

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.: _____ Tentative No.: T-25169

Plat Name F & F DEVELOPERS SITE

Sec. 36 Twp. 56 Rge. 39

Property Location: 12000 S.W. 268 Street

Zoning: RU-3M District: 9

Owner: Millrose Properties Florida LLC

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

Owner's Address: c/o 701 Brickell Avenue, Suite 3300, Miami, FL 33131

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

Contact person: Alberto Torres

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

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

Contact's Phone: c/o 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. 36 Twp. 56 Rge. 39

Fee _____

FOLIO# 30-6936-008-0010

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 MILLROSE PROPERTIES FLORIDA LLC Phone _____

Mailing Address 5505 Waterford District Dr. City Miami State FL Zip 33126

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

(2) Owner of Property MILLROSE PROPERTIES FLORIDA LLC Phone c/o 305-789-7744

Mailing Address 5505 Waterford District Dr. City Miami State FL Zip 33126

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

(3) Contact Person Alberto Torres Phone 305-789-7744

Address 701 Brickell Avenue City Miami State FL Zip 33126

Email Address alberto.torres@hklaw.com

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

Please See Exhibit "A"

(5) SIZE OF PROPERTY: 3.52 Acres

(6) Address or location of subject property 12000 S.W. 268 Street

(7) Present Zoning Classification(s) RU-3M

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

EXHIBIT "A"

LEGAL DESCRIPTION:

TRACT A, SOUTH POINTE COVE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 161, PAGE 63, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

Parcel Identification Number: 30-6936-008-0010

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

April 16, 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 F&F Developers Site (T-Plat No. 25169) / MILLROSE PROPERTIES FLORIDA, LLC (the “Applicant”)

Dear Guillermo:

On behalf of MILLROSE PROPERTIES FLORIDA, LLC, a Florida 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 “F&F Entry Monument,” 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. CZAB15-6-24 and Tentative Plat No. T-25169.

In accordance with the Plans, a decorative monument-type sign is proposed on either side of the westernmost entrance to the approved residential community at the intersection of SW 268th Street and SW 121st Court. Each of the monument-type signs will include a community sign 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.

Professional (Individual or Corporation)

PROFESSIONAL PREPARER'S STATEMENT OF LANDSCAPING COMPLIANCE

PROCESS NUMBER:


Legal description: Lot: _____ Block: _____ Subdivision: _____
P.B. _____ Page: _____ Development name: F & F

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

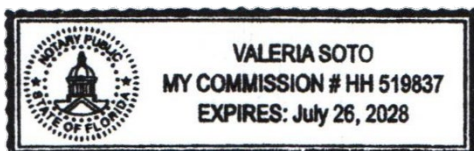


STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this **6th of March, 2025**, 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 **6th of March, 2025** in the County and State aforesaid, the date and year last aforesaid.

My commission expires: July 26, 2028


Valeria S. Soto
Notary Public Signature

February 24, 2025

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

Ref: **F&F**
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

AT THE BEACON CENTER
1300 NW 84th AVENUE
DORAL, FLORIDA 33126
TELEPHONE : (305) 592-1363
FACSIMILE : (305) 592-6865
<http://www.ppkarch.com>

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& ASSOCIATES, ARCHITECTS - PLANNERS
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authorized in writing by the Architect.

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**PASCUAL
PEREZ
KILIDDJIAN
STARR**
ARCHITECTS+PLANNERS

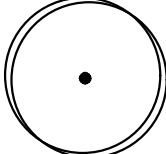





LICENSE # AA 26001357
EDGARDO PEREZ , AIA
LICENSE No. : AR 0015394
MARIO P. PASCUAL , AIA
LICENSE No. : AR 0008254
PETER KILIDDJIAN, RA
LICENSE No. : AR 0093067
ANDREW STARR, RA
LICENSE No. : AR 0095130

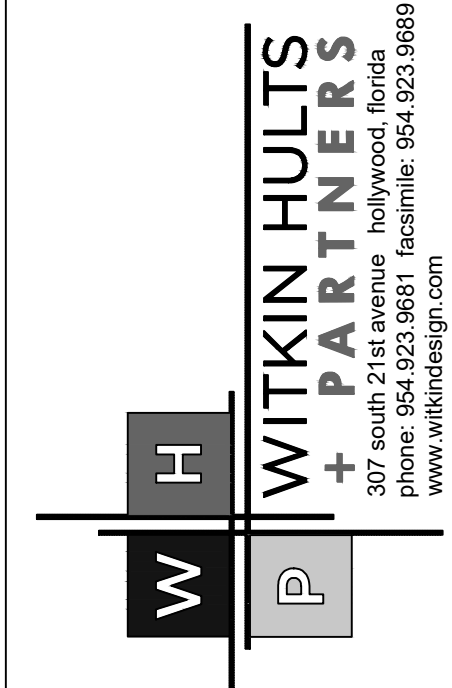
F & F
BY LENNAR HOMES
ENTRY MONUMENT
FBC 2023 EIGHTH EDITION - RESIDENTIAL

SHEET NO. :

Scale: 1"= 10'-0"

Scale: 1"= 50'-0'

PLANT SCHEDULE						
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NATIVE	NOTES
TREES						
	ED	1	Elaeocarpus decipiens Japanese Blueberry Tree	8' HT. X 4' SPR. 1.5" CAL.	N	-
SHRUBS						
	AI	6	Alcantarea imperialis Imperial Bromeliad	3' HT. X 3' SPR.	N	-
	CG	14	Clusia guttifera Small Leaf Clusia	24" HT. X 24" SPR. / 24" O.C.	Y	-
SHRUB AREAS						
	PV	129	Pittosporum tobira 'Variegata' Variegated Japanese Pittosporum	18" HT. X 18" SPR. / 18" O.C.	N	-
GROUND COVERS						
	FM	20	Ficus microcarpa Green Island ficus	15" HT. X 15" SPR. / 15" O.C.	N	-
	PL	82	Pentas lanceolata 'New Look Violet' Dwarf Pentas	12" HT. X 12" SPR. / 12" O.C.	N	-
LAWN	As Required		Stenotaphrum secundatum 'Floratam' ST. AUGUSTINE GRASS	SOLID EVEN SOD		



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INTELLECTUAL PROPERTY OF THIS
LANDSCAPE ARCHITECT AND ARE PROTECTED
UNDER THE COPYRIGHT PROTECTION ACT

F&F
MIAMI DADE COUNTY, FLORIDA
ENTRY MONUMENT LANDSCAPE PLAN

Project:

[illegible]

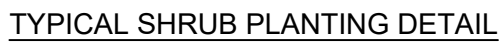
Seal

Lic. # LA6667290
Member: A.S.L.A.

Drawing: Entry Monument
Landscape Plan
Date: 03/06/2025
Scale: See Left
Drawn by: NS
Sheet No.:

L-1

Cad Id.: 2024-010



- Tree and shrub pits will be supplemented with "Agriform Pells", 21 gram size with a 20-10-5 analysis, or substitute application accepted by Landscape Architect. Deliver in manufacturer's standard containers showing weight, analysis and name of manufacturer.

sod.

-All planting plans are issued as directives for site layout. Any deviations, site changes, etcetera are to be brought to the attention of the Landscape Architect for clarification prior to installation.

[illegible]

Lic. # LA6667290
Member: A.S.L.A.

Sheet No.:

Cad Id.: 2024-010