

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

PH: Z23-037

June 20, 2024

Item No. 1C

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

BOARD OF COUNTY COMMISSIONERS' JURISDICTION:

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

PROCEDURAL HISTORY

This item was deferred from the April 18, 2024, meeting of the Board of County Commissioners (BCC) at the applicant's request in order to submit revised plans. Subsequently, this item was again deferred from the May 23, 2024, meeting of the BCC at the request of the applicant to further work with staff.

The public hearing on this item has not been held.

REQUESTS:

- (1) DISTRICT BOUNDARY CHANGE from AU, Agricultura District, RU-1, Single-Family Residential District, BU-1, Neighborhood Business District, and BU-1A, Limited Business District, to MCD, Mixed-Use Corridor District.
- (2) NON-USE VARIANCE of the zoning regulations requiring buildings to be located within the 15' building frontage zone; to waive same to permit the buildings along SW 294 Street to setback 68'-10".
- (3) NON-USE VARIANCE to permit surface parking areas to be located within the building frontage zone (not permitted).
- (4) NON-USE VARIANCE to waive the 5' minimum clear path required along the building frontages of SW 294 Street.

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

PROJECT DESCRIPTION:

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

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

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

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

NEIGHBORHOOD COMPATIBILITY:

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

SUMMARY OF THE IMPACTS:

The approval of this application will allow the applicant to rezone the property in order to redevelop the subject parcel as a mixed-use development with retail, additional housing, including affordable housing, in this area of the County. Based on memoranda from the departments reviewing this application, any additional impacts will not cause their facilities and services to operate below their adopted levels of service standards. The Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER) state in their memorandum that the application meets the traffic concurrency criteria, does not exceed the acceptable Level of Service (LOS) on the neighboring roadways and generates approximately 297 PM peak hour vehicle trips.

Staff notes that the application may add to the population in the area and may bring additional noise into the neighborhood.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

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

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

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

As indicated above, the CDMP Land Use Element Interpretative Text states that *properties that are located within ¼ mile of the SMART Plan Corridor may be rezoned for vertical or horizontal **mixed-use development** at up to 60 units per acre, and properties located between ¼ and ½ mile of the SMART Plan Corridor may rezoned for vertical or horizontal mixed-use development at up to 36 units per acre, provided that a proposed single use does not constitute more than 70% of the total building area within ¼ mile of a SMART Plan Corridor.* Staff notes that the Planning Division of the Department of Regulatory and Economic Resources (RER) issued a Comprehensive Development Master Plan interpretation letter dated December 6, 2022,

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

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

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

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

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

ZONING ANALYSIS:

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

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

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

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

Furthermore, based on the memoranda submitted by other departments reviewing the application, approval of the application will not cause their facilities and services to operate below their adopted levels of service standards. The Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER), in their memorandum dated November 13, 2023, state that they have no objections to the requests subject to conditions in their memorandum, and that the application meets the traffic concurrency criteria, does not exceed the acceptable Level of Service (LOS) on the neighboring roadways and generates approximately 297 PM peak hour vehicle trips. Further, the Division of Environmental Resources Management of the Department of Regulatory and Economic Resources in their memorandum dated October 31, 2023, indicate that the application meets all applicable LOS standards for an initial development order as specified in the adopted CDMP for potable water service, wastewater disposal, and flood protection. In addition, the other departments reviewing the application, including the Miami-Dade Police Department (MDPD), the Miami-Dade Fire Rescue Department (MDFRD), the Miami-Dade Parks Recreation and Open Spaces (MDPROS) Department, Water and Sewer Department (WASD), and the Miami-Dade Department of Solid Waste Management (DSWM), as well as Miami-Dade County Public Schools, do not object to the application. Based on the aforementioned department memoranda, staff opines that approval of the district boundary change will not unduly burden the abutting roadways, will not have an unfavorable impact on the environmental resources of the County, and would ensure safety from fire and other dangers.

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

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

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

ACCESS, CIRCULATION AND PARKING: The submitted general development plans indicate one (1)-ingress/egress point of direct vehicular and pedestrian access from Harriet Tubman

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

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

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

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

1. That a site plan be submitted to and meet with the approval of the Director of the Department of Regulatory and Economic Resources or its successor Department upon the submittal of an application for a building permit and/or Certificate of Use; said plan must include among other things but not be limited to, location of structure or structures, exits and entrances, drainage, walls, fences, landscaping, etc.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Magnolia Point", as prepared by Palenzuela & Hevia Design Group, Inc., consisting of 43 sheets, and civil plans as prepared by Ford Engineers, Inc., consisting of 5 sheets, all dated stamped received 5/21/2024, for a total of 48 sheets.
3. That the use be established and maintained in accordance with the approved plan.
4. That the applicant submits to the Department of Regulatory and Economic Resources for its review and approval a landscaping plan which indicates the type and size of plant material prior to the issuance of a building permit and to be installed prior to the issuance of a Certificate of Use.
5. That the applicant submit a recordable covenant and opinion of title in legally sufficient and recordable form to RER and PHCD before obtaining any subsequent development approvals, that provides that the maximum density on the property shall be restricted to 751 multifamily residential units; that the owner agrees not to utilize Section 125.01055 (Live Local Act) Florida Statutes, to increase the density or height currently permitted under the MCD regulations; and that simultaneous with the closing of the contract for purchase and sale with 296 Legacy, owner shall record a Declaration of Restrictions restricting the use of the subject property to low income affordable housing of 20% to 120% area median income with an average of 60% area median income through the project for a period of no less than thirty (30) years.
6. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the Traffic Engineering Division (TED) of the Department of Transportation and Public Works as indicated in the memorandum dated January 18, 2024.
7. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the Platting and Traffic Review Section of the Department of

Regulatory and Economic Resources as indicated in the memorandum dated November 13, 2023.

8. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the Water and Sewer Department as indicated in the memorandum dated June 1, 2023.

ES:JB:SS:JR



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

ZONING RECOMMENDATION ADDENDUM

296 Legacy, LLC
PH: Z23-037

NEIGHBORHOOD SERVICES PROVIDER COMMENTS*	
Division of Environmental Resources Management (RER)	<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>
Parks, Recreation and Open Spaces Department (PROS)	<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>
Miami-Dade Police Department	<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

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

ZONING RECOMMENDATION ADDENDUM

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<p>Policy LU-4D (Pg. I-8)</p>	<p><i>Uses which are supportive but potentially incompatible shall be permitted on sites within functional neighborhoods, communities or districts only where proper design solutions can and will be used to integrate the complementary elements and buffer any potentially incompatible elements.</i></p>
<p>Policy LU-8A (Page. I-15)</p>	<p><i>Miami-Dade County shall strive to accommodate residential development in suitable locations and densities which reflect such factors as recent trends in location and design of residential units; projected availability of service and infrastructure capacity; proximity and accessibility to employment, commercial and cultural centers; character of existing adjacent or surrounding neighborhoods; avoidance of natural resource degradation; maintenance of quality of life and creation of amenities. Density patterns should reflect the Guidelines for Urban Form contained in this Element.</i></p>
<p>Mixed Use Development (*SMART Corridor) (Pg. I-46)</p>	<p><i>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.</i></p> <p><i>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:</i></p> <ol style="list-style-type: none"> <i>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</i> <i>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.</i> <p><i>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.</i></p> <p><i>Vertical and horizontal mixed-use development may be allowed within the Urban Development Boundary (UDB), provided that the development is located in:</i></p> <ol style="list-style-type: none"> <i>1. Corridors with a maximum depth of 660 feet that are located along 'Major Roadways' as identified on the adopted Land Use Plan map and in areas designated Residential Communities (with the exception of Estate Density and Low Density), Business and Office, and Office/Residential; or</i> <i>2. Corridors designated as mixed-use corridors in an area plan that has been accepted by the Board of County Commissioners; or</i> <i>3. Rapid Transit Activity Corridors which includes the areas within one-half mile of the existing Metrorail corridor and the following proposed SMART Plan corridors: Kendall Drive, Beach Corridor, North Corridor, Northeast Corridor, and the South Dade Transitway Corridor. It also includes the area within one mile of the proposed East-West SMART Plan Corridor.</i> <p><i>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</i></p>

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	<p><i>character of the street and the surrounding community. A specific objective in designing mixed use developments is that the development should be compatible with any existing, or zoned, or Plan-designated adjoining or adjacent uses. The exact residential density that can be achieved on a particular property will depend upon the intensity permitted, the average size of the residential units, the residential percentage of the project and land development regulations concerning building envelopes, parking and open space. Intensities are generally measured as floor area ratios (FARs), which for a particular property is the square footage of the buildings (not counting parking structures or covered pedestrian walkways that are open to the street), divided by the net land area of the parcel. The maximum intensities and densities shall be the greater of those provided in the table below or the maximum intensities and densities of the underlying land use designation. However, the entire development must fit within the building envelope established by the floor area ratio.</i></p>		
	<i>Mixed-Use Developments Located Within:</i>	<i>Floor Area Ratio Range</i>	<i>Maximum Residential Density (dwelling units)</i>
	<i>Major Corridors</i>	<i>from 1.0 to 1.5</i>	<i>36</i>
	<i>Mixed-use Corridors identified in an area plan</i>	<i>Up to 2.0</i>	<i>60</i>
	<i>Rapid Transit Activity Corridors (SMART Corridors)</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>

PERTINENT ZONING REQUIREMENTS/STANDARDS

<p>Section 33-311 District Boundary Change</p>	<p>(A) <i>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.</i></p> <p>(F) Section 33-311 provides that the Board shall take into consideration, among other factors the extent to which:</p> <ol style="list-style-type: none"> (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</i>
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ZONING RECOMMENDATION ADDENDUM

296 Legacy, LLC
PH: Z23-037

	<p><i>public facilities which have been constructed or planned and budgeted for construction;</i></p> <p>(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></p>
<p>Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations</p>	<p><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></p>

Building and Neighborhood Compliance

ENFORCEMENT HISTORY

JASA 1019 LLC/TAUB, JAY

16401 SW 296 ST
MIAMI-DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

PENDING

Z2023000037

DATE

HEARING NUMBER

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

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:

November 8, 2023

NEIGHBORHOOD REGULATIONS:

Folio No.s: 30-7905-000-0220/30-7905-000-0361/30-7905-000-0222/30-7905-000-0360

There are no open/closed cases in CMS.

BUILDING SUPPORT REGULATIONS:

Folio No.s: 30-7905-000-0220/30-7905-000-0361/30-7905-000-0222/30-7905-000-0360

There are no open/closed cases in BSS.

VIOLATOR:

JASA 1019 LLC/TAUB, JAY

OUTSTANDING LIENS AND FINES:


There are no outstanding liens or fines.

Memorandum

MIAMI-DADE
COUNTY

Date: April 10, 2024

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

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

Subject: Z2023000037-5th Review
JASA 1019, LLC
16401 SW 296th Street
DBC for proposed 760 apartments for Affordable Housing development
(BU-1 & AU) (14.07 Acres)
05-57-39

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

Potable Water Supply and Wastewater Disposal

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

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

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

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

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

Conditions of Approval: None

Stormwater Management

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

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

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

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

Conditions of Approval: None

Pollution Remediation

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

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

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

If an applicant elects to address soil contamination, groundwater contamination, solid waste, and methane via a No Further Action with Conditions, each individual property owner will be required to execute a restrictive covenant. Please note that nothing stated herein may be interpreted to limit or restrict an engineer's or other professional's responsibility to prepare plans accurately and completely for proposed rights-of-way as well as any other projects or plans.

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

Conditions of Approval: None

Wetlands

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

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

Conditions of Approval: None

Tree Preservation

An aerial review of the subject properties indicates the presence of tree resources. A landscape plan entitled "Magnolia Point" prepared by Laura M. Llerena-Hernandez, R.L.A., and dated as received by Miami-Dade County on September 26, 2023, was submitted in support of the subject application, and indicates the removal/relocation of non-specimen (a tree with a trunk diameter at breast height less than 18 inches) tree resources. Section 24-49 of the Code provides for the preservation and protection of tree resources. DERM has no objection to this application provided that the applicant obtains a Miami-Dade County Tree Removal Permit prior to the removal or relocation of the non-specimen trees on site.

A Miami-Dade County Tree Permit is required prior to the removal and/or relocation of any tree that is subject to the tree preservation and protection provisions of the Code. The applicant is advised that a tree survey that includes a tree disposition table will be required during the tree removal permit application process. Projects and permits shall comply with the requirements of sections 24-49.2 and 24-49.4 of the Code, including the specimen tree standards.

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

Enforcement History

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: June 1, 2023

To: Nathan Kogon, 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 - Jasa 1019, LLC
Application No. Z2023000037 (**REVISED**) - (Pre-app. No. Z22P-337)

The Water and Sewer Department has reviewed the proposed development for the subject zoning application. WASD has no objections to this application. The information provided below is preliminary and it does not affect the Zoning process. ***The sewer comments were revised and are shown in bold and italics.***

Application Name: Jasa 1019, LLC

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

Proposed Development: The applicant is proposing an affordable housing mixed-use development that consist of 752 apartment units (High Density) and 7,777 sq.ft. of retail.

The estimated total water demand for the proposed project will be 102,298 gallons per day (gpd).

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

Per approved points of connection (P.O.C.) revised on April 30, 2023, with WASD's Agreement No. 32015, since this property is connecting to WASD's water system for the first time, the developer is required to install a water main along one entire boundary of the property, as per WASD's Rules & Regulations, Section 2.02(1) and 2.04(2)(d). Therefore, the developer may connect to an existing 16-inch water main (E 2322-1) in SW 296th Street at Old Dixie Highway and extend a 12-inch water main northeasterly in Old Dixie Highway to the northeastern corner of the property. If more than one fire service will be connected to this main, then interconnect to any proposed water main within the property.

Also, the developer shall connect to an existing 16-inch water main (E 2322-1) in SW 296th Street and extend a 12-inch water main within the property in dedicated public right of way (R/W) and/or in WASD easements to a point as required to abut and provide service to the proposed buildings and interconnecting to an existing 8-inch water main (E 2657-1) in SW 295^h Street and the

western boundary of the property, and to an existing 8-inch water main (E 9787-1) in SW 294th Street abutting the northern boundary of the property.

In addition, if necessary, the developer shall connect to the aforementioned existing 16-inch water main in SW 296th Street abutting the southern boundary of the property for domestic, irrigation, and/or fire services.

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

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

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

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

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

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

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

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

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

Connection to WASD's gravity sewer system is not available at the present time. ***Per approved points of connection (P.O.C.) revised on April 30, 2023, a new public pump station will be required.*** Therefore, if conveyed by the time this project is ready for construction, the developer shall connect to a proposed 8-inch sewer force main (DS 2022-31434; under construction) in SW 162nd Avenue, northwest of Old Dixie Highway and extend the same (8-inch force main) southeasterly in SW 162nd Avenue to Old Dixie Highway, thence extend the same (8-inch force main) southwesterly in Old Dixie Highway to a point as required to provide service to ***the new public pump station.***

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

Additionally, the developer shall connect to the aforementioned proposed public pump station and extend 8-inch minimum gravity sewer mains at full depth in RW as required to provide service to all of the properties within the proposed development and to be able for future developments to connect and extend gravity sewer within the proposed basin area.

If the proposed 8-inch force main (DS 2022-31434; under construction) is not conveyed by the time this project is ready for construction, then a revision of this POC will be required to provide the available POC at that time.

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

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

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

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

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

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

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

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

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

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

Memorandum



Date: November 13, 2023
To: Eric Silva, AICP, Assistant Director
Regulatory and Economic Resource Department
From: Raul A. Pino, PLS
Chief
Regulatory and Economic Resource Department
Subject: DIC 23-037
Name: Jasa 1019, LLC
Section 05 Township 57 South Range 39 East

I. PROJECT LOCATION:

The property is located at 16401 SW 296 Street.

II. APPLICATION REQUEST:

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

III. EXISTING ROADWAYS SERVICEABLE TO THIS APPLICATION:

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

IV. RECOMMENDATION:

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

V. ANTICIPATED TRAFFIC GENERATION AND CONCURRENCY:

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

297 PM Peak Hour trips are generated by this application.

Notes: PM =Post Meridien

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

B. Cardinal Distribution

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

VI. IMPACT ON EXISTING ROADWAYS:

A. CONCURRENCY:

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

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

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

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

VII. SITE PLAN CRITIQUE:

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

VIII. STANDARD CONDITIONS:

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

Memorandum



Date: November 08, 2023

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

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

Subject: Z2023000037

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

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

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

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

Memorandum



DATE: August 22, 2023

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

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

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

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

Project Description

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

Existing Service

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

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

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

Metrobus Route Service Summary DIC Project No. Z2023000037							
Route	Peak (am/pm)	Off-peak (midday)	Evening (at 8 pm)	Over night	Saturday	Sunday	Type of Service
34 Express	10	n/a	n/a	n/a	n/a	n/a	E/F
38 (Busway Max)	10	20	30	60	20	20	E/F
35	40	40	40	n/a	60	60	L

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

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

Recent Service Adjustments

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

Future Transportation/Transit Needs and Planned Improvements

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

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

DTPW Comments/Recommendations

DTPW encourages the applicant to support and enhance pedestrian and bicyclist connections to the bus stops, as feasible and to incorporate pedestrian accessibility into residential neighborhood design to enable safe pedestrian access to neighboring properties, adjacent transit stops, and planned future rapid transit stations. Upon DTPW's review for mass transit concurrency, the

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

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



Image: “Elephant Feet” Markings at The Underline

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

7. The applicant is strongly encouraged to provide 12 ft. sidewalks from the western limit of the parcel to the South Dade Trail and 296th Street South Dade TransitWay BRT Station along SW 296th Street. The applicant is strongly encouraged to widen and extend the proposed 5 feet/6 feet sidewalk to function as a shared use path connecting residents to the existing/future trail and transit services. The Applicant should provide all appropriate signing and pavement markings and curb ramps to accommodate the shared use path.
8. The applicant is strongly encouraged to provide dedicated spaces for the addition of bicycle and micro-mobility device parking near the entrances to the residential buildings. Please coordinate with the Transportation Innovations group of DTPW.
 - a. See Sec. 33-122.3 and Sec. 19-15.5 of the Miami-Dade County Code.
 - b. Include 2009 MUTCD Bicycle Parking Sign D4-3 at designated bicycle and micro-mobility parking areas (see image below).
 - c. Concrete embedded Inverted-U racks with weather protection are recommended.
9. The applicant is strongly encouraged to complete the roadway network or accommodate envelopes for future connections to the existing roadway network such as connectivity between Old Dixie Highway, SW 296th Street, SW 295th Street, and SW 294th Street. The residential block is divided by a canal and has poor connectivity due lack of east-west and north-south quarter-section line roads.
10. The intersection of SW 296th Street and Old Dixie Highway is a Vision Zero location because two fatal and/or serious injuries crashes have been recorded in the 5-year crash history. The Applicant shall implement proven safety countermeasures at this intersection such as:
 - a. Implement a high Emphasis crosswalk as noted in comment 5. of this Memo along SW 296th Street and Old Dixie Hwy.
 - b. The removal of the dedicated right-turn on the west leg of the intersection if approved by TED.
11. The applicant should consider installing traffic-calming techniques, such as roundabouts instead of a signalized intersection at the entrances to the development per the 2018 Florida Greenbook C.8.b.6 if approved by TED.



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

Memorandum



Date: Thursday, January 18, 2024

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

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

Subject: Review Type: Z2023000037
Applicant Name: 296 Legacy, LLC

PROJECT DESCRIPTION:

The applicant is seeking to develop a 760-unit multifamily residential development (Magnolia Point) that is expected to be completed by 2026.

I. PROJECT LOCATION:

The property is located on the northwest corner of SW 296 Street and Old Dixie Highway in unincorporated Miami-Dade County.

COMMENTS/RECOMMENDATION:

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

CONDITIONS:

The developer of the subject project must construct the following off-site improvements:

- Provide exclusive eastbound left turn lane and westbound right turn lane on SW 296 Street at the site's main driveway connection.
- Build improvements on the north half of SW 296 Street between Old Dixie Highway and the site's west property line as per approved typical section by Leandro Ona.
- Provide high emphasis pedestrian crosswalk pavement marking on the north leg of the intersection of SW 296 Street and Old Dixie Highway.

If you have any questions concerning the comments, or wish to discuss this matter further, please contact Miguel Soria at (305) 375-2130.






1-18-2024_DTPW Traffic Engineering Memorandum_Z2023000037

Final Audit Report

2024-01-19

Created:	2024-01-19 (Eastern Standard Time)
By:	Yelenys Eymil (yelenys.eymil@miamidade.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAzNo8xDWyT14Wke0JvR1bTmH4qRpTgxVs
Number of Documents:	1
Document page count:	1
Number of supporting files:	0
Supporting files page count:	0

"1-18-2024_DTPW Traffic Engineering Memorandum_Z2023000037" History

-  Document created by Yelenys Eymil (yelenys.eymil@miamidade.gov)
2024-01-19 - 8:08:00 AM EST
-  Document emailed to miguel.soria@miamidade.gov for signature
2024-01-19 - 8:08:19 AM EST
-  Email viewed by miguel.soria@miamidade.gov
2024-01-19 - 8:09:38 AM EST
-  Agreement viewed by miguel.soria@miamidade.gov
2024-01-19 - 8:09:44 AM EST
-  Signer miguel.soria@miamidade.gov entered name at signing as Miguel Soria
2024-01-19 - 8:09:54 AM EST
-  Document e-signed by Miguel Soria (miguel.soria@miamidade.gov)
Signature Date: 2024-01-19 - 8:09:56 AM EST - Time Source: server
-  Agreement completed.
2024-01-19 - 8:09:56 AM EST



Miami-Dade County Public Schools

giving our students the world

Superintendent of Schools

Dr. Jose L. Dotres

Miami-Dade County School Board

Mari Tere Rojas, Chair
Danny Espino, Vice Chair

Roberto J. Alonso

Lucia Baez-Geller

Dr. Dorothy Bendross-Mindingall

Mary Blanco

Monica Colucci

Dr. Steve Gallon III

Luisa Santos

June 27, 2023

VIA ELECTRONIC MAIL

jay.taub@gmail.com

zoningconsultants@aol.com

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

Dear Applicant:

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

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

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

Best regards,

Ivan M. Rodriguez, R.A.
Director

Enclosure

L-292

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

Governmental Affairs & Land Use

Ms. Nathaly Simon, Design and Planning Officer • 1450 N.E. 2nd Avenue • Suite 525 • Miami, FL 33132
305-995-7285 • 305-995-4760 (FAX) • nsimon1@dadeschools.net



Concurrency Management System (CMS)

Miami-Dade County Public Schools

Miami-Dade County Public Schools

Concurrency Management System Preliminary Concurrency Analysis

MDCPS Application Number:	<u>PH3023032400190</u>	Local Government (LG):	<u>Miami-Dade</u>
Date Application Received:	<u>3/24/2023 10:15:01 AM</u>	LG Application Number:	<u>Z2023000037</u>
Type of Application:	<u>Public Hearing</u>	Sub Type:	<u>Zoning</u>
Applicant's Name:	<u>Jasa 1019, LLC</u>		
Address/Location:	<u>16401 SW 296 Street</u>		
Master Folio Number:	<u>3079050000220</u>		
Additional Folio Number(s):			

PROPOSED # OF UNITS **752**

SINGLE-FAMILY DETACHED UNITS: **0**

SINGLE-FAMILY ATTACHED UNITS: **0**

MULTIFAMILY UNITS: **752**



CONCURRENCY SERVICE AREA SCHOOLS						
CSA Id	Facility Name	Net Available Capacity	Seats Required	Seats Taken	LOS Met	Source Type
161	AVOCADO EL - SOUTH DADE MID (ELEM COMP)	42	138	42	NO	Current CSA
161	AVOCADO EL - SOUTH DADE MID (ELEM COMP)	0	96	0	NO	Current CSA Five Year Plan
5003	SOUTH DADE MIDDLE (MID COMP)	15	58	15	NO	Current CSA
5003	SOUTH DADE MIDDLE (MID COMP)	0	43	0	NO	Current CSA Five Year Plan
7701	SOUTH DADE SENIOR	65	58	58	YES	Current CSA
ADJACENT SERVICE AREA SCHOOLS						
651	CAMPBELL DRIVE K-8 CENTER (ELEM COMP)	115	96	96	YES	Adjacent CSA
6761	REDLAND MIDDLE	245	43	43	YES	Adjacent CSA

*An Impact reduction of **32.58%** included for charter and magnet schools (Schools of Choice).

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

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

Memorandum



Date: April 10, 2023
To: Nathan Kogon, Assistant Director
Development Services Division
Department of Regulatory and Economic Resources
From: Alfredo "Freddy" Ramirez III, Director
Miami-Dade Police Department
Subject: Review – Zoning Application – Case: No. Z2023000037
JASA 1019, LLC.

APPLICATION:

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

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

CURRENT POLICE SERVICES:

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

APPLICATION REVIEW:

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

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

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

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

AR/jhb
Attachment

Department of Solid Waste Management



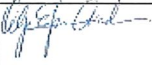


RER REVIEWS Routing

Item: Review of Z2023-000037

Date: March 23, 2023

FROM: D. Silver (305) 514-6039

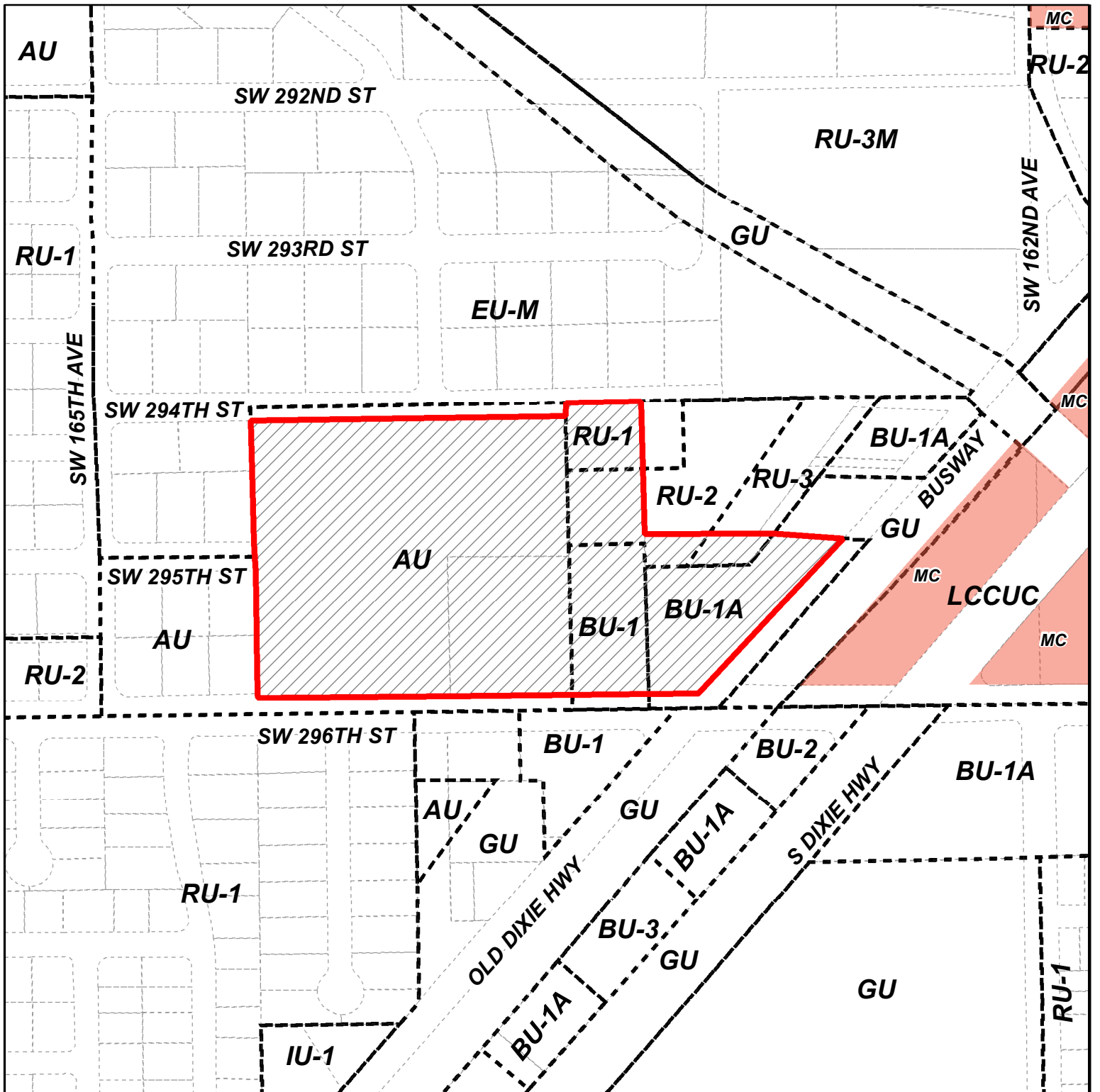
(CIRCULATE IN ORDER)

ROUTING	SIGN & DATE	Indicate Approve or Not Approved
Stacey McDuffie-Brewster	<i>Stacey McDuffie-Brewster</i> Mar 27, 2023	<input checked="" type="radio"/> Approved <input type="radio"/> Not Approved
Danny Diaz	 Mar 27, 2023	<input checked="" type="radio"/> Approved <input type="radio"/> Not Approved
Sherra Durham-Camp	 Mar 28, 2023	<input checked="" type="radio"/> Approved <input type="radio"/> Not Approved
KP	KP Mar 28, 2023	<input checked="" type="radio"/> Approved <input type="radio"/> Not Approved
Olga Espinosa-Anderson	 Mar 28, 2023	<input checked="" type="radio"/> Approved <input type="radio"/> Not Approved
Achaya Kelapanda	<i>Achaya Kelapanda</i> Mar 29, 2023	<input checked="" type="radio"/> Approved <input type="radio"/> Not Approved
Johanna Faddis	 Mar 30, 2023	<input checked="" type="radio"/> Approved <input type="radio"/> Not Approved
Michael Fernandez	 Mar 30, 2023	<input checked="" type="radio"/> Approved <input type="radio"/> Not Approved
<i>Return to: D. Silver</i>		

Due Date: April 10, 2023

File: X:\DIC-DRI\2022-2023

Instructions: Please email D. Silver regarding any comments or edits.
Please review, sign and return to D. Silver (305) 514-6039



MIAMI-DADE COUNTY

Process Number



Z2023000037

HEARING MAP

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

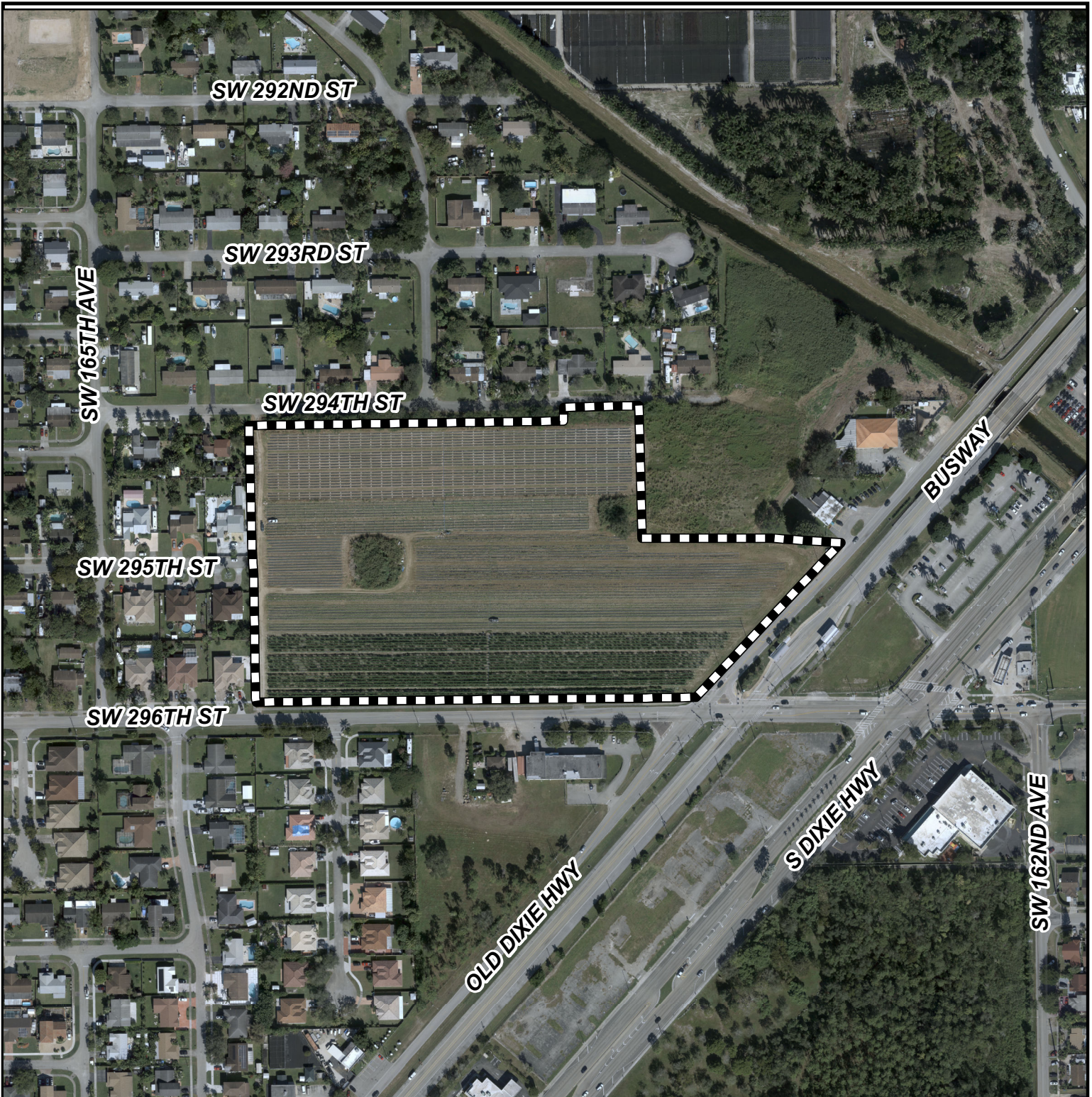


Legend

-  Subject Property Case
-  Zoning




REVISION	DATE	BY



MIAMI-DADE COUNTY
AERIAL YEAR 2021

Process Number
Z2023000037

Legend
 Subject Property

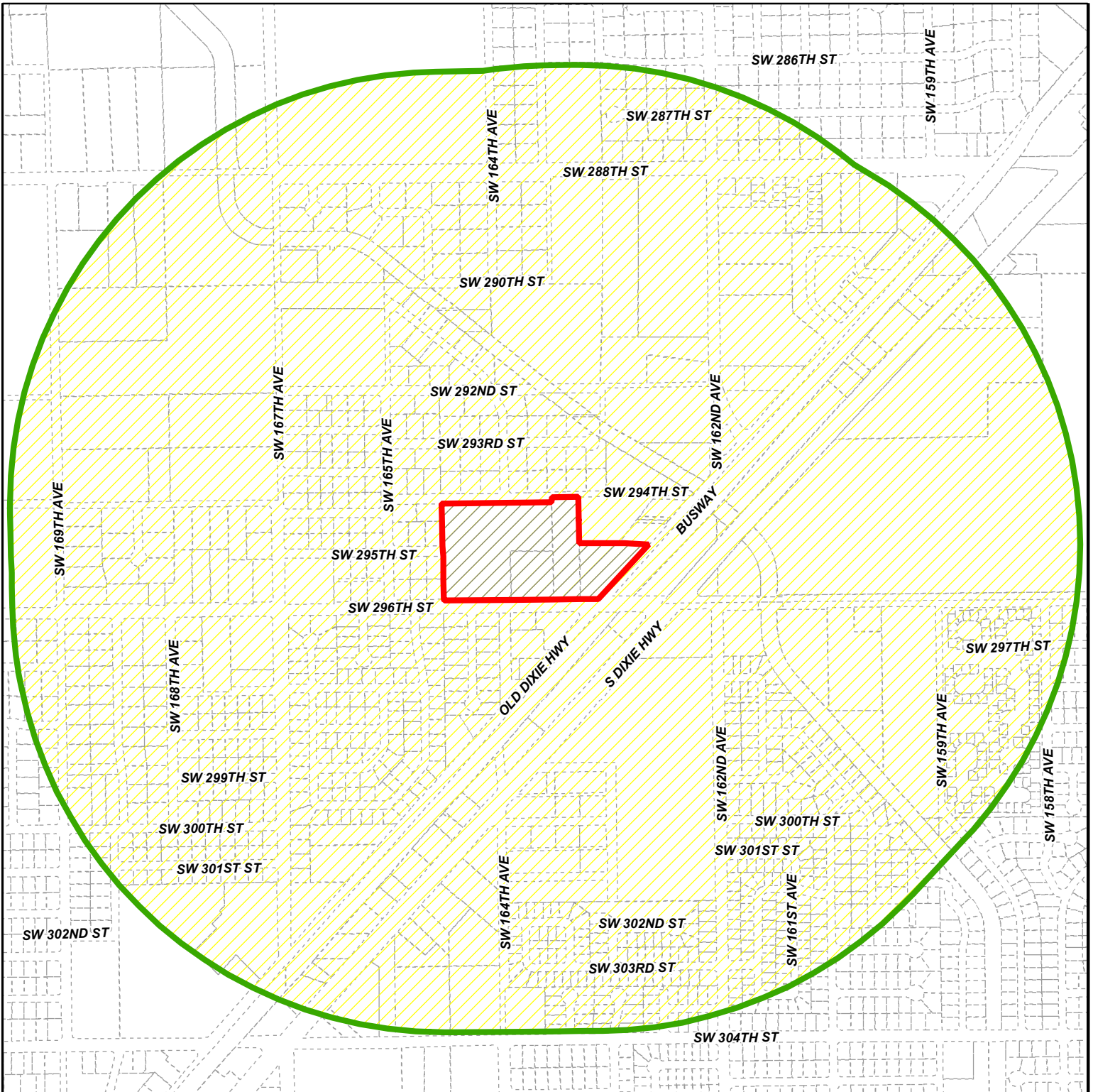


Section: 05 Township: 57 Range: 39
Applicant: Jasa 1019, LLC
Zoning Board: Board of County Commissioners
Commission District: 8
Drafter ID: EDUARDO CESPEDES
Scale: NTS



SKETCH CREATED ON: Friday, March 24, 2023

REVISION	DATE	BY






**MIAMI-DADE COUNTY
RADIUS MAP**

**Process Number
Z2023000037
RADIUS: 2640**

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

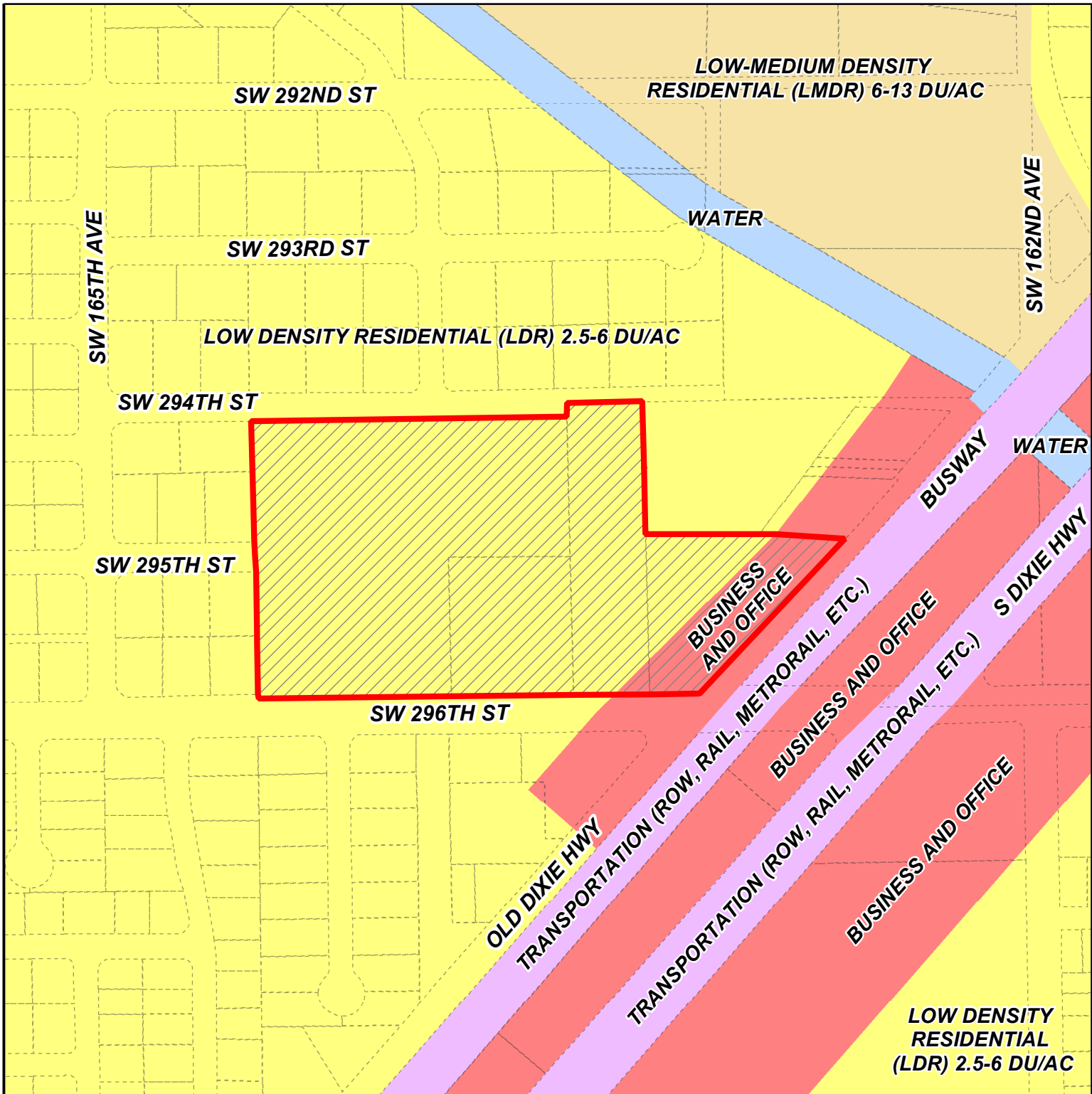
Legend

-  Subject Property
-  Buffer
-  Property Boundaries



SKETCH CREATED ON: Friday, March 24, 2023

REVISION	DATE	BY



MIAMI-DADE COUNTY
CDMP MAP

Process Number
Z2023000037

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

Legend

 Subject Property Case



SKETCH CREATED ON: Friday, March 24, 2023

REVISION	DATE	BY



LEFT CORNER VIEW

SCALE: N/A

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



RIGHT CORNER VIEW

SCALE: N/A

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

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

SEAL
 EUGENIO PALENZUELA
 AR-0616210

CONSULTANT

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

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

DATE	REVISION

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

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

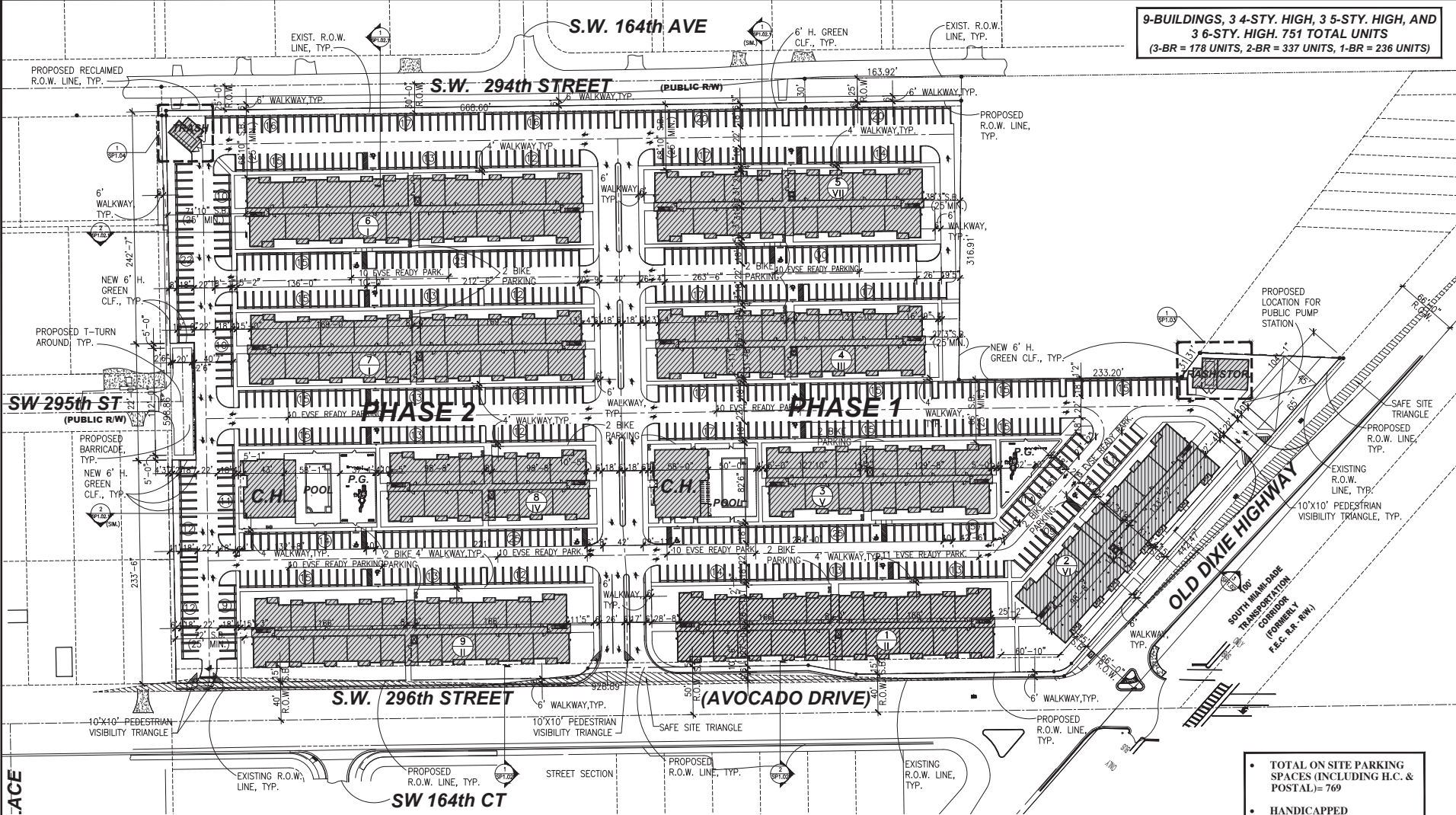


12201 S.W. 133 COURT
 MIAMI, FLORIDA 33196
 PHONE: (305) 969-5001
 FAX: (305) 969-5002
 AIA-0003113 90-0001056

SCALE: 1"=40'-0"

CONTRACT NO.

