



FINAL AGENDA

Community Zoning Appeals Board 15
Naranja Park, 14150 SW 264 Street, Miami, FL
Tuesday, September 16, 2025 at 6:30 pm

PREVIOUSLY DEFERRED

APPEALS

CURRENT

1.	Z2024000181	DAVID AGUIAR AND YAINET VALLE	24-181	56-39-35	N
2.	Z2024000189	JEN HOLDCO 24 LLC	24-189	56-39-24	N
3.	Z2024000257	SAN SEBASTIAN LUXURY HOMES LLC	24-257	56-39-24	N



Official Zoning Agenda

COMMUNITY ZONING APPEALS BOARD

COMMUNITY ZONING APPEALS BOARD - AREA 15

MEETING OF SEPTEMBER 16, 2025

NARANJA PARK

14150 SW 264 STREET, MIAMI, FLORIDA

NOTICE: THE FOLLOWING HEARINGS ARE SCHEDULED FOR 6:30 P.M., AND

ALL PARTIES SHOULD BE PRESENT AT THAT TIME

ANY PERSON MAKING IMPERTINENT OR SLANDEROUS REMARKS OR WHO BECOMES BOISTEROUS WHILE ADDRESSING THE COMMUNITY ZONING APPEALS BOARD SHALL BE BARRED FROM FURTHER AUDIENCE BEFORE THE COMMUNITY ZONING APPEALS BOARD BY THE PRESIDING OFFICER, UNLESS PERMISSION TO CONTINUE OR AGAIN ADDRESS THE BOARD BE GRANTED BY THE MAJORITY VOTE OF THE BOARD MEMBERS PRESENT.

NO CLAPPING, APPLAUDING, HECKLING OR VERBAL OUTBURSTS IN SUPPORT OR OPPOSITION TO A SPEAKER OR HIS OR HER REMARKS SHALL BE PERMITTED. NO SIGNS OR PLACARDS SHALL BE ALLOWED IN THE MEETING ROOM. PERSONS EXITING THE MEETING ROOM SHALL DO SO QUIETLY.

THE USE OF CELL PHONES IN THE MEETING ROOM IS NOT PERMITTED. RINGERS MUST BE SET TO SILENT MODE TO AVOID DISRUPTION OF PROCEEDINGS. INDIVIDUALS, INCLUDING THOSE ON THE DAIS, MUST EXIT THE MEETING ROOM TO ANSWER INCOMING CELL PHONE CALLS. COUNTY EMPLOYEES MAY NOT USE CELL PHONE CAMERAS OR TAKE DIGITAL PICTURES FROM THEIR POSITIONS ON THE DAIS.

THE NUMBER OF FILED PROTESTS AND WAIVERS ON EACH APPLICATION WILL BE READ INTO THE RECORD AT THE TIME OF HEARING AS EACH APPLICATION IS READ.

THOSE ITEMS NOT HEARD PRIOR TO THE ENDING TIME FOR THIS MEETING, WILL BE DEFERRED TO THE NEXT AVAILABLE ZONING HEARING MEETING DATE FOR THIS BOARD.

SWEARING IN OF WITNESSES

1. DAVID ALEJANDRO AGUIAR & YAINET VALLE Z2024000181

Area 15/District 09

The application is to allow an existing single-family residence and terrace addition located closer to the rear and the side property lines than required by Code.

NON-USE VARIANCE to permit an existing single-family residence terrace addition to setback 7.67' (15' required for 50% of the lineal footage of the entire width of the house and 25' required for the balance) from the rear (south) property line and to setback a minimum of 2.17' (6.23' required) from the interior side (east) property line and to permit existing residence to setback 6' (6.23' required) from the interior side (west) property line.

Plans are on file and may be examined in the Department of Regulatory and Economic Resources, entitled "ALUMINUM TERRACE LEGALIZATION", Sheets SP, A-1 and A-2 dated stamped received 4/7/2025 consisting of 3 sheets. Plans may be modified at public hearing.

LOCATION: 13234 SW 270 Terrace, Miami-Dade County, Florida

SIZE OF PROPERTY: ±0.14 Acre

Department of Regulatory and
Economic Resources
Recommendation:

Approval with conditions.

Protests: _____ 0 _____

Waivers: _____ 0 _____

APPROVED: _____

DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____

DEFERRED: _____

2. JEN HOLDCO 24, LLC. Z2024000189

Area 15/District 08

The application is to permit a rezoning of the subject property from RU-4 (50 units per net acre) to PAD (Planned Area Development), in order to develop the parcel with 302 multi-family residential units. Additionally, the application seeks to allow proposed residential lots to have no frontage on public streets and to permit access to such lots by way of private drives, have less common open space than required by code, and to allow the proposed units to have parking within private garages (not permitted).

(1) DISTRICT BOUNDARY CHANGE from RU-4, High Density Apartment House District, to PAD, Planned Area District.

- (2) NON-USE VARIANCE of zoning and subdivision regulations requiring lots to have frontage on a public right-of-way; to waive same to permit the proposed residential lots with 0' of frontage, and to permit such units to have access to public streets by means of private drives.
- (3) NON-USE VARIANCE to permit a common open space percentage of 27.15% (33% required).
- (4) NON-USE VARIANCE to permit 302 units with 0 parking spaces (2 parking spaces required for each) and to allow the required parking spaces to be provided within private garages (not permitted).

Plans are on file and may be examined in the Department of Regulatory and Economic Resources, entitled "19.35 Acres Princeton," as prepared by Pascual, Perez, Kiliddjian, Starr and Associates, consisting of 7 sheets dated stamped received 7/21/2025, floor plans & elevations entitled "Proposed Community Residence by Lennar Homes," as prepared by Bellon Architecture, consisting of 9 sheets dated stamped received 7/21/2025; civil plans entitled "Korge (20 Acres)," prepared by Schwebke Shiskin & Associates, consisting of 13 sheets dated stamped received 7/21/2025; and landscape plans entitled "Princeton 20 Acres," prepared by Witkin Hults and Partners, consisting of 9 sheets dated stamped received 7/21/2025, for a total of 38 sheets. Plans may be modified at the public hearing.

LOCATION: Lying on the southeast corner of SW 240th Street and SW 127th Avenue (Burr Road), Miami-Dade County, Florida

SIZE OF PROPERTY: ±20.19-gross (±18.91-net) Acres

Department of Regulatory and
Economic Resources
Recommendation:

Approval of requests #1, subject acceptance of the PAD agreement, and approval with conditions of requests #2, #3 and #4.

Protests: _____ 0 _____

Waivers: _____ 0 _____

APPROVED: _____

DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____

DEFERRED: _____

3. SAN SEBASTIAN LUXURY HOMES, LLC. Z2024000257

Area 15/District 08

The application is to rezone the subject property from RU-3M (multi-family residential, maximum 12.9-units per acre) to RMD (Residential Modified District) to permit the development of an 80-unit, two-story multifamily residential project.

DISTRICT BOUNDARY CHANGE from RU-3M, Minimum Apartment House District to RMD, Residential Modified District.

LOCATION: Lying on the southwest corner of north of SW 232 Street and SW 124 Avenue,
Miami-Dade County, Florida
SIZE OF PROPERTY: ±4.85 Acres

Department of Regulatory and
Economic Resources
Recommendation:

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

Protests: _____ 0 _____

Waivers: _____ 0 _____

APPROVED: _____

DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____

DEFERRED: _____

NOTICE

THE FOLLOWING SUMMARY INFORMATION IS PROVIDED AS A COURTESY; IT SHOULD NOT BE TREATED AS LEGAL ADVICE AND IT SHOULD NOT BE RELIED UPON. LEGAL CONSULTATION MAY BE WARRANTED IF AN APPEAL OR OTHER LEGAL CHALLENGE IS BEING CONTEMPLATED.

Decisions of the Community Zoning Appeals Board (CZAB) may be subject to appeal or other challenge. For example, depending upon the nature of the requests and applications addressed by the CZAB, a CZAB decision may be directly appealable to the Board of County Commissioners (BCC) or may be subject to challenge in Circuit Court. Challenges asserted in Circuit Court, where available, must ordinarily be filed within 30 days of the transmittal of the pertinent CZAB resolution to the Clerk of the BCC. Appeals to the BCC, where available, must be filed with the Zoning Hearing Section of the Department of Regulatory and Economic Resources (RER), or its successor Department, within 14 days after RER has posted a short, concise statement (such as that furnished above for the listed items) that sets forth the action that was taken by the CZAB. (RER's posting will be made on a bulletin board located in the office of RER.) All other applicable requirements imposed by rule, ordinance, or other law must also be observed when filing or otherwise pursuing any challenge to a CZAB decision.

Further information regarding options and methods for challenging a CZAB decision may be obtained from sources that include, but are not limited to, the following: Sections 33-312, 33-313, 33-314, 33-316, and 33-317 of the Code of Metropolitan Dade County, Florida; the Florida Rules of Appellate Procedure; and the Municode website (www.municode.com). Miami-Dade County does not provide legal advice regarding potential avenues and methods for appealing or otherwise challenging CZAB decisions; however, a licensed attorney may be able to provide assistance and legal advice regarding any potential challenge or appeal.

**Miami-Dade County Department of Regulatory and Economic Resources
Staff Report to the Community Zoning Appeals Board 15**

PH: Z24-181

September 16, 2025

Item No. 1

Recommendation Summary	
Commission District	9
Applicant	David Alejandro Aguiar & Yainet Valle
Summary of Requests	The applicants seek to permit an existing single-family residence and terrace addition to setback less than required from rear and side property lines.
Location	13234 SW 270 Terrace, Miami-Dade County, Florida.
Property Size	±0.14 Acre
Existing Zoning	RU-1
Existing Land Use	Single-family residence district, 7,500 sq. ft. net
2030-2040 CDMP Land Use Designation	Low Density Residential, 2-5 to 6 dua (see attached Zoning Recommendation Addendum)
Comprehensive Plan Consistency	Consistent with interpretative text, goals, objectives and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311(A)(4)(b), Non-Use Variance Standards (see attached Zoning Recommendation Addendum)
Recommendation	Approval with conditions.

REQUEST:

NON-USE VARIANCE to permit an existing single-family residence terrace addition to setback 7.67' (15' required for 50% of the lineal footage of the entire width of the house and 25' required for the balance) from the rear (south) property line and to setback a minimum of 2.17' (6.23' required) from the interior side (east) property line and to permit existing residence to setback 6' (6.23' required) from the interior side (west) property line.

Plans are on file and may be examined in the Department of Regulatory and Economic Resources, entitled "ALUMINUM TERRACE LEGALIZATION", Sheets SP, A-1 and A-2 dated stamped received 4/7/2025 consisting of 3 sheets. Plans may be modified at public hearing.

PROJECT DESCRIPTION:

The ±0.19-acre subject property is located at 13234 SW 270 Terrace, Miami-Dade County, Florida. The submitted plans depict an existing two (2)-story 2,136 square feet single-family residence with an attached terrace on an interior lot. The applicants are seeking to permit the existing single-family residence and terrace addition with encroachment into the rear and side setback areas. The submitted plans, photos, and the County's Geographical Information System (GIS) aerial map indicate existing a 6' high metal panel fence located along the perimeter of the subject property.

<u>NEIGHBORHOOD CHARACTERISTICS</u>		
	Zoning and Existing Use	Land Use Designation
Subject Property	RU-1; single-family residence	Low Density Residential (2.5 to 6 dua)

North	RU-1; single-family residence	Low Density Residential (2.5 to 6 dua)
South	RU-1; single-family residences	Low Density Residential (2.5 to 6 dua)
East	RU-1; single-family residence	Low Density Residential (2.5 to 6 dua)
West	RU-1; single-family residence	Low Density Residential (2.5 to 6 dua)

NEIGHBORHOOD COMPATIBILITY:

The subject property consists of an existing single-family residence that is on an interior lot that is zoned RU-1, located at 13234 SW 270 Terrace. The surrounding area is characterized by existing single-family residences, also developed under the RU-1, Single-Family Residential District regulations.

SUMMARY OF THE IMPACTS:

The approval of this application will permit the applicant to maintain the existing residence and attached terrace addition with encroachments into the rear and side setback areas. However, due to the fact that the front and side street yard areas are completely enclosed with an existing 6' high metal panel fence, staff opines that any visual impact that the existing structure has on the surrounding residences is minimal and would be sufficiently mitigated.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The ±0.14-acre subject property is located within the Urban Development Boundary (UDB) and the Comprehensive Development Master Plan (CDMP) Adopted 2030-2040 Land Use Plan (LUP) map designates the site as **Low Density Residential**. The CDMP Land Use Element interpretative text for Low Density Residential states; *"residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 dwelling units per gross acre"*, and *"is generally characterized by single family housing, e.g., single-family detached, cluster, and townhouses."* The approval of the request to setback the existing single-family residence and a terrace addition less than required by Code from the property lines will not add additional dwelling units to the site beyond what is allowed by the LUP map of the CDMP. Since the applicants are not requesting additional dwelling units, staff opines that approval of the application would be **consistent** with the Land Use Element interpretative text under the **Low-Density Residential** Communities designation on CDMP LUP map.

ZONING ANALYSIS:

When the request to permit an existing single-family residence terrace addition to setback 7.67' (15' required for 50% of the lineal footage width of the house and 25' required for the balance) from the rear (south) property line and to setback a minimum 2.17' (6.23' required) from the interior side (east) property line and existing single-family residence to setback 6' (6.23' required) from the interior side (west) property line, are analyzed under the Non-Use Variances From Other Than Airport Regulations, Section 33-311(A)(4)(b), staff opines that the approval with conditions of this request would be **compatible** with the surrounding area, would not be detrimental to the neighborhood and would not affect the appearance of the community.

The plans submitted in conjunction with this application depict the existing single-family residence on an interior lot, with an existing attached terrace structure located towards the rear of the subject property. The single-family residence structure encroaches into the side setback area, whereas

the attached terrace is located closer from the rear and side property lines than is permitted under the zoning standards. Staff notes that the County Geographical Information System (GIS) shows that the overall existing single-family structure that appears original to what was built around 2021 however, there seems to have been a construction error with the side setback and the attached terrace was built approximately in 2024. Staff supports the requests and opines that approval with conditions of these non-variances would maintain the basic intent and purpose of the zoning, subdivision and other land use regulations. Staff notes from plans and photographs submitted by the applicants as well as the County's Geographic Information System (GIS) that any impact of the request is adequately mitigated by existing 6' high metal panel fence along the perimeter of the property, which staff opines, buffers any visual intrusion of the encroachments on the surrounding properties, especially to the parcels to south, east and west of the subject property.

Staff further opines that the existing encroachments of the single-family residence are internal to the site and any visual impacts generated from the encroachments by 0.23' into the side setback area onto the property located to the west of the subject site would be adequately mitigated by the aforementioned existing 6' high metal panel fence buffer that exist along the perimeter of the property lines. Similarly, in regards to the requested variance of a reduced setback for the existing attached terrace addition located toward the rear and side of the property, staff has no objections to the request and opines that although said existing single-family residence with attached terrace addition is situated closer to the rear (south) and interior side (east) property lines, it is enclosed from view from the outside by the existing 6' high metal panel fence and would not have any significant visual impacts on the single-family residences to the south and east. Staff recommends as a condition for approval that the said fences along the property lines be maintained as a visual buffer, and, if said fence is destroyed or removed, it must be replaced by an opaque fence at a maximum height of 6', or a fence with a hedge 3' high at the time of planting, which shall grow to and be maintained at a minimum height of 6', in accordance with Section 33-11(h) of the County Code.

Staff's research of the surrounding area found a similar approval within the neighborhood for variance of the setback requirements for a single-family residence structure. For example, a property located at 13276 SW 271 Terrace was approved pursuant to administrative variance #V2024000004 to have the existing single-family residence structure to setback 17.01' (15' for 50% of the lineal footage of the width of the house and 25' for the balance required) from rear (south) property line for existing attached terrace addition to the single-family residence located on said property, respectively. Furthermore, staff opines that the architectural style and scale of the single-family residence and attached terrace addition are designed and arranged in a manner that would not be detrimental to the neighborhood or create adverse privacy impacts on the abutting properties, and that approval with conditions of the requested setbacks would be **compatible** with the surrounding residences and with the aesthetic character of the immediate vicinity. **Based on the foregoing analysis, staff recommends approval with conditions of the application under Section 33-311(A)(4)(b), the Non-Use Variance (NUV) From Other Than Airport Regulations Standards.**

ACCESS, CIRCULATION AND PARKING: Not applicable.

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

OTHER: Not applicable.

RECOMMENDATION: Approval with conditions.

CONDITIONS FOR APPROVAL:

1. That a site plan be submitted to and meet with the approval of the Director of the Department of Regulatory and Economic Resources upon the submittal of an application for a building permit and/or Certificate of Use; said plan must include among other things but not be limited to, location of structure or structures, exits and entrances, drainage, walls, fences, landscaping, and other requirements.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled, "ALUMINUM TERRACE LEGALIZATION", Sheets SP, A-1 and A-2 dated stamped received 4/7/2025 consisting of 3 sheets. Except any future additions on the property which conform to zoning code requirements will not require further public hearing action.
3. That the use be established and maintained in accordance with the approved plan.
4. That the applicant obtains a building permit for all non-permitted structures, if applicable, from the Department of Regulatory and Economic.
5. That the 6' high metal panel fence along the rear and side property lines be maintained as a visual buffer, and that if removed or destroyed, the applicant shall install a similar concrete wall to be maintained at a minimum height of 6' in accordance with Section 33-11(h) of the County Code.

ES:JB:SS:VM

Eric Silva

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

ZONING RECOMMENDATION ADDENDUM

David Alejandro Aguiar & Yainet Valle
(PH: Z24-181)

NEIGHBORHOOD SERVICES PROVIDER COMMENTS	
<i>Division of Environmental Resource Management (RER)</i>	<i>No objection</i>
<i>Platting and Traffic Review Section (RER)</i>	<i>No objection</i>
<i>Water and Sewer Department</i>	<i>No objection</i>
<i>Miami-Dade County Office of Historic Preservation (OHP)</i>	<i>No objection</i>
<i>Fire and Rescue Department</i>	<i>No objection</i>
<i>*Subject to conditions in their memorandum.</i>	

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

Low Density Residential (Pg. I-29)	<i>The Adopted 2030 and 2040 Land Use Plan designates the subject property as being within the Urban Development Boundary for Low Density Residential. The residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 dwelling units per gross acre. Residential densities of blocks abutting activity nodes as defined in the Guidelines for Urban Form, or of blocks abutting section line roads between nodes, shall be allowed a maximum residential density of 10.0 dwelling units per gross acre. To promote infill development, residential development exceeding the maximum density of 6.0 dwelling units per acre is permitted for substandard lots that were conveyed or platted prior to August 2nd, 1938. This density category is generally characterized by single family housing, e.g., single family detached, cluster, and townhouses. It could include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is not exceeded.</i>
--	--

PERTINENT ZONING REQUIREMENTS/STANDARDS

Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations.	<i>Upon appeal or direct application in specific cases, the Board shall hear and grant applications for non-use variances from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required.</i>
---	---

Section 33-50

The minimum setback distances and spacing requirements in residential and estate districts shall be as follows:

District/Families	Front (Ft.)	Rear (Ft.)		Interior Side (Ft.)	Side Street (Ft.)
RU-1: One	15 for 50% of the lineal footage of the width of the house and 25 for balance; except 20 for attached garages	15 for 50% of the lineal footage of the width of the house and 25 for balance	—	10% lot width min.—5' max.—7½'	15
Acc. bldg.	75	5		same as RU-1 res.	equal to front setback requirements for principal structure on key lot, plus 5'; 20' where there is no key lot.
Canopy carport	5	5	—	2	5
RU-2: One				- same as RU-1 res. -	
Two singles; Front				- same as RU-1 res. -	
Rear				- same as RU-1 acc. bldg. -	
Duplex				- same as RU-1 res. -	
Acc. bldg.				- same as RU-1 acc. bldg. -	
Canopy carport	5	5	—	2	5

Building and Neighborhood Compliance

ENFORCEMENT HISTORY

VALLE, YAINET

13234 SW 270 TER
MIAMI-DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

PENDING

Z2024000181

DATE

HEARING NUMBER

FOLIO No: 30-6935-034-0140

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:

March 20, 2025

NEIGHBORHOOD REGULATIONS:

There are no open/closed cases in CMS.

BUILDING SUPPORT REGULATIONS:

Case No. 20240231141-B was opened on 06/20/2024. A Notice of Violation was issued on 06/20/2024 for " *Failure to obtain required building permit(s) prior to commencing work on: Rear and side terrace with electrical ceiling fans*". Since compliance was not met, Civil Violation Notice P064473 was issued on 03/12/2025 for "SECTION 105.1 OF THE FLORIDA BUILDING CODE: FAILURE OF OWNER-BUILDER OR CONTRACTOR TO OBTAIN A PERMIT PRIOR TO COMMENCING WORK : Attached rear/side structure/terrace to include electrical." Citation was paid on 03/20/2025.

VIOLATOR:

VALLE, YAINET

OUTSTANDING LIENS AND FINES:

There are no outstanding liens or fines.

Memorandum



Date: April 23, 2025

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

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

Subject: Z2024000181-2nd Review
David Alejandro and Yainet Valle
13234 SW 270th Terrace
Non-Use Variance for setback requirements for the legalization of
an existing aluminum terrace within a single-family residence.
(RU-1) (.143 Acres)
35-56-39

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

Public Water and Sanitary Sewer Review

According to DERM records, the subject property is currently connected to public water and sanitary sewers. Pursuant to the Code, the structure to be legalized is required to connect to public water and sanitary sewers to the extent that they have plumbing connections for potable water and/or wastewater.

Conditions of Approval: None

Water Control Review

Stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage system. Drainage plans shall provide for full on-site retention of the stormwater runoff generated by a 25-year, 10-minute storm event

Site grading and development plans shall comply with the requirements of Chapter 11C of the Code, as well as with all state and federal criteria, and shall not cause flooding of adjacent properties.

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

Conditions of Approval: None

Tree Preservation Review

An aerial review of the subject property indicates the presence of tree resources; however, the site plan entitled "Window Replacement" prepared by Victor Santana, R.A., and dated as received by Miami-Dade County on March 10, 2025, was submitted with the subject application and indicates that tree resources onsite will not be removed or relocated. Please note that 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. Projects and permits shall comply with the requirements of sections 24-49.2 and 24-49.4 of the Code.

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 regarding any additional information or concerns with this review.

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.

DERM Concurrency Review

A concurrency review has been conducted for this application and DERM 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: April 28, 2025

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

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

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

Subject: Zoning Application Comments - David Aguiar and Yainet Valle
Application No. Z2024000181 (Revision No. 2)

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

Application Name: David Aguiar and Yainet Valle

Location: The proposed project is located on approximately 0.14 acres at 13234 SW 270th Terrace, with Folio No. 30-6935-034-0140, in unincorporated Miami-Dade County.

Proposed Development: The Applicant is requesting to legalize an aluminum terrace at the existing single-family residence, without the required setbacks.

This project results in a no-net-increase in the water demand.

Please note that the subject property has a 10 feet Utility easement within and along the northern boundary of the property. Permanent structures, trees or palms are not allowed within said utility easement (only passive landscaping along the Utility Easement).

Water/Sewer: The subject property is located within the WASD's water and sewer service area. The subject property is currently connected to water and sewer.

Should you have any questions, please contact Maria A. Valdes, Chief, Planning & Water Certification Section at (786) 552-8198 or mavalde@miamidade.gov, Alfredo B. Sanchez at (786) 552-8237 or sanalf@miamidade.gov, or Suyapa Carbajal at (786) 552-8124 or suyapa.carbajal@miamidade.gov.

Memorandum



Date: May 15, 2025

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

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

Subject: Z2024000181
Name: David Alejandro Aguiar & Yainet Valle
Location: 13234 SW 270 Terrace
Section 35 Township 56 South Range 39 East

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

This land complies with Chapter 28 of the Miami-Dade County Code. The property is platted as Lot 3, Block 3, Plat Book 175, Page 66.

This application does not generate any trips.

Standard Conditions:

- A letter or a plan containing the following certification signed and sealed by a State of Florida registered engineer shall be submitted as part of the paving and drainage plans: "I hereby certify that the all of the roads for the subject project comply with all of the applicable portions of the Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways (Florida Greenbook) regarding: design speed, lane widths, horizontal alignment, vertical alignment, stopping sight distance, sight distance, horizontal clearance, vertical clearance, superelevation, shoulder widths, grades, bridge widths, etc."
- All landscaping, walls, fences, entrance features, etc. will be subject to the Safe Sight Distance Triangle as per Section 33-11 of the Miami-Dade County Code and G5.3 of the Public Works and Waste Management Department Manual.

Memorandum



Date: April 14, 2025
To: Eric Silva, Assistant Director
Regulatory and Economic Resources
From: Alejandro G Cuello, Principal Planner
Miami-Dade Fire Rescue Department
Subject: Z2024000181

The Miami-Dade Fire Rescue Department has **no objection** to the site plan uploaded in "EnerGov" on 4/7/2025. Single family home

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

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

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

Memorandum



Date: November 5, 2024
To: Eric Silva, Assistant Director for Development Services
Department of Regulatory and Economic Resources
From: Sarah Cody, Historic Preservation Chief
Department of Regulatory and Economic Resources
Subject: Zoning Application Z2024-000181 David Alejandro Aguiar & Yainet Valle

The Miami-Dade County Office of Historic Preservation has reviewed the subject application and has no comments or objections.

For any questions, please contact Sarah Cody at (305) 375-4438 or via email at sarah.cody@miamidade.gov.



MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2024000181

Section: 35 Township: 56 Range: 39
Applicant: David A Aguiar
Zoning Board: C15
Commission District: 9
Drafter ID: EDUARDO CESPEDES
Scale: NTS

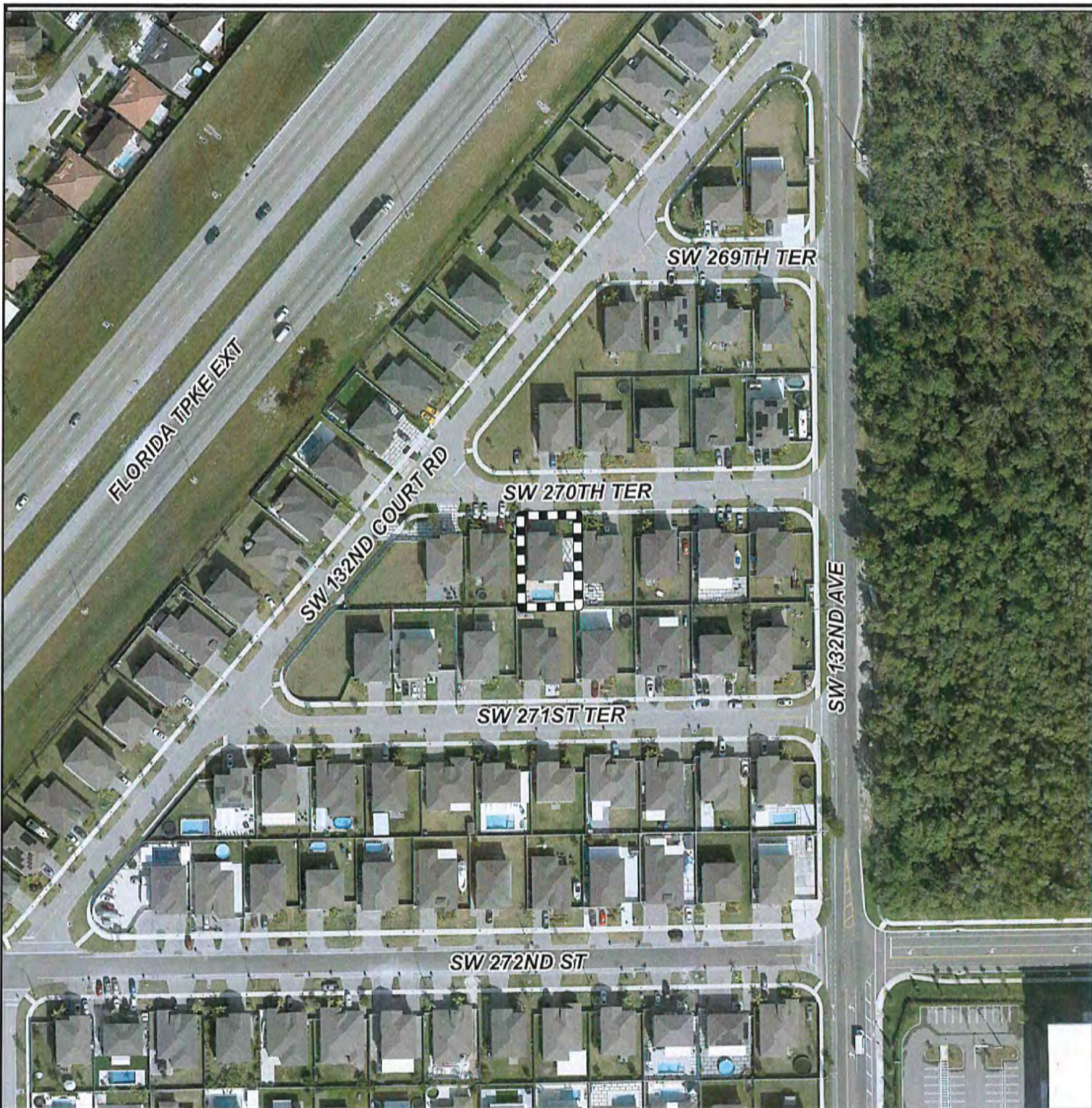
Legend

-  Subject Property Case
-  Zoning



SKETCH CREATED ON: Tuesday, August 27, 2024

REVISION	DATE	BY
		14



MIAMI-DADE COUNTY
AERIAL YEAR 2023

Process Number
Z2024000181

Legend
 Subject Property

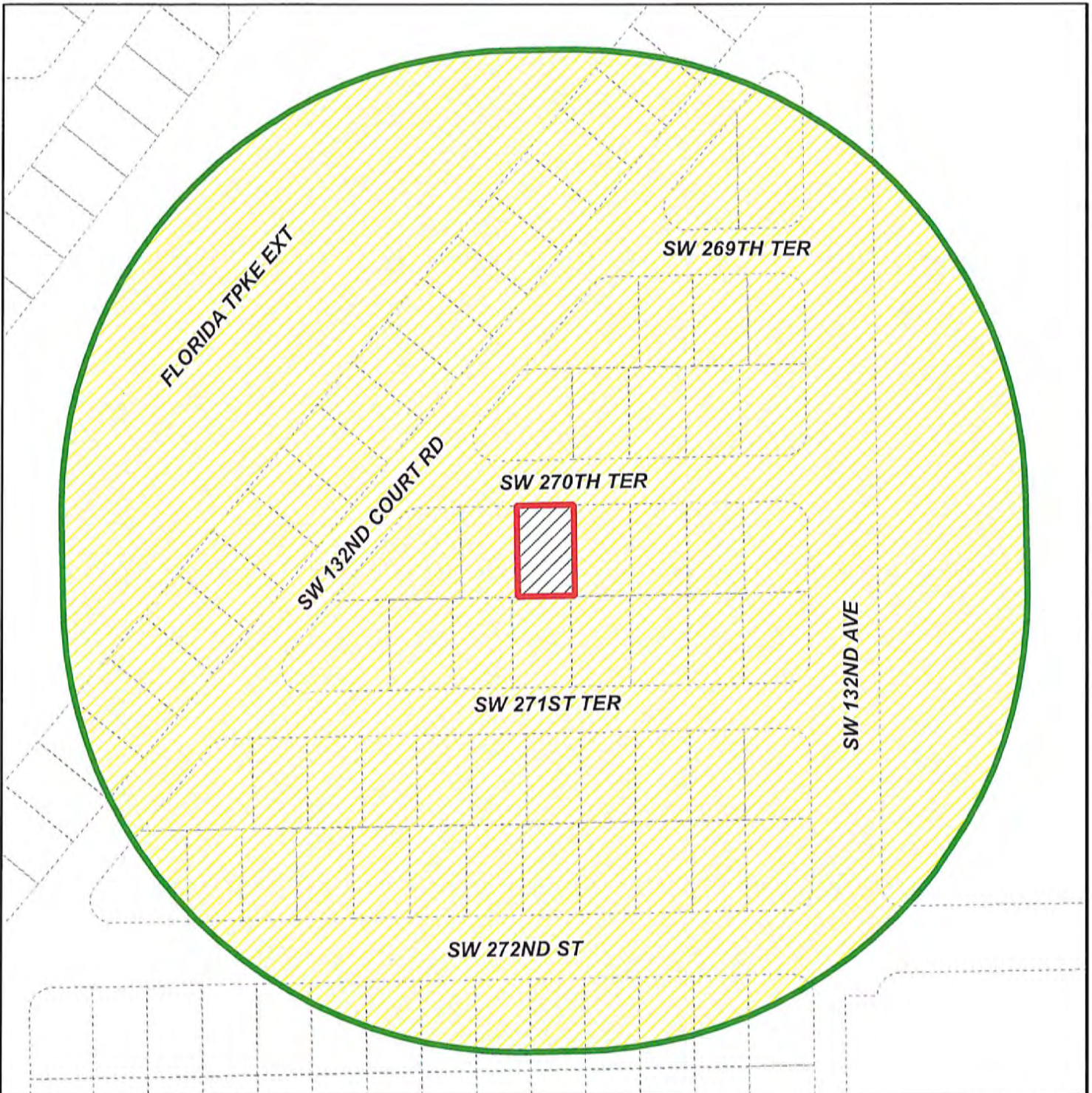


Section: 35 Township: 56 Range: 39
Applicant: David A Aguiar
Zoning Board: C15
Commission District: 9
Drafter ID: EDUARDO CESPEDES
Scale: NTS



SKETCH CREATED ON: Tuesday, August 27, 2024

REVISION	DATE	BY
		19



MIAMI-DADE COUNTY
RADIUS MAP

Section: 35 Township: 56 Range: 39
 Applicant: David A Aguiar
 Zoning Board: C15
 Commission District: 9
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Process Number
Z2024000181
 RADIUS: 500

Legend

-  Subject Property
-  Buffer
-  Property Boundaries



SKETCH CREATED ON: Tuesday, August 27, 2024

REVISION	DATE	BY
		14

LOW DENSITY
RESIDENTIAL
(LDR) 2.5-6 DU/AC

TRANSPORTATION (ROW, RAIL, METRORAIL, ETC.)
FLORIDA TPKE EXT

SW 269TH TER

SW 132ND COURT RD

SW 270TH TER

SW 271ST TER

SW 132ND AVE

LOW DENSITY RESIDENTIAL (LDR) 2.5-6 DU/AC

SW 272ND ST

INSTITUTIONS, UTILITIES
AND COMMUNICATION

MIAMI-DADE COUNTY
CDMP MAP

Process Number
Z2024000181

Section: 35 Township: 56 Range: 39
Applicant: David A Aguiar
Zoning Board: C15
Commission District: 9
Drafter ID: EDUARDO CESPEDES
Scale: NTS

Legend

 Subject Property Case

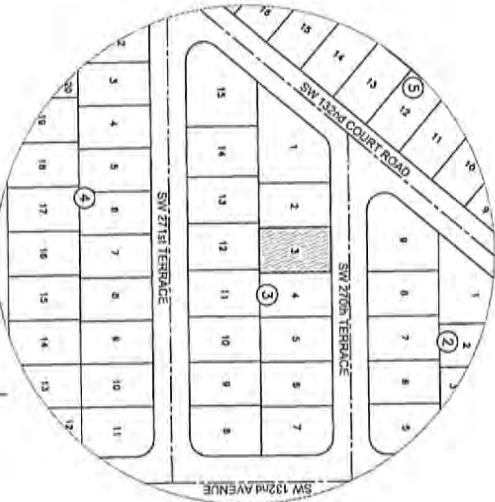
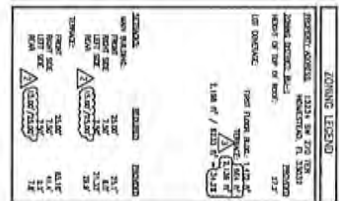


SKETCH CREATED ON: Tuesday, August 27, 2024

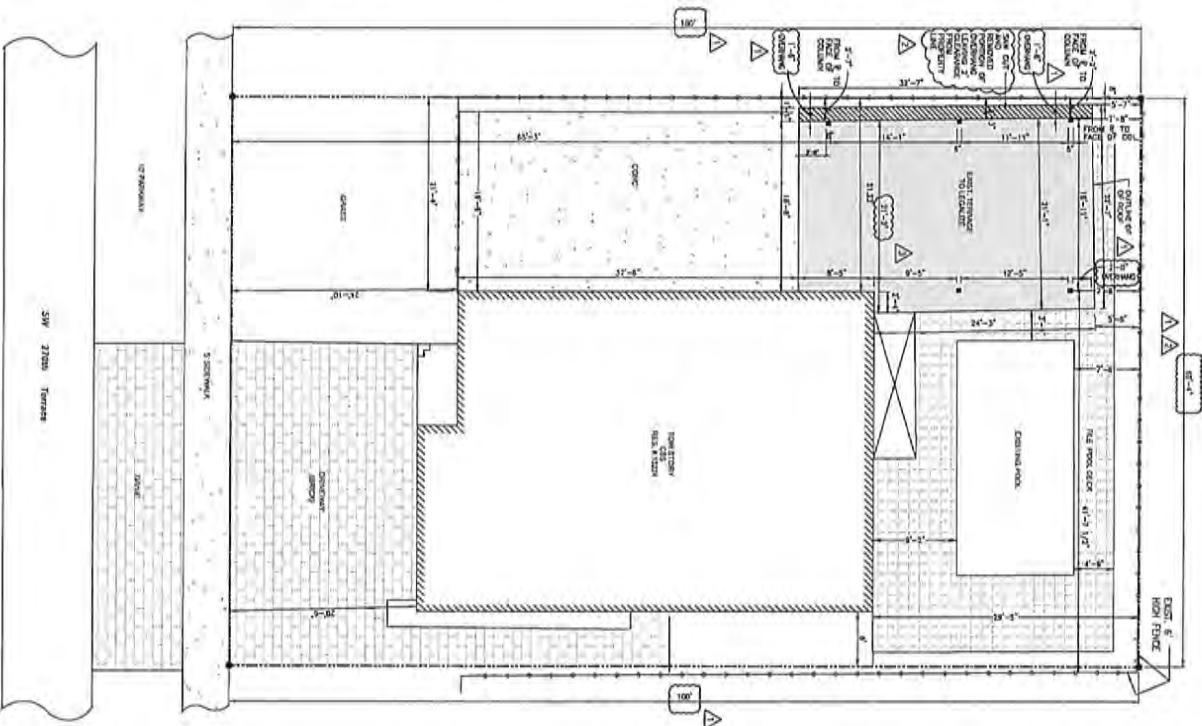
REVISION	DATE	BY
		17



SCOPE OF WORK
- LICATION of FORMS - SELECTED ALUMINUM TISSUE

LOCATION MAP
NTS

EXPER CONSTRUCTION SHALL COMPLY IN FIELD WITH OTHER MATERIAL FROM START OF CONSTRUCTION AND/OR COMPLETION OF ANY STRUCTURAL ELEMENT SUCH AS BEAMS, SLABS, TRUSSES, BRACINGS/DOORS OR DOCKS, ETC. ADDITIONAL MATERIAL MUST COMPLY WITH AN APPROVED TESTING AGENCY'S APPROVED TESTING PROCEDURES. APPROVED TESTING AGENCY'S LOCATION OF OFFICE OR QUALITY CONTROL OFFICE, ADDRESS, TESTING METHODS, TESTING PROCEDURES, RECORDS SHALL BE ON FILE WITH THE DESIGNER. THE DESIGNER SHALL NOTIFY THE ARCHITECT/ENGINEER IF ANY DISCREPANCY EXISTS FROM EXISTING THE WORK.



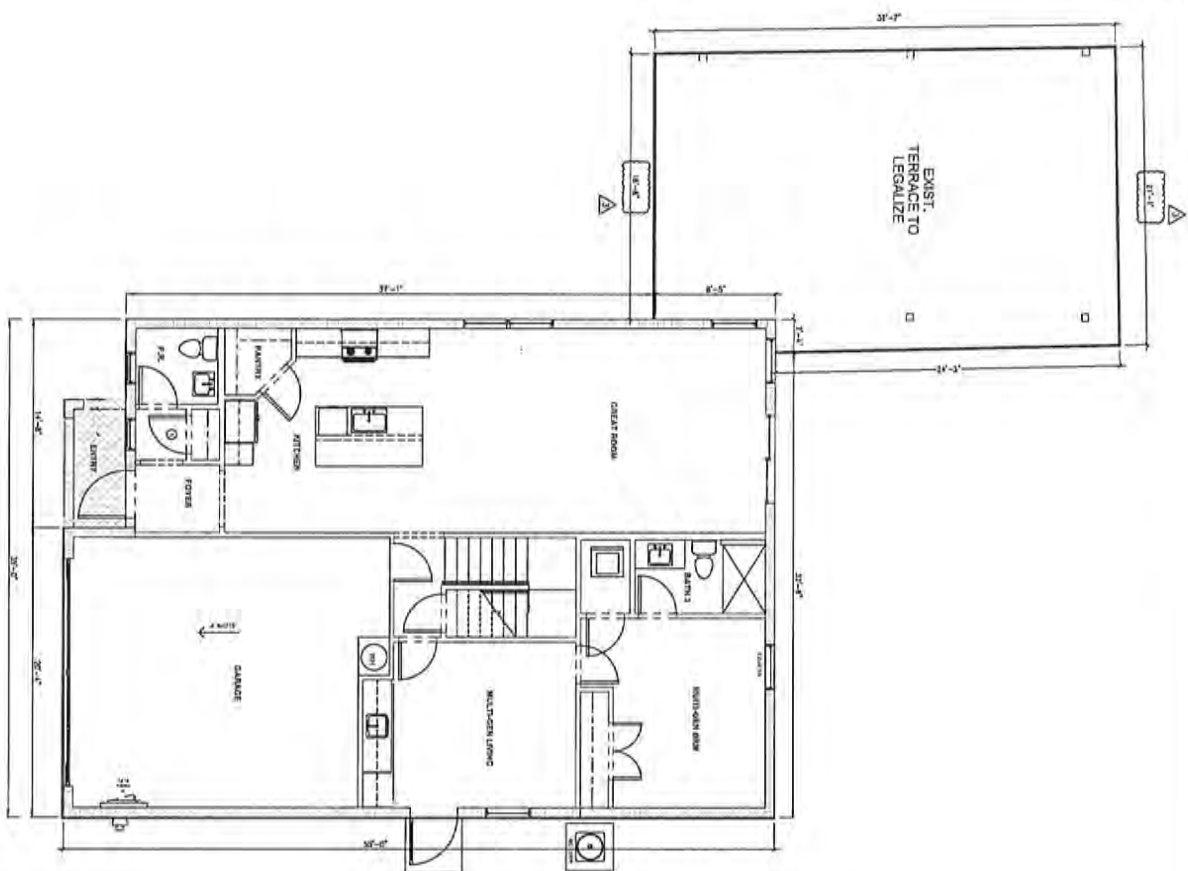
SITE PLAN
SCALE: 1"=75'

REVISION	BY
Δ 10-15-2024	LH
Δ 01-09-2025	LH
Δ 03-12-2025	LH

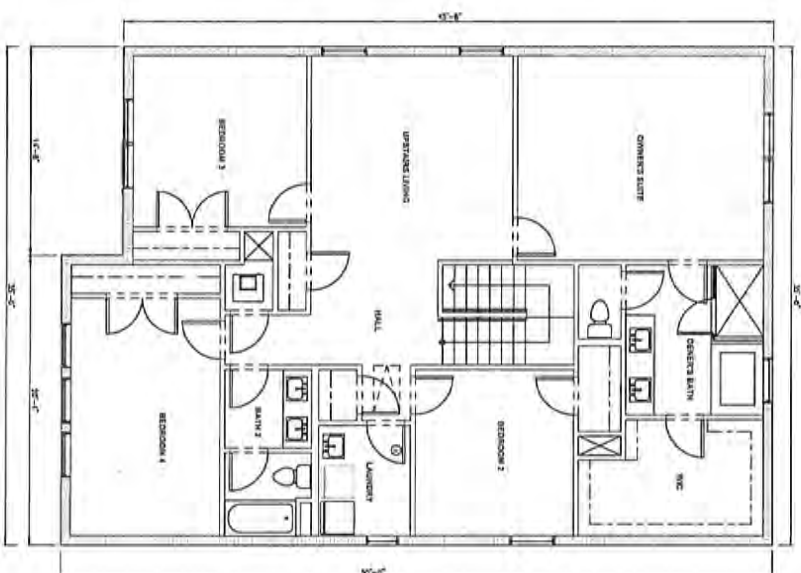
DAVID ALEJANDRO AGUIAR
13234 SW 270 TER
HOMESTEAD, FL 33032
ALUMINUM TERRACE LEGALIZATION

SITE PLAN

DATE: 07-31-2024
SCALE: AS SHOWN
DRAWN: LAL
JOB:
SHEET
SP



FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

REVISION	BY
56-16-2024	LH
03-12-2025	LH

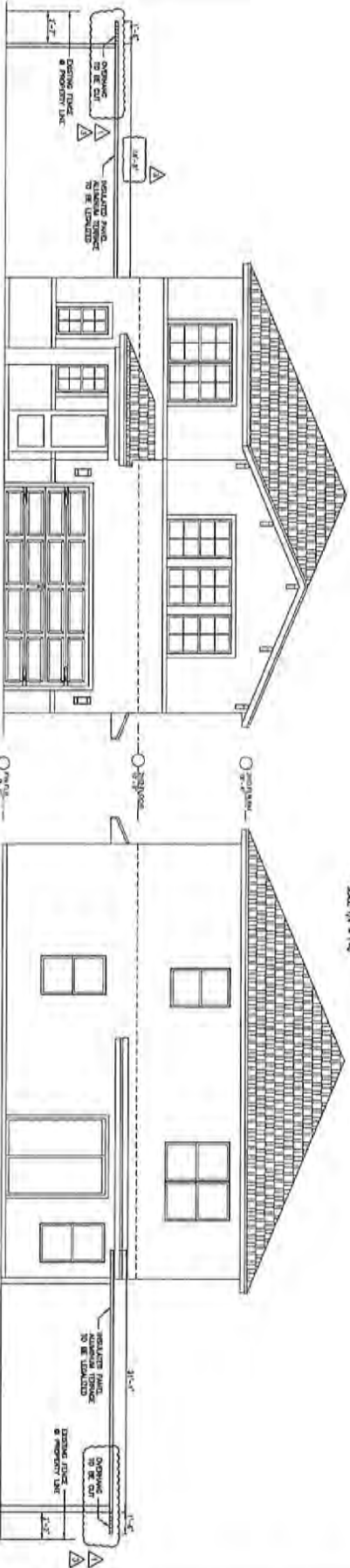
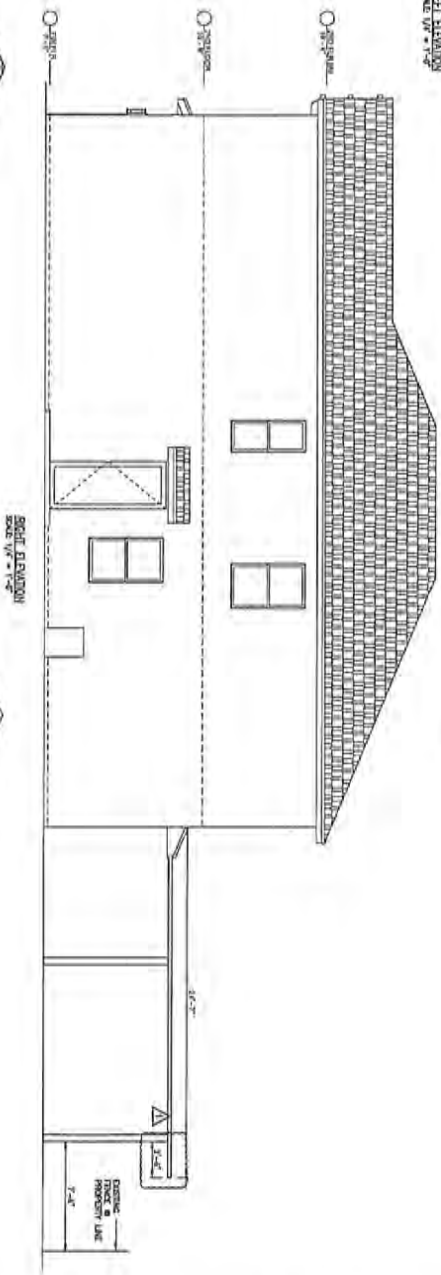
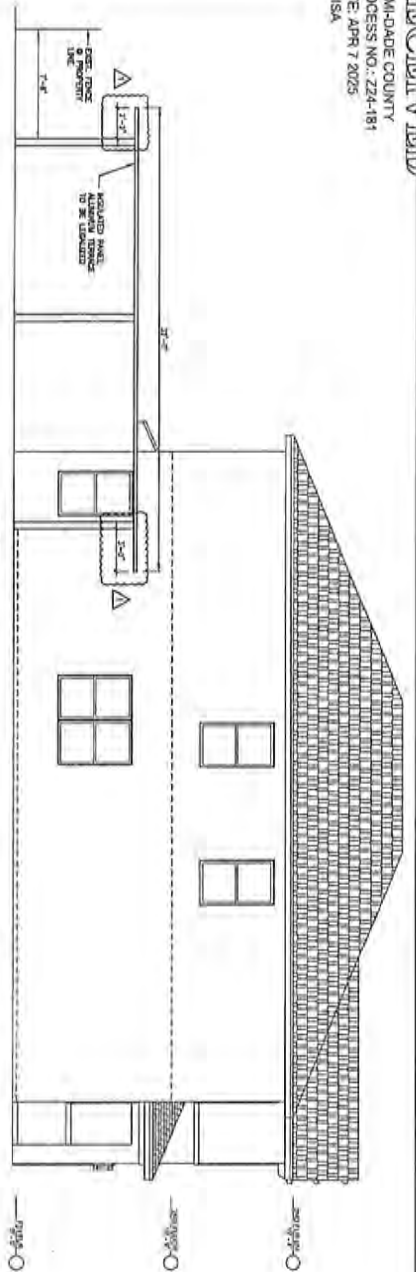
DAVID ALEJANDRO AGUIAR
13234 SW 270 TER
HOMESTEAD, FL 33032
ALUMINUM TERRACE LEGALIZATION

FLOOR
PLAN

SHEET
A-1

RECEIVED

MIAMI-DADE COUNTY
PROCESS NO.: 224-181
DATE: APR 7 2025
BY: ISA



FRONT ELEVATION
SCALE 1/8" = 1'-0"

LEFT ELEVATION
SCALE 1/8" = 1'-0"

RIGHT ELEVATION
SCALE 1/8" = 1'-0"

REVISION	BY
15-16-2024	L.H.
03-12-2025	L.H.
SHEET	
A-2	
DATE: 01-31-2024	
SCALE: AS SHOWN	
DRAWN: L.H.	
JOB:	
DAVID ALEJANDRO AGUIAR	
13234 SW 270 TER	
HOMESTEAD, FL 33032	
ALUMINUM TERRACE LEGALIZATION	
ELEVATIONS	

20

RECEIVED

MIAMI-DADE COUNTY

PROCESS NO.: Z24-181

DATE: AUG 26 2024

BY: ISA

FRONT ELEVATION



RECEIVED

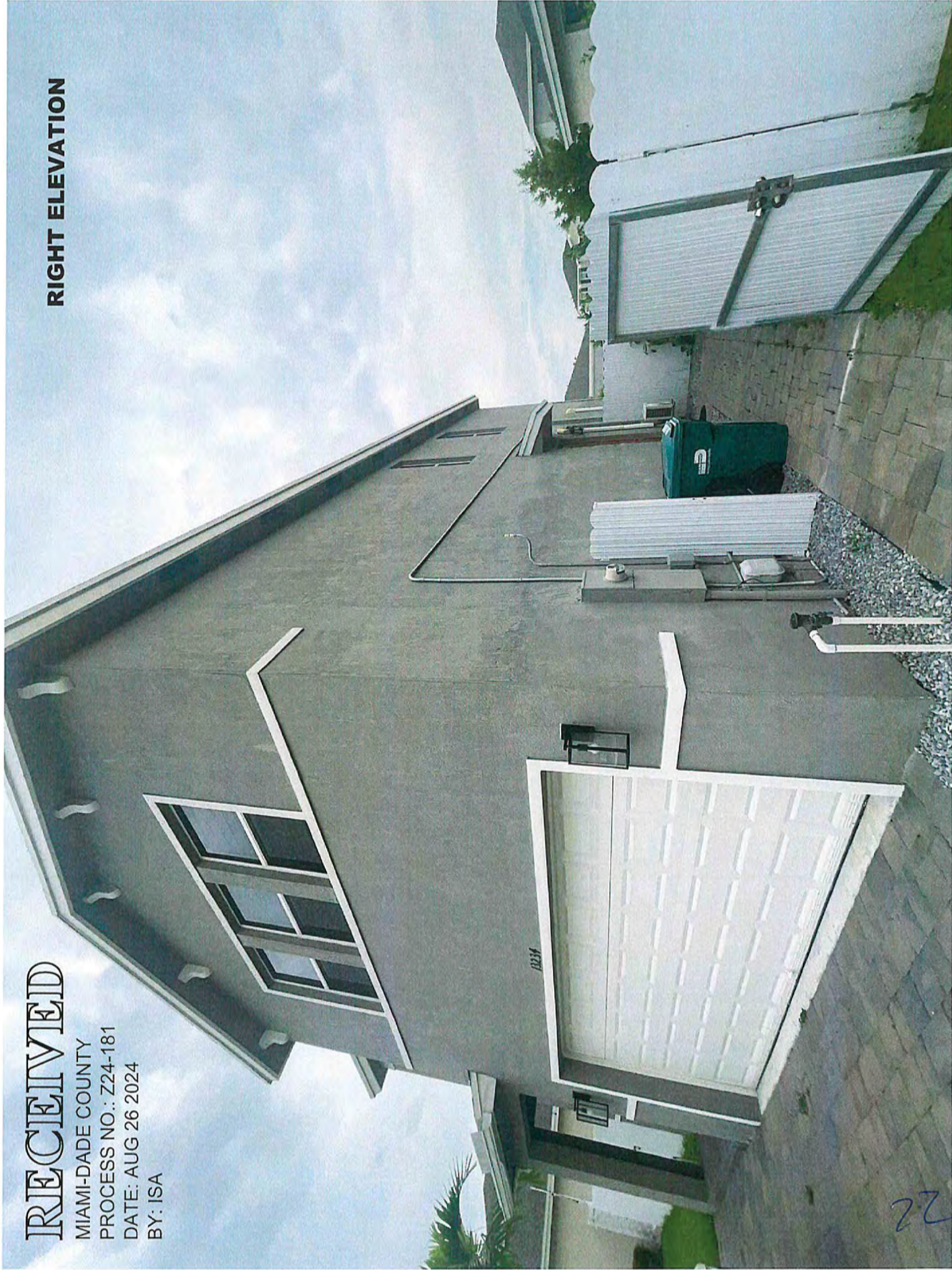
MIAMI-DADE COUNTY

PROCESS NO.: Z24-181

DATE: AUG 26 2024

BY: ISA

RIGHT ELEVATION



22

REFLECTION

MIAMI-DADE COUNTY

PROCESS NO.: Z24-181

DATE: AUG 26 2024

BY: ISA



RECEIVED

MIAMI-DADE COUNTY

PROCESS NO.: Z24-181

DATE: AUG 26 2024

BY: ISA

REAR ELEVATION





REAR VIEW



FRONT VIEW



RIGHT VIEW



LEFT VIEW

**Miami-Dade County Department of Regulatory and Economic Resources
Staff Report to Community Zoning Appeals Board 15**

PH: Z24-189

September 16, 2025

Item No. 2

Recommendation Summary	
Commission District	8
Applicant	JEN HOLDCO 24 LLC
Summary of Requests	The applicant seeks to permit a rezoning of the subject property from RU-4 (50 units per net acre) to PAD (Planned Area Development), in order to develop the parcel with 302 multi-family residential units. Additionally, the applicant seeks to allow proposed residential lots to have no frontage on public streets and to permit access to such lots by way of private drives, have less common open space than required by code, and to allow the proposed units to have no on-street parking but to provide it within private garages instead.
Location	Lying on the southeast corner of SW 240th Street and SW 127th Avenue (Burr Road), Miami-Dade County, Florida.
Property Size	±20.19-gross (±18.91-net) Acres
Existing Zoning	RU-4, High Density Apartment House District
Existing Land Use	Row crops, vacant
2030-2040 CDMP Land Use Designation	Medium Density Residential, 13-25 du/a (see attached Zoning Recommendation Addendum)
Comprehensive Plan Consistency	Consistent with interpretative text, goals, objectives and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311, District Boundary Change, Section 33-311(A)(4)(b), Non-Use Variances From Other Than Airport Regulations (see attached Zoning Recommendation Addendum)
Recommendation	Approval of requests #1, subject acceptance of the PAD agreement, and approval with conditions of requests #2, #3 and #4.

