

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

PH: Z25-125

April 23, 2026

Item No. 8C3

Recommendation Summary	
Commission District	8
Applicants	232 Holdings, LLC and 12499 Holdings, LLC
Summary of Requests	The applicants seek to allow a rezoning of the subject property from RU-3M (12.9 units per acre) to RMD, Residential Modified District, and to delete two (2) existing covenants running with separate portions of the land restricting the property to previously approved plans, in order to allow this subject site to be developed with a 192-unit multifamily residential development. Additionally, the applicants also seek to allow the main entrance for one (1) of the proposed residential buildings to be accessed from a parking lot (not permitted).
Location	Lying on the southeast corner of South Dixie Highway (SR 5) and SW 232 Street, Miami-Dade County, Florida.
Property Size	±4.93-gross (±4.89-net) Acres
Existing Zoning	RU-3M, Minimum Apartment House District
Existing Land Use	Vacant land
2030-2040 CDMP Land Use Designation	Medium Density Residential w/ One Density Increase (DI-1) (Subject to approval of the concurrent CDMP amendment Application No. CDMP20250008) * <i>(see attached Zoning Recommendation Addendum)</i>
Comprehensive Plan Consistency	Consistent with the LUP map, and the interpretative text and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311, District Boundary Change, Section 33-311(A)(7), Generalized Modification Standards, Section 33-311(A)(4)(b), Non-Use Variances From Other Than Airport Regulations <i>(see attached Zoning Recommendation Addendum)</i>
Recommendation	Approval, subject to the Board's acceptance of the proffered covenant (Subject to approval of the concurrent CDMP amendment Application No. CDMP20250008 and it becoming effective) *

*** This recommendation is contingent on approval of the CDMP amendment Application No. CDMP20250008 to amend the CDMP, which the Board of County Commissioners (the Board) is scheduled to hear, pursuant to section 2-116.1 of the County Code, prior to and on the same day as the hearing on this concurrent zoning application.**

BOARD OF COUNTY COMMISSIONERS' JURISDICTION:

This Board has jurisdiction over this application pursuant to Section 2-116.1(5)(e), which provides that the zoning application shall, at the applicant's request, be processed concurrently with the CDMP amendment application, and the Board of County Commissioners may take action on the concurrent zoning application on the same day at which it takes final action on the CDMP amendment application.

REQUESTS:

- (1) DISTRICT BOUNDARY CHANGE from RU-3M, Minimum Apartment House District, to RMD, Residential Modified District.
- (2) DELETION of a Declaration of Restrictions recorded in Official Records Book 26676, Pages 1313-1318, of the Public Records of Miami-Dade County, Florida.
- (3) DELETION of a Declaration of Restrictions recorded in Official Records Book 30819, Pages 2911-2916, of the Public Records of Miami-Dade County, Florida.

The purpose of requests #2 and #3 is to allow the applicants to delete existing covenants that restrict the subject property to prior site plans, in order to be able to build under the proposed zoning district.

- (4) NON-USE VARIANCE of the Residential Modified District Regulations requiring that the primary entrance of a building shall provide access to a street; to waive same and permit the primary entrance for one (1) of the proposed residential buildings to be accessed from a parking lot.

PROJECT DESCRIPTION:

The application site was the subject of Comprehensive Development Master Plan (CDMP) amendment Application No. 4 filed in the May 2016 cycle of applications to amend the CDMP that was approved by the Miami-Dade Board of County Commissioners through Ordinance No. 16-117 adopted in October 2016. That application changed the land use designation of the application site from "Low Density Residential" (2.5 to 6 dwelling units per gross acre) and "Business and Office" to its current "Low-Medium Density Residential" (6 to 13 dwelling units per gross acre) designation.

Additionally, in 2008, the two western parcels of the subject site, under folios 30-6924-000-0691 and 30-6924-000-0680 (approximately ±2.03-acres), were rezoned from GU, AU and BU-1A, to RU-3M pursuant to Resolution No. CZAB15-13-08 in order to develop the site with 26-unit townhouse-style residential development through the use of the Workforce Housing credits. As part of that approval, the applicants had also proffered a Declaration of Restrictions ORB 26676, Pages 1313-1318 (2008 Covenant), restricting that (1) the site shall be developed in substantial compliance with the submitted site plan; and (2) proffering 12.5 percent of the proposed homes on the property as Workforce Housing units for persons with incomes between 65% and 140% of Area Median Income (AMI).

Later, in 2017, the eastern portion (folio 30-6924-000-0670; ±2.9-acres) of the property was the subject of a request for a district boundary change from AU to RU-3M that was initially denied by the CZAB 15, but reversed on appeal before the Board of County Commission (BCC) and was approved pursuant to Resolution No. Z-25-17. At that time the applicants proffered a Declaration of Restrictions ORB 30819, Pages 2911-2916 (2018 Covenant), which among other things included the following proffers: (1) pedestrian access would be provided from this property to the Busway and US-1; and (2) the property shall be developed with two-story high townhouses.

Staff notes that the subject parcel is located within the buffer area of Miami-Dade County's South Dade Transitway Corridor. This corridor is one of the six rapid transit corridors identified in the

Strategic Miami Area Rapid Transit (SMART) Plan, which runs along South Dixie Highway and is currently served by the South Dade Transitway. The SMART Plan was adopted by the Miami-Dade County Transportation Planning Organization (TPO) in April 2016 and endorsed by the Board of County Commissioners (BCC) through Resolution No. R-523-16.

Staff notes that the applicants have concurrently filed a small-scale amendment application (CDMP20250008) to the Comprehensive Development Master Plan (CDMP) Adopted 2030 and 2040 Land Use Plan (LUP) map. The CDMP application seeks to re-designate the ± 4.93 -gross (± 4.89 -net) acres subject parcel from “Low-Medium Density Residential” (6 to 13 dwelling units per gross acre), to “Medium Density Residential with the One Density Increase (DI-1).” The CDMP amendment would be subject to the Board’s acceptance of a proffered Declaration of Restrictions (CDMP covenant) requiring that sound urban design principles are incorporated into the design of the development on the property consistent with the One Density Increase (DI-1), limiting residential development on the Property to 192 dwelling units. The covenant also commits to providing forty percent (40%) of the dwelling units as Workforce Housing for households whose annual income is up to one-hundred forty percent (140%) of Area Median Income (“AMI”) of Miami-Dade County. The covenant commits to connecting to public water and sanitary sewer service and to conduct an endangered species survey prior to the issuance of any Tree Removal Permit. Further, the applicants have included in the proffered covenant a commitment to entering into a proportionate fair share payment agreement with the County to mitigate impacts to US-1. Approval of this zoning application is contingent on the approval of the concurrent CDMP amendment Application No. CDMP20250008 and it becoming effective.

The applicants seek to allow a rezoning of the subject property from RU-3M (12.9 units per acre) to RMD, Residential Modified District. The applicants also seek to delete two (2008 and 2018) prior covenants running on the west and eastern portions of the land restricting the overall subject property to previously approved plans, in order to allow this subject site to be developed with a 192-unit multifamily residential development under the requested RMD standards. Additionally, the applicants seek an ancillary non-use variance to allow the main entrance for one (1) of the proposed residential buildings to be accessed from a parking lot, which is otherwise not permitted under the RMD standards. As part of this application, the applicants have submitted site plans depicting the proposed development. The plans indicate three (3) multi-family buildings with a maximum height of four (4)-stories, with two of the buildings oriented along SW 232 Street, and one to the south of the property closer to the canal. Parking and driveways are internal to the site and facilitate the flow of traffic within the proposed development, with the required parking provided as a surface parking lot located within the center of the parcel and towards the rear of the two buildings that front along SW 232 Street. The third building is accessed from this parking lot, and is the subject of the non-use variance request #4. Vehicular access to the proposed development is provided by means of a main ingress/egress point of direct vehicular and pedestrian access from SW 232 Street. An emergency access with a right turn only has also been provided towards the northwest corner of the site. The submitted landscape plans depict adequate landscaping in the form of trees and shrubs provided along the perimeter of the subject parcel and around the existing/proposed structures. In addition, the applicants have voluntarily proffered a Zoning Declaration of Restrictions, which, among other provisions, limits that: (1) notwithstanding the zoning district and land use designation of the subject property, the maximum number of dwelling units permitted to be developed on the parcel shall not exceed a total of one-hundred ninety-two (192) multi-family apartment dwelling units, including any workforce housing increase; (2) the property shall be developed substantially in accordance with conceptual plans submitted in connection with the application; and (3) that forty percent (40%) of the dwelling units shall be designated as rental or condominium units to households in the “workforce housing

income range,” as that term is defined in Section 33-193.6(10) of the County Code, in accordance with the provisions of Chapter 33, Article XIIA of the County Code.

<u>NEIGHBORHOOD CHARACTERISTICS</u>		
	Zoning and Existing Use	Land Use Designation
Subject Property	RU-3M; vacant land	Medium Density Residential w/ One Density Increase (DI-1) (Subject to approval of the concurrent CDMP amendment) *
North	BU-1A, RU-1; vacant land, single-family residence	Business and Office, Low Density Residential (2.5 to 6 dua)
South	GU; C-102 canal	Water
East	RMD; single-family residence, vacant land, groves	Low Density Residential (2.5 to 6 dua)
West	GU; C-102 canal	Water
* Land subject to CDMP Amendment Application No. CDMP20250008, filed concurrently by the applicants, which, if approved by the Board, would change the land use designation to “Medium Density Residential w/ One Density Increase (DI-1).”		

NEIGHBORHOOD COMPATIBILITY:

The ±4.93-gross (±4.89-net) acres currently vacant subject property is located on the southeast corner of South Dixie Highway (SR 5) and SW 232 Street. The properties to the north are zoned BU-1A and RU-1 that are mostly vacant except for an existing single-family residence. Abutting to the south and west of the site is the curvilinear C-102 Canal, with a gas station, a religious facility, agricultural uses, and vacant properties located across from the canal. The two large properties immediately to the east of the subject site are zoned RMD and are currently vacant, or with existing groves. Additionally, the subject property is inside the Urban Development Boundary (UDB) and within ¼ mile of the South Dade Transitway corridor.

SUMMARY OF THE IMPACTS:

The approval of this application will allow the applicants to provide additional 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 103 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:

As previously mentioned, the subject property is the subject of a small-scale CDMP amendment application (CDMP20250008) being processed concurrently with this zoning application, pursuant to Section 2-116.1(5)(d)(e) of the Code of Miami-Dade County. The concurrent CDMP application is slated to be heard by the Board of County Commissioners, prior to the zoning hearing

application. The CDMP application seeks to re-designate the ± 4.93 -gross (± 4.89 -net) acres subject parcel from “Low-Medium Density Residential” (6 to 13 dwelling units per gross acre), to “Medium Density Residential with the One Density Increase (DI-1)” (13 to 25 Dwelling units per gross acre). **Medium density Residential use category allows a range in density from a minimum of 13 to a maximum of 25 dwelling units per gross acre and the type of housing structures typically permitted in this category includes townhouses and low-rise and medium-rise apartments.** Furthermore, this category includes the One Density Increase (DI-1) overlay designation provided that sound urban design principles are incorporated into the design of the proposed development, which would allow one density category higher than the aforementioned 13 to 25 allowed under Medium Density, and would essentially be from 25 to 60 dwelling units per gross acre. As such, subject to the approval of the concurrent CDMP amendment, this would allow the applicants to develop the ± 4.93 -gross acre subject site with a maximum total of 295 dwelling units as the maximum density allowed under the CDMP Low Density Residential w/ One Density Increase (DI-1) threshold on the LUP map. Notwithstanding, staff notes that as part of the hearing for this application, the applicants have voluntarily proffered a Zoning Declaration of Restrictions, which, among other provisions, provides that the property shall be developed substantially in accordance with submitted site plan, and limits the number of units on the parcel to a maximum of 192 units, including that 40% of the dwelling units shall be workforce housing units. Based on the foregoing, staff opines that the proposed density under this application would be **consistent** and, as demonstrated, within the maximum numerical residential density threshold that would be permitted by the Land Use Plan map, as well as within the maximum unit count that may be approved under the concurrent CDMP application.

Staff also notes that the subject property is located within 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 (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 property is within $\frac{1}{4}$ mile of the SMART Plan corridor, where compatible higher intensity and density mixed use development is encouraged at up to 60 units per acre. Although the development proposes a 192-unit residential project which is well within the density threshold allowed for mixed use developments within $\frac{1}{4}$ -mile of the Transitway, it is for a single use and does not include a mix of land uses, thereby does not meet the criteria under the “Mixed Use Development” provisions of the Land Use Element. Notwithstanding, staff notes that the proposed residential development may be authorized through the approval of the land use amendment, and would be **consistent** and in harmony with the intent of the SMART Plan corridor goals, policies and objectives, while providing density that is appropriate for the subject site and character of the neighboring community.

Additionally, staff notes that on September 16, 2025, pursuant to Resolution No. CZAB15-11-25, the parcel located immediately to the east of the subject site (lying on the southwest corner of SW 232 Street and SW 124 Avenue) was approved by the Community Zoning Appeals Board 15 for a district boundary change from RU-3M to RMD, in order to permit the development of an 80-unit multifamily residential project on the property.

The criteria for determining compatibility is outlined in CDMP Land Use Element, **Policy LU-4A**, among which are *noise, lighting, height, bulk, scale of architectural elements, landscaping and buffering as applicable*. Staff opines that the proposed rezoning for the RMD development of 192

multi-family residential apartments, with 40 percent Workforce Housing Units (WHUs), at a density of ± 38.94 dwelling units per gross acre, on the subject site would be **compatible** with the development trend within the surrounding area and with the County's policies to appropriately increasing residential densities and intensities of development within the UDB. Furthermore, submitted landscape plans depict ample landscaping in the form of trees and shrubs provided along the perimeter of the property lines for the subject parcel. Based on the foregoing, staff opines that the proposed development will be adequately buffered and will not have a significant visual impact on the surrounding properties and would be **compatible** with the area based on the criteria set forth in the CDMP Land Use Element and **Policy LU-4A**.

Therefore, subject to the Board's approval of the CDMP small-scale amendment to allow the redesignation of the subject parcel to Medium Density Residential w/ One Density Increase (DI-1) on the CDMP LUP map, and subject to the acceptance of the proffered covenant, staff opines that the proposed district boundary change to RMD on the subject property would be **consistent** with the CDMP Land Use Element interpretative text and the maximum numerical density threshold permitted for the **Medium Density Residential with One Density Increase (DI-1)** land use category of the CDMP Land Use Plan (LUP) map. 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 applicants seek approval of a request for a district boundary change from RU-3M, Minimum Apartment House District, to RMD, Residential Modified District, on the subject property. For the reasons stated above and below, staff opines that when the request to rezone the ± 4.93 -gross (± 4.89 -net) acre parcel to RMD, in order to allow it to be developed with a 192-unit multifamily residential development, is analyzed under Section 33-311, District Boundary Change, the approval of the request would be **compatible** with the surrounding area when considering the necessity and reasonableness in relation to 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 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 opines that contingent on the approval of the CDMP land use map amendment to redesignate the subject parcel to Medium Density Residential w/ One Density Increase (DI-1), as well as subject to the acceptance of the proffered zoning covenant, and for the reasons explained in the Comprehensive Development Master Plan Analysis section, the request for a zone change on the subject property would be **consistent** with the aforementioned CDMP designation of the parcel on the CDMP Land Use Plan map, and would be **compatible** with the trend of development in the surrounding area. Staff opines that given the established residential pattern in the surrounding area characterized by the rezoning of the large parcel located immediately to the east of the subject site which was for a district boundary change from RU-3M to RMD in order to be developed with a multifamily residential project, similar to what is being requested under the current application, staff finds that the proposed rezoning represents a consistent and compatible continuation of the development pattern that would not alter the development trend within the surrounding community.

Staff notes that the proposed residential development complies with all the zoning regulations regarding building setbacks, heights of buildings, open space, lot coverage, parking requirements,

and landscaping. As designed, the proposed development will produce a development that will be compatible with the neighborhood. Additionally, staff opines that based on the submitted landscape plans, the perimeter of the subject parcel is to be substantially buffered with ample landscaping in the form of a continuous row of street trees and shrubs, and that such landscaping elements will create a visual perception of continuous greenery and be sufficient to mitigate any visual or aural impacts generated by the proposed development on the neighboring properties. Furthermore, the applicants have proffered a Declaration of Restrictions which, among other things, restricts the residential density on the subject property to a maximum of 192 units, including workforce housing units, to be developed in accordance with submitted site plan.

Staff notes that 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. Staff notes that the Platting and Traffic Review Section of RER, does not object to the application and indicate in their memorandum that the application does meet the traffic concurrency criteria for initial development order and that the application will generate approximately 103 PM peak hour vehicle trips. Further, the Code Coordination and Public Hearings Section of the Department of Regulatory and Economic Resources (RER) in their memorandum 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. In addition, the other departments reviewing the application, including the Miami-Dade Fire Rescue Department, as well as the Water and Sewer Department, do not object to the application. Based on the aforementioned department memoranda, staff opines that approval of the applicant's request for a district boundary change will not unduly burden the abutting roadways or have an unfavorable impact on the environmental resources. Based on the aforementioned reasons, staff opines that approval of the request to rezone the subject parcel to RMD, would not be out of character with the area and would be **compatible** with same, when considering the necessity and reasonableness of the zone change in relation to the present and future development of the area. **Therefore, staff recommends approval of request #1, subject to the Board's acceptance of the proffered covenant, for a district boundary change to RMD, Residential Modified District, under Section 33-311, District Boundary Change standards. (Subject to approval of the concurrent CDMP amendment Application No. CDMP20250008 and it becoming effective)**

In order to effectuate that the future development on the site be based on the proposed zoning district, the applicants also request the deletion of the two (2) existing covenants each running with the two respective portions of the land, and which thereby restrict the overall subject property to previously approved site plans. When the requests to delete the previously recorded covenants ORB 26676, Pages 1313-1318 (2008 Covenant) (request #2), and ORB 30819, Pages 2911-2916 (2018 Covenant) (request #3), are analyzed under Section 33-311(A)(7), Generalized Modification Standards, staff recommends approval of the requests. Staff opines that the requests to delete these prior covenants, is inextricably intertwined with request #1, which staff supports. The deletion of the covenants is contingent on the approval of the request to rezone the subject parcel to RMD, in order to allow the applicants to develop the site in accordance with the proposed district zoning regulations. As such, staff opines that the approval of these requests would be **compatible** with the area concerned, when considering the necessity and reasonableness of the deletion in relation to the present and future development of the area concerned. **Therefore, staff recommends approval of requests #2 and #3, subject to the Board's acceptance of the proffered covenant, under Section 33-311(A)(7), Generalized Modification Standards.**

Similarly, when request #4, wherein the applicants seek to allow the main entrance for one (1) of the proposed residential buildings to be accessed from a parking lot, where the RMD zoning regulations require that the primary entrance of a building shall be from a street, is analyzed under Section 33-311(A)(4)(b), Non-Use Variance Standards, staff is supportive of the aforementioned request and is of the opinion that the approval of the request with conditions would be **compatible** with the neighborhood, would not negatively 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.

