIZED SUBGRADE (LBR 40) COMPACTED TO 95% AASHTO T-180
Ⓓ PROP. CONC. SIDEWALK
Ⓔ PROP. (1" AVG. DEPTH) MILLING AND RESURFACING W/ 1" TYPE FC-9.5 (RUBBER)

L4 / C-102 OLD DIXIE HIGHWAY N.T.S.

FORD ENGINEERS, INC.
1950 NW 94th AVENUE,
2nd FLOOR
DORAL, FLORIDA 33172
PH (305) 477-6472
FAX (305) 470-2804

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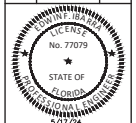
3	10/19/23	ADDRESS ASPR REVIEW COMMENTS	FI	
4	11/08/23	SW 296th STREET IMPROVEMENTS	FI	

MAGNOLIA POINT

GEOMETRY/PAVEMENT MARKINGS AND SIGNAGE PLAN / SIGHT DIST TRIANGLES

SECTION 8 TOWNSHIP 53 SOUTH RANGE 40 EAST

CLIENT: 296 LEGACY, LLC.



5/17/24

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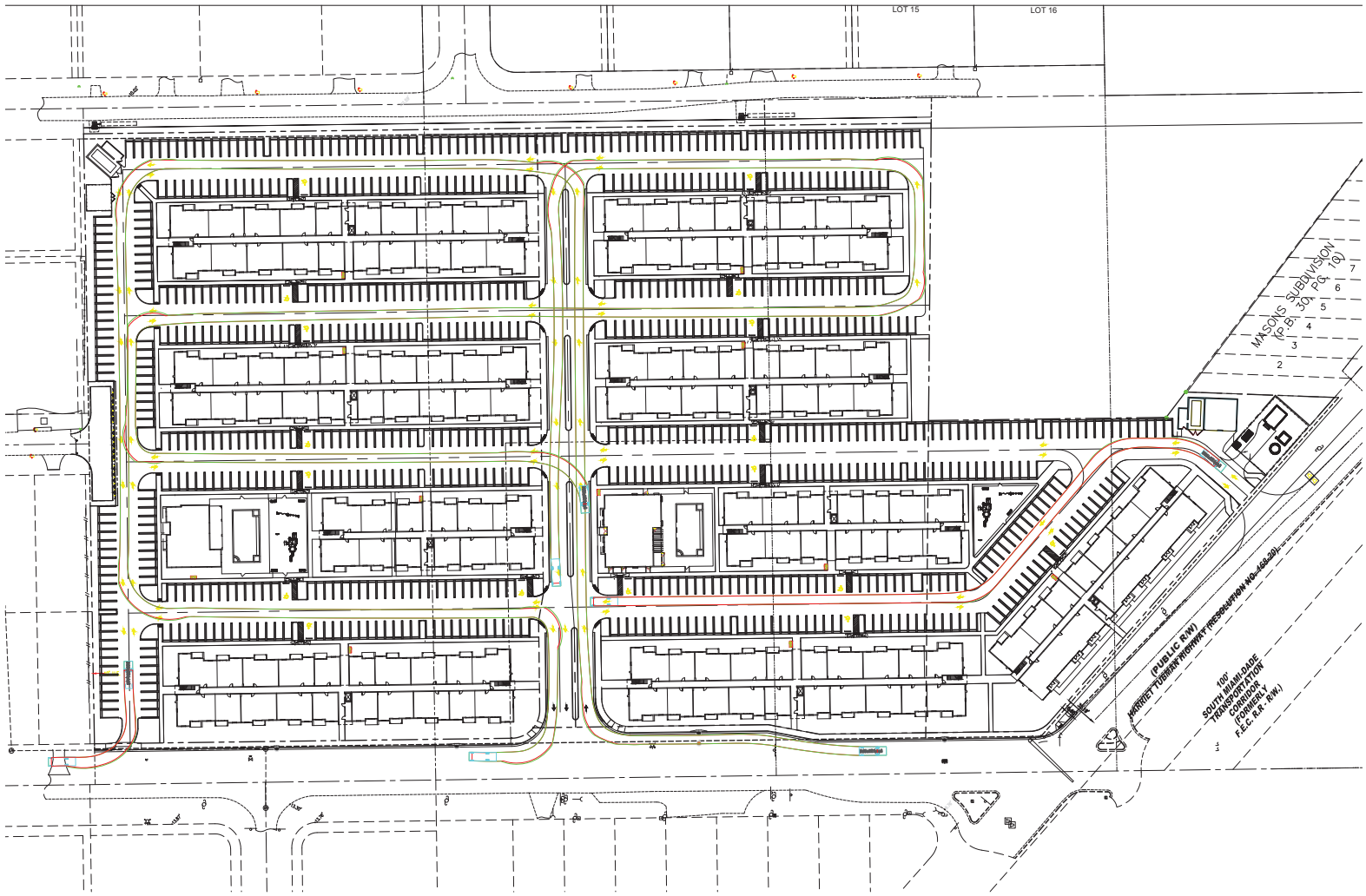
EDWIN F. IBARRA
LICENSED ENGINEER # 77079
STATE OF FLORIDA

DESIGNED: EI
DRAWN: FI
CHECKED: EI
SCALE: N.T.S.
DATE: 5/17/2024
PROJ. NO. 23-045
SHEET: C-102
3 OF 5 SHEETS

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-037 DATE: MAY 21 2024 BY: CABR



FORD ENGINEERS, INC.
1950 NW 94th AVENUE,
2nd FLOOR
DORAL, FLORIDA 33172
PH (305) 477-6472
FAX (305) 470-2804

DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF FORD ENGINEERS, INC. THE OWNER'S RIGHT TO USE THEY ARE SHALL BE LIMITED AS NOT TO THEY ARE NOT TO BE USED BY OWNER OR OTHER PERSONS ON EXTENSIONS OF THIS PROJECT AND WITH APPROPRIATE COMPENSATION TO FORD ENGINEERS, INC.

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2	8/9/23	SITE PLAN UPDATE / ADD FD SET-UP SITES	GG	EI
3	10/19/23	ADDRESS ASPR REVIEW COMMENTS	FI	EI
4	11/08/23	SW 296th STREET IMPROVEMENTS	FI	

MAGNOLIA POINT

VEHICLE TRACKING SIM.(TRASH COLLECTION VEHICLE)

SECTION 8 TOWNSHIP 53 SOUTH RANGE 40 EAST

OWNER: 296 LEGACY, LLC.

EDWIN F. IBARRA LICENSE No. 77079 STATE OF FLORIDA PROFESSIONAL ENGINEER

5/17/24

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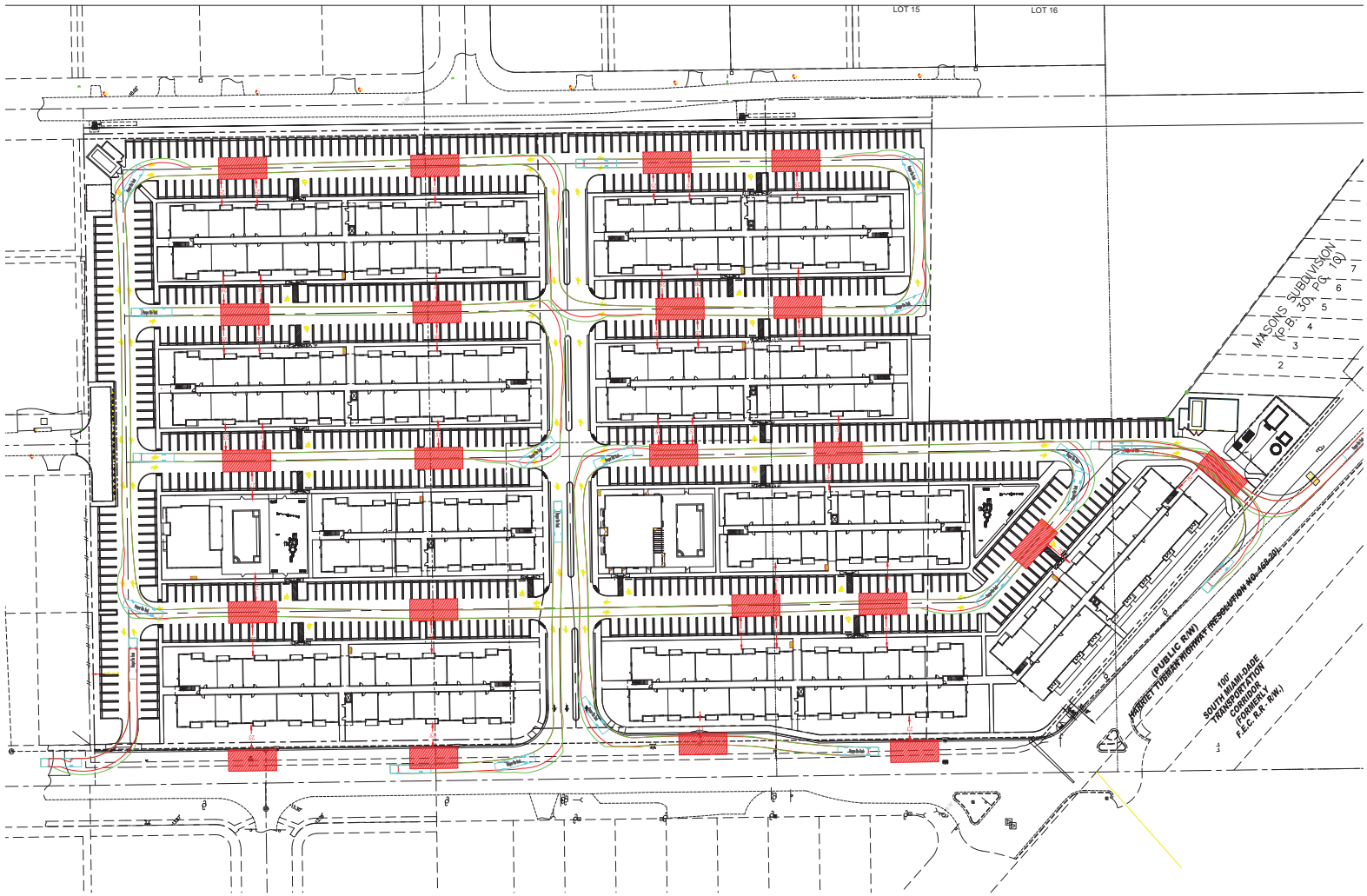
EDWIN F. IBARRA
LICENSED ENGINEER # 77079
STATE OF FLORIDA

DESIGNED:	EI
DRAWN:	FI
CHECKED:	EI
SCALE:	1" = 40'
DATE:	5/17/2024
PROJ. NO.	23-045
SHEET:	C-103
	4 OF 5 SHEETS

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-037 DATE: MAY 21 2024 BY: CABR



FORD ENGINEERS, INC.
1950 NW 94th AVENUE,
2nd FLOOR
DORAL, FLORIDA 33172
PH (305) 477-6472
FAX (305) 470-2804

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3	10/19/23	ADDRESS ASPR REVIEW COMMENTS	FI	EI
4	11/08/23	SW 296th STREET IMPROVEMENTS	FI	

MAGNOLA POINT

SECTION 8 TOWNSHIP 53
SOUTH RANGE 40 EAST

VEHICLE TRACKING
SIM. (FIRE TRUCK)

OWNER: 296 LEGACY, LLC.

EDWIN F. IBARRA
LICENSE
No. 77079
STATE OF FLORIDA
PROFESSIONAL ENGINEER

5/17/24

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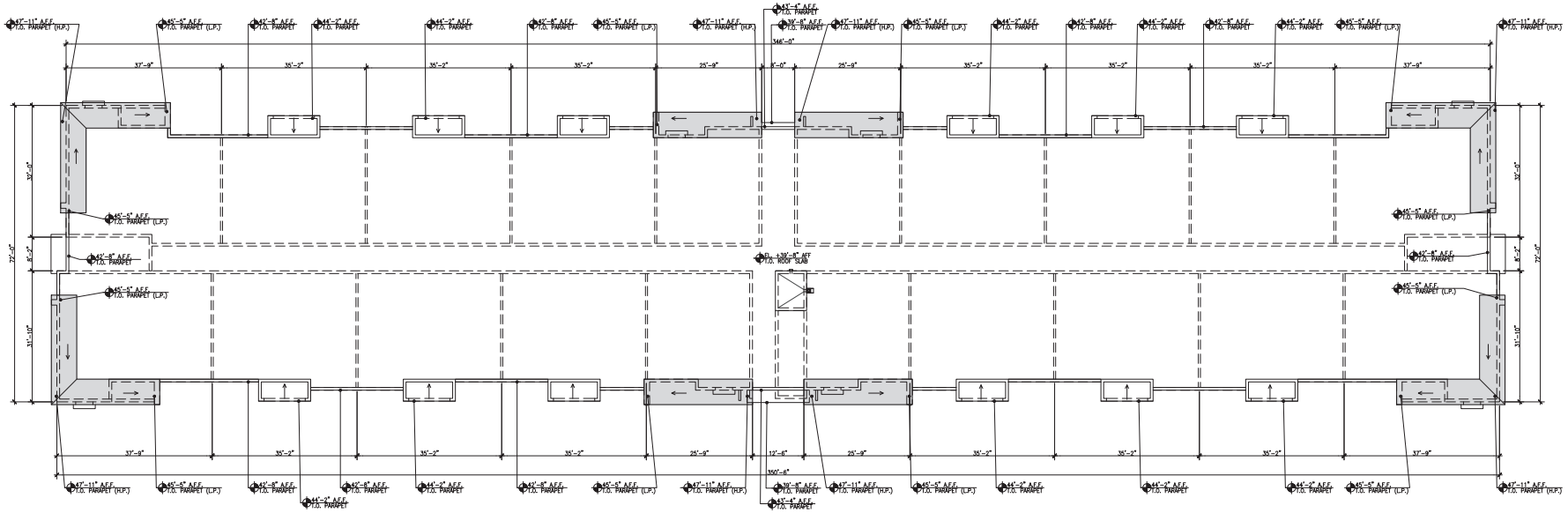
EDWIN F. IBARRA
LICENSED ENGINEER # 77079
STATE OF FLORIDA

DESIGNED: EI
DRAWN: FI
CHECKED: EI
SCALE: 1" = 50'
DATE: 5/17/2024
PROJ. NO. 23-045
SHEET: C-104
5 OF 5 SHEETS

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-037 DATE: MAY 21 2024 BY: CABR



BUILDING TYPE I - ROOF PLAN

SCALE: 3/32"=1'-0"

BUILDING I = 80 TOTAL UNITS
MODEL A (1BR) = 16 UNITS
MODEL B (2BR) = 48 UNITS
MODEL C (3BR) = 16 UNITS
TOTAL = 80 UNITS

Palenzuela & Hevia
ARCHITECTURE
INTERIOR DESIGN
PLANNING

12201 S.W. 133 COURT
MIAMI, FLORIDA 33186
PHONE: (305) 969-5001
FAX: (305) 969-5002
AA-0003113 IB-0001056

SEAL: EUGENIO PALENZUELA AR-0016210

Eugenio Palenzuela
Digitally signed by Eugenio Palenzuela
Date: 2024.04.16 10:51:41 -04'00'

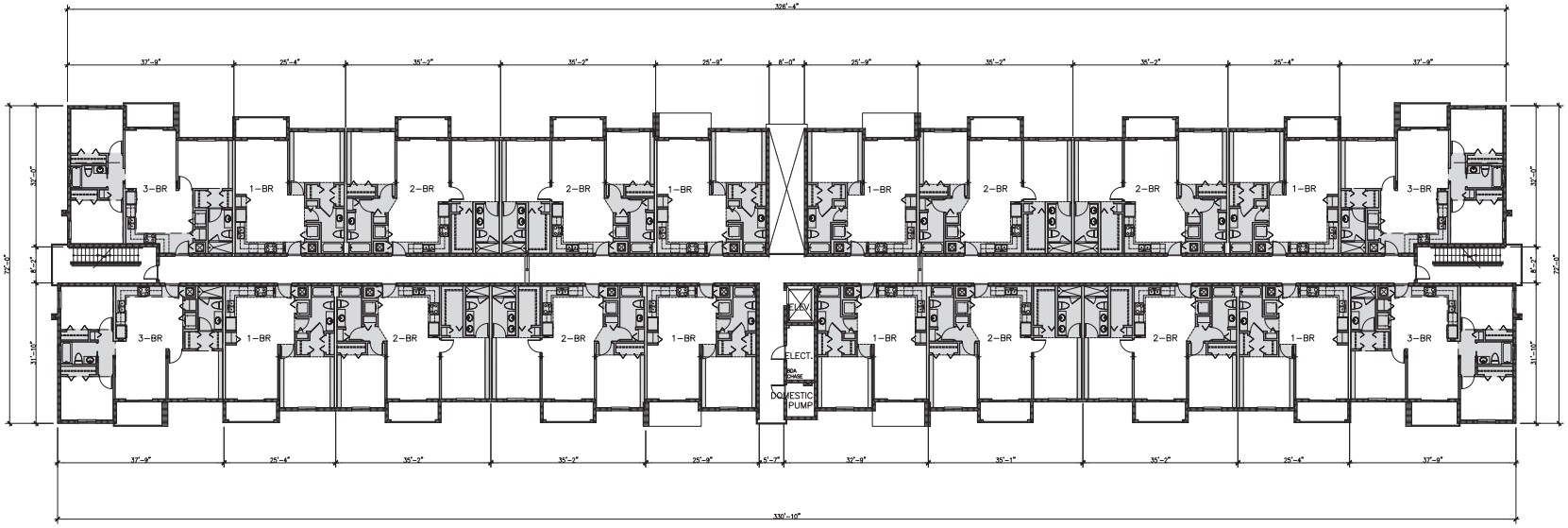
DRAWING: BUILDING - TYPE I - ROOF PLAN
PROJECT: MAGNOLIA POINT
SW 296th Street & Old Dixie Hwy.,
Miami-Dade County, Florida
For 296 LEGACY, LLC
9830 SW 77th Ave., Suite #130, Miami, FL. 33156

DESIGNED BY:	E.P./A.M.H.
DRAWN BY:	M.M
CHECKED BY:	E.P./A.M.H.
SCALE:	AS NOTED
DATE:	09-19-2022
JOB No.:	2022-12

△	DATE:	REVISION:

SHEET No.: A1.03 OF:
FILE NAME: A1.03-MP.DWG

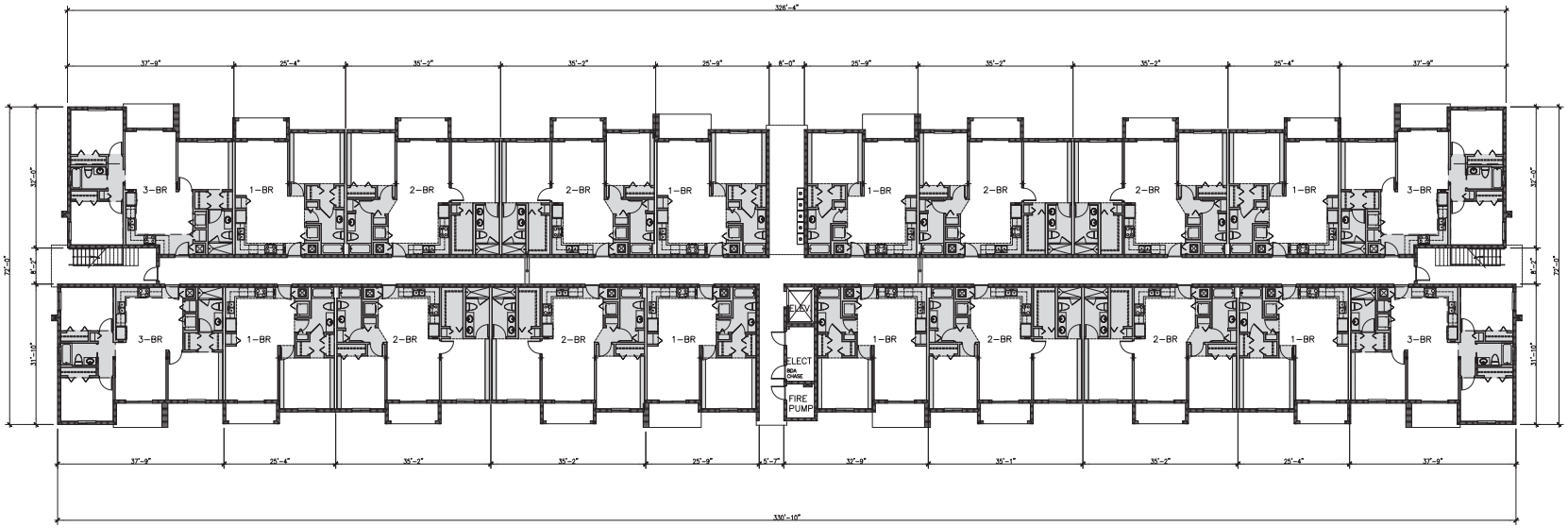
RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-037 DATE: MAY 21 2024 BY: CABR



BUILDING TYPE. II - SECOND FLOOR PLAN

GROSS AREA THIS FLOOR: 25173.82 SQ.FT. (20 UNITS/FLOOR: 1-BR = 8 UNITS, 2-BR = 8 UNITS, 3-BR = 4 UNITS)

SCALE: 3/32"=1'-0"



BUILDING TYPE II - GROUND FLOOR PLAN

GROSS AREA THIS FLOOR: 25173.82 SQ.FT. (20 UNITS/FLOOR: 1-BR = 8 UNITS, 2-BR = 8 UNITS, 3-BR = 4 UNITS)

SCALE: 3/32"=1'-0"

BUILDING II = 120 TOTAL UNITS
MODEL A (1BR) = 48 UNITS
MODEL B (2BR) = 48 UNITS
MODEL C (3BR) = 24 UNITS
TOTAL =120 UNITS

Palenzuela & Hevia
ARCHITECTURE
INTERIOR DESIGN
PLANNING

12201 S.W. 133 COURT
MIAMI, FLORIDA 33186
PHONE: (305) 969-5001
FAX: (305) 969-5002
AA-0003113 IB-0001056

SEAL: EUGENIO PALENZUELA AR-0016210

Eugenio Palenzuela
Digitally signed by Eugenio Palenzuela
Date: 2024.04.16 12:31:09 -04'00'

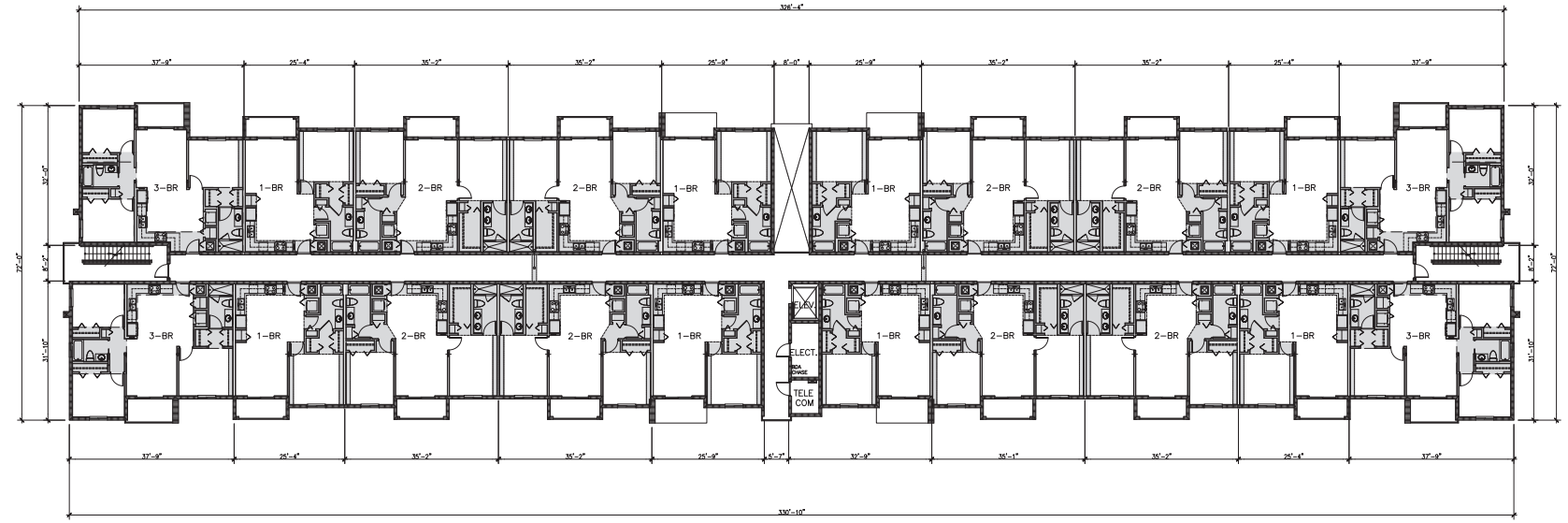
DRAWING: BUILDING - TYPE II - FLOOR PLANS
PROJECT: MAGNOLIA POINT
SW 296th Street & Old Dixie Hwy.,
Miami-Dade County, Florida
For 296 LEGACY, LLC
9830 SW 77th Ave., Suite #130, Miami, FL. 33156

DESIGNED BY:	E.P./A.M.H.
DRAWN BY:	M.M
CHECKED BY:	E.P./A.M.H.
SCALE:	AS NOTED
DATE:	09-19-2022
JOB No.:	2022-12

△	DATE:	REVISION:

SHEET No.: A1.04 OF:
FILE NAME: A1.04-MP.DWG

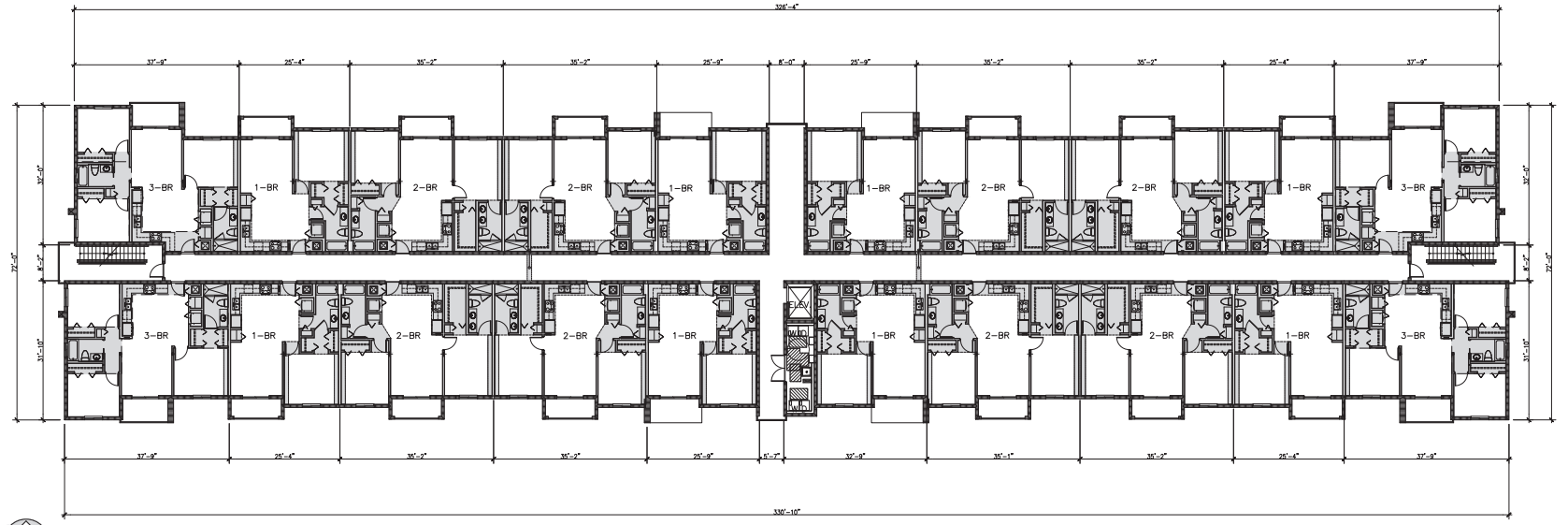
RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-037 DATE: MAY 21 2024 BY: CABR



BUILDING TYPE II - FOURTH FLOOR PLAN

GROSS AREA THIS FLOOR: 25173.82 SQ.FT. (20 UNITS/FLOOR: 1-BR = 8 UNITS, 2-BR = 8 UNITS, 3-BR = 4 UNITS)

SCALE: 3/32"=1'-0"



BUILDING TYPE II - THIRD FLOOR PLAN

GROSS AREA THIS FLOOR: 25173.82 SQ.FT. (20 UNITS/FLOOR: 1-BR = 8 UNITS, 2-BR = 8 UNITS, 3-BR = 4 UNITS)

SCALE: 3/32"=1'-0"

BUILDING II = 120 TOTAL UNITS
MODEL A (1BR) = 48 UNITS
MODEL B (2BR) = 48 UNITS
MODEL C (3BR) = 24 UNITS
TOTAL =120 UNITS

Palenzuela & Hevia
ARCHITECTURE
INTERIOR DESIGN
PLANNING

12201 S.W. 133 COURT
MIAMI, FLORIDA 33186
PHONE: (305) 969-5001
FAX: (305) 969-5002
AA-0003113 IB-0001056

SEAL: EUGENIO PALENZUELA AR-0016210

Eugenio Palenzuela
Digitally signed by Eugenio Palenzuela
Date: 2024.04.16 12:09:20 -04'00'

DRAWING: BUILDING - TYPE II - FLOOR PLANS

PROJECT: MAGNOLIA POINT
SW 296th Street & Old Dixie Hwy.,
Miami-Dade County, Florida
For 296 LEGACY, LLC
9830 SW 77th Ave., Suite #130, Miami, FL. 33156

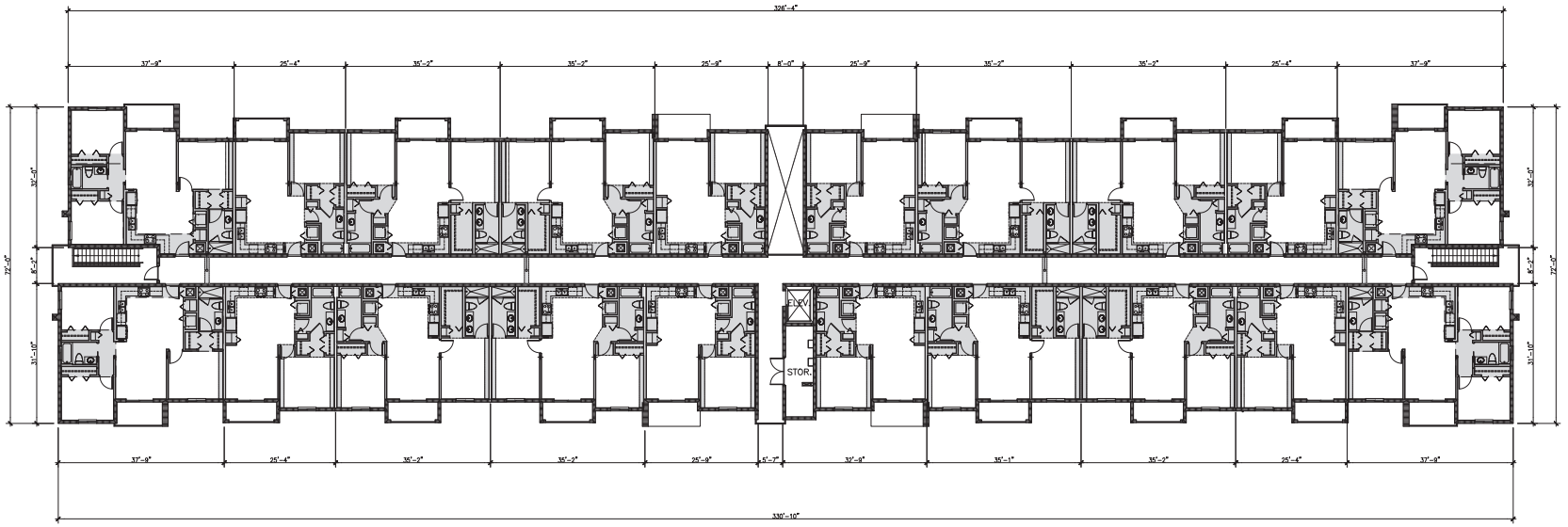
DESIGNED BY:	E.P./A.M.H.
DRAWN BY:	M.M
CHECKED BY:	E.P./A.M.H.
SCALE:	AS NOTED
DATE:	09-19-2022
JOB No.:	2022-12

△	DATE:	REVISION:

SHEET No.: A1.05 OF:

FILE NAME: A1.05-MP.DWG

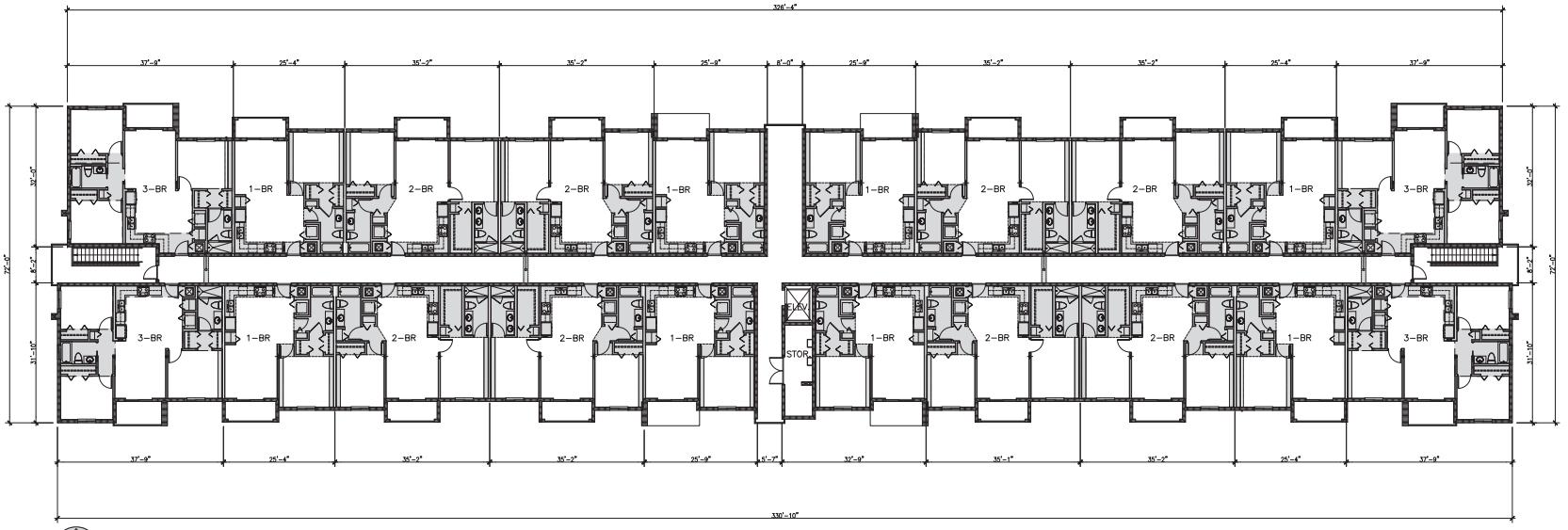
RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-037 DATE: MAY 21 2024 BY: CABR



BUILDING TYPE II - SIXTH FLOOR PLAN

GROSS AREA THIS FLOOR: 25173.82 SQ.FT. (20 UNITS/FLOOR: 1-BR = 8 UNITS, 2-BR = 8 UNITS, 3-BR = 4 UNITS)

SCALE: 3/32"=1'-0"



BUILDING TYPE II - FIFTH FLOOR PLAN

GROSS AREA THIS FLOOR: 25173.82 SQ.FT. (20 UNITS/FLOOR: 1-BR = 8 UNITS, 2-BR = 8 UNITS, 3-BR = 4 UNITS)

SCALE: 3/32"=1'-0"

BUILDING II = 120 TOTAL UNITS
MODEL A (1BR) = 48 UNITS
MODEL B (2BR) = 48 UNITS
MODEL C (3BR) = 24 UNITS
TOTAL =120 UNITS

Palenzuela & Hevia
ARCHITECTURE
INTERIOR DESIGN
PLANNING

12201 S.W. 133 COURT
MIAMI, FLORIDA 33186
PHONE: (305) 969-5001
FAX: (305) 969-5002
AA-0003113 IB-0001056

SEAL: EUGENIO PALENZUELA AR-0016210

Eugenio Palenzuela
Digitally signed by Eugenio Palenzuela
Date: 2024.04.16 12:11:41 -04'00'

