

# RECEIVED

MIAMI-DADE COUNTY  
PROCESS NO.: E25-002  
DATE: JAN 31 2025  
BY: ISA

## DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES

### APPLICATION FOR ENTRANCE FEATURE

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

## EF20250002

Entrance Feature No.: \_\_\_\_\_ Tentative No.: \_\_\_\_\_

Plat Name \_\_\_\_\_

Sec. \_\_\_\_\_ Twp. \_\_\_\_\_ Rge. \_\_\_\_\_

Property Location: 18700 NE 25 AVE \_\_\_\_\_

Zoning: 3061 UC CENTER - RESIDENTIAL (R) 4 MAX HT \_\_\_\_\_  
District: \_\_\_\_\_

Owner: HTG OASIS LLC \_\_\_\_\_

Owner's Email: gabrielc@htgf.com \_\_\_\_\_

Owner's Address: 3225 AVIATION AVE 6 FLR COCONUT GROVE, FL 33133 \_\_\_\_\_

Owner's Phone: 305-987-5511 \_\_\_\_\_

Contact person: Felix Rodriguez \_\_\_\_\_

Contact's Email: permit@printproshop.com \_\_\_\_\_

Contact's Address: 660 NW 85th St Rd Miami, FL 33150 \_\_\_\_\_

Contact's Phone: 305-215-4111 \_\_\_\_\_

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

#### FOR OFFICIAL USE ONLY

Check No: \_\_\_\_\_

Bank: \_\_\_\_\_

Date received: \_\_\_\_\_

# RECEIVED

MIAMI-DADE COUNTY **ZONING APPLICATION FOR ADMINISTRATIVE**  
PROCESS NO.: E25-002 **APPROVAL OF ENTRANCE FEATURE**  
DATE: JAN 31 2025  
BY: ISA **MIAMI-DADE COUNTY**

Sec. \_\_\_\_\_ Twp. \_\_\_\_\_ Rge. \_\_\_\_\_

Fee: \_\_\_\_\_

FOLIO# 30- 2204-000-0650

Date Received Stamp

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

TYPE OR PRINT LEGIBLY ALL INFORMATION ON APPLICATION:

1) Applicant Felix Rodriguez Phone 3052154111  
Mailing Address 660 NW 85th St Rd City MIAMI State FL Zip 33150  
Email Address permit@printproshop.com

2) Owner of Property HTG OASIS LLC Phone \_\_\_\_\_  
Mailing Address 3225 AVIATION AVE 6TH FLR City MIAMI State FL Zip 33133  
Email Address gabrielc@htgf.com

3) Contact Person Felix Rodriguez Phone 305-215-4111  
Mailing Address 660 NW 85th St Rd City MIAMI State FL Zip 33150  
Email Address permit@printproshop.com

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

4 52 42 .63 AC W166FT OF E850FT OF S1/2 OF S1/2

OF S1/2 OF NE1/4 OF SE1/4 LOT SIZE 27442 SQUARE FEET

OR 16506-3764 0994 1 COC 25538-3565 04 2007 6

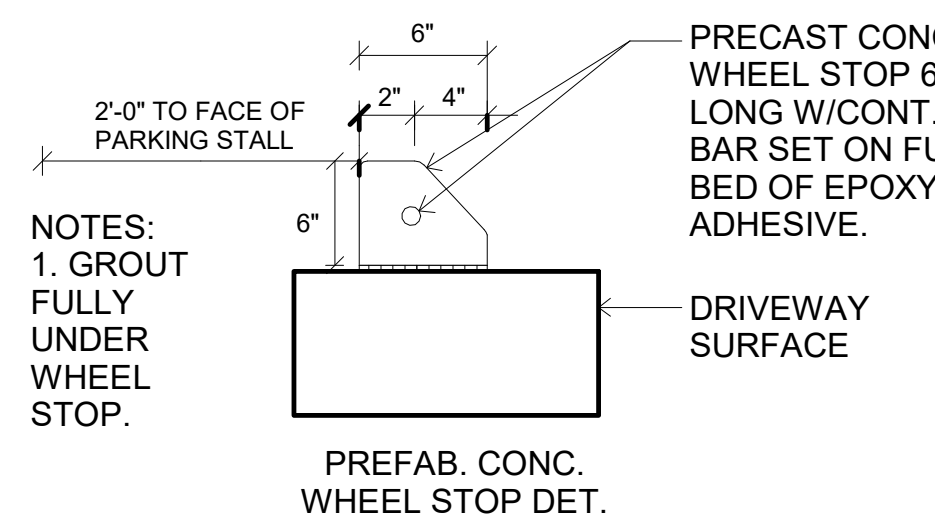
5) SIZE OF PROPERTY: \_\_\_\_\_ x \_\_\_\_\_