REQUESTS:

- (1) DISTRICT BOUNDARY CHANGE from RU-4, High Density Apartment House District, to PAD, Planned Area District.
- (2) NON-USE VARIANCE of zoning and subdivision regulations requiring lots to have frontage on a public right-of-way; to waive same to permit the proposed residential lots with 0' of frontage, and to permit such units to have access to public streets by means of private drives.
- (3) NON-USE VARIANCE to permit a common open space percentage of 27.15% (33% required).
- (4) NON-USE VARIANCE to permit 302 units with 0 parking spaces (2 parking spaces required for each) and to allow the required parking spaces to be provided within private garages (not permitted).

Plans are on file and may be examined in the Department of Regulatory and Economic Resources, entitled "19.35 Acres Princeton," as prepared by Pascual, Perez, Kiliddjian, Starr and Associates, consisting of 7 sheets dated stamped received 7/21/2025, floor plans & Elevations entitled "Proposed Community Residence by Lennar Homes," as prepared by Bellon Architecture, consisting of 9 sheets dated stamped received 7/21/2025; civil plans entitled "Korge (20 Acres)," prepared by Schwebke Shiskin & Associates, consisting of 13 sheets dated stamped received

7/21/2025; and landscape plans entitled "Princeton 20 Acres," prepared by Witkin Hults and Partners, consisting of 9 sheets dated stamped received 7/21/2025, for a total of 38 sheets. Plans may be modified at the public hearing.

PROJECT DESCRIPTION:

Under the current zoning application, the applicant proposes to rezone the subject site ±20.19-gross (±18.91-net) Acres from RU-4, High Density Apartment House District to PAD, Planned Area District, with the goal of developing the property with 302 dwelling units. The applicant also seeks approval to allow residential lots to access public streets via private drives, to permit common open space of 27.15% and to permit all units with private garages to serve as the required parking, a provision that is typically not permitted.

As part of this application, the applicant has submitted plans for the development of 302 dwelling units on the subject property. The proposed units will consist of 302 multi-family apartments. The residential development will be served by both internal private drives and public roadways. Site amenities, as depicted in the submitted plans, include a 32,532-square-foot park, the common open space include pedestrian walking paths, mail kiosks, parallel parking, and landscaped common open space. The development will include two (2)-ingress/egress vehicular and pedestrian access points along SW 240 Street and SW 127 Avenue roadways. Parking and driveways are internal to the site, with the required parking provided as two (2) parking spaces provided within private garages for the 302 multi-family apartment units, together with parallel parking spaces dispersed throughout the development along its internal roadways. The submitted plans indicate that the proposed lots and blocks are designed along a network of private and public drives to provide connectivity for both pedestrians and vehicles, with the proposed units oriented to front towards the streets. Submitted landscape plans depict ample landscaping in the form of trees and shrubs provided withing the residential, as well as along the western and northern perimeters of the proposed residential development, with street trees provided along all the abutting roadways. Staff notes that a Planned Area Development (PAD) Agreement is required by the code for applications requesting a PAD Zoning District, and that the applicant has submitted a PAD Agreement, which, among other provisions, restricts the subject parcel to the submitted site plans for the proposed 302 multi-family apartment units, and provides for development parameters, as well as the roadway/infrastructure improvements.

<u>NEIGHBORHOOD CHARACTERISTICS</u>		
	Zoning and Existing Use	Land Use Designation
Subject Property	RU-4; row crops, vacant land	Medium Density Residential (13 to 25 dua)
North	AU; single-family residence	Low Density Residential (2.5 to 6 dua)
South	AU; single-family residence and School Board of Miami-Dade County	Low Density Residential (2.5 to 6 dua)
East	AU; single-family residences	Low Density Residential (2.5 to 6 dua)
West	PCUCD, R; Vacant and apartments.	Community Urban Center Low Density Residential (2.5 to 6 dua)

NEIGHBORHOOD COMPATIBILITY:

The subject property comprises approximately ±20.19-gross (±18.91-net) Acres and is currently vacant. To the north, the properties are zoned AU, and the properties are developed as single-family residences. To the south the properties are zoned AU, and they are developed with a single-family residence and a property that belongs to the School Board of Miami-Dade County. To the west the property is zoned Princeton Community Urban Center (PCUC), one lot is being developed with 334 apartment units that was reviewed and approved through ASPR #2022000002, the other property is also being reviewed under an ASPR application A2021000062 for an apartment development that will have a total of 312 units, and an additional property located on the corner of 240 Street and SW 127 Ave (Burr Road) is currently vacant but could be developed under the PCUC development standards. The properties to the east are zoned AU and are developed with single-family residences.

SUMMARY OF THE IMPACTS:

Approval of this application will allow the applicant to rezone the property for the development of a multifamily apartment development in this area of the County. According to memoranda from the departments reviewing the application, any potential impacts will not result in the facilities and services operating below their adopted levels of service standards. The Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER) has stated in their memorandum that the application meets the traffic concurrency criteria and is expected to generate approximately 150 PM peak hour vehicle trips. Staff also notes that the proposed development will contribute to the population in the area and may introduce additional noise to the surrounding neighborhood.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

In the July 2025 Comprehensive Development Master Plan (CDMP) Amendment Cycle, the approximately ±20.19-gross (±18.91-net) acres subject parcel was re-designated from "Low-Medium Density Residential" (6 to 13 dwelling units per gross acre) to "Medium Density Residential" (13 to 25 dwelling units per gross acre) on the Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map. This designation was obtained through a "Small-Scale" CDMP Land Use Amendment (Application CDMP20240010). As such, the currently vacant subject property is designated **Medium Density Residential** on the Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map. The Medium Density Residential category *allows a range in density from a minimum of 13 to a maximum of 25 dwelling units per gross acre and the type of housing structures typically permitted in this category includes townhouses and low-rise and medium-rise apartments*. This allows the subject parcel to be developed up to a total of 504 residential units as the maximum density allowed under the CDMP Medium Density Residential threshold on the LUP map.

Notwithstanding, staff notes that as part of the hearing for this application, the applicant has submitted a planned area development agreement for approval and acceptance, which, besides providing certain development parameters and that the subject parcel shall be developed in substantial compliance with the submitted site plans, also restricts the site to a maximum density of 302 multi-family apartment units. Furthermore, the PAD agreement provides that the owner shall comply with the CDMP covenant accepted in conjunction with the CDMP amendment application no. CDMP20240010, that was approved in July. The CDMP covenant had restricted the site to a maximum density of three hundred and twenty (320) multifamily apartment units and required connection to water and sewer service. Based on the foregoing, staff opines that the

proposed density under this application would be **consistent** and, as demonstrated, within the maximum numerical residential density threshold that would be permitted by the Land Use Plan map, as well as within the maximum unit count that was approved under the CDMP application.

The CDMP Land Use Element Objective **LU-4**, states that Miami-Dade County shall, by the year 2040, 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 that *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*. Staff also notes that approximately more than half of the ±20.19-gross (±18.91-net) subject site is located within ½-mile of the South Dade Transitway, one of six **Strategic Miami Area Rapid Transit (SMART) Plan Corridors**, and is thereby within a CDMP designated Rapid Transit Activity Corridor, which would allow a more intense development under the Mixed Use Development provisions of the CDMP than the site's current "Medium Density Residential" land use designation. The "Mixed Use Development" provisions establish criteria for mixed-use projects located within the County's Rapid Transit Activity Corridors and allow for higher densities and intensities of development within ¼-mile and ½-mile of the corridors. These provisions allow mixed use projects located within ¼ -mile of a SMART Plan corridor to be developed at 60 dwelling units per acre and up to 2.0 floor area ratio (FAR) while projects between ¼-mile and ½-mile of the Corridor are eligible for up to 36 dwelling units per acre and up to 1.5 FAR, all subject to compatibility with the adjacent development. That ±10 acres are located within the ½-mile of the transitway, the CDMP Mixed Use Development policies would allow the ±20.19-gross (±18.91-net) to be developed with a mixed-use development at a density up to 36 dwelling units (up to 726 residential units, subject to compatibility with the adjacent uses. However, as previously noted, the applicants have voluntarily proffered a PAD agreement which among other provisions limits the development on the property to a maximum total of 302 residential units. Therefore, staff opines that approval of the District Boundary change to PAD will be compatible with the area based on the criteria set forth in the CDMP Land Use Element and **Policies LU-4A**.

Based on the foregoing analysis, staff opines that the proposed multi-family development will act as a reasonable transition between the Princeton Community Urban Center (PCUC) zoned urban center to the west, will be adequately buffered, and will not have a significant visual impact on the surrounding properties and would be **compatible** with the area based on the criteria set forth in the CDMP Land Use Element. Since the approval of the request for a district boundary change to PAD, Planned Area Development District, on the subject property, subject to the acceptance and execution of the proffered development agreement, would maintain the restrictions of the development of the site based on the CDMP amendment and the CDMP covenant, staff opines that approval of the application will be **consistent** with the CDMP Land Use Element interpretative text for the Medium Density Residential use on the LUP map.

ZONING ANALYSIS:

The applicant seeks approval of a request for a district boundary change from RU-4, High Density Apartment House District to PAD, Planned Area Development District in order to build a 302 multi-family apartment residential development (request #1). For the reasons stated above and below, staff opines that when the requests to rezone the subject parcel is analyzed under Section 33-311, District Boundary Change, the approval of these requests, subject to the Board's acceptance of the PAD agreement, would be **compatible** with the surrounding area when considering the

necessity and reasonableness in relation to the present and future development of the area concerned. Section 33-311 of the Code states that the purpose of the Code is to provide a comprehensive plan and design to among other things, lessen congestion on the highways and promote convenience and general welfare, with the view of giving reasonable consideration among other things to the character of the district or area and its peculiar suitability for particular uses. The design of the units in the development will prioritize urban design principles by orienting the buildings to face the streets, with parking located at the front within private garages. This layout ensures compliance with urban design guidelines, fostering a walkable, visually appealing neighborhood that enhances the public realm and promotes connectivity. Furthermore, to further encourage walkability, the applicant proposes an eight-foot landscape strip adjacent to the street, followed by a five-foot sidewalk along SW 125 Ave and a five-foot sidewalk along SW 127 Avenue, with five-foot internal sidewalks throughout the proposed residential development. Therefore, staff supports the district boundary changes and opines that the request for a zone change on the subject property to PAD, Planned Area District, would be **consistent** with the aforementioned CDMP designation of the parcel on the CDMP Land Use Plan map, and would be **compatible** with the surrounding area.

The subject parcel is located within the Urban Development Boundary (UDB) and, according to the submitted survey map, encompasses approximately ± 20.19 -gross (± 18.91 -net) acres of land. Staff notes that the parcel is situated within a developed area, with residential uses in proximity. It is the opinion of staff that the proposed PAD zoning district will create a seamless transition between the Urban Center District "Princeton Community Urban Center" to the west of the subject site, preserving the character of the surrounding neighborhood with minimal disruption to the existing development pattern. The applicant has proffered a Planned Area Development Agreement, which among other things limits the development of the Property to a total of 302 residential units and spells out the specific development parameters. The application proposes to develop the subject parcel with 302 multi-family apartment residential development with a total of 40 buildings. The site amenities depicted on the submitted plans include private park consisting of 37,532 square feet, mail kiosks, and landscaped common open space. Submitted plans indicate that the proposed dwelling units are designed along a network of private drives to allow connectivity for pedestrians and autos alike, ensuring better traffic dispersal within and outside of the future residential development. Additionally, the applicant is providing a network of sidewalks providing pedestrian connectivity to the common areas proposed within the development. In addition to ample landscaping in the form of trees and shrubs provided along the common areas and boundaries of the development which will minimize any visual impacts of the proposed development on the surrounding area. As designed, the proposed PAD development, with the pedestrian and auto connectivity, buildings with an intensity similar in scale to the surrounding uses as well as the proposed landscaping, will produce a development that will be compatible with the existing residential neighborhood. Staff further opines that the proposed development depicts the applicant's intent to comply with the regulations towards utilizing development parameters in a manner that maintains the development in the area.

Staff also notes that based on the memoranda submitted by other departments reviewing the application, approval of the requests would not have an unfavorable effect on the environment, the natural resources, or the economy of Miami-Dade County, and would not be incompatible with the area concerned. Staff notes that Department of Transportation and Public Works (DTPW) also reviewed the requests and has no objection to the application, subject to conditions, as specified in their memorandum. The Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER), in their memorandum state that they have no objections to the requests subject to conditions in their memorandum including that the application meets traffic concurrency criteria and that the application will generate approximately an

additional 150 PM peak hour vehicle trips. Further, the Division of Environmental Resources Management (DERM) of the Department of Regulatory and Economic Resources, in their memorandum, indicate that the application meets all applicable LOS standards for potable water supply, wastewater disposal, and flood protection. In addition, the memorandum from the Miami-Dade Fire Rescue (MDFR) Department does not indicate that the application will have a negative impact on fire rescue services in the area. The memoranda submitted by the Department of Water and Sewer, and the Park, Recreation and Open Spaces (PROS) Department indicate no objections to the application as well. Further, the Miami-Dade County Public Schools (MDCPS) memorandum, indicates that all current levels have sufficient capacity available to serve the application. Based on the aforementioned department memoranda, staff opines that the request will not result in, among other things, excessive noise or cause undue or excessive burden on public facilities. As such, staff opines that approval of the requests to rezone the subject parcel to PAD, subject to the proffered PAD covenant, would be **compatible** with the character of the surrounding neighborhood, when considering the necessity and reasonableness of the modifications in relation to the present and future development of the area. **Therefore, subject to the Board's acceptance of the proffered Planned Area Development Agreement, staff recommends approval of request #1 for a district boundary change to PAD, Planned Area Development, under Section 33-311, District Boundary Change.**

To implement the proposed residential development the applicant is also requesting ancillary Non-Use Variances. These include a request to permit the proposed dwelling units to have no frontage on public streets and to permit access to such lots by way of private drives (request #2), as well as the request to permit a common open space percentage of 27.15% (33% required) (request #3) and the request to permit 302 units with 0 parking spaces (2 parking spaces required for each) and to allow the required parking spaces to be provided within private garages (not permitted) (Request #4). When these requests are analyzed under Section 33-311(A)(4)(b), Non-Use Variances From Other Than Airport Regulations, staff opines that approval of these requests would be **compatible** with surrounding area. The submitted plans depicts a layout showing the proposed 302 multi-family apartment residential development which provides for private drives throughout the proposed development. The private drives offer connectivity between the proposed residential units and SW 127 Avenue and 240 Street, which are both designated as a public roads with a minimum width of 100 feet and 70 feet, SW 127 Avenue is classified as a Section Line Road. Staff notes that the proposed multi-family apartment residential development as indicated in the provided site plan complies with all other minimum requirements of the Code with regards to frontage and area albeit on a private drive. Staff further notes that the Platting and Traffic Review Section does not object to the requested variance to permit the proposed lots to front on private driveways. **Therefore, staff recommends approval of requests #2, #3 and #4 with conditions, under Section 33-311(A)(4)(b), Non-Use Variances From Other Than Airport Regulations.**

ACCESS, CIRCULATION AND PARKING: The submitted site plan indicates two (2) points of ingress/egress providing direct vehicular and pedestrian access: one from the north and south along SW 127 Avenue and another from the east and the west along SW 240 Street. Parking and driveways are designed internally within the site, with parking provided in garages, with parallel parking spaces along the internal roadways.

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

RECOMMENDATION: Approval of request #1, subject acceptance of the PAD agreement, and approval with conditions of requests #2, #3 and #4.

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

1. That a site plan be submitted to and meet with the approval of the Director of the Department of Regulatory and Economic Resources or its successor Department upon the submittal of an application for a building permit and/or Certificate of Use; said plan must include among other things but not be limited to, location of structure or structures, exits and entrances, drainage, walls, fences, landscaping, etc.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "19.35 Acres Princeton," as prepared by Pascual, Perez, Kiliddjian, Starr and Associates, consisting of 7 sheets dated stamped received 7/21/2025, floor plans & elevations entitled "Proposed Community Residence by Lennar Homes," as prepared by Bellon Architecture, consisting of 9 sheets dated stamped received 7/21/2025; civil plans entitled "Korge (20 Acres)," prepared by Schwebke Shiskin & Associates, consisting of 13 sheets dated stamped received 7/21/2025; and landscape plans entitled "Princeton 20 Acres," prepared by Witkin Hults and Partners, consisting of 9 sheets dated stamped received 7/21/2025, for a total of 38 sheets.
3. That the use be established and maintained in accordance with the approved plan.
4. That the private garages shall not be enclosed in any manner and shall remain for parking of vehicles and storage only.
5. That the applicant submits to the Department of Regulatory and Economic Resources for its review and approval a landscaping plan which indicates the type and size of plant material prior to the issuance of a building permit and to be installed prior to the issuance of a Certificate of Use.
6. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources as indicated in the memorandum.
7. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the Traffic Engineering Division (TED) of the Department of Transportation and Public Works as indicated in the memorandum.
8. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the Miami-Dade Sheriff's Office as indicated in the memorandum.

ES:JB:SS:PM

Eric Silva

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

9/4/2025

ZONING RECOMMENDATION ADDENDUM

JEN HOLDCO 24 LLC
PH: Z24-189

NEIGHBORHOOD SERVICES PROVIDER COMMENTS*	
Division of Environmental Resources Management (DERM)	No objection
Platting and Traffic Review Section (RER)	No objection*
Department of Transportation and Public Works Transit (DTPW)	No objection*
Fire Rescue Department	No objection
Water and Sewer Department (WASD)	No objection
Miami-Dade County Public Schools	No objection
Building and Neighborhood Compliance (BNC)	No objection
Parks, Recreation and Open Spaces Department (PROS)	No objection
Miami-Dade County Sheriff's Office	No objection*
Miami-Dade County Aviation Department	No objection
Miami-Dade County Solid Waste	No objection
Miami- Dade County Office of Historic Preservation	No objection
*Subject to conditions in their memorandum.	

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

Low Density Residential (Pg. I-29)	The Adopted 2020 and 2030 Land Use Plan designates the subject property as being within the Urban Development Boundary for Low Density Residential . The residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 dwelling units per gross acre. Residential densities of blocks abutting activity nodes as defined in the Guidelines for Urban Form, or of blocks abutting section line roads between nodes, shall be allowed a maximum residential density of 10.0 dwelling units per gross acre. To promote infill development, residential development exceeding the maximum density of 6.0 dwelling units per acre is permitted for substandard lots that were conveyed or platted prior to August 2nd, 1938. This density category is generally characterized by single family housing, e.g., single family detached, cluster, and townhouses. It could include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is not exceeded.
Medium Density Residential (Pg. I-31)	This category allows a range in density from a minimum of 6.0 to a maximum of 13 dwelling units per gross acre. The types of housing typically found in areas designated low-medium density include single-family homes, townhouses and low-rise apartments. Zero-lot-line single-family developments in this category shall not exceed a density of 7.0 dwelling units per gross acre.
Policy LU-4A (Page I-9)	When evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering, and safety, as applicable.

PERTINENT ZONING REQUIREMENTS/STANDARDS

Section 33-311 District Boundary Change	(A) The Community Zoning Appeals Boards are advised that the purpose of zoning and regulations is to provide a comprehensive plan and design to lessen the congestion in the highways; to secure safety from fire, panic and other dangers, to promote health, safety, morals, convenience and the general welfare; to provide adequate light and air; to prevent the overcrowding of land and water; to avoid undue concentration of population; to facilitate the adequate provisions of transportation, water, sewerage, schools, parks and other public requirements, with the view of giving reasonable consideration among other things to the character of the district or area and its peculiar suitability for particular uses 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.
--	---

ZONING RECOMMENDATION ADDENDUM

JEN HOLDCO 24 LLC
PH: Z24-189

	(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.
Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations	Upon appeal or direct application in specific cases, the Board shall hear and grant applications for non-use variances from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required.

Building and Neighborhood Compliance

ENFORCEMENT HISTORY

JEN HOLDCO 24 LLC/LEIBOWITZ,
ETHAN

12500 SW 240 ST
MIAMI-DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

PENDING

Z2024000189

DATE

HEARING NUMBER

FOLIO No: 30-6924-000-1200/30-6924-000-1190/30-6924-000-1160/30-6924-000-1210

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:

April 28, 2025

NEIGHBORHOOD REGULATIONS:

Folio No.s: 30-6924-000-1190/30-6924-000-1160/30-6924-000-1210

There are no open/closed cases in CMS.

Folio No: 30-6924-000-1200

Case No. 202402004740 was opened on 07/30/2024. Warning Notice W439368 was issued on 08/01/2024 for FAILURE TO MAINTAIN RIGHT-OF-WAY SWALE ABUTTING PRIVATE PROPERTY, TO WIT: OVERGROWTH OF GRASS AND WEEDS ON RIGHT OF WAY SWALE EXCEEDING 12 INCHES IN HEIGHT. A compliance inspection conducted on 08/30/2024 revealed that the violation was corrected. Case is closed.

BUILDING SUPPORT REGULATIONS:

Folio No.s: 30-6924-000-1200/30-6924-000-1190/30-6924-000-1160/30-6924-000-1210

There are no open/closed cases in BSS.

VIOLATOR:

JEN HOLDCO 24 LLC/LEIBOWITZ, ETHAN

OUTSTANDING LIENS AND FINES:

There are no outstanding liens or fines.

Memorandum



Date: April 11, 2025

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

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

Subject: Z2024000189-3rd Review
JEN HOLDCO 24 LLC
SW 240th Street and SW 127th Avenue
DBC from RU-4 to PAD to develop 302 hybrid townhome
condominium units; NUV of zoning and subdivision regulations to
permit residential dwelling units to front private roadways and to
permit such units to have access to public streets by means of private
roadways; NUV for open space requirements; NUV to permit parking
within private garages of the multi-family units.
(RU-4) (18.91 acres)
24-56-39

DERM is currently reviewing concurrent application No. CDMP20240010. If the CDMP application is denied, then DERM recommends that this concurrent zoning application be denied, as it would be inconsistent with the unamended CDMP. Accordingly, DERM's analysis and recommendations consider whether this concurrent zoning application is consistent with the CDMP amendment as requested by the applicant and with the applicable zoning and other land development regulations.

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

The Department of Regulatory and Economic Resources – Division of Environmental Resources Management (DERM) has reviewed the above referenced zoning application for compliance with the requirements of Chapter 24 of the Miami-Dade County Code (the Code) for potable water service and wastewater disposal. Based on the information provided, this zoning application is approved pursuant to section 24-43.1 of the Code related to potable water service and wastewater disposal contingent upon the CDMP application CDMP20240010 being approved and remaining in effect.

Potable Water Supply and Wastewater Disposal

Pursuant to section 24-43.4 of the Code and the site plans submitted, the subject properties are within feasible distance for connection to public water and public sanitary sewers. Therefore, connection of the proposed development to the public water and public sanitary sewer system shall be required in accordance with the requirements of the Code. Please note that this development will need to obtain water and sanitary sewer extension permits prior to DERM approval of future development orders. To the extent that connection to the public sanitary sewer system is not approved due to a sanitary sewer moratorium, this memorandum shall not be interpreted as written approval from DERM to allow an alternative means of domestic wastewater disposal.

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 drawing for the required sewer main extension will need to be approved by the Miami-Dade Water and Sewer Department and the Water and Wastewater Division of DERM prior to the 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 2780. The covenant provides that prior to DERM 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 DERM for this proposed development order.

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

Please be advised, DERM review and approval is required for any proposed public or private sanitary sewer system. Each parcel within the proposed development that is required to be served by public sanitary sewers shall connect directly to the public sanitary sewer system, without traversing other parcels. Private sanitary sewer collection and transmission systems are limited to one building per parcel connecting directly to a public sanitary sewer system and cannot traverse other parcels to connect to the public sanitary sewer system. If multiple buildings are 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 DERM Surface Water Management General Permit shall be required for the construction and operation of the required surface water management system. This permit shall be obtained prior to any future development order approval.

Stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage system. Drainage plans shall provide for full on-site retention of the stormwater runoff generated by a 25-year, 3-day storm event as per section 24.42.8(4)(i) of the Code.

Site grading and development plans shall 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 shall be required for the construction of the proposed surface water management system.

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

Conditions of Approval: None

Tree Preservation Review

An aerial review of the subject properties indicates the presence of tree resources. Additionally, Tree Permit #2400546 was issued on August 12, 2024, for the subject properties. All approved work shall be performed in accordance with this permit. Section 24-49 of the Code provides for the preservation and protection of tree resources. If any additional trees subject to the tree preservation and protection provisions of the Code are to be removed/relocated and are not associated with Tree Permit #2400546, a new tree removal permit will be required. 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 meet the requirements of sections 24-49.2 and 24-49.4 of the Code, including the specimen tree standards.

In accordance with section 24-49.9 of the Code, all plants prohibited by Miami-Dade County shall be removed from all portions of the properties 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 regarding any additional information or concerns with this review.

Conditions of Approval: None

Pollution Remediation

DERM has records of current contamination issues on the subject site tracked under Princeton Townhomes (DERM file no. HWR-1337). All construction plans (inclusive of drainage) and dewatering plans shall require review and approval from the Environmental Monitoring and Restoration Division of DERM (EMRD) as it relates to environmental contamination issues. Be advised that the EMRD review of this application does not constitute an approval of any site plans, drainage plans, or development plans that may be included as part of this application.

Any contaminated portion of the site that is proposed to be sold, transferred or dedicated (including, but not limited to, for public right-of-way) to any public entity shall be identified on the tentative and final plat plans for this development. If any contaminated portion of the site is proposed to be sold, transferred or

dedicated to the County, please note that all soil, groundwater or surface water contaminants, solid waste, and methane must be disclosed to the applicable County department at the earliest stage possible. The applicable County departments would include all departments that would receive or manage the proposed property, and for example, would include Department of Parks and Recreation and Open Spaces (PROS) for a park and Department of Transportation and Public Works (DTPW) for road right-of-way. Please note that the presence of any such contamination, solid waste, or methane or a delay by the applicant in disclosing such contamination or impacts to the applicable County departments could result in the county declining to accept the proposed dedication. This may in turn result in the need for the developer to reconfigure or change previously approved site plans, or make other changes to the proposed development, which may require approval after public hearing.

If an applicant elects to address soil contamination, groundwater contamination, solid waste, and methane via a No Further Action with Conditions, each individual property owner will be required to execute a restrictive covenant.

Please note that nothing stated herein may be interpreted to limit or restrict an engineer's or other professional's responsibility to prepare plans accurately and completely for proposed rights-of-way as well as any other projects or plans.

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

Conditions of Approval: None

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 DERM 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

Date: August 6, 2025

Memorandum



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)

A handwritten signature in black ink, appearing to read "Maria Valdes".

Subject: **REVISED** Zoning Application Comments - Korge 20 acres
Application No. Z2024000189 - Revision # 4 - (Pre-App. No. Z24P-142)

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

Application Name: Korge 20 acres

Location: The proposed project is located on approximately 20.19 gross acres at the southeast corner of the intersection of SW 127th Avenue and SW 240th Street, with Folio Nos. 30-6924-000-1160, 30-6924-000-1190, 30-6924-000-1200, and 30-6924-000-1210, in unincorporated Miami-Dade County.

Proposed Development: The Applicant is seeking a district boundary change from RU-4 (High Density Apartment House District) to PAD (Planned Area Development District) in order to develop a residential project consisting of 302 Apartment units. The subject project has a CDMP application No. CDMP20240010 that covers the same area of the subject zoning application, though CDMP20240010 was not filed as a concurrent CDMP application. The CDMP application seeks to modify the subject property's land use designation on the Land Use Plan map from Low-Medium Density Residential (6 to 13 dwelling units per gross acre) to Medium Density Residential (13 to 25 dwelling units per gross acre).

The estimated total water demand for the proposed project will be 40,770 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.

On June 10, 2025, WASD Agreement No. 32756 was offered for the subject development. Per approved points of connection (P.O.C.) dated June 4, 2025, since this property is connecting to WASD's water system for the first time, the developer is required to install a water main along one entire boundary of the property, as per WASD's Rules & Regulations, Section 2.02(1) and 2.04(2)(d).

If Agreement No. 31292 is conveyed by the time this project is ready for construction, the developer shall connect to a proposed 12-inch water main (Plans Under Review) in SW 127th Avenue and SW 240th Street. and extend the same 12-inch water main easterly in SW 240th Street to the northeastern corner of this development. If more than one fire is proposed, then continue extending an 8-inch water main within the property in dedicated public Right-of-Way (R/W) and/or in WASD easements to a point as required loop the system with a second water main.

If the Fire Dept. requires a fire hydrant, a fire line, and/or the developer requires service in SW 127th Avenue thence connect to an existing 16-inch water main (E31404D00A-3) in SW 127th Avenue and SW 240th Street and extend the same 16-inch water main (Section Line) northerly in SW 127th Avenue as required to feed the hydrant, fire line, and/or provide service to the property. If more than one fire services will be connected to this main, then, continue the same (16-inch water main) northerly in SW 127th Avenue to SW 240th Street, interconnection to the aforementioned proposed 12-inch water main at that location by Agreement No. 31292.

The developer shall also extend an 8-inch water main as required within the property in dedicated public Right-of-Way (R/W) and/or in WASD easements to a point as required to abut and provide service to the proposed development.

A Water Supply Certification (WSC) letter from WASD was issued on June 10, 2025, through WASD Agreement No. 32756. 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.

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.

Per said P.O.C. dated June 4, 2025, **a new Public Pump Station will be required.** The developer shall connect to an existing 16-inch force main (ES7370-8) in SW 127th Avenue and SW 248th Street and extend a minimum of an 8-inch force main northerly along SW 127th Avenue to SW 240th Street, thence, continue extending a minimum of an 8-inch force main easterly along SW 240th Street to a point as required to provide service to the new public Pump Station.

Please be advised that the new public Pump Station site dimensions are 45 ft X 65 ft, shall be deeded to the WASD, and must be shown on the plat, **having direct access to either dedicated public Right-of-Way (R/W) or to ingress-egress paved access and utility easement with a minimum width of 20 ft.**

Additionally, the developer shall connect to the aforementioned proposed public P.S. and extend 8-inch minimum gravity sewer mains AT FULL DEPTH in either SW 240th Street and/or in SW 127th Avenue to a point as required to fully abut one actual public Right-of-Way (R/W) of the development, and also within the property in public Right-of-Way (R/W) and/or in proposed easements as required to provide service to all of the properties within the proposed development. Also, the developer shall provide gravity sewer main stub-outs at the abutting property lines so that the abutting developments will be able to connect to the aforementioned proposed stub-outs.

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>

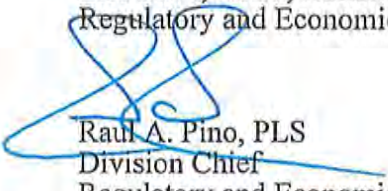
<http://www.miamidade.gov/water/construction-existing-service.asp>

<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 Benita Ramirez at (786) 552-8121 or benita.ramirez@miamidade.gov.

Memorandum



Date: May 2, 2025
To: Eric Silva, AICP, Assistant Director
Regulatory and Economic Resource Department
From:  Raul A. Pino, PLS
Division Chief
Regulatory and Economic Resource Department
Subject: DIC 24-189
Name: Jen Holdco 24, LLC
Section 24 Township 56 South Range 39 East

I. PROJECT LOCATION:

The property is on the southeast corner of the intersection of SW 240 Street and SW 127 Avenue.

II. APPLICATION REQUEST:

This application is proposing a district boundary change from RU-4 to PAD.

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 240 Street.

IV. RECOMMENDATION:

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

V. ANTICIPATED TRAFFIC GENERATION AND CONCURRENCY:

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

150 PM Peak Hour trips are generated by the proposed development of 302 multifamily units.

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 2,533 vehicles and 820 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 "C". The 60 vehicle trips generated by this development when combined with the 2,533 and those previously approved through Development Orders, 820, equal 3,413 and will cause this segment to remain at LOS "C" whose range is up to 3,420.

Station 9908 located on SW 232 Street west of US 1/SR 5, has a maximum LOS "D" of 1,440 vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of 775 vehicles and 496 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 "C". The 10 vehicle trips generated by this development when combined with the 775 and those previously approved through Development Orders, 496, equal 1,281 and will cause this segment to remain at LOS "C" whose range is up to 1,359.

Station 9103 located on SW 232 Street east of US 1/SR 5, has a maximum LOS "D" of 1,197 vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of 404 vehicles and 35 vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station 9103** with its PHP and assigned vehicles is at LOS "C". The 38 vehicle trips generated by this development when combined with the 404 and those previously approved through Development Orders, 35, equal 477 and will cause this segment to remain at LOS "C" whose range is up to 594.

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 2,531 vehicles and 347 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 10 vehicle trips generated by this development when combined with the 2,531 and those previously approved through Development Orders, 347, equal 2,888 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 716 vehicles and 320 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 32 vehicle trips generated by this development when combined with the 716 and those previously approved through Development Orders, 320, equal 1,068 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: July 24, 2025

To: Eric Silva, Assistant Director
Regulatory and Economic Resources

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

Subject: Z2024000189

The Miami-Dade Fire Rescue Department has **no objection** to the site plan uploaded to "EnerGov" on 07/21/2025.

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

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

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

Memorandum



Date: June 23, 2025

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

From: Francisco Arbelaez, AICP, LEED Green Associate
Principal Planner – Transportation Planning and Policy Division
Department of Transportation and Public Works (DTPW)

Subject: Review of DIC Project No. Z2024000189
Jen Holdco 24, 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 the SE corner of SW 240th ST & SW 127th Avenue Miami, FL 33032. in unincorporated Miami-Dade County, Florida (the "Property").

CONDITIONS/RECOMMENDATIONS:

I. Transportation Planning and Policy Division:

A. Conditions

1. The applicant shall provide 6 ft. pedestrian path along the sidewalks on SW 127th Avenue and along SW 240th Street to help 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. The applicant shall ensure that all street furniture is not placed within the 6 ft pedestrian path.
2. The applicant shall coordinate with the Design and Engineering section of DTPW to ensure wayfinding to all transit options available is provided.
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 240th 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. 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.

B. Covenant for Planned Area Development

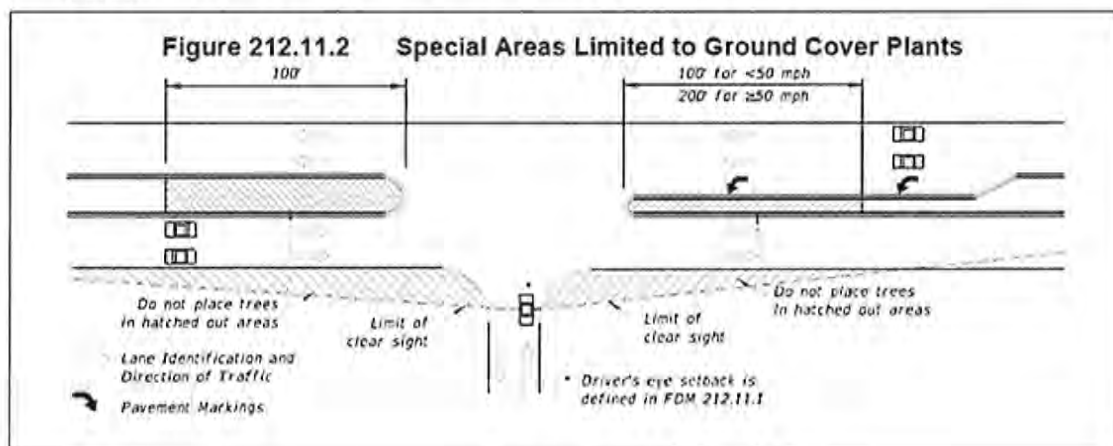
6. DTPW requests the applicant update the Covenant to include lighting measures along pedestrian and vehicular Thoroughfares.
 - a. SW 127th avenue is the main pedestrian and vehicular access to Transit.

Please contact Francisco Arbelaez, AICP at Francisco.Arbelaez@miamidade.gov if you have any questions on the comments above.

II. Traffic Engineering Division

A. Conditions

1. This development is approved for the construction of 302 multi-family residential units, along with 637 parking spaces—148 of which are designated for electric vehicles—and 12 bicycle parking spaces. In the case that the land use information is modified, a new site plan/traffic study must be submitted for review.
2. A traffic signal contribution is required for the southeast corner of the SW 127th Avenue and SW 240th Street intersection
3. According to the latest FDOT FDM manual Section 212.11.6, trees may not be placed within the hatched-out areas of the sight triangles, as illustrated in the figure below.



Please contact Anamersy Arce at Anamersy.Arce@miamidade.gov if you have any questions on the comments above.

If you have any questions concerning the overall review comments, or wish to discuss this matter further, please contact Francisco Arbelaez at (786) 469-5310.

c: Lisa Colmenares, AICP, Chief Planning Officer, DTPW
Paola Baez, Chief, Transportation Planning and Policy, DTPW
Eric Zahn, Transit Planning Section Supervisor, Service Planning and Scheduling, DTPW
Linda Morris, AICP, Chief, Service Planning and Scheduling, DTPW
Leandro Oña, Chief, Highway Division, DTPW
Yamilet Senespleda, Manager, Traffic Engineering Division, DTPW
Anamersy Arce, Traffic Engineer, Traffic Engineering Division, DTPW

RODRIGUEZ, IVAN M

From: RODRIGUEZ, IVAN M
Sent: Tuesday, January 28, 2025 12:23 PM
To: erica.adams@hklaw.com; Amanda.Naldjieff@hklaw.com
Cc: Simon, Nathaly; Garcia, Jeannette C.; CASTILLO, DENISE; Concurrency Management; Stillings, Noel (RER); Connally, Ronald (RER); HERRERA, ANA I
Subject: Preliminary School Concurrency Analysis for Unity Center of Miami, Inc. (Z2023000244) (PH3024110500848)
Attachments: JEN HOLDCO 24 LLC Z2024000189 (PH3024091600745).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 280 single-family attached units, which generate 102 students (51 at the elementary, 23 at the middle, and 28 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.

Best Regards,



Ivan M. Rodriguez

Director

Growth Management

Office of Governmental Affairs & Land Use

Facilities Design and Construction

Miami-Dade County Public Schools

1450 N.E. Second Avenue

Miami, Florida 33132

(305) 995-4501



Concurrency Management System (CMS)

Miami-Dade County Public Schools

Miami-Dade County Public Schools

Concurrency Management System

Preliminary Concurrency Analysis

MDCPS Application Number:
Date Application Received:
Type of Application:

PH3024091600745
9/16/2024 2:02:12 PM
Public Hearing

Local Government (LG):
LG Application Number:
Sub Type:

Miami-Dade
Z2024000189
Zoning

Applicant's Name:
Address/Location:
Master Folio Number:
Additional Folio Number(s):

JEN HOLDCO 24 LLC
NONE
3069240001200

PROPOSED # OF UNITS
SINGLE-FAMILY DETACHED UNITS:
SINGLE-FAMILY ATTACHED UNITS:
MULTIFAMILY UNITS:

280
0
280
0

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)	0	51	0	NO	Current CSA
3621	COCONUT PALM K-8 ACADEMY (ELEM COMP)	0	51	0	NO	Current CSA Five Year Plan
3622	COCONUT PALM K-8 ACADEMY (MID COMP)	66	23	23	YES	Current CSA
7151	HOMESTEAD SENIOR	65	28	28	YES	Current CSA

ADJACENT SERVICE AREA SCHOOLS

4461	PINE VILLA ELEMENTARY	421	51	51	YES	Adjacent CSA
------	-----------------------	-----	----	----	-----	--------------

*An Impact reduction of **33.18%** 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

Miami-Dade Sheriff's Office
Memorandum



Date: June 5, 2025

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. Z2024000189
JEN HOLDCO 24 LLC

A handwritten signature in blue ink, appearing to read "Rosie Cordero-Stutz", written over the "From:" line.

APPLICATION:

The applicant, JEN HOLDCO 24 LLC., is requesting a district boundary change to rezone the Property from RU-4 (High-Density Apartment House District) to PAD (Planned Area Development District) in order to develop a residential project consisting of 302 townhomes. The number of bedrooms shall not exceed 906. The 20.19-acre property is located at SW 127 Avenue and SW 240 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, the district has received seven 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:

A review of the application and supporting documents was conducted to assess the impact on Miami-Dade Sheriff's Office resources in light of the proposed zoning modifications. This application is requesting a district boundary change to rezone the Property from RU-4 (High-Density Apartment House District) to PAD (Planned Area Development District) in order to develop a residential project consisting of 302 townhomes. The number of bedrooms shall not exceed 906.

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 four additional sworn deputies is required, with an estimated cost of \$493,340. This estimate may change pending further information from the developer regarding the number and type of dwelling units. Should demand for police services exceed these projections, additional sworn personnel, support staff, and equipment will be required. This concurrency approval is limited to the initial development order. A final concurrency statement will be issued upon completion of final development plans.

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

RCS/jhb

Memorandum



Date: 03/11/2025

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

From: Aneisha Daniel, PhD, Director *Aneisha Daniel*
Department of Solid Waste Management

Subject: Update to Application - JEN HOLD CO 24 LLC (Z2024-000189)

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

Application: The previous application requested a District boundary change to rezone the Property from RU-4 (High-Density Apartment House District) to PAD (Planned Area Development) which would have permitted the future subdivision of the Property to develop 280 single-family attached residential units. The amended application is for the same District boundary change and includes a request to approve certain companion non-use variances to facilitate a planned residential development. The project now proposes to develop 302 hybrid-townhome condominium units (multi-family apartments), resulting in a density of approximately 16.67 dwelling units per net acre (14.49 dwelling units per gross acre).

Size: The subject property contains ± 18.91 net acres (± 20.19 gross acres).

Location: The property is in unincorporated Miami-Dade County, generally south of SW 240th Street between SW 127th Avenue and approximately 124th Court.

Analysis:

1. Solid Waste Disposal

The Miami-Dade County Solid Waste Management System consists of both County facilities and private facilities under contract as follows: three Class I landfills (two owned by Waste Management Inc., of Florida), a Class III landfill, and three regional transfer facilities. The Department of Solid Waste Management (DSWM) does not assess or adjust estimated capacity requirements based on the impacts of individual developments. Instead, the Department maintains sufficient disposal capacity to accommodate five years of waste flows committed to the system through long-term interlocal agreements or contracts with municipalities and private waste haulers and anticipated non-committed waste flows. The latest Concurrency Status Determination issued on September 20, 2024, which is valid through September 30, 2025, shows sufficient disposal system capacity to exceed the County's adopted level of service (five years of capacity). This determination, which is on file with the Regulatory and Economic Resources Department, is contingent upon the continued ability of the County to obtain and renew disposal facility operating permits from the Florida Department of Environmental Protection, as needed. There are no solid waste facilities (collection or disposal) within 2.5 miles of this property.

