Miami-Dade County Department of Regulatory and Economic Resources
Staff Report to the Board of County Commissioners

PH: Z22-221 **January 30, 2025**
Item No. 8A1

Appeal Application Summary	
Commission District	8
Applicants	Archimedes XXII LLC and Lennar Homes, LLC
Summary of Requests	The applicant seeks approval of a district boundary change on the subject property from AU, Agriculture District, to EU-M, Single-Family Modified Estate District. Additionally, the applicant seeks non-use variances to permit lots with less lot coverage, lot frontage and area than required by code.
Location	Northeast corner of SW 177th Avenue and SW 286th Street, Miami-Dade County, Florida
Property Size	27.32 acres
Existing Zoning	AU, Agriculture
Existing Land Use	Single-Family Residence
2030-2040 CDMP Land Use Designation	Estate Density Residential, 1 - 2.5 dua, *(see attached Zoning Recommendation Addendum)*
Comprehensive Plan Consistency	Consistent with the LUP map, interpretative text, goals, objectives, and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311, District Boundary Change Section 33-311(A)(4)(b) Non-Use Variances from Other Than Airport Regulations *(see attached Zoning Recommendation Addendum)*
Recommendation	**Approval of request #1 Subject to the acceptance of the proffered Covenant, approval with conditions of request #2 and #3, and withdrawal of request #4.**

BOARD OF COUNTY COMMISSIONERS' JURISDICTION:

This Board has jurisdiction over this application pursuant to Section 33-314(b)(1) and (2), which provides for appeals of "Applications for district boundary changes on individual pieces of property or on a neighborhood or area-wide basis, and Applications for district boundary changes, unusual use, new use, variance or special exception which is incidental or related thereto, or where there is pending on the same property or portion thereof more than one (1) application for district boundary change, variance, special exception, unusual or new use."

PROCEDURAL HISTORY

This application was deferred from the July 19, 2023, meeting of the Board of County Commissioners (BCC) in order for the applicant to consider the reduction of the total number of units. Subsequently, this item was deferred from the September 20, 2023, meeting of the Board of County Commissioners (BCC) at the request of the applicant in order for the applicant to submit revised plans for the proposed development. Furthermore, the application was deferred to no date certain from the October 19, 2023, meeting of the Board of County Commissioners (BCC) at the request of the applicant to continue meeting with the neighbors in an effort to finalize the revised site plan. As outlined in this staff recommendation, the applicant has revised their proposal to reduce the number of dwelling units to 78 and has eliminated one (1) requested non-use variance. Further details are provided below.

The public hearing on this item was held on July 19, 2023, meeting of the BCC.

This item was subsequently placed on the December 19, 2024, meeting of the BCC. However, the item was not considered due to the cancellation of the December 19, 2024 meeting.

REQUESTS:

(1) DISTRICT BOUNDARY CHANGE from AU to EU-M.

(2) NON-USE VARIANCE to permit minimum lots size of 11,100 sq. ft. (12,000 sq. ft. gross required).

(3) NON-USE VARIANCE to permit lots with a minimum frontage of 69' (100' required).

(4) NON-USE VARIANCE to permit a maximum lot coverage of 46% (30% permitted).

CZAB 14 Action

CZAB 14 March 30, 2023	**Denied without prejudice (Resolution #CZAB14-3-23)**

Staff Recommendation

Modified Recommendation of the appeal	**Approval of request #1 Subject to the acceptance of the proffered Covenant, approval with conditions of request #2 and #3, and withdrawal of request #4** **Overrule CZAB 14 decision** **(Reversal of CZAB 14 decision would require the affirmative votes of 2/3 of the Board members present)**
Previous Recommendation to the CZAB 14	**Approval of request #1 Subject to the acceptance of the proffered Covenant, and approval with conditions of request #2, #3 and #4** **(Original Staff Recommendation to the CZAB 14 is attached)**

Timeline

1. March 30, 2023, the Community Zoning Appeals Board (CZAB) #14, denied without prejudice the subject application (Resolution # CZAB14-3-23).

2. On April 12, 2023, the applicants, Archimedes XXII, LLC., appealed the CZAB #14 decision to the BCC.

3. On July 19, 2023, this item was deferred by the BCC to September 20, 2023, in order for the applicant to consider the reduction of the total number of units.

4. On September 20, 2023, this item was deferred by the BCC to October 19, 2023, to give the applicant sufficient time to make architectural revisions.

5. On October 19, 2023, this item was deferred to no date certain by the BCC at the request of the applicant to continue meeting with the neighbor in an effort to finalize the revised site plan.

6. On June 15, 2024, the applicant, Archimedes XXII, LLC, submitted an amended letter of intent, adding Lennar Homes, LLC as the contract purchaser of the subject property. Additionally, the applicant submitted revised plans within the scope of the advertisement, reducing the number of units from 85 to 78, an approximately 8% decrease compared to the original request, and also

reducing the number of requested variances. The proposed site plan indicates the relocation of the proposed single-family homes along SW 284th Street and the inclusion of an additional private drive. As previously mentioned, since the last meeting, the applicant has reduced the number of units by approximately 8% from the original proposal presented to the board on July 19, 2023.

7. This item was subsequently placed on the December 19, 2024, meeting of the BCC. However, the item was not considered due to the cancellation of the December 19, 2024 meeting.

ANALYSIS:

The applicants, Archimedes XXII, LLC and Lennar Homes, LLC. are appealing the CZAB #14 decision to the BCC. As part of the appeal and following the board's consideration of the appeal at three (3) meetings, the applicants submitted a new site plan for the development of the site with a total of 78 detached single-family residences. Based on the proposed site plan and letter of intent, the number of non-use variances requested has now been reduced to three (3), with the withdrawal of the variance to permit a maximum lot coverage of 46% (30% permitted) (request #4). As part of this amendment, the site plan also indicates the reorientation of the proposed single-family homes along SW 284 Street and inclusion of an additional private drive. Staff notes that the proposed development meets the minimum required Landscape requirements pursuant to Chapter 18A - Miami-Dade County Landscaping Ordinance. The proposed development is compatible with the transitional trend of the development in the area. Staff's research of the area found a similar approval for EU-M zoning in the surrounding area. A 39.26-acre tract of land located just south of the subject parcel was approved pursuant to Resolution CZAB14-19-22 to permit a district boundary change from GU, Interim District and AU, Agricultural District and EU-M, Estate Modified District to EU-M, Estate Modified District. As such, staff opines the approval of EU-M zoning and the two (2) variances would be consistent with the character of the surrounding area, would be compatible with same and consistent with the Estate Density Residential designation of the parcel on the CDMP Land Use Plan map. In addition, staff opines that the approval will be compatible with the surrounding neighborhood and would not be an obvious departure from the aesthetic character of the area and would be compatible with the surrounding area. Staff notes that the approval of the applicant's request to rezone the property will be consistent with the Estate Density Residential designation of the parcel on the CDMP Land Use Plan map. Further, staff opines that approval of these requests will not have a negative impact on the surrounding roadways or transportation facilities based on the recommendations and/or information contained in memoranda from the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER). Their memorandum also indicates that the proposed development will meet the traffic concurrency criteria for an Initial Development Order. Said memorandum indicates that the proposed development will generate approximately 85 PM daily peak hour vehicle trips, which does not exceed the acceptable Level of Service (LOS) on the surrounding roadways. Additionally, staff notes that the memorandum from the Environmental Division of RER indicates that the proposed rezoning meets the Level of Service (LOS) standards for an initial development order and therefore will not have an unfavorable impact on the natural resources of Miami-Dade County. For these aforementioned reasons, and the reasons outlined in the Comprehensive Development Master Plan and zoning analysis of the attached staff recommendation, staff recommends the **approval of request #1 subject to the acceptance of the proffered covenant, approval with conditions of request #2 and #3, and withdrawal of request #4**. Staff further opines that the CZAB 14 decision of denial without prejudice should be overturned, and the appellants' request for a reversal of the CZAB 14 decision should be **approved** as per staff's recommendation.

CONDITIONS FOR APPROVAL: for requests #2 and #3 only.

1. That a site plan be submitted to and meet with the approval of the Director of the Department of Regulatory and Economic Resources upon the submittal of an application for a building permit and/or Certificate of Use; said plan must include among other things but not be limited to, location

of structure or structures, exits and entrances, drainage, walls, fences, landscaping, and other requirements.

2. Plans are on file and may be examined in the Department of Regulatory and Economic Resources, entitled “ABESS” as prepared by Pascual, Perez, Kiliddjian, Starr and Associate, consisting of site plan, floor plan and building elevations consisting of 75 sheets, together with landscape plans entitled “REDLAND ABESS” as prepared by Witkin Hults and Partners, consisting of 15 sheets, dated stamped received 8/21/2024 and civil plans entitled “ABESS” and paving and drainage plans entitle “PAVING AND DRAINAG PLANS” consisting of 21 sheets, as prepared by Hadonne, dated stamped received 1/15/2025 for a total of 111 sheets. Plans may be modified at public hearing.

3. That the use be established and maintained in accordance with the approved plan.

4. That the applicant complies with all the applicable conditions, requirements recommendations, requests, and other provision of the Platting and Traffic Review Section of the Department of Regulatory and Economic Review Section, as contained in its memorandum dated November 18, 2024.

5. That the applicant complies with all the applicable conditions, requirements recommendations, requests, and other provisions of the Miami-Dade County Department of Transportation and Public Works memorandum dated January 13, 2025.

Staff Recommendation: Approval of request #1 Subject to the acceptance of the proffered Covenant, approval with conditions of request #2 and #3, and withdrawal of request #4.

ES:JB:SS:EA

Eric Silva

Eric Silva, AICP, Assistant Director
Development Services Division
Miami-Dade County Department of
Regulatory and Economic Resources

Miami-Dade County Department of Regulatory and Economic Resources
Staff Report to Community Zoning Appeals Board No. 14

PH: Z22-221 **March 30, 2023**
Item No. 2

Recommendation Summary	
Commission District	8
Applicants	Archimedes XXII, LLC
Summary of Requests	The applicant seeks approval of a district boundary change on the subject property from AU, Agriculture District, to EU-M, Single-Family Modified Estate District. Additionally, the applicant seeks non-use variances to permit lots with less lot coverage, lot frontage and area than required by code.
Location	Northeast corner of SW 177th Avenue and SW 286th Street, Miami-Dade County, Florida
Property Size	27.32 acres
Existing Zoning	AU, Agriculture
Existing Land Use	Single-Family Residence
2020-2030 CDMP Land Use Designation	Estate Density Residential, 1 - 2.5 dua, *(see attached Zoning Recommendation Addendum)*
Comprehensive Plan Consistency	Consistent with the LUP map, interpretative text, goals, objectives, and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311, District Boundary Change Section 33-311(A)(4)(b) Non-Use Variances from Other Than Airport Regulations *(see attached Zoning Recommendation Addendum)*
Recommendation	**Approval of request #1 and approval with conditions of request #2, #3 and #4. Subject to the acceptance of the proffered covenant.**

REQUESTS:

1. DISTRICT BOUNDARY CHANGE from AU to EU-M.

2. NON-USE VARIANCE to permit minimum lots size of 11,100 sq. ft. (12,000 sq. ft. gross required).

3. NON-USE VARIANCE to permit lots with a minimum frontage of 69' (100' required).

4. NON-USE VARIANCE to permit a maximum lot coverage of 46% (30% permitted).

Plans are on file and may be examined in the Department of Regulatory and Economic Resources, entitled "CC SOUTH DADE - PHASE 2" as prepared by WHITMORE CONSULTING ENGINEERS, consisting of four (4) sheets, dated stamped received 12/01/2022 and "PHASE 2 DADE COUNTY FL", as prepared by CRAVEN THOMPSON AND ASSOCIATES, INC, dated stamped received 11/30/22 for a total of twelve (12) sheets. Plans may be modified at public hearing.

PROJECT DESCRIPTION:

The applicant seeks to rezone the 27.32-acre parcel from AU, Agricultural District, to EU-M, Estate Modified District (request #1). Additionally, the applicant requests ancillary non-use variances to permit a proposed residential development with minimum lot sizes of 11,100 sq. ft. (12,000 sq. ft. gross required) (request #2), with minimum lot frontages of 69' (100' required) (request #3), and to permit a maximum lot coverage of 46% (30% permitted) (request #4).

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	**Land Use Designation**
Subject Property	AU; vacant land	Estate Density Residential (1 – 2.5, dua)
North	AU/ EU-M; vacant land/ single-family residences	Estate Density Residential (1 – 2.5, dua)
South	EU-M; tree farm/ vacant land/ single-family homes	Estate Density Residential (1 – 2.5, dua)
East	EU-M; single-family homes	Estate Density Residential (1 – 2.5, dua)
West	AU; agricultural/ single-family residence	Agriculture

NEIGHBORHOOD COMPATIBILITY:

The subject property is located on east side of SW 177th Avenue north of theoretical SW 286 Street. The subject property is in an area surrounded by AU zoned properties mostly characterized by Agricultural uses and single-family residences to the northwestern half and west of the property and EU-M parcels to the immediate west, east and northeastern half of the property.

SUMMARY OF THE IMPACTS:

The approval of this application will allow the applicant to rezone the subject property to EU-M zoning in order to provide additional housing in the area, which could have traffic impacts as well as impacts on other County services. Based on memoranda from the departments reviewing this application, the additional impacts will be minimal and will not cause their facilities and services to operate below their adopted levels of service standards. Staff notes from the Platting and Traffic Review section of the Department of Regulation and Economic Resources (RER) states in their memorandum that the application meets the traffic concurrency criteria and does not exceed the acceptable Level of Service (LOS) in the area.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The subject property is located within the Urban Development Boundary (UDB) and is designated as **Estate Density Residential.** *This category allows a range in density from a minimum of 1 to a maximum of 2.5 dwelling units per gross acre and is characterized by single family housing, e.g., single-family detached, cluster, zero lot line and townhouses.* The applicant seeks a district boundary change from AU to EU-M. The approval of the request could allow the applicant to develop the 27.32-acre parcel with a maximum of 68 residential units allowed under the aforementioned CDMP threshold. Additionally, staff notes that the proposed CDMP Land Use Element Interpretative Text states developments using the workforce housing

program allows applicants a 25% density increase for workforce housing. This would allow the applicant to develop the 27.32-acre parcel with a maximum of eighty-five (85) residential units. Staff notes that the workforce developments developed under the proposed EU-M zoning district allows residences with 30% lot coverage, 100' of lot frontage, and 12,000 sq. ft. of gross lot area. Under this condition, staff opines the rezoning approval of the subject property to EU-M would be **consistent** with the Estate Density Residential designation on the Land Use Map (LUP) map.

The CDMP Land Use Element interpretative text indicates that *Compatibility shall be determined in accordance with Policy LU-4A.* The **Land Use Element Policy LU-4A** sets forth the criteria to determine compatibility and states *when evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering, and safety, as applicable*. Staff notes that the EU-M zoning district currently exists adjacent to the subject property on the east and south. The property is boarded by a section road on the west side of the property (SW 177nd Avenue), which provides a buffer to the Redland Agricultural Area along the west side of the road. Staff opines that the district boundary change to EU-M, keeps within the existing character of the residential neighborhood and will not result in an intensification or development of the site beyond the scale of the surrounding residential area, and would not be out of character with same.

Furthermore, the CDMP Land Use Element, **Objective LU-4**, states that Miami-Dade County shall, by the year 2030, reduce the number of land uses, which are inconsistent with the uses designated on the LUP map and interpretive text, or with the character of the surrounding community, as such, this application further this policy as the EU-M district is consistent with the **Estate Density Residential** land use category, the density threshold of CDMP Estate Density Residential Communities LUP map designation for projects using the Workforce Housing Program, and is consistent with the neighborhood. Based on the forgoing and for reasons that will be expanded upon in the zoning analysis below, staff opines that this application is both **consistent** with the Estate Density Residential designation on the CDMP LUP map, the CDMP interpretive text and **consistent** with the surrounding area.

ZONING ANALYSIS:

The applicant is seeking approval of a request for a district boundary change from AU, Agricultural District to EU-M, Single-Family Modified Estate District on the subject parcel (request #1). When the applicant's request to rezone the subject parcel is analyzed under Section 33-311, District Boundary Change, staff opines that the approval of the application would not have an unfavorable impact on the environment, the natural resources, or the economy of the County and would be **compatible** with the surroundings when considering the necessity and reasonableness in relation to the present and future development of the area concerned. Section 33-311 of the Code states that the purpose of the Code is to provide a comprehensive plan and design to among other things, lessen congestion on the highways and promote health, safety, morals, convenience, and general welfare, with the view of giving reasonable consideration among other things to the character of the district or area and its peculiar suitability for particular uses. In addition, the subject property is located in an area surrounded by other properties to the north and south developed under the EU-M zoning district standards. Additionally, the properties to the east are also zoned EU-M. Staff supports the district boundary change and opines that based on the Comprehensive Development Master Plan land use designation of Estate Density Residential, and for the reasons explained in the Comprehensive Development Master Plan Analysis section, the request for a zone change on

the subject property to EU-M is **consistent** with the CDMP designation of the parcel on the CDMP Land Use Plan map, and **compatible** with the natural transition of residential zoning trend of development in the surrounding area.

Staff notes that the approval of the applicant's request to rezone the property will be consistent with the Estate Density Residential designation of the parcel on the CDMP Land Use Plan map. Further, staff opines that approval of this request will not have a negative impact on the surrounding roadways or transportation facilities based on the recommendations and/or information contained in memoranda from the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER). Their memorandum also indicates that the proposed development will meet the traffic concurrency criteria for an Initial Development Order. Said memorandum indicates that the proposed development will generate 85 PM daily peak hour vehicle trips, which does not exceed the acceptable Level of Service (LOS) on the surrounding roadways as specified in the memorandum, dated December 8, 2022. Additionally, staff notes that the memorandum from the Environmental Division of RER indicates that the proposed rezoning meets the Level of Service (LOS) standards for an initial development order and therefore will not have an unfavorable impact on the natural resources of Miami-Dade County.

Furthermore, as previously noted, the proposed development is compatible with the transitional trend of the development in the area. Staff's research of the area found a similar approval for EU-M zoning in the surrounding area. A 39.26-acre tract of land located just south of the subject parcel was approved pursuant to Resolution CZAB14-19-22 to permit a district boundary change from GU, Interim District and AU, Agricultural District and EU-M, Estate Modified District to EU-M, Estate Modified District. As such, staff opines the approval of EU-M zoning would be consistent with the character of the surrounding area, would be compatible with same and consistent with the Estate Density Residential designation of the parcel on the CDMP Land Use Plan map. **Staff, therefore, recommends approval of the request #1 under Section 33-311, District Boundary Change.**

When the request to permit lots with minimum lots size of 11,100 square feet (12,000 square feet required) (request #2) is analyzed under Section 33-311(A)(4)(b), Non-Use Variance standards, staff opines that the approval will be compatible with the surrounding neighborhood and would not be an obvious departure from the aesthetic character of the area and would be **compatible** with the surrounding area. In addition, the site plan provided demonstrates that fifty-six of the proposed lots which is the equivalent of (66%) of the proposed residential units will comply with the minimum required lot area of 12,000 square feet with the largest having a lot area of 19,121 square feet and the smallest a lot area of 11,100 square feet. The marginal variance from the required lot size will not detriment the surrounding agricultural and residential land uses as the variance will not even be perceptible.