6) Address or location of subject property 18700 NE 25 AVE

7) Present Zoning Classification(s) 3061 UC CENTER - RESIDENTIAL (R) 4 MAX HT


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





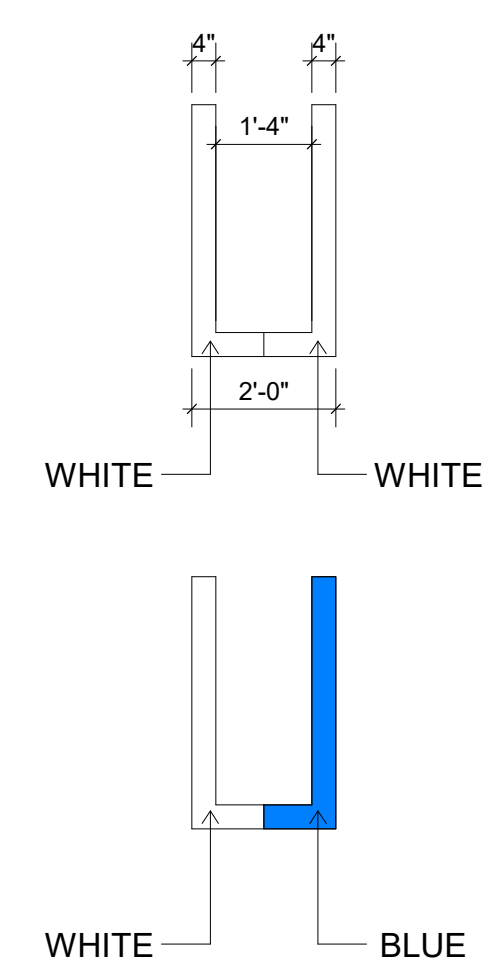
NOTES:  
THE BOTTOM OF THE SIGN MUST BE AT LEAST 84"  
ABOVE GRADE WHEN ATTACHED TO A BUILDING, OR 7  
FEET ABOVE GRADE FOR A DETACHED SIGN.

BLACK LETTERS  
ON WHITE W/  
1/2" LETTERS



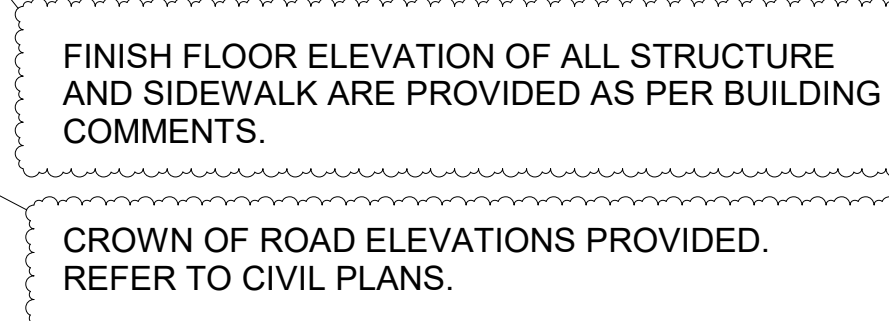
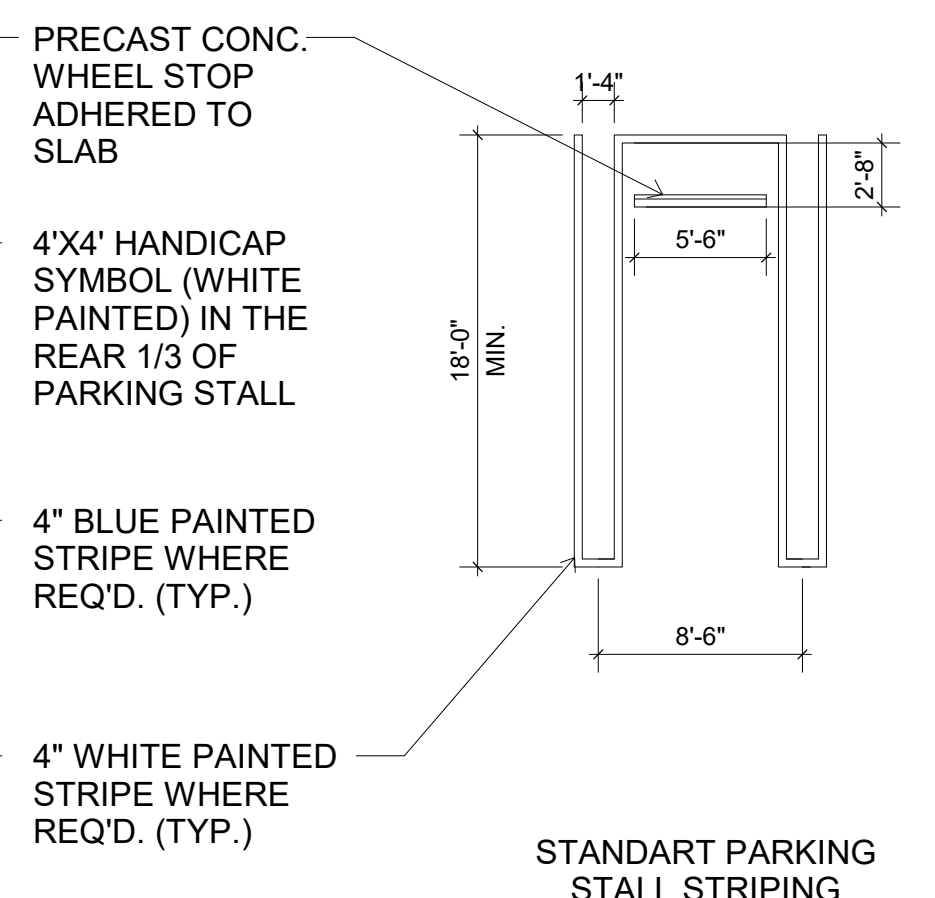
ELECTRIC VEHICLE  
PARKING  
AND  
CHARGING  
STATION