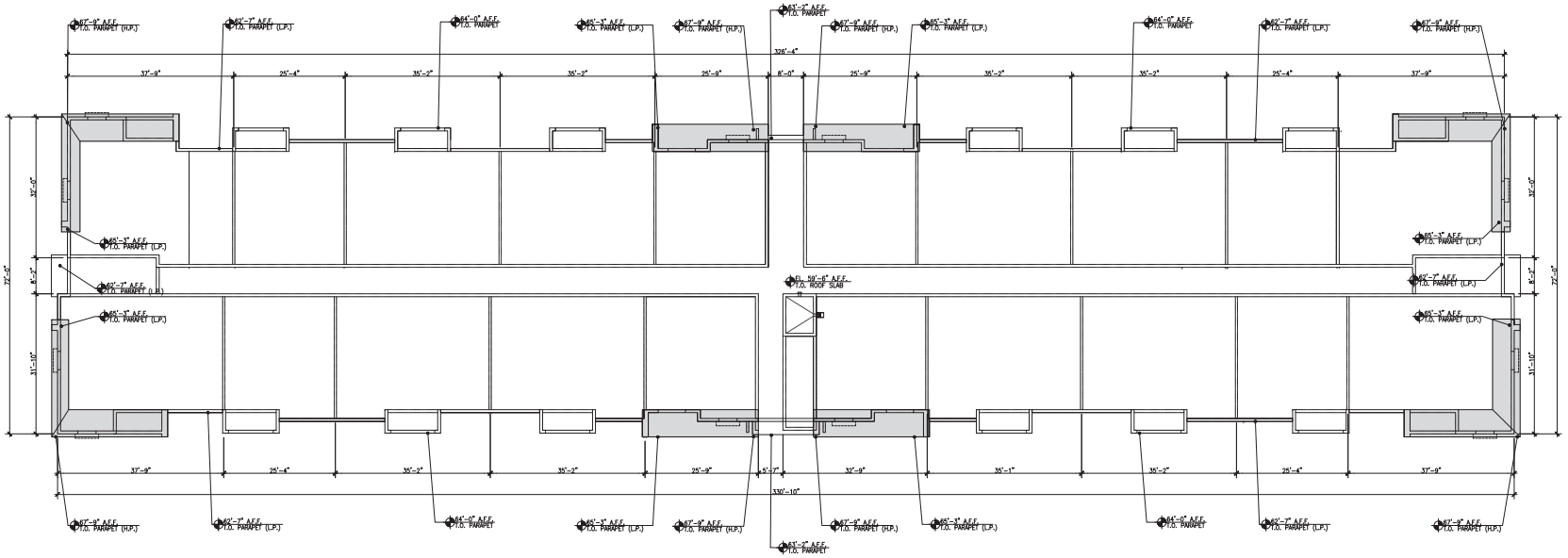
DRAWING: BUILDING - TYPE II - FLOOR PLANS
PROJECT: MAGNOLIA POINT
SW 296th Street & Old Dixie Hwy.,
Miami-Dade County, Florida
For 296 LEGACY, LLC
9830 SW 77th Ave., Suite #130, Miami, FL. 33156

DESIGNED BY:	E.P./A.M.H.
DRAWN BY:	M.M
CHECKED BY:	E.P./A.M.H.
SCALE:	AS NOTED
DATE:	09-19-2022
JOB No.:	2022-12

△	DATE:	REVISION:

SHEET No.: A1.06 OF:
FILE NAME: A1.06-MP.DWG

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-037 DATE: MAY 21 2024 BY: CABR



BUILDING TYPE II - ROOF PLAN

SCALE: 3/32"=1'-0"

BUILDING II = 120 TOTAL UNITS
MODEL A (1BR) = 48 UNITS
MODEL B (2BR) = 48 UNITS
MODEL C (3BR) = 24 UNITS
TOTAL =120 UNITS

Palenzuela & Hevia
ARCHITECTURE
INTERIOR DESIGN
PLANNING

12201 S.W. 133 COURT
MIAMI, FLORIDA 33186
PHONE: (305) 969-5001
FAX: (305) 969-5002
AA-0003113 IB-0001056

SEAL: EUGENIO PALENZUELA AR-0016210

Eugenio Palenzuela
Digitally signed by Eugenio Palenzuela
Date: 2024.04.16 13:53:45 -04'00'

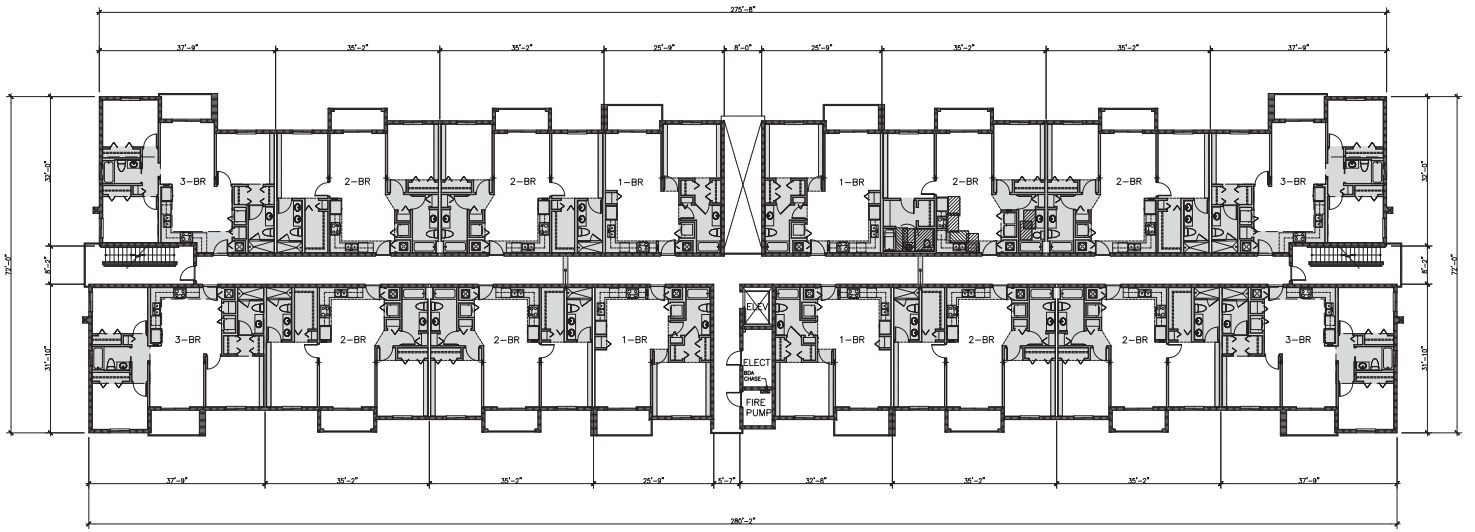
DRAWING: BUILDING - TYPE II - ROOF PLAN
PROJECT: MAGNOLIA POINT
SW 296th Street & Old Dixie Hwy.,
Miami-Dade County, Florida
For 296 LEGACY, LLC
9830 SW 77th Ave., Suite #130, Miami, FL. 33156

DESIGNED BY:	E.P./A.M.H.
DRAWN BY:	M.M
CHECKED BY:	E.P./A.M.H.
SCALE:	AS NOTED
DATE:	09-19-2022
JOB No.:	2022-12

△	DATE:	REVISION:

SHEET No.: A1.07 OF:
FILE NAME: A1.07-MP.DWG

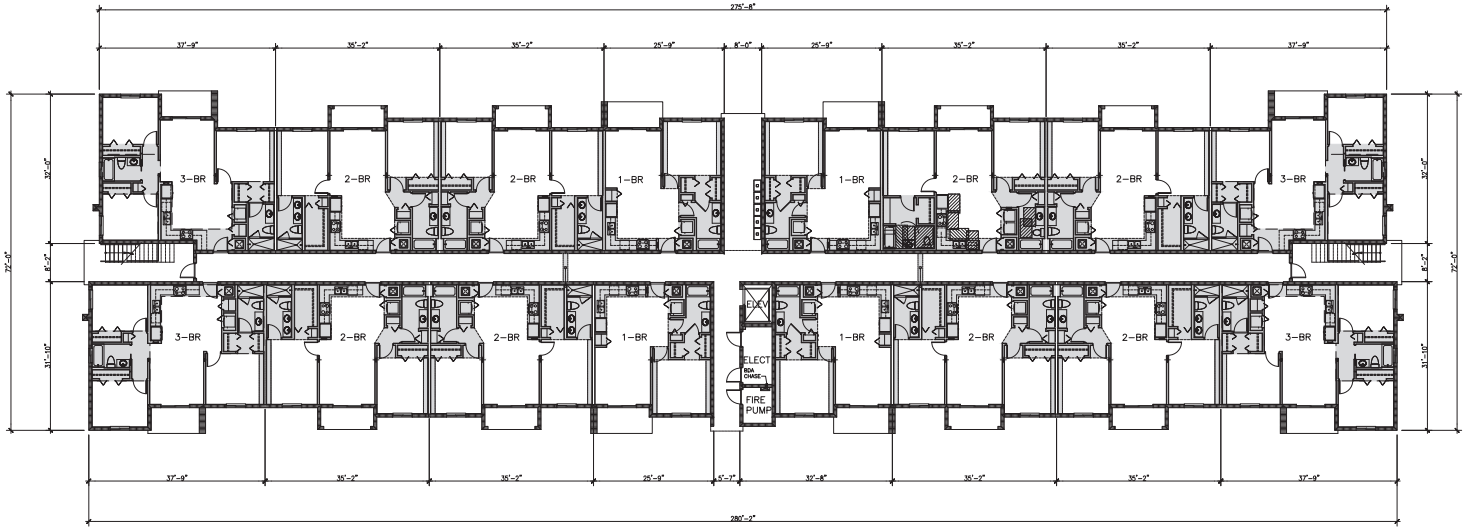
RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-037 DATE: MAY 21 2024 BY: CABR



BUILDING TYPE III - SECOND FLOOR PLAN

GROSS AREA THIS FLOOR: 21435.03 SQ.FT. (16 UNITS/FLOOR: 1-BR = 4 UNITS, 2-BR = 8 UNITS, 3-BR = 4 UNITS)

SCALE: 3/32"=1'-0"



BUILDING TYPE III - GROUND FLOOR PLAN

GROSS AREA THIS FLOOR: 21435.03 SQ.FT. (16 UNITS/FLOOR: 1-BR = 4 UNITS, 2-BR = 8 UNITS, 3-BR = 4 UNITS)

SCALE: 3/32"=1'-0"

BUILDING III = 80 TOTAL UNITS
MODEL A (1BR) = 20 UNITS
MODEL B (2BR) = 40 UNITS
MODEL C (3BR) = 20 UNITS
TOTAL = 80 UNITS

Palenzuela & Hevia
ARCHITECTURE
INTERIOR DESIGN
PLANNING

12201 S.W. 133 COURT
MIAMI, FLORIDA 33186
PHONE: (305) 969-5001
FAX: (305) 969-5002
AA-0003113 IB-0001056

SEAL: EUGENIO PALENZUELA AR-0016210

Eugenio Palenzuela
Digitally signed by Eugenio Palenzuela
Date: 2024.04.16 12:13:35 -04'00'

DRAWING: BUILDING - TYPE III - FLOOR PLANS

PROJECT: MAGNOLIA POINT
SW 296th Street & Old Dixie Hyw.,
Miami-Dade County, Florida
For 296 LEGACY, LLC
9830 SW 77th Ave., Suite #130, Miami, FL. 33156

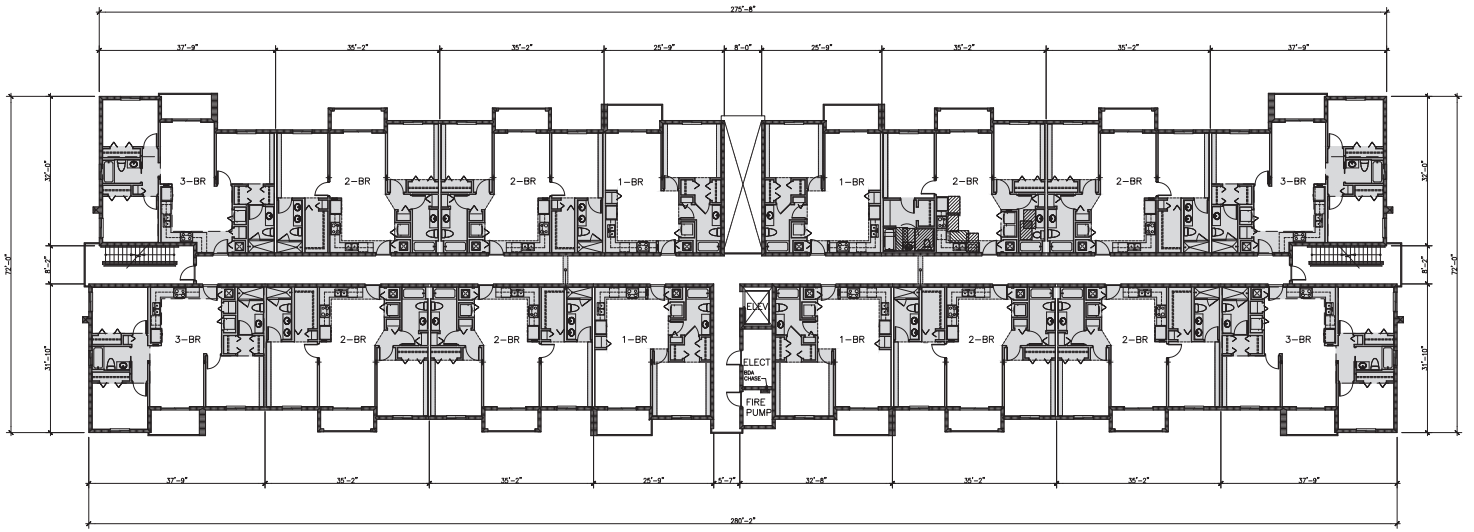
DESIGNED BY:	E.P./A.M.H.
DRAWN BY:	M.M
CHECKED BY:	E.P./A.M.H.
SCALE:	AS NOTED
DATE:	09-19-2022
JOB No.:	2022-12

△	DATE:	REVISION:

SHEET No.: A1.08 OF:

FILE NAME: A1.08-MP.DWG

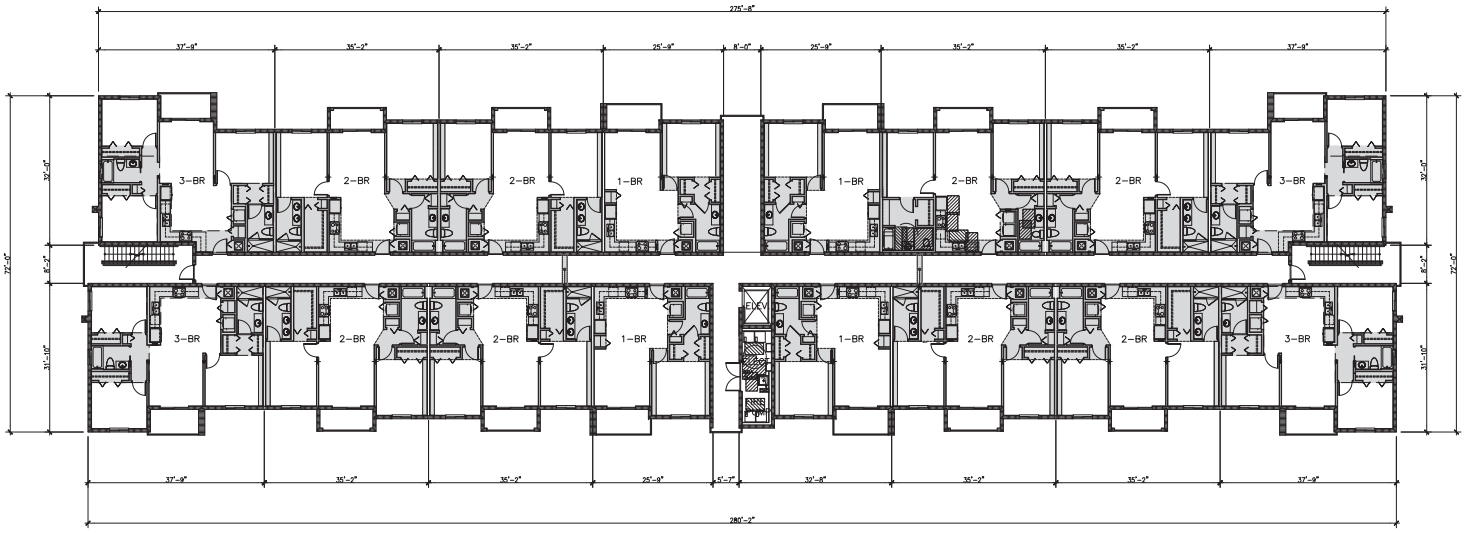
RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-037 DATE: MAY 21 2024 BY: CABR



BUILDING TYPE III - FOURTH FLOOR PLAN

GROSS AREA THIS FLOOR: 21435.03 SQ.FT. (16 UNITS/FLOOR: 1-BR = 4 UNITS, 2-BR = 8 UNITS, 3-BR = 4 UNITS)

SCALE: 3/32"=1'-0"



BUILDING TYPE III - THIRD FLOOR PLAN

GROSS AREA THIS FLOOR: 21435.03 SQ.FT. (16 UNITS/FLOOR: 1-BR = 4 UNITS, 2-BR = 8 UNITS, 3-BR = 4 UNITS)

SCALE: 3/32"=1'-0"

BUILDING III = 80 TOTAL UNITS
MODEL A (1BR) = 20 UNITS
MODEL B (2BR) = 40 UNITS
MODEL C (3BR) = 20 UNITS
TOTAL = 80 UNITS

Palenzuela & Hevia
ARCHITECTURE
INTERIOR DESIGN
PLANNING

12201 S.W. 133 COURT
MIAMI, FLORIDA 33186
PHONE: (305) 969-5001
FAX: (305) 969-5002
AA-0003113 IB-0001056

SEAL:
EUGENIO PALENZUELA
AR-0016210

Eugenio Palenzuela
Digitally signed by Eugenio Palenzuela
Date: 2024.04.16 12:14:33 -04'00'

DRAWING: BUILDING - TYPE III - FLOOR PLANS

PROJECT: MAGNOLIA POINT
SW 296th Street & Old Dixie Hwy.,
Miami-Dade County, Florida
For 296 LEGACY, LLC
9830 SW 77th Ave., Suite #130, Miami, FL. 33156

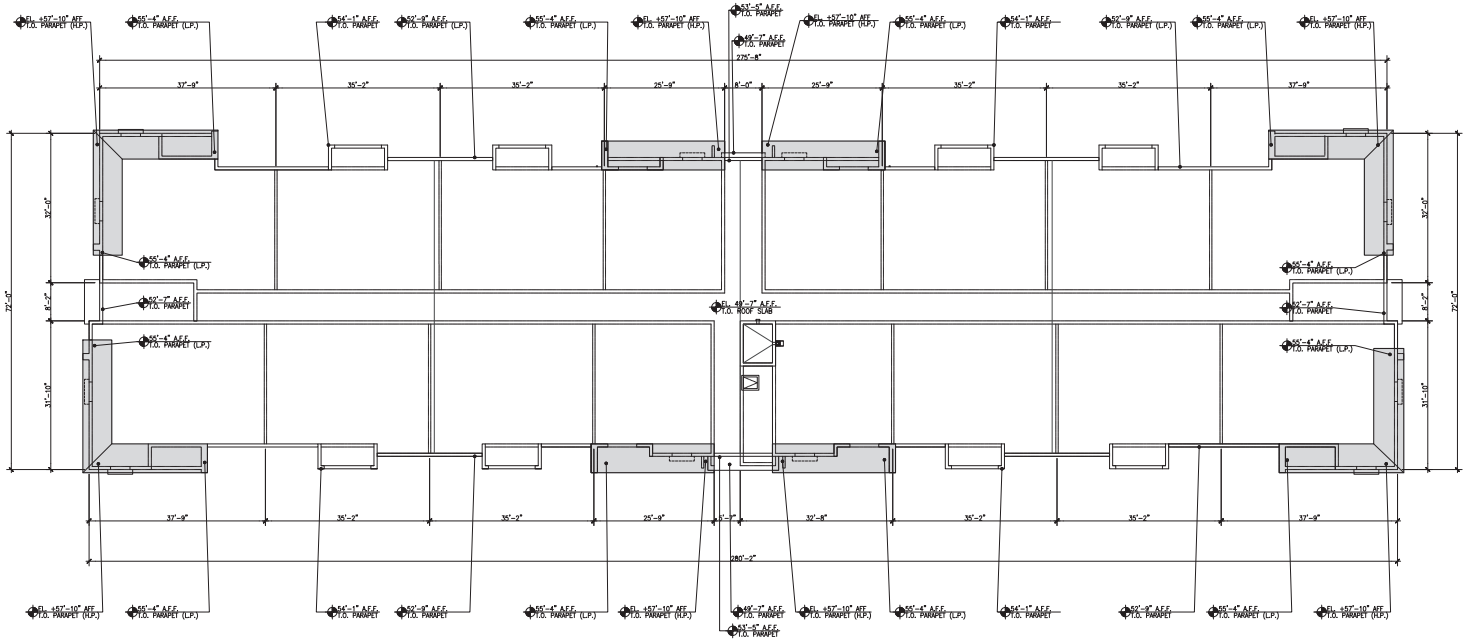
DESIGNED BY:	E.P./A.M.H.
DRAWN BY:	M.M
CHECKED BY:	E.P./A.M.H.
SCALE:	AS NOTED
DATE:	09-19-2022
JOB No.:	2022-12

△	DATE:	REVISION:

SHEET No.: A1.09 OF:

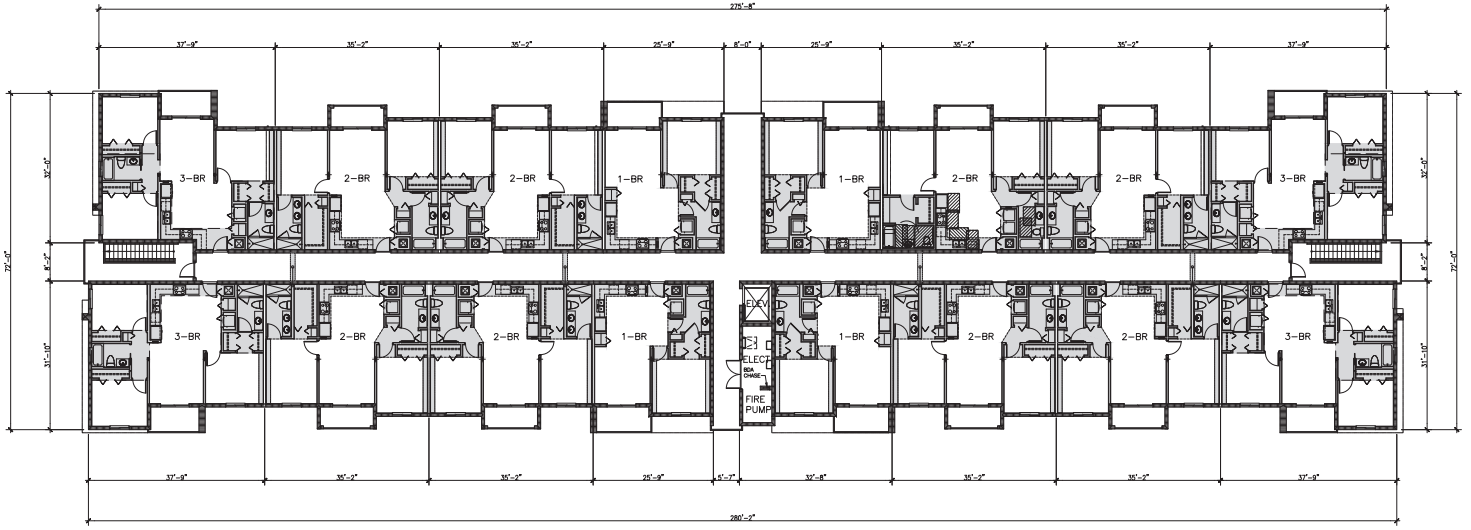
FILE NAME: A1.09-MP.DWG

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-037 DATE: MAY 21 2024 BY: CABR



BUILDING TYPE III - ROOF PLAN

SCALE: 3/32"=1'-0"



BUILDING TYPE III - FIFTH FLOOR PLAN

GROSS AREA THIS FLOOR: 21435.03 SQ.FT. (16 UNITS/FLOOR: 1-BR = 4 UNITS, 2-BR = 8 UNITS, 3-BR = 4 UNITS)

SCALE: 3/32"=1'-0"

BUILDING III = 80 TOTAL UNITS
MODEL A (1BR) = 20 UNITS
MODEL B (2BR) = 40 UNITS
MODEL C (3BR) = 20 UNITS
TOTAL = 80 UNITS

Palenzuela & Hevia
ARCHITECTURE
INTERIOR DESIGN
PLANNING

12201 S.W. 133 COURT
MIAMI, FLORIDA 33186
PHONE: (305) 969-5001
FAX: (305) 969-5002
AA-0003113 IB-0001056

SEAL: EUGENIO PALENZUELA AR-0016210

Eugenio Palenzuela
Digitally signed by Eugenio Palenzuela
Date: 2024.04.16 13:54:37 -04'00'

DRAWING: BUILDING - TYPE III - FLOOR & ROOF PLANS

PROJECT: MAGNOLIA POINT
SW 296th Street & Old Dixie Hwy.,
Miami-Dade County, Florida
For 296 LEGACY, LLC
9830 SW 77th Ave., Suite #130, Miami, FL. 33156

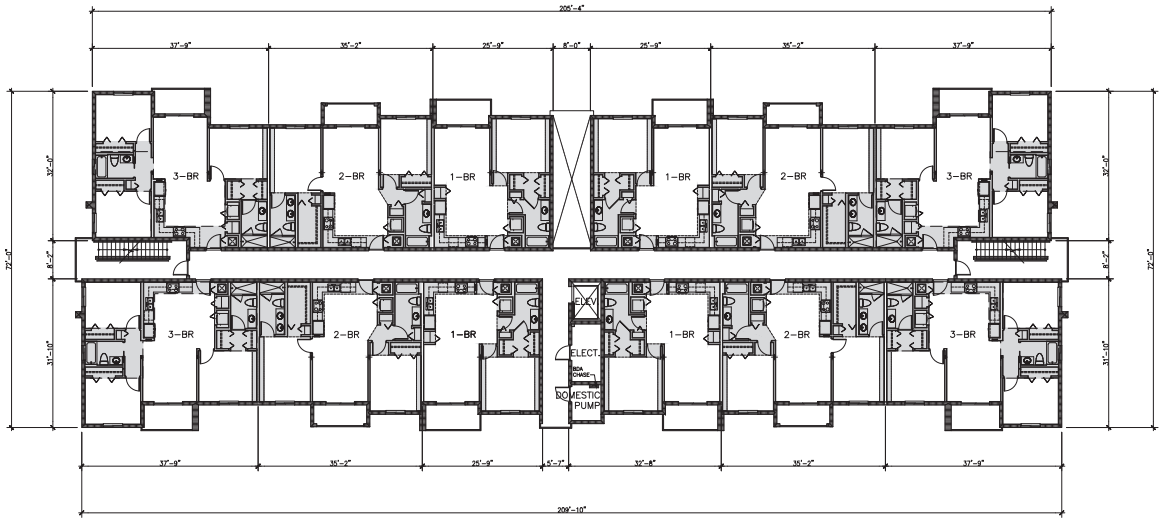
DESIGNED BY:	E.P./A.M.H.
DRAWN BY:	M.M
CHECKED BY:	E.P./A.M.H.
SCALE:	AS NOTED
DATE:	09-19-2022
JOB No.:	2022-12

△	DATE:	REVISION:

SHEET No.: A1.10 OF:

FILE NAME: A1.10-MP.DWG

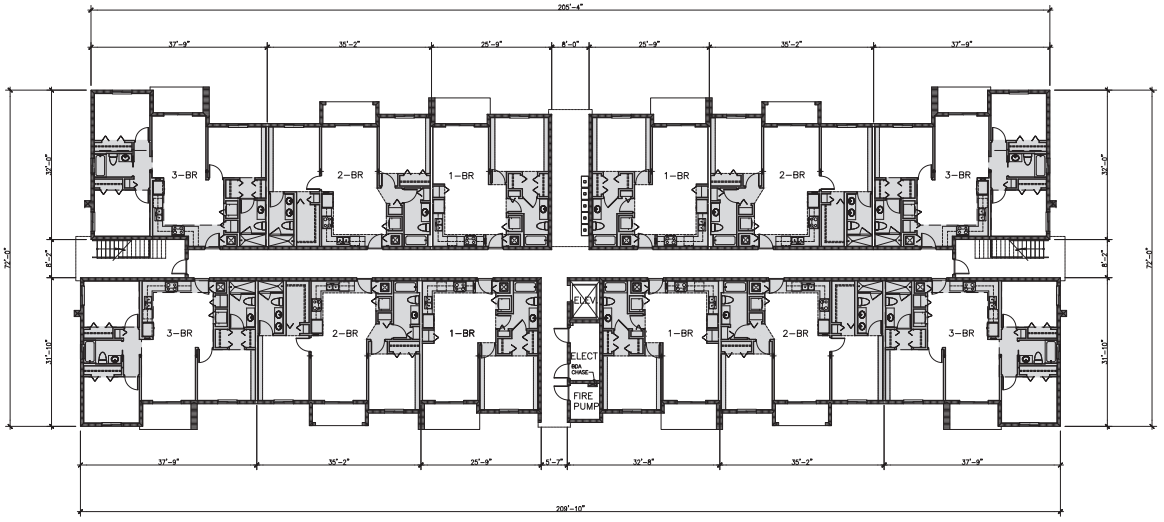
RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-037 DATE: MAY 21 2024 BY: CABR



BUILDING TYPE IV - SECOND FLOOR PLAN

GROSS AREA THIS FLOOR: 16037.24 SQ.FT. (12 UNITS/FLOOR: 1-BR = 4 UNITS, 2-BR = 4 UNITS, 3-BR = 4 UNITS)

SCALE: 3/32"=1'-0"



BUILDING TYPE IV - GROUND FLOOR PLAN

GROSS AREA THIS FLOOR: 16037.24 SQ.FT. (12 UNITS/FLOOR: 1-BR = 4 UNITS, 2-BR = 4 UNITS, 3-BR = 4 UNITS)

SCALE: 3/32"=1'-0"

BUILDING IV = 60 TOTAL UNITS
MODEL A (1BR) = 20 UNITS
MODEL B (2BR) = 20 UNITS
MODEL C (3BR) = 20 UNITS
TOTAL = 60 UNITS

Palenzuela & Hevia
ARCHITECTURE
INTERIOR DESIGN
PLANNING

12201 S.W. 133 COURT
MIAMI, FLORIDA 33186
PHONE: (305) 969-5001
FAX: (305) 969-5002
AA-0003113 IB-0001056

SEAL: EUGENIO PALENZUELA AR-0016210

Eugenio Palenzuela
Digitally signed by Eugenio Palenzuela
Date: 2024.04.16 12:16:41 -04'00'

BUILDING - TYPE IV - FLOOR PLANS
MAGNOLIA POINT
SW 296th Street & Old Dixie Hwy.,
Miami-Dade County, Florida
For 296 LEGACY, LLC
9830 SW 77th Ave., Suite #130, Miami, FL. 33156

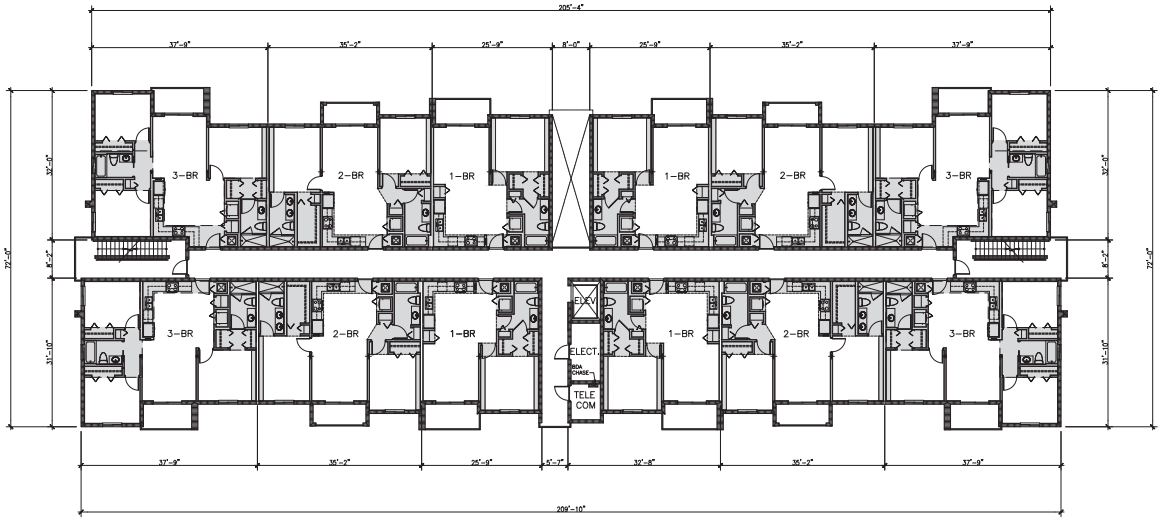
DRAWING:
PROJECT:

DESIGNED BY:	E.P./A.M.H.
DRAWN BY:	M.M
CHECKED BY:	E.P./A.M.H.
SCALE:	AS NOTED
DATE:	09-19-2022
JOB No.:	2022-12

△	DATE:	REVISION:

SHEET No.: A1.11 OF:
FILE NAME: A1.11-MP.DWG

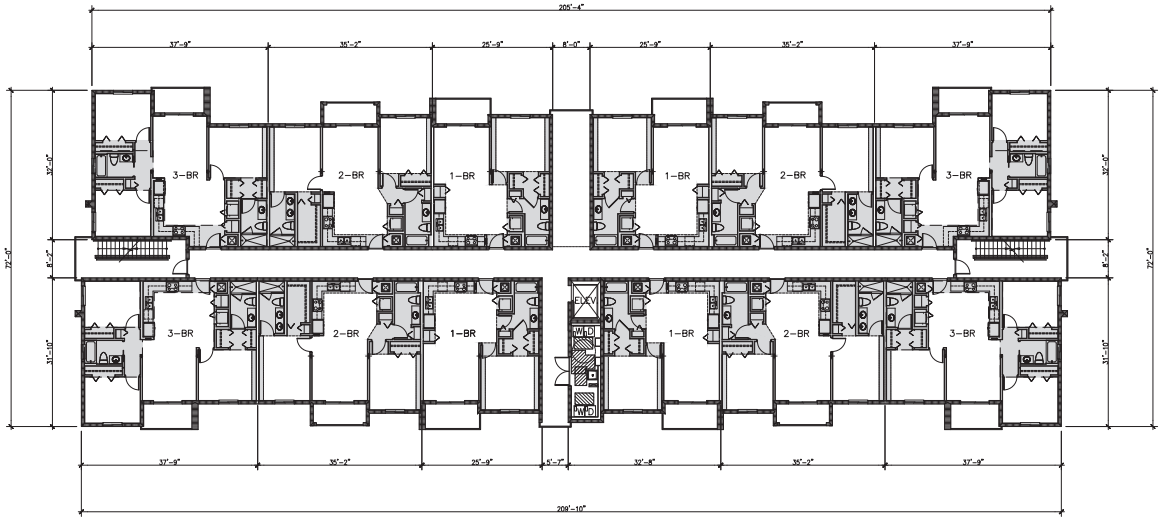
RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-037 DATE: MAY 21 2024 BY: CABR



BUILDING TYPE IV - FOURTH FLOOR PLAN

GROSS AREA THIS FLOOR: 16037.24 SQ.FT. (12 UNITS/FLOOR: 1-BR = 4 UNITS, 2-BR = 4 UNITS, 3-BR = 4 UNITS)

SCALE: 3/32"=1'-0"



BUILDING TYPE IV - THIRD FLOOR PLAN

GROSS AREA THIS FLOOR: 16037.24 SQ.FT. (12 UNITS/FLOOR: 1-BR = 4 UNITS, 2-BR = 4 UNITS, 3-BR = 4 UNITS)

SCALE: 3/32"=1'-0"

BUILDING IV = 60 TOTAL UNITS
MODEL A (1BR) = 20 UNITS
MODEL B (2BR) = 20 UNITS
MODEL C (3BR) = 20 UNITS
TOTAL = 60 UNITS

Palenzuela & Hevia
ARCHITECTURE
INTERIOR DESIGN
PLANNING

12201 S.W. 133 COURT
MIAMI, FLORIDA 33186
PHONE: (305) 969-5001
FAX: (305) 969-5002
AA-0003113 IB-0001056

SEAL: EUGENIO PALENZUELA AR-0016210

Eugenio Palenzuela
Digitally signed by Eugenio Palenzuela
Date: 2024.04.16 12:25:15 -04'00'

BUILDING - TYPE IV - FLOOR PLANS
MAGNOLIA POINT
SW 296th Street & Old Dixie Hwy.,
Miami-Dade County, Florida
For 296 LEGACY, LLC
9830 SW 77th Ave., Suite #130, Miami, FL. 33156

