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From the South Florida Business Journal:

<https://www.bizjournals.com/southflorida/news/2022/10/24/developer-could-fill-lake-next-to-miami-dade-condo.html>

Developer could fill lake next to Miami-Dade condos

Oct 24, 2022, 2:32pm EDT

A developer filed plans to fill in part of a lake next to a condo community in western Miami-Dade County to build multifamily.

Combo Group Holdings LLC, an affiliate of Miami Lakes-based LF Development, filed a



VALLE VALLE & PARTNERS

pre-application with county officials to rezone the 11.2-acre lake. It's located on the east side of the Beach Club at Fontainebleau condo community at 9351 Fontainebleau Blvd. and the west side of the Oakview Condominiums at 9141 Fontainebleau Blvd.

With most condos, the lakes are owned by the homeowner associations, but that's not the case here. The lake is owned by an individual

The developer has the lake under contract from Italo Campagna in Hardy, Virginia. It wants to rezone the lake from "water" to "median/high-density residential" and fill about four acres on the southwest side of the lake to build 600 multifamily units, 5,200 square feet of retail and 957 parking spaces. The application says

6% of those units would be workforce housing and 147 of the parking spaces would be ready for electric vehicle charging.

There would be two buildings of 10 and 19 stories, with a combined 368 one-bedroom units and 232 two-bedroom units. Amenities would include a pool and a clubhouse.

Coral Gables-based Valle Valle & Partners designed the project.

“The development community is aware that Miami-Dade County is experiencing a housing crisis- particularly workforce housing,” stated Miami-based attorney Elinette Ruiz-Diaz de la Portilla, who represents Combo Group Holdings in the application. “This application attempts to help address the crisis through intelligent infill development.”

Miami-Dade has few vacant parcels left, so developers often resort to creative methods of infill development in order to build multifamily.

However, the residents of the neighboring condo communities would lose their water views and deal with more traffic if this project is constructed.

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