The aforementioned variance is required under the Residential Modified District (RMD) standards which require that the primary entrance of a building shall provide access to a street. Specifically, for lots with one (1) street frontage, all principal buildings shall be located along or within the building frontage zone, with a minimum frontage length of 70 percent. Staff notes that the proposed development exceeds this requirement by providing approximately 74% frontage along SW 232 Street. However, staff also notes that two of the buildings are located in such a way that they utilize all the available frontage area, limiting the ability to accommodate the third building along said street frontage. As a result, the third building has been situated towards the interior of the site with its main access provided from the parking lot of the proposed development, and as such, is the subject of this non-use variance request #4. Although this one structure shall not meet the aforementioned building placement requirement, staff opines that the request is internal to the site and is minimally intrusive when taking into consideration the scale and massing of the proposed development. Therefore, staff opines that approval of the request will not create a significant visual impact on the surrounding areas, nor based on memoranda from the reviewing departments, would the aforementioned variance be intrusive to the surrounding area. As such, staff opines that allowing one (1) of the proposed residential buildings to be accessed from a parking lot instead of having a frontage along a street, 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 variance for the proposed development would be **compatible** with the surrounding area and would not be detrimental to same. **Based on the foregoing analysis, staff recommends approval of request #4, subject to the Board's acceptance of the proffered covenant, 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 main direct vehicular and pedestrian access provided from SW 232 Street to facilitate the flow of traffic for the proposed residential development, whereas an emergency access with a right turn only has also been provided towards the northwest corner of the subject site. Parking and driveways are internal to the site, with the parking provided as surface parking located within the center of the parcel and towards the rear of the two buildings that front along SW 232 Street. Pedestrian access is provided through internal walkways linking parking areas to building entrances. The proposed residential development provides for a total of 277 parking spaces where 212 spaces are required by code and as such complies with the code minimums. Additionally, the plans provide 32 bicycle parking spaces, where 10 are required, further supporting multimodal access.

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

OTHER: Not applicable.

RECOMMENDATION:

Approval, subject to the Board's acceptance of the proffered covenant (Subject to approval of the concurrent CDMP amendment Application No. CDMP20250008 and it becoming effective)

CONDITIONS FOR APPROVAL: None.

ES:JB:SS:EA:MA

A handwritten signature in black ink that reads "Eric Silva". The signature is written in a cursive, flowing style. Below the signature is a horizontal line.

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

ZONING RECOMMENDATION ADDENDUM

232 Holdings, LLC and 12499 Holdings, LLC
PH: Z25-125

NEIGHBORHOOD SERVICES PROVIDER COMMENTS*	
Code Coordination and Public Hearings Section (RER)	<i>No objection</i>
Platting and Traffic Review Section (RER)	<i>No objection*</i>
Department of Transportation and Public Works (DTPW)	<i>No objection*</i>
Miami-Dade Fire Rescue (MDFR)	<i>No objection</i>
Water and Sewer Department (WASD)	<i>No objection*</i>
Building and Neighborhood Compliance (BNC)	<i>No objection</i>
Miami-Dade Sheriff's Office (Police)	<i>No objection</i>
Public Housing & Community Development (PHCD)	<i>No objection</i>
<i>*Subject to conditions in their memorandum.</i>	

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

Medium Density Residential (Pg. I-31) With One Density Increase (DI-1) w/ Urban Design (Pg. I-32)	The Medium density category allows a range in density from a minimum of 13 to a maximum of 25 dwelling units per gross acre and the type of housing structures typically permitted in this category includes townhouses and low-rise and medium-rise apartments. Density Increase with Urban Design. Some parcels are designated on the LUP map both with a color designating the allowable residential density basis and one of two hatch patterns. The hatch pattern labeled on the LUP map legend as DI-1 (Density Increase 1) denotes that the parcel is eligible for approval of one density category higher than the residential density indicated by the underlying color code, and DI-2 denotes eligibility for approval of up to two density categories higher. A property shall be eligible for a DI-1 designation only if the development containing the designated property utilizes sound urban design principles adopted by County ordinance or incorporated in the Urban Design Manual endorsed by Resolution R-1360-98 as may be amended from time to time, or addresses the urban design concerns contained in another binding instrument approved by action of the Board of County Commissioners. If the referenced urban design principles are not employed, the allowable density shall be limited to that authorized only by the underlying color code. (*Subject to approval of the concurrent CDMP amendment Application No. CDMP20250008)
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, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering, and safety, as applicable.

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
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ZONING RECOMMENDATION ADDENDUM

232 Holdings, LLC and 12499 Holdings, LLC
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	<i>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.</i> (F) Section 33-311 provides that the Board shall take into consideration, among other factors the extent to which: (1) <i>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;</i> (2) <i>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;</i> (3) <i>The development permitted by the application, if granted, will have a favorable or unfavorable impact on the economy of Miami-Dade County, Florida;</i> (4) <i>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;</i> (5) <i>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.</i>
Section 33-311(A)(7) Generalized Modification Standards.	<i>The Board shall hear applications to modify or eliminate any condition or part thereof which has been imposed by any final decision adopted by resolution; and to modify or eliminate any provisions of restrictive covenants, or parts thereof, accepted at public hearing, except as otherwise provided in Section 33-314(C)(3); provided, that the appropriate Board finds after public hearing that (a) the modification or elimination, in the opinion of the Community Zoning Appeals Board, would not generate excessive noise or traffic, tend to create a fire or other equally or greater dangerous hazard, or provoke excessive overcrowding of people, or would not tend to provoke a nuisance, or would not be incompatible with the area concerned, when considering the necessity and reasonableness of the modification or elimination in relation to the present and future development of the area concerned, or (b) (i) that the resolution that contains the condition approved a school use that was permitted only as a special exception, (ii) that subsequent law permits that use as of right without the requirement of approval after public hearing, and (iii) that the requested modification or elimination would not result in development exceeding the standards provided for schools authorized as a matter of right without the requirement of approval after public hearing.</i>
Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations	<i>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.</i>

ZONING RECOMMENDATION ADDENDUM

232 Holdings, LLC and 12499 Holdings, LLC
PH: Z25-125

Sec. 33-284.86. - General Requirements	<i>B. Buildings. 11. The primary entrance of a building shall provide access to a street or a designated open space. The primary entrance to the upper levels of a mixed-use building with colonnades shall be through the colonnaded area along the front property line.</i>
Sec. 33-493. - General Site Regulations	<i>(c) Minimum Building Frontage Required. (i) All buildings, except accessory buildings, shall have frontage along or within the building frontage zone. The frontage length of a single building or the aggregate frontage length of multiple buildings shall comply with the following, as further illustrated in the figures below: a. Lots with one frontage: 70 percent. b. Lots with two frontages: 60 percent. c. Lots with three or more frontages: 50 percent.</i>

Building and Neighborhood Compliance

ENFORCEMENT HISTORY

232 HOLDINGS, LLC AND 12499
HOLDINGS, LLC/ARZA, HUGO

N/A
MIAMI-DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

Pending

Z2025000125

DATE

HEARING NUMBER

FOLIO: 30-6924-000-0691/30-6924-000-0680/30-6924-000-0670

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:

March 16, 2026

NEIGHBORHOOD REGULATIONS:

Folio No.: 30-6924-000-0691/30-6924-000-0670

There are no open/closed cases in CMS

Folio No.: 30-6924-000-0680

Case No. 202502002497 was opened on 04/30/2025. Citation **T129224** was issued on 05/05/2025 for "FAILURE TO PERFORM LOT MAINTENANCE IN A NON-RESIDENTIAL DISTRICT AS STATED IN 19-14(A)(1), TO WIT: REF CASE 202302001347 OVERGROWTH JUNK AND TRASH . GRASS EXCEEDINGLY MORE THAN 18 INCHES AND MATTRESS, CABINETS AND OTHER MICS ITEMS ON THE VACANT LOT.". Citation was paid on 05/23/2025 and compliance met on 06/24/2025. **Case is closed.**

BUILDING SUPPORT REGULATIONS:

Folio No.s: 30-6924-000-0691/30-6924-000-0680/30-6924-000-0670

There are no open/closed cases in BSS.

VIOLATOR:

232 HOLDINGS, LLC AND 12499 HOLDINGS, LLC/ARZA, HUGO

OUTSTANDING LIENS AND FINES:

There are no outstanding liens or fines.

Memorandum



Date: January 5, 2026

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

From: Christine Velazquez, Division Chief
Department of Regulatory and Economic Resources (RER)

Subject: Z2025000125-3rd Review
232 Holdings, LLC and 12499 Holdings, LLC
SE corner of US 1 (SR 5) and SW 232nd Street
DBC from RU-3M to RMD and to deletion of Declaration of
Restrictions for a proposed multi-residential development.
(RU-3M) (4.99 acres)
24-56-39

RER is currently reviewing the concurrent application CDMP20250008. If the CDMP application is denied, then RER recommends that this concurrent zoning application be denied, as it would be inconsistent with the unamended CDMP. Accordingly, RER's analysis and recommendations consider whether this concurrent zoning application is consistent with the CDMP amendment as requested by the applicant and with the applicable zoning and other land development regulations.

Finally, if the Board adopts the CDMP application but with modifications, the recommendations and analyses provided in this report may have to be supplemented or revised to address any such modifications.

RER has performed an environmental review of 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 related to potable water supply and wastewater disposal.

Potable Water Supply and Wastewater Disposal

Pursuant to the Code and based on the requested district boundary change, the future development is within feasible distance to connect to public water and public sanitary sewers. Therefore, the future development shall connect to public water and sanitary sewers in accordance with the Code. Please note that this development will need to obtain water and sanitary sewer extension permits prior to RER 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 RER to allow an alternative means of domestic wastewater disposal.

Be advised that the required water main extension permit is issued by the Florida Department of Health. Civil drawings for the water main extension will need to be approved by the Miami-Dade Water and Sewer Department and the Environmental Permitting Section of RER.

Civil drawings for the required sewer main extension will need to be approved by MDWASD and the Environmental Permitting Section of RER 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 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 in the LOS standards subject to compliance with the conditions required by the County 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 RER-Environmental Plan Review will evaluate and may reserve sanitary sewer capacity, through the 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, RER-Environmental Plan Review Section 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 proposed within a parcel, each building shall connect individually to a public sanitary sewer system without traversing other parcels.

Water Control Review

A RER 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.

Stormwater shall be retained on site utilizing a designed seepage or infiltration drainage system. Drainage plans shall provide for full on-site retention of the stormwater runoff. Site grading and development shall provide for the full retention 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.

Pursuant to Section 24-48.1(1)(f) of the Code, the applicant is advised that a DERM Class VI Permit may be required for the construction of the proposed surface water management system for the development.

The proposed project is adjacent to the Princeton Canal. The Princeton Canal is a primary canal owned and maintained by the South Florida Water Management District (SFWMD). Permit from SFWMD may be required for the proposed work.

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.

The applicant is advised to contact the RER Water Control Section at (305)372-6681 or dermwatercontrol@miamidade.gov for further information regarding permitting procedures and requirements.

Conditions of Approval: None

Tree Preservation Review

An aerial review of the subject properties indicates the presence of tree resources. A landscape plan entitled "Summerbreeze" prepared by William A. Eager, R.A., and dated as received by Miami-Dade County on December 23, 2025, 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 resources. RER has no objection to this application provided that the applicant obtains a Miami-Dade County Tree Removal Permit prior to the removal or relocation of the non-specimen trees on site.

The subject application, which requests a district boundary change from RU-3M to RMD could result in tree removal/relocation activity to trees. A Miami-Dade County Tree Permit is required prior to the removal and/or relocation of any tree that is subject to the tree preservation and protection provisions of the Code. The applicant is advised that a tree survey that includes a tree disposition table will be required during the tree removal permit application process. Projects and permits shall comply with the requirements of sections 24-49.2 and 24-49.4 of the Code, including the specimen tree standards.

In accordance with section 24-49.9 of the Code, all plants prohibited by Miami-Dade County shall be removed from all portions of the property prior to development, or redevelopment and developed parcels shall be maintained to prevent the growth or accumulation of prohibited species. Please contact Jackelyn Alberdi at Jackelyn.Alberdi@miamidade.gov for additional information or concerns regarding this review.

Conditions of Approval: None

Pollution Remediation Review

A preliminary review of available information to the Department based on potential sources (Current/Former Agricultural use), indicates the potential for environmental concerns at the subject property based on historical and/or current land use on the subject or adjoining property(ies). Therefore, the applicant is required to evaluate for and identify all site activities and land uses (historical and current) that represent(ed) a potential to cause or to have caused impairment of the environment (i.e., soil, groundwater, surface water, vapor) at, near or in the vicinity of the site. Based on the findings, appropriate environmental site assessment may be required in support of the site development. A report presenting the results/findings of the above required site investigation(s) and any necessary assessment, including all supporting documentation, shall be submitted to the RER-Pollution Remediation Section (PRS site development plans including but not limited to soil improvement plans, drainage plans/stormwater management plans, dewatering plans, etc. PRS, EMES and/or EMRD review and approval of said documents shall be required.

All construction plans (inclusive of drainage) and dewatering plans shall require the approval from the PRS, EMES and/or EMRD as it relates to environmental contamination issues. Be advised that the PRS, EMES and 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.

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 plans for this development. All contaminated soil within the property to be conveyed must be disclosed at the earliest stage possible and the receiving public entity must be made aware of and accept the contaminated property and any associated restrictions. If soil contamination will remain following the conveyance, documentation of acceptance shall be provided to the Department prior to Final Plat.

Please contact Thomas Kux, P.G. at Thomas.kux@miamidade.gov if you have any questions.

Conditions of Approval: None

DERM Enforcement History Review

The subject property no open and one (1) closed enforcement records for violations of Chapter 24 of the Code. There are no outstanding DERM liens or fines for the subject property. Please contact the Enforcement Section if you require additional information.

Concurrency Review Summary

A concurrency review has been conducted for this application and the County has determined that the same meets all applicable LOS standards for an initial development order as specified in the adopted CDMP for potable water supply, wastewater disposal, and flood protection. This concurrency approval is valid only for this initial development order. Pursuant to Chapter 33G of the Code, a final concurrency statement will be issued at the time of final development order.

If you have any questions concerning the comments or wish to discuss this matter further, please contact Ninfa Rincon at (305) 372-6764.

cc: Eric Silva, Department of Regulatory and Economic Resources

Memorandum



Date: December 24, 2025

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

Through: James B. Ferguson, P.E.
Assistant Director
Water and Sewer Department (WASD)

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

Subject: Zoning Application Comments - Summerbreeze
Application No. Z2025000125 (Revision No. 2) - (Pre-App. No. Z25P-113)

James B. Ferguson
for

The Water and Sewer Department has reviewed the proposed development for the subject zoning application. WASD has no objection to this zoning application, based on the information provided. Additional requirements may be needed at the time of permitting. The information provided below is preliminary and it does not affect the Zoning process.

At the time of development, the applicant is advised to consult with the project's engineer and WASD's Plans Review staff to finalize points of connection and capacity approval. A WASD Agreement No. 33450 is pending to be finalized

Application Name: Summerbreeze

Location: The proposed project is located on approximately 4.93 gross acres at the southeast corner of South Dixie Highway and SW 232nd Street, with Folio Nos. 30-6924-000-0670, 30-6924-000-0680, and 30-6924-000-0691, in unincorporated Miami-Dade County.

Proposed Development: The Applicant is seeking a district boundary change from RU-3M (Minimum Apartment House District) to RMD (Residential Modified District) in order to develop the property with a residential project consisting of 192 apartment units, through the Workforce Housing Program.

The estimated total water demand for the proposed project will be 25,920 gallons per day (gpd).

Please note that the subject property has a 15 feet WASD Easement within the northwestern boundary of the subject property, per O.R.B. 14182, PG 2833. Permanent structures, trees or palms are not allowed within said utility easement (only passive landscaping along the Utility Easement).

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

There is WASD Agreement No. 33450 pending to be finalized for the subject project with pending points of connection (P.O.C.).

There is an existing 16-inch water main (E11826-1) in SW 232nd Street and SW 124th Court, abutting the northeastern corner of the property; however, per WASD's Rules and Regulations since the proposed development is considered a low-density residential project connecting to water for the first time, a water

main extension along one side will be required. Therefore, the developer may connect to an existing 16-inch plug (E11826-1) at the intersection of SW 124th Court and SW 232nd Street and extend a new 16-inch water main westerly along SW 232nd Street (Section Line) to the northwest corner of the property, in order to provide water service to the proposed development.

Any public water main extension within the property shall be 8-inch minimum diameter. If two (2) or more fire hydrants are to be connected to a public water main extension, then the water system shall be looped with two (2) points of connections. Final points of connections and capacity approval to connect to the water system will be provided at the time the water hydraulic modeling analysis is performed, and the WASD Agreement is offered.

A Water Supply Certification (WSC) will be required for the proposed development. Said Certification will be issued at the time the WASD Agreement No. 33450 is offered. 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. The SDWWTP is currently operating under a permit from the Florida Department of Environmental Protection. Currently, there is adequate sewer treatment and disposal capacity at the SDWWTP, consistent with Policy WS-2 A (2) of the CDMP.

There is an existing 8-inch sanitary gravity sewer system (ES7843-3; MH # 15 per Sewer As-built) located in South Dixie Highway, approximately 210 feet northeast of SW 232nd Street, to where the developer may connect and extend a new 8-inch gravity sewer southwesterly AT FULL DEPTH along South Dixie Highway to SW 232nd Street, thence extend the same 8-inch gravity sewer easterly AT FULL DEPTH along theoretical SW 232nd Street, as required to provide sewer service to the proposed development, provided there is sufficient depth and that there are no obstacles which would preclude construction of the sewer system. **The developer is responsible for providing the minimum coverage on the proposed sewer main extension as specified in the WASD Design standard.** Final points of

connections and capacity approval to connect to the sewer system will be provided at the time the sewer hydraulic modeling analysis is performed, and the WASD Agreement is offered.

If Unity of Title does not apply, then any gravity sewer within the property shall be public and 8-inch minimum in diameter.

The sewage flow from the proposed development will be transmitted to Pump Station (P.S.) No. 1113 and P.S. No. 522. Said pump stations are currently in OK Moratorium Code Status. Below is the existing and projected Nominal Average Pump Operating Time (NAPOT) for both pump stations.

P.S. No. 1113

Existing NAPOT: 5.73 hrs.

Proposed Development: 25,920 gpd

Proposed Projected NAPOT: 7.17 hrs.

P.S. No. 522

Existing NAPOT: 4.56 hrs.

Proposed Development: 25,920 gpd

Proposed Projected NAPOT: 4.59 hrs.

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>

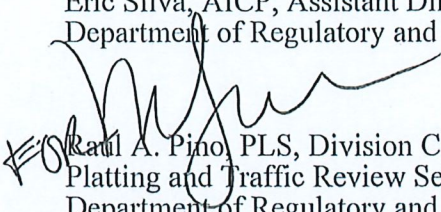
Should you have any questions, please contact Maria A. Valdes, Chief, Planning & Water Certification Section at (786) 552-8198 or mavald@miamidade.gov, Alfredo B. Sanchez at (786) 552-8237 or sanalf@miamidade.gov, or Benita Ramirez B. at (786) 552-8121 or benita.ramirez@miamidade.gov.

Memorandum



Date: January 2, 2026

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

From:  Raul A. Pino, PLS, Division Chief
Platting and Traffic Review Section
Department of Regulatory and Economic Resources

Subject: Z2025000125
Name: 232 Holdings, LLC and 12499 Holdings, LLC
Location: Southeast Corner of US 1 (SR 5) and SW 232 Street
Section 24 Township 56 South Range 39 East

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

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

This application **does** meet the traffic concurrency criteria for an Initial Development Order. It will generate approximately **103 PM** peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveals that the addition of this new trip **does not** exceed the acceptable level of service of the following roadways:

STA.#	LOCATION	LOS PRESENT	LOS W/PROJECT
9103	SW 232 Street east of US 1/ SR 5	C	C

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.