SITE PLAN
MAGNOLIA POINT
 SW 29th Street & Old Dixie Hwy.,
 Miami-Dade County, Florida
 8830 SW 77th Ave. Suite #130, Miami, FL 33156



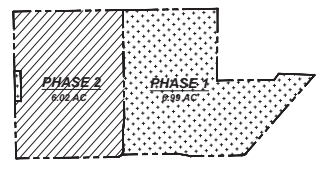
- TOTAL ON SITE PARKING SPACES (INCLUDING H.C. & POSTAL) = 769
- HANDICAPPED ACCESSIBLE PARKING SPACES = 17

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

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

LEGEND

	REFERS TO BUILDING No.
	REFERS TO BUILDING TYPE



KEY PLAN SCALE: N/A

SITE PLAN - 751 APARTMENT UNITS

SCALE: 1"=40'-0"

BUILDING TYPES



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



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



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



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



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



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

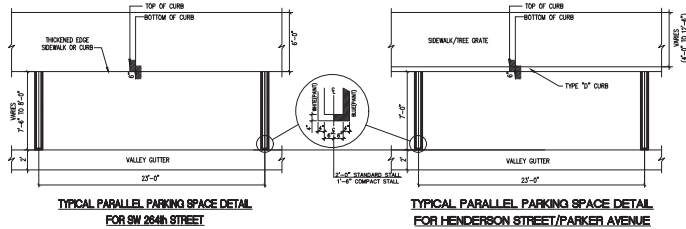
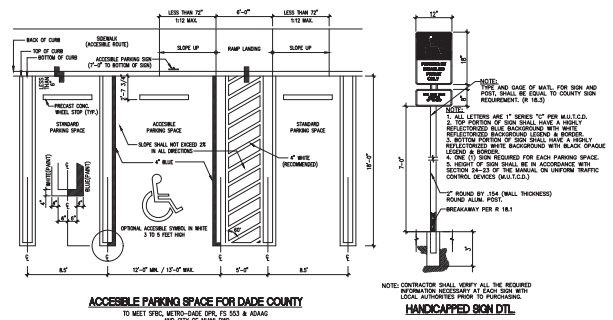
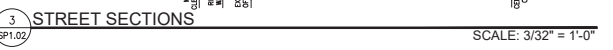
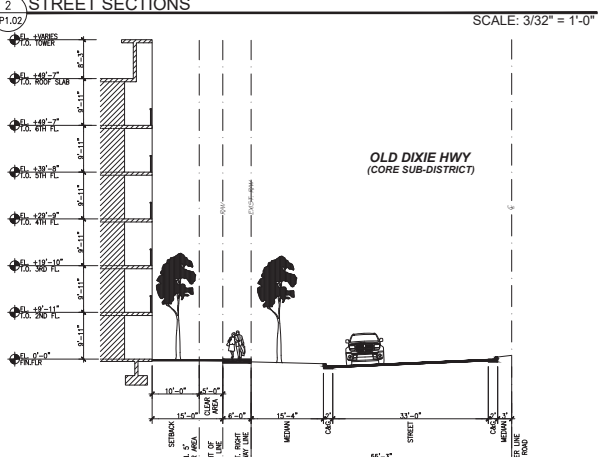
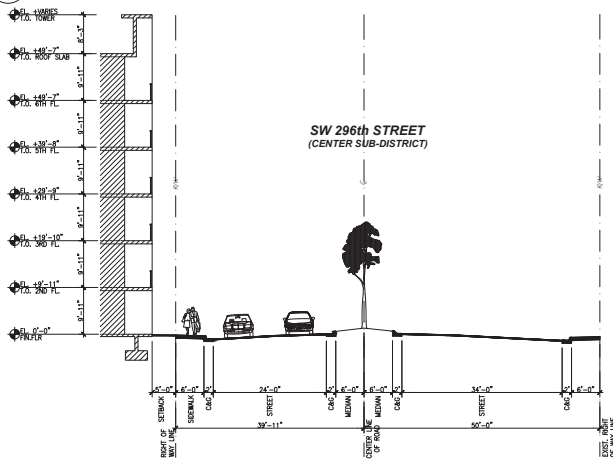
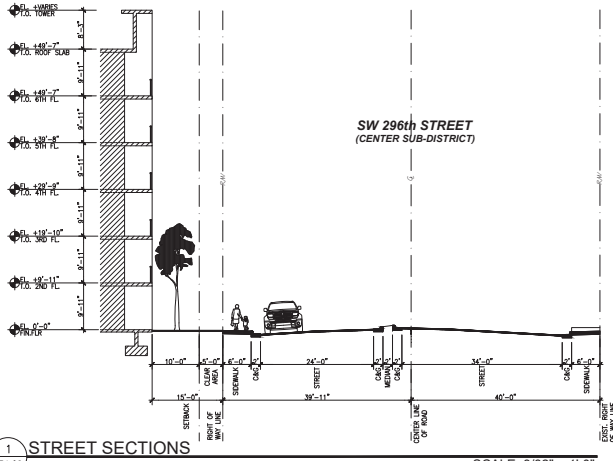


TYPE VI - (77-UNITS) SCALE: 1/64"= 1'-0"
 1-BR = 22 UNITS, 2-BR = 33 UNITS, 3-BR = 22 UNITS

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

DATE	REVISION

SHEET No.: 01
SP1.01
 FILE NAME: SP1.01.MPDWG



SITE ZONING DATA:

PROPOSED ZONING:

ZONING: Rapid Transit Zone (RTZ) District, SMART Corridor Sub-Zone
Within one-quarter mile of the South Dixie Transit Way Corridor/Comprehensive Development Master Plan (CDMP)

DISTRICT: Rapid Transit Activities Corridor (RTAC), Mixed Use Corridor District (MCD)

LAND USE: Single Use Residential as per Local Act - Florida Senate Bill 102

OCCUPANCY: Low Income Multi-Family Residential

LAND AREA:

Parcel ID	S.F.	ACRES	NOTES
10-7005-000-0200	106,020.80	2.45	
10-7005-000-0202	69,729.72	1.59	
10-7005-000-0200	349,769.80	8.03	
10-7005-000-0201	85,813.20	1.97	
SUB-TOTAL (LAKES)	611,333.52	14.07	
TOTAL NET	568,687.9	13.01	AFTER RAW DEDICATIONS

DENSITY:

ALLOWED	PROPOSED	NOTES
Maximum Density Allowed (CDMP/SMART)	844.2*	760 *60 Units/Acre or less, Up to 8 Stories High Per Sec. 33-469(2)
Maximum Density Allowed (RMU)	823*	760 *50 Units/Acre PLUS 25% for Affordable, per Sec. 33-214 & 33-193.7.1(B)(2)

BUILDING AREAS:

PROPOSED LOT COVERAGES:

PHASE - 1	Gr. Ft. Foot Print	Total Sq. Ft.	Notes
BUILDING 1 - TYPE B	21,889.0	131,334.00	6 Stories
BUILDING 2 - TYPE VI	18,228.0	97,568.00	6 Stories (2310 SF of Commercial)
BUILDING 3 - TYPE V	15,643.0	78,215.00	5 Stories
BUILDING 4 - TYPE III	18,505.0	92,520.00	6 Stories
BUILDING 5 - TYPE VII	18,505.0	74,020.00	4 Stories
Club House 1	3,285.0	3,285.00	1 Story
Trash Compactor & Storage	1,744.0	1,744.00	1 Story
SUB-TOTAL	95,800.0	476,492.00	
PHASE - 2			
BUILDING 6 - TYPE I	23,054.0	92,216.00	4 Stories
BUILDING 7 - TYPE I	23,054.0	92,216.00	4 Stories
BUILDING 8 - TYPE IV	16,037.0	80,185.00	5 Stories
BUILDING 9 - TYPE II	21,889.0	131,334.00	6 Stories
Club House 1	3,285.0	3,285.00	1 Story
Trash Compactor & Storage	1,744.0	1,744.00	1 Story
SUB-TOTAL	88,054.0	366,237.00	
TOTAL BUILDING AREA - PHASE 1 & 2:	183,854.0	877,729.0	

FLOOR AREA RATIO: 1.5
FAR Range 1.0 to 2.0 per Sec. 33-0.3(C)(2)(a) and 0.5 Min. per Sec. 33-284.84.1(B)(2).

OPEN PARKING LOT AND DRIVEWAYS

IMPERVIOUS (CONSTRUCTED) AREA	258,143.2	418,997.2	Within the property lines, excluding the RAW
-------------------------------	-----------	-----------	--

PERVIOUS (LANDSCAPED) OPEN AREA 140,696.7
PRIVATE OPEN AREA (POOLS & DECKS) 8,962.00
TOTAL OPEN AREA 149,658.70, 20%, 15% Required per Sec. 33-493.1(a)

SETBACK DATA:

MCD Area - Front Building Setback	REQUIRED	PROVIDED
MCD Area - Setback above 2nd sky when adj, single family residential	30'	66'-10" to 72'-0"
Minimum Building Frontage along Old Dixie Hwy	70%	71%
Minimum Building Frontage along SW 296 Street (Avocado Dr.)	70%	75%

PARKING DATA:

UNIT MIX:	UNITS	PARKING SPACES REQUIRED
ONE BEDROOM APARTMENTS	298	298
TWO BEDROOM APARTMENTS	307	605.5
THREE BEDROOM APARTMENTS	178	311.5
SUB TOTAL	783	1215
GENERAL RETAIL/COMMERCIAL	7510	30.04
SUB TOTAL		1083.04
LOW INCOME HOUSING (25%)		812.28
LOCATION REDUCTION (30%)		588.80
MIXED USE REDUCTION (20%)		454.88

HANDICAPPED ACCESSIBLE

ON SITE PARKING SPACES (INCLUDING H.C.)	REQUIRED	PROVIDED	NOTES
OFF SITE (STREET) PARKING	15	117	2% of total Parking FBC-A Table 208.2
GRAND TOTAL PARKING	455	769	INCLUDES EVSE READY PARKING

BI-CYCLE PARKING SPACES

EVSE READY SPACES = 20% of the REQ. *455 spaces	REQUIRED	PROVIDED
	18	18
	90.97538	91

Palenzuela & Hevia

ARCHITECTURE
INTERIOR DESIGN
PLANNING

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

DESIGNER: PALENZUELA & HEVIA

CONSULTANT

DESIGNER: PALENZUELA & HEVIA

STREET SECTIONS & SITE DATA

MAGNOLIA POINT
5 Old Dixie Hwy.,
Miami, FL 33136
FOR 296 LEGACY, LLC
9800 SW 77th Ave., Suite #100, Miami, FL 33156

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

DATE: REVISION:

SHEET No.: 01
SP.1.02
FILE NAME: SP1.02.MP.DWG



- TENANT PRIVATE OPEN SPACE
- GREEN OPEN SPACE
- TRASH ENCLOSURE/MAINTENANCE AREA
- PARKING LOT AND DRIVES
- COVERED CIRCULATION
- RESIDENTIAL SPACE
- TENANT AMENITIES / CH
- COMMERCIAL

LEGEND

REFERS TO BUILDING NO.

REFERS TO BUILDING TYPE

COLOR SITE PLAN

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

Palenzuela & Hevia
ARCHITECTURE
INTERIOR DESIGN
PLANNING

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

SEAL
EUSONIO PALENZUELA
ARCHITECT

CONTRACT

COLOR SITE PLAN
MAGNOLIA POINT
S.W. Old Dixie Hwy.,
Miami-Dade County, Florida
For 296 Legacy, LLC
9800 SW 77th Ave., Suite #150, Miami, FL 33156

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

DATE	REVISION

SHEET No.: **SP1.05**
FILE NAME: SP1.05-MP-DWG

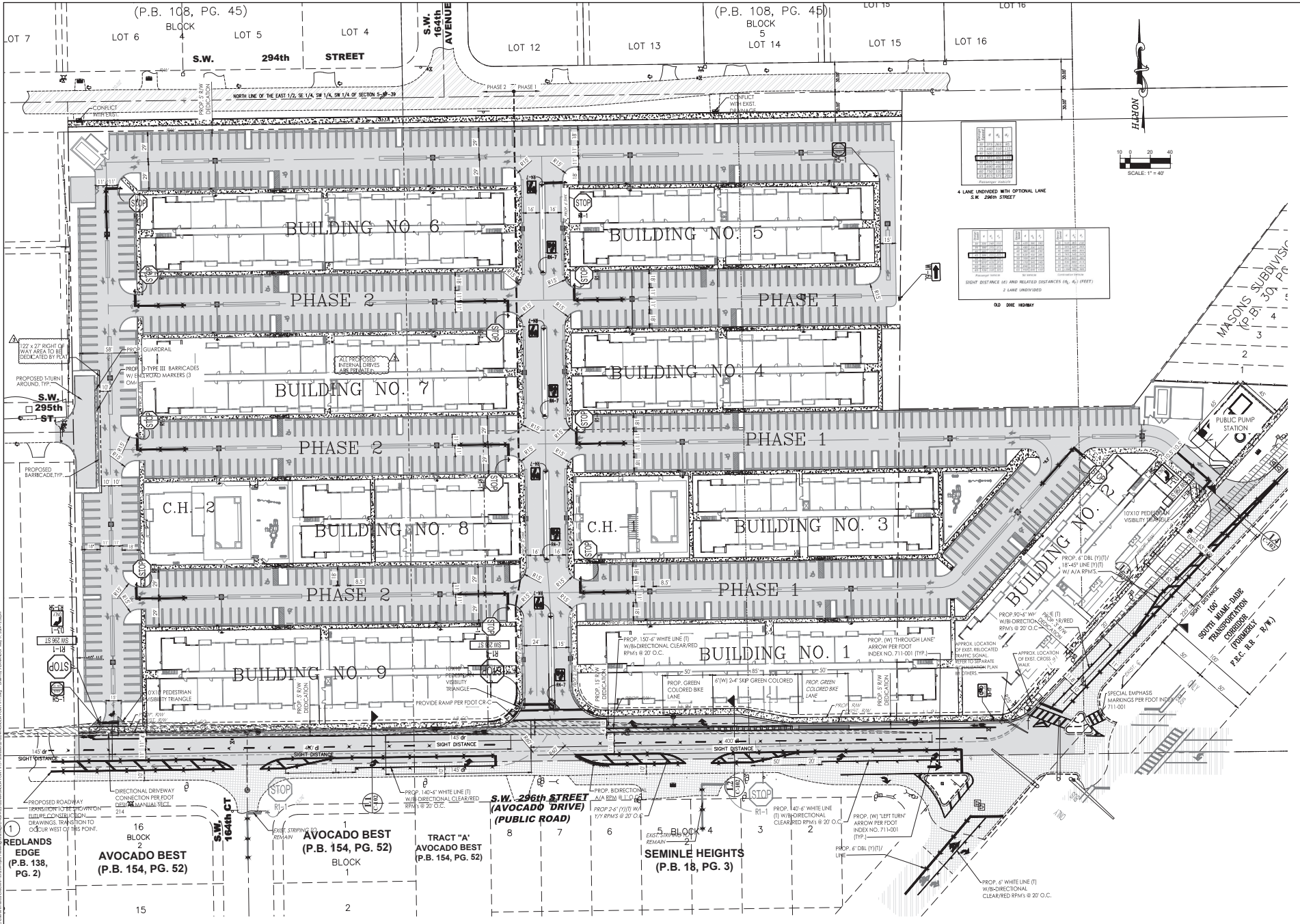
OLD DIXIE HIGHWAY
100' SOUTH MIAMI-DADE TRANSPORTATION CORRIDOR (FORMERLY F.E.C. R.R. R.W.)

S.W. 296th STREET

(AVOCADO DRIVE)

S.W. 294th STREET (PUBLIC R/W)

IRT



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

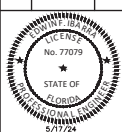
PROJECT NO. 2024-037
 SHEET NO. C-101
 DATE: 5/17/2024

NO.	DATE	DESCRIPTION
1	5/17/24	SITE PLAN UPDATE
2	5/24/24	SITE PLAN UPDATE / ADD TO SET-UP SITES
3	6/9/24	ADDRESS ASR REVIEW COMMENTS
4	11/28/23	SW 296th STREET IMPROVEMENTS

NO.	DATE	DESCRIPTION
1	5/17/24	SITE PLAN UPDATE
2	5/24/24	SITE PLAN UPDATE / ADD TO SET-UP SITES
3	6/9/24	ADDRESS ASR REVIEW COMMENTS
4	11/28/23	SW 296th STREET IMPROVEMENTS

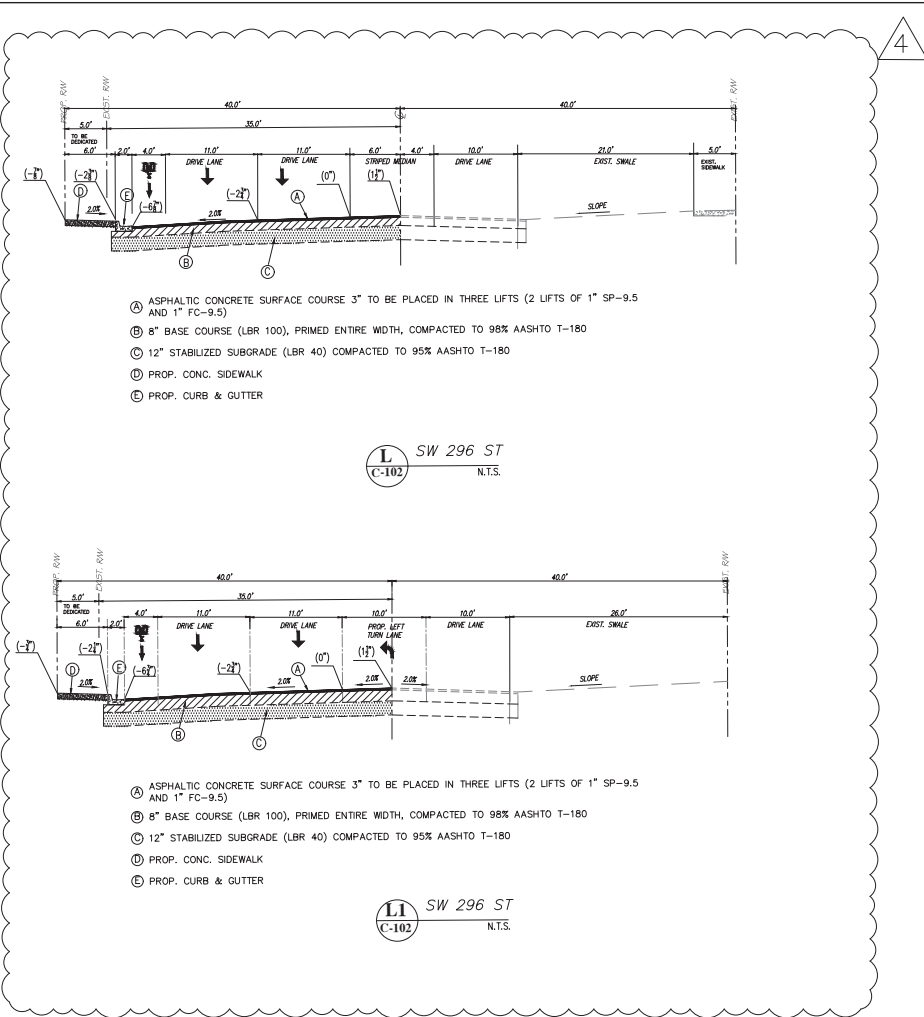
MAGNOLIA POINT
 SECTION 8 TOWNSHIP S3
 SOUTH RANGE 40 EAST
 DIST TRIANGLES

GEOMETRY/PAVEMENT
 MARKINGS AND
 SIGNAGE PLAN / SIGHT
 DIST TRIANGLES

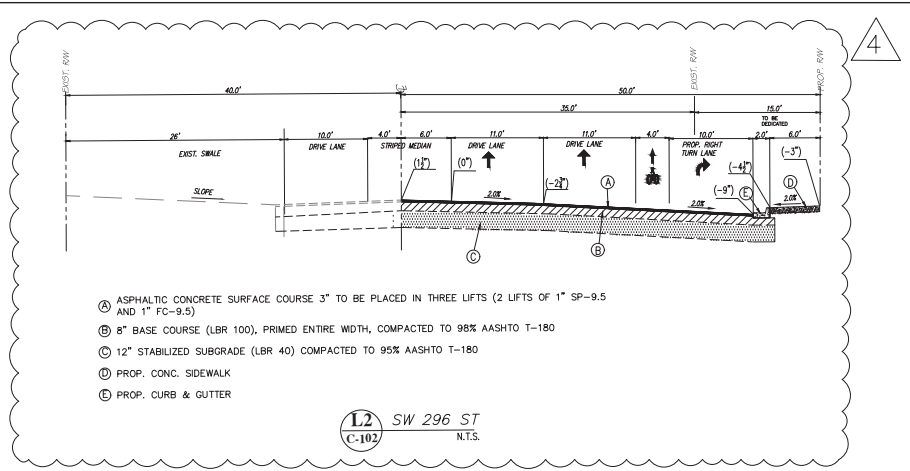


EDWIN F. BARRIOS
 LICENSED ENGINEER # 77079
 STATE OF FLORIDA

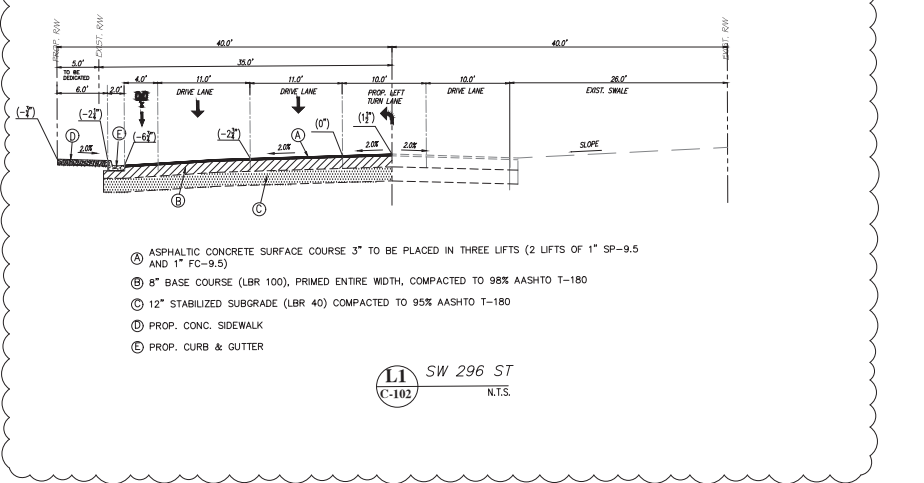
DESIGNED BY: E1
 DRAWN BY: E1
 CHECKED BY: E1
 SCALE: 1" = 40'
 DATE: 5/17/2024
 PROJ. NO.: 23-045
 SHEET: C-101
 2 OF 5 SHEETS



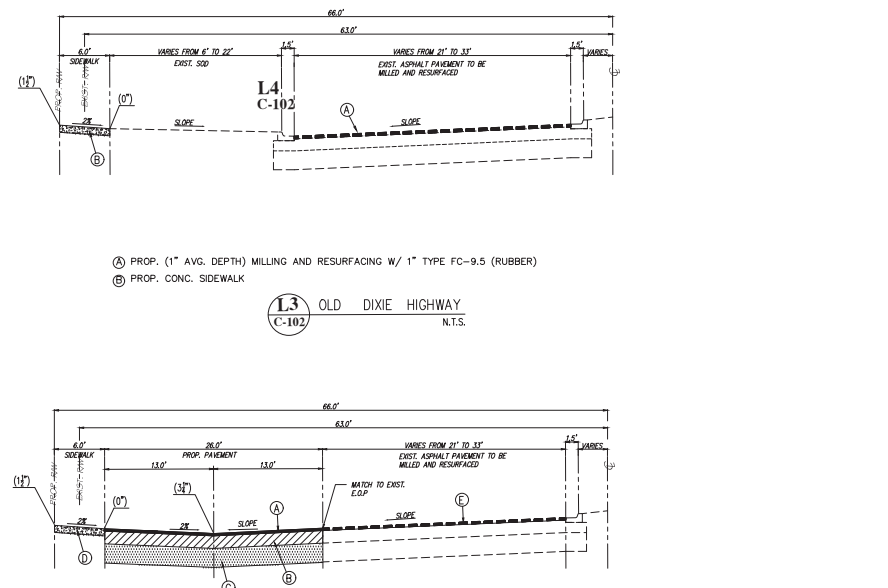
- Ⓐ ASPHALTIC CONCRETE SURFACE COURSE 3" TO BE PLACED IN THREE LIFTS (2 LIFTS OF 1" SP-9.5 AND 1" FC-9.5)
- Ⓑ 8" BASE COURSE (LBR 100), PRIMED ENTIRE WIDTH, COMPACTED TO 98% AASHTO T-180
- Ⓒ 12" STABILIZED SUBGRADE (LBR 40) COMPACTED TO 95% AASHTO T-180
- Ⓓ PROP. CONC. SIDEWALK
- Ⓔ PROP. CURB & GUTTER



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



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



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



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

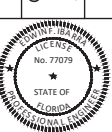
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SHEET: C-102
DATE: 5/17/2024

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3	8/9/23 SITE PLAN UPDATE / ADD TD SET-UP SITES
4	11/28/23 ADDRESS ASPR REVIEW COMMENTS SW 296th STREET IMPROVEMENTS

NO.	DATE	DESCRIPTION
1	5/21/23	ISSUED
2	8/9/23	5/21/23 SITE PLAN UPDATE
3	10/19/23	8/9/23 SITE PLAN UPDATE / ADD TD SET-UP SITES
4	11/28/23	ADDRESS ASPR REVIEW COMMENTS SW 296th STREET IMPROVEMENTS

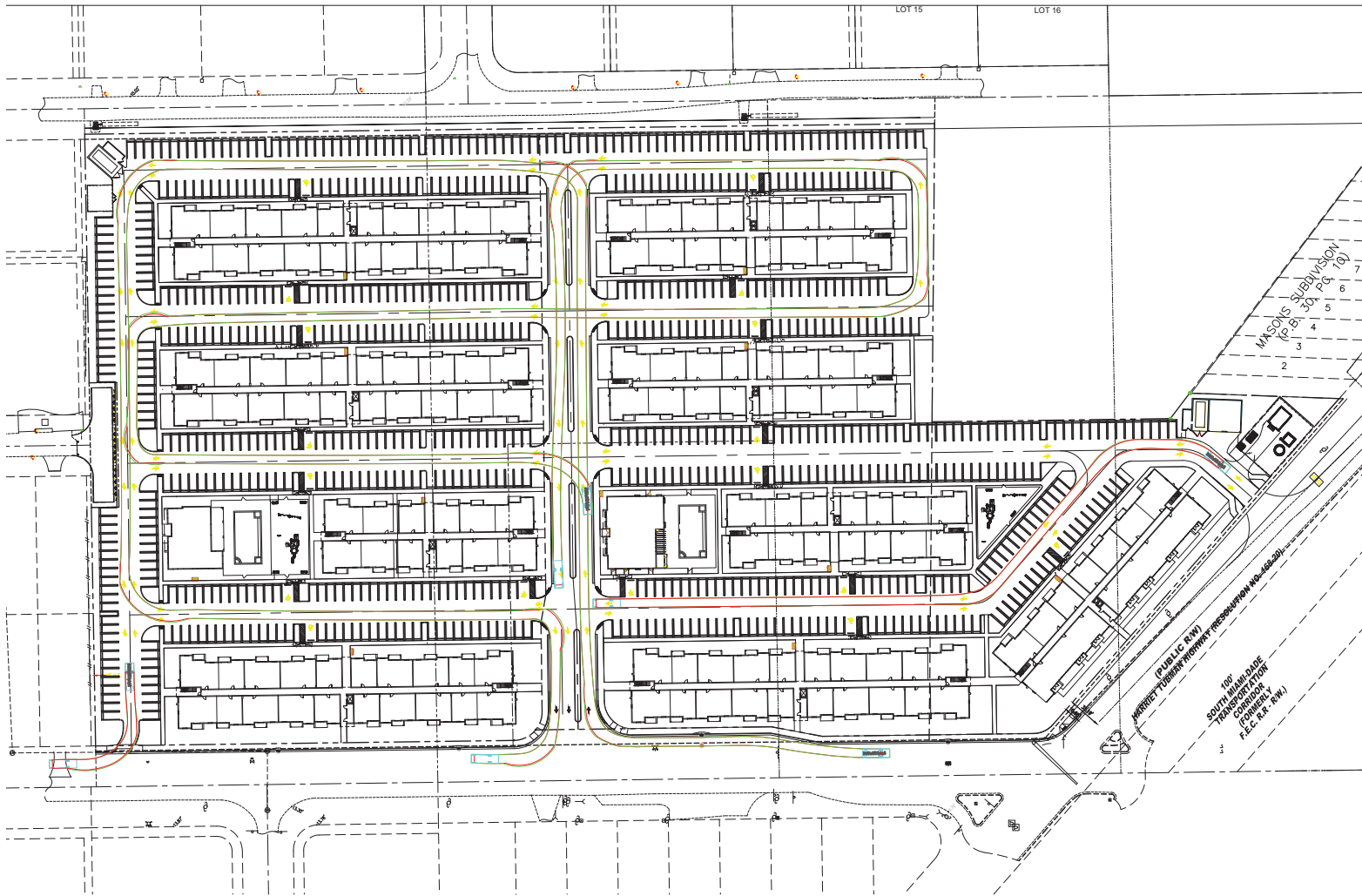
MAGNOLIA POINT
SECTION 8 TOWNSHIP S3
SOUTH RANGE 40 EAST
SIGNAGE PLAN / SIGHT
DIST TRIANGLES

296 LEGACY, LLC.



EDWIN F. BARRIA
LICENSED ENGINEER # 77079
STATE OF FLORIDA

DESIGNED BY: EDWIN F. BARRIA
CHECKED BY: EDWIN F. BARRIA
SCALE: N.T.S.
DATE: 5/17/2024
PROJ. NO. 23-045
SHEET: C-102
3 OF 5 SHEETS



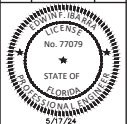
FORD ENGINEERS, INC.
 1950 NW 94th AVENUE,
 2nd FLOOR
 DORAL, FLORIDA 33172
 PH (305) 477-6472
 FAX (305) 470-2804

RECORD OF REVISION

NO.	DATE	REVISION
1	5/17/24	SITE PLAN UPDATE
2	6/9/23	SITE PLAN UPDATE / ADD TO SET-UP SITES
3	10/19/23	ADDRESS ASPPR REVIEW COMMENTS
4	11/28/23	SW 296th STREET IMPROVEMENTS

MAGNOLIA POINT
 SECTION 8 TOWNSHIP S3
 SOUTH RANGE 40 EAST
 COLLECTION VEHICLE

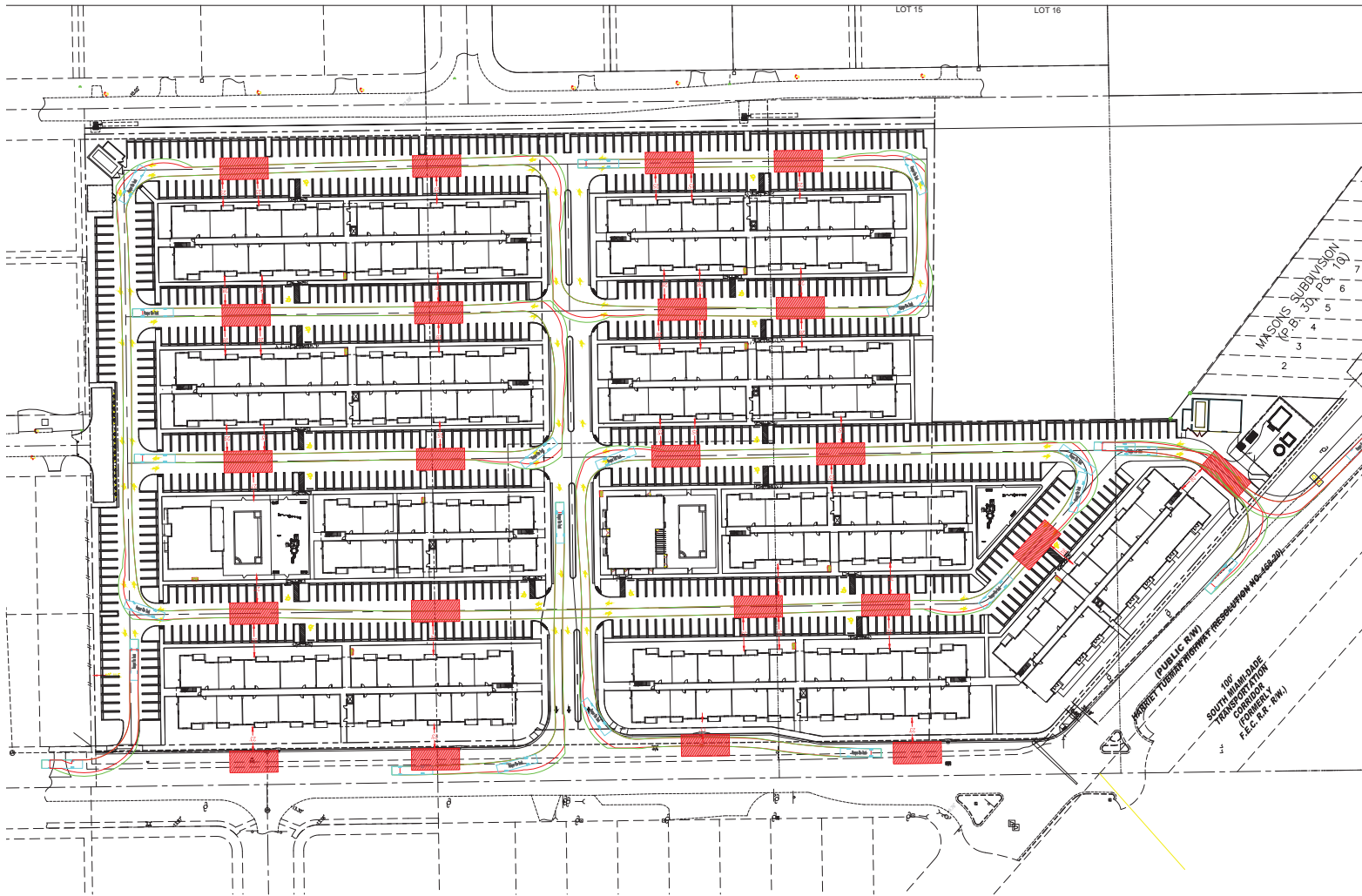
DATE: 296 LEGACY, LLC.



5/17/24
 This document is the property of Ford Engineers, Inc. and shall be used only for the project and location specified herein. Printed copies of this document are not acceptable signed and sealed and the signature must be verified on any electronic copies.

EDWIN F. BARRIA
 LICENSE NUMBER # 77079
 STATE OF FLORIDA

DESIGNED: EJ
 DRAWN: EJ
 CHECKED: EJ
 SCALE: 1" = 40'
 DATE: 5/17/2024
 PROJ. NO. 23-045
 SHEET: **C-103**

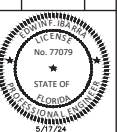


FORD ENGINEERS, INC.
 1950 NW 94th AVENUE,
 2nd FLOOR
 DORAL, FLORIDA 33172
 PH (305) 477-6472
 FAX (305) 470-2804

PLEASE PRINT OR TYPE CLEARLY AND LEGIBLY. ALL DIMENSIONS SHALL BE IN FEET AND INCHES. DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED. ALL DISTANCES SHALL BE TO CENTERLINE UNLESS OTHERWISE NOTED. ALL DISTANCES SHALL BE TO CENTERLINE UNLESS OTHERWISE NOTED. ALL DISTANCES SHALL BE TO CENTERLINE UNLESS OTHERWISE NOTED.

