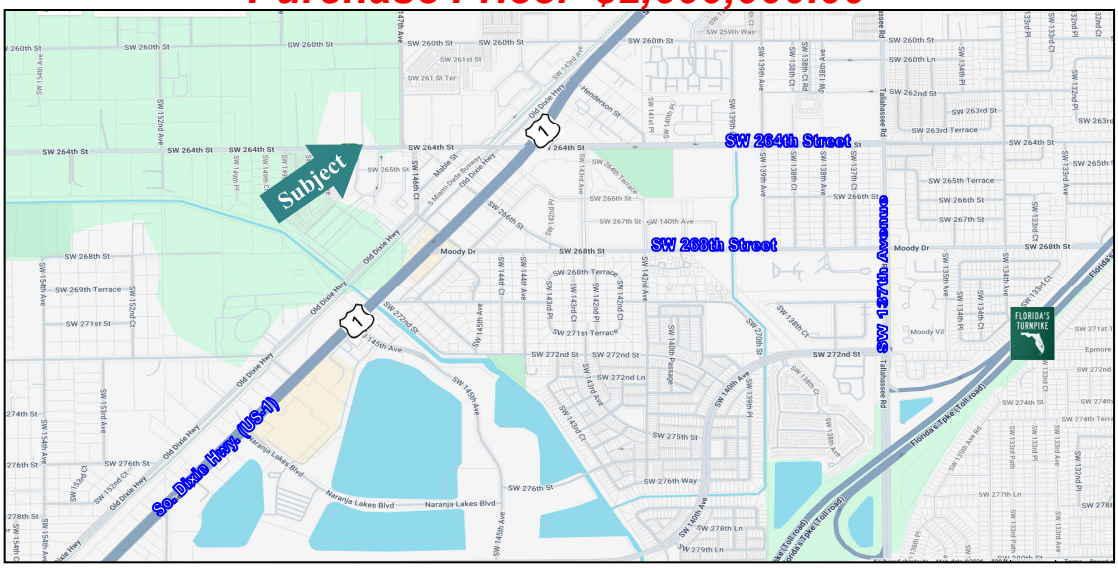
FOR SALE
1.12+/- Acre
RESIDENTIAL DEVELOPMENT SITE

HOMESTEAD

14790 SW 264TH STREET, HOMESTEAD, FL 33032

- Prime infill development opportunity currently entitled for 18 Townhomes, with ownership pursuing approvals for a higher density 43– unit multifamily development
- Urban Center Residential (UC-R) Zoning
- Located in Rapidly Growing South Miami-Dade Corridor
- Strong Demand for Attainable Housing and Workforce Housing
- Near-Term / Shovel—Ready Development Opportunity
- Centrally located West of South Dixie Hwy., (US-1) in the heart of a growing community in SW Miami-Dade
- Property is located close to Lennar Homes Developments, Southland Mall, Wal-Mart Supercenter, Target, Home Depot, Area Schools, Miami-Dade Busway Station, Cutler Ridge, Florida City, and The Florida Keys.
- Easy access to So. Dixie Hwy., (US-1), Florida Turnpike, and other major roadways.

Purchase Price: $2,600,000.00



Diego Gomez, P.A.
Cell: 305.342.5048
diegoagomezpa@gmail.com
8603 S. Dixie Hwy., #406
Pinecrest, Florida 33156
Tel: 305.554.1544

ELITE SALES GROUP
Your REAL ESTATE *Family*

Martha E. Rodriguez, P.A.
Cell: 305.323.6373
mrodriguez@thekatsikosgroup.com
8669 NW 36th Street, Suite 315
Miami, Florida 33122
Tel: 305.717.1880
Fax: 305.717.1881

THE KATSIKOS GROUP, INC.
LICENSED REAL ESTATE BROKER

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MAQ SERVICES, INC.

Professional Land Surveyors, Mapper
CERTIFICATE No.L.B. 8064
STATE OF FLORIDA
Main Line: (305) 901-1317
Fax: (305) 901-1323

BOUNDARY SURVEY

JOB No. 20-116330 CLIENT: AMC DEVELOPMENT GROUP LLC

PROPERTY ADDRESS 14790 SW 264 ST MIAMI, FL 33032

LEGAL DESCRIPTION: (FURNISHED BY CLIENT)

BEGINNING AT THE N.W. CORNER OF THE EAST 1/2 OF THE N.E. 1/4 THENECE RUN EAST ALONG BAUER DRIVE EAST 165.00 FEET THENCE SOUTH 330.00 FEET THENCE WEST 165.00 FEET THENCE NORTH 330.00 TO POINT OF BEGINNING LESS NORTH 35.00 FEET THEREOF, SECTION 33, TOWNSHIP 56, RANGE 39.

