

RECEIVED

MIAMI-DADE COUNTY  
PROCESS NO.: E21-019  
DATE: APR 11 2024  
BY: ISA

**DEPARTMENT OF REGULATORY  
AND ECONOMIC RESOURCES**

**APPLICATION FOR ENTRANCE FEATURE**

DEVELOPMENT SERVICES DIVISION  
111 N.W. 1<sup>ST</sup> STREET, 11<sup>TH</sup> FLOOR  
MIAMI, FL 33128  
PH. (305) 375-2141

**E2021000019**

Entrance Feature No.: \_\_\_\_\_ Tentative No.: \_\_\_\_\_

Plat Name \_\_\_\_\_

Sec. \_\_\_\_\_ Twp. \_\_\_\_\_ Rge. \_\_\_\_\_

Property Location: 34850 SW 187 AVE, FLORIDA CITY, FL

Zoning: 9000 AGRICULTURE District: \_\_\_\_\_

Owner: SUN GOLD COASTER LLC

Owner's Email: SHIV@AECBUILD.COM

Owner's Address: 2777 FRANKLIN RD, SOUTHFILED, MI

Owner's Phone: 561 889 6621

Contact person: SHIV SHAHI, PE

Contact's Email: SHIV@AECBUILD.COM

Contact's Address: 112 SARONA CRICLE, ROYALPALM BEACH, FL 33411

Contact's Phone: 561 889 6621

**Please note that this application must be submitted to the Department of Regulatory and Economic Resources on the 11<sup>th</sup> floor with the processing check made payable to the "Miami-Dade County".**

**FOR OFFICIAL USE ONLY**

Check No: \_\_\_\_\_

Bank: \_\_\_\_\_

Date received: \_\_\_\_\_

# RECEIVED

MIAMI-DADE COUNTY ZONING APPLICATION FOR ADMINISTRATIVE APPROVAL OF  
PROCESS NO.: E21-019 ENTRANCE FEATURE  
DATE: APR 11 2024  
BY: ISA

**MIAMI-DADE COUNTY**

**E2021000019**

Sec. \_\_\_\_\_ Twp. \_\_\_\_\_ Rge. \_\_\_\_\_

Fee: \_\_\_\_\_

FOLIO# 30- 7826-011-0010

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 REGULATORY AND ECONOMIC RESOURCES, the Zoning Hearings Section.

TYPE OR PRINT LEGIBLY ALL INFORMATION ON APPLICATION:

1) Applicant SUN GOLD COASTER LLC Phone 561 889 6621  
Mailing Address 2777 FRANKLIN RD City SOUTHFIELD State MI Zip 48034  
Email Address SHIV@AECBUILD.COM

2) Owner of Property SUN GOLD COASTER LLC Phone 561 889 6621  
Mailing Address 2777 FRANKLIN RD City SOUTHFIELD State MI Zip 48034  
Email Address SHIV@AECBUILD.COM

3) Contact Person SHIV SHAHI, PE Phone 561 889 6621  
Mailing Address 112 SARONA CIR City ROYAL PALM BEACH State FL Zip 33411  
Email Address SHIV@AECBUILD.COM

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

81.35 AC M/L GOLDCOASTER MOBILE HOME PARK PB 92-62 TRACT A PER  
UNITY OF TITLE TO DADE COUNTY DTED 5-10-72 LOT SIZE IRREGULAR OR  
22518-3437 05 2004 5