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

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 the 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."
- All landscaping, walls, fences, entrance features, etc. will be subject to the Safe Sight Distance Triangle as per Section 33-11 of the Miami-Dade County Code and G5.3 of the Public Works and Waste Management Department Manual.

Memorandum



Date: December 30, 2025

To: Eric Silva, Assistant Director
Regulatory and Economic Resources

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

Subject: Z2025000125

The Miami-Dade Fire Rescue Department has no objection to the site plan uploaded in "EnerGov" on 12/23/2025.

MDFR's review of this 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 Statute 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: Friday, December 26, 2025

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

From: Miguel Soria, P.E.
Assistant Director Highway Engineering
Department of Transportation and Public Works

Subject: Review of Z2025000125
Applicant Name: Holdings, LLC

Miami-Dade County Department of Transportation and Public Works (DTPW) Traffic Engineering Division has reviewed the subject application and has no objections to this application, subject to the conditions in Section I.

PROJECT LOCATION:

The property is located at the southeast corner of US-1/SR 5 and SW 232nd Street, in unincorporated Miami-Dade County, Florida.

COMMENTS/RECOMMENDATION:

I. CONDITIONS:

1. This development has been approved for the proposed Summer Breeze 192-unit multifamily residential project. In the case that the land use information is modified, a new site plan/traffic study must be submitted for review.
2. SR 5/US-1/S Dixie Highway is part of the State of Florida Highway system. All property development adjacent to a State Road must be reviewed by the Florida Department of Transportation (FDOT) for compliance with the Florida Administrative Code (FAC). Improvements within the FDOT Right-of-Way (R/W) must meet current FDOT Design Standards and may involve a property dedication to meet current FDOT Standards. No below or above-ground encroachments are allowed into the FDOT R/W. Access/driveway spacing must meet the criteria in FAC 14-96, and a pre-application meeting with the FDOT is required for driveway categories C, D, E, F, and G. Also, per FAC 14-86.003, a Drainage permit is required for all properties adjacent to a State Road, even if there is no proposed access/driveway connection. Please contact the FDOT District 6 Permits Office for FDOT permitting requirements/guidance: d6permitshelp@dot.state.fl.us, (305) 470-5367.

If you have any questions concerning the comments, or wish to discuss this matter further, please contact Anamersy Arce at anamersy.arce@miamidade.gov.

Memorandum



Date: April 7, 2026

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

From: Alejandro Zizold, Chief of Planning, Research and Grants
Planning, Design and Construction Excellence Division
Parks, Recreation and Open Spaces Department (PROS)

FOR
Alissa Turtletaub

Subject: Z2025000125 – Summerbreeze (Pre-App Z2025P00113)

Applicant Name: Miriam Soler Ramos, Esq. on behalf of 232 Holdings, LLC and 12499 Holdings, LLC.

Project Location: The applicant site is located on ±5.67 acres located at the southeast corner of US-1 and SW 232nd Street, in unincorporated Miami-Dade County (Folios: 30-6924-000-0691, 30-6924-000-0670, 30-6924-000-0680).

Proposed Development: The applicant seeks a district boundary change from RU-3M (Minimum Apartment House District) to RU-4 (High Density Apartment House District) as well as the deletion of two separate Declarations of Restrictions that govern the subject property to allow for the development of 192-unit multi-family residential development. This application is accompanied by a concurrent CDMP amendment that seeks to change the subject property's land use designation from "Low-Medium Density Residential" to "Medium Density Residential with One Density Increase."

Current Park Benefit District Area Conditions: County-owned park and recreation facilities, both Areawide and Local, serving Park Benefit District 3 (PBD 3) are shown in Figure 1. County-owned local parks that are within three miles of the subject application are described in Table A, which lists the park name, park address, park classification, acreage for each park, and type of recreation facility.

Table A - County Parks (Local) Within a 3 Mile Radius of Application Area.

NAME	ADDRESS	CLASSIFICATION	ACRES	TYPE
CARIBBEAN PARK	11900 SW 200TH ST	NEIGHBORHOOD PARK	5.48	LOCAL
CHARLES BURR PARK	20150 SW 127TH AV	NEIGHBORHOOD PARK	3.7	LOCAL
CUTLER RIDGE SKATE PARK	SW 211 ST AND HEFT	SINGLE PURPOSE PARK	3.44	LOCAL
DEBBIE CURTIN PARK	22821 SW 112TH AVE	NEIGHBORHOOD PARK	9.78	LOCAL
GOULDS WAYSIDE PARK	22686 SW 123RD RD	NEIGHBORHOOD PARK	2.72	LOCAL
JL (JOE) & ENID W. DEMPS PARK	11350 SW 216TH ST	COMMUNITY PARK	30.55	LOCAL
JOE AND COLLEEN GRIFFIN PARK	12821 SW 232ND ST	NEIGHBORHOOD PARK	4.33	LOCAL
KEVIN BROILS PARK	26188 SW 125TH AVE	NEIGHBORHOOD PARK	5.22	LOCAL
LINCOLN ESTATES PARK	22210 SW 108TH AVE	MINI PARK	0.82	LOCAL
LINCOLN PARK	22011 SW 102ND AVE	MINI PARK	0.5	LOCAL
NARANJA PARK	14150 SW 264TH ST	COMMUNITY PARK	8.36	LOCAL
PINE FOREST PARK	12875 SW 208TH ST	NEIGHBORHOOD PARK	6.62	LOCAL
PINE ISLAND LAKE PARK	26898 SW 128TH AVE	NEIGHBORHOOD PARK	18.21	LOCAL

PRINCETONIAN PARK	25120 SW 127TH AVE	NEIGHBORHOOD PARK	6.53	LOCAL
ROBERTA HUNTER LEGACY PARK	SW 117 AVE AND 200 ST	NEIGHBORHOOD PARK	20.39	LOCAL
SHARMAN PARK	12370 SW 218TH ST	COMMUNITY PARK	6.84	LOCAL
SILVER PALMS PARK 1	11344 SW 234TH LN	NEIGHBORHOOD PARK	1.05	LOCAL
SILVER PALMS PARK 2	11300 SW 240TH LN	NEIGHBORHOOD PARK	1.3	LOCAL
SILVER PALMS PARK 3	11306 SW 242ND ST	NEIGHBORHOOD PARK	0.81	LOCAL
SILVER PALMS PARK 4	24150 SW 114TH CT	NEIGHBORHOOD PARK	1.09	LOCAL
SILVER PALMS PARK 5	11741 SW 233RD LN	NEIGHBORHOOD PARK	0.83	LOCAL
SILVER PALMS PARK 6	23380 SW 118TH AVE	NEIGHBORHOOD PARK	1.93	LOCAL
SILVER PALMS PARK 7	23800 SW 118TH PL	NEIGHBORHOOD PARK	6.2	LOCAL
SOUTH MIAMI HEIGHTS PARK	20800 SW 117TH AVE	NEIGHBORHOOD PARK	5.9	LOCAL
TAMARIND PARK	23437 SW 107TH AVE	NEIGHBORHOOD PARK	1.56	LOCAL
WILLIAM RANDOLPH COMMUNITY PARK	11951 BAILES RD	NEIGHBORHOOD PARK	10.46	LOCAL

Impact and Demand: The proposed 192 multi-family dwelling units would generate a population of 409 and an impact of 1.12 acres of local parkland when analyzed using Miami-Dade County's minimum Level of Service standard for the provision of local recreation open space. Recreation and Open Space Element policies ROS-2a (i); (ii); (iii); (iv); and (v) provide for the establishment of Miami-Dade County's minimum Level of Service standard for the provision of local recreation open space. The applicant site is in PBD 3 which currently meets park concurrency requirements.

The applicant site is located near the existing South Dade Trail, a 20.9-mile pedestrian and bicycle path along the South Miami-Dade Busway that connects communities from South Miami to Florida City. The South Dade Trail is a part of the Miami LOOP, an envisioned 225-mile non-motorized trail network within Miami-Dade County.

Recommendation: PROS offers the following recommendations:

- Given the anticipated impact of 1.12 acres of local parkland, PROS recommends that the applicant provide a full or partial public parkland conveyance, in-lieu of park impact fee payment. **PROS requests that the applicant coordinate a meeting with the Department to explore this option further.**
- Provide pedestrian access from the property to the Miami-Dade Busway Corridor and US-1, as indicated in the existing Declaration of Restrictions and as indicated in Miami-Dade County's Urban Design Manual, Volume 1, page 41. **PROS strongly encourages that the applicant coordinate with DTPW to explore this further.**
- Provide seamless, direct, safe, and clearly marked pedestrian pathways and connectivity between Buildings 2 and 3 and the pool, club room, and dog park.
- Provide adequate bicycle parking for users of the pool, club room, and dog park areas.
- Replace palms with shade trees and enhance tree plantings on east, south, and west sides of buildings to mitigate major heat gain from sun exposure, as indicated in Miami-Dade County's Urban Design Manual, Volume I, page 69.
- Shift the walking path along the C-102 Canal north allowing for a landscape buffer south of the walking path that provides a strategically placed shaded and enhanced tree canopy for a comfortable user experience.
- Provide walking path lighting and seating areas along the C-102 Canal to ensure a safe and enjoyable recreational experience for users of the walking path.
- Provide enhanced shade canopy and seating in the dog park area to provide an enjoyable recreational experience for amenity users and pets.

- Reduce heat island effects and provide more shaded and walkable areas by integrating as many landscaped parking islands and including tree-lined streets and pedestrian pathways per the Great Streets Vision identified in the Miami-Dade County OSMP and the Miami-Dade County Urban Design Manual, Volume I, page 26.

These recommendations are based on the following policies and objectives in the CDMP:

Objective ROS-1 Provide a comprehensive system of public and private sites for recreation, including but limited to public spaces, natural preserve and cultural areas, greenways, trails, playgrounds, parkways, beaches and public access to beaches, open space, waterways, and other recreational facilities and programs serving the entire County; and local parks and recreation programs adequately meeting the needs of Miami-Dade County's unincorporated population.

Policy ROS-3B The County shall improve and promote non-motorized access to existing park and recreation open spaces by implementing the North Miami-Dade Greenways Master Plan and South Miami-Dade Greenway Network Master Plan, as well as improved sidewalks and trails, to improve connectivity between parks and residences, schools, activity centers, and transportation nodes.

Objective ROS-8 The Miami-Dade County Parks and Open Space System Master Plan (OSMP), through a 50-year planning horizon, shall guide the creation of an interconnected framework of parks, public spaces, natural and cultural areas, greenways, trails, and streets that promote sustainable communities, the health and wellness of County residents, and that serve the diverse local, national, and international communities.

Policy LU-7B It is the policy of Miami-Dade County that both the County and its municipalities shall accommodate new development and redevelopment around rapid transit stations that is well designed, conducive to pedestrian, bicycle and transit use, and architecturally attractive. In recognition that many transit riders begin and end their trips as pedestrians or bicyclists, pedestrian and bicycle accommodations shall include, as appropriate, continuous sidewalks to the transit station, cross walks and pedestrian signals, bicycle lanes/paths, bicycle parking facilities, small blocks and closely intersecting streets, buildings oriented to the street or other pedestrian/bicycle paths, parking lots predominantly to the rear and sides of buildings, primary building entrances as close to the street or transit stop as to the parking lot, shade trees, awnings, and other weather protection for pedestrians and bicyclists.

Objective CHD-1 Miami-Dade County shall apply design standards to the public domain to encourage physical activity across generations.

Policy CHD-1A Miami-Dade County shall create a network of sidewalks, trails, accessible parks and recreation facilities that establishes a pedestrian-friendly and bicyclist-friendly environment, which encourages physical activity and links destinations, such as restaurants, shops, workplaces and neighborhood-based retail to each other and residential areas.

Policy CHD-1C Design and develop neighborhoods that provide a comfortable and safe environment conducive for programs that integrate physical activity in the daily lives of children and adults.

Policy CHD-1F Adopt and implement by 2014 high-quality streetscape design standards and façade treatments to reflect the character of the community to attract pedestrian activity.

Objective CHD-2 Miami-Dade County shall apply design standards to private development projects to encourage physical activity across generations.

Policy CHD-2A Miami-Dade County will encourage land development to incorporate community design principles that encourage physical activity through the promotion of strategies, when appropriate, but not limited to:

1. Utilization of non-motorized transportation modes;
2. Location of public facilities accessible by multiple transportation modes;
3. Availability and maintenance of quality pedestrian paths or sidewalks;
4. Provision of street furniture and lighting enhancements;
5. Provision of civic and recreational facilities;
6. Establishment of interconnectivity between similar development projects through vehicular and/or pedestrian/bicycle cross access; and
7. Provision of pedestrian and bicycle linkages between existing residential and non-residential land uses.

Policy CHD-2B Encourage well-designed infill and redevelopment to reduce vehicle miles traveled, improve air quality, and support an outdoor environment that is suitable for safe physical activity.

Policy CHD-3A Design and develop neighborhoods that can facilitate children walking safely to Miami-Dade County Schools.

Based on our findings described herein, **PROS has no objections to this application.** Should you need additional information or clarification on this matter, please contact Carlos Lopez, Park Planner 2, at carlos.lopez6@miamidade.gov.

AZ: rk cl
Attachment



Miami-Dade Sheriff's Office
Memorandum



Date: March 12, 2026

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

From: Rosie Cordero-Stutz, Sheriff
Miami-Dade Sheriff's Office

Subject: Review – Zoning Application – Case: No. Z2025000125
232 Holdings, LLC. and 12499 Holdings, LLC.

APPLICATION:

The applicant, 232 Holdings, LLC. and 12499 Holdings, LLC., is requesting to rezone the Property from RU-3M (Minimum Apartment House) to RU-4 (High Density Apartment House District) in order to build 192 dwelling units. The residential units will consist of 16 studio units, 92 (1) bedroom units, 80 (2) bedroom units, and 4 (3) bedroom units. The 5.67-acre property is located at US 1 and SW 232 Street, in unincorporated Miami-Dade County, Florida.

CURRENT POLICE SERVICES:

The proposed development will be serviced by our South District, located at 10800 SW 211 Street, Miami, Florida. At the time of this project request in 2025, the district received 11 zoning applications aimed at expanding residential, commercial, and educational development. Due to the cumulative impact of these projects, including the proposed development, an increase in police services is necessary to maintain adequate public safety coverage.

APPLICATION REVIEW:

The Miami-Dade Sheriff's Office (MDSO) has reviewed the proposed development for the subject zoning application. MDSO has no objection to this zoning application based on the information provided, but reserves the right to reassess its determination upon the production of additional information. A review of the application and supporting documents was conducted to assess the impact on MDSO resources in light of the proposed zoning modifications.

Based on current data for police staffing, population, and crime/calls-for-service trends, the projected increase in calls-for-service cannot be supported by current staffing levels at the affected police district. To maintain adequate service, an increase of one additional sworn deputy is required, with an estimated cost of \$123,335. This estimate may change pending further information from the developer regarding the number and type of dwelling units. Should demand for police services exceed these projections, additional sworn personnel, support staff, and equipment will be required. This concurrency approval is limited to the initial development order. A final concurrency statement will be issued upon completion of final development plans.

Should you require any further assistance, please contact Chief Gina Beato-Dominguez, of our Planning & Special Projects Office, at 305-471-2167, or via e-mail at gbd@mdso.com.

RCS/jhb

Memorandum



Date: 03/12/2026

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

From: Achaya Kelapanda, Deputy Director of Operations
Department of Solid Waste Management *Achaya Kelapanda*

Subject: 232 Holdings, LLC, and 12499 Holdings, LLC - (Z2025000125)

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, 232 Holdings, LLC, and 12499 Holdings, LLC, is requesting to rezone the Property from RU-3M (Minimum Apartment House District) to RU-4 (High Density Apartment House District) and to delete both existing declarations of restrictions to allow for the development of a 192-unit multi-family residential project. The proposed residential buildings will not exceed 4 stories. The common open space will include recreational amenities, including a swimming pool, a dog park, and bicycle racks.

Size: The subject property is approximately ± 4.99 net acres / ± 5.67 gross acres in size.

Location: The property is located at the southeast corner of US 1 and SW 232nd Street, in unincorporated Miami-Dade County, Florida.

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, as well as anticipated non-committed waste flows. The latest Concurrency Status Determination, issued on September 29, 2025, and valid through September 30, 2026, indicates that there is 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 is no solid waste disposal facility within 2.5 miles, or transfer facility within 1.5 miles, or collection facility within $\frac{1}{4}$ mile of the subject 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 typically work with a permitted private hauler to provide both waste and recycling services under a single contract.

Should any units developed as a part of this project be similar to a townhome, villa, or rowhouse (and which are then more likely to meet the definition of "residential unit" as provided in the Code), they will receive waste collection service from the DSWM in a manner best suited to the layout and configuration of the development.

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., a designated area 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 <https://www.miamidade.gov/global/solidwaste/recycling.page>.

As previously noted, should any units developed as a part of this project be similar to a townhome, villa, or rowhouse (and which are then more likely to meet the definition of "residential unit" as provided in the Code), they may also receive recycling collection service from the DSWM.

4. Recycling and Waste Storage/Setout Requirements

Section 15-4 of the Code requires that plans for the 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 Requirements

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 in adequate condition may, with provision of advance notice, result in removal of waste collection services provided by the DSWM.