2. Garbage and Trash Collection Services

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

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

3. Recycling

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

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

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

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

4. Recycling and Waste Storage/Setout Considerations

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

5. Site Circulation Considerations

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

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

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

Concurrent Comprehensive Development Master Plan (CDMP) and Zoning Application Process

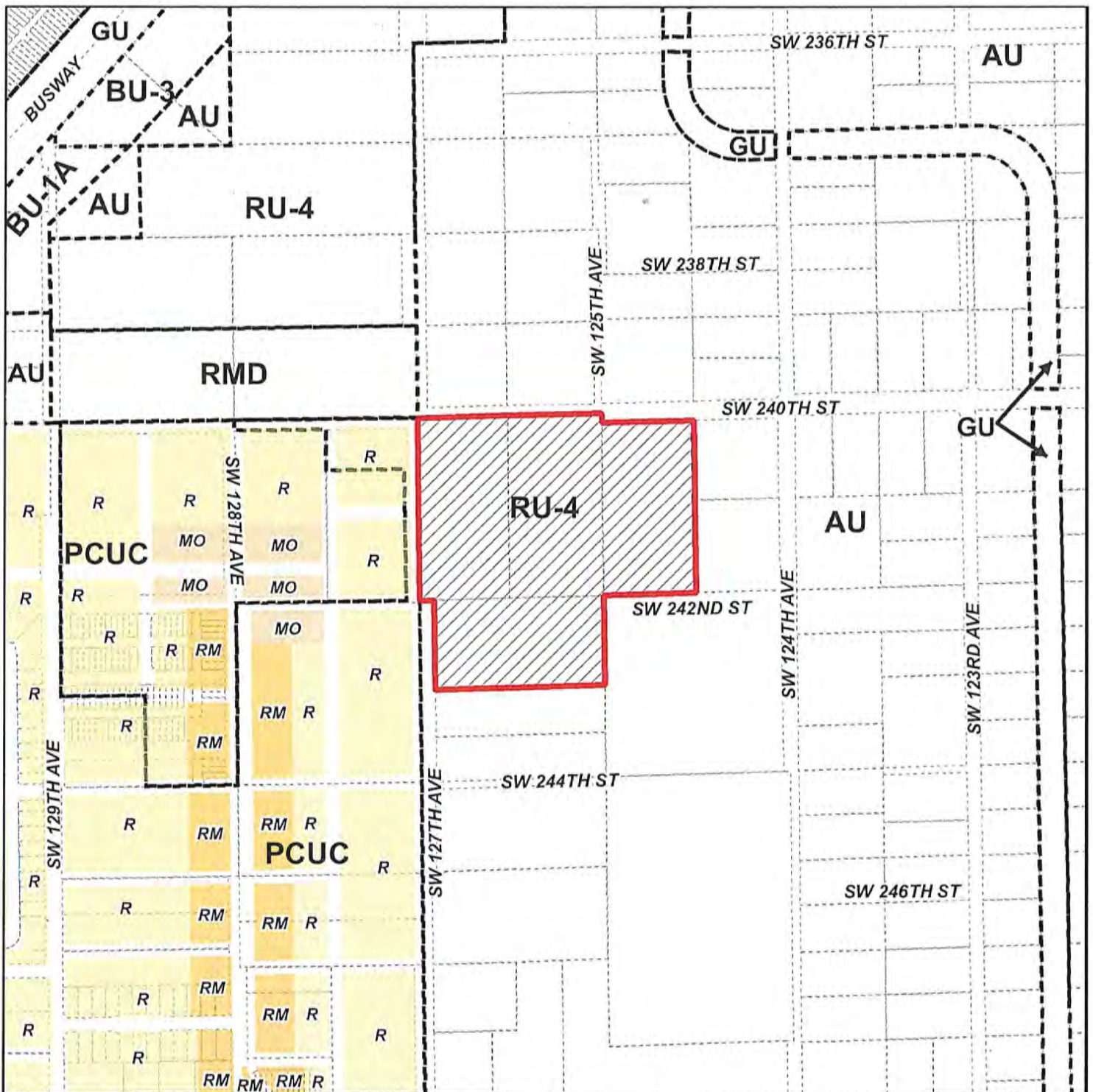
Date: May 14th, 2025

Subject: Z2024000175 - JEN HOLDCO 24 LLC

The subject zoning application includes a concurrent request to amend the Comprehensive Development Master Plan (CDMP). This application is subject to the following concurrent CDMP/Zoning process:

- The public hearing for concurrent CDMP/Zoning applications must be scheduled on the same date; therefore, the final hearing for the CDMP application cannot be scheduled until the zoning application is complete.
- Approval of the zoning application shall be contingent upon the CDMP amendment application becoming effective. To become effective, the CDMP application must be adopted by the Board of County Commissioners and the 30-day challenge period expired without a petition being filed to challenge the adopted amendment.
- If timely challenged, an amendment does not become effective until the State Land Planning Agency or Administrative Commission issues a Final Order determining the adopted amendment to be in compliance with state law.

If you have any questions, please contact Rosa Davis, Planning Section Supervisor, or Garrett Rowe, Chief, in the Department's Metropolitan Planning Section at 305-375-2835.



MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2024000189

Section: 24/23 Township: 56 Range: 39
Applicant: JEN HOLDCO 24 LLC
Zoning Board: C15
Commission District: 8
Drafter ID: EDUARDO CESPEDES
Scale: NTS

Legend

-  Subject Property Case
-  Zoning



SKETCH CREATED ON: Thursday, September 5, 2024

REVISION	DATE	BY



MIAMI-DADE COUNTY

AERIAL YEAR 2023

Process Number

Z2024000189

Legend



Subject Property



Section: 24 Township: 56 Range: 39

Applicant: JEN HOLDCO 24 LLC

Zoning Board: C15

Commission District: 8

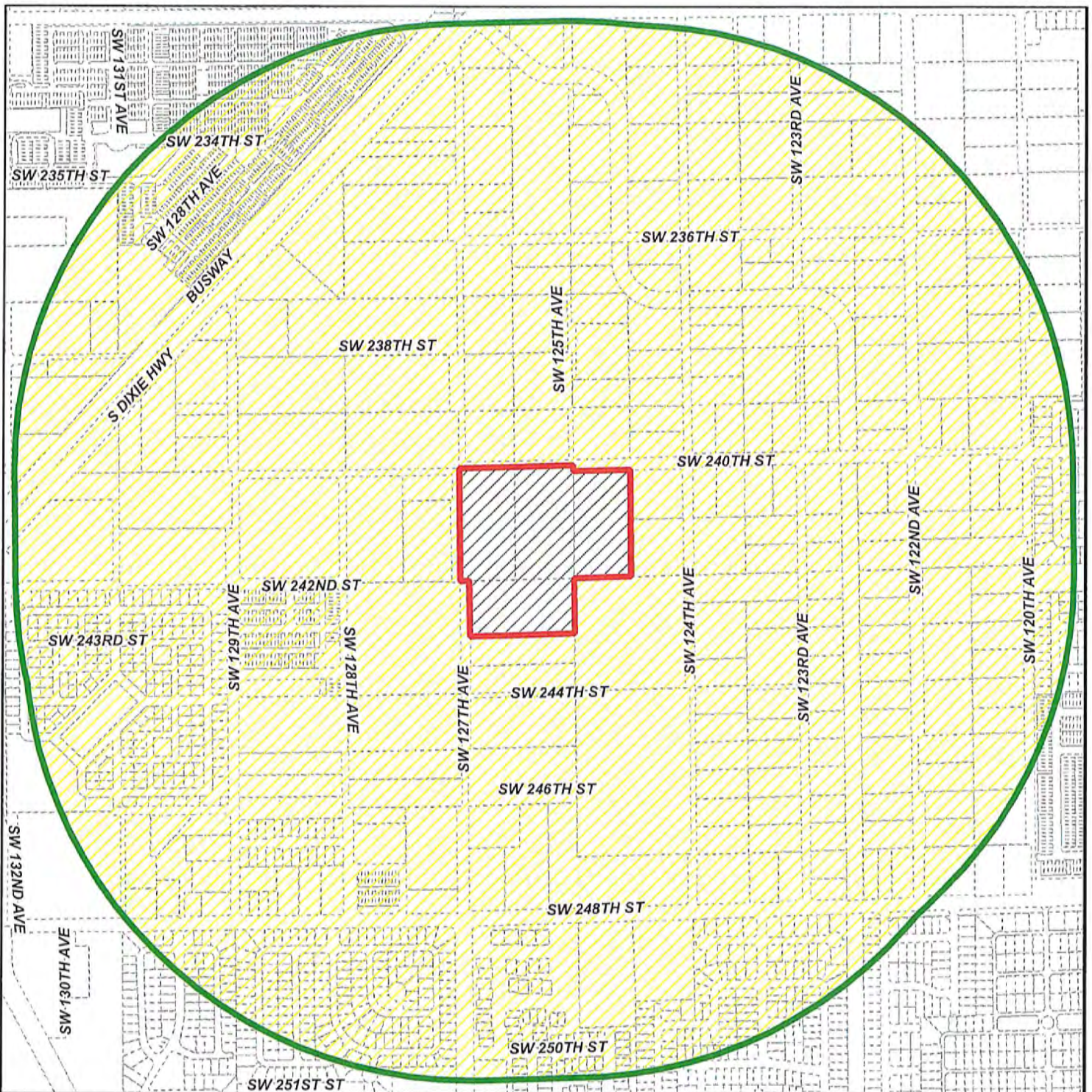
Drafter ID: EDUARDO CESPEDES

Scale: NTS



SKETCH CREATED ON: Thursday, September 5, 2024

REVISION	DATE	BY



MIAMI-DADE COUNTY **RADIUS MAP**

Section: 24 Township: 56 Range: 39
Applicant: JEN HOLDCO 24 LLC
Zoning Board: C15
Commission District: 8
Drafter ID: EDUARDO CESPEDES
Scale: NTS

Process Number
Z2024000189
RADIUS: 2640

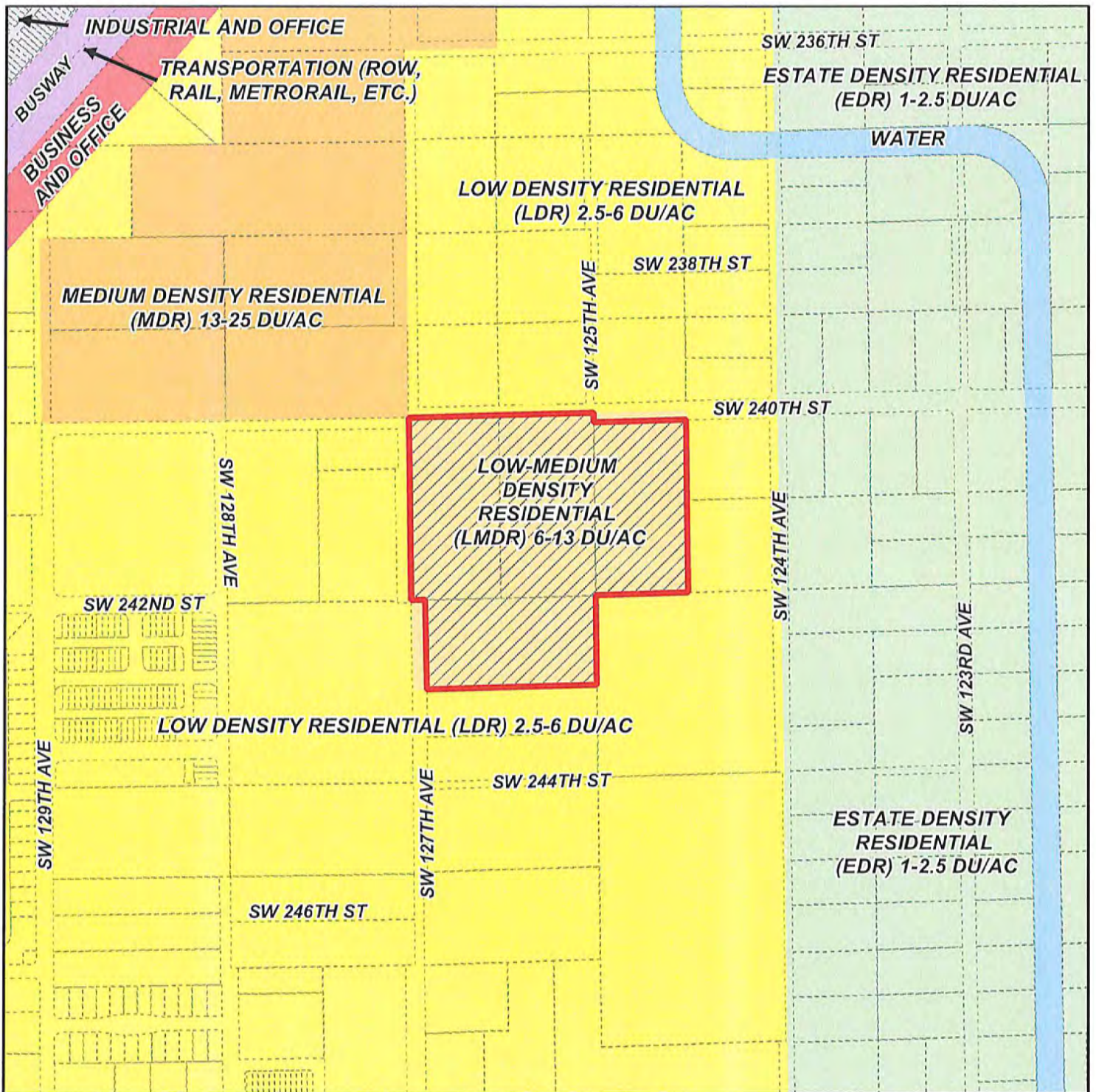
Legend

-  Subject Property
-  Buffer
-  Property Boundaries



SKETCH CREATED ON: Thursday, September 5, 2024

REVISION	DATE	BY



MIAMI-DADE COUNTY
CDMP MAP

Process Number
Z2024000189

Section: 24 Township: 56 Range: 39
Applicant: JEN HOLDCO 24 LLC
Zoning Board: C15
Commission District: 8
Drafter ID: EDUARDO CESPEDES
Scale: NTS

Legend

 Subject Property Case

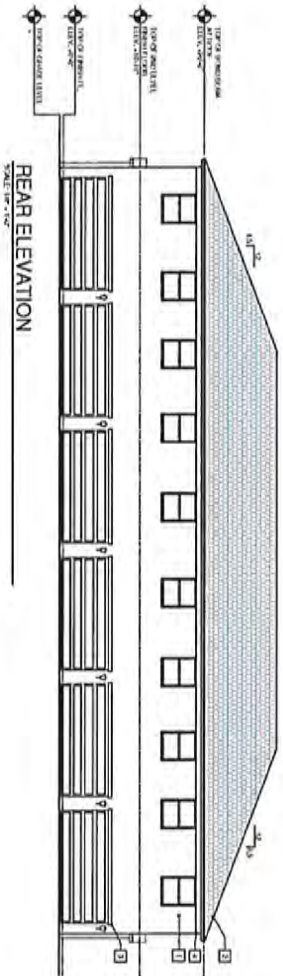


SKETCH CREATED ON: Thursday, September 5, 2024

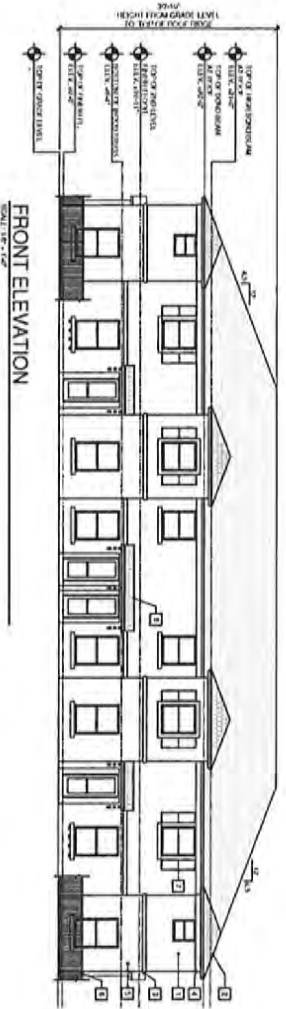
REVISION	DATE	BY

RECEIVED

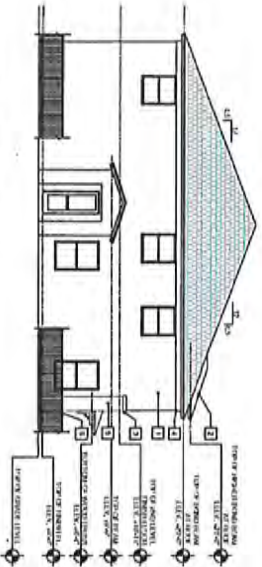
MIAMI-DADE COUNTY
PROCESS NO.: Z24-189
DATE: JUL 21 2025
BY: GONGOL



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

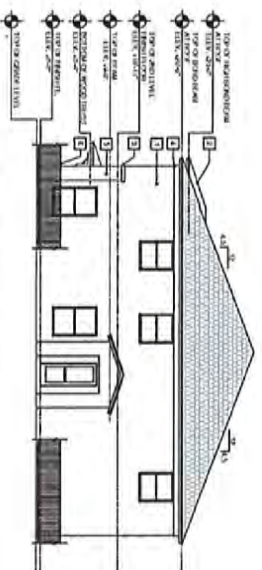


FRONT ELEVATION
SCALE: 1/8" = 1'-0"



LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATIONS KEYNOTES	
1	SHOULDER
2	SHOULDER
3	SHOULDER
4	SHOULDER
5	SHOULDER
6	SHOULDER
7	SHOULDER
8	SHOULDER
9	SHOULDER
10	SHOULDER
11	SHOULDER
12	SHOULDER
13	SHOULDER
14	SHOULDER
15	SHOULDER
16	SHOULDER
17	SHOULDER
18	SHOULDER
19	SHOULDER
20	SHOULDER
21	SHOULDER
22	SHOULDER
23	SHOULDER
24	SHOULDER
25	SHOULDER
26	SHOULDER
27	SHOULDER
28	SHOULDER
29	SHOULDER
30	SHOULDER
31	SHOULDER
32	SHOULDER
33	SHOULDER
34	SHOULDER
35	SHOULDER
36	SHOULDER
37	SHOULDER
38	SHOULDER
39	SHOULDER
40	SHOULDER
41	SHOULDER
42	SHOULDER
43	SHOULDER
44	SHOULDER
45	SHOULDER
46	SHOULDER
47	SHOULDER
48	SHOULDER
49	SHOULDER
50	SHOULDER
51	SHOULDER
52	SHOULDER
53	SHOULDER
54	SHOULDER
55	SHOULDER
56	SHOULDER
57	SHOULDER
58	SHOULDER
59	SHOULDER
60	SHOULDER
61	SHOULDER
62	SHOULDER
63	SHOULDER
64	SHOULDER
65	SHOULDER
66	SHOULDER
67	SHOULDER
68	SHOULDER
69	SHOULDER
70	SHOULDER
71	SHOULDER
72	SHOULDER
73	SHOULDER
74	SHOULDER
75	SHOULDER
76	SHOULDER
77	SHOULDER
78	SHOULDER
79	SHOULDER
80	SHOULDER
81	SHOULDER
82	SHOULDER
83	SHOULDER
84	SHOULDER
85	SHOULDER
86	SHOULDER
87	SHOULDER
88	SHOULDER
89	SHOULDER
90	SHOULDER
91	SHOULDER
92	SHOULDER
93	SHOULDER
94	SHOULDER
95	SHOULDER
96	SHOULDER
97	SHOULDER
98	SHOULDER
99	SHOULDER
100	SHOULDER



RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



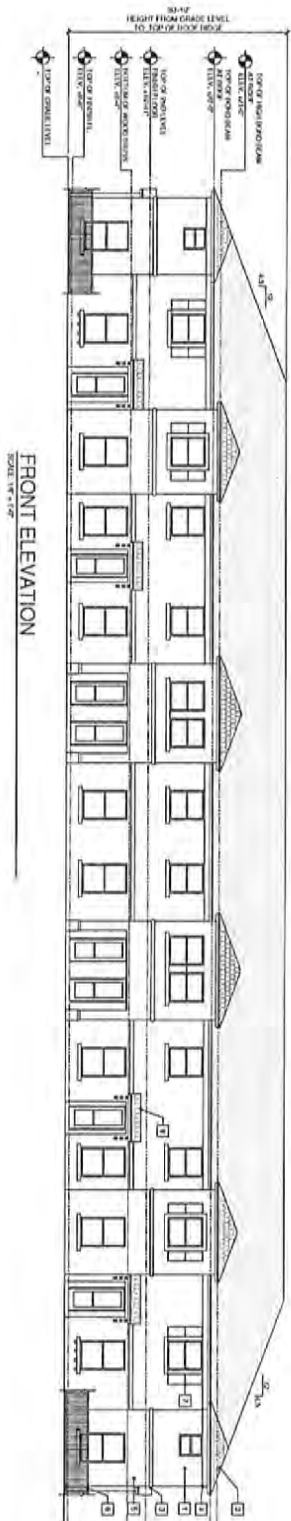
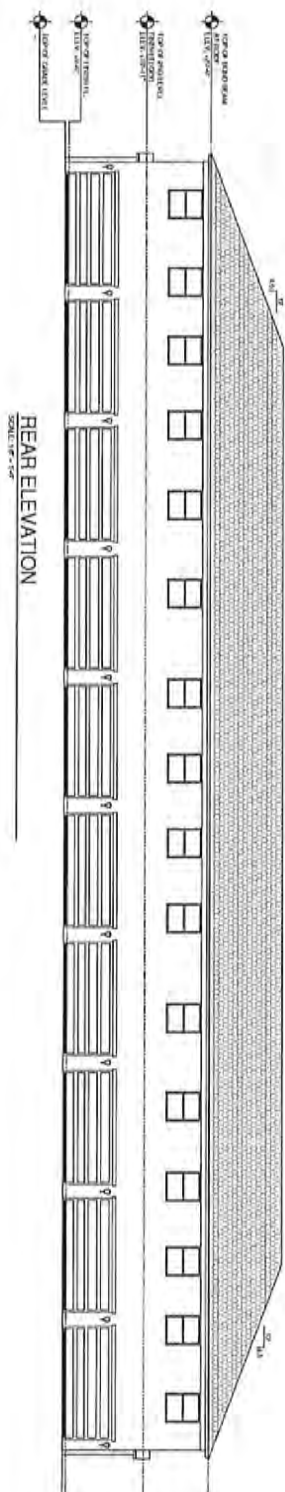
BELLÓN
ARCHITECTURE
c3

14000 N.W. 14th Avenue
Miami, FL 33187
P: (305) 254-1234
F: (305) 254-1235
WWW.BELLONARCHITECTURE.COM
BELLÓN ARCHITECTURE
14000 N.W. 14th Avenue
Miami, FL 33187
CONSULTING ARCHITECTS

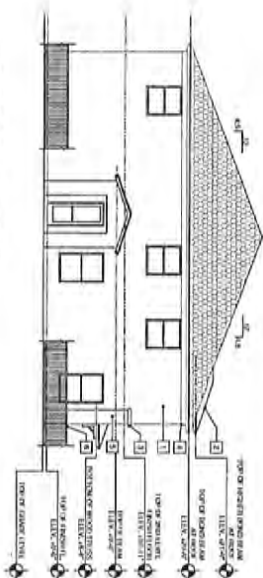
PROPOSED COMMUNITY RESIDENCE BY
LENNAR HOMES
MIAMI DADE COUNTY

NO.	DATE	DESCRIPTION
1	07/21/2025	ISSUED FOR PERMIT
2	07/21/2025	ISSUED FOR PERMIT
3	07/21/2025	ISSUED FOR PERMIT
4	07/21/2025	ISSUED FOR PERMIT
5	07/21/2025	ISSUED FOR PERMIT
6	07/21/2025	ISSUED FOR PERMIT
7	07/21/2025	ISSUED FOR PERMIT
8	07/21/2025	ISSUED FOR PERMIT
9	07/21/2025	ISSUED FOR PERMIT
10	07/21/2025	ISSUED FOR PERMIT
11	07/21/2025	ISSUED FOR PERMIT
12	07/21/2025	ISSUED FOR PERMIT
13	07/21/2025	ISSUED FOR PERMIT
14	07/21/2025	ISSUED FOR PERMIT
15	07/21/2025	ISSUED FOR PERMIT
16	07/21/2025	ISSUED FOR PERMIT
17	07/21/2025	ISSUED FOR PERMIT
18	07/21/2025	ISSUED FOR PERMIT
19	07/21/2025	ISSUED FOR PERMIT
20	07/21/2025	ISSUED FOR PERMIT
21	07/21/2025	ISSUED FOR PERMIT
22	07/21/2025	ISSUED FOR PERMIT
23	07/21/2025	ISSUED FOR PERMIT
24	07/21/2025	ISSUED FOR PERMIT
25	07/21/2025	ISSUED FOR PERMIT
26	07/21/2025	ISSUED FOR PERMIT
27	07/21/2025	ISSUED FOR PERMIT
28	07/21/2025	ISSUED FOR PERMIT
29	07/21/2025	ISSUED FOR PERMIT
30	07/21/2025	ISSUED FOR PERMIT
31	07/21/2025	ISSUED FOR PERMIT
32	07/21/2025	ISSUED FOR PERMIT
33	07/21/2025	ISSUED FOR PERMIT
34	07/21/2025	ISSUED FOR PERMIT
35	07/21/2025	ISSUED FOR PERMIT
36	07/21/2025	ISSUED FOR PERMIT
37	07/21/2025	ISSUED FOR PERMIT
38	07/21/2025	ISSUED FOR PERMIT
39	07/21/2025	ISSUED FOR PERMIT
40	07/21/2025	ISSUED FOR PERMIT
41	07/21/2025	ISSUED FOR PERMIT
42	07/21/2025	ISSUED FOR PERMIT
43	07/21/2025	ISSUED FOR PERMIT
44	07/21/2025	ISSUED FOR PERMIT
45	07/21/2025	ISSUED FOR PERMIT
46	07/21/2025	ISSUED FOR PERMIT
47	07/21/2025	ISSUED FOR PERMIT
48	07/21/2025	ISSUED FOR PERMIT
49	07/21/2025	ISSUED FOR PERMIT
50	07/21/2025	ISSUED FOR PERMIT
51	07/21/2025	ISSUED FOR PERMIT
52	07/21/2025	ISSUED FOR PERMIT
53	07/21/2025	ISSUED FOR PERMIT
54	07/21/2025	ISSUED FOR PERMIT
55	07/21/2025	ISSUED FOR PERMIT
56	07/21/2025	ISSUED FOR PERMIT
57	07/21/2025	ISSUED FOR PERMIT
58	07/21/2025	ISSUED FOR PERMIT
59	07/21/2025	ISSUED FOR PERMIT
60	07/21/2025	ISSUED FOR PERMIT
61	07/21/2025	ISSUED FOR PERMIT
62	07/21/2025	ISSUED FOR PERMIT
63	07/21/2025	ISSUED FOR PERMIT
64	07/21/2025	ISSUED FOR PERMIT
65	07/21/2025	ISSUED FOR PERMIT
66	07/21/2025	ISSUED FOR PERMIT
67	07/21/2025	ISSUED FOR PERMIT
68	07/21/2025	ISSUED FOR PERMIT
69	07/21/2025	ISSUED FOR PERMIT
70	07/21/2025	ISSUED FOR PERMIT
71	07/21/2025	ISSUED FOR PERMIT
72	07/21/2025	ISSUED FOR PERMIT
73	07/21/2025	ISSUED FOR PERMIT
74	07/21/2025	ISSUED FOR PERMIT
75	07/21/2025	ISSUED FOR PERMIT
76	07/21/2025	ISSUED FOR PERMIT
77	07/21/2025	ISSUED FOR PERMIT
78	07/21/2025	ISSUED FOR PERMIT
79	07/21/2025	ISSUED FOR PERMIT
80	07/21/2025	ISSUED FOR PERMIT
81	07/21/2025	ISSUED FOR PERMIT
82	07/21/2025	ISSUED FOR PERMIT
83	07/21/2025	ISSUED FOR PERMIT
84	07/21/2025	ISSUED FOR PERMIT
85	07/21/2025	ISSUED FOR PERMIT
86	07/21/2025	ISSUED FOR PERMIT
87	07/21/2025	ISSUED FOR PERMIT
88	07/21/2025	ISSUED FOR PERMIT
89	07/21/2025	ISSUED FOR PERMIT
90	07/21/2025	ISSUED FOR PERMIT
91	07/21/2025	ISSUED FOR PERMIT
92	07/21/2025	ISSUED FOR PERMIT
93	07/21/2025	ISSUED FOR PERMIT
94	07/21/2025	ISSUED FOR PERMIT
95	07/21/2025	ISSUED FOR PERMIT
96	07/21/2025	ISSUED FOR PERMIT
97	07/21/2025	ISSUED FOR PERMIT
98	07/21/2025	ISSUED FOR PERMIT
99	07/21/2025	ISSUED FOR PERMIT
100	07/21/2025	ISSUED FOR PERMIT

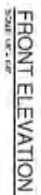
A-4A
BUILDING TYPE 6
ELEVATION



LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



ELEVATION KEYNOTES:	
1	ROOFLINE
2	GROUND FLOOR FINE
3	1ST FLOOR FINE
4	2ND FLOOR FINE
5	3RD FLOOR FINE
6	4TH FLOOR FINE
7	5TH FLOOR FINE
8	6TH FLOOR FINE
9	7TH FLOOR FINE
10	8TH FLOOR FINE
11	9TH FLOOR FINE
12	10TH FLOOR FINE
13	11TH FLOOR FINE
14	12TH FLOOR FINE
15	13TH FLOOR FINE
16	14TH FLOOR FINE
17	15TH FLOOR FINE
18	16TH FLOOR FINE
19	17TH FLOOR FINE
20	18TH FLOOR FINE
21	19TH FLOOR FINE
22	20TH FLOOR FINE
23	21ST FLOOR FINE
24	22ND FLOOR FINE
25	23RD FLOOR FINE
26	24TH FLOOR FINE
27	25TH FLOOR FINE
28	26TH FLOOR FINE
29	27TH FLOOR FINE
30	28TH FLOOR FINE
31	29TH FLOOR FINE
32	30TH FLOOR FINE
33	31ST FLOOR FINE
34	32ND FLOOR FINE
35	33RD FLOOR FINE
36	34TH FLOOR FINE
37	35TH FLOOR FINE
38	36TH FLOOR FINE
39	37TH FLOOR FINE
40	38TH FLOOR FINE
41	39TH FLOOR FINE
42	40TH FLOOR FINE
43	41ST FLOOR FINE
44	42ND FLOOR FINE
45	43RD FLOOR FINE
46	44TH FLOOR FINE
47	45TH FLOOR FINE
48	46TH FLOOR FINE
49	47TH FLOOR FINE
50	48TH FLOOR FINE
51	49TH FLOOR FINE
52	50TH FLOOR FINE
53	51ST FLOOR FINE
54	52ND FLOOR FINE
55	53RD FLOOR FINE
56	54TH FLOOR FINE
57	55TH FLOOR FINE
58	56TH FLOOR FINE
59	57TH FLOOR FINE
60	58TH FLOOR FINE
61	59TH FLOOR FINE
62	60TH FLOOR FINE
63	61ST FLOOR FINE
64	62ND FLOOR FINE
65	63RD FLOOR FINE
66	64TH FLOOR FINE
67	65TH FLOOR FINE
68	66TH FLOOR FINE
69	67TH FLOOR FINE
70	68TH FLOOR FINE
71	69TH FLOOR FINE
72	70TH FLOOR FINE
73	71ST FLOOR FINE
74	72ND FLOOR FINE
75	73RD FLOOR FINE
76	74TH FLOOR FINE
77	75TH FLOOR FINE
78	76TH FLOOR FINE
79	77TH FLOOR FINE
80	78TH FLOOR FINE
81	79TH FLOOR FINE
82	80TH FLOOR FINE
83	81ST FLOOR FINE
84	82ND FLOOR FINE
85	83RD FLOOR FINE
86	84TH FLOOR FINE
87	85TH FLOOR FINE
88	86TH FLOOR FINE
89	87TH FLOOR FINE
90	88TH FLOOR FINE
91	89TH FLOOR FINE
92	90TH FLOOR FINE
93	91ST FLOOR FINE
94	92ND FLOOR FINE
95	93RD FLOOR FINE
96	94TH FLOOR FINE
97	95TH FLOOR FINE
98	96TH FLOOR FINE
99	97TH FLOOR FINE
100	98TH FLOOR FINE
101	99TH FLOOR FINE
102	100TH FLOOR FINE
103	101ST FLOOR FINE
104	102ND FLOOR FINE
105	103RD FLOOR FINE
106	104TH FLOOR FINE
107	105TH FLOOR FINE
108	106TH FLOOR FINE
109	107TH FLOOR FINE
110	108TH FLOOR FINE
111	109TH FLOOR FINE
112	110TH FLOOR FINE
113	111ST FLOOR FINE
114	112ND FLOOR FINE
115	113RD FLOOR FINE
116	114TH FLOOR FINE
117	115TH FLOOR FINE
118	116TH FLOOR FINE
119	117TH FLOOR FINE
120	118TH FLOOR FINE
121	119TH FLOOR FINE
122	120TH FLOOR FINE
123	121ST FLOOR FINE
124	122ND FLOOR FINE
125	123RD FLOOR FINE
126	124TH FLOOR FINE
127	125TH FLOOR FINE
128	126TH FLOOR FINE
129	127TH FLOOR FINE
130	128TH FLOOR FINE
131	129TH FLOOR FINE
132	130TH FLOOR FINE
133	131ST FLOOR FINE
134	132ND FLOOR FINE
135	133RD FLOOR FINE
136	134TH FLOOR FINE
137	135TH FLOOR FINE
138	136TH FLOOR FINE
139	137TH FLOOR FINE
140	138TH FLOOR FINE
141	139TH FLOOR FINE
142	140TH FLOOR FINE
143	141ST FLOOR FINE
144	142ND FLOOR FINE
145	143RD FLOOR FINE
146	144TH FLOOR FINE
147	145TH FLOOR FINE
148	146TH FLOOR FINE
149	147TH FLOOR FINE
150	148TH FLOOR FINE
151	149TH FLOOR FINE
152	150TH FLOOR FINE
153	151ST FLOOR FINE
154	152ND FLOOR FINE
155	153RD FLOOR FINE
156	154TH FLOOR FINE
157	155TH FLOOR FINE
158	156TH FLOOR FINE
159	157TH FLOOR FINE
160	158TH FLOOR FINE
161	159TH FLOOR FINE
162	160TH FLOOR FINE
163	161ST FLOOR FINE
164	162ND FLOOR FINE
165	163RD FLOOR FINE
166	164TH FLOOR FINE
167	165TH FLOOR FINE
168	166TH FLOOR FINE
169	167TH FLOOR FINE
170	168TH FLOOR FINE
171	169TH FLOOR FINE
172	170TH FLOOR FINE
173	171ST FLOOR FINE
174	172ND FLOOR FINE
175	173RD FLOOR FINE
176	174TH FLOOR FINE
177	175TH FLOOR FINE
178	176TH FLOOR FINE
179	177TH FLOOR FINE
180	178TH FLOOR FINE
181	179TH FLOOR FINE
182	180TH FLOOR FINE
183	181ST FLOOR FINE
184	182ND FLOOR FINE
185	183RD FLOOR FINE
186	184TH FLOOR FINE
187	185TH FLOOR FINE
188	186TH FLOOR FINE
189	187TH FLOOR FINE
190	188TH FLOOR FINE
191	189TH FLOOR FINE
192	190TH FLOOR FINE
193	191ST FLOOR FINE
194	192ND FLOOR FINE
195	193RD FLOOR FINE
196	194TH FLOOR FINE
197	195TH FLOOR FINE
198	196TH FLOOR FINE
199	197TH FLOOR FINE
200	198TH FLOOR FINE
201	199TH FLOOR FINE
202	200TH FLOOR FINE
203	201ST FLOOR FINE
204	202ND FLOOR FINE
205	203RD FLOOR FINE
206	204TH FLOOR FINE
207	205TH FLOOR FINE
208	206TH FLOOR FINE
209	207TH FLOOR FINE
210	208TH FLOOR FINE
211	209TH FLOOR FINE
212	210TH FLOOR FINE
213	211ST FLOOR FINE
214	212ND FLOOR FINE
215	213RD FLOOR FINE
216	214TH FLOOR FINE
217	215TH FLOOR FINE
218	216TH FLOOR FINE
219	217TH FLOOR FINE
220	218TH FLOOR FINE
221	219TH FLOOR FINE
222	220TH FLOOR FINE
223	221ST FLOOR FINE
224	222ND FLOOR FINE
225	223RD FLOOR FINE
226	224TH FLOOR FINE
227	225TH FLOOR FINE
228	226TH FLOOR FINE
229	227TH FLOOR FINE
230	228TH FLOOR FINE
231	229TH FLOOR FINE
232	230TH FLOOR FINE
233	231ST FLOOR FINE
234	232ND FLOOR FINE
235	233RD FLOOR FINE
236	234TH FLOOR FINE
237	235TH FLOOR FINE
238	236TH FLOOR FINE
239	237TH FLOOR FINE
240	238TH FLOOR FINE
241	239TH FLOOR FINE
242	240TH FLOOR FINE
243	241ST FLOOR FINE
244	242ND FLOOR FINE
245	243RD FLOOR FINE
246	244TH FLOOR FINE
247	245TH FLOOR FINE
248	246TH FLOOR FINE
249	247TH FLOOR FINE
250	248TH FLOOR FINE
251	249TH FLOOR FINE
252	250TH FLOOR FINE
253	251ST FLOOR FINE
254	252ND FLOOR FINE
255	253RD FLOOR FINE
256	254TH FLOOR FINE
257	255TH FLOOR FINE
258	256TH FLOOR FINE
259	257TH FLOOR FINE
260	258TH FLOOR FINE
261	259TH FLOOR FINE
262	260TH FLOOR FINE
263	261ST FLOOR FINE
264	262ND FLOOR FINE
265	263RD FLOOR FINE
266	264TH FLOOR FINE
267	265TH FLOOR FINE
268	266TH FLOOR FINE
269	267TH FLOOR FINE
270	268TH FLOOR FINE
271	269TH FLOOR FINE
272	270TH FLOOR FINE
273	271ST FLOOR FINE
274	272ND FLOOR FINE
275	273RD FLOOR FINE
276	274TH FLOOR FINE
277	275TH FLOOR FINE
278	276TH FLOOR FINE
279	277TH FLOOR FINE
280	278TH FLOOR FINE
281	279TH FLOOR FINE
282	280TH FLOOR FINE
283	281ST FLOOR FINE
284	282ND FLOOR FINE
285	283RD FLOOR FINE
286	284TH FLOOR FINE
287	285TH FLOOR FINE
288	286TH FLOOR FINE
289	287TH FLOOR FINE
290	288TH FLOOR FINE
291	289TH FLOOR FINE
292	290TH FLOOR FINE
293	291ST FLOOR FINE
294	292ND FLOOR FINE
295	293RD FLOOR FINE
296	294TH FLOOR FINE
297	295TH FLOOR FINE
298	296TH FLOOR FINE
299	297TH FLOOR FINE
300	298TH FLOOR FINE
301	299TH FLOOR FINE
302	300TH FLOOR FINE
303	301ST FLOOR FINE
304	302ND FLOOR FINE
305	303RD FLOOR FINE
306	304TH FLOOR FINE
307	305TH FLOOR FINE
308	306TH FLOOR FINE
309	307TH FLOOR FINE
310	308TH FLOOR FINE
311	309TH FLOOR FINE
312	310TH FLOOR FINE
313	311ST FLOOR FINE
314	312ND FLOOR FINE
315	313RD FLOOR FINE
316	314TH FLOOR FINE
317	315TH FLOOR FINE
318	316TH FLOOR FINE
319	317TH FLOOR FINE
320	318TH FLOOR FINE
321	319TH FLOOR FINE
322	320TH FLOOR FINE
323	321ST FLOOR FINE
324	322ND FLOOR FINE
325	323RD FLOOR FINE
326	324TH FLOOR FINE
327	325TH FLOOR FINE
328	326TH FLOOR FINE
329	327TH FLOOR FINE
330	328TH FLOOR FINE
331	329TH FLOOR FINE
332	330TH FLOOR FINE
333	331ST FLOOR FINE
334	332ND FLOOR FINE
335	333RD FLOOR FINE
336	334TH FLOOR FINE
337	335TH FLOOR FINE
338	336TH FLOOR FINE
339	337TH FLOOR FINE
340	338TH FLOOR FINE
341	339TH FLOOR FINE
342	340TH FLOOR FINE
343	341ST FLOOR FINE
344	342ND FLOOR FINE
345	343RD FLOOR FINE
346	344TH FLOOR FINE
347	345TH FLOOR FINE
348	346TH FLOOR FINE
349	347TH FLOOR FINE
350	348TH FLOOR FINE
351	349TH FLOOR FINE
352	350TH FLOOR FINE
353	351ST FLOOR FINE
354	352ND FLOOR FINE
355	353RD FLOOR FINE
356	354TH FLOOR FINE
357	355TH FLOOR FINE
358	356TH FLOOR FINE
359	357TH FLOOR FINE
360	358TH FLOOR FINE
361	359TH FLOOR FINE
362	360TH FLOOR FINE
363	361ST FLOOR FINE
364	362ND FLOOR FINE
365	363RD FLOOR FINE
366	364TH FLOOR FINE
367	365TH FLOOR FINE
368	366TH FLOOR FINE
369	367TH FLOOR FINE
370	368TH FLOOR FINE
371	369TH FLOOR FINE
372	370TH FLOOR FINE
373	371ST FLOOR FINE
374	372ND FLOOR FINE
375	373RD FLOOR FINE
376	374TH FLOOR FINE
377	375TH FLOOR FINE
378	376TH FLOOR FINE
379	377TH FLOOR FINE
380	378TH FLOOR FINE
381	379TH FLOOR FINE
382	380TH FLOOR FINE
383	381ST FLOOR FINE
384	382ND FLOOR FINE
385	383RD FLOOR FINE
386	384TH FLOOR FINE
387	385TH FLOOR FINE
388	386TH FLOOR FINE
389	387TH FLOOR FINE
390	388TH FLOOR FINE
391	389TH FLOOR FINE
392	390TH FLOOR FINE
393	391ST FLOOR FINE
394	392ND FLOOR FINE
395	393RD FLOOR FINE
396	394TH FLOOR FINE
397	395TH FLOOR FINE
398	396TH FLOOR FINE
399	397TH FLOOR FINE
400	398TH FLOOR FINE
401	399TH FLOOR FINE
402	400TH FLOOR FINE
403	401ST FLOOR FINE
404	402ND FLOOR FINE
405	403RD FLOOR FINE
406	404TH FLOOR FINE
407	405TH FLOOR FINE
408	406TH FLOOR FINE
409	407TH FLOOR FINE
410	408TH FLOOR FINE
411	409TH FLOOR FINE
412	410TH FLOOR FINE
413	411ST FLOOR FINE
414	412ND FLOOR FINE
415	413RD FLOOR FINE
416	414TH FLOOR FINE
417	415TH FLOOR FINE
418	416TH FLOOR FINE
419	417TH FLOOR FINE
420	418TH FLOOR FINE
421	419TH FLOOR FINE
422	420TH FLOOR FINE
423	421ST FLOOR FINE
424	422ND FLOOR FINE
425	423RD FLOOR FINE
426	424TH FLOOR FINE
427	425TH FLOOR FINE
428	426TH FLOOR FINE
429	427TH FLOOR FINE
430	428TH FLOOR FINE
431	429TH FLOOR FINE
432	430TH FLOOR FINE
433	431ST FLOOR FINE
434	432ND FLOOR FINE
435	433RD FLOOR FINE
436	434TH FLOOR FINE
437	435TH FLOOR FINE
438	436TH FLOOR FINE
439	437TH FLOOR FINE
440	438TH FLOOR FINE
441	439TH FLOOR FINE
442	440TH FLOOR FINE
443	441ST FLOOR FINE
444	442ND FLOOR FINE
445	443RD FLOOR FINE
446	444TH FLOOR FINE
447	445TH FLOOR FINE
448	446TH FLOOR FINE
449	447TH FLOOR FINE



RIGHT SIDE ELEVATION

RECEIVED

MIAMI-DADE COUNTY

PROCESS NO.: Z24-189

DATE: JUL 21 2025

BY: GONGOL

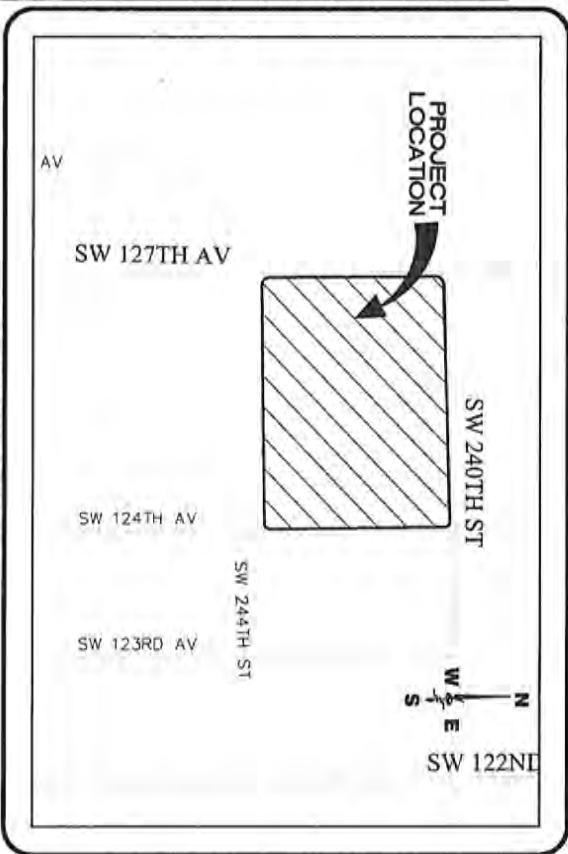
KORGE (20 ACRES)

CIVIL ENGINEERING PLANS

12500 SW 240TH ST, HOMESTEAD, FL 33032

May, 2025

Sheet List Table		
NUMBER	TITLE	DESCRIPTION
1	C-1	CIVIL PLANS
2	CS-1	PAVING GRADING AND DRAINAGE FACILITIES
3	CS-2	SITE PLAN - CIVIL
4	CS-3	SITE PLAN CIVIL SHEETS
5	CS-4	SITE PLAN CIVIL SHEETS
6	CS-5	SITE PLAN CIVIL SHEETS
7	CS-6	SITE PLAN CIVIL SHEETS
8	CS-7	FIRE DEPARTMENT ACCESS
9	CS-8	VEHICULAR MANEUVERS
10	CS-9	CROSS SECTIONS
11	CS-10	CROSS SECTIONS
12	CS-11	CROSS SECTIONS
13	CS-12	CROSS SECTIONS



LOCATION SKETCH

SCALE: 1"=300'

SECTION 24 - TOWNSHIP 56 - RANGE 39

PREPARED BY:



Call for more information. This is a business offer. Please refer to the business offer for details and contact. Check your response code and date.