When the non-use variance to permit lots with a minimum frontage of 69' (100' required) (request #3) is analyzed under Section 33-311(A)(4)(b), Non-Use Variance standards, staff is of the opinion that the approval of this request would not affect the stability and appearance of the community, would not resolve in an obvious departure from the aesthetic character of the surrounding area and would be **compatible** with the surrounding area. As depicted on the proposed site plan the proposed houses reflect a variety of models that will blend in well with the EU-M district requirements. In addition, the applicant is proposing to dedicate various roadways, including three north/south avenues and three east/west streets. Not only will these dedications accommodate the proposed lot frontages allowing for adequate access and egress from each of the parcels, but it will improve connectivity to the surrounding neighborhoods.

Further, the development will comply with the workforce housing design criteria and development parameters pursuant to Code Section 33-193.12, which require, among other things, compatibility with surrounding uses. The lots and the lot frontages proposed will accommodate estate single family residences that will conform to all other applicable zoning regulations.

When the non-use variance to permit a maximum lot coverage of 46% (30% permitted) (request #4) is analyzed under Section 33-311(A)(4)(b), Non-Use Variance standards, approval of this application, with conditions of the aforementioned requests, will maintain the basic intent and purpose of the zoning, subdivision and other land use regulations and, for the reasons stated below, would be **compatible** with same. The applicant will develop the subject parcel using the Workforce Housing Development Program Density Standards. As part of the Workforce Housing Standards a 10% increase in lot coverage can be granted administratively. As a result, the total lot coverage would increase to 33% under the workforce housing standards alone and granting the requested non-use variance to 46% were the yielding increase will be approximately 13% of the allowed lot coverage. Further, the requested increase in lot coverage will ensure compatibility with the adjacent properties developed as EU-M. As such, staff opines that the increase in lot coverage will be unnoticeable, would not be out of character with the surrounding properties, or what could be permitted in the EU-M zoning district, and therefore, is compatible with same.

Therefore, based on the aforementioned analysis, staff recommends approval with conditions of requests #2 through #4, under Section 33-311(A)(4)(b), Non-Use Variance From Other Than Airport Regulations Standards subject to the acceptance of the proffered covenant.

ACCESS, CIRCULATION AND PARKING: N/A

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

OTHER: Not applicable.

RECOMMENDATION:

Approval of request #1, and approval with conditions of requests #2 through #4. Subject to the acceptance of the proffered covenant.

CONDITIONS FOR APPROVAL:

1. That a site plan be submitted to and meet with the approval of the Director of the Department of Regulatory and Economic Resources upon the submittal of an application for a building permit and/or Certificate of Use; said plan must include among other things but not be limited to, location of structure or structures, exits and entrances, drainage, walls, fences, landscaping, and other requirements.

2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "CC SOUTH DADE - PHASE 2" as prepared by WHITMORE CONSULTING ENGINEERS, consisting of four (5) sheets, dated stamped received 03/06/23 and "PHASE 2 DADE COUNTY FL", as prepared by CRAVEN

THOMPSON AND ASSOCIATES, INC, dated stamped received 03/06/23 for a total of twelve (12) sheets.

3. That the use be established and maintained in accordance with the approved plan.

4. That the applicant complies with all the applicable conditions, requirements recommendations, requests, and other provisions of the Division of Environmental Resources of the Department of Regulatory and Economic Resources, as contained in its memorandum dated September 28, 2022

5. That the applicant complies with all the applicable conditions, requirements recommendations, requests, and other provision of the Platting and Traffic Review Section of the Department of Regulatory and Economic Review Section, as contained in its memorandum dated December 8, 2022.

6. That the applicant complies with all the applicable conditions, requirements recommendations, requests, and other provisions of the Miami-Dade County Department of Transportation and Public Works (DTPW), as contained in its memorandum dated December 7, 2022.

NK:JB:JR:RG:EA

Nathan Kogon, AICP, Assistant Director
Development Services Division
Miami-Dade County Department of
Regulatory and Economic Resources

ZONING RECOMMENDATION ADDENDUM

ARCHIMEDES XXII LLC
PH: Z22-221

COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP) OBJECTIVES,

NEIGHBORHOOD SERVICES PROVIDER COMMENTS	
Division of Environmental Resource Management (RER)	*No objection**
Platting and Traffic Review Section (RER)	*No objection*
Fire Rescue	*No objection*
Water and Sewer Department	*No objection**
Department of Transportation and Public Works (DTPW)	*No objection**
**Subject to conditions in their memorandum.*	

COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP) OBJECTIVES, POLICIES AND INTERPRETATIVE TEXT

Estate Density (Pg. I-31)	*The Adopted 2030 and 2040 Land Use Plan designates the subject property as being within the Urban Development Boundary for* ***Estate Density****. This density range is typically characterized by detached estates which utilize only a small portion of the total parcel. Clustering, and a variety of housing types may, however, be authorized. The residential densities allowed in this category shall range from a minimum of 1.0 to a maximum of 2.5 dwelling units per gross acre.*
Objective LU-4 (Pg. I-8)	*Miami-Dade County shall continue to reduce the number of land uses, which are inconsistent with the uses designated on the LUP map and interpretive text, or with the character of the surrounding community.*
Objective LU-4A (Pg. I-8)	*When evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering, and safety, as applicable.*

PERTINENT ZONING REQUIREMENTS/STANDARDS

Section 33-311 District Boundary Change	*The Board shall hear applications to modify or eliminate any condition or part thereof which has been imposed by any final decision adopted by resolution; and to modify or eliminate any provisions of restrictive covenants, or parts thereof, accepted at public hearing, except as otherwise provided in Section 33-314(C)(3); provided, that the appropriate Board finds after public hearing that the modification or elimination, in the opinion of the Community Zoning Appeals Board, would not generate excessive noise or traffic, tend to create a fire or other equally or greater dangerous hazard, or provoke excessive overcrowding of people, or would not tend to provoke a nuisance, or would not be incompatible with the area concerned, when considering the necessity and reasonableness of the modification or elimination in relation to the present and future development of the area concerned, or (b) (i) that the resolution that contains the condition approved a school use that was permitted only as a special exception, (ii) that subsequent law permits that use as of right without the requirement of approval after public hearing, and (iii) that the requested modification or elimination would not result in development exceeding the standards provided for schools authorized as a matter of right without the requirement of approval after public hearing.*
Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations.	Upon appeal or direct application in specific cases, the Board shall hear and grant applications for non-use variances from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required

Building and Neighborhood Compliance

ENFORCEMENT HISTORY

ARCHIMEDES XXII, LLC/BAKES, JODIE	N/A MIAMI-DADE COUNTY, FLORIDA.
APPLICANT	**ADDRESS**
Pending	Z2022000221
DATE	**HEARING NUMBER**

FOLIO: 30-7906-000-0310

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:
November 25, 2024

NEIGHBORHOOD REGULATIONS:
There are no open/closed cases in CMS.

BUILDING SUPPORT REGULATIONS:
There are no open/closed cases in BSS.

VIOLATOR:
ARCHIMEDES XXII, LLC/BAKES, JODIE

OUTSTANDING LIENS AND FINES:
There are no outstanding liens for fines.

Memorandum

Date: December 26, 2024

To: Lourdes M. Gomez, AICP, Director
Department of Regulatory and Economic Resources

From: Lisa M. Spadafina, Assistant Director
Department of Regulatory and Economic Resources

Subject: Z2022000221-4th Review
Archimedes XXII LLC
The north side of SW 286th Street and south of SW 284th Street, East of SW 177th Avenue (Krome Avenue), and west of SW 173rd Avenue
DBC from AU to EU-M. NUV for lot size and lot frontage requirements for proposed residential development
(AU) (27.32 Acres)
06-57-39

The Department of Regulatory and Economic Resources – Division of Environmental Resources Management (DERM) has reviewed the above referenced zoning application for compliance with the requirements of Chapter 24 of the Miami-Dade County Code (the Code) for potable water service and wastewater disposal. Based on the information provided, this zoning application is approved pursuant to section 24-43.1 of the Code related to potable water supply and wastewater disposal.

Potable Water Supply and Wastewater Disposal

In support of requested district boundary change, the applicant submitted a proposed site plan that depicts 85 single-family residences and a parcel for a proposed public sewer pump station. Pursuant to the Code, the proposed development would be within feasible distance to public water and sanitary sewers and shall connect to public water and sanitary sewers in accordance with Code requirements. Please note that this development will need to obtain water and sanitary sewer extension permits prior to DERM approval of future development orders. To the extent that connection to the public sanitary sewer system is not approved due to a sanitary sewer moratorium, this memorandum shall not be interpreted as written approval from DERM to allow an alternative means of domestic wastewater disposal.

Be advised that the required water main extension permit is issued by the Florida Department of Health. Civil drawings for the water main extension will need to be approved by the Miami-Dade Water and Sewer Department and the Environmental Permitting Section of RER.

Civil drawing for the required sewer main extension will need to be approved by the Miami-Dade Water and Sewer Department and the Water and Wastewater Division of DERM prior to the approval of final development orders.

Additionally, in accordance with section 24-43.4(2)(b)(iii) of the Code the property has submitted a covenant running with the land in favor of Miami-Dade County acknowledging that the property shall be required to connect to the applicable public infrastructure as a condition of any building permit for development on the property or portion thereof. Said covenant is recorded under Miami-Dade County Book 33701, Page 1096.

Existing public water and sewer facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Please note that some of the collection/transmission facilities, which includes sanitary sewer gravity sewer mains, sanitary sewer force mains and sanitary sewer pump stations, throughout the County do not have adequate capacity, as defined in the Consent Decree between Miami-Dade County, Florida Department of Environmental Protection, and the U.S. Environmental Protection Agency case 1:12-cv-24400-FAM. Under the terms of this Consent Decree, this approval does not constitute an allocation or certification of adequate treadtment and transmission system capacity. At the time of building permits, DERM will evaluate and may reserve sanitary sewer capacity, through the DERM sanitary sewer certification process, if the proposed development complies with the provisions of the Consent Decree. Building permits for development in sanitary sewer basins that have been determined not to have adequate capacity cannot be approved until adequate capacity becomes available.

Please be advised, DERM review and approval is required for any proposed public or private sanitary sewer system. Each parcel within the proposed development that is required to be served by public sanitary sewers shall connect directly to the public sanitary sewer system, without traversing other parcels. Private sanitary sewer collection and transmission systems are limited to one building per parcel connecting directly to a public sanitary sewer system and cannot traverse other parcels to connect to the public sanitary sewer system. If multiple buildings are within a parcel, each building shall connect individually to a public sanitary sewer system without traversing other parcels.

Conditions of Approval: None

Water Control Review

A DERM Surface Water Management General Permit shall be required for the construction and operation of the required surface water management system. This permit shall be obtained prior to any future development order approval. The applicant is advised to contact the DERM Water Control Section at (305)372-6681 or dermwatercontrol@miamidade.gov for further information regarding permitting procedures and requirements.

Stormwater shall be retained on site utilizing designed seepage or infiltration drainage system. Drainage plans shall provide for full on-site retention of the stormwater runoff generated by a 5-year/1-day storm event.

Site grading and development shall provide for the full retention of the 25-year/3-day storm event and shall also comply with the requirements of Chapter 11C of the Code, as well as with all State and Federal Criteria, and shall not cause flooding of adjacent properties.

Any proposed development shall comply with county and federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the LOS standards for flood protection set forth in the CDMP subject to compliance with the conditions required for this proposed development order.

Conditions of Approval: None

Pollution Remediation

DERM has records of current contamination investigation issues on the subject site tracked under CC South Dade (DERM file no. HWR-1327). All construction plans (inclusive of drainage) and dewatering plans may require review and approval from the Environmental Monitoring and Restoration Division (EMRD) of DERM as it relates to environmental contamination issues. Be advised that the EMRD review of this application does not constitute an approval of any site plans, drainage plans, or development plans that may be included as part of this application.

Please note that this information relates to future reviews and assessments. For property that is classified as agricultural by the Miami-Dade County Property Appraiser, under certain circumstances, certain DERM activities would be preempted to the Florida Department of Environmental Protection, and such matters would be reviewed on a case-by-case basis to ensure compliance with applicable state law.

Any contaminated portion of the site that is proposed to be sold, transferred, or dedicated (including, but not limited to, for public right-of-way) to any public entity shall be identified on the tentative and final plat plans for this development. If any contaminated portion of the site is proposed to be sold, transferred, or dedicated to the County, please note that all soil, groundwater or surface water contaminants, solid waste, and methane must be disclosed to the applicable County department at the earliest stage possible. The applicable County departments would include all departments that would receive or manage the proposed property, and for example, would include Department of Parks and Recreation and Open Spaces (PROS) for a park and Department of Transportation and Public Works (DTPW) for road right-of-way. Please note that the presence of any such contamination, solid waste, or methane or a delay by the applicant in disclosing such contamination or impacts to the applicable County departments could result in the county declining to accept the proposed dedication. This may in turn result in the need for the developer to reconfigure or change previously approved site plans, or make other changes to the proposed development, which may require approval after public hearing.

If an applicant elects to address soil contamination, groundwater contamination, solid waste, and methane via a No Further Action with Conditions, each individual property owner will be required to execute a restrictive covenant.

Please note that nothing stated herein may be interpreted to limit or restrict an engineer's or other professional's responsibility to prepare plans accurately and completely for proposed rights-of-way as well as any other projects or plans.

Please contact Thomas Kux, P.G. of the DERM Environmental Monitoring and Restoration Division at Thomas.kux@miamidade.gov or (305)372-6700 should you have any questions.

Conditions of Approval: None

Tree Preservation

An aerial review of the subject property does not indicate the presence of tree resources. Please note that a Miami-Dade County Tree Permit is required prior to the removal and/or relocation of any tree that is subject to the tree preservation and protection provisions of the Code.

In accordance with section 24-49.9 of the Code, all plants prohibited by Miami-Dade County shall be removed from all portions of the property prior to development, or redevelopment and developed parcels

shall be maintained to prevent the growth or accumulation of prohibited species. Please contact Jackelyn Alberdi at Jackelyn.Alberdi@miamidade.gov for additional information or concerns regarding this review.

Conditions of Approval: None

Enforcement History
There are no open or closed enforcement records for violations of Chapter 24 of the Code for the subject property. There are no outstanding DERM liens or fines for the subject property.

Concurrency Review Summary
A concurrency review has been conducted for this application and DERM has determined that the same meets all applicable LOS standards for an initial development order as specified in the adopted CDMP for potable water supply, wastewater disposal, and flood protection. This concurrency approval is valid only for this initial development order. Pursuant to Chapter 33G of the Code, a final concurrency statement will be issued at the time of final development order.

If you have any questions concerning the comments or wish to discuss this matter further, please contact Ninfa Rincon at (305) 372-6764.

cc: Eric Silva, Department of Regulatory and Economic Resources

Memorandum

MIAMI-DADE COUNTY

Date: January 13, 2025

To: Eric Silva, AICP, Assistant Director
Development Services Division
Department of Regulatory and Economic Resources (RER)

From: Maria A. Valdes, CSM, LEED® Green Associate
Chief, Planning & Water Certification Section
Water & Sewer Department (WASD)

Subject: ***UPDATED*** - Zoning Application Comments - Krome & 286 Subdivision
Application No. Z2022000221 (Revision 2)

The Water and Sewer Department has reviewed the proposed development for the subject zoning application. WASD has no objection to this zoning application, based on the information provided. Additional requirements may be needed at the time of permitting. The information provided below is preliminary and it does not affect the Zoning process..

Application Name: Krome & 286 Subdivision

Location: The proposed project is located on approximately 27.32 gross Acres, at the northeast corner of Krome Avenue (SW 177th Avenue) and SW 286th Street, with Folio No. 30-7906-000-0310, in unincorporated Miami-Dade County, within and abutting the Urban Development Boundary (UDB) on the western boundary of the property.

Proposed Development: The applicant is requesting the approval of a District Boundary Change from AU (Agricultural/Residential 5 Acres gross) to EU-M (Estates modified, single-family, minimum lot area 15,000 ft^2 net) to allow the development of 85 single-family residences (less than 3,000 sq. ft. as confirmed by applicant representative Amanda Naldjieff, email dated 6/26/2024).

The estimated total water demand for the proposed development will be 17,850 gallons per day (gpd).

Water: The proposed development is located within the WASD's water service area. The water supply will be provided by the South Dade Water System. Currently, there is adequate treatment and water supply capacity, consistent with Policy WS-2 A (1) of the CDMP.

There is a WASD Agreement No. 31806 pending to be finalized for the subject project, with approved points of connection (P.O.C.-2) dated November 6, 2024, The developer may connect to an existing 8-inch water main (E11664-4) in SW 174th Avenue and SW 284th Street and extend the same, westerly in virtual SW 284th Street to the upper northwestern corner of the property. Also, the developer may extend the same 8-inch water main in easements or rights-of-way within the property as required to provide service to every lot within this development.

Any public water main extension shall be 8-inch minimum in diameter. If two (2) or more fire hydrants are to be connected to a public water main, then the water system shall be looped with two (2) points of connections.

A Water Supply Certification (WSC) will be required for the proposed development. Said Certification will be issued at the time the WASD Agreement No. 31806 is offered. The WSC letter shall remain active in accordance with terms and conditions specified in said certification. The WSC is required consistent

with Policy CIE-5D and WS-2C in the County's CDMP and in accordance with the permitted withdrawal capacity in the WASD's 20-year Water Use Permit

For more information on the Water Supply Certification Program please go to http://www.miamidade.gov/water/water-supply-certification.asp

In addition, all future development will be required to comply with water use efficiency techniques for indoor water use and with landscape standards in accordance with Sections 8-31, 32-84, 18-A, and 18-B of the Miami-Dade County Code, consistent with Policies WS-5E and WS-5F of the CDMP.

For more information about our Water Conservation Program, please go to http://www.miamidade.gov/conservation/home.asp

For information concerning the Water-Use Efficiency Standards Manual please go to http://www.miamidade.gov/waterconservation/library/instructions/water-use-efficiency-standards-manual.pdf

Sewer: The proposed development is located within the WASD's sewer service area. The wastewater flows for the proposed development will be transmitted to the South District Wastewater Treatment Plant (SDWWTP) for treatment and disposal. The SDWWTP is operating under a permit from the Florida Department of Environmental Protection. Currently, there is adequate sewer treatment and disposal capacity at the SDWWTP, consistent with Policy WS-2 A (2) of the CDMP.