SUBJECT TO ALL RESTRICTIONS, RESERVATIONS, EASEMENTS AND RIGHT-OF-WAY OF RECORD, UNDERGROUND ENCROACHMENTS IF ANY, NOT LOCATED.

SURVEYOR'S NOTES:

1-) IF SHOWN, BEARINGS AND ANGLES ARE REFEREED TO SAID PLAT IN LEGAL DESCRIPTION.
2-) THE RELATIVE CLOSURE IN THE FIELD MEASURED BOUNDARY IS BETTER THAN: 1 FOOT IN 7,500 FEET; LINEAR (SUBURBAN).
3.) A TITLE REPORT WAS NOT PROVIDED FOR THIS SURVEY. THEREFORE, THERE MAY BE RESTRICTIONS ON THIS PARCEL THAT ARE NOT SHOWN THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. NO EXPRESSED OR IMPLIED DETERMINATION OF TITLE OR OWNERSHIP TO THE LAND DESCRIBED IS MADE.
4-) THERE MAY BE UNDERGROUND UTILITY LOCATIONS AND SUBSURFACE FEATURES WITHIN THE PARCEL THAT ARE NOT SHOWN. THERE IS NO VISIBLE SURFACE OR OVERHEAD ENCROACHMENT, OTHER THAN SHOWN ON THIS SURVEY.
5-) IT IS A VIOLATION OF RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE TO ALTER THIS SURVEY DRAWING WITHOUT THE PRIOR WRITTEN CONSENT OF THE SURVEYOR.
6-) INFORMATION OF TREE IF PROVIDED: DIAMETER (ø), HEIGHT (H), CANOPY SHADE (CS). ALL NAMES ARE NOTED TO SURVEYORS ABILITY. SURVEYOR IS NOT AN ARBORIST AND CANNOT PROVIDE SCIENTIFIC NAMES OF TREE AND OR PLANTS.
7-) SURVEYOR DOES NOT DETERMINE OWNERSHIP OF FENCE, ONLY EXISTING LOCATION IS REPRESENTED.
8-) FLOOD ZONE DETERMINATION MUST BE CONFIRMED BY AUTHORIZED OFFICIAL PRIOR TO CONSTRUCTION AND/OR DESIGN.

ELEVATION INFORMATION:

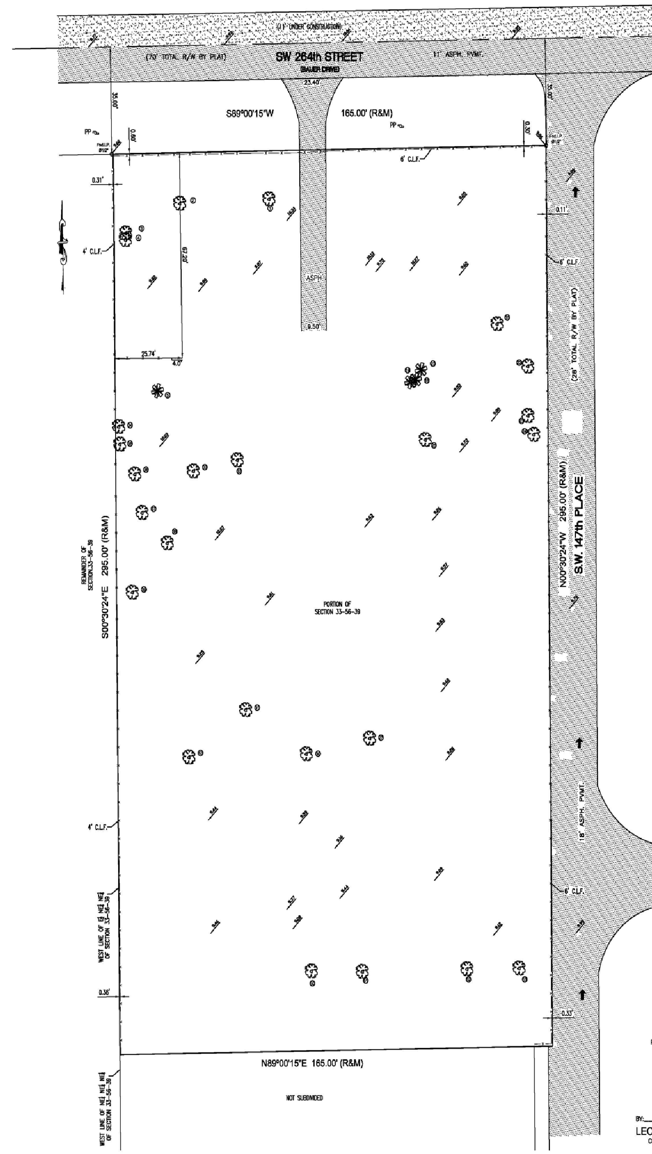
BASED ON THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY DATED OR REVISED ON 09-11-09 THE HEREIN DESCRIBED PROPERTY IS SITUATED WITHIN ZONE X
BASE FLOOD ELEVATION N/A COMMUNITY 120635 PANEL NUMBER 0593 SUFFIX L
ELEVATIONS(WHEN SHOWN) REFER TO N.G.V.D., 1929 DATUM.
COUNTY BENCHMARK USED MB-56 ELEVATIONS 10.19' FEET B.M. LOCATION SW 264 ST SW 147 AVE