SSA SCHWEBKE SHISKIN + ASSOCIATES

CIVIL ENGINEERS | LAND SURVEYORS
111-79408-119 111-79408-119 111-79408-119 111-79408-119

Digitally signed by SSA SCHWEBKE SHISKIN + ASSOCIATES
DN: cn=SSA SCHWEBKE SHISKIN + ASSOCIATES, o=SSA SCHWEBKE SHISKIN + ASSOCIATES, ou=SSA SCHWEBKE SHISKIN + ASSOCIATES, email=ssa@ssa.com, c=US



KORGE (20 ACRES)
CIVIL PLANS
COVER SHEET
12500 SW 240TH ST, HOMESTEAD, FL 33032
SECTION 24, TOWNSHIP 56, RANGE 39

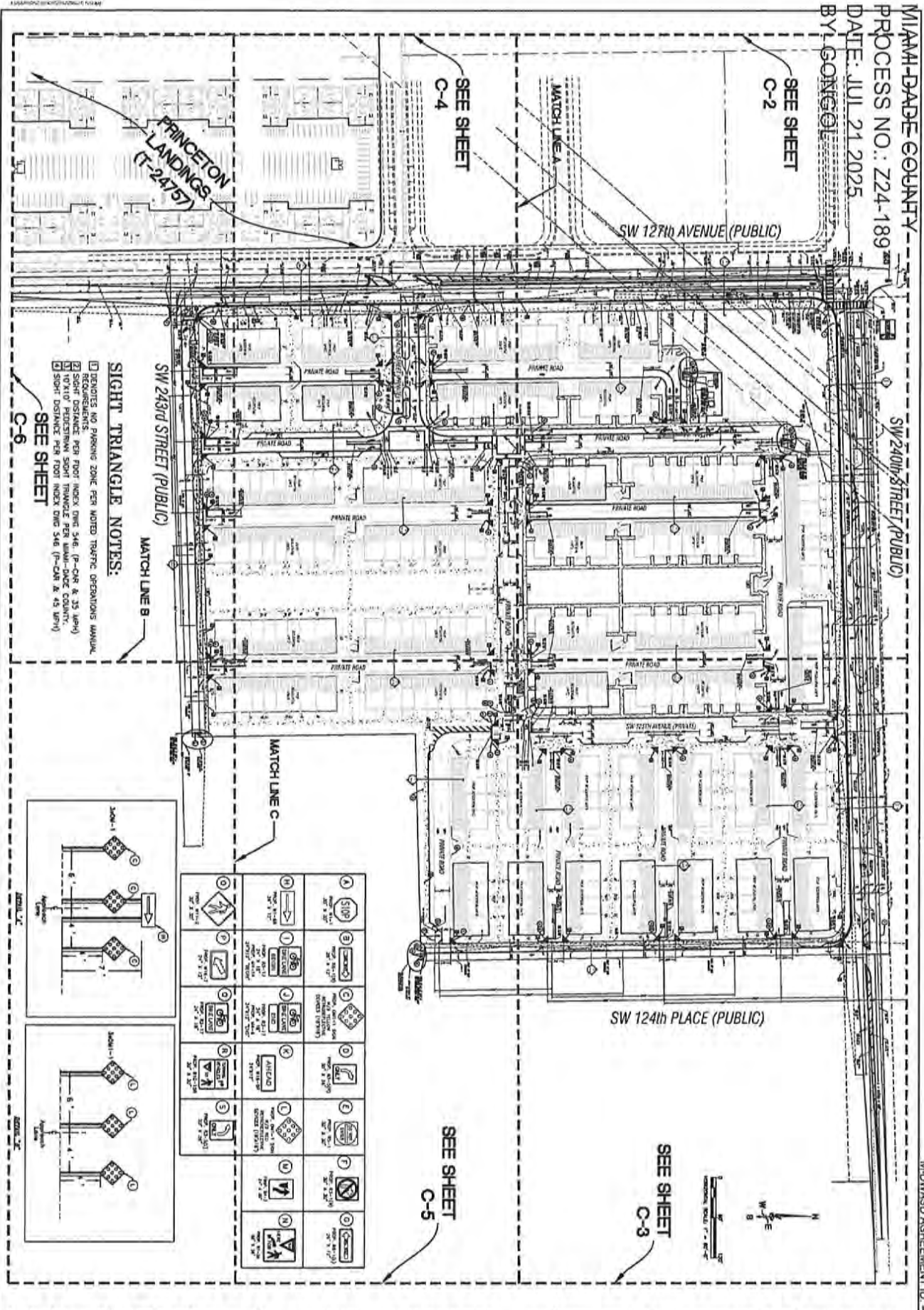
SSA SCHWEBKE SHISKIN + ASSOCIATES
CIVIL ENGINEERS | LAND SURVEYORS
111-79408-119 111-79408-119 111-79408-119 111-79408-119

REVISIONS	
NO.	DESCRIPTION
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	

RECEIVED

MIAMI-DADE COUNTY
PROCESS NO.: Z24-189
DATE: JUL 21 2025
BY: GONGOL

M/DWASD AGREEMENT ID: -



KORGE (20 ACRES)		SCHWEBKE SHISKIN + ASSOCIATES	
SITE PLAN - CIVIL SHEETS OVERALL		CIVIL ENGINEERS LAND SURVEYORS	
12500 SW 240TH ST, HOMESTEAD, FL 33023		CAP#7 LBP#7	
SECTION 24, TOWNSHIP 36, RANGE 30		TEL: (305) 451-7010 2740 CORPORATE BLVD, MIAMI, FLORIDA 33156 WWW.SSASHISKIN.COM	
REVISIONS		REVISIONS	
NO. DESCRIPTION DATE BY		NO. DESCRIPTION DATE BY	
1		1	
2		2	
3		3	
4		4	
5		5	
6		6	
7		7	
8		8	
9		9	
10		10	
11		11	
12		12	
13		13	
14		14	
15		15	
16		16	
17		17	
18		18	
19		19	
20		20	
21		21	
22		22	
23		23	
24		24	
25		25	
26		26	
27		27	
28		28	
29		29	
30		30	
31		31	
32		32	
33		33	
34		34	
35		35	
36		36	
37		37	
38		38	
39		39	
40		40	
41		41	
42		42	
43		43	
44		44	
45		45	
46		46	
47		47	
48		48	
49		49	
50		50	
51		51	
52		52	
53		53	
54		54	
55		55	
56		56	
57		57	
58		58	
59		59	
60		60	
61		61	
62		62	
63		63	
64		64	
65		65	
66		66	
67		67	
68		68	
69		69	
70		70	
71		71	
72		72	
73		73	
74		74	
75		75	
76		76	
77		77	
78		78	
79		79	
80		80	
81		81	
82		82	
83		83	
84		84	
85		85	
86		86	
87		87	
88		88	
89		89	
90		90	
91		91	
92		92	
93		93	
94		94	
95		95	
96		96	
97		97	
98		98	
99		99	
100		100	

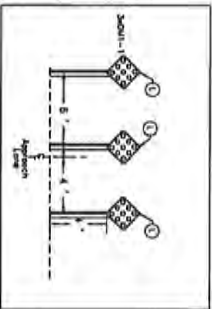
	FILE NO. :
	DESIGN BY: H.J.N
	DESIGN DATE: 04/2004
	DRAFTED BY: M.M
	CHECKED BY: H.J.N
	SCALE: 1/8"=1'-0"
SHEET NAME: CS-2 SHEET 2 OF 13	

MIAMI-DADE COUNTY

DATE, JUL 21 2025 (SEE SHEET CS-2)

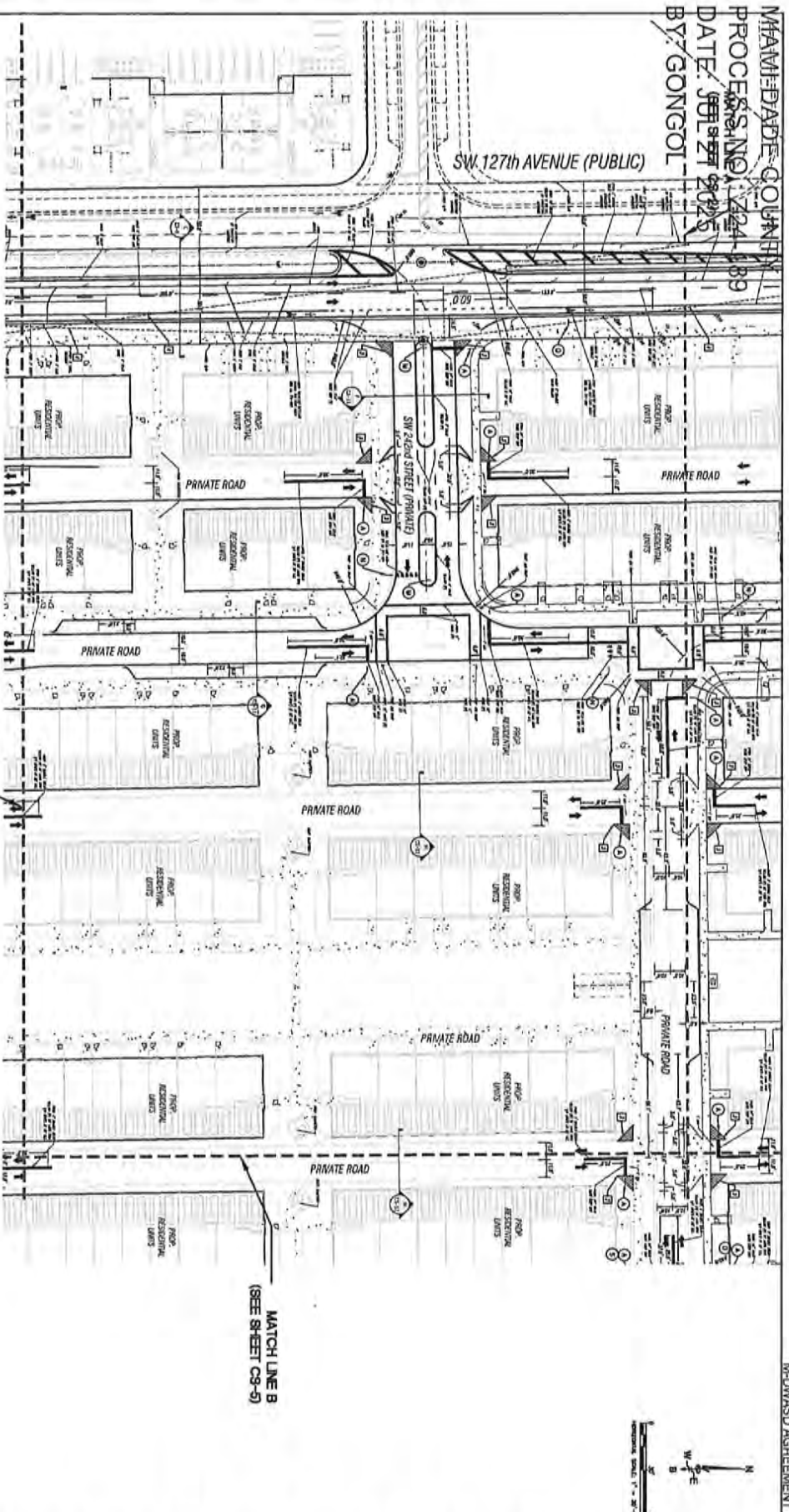
BY: GJONGOL

M-DWASD AGREEMENT ID: -

[illegible]

RECEIVED

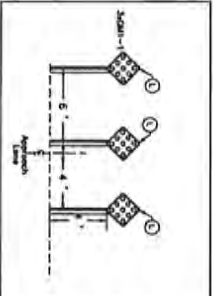
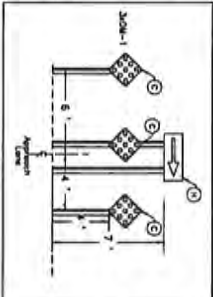
MAHARAJA COUNTY
PROCESSING NO. 224-189
DATE: JUL 27 2025
BY: GONGOL



1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	-----

SIGHT TRIANGLE NOTES:

- 1. DENOTES NO PARKING ZONE PER UNITED TRAFFIC OPERATIONS MANUAL.
- 2. REQUIRED DISTANCE PER FOOT INDEX DING SAE (P-CAR & 35 MPH)
- 3. SHORT DISTANCE PER FOOT INDEX DING SAE (P-CAR & 45 MPH)
- 4. SHORT DISTANCE PER FOOT INDEX DING SAE (P-CAR & 45 MPH)



KORGE (20 ACRES)
SITE PLAN CIVIL SHEETS
PAVEMENT MARKING & SIGNAGE PLAN
12500 SW 240TH ST, HOMESTEAD, FL 33032
SECTION 24, TOWNSHIP 36, RANGE 39

SSA SCHWEBKE
SHISKIN
+ ASSOCIATES
CIVIL ENGINEERS | LAND SURVEYORS
CAP 07 | LBP 07
TEL: (954) 435-1010 3240 CORPORATE BLVD., MIAMI, FLORIDA 33133 WWW.SSGARI.COM

REVISIONS

NO.	DESCRIPTION	DATE	BY
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

FILE NO. 224-189
DESIGN BY: M.J.N.
DESIGN DATE: 04/2024
DRAWN BY: M.J.N.
CHECKED BY: M.J.N.
SCALE: SEE PLAN

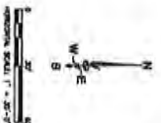
STATUS: **PERMIT**
SHEET NAME: **CS-4**
SHEETS OF 13

MIAMI-DADE COUNTY

PROCESS NO.: Z24-189-
UNIT: 189

DATE: JUL 21 2025

BY: GONGGOL



- 1 DENOTES NO PARKING ZONE PER MOTED TRAFFIC OPERATIONS MANUAL REQUIREMENTS.
2 SCRT DISTANCE PER FOOT INDEX DING 546. (P-CAR & 35 MPH)
3 10'X10' PEDESTRIAN SIGHT TRIANGLE PER MIAMI-DADE COUNTY.
4 SCRT DISTANCE PER FOOT INDEX DING 546 (P-CAR & 45 MPH)

MATCH LINE C

SW 243rd STREET (PUBLIC)

MATCH LINE B:—
(SEE SHEET C3-4)

PRIVATE ROAD

MATCHLINE B —
(SEE SHEET C8-6)

✓ **NOTE:** If U.S. gov't is involved, contact the FBI. No action after 24 hrs.

SITE PLAN CIVIL SHEETS
PAVEMENT MARKING & SIGNAGE PLAN

CIVIL ENGINEERS | LAND SURVEYORS

CAPOT | LBOT

[illegible]

STATE OF FLORIDA
 PROFESSIONAL ENGINEER
 NO. 50903
 HERNANDO J. RAMIREZ

STAGE: _____
 PERMIT _____
 SHEET NAME: _____
 CS-5
 SHEET 8 OF 13

RECEIVED

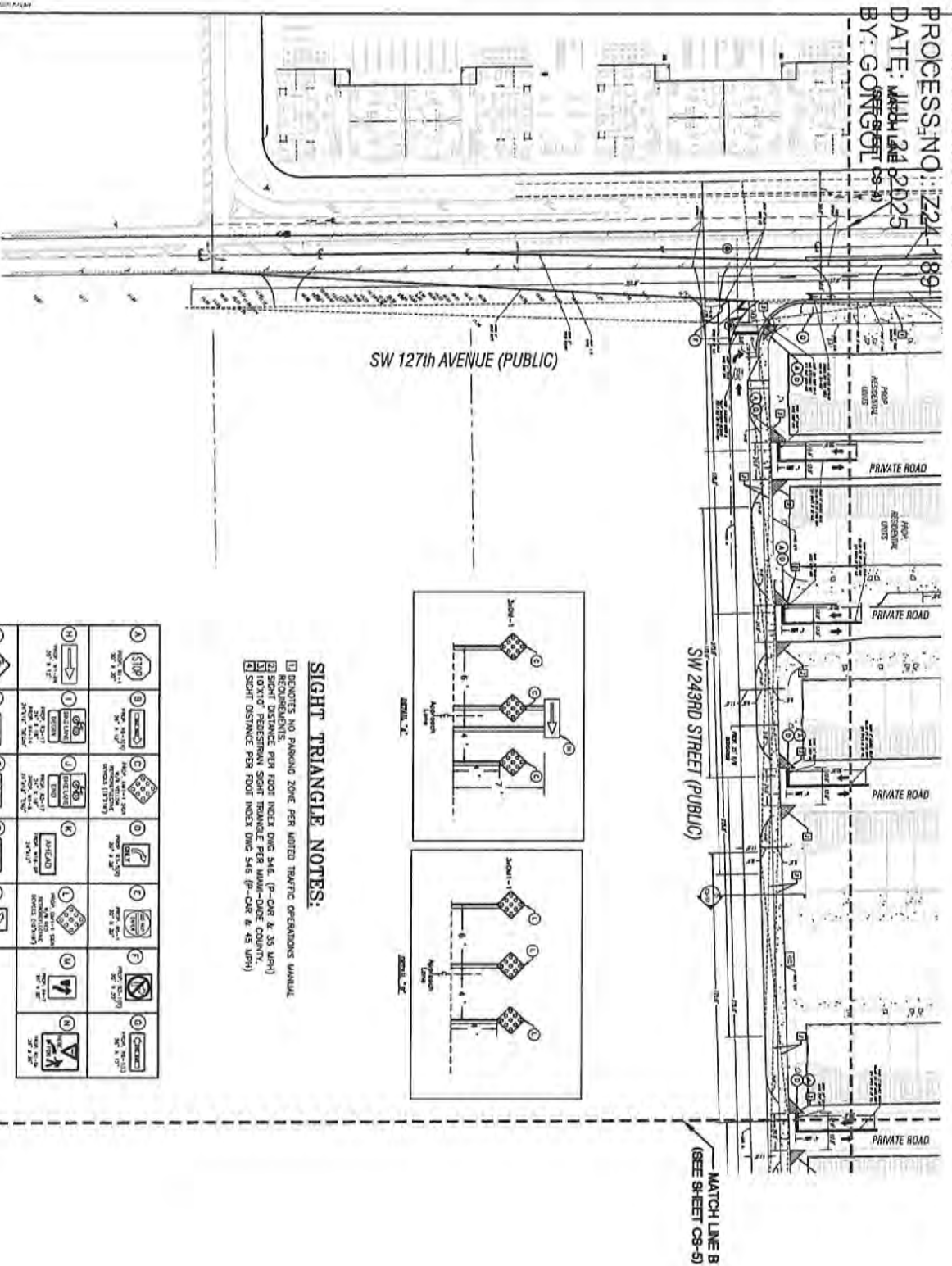
MIAMI-DADE COUNTY

PROCESS NO.: 224-189

DATE: March 24, 2025

BY: GONGOL CS-4

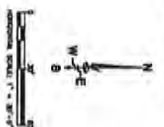
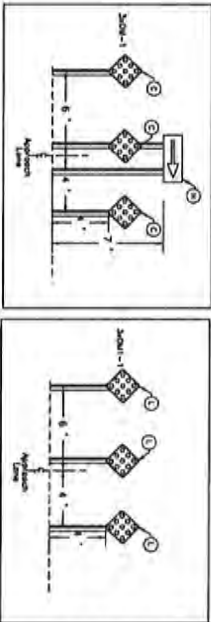
MOWASD AGREEMENT ID: -



SIGHT TRIANGLE NOTES:

- 1. SIGNETS NO PARKING ZONE PER NOTED TRAFFIC OPERATIONS MANUAL REQUIREMENTS.
- 2. SIGHT DISTANCE PER FOOT INDEX DING S46, (P-CR & 35 MPH)
- 3. MOTOR PEDESTRIAN SIGHT TRIANGLE PER MIAMI-DADE COUNTY.
- 4. SIGHT DISTANCE PER FOOT INDEX DING S46 (P-CR & 45 MPH)

1	2	3	4	5	6	7	8	9	10
STOP	YIELD	NO PARKING	NO PARKING	NO PARKING	NO PARKING	NO PARKING	NO PARKING	NO PARKING	NO PARKING
NO PARKING	NO PARKING	NO PARKING	NO PARKING	NO PARKING	NO PARKING	NO PARKING	NO PARKING	NO PARKING	NO PARKING
NO PARKING	NO PARKING	NO PARKING	NO PARKING	NO PARKING	NO PARKING	NO PARKING	NO PARKING	NO PARKING	NO PARKING
NO PARKING	NO PARKING	NO PARKING	NO PARKING	NO PARKING	NO PARKING	NO PARKING	NO PARKING	NO PARKING	NO PARKING
NO PARKING	NO PARKING	NO PARKING	NO PARKING	NO PARKING	NO PARKING	NO PARKING	NO PARKING	NO PARKING	NO PARKING
NO PARKING	NO PARKING	NO PARKING	NO PARKING	NO PARKING	NO PARKING	NO PARKING	NO PARKING	NO PARKING	NO PARKING
NO PARKING	NO PARKING	NO PARKING	NO PARKING	NO PARKING	NO PARKING	NO PARKING	NO PARKING	NO PARKING	NO PARKING
NO PARKING	NO PARKING	NO PARKING	NO PARKING	NO PARKING	NO PARKING	NO PARKING	NO PARKING	NO PARKING	NO PARKING
NO PARKING	NO PARKING	NO PARKING	NO PARKING	NO PARKING	NO PARKING	NO PARKING	NO PARKING	NO PARKING	NO PARKING



FILE NO.:	DESIGN BY: H.J.N.	DESIGN DATE: 04/20/24	DRAWN BY: M.H.	CHECKED BY: H.J.N.	SCALE: SEE PLAN
KORGE (20 ACRES)					
SITE PLAN CIVIL SHEETS					
PAVEMENT MARKING & SIGNAGE PLAN					
12500 SW 240TH ST, HIAWASSEE, FL 33052					
SECTION 24, TOWNSHIP 36S, RANGE 39E					

STATE OF FLORIDA	DEPARTMENT OF TRANSPORTATION	FLORIDA TURNPIKE AUTHORITY
STATE OF FLORIDA	DEPARTMENT OF TRANSPORTATION	FLORIDA TURNPIKE AUTHORITY
STATE OF FLORIDA	DEPARTMENT OF TRANSPORTATION	FLORIDA TURNPIKE AUTHORITY
STATE OF FLORIDA	DEPARTMENT OF TRANSPORTATION	FLORIDA TURNPIKE AUTHORITY
STATE OF FLORIDA	DEPARTMENT OF TRANSPORTATION	FLORIDA TURNPIKE AUTHORITY
STATE OF FLORIDA	DEPARTMENT OF TRANSPORTATION	FLORIDA TURNPIKE AUTHORITY
STATE OF FLORIDA	DEPARTMENT OF TRANSPORTATION	FLORIDA TURNPIKE AUTHORITY
STATE OF FLORIDA	DEPARTMENT OF TRANSPORTATION	FLORIDA TURNPIKE AUTHORITY
STATE OF FLORIDA	DEPARTMENT OF TRANSPORTATION	FLORIDA TURNPIKE AUTHORITY
STATE OF FLORIDA	DEPARTMENT OF TRANSPORTATION	FLORIDA TURNPIKE AUTHORITY

SSA	SCHWEBKE SHISKIN + ASSOCIATES
CIVIL ENGINEERS LAND SURVEYORS	CAR 67 L6787
TEL: (954) 435-7910	340 CORPORATE BLVD, SUITE 100, BOCA RATON, FLORIDA 33433
www.ssa-engineers.com	

REVISIONS	DATE	BY
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

RECEIVED

MIAMI-DADE COUNTY

PROCESS NO.: Z24-189

DATE: JUL 21 2025

BY: GONGOI

SW 240th STREET (PUBLIC)

SW 124th PLACE (PUBLIC)

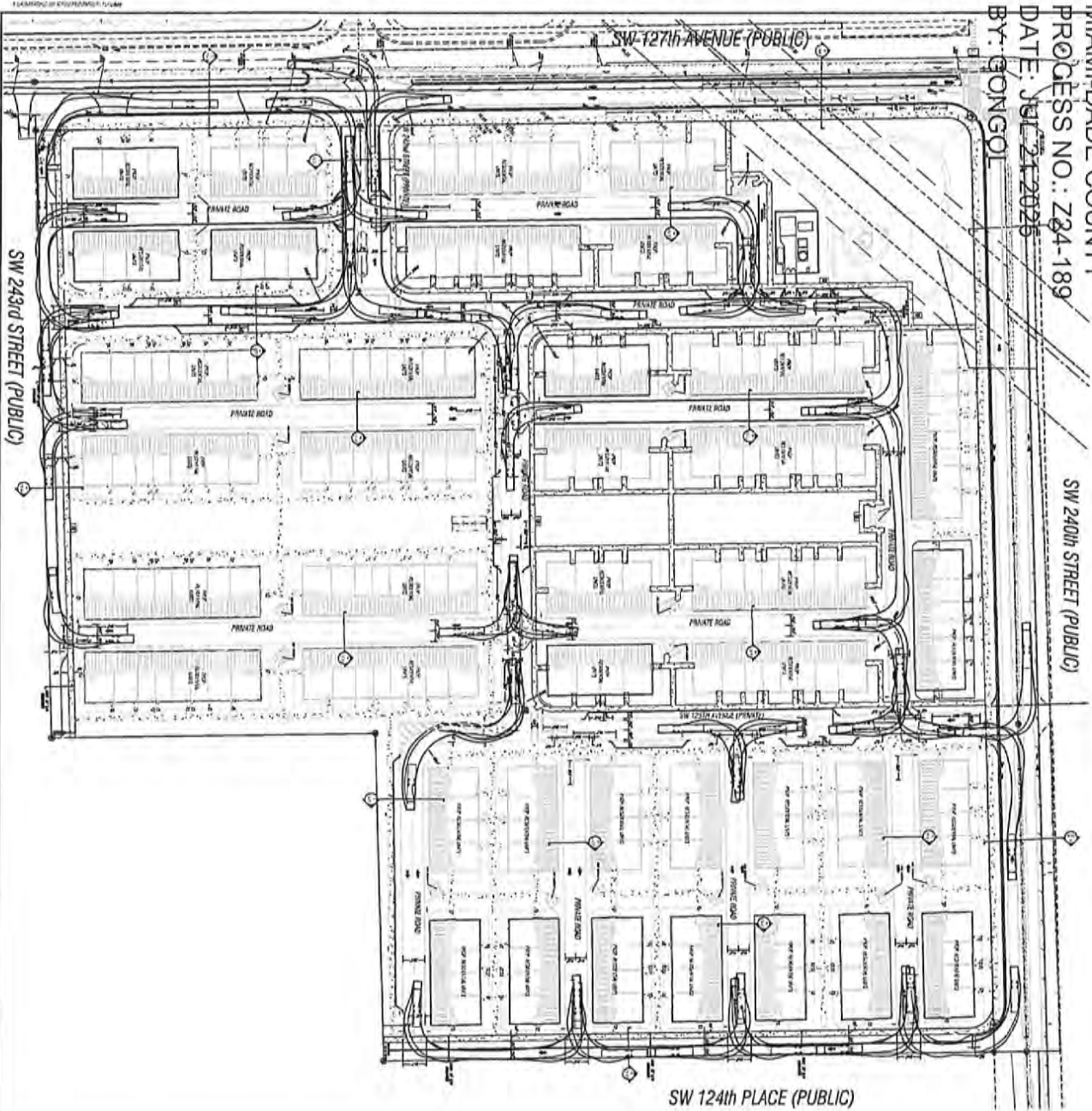
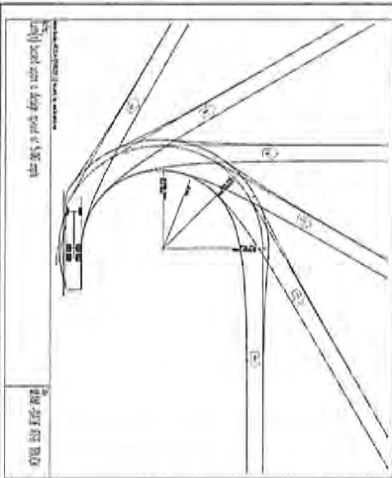
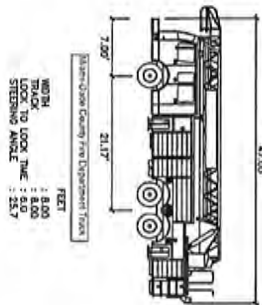


Exhibit "A"

Typical Fire Truck for Maneuvering Simulation



KORGE (20 ACRES)

FIRE DEPARTMENT
ACCESS

12500 SW 240TH ST, HOMESTEAD, FL 33033
SECTION 24, TOWNSHIP 36, RANGE 39

SSA SCHWEBKE
SHISKIN
+ ASSOCIATES

CIVIL ENGINEERS | LAND SURVEYORS CA#97 | L&P#97
TEL: 784.453.7810 3742 CORPORATE BLVD, LARGHAR, FLORIDA 33507 WWW.SSHAKIN.COM

REVISIONS

NO.	DESCRIPTION	DATE

DESIGN BY: PLN	DATE: 07/21/2025
DESIGN DATE: 07/21/2025	SCALE: SEE PLAN
CHECKED BY: M.M.	
STATUS: PERMIT	
SHEET NAME: CS3	
SHEET # OF 12	

RECEIVED

MIAMI-DADE COUNTY

PROCESS NO.: Z24-189

DATE: JUL 21 2025

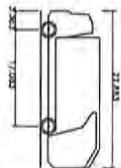
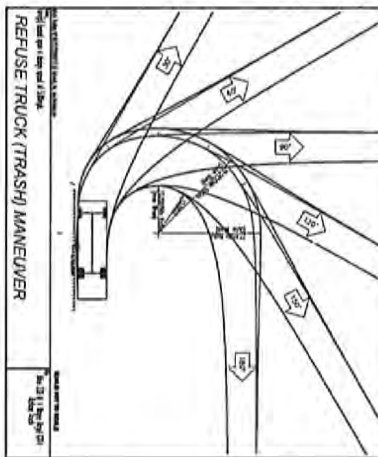
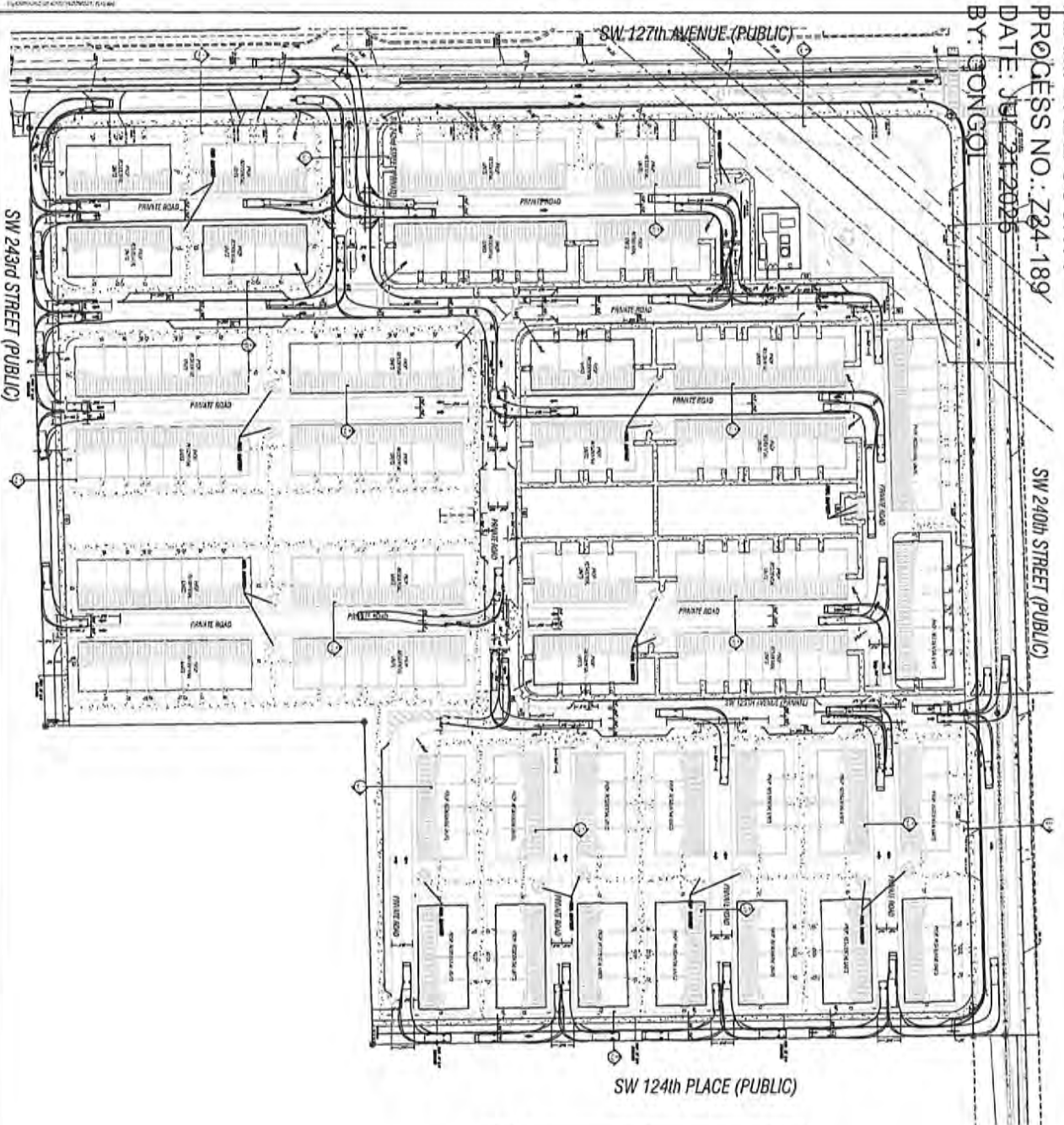
BY: GONGOL

SW 240th STREET (PUBLIC)

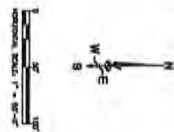
SW 127th AVENUE (PUBLIC)

SW 124th PLACE (PUBLIC)

SW 243rd STREET (PUBLIC)



Model: 118 M + Wayne Royal GT14 Refuse Truck
Overall Length 32.000
Overall Width 10.000
Overall Body Height 10.480 ft
Wheelbase 10.480 ft
Track Width 8.000 ft
Lock-to-lock time 27.400 ft
Curb to curb turning Radius



KORGE (20 ACRES)

VEHICULAR MANEUVERS
REFUSE TRUCK (TRASH)
12500 SW 240TH ST, HOMESTEAD, FL 33023
SECTION 24, TOWNSHIP 56, RANGE 31

SSA SCHWEBKE
SHISKIN
+ ASSOCIATES
CIVIL ENGINEERS | LAND SURVEYORS
104.433.7410 3740 CORPORATE BLVD., DUNN, FLORIDA 33505 www.sshskn.com

REVISIONS

NO.	DESCRIPTION	DATE

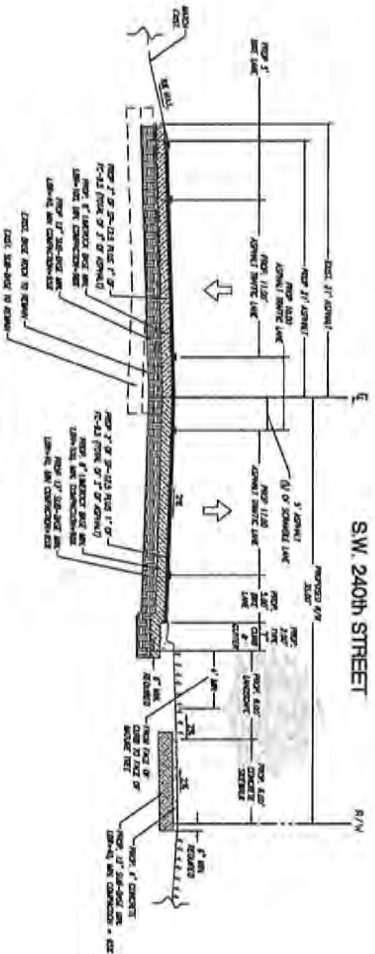
FILE NO.:	DESIGN BY: H.J.N.
DESIGN DATE: 02/01/2025	DRAWN BY: M.W.
CHECKED BY: H.J.N.	SCALE: AS SHOWN
SHEET 8 OF 13	



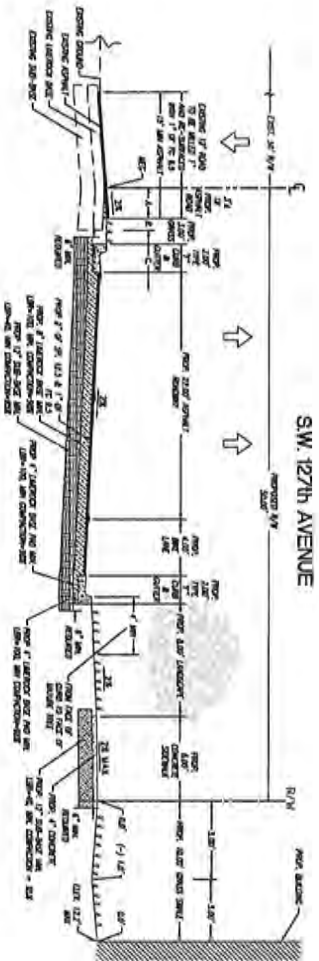
RECEIVED

MIAMI-DADE COUNTY
PROCESS NO.: Z24-189
DATE: JUL 21 2025
BY: GONGOL

MOWASD AGREEMENT ID: -



SECTION-A



SECTION-B

NOTES:
1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS NOTED OTHERWISE.
4. ALL DIMENSIONS ARE TO EXIST UNLESS NOTED OTHERWISE.
5. ALL DIMENSIONS ARE TO NEW UNLESS NOTED OTHERWISE.
6. ALL DIMENSIONS ARE TO EXIST UNLESS NOTED OTHERWISE.
7. ALL DIMENSIONS ARE TO NEW UNLESS NOTED OTHERWISE.
8. ALL DIMENSIONS ARE TO EXIST UNLESS NOTED OTHERWISE.
9. ALL DIMENSIONS ARE TO NEW UNLESS NOTED OTHERWISE.
10. ALL DIMENSIONS ARE TO EXIST UNLESS NOTED OTHERWISE.

KORGE (20 ACRES)

CROSS SECTIONS
OFF SITE

12500 SW 240th ST, MIAMI, FL 33187
SECTION 24, TOWNSHIP 56, RANGE 39

SSA SCHWEBKE
SHISKIN
+ ASSOCIATES
CIVIL ENGINEERS | LAND SURVEYORS
CAROL | L&P07

TEL: 305.444.1212 | 3010 CORPORATE BLVD, MIAMI, FL 33134 | WWW.SSA-CORP.COM

REVISIONS

NO.	DESCRIPTION	DATE

FILED BY: J. M. H.	DESIGN DATE: 12/2023
DRAWN BY: M. J.	CHECKED BY: J. M. H.
ISSUE: SEE PLAN	
NOTES: 1. ALL DIMENSIONS ARE IN FEET AND INCHES. 2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE. 3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS NOTED OTHERWISE. 4. ALL DIMENSIONS ARE TO EXIST UNLESS NOTED OTHERWISE. 5. ALL DIMENSIONS ARE TO NEW UNLESS NOTED OTHERWISE. 6. ALL DIMENSIONS ARE TO EXIST UNLESS NOTED OTHERWISE. 7. ALL DIMENSIONS ARE TO NEW UNLESS NOTED OTHERWISE. 8. ALL DIMENSIONS ARE TO EXIST UNLESS NOTED OTHERWISE. 9. ALL DIMENSIONS ARE TO NEW UNLESS NOTED OTHERWISE. 10. ALL DIMENSIONS ARE TO EXIST UNLESS NOTED OTHERWISE.	
STATUS: DRAFT	PERMIT:
SHEET NAME: 0509	
SHEET 10 OF 13	

RECEIVED

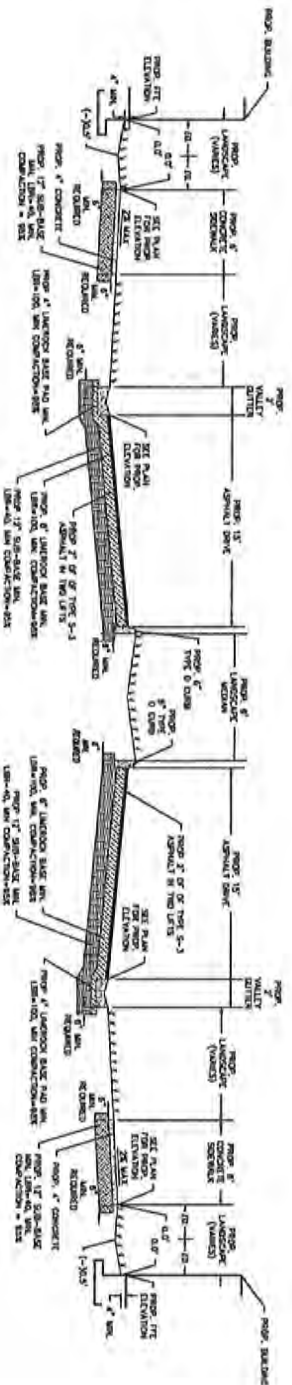
MIAMI-DADE COUNTY

PROCESS NO.: Z24-189

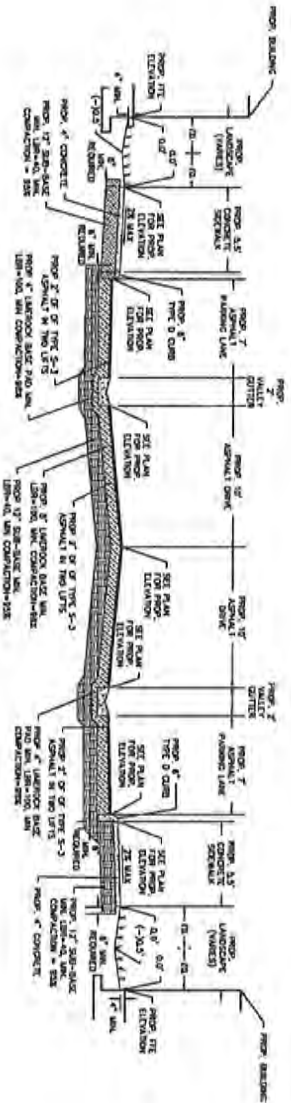
DATE: JUL 21 2025

BY: GONGOL

M-OWASD AGREEMENT ID: -



SECTION-F



SECTION-G

REVISIONS	
NO.	DESCRIPTION

SSA
CIVIL ENGINEERS | LAND SURVEYORS

**SCHWEBKE
SHISKIN
+ ASSOCIATES**
CAROL | LDR07
TEL: 404.434.1010 3140 CERRITOS DR., SUITE 200, ATLANTA, GA 30328

KORGE (20 ACRES)
CROSS SECTIONS
ON-SITE
12500 SW 240TH ST, HOMESTEAD, FL 33033
SECTION 24, TOWNSHIP 56, RANGE 59

FLORIDA
REGISTERED PROFESSIONAL
LAND SURVEYOR
No. 50033
DATE OF EXPIRATION: 12/31/2025

FILE NO.:
SECTION BY: H.N.
DESIGN DATE: 02/20/24
DRAWN BY: H.N.
CHECKED BY: H.N.
SCALE: SEE PLAN

DATE: 02/20/24
BY: H.N.
SHEET: 12 OF 15

DATE: 02/20/24
BY: H.N.
SHEET: 12 OF 15

[illegible]

MIAMI-DADE COUNTY
PROCESS NO.: Z24-189
DATE: JUL 21 2025
BY: GONGOL

[illegible]

SECTION-1

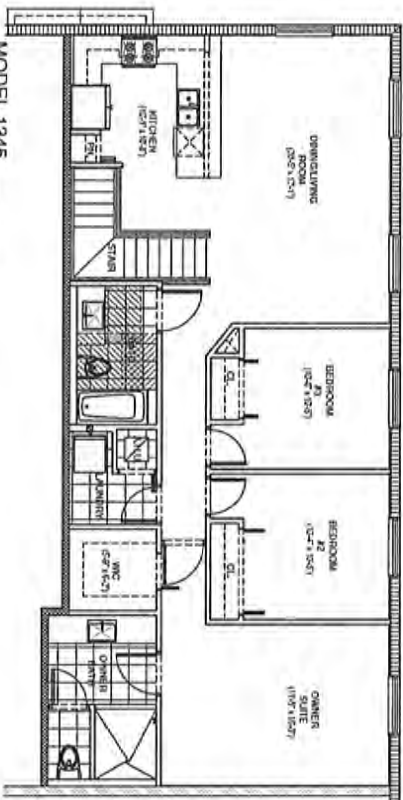
REVISIONS			
No.	Description	Date	#1

SSA SCHWEBKE SHISKIN + ASSOCIATES
CIVIL ENGINEERS | LAND SURVEYORS CA#87 | LB#87
TEL: 407.441.1810 3210 CORPORATE WAY, MIAMI, FLORIDA 33133 WWW.SSACONN.COM

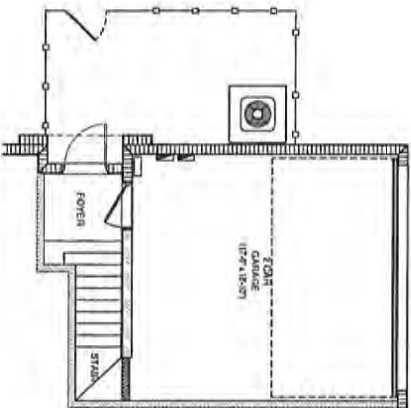
KORGE (20 ACRES)
CROSS SECTIONS
ON SITE
12500 SW 24TH ST, HOMESTEAD, FL 33032
SECTION 24, TOWNSHIP 36, RANGE 39

	FILE NO.
	DESIGN BY: H. R.
	DESIGN DATE: 08-29-84
	DRAWN BY: M. M.
	CHECKED BY: H. R.
	SCALE: SEE PLAN
STATUS: PERMIT SHEET NAME: CS-12 SHEET IS OF 13	

MIAMI-DADE COUNTY
PROCESS NO.: Z24-189
DATE: JUL 21 2025
BY: GONGOL

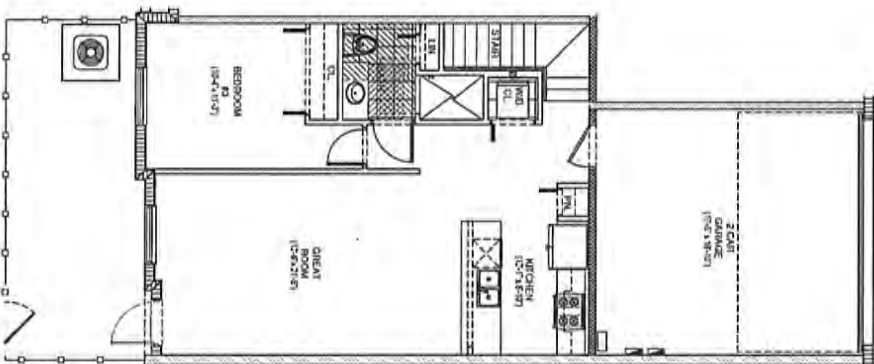


MODEL 1345
SECOND FLOOR PLAN

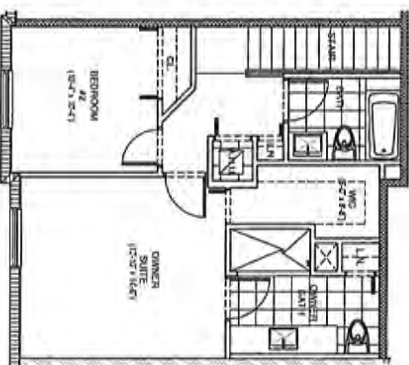


MODEL 1345
GROUND FLOOR PLAN

AREA CALCULATION MODEL 1345	
GEOMETRIC POINT AREA	24.74 FT ²
PERCENT POINTING AREA	1.000000 FT ²
TOTAL GEOMETRIC POINTING AREA	25.740000 FT ²
ADDITIONAL POINTING AREA	200.0000 FT ²
TOTAL POINTING AREA	225.7400 FT ²

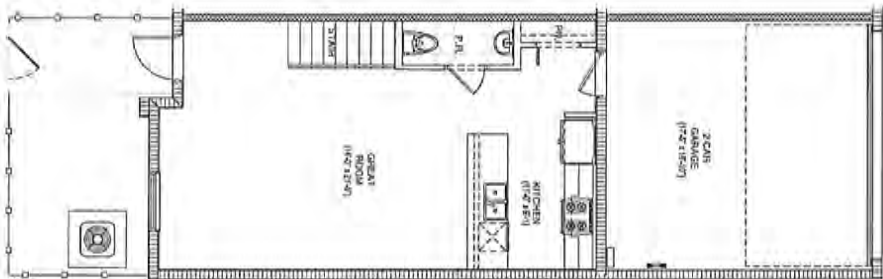


MODEL 1341
GROUND FLOOR PLAN
SCALE 1/4" = 1'-0"



MODEL 1341
SECOND FLOOR PLAN

AREA CALCULATION MODEL 1341	
AREA OF RECTANGLE A	271.50 SQ. FT.
AREA OF TRIANGLE B	502.50 SQ. FT.
TOTAL AREA OF RECTANGLE	1,320.00 SQ. FT.
TOTAL AREA OF TRIANGLE	502.50 SQ. FT.
TOTAL AREA	1,822.50 SQ. FT.

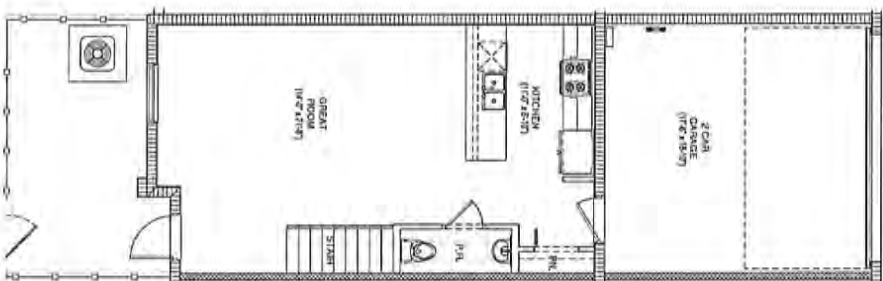


MODEL 1419
 GROUND FLOOR PLAN

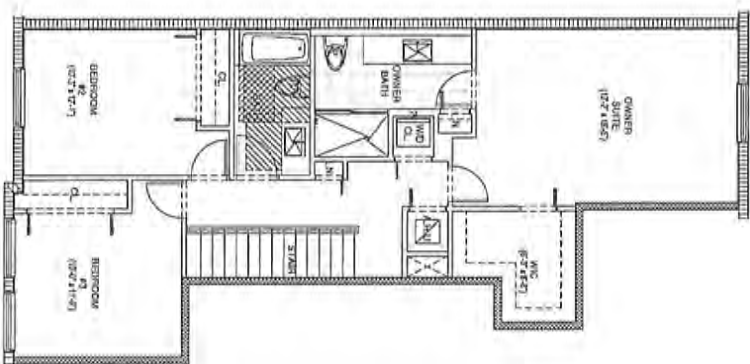


AREA CALCULATION	
MODEL 1419	
2ND FLOOR AREA	205.00 S.F.
1ST FLOOR AREA	445.00 S.F.
1ST FLOOR GARAGE AREA	258.00 S.F.
1ST FLOOR PORCH AREA	50.00 S.F.
1ST FLOOR TOTAL AREA	753.00 S.F.
TOTAL AREA	1008.00 S.F.

MODEL 1419
 SECOND FLOOR PLAN

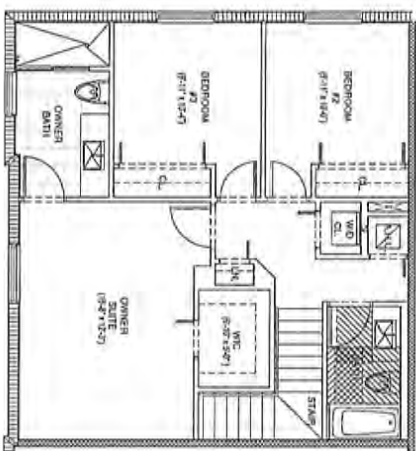


MODEL 1456
 GROUND FLOOR PLAN

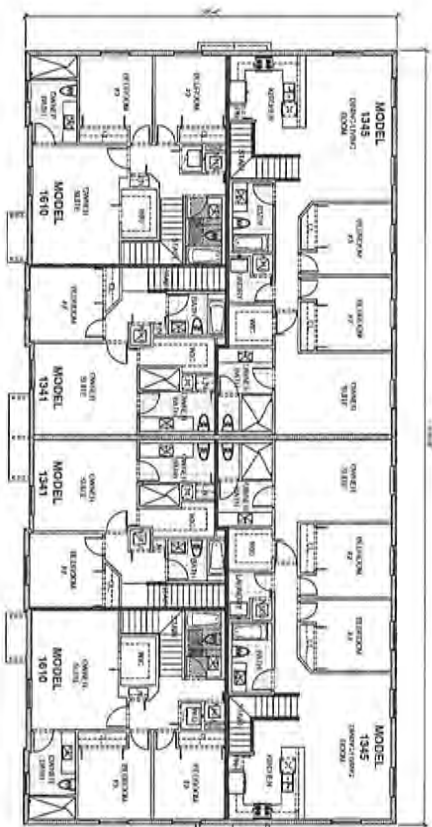


AREA CALCULATION	
MODEL 1456	
2ND FLOOR AREA	205.00 S.F.
1ST FLOOR AREA	445.00 S.F.
1ST FLOOR GARAGE AREA	258.00 S.F.
1ST FLOOR PORCH AREA	50.00 S.F.
1ST FLOOR TOTAL AREA	753.00 S.F.
TOTAL AREA	1008.00 S.F.

MODEL 1456
 SECOND FLOOR PLAN



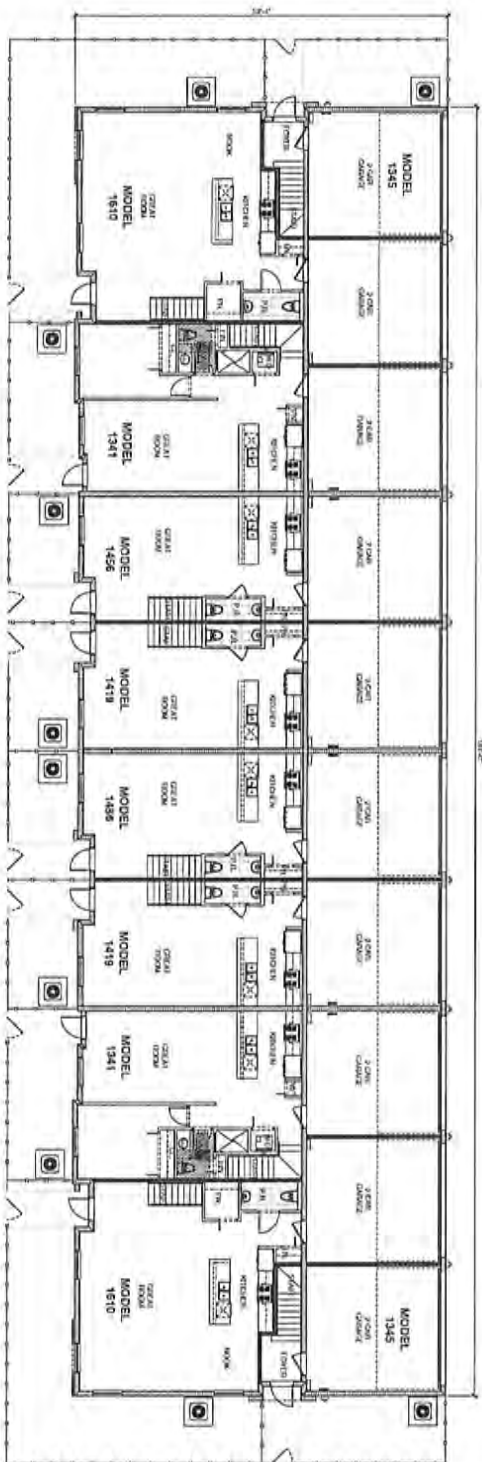
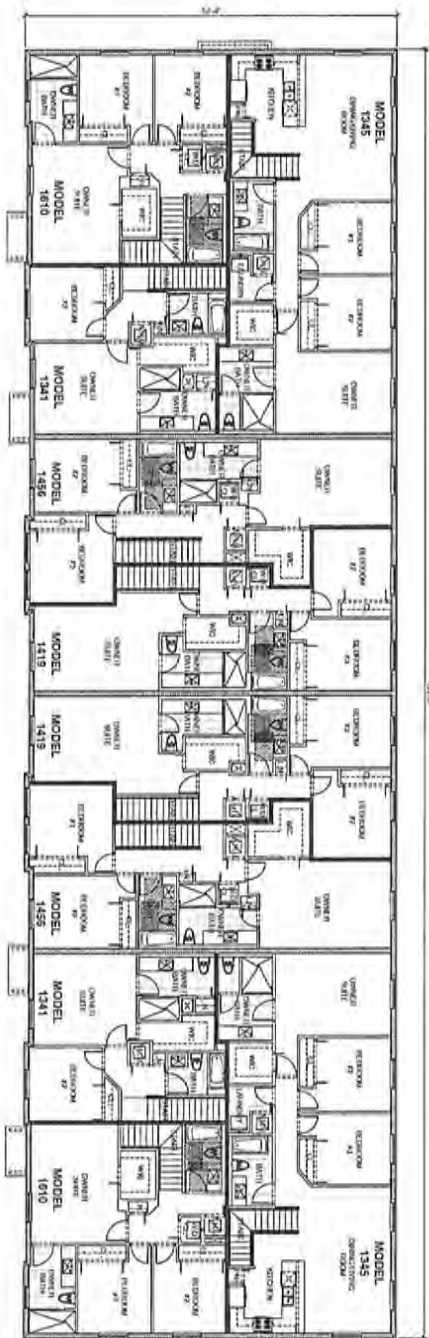
AREA CALCULATION MODEL 1610	
SPACED RIBS PER FOOT AREA	85.50 FT.
2" X 10" RIBS PER FOOT AREA	70.20 FT.
TOTAL SPACED RIBS PER FOOT	155.70 FT.
CHORDS PER FOOT AREA	24.94 FT.
TOTAL AREA	1806.64 FT.



