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.: <u>T-25169</u>				
Plat Name F & F DEVELOPERS SITE					
Sec. <u>36</u> Twp. <u>56</u>	Rge. <u>39</u>				
Property Location: 12000 S.W. 268 Street					
Zoning: <u>RU-3M</u>	District: <u>9</u>				
Owner: <u>Millrose Properties Florida LLC</u>					
Owner's Email: <u>c/o alberto.torres@hklaw.com</u>					
Owner's Address: c/o 701 Brickell Avenue, Suite 3300, Miami, FL 33131					
Owner's Phone: <u>c/o 305-789-7744</u>					
Contact person:Alberto Torres					
Contact's Email: <u>c/o alberto.torres@hklaw.com</u>					
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 OFFCIAL USE ONLY
Check No:
Bank:
Date received:

ZONING APPLICATION FOR ADMINISTRATIVE APPROVAL OF

ENTRANCE FEATURE

MIAMI-DADE COUNTY

Sec. <u>36</u> Twp. <u>56</u> Rge. <u>39</u>

Fee _____

FOLIO# <u>30-6936-008-0010</u>

Date Received Stamp

This application with all required supplemental data, information and <u>fee must be completed</u> 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:

Applicant <u>MILLROSE PROPERTIES FLORIDA LLC</u> Phone <u>Mailing Address 5505 Waterford District Dr. City Miami</u> State <u>FL</u> Zip <u>33126</u>
Email Address <u>c/o alberto.torres@hklaw.com</u>
Owner of Property <u>MILLROSE PROPERTIES FLORIDA LLC</u> Phone <u>c/o 305-789-7744</u>
Mailing Address <u>5505 Waterford District Dr. City Miami</u> State <u>FL</u> Zip <u>33126</u>
Email Address <u>c/o alberto.torres@hklaw.com</u>
Contact Person <u>Alberto Torres</u> Phone <u>305-789-7744</u>

Address 701 Brickell Avenue City Miami State FL Zip 33126

Email Address <u>alberto.torres@hklaw.com</u>

(4) LEGAL DESCRIPTION OF THEPROPERTY COVERED BY THE APPLICATION:

Please See Exhibit "A"_____

(5) SIZE OF PROPERTY: <u>3.52 Acres</u>

(6) Address or location of subject property <u>12000 S.W. 268 Street</u>

(7) Present Zoning Classification(s) <u>RU-3M</u>

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

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 | <u>www.hklaw.com</u>

> 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

Offic J. Town .

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:__<u>F & F</u>___

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 <u>Miami Dade County</u> 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 **6**th **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 **6**th **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

PASCUAL, PEREZ, KILIDDJIAN & ASSOC.

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

COPYRIGHT© PASCUAL, PEREZ, KILIDDJIAN & ASSOCIATES, ARCHITECTS - PLANNERS The architectural design and detail drawings of this building and/or overall project are the legal property of, and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by the Architect.

INDEX OF DRAWINGS: ARCHITECTURAL

2.	SP-1			
		SITE PLAN, FLOOR PLAN & ELEVATIONS		

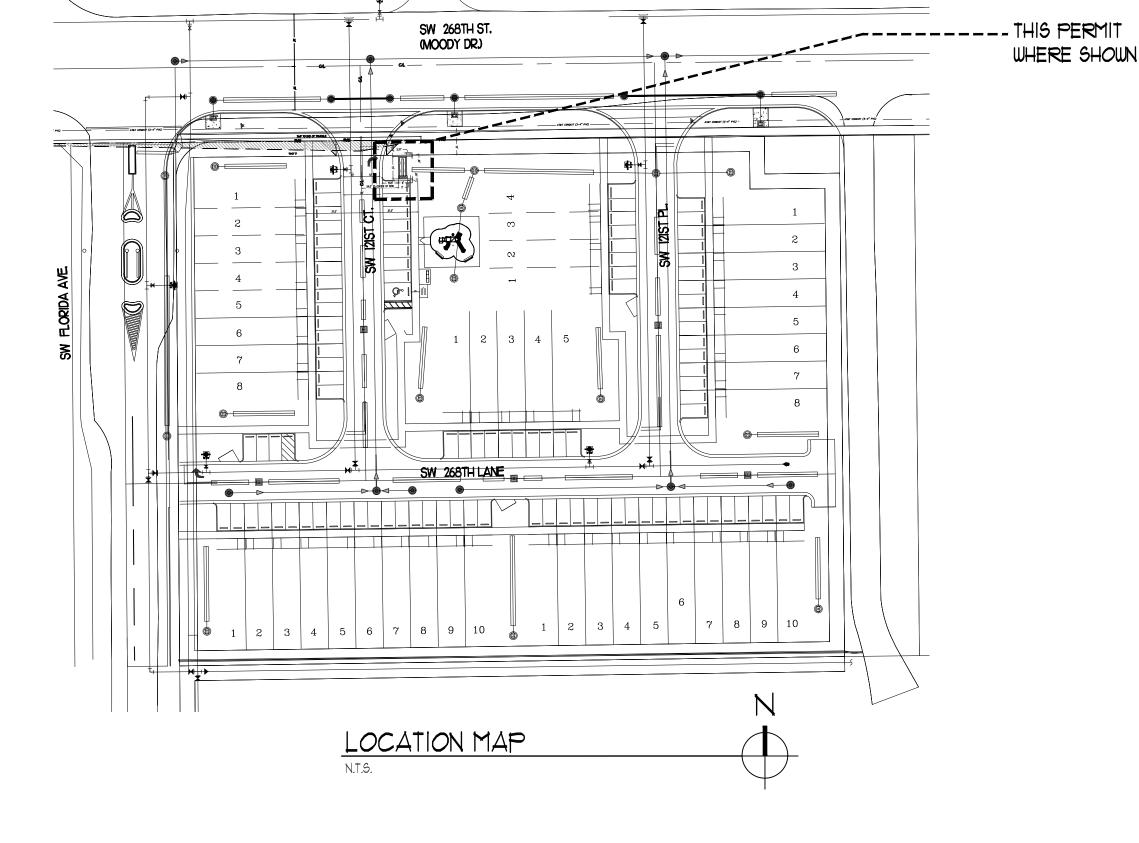
F&F by lennar homes ENTRY MONUMENT FBC 2023 EIGTH EDITION - RESIDENTIAL