ELECTRIC VEHICLE  
CHARGING STATION SIGN




4" WHITE PAINTED STRIPE WHERE REQ'D. @ 45 DEGREES AND 24" O. C. (TYP.)

HANDICAP PARKING STALL STRIPING



**SITE PLAN**

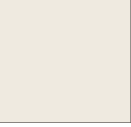
SCALE: 1/16" = 1'-0"





EXTERIOR SIGN  
MAIN ID

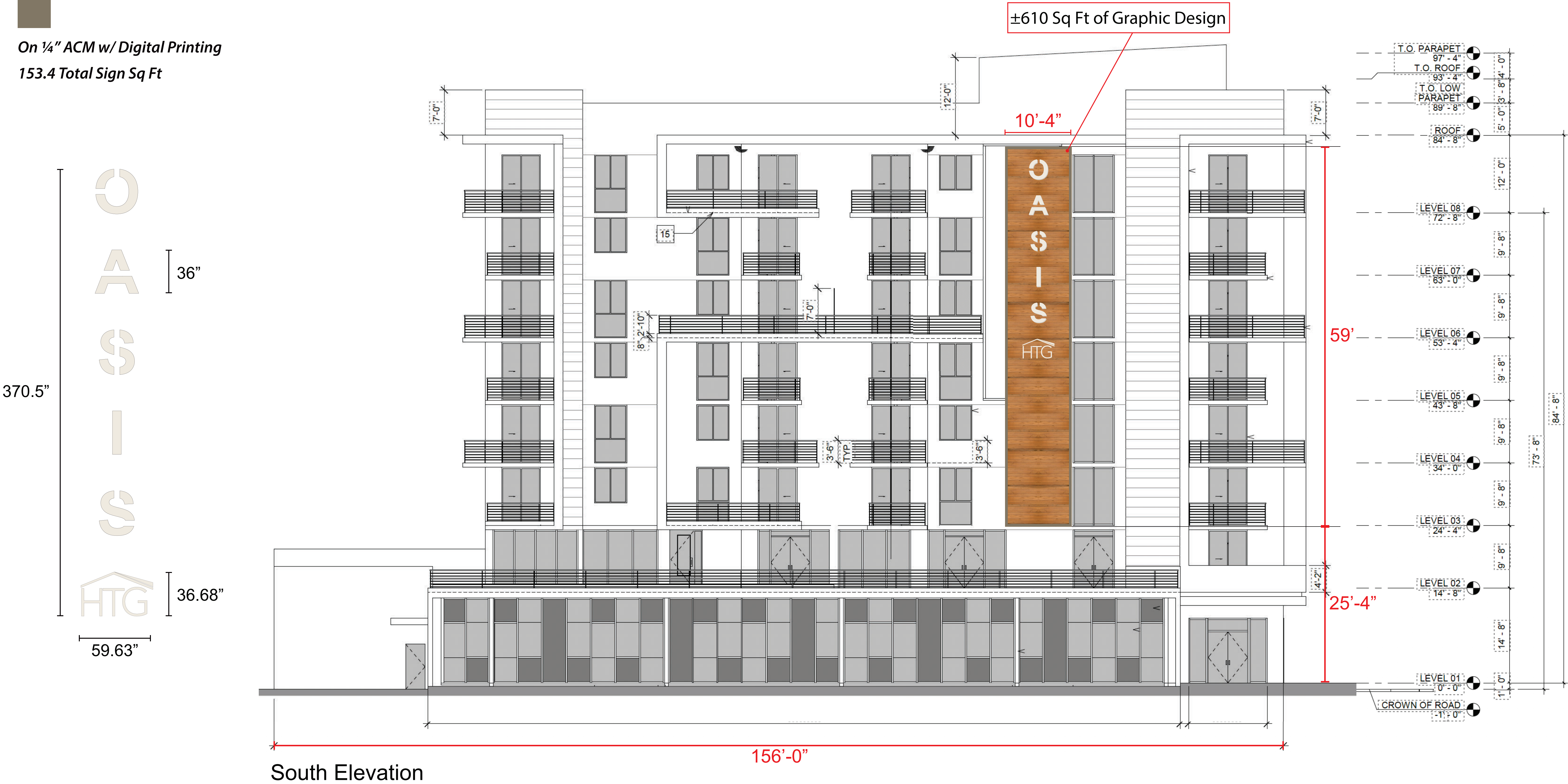
TYPE: Non Illuminated Reverse Channel Letters  
w/ 1/4" Aluminum Logo  
Painted SW 7551 Greek Villa