SECOND FLOOR PLAN



GROUND FLOOR PLAN



SECOND FLOOR PLAN

GROUND FLOOR PLAN

PROPOSED COMMUNITY RESIDENCE BY
 LENNAR HOMES
 MIAMI DADE COUNTY

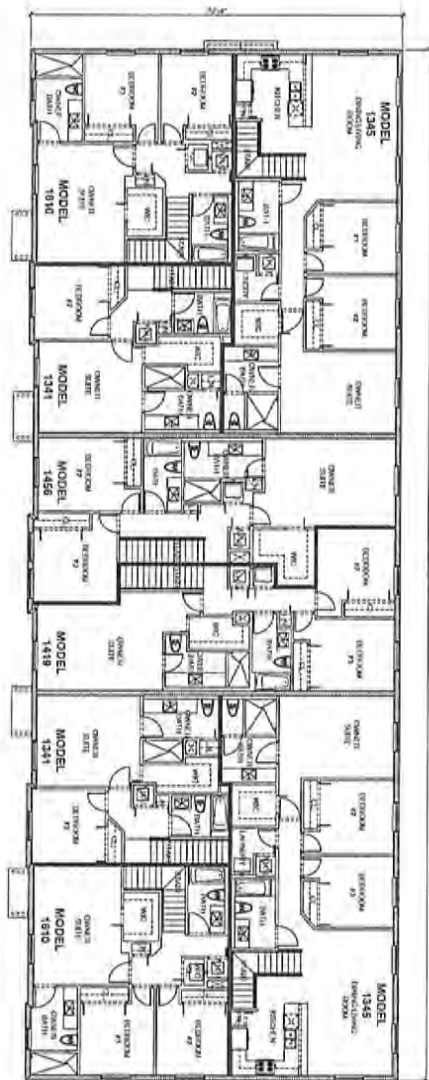


DATE: 10/10/10
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]
 PROJECT: 1000 N.W. 10TH AVENUE
 SHEET: A-5

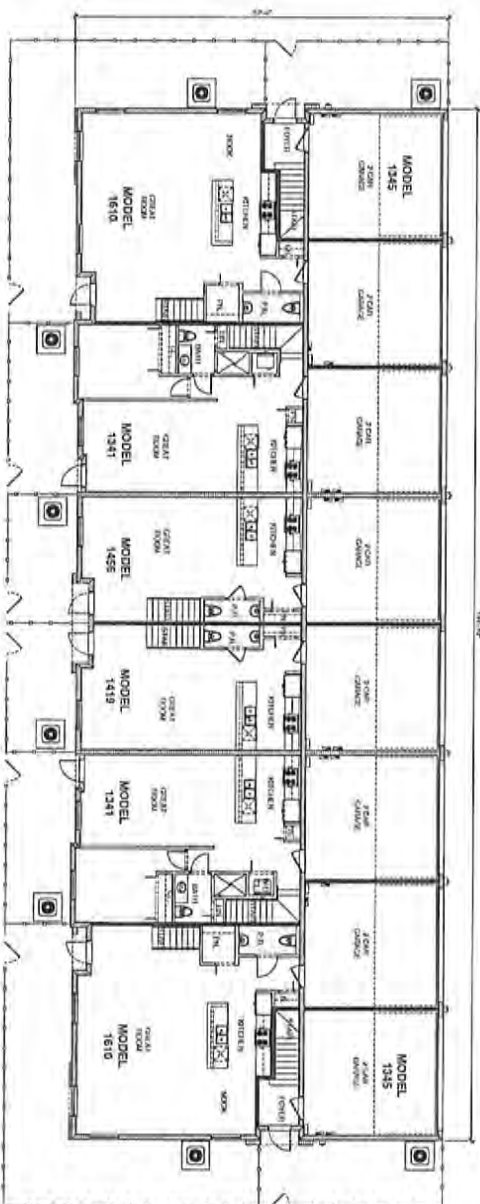
BELLON
 architecture
 P.A.

1000 N.W. 10TH AVENUE
 SUITE 1000
 MIAMI, FL 33136
 (305) 576-1234
 FAX: (305) 576-1235
 WWW.BELLONPA.COM

HYBRID TH TYPE 8



SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"

PROPOSED COMMUNITY RESIDENCE BY
LENNAR HOMES
MIAMI DADE COUNTY

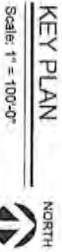
BELLON
architecture
c

12401 N.W. 127 STREET
SUITE 200
MIAMI, FL 33187
TEL: 305.444.1234
WWW.BELLONARCHITECTURE.COM

DATE: 07/18/2023
BY: JAVIER BELLON

HYBRID TH TYPE 8
FLOOR PLAN
A-6

DATE: 07/18/2023
BY: JAVIER BELLON



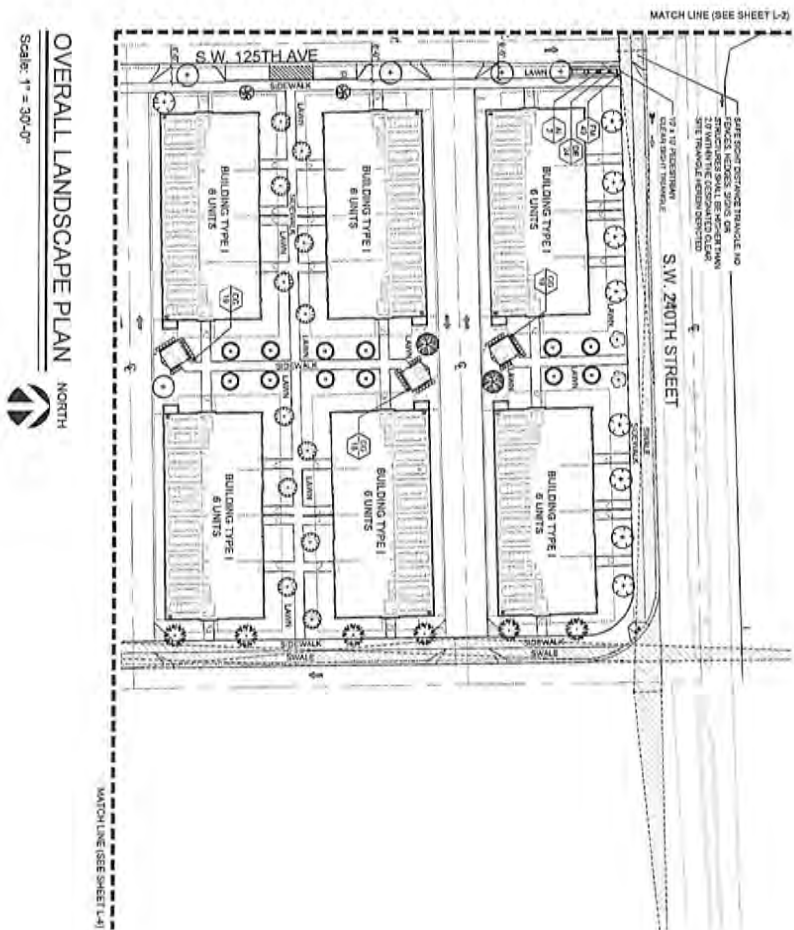
ATTORNEY PRINCE-ION 20-ACRE			
Test #1 - 1/11/19 Cherry removed			106,212
Test #2 - 6/25/2019 1/11 Cherry removed (62)			4,190
Test Cherry removed			115,258
Canopy Replacement Calculations			
Tree #/Date	Diameter	Count	Total Count
Native Redwood (Removal) Tree 1	186	400	91,000
Native Shrub (Replacement) Tree 2	215	300	63,000
Plant 1		300	0
Plant 2		160	0
Small Tree		200	0
Total Canopy Provided			154,000
Cost \$/Acre			\$4,000

[illegible]

PLANT SCHEDULE PRINCETON 20-ACRE									
ITEM	SYMBOL	QTY	REMARKS (CONTINUED)	UNIT	REMARKS	UNIT			
TREES		22	Orange-red flowers	Y					
		23	Orange-red flowers	Y					
		24	Orange-red flowers	Y					
		25	Orange-red flowers	Y					
		26	Orange-red flowers	Y					
		27	Orange-red flowers	Y					
		28	Orange-red flowers	Y					
		29	Orange-red flowers	Y					
		30	Orange-red flowers	Y					
		31	Orange-red flowers	Y					
SHRUBS		32	Orange-red flowers	Y					
		33	Orange-red flowers	Y					
		34	Orange-red flowers	Y					
		35	Orange-red flowers	Y					
		36	Orange-red flowers	Y					
		37	Orange-red flowers	Y					
		38	Orange-red flowers	Y					
		39	Orange-red flowers	Y					
		40	Orange-red flowers	Y					
		41	Orange-red flowers	Y					
SMALL TREES		42	Orange-red flowers	Y					
		43	Orange-red flowers	Y					
		44	Orange-red flowers	Y					
		45	Orange-red flowers	Y					
		46	Orange-red flowers	Y					
		47	Orange-red flowers	Y					
		48	Orange-red flowers	Y					
		49	Orange-red flowers	Y					
		50	Orange-red flowers	Y					
		51	Orange-red flowers	Y					
SMALL SHRUBS		52	Orange-red flowers	Y					
		53	Orange-red flowers	Y					
		54	Orange-red flowers	Y					
		55	Orange-red flowers	Y					
		56	Orange-red flowers	Y					
		57	Orange-red flowers	Y					
		58	Orange-red flowers	Y					
		59	Orange-red flowers	Y					
		60	Orange-red flowers	Y					
		61	Orange-red flowers	Y					
SMALL TREES		62	Orange-red flowers	Y					
		63	Orange-red flowers	Y					
		64	Orange-red flowers	Y					
		65	Orange-red flowers	Y					
		66	Orange-red flowers	Y					
		67	Orange-red flowers	Y					
		68	Orange-red flowers	Y					
		69	Orange-red flowers	Y					
		70	Orange-red flowers	Y					
		71	Orange-red flowers	Y					
SMALL SHRUBS		72	Orange-red flowers	Y					
		73	Orange-red flowers	Y					
		74	Orange-red flowers	Y					
		75	Orange-red flowers	Y					
		76	Orange-red flowers	Y					
		77	Orange-red flowers	Y					
		78	Orange-red flowers	Y					
		79	Orange-red flowers	Y					
		80	Orange-red flowers	Y					
		81	Orange-red flowers	Y					
SMALL TREES		82	Orange-red flowers	Y					
		83	Orange-red flowers	Y					
		84	Orange-red flowers	Y					
		85	Orange-red flowers	Y					
		86	Orange-red flowers	Y					
		87	Orange-red flowers	Y					
		88	Orange-red flowers	Y					
		89	Orange-red flowers	Y					
		90	Orange-red flowers	Y					
		91	Orange-red flowers	Y					
SMALL SHRUBS		92	Orange-red flowers	Y					
		93	Orange-red flowers	Y					
		94	Orange-red flowers	Y					
		95	Orange-red flowers	Y					
		96	Orange-red flowers	Y					
		97	Orange-red flowers	Y					
		98	Orange-red flowers	Y					
		99	Orange-red flowers	Y					
		100	Orange-red flowers	Y					
		101	Orange-red flowers	Y					
SMALL TREES		102	Orange-red flowers	Y					
		103	Orange-red flowers	Y					
		104	Orange-red flowers	Y					
		105	Orange-red flowers	Y					
		106	Orange-red flowers	Y					
		107	Orange-red flowers	Y					
		108	Orange-red flowers	Y					
		109	Orange-red flowers	Y					
		110	Orange-red flowers	Y					
		111	Orange-red flowers	Y					
SMALL SHRUBS		112	Orange-red flowers	Y					
		113	Orange-red flowers	Y					
		114	Orange-red flowers	Y					
		115	Orange-red flowers	Y					
		116	Orange-red flowers	Y					
		117	Orange-red flowers	Y					
		118	Orange-red flowers	Y					
		119	Orange-red flowers	Y					
		120	Orange-red flowers	Y					
		121	Orange-red flowers	Y					
SMALL TREES		122	Orange-red flowers	Y					
		123	Orange-red flowers	Y					
		124	Orange-red flowers	Y					
		125	Orange-red flowers	Y					
		126	Orange-red flowers	Y					
		127	Orange-red flowers	Y					
		128	Orange-red flowers	Y					
		129	Orange-red flowers	Y					
		130	Orange-red flowers	Y					
		131	Orange-red flowers	Y					
SMALL SHRUBS		132	Orange-red flowers	Y					
		133	Orange-red flowers	Y					
		134	Orange-red flowers	Y					
		135	Orange-red flowers	Y					
		136	Orange-red flowers	Y					
		137	Orange-red flowers	Y					
		138	Orange-red flowers	Y					
		139	Orange-red flowers	Y					
		140	Orange-red flowers	Y					
		141	Orange-red flowers	Y					
SMALL TREES		142	Orange-red flowers	Y					
		143	Orange-red flowers	Y					
		144	Orange-red flowers	Y					
		145	Orange-red flowers	Y					
		146	Orange-red flowers	Y					
		147	Orange-red flowers	Y					
		148	Orange-red flowers	Y					
		149	Orange-red flowers	Y					
		150	Orange-red flowers	Y					
		151	Orange-red flowers	Y					
SMALL SHRUBS		152	Orange-red flowers	Y					
		153	Orange-red flowers	Y					
		154	Orange-red flowers	Y					
		155	Orange-red flowers	Y					
		156	Orange-red flowers	Y					
		157	Orange-red flowers	Y					
		158	Orange-red flowers	Y					
		159	Orange-red flowers	Y					
		160	Orange-red flowers	Y					
		161	Orange-red flowers	Y					
SMALL TREES		162	Orange-red flowers	Y					
		163	Orange-red flowers	Y					
		164	Orange-red flowers	Y					
		165	Orange-red flowers	Y					
		166	Orange-red flowers	Y					
		167	Orange-red flowers	Y					
		168	Orange-red flowers	Y					
		169	Orange-red flowers	Y					
		170	Orange-red flowers	Y					
		171	Orange-red flowers	Y					

Drawing No. Date Scale Owner Project No.	L-1	L-1	Project PRINCETON 20 ACRES MIAMI DADE COUNTY, FL INDEX	 WITKIN HULTS & PARTNERS 307 South Dixie Avenue, 14th Floor, Suite 1400 Miami, FL 33134 Phone: 305.422.9000 Fax: 305.422.9001 www.witkinhults.com
--	-----	-----	--	--

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z24-189
DATE JUL 21 2025
BY: GONGOL



OVERALL LANDSCAPE PLAN

Scale: 1" = 30'-0"

NORTH



PRINCETON 20 ACRES

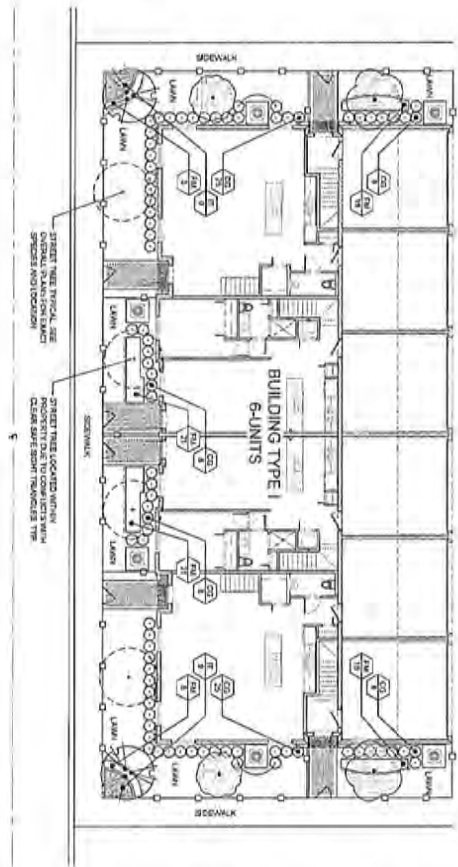
MIAMI DADE COUNTY, FL
OVERALL LANDSCAPE PLAN

**WITKIN HULTS
+ PARTNERS**
397 South 21st Avenue, Hollywood, Florida
phone: 854.973.3651 fax: 854.973.3651
www.witkinhulst.com

[illegible]







BUILDING TYPE 16-UNIT TYPICAL LANDSCAPE PLAN

Scale: 1" = 10'-0"

- LARGE-SCALE HOTEL**
- NO TREES SHALL BE REMOVED OR REMOVAL MUST BE COMPENSATED BY REPLANTING.
 - ALL LARGE-SCALE HOTEL DEVELOPMENTS MUST BE SUBMITTED TO BROWARD COUNTY WITH AN ENVIRONMENTAL IMPACT STATEMENT. PER 391.31 OF FLORIDA COUNTY CODE.
 - SEE PLANNING BOARD AND PLANNING DEPARTMENT FOR THE APPLICABLE ZONING.
 - LARGE-SCALE HOTEL DEVELOPMENTS SHALL SHOW CONSIDERATION FOR THE FOLLOWING:
 - DESIGNING AND IMPLEMENTING A GREEN SITE TO PROTECT AND ENHANCE THE ENVIRONMENT.
 - ALL NEW HOTEL DEVELOPMENTS SHALL BE GREEN AND ALL NEW DEVELOPMENTS ARE REQUESTED TO HAVE THE FACILITY BE GREEN.

LANDSCAPE LEGEND (Dimensions Provided to be Furnished / Provided to Plot)

Zone/District: 201A

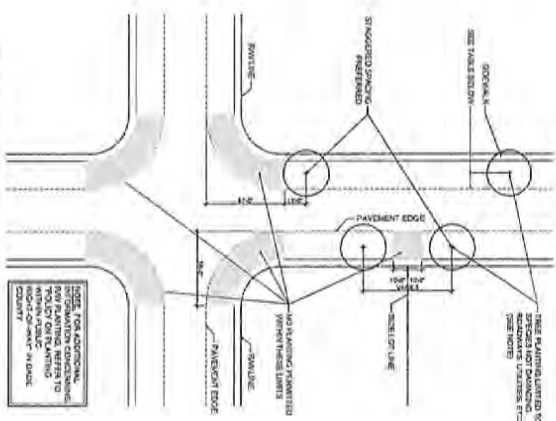
TREES

A. No. trees required per lot (to be set by the Planning Commission)	2	8
B. 10' minimum lot width	2	2
C. 10' minimum lot depth	2	4
D. 20' minimum lot depth	2	4
E. Street frontage (to be set by the Planning Commission)	2	4
F. 10' minimum lot width	2	4
G. 10' minimum lot depth	2	4
H. 10' minimum lot depth	2	4
I. 10' minimum lot depth	2	4
J. 10' minimum lot depth	2	4
K. 10' minimum lot depth	2	4
L. 10' minimum lot depth	2	4
M. 10' minimum lot depth	2	4
N. 10' minimum lot depth	2	4
O. 10' minimum lot depth	2	4
P. 10' minimum lot depth	2	4
Q. 10' minimum lot depth	2	4
R. 10' minimum lot depth	2	4
S. 10' minimum lot depth	2	4
T. 10' minimum lot depth	2	4
U. 10' minimum lot depth	2	4
V. 10' minimum lot depth	2	4
W. 10' minimum lot depth	2	4
X. 10' minimum lot depth	2	4
Y. 10' minimum lot depth	2	4
Z. 10' minimum lot depth	2	4
AA. 10' minimum lot depth	2	4
AB. 10' minimum lot depth	2	4
AC. 10' minimum lot depth	2	4
AD. 10' minimum lot depth	2	4
AE. 10' minimum lot depth	2	4
AF. 10' minimum lot depth	2	4
AG. 10' minimum lot depth	2	4
AH. 10' minimum lot depth	2	4
AI. 10' minimum lot depth	2	4
AJ. 10' minimum lot depth	2	4
AK. 10' minimum lot depth	2	4
AL. 10' minimum lot depth	2	4
AM. 10' minimum lot depth	2	4
AN. 10' minimum lot depth	2	4
AO. 10' minimum lot depth	2	4
AP. 10' minimum lot depth	2	4
AQ. 10' minimum lot depth	2	4
AR. 10' minimum lot depth	2	4
AS. 10' minimum lot depth	2	4
AT. 10' minimum lot depth	2	4
AU. 10' minimum lot depth	2	4
AV. 10' minimum lot depth	2	4
AW. 10' minimum lot depth	2	4
AX. 10' minimum lot depth	2	4
AY. 10' minimum lot depth	2	4
AZ. 10' minimum lot depth	2	4
BA. 10' minimum lot depth	2	4
BB. 10' minimum lot depth	2	4
BC. 10' minimum lot depth	2	4
BD. 10' minimum lot depth	2	4
BE. 10' minimum lot depth	2	4
BF. 10' minimum lot depth	2	4
BG. 10' minimum lot depth	2	4
BH. 10' minimum lot depth	2	4
BI. 10' minimum lot depth	2	4
BJ. 10' minimum lot depth	2	4
BK. 10' minimum lot depth	2	4
BL. 10' minimum lot depth	2	4
BM. 10' minimum lot depth	2	4
BN. 10' minimum lot depth	2	4
BO. 10' minimum lot depth	2	4
BP. 10' minimum lot depth	2	4
BQ. 10' minimum lot depth	2	4
BR. 10' minimum lot depth	2	4
BS. 10' minimum lot depth	2	4
BT. 10' minimum lot depth	2	4
BU. 10' minimum lot depth	2	4
BV. 10' minimum lot depth	2	4
BW. 10' minimum lot depth	2	4
BX. 10' minimum lot depth	2	4
BY. 10' minimum lot depth	2	4
BZ. 10' minimum lot depth	2	4
CA. 10' minimum lot depth	2	4
CB. 10' minimum lot depth	2	4
CC. 10' minimum lot depth	2	4
CD. 10' minimum lot depth	2	4
CE. 10' minimum lot depth	2	4
CF. 10' minimum lot depth	2	4
CG. 10' minimum lot depth	2	4
CH. 10' minimum lot depth	2	4
CI. 10' minimum lot depth	2	4
CJ. 10' minimum lot depth	2	4
CK. 10' minimum lot depth	2	4
CL. 10' minimum lot depth	2	4
CM. 10' minimum lot depth	2	4
CN. 10' minimum lot depth	2	4
CO. 10' minimum lot depth	2	4
CP. 10' minimum lot depth	2	4
CQ. 10' minimum lot depth	2	4
CR. 10' minimum lot depth	2	4
CS. 10' minimum lot depth	2	4
CT. 10' minimum lot depth	2	4
CU. 10' minimum lot depth	2	4
CV. 10' minimum lot depth	2	4
CW. 10' minimum lot depth	2	4
CX. 10' minimum lot depth	2	4
CY. 10' minimum lot depth	2	4
CZ. 10' minimum lot depth	2	4
DA. 10' minimum lot depth	2	4
DB. 10' minimum lot depth	2	4
DC. 10' minimum lot depth	2	4
DD. 10' minimum lot depth	2	4
DE. 10' minimum lot depth	2	4
DF. 10' minimum lot depth	2	4
DG. 10' minimum lot depth	2	4
DH. 10' minimum lot depth	2	4
DI. 10' minimum lot depth	2	4
DJ. 10' minimum lot depth	2	4
DK. 10' minimum lot depth	2	4
DL. 10' minimum lot depth	2	4
DM. 10' minimum lot depth	2	4
DN. 10' minimum lot depth	2	4
DO. 10' minimum lot depth	2	4
DP. 10' minimum lot depth	2	4
DQ. 10' minimum lot depth	2	4
DR. 10' minimum lot depth	2	4
DS. 10' minimum lot depth	2	4
DT. 10' minimum lot depth	2	4
DU. 10' minimum lot depth	2	4
DV. 10' minimum lot depth	2	4
DW. 10' minimum lot depth	2	4
DX. 10' minimum lot depth	2	4
DY. 10' minimum lot depth	2	4
DZ. 10' minimum lot depth	2	4
EA. 10' minimum lot depth	2	4
EB. 10' minimum lot depth	2	4
EC. 10' minimum lot depth	2	4
ED. 10' minimum lot depth	2	4
EE. 1		

LANDSCAPE

A. No. trees required: 15'	100	400
B. No. trees required: 20'	20	42

SEE LANDSCAPE



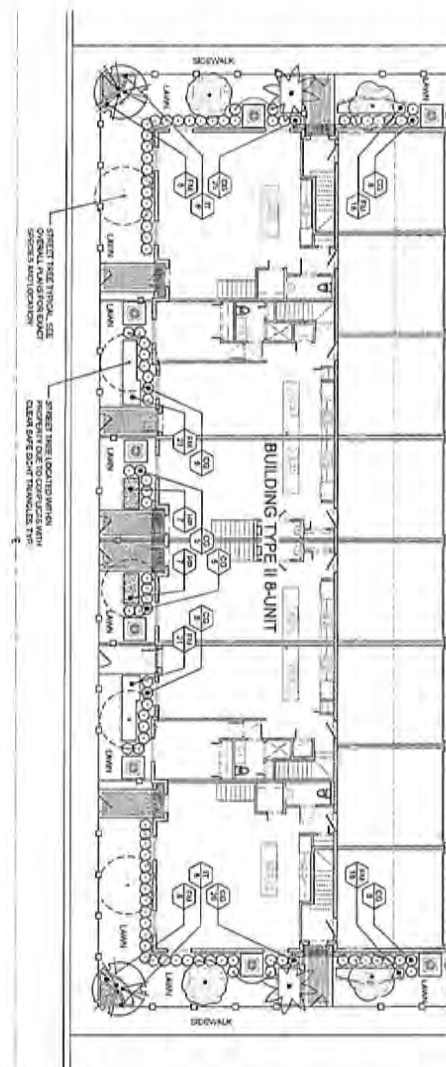
Public R.O.W. Planting Setback

SCALE: 1" = 40'-0"

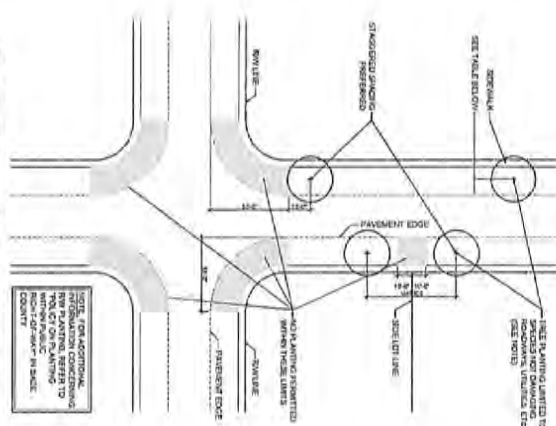
DESIGN SPEED			
PC/INTERCHG	(B7) DM 20 mph	35 - 45 mph	50 mph & ABOVE
NO CURB & GUTTER	8'	14'	20'
WITH CURB & GUTTER	6'	8'	14'

PLANT SCHEDULE BLDG. TYPE 6

STATION		DATE	TIME	WIND	WAVE	SEA	WAVE	WAVE
STATION		DATE	TIME	WIND	WAVE	SEA	WAVE	WAVE
1	2	3	4	5	6	7	8	9
10	11	12	13	14	15	16	17	18
19	20	21	22	23	24	25	26	27
28	29	30	31	32	33	34	35	36
37	38	39	40	41	42	43	44	45
46	47	48	49	50	51	52	53	54
55	56	57	58	59	60	61	62	63
64	65	66	67	68	69	70	71	72
73	74	75	76	77	78	79	80	81
82	83	84	85	86	87	88	89	90
91	92	93	94	95	96	97	98	99
100	101	102	103	104	105	106	107	108
109	110	111	112	113	114	115	116	117
118	119	120	121	122	123	124	125	126
127	128	129	130	131	132	133	134	135
136	137	138	139	140	141	142	143	144
145	146	147	148	149	150	151	152	153
154	155	156	157	158	159	160	161	162
163	164	165	166	167	168	169	170	171
172	173	174	175	176	177	178	179	180
181	182	183	184	185	186	187	188	189
190	191	192	193	194	195	196	197	198
199	200	201	202	203	204	205	206	207
208	209	210	211	212	213	214	215	216
217	218	219	220	221	222	223	224	225
226	227	228	229	230	231	232	233	234
235	236	237	238	239	240	241	242	243
244	245	246	247	248	249	250	251	252
253	254	255	256	257	258	259	260	261
262	263	264	265	266	267	268	269	270
271	272	273	274	275	276	277	278	279
280	281	282	283	284	285	286	287	288
289	290	291	292	293	294	295	296	297
298	299	300	301	302	303	304	305	306
307	308	309	310	311	312	313	314	315
316	317	318	319	320	321	322	323	324
325	326	327	328	329	330	331	332	333
334	335	336	337	338	339	340	341	342
343	344	345	346	347	348	349	350	351
352	353	354	355	356	357	358	359	360
361	362	363	364	365	366	367	368	369
370	371	372	373	374	375	376	377	378
379	380	381	382	383	384	385	386	387
388	389	390	391	392	393	394	395	396
397	398	399	400	401	402	403	404	405
406	407	408	409	410	411	412	413	414



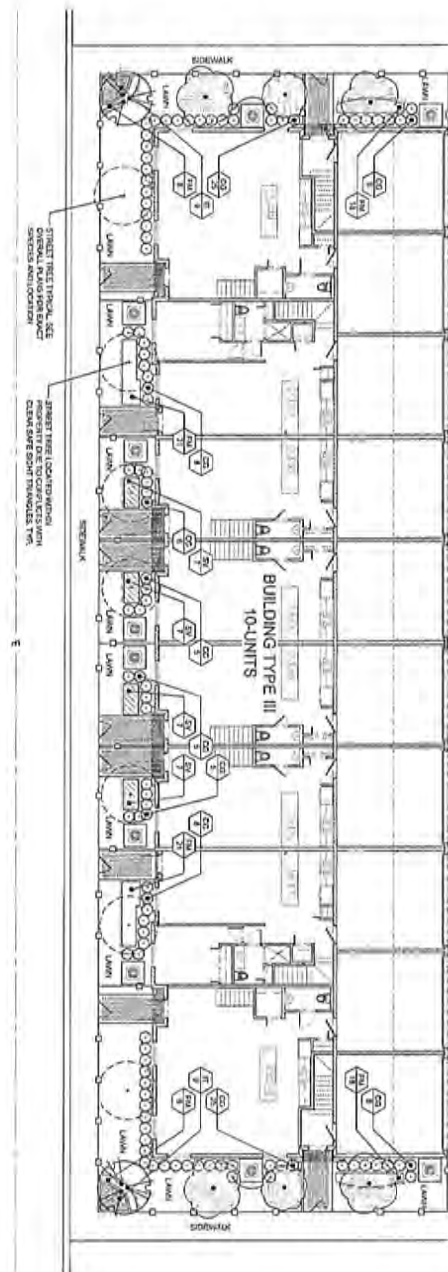
Scale: 1" = 10'-0"



Public R.O.W. Planting Setback

	DESIGN SPEED	
	REDUCED TO 15-40 mph	50 mph & ABOVE
NO CURB & GUTTER	5'	20'
WITH CURB & GUTTER	4'	14'

PLANT SCHEDULE BUILDING TYPE 8									
SYMBOL	CODE	TYPE	DESCRIPTION	LOCATION	QUANTITY	UNIT	PRICE	AMOUNT	TOTAL
SHRUBS									
	CD	2	Shrub 1	Shrub 1	1	1	1	1	1
	CD	2	Shrub 2	Shrub 2	1	1	1	1	1
	CD	2	Shrub 3	Shrub 3	1	1	1	1	1
	CD	2	Shrub 4	Shrub 4	1	1	1	1	1
	CD	2	Shrub 5	Shrub 5	1	1	1	1	1
	CD	2	Shrub 6	Shrub 6	1	1	1	1	1
	CD	2	Shrub 7	Shrub 7	1	1	1	1	1
SMALL TREES									
	SM	2	Small Tree 1	Small Tree 1	1	1	1	1	1
	CD	2	Small Tree 2	Small Tree 2	1	1	1	1	1
	CD	2	Small Tree 3	Small Tree 3	1	1	1	1	1
	CD	2	Small Tree 4	Small Tree 4	1	1	1	1	1
	CD	2	Small Tree 5	Small Tree 5	1	1	1	1	1
	CD	2	Small Tree 6	Small Tree 6	1	1	1	1	1
	CD	2	Small Tree 7	Small Tree 7	1	1	1	1	1
	CD	2	Small Tree 8	Small Tree 8	1	1	1	1	1
	CD	2	Small Tree 9	Small Tree 9	1	1	1	1	1
	CD	2	Small Tree 10	Small Tree 10	1	1	1	1	1
	CD	2	Small Tree 11	Small Tree 11	1	1	1	1	1
	CD	2	Small Tree 12	Small Tree 12	1	1	1	1	1
	CD	2	Small Tree 13	Small Tree 13	1	1	1	1	1
	CD	2	Small Tree 14	Small Tree 14	1	1	1	1	1
	CD	2	Small Tree 15	Small Tree 15	1	1	1	1	1
	CD	2	Small Tree 16	Small Tree 16	1	1	1	1	1
	CD	2	Small Tree 17	Small Tree 17	1	1	1	1	1
	CD	2	Small Tree 18	Small Tree 18	1	1	1	1	1
	CD	2	Small Tree 19	Small Tree 19	1	1	1	1	1
	CD	2	Small Tree 20	Small Tree 20	1	1	1	1	1
	CD	2	Small Tree 21	Small Tree 21	1	1	1	1	1
	CD	2	Small Tree 22	Small Tree 22	1	1	1	1	1
	CD	2	Small Tree 23	Small Tree 23	1	1	1	1	1
	CD	2	Small Tree 24	Small Tree 24	1	1	1	1	1
	CD	2	Small Tree 25	Small Tree 25	1	1	1	1	1
	CD	2	Small Tree 26	Small Tree 26	1	1	1	1	1
	CD	2	Small Tree 27	Small Tree 27	1	1	1	1	1
	CD	2	Small Tree 28	Small Tree 28	1	1	1	1	1
	CD	2	Small Tree 29	Small Tree 29	1	1	1	1	1
	CD	2	Small Tree 30	Small Tree 30	1	1	1	1	1
	CD	2	Small Tree 31	Small Tree 31	1	1	1	1	1
	CD	2	Small Tree 32	Small Tree 32	1	1	1	1	1
	CD	2	Small Tree 33	Small Tree 33	1	1	1	1	1
	CD	2	Small Tree 34	Small Tree 34	1	1	1	1	1
	CD	2	Small Tree 35	Small Tree 35	1	1	1	1	1
	CD	2	Small Tree 36	Small Tree 36	1	1	1	1	1
	CD	2	Small Tree 37	Small Tree 37	1	1	1	1	1
	CD	2	Small Tree 38	Small Tree 38	1	1	1	1	1
	CD	2	Small Tree 39	Small Tree 39	1	1	1	1	1
	CD	2	Small Tree 40	Small Tree 40	1	1	1	1	1
	CD	2	Small Tree 41	Small Tree 41	1	1	1	1	1
	CD	2	Small Tree 42	Small Tree 42	1	1	1	1	1
	CD	2	Small Tree 43	Small Tree 43	1	1	1	1	1
	CD	2	Small Tree 44	Small Tree 44	1	1	1	1	1
	CD	2	Small Tree 45	Small Tree 45	1	1	1	1	1
	CD	2	Small Tree 46	Small Tree 46	1	1	1	1	1
	CD	2	Small Tree 47	Small Tree 47	1	1	1	1	1
	CD	2	Small Tree 48	Small Tree 48	1	1	1	1	1
	CD	2	Small Tree 49	Small Tree 49	1	1	1	1	1
	CD	2	Small Tree 50	Small Tree 50	1	1	1	1	1
	CD	2	Small Tree 51	Small Tree 51	1	1	1	1	1
	CD	2	Small Tree 52	Small Tree 52	1	1	1	1	1
	CD	2	Small Tree 53	Small Tree 53	1	1	1	1	1
	CD	2	Small Tree 54	Small Tree 54	1	1	1	1	1
	CD	2	Small Tree 55	Small Tree 55	1	1	1	1	1
	CD	2	Small Tree 56	Small Tree 56	1	1	1	1	1
	CD	2	Small Tree 57	Small Tree 57	1	1	1	1	1
	CD	2	Small Tree 58	Small Tree 58	1	1	1	1	1
	CD	2	Small Tree 59	Small Tree 59	1	1	1	1	1
	CD	2	Small Tree 60	Small Tree 60	1	1	1	1	1
	CD	2	Small Tree 61	Small Tree 61	1	1	1	1	1
	CD	2	Small Tree 62	Small Tree 62	1	1	1	1	1
	CD	2	Small Tree 63	Small Tree 63	1	1	1	1	1
	CD	2	Small Tree 64	Small Tree 64	1	1	1	1	1
	CD	2	Small Tree 65	Small Tree 65	1	1	1	1	1
	CD	2	Small Tree 66	Small Tree 66	1	1	1	1	1
	CD	2	Small Tree 67	Small Tree 67	1	1	1	1	1
	CD	2	Small Tree 68	Small Tree 68	1	1	1	1	1
	CD	2	Small Tree 69	Small Tree 69	1	1	1	1	1
	CD	2	Small Tree 70	Small Tree 70	1	1	1	1	1
	CD	2	Small Tree 71	Small Tree 71	1	1	1	1	1
	CD	2	Small Tree 72	Small Tree 72	1	1	1	1	1
	CD	2	Small Tree 73	Small Tree 73	1	1	1	1	1
	CD	2	Small Tree 74	Small Tree 74	1	1	1	1	1
	CD	2	Small Tree 75	Small Tree 75	1	1	1	1	1
	CD	2	Small Tree 76	Small Tree 76	1	1	1	1	1
	CD	2	Small Tree 77	Small Tree 77	1	1	1	1	1
	CD	2	Small Tree 78	Small Tree 78	1	1	1	1	1
	CD	2	Small Tree 79	Small Tree 79	1	1	1	1	1
	CD	2	Small Tree 80	Small Tree 80	1	1	1	1	1
	CD	2	Small Tree 81	Small Tree 81	1	1	1	1	1
	CD	2	Small Tree 82	Small Tree 82	1	1	1	1	1
	CD	2	Small Tree 83	Small Tree 83	1	1	1	1	1
	CD	2	Small Tree 84	Small Tree 84	1	1	1	1	1
	CD	2	Small Tree 85	Small Tree 85	1	1	1	1	1
	CD	2	Small Tree 86	Small Tree 86	1	1	1	1	1
	CD	2	Small Tree 87	Small Tree 87	1	1	1	1	1
	CD	2	Small Tree 88	Small Tree 88	1	1	1	1	1
	CD	2	Small Tree 89	Small Tree 89	1	1	1	1	1
	CD	2	Small Tree 90	Small Tree 90	1	1	1	1	1
	CD	2	Small Tree 91	Small Tree 91	1	1	1	1	1
	CD	2	Small Tree 92	Small Tree 92	1	1	1	1	1
	CD	2	Small Tree 93	Small Tree 93	1	1	1	1	1
	CD	2	Small Tree 94	Small Tree 94	1	1	1	1	1
	CD	2	Small Tree 95	Small Tree 95	1	1	1	1	1
	CD	2	Small Tree 96	Small Tree 96	1	1	1	1	1
	CD	2	Small Tree 97	Small Tree 97	1	1	1	1	1
	CD	2	Small Tree 98	Small Tree 98	1	1	1	1	1
	CD	2	Small Tree 99	Small Tree 99	1	1	1	1	1
	CD	2	Small Tree 100	Small Tree 100	1	1	1	1	1
	CD	2	Small Tree 101	Small Tree 101	1	1	1	1	1
	CD	2	Small Tree 102	Small Tree 102	1	1	1	1	1
	CD	2	Small Tree 103	Small Tree 103	1	1	1	1	1
	CD	2	Small Tree 104	Small Tree 104	1	1	1	1	1
	CD	2	Small Tree 105	Small Tree 105	1	1	1	1	1
	CD	2	Small Tree 106	Small Tree 106	1	1	1	1	1
	CD	2	Small Tree 107	Small Tree 107	1	1	1	1	1
	CD	2							



BUILDING TYPE III 10-UNIT TYPICAL LANDSCAPE PLAN

Scale: 1" = 10'-0"

LANDSCAPE TALK

• UNDESIRABLE TREES WILL BE REMOVED ON TOP OF BACKSET TO REVEAL PROPOSED FRENCH BOWING PLANTER.

• ALL LANDSCAPE TREES WERE PROPERLY MAINTAINED TO PRESERVE THEIR QUALITY AND TO PREVENT DAMAGE TO ADJACENT BUILDING.

• DRAINAGE AND HYDROLOGICAL DESIGN WERE USED TO DETERMINE HOW MUCH WATER THE LANDSCAPE COULD HOLD AND HOW MUCH WATER IT COULD RELEASE.

• ALL TREE REMOVALS WERE REPLACED WITH THE SAME OR BETTER TREES.

LANDSCAPE LEGAL INFORMATION Required to be Permanently Altered to Plain

Zoning District: BULM3

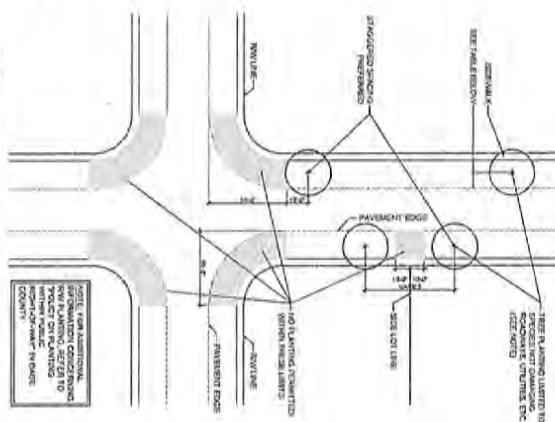
THEC:

RECORDED **PROPOSED**

Metall Area: 223, Acres: 3.228, A.C.

A. Also have required to pay \$1.00 fee	8	8
B. Pay \$1.00 fee for each 100 sq. ft. of area of lot to be permanently improved	3	-
C. Pay \$1.00 fee for each 100 sq. ft. of area of lot to be improved	2	5
D. Pay \$1.00 fee for each 100 sq. ft. of area of lot to be improved	1	7
E. Pay \$1.00 fee for each 100 sq. ft. of area of lot to be improved	1	100
F. Pay \$1.00 fee for each 100 sq. ft. of area of lot to be improved	18	18
G. Pay \$1.00 fee for each 100 sq. ft. of area of lot to be improved	18	18

SEE LANDSCAPE

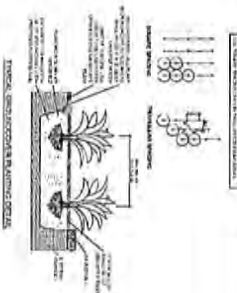
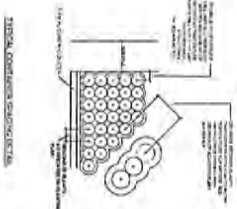
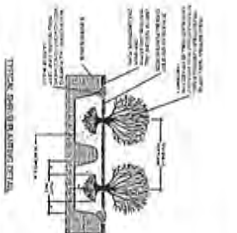
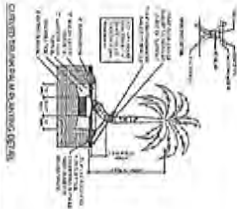
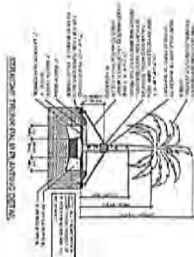
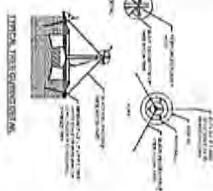
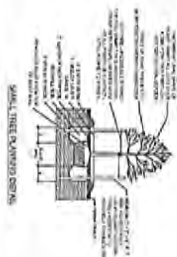
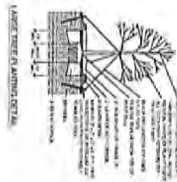


Public R.O.W. Planting Setback

SCALE: 1" = 40'-0"

DEPOSIT BY		
	BELOW 25 mth	25 - 45 mth
NO CLOS & CUTTER	18	30
WITH CLOS & CUTTER	4	14

PLANT SCHEDULE BUILDING TYPE 10									
ITEM NO.	QTY	UNIT	DESCRIPTION	PRICE	AMOUNT	DATE	REMARKS		
1	1	EA	1/2\"/>	100.00	100.00				
2	1	EA	1/2\"/>	100.00	100.00				
3	1	EA	1/2\"/>	100.00	100.00				
4	1	EA	1/2\"/>	100.00	100.00				
5	1	EA	1/2\"/>	100.00	100.00				
6	1	EA	1/2\"/>	100.00	100.00				
7	1	EA	1/2\"/>	100.00	100.00				
8	1	EA	1/2\"/>	100.00	100.00				
9	1	EA	1/2\"/>	100.00	100.00				
10	1	EA	1/2\"/>	100.00	100.00				
11	1	EA	1/2\"/>	100.00	100.00				
12	1	EA	1/2\"/>	100.00	100.00				
13	1	EA	1/2\"/>	100.00	100.00				
14	1	EA	1/2\"/>	100.00	100.00				
15	1	EA	1/2\"/>	100.00	100.00				
16	1	EA	1/2\"/>	100.00	100.00				
17	1	EA	1/2\"/>	100.00	100.00				
18	1	EA	1/2\"/>	100.00	100.00				
19	1	EA	1/2\"/>	100.00	100.00				
20	1	EA	1/2\"/>	100.00	100.00				
21	1	EA	1/2\"/>	100.00	100.00				
22	1	EA	1/2\"/>	100.00	100.00				
23	1	EA	1/2\"/>	100.00	100.00				
24	1	EA	1/2\"/>	100.00	100.00				
25	1	EA	1/2\"/>	100.00	100.00				
26	1	EA	1/2\"/>	100.00	100.00				
27	1	EA	1/2\"/>	100.00	100.00				
28	1	EA	1/2\"/>	100.00	100.00				
29	1	EA	1/2\"/>	100.00	100.00				
30	1	EA	1/2\"/>	100.00	100.00				
31	1	EA	1/2\"/>	100.00	100.00				
32	1	EA	1/2\"/>	100					



PLANTING NOTES:

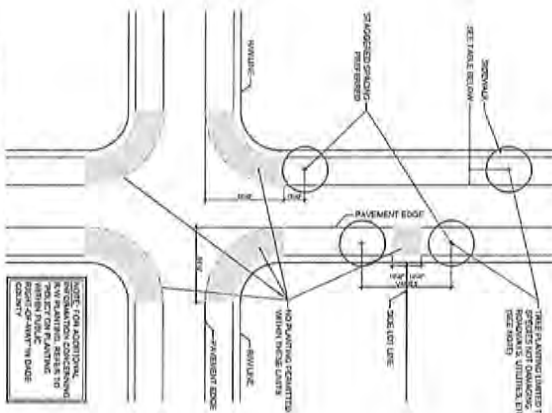
[illegible]

SOD NOTES

[illegible]

GENERAL NOTES:

There is a strong emphasis on the fact that, in any of the proposed and extended studies, the authors must be able to demonstrate that the proposed study is a logical extension of the work already published. The authors are also responsible for any changes in title or implications for policy-making. Please do not miss this point.

Public R.O.W. Planting Setback
SCALE 1" = 40'-0"

ACQUANT PARTIES			
ACQUANT	350 ONV 350 mg	150-450 mg	150 mg 350 mg 350 mg
NO CRIES & CRIES	4	14	20
WITH CRIES & CRIES	4	4	14



"ENLARGED PLANT AREAS NOT GOING TO IMPROVE COMMON OPEN SPACE."

associated with the hard, extra, well-defined lymphoma.

