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

PH: Z24-235 **November 19, 2026**
Item No. 8C1

Recommendation Summary	
Commission District	8
Applicant	Naranja Grove Apartments, LLC.
Summary of Request	The applicant seeks approval of a District Boundary Change from RU-4 (High Density Apartment House) to MCD (Mixed-Use Corridor District), in order to develop the properties with a mixed-use development consisting of 288 multifamily residential units, all of which will be developed as workforce housing units, including providing 2,938 sq. ft. of non-residential uses.
Location	Lying south of SW 236 Street and east of SW 127 Avenue and 23435 SW 127 Avenue, Miami-Dade County, Florida.
Property Size	±5.24-gross (±4.30-net) Acres
Existing Zoning	RU-4, High Density Apartment House District
Existing Land Use	Single Family Residence
2030-2040 CDMP Land Use Designation	Medium Density Residential (13-25 dua), ¼ mile of the South Dade Transitway SMART Plan corridor and CDMP designated Rapid Transit Activity Corridor *(see attached Zoning Recommendation Addendum)*
Comprehensive Plan Consistency	Consistent with the LUP map, and the interpretative text and policies of the CDMP
Applicable Zoning Code Section	Section 33-311, District Boundary Change (see attached Zoning Recommendation Addendum)
Recommendation	**Approval, subject to the Board's acceptance of the proffered covenant.**

BOARD OF COUNTY COMMISSIONERS' JURISDICTION:

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

REQUEST:

DISTRICT BOUNDARY CHANGE from RU-4, High Density Apartment House District, to MCD, Mixed-Use Corridor District.

PROJECT HISTORY AND DESCRIPTION:

The subject properties are part of larger tracts of land that have been the subject of several public hearings. Resolution No. Z-15-05 approved district boundary changes (DBCs) and ancillary requests. In connection with that approval, the applicant proffered a Declaration of Restrictions that, among other things, tied development to a site plan and provided for a charter school and the conveyance of a public park.

Subsequently, Resolution No. Z-1-12 approved a DBC to RU-4 and ancillary requests, including modifications to conditions of Resolution No. Z-15-05 and deletion of the previously proffered

covenant as it applied to a specific parcel. That covenant was replaced by two covenants: one covering the residential development and the other covering the charter school. The residential covenant limited the overall development to a maximum of 1,123 dwelling units, of which 65 were required to be workforce housing units (affordable to households whose income is up to 140% of the area median income).

Resolution No. Z-68-23 subsequently approved, among other things, deletion of the Declaration of Restrictions covering the residential development and a DBC to Residential Modified District (RMD). However, the subject properties were not included in that DBC and remain zoned RU-4. A new Declaration of Restrictions was proffered that continues to limit residential density. Specifically, it limits the subject properties (Parcel E) to a maximum of 107 dwelling units, unless the properties are re-designated, in whole or in part, on the Land Use Plan map of the County's Comprehensive Development Master Plan (CDMP) to allow greater residential density and/or development of the properties, in whole or in part, is eligible for density bonuses under the CDMP. All residential units developed on Parcel E must be workforce housing units.

The subject property consists of three (3) parcels totaling approximately 5.24 gross acres (4.30 net acres) and located south of SW 236 Street and east of SW 127 Avenue. The subject properties are 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 under the CDMP Land Use Element text. It runs along Harriet Tubman Highway (formerly known as South Dixie Highway/US 1) 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.

Based on the subject properties' location within the SMART Plan corridor, staff has determined that the proposed development is eligible for additional density bonus under the CDMP and therefore falls within the exception to the 107-unit limitation established by the recorded Declaration of Restrictions (Official Records Book 34047, Pages 4362 - 4370).

As part of this application, the applicant seeks to rezone the subject parcels from RU-4, High Density Apartment House District, to MCD, Mixed-Use Corridor District, to allow a mixed-use development consisting of 288 multifamily residential units, all of which will be developed as workforce housing units, and 2,938 square feet of nonresidential uses. In addition, the applicant has voluntarily proffered a Declaration of Restrictions that, among other provisions, limits development of the property to substantial compliance with the submitted plans and provides for 288 workforce housing units in accordance with Article XIIA of the County Code.

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	**Land Use Designation**
Subject Property	RU-4; single-family residence	Medium Density Residential (13 to 25 dua)
North	AU; office building	Low-Density Residential (2.5 to 6 dua)
South	AU; vacant land	Low-Density Residential (2.5 to 6 dua)
East	RU-4; single-family residence	Medium-High Density Residential (25 to 60 dua)

West	AU and RU-4; vacant land	Low-Density Residential (2.5 to 6 dua) and Medium Density Residential (13 to 25 dua)

NEIGHBORHOOD COMPATIBILITY:

The subject properties are zoned RU-4 and developed with a single-family residence. They are designated Medium Density Residential (13 to 25 dwelling units per acre) on the CDMP Land Use Plan map. The surrounding area consists of AU-zoned property developed with an office building to the north; AU-zoned vacant land to the south; RU-4-zoned single-family residence to the east; and AU and RU-4 zoned vacant land to the west. Properties to the north and south are designated Low-Density Residential (2.5 to 6 dwelling units per acre), while properties to the east are designated Medium-High Density Residential (25 to 60 dwelling units per acre). Properties to the west are designated Low-Density Residential and Medium Density Residential. The Subject Property is inside the Urban Development Boundary (UDB) and is located to the east of Harriet Tubman Highway (formerly known as South Dixie Highway/US 1). The Subject Property is also within ¼ mile of the adjacent South Dade Transitway, a SMART Plan corridor and CDMP designated Rapid Transit Activity Corridor. Accordingly, the site's proximity to the SMART Corridor allows the applicant to pursue additional residential density.

SUMMARY OF THE IMPACTS:

The approval of this application will allow the applicant to rezone the subject property in order to provide additional housing in this area, which could have traffic impacts as well as impacts on other County services. Based on memoranda from the departments reviewing this application, the additional impacts are not anticipated to adversely affect the ability of their facilities and services to maintain the 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 they have no objections to this application and that the proposed development will generate approximately 122 PM peak-hour vehicle trip. Staff notes that approval of this application could add to the population in the area and may bring additional noise into the neighborhood.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map designates this site as ***Medium Density Residential (13 to 25 dua)*** on the Adopted 2030-2040 Land Use Plan (LUP) map. This designation permits a density range of a minimum of 13 to a maximum of 25 units per gross acre. *The type of housing structures typically permitted in this category includes townhouses and low-rise and medium-rise apartments.* Based on this designation, the approximately 5.24-gross-acre site could accommodate a maximum of 131 residential units. Staff notes that an additional 25 percent workforce housing density bonus, equivalent to 33 residential units, may be permitted pursuant to the CDMP Land Use Element (page I-32), resulting in a maximum of 164 residential units.

However, as previously mentioned, 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 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 applicant seeks a district boundary change from RU-4, High Density Apartment House District to MCD, Mixed-Use Corridor District. As defined under the CDMP, properties eligible for vertical development shall be located along a Rapid-Transit Activity Corridor, which includes the SMART Plan Corridors. Specifically, the CDMP Land Use Element text under Mixed Use Development states that, "Vertical and horizontal mixed-use development may be allowed within the Urban Development Boundary (UDB), provided that the development is located along the Rapid Transit Activity Corridors which includes the areas within one mile of the SMART Plan Corridor. However, the CDMP Land Use Element text also states that appropriate design standards are essential to ensure that the uses permitted in mixed-use developments are compatible with each other and adjacent properties and contribute to the character of the street and the surrounding community. A specific objective in designing mixed-use developments is that the development should be compatible with any existing, or zoned, or Plan-designated adjoining or adjacent uses. The exact residential density that can be achieved on a particular property will depend upon the intensity permitted, the average size of the residential units, the residential percentage of the project and land development regulations concerning building envelopes, parking and open space. The maximum density and floor-area ratio (FAR) for sites that are within the Rapid Transit Activity Corridors shall be as provided in the table below:

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

As previously set forth in the November 20, 2023, CDMP interpretation letter for the subject property, titled "Expedited Letter of Interpretation for Folio Nos. 30-6924-000-0450, -0820 and -0810," the subject property is located within ¼ mile of the SMART Plan's South Dade Transit Way and may be rezoned for vertical or horizontal mixed-use development at up to 60 units an acre/2.0 FAR., **subject to compatibility with adjacent land uses.**

The CDMP Mixed-Use Development provisions require a demonstration that a proposed single use does not currently or would not be caused to exceed 70% of the total building area within ¼ mile of the Subject Property for a Property to be rezoned as a horizontal mixed-use development in a Rapid Transit Activity Corridor. Plannings review of existing land uses within a ¼ mile of the Subject Property (Subject Property Area) indicates that 79.39 percent of the building area in the Subject Property Area is residential. Therefore, the Subject Property is not eligible for single-use residential development in accordance with CDMP provisions for horizontal mixed-use development in Rapid Transit activity Corridors. As a result the proposed development has being designed as a mixed-use development to ensure consistency with the CDMP.

Staff further notes that the proposed 288 multifamily residential units, all of which will be developed as workforce housing units (affordable to households whose income is up to 140% of the area median income), are within the permitted density for the subject property. Under the

SMART Plan Corridor ¼ mile, the property could accommodate up to 314 residential units, or a maximum of 393 residential units with the 25 percent workforce housing density bonus. Based on the foregoing, staff opines that the proposed density is **consistent** with the CDMP and falls within the maximum numerical residential density threshold applicable to properties located in close proximity to a SMART Plan corridor.

The CDMP Land Use Element **Objective LU-4**, states that Miami-Dade County shall continue to reduce the number of land uses, which are inconsistent with the uses designated on the LUP map and interpretive text, or with the character of the surrounding community. Additionally, the **Land Use Element Policy LU-4A** sets forth the criteria to determine compatibility and states when evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff, **access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering,** and safety, as applicable. Additionally, **Policy LU-4D** provides that supportive but potentially incompatible uses may be permitted within functional neighborhoods, communities, or districts where appropriate design solutions integrate complementary elements and buffer potentially incompatible elements.

Staff opines that the proposed mixed-use development will provide an appropriate transition between the office use to the north and the vacant properties to the south, and west. Staff further notes that the property to the east is designated Medium-High Density Residential (25 to 60 dwelling units per acre), allowing potential development at the same density of 60 dwelling units per acre contemplated for the subject properties. The adjoining property could potentially accommodate buildings up to nine (9) stories, with up to six (6) additional stories through applicable workforce housing height bonuses, subject to applicable zoning requirements and approval criteria. This development potential supports compatibility with the anticipated scale and intensity of development in the surrounding area. The submitted site plan depicts buildings oriented toward SW 127 Avenue and SW 236 Street, with parking located primarily behind the buildings and along the eastern portion of the site. Perimeter landscaping, street trees, and pedestrian connections further integrate the development with the surrounding area. Based on the foregoing, staff opines that the proposed development will be **compatible** in scale and intensity with anticipated development under the surrounding land use designations and will not detrimentally impact neighboring properties.

As such, subject to the Board's acceptance of the proffered declaration of restrictions, approval of the proposed rezoning of the property to MCD, Mixed-Use Corridor District, in order to develop the site with a mixed-use development consisting of 288 multifamily residential units, all of which will be developed as workforce housing units, and 2,938 square feet of nonresidential uses, would be **compatible** with the area based on the criteria set forth in the CDMP Land Use Element and **Policies LU-4A and LU-4D**, would be **consistent** with the Land Use Element interpretative text for Mixed Use Developments that are in close proximity to a **SMART Plan Corridor**. Staff further opines that approval of the application will not create any significant impacts which will disrupt or degrade the safety and tranquility of the neighboring properties and would be **compatible** with the surrounding area based on the Zoning Analysis below.

ZONING ANALYSIS:

The applicant seeks approval of a district boundary change from RU-4, High Density Apartment House District to MCD, Mixed-Use Corridor District, to allow the development of ±5.24-gross (±4.30-net) acres with 288 multifamily residential units, all of which will be developed as workforce housing units, and 2,938 square feet of nonresidential uses. Pursuant to Section 33-

311 of the Code, district boundary changes are evaluated based on necessity and reasonableness in relation to the present and future development of the area. Section 33-311 further states that the purpose of the Code is to provide a comprehensive plan and design to, among other things, lessen congestion on highways, promote convenience and general welfare, and give reasonable consideration to the character and suitability of an area for particular uses. Based on these criteria, staff finds the requested rezoning to be **compatible** with the surrounding area and consistent with sound planning principles.

Staff supports the requested district boundary change, contingent upon the acceptance of the proffered zoning covenant, and opines that the rezoning would be **consistent** with CDMP Land Use Plan map as well as the CDMP's Mixed-Use Development policies. The proposed mixed-use development would provide an appropriate transition between the office use to the north and the vacant properties to the south and west. The Medium-High Density Residential designation of the property to the east allows potential development at up to 60 dwelling units per acre, further supporting compatibility with the anticipated intensity of surrounding development. Additionally, the subject properties' location within the SMART Plan Corridor Buffer Area supports additional residential density under the CDMP, consistent with the density exception in the recorded Declaration of Restrictions. Accordingly, the proposed rezoning would support the planned development pattern in the surrounding community.

Staff notes that the proposed development complies with all zoning regulations regarding building setbacks, building height, common open space, lot area, lot coverage, and landscaping. As designed, the proposed MCD development with its pedestrian and vehicular connectivity, residential structures of a scale and massing compatible with surrounding uses, and the integration of landscaping will result in a project that is harmonious with the neighborhood. Based on the submitted landscape plans, the perimeter of the subject parcel will be substantially buffered with continuous rows of street trees and shrubs, creating a strong visual perception of greenery and providing sufficient mitigation of any visual or aural impacts on adjoining properties. Staff further finds that the development parameters reflect the applicant's intent to maintain the area's development trend while complying with the MCD Building Placement Standards.

As previously mentioned, the CDMP Interpretation letter dated November 20, 2023, indicates the subject property could accommodate up to 60 residential units per gross acre and a Floor Area Ratio (FAR) of 2.0 under CDMP provisions, given that the subject properties is within ¼ mile of the adjacent South Dade Transitway, a SMART Plan corridor and CDMP designated Rapid Transit Activity Corridor, equating to approximately 314 residential units, or a maximum of 392 residential units with the 25 percent workforce housing density bonus. However, the applicant proposes to develop the parcel with 288 residential units, or roughly 55 units per acre, below the maximum permitted density under the SMART Plan Corridor at approximately 60 units per acre. Moreover, the applicant has proffered a zoning covenant requiring substantial compliance with the submitted site plans which limits the property to a maximum of 288 workforce housing dwelling units, ensuring consistency with the proposed design and compatibility with surrounding development.

In addition, based on the memoranda submitted by other departments reviewing the application, approval of the request would not have an unfavorable effect on the economy of Miami-Dade County, would not tend to create a fire or other equally or greater dangerous hazard, or provoke excessive overcrowding of people, or provoke a nuisance, and would not be incompatible with the area concerned. Staff notes that the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER), does not object to the application and indicate

in their memorandum that the proposed development will generate approximately 122 PM peak-hour vehicle trip. Further, the Departments of RER and Environmental Resources Management (DERM)in their attached memorandum, indicate that the application meets all applicable LOS standards for an initial development order for potable water service, wastewater disposal, and flood protection. In addition, the other departments reviewing the application, including the Miami-Dade Fire Rescue Department and the Water and Sewer Department, do not object to the application. Based on these memoranda, staff opines that the proposed rezoning would not generate excessive noise or place an undue or excessive burden on public facilities. Staff further opines that the proposed district boundary change to MCD is compatible with existing uses and anticipated development in the surrounding area, including the potential for higher-density residential development on the property to the east, and supports the planned development pattern within the SMART Plan Corridor Buffer Area. **Therefore, staff recommends approval of the District Boundary Change to MCD, Mixed-Use Corridor District, subject to the Board's acceptance of the proffered covenant pursuant to Section 33-311, District Boundary Change.**

ACCESS, CIRCULATION AND PARKING: The submitted site plan depicts two vehicular access points along SW 127 Avenue and an additional access point along SW 236 Street, connected by an internal driveway network. Parking is located primarily behind the proposed buildings and along the eastern portion of the site and includes accessible spaces. Designated drop-off, pick-up, and loading areas are provided near both buildings. The plans also depict bicycle parking and pedestrian connections linking the buildings, parking areas, resident amenities, and public sidewalks along SW 127 Avenue and SW 236 Street.

According to the transit review memorandum, the property is served by Metrobus Route 601 and 602 at a bus stop on the South Dade Transitway at the intersection of SW 232 Street and Harriet Tubman Highway (formerly known as South Dixie Highway/US 1), approximately 900 feet from the site, or a four-minute walk. Service operates at approximately 12-minute intervals during weekday peak hours, 15-minute intervals during weekday off-peak hours and evenings after 8 p.m., and 30-minute intervals overnight. Weekend service operates at approximately 15-minute intervals on Saturdays and 20-minute intervals on Sundays.

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

OTHER: Not applicable.

RECOMMENDATION: **Approval, subject to the Board's acceptance of the proffered covenant.**

CONDITIONS FOR APPROVAL: None.

ES:JB:SS:EA

Eric Silva

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

ZONING RECOMMENDATION ADDENDUM

Naranja Grove Apartments, LLC.
PH: Z24-235

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

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

Medium Density Residential (Pg. I-31)	*This category allows densities from 13 to 25 dwelling units per gross acre. The type of housing structures typically permitted in this category includes townhouses and low-rise and medium-rise apartments.*
Mixed Use Development (Pg. I-46)	*Mixed-use development allows a mix of compatible uses in a high-quality pedestrian-oriented street environment. This form of development includes permitted uses mixed within the same building (vertical) or in separate buildings on the same site or within a 5-minute walk (one-quarter mile) (horizontal). The section of this element, entitled "Urban Centers," addresses mixed-use development occurring within designated urban centers. The purpose of this section is to address the mixed-use projects that are to be located outside of the designated urban centers and outside of areas otherwise addressed by the Rapid Transit Zone Development Standards pursuant to Chapter 33C of the Code of Miami-Dade County.* *Horizontal mixed-use development is hereby defined as the horizontal mix of uses, such as single use buildings on the same site or within one-quarter mile. Such uses may only be permitted in accordance with the following:* *1) A single use building is located on a site that contains a mix of uses or multiple sites containing a mix of uses joined through a unity of title; or* *2) Where the saturation of a single use, including residential or commercial, does not currently or would not be caused to exceed 70% of the total building area within one-quarter mile of the application site.* *Vertical mixed-use development is hereby defined as projects that contain both residential and non-residential components, such as live-work spaces, neighborhood and specialty retail, convenience services, entertainment, other businesses providing for day-to-day living needs, institutional and civic uses, and professional offices. The residential component must be at least 20 percent of the total floor area but no more than 85 percent of the total floor area. Hotels and apartment hotels, governmental offices, civic uses, and schools may be exempt from these mix requirements.* *Vertical and horizontal mixed-use development may be allowed within the Urban Development Boundary (UDB), provided that the development is located in:*

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1. Corridors with a maximum depth of 660 feet that are located along 'Major Roadways' as identified on the adopted Land Use Plan map and in areas designated Residential Communities (with the exception of Estate Density and Low Density), Business and Office, and Office/Residential; or

2. Corridors designated as mixed-use corridors in an area plan that has been accepted by the Board of County Commissioners; or

3. Rapid Transit Activity Corridors which includes the areas within one-half mile of the existing Metrorail corridor and the following proposed SMART Plan corridors: Kendall Drive, Beach Corridor, North Corridor, Northeast Corridor, and the South Dade Transitway Corridor. It also includes the area within one mile of the proposed East-West SMART Plan Corridor.

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

<table>
<tr><th>Mixed-Use Developments Located Within:</th><th>Floor Area Ratio Range</th><th>Maximum Residential Density (dwelling units)</th></tr>
<tr><td>Major Corridors</td><td>from 1.0 to 1.5</td><td>36</td></tr>
<tr><td>Mixed-use Corridors identified in an area plan</td><td>Up to 2.0</td><td>60</td></tr>
<tr><td colspan="3">Rapid Transit Activity Corridors (SMART Corridors)</td></tr>
<tr><td>Within one-quarter mile</td><td>Up to 2.0</td><td>60</td></tr>
<tr><td>Between one-quarter and one-half mile</td><td>Up to 1.5</td><td>36</td></tr>
<tr><td>Between one-half and one mile (East-West Corridor)</td><td>Up to 1.25</td><td>18</td></tr>
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</td></tr>
<tr><td>Objective LU-4 (Pg. I-9)</td><td>Miami-Dade County shall continue to reduce the number of land uses, which are inconsistent with the uses designated on the LUP map and interpretive text, or with the character of the surrounding community.</td></tr>
<tr><td>Policy LU-4A (Page I-9)</td><td>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.</td></tr>
<tr><td>Policy LU-4D (Pg. I-9 and I-10)</td><td>Uses which are supportive but potentially incompatible shall be permitted on sites within functional neighborhoods, communities or districts only where proper design solutions can and will be used to integrate the complementary elements and buffer any potentially incompatible elements.</td></tr>
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PERTINENT ZONING REQUIREMENTS/STANDARDS

Section 33-311 District Boundary Change	(A) *The Community Zoning Appeals Boards are advised that the purpose of zoning and regulations is to provide a comprehensive plan and design to lessen the congestion in the highways; to secure safety from fire, panic and other dangers, to promote health, safety, morals, convenience and the general welfare; to provide adequate light and air; to prevent the overcrowding of land and water; to avoid undue concentration of population; to facilitate the adequate provisions of transportation, water, sewerage, schools, parks and other public requirements, with the view of giving reasonable consideration among other things to the character of the district or area and its peculiar suitability for particular uses and with a view to conserving the value of buildings and property and encouraging the most appropriate use of land and water throughout the County.* *(F)* ***Section 33-311*** *provides that the Board shall take into consideration, among other factors the extent to which:* *(1) The development permitted by the application, if granted, conforms to the Comprehensive Development Master Plan for Miami-Dade County, Florida; is consistent with applicable area or neighborhood studies or plans, and would serve a public benefit warranting the granting of the application at the time it is considered;* *(2) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts; the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment; and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development;* *(3) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the economy of Miami-Dade County, Florida;* *(4) The development permitted by the application, if granted, will efficiently use or unduly burden water, sewer, solid waste disposal, recreation, education or other necessary public facilities which have been constructed or planned and budgeted for construction;* *(5) The development permitted by the application, if granted, will efficiently use or unduly burden or affect public transportation facilities, including mass transit, roads, streets and highways which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways.*

Consumer and Neighborhood Protection

ENFORCEMENT HISTORY

NARANJA GROVE APARTMENTS LLC	23435 SW 127 AVE MIAMI-DADE COUNTY, FLORIDA.
APPLICANT	**ADDRESS**
Pending	Z2024000235
DATE	**HEARING NUMBER**

FOLIO:
30-6924-000-0450
30-6924-000-0810
30-6924-000-0820

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:
October 15, 2026

NEIGHBORHOOD REGULATIONS:
There are no open cases.

BUILDING SUPPORT REGULATIONS:
There are no open cases

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

Memorandum

Date: October 15, 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: Z2024000235-5th Review
Naranja Grove Apartments, LLC
23435 SW 127th Avenue
Special Exception for a general development plan to allow the permitted uses and development regulations for the SMART Corridor, proposing apartments and retail.
(RU-4) (4.30 acres)
24-56-39

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

Potable Water Supply and Wastewater Disposal

Pursuant to the Code and based on the site plans submitted, the proposed development is within feasible distance to connect to public water and public sanitary sewers. Therefore, the proposed development shall connect to public water and sanitary sewers in accordance with the Code. 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.

The subject property has a properly executed covenant running with the land in favor of Miami-Dade County as required by section 24-43.1(6)(c) of the Code. This covenant is recorded in Miami-Dade County Official Records Book 33906, Page 2800. The covenant provides that prior to RER approval of any building permit, certificate of use and occupancy or municipal license or platting or zoning action for any nonresidential land use the Owner shall ensure the property is connected to a public water main and public sanitary sewer main.

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.

Conditions of Approval: None

Water Control Review

A 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 designed seepage or infiltration drainage system. Drainage plans shall provide for collection of the stormwater runoff generated by the applicable storm event pursuant to the Code.

Site grading and development shall provide for the full retention of the stormwater runoff generated by the applicable storm event pursuant to the Code and shall also comply with the requirements of Chapter 11C of the Code, as well as with all State and Federal Criteria, and shall not cause flooding of adjacent properties.

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

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

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

Endangered Species Review

The subject properties are within the U.S. Fish & Wildlife consultation area for the endangered Florida bonneted bat (*Eumops floridanus*) which may utilize the subject property for foraging, nesting and roosting. The CDMP has policies and objectives for the protection of habitat critical to federal, state or County designated endangered, threatened, or rare species.

Please be advised that prior to any future development at the subject property, it is recommended that the applicant contact the United States Fish and Wildlife Service (USFWS) in the Vero Beach office at (352)448-9151 and the Natural Resources Division of RER at Jackelyn.Alberdi@miamidade.gov or 305-372-6693 with any questions regarding threatened and endangered species.

Conditions of Approval: None

Natural Forest Communities

This application must comply with Miami-Dade County's CDMP and the Code.

The subject properties do not contain county designated Natural Forest Community (NFC); however, there is county designated NFC located across SW 236 Street, within the property identified by Folio No. 30-6924-000-0910 and the adjacent rights-of-way. The development and use of the subject properties must avoid adverse environmental impacts to the NFC, including the storage of construction materials adjacent to the NFC, drainage onto the NFC, and erosion affecting the NFC.

The site plan entitled “Naranja Grove”, signed and sealed by Robert Behar on February 2, 2026, shows an approvable road design and an accurate depiction of the full extent of the adjacent NFC property. Future plans depicting the NFC must show the full NFC boundaries which extend to the centerline of SW 236 Street. During future development of the subject properties, RER recommends a barrier be erected between any site improvement work and the NFC property.

Further, management of the nearby NFC may require the use of prescribed burns to assist in controlling exotic and invasive species. The applicant’s properties lie within the potential smoke dispersion corridor of this NFC. Consequently, the applicant’s properties may be affected by the periodic smoke events from the prescribed burns or unexpected wildfires.

The applicant can contact Tim Joyner of the Tree and Forest Resources Section at (305) 372-6574 or John.Joyner@miamidade.gov for any questions regarding NFC permitting and preservation requirements.

Per section 24-49.9 of the Code, prohibited species shall not be planted on any site and controlled species shall not be planted within 500 feet of the native plant community.

Conditions of Approval: None

Environmentally Endangered Lands Review (EEL)

The subject property is immediately adjacent to public conservation lands owned by the State of Florida, south of SW 236th Street. The EEL Program will assume management responsibilities of this parcel ("the Preserve") in the next few months wherein it will be incorporated into the EEL Parsons Pineland Preserve to the south and managed in accordance with section 24-50 of the Code.

The EEL Program has reviewed the submitted documents and recommends the following scrivener's error be corrected: The Civil Plans dated Feb. 26, 2026, misrepresent the "Existing Natural Forest Community (NFC)" boundary line as approximately 12-15 feet south of the centerline of SW 236 Street. The NFC boundary differs from the property boundary in that the NFC boundary ends at the Centerline of SW 236 Street. Protected resources extend into the Preserve's north right-of-way, which cannot be impacted. No improvements or encroachments, including but not limited to, storage and staging of heavy equipment, sidewalks, drainage, curb, and gutter shall be allowed within any portion of the NFC or Preserve. All construction-related activities must be contained within the applicant's property and shall not impact the Preserve. **During the paving and drainage review of platting actions plans must depict detailed dimensions in the cross sections of the roads that demonstrate a suitable slope or a retaining wall providing that the project will properly contain all fill, and that any impacts to the preserve will be prevented.**

The following information is provided as an advisory comment: Management of the Preserve will include the use of periodic prescribed burning, which reduces the threat of wildfire and maintains the ecological integrity of this globally imperiled habitat. Prescribed burning, which may occur as frequently as every three years, is beneficial to wildlife and the rare plant species present in the Preserve. Any increase in residential density adjacent to fire-prone and fire-dependent plant communities may inhibit the County's ability to perform prescribed burns on said plant communities, like this Preserve. The subject property lies within the potential smoke dispersion corridor so, consequently, it may be affected by periodic smoke events from prescribed burns or unexpected wildfires. Property owners that own property adjacent to the preserve are usually notified in writing of potential prescribed burns twice per year.

For more information regarding the Preserve or the EEL Program, please contact Robin Gray at robin.gray@miamidade.gov or Sonya Thompson at sonya.thompson@miamidade.gov.

Conditions of Approval: plans for future development orders must demonstrate that the Preserve will not be impacted.

Tree Preservation Review

An aerial review of the subject properties indicates the presence of tree resources. A landscape plan entitled "Naranja Grove" prepared by Sefora Chavarria, R.L.A., and dated as received by Miami-Dade County on March 10, 2026, was submitted in support of the subject application and indicates the removal/relocation of non-specimen 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.

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.

Additionally, the proposed development lies within 500 feet of a County designated Natural Forest Community (NFC). According to the landscape code for Miami-Dade County, controlled species may not be planted within 500 feet of a native plant community (including NFCs). Please refer to the Landscape Manual of the Department of Planning and Zoning for a list of these controlled landscaping plants.

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

The RER-Pollution Remediation Section (PRS), RER-Environmental Monitoring and Evaluation Section (EMES), and/or DERM-Environmental Monitoring and Restoration Division (EMRD) has records of current contamination on the subject site tracked under Naranja Grove DERM HWR-1335.

All construction plans (inclusive of drainage) and dewatering plans require the review and approval from the PRS, EMES, and/or EMRD as it relates to environmental contamination issues. Be advised that the PRS, EMES and/or 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, groundwater, surface water, solid waste, and/or methane, as applicable, 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, groundwater, surface water, solid waste, and/or methane contamination, as applicable, 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

There are no open or closed enforcement records for violations of Chapter 24 of the Code for the subject property. There are no outstanding DERM liens or fines for the subject property.

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: October 22, 2026

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: ***UPDATED*** Zoning Application Comments - Naranja Grove
Application No. Z2024000235 - (Pre-App. No. Z24P-129)

The Water and Sewer Department has reviewed the proposed development for the subject zoning application. WASD has no objections 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 and/or Verification form will be required.

Application Name: Naranja Grove

Location: The proposed project is located on approximately 5.25 gross acres at 23435 SW 127th Avenue, with Folio Nos. 30-6924-000-0450, 30-6924-000-0810, and 30-6924-000-0820, in unincorporated Miami-Dade County.

Proposed Development: The Applicant is seeking approval for a mixed-use project, which consists of the development of 288 apartment units (High Density) and 2,880 sq. ft. of retail, through the Workforce Housing Program. It appears from the submitted site plan that the existing structures will be demolished for the construction of the new development.

The total estimated water demand for the proposed project will be 39,168 gallons per day (gpd).

Water: The proposed development is located within the WASD's water service area. The water supply will be provided by the 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.

A WASD Agreement No. 32055 was requested on September 25, 2026, for the subject site, and points of connection (P.O.C.) are pending to be issued. Please note that Agreement No. 32055 was requested for the construction of 215 apartment units and 2,880 sq. ft. of retail, and the development being proposed with the subject application is for 288 apartment units and 2,880 sq. ft. of retail. As such, said Agreement must be revised to reflect the proposed development with this zoning application.

There is an existing 16-inch water main (E12241-2) in SW 127th Avenue, close to the northwestern corner of the subject property to where the developer may connect and extend a new 16-inch water main (Section Line) southerly along SW 127th Avenue to SW 236th Street, interconnecting to an existing 48-inch water main (E3053-4) at that location.

Any public water main extension within the property shall be 12-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 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.

Please note that there is a future project with Zoning Application No. Z2024000189 (CDMP20240010 & WASD Agreement No. 32756) in the vicinity of the subject application, that is required to install a Public Pump Station for the area. If said project is conveyed by the time the subject application development is ready for construction, then, the developer may connect to an 8-inch gravity sewer (proposed Manhole # 20) that will be located at the intersection of SW 127th Avenue and SW 240th Street, and extend an 8-inch gravity sewer northerly along SW 127th Avenue to the northwestern corner of the subject property, to provide sewer service to the proposed development, provided there is sufficient depth and there are no obstacles that 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 connection 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 the infrastructure with WASD Agreement No. 32756 is not conveyed by the time this project is ready for construction, the developer shall contact WASD to obtain new points of connection for the proposed development.

If UNITY OF TITLE does not apply, then any gravity sewer within the property shall be public and 8-inch minimum diameter.

Note to the Developer:

1. The Developer of this project shall coordinate and cooperate on water and sewer interconnections, construction sequence, and schedule with other development projects that are in the vicinity either downstream or upstream with regard to obtaining approval and permits from WASD and other regulatory governmental agencies to avoid conflict with utility plans.
2. If a vicinity development has a water and/or sewer construction permit but has not started construction and another developer would like to take over the other development scope of water and/or sewer work, then the developers shall coordinate to withdraw the existing permit prior to the other developer submitting plans to WASD and other regulatory governmental agencies for review.

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 Pedro P. Vera Carballes at (786) 552-8144 or pedro.veracarballes@miamidade.gov

Memorandum

MIAMI-DADE COUNTY

Date: November 4, 2026

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

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

Subject: DIC 24-235
Name: Naranja Grove Apartments, LLC
Section 24 Township 56 South Range 39 East

I. PROJECT LOCATION:

The property is located at 23435 SW 127 Avenue.

II. APPLICATION REQUEST:

This application is proposing two 8-story buildings for a total of 288 residential dwelling units and 2880 square feet of retail.

III. EXISTING ROADWAYS SERVICEABLE TO THIS APPLICATION:

Access to this site is available from the north and south by SW 127 Avenue and from the east and the west by SW 236 Street.

IV. RECOMMENDATION:

The Department of Regulatory and Economic Resources Platting and Land Development has reviewed the subject application and has no objections.

V. ANTICIPATED TRAFFIC GENERATION AND CONCURRENCY:

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

122 PM Peak Hour trips are generated by this application.

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

A. Cardinal Distribution

North	58 %	East	10 %
South	24 %	West	8 %

VI. IMPACT ON EXISTING ROADWAYS:

A. CONCURRENCY:

Station F-0008 located on US 1/SR 5 south of SW 232 Street, has a maximum LOS **"E+20"** of **4,296** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **2,433** vehicles and **1,030** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station F-0008** with its PHP and assigned vehicles is at LOS **"D"**. The **74** vehicle trips generated by this development when combined with the **2,433** and those previously approved through Development Orders, **1,030**, equal **3,537** and will cause this segment to have LOS **"D"** whose range is from 3,421 to 3,580.

Station 9908 located on SW 232 Street west of US 1/SR 5, has a maximum LOS **"D"** of **2,628** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **933** vehicles and **531** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station 9908** with its PHP and assigned vehicles is at LOS **"D"**. The **10** vehicle trips generated by this development when combined with the **933** and those previously approved through Development Orders, **531**, equal **1,474** and will cause this segment to have an LOS **"D"** whose range is from 1,180 to 2,628.