5) SIZE OF PROPERTY: \_\_\_\_\_ x 3,543,606 SQ FT

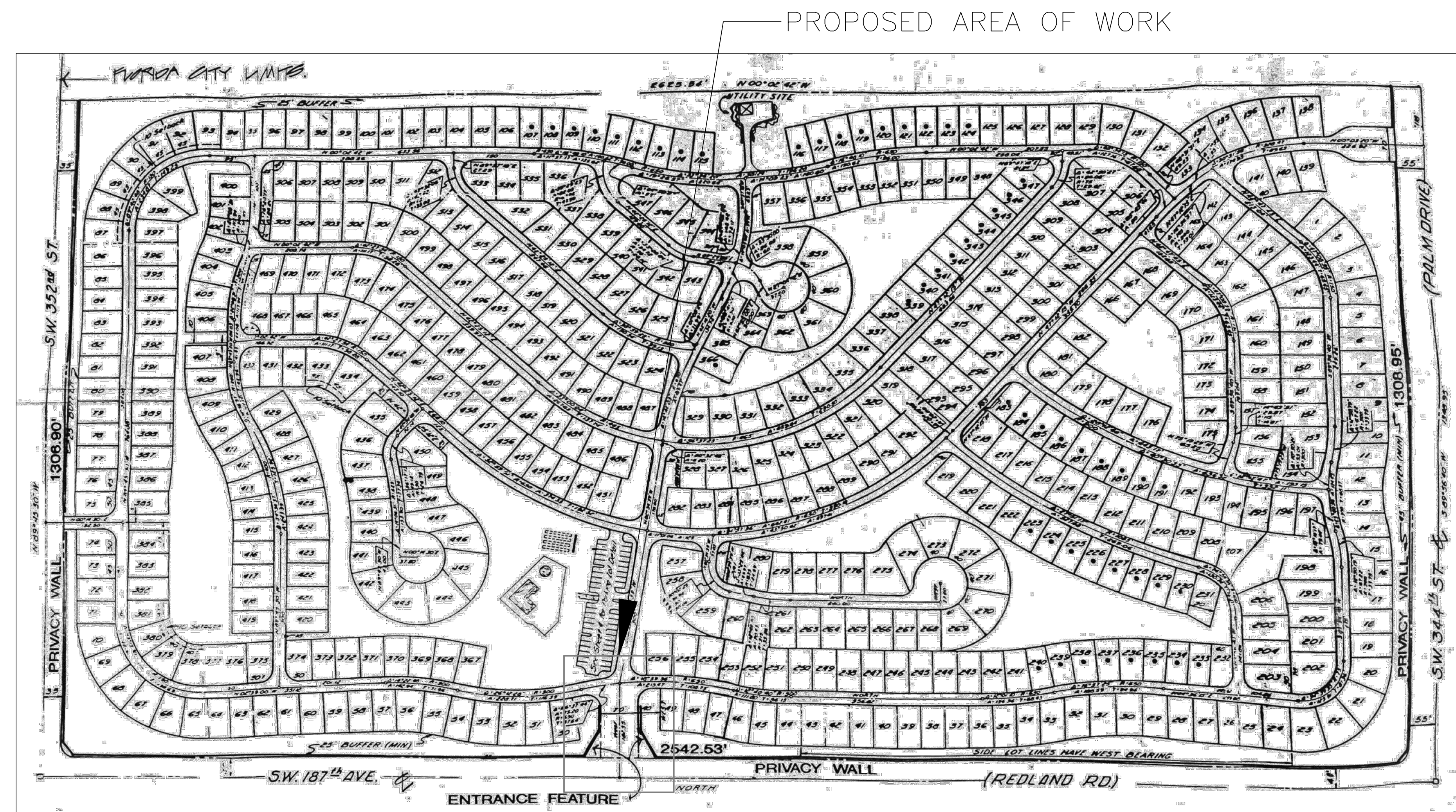
6) Address or location of subject property 34850 SW 187 AVE, FLORIDA CITY, FL

7) Present Zoning Classification(s) 9000 AGRICULTURE

8) Is this Entrance Feature being requested as a result of a violation notice or summons? \_\_\_\_\_