Memorandum



Date: March 19, 2026

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

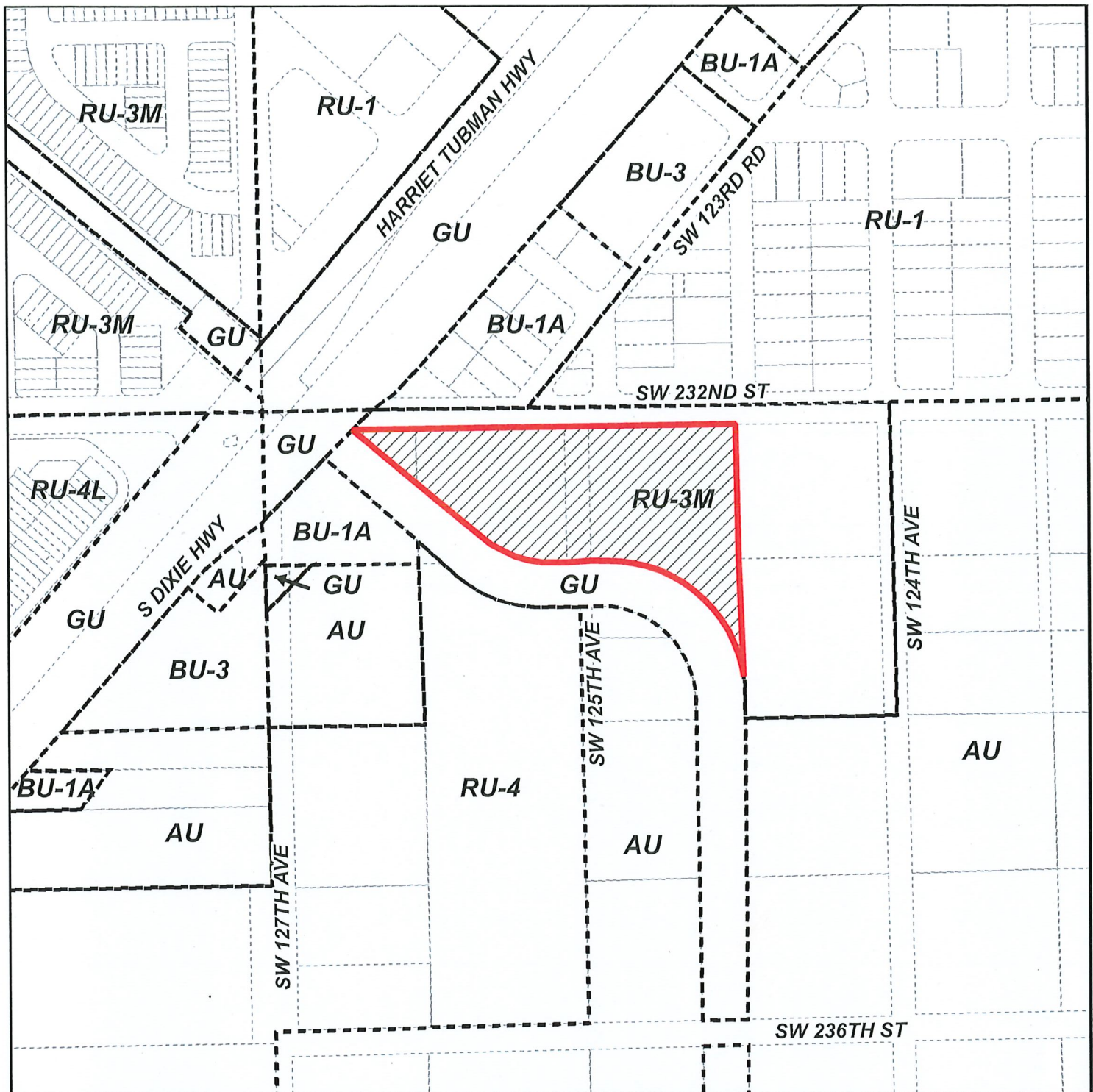
From: Christina Salinas Cotter, Assistant Director, Program Excellence *Christina Salinas Cotter*
Housing & Community Development (HCD)

Subject: Zoning Application Comments
Application No.: Z2025000125
Applicant: 232 Holdings, LLC and 12499 Holdings, LLC
Location: Southeast corner of US 1 and SW 232 Street
Folio No(s): 30-6924-000-0691; -0680; -0670

Housing and Community Development (HCD) has completed its review of the proposed development associated with the subject zoning application.

For questions or assistance related to HCD programs, please contact the appropriate staff:

- **Workforce Housing Agreements, Rental Regulatory Agreements, Compliance, and Impact Fee Waiver Requests:**
A'kari Johnson – (786) 469-4234 | A'kari.Johnson@miamidade.gov or
Phyllis Tynes Saunders – (786) 469-4167 | Phyllis.TynesSaunders@miamidade.gov
- **Infill Housing Program Inquiries:**
Oscar Barco – (786) 469-4226 | Oscar.Barco@miamidade.gov



MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2025000125

Section: 24 Township: 56 Range: 39
 Applicant: 232 Holdings, LLC and 12499 Holdings, LLC
 Zoning Board: Board of County Commissioners
 Commission District: 8
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Legend

-  Subject Property Case
-  Zoning



SKETCH CREATED ON: Friday, June 20, 2025

REVISION	DATE	BY



MIAMI-DADE COUNTY
AERIAL YEAR 2024

Process Number
Z2025000125

Legend
 Subject Property

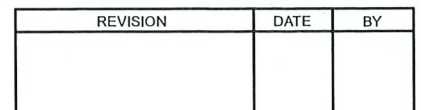
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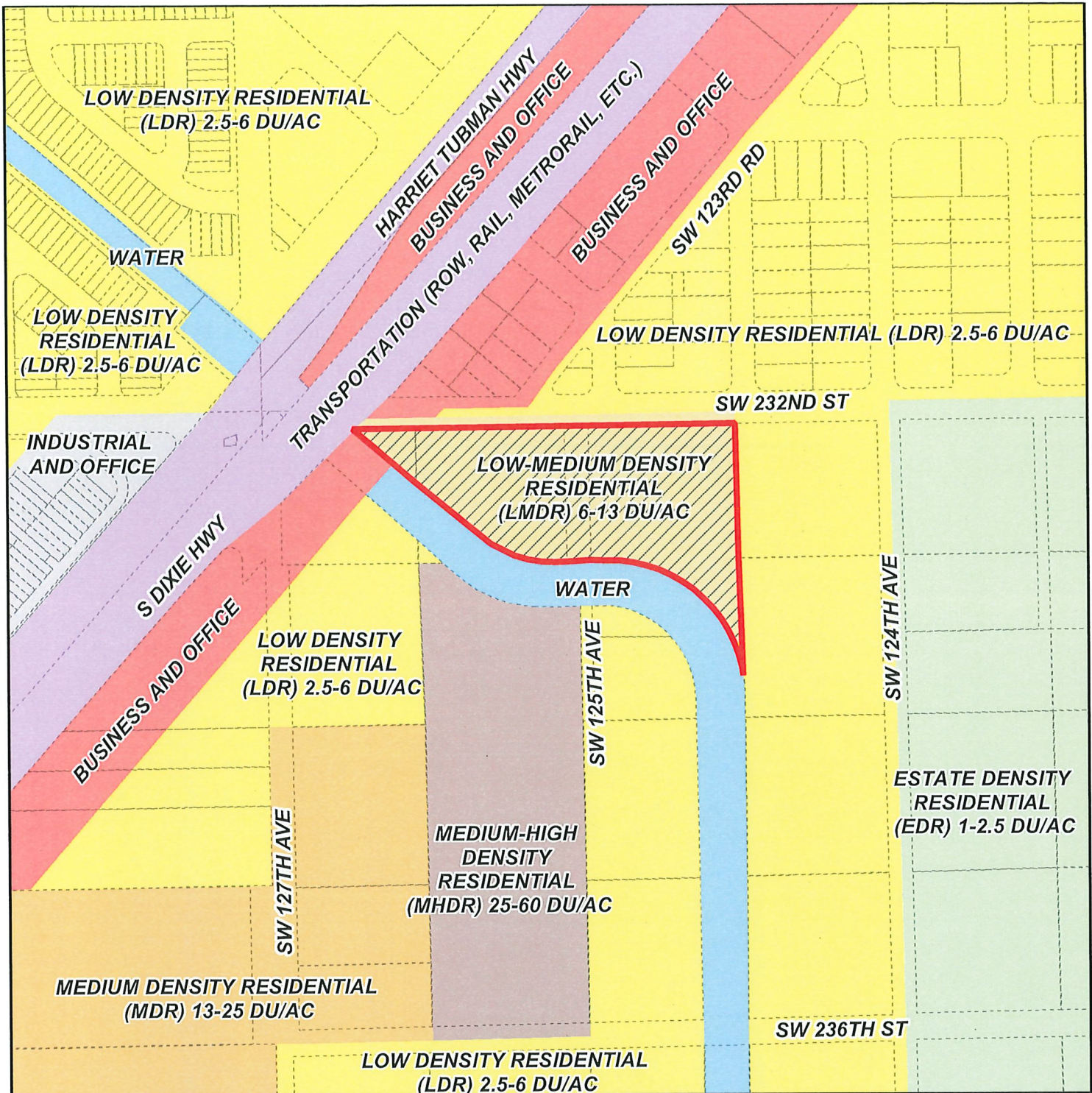
Section: 24 Township: 56 Range: 39
Applicant: 232 Holdings, LLC and 12499 Holdings, LLC
Zoning Board: Board of County Commissioners
Commission District: 8
Drafter ID: EDUARDO CESPEDES
Scale: NTS



SKETCH CREATED ON: Friday, June 20, 2025

REVISION	DATE	BY





MIAMI-DADE COUNTY
CDMP MAP

Process Number

Z2025000125

Section: 24 Township: 56 Range: 39
 Applicant: 232 Holdings, LLC and 12499 Holdings, LLC
 Zoning Board: Board of County Commissioners
 Commission District: 8
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

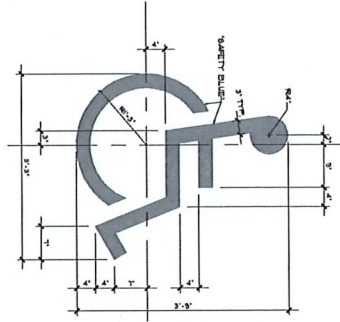
Legend

 Subject Property Case

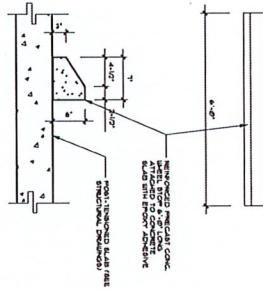


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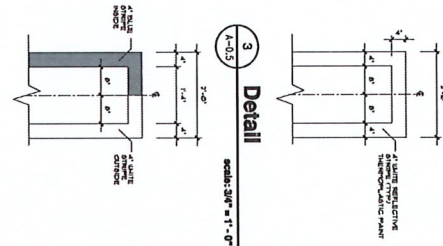
REVISION	DATE	BY



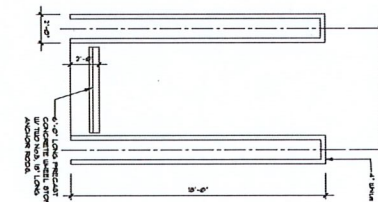
1 Symbol Striping Detail
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scale: 1" = 1'-0"



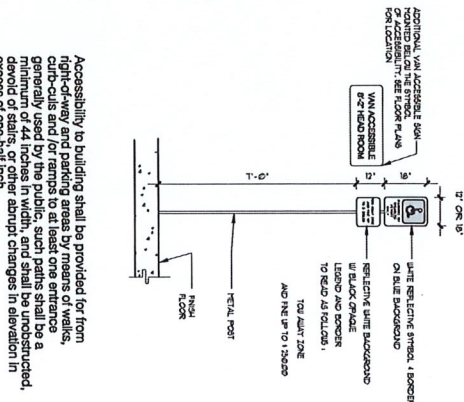
2 Section
A-0.5
scale: 3/16" = 1'-0"



3 Detail
A-0.5
scale: 3/16" = 1'-0"



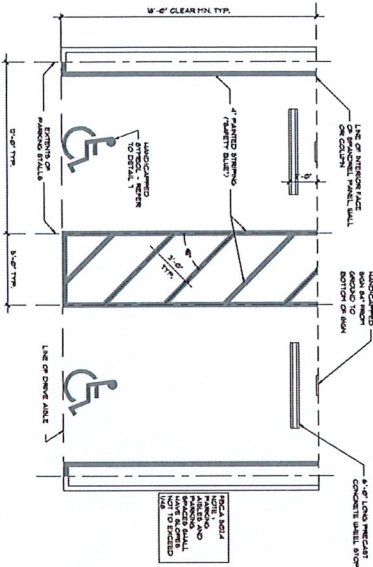
4 Detail
A-0.5
scale: 1/8" = 1'-0"



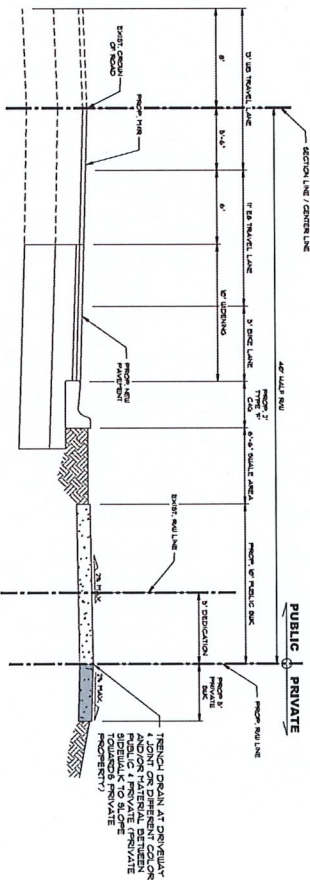
5 Detail
A-0.5
scale: 1/2" = 1'-0"

Accessibility to building shall be provided for from right-of-way and parking areas by means of ramps, cut-cuts and other means. Such paths shall be a minimum of 44 inches in width, and shall be unobstructed, devoid of stairs, or other abrupt changes in elevation in excess of one-half inch.

Parking for handicapped sign required on each parking space



6 Detail
A-0.5
scale: 1/8" = 1'-0"



7 Detail
A-0.5
scale: 1/8" = 1'-0"



A-0.5

ARCH. LICENSE
AS 00000001
DATE: 05-23-2025
AS SHOWN
drawn by:
A.T.L.

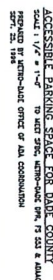
SUMMERBREEZE
PROPOSED MULTI FAMILY PROJECT
12499 SW 232nd STREET MIAMI-DADE COUNTY, FL 33032

ATL ARCHITECTURE

ANILLO
TOLEDO
LOPEZ

3101 coral way, suite 400
miami, fl 33145
tel: (305) 854-4070
tel: (305) 854-4079
architects@atlarchitect.com
www.atlarchitect.com

revisions:
11-04-2025 SPA COORDINATION
12-10-2025 SPA COORDINATION
01-30-2026 SPA COORDINATION



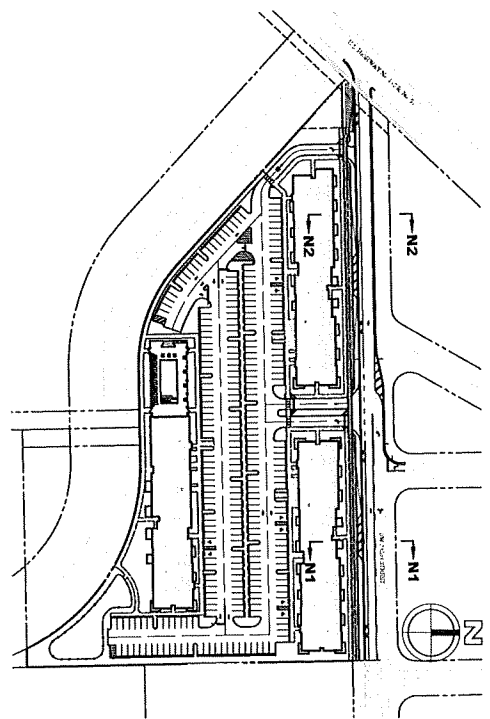
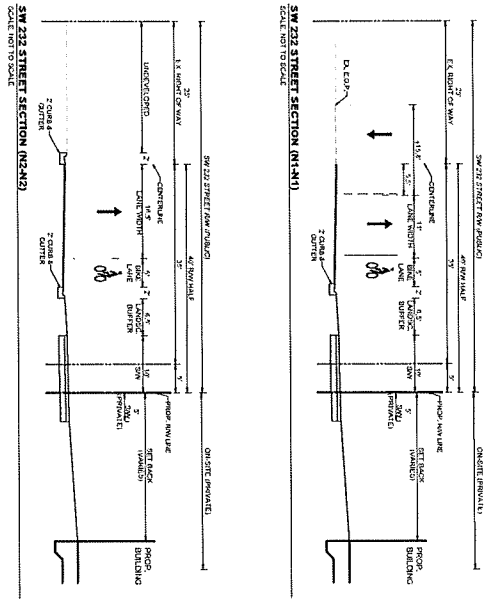
1. ALL STOP SIGNS ARE TO BE INSTALLED 14 IN. BEYOND ADJACENT TRAVEL Lanes OR PERSIMMON CROSS WAYS.
2. ALL STOP SIGNS DO NOT ENTER SIGNS MEET TO BE COLUMN MOUNTED AT A HEIGHT OF 7' 6" MAXIMUM.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ALL PAVEMENT MARKINGS AND SIGNS AS SHOWN IN THE PLANS AND ANY ADDITIONAL TOPIC DESIGN BY ENGINEER.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR STOP SIGNS AND WATCHING TRAFFIC WHILE THE STOP SIGNS ARE BEING INSTALLED.
5. PAVEMENT MARKINGS INCLUDING STOP SIGNS TO BE REMOVED SHALL BE OBTAINED BY THE CONTRACTOR TO DATE COLUMBIA TOWNSHIP SIGNS AND SIGN MAINTENANCE FACILITY LOCATED AT THE NORTHWEST CORNER STREET, LAMAR, IOWA.
6. 180% RESURFACING LOCATIONS SHOWN IN THE PLANS WHICH ARE IN CONFLICT WITH STREET LIGHTING SYSTEMS, PERSIMMON'S FREESTANDING LAMPS ETC. MAY BE ADJUSTED AS DIRECTED BY THE DISTRICT ENGINEER OR INSPECTOR.
7. CONTRACTOR SHALL REMOVE ALL EXISTING PAVEMENT MARKINGS THAT ARE IN CONFLICT WITH THE NEW PAVEMENT MARKINGS AND BE RESPONSIBLE FOR THE PAVEMENT WITH REPROVED RECONSTRUCTION BY WATER, SETTING METHOD OR ANY OTHER METHOD.

TRAFFIC CONTROL PLAN



DATE	5/20/2025	SUMMERBREEZE 12499 SW 232 STREET MIAMI-DADE COUNTY 33032 TRAFFIC CONTROL PLAN
DESIGNED BY:	NG	
DESIGN BY:	NG	
CHECKED BY:	RM	
DATE	5/20/2025	NEW & EXISTING TRAFFIC FLORIDA REGISTRATION NO. - 68808 PROJECT: 2325-00 SHEET: CE-1

Sunshine
Call 811 or visit sunshinefl.com to find
out more about the Sunshine 811 program.
Sunshine 811 is a free service that allows
citizens to report underground utility
problems and request repairs. For more
information, visit sunshinefl.com or call 811.



SUMMERBREEZE
12499 SW 232 STREET MIAMI-DADE COUNTY 33032

STREET SECTIONS

HSQ
HSQ GROUP, LLC.
Engineers - Planners - Surveyors
4577 N. KODAK BLVD. SUITE 205
SUITE 205, PHOENIX 33051-9544, AZ 85034
CAREER - 187854

DATE	5/2025
DRAWN BY	NS
CHECKED BY	NS
PROJECT	226-426
SHEET	CE-2

STATE OF FLORIDA
COUNTY OF MIAMI-DADE
RECEIVED
MAY 15 2025
PLANNING DEPARTMENT
12499 SW 232 STREET
MIAMI, FL 33032

DATE: Jan 28, 2026 - 5:15pm W:\HSO Broward\Civil Projects\2025\2505-30 Summerbreeze Apartments\Drawings\Construction Plans\250530-CIRCULATION.dwg



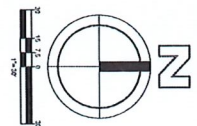
	feet
Width	: 7.87
Track	: 7.87
Lock to Lock Time	: 6.0
Steering Angle	: 45.3

(SOUTH DIXIE HIGHWAY)
STATE HIGHWAY #4-A (P.B. 36 - PG. 50)
RIGHT OF WAY DEED BOOK 505 - PAGE 57
U.S. HIGHWAY No. 1 (S.R. No. 5)
16-10 TOTAL AC PER CANAL E.W. MAP C-1029
SHEET OF 5, LAID 66-21-084

BLOCK 7
SILVERPalm PARK
(P.B. 25 - PG. 13)

BOOKEND
SILVERPAIN PARK
(P.B. 25 - PG. 13)

SW 232nd STREET



CANAL C-102N
ORDO WATER MANAGEMENT DISTRICT
NOT FOR PER. MAP C-102N-1
SHEET 1 OF 3, DATED 8-21-1964

PARCEL 4—
CONTAINS A 101K NET AREA OF
0.52 AC.