Station F-0050 located on SW 112 Avenue north of Florida's Turnpike, has a maximum LOS **"D"** of **3,580** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **2,408** vehicles and **332** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station F-0050** with its PHP and assigned vehicles is at LOS **"C"**. The **9** vehicle trips generated by this development when combined with the **2,408** and those previously approved through Development Orders, **332,** equal **2,749** and will cause this segment to remain at LOS **"C"** whose range is up to 3,420.

Station 9914 located on SW 248 Street east of SW 127 Avenue, has a maximum LOS **"E"** of **1,440** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **646** vehicles and **514** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station 9914** with its PHP and assigned vehicles is at LOS **"C"**. The **29** vehicle trips generated by this development when combined with the **646** and those previously approved through Development Orders, **514**, equal **1,189** and will cause this segment to remain at LOS **"C"** whose range is up to 1,359.

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

VII. PLATTING REQUIREMENT:

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

VIII. STANDARD CONDITIONS:

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

Memorandum

Date: November 03, 2026

To: Eric Silva, Assistant Director
Regulatory and Economic Resources

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

Subject: Z2024000235

The Miami-Dade Fire Rescue Department has no objection to the site plan uploaded to "EnerGov" on 03/11/2026.

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)
- Applicable adopted NFPA Standards
- County Code Chapter 14: Fire Prevention
- County Code Chapter 2, Article XIV(A): Water Supply for Fire Suppression

Water supply infrastructure for fire protection and fire hydrant installation(s) shall be provided in full compliance with all applicable Miami-Dade Fire Rescue requirements and standards.

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

Memorandum

Date: June 29, 2026

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

From: Brandon Fennell
Senior Planner – Transportation Planning and Policy Division
Department of Transportation and Public Works (DTPW)

Subject: Review of DIC Project No. Z2024000235
Naranja Grove, LLC
DTPW Project No. OSP 173

Miami-Dade County Department of Transportation and Public Works (DTPW) Transportation Planning and Policy Division and Traffic Engineering Division have reviewed the above referenced application and have no objections to this application, subject to the following conditions and recommendations:

PROJECT LOCATION:

The property is located at 23435 SW 127 Avenue, in unincorporated Miami-Dade County, in unincorporated Miami-Dade County, Florida (the "Property").

CONDITIONS/RECOMMENDATIONS:

I. Transportation Planning and Policy Division:

A. Conditions

1. The applicant shall provide 10 ft.-12 ft. sidewalks along SW 127th Avenue and additional new sidewalks along SW 236th Street to connect to the South Dade Transitway at SW 232nd Street. The applicant should provide all appropriate signing, pavement markings, and curb ramps to accommodate pedestrian use.
2. The applicant shall provide connections to transit by adding to the existing bicycle and pedestrian network where possible giving access to the South Dade Trail and Transitway.
3. The applicant shall coordinate with the Multi-modal Planning and Transit Service Planning divisions of DTPW on the proposed solutions to provide adequate space for Transit on-demand services. Additionally, the Applicant should provide an ADA compliant Drop-off/Pickup Zone within the site that can accommodate passenger vans.
4. The applicant shall provide enhanced crosswalks or additional pavement markings at the intersection of SW 127th Ave and SW 236th Street on the eastern and southern sides, if approved by Traffic Engineering Division (TED) to clearly delineate where pedestrians should be. This will promote walkability to the bus stops mentioned in the Project Description section of this Memo.

5. Due to the proposed density of the project, the applicant shall provide more dedicated spaces for the addition of bicycle and micro-mobility device parking near the entrances to the residential buildings. Concrete embedded Inverted-U racks with weather protection are recommended over wave-style racks.
6. The applicant shall coordinate with the Design and Engineering section of DTPW to ensure wayfinding to all transit options available is provided.

Please contact Brandon Fennell at Brandon.Fennell@miamidade.gov if you have any questions on the conditions above.

II. Traffic Engineering Division

A. Conditions

1. The proposed development seeks to construct a new affordable residential development consisting of two buildings with 288 dwelling units and 2,880 square feet of ground-floor retail space. In the case that the land use information is modified, a new site plan/traffic study must be submitted for review.

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

If you have any questions concerning the overall review conditions, or wish to discuss this matter further, please contact Brandon Fennell at Brandon.Fennell@miamidade.gov.

c: Lisa Colmenares, DPA, AICP, Chief Planning Officer, DTPW
Paola Baez, P.E., Chief, Transportation Planning and Policy, DTPW
Eric Zahn, Manager, Service Planning and Scheduling, DTPW
Anamersy Arce, Traffic Engineer, Traffic Engineering Division, DTPW

From:	HERRERA, ANA I
To:	"gonzalo@onyx-housing.com"; Lauren L. Kahn
Cc:	Simon, Nathaly; Garcia, Jeannette C.; RODRIGUEZ, IVAN M; Concurrency Management; Stillings, Noel (RER); Connally, Ronald (RER); Campos, Isaac (RER)
Subject:	Preliminary School Concurrency Analysis for Naranja Grove Apartments, LLC (Z2024000235) (PH3026032000123)
Date:	Tuesday, March 31, 2026 4:19:00 PM
Attachments:	Naranja Grove Apartments, LLC (Z2024000235) (PH3026032000123).pdf

Dear Applicant,

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

As noted in the School Planning Level Review, the proposed development would yield a maximum residential density of 288 units, which generate 56 students (29 at the elementary, 12 at the middle, and 15 at the senior high school level). At this time, all school levels have sufficient capacity available to serve the application. However, a final determination of Public School Concurrency and capacity reservation will only be made at the time of approval of final plat, site plan or functional equivalent, notwithstanding any additional information that may surface after further departmental research. As such, this analysis does not constitute a Public School Concurrency Approval.

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

Regards,

Ana Herrera
District Coordinator
Growth Management
Office of Governmental Affairs and Land Use
Facilities Design and Construction
Miami-Dade County Public Schools
1450 N.E. Second Avenue
Miami, Florida 33132
(305) 995-4603

Concurrency Management System (CMS)

Miami-Dade County Public Schools

Miami-Dade County Public Schools

Concurrency Management System

Preliminary Concurrency Analysis

MDCPS Application Number:	**PH3026032000123**	Local Government (LG):	**Miami-Dade**
Date Application Received:	**3/20/2026 12:53:56 PM**	LG Application Number:	**Z2024000235**
Type of Application:	**Public Hearing**	Sub Type:	**Zoning**
Applicant's Name:	**Naranja Grove Apartments, LLC**		
Address/Location:	**23435 SW 127 AVE**		
Master Folio Number:	**3069240000450**		
Additional Folio Number(s):	***3069240000810, 3069240000820,***		
PROPOSED # OF UNITS	**288**		
SINGLE-FAMILY DETACHED UNITS:	**0**		
SINGLE-FAMILY ATTACHED UNITS:	**0**		
MULTIFAMILY UNITS:	**288**		

CONCURRENCY SERVICE AREA SCHOOLS						
CSA Id	Facility Name	Net Available Capacity	Seats Required	Seats Taken	LOS Met	Source Type
3621	COCONUT PALM K-8 ACADEMY (ELEM COMP)	121	29	29	YES	Current CSA
3622	COCONUT PALM K-8 ACADEMY (MID COMP)	168	12	12	YES	Current CSA
7151	HOMESTEAD SENIOR HIGH	-125	15	0	NO	Current CSA
7151	HOMESTEAD SENIOR HIGH	47	15	15	YES	Current CSA Five Year Plan
ADJACENT SERVICE AREA SCHOOLS						

*An Impact reduction of **35.54%** included for charter and magnet schools (Schools of Choice).

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

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

Memorandum

MIAMI-DADE COUNTY

Date: October 16, 2026

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

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

Alejandro Zizold

Subject: Z2024000235– Naranja Grove Apartments (Pre-App: Z2024P00129) v4

Applicant Name: Lauren Kahn, Esq. on behalf of Naranja Grove Apartments, LLC.

Project Location: The applicant site is located on ±5.24 acres located at 23435 SW 127th Avenue, in unincorporated Miami-Dade County (Folios: 30-6924-000-0450, 30-6924-000-0810, 30-6924-000-0820).

Proposed Development: The applicant proposes to develop the subject property pursuant to the MCD regulations in Article XLV of the Zoning Code with two 8-story residential buildings for a total of 288 residential units- all of which will be workforce housing at or under 140% AMI. Additionally, the applicant proposes a 2,938 square foot commercial building, which will be known collectively as "Naranja Grove".

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
Naranja Park	14150 SW 264 ST	Community Park	10	Local
Pine Island Lake Park	12970 SW 268 ST	Neighborhood Park	17.98	Local
Naranja Lakes Park	14410 SW 272 ST	Neighborhood Park	1.48	Local
Charles Burr Park	20200 SW 127 AVE	Neighborhood Park	4	Local
Caribbean Park	11900 SW 200 ST	Neighborhood Park	5.23	Local
William Randolph Community Park	11950 SW 228 ST	Neighborhood Park	10	Local
Lincoln Park	SW 220 ST AND 102 AVE	Mini-Park	1	Local
Lincoln Estates Park	22210 SW 108 AVE	Mini-Park	0.8	Local

Cutler Ridge Skate Park	SW 211 ST AND HEFT	Single Purpose Park	3.6	Local
Roberta Hunter Park	SW 117 AVE AND 200 ST	Neighborhood Park	15	Local
Kevin Broils Park	26150 SW 125 AVE	Neighborhood Park	5.24	Local
Princetonian Park	12755 SW 252 TERR	Neighborhood Park	6.5	Local
Pine Forest Park	20751 SW 129 AVE	Neighborhood Park	6.63	Local
Goulds Wayside Park	SW 227 ST AND US 1	Neighborhood Park	2.9	Local
JI (Joe) & Enid W. Demps Park	11350 SW 216 ST	Community Park	30	Local
Sharman Park	12370 SW 218 ST	Community Park	2.06	Local
South Miami Heights Park	20800 SW 117 AVE	Neighborhood Park	5.67	Local
Silver Palms Park 1	11344 SW 234 LN	Neighborhood Park	1.05	Local
Silver Palms Park 2	11300 SW 240 LN	Neighborhood Park	1.3	Local
Silver Palms Park 3	11306 SW 242 ST	Neighborhood Park	0.81	Local
Debbie Curtin Park	22820 SW 112 AVE	Neighborhood Park	9.78	Local
Silver Palms Park 7	23800 SW 118 PL	Neighborhood Park	6.2	Local
Silver Palms Park 4	24150 SW 114 CT	Neighborhood Park	1.09	Local
Silver Palms Park 5	11741 SW 233 LN	Neighborhood Park	0.83	Local
Silver Palms Park 6	23380 SW 118 AVE	Neighborhood Park	1.93	Local
Joe and Colleen Griffin Park	12821 SW 232 ST	Neighborhood Park	5	Local
Tamarind Park	23437 SW 107 AVE	Neighborhood Park	1.56	Local

Impact and Demand: The proposed 288 dwelling units would generate a population of 613 and an impact of 1.69 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 2, which currently meets park concurrency requirements. As shown in Table A, there are several Miami-Dade County-provided local recreation open spaces of 5 acres or larger within the 3-mile distance from the application area.

The subject 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 and is part of the envisioned Miami LOOP, a 225-mile non-motorized trail network within Miami-Dade County.

Recommendation: PROS offers the following recommendations:

- **Given the parkland impact of 1.69 acres, PROS recommends that the applicant provide adequate recreational open space within the subject property.**
- Please indicate any proposed amenities for residents in all plans and letter of intent. Amenities may include but are not limited to any passive/active recreation opportunities including pools, indoor recreation rooms, fitness centers, outdoor seating, walking amenities, pet relief stations, playgrounds, picnic tables, and grills.
- PROS recommends providing a fence between the proposed dog park and the toddler plan ground, shown on the Site Plan, Sheet A-1.0.
- PROS recommends that all landscaping be planted as mature as feasible to help minimize urban heat island effects and provide more shaded and walkable areas per the Great Streets Vision identified in the Miami-Dade County OSMP.

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

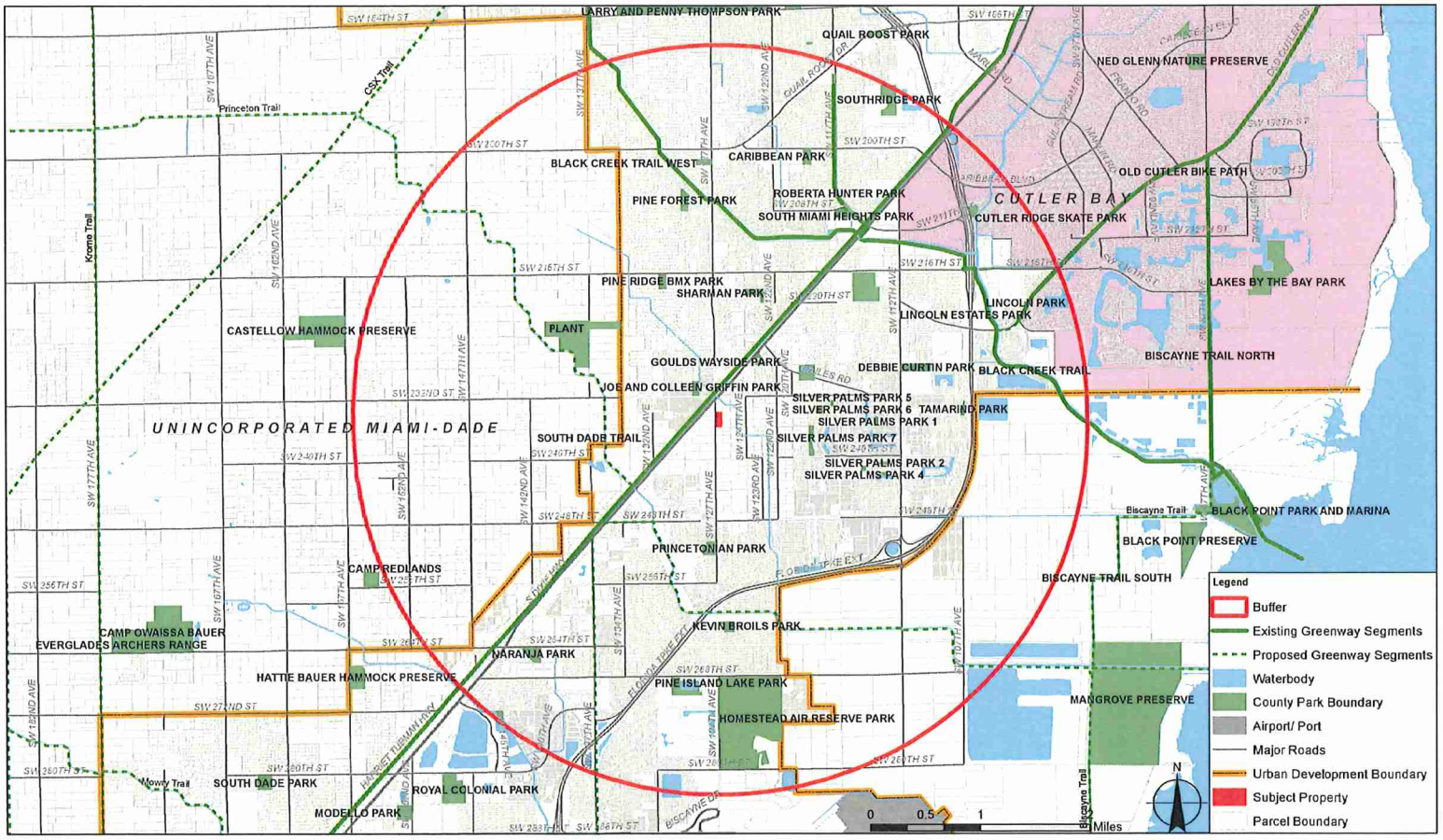
> Objective ROS-1 Provide a comprehensive system of public and private sites for recreation, including but limited to public spaces, natural preserve and cultural areas, greenways, trails, playgrounds, parkways, beaches and public access to beaches, open space, waterways, and other recreational facilities 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 ROS-8D Miami-Dade County shall update the Miami-Dade Urban Design Manual, the Standard Details of the Public Works Manual, and other relevant county plans and regulations to incorporate where appropriate, the "Great Streets Planning Principles" contained in the Miami-Dade Parks and Open Space System Master Plan and incorporation of "Complete Streets" components, where feasible. Changes to be incorporated include a hierarchy of street types and designs (gateway streets, civic streets, heritage streets, and neighborhood streets), and complete street measures such

as provision of sidewalks and bicycle facilities, pedestrian friendly design, adequate landscaping and street furniture, on-street parking, bus lanes and transit facilities, and clearly defined crosswalks and signalization to provide safe routes to parks.

Based on our findings described herein, **PROS has no objection to the application.** Should you need additional information or clarification on this matter, please contact Alexandra Dreybus, Park Planner 2, at alexandra.dreybus@miamidade.gov.

AZ: at ad
Attachment

FIGURE 1: Z2024000235 - NARANJA GROVE APARTMENTS
MIAMI-DADE COUNTY PARKS, RECREATION AND OPEN SPACES DEPARTMENT ANALYSIS



Signature: Alissa Turtletaub

Email: alissa.turtletaub@miamidade.gov

Miami-Dade Sheriff's Office

Memorandum

Date: March 11, 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. Z2024000235
Naranja Grove Apartments, LLC.

APPLICATION:

The applicant, Naranja Grove Apartments, LLC., is requesting to amend the number of apartment units from 285 to 288. The 4.30-acre property is located at 23435 SW 127 Avenue 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 2024, the district received 70 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 three additional sworn deputies is required, with an estimated cost of $370,005. 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: 10/16/2026

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: Naranja Grove, LLC, Z2024-000235 - UPDATE

In its previous response to the application submitted on December 2, 2024, the Department of Solid Waste Management (DSWM) stated that it had no objections to the Special Exception Application for a general development within the SMART Plan Corridor Buffer Area. The proposed development includes 285 residential units and commercial space on the property located at 23435 SW 127 Avenue in unincorporated Miami-Dade County. This updated request is to change the property's future land use from Medium Density Residential to Mixed-Use Corridor District, as recommended by the planning and zoning department. The applicant is also seeking approval to increase the number of residential units to 288. The latest change request does not affect the DSWM's earlier conclusion.

For your information though, the DSWM has updated its Concurrency Status Determination since the earlier comments provided. The most recent analysis, issued on September 29, 2026, and valid through September 30, 2027, shows sufficient disposal system capacity to exceed the County's adopted level of service (five years of capacity). This determination, which is on file with the Regulatory and Economic Resources Department, is contingent upon the continued ability of the County to obtain and renew disposal facility operating permits from the Florida Department of Environmental Protection, as needed.

The additional details provided in the updated application do not impact the previous assessment. **The DSWM continues to have no objections to the proposed application.**

Memorandum

Date: November 06, 2026

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

From: Sarah Cody, Historic Preservation Chief
Department of Regulatory and Economic Resources

Subject: Zoning Application Z2024-000235 Naranja Grove Apartments, LLC

The Miami-Dade County Office of Historic Preservation (OHP) has completed a follow-up review of the above-referenced application. As stated in the original OHP Review Memo dated November 15, 2024, two onsite structures—constructed in 1966 and 1972 and located on folio 30-6924-000-0450—meet the 50-year threshold for evaluation as potential historic resources. Per CDMP Policy LU-6A, the County is required to identify, document, and protect historic, architectural, cultural, and archaeological resources.

Non-Compliance with Condition for Approval

The Condition for Approval requires the applicant to complete and submit Florida Master Site File (FMSF) Historical Structure Forms prior to any demolition activity. To date, OHP has not received any confirmation or documentation demonstrating that FMSF forms were submitted. Therefore, the applicant has not complied with the established Condition for Approval.

Required Documentation for Compliance

To satisfy the FMSF submission requirement, the applicant must:

1. Submit the completed FMSF Historical Structure Forms to the Florida Division of Historical Resources (DHR); and

2. Provide written proof of submission by sending to the Office of Historic Preservation correspondence from DHR confirming receipt and acceptance of the submittal.

Please note that notifying OHP directly or providing drafts of forms does not constitute compliance. Compliance is only achieved once OHP receives the DHR confirmation email showing that the State has received the forms and initiated review.

Instructions, forms, and FAQs for the Florida Master Site File are available at: https://dos.fl.gov/historical/preservation/master-site-file/

If you have any questions or if additional coordination is needed, please contact Sarah Cody at (305) 375-4438 or sarah.cody@miamidade.gov

Department of Regulatory and Economic Resources
Planning Division, Metropolitan Planning Section
111 NW 1 Street • 12th Floor
Miami, Florida 33128-1902
Telephone: 305-375-2835
www.miamidade.gov/planning

November 20, 2023

Mr. Nicholas Noto
Bilzin Sumberg Baena Price & Axelrod LLP
1450 Brickell Ave., 23rd Floor
Miami, Florida 33131

Subject: CL23-41, Letter of Interpretation re. Folio Nos. 30-6924-000-0450, -0820 and -0810 in Unincorporated Miami-Dade County (Subject Property)

Dear Mr. Noto:

This letter is in response to your October 25, 2023, request (paid October 30, 2023) for an expedited interpretation of Miami-Dade County's Comprehensive Development Master Plan (CDMP) as it applies to the ±5.24-gross acre Subject Property. Specifically, you ask if the Subject Property may be developed as a single-use residential development in accordance with CDMP provisions for "Mixed Use Development" (CDMP pp. I-46 – I-47).

The Subject Property is located within ¼ mile of the SMART Plan's South Dade Transit Way and may be rezoned for vertical or horizontal mixed-use development at up to 60 units an acre/2.0 FAR, subject to compatibility with the adjacent uses. Please note that it must be affirmatively demonstrated that a proposed single use does not currently or would not be caused to exceed 70% of the total building area within ¼ mile of the Subject Property for a Property to be rezoned as a horizontal mixed-use development in a Rapid Transit Activity Corridor. In response to your question, our review of existing land uses within a ¼ mile of the Subject Property (Subject Property Area) indicates that 79.39 percent of the building area in the Subject Property Area is residential. Therefore, the Subject Property is not eligible for single-use residential development in accordance with CDMP provisions for horizontal mixed-use development in Rapid Transit Activity Corridors.

This letter is provided in response to your request for interpreting the provisions of the CDMP and does not constitute a departmental recommendation on any pending or future requests for development approval. This interpretation is based upon the policies and provisions of the CDMP currently in effect, and the uses and limitations specified in your October 25, 2023, letter. If you have any questions regarding this review, please contact me at (305) 375-2835 or Jerry.Bell@miamidade.gov.

Sincerely,

Jerry Bell

Jerry Bell, AICP
Assistant Director for Planning

JB/gr/rd/jb

Memorandum

Date: March 18, 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)

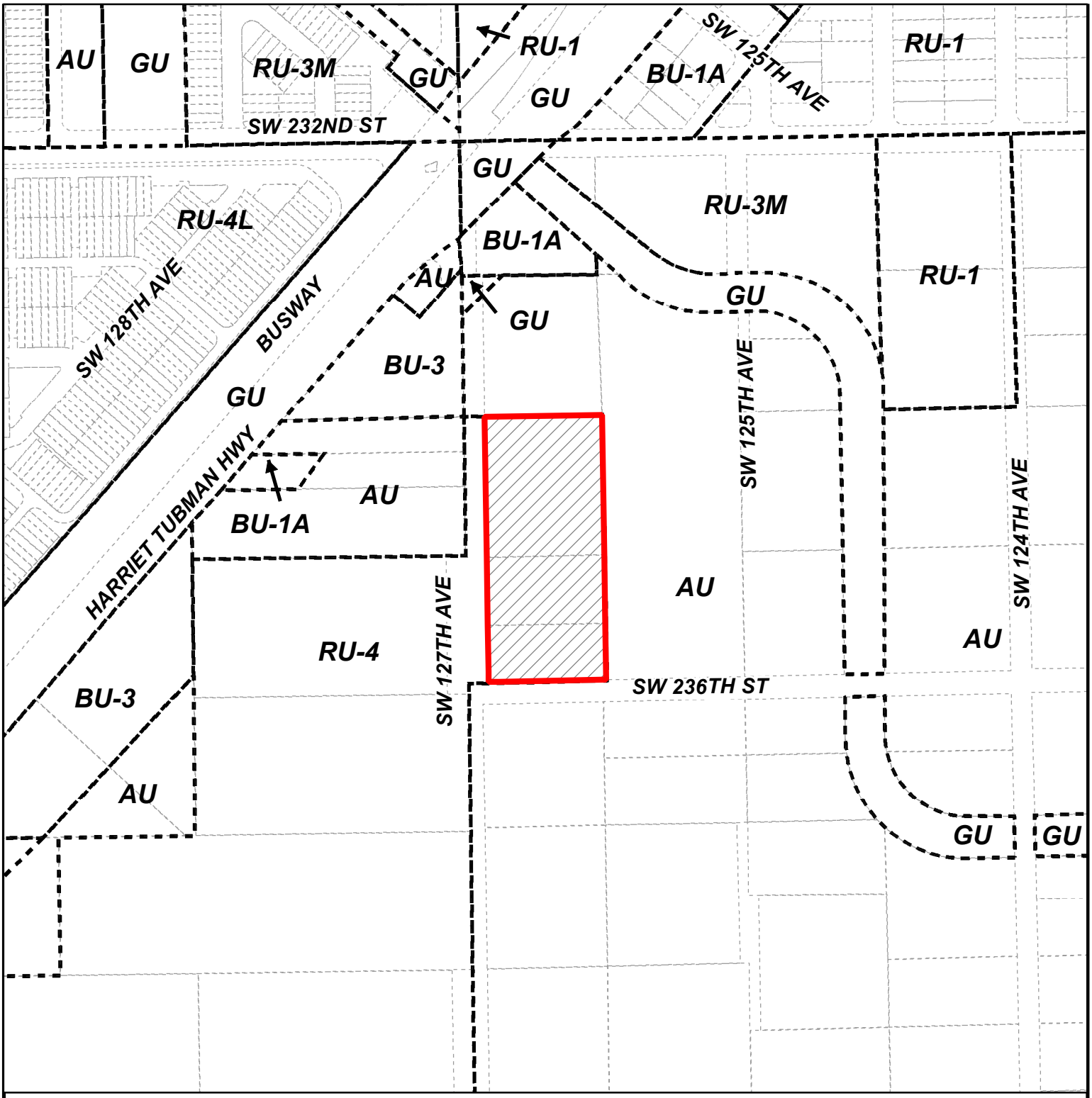
Subject: Zoning Application Comments
Application No.: Z2024000235
Applicant: Naranja Grove Apartments, LLC
Location: 23435 SW 127 AVE
Folio No(s).: 30-6924-000-0450; -0810; 0820

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

Z2024000235

Section: 24 Township: 56 Range: 39
Applicant: Naranja Grove Apartments, LLC
Zoning Board: Board of County Commissioners
Commission District: 8
Drafter ID: EDUARDO CESPEDES
Scale: NTS

Legend

Subject Property Case

Zoning

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MIAMI-DADE COUNTY

SKETCH CREATED ON: Friday, November 15, 2024

REVISION	DATE	BY



MIAMI-DADE COUNTY

AERIAL YEAR 2024

Process Number

Z2024000235

Legend

Subject Property

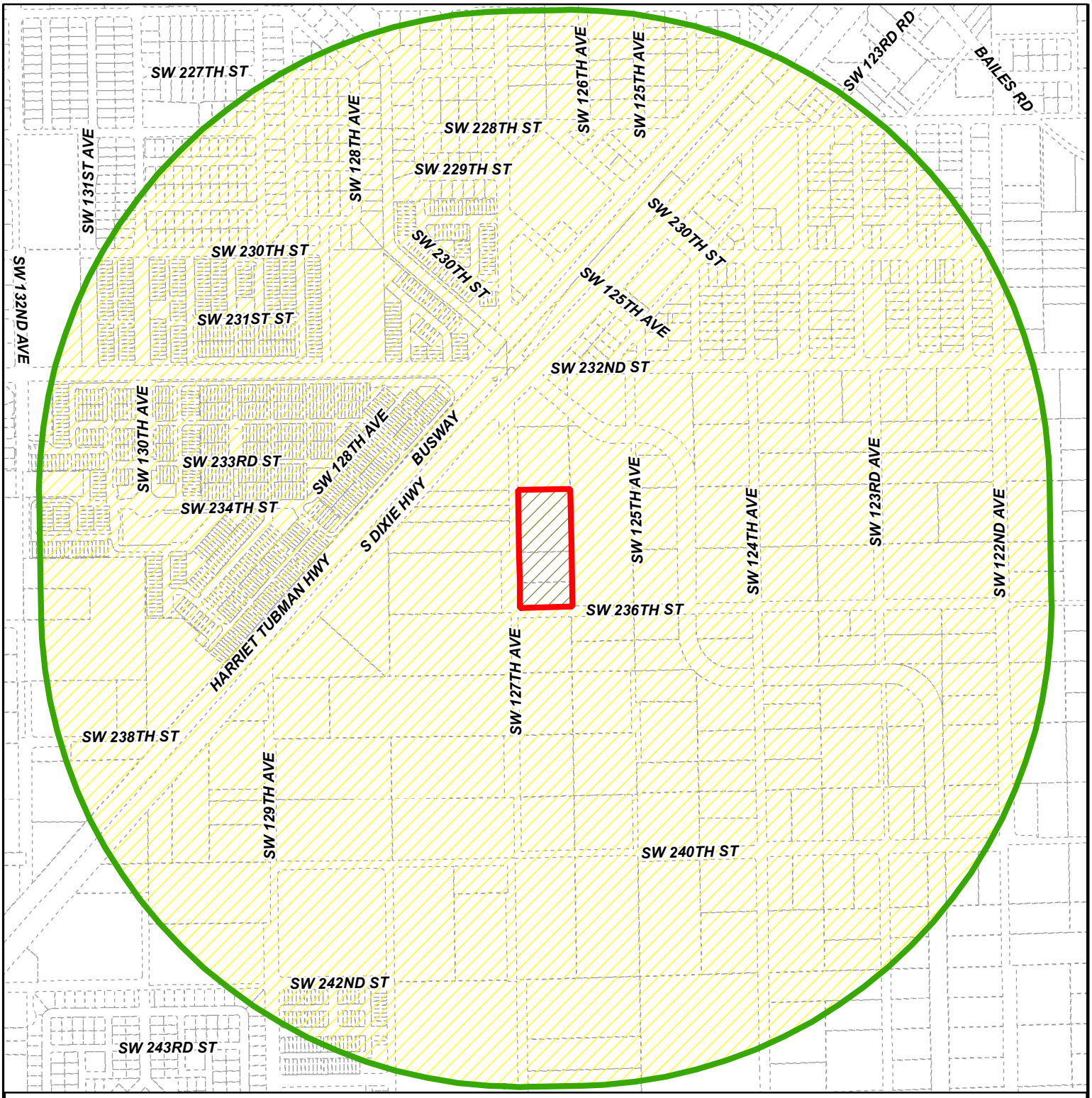
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Section: 24 Township: 56 Range: 39
Applicant: Naranja Grove Apartments, LLC
Zoning Board: Board of County Commissioners
Commission District: 8
Drafter ID: EDUARDO CESPEDES
Scale: NTS

MIAMI-DADE COUNTY

SKETCH CREATED ON: Friday, November 15, 2024

REVISION	DATE	BY



MIAMI-DADE COUNTY

RADIUS MAP

Process Number

Z2024000235

RADIUS: 2640

Section: 24 Township: 56 Range: 39
Applicant: Naranja Grove Apartments, LLC
Zoning Board: Board of County Commissioners
Commission District: 8
Drafter ID: EDUARDO CESPEDES
Scale: NTS

Legend

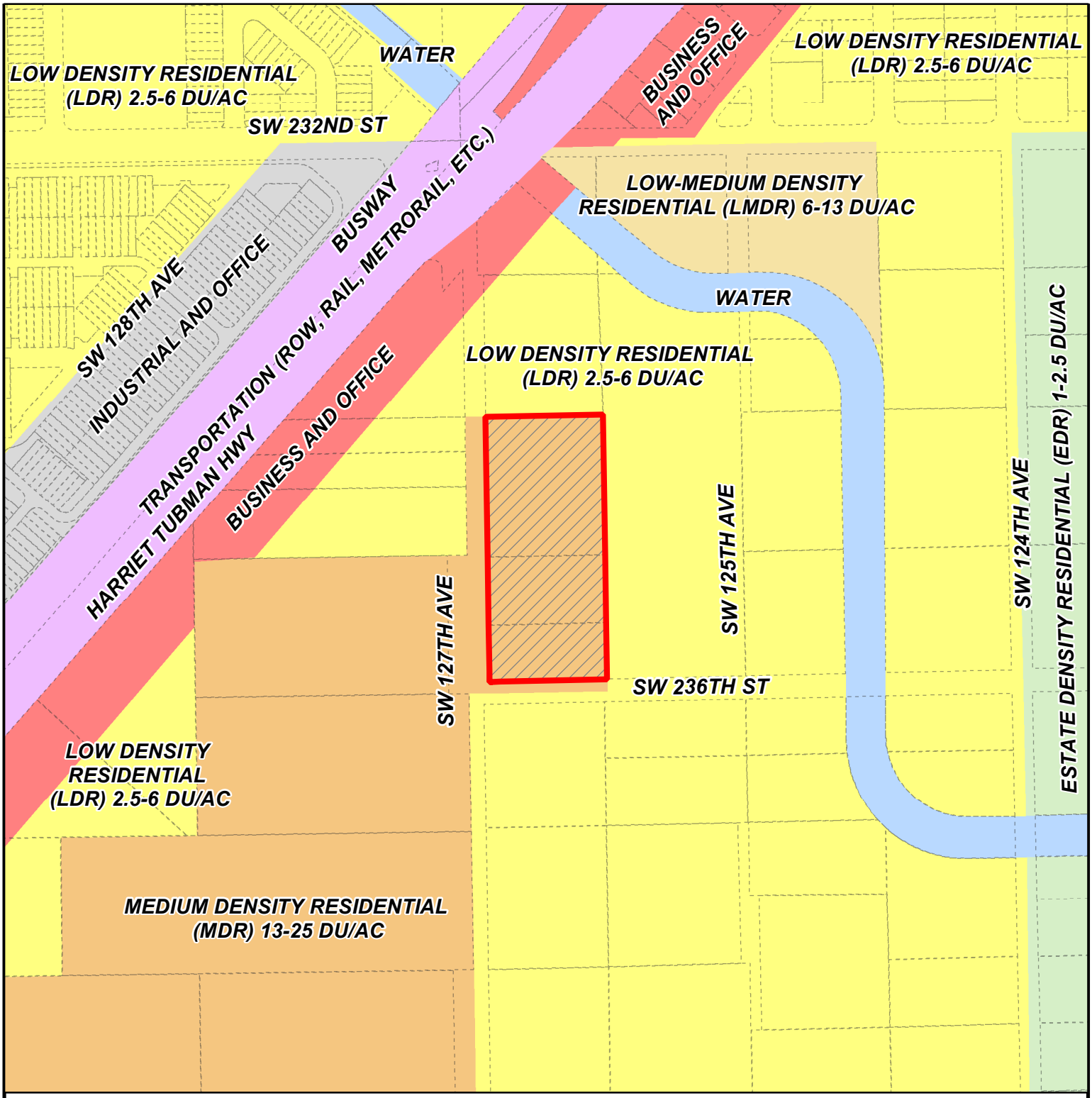
- Subject Property
- Buffer
- Property Boundaries