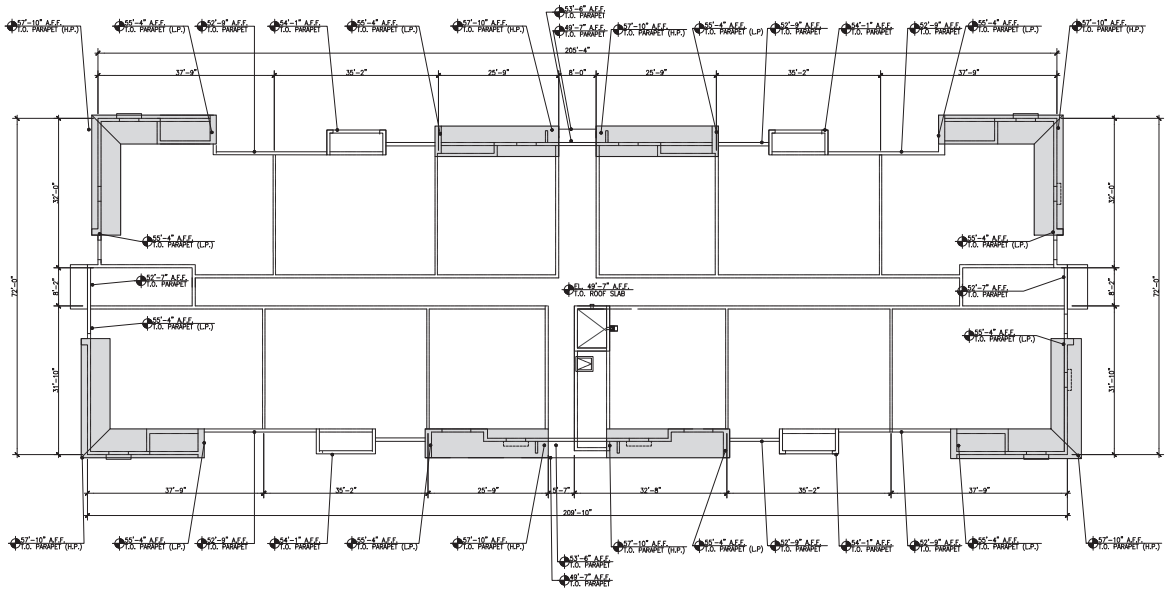
DRAWING:
PROJECT:

DESIGNED BY:	E.P./A.M.H.
DRAWN BY:	M.M
CHECKED BY:	E.P./A.M.H.
SCALE:	AS NOTED
DATE:	09-19-2022
JOB No.:	2022-12

△	DATE:	REVISION:

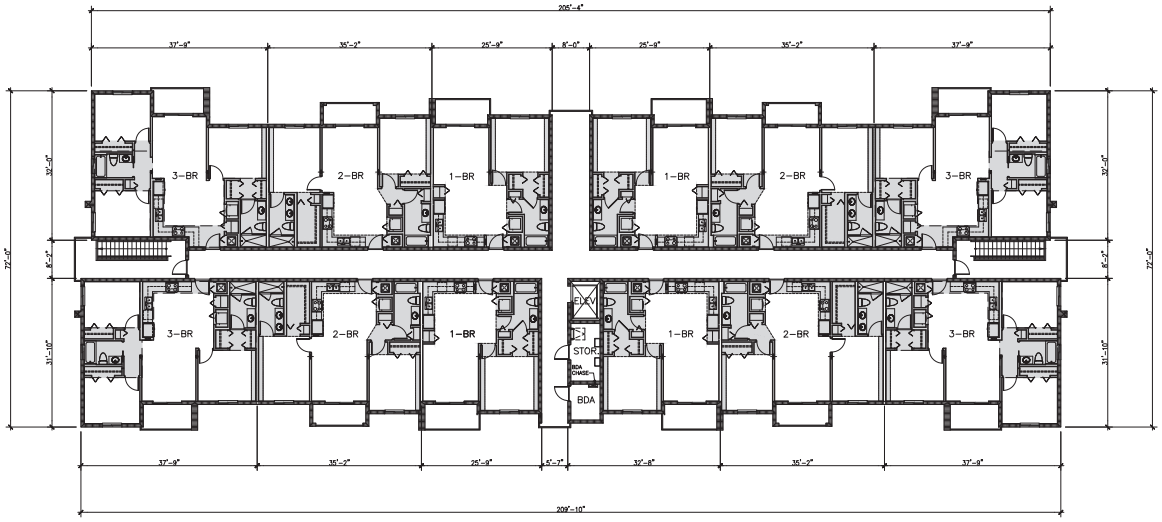
SHEET No.: A1.12 OF:
FILE NAME: A1.12-MP.DWG

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-037 DATE: MAY 21 2024 BY: CABR



BUILDING TYPE IV - ROOF PLAN

SCALE: 3/32"=1'-0"



BUILDING TYPE IV - FIFTH FLOOR PLAN

GROSS AREA THIS FLOOR: 16037.24 SQ.FT. (12 UNITS/FLOOR: 1-BR = 4 UNITS, 2-BR = 4 UNITS, 3-BR = 4 UNITS)

SCALE: 3/32"=1'-0"

BUILDING IV = 60 TOTAL UNITS
MODEL A (1BR) = 20 UNITS
MODEL B (2BR) = 20 UNITS
MODEL C (3BR) = 20 UNITS
TOTAL = 60 UNITS

Palenzuela & Hevia
ARCHITECTURE
INTERIOR DESIGN
PLANNING

12201 S.W. 133 COURT
MIAMI, FLORIDA 33186
PHONE: (305) 969-5001
FAX: (305) 969-5002
AA-0003113 IB-0001056

SEAL: EUGENIO PALENZUELA AR-0016210

Eugenio Palenzuela
Digitally signed by Eugenio Palenzuela
Date: 2024.04.16 14:06:02 -04'00'

BUILDING - TYPE IV - FLOOR & ROOF PLANS
MAGNOLIA POINT
SW 296th Street & Old Dixie Hwy.,
Miami-Dade County, Florida
For 296 LEGACY, LLC
9830 SW 77th Ave., Suite #130, Miami, FL. 33156

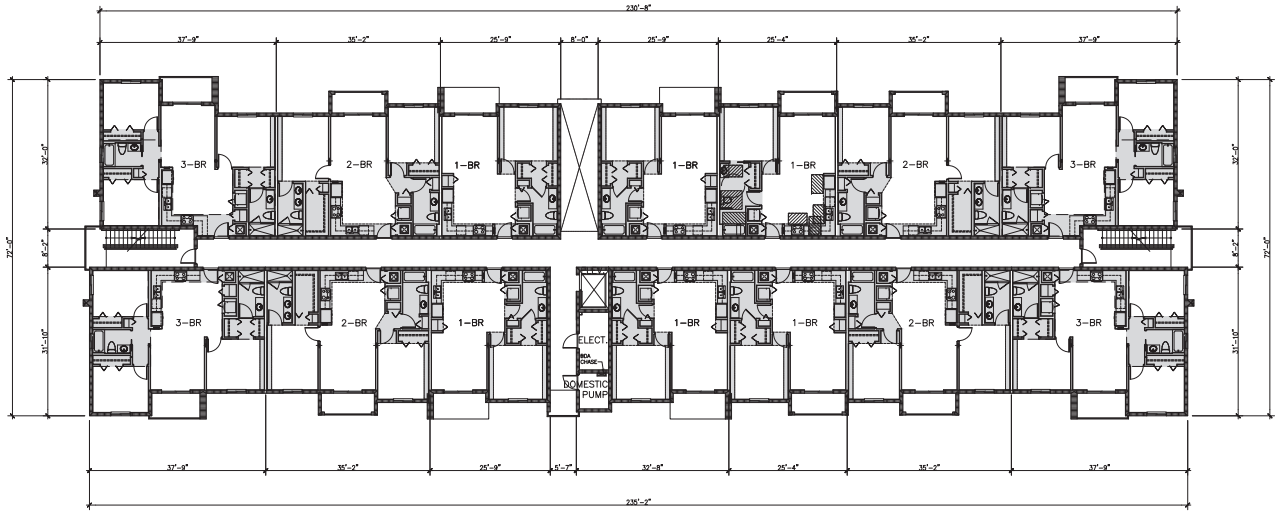
DRAWING:
PROJECT:

DESIGNED BY:	E.P./A.M.H.
DRAWN BY:	M.M
CHECKED BY:	E.P./A.M.H.
SCALE:	AS NOTED
DATE:	09-19-2022
JOB No.:	2022-12

△	DATE:	REVISION:

SHEET No.: A1.13 OF:
FILE NAME: A1.13-MP.DWG

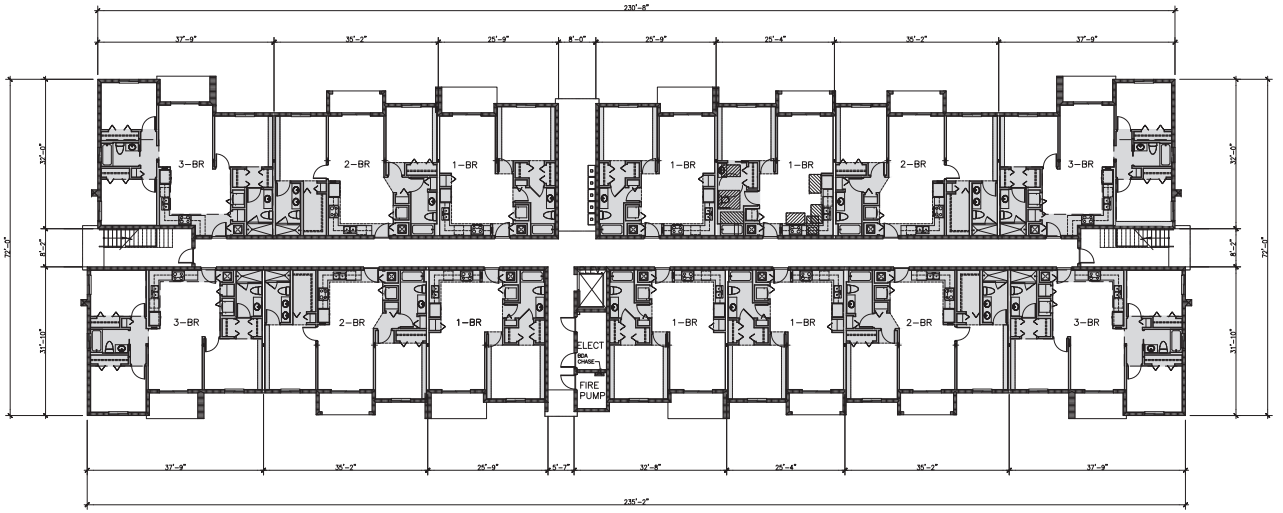
RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-037 DATE: MAY 21 2024 BY: CABR



BUILDING TYPE V - SECOND FLOOR PLAN

GROSS AREA THIS FLOOR: 17907.45 SQ.FT. (14 UNITS/FLOOR: 1-BR = 6 UNITS, 2-BR = 4 UNITS, 3-BR = 4 UNITS)

SCALE: 3/32"=1'-0"



BUILDING TYPE V - GROUND FLOOR PLAN

GROSS AREA THIS FLOOR: 17907.45 SQ.FT. (14 UNITS/FLOOR: 1-BR = 6 UNITS, 2-BR = 4 UNITS, 3-BR = 4 UNITS)

SCALE: 3/32"=1'-0"

BUILDING V = 70 TOTAL UNITS
MODEL A (1BR) = 30 UNITS
MODEL B (2BR) = 20 UNITS
MODEL C (3BR) = 20 UNITS
TOTAL = 70 UNITS

Palenzuela & Hevia
ARCHITECTURE
INTERIOR DESIGN
PLANNING

12201 S.W. 133 COURT
MIAMI, FLORIDA 33186
PHONE: (305) 969-5001
FAX: (305) 969-5002
AA-0003113 IB-0001056

SEAL
EUGENIO PALENZUELA
AR-0016210

Eugenio Palenzuela
Digitally signed by Eugenio Palenzuela
Date: 2024.04.16 12:26:59 -04'00'

BUILDING - TYPE V - FLOOR PLANS
MAGNOLIA POINT
SW 296th Street & Old Dixie Hyw.,
Miami-Dade County, Florida
For 296 LEGACY, LLC
9830 SW 77th Ave., Suite #130, Miami, FL. 33156

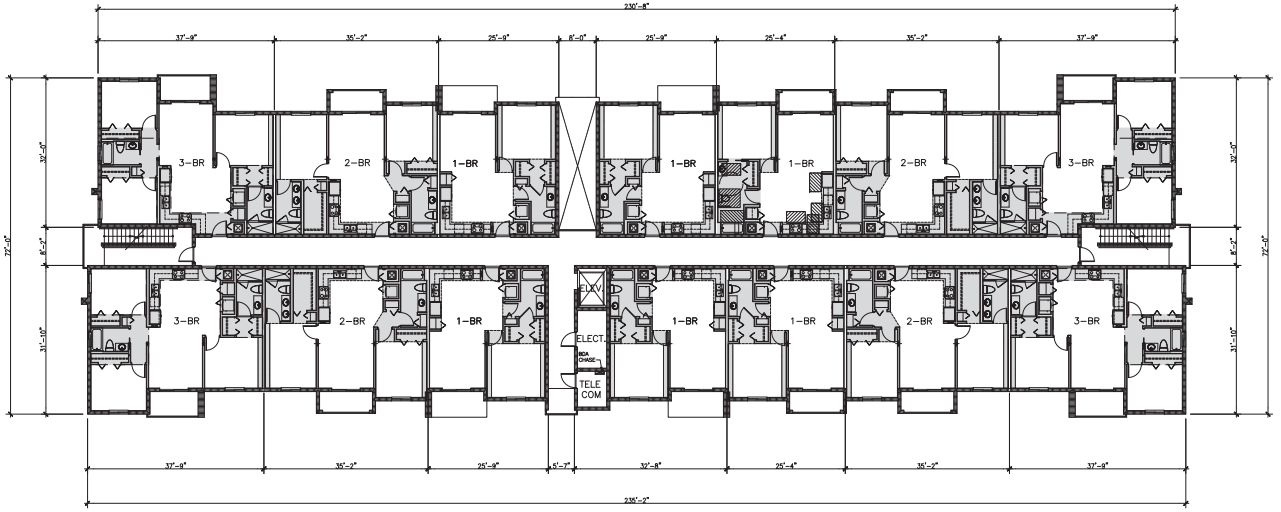
DRAWING:
PROJECT:

DESIGNED BY:	E.P./A.M.H.
DRAWN BY:	M.M
CHECKED BY:	E.P./A.M.H.
SCALE:	AS NOTED
DATE:	09-19-2022
JOB No.:	2022-12

△	DATE:	REVISION:

SHEET No.: A1.14 OF:
FILE NAME: A1.14-MP.DWG

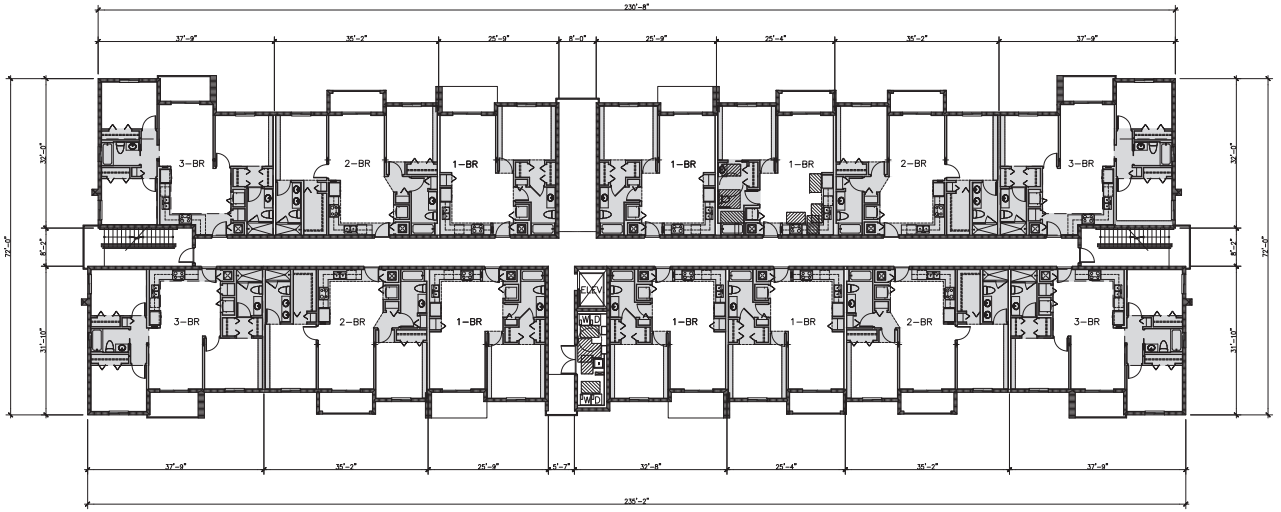
RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-037 DATE: MAY 21 2024 BY: CABR



BUILDING TYPE V - FOURTH FLOOR PLAN

GROSS AREA THIS FLOOR: 17907.45 SQ.FT. (14 UNITS/FLOOR: 1-BR = 6 UNITS, 2-BR = 4 UNITS, 3-BR = 4 UNITS)

SCALE: 3/32"=1'-0"



BUILDING TYPE V - THIRD FLOOR PLAN

GROSS AREA THIS FLOOR: 17907.45 SQ.FT. (14 UNITS/FLOOR: 1-BR = 6 UNITS, 2-BR = 4 UNITS, 3-BR = 4 UNITS)

SCALE: 3/32"=1'-0"

BUILDING V = 70 TOTAL UNITS
MODEL A (1BR) = 30 UNITS
MODEL B (2BR) = 20 UNITS
MODEL C (3BR) = 20 UNITS
TOTAL = 70 UNITS

Palenzuela & Hevia
ARCHITECTURE
INTERIOR DESIGN
PLANNING

12201 S.W. 133 COURT
MIAMI, FLORIDA 33186
PHONE: (305) 969-5001
FAX: (305) 969-5002
AA-0003113 IB-0001056

SEAL
EUGENIO PALENZUELA
AR-0016210

Eugenio Palenzuela
Digitally signed by Eugenio Palenzuela
Date: 2024.04.16 12:27:47 -04'00'

DRAWING:
BUILDING - TYPE V - FLOOR PLANS

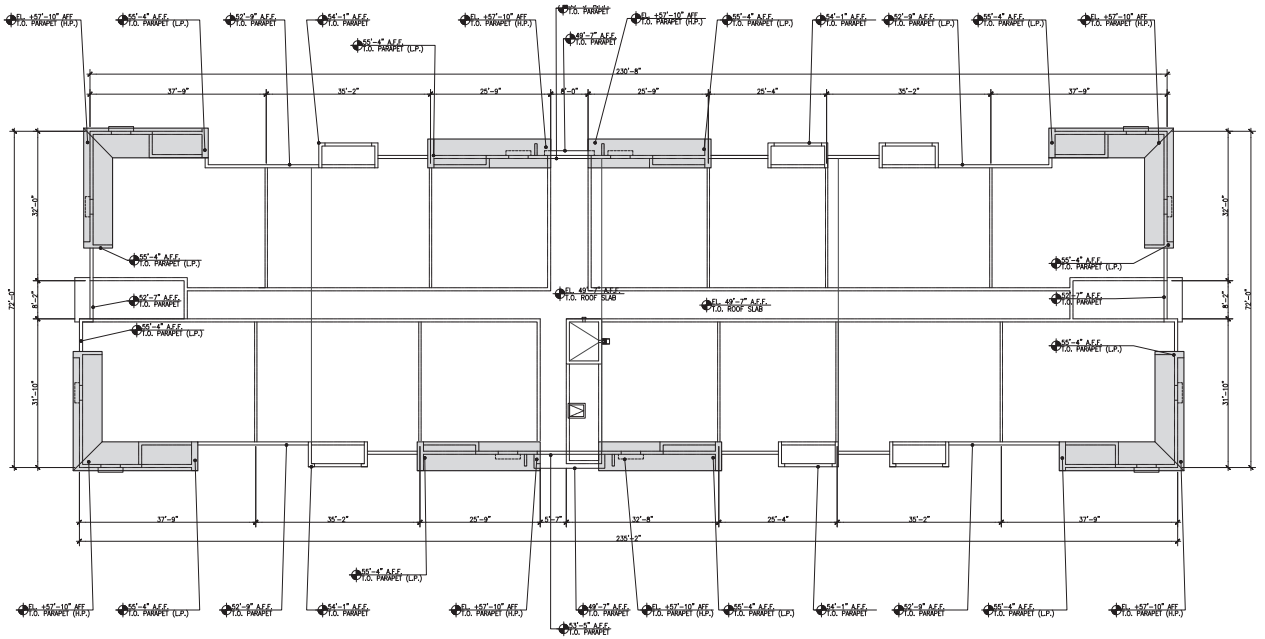
PROJECT:
MAGNOLIA POINT
SW 296th Street & Old Dixie Hyw.,
Miami-Dade County, Florida
For 296 LEGACY, LLC
9830 SW 77th Ave., Suite #130, Miami, FL. 33156

DESIGNED BY:	E.P./A.M.H.
DRAWN BY:	M.M
CHECKED BY:	E.P./A.M.H.
SCALE:	AS NOTED
DATE:	09-19-2022
JOB No.:	2022-12

△	DATE:	REVISION:

SHEET No.: A1.15 OF:
FILE NAME: A1.15-MP.DWG

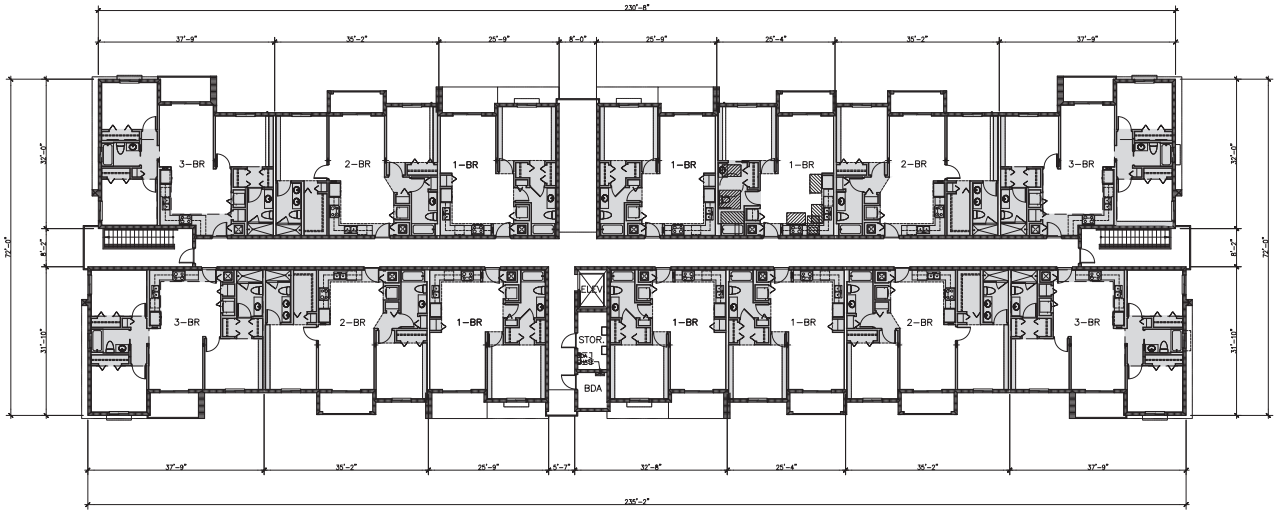
RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-037 DATE: MAY 21 2024 BY: CABR



BUILDING TYPE V - ROOF PLAN

GROSS AREA THIS FLOOR: 17907.45 SQ.FT. (14 UNITS/FLOOR: 1-BR = 6 UNITS, 2-BR = 4 UNITS, 3-BR = 4 UNITS)

SCALE: 3/32"=1'-0"



BUILDING TYPE V - FIFTH FLOOR PLAN

GROSS AREA THIS FLOOR: 17907.45 SQ.FT. (14 UNITS/FLOOR: 1-BR = 6 UNITS, 2-BR = 4 UNITS, 3-BR = 4 UNITS)

SCALE: 3/32"=1'-0"

BUILDING V = 70 TOTAL UNITS
MODEL A (1BR) = 30 UNITS
MODEL B (2BR) = 20 UNITS
MODEL C (3BR) = 20 UNITS
TOTAL = 70 UNITS

Palenzuela & Hevia
ARCHITECTURE
INTERIOR DESIGN
PLANNING

12201 S.W. 133 COURT
MIAMI, FLORIDA 33186
PHONE: (305) 969-5001
FAX: (305) 969-5002
AA-0003113 IB-0001056

SEAL: EUGENIO PALENZUELA AR-0016210

Eugenio Palenzuela
Digitally signed by Eugenio Palenzuela
Date: 2024.04.16 14:06:52 -04'00'

BUILDING - TYPE V - FLOOR PLANS
MAGNOLIA POINT
SW 296th Street & Old Dixie Hwy.,
Miami-Dade County, Florida
For 296 LEGACY, LLC
9830 SW 77th Ave., Suite #130, Miami, FL. 33156

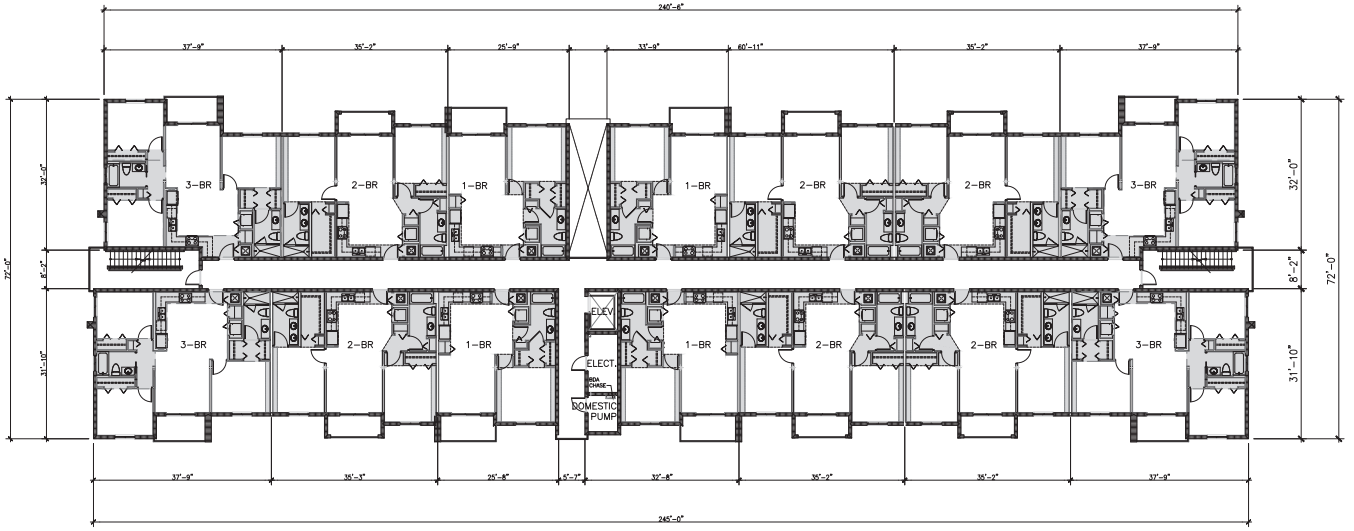
DRAWING:
PROJECT:

DESIGNED BY:	E.P./A.M.H.
DRAWN BY:	M.M
CHECKED BY:	E.P./A.M.H.
SCALE:	AS NOTED
DATE:	09-19-2022
JOB No.:	2022-12

△	DATE:	REVISION:

SHEET No.: A1.16 OF:
FILE NAME: A1.16-MP.DWG

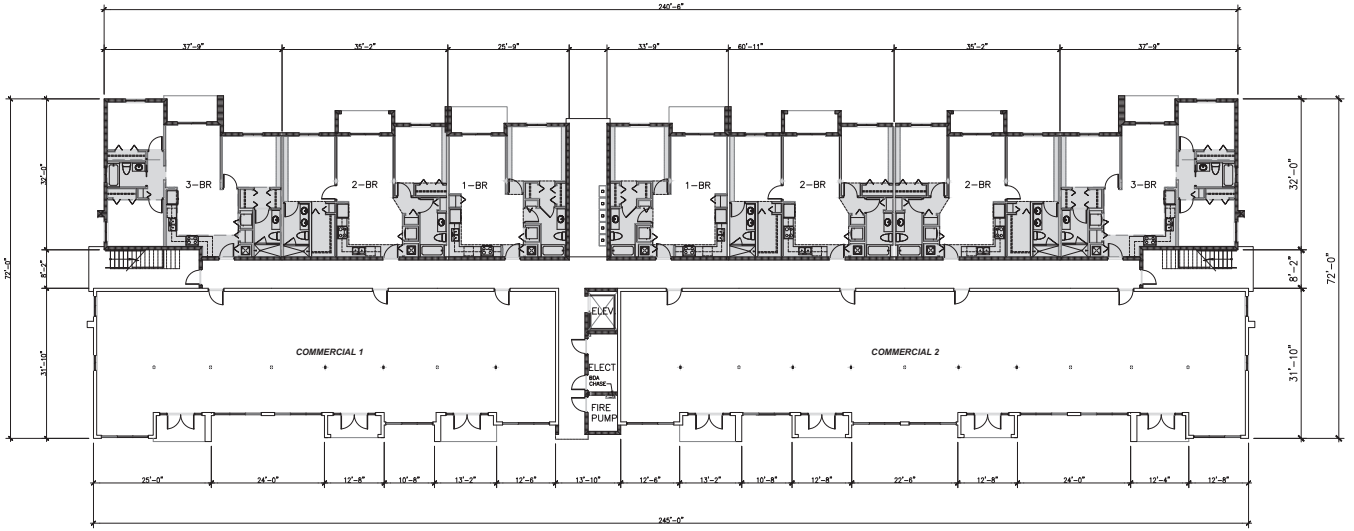
RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-037 DATE: MAY 21 2024 BY: CABR



BUILDING TYPE VI - SECOND FLOOR PLAN

GROSS AREA THIS FLOOR: 18,779 SQ.FT. (14 UNITS/FLOOR: 1-BR =4 UNITS, 2-BR = 6 UNITS, 3-BR = 4 UNITS)

SCALE: 3/32"=1'-0"



BUILDING TYPE VI - GROUND FLOOR PLAN

GROSS AREA THIS FLOOR: 18,779 SQ.FT. (7 UNITS/FLOOR: 1-BR =2 UNITS, 2-BR = 3 UNITS, 3-BR =2 UNITS)

SCALE: 3/32"=1'-0"

BUILDING VI = 77 TOTAL UNITS
MODEL A (1BR) = 22 UNITS
MODEL B (2BR) = 33 UNITS
MODEL C (3BR) = 22 UNITS
TOTAL = 77 UNITS

Palenzuela & Hevia
ARCHITECTURE
INTERIOR DESIGN
PLANNING

12201 S.W. 133 COURT
MIAMI, FLORIDA 33186
PHONE: (305) 969-5001
FAX: (305) 969-5002
AA-0003113 IB-0001056

SEAL: EUGENIO PALENZUELA AR0-0016210

Eugenio Palenzuela
Digitally signed by Eugenio Palenzuela
Date: 2024.04.16 13:52:55 -04'00'
SIGNATURE

BUILDING - TYPE VI - FLOOR PLANS
MAGNOLIA POINT
SW 296th Street & Old Dixie Hyw.,
Miami-Dade County, Florida
For 296 LEGACY, LLC
9830 SW 77th Ave., Suite #130, Miami, FL 33156

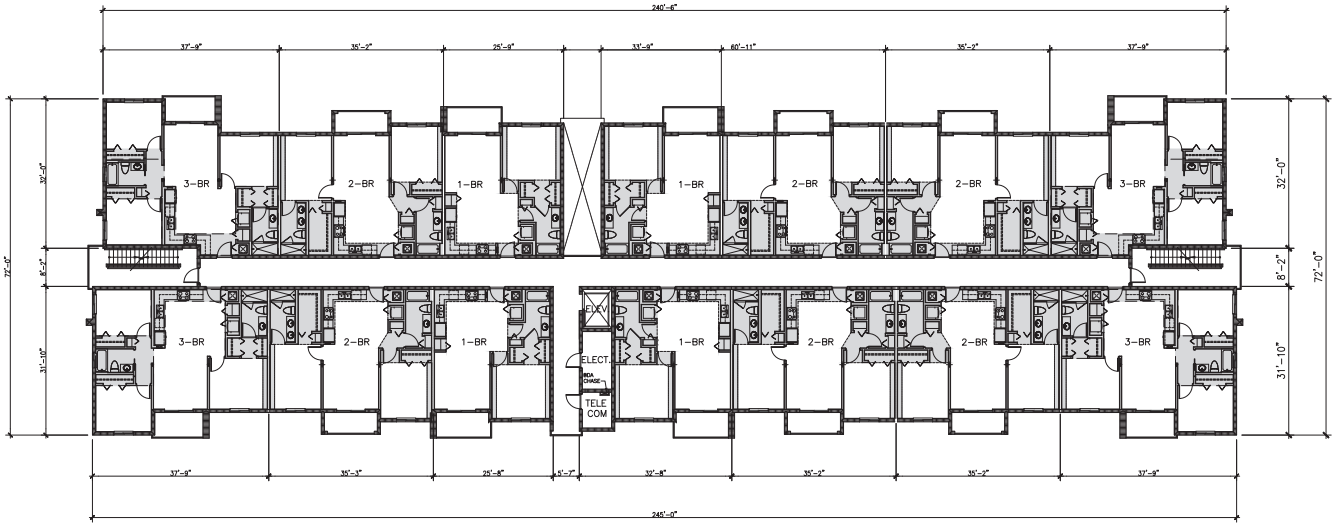
DRAWING:
PROJECT:

DESIGNED BY:	E.P./A.M.H.
DRAWN BY:	M.M
CHECKED BY:	E.P./A.M.H.
SCALE:	AS NOTED
DATE:	09-19-2022
JOB No.:	2022-12

△	DATE:	REVISION:

SHEET No.: A1.17 OF:
FILE NAME: A1.17-MP.DWG

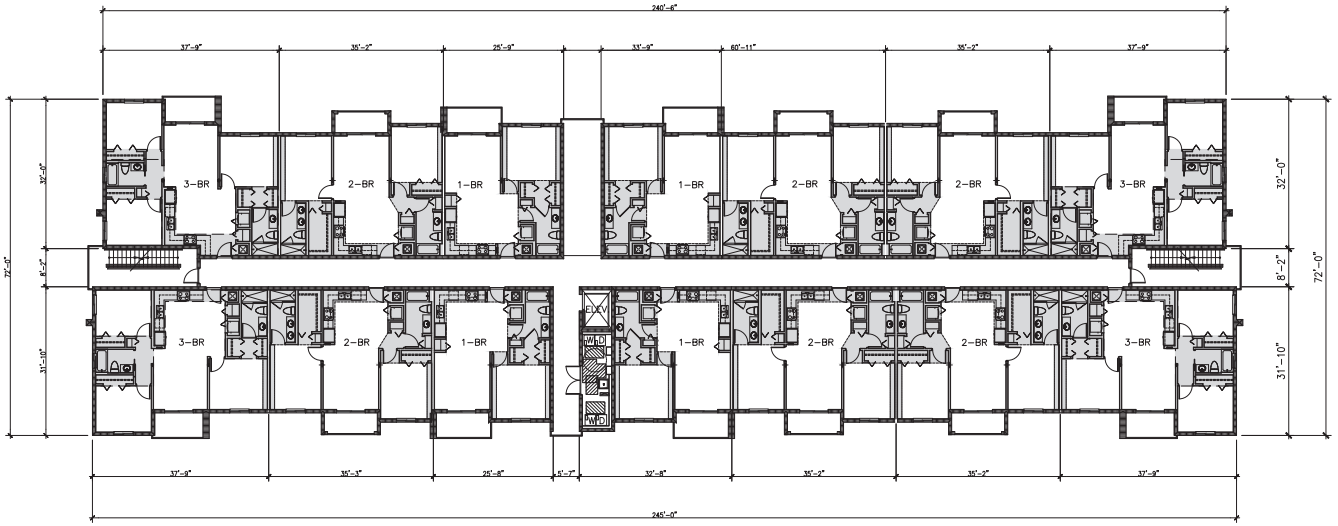
RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-037 DATE: MAY 21 2024 BY: CABR



BUILDING TYPE VI - FOURTH FLOOR PLAN

GROSS AREA THIS FLOOR: 18,779 SQ.FT. (14 UNITS/FLOOR: 1-BR =4 UNITS, 2-BR = 6 UNITS, 3-BR = 4 UNITS)

SCALE: 3/32"=1'-0"



BUILDING TYPE VI - THIRD FLOOR PLAN

GROSS AREA THIS FLOOR: 18,779 SQ.FT. (14 UNITS/FLOOR: 1-BR =4 UNITS, 2-BR = 6 UNITS, 3-BR = 4 UNITS)

SCALE: 3/32"=1'-0"

BUILDING VI = 77 TOTAL UNITS
MODEL A (1BR) = 22 UNITS
MODEL B (2BR) = 33 UNITS
MODEL C (3BR) = 22 UNITS
TOTAL = 77 UNITS

Palenzuela & Hevia
ARCHITECTURE
INTERIOR DESIGN
PLANNING

12201 S.W. 133 COURT
MIAMI, FLORIDA 33186
PHONE: (305) 969-5001
FAX: (305) 969-5002
AA-0003113 IB-0001056

SEAL:
EUGENIO PALENZUELA
AR-0016210

Eugenio Palenzuela
Digitally signed by Eugenio Palenzuela
Date: 2024.04.16 12:34:37 -04'00'