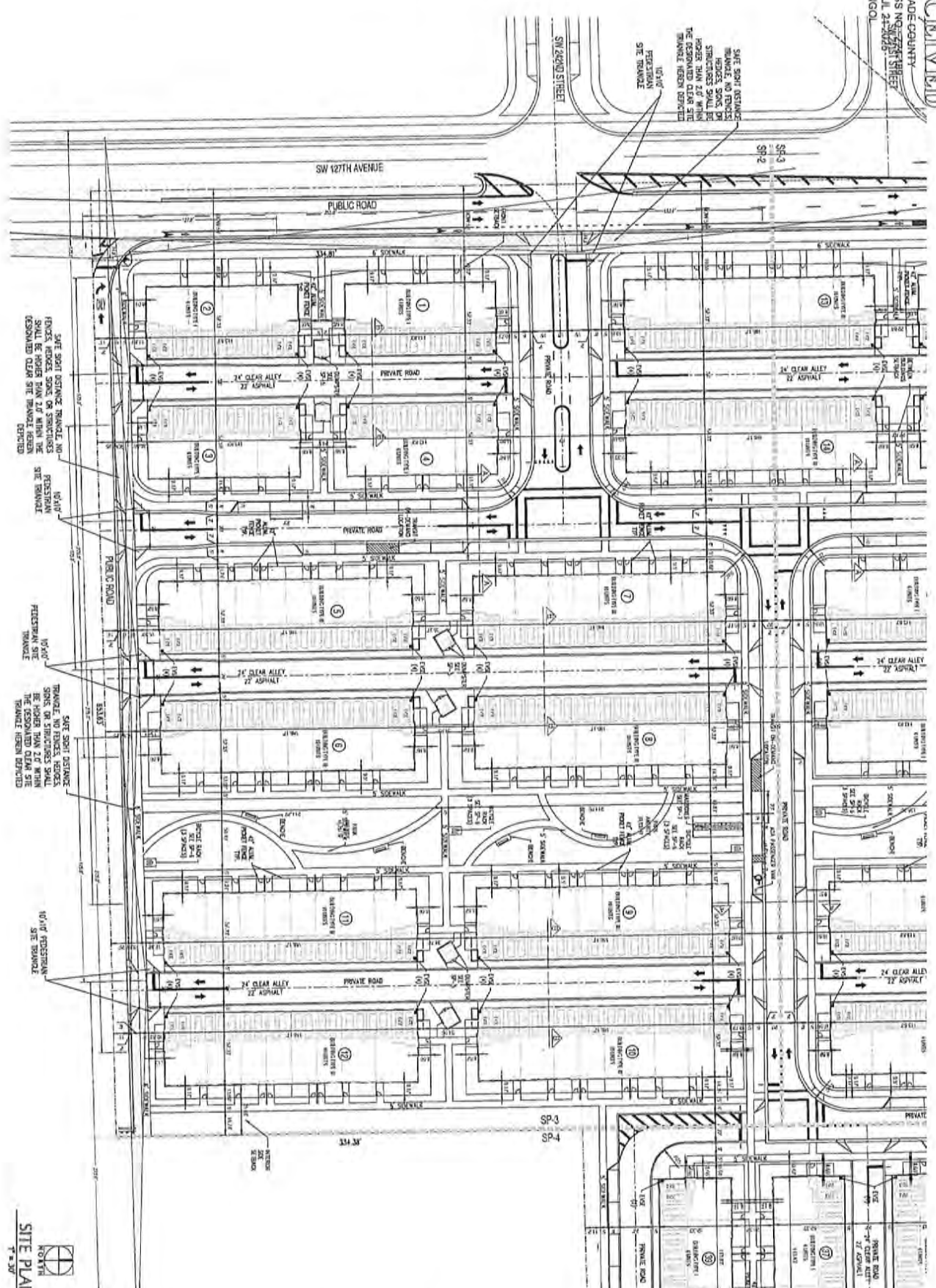
19.35 ACRES PRINCETON
BY: LENNAR HOMES
TOWN HOMES
PRINCETON, FLORIDA

[illegible]

SP-1

Set No.:

RECEIVED
 MIAMI-DADE COUNTY
 PROCESS NO. 2017-000000
 DATE: JUL 21, 2017
 BY: CONCOL



SITE PLAN
 19.35 ACRES

19.35 ACRES PRINCETON
 BY: LENNAR HOMES
 TOWN HOMES
 PRINCETON, FLORIDA

PASCAL
PRETZ
KUDOLIAN
STARR
 ARCHITECTS/PLANNERS
 1000 N. W. 10th Ave.
 Suite 1000
 Miami, FL 33136
 Phone: (305) 571-1000
 Fax: (305) 571-1001
 Email: info@pascalkudolianstarr.com
 Website: www.pascalkudolianstarr.com

SP-2
 SHEET NO. 1

SAFE SORT DISTANCE
TRAFFIC, NO FENCES, HEDGES,
SIGNS, OR STRUCTURES SHALL
BE HIGHER THAN 2' WITHIN
THE DESIGNATED CLEAR SITE
TRAFFIC HEDGES DEPICTED



SAFE SORT DISTANCE
TRAFFIC, NO FENCES, HEDGES,
SIGNS, OR STRUCTURES SHALL
BE HIGHER THAN 2' WITHIN
THE DESIGNATED CLEAR SITE
TRAFFIC HEDGES DELETED

SP-3

DATE:	2005-07-11
SCALE:	AS SHOWN
DRAWN:	CH
CHECKED:	AL
JOB NO.:	

SITE PLAN

505

BY: LENNAR HOMES
TOWN HOMES
PRINCETON, FLORIDA

OWNER:
LITTON, MICHAEL

PASCUAL
PEREZ
KILIDJIAN
STARR



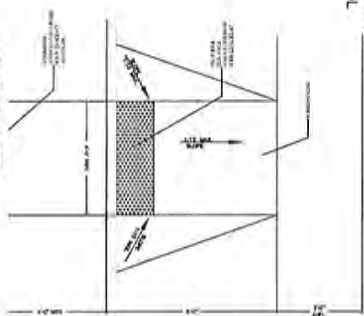
Change
2002

[illegible]

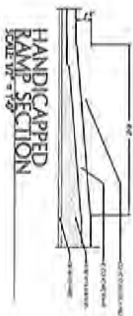
SP-4

Sheet No.:

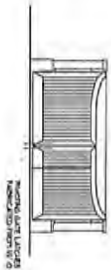
SITE PLAN



HANDICAPPED
RAMP PLAN
SCALE 1/2" = 1'-0"



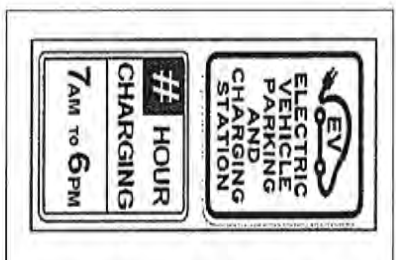
HANDICAPPED
RAMP SECTION
SCALE 1/2" = 1'-0"



DUMPSTER FRONT ELEVATION
SOLE Wt. = 75



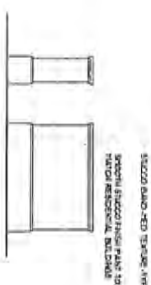
DUMPSTER PLAN
SCALE: 1/4" = 1'-0"



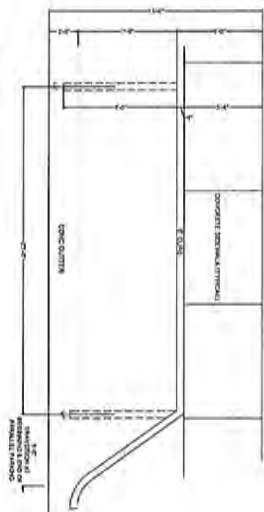
EVSE SIGNAGE

DUMPSTER RIGHT ELEVATION
SCALE 1/4" = 1'-0"

DUMPSTER REAR ELEVATION
SCALE 3/4" = 1'-0"

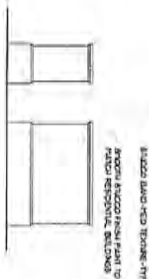
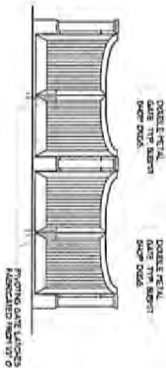


DUMPSITE LEFT SIDE ELEVATION
SCALE 1/4" = 10'

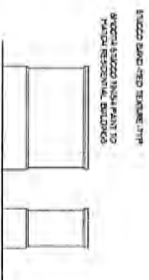
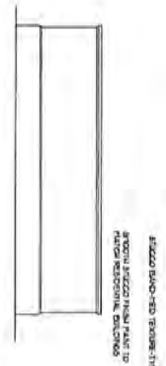
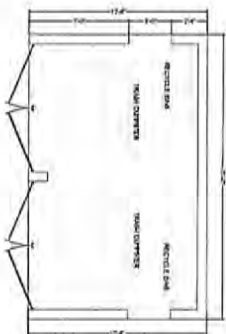


PARALLEL PARKING DETAILS

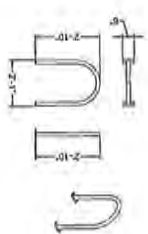
SCALE 1/4" = 1'-0"

DUMPMSTER LEFT ELEVATION TYPE II
SCALE 1/4" = 1'-0"

DUMPSTER FRONT ELEVATION TYPE III
SCALE 3/4" = 1'-0"

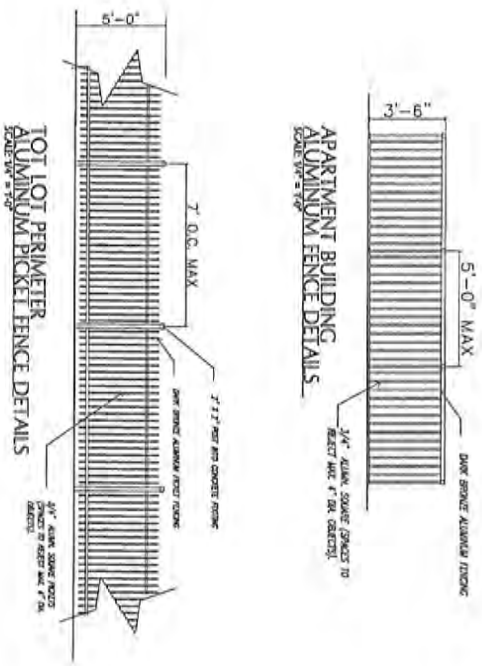
DUMPS TER RIGHT ELEVATION TYPE III
SCALE 1/4" = 1'-0"DUMPSTER REAR ELEVATION TYPE III
SCALE 1/4" = 1'-0"

DUMPSTER PLAN TYPE II
SCALE 1/4" = 1'-0"

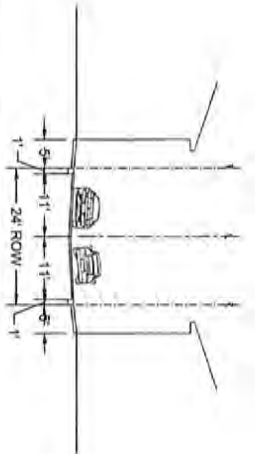


BICYCLE RACK DETAIL
 SCALE 1/8" = 1'-0"

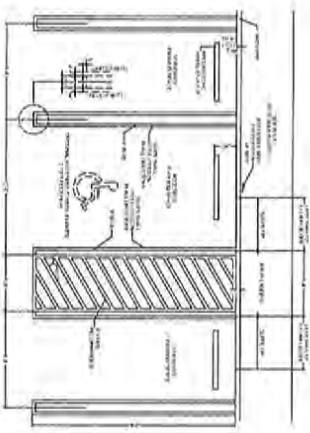
APARTMENT BUILDING
 ALUMINUM FENCE DETAILS
 SCALE 1/8" = 1'-0"



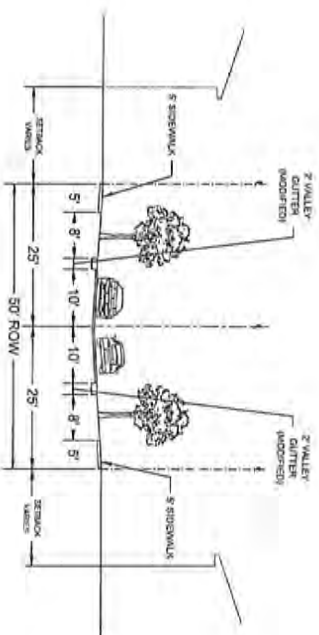
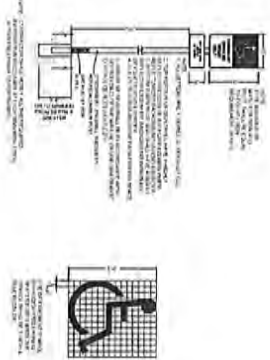
TOT LOT PERIMETER
 ALUMINUM PICKET FENCE DETAILS
 SCALE 1/8" = 1'-0"



B. TYPICAL INTERIOR ALLEY SECTION
 SCALE 1/8" = 1'-0"



PARKING DETAILS
 SCALE 1/8" = 1'-0"



A. TYPICAL INTERIOR DRIVE SECTION
 SCALE 1/8" = 1'-0"

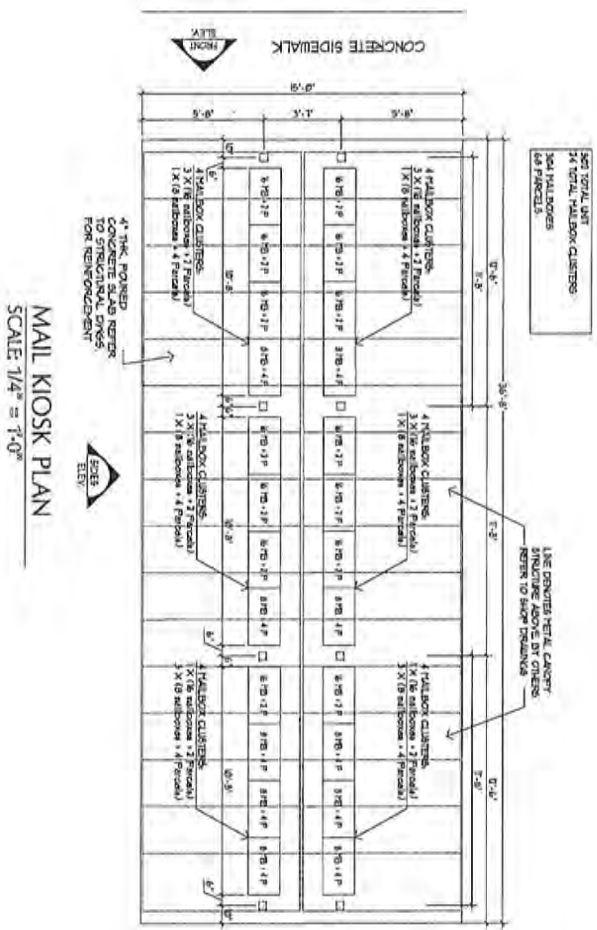
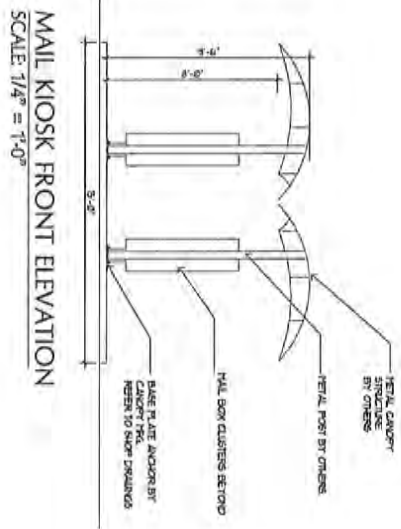
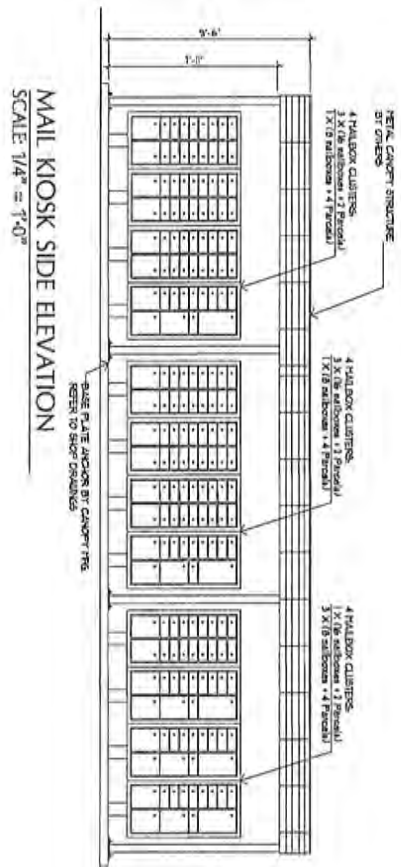
PASCAL
PEREZ
KILLODJIAN
STARR
 ARCHITECTS
 1100 N. W. 10th St.
 Suite 100
 Fort Lauderdale, FL 33304
 Phone: 954.561.1111
 Fax: 954.561.1112
 Email: info@pascalperestarr.com
 Website: www.pascalperestarr.com

19.35 ACRES PRINCETON
 BY: LENNAR HOMES
 TOWN HOMES
 PRINCETON, FLORIDA

SITE PLAN
 DATE: 10/20/22
 DRAWN BY: ALBINO
 CHECKED BY: ALBINO
 APPR. BY: ALBINO

SP-6
 SHEET NO. 1

RECEIVED
 MIAMI-DADE COUNTY
 PROCESS NO.: 224-188
 DATE: JUL 21 2025
 BY: GONGOL



PASCUAL PEREZ
KILUDJIAN
STARRO
 ARCHITECTS/PLANNERS
 1000 N. W. 10th St., Suite 100
 Fort Lauderdale, FL 33304
 (954) 561-1111
 www.pascualperez.com

19.35 ACRES PRINCETON
 BY: LENNAR HOMES
 TOWN HOMES
 PRINCETON, FLORIDA

SITE PLAN
 SHEET NO. 1
 DATE: 06/10/2024
 DRAWN: A.B. BROWN
 CHECKED: J. B. BROWN
 K.B. BROWN

SP-7

RECEIVED

MIAMI-DADE COUNTY

PROCESS NO.: Z24-189

DATE: SEP 4 2024

BY: GONGOL

DISCLOSURE OF INTEREST*

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

CORPORATION NAME: **JEN HOLDCO 24 LLC, a Delaware limited liability company**

NAME AND ADDRESS	Percentage of Stock
JEN HOLDCO 24 LLC	100%
JEN 24 PARENT LLC	100%
JEN 8 LP	81.85%
JEN 8 PARALLEL FUND LP	18.15%

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	Percentage of Ownership
_____	_____
_____	_____
_____	_____
_____	_____

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].

RECEIVED

MIAMI-DADE COUNTY

PROCESS NO.: Z24-189

NAME OF PURCHASER: Lennar Homes, LLC, a Florida limited liability company DATE: SEP 4 2024

BY: GONGOL

NAME AND ADDRESS (if applicable)	Percentage of Interest
<u>Lennar Corporation (NYSE: LEN – a publicly traded entity)*</u>	<u>99%</u>
<u>U.S. Home Corporation (a wholly owned subsidiary of Lennar Corporation)*</u>	<u>1%</u>

Date of contract: Confidential

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.

JEN HOLDCO 24 LLC, a Delaware limited liability company

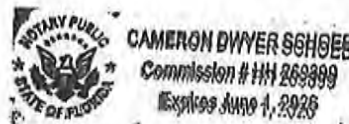
By: _____

Print Name: Greg McPherson

Title: Power of Attorney

Sworn to and subscribed before me this 30th day of July, 2024. Affiant is personally known to me or has produced _____ as identification.

(Notary Public)



My commission expires 6.1.2026

*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.: Z24-189

DATE: SEP 4 2024

BY: GONGOL

DISCLOSURE OF INTEREST*

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

CORPORATION NAME: Lennar Homes, LLC, a Florida limited liability company

NAME AND ADDRESS	Percentage of Stock
Lennar Corporation * 5505 Blue Lagoon Drive, Floor 5, Miami, FL 33126	99 %
U.S. Home Corporation (a wholly owned subsidiary of Lennar Corporation *, a publicly traded company	1 %
* Lennar Corporation is a publicly traded company on the NYSE: LEN	

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	Percentage of Ownership
_____	_____
_____	_____

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: Lennar Homes, LLC, a Florida limited liability company

NAME AND ADDRESS (if applicable)	Percentage of Interest
Lennar Homes, LLC – 5505 Blue Lagoon Drive, Floor 5, Miami FL 33126	99%
U.S. Home Corporation (a wholly owned subsidiary of Lennar Corporation)	1%

Date of contract: Confidential

RECEIVED

MIAMI-DADE COUNTY

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

PROCESS NO.: Z24-189

DATE: SEP 4 2024

BY: GONGOL

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.

Lennar Homes, LLC, a Florida limited liability company

By:

Print Name: Gary Mapurson
Title: Vice president

Sworn to and subscribed before me this 24th day of May, 2024. Affiant is personally known to me or has produced _____ as identification.


(Notary Public)



CAMERON DWYER SCHOEB
Commission # HH 269899
Expires June 1, 2028

My commission expires 6.1.2028

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

Disclosure of Interest

This form or a facsimile must be filed by all applicants having an ownership interest in any real property covered by an application to amend the Land Use Plan map. Submit this form with your application. Attach additional sheets where necessary.

1. APPLICANT (S) NAME AND ADDRESS:

APPLICANT A: Lennar Homes, LLC - 5505 Blue Lagoon Drive, Miami, FL 33126

APPLICANT B:

APPLICANT C:

APPLICANT D:

APPLICANT E:

APPLICANT F:

APPLICANT G:

Use the above alphabetical designation for applicants in completing Sections 2 and 3, below.

2. PROPERTY DESCRIPTION: Provide the following information for all properties in the application area and indicate those properties in which the applicant has an interest. Complete information must be provided for each parcel.

	APPLICANT	OWNER OF RECORD	FOLIO NUMBER	SIZE IN ACRES
A	Lennar Homes, LLC	JEN HOLDCO 24 LLC	30-6924-000-1200	± 5 acres
		JEN HOLDCO 24 LLC	30-6924-000-1210	± 5 acres
		JEN HOLDCO 24 LLC	30-6924-000-1160	± 4.73 acres
		JEN HOLDCO 24 LLC	30-6924-000-1190	± 4.62 acres

3. For each applicant, check the appropriate column to indicate the NATURE OF THE APPLICANT'S INTEREST in the property identified in Section 2 above.

APPLICANT	OWNER	LESSEE	CONTRACTOR FOR PURCHASE	OTHER(Attach Explanation)
A			✓	

4. **DISCLOSURE OF APPLICANT'S INTEREST:** Complete all appropriate sections and indicate N/A for each section that is not applicable.

- a. If the applicant is an **INDIVIDUAL** (natural person) list the applicant and all other individual owners below and the percentage of interest held by each.

<u>INDIVIDUAL'S NAME AND ADDRESS</u>	<u>PERCENTAGE OF INTEREST</u>
N/A	

- b. If the applicant is a **CORPORATION**, list the corporation's name, the name and address of the principal stockholders and the percentage of stock owned by each. [Note: where the principal officers or stockholders, consist of another corporation (s), trustee(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity.]

CORPORATION NAME: Lennar Homes, LLC

<u>NAME, ADDRESS, AND OFFICE (if applicable)</u>	<u>PERCENTAGE OF STOCK</u>
Lennar Corporation (NYSE: LEN - a publicly traded entity)*	99%
U.S. Home Corporation (a wholly owned subsidiary of Lennar Corporation)*	1%

- c. If the applicant is a **TRUSTEE**, list the trustee's name, the name and address of the beneficiaries of the trust, and the percentage of interest held by each. [Note: where the beneficiary/beneficiaries consist of corporation(s), partnership(s), or other similar entities, further disclosure shall be required which discloses the identity of the individual (s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

TRUSTEES NAME: N/A

<u>BENEFICIARY'S NAME AND ADDRESS</u>	<u>PERCENTAGE OF INTEREST</u>
N/A	

- d. If the applicant is a **PARTNERSHIP or LIMITED PARTNERSHIP**, list the name of the partnership, the name and address of the principals of the partnership, including general and limited partners and the percentage of interest held by each partner. [Note: where the partner (s) consist of another partnership(s), corporation (s) trust (s) or other similar entities, further disclosure shall be required which discloses the identity of the individual (s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

PARTNERSHIP NAME: N/A

<u>NAME AND ADDRESS OF PARTNERS</u>	<u>PERCENTAGE OF INTEREST</u>
N/A	

- e. If the applicant is party to a **CONTRACT FOR PURCHASE**, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries, or partners. [Note: where the principal officers, stockholders, beneficiaries, or partners consist of another corporation, trust, partnership, or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

<u>NAME AND ADDRESS</u>	<u>PERCENTAGE OF INTEREST</u>
Lennar Homes, LLC	100%
5505 Blue Lagoon Drive, 5th floor	
Miami, FL 33126	
Date of Contract:	<u>Confidential</u>

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

N/A

5. **DISCLOSURE OF OWNER'S INTEREST:** Complete only if an entity other than the applicant is the owner of record as shown on 2.a., above.

- a. If the owner is an **INDIVIDUAL** (natural person) list the applicant and all other individual owners below and the percentage of interest held by each.

<u>INDIVIDUAL'S NAME AND ADDRESS</u>	<u>PERCENTAGE OF INTEREST</u>
N/A	

- b. If the owner is a **CORPORATION**, list the corporation's name, the name and address of the principal stockholders and the percentage of stock owned by each. [Note: where the principal officers or stockholders consist of another corporation(s), trustee(s) partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity.]

CORPORATION NAME: JEN HOLDCO 24 LLC

<u>NAME, ADDRESS, AND OFFICE (if applicable)</u>	<u>PERCENTAGE OF STOCK</u>
JEN HOLDCO 24 LLC - 80 5 AVE 25 FLR, NEW YORK, NY 10019	100 %
JEN 24 PARENT LLC	100 %
JEN 8 LP	81.85 %
JEN 8 PARALLEL FUND LP	18.15 %

** No single ownership interest exceeds 5% **

- c. If the owner is a **TRUSTEE**, and list the trustee's name, the name and address of the beneficiaries of the trust and the percentage of interest held by each. [Note: where the beneficiary/beneficiaries consist of corporation(s), another trust(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

TRUSTEE'S NAME: N/A

<u>BENEFICIARY'S NAME AND ADDRESS</u>	<u>PERCENTAGE OF INTEREST</u>
N/A	

- d. If the owner is a **PARTNERSHIP or LIMITED PARTNERSHIP**, list the name of the partnership, the name and address of the principals of the partnership, including general and limited partners, and the percentage of interest held by each. [Note: where the partner(s) consist of another partnership(s), corporation(s) trust(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

PARTNERSHIP NAME: N/A

<u>NAME AND ADDRESS OF PARTNERS</u>	<u>PERCENTAGE OF OWNERSHIP</u>
N/A	

- e. If the owner is party to a **CONTRACT FOR PURCHASE**, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries, or partners. [Note: where the principal officers, stockholders, beneficiaries, or partners consist of another corporation, trust, partnership, or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

<u>NAME, ADDRESS, AND OFFICE (if applicable)</u>	<u>PERCENTAGE OF INTEREST</u>
LENNAR HOMES, LLC	100 %
Lennar Corporation (NYSE: LEN - a publicly traded entity)*	99 %
U.S. Home Corporation (a wholly owned subsidiary of Lennar Corporation)*	1 %

Date of Contract: Confidential

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

N/A

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of the final public hearing, a supplemental disclosure of interest shall be filed.

ENTITIES REGULARLY TRADED ON AN ESTABLISHED SECURITIES, PENSION FUNDS OR PENSION TRUSTS OF MORE THAN FIVE THOUSAND (5,000) OWNERSHIP INTERESTS

Disclosure shall not be required of any entity, the equity interest in which are regularly traded on an established securities market in the United States or other country; or pension funds or pension trusts of more than five thousand (5,000) ownership interests; 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 each level of ownership, and no one pension or entity holds more than a total of five (5) percent of the ownership interest in the partnership, corporation or trust; or of any entity, the ownership interest of which are held in a partnership, corporation or trust consisting of more than 5,000 separate interests and where no one person or entity holds more than a total of 5% of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in 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.

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

Applicant's Signature and Printed Name
(Complete one signature page per applicant)

Signature [Signature]

Printed Name ETHAN LEIBOWITZ

on behalf of JEN HOLDCO 24 LLC

State of New York
County of New York

Sworn to (or affirmed) and subscribed before me by means of (how the individual appeared check one): (how the individual appeared check one):

☒ physical presence ☐ online notarization this 24 day of May, 2024.
(date) (month)(year)

by STEPHANIE ERRICO
(name of individual swearing or affirming)

as PRESIDENT for JEN HOLDCO 24 LLC
(type of authority, e.g., Officer, Attorney-in Fact)(Name of party on behalf of whom executed)

Individual identified by: ☒ personal knowledge ☐ satisfactory evidence _____
(type)



Stephanie Errico
(Signature of Notary Public)

STEPHANIE ERRICO
(typed, printed, or stamped name of Notary Public)

My Commission Expires: 9/18/2027

RECEIVED

MIAMI-DADE COUNTY
PROCESS NO.: Z24-189
DATE: JUL 21 2025
BY: GONGOL

This instrument was prepared by:

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

(Space reserved for Clerk of Court)

PLANNED AREA DEVELOPMENT DECLARATION OF RESTRICTIONS

WHEREAS, the undersigned owner, JEN HOLDCO 24 LLC, a Delaware limited liability company (the "Owner"), holds the fee simple title to the land in Miami-Dade County, Florida, described in Exhibit "A" attached hereto and hereinafter called the "Property";

WHEREAS, the Property contains approximately ± 20.19 gross acres (± 18.91 net acres) in Miami, Florida;

WHEREAS, the Owner filed Application No. Z2024000189 (the "Application") with Miami-Dade County (the "County") for a district boundary change (and other related requests) on the Property to the Planned Area Development ("PAD") district, pursuant to Article XXXIIID of the Code of Miami-Dade County (the "Code");

WHEREAS, Code Section 33-284.26(B)(1)(a) requires the Owner to submit to the Miami-Dade County Department of Regulatory and Economic Resources (the "Department") a recordable agreement guaranteeing the development of the Property in accordance with promises made in the documents submitted to the County with the Application, as approved by the Board of County Commissioners (the "BCC"); and

WHEREAS, this Planned Area Development Agreement ("Agreement") is submitted pursuant to Code Section 33-284.26(B) and is contingent upon and will be effective only upon final approval by the BCC of the district boundary change and related requests under the Application.

IN ORDER TO ASSURE the County that the representations made by the Owner during consideration of the Application will be abided by, the Owner freely, voluntarily and without duress makes this Agreement covering and running with the Property.

1. **Compliance with CDMP Covenant.** The Owner shall comply with the Comprehensive Development Master Plan (CDMP) covenant accepted in conjunction with the approval of CDMP

Section-Township-Range:

Folio Number: 30-6924-000-1200, 30-6924-000-1210, 30-6924-000-1160, & 30-6924-000-1190

RECEIVED

MIAMI-DADE COUNTY

PROCESS NO.: Z24-189

DATE: JUL 21 2025

BY: GONGOL

Application No. CDMP20240010. The CDMP covenant requires a maximum density of three hundred and twenty (320) residential dwelling units and connection to water and sewer service.

2. **Maximum Density Restriction.** Notwithstanding the zoning district or land use designation on the Property, the maximum number of dwelling units permitted to be developed on the Property shall be 302 multi-family dwelling units, or ± 16.67 dwelling units per net acre (± 14.49 dwelling units per gross acre).
3. **Site Plan.** That said Property shall be developed substantially in accordance with the plans entitled "19.35 Acres Princeton," with site plan prepared by Pascual, Perez, Kiliddjian, Starr and Associates, dated stamped received December __, 2024 and consisting of 7 sheets, floor plans and elevations prepared by Bellon Architecture, dated stamped received December __, 2024, and consisting of 7 sheets, civil plans prepared by Schwebke Shiskin + Associates dated stamped received December __, 2024 and consisting of 13 sheets, and landscape plans prepared by Witkin Hults and Partners, dated stamped received December __, 2024 and consisting of 9 sheets, for a total of 36 sheets.
4. **Anticipated Development Schedule.** Development of the Property is projected to commence within twelve (12) months following the final approval by the County of the Application.
5. **Additional Development Information.**

(a) **Types of dwelling units.** The Owner agrees that the Property shall be developed with a multi-family housing development to include model units and sizes as follows:

Model Units	Bedroom/Bath	Square Footage
Model A (1345)	3/2	1,616
Model B (1341)	3/3	1,661
Model C (1419)	3/2.5	1,697
Model D (1456)	3/2.5	1,746
Model E (1610)	3/2.5	1,927

(b) **Total Number of Bedrooms.** The maximum total number of bedrooms on the Property shall not exceed 906.

RECEIVED

MIAMI-DADE COUNTY

PROCESS NO.: Z24-189

DATE: JUL 21 2025

BY: GONGOL

(c) Total Building Coverage. The total area of the Property to be covered by buildings and structures (not including entrance features, swimming pools, cabana, pool decks or patios, or accessory garden structures such as fences, gazebos or chickee huts, etc.) shall not exceed approximately $\pm 263,708.05$ square feet, or 33.29% of the Property.

(d) Open Space. The area of common open space for the Property shall consist of at least $\pm 214,272.59$ square feet, or 27.15% open space. The common open space areas within the Property shall be accessible to future residents of the Property and their guests. Rules and regulations governing the use and accessibility of the common open space areas may be established by the Owner or any homeowners, property owners, or other collective ownership association established to operate and maintain such common open space.

(e) Principal Building Setback and Spacing Requirements. The minimum building setbacks and spacing requirements for the principal buildings shall be as follows:

FRONT	19.12'
INTERIOR SIDES	35.68'
SIDE STREET	10.51'
REAR	49.79'
SPACING BETWEEN BUILDINGS	30.01'

(f) Building Height. No building or structure, or part thereof shall be erected or altered to a height exceeding 2 stories, and shall not exceed 30'-10" as measured from grade.

(g) Floor Area Ratio. The floor area ratio (FAR) shall not exceed 0.73 of the net residential lot area, or $\pm 573,373.90$ square feet.

(h) Private Roads. The private roadways designated on the Plans shall consist of approximately $\pm 189,562.52$ square feet. The precise acreage constituting roadways may be subject to change based on final design and paving criteria.

RECEIVED

MIAMI-DADE COUNTY

PROCESS NO.: Z24-189

DATE: JUL 21 2025

BY: GONGOL

(i) Population Projection. The estimated population projection resulting from the development of the Property is approximately 806 persons.

(j) Private Garages. The private garages shall not be enclosed in any manner and shall remain for parking of vehicles and storage only.

6. **Ownership and Maintenance of Roadways and Common Areas**. One or more property owners' association(s) or similar association(s) or special taxing district(s) or Community Development District (CDD) approved by Miami-Dade County in accordance with applicable regulations shall be created for the maintenance of the roadways and common areas within the Property.
7. **Pedestrian and Vehicular Access**. Owner agrees to provide for permanent and safe access for pedestrian and vehicular traffic within the Property and particularly for right of access for fire, police, health, sanitation, and other public service personnel and vehicles. The roadways shall be installed and maintained by the Owner, including, but not limited to, sidewalks, drainage facilities, water, sewers and fire hydrants, subject to the approval of the appropriate County departments.

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

RECEIVED

MIAMI-DADE COUNTY

PROCESS NO.: Z24-189

DATE: JUL 21 2025

BY: GONGOL

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

RECEIVED

MIAMI-DADE COUNTY

PROCESS NO: Z24-189

DATE: JUL 21 2025

BY: GONGOL

further permits, and refuse to make any inspections or grant any approvals with respect to the particular Parcel which is in default, until such time as this Declaration is complied with.

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

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

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

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

RECEIVED

MIAMI-DADE COUNTY

PROCESS NO.: Z24-189

DATE: JUL 21 2025

BY: GONGOL

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 for 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.

[SIGNATURE PAGES FOLLOW]

RECEIVED

MIAMI-DADE COUNTY

PROCESS NO.: Z24-189

DATE: JUL 21 2025

BY: GONGOL

IN WITNESS WHEREOF, the undersigned has executed this Declaration of Restrictions as of

this ____ day of _____, 2024.

WITNESSES:

JEN HOLDCO 24 LLC

680 5 Avenue, 25th Floor

New York, New York 10019

Signature

Print Name

Address

Signature

Print Name

Address

STATE OF FLORIDA

)

) SS:

COUNTY OF MIAMI-DADE

)

The foregoing instrument was acknowledged before me by means of physical presence [] or online notarization [] by _____ of JEN HOLDCO 24 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 _____, 2024, in the County and State aforesaid.

Signature

Notary Public-State of

Print Name

My Commission Expires:

RECEIVED

MIAMI-DADE COUNTY

PROCESS NO.: Z24-189

DATE: JUL 21 2025

BY: GONGOL

EXHIBIT "A"

LEGAL DESCRIPTION:

Parcel 1

The West 1/2 of the NE 1/4 of the NW 1/4 of the SW 1/4, Less the North 35 feet for right-of-way, in Section 24, Township 56 South, Range 39 East, lying and being in Miami-Dade County, Florida.

Parcel 2

The West 1/2 of the NW 1/4 of the NW 1/4 of the SW 1/4 of Section 24, Township 56 South, Range 39 East, lying and being in Miami-Dade County, Florida.

Parcel 3

The East 1/2 of the NW 1/4 of the NW 1/4 of the SW 1/4 of Section 24, Township 56 South, Range 39 East, lying and being in Miami-Dade County, Florida.

Parcel 4

The North 1/2 of the SW 1/4 of the NW 1/4 of the SW 1/4, Less the West 50 feet thereof for right-of-way, in Section 24, Township 56 South, Range 39 East, lying and being in Miami-Dade County, Florida.

OPINION OF TITLE

To: MIAMI-DADE COUNTY

With the understanding that this Opinion of Title is furnished to Miami-Dade County, as an inducement for acceptance of a Declaration of Restrictions pursuant to CDMP Application No. CDMP20240010, it is hereby certified that I have examined Doma Property Information Report No. LEN-2414827FL, covering the period from the beginning to the 23th day of June, 2025, at 8:00 a.m., inclusive, of the following described real property:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

All title instruments, policies, and documents referenced above are collectively referred to as the "Title Evidence." I know of no reason that this Title Evidence is inaccurate or incomplete. I am of the opinion, based on my review of the Title Evidence that on the last mentioned date, the fee simple title to the above-described real property was vested in:

JEN Holdco 24 LLC, a Delaware limited liability company (the "Company").

Further, I am of the opinion that Adam Peterson is authorized to execute all documents on behalf of the Company.

Subject to the following encumbrances, liens, and other exceptions:

1. RECORDED MORTGAGES:

None.

2. RECORDED CONSTRUCTION LIENS, CONTRACT LIENS AND JUDGMENTS:

None.

3. GENERAL EXCEPTIONS:

1. All taxes for the year 2025 and subsequent years.
2. Rights of persons other than the above owners who are in possession.

3. Facts that would be disclosed upon accurate survey.
4. Any unrecorded labor, mechanics' or materialmen's liens.
5. Zoning and other restrictions imposed by governmental authority.
6. Any lien provided by County Ordinance or by Chapter 159, Florida Statutes, in favor of any city, town, village or port authority for unpaid service charges for service by any water, sewer or gas system supplying the property.
7. Any disputes as to the boundaries caused by a change in the location of any water body within or adjacent to the property and any adverse claim to all or part of the property that is, or was previously under water.

4. **SPECIAL EXCEPTIONS:**

1. Right-of-Way Agreement granted to Florida Power & Light Company recorded in Deed Book 1139, Page 467; as amended by Partial Amended and Restated Right of Way Agreement recorded in Official Records Book 33284, Page 454. (As to Parcel 2)
2. Terms and conditions as set forth in Dedication and Improvement Agreement with the Department of Public Works, recorded August 8, 1997, in Official Records Book 17746, Page 3038. (As to Parcel 1)
3. Unrecorded Lease Agreement between Princeton Land Investment, LLC, a Florida limited liability company (Lessor) and Pine Island Tomato Farms, Inc., a Florida corporation (Lessee), entered into as of December 31, 2005, as assigned. (As to Parcels 1 and 4)
4. Restrictions, covenants, and conditions as set forth in Declaration of Restrictions, recorded April 27, 2006, in Official Records Book 24467, Page 3255 and recorded March 1, 2012, in Official Records Book 28016, Page 3187, and as affected by Partial Release of Parcel C recorded in Official Records Book 32729, Page 1923.
5. Unrecorded Lease Agreement between Princeton Land Investment, LLC, a Florida limited liability company (Lessor) and Pascual Diaz, Placido Diaz, Jose Diaz, and PJP Nursery, a Florida corporation (Lessees), entered into as of January 1, 2007, as amended and assigned. (As to Parcels 1, 2, and 3)
6. Covenant Running with the Land in favor of Miami-Dade County recorded September 29, 2023 in Official Records Book 33906, Page 2780.
7. Declaration of Restrictions by Princeton Land Investments, LLC, a Florida limited liability company, and ONX Odagled Princeton LLC, a Delaware limited liability company, recorded January 10, 2024 in Official Records Book 34047, Page 4362.

8. Memorandum of Option Agreement by and between JEN Holdco 24, LLC, a Delaware limited liability company, as Grantor, and Lennar Homes, LLC, a Florida limited liability company, as Grantee, recorded March 22, 2024, in Official Records Book 34146, Page 3703.
9. Memorandum of Agreement and Covenant Running with the Land by and between Lennar Homes, LLC, a Florida limited liability company, as Buyer, and Princeton Land Investments, LLC, as Lender/Mortgagee, recorded March 22, 2024, in Official Records Book 34146, Page 3708.

NOTE: All references to recording information herein are to the Public Records of Miami-Dade County, Florida.

I HEREBY CERTIFY that I have reviewed all the aforementioned encumbrances and exceptions and that none of them hinder or affect the recording or enforcement of the Declaration of Restrictive Covenants ("Declaration").

Therefore, it is my opinion that the following party must join in the Declaration in order to make the Declaration a valid and binding covenant on the lands described herein:

<u>Name</u>	<u>Interest</u>
JEN Holdco 24 LLC, a Delaware limited liability company	Owner

I HEREBY CERTIFY that the legal description contained in this Opinion of Title coincides with, and is the same as, the legal description in the proffered, recordable Declaration.

I, the undersigned, further certify that I am attorney-at-law duly admitted to practice in the State of Florida and a member in good standing of the Florida Bar.

Respectfully submitted this 28th day of July, 2025.

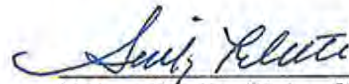
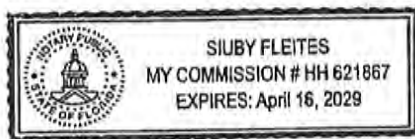


Hugo P. Arza
Florida Bar No. 625175
Holland & Knight LLP
701 Brickell Avenue, Suite 3300
Miami, FL 33131
Telephone: +1(305) 789-7783

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by means of X physical presence or _____ online notarization, on this 28th day of July, 2025, by Hugo P. Arza, who is personally known to me.



Notary Public, State of Florida

EXHIBIT "A"

Parcel 1:

The West $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$, Less the North 35 feet for right-of-way, in Section 24, Township 56 South, Range 39 East, lying and being in Miami-Dade County, Florida.

Parcel 2:

The West $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 24, Township 56 South, Range 39 East, lying and being in Miami-Dade County, Florida.

Parcel 3:

The East $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 24, Township 56 South, Range 39 East, lying and being in Miami-Dade County, Florida.

Parcel 4:

The North $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$, Less the West 50 feet thereof for right-of-way, in Section 24, Township 56 South, Range 39 East, lying and being in Miami-Dade County, Florida.

**Miami-Dade County Department of Regulatory and Economic Resources
Staff Report to Community Zoning Appeals Board 15**

PH: Z24-257

September 16, 2025

Item No. 3

Recommendation Summary	
Commission District	8
Applicant	San Sebastian Luxury Homes, LLC.
Summary of Requests	The applicant seeks to rezone the subject property from RU-3M, Minimum Apartment House District, to RMD, Residential Modified District, in order to permit the development of an 80-unit, two-story multifamily residential project.
Location	Lying on the southwest corner of SW 232 Street and SW 124 Avenue, Miami-Dade County, Florida
Property Size	±4.85-net (±5.22-gross) acres
Existing Zoning	RU-3M, Minimum Apartment House District
Existing Land Use	Single-family residence, vacant land
2030-2040 CDMP Land Use Designation	Low Density Residential, 2.5 to 6, dua, (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.

REQUEST:

DISTRICT BOUNDARY CHANGE from RU-3M, Minimum Apartment House District, to RMD, Residential Modified District.

PROJECT HISTORY AND DESCRIPTION:

The subject property consist of two (2)-parcels and is located on the southwest corner of SW 232 Street and SW 124 Avenue. These parcels have undergone several zoning hearings over the years. In 2007, pursuant to Resolution #CZAB15-4-07, the Community Zoning Appeals Board (CZAB)15 approved a rezoning of the subject site from AU, Agricultural District, to RU-1 Single-Family Residential District, as well as a request for a reduced dedication width for SW 232 Street on the south side of said road. Additionally, a Declaration of Restrictions under Official Records Book 25520, Pages 4362-4368 (covenant) was recorded at that time, tying the property to a specific site plan. In 2023, pursuant to Resolution #CZAB15-10-23, the CZAB 15 board approved another rezoning of the parcel from RU-1, Single-Family Residential District, to RU-3M, Minimum Apartment House District, including the deletion of the aforementioned covenant ORB 25520 that had tied the subject property to a previously approved site plan.

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

As part of this application, the applicant has submitted site plans depicting the proposed development. The plans indicate four (4) multi-family buildings with a maximum height of two (2)-stories, oriented along SW 232 Street and SW 124 Avenue. Parking is primarily located to the rear of the buildings, except for a small area along SW 232 Street. This smaller parking area towards the front will be screened with a fence and a five (5)-foot wide landscape strip with a hedge in front of the fence, as required by code under the RMD standards. Vehicular access to the site is provided by two (2)-ingress/egress point of direct vehicular and pedestrian access from SW 232 Street and SW 124 Avenue. The submitted landscape plans depict substantial buffering along the south property line through the use of trees and shrubs to screen the adjacent single-family residence. In addition, the applicant has voluntarily proffered a Declaration of Restrictions, which, among other provisions, limits development of the property to the submitted plans. In addition, staff notes that, as part of this application, the applicant has voluntarily proffered a Declaration of Restrictions which, among other provisions, limits development of the property to 80 dwelling units in accordance with the submitted plans.

<u>NEIGHBORHOOD CHARACTERISTICS</u>		
	Zoning and Existing Use	Land Use Designation
Subject Property	RU-3M; single-family residence, vacant land	Low-Density Residential (2.5 to 6 dua)
North	RU-1; single-family residences	Low-Density Residential (2.5 to 6 dua)
South	AU; single-family residence	Low-Density Residential (2.5 to 6 dua)
East	AU; single-family residences	Estate Density Residential (1 to 2.5 dua)
West	RU-3M; vacant land, canal	Low-Medium Density Residential (6 to 13 dua)

NEIGHBORHOOD COMPATIBILITY:

The subject property is located on the southwest corner of SW 232 Street and SW 124 Avenue and consist of two (2) lots: the north parcel, which contains an existing single-family residence, and the south parcel, which is vacant. The surrounding area is characterized by RU-1 zoned properties to the north, AU zoned properties to the south and east that are developed with single-family residences, and an RU-3M zoned vacant parcel and a canal to the west. The subject site is located within the Urban Development Boundary (UDB), approximately 0.16 miles east of South Dixie Highway. Staff notes that the northern portion of the property lies within ¼ mile of the South Dade TransitWay, while the southern portion lies within ½ mile. The South Dade TransitWay is part of the Strategic Miami Area Rapid Transit (SMART) Plan Corridor along South Dixie Highway. 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 will be minimal and will not cause their facilities and services to operate

below their adopted levels of service standards. The Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER) state in their memorandum that the application meets traffic concurrency criteria, does not exceed the acceptable Level of Service (LOS) on the neighboring roadways and will generate 55 PM peak hour vehicle trips. 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 **Low Density Residential** on the Adopted 2030-2040 Land Use Plan (LUP) map. This designation permits a density range of a minimum of 2.5 to a maximum of 6.0 dwelling units per gross acre. *This density category is generally characterized by single family detached, cluster, and townhouses and a mixture or housing types, provided that the maximum gross density is not exceeded.* The Low Density Residential designation could allow the applicant to develop the ±4.58 net acres parcel with 27 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 mixed-use development with transit-supportive densities and intensities for projects located along the mixed-use and Rapid Transit Activity Corridors, which includes the SMART Corridors.

The applicant seeks a district boundary change from RU-3M, Minimum Apartment House District to RMD, Residential Modified District. As defined under the CDMP, properties eligible for mixed-use 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 Mixed Use Development (PG I-46) 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:

	<i>Floor Area Ratio Range (FAR)</i>	<i>Max. Residential Density (Dwelling Units)</i>
<i>Within one-quarter mile</i>	<i>Up to 2.0</i>	<i>60</i>
<i>Between one-quarter and one-half mile</i>	<i>Up to 1.5</i>	<i>36</i>

<i>Between one-half and one mile (East-West Corridor)</i>	<i>Up to 1.25</i>	<i>18</i>
---	-------------------	-----------

Furthermore, the Planning Division of the Department of Regulatory and Economic Resources (RER) issued a Comprehensive Development Master Plan interpretation letter dated March 25, 2024, that noted that the site is comprised of two parcels that are zoned RU-3M, and approximately ±3.83-acre of the subject property is within ¼ mile of the South Dade TransitWay (TransitWay), while the remainder ±0.75-acre is between ¼ and ½ mile of the TransitWay. The portion of the subject property within ¼ mile of the TransitWay may be rezoned for vertical or horizontal mixed-use development at up to 60 units an acre (268 units)/2.0 FAR in accordance with the CDMP's provisions for mixed use development along Rapid Transit Activity Corridors, while the portion between ¼ and ½ mile of the Transitway may be rezoned for vertical or horizontal mixed-use development at up to 36 units an acre (27 units)/1.5 FAR (CDMP Page I-47), **subject to compatibility with the adjacent uses**. However, it must be affirmatively demonstrated that a proposed single use does not currently or would not be caused to exceed 70% of the total building area within ¼ mile of the subject site for a property to be rezoned as a horizontal mixed-use development in a Rapid Transit Activity Corridor. The Saturation Analysis performed by staff accounts for existing land uses within a ¼ mile of the Subject Property indicates that 55.68 percent (%) of the building area in the subject property area is residential, 25.68% percent is commercial, 17.73% percent is institutional, and 17.33% is industrial. Therefore, the subject property maybe developed with up to 197,753 sq. ft. of single use residential, 484,228 sq. ft. of single use commercial, 887,614 sq. ft. of single use institutional or 917,120 sq. ft. of single use industrial development in accordance with the aforementioned CDMP provisions for horizontal mixed-use development in Rapid Transit Activity Corridors. Staff notes that the proposed development of 80 residential dwelling units is within the permitted density under the CDMP. Additionally, the property immediately to the west is currently in the process of being rezoned for a similar multi-family/mixed-use development, further supporting the compatibility of the proposed project with surrounding land uses.

Furthermore, staff opines that the proposed development is **consistent with Policy LU-4A** which states that *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*. The submitted plans provide for four (4)-buildings to be constructed on the site with a maximum of two (2)-stories in height fronting on both SW 232 Street and SW 124 Avenue. The plan also provides for parking to be screened from the adjacent properties by the proposed buildings with pedestrian connectivity throughout the site and to SW 232 Street and SW 124 Avenue. Additionally, the plan provides for ample landscaping throughout the development in excess of what is required by Code. Staff opines that the proposed development will not be out of character in scale and intensity with the adjacent and adjoining existing and future developments, and will not detrimentally impact the surrounding properties.

As such, subject to the Board's acceptance of the proffered declaration of restrictions, approval of the proposed rezoning of the property to RMD, Residential Modified District, in order to develop the site as a 80-unit, two-story multifamily residential project, would be **compatible** with the area based on the criteria set forth in the CDMP Land Use Element and **Policies LU-4A**, and would be **consistent** with the **Low Density Residential** designation of the subject property on the CDMP Land Use Plan map and the Mixed-Use Development policies of the CDMP. 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-3M, Minimum Apartment House District, to RMD, Residential Modified District, to allow the development of ± 4.58 net acres with 80 multi-family dwelling units. 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 the Low Density Residential designation of the CDMP Land Use Plan map as well as the CDMP's Mixed-Use Development policies. The proposed multi-family residential development would create a harmonious transition between the less intense single-family residential lots to the north, south, east and the anticipated higher-density development to the west, where adjacent parcels are currently undergoing a district boundary change and CDMP amendment (Application No. Z2025000125) to permit multi-family apartments. Given the subject site's location within the SMART Plan Corridor Buffer Area, the proposed rezoning would not alter but rather support the established development trend in the surrounding community. Staff further 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 RMD 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 RMD Building Placement Standards.