RECORD OF REVISION		
NO.	DATE	DESCRIPTION
1	5/17/24	SITE PLAN UPDATE
2	8/9/23	SITE PLAN UPDATE / ADD TO SET-UP SITES
3	10/19/23	ADDRESS ASPPR REVIEW COMMENTS
4	11/28/23	SW 296th STREET IMPROVEMENTS

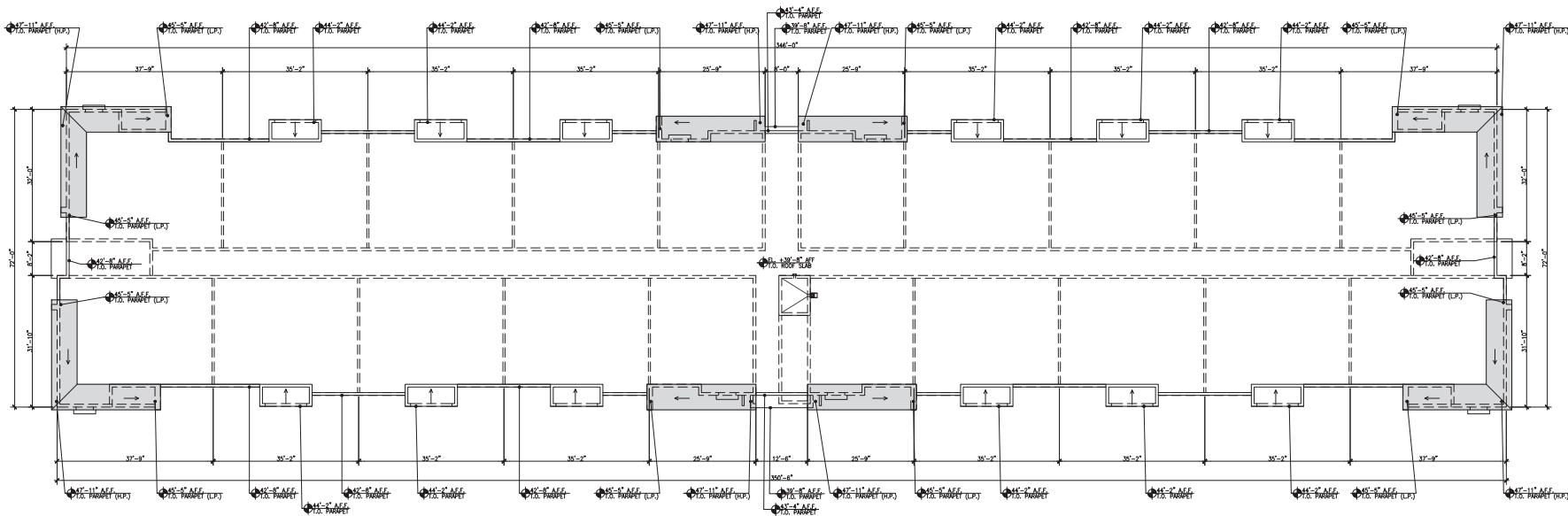
MAGNOLIA POINT
 SECTION 8 TOWNSHIP S3
 SOUTH RANGE 40 EAST
 (PUBLIC ROW)
 STREET TURNKEY (FORWAY PRESERVATION No. 84204)
 (PUBLIC ROW)
 SOUTH MIAMI TRUCK SIMULATION COMPANY, P.C. (M.F. No.)



This seal has been placed on this drawing and shall be used to certify the work. It is not valid unless signed and sealed. Printed copies of this document are not acceptable signed and sealed and the signature must be verified on any electronic copies.

EDWIN F. BARRIA
 LICENSE NUMBER # 77079
 STATE OF FLORIDA

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



BUILDING TYPE I - ROOF PLAN

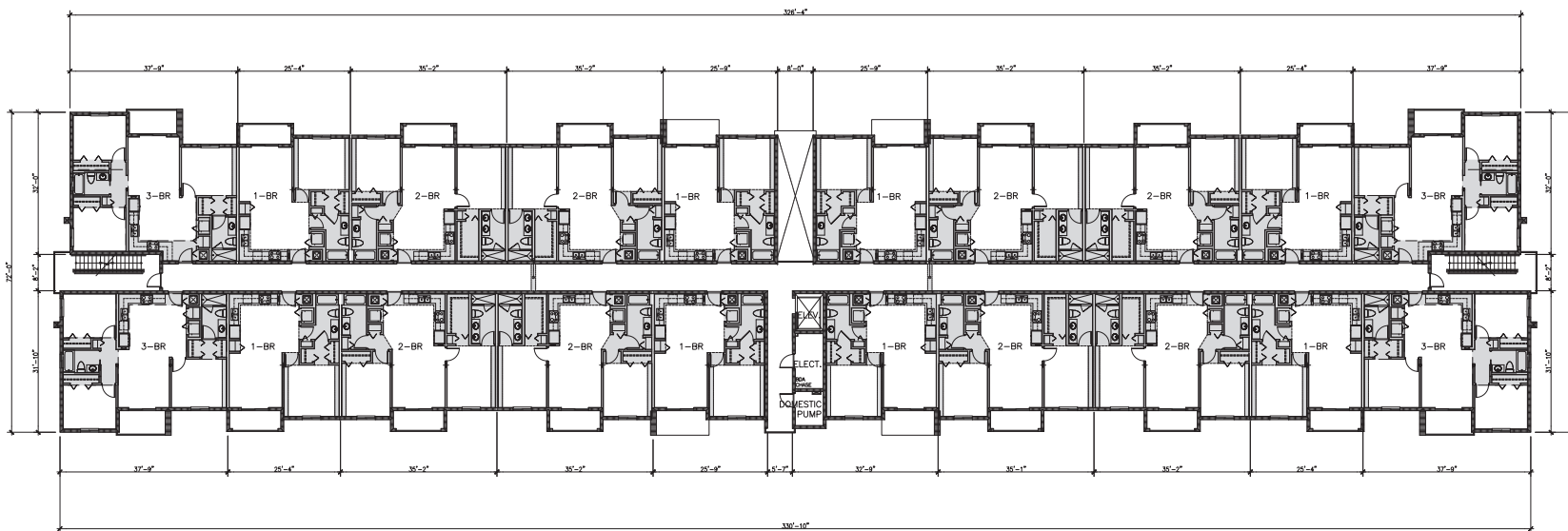
SCALE: 3/32"=1'-0"

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

Δ	DATE	REVISION

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

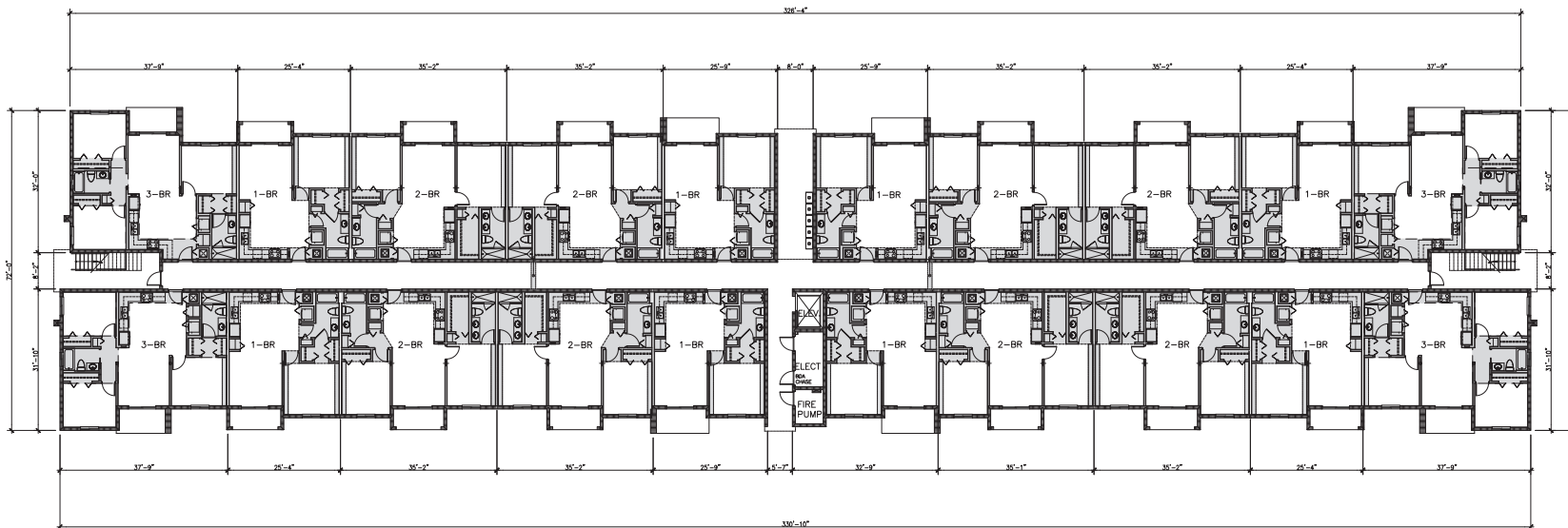
SHEET No: 01
A1.03
FILE NAME: A1.03-MP-DWG



BUILDING TYPE II - SECOND FLOOR PLAN

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

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



BUILDING TYPE II - GROUND FLOOR PLAN

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

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

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



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

EUGENIO PALENZUELA
 ARCHITECT

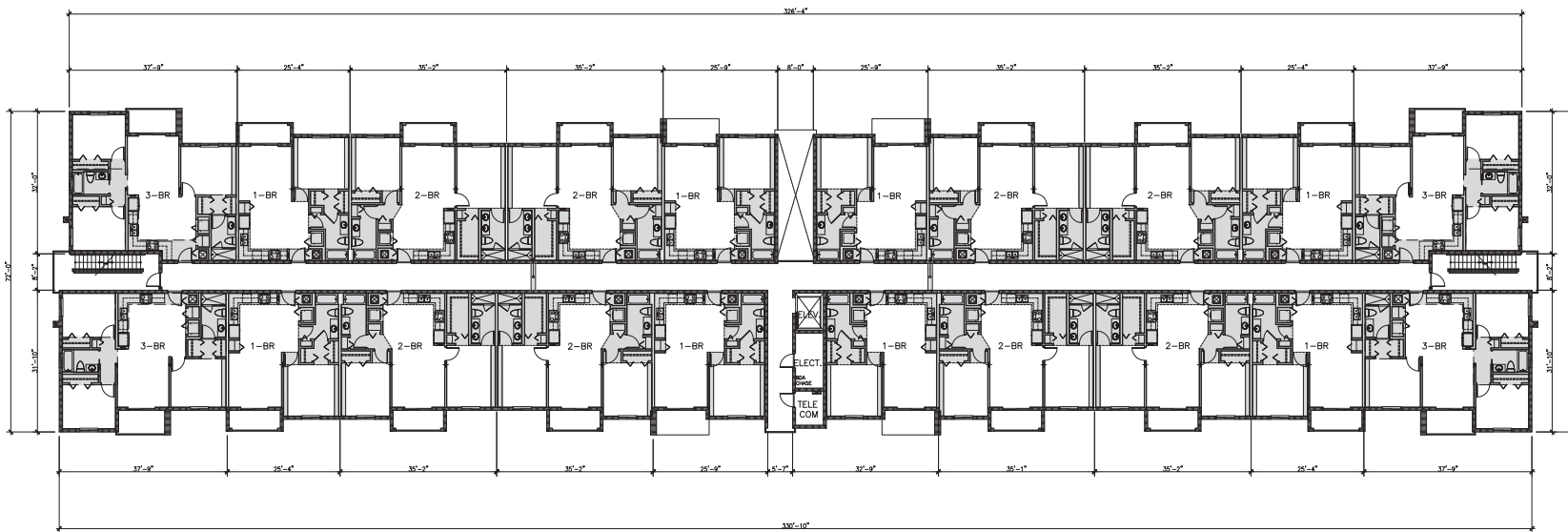
Eugenio Palenzuela
 Digitally signed by Eugenio Palenzuela
 Date: 2024.04.16 12:31:09 -0400'

BUILDING - TYPE II - FLOOR PLANS
 MAGNOLIA POINT
 SW 29th Street & Old Dixie Hwy.,
 Miami-Dade County, Florida
 For 296 LEGACY, LLC
 9805 SW 77th Ave., Suite #100, Miami, FL 33156

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

Δ	DATE	REVISION

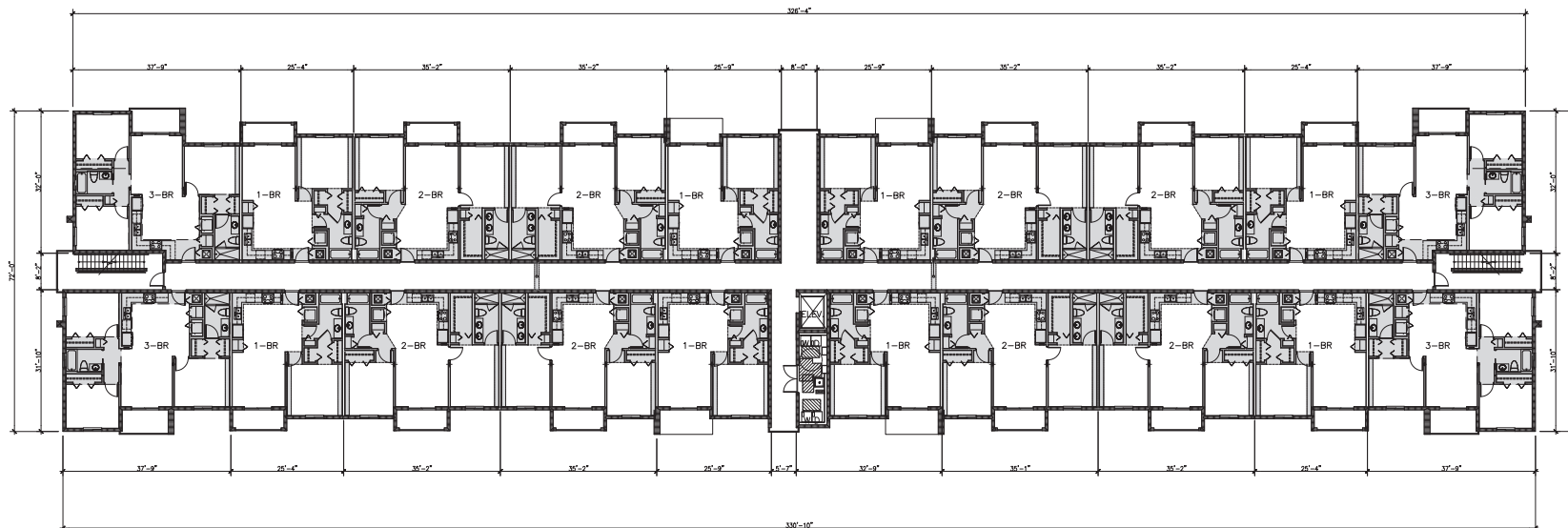
SHEET No: 01
A1.04
 FILE NAME: A1.04-MP-DWG



BUILDING TYPE II - FOURTH FLOOR PLAN

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

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



BUILDING TYPE II - THIRD FLOOR PLAN

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

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

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



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

EUGENIO PALENZUELA
 ARCHITECT

Eugenio Palenzuela

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

BUILDING - TYPE II - FLOOR PLANS
 MAGNOLIA POINT
 SW 29th Street & Old Dixie Hwy.,
 Miami-Dade County, Florida
 For 296 LEGACY, LLC
 9800 SW 77th Ave., Suite #100, Miami, FL 33156

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

Δ	DATE	REVISION

SHEET No. **A1.05**
 OF
 FILE NAME: A1.05-MP-DWG



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

DIANE PALENZUELA
EUGENIO PALENZUELA

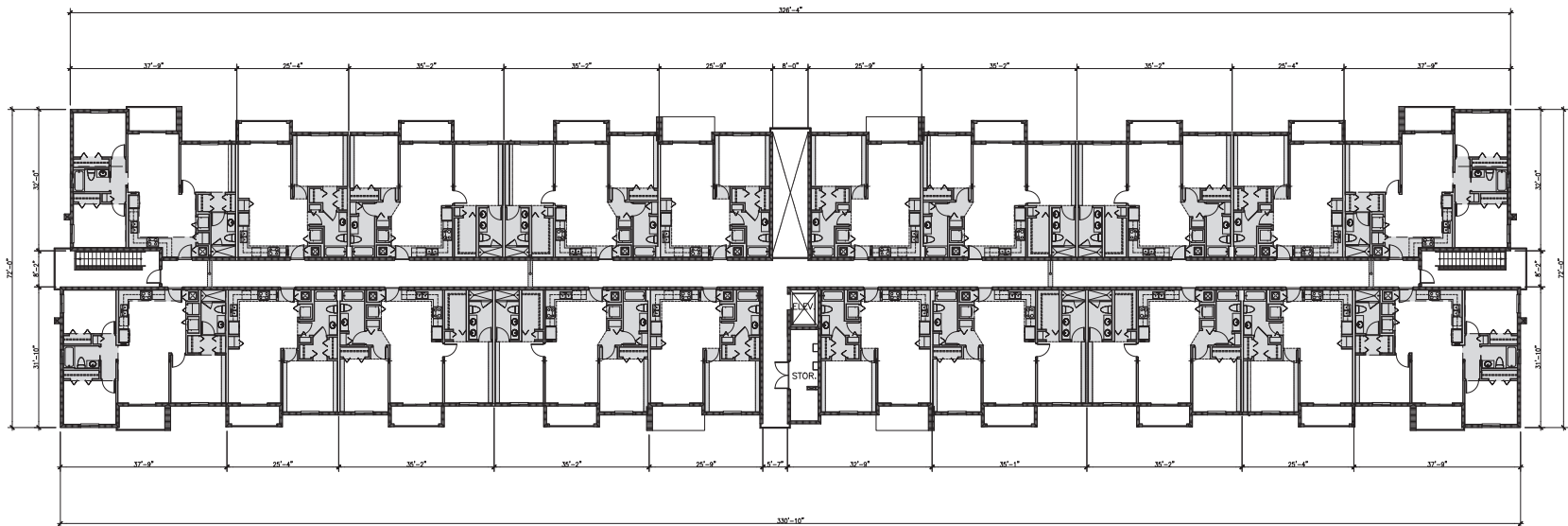
Eugenio Palenzuela
Digitally signed by Eugenio Palenzuela
Date: 2024.04.16 12:11:41 -04'00'

BUILDING - TYPE II - FLOOR PLANS
MAGNOLIA POINT
SW 29th Street & Old Dixie Hwy.,
Miami-Dade County, Florida
For 296 LEGACY, LLC
9800 SW 77th Ave., Suite #100, Miami, FL 33156

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

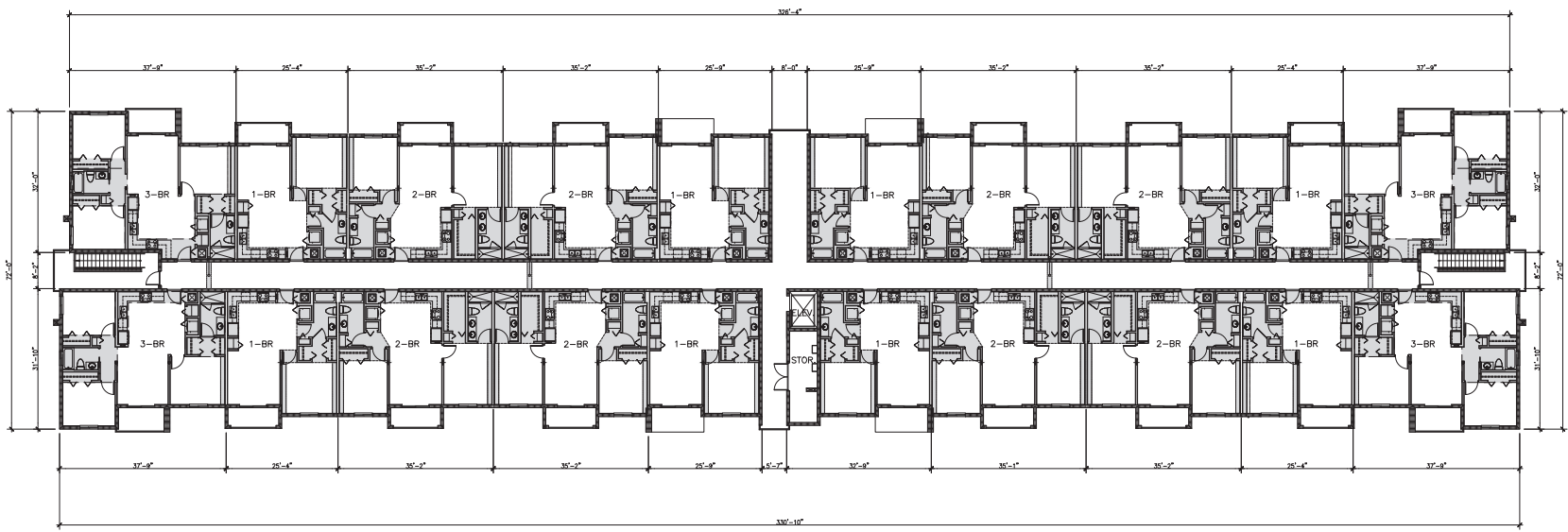
Δ	DATE	REVISION

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



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

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



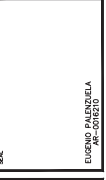
BUILDING TYPE II - FIFTH FLOOR PLAN
GROSS AREA THIS FLOOR: 25173.82 SQ.FT. (20 UNITS/FLOOR: 1-BR = 8 UNITS, 2-BR = 8 UNITS, 3-BR = 4 UNITS)

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

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



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



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

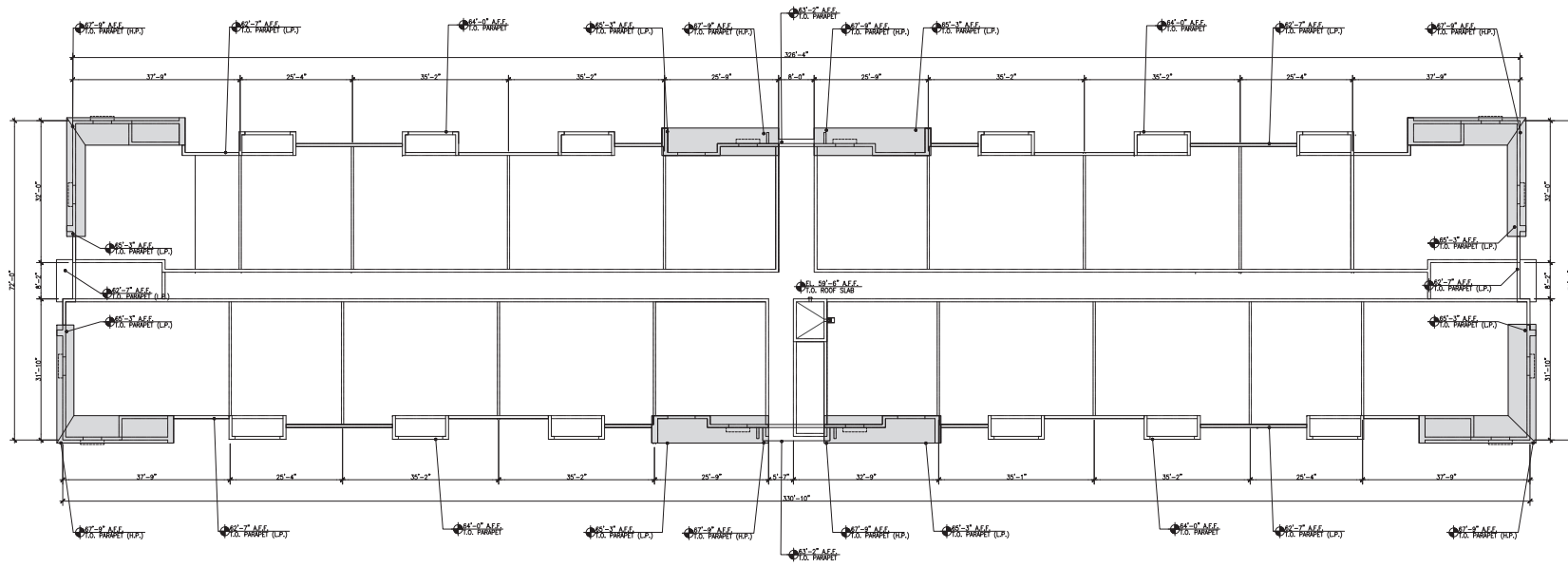
BUILDING - TYPE II - ROOF PLAN
MAGNOLIA POINT
SW 296th Street & Old Dixie Hwy.,
Miami-Dade County, Florida
FOR: 296 LEGACY, LLC
9810 SW 77th Ave., Suite #100, Miami, FL 33156

DRAWING NUMBER:

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

Δ	DATE	REVISION

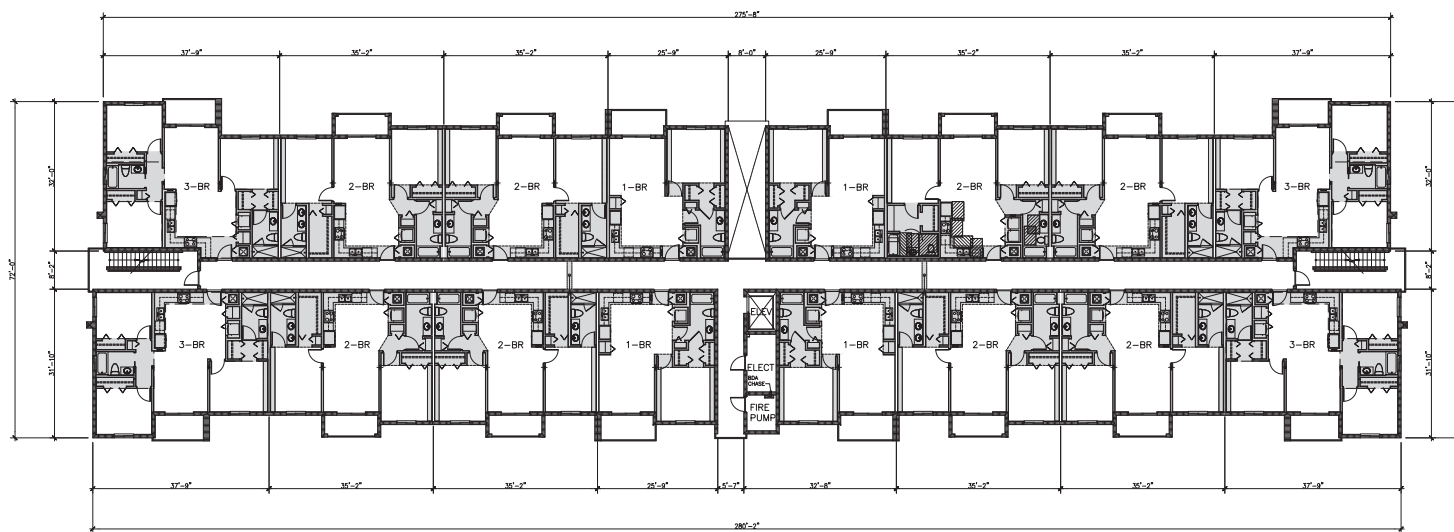
SHEET No: **A1.07**
OF: **07**
FILE NAME: A1.07-MP.DWG



BUILDING TYPE II - ROOF PLAN

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

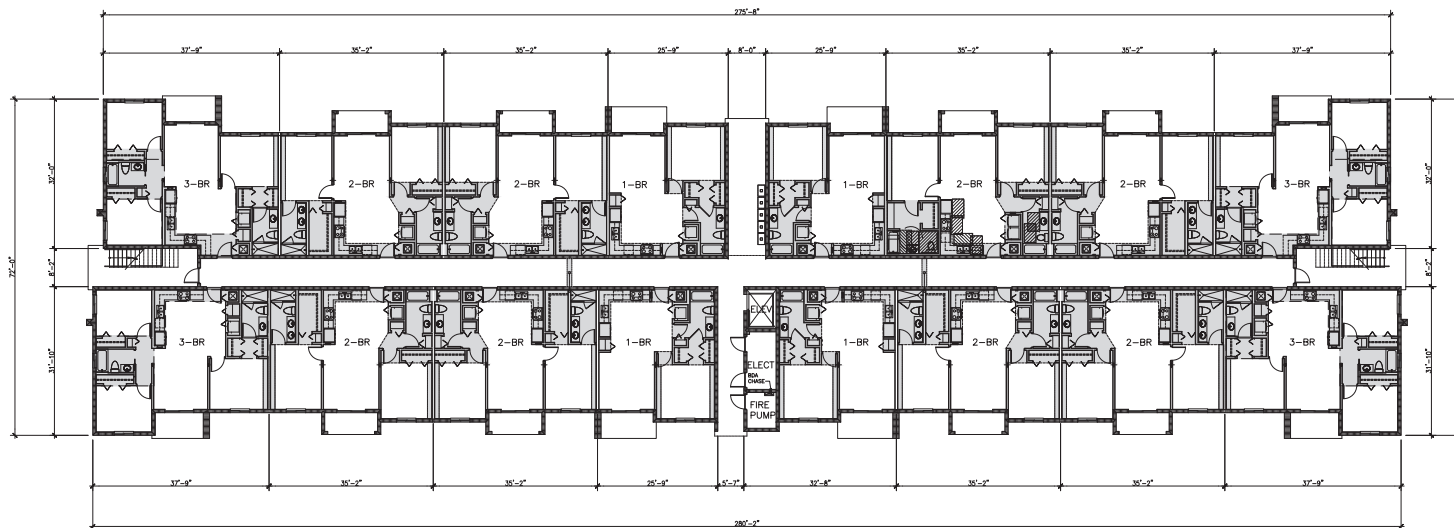
BUILDING II = 120 TOTAL UNITS
MODEL A (1BR) = 48 UNITS
MODEL B (2BR) = 48 UNITS
MODEL C (3BR) = 24 UNITS
TOTAL = 120 UNITS



BUILDING TYPE III - SECOND FLOOR PLAN

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

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



BUILDING TYPE III - GROUND FLOOR PLAN

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

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

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



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 MIAMI, FLORIDA 33186
 PHONE: (305) 969-5001
 FAX: (305) 969-5002
 AA-0003113 IB-0001056

EUGENIO PALENZUELA
 ARCHITECT
 LICENSE NO. 12512

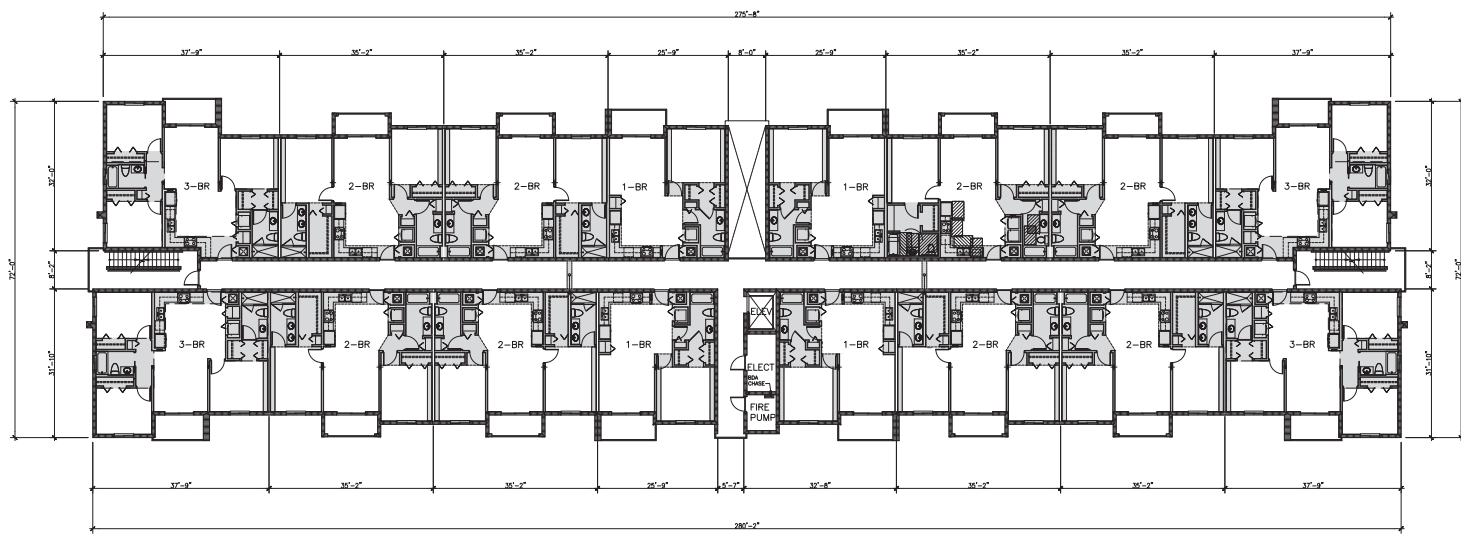
Eugenio Palenzuela
 Digitally signed by Eugenio Palenzuela
 Date: 2024.04.16 12:13:35 -04'00'

BUILDING - TYPE III - FLOOR PLANS
 MAGNOLIA POINT
 SW 29th Street & Old Dixie Hwy.
 Miami-Dade County, Florida
 For: 296 LEGACY, LLC
 9800 SW 7th Ave., Suite #100, Miami, FL 33156

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

Δ	DATE	REVISION

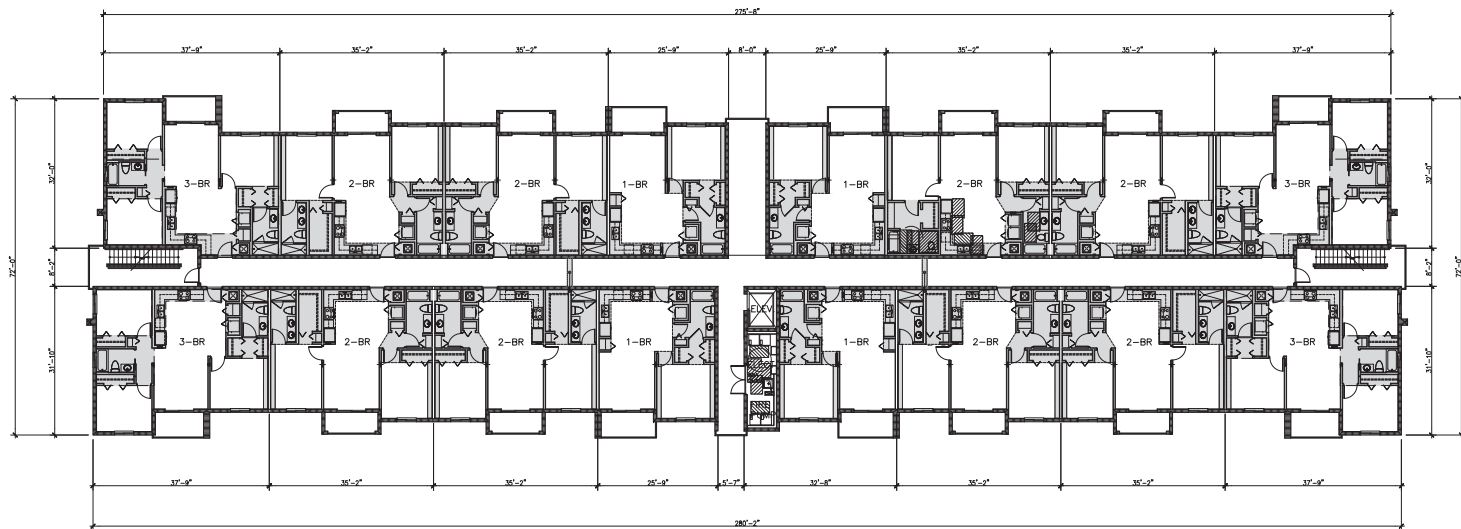
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A1.08
 FILE NAME: A1.08-MP-DWG



BUILDING TYPE III - FOURTH FLOOR PLAN

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

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



BUILDING TYPE III - THIRD FLOOR PLAN

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

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

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



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

BY: [Signature]
 EUGENIO PALENZUELA
 ARCHITECT

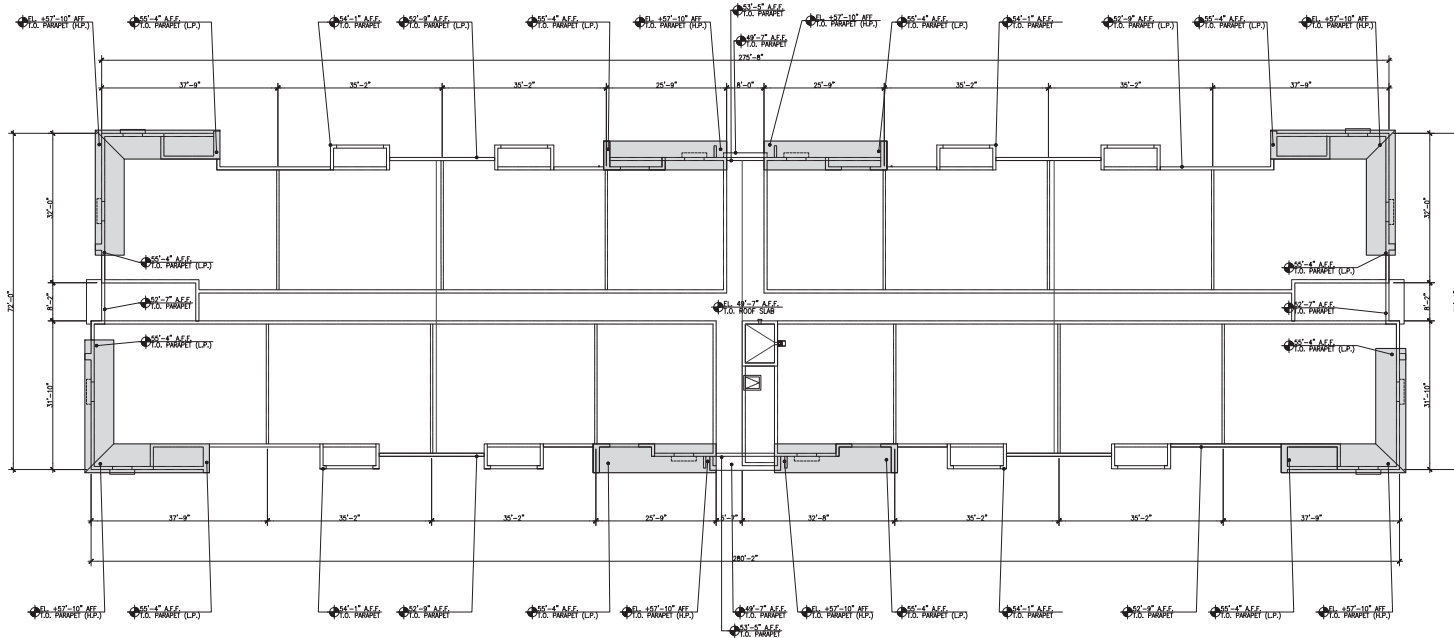
Eugenio Palenzuela
 a
 Digitally signed
 by Eugenio Palenzuela
 Date: 2024.04.16 12:14:33 -04'00'

BUILDING - TYPE III - FLOOR PLANS
 MAGNOLIA POINT
 SW 29th Street & Old Dixie Hwy.,
 Miami-Dade County, Florida
 For: 296 LEGACY, LLC
 9803 SW 77th Ave., Suite #100, Miami, FL 33156

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

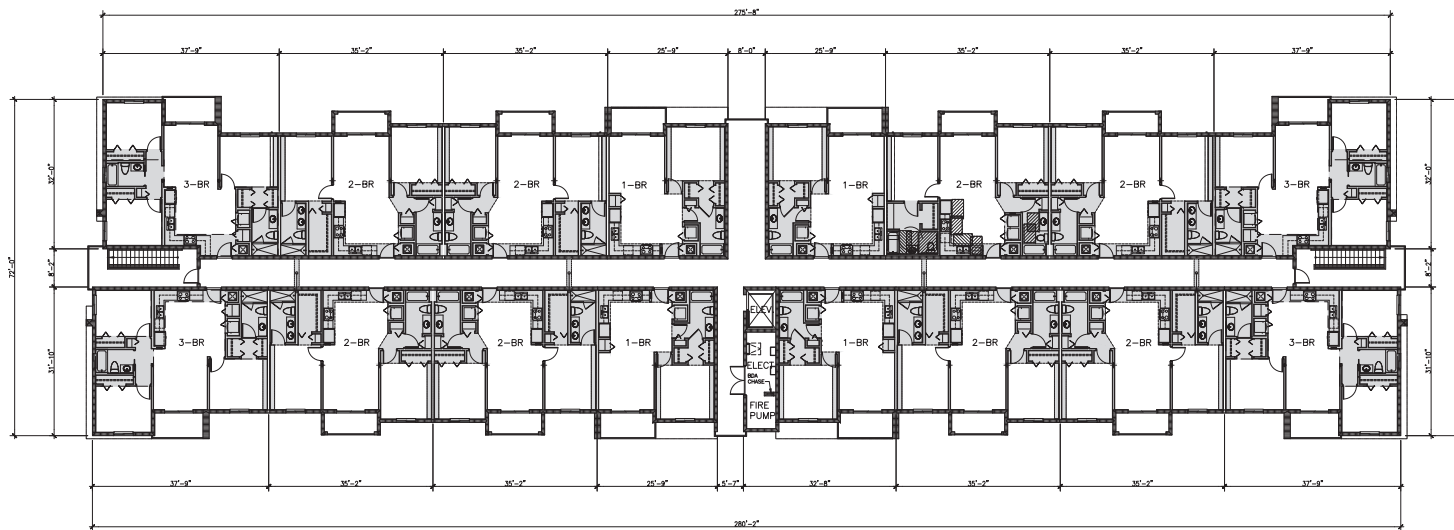
Δ	DATE	REVISION

SHEET No. BY:
A1.09
 FILE NAME: A1.09-MP-DWG



BUILDING TYPE III - ROOF PLAN

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



BUILDING TYPE III - FIFTH FLOOR PLAN

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

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

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



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

EUGENIO PALENZUELA
 DESIGNER

Eugenio Palenzuela

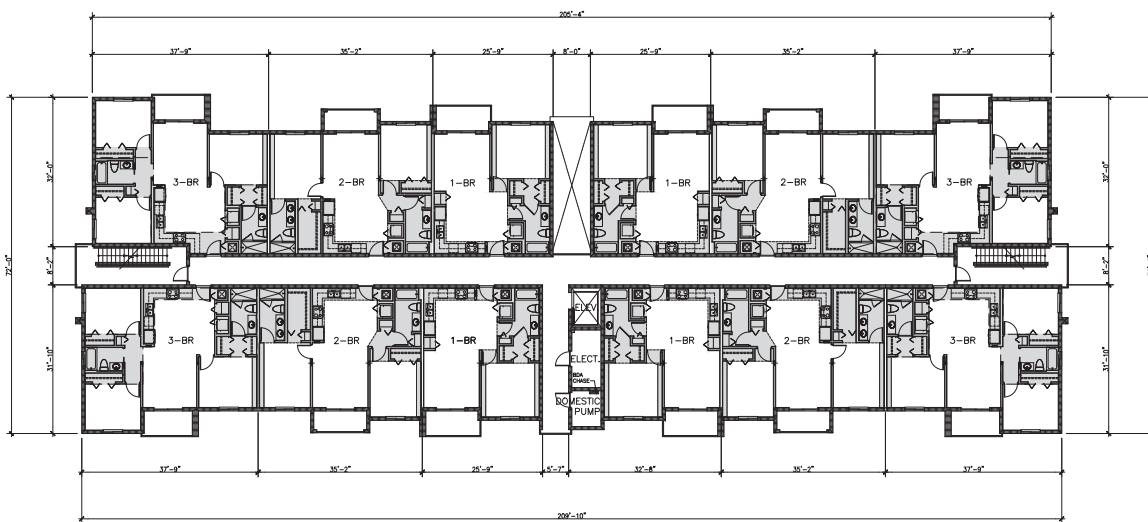
Digitally signed
 by Eugenio Palenzuela
 Date: 2024.04.16
 03:54:37 -04'00'