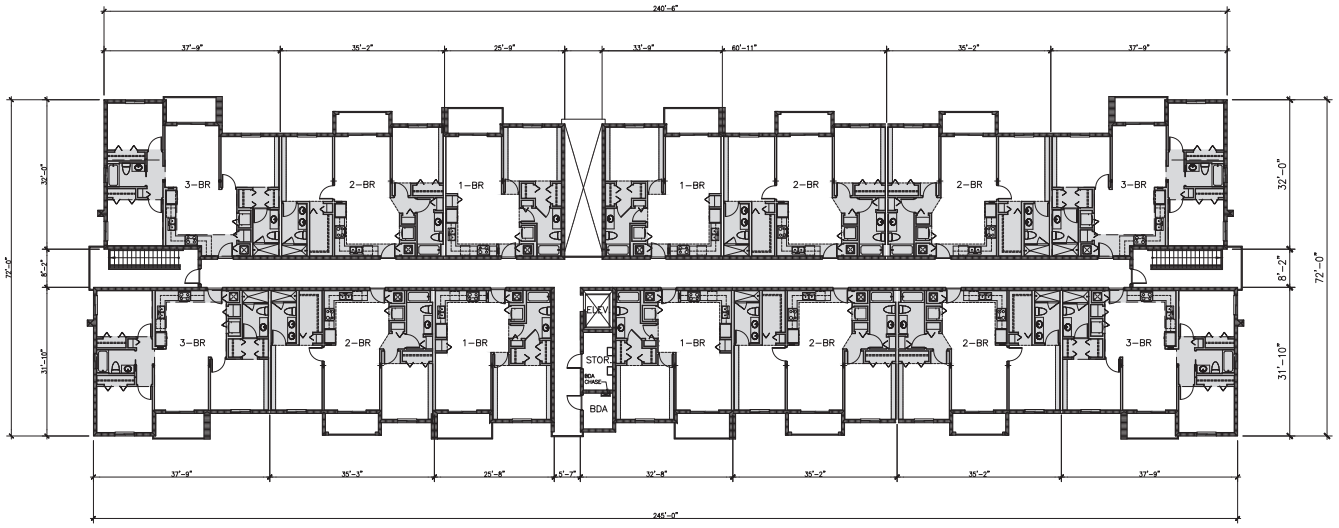
DRAWING: BUILDING - TYPE VI - FLOOR PLANS
PROJECT: MAGNOLIA POINT
SW 296th Street & Old Dixie Hwy.,
Miami-Dade County, Florida
For 296 LEGACY, LLC
9830 SW 77th Ave., Suite #130, Miami, FL. 33156

DESIGNED BY:	E.P./A.M.H.
DRAWN BY:	M.M
CHECKED BY:	E.P./A.M.H.
SCALE:	AS NOTED
DATE:	09-19-2022
JOB No.:	2022-12

△	DATE:	REVISION:

SHEET No.: A1.18 OF:
FILE NAME: A1.18-MP.DWG

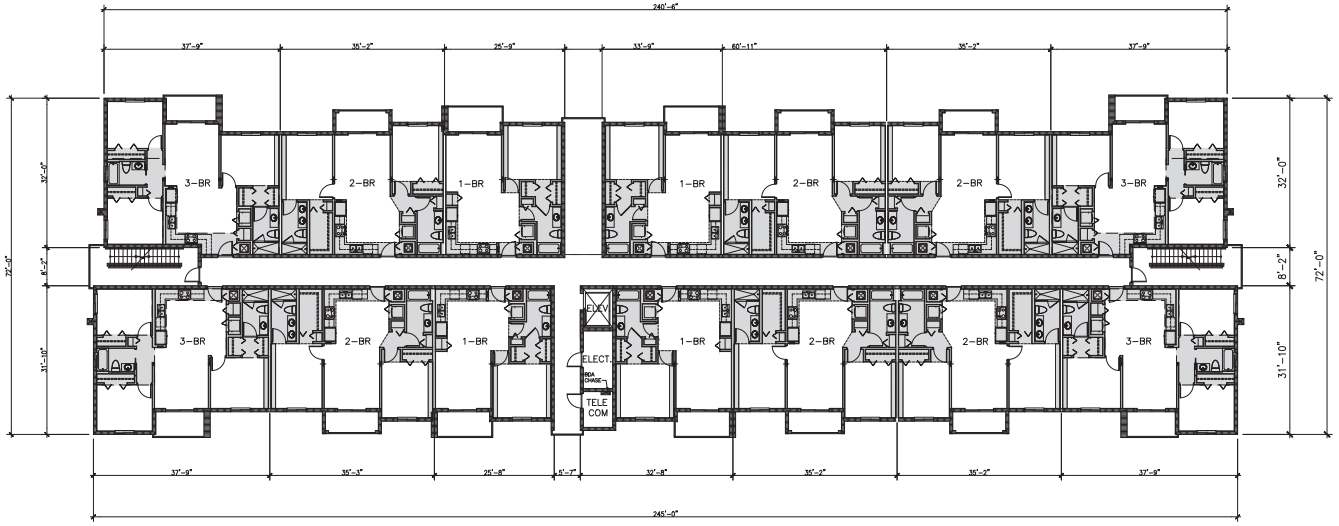
RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-037 DATE: MAY 21 2024 BY: CABR



BUILDING TYPE VI - SIXTH FLOOR PLAN

GROSS AREA THIS FLOOR: 18,779 SQ.FT. (14 UNITS/FLOOR: 1-BR =4 UNITS, 2-BR = 6 UNITS, 3-BR = 4 UNITS)

SCALE: 3/32"=1'-0"



BUILDING TYPE VI - FIFTH FLOOR PLAN

GROSS AREA THIS FLOOR: 18,779 SQ.FT. (14 UNITS/FLOOR: 1-BR =4 UNITS, 2-BR = 6 UNITS, 3-BR = 4 UNITS)

SCALE: 3/32"=1'-0"

BUILDING VI = 77 TOTAL UNITS
MODEL A (1BR) = 22 UNITS
MODEL B (2BR) = 33 UNITS
MODEL C (3BR) = 22 UNITS
TOTAL = 77 UNITS

Palenzuela & Hevia
ARCHITECTURE
INTERIOR DESIGN
PLANNING

12201 S.W. 133 COURT
MIAMI, FLORIDA 33186
PHONE: (305) 969-5001
FAX: (305) 969-5002
AA-0003113 IB-0001056

SEAL: EUGENIO PALENZUELA AR-0016210

Eugenio Palenzuela
Digitally signed by Eugenio Palenzuela
Date: 2024.04.16 12:35:15 -04'00'

BUILDING - TYPE VI - FLOOR PLANS
MAGNOLIA POINT
SW 296th Street & Old Dixie Hwy.,
Miami-Dade County, Florida
For 296 LEGACY, LLC
9830 SW 77th Ave., Suite #130, Miami, FL. 33156

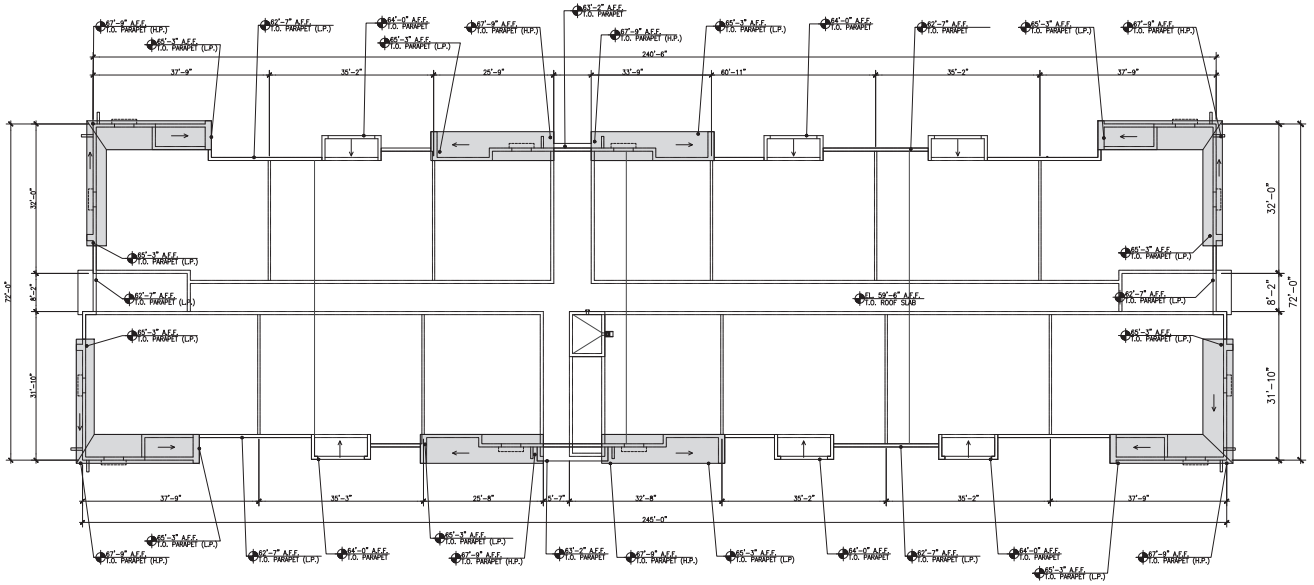
DRAWING:
PROJECT:

DESIGNED BY:	E.P./A.M.H.
DRAWN BY:	M.M
CHECKED BY:	E.P./A.M.H.
SCALE:	AS NOTED
DATE:	09-19-2022
JOB No.:	2022-12

△	DATE:	REVISION:

SHEET No.: A1.19 OF:
FILE NAME: A1.19-MP.DWG

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-037 DATE: MAY 21 2024 BY: CABR



BUILDING TYPE VI - ROOF PLAN

SCALE: 3/32"=1'-0"

BUILDING VI = 77 TOTAL UNITS
MODEL A (1BR) = 22 UNITS
MODEL B (2BR) = 33 UNITS
MODEL C (3BR) = 22 UNITS
TOTAL = 77 UNITS

Palenzuela & Hevia
ARCHITECTURE
INTERIOR DESIGN
PLANNING

12201 S.W. 133 COURT
MIAMI, FLORIDA 33186
PHONE: (305) 969-5001
FAX: (305) 969-5002
AA-0003113 IB-0001056

SEAL
EUGENIO PALENZUELA
AR-0016210

Eugenio Palenzuela
Digitally signed by Eugenio Palenzuela
Date: 2024.04.16 12:40:47 -04'00'

DRAWING:
BUILDING - TYPE VI - ROOF PLAN

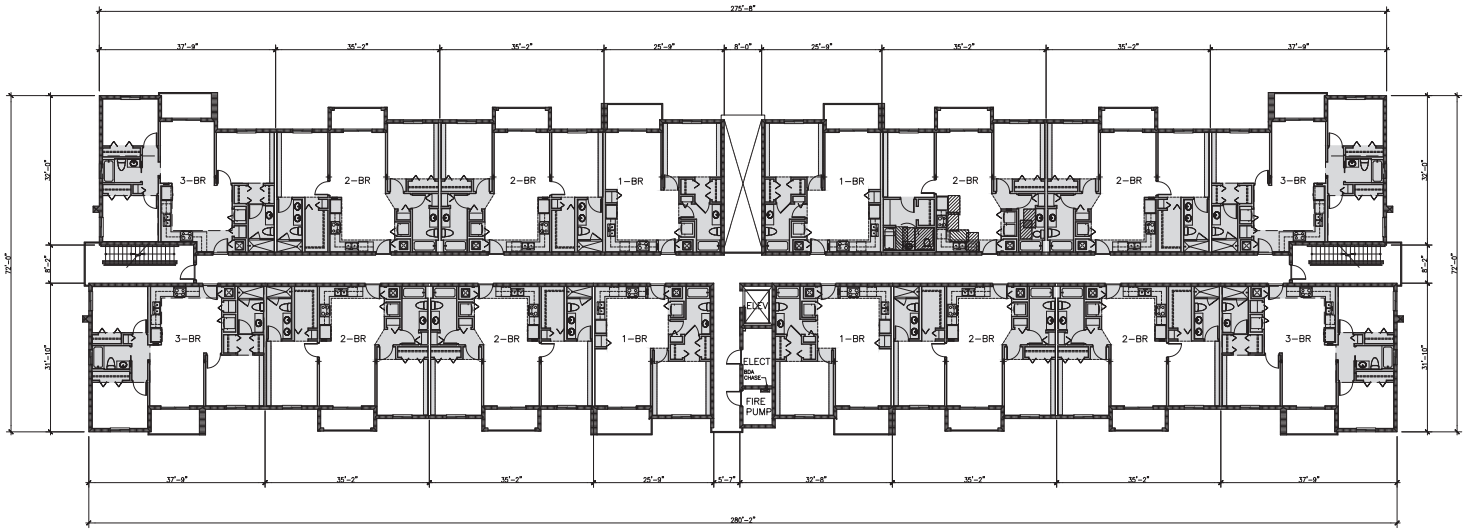
PROJECT:
MAGNOLIA POINT
SW 296th Street & Old Dixie Hyw.,
Miami-Dade County, Florida
For 296 LEGACY, LLC
9830 SW 77th Ave., Suite #130, Miami, FL. 33156

DESIGNED BY:	E.P./A.M.H.
DRAWN BY:	M.M
CHECKED BY:	E.P./A.M.H.
SCALE:	AS NOTED
DATE:	09-19-2022
JOB No.:	2022-12

△	DATE:	REVISION:

SHEET No.: A1.20 OF:
FILE NAME: A1.20-MP.DWG

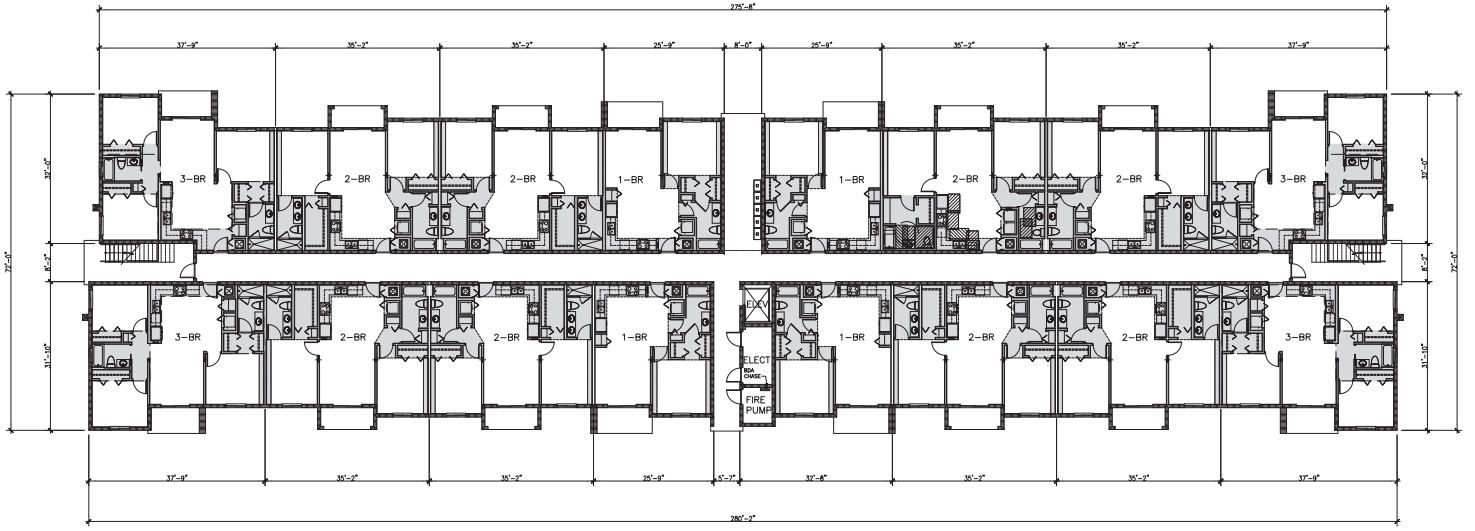
RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-037 DATE: MAY 21 2024 BY: CABR



BUILDING TYPE VII - SECOND FLOOR PLAN

GROSS AREA THIS FLOOR: 21435.03 SQ.FT. (16 UNITS/FLOOR: 1-BR = 4 UNITS, 2-BR = 8 UNITS, 3-BR = 4 UNITS)

SCALE: 3/32"=1'-0"



BUILDING TYPE VII - GROUND FLOOR PLAN

GROSS AREA THIS FLOOR: 21435.03 SQ.FT. (16 UNITS/FLOOR: 1-BR = 4 UNITS, 2-BR = 8 UNITS, 3-BR = 4 UNITS)

SCALE: 3/32"=1'-0"

BUILDING VII = 64 TOTAL UNITS
MODEL A (1BR) = 16 UNITS
MODEL B (2BR) = 32 UNITS
MODEL C (3BR) = 16 UNITS
TOTAL = 64 UNITS

Palenzuela & Hevia
ARCHITECTURE
INTERIOR DESIGN
PLANNING

12201 S.W. 133 COURT
MIAMI, FLORIDA 33186
PHONE: (305) 969-5001
FAX: (305) 969-5002
AA-0003113 IB-0001056

SEAL: EUGENIO PALENZUELA AR-0016210

Eugenio Palenzuela
Digitally signed by Eugenio Palenzuela
Date: 2024.04.16 10:41:36 -04'00'

BUILDING - TYPE VII - FLOOR PLANS
MAGNOLIA POINT
SW 296th Street & Old Dixie Hwy.,
Miami-Dade County, Florida
For 296 LEGACY, LLC
9830 SW 77th Ave., Suite #130, Miami, FL. 33156

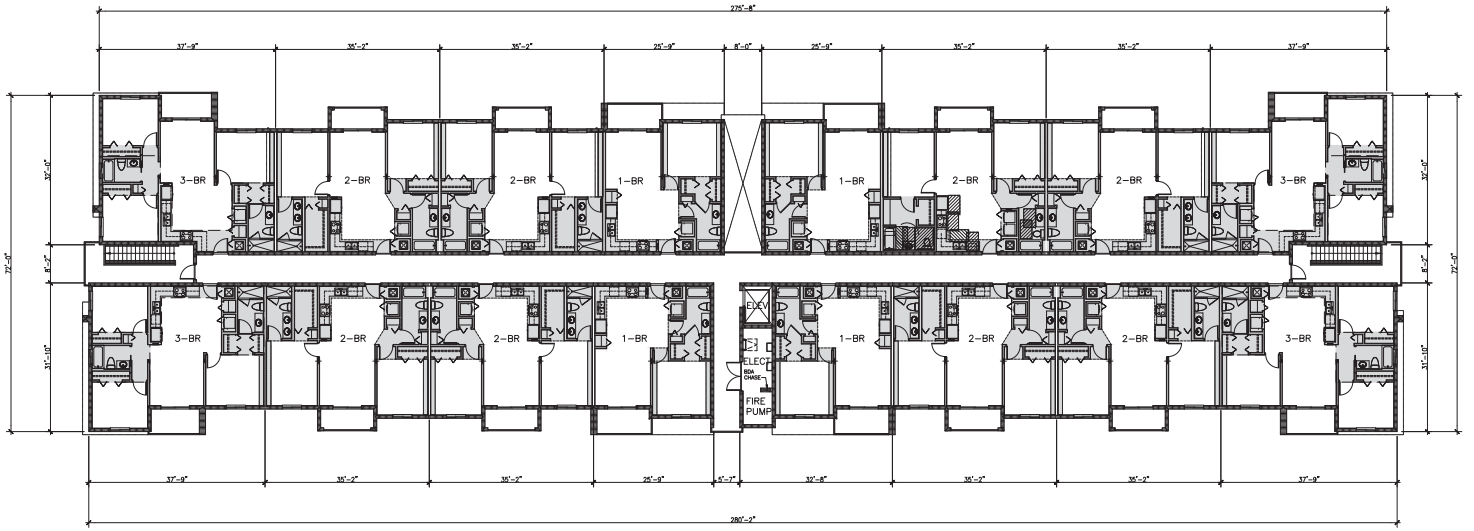
DRAWING:
PROJECT:

DESIGNED BY:	E.P./A.M.H.
DRAWN BY:	M.M
CHECKED BY:	E.P./A.M.H.
SCALE:	AS NOTED
DATE:	09-19-2022
JOB No.:	2022-12

△	DATE:	REVISION:

SHEET No.: A1.21 OF:
FILE NAME: A1.21-MP.DWG

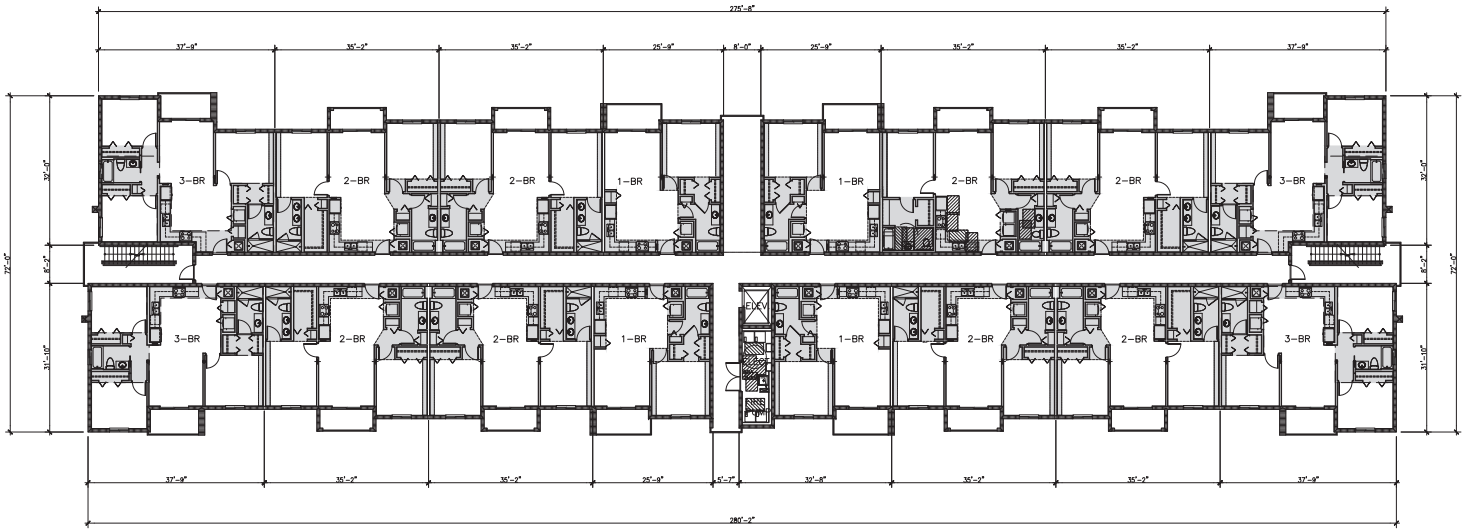
RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-037 DATE: MAY 21 2024 BY: CABR



BUILDING TYPE VII - FOURTH FLOOR PLAN

GROSS AREA THIS FLOOR: 21435.03 SQ.FT. (16 UNITS/FLOOR: 1-BR = 4 UNITS, 2-BR = 8 UNITS, 3-BR = 4 UNITS)

SCALE: 3/32"=1'-0"



BUILDING TYPE VII - THIRD FLOOR PLAN

GROSS AREA THIS FLOOR: 21435.03 SQ.FT. (16 UNITS/FLOOR: 1-BR = 4 UNITS, 2-BR = 8 UNITS, 3-BR = 4 UNITS)

SCALE: 3/32"=1'-0"

BUILDING VII = 64 TOTAL UNITS
MODEL A (1BR) = 16 UNITS
MODEL B (2BR) = 32 UNITS
MODEL C (3BR) = 16 UNITS
TOTAL = 64 UNITS

Palenzuela & Hevia
ARCHITECTURE
INTERIOR DESIGN
PLANNING

12201 S.W. 133 COURT
MIAMI, FLORIDA 33186
PHONE: (305) 969-5001
FAX: (305) 969-5002
AA-0003113 IB-0001056

SEAL:
EUGENIO PALENZUELA
AR-0016210

Eugenio Palenzuela
Digitally signed by Eugenio Palenzuela
Date: 2024.04.16 12:42:13 -04'00'

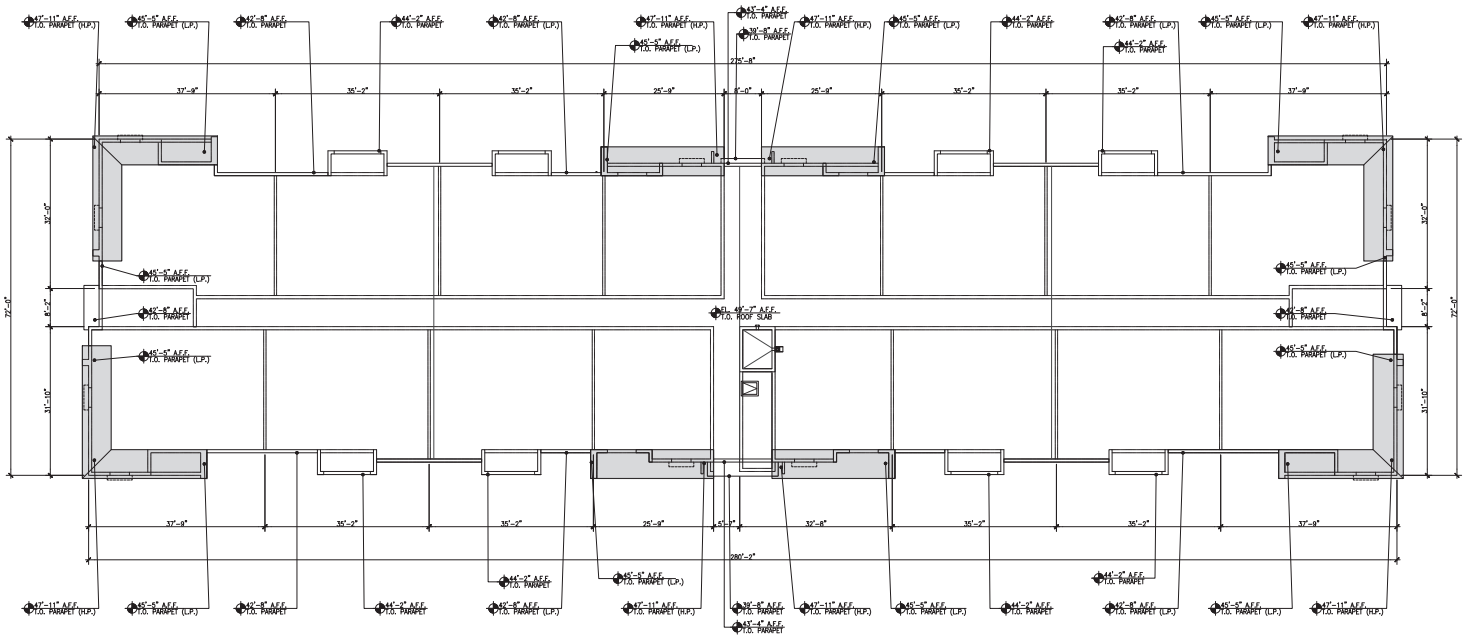
DRAWING: BUILDING - TYPE VII - FLOOR PLANS
PROJECT: MAGNOLIA POINT
SW 296th Street & Old Dixie Hwy.,
Miami-Dade County, Florida
For 296 LEGACY, LLC
9830 SW 77th Ave., Suite #130, Miami, FL. 33156

DESIGNED BY:	E.P./A.M.H.
DRAWN BY:	M.M
CHECKED BY:	E.P./A.M.H.
SCALE:	AS NOTED
DATE:	09-19-2022
JOB No.:	2022-12

△	DATE:	REVISION:

SHEET No.: A1.22 OF:
FILE NAME: A1.22-MP.DWG

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-037 DATE: MAY 21 2024 BY: CABR



BUILDING TYPE VII - ROOF PLAN

SCALE: 3/32"=1'-0"

BUILDING VII = 64 TOTAL UNITS
MODEL A (1BR) = 16 UNITS
MODEL B (2BR) = 32 UNITS
MODEL C (3BR) = 16 UNITS
TOTAL = 64 UNITS

Palenzuela & Hevia
ARCHITECTURE
INTERIOR DESIGN
PLANNING

12201 S.W. 133 COURT
MIAMI, FLORIDA 33186
PHONE: (305) 969-5001
FAX: (305) 969-5002
AA-0003113 IB-0001056

SEAL:
EUGENIO PALENZUELA
AR-0016210

CONSULTANT

DRAWING: BUILDING - TYPE VII - ROOF PLAN

PROJECT: MAGNOLIA POINT
SW 296th Street & Old Dixie Hwy.,
Miami-Dade County, Florida
For 296 LEGACY, LLC
9830 SW 77th Ave., Suite #130, Miami, FL. 33156

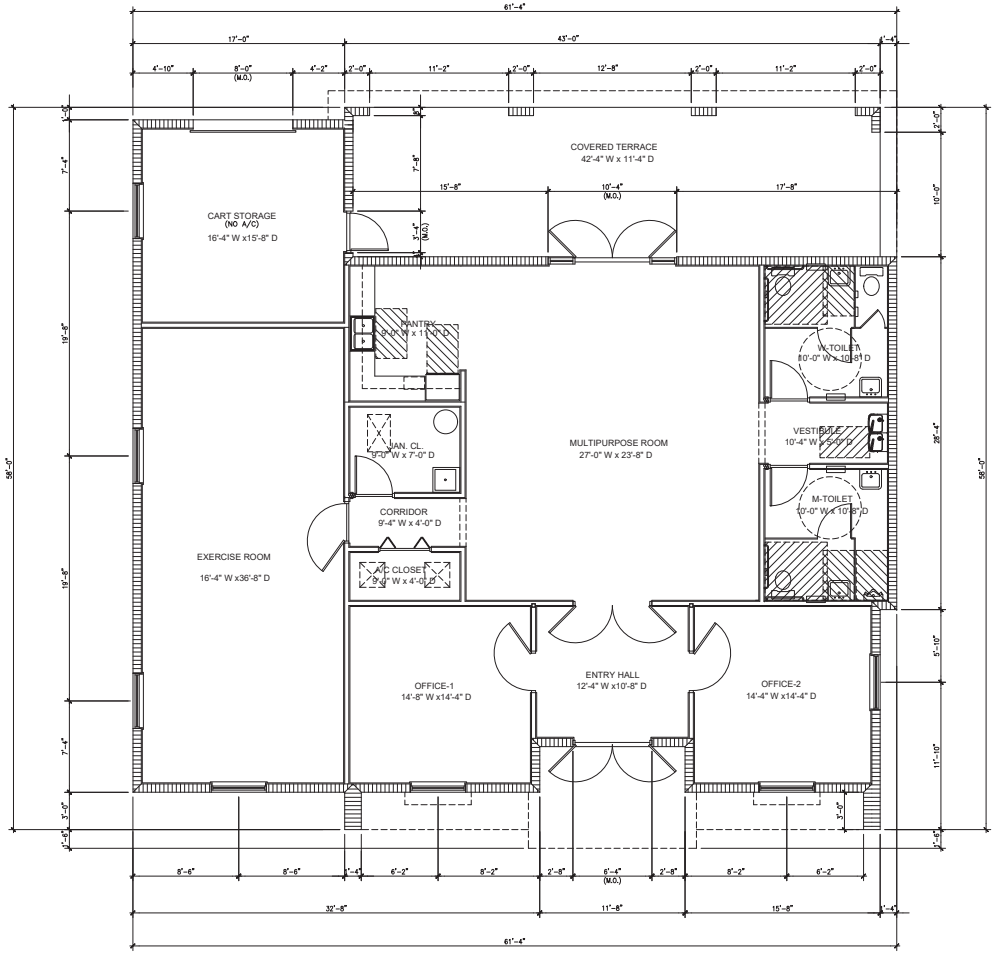
DESIGNED BY:	E.P./A.M.H.
DRAWN BY:	M.M
CHECKED BY:	E.P./A.M.H.
SCALE:	AS NOTED
DATE:	09-19-2022
JOB No.:	2022-12

△	DATE:	REVISION:

SHEET No.: A1.23 OF:

FILE NAME: A1.23-MP.DWG

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-037 DATE: MAY 21 2024 BY: CABR



CLUB HOUSE - GROUND FLOOR PLAN

AREA UNDER A/C 2,349 S.F.

SCALE: 1/4"=1'-0"

Palenzuela & Hevia
ARCHITECTURE
INTERIOR DESIGN
PLANNING

12201 S.W. 133 COURT
MIAMI, FLORIDA 33186
PHONE: (305) 969-5001
FAX: (305) 969-5002
AA-0003113 IB-0001056

SEAL
EUGENIO PALENZUELA
AR-0016210

Eugenio Palenzuela
Digitally signed by Eugenio Palenzuela
Date: 2024.04.16 12:44:21 -04'00'

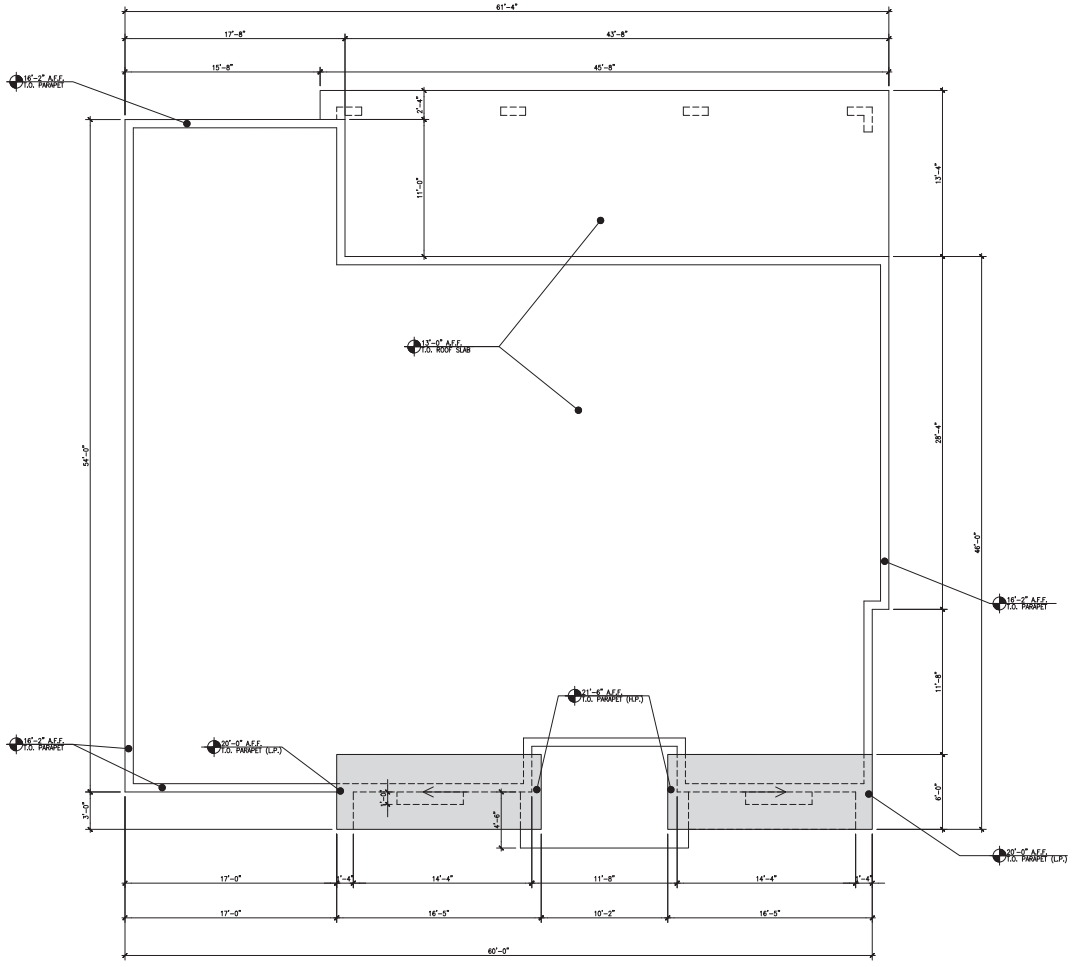
DRAWING: CLUB HOUSE - FLOOR PLAN
PROJECT: MAGNOLIA POINT
SW 296th Street & Old Dixie Hyw.,
Miami-Dade County, Florida
For 296 LEGACY, LLC
9830 SW 77th Ave., Suite #130, Miami, FL. 33156

DESIGNED BY:	E.P./A.M.H.
DRAWN BY:	M.M
CHECKED BY:	E.P./A.M.H.
SCALE:	AS NOTED
DATE:	09-19-2022
JOB No.:	2022-12

△	DATE:	REVISION:

SHEET No.: A1.24 OF:
FILE NAME: A1.24-MP.DWG

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-037 DATE: MAY 21 2024 BY: CABR



CLUB HOUSE - ROOF PLAN
AREA UNDER A/C 2,349 S.F.