CANAL C-102N
SOUTH FLORIDA
MANAGEMENT
100% TOTAL REVENUE
SHIFT

12499 SW 232 STREET MIAMI-DADE COUNTY 33032

FIRE ACCESS PLAN



HSQ GROUP, LLC.
Engineers • Planners • Surveyors
4577 N Hob Hill Road, Suite 205
Sunrise, Florida 33351 • 954.440.6990
C26258 • LB7924

[illegible]

DATE:	5/20/05
DESIGNED BY:	MB
DRAWN BY:	RYM
CHECKED BY:	MB

DRAWN: 1/26/05
 DATE: 1/26/05

FLORIDA REGISTRATION NO. 53381

PROJECT: 2505-50

SHEET: CE-3

Sunshine
Call 811 or visit sunshinefl.com for the
Sunshine 811 website. Sunshine 811 is the
centralized system for reporting utility
locations. It is a free service for all
Florida residents. Call 811 or visit
sunshinefl.com for more information.

(SOUTH DIXIE HIGHWAY)
STATE HIGHWAY #4-A (P.B. 36- PG. 2)
RIGHT OF WAY FREE BOOK 2007 PAGE 311
U.S. HIGHWAY No. 1 (S.R. No. 5)
16' TOTAL R/W FOR CANAL R/W MAX C-100N
SHEET 003 OF 03 DATED 08-21-1984

BLK 7
SUNSHINE PARK
(P.B. 28 - PG. 13)

BLK 10
SUNSHINE PARK
(P.B. 28 - PG. 13)

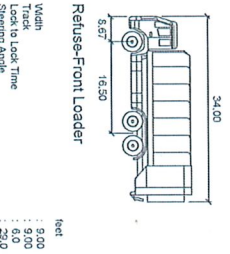
SW 232nd STREET



CANAL C-102N
SOUTH FLORIDA WATER MANAGEMENT DISTRICT
16' TOTAL R/W FOR CANAL R/W MAX C-100N
SHEET 003 OF 03 DATED 08-21-1984

PANEL 4
10' TOTAL R/W FOR CANAL R/W MAX C-100N
SHEET 003 OF 03 DATED 08-21-1984

CANAL C-102N
SOUTH FLORIDA WATER MANAGEMENT DISTRICT
16' TOTAL R/W FOR CANAL R/W MAX C-100N
SHEET 003 OF 03 DATED 08-21-1984

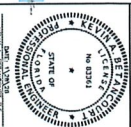


SUMMERBREEZE
12499 SW 232 STREET MIAMI-DADE COUNTY 33022

GARBAGE TRUCK CIRCULATION PLAN

HSQ GROUP, LLC.
Engineers - Planners - Surveyors
4377 N. 10th St. Suite 200
Surfside, Florida 33151-1554, 407.6990
C00258181-7524

DATE:	5/20/25
DRAWN BY:	NS
CHECKED BY:	NS
PROJECT:	226-426
SHEET:	CE-4





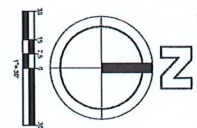
Call 811 or visit www.floridaclear.com to locate buried utilities before digging to save time and money. Call 811 or visit www.floridaclear.com to locate buried utilities before digging to save time and money. Call 811 or visit www.floridaclear.com to locate buried utilities before digging to save time and money.

(SOUTH DIXIE HIGHWAY)
RIGHT OF WAY DEED BOOK 2001 PAGE 517
U.S. HIGHWAY No. 1 (S.R. No. 5)
16' TO ALLOW FOR CANAL LOW WATER C-102N
SHEET OF 3 DATED 08-11-2024

BLOCK 7
SILVERLAK PARK
(P.L. 25 - PG. 139)

BLOCK D
SILVERLAK PARK
(P.L. 25 - PG. 139)

SW 232nd STREET

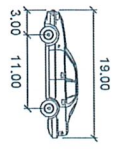


CANAL C-102N
SOUTH DIXIE HIGHWAY
RIGHT OF WAY DEED BOOK 2001 PAGE 517
16' TO ALLOW FOR CANAL LOW WATER C-102N
SHEET OF 3 DATED 08-11-2024

PANCREAS
1/2 AC
1/2 AC

CANAL C-102N
SOUTH DIXIE HIGHWAY
RIGHT OF WAY DEED BOOK 2001 PAGE 517
16' TO ALLOW FOR CANAL LOW WATER C-102N
SHEET OF 3 DATED 08-11-2024

P
Width : 7.00 feet
Track : 6.00 feet
Lock to Lock Time : 6.0
Steering Angle : 31.6



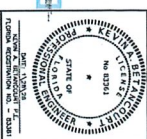
SUMMERBREEZE

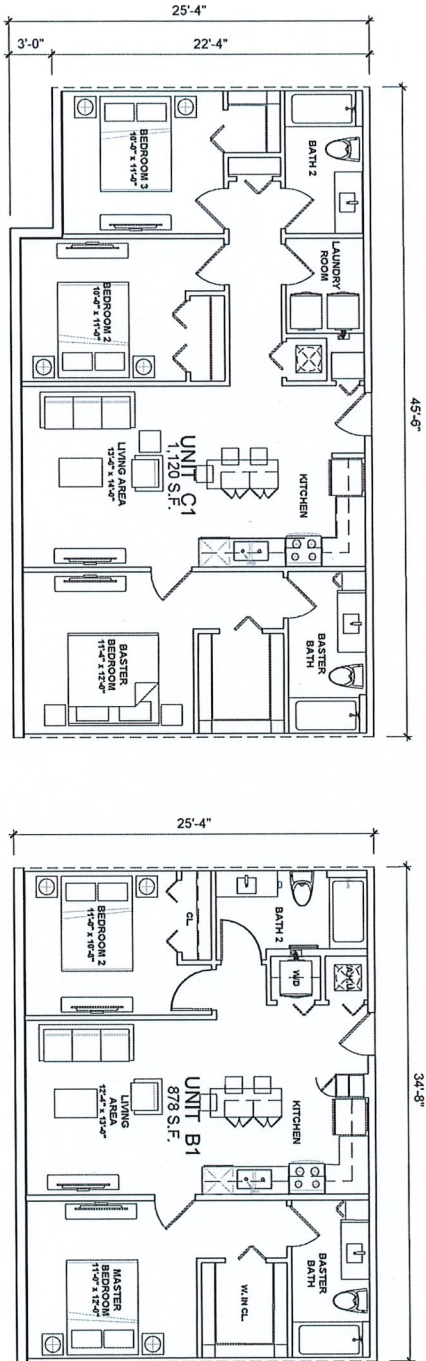
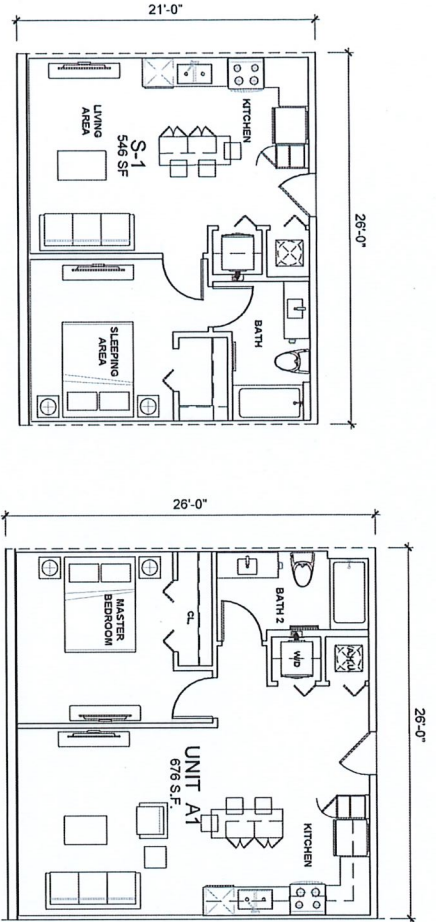
12499 SW 232 STREET MIAMI-DADE COUNTY 33032

PASSENGER VEHICLE TURN AROUND

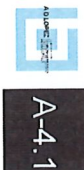
HSQ GROUP, LLC.
Engineers - Planners - Surveyors
4377 N. W. 11th Street, Suite 205
Surfside, Florida 33151-8544, 407.690.0000
C26259-187824

DATE	5/2025
DESIGNED BY	NS
DRAWN BY	NS
CHECKED BY	NS
PROJECT	2024-20
SHEET	CE-5





UNIT BREAKDOWN					
UNIT TYPES	S-1 STUDIO 546 S.F.	A-1 1 BR 676 S.F.	B-1 2 BR 878 S.F.	C-2 3 BR 1,120 S.F.	TOTAL
TOTAL	16	48	42	4	110
%	14%	43%	39%	4%	100%
TOTAL SQ. FT.	8,736 SQ. FT.	32,568 SQ. FT.	32,568 SQ. FT.	4,480 SQ. FT.	78,352 SQ. FT.
AVERAGE UNIT SIZE	703.5 SQ. FT.				



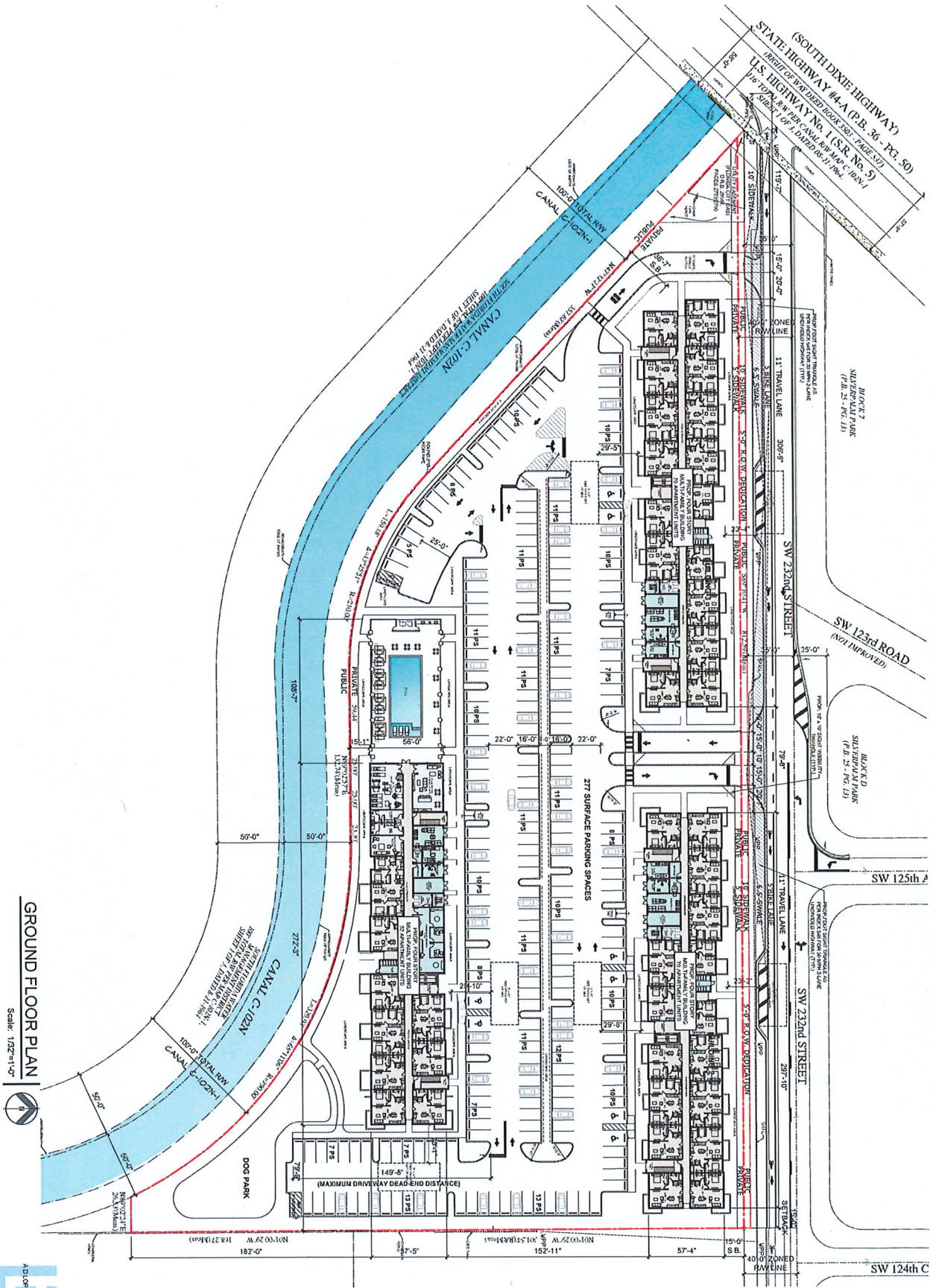
ARCH. LICENSE
A-4.1
05-23-2025
A-4.1
A-4.1
A-4.1

SUMMERBREEZE
PROPOSED MULTI FAMILY PROJECT
12499 SW 232nd STREET MIAMI-DADE COUNTY, FL 33032

ANILLO
TOLEDO
LOPEZ

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tel: (305) 854-4079
architect@anillo.com
www.anilloarchitecture.com

Revisions	
11-04-2025	SPA COORDINATION



GROUND FLOOR PLAN

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



A-1.1

SUMMERBREEZE
PROPOSED MULTI FAMILY PROJECT

12499 SW 232nd STREET MIAMI-DADE COUNTY, FL 33032

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www.allarchitect.com

revisions	
11-04-2025	SPA COORDINATION
12-19-2025	SPA COORDINATION
01-30-2026	SPA COORDINATION

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



ADLOPEZ

A-1

12499 SW 232nd. STREET MIAMI-DADE COUNTY, FL 33032

AR, CH, LICEN
AR 0019023
AA 26000571
job no.
-
date.
05 - 23 - 2022
scale.
As Shown
drawn by.
A.T.L

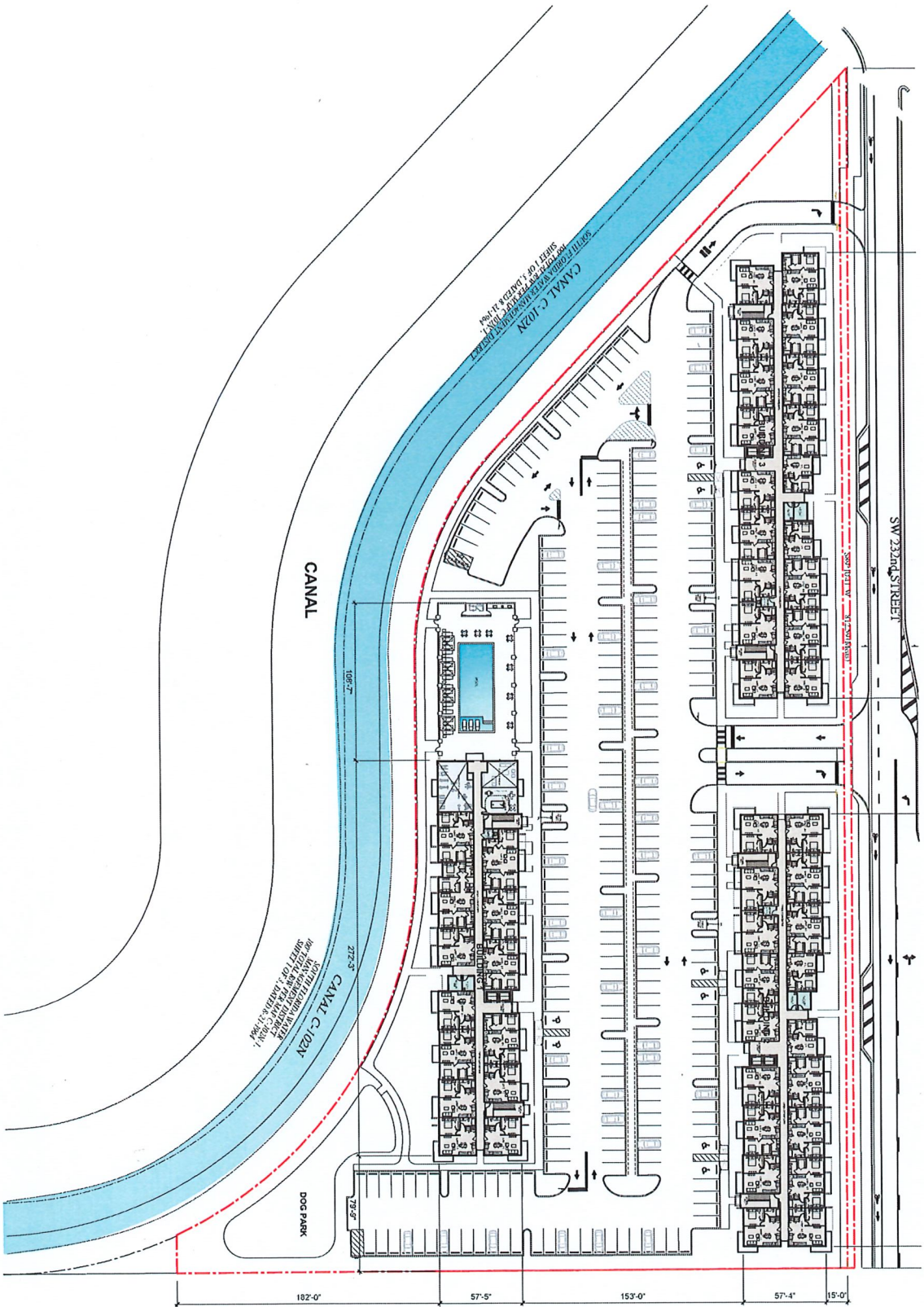
ATL A ARCHITECTURE

A N I L L O
T O L E D O
L O P E Z

3191 coral way, suite 400
miami, fl. 33145
tel: (305) 854-4070
tel: (305) 854-4079
architects@atlarchitecture.com
www.atlarchitecture.com

revisions

	11-04-2025	SPA COORDINATION
	12-19-2025	SPA COORDINATION
	01-30-2026	SPA COORDINATION



THIRD & FOURTH FLOOR PLAN

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



A-1.3

ARCH. LICENSE
A.D. LOPEZ
A.D. 20000271
JOB NO.
DATE
01-30-2025
PROJECT
AS SHOWN
DRAWN BY
A.T.L.