Per P.O.C-2, the developer may connect to an existing 8-inch force main (ES31055D01B-3), in SW 169th Avenue and SW 288th Street to where the developer may connect and extend the same, westerly in SW 288th Street to SW 172nd Avenue, thence northerly in SW 172nd Avenue to SW 286th Street, thence westerly in SW 286th Street as required to provide service.

Please be advised that the new Public Pump Station site dimensions must be 45 ft X 65 feet and shall be deeded to WASD and must be shown on the Plat without the encroachment of any other utility easements, having direct access to either a dedicated public right-of-way or to an ingress-egress paved access and utility easement with a minimum width of 20 feet. In addition, the developer shall furnish and install an emergency generator within the building at the proposed Public Pump Station site if the proposed flow for the area covered by this new Public Pump Station is greater than 100 GPM.

Additionally, the developer shall connect to the aforementioned proposed Public Pump Station and extend 8-inch gravity sewer mains at Full Depth in public Right-of-Way (R/W) as required to provide service to all the properties within the proposed development. Also, as shown in Plans submitted by the Engineer of Record, the developer shall extend an 8-inch gravity sewer in SW 284th Street at full depth, from the northeastern corner of the property extending westerly in SW 284th Street to SW 175th Avenue.

If ***UNITY OF TITLE*** does not apply, then any gravity sewer within the properties shall be public and 8-inch minimum diameter.

Connection to the sanitary sewer system is subject to the following conditions:

- Adequate transmission and plant capacity exist at the time of the owner's request consistent with policy WS-2 A (2) of the CDMP. Capacity evaluations of the plant for average flow and peak flows will be required. Connection to the COUNTY'S sewage system will be subject to the terms, covenants and conditions set forth in court orders, judgments, consent orders, consent decrees and the like entered into between the COUNTY and the United States, the State of Florida and/or any other governmental entity, including but not limited to, the Consent Order entered on April 9, 2014 in the United States of America, State of Florida and State of Florida Department of Environmental Protection v. Miami-Dade County, Case No. 1:12-cv-24400-FAM,

as well as all other current, subsequent or future enforcement and regulatory actions and proceedings.

- Approval of all applicable governmental agencies having jurisdiction over these matters are obtained.

Any public water or sewer infrastructure must be within a public right-of-way, or within a utility easement.

Below please find additional links to the WASD portal, which provides information on the Construction & Development process for water and sewer infrastructure.

http://www.miamidade.gov/water/construction-development.asp

http://www.miamidade.gov/water/construction-service-agreement.asp

http://www.miamidade.gov/water/construction-existing-service.asp

http://www.miamidade.gov/water/library/forms/service-agreement.pdf

Should you have any questions, please contact Maria A. Valdes, Chief, Planning & Water Certification Section at (786) 552-8198 or mavald@miamidade.gov, Alfredo B. Sanchez at (786) 552-8237 or sanalf@miamidade.gov, or Benita Ramirez at (786) 552-8121 or benita.ramirez@miamidade.gov.

Memorandum

MIAMI-DADE COUNTY

Date: November 18, 2024

To: Eric Silva, AICP, Assistant Director
Department of Regulatory and Economic Resources

From: FOR: Raul A. Pino, PLS, Division Chief
Platting and Traffic Review Section
Department of Regulatory and Economic Resources

Subject: Z2022000221
Name: Archimedes XXII, LLC
Location: Northeast Corner of SW 177 Avenue and SW 286 Street
Section 06 Township 57 South Range 39 East

The Department of Regulatory and Economic Resources Platting and Traffic Review Section has reviewed the subject application and has **no objections.**

This land **requires** platting in accordance with Chapter 28 of the Miami-Dade County Code. Any right-of-way dedications per Miami-Dade Chapter 33-133 and Chapter 28 and/or improvements required will be accomplished thru the recording of a plat.

This application **does** meet the traffic concurrency criteria for an Initial Development Order. The proposed development is requesting approval for 85 single family residential units. It will generate approximately **85 PM** peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveals that the addition of this new trip **does not** exceed the acceptable level of service of the following roadways:

STA.#	LOCATION	LOS PRESENT	LOS W/PROJECT
9212	Krome Avenue north of SW 288 Street	C	C
9864	SW 167 Avenue north of SW 288 Street	D	D
F 0043	Krome Avenue south of SW 296 Street	C	C
9932	SW 288 Street west of US 1	C	C

Notes: PM =Post Meridiem
The PM peak hour refers to the highest hour of vehicle trips generated during the afternoon peak hours of 4-6 PM

The request herein, constitutes an Initial Development Order only, and one or more traffic concurrency determinations will subsequently be required before development will be permitted.

Standard Conditions:

- A letter or a plan containing the following certification signed and sealed by a State of Florida registered engineer shall be submitted as part of the paving and drainage plans: "I hereby certify that the all of the roads for the subject project comply with all of the applicable portions of the Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways (Florida Greenbook) regarding: design speed, lane widths, horizontal alignment, vertical alignment, stopping sight distance, sight distance, horizontal clearance, vertical clearance, superelevation, shoulder widths, grades, bridge widths, etc."
- All landscaping, walls, fences, entrance features, etc. will be subject to the Safe Sight Distance Triangle as per Section 33-11 of the Miami-Dade County Code and G5.3 of the Public Works and Waste Management Department Manual.

Memorandum

Date: August 26, 2024

To: Eric Silva, Assistant Director
Regulatory and Economic Resources

From: Alejandro G Cuello, Principal Planner
Miami-Dade Fire Rescue Department

Subject: Z2022000221

The Miami-Dade Fire Rescue Department has **no objection** to the site plan uploaded in "EnerGov" on 8/21/2024.

MDFR's review of this zoning application is limited to assessing fire department access and does not effectuate an approval of the building design. The future building's design must be in compliance with the applicable requirements for the proposed use:

Florida State Statue Chapter 633 (Fire Prevention & Control)
Florida Administrative Code 69A
Florida Fire Prevention Code (NFPA 1 and NFPA 101 (2018 edition))
Applicable adopted NFPA Standards
County Code Chapter 14

For additional information, please contact acuello@miamidade.gov or call 305-775-3357.

Memorandum

Date: Monday, January 13, 2025

Subject: Z2022000221 - Archimedes XXII LLC
Location: Northeast Corner of SW 177 Avenue and SW 286 Street

---

Miami-Dade County Department of Transportation and Public Works (DTPW) has reviewed the subject application and does not object subject to the following conditions:

Conditions:

- Sidewalk must be provided along the frontage of the subject property on Krome Avenue, SW 284 Street and SW 174 Avenue.
- All landscaping, walls, fences, etc. within the sight visibility triangles must comply with FDOT standards.

RODRIGUEZ, IVAN M

From: RODRIGUEZ, IVAN M
Sent: Tuesday, November 22, 2022 11:38 AM
To: jodie@thinklabventures.com; Brian S. Adler
Cc: Simon, Nathaly; Alvarez, Elizabeth C. (RER); Connally, Ronald (RER); Stillings, Noel (RER)
Subject: School Concurrency Determination for Z2022000221 - Archimedes XXII, LLC - SP3022100400484
Attachments: ARCHIMEDES XXII LLC Z2022000221 (SP3022100400484).pdf

Dear Applicant,

Pursuant to State Statutes and the Interlocal Agreement for Public School Facility Planning, the above-referenced application was reviewed for compliance with Public School Concurrency. Accordingly, attached please find the School District's Concurrency Determination. As you will note, the applicable Level of Service (LOS) standards of 100% Florida Inventory of School Housing (FISH) have been met at the three school levels and, as such, capacity has been reserved for a one-year period, under Master Concurrency Number MA3022100400484.

The reservation term for this Site Plan will expire on October 17, 2023. Concurrency reservation may be extended for additional one-year periods, provided: 1) Miami-Dade County confirms the application is still valid; 2) you request an extension at least 120 days prior to the expiration date, via email address concurrency@dadeschools.net; and 3) the total reservation period does not exceed six years from the original effective date of this certificate.

Failure to request an extension at least 120 days prior to the expiration date will result in revocation of the reservation, and a new application must be submitted. Extensions will be granted, upon payment of the corresponding review fee and acknowledgement from the local government. The reservation period may not exceed the term of the development approval issued by Miami-Dade County.

Should you have any questions, please feel free to contact us at 305-995-7285.

Ivan M. Rodriguez, Director
Facilities Planning
1450 NE 2 Ave., Suite 523
Miami, Florida 33132
305.995.4501

Concurrency Management System (CMS)

Miami-Dade County Public Schools

Miami-Dade County Public Schools

Concurrency Management System

School Concurrency Determination

MDCPS Application Number:	**SP3022100400484**	Local Government (LG):	**Miami-Dade**
Date Application Received:	**10/4/2022 3:09:30 PM**	LG Application Number:	**Z2022000221**
Type of Application:	**Site Plan**	Sub Type:	**Redevelopment**

Applicant's Name: **ARCHIMEDES XXII LLC**

Address/Location: **The north side of SW 286th Street and south of SW 284th St. East of SW 177th Ave (Krome Ave), and west of SW 173rd Ave, Miami-Dade County, Fl**

Master Folio Number: **3079060000310**

Additional Folio Number(s):

PROPOSED # OF UNITS	**85**
SINGLE-FAMILY DETACHED UNITS:	**85**
SINGLE-FAMILY ATTACHED UNITS:	**0**
MULTIFAMILY UNITS:	**0**

CONCURRENCY SERVICE AREA SCHOOLS						
CSA Id	Facility Name	Net Available Capacity	Seats Required	Seats Taken	LOS Met	Source Type
161	AVOCADO EL - SOUTH DADE MID (ELEM COMP)	41	16	16	YES	Current CSA
5003	SOUTH DADE MIDDLE (MID COMP)	0	9	0	NO	Current CSA
5003	SOUTH DADE MIDDLE (MID COMP)	0	9	0	NO	Current CSA Five Year Plan
7701	SOUTH DADE SENIOR	-34	11	0	NO	Current CSA
7701	SOUTH DADE SENIOR	0	11	0	NO	Current CSA Five Year Plan
ADJACENT SERVICE AREA SCHOOLS						
652	CAMPBELL DRIVE K-8 CENTER (MID COMP)	39	9	9	YES	Adjacent CSA
7781	FELIX VARELA SENIOR	107	11	11	YES	Adjacent CSA
*An Impact reduction of **31.81%** included for charter and magnet schools (Schools of Choice).						

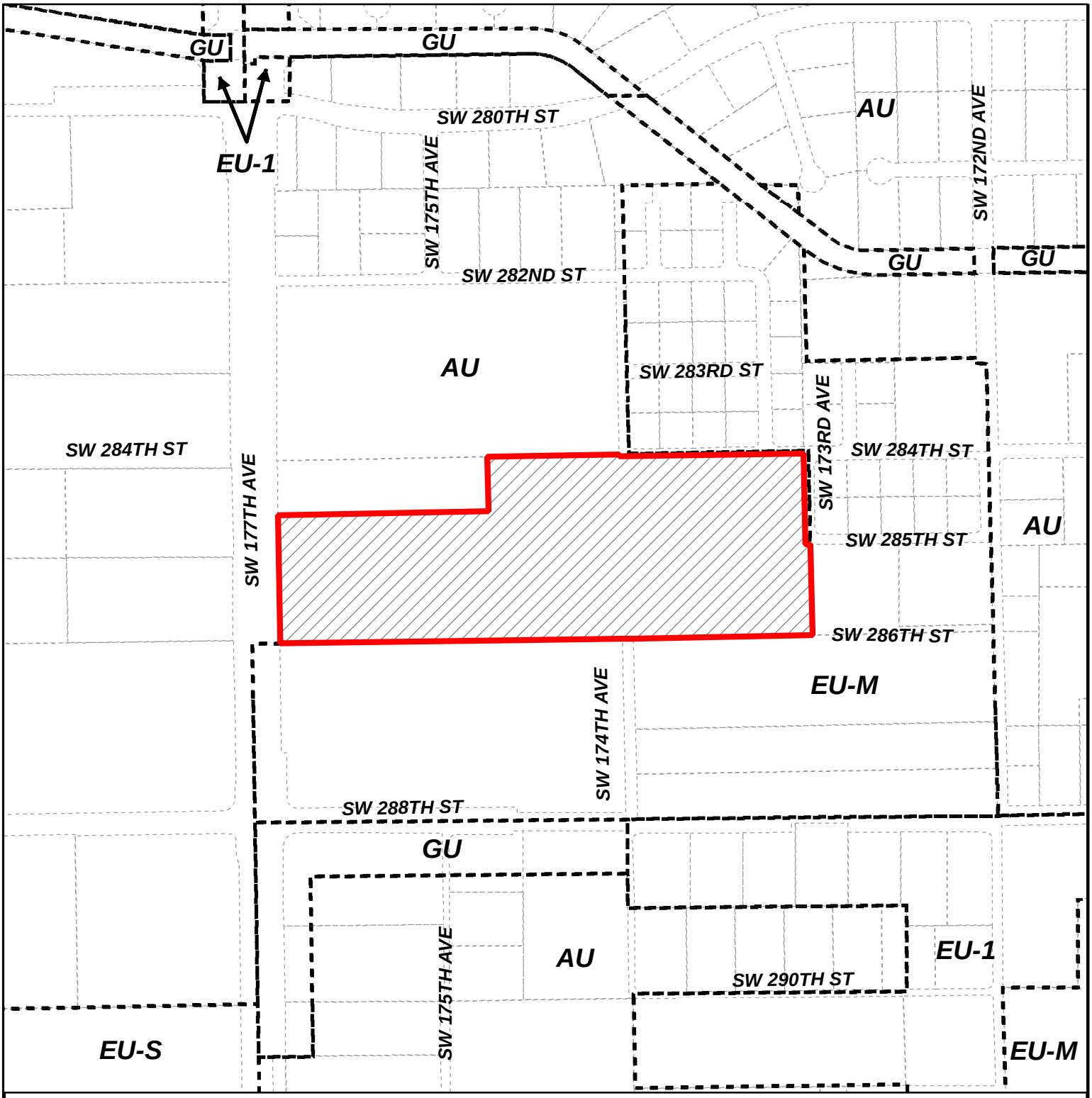
MDCPS has conducted a public school concurrency review for this application and has determined that it **DOES MEET (Concurrency Met)** all applicable LOS Standards for a Final Development order as adopted in the local Government's Educational Element and incorporated in the Interlocal Agreement for Public School Facility Planning in Miami-Dade County.

Master Concurrency Number:	MA3022100400484	Total Number of Units:	85
Issue Date:	10/17/2022 2:45:10 PM	Expiration Date:	10/17/2023 2:45:10 PM
Capacity Reserved:	Elementary:16 / Middle:9 / Senior: 11		

MDCPS Administrator

MDCPS Authorized Signature

1450 NE 2 Avenue, Room 525, Miami, Florida 33132 / 305-995-7285 / concurrency@dadeschools.net



MIAMI-DADE COUNTY

HEARING MAP

Process Number

Z2022000221

Section: 06 Township: 57 Range: 39
Applicant: ARCHIMEDES XXII LLC
Zoning Board: C14
Commission District: 8
Drafter ID: EDUARDO CESPEDES
Scale: NTS

Legend

N
W E
S

Subject Property Case

Zoning

MIAMI-DADE COUNTY

SKETCH CREATED ON: Wednesday, February 22, 2023

REVISION	DATE	BY



MIAMI-DADE COUNTY

AERIAL YEAR 2021

Process Number

Z2022000221

Legend

Subject Property

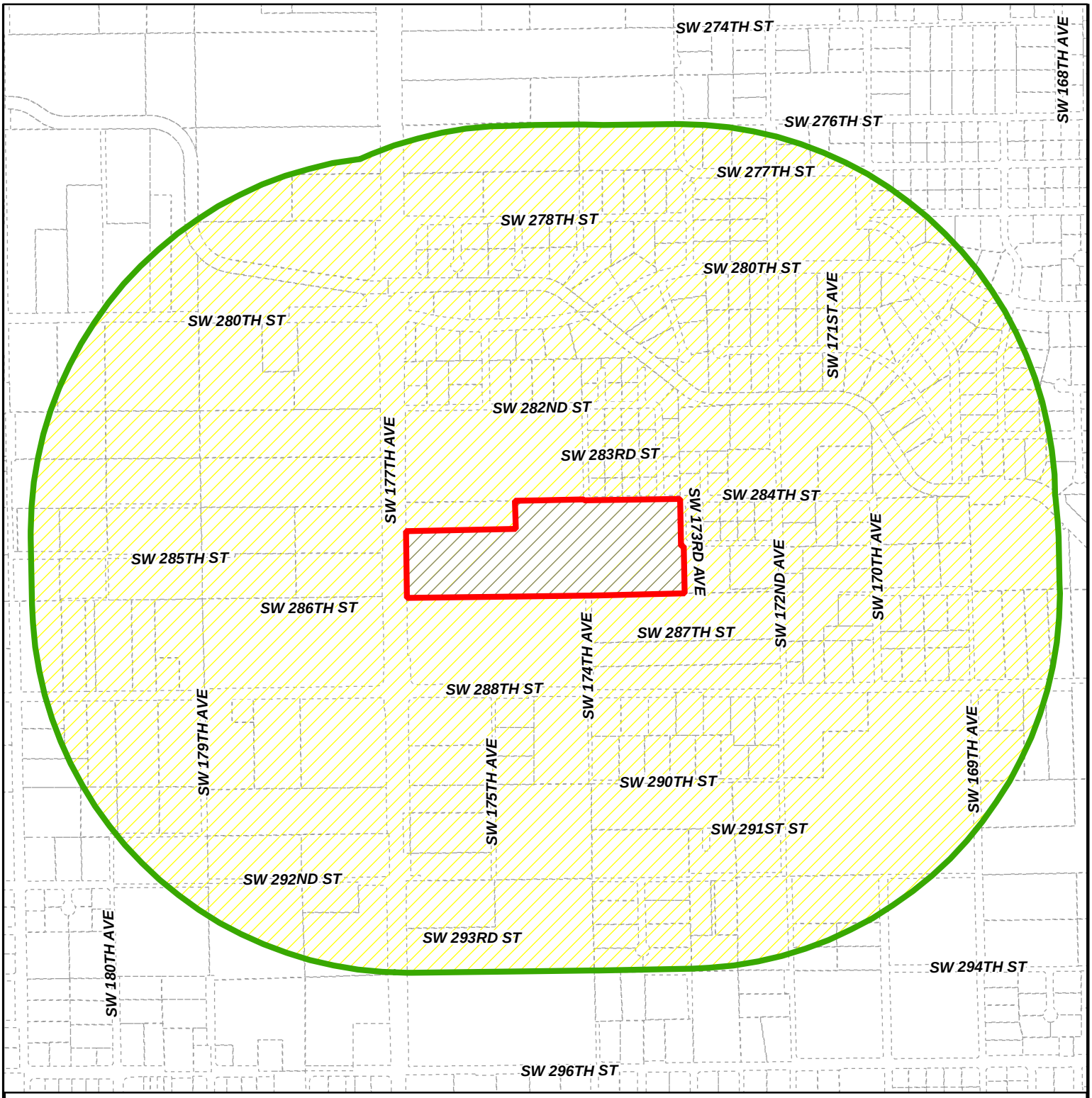
N
W E
S

Section: 06 Township: 57 Range: 39
Applicant: ARCHIMEDES XXII LLC
Zoning Board: C14
Commission District: 8
Drafter ID: EDUARDO CESPEDES
Scale: NTS