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MIAMI-DADE COUNTY

SKETCH CREATED ON: Friday, November 15, 2024

REVISION	DATE	BY



MIAMI-DADE COUNTY

CDMP MAP

Process Number

Z2024000235

Section: 24 Township: 56 Range: 39
Applicant: Naranja Grove Apartments, LLC
Zoning Board: Board of County Commissioners
Commission District: 8
Drafter ID: EDUARDO CESPEDES
Scale: NTS

Legend

Subject Property Case

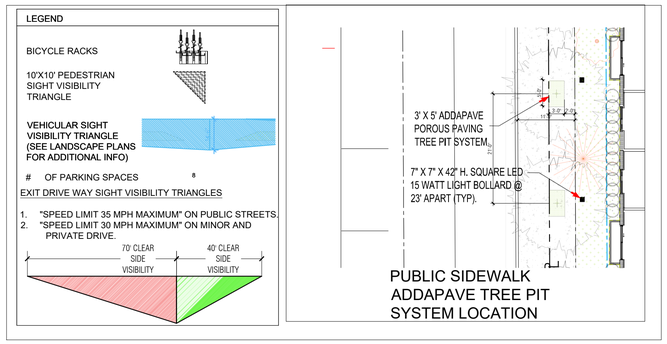
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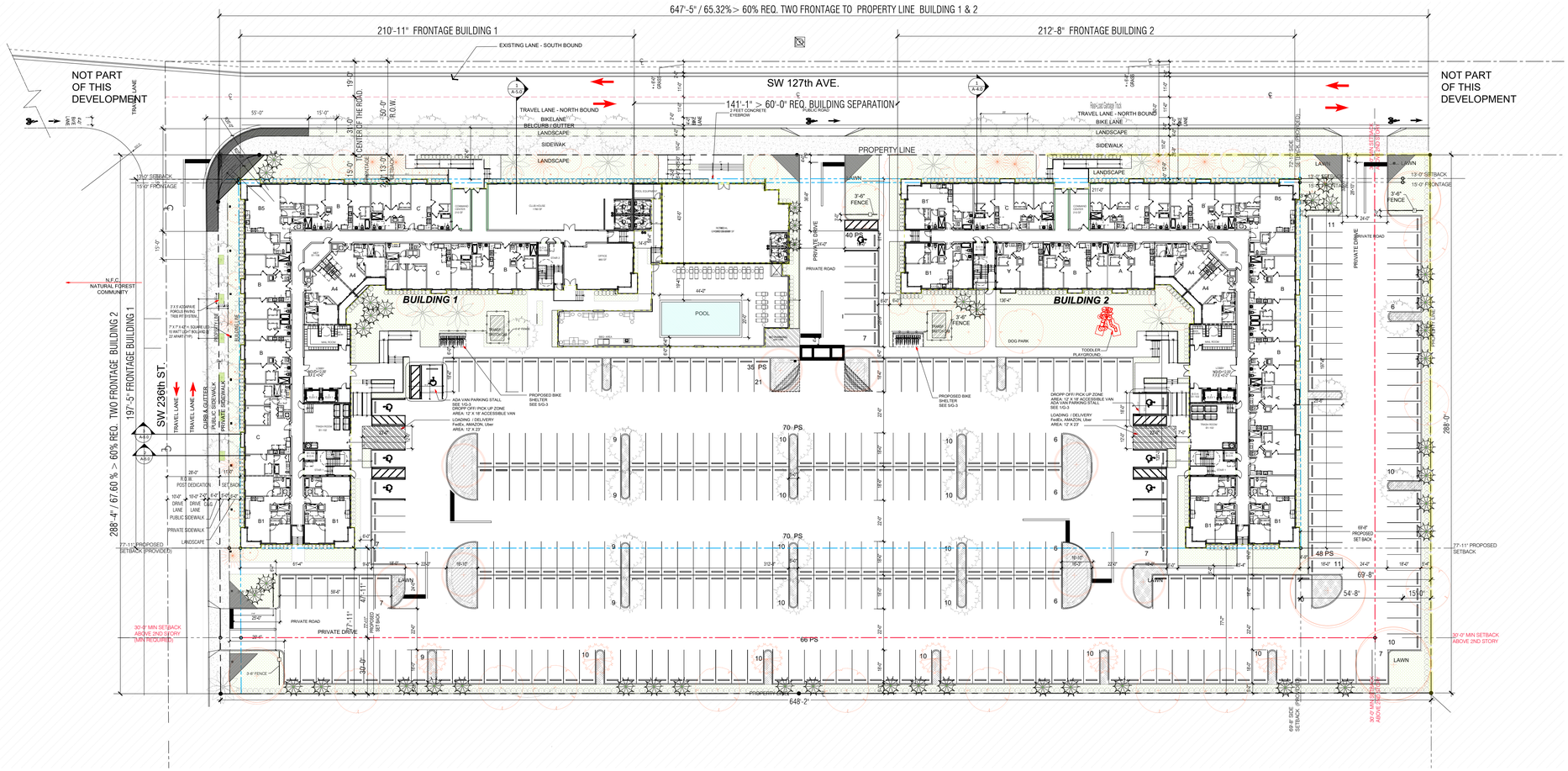
MIAMI-DADE COUNTY

SKETCH CREATED ON: Friday, November 15, 2024

REVISION	DATE	BY

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-235 DATE: MAR 10 2026 BY: E307493





SITE PLAN
SCALE: 1"=25'-0"

BEHAR·FONT
PARTNERS, P.A.
ARCHITECTURE · PLANNING · INTERIORS
CORAL GABLES · ATLANTA

SEAL:

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Reason: I am the author of this document
Date: 2026.02.25 13:33:55-05'00'

ROBERT BEHAR AR No, 14339

PROPOSED RESIDENTIAL DEVELOPMENT

NARANJA GROVE

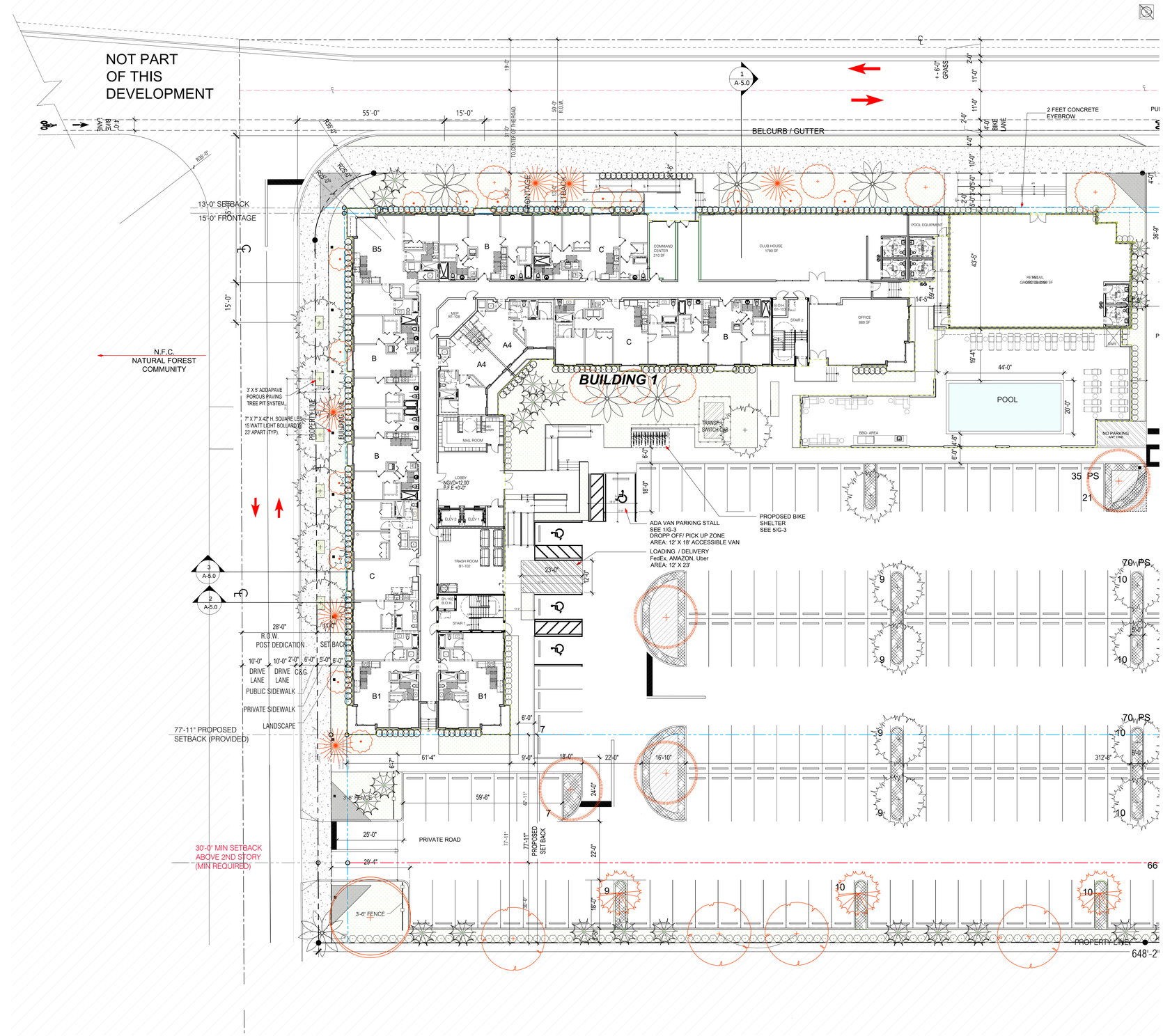
23435 SW 127TH AVE
HOMESTEAD, FL 33032

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DATE:
2025-08-22
PROJECT NO:
21-046
DRAWING NAME:

SHEET NO:
A-1.0

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-235 DATE: MAR 10 2026 BY: E307493



LEGEND

BICYCLE RACKS

10'X10' PEDESTRIAN SIGHT VISIBILITY TRIANGLE

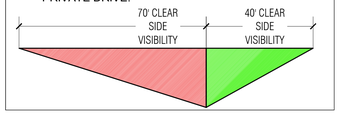
VEHICULAR SIGHT VISIBILITY TRIANGLE (SEE LANDSCAPE PLANS FOR ADDITIONAL INFO)

14'-6"

OF PARKING SPACES 8

EXIT DRIVE WAY SIGHT VISIBILITY TRIANGLES

1. "SPEED LIMIT 35 MPH MAXIMUM" ON PUBLIC STREETS.
2. "SPEED LIMIT 30 MPH MAXIMUM" ON MINOR AND PRIVATE DRIVE.



SECTOR A SITE PLAN

SCALE: 1" = 20'-0"

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ROBERT BEHAR AR No, 14339

PROPOSED RESIDENTIAL DEVELOPMENT

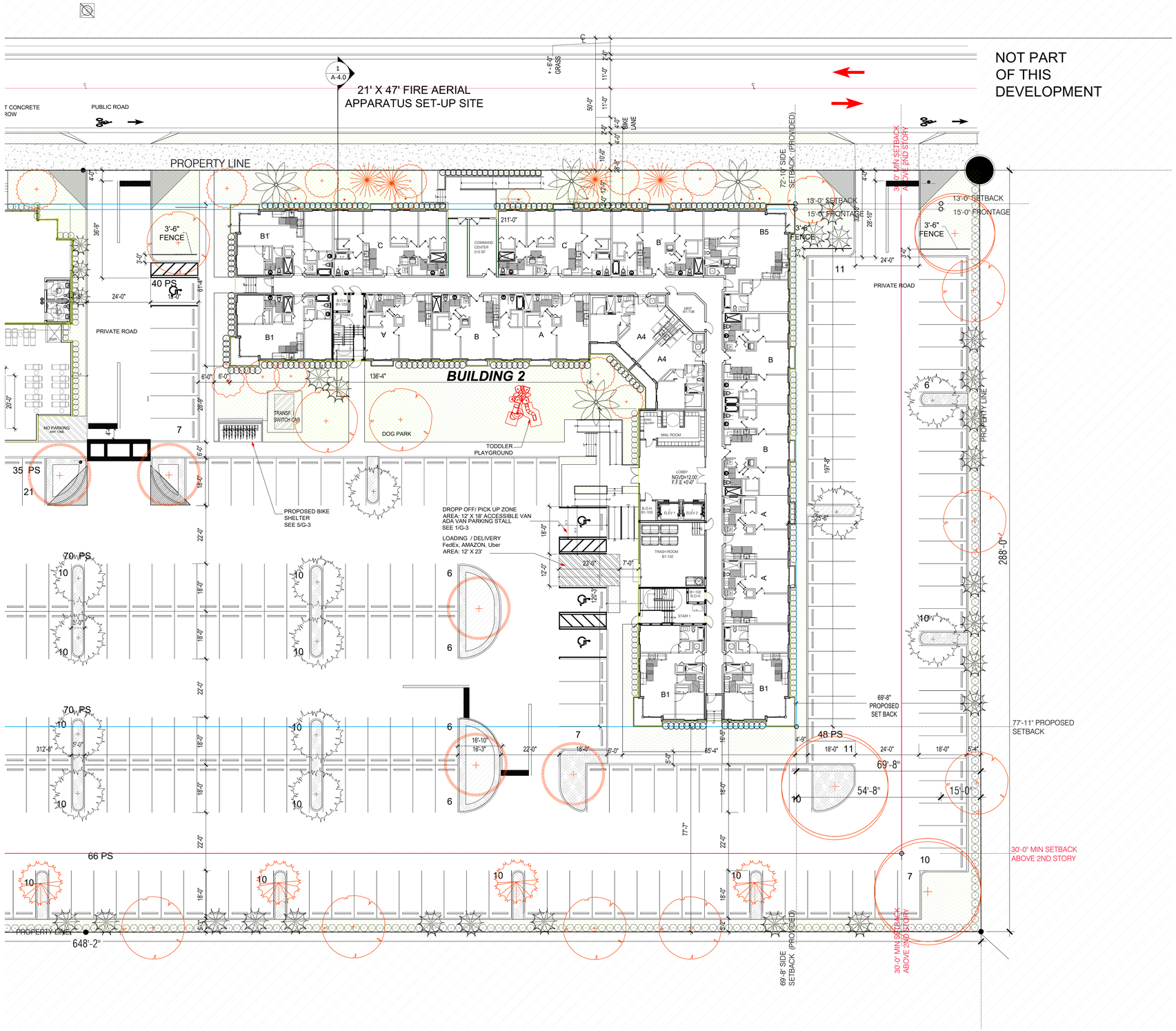
NARANJA GROVE

23435 SW 127TH AVE
HOMESTEAD, FL 33032

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DATE: 2025-08-22
PROJECT NO: 21-046
DRAWING NAME: ENLARGED SECTOR A SITE PLAN
SHEET NO: A-1.1

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-235 DATE: MAR 10 2026 BY: E307493



LEGEND

BICYCLE RACKS

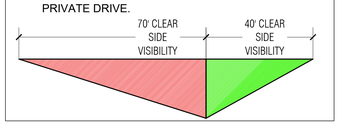
10'X10' PEDESTRIAN SIGHT VISIBILITY TRIANGLE

VEHICULAR SIGHT VISIBILITY TRIANGLE (SEE LANDSCAPE PLANS FOR ADDITIONAL INFO)

OF PARKING SPACES 8

EXIT DRIVE WAY SIGHT VISIBILITY TRIANGLES

1. "SPEED LIMIT 35 MPH MAXIMUM" ON PUBLIC STREETS.
2. "SPEED LIMIT 30 MPH MAXIMUM" ON MINOR AND PRIVATE DRIVE.



SECTOR B SITE PLAN
SCALE: 1" = 20'-0"

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ARCHITECTURE · PLANNING · INTERIORS
CORAL GABLES · ATLANTA

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Reason: I am the author of this document
Date: 2026.02.25 13:33:45-05'00'
ROBERT BEHAR AR No, 14339

PROPOSED RESIDENTIAL DEVELOPMENT

NARANJA GROVE

23435 SW 127TH AVE
HOMESTEAD, FL 33032

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DATE: 2025-08-22
PROJECT NO: 21-046
DRAWING NAME: ENLARGED SECTOR B SITE PLAN
SHEET NO: A-1.2

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-235 DATE: MAR 10 2026 BY: E329897

MIAMI-DADE COUNTY ZONING DATA SHEET - REZONING TO MDC

PROJECT ADDRESS: 23435 SW 127 AVE / FOLIO No. 30-6924-000-0450, 30-6924-000-0820, 30-6924-000-0810

PROJECT TYPE: WORKFORCE

	EXISTING /PERMITTING		PROPOSED	
ZONING DESIGNATION:	**RU-4**		**MCD**	
ZONING	**REQUIRED / PERMITTED UNDER MDC**		**PROPOSED**	
BUILDING DISPOSITION LOT OCCUPATION				
A. SURVEY AREA	187,395 SF - REFER TO SURVEY		**187,395 SF** / 4.30 ACRES	
B. AREA (GROSS)	228,553 SF - REFER TO SURVEY		**228,553 SF** / 5.25 ACRES	
C. LOT AREA (NET)	187,395 SF - REFER TO SURVEY		**187,395 SF** / 4.30 ACRES	
E. LOT COVERAGE (PER WORK FORCE HOUSING)	**45%**	84,327.8 SF	18.56%	**34,777 SF**
F. FLOOR AREA RATIO (FAR)	**1.0 – 2.0**	**187,395 SF – 374,790 SF**	**RESIDENTIAL: 315,528 SF** **NON-RESIDENTIAL: 2,938 SF** **TOTAL: 318,466 SF**	
G. DENSITY (60 UNITS PER ACRE)	5.25 ACRES X 60 UNITS PER ACRE = 315 UNITS (*) + 25% = 78 UNITS = 393 UNITS (*)PER ARTICLE XIIA - WORKFORCE HOUSING DEVELOPMENT PROGRAM		UNITS PER BUILDING 1: 138 UNITS UNITS PER BUILDING 2: 150 UNITS TOTAL PROVIDED: **288 UNITS** **100% WORKFORCE HOUSING PROVIDED**	
H. OPEN SPACE	15% OF NET LOT AREA	28,109 SF	20.7%	38,791 SF
I. HEIGHT	6 STORIES WITH 2 ADDITIONAL STORIES 33-193.11(D)(3)		8 STORIES	
BUILDING SETBACKS: AS PER MCD / SMART PLAN CORIDOR	**REQUIRED / PERMITTED**		**PROVIDED**	
A. WEST FRONT SETBACK - SW 127th Ave.	0' - 15'-0"		13'-0"	
B. SOUTH FRONT SETBACK - SW 236th Street	0' - 15'-0"		12'-0"	
C. NORTH SIDE STREET INTERIOR SETBACK	MIN. 15'		69'-8"	
D. EAST REAR INTERIOR SETBACK - 30FEET MIN SET-BACK OF TRACK ABOVE 2ND STORY, ADJOINING SINGLE FAMILY RESIDENTIAL SEC 33-493.3A.	MIN. 30'		77'-11"	
BUILDING FRONTAGE ZONE	**REQUIRED / PERMITTED**		**PROVIDED**	
D. LOT WIDTH (SIDE FRONTAGE) SW 236 AVE	263.28' x 60% MIN = 157.96' LN-FT) 60%		(BUILDING 1-SOUTH SIDE) TOTAL = 195' (LN-LFT) 74%	
E. LOT WIDTH (FRONTAGE) SW 127 AVE	652'-2" X 60% (REQ.) = 391'-3" LN-FT 60%		FRONTAGES TO PROPERTY LINE BUILDING 1, RETAIL, AND BUILDING 2 ON SW 127TH AVENUE TOTAL 496'-7" LN-FT 76%	
PARKING REQUIRMENTS	**UNITS**	**REQUIRED**	**PROVIDED**	
A. DWELLING UNIT	288	REFER TO REQUIRED PARKING CALCULATIONS TABLE		
PARKING REQUIRED		279 SPACES	329	
ACCESSIBLE PARKING SPACES	7 SPACES REQUIRED		7 SPACES INCLUDED IN THE TOTAL PARKING PROVIDED)	
			2 PS VAN ACCESSIBLE (INCLUDED IN THE TOTAL PARKING PROVIDED)	
BICYCLE RACKS	12 BICYCLE RACKS SPACES REQUIRED		28 BICYCLE RACK SPACES	
LOADING AREA			2 SPACE (12' X 20')	

PROPERTY INFORMATION:

Containing Gross 228.553 sq. ft. or 5.24 acres, more or less, by calculations.

Containing Net 187,395 sq. ft. or 4,30 acres, more or less, by calculations

Property Address: 23435 SW 127 AVE, MIAMI, FLORIDA 33032
Folio No.: 30-6924-000-0450
Folio No.: 30-6924-000-0820
Folio No.: 30-6924-000-0810

NARANJA GROVE 2025-12-02				
BUILDING 1 (SOUTH)				
Level	*A*	*B*	*C*	*total*
GROUND	2	7	3	12
SECOND	4	12	2	18
THIRD	4	12	2	18
FOURTH	4	12	2	18
FIFTH	4	12	2	18
SIXTH	4	12	2	18
SEVENTH	4	12	2	18
EIGHT	4	12	2	18
TOTAL	**30**	**91**	**17**	**138**

BUILDING 2 (NORTH)				
Level	*A*	*B*	*C*	*total*
GROUND	6	9	2	17
SECOND	6	12	1	19
THIRD	6	12	1	19
FOURTH	6	12	1	19
FIFTH	6	12	1	19
SIXTH	6	12	1	19
SEVENTH	6	12	1	19
EIGHT	6	12	1	19
TOTAL	**48**	**93**	**9**	**150**
PROJECT UNIT TYPE TOTAL:	**78**	**184**	**26**	
			PROJECT UNIT TOTAL :	**288**

UNITS AS PERCENTAGE				
1BD	78			27.08%
2BD	184			63.89%
3BD	26			9.03%
	288			**100.00%**

REQUIRED PARKING CALCULATIONS				
2-Dec-2025				
BUILDING 1 & 2				
1BD	78	1	78	
2BD	184	1.5	276	
3BD	26	1.75	46	
			400	
25% Work Force Reduction			100.00	PS
30% Location Reduction			30.00	PS
10% Parcel Size Reduction			3.00	PS
Total Reduction. Sec 33-284.86F			**133.00**	PS
REQUIRED:			**267.0**	**PS**
RETAIL: 288 UNITS = 2,880 SF				
1 PARKING SPACE PER 250 SQ-FT (2,880 SF) OF RETAIL			= 12 PS	
TOTAL PARKING REQUIRED : 279 PS				
PARKING:				
PROVIDED OFF-STREET:			329	
PROVIDED ON-STREET:			0	
TOTAL PARKING PROVIDED			**329**	
REQUIRED:			279	
ADDITIONAL PARKING PROVIDED:			50	

H.C. PARKING ON SITE (201-300) REQUIRED: 7 (7 H.C. PS) (2 VAN ACC.)
PROVIDED INCLUDED IN THE TOTAL

DUE TO THE PROXIMITY TO RAPID TRANSIT BUS STOP.
- TOTAL PEDESTRIAN DISTANCE IS 689 LN-FT.
- REFER TO G-1 AERIAL PLAN

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SEAL:

ROBERT BEHAR AR No, 14339

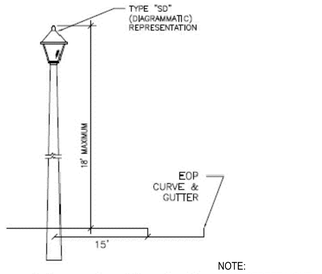
PROPOSED RESIDENTIAL DEVELOPMENT
NARANJA GROVE
23435 SW 127TH AVE
HOMESTEAD, FL 33032

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DATE: 2025-08-22
PROJECT NO: 21-046
DRAWING NAME:

SHEET NO: G-2

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-235 DATE: MAR 10 2026 BY: E307493

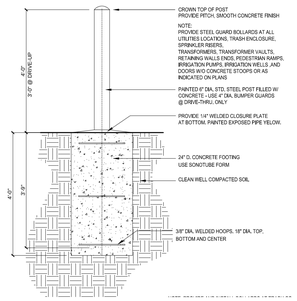


STREET LIGHT POLE DETAIL
N.T.S.

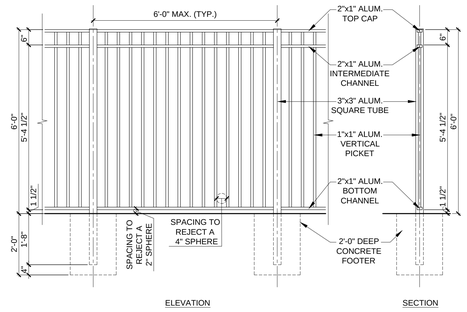
REFER TO DETAIL TO THE LEFT FOR ELECTRICAL CONNECTION AND INSTALLATION REQUIREMENT

NOTE:
FINAL STREET LIGHT FIXTURES TO BE APPROVED BY PUBLIC WORKS DURING SPECIAL TAXING DISTRICT PROCESS.

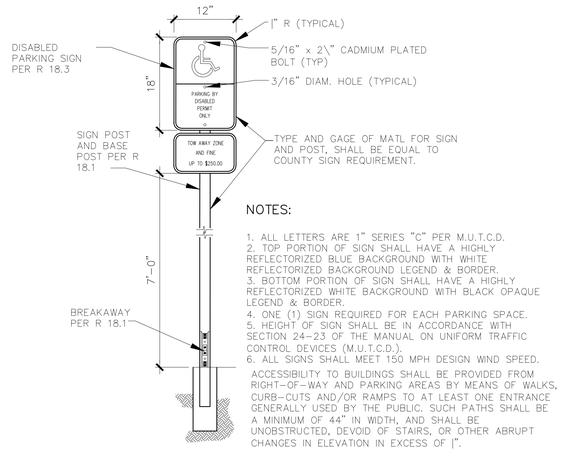
10. STREET LIGHT POLE DETAIL
SCALE: N.T.S.



9. BOLLARD DETAIL
SCALE: N.T.S.



7. ALUMINUM FENCE DETAIL AT POOL ENCLOSURE AND CHILDREN'S PLAYGROUND
SCALE: N.T.S.



NOTES:

1. ALL LETTERS ARE 1" SERIES "C" PER M.U.T.C.D.
2. TOP PORTION OF SIGN SHALL HAVE A HIGHLY REFLECTORIZED BLUE BACKGROUND WITH WHITE REFLECTORIZED BACKGROUND LEGEND & BORDER.
3. BOTTOM PORTION OF SIGN SHALL HAVE A HIGHLY REFLECTORIZED WHITE BACKGROUND WITH BLACK OPAQUE LEGEND & BORDER.
4. ONE (1) SIGN REQUIRED FOR EACH PARKING SPACE.
5. HEIGHT OF SIGN SHALL BE IN ACCORDANCE WITH SECTION 24-23 OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.).
6. ALL SIGNS SHALL MEET 150 MPH DESIGN WIND SPEED.

ACCESSIBILITY TO BUILDINGS SHALL BE PROVIDED FROM RIGHT-OF-WAY AND PARKING AREAS BY MEANS OF WALKS, CURB-CUTS AND/OR RAMPS TO AT LEAST ONE ENTRANCE GENERALLY USED BY THE PUBLIC. SUCH PATHS SHALL BE A MINIMUM OF 44" IN WIDTH, AND SHALL BE UNOBSTRUCTED, DEVOID OF STAIRS, OR OTHER ABRUPT CHANGES IN ELEVATION IN EXCESS OF |".

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

SIGN REQUIRED AT EACH ACCESSIBLE PARKING SPACE

6. TYPICAL HANDICAP SYMBOL & HANDICAP PARKING SIGN DETAIL
SCALE: N.T.S.



Housing:
Extruded Aluminum Housing with Flush Mounting Base & Vandal-Resistant Screws, Flat Top, Powdercoat Finish Over a Chromate Conversion Coating, Internal Ballast Tray for Easy Maintenance

Reflector:
Square Cast Aluminum Louvers

Lens:
Clear Polycarbonate Lens

Mounting:
Mounting Kit with 8" Anchor Bolts (Included).

LumaFit LED:
Array Lumens: 2,089
CRI: 83
CCT: 4000K, 5000K
Rated Life: 50,000 Hours
5-Year Warranty
Aluminum Boards

Wattage:
Array: 14.5w, System: 17w

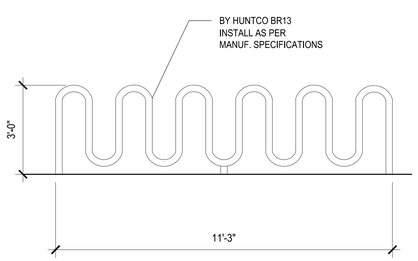
Driver:
Electronic Driver, 120-277V, 50/60Hz
Dimmable Driver

Listing & Ratings:
CSA: Listed for Wet Locations. IP65
Operating Temperatures: -40°C to +40°C

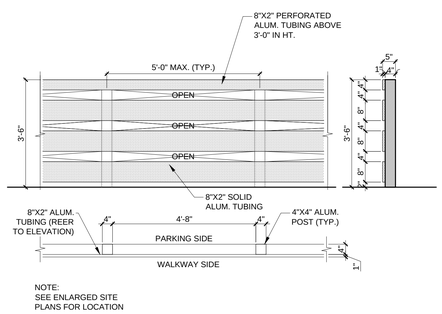
12. PROPOSED LIGHT BOLLARD DETAIL
SCALE: N.T.S.



5. PROPOSED BICYCLE SHELTER
SCALE: N.T.S.

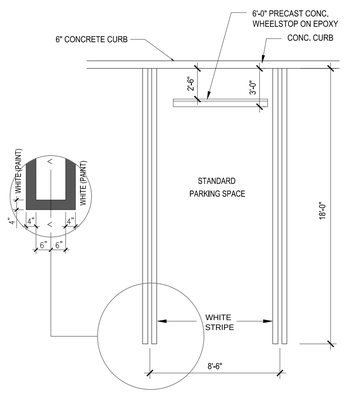


4. BICYCLE RACK DETAIL
SCALE: N.T.S.

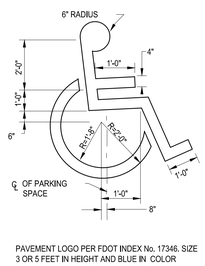


NOTE:
SEE ENLARGED SITE PLANS FOR LOCATION

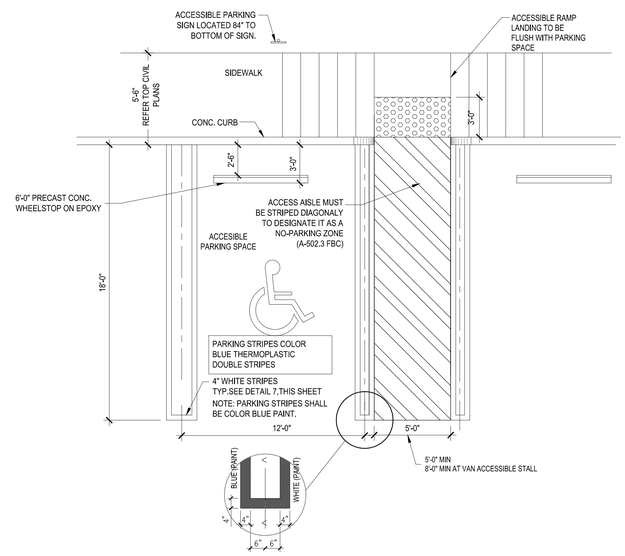
3. TYPICAL SREEN-WALL AT PARKING AREAS
SCALE: N.T.S.