CERTIFIED TO:

AMC DEVELOPMENT GROUP LLC

SURVEY DATE: 07-28-2022
SURVEY DATE: 05-06-2026

NO.	TYPE	ø Diameter (Ft)	H Height (H) (Ft)	Canopy Shade (CS)(Ft)	Disposition
1	TREE	2.10	35	40	REMOVE
2	TREE	2.50	33	50	REMOVE
3	TREE	0.70	18	20	REMOVE
4	TREE	0.30	15	12	REMOVE
7	TREE	0.40	10	8	REMOVE
16	TREE	0.40	8	7	REMOVE
17	TREE	0.70	16	18	REMOVE
18	PALM	1.00	9	8	REMAIN
19	PALM	0.70	7	6	REMAIN
20	PALM	1.00	7	7	REMAIN
21	PALM	0.70	15	6	REMAIN
23	TREE	0.30	13	10	REMOVE
24	TREE	1.30	17	22	REMOVE
25	TREE	2.80	27	36	REMOVE
26	PALM	0.40	4	6	REMAIN
28	TREE	0.40	6	10	REMOVE
31	TREE	1.10	28	36	REMOVE
32	TREE	0.30	6	8	REMOVE
33	TREE	0.30	7	8	REMOVE
34	TREE	0.30	5	4	REMOVE
35	TREE	0.20	6	5	REMOVE
36	TREE	1.00	12	15	REMOVE
37	TREE	0.40	5	5	REMOVE
38	TREE	1.70	30	40	REMOVE
39	TREE	0.40	6	6	REMOVE
40	TREE	0.30	6	7	REMOVE
44	TREE	0.50	12	10	REMOVE
51	TREE	0.80	19	30	REMOVE
52	TREE	1.10	28	39	REMOVE
53	TREE	1.00	25	32	REMOVE



LEGEND AND ABBREVIATIONS

0.00 = ELEVATION
DRWY. = DRIVEWAY
U.P. = UTILITY POLE
B.O.B. = BASIS OF BEARINGS
A/C = AIR CONDITIONING PAD
A = ARC DISTANCE
BLDG. = BUILDING
C.B. = CATCH BASIN
C.B.S. = CONCRETE BLOCK STRUCTURE
CH. = CHORD DISTANCE
CL. = CLEAR
C/L = CENTER LINE
CONC. = CONCRETE
F.N. = FOUND NAIL
P.O.C. = POINT OF COMMEN-CEMENT
F.D.H. = FOUND DRILL HOLE
P.T. = POINT OF TANGENCY
E.N.C. = ENCROACHMENT
F.H. = FIRE HYDRANT
F.I.P. = FOUND IRON PIPE
F.I.R. = FOUND REBAR
L.F.E. = LOWEST FLOOR ELEVATION
L.P. = LIGHT POLE
(M) = MEASURED
(R) = RECORD
(R & M) = RECORD & MEASURED
E.M. = ELECTRIC METER
P.I. = POINT OF INTERSECTION
P.R.C = POINT OF REVERSE CURVE
P.C. = POINT OF CURVATURE
F.N.D. = FOUND NAIL/DISK
P.C.C. = POINT OF COMPOUND CURVE
M/L = MONUMENT LINE
N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
O.E. = OVERHEAD ELECTRIC LINE
P.B. = PLAT BOOK
P.C.P. = PERMANENT CONTROL POINT
P.G. = PAGE
P.O.B. = POINT OF BEGINNING
P/L = PROPERTY LINE
N.T.S. = NOT TO SCALE
= CONCRETE FOUNDATION
Δ = CENTRAL ANGLE
-//- = WOOD FENCE
-X- = CHAIN LINK FENCE
= C.B.S. WALL
B/C = BLOCK CORNER
R = RADIUS
RAD. = RADIAL
RES. = RESIDENCE
R/W = RIGHT OF WAY
SEC. = SECTION
S.I.P. = SET IRON PIPE
STY = STORY
SWK = SIDEWALK
UE. = UTILITY EASEMENT
OVERHEAD ELECTRIC
UTILITY CONC. POLE
WATER METER
-O- = METAL FENCE