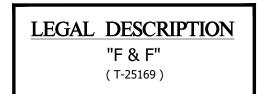
LICENSE # AA 26001357 EDGARDO PEREZ , AIA LICENSE No. : AR 0015394 MARIO P. PASCUAL , AIA LICENSE No. : AR 0008254 PETER KILIDDJIAN, RA LICENSE No. : AR 0093067 ANDREW STARR, RA LICENSE No. : AR 0095130



OWNER

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





GENERAL NOTES:

- PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR AND ALL THE SUBCONTRACTORS SHALL VERIFY ALL GRADES, LINES, LEVELS, DIMENSIONS AND COORDINATE EXISTING CONDITIONSAT THE JOB SITE WITH THE PLANS AND SPECIFICATIONS. THEY SHALL REPORT ANY ONCONSISTENCIES OR ERRORS IN THE ABOVE TO THE ARCHITECT/ENGINEER 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/EXIGNEER IN WRITING OF SUCH OMISSION OR ERROR PRIOR TO PROCEEDING WITH ANY WORK WHICH APPEARS IN QUESTION. IN THE EVENT OF THE CONTRACTOR'S FAILING TO GIVE SUCH AN ADVANCED NOTICE, HE SHALL BE RESPONSIBLE FOR THE RESULTS OF ANY SUCH ERRORS OR OMISSIONS AND THE COST OF RECTIFYING THE SAME.
- 3. ALL DIMENSIONS SHALL BE CONSIDER "NOMINAL" UNLESS OTHERWISE NOTED. DIMENSIONS ON LARGE SCALE DRAWINGS OR DTLS. WILL PREVAIL OVER SMALLER SCALED DRAWINGS.
- 4. DO NOT SCALE DRAWINGS. USE FIGURED 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 ARCHITECTS REVIEW OF ALL ITEMS REQUIRING FABRICATION. DO NOT FABRICATE UNTIL APPROVED.
- REFER TO STRUCTURAL DRAWINGS FOR REINFORCING, SIZES, NOTES, DETAILS AND SPECS ON FOUNDATION, TIE-COLUMINS, COLUMINS, SLABS, STRUCTURAL BEAMS, DROP BEAMS AND REINFORCED MASONRY
- APPLICABLE CODES AND GUIDELINES:
- 1. ALL WORK SHALL BE IN COMPLIANCE WITH THE FLORIDA BUILDING CODE 2023-EIGHTH EDITION AND APPLICABLE FEDERAL, STATE, LOCAL REGULATIONS AND ORDINANCES HAVING JURISDICTION OVER THE PROJECT. 2. THE ALA, GENERAL CONDITIONS, THE SUPPLEMENTAL GENERAL CONDITIONS AND GENERAL REQUIREMENTS AS AMENDED BY OWNER SHALL BE CONSIDERED AN INCLUSIVE PART OF THESE SPECIFICATIONS AND OR DRAWINGS, ALL SUBCONTRACTORS AS WELL AS THE GENERAL CONTRACTOR SHALL BE GOVERNED 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 DECOMPLICATION. REQUIREMENTS

JOB SITE COORDINATION:

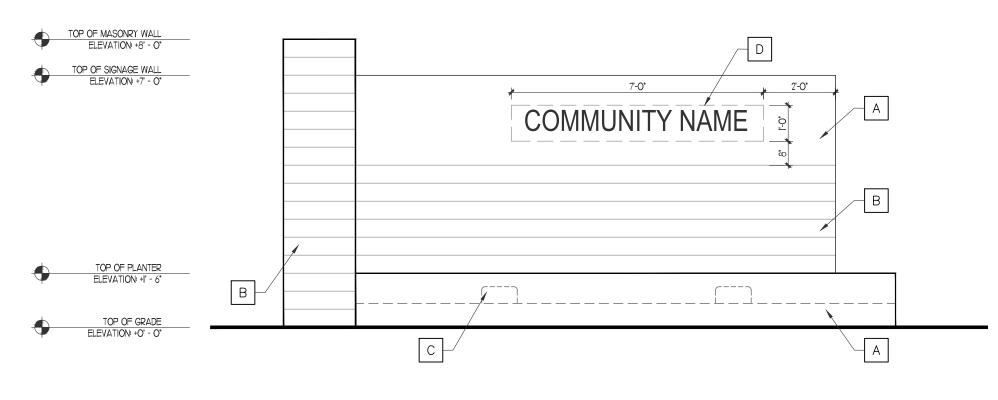
1. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SUBCONTRACTORS WORKING AT JOB SITE AND FOR ALL COORDINATION OF WORK. 2. COORDINATE ALL STRUCTURAL WORK WITH ARCHITECTURAL AND ELECTRICAL DRAWINGS FOR VERIFICATION OF LOCATION AND DIMENSIONS OF ALL PROJECT REQUIREMENTS.

MATERIALS:

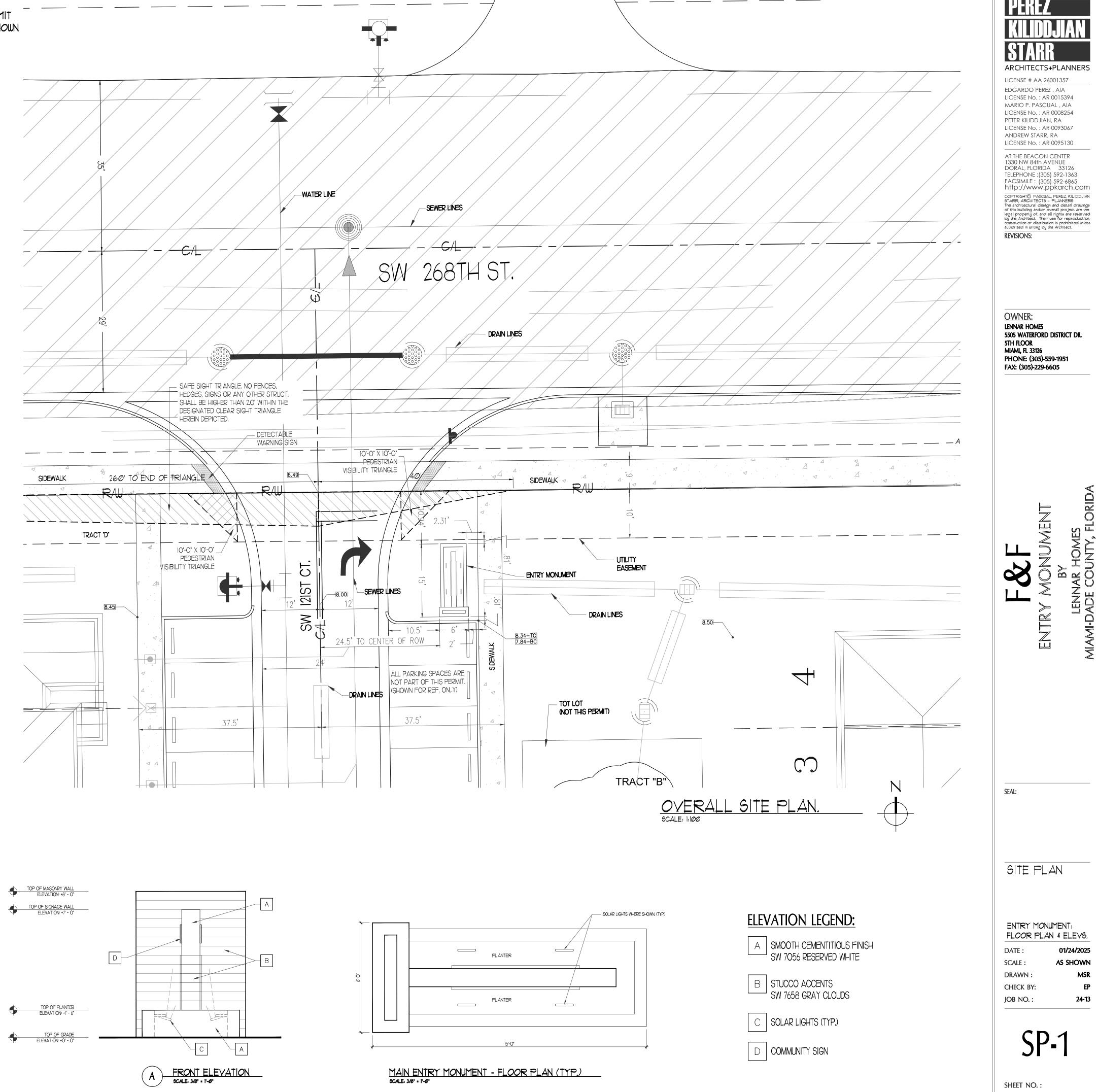
 All materials, finishes, patterns and colors shall be approved or selected by the owner/architect and furnished and installed by general contractor. Refer to finish schedule and specifications
No substitutions are allowed for materials where specific manufacturers are indicated, unless approved by the NO SUBSTITUTIONS ARE ALLUNED FOR WATCHING WHERE SPECIFIC WANDRACIDARS ARE INDURED, UNLESS APPROVED BY THE OWNER/ARCHITECT, WHERE APPROVED EQUAL IS USED, IT SHALL BE UNDERSTOOD THAT THE SUBSTITUTE SHALL BE JUDGMENT AND APPROVAL OF THE ARCHITECT, AND REQUESTS FOR SUBSTITUTIONS SHALL BE MADE IN WRITING PROR TO ORDERING METRALS OR COMMENCING WORK. SUCH REQUESTS SHALL INCLUDE THE DATE, SCOPE OF WORK, ANY ADDITIONAL COSTS TO THE OWNER AND ANY ANTICIPATED DELAYS CAUSED BY SUCH CHANGES.

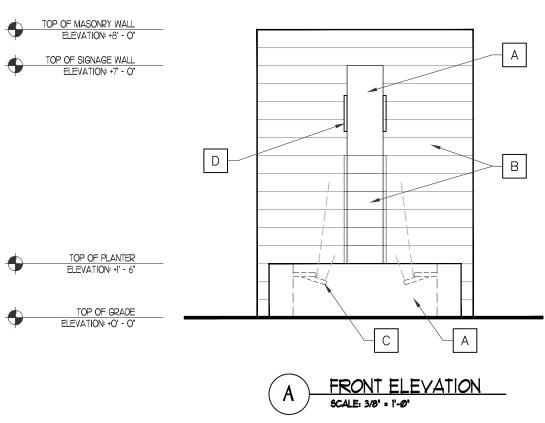
SOIL STATEMENT:

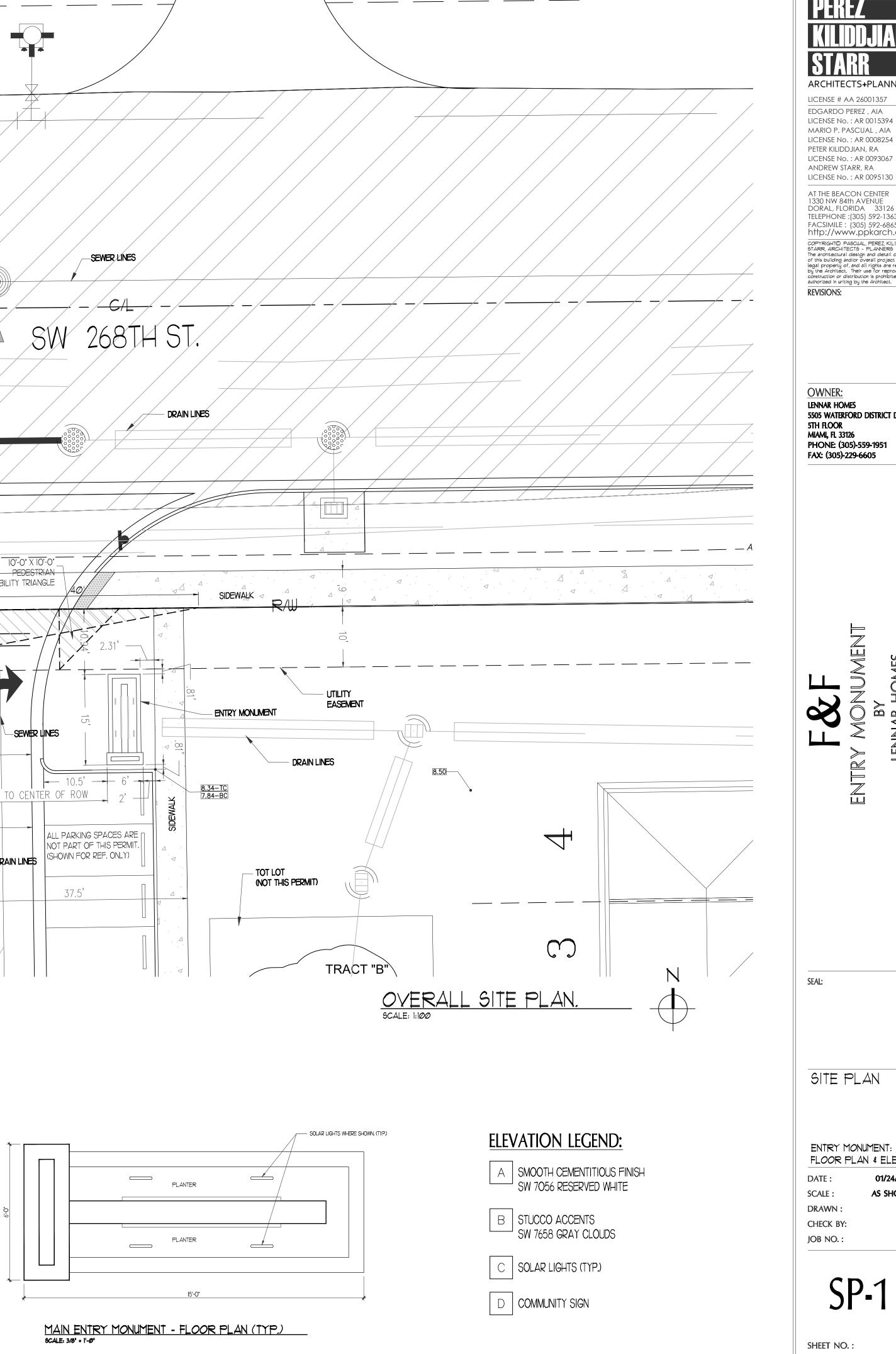
As per visual inspection soil conditions at this site are sand and rock with a minimum bearing capacity of 2,000 p.s.f. The owner shall submit at the time of breaking ground, to the county inspector a signed and sealed letter attesting that the site has been observed and that the foundation conditions are similar to those upon which the design is based.





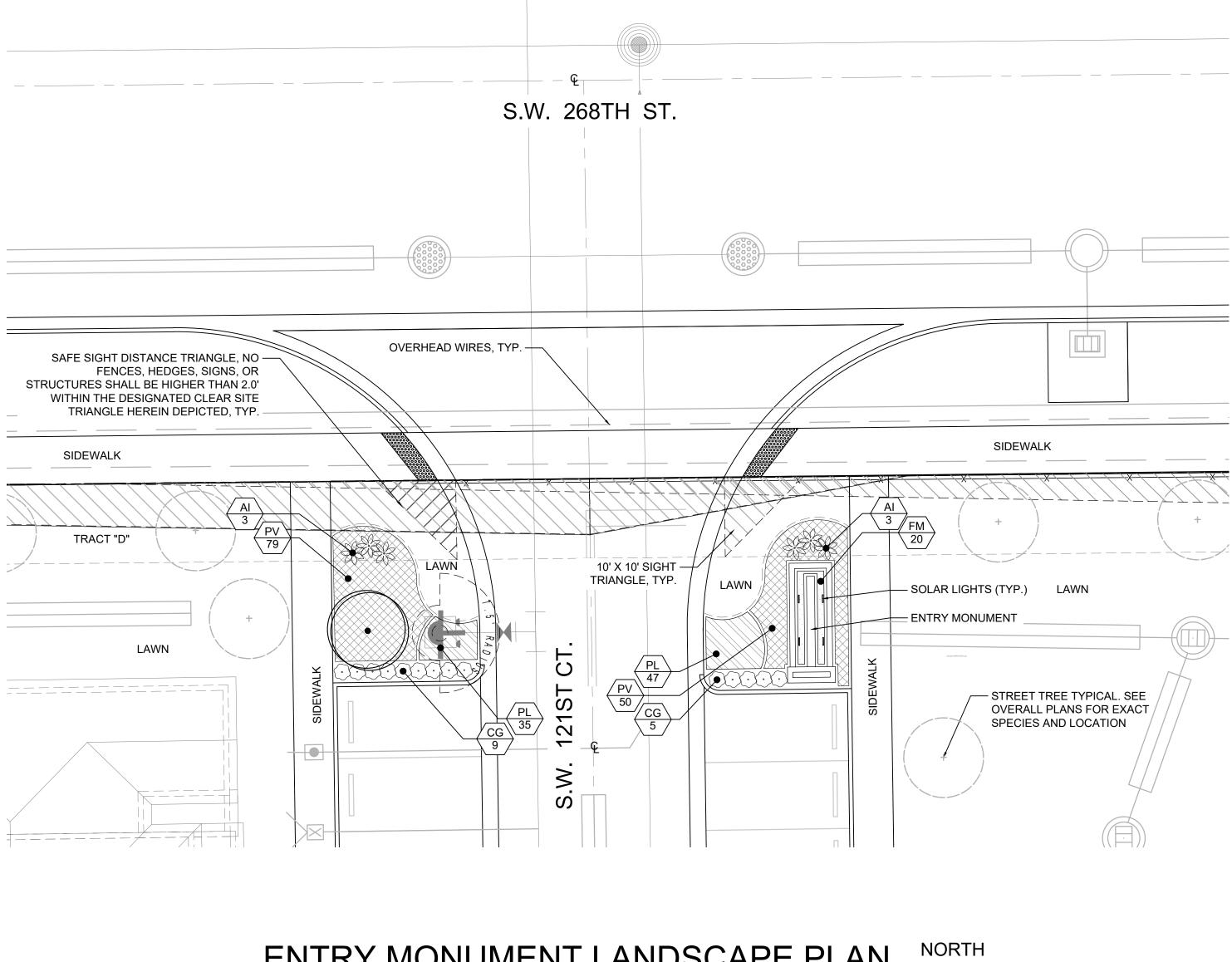






EP

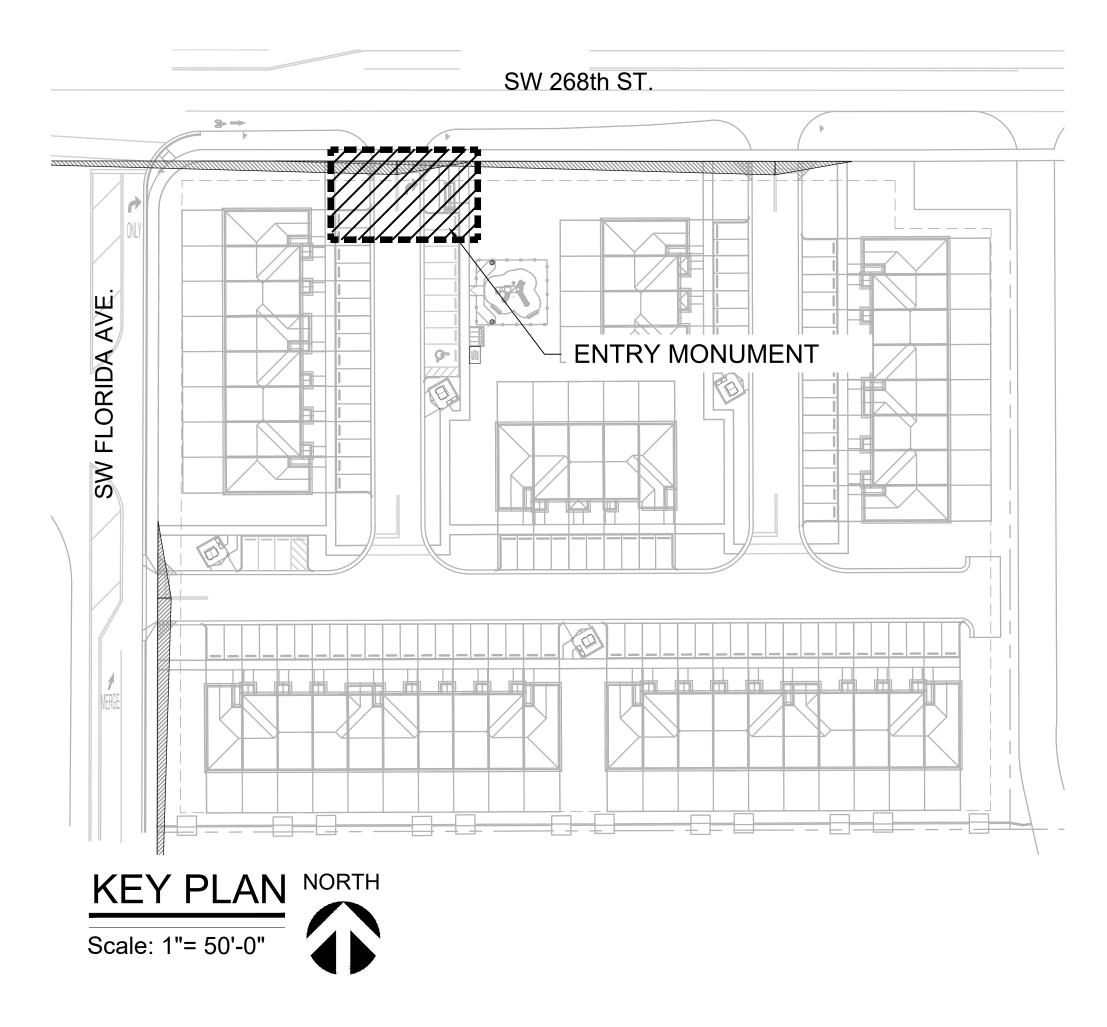
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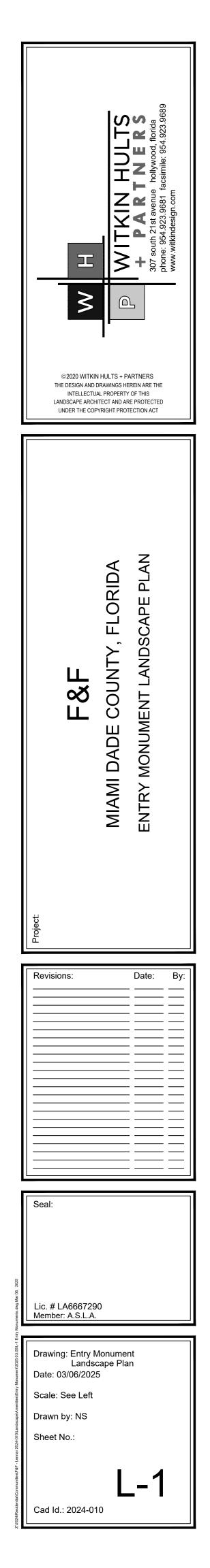
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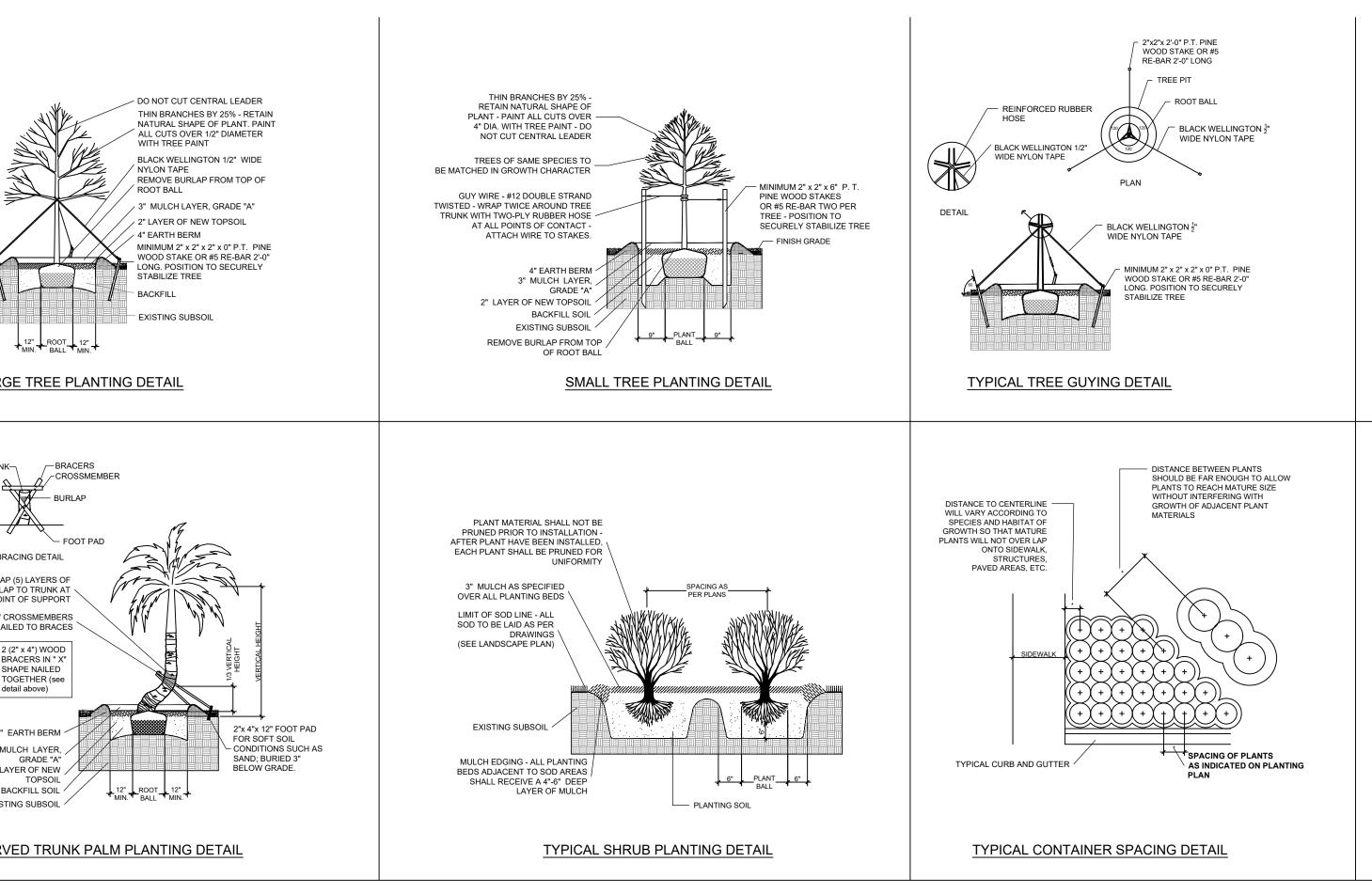
ENTRY MONUMENT LANDSCAPE PLAN

Scale: 1"= 10'-0"

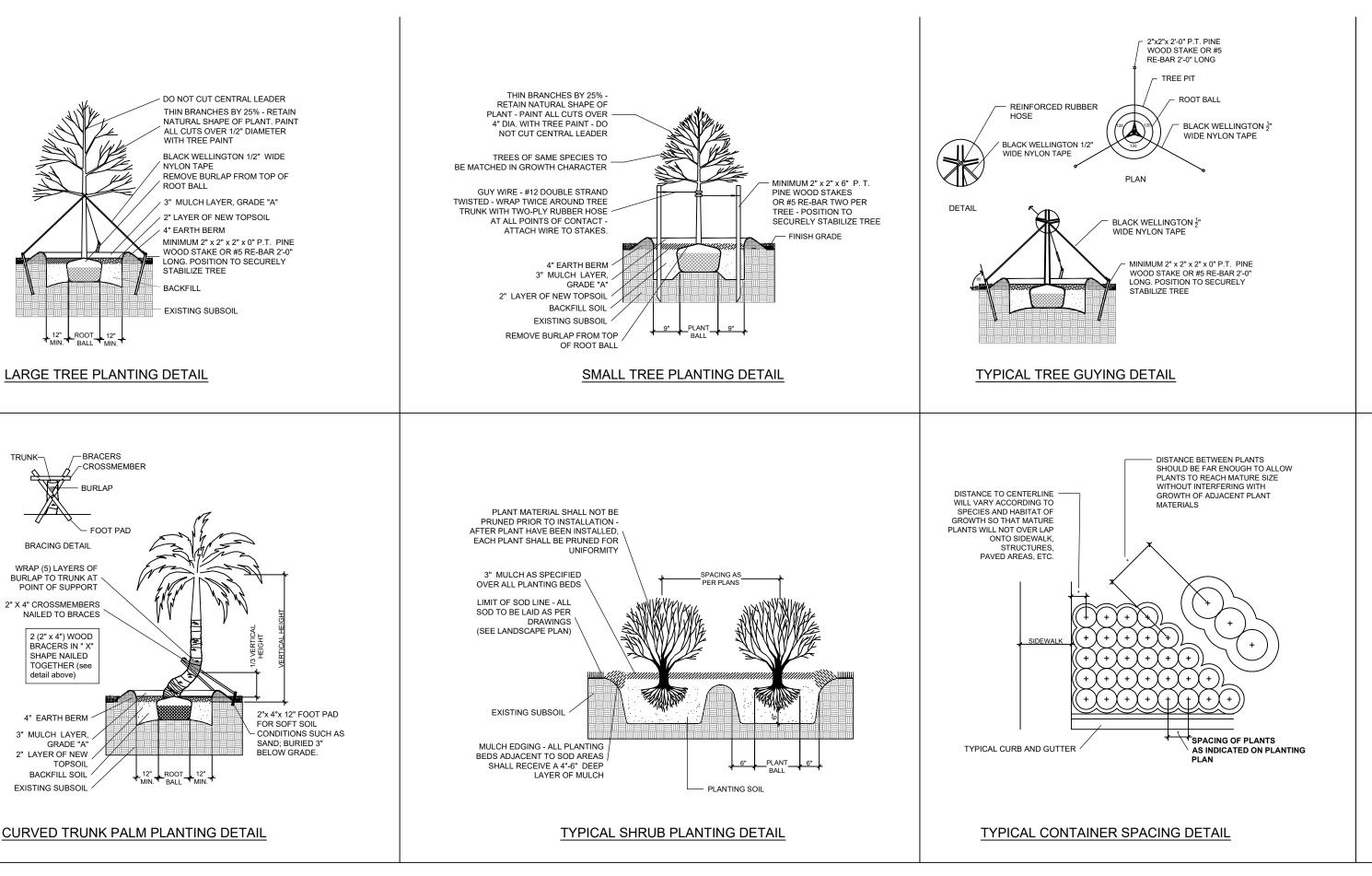


PLANT SCHEDULE								
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NATIVE	NOTES		
TREES								
	ED	1	Elaeocarpus decipiens Japanese Blueberry Tree	8` HT. X 4` SPR. 1.5" CAL.	N	-		
SHRUBS	SHRUBS							
SB -	AI	6	Alcantarea imperialis Imperial Bromeliad	3` HT. X 3` SPR.	N	-		
•	CG	14	Clusia guttifera Small Leaf Clusia	24" HT. X 24" SPR. / 24" O.C.	Y	-		
SHRUB ARE	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				





LARGE TREE PLANTING DETAIL



CURVED TRUNK PALM PLANTING DETAIL

PLANTING NOTES:

Standards for Nursery Plants.

-All plants are to be top dressed with a minimum 3" layer of Melaleuca mulch, Eucalyptus mulch or equal.

-Planting plans shall take precedence over plant list in case of discrepancies.

-No changes are to be made without the prior consent of the Landscape Architect and Owner. Additions and or deletions to the plant material must be approved by the project engineer.

sod coverage for all areas specified.

overlap.

- All trees in lawn areas are to receive a 24" diameter mulched saucer at the base of the trunk.

- Trees are to be planted within parking islands after soil is brought up to grade. Deeply set root balls are not acceptable.

- Planting soil for topsoil and backfill shall be 50/50 mix, nematode free. Planting soil for annual beds to be comprised of 50% Canadian peat moss, 25% salt free coarse sand and 25% Aerolite.

and name of manufacturer.

-All plant material is to be Florida Number 1 or better pursuant to the Florida Department of Agriculture's Grades and

-Landscape Contractor is responsible for providing their own square footage takeoffs and field verification for 100%

- All landscape areas are to be provided with automatic sprinkler system which provide 100% coverage, and 50%

- 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

SOD NOTES:

-Sod is to be grade "A" weed free.

-All areas marked "LAWN" shall be solid sodded with St. Augustine 'Floratam' solid sod. See limit on plan. All areas marked 'Bahia Grass' shall be solid sodded with Paspalum.

-Provide a 2" deep blanket of planting soil as described in planting notes this sheet. Prior to planting, remove stones, sticks, etc. from the sub soil surface. Excavate existing non-conforming soil as required so that the finish grade of sod is flush with adjacent pavement or top of curb as well as adjacent sod in the case of sod patching.

-Place sod on moistened soil, with edges tightly butted, in staggered rows at right angles to slopes.

-Keep edge of sod bed a minimum of 18" away from groundcover beds and 24" away from edge of shrub beds and 36" away from trees, measured from center of plant.

-Sod Shall be watered immediatley after installation to uniformily wet the soil to at least 2" below the bottom of the sod strips.

sod.

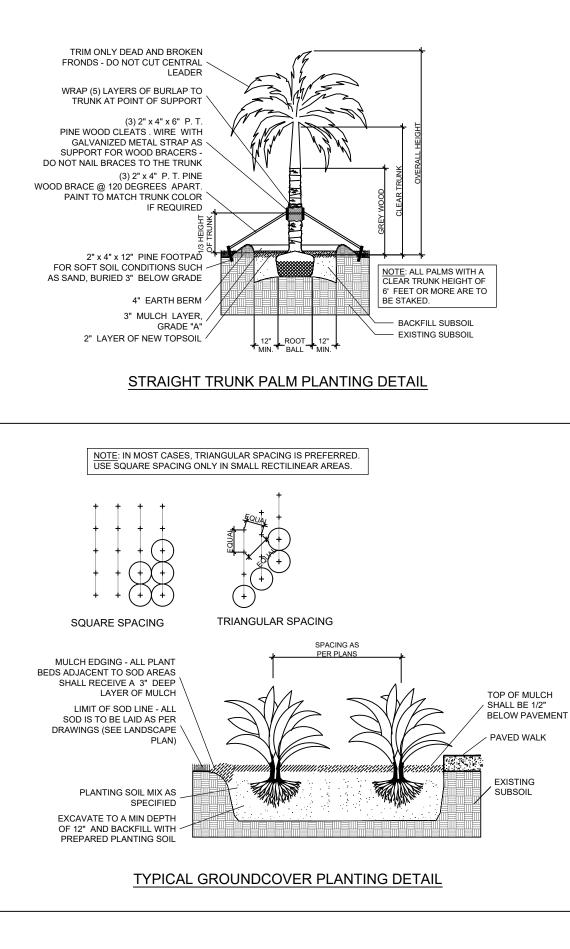
GENERAL NOTES:

-The Landscape Contractor is to locate and verify all underground and overhead utilities prior to beginning work. Contact proper utility companies and / or General Contractor prior to digging for field verification. The Owner and the Landscape Architect shall not be responsible for any damages to utility or irrigation lines (see Roadway Plans for more utility notes).

-Landscape Contractor is to verify all current drawings and check for discrepancies and bring to the attention of the Landscape Architect prior to commencing with the work.

-All unattended and unplanted tree pits are to be properly barricaded and flagged during installation.

-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.



-Excavate and remove excess soil so top of sod is flush with top of curb or adjacent pavement or adjacent existing