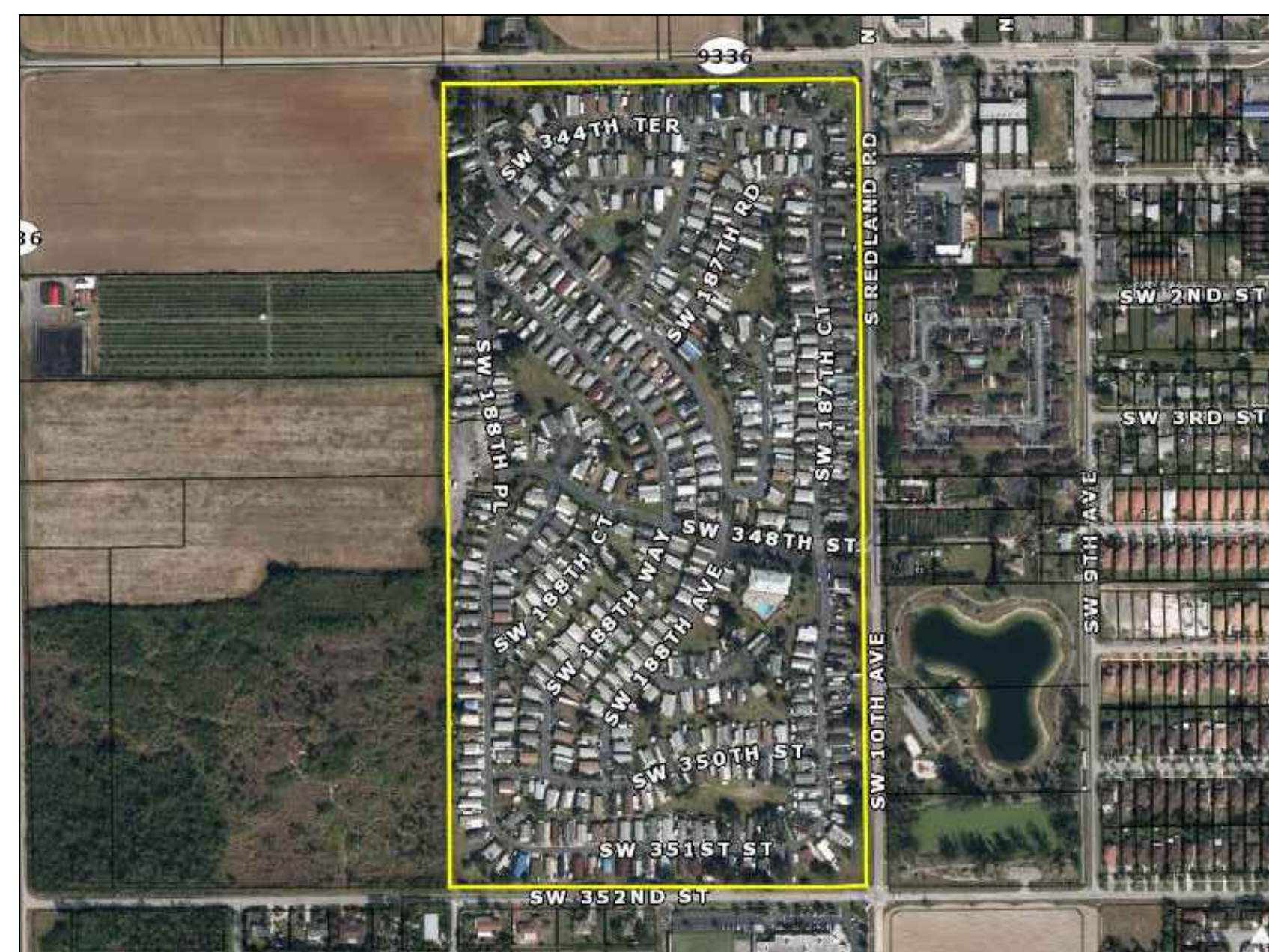
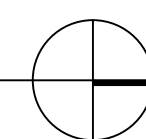
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MIAMI-DADE COUNTY PROCESS NO. E21-019 DATE: APR 11 2024 BY: ISA	PROPERTY ADDRESS 30-7826-011-0010	SITE INVESTIGATION BEFORE BIDDING, CONTRACTOR VISIT THE SITE TO INVESTIGATE THE EXISTING CONDITIONS AND TO ANALYZE THE NATURE AND EXTENT OF THE WORK TO BE PERFORMED. CONTRACTOR'S WORK INVOLVES EXISTING BUILDING SYSTEMS AND FACILITIES. SLIGHT VARIATION OF ROUTING AND CONSTRUCTION SHOULD BE ANTICIPATED BY THE CONTRACTOR IN ORDER TO AVOID CONFLICTS WITH EXISTING INSTALLATION AND THE INSTALLATION OF OTHER TRADES. THESE VARIATIONS ARE INCLUDED IN CONTRACTOR'S SCOPE OF WORK, AND NO ADDITIONAL COST TO CONTRACTOR'S BID SHALL BE AUTHORIZED. IF CONTRACTOR IDENTIFIES ANY DISCREPANCIES IN THE FIELD, CONTRACTOR IS TO NOTIFY OWNER & ARCHITECT AND AWAIT RESPONSE PRIOR TO CONTINUATION OF WORK.
	OWNER SUN GOLD COASTER LLC	
	PRIMARY LAND USE 2806 PARKING LOT/MOBILE HOME PARK : MOBILE HOME	SITE NOTES CONTRACTOR SHALL FIELD VERIFY EXACT LOCATION OF EXISTING UTILITIES AND POINTS OF CONNECTION BEFORE COMMENCING ANY WORK.
	LEGAL DESCRIPTION 81.35 AC M/L GOLDCOASTER MOBILE HOME PARK PB 92-62 TRACT A PER UNITY OF TITLE TO DADE COUNTY DATED 5-10-72 LOT SIZE IRREGULAR OR 22518-3437 05 2004 5	SCOPE OF WORK 1-REPLACE AND INSTALL NEW GATES. 2-RECONFIGURE TRAFFIC APPROACHES, BOTH REAR AND FRONT. 3-INSTALL NEW CALL BOXES AND ACCESS CONTROL. 4-NEW ASPHALT AND STRIPING.
		TERMITE PROTECTION ALL BUILDINGS SHALL HAVE PRE-CONSTRUCTION TREATMENT PROTECTION AGAINST SUBTERRANEAN TERMITES AS PER FBC 2017 1816.1.7. A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: "THE BUILDING HAS RECEIVED A TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH THE RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.