BUILDING - TYPE III - FLOOR & ROOF PLANS
 MAGNOLIA POINT
 SW 298th Street & Old Dixie Hwy.,
 Miami-Dade County, Florida
 For: 298 LEGACY, LLC
 9805 SW 77th Ave., Suite #100, Miami, FL 33156

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

Δ	DATE	REVISION

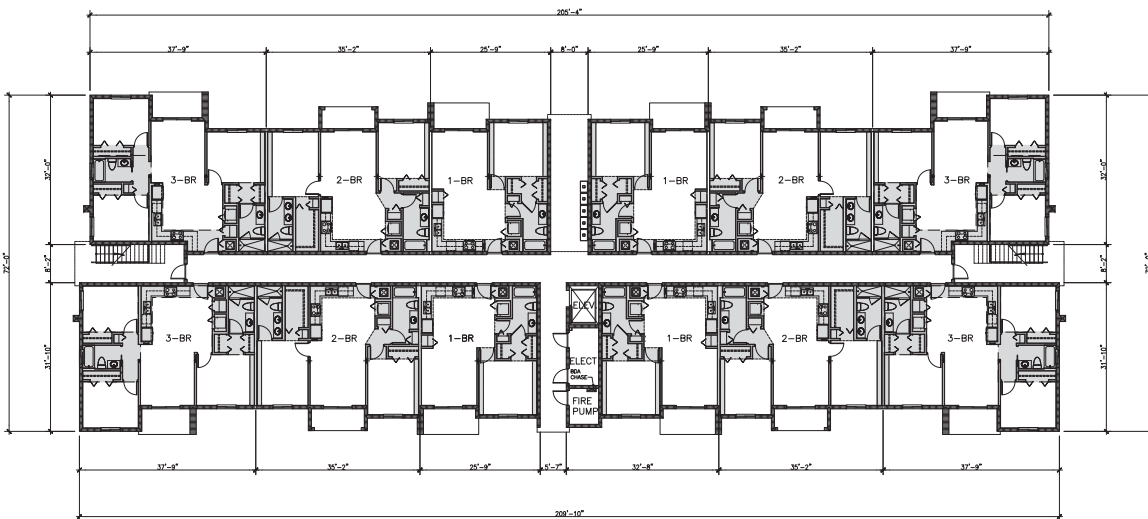
SHEET No: 10 OF 10
A.10
 FILE NAME: A1.10-MP-DWG



BUILDING TYPE IV - SECOND FLOOR PLAN

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

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



BUILDING TYPE IV - GROUND FLOOR PLAN

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

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

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



12201 S.W. 133 COURT
 MIAMI, FLORIDA 33186
 PHONE: (305) 969-5001
 FAX: (305) 969-5002
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EUGENIO PALENZUELA
 ARCHITECT

Eugenio Palenzuela

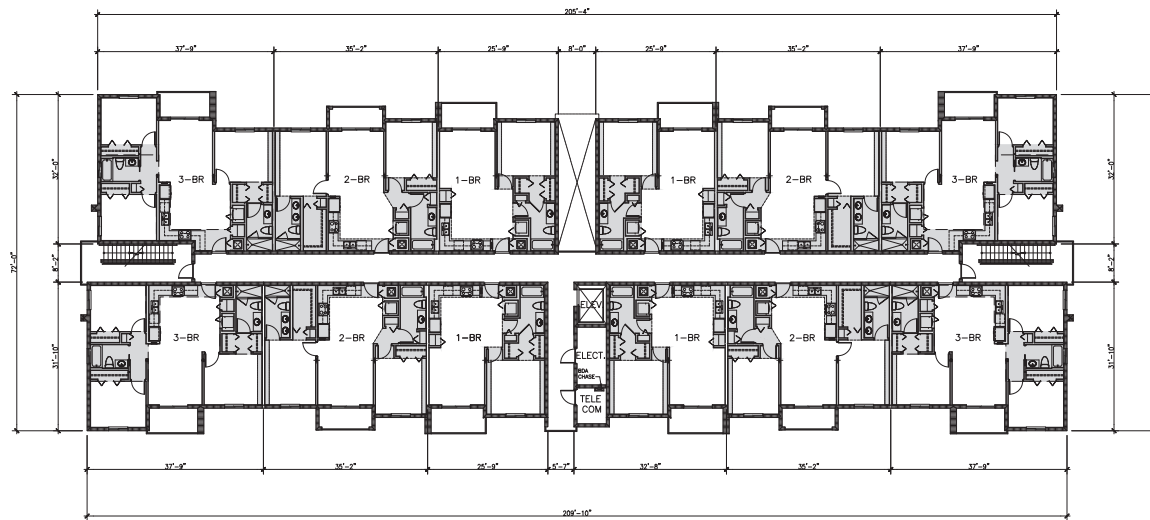
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 by Eugenio Palenzuela
 Date: 2024.04.16 12:16:41 -04'00'

BUILDING - TYPE IV - FLOOR PLANS
 MAGNOLIA POINT
 SW 298th Street & Old Dixie Hwy.,
 Miami-Dade County, Florida
 For: 298 LEGACY, LLC
 9800 SW 77th Ave., Suite #100, Miami, FL 33156

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

Δ	DATE	REVISION

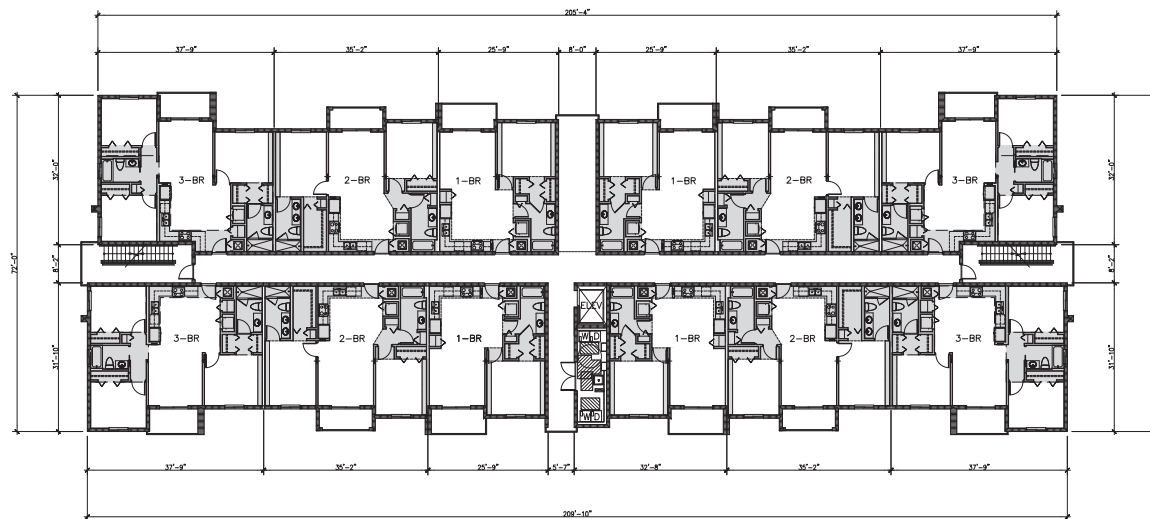
SHEET No. 01
A1.11
 FILE NAME: A1.11-MP-DWG



BUILDING TYPE IV - FOURTH FLOOR PLAN

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

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



BUILDING TYPE IV - THIRD FLOOR PLAN

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

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

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



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

EUGENIO PALENZUELA
 ARCHITECT

Eugenio Palenzuela

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

BUILDING - TYPE IV - FLOOR PLANS
MAGNOLIA POINT
 SW 298th Street & Old Dixie Hwy.,
 Miami-Dade County, Florida
 For: 298 LEGACY, LLC
 9803 SW 77th Ave., Suite #100, Miami, FL 33156

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

Δ	DATE	REVISION

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



ARCHITECTURE
INTERIOR DESIGN
PLANNING

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

DIANE PALENZUELA
EUGENIO PALENZUELA

Eugenio
Palenzuela

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

BUILDING - TYPE IV - FLOOR & ROOF PLANS
MAGNOLIA POINT
SW 296th Street & Old Dixie Hwy.,
Miami-Dade County, Florida
For: 296 LEGACY, LLC
9805 SW 7th Ave., Suite #100, Miami, FL 33156

DRAWING NUMBER:

DESIGNED BY: E.P./A.M.H.

DRAWN BY: M.M.

CHECKED BY: E.P./A.M.H.

SCALE: AS NOTED

DATE: 09-19-2022

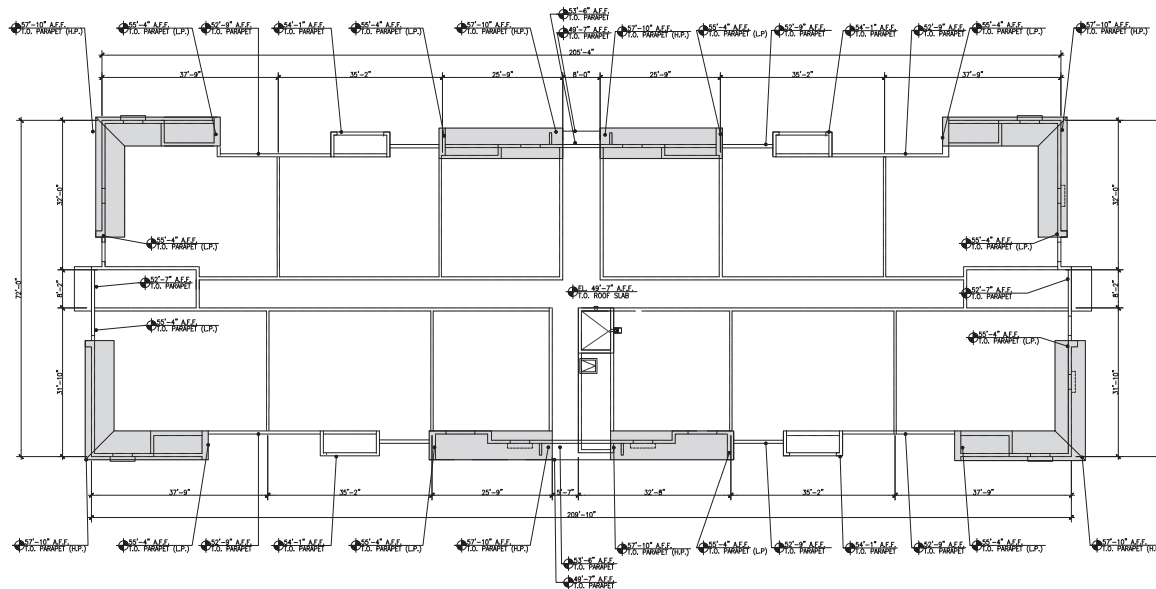
JOB No.: 2022-12

Δ	DATE	REVISION

SHEET No.: 7 OF

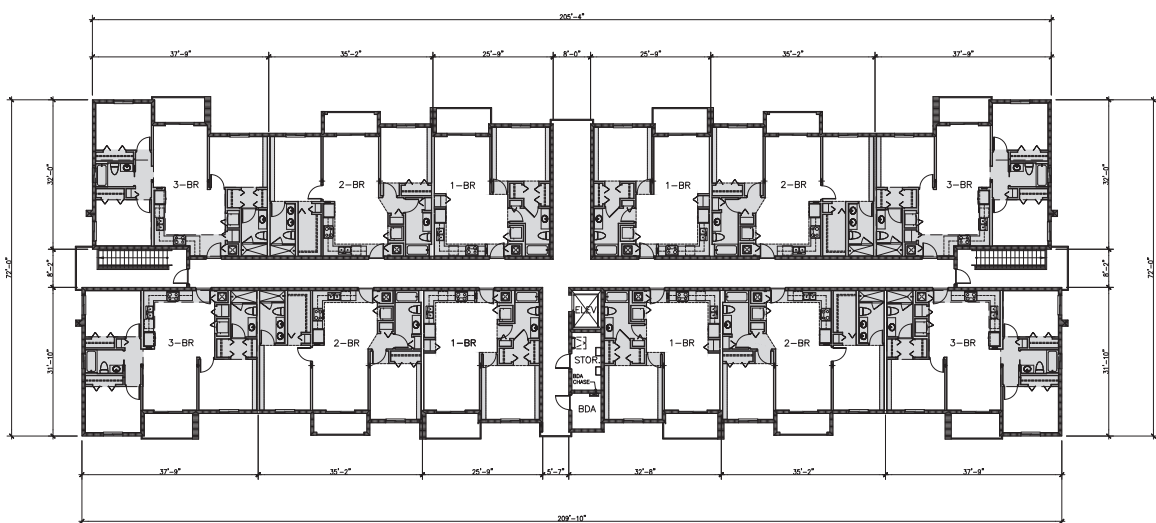
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FILE NAME: A1.13-MP-DWG



BUILDING TYPE IV - ROOF PLAN

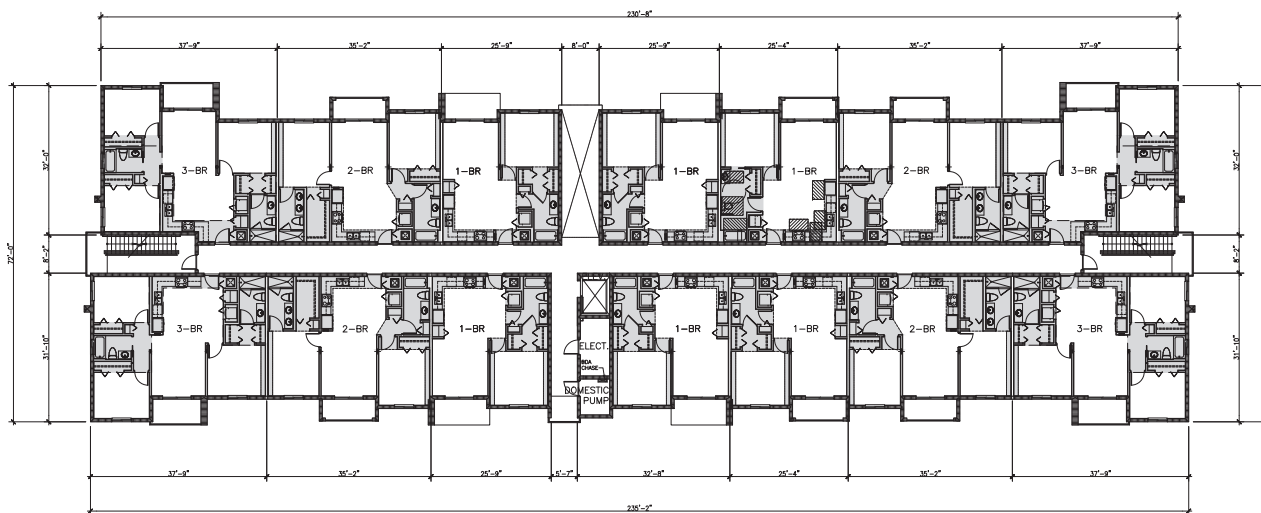
SCALE: 3/32"=1'-0"



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

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

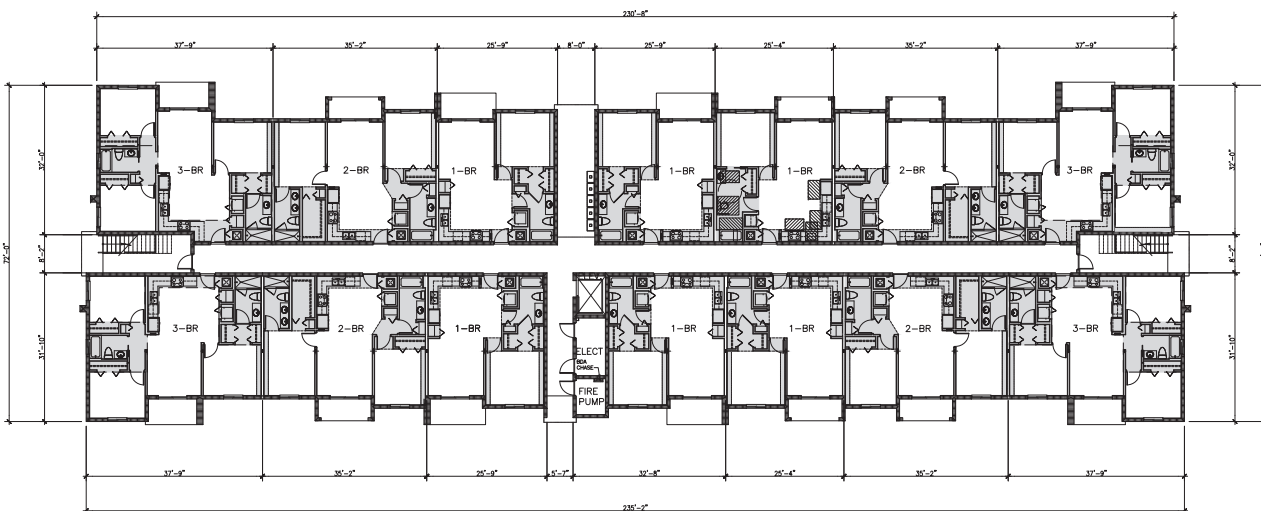
BUILDING IV = 60 TOTAL UNITS
MODEL A (1BR) = 20 UNITS
MODEL B (2BR) = 20 UNITS
MODEL C (3BR) = 20 UNITS
TOTAL = 60 UNITS



BUILDING TYPE V - SECOND FLOOR PLAN

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

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



BUILDING TYPE V - GROUND FLOOR PLAN

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

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

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



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

ENR
 EUGENIO PALENZUELA
 LICENSED ARCHITECT

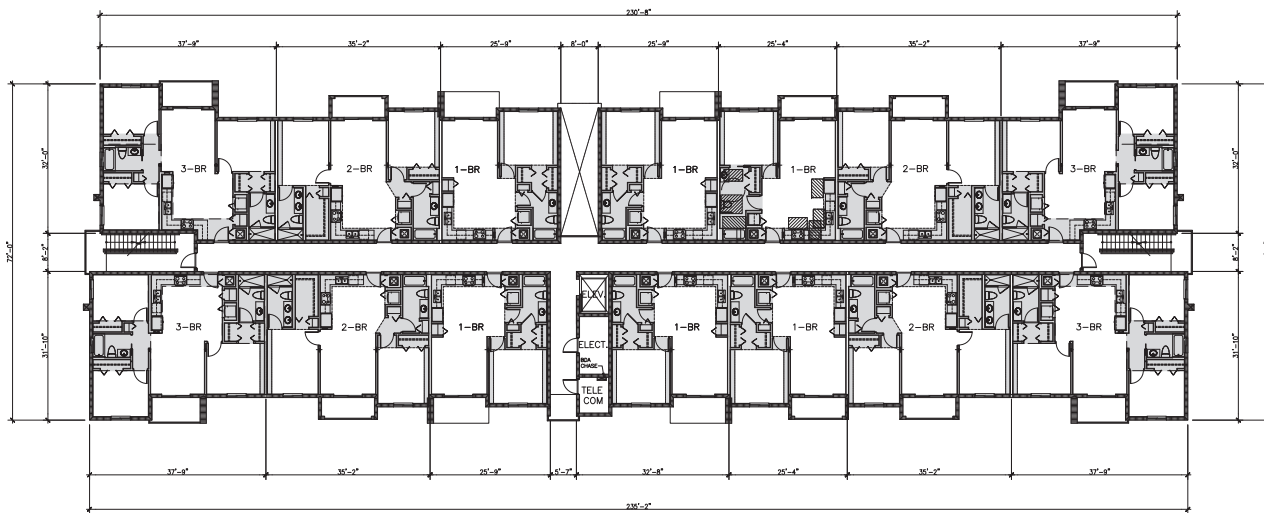
Eugenio Palenzuela
 a
 Digitally signed
 by Eugenio Palenzuela
 Date: 2024.04.16 12:26:59 -04'00'

BUILDING - TYPE V - FLOOR PLANS
MAGNOLIA POINT
 SW 29th Street & Old Dixie Hwy.,
 Miami-Dade County, Florida
 For 298 LEGACY, LLC
 9850 SW 77th Ave., Suite #130, Miami, FL 33156

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

Δ	DATE	REVISION

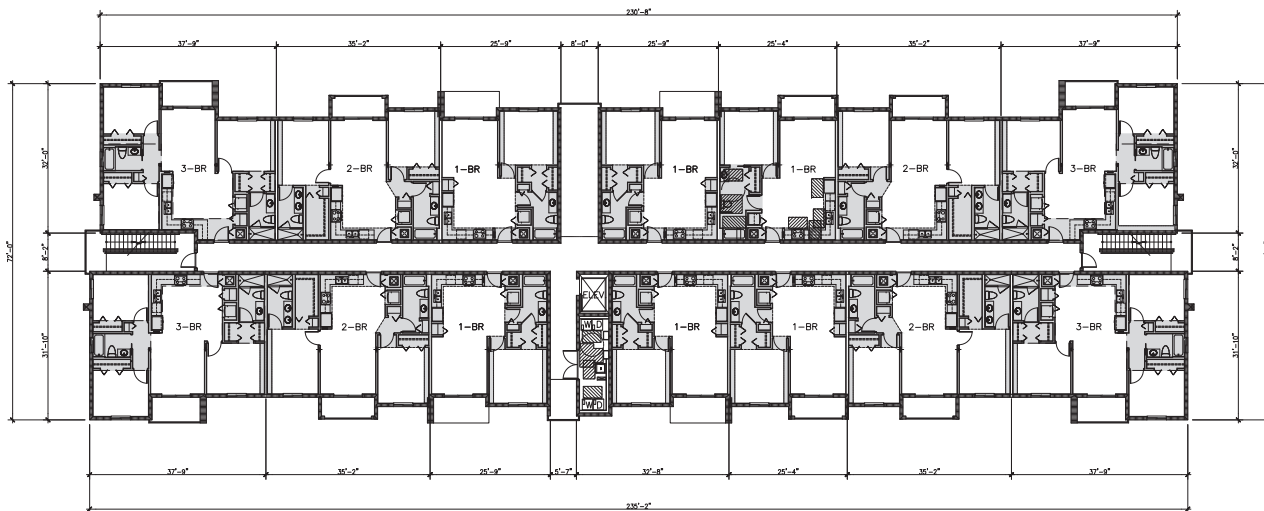
SHEET NO.: 01
A1.14
 FILE NAME: A1.14-MP-DWG



BUILDING TYPE V - FOURTH FLOOR PLAN

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

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



BUILDING TYPE V - THIRD FLOOR PLAN

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

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

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



ARCHITECTURE
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 PLANNING

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

EUGENIO PALENZUELA
 ARCHITECT

Eugenio
 Palenzuela

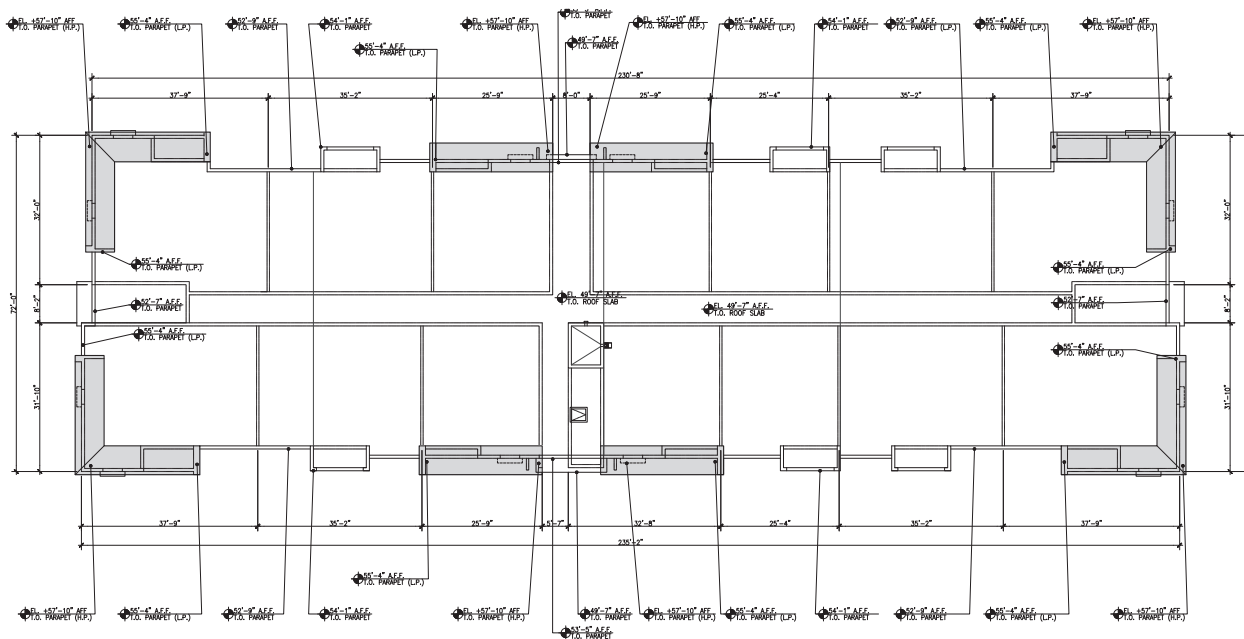
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 by Eugenio
 Palenzuela
 Date: 2024.04.16
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BUILDING - TYPE V - FLOOR PLANS
 MAGNOLIA POINT
 SW 29th Street & Old Dixie Hwy.,
 Miami-Dade County, Florida
 For 298 LEGACY, LLC
 9850 SW 77th Ave., Suite #130, Miami, FL 33156

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

Δ	DATE	REVISION

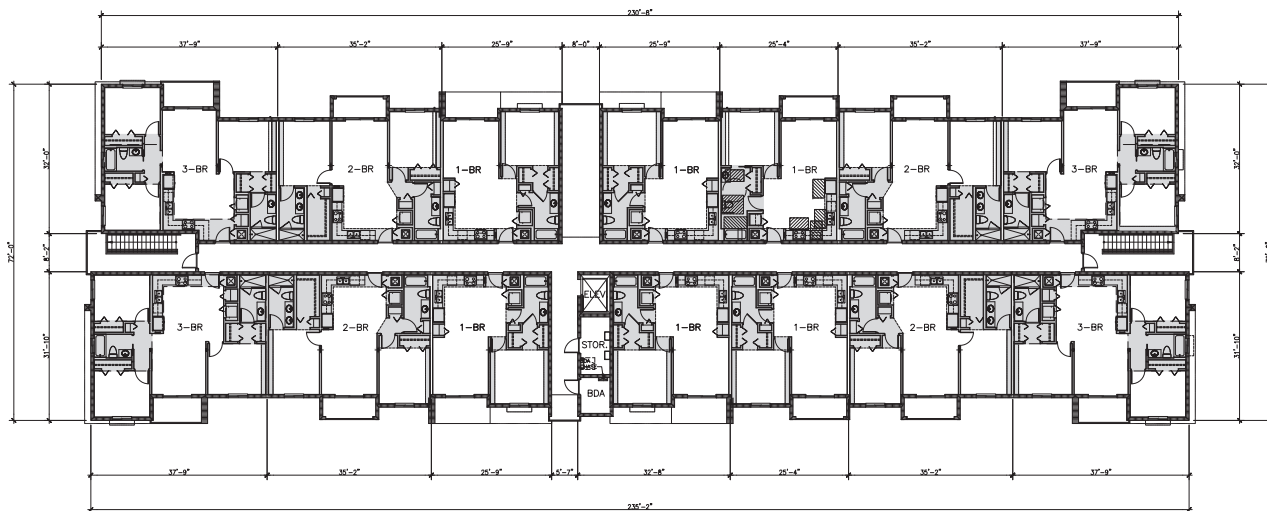
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A1.15
 FILE NAME: A1.15-MP-DWG



BUILDING TYPE V - ROOF PLAN

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

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



BUILDING TYPE V - FIFTH FLOOR PLAN

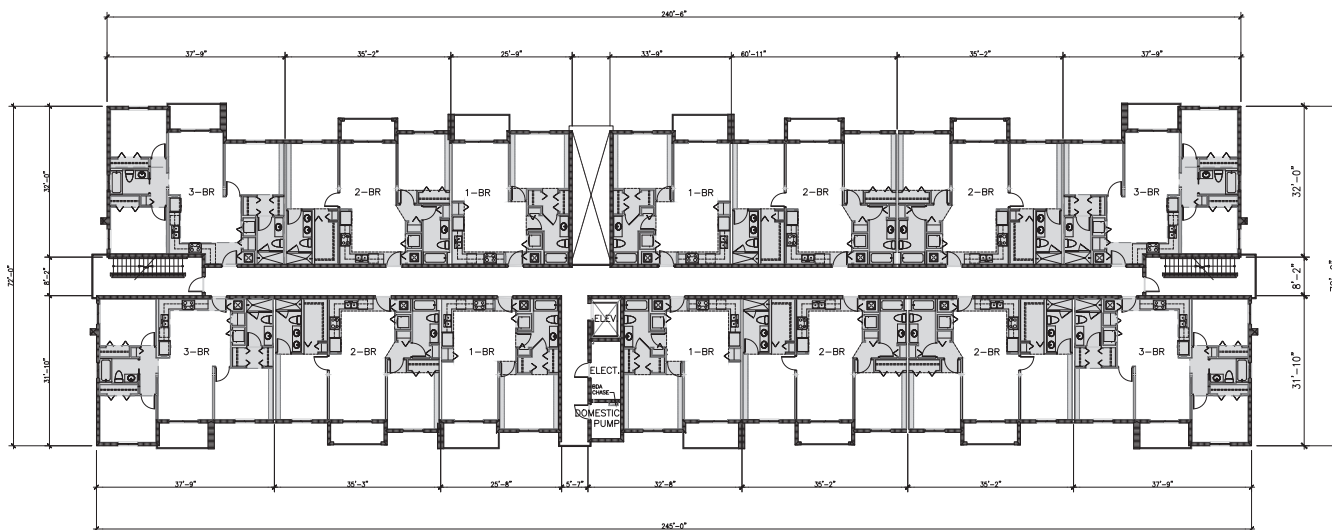
GROSS AREA THIS FLOOR: 17907.45 SQ.FT. (14 UNITS/FLOOR: 1-BR = 6 UNITS, 2-BR = 4 UNITS, 3-BR = 4 UNITS)

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

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

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

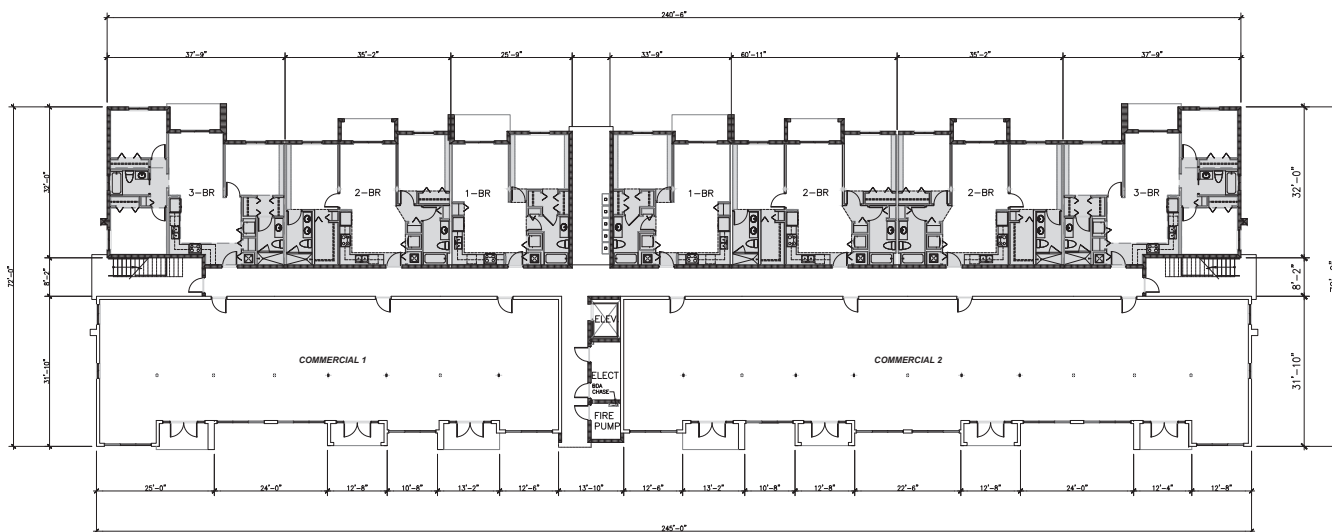
Δ	DATE	REVISION



BUILDING TYPE VI - SECOND FLOOR PLAN

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

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



BUILDING TYPE VI - GROUND FLOOR PLAN

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

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

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



ARCHITECTURE
 INTERIOR DESIGN
 PLANNING

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

DESIGNER
 PROJECT
 EUGENIO PALENZUELA
 AR-COR020

Eugenio
 Palenzuela

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

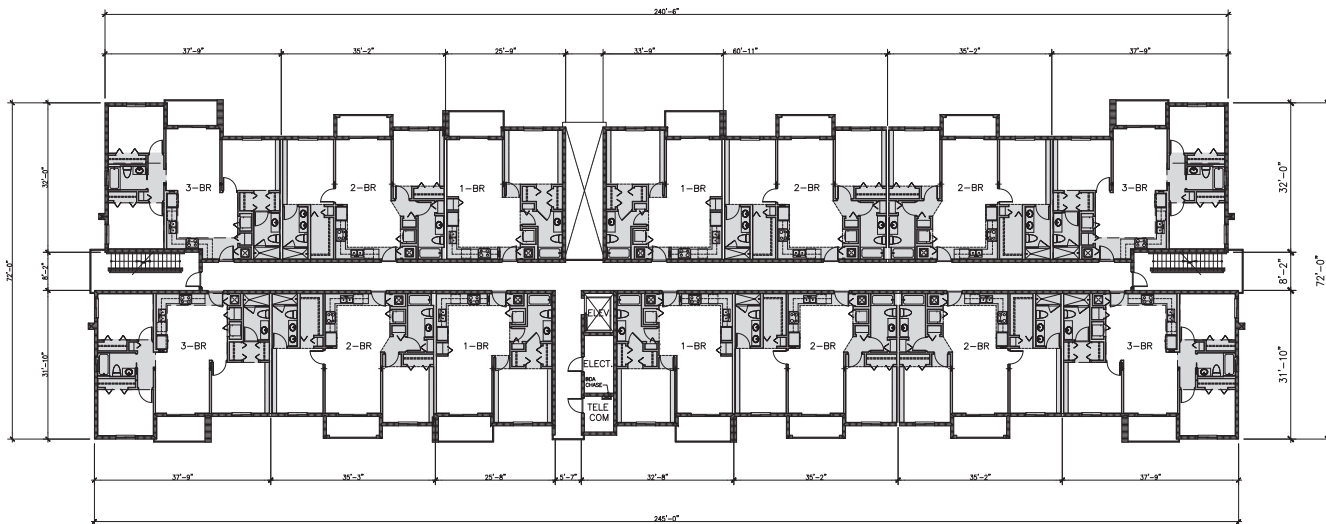
BUILDING - TYPE VI - FLOOR PLANS
 MAGNOLIA POINT

SW 78th Ave. & Old Peach Hwy.,
 Magnolia Point, Florida
 For 298 LEGACY, LLC
 9800 SW 77th Ave., Suite #130, Miami, FL 33156

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

DATE	REVISION

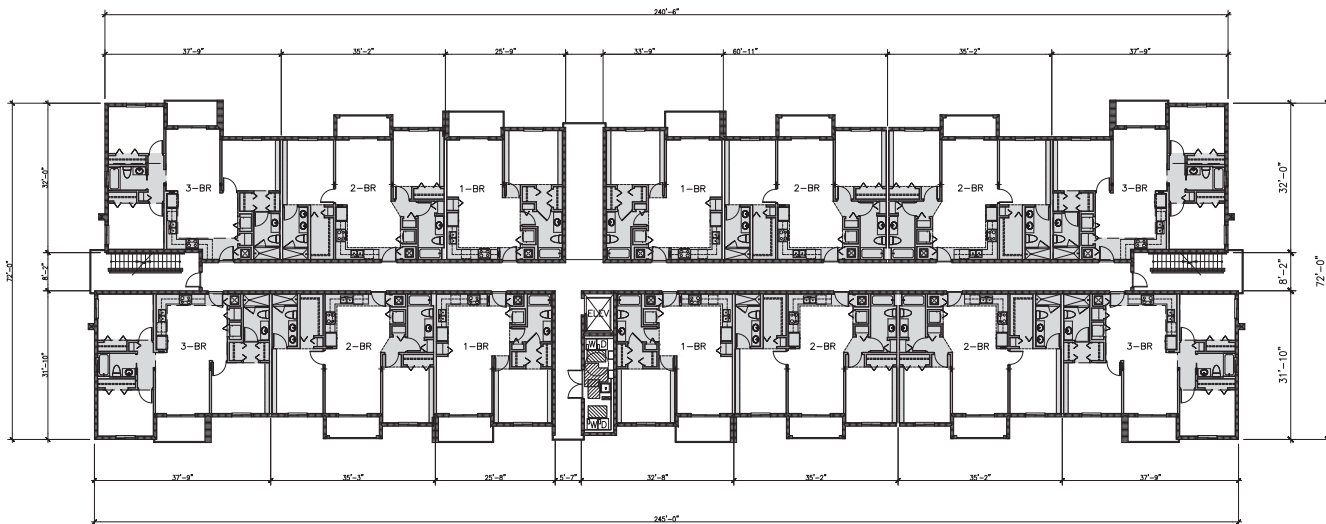
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A1.17
 FILE NAME: A1.17-MP-DWG



BUILDING TYPE VI - FOURTH FLOOR PLAN

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

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



BUILDING TYPE VI - THIRD FLOOR PLAN

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

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

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



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

EUGENIO PALENZUELA
 ARCHITECT

Eugenio Palenzuela

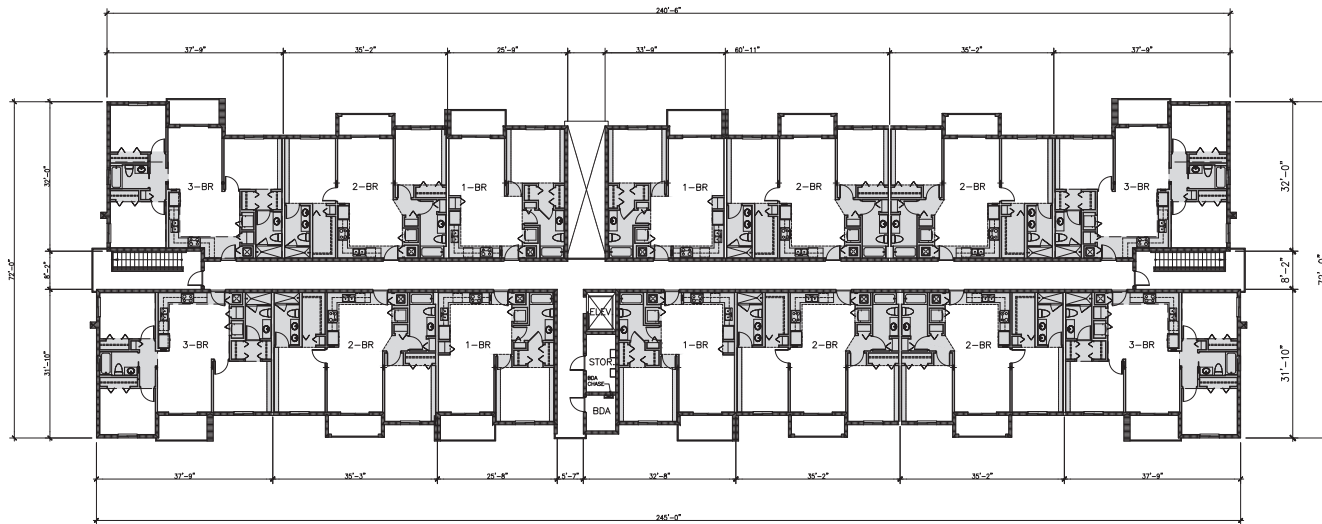
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 Date: 2024.04.16 18:34:37 -04'00'

BUILDING - TYPE VI - FLOOR PLANS
 MAGNOLIA POINT
 SW 29th Street & Old Dixie Hwy.,
 Miami-Dade County, Florida
 For: 296 LEGACY, LLC
 9803 SW 77th Ave., Suite #100, Miami, FL 33156