SCALE: 1/4"=1'-0"

Palenzuela & Hevia
ARCHITECTURE
INTERIOR DESIGN
PLANNING

12201 S.W. 133 COURT
MIAMI, FLORIDA 33186
PHONE: (305) 969-5001
FAX: (305) 969-5002
AA-0003113 IB-0001056

SEAL
EUGENIO PALENZUELA
AR-0016210

Eugenio Palenzuela
Digitally signed by Eugenio Palenzuela
Date: 2024.04.16 12:45:22 -04'00'

SIGNATURE

DRAWING:
CLUB HOUSE - ROOF PLAN

PROJECT:
MAGNOLIA POINT
SW 296th Street & Old Dixie Hyw.,
Miami-Dade County, Florida
For 296 LEGACY, LLC
9830 SW 77th Ave., Suite #130, Miami, FL. 33156

DESIGNED BY:	E.P./A.M.H.
DRAWN BY:	M.M
CHECKED BY:	E.P./A.M.H.
SCALE:	AS NOTED
DATE:	09-19-2022
JOB No.:	2022-12

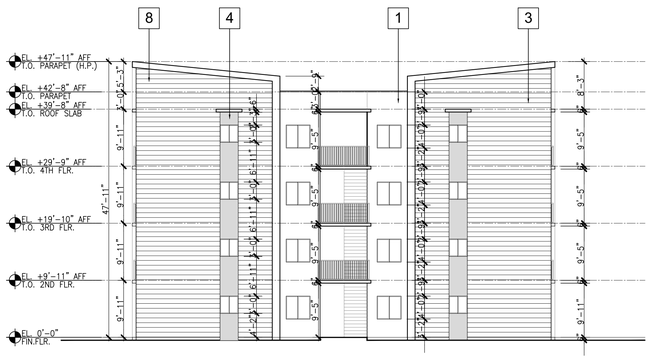
△	DATE:	REVISION:

SHEET No.: A1.25 OF:
FILE NAME: A1.25-MP.DWG

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-037 DATE: MAY 21 2024 BY: CABR

FRONT ELEVATION (NORTH)

SCALE: 3/32"=1'-0"



SIDE ELEVATION (WEST)

SCALE: 3/32"=1'-0"

KEY TO PAINTS & MATERIALS	
No.	DESCRIPTION
1.	SW 7005 PURE WHITE – FIELD
2.	SW 7020 BLACK FOX – ACCENT ON TOWERS
3.	SW 6068 BREVITY BROWN – ACCENT (10" HORIZONTAL SCORED STUCCO)
4.	SW 7015 REPOSE GRAY – DOUBLE LAYER STUCCO BAND
5.	DARK BRONZE ALUMINUM & GLASS SLIDING DOOR
6.	DARK BRONZE ALUMINUM & GLASS WINDOW
7.	DARK BRONZE ANODIZED RAILINGS
8.	DECORATIVE METAL BRACKET

BUILDING TYPE I
FENESTRATION SQ. FOOTAGE TOTAL: 4,446 SF

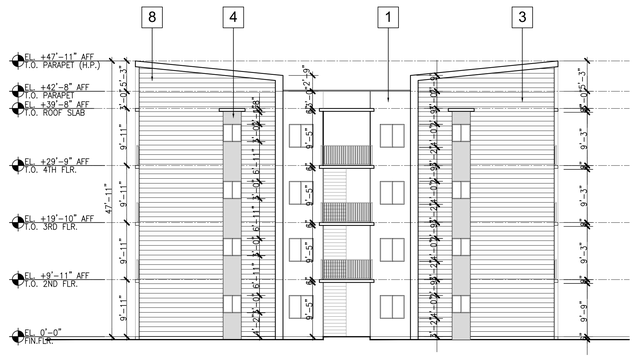
FRONTAGE ON SW 294TH STREET

WINDOW SQ. FOOTAGE: 1,2240 SQ. FT
TOTAL WINDOWS: 72
72 @ 17 SQ. FT EACH

DOOR SQ. FOOTAGE: 1,800 SQ. FT
TOTAL DOORS: 40
40 @ 45 SQ. FT EACH

CORRIDOR & FENESTRATION OPENING SQ. FOOTAGE: 1,422 SQ. FT

REQ. FENESTRATION AREA = 30%
PROVIDED FENESTRATION / WALL AREA = 32%



SIDE ELEVATION (EAST)

SCALE: 3/32"=1'-0"

REAR ELEVATION (SOUTH)

SCALE: 3/32"=1'-0"

Palenzuela & Hevia Design Group, Inc.
ARCHITECTURE
INTERIOR DESIGN
PLANNING

12201 S.W. 133 COURT
MIAMI, FLORIDA 33186
PHONE: (305) 969-5001
FAX: (305) 969-5002
AA-0003113 IB-0001056

SEAL
EUGENIO PALENZUELA
AR-0016210

Eugenio Palenzuela
Digitally signed by Eugenio Palenzuela
Date: 2024.04.16 14:08:04 -04'00'

DRAWING: TYPICAL EXTERIOR ELEVATIONS (BUILDING TYPE I SHOWN)

PROJECT: MAGNOLIA POINT
SW 296th Street & Old Dixie Hyw.,
Miami-Dade County, Florida
For 296 LEGACY, LLC
9830 SW 77th Ave., Suite #130, Miami, FL. 33156

DESIGNED BY:	E.P./A.M.H.
DRAWN BY:	M.M
CHECKED BY:	E.P./A.M.H.
SCALE:	AS NOTED
DATE:	09-19-2022
JOB No.:	2022-12

△	DATE:	REVISION:

SHEET No.: A2.01 OF:
FILE NAME: A2.01-MP.DWG

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-037 DATE: MAY 21 2024 BY: CABR

NORTH ELEVATION

SCALE: 3/32"=1'-0"

EAST ELEVATION

SCALE: 3/32"=1'-0"

KEY TO PAINTS & MATERIALS	
No.	DESCRIPTION
1.	SW 7005 PURE WHITE – FIELD
2.	SW 7020 BLACK FOX – ACCENT ON TOWERS
3.	SW 6068 BREVITY BROWN – ACCENT (10" HORIZONTAL SCORED STUCCO)
4.	SW 7015 REPOSE GRAY – DOUBLE LAYER STUCCO BAND
5.	DARK BRONZE ALUMINUM & GLASS SLIDING DOOR
6.	DARK BRONZE ALUMINUM & GLASS WINDOW
7.	DARK BRONZE ANODIZED RAILINGS
8.	DECORATIVE METAL BRACKET

BUILDING TYPE II
FENESTRATION SQ. FOOTAGE TOTAL: 7,067 SF

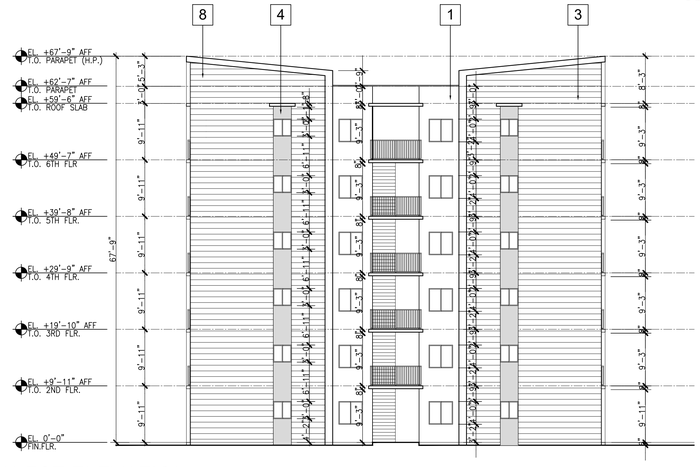
FRONTAGE ON SW 296TH STREET

WINDOW SQ. FOOTAGE: 1,632 SQ. FT
TOTAL WINDOWS: 96
96 @ 17 SQ. FT EACH

DOOR SQ. FOOTAGE: 2,700 SQ. FT
TOTAL DOORS: 60
60 @ 45 SQ. FT EACH

CORRIDOR & FENESTRATION OPENING SQ. FOOTAGE: 2,735 SQ. FT

REQ. FENESTRATION AREA = 30%
PROVIDED FENESTRATION / WALL AREA = 35.9%



WEST ELEVATION

SCALE: 3/32"=1'-0"

SOUTH ELEVATION

SCALE: 3/32"=1'-0"

Palenzuela & Hevia Design Group, Inc.
ARCHITECTURE
INTERIOR DESIGN
PLANNING

12201 S.W. 133 COURT
MIAMI, FLORIDA 33186
PHONE: (305) 969-5001
FAX: (305) 969-5002
AA-0003113 IB-0001056

SEAL
EUGENIO PALENZUELA
AR-0016210

Eugenio Palenzuela
Digitally signed by Eugenio Palenzuela
Date: 2024.04.16 12:47:52 -04'00'

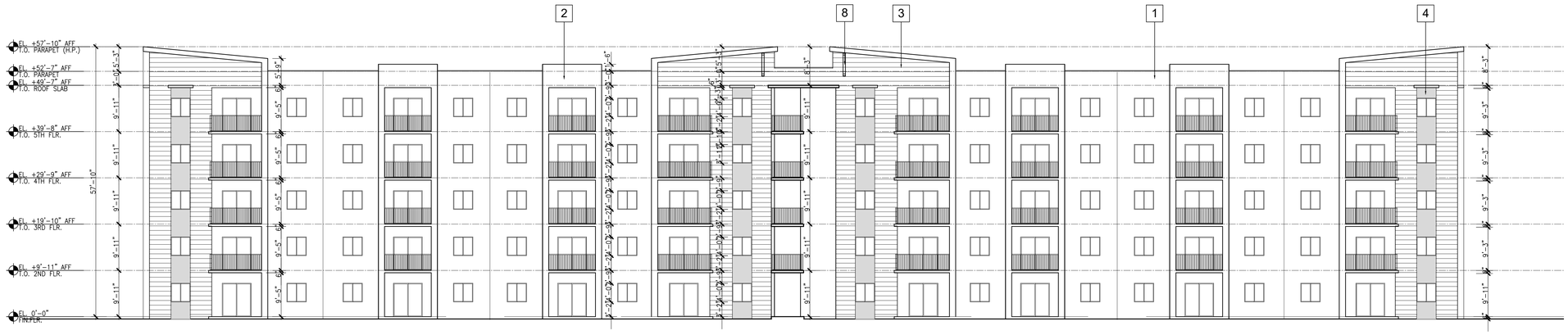
DRAWING: BUILDING - No.2 - ELEVATIONS
PROJECT: MAGNOLIA POINT
SW 296th Street & Old Dixie Hyw.,
Miami-Dade County, Florida
For 296 LEGACY, LLC
9830 SW 77th Ave. Suite #130, Miami, FL. 33156

DESIGNED BY:	E.P./A.M.H.
DRAWN BY:	M.M
CHECKED BY:	E.P./A.M.H.
SCALE:	AS NOTED
DATE:	09-19-2022
JOB No.:	2022-12

△	DATE:	REVISION:

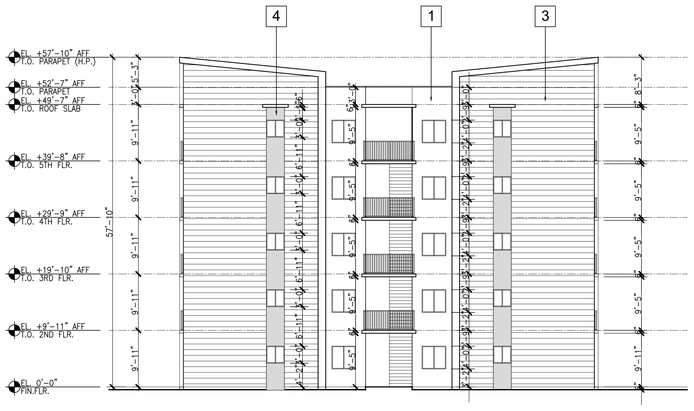
SHEET No.: A2.02 OF:
FILE NAME: A2.02-MP.DWG

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-037 DATE: MAY 21 2024 BY: CABR



NORTH ELEVATION

SCALE: 3/32"=1'-0"

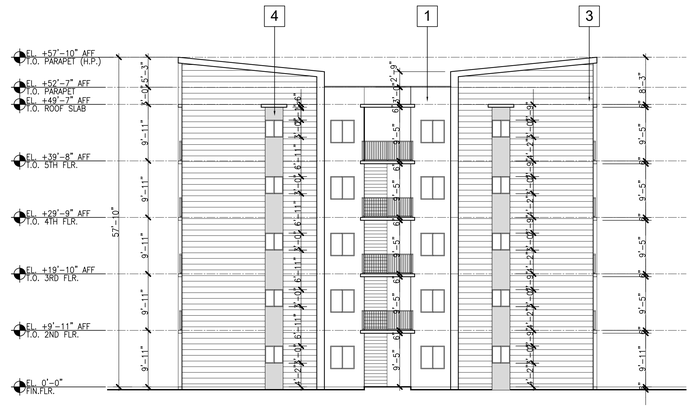


EAST ELEVATION

SCALE: 3/32"=1'-0"

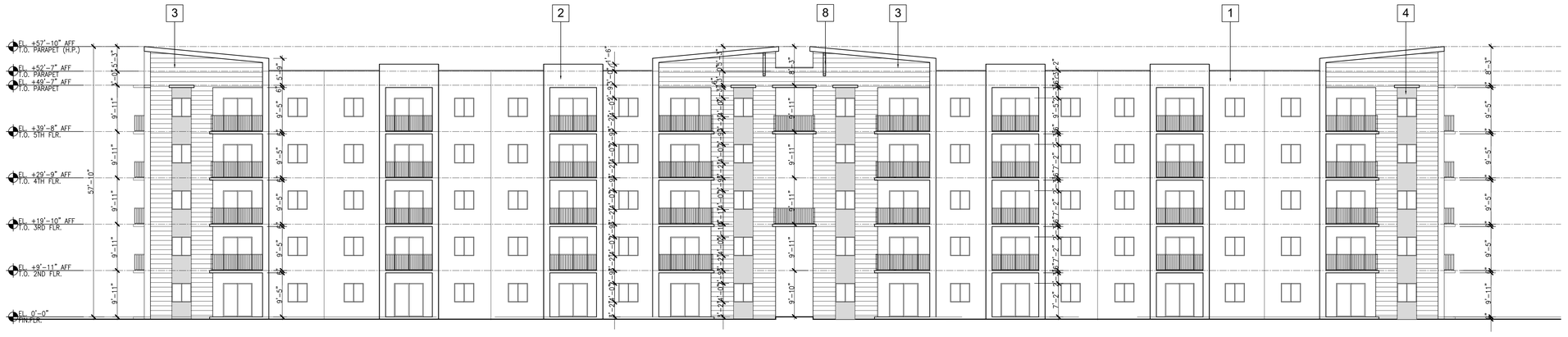
KEY TO PAINTS & MATERIALS

No.	DESCRIPTION
1.	SW 7005 PURE WHITE – FIELD
2.	SW 7020 BLACK FOX – ACCENT ON TOWERS
3.	SW 6068 BREVITY BROWN – ACCENT (10" HORIZONTAL SCORED STUCCO)
4.	SW 7015 REPOSE GRAY – DOUBLE LAYER STUCCO BAND
5.	DARK BRONZE ALUMINUM & GLASS SLIDING DOOR
6.	DARK BRONZE ALUMINUM & GLASS WINDOW
7.	DARK BRONZE ANODIZED RAILINGS
8.	DECORATIVE METAL BRACKET



WEST ELEVATION

SCALE: 3/32"=1'-0"



SOUTH ELEVATION

SCALE: 3/32"=1'-0"

Palenzuela & Hevia Design Group, Inc.
ARCHITECTURE
INTERIOR DESIGN
PLANNING

12201 S.W. 133 COURT
MIAMI, FLORIDA 33186
PHONE: (305) 969-5001
FAX: (305) 969-5002
AA-0003113 IB-0001056

SEAL
EUGENIO PALENZUELA
AR-0016210

Eugenio Palenzuela
Digitally signed by Eugenio Palenzuela
Date: 2024.04.16 12:51:23 -04'00'

BUILDIING - TYPE III - ELEVATIONS
MAGNOLIA POINT
SW 296th Street & Old Dixie Hyw.,
Miami-Dade County, Florida
For 296 LEGACY, LLC
9830 SW 77th Ave., Suite #130, Miami, FL. 33156

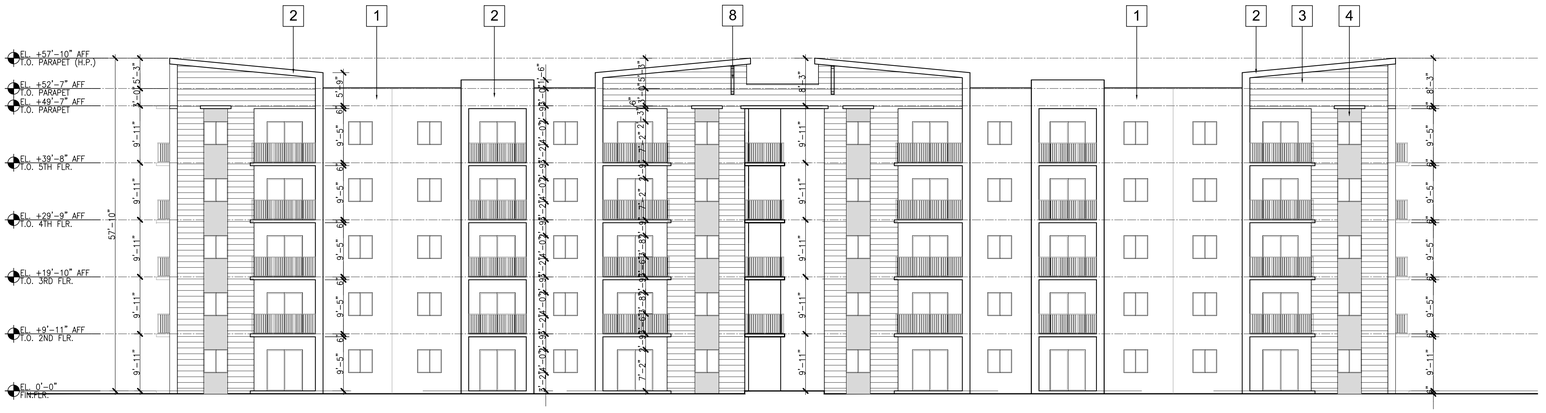
DRAWING:
PROJECT:

DESIGNED BY:	E.P./A.M.H.
DRAWN BY:	M.M
CHECKED BY:	E.P./A.M.H.
SCALE:	AS NOTED
DATE:	09-19-2022
JOB No.:	2022-12

△	DATE:	REVISION:

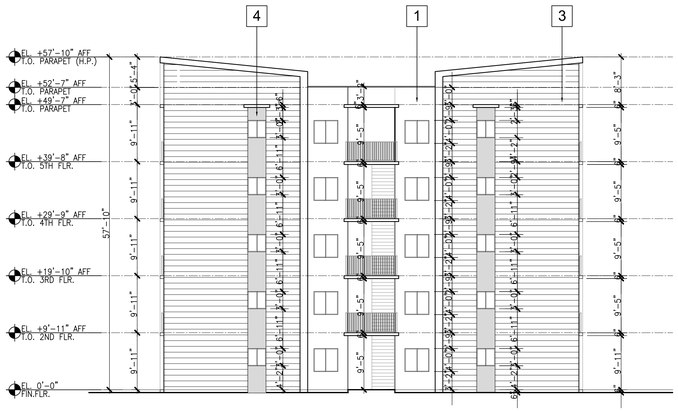
SHEET No.: A2.03 OF:
FILE NAME: A2.03-MP.DWG

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-037 DATE: MAY 21 2024 BY: CABR



NORTH ELEVATION

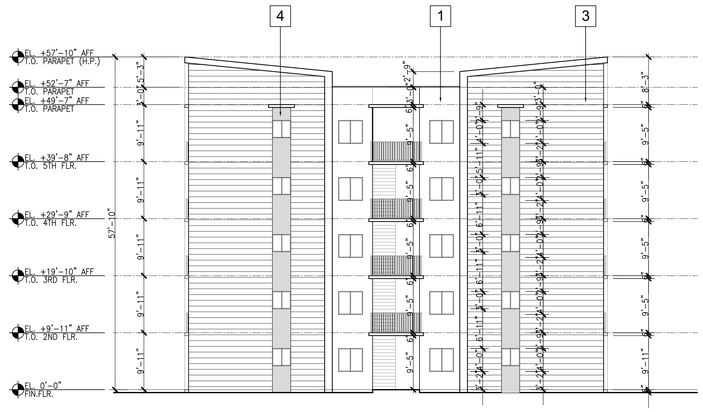
SCALE: 3/32"=1'-0"



EAST ELEVATION

SCALE: 3/32"=1'-0"

KEY TO PAINTS & MATERIALS	
No.	DESCRIPTION
1.	SW 7005 PURE WHITE – FIELD
2.	SW 7020 BLACK FOX – ACCENT ON TOWERS
3.	SW 6068 BREVITY BROWN – ACCENT (10" HORIZONTAL SCORED STUCCO)
4.	SW 7015 REPOSE GRAY – DOUBLE LAYER STUCCO BAND
5.	DARK BRONZE ALUMINUM & GLASS SLIDING DOOR
6.	DARK BRONZE ALUMINUM & GLASS WINDOW
7.	DARK BRONZE ANODIZED RAILINGS
8.	DECORATIVE METAL BRACKET



WEST ELEVATION

SCALE: 3/32"=1'-0"

SOUTH ELEVATION

SCALE: 3/32"=1'-0"

Palenzuela & Hevia Design Group, Inc.
ARCHITECTURE
INTERIOR DESIGN
PLANNING

12201 S.W. 133 COURT
MIAMI, FLORIDA 33186
PHONE: (305) 969-5001
FAX: (305) 969-5002
AA-0003113 IB-0001056

SEAL
EUGENIO PALENZUELA
AR-0016210

Eugenio Palenzuela

Digitally signed by Eugenio Palenzuela
Date: 2024.04.16 12:49:34 -04'00'

BUILDING - No. 4 ELEVATIONS
MAGNOLIA POINT
SW 296th Street & Old Dixie Hyw.,
Miami-Dade County, Florida
For 296 LEGACY, LLC
9830 SW 77th Ave., Suite #130, Miami, FL. 33156

DRAWING:
PROJECT:

DESIGNED BY:	E.P./A.M.H.
DRAWN BY:	M.M
CHECKED BY:	E.P./A.M.H.
SCALE:	AS NOTED
DATE:	09-19-2022
JOB No.:	2022-12

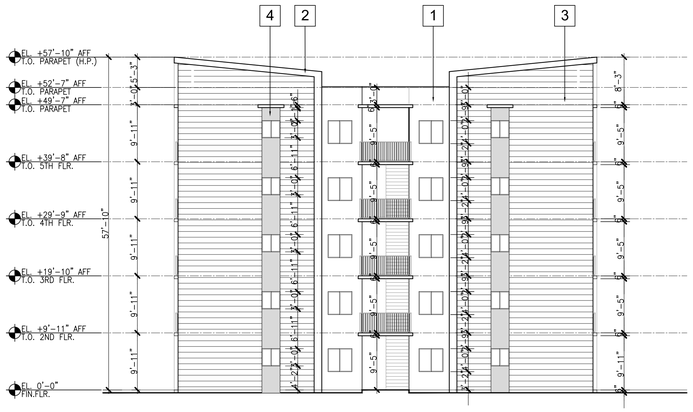
△	DATE:	REVISION:

SHEET No.: A2.04 OF:
FILE NAME: A2.04-MP.DWG

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-037 DATE: MAY 21 2024 BY: CABR

NORTH ELEVATION

SCALE: 3/32"=1'-0"

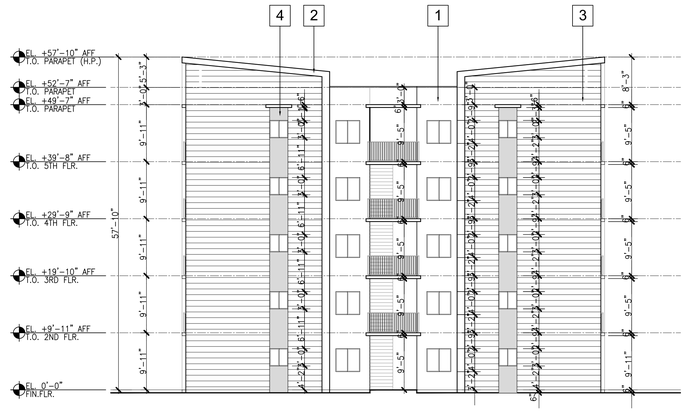


EAST ELEVATION

SCALE: 3/32"=1'-0"

KEY TO PAINTS & MATERIALS

No.	DESCRIPTION
1.	SW 7005 PURE WHITE – FIELD
2.	SW 7020 BLACK FOX – ACCENT ON TOWERS
3.	SW 6068 BREVITY BROWN – ACCENT (10" HORIZONTAL SCORED STUCCO)
4.	SW 7015 REPOSE GRAY – DOUBLE LAYER STUCCO BAND
5.	DARK BRONZE ALUMINUM & GLASS SLIDING DOOR
6.	DARK BRONZE ALUMINUM & GLASS WINDOW
7.	DARK BRONZE ANODIZED RAILINGS
8.	DECORATIVE METAL BRACKET



WEST ELEVATION

SCALE: 3/32"=1'-0"

SOUTH ELEVATION

SCALE: 3/32"=1'-0"

Palenzuela & Hevia Design Group, Inc.
ARCHITECTURE
INTERIOR DESIGN
PLANNING

12201 S.W. 133 COURT
MIAMI, FLORIDA 33186
PHONE: (305) 969-5001
FAX: (305) 969-5002
AA-0003113 IB-0001056

SEAL

EUGENIO PALENZUELA
AR-0016210

Eugenio Palenzuela

Digitally signed by Eugenio Palenzuela
Date: 2024.04.16 14:09:02 -04'00'

DRAWING: BUILDING - No.5- ELEVATIONS

PROJECT: MAGNOLIA POINT
SW 296th Street & Old Dixie Hyw.,
Miami-Dade County, Florida
For 296 LEGACY, LLC
9830 SW 77th Ave., Suite #130, Miami, FL. 33156

DESIGNED BY:	E.P./A.M.H.
DRAWN BY:	M.M
CHECKED BY:	E.P./A.M.H.
SCALE:	AS NOTED
DATE:	09-19-2022
JOB No.:	2022-12

△	DATE:	REVISION:

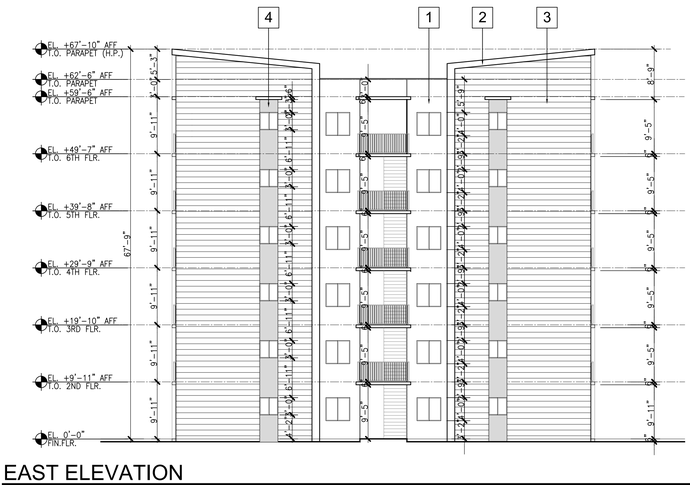
SHEET No.: A2.05 OF:

FILE NAME: A2.05-MP.DWG

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-037 DATE: MAY 21 2024 BY: CABR

NORTH ELEVATION

SCALE: 3/32"=1'-0"



EAST ELEVATION

SCALE: 3/32"=1'-0"

KEY TO PAINTS & MATERIALS

No.	DESCRIPTION
1.	SW 7005 PURE WHITE – FIELD
2.	SW 7020 BLACK FOX – ACCENT ON TOWERS
3.	SW 6068 BREVITY BROWN – ACCENT (10" HORIZONTAL SCORED STUCCO)
4.	SW 7015 REPOSE GRAY – DOUBLE LAYER STUCCO BAND
5.	DARK BRONZE ALUMINUM & GLASS SLIDING DOOR
6.	DARK BRONZE ALUMINUM & GLASS WINDOW
7.	DARK BRONZE ANODIZED RAILINGS
8.	DECORATIVE METAL BRACKET

BUILDING TYPE VI
FENESTRATION SQ. FOOTAGE TOTAL: 5,410 SF

FRONTAGE ON OLD DIXIE HIGHWAY(US-1)

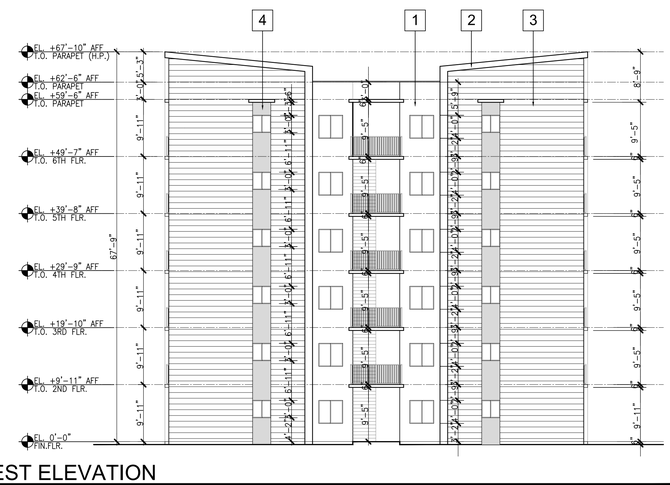
WINDOW SQ. FOOTAGE: 1,020 SQ. FT
TOTAL WINDOWS: 60
60 @ 17 SQ. FT EACH

DOOR SQ. FOOTAGE: 1,575 SQ. FT
TOTAL DOORS: 35
35 @ 45 SQ. FT EACH

STOREFRONT SQ. FOOTAGE: 1,735 SQ. FT
TOTAL STOREFRONTS: 19
12 @ 95 SQ. FT EACH
7 @ 85 SQ. FT EACH

CORRIDOR & FENESTRATION OPENING SQ. FOOTAGE: 1080 SQ. FT

REQ. FENESTRATION AREA = 30%
PROVIDED FENESTRATION / WALL AREA = 37%



WEST ELEVATION

SCALE: 3/32"=1'-0"

SOUTH ELEVATION

SCALE: 3/32"=1'-0"

Palenzuela & Hevia Design Group, Inc.
ARCHITECTURE
INTERIOR DESIGN
PLANNING

12201 S.W. 133 COURT
MIAMI, FLORIDA 33186
PHONE: (305) 969-5001
FAX: (305) 969-5002
AA-0003113 IB-0001056

SEAL
EUGENIO PALENZUELA
AR-0016210

Eugenio Palenzuela
Digitally signed by Eugenio Palenzuela
Date: 2024.04.16 12:50:49 -04'00'

BUILDING - No. 6 - ELEVATIONS
MAGNOLIA POINT
SW 296th Street & Old Dixie Hyw.,
Miami-Dade County, Florida
For 296 LEGACY, LLC
9830 SW 77th Ave., Suite #130, Miami, FL. 33156

DRAWING:
PROJECT:

DESIGNED BY:	E.P./A.M.H.
DRAWN BY:	M.M
CHECKED BY:	E.P./A.M.H.
SCALE:	AS NOTED
DATE:	09-19-2022
JOB No.:	2022-12

△	DATE:	REVISION:

SHEET No.: OF:
A2.06
FILE NAME: A2.06-MP.DWG

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-037 DATE: MAY 21 2024 BY: CABR

NORTH ELEVATION

SCALE: 3/32"=1'-0"

KEY TO PAINTS & MATERIALS

No.	DESCRIPTION
1.	SW 7005 PURE WHITE – FIELD
2.	SW 7020 BLACK FOX – ACCENT ON TOWERS
3.	SW 6068 BREVITY BROWN – ACCENT (10" HORIZONTAL SCORED STUCCO)
4.	SW 7015 REPOSE GRAY – DOUBLE LAYER STUCCO BAND
5.	DARK BRONZE ALUMINUM & GLASS SLIDING DOOR
6.	DARK BRONZE ALUMINUM & GLASS WINDOW
7.	DARK BRONZE ANODIZED RAILINGS
8.	DECORATIVE METAL BRACKET

BUILDING TYPE VIII
FENESTRATION SQ. FOOTAGE TOTAL: 3,410 SF

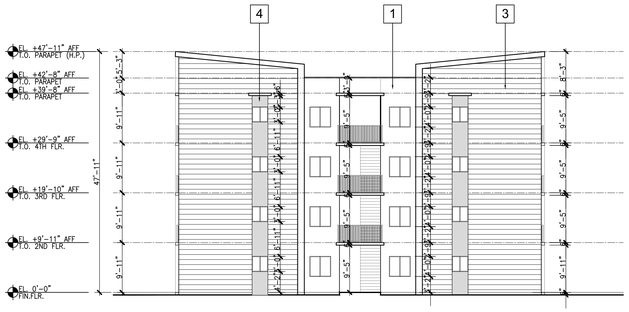
FRONTAGE ON SW 294TH STREET

WINDOW SQ. FOOTAGE: 952 SQ. FT
TOTAL WINDOWS: 56
56 @ 17 SQ. FT EACH

DOOR SQ. FOOTAGE: 1,440 SQ. FT
TOTAL DOORS: 40
32 @ 45 SQ. FT EACH

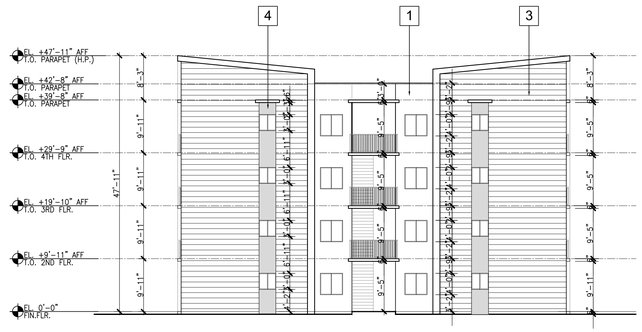
CORRIDOR & FENESTRATION OPENING SQ. FOOTAGE: 1,018 SQ. FT

REQ. FENESTRATION AREA = 30%
PROVIDED FENESTRATION / WALL AREA = 30.6%



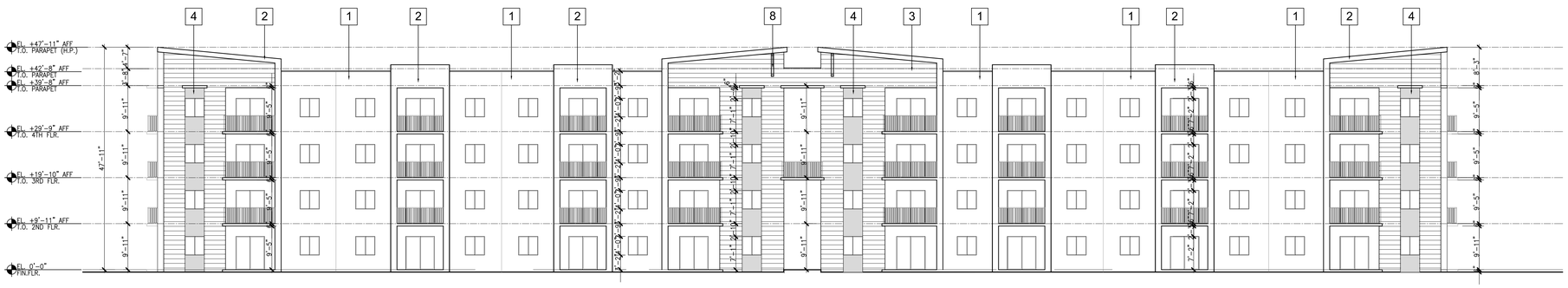
EAST ELEVATION

SCALE: 3/32"=1'-0"



WEST ELEVATION

SCALE: 3/32"=1'-0"



SOUTH ELEVATION

SCALE: 3/32"=1'-0"

Palenzuela & Hevia Design Group, Inc.
ARCHITECTURE
INTERIOR DESIGN
PLANNING

12201 S.W. 133 COURT
MIAMI, FLORIDA 33186
PHONE: (305) 969-5001
FAX: (305) 969-5002
AA-0003113 IB-0001056

SEAL
EUGENIO PALENZUELA
AR-0016210

Eugenio Palenzuela
Digitally signed by Eugenio Palenzuela
Date: 2024.04.16 12:50:14 -04'00'

BUILDIING - No.3 - ELEVATIONS
MAGNOLIA POINT
SW 296th Street & Old Dixie Hyw.,
Miami-Dade County, Florida
For 296 LEGACY, LLC
9830 SW 77th Ave., Suite #130, Miami, FL. 33156