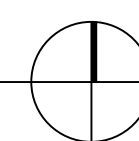
SITE PLAN

NTS



LOCATION MAP

NTS



www.AECbuild.com

phone 561 889 6621 fax 561 666 6401

West Palm Beach, FL 33401

224 Datura St, Suite 709

DESIGN BUILD

AMERICAN ENGINEERS & CONTRACTORS

**AEC**

No:	Revisions:	Date:

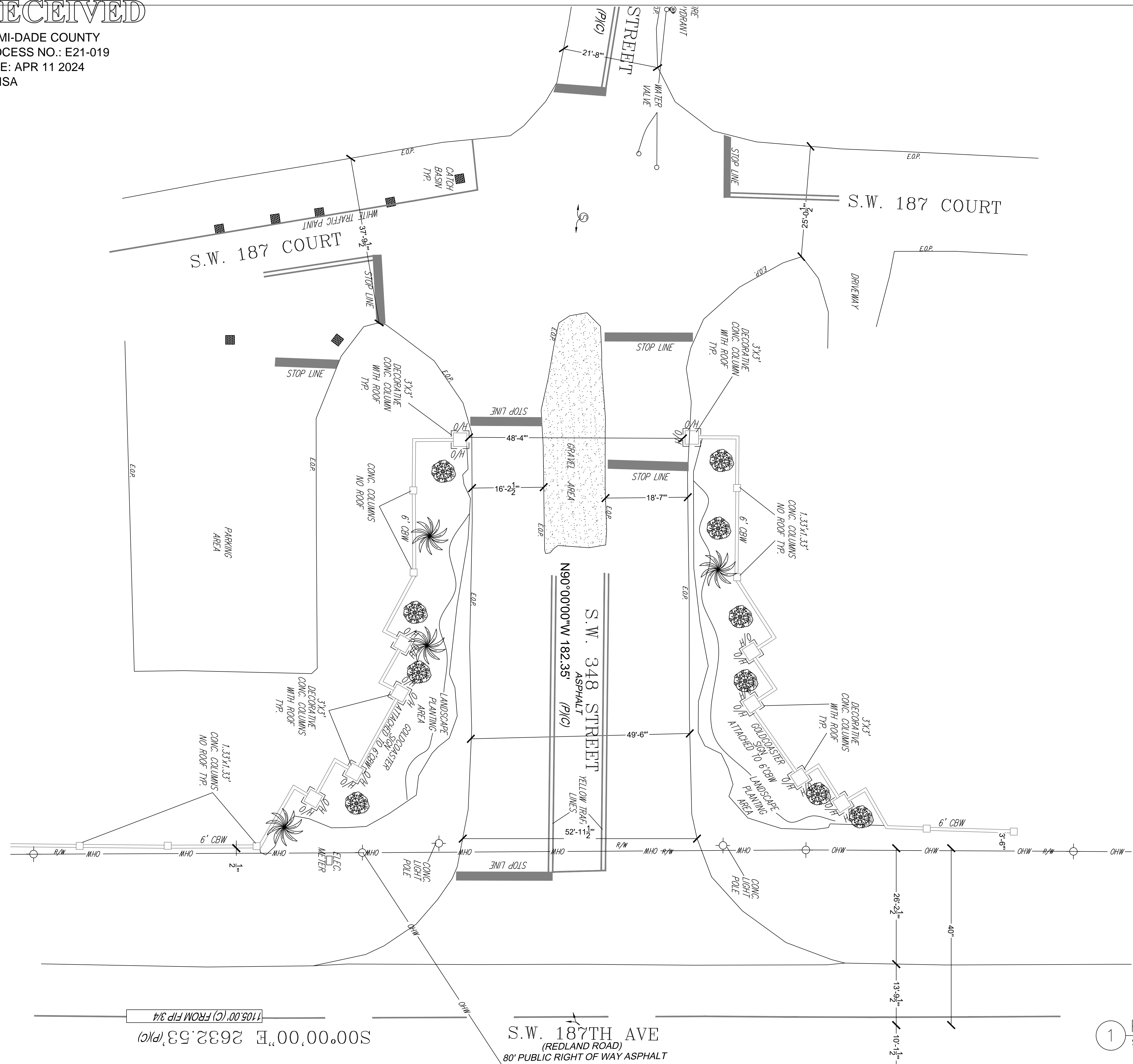
ENTRANCE FEATURE AND PRIVACY WALL  
GOLDCOASTER FACTORY - BUILT HOUSING COMMUNITY  
SUN GOLD COASTER LLC  
34850 SW 187TH AVE. FLORIDA CITY, FLORIDA