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

Δ	DATE	REVISION

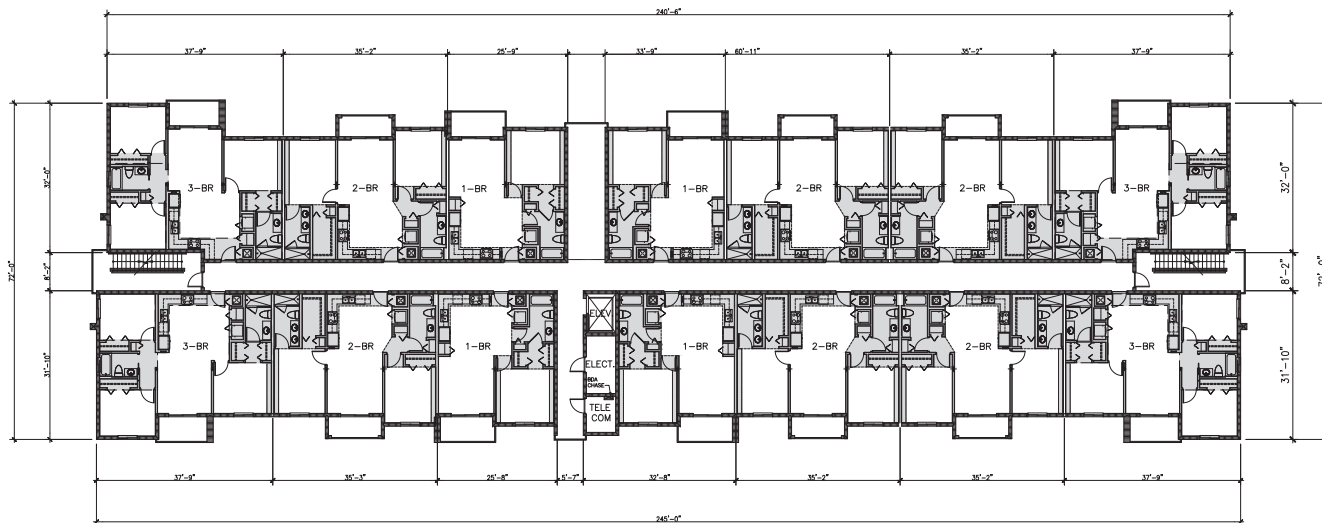
SHEET No. 01
A.18
 FILE NAME: A1.18-MP-DWG



BUILDING TYPE VI - SIXTH FLOOR PLAN

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

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



BUILDING TYPE VI - FIFTH FLOOR PLAN

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

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

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



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

EUGENIO PALENZUELA
 ARCHITECT

Eugenio Palenzuela

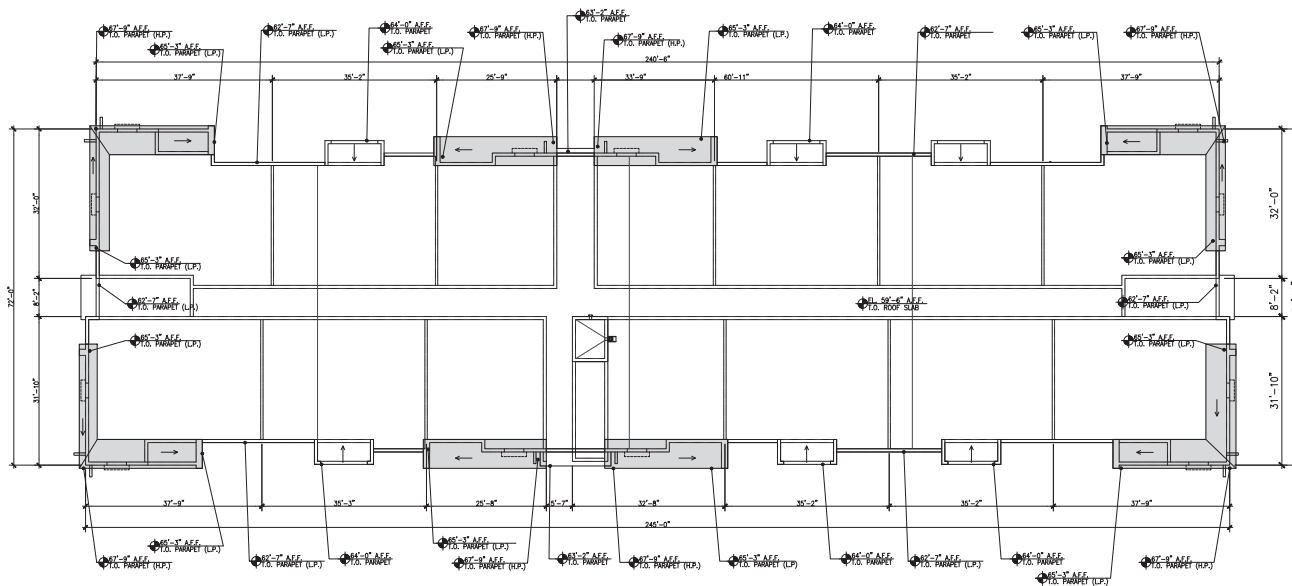
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 Date: 2024.04.16 12:55:15 -0400

BUILDING - TYPE VI - FLOOR PLANS
 MAGNOLIA POINT
 SW 296th Street & Old Dixie Hwy.,
 Miami-Dade County, Florida
 For: 296 LEGACY, LLC
 9800 SW 77th Ave., Suite #100, Miami, FL 33156

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

Δ	DATE	REVISION

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



BUILDING TYPE VI - ROOF PLAN

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

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



12201 S.W. 133 COURT
 MIAMI, FLORIDA 33186
 PHONE: (305) 969-5001
 FAX: (305) 969-5002
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EUGENIO PALENZUELA
 ARCHITECT

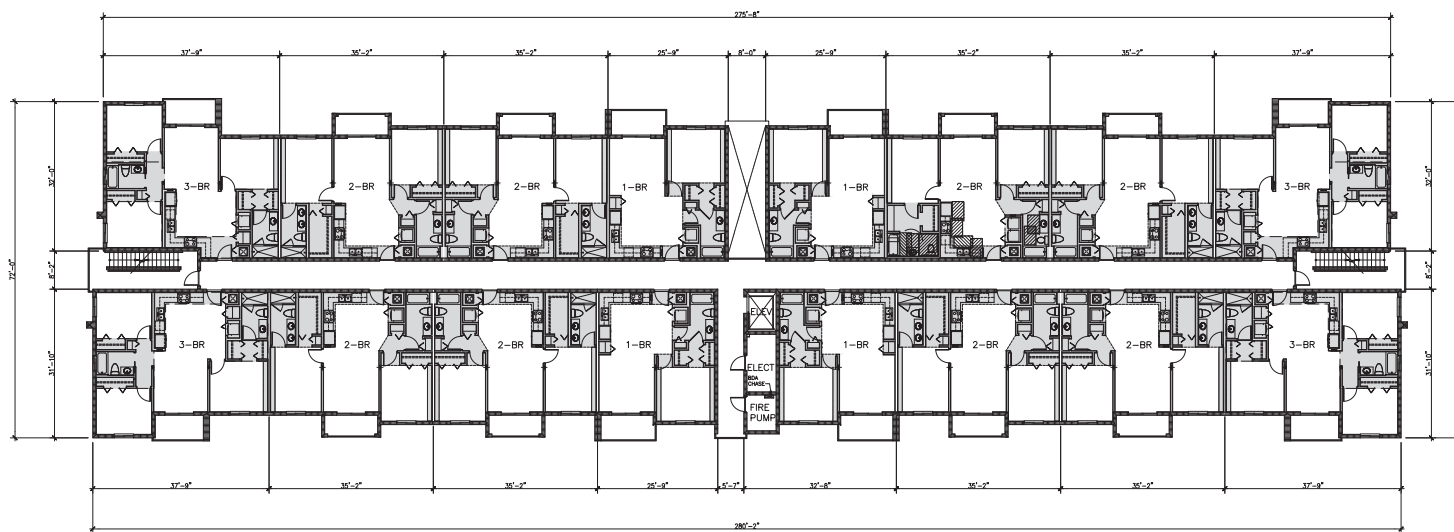
Eugenio Palenzuela
 Digitally signed by Eugenio Palenzuela
 Date: 2024.04.16 12:40:47 -04'00'

BUILDING - TYPE VI - ROOF PLAN
 MAGNOLIA POINT
 SW 29th Street & Old Dixie Hwy.,
 Miami-Dade County, Florida
 For 298 LEGACY, LLC
 9805 SW 77th Ave., Suite #130, Miami, FL 33156

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

Δ	DATE	REVISION

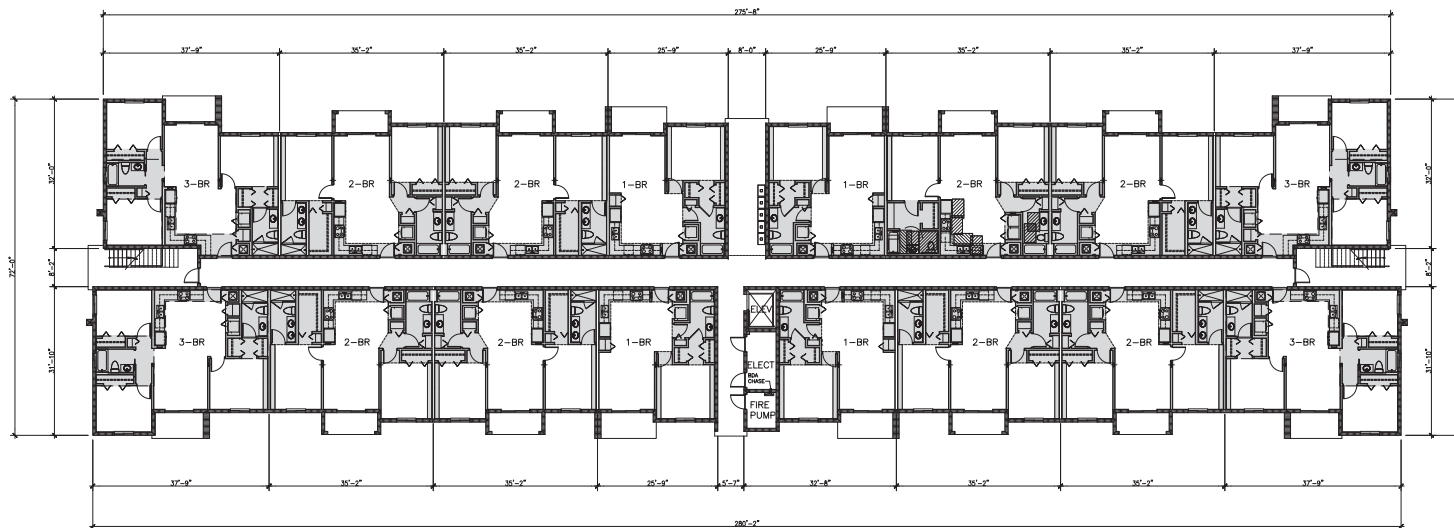
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BUILDING TYPE VII - SECOND FLOOR PLAN

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

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



BUILDING TYPE VII - GROUND FLOOR PLAN

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

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

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



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 MIAMI, FLORIDA 33186
 PHONE: (305) 969-5001
 FAX: (305) 969-5002
 AA-0003113 IB-0001056

EUGENIO PALENZUELA
 ARCHITECT

Eugenio Palenzuela
 Digitally signed by Eugenio Palenzuela
 Date: 2024.04.16
 09:24:13-04'00"

BUILDING - TYPE VII - FLOOR PLANS
 MAGNOLIA POINT
 SW 29th Street & Old Dixie Hwy.
 Miami-Dade County, Florida
 For 296 LEGACY, LLC
 9805 SW 77th Ave., Suite #100, Miami, FL 33156

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

Δ	DATE	REVISION

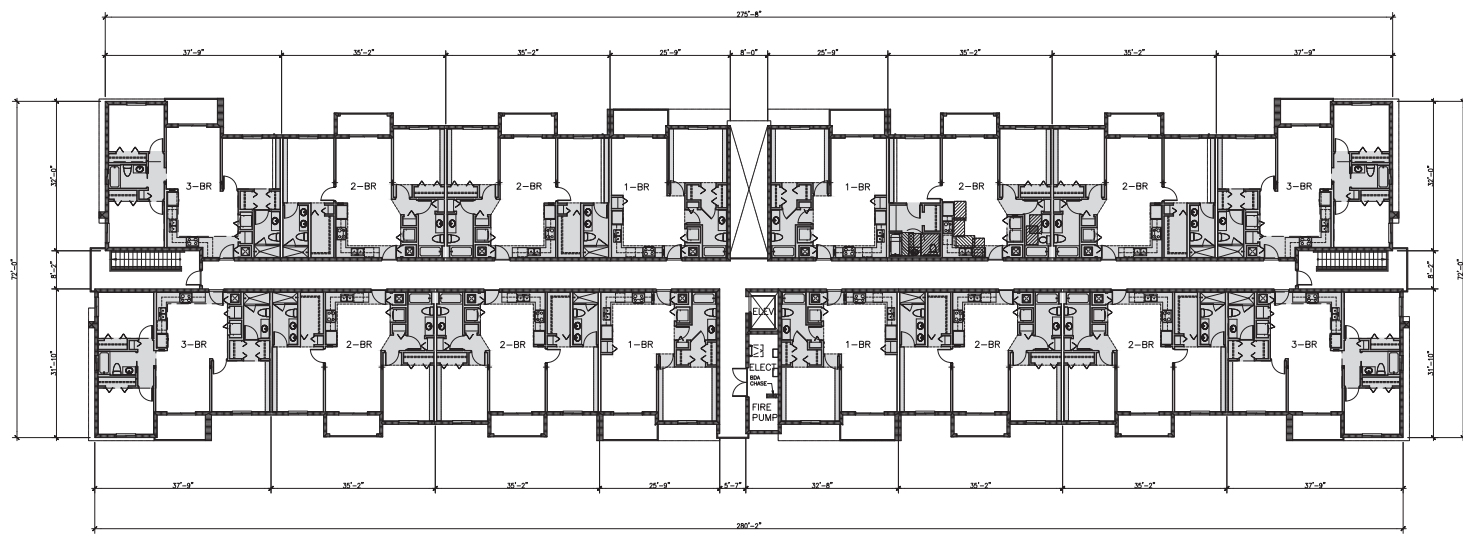
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 FILE NAME: A1-21-MP-DWG



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MIAMI, FLORIDA 33186
PHONE: (305) 969-5001
FAX: (305) 969-5002
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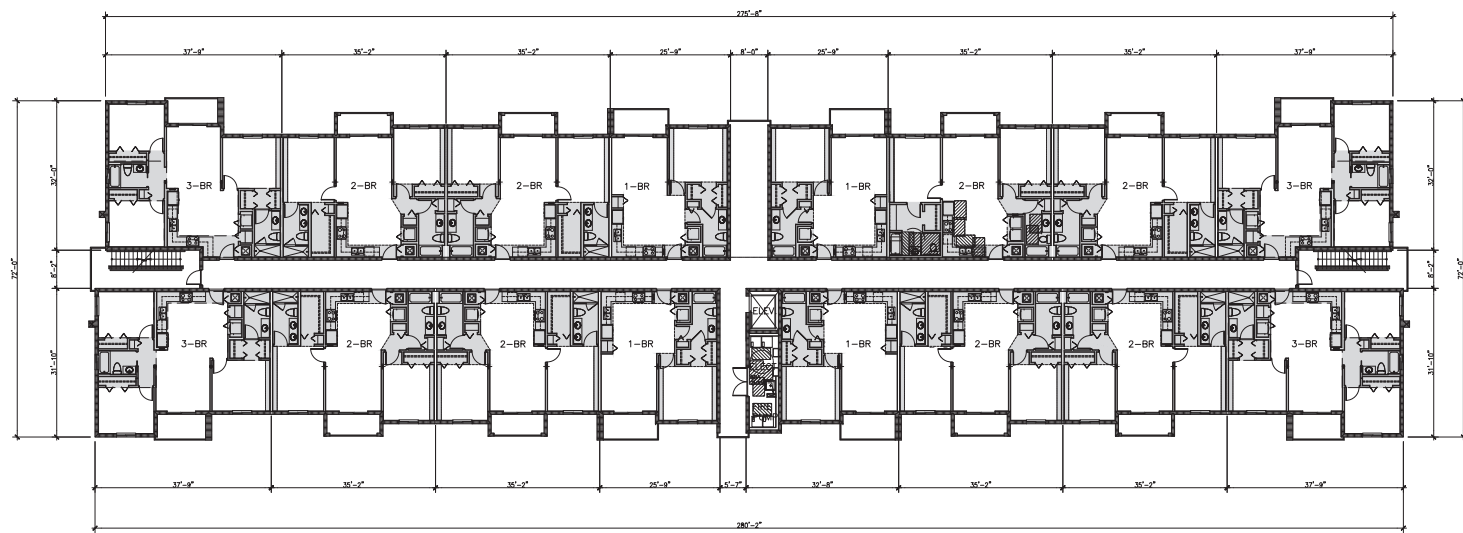
BY: EUGENIO PALENZUELA
DATE: 2024.04.16

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



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

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



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

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

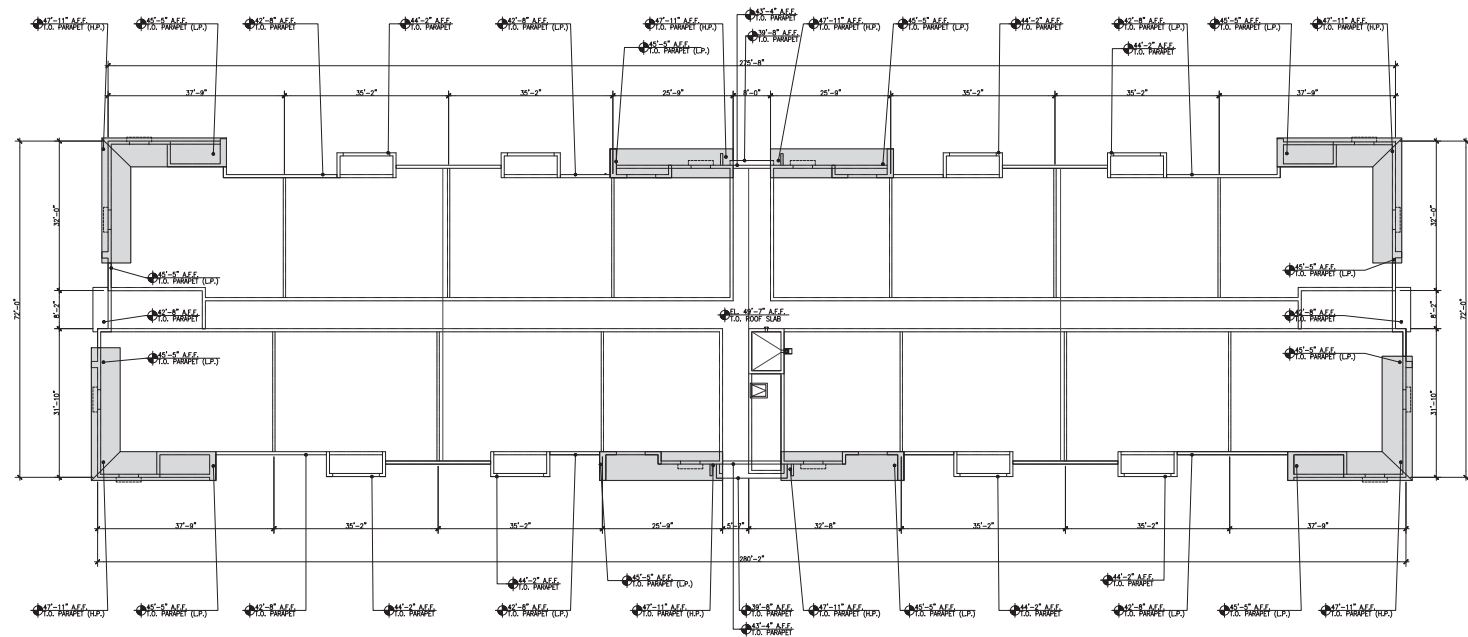
BUILDING VII = 64 TOTAL UNITS
MODEL A (1BR) = 16 UNITS
MODEL B (2BR) = 32 UNITS
MODEL C (3BR) = 16 UNITS
TOTAL = 64 UNITS

BUILDING - TYPE VII - FLOOR PLANS
MAGNOLIA POINT
SW 29th Street & Old Dixie Hwy.,
Miami-Dade County, Florida
For: 296 LEGACY, LLC
9805 SW 77th Ave., Suite #100, Miami, FL 33156

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

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



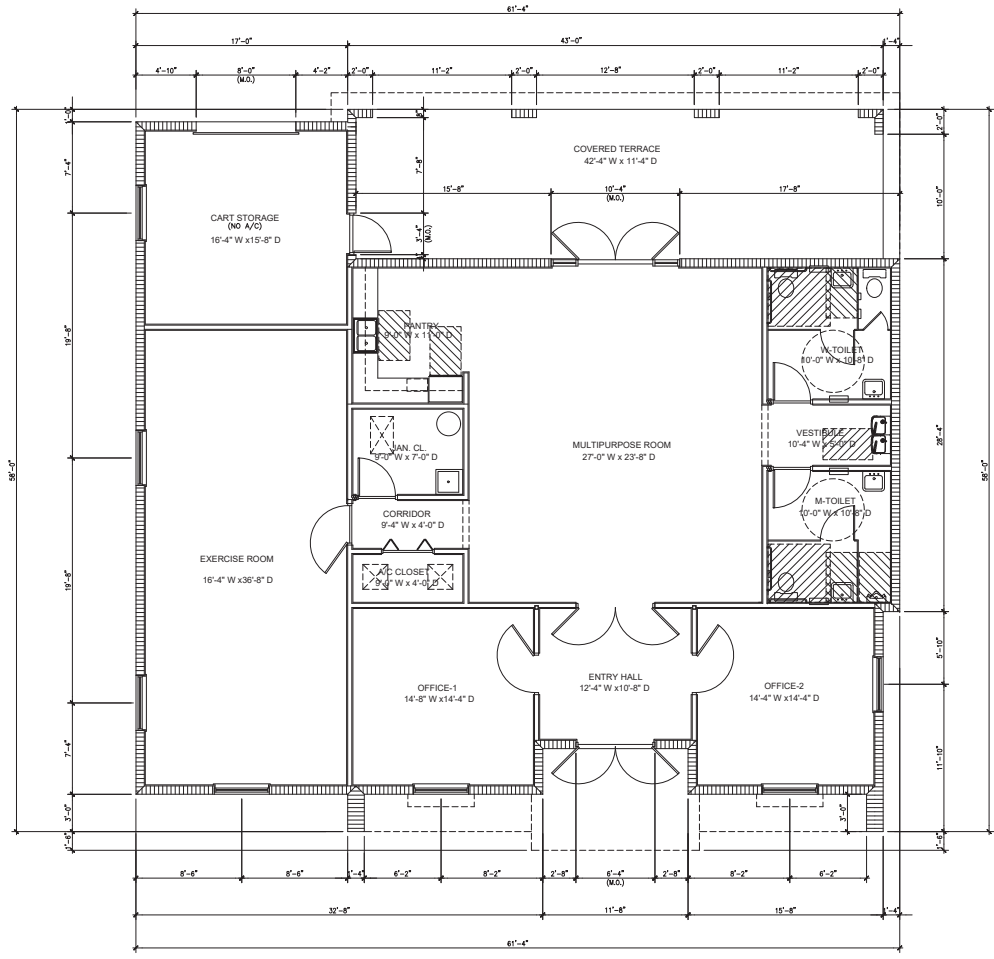
 **BUILDING TYPE VII - ROOF PLAN**

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

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

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

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

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



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 MIAMI, FLORIDA 33186
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 AA-0003113 @-0001056

EA
 EUGENIO PALENZUELA
 ARCHITECT

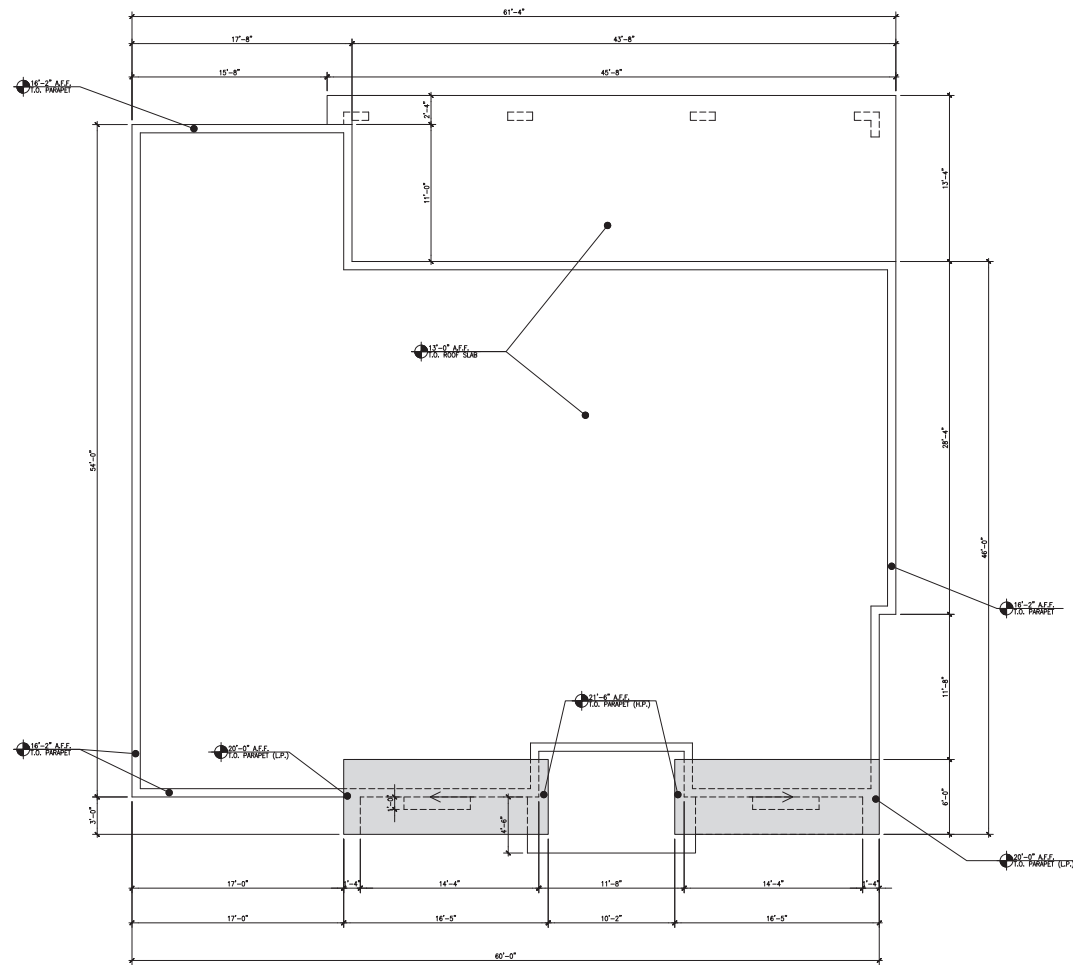
Eugenio Palenzuela
 Digitally signed by Eugenio Palenzuela
 Date: 2024.04.16 12:44:21 -04'00'

CLUB HOUSE - FLOOR PLAN
MAGNOLIA POINT
 SW 296th Street & Old Dixie Hwy.,
 Miami-Dade County, Florida
 For 296 LEGACY, LLC
 9803 SW 77th Ave., Suite #130, Miami, FL 33156

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

Δ	DATE	REVISION

SHEET No.: 01
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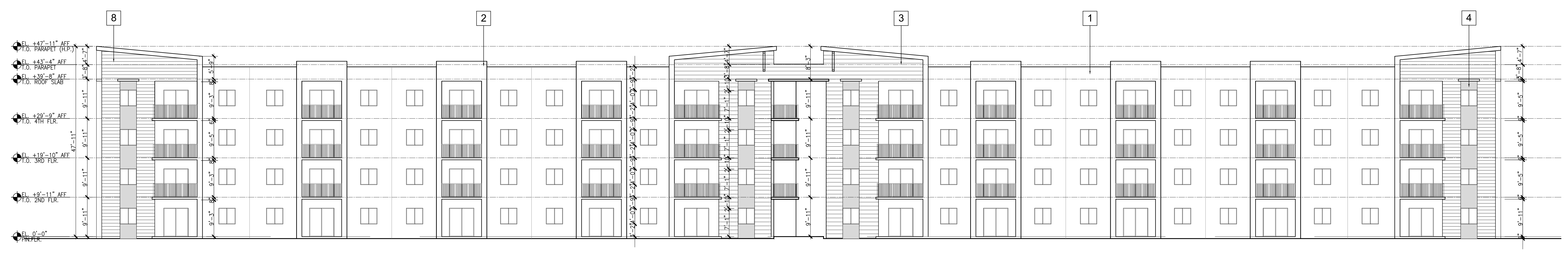


CLUB HOUSE - ROOF PLAN
AREA UNDER A/C 2,349 S.F.

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

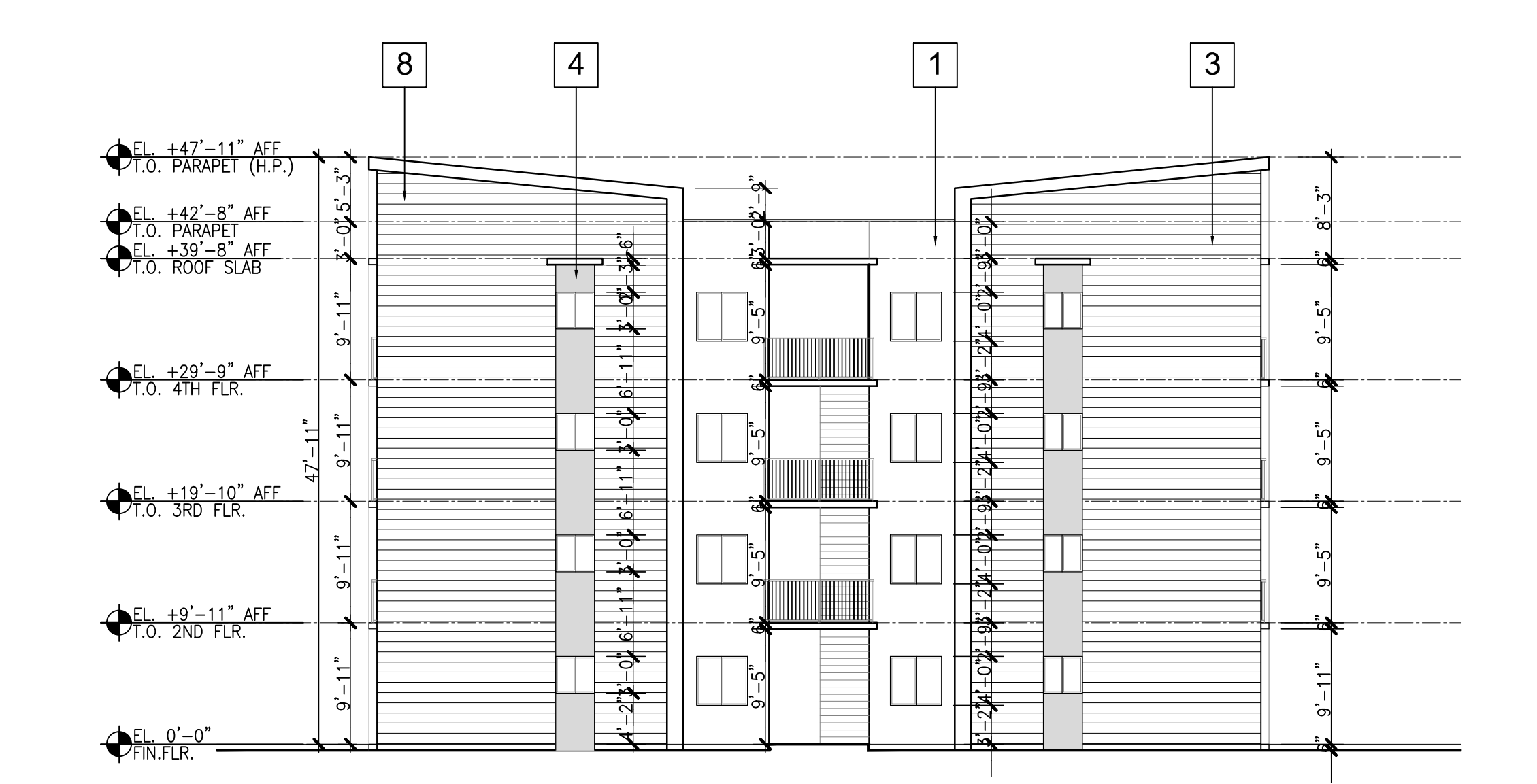
DESIGNED BY:	E.P./A.M.H.
DRAWN BY:	M.M.
CHECKED BY:	E.P./A.M.H.
SCALE:	AS NOTED
DATE:	09-19-2022
JOB No.:	2022-12

Δ	DATE	REVISION



FRONT ELEVATION (NORTH)

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

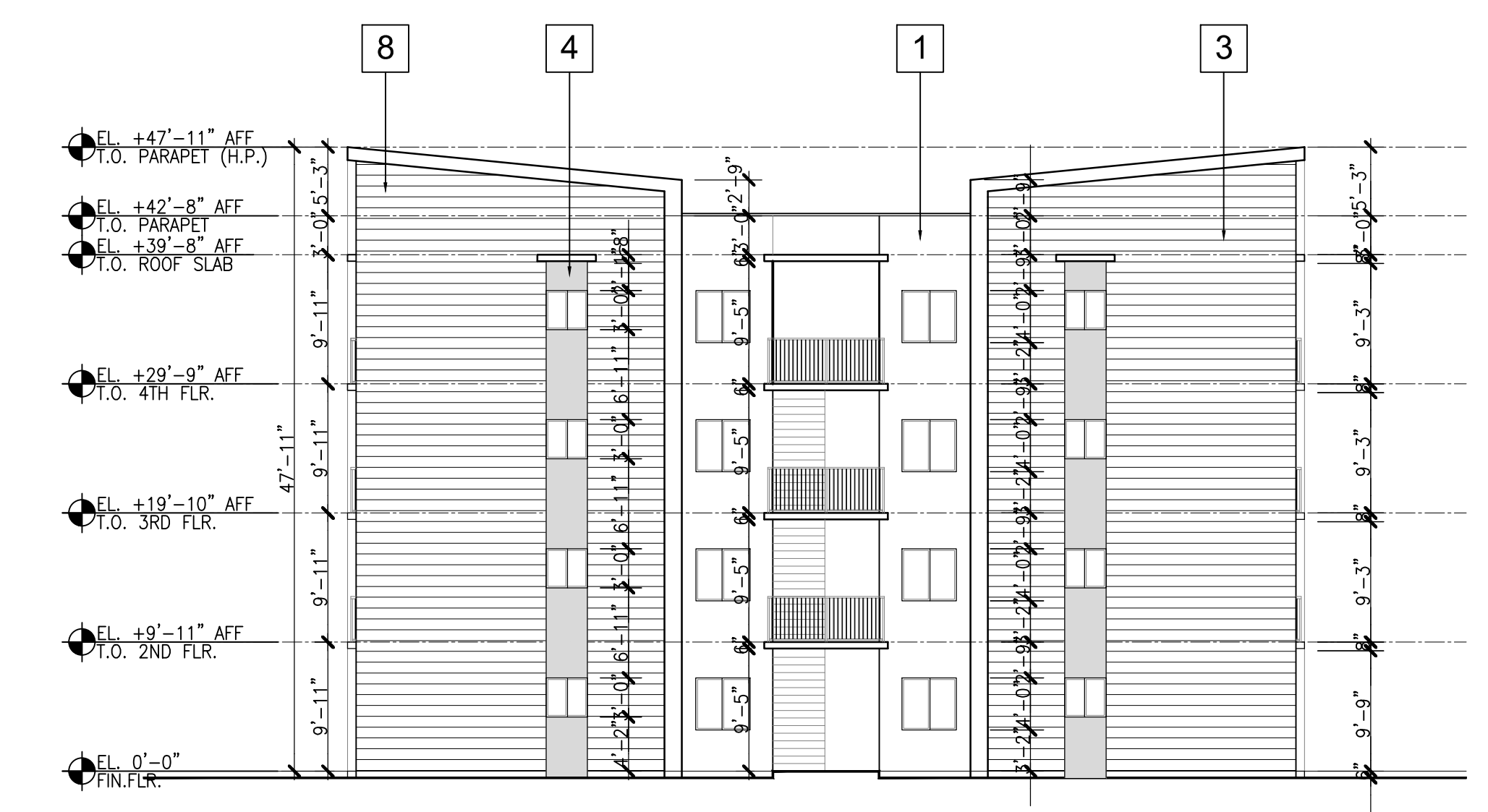


SIDE ELEVATION (WEST)

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

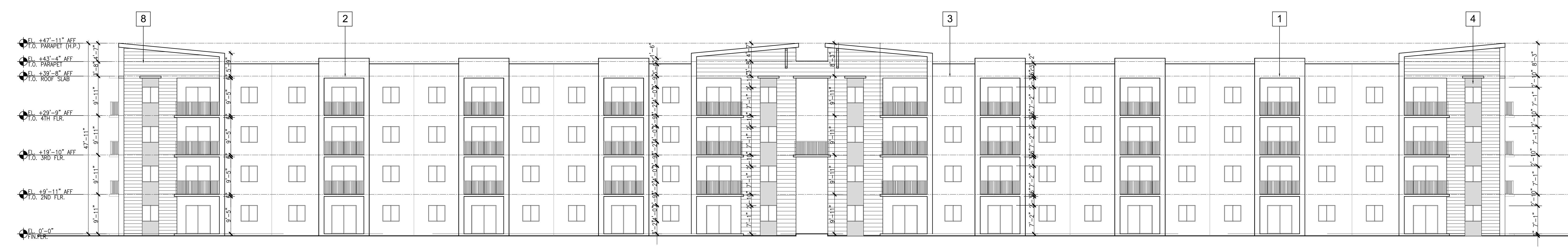
KEY TO PAINTS & MATERIALS	
No.	DESCRIPTION
1.	SW 7005 PURE WHITE - FIELD
2.	SW 7020 BLACK FOX - ACCENT ON TOWERS
3.	SW 6068 BREVITY BROWN - ACCENT (10" HORIZONTAL SCORED STUCCO)
4.	SW 7015 REPOSE GRAY - DOUBLE LAYER STUCCO BAND
5.	DARK BRONZE ALUMINUM & GLASS SLIDING DOOR
6.	DARK BRONZE ALUMINUM & GLASS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

BUILDING TYPE I	
FENESTRATION SQ. FOOTAGE TOTAL:	4,446 SF
FRONTAGE ON SW 294TH STREET	
WINDOW SQ. FOOTAGE:	1,2240 SQ. FT
TOTAL WINDOWS:	72
	72 @ 17 SQ. FT EACH
DOOR SQ. FOOTAGE:	1,800 SQ. FT
TOTAL DOORS:	40
	40 @ 45 SQ. FT EACH
CORRIDOR & FENESTRATION OPENING SQ. FOOTAGE:	1,422 SQ. FT
REQ. FENESTRATION AREA = 30%	
PROVIDED FENESTRATION / WALL AREA = 32%	



SIDE ELEVATION (EAST)

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



REAR ELEVATION (SOUTH)

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

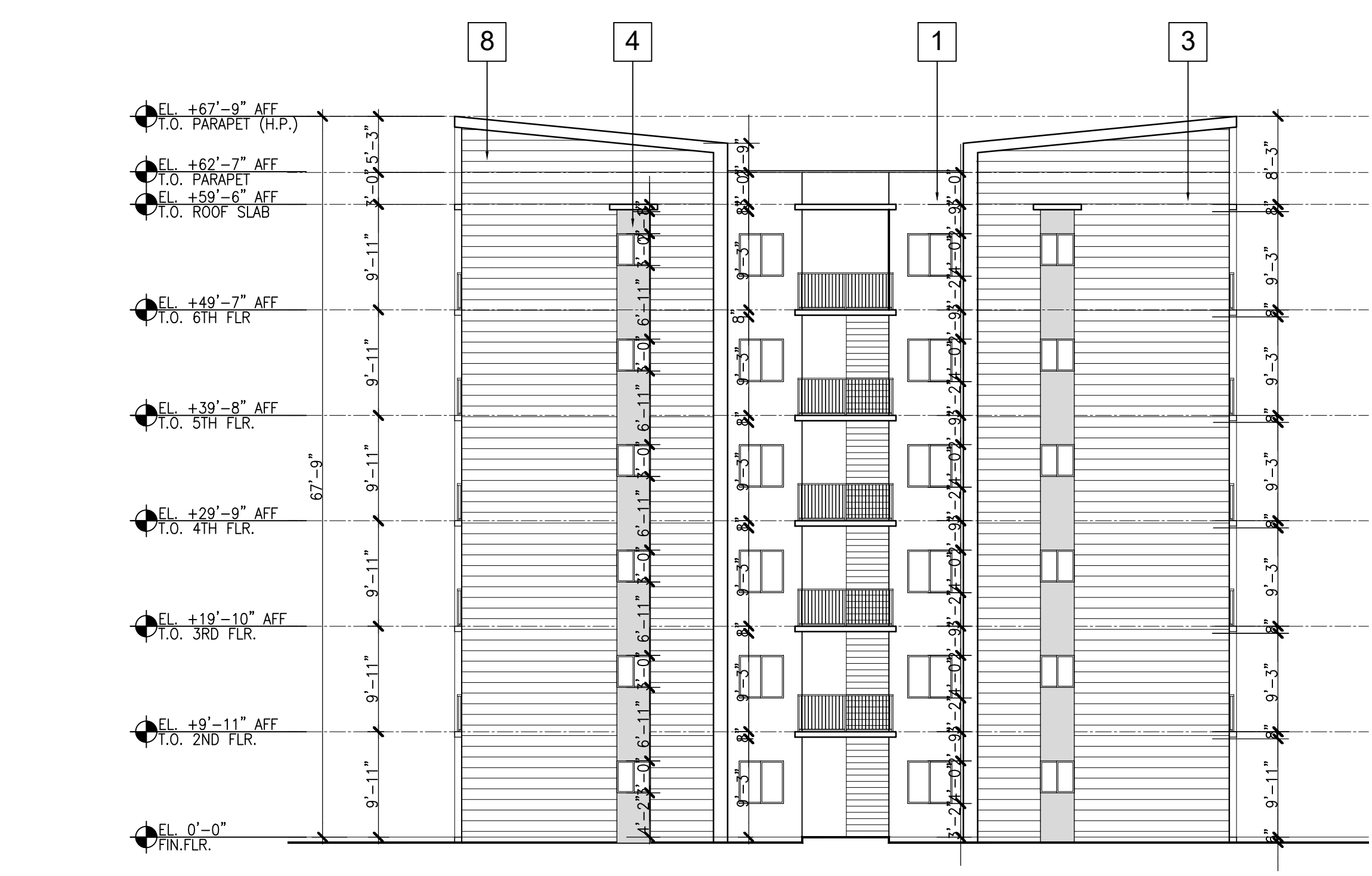
DESIGNED BY:	E.P./A.M.H.
DRAWN BY:	M.M.
CHECKED BY:	E.P./A.M.H.
SCALE:	AS NOTED
DATE:	09-19-2022
JOB No.:	2022-12