MAQ
Professional Land Surveyors, Mapper
CERTIFICATE No.L.B. 8064
STATE OF FLORIDA
Main Line: (305) 901-1317
901-1323
BY:
LEONARDO MAQUEIRA, P.S.M
CERTIFICATE No.L.S.-6992
STATE OF FLORIDA

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LEGAL DESCRIPTION

BEGINNING AT THE NW CORNER OF THE EAST 1/2 OF THE NE 1/4 OF THE NE 1/4, THENCE RUN EAST ALONG BAUER DRIVE FAST 165.00 FEET THENCE SOUTH 660.00 FEET THENCE WEST 165.00 FEET THENCE NORTH 660.00 TO POINT OF BEGINNING, LESS NORTH 35 FEET THEREOF, IN SECTION 33, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

SITE ACCESSIBILITY NOTES

ALL HANDICAPPED ACCESS AISLES AND WALKWAY ROUTES SHALL HAVE A MAXIMUM SLOPE OF 1:20 AND A MAXIMUM CROSS SLOPE OF 1:50 (2 %). THERE WILL BE AN ACCESSIBLE ROUTE FROM THE PUBLIC WAY TO THE ENTRY DOORS AND FROM THE ACCESSIBLE PARKING SPACES TO THE ENTRY DOORS.

SOIL TERMITE PROTECTION STATEMENT

FBC, SECT 1816 TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMICIDES, INCLUDING SOIL APPLIED PESTICIDES, BAITING SYSTEMS, AND PESTICIDES APPLIED TO WOOD, OR OTHER APPROVED METHOD OF TERMITE PROTECTION LEVELED FOR USE AS A PREVENTIVE TREATMENT TO NEW CONSTRUCTION. UPON OF COMPLETION OF THE APPLICATION OF THE TERMITE PROTECTIVE TREATMENT, A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST COMPANY THAT CONTAINS THE FOLLOWING STATEMENT.

"THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES".

APPLICABLE CODES

1. FLORIDA BUILDING CODE, 2023 8th EDITION
2. FLORIDA MECHANICAL CODE, 2023 8th EDITION
3. FLORIDA PLUMBING CODE, 2023 8th EDITION
4. NATIONAL ELECTRIC CODE, 2020 EDITION
5. FLORIDA FIRE PREVENTION CODE, 2023 8th EDIT.
6. CITY OF HIALEAH GARDEN, ZONING CODE

ZONING LEGEND

Zoning District: NCUC
Naranja/Community/UrbanCenterDistrict

Note:		NUMBER OF DWELLING UNITS:	18
Edge Subdistrict		TOTAL ACREAGE:	1
Maximum density@18 units per acre		DENSITY PER ACRE:	18

GROSS AREA (acres)	46,610 SF (1.0705)	
Less ROW	9,079 SF	
Less Water	N/A	
Less Other	N/A	
NET AREA (sq. ft.)	39,591 SF	100%
Lot Coverage (40% max)	13,998 SF	35. 2%
Paved Area	12,078 SF	30. 5%
Landscaped Open Space	13,362 SF	34. 3%

SETBACK REQUIREMENTS	MINIMUM SETBACK REQUIRED	PROVIDED
FRONT: major roadway build-to-line	10'	10'
REAR	0'	9'
SIDE: 0'f. minor roadway build-to-line	10'	10'
INTERIOR SIDE	0'	1'