SHEET TITLE  
**SITE PLAN AND LEGAL DESCRIPTION**

SHEET NUMBER:  
**C-1**

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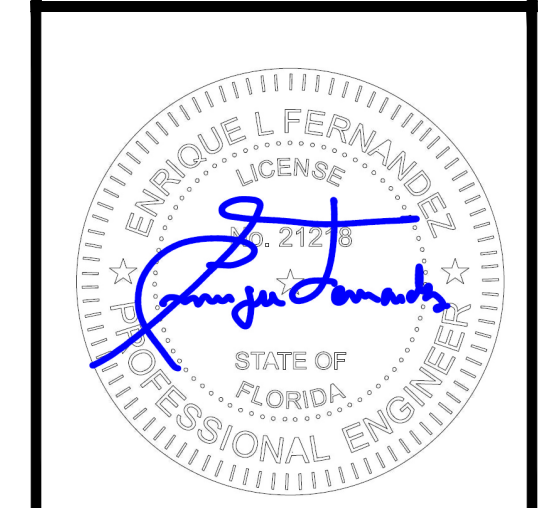


1 PARTIAL EXISTING SITE PLAN  
SCALE: 3/32" = 1'0"

**AEC**  
AMERICAN ENGINEERS & CONTRACTORS  
DESIGN BUILD  
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West Palm Beach, FL 33401  
phone 561 889 6621 fax 561 666 6401  
www.AECbuild.com  
info@AECbuild.com

No.	Revisions:	Date:

ENTRANCE FEATURE AND PRIVACY WALL  
GOLDCOASTER FACTORY - BUILT HOUSING COMMUNITY  
SUN GOLD COASTER LLC  
34850 SW 187TH AVE. FLORIDA CITY, FLORIDA