MIAMI-DADE COUNTY

SKETCH CREATED ON: Friday, September 16, 2022

REVISION	DATE	BY



MIAMI-DADE COUNTY

RADIUS MAP

Section: 06 Township: 57 Range: 39
Applicant: ARCHIMEDES XXII LLC
Zoning Board: C14
Commission District: 8
Drafter ID: EDUARDO CESPEDES
Scale: NTS

Process Number

Z2022000221

RADIUS: 2640

Legend

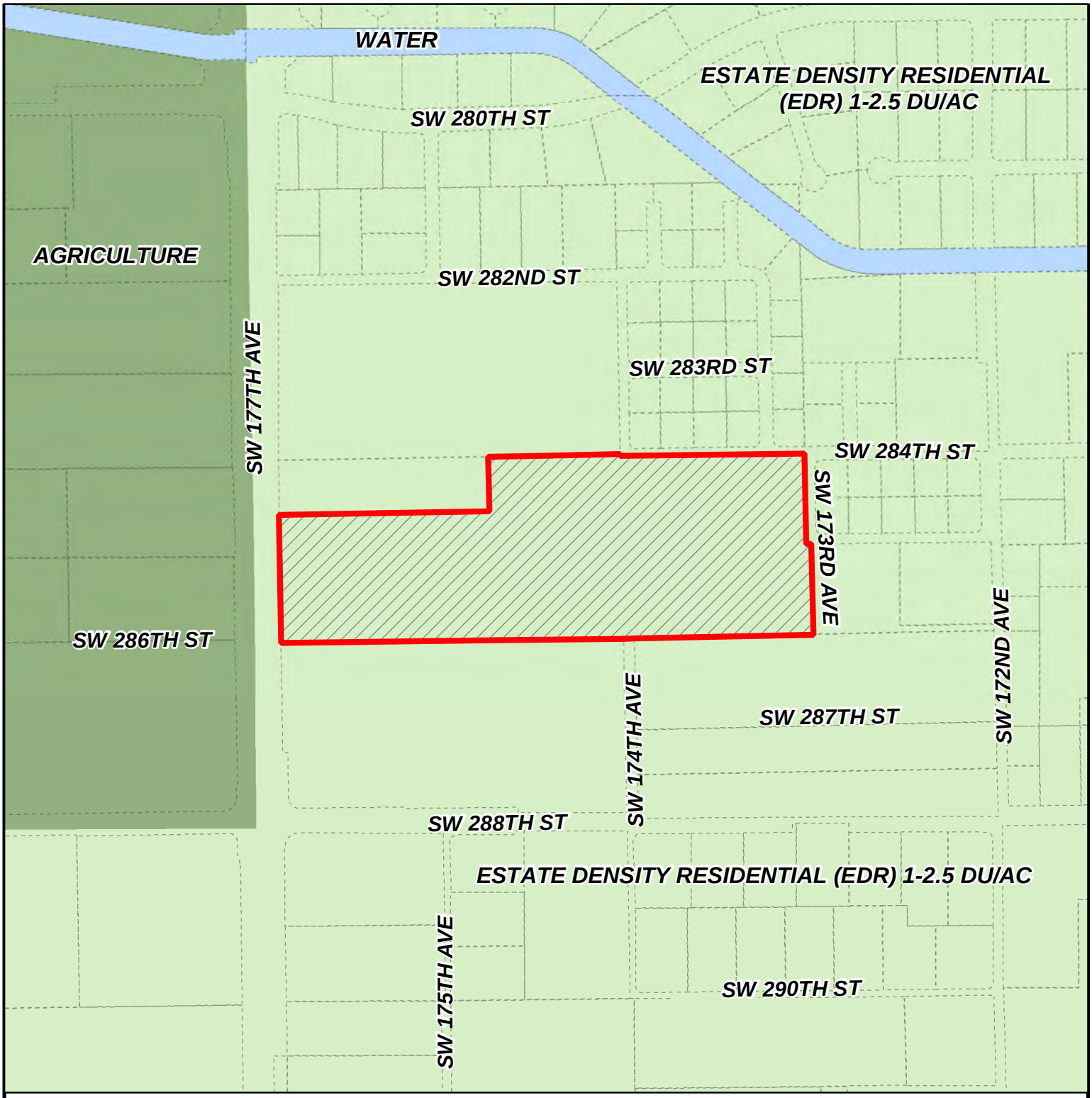
- Subject Property
- Buffer
- Property Boundaries

N
W E
S

MIAMI-DADE COUNTY

SKETCH CREATED ON: Friday, September 16, 2022

REVISION	DATE	BY



MIAMI-DADE COUNTY

CDMP MAP

Process Number

Z2022000221

Section: 06 Township: 57 Range: 39
Applicant: ARCHIMEDES XXII LLC
Zoning Board: C14
Commission District: 8
Drafter ID: EDUARDO CESPEDES
Scale: NTS

N
W E
S

Legend

Subject Property Case

Zoning

MIAMI-DADE COUNTY

SKETCH CREATED ON: Friday, September 16, 2022

REVISION	DATE	BY

RECEIVED

MIAMI-DADE COUNTY
PROCESS NO.: Z22-221
DATE: AUG 21 2024
BY: GONGOL

ZONING HEARING PLANS REVIEW

☒ PLANS WITHIN THE SCOPE OF THE AD

☐ PLANS NOT WITHIN THE SCOPE OF THE AD

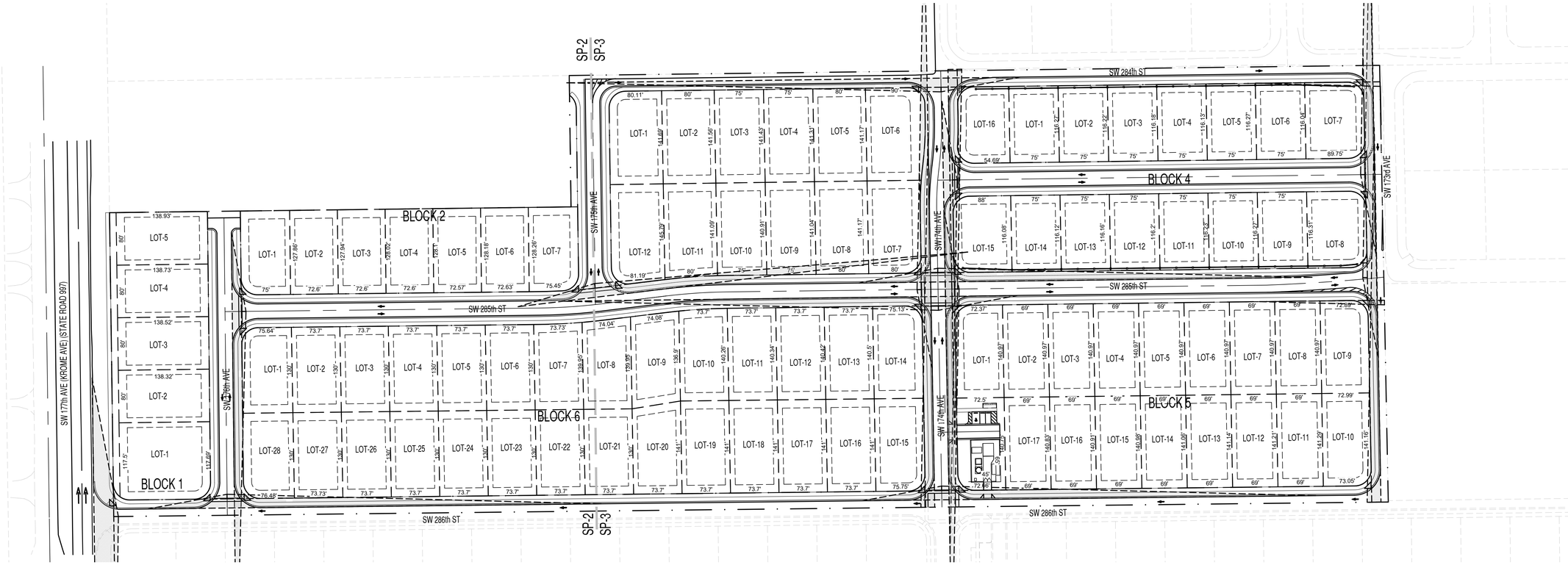
REVIEWED BY: Elizbeth C Alvarez

ON: 1/15/2025

SITE DATA		
	SF	ACRES
GROSS AREA TO ℄ OF ROW'S	1,190,181.17	27.32
SW 177TH AVE ROW'S	45,433.17	1.043
AREA SURVEY	1,144,748.00	26.28
ROW DEDICATIONS	271,965.47	6.24
NET AREA	872,782.53	20.036
DENSITY	#	DUA
ESTATE DENSITY MAX. 2.5 DUA	68	
25% WHU BONUS	17	
TOTAL DENSITY PERMITTED	85	3.11
TOTAL DENSITY PROVIDED	85	
AREA CALCULATION	SF	%
SFH LOT AREA	854,662.21	97.92
PEDESTRIAN SIDEWALKS	46.60	0.01
VEHICULAR PAVED AREAS	2,451.20	0.28
UNENCUMBERED GREEN AREA	15,622.52	1.79
TOTAL	872,782.53	100.00
ZONING	EU-M WITH WHU INTENSITY STANDARDS*	
	REQUIRED	PROVIDED
LOT FRONTAGE	100'	69' (MIN) **
LOT DEPTH	NA	116.04' (MIN)
LOT AREA (INCLUDING ROW)	12,000 SF	11,100.3 SF
LOT COVERAGE	MAX. 33%	32.98 %
HEIGHT	2 STORIES - 35'	2 STORIES - 30'
FRONT SETBACK	12.5'	14.19'
FRONT GARAGE SETBACK		20'
REAR SETBACK	12.5'	24.06'
INTERIOR SIDE SETBACK	7.5'	7.5'
SIDE STREET SETBACK	12.5'	16.19'

* PER ADMINISTRATIVE ADJUSTMENT SEC.33-193.11 (D) OF THE MIAMI-DADE CODE OF ORDINANCES.
**VARIANCE REQUIRED

GARAGES SHALL BE SETBACK TO A MIN. 20' FROM THE FRONT PROPERTY LINE. AS PER SECTION 33-50



NORTH
SITE PLAN
1" = 80'

COPYRIGHT @ 2024 PASCUAL, PEREZ, KILIDDJIAN, STARR - ARCHITECTS - PLANNERS
The architectural design and detail drawings for this building and / or overall project are the legal property of and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by Architect.

PASCUAL PEREZ KILIDDJIAN STARR
ARCHITECTS + PLANNERS
LICENSE # AA 26001357
EDGARDO PEREZ , AIA
LICENSE No. : AR 0015394
MARIO P. PASCUAL , AIA
LICENSE No. : AR 0008254
PETER KILIDDJIAN, RA
LICENSE No. : AR 0093067
ANDREW STARR, RA
LICENSE No. : AR 0095130
AT THE BEACON CENTER
1330 NW 84th AVENUE
DORAL, FLORIDA 33126
TELEPHONE :(305) 592-1363
FACSIMILE : (305) 592-6865
http://www.ppkarch.com
COPYRIGHT © PASCUAL, PEREZ, KILIDDJIAN STARR, ARCHITECTS - PLANNERS
The architectural design and detail drawings of this building and/or overall project are the legal property of, and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by the Architect.

REVISIONS:

OWNER:
LENNAR HOMES

ABESS
BY: LENNAR HOMES
MIAMI-DADE COUNTY, FLORIDA

SEAL:

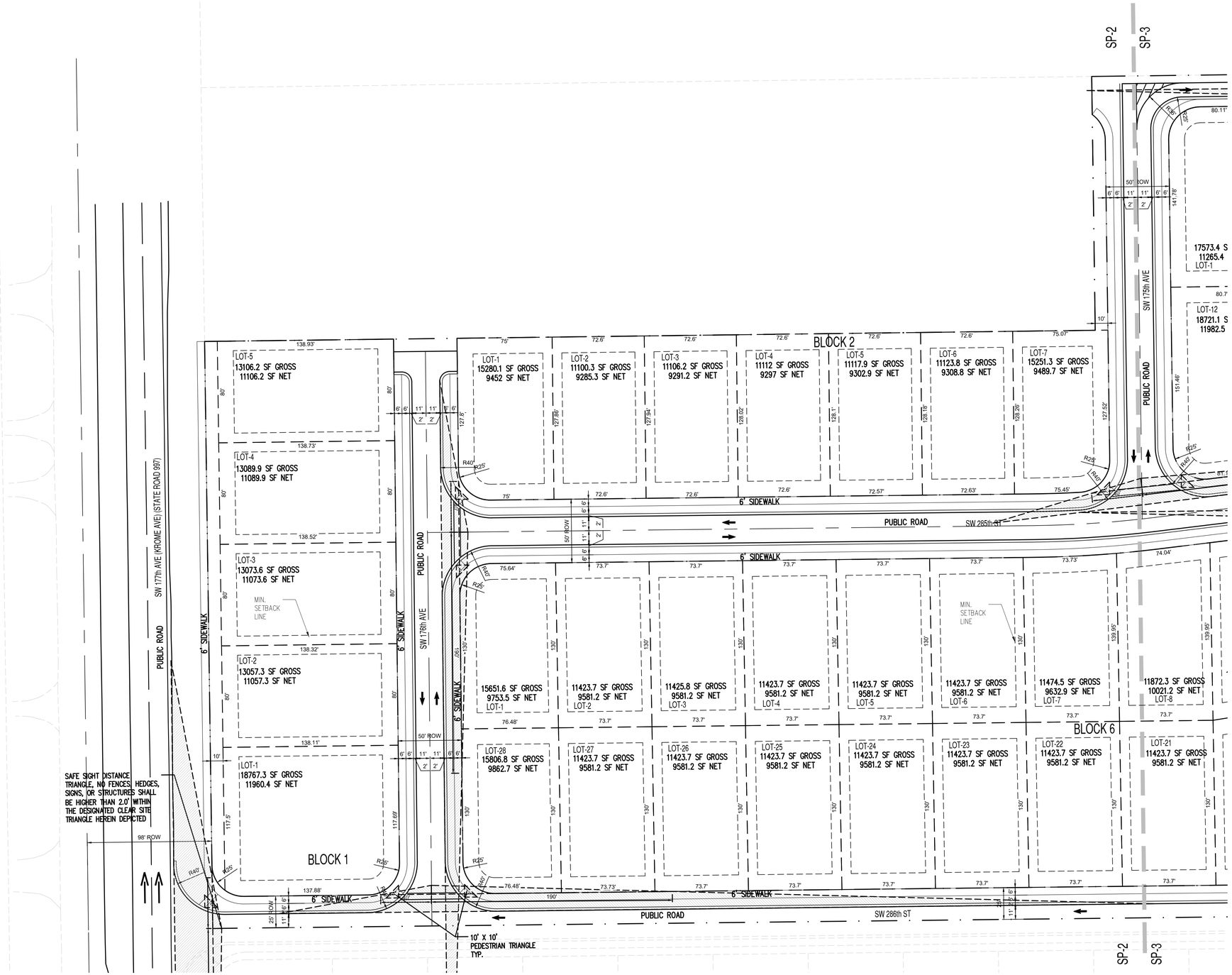
SITE PLAN

SITE PLAN	
DATE :	2024-08-05
SCALE :	AS SHOWN
DRAWN :	AJS
CHECK BY:	PPK
JOB NO. :	

SP-1

SHEET NO. :

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z22-221
DATE: AUG 21 2024
BY: GONGOL



SITE PLAN
1" = 40'

PASCUAL PEREZ KILIDDJIAN STARR
ARCHITECTS + PLANNERS
LICENSE # AA 26001357
EDGARDO PEREZ , AIA
LICENSE No. : AR 0015394
MARIO P. PASCUAL , AIA
LICENSE No. : AR 0008254
PETER KILIDDJIAN, RA
LICENSE No. : AR 0093067
ANDREW STARR, RA
LICENSE No. : AR 0095130
AT THE BEACON CENTER
1330 NW 84th AVENUE
DORAL FLORIDA 33126
TELEPHONE :(305) 592-1363
FACSIMILE : (305) 592-6865
http://www.ppkarch.com
COPYRIGHT © PASCUAL, PEREZ, KILIDDJIAN STARR, ARCHITECTS - PLANNERS
The architectural design and detail drawings of this building and/or overall project are the legal property of, and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by the Architect.
REVISIONS:

OWNER:
LENNAR HOMES

ABESS
BY: LENNAR HOMES
MIAMI-DADE COUNTY, FLORIDA

SEAL:

SITE PLAN

SITE PLAN
DATE : 2024-08-05
SCALE : AS SHOWN
DRAWN : AJS
CHECK BY: PPK
JOB NO. : PPK

SP-2
SHEET NO. :

COPYRIGHT © 2024 PASCUAL, PEREZ, KILIDDJIAN, STARR - ARCHITECTS - PLANNERS
The architectural design and detail drawings for this building and / or overall project are the legal property of and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by Architect.

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z22-221
DATE: AUG 21 2024
BY: GONGOL

SP-2 SP-3

SAFE SIGHT DISTANCE TRIANGLE, NO FENCES, HEDGES, SIGNS, OR STRUCTURES SHALL BE HIGHER THAN 2.0' WITHIN THE DESIGNATED CLEAR SITE TRIANGLE HEREIN DEPICTED

10' X 10' PEDESTRIAN TRIANGLE TYP.