Staff also notes that the CDMP Interpretation letter dated March 25, 2024, indicates the subject property could accommodate up to 295 dwelling units under CDMP provisions, given that ± 3.83 net acres lie within $\frac{1}{4}$ mile of the South Dade TransitWay and ± 0.75 net acres lies between $\frac{1}{4}$ and $\frac{1}{2}$ mile, equating to approximately 64 units per acre. However, the applicant proposes to develop 80 multi-family residential units, or roughly 17 units per acre, well below the maximum permitted density. Moreover, the applicant has proffered a zoning covenant requiring substantial compliance with the submitted site plans and limiting the property to a maximum of 80 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 application will meet the traffic concurrency criteria for an Initial Development Order. Their memorandum indicates that the application will generate approximately 55 PM peak hour vehicle trips, and that the subject application meets the traffic concurrency criteria. Further, the Division of Environmental Resources Management of the Department of Regulatory and Economic Resources 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 the aforementioned department memoranda, staff opines that the request for rezoning will not result in, among other things, excessive noise or cause undue or excessive burden on public facilities. Based on the aforementioned reasons, staff opines that the proposed district boundary change to RMD is **compatible** with the residential trend as evidence by the existing zoning in the surrounding area and will serve as a transition to the less intensive RU-1 and AU properties to the north and east. **Therefore, subject to the Board's acceptance of the proffered covenant, staff recommends approval of the application for a District Boundary Change to RMD, Residential Modified District, under Section 33-311, District Boundary Change standards.**

ACCESS, CIRCULATION AND PARKING: N/A

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

San Sebastian Luxury Homes, LLC.
PH: Z24-257

NEIGHBORHOOD SERVICES PROVIDER COMMENTS*	
Division of Environmental Resources Management (RER)	<i>No objection</i>
Platting and Traffic Review Section (RER)	<i>No objection</i>
Department of Transportation and Public Works (DTPW)	<i>No objection*</i>
Fire Rescue Department	<i>No objection</i>
Water and Sewer Department (WASD)	<i>No objection*</i>
Miami-Dade County Public Schools	<i>No objection</i>
Building and Neighborhood Compliance (BNC)	<i>No objection</i>
<i>*Subject to conditions in their memorandum.</i>	

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

Low Density Residential (Pg. I-31)	The residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 dwelling units per gross acre. Residential densities of blocks abutting activity nodes as defined in the Guidelines for Urban Form, or of blocks abutting section line roads between nodes, shall be allowed a maximum residential density of 10.0 dwelling units per gross acre. To promote infill development, residential development exceeding the maximum density of 6.0 dwelling units per acre is permitted for substandard lots that were conveyed or platted prior to August 2nd, 1938. This density category is generally characterized by single family housing, e.g., single family detached, cluster, and townhouses. It could include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is not exceeded.
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:

	<i>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.</i> (F) Section 33-311 provides that the Board shall take into consideration, among other factors the extent to which: (1) <i>The development permitted by the application, if granted, conforms to the Comprehensive Development Master Plan for Miami-Dade County, Florida; is consistent with applicable area or neighborhood studies or plans, and would serve a public benefit warranting the granting of the application at the time it is considered;</i> (2) <i>The development permitted by the application, if granted, will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts; the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment; and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development;</i> (3) <i>The development permitted by the application, if granted, will have a favorable or unfavorable impact on the economy of Miami-Dade County, Florida;</i> (4) <i>The development permitted by the application, if granted, will efficiently use or unduly burden water, sewer, solid waste disposal, recreation, education or other necessary public facilities which have been constructed or planned and budgeted for construction;</i> (5) <i>The development permitted by the application, if granted, will efficiently use or unduly burden or affect public transportation facilities, including mass transit, roads, streets and highways which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways.</i>
--	--

Building and Neighborhood Compliance

ENFORCEMENT HISTORY

SAN SEBASTIAN LUXURY HOMES, LLC 23220 SW 124 AVE
MIAMI-DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

PENDING

Z2024000257

DATE

HEARING NUMBER

FOLIO No: 30-6924-000-0730/30-6924-000-0735

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:

June 20, 2025

NEIGHBORHOOD REGULATIONS:

Folio No.: 30-6924-000-0730

Case No. 202402005560 was opened on 09/05/2024. Warning Notice W445330 was issued on 09/10/2024 for "FAILURE TO PERFORM LOT MAINTENANCE IN A RESIDENTIAL DISTRICT AS STATED IN 19-13(A)(2), TO WIT: OVER GROWTH JUNK AND TRASH GRASS AROUND THE PROPERTY GRASS EXCEEDINGLY MORE THAN 18 INCHES". A compliance inspection conducted on 02/26/2025 revealed that the violation was corrected. Case is closed.

Case No. 202402005641 was opened on 09/10/2024. Warning Notice W445334 was issued on 09/10/2024 for "IMPROPERLY LOCATED WALL, FENCE, OR HEDGE, TO WIT: GREEN MESH INSTALLED ON THE CHAIN LINK FENCE". A compliance inspection conducted on 02/26/2025 revealed that the violation was corrected. Case is closed.

Folio No.: 30-6924-000-0735

Case No. 202402003152 was opened on 05/20/2024. Citation T120519 was issued on 05/20/2024 for "UNAUTHORIZED USE IN A SINGLE FAMILY RESIDENTIAL DISTRICT (RU-1) DISTRICT, TO WIT: REPEAT VIOLATION LESS THAN YEAR CASE#202302005752 ILLEGAL USE INCONSISTENCE WITH 33-199; PARKING- MULTIPLE CATEGORY 3 VEHICLES, HEAVY EQUIPMENT, AND MULTIPLES RV'S-MOBILE HOME TRAILERS." Citation was paid on 05/28/2024 and compliance was met on 08/22/2024. Case is closed.

Case No. 202502002580 was opened on 05/06/2025. Citation T129261 was issued on 05/06/2025 for "FAILURE TO PERFORM LOT MAINTENANCE AND/OR REMOVE SOLID WASTE, JUNK, TRASH

AND/OR DEBRIS IN A RESIDENTIAL DISTRICT AS STATED IN 19-13(A)(2) & (A)(1), TO WIT: JUNK AND TRASH SCATTERED THROUGHOUT THE PROPERTY, INCLUDING OLD FURNITURE, A MATTRESS, AND VARIOUS MISCELLANEOUS ITEMS". Citation was paid on 05/20/2025 and compliance met on 06/13/2025. Case is pending closure.

Case No. 202502002581 was opened on 05/06/2025. Citation T129258 was issued on 05/06/2025 for "UNAUTHORIZED USE IN A SINGLE FAMILY RESIDENTIAL DISTRICT (RU-1) DISTRICT, TO WIT: ILLEGAL USE INCONSISTENT WITH SECTION 33-199 OF MIAMI DADE COUNTY CODE OF ORDINANCES, RU-1 TO WIT: RV AND COMMERCIAL VEHICLES STORED INSIDE VACANT LOT." Citation was paid on 05/20/2025. There are no outstanding fees.

BUILDING SUPPORT REGULATIONS:

Folio No.s: 30-6924-000-0730/30-6924-000-0735

There are no open/closed cases in BSS.

VIOLATOR:

SAN SEBASTIAN LUXURY HOMES, LLC

OUTSTANDING LIENS AND FINES:

There are no outstanding Liens, Fines, or Fees.

Memorandum



Date: September 4, 2025

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

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

Subject: Z2024000257-2nd Review
San Sebastian Luxury Homes LLC
SW corner of SW 232nd Street and SW 124th Avenue
DBC from RU-3M to Residential Modified District
(RU-3M) (5.22 acres)
24-56-39

Lisa M. Spadafina

The Department of Regulatory and Economic Resources – Division of Environmental Resources Management (DERM) has reviewed the above referenced zoning application for compliance with the requirements of Chapter 24 of the Miami-Dade County Code (the Code) for potable water service and wastewater disposal. Based on the information provided, this zoning application is approved pursuant to section 24-43.1 of the Code 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 with this application, the future development is within feasible distance to connect to public water and public sewers. Therefore, the future development shall connect to public water and sanitary sewers in accordance with the Code. Please note that this development will need to obtain a sanitary sewer extension permit prior to DERM approval of future development orders. To the extent that connection to the public sanitary sewer system is not approved due to a sanitary sewer moratorium, this memorandum shall not be interpreted as written approval from DERM to allow an alternative means of domestic wastewater disposal.

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

The property has submitted a properly executed covenant running with the land in favor of Miami-Dade County acknowledging that the proposed development will be connected to the public water supply and sanitary sewer system prior to DERM approval of any building permit, certificate of use and occupancy or municipal license for any nonresidential land use as per section 24-43.1(6)(c) of the Code. Said covenant is recorded under Miami-Dade County Official Records: Book 33571, Page 4302.

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 DERM for this proposed development order.

Please note that some of the collection/transmission facilities, which includes sanitary sewer gravity sewer mains, sanitary sewer force mains and sanitary sewer pump stations, throughout the County do

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

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

Conditions of Approval: None

Water Control Review

A DERM Surface Water Management General Permit shall be required for the construction and operation of the required surface water management system. This permit shall be obtained prior to any future development order approval.

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 a 5-year storm event.

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

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

Conditions of Approval: None

Pollution Remediation Review

Based on the current/past agricultural use of the site, DERM requires that a Phase 1 and Phase 2 Environmental Site Assessment prepared in accordance with ASTM standards be conducted at the site prior to site development and prior to the submittal of site development plans through the building department review process. DERM review and approval of said documents shall be required. Further, all construction plans (inclusive of drainage) and dewatering plans shall require review and approval from the Environmental Monitoring and Restoration Division of DERM (EMRD) as it relates to environmental contamination issues. Be advised that the EMRD review of this application does not constitute an approval of any site plans, drainage plans, or development plans that may be included as part of this application.

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

If an applicant elects to address soil contamination, groundwater contamination, solid waste, and methane via a No Further Action with Conditions, each individual property owner will be required to execute a restrictive covenant.

Please note that nothing stated herein may be interpreted to limit or restrict an engineer's or other professional's responsibility to prepare plans accurately and completely for proposed rights-of-way as well as any other projects or plans.

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

Conditions of Approval: None

Tree Preservation Review

An aerial review of the subject properties indicates the presence of tree resources, including specimen trees (a tree with a trunk diameter of 18 inches or greater). Section 24-49 of the Code provides for the preservation and protection of specimen tree resources. A Miami-Dade County Tree Removal 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. 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.

DERM has reviewed the landscape plan entitled "23220 SW 124th AVE" prepared by Diego J. Vanderbiest, R.L.A., and dated as received by Miami-Dade County on December 18, 2024. The landscape plan indicates the removal/relocation of non-specimen and specimen tree resources; however, the applicant has not provided any information about the specimen trees. DERM cannot determine if this project complies with the requirements of sections 24-49.2 and 24-49.4 of the Code, specifically the specimen tree standards. Please note that the Code generally requires the preservation of specimen trees and the standards in the Code for removal/relocation of specimen trees are stricter than for removal of non-specimen trees.

Specimen trees shall be preserved on the site, unless a tree removal permit is obtained which authorizes the removal of specimen trees as per the specimen tree standards of section

24.49.2(II)(1) of the Code. DERM approval of this zoning application shall not be interpreted as approval of removal or relocation of any tree resources on site.

The applicant is advised to contact the Tree and Forest Resources Section at (305) 372-6574 for additional information regarding tree permitting procedures and requirements.

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

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 DERM 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: January 14, 2025

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

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

Subject: Zoning Application Comments - San Sebastian Luxury Homes LLC
Application No. Z2024000257 - (Pre-App. Z24P-174)

The Water and Sewer Department has reviewed the proposed development for the subject zoning application. WASD has no objection to this zoning application, based on the information provided. Additional requirements may be needed at the time of permitting. The information provided below is preliminary and it does not affect the Zoning process. The applicant is advised to consult with their engineer and WASD's Plans Review staff to finalize points of connection and capacity approval.

Application Name: San Sebastian Luxury Homes LLC

Location: The proposed project is located on approximately 5.22 Acres, at 23220 SW 124th Avenue with Folios No. 30-6924-000-0730 and 30-6924-000-0735, in unincorporated Miami-Dade County.

Proposed Development: The applicant is seeking a district boundary change from Minimum Apartment House District (RU-3M) to Residential Modified District (RMD) for the construction of 80 Apartment units (Low Density).

The estimated total water demand for the proposed project will be 10,800 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 System (WTP). Currently, there is adequate treatment and water supply capacity at the WTP, consistent with Policy WS-2 A (1) of the CDMP.

Please note that there is a WASD Agreement No. 31596 requested for the subject property for a development of 39 apartments units. Said Agreement has expired, and the applicant must re-active the Agreement and revise the proposed development to be consistent with the subject application.

Since this property is connecting to WASD water system for the first time, the developer is required to install a water main along one entire boundary of the property, as per WASD Rules & Regulations, Section 2.02(1) and 2.04(2)(d).

The developer shall connect to an existing 16-inch water main (E11826-1) in SW 232nd Street and SW 124th Avenue, abutting the northeastern corner of the property and extend an 8-inch water main southerly in SW 124th Avenue, to the southeastern corner, as required to provide service to the property. Since this will be a dead-end water main, no more than one fire service shall be connected to this main.

For service in SW 232nd Street, the developer shall connect to an existing 16-inch water main (E11826-1) in SW 232nd Street abutting the northern boundary of the property.

Any public water main extension within the property shall be 8-inch minimum diameter. If two or more fire hydrants are to be connected to a public water main extension, then the water system shall be looped with (2) points of connection. 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 re-offered.

A Water Supply Certification (WSC) will be required for the proposed development. Said Certification will be issued at the time the applicant requests connection to the water system. The WSC letter shall remain active in accordance with terms and conditions specified in said certification. The WSC required is 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 and 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 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.

Connection to gravity sewer system is not available at the present time. Therefore, a private pump station is acceptable for this project, as long as all legal requirements are met. The developer may connect to an existing 8-inch force main (ES6899-10) in South Dixie Highway and SW 232nd Street and extend a minimum 8-inch force main northeasterly in South Dixie Highway to SW 125th Avenue, then southeasterly along SW 125th Avenue to SW 232nd Street, then easterly along SW 232nd Street to the proposed development, as required to provide service to the new Private Pump Station. 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 re-offered.

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

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 Suyapa Carbajal at (786) 552-8124 or suyapa.carbajal@miamidade.gov.

Memorandum



Date: January 22, 2025

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

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

Subject: Z2024000257
Name: San Sebastian Luxury Homes, LLC
Location: Southwest Corner of SW 232 Street and SW 124 Avenue
Section 24 Township 56 South Range 39 East

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

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

This application **does** meet the traffic concurrency criteria for an Initial Development Order. It will generate approximately **55 PM** peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveals that the addition of this new trip **does not** exceed the acceptable level of service of the following roadways:

STA.#	LOCATION	LOS PRESENT	LOS W/PROJECT
9103	SW 232 Street east of US 1/ SR 5	C	C
9914	SW 248 Street east of SW 127 Avenue	C	C
F-0346	US 1/ SR 5 south of SW 112 Avenue	C	C
F-0050	SW 112 Avenue north of Florida's Turnpike	C	C

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

Notes: PM =Post Meridiem

The PM peak hour refers to the highest hour of vehicle trips generated during the afternoon peak hours of 4-6 PM

Standard Conditions:

- A letter or a plan containing the following certification signed and sealed by a State of Florida registered engineer shall be submitted as part of the paving and drainage plans: "I hereby certify that the all of the roads for the subject project comply with all of the applicable portions of the Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways (Florida Greenbook) regarding: design speed, lane widths, horizontal alignment, vertical alignment, stopping sight distance, sight distance, horizontal clearance, vertical clearance, superelevation, shoulder widths, grades, bridge widths, etc."
- All landscaping, walls, fences, entrance features, etc. will be subject to the Safe Sight Distance Triangle as per Section 33-11 of the Miami-Dade County Code and G5.3 of the Public Works and Waste Management Department Manual.

Memorandum



Date: June 09, 2025
To: Eric Silva, Assistant Director
Regulatory and Economic Resources
From: Alejandro G Cuello, Principal Planner
Miami-Dade Fire Rescue Department
Subject: Z2024000257

The Miami-Dade Fire Rescue Department has **no objection** to site plan uploaded to "EnerGov" on 3/10/2025.

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

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

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

Memorandum



Date: Wednesday, June 25, 2025
Subject: Review Type: Z2024000257
Applicant Name: San Sebastian Luxury Homes LLC

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

PROJECT LOCATION:

The proposed project is located at the southwest corner of SW 232nd Street and SW 124th Avenue.

COMMENTS/RECOMMENDATION:

I. CONDITIONS:

- This development is approved for 80-unit multifamily residential development. 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 comments, or wish to discuss this matter further, please contact Anamersy Arce at anamersy.arce@miamidade.gov.

From: [HERRERA, ANA J](#)
To: [carlsrodharr@yahoo.com](#); [Javier L. Vazquez](#)
Cc: [Simon, Nathaly](#); [Garcia, Jeannette C.](#); [RODRIGUEZ, IVAN M](#); [Concurrency Management](#); [Stillings, Noel \(REF\)](#)
Subject: Preliminary School Concurrency Analysis for B2R/SAN SEBASTIAN LUXURY HOMES LLC (Z2024000257) (PH3024122000930)
Date: Friday, February 28, 2025 8:57:00 AM
Attachments: [B2R SAN SEBASTIAN LUXURY HOMES LLC \(Z2024000257\) \(PH3024122000930\).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 80 units, which generate 18 students (9 at the elementary, 4 at the middle, and 5 at the senior high school level). At this time, the elementary and middle school levels have sufficient capacity available to serve the application. Conversely, the senior high school level does not meet the Level of Service for this review. 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: **PH3024122000930** Local Government (LG): **Miami-Dade**
Date Application Received: **12/20/2024 10:14:54 AM** LG Application Number: **Z2024000257**
Type of Application: **Public Hearing** Sub Type: **Zoning**

Applicant's Name: **B2R/SAN SEBASTIAN LUXURY HOMES LLC**
Address/Location: **23220 SW 124 AVE**
Master Folio Number: **3069240000730**
Additional Folio Number(s):

PROPOSED # OF UNITS **80**
SINGLE-FAMILY DETACHED UNITS: **0**
SINGLE-FAMILY ATTACHED UNITS: **0**
MULTIFAMILY UNITS: **80**

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)	-144	9	0	NO	Current CSA
3621	COCONUT PALM K-8 ACADEMY (ELEM COMP)	0	9	0	NO	Current CSA Five Year Plan
3622	COCONUT PALM K-8 ACADEMY (MID COMP)	95	4	4	YES	Current CSA
7151	HOMESTEAD SENIOR	-316	5	0	NO	Current CSA
7151	HOMESTEAD SENIOR	0	5	0	NO	Current CSA Five Year Plan

ADJACENT SERVICE AREA SCHOOLS

4461	PINE VILLA ELEMENTARY	442	9	9	YES	Adjacent CSA
------	-----------------------	-----	---	---	-----	--------------

*An Impact reduction of **33.68%** 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

Date: February 7, 2025

Memorandum



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

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

Alejandro Zizoli

Subject: Z2024000257 San Sebastian Luxury Homes LLC (Associated Applications: Z2024P00174). Based on revised plans submitted on December 18th, 2024.

Applicant Name: Javier L. Vazquez on behalf of San Sebastian Luxury Homes, LLC.

Project Location: The property consists of approximately 5.22-Acres and the property is located at the Southwest corner of the SW 232 Street and SW 124 Avenue intersection in unincorporated Miami-Dade County (Folios: 30-6924-000-0730; 30-6924-000-0735). The subject property was rezoned to RU-3 pursuant to resolution #CZAB15-10-23 in October of 2023. The subject property is located approximately within ¼-mile of the South Dade TransitWay, one of the six (6) rapid transit corridors identified as a part of the Strategic Miami Area Rapid Transit (SMART) Plan.

Proposed Development: The applicant seeks a Zoning Review of their proposed project to request the approval of a district boundary change from Minimum Apartment House ("RU-3M") to Residential Modified District ("RMD"). The applicant also seeks a Zoning Review of their proposed project to request the approval of 80 multifamily residential dwellings units, distributed as 20 units per each of the four 2-story buildings and surfaced parking with approximately 154 spaces.

Current Park Benefit District Area Conditions: Existing County-owned Park and recreation facilities, both Areawide and Local, serving Park Benefit District 3 are shown on the attached map in Figure 1. County-owned local parks that are within three miles of the subject application are described below in Table A.

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

NAME	ADDRESS	CLASS	ACRES	TYPE
CARIBBEAN PARK	11900 SW 200 ST	NEIGHBORHOOD PARK	5.23	LOCAL
CHARLES BURR PARK	20200 SW 127 AVE	NEIGHBORHOOD PARK	4	LOCAL
CUTLER RIDGE SKATE PARK	SW 211 ST AND HEFT	SINGLE PURPOSE PARK	3.6	LOCAL
DEBBIE CURTIN PARK	22820 SW 112 AVE	NEIGHBORHOOD PARK	9.78	LOCAL
GOULDS WAYSIDE PARK	SW 227 ST AND US 1	NEIGHBORHOOD PARK	2.9	LOCAL
JL (JOE) & ENID W. DEMPS PARK	11350 SW 216 ST	COMMUNITY PARK	30	LOCAL
JOE AND COLLEEN GRIFFIN PARK	12821 SW 232 ST	NEIGHBORHOOD PARK	5	LOCAL
KEVIN BROILS PARK	26150 SW 125 AVE	NEIGHBORHOOD PARK	5.24	LOCAL
LINCOLN ESTATES PARK	22210 SW 108 AVE	MINI-PARK	0.8	LOCAL
LINCOLN PARK	SW 220 ST AND 102 AVE	MINI-PARK	1	LOCAL
NARANJA PARK	14150 SW 264 ST	COMMUNITY PARK	10	LOCAL
PINE FOREST PARK	20751 SW 129 AVE	NEIGHBORHOOD PARK	6.63	LOCAL
PINE ISLAND LAKE PARK	12970 SW 268 ST	NEIGHBORHOOD PARK	17.98	LOCAL
PRINCETONIAN PARK	12755 SW 252 TERR	NEIGHBORHOOD PARK	6.5	LOCAL
ROBERTA HUNTER PARK	SW 117 AVE AND 200 ST	NEIGHBORHOOD PARK	15	LOCAL
SHARMAN PARK	12370 SW 218 ST	COMMUNITY PARK	2.06	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
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
SILVER PALMS PARK 7	23800 SW 118 PL	NEIGHBORHOOD PARK	6.2	LOCAL
SOUTH MIAMI HEIGHTS PARK	20800 SW 117 AVE	NEIGHBORHOOD PARK	5.67	LOCAL
TAMARIND PARK	23437 SW 107 AVE	NEIGHBORHOOD PARK	1.56	LOCAL
WILLIAM RANDOLPH COMMUNITY PARK	11950 SW 228 ST	NEIGHBORHOOD PARK	10	LOCAL

The subject property is located within 0.5 mile from the existing Miami-Dade County South Dade Trail, a 20.9-mile pedestrian and bicycle path along the South Miami-Dade Busway that connects communities from South Miami to Florida City. The South Dade Trail is a part of the Miami LOOP, an envisioned 225-mile non-motorized trail network within Miami-Dade County.

Impact and Demand: The proposed development includes a total of 80 multifamily residential dwelling units. The proposed residential units would generate a residential population of 171 people resulting in an estimated impact of 0.47-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. As shown in Table A, there are several Miami-Dade County-provided local recreation open space sites consisting of 5 acres or larger within a 3-mile radius from the application area. The site is in Park Benefit District 3 (PBD3) which currently meets park concurrency requirements.

Recommendations: PROS recognizes the comments incorporated into this application and requests additional information regarding this project:

- Please provide a detailed site plan of the proposed development detailing total area dedicated to private open space and recreational areas, as well as labeling all areas and proposed recreational amenities. **PROS recommends a seamless, non-motorized access areas throughout the development, that includes 6' sidewalks and safe crossings throughout the project** to provide a walkable neighborhood per our Great Streets Vision laid out in our Miami-Dade County Open Space Master Plan (OSMP).
- Please provide a **revised landscape plan that is legible and that includes shade trees along sidewalks, pedestrian pathways and amenity areas like the bicycle racks**, in order to provide a more shaded and walkable area per our Great Streets Vision laid out in our Miami-Dade County Open Space Master Plan (OSMP). This recommendation is based on the following Recreation and Open Space objective in the Comprehensive Development Master Plan (CDMP)
- Please update the Section plans to include proposed landscape trees.
- PROS recommend the developer to **incorporate various common space and Open-Space types, varying from active to passive recreational spaces** as suggested in Miami-Dade County's Urban Design Manual, Volume I, page 28-31.
- PROS highly recommends the developer to add recreational amenities for the approximate 171 residents that would live in this development as space allows. **Please provide adequate private recreational amenities for the residents that would balance the 0.47-acres of park land impact created by this development.** Amenities include but are not limited to clubhouses, multipurpose room, fitness center, fitness equipment, athletic courts, pools, play areas, community gardens, safe picnicking/leisure areas, shaded outdoor seating, lighted walking amenities, clear

areas to allow group exercises, grills, dog run area, and/or pet waste bins throughout the development.

- Please **include wayfinding signage directing the residents to nearby trail, in highly visible areas and provide the detail of it.** This will encourage non-motorized transportation, transit ridership and usage of the existing South Dade Trail and the Miami-Dade Busway.
- Given the subject property's proximity to the South Dade TransitWay and existing South Dade Trail and the anticipated development population of over 171 people, **the applicant should consider providing enhanced bicycle storage beyond the proposed 15 parking stalls.** The current proposed bicycle storage capacity is 8.8% of the anticipated population impact. Please update and include the revision in the zoning calculation table for clarity.
- PROS recommends the developer to **consider providing shade trees that are as mature as feasible upon installation** to offer immediate shade, aid in mitigation of the urban heat island effect, contribute to cooler public areas within the subject site, act as a natural rainwater filter, and complement the ground level design of the development.

These recommendations are based on the following Recreation and Open Space policies and objective in the Comprehensive Development Master Plan (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.

Objective ROS-2

Require the availability of adequate local recreation open space as a condition for the approval of residential development orders, and maintain an adequate inventory of recreational areas and facilities through 2017.

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.

Based on our findings and recommendations described herein, **PROS has no objections to the applicant's request for district boundary change. Once the documents mentioned above have been provided, the department will offer further review.**

Should you need additional information or clarification on this review, please contact Irene Cambeyro Gonzalez, Park Planner 2, by email at irene.cambeyrogonzalez@miamidade.gov

AZ: mds icg MDS

Attachment

26

Signature: Maria Deby Saxinger

Email: Maria.DebyeSaxinger@miamidade.gov



MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2024000257

Section: 24 Township: 56 Range: 39
 Applicant: SAN SEBASTIAN LUXURY HOMES LLC
 Zoning Board: C15
 Commission District: 8
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

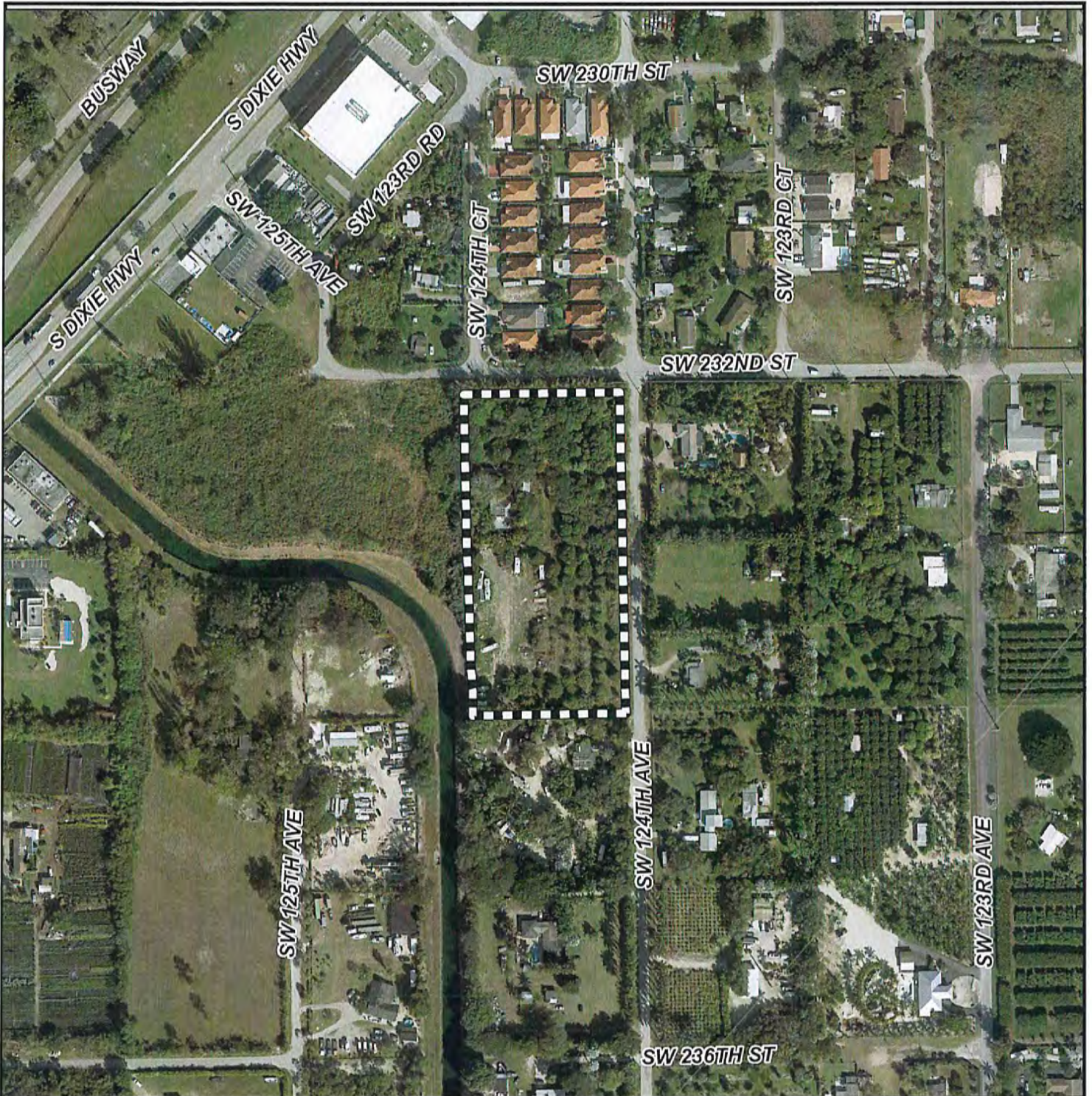
Legend

-  Subject Property Case
-  Zoning



SKETCH CREATED ON: Thursday, July 3, 2025

REVISION	DATE	BY
		29



MIAMI-DADE COUNTY
AERIAL YEAR 2024

Process Number
Z2024000257

Legend
 Subject Property



Section: 24 Township: 56 Range: 39
Applicant: SAN SEBASTIAN LUXURY HOMES LLC
Zoning Board: C15
Commission District: 8
Drafter ID: EDUARDO CESPEDES
Scale: NTS



SKETCH CREATED ON: Friday, December 27, 2024

REVISION	DATE	BY
		30



MIAMI-DADE COUNTY
RADIUS MAP

Section: 24 Township: 56 Range: 39
Applicant: SAN SEBASTIAN LUXURY HOMES LLC
Zoning Board: C15
Commission District: 8
Drafter ID: EDUARDO CESPEDES
Scale: NTS

Process Number
Z2024000257
RADIUS: 2640

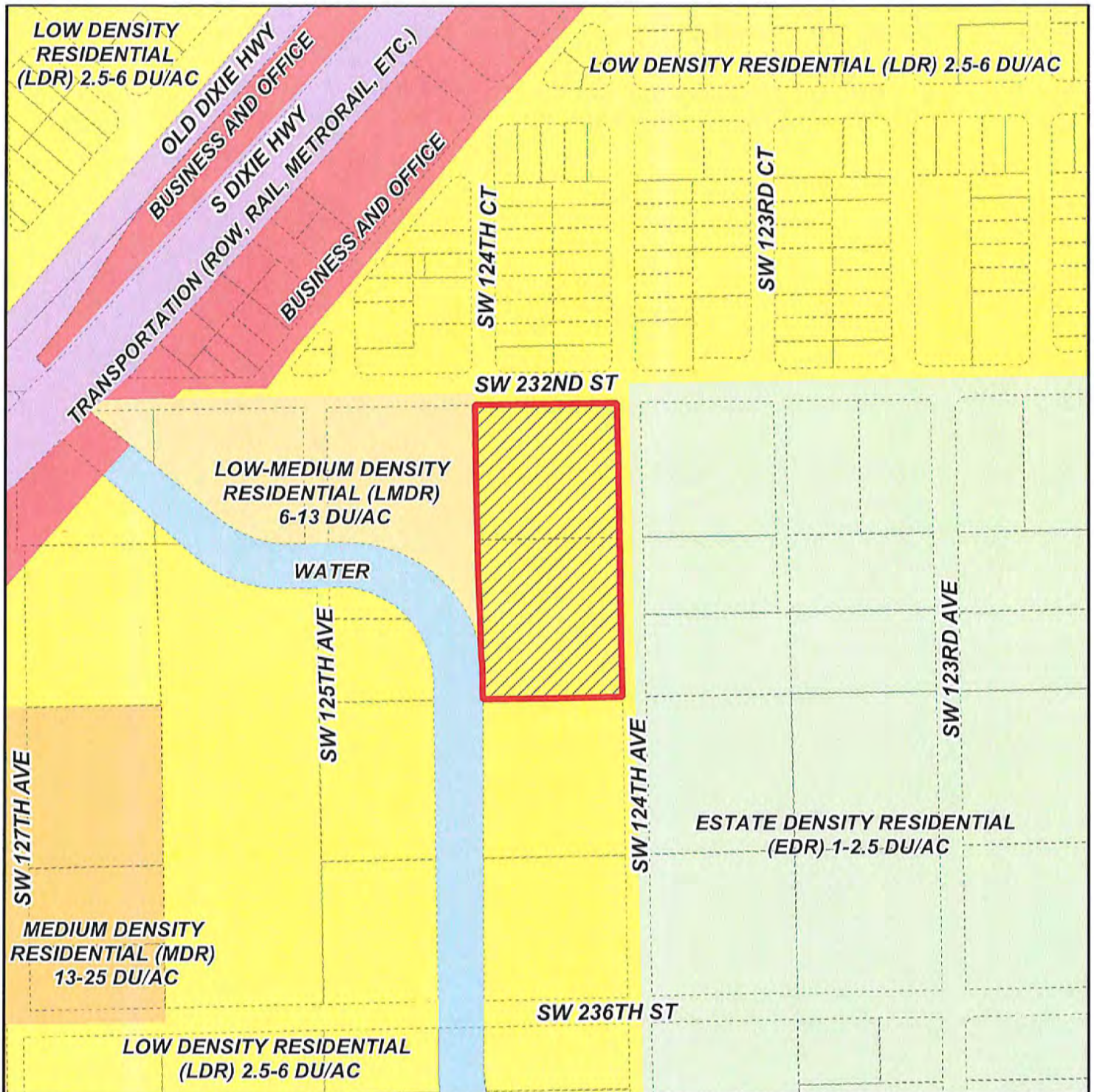
Legend

-  Subject Property
-  Buffer
-  Property Boundaries



SKETCH CREATED ON: Friday, December 27, 2024

REVISION	DATE	BY
		31



MIAMI-DADE COUNTY

CDMP MAP

Process Number

Z2024000257

Section: 24 Township: 56 Range: 39
 Applicant: SAN SEBASTIAN LUXURY HOMES LLC
 Zoning Board: C15
 Commission District: 8
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

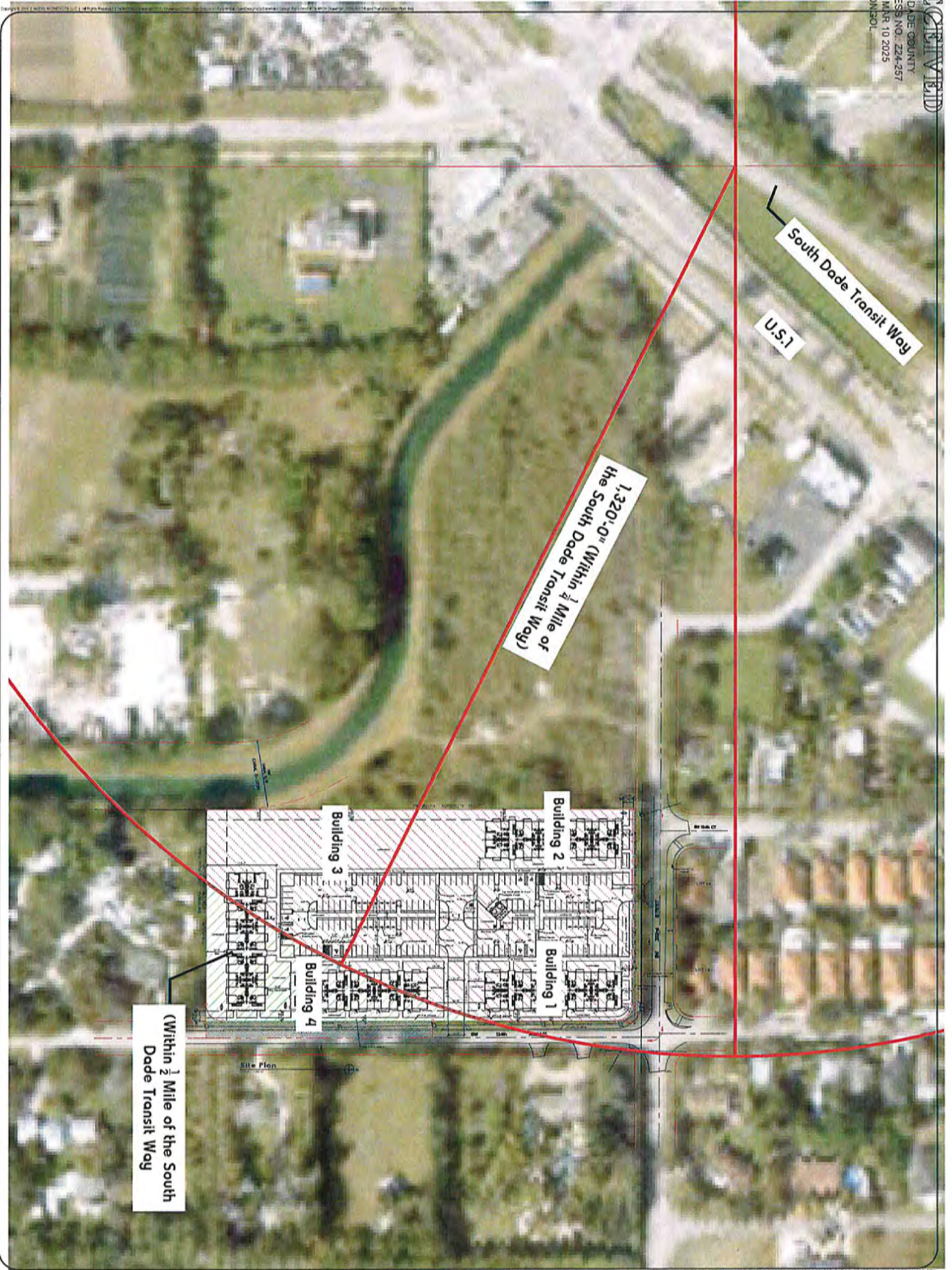
Legend

 Subject Property Case



SKETCH CREATED ON: Friday, December 27, 2024

REVISION	DATE	BY
		32



project number: 224188

drawn by: DEANWY BY

drawing scale: AS SHOWN

date: 03/06/2025

sheet number: A0.02

drawing title: RAPID TRANSIT LOCATION MAP

revision:

date:

description:

project info:

client: SAN SEBASTIAN LUXURY HOMES LLC

address: 23220 SW 124th Ave

city: Miami, Florida

state: FL

zip: 33155

phone: 786.879.8882

email: MODIS@MODISarchitects.com

33

Zoning & Project Data

Property Information		ZONING DATA	
Field #		50-0251-000-0720	
Property Address		50-0251-000-0725	
Site Area		32,075 S.W. in. Area	
Overall Net Area		Square Footage (sq)	Acres
Existing Zoning		199,425 sq	4.59 Acres
Proposed Zoning			4.59 Acres
Future Land Use			
		Allowed Density	Min-Max Min-Max
Within 1/4 Mile of Transit Way		Required/Allowed	Proposed
Within 1/2 Mile of Transit Way		3.71 Acres	60 Units
		165,400 sq	
		.87 Acres	
		36.00 Acres	
		35,075 sq	20 Units
		Required/Allowed	Proposed
Building Setbacks			
Front (30'0")	50' (24.0' Min)	15'-0"	15'-0"
Side (30'0")	50' (24.0' Min)	15'-0"	15'-0"
Side (30'0")	50' (24.0' Min)	15'-0"	15'-0"
Rear Street (24'0")	50' (24.0' Min)	6'-0"	15'-0"
Building Footprint	Sec. 23-453 (13x411) Lots w/2 Frontage	Required/Allowed	Proposed
S.W. 1/4th NW/4	612'-0"		454'-0"
S.W. 22nd Street	312'-0"		104'-0"
Total of 2 Frontages	944'-0"	105'	673'-0"
Building Frontage Zone	Sec. 23-413 (13x511)	Max. Building Frontage Zone	15'-0"
	15'-0"		
Window Frontage Zone	Sec. 23-248 (18x13)		
S.W. 1/4th NW/4	20%	1,003.40 SF	330.3 SF
S.W. 22nd Street	20%	330.31 SF	104.97%
Area Building Frontage		133,588 sq	23%
Min. Open Space	105%	23,114 sq	46%
Building Height	Sec. 23-505 (Allow Density 6-8) - Up to 8 Stories	8 Story	2 Stories
Floor Area Ratio			
within 1/4 mile of Rapid Transit Way	2.00 FAR	43 FAR	70,134 sq
within 1/2 mile of Rapid Transit Way	1.50 FAR	.81 FAR	23,378 sq

Parking Data

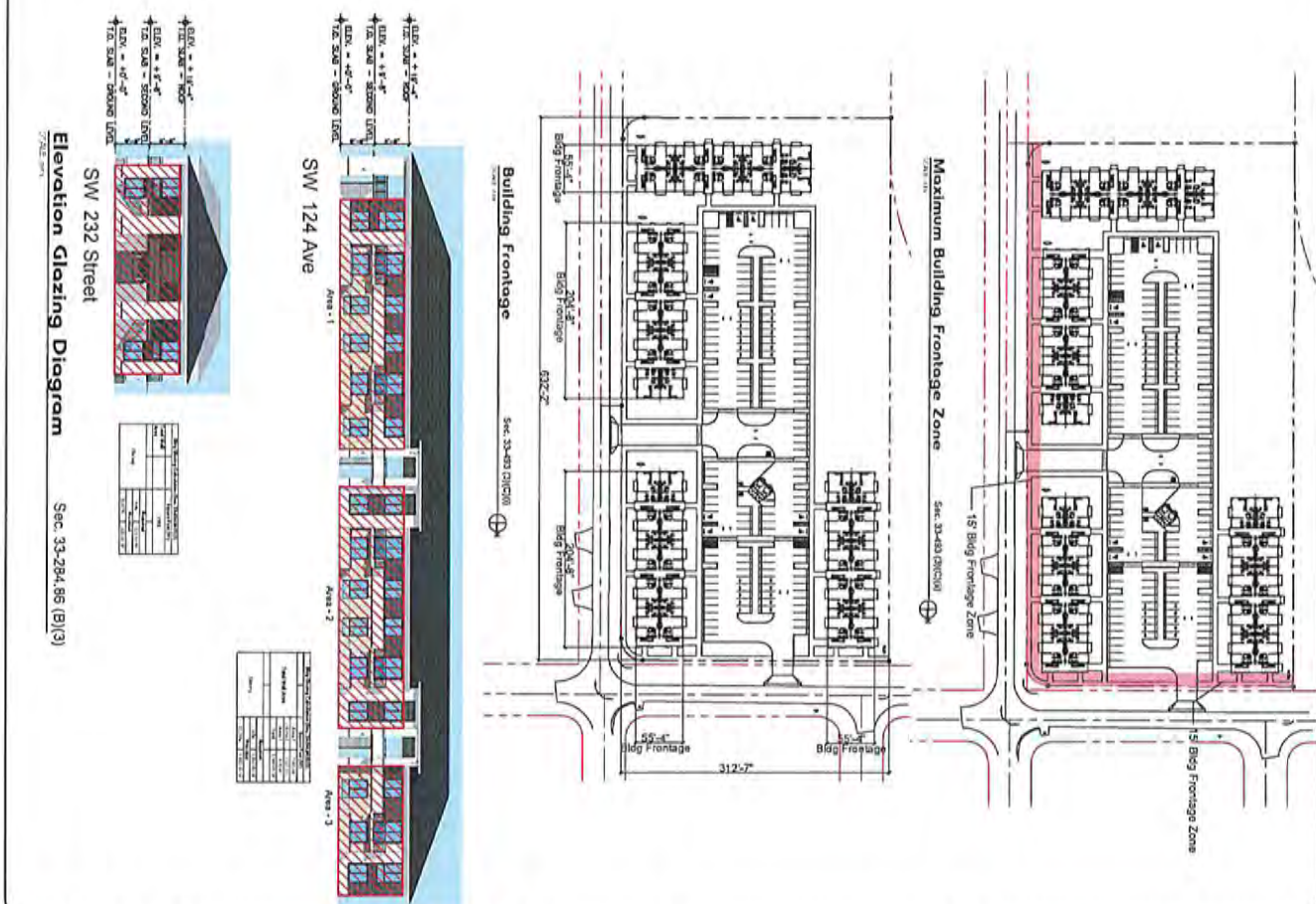
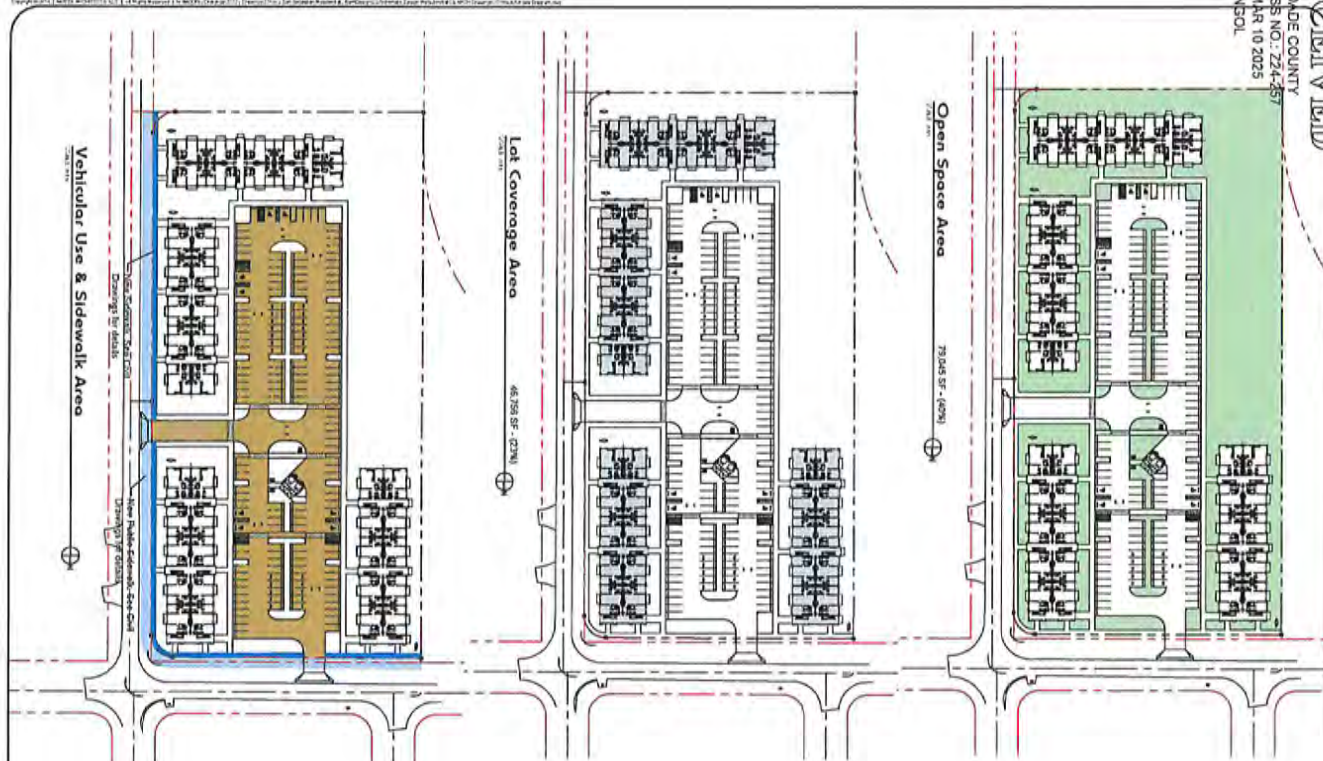
Parking Requirements		Provided
Total Units		
B1 (2-50)	64 DU	56 spaces
B2 (2-50)	16 DU	24 spaces
Total	80 DU	
Parking Provided	Standard	HIC
Surface Parking	127	8
Total Parking	127	8
Total Parking Provided		120 spaces
Electric Vehicle & Bicycle Parking		
Total	Required	Provided
Required Parking	20%	24 spaces
Bicycle Parking		
101 to 500 Parking Spaces in Lot	12 bike p/s up	15 Bike Parking Space

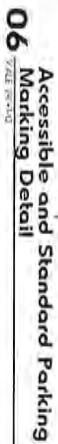
Within $\frac{1}{4}$ Mile of Transit Way Unit Data

		Within 1/4 Mile of Transit Way Line Area Calculation				
		B1 (2-bd)		B2 (2-bd)		Total
		Leasable Area	593 sf	Leasable Area	979 sf	
Bldg 1		Bldg 700	48 sf		48 sf	
		Level 1	2		2	10
		Level 2	8		2	10
Bldg 2		Level 1	8		2	10
		Level 2	8		2	10
Bldg 3		Level 1	8		2	10
		Level 2	8		2	10
Total	Total		48 Units		12 Units	60 DU
Within 1/4 mile of Transit Way Building Area						
		Leasable Area	Non-Leasable Area			Total
Bldg 1		7,624 sf	4,065 sf			11,689 sf
		Level 2	4,065 sf			11,689 sf
Bldg 2		Level 1	7,624 sf	4,065 sf		11,689 sf
		Level 2	7,624 sf	4,065 sf		11,689 sf
Bldg 3		Level 1	7,624 sf	4,065 sf		11,689 sf
		Level 2	7,624 sf	4,065 sf		11,689 sf
						70,134 sf