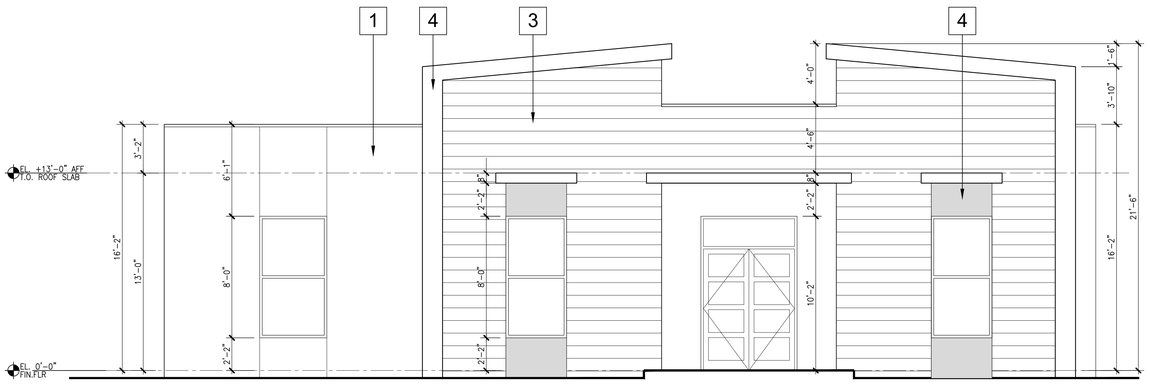
DRAWING:
PROJECT:

DESIGNED BY:	E.P./A.M.H.
DRAWN BY:	M.M
CHECKED BY:	E.P./A.M.H.
SCALE:	AS NOTED
DATE:	09-19-2022
JOB No.:	2022-12

△	DATE:	REVISION:

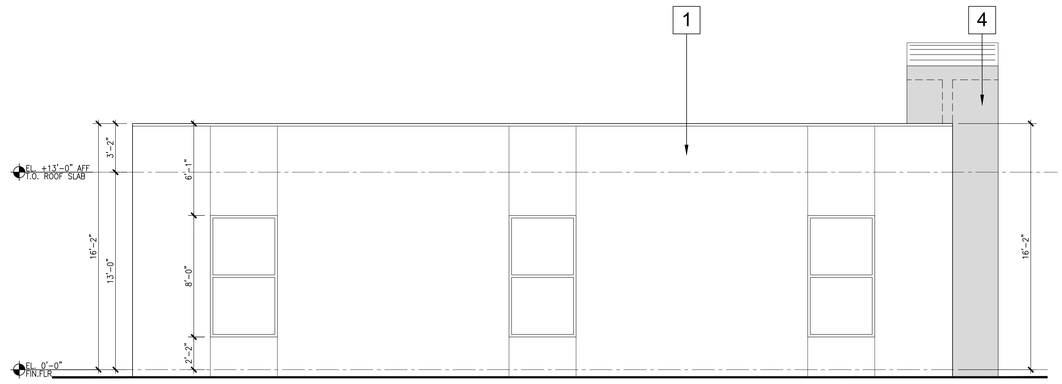
SHEET No.: A2.03 OF:
FILE NAME: A2.03-MP.DWG

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-037 DATE: MAY 21 2024 BY: CABR



FRONT ELEVATION (EAST)

SCALE: 1/4"=1'-0"

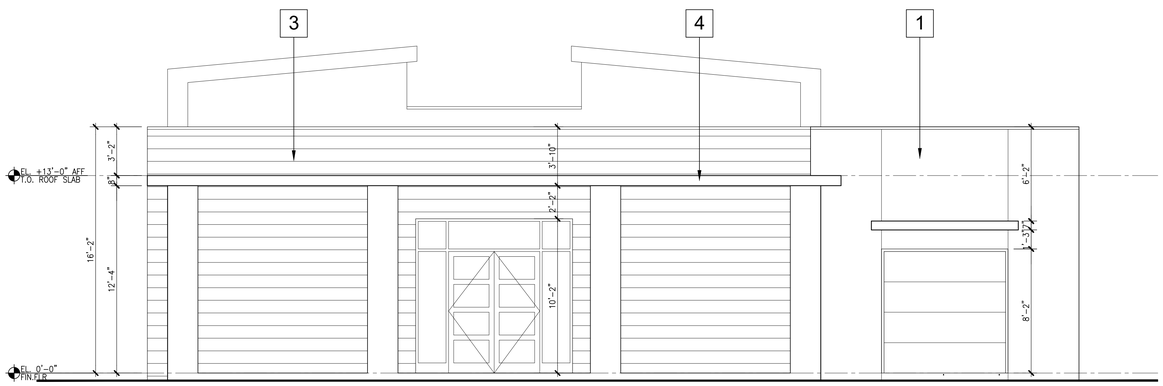


SIDE ELEVATION (SOUTH)

SCALE: 1/4"=1'-0"

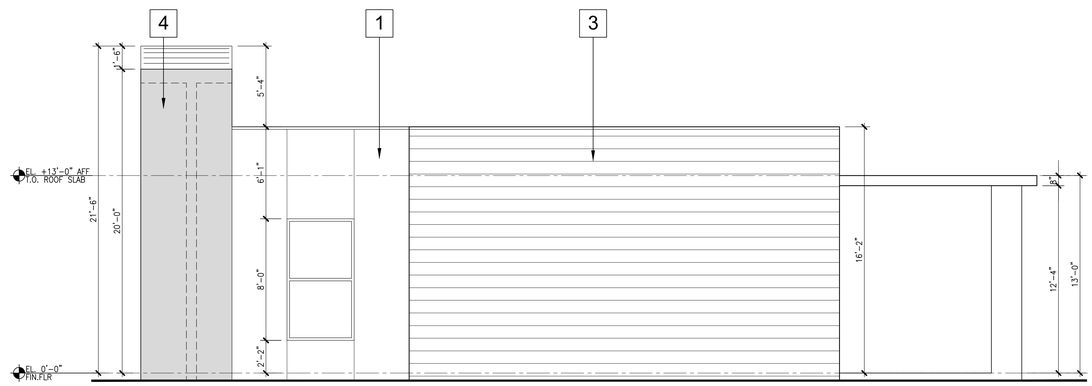
KEY TO PAINTS & MATERIALS

No.	DESCRIPTION
1.	SW 7005 PURE WHITE – FIELD
2.	SW 7020 BLACK FOX – ACCENT ON TOWERS
3.	SW 6068 BREVITY BROWN – ACCENT (10" HORIZONTAL SCORED STUCCO)
4.	SW 7015 REPOSE GRAY – DOUBLE LAYER STUCCO BAND
5.	DARK BRONZE ALUMINUM & GLASS SLIDING DOOR
6.	DARK BRONZE ALUMINUM & GLASS WINDOW
7.	DARK BRONZE ANODIZED RAILINGS
8.	DECORATIVE METAL BRACKET



REAR ELEVATION (WEST)

SCALE: 1/4"=1'-0"



SIDE ELEVATION (NORTH)

SCALE: 1/4"=1'-0"

Palenzuela & Hevia Design Group, Inc.
ARCHITECTURE
INTERIOR DESIGN
PLANNING

12201 S.W. 133 COURT
MIAMI, FLORIDA 33186
PHONE: (305) 969-5001
FAX: (305) 969-5002
AA-0003113 IB-0001056

SEAL
EUGENIO PALENZUELA
AR-0016210

Eugenio Palenzuela
Digitally signed by Eugenio Palenzuela
Date: 2024.04.16 12:48:44 -04'00'

CLUB HOUSE - EXTERIOR ELEVATIONS
MAGNOLIA POINT
SW 296th Street & Old Dixie Hyw.,
Miami-Dade County, Florida
For 296 LEGACY, LLC
9830 SW 77th Ave., Suite #130, Miami, FL. 33156

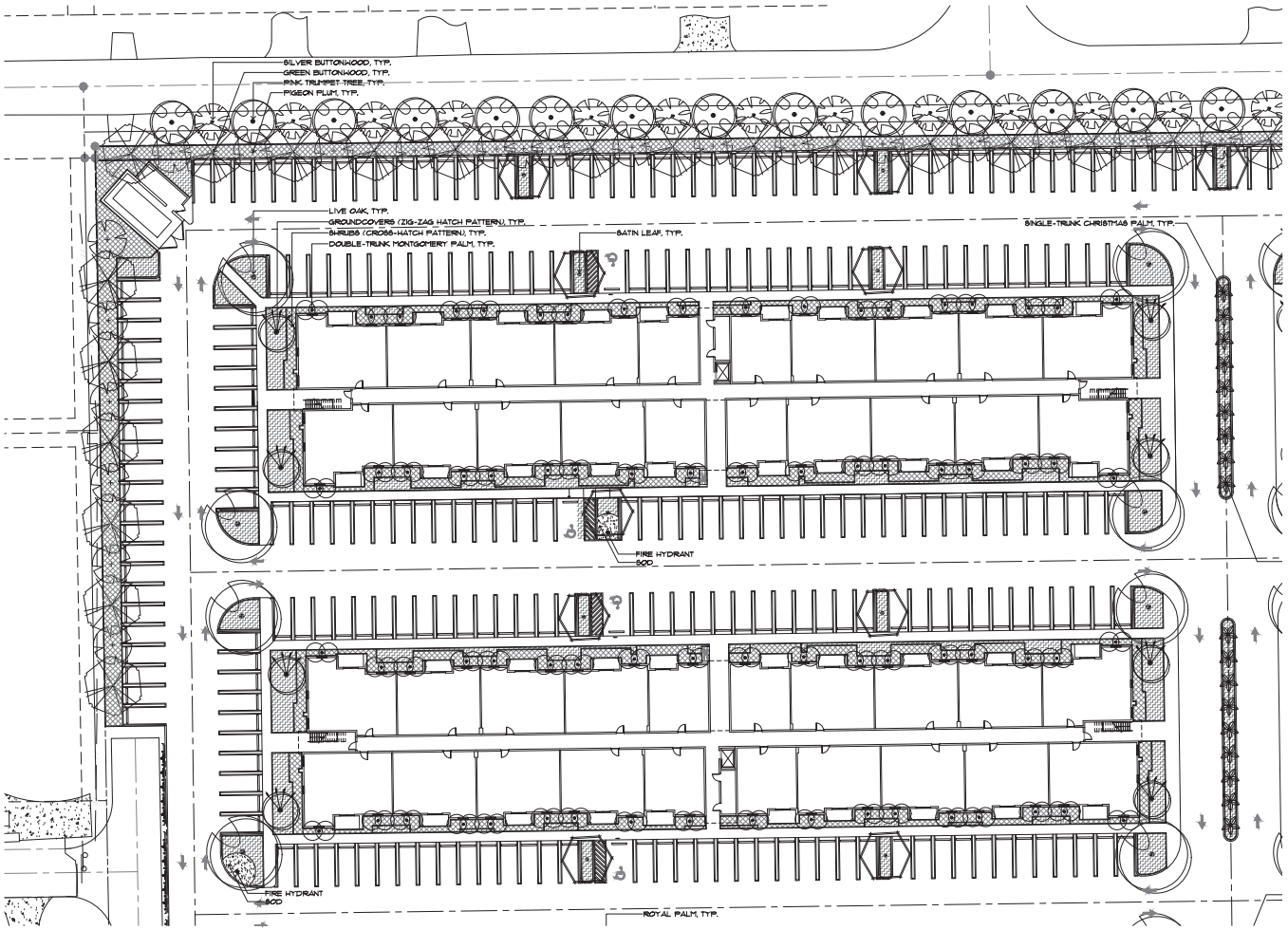
DRAWING:
PROJECT:

DESIGNED BY:	E.P./A.M.H.
DRAWN BY:	M.M
CHECKED BY:	E.P./A.M.H.
SCALE:	AS NOTED
DATE:	09-19-2022
JOB No.:	2022-12

△	DATE:	REVISION:

SHEET No.: A2.08 OF:
FILE NAME: A2.08-MP.DWG

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-037 DATE: MAY 21 2024 BY: CABR



PLANT SYMBOL KEY

- CONOCARPUS E. 'SERICEUS' SILVER BUTTONWOOD, TYP. QUANTITY - 42
- LAGERSTROEMIA INDICA CRAPE MYRTLE, TYP. QUANTITY - 41
- TABEBUIA HETEROPHYLLA PINK TRUMPET TREE, TYP. QUANTITY - 23
- CHRYSOPHYLLUM OLIVIFORME SATIN LEAF, TYP. QUANTITY - 51
- COCCOLOBA DIVERSIFOLIA PIGEON PLUM, TYP. QUANTITY - 44
- CONOCARPUS ERECTUS GREEN BUTTONWOOD, TYP. QUANTITY - 42
- QUERCUS VIRGINIANA LIVE OAK, TYP. QUANTITY - 34
- ADONIDIA MERRILLII SINGLE TRUNK CHRISTMAS PALM, TYP. QUANTITY - 36
- VEITCHIA MONTGOMERYANA DOUBLE TRUNK MONTGOMERY PALM, TYP. QUANTITY - 258
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- SHRUBS (CROSS-HATCH PATTERN), TYP. (EVERGREEN AND/OR VARIEGATED VARIETIES) TYPES AND SPECIES - T.B.D.
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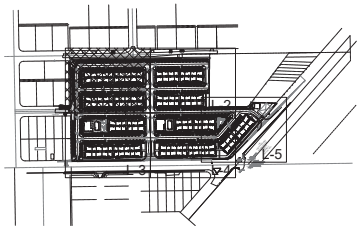
- SOD

KEY PLAN



PARTIAL LANDSCAPE PLAN

SCALE: 1" = 20'-0"

DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF THE LANDSCAPE ARCHITECT WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. THEY ARE NOT TO BE USED BY OWNER OR OTHERS ON PROJECTS DIRECTLY OR INDIRECTLY ASSOCIATED WITH THIS PROJECT WITHOUT WRITTEN AGREEMENT WITH AND APPROPRIATE COMPENSATION TO THE LANDSCAPE ARCHITECT.

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MIAMI, FLORIDA 33186
PHONE: (305) 969-5001
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SEAL

LAURA M. HERNANDEZ
R.L.A. #6667310

CONSULTANT

LLA LLERENA & ASSOCIATES
LANDSCAPE ARCHITECTURE & PLANNING

PARTIAL LANDSCAPE PLAN
MAGNOLIA POINT
SW 296th Street & Old Dixie Hwy.,
Miami-Dade County, Florida
For 296 LEGACY, LLC
9830 SW 77th Ave., Suite #150, Miami, FL. 33156

DRAWING:
PROJECT:

DESIGNED BY:	J.T.K.
DRAWN BY:	J.T.K.
CHECKED BY:	L.M.L.H.
SCALE:	AS NOTED
DATE:	09-19-2022
JOB No.:	2022-12

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SHEET No.: L-1 OF:

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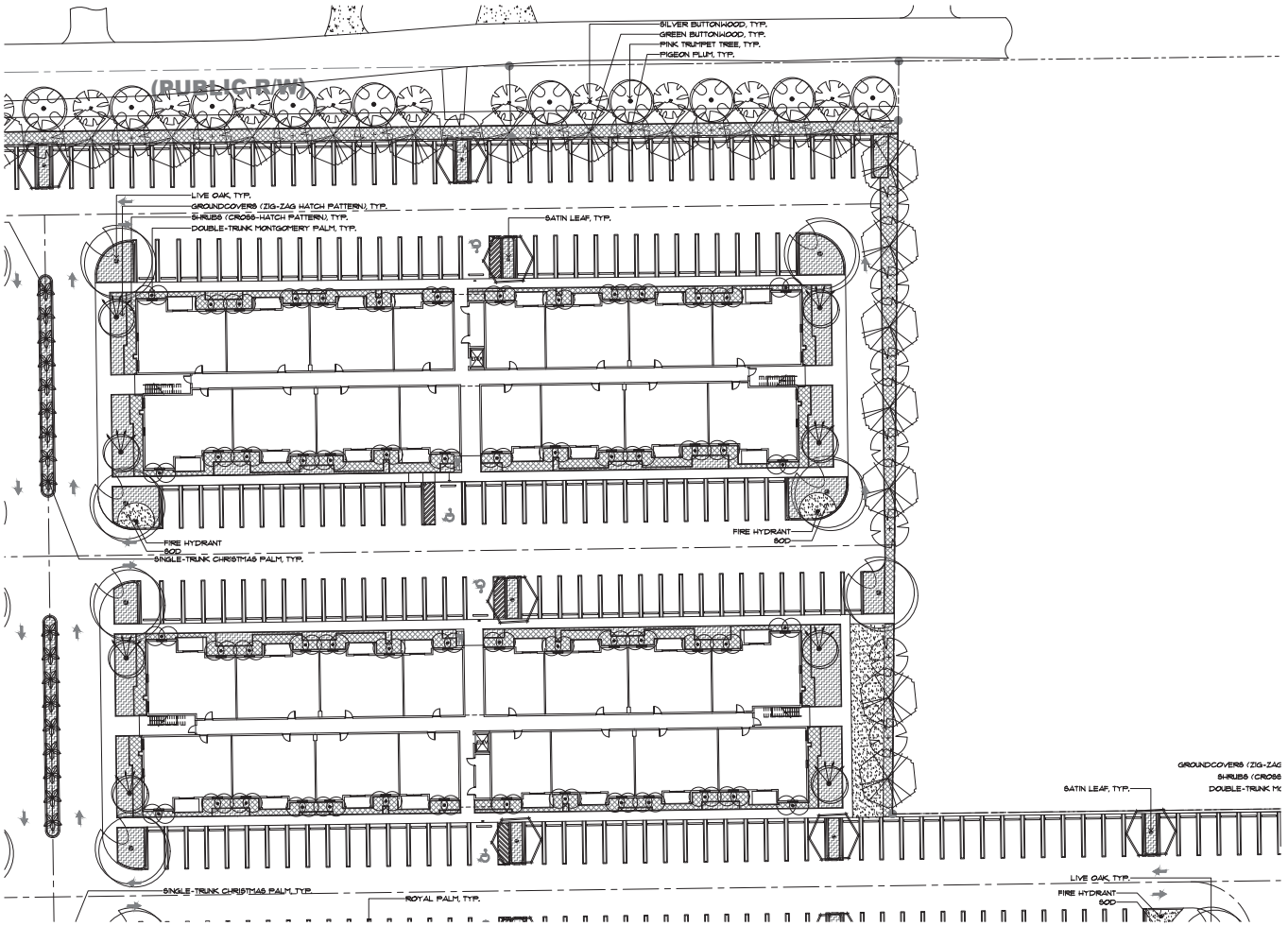

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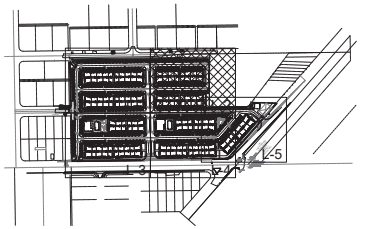

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CONSULTANT
LAURINA & ASSOCIATES
LANDSCAPE ARCHITECTURE, INC.
13155 S.W. 134 AVENUE, SUITE 1 MIAMI, FLORIDA 33186
Tel: 305-256-1139 / Fax: 305-256-1151
www.laurinaassociates.com

DRAWING: PARTIAL LANDSCAPE PLAN

PROJECT: MAGNOLIA POINT
SW 296th Street & Old Dixie Hyw.,
Miami-Dade County, Florida
For 296 LEGACY, LLC
9830 SW 77th Ave., Suite #150, Miami, FL. 33156

DESIGNED BY:	J.T.K.
DRAWN BY:	J.T.K.
CHECKED BY:	L.M.L.H.
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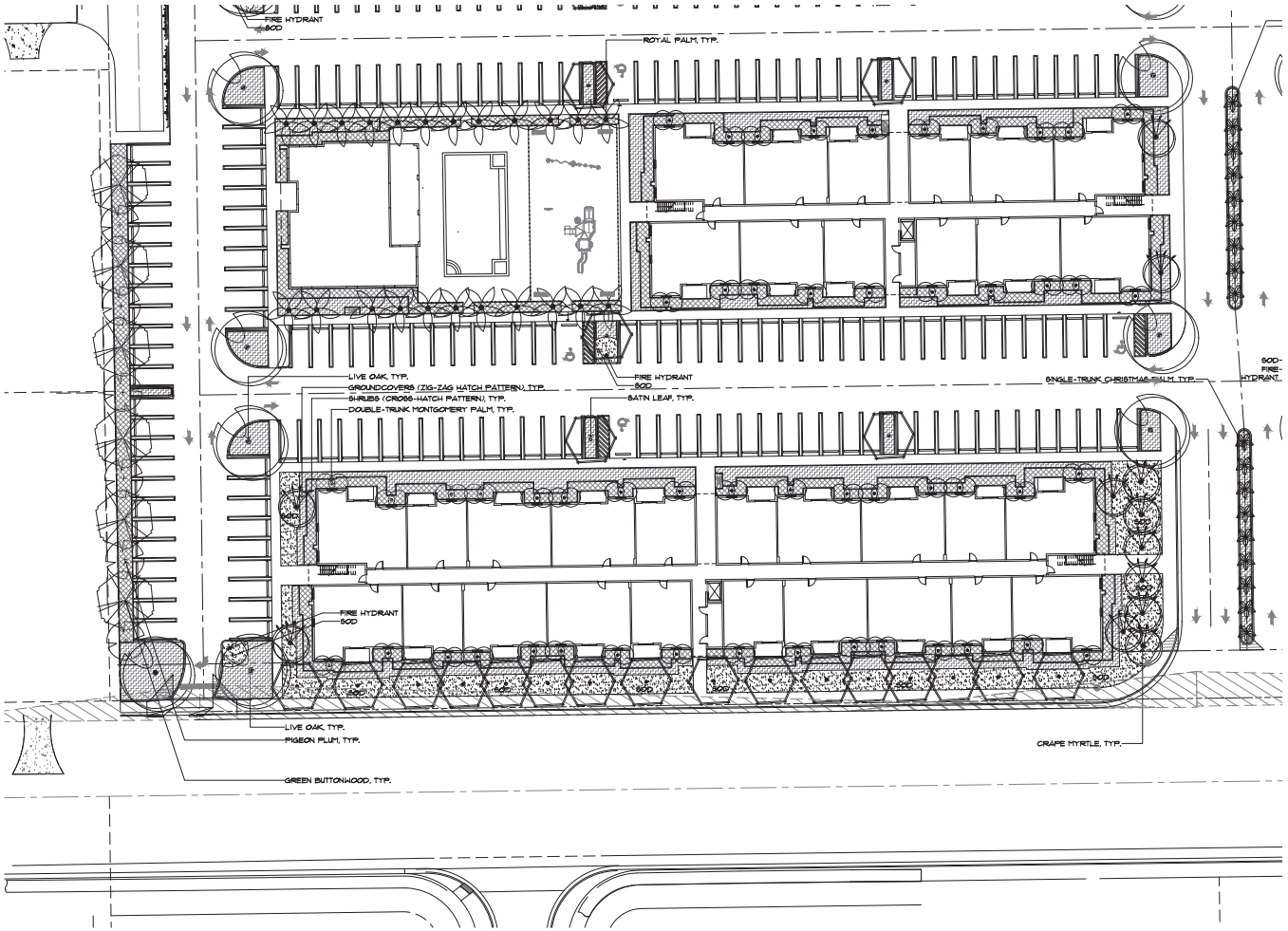

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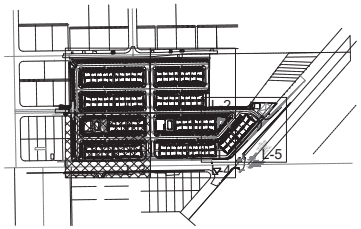

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9830 SW 77th Ave., Suite #130, Miami, FL. 33156

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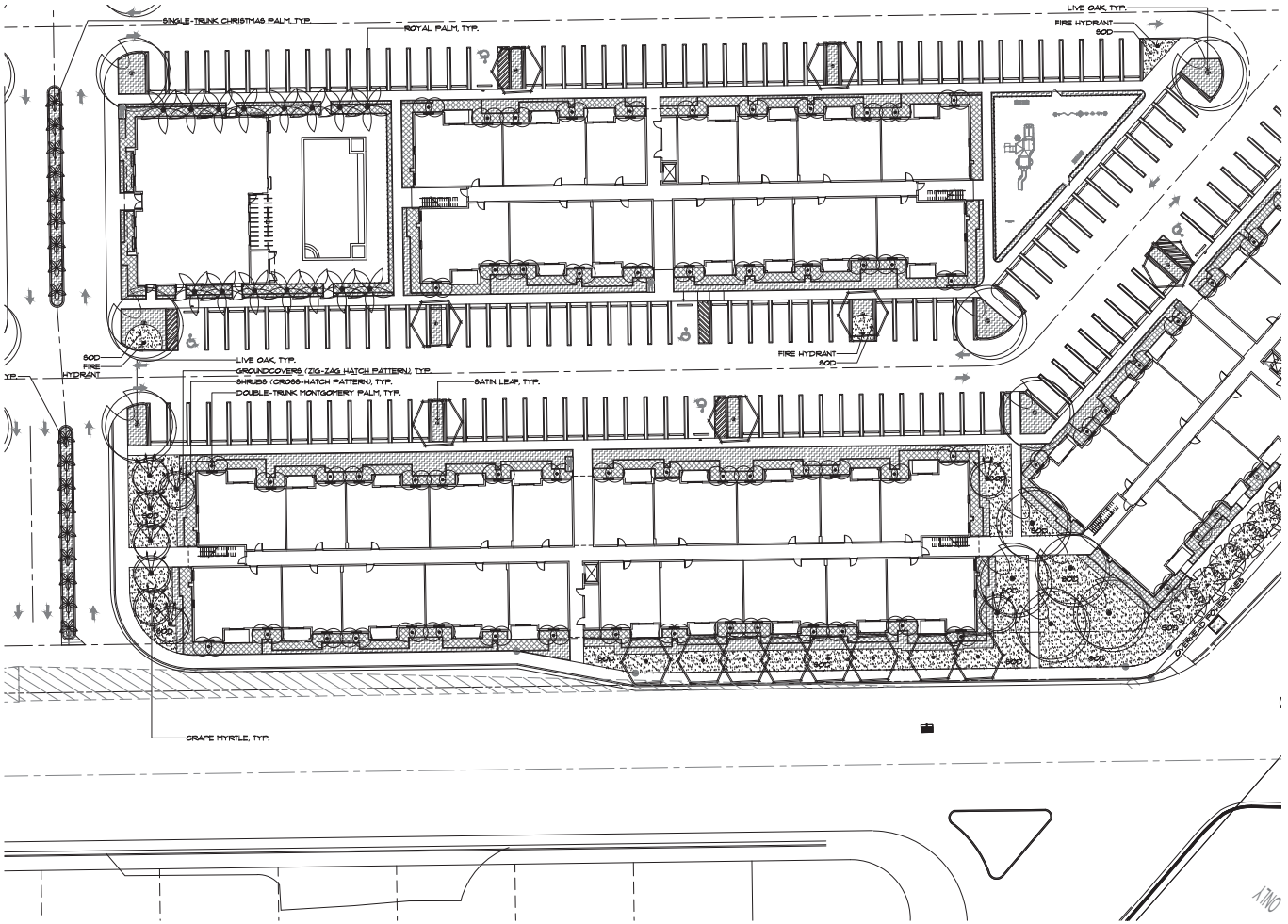

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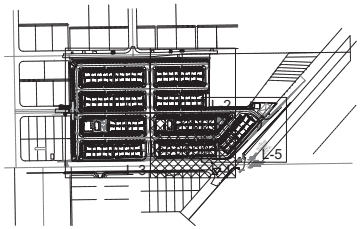

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SEAL
LAURA M. HEVIA-HERNANDEZ
R.L.A. #6667

CONSULTANT
LLA LLERENA & ASSOCIATES

DRAWING: PARTIAL LANDSCAPE PLAN

PROJECT: MAGNOLIA POINT
SW 296th Street & Old Dixie Hyw.,
Miami-Dade County, Florida
For 296 LEGACY, LLC
9830 SW 77th Ave., Suite #130, Miami, FL. 33156

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DRAWN BY:	J.T.K.
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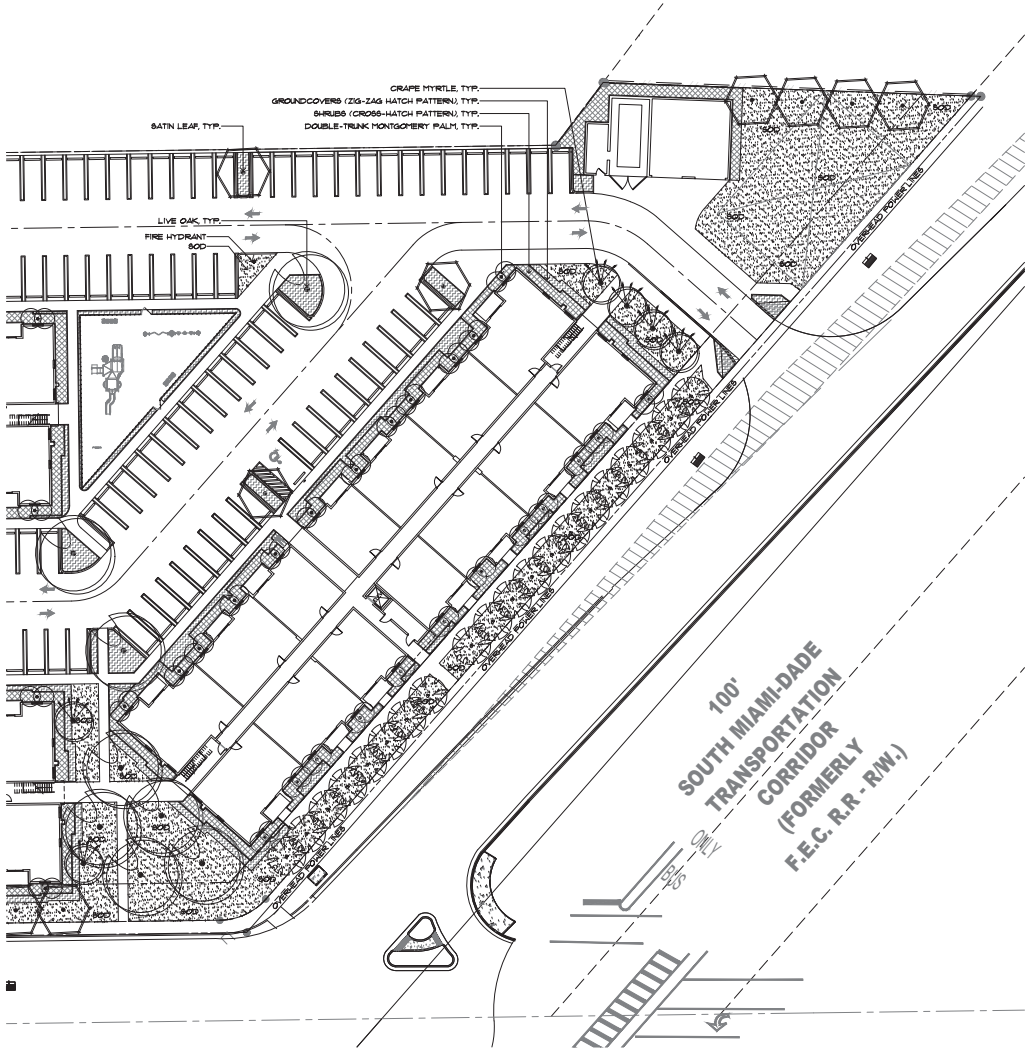

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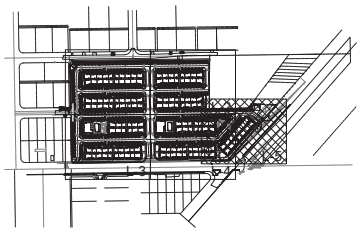

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SEAL
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R.L.A. #6667120

CONSULTANT
LLERINA & ASSOCIATES

DRAWING: PARTIAL LANDSCAPE PLAN

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SW 296th Street & Old Dixie Hwy.,
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FILE NAME:

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-037 DATE: MAY 21 2024 BY: CABR

MIAMI-DADE COUNTY LANDSCAPE TABLE

ZONING: RTZ (BU-1A) NET LOT AREA: 566,687.9 S.F. ACRES 13.01

	REQUIRED	PROVIDED
OPEN SPACE		
A. SQUARE FEET OF OPEN SPACE REQUIRED BY CHAPTER 33, AS INDICATED ON SITE PLAN: NET LOT AREA = 566,687.9 S.F. X 15 % =	85,003.2	121,882
B. SQUARE FEET OF PARKING LOT OPEN SPACE REQUIRED BY CHAPTER 18A, AS INDICATED ON SITE PLAN: NO. OF PARKING SPACES 711 x 10 S.F. PER PARKING SPACE =	7,110	7,110
C. TOTAL S.F. OF LANDSCAPED OPEN SPACE REQUIRED BY CHAPTER 33: A+B=	92,113.2	129,992
LAWN AREA CALCULATIONS		
A. N/A TOTAL S.F. OF LANDSCAPED OPEN SPACE REQUIRED BY CHAPTER 33.		
B. MAXIMUM LAWN AREA (SOD) PERMITTED= 50 % x 129,992 S.F.=	64,786.1	19,750
TREES		
A. NO. OF TREES REQUIRED PER NET LOT ACRE	22	
LESS EXISTING NUMBER OF TREES MEETING MINIMUM REQUIREMENTS		0
= 22 TREES x (566,687.9) 13.01 ACRES = 287	287	214 → TOTAL 365
B. % PALMS ALLOWED: NO. TREES PROVIDED x 30% (2/3)=	87	87
% OF PALMS PERMITTED TO COUNT AS STREET TREES ON 1:1 BASIS x 30%=	21	N/A
C. % NATIVES REQUIRED: NO. TREES PROVIDED x 50%	101	230
D. STREET TREES (MAX. AVERAGE SPACING OF 35' O.C.): 1,761 LINEAR FEET ALONG STREET/35 =	51	51
E. STREET TREES LOCATED DIRECTLY BENEATH POWER LINES (MAX. AVERAGE SPACING OF 25' O.C.): 436	18	18
SHRUBS		
A. NO OF TREES REQUIRED x 10 NO. OF SHRUBS ALLOWED	3,260	7,149 (APPROX.)
B. NO. SHRUBS ALLOWED x 30%= NO. OF NATIVE SHRUBS REQUIRED	978	1,000 (MIN.)

PLANT LIST

QTY.	KEY	BOTANICAL NAME	COMMON NAME	TOLERANCE, SIZE & REMARKS
TREES:				
44	CD	COCCOLOBA DIVERSIFOLA	PIGEON PLUM	△ ※ ※ MIN. 12' HT., MALE SPECIES ONLY, F.G
57	CO	CHRYSOPHYLLUM OLIVIFORME	SATIN LEAF	△ ※ ※ MIN. 14' HT., F.G.
34	QV	QUERCUS VIRGINIANA	LIVE OAK	△ ※ ※ MIN. 16' HT., F.G.
23	TH	TABEBUIA HETEROPHYLLA	PINK TRUMPET TREE	※ ※ MIN. 14' HT., F.G.
41	LI	LAGERSTROEMIA INDICA	CRAPE MYRTLE	※ ※ MIN. 14' HT., F.G.
42	CES	CONOCARPUS E. 'SERICEUS'	SILVER BUTTONWOOD	△ ※ ※ MIN. 12' HT., F.G., STD.
42	CE	CONOCARPUS ERECTUS	GREEN BUTTONWOOD	△ ※ ※ MIN. 14' HT., F.G.
PALMS:				
36	AM	ADONIDIA MERRILLII	CHRISTMAS PALM	※ ※ 12'-14' HT., S.T., F.G.
38	RE	ROYSTONEA ELATA	ROYAL PALM	※ ※ 14'-16' G.W., S.T., F.G.
258	VM2	VEITCHIA MONTGOMERYANA	MONTGOMERY PALM	※ ※ 14'-16' HT., D.T., F.G.
SHRUBS:				
APPROX.	7,149	TO BE DETERMINED	T.B.D.	△ ※ ※ 3 GAL., 24" O.C., T.B.
		OPTIONS SHALL INCLUDE BUT NOT BE LIMITED TO..		
		RED TIP COCOPLUM, SMALL LEAF CLUSIA, DWARF FIREBUSH, PODOCARPUS,		
		INDIAN HAWTHORN, GREEN ISLAND FICUS, AND ORNAMENTAL GRASSES		
GROUNDCOVERS:				
APPROX.	12,613	TO BE DETERMINED	T.B.D.	△ ※ ※ 1 GAL., 18" O.C., FULL, T.B.
		OPTIONS SHALL INCLUDE BUT NOT BE LIMITED TO..		
		BOSTON FERN, MART FERN, LANTANA, PENTAS, BEACH SUNFLOWER, BLUE DAZE		
SOD:				
19,750	SOD	STENOTAPHRUM SECUNDATUM	ST. AUGUSTINE FLORATAM	△ ※ SOLID SOD

ABBREVIATIONS:

OA. HT.	OVERALL HEIGHT	MIN.	MINIMUM
STG.	STAGGERED	STD.	STANDARD
S.R.	SINGLE ROW	O.C.	ON CENTER
T.S.	TRIANGULAR SPACING	GAL.	GALLON
S.T.	SINGLE TRUNK	G.W.	GREY WOOD
D.T.	DOUBLE TRUNK		

DROUGHT TOLERANCE & ORIGIN:

※ MODERATE DROUGHT TOLERANCE
※※ VERY DROUGHT TOLERANT
△ NATIVE

MITIGATION CALCULATIONS

QTY.	COMMON NAME	MITIGATION (EACH)	MITIGATION (SUB-TOTAL)
TREES:			
44	PIGEON PLUM	500 SQ. FT.	22,000 SQ. FT.
57	SATIN LEAF	500 SQ. FT.	28,500 SQ. FT.
34	LIVE OAK	500 SQ. FT.	17,000 SQ. FT.
23	PINK TRUMPET TREE	500 SQ. FT.	11,500 SQ. FT.
41	CRAPE MYRTLE	500 SQ. FT.	20,500 SQ. FT.
42	SILVER BUTTONWOOD	500 SQ. FT.	21,000 SQ. FT.
42	GREEN BUTTONWOOD	500 SQ. FT.	21,000 SQ. FT.
PALMS:			
36	CHRISTMAS PALM	300 SQ. FT.	10,800 SQ. FT.
38	ROYAL PALM	300 SQ. FT.	11,400 SQ. FT.
258	MONTGOMERY PALM	300 SQ. FT.	101,400 SQ. FT.
		MITIGATION TOTAL	271,100 SQ. FT.