2. TYPICAL STANDARD PARKING STALL DETAIL
SCALE: N.T.S.



PAVEMENT LOGO PER FDOT INDEX No. 17346, SIZE 3 OR 5 FEET IN HEIGHT AND BLUE IN COLOR



1. TYPICAL ACCESSIBLE VAN PARKING STALL DETAIL
SCALE: N.T.S.

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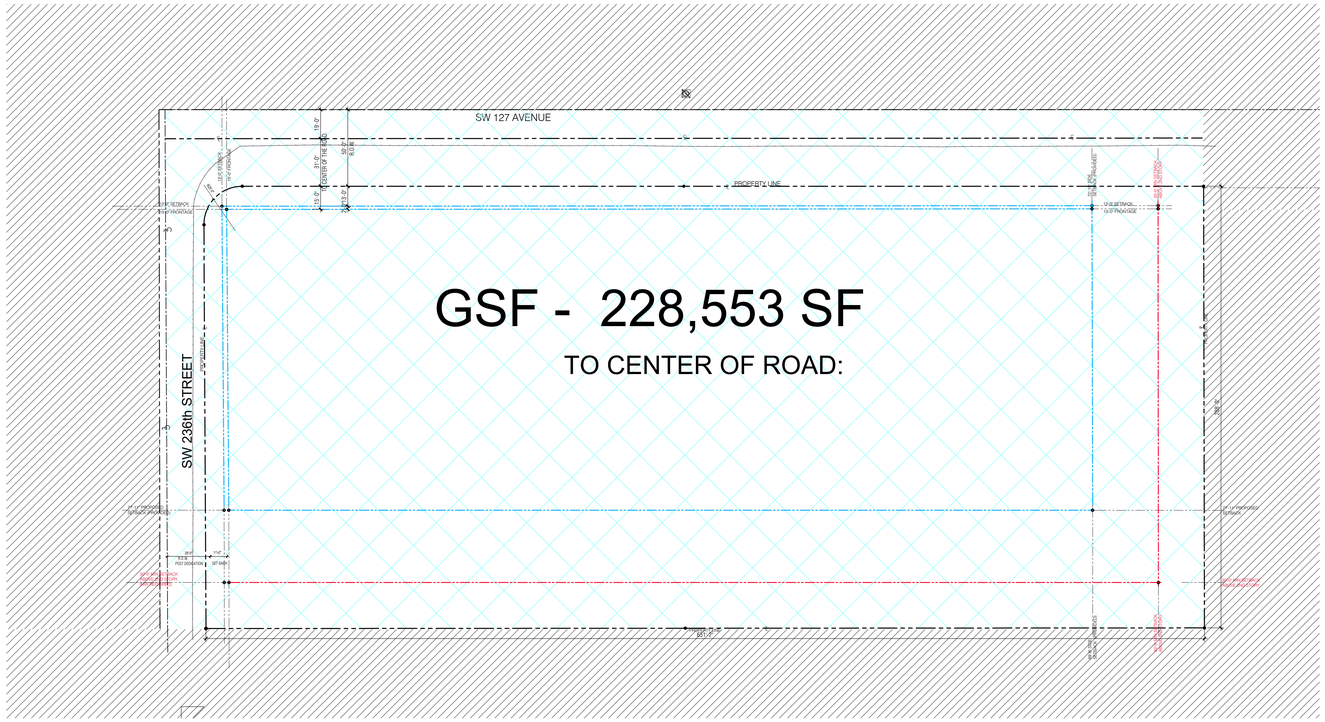
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NARANJA GROVE
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HOMESTEAD, FL 33032

DATE: 2025-08-22
PROJECT NO: 21-046
DRAWING NAME: SITE DETAILS
SHEET NO: G-3

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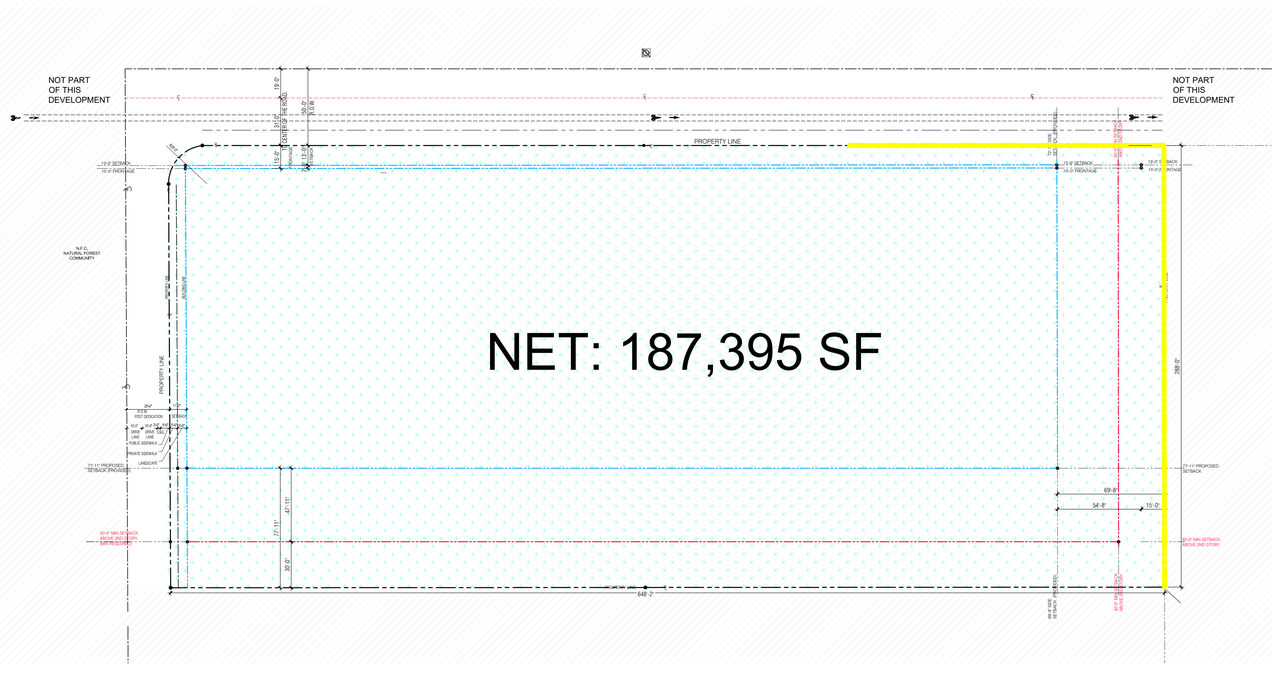
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GROSS LOT AREA DIAGRAM

SCALE: 1" = 40'-0"

PRIOR TO ROADWAY DEDICATION



PROPOSED R.O.W. DEDICATION PLAN

SCALE: 1" = 40'-0"

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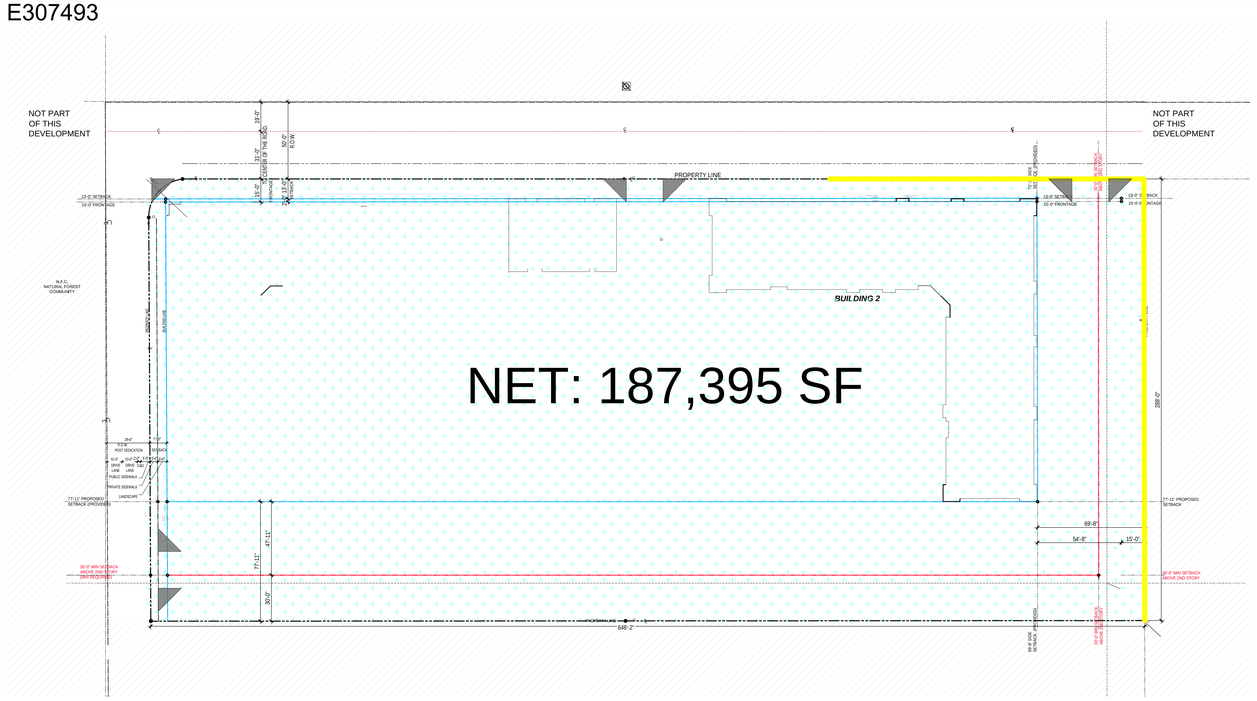
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DATE:
2025-08-22
PROJECT NO:
21-046
DRAWING NAME:
PROPOSED R.O.W. DEDICATION PLAN
SHEET NO:
G-4

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-235 DATE: MAR 10 2026 BY: E307493



NET LOT AREA DIAGRAM
SCALE: 1" = 40'-0"

OPEN SPACE	ALLOWED/REQUIRED	PROVIDED
15% X NET LOT AREA MIN. = 15% x 187,395 SQ-FT. (3.40 ACRES) = 28,109 SQ-FT. (.64 ACRES)	TOTAL OPEN SPACE REQUIRED = 28,109 SQ.FT.	REQUIRED : 28,109 SQ-FT. ADDITIONAL : 10,682 SQ-FT. TOTAL OPEN SPACE: 38,791 SQ-FT. (20.7%)

LEGEND:

CALCULATED OPEN SPACE AREA

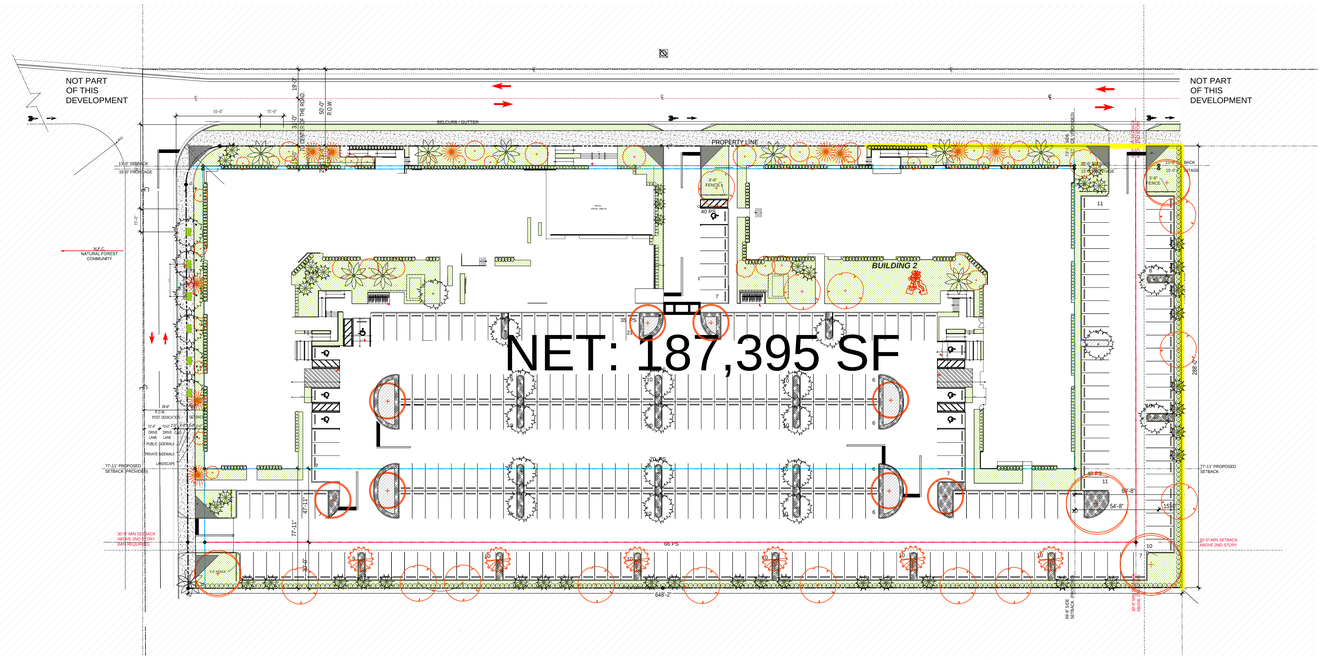
NET LOT AREA

NOT PART OF OPEN SPACE

NOTES:

SEE ALSO SHEET G-2 FOR OPEN SPACE CALCULATIONS

SEE LANDSCAPE PLANS FOR TREE PLACEMENT AND LANDSCAPE DETAILS



OPEN SPACE DIAGRAM
SCALE: 1" = 40'-0"

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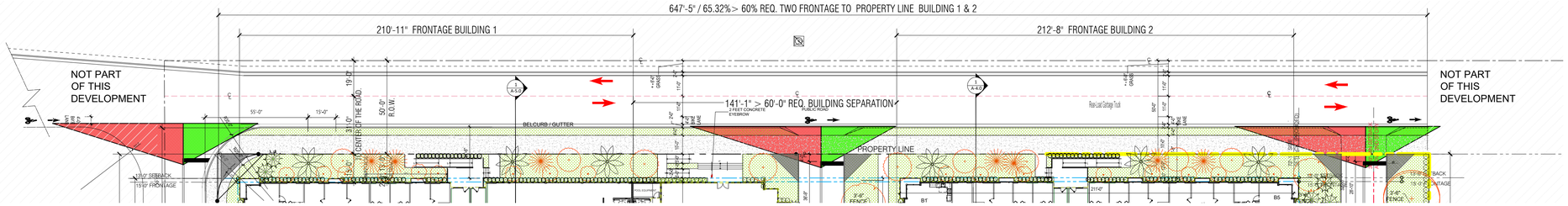
NARANJA GROVE

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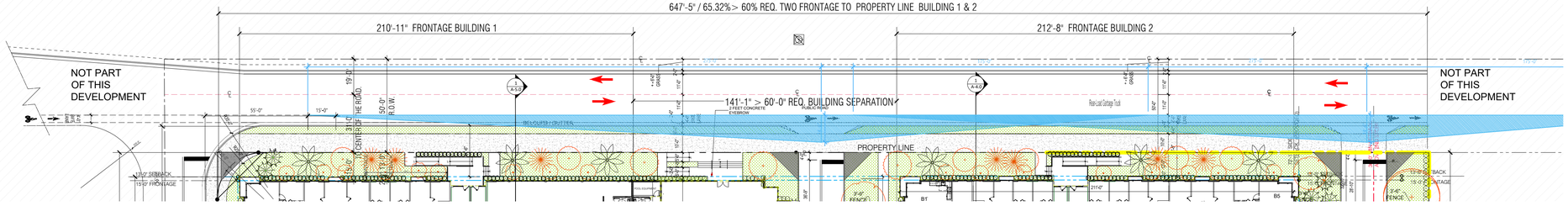
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DATE: 2025-08-22
PROJECT NO: 21-046
DRAWING NAME: OPEN SPACE DIAGRAM
SHEET NO: G-5

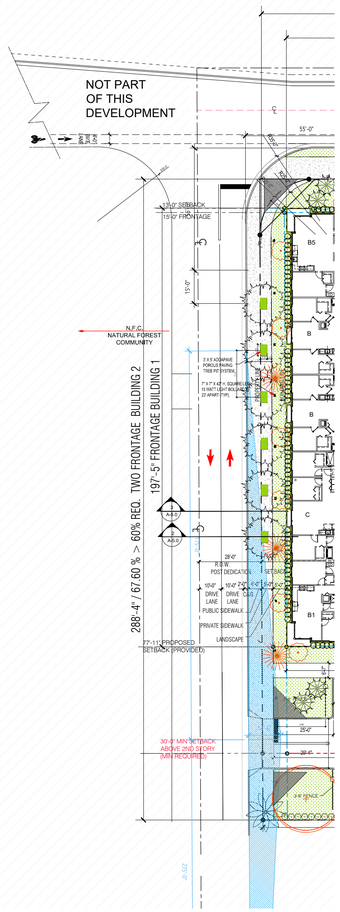
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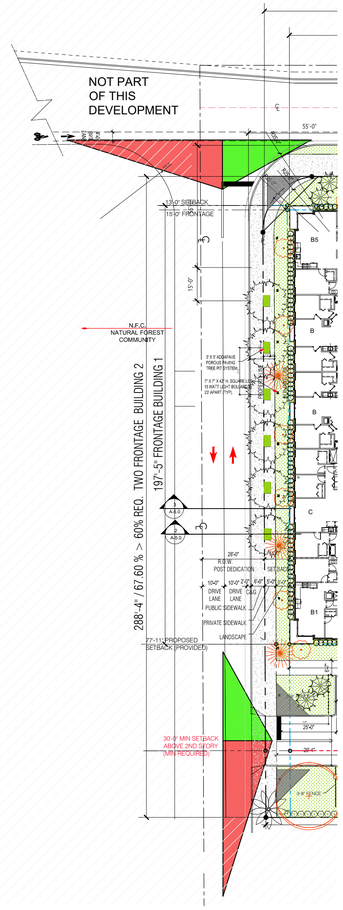
EXIT DRIVEWAY SIGHT VISIBILITY TRIANGLE



VEHICULAR SIGHT VISIBILITY TRIANGLE



VEHICULAR SIGHT VISIBILITY TRIANGLE



EXIT DRIVEWAY SIGHT VISIBILITY TRIANGLE

LEGEND

BICYCLE RACKS

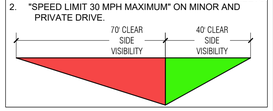
10'X10' PEDESTRIAN SIGHT VISIBILITY TRIANGLE

VEHICULAR SIGHT VISIBILITY TRIANGLE (SEE LANDSCAPE PLANS FOR ADDITIONAL INFO)

\# OF PARKING SPACES 8

EXIT DRIVE WAY SIGHT VISIBILITY TRIANGLES

1. "SPEED LIMIT 35 MPH MAXIMUM" ON PUBLIC STREETS.
2. "SPEED LIMIT 30 MPH MAXIMUM" ON MINOR AND PRIVATE DRIVE.



VISIBILITY TRANGLE
SCALE: 1"=25'-0"

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NARANJA GROVE

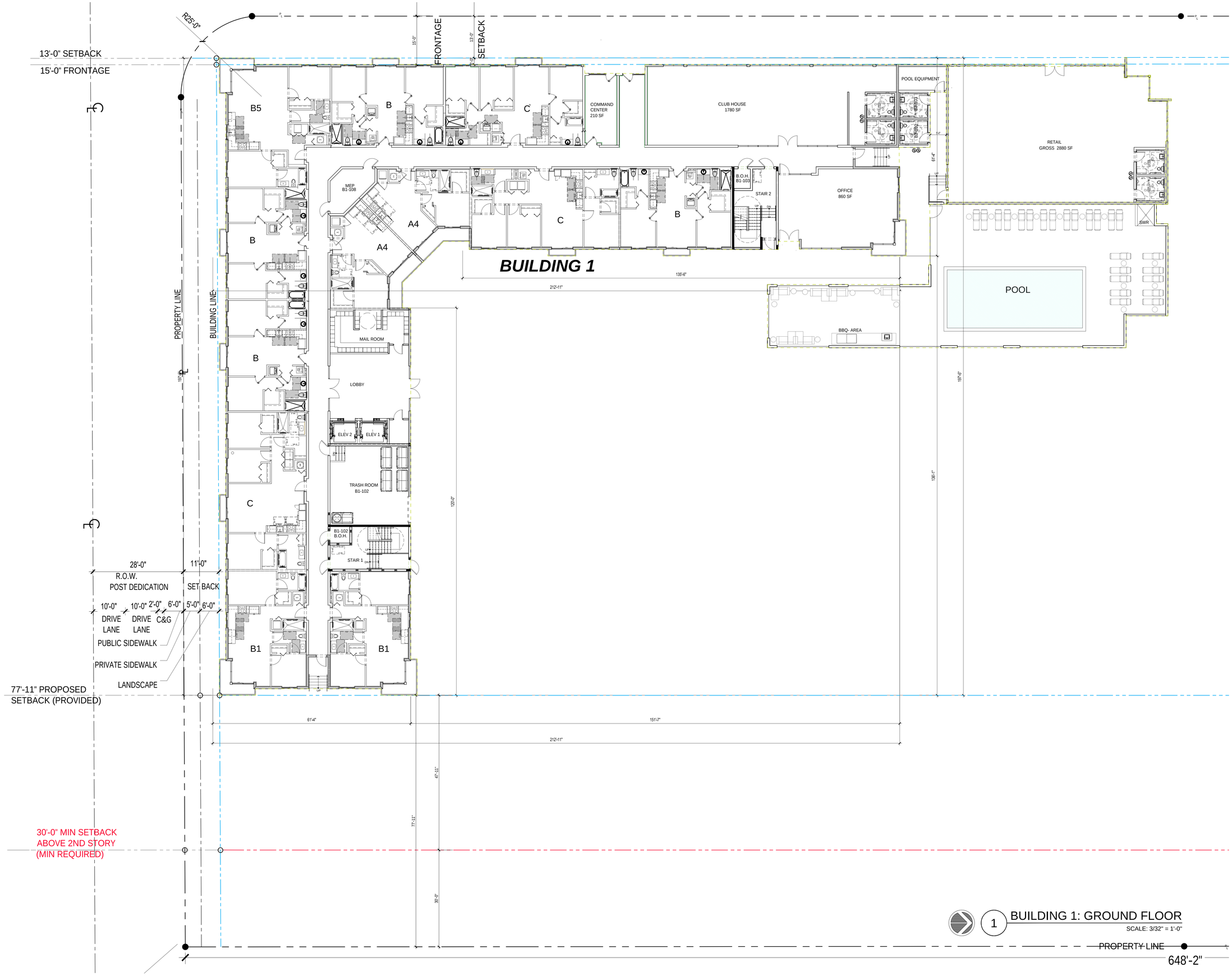
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DATE:
2025-08-22
PROJECT NO:
21-046
DRAWING NAME:

SHEET NO:
G-8

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-235 DATE: MAR 10 2026 BY: E307493



1 BUILDING 1: GROUND FLOOR
SCALE: 3/32" = 1'-0"

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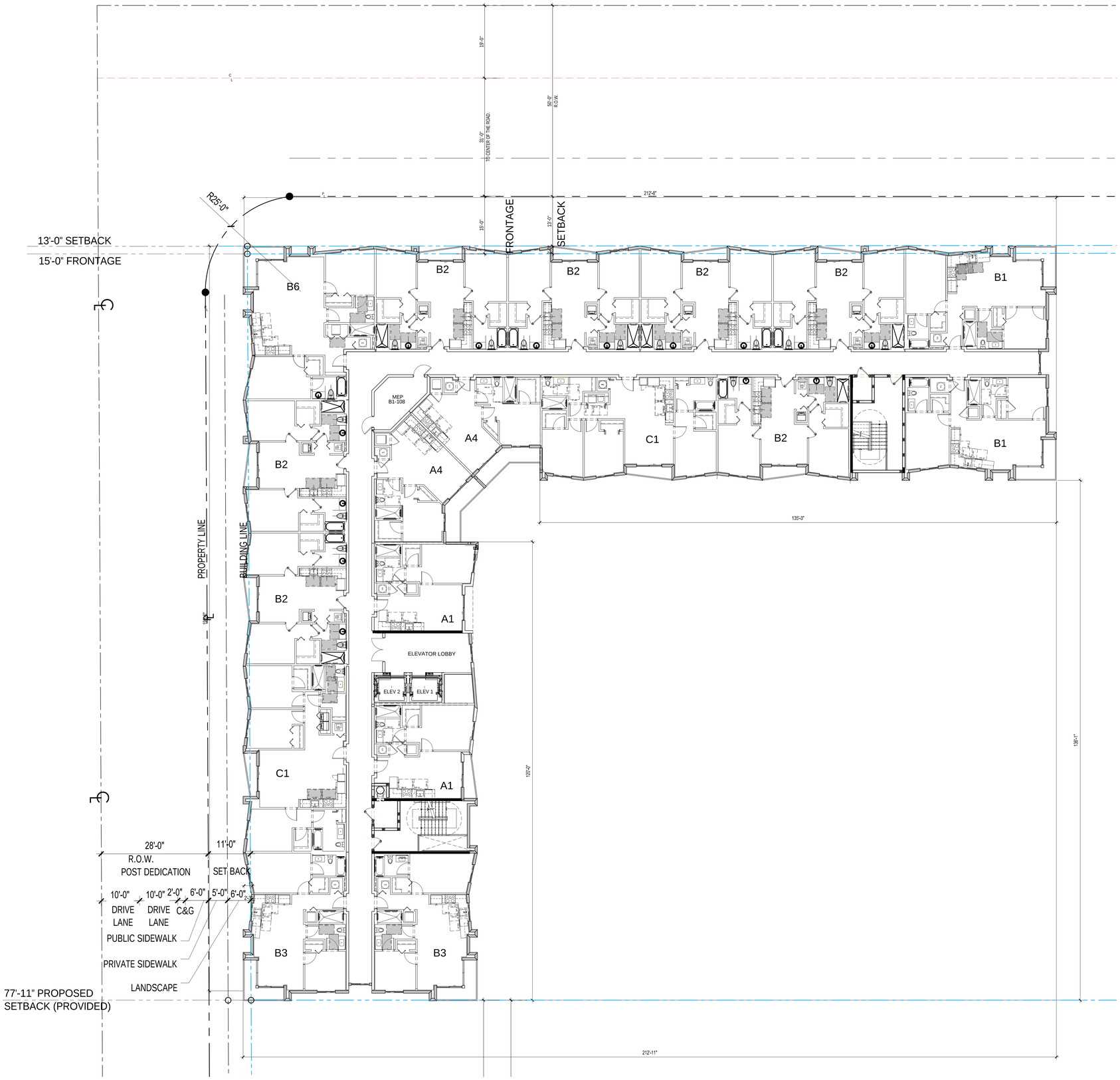
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PROPOSED RESIDENTIAL DEVELOPMENT
NARANJA GROVE
23435 SW 127TH AVE
HOMESTEAD, FL 33032

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DATE: 2025-08-22
PROJECT NO: 21-046
DRAWING NAME: BLDG 1 GROUND FLOOR
SHEET NO: A-2.1

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-235 DATE: MAR 10 2026 BY: E307493



1 BUILDING 1: 2ND TO 8TH FLOOR PLAN

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

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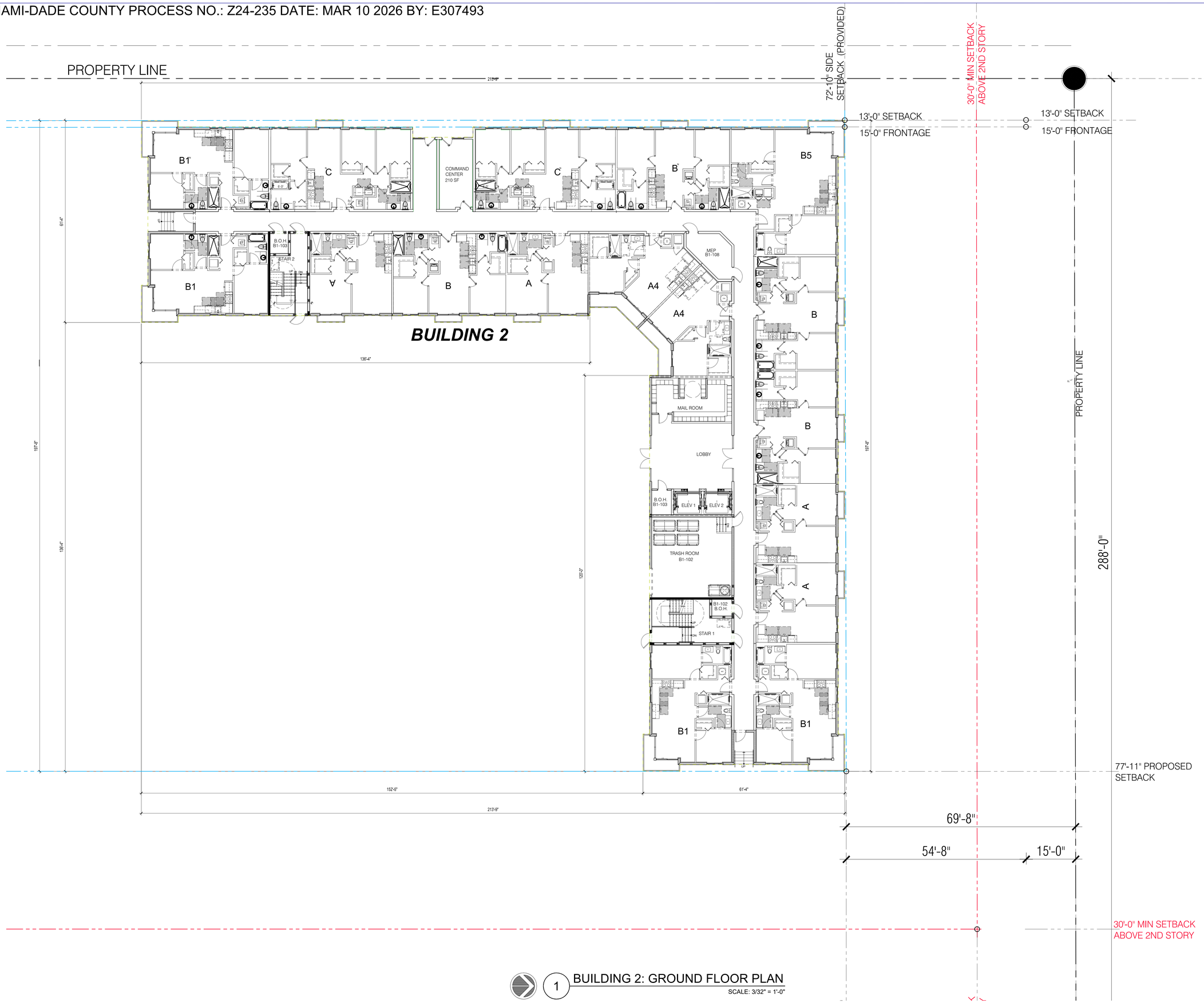
NARANJA GROVE

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HOMESTEAD, FL 33032

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DATE:
2025-08-22
PROJECT NO:
21-046
DRAWING NAME:
BLDG 1
GROUND FLOOR
SHEET NO:
A-2.2

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-235 DATE: MAR 10 2026 BY: E307493



1 BUILDING 2: GROUND FLOOR PLAN

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

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PROPOSED RESIDENTIAL DEVELOPMENT

NARANJA GROVE

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HOMESTEAD, FL 33032

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DATE: 2025-08-22
PROJECT NO: 21-046
DRAWING NAME: BLDG 2 GROUND FLOOR
SHEET NO: A-2.3

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-235 DATE: MAR 10 2026 BY: E307493



1 BUILDING 2 - 2ND TO 8TH FLOOR PLAN

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

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Date: 2026.02.25 08:58:17-05'00'

ROBERT BEHAR AR No, 14339

PROPOSED RESIDENTIAL DEVELOPMENT

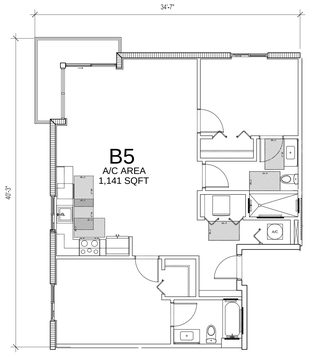
NARANJA GROVE

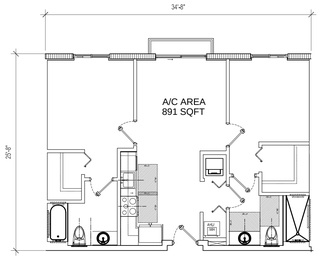
23435 SW 127TH AVE
HOMESTEAD, FL 33032

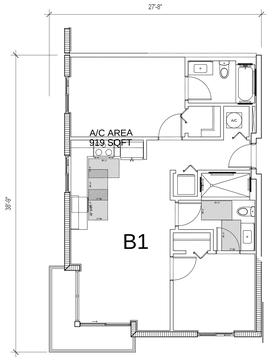
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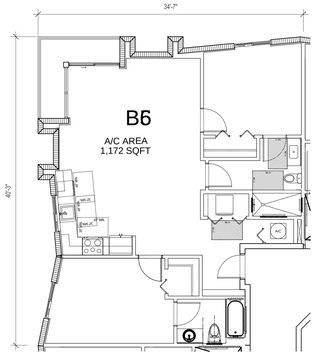
DATE:
2025-08-22
PROJECT NO:
21-046
DRAWING NAME:
BLDG 2
2ND TO 8TH FLOOR
SHEET NO:
A-2.4

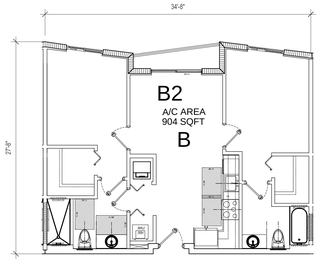
RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-235 DATE: MAR 10 2026 BY: E307493

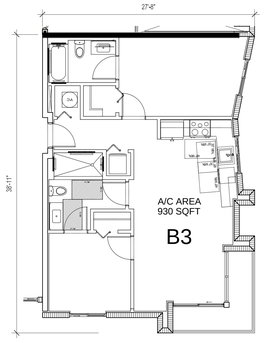


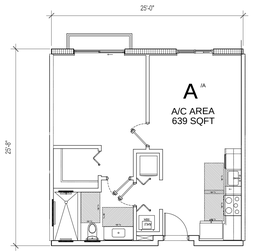


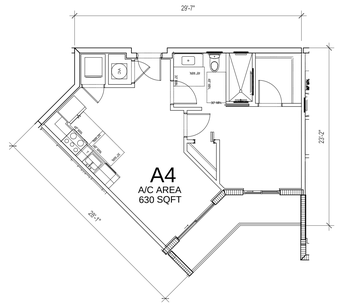


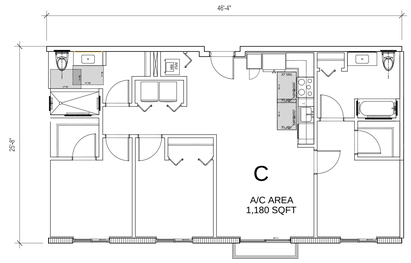


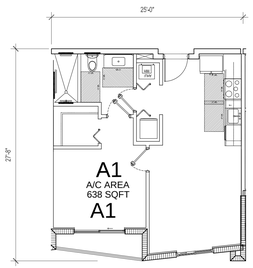


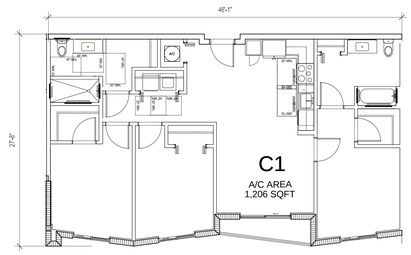












BUILDINGS 1 & 2 - UNITS MATRIX

SCALE:1/8" = 1'-0"

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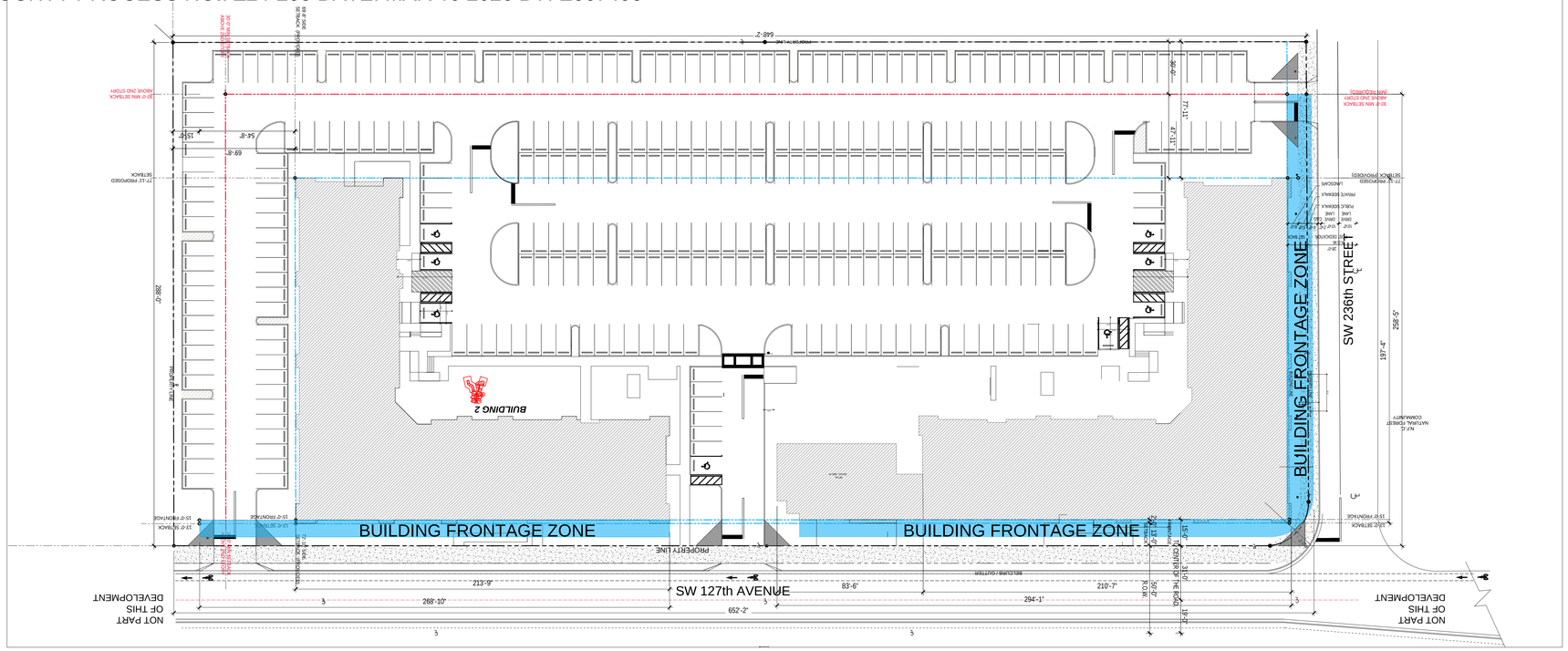
NARANJA GROVE

23435 SW 127TH AVE
HOMESTEAD, FL 33032

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DATE:
2025-08-22
PROJECT NO:
21-046
DRAWING NAME:
BLDG. 1 AND 2 UNITS MATRIX
SHEET NO:
A-2.5

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-235 DATE: MAR 10 2026 BY: E307493



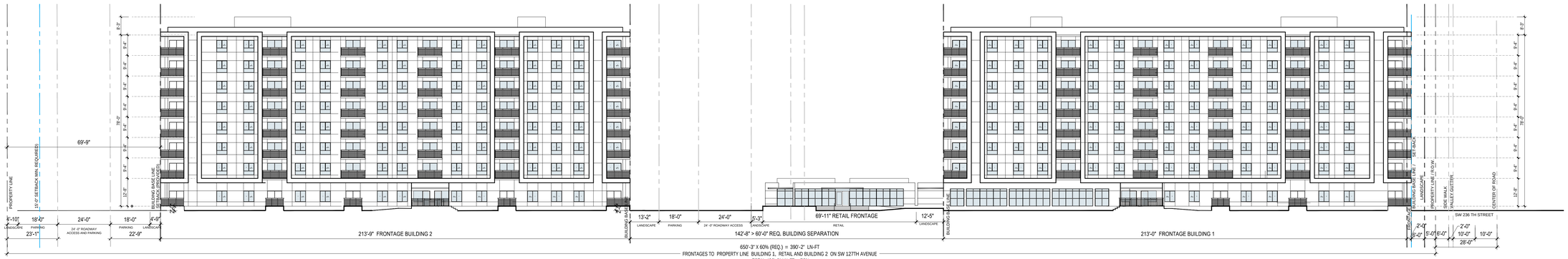
OVERALL SITE PLAN
N.T.S.