SUMMERBREEZE
PROPOSED MULTI FAMILY PROJECT
12499 SW 23rd STREET MIAMI-DADE COUNTY, FL 33032

ATL ARCHITECTURE

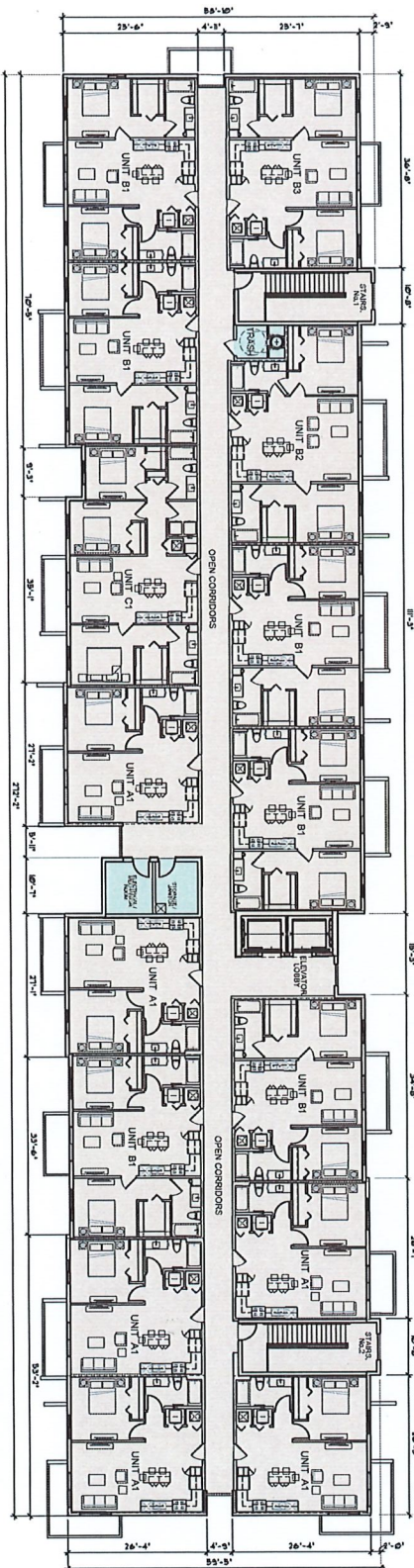


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revisions
11-04-2025 SPA COORDINATION
12-10-2025 SPA COORDINATION
01-30-2026 SPA COORDINATION

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



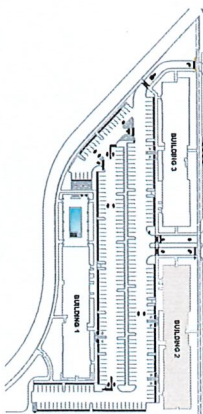
Scale: 3/32" = 1'-0"



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



N.T.S

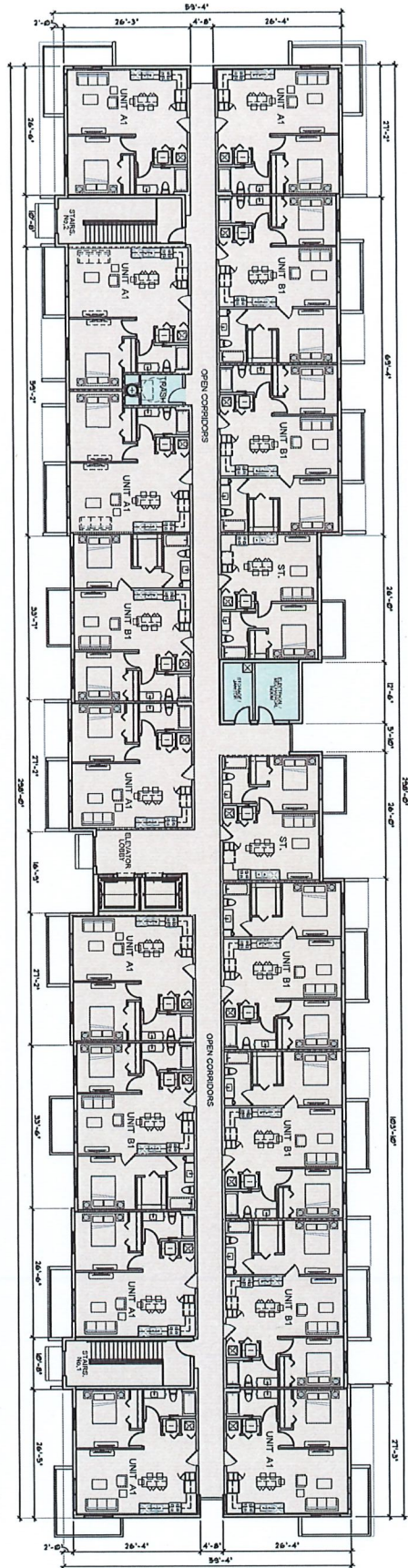


12499 SW 232nd. STREET MIAMI-DADE COUNTY, FL 33032

A N I L L O
T O L E D O
L O P E Z

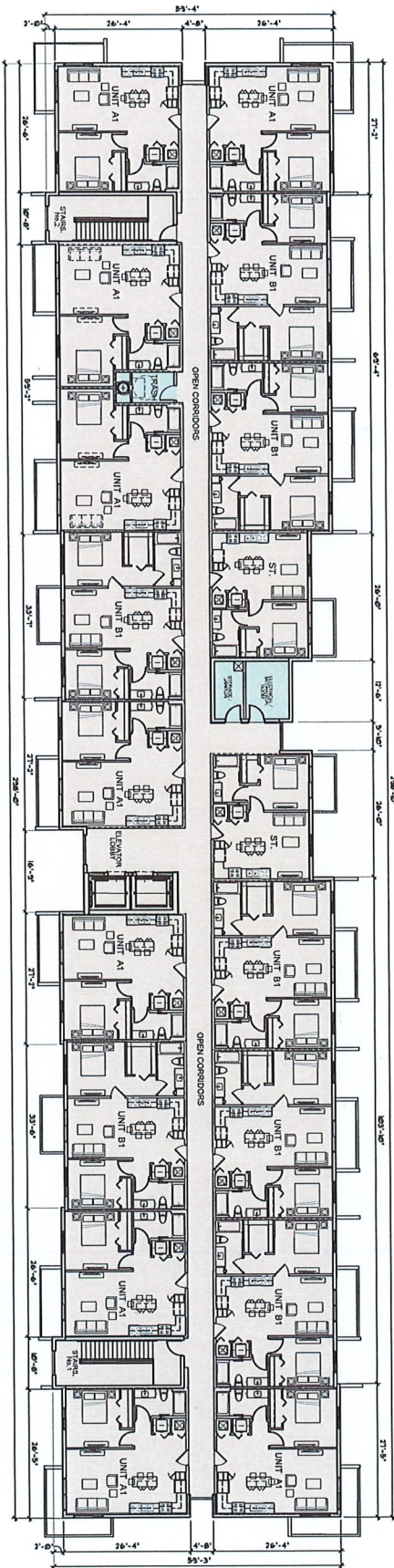
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www.atlarchitecture.com

revisions:
 11-04-2025 SPA COORDINATION



BUILDING 2 SECOND FLOOR PLAN

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



BUILDING 2 THIRD & FOURTH FLOOR PLAN

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



A-2.4

SUMMERBREEZE

PROPOSED MULTI FAMILY PROJECT

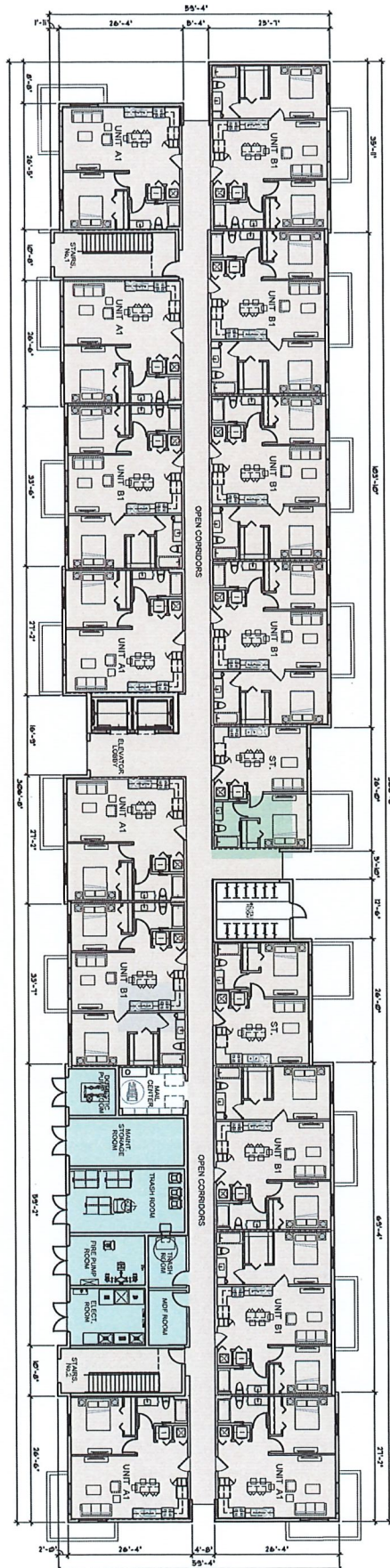
12499 SW 232nd STREET MIAMI-DADE COUNTY, FL 33032



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LOPEZ

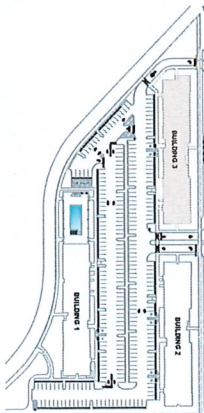
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architects@atlarchitect.com
www.atlarchitect.com

revisions
11-04-2025 SPA COORDINATION



BUILDING 3 GROUND FLOOR PLAN

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



SITE KEY PLAN

N.T.S.



A-2.5

SUMMERBREEZE

PROPOSED MULTI FAMILY PROJECT

12499 SW 232nd STREET MIAMI-DADE COUNTY, FL 33032

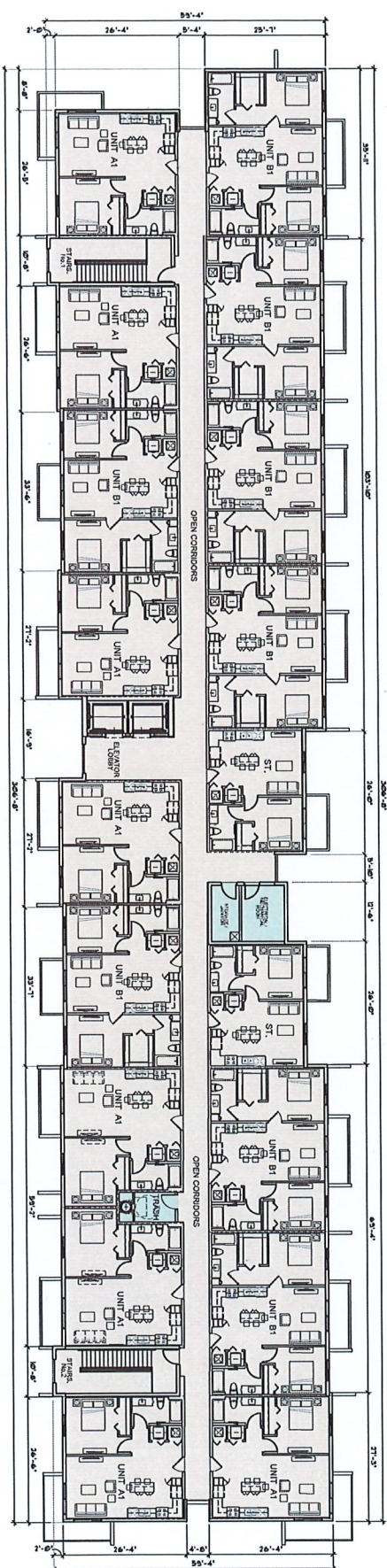
A+L

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LOPEZ

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tel: (305) 854-4070
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www.atlarchitect.com

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11-04-2025 SPA COORDINATION

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

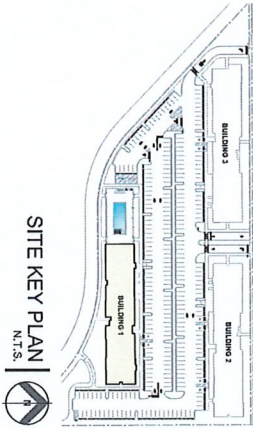


Scale: 3/32" = 1'-0"





BUILDING 1 NORTH ELEVATION SCALE 3/32" = 1'-0"

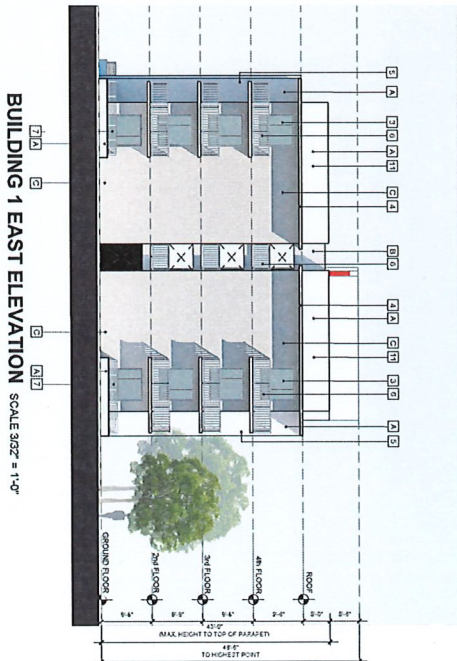


SITE KEY PLAN N.T.S.

EXTERIOR MATERIAL LEGEND	
1. BRICK	2. STONE
3. CONCRETE	4. METAL
5. GLASS	6. WOOD
7. TERRAZZO	8. CERAMIC TILE
9. STUCCO	10. PLASTER
11. PAINT	12. OTHER
13. BRICK	14. STONE
15. CONCRETE	16. METAL
17. GLASS	18. WOOD
19. TERRAZZO	20. CERAMIC TILE
21. STUCCO	22. PLASTER
23. PAINT	24. OTHER

EXTERIOR COLOR & MATERIAL SELECTION	
1. BRICK	2. STONE
3. CONCRETE	4. METAL
5. GLASS	6. WOOD
7. TERRAZZO	8. CERAMIC TILE
9. STUCCO	10. PLASTER
11. PAINT	12. OTHER
13. BRICK	14. STONE
15. CONCRETE	16. METAL
17. GLASS	18. WOOD
19. TERRAZZO	20. CERAMIC TILE
21. STUCCO	22. PLASTER
23. PAINT	24. OTHER

STUCCO NOTE:
STUCCO SHALL BE APPLIED TO ALL EXTERIOR WALLS AND ROOFS. STUCCO SHALL BE APPLIED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
1. STUCCO SHALL BE APPLIED IN A MINIMUM OF THREE COATS.
2. STUCCO SHALL BE APPLIED TO ALL EXTERIOR WALLS AND ROOFS.
3. STUCCO SHALL BE APPLIED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
4. STUCCO SHALL BE APPLIED IN A MINIMUM OF THREE COATS.
5. STUCCO SHALL BE APPLIED TO ALL EXTERIOR WALLS AND ROOFS.
6. STUCCO SHALL BE APPLIED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
7. STUCCO SHALL BE APPLIED IN A MINIMUM OF THREE COATS.
8. STUCCO SHALL BE APPLIED TO ALL EXTERIOR WALLS AND ROOFS.
9. STUCCO SHALL BE APPLIED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
10. STUCCO SHALL BE APPLIED IN A MINIMUM OF THREE COATS.
11. STUCCO SHALL BE APPLIED TO ALL EXTERIOR WALLS AND ROOFS.
12. STUCCO SHALL BE APPLIED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
13. STUCCO SHALL BE APPLIED IN A MINIMUM OF THREE COATS.
14. STUCCO SHALL BE APPLIED TO ALL EXTERIOR WALLS AND ROOFS.
15. STUCCO SHALL BE APPLIED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
16. STUCCO SHALL BE APPLIED IN A MINIMUM OF THREE COATS.
17. STUCCO SHALL BE APPLIED TO ALL EXTERIOR WALLS AND ROOFS.
18. STUCCO SHALL BE APPLIED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
19. STUCCO SHALL BE APPLIED IN A MINIMUM OF THREE COATS.
20. STUCCO SHALL BE APPLIED TO ALL EXTERIOR WALLS AND ROOFS.
21. STUCCO SHALL BE APPLIED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
22. STUCCO SHALL BE APPLIED IN A MINIMUM OF THREE COATS.
23. STUCCO SHALL BE APPLIED TO ALL EXTERIOR WALLS AND ROOFS.
24. STUCCO SHALL BE APPLIED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
25. STUCCO SHALL BE APPLIED IN A MINIMUM OF THREE COATS.



BUILDING 1 EAST ELEVATION SCALE 3/32" = 1'-0"



SUMMERBREEZE

PROPOSED MULTI FAMILY PROJECT

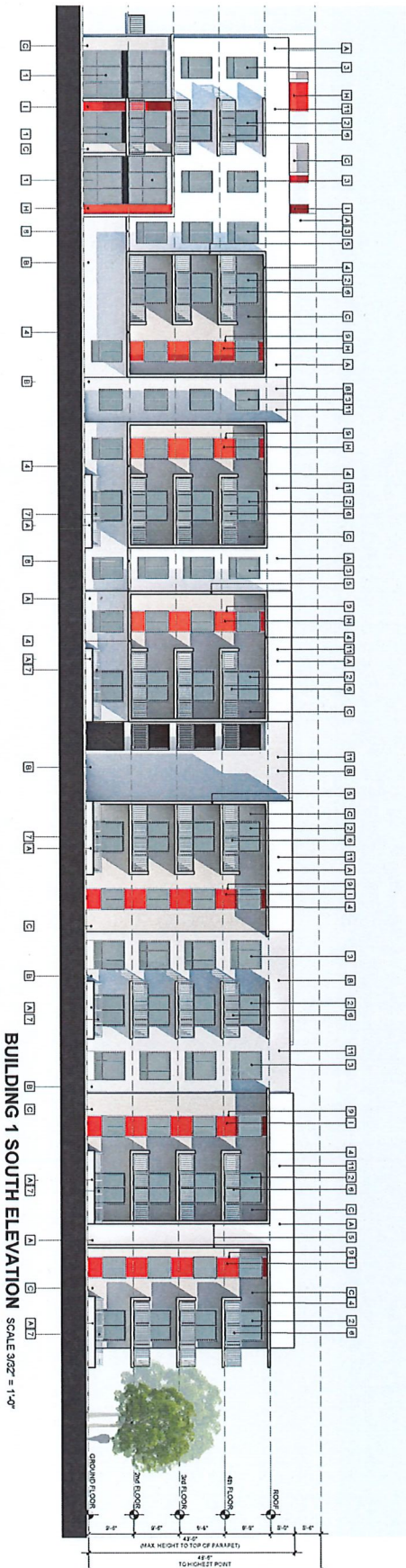
12499 SW 232nd STREET MIAMI-DADE COUNTY, FL 33032



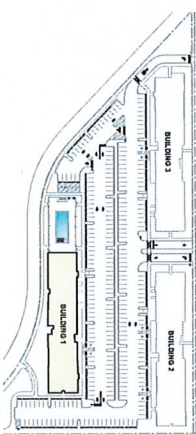
ANILLO
TOLEDO
LOPEZ

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architects@anillotoledo.com
www.anillotoledo.com

REVISIONS	
1	11-04-2025 SPA COORDINATION



BUILDING 1 SOUTH ELEVATION SCALE 3/32" = 1'-0"



SITE KEY PLAN
N.T.S.