NEW TREE - 1 YEAR MAINTENANCE PLAN

WATER:

ALL NEW TREES TO BE ON A AUTOMATED IRRIGATION SYSTEM WITH RAIN SENSOR.
1ST MONTH WATER EVERYDAY
2ND. THROUGH 6TH MONTHS - EVERY OTHER DAY.
7TH THROUGH COMPLETE YEAR - 2 TIMES A WEEK.
NOTE: ADJUST IRRIGATION DURATION TIMES TO ENSURE THAT TREE'S ROOT BALL IS COMPLETELY SATURATED WITH WATER
IRRIGATION WATER FREQUENCY AND DURATIONS MAY VARY DUE TO TIME OF YEAR AND CLIMATE CONDITIONS.

FERTILIZER:

USE A PALM SPECIAL FERTILIZER, 8-2-12, FROM ATLANTIC FERTILIZER, 1 LBS. PER INCH CALIPER OF TREE EVERY 3 MONTHS.

MULCH:

INSPECT AND REPLACE MULCH AFTER 6 MONTHS WITH APPROVED FLORIMULCH.
EUCALYPTUS OR MELALEUCA MULCH ONLY.
NO RED COLORED OR CYPRESS MULCH TO BE USED.

TRIMMING & PRUNING:

PRUNE ONLY CRITICAL BRANCHES (DEAD OR BROKEN)

STAKING AND BRACING:

INSPECT ALL TREE TIES AND STAKING AND ADJUST AS NEEDED. REMOVE ANY STAKING MATERIAL THAT IS IN CONTACT WITH TREE AFTER A PERIOD OF NO MORE THAN 6 MONTHS AFTER INITIAL PLANTING AS THE TREE SHOULD BE WELL ESTABLISHED BY THEN.

LANDSCAPE NOTES

1. ALL PLANT MATERIAL SHALL BE GRADED FLORIDA #1 OR BETTER, AS DEFINED IN THE GRADES AND STANDARDS FOR NURSERY PLANTS, PART I, AND II BY THE STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE.
2. ALL LANDSCAPE MATERIAL SHALL COMPLY WITH COUNTY, CITY OR LOCAL ORDINANCES.
3. SYMBOLS REPRESENT PLANTS AT MATURE STAGE NEVER AT TIME OF INSTALLATION.
4. VERIFY WITH OWNER'S REPRESENTATIVE OR SITE SUPERVISOR OF ANY EXISTING UNDERGROUND UTILITIES AND/OR EASEMENTS PRIOR TO THE INSTALLATION OF PLANT MATERIAL. CALL 811 AS NECESSARY.
5. ALL TREES, SHRUBS AND GROUNDCOVERS SHALL RECEIVE 3" DEEP LAYER OF SHREDDED FLORIMULCH.
6. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THEIR OWN QUANTITY TAKE OFF, IN CASE OF ANY DISCREPANCIES, PLAN SHALL TAKE PRECEDENCE OVER PLANT LIST.
7. SOLID SOD SHALL BE ST. AUGUSTINE FLORATAM.
8. THERE SHALL BE A 24" WIDE STRIP OF FLORIMULCH BETWEEN SOD AND SHRUBS/GROUNDCOVERS.
9. TERRA-SORB MOISTURE RETENTION GRANULES SHALL BE ADDED TO ALL TREE/PALM PITS AT THE RATE RECOMMENDED BY MANUFACTURER.
10. PLANTING SOIL SHALL CONSIST OF AN EVENLY BLENDED MIX OF 30% MUCK, 35% SAND, 15% SPHAGNUM PEAT MOSS & 10% SHEEP MANURE. TWO LBS. OF FERTILIZER SHALL BE ADDED TO EACH CUBIC YARD OF SOIL & THOROUGHLY MIXED. PLANTING SOIL SHALL HAVE A PH OF BETWEEN 6.0 & 7.0 AFTER MIXING & ADDITION OF FERTILIZER.
11. TOPSOIL MIX SHALL CONSIST OF 60% SAND & 20% MUCK THOROUGHLY MIXED WITH A COMMERCIAL SHREDDER. MIX SHALL BE FREE OF ROCKS, LIMBS, ROOTS & OTHER MATTER.
12. ALL EXISTING SOD OUTSIDE THE LIMIT OF WORK LINE DAMAGED DURING CONSTRUCTION SHALL BE REPLACED WITH SAME SPECIES AT NO COST TO OWNER.
13. ALL PLANTING BEDS MUST BE FREE OF SURFACE ROCK WITH A DIAMETER OF ½" OR GREATER PRIOR TO INSTALLATION OF WEED FABRIC AND/OR PLANT MATERIAL.
14. ALL PLANT MATERIAL EXCLUDING SOD, TO BE WARRANTED AS FOLLOWS: SHRUBS AND GROUNDCOVER FOR 90 DAYS, LARGE SHRUBS (OVER 10 GAL.) AND SMALL PALMS FOR 180 DAYS, AND B&B MATERIAL FOR 360 DAYS PROVIDED THAT PLANT MATERIAL IS RECEIVING PROPER MAINTENANCE PRESCRIBED BY LANDSCAPE CONTRACTOR. Note: Acts of God (hurricanes) and other causes beyond the control of the landscape contractor are not covered. the Landscape contractor are not covered.
15. ALL WARRANTIES TO RUN CONCURRENTLY, BEGINNING UPON LANDSCAPE ARCHITECT'S FINAL ACCEPTANCE OF THE INSTALLATION, UNLESS OWNER OR GC REQUIRES CONSTRUCTION PHASING BEYOND CONTROL OF THE INSTALLER.
16. WATERING IS THE RESPONSIBILITY OF THE INSTALLER DURING THE INSTALLATION PHASE UNTIL FINAL ACCEPTANCE.
17. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THEIR WORK WITH THE IRRIGATION CONTRACTOR. TREES SHALL NOT BE PLANTED ON TOP OF IRRIGATION LINES.
18. LANDSCAPE CONTRACTOR IS RESPONSIBLE TO ASSURE IRRIGATION INSTALLATION IS PROPERLY PROGRESSING AND IN THE END ADEQUATE FOR GOOD GROWTH. THE OWNER OR GC MUST BE NOTIFIED IN WRITING OF ANY PROBLEMS WITH IRRIGATION PHASING OR PERFORMANCE.
19. ANY EXISTING IRRIGATION TO BE RE-USED (IF APPLICABLE) IS TO BE BROUGHT TO A GOOD FUNCTIONING STANDARD TO ENSURE PROPER WATERING OF ALL PLANT MATERIAL.
20. AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED FOR ALL LANDSCAPE AREAS. THIS IS DESIGNED FOR "HEAD TO HEAD" COVERAGE.
21. PUBLIC RIGHT OF WAY TREES PROPOSED FOR REMOVAL SHALL COMPLY WITH PUBLIC WORKS DEPARTMENT FOR APPROVALS, PERMITS & OTHER SPECIFIC REQUIREMENTS

LANDSCAPE CHARTS AND NOTES

SCALE: N/A

DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF THE LANDSCAPE ARCHITECT WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. THEY ARE NOT TO BE USED BY OWNER OR OTHERS ON OTHER PROJECTS EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE LANDSCAPE ARCHITECT.

Know what's below. Call before you dig.

Palenzuela & Hevia
ARCHITECTURE
INTERIOR DESIGN
PLANNING
12201 S.W. 133 COURT
MIAMI, FLORIDA 33186
PHONE: (305) 969-5001
FAX: (305) 969-5002
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SEAL
LAURA M. HEVIA-HERNANDEZ
R.L.A. #6667210

CONSULTANT
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13155 S.W. 134 ST. SUITE 206, MIAMI, FL 33186
Tel: 305-256-1199 Fax: 305-256-1151
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LANDSCAPE CHARTS AND NOTES
MAGNOLIA POINT
SW 296th Street & Old Dixie Hwy.,
Miami-Dade County, Florida
For 296 LEGACY, LLC
9830 SW 77th Ave., Suite #130, Miami, FL. 33156

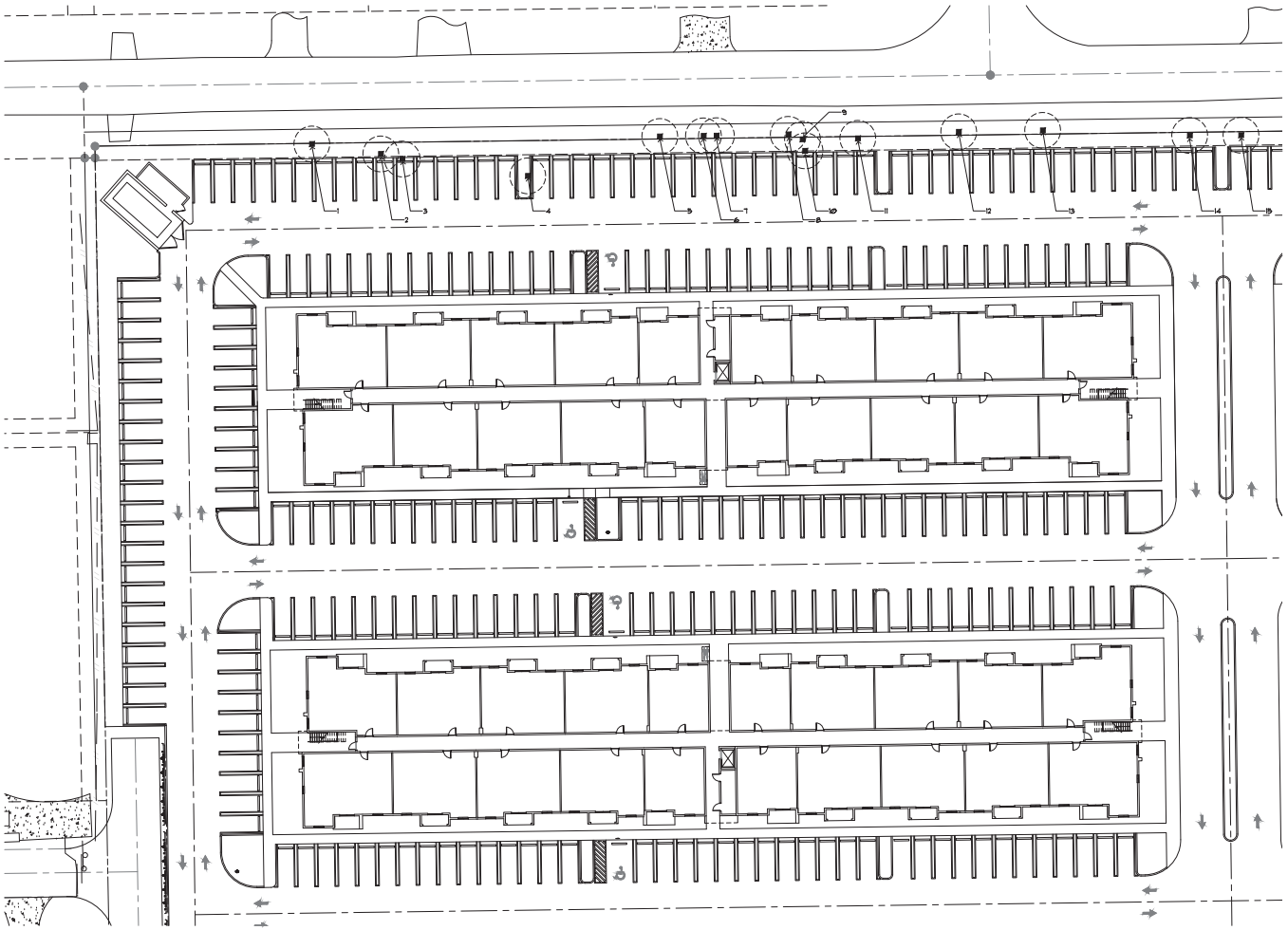
DRAWING:
PROJECT:

DESIGNED BY:	J.T.K.
DRAWN BY:	J.T.K.
CHECKED BY:	L.M.L.H.
SCALE:	AS NOTED
DATE:	09-19-2022
JOB No.:	2022-12

△	DATE:	REVISION:

SHEET No.: L-6 OF:
FILE NAME:

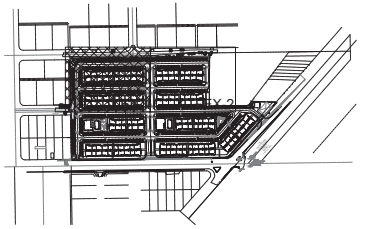
RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-037 DATE: MAY 21 2024 BY: CABR



EXISTING TREE SYMBOL KEY

EXISTING TREE TO BE REMOVED

TREE # REFER'S TO INFORMATION ON THE EX. TREE LIST



PARTIAL
TREE DISPOSITION PLAN

SCALE: 1" = 20'-0"

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SEAL
LAURA M. HEVIA-HERNANDEZ
R.L.A. #6667120

CONSULTANT
L.L.A. LLERENA & ASSOCIATES

PARTIAL TREE DISPOSITION PLAN
MAGNOLIA POINT
SW 296th Street & Old Dixie Hyw.,
Miami-Dade County, Florida
For 296 LEGACY, LLC
9830 SW 77th Ave., Suite #130, Miami, FL. 33156

DRAWING:
PROJECT:

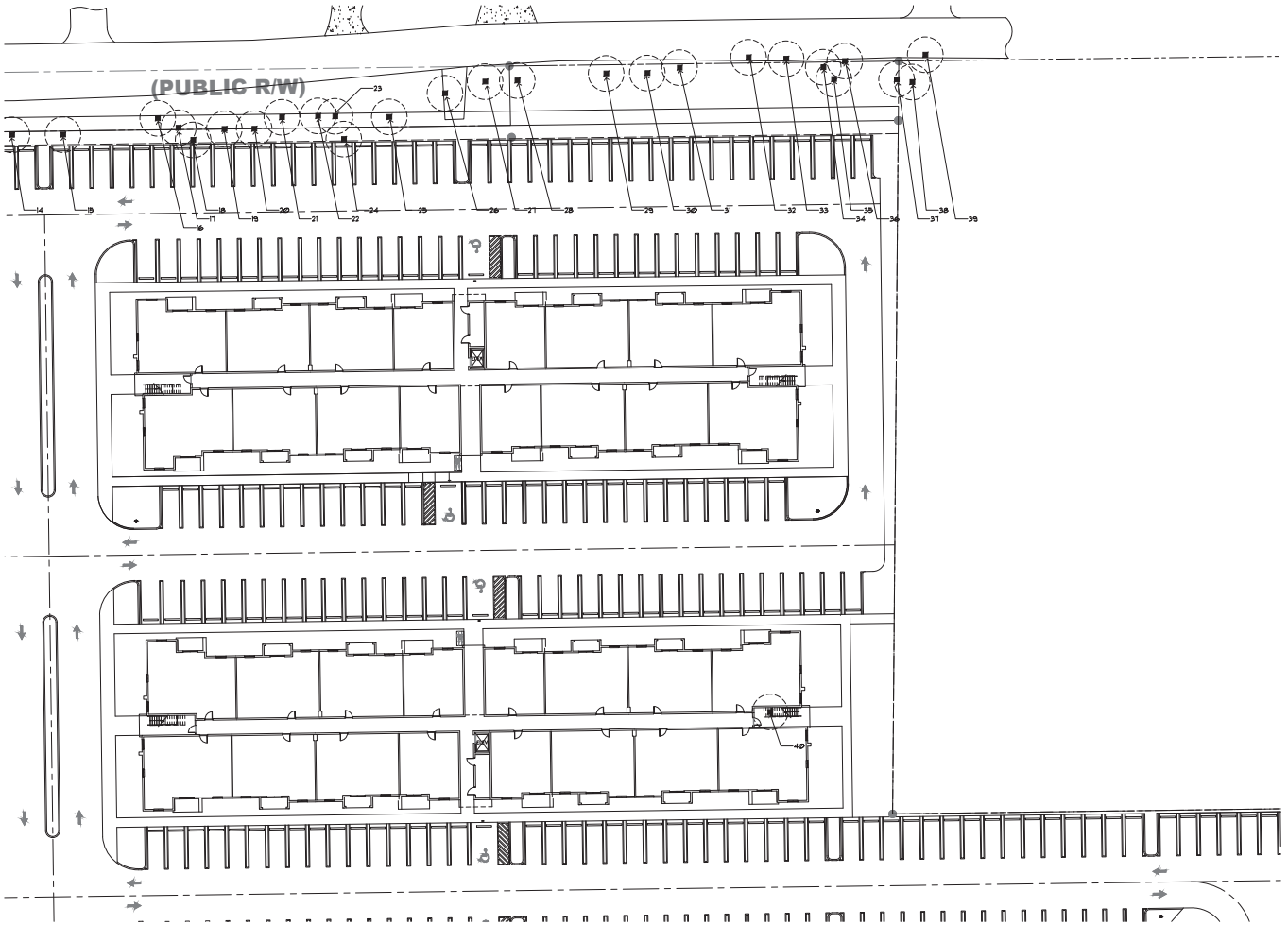
DESIGNED BY:	J.T.K.
DRAWN BY:	J.T.K.
CHECKED BY:	L.M.L.H.
SCALE:	AS NOTED
DATE:	09-19-2022
JOB No.:	2022-12

△	DATE:	REVISION:

SHEET No.: EX-1 OF:

FILE NAME:

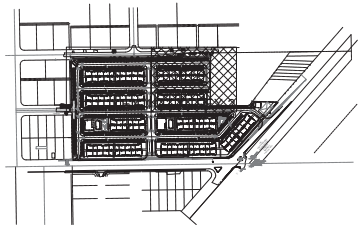
RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-037 DATE: MAY 21 2024 BY: CABR



EXISTING TREE SYMBOL KEY

EXISTING TREE TO BE REMOVED

TREE # REFER'S TO INFORMATION ON THE EX. TREE LIST



PARTIAL
TREE DISPOSITION PLAN

SCALE: 1" = 20'-0"

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www.llerenaassociates.com

DRAWING: PARTIAL TREE DISPOSITION PLAN

PROJECT: MAGNOLIA POINT
SW 296th Street & Old Dixie Hwy.,
Miami-Dade County, Florida
For 296 LEGACY, LLC
9830 SW 77th Ave., Suite #130, Miami, FL. 33156

DESIGNED BY:	J.T.K.
DRAWN BY:	J.T.K.
CHECKED BY:	L.M.L.H.
SCALE:	AS NOTED
DATE:	09-19-2022
JOB No.:	2022-12

△	DATE:	REVISION:

SHEET No.: EX-2 OF:

FILE NAME:

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-037 DATE: MAY 21 2024 BY: CABR

TREE #	COMMON NAME	BOTANICAL NAME	D.B.H. (")	HT. (')	SPREAD (')	CONDITION	NOTES	DISPOSITION	CANOPY LOSS (SQ. FT.)
1	BRAZILIAN PEPPER	SCHINUS TEREBINTHIFOLIUS	12"	15'	20'	POOR	PROHIBITED	TO BE REMOVED	Ø - PROHIBITED
2	WILD TAMARIND	LYSILOMA LATISILIQUUM	36"	35'	40'	FAIR-POOR	SPECIMEN	TO BE REMOVED	2,512
3	WILD TAMARIND	LYSILOMA LATISILIQUUM	18"	35'	25'	FAIR-POOR	SPECIMEN	TO BE REMOVED	962
4	WILD TAMARIND	LYSILOMA LATISILIQUUM	24'	40'	35'	FAIR-POOR	SPECIMEN	TO BE REMOVED	1,924
5	SABICU	LYSILOMA SABICU	48"	35'	35'	FAIR-POOR	SPECIMEN	TO BE REMOVED	1,924
6	WILD TAMARIND	LYSILOMA LATISILIQUUM	36"	35'	35'	FAIR-POOR	SPECIMEN	TO BE REMOVED	1,924
7	WILD TAMARIND	LYSILOMA LATISILIQUUM	12"	30'	30'	FAIR-POOR	-	TO BE REMOVED	707
8	SABICU	LYSILOMA SABICU	24"	30'	30'	FAIR-POOR	SPECIMEN	TO BE REMOVED	1,413
9	WILD TAMARIND	LYSILOMA LATISILIQUUM	18"	30'	30'	FAIR-POOR	SPECIMEN	TO BE REMOVED	1,413
10	WILD TAMARIND	LYSILOMA LATISILIQUUM	24"	30'	25'	FAIR-POOR	SPECIMEN	TO BE REMOVED	962
11	WILD TAMARIND	LYSILOMA LATISILIQUUM	24"	25'	20'	FAIR-POOR	SPECIMEN	TO BE REMOVED	628
12	WILD TAMARIND	LYSILOMA LATISILIQUUM	24"	35'	35'	FAIR-POOR	SPECIMEN	TO BE REMOVED	1,924
13	SABICU	LYSILOMA SABICU	18"	35'	30'	FAIR-POOR	SPECIMEN	TO BE REMOVED	1,413
14	SABICU	LYSILOMA SABICU	36"	40'	40'	FAIR-POOR	SPECIMEN	TO BE REMOVED	2,512
15	SABICU	LYSILOMA SABICU	12"	35'	30'	FAIR-POOR	-	TO BE REMOVED	707
16	WILD TAMARIND	LYSILOMA LATISILIQUUM	6"	25'	20'	FAIR-POOR	-	TO BE REMOVED	314
17	WILD TAMARIND	LYSILOMA LATISILIQUUM	5"	30'	25'	FAIR-POOR	-	TO BE REMOVED	491
18	WILD TAMARIND	LYSILOMA LATISILIQUUM	4"	35'	20'	FAIR-POOR	-	TO BE REMOVED	314
19	WILD TAMARIND	LYSILOMA LATISILIQUUM	5"	30'	30'	FAIR-POOR	-	TO BE REMOVED	707
20	WILD TAMARIND	LYSILOMA LATISILIQUUM	5"	30'	30'	FAIR-POOR	-	TO BE REMOVED	707
21	WILD TAMARIND	LYSILOMA LATISILIQUUM	3"	15'	10'	FAIR-POOR	-	TO BE REMOVED	78
22	WILD TAMARIND	LYSILOMA LATISILIQUUM	3"	15'	10'	FAIR-POOR	-	TO BE REMOVED	78
23	WILD TAMARIND	LYSILOMA LATISILIQUUM	18"	35'	30'	FAIR-POOR	SPECIMEN	TO BE REMOVED	707
24	WILD TAMARIND	LYSILOMA LATISILIQUUM	12"	20'	20'	FAIR-POOR	-	TO BE REMOVED	314
25	WILD TAMARIND	LYSILOMA LATISILIQUUM	12"	25'	20'	FAIR-POOR	-	TO BE REMOVED	314
26	WILD TAMARIND	LYSILOMA LATISILIQUUM	3"	15'	10'	FAIR-POOR	-	TO BE REMOVED	78
27	BRAZILIAN PEPPER	SCHINUS TEREBINTHIFOLIUS	3"	15'	15'	POOR	PROHIBITED	TO BE REMOVED	Ø - PROHIBITED
28	BRAZILIAN PEPPER	SCHINUS TEREBINTHIFOLIUS	3"	15'	20'	POOR	PROHIBITED	TO BE REMOVED	Ø - PROHIBITED
29	BRAZILIAN PEPPER	SCHINUS TEREBINTHIFOLIUS	12"	20'	20'	POOR	PROHIBITED	TO BE REMOVED	Ø - PROHIBITED
30	BRAZILIAN PEPPER	SCHINUS TEREBINTHIFOLIUS	3"	15'	10'	POOR	PROHIBITED	TO BE REMOVED	Ø - PROHIBITED
31	BRAZILIAN PEPPER	SCHINUS TEREBINTHIFOLIUS	4"	17'	10'	POOR	PROHIBITED	TO BE REMOVED	Ø - PROHIBITED
32	SABICU	LYSILOMA SABICU	18"	40'	35'	FAIR-POOR	SPECIMEN	TO BE REMOVED	1,924
33	SABICU	LYSILOMA SABICU	24"	35'	30'	FAIR-POOR	SPECIMEN	TO BE REMOVED	1,413
34	BRAZILIAN PEPPER	SCHINUS TEREBINTHIFOLIUS	6"	25'	10'	POOR	PROHIBITED	TO BE REMOVED	Ø - PROHIBITED
35	BRAZILIAN PEPPER	SCHINUS TEREBINTHIFOLIUS	6"	10'	15'	POOR	PROHIBITED	TO BE REMOVED	Ø - PROHIBITED
36	BRAZILIAN PEPPER	SCHINUS TEREBINTHIFOLIUS	6"	10'	5'	POOR	PROHIBITED	TO BE REMOVED	Ø - PROHIBITED
37	BRAZILIAN PEPPER	SCHINUS TEREBINTHIFOLIUS	18"	15'	25'	POOR	PROHIBITED	TO BE REMOVED	Ø - PROHIBITED
38	BRAZILIAN PEPPER	SCHINUS TEREBINTHIFOLIUS	11"	10'	5'	POOR	PROHIBITED	TO BE REMOVED	Ø - PROHIBITED
39	BRAZILIAN PEPPER	SCHINUS TEREBINTHIFOLIUS	12"	20'	15'	POOR	PROHIBITED	TO BE REMOVED	Ø - PROHIBITED
40	LIVE OAK	QUERCUS VIRGINIANA	48'	35'	40'	GOOD	SPECIMEN	TO BE REMOVED	2,512

TOTAL CANOPY LOSS	30,319 SQ. FT.
MITIGATION PROVIDED (SEE THE LANDSCAPE PLAN ALSO)	26-1,600 SQ. FT.

MITIGATION CALCULATIONS (SEE THE LANDSCAPE PLAN ALSO)

QTY.	COMMON NAME	MITIGATION (EACH)	MITIGATION (SUB-TOTAL)
TREES:			
44	PIGEON PLUM	500 SQ. FT.	22,000 SQ. FT.
57	SATIN LEAF	500 SQ. FT.	28,500 SQ. FT.
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38	ROYAL PALM	300 SQ. FT.	11,400 SQ. FT.
256	MONTGOMERY PALM	300 SQ. FT.	107,400 SQ. FT.
		MITIGATION TOTAL	271,100 SQ. FT.

TREE DISPOSITION - EX. TREE LIST

SCALE: N/A

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LAURA M. HEVIA-HERNANDEZ
R.L.A. #6667120

CONSULTANT
LLL&A LUERINA & ASSOCIATES
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13 VALENCIA PL. ARCHITECTS
CORAL GABLES, FLORIDA 33134
Tel: 305-261-1199 Fax: 305-254-1157
www.luerinaassociates.com

DRAWING: TREE DISPOSITION PLAN - EXISTING TREE LIST

PROJECT: MAGNOLIA POINT
SW 296th Street & Old Dixie Hyw.,
Miami-Dade County, Florida
For 296 LEGACY, LLC
9830 SW 77th Ave., Suite #130, Miami, FL. 33156

DESIGNED BY:	J.T.K.
DRAWN BY:	J.T.K.
CHECKED BY:	L.M.L.H.
SCALE:	AS NOTED
DATE:	09-19-2022
JOB No.:	2022-12

△	DATE:	REVISION:

SHEET No.: EX-3 OF:

FILE NAME:

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z23-037
DATE: OCT 17 2023
BY: ISA

Disclosure of Interest*

If a CORPORATION owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: 296 LEGACY, LLC

NAME AND ADDRESS	PERCENTAGE OF STOCK
LEGACY FIVE II, LLC 7600 RED RD #110, S. MIAMI, FL 33143	50%
REME 820, LLC 8820 SW 153 TER, PALMETTO BAY, FL 33157	50%

If a TRUST or ESTATE owns or leases the subject property, list the trust beneficiaries and the percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME: _____

NAME AND ADDRESS	PERCENTAGE OF INTEREST

If a PARTNERSHIP owns or leases the subject property, list the principals including general and limited partners. [Note: Where the partner(s) consist of another partnership(s), corporation(s), trust(s) or other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

NAME AND ADDRESS	PERCENTAGE OF OWNERSHIP

**Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.*

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z23-037
DATE: OCT 17 2023
BY: ISA

Disclosure of Interest

If there is a CONTRACT FOR PURCHASE, by a Corporation, Trust or Partnership list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or other similar entities, further disclosure shall be made to identify natural persons having the ultimate ownership interests].

NAME OF PURCHASER: _____

NAME AND ADDRESS	PERCENTAGE OF INTEREST

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust:

NOTICE: For any changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing or zoning determination, a supplemental disclosure of interest is required.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature _____ Jose L. Cuellar
Print Name

Sworn to and subscribed to before me on the 12th day of October, 2023

Affiant is personally known to me or has produced _____ as identification.

Notary: _____

[Stamp/Seal]
MILUSE CAMPIAN
Notary Public - State of Florida
Commission # HH 42098
My Comm. Expires Jul 12, 2027
Bonded through National Notary Assn.

Commission expires: 7/12/27

This form is available online at *www.miamidade.gov/zoning/forms.asp*

FORM REVISION 2019/3

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z23-037
DATE: OCT 17 2023
BY: ISA

Disclosure of Interest*

If a CORPORATION owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: LEGACY FIVE II, LLC

NAME AND ADDRESS	PERCENTAGE OF STOCK
JOSE L. GUILLEN, 8291 SW 172 ST, PALMETTO BAY, FL 33157	81.5 %
LUIS MURILLO, 8770 SW 200 ST, CUTLER BAY, FL 33157	18.5 %

If a TRUST or ESTATE owns or leases the subject property, list the trust beneficiaries and the percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME: _____

NAME AND ADDRESS	PERCENTAGE OF INTEREST

If a PARTNERSHIP owns or leases the subject property, list the principals including general and limited partners. [Note: Where the partner(s) consist of another partnership(s), corporation(s), trust(s) or other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

NAME AND ADDRESS	PERCENTAGE OF OWNERSHIP

**Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.*

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z23-037
DATE: OCT 17 2023
BY: ISA

Disclosure of Interest

If there is a CONTRACT FOR PURCHASE, by a Corporation, Trust or Partnership list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or other similar entities, further disclosure shall be made to identify natural persons having the ultimate ownership interests].

NAME OF PURCHASER: _____

NAME AND ADDRESS	PERCENTAGE OF INTEREST

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust:

NOTICE: For any changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing or zoning determination, a supplemental disclosure of interest is required.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature _____ Jose L. Guillen
Print Name

Sworn to and subscribed to before me on the 12th day of October, 2023

Affiant is personally known to me or has produced _____ as identification.

Notary: Miluse Campian

Miami Seal

MILUSE CAMPIAN
Notary Public - State of Florida
Commission # HH 42098
My Comm. Expires Jul 12, 2027
Bonded through National Notary Assn.

Commission expires: 07/12/2027

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FORM REVISION 2019/3

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z23-037
DATE: OCT 17 2023
BY: ISA

Disclosure of Interest*

If a CORPORATION owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: BEME 820, LLC

NAME AND ADDRESS	PERCENTAGE OF STOCK
MERRILL J. TAUB, 8820 SW 153 TER, PALMETTO BAY, FL 33157	50%
SARIE WASSERMAN, 12561 NW 32 MANOR, SUNRISE, FL 33323	50%

If a TRUST or ESTATE owns or leases the subject property, list the trust beneficiaries and the percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME: _____

NAME AND ADDRESS	PERCENTAGE OF INTEREST

If a PARTNERSHIP owns or leases the subject property, list the principals including general and limited partners. [Note: Where the partner(s) consist of another partnership(s), corporation(s), trust(s) or other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

NAME AND ADDRESS	PERCENTAGE OF OWNERSHIP

**Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.*

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z23-037
DATE: OCT 17 2023
BY: ISA

Disclosure of Interest

If there is a CONTRACT FOR PURCHASE, by a Corporation, Trust or Partnership list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or other similar entities, further disclosure shall be made to identify natural persons having the ultimate ownership interests].

NAME OF PURCHASER: _____

NAME AND ADDRESS	PERCENTAGE OF INTEREST

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust:

NOTICE: For any changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing or zoning determination, a supplemental disclosure of interest is required.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature _____ Merrill Taub
Print Name

Sworn to and subscribed to before me on the 12th day of October, 2023

Affiant is personally known to me or has produced _____ as identification.

Notary: Miluse Campian

Stamp/Seal:

MILUSE CAMPIAN
Notary Public - State of Florida
Commission # HH 42098
My Comm. Expires Jul 12, 2027
Bonded through National Notary Assn.

Commission expires: 07/12/2027

This form is available online at *www.miamidade.gov/zoning/forms.asp*

FORM REVISION 2019/3

This instrument prepared by:

Maria A. Gralia, Esq.
Stearns Weaver Miller
Weissler Alhadeff & Sitterson, P.A.
150 West Flagler Street
Suite 2200 – Museum Tower
Miami, Florida 33130

Reserved for Recording

DECLARATION OF RESTRICTIONS

WHEREAS, the undersigned JASA 1019 LLC a Florida limited liability company ("JASA"), (hereinafter referred to as the "Owner") holds fee simple title to the land in Miami-Dade County, Florida, described in Exhibit "A" attached hereto, and hereinafter called the "Property" which is supported by the Opinion of Title; and

WHEREAS, 296 Legacy LLC, a Florida limited liability company ("296 Legacy") has entered into a Lease Agreement with Owner for the Property and is currently under contract to purchase the Property from Owner; and

WHEREAS, 296 Legacy, with Owner's consent has applied for a district boundary change to re-designate the Property from AU (minimum 5-acre lots), RU-1 (single-family residential/7,500 square foot lots), BU-1 and BU-1A (business districts to MCD (mixed-use district), identified as Application #Z2023000037 ("Application"); and

WHEREAS, 296 Legacy is currently applying for a 100% affordable housing project financed with 4% Low Income Housing Tax Credits (LIHTC) benefitting renters earning 20% to 120% of the area median income.

WHEREAS, upon approval of the LIHTC, 296 Legacy will record a Land Use Restriction Agreement ("LURA") restricting the use of the Property to low income affordable housing of 20% to 120% area median income.

NOW THEREFORE, in order to assure Miami-Dade County that the representations made by 296 Legacy during consideration of the Application will be abided by, the Owner

freely, voluntarily and without duress makes the following Declaration of Restrictions covering and running with the Property:

(1) Owner agrees to restrict the maximum density of the Property to 751 multifamily residential units.

(2) Owner agrees not to utilize the Section 125.01055 (Live Local Act) to increase the density or height currently permitted under the MCD regulations.

(3) Simultaneous with the closing of the contract for purchase and sale with 296 Legacy, Owner shall record a Declaration of Restrictions restricting the use of the Property to low income affordable housing of 20% to 120% area median income with an average of 60% area median income through the project for a period of no less than thirty (30) years.

MISCELLANEOUS

Covenant Running with the Land. This Declaration on the part of the Owner shall constitute a covenant running with the land and may be recorded, at Owner's expense, in the public records of Miami-Dade County, Florida and shall remain in full force and effect and be binding upon the undersigned Owner, and their heirs, successors and assigns until such time as the same is modified or released. These restrictions during their lifetime shall be for the benefit of Miami-Dade County and the public welfare. The Owner, and their heirs, successors and assign, acknowledge that acceptance of this Declaration does not in any way obligate or provide a limitation on the County.

Term. This Declaration is to run with the land and shall be binding on all parties and all persons claiming under it for a period of thirty (30) years from the date this Declaration is recorded after which time it shall be extended automatically for successive periods of ten (10) years each, unless an instrument signed by the, then, owner(s) of the Property has been recorded agreeing to change the covenant in whole or in part, provided that the Declaration has first been modified or released by Miami-Dade County.

Modification, Amendment, Release. This Declaration may be modified, amended or released as to the Property, or any portion thereof, by a written instrument executed by the, then, owner(s) of the property, including joinders of all mortgagees, if any, provided that the same is also approved by the Board of County Commissioners or Community Zoning Appeals Board of Miami-Dade County, Florida, whichever by law has jurisdiction over such matters, or the Director as provided by the Miami-Dade County Code of Ordinances. It is provided, however, in the event that the Property is annexed to an existing municipality or the Property is incorporated into a new municipality, any modification, amendment, or release shall not become

effective until it is approved by such municipality and is thereafter approved by the Board of County Commissioners, in accordance with applicable procedures.