UNIT MODEL DATA			FAR AND HEIGHT REQUIREMENTS	
Model Type	Area (Sq. Ft.)	No. of Bedrooms		
Model: TYPE A	1,519 SF	4	MAX. HEIGHT OF PROPOSED BLDG.	27'-0"
Model: TYPE B	1,519 SF	4	MAX. NUMBER OF STORIES PERMITTED	2
Model: TYPE C	1,519 SF	4	MAX. NUMBER OF STORIES PROPOSED	2
Model:			F.A.R. PERMITTED	0.5 max. (19,864 SF)
Model:			F.A.R. PROPOSED	0.69 (27,516 SF)

PROPOSE FOOTPRINT SQ. FT. PER BUILDING TYPE

BLDG TYP.	FOOTPRINT (gross sq. ft.)	BLDG TYP.	FOOTPRINT (gross sq. ft.)
1	4,652 SF		
2	4,652 SF		
3	4,652 SF		

PROPOSE TOTAL GROSS SQ. FT. PER BUILDING TYPE

BLDG TYP.	FOOTPRINT (gross sq. ft.)	BLDG TYP.	FOOTPRINT (gross sq. ft.)
1	6,172 SF		
2	6,172 SF		
3	6,172 SF		

PARKING REQUIREMENTS

Total number of dwelling units with less than 2 bedrooms =	0	x 1.00 =	0
Total number of dwelling units with 2 bedrooms =	0	x 1.50 =	0
Total number of dwelling units with more than 2 bedrooms =	18	x 1.75 =	31.5
	TOTAL PARKING SPACES REQUIRED =		32
	TOTAL PARKING SPACES PROVIDED =		32

- CONSTRUCT FLARED TYPE DRIVEWAY CONNECTION PER FDOT STANDARD DETAIL

PLANS ARE IN COMPLIANCE WITH FDOT STAND/RD PLANS AND ALL APPLICABLE CRITERIA.

LEGEND:

36' MIN. ACCESSIBLE ROUTE CONNECTING ALL SITE ELEMENTS & TO R.O.W. THERE ARE NO CHANGERS IN ELEVATION ALONG ROUTE UNLESS BY CURB RAMPS. SLOPED SIDEWALKS LESS THAN 1:20.

TYPE OF CONSTRUCTION

FBC, 2023 - SECTION 310.4
OCCUPANCY CLASSIFICATION: RESIDENTIAL GROUP R-2 (APARTMENTS HOUSES)

FBC, 2023 - TABLE 504.3, 504.4 & 506.2
CONSTRUCTION TYPE: V B - SPRINKLERED

	ALLOWED	PROVIDED
BUILDING HEIGHT	60-0"	26'-10"
BUILDING STORIES	3 STORY	2 STORY
FLOOR AREA- TOTAL	21,000 SF	9,172 SF

FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS - FBC TABLE 601

	REQUIRED	PROVIDED
1. STRUCTURAL FRAME INCLUDING COLUMN, GIRDER, AND TRUSSES	0 hr	0 hr
2. BEARING WALLS EXTERIOR INTERIOR	0 hr	1/2 hr*
3. NONBEARING WALLS AND PARTITIONS EXTERIOR (SEE BELOW)	-	-
4. NONBEARING WALL PARTITION INTERIOR	0 hr	0 hr
5. FLOOR CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS	0 hr	0 hr
6. ROOF CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS	0 hr	0 hr

* 1 HR PROVIDED FOR WALLS SEPARATING DWELLING UNITS IN THE SAME BUILDING (FBC-R 708.1 & 708.3)