6' DECORATIVE WALL SEE DTL. SP-22

PUBLIC ROAD
SW 284th ST
SW 285th ST
SW 286th ST
SW 175th AVE
SW 174th AVE
SW 173rd AVE
6' SIDEWALK
50' ROW
25' ROW
MIN. SETBACK LINE

BLOCK 3
LOT-1 17573.4 SF GROSS 11265.4 SF NET
LOT-2 13329.9 SF GROSS 11329.9 SF NET
LOT-3 12487.1 SF GROSS 10612.1 SF NET
LOT-4 12477.7 SF GROSS 10602.7 SF NET
LOT-5 13299.2 SF GROSS 11299.2 SF NET
LOT-6 17438.9 SF GROSS 11156 SF NET
LOT-7 17457.4 SF GROSS 11163.3 SF NET
LOT-8 13288.5 SF GROSS 11288.5 SF NET
LOT-9 12448.2 SF GROSS 10573.2 SF NET
LOT-10 12439.4 SF GROSS 10564.3 SF NET
LOT-11 13419.5 SF GROSS 11415.5 SF NET
LOT-12 18721.1 SF GROSS 11982.5 SF NET

BLOCK 4
LOT-16 17376.9 SF GROSS 8867.6 NET
LOT-1 12468.3 SF GROSS 8721.6 SF NET
LOT-2 12465.4 SF GROSS 8718.3 SF NET
LOT-3 12462.6 SF GROSS 8714.9 SF NET
LOT-4 12459.8 SF GROSS 8711.6 SF NET
LOT-5 12456.9 SF GROSS 8708.3 SF NET
LOT-6 12454.1 SF GROSS 8704.9 SF NET
LOT-7 19037.3 SF GROSS 10139.5 SF NET
LOT-8 19129.3 SF GROSS 10202.06 SF NET
LOT-9 12471.8 SF GROSS 8721.79 SF NET
LOT-10 12469 SF GROSS 8718.96 SF NET
LOT-11 12466.2 SF GROSS 8716.13 SF NET
LOT-12 12463.3 SF GROSS 8713.3 SF NET
LOT-13 12460.5 SF GROSS 8710.5 SF NET
LOT-14 12457.7 SF GROSS 8707.6 SF NET
LOT-15 118764.2 SF GROSS 10080.9 SF NET

BLOCK 5
LOT-1 16182.1 SF GROSS 10084.5 SF NET
LOT-2 11452 SF GROSS 9727 SF NET
LOT-3 11452 SF GROSS 9727 SF NET
LOT-4 11452 SF GROSS 9727 SF NET
LOT-5 11452 SF GROSS 9727 SF NET
LOT-6 11452 SF GROSS 9727 SF NET
LOT-7 11452 SF GROSS 9727 SF NET
LOT-8 11452 SF GROSS 9727 SF NET
LOT-9 16236 SF GROSS 10138.1 SF NET
LOT-10 16321.4 SF GROSS 10197.8 SF NET
LOT-11 11471.2 SF GROSS 9746.2 SF NET
LOT-12 11466 SF GROSS 9741 SF NET
LOT-13 11460.7 SF GROSS 9730.5 SF NET
LOT-14 11455.5 SF GROSS 9730.5 SF NET
LOT-15 11450.2 SF GROSS 9725.2 SF NET
LOT-16 11445 SF GROSS 9720 SF NET
LOT-17 11439.7 SF GROSS 9714.7 SF NET

BLOCK 6
LOT-8 11872.3 SF GROSS 10021.2 SF NET
LOT-9 12058.4 SF GROSS 10206.5 SF NET
LOT-10 12098.1 SF GROSS 10253.6 SF NET
LOT-11 12182.4 SF GROSS 10339.9 SF NET
LOT-12 12188.5 SF GROSS 10346 SF NET
LOT-13 12194.5 SF GROSS 10352 SF NET
LOT-14 16555.8 SF GROSS 10408.3 SF NET
LOT-15 16600.3 SF GROSS 10439.1 SF NET
LOT-16 12234.5 SF GROSS 10391.9 SF NET
LOT-17 12234.5 SF GROSS 10391.9 SF NET
LOT-18 12234.5 SF GROSS 10391.9 SF NET
LOT-19 12234.5 SF GROSS 10391.9 SF NET
LOT-20 11829.1 SF GROSS 9986.6 SF NET
LOT-21 11423.7 SF GROSS 9581.2 SF NET

MAILBOXES SEE SP-37
PROPOSED WASD PUBLIC SANITARY SEWAGE PUMP STATION

NORTH
SITE PLAN
1" = 40'

COPYRIGHT @ 2024 PASCUAL, PEREZ, KILIDDJIAN, STARR - ARCHITECTS - PLANNERS
The architectural design and detail drawings for this building and / or overall project are the legal property of and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by Architect.

PASCUAL PEREZ KILIDDJIAN STARR
ARCHITECTS + PLANNERS
LICENSE # AA 26001357
EDGARDO PEREZ , AIA
LICENSE No. : AR 0015394
MARIO P. PASCUAL , AIA
LICENSE No. : AR 0008254
PETER KILIDDJIAN, RA
LICENSE No. : AR 0093067
ANDREW STARR, RA
LICENSE No. : AR 0095130
AT THE BEACON CENTER
1330 NW 84th AVENUE
DORAL, FLORIDA 33126
TELEPHONE :(305) 592-1363
FACSIMILE : (305) 592-6865
http://www.ppkarch.com
COPYRIGHT © PASCUAL, PEREZ, KILIDDJIAN STARR, ARCHITECTS - PLANNERS
The architectural design and detail drawings of this building and/or overall project are the legal property of, and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by the Architect.

REVISIONS:

OWNER:
LENNAR HOMES

ABESS
BY: LENNAR HOMES
MIAMI-DADE COUNTY, FLORIDA

SEAL:

SITE PLAN

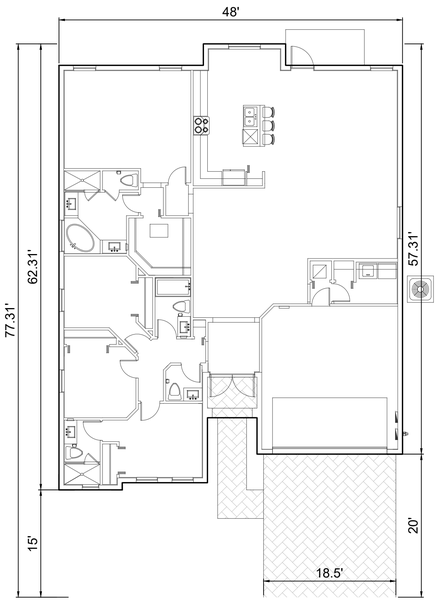
SITE PLAN
DATE : 2024-08-05
SCALE : AS SHOWN
DRAWN : AJS
CHECK BY: PPK
JOB NO. :

SP-3
SHEET NO. :

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z22-221
DATE: AUG 21 2024
BY: GONGOL

SITE DATA			
LOT COVERAGE BY LOT			
BLOCK 1			
LOT	SF LOT (NET AREA)	(SF) BLDG. FOOTPRINT	(%) LOT COVERAGE PROVIDED
LOT 1	11,960.40	2692	22.51%
LOT 2	11,057.30	2692	24.35%
LOT 3	11,073.60	2692	24.31%
LOT 4	11,089.90	2692	24.27%
LOT 5	11,106.20	2692	24.24%
BLOCK 2			
LOT 1	9,452.00	2692	28.48%
LOT 2	9,285.30	2692	28.99%
LOT 3	9,291.20	2692	28.97%
LOT 4	9,297.00	2692	28.96%
LOT 5	9,302.90	2692	28.94%
LOT 6	9,308.80	2692	28.92%
LOT 7	9,489.70	2692	28.37%
BLOCK 3			
LOT 1	11,265.40	2692	23.90%
LOT 2	11,329.90	2692	23.76%
LOT 3	10,612.10	2692	25.37%
LOT 4	10,602.70	2692	25.39%
LOT 5	11,299.20	2692	23.82%
LOT 6	11,156.00	2692	24.13%
LOT 7	11,163.30	2692	24.11%
LOT 8	11,288.50	2692	23.85%
LOT 9	10,573.20	2692	25.46%
LOT 10	10,564.30	2692	25.48%
LOT 11	11,415.50	2692	23.58%
LOT 12	11,982.50	2692	22.47%
BLOCK 4			
LOT 1	8,721.60	2692	30.87%
LOT 2	8,718.30	2692	30.88%
LOT 3	8,714.90	2692	30.89%
LOT 4	8,711.60	2692	30.90%
LOT 5	8,708.30	2692	30.91%
LOT 6	8,704.90	2692	30.93%
LOT 7	10,139.50	2692	26.55%
LOT 8	10,202.06	2692	26.39%
LOT 9	8,721.79	2692	30.87%
LOT 10	8,718.96	2692	30.88%
LOT 11	8,716.13	2692	30.89%
LOT 12	8,713.30	2692	30.90%
LOT 13	8,710.50	2692	30.91%
LOT 14	8,707.60	2692	30.92%
LOT 15	10,080.90	2692	26.70%
LOT 16	8,867.60	2692	30.36%

BLOCK 5			
LOT 1	10,084.50	2692	26.69%
LOT 2	9,727.00	2692	27.68%
LOT 3	9,727.00	2692	27.68%
LOT 4	9,727.00	2692	27.68%
LOT 5	9,727.00	2692	27.68%
LOT 6	9,727.00	2692	27.68%
LOT 7	9,727.00	2692	27.68%
LOT 8	9,727.00	2692	27.68%
LOT 9	10,138.10	2692	26.55%
LOT 10	10,197.80	2692	26.40%
LOT 11	9,746.20	2692	27.62%
LOT 12	9,741.00	2692	27.64%
LOT 13	9,730.50	2692	27.67%
LOT 14	9,730.50	2692	27.67%
LOT 15	9,725.20	2692	27.68%
LOT 16	9,720.00	2692	27.70%
LOT 17	9,714.70	2692	27.71%
BLOCK 6			
LOT 1	9,753.50	2692	27.60%
LOT 2	9,581.20	2692	28.10%
LOT 3	9,581.20	2692	28.10%
LOT 4	9,581.20	2692	28.10%
LOT 5	9,581.20	2692	28.10%
LOT 6	9,581.20	2692	28.10%
LOT 7	9,632.90	2692	27.95%
LOT 8	10,021.20	2692	26.86%
LOT 9	10,206.50	2692	26.38%
LOT 10	10,253.60	2692	26.25%
LOT 11	10,339.90	2692	26.04%
LOT 12	10,346.00	2692	26.02%
LOT 13	10,352.00	2692	26.00%
LOT 14	10,408.30	2692	25.86%
LOT 15	10,439.10	2692	25.79%
LOT 16	10,391.90	2692	25.90%
LOT 17	10,391.90	2692	25.90%
LOT 18	10,391.90	2692	25.90%
LOT 19	10,391.90	2692	25.90%
LOT 20	9,986.60	2692	26.96%
LOT 21	9,581.20	2692	28.10%
LOT 22	9,581.20	2692	28.10%
LOT 23	9,581.20	2692	28.10%
LOT 24	9,581.20	2692	28.10%
LOT 25	9,581.20	2692	28.10%
LOT 26	9,581.20	2692	28.10%
LOT 27	9,581.20	2692	28.10%
LOT 28	9,862.70	2692	27.29%



FLOOR PLAN
SCALE: 1" = 10'

MODEL 2244	
AREA CALCULATION & DATA	
TOTAL A/C	**2,249 SF**
GARAGE	413.0 SF
COVERED ENTRY	30.0 SF
TOTAL GROSS	**2,692 SF**
LOT COVERAGE	2,692 SF

PASCUAL PEREZ KILIDDJIAN STARR
ARCHITECTS + PLANNERS
LICENSE # AA 26001357
EDGARDO PEREZ , AIA
LICENSE No. : AR 0015394
MARIO P. PASCUAL , AIA
LICENSE No. : AR 0008254
PETER KILIDDJIAN, RA
LICENSE No. : AR 0093067
ANDREW STARR, RA
LICENSE No. : AR 0095130
AT THE BEACON CENTER
1330 NW 84th AVENUE
DORAL, FLORIDA 33126
TELEPHONE :(305) 592-1363
FACSIMILE : (305) 592-6865
http://www.ppkarch.com
COPYRIGHT © PASCUAL, PEREZ, KILIDDJIAN STARR, ARCHITECTS - PLANNERS
The architectural design and detail drawings of this building and/or overall project are the legal property of, and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by the Architect.
REVISIONS:

OWNER:
LENNAR HOMES

ABESS
BY: LENNAR HOMES
MIAMI-DADE COUNTY, FLORIDA

SEAL:

SITE PLAN

MODEL 2244

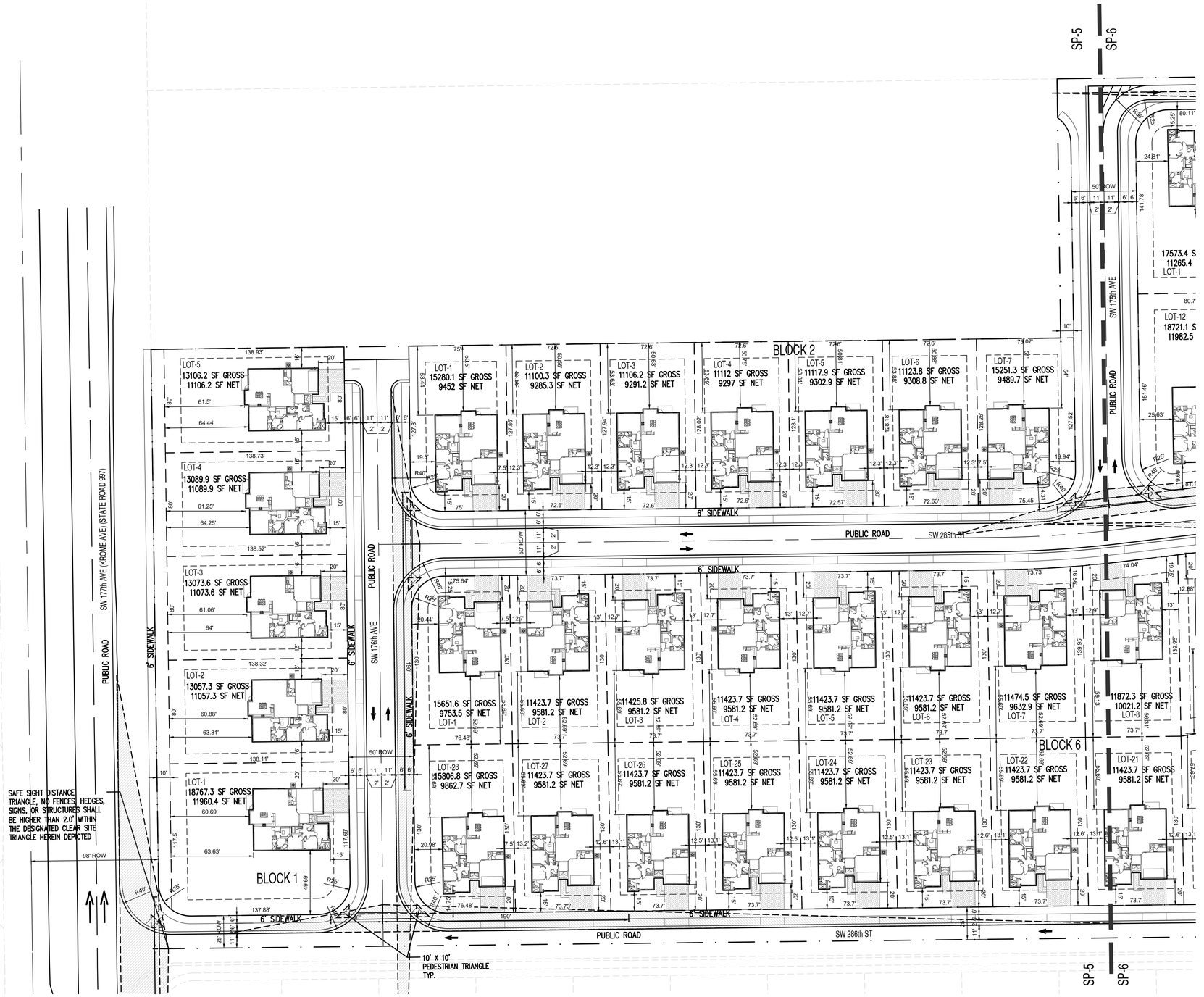
DATE : 2024-06-03
SCALE : AS SHOWN
DRAWN : AJS
CHECK BY: PPK
JOB NO. :

SP-4

SHEET NO. :

COPYRIGHT © 2024 PASCUAL, PEREZ, KILIDDJIAN, STARR - ARCHITECTS - PLANNERS
The architectural design and detail drawings for this building and / or overall project are the legal property of and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by Architect.

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z22-221
DATE: AUG 21 2024
BY: GONGOL



SITE PLAN
1" = 40'

COPYRIGHT © 2024 PASCUAL, PEREZ, KILIDDJIAN, STARR - ARCHITECTS - PLANNERS
The architectural design and detail drawings for this building and / or overall project are the legal property of and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by Architect.

PASCUAL PEREZ KILIDDJIAN STARR
ARCHITECTS + PLANNERS
LICENSE # AA 26001357
EDGARDO PEREZ , AIA
LICENSE No. : AR 0015394
MARIO P. PASCUAL , AIA
LICENSE No. : AR 0008254
PETER KILIDDJIAN, RA
LICENSE No. : AR 0093067
ANDREW STARR, RA
LICENSE No. : AR 0095130
AT THE BEACON CENTER
1330 NW 84th AVENUE
DORAL, FLORIDA 33126
TELEPHONE :(305) 592-1363
FACSIMILE : (305) 592-6865
http://www.ppkarch.com
COPYRIGHT © PASCUAL, PEREZ, KILIDDJIAN STARR, ARCHITECTS - PLANNERS
The architectural design and detail drawings of this building and/or overall project are the legal property of, and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by the Architect.

REVISIONS:

OWNER:
LENNAR HOMES

ABESS
BY: LENNAR HOMES
MIAMI-DADE COUNTY, FLORIDA

SEAL:

SITE PLAN

MODEL 2244

DATE : 2024-06-03
SCALE : AS SHOWN
DRAWN : AJS
CHECK BY: PPK
JOB NO. :

SP-5

SHEET NO. :

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z22-221
DATE: AUG 21 2024
BY: GONGOL

SAFE SIGHT DISTANCE TRIANGLE, NO FENCES, HEDGES, SIGNS, OR STRUCTURES SHALL BE HIGHER THAN 2.0' WITHIN THE DESIGNATED CLEAR SITE TRIANGLE HEREIN DEPICTED

10' X 10' PEDESTRIAN TRIANGLE TYP.