Note:
The aggregate frontage length of Building 1, Building 2 and the Retail Building complies with with the 60 percentage minimum building frontage required.

General Site Regulations
Sec. 33-493. 3(c) (i) (b) Lots with two frontages: 60 percentage.



2 FRONTAGE BUILDING 1 SOUTH ELEVATION - SW 236 STREET
SCALE: 20' = 1"



1 FRONTAGE BUILDINGS 1, 2 AND RETAIL - WEST ELEVATION - SW 127TH AVENUE
SCALE: 20' = 1"

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PROPOSED RESIDENTIAL DEVELOPMENT
NARANJA GROVE
23435 SW 127TH AVE
HOMESTEAD, FL 33032

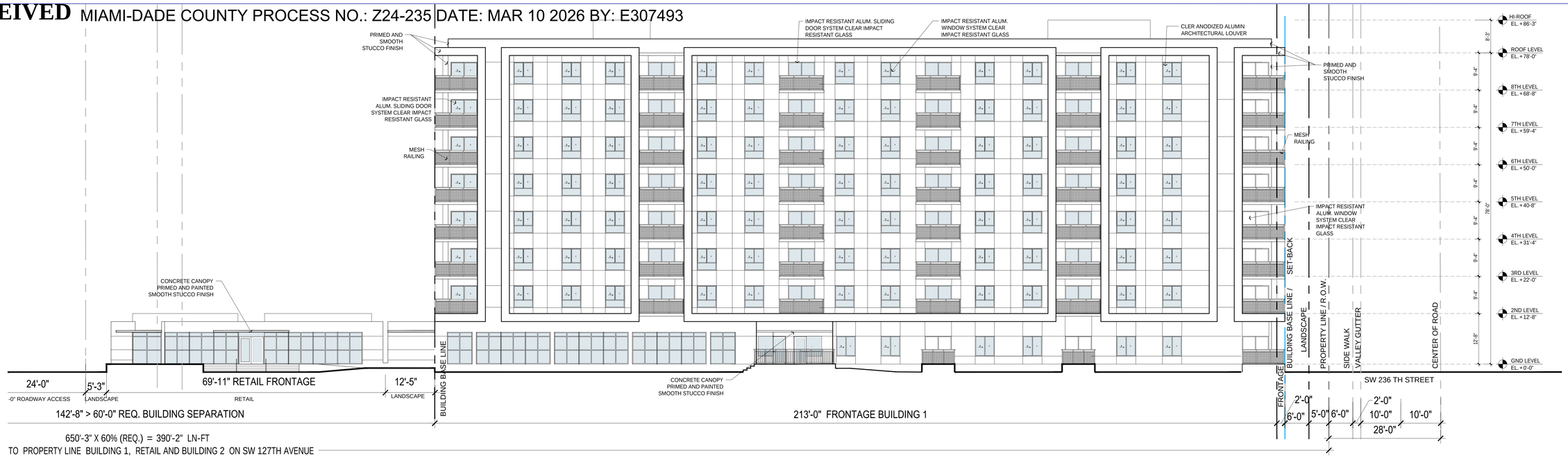
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2026-02-23 RER COMMENTS

DATE:
2025-08-22
PROJECT NO:
21-046
DRAWING NAME:

SHEET NO:
A-3.0

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-235 DATE: MAR 10 2026 BY: E307493



2 BUILDING 1 -WEST ELEVATION - SW 127TH AVE

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



1 BUILDING 1 -SOUTH ELEVATION - SW 236TH STREET

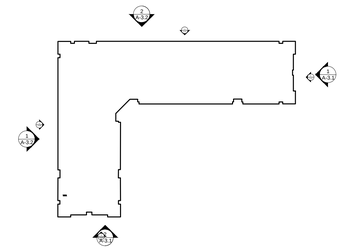
SCALE: 3/32" = 1'-0"

BLDG 1 - 127th AVENUE - STREETWALL GLAZING CALCULATIONS

LEVEL	STREET WALL (LINEAR FT.)	GLAZING (LINEAR FT.)	FACADE/GLAZING PERCENTAGE (%) (LINEAR FT.)	STREET WALL (AREA / SQFT.)	GLAZING (AREA / SQFT.)	FACADE/GLAZING PERCENTAGE (%) (AREA / SQFT.)
GROUND	210'-11"	141'-11"	67.3 %	2,215 SQFT.	999 SQFT.	45.1 %
2ND LVL.	213'-2"	93'-2"	43.7 %	1,788 SQFT.	546 SQFT.	30.5 %
3RD LVL.	213'-2"	93'-2"	43.7 %	1,788 SQFT.	546 SQFT.	30.5 %
4TH LVL.	213'-2"	93'-2"	43.7 %	1,788 SQFT.	546 SQFT.	30.5 %
5TH LVL.	213'-2"	93'-2"	43.7 %	1,788 SQFT.	546 SQFT.	30.5 %
6TH LVL.	213'-2"	93'-2"	43.7 %	1,788 SQFT.	546 SQFT.	30.5 %
7TH LVL.	213'-2"	93'-2"	43.7 %	1,788 SQFT.	546 SQFT.	30.5 %
8TH LVL.	213'-2"	93'-2"	43.7 %	1,788 SQFT.	546 SQFT.	30.5 %
TOTAL	1511'-7"	794'-1"	55.5 %	14,731 SQFT.	4,821 SQFT.	37.8 %

BLDG 1 - SW 236th STREET - STREETWALL GLAZING CALCULATIONS

LEVEL	STREET WALL (LINEAR FT.)	GLAZING (LINEAR FT.)	FACADE/GLAZING PERCENTAGE (%) (LINEAR FT.)	STREET WALL (AREA / SQFT.)	GLAZING (AREA / SQFT.)	FACADE/GLAZING PERCENTAGE (%) (AREA / SQFT.)
GROUND	195'	86'-6"	44.3 %	2,008 SQFT.	499 SQFT.	30.6 %
2ND LVL.	195'	86'-6"	44.3 %	1,632 SQFT.	499 SQFT.	30.6 %
3RD LVL.	195'	86'-6"	44.3 %	1,632 SQFT.	499 SQFT.	30.6 %
4TH LVL.	195'	86'-6"	44.3 %	1,632 SQFT.	499 SQFT.	30.6 %
5TH LVL.	195'	86'-6"	44.3 %	1,632 SQFT.	499 SQFT.	30.6 %
6TH LVL.	195'	86'-6"	44.3 %	1,632 SQFT.	499 SQFT.	30.6 %
7TH LVL.	195'	86'-6"	44.3 %	1,632 SQFT.	499 SQFT.	30.6 %
8TH LVL.	195'	86'-6"	44.3 %	1,632 SQFT.	499 SQFT.	30.6 %
TOTAL	1,560'	692'	44.3 %	13,432 SQFT.	3,992 SQFT.	30.6 %



KEY PLAN

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ROBERT BEHAR AR No, 14339

PROPOSED RESIDENTIAL DEVELOPMENT

NARANJA GROVE

23435 SW 127TH AVE
HOMESTEAD, FL 33032

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DATE: 2025-08-22
PROJECT NO: 21-046
DRAWING NAME: BLDG. ELEVATIONS
SHEET NO: A-3.2

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-235 DATE: MAR 10 2026 BY: E307493



2 BUILDING 2 - NORTH ELEVATION

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



1 BUILDING 2 - WEST ELEVATION

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

RETAIL BUILDING - 127th AVENUE - STREETWALL GLAZING CALCULATIONS

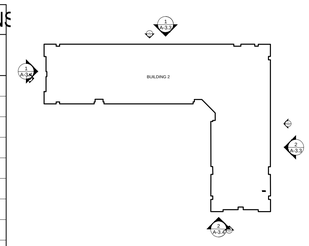
LEVEL	STREET WALL (LINEAR FT.)	GLAZING (LINEAR FT.)	FACADE/GLAZING PERCENTAGE (%) (LINEAR FT.)	STREET WALL (AREA / SQFT.)	GLAZING (AREA / SQFT.)	FACADE/GLAZING PERCENTAGE (%) (AREA / SQFT.)
GROUND	69'-11"	57'-5"	82.12 %	697.12 SQ-FT.	459 SQFT.	65.84 %

BUILDING 2 - NORTH - PRIVATE ROAD -STREETWALL GLAZING CALCULATIONS

LEVEL	STREET WALL (LINEAR FT.)	GLAZING (LINEAR FT.)	FACADE/GLAZING PERCENTAGE (%) (LINEAR FT.)	STREET WALL (AREA / SQFT.)	GLAZING (AREA / SQFT.)	FACADE/GLAZING PERCENTAGE (%) (AREA / SQFT.)
GROUND	195'	86'-6"	44.3 %	2,008 SQFT.	499 SQFT.	30.6 %
2ND LVL.	195'	86'-6"	44.3 %	1,632 SQFT.	499 SQFT.	30.6 %
3RD LVL.	195'	86'-6"	44.3 %	1,632 SQFT.	499 SQFT.	30.6 %
4TH LVL.	195'	86'-6"	44.3 %	1,632 SQFT.	499 SQFT.	30.6 %
5TH LVL.	195'	86'-6"	44.3 %	1,632 SQFT.	499 SQFT.	30.6 %
6TH LVL.	195'	86'-6"	44.3 %	1,632 SQFT.	499 SQFT.	30.6 %
7TH LVL.	195'	86'-6"	44.3 %	1,632 SQFT.	499 SQFT.	30.6 %
8TH LVL.	195'	86'-6"	44.3 %	1,632 SQFT.	499 SQFT.	30.6 %
TOTAL	1,560'	692'	44.3 %	13,432 SQFT.	3,992 SQFT.	30.6 %

BUILDING 2 - WEST- 127th AVENUE - STREETWALL GLAZING CALCULATIONS

LEVEL	STREET WALL (LINEAR FT.)	GLAZING (LINEAR FT.)	FACADE/GLAZING PERCENTAGE (%) (LINEAR FT.)	STREET WALL (AREA / SQFT.)	GLAZING (AREA / SQFT.)	FACADE/GLAZING PERCENTAGE (%) (AREA / SQFT.)
GROUND	210'-11"	93'-2"	44.32 %	1,850 SQFT.	546 SQFT.	30.0 %
2ND LVL.	213'-2"	93'-2"	43.7 %	1,788 SQFT.	546 SQFT.	30.5 %
3RD LVL.	213'-2"	93'-2"	43.7 %	1,788 SQFT.	546 SQFT.	30.5 %
4TH LVL.	213'-2"	93'-2"	43.7 %	1,788 SQFT.	546 SQFT.	30.5 %
5TH LVL.	213'-2"	93'-2"	43.7 %	1,788 SQFT.	546 SQFT.	30.5 %
6TH LVL.	213'-2"	93'-2"	43.7 %	1,788 SQFT.	546 SQFT.	30.5 %
7TH LVL.	213'-2"	93'-2"	43.7 %	1,788 SQFT.	546 SQFT.	30.5 %
8TH LVL.	213'-2"	93'-2"	43.7 %	1,788 SQFT.	546 SQFT.	30.5 %
TOTAL	1511'-7"	794'-1"	55.5 %	14,731 SQFT.	4,821 SQFT.	30.4 %



KEY PLAN

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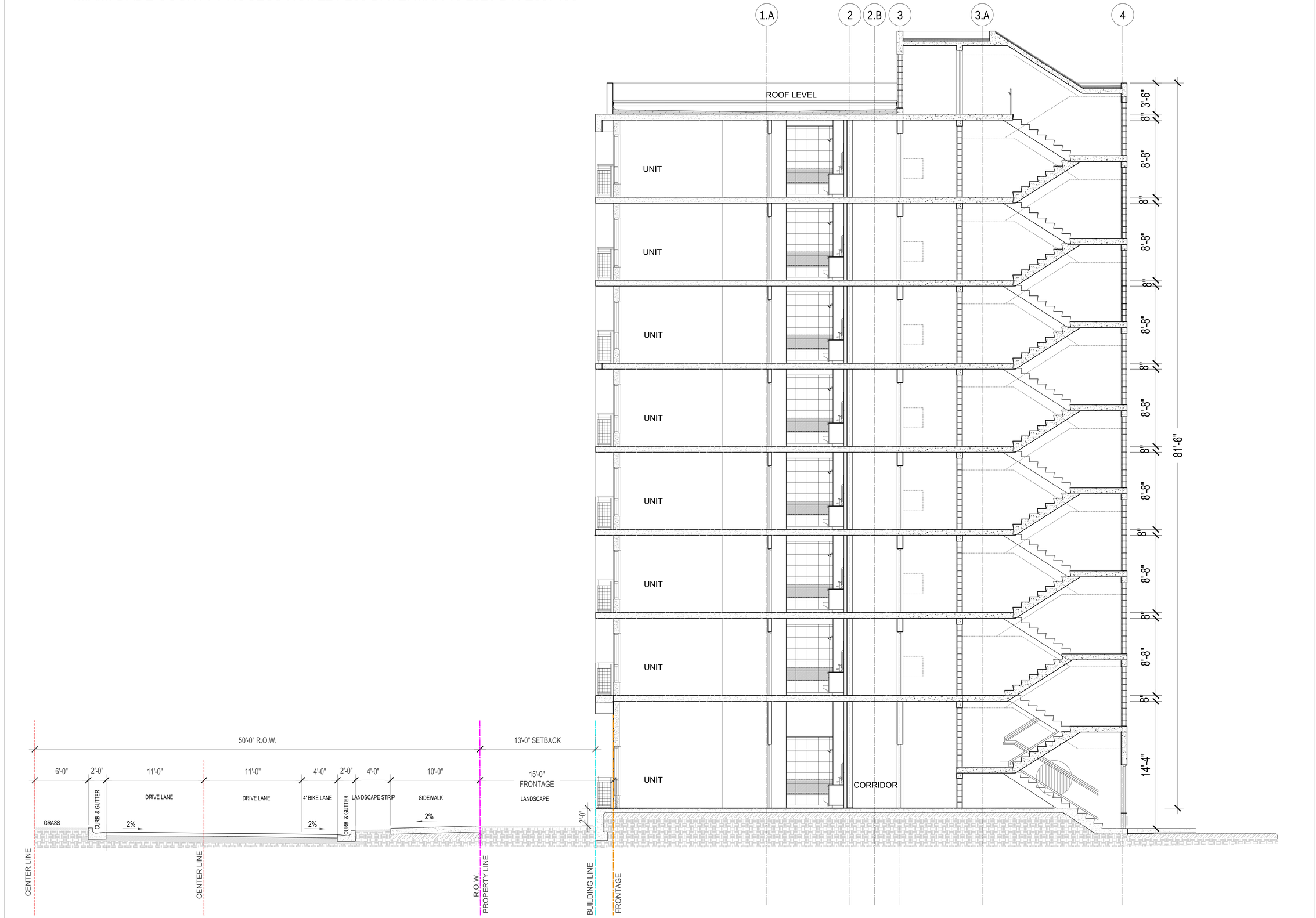
NARANJA GROVE

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HOMESTEAD, FL 33032

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DATE:
2025-08-22
PROJECT NO:
21-046
DRAWING NAME:
BLDG 2 ELEVATIONS-NORTH & EAST
SHEET NO:
A-3.3

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-235 DATE: MAR 10 2026 BY: E307493



1 PROPOSED CROSS SECTION AT SW 127 AVE.
SCALE: N.T.S.

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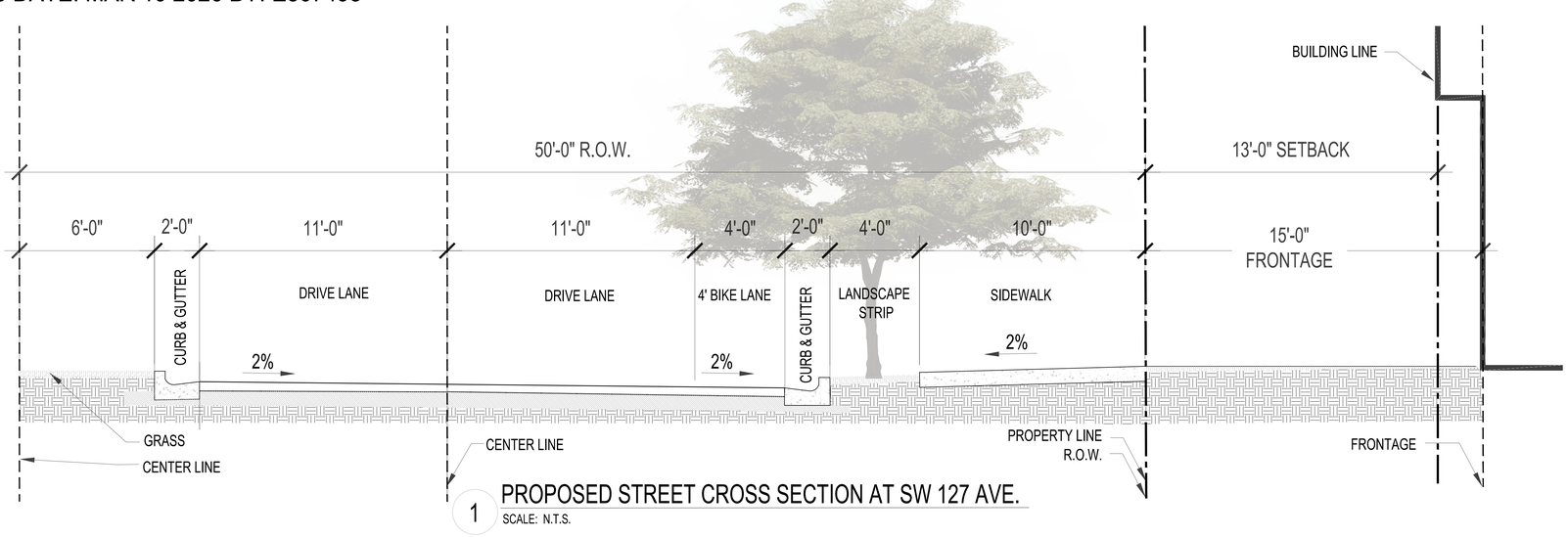
NARANJA GROVE

23435 SW 127TH AVE
HOMESTEAD, FL 33032

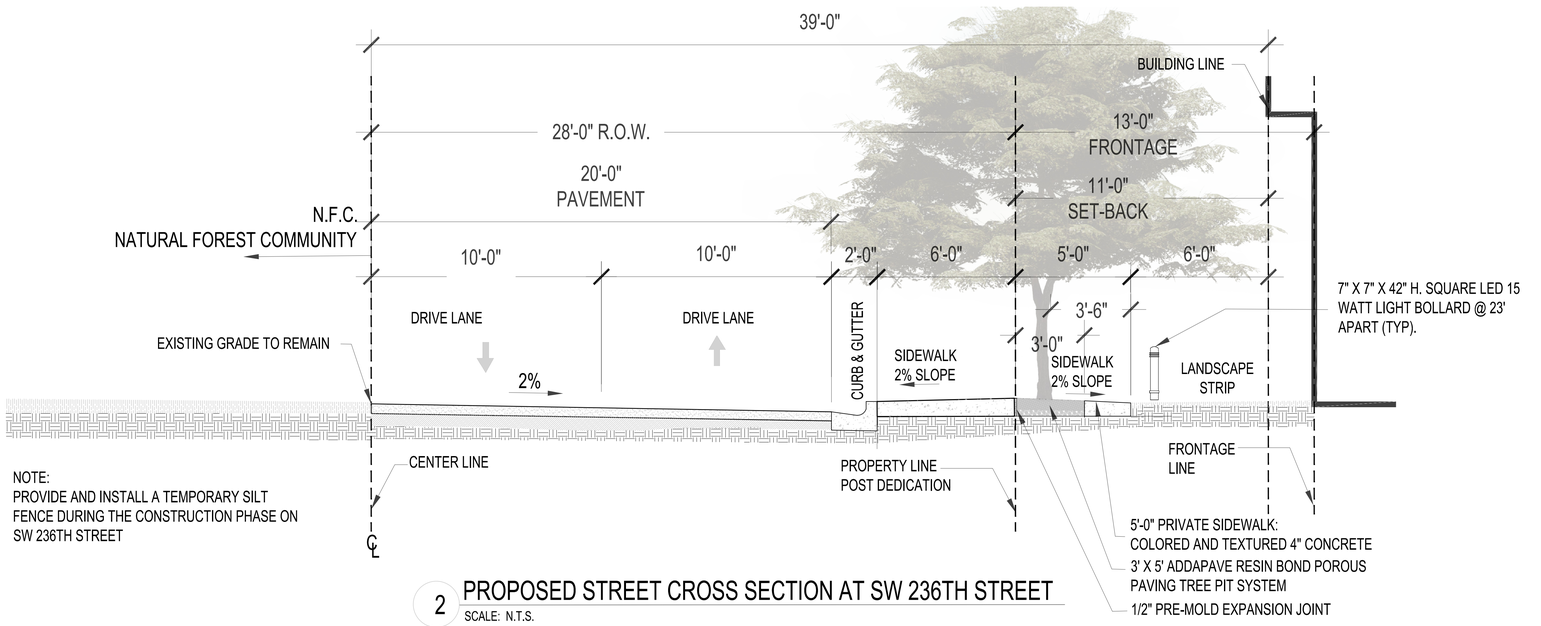
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DATE:
2025-08-22
PROJECT NO:
21-046
DRAWING NAME:
BLDG. 2 SECTION
SHEET NO:
A-4.0

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-235 DATE: MAR 10 2026 BY: E307493

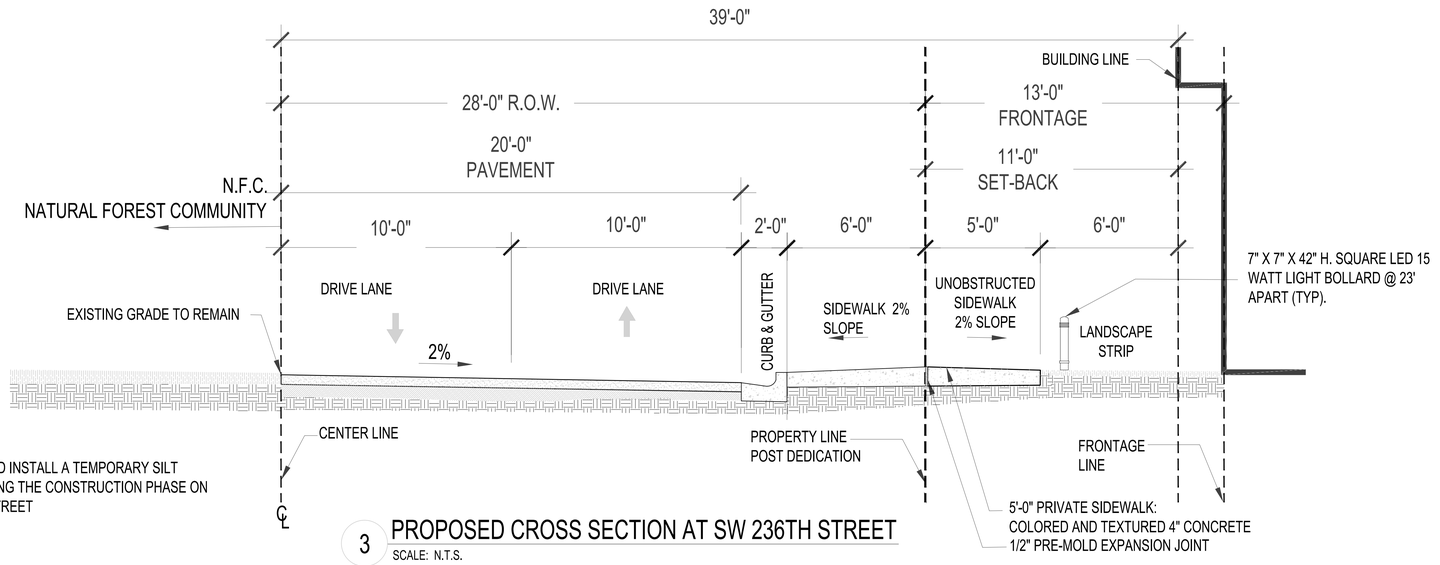


1 PROPOSED STREET CROSS SECTION AT SW 127 AVE.
SCALE: N.T.S.



NOTE:
PROVIDE AND INSTALL A TEMPORARY SILT FENCE DURING THE CONSTRUCTION PHASE ON SW 236TH STREET

2 PROPOSED STREET CROSS SECTION AT SW 236TH STREET
SCALE: N.T.S.



NOTE:
PROVIDE AND INSTALL A TEMPORARY SILT FENCE DURING THE CONSTRUCTION PHASE ON SW 236TH STREET

3 PROPOSED CROSS SECTION AT SW 236TH STREET
SCALE: N.T.S.

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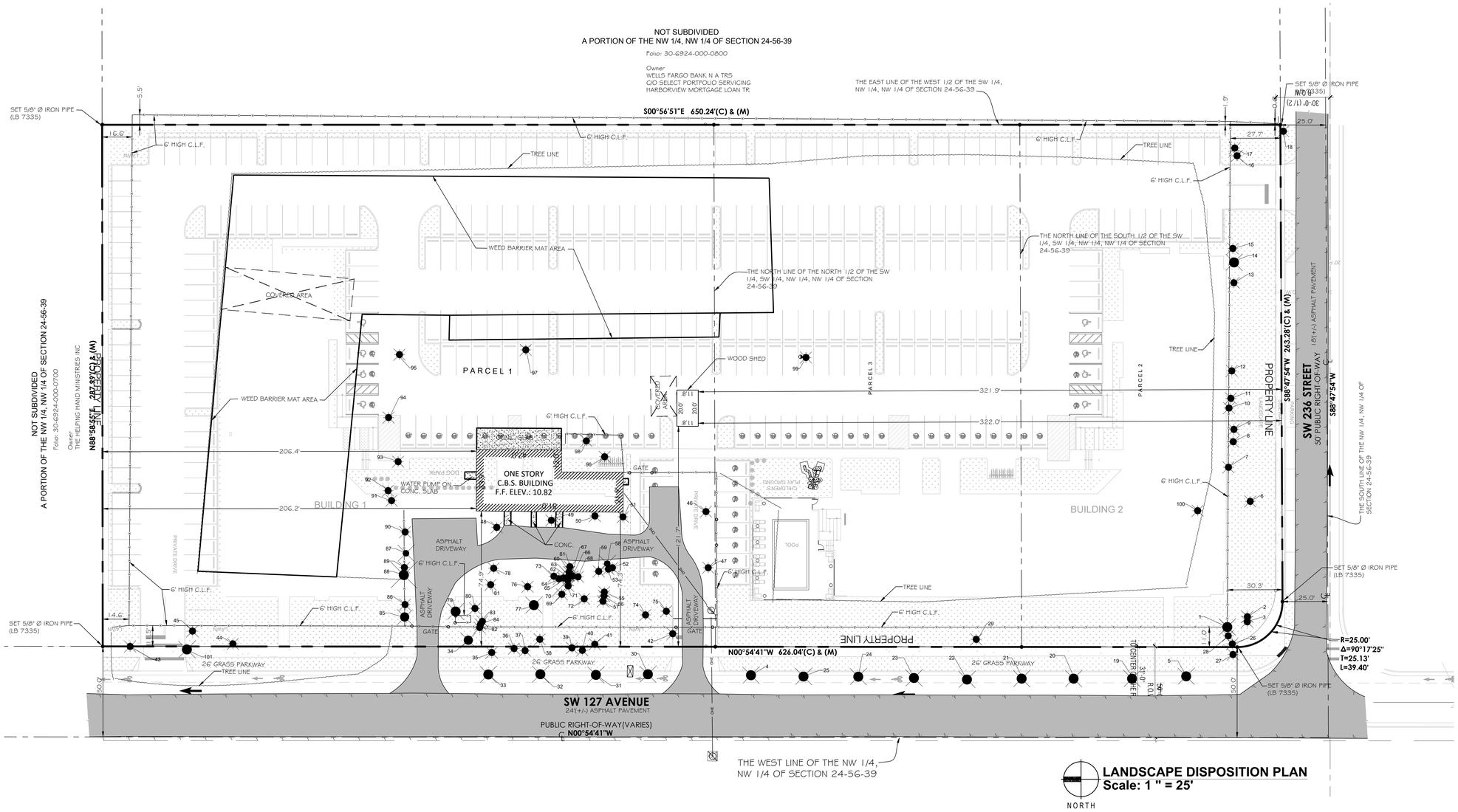
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ROBERT BEHAR AR No, 14339

PROPOSED RESIDENTIAL DEVELOPMENT
NARANJA GROVE
23435 SW 127TH AVE
HOMESTEAD, FL 33032

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DATE: 2025-08-22
PROJECT NO: 21-046
DRAWING NAME: BLDG. 2 SECTION
SHEET NO: A-5.0

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-235 DATE: OCT 2 2025 BY: E307493



LANDSCAPE DISPOSITION PLAN
Scale: 1 " = 25'