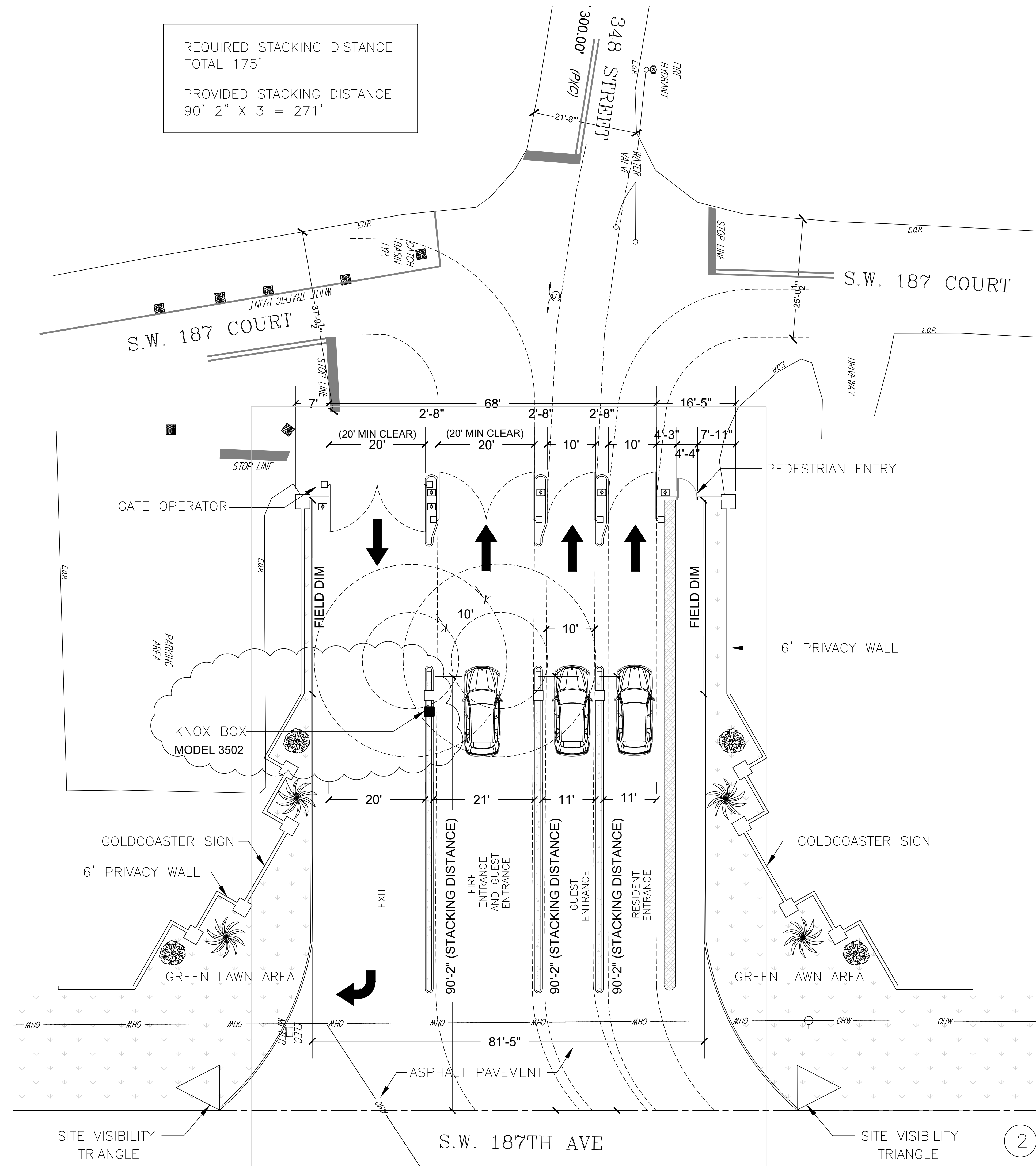


SHEET TITLE  
EXIST. SITE PLAN  
SHEET NUMBER:  
C-2

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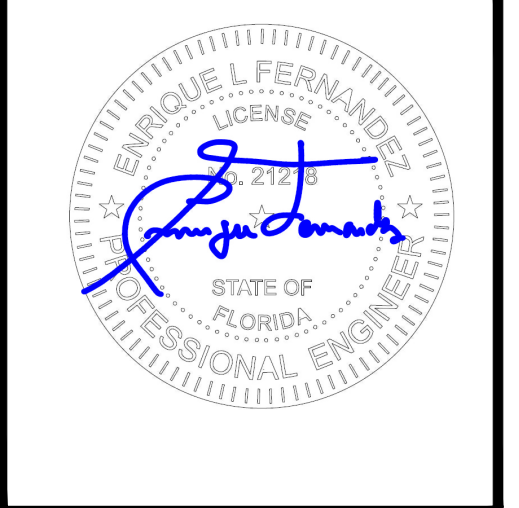
REQUIRED STACKING DISTANCE  
TOTAL 175'  
  
PROVIDED STACKING DISTANCE  
90' 2" X 3 = 271'



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No.	Revisions:	Date:

ENTRANCE FEATURE AND PRIVACY WALL  
GOLDCOASTER FACTORY - BUILT HOUSING COMMUNITY  
SUN GOLD COASTER LLC  
34850 SW 187TH AVE. FLORIDA CITY, FLORIDA