6' DECORATIVE WALL SEE DTL SP-22

PUBLIC ROAD

SW 284th ST

6' SIDEWALK

50' ROW

SW 175th AVE

SW 174th AVE

SW 173rd AVE

SW 285th ST

SW 286th ST

BLOCK 3

BLOCK 4

BLOCK 5

LOT-1 17573.4 SF GROSS 11265.4 SF NET
LOT-2 13329.9 SF GROSS 11329.9 SF NET
LOT-3 12487.1 SF GROSS 10612.1 SF NET
LOT-4 12477.7 SF GROSS 10602.7 SF NET
LOT-5 13299.2 SF GROSS 11299.2 SF NET
LOT-6 17438.9 SF GROSS 11156 SF NET
LOT-7 17457.4 SF GROSS 11163.3 SF NET
LOT-8 13288.5 SF GROSS 11288.5 SF NET
LOT-9 12448.2 SF GROSS 10573.2 SF NET
LOT-10 12439.4 SF GROSS 10564.3 SF NET
LOT-11 13419.5 SF GROSS 11415.5 SF NET
LOT-12 18721.1 SF GROSS 11982.5 SF NET

LOT-16 17376.9 SF GROSS 8867.6 NET
LOT-1 12468.3 SF GROSS 8721.6 SF NET
LOT-2 12465.4 SF GROSS 8718.3 SF NET
LOT-3 12462.6 SF GROSS 8714.9 SF NET
LOT-4 12459.8 SF GROSS 8711.6 SF NET
LOT-5 12456.9 SF GROSS 8708.3 SF NET
LOT-6 12454.1 SF GROSS 8704.9 SF NET
LOT-7 19037.3 SF GROSS 10139.5 SF NET
LOT-15 118764.2 SF GROSS 10080.9 SF NET
LOT-14 12457.7 SF GROSS 8707.6 SF NET
LOT-13 12460.5 SF GROSS 8710.5 SF NET
LOT-12 12463.3 SF GROSS 8713.3 SF NET
LOT-11 12466.2 SF GROSS 8716.13 SF NET
LOT-10 12469 SF GROSS 8718.96 SF NET
LOT-9 12471.8 SF GROSS 8721.79 SF NET
LOT-8 19129.3 SF GROSS 10202.06 SF NET

LOT-1 16182.1 SF GROSS 10084.5 SF NET
LOT-2 11452 SF GROSS 9727 SF NET
LOT-3 11452 SF GROSS 9727 SF NET
LOT-4 11452 SF GROSS 9727 SF NET
LOT-5 11452 SF GROSS 9727 SF NET
LOT-6 11452 SF GROSS 9727 SF NET
LOT-7 11452 SF GROSS 9727 SF NET
LOT-8 11452 SF GROSS 9727 SF NET
LOT-9 16236 SF GROSS 10138.1 SF NET
LOT-10 16321.4 SF GROSS 10197.8 SF NET
LOT-11 11471.2 SF GROSS 9746.2 SF NET
LOT-12 11466 SF GROSS 9741 SF NET
LOT-13 11460.7 SF GROSS 9730.5 SF NET
LOT-14 11455.5 SF GROSS 9730.5 SF NET
LOT-15 11450.2 SF GROSS 9725.2 SF NET
LOT-16 11445 SF GROSS 9720 SF NET
LOT-17 11439.7 SF GROSS 9714.7 SF NET
LOT-18 12234.5 SF GROSS 10391.9 SF NET
LOT-19 12234.5 SF GROSS 10391.9 SF NET
LOT-20 11829.1 SF GROSS 9986.6 SF NET
LOT-21 11423.7 SF GROSS 9581.2 SF NET
LOT-17 12234.5 SF GROSS 10391.9 SF NET
LOT-16 12234.5 SF GROSS 10391.9 SF NET
LOT-15 16600.3 SF GROSS 10439.1 SF NET
LOT-14 12188.5 SF GROSS 10346 SF NET
LOT-13 12194.5 SF GROSS 10352 SF NET
LOT-12 12182.4 SF GROSS 10339.9 SF NET
LOT-11 12098.1 SF GROSS 10253.6 SF NET
LOT-10 11872.3 SF GROSS 10021.2 SF NET
LOT-9 12058.4 SF GROSS 10206.5 SF NET
LOT-8

MAILBOXES SEE SP-37

PROPOSED WASD PUBLIC SANITARY SEWAGE PUMP STATION

SP-5 SP-6

NORTH
SITE PLAN
1" = 40'

PASCUAL PEREZ KILIDDJIAN STARR
ARCHITECTS + PLANNERS
LICENSE # AA 26001357
EDGARDO PEREZ , AIA
LICENSE No. : AR 0015394
MARIO P. PASCUAL , AIA
LICENSE No. : AR 0008254
PETER KILIDDJIAN, RA
LICENSE No. : AR 0093067
ANDREW STARR, RA
LICENSE No. : AR 0095130
AT THE BEACON CENTER
1330 NW 84th AVENUE
DORAL, FLORIDA 33126
TELEPHONE :(305) 592-1363
FACSIMILE : (305) 592-6865
http://www.ppkarch.com
COPYRIGHT © PASCUAL, PEREZ, KILIDDJIAN STARR, ARCHITECTS - PLANNERS
The architectural design and detail drawings of this building and/or overall project are the legal property of, and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by the Architect.

REVISIONS:

OWNER:
LENNAR HOMES

ABESS
BY: LENNAR HOMES
MIAMI-DADE COUNTY, FLORIDA

SEAL:

SITE PLAN

MODEL 2244

DATE : 2024-06-03
SCALE : AS SHOWN
DRAWN : AJS
CHECK BY: PPK
JOB NO. : PPK

SP-6

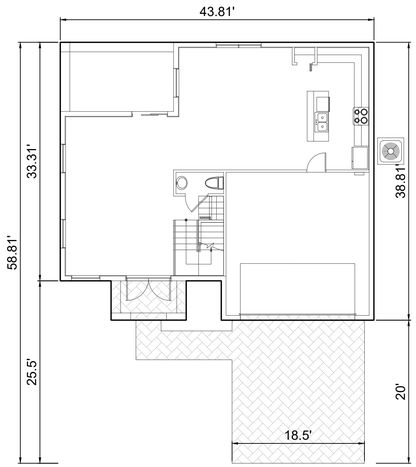
SHEET NO. :

COPYRIGHT © 2024 PASCUAL, PEREZ, KILIDDJIAN, STARR - ARCHITECTS - PLANNERS
The architectural design and detail drawings for this building and / or overall project are the legal property of and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by Architect.

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z22-221
DATE: AUG 21 2024
BY: GONGOL

SITE DATA			
LOT COVERAGE BY LOT			
BLOCK 1			
LOT	SF LOT (NET AREA)	(SF) BLDG. FOOTPRINT	(%) LOT COVERAGE PROVIDED
LOT 1	11,960.40	1637	13.69%
LOT 2	11,057.30	1637	14.80%
LOT 3	11,073.60	1637	14.78%
LOT 4	11,089.90	1637	14.76%
LOT 5	11,106.20	1637	14.74%
BLOCK 2			
LOT 1	9,452.00	1637	17.32%
LOT 2	9,285.30	1637	17.63%
LOT 3	9,291.20	1637	17.62%
LOT 4	9,297.00	1637	17.61%
LOT 5	9,302.90	1637	17.60%
LOT 6	9,308.80	1637	17.59%
LOT 7	9,489.70	1637	17.25%
BLOCK 3			
LOT 1	11,265.40	1637	14.53%
LOT 2	11,329.90	1637	14.45%
LOT 3	10,612.10	1637	15.43%
LOT 4	10,602.70	1637	15.44%
LOT 5	11,299.20	1637	14.49%
LOT 6	11,156.00	1637	14.67%
LOT 7	11,163.30	1637	14.66%
LOT 8	11,288.50	1637	14.50%
LOT 9	10,573.20	1637	15.48%
LOT 10	10,564.30	1637	15.50%
LOT 11	11,415.50	1637	14.34%
LOT 12	11,982.50	1637	13.66%
BLOCK 4			
LOT 1	8,721.60	1637	18.77%
LOT 2	8,718.30	1637	18.78%
LOT 3	8,714.90	1637	18.78%
LOT 4	8,711.60	1637	18.79%
LOT 5	8,708.30	1637	18.80%
LOT 6	8,704.90	1637	18.81%
LOT 7	10,139.50	1637	16.14%
LOT 8	10,202.06	1637	16.05%
LOT 9	8,721.79	1637	18.77%
LOT 10	8,718.96	1637	18.78%
LOT 11	8,716.13	1637	18.78%
LOT 12	8,713.30	1637	18.79%
LOT 13	8,710.50	1637	18.79%
LOT 14	8,707.60	1637	18.80%
LOT 15	10,080.90	1637	16.24%
LOT 16	8,867.60	1637	18.46%

BLOCK 5			
LOT 1	10,084.50	1637	16.23%
LOT 2	9,727.00	1637	16.83%
LOT 3	9,727.00	1637	16.83%
LOT 4	9,727.00	1637	16.83%
LOT 5	9,727.00	1637	16.83%
LOT 6	9,727.00	1637	16.83%
LOT 7	9,727.00	1637	16.83%
LOT 8	9,727.00	1637	16.83%
LOT 9	10,138.10	1637	16.15%
LOT 10	10,197.80	1637	16.05%
LOT 11	9,746.20	1637	16.80%
LOT 12	9,741.00	1637	16.81%
LOT 13	9,730.50	1637	16.82%
LOT 14	9,730.50	1637	16.82%
LOT 15	9,725.20	1637	16.83%
LOT 16	9,720.00	1637	16.84%
LOT 17	9,714.70	1637	16.85%
BLOCK 6			
LOT 1	9,753.50	1637	16.78%
LOT 2	9,581.20	1637	17.09%
LOT 3	9,581.20	1637	17.09%
LOT 4	9,581.20	1637	17.09%
LOT 5	9,581.20	1637	17.09%
LOT 6	9,581.20	1637	17.09%
LOT 7	9,632.90	1637	16.99%
LOT 8	10,021.20	1637	16.34%
LOT 9	10,206.50	1637	16.04%
LOT 10	10,253.60	1637	15.97%
LOT 11	10,339.90	1637	15.83%
LOT 12	10,346.00	1637	15.82%
LOT 13	10,352.00	1637	15.81%
LOT 14	10,408.30	1637	15.73%
LOT 15	10,439.10	1637	15.68%
LOT 16	10,391.90	1637	15.75%
LOT 17	10,391.90	1637	15.75%
LOT 18	10,391.90	1637	15.75%
LOT 19	10,391.90	1637	15.75%
LOT 20	9,986.60	1637	16.39%
LOT 21	9,581.20	1637	17.09%
LOT 22	9,581.20	1637	17.09%
LOT 23	9,581.20	1637	17.09%
LOT 24	9,581.20	1637	17.09%
LOT 25	9,581.20	1637	17.09%
LOT 26	9,581.20	1637	17.09%
LOT 27	9,581.20	1637	17.09%
LOT 28	9,862.70	1637	16.60%



FLOOR PLAN
SCALE: 1" = 10'

MODEL 2565	
AREA CALCULATION & DATA	
A/C 1ST FLOOR	995 SF
A/C 2ND FLOOR	1,527 SF
TOTAL A/C	**2,522 SF**
GARAGE	431.0 SF
COVERED ENTRY	58.0 SF
COV. TERRACE	153.0 SF
TOTAL GROSS	**3,164 SF**
LOT COVERAGE	1,637 SF

PASCUAL PEREZ KILIDDJIAN STARR
ARCHITECTS + PLANNERS
LICENSE # AA 26001357
EDGARDO PEREZ , AIA
LICENSE No. : AR 0015394
MARIO P. PASCUAL , AIA
LICENSE No. : AR 0008254
PETER KILIDDJIAN, RA
LICENSE No. : AR 0093067
ANDREW STARR, RA
LICENSE No. : AR 0095130
AT THE BEACON CENTER
1330 NW 84th AVENUE
DORAL, FLORIDA 33126
TELEPHONE :(305) 592-1363
FACSIMILE : (305) 592-6865
http://www.ppkarch.com
COPYRIGHT © PASCUAL, PEREZ, KILIDDJIAN, STARR - ARCHITECTS - PLANNERS
The architectural design and detail drawings of this building and/or overall project are the legal property of, and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by the Architect.
REVISIONS:

OWNER:
LENNAR HOMES

ABESS
BY: LENNAR HOMES
MIAMI-DADE COUNTY, FLORIDA

SEAL:

SITE PLAN

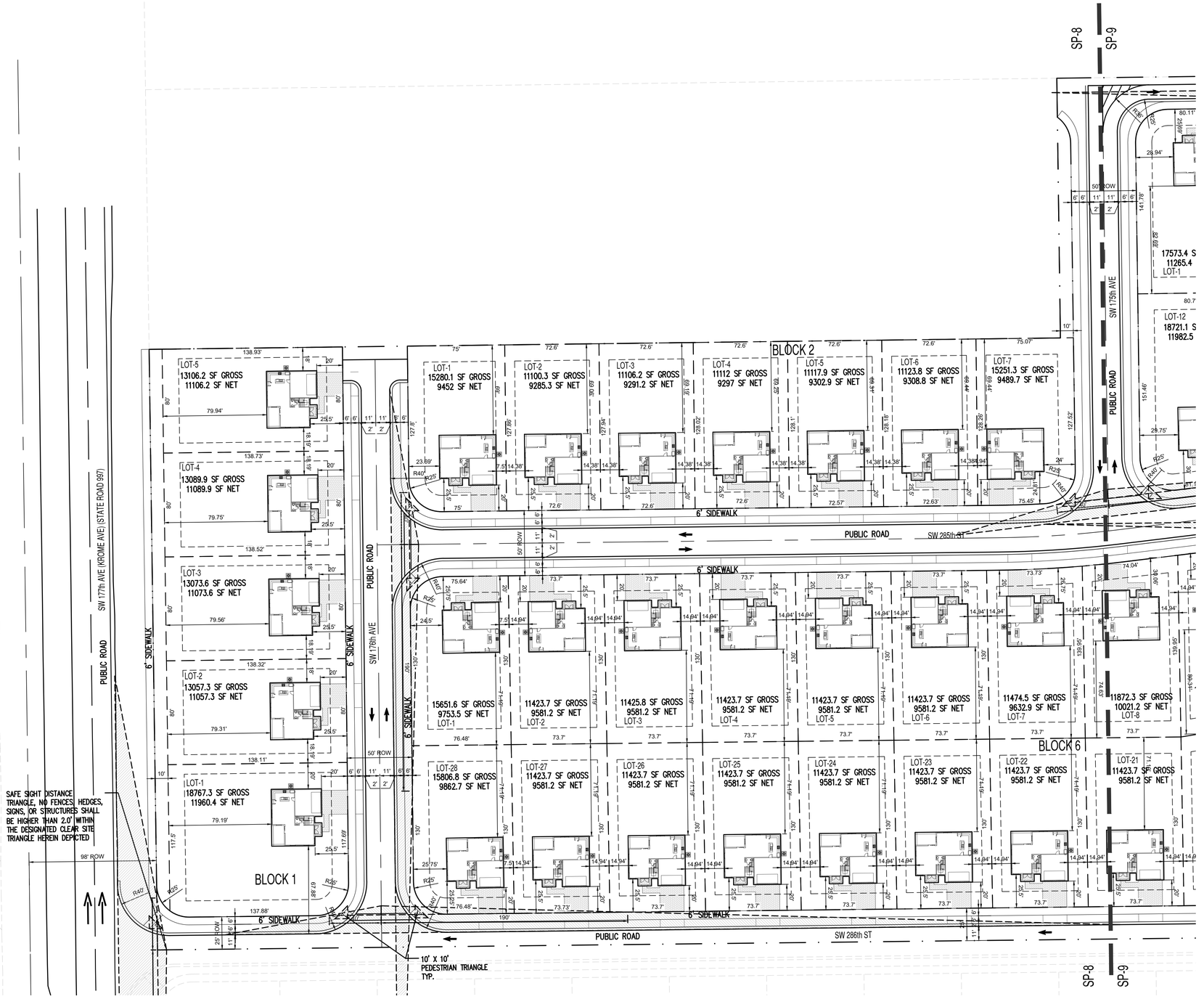
MODEL 2565

DATE : 2024-06-03
SCALE : AS SHOWN
DRAWN : AJS
CHECK BY: PPK
JOB NO. :

SP-7

SHEET NO. :

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z22-221
DATE: AUG 21 2024
BY: GONGOL



NORTH

SITE PLAN
1" = 40'

COPYRIGHT @ 2024 PASCUAL, PEREZ, KILIDDJIAN, STARR - ARCHITECTS - PLANNERS
The architectural design and detail drawings for this building and / or overall project are the legal property of and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by Architect.

PASCUAL PEREZ KILIDDJIAN STARR
ARCHITECTS + PLANNERS
LICENSE # AA 26001357
EDGARDO PEREZ , AIA
LICENSE No. : AR 0015394
MARIO P. PASCUAL , AIA
LICENSE No. : AR 0008254
PETER KILIDDJIAN, RA
LICENSE No. : AR 0093067
ANDREW STARR, RA
LICENSE No. : AR 0095130
AT THE BEACON CENTER
1330 NW 84th AVENUE
DORAL, FLORIDA 33126
TELEPHONE :(305) 592-1363
FACSIMILE : (305) 592-6865
http://www.ppkarch.com
COPYRIGHT © PASCUAL, PEREZ, KILIDDJIAN STARR, ARCHITECTS - PLANNERS
The architectural design and detail drawings of this building and/or overall project are the legal property of, and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by the Architect.

REVISIONS:

OWNER:
LENNAR HOMES

ABESS
BY: LENNAR HOMES
MIAMI-DADE COUNTY, FLORIDA

SEAL:

SITE PLAN

MODEL 2565

DATE : 2024-06-03
SCALE : AS SHOWN
DRAWN : AJS
CHECK BY: PPK
JOB NO. :

SP-8

SHEET NO. :

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z22-221
DATE: AUG 21 2024
BY: GONGOL

SAFE SIGHT DISTANCE TRIANGLE, NO FENCES, HEDGES, SIGNS, OR STRUCTURES SHALL BE HIGHER THAN 2.0' WITHIN THE DESIGNATED CLEAR SITE TRIANGLE HEREIN DEPICTED

10' X 10' PEDESTRIAN TRIANGLE TYP.