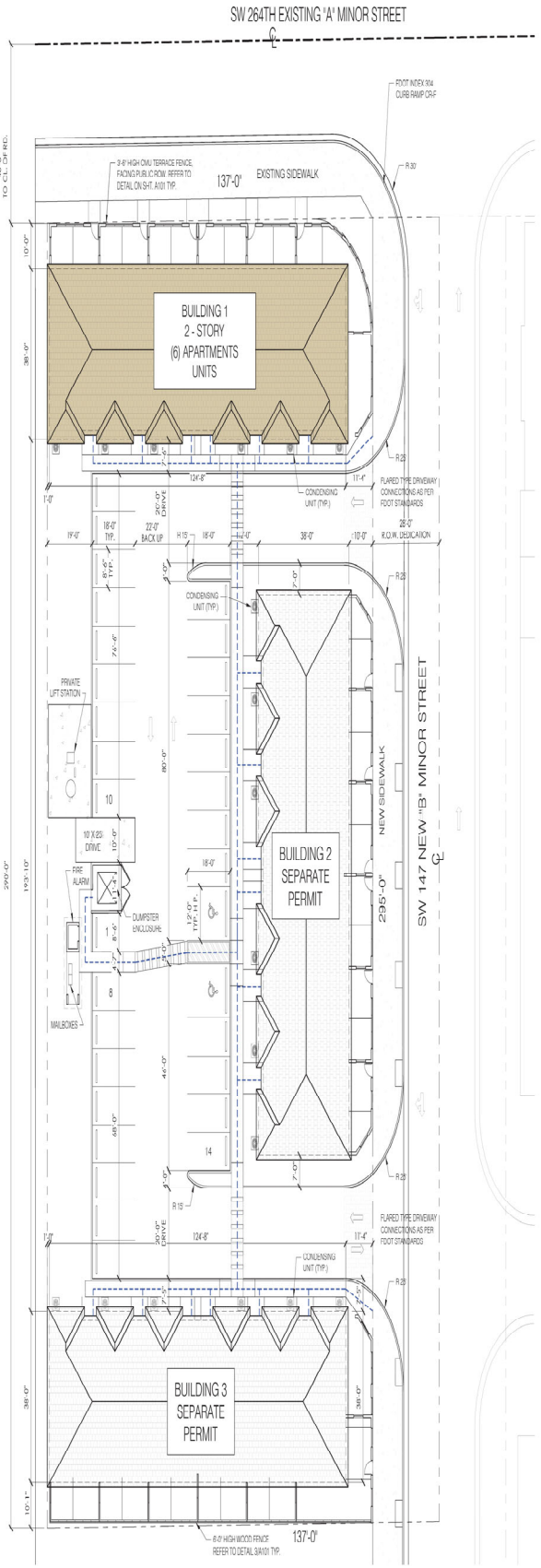
FIRE RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS - FBC TABLE 705.5

	REQUIRED	PROVIDED
LESS THAN 5 FT. BETWEEN 5FT. TO 10FT.	1 HR.	1 HR.*
10FT. TO 30FT.	0 HR.	0 HR.
GREATER THAN 30FT.	0 HR.	0 HR.

* REFER LOCATION ON FLOOR PLANS.

MAXIMUM AREA OF OPENINGS ALLOWED OF EXTERIOR WALL - FBC TABLE 705.8

	DEGREE OF OPENING PROTECTION	ALLOWABLE AREA	PROVIDED
BUILDING 1			
(NORTH ELEV.) 10 TO 15	UNPROTECTED, SPRINKLERED	45% X 2,369 = 1,066 SF	33% = 776 SF
(EAST ELEV.) 10 TO 15	UNPROTECTED, SPRINKLERED	15% X 722 = 324 SF	18% = 130 SF
BUILDING 2			
(EAST ELEV.) 10 TO 15	UNPROTECTED, SPRINKLERED	45% X 2,369 = 1,066 SF	33% = 776 SF
BUILDING 3			
(EAST ELEV.) 10 TO 15	UNPROTECTED, SPRINKLERED	45% X 722 = 324 SF	20% = 144 SF
(WEST ELEV.) 9 TO 10	UNPROTECTED, SPRINKLERED	39% X 1,843 = 460 SF	21% = 458 SF
(WEST ELEV.) 10' TO 15'	UNPROTECTED, SPRINKLERED	45% X 525 = 236 SF	45% = 236 SF



SITE PLAN
SCALE: 1/16" = 1'-0"

BUILDING 1

REVISIONS:

AMC @ NARANJA PARK
CLIENT: AMC DEVELOPMENT GROUP, LLC
PROJECT LOCATION: 14790 SW 264th ST, MIAMI, FLORIDA 33032

CABRERA RAMOS Architects, Inc.
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MIGUEL A. CABRERA, JR., R.A.
State Reg. No.: AR12118

ROSA E. RAMOS-BOTTA, R.A.
State Reg. No.: AR13228

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DATE: 09/00/2024
DRAWN: LSO
CHECKED BY: MAC
JOB NO.: 2741-22