W/ 1/2" Frame Painted SW 7032 Warm Stone



On 1/4" ACM w/ Digital Printing  
153.4 Total Sign Sq Ft



South Elevation

THE DESIGN CONTENT MATERIAL ATTACHED IS THE SOLE PROPERTY OF ORION VISUAL, INC. THE DESIGN MATERIAL MAY NOT BE USED WITHOUT EXPRESSED WRITTEN CONSENT OF ORION VISUAL, INC.

PLEASE CAREFULLY REVIEW THIS PROOF FOR CORRECT COPY, SPELLING AND COLOR. THIS PROOF IS INTENDED FOR A VISUALIZATION REFERENCE ONLY AND COLORS MAY LOOK DIFFERENT IN THE FINAL PRODUCT THAN WHAT IS PRESENTED ON THE SCREEN. PROOFS AND VISUAL REPRESENTATION IS NOT TO SCALE. PLEASE REFER TO CALLED OUT MEASUREMENTS FOR FINAL SIZES.

PRODUCTION WILL BEGIN ONCE THE PROOF HAS BEEN APPROVED. WE ARE NOT RESPONSIBLE FOR UNDETECTED ERRORS IN APPROVED PROOFS. ALL CUSTOM ORDERS ARE FINAL AND NON-RETURNABLE. CLIENT ACKNOWLEDGES RESPONSIBILITY WHEN SIGNING.

DATE CREATED:	8-16-23	QC
SALES REP:	GABRIEL	
SURVEYED BY:	N/A	
DESIGNED BY:	EV	
REVISED BY:	LIAT	
PROOF BY:	LIAT	

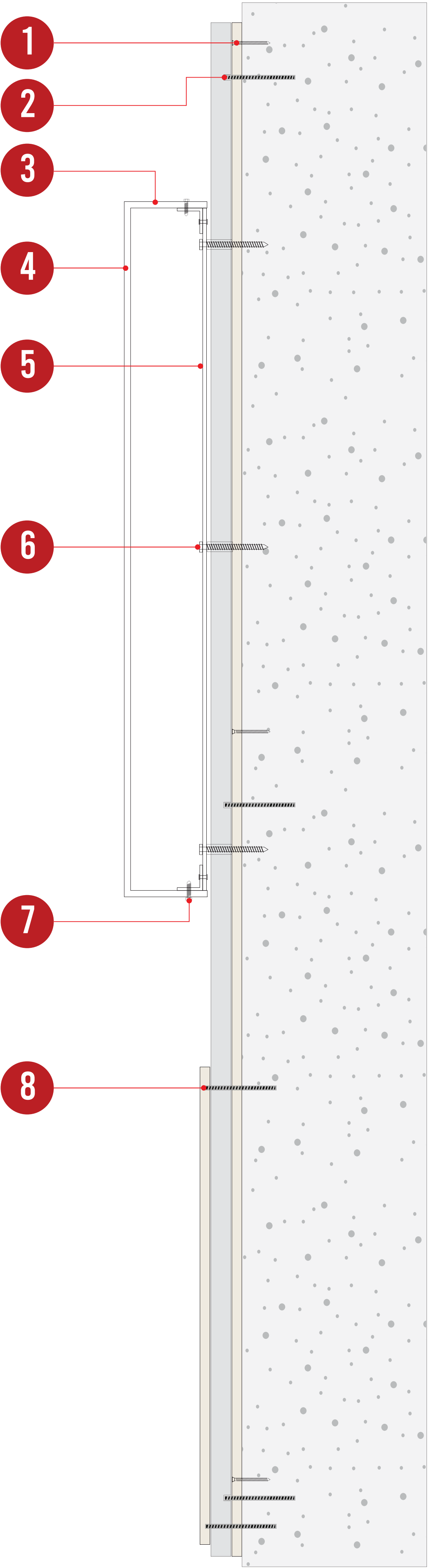
PROJECT:	HTG - OASIS AT AVENTURA - EXTERIOR SIGN
ADDRESS:	18700 NE 25TH AVE, MIAMI, FL 33180
<input type="checkbox"/> Approved	Print: _____
<input type="checkbox"/> Revisions	Signature: _____
	Date: _____