6' DECORATIVE WALL SEE DTL. SP-22

PUBLIC ROAD

SW 284th ST

SW 285th ST

SW 286th ST

SW 175th AVE

SW 174th AVE

SW 173rd AVE

6' SIDEWALK

50' ROW

BLOCK 3

BLOCK 4

BLOCK 5

LOT-1 17573.4 SF GROSS 11265.4 SF NET
LOT-2 13329.9 SF GROSS 11329.9 SF NET
LOT-3 12487.1 SF GROSS 10612.1 SF NET
LOT-4 12477.7 SF GROSS 10602.7 SF NET
LOT-5 13299.2 SF GROSS 11299.2 SF NET
LOT-6 17438.9 SF GROSS 11156 SF NET
LOT-7 17457.4 SF GROSS 11163.3 SF NET
LOT-8 13288.5 SF GROSS 11288.5 SF NET
LOT-9 12448.2 SF GROSS 10573.2 SF NET
LOT-10 12439.4 SF GROSS 10564.3 SF NET
LOT-11 13419.5 SF GROSS 11415.5 SF NET
LOT-12 18721.1 SF GROSS 11982.5 SF NET

LOT-1 16182.1 SF GROSS 10084.5 SF NET
LOT-2 11452 SF GROSS 9727 SF NET
LOT-3 11452 SF GROSS 9727 SF NET
LOT-4 11452 SF GROSS 9727 SF NET
LOT-5 11452 SF GROSS 9727 SF NET
LOT-6 11452 SF GROSS 9727 SF NET
LOT-7 11452 SF GROSS 9727 SF NET
LOT-8 11452 SF GROSS 9727 SF NET
LOT-9 16236 SF GROSS 10138.1 SF NET
LOT-10 16321.4 SF GROSS 10197.8 SF NET
LOT-11 11471.2 SF GROSS 9746.2 SF NET
LOT-12 11466 SF GROSS 9741 SF NET
LOT-13 11460.7 SF GROSS 9730.5 SF NET
LOT-14 11455.5 SF GROSS 9730.5 SF NET
LOT-15 11450.2 SF GROSS 9725.2 SF NET
LOT-16 11445 SF GROSS 9720 SF NET
LOT-17 11439.7 SF GROSS 9714.7 SF NET

LOT-1 118764.2 SF GROSS 10080.9 SF NET
LOT-2 12465.4 SF GROSS 8718.3 SF NET
LOT-3 12462.6 SF GROSS 8714.9 SF NET
LOT-4 12459.8 SF GROSS 8711.6 SF NET
LOT-5 12456.9 SF GROSS 8708.3 SF NET
LOT-6 12454.1 SF GROSS 8704.9 SF NET
LOT-7 19037.3 SF GROSS 10139.5 SF NET
LOT-8 19129.3 SF GROSS 10202.06 SF NET
LOT-9 12471.8 SF GROSS 8721.79 SF NET
LOT-10 12469 SF GROSS 8718.96 SF NET
LOT-11 12466.2 SF GROSS 8716.13 SF NET
LOT-12 12463.3 SF GROSS 8713.3 SF NET
LOT-13 12460.5 SF GROSS 8710.5 SF NET
LOT-14 12457.7 SF GROSS 8707.6 SF NET
LOT-15 118764.2 SF GROSS 10080.9 SF NET
LOT-16 17376.9 SF GROSS 8867.6 NET
LOT-1 12468.3 SF GROSS 8721.6 SF NET

LOT-8 11872.3 SF GROSS 10021.2 SF NET
LOT-9 12058.4 SF GROSS 10206.5 SF NET
LOT-10 12098.1 SF GROSS 10253.6 SF NET
LOT-11 12182.4 SF GROSS 10339.9 SF NET
LOT-12 12188.5 SF GROSS 10346 SF NET
LOT-13 12194.5 SF GROSS 10352 SF NET
LOT-14 16555.8 SF GROSS 10408.3 SF NET
LOT-15 16600.3 SF GROSS 10439.1 SF NET
LOT-16 12234.5 SF GROSS 10391.9 SF NET
LOT-17 12234.5 SF GROSS 10391.9 SF NET
LOT-18 12234.5 SF GROSS 10391.9 SF NET
LOT-19 12234.5 SF GROSS 10391.9 SF NET
LOT-20 11829.1 SF GROSS 9986.6 SF NET
LOT-21 11423.7 SF GROSS 9581.2 SF NET

MAILBOXES SEE SP-37

PROPOSED WASD PUBLIC SANITARY SEWAGE PUMP STATION

SP-8 SP-9

NORTH
SITE PLAN
1" = 40'

COPYRIGHT © 2024 PASCUAL, PEREZ, KILIDDJIAN, STARR - ARCHITECTS - PLANNERS
The architectural design and detail drawings for this building and / or overall project are the legal property of and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by Architect.

PASCUAL PEREZ KILIDDJIAN STARR
ARCHITECTS + PLANNERS
LICENSE # AA 26001357
EDGARDO PEREZ , AIA
LICENSE No. : AR 0015394
MARIO P. PASCUAL , AIA
LICENSE No. : AR 0008254
PETER KILIDDJIAN, RA
LICENSE No. : AR 0093067
ANDREW STARR, RA
LICENSE No. : AR 0095130
AT THE BEACON CENTER
1330 NW 84th AVENUE
DORAL, FLORIDA 33126
TELEPHONE :(305) 592-1363
FACSIMILE : (305) 592-6865
http://www.ppkarch.com
COPYRIGHT © PASCUAL, PEREZ, KILIDDJIAN STARR, ARCHITECTS - PLANNERS
The architectural design and detail drawings of this building and/or overall project are the legal property of, and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by the Architect.

REVISIONS:

OWNER:
LENNAR HOMES

ABESS
BY: LENNAR HOMES
MIAMI-DADE COUNTY, FLORIDA

SEAL:

SITE PLAN

MODEL 2565

DATE : 2024-06-03
SCALE : AS SHOWN
DRAWN : AJS
CHECK BY: PPK
JOB NO. : PPK

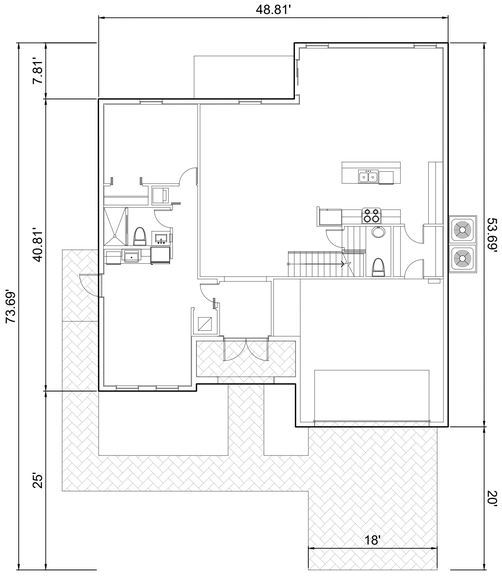
SP-9

SHEET NO. :

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z22-221
DATE: AUG 21 2024
BY: GONGOL

SITE DATA			
LOT COVERAGE BY LOT			
BLOCK 1			
LOT	SF LOT (NET AREA)	(SF) BLDG. FOOTPRINT	(%) LOT COVERAGE PROVIDED
LOT 1	11,960.40	2255	18.85%
LOT 2	11,057.30	2255	20.39%
LOT 3	11,073.60	2255	20.36%
LOT 4	11,089.90	2255	20.33%
LOT 5	11,106.20	2255	20.30%
BLOCK 2			
LOT 1	9,452.00	2255	23.86%
LOT 2	9,285.30	2255	24.29%
LOT 3	9,291.20	2255	24.27%
LOT 4	9,297.00	2255	24.26%
LOT 5	9,302.90	2255	24.24%
LOT 6	9,308.80	2255	24.22%
LOT 7	9,489.70	2255	23.76%
BLOCK 3			
LOT 1	11,265.40	2255	20.02%
LOT 2	11,329.90	2255	19.90%
LOT 3	10,612.10	2255	21.25%
LOT 4	10,602.70	2255	21.27%
LOT 5	11,299.20	2255	19.96%
LOT 6	11,156.00	2255	20.21%
LOT 7	11,163.30	2255	20.20%
LOT 8	11,288.50	2255	19.98%
LOT 9	10,573.20	2255	21.33%
LOT 10	10,564.30	2255	21.35%
LOT 11	11,415.50	2255	19.75%
LOT 12	11,982.50	2255	18.82%
BLOCK 4			
LOT 1	8,721.60	2255	25.86%
LOT 2	8,718.30	2255	25.87%
LOT 3	8,714.90	2255	25.88%
LOT 4	8,711.60	2255	25.89%
LOT 5	8,708.30	2255	25.89%
LOT 6	8,704.90	2255	25.90%
LOT 7	10,139.50	2255	22.24%
LOT 8	10,202.06	2255	22.10%
LOT 9	8,721.79	2255	25.85%
LOT 10	8,718.96	2255	25.86%
LOT 11	8,716.13	2255	25.87%
LOT 12	8,713.30	2255	25.88%
LOT 13	8,710.50	2255	25.89%
LOT 14	8,707.60	2255	25.90%
LOT 15	10,080.90	2255	22.37%
LOT 16	8,867.60	2255	25.43%

BLOCK 5			
LOT 1	10,084.50	2255	22.36%
LOT 2	9,727.00	2255	23.18%
LOT 3	9,727.00	2255	23.18%
LOT 4	9,727.00	2255	23.18%
LOT 5	9,727.00	2255	23.18%
LOT 6	9,727.00	2255	23.18%
LOT 7	9,727.00	2255	23.18%
LOT 8	9,727.00	2255	23.18%
LOT 9	10,138.10	2255	22.24%
LOT 10	10,197.80	2255	22.11%
LOT 11	9,746.20	2255	23.14%
LOT 12	9,741.00	2255	23.15%
LOT 13	9,730.50	2255	23.17%
LOT 14	9,730.50	2255	23.17%
LOT 15	9,725.20	2255	23.19%
LOT 16	9,720.00	2255	23.20%
LOT 17	9,714.70	2255	23.21%
BLOCK 6			
LOT 1	9,753.50	2255	23.12%
LOT 2	9,581.20	2255	23.54%
LOT 3	9,581.20	2255	23.54%
LOT 4	9,581.20	2255	23.54%
LOT 5	9,581.20	2255	23.54%
LOT 6	9,581.20	2255	23.54%
LOT 7	9,632.90	2255	23.41%
LOT 8	10,021.20	2255	22.50%
LOT 9	10,206.50	2255	22.09%
LOT 10	10,253.60	2255	21.99%
LOT 11	10,339.90	2255	21.81%
LOT 12	10,346.00	2255	21.80%
LOT 13	10,352.00	2255	21.78%
LOT 14	10,408.30	2255	21.67%
LOT 15	10,439.10	2255	21.60%
LOT 16	10,391.90	2255	21.70%
LOT 17	10,391.90	2255	21.70%
LOT 18	10,391.90	2255	21.70%
LOT 19	10,391.90	2255	21.70%
LOT 20	9,986.60	2255	22.58%
LOT 21	9,581.20	2255	23.54%
LOT 22	9,581.20	2255	23.54%
LOT 23	9,581.20	2255	23.54%
LOT 24	9,581.20	2255	23.54%
LOT 25	9,581.20	2255	23.54%
LOT 26	9,581.20	2255	23.54%
LOT 27	9,581.20	2255	23.54%
LOT 28	9,862.70	2255	22.86%



FLOOR PLAN
SCALE: 1/8" = 1'-0"

MODEL 2854	
AREA CALCULATION & DATA	
A/C 1ST FLOOR	1,707 SF
A/C 2ND FLOOR	1,180 SF
TOTAL A/C	**2,887 SF**
GARAGE	465.0 SF
COVERED ENTRY	83.0 SF
TOTAL GROSS	**3,435 SF**
LOT COVERAGE	2,255 SF

PASCUAL PEREZ KILIDDJIAN STARR
ARCHITECTS + PLANNERS
LICENSE # AA 26001357
EDGARDO PEREZ , AIA
LICENSE No. : AR 0015394
MARIO P. PASCUAL , AIA
LICENSE No. : AR 0008254
PETER KILIDDJIAN, RA
LICENSE No. : AR 0093067
ANDREW STARR, RA
LICENSE No. : AR 0095130
AT THE BEACON CENTER
1330 NW 84th AVENUE
DORAL, FLORIDA 33126
TELEPHONE :(305) 592-1363
FACSIMILE : (305) 592-6865
http://www.ppkarch.com
COPYRIGHT © PASCUAL, PEREZ, KILIDDJIAN STARR, ARCHITECTS - PLANNERS
The architectural design and detail drawings of this building and/or overall project are the legal property of, and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by the Architect.
REVISIONS:

OWNER:
LENNAR HOMES

ABESS
BY: LENNAR HOMES
MIAMI-DADE COUNTY, FLORIDA

SEAL:

SITE PLAN

MODEL 2854

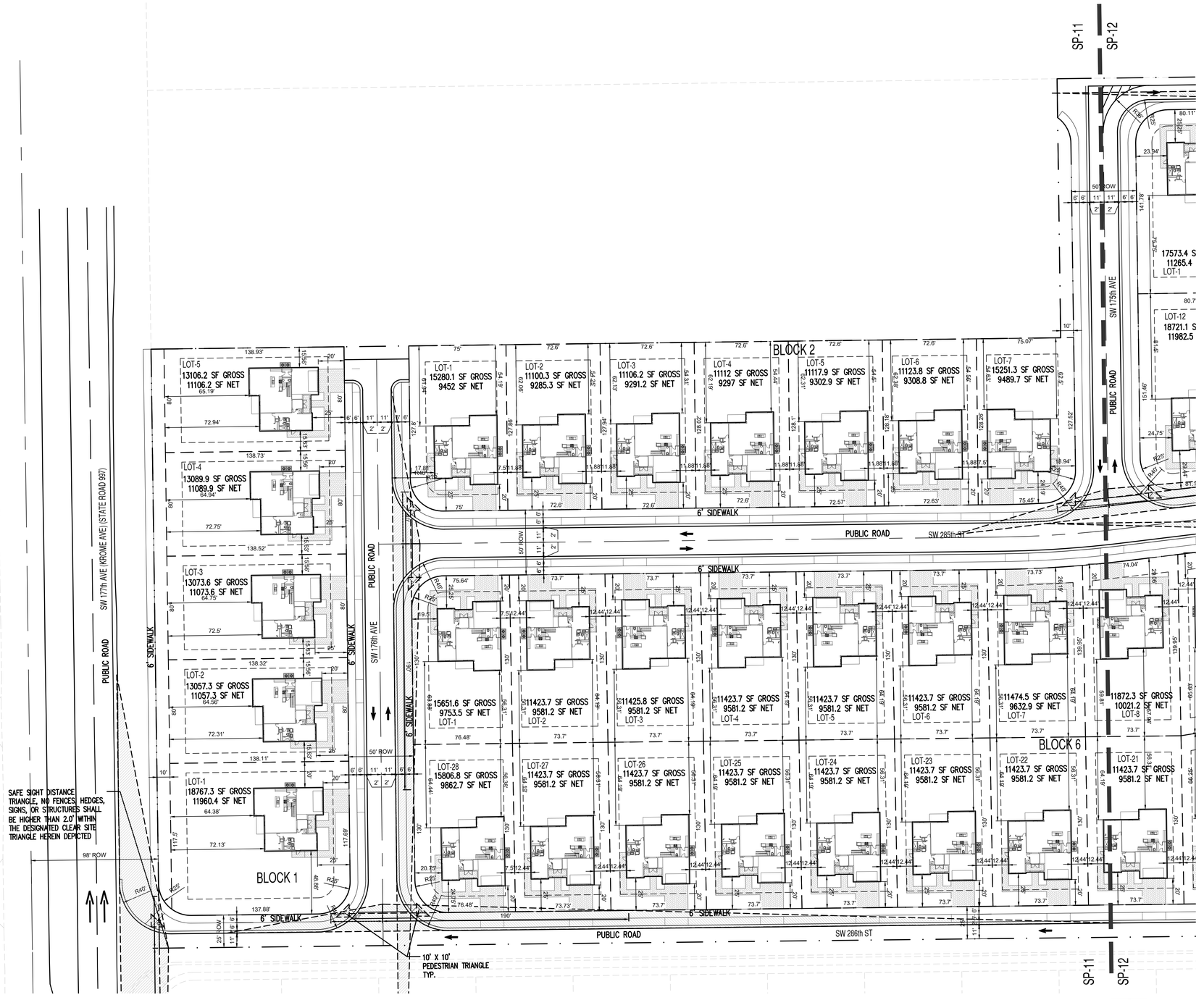
DATE : 2024-06-03
SCALE : AS SHOWN
DRAWN : AJS
CHECK BY: PPK
JOB NO. :

SP-10

SHEET NO. :

COPYRIGHT © 2024 PASCUAL, PEREZ, KILIDDJIAN, STARR - ARCHITECTS - PLANNERS
The architectural design and detail drawings for this building and / or overall project are the legal property of and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by Architect.

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z22-221
DATE: AUG 21 2024
BY: GONGOL



SITE PLAN
1" = 40'

COPYRIGHT © 2024 PASCUAL, PEREZ, KILIDDJIAN, STARR - ARCHITECTS - PLANNERS
The architectural design and detail drawings for this building and / or overall project are the legal property of and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by Architect.

PASCUAL PEREZ KILIDDJIAN STARR
ARCHITECTS + PLANNERS
LICENSE # AA 26001357
EDGARDO PEREZ , AIA
LICENSE No. : AR 0015394
MARIO P. PASCUAL , AIA
LICENSE No. : AR 0008254
PETER KILIDDJIAN, RA
LICENSE No. : AR 0093067
ANDREW STARR, RA
LICENSE No. : AR 0095130
AT THE BEACON CENTER
1330 NW 84th AVENUE
DORAL, FLORIDA 33126
TELEPHONE :(305) 592-1363
FACSIMILE : (305) 592-6865
http://www.ppkarch.com
COPYRIGHT © PASCUAL, PEREZ, KILIDDJIAN STARR, ARCHITECTS - PLANNERS
The architectural design and detail drawings of this building and/or overall project are the legal property of, and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by the Architect.

REVISIONS:

OWNER:
LENNAR HOMES

ABESS
BY: LENNAR HOMES
MIAMI-DADE COUNTY, FLORIDA

SEAL:

SITE PLAN

MODEL 2854

DATE :	2024-06-03
SCALE :	AS SHOWN
DRAWN :	AJS
CHECK BY:	PPK
JOB NO. :	

SP-11

SHEET NO. :

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z22-221
DATE: AUG 21 2024
BY: GONGOL

SAFE SIGHT DISTANCE TRIANGLE, NO FENCES, HEDGES, SIGNS, OR STRUCTURES SHALL BE HIGHER THAN 2.0' WITHIN THE DESIGNATED CLEAR SITE TRIANGLE HEREIN DEPICTED

10' X 10' PEDESTRIAN TRIANGLE TYP.

6' DECORATIVE WALL SEE DTL. SP-22

PUBLIC ROAD

SW 284th ST

SW 285th ST

SW 286th ST

SW 175th AVE

SW 174th AVE

SW 173rd AVE

6' SIDEWALK

50' ROW

BLOCK 3

BLOCK 4

BLOCK 5

MAILBOXES SEE SP-37

PROPOSED WASD PUBLIC SANITARY SEWAGE PUMP STATION

SP-11 SP-12

SP-11

SP-12

SITE PLAN
1" = 40'

NORTH

COPYRIGHT © 2024 PASCUAL, PEREZ, KILIDDJIAN, STARR - ARCHITECTS - PLANNERS
The architectural design and detail drawings for this building and / or overall project are the legal property of and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by Architect.