DATE	REVISION



NORTH ELEVATION

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

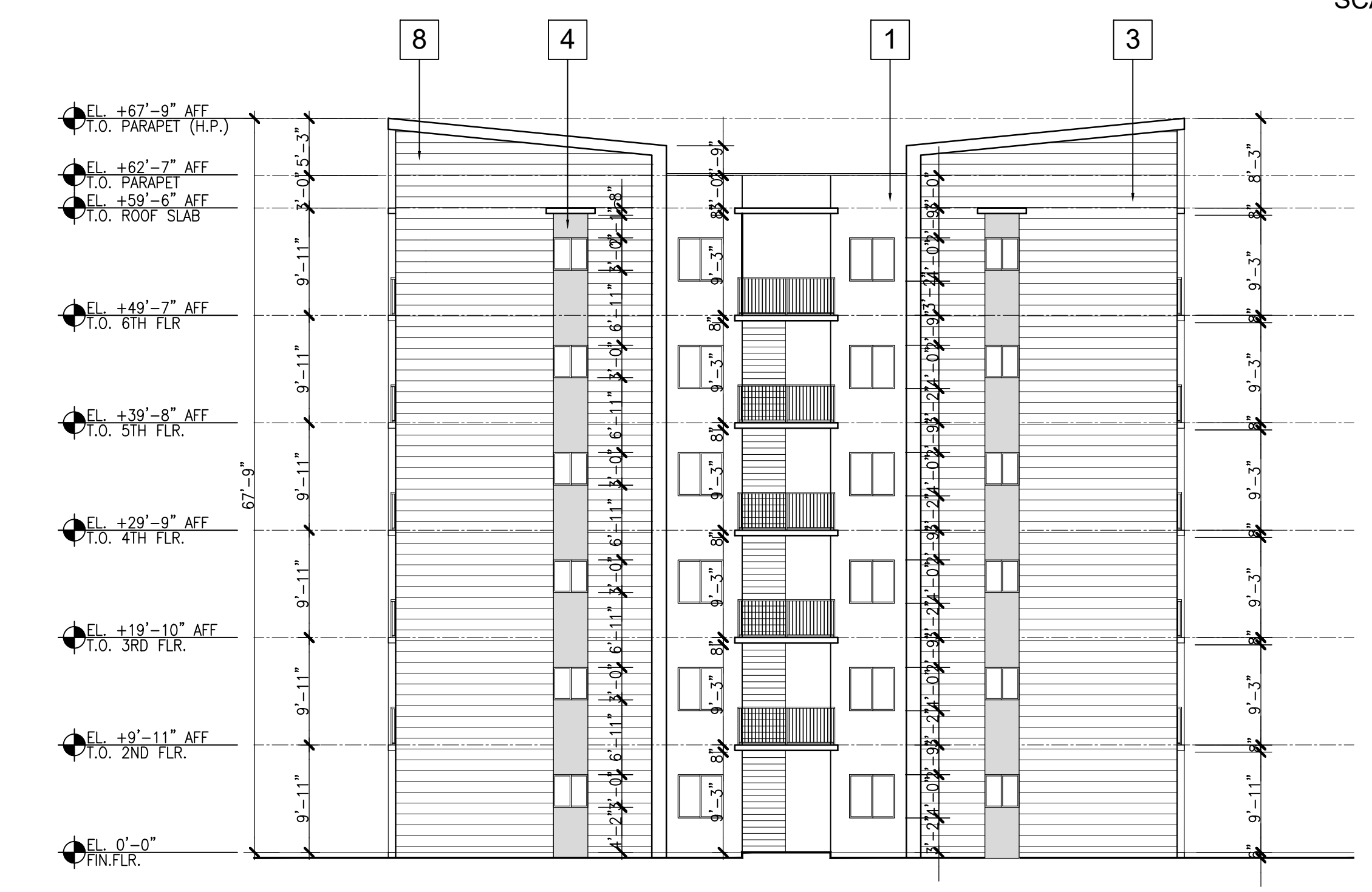


EAST ELEVATION

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

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

BUILDING TYPE II
FENESTRATION SQ. FOOTAGE TOTAL: 7,067 SF
FRONTAGE ON SW 296TH STREET
WINDOW SQ. FOOTAGE: 1,632 SQ. FT
TOTAL WINDOWS: 96
96 @ 17 SQ. FT EACH
DOOR SQ. FOOTAGE: 2,700 SQ. FT
TOTAL DOORS: 60
60 @ 45 SQ. FT EACH
CORRIDOR & FENESTRATION OPENING
SQ. FOOTAGE: 2,735 SQ. FT
REQ. FENESTRATION AREA = 30%
PROVIDED FENESTRATION / WALL AREA = 35.9%



WEST ELEVATION

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

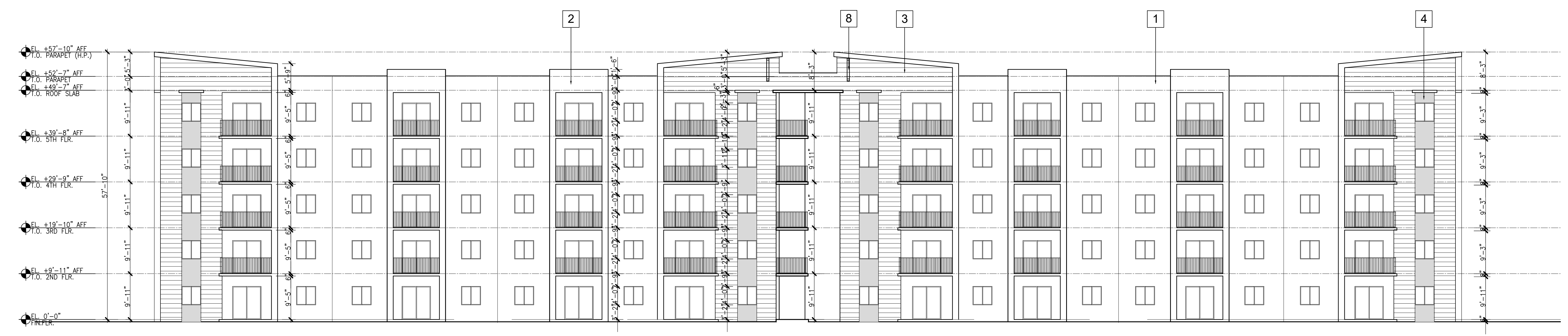


SOUTH ELEVATION

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

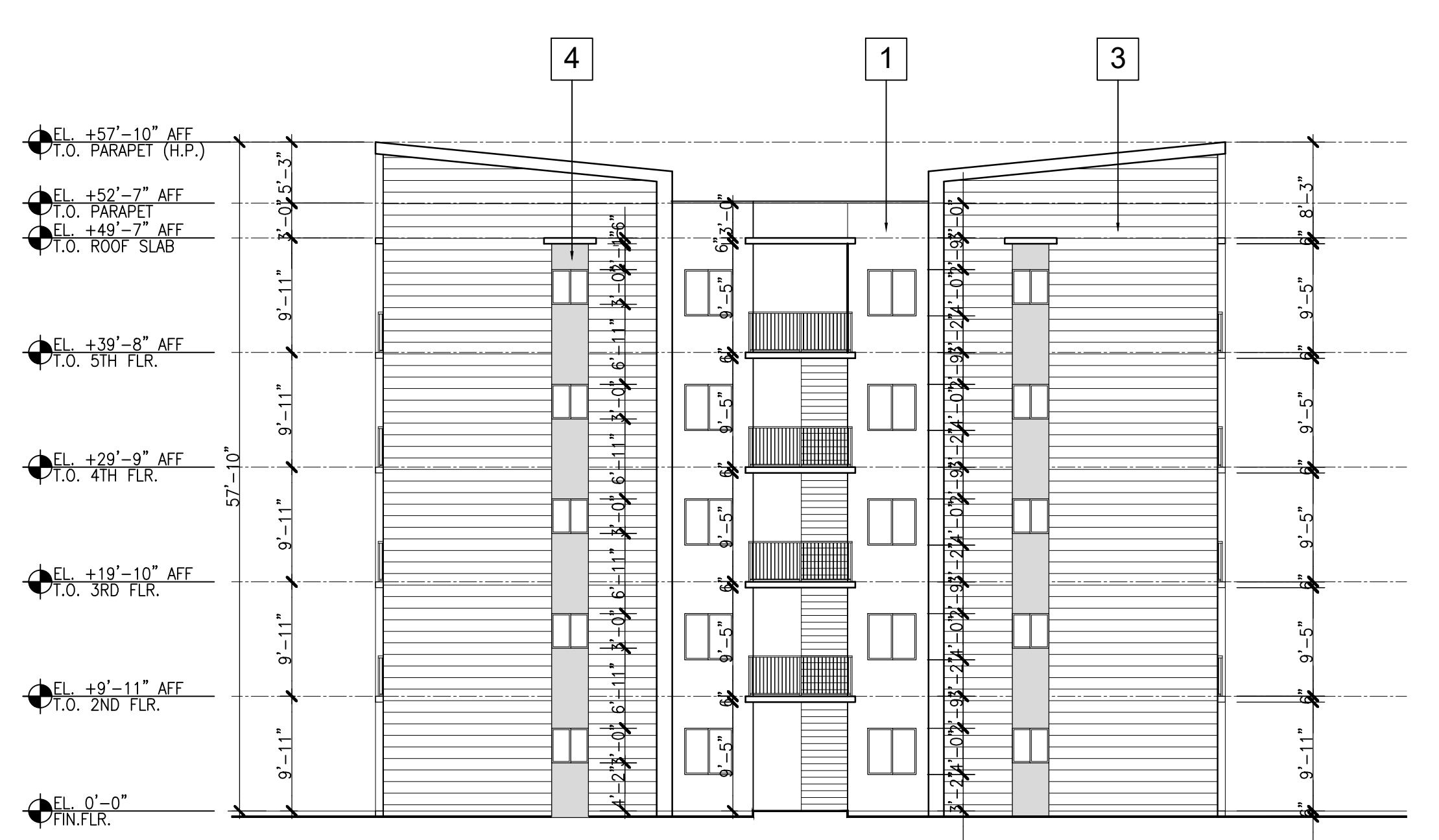
DESIGNED BY:	E.P./A.M.H.
DRAWN BY:	M.M.
CHECKED BY:	E.P./A.M.H.
SCALE:	AS NOTED
DATE:	09-19-2022
JOB No.:	2022-12

DATE:	REVISION:



NORTH ELEVATION

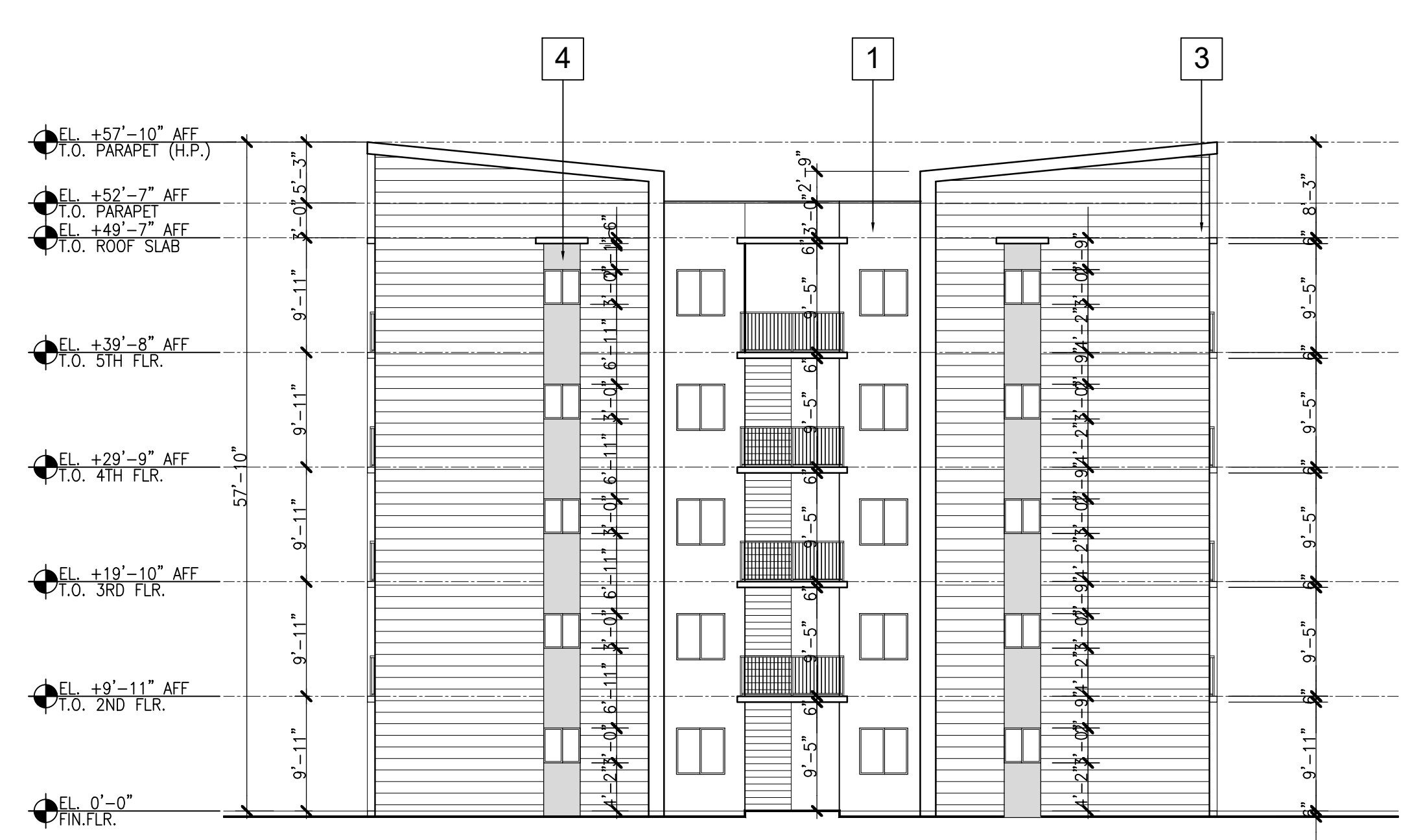
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EAST ELEVATION

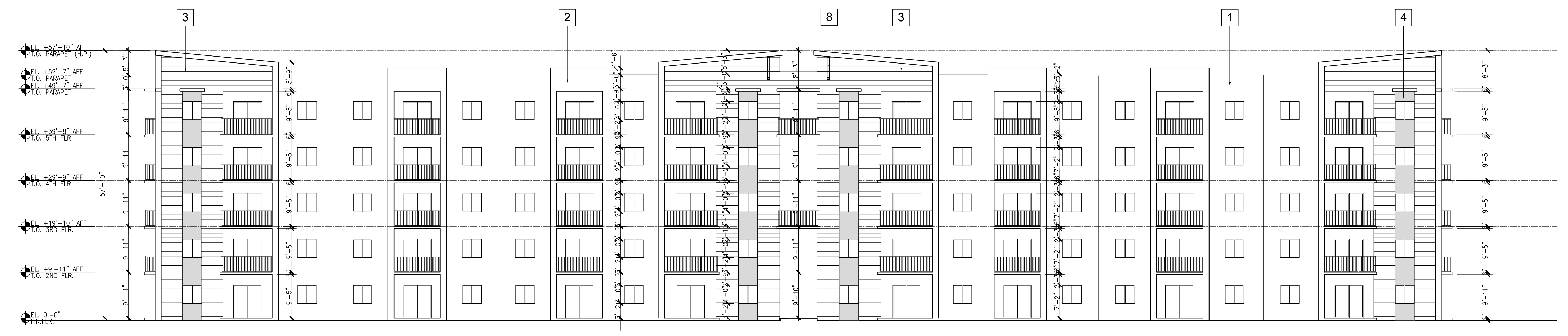
SCALE: 3/32"=1'-0"

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



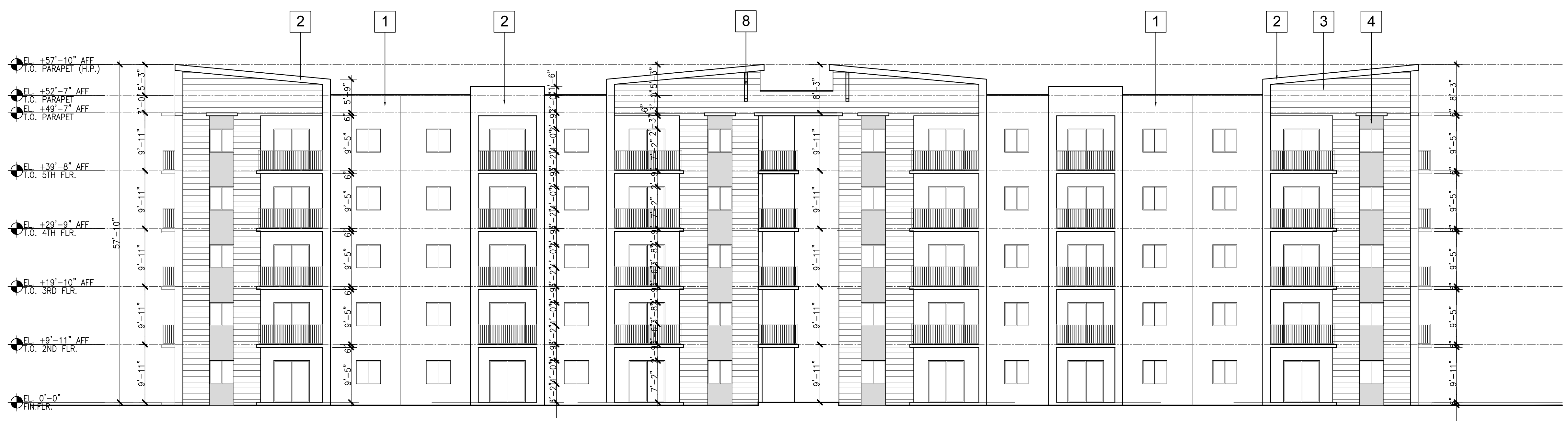
WEST ELEVATION

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



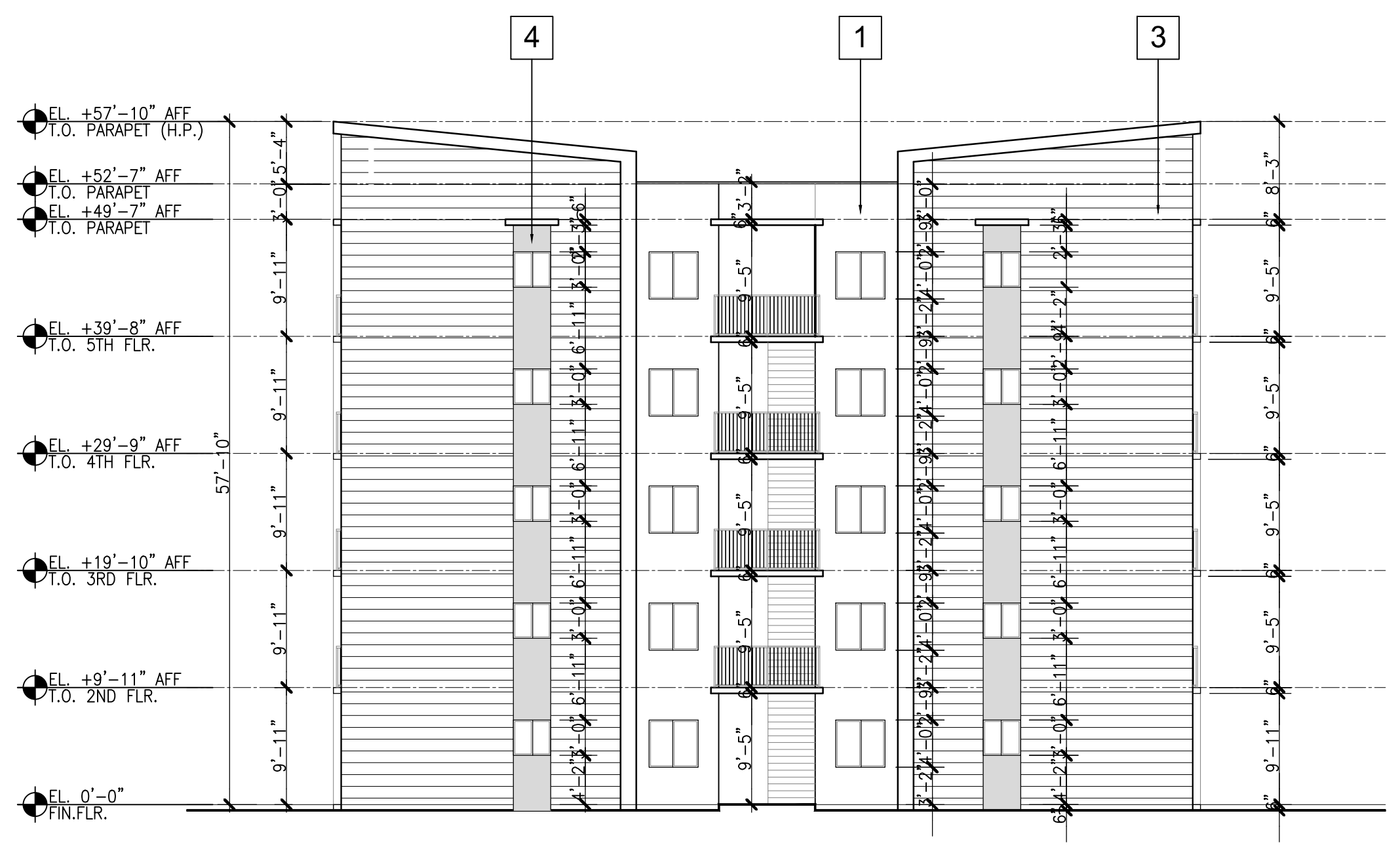
SOUTH ELEVATION

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



NORTH ELEVATION

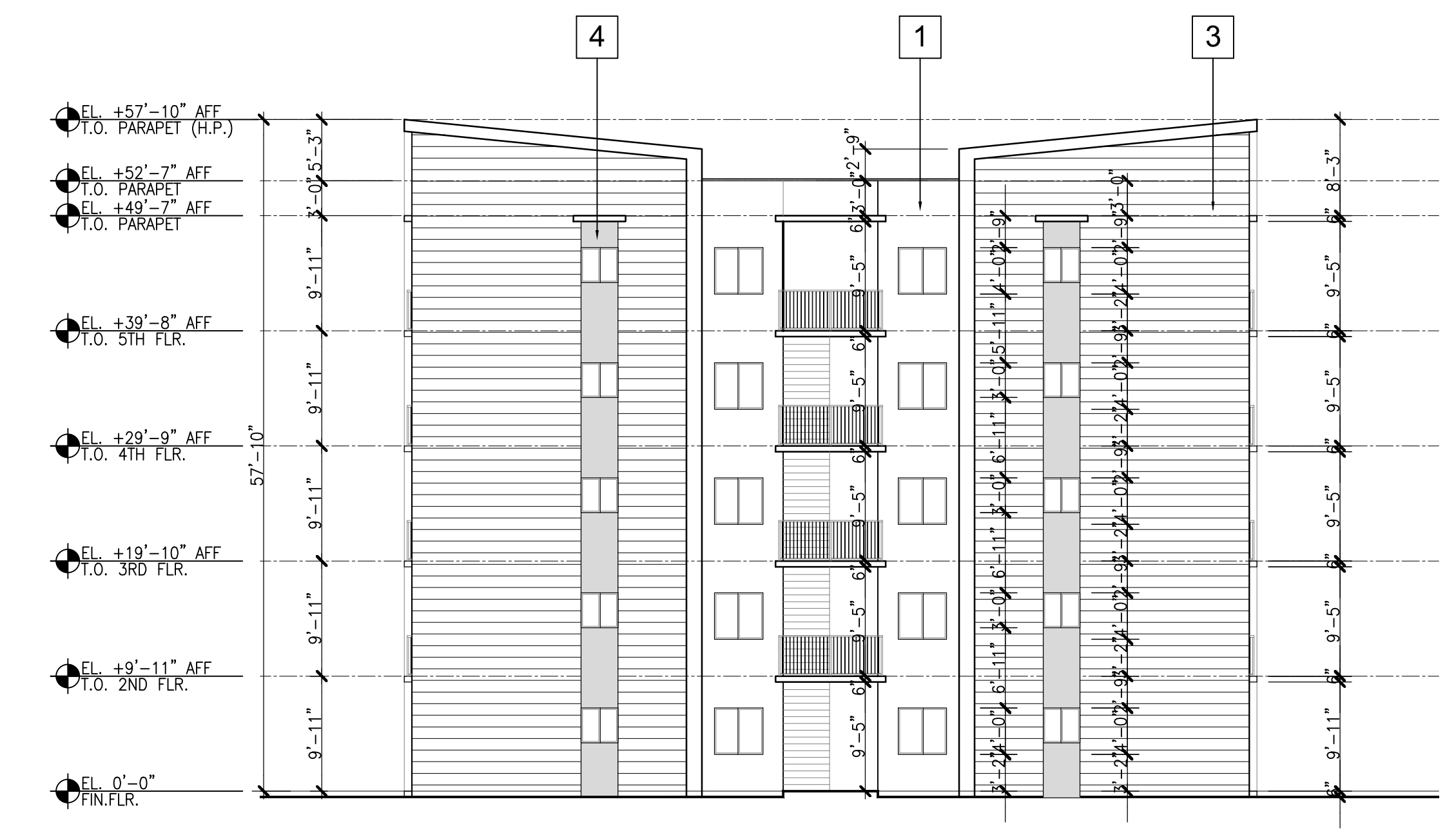
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EAST ELEVATION

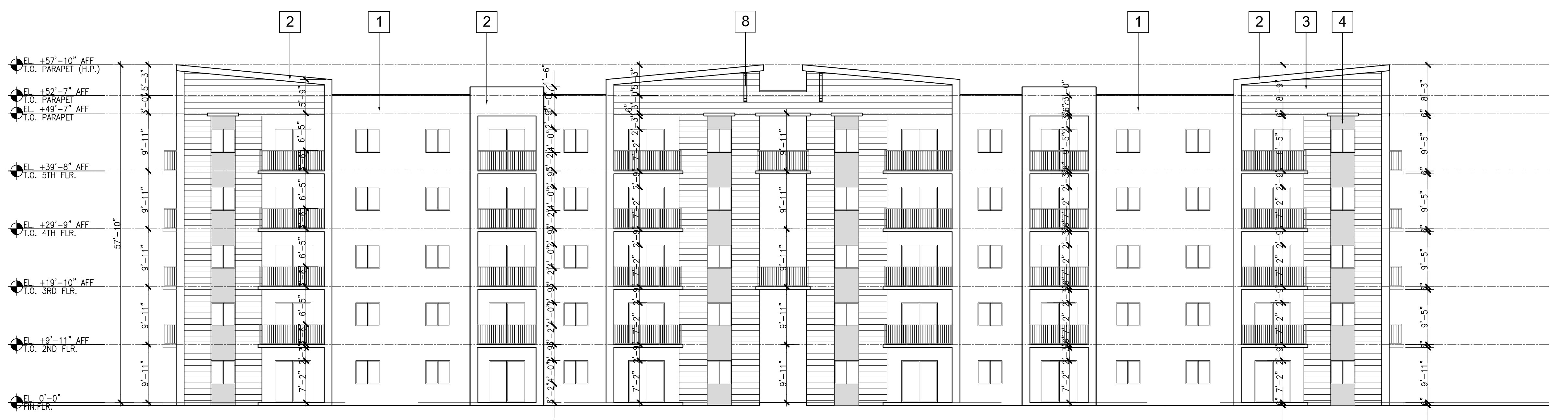
SCALE: 3/32"=1'-0"

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



WEST ELEVATION

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

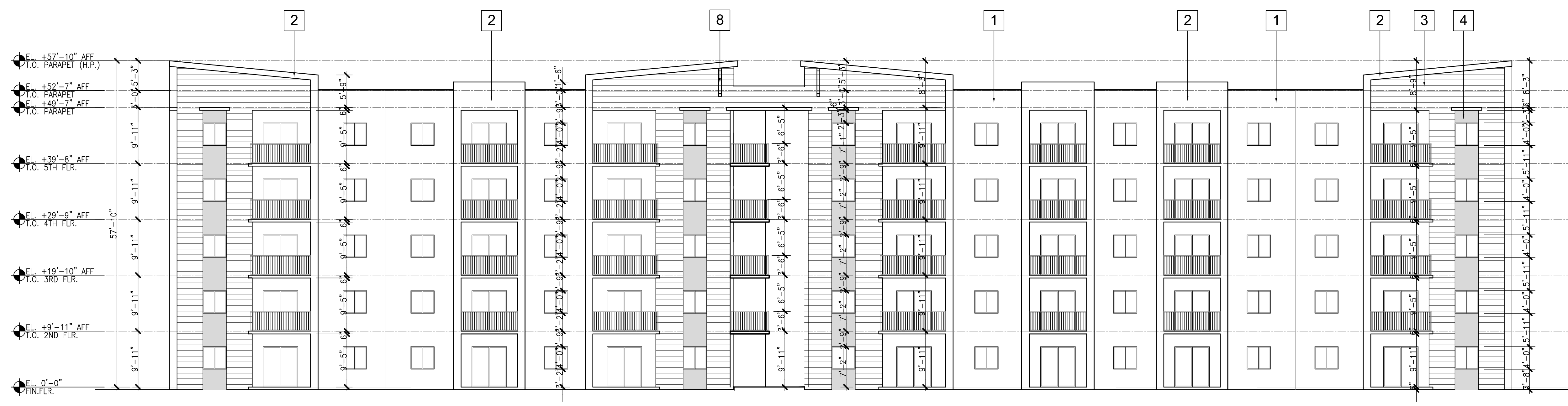


SOUTH ELEVATION

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

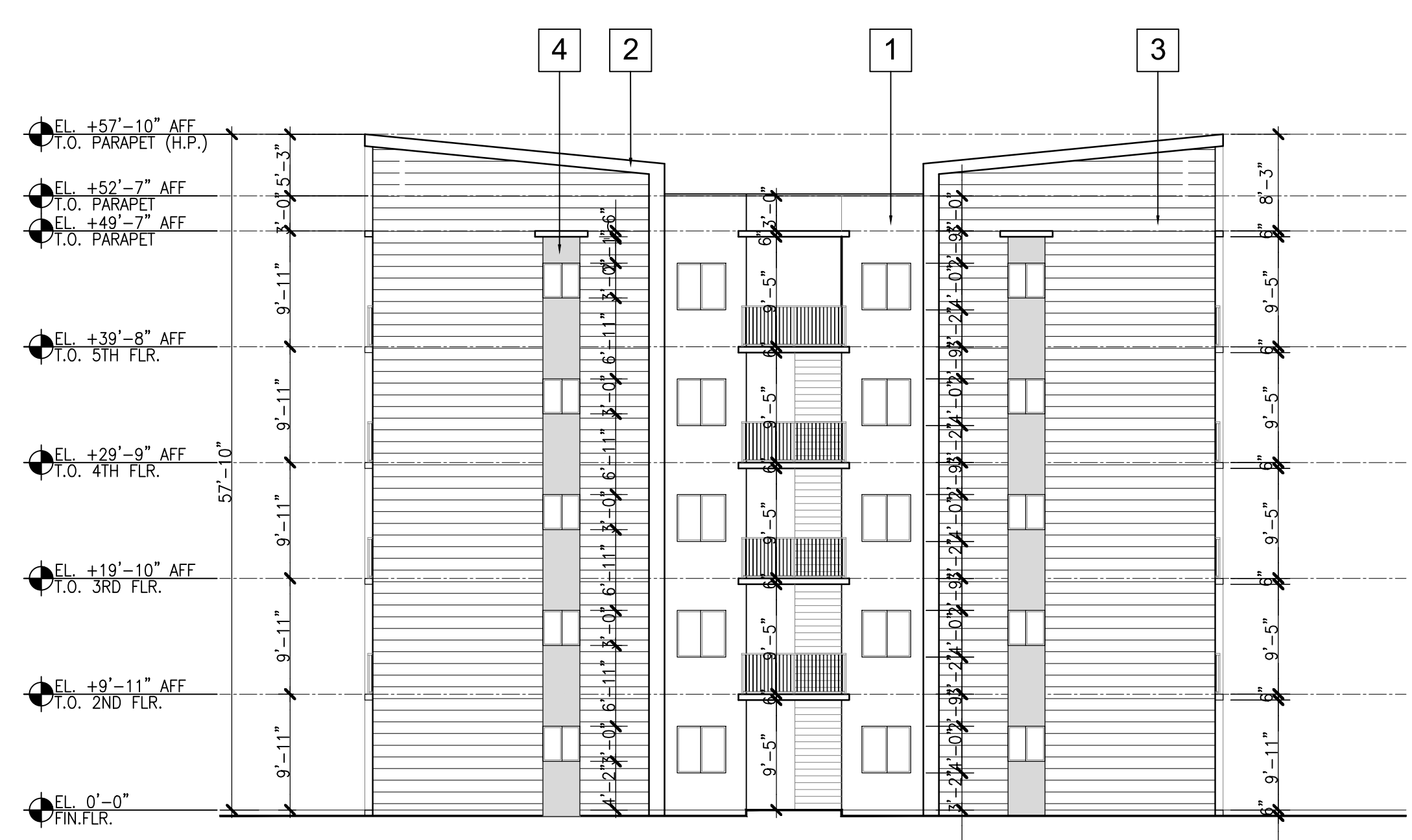
DESIGNED BY:	E.P./A.M.H.
DRAWN BY:	M.M.
CHECKED BY:	E.P./A.M.H.
SCALE:	AS NOTED
DATE:	09-19-2022
JOB No.:	2022-12

DATE:	REVISION:



NORTH ELEVATION

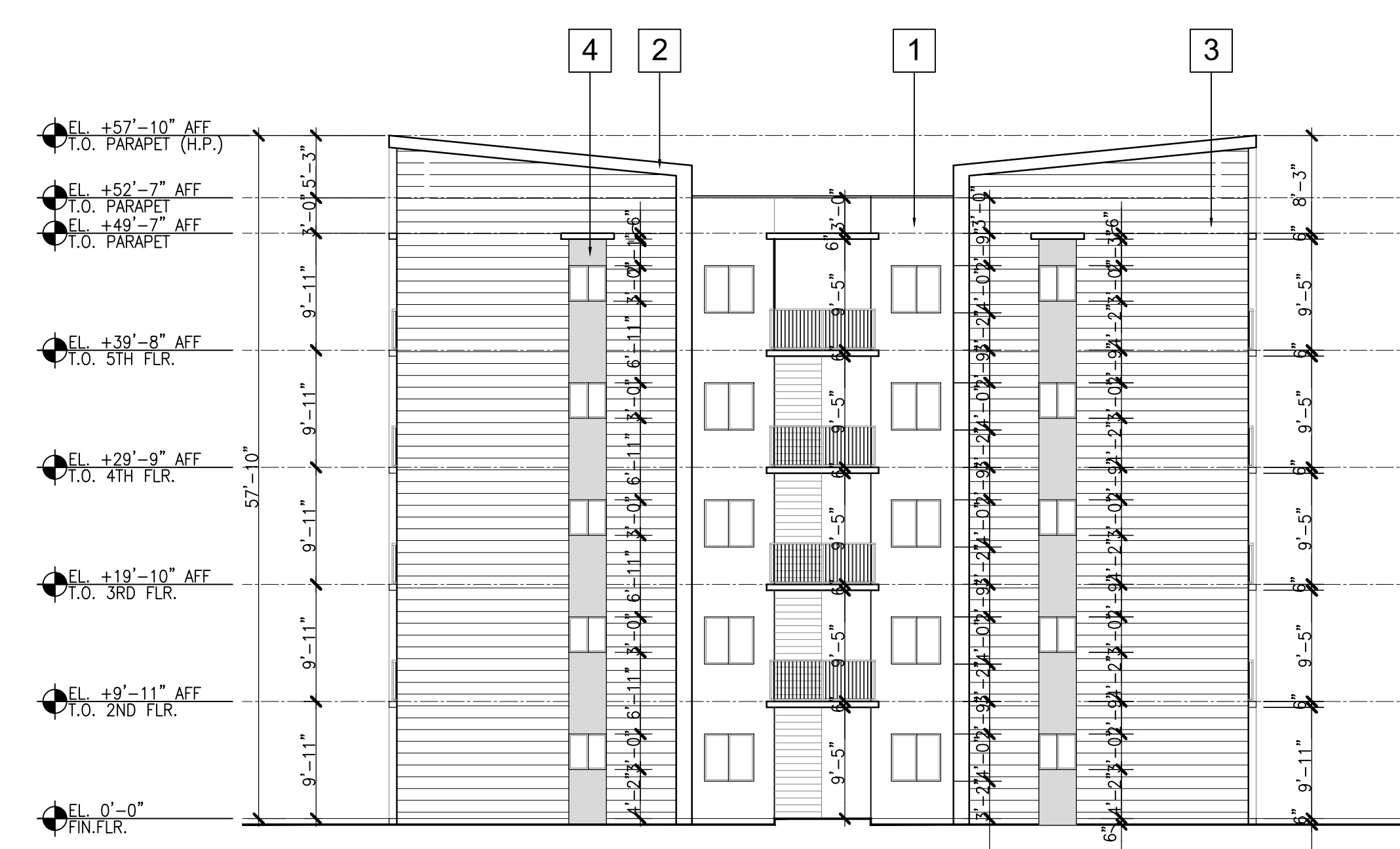
SCALE: 3/32"=1'-0"



EAST ELEVATION

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

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



WEST ELEVATION

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



SOUTH ELEVATION

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

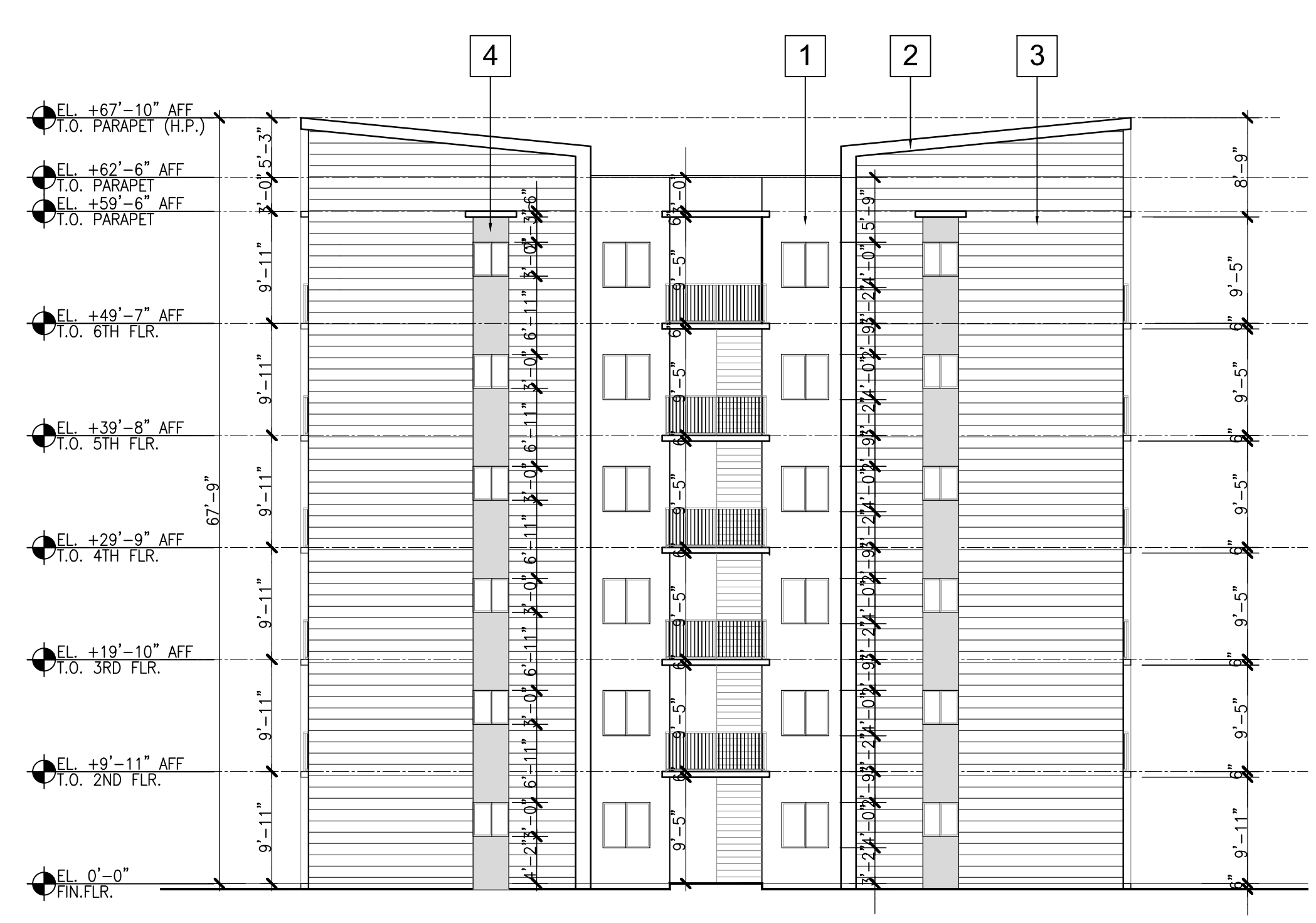
DESIGNED BY:	E.P./A.M.H.
DRAWN BY:	M.M.
CHECKED BY:	E.P./A.M.H.
SCALE:	AS NOTED
DATE:	09-19-2022
JOB No.:	2022-12