REVISIONS		
<u>1</u> 5-21-24	<u>5</u> 9-12-24	<u>9</u> 11-7-24
<u>2</u> 6-12-24	<u>6</u> 9-24-24	<u>10</u> 11-18-24
<u>3</u> 8-15-24	<u>7</u> 9-25-24	<u>11</u> 11-20-24
<u>4</u> 8-19-24	<u>8</u> 11-01-24	<u>12</u>





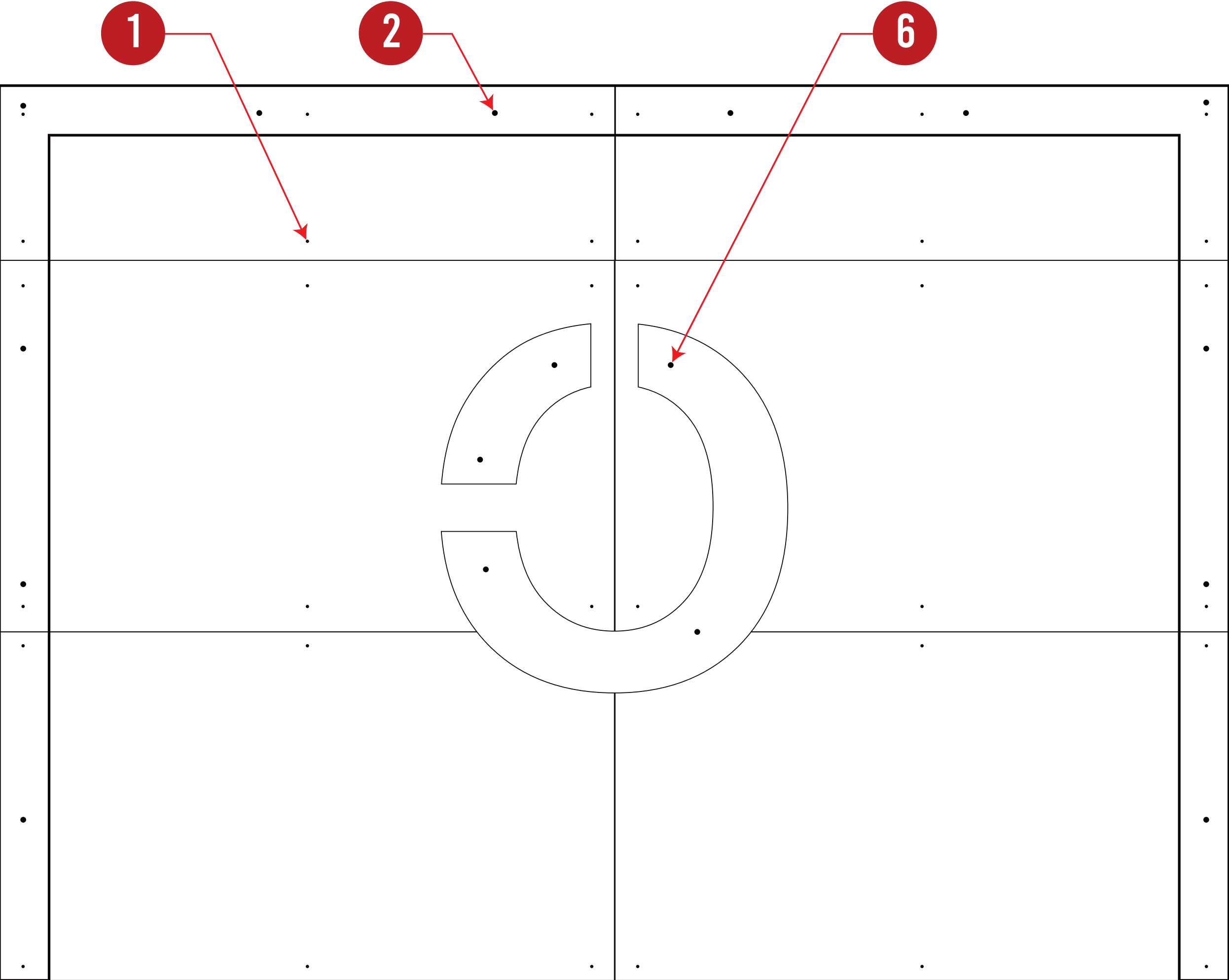
BY: ISA **Reverse Channel Letters w/ 1/4" Aluminum Logo**  
**On 1/4" ACM w/ Digital Printing**  
**W/ 1/2" Frame Painted**  
**153.4 Total Sign Sq Ft**