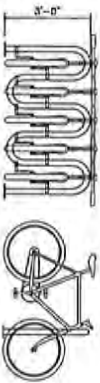
Within $\frac{1}{2}$ Mile of Transit Way Unit Data

[illegible]



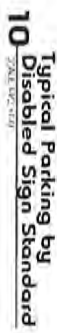
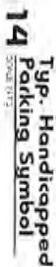


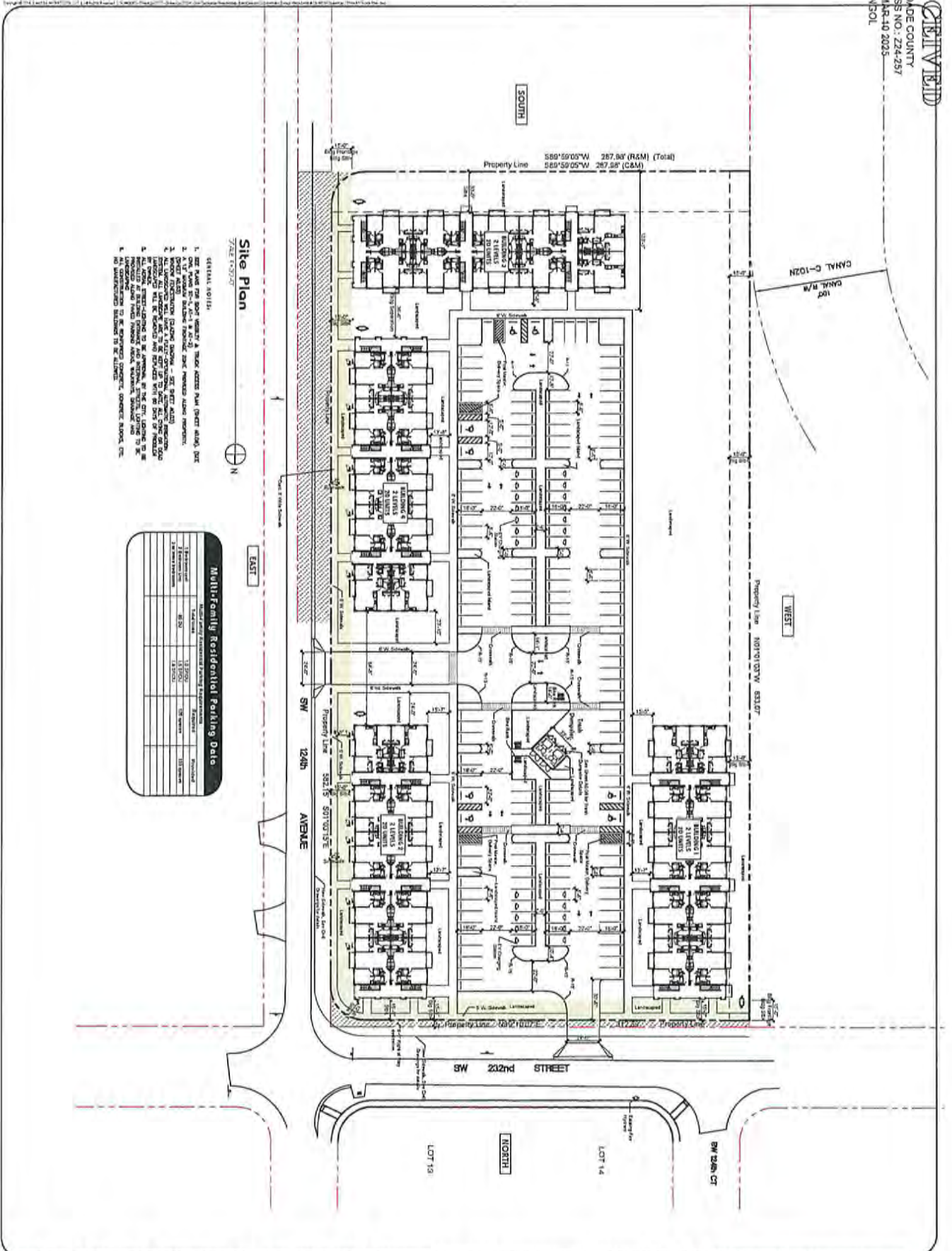
00
DATE 000 0000

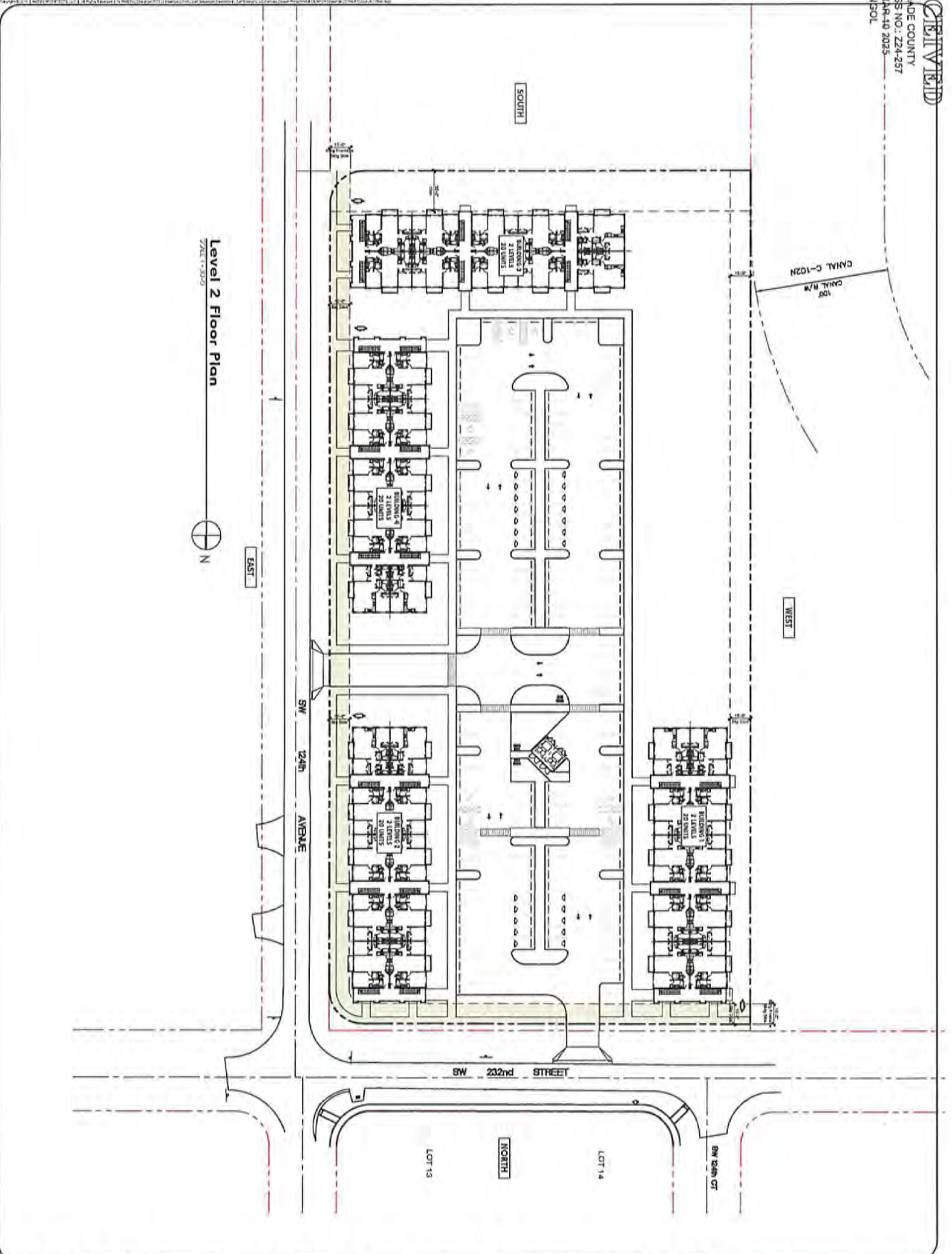


Line Item

BICYCLE PARKING
STREET & PARKING SPACES SHALL BE POSTED WITH A PEDIANAL & PROPERTY MAINTAINED ASIDE FROM SIDE WALK WHICH SHALL CONTAIN THE FOLLOWING ETIQUETTED "STANDARD BICYCLE PARKING" THE FORM OF THE SIGN MUST BE AT LEAST THE (6) FT. ABOVE GROUND WHEN ATTACHED TO STRUCTURE WHICH IS NOT BE INSTALLED IN THE COUNTRY JUNCTION. THE SIGN SHALL NOT BE OVER 10 FT. HIGH. THE SIGN SHALL BE REQUIRED FOR SIDE WALK.



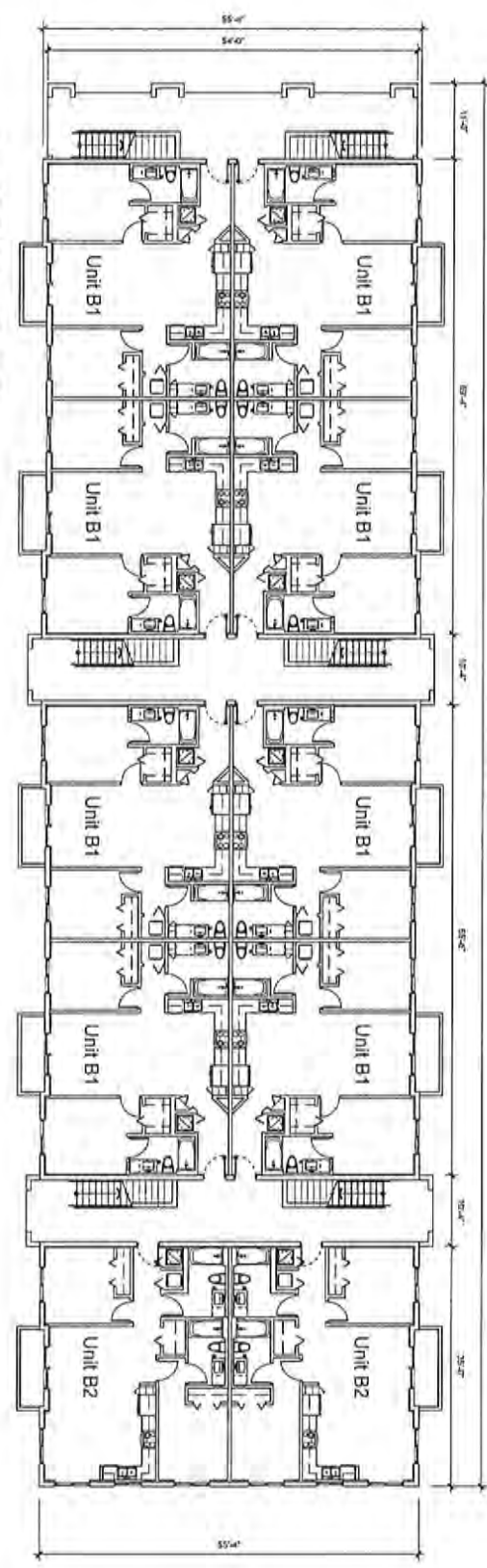
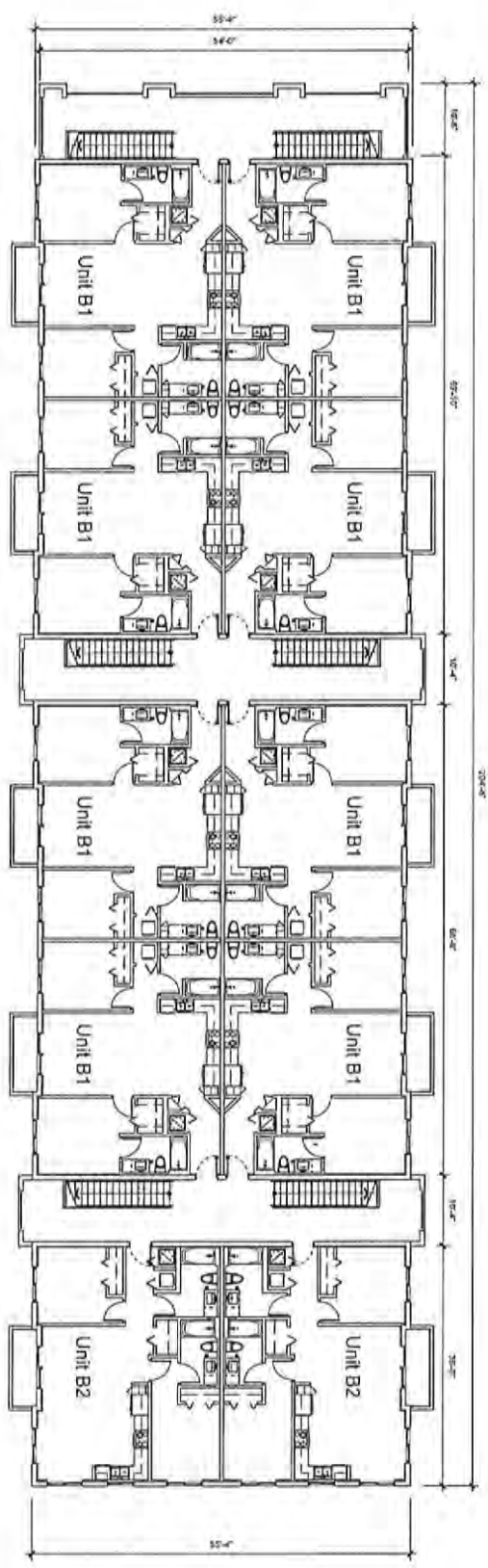




Level 2 Floor Plan
 7/24/25

drawing data: LEVEL 2 FLOOR PLAN	project name: SAN SEBASTIAN LUXURY HOMES LLC 23220 SW 124th Ave Miami, Florida	modis architects 4955 SW 75th Avenue Miami, Florida 33155 Florida Corp. AA#26601777 e. MODIS@MODISarchitects.com t. 786.879.8882 f. 786.350.1515
project number: 227188 drawn by: DAWYN BY checked by: DAWYN BY date: 03/06/2025	scale: 1/8" = 1'-0" date: 03/06/2025	sheet number: A1.02 site plan review

38



BUILDING PLAN

Project Number: 22138

Drawn By: J. [Name]

Checked By: [Name]

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

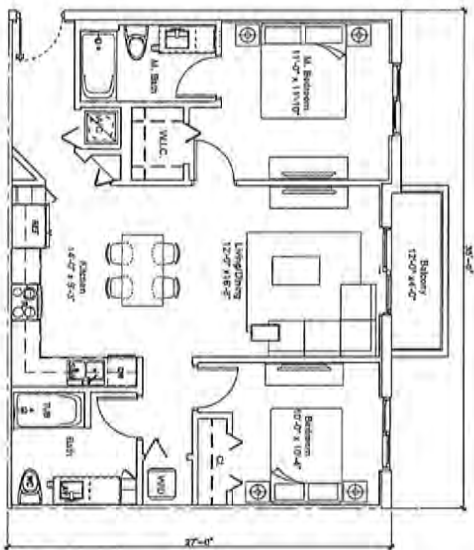
Sheet Number: **A1.03**

SAN SEBASTIAN LUXURY HOMES LLC
 23220 SW 124th Ave
 Miami, Florida

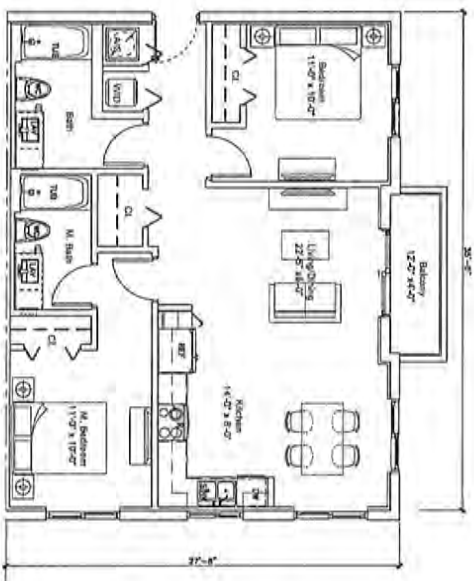
modis architects

4955 SW 75th Avenue
 Miami, Florida 33155
 Phone: 786.879.8882
 Fax: 786.350.1515
 Email: MODIS@MODISarchitects.com

39



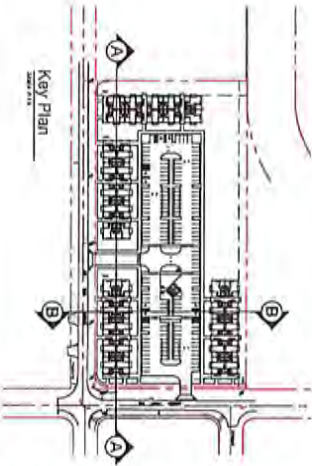
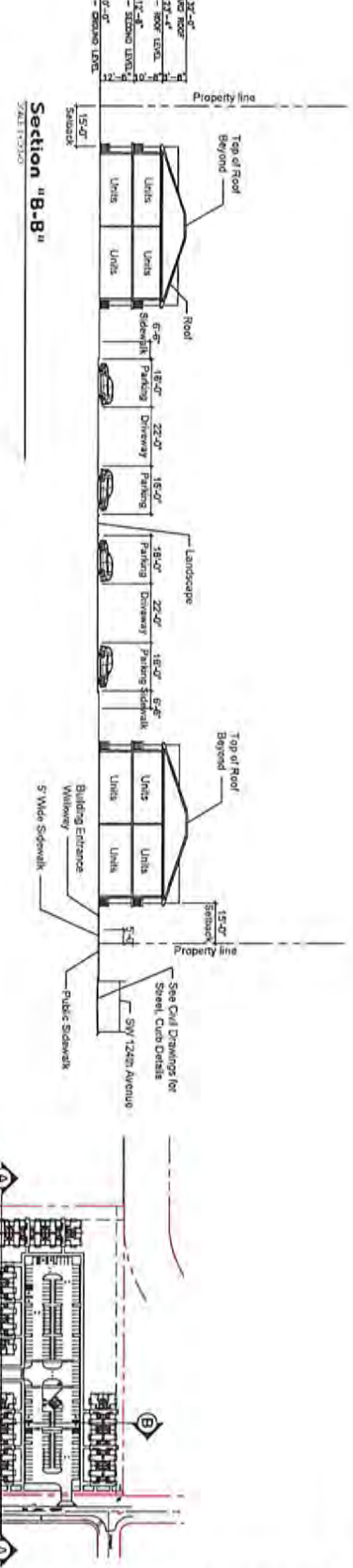
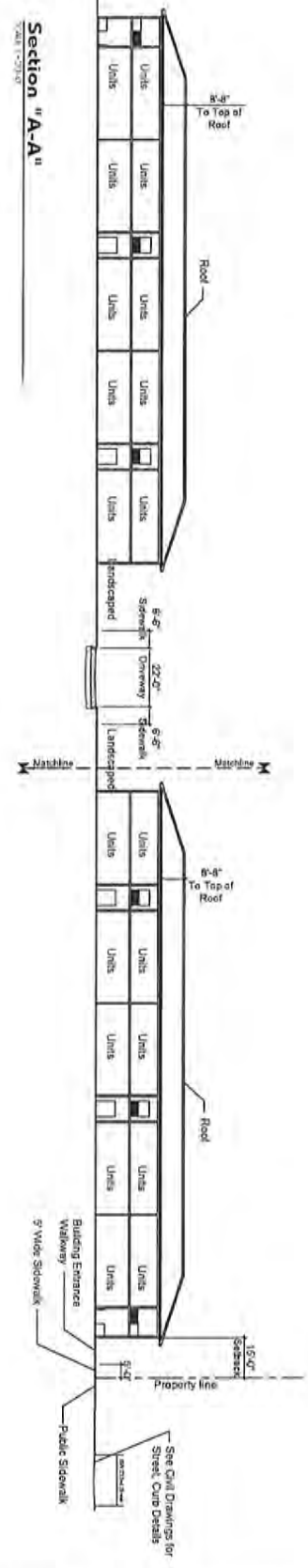
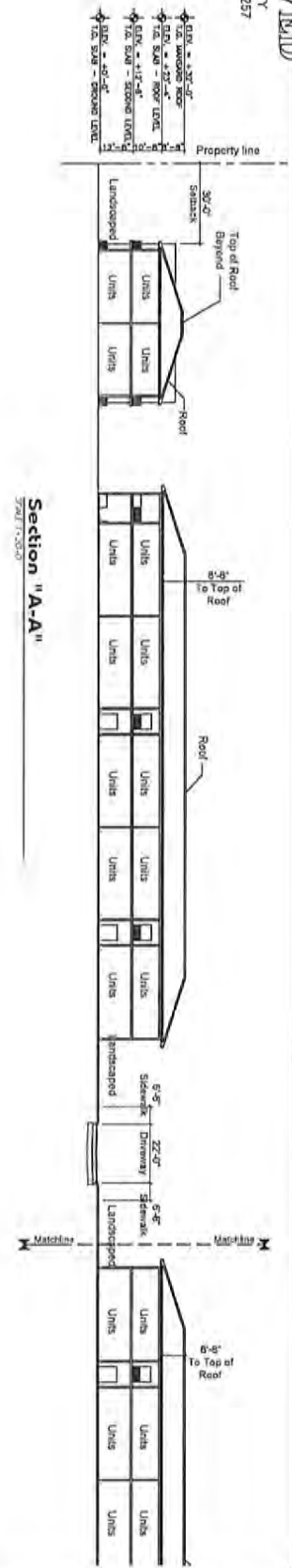
Unit B1 Plan 963 SF
 2 BD - 2 Bath



Unit B2 Corner Plan 979 SF
 2 BD - 2 Bath

UNIT FLOOR PLAN drawing data: project number: 227146 drawn by: JMS checked by: SLS drawing scale: 1/8" = 1'-0" date: 03/06/2025 phase: SITE PLAN REVIEW sheet number: A1.04		SAN SEBASTIAN LUXURY HOMES LLC 23220 SW 124th Ave Miami, Florida		modis architects 4955 SW 75th Avenue Miami, Florida 33155 Florida Corp. MODIS@MODISarchitects.com t. 786.679.8882 f. 786.350.1515 AA#26001777	
---	--	---	--	---	--

40



SECTION

drawing date: 3/24/25

drawn by: [signature]

checked by: [signature]

designed by: [signature]

approved by: [signature]

project number: 2218

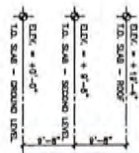
sheet number: A2.01

SITE PLAN REVIEW

SAN SEBASTIAN LUXURY HOMES LLC
 23220 SW 124th Ave
 Miami, Florida

modis architects
 4955 SW 75th Avenue
 Miami, Florida 33155
 Florida Corp.
 MODIS@MODISarchitects.com

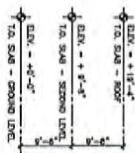
786.879.8882
 786.350.1515
 AA#26001777



1 East Elevation
SCALE: 3/8"=1'-0"



2 North Elevation
SCALE: 3/8"=1'-0"

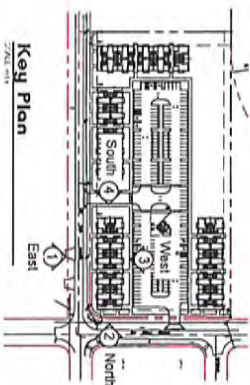


3 West Elevation
SCALE: 3/8"=1'-0"



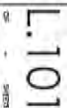
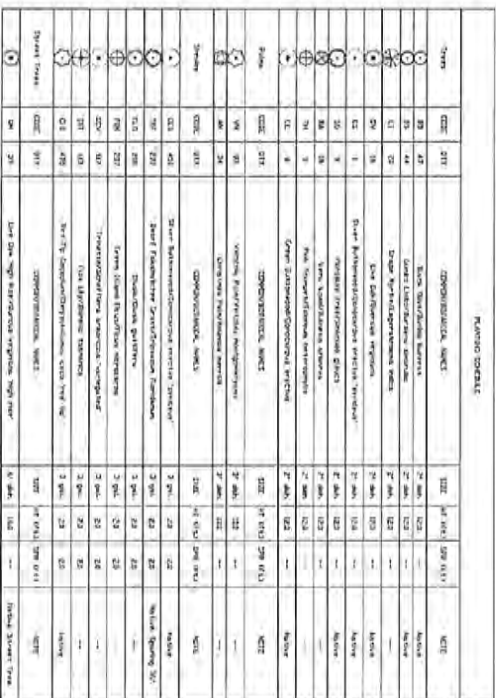
4 South Elevation
SCALE: 3/8"=1'-0"

See sheet A0.04 for Glazing
Diagram and calculations



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

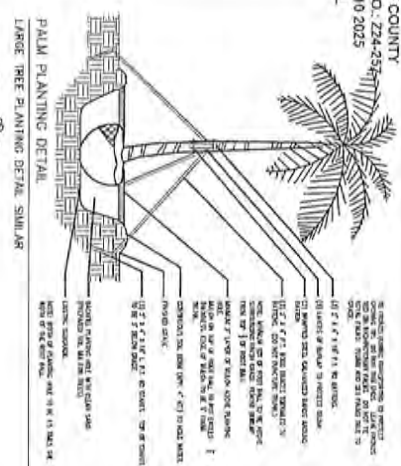
42



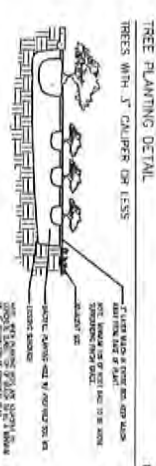
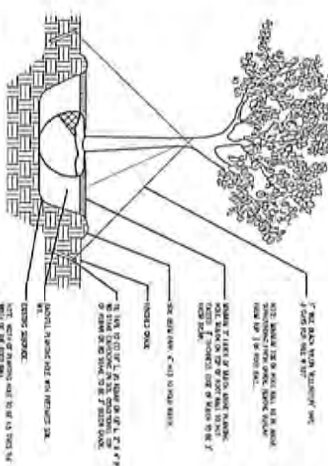
**EMMUEL
HIDALGO**
ADDRESS 1372N.CI
WYAND, MICHIGAN 48187
PHONE 481/7545

APPENDIX

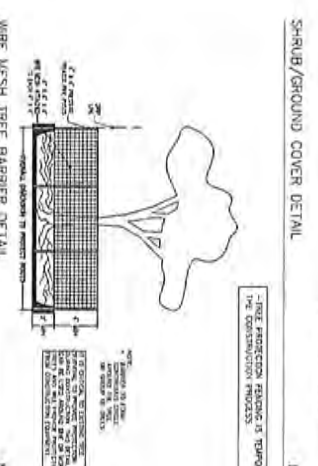
43



N.T.S.



No. 425



101

PLANT NOTES

1. ALL LEASES MUST BE TO GRANT NO 15 YEAR LEASES (REGARDING PURCHASE OR ACQUISITION OF UNIMPROVED LAND) 1 AND NO 20 YEAR LEASES (REGARDING IMPROVED LAND).
2. ALL LEASING MUST BE TO BE DONE BY THE BOARD OF DIRECTORS OF THE LEASEE COMPANY OR BY AN AUTHORIZED OFFICIAL.
3. ALL LEASING MUST BE TO BE DONE BY THE BOARD OF DIRECTORS OF THE LEASEE COMPANY OR BY AN AUTHORIZED OFFICIAL.
4. ALL LEASING MUST BE TO BE DONE BY THE BOARD OF DIRECTORS OF THE LEASEE COMPANY OR BY AN AUTHORIZED OFFICIAL.
5. ALL LEASING MUST BE TO BE DONE BY THE BOARD OF DIRECTORS OF THE LEASEE COMPANY OR BY AN AUTHORIZED OFFICIAL.
6. ALL LEASING MUST BE TO BE DONE BY THE BOARD OF DIRECTORS OF THE LEASEE COMPANY OR BY AN AUTHORIZED OFFICIAL.
7. ALL LEASING MUST BE TO BE DONE BY THE BOARD OF DIRECTORS OF THE LEASEE COMPANY OR BY AN AUTHORIZED OFFICIAL.
8. ALL LEASING MUST BE TO BE DONE BY THE BOARD OF DIRECTORS OF THE LEASEE COMPANY OR BY AN AUTHORIZED OFFICIAL.
9. ALL LEASING MUST BE TO BE DONE BY THE BOARD OF DIRECTORS OF THE LEASEE COMPANY OR BY AN AUTHORIZED OFFICIAL.
10. ALL LEASING MUST BE TO BE DONE BY THE BOARD OF DIRECTORS OF THE LEASEE COMPANY OR BY AN AUTHORIZED OFFICIAL.

AFTERNOON									
Team	Code	HT	CMO/EDITION NAME	LTZ	HT (FT)	2nd HT	QTR	Notes	Notes
1	28	47	Blue - 1st Division, 1st Battalion	7:40	425	---	Blue	Blue	Blue
2	35	46	Green - 1st Division, 2nd Battalion	7:40	425	---	Green	Green	Green
3	37	50	Grey - 1st Division, 3rd Battalion	7:40	425	---	---	---	---
4	37	36	Light Blue - 2nd Division, 1st Battalion	7:40	425	---	Blue	Blue	Blue
5	43	1	3rd Airborne Division, 1st Battalion	7:40	425	---	Blue	Blue	Blue
6	55	8	3rd Airborne Division, 2nd Battalion	7:40	425	---	Blue	Blue	Blue
7	34	36	3rd Airborne Division, 3rd Battalion	7:40	425	---	---	---	---
8	34	36	3rd Airborne Division, 4th Battalion	7:40	425	---	---	---	---
9	34	36	3rd Airborne Division, 5th Battalion	7:40	425	---	---	---	---
10	34	36	3rd Airborne Division, 6th Battalion	7:40	425	---	---	---	---
11	34	36	3rd Airborne Division, 7th Battalion	7:40	425	---	---	---	---
12	34	36	3rd Airborne Division, 8th Battalion	7:40	425	---	---	---	---
13	34	36	3rd Airborne Division, 9th Battalion	7:40	425	---	---	---	---
14	34	36	3rd Airborne Division, 10th Battalion	7:40	425	---	---	---	---
15	34	36	3rd Airborne Division, 11th Battalion	7:40	425	---	---	---	---
16	34	36	3rd Airborne Division, 12th Battalion	7:40	425	---	---	---	---
17	34	36	3rd Airborne Division, 13th Battalion	7:40	425	---	---	---	---
18	34	36	3rd Airborne Division, 14th Battalion	7:40	425	---	---	---	---
19	34	36	3rd Airborne Division, 15th Battalion	7:40	425	---	---	---	---
20	34	36	3rd Airborne Division, 16th Battalion	7:40	425	---	---	---	---
21	34	36	3rd Airborne Division, 17th Battalion	7:40	425	---	---	---	---
22	34	36	3rd Airborne Division, 18th Battalion	7:40	425	---	---	---	---
23	34	36	3rd Airborne Division, 19th Battalion	7:40	425	---	---	---	---
24	34	36	3rd Airborne Division, 20th Battalion	7:40	425	---	---	---	---
25	34	36	3rd Airborne Division, 21st Battalion	7:40	425	---	---	---	---
26	34	36	3rd Airborne Division, 22nd Battalion	7:40	425	---	---	---	---
27	34	36	3rd Airborne Division, 23rd Battalion	7:40	425	---	---	---	---
28	34	36	3rd Airborne Division, 24th Battalion	7:40	425	---	---	---	---
29	34	36	3rd Airborne Division, 25th Battalion	7:40	425	---	---	---	---
30	34	36	3rd Airborne Division, 26th Battalion	7:40	425	---	---	---	---
31	34	36	3rd Airborne Division, 27th Battalion	7:40	425	---	---	---	---
32	34	36	3rd Airborne Division, 28th Battalion	7:40	425	---	---	---	---
33	34	36	3rd Airborne Division, 29th Battalion	7:40	425	---	---	---	---
34	34	36	3rd Airborne Division, 30th Battalion	7:40	425	---	---	---	---
35	34	36	3rd Airborne Division, 31st Battalion	7:40	425	---	---	---	---
36	34	36	3rd Airborne Division, 32nd Battalion	7:40	425	---	---	---	---
37	34	36	3rd Airborne Division, 33rd Battalion	7:40	425	---	---	---	---
38	34	36	3rd Airborne Division, 34th Battalion	7:40	425	---	---	---	---
39	34	36	3rd Airborne Division, 35th Battalion	7:40	425	---	---	---	---
40	34	36	3rd Airborne Division, 36th Battalion	7:40	425	---	---	---	---
41	34	36	3rd Airborne Division, 37th Battalion	7:40	425	---	---	---	---
42	34	36	3rd Airborne Division, 38th Battalion	7:40	425	---	---	---	---
43	34	36	3rd Airborne Division, 39th Battalion	7:40	425	---	---	---	---
44	34	36	3rd Airborne Division, 40th Battalion	7:40	425	---	---	---	---

REQUIREMENTS

Boyd David King

Total List Price: 459 Acorns 100,425.00

OPEN SPACE

3. Figure 1 shows the number of parking spaces in the city of Chicago, IL, as measured by the date. The data are shown in the following table.
- | Date | Number of parking spaces |
|------------|--------------------------|
| 1/1/2010 | 133,021 |
| 1/15/2010 | 134,013 |
| 2/1/2010 | 135,005 |
| 2/15/2010 | 136,000 |
| 3/1/2010 | 137,000 |
| 3/15/2010 | 138,000 |
| 4/1/2010 | 139,000 |
| 4/15/2010 | 140,000 |
| 5/1/2010 | 141,000 |
| 5/15/2010 | 142,000 |
| 6/1/2010 | 143,000 |
| 6/15/2010 | 144,000 |
| 7/1/2010 | 145,000 |
| 7/15/2010 | 146,000 |
| 8/1/2010 | 147,000 |
| 8/15/2010 | 148,000 |
| 9/1/2010 | 149,000 |
| 9/15/2010 | 150,000 |
| 10/1/2010 | 151,000 |
| 10/15/2010 | 152,000 |
| 11/1/2010 | 153,000 |
| 11/15/2010 | 154,000 |
| 12/1/2010 | 155,000 |
| 12/15/2010 | 156,000 |
| 1/1/2011 | 157,000 |
| 1/15/2011 | 158,000 |
| 2/1/2011 | 159,000 |
| 2/15/2011 | 160,000 |
| 3/1/2011 | 161,000 |
| 3/15/2011 | 162,000 |
| 4/1/2011 | 163,000 |
| 4/15/2011 | 164,000 |
| 5/1/2011 | 165,000 |
| 5/15/2011 | 166,000 |
| 6/1/2011 | 167,000 |
| 6/15/2011 | 168,000 |
| 7/1/2011 | 169,000 |
| 7/15/2011 | 170,000 |
| 8/1/2011 | 171,000 |
| 8/15/2011 | 172,000 |
| 9/1/2011 | 173,000 |
| 9/15/2011 | 174,000 |
| 10/1/2011 | 175,000 |
| 10/15/2011 | 176,000 |
| 11/1/2011 | 177,000 |
| 11/15/2011 | 178,000 |
| 12/1/2011 | 179,000 |
| 12/15/2011 | 180,000 |
| 1/1/2012 | 181,000 |
| 1/15/2012 | 182,000 |
| 2/1/2012 | 183,000 |
| 2/15/2012 | 184,000 |
| 3/1/2012 | 185,000 |
| 3/15/2012 | 186,000 |
| 4/1/2012 | 187,000 |
| 4/15/2012 | 188,000 |
| 5/1/2012 | 189,000 |
| 5/15/2012 | 190,000 |
| 6/1/2012 | 191,000 |
| 6/15/2012 | 192,000 |
| 7/1/2012 | 193,000 |
| 7/15/2012 | 194,000 |
| 8/1/2012 | 195,000 |
| 8/15/2012 | 196,000 |
| 9/1/2012 | 197,000 |
| 9/15/2012 | 198,000 |
| 10/1/2012 | 199,000 |
| 10/15/2012 | 200,000 |
| 11/1/2012 | 201,000 |
| 11/15/2012 | 202,000 |
| 12/1/2012 | 203,000 |
| 12/15/2012 | 204,000 |
| 1/1/2013 | 205,000 |
| 1/15/2013 | 206,000 |
| 2/1/2013 | 207,000 |
| 2/15/2013 | 208,000 |
| 3/1/2013 | 209,000 |
| 3/15/2013 | 210,000 |
| 4/1/2013 | 211,000 |
| 4/15/2013 | 212,000 |
| 5/1/2013 | 213,000 |
| 5/15/2013 | 214,000 |
| 6/1/2013 | 215,000 |
| 6/15/2013 | 216,000 |
| 7/1/2013 | 217,000 |
| 7/15/2013 | 218,000 |
| 8/1/2013 | 219,000 |
| 8/15/2013 | 220,000 |
| 9/1/2013 | 221,000 |
| 9/15/2013 | 222,000 |
| 10/1/2013 | 223,000 |
| 10/15/2013 | 224,000 |
| 11/1/2013 | 225,000 |
| 11/15/2013 | 226,000 |
| 12/1/2013 | 227,000 |
| 12/15/2013 | 228,000 |
| 1/1/2014 | 229,000 |
| 1/15/2014 | 230,000 |
| 2/1/2014 | 231,000 |
| 2/15/2014 | 232,000 |
| 3/1/2014 | 233,000 |
| 3/15/2014 | 234,000 |
| 4/1/2014 | 235,000 |
| 4/15/2014 | 236,000 |
| 5/1/2014 | 237,000 |
| 5/15/2014 | 238,000 |
| 6/1/2014 | 239,000 |
| 6/15/2014 | 240,000 |
| 7/1/2014 | 241,000 |
| 7/15/2014 | 242,000 |
| 8/1/2014 | 243,000 |
| 8/15/2014 | 244,000 |
| 9/1/2014 | 245,000 |
| 9/15/2014 | 246,000 |
| 10/1/2014 | 247,000 |
| 10/15/2014 | 248,000 |
| 11/1/2014 | 249,000 |
| 11/15/2014 | 250,000 |
| 12/1/2014 | 251,000 |
| 12/15/2014 | 252,000 |
| 1/1/2015 | 253,000 |
| 1/15/2015 | 254,000 |
| 2/1/2015 | 255,000 |
| 2/15/2015 | 256,000 |
| 3/1/2015 | 257,000 |
| 3/15/2015 | 258,000 |
| 4/1/2015 | 259,000 |
| 4/15/2015 | 260,000 |
| 5/1/2015 | 261,000 |
| 5/15/2015 | 262,000 |
| 6/1/2015 | 263,000 |
| 6/15/2015 | 264,000 |
| 7/1/2015 | 265,000 |
| 7/15/2015 | 266,000 |
| 8/1/2015 | 267,000 |
| 8/15/2015 | |

LIABILITIES CALCULATION

- [illegible]

References

- B. How much energy is lost to the water in the impact?

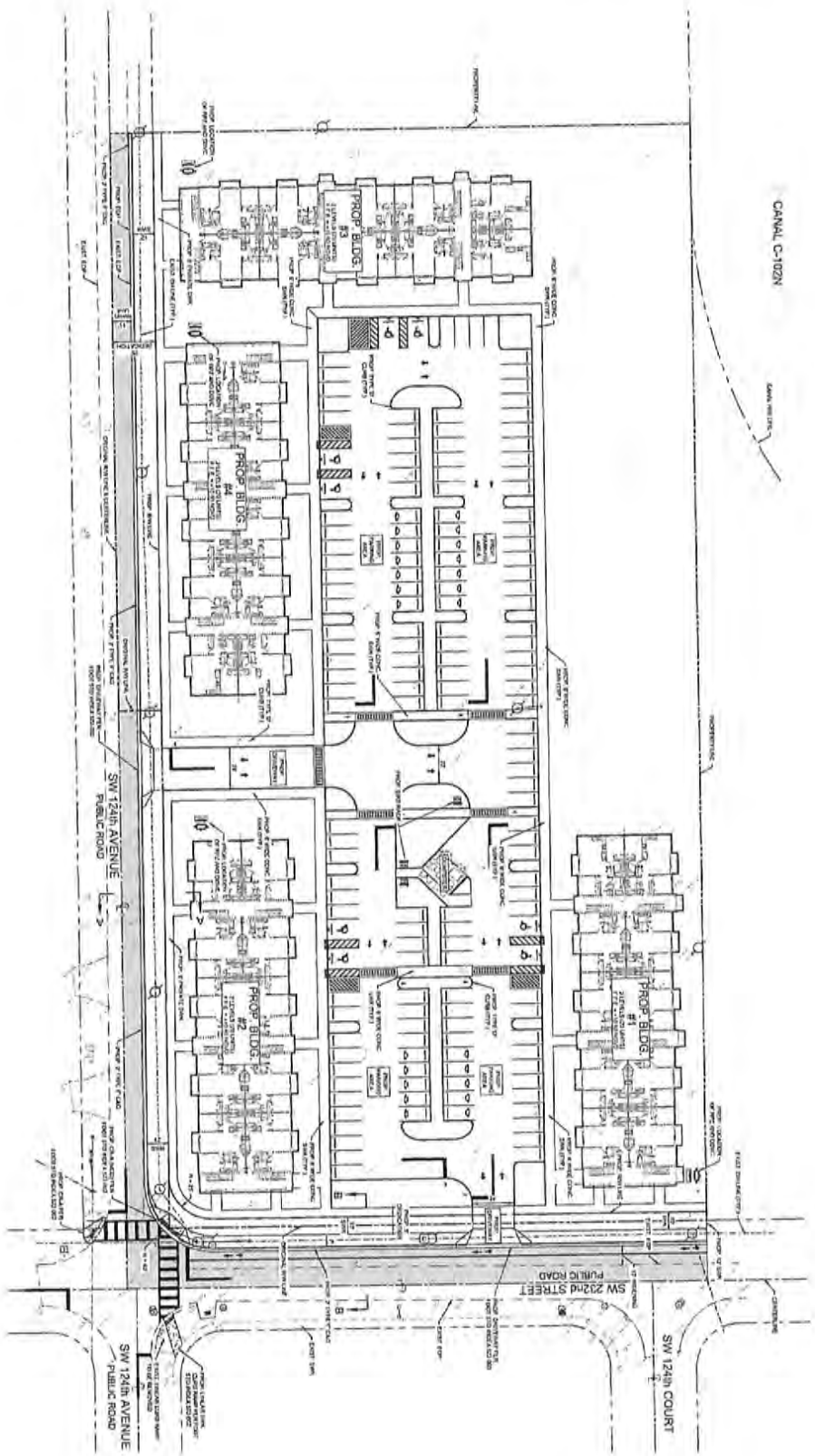
RECEIVED
 MIAMI-DADE COUNTY
 PROCESS NO.: Z24-257
 DATE: JUN 2 2025
 BY: ISONGOL

LEGEND

PROPOSED BUILDING

LANDMARK ELEVATION

GRAPHIC SCALE IN FEET
 0 10 20 30
 SCALE 1" = 30'



23220 SW 124TH AVENUE

CONCEPTUAL ENGINEERING PLAN

CE-1

DATE: 06/12/2025
SCALE: AS SHOWN
DESIGNED BY: JLB
CHECKED BY: JLB
DATE: 06/12/2025
SHEET NO.: 3

PROJECT NAME: 23220 SW 124TH AVENUE
PROJECT ADDRESS: 23220 SW 124TH AVENUE
PROJECT NUMBER: 23220

DATE: 06/12/2025
TIME: 10:00 AM
LOCATION: 23220 SW 124TH AVENUE

DATE: 06/12/2025
TIME: 10:00 AM
LOCATION: 23220 SW 124TH AVENUE

54



44

RECEIVED

DISCLOSURE OF INTEREST*

MIAMI-DADE COUNTY

PROCESS NO.: Z24-257

If a **CORPORATION** owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest]. DATE: DEC 18 2024

CORPORATION NAME: San Sebastian Luxury Homes LLC

NAME AND ADDRESS

Percentage of Stock

Carlos A. Rodriguez, 5727 NW 7 Street, Suite 303, Miami, Fl. 33126

33.3%

Raul Bolufe, 5727 NW 7 ST., Suite 303, Miami, Fl. 33126

33.3%

Luis Rubal Cabal, 5727 NW St., Suite 303, Miami, Fl. 33126

33.3%

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.: Z24-257

DATE: DEC 18 2024

BY: GONGOL

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: _____
(Applicant)

Sworn to and subscribed before me this 24 day of SEPT., 2024. Affiant is personally known to me or has produced _____ as identification.

Nancy Vega
(Notary Public)

My commission expires 7/23/2026



NANCY O. VEGA
Commission # NH 276679
Expires July 23, 2026

*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 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 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.: Z24-257

DATE: DEC 18 2024

BY: GONGOL

(Space reserved for Clerk)

OWNERSHIP AFFIDAVIT FOR CORPORATION

STATE OF FLORIDA

Public Hearing No. _____

COUNTY OF MIAMI-DADE

Before me, the undersigned authority, personally appeared Raul Bolufe and
_____, hereinafter the Affiant(s), who being first duly sworn by me, on
oath, deposes and says:

1. Affiant is the president, vice-president or CEO of the San Sebastian Luxury Homes LLC Corporation,
with the following address: 5727 NW 7 ST., Suite 303, Miami, Fl. 33126

2. The Corporation owns the property, which is the subject of the proposed hearing.

3. The subject property is legally described as: See attached Exhibit 'A'

4. Affiant is legally authorized to file this application for public hearing.

5. Affiant understands this affidavit is subject to the penalties of law for perjury and the possibility of
voiding of any zoning granted at public hearing.

Witnesses:

Signature _____

DAMARIE GONZALEZ

Print Name _____

Signature _____

VERONICA PEREZ

Print Name _____

Affiant's signature

RAUL BOLUFE

Print Name



NANCY G. VEGA
Commissioner of H&M 270075
Expires July 23, 2028

50

RECEIVED

MIAMI-DADE COUNTY

PROCESS NO.: Z24-257

DATE: DEC 18 2024

(Space reserved for Clerk)

BY: GONGOL

Sworn to and subscribed before me on the 24 day of SEP 1, 2024.

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

Nancy Vega
Notary Public Signature

Nancy Vega
Print Name

State of Florida

My Commission Expires: 7.23.26



NANCY VEGA
Commission # 1184276378
Expires July 23, 2026

RECEIVED

MIAMI-DADE COUNTY

PROCESS NO.: Z24-257

DATE: DEC 18 2024

BY: GONGOL

EXHIBIT 'A'

Legal Description

All of Block 2E, more particularly described as follows: the Northeast 1/4 of the Northeast 1/4 of the Northwest 1/4 of the Northwest 1/4 less the North 35 feet and the East 25 feet thereof for road way purposes, lying and being in Section 24, Township 56 South, Range 39 East, Miami-Dade County, Florida.

AND

The Southeast 1/4 of the Northeast 1/4 of the Northwest 1/4 of the Northwest 1/4, in Section 24, Township 56 South, Range 39 East, lying and being in Miami-Dade County, Florida.

Containing 207,826 Square Feet or 4.8 Acres, more or less by calculations (Gross Area)

Containing 199,426 Square Feet or 4.6 Acres, more or less by calculations (Net Area)

Property Address and Tax Folio Number:
23220 SW 124 Avenue, Miami, Florida 33032
Folio No. 30-6924-000-0730

Vacant Parcel:
Folio No. 30-6924-000-0735

This instrument was prepared by:

Z2024000257

Name: Javier L. Vazquez, Esq.
Address: Gunster
600 Brickell Avenue, 35th Floor
Miami, Florida 33131

Folio Number: 30-6924-000-0730 and 0735

(Space reserved for Clerk)

DECLARATION OF RESTRICTIONS

WHEREAS, the undersigned San Sebastian Luxury Homes LLC (hereinafter referred to as the "Owner") holds the fee simple title to the land in Miami-Dade County, Florida, described in **Exhibit "A,"** attached hereto, and hereinafter called the "Property", which is supported by the Opinion of Title; and

WHEREAS, the Owner has filed an Application for a District Boundary Change from RU-3M to Residential Modified District ("RMD") , said application is identified as Application No. Z2024000257 (the "Application"); and

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

- (1) **Site Plan.** The Property shall be developed substantially in accordance with the plans submitted for the public hearing entitled "San Sebastian Luxury Homes LLC" prepared by Modis Architects, consisting of 10 sheet, plans entitled "San Sebastian" prepared by Emmanuel Hidalgo, consisting of 2 sheets, all stamped received 3/10/2025, and plans entitled "San Sebastian Residential" prepared by
- DRAFT 07/01/2025

Suarez Engineering & Surveying, Inc., consisting of 3 sheets, stamped received 6/2/2025, for a total of 15 sheets.

Miscellaneous.

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

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

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

Modification. Amendment. Release. This Declaration may be modified, amended or released as to the Property, or any portion thereof, by a written instrument executed by the owner(s) of the Property, including joinders of all mortgagees, if any, provided that the same is also approved by the Director of the Miami-Dade County Department of Regulatory and Economic Resources, or the executive officer of the successor of such Department of Regulatory and Economic Resources as approved 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 be effective until it is approved by such municipality.

Enforcement. Enforcement shall be by action against any parties or person violating, or attempting to violate, any covenants. The prevailing party in any action or suit pertaining to or arising out of this declaration shall be entitled to recover, in addition to costs and disbursements allowed by law, such sum as the Court may adjudge to be reasonable for the services of his attorney. This enforcement provision shall be in addition to any other remedies available at law, in equity or both. County Inspections. As further part of this Declaration, it is hereby understood and agreed that any official inspector of Miami-Dade County, or its agents duly authorized, may have the privilege at any time during normal working hours of entering and inspecting the use of the premises to determine whether or not the requirements of the building and zoning regulations and the conditions herein agreed to are being complied with.

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

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

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

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

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

this Declaration is null and void and of no further effect.

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

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

[Execution Pages Follow]

IN WITNESS WHEREOF, the undersigned has executed this Declaration of Restrictions as of this ____ day of November, 2024.

WITNESSES:

San Sebastian Luxury Homes LLC

Signature

By: _____
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 _____ of San Sebastian Luxury Homes LLC, as Manager of San Sebastian Luxury Homes 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 _____, 2025, in the County and State aforesaid.

(SEAL)

Notary Public, State of Florida
Commission No.
My Commission expires

Exhibit 'A'

LEGAL DESCRIPTION

All of Block 2E, more particularly described as follows: the Northeast 1/4 of the Northeast 1/4 of the Northwest 1/4 of the Northwest 1/4 less the North 35 feet and the East 25 feet thereof for road way purposes, lying and being in Section 24, Township 56 South, Range 39 East, Miami-Dade County, Florida.

AND

The Southeast 1/4 of the Northeast 1/4 of the Northwest 1/4 of the Northwest 1/4, in Section 24, Township 56 South, Range 39 East, lying and being in Miami-Dade County, Florida.

RECEIVED

MIAMI-DADE COUNTY
PROCESS NO.: Z24-257
DATE: DEC 18 2024
BY: GONGOL

PHOTOS