SEAL

SHEET NO.
A100-B1

SITE PLAN

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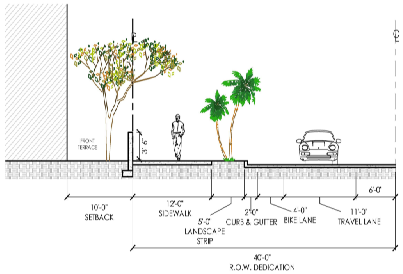
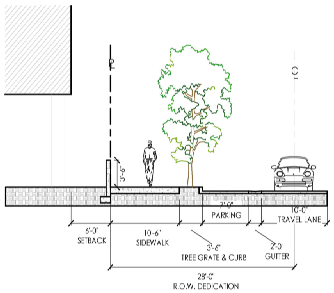


SW 264TH EXISTING 'A' MINOR STREET - SECTION
SCALE: 3/32" = 1'-0"



SW 147TH PROPOSED 'B' MINOR STREET - SECTION
SCALE: 3/8" = 1'-0"

ZONING INFORMATION

ZONING DISTRICT: MCC (NARANJA COMMUNITY URBAN CENTER)
SUB-DISTRICT: CENTER
LAND USE DESIGNATION: RM (RESIDENTIAL, MODIFIED)

GROSS LOT AREA ..... 46,672 SQ.FT (+/- 1.12 ACRES)
LESS R.O.W. ..... 9,679 SQ.FT
NET LOT AREA ..... 36,99' SQ.FT (+/- 0.91 ACRES)

	MAX ALLOWED	PROVIDED
LOT COVERAGE (40% MAX.)	13,856 SQ.FT	13,338 SQ.FT. (33.7%)
OPEN SPACE (20% MIN.)	MIN REQUIRED	PROVIDED
	3,955 SQ.FT.	6,214 SQ.FT. (15.8%)
DENSITY (90 DU/ACRE)	MAX ALLOWED	PROVIDED
	100 UNITS	43 UNITS
STREET FRONTAGE	MAX ALLOWED	PROVIDED
	70% OF 274.78	70.68=179

MINIMUM SETBACKS REQUIREMENTS	REQUIRED	PROPOSED
FRONT (major roadway build-to-line)	10'-0"	10'-0"
REAR	0'-0"	51'-3"
SIDE ST. (minor roadway build-to-line)	7'-0"	9'-0"
INTERIOR SIDE	0'-0"	51'-10"

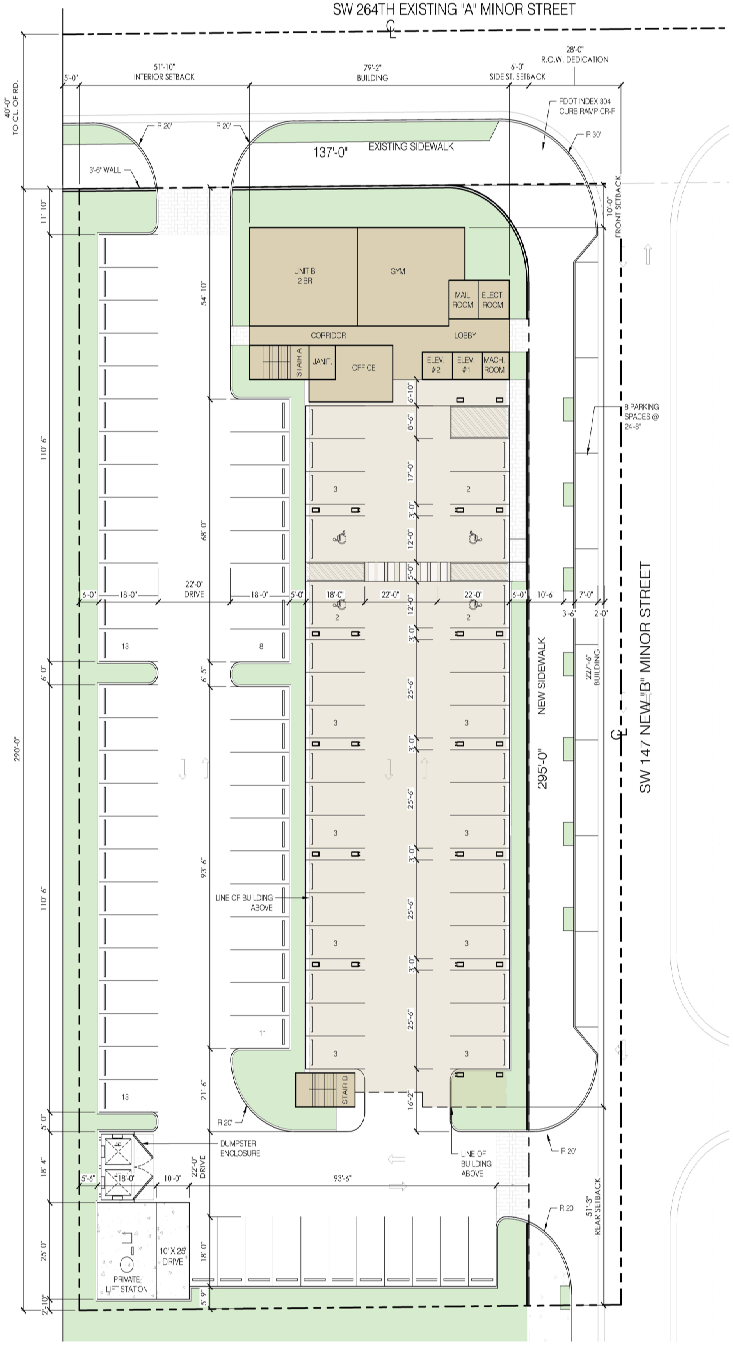
UNIT MODEL DATA	UNIT COUNT	GROSS UNIT AREA	TOTAL UNITS AREA PER BUILDING
ONE BEDROOM - UNIT A	6	612 SQ.FT	3,672 SQ.FT
TWO BEDROOM - UNIT B	37	838 SQ.FT	31,006 SQ.FT
TOTAL UNITS	43	TOTAL RENTABLE	34,678 SQ.FT