1. 1/4" ACM WITH DIGITAL PRINT FASTENED TO WALL W/ COUNTERSUNK FASTENERS (MIN. 6 PER SHEET)
2. 1/2" ACRYLIC FRAME W/ METAL STUDS EVERY 24" (PAINTED SW 7032 WARM STONE)
3. 2" DEEP RETURN ALUMINUM 0.063" (PAINTED SW 7551 GREEK VILLA)
4. 0.090" THK. ALUMINUM FACE (PAINTED SW 7551 GREEK VILLA)
5. 3/16" THK. CLEAR FLAT LEXAN
6. SEE APPROVED ANCHORS (3 MIN. PER LETTER) W/ PVC SEPARATOR 1/2" SPACE
7. #8 X 1/2" SELF TAPPING MACHINE SCREW
8. 1/4" ALUMINUM LOGO W/ METAL STUDS (MIN 4 PER LETTER) (PAINTED SW 7551 GREEK VILLA)

- #10-24 STUDS (6061-T6 ALUM OR 316 S.S.),
- CENTERED IN STROKE WIDTH
- MIN (3) STUDS PER LETTER/LOGO, SPACED EVENLY
- LETTERS DRILLED AND TAPPED TO RECEIVE STUDS, MIN (5) THREADS ENGAGED
- STUD LENGTH TO ACCOMMODATE EMBED TO HOST STRUCTURE
- MIN 1.5" STUD EMBED TO HOLLOW CBS (BLOCK) OR CONCRETE
- FILL HOLES W/ LIQUIDNAILS LN-901 ADHESIVE (OR EQUIV)

ANCHOR SCHEDULE <small>** ALL FASTENERS SHALL BE SPACED EVENLY**</small>		
WALL MATERIAL	ANCHOR TYPE	QTY or SPACING
CONCRETE (3ksi) OR HOLLOW MASONRY	1/4" THREADED RODS WITH MIN 2" EMBED IN ADHESIVE	EVERY 2' ON CENTER
	1/4" TAPCONS (OR EQUIV) WITH 1.75" EMBED	EVERY 2' ON CENTER
	1/4" EXPANSION ANCHORS WITH 2.5" EMBED	EVERY 2' ON CENTER
1/2" PLYWOOD (NO ACCESS BEHIND)	1/4" TOGGLE BOLTS	EVERY 2' ON CENTER
	1/4" WOOD SCREWS, FULL EMBED	EVERY 2' ON CENTER
METAL STUDS OR METAL PANELS	1/4" METAL SCREWS TO MIN 18ga STEEL OR 0.090" ALUM	EVERY 2' ON CENTER
HOLLOW WALL (BLOCK BEHIND)	1/4" THRUBOLTS OR LAGS TO SOLID BLOCKING BEHIND	EVERY 2' ON CENTER
INSTALLERS SHALL VERIFY THAT FASTENERS CHOSEN ARE SUITABLE WITH WALL CONDITIONS		



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		QC
DATE CREATED:	8-16-23	
SALES REP:	GABRIEL	
SURVEYED BY:	N/A	
DESIGNED BY:	EV	
REVISED BY:	LIAT	
PROOF BY:	LIAT	