EXTERIOR MATERIAL LEGEND	
1	WHITE GLAZED CERAMIC TILE (4\"/>

EXTERIOR COLORS & MATERIAL SELECTION	
1	WHITE
2	GRAY
3	BROWN
4	RED
5	BLUE
6	GREEN
7	PURPLE
8	PINK
9	YELLOW
10	ORANGE
11	TEAL
12	LAVENDER
13	PEACH
14	SLATE
15	CHARCOAL
16	NAVY
17	BLACK
18	GOLD
19	SILVER
20	COPPER
21	BRASS
22	STAINLESS STEEL
23	ALUMINUM
24	CONCRETE
25	BRICK
26	STONE
27	WOOD
28	GLASS
29	METAL
30	PLASTER
31	STUCCO
32	CEMENT
33	ASPHALT
34	PAVEMENT
35	GRASS
36	SHRUBS
37	TREES
38	WATER
39	SKY
40	GROUND

STUCCO NOTE
STUCCO SHALL BE APPLIED TO ALL EXTERIOR WALLS AND ROOFS. STUCCO SHALL BE A LIGHT BEIGE COLOR. STUCCO SHALL BE APPLIED IN A THICK LAYER OF 1/2\"/>



BUILDING 1 WEST ELEVATION SCALE 3/32" = 1'-0"

A-32

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PROPOSED MULTI FAMILY PROJECT
12499 SW 232nd STREET MIAMI-DADE COUNTY, FL 33032

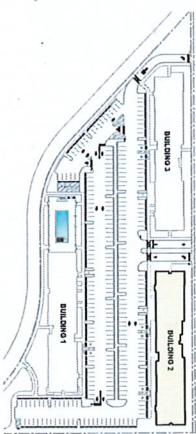
ANILLO TOLEDO LOPEZ
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REVISIONS
11-04-2025 SPA COORDINATION



BUILDING 2 NORTH ELEVATION SCALE 3/32" = 1'-0"



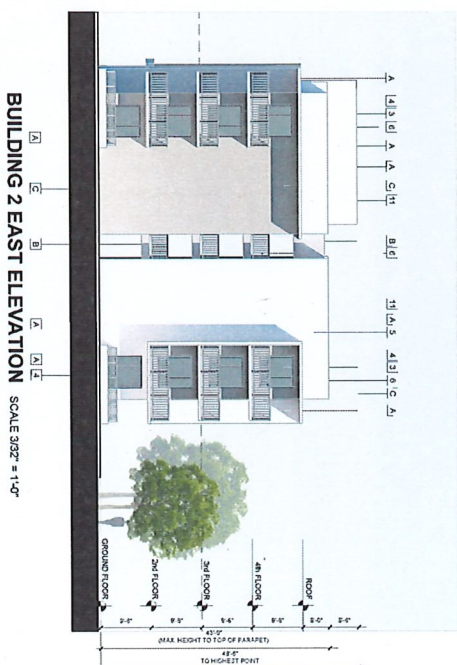
SITE KEY PLAN
N.T.S.

EXTERIOR MATERIAL LEGEND	
	1. BRICK
	2. CONCRETE
	3. STONE
	4. METAL
	5. GLASS
	6. TERRAZZO
	7. CERAMIC TILE
	8. PAINT
	9. ROOFING
	10. FENCING
	11. SIGNAGE
	12. LANDSCAPE
	13. LIGHTING
	14. FURNITURE
	15. OTHER

EXTERIOR COLOR & MATERIAL SELECTION	
	1. BRICK
	2. CONCRETE
	3. STONE
	4. METAL
	5. GLASS
	6. TERRAZZO
	7. CERAMIC TILE
	8. PAINT
	9. ROOFING
	10. FENCING
	11. SIGNAGE
	12. LANDSCAPE
	13. LIGHTING
	14. FURNITURE
	15. OTHER

STUCCO NOTE	
1. STUCCO SHALL BE APPLIED TO ALL EXTERIOR WALLS AND CEILING.	
2. STUCCO SHALL BE APPLIED TO ALL EXTERIOR WALLS AND CEILING.	
3. STUCCO SHALL BE APPLIED TO ALL EXTERIOR WALLS AND CEILING.	
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15. STUCCO SHALL BE APPLIED TO ALL EXTERIOR WALLS AND CEILING.	

PAINT NOTE	
1. PAINT SHALL BE APPLIED TO ALL EXTERIOR WALLS AND CEILING.	
2. PAINT SHALL BE APPLIED TO ALL EXTERIOR WALLS AND CEILING.	
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14. PAINT SHALL BE APPLIED TO ALL EXTERIOR WALLS AND CEILING.	
15. PAINT SHALL BE APPLIED TO ALL EXTERIOR WALLS AND CEILING.	



BUILDING 2 EAST ELEVATION SCALE 3/32" = 1'-0"

[illegible]

BUILDING 2 WEST ELEVATION
 SCALE 3/32" = 1'-0"

Architectural drawing of the Building 2 West Elevation. The drawing shows a two-story building with a central section and two side wings. The central section has a flat roof and a series of windows. The side wings have gabled roofs. The drawing includes a ground line, a tree, and a scale bar. The scale is 1/4" = 1'-0". The drawing is labeled "BUILDING 2 WEST ELEVATION" and "SCALE 3/32" = 1'-0".



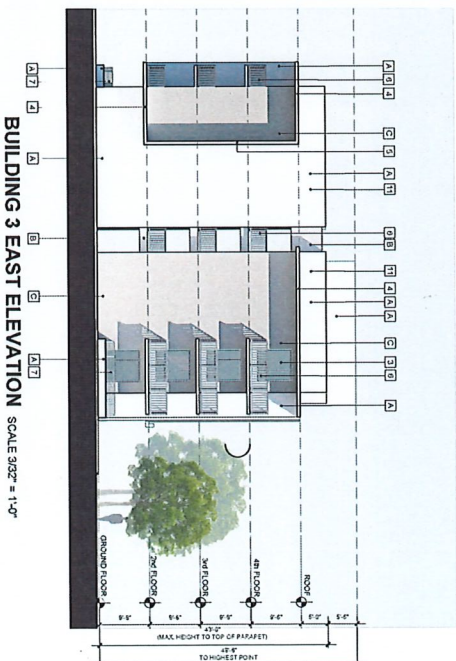
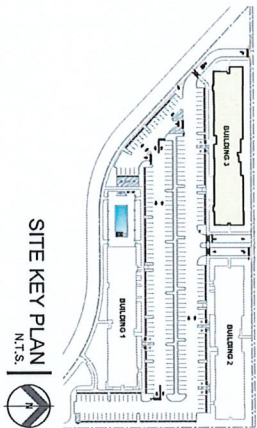
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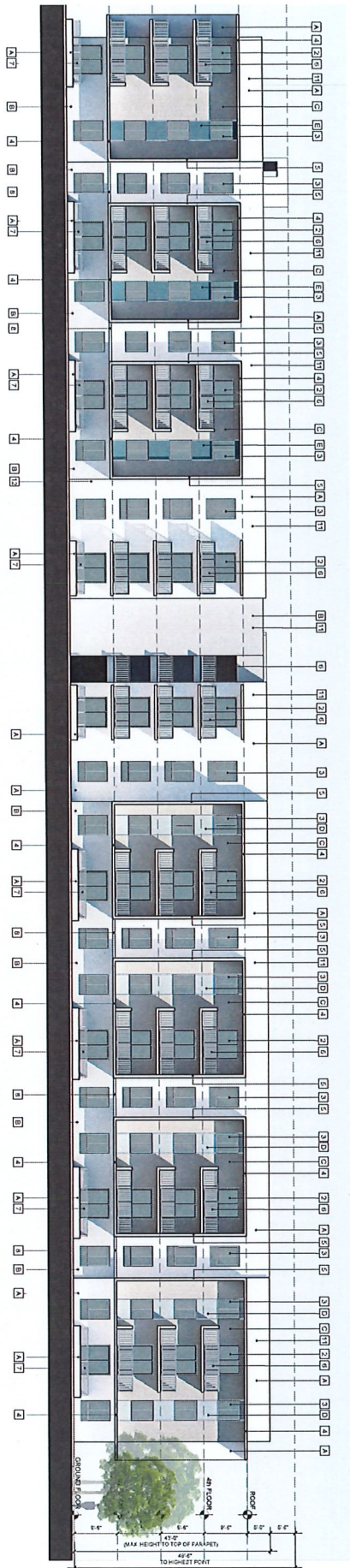
revisions:
 11-04-2025 SPA COORDINATION



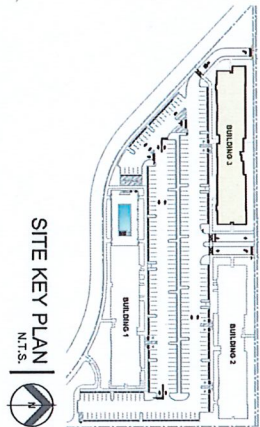
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5. WHITE ALUM. CLADDING - CLADDING SYSTEM	6. WHITE ALUM. CLADDING - CLADDING SYSTEM
7. WHITE ALUM. CLADDING - CLADDING SYSTEM	8. WHITE ALUM. CLADDING - CLADDING SYSTEM
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11. WHITE ALUM. CLADDING - CLADDING SYSTEM	12. WHITE ALUM. CLADDING - CLADDING SYSTEM
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19. WHITE ALUM. CLADDING - CLADDING SYSTEM	20. WHITE ALUM. CLADDING - CLADDING SYSTEM
21. WHITE ALUM. CLADDING - CLADDING SYSTEM	22. WHITE ALUM. CLADDING - CLADDING SYSTEM
23. WHITE ALUM. CLADDING - CLADDING SYSTEM	24. WHITE ALUM. CLADDING - CLADDING SYSTEM
25. WHITE ALUM. CLADDING - CLADDING SYSTEM	26. WHITE ALUM. CLADDING - CLADDING SYSTEM
27. WHITE ALUM. CLADDING - CLADDING SYSTEM	28. WHITE ALUM. CLADDING - CLADDING SYSTEM
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49. WHITE ALUM. CLADDING - CLADDING SYSTEM	50. WHITE ALUM. CLADDING - CLADDING SYSTEM
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99. WHITE ALUM. CLADDING - CLADDING SYSTEM	100. WHITE ALUM. CLADDING - CLADDING SYSTEM



A-3.5



BUILDING 3 SOUTH ELEVATION SCALE 3/32" = 1'-0"



SITE KEY PLAN
N.T.S.

EXTERIOR MATERIAL LEGEND	
1	BRICK, GLAZED, TERRAZZO, NATURAL STONE
2	BRICK, GLAZED, TERRAZZO, NATURAL STONE
3	BRICK, GLAZED, TERRAZZO, NATURAL STONE
4	BRICK, GLAZED, TERRAZZO, NATURAL STONE
5	BRICK, GLAZED, TERRAZZO, NATURAL STONE
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98	BRICK, GLAZED, TERRAZZO, NATURAL STONE
99	BRICK, GLAZED, TERRAZZO, NATURAL STONE
100	BRICK, GLAZED, TERRAZZO, NATURAL STONE



BUILDING 3 WEST ELEVATION SCALE 3/32" = 1'-0"



A-3.6

ARCHITECT
DATE: 02-22-2025
BY: A-3.6
DRAWN BY: A.T.L.

SUMMERBREEZE
PROPOSED MULTI FAMILY PROJECT
12499 SW 232nd STREET MIAMI-DADE COUNTY, FL 33032

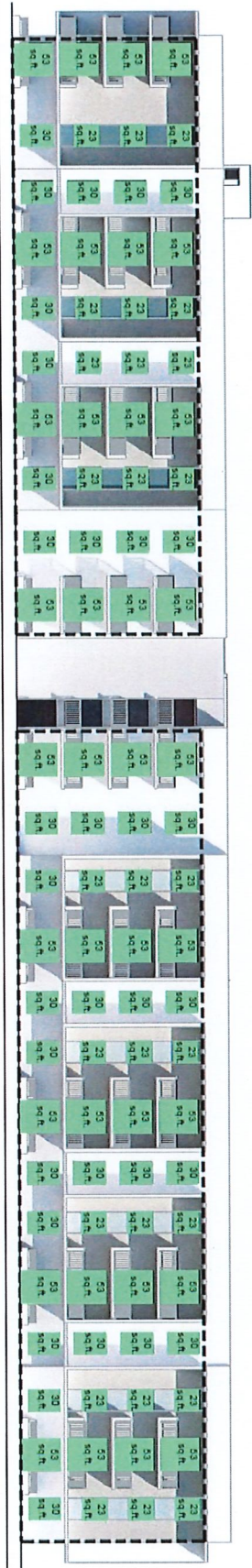


ANILLO
TOLEDO
LOPEZ
3191 coral way, suite 400
miami, fl 33145
tel: (305) 854-4670
tel: (305) 854-4078
architects@atarchitect.com
www.atarchitect.com

revisions
11-04-2025 SPA COORDINATION



BUILDING 2 NORTH ELEVATION SCALE 3/32" = 1'-0"



BUILDING 3 NORTH ELEVATION SCALE 3/32" = 1'-0"

GLAZING PENETRATION CALCULATION (RESIDENTIAL)				
	FAÇADE AREA	GLAZING REQUIRED (SQ. FT.)	GLAZING PROVIDED	%
BUILDING 2	12,380.00 SQ. FT.	3,116.45 SQ. FT.	3,396.00 SQ. FT.	10
BUILDING 3	12,340.00 SQ. FT.	3,215.00 SQ. FT.	3,215.00 SQ. FT.	25

- revisions
1. 11-04-2025 SPA COORDINATION
 2. 12-19-2025 SPA COORDINATION
 3. 01-30-2026 SPA COORDINATION

3191 coral way, suite 400
miami, fl 33146
tel: (305) 854-4070
fax: (305) 854-4076
anillo.toledo@attarchitect.com
www.attarchitecture.com

ANILLO
TOLEDO
LOPEZ



ATT ARCHITECTURE

SUMMERBREEZE
PROPOSED MULTI FAMILY PROJECT

12499 SW 232nd STREET MIAMI-DADE COUNTY, FL 33032

ARCHITECT
ANILLO TOLEDO LOPEZ
AIA 2022/23
02-23-2025
AIA 2024/25
02-23-2026
AIA 2026/27
AIA 2027/28

A-0.4



12499 SW 232nd. STREET MIAMI-DADE COUNTY, FL 33032

ESS2
ATLARCHITECTURE

landscape architecture

14525 nw 153 avenue miami florida 33190
(305) 274 2702 f 050 274 2097 LAM001167

A N I L L O
T O L E D O
L O P E Z

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tel: (305) 854.4070
tel: (305) 854.4079
architects@atlarchitecture.com
www.atlarchitecture.com

revisions:
1. 11-04-2025
2. 12-19-2025



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 similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: 12499 Holdings, LLC, a Florida limited liability company.

NAME AND ADDRESS	Percentage of Stock
12499 Holdings, LLC, 844 SW 1 st Street, Miami, Florida 33130	
SOLE MEMBER: Coinco Investment Company, Inc., 844 SW 1 st Street, Miami, Florida 33130	100%
CFO of Sole Member: Sergio Barake, 844 SW 1 st Street, Miami, Florida 33130	

If a **TRUST** or **ESTATE** owns or leases the subject property, list the trust beneficiaries and 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: N/A

NAME AND ADDRESS	Percentage of Interest
N/A	

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: N/A

NAME AND ADDRESS	Percentage of Ownership
N/A	

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 similar entities, further disclosure shall be made to identify natural persons having ultimate ownership interests].

NAME OF PURCHASER: N/A

NAME AND ADDRESS (if applicable)	Percentage of Interest
N/A	

Date of contract: N/A

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

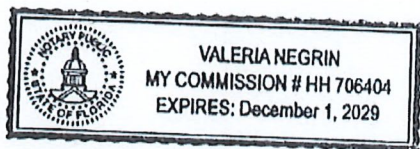
N/A

NOTICE: For changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, 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.

12499 Holdings, LLC, a Florida limited liability company

By: Coinco Investment Company, Inc., a Florida profit corporation, its Authorized Member



By: [Signature]

Print Name: Sergio Barake

Title: Authorized Representative

Sworn to and subscribed before me this 5 day of February, 2026. Affiant is personally known to me or has produced _____ as identification.

[Signature]
(Notary Public)

My commission expires 12/1/2029

*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.

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 similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: 232 Holdings, LLC, a Florida limited liability company.

NAME AND ADDRESS	Percentage of Stock
232 Holdings, LLC, 844 SW 1 st Street, Miami, Florida 33130	
SOLE MEMBER: Coinco Investment Company, Inc., 844 SW 1 st Street, Miami, Florida 33130	100%
CFO of Sole Member: Sergio Barake, 844 SW 1 st Street, Miami, Florida 33130	

If a **TRUST** or **ESTATE** owns or leases the subject property, list the trust beneficiaries and 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: N/A

NAME AND ADDRESS	Percentage of Interest
N/A	

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: N/A

NAME AND ADDRESS	Percentage of Ownership
N/A	

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 similar entities, further disclosure shall be made to identify natural persons having ultimate ownership interests].

NAME OF PURCHASER: N/A

NAME AND ADDRESS (if applicable)	Percentage of Interest
N/A	

Date of contract: N/A

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

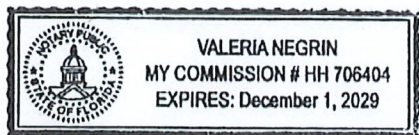
N/A

NOTICE: For changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, 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.

232 Holdings, LLC, a Florida limited liability company

By: Coinco Investment Company, Inc., a Florida profit corporation, its Authorized Member



By: [Signature]

Print Name: Sergio Barake

Title: Authorized Representative

Sworn to and subscribed before me this 5 day of February 2026. Affiant is personally known to me or has produced _____ as identification.

[Signature]
(Notary Public)

My commission expires 12/1/2029

*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.: Z25-125 D



This Instrument was prepared by:
Name: Simon Ferro
Address: Greenberg Traurig, P.A.
1221 Brickell Avenue
Miami, Florida 33131
(305)579-0500

CFN 20080981313
DR Bk 26676 Pgs 1313 - 1318 (6pgs)
RECORDED 12/08/2008 11:44:27
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

A/9

(Space reserved for Clerk)

DECLARATION OF RESTRICTIONS FOR MIAMI-DADE COUNTY

WHEREAS, the undersigned Owner holds the 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 attorney's opinion, and

IN ORDER TO ASSURE the County that the representations made by the owner during consideration of Public Hearing No. Z06-329 will be abided by the Owner freely, voluntarily and without duress makes the following Declaration of Restrictions covering and running with the Property:

- (1) **Subdivision Plan.** That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "26 Units-Condominium Project Prepared for R.G.V.," as prepared by Bellon Milanes architects planners", consisting of Sheets SP-1, L-1, A-1 and A-2, all stamped date received July 22, 2008.
- (2) **Workforce Housing.** The Owner shall develop at least twelve and one-half percent (12.5%) of the total number of market rate residential units on the Property as workforce housing units. Workforce housing shall be deemed to be the sale or rental of property for persons within the income range of 65% to 140% of the median family income for Miami-Dade County as published annually by the U.S. Department of Housing and Urban Development, or as defined by applicable workforce housing requirements in Miami-Dade County. The Owner shall, prior to obtaining the initial building permit for a residential structure on the Property, identify those units within such structure, if any, that satisfy this workforce housing requirement. A declaration of restrictive covenants, in form acceptable to the County, shall be recorded in the public records of Miami-Dade County, Florida stating that the unit is a workforce housing unit and shall remain as such for a period of 30 years or any other period required by an ordinance passed by Miami-Dade County or a successor municipality, if applicable, from the time of the unit's first occupancy.

County Inspection. 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.

(Public Hearing)

Section 24-Township 56 South- Range: 39 East
Folio number: 3069240000691; 3069240000680
MIA 180,170,009v1 9-16-08

LA

Declaration of Restrictions
Page 2

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, and limitation upon, all present and future owners of the real property and for the benefit of Miami-Dade County and the public welfare. Owner, and their heirs, successors and assigns, 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 of Restrictions may be modified, amended or released as to the land herein described, or any portion thereof, by a written instrument executed by the, then, owner(s) of all 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, after public hearing.

