

A11500621 © Miami MLS® 2025

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

AMC PARK - SOUTH DADE - Site Plan Review
OWNER: AMC DEVELOPMENT GROUP, LLC
ADDRESS: 12501 SW 236 ST
FOLIO: 30-8924-000-080



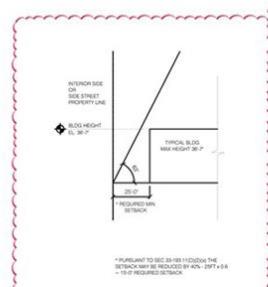
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ZONING LEGEND	
Zoning District: RU-4 High Density Apartment District	
Note: MAXIMUM DENSITY PERMITTED @ RU-4 (50 DU/ACRE) Maximum density @ RU-4 (50 DU/ACRE) 100% OF DWELLING UNITS TO BE DESIGNATED AS WORKFORCE HOUSING UNITS (WHU). DENSITY PER ACRE	
TOTAL DWELLING UNITS: 248 TOTAL ACREAGE: 6.81 Acres DENSITY PER ACRE: 36.21	
SITE DATA	
GROSS AREA (acres) 316.560 SF (7.27 acres) Less Public Right-of-Way 29.75 SF (0.007 Acres) NET AREA (acres) 282.865 SF (6.49 Acres)	
SETBACK REQUIREMENTS (40% reduction) REQUIRED PROVIDED 25'-0" x 0'-0" + 20'-0" X 0'-0" = 15'-0" RECD (4'-0" x 8'-0") 25'-0" x 0'-0" + 15'-0" RECD	
REQUIRED ALLOWED PROVIDED Lot Coverage 45% Max (127,334 SF) 27.6% (78,241 SF) Paved Area NA / 0% Driveway 20% Min. 20% Min. Open Space 20% Min. 20% Min.	
FRONT & REAR SWIMMING POOL NA / 0% SIDE STREET / SIDE INVESTIGATION SWIMMING POOL 20'-0" / 10'-0" 268K-375K SF RECREATIONAL AREA 75'-0" 65'-0"	
UNIT/TOOL DATA	
Model: 1 BED RM. Area (sq. ft.) 68 SF No. of Beds 1 Model: 2 BED RM. Area (sq. ft.) 948 SF No. of Beds 2	
MAX. HEIGHT OF PROPOSED BLDGS. MAX. NUMBER OF STOREYS PERMITTED MAX. NUMBER OF STOREYS PROPOSED A.R. PROPOSED (1 STORY) A.R. PROPOSED (3 STORY)	
30'-7" 8 30'-7" 2 228,712 sf (0.81) 234,723 SF (0.83)	
FOOTPRINT SQ. FT. PER BUILDING TYPE	
BLDG. TYP. FOOTPRINT BLDG. UNIT TOTAL & MIN. FOOTPRINT	
A (x1) 11,473 SF 36 DU (120' x 31') 22,361 SF 0 (A FLR)	
B (x1) 35,638 SF 48 DU (120' x 120') 35,638 SF 0 (A FLR)	
C (x1) 11,471 SF 36 DU (120' x 31') 11,471 SF 0 (A FLR)	
D (x1) 11,471 SF 36 DU (120' x 31') 11,471 SF 0 (A FLR)	
E (x1) 33,585 SF 48 DU (120' x 36') 33,585 SF 0 (A FLR)	
TOTAL 78,243 SF	
TOTAL GROSS SQ. FT. PER BUILDING TYPE	
BLDG. TYP. TOTAL SQ. FT. (gross sq. ft. n/a)	
A (x1) 22,361 SF 0 (A FLR)	
B (x1) 35,638 SF 0 (A FLR)	
C (x1) 11,471 SF 0 (A FLR)	
D (x1) 11,471 SF 0 (A FLR)	
E (x1) 40,243 SF 0 (A FLR)	

\$14,880,000

- Land/Boat Docks
- Residential
- Active

12501 236TH ST, HOMESTEAD, FL, MIAMI-DADE COUNTY, 33032

<http://avivaestate.com>

Centrally located of US-1 in the heart of a growing community in SW Miami-Dade. Being sold subject to land use/zoning & MAXIMUM DENSITY PERMITTED @ RU-4 (50 DU/ACRE) SITE PLAN APPROVAL. 100% OF DWELLING UNITS TO BE DESIGNATED AS WORKFORCE HOUSING UNITS (WHU). SITE PLAN FOR 248 UNITS MULTI-FAMILY DEVELOPMENT, WITH (2) ACCESS DRIVEWAYS; (1) [...]



Building Details

Subdivision

Name: NONE,AMC PARK SOUTH DADE

View: Canal View

Virtual Tour URL:

<https://www.propertypanorama.com/instaview/mia/A11500621>

Building Type: Residential