DATE:	REVISION:



NORTH ELEVATION

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



EAST ELEVATION

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

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

BUILDING TYPE VI
FENESTRATION SQ. FOOTAGE TOTAL: 5,410 SF
FRONTAGE ON OLD DIXIE HIGHWAY(US-1)

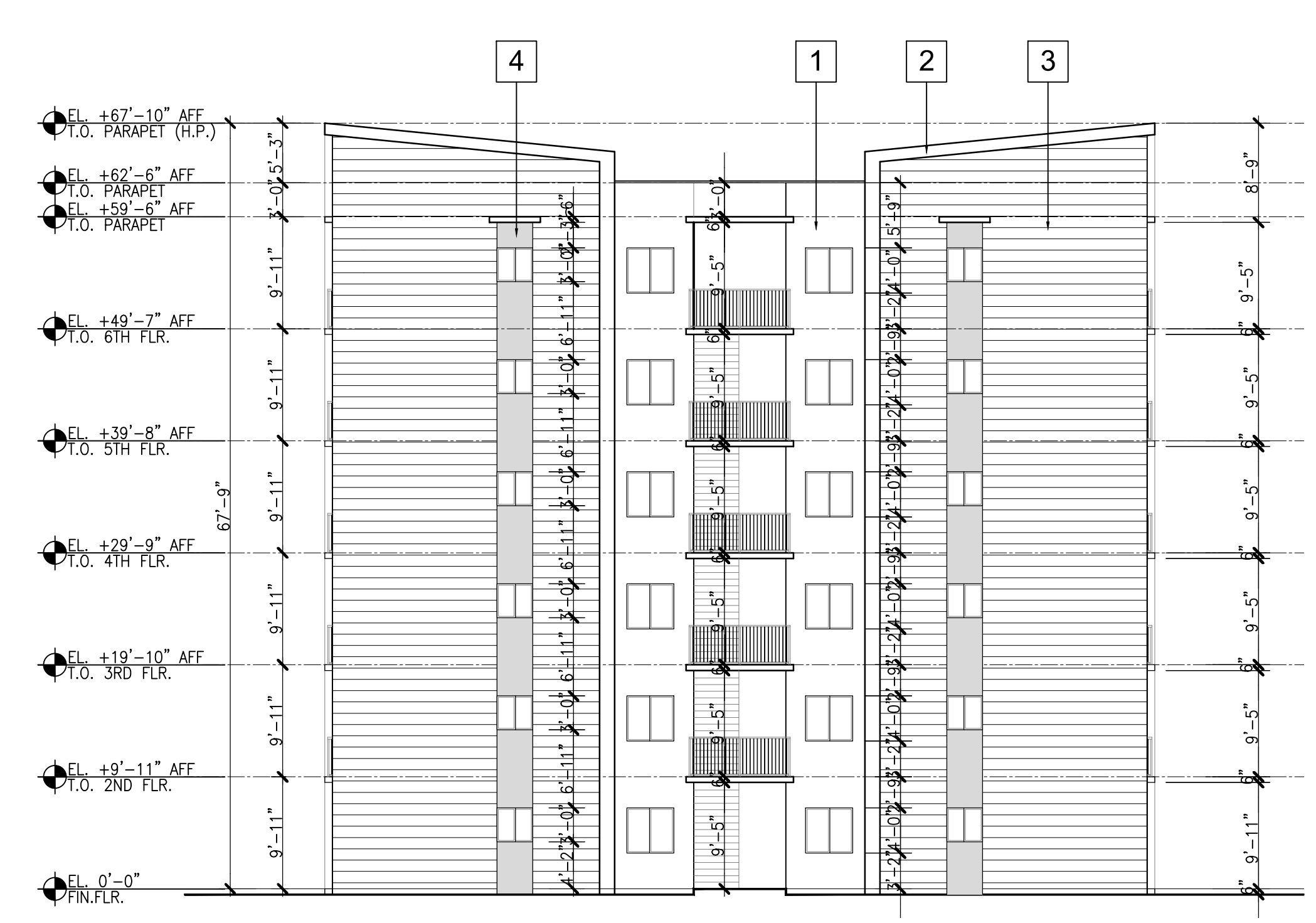
WINDOW SQ. FOOTAGE: 1,020 SQ. FT
TOTAL WINDOWS: 60
60 @ 17 SQ. FT EACH

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

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

CORRIDOR & FENESTRATION OPENING
SQ. FOOTAGE: 1,080 SQ. FT

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



WEST ELEVATION

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



SOUTH ELEVATION

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

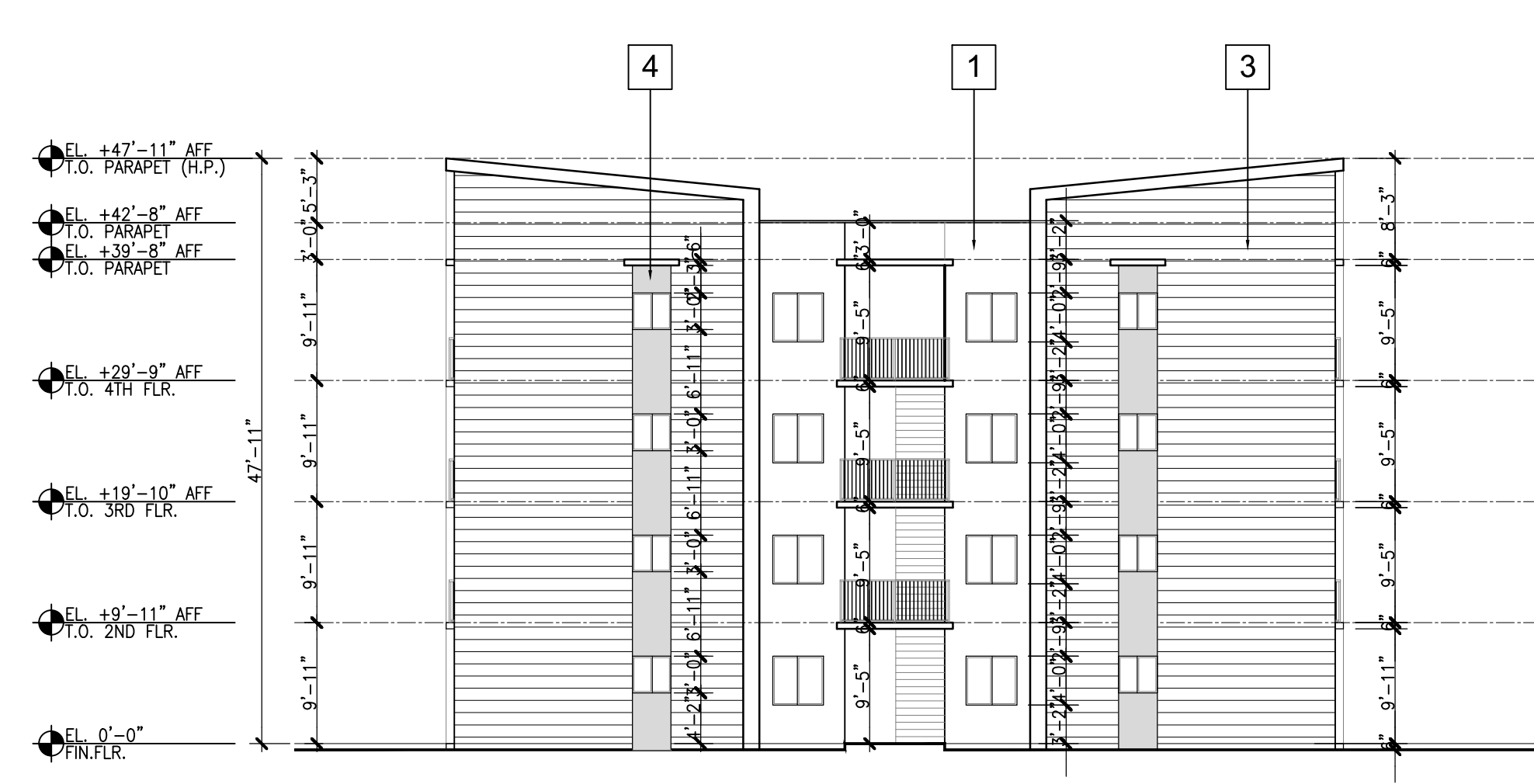
DESIGNED BY:	E.P./A.M.H.
DRAWN BY:	M.M.
CHECKED BY:	E.P./A.M.H.
SCALE:	AS NOTED
DATE:	09-19-2022
JOB No.:	2022-12

DATE:	REVISION:



NORTH ELEVATION

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

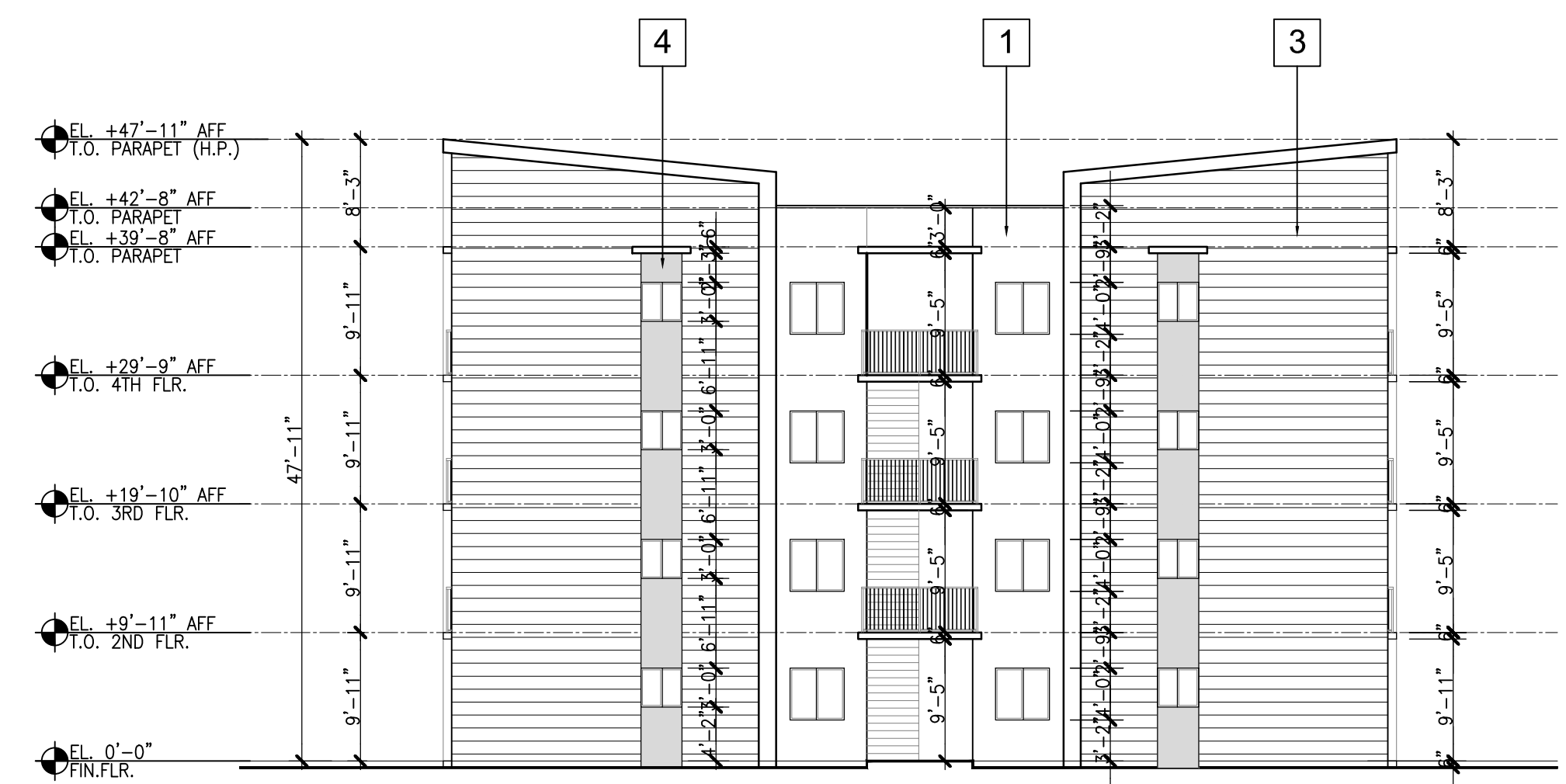


EAST ELEVATION

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

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

BUILDING TYPE VII FENESTRATION SQ. FOOTAGE TOTAL: 3,410 SF FRONTAGE ON SW 294TH STREET	
WINDOW SQ. FOOTAGE: 952 SQ. FT	TOTAL WINDOWS: 56
	56 @ 17 SQ. FT EACH
DOOR SQ. FOOTAGE: 1,440 SQ. FT	TOTAL DOORS: 40
	32 @ 45 SQ. FT EACH
CORRIDOR & FENESTRATION OPENING SQ. FOOTAGE: 1,018 SQ. FT	
REQ. FENESTRATION AREA = 30%	PROVIDED FENESTRATION / WALL AREA = 30.6%



WEST ELEVATION

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



SOUTH ELEVATION

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



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

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

SEAL
EUGENIO PALENZUELA
AR-0016210

Eugenio Palenzuela

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

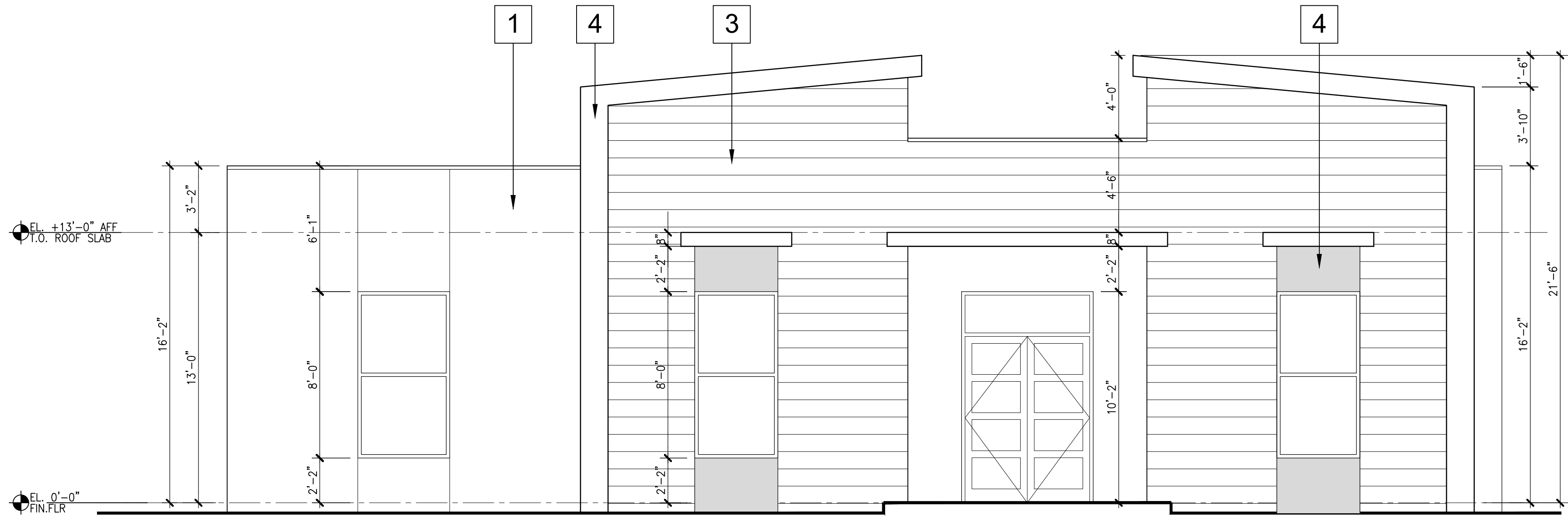
CLUB HOUSE - EXTERIOR ELEVATIONS
MAGNOLIA POINT
SW 296th Street & Old Dixie Hwy.,
Miami-Dade County, Florida
For 296 LEGACY, LLC
9830 SW 77th Ave., Suite #130, Miami, FL 33156

DRAWING:
PROJECT:

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

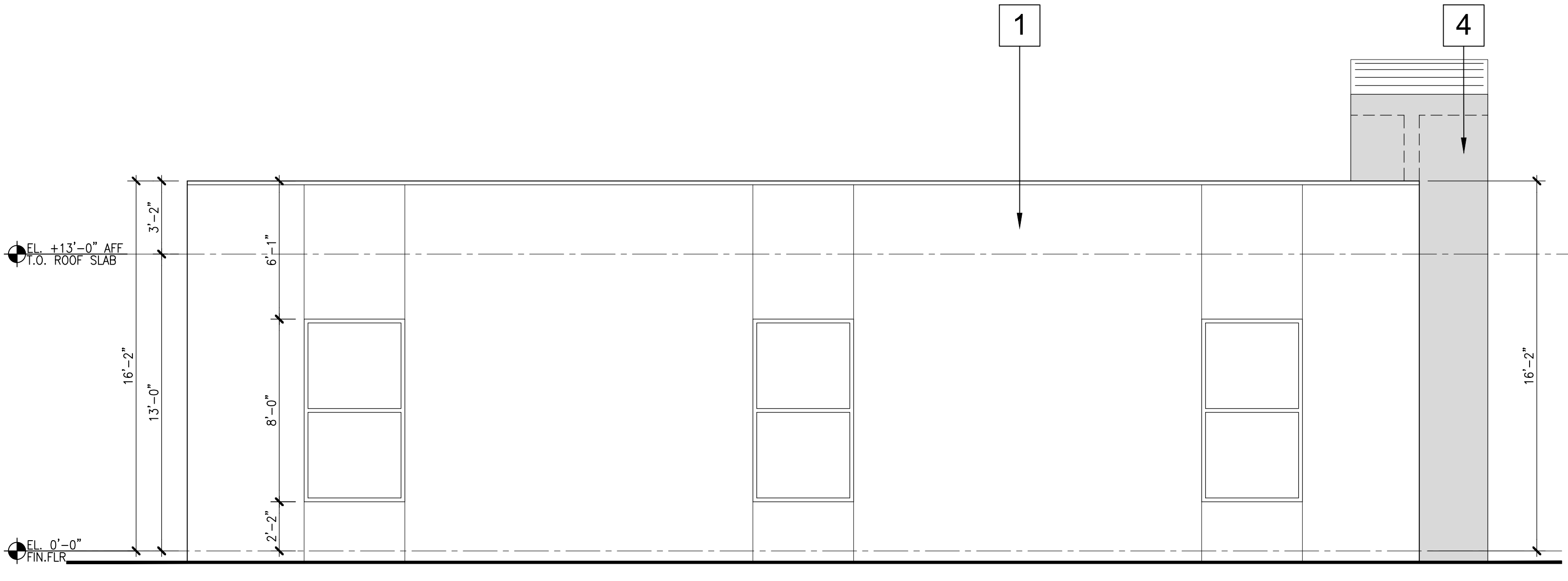
△	DATE	REVISION

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



FRONT ELEVATION (EAST)

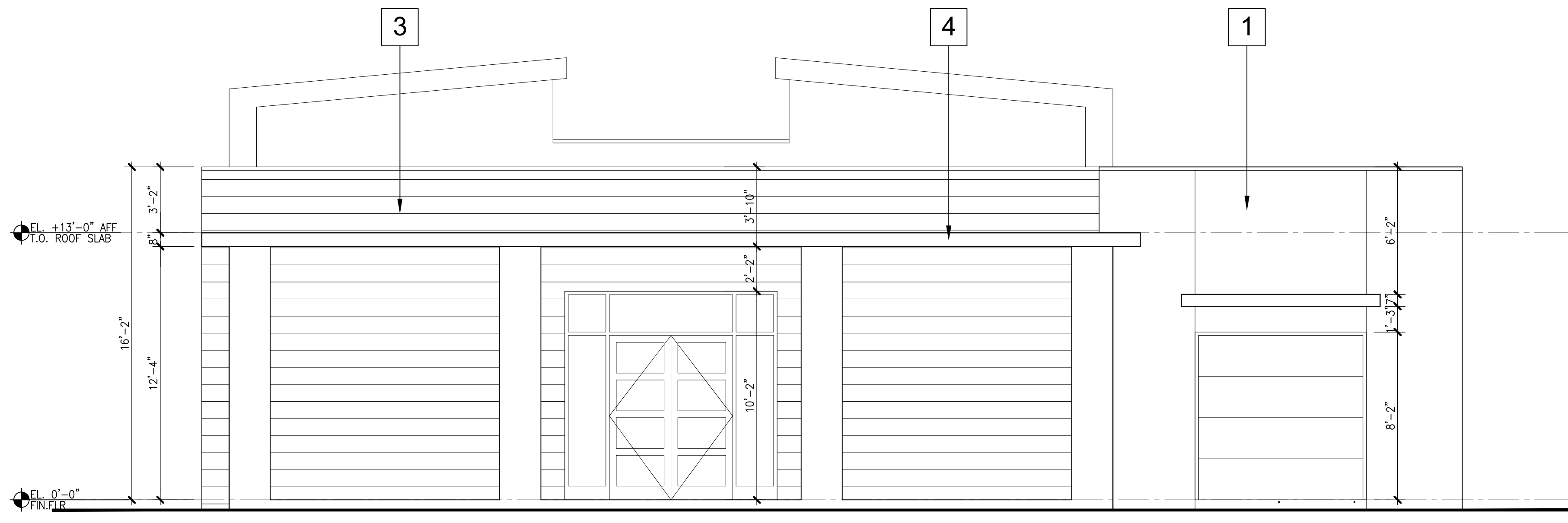
SCALE: 1/4"=1'-0"



SIDE ELEVATION (SOUTH)

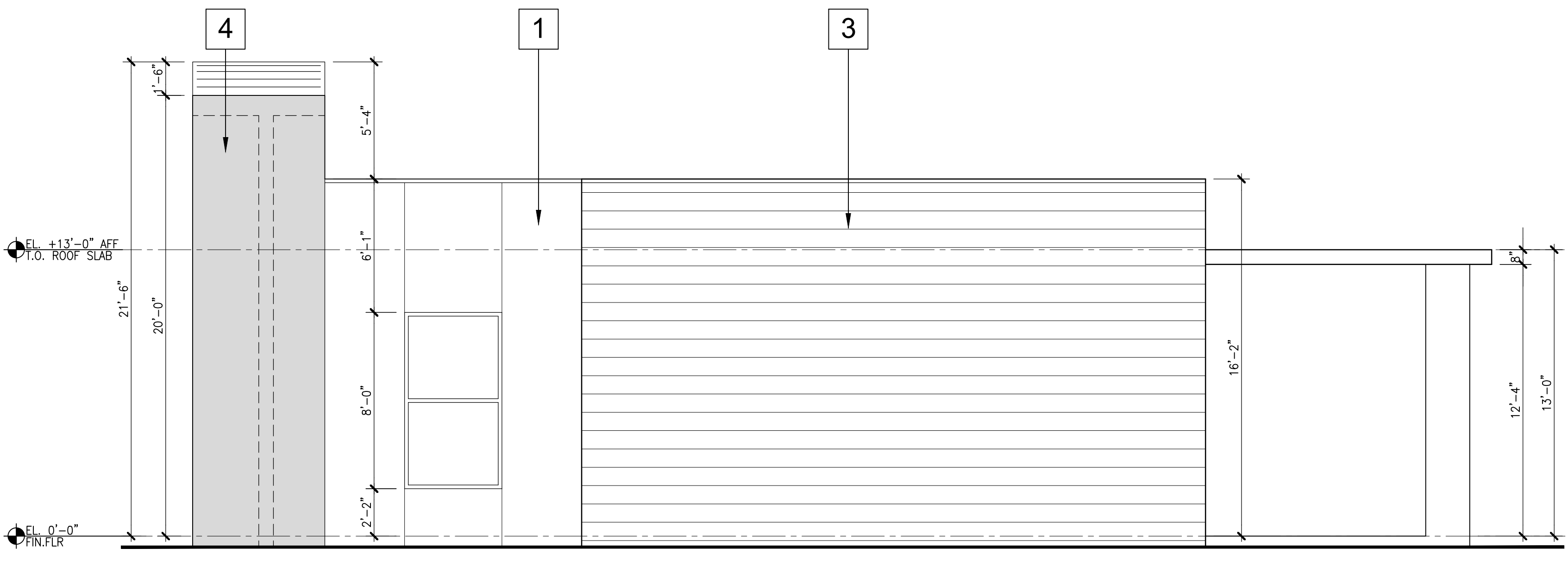
SCALE: 1/4"=1'-0"

No.	DESCRIPTION
1.	SW 7005 PURE WHITE - FIELD
2.	SW 7020 BLACK FOX - ACCENT ON TOWERS
3.	SW 606B BREVITY BROWN - ACCENT (10" HORIZONTAL SCORED STUCCO)
4.	SW 7015 REPOSE GRAY - DOUBLE LAYER STUCCO BAND
5.	DARK BRONZE ALUMINUM & GLASS SLIDING DOOR
6.	DARK BRONZE ALUMINUM & GLASS WINDOW
7.	DARK BRONZE ANODIZED RAILINGS
8.	DECORATIVE METAL BRACKET



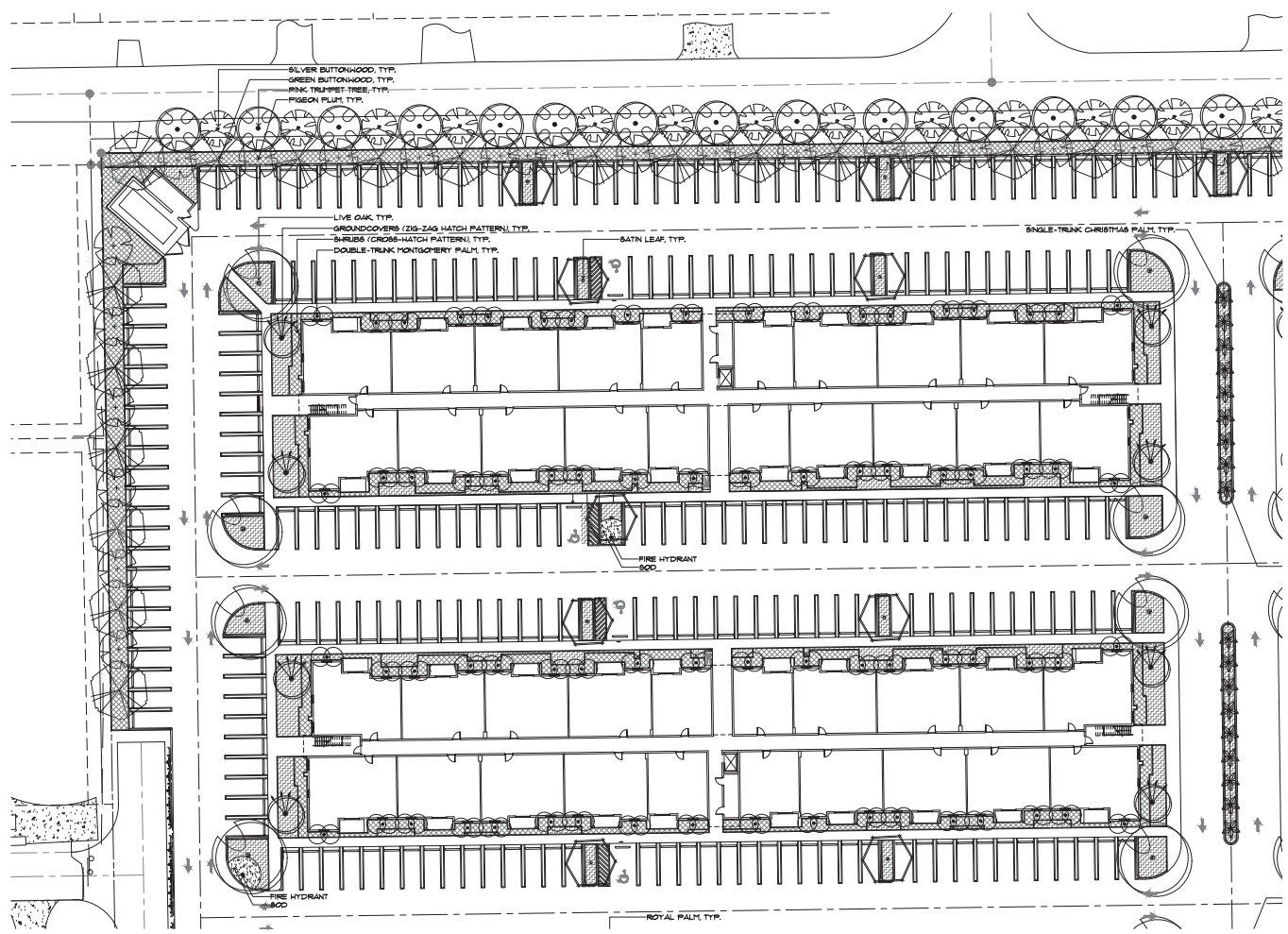
REAR ELEVATION (WEST)

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



SIDE ELEVATION (NORTH)

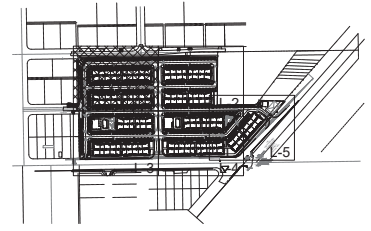
SCALE: 1/4"=1'-0"



PLANT SYMBOL KEY

- CONGOCARPUS E. RESICUBUS/
SILVER BUTTWOOD, TYP.
QUANTITY - 42
- LAGERSTROEMIA INDICA
CORUE MYRTLE, TYP.
QUANTITY - 41
- TABESULIA HETEROPHYLLA
PINK TRUMPET TREE, TYP.
QUANTITY - 23
- CHRYSOPHYLLUM OLIVIFORME
SATIN LEAF, TYP.
QUANTITY - 51
- COCCOLOBA DIVERSIFOLIA
PIGEON PLUM, TYP.
QUANTITY - 44
- CONGOCARPUS ERECTUS
GREEN BUTTWOOD, TYP.
QUANTITY - 42
- QUERCUS VIRGINIANA
LIVE OAK, TYP.
QUANTITY - 34
- ADONIA MERRILLII
SINGLE TRUNK CHRISTMAS PALM, TYP.
QUANTITY - 26
- VEITCHIA MONTGOMERYANA
DOUBLE TRUNK MONTGOMERY PALM, TYP.
QUANTITY - 298
- ROYSTONEA ELATA
ROYAL PALM, TYP.
QUANTITY - 38
- BURUBS (CROSS-HATCH PATTERN), TYP.
(EVERGREEN AND/OR VARIEGATED VARIETIES)
TYPES AND SPECIES - TBD.
- GROUNDCOVER (ZIG-ZAG HATCH PATTERN), TYP.
(FLOWERING VARIETIES)
TYPES AND SPECIES - TBD.
- SOD

KEY PLAN



PARTIAL LANDSCAPE PLAN
SCALE: 1" = 20'-0"

Contractor shall be responsible for all construction on site and shall obtain all necessary permits and approvals from all applicable agencies. The contractor shall be responsible for all construction on site and shall obtain all necessary permits and approvals from all applicable agencies.



Palenzuela & Hevia
ARCHITECTURE
INTERIOR DESIGN
PLANNING

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

L. A. LERENA & ASSOCIATES
REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
L. A. LERENA - HERNANDEZ
L. A. LERENA - HERNANDEZ
L.A. #069725

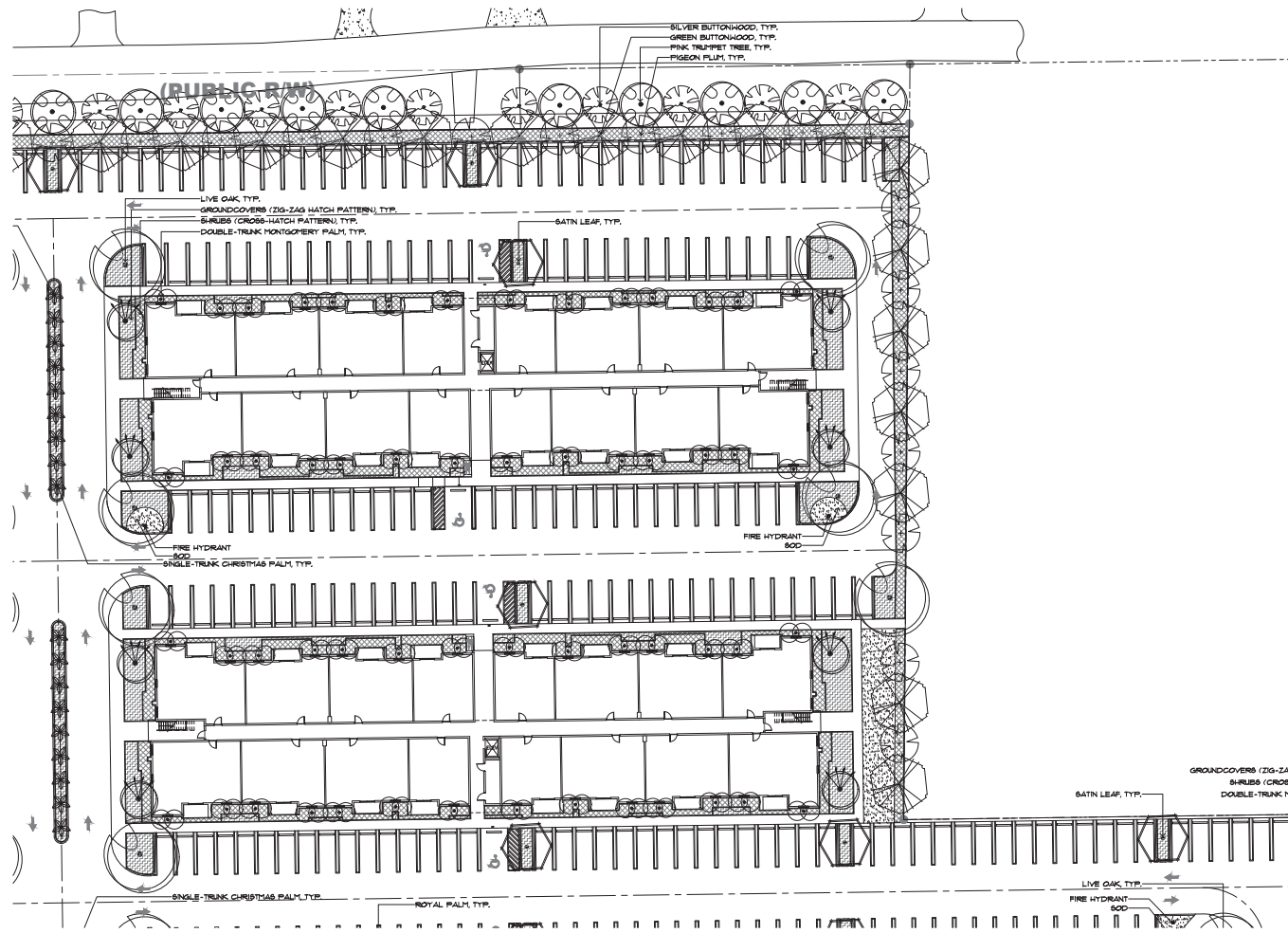
L. A. LERENA & ASSOCIATES
REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
L. A. LERENA - HERNANDEZ
L. A. LERENA - HERNANDEZ
L.A. #069725

MAGNOLIA POINT
L. A. LERENA & ASSOCIATES
1115 N.W. 12th Street, Suite 201, Miami, FL 33136
954.467.1111
WWW.LALERENA.COM

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

DATE	REVISION

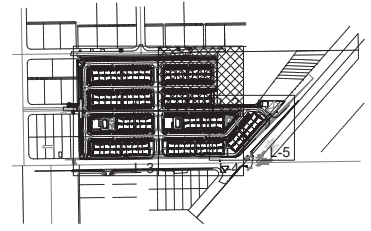
SHEET No. **L-1** OF 1
FILE NAME



PLANT SYMBOL KEY

- CONCARPUS E. RESICUS/SILVER BUTTONHOOD, TYP. QUANTITY - 42
- LAGERSTROEMIA INDICA/CORSE MYRTLE, TYP. QUANTITY - 41
- TABESBIA HETEROPHYLLA/PINK TRUMPET TREE, TYP. QUANTITY - 23
- QUERUS VIRGINIANA/LIVE OAK, TYP. QUANTITY - 34
- ADONDIS MERRILLII/SINGLE TRUNK CHRISTMAS PALM, TYP. QUANTITY - 26
- VEITCHIA MONTGOMERYANA/DOUBLE TRUNK MONTGOMERY PALM, TYP. QUANTITY - 258
- ROYSTONIA ELATA/ROYAL PALM, TYP. QUANTITY - 38
- SHRUBS (CROSS-HATCH PATTERN), TYP. EVERGREEN AND/OR VARIEGATED VARIETIES; TYPES AND SPECIES - TBD.
- GROUNDCOVER (ZIG-ZAG HATCH PATTERN), TYP. (FLOWERING VARIETIES); TYPES AND SPECIES - TBD.
- 800

KEY PLAN



PARTIAL LANDSCAPE PLAN
SCALE: 1" = 20'-0"

Contractor shall be responsible for all materials and labor. All plants shall be installed within 14 days of the date of completion of the project. The contractor shall be responsible for all maintenance and watering of the plants during the project. The contractor shall be responsible for all maintenance and watering of the plants during the project.



Palenzuela & Hevia
ARCHITECTURE
INTERIOR DESIGN
PLANNING

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

L.L.A. LUDENA & ASSOCIATES
REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
LARA M. LUDENA - HERNANDEZ
P.L.A. #069725

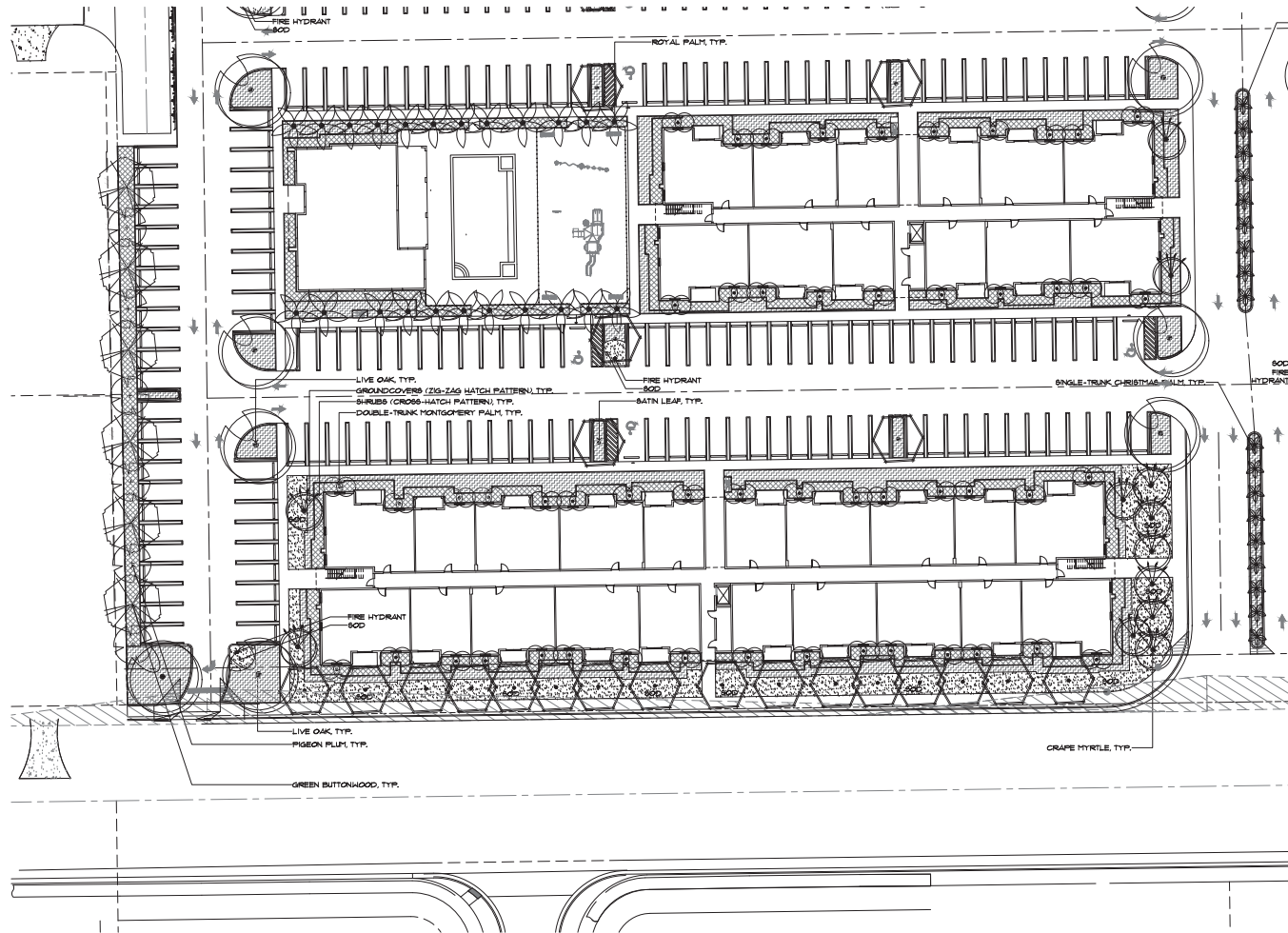
L.L.A. LUDENA & ASSOCIATES
REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
LARA M. LUDENA - HERNANDEZ
P.L.A. #069725














MAGNOLIA POINT
L.L.A. LUDENA & ASSOCIATES
1115 N.W. 120th Ave., Suite 201, Miami, FL 33158
9830 SW 77th Ave., Suite #130, Miami, FL 33156

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

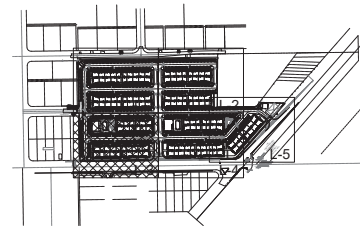
DATE	REVISION

SHEET No.:	01
L-2	
FILE NAME:	



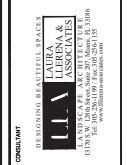
- PLANT SYMBOL KEY
-  CONOCARPUS E. BERICUS / SILVER BUTTONWOOD, TYP. QUANTITY - 42
 -  LAGERSTROEMIA INDICA / GRAPE HYDRILE, TYP. QUANTITY - 41
 -  TABERNAEMONTANA / PINK TRUMPET TREE, TYP. QUANTITY - 23
 -  CHRYSOPHYLLUM OLIVIFORME / SATIN LEAF, TYP. QUANTITY - 31
 -  COCCOBLA DIVERSIFOLIA / PIGEON PLUM, TYP. QUANTITY - 24
 -  CONOCARPUS ERECTUS / GREEN BUTTONWOOD, TYP. QUANTITY - 42
 -  QUERCUS VIRGINIANA / LIVE OAK, TYP. QUANTITY - 24
 -  ADONIDIA HERRILLI / SINGLE TRUNK CHRISTMAS PALM, TYP. QUANTITY - 36
 -  VEITCHIA MONTGOMERYANA / DOUBLE TRUNK MONTGOMERY PALM, TYP. QUANTITY - 258
 -  ROYSTONIA ELATA / ROYAL PALM, TYP. QUANTITY - 38
 -  SHRUBS (CROSS-HATCH PATTERN), TYP. (EVERGREEN AND/OR VARIEGATED VARIETIES) TYPES AND SPECIES - TBD.
 -  GROUNDCOVERS (ZIG-ZAG HATCH PATTERN), TYP. (FLOWERING VARIETIES) TYPES AND SPECIES - TBD.
 -  SOFT-FIRE HYDRANT

KEY PLAN



PARTIAL LANDSCAPE PLAN
SCALE: 1" = 20'-0"

Contractor shall be responsible for all construction of irrigation and fire hydrant systems in accordance with all applicable codes and standards. The contractor shall be responsible for all construction of irrigation and fire hydrant systems in accordance with all applicable codes and standards. The contractor shall be responsible for all construction of irrigation and fire hydrant systems in accordance with all applicable codes and standards.