MAX. FLOOR AREA RATIO (F.A.R.)

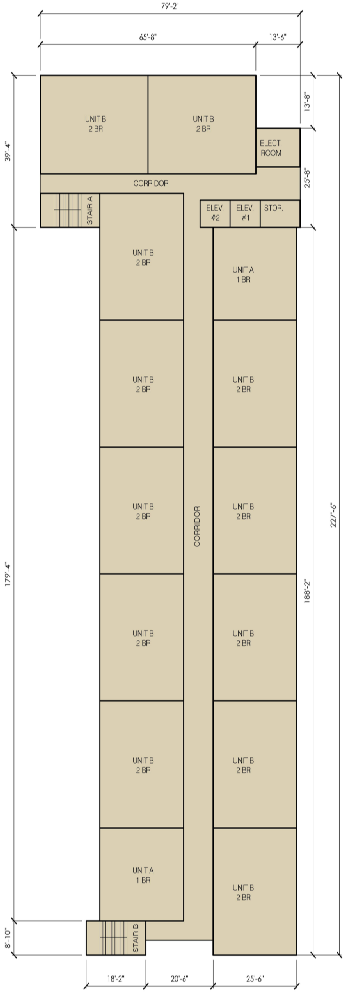
MAX. HEIGHT OF PROPOSED BUILDING	4 STORY 39'-0" MEASURED TO MIDDLE HEIGHT
MAX. NUMBER OF STORIES ALLOWED	2 - 12
MAX. NUMBER OF STORIES PROVIDED	4
FLOOR AREA RATIO (F.A.R.) ALLOWED	1.0 (36,99'. SF)
FLOOR AREA RATIO (F.A.R.) PROVIDED	0.87 (34,678 SF)

PARKING CALCULATONS

ONE BEDROOM	6 UNITS X 1.0	6 PARKING SPACES
TWO BEDROOM	37 UNITS X 1.5	56 PARKING SPACES
TOTAL PARKING REQUIRED		62 PARKING SPACES
ON-STREET PARKING PROVIDED		8 PARALLEL PARKING SPACES
TOTAL PARKING PROVIDED		90 PARKING SPACES
HANDICAP PARKING PROVIDED		4 PARKING SPACES



SITE PLAN & GROUND FLOOR
SCALE: 1/16" = 1'-0"



TYP. 2ND, 3RD & 4TH FLOOR
SCALE: 1/16" = 1'-0"

REVISIONS:

AMC @ NARANJA PARK

CLIENT: AMC DEVELOPMENT GROUP, LLC
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State Reg. No. AR18239

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DATE: 03/12/2025
DRAWN: RC
CHECKED BY: RAR
JOB NO.: 3108

SEAL
Rosa Ramos-Botta
Digitally signed by Rosa Ramos-Botta
Date: 2026.03.17 16:50:02 -04'00'

SHEET NO.
A100

SITE PLAN

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