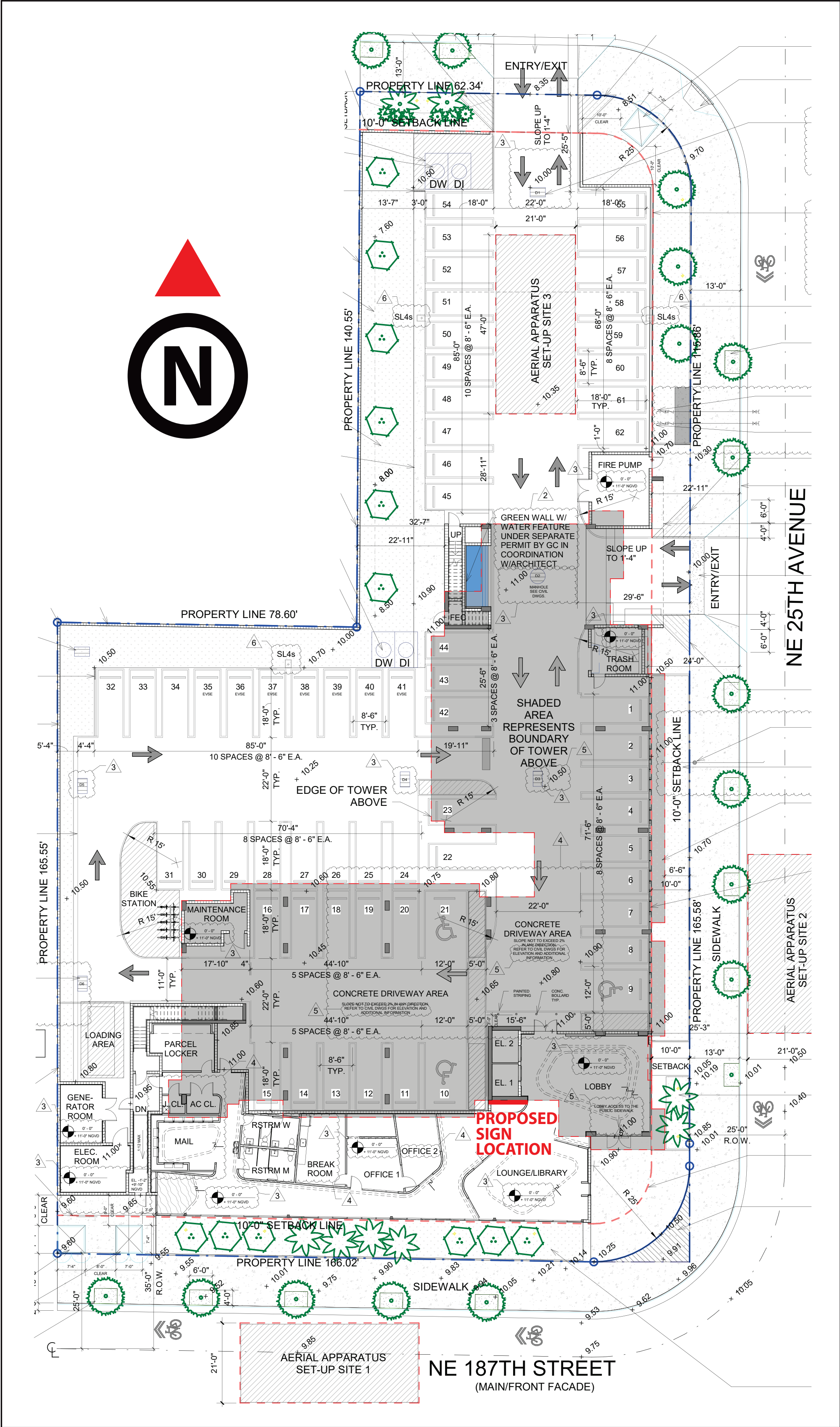
PROJECT:	HTG - OASIS AT AVENTURA - EXTERIOR SIGN	
ADDRESS:	18700 NE 25TH AVE, MIAMI, FL 33180	
<input type="checkbox"/> Approved	Print:	_____
<input type="checkbox"/> Revisions	Signature:	_____
	Date:	_____

REVISIONS		
<u>1</u>	5-21-24	<u>5</u> 9-12-24
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MIAMI-DADE COUNTY  
PROCESS NO.: E25-002  
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BY: ISA *Reverse Channel Letters w/ 1/4" Aluminum Logo*  
*On 1/4" ACM w/ Digital Printing*  
*W/ 1/2" Frame Painted*  
*153.4 Total Sign Sq Ft*