EXISTING PLANT LIST - * As per tree survey

NO.	SCIENTIFIC NAME	COMMON NAME	CANOPY (M)	DBH/CAL.	HEIGHT	NATIVE	CONDITION	ACTION	REMARKS
001	Sable minor	Dwarf Palmetto	2/3	12"	20 ft DA	YES	FAIR	Remove	
002	Ficus benjamina	Weeping Fig	N/A	N/A	N/A	N/A	N/A	Remove	Overgrown Shrub - lack of Maintenance. No Mitigation
003	Ficus benjamina	Weeping Fig	N/A	N/A	N/A	N/A	N/A	Remove	Overgrown Shrub - lack of Maintenance. No Mitigation
004	Quercus virginiana	Live Oak	2/4	8.0"	25 ft DA	YES	GOOD	Remove	
005	Quercus virginiana	Live Oak	1/2/3	8"	18 ft DA	YES	GOOD	Remove	
006	Melaleuca leucadendra	Prisonwood	1/2/3	4.0"	12 ft	YES	FAIR	Remove	Poisonous. Prohibited as per Sec 24-49(4)f within pivotand preserve areas
007	Melaleuca leucadendra	Prisonwood	1/2/3	3.0"	10 ft	YES	FAIR	Remove	Poisonous. Prohibited as per Sec 24-49(4)f within pivotand preserve areas
008	Melaleuca leucadendra	Prisonwood	1/2/3	2.4"	12 ft	YES	FAIR	Remove	Poisonous. Prohibited as per Sec 24-49(4)f within pivotand preserve areas
009	Melaleuca leucadendra	Prisonwood	1/2/3	3.0"	12 ft	YES	FAIR	Remove	Poisonous. Prohibited as per Sec 24-49(4)f within pivotand preserve areas
010	Melaleuca leucadendra	Prisonwood	1/2/3	2.6"	20 ft DA	YES	FAIR	Remove	Poisonous. Prohibited as per Sec 24-49(4)f within pivotand preserve areas
011	Melaleuca leucadendra	Prisonwood	1/2/3	3.6"	18 ft DA	YES	FAIR	Remove	Poisonous. Prohibited as per Sec 24-49(4)f within pivotand preserve areas
012	Ficus aurea	Strangler Fig	1/2/3	4.0"	18 ft DA	YES	FAIR	Remove	
013	Melaleuca leucadendra	Prisonwood	1/2/3	3.6"	18	YES	FAIR	Remove	Poisonous. Prohibited as per Sec 24-49(4)f within pivotand preserve areas
014	Quercus virginiana	Live Oak	1/2/3	8.0"	20 ft DA	YES	FAIR	Remove	
015	Melaleuca leucadendra	Prisonwood	1/2/3	12"	18 ft DA	YES	FAIR	Remove	Poisonous. Prohibited as per Sec 24-49(4)f within pivotand preserve areas
016	Schinus terebinthifolia	Brazilian Pepper	N/A	N/A	N/A	N/A	N/A	Remove	Invasive as per Sec 24-49. No mitigation
017	Lysiloma latisiliquum	False Tamarind	1/2/3	8"	15 ft DA	NO	FAIR	Remove	
018	Lysiloma latisiliquum	False Tamarind	1/2/3	8.0"	20 ft DA	NO	FAIR	Remove	
019	Quercus virginiana	Live Oak	1/2/3	8"	17 ft DA	YES	GOOD	Remove	
020	Quercus virginiana	Live Oak	1/2/3	8.0"	18 ft DA	YES	GOOD	Remove	
021	Quercus virginiana	Live Oak	2/3/4	8"	18 ft DA	YES	GOOD	Remove	
022	Quercus virginiana	Live Oak	2/3/4	8"	25 ft DA	YES	GOOD	Remove	
023	Quercus virginiana	Live Oak	2/3/4	8"	18 ft DA	YES	GOOD	Remove	
024	Quercus virginiana	Live Oak	2/3/4	8.0"	20 ft DA	YES	GOOD	Remove	
025	Quercus virginiana	Live Oak	2/3/4	8.0"	30 ft DA	YES	GOOD	Remove	
026	Ficus benjamina	Weeping Fig	N/A	N/A	N/A	N/A	N/A	Remove	Overgrown Shrub - lack of Maintenance. No Mitigation
027	Ficus benjamina	Weeping Fig	N/A	N/A	N/A	N/A	N/A	Remove	Overgrown Shrub - lack of Maintenance. No Mitigation
028	Ficus benjamina	Weeping Fig	N/A	N/A	N/A	N/A	N/A	Remove	Overgrown Shrub - lack of Maintenance. No Mitigation
029	Melaleuca leucadendra	Prisonwood	1/2/3	3.0"	12 ft DA	YES	FAIR	Remove	Poisonous. Prohibited as per Sec 24-49(4)f within pivotand preserve areas
030	Quercus virginiana	Live Oak	1/2/3	8.0"	12 ft DA	YES	GOOD	Remove	
031	Quercus virginiana	Live Oak	1/2/3	8.0"	12 ft DA	YES	GOOD	Remove	
032	Quercus virginiana	Live Oak	1/2/3	8.0"	18 ft DA	YES	GOOD	Remove	
033	Quercus virginiana	Live Oak	1/2/3	4.0"	18 ft DA	YES	GOOD	Remove	
034	Sable minor	Dwarf Palmetto	2/3/4	10"	17 ft DA	YES	FAIR	Remove	
035	Ficus benjamina	Weeping Fig	N/A	N/A	N/A	N/A	N/A	Remove	Overgrown Shrub - lack of Maintenance. No Mitigation
036	Ficus benjamina	Weeping Fig	N/A	N/A	N/A	N/A	N/A	Remove	Overgrown Shrub - lack of Maintenance. No Mitigation
037	Ficus benjamina	Weeping Fig	N/A	N/A	N/A	N/A	N/A	Remove	Overgrown Shrub - lack of Maintenance. No Mitigation
038	Sable minor	Dwarf Palmetto	2/3	12"	18 ft DA	YES	FAIR	Remove	
039	Sable minor	Dwarf Palmetto	2/3	8.0"	18 ft DA	YES	FAIR	Remove	
040	Ficus benjamina	Weeping Fig	N/A	N/A	N/A	N/A	N/A	Remove	Overgrown Shrub - lack of Maintenance. No Mitigation
041	Ficus benjamina	Weeping Fig	N/A	N/A	N/A	N/A	N/A	Remove	Overgrown Shrub - lack of Maintenance. No Mitigation
042	Ficus elastic	Fig Rubber Plant	1/2/3	30"	40 ft DA	YES	GOOD	Remove	Overgrown Shrub - lack of Maintenance. No Mitigation
043	Dietitica triacanthos	Honey Locust	1/2/3/4	40"	30 ft DA	NO	FAIR	Remove	
044	Lysiloma latisiliquum	False Tamarind	1/2/3	7.0"	20 ft DA	NO	FAIR	Remove	
045	Dietitica triacanthos	Honey Locust	1/2/3/4	24"	30 ft DA	NO	FAIR	Remove	
046	Cocos nucifera	Coconut Palm	3/4/5	10.0'	25 ft DA	NO	FAIR	Remove	
047	Cocos nucifera	Coconut Palm	3/4/5	8.0"	25 ft DA	NO	FAIR	Remove	
048	Zizyphi lotescens	Ponce Palm	1/2/3	Multiple Trunks	18 ft DA	NO	FAIR	Remove	
049	Lysiloma latisiliquum	False Tamarind	1/2/3	4.0"	18 ft DA	NO	FAIR	Remove	
050	Yucca elephantipes	Spineless Yucca	1/2/3	12"	12 ft DA	NO	FAIR	Remove	
051	Yucca elephantipes	Spineless Yucca	1/2/3	12"	12 ft DA	NO	FAIR	Remove	Overgrown Shrub - lack of Maintenance. No Mitigation
052	Laurus nobilis	Bay Laurel	N/A	N/A	N/A	N/A	N/A	Remove	Overgrown Shrub - lack of Maintenance. No Mitigation
053	Laurus nobilis	Bay Laurel	N/A	N/A	N/A	N/A	N/A	Remove	Overgrown Shrub - lack of Maintenance. No Mitigation
054	Laurus nobilis	Bay Laurel	N/A	N/A	N/A	N/A	N/A	Remove	Overgrown Shrub - lack of Maintenance. No Mitigation
055	Laurus nobilis	Bay Laurel	N/A	N/A	N/A	N/A	N/A	Remove	Overgrown Shrub - lack of Maintenance. No Mitigation
056	Laurus nobilis	Bay Laurel	N/A	N/A	N/A	N/A	N/A	Remove	Overgrown Shrub - lack of Maintenance. No Mitigation
057	Laurus nobilis	Bay Laurel	N/A	N/A	N/A	N/A	N/A	Remove	Overgrown Shrub - lack of Maintenance. No Mitigation
058	Laurus nobilis	Bay Laurel	N/A	N/A	N/A	N/A	N/A	Remove	Overgrown Shrub - lack of Maintenance. No Mitigation
059	Laurus nobilis	Bay Laurel	N/A	N/A	N/A	N/A	N/A	Remove	Overgrown Shrub - lack of Maintenance. No Mitigation
060	Laurus nobilis	Bay Laurel	N/A	N/A	N/A	N/A	N/A	Remove	Overgrown Shrub - lack of Maintenance. No Mitigation
061	Laurus nobilis	Bay Laurel	N/A	N/A	N/A	N/A	N/A	Remove	Overgrown Shrub - lack of Maintenance. No Mitigation
062	Laurus nobilis	Bay Laurel	N/A	N/A	N/A	N/A	N/A	Remove	Overgrown Shrub - lack of Maintenance. No Mitigation
063	Laurus nobilis	Bay Laurel	N/A	N/A	N/A	N/A	N/A	Remove	Overgrown Shrub - lack of Maintenance. No Mitigation
064	Laurus nobilis	Bay Laurel	N/A	N/A	N/A	N/A	N/A	Remove	Overgrown Shrub - lack of Maintenance. No Mitigation
065	Laurus nobilis	Bay Laurel	N/A	N/A	N/A	N/A	N/A	Remove	Overgrown Shrub - lack of Maintenance. No Mitigation
066	Laurus nobilis	Bay Laurel	N/A	N/A	N/A	N/A	N/A	Remove	Overgrown Shrub - lack of Maintenance. No Mitigation
067	Laurus nobilis	Bay Laurel	N/A	N/A	N/A	N/A	N/A	Remove	Overgrown Shrub - lack of Maintenance. No Mitigation
068	Laurus nobilis	Bay Laurel	N/A	N/A	N/A	N/A	N/A	Remove	Overgrown Shrub - lack of Maintenance. No Mitigation
069	Laurus nobilis	Bay Laurel	N/A	N/A	N/A	N/A	N/A	Remove	Overgrown Shrub - lack of Maintenance. No Mitigation
070	Laurus nobilis	Bay Laurel	N/A	N/A	N/A	N/A	N/A	Remove	Overgrown Shrub - lack of Maintenance. No Mitigation
071	Laurus nobilis	Bay Laurel	N/A	N/A	N/A	N/A	N/A	Remove	Overgrown Shrub - lack of Maintenance. No Mitigation
072	Laurus nobilis	Bay Laurel	N/A	N/A	N/A	N/A	N/A	Remove	Overgrown Shrub - lack of Maintenance. No Mitigation
073	Laurus nobilis	Bay Laurel	N/A	N/A	N/A	N/A	N/A	Remove	Overgrown Shrub - lack of Maintenance. No Mitigation
074	Laurus nobilis	Bay Laurel	N/A	N/A	N/A	N/A	N/A	Remove	Overgrown Shrub - lack of Maintenance. No Mitigation
075	Laurus nobilis	Bay Laurel	N/A	N/A	N/A	N/A	N/A	Remove	Overgrown Shrub - lack of Maintenance. No Mitigation
076	Laurus nobilis	Bay Laurel	N/A	N/A	N/A	N/A	N/A	Remove	Overgrown Shrub - lack of Maintenance. No Mitigation
077	Laurus nobilis	Bay Laurel	N/A	N/A	N/A	N/A	N/A	Remove	Overgrown Shrub - lack of Maintenance. No Mitigation
078	Laurus nobilis	Bay Laurel	N/A	N/A	N/A	N/A	N/A	Remove	Overgrown Shrub - lack of Maintenance. No Mitigation
079	Laurus nobilis	Bay Laurel	N/A	N/A	N/A	N/A	N/A	Remove	Overgrown Shrub - lack of Maintenance. No Mitigation
080	Laurus nobilis	Bay Laurel	N/A	N/A	N/A	N/A	N/A	Remove	Overgrown Shrub - lack of Maintenance. No Mitigation
081	Laurus nobilis	Bay Laurel	N/A	N/A	N/A	N/A	N/A	Remove	Overgrown Shrub - lack of Maintenance. No Mitigation
082	Laurus nobilis	Bay Laurel	N/A	N/A	N/A	N/A	N/A	Remove	Overgrown Shrub - lack of Maintenance. No Mitigation
083	Laurus nobilis	Bay Laurel	N/A	N/A	N/A	N/A	N/A	Remove	Overgrown Shrub - lack of Maintenance. No Mitigation
084	Laurus nobilis	Bay Laurel	N/A	N/A	N/A	N/A	N/A	Remove	Overgrown Shrub - lack of Maintenance. No Mitigation
085	Laurus nobilis	Bay Laurel	N/A	N/A	N/A	N/A	N/A	Remove	Overgrown Shrub - lack of Maintenance. No Mitigation
086	Laurus nobilis	Bay Laurel	N/A	N/A	N/A	N/A	N/A	Remove	Overgrown Shrub - lack of Maintenance. No Mitigation
087	Laurus nobilis	Bay Laurel	N/A	N/A	N/A	N/A	N/A	Remove	Overgrown Shrub - lack of Maintenance. No Mitigation
088	Laurus nobilis	Bay Laurel	N/A	N/A	N/A	N/A	N/A	Remove	Overgrown Shrub - lack of Maintenance. No Mitigation
089	Laurus nobilis	Bay Laurel	N/A	N/A	N/A	N/A	N/A	Remove	Overgrown Shrub - lack of Maintenance. No Mitigation
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093	Laurus nobilis	Bay Laurel	N/A	N/A	N/A	N/A	N/A	Remove	Overgrown Shrub - lack of Maintenance. No Mitigation
094	Laurus nobilis	Bay Laurel	N/A	N/A	N/A	N/A	N/A	Remove	Overgrown Shrub - lack of Maintenance. No Mitigation
095	Laurus nobilis	Bay Laurel	N/A	N/A	N/A	N/A	N/A	Remove	Overgrown Shrub - lack of Maintenance. No Mitigation
096	Laurus nobilis	Bay Laurel	N/A	N/A	N/A	N/A	N/A	Remove	Overgrown Shrub - lack of Maintenance. No Mitigation
097	Laurus nobilis	Bay Laurel	N/A	N/A	N/A	N/A	N/A	Remove	Overgrown Shrub - lack of Maintenance. No Mitigation
098	Laurus nobilis	Bay Laurel	N/A	N/A	N/A	N/A	N/A	Remove	Overgrown Shrub - lack of Maintenance. No Mitigation
099	Laurus nobilis	Bay Laurel	N/A	N/A	N/A	N/A	N/A	Remove	Overgrown Shrub - lack of Maintenance. No Mitigation
100	Laurus nobilis	Bay Laurel	N/A	N/A	N/A	N/A	N/A	Remove	Overgrown Shrub - lack of Maintenance. No Mitigation
101	Quercus virginiana	Live Oak	2/3/4	8.0"	25 ft DA	YES	GOOD	Remove	

MITIGATION NOTES:

* **Mitigation Required @ 1:1:** **6,949 sf**
** **Specimen (> 18" DBH Tree) Mitigation Required @ 2:1:** **6,362 sf = 12,724 sf**

Tree mitigation required as per Code; **19,673 sf of total canopy area of impact requiring mitigation.**

NOTES:

TREE PROTECTION REQUIREMENTS DURING CONSTRUCTION.

A.PROTECTION REQUIREMENTS. DURING SITE DEVELOPMENT, PROTECTION REQUIREMENTS FOR TREES DESIGNATED FOR PRESERVATION UNDER AN APPROVED TREE REMOVAL PERMIT SHALL INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING:

I.PROTECTIVE BARRIERS SHALL BE PLACED AROUND EACH TREE, CLUSTER OF TREES, OR THE EDGE OF THE PRESERVATION AREA NO LESS THAN SIX FEET (IN RADIUS) FROM THE TRUNK OF ANY PROTECTED TREE CLUSTER, OR PRESERVATION AREA UNLESS A LESSER DISTANCE IS SPECIFIED BY THE ADMINISTRATIVE OFFICIAL. PROTECTIVE BARRIERS SHALL BE A MINIMUM OF FOUR FEET ABOVE GROUND LEVEL AND SHALL BE CONSTRUCTED OF WOOD, PLASTIC OR METAL, AND SHALL REMAIN IN PLACE UNTIL DEVELOPMENT IS COMPLETED AND THE ADMINISTRATIVE OFFICIAL HAS AUTHORIZED THEIR REMOVAL. PROTECTIVE BARRIERS SHALL BE IN PLACE PRIOR TO THE START OF ANY CONSTRUCTION.

II.UNDERSTORY PLANTS WITHIN PROTECTIVE BARRIERS SHALL BE PROTECTED.

III.NO EXCESS OIL, FILL, EQUIPMENT, BUILDING MATERIALS OR BUILDING DEBRIS SHALL BE PLACED WITHIN THE AREAS SURROUNDED BY PROTECTIVE BARRIERS, NOR SHALL THERE BE DISPOSAL OF ANY WASTE MATERIAL SUCH AS PAINTS, OILS, SOLVENTS, ASPHALT, CONCRETE, MORTAR OR ANY OTHER MATERIAL HARMFUL TO TREES OR UNDERSTORY PLANTS WITHIN THE AREAS SURROUNDED BY PROTECTIVE BARRIERS.

IV.TREES SHALL BE BRACED IN SUCH A FASHION AS TO NOT SCAR, PENETRATE, PERFORATE OR OTHERWISE INFLICT DAMAGE TO THE TREE.

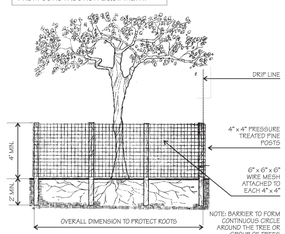
V.NATURAL GRADE SHALL BE MAINTAINED WITHIN PROTECTIVE BARRIERS. IN THE EVENT THAT THE NATURAL GRADE OF THE SITE IS CHANGED AS A RESULT OF SITE DEVELOPMENT SUCH THAT THE SAFETY OF THE TREE MAY BE ENDANGERED, TREE WELLS OR RETAINING WALLS ARE REQUIRED.

VI.UNDERGROUND UTILITY LINES SHALL BE PLACED OUTSIDE THE AREAS SURROUNDED BY PROTECTIVE BARRIERS. IF SAID PLACEMENT IS NOT POSSIBLE, DISTURBANCE SHALL BE MINIMIZED BY USING TECHNIQUES SUCH AS TUNNELING OR OVERHEAD UTILITY LINES.

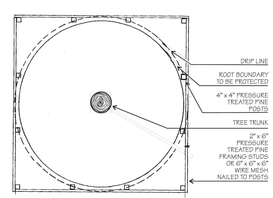
VII.FENCES AND WALLS SHALL BE CONSTRUCTED TO AVOID DISTURBANCE TO ANY PROTECTED TREE. POST HOLES AND TRENCHES LOCATED CLOSE TO TREES SHALL BE DUG BY HAND AND ADJUSTED AS NECESSARY, USING TECHNIQUES SUCH AS DISCONTINUOUS FOOTINGS, TO AVOID DAMAGE TO MAJOR ROOTS.

VIII.ROOT BARRIERS SHALL BE INSTALLED WITH THE PLANTING OF NEW TREES IN INSTANCES WHERE THERE IS A LIKELY POSSIBILITY THAT FUTURE ROOT GROWTH WILL CAUSE DAMAGE TO FOUNDATIONS, DRIVEWAYS, UTILITIES, OR OTHER INFRASTRUCTURE.

IT IS CRITICAL TO EXISTING TREE SURVIVAL TO PROVIDE PROTECTION DURING CONSTRUCTION. THIS DETAIL CAN BE USED AROUND ONE OR MORE TREES AND WILL PROVIDE PROTECTION FROM CONSTRUCTION EQUIPMENT.



° WIRE MESH BARRIER DETAIL °



° WOOD BARRIER DETAIL PLAN °

LEGEND OF SYMBOLS

- EXISTING TREE OR PALM TO REMAIN
- EXISTING TREE OR PALM TO BE REMOVED
- EXISTING TREE OR PALM TO RELOCATE OFF-SITE
- EXISTING TREE OR PALM TO RELOCATE ON-SITE
- TREE PROTECTION ZONE BARRICADE TYP.

GENERAL NOTE:

1. ALL INVASIVE TREES LISTED IN THE COUNTY/CITY ORDINANCE ON SITE SHALL BE REMOVED
2. ANY INVASIVE FOUND TO BE ROOTED ON SITE AND ENCROACHING ON NEIGHBORS FENCE AND YARD SHALL BE REMOVED. OWNER HAS FULL APPROVAL FROM NEIGHBORS TO REMOVE SUCH INVASIVE.

walk
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SEAL:

REGISTERED LANDSCAPE ARCHITECT
SYSSIRA CHAVARRIA
LA 6667643
STATE OF FLORIDA

CLIENT:

23435 SW 127TH AVE
HOMESTEAD, FL 33032

NARANJA GROVE

23435 SW 127TH AVE
HOMESTEAD, FL 33032

LANDSCAPE DISPOSITION PLAN

REVISIONS / SUBMISSIONS:

DRAWN BY:	DC
CHECKED BY:	DC
DATE:	08.06.2025

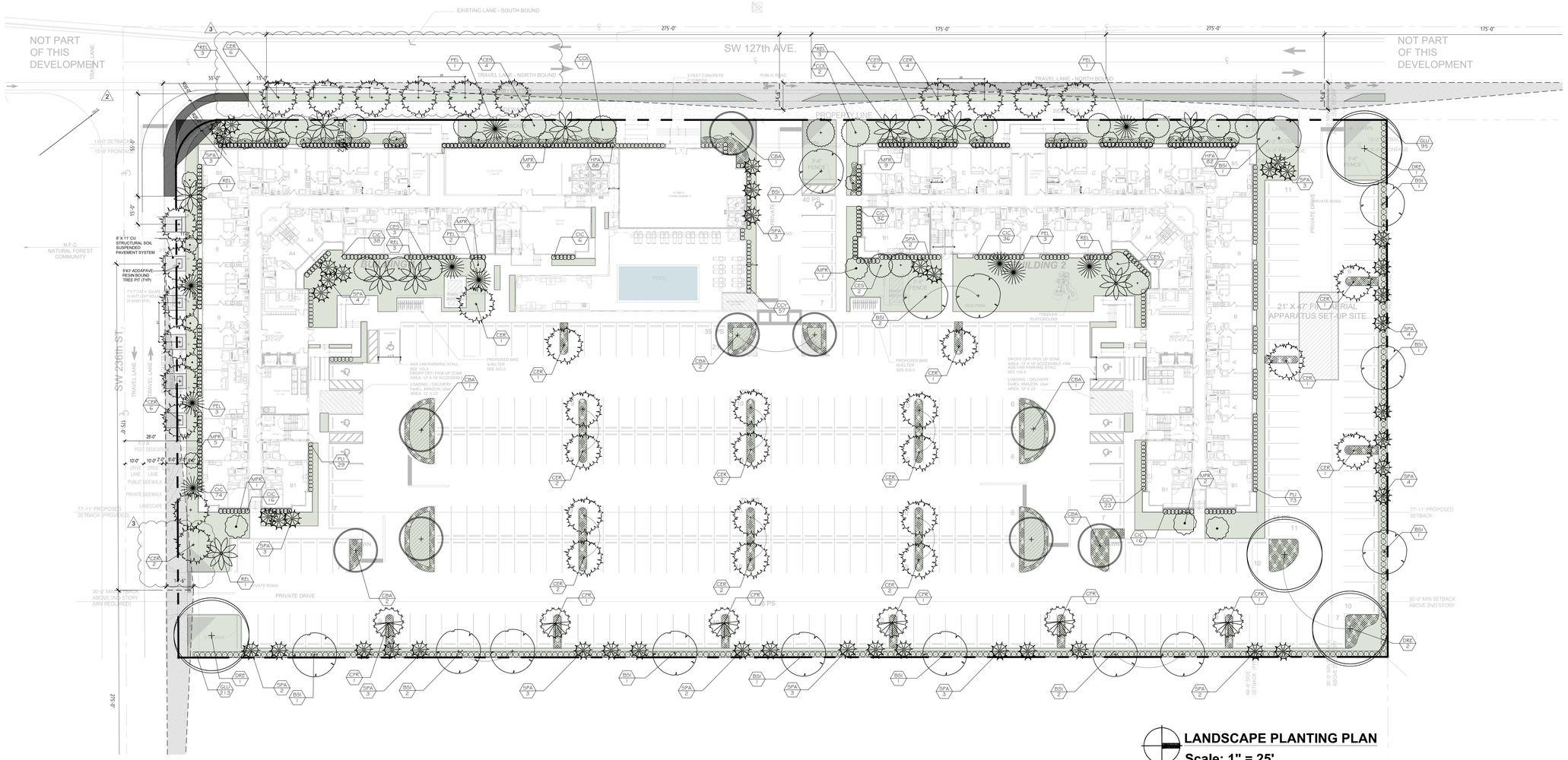
SHEET NAME:

LANDSCAPE DISPOSITION PLAN

SHEET NUMBER:

L-01

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-235 DATE: APR 29 2026 BY: E307493



LANDSCAPE PLANTING PLAN

Scale: 1" = 25'

NORTH

REQUIRED VISIBILITY SITE TRIANGLES COMPLIANT WITH THE FOLLOWING STANDARDS:
- SW 236TH ST: 2-LANE UNDIVIDED - FDOT DESIGN MANUAL SECTION 212.11.1 - PASSENGER VEHICLE - DESIGN SPEED 35 MPH.
- SW 127TH AVE: 2-LANE UNDIVIDED - FDOT DESIGN MANUAL SECTION 212.11.1 - PASSENGER VEHICLE - DESIGN SPEED 35 MPH.

ASPR PLAN SET

MIAMI-DADE COUNTY LANDSCAPE TABLE

SITE INFORMATION			
Zoning: RU-4 - HIGH DENSITY APARTMENT HOUSE DISTRICT	23435 SW 127 Avenue		
NET Lot Area: 187,395 sf (4.3 Acres)	FOLIO: 30-6924-000-0450 30-6924-000-0820 30-6924-000-0810		
SITE LANDSCAPE REQUIREMENTS			
1. LOT TREE REQUIREMENTS		*Required*	*Proposed*
Lot Trees Required	28 Trees / Acre • 30% Max Palms @ 2:1 - NA	120	96 Trees 48 Palms
2. STREET TREE REQUIREMENT		*Required*	*Proposed*
Street Trees	Maximum Average Spacing of 25 Feet O.C. Linier Street Frontage length = 869' / 25' =	35	10 - ROW 27 - PLANTED IN PRIVATE PROPERTY DUE TO ROW CONFLICT
	Under Power Lines - Max Average Spacing of 25 Feet O.C. NA	NA	
3. NATIVE TREE REQUIREMENT. 30% OF REQUIRED TREES		*Required*	*Proposed*
Native Trees Required	Required Trees 120 x 30% =	36	83 Trees 48 Palms
4. SHRUB REQUIREMENT. RATIO OF 10 PER REQUIRED TREE		*Required*	*Proposed*
Shrubs	120 X 10 =	1,200	2,306
5. NATIVE SHRUB REQUIREMENT. 30% OF REQUIRED SHRUBS		*Required*	*Proposed*
Native Shrubs	1200 X 30% =	360	1,219
5. LOW WATER / DROUGHT TOLERANCE		*Required*	*Proposed*
Shrubs	1200 X 50% =	600	2,306
Lot + Street Trees	120 X 50% =	60	130
6. LAWN AND LANDSCAPE OPEN SPACE REQUIREMENTS		*Permitted*	*Proposed*
Open Space	20% Minimum of Net Lot Area: 143,362 SF x 20% =	28,109 sf	38,791 sf

Street Trees

ABB.	QTY	SCIENTIFIC NAME	COMMON NAME	NATIVE	XERIC	SPECIFICATIONS
CER	10	*Conocarpus erectus*	Green Buttonwood	YES	HIGH	Minimum: 16' Height OA - Min 4" CAL - 4' CT
COL	*3	*Chrysophyllum oliviforme*	Satinleaf	YES	HIGH	Minimum: 16' Height OA - Min 4" CAL - 4' CT
REL	*6	*Roystonea elata*	Florida Palm	YES	HIGH	Minimum: 18' Height OA - Min 10" CAL
CER	*8	*Conocarpus erectus*	Green Buttonwood	YES	HIGH	Minimum: 16' Height OA - Min 4" CAL - 4' CT
CES	*10	*Conocarpus erectus var. sericius*	Silver Buttonwood	YES	HIGH	Minimum: 16' Height OA - Min 4" CAL - 4' CT

* *Planted within Private Property due to ROW conflicts with Driveways and Visibility Clear Site Triangles*

Lot Trees / Palms

ABB.	QTY	SCIENTIFIC NAME	COMMON NAME	NATIVE	XERIC	SPECIFICATIONS
BSI	15	*Bursera simaruba*	Gumbo Limbo	YES	HIGH	Minimum: 12' Height OA - Min 3" CAL - To Be Selected by Landscape Architect
CBA	9	*Cassia Bakeriana*	Pink Cassia	NO	HIGH	Minimum: 12' Height OA - Min 3" CAL
MFR	27	*Myrcianthes fragrans*	Simpson Stopper	YES	HIGH	Minimum: 10' Height OA - Min 2" CAL
CFR	6	*Citharexylum fruticosum*	Fiddlewood	YES	HIGH	Minimum: 8' Height OA - Min. 1.5" CAL
CES	7	*Conocarpus erectus var. sericius*	Silver Buttonwood	YES	HIGH	Minimum: 10' Height OA - Min 2" CAL
CER	18	*Conocarpus erectus*	Green Buttonwood	YES	HIGH	Minimum: 12' Height OA - Min 3" CAL
PEL	10	*Pinus elliottii*	Slash Pine	YES	HIGH	Minimum: 10' Height OA - Min 2" CAL
DRE	4	*Delonix regia*	Royal Poinciana	NO	HIGH	Minimum: 10' Height OA - Min 2" CAL
SPA	44	*Sable Palmetto*	Sable Palm	YES	HIGH	Minimum: 10' Height OA - Min 10" CAL - Boots On - CHARATER
REL	5	*Roystonea elata*	Florida Palm	YES	HIGH	Minimum: 16' Height OA - Min 10" CAL

* *Planted within Private Property due to ROW conflicts with Driveways and Visibility Clear Site Triangles*

MITIGATION NOTES:

*	**Mitigation Required @ 1:1:**	**6,949 sf**
**	**Specimen (> 18" DBH Tree) Mitigation Required @ 2:1:**	**6,362 sf = 12,724 sf**
	Tree mitigation required as per Code;	**19,673 sf of total canopy area of impact requiring mitigation.**

Shrubs & Palms

GLU	308	*Gymnanthes lucida*	Crab Wood	YES	HIGH	36" OA ht. - Plant as tall Hedge - 36" O.C. Min
CIC	222	*Chrysobalanus icaco 'Red Tip'*	Red Tip Cocoplum	YES	HIGH	30"-36" OA ht. - 24" O.C.
CCY	80	*Capparis cynophallophora*	Jamaican Caper	YES	HIGH	30"-36" OA ht. - 24" O.C.
PLI	102	*Psychotria ligustrifolia*	Bahama Wild Coffee	YES	HIGH	30"-36" OA ht. - 24" O.C.
HPA	170	*Hamelia patens*	Fire Bush	YES	HIGH	30"-36" OA ht. - 24" O.C.
	1,087	*Ficus microcarpa 'Green Island'*	Green Island Ficus	NO	HIGH	3/5 Gal. x 18"-24" OA ht. - 24" O.C.
	337	*Tripsacum floridanum*	Florida Gama Grass	YES	HIGH	3 Gal. x 24" ht. 24" O.C.

* Notes: *Planting bed to be mulched - "Mulches shall be applied and maintained in accordance with the most recent edition of the Florida Yards & Neighborhoods Handbook titled "A Guide to Florida Friendly Landscaping" by the University of Florida, Institute of Food and Agricultural Sciences (UF/IFAS) and available online at http://www.floridayards.org/landscape/FYN-Handbook.pdf. Cypress mulch shall not be used because its harvest degrades cypress wetlands".*

NOTES:
1. UTILITY COORDINATION ONGOING; THIS PLAN NOT FOR CONSTRUCTION

2. ALL TREES IN GRATES SHALL BE INSTALLED WITHIN AN MIN. 8X8 FT SUSPENDED PAVEMENT AREA.

NOTES:
ANY PROPOSED CANOPY TREE WITHIN 6' OF ANY EXISTING OR PROPOSED UNDERGROUND UTILITIES SHALL UTILIZE A ROOT PROTECTION BARRIER

THE USE OF CYPRESS MULCH IS DISCOURAGED AND ALL MULCH IS TO BE KEPT AT A MINIMUM 6" FROM THE BASE OF ALL PLANT MATERIALS.

BEST MANAGEMENT PRACTICES SET BY FLORIDA FRIENDLY LANDSCAPE STANDARDS TO BE UTILIZED ON ALL SITES

POLES AND TIES ARE TO BE REMOVED PRIOR TO PLANTING. TREES ARE TO BE ABLE TO STAND WITHOUT SUPPORT. THOSE THAT CANNOT STAND UPRIGHT ALONE WILL BE REJECTED

ALL NUISANCE, EXOTIC VEGETATION SHALL BE REMOVED & ERADICATED FROM THE ENTIRE SITE.

ANY SHRUBS OR GROUNDCOVERS WITHIN THE CLEAR SIGHT TRIANGLES AS SHOWN ON THIS PLAN SHALL NOT EXCEED 24" IN HEIGHT IN PERPETUITY.

GENERAL NOTES:
1. CONTRACTOR IS RESPONSIBLE FOR DETERMINING ALL UTILITY LOCATIONS AND INSTALLING FACILITIES SO AS TO NOT CONFLICT. ALL DAMAGE TO EXISTING UTILITIES OR IMPROVEMENTS CAUSED BY CONTRACTOR SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER.
2. CONTRACTOR TO NOTIFY "SUNSHINE STATE ONE CALL OF FLORIDA, INC." AT 1-800-432-4770 TWO FULL BUSINESS DAYS PRIOR TO DIGGING FOR UNDERGROUND UTILITY LOCATIONS.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING FINAL GRADING OF ALL ASSOCIATED PLANTING AREAS.
4. AFTER FINAL GRADE, AREA TO BE RAKED TO 6" DEPTH AND ALL ROCK AND FOREIGN INORGANIC MATERIALS REMOVED AND DISPOSED OF PROPERLY OFF-SITE.
5. TREE PROTECTION BARRICADES SHALL BE PROVIDED BY LANDSCAPE CONTRACTOR AROUND EXISTING TREES THAT MAY BE IMPACTED BY THE PROPOSED CONSTRUCTION. PRIOR TO ANY CONSTRUCTION A TREE PROTECTION BARRICADE INSPECTION SHALL BE CONDUCTED BY THE LANDSCAPE ARCHITECT, OWNER OR GOVERNING MUNICIPALITY. REFER TO LANDSCAPE DETAIL FOR TREE PRESERVATION BARRICADE FENCING.

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SYMARA CHAVARRIA
LA 6667643
STATE OF FLORIDA

CLIENT:
23435 SW 127TH AVE
HOMESTEAD, FL 33032

NARANJA GROVE
23435 SW 127TH AVE
HOMESTEAD, FL 33032

LANDSCAPE PLANTING PLAN

REVISIONS / SUBMISSIONS:

2	REVISION	02.23.2026
3	REVISION	04.21.2026

DRAWN BY: DC
CHECKED BY: DC
DATE: 08.06.2025

SHEET NAME:
LANDSCAPE PLANTING PLAN

SHEET NUMBER:
L-02

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-235 DATE: OCT 2 2025 BY: E307493

GENERAL LANDSCAPE NOTES:

1. PLANT MATERIAL: ALL PLANT MATERIAL SHALL BE FLORIDA #1 OR BETTER AS ESTABLISHED BY "GRADES AND STANDARDS FOR NURSERY PLANTS" OF THE STATE OF FLORIDA (FL) , DEPARTMENT OF AGRICULTURE. UNLESS OTHERWISE NOTED, ALL TREES SHALL BE SINGLE LEADER, FIELD GROWN/BALLED & BURLAPPED (FG/BB); CONTAINER GROWN TREES ARE NOT ACCEPTABLE & WILL BE IMMEDIATELY REJECTED UPON INSPECTION. ANY CHANGES TO THE APPROVED LANDSCAPE PLAN SHALL BE APPROVED BY THE CITY FORESTER & LA OF RECORD. ALL SUBSTITUTIONS AND CHANGES SHALL BE APPROVED IN WRITING PRIOR TO INSTALLATION. ANY DISCREPANCIES BETWEEN PLANS, SITE AND SPECIFICATIONS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE LANDSCAPE ARCHITECT, THE OWNER AND GOVERNING MUNICIPALITY. OPTIONS FOR ALTERNATE SPECIES BASED ON LACK OF STATEWIDE AVAILABILITY SHALL BE FURNISHED TO LANDSCAPE ARCHITECT OF RECORD A MINIMUM OF 30 DAYS BEFORE COMMENCEMENT OF CONSTRUCTION; LACK OF AVAILABILITY WILL BE VERIFIED USING THE LATEST INDUSTRY ACCEPTED PUBLICATION LISTINGS. PLANT SPACING SHALL SUPERCEDE PLANT QUANTITY TO FILL THE BED FOR SHRUBS AND GROUNDCOVERS. THE LOCATION OF NEW SHRUB AND GROUNDCOVER PLANTINGS SHALL BE A MINIMUM OF 3 FEET FROM THE TRUNK FLARES OF EXISTING TREES TO BE PRESERVED. NEW SHRUB AND GROUNDCOVER PLANTINGS UNDER THE DRIPLINES SHALL BE INSTALLED BY HAND WITH CARE IN BETWEEN ROOTS 1" DIAMETER AND GREATER.