Should this Declaration of Restrictions be so modified, amended or released, the Director of the Miami-Dade County Department of Planning and Zoning, or the executive officer of the successor of such Department, or in the absence of such director or executive officer by his assistant in charge of the office in his absence, shall forthwith execute a written instrument effectuating and acknowledging such modification, amendment or release.

Enforcement. Enforcement shall be by action against any parties or person 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.

Authorization for Miami-Dade County 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 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 herein 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 has occurred on the Property or any portion thereof, pursuant to a lawful permit issued by the County, and inspections made and approval of

(L:\Forms\180170009_1.DOC)

(Public Hearing)

Section 24-T wnhsp 56 South- Range: 39 East
Folio number: 3069240000891; 3069240000880
MIA 180,170,009v1 9-16-08

Declaration of Restrictions
Page 3

occupancy given by the County, 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

Recording. This Declaration shall be filed of record in the public records of Miami-Dade County, Florida at the cost of the Owners following the approval of the Application. 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 entirety, and upon written request, the Director of the Planning and Zoning Department 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. 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 and/or any appropriate Community Zoning Appeals Board retains its full power and authority to deny each such application in whole or in part and to decline to accept any conveyance or dedication.

Owner. The term Owner shall include the Owner, and its heirs, successors and assigns.

[Execution Pages Follow]

[L:\Norms\180170009_1.DOC

(Public Hearing)

Section 24-Township 56 South- Range: 39 East
Folio number: 3069240000691; 3069240000680
MIA 180,170,009v1 9-18-08

Declaration of Restrictions
Page 4

(Space reserved for Clerk)

**ACKNOWLEDGMENT
CORPORATION**

Signed, witnessed, executed and acknowledged on this 11 day of September, 2008.

IN WITNESS WHEREOF, 232nd Street LLC, a Florida limited liability corporation has caused these presents to be signed in its name by its proper officials.

Witnesses:

Diley R Gonzalez
Signature

Diley R Gonzalez
Print Name

Reinaldo Villar
Signature

Reinaldo Villar
Print Name

232ND STREET LLC

15500 Newbarn Road, Suite 104
Miami Lakes, FL 33014

By Alicio Pina, Managing Member

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

The foregoing instrument was acknowledged before me by Alicio Pina, the Managing Member the of 232nd Street, LLC, a Florida limited liability corporation, on behalf of the corporation. He is personally known to me or has produced _____, as identification.

Witness my signature and official seal this 11th day of September, 2008, in the County and State aforesaid.

Diley R Gonzalez
Notary Public, State of Florida
My Commission DD755987
Expires 02/06/2012
Print Name

My Commission Expires:

[L:\Form\180170000_1.DOC

Section-Township-Range:
Folio number:

(Public Hearing)

(Space reserved for Clerk)

**JOINDER BY MORTGAGEE
INDIVIDUAL**

The undersigned RUBY ALICIA VILLAR a Mortgagee under that certain mortgage from 232nd STREET, LLC, a Florida limited liability company dated the 18th day of September 2006, in favor of MICHAEL S. JONES, as recorded in Official Records Book 24950, at Page 105, as assigned to RUBY ALICIA VILLAR by Assignment of Mortgage dated August 21, 2008 and recorded in Official Records Book 26541, at Page 4942, said mortgage being further modified by Mortgage Modification Agreement recorded in Official Records Book 26541, at Page 4945, all of the Public Records of Miami-Dade County, Florida, covering all/or a portion of the property described in the foregoing agreement, does hereby acknowledge that the terms of this agreement are and shall be binding upon the undersigned and its successors in title.

IN WITNESS WHEREOF, these presents have been executed this 11 day of September, 2008.

Witnesses:

Diley R. Gonzalez
Signature
Diley R. Gonzalez
Print Name
[Signature]
Signature
Alicia A. Pina
Print Name

Ruby Villar
RUBY ALICIA VILLAR
850 West 49th Street, #608
Hialeah, Florida 33014

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

The foregoing instrument was acknowledged before me by RUBY ALICIA VILLAR, and she is personally known to me or has produced _____, as identification.

Witness my signature and official seal this 11th day of September, 2008, in the County and State aforesaid.

My Commission Expires:



Notary Public, State of Florida at Large
Diley R. Gonzalez
My Commission DD755247
Expires 02/06/2012

Diley R. Gonzalez
Notary Public, State of Florida at Large
Diley R. Gonzalez
Print Name

RECEIVED

MIAMI-DADE COUNTY PROCESS NO.: Z25-125 LAST PAGE
DATE: JUN 17 2025 BY: CONNALL

Declaration of Restrictions
Page 5

EXHIBIT "A"

Legal Description

Parcel I:

The portion of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ less the North 35 feet, all lying North Easterly of C-102-N-Canal Right of Way, in Section 24, Township 56 South, Range 39 East, lying and being in Miami-Dade County, Florida;

And

Parcel II:

The Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, less the North 35 feet and the East 25 feet for road, and less C-102-N-1 Canal Right of Way, in Section 24, Township 56 South, Range 39 East, lying and being in Miami-Dade County, Florida.

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(Public Hearing)

Section 24-Township 56 South- Range: 39 East
Folio number: 3069240000691; 3069240000680
MIA 180,170,009v1 9-16-08

CFN 2018R0012490
OR BK 30819 Pgs 2911-2916 (6Pgs)
RECORDED 01/08/2018 11:47:03
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

This instrument was prepared by:
Name: Gilberto Pastoriza, Esq.
Weiss Serota Helfman Cole & Bierman, P.L.
2525 Ponce de Leon Blvd., Suite 700
Coral Gables, FL 33134

(Space reserved for Clerk)

DECLARATION OF RESTRICTIONS

WHEREAS, the undersigned Owner, 12499 Holdings, LLC, a Florida Limited Liability Company, holds the 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 attorney's opinion, and

IN ORDER TO ASSURE the County that the representations made by the Owner during consideration of the Appeal Public Hearing No. Z17-002 will be abided by, the Owner freely, voluntarily, and without duress makes the following Declaration of Restrictions covering and running with the Property:

- (1) There shall be pedestrian access from the Property to the South Dade Busway Corridor and US Highway #1, as may be permissible by the Department of Transportation and Public Works.
- (2) The Property shall be developed with two-story townhouses all in accordance with the Property's Low-Medium Density Comprehensive Plan designation and RU-3M zoning classification.

MISCELLANEOUS

County Inspection. 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.

Section-Township-Range: 24-56-39
Folio number 30-6924-000-0670

OK
Lm

Declaration of Restrictions

Page | 2

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, and limitation upon, all present and future owners of the real property and for the benefit of Miami-Dade County and the public welfare. Owner, and their heirs, successors and assigns, 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 person 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.

Section-Township-Range: 24-56-39

Folio number 30-6924-000-0670

Declaration of Restrictions
Page | 3

Authorization for Miami-Dade County 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 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 herein 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 has occurred on the Property or any portion thereof, pursuant to a lawful permit issued by the County, and inspections made and approval of occupancy given by the County, 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

Recording. This Declaration shall be filed of record in the public records of Miami-Dade County, Florida at the cost of the Owners following the approval of the Application. 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 entirety, and upon written request, the Director of the Regulatory and Economic Resources Department 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. 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 and/or any appropriate Community Zoning Appeals Board retains its full power and authority to deny each such application in whole or in part and to decline to accept any conveyance or dedication.

Section-Township-Range: 24-56-39
Folio number 30-6924-000-0670

Declaration of Restrictions

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Owner. The term Owner shall include the Owner, and its heirs, successors and assigns.

[Execution Pages Follow]

Section-Township-Range: 24-56-39
Folio number 30-6924-000-0670

Declaration of Restrictions
Page | 5

Signed, witnessed, executed and acknowledged on this 17 day of August, 2017.

IN WITNESS WHEREOF, 12499 Holdings, LLC has caused these presents to be signed in its name by its proper officials.

Witnesses:

12499 Holdings, LLC,
a Florida Limited Liability Company
Address: 844 SW 1 Street
Miami, Florida 33130

[Signature]
Print Name: Geisy Hernandez

By: Lion Development, LLC,
a Florida Limited Liability Company
Its: Managing Member

By: Coinco Investment Company, Inc.,
a Florida corporation
Its: Managing Member

[Signature]
Print Name: MARLENE MONDORA

By: [Signature]
Jose F. Daccarett, President

STATE OF FLORIDA
COUNTY OF MIAMI DADE

The foregoing instrument was acknowledged before me by Jose F. Daccarett as President of Coinco Investment Company, Inc., managing member of Lion Development, LLC, managing member of 12499 Holdings, LLC, on behalf of the LLC. He is personally known to me or has produced _____ as identification.



Valeria Negrin
Commission # FF 073685
Expires: Dec. 01, 2017
WWW.AARONNOTARY.COM

[Signature]
NOTARY, STATE OF FLORIDA
Print Name: Valeria Negrin
Commission No. FF 073685
Commission Expires: Dec. 01, 2017

Section-Township-Range: 24-56-39
Folio number 30-6924-000-0670

Declaration of Restrictions

Page | 6

EXHIBIT "A"

Legal Description

Parcel 1:

The NW 1/4 of the NE 1/4 of the NW 1/4 of the NW 1/4 of Section 24, Township 56 South, Range 39 East, less the North 35 feet and the West 25 feet thereof, lying and being in Miami-Dade County, Florida.

Parcel 2:

That portion of the N 1/2 of the SW 1/4 of the NE 1/4 of the NW 1/4 of the NW 1/4, lying Northeasterly of Canal 102N-1, Canal right of way lying within Section 24, Township 56 South, Range 39 East, less the West 25 feet thereof, lying and being in Miami-Dade County, Florida.

Parcel 3:

The West 25 feet of the NW 1/4 of the NE 1/4 of the NW 1/4 of the NW 1/4 of Section 24, Township 56 South, Range 39 East, less the North 35 feet thereof, lying and being in Miami-Dade County, Florida.

Parcel 4:

The West 25 feet of that portion of the N 1/2 of the SW 1/4 of the NE 1/4 of the NW 1/4 of the NW 1/4, lying Northeasterly of Canal 102N-1, Canal right of way lying within Section 24, Township 56 South, Range 39 East, lying and being in Miami-Dade County, Florida.

Parcel 5:

The East 25 feet of the NE 1/4 of the NW 1/4 of the NW 1/4 of the NW 1/4 of Section 24, Township 56 South, Range 39 East, less the North 35 feet thereof, lying and being in Miami-Dade County, Florida.

Section-Township-Range: 24-56-39
Folio number 30-6924-000-0670

This instrument was prepared by:

Name: Hugo P. Arza, Esq.
Address: Holland & Knight LLP
701 Brickell Avenue, Suite 3300
Miami, Florida 33131

(Space Reserved for Clerk of the Court)

DECLARATION OF RESTRICTIVE COVENANTS
AND WORKFORCE HOUSING AGREEMENT

WHEREAS, the undersigned 232 Holdings, LLC, a Florida limited liability company, and 12499 Holdings, LLC, a Florida limited liability company (hereinafter, collectively referred to as the "Owner"), holds fee simple title to that certain + 5.67 gross acre assemblage of land, generally located on the southeast corner of South Dixie Highway and SW 232nd Street, in unincorporated Miami-Dade County (the "County"), and identified by the Property Appraiser's Office under Tax Folio Nos. 30-6924-000-0670, 30-6924-000-0680, and 30-6924-000-0691, which is legally described in Exhibit "A" attached hereto (hereinafter, referred to as the "Property"), which is supported by the Opinion of Title;

WHEREAS, the Owner has applied for an amendment to the Miami-Dade County Comprehensive Development Master Plan (the "CDMP") in the May 2025 Cycle and said amendment is identified as Application No. CDMP20250008; and

WHEREAS, the Owner has also filed an application with the County's Department of Regulatory and Economic Resources, which application is currently pending under Public Hearing Application No. Z2025000125 (the "Zoning Application"), for the purpose of seeking the rezoning of the Property and site plan approval to facilitate the future residential development of the Property.

IN ORDER TO ASSURE the County that the representations made to it by the Owner during the consideration of Public Hearing No. Z2025000125 (the "Application") will be abided by, the Owner freely, voluntarily, and without duress hereby makes the following Declaration of Restrictive Covenant and Workforce Housing Agreement (the "Declaration") covering and running with the Property:

- 1) **Recitals.** The foregoing recitals are incorporated as if fully set forth herein.
- 2) **Residential Density Limit.** Notwithstanding the zoning district and land use designation of the Property, the maximum number of dwelling units permitted to be developed on the Property shall not exceed a total of one-hundred ninety-two (192) multi-family apartment dwelling units ("Density Limitation"), including any workforce housing increase. Notwithstanding the limitation provided herein, pursuant to Chapter 33, Article XIIA of the County Code of Ordinances ("County Code"), the Owner shall be entitled to transfer any applicable density bonus in excess of the Density Limitation to another property permitted to receive such bonus.
- 3) **Conceptual Plans.** The Property shall be developed substantially in accordance with conceptual plans submitted in connection with the Application entitled "SUMMERBREEZE," as prepared by Anillo, Toledo, and Lopez, consisting of 35 sheets, dated stamped received November 19, 2025, civil plans prepared by HSQ Group, Inc., consisting of 5 sheets dated stamped received November 19, 2025, and landscape plans prepared by EGS2 Corp, Landscape Architecture, consisting of 5 sheets dated stamped received November 19, 2025, for a total of 45 sheets (the "Plans"). The Plans are on file with the County's Department of Regulatory and Economic Resources (the "Department").

4) **Workforce Housing Commitment.** The Owner agrees that forty percent (40%) of the dwelling units shall be designated as rental or condominium units to households in the “workforce housing income range,” as that term is defined in Section 33-193.6(10) (as may be amended from time to time) of the County Code, and shall be designated and operated as “workforce housing units,” as that term is defined in Section 33-193.6 of the County Code, in accordance with the provisions of Chapter 33, Article XIIA of the County Code..

Miscellaneous

A. **County Inspection.** 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 of entering and inspecting the use of the Property to determine whether or not the requirements of the building and zoning regulations and the conditions herein agreed to are being complied with.

B. **Covenant Running with the Land.** This Declaration on the part of the Owners shall constitute a covenant running with the land and shall be recorded, at Owners expense, in the public records of the County and shall remain in full force and effect and be binding upon the undersigned Owners, and its heirs, successors and assigns until such time as the same is modified or released. The restrictions contained within this Declaration, while in effect, shall be for the benefit of, and constitute limitations upon, all present and future owners of the Property, and for the benefit of Miami-Dade County and the public welfare. The Owners, its heirs, successors, and assigns, acknowledge that acceptance of this declaration does not in any way obligate or provide a limitation on the authority of the County.

C. **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 this Declaration in whole, or in part, provided that the Declaration has first been modified or released by the County.

D. 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.

E. Enforcement. Enforcement shall be by action against any parties or person violating, or attempting to violate, any covenants set forth in this Declaration. 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/her/its attorney. This enforcement provision shall be in addition to any other remedies available at law, in equity or both.

F. Authorization for Miami-Dade County 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 is hereby authorized to withhold, in connection with the particular Parcel which is in default, any further permits, and refuse to make any inspections or grant any approvals with respect to the particular Parcel which is in default, until such time as this Declaration is complied with.

G. Election of Remedies. All rights, remedies and privileges granted herein 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.

H. Presumption of Compliance. Where construction has occurred on the Property or any portion thereof, pursuant to a lawful permit issued by the County, and inspections made and approval of occupancy given by the County, 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.

I. 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 provision is invalidated, the County shall be entitled to revoke any approval predicated upon the invalidated provision.

J. Recording. 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. 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 entirety, 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 her/his assistant in charge of the office in her/his absence, shall forthwith execute a written instrument, in recordable form, acknowledging that this Declaration is null and void and of no further effect.

K. **Acceptance of Declaration.** 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 County retains its full power and authority to deny each such application in whole or in part and to decline to accept any conveyance or dedication.

L. **Owner.** The term "Owner" shall include the Owner, and its heirs, successors, and assigns.

[EXECUTION PAGES FOLLOW]

The undersigned, 232 Holdings, LLC, a Florida limited liability company, does hereby acknowledge that the terms of this agreement are and shall be binding upon the undersigned and its successors in title.

IN WITNESS WHEREOF, the Owner has executed this Declaration of Restrictions as of this ____ day of _____, 2025.

WITNESSES: 232 Holdings, LLC, a Florida limited liability company
By: Coinco Investment Company, a Florida profit corporation

Signature By: _____

Printed Name Name: Sergio Barake
Address: _____ Title: Authorized Representative
Address: 844 SW 1st Street
Miami, Florida 33130

Signature

Printed Name
Address: _____

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by means of physical presence [] or online notarization [] by Sergio Barake, Authorized Representative of Coinco Investment Company, a Florida profit corporation, as Authorized Member of 232 Holdings, LLC, a Florida limited liability company, and for the purposes stated herein on behalf of said company. He is personally known to me or has produced _____, as identification.

Witness my signature and official seal this ____ day of _____, 2025, in the County and State aforesaid.

Signature

Print Name

Commission Number

My Commission Expires:

The undersigned, 12499 Holdings, LLC, a Florida limited liability company, does hereby acknowledge that the terms of this agreement are and shall be binding upon the undersigned and its successors in title.

IN WITNESS WHEREOF, the Owner has executed this Declaration of Restrictions as of this ____ day of _____, 2025.

WITNESSES: 12499 Holdings LLC, a Florida Limited liability company

By: Coinco Investment Company, a Florida profit corporation

Signature _____ By: _____
Name: Sergio Barake
Title: Authorized Representative
Address: 844 SW 1st Street
Miami, Florida 33130

Printed Name _____
Address: _____

Signature _____
Printed Name _____
Address: _____

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by means of physical presence [] or online notarization [] by Sergio Barake, as Authorized Representative of Coinco Investment Company, a Florida profit corporation, as Authorized Member of 12499 Holdings, LLC, a Florida limited liability company, and for the purposes stated herein on behalf of said company. He is personally known to me or has produced _____, as identification.

Witness my signature and official seal this ____ day of _____, 2025, in the County and State aforesaid.

Signature _____
Print Name _____
Commission Number _____

My Commission Expires:

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL A:

Parcel 1:

The Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 24, Township 56 South, Range 39 East, less the North 35 feet and the West 25 feet thereof, lying and being in Miami-Dade County, Florida.

Parcel 2:

That portion of the North $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, lying Northeasterly of Canal 102N-1, Canal right of way lying within Section 24, Township 56 South, Range 39 East, less the West 25 feet thereof, lying and being in Miami-Dade County, Florida.

Parcel 3:

The West 25 feet of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 24, Township 56 South, Range 39 East, less the North 35 feet thereof, lying and being in Miami-Dade County, Florida.

Parcel 4:

The West 25 feet of that portion of the North $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, lying Northeasterly of Canal 102N-1, Canal right of way lying within Section 24, Township 56 South, Range 39 East, lying and being in Miami-Dade County, Florida.

Parcel 5:

The East 25 feet of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 24, Township 56 South, Range 39 East, less the North 35 feet thereof, lying and being in Miami-Dade County, Florida.

PARCEL B:

Parcel 1:

The portion of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, less the North 35 feet, all lying Northeasterly of the C-102-N canal right of way, in Section 24, Township 56 South, Range 39 East, lying and being in Miami-Dade County, Florida.

Parcel 2:

The Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, less the North 35 feet and the East 25 feet for road, all lying Northeasterly of the C-102N Canal right of way, in Section 24, Township 56 South, Range 39 East, lying and being in Miami-Dade County, Florida.

H&K DRAFT 12-5-2025