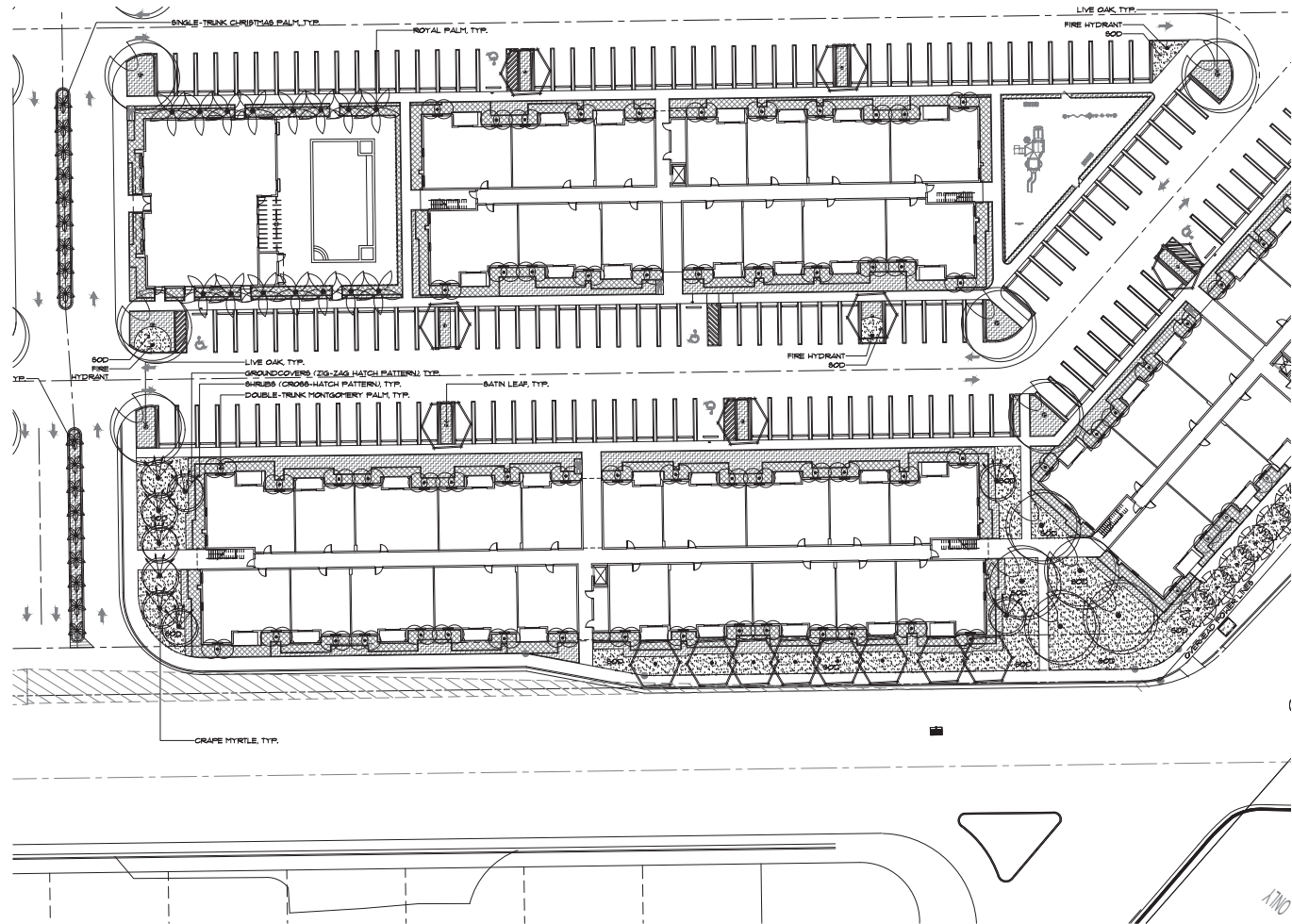


CONSULTANT
L.L.A. ASSOCIATES, INC.
1115 N.W. 120th Ave., Suite 200, Miami, FL 33158
WWW.LLAASSOCIATES.COM

PROJECT
MAGNOLIA POINT
S.W. 8th St. & Old Cutler Hwy.,
Miami, FL 33135
FOR 2981 LEGACY, LLC
9830 SW 77th Ave., Suite #130, Miami, FL 33156

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

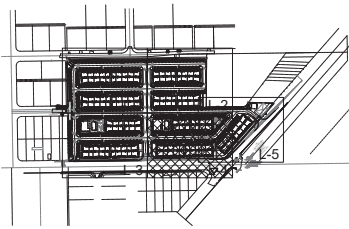
DATE	REVISION



- PLANT SYMBOL KEY
- COCCOGLIA E. BERICUS SILVER BUTTONWOOD, TYP. QUANTITY - 42
 - LAGERSTROEMIA INDICA GRAPE HYDRANT, TYP. QUANTITY - 41
 - TABERBERIA HETEROPHYLLA PINK TRUMPET TREE, TYP. QUANTITY - 23
 - CHRYSOPHYLLUM OLIVIFORME SATIN LEAF, TYP. QUANTITY - 81
 - COCCOGLIA DIVERSIFOLIA PIGEON PLUM, TYP. QUANTITY - 44
 - COCCOGLIA ERECTA GREEN BUTTONWOOD, TYP. QUANTITY - 42
 - QUERCUS VIRGINIANA LIVE OAK, TYP. QUANTITY - 24
 - ADONIDIA HERRILLI SINGLE TRUNK CHRISTMAS PALM, TYP. QUANTITY - 36
 - VEITCHIA MONTGOMERYANA DOUBLE TRUNK MONTGOMERY PALM, TYP. QUANTITY - 258
 - ROYSTONIA ELATA ROYAL PALM, TYP. QUANTITY - 38
 - SHRUBS (CROSS-HATCH PATTERN), TYP. (EVERGREEN AND/OR VARIEGATED VARIETIES) TYPES AND SPECIES - TBD.
 - GROUNDCOVERS (ZIG-ZAG HATCH PATTERN), TYP. (FLOWERING VARIETIES) TYPES AND SPECIES - TBD.
 - SOD
- KEY PLAN

PARTIAL LANDSCAPE PLAN
SCALE: 1" = 20'-0"

Contractor shall be responsible for obtaining all permits and fees from all applicable agencies. The contractor shall be responsible for obtaining all permits and fees from all applicable agencies. The contractor shall be responsible for obtaining all permits and fees from all applicable agencies.



Palazzo & Heria
ARCHITECTURE
INTERIOR DESIGN
PLANNING

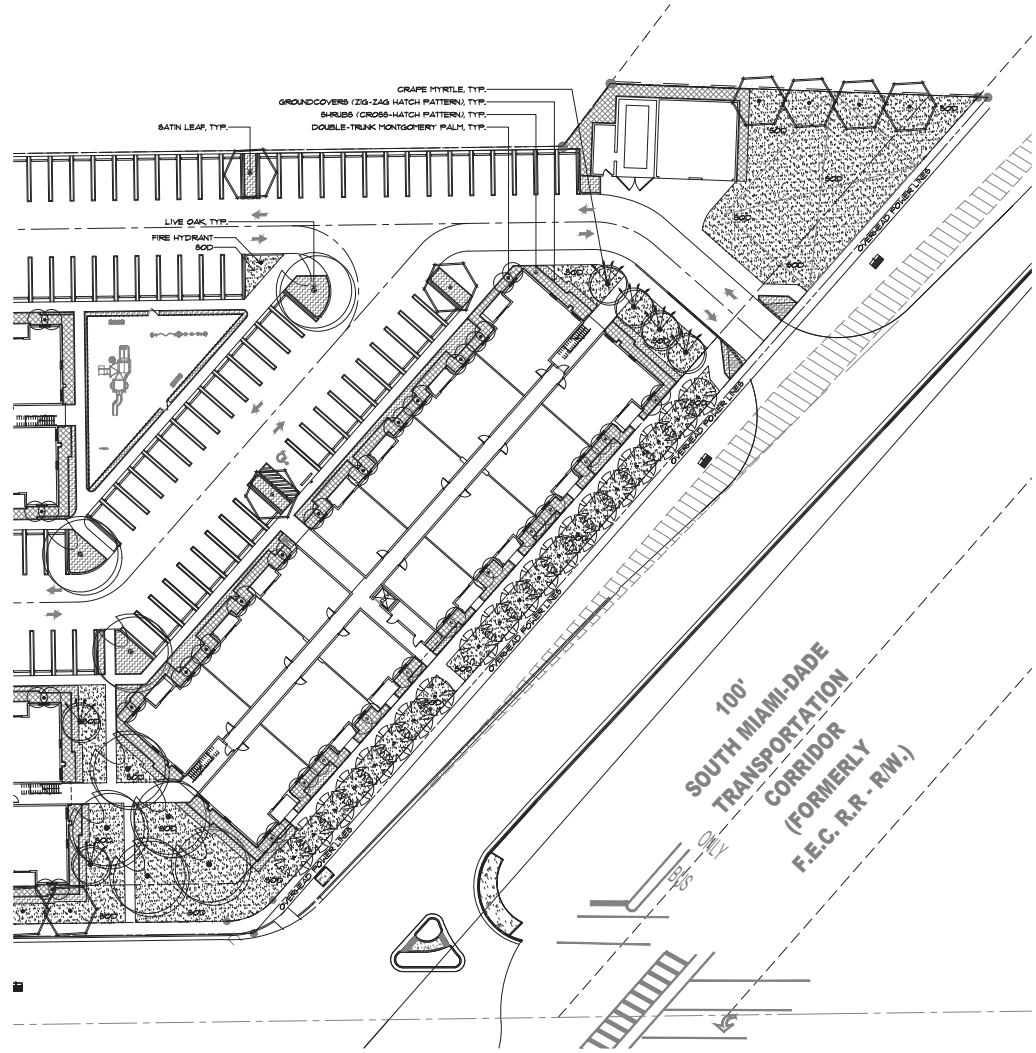
12201 S.W. 133 COURT
MIAMI, FLORIDA 33186
PHONE: (305) 969-5001
FAX: (305) 969-5002
AA-0003113 IB-0001056

PROFESSIONAL SEAL
L.A.M. L.HERNANDEZ
P.L.A. #069725

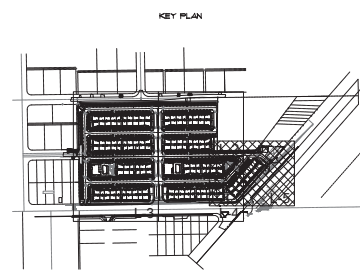
CONSULTANT
L.L.A. ASSOCIATES
1110 N.W. 23rd Ave., Suite 100, Ft. Lauderdale, FL 33304
WWW.LLAASSOCIATES.COM

PARTIAL LANDSCAPE PLAN
MAGNOLIA POINT
S.W. 77th Ave. & Old Dixie Hwy.,
Miami, FL 33156
FOR 2986 LEGACY, LLC
9830 SW 77th Ave., Suite #130, Miami, FL 33156

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



- PLANT SYMBOL KEY
- CONGOCARPUS E. SERICEUS/
SILVER BUTTWOOD, TYP.
QUANTITY - 42
 - LAGERSTROEMIA INDICA
ORANGE MYRTLE, TYP.
QUANTITY - 41
 - TABEBUIA HETEROPHYLLA
PINK TRUMPET TREE, TYP.
QUANTITY - 23
 - CURTISSPELLUM OLIVIFLORE
BATH LEAF, TYP.
QUANTITY - 51
 - COCCOLOBA DIVERSIFOLIA
PIGEON PALM, TYP.
QUANTITY - 44
 - CONGOCARPUS ERECTUS
GREEN BUTTWOOD, TYP.
QUANTITY - 42
 - QUERCUS VIRGINIANA
LIVE OAK, TYP.
QUANTITY - 34
 - ADONIA MERRILLII
SINGLE TRUNK CHRISTMAS PALM, TYP.
QUANTITY - 36
 - VEITCHIA MONTGOMERYANA
DOUBLE TRUNK MONTGOMERY PALM, TYP.
QUANTITY - 298
 - ROYSTONEA ELATA
ROYAL PALM, TYP.
QUANTITY - 38
 - SHIRLES (CROSS-HATCH PATTERN), TYP.
(EVERGREEN AND/OR VARIETATED VARIETIES)
TYPES AND SPECIES - T.B.D.
 - GROUNDCOVER (ZIG-ZAG HATCH PATTERN), TYP.
(FLOWERING VARIETIES)
TYPES AND SPECIES - T.B.D.
 - 800



PARTIAL LANDSCAPE PLAN
SCALE: 1" = 20'-0"

Contractor shall be responsible for all materials and workmanship. The contractor shall be responsible for all permits and all other requirements. The contractor shall be responsible for all utility work and for all other requirements. The contractor shall be responsible for all other requirements.



Palenzuela & Hevia
ARCHITECTURE
INTERIOR DESIGN
PLANNING

12201 S.W. 153 COURT
MIAMI, FLORIDA 33186
PHONE: (305) 969-5001
FAX: (305) 969-5002
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PROFESSIONAL SEAL
L.A. M. LERENA-HERNANDEZ
P.L.A. #069725

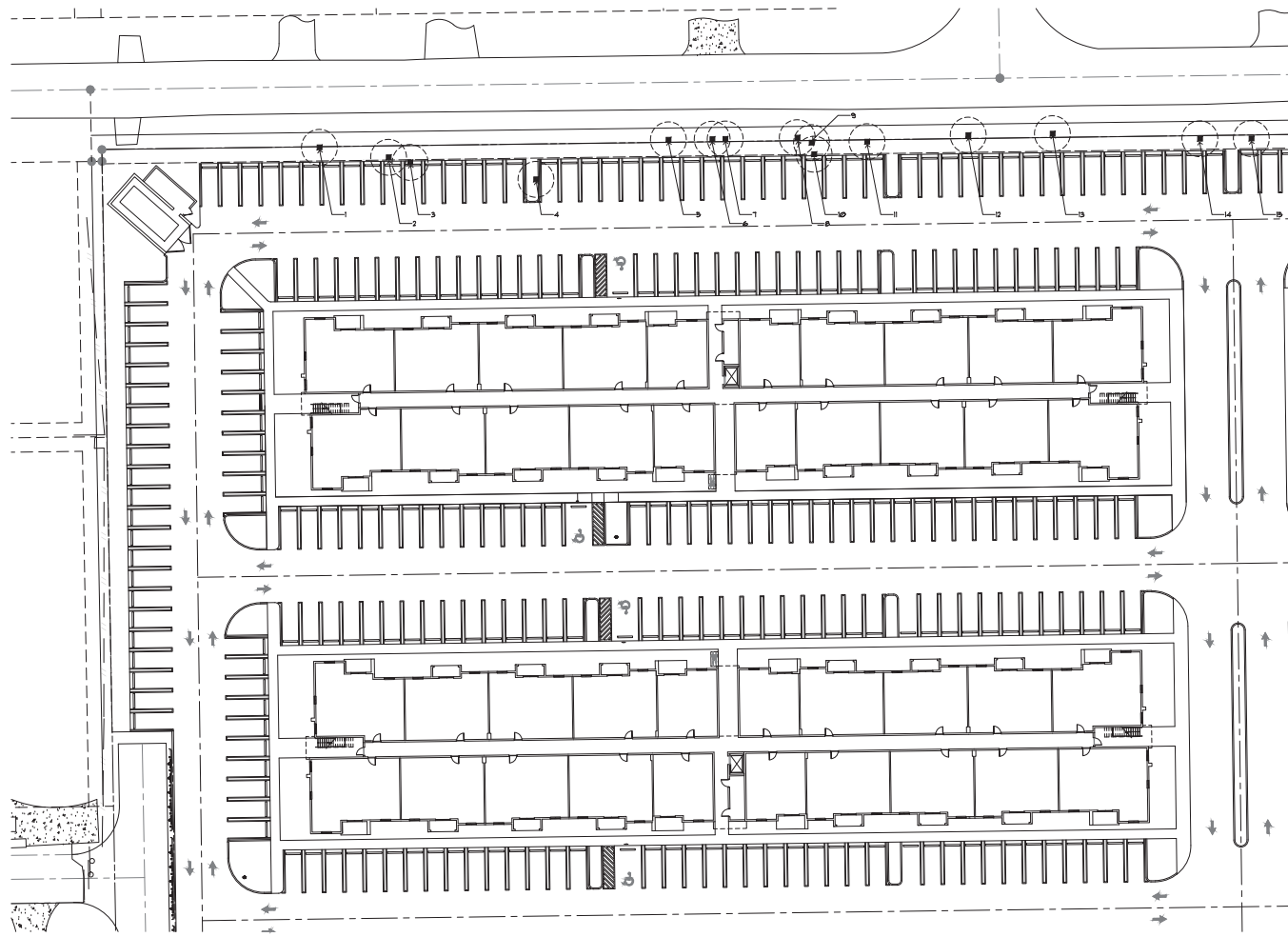
CONSULTANT
L.L.A. ASSOCIATES
1115 N.W. 120th Avenue, Suite 101, Miami, FL 33176
WWW.LLAASSOCIATES.COM

PARTIAL LANDSCAPE PLAN
MAGNOLIA POINT
S.W. 77th Avenue, Palmetto Bay, FL 33157
FOR 2981 LEGACY, LLC
9830 SW 77th Ave., Suite #130, Miami, FL 33156

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

DATE	REVISION

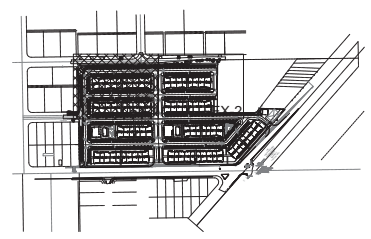
SHEET No. 01
L-5
FILE NAME



EXISTING TREE SYMBOL KEY

☒ EXISTING TREE TO BE REMOVED

☑ TREE # REFERS TO INFORMATION ON THE EX. TREE LIST



PARTIAL
TREE DISPOSITION PLAN
SCALE: 1" = 20'-0"

Customer pays professional as determined by contract and any other terms set forth in contract or any applicable laws. Professional is not responsible for any errors or omissions on the part of the client or any third party. Professional is not responsible for any delays or interruptions in the project due to the client or any third party. Professional is not responsible for any damages or liabilities arising from the use of the drawings or any other documents prepared by the professional.



Palenzuela & Hevia
ARCHITECTURE
INTERIOR DESIGN
PLANNING

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

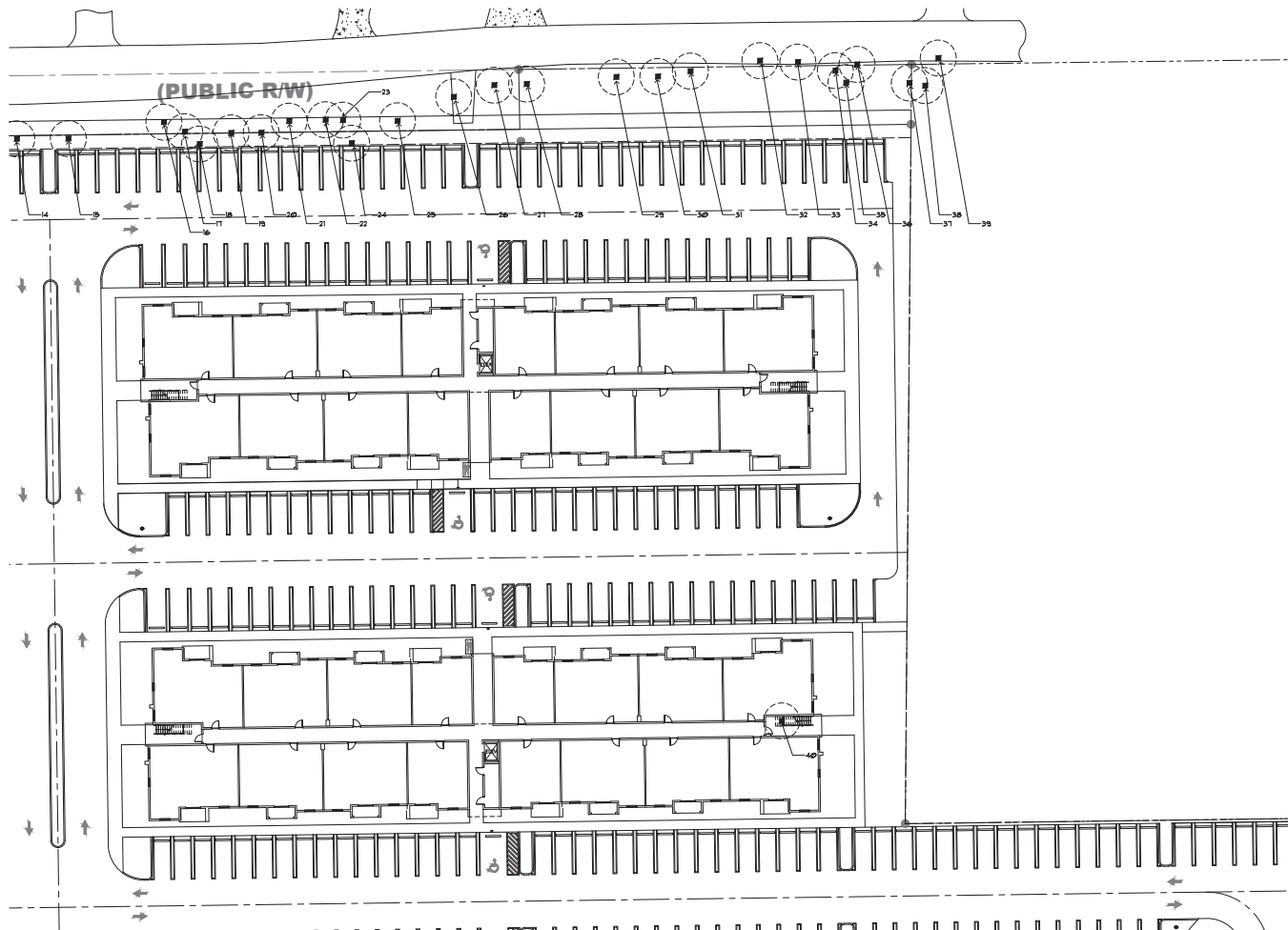
SEAL
LARA M. LERENA-HERNANDEZ
P.L.L.C. #069725

CONSULTANT
L.L.A. ASSOCIATES
1115 N.W. 12th Street, Suite 201, Miami, FL 33136
www.llaaassociates.com

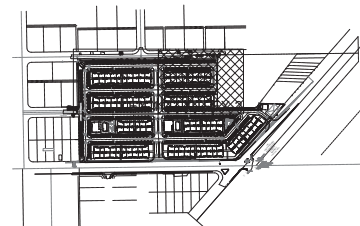
DRAWING PROJECT
DESIGNED BY: J.T.K.
DRAWN BY: J.T.K.
CHECKED BY: L.M.L.H.
SCALE: AS NOTED
DATE: 09-19-2022
JOB No.: 2022-12

DATE	REVISION

SHEET No.: EX-1
FILE NAME:



EXISTING TREE SYMBOL KEY
 [Symbol] EXISTING TREE TO BE REMOVED
 [Symbol] TREE # REFERS TO INFORMATION ON THE EX. TREE LIST



PARTIAL TREE DISPOSITION PLAN
 SCALE: 1" = 20'-0"

Customer pays for professional services and materials on contract and job bills. Payment for professional services shall be made within 30 days of invoice. Payment for materials shall be made within 15 days of invoice. Payment for other services shall be made within 30 days of invoice. Payment for other services shall be made within 30 days of invoice. Payment for other services shall be made within 30 days of invoice.



Palenzuela & Hevia
 ARCHITECTURE
 INTERIOR DESIGN
 PLANNING

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

PROFESSIONAL SEAL
 LARA M. LERENA-HERNANDEZ
 P.E. #000725

CONSULTANT
 L.L.A. LERENA & ASSOCIATES
 1110 N.W. 20th Ave., Suite 201, Miami, FL 33136
 WWW.LLALERENA.COM

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

DATE	REVISION

SHEET No.: 01
EX-2
 FILE NAME:

TREE #	COMMON NAME	BOTANICAL NAME	DBH (")	HT. (')	SPREAD (')	CONDITION	NOTES	DISPOSITION	CANOPY LOSS (SQ. FT.)
1	BRAZILIAN PEPPER	SCHINUS TEREBINTHIFOLIUS	12"	15'	20'	POOR	PROHIBITED	TO BE REMOVED	0 - PROHIBITED
2	HILD TAPARAND	LYBLOPMA LATSILIGUMI	36"	35'	40'	FAIR-POOR	SPECIMEN	TO BE REMOVED	232
3	HILD TAPARAND	LYBLOPMA LATSILIGUMI	18"	35'	25'	FAIR-POOR	SPECIMEN	TO BE REMOVED	582
4	HILD TAPARAND	LYBLOPMA LATSILIGUMI	24"	40'	35'	FAIR-POOR	SPECIMEN	TO BE REMOVED	1524
5	SABIGU	LYBLOPMA SABIGU	48"	35'	35'	FAIR-POOR	SPECIMEN	TO BE REMOVED	1524
6	HILD TAPARAND	LYBLOPMA LATSILIGUMI	36"	35'	35'	FAIR-POOR	SPECIMEN	TO BE REMOVED	1524
7	HILD TAPARAND	LYBLOPMA LATSILIGUMI	12"	35'	35'	FAIR-POOR	-	TO BE REMOVED	1671
8	SABIGU	LYBLOPMA SABIGU	24"	35'	35'	FAIR-POOR	SPECIMEN	TO BE REMOVED	1413
9	HILD TAPARAND	LYBLOPMA LATSILIGUMI	18"	35'	35'	FAIR-POOR	SPECIMEN	TO BE REMOVED	1413
10	HILD TAPARAND	LYBLOPMA LATSILIGUMI	24"	35'	25'	FAIR-POOR	SPECIMEN	TO BE REMOVED	582
11	HILD TAPARAND	LYBLOPMA LATSILIGUMI	24"	25'	25'	FAIR-POOR	SPECIMEN	TO BE REMOVED	628
12	HILD TAPARAND	LYBLOPMA LATSILIGUMI	24"	35'	35'	FAIR-POOR	SPECIMEN	TO BE REMOVED	1524
13	SABIGU	LYBLOPMA SABIGU	18"	35'	35'	FAIR-POOR	SPECIMEN	TO BE REMOVED	1413
14	SABIGU	LYBLOPMA SABIGU	36"	40'	40'	FAIR-POOR	SPECIMEN	TO BE REMOVED	2312
15	SABIGU	LYBLOPMA SABIGU	12"	35'	35'	FAIR-POOR	-	TO BE REMOVED	1671
16	HILD TAPARAND	LYBLOPMA LATSILIGUMI	6"	25'	25'	FAIR-POOR	-	TO BE REMOVED	314
17	HILD TAPARAND	LYBLOPMA LATSILIGUMI	9"	30'	25'	FAIR-POOR	-	TO BE REMOVED	498
18	HILD TAPARAND	LYBLOPMA LATSILIGUMI	4"	35'	25'	FAIR-POOR	-	TO BE REMOVED	314
19	HILD TAPARAND	LYBLOPMA LATSILIGUMI	5"	35'	35'	FAIR-POOR	-	TO BE REMOVED	1671
20	HILD TAPARAND	LYBLOPMA LATSILIGUMI	5"	35'	35'	FAIR-POOR	-	TO BE REMOVED	1671
21	HILD TAPARAND	LYBLOPMA LATSILIGUMI	3"	15'	15'	FAIR-POOR	-	TO BE REMOVED	78
22	HILD TAPARAND	LYBLOPMA LATSILIGUMI	3"	15'	15'	FAIR-POOR	-	TO BE REMOVED	78
23	HILD TAPARAND	LYBLOPMA LATSILIGUMI	18"	35'	35'	FAIR-POOR	SPECIMEN	TO BE REMOVED	1671
24	HILD TAPARAND	LYBLOPMA LATSILIGUMI	12"	25'	25'	FAIR-POOR	-	TO BE REMOVED	314
25	HILD TAPARAND	LYBLOPMA LATSILIGUMI	12"	25'	25'	FAIR-POOR	-	TO BE REMOVED	314
26	HILD TAPARAND	LYBLOPMA LATSILIGUMI	3"	15'	15'	FAIR-POOR	-	TO BE REMOVED	78
27	BRAZILIAN PEPPER	SCHINUS TEREBINTHIFOLIUS	3"	15'	15'	POOR	PROHIBITED	TO BE REMOVED	0 - PROHIBITED
28	BRAZILIAN PEPPER	SCHINUS TEREBINTHIFOLIUS	3"	15'	20'	POOR	PROHIBITED	TO BE REMOVED	0 - PROHIBITED
29	BRAZILIAN PEPPER	SCHINUS TEREBINTHIFOLIUS	12"	25'	25'	POOR	PROHIBITED	TO BE REMOVED	0 - PROHIBITED
30	BRAZILIAN PEPPER	SCHINUS TEREBINTHIFOLIUS	3"	15'	15'	POOR	PROHIBITED	TO BE REMOVED	0 - PROHIBITED
31	BRAZILIAN PEPPER	SCHINUS TEREBINTHIFOLIUS	4"	11'	10'	POOR	PROHIBITED	TO BE REMOVED	0 - PROHIBITED
32	SABIGU	LYBLOPMA SABIGU	18"	40'	35'	FAIR-POOR	SPECIMEN	TO BE REMOVED	1524
33	SABIGU	LYBLOPMA SABIGU	24"	35'	35'	FAIR-POOR	SPECIMEN	TO BE REMOVED	1413
34	BRAZILIAN PEPPER	SCHINUS TEREBINTHIFOLIUS	6"	25'	15'	POOR	PROHIBITED	TO BE REMOVED	0 - PROHIBITED
35	BRAZILIAN PEPPER	SCHINUS TEREBINTHIFOLIUS	6"	15'	15'	POOR	PROHIBITED	TO BE REMOVED	0 - PROHIBITED
36	BRAZILIAN PEPPER	SCHINUS TEREBINTHIFOLIUS	6"	15'	15'	POOR	PROHIBITED	TO BE REMOVED	0 - PROHIBITED
37	BRAZILIAN PEPPER	SCHINUS TEREBINTHIFOLIUS	18"	15'	25'	POOR	PROHIBITED	TO BE REMOVED	0 - PROHIBITED
38	BRAZILIAN PEPPER	SCHINUS TEREBINTHIFOLIUS	11"	15'	15'	POOR	PROHIBITED	TO BE REMOVED	0 - PROHIBITED
39	BRAZILIAN PEPPER	SCHINUS TEREBINTHIFOLIUS	12"	25'	15'	POOR	PROHIBITED	TO BE REMOVED	0 - PROHIBITED
40	LIVE OAK	QUERCUS VIRGINIANA	48"	35'	45'	GOOD	SPECIMEN	TO BE REMOVED	2312
TOTAL CANOPY LOSS								30.918 SQ. FT.	
MITIGATION PROVIDED (SEE THE LANDSCAPE PLAN ALSO)								284.4600 SQ. FT.	

MITIGATION CALCULATIONS (SEE THE LANDSCAPE PLAN ALSO)

TREES:	COMMON NAME	MITIGATION (EACH)	MITIGATION (SUB-TOTAL)
44	PIGEON PLUM	500 SQ. FT.	22,000 SQ. FT.
51	SATIN LEAF	500 SQ. FT.	28,500 SQ. FT.
34	LIVE OAK	500 SQ. FT.	17,000 SQ. FT.
23	PINK TRUMPET TREE	500 SQ. FT.	13,000 SQ. FT.
41	CRAPE MYRTLE	500 SQ. FT.	20,500 SQ. FT.
42	SILVER BUTONHOOD	500 SQ. FT.	7,000 SQ. FT.
42	GREEN BUTONHOOD	500 SQ. FT.	2,000 SQ. FT.
PALMS:			
36	CHRISTMAS PALM	300 SQ. FT.	10,800 SQ. FT.
38	ROYAL PALM	300 SQ. FT.	1,400 SQ. FT.
258	MONTGOMERY PALM	300 SQ. FT.	87,400 SQ. FT.
MITIGATION TOTAL			211,600 SQ. FT.

TREE DISPOSITION - EX. TREE LIST
SCALE: N/A

Consent and approval of all persons named herein is hereby given for the use of the information contained herein for the purpose of the project described herein. This consent and approval is given for the purpose of the project described herein and is not to be construed as a warranty of any kind. The undersigned hereby certifies that the information contained herein is true and correct to the best of their knowledge and belief.



Know what's Below. Call before you dig.

Palenzuela & Hevia
ARCHITECTURE
INTERIOR DESIGN
PLANNING

12201 S.W. 153 COURT
MIAMI, FLORIDA 33186
PHONE: (305) 969-5001
FAX: (305) 969-5002
AA-0003113 B-0001056

Professional Seal of L.L. LERENA & ASSOCIATES, INC. No. 00012725

CONSULTANT
L.L. LERENA & ASSOCIATES, INC.
1113 N.W. 103rd Ave., Suite 110, Miami, FL 33158
www.llderena.com

TREE DISPOSITION PLAN - EXISTING TREE LIST
MAGNOLIA POINT
6 Old Line Road, Ft. Lauderdale, FL 33309
FOR 2986 LEGACY, LLC
9800 SW 77th Ave., Suite #130, Miami, FL 33156

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

DATE	REVISION

EX-3
FILE NAME

RECEIVED

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

BY-ISA

Disclosure of Interest*

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

CORPORATION NAME: 296 LEGACY, LLC

NAME AND ADDRESS

PERCENTAGE OF STOCK

LEGACY FIVE II, LLC, 7600 BED RD #110, S. MIAMI, FL 33143 50%

REME 820, LLC, 8820 SW 153 TER, PALMETTO BAY, FL 33157 50%

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

TRUST/ESTATE NAME: _____

NAME AND ADDRESS

PERCENTAGE OF INTEREST

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

NAME AND ADDRESS

PERCENTAGE OF OWNERSHIP

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



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

BY ISA

Disclosure of Interest

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

NAME OF PURCHASER: _____

NAME AND ADDRESS	PERCENTAGE OF INTEREST
_____	_____
_____	_____
_____	_____
_____	_____

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

_____	_____
_____	_____
_____	_____
_____	_____

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

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

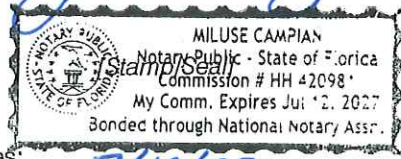
[Handwritten Signature]
Signature

Joseph C. Culligan
Print Name

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

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

Notary: *[Handwritten Signature]*



Commission expires: 7/12/27

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

FORM REVISION 2019/3



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

Disclosure of Interest*

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

CORPORATION NAME: LEGACY FIVE II, LLC

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

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

TRUST/ESTATE NAME: _____

NAME AND ADDRESS	PERCENTAGE OF INTEREST

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

NAME AND ADDRESS	PERCENTAGE OF OWNERSHIP

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



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MIAMI-DADE COUNTY

PROCESS NO.: Z23-037

DATE: OCT 17 2023

Disclosure of Interest

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

NAME OF PURCHASER: _____

Table with 2 columns: NAME AND ADDRESS, PERCENTAGE OF INTEREST. Includes three blank rows for data entry.

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

Table with 2 columns: NAME AND ADDRESS, PERCENTAGE OF INTEREST. Includes three blank rows for data entry.

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

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

Signature line with handwritten signature and Print Name: Jose L. Guillen

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

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

Notary: Miluse Campian

Commission expires: _____ Includes Notary Seal for Miluse Campian, Notary Public - State of Florida, Commission # HH 42098, My Comm. Expires Ju: 12, 2027.

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

FORM REVISION 2019/3

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

Disclosure of Interest*

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

CORPORATION NAME: BEME 820, LLC

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

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

TRUST/ESTATE NAME: _____

NAME AND ADDRESS	PERCENTAGE OF INTEREST

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

NAME AND ADDRESS	PERCENTAGE OF OWNERSHIP

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



RECEIVED

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

Disclosure of Interest

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

NAME OF PURCHASER: _____

NAME AND ADDRESS	PERCENTAGE OF INTEREST
_____	_____
_____	_____
_____	_____
_____	_____

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

_____	_____
_____	_____
_____	_____
_____	_____

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

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

Signature

Merrill Taub

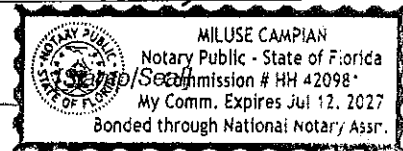
Print Name

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

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

Notary: Miluse Campian

Commission expires: 07/12/2027



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

FORM REVISION 2019/3



This instrument prepared by:

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

Reserved for Recording

DECLARATION OF RESTRICTIONS

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

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

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

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

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

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

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

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

(2) Owner agrees not to utilize Section 125.01055 (Live Local Act), Senate Bill 328, to increase the density or height currently permitted under the MCD regulations.

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

MISCELLANEOUS

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

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

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

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

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

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

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

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

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

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

Recordation and Effective Date. This Declaration shall be filed of record in the public records of Miami-Dade County, Florida at the cost of the Owner following the approval of the Application by the Board of County Commissioners. This Declaration shall become effective immediately upon recordation. Notwithstanding the previous sentence, if any appeal is filed, and the disposition of such appeal results in the denial of the Application, in its entirety, then this Declaration shall be null and void and of no further effect. Upon the disposition of an appeal that results in the denial of the Application, in its 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 the full power and authority to deny each such application in whole or in part and decline to accept any conveyance.

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

[Execution Pages Follow]

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

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

Witnesses:


Print Name:

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

By: 

Merrill J. Taub
Manager

CELIA GUILLEN
Address:
8291 SW 172 ST
MIAMI FL 33157

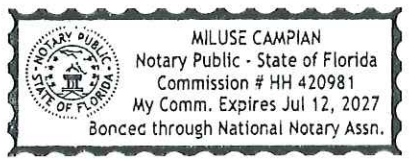
Print Name:
JUAN CARLOS GARCIA
Address:
15715 SW 76 Terr MIA, FL 33193
STATE OF FLORIDA


COUNTY OF MIAMI-DADE

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

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

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





Notary Public, State of Florida
Miluse Campian

Print Name

My Commission Expires: 7/12/27

EXHIBIT "A"

LEGAL DESCRIPTION

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

(Space reserved for Clerk)

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before my by _____, the _____ of Bank of America, N.A., a national banking association, on behalf of the association. He/She is personally known to me or has produced _____ as identification.

Witness my signature and official seal this ____ day of _____, 202_, in the County and State aforesaid.

Notary Public- State of _____

Print Name: _____

My Commission Expires: