

**DEPARTMENT OF REGULATORY
AND ECONOMIC RESOURCES**

APPLICATION FOR ENTRANCE FEATURE

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

Entrance Feature No.: EF-025-003 Tentative No.: 25148

Plat Name RANCHO GRANDE SUBDIVISION

Sec. 14 Twp. 57 Rge. 38

Property Location: SW 312 Street and SW 187 Avenue

Zoning: PAD (Planned Area Development) District: 8

Owner: TPG AG EHC III (LEN) MULTI STATE 4, LLC

Owner's Email: c/o alberto.torres@hklaw.com

Owner's Address: 8585 E. Hartford Dr., Suite 118, Scottsdale, Arizona, 85255

Owner's Phone: c/o 305-789-7744

Contact person: Alberto J. Torres, Land Use Consultant, Holland & Knight LLP

Contact's Email: alberto.torres@hklaw.com

Contact's Address: c/o Holland & Knight LLP, 701 Brickell Avenue, Suite 3300, Miami, FL 33131

Contact's Phone: 305-789-7744

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

FOR OFFICIAL USE ONLY

Check No: _____

Bank: _____

Date received: _____

**ZONING APPLICATION FOR ADMINISTRATIVE APPROVAL OF
ENTRANCE FEATURE**

MIAMI-DADE COUNTY

Sec. 14 Twp. 57 Rge. 38

Fee _____

FOLIO# 30-7814-000-0010, 30-7814-000-0160, and 30-7814-000-0190

Date Received Stamp

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

TYPE OR PRINT LEGIBLY ALL INFORMATION ON APPLICATION:

(1) Applicant TPG AG EHC III (LEN) MULTI STATE 4, LLC Phone c/o 305-789-7744

Mailing Address 8585 E. Hartford Dr, Ste 118 City Scottsdale State AZ Zip 85255

Email Address c/o alberto.torres@hklaw.com

(2) Owner of Property TPG AG EHC III (LEN) MULTI STATE 4, LLC Phone c/o 305-789-7744

Mailing Address 8585 E. Hartford Dr, Ste 118 City Scottsdale State AZ Zip 85255

Email Address c/o alberto.torres@hklaw.com

(3) Contact Person Alberto J. Torres, Land Use Consultant Phone 305-789-7744

Address 701 Brickell Avenue, Suite 3300 City Miami State FL Zip 33131

Email Address alberto.torres@hklaw.com

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

See attached Exhibit "A."

(5) SIZE OF PROPERTY: _____ x _____

(6) Address or location of subject property SW 312 Street and SW 187 Avenue

(7) Present Zoning Classification(s) PAD (Planned Area Development)

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

EXHIBIT "A"

LEGAL DESCRIPTION:

Parcel 1:

The North 3/4 of the South 1/2 of the Northeast 1/4 of the Northeast 1/4, Section 14, Township 57 South, Range 38 East, lying and being in Miami-Dade County, Florida, less and except the East 40 feet thereof conveyed to Miami-Dade County, Florida, by Right-of-Way Deed recorded in Official Records Book 30436, Page 3869 of the Public Records of Miami-Dade County, Florida.

Parcel 2:

Beginning at the Southeast corner of the Northeast 1/4 of the Northeast 1/4 of Section 14, Township 57 South, Range 38 East, thence North 165 feet; thence West 792 feet; thence South 165 feet; thence East 792 feet to the Point of Beginning, less and except the East 40 feet thereof and also less and except the South 25 feet of the East 792 feet of the South 1/2 of the Northeast 1/4 of the Northeast 1/4 of Section 14, Township 57 South, Range 38 East, and also less and except the area bounded by the North line of the South 25 feet and by the West line of the East 40 feet of the Northeast 1/4 of said Section 14, and by a 25 foot radius arc concave to the Northwest, said arc being tangent to both of the last described lines; less that portion previously dedicated by an instrument recorded in Deed Book 2377, Page 448, conveyed to Miami-Dade County, Florida, by Right-of-Way Deed recorded in Official Records Book 30436, Page 3869 of the Public Records of Miami-Dade County, Florida.

ALSO KNOWN AS:

Commence at the Southeast Corner of the North 3/4 of the South 1/2 of the Northeast 1/4 of the Northeast 1/4, of Section 14, Township 57 South, Range 38 East, Miami-Dade County, Florida; thence S89°24'16"W, along the South Line of the North 3/4 of the South 1/2 of the Northeast 1/4 of the Northeast 1/4 of said Section 14, for a distance of 40.00 feet to the POINT OF BEGINNING; thence S00°56'50"E, along a line 40.00 feet West of and parallel with the East Line of said Section 14 for a distance of 116.54 feet to a point of curvature of a circular curve to the right, concave to the Northwest; thence Southerly, Southwesterly and Westerly along the arc of said curve, having for its elements a radius of 25.00 feet, through a central angle of 90°20'45" for an arc distance of 39.42 feet to a point of tangency; thence S89°23'55"W, along the North Right-of-way Line of SW 316TH Street (PALMETTO STREET) as per Official Records Book 30436, Page 3869, of the Public Records of Miami-Dade County, Florida, for a distance of 726.85 feet; thence N00°56'50"W for a distance of 141.77 feet to its intersection with the South Line of the North 3/4 of the South 1/2 of the Northeast 1/4 of the Northeast 1/4 of said Section 14; thence N89°24'16"E, along the last described line for a distance of 752.00 feet to the POINT OF BEGINNING.

Parcel 3:

The East 1/2 of the Northwest 1/4 of the Northeast 1/4 of the Northeast 1/4, LESS the North 185 feet of the West 210 feet, and LESS the North 35 feet thereof, in Section 14, Township 57 South, Range 38 East, lying and being in Miami-Dade County, Florida.

Holland & Knight

701 Brickell Avenue, Suite 3300 | Miami, FL 33131 | T 305.789.7787 | F 305.679.6302
Holland & Knight LLP | www.hklaw.com

Alberto J. Torres
305.789.7744
alberto.torres@hklaw.com

May 17, 2025

VIA ELECTRONIC MAIL

Mr. Guillermo Garcia
Department of Regulatory
and Economic Resources
Developmental Services Division
Miami-Dade County
111 NW 1st Street, Suite 1110
Miami, Florida 33128

**Re: Submittal of an Entrance Feature Application for Rancho Grande (T-Plat No. 25148)
/ TPG AG EHC III (LEN) MULTI STATE 4, LLC (the “Applicant”)**

Dear Guillermo:

On behalf of TPG AG EHC III (LEN) Multi State 4, LLC, a Delaware limited liability company (the “Applicant”), the property owner, please accept the enclosed entrance feature application and set of plans. The entrance feature set of plans is entitled “Rancho Grande,” prepared by Pascual, Perez, Kiliddjian, and Starr, Architects and Planners, and landscape plans prepared by Witkin Hults Design Group, consisting of a total of four (4) sheets (the “Plans”). The Plans are consistent with the controlling set of plans approved pursuant to Resolution No. Z-43-24 and Tentative Plat No. T-25148.

In accordance with the Plans, a decorative monument-type sign is proposed on either side of the entrance to the approved residential community at the intersection of SW 314 Street and SW 187 Avenue. Each of the monument-type signs will include a community sign copy, namely “Coral Landings,” and landscape elements such as planters and solar uplighting of the monument signs. The character, scale, and design of the community monument signs will be complementary to the approved residential development and compatible with the immediate neighborhood as far as its overall impact is concerned.

Should you have any questions or require additional information, please do not hesitate to contact me directly at (305) 789-7744.

Respectfully yours,

HOLLAND & KNIGHT LLP



Alberto J. Torres
Land Use Consultant

Encl.

March 07, 2025

Pascual, Perez, Kiliddjian & Associates
1330 Northwest 84 Avenue
Miami, Florida 33126

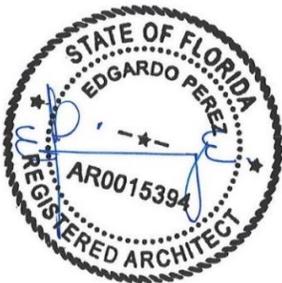
Ref: **RANCHO GRANDE**
Entry Feature Submittal

By means of this correspondence, the undersigned herewith, as Architect of record for the above referenced project, certifies that the method and software that have been utilized to digitally sign and seal the plans complies with the intent of the Florida Statutes chapters 471 and 481 and Florida Administrative rules 61G15-23 and 61G1-16. All Architectural files listed below have been digitally signed and sealed by me.

C-0 – esign
SP-1 – esign

Should you have any questions do not hesitate to contact us at your earliest convenience.

Sincerely,



Edgar Perez - AIA

Pascual, Perez, Kiliddjian & Assoc.
1330 N.W. 84th Ave.
Doral, Florida 33126
Ph. (305) 592-1363
Fx. (305) 592-6865
Cell. (305) 776-1704

e_perez@ppkarch.com

AR 0015394

Professional (Individual or Corporation)

PROFESSIONAL PREPARER'S STATEMENT OF LANDSCAPING COMPLIANCE

PROCESS NUMBER:

Legal description: Lot: _____ Block: _____ Subdivision: _____
P.B. _____ Page: _____ Development name: RANCHO GRANDE

We hereby certify that the landscaping/irrigation plan being submitted for the above captioned complies with the requirements of Ordinance 98-13 (landscape ordinance) as to species, height, trunk width and location at time of planting, and that the species as shown are in accordance with the accepted species approved by Miami Dade County and that none of the species are from the prohibited list.

I/We hereby certify as an arborist and/or landscape architect that there are/are no (circle one) specimen trees on the property.

Additionally, automatic sprinkler systems (if applicable) comply with requirement of said 3

I/We further certify that I/We am/are authorized under Chapter 481, Florida statutes to prepare and submit this landscaping/irrigation plan.



Seal:

Professional Preparer's Signature

Steven C. Eaves
Witkin Hults + Partners
307 S. 21st Avenue
Hollywood, FL 33020
License #6667290

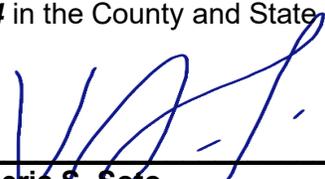
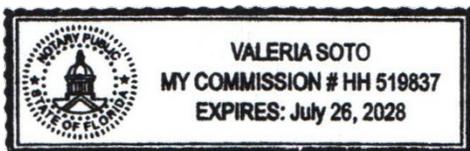


STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this **11th of November, 2024**, by *Steven C. Eaves*, of *Witkin Hults + Partners*, a Florida corporation, on behalf of the corporation. He is personally known to me and did not take an oath.

Witness my signature and official seal this **11th of November, 2024** in the County and State aforesaid, the date and year last aforesaid.

My commission expires: July 26, 2028



Valeria S. Soto
Notary Public Signature



LOCATION MAP
N.T.S.



THIS PERMIT
WHERE SHOWN

GENERAL NOTES:

1. PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR AND ALL THE SUBCONTRACTORS SHALL VERIFY ALL GRADES, LINES, LEVELS, EMBANKMENTS AND EXISTING EXPOSURE CONDUITS. THE JOB SITE WITH THE PLANS AND SPECIFICATIONS. THEY SHALL NOTIFY ANY INCORRECTED OR ERRORS IN THE ABOVE TO THE ARCHITECT/OWNER BEFORE COMMENCING WORK FROM ESTABLISHED REFERENCE POINTS AND BE RESPONSIBLE FOR ALL LINES, ELEVATIONS AND MEASUREMENTS IN CONNECTION WITH THEIR WORK.
2. IF ANY ERRORS OR OMISSIONS APPEAR IN THE DRAWINGS, GENERAL NOTES OR OTHER DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER IN WRITING OF SUCH MENTION OR ERROR PRIOR TO PROCEEDING WITH ANY WORK WHICH APPEARS IN QUESTION IN THE ORDER OF THE CONTRACTOR'S FAILURE TO DO SO IN AN ADVISED NOTICE, HE SHALL BE RESPONSIBLE FOR THE RESULTS OF ANY SUCH ERRORS OR OMISSIONS AND THE COST OF RECTIFYING THE SAME.
3. ALL EMBANKMENTS SHALL BE CONSIDERED "NON-PAID" UNLESS OTHERWISE NOTED. EMBANKMENTS ON LARGE SCALE DRAWINGS OR PLOTS WILL SHOW OVER SMALLER SCALED DRAWINGS.
4. DO NOT SCALE DRAWINGS. USE PLANNED DIMENSIONS ONLY. CONTRACTOR SHALL VERIFY ALL DIMENSIONS & CONDITIONS AND IN THE EVENT OF CONFLICT, NOTIFY THE ARCHITECT BEFORE PROCEEDING.
5. SUBMIT 3 SETS SHOP DRAWINGS FOR THE ARCHITECT'S REVIEW OF ALL ITEMS REQUIRING FABRICATION. DO NOT FABRICATE UNTIL APPROVED.
6. REFER TO STRUCTURAL DRAWINGS FOR REINFORCING, SIZES, DETAILS AND SPACES FOR FOUNDATION, TIE-COLUMNS, COLUMNS, SLABS, STRUCTURAL BEAMS, DEEP BEAMS AND REINFORCING MESH.

APPLICABLE CODES AND ORDINANCES:

1. ALL WORK SHALL BE IN COMPLIANCE WITH THE FLORIDA BUILDING CODE 2023-EDITION AND APPLICABLE FEDERAL, STATE, LOCAL REGULATIONS AND ORDINANCES HAVING JURISDICTION OVER THE PROJECT.
2. THE AIA GENERAL CONDITIONS, THE SUPPLEMENTAL GENERAL CONDITIONS AND GENERAL REQUIREMENTS AS MARKED BY OWNER SHALL BE CONSIDERED AN INCLUSIVE PART OF THESE SPECIFICATIONS AND DRAWINGS. ALL SUBCONTRACTORS AS WELL AS THE GENERAL CONTRACTOR SHALL BE ADVISED BY ALL APPLICABLE SECTIONS OF THESE DOCUMENTS WITH REFERENCE TO THEIR RESPECTIVE AREA OF WORK. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ADVISE AND INFORM HIS SUBCONTRACTORS AND SUPPLIERS OF ALL OF THESE REQUIREMENTS.

JOB SITE COORDINATION:

1. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SUBCONTRACTORS WORKING AT JOB SITE AND FOR ALL COORDINATION OF WORK.
2. COORDINATE ALL STRUCTURAL WORK WITH ARCHITECTURAL AND ELECTRICAL DRAWINGS FOR VERIFICATION OF LOCATION AND EMBANKMENTS OF ALL PROJECT REQUIREMENTS.

MATERIALS:

1. ALL MATERIALS, FINISHES, PATTERNS AND COLORS SHALL BE APPROVED OR SELECTED BY THE OWNER/ARCHITECT AND FURNISHED AND INSTALLED BY GENERAL CONTRACTOR. REFER TO FINISH SCHEDULE AND SPECIFICATIONS.
2. NO SUBSTITUTIONS ARE ALLOWED FOR MATERIALS UNLESS SPECIFIC WRITTEN APPROVALS ARE OBTAINED, UNLESS APPROVED BY THE OWNER/ARCHITECT. WHERE APPROVAL IS GIVEN, IT SHALL BE UNDERSTOOD THAT THE SUBSTITUTE SHALL BE IDENTICAL AND APPROVAL OF THE ARCHITECT AND REQUEST FOR SUBSTITUTIONS SHALL BE MADE IN WRITING PRIOR TO ORDERING MATERIALS OR COMMENCING WORK. SUCH REQUESTS SHALL INCLUDE THE DATE, SOURCE OF WORK, ANY ADDITIONAL COSTS TO THE OWNER AND ANY ANTICIPATED DELAYS CAUSED BY SUCH CHANGES.

SOIL STATEMENT:

AS PER VISUAL INSPECTION SOIL CONDITIONS AT THE SITE ARE SAND AND ROCK WITH A MINIMUM BEARING CAPACITY OF 2,000 P.S.F. THE OWNER SHALL SUBMIT AT THE TIME OF BREAKING GROUND, TO THE COUNTY INSPECTOR A SAND AND GRADED LETTER ATTESTING THAT THE SITE HAS BEEN INSPECTED AND THAT THE FOUNDATION CONDITIONS ARE SIMILAR TO THOSE UPON WHICH THE DESIGN IS BASED.

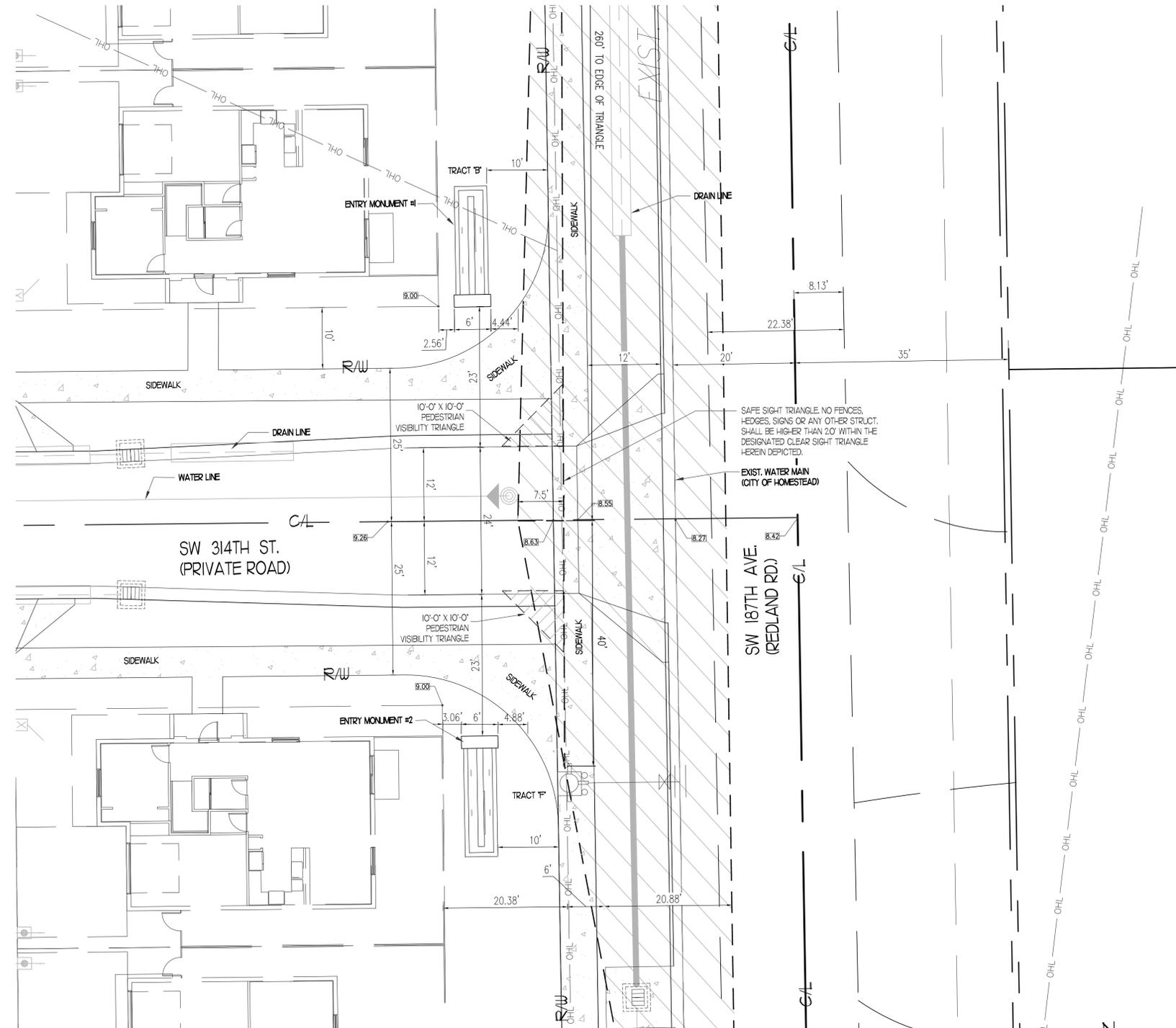
LEGAL DESCRIPTION:

"RANCHO GRANDE"
(T-NO. 25148)
PARCEL 1:
THE NORTH 3/4 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 51 SOUTH, RANGE 38 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA, LESS AND EXCEPT THE EAST 40 FEET THEREOF CONVEYED TO MIAMI-DADE COUNTY, FLORIDA, BY RIGHT-OF-WAY DEED RECORDED IN OFFICIAL RECORDS BOOK 30436, PAGE 3869 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

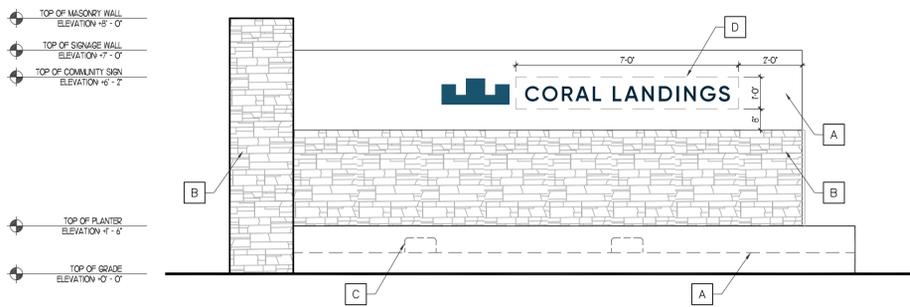
PARCEL 2:
BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 51 SOUTH, RANGE 38 EAST; THENCE NORTH 165 FEET; THENCE WEST 192 FEET; THENCE SOUTH 165 FEET; THENCE EAST 192 FEET TO THE POINT OF BEGINNING, LESS AND EXCEPT THE EAST 40 FEET THEREOF AND ALSO LESS AND EXCEPT THE SOUTH 29 FEET OF THE EAST 192 FEET OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 51 SOUTH, RANGE 38 EAST, AND ALSO LESS AND EXCEPT THE AREA BOUNDED BY THE NORTH LINE OF THE SOUTH 29 FEET AND BY THE WEST LINE OF THE EAST 40 FEET OF THE NORTHEAST 1/4 OF SAID SECTION 14, AND BY A 25 FOOT RADIUS ARC CONCAVE TO THE NORTHEAST, SAID ARC BEING TANGENT TO BOTH OF THE LAST DESCRIBED LINES; LESS THAT PORTION PREVIOUSLY DEDICATED BY AN INSTRUMENT RECORDED IN DEED BOOK 2311, PAGE 448, CONVEYED TO MIAMI-DADE COUNTY, FLORIDA, BY RIGHT-OF-WAY DEED RECORDED IN OFFICIAL RECORDS BOOK 30436, PAGE 3869 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

ALSO KNOWN AS:
COMMENCE AT THE SOUTHEAST CORNER OF THE NORTH 3/4 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 51 SOUTH, RANGE 38 EAST, MIAMI-DADE COUNTY, FLORIDA; THENCE S89°24'16"W, ALONG THE SOUTH LINE OF THE NORTH 3/4 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 14 FOR A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING; THENCE S20°56'50"E, ALONG A LINE 40.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SECTION 14 FOR A DISTANCE OF 116.54 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT, CONCAVE TO THE NORTHEAST; THENCE SOUTHERLY, SOUTHWESTERLY AND WESTERLY ALONG THE ARC OF SAID CURVE, HAVING FOR ITS ELEMENTS A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 90°20'45" FOR AN ARC DISTANCE OF 39.42 FEET TO A POINT OF TANGENCY; THENCE S89°23'55"W, ALONG THE NORTH RIGHT-OF-WAY LINE OF SW 316TH STREET (PALMETTO STREET) AS PER OFFICIAL RECORDS BOOK 30436, PAGE 3869, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, FOR A DISTANCE OF 116.89 FEET; THENCE N20°56'50"W FOR A DISTANCE OF 141.11 FEET TO ITS INTERSECTION WITH THE SOUTH LINE OF THE NORTH 3/4 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 14; THENCE N89°24'16"E, ALONG THE LAST DESCRIBED LINE FOR A DISTANCE OF 192.00 FEET TO THE POINT OF BEGINNING.

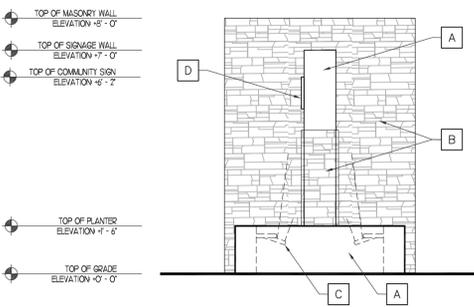
PARCEL 3:
THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4, LESS THE NORTH 185 FEET OF THE WEST 210 FEET, AND LESS THE NORTH 35 FEET THEREOF, IN SECTION 14, TOWNSHIP 51 SOUTH, RANGE 38 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.



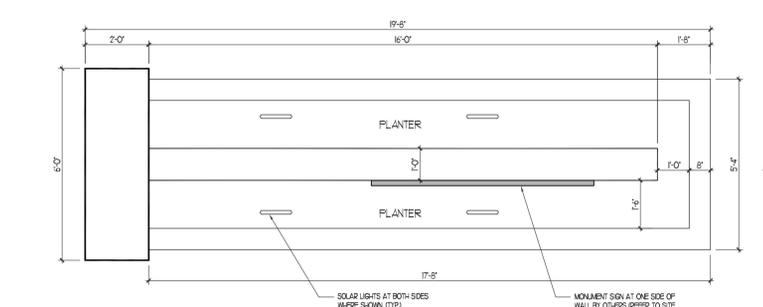
OVERALL SITE PLAN.
SCALE: 1/10



B SIDE ELEVATION (TYP.)
SCALE: 3/8" = 1'-0"



A FRONT ELEVATION
SCALE: 3/8" = 1'-0"



B MAIN ENTRY MONUMENTS - FLOOR PLAN (TYP.)
SCALE: 3/8" = 1'-0"

ELEVATION LEGEND:

- A SMOOTH CEMENTITIOUS FINISH
SW 7056 RESERVED WHITE
- B STONE ACCENTS
- C SOLAR LIGHTS (TYP)
- D COMMUNITY SIGN

LICENSE # AA 26001357
EDGARDO PEREZ, AIA
LICENSE NO.: AR 0015394
MARIO P. PASCUAL, AIA
LICENSE NO.: AR 0008254
PETER KILIDDJIAN, RA
LICENSE NO.: AR 0093067
ANDREW STARR, RA
LICENSE NO.: AR 0095130

AT THE BEACON CENTER
1330 NW 84th AVENUE
DORAL, FLORIDA 33126
TELEPHONE: (305) 592-1363
FACSIMILE: (305) 592-6865
http://www.ppkcrch.com

COMPILED BY PASCUAL, PEREZ, KILIDDJIAN, STARR, ARCHITECTS + PLANNERS
The architectural design and detail drawings of this building and/or overall projects are the legal property of said firm and shall remain the property of the architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by the architect.

REVISIONS:

OWNER:
LENNAR HOMES
5505 WATERFORD DISTRICT DR.
5TH FLOOR
MIAMI, FL 33126
PHONE: (305)-559-1951
FAX: (305)-229-6605

RANCHO GRANDE
ENTRY MONUMENT
BY
LENNAR HOMES
MIAMI DADE COUNTY, FLORIDA

SEAL:

SITE PLAN

ENTRY MONUMENTS
LOCATION
DATE: 3/06/2025
SCALE: AS SHOWN
DRAWN: MSR
CHECK BY: EP
JOB NO.: 22-69

SP-1

SHEET NO.:

