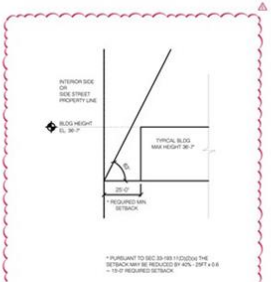


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SITE PLAN
SCALE: 1" = 40'-0"



ZONING LEGEND		DRAWINGS INDEX	
Zoning District:	RU-4 High Density Apartment District	SPB-01	Site Plan, Zoning Legend, Drawing Index
Max Density:	50 DU/ACRE	SPB-02	Site Elevation, Marking & Signage Plan
Max Density Permitted @ RUA (50 DU/ACRE):	50 DU/ACRE	SPB-03	Auto Turn Analysis
100% of Dwelling Units to be Designated as Workforce Housing Units (WHU):	100%	SPB-04	Building Type A Floor Plans
Max Density Permitted @ RUA (50 DU/ACRE):	50 DU/ACRE	SPB-05	Building Type B Floor Plans
100% of Dwelling Units to be Designated as Workforce Housing Units (WHU):	100%	SPB-06	Building Type C Floor Plans
Max Density Permitted @ RUA (50 DU/ACRE):	50 DU/ACRE	SPB-07	Building Type D Floor Plans
100% of Dwelling Units to be Designated as Workforce Housing Units (WHU):	100%	SPB-07A	Building Type E Floor Plans
Max Density Permitted @ RUA (50 DU/ACRE):	50 DU/ACRE	SPB-08	Typical Unit Floor Plans
100% of Dwelling Units to be Designated as Workforce Housing Units (WHU):	100%	SPB-09	Building Type A Elevations
Max Density Permitted @ RUA (50 DU/ACRE):	50 DU/ACRE	SPB-10	Building Type B Elevations
100% of Dwelling Units to be Designated as Workforce Housing Units (WHU):	100%	SPB-11	Building Type C Elevations
Max Density Permitted @ RUA (50 DU/ACRE):	50 DU/ACRE	SPB-12	Building Type D Elevations
100% of Dwelling Units to be Designated as Workforce Housing Units (WHU):	100%	SPB-12A	Building Type E Elevations
Max Density Permitted @ RUA (50 DU/ACRE):	50 DU/ACRE	L-1	Landscape Plan
100% of Dwelling Units to be Designated as Workforce Housing Units (WHU):	100%	L-2	Landscape Plan
Max Density Permitted @ RUA (50 DU/ACRE):	50 DU/ACRE	L-3	Landscape Detail
100% of Dwelling Units to be Designated as Workforce Housing Units (WHU):	100%	L-4	Tree Disposition
Max Density Permitted @ RUA (50 DU/ACRE):	50 DU/ACRE	L-5	Tree Disposition
100% of Dwelling Units to be Designated as Workforce Housing Units (WHU):	100%	L-6	Tree Disposition Plant List

SITE DATA		SETBACK REQUIREMENTS (MIN. reduction)		REQUIRED	PROVIDED
GROSS AREA (Acres)	116,540 SF (2.77 Acres)	FRONT / REAR BLDG. HGT. 30'-0" (1'-0" B.O.B. + 8')	15'-0"	15'-0"	15'-0"
Less 1-acre wetland	30,470 SF (0.71 Acres)	FRONT / REAR BLDG. HGT. 30'-0" (1'-0" B.O.B. + 8')	15'-0"	15'-0"	15'-0"
Less public park station	2,925 SF (0.07 Acres)	FRONT / REAR BLDG. HGT. 30'-0" (1'-0" B.O.B. + 8')	15'-0"	15'-0"	15'-0"
NET AREA (Acres)	282,965 SF (6.49 Acres)	FRONT / REAR BLDG. HGT. 30'-0" (1'-0" B.O.B. + 8')	15'-0"	15'-0"	15'-0"
USE COVERAGE	50% Max (127,334 SF)	FRONT / REAR BLDG. HGT. 30'-0" (1'-0" B.O.B. + 8')	15'-0"	15'-0"	15'-0"
Open Space 20% Min.	20% Min (56,593 SF)	FRONT / REAR BLDG. HGT. 30'-0" (1'-0" B.O.B. + 8')	15'-0"	15'-0"	15'-0"

UNIT MODEL DATA		FAR AND HEIGHT REQUIREMENTS	
Model Type	Area (Sq. Ft.)	MAX. HEIGHT OF PROPOSED BLDG.	30'-0"
Model: 1 BED RM	682 SF	MAX. NUMBER OF STORIES PERMITTED	3
Model: 2 BED RM	944 SF	MAX. NUMBER OF STORIES PROPOSED	3
Model:		F.A.R. PERMITTED (1.5-STORY)	228,732 SF (0.8)
Model:		F.A.R. PROPOSED (1.5-STORY)	234,733 SF (0.8)

FOOTPRINT SQ. FT. PER BUILDING TYPE		TOTAL GROSS SQ. FT. PER BUILDING TYPE	
BLDG. TYPE	FOOTPRINT	BLDG. TYPE	TOTAL SQ. FT.
A (1A2)	11,471 SF	A (1A FLR)	48,829 SF
C (1A1)	11,471 SF	B (1A FLR)	48,829 SF
D (1A1)	14,609 SF	C (1A FLR)	34,433 SF
E (1A1)	11,471 SF	D (1A FLR)	43,827 SF
TOTAL	78,243 SF	D (1A FLR)	40,749 SF
		TOTAL	234,733 SF

\$14,880,000

12501 SW 236TH ST, HOMESTEAD FL 33032

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CDMP /Zoning application ALREADY APPROVED FOR HIGH DENSITY APARTMENT HOUSING DISTRICT; RU-4 MAXIMUM DENSITY PERMITTED (50 DU/ACRE). Site plan consists of six (6) multi-family apt blds, 84 UNITS (1BD)/164 UNITS (2BD), that are 3-story height, 248 workforce housing dwelling units arrayed around the periphery of the property, 370 surface parking spaces in the center, amenities [...]

- Residential
- Land/Boat Docks
- Active



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AMC PARK - SOUTH DADE - Site Plan Review
 OWNER: AMC DEVELOPMENT GROUP, LLC
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 PLO: 30-6924-000-0500