2. ALL TREES, SHRUBS AND GROUNDCOVERS SHALL, AT A MINIMUM, BE OF THE SIZES AS SPECIFIED IN THE PLANT LIST. WHERE THERE IS A DISCREPANCY EITHER IN QUANTITIES, PLANT NAMES, SIZES OR SPECIFICATIONS BETWEEN THE PLAN OR PLANT LIST, THE PLAN TAKES PRECEDENCE. QUANTITIES LISTED ON THE THE PLANT LIST ARE FOR ESTIMATING PURPOSES. CONTRACTOR SHALL VERIFY ALL QUANTITIES. MULCH, TOPSOIL, FERTILIZER, ETC. SHALL BE INCLUDED IN THE UNIT COST OF THE PLANTS. THE PLANTING PLAN SHALL BE INSTALLED IN COMPLIANCE WITH ALL EXISTING CODES AND APPLICABLE DEED RESTRICTIONS.

3. SOD: ALL AREAS NOT USED FOR BUILDINGS, VEHICULAR USE AREAS, WALKS OR PLANTING BEDS NOT ADDRESSED WITH A GROUNDCOVER SHALL BE GRASSED. GRASSING SHALL EXTEND TO ANY ABUTTING STREET PAVEMENT EDGE AND TO THE MEAN WATERLINE OF ANY ABUTTING CANAL, LAKE OR WATERWAY. STENOTAPHRUM SECUNDATUM, V. 'FLORITAM' UNLESS OTHERWISE NOTED (ST. AUGUSTINE SOLID SOD). PASPALUM NOTATUM 'ARGENTINE' ('ARGENTINE' BAHIA SOLID SOD) SHALL BE PROVIDED IN THE RIGHT-OF-WAYS & ON THE BANKS & BOTTOM OF DETENTION PONDS. OFFSITE DISTURBED AREAS SHALL BE RE-SODDED TO MATCH EXISTING. ALL AREAS DISTURBED BY CONSTRUCTION & NOT NOTED TO HAVE SHRUBS OR GROUNDCOVERS ON THE LANDSCAPE PLAN SHALL BE SODDED BY THE CONTRACTOR.

4. AMENDED PLANTING SOIL: PLANTING SOIL FOR USE IN BACK FILLING PLANTING HOLES SHALL BE FORTY PERCENT (40%) TOPSOIL AND SIXTY PERCENT (60%) SAND AND BE FERTILE, FRIABLE, AND OF A LOAMY CHARACTER, WITHOUT MIXTURE OF SUBSOIL MATERIALS, AND OBTAINED FROM A WELL-DRAINED, ARABLE SITE. IT SHALL CONTAIN THREE (3) TO FIVE (5) PERCENT DECOMPOSED ORGANIC MATTER AND SHALL BE FREE FROM HEAVY CLAY, COARSE SAND, STONES, LIME, LUMPS, PLANTS, ROOTS OR OTHER FOREIGN MATERIALS, OR NOXIOUS WEEDS. IT SHALL NOT CONTAIN TOXIC SUBSTANCES WHICH MAY BE HARMFUL TO PLANT GROWTH. PH RANGE SHALL BE 5.0 TO 7.0 INCLUSIVE. ALL PLANT MATERIAL TO RECEIVE PLANTING SOIL AS PER DETAILS & NOTES.

5. GENERAL RECOMMENDED PLANTING SOIL DEPTH: ALL TREES AND SHRUBS SHALL BE PLANTED WITH A MINIMUM OF 12" TOPSOIL AROUND AND BENEATH THE ROOTBALL. MINIMUM TOPSOIL SHALL BE 6" FOR GROUNDCOVER AREAS AND 2" FOR SODDED GRASS AREAS. THIS IS IN ADDITION TO A MINIMUM OF 10" OF UNDISTURBED OR NATIVE SOIL THAT WAS STORED/STOCKPILED ON SITE AND REUSED, OR CLEAN IMPORTED PLANTING SOIL WITH A RANGE OF ORGANIC MATTER BETWEEN 3-5% WITH NO STONES GREATER THAN AN INCH AND A HALF IN DIAMETER IN ANY DIRECTION. TOPSOIL DEPTHS PLUS PLANTING SOIL/EXISTING NATIVE SOIL MINIMUM DEPTHS ARE IN ADDITION TO ANY LIMESTONE/ LIMEROCK SUBGRADE, & IN ADDITION TO EXCAVATION WIDTHS REQUIRED FOR TREE PITS AS SHOWN ON THE PLANTING DETAILS. TREE PITS SHALL BE EXCAVATED & BACKFILLED TO A MINIMUM DEPTH OF 30".

6. CONTRACTOR TO NOTIFY "SUNSHINE STATE ONE CALL OF FLORIDA, INC." AT 1-800-432-4770 TWO FULL BUSINESS DAYS PRIOR TO DIGGING FOR UNDERGROUND UTILITY LOCATIONS.

7. CONTRACTOR IS RESPONSIBLE FOR DETERMINING ALL UTILITY LOCATIONS AND INSTALLING FACILITIES SO AS TO NOT CONFLICT. ALL DAMAGE TO EXISTING UTILITIES OR IMPROVEMENTS CAUSED BY CONTRACTOR SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD AND REPORT ANY DISCREPANCIES IN THE SITE SURVEY OR DISPOSITION PLAN TO THE OWNER & LANDSCAPE ARCHITECT OF RECORD PRIOR TO STARTING WORK. ANY OVERHEAD POWERLINES, UNDERGROUND UTILITIES, EXISTING TREES, ETC. IN CONFLICT WITH PROPOSED LANDSCAPING, INCLUDING FPL RIGHT-TREE-RIGHT-PLACE GUIDELINES, SHALL BE REPORTED IMMEDIATELY TO THE OWNER'S REPRESENTATIVE OR DESIGNEE. AND TO THE LANDSCAPE ARCHITECT OF RECORD PRIOR TO SUBJECT PLANT MATERIAL INSTALLATION. FAILURE TO NOTIFY THE LANDSCAPE ARCHITECT & OWNER OF ANY DISCREPANCIES SHALL BE THE FULL RESPONSIBILITY OF THE CONTRACTOR AND WILL RESULT IN THE CONTRACTOR MOVING OR REPLACING THE PLANT MATERIAL AT THEIR OWN EXPENSE. LARGE MATURING SHADE TREES (THOSE THAT TYPICALLY GROW TO A SPREAD OR HEIGHT GREATER THAN 25 FEET) SHALL NOT BE PLANTED WITHIN 20 FEET OF ANY OTHER LARGE MATURING SHADE TREES UNLESS OTHERWISE SPECIFICALLY SHOWN ON THE LANDSCAPE PLAN. CONTRACTOR SHALL NOT WILLFULLY INSTALL PLANT MATERIALS IN CONFLICT WITH EXISTING OR PROPOSED SITE FEATURES.

8. ROOT BARRIER SPECIFICATIONS: ROOT BARRIERS SHALL BE PROVIDED FOR WHERE NEW TREES ARE TO BE INSTALLED ADJACENT TO PROPOSED UTILITIES, AS PRESCRIBED HEREIN AND BY THE MANUFACTURER. SEE ROOT BARRIER DETAIL ON THIS SHEET. PRODUCT SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS FOR ROOT CONTROL SYSTEMS. USE PRODUCT WHERE TREES ARE TO BE INSTALLED TEN FEET (10') OR LESS FROM HARDSCAPE SURFACES OR UNDERGROUND UTILITIES, INCLUDING BUT NOT LIMITED TO CURBS, SIDEWALKS, STEPS, ROADWAYS, WATER, DRAINAGE, EXFILTRATION TRENCH, & SEWER LINES. SMALL TREES THAT TYPICALLY MATURE AT 18' HEIGHT OR LESS REQUIRE ROOT BARRIERS WHERE SMALL TREES ARE WITHIN SIX FEET (6') OR LESS OF HARDSCAPE SURFACES OR UTILITIES. EXISTING TREES TO BE PRESERVED (WHERE THE EDGE ROOT FLARE IS LOCATED GREATER THAN TEN FEET (10') FROM ANY NEW HARDSCAPE AREAS OR UNDERGROUND UTILITIES) DO NOT REQUIRE ROOT BARRIERS. WHERE PROPOSED UNDERGROUND UTILITIES ARE TO BE INSTALLED 10 FEET OR LESS FROM THE ROOT FLARE OF EXISTING TREES, ROOT BARRIERS SHALL BE UTILIZED. ROOT BARRIERS ARE NOT REQUIRED WHERE PROPOSED TREES ARE LOCATED ADJACENT TO D-TYPE CURBING. THE USE OF ROOT BARRIERS SHALL BE MINIMUM 6' OVERALL LENGTH FROM THE CENTER OF THE TRUNK PARALLEL TO LINEAR FEATURES TO BE PROTECTED FOR SMALL TREES, OR MINIMUM 10' OVERALL LENGTH FROM THE CENTER OF THE TRUNK FOR MEDIUM TO LARGE MATURING SHADE TREES. MINIMUM LENGTHS OF ROOT BARRIER PRODUCTS MAY BE INCREASED (BUT NOT DECREASED) BASED ON LENGTH GRAPHICALLY DEPICTED ON PLAN, OR AT THE DISCRETION OF THE LANDSCAPE INSPECTOR. IN PARKING LOT ISLANDS ONLY, THE ROOT BARRIER LENGTH SHALL BE PROVIDED FOR THE FULL LENGTH OF FEATURE (UNDERGROUND UTILITY, STRUCTURE, OR PAVEMENT) TO BE PROTECTED. ROOT BARRIERS SHALL BE INSTALLED 1 FOOT HORIZONTAL DISTANCE FROM FEATURES TO BE PROTECTED.

9. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING FINAL GRADING OF ALL ASSOCIATED PLANTING AREAS. AFTER FINAL GRADE, AREA TO BE RAKED TO 6" DEPTH AND ALL ROCK AND FOREIGN INORGANIC MATERIALS REMOVED AND DISPOSED OF PROPERLY OFF-SITE.

10. ALL PLANTING HOLES TO BE HAND DUG EXCEPT WHERE MACHINE DUG HOLES WILL NOT ADVERSELY AFFECT OR DAMAGE UTILITIES OR IMPROVEMENTS. ALL TRENCHES & EXCAVATION REQUIRED FOR INSTALLATION OF UNDERGROUND UTILITIES OR IRRIGATION EQUIPMENT ADJACENT TO EXISTING TREES & VEGETATION TO BE PRESERVED SHALL BE HAND-DUG CAREFULLY AS FAR FROM THE TRUNK AS POSSIBLE.

11. NO PLUNGING OF ANY TREE OR PALM WILL BE ACCEPTED. TRUNK FLARE SHALL BE SET 1-2" ABOVE FINISH GRADE FOR ALL TREES & PALMS. ALL PLANTS TO BE PLANTED AT THE NURSERY GRADE OR SLIGHTLY HIGHER.

12. CONTRACTOR SHALL STAKE & GUY ALL TREES AND PALMS AT TIME OF PLANTING AS PER THE APPROPRIATE DETAIL. CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE AND/OR REPAIR OF ALL STAKING AND GUYING DURING WARRANTY PERIOD AND REMOVAL & DISPOSAL OF STAKING AFTER ESTABLISHMENT PERIOD.

13. FERTILIZER FOR GRASS AREAS SHALL BE NPK 16-4-8 @ 12.5 LBS/1000 S.F. OR 545 LBS/ACRE. NITROGEN 50% SLOW RELEASE FORM & FERTILIZER TO INCLUDE SECONDARY MICRONUTRIENTS.

14. WATERING: ALL PLANT MATERIAL SHALL BE WATERED IN AT TIME OF PLANTING IN ACCORDANCE WITH STANDARD NURSERY PRACTICES. IN ADDITION, CONTRACTOR WILL CONTINUE WATERING OF PLANT MATERIAL UNTIL SUBSTANTIAL COMPLETION AND AS NEEDED THEREAFTER FOR A PERIOD OF 2 MONTHS.

15. ALL PLANTS AND PLANTING MATERIALS INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, AND ALL OTHER OPERATIONS (SUCH AS RE |STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER OR OWNER'S DESIGNEE. MAINTENANCE AFTER THE CERTIFICATION OF AN ACCEPTABILITY SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS IN THIS SECTION. CONTRACTORS ARE REQUESTED TO PROVIDE A BID ESTIMATE TO COVER LANDSCAPE AND IRRIGATION MAINTENANCE FOR A PERIODOF NINETY (90) CALENDAR DAYS COMMENCING AFTER ACCEPTANCE.

16. GUARANTEE: ALL NEW PLANT MATERIAL SHALL BE GUARANTEED FOR 1 YEAR FROM TIME OF FINAL ACCEPTANCE OF PROJECT. ANY PLANT MATERIAL NOT IN A HEALTHY GROWING CONDITION WILL BE REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER WITHIN 10 DAYS OF NOTIFICATION. FOR ALL REPLACEMENT PLANT MATERIAL, THE WARRANTY PERIOD SHALL BE EXTENDED AN ADDITIONAL 45 DAYS BEYOND THE ORIGINAL WARRANTY PERIOD. ALL TREES THAT LEAN OR ARE BLOWN OVER, CAUSED BY WINDS LESS THAN 75 MPH, WILL BE RE-SET AND BRACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. FINAL INSPECTION BY OWNER OR THEIR DESIGNEE AT THE END OF THE 1 YR GUARANTEE PERIOD SHALL INCLUDE PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY PLANTS NOT MEETING THE CRITERIA OF HEALTHY, VIGOROUS, AND THRIVING AT THIS TIME, AND THAT HAVE NOT ALREADY BEEN REPLACED PREVIOUSLY UNDER SAID WARRANTY, SHALL BE SUBJECT TO THE SAME ONE (1) YEAR GUARANTEE (OR AS SPECIFIED BY THE OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.

17. THE SUCCESSFUL BIDDER SHALL FURNISH TO THE OWNER A UNIT PRICE BREAKDOWN FOR ALL MATERIALS.

18. NO PLANT MATERIAL WILL BE ACCEPTED SHOWING EVIDENCE OF CABLE, CHAIN MARKS, EQUIPMENT SCARS, OR OTHERWISE DAMAGED. PLANT MATERIAL WILL NOT BE ACCEPTED WHEN THE BALL OF EARTH SURROUNDING ITS ROOTS HAS BEEN CRACKED, BROKEN OR OTHERWISE DAMAGED.

19. ROOT-PRUNE ALL NEW TREES A MINIMUM OF (90) DAYS PRIOR TO PLANTING.

20. ALL LANDSCAPED AREAS WILL BE IRRIGATED BY AN UNDERGROUND, AUTOMATIC, RUST-FREE IRRIGATION SYSTEM PROVIDING 100% COVERAGE AND MINIMUM 50% SPRAY OVERLAP. THE SYSTEM SHALL BE MAINTAINED IN GOOD WORKING ORDER AND DESIGNED TO MINIMIZE WATER ON IMPERVIOUS SERVICES AND NOT OVERSPRAY WALKWAYS. A RAIN SENSOR DEVICE IS REQUIRED BY FL LAW & SHALL BE OPERATIONAL TO OVERRIDE THE IRRIGATION CYCLE OF THE SYSTEM WHEN ADEQUATE RAINFALL HAS OCCURRED.

21. ALL PLANT MATERIAL PLANTED WITHIN THE SIGHT DISTANCE TRIANGLE AREAS (SEE PLAN) SHALL PROVIDE UNOBSTRUCTED CROSS-VISIBILITY AT A HORIZONTAL LEVEL BETWEEN 30 INCHES AND 8 FEET ABOVE ADJACENT STREET GRADE.

23. NO CANOPY TREES SHALL BE PLANTED WITHIN 15 FEET OF A LIGHT POLE. NO PALM SPECIES SHALL BE PLANTED WITHIN 7.5 FEET OF A LIGHT POLE.

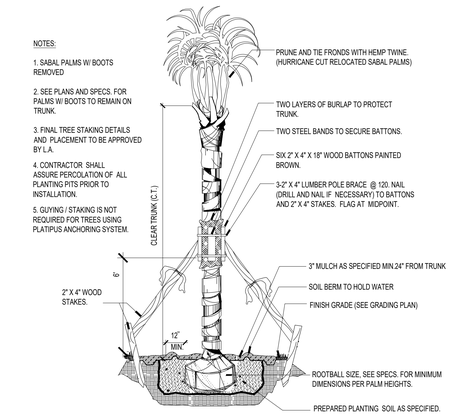
24. TREE PROTECTION BARRICADES SHALL BE PROVIDED BY LANDSCAPE CONTRACTOR AROUND EXISTING TREES THAT MAY BE IMPACTED BY THE PROPOSED CONSTRUCTION. PRIOR TO ANY CONSTRUCTION A TREE PROTECTION BARRICADE INSPECTION SHALL BE CONDUCTED BY THE LANDSCAPE ARCHITECT, OWNER OR GOVERNING MUNICIPALITY. REFER TO LANDSCAPE DETAIL FOR TREE PRESERVATION BARRICADE FENCING.

25. IN ALL PEDESTRIAN AREAS, ALL TREES AND PALMS SHALL BE MAINTAINED TO ALLOW FOR CLEAR PASSAGE AT AN 8 FOOT CLEAR TRUNK.

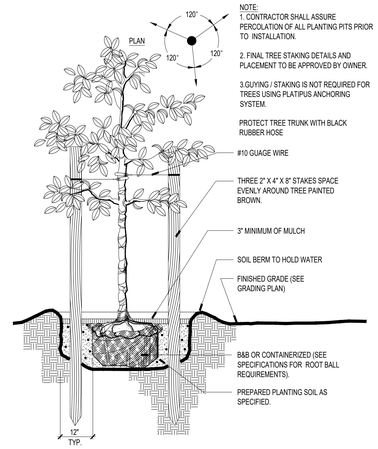
26. ALL LANDSCAPE MATERIAL SHALL BE SETBACK A MINIMUM OF 7.5 FEET FROM THE FRONT/SIDES AND 4 FEET FROM THE BACK ANY FIRE HYDRANT.

27. MULCH SHALL BE FROM SHREDDED WOOD DERIVED FROM MELALEUCA OR OTHER INVASIVE TREE SPECIES AND SHALL BE STERILIZED TO EFFECTIVELY ELIMINATE ALL SEEDS, SPORES, ETC. AND RENDER THEM BARREN. MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT AND APPLIED AT A DEPTH OF THREE INCHES (3"). MULCH IS TO BE KEPT 2-3" FROM THE STEM OF ALL GROUNDCOVERS & 3-6" FROM THE TRUNK OF ALL TREES & PALMS. MULCH SHALL BE GRADE 'B' SHREDDED, AND SHALL BE APPLIED EVENLY AND SMOOTH TO PLANTED AREAS. NO RED OR COLORED MULCH SHALL BE ACCEPTED UNLESS SPECIFIED ACCORDINGLY. NO CYPRESS MULCH OR PINE BARK SHALL BE USED.

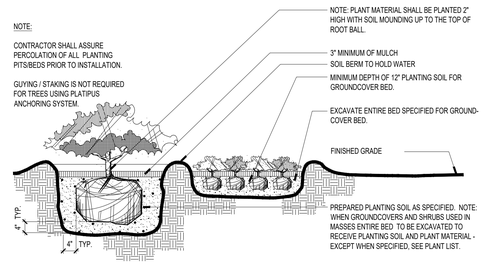
28. PLANTINGS SHALL BE INSTALLED IN COMPLIANCE WITH ALL EXISTING CODES AND APPLICABLE DEED RESTRICTIONS. WHERE DISCREPANCIES EXIST, JURISDICTIONAL CODES, STANDARDS, & REGULATIONS SHALL GOVERN.



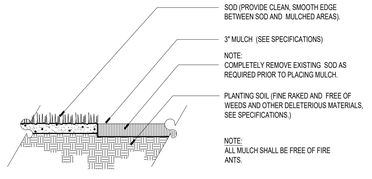
1 PALM
SECTION — SCALE: N.T.S.



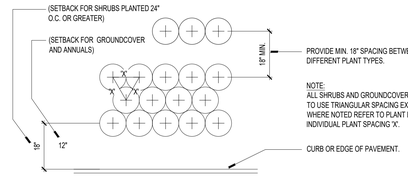
2 SMALL TREE
SECTION — SCALE: N.T.S.



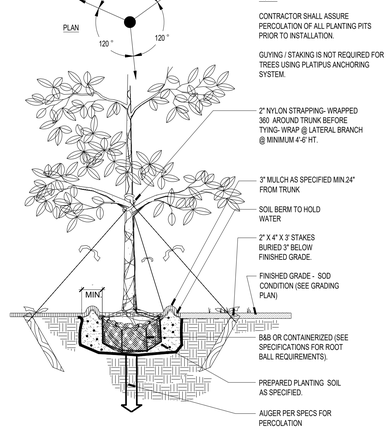
3 SHRUB AND GROUNDCOVER
SECTION — SCALE: N.T.S.



5 MULCH
SECTION — SCALE: N.T.S.



4 TYPICAL PLANT SPACING
PLAN — SCALE: N.T.S.



6 LARGE TREE
SECTION — SCALE: N.T.S.

walk
LANDSCAPE ARCHITECTURE + URBAN DESIGN
6915 SW 57TH AVE. Suite #203
Coral Gables, FL 33143
E - Admin@walklaud.com
O - 786.536.2088

SEAL:

REGISTERED LANDSCAPE ARCHITECT SIVARA CHAVARRIA LA 6667643 STATE OF FLORIDA

CLIENT:

23435 SW 127TH AVE
HOMESTEAD, FL 33032

NARANJA GROVE
23435 SW 127TH AVE
HOMESTEAD, FL 33032

LANDSCAPE SPECIFICATIONS AND DETAILS

REVISIONS / SUBMISSIONS:

DRAWN BY:	DC
CHECKED BY:	DC
DATE:	08.06.2025

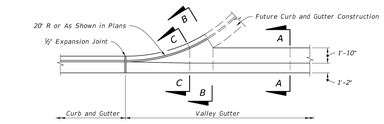
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LANDSCAPE SPECIFICATIONS AND DETAILS

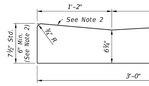
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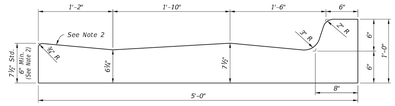
RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-235 DATE: MAR 10 2026 BY: E307493



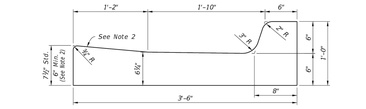
PLAN VIEW



SECTION A-A

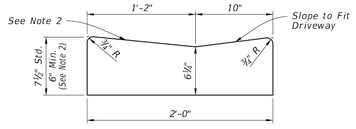


SECTION B-B

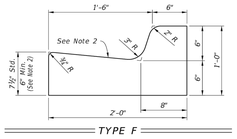


SECTION C-C

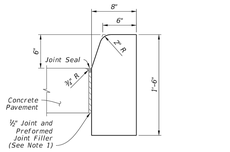
VALLEY GUTTER



DROP CURB

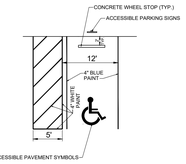


TYPE F

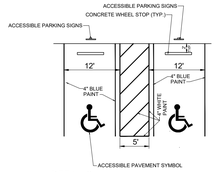


NOTE: For use adjacent to concrete or flexible pavement, concrete shown.

TYPE D



DETAIL 1
ACCESSIBLE PARKING STALL DETAIL
N.T.S.

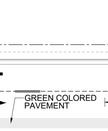


DETAIL 2
ACCESSIBLE PARKING STALL DETAIL
N.T.S.

NOTE:
ACCESSIBLE PARKING SIGNS AND ASSEMBLY SHALL BE FABRICATED AND INSTALLED IN ACCORDANCE WITH MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT STANDARD DETAILS AND SPECIFICATIONS.

SIGNING AND PAVEMENT MARKING NOTES:

1. ALL SIGNING AND PAVEMENT MARKINGS INSTALLED AS PART OF THESE PLANS SHALL CONFORM TO THE 2023 EDITION OF THE FEDERAL HIGHWAY ADMINISTRATION (FHWA) MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS, AND THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD PLANS.
2. ALL ON-SITE PAVEMENT MARKINGS SHALL BE PAINT.
3. ALL EXISTING SIGNAGE AND PAVEMENT MARKINGS SHALL BE MODIFIED TO ACCOMMODATE ALL ROADWAYS.



R1-1
(30" X 30")
STOP SIGN
N.T.S.



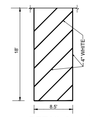
EVSE SPACE SIGN A
N.T.S.



SIGN ADJACENT TO PAVEMENT WITH CURB



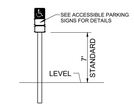
SIGN ADJACENT TO PAVEMENT WITHOUT CURB



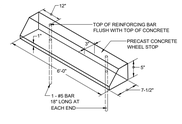
DETAIL 3
N.T.S.



ACCESSIBLE PARKING SIGNS
N.T.S.

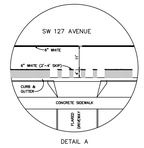


SIGN ADJACENT TO PAVEMENT



CONCRETE WHEEL STOP
N.T.S.

NOTES:
1. WHEEL STOP FORM SIZES MAY VARY DEPENDING ON MANUFACTURER
2. CONCRETE STRENGTH SHALL BE 3,000 P.S.I.



DETAIL A
NTS

–DENOTES LIMITS OF GREEN COLORED PAVEMENT

SITE PLAN
SCALE: 1"=25'-0"

BEHAR · FONT
PARTNERS, P.A.
ARCHITECTURE · PLANNING · INTERIORS
CORAL GABLES · ATLANTA

Todd Seymour
Digitally signed by Todd Seymour
Date: 2026.02.26 16:43:31 -05'00'

SEAL:
TODD A SEYMOUR LICENSE No 52098 STATE OF FLORIDA PROFESSIONAL ENGINEER

TODD SEYMOUR, PE No. 52098
DAVID PLUMMER & ASSOCIATES, INC.
1750 PONCE DE LEON BLVD
CORAL GABLES, FL 33134
EB 2690

PROPOSED RESIDENTIAL DEVELOPMENT
NARANJA GROVE
23435 SW 127TH AVE
HOMESTEAD, FL 33032

DATE:
2026-02-26
PROJECT NO:
21239
DRAWING NAME:
SITE PLAN
SHEET NO:
C-2.0

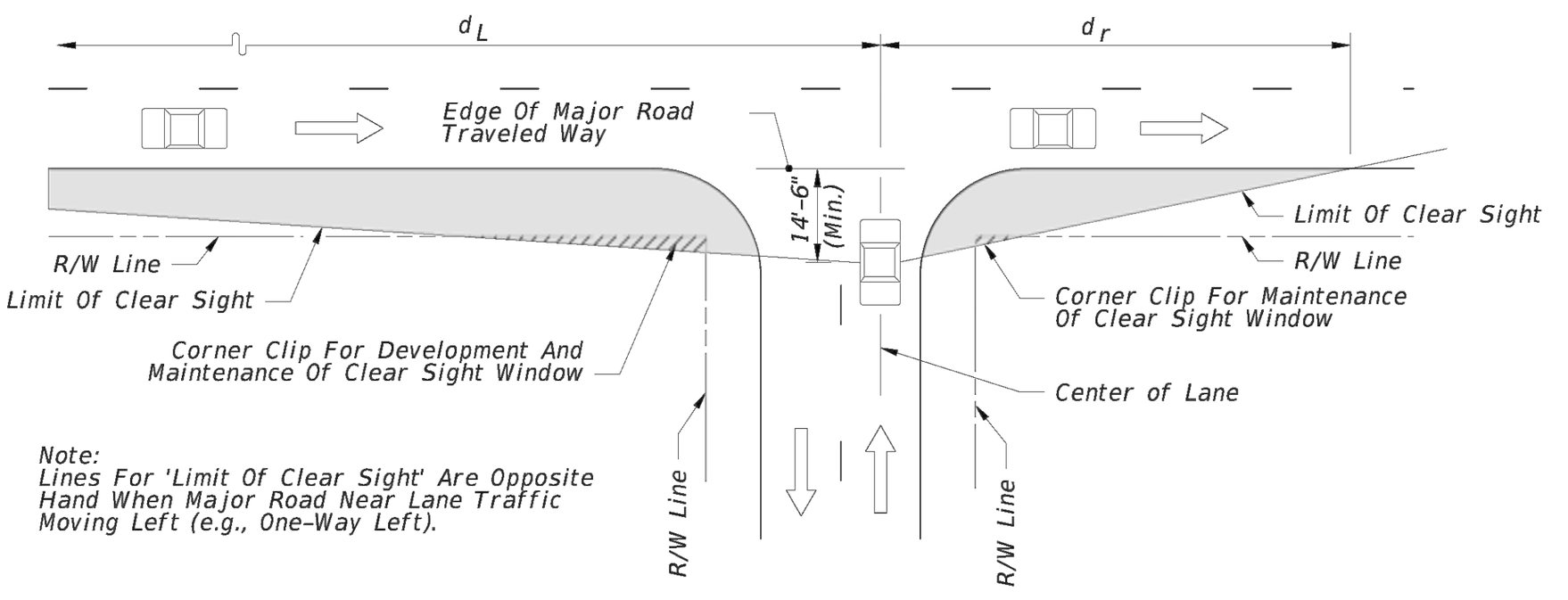
RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-235 DATE: MAR 10 2026 BY: E307493

FDOT DESIGN MANUAL 2024

212.11.1 Stop Control (AASHTO Case B)

Figure 212.11.1 illustrates clear sight triangles for intersections and driveways.

Figure 212.11.1 Clear Sight Triangles



The minimum driver-eye setback of 14.5 feet from the edge of the traveled way may be adjusted on any intersection leg only when justified by a documented, site-specific field study of vehicle stopping position and driver-eye position.

Exhibits 212-4 through ***212-7*** provide intersection sight distances for stop-controlled intersections. The tables in the exhibits provide sight distance values for Passenger vehicles, Single Unit (SU) Trucks, and Combination vehicles for design speeds ranging from 25 mph to 70 mph. Intersection sight distance based on Passenger vehicles is suitable for most intersections; however, consider the values for SU Vehicles or Combination vehicles for intersections with high truck volumes.

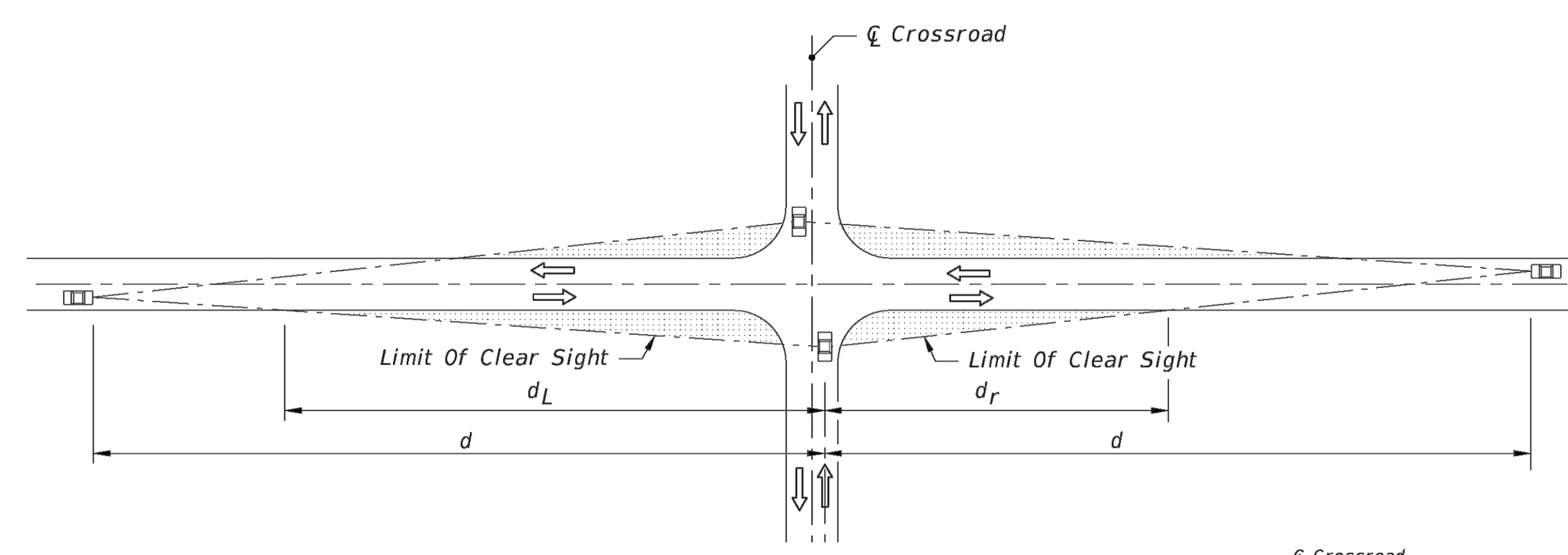
The following guidance applies to ***Exhibits 212-4*** through ***212-7***:

(1) Limitations

(a) The exhibits apply to intersections in all context classifications with stop control or flashing beacon control.

(b) The exhibits apply only to intersections with intersecting angles between 60°and 120°, and where vertical and horizontal curves are not present.