Enforcement. Enforcement shall be by action against any parties or persons violating or attempting to violate, any covenants. The prevailing party in any action or suit pertaining to or arising out of this declaration shall be entitled to recover, in addition to costs and disbursements allowed by law, such sum as the Court may adjudge to be reasonable for the services of his attorney. This enforcement provision shall be in addition to any other remedies available at law, in equity, or both.

County Inspections. As further part of this Declaration, it is hereby understood and agreed that any official inspector of Miami-Dade County, or its agents duly authorized, may have the privilege at any time during normal working hours of entering and inspecting the use of the premises to determine whether or not the requirements of the building and zoning regulations and the conditions herein agreed to are being complied with.

Authorization for Miami-Dade County for successor municipality to Withhold Permits and Inspections. In the event the terms of this Declaration are not being complied with, in addition to any other remedies available, the County (or successor municipality) is hereby authorized to withhold any further permits, and refuse to make any inspections or grant any approvals, until such time as this declaration is complied with.

Election of Remedies. All rights, remedies and privileges granted herewith shall be deemed to be cumulative and the exercise of any one or more shall neither be deemed to constitute an election of remedies, nor shall it preclude the party exercising the same from exercising such other additional rights, remedies or privileges.

Presumption of Compliance. Where construction had occurred on the Property or any portion thereof, pursuant to a lawful permit issued by the County (or successor municipality), and inspections made and approval of occupancy given by the County (or successor municipality), then such construction, inspection, and approval shall create a rebuttable presumption that the buildings or structures thus constructed comply with the intent and spirit of this Declaration.

Severability. Invalidation of any one of these covenants, by judgment of Court, shall not affect any of the other provisions which shall remain in full force and effect. However, if any material portion is invalidated, the County shall be entitled to revoke any approval predicated upon the invalidated portion.

Recordation and Effective Date. This Declaration shall be filed of record in the public records of Miami-Dade County, Florida at the cost of the Owner following the approval of the Application by the Board of County Commissioners. This Declaration shall become effective immediately upon recordation. Notwithstanding the previous sentence, if any appeal is filed, and the disposition of such appeal results in the denial of the Application, in its entirety, then this Declaration shall be null and void and of no further effect. Upon the disposition of an appeal that results in the denial of the Application, in its entirely, and upon written request, the Director of the Department of Regulatory and Economic Resources or the executive officer of the successor of said department, or in the absence of such director or executive officer by his/her assistant in charge of the office in his/her absence, shall forthwith execute a written instrument, in recordable form, acknowledging that this Declaration is null and void and of no further effect.

Acceptance of Declaration. The Owner acknowledges that acceptance of this Declaration does not obligate the County in any manner, nor does it entitle the Owner to a favorable recommendation or approval of any application, zoning or otherwise, and the Board of County Commissioners retains the full power and authority to deny each such application in whole or in part and decline to accept any conveyance.

Owner. The term Owner shall include all heirs, assigns, and successors in interest.

[Execution Pages Follow]

Signed, witnessed, executed and acknowledged on this 13th day of May, 2024.

IN WITNESS WHEREOF, JASA 1019 LLC, a Florida limited liability company has caused these presents to be signed in its name by its proper officials.

Witnesses:

Print Name:

CELIA GUILLEN
Address:
8291 SW 172 St

MIAMI FL 33157
Print Name:
JUAN CARLOS GARCIA
Address:
15715 SW 76 Terr Miami, FL 33193

JASA 1019 LLC, a Florida limited liability company
8820 SW 153rd Terrace
Palmetto Bay, Florida 33157

By: _____
Merrill J. Taub
Manager

STATE OF FLORIDA **COUNTY OF MIAMI-DADE**

The foregoing instrument was acknowledged before me by means of physical presence [✓] or online notarization [ ] by Merrill J. Taub, the Manager of JASA 1019 LLC, a Florida limited liability company, on behalf of the LLC.

He is personally known to me or has produced _____, as identification.

Witness my signature and official seal this 13th day of May, 2024, in the County and State aforesaid.

MILUSE CAMPIAN
Notary Public - State of Florida
Commission # HH 420981
My Comm. Expires Jul 12, 2027
Bonded through National Notary Assn.

Notary Public, State of Florida

Miluse Campian
Print Name

My Commission Expires: 7/12/27

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

ALL THAT PART OF THE EAST 1/2 OF THE SW 1/4 OF THE SE 1/4 OF THE SW 1/4 AND THE SE 1/4 OF THE SW 1/4 OF SECTION 5, TOWNSHIP 57 SOUTH, RANGE 39 EAST, LYING NORTHWESTERLY OF DIXIE HIGHWAY, LESS MASON'S SUBDIVISION, LESS THAT PART COMMENCING FROM THE SOUTH 1/4 CORNER OF SECTION 5, TOWNSHIP 57 SOUTH, RANGE 39 EAST, RUN WEST ALONG THE SOUTH LINE OF SAID SECTION 5, A DISTANCE OF 731.83 FEET TO THE INTERSECTION OF THE NORTHWESTERLY RIGHT-OF-WAY OF THE OLD DIXIE HIGHWAY FOR A POINT OF BEGINNING; THENCE CONTINUE WEST ALONG THE SOUTH LINE OF SAID SECTION FOR A DISTANCE OF 122.73 FEET TO A POINT; THENCE AT AN INTERIOR ANGLE OF 88 DEGREES 43'41" WITH THE PRECEDING COURSE RUN NORTH 663.85 FEET TO A POINT; THENCE AT AN INTERIOR ANGLE OF 91 DEGREES 16'21" WITH THE PRECEDING COURSE RUN EAST 470.26 FEET TO A POINT; THENCE AT AN INTERIOR ANGLE OF 52 DEGREES 14'23" WITH THE PRECEDING COURSE RUN SOUTHWESTERLY FOR A DISTANCE OF 369.9 FEET ALONG THE NORTHWESTERLY BOUNDARY OF MASON'S SUBDIVISION TO A POINT; THENCE AT AN EXTERIOR ANGLE OF 55 DEGREES 06'25" WITH THE PRECEDING COURSE RUN EAST 188.88 FEET ALONG THE SOUTH BOUNDARY OF MASON'S SUBDIVISION TO THE INTERSECTION OF SAID COURSE WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF THE OLD DIXIE HIGHWAY; THENCE AT AN INTERIOR ANGLE OF 50 DEGREES 59'15" RUN IN A SOUTHWESTERLY DIRECTION ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF THE OLD DIXIE HIGHWAY FOR A DISTANCE OF 485.95 FEET TO THE POINT OF BEGINNING, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 30 AT PAGE 10, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA;

ALSO DESCRIBED AS:

COMMENCE AT THE SW CORNER OF THE EAST 1/2 OF THE SW 1/4 OF THE SE 1/4 OF THE SW 1/4 OF SECTION 5, TOWNSHIP 57 SOUTH, RANGE 39 EAST, RUN EAST A DISTANCE OF 148.07 FEET, THENCE NORTHERLY AT AN INTERIOR ANGLE OF 91 DEGREES 46'19" A DISTANCE OF 35 FEET FOR THE POINT OF BEGINNING, THENCE CONTINUE IN THE SAME DIRECTION A DISTANCE OF 628.85 FEET TO A POINT OF THE NORTH LINE OF SAID EAST 1/2 OF THE SW 1/4 OF THE SE 1/4 OF THE SW 1/4; THENCE WESTERLY AT AN INTERIOR ANGLE OF 88 DEGREES 43'39" A DISTANCE OF 176.76 FEET TO THE NORTHWEST CORNER OF THE EAST 1/2 OF THE SW 1/4 OF THE SE 1/4 THE SW 1/4 THENCE SOUTHERLY AT AN INTERIOR ANGLE OF 89 DEGREES 14'30" A DISTANCE OF 628.17 FEET, MORE OR LESS, TO A POINT 35 FEET NORTH OF THE SW CORNER OF THE EAST 1/2 OF THE SW 1/4 OF THE SE 1/4 OF THE SW 1/4; THENCE EAST TO THE POINT OF BEGINNING, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

AND ALSO

PARCEL 2:

A PARCEL OF LAND LYING IN THE SE 1/4 OF THE SW 1/4 OF SECTION 5, TOWNSHIP 57 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA, LYING NORTHWESTERLY OF THE

NORTHWESTERLY RIGHT OF WAY LINE OF OLD DIXIE HIGHWAY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SE CORNER OF THE SW 1/4 OF SECTION 5, TOWNSHIP 57 SOUTH, RANGE 39 EAST, THENCE ALONG THE SOUTH LINE OF SAID SW 1/4, S 89 DEGREES 14'12" W, (BEARINGS DERIVED FROM FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, 1974 NGS ADJUSTMENT) 733.68 FEET TO A POINT OF INTERSECTION WITH THE NORTHWESTERLY RIGHT OF WAY LINE OF OLD DIXIE HIGHWAY, AND THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE CONTINUE ALONG THE SAID SOUTH LINE OF THE SW 1/4, S 89 DEGREES 14'12" W 122.73 FEET; THENCE LEAVING SAID SOUTH LINE OF THE SW 1/4 N 0 DEGREES 30'31" E (INTERIOR ANGLE OF 88 DEGREES 43'41" DEED) 346.50 FEET; THENCE N 89 DEGREES 14'10" E (INTERIOR ANGLE OF 91 DEGREES 16'21" DEED) 233.20 FEET TO A POINT OF INTERSECTION WITH THE SOUTHWESTERLY EXTENSION OF THE NORTHWESTERLY BOUNDARY OF "MASON'S" SUBDIVISION AS RECORDED IN PLAT BOOK 30, AT PAGE 10 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE ALONG SAID NORTHWESTERLY BOUNDARY N 37 DEGREES 09'43" E 31.31 FEET TO A POINT OF INTERSECTION WITH THE SOUTH BOUNDARY OF "MASON'S" SUBDIVISION; THENCE S 87 DEGREES 53'24" E 188.98 FEET TO A POINT OF INTERSECTION WITH THE NORTHWESTERLY RIGHT OF WAY LINE OF OLD DIXIE HIGHWAY; THENCE ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE S 41 DEGREES 16'56" W (INTERIOR ANGLE OF 50 DEGREES 59'15" DEED) 486.98 FEET (485.95 DEED) TO THE POINT OF BEGINNING; LESS THE SOUTH 35 FEET FOR R/W.

AND LESS:

A PARCEL OF LAND IN THE SE 1/4 OF THE SW 1/4 OF SECTION 5, TOWNSHIP 57 SOUTH, RANGE 39 EAST, IN MIAMI-DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SW 1/4 OF SAID SECTION 5; THENCE RUN S 89 DEGREES 14'08" W, ALONG THE SOUTH LINE OF SAID 1/4 OF SAID SECTION 5, FOR 729.64 FEET, TO THE INTERSECTION WITH THE SOUTHWESTERLY EXTENSION OF THE NORTHWEST RIGHT-OF-WAY LINE OF OLD DIXIE HIGHWAY; THENCE N 41 DEGREES 16'53" E, ALONG SAID SOUTHWESTERLY EXTENSION OF THE NORTHWEST RIGHT-OF-WAY LINE OF OLD DIXIE HIGHWAY FOR A DISTANCE OF 47.13 FEET, TO ITS INTERSECTION WITH THE NORTH LINE OF THE SOUTH 35.00 FEET OF THE SW 1/4 OF SAID SECTION 5, SAID INTERSECTION BEING THE POINT OF BEGINNING; THENCE S 89 DEGREES 14'08' W ALONG SAID NORTH LINE OF THE SOUTH 35.00 FEET OF THE SW 1/4 OF SAID SECTION 5, FOR A DISTANCE OF 44.44 FEET; THENCE N 41 DEGREES 16'53" E ALONG A LINE PARALLEL TO AND 63.00 FEET NORTHWESTERLY OF (AS MEASURED AT RIGHT ANGLES) THE NORTHWEST RIGHT-OF-WAY LINE OF THE SOUTH MIAMI-DADE TRANSPORTATION CORRIDOR (FORMERLY THE FLORIDA EAST COAST RAILWAY RIGHT-OF-WAY), FOR A DISTANCE OF 440.85 FEET, MORE OR LESS, TO THE SOUTH BOUNDARY OF MASON SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 30 AT PAGE 10 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE S 87 DEGREES 43'52" E, ALONG THE EASTERLY EXTENSION OF SAID SOUTH BOUNDARY OF MASON SUBDIVISION TO ITS INTERSECTION WITH THE NORTHWEST RIGHT-OF-WAY LINE OF OLD DIXIE

HIGHWAY FOR 42.47 FEET; THENCE S 41 DEGREES 16'53" W ALONG SAID NORTHWEST RIGHT-OF-WAY LINE OF OLD DIXIE HIGHWAY, FOR A DISTANCE OF 437.82 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

AND ALSO

PARCEL 3:

EAST 1/2 OF THE SOUTHEAST ¼ OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 LESS FROM SAID SECOND PARCEL, THE SOUTH 330 FEET OF THE EAST 260 FEET THEREOF, ALL LYING AND BEING WITHIN SECTION 5, TOWNSHIP 57S, RANGE 39E, AS RECORDED IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

AND ALSO

PARCEL 4:

THE SOUTH 330 FEET OF THE EAST 260 FEET OF THE W 1/2 OF SW 1/4 OF SE 1/4 OF SW 1/4 OF SECTION 5, TOWNSHIP 57 SOUTH, RANGE 39 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA; LESS THE SOUTH 35 FEET FOR R/W.

JOINDER BY MORTGAGEE

The undersigned, **NWL 2016 Evergreen LP, a Delaware limited partnership**, the Mortgagee under that certain Florida Real Estate Mortgage, Assignment of Leases and Rents and Security Agreement executed by JASA 1019, LLC, a Florida limited liability company to New Wave Loans Residential, LLC, a Delaware limited liability company in the original principal amount of $8,000,000.00, dated August 25, 2022 and recorded on August 26, 2022 in Official Records Book 33355, Page 3273 of the Public Records of Miami-Dade County, Florida, as assigned to NWL 2016 Evergreen LP, a Delaware limited partnership by that certain Assignment of Mortgage and Other Loan Documents dated August 25, 2022 and recorded on August 30, 2022 in Official Records Book 33360, Page 207 of the Public Records of Miami-Dade County, Florida, as further assigned to BankUnited, N.A., as Administrative Agent on behalf of Lenders by that certain Collateral Assignment of Mortgage dated September 22, 2022 and recorded on September 23, 2022 in Official Records Book 33398, Page 4120 of the Public Records of Miami-Dade County, Florida, as further assigned to NWL 2016 Evergreen LP, a Delaware limited partnership by that certain Assignment of Mortgage dated October 2, 2023 and recorded on October 10, 2023 in Official Records Book 33917 Page 2035 of the Public Records of Miami-Dade County, Florida, as further assigned to BankUnited, N.A., as Administrative Agent on behalf of Lenders by that certain Collateral Assignment of Mortgage dated October 24, 2023 and recorded on November 2, 2023 in Official Records Book 33952, Page 1104 of the Public Records of Miami-Dade County, Florida, as further assigned to NWL 2016 Evergreen LP, a Delaware limited partnership, by that certain Assignment of Mortgage dated June 3, 2024 and recorded on Juen 6, 2024 in Official Records Book 34259, Page 1857 of the Public Records of Miami-Dade County, Florida, covering all/or a portion of the real property located in Miami-Dade County, Florida and more particularly described in **Exhibit "A"** attached hereto and made a part hereof (the "Property") does hereby acknowledge that the terms of this agreement are and shall be binding upon the undersigned and its successors in title.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]
[*SIGNATURE PAGE TO FOLLOW IMMEDIATELY*]

Executed this 6 day of June 2024.

Signed & delivered in the presence of:

Witness Name: Bylin Powers
Witness Address: New Wave Loans Residential LLC
1835 NE Miami Gardens Dr, Suite 451
North Miami Beach, FL 33179

Witness Name: ALAN FELD
Witness Address: New Wave Loans Residential LLC
1835 NE Miami Gardens Dr, Suite 451
North Miami Beach, FL 33179

NWL 2016 EVERGREEN LP,
a Delaware limited partnership

By: Rivo Alto Capital Funding LLC,
a Florida limited liability company,
General Partner

By: Alerica, Inc, a Florida Corporation,
Manager

By: _____
Joel Eidelstein, President

STATE OF FLORIDA)
) SS:
COUNTY OF MIAMI DADE)

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this 6 day of June 2024, by JOEL EIDELSTEIN, President of Alerica, Inc, a Florida Corporation, the Manager of Rivo Alto Capital Funding LLC, a Florida limited liability company, the General Partner of NWL 2016 Evergreen LP, a Delaware limited partnership, [✓] who is personally known to me or [ ] who produced _____ as identification.

[NOTARY SEAL]

_____
Notary Public, State of Florida
Print Name: Alexandra Nussenbaum
My Commission Expires: _____

Alexandra Nussenbaum
Comm.:HH 192571
Expires: Feb. 1, 2026
Notary Public - State of Florida

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

ALL THAT PART OF THE EAST 1/2 OF THE SW 1/4 OF THE SE 1/4 OF THE SW 1/4 AND THE SE 1/4 OF THE SW 1/4 OF SECTION 5, TOWNSHIP 57 SOUTH, RANGE 39 EAST, LYING NORTHWESTERLY OF DIXIE HIGHWAY, LESS MASON'S SUBDIVISION, LESS THAT PART COMMENCING FROM THE SOUTH 1/4 CORNER OF SECTION 5, TOWNSHIP 57 SOUTH, RANGE 39 EAST, RUN WEST ALONG THE SOUTH LINE OF SAID SECTION 5, A DISTANCE OF 731.83 FEET TO THE INTERSECTION OF THE NORTHWESTERLY RIGHT-OF-WAY OF THE OLD DIXIE HIGHWAY FOR A POINT OF BEGINNING; THENCE CONTINUE WEST ALONG THE SOUTH LINE OF SAID SECTION FOR A DISTANCE OF 122.73 FEET TO A POINT; THENCE AT AN INTERIOR ANGLE OF 88 DEGREES 43'41" WITH THE PRECEDING COURSE RUN NORTH 663.85 FEET TO A POINT; THENCE AT AN INTERIOR ANGLE OF 91 DEGREES 16'21" WITH THE PRECEDING COURSE RUN EAST 470.26 FEET TO A POINT; THENCE AT AN INTERIOR ANGLE OF 52 DEGREES 14'23" WITH THE PRECEDING COURSE RUN SOUTHWESTERLY FOR A DISTANCE OF 369.9 FEET ALONG THE NORTHWESTERLY BOUNDARY OF MASON'S SUBDIVISION TO A POINT; THENCE AT AN EXTERIOR ANGLE OF 55 DEGREES 06'25" WITH THE PRECEDING COURSE RUN EAST 188.88 FEET ALONG THE SOUTH BOUNDARY OF MASON'S SUBDIVISION TO THE INTERSECTION OF SAID COURSE WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF THE OLD DIXIE HIGHWAY; THENCE AT AN INTERIOR ANGLE OF 50 DEGREES 59'15" RUN IN A SOUTHWESTERLY DIRECTION ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF THE OLD DIXIE HIGHWAY FOR A DISTANCE OF 485.95 FEET TO THE POINT OF BEGINNING, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 30 AT PAGE 10, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA;

ALSO DESCRIBED AS:

COMMENCE AT THE SW CORNER OF THE EAST 1/2 OF THE SW 1/4 OF THE SE 1/4 OF THE SW 1/4 OF SECTION 5, TOWNSHIP 57 SOUTH, RANGE 39 EAST, RUN EAST A DISTANCE OF 148.07 FEET, THENCE NORTHERLY AT AN INTERIOR ANGLE OF 91 DEGREES 46'19" A DISTANCE OF 35 FEET FOR THE POINT OF BEGINNING, THENCE CONTINUE IN THE SAME DIRECTION A DISTANCE OF 628.85 FEET TO A POINT OF THE NORTH LINE OF SAID EAST 1/2 OF THE SW 1/4 OF THE SE 1/4 OF THE SW 1/4; THENCE WESTERLY AT AN INTERIOR ANGLE OF 88 DEGREES 43'39" A DISTANCE OF 176.76 FEET TO THE NORTHWEST CORNER OF THE EAST 1/2 OF THE SW 1/4 OF THE SE 1/4 THE SW 1/4 THENCE SOUTHERLY AT AN INTERIOR ANGLE OF 89 DEGREES 14'30" A DISTANCE OF 628.17 FEET, MORE OR LESS, TO A POINT 35 FEET NORTH OF THE SW CORNER OF THE EAST 1/2 OF THE SW 1/4 OF THE SE 1/4 OF THE SW 1/4; THENCE EAST TO THE POINT OF BEGINNING, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

AND ALSO

PARCEL 2:

A PARCEL OF LAND LYING IN THE SE 1/4 OF THE SW 1/4 OF SECTION 5, TOWNSHIP 57 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA, LYING NORTHWESTERLY OF THE NORTHWESTERLY RIGHT OF WAY LINE OF OLD DIXIE HIGHWAY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SE CORNER OF THE SW 1/4 OF SECTION 5, TOWNSHIP 57 SOUTH, RANGE 39 EAST, THENCE ALONG THE SOUTH LINE OF SAID SW 1/4, S 89 DEGREES 14'12" W, (BEARINGS DERIVED FROM FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, 1974 NGS ADJUSTMENT) 733.68 FEET TO A POINT OF INTERSECTION WITH THE NORTHWESTERLY RIGHT OF WAY LINE OF OLD DIXIE HIGHWAY, AND THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE CONTINUE ALONG THE SAID SOUTH LINE OF THE SW 1/4, S 89 DEGREES 14'12" W 122.73 FEET; THENCE LEAVING SAID SOUTH LINE OF THE SW 1/4 N 0 DEGREES 30'31" E (INTERIOR ANGLE OF 88 DEGREES 43'41" DEED) 346.50 FEET; THENCE N 89 DEGREES 14'10" E (INTERIOR ANGLE OF 91 DEGREES 16'21" DEED) 233.20 FEET TO A POINT OF INTERSECTION WITH THE SOUTHWESTERLY EXTENSION OF THE NORTHWESTERLY BOUNDARY OF "MASON'S" SUBDIVISION AS RECORDED IN PLAT BOOK 30, AT PAGE 10 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE ALONG SAID NORTHWESTERLY BOUNDARY N 37 DEGREES 09'43" E 31.31 FEET TO A POINT OF INTERSECTION WITH THE SOUTH BOUNDARY OF "MASON'S" SUBDIVISION; THENCE S 87 DEGREES 53'24" E 188.98 FEET TO A POINT OF INTERSECTION WITH THE NORTHWESTERLY RIGHT OF WAY LINE OF OLD DIXIE HIGHWAY; THENCE ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE S 41 DEGREES 16'56" W (INTERIOR ANGLE OF 50 DEGREES 59'15" DEED) 486.98 FEET (485.95 DEED) TO THE POINT OF BEGINNING; LESS THE SOUTH 35 FEET FOR R/W.

AND LESS:

A PARCEL OF LAND IN THE SE 1/4 OF THE SW 1/4 OF SECTION 5, TOWNSHIP 57 SOUTH, RANGE 39 EAST, IN MIAMI-DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SW 1/4 OF SAID SECTION 5; THENCE RUN S 89 DEGREES 14'08" W, ALONG THE SOUTH LINE OF SAID 1/4 OF SAID SECTION 5, FOR 729.64 FEET, TO THE INTERSECTION WITH THE SOUTHWESTERLY EXTENSION OF THE NORTHWEST RIGHT-OF-WAY LINE OF OLD DIXIE HIGHWAY; THENCE N 41 DEGREES 16'53" E, ALONG SAID SOUTHWESTERLY EXTENSION OF THE NORTHWEST RIGHT-OF-WAY LINE OF OLD DIXIE HIGHWAY FOR A DISTANCE OF 47.13 FEET, TO ITS INTERSECTION WITH THE NORTH LINE OF THE SOUTH 35.00 FEET OF THE SW 1/4 OF SAID SECTION 5, SAID INTERSECTION BEING THE POINT OF BEGINNING; THENCE S 89 DEGREES 14'08' W ALONG SAID NORTH LINE OF THE SOUTH 35.00 FEET OF THE SW 1/4 OF SAID SECTION 5, FOR A

DISTANCE OF 44.44 FEET; THENCE N 41 DEGREES 16'53" E ALONG A LINE PARALLEL TO AND 63.00 FEET NORTHWESTERLY OF (AS MEASURED AT RIGHT ANGLES) THE NORTHWEST RIGHT-OF-WAY LINE OF THE SOUTH MIAMI-DADE TRANSPORTATION CORRIDOR (FORMERLY THE FLORIDA EAST COAST RAILWAY RIGHT-OF-WAY), FOR A DISTANCE OF 440.85 FEET, MORE OR LESS, TO THE SOUTH BOUNDARY OF MASON SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 30 AT PAGE 10 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE S 87 DEGREES 43'52" E, ALONG THE EASTERLY EXTENSION OF SAID SOUTH BOUNDARY OF MASON SUBDIVISION TO ITS INTERSECTION WITH THE NORTHWEST RIGHT-OF-WAY LINE OF OLD DIXIE HIGHWAY FOR 42.47 FEET; THENCE S 41 DEGREES 16'53" W ALONG SAID NORTHWEST RIGHT-OF-WAY LINE OF OLD DIXIE HIGHWAY, FOR A DISTANCE OF 437.82 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

AND ALSO

PARCEL 3:

EAST 1/2 OF THE SOUTHEAST ¼ OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 LESS FROM SAID SECOND PARCEL, THE SOUTH 330 FEET OF THE EAST 260 FEET THEREOF, ALL LYING AND BEING WITHIN SECTION 5, TOWNSHIP 57S, RANGE 39E, AS RECORDED IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

AND ALSO

PARCEL 4:

THE SOUTH 330 FEET OF THE EAST 260 FEET OF THE W 1/2 OF SW 1/4 OF SE 1/4 OF SW 1/4 OF SECTION 5, TOWNSHIP 57 SOUTH, RANGE 39 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA; LESS THE SOUTH 35 FEET FOR R/W.

OPINION OF TITLE

To: MIAMI-DADE COUNTY, a political subdivision of the State of Florida.

With the understanding that this Opinion of Title is furnished to Miami-Dade County, Florida as inducement for acceptance of a Declaration of Restrictions, pursuant to Public Hearing No. _____, it is hereby certified that I have examined (i) the Owner's Policy of Title Insurance issued by First American Title Insurance Company (Policy Number 5011412-1063590e) dated August 26, 2022 at 8:41 a.m. (the "Title Policy") and (ii) the Title Search Report dated June 21, 2024 and prepared by First American Title Insurance Company under FATIC File Number 110352659 covering the period of time extending from August 26, 2022 at 8:41 a.m. to June 7, 2024 at 8:00 a.m. (the "Title Search Report") for certain real property located in Miami-Dade County, Florida, and being more particularly described in Exhibit "A" attached hereto and by this reference made a part hereof (the "Property"). I know of no reason that this Title Policy is inaccurate or incomplete.

I am of the opinion that as of the date of the Title Search Report, fee simple title to the Property is vested in:

JASA 1019 LLC, a Florida limited liability (the "Company").

Merrill Jay Taub, as Manager of the Company, is authorized to execute any and all instruments on behalf of the Corporation.

Subject to the following encumbrances, liens and other exceptions (If "NONE" please indicate):

1. **RECORDED MORTGAGES:**

(a) Florida Real Estate Mortgage, Assignment of Leases and Rents and Security Agreement executed by JASA 1019, LLC, a Florida limited liability company to New Wave Loans Residential, LLC, a Delaware limited liability company in the original principal amount of $8,000,000.00, dated August 25, 2022 and recorded on August 26, 2022 in Official Records Book 33355, Page 3273 of the Public Records of Miami-Dade County, Florida, as assigned to NWL 2016 Evergreen LP, a Delaware limited partnership by that certain Assignment of Mortgage and Other Loan Documents dated August 25, 2022 and recorded on August 30, 2022 in Official Records Book 33360, Page 207 of the Public Records of Miami-Dade County, Florida, as further assigned to BankUnited, N.A., as Administrative Agent on behalf of Lenders by that certain Collateral Assignment of Mortgage dated September 22, 2022 and recorded on September 23, 2022 in Official Records Book 33398, Page 4120 of the Public Records of Miami-Dade County, Florida, as further assigned to NWL 2016 Evergreen LP, a Delaware limited partnership by that certain Assignment of Mortgage dated October 2, 2023 and recorded on October 10, 2023 in Official Records Book 33917 Page 2035 of the Public Records of Miami-Dade County, Florida, as further assigned to BankUnited, N.A., as Administrative Agent on behalf of Lenders by that certain Collateral Assignment of Mortgage dated October 24, 2023 and recorded on November 2, 2023 in Official Records Book 33952, Page 1104 of the Public Records of Miami-Dade County, Florida, as further assigned to NWL 2016 Evergreen LP, a Delaware limited partnership by that certain Assignment of Mortgage dated June 3, 2024 and recorded on June 6, 2024 in Official Records Book 34259, Page 1857 of the Public Records of Miami-Dade County, Florida.

2. **RECORDED CONSTRUCTIONS LIENS, CONTRACT LIENS AND JUDGMENTS**:

NONE

3. **GENERAL EXCEPTIONS**:

(a) Any minerals or mineral rights leased, granted or retained by current or prior owners.

(b) Taxes and assessments for the year 2023 and subsequent years, which are not yet due and payable.

4. **SPECIAL EXCEPTIONS**:

(a) Easement for Right-of-Way created by Corrective Quit Claim Deed recorded in Official Records Book 28147, Page 464, of the Public Records of Miami-Dade County, Florida.

(b) Any map or diagram now or previously provided is for reference and informational purposes only. The Company and its agents expressly disclaim any liability for alleged loss or damage which may result from reliance upon such map(s) or diagram(s). The foregoing does not limit any express coverage provided by the terms and provisions of any title insurance policy for matters which might be revealed by a survey prepared and certified in accord with Florida Statutes Section 472.027.

(c) ALTA/NSPS Land Title Survey prepared by Ford, Armenteros & Fernandez, Inc. dated August 19, 2022, under Job No. 22-038-364, shows the following: (a) Sewer Manhole extended into Parcel 3 in the South Side.

(d) Florida Real Estate Mortgage, Assignment of Leases and Rents and Security Agreement executed by JASA 1019, LLC, a Florida limited liability company to New Wave Loans Residential, LLC, a Delaware limited liability company in the original principal amount of $8,000,000.00, dated August 25, 2022 and recorded on August 26, 2022 in Official Records Book 33355, Page 3273 of the Public Records of Miami-Dade County, Florida, as assigned to NWL 2016 Evergreen LP, a Delaware limited partnership by that certain Assignment of Mortgage and Other Loan Documents dated August 25, 2022 and recorded on August 30, 2022 in Official Records Book 33360, Page 207 of the Public Records of Miami-Dade County, Florida, as further assigned to BankUnited, N.A., as Administrative Agent on behalf of Lenders by that certain Collateral Assignment of Mortgage dated September 22, 2022 and recorded on September 23, 2022 in Official Records Book 33398, Page 4120 of the Public Records of Miami-Dade County, Florida, as further assigned to NWL 2016 Evergreen LP, a Delaware limited partnership by that certain Assignment of Mortgage dated October 2, 2023 and recorded on October 10, 2023 in Official Records Book 33917 Page 2035 of the Public Records of Miami-Dade County, Florida, as further assigned to BankUnited, N.A., as Administrative Agent on behalf of Lenders by that certain Collateral Assignment of Mortgage dated October 24, 2023 and recorded on November 2, 2023 in Official Records Book 33952, Page 1104 of the Public Records of Miami-Dade County, Florida, as further assigned to NWL 2016 Evergreen LP, a Delaware limited partnership by that certain Assignment of Mortgage dated June 3, 2024 and recorded on June 6, 2024 in Official Records Book 34259, Page 1857 of the Public Records of Miami-Dade County, Florida.

(e) Agreement for Water and Sanitary Sewer Facilities between Miami-Dade County and JASA 1019 LLC dated May 30, 2023, and recorded on June 2, 2023, in Official Records Book 33732, Page 2483 of the Public Records of Miami-Dade County, Florida.

(f) Covenant Running with the Land in Favor of Miami-Dade County dated October 12, 2023 and recorded on November 8, 2023 in Official Records Book 33959, Page 1781, of the Public Records of Miami-Dade County, Florida.

I HEREBY CERTIFY that I have reviewed all the aforementioned encumbrances and exceptions and that none of them hinder or affect the recording or enforcement of the Declaration of Restrictions.

Therefore, it is my opinion that the following party(ies) must join in the agreement in order to make the Declaration of Restrictions a valid binding covenant on the lands described herein:

Name	**Interest**	**Special Exception Number**
NWL 2016 Evergreen LP	Lender	N/A

The following is a description of the aforementioned Title Evidence and its continuations:

Number	**Company Certifying**	**No. of Entries**	**Period Covered**
Policy Number 5011412-1063590e	First American Title Insurance Company	6	Date of Policy August 26, 2022 at 8:41 a.m.
Title Search Report File #110352659	First American Title Insurance Company	7	August 26, 2022 at 8:41 a.m. to June 7, 2024 @ 8:00 a.m.

I HEREBY CERTIFY that the legal description contained in this Opinion of Title coincides with, and is the same as, the legal description in the proffered, recordable agreement.

I, the undersigned, further certify that I am an attorney-at-law duly admitted to practice in the State of Florida and a member in good standing of the Florida Bar.

Respectfully submitted this 24 day of June 2024.

L. Robert Elias III, Esq.
The Elias Law Firm, PLLC
Florida Bar No. 936480
15500 New Barn Road, Suite 104
Miami Lakes, Florida 33014

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization this 24 day of June 2024, by L. Robert Elias III, Esq., [X] who is personally known to me or [ ] who has produced _____ as identification.

[NOTARY SEAL]

Notary Public, State of Florida
Print Name: Deborah Guzman
My Commission Expires: 1/17/2026

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

ALL THAT PART OF THE EAST 1/2 OF THE SW 1/4 OF THE SE 1/4 OF THE SW 1/4 AND THE SE 1/4 OF THE SW 1/4 OF SECTION 5, TOWNSHIP 57 SOUTH, RANGE 39 EAST, LYING NORTHWESTERLY OF DIXIE HIGHWAY, LESS MASON'S SUBDIVISION, LESS THAT PART COMMENCING FROM THE SOUTH 1/4 CORNER OF SECTION 5, TOWNSHIP 57 SOUTH, RANGE 39 EAST, RUN WEST ALONG THE SOUTH LINE OF SAID SECTION 5, A DISTANCE OF 731.83 FEET TO THE INTERSECTION OF THE NORTHWESTERLY RIGHT-OF-WAY OF THE OLD DIXIE HIGHWAY FOR A POINT OF BEGINNING; THENCE CONTINUE WEST ALONG THE SOUTH LINE OF SAID SECTION FOR A DISTANCE OF 122.73 FEET TO A POINT; THENCE AT AN INTERIOR ANGLE OF 88 DEGREES 43'41" WITH THE PRECEDING COURSE RUN NORTH 663.85 FEET TO A POINT; THENCE AT AN INTERIOR ANGLE OF 91 DEGREES 16'21" WITH THE PRECEDING COURSE RUN EAST 470.26 FEET TO A POINT; THENCE AT AN INTERIOR ANGLE OF 52 DEGREES 14'23" WITH THE PRECEDING COURSE RUN SOUTHWESTERLY FOR A DISTANCE OF 369.9 FEET ALONG THE NORTHWESTERLY BOUNDARY OF MASON'S SUBDIVISION TO A POINT; THENCE AT AN EXTERIOR ANGLE OF 55 DEGREES 06'25" WITH THE PRECEDING COURSE RUN EAST 188.88 FEET ALONG THE SOUTH BOUNDARY OF MASON'S SUBDIVISION TO THE INTERSECTION OF SAID COURSE WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF THE OLD DIXIE HIGHWAY; THENCE AT AN INTERIOR ANGLE OF 50 DEGREES 59'15" RUN IN A SOUTHWESTERLY DIRECTION ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF THE OLD DIXIE HIGHWAY FOR A DISTANCE OF 485.95 FEET TO THE POINT OF BEGINNING, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 30 AT PAGE 10, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA;

ALSO DESCRIBED AS:

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AND ALSO

PARCEL 3:

EAST 1/2 OF THE SOUTHEAST ¼ OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 LESS FROM SAID SECOND PARCEL, THE SOUTH 330 FEET OF THE EAST 260 FEET THEREOF, ALL LYING AND BEING WITHIN SECTION 5, TOWNSHIP 57S, RANGE 39E, AS RECORDED IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

AND ALSO

PARCEL 4:

THE SOUTH 330 FEET OF THE EAST 260 FEET OF THE W 1/2 OF SW 1/4 OF SE 1/4 OF SW 1/4 OF SECTION 5, TOWNSHIP 57 SOUTH, RANGE 39 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA; LESS THE SOUTH 35 FEET FOR R/W.