SOUTH ELEVATION



SOUTH ELEVATION

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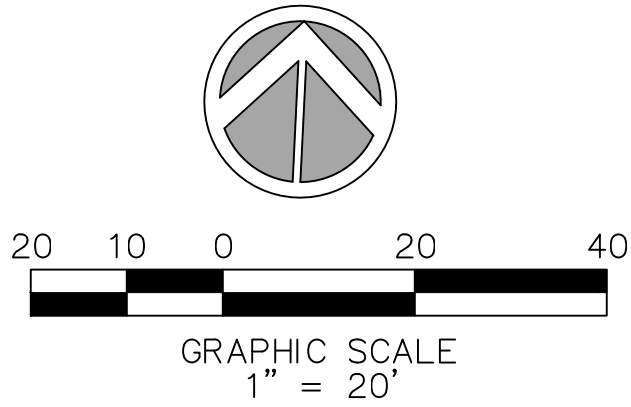
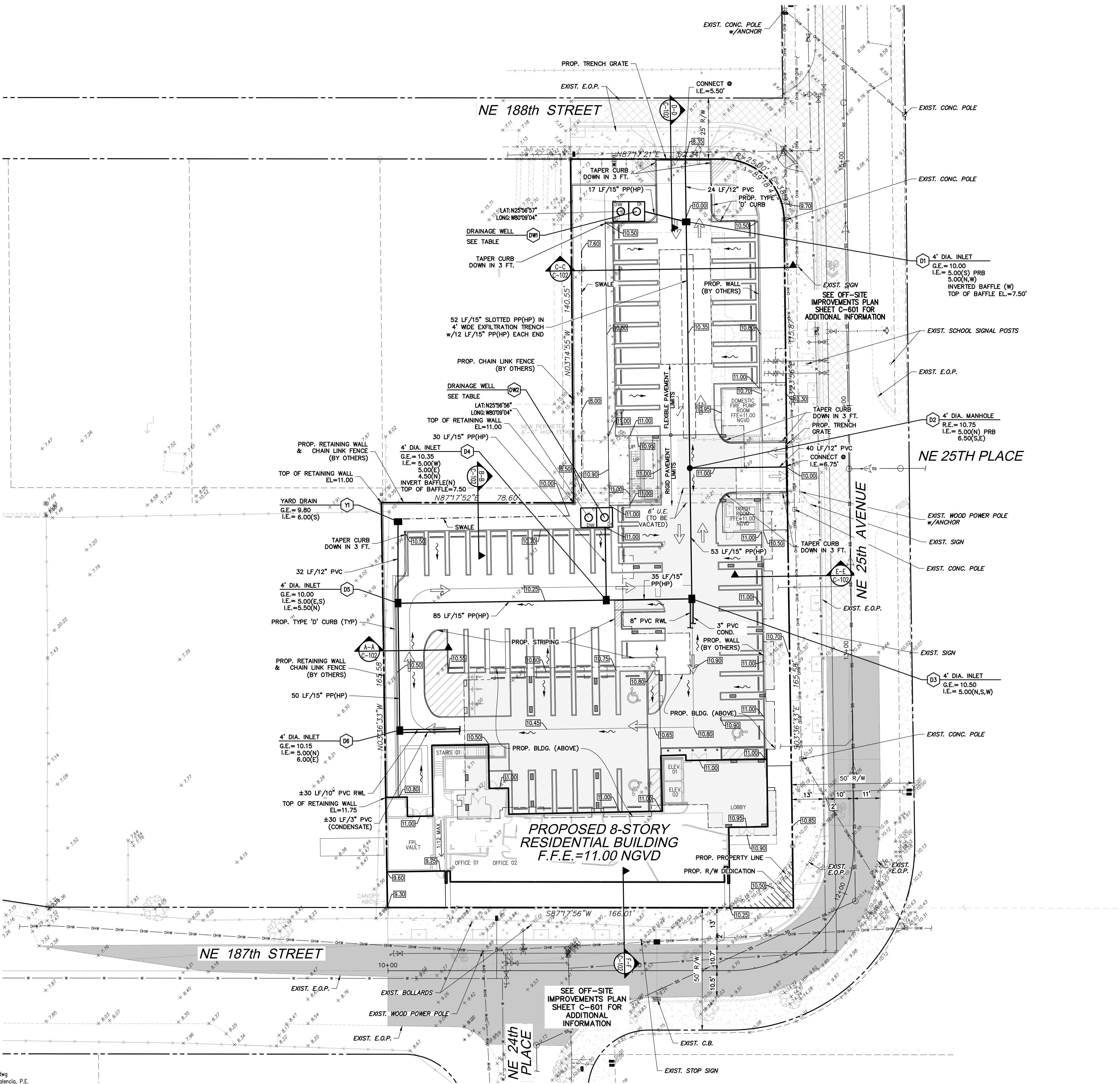
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SURVEYED BY:	N/A	
DESIGNED BY:	EV	
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<u>4</u> 8-19-24	<u>8</u> 11-01-24	<u>12</u>







- NOTES:
- EXISTING ONE-STORY BUILDING TO BE DEMOLISHED, SITE TO BE CLEARED UP AND GRUBBED.
  - CONTRACTOR TO REMOVE ALL EXISTING METERS AND/OR METER BOXES ASSOCIATED WITH THE PROPOSED DEVELOPMENT, WATER METERS TO BE RETURNED TO THE CITY OF NORTH MIAMI BEACH AND WATER SERVICES TO BE CUT AND CAPPED AT MAIN.
  - PROPOSED WELLS TO HAVE A MINIMUM CAPACITY OF 250 GPM PER FOOT OF HEAD.

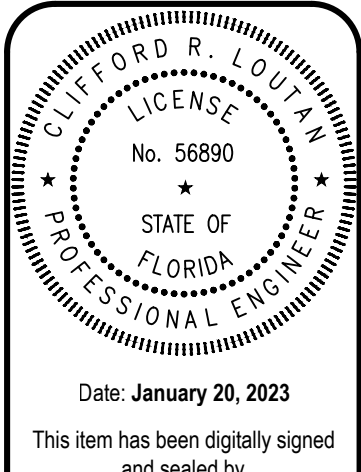
NO.	DATE:	DESCRIPTION

OASIS AT AVENTURA

FLORIDA

ON-SITE PAVING, GRADING & DRAINAGE PLAN

DATE: 11/09/22  
SCALE: 1"=20'  
DESIGNED BY: C.R.L.  
DRAWN BY: A.E.V.  
JOB #: 22-4135



Date: January 20, 2023  
This item has been digitally signed and sealed by CLIFFORD R. LOUTAN, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.