SHEET TITLE  
**PROPOSED**

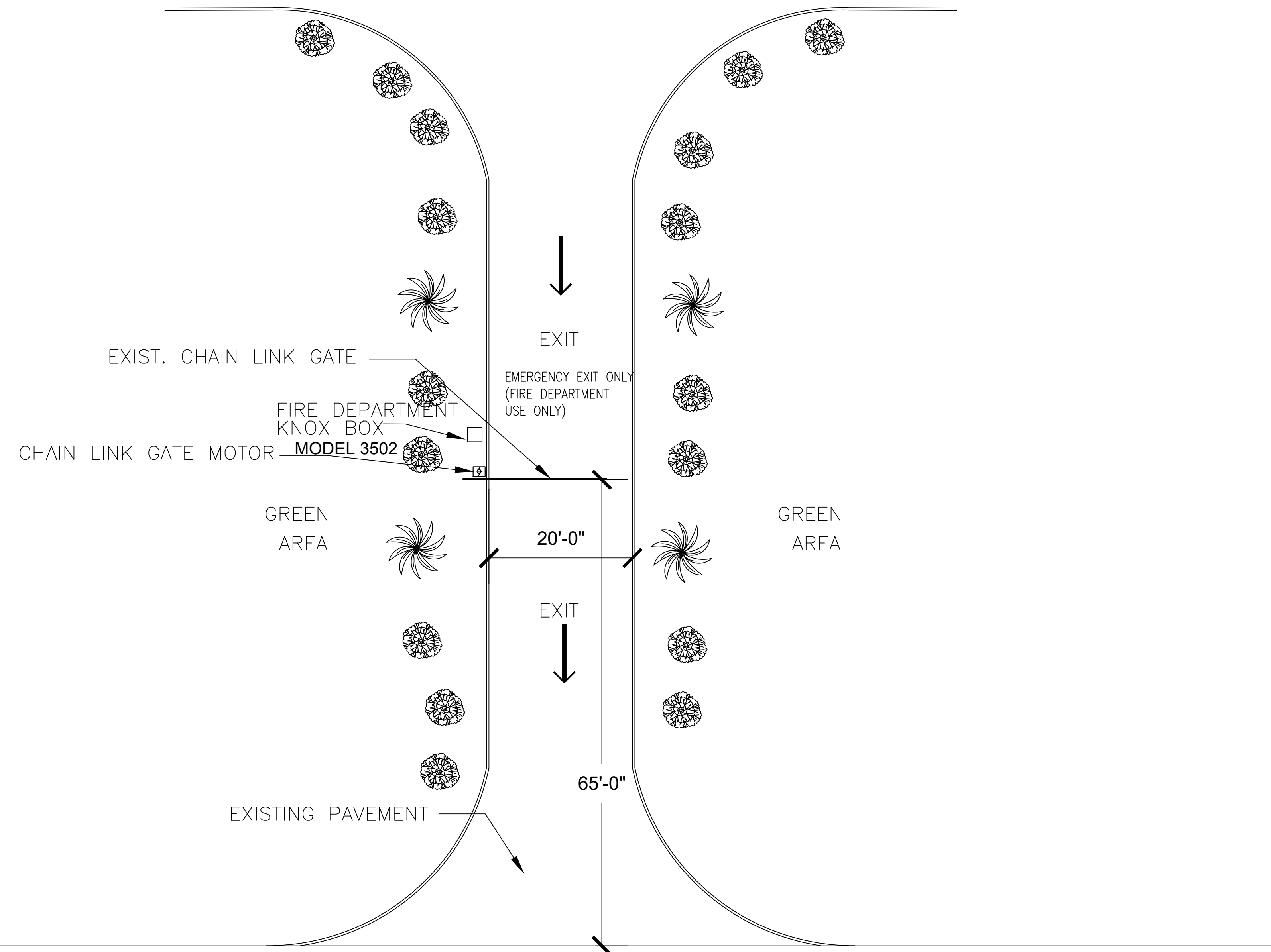
SHEET NUMBER:  
**C-3**

2 PROPOSED ENTRANCE PLAN  
SCALE: 3/32" = 1'0"

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S.W. 351ST STREET



S.W. 352ND STREET

70' (P) PUBLIC RIGHT OF WAY  
ASPHALT

S89°45'30"E 1347.09' (M)

S89°45'30"E 1346.90' (P)

**AEC**  
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www.AECbuild.com  
info@AECbuild.com

No:	Revisions:	Date:

ENTRANCE FEATURE AND PRIVACY WALL  
GOLDCOASTER FACTORY - BUILT HOUSING COMMUNITY  
SUN GOLD COASTER LLC  
34850 SW 187TH AVE. FLORIDA CITY, FLORIDA



SHEET TITLE  
PROPOSED

SHEET NUMBER:  
C-4

2 NORTH ENTRANCE PLAN  
SCALE: 3/32" = 1'0"