INTERSECTION SIGHT DISTANCE: 2-LANE UNDIVIDED

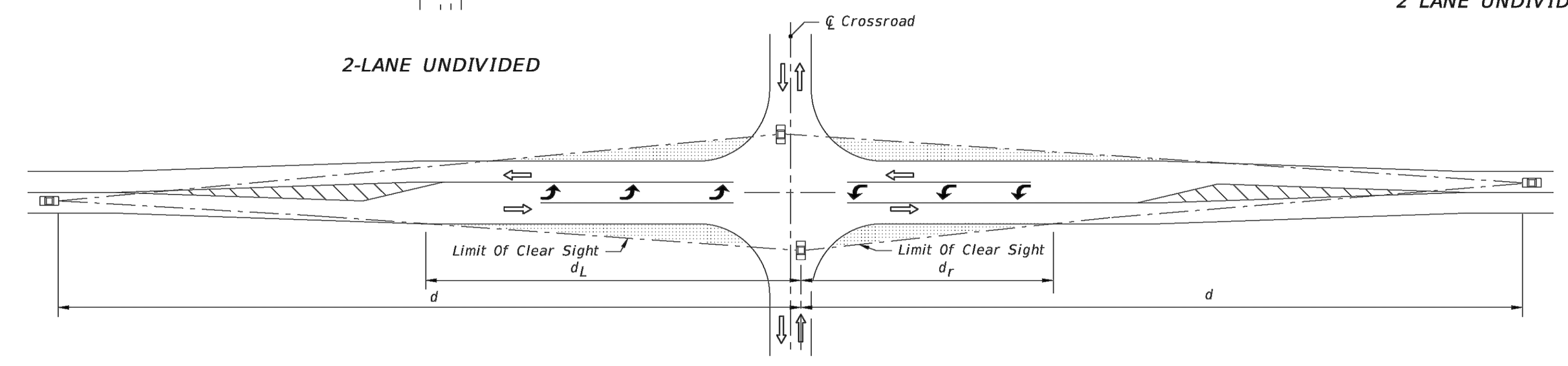


Design Speed (mph)	d (Ft.)	d_L (Ft.)	d_r (Ft.)	Design Speed (mph)	d (Ft.)	d_L (Ft.)	d_r (Ft.)		Design Speed (mph)	d (Ft.)	d_L (Ft.)	d_r (Ft.)
≤ 25	280	200	130	≤ 25	350	250	160		≤ 25	425	300	190
30	335	240	155	30	420	300	190	*	30	510	365	230
35	390	275	175	35	490	350	220	*	35	595	420	265
40	445	315	200	40	560	400	250		40	680	480	305
45	500	355	225	45	630	450	285		45	765	545	345
50	555	395	250	50	700	495	315		50	845	600	380
55	610	435	275	55	770	545	345		55	930	660	415
60	665	470	300	60	840	595	375		60	1015	720	455
65	720	510	325	65	910	645	410		65	1100	780	495
70	775	550	350	70	980	695	440		70	1185	840	530
Passenger Vehicle				SU Vehicle					Combination Vehicle			

SIGHT DISTANCE (d) AND RELATED DISTANCES (d_L, d_r) (FEET)

2 LANE UNDIVIDED

2-LANE UNDIVIDED



2-LANE WITH LEFT TURN LANE

Design Speed (mph)	d (Ft.)	d_L (Ft.)	d_r (Ft.)	Design Speed (mph)	d (Ft.)	d_L (Ft.)	d_r (Ft.)	Design Speed (mph)	d (Ft.)	d_L (Ft.)	d_r (Ft.)
≤ 25	295	165	115	≤ 25	375	205	145	≤ 25	450	250	170
30	355	195	135	30	450	250	170	30	540	295	205
35	415	230	160	35	525	290	200	35	630	345	240
40	475	260	180	40	600	330	230	40	720	395	275
45	530	290	200	45	675	370	255	45	810	445	305
50	590	325	225	50	750	410	285	50	900	495	340
55	650	355	245	55	825	455	315	55	990	545	375
60	710	390	270	60	900	495	340	60	1080	590	410
65	765	420	290	65	975	535	370	65	1170	640	440
70	825	455	315	70	1050	575	395	70	1260	690	475
Passenger Vehicle				SU Vehicle				Combination Vehicle			

SIGHT DISTANCE (d) AND RELATED DISTANCES (d_L, d_r) (FEET)

2-LANE WITH LEFT TURN

NOTE:
1. See Figure 212.11.1 for origin of clear sight line on the minor road.

NOT TO SCALE

LEGEND
Areas Free Of Sight Obstructions

EXHIBIT 212-4
01/01/2023

S.W. 127TH AVE. (DESIGN SPEED LIMIT 35 MPH)
S.W. 236TH STREET (DESIGN SPEED LIMIT 30 MPH)

SIGHT TRIANGLE LEGEND

PROPOSED VEHICULAR SAFE SIGHT TRIANGLE

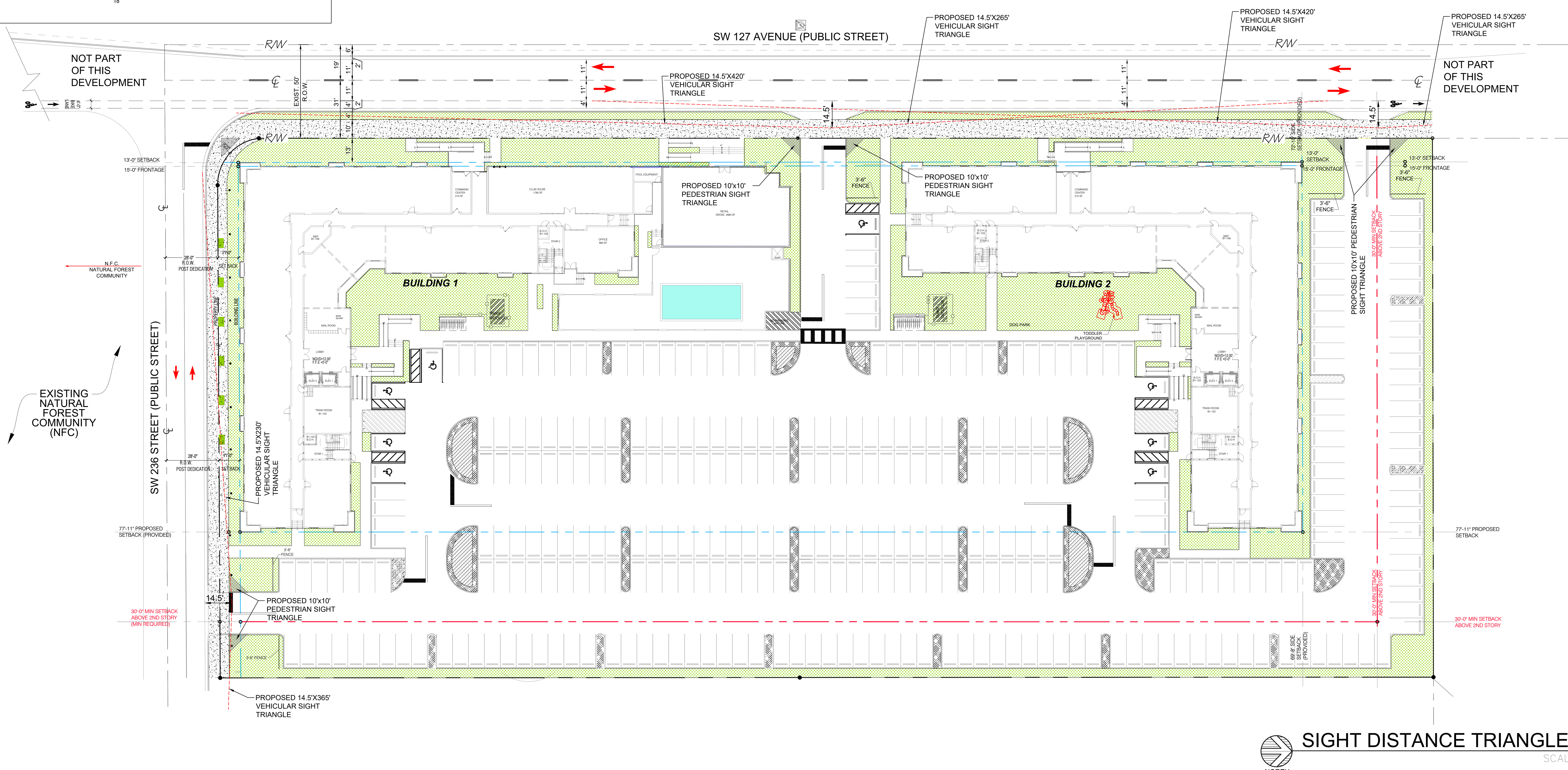
PROPOSED 10x10' PEDESTRIAN SIGHT TRIANGLE

SAFE SIGHT TRIANGLE NOTE

ALL SAFE SIGHT DISTANCE TRIANGLES MUST COMPLY WITH SECTION 33-11 FENCES, WALLS, BUS SHELTERS AND HEDGES OF THE MIAMI-DADE COUNTY CODE OF ORDINANCES.

Todd Seymour

Digitally signed by Todd Seymour
Date: 2026.02.26 16:46:00 -05'00'



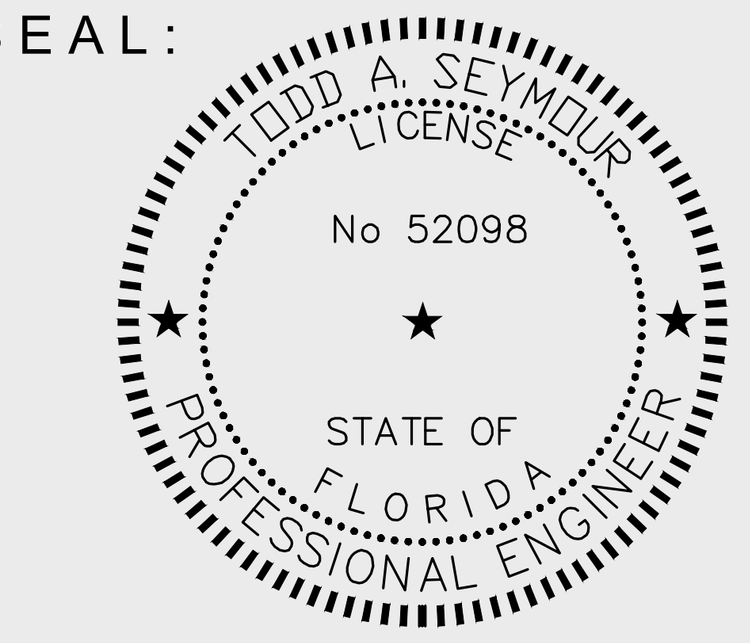
SIGHT DISTANCE TRIANGLE

SCALE: 1" = 30'

BEHAR·FONT
PARTNERS, P.A.
ARCHITECTURE · PLANNING · INTERIORS

4533 PONCE DE LEON BLVD. CORAL GABLES, FLORIDA 33146
Tel: 3057405442 · Fax: 3057405443
938 CHAPEL ST. NEW HAVEN, CONNECTICUT 06510
Tel: 2039098788
554 W MAIN ST. · BLDG. A · SUITE 410 BUFORD, GEORGIA 30518
Tel · Fax: 6787652008

SEAL:



TODD SEYMOUR, PE No. 52098
DAVID PLUMMER & ASSOCIATES, INC.
1750 PONCE DE LEON BLVD
CORAL GABLES, FL 33134
EB 2690

PROPOSED RESIDENTIAL DEVELOPMENT

NARANJA GROVE

23435 SW 127TH AVE
HOMESTEAD, FL 33032

© 2022 BEHAR FONT PARTNERS, P.A. THE DESIGN AND DRAWINGS FOR THIS PROJECT ARE PROPERTY OF THIS ARCHITECT AND ARE PROTECTED UNDER THE COPYRIGHT PROTECTION ACT.

DATE:
2026-02-26
PROJECT NO:
21239
DRAWING NAME:
SIGHT DISTANCE TRIANGLE
SHEET NO:
C-2.1

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z24-235
DATE: NOV 12 2024
BY: ISA

DISCLOSURE OF INTEREST"

If **a LIMITED LIABILITY COMPANY** 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].

LIMITED LIABILITY COMPANY NAME: NARANJA GROVE APARTMENTS LLC

NAME AND ADDRESS	Percentage of Interest
Shadi Shomar , 8950 SW 74TH CT, #1211, Miami, FL 33156	100%

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:, _____

NAME AND ADDRESS	Percentage of Interest

If **a PARTNERSHIP** owns or leases the subject property, list the principals including general and limited partners. [Note: Where 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: _____

NAME AND ADDRESS	Percent of Ownership

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z24-235
DATE: NOV 12 2024
BY: ISA

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: _____

NAME, ADDRESS AND OFFICE (if applicable)	Percentage of Interest

Date of contract: _____

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

_____

_____

_____

_____

_____

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.

Signature: _____
Shadi Shomar, as Manager on behalf of NARANJA GROVE APARTMENTS LLC

Sworn to and subscribed before me this 2 day of October 2024. Affiant is personally known to me or has produced _____ as identification.

_____
(Notary Public)

ENMANUEL GARCIA
Notary Public - State of Florida
Commission # HH 195991
My Comm. Expires Nov 7, 2025
Bonded through National Notary Assn.

My commission expires _____

*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.: Z24-235 DATE: NOV 9 2026 BY: E137694

This instrument was prepared by:

Javier Aviño, Esq.
Bilzin Sumberg
1450 Brickell Avenue, 22nd Floor
Miami, Florida 33131

DECLARATION OF RESTRICTIONS

WHEREAS, Naranja Grove Apartments LLC, a Florida limited liability company (the "Owner"), holds the fee simple title to that certain parcel of land in unincorporated Miami-Dade County (the "County"), which is legally described in Exhibit "A" to this Declaration (the "Property"); and

WHEREAS, the Owner has filed an application with the County's Department of Regulatory and Economic Resources, which application is currently pending under Public Hearing Application No. Z2024000235 (the "Application"), for the purpose of seeking the rezoning of the Property and certain other approvals to facilitate the future development of the Property.

NOW, THEREFORE, in order to assure Miami-Dade County (the "County") that the representations made by the Owner during the consideration of the Application will be abided by the Owner freely, voluntarily, and without duress makes the following Declaration of Restrictions covering and running with the Property:

1) **Density Limitation.** The residential density on the Property shall not exceed 288 dwelling units.

2) **Controlling Plans.** The Property shall be developed substantially in accordance with the plans submitted in connection with the Application entitled "Proposed Residential Development – Naranja Grove," consisting of architectural plans as prepared by Behar Font Partners, P.A.,

consisting of 18 sheets (Sheets G-2, G-3, G-4, G-5, G-8, A-1.0, A-1.1, A-1.2, A-2.1, A-2.2, A-2.3, A-2.4, A-2.5, A-3.0, A-3.2, A-3.3, A-4.0, and A-5.0), dated stamped received March 10, 2026; civil plans as prepared by David Plummer & Associates, Inc., consisting of 2 sheets (Sheets C-2.0 and C-2.1), dated stamped received March 10, 2026; and landscape plans as prepared by Walk Landscape Architecture + Urban Design, consisting of 3 sheets (Sheets L-01 and L-03, dated stamped received October 2, 2025, and Sheet L-02, dated stamped received April 29, 2026), for a total of 23 sheets (the "Plans"). The Plans are on file with the County's Department of Regulatory and Economic Resources (the "Department").

3) **Workforce Housing Commitment.** The Owner agrees to set aside 288 of the dwelling units on the Property as "workforce housing units," as such term is defined in Section 33-193.6 of the County Code, in accordance with the provisions of Article XIIA of the Code.

4) **Conditions of Approval.** The Owner agrees to use commercially reasonable efforts to comply with the conditions stated in the June 29, 2026 memorandum from the Department of Transportation and Public Works and the November 6, 2026 memorandum from the Historic Preservation Chief, to the extent such conditions are applicable to the development of the Property in accordance with the Plans, at the time of the applicable permit application. Any such condition may be modified, satisfied, or waived by the applicable department or its successor in writing, without the need to amend this Declaration.

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. **Recordation and Effective Date.** This Declaration shall be filed of record in the public records of Miami- Dade County, Florida, at the cost of the Owner following the approval of the Application. 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.

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-235 DATE: NOV 9 2026 BY: E137694

[Execution Pages Follow]

IN WITNESS WHEREOF, the undersigned has executed this Declaration of Restrictions as of this ____ day of _____, 2026.

WITNESSES:

Naranja Grove Apartments LLC,
a Florida limited liability company

_____
Signature

By: _____
Shadi Shomar, Manager

_____
Printed Name

_____
Signature

_____
Printed Name

STATE OF FLORIDA)
)SS
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me by means of physical presence ❑ or online notarization ❑ by Shadi Shomar, as Manager of Naranja Grove Apartments LLC, 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 _____, 2026, in the County and State aforesaid.

(SEAL)

_____

Section-Township-Range: 24-56-39
Folio Numbers: 30-6924-000-0450, -0810, and -0820
MIAMI 14417624.4 101570/303800

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-235 DATE: NOV 9 2026 BY: E137694

JOINDER BY MORTGAGEE
LIMITED LIABILITY COMPANY

The undersigned [MORTGAGEE], a [STATE] [ENTITY TYPE] and Mortgagee under that certain mortgage dated [DATE], and recorded in Official Records Book [____], Page [____] of the Public Records of Miami-Dade County, Florida, covering all/or a portion of the property described in the foregoing Declaration, 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 _____ day of _____, 20__.

Witnesses:

_____
Signature

_____
Print Name
Address: _____

_____
Signature

_____
Print Name

Address: _____

[MORTGAGEE]
Name
Address:
[ADDRESS]
[CITY, STATE ZIP]
By _____
[TITLE]: [NAME]

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence [ ] or online notarization [ ] by _____ the _____ of _____ corporation, on behalf of the corporation.

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

Witness my signature and official seal this ____ day of _____, 20__, in the County and State aforesaid.

_____
Signature

My Commission Expires:

Notary Public-State of _____
_____

Print Name: _____

Section-Township-Range: 24-56-39
Folio Numbers: 30-6924-000-0450, -0810, and -0820
MIAMI 14417624.4 101570/303800

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-235 DATE: NOV 9 2026 BY: E137694

Exhibit A
Legal Description

PARCEL 1: THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LESS THE WEST 50 FEET FOR ROADWAY PURPOSES.

PARCEL 2: THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LESS THE WEST 50 FEET AND LESS THE SOUTH 25 FEET AND LESS THE AREA BOUNDED BY THE EAST LINE OF THE WEST 50 FEET OF THE WEST 1/2 OF THE SW 1/4 OF THE NW 1/4 OF THE NW 1/4 OF SAID SECTION 24, BOUNDED BY THE NORTH LINE OF THE SOUTH 25 FEET OF THE WEST 1/2 OF THE SW 1/4 OF THE NW 1/4 OF THE NW 1/4 OF SAID SECTION 24, AND BOUNDED BY A 25 FOOT RADIUS ARC CONCAVE TO THE NORTHEAST, SAID ARC BEING TANGENT TO BOTH OF THE LAST DESCRIBED LINES.

PARCEL 3: THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LESS THE WEST 50 FEET FOR ROADWAY PURPOSES.

ALL LAND SITUATE, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

Folio Nos. 30-6924-000-0450, 30-6924-000-0810, and 30-6924-000-0820

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-235 DATE: OCT 2 2025 BY: E307493

This instrument was prepared by:
Name: Lauren L. Kahn
Bilzin Sumberg
1450 Brickell Avenue, Suite 2300
Miami, FL 33131

(Space reserved for Clerk of the Court)

WORKFORCE HOUSING DECLARATION OF RESTRICTIVE COVENANTS AND WORKFORCE HOUSING AGREEMENT

This Workforce Housing Declaration of Restrictive Covenants and Workforce Housing Agreement (the "Declaration") is made as of the ___ day of _____, 20__, by _____, a Florida limited liability company, (the "Declarant"), the owner of that certain property ("Property") located in Miami-Dade County, Florida, which is more particularly described in Exhibit "A" attached hereto and made part hereof.

IN ORDER TO ASSURE the *Department of Regulatory and Economic Resources* of Miami- Dade County, Florida, that the representations made to it by Owner during consideration of Administrative Site Plan Review/Public Hearing/Pre-Permit submittal approval No. Z2024000235 will be abided by, the Owner freely, voluntarily and without duress makes the following Declaration of Restrictions covering and running with the above-described real property.

RECITALS

WHEREAS, Pursuant to section 33-193.7.1(A) of the Code of Miami-Dade County, for developments within the unincorporated area, density bonuses for residential developments that provide workforce housing units shall be provided in accordance with this section; and

WHEREAS, section 33-193.6 defines a Work-force Housing Unit ("WHU") as "[a] dwelling unit, the sale, rental or pricing which is restricted to households whose income is up to one hundred forty (140) percent of the most recent median family income for the County reported by the [United States Department of Housing and Urban Development]"; and

WHEREAS, the Miami-Dade Public Housing and Community Development Department administers workforce housing units pursuant to chapter 17, article IX, of the Code of Miami-Dade County, and regulations established with respect thereto (article XIIA of chapter 33 and article IX of chapter 17 are collectively referred to hereinafter as the "Ordinance"); and

Draft

WHEREAS, pursuant to the Ordinance, WHUs must be provided for sale or lease to Qualified Households, all in accordance with conditions set forth in the Ordinance; and

WHEREAS, the Declarant makes this Declaration to provide covenants and restrictions to ensure that the 288 WHUs located on the Property are at all times available for occupancy by Qualified Households as hereinafter defined,

NOW, THEREFORE, TO ASSURE Miami-Dade County, Florida (the "County") that the obligations and requirements set forth in the Ordinance will be abided by, the Declarant, on behalf of itself and its successors and assigns, freely, voluntarily, and without duress hereby makes the following Declaration of Restrictive Covenants and Workforce Housing Agreement covering and running with the Property, which shall bind the Declarant, any assignee, mortgagee, or buyer, and all other parties that receive title to, or interest in, the WHUs,

1. The foregoing recitals are true and correct and are incorporated herein.

2. Definitions.

(a) "Area Median Income" means the median income level for the Miami-Dade County Metropolitan Statistical Area, as established and defined in the annual schedule published by the Secretary of the U.S. Department of Housing and Urban Development, and adjusted for household size.

(b) "Certificate of Qualification" means a certificate approved by the Department and used by the Declarant to established a Qualified Household's eligibility to purchase or rent a WHU.

(c) "Control Period" means each 20-year period during which the affordability restrictions shall apply, which period shall commence from the date the Covered Development and Workforce Housing Units are available for public occupancy as evidenced by the issuance of certificate of occupancy or temporary certificate of occupancy for the Covered Development.

(d) "Covered Development" means the WHUs that shall be developed on the Property.

(e) "County" means Miami-Dade County.

(f) "Department" means, unless otherwise indicated, the Miami-Dade Public Housing and Community Development Department, or any other successor agency.

Draft

(g) "Housing Director" means, unless otherwise indicated, the Director of the Department, or the Director's designee.

(h) "Eligible Household" means a household whose total income is up to 140% of Area Median Income.

(i) "Eligible Household Income" means any income derived by any proposed occupants of a WHU who are 18 years of age or order and who will use the WHU as their primary residence.

(j) "Household" means any natural person who occupies a WHU as their primary residence.

(k) "Market Rate Dwelling Units" means all additional dwelling units in a development that are not WHUs as defined herein.

(l) "Qualified Household" means an eligible household that has received a certificate of qualification from the Declarant, as verified by the Department

(m) "WHU" means a workforce housing unit.

(n) "Workforce Housing Rent" or "WHU Rent" means rents that do not exceed the maximum monthly Rent Limit as determined for Miami-Dade County by the U.S. Department of Housing and Urban Development in its annual income Limits and Rent Limits and as used by the Florida Housing Finance Corporation for its multifamily rental programs (published annually at http://www.floridahousing.org).

3. Covered Development. The Covered Development consists of 288 WHUs located on the Property which shall be identified on an annual inventory of WHUs to be provided to the Department.

4. Leasing of WHUs During Control Period. WHUs shall be leased only to Qualified Households during the Control Period. Qualified Households shall be provided leases of a minimum period of 12 months, which shall comply with all applicable federal and state laws. WHU leases shall, at minimum, include: (i) provisions that specify the maximum household size allowed in the unit; (ii) a prohibition against subleasing; and (iii) a requirement that qualified household shall report any changes in household size or income during his or her tenancy.

5. Eligibility to Rent. The Covered Development may only be rented, before the expiration of the Control Period, by Qualified Households to be used as primary residences for those households. Prospective Eligible Households seeking to rent a WHU shall complete and execute the

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Certificate of Qualification as part of their unit lease application. Completed copies of the Certificate of Qualification, executed by the Declarant or their designee, shall be transmitted to the Department for a verification of eligibility. Upon determination of eligibility by the Declarant, the Declarant shall sign the Certificate of Qualification confirming that the Eligible Household is a Qualified Household. The property manager or property owner of the Covered Development shall retain the original Certificate of Qualification on site in the Qualified Household's file and provide a copy of the same to the Department. Copies of documents provided by the Eligible Household evidencing their earnings shall be retained in the Qualified Household's file along with the Certificate of Qualification.

6. Validity and Issuance of Certificates of Qualification. Certificates of Qualification shall be valid for 12 months. The Department hereby authorizes the Declarant to issue Certificates of Qualification, subject to verification by the Department.

7. Limits on WHU Rents. Rents for WHUs shall be affordable to households whose income is up to 140 percent of area median income (determined at the time of initial occupancy), which shall be adjusted for family and unit size. Before the expiration of the Control Period, WHUs may only be rented at rents that do not exceed the maximum monthly Rent Limit as determined for Miami-Dade County by the U.S. Department of Housing and Urban Development in its annual income Limits and Rent Limits as the same are used by the Florida Housing Finance Corporation for its multifamily rental programs.

8. Monitoring of WHU Compliance. Declarant shall comply with all monitoring requirements established by the Department. The Department may conduct, upon 48-hours' notice to the Declarant, an on-site inspection of the Covered Development to review client files for income verification. If a Qualified Household's Eligible Household Income increases above the maximum allowed income levels or a rented WHU is found to be non-compliant, the household may choose to remain in the WHU for the remaining term of the lease, and the property owner or manager shall make the next comparable vacant unit at the Covered Development available to an eligible household at the WHU rent.

9. Occupancy Report. Declarant shall, on an annual basis, furnish the Department with an occupancy report, which provides the following information: (a) a list of all occupied WHUs, indicating composition of each resident family, as of the end date of the reporting period; (b) a list of all vacant WHUs, as of the end date of the reporting period; (c) the total number of vacancies that occurred during the reporting period; and (d) the total number of WHUs that were re-rented during the reporting period, stating family size and income. The Declarant shall permit Department representatives to conduct on-site inspection of the Covered Development, upon 48-hours' notice, to review tenant files for income verification.

10. Annual Report. The Declarant shall provide an annual report to the Department confirming that all of the WHUs are being leased to Eligible Households.

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11. Re-Sale of Covered Development During Control Period. Although the Declarant is permitted to sell the Property at all times, the Declarant hereby agrees that the WHU and rental restriction requirement outlined herein shall continue to apply to the Covered Development following any sale or transfer of the Covered Development through the expiration of the Control Period.

12. Condominium Conversion. If the Property is converted into a condominium or other "for sale" project (other than by a subsequent owner after a foreclosure sale of an Eligible Mortgage or deed in lieu of foreclosure transfer of ownership), then prior to entering into the first contract for sale of a WHU as a "for sale" unit, the Declarant shall enter into a new covenant in favor of the County for a "for sale" project in accordance with the current restrictions for such units as established by the Department and shall require all purchasers to abide by the restrictions. Such covenant shall grant to each Qualified Household occupying a WHU, at the time the Declarant is required to provide a notice of intended conversion in accordance with section 718.608 of the Florida Statutes, a right of first refusal to purchase the WHU. Such covenant shall also grant to the County, among other things, the County's right of first refusal to purchase any or all of the WHUs in the event that a Qualified Household does not purchase the WHU within six months from the first date Declarant or its successors or assigns offers the WHU for sale. In the event Qualified Households or the County do not exercise their right of first refusal option, the Declarant shall continue to market and sell or rent such WHUs to Qualified Households throughout the Control Period.

13. Expiration of Control Period. The Control Period shall expire 20 years from the date when the WHUs forming part of the Covered Development are first placed into service, as evidenced by the issuance of a certificate of occupancy or temporary certificate of occupancy by a local government agency authorizing the use of the WHUs as primary residences. Upon the expiration of the Control Period, the County shall record in the Public Records of Miami-Dade County an instrument releasing the Covered Development from its obligation to provide WHUs, and the Declarant, or its successors and assigns, may freely lease or sell the Property or individual units at the market rate.

14. Prior Notice of Initial Offering for Rent. At least 60 days prior to the initial offering of WHUs for lease, the Declarant shall provide the Department with notice of its intention to commence leasing. The notice shall set forth the number, size, rents, and location of the WHU units. Following the transmittal of the notice of Declarant's intention to commence leasing and the initial lease of the WHUs, any subsequent offering of a WHU for lease shall not be subject to the notice requirements set forth in this paragraph. The Declarant and its agents or representatives shall also provide the Department with the contact information for the Declarant and its agents and representatives.

15. Discrimination. The Declarant shall not discriminate against any person in the exercise of its obligations under this Declaration, and all such actions shall be taken without regard to race, age, religion, color, gender, sexual orientation, gender identity or gender expression, status as a victim of domestic violence, dating violence, or stalking, national origin, marital status, physical

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or mental disability, political affiliation, source of legitimate income, or any other factor which cannot be lawfully used. For purpose of clarity, the foregoing limitations shall not be construed to preclude the Declarant from denying an Eligible Household an opportunity to lease a WHU unit based upon such factors as the Eligible Household's poor credit history or their inability to demonstrate household income sufficient to pay the WHU Rents and any other financial obligations.

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

17. County as Beneficiary. The County is the beneficiary of this Declaration; and, as such, the County may enforce these restrictive covenants by action at law or in equity, including without limitation, a decree of specific performance or mandatory or prohibitory injunction, as well as civil penalties as provided in the Code of Miami-Dade County, Florida.

18. Modification, Amendment, Release. The Declaration of Restrictions 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 all of the Property, including joinders of all mortgagees, if any, provided that the Department consents to the modification, amendment, or release. 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.

19. Recording of Covenants and Declarations. The Declarant shall record this Declaration in the Public Records of Miami-Dade County, Florida. The County shall have the right to enforce and maintain in full force and effect, the terms, conditions, and requirements of this Declaration.

20. 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 Miami-Dade County, Florida shall be entitled to revoke any approval predicated upon the invalidation portion.

21. Laws and Venue. This document shall be construed in accordance with the laws of Florida and venue shall be Miami-Dade County, Florida.

22. Survival. This Declaration shall survive any proceedings in foreclosure, bankruptcy, probate or any other proceedings at law or in equity.

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RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-235 DATE: OCT 2 2025 BY: E307493

23. Headings. The headings herein are for reference purposes only and shall not affect the meaning or interpretation of the terms and conditions hereof.

[Signature page to follow]

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RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-235 DATE: OCT 2 2025 BY: E307493

IN WITNESS WHEREOF, we have hereunto set our hands and seal this _____ day of _____, 20___.

WITNESSES:

_____
Signature

_____
Print Name

_____
Address

_____

_____
Signature

_____
Print Name

_____
Address

_____

NARANJA GROVE APARTMENTS LLC, a Florida limited liability company

By: _____
Shadi Shomar, Manager

Address: _____

_____

Draft

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by means of physical presence [ ] or online notarization [ ] by Shadi Shomar, as Manager of _____, a Florida limited liability company.

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

Witness my signature and official seal this ___ day of _____ 20__, in the County and State aforesaid.

_____
Signature
Notary Public State of _____
Print Name: _____

My Commission Expires _____.

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-235 DATE: OCT 2 2025 BY: E307493

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RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-235 DATE: OCT 2 2025 BY: E307493

Exhibit A

PARCEL 1:

THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LESS THE WEST 50 FEET FOR ROADWAY PURPOSES.

PARCEL 2:

THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LESS THE WEST 50 FEET AND LESS THE SOUTH 25 FEET AND LESS THE AREA BOUNDED BY THE EAST LINE OF THE WEST 50 FEET OF THE WEST 1/2 OF THE SW 1/4 OF THE NW 1/4 OF THE NW 1/4 OF SAID SECTION 24, BOUNDED BY THE NORTH LINE OF THE SOUTH 25 FEET OF THE WEST 1/2 OF THE SW 1/4 OF THE NW 1/4 OF THE NW 1/4 OF SAID SECTION 24, AND BOUNDED BY A 25 FOOT RADIUS ARC CONCAVE TO THE NORTHEAST, SAID ARC BEING TANGENT TO BOTH OF THE LAST DESCRIBED LINES.

PARCEL 3:

THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LESS THE WEST 50 FEET FOR ROADWAY PURPOSES.

ALL LANDS SITUATE, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA

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RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z24-235
DATE: NOV 12 2024
BY: ISA

Exhibit A

LEGAL DESCRIPTION:

PARCEL 1:

THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LESS THE WEST 50 FEET FOR ROADWAY PURPOSES.

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PARCEL 3:

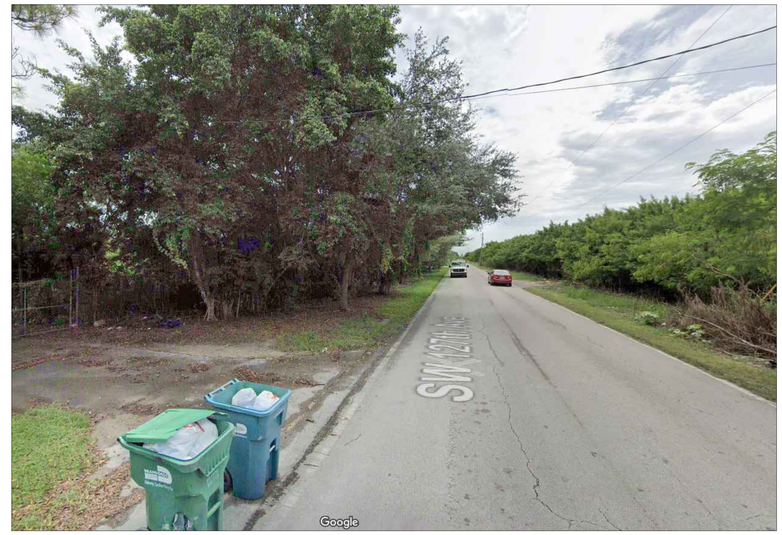
THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LESS THE WEST 50 FEET FOR ROADWAY PURPOSES.

ALL LANDS SITUATE, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-235 DATE: MAR 10 2026 BY: E307493



1



2



3



4



SITE

BEHAR · FONT
PARTNERS, P.A.
ARCHITECTURE · PLANNING · INTERIORS
CORAL GABLES · ATLANTA

SEAL:

Digitally signed by Roberto Behar
Reason: I am the author of this document
Date: 2026.02.25 08:58:45-05'00'

ROBERT BEHAR AR No, 14339

PROPOSED RESIDENTIAL DEVELOPMENT

NARANJA GROVE

23435 SW 127TH AVE
HOMESTEAD, FL 33032

2022 BEHAR FONT PARTNERS, P.A. THE DESIGN AND DRAWINGS FOR THIS PROJECT ARE PROPERTY OF THIS ARCHITECT AND ARE PROTECTED UNDER THE COPYRIGHT PROTECTION ACT.

DATE:
2025-08-22
PROJECT NO:
21-046
DRAWING NAME:
INDEX OF DRAWINGS
SHEET NO:
G-2.1