PASCUAL PEREZ KILIDDJIAN STARR
ARCHITECTS + PLANNERS
LICENSE # AA 26001357
EDGARDO PEREZ , AIA
LICENSE No. : AR 0015394
MARIO P. PASCUAL , AIA
LICENSE No. : AR 0008254
PETER KILIDDJIAN, RA
LICENSE No. : AR 0093067
ANDREW STARR, RA
LICENSE No. : AR 0095130
AT THE BEACON CENTER
1330 NW 84th AVENUE
DORAL, FLORIDA 33126
TELEPHONE :(305) 592-1363
FACSIMILE : (305) 592-6865
http://www.ppkarch.com

COPYRIGHT © PASCUAL, PEREZ, KILIDDJIAN STARR, ARCHITECTS - PLANNERS
The architectural design and detail drawings of this building and/or overall project are the legal property of, and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by the Architect.

REVISIONS:

OWNER:
LENNAR HOMES

ABESS
BY: LENNAR HOMES
MIAMI-DADE COUNTY, FLORIDA

SEAL:

SITE PLAN

MODEL 2854

DATE :	2024-06-03
SCALE :	AS SHOWN
DRAWN :	AJS
CHECK BY:	PPK
JOB NO. :	

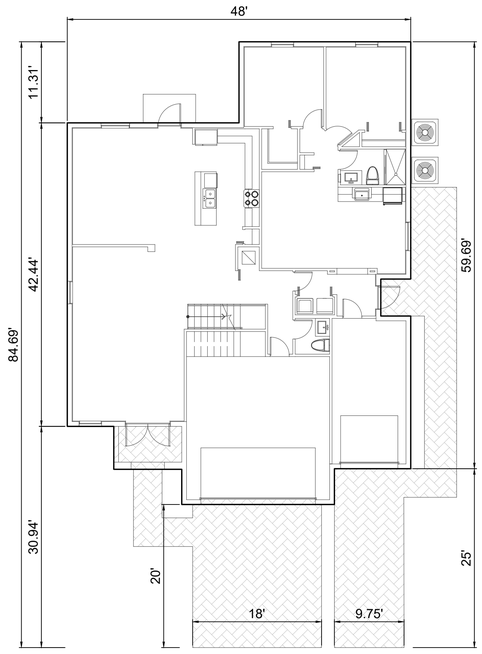
SP-12

SHEET NO. :

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z22-221
DATE: AUG 21 2024
BY: GONGOL

SITE DATA			
LOT COVERAGE BY LOT			
BLOCK 1			
LOT	SF LOT (NET AREA)	(SF) BLDG. FOOTPRINT	(%) LOT COVERAGE PROVIDED
LOT 1	11,960.40	2661	22.25%
LOT 2	11,057.30	2661	24.07%
LOT 3	11,073.60	2661	24.03%
LOT 4	11,089.90	2661	23.99%
LOT 5	11,106.20	2661	23.96%
BLOCK 2			
LOT 1	9,452.00	2661	28.15%
LOT 2	9,285.30	2661	28.66%
LOT 3	9,291.20	2661	28.64%
LOT 4	9,297.00	2661	28.62%
LOT 5	9,302.90	2661	28.60%
LOT 6	9,308.80	2661	28.59%
LOT 7	9,489.70	2661	28.04%
BLOCK 3			
LOT 1	11,265.40	2661	23.62%
LOT 2	11,329.90	2661	23.49%
LOT 3	10,612.10	2661	25.08%
LOT 4	10,602.70	2661	25.10%
LOT 5	11,299.20	2661	23.55%
LOT 6	11,156.00	2661	23.85%
LOT 7	11,163.30	2661	23.84%
LOT 8	11,288.50	2661	23.57%
LOT 9	10,573.20	2661	25.17%
LOT 10	10,564.30	2661	25.19%
LOT 11	11,415.50	2661	23.31%
LOT 12	11,982.50	2661	22.21%
BLOCK 4			
LOT 1	8,721.60	2661	30.51%
LOT 2	8,718.30	2661	30.52%
LOT 3	8,714.90	2661	30.53%
LOT 4	8,711.60	2661	30.55%
LOT 5	8,708.30	2661	30.56%
LOT 6	8,704.90	2661	30.57%
LOT 7	10,139.50	2661	26.24%
LOT 8	10,202.06	2661	26.08%
LOT 9	8,721.79	2661	30.51%
LOT 10	8,718.96	2661	30.52%
LOT 11	8,716.13	2661	30.53%
LOT 12	8,713.30	2661	30.54%
LOT 13	8,710.50	2661	30.55%
LOT 14	8,707.60	2661	30.56%
LOT 15	10,080.90	2661	26.40%
LOT 16	8,867.60	2661	30.01%

BLOCK 5			
LOT 1	10,084.50	2661	26.39%
LOT 2	9,727.00	2661	27.36%
LOT 3	9,727.00	2661	27.36%
LOT 4	9,727.00	2661	27.36%
LOT 5	9,727.00	2661	27.36%
LOT 6	9,727.00	2661	27.36%
LOT 7	9,727.00	2661	27.36%
LOT 8	9,727.00	2661	27.36%
LOT 9	10,138.10	2661	26.25%
LOT 10	10,197.80	2661	26.09%
LOT 11	9,746.20	2661	27.30%
LOT 12	9,741.00	2661	27.32%
LOT 13	9,730.50	2661	27.35%
LOT 14	9,730.50	2661	27.35%
LOT 15	9,725.20	2661	27.36%
LOT 16	9,720.00	2661	27.38%
LOT 17	9,714.70	2661	27.39%
BLOCK 6			
LOT 1	9,753.50	2661	27.28%
LOT 2	9,581.20	2661	27.77%
LOT 3	9,581.20	2661	27.77%
LOT 4	9,581.20	2661	27.77%
LOT 5	9,581.20	2661	27.77%
LOT 6	9,581.20	2661	27.77%
LOT 7	9,632.90	2661	27.62%
LOT 8	10,021.20	2661	26.55%
LOT 9	10,206.50	2661	26.07%
LOT 10	10,253.60	2661	25.95%
LOT 11	10,339.90	2661	25.74%
LOT 12	10,346.00	2661	25.72%
LOT 13	10,352.00	2661	25.71%
LOT 14	10,408.30	2661	25.57%
LOT 15	10,439.10	2661	25.49%
LOT 16	10,391.90	2661	25.61%
LOT 17	10,391.90	2661	25.61%
LOT 18	10,391.90	2661	25.61%
LOT 19	10,391.90	2661	25.61%
LOT 20	9,986.60	2661	26.65%
LOT 21	9,581.20	2661	27.77%
LOT 22	9,581.20	2661	27.77%
LOT 23	9,581.20	2661	27.77%
LOT 24	9,581.20	2661	27.77%
LOT 25	9,581.20	2661	27.77%
LOT 26	9,581.20	2661	27.77%
LOT 27	9,581.20	2661	27.77%
LOT 28	9,862.70	2661	26.98%



FLOOR PLAN
SCALE 1/4" = 1'

MODEL 3098	
AREA CALCULATION & DATA	
A/C 1ST FLOOR	1,885 SF
A/C 2ND FLOOR	1,200 SF
TOTAL A/C	**3,085 SF**
GARAGE 1	468.0 SF
GARAGE 2	229.0 SF
COVERED ENTRY 1	57.0 SF
COVERED ENTRY 2	22.0 SF
TOTAL GROSS	**3,861 SF**
LOT COVERAGE	2,661 SF

PASCUAL PEREZ KILIDDJIAN STARR
ARCHITECTS + PLANNERS
LICENSE # AA 26001357
EDGARDO PEREZ , AIA
LICENSE No. : AR 0015394
MARIO P. PASCUAL , AIA
LICENSE No. : AR 0008254
PETER KILIDDJIAN, RA
LICENSE No. : AR 0093067
ANDREW STARR, RA
LICENSE No. : AR 0095130
AT THE BEACON CENTER
1330 NW 84th AVENUE
DORAL, FLORIDA 33126
TELEPHONE :(305) 592-1363
FACSIMILE : (305) 592-6865
http://www.ppkarch.com
COPYRIGHT © PASCUAL, PEREZ, KILIDDJIAN, STARR, ARCHITECTS - PLANNERS
The architectural design and detail drawings of this building and/or overall project are the legal property of, and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by the Architect.
REVISIONS:

OWNER:
LENNAR HOMES

ABESS
BY: LENNAR HOMES
MIAMI-DADE COUNTY, FLORIDA

SEAL:

SITE PLAN

MODEL 3098

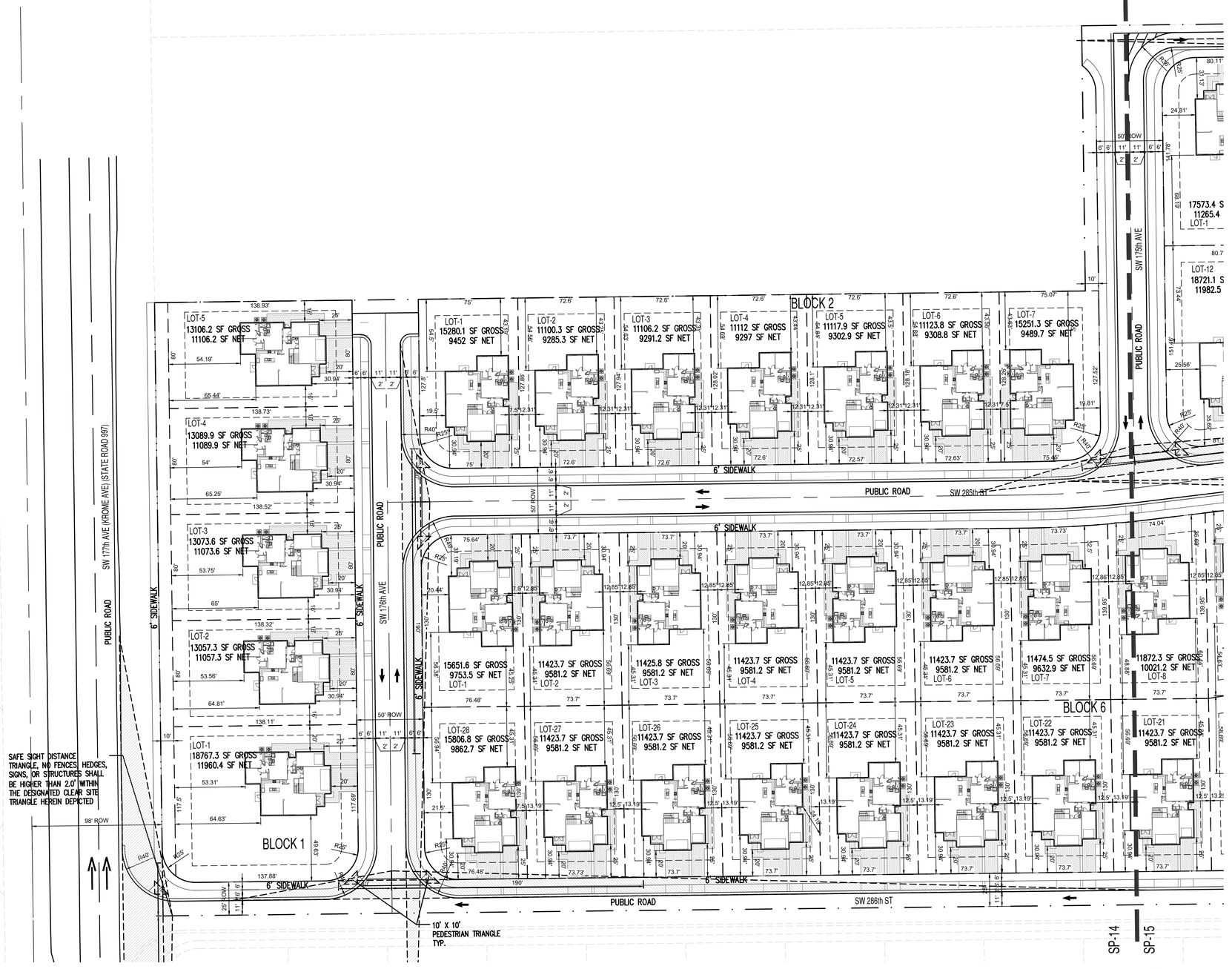
DATE : 2024-06-03
SCALE : AS SHOWN
DRAWN : AJS
CHECK BY: PPK
JOB NO. :

SP-13

SHEET NO. :

COPYRIGHT © 2024 PASCUAL, PEREZ, KILIDDJIAN, STARR - ARCHITECTS - PLANNERS
The architectural design and detail drawings for this building and / or overall project are the legal property of and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by Architect.

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z22-221
DATE: AUG 21 2024
BY: GONGOL



NORTH
SITE PLAN
1" = 40'

COPYRIGHT © 2024 PASCUAL, PEREZ, KILIDDJIAN, STARR - ARCHITECTS - PLANNERS
The architectural design and detail drawings for this building and / or overall project are the legal property of and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by Architect.

PASCUAL PEREZ KILIDDJIAN STARR
ARCHITECTS + PLANNERS
LICENSE # AA 26001357
EDGARDO PEREZ , AIA
LICENSE No. : AR 0015394
MARIO P. PASCUAL , AIA
LICENSE No. : AR 0008254
PETER KILIDDJIAN, RA
LICENSE No. : AR 0093067
ANDREW STARR, RA
LICENSE No. : AR 0095130
AT THE BEACON CENTER
1330 NW 84th AVENUE
DORAL FLORIDA 33126
TELEPHONE :(305) 592-1363
FACSIMILE : (305) 592-6865
http://www.ppkarch.com
COPYRIGHT © PASCUAL, PEREZ, KILIDDJIAN STARR, ARCHITECTS - PLANNERS
The architectural design and detail drawings of this building and/or overall project are the legal property of, and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by the Architect.

REVISIONS:

OWNER:
LENNAR HOMES

ABESS
BY: LENNAR HOMES
MIAMI-DADE COUNTY, FLORIDA

SEAL:

SITE PLAN

MODEL 3098

DATE : 2024-06-03
SCALE : AS SHOWN
DRAWN : AJS
CHECK BY: PPK
JOB NO. :

SP-14

SHEET NO. :

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z22-221
DATE: AUG 21 2024
BY: GONGOL

SAFE SIGHT DISTANCE TRIANGLE, NO FENCES, HEDGES, SIGNS, OR STRUCTURES SHALL BE HIGHER THAN 2.0' WITHIN THE DESIGNATED CLEAR SITE TRIANGLE HEREIN DEPICTED

10' X 10' PEDESTRIAN TRIANGLE TYP.

6' DECORATIVE WALL SEE DTL. SP-22

SW 284th ST

PUBLIC ROAD

6' SIDEWALK

BLOCK 3

BLOCK 4

BLOCK 5

BLOCK 6

SW 175th AVE

SW 174th AVE

SW 173rd AVE

SW 285th ST

SW 286th ST

50' ROW

25' ROW

MAILBOXES SEE SP-37

PROPOSED WASD PUBLIC SANITARY SEWAGE PUMP STATION

SP-14

SP-15

SP-1

SP-15

NORTH

SITE PLAN
1" = 40'

COPYRIGHT © 2024 PASCUAL, PEREZ, KILIDDJIAN, STARR - ARCHITECTS - PLANNERS
The architectural design and detail drawings for this building and / or overall project are the legal property of and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by Architect.

PASCUAL PEREZ KILIDDJIAN STARR
ARCHITECTS + PLANNERS
LICENSE # AA 26001357
EDGARDO PEREZ , AIA
LICENSE No. : AR 0015394
MARIO P. PASCUAL , AIA
LICENSE No. : AR 0008254
PETER KILIDDJIAN, RA
LICENSE No. : AR 0093067
ANDREW STARR, RA
LICENSE No. : AR 0095130
AT THE BEACON CENTER
1330 NW 84th AVENUE
DORAL, FLORIDA 33126
TELEPHONE :(305) 592-1363
FACSIMILE : (305) 592-6865
http://www.ppkarch.com

COPYRIGHT © PASCUAL, PEREZ, KILIDDJIAN STARR, ARCHITECTS - PLANNERS
The architectural design and detail drawings of this building and/or overall project are the legal property of, and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by the Architect.

REVISIONS:

OWNER:
LENNAR HOMES

ABESS
BY: LENNAR HOMES
MIAMI-DADE COUNTY, FLORIDA

SEAL:

SITE PLAN

MODEL 3098

DATE : 2024-06-03
SCALE : AS SHOWN
DRAWN : AJS
CHECK BY: PPK
JOB NO. : PPK

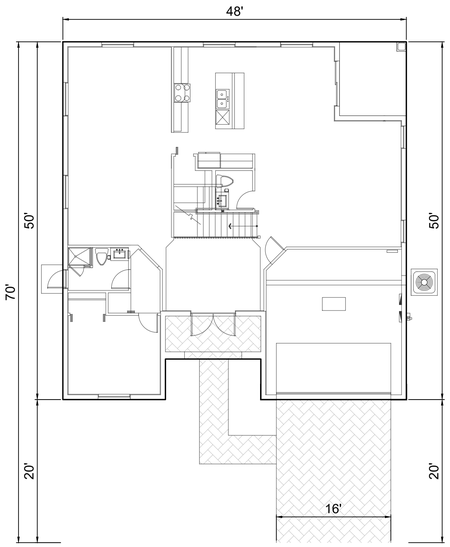
SP-15

SHEET NO. :

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z22-221
DATE: AUG 21 2024
BY: GONGOL

SITE DATA			
LOT COVERAGE BY LOT			
BLOCK 1			
LOT	SF LOT (NET AREA)	(SF) BLDG. FOOTPRINT	(%) LOT COVERAGE PROVIDED
LOT 1	11,960.40	2324	19.43%
LOT 2	11,057.30	2324	21.02%
LOT 3	11,073.60	2324	20.99%
LOT 4	11,089.90	2324	20.96%
LOT 5	11,106.20	2324	20.93%
BLOCK 2			
LOT 1	9,452.00	2324	24.59%
LOT 2	9,285.30	2324	25.03%
LOT 3	9,291.20	2324	25.01%
LOT 4	9,297.00	2324	25.00%
LOT 5	9,302.90	2324	24.98%
LOT 6	9,308.80	2324	24.97%
LOT 7	9,489.70	2324	24.49%
BLOCK 3			
LOT 1	11,265.40	2324	20.63%
LOT 2	11,329.90	2324	20.51%
LOT 3	10,612.10	2324	21.90%
LOT 4	10,602.70	2324	21.92%
LOT 5	11,299.20	2324	20.57%
LOT 6	11,156.00	2324	20.83%
LOT 7	11,163.30	2324	20.82%
LOT 8	11,288.50	2324	20.59%
LOT 9	10,573.20	2324	21.98%
LOT 10	10,564.30	2324	22.00%
LOT 11	11,415.50	2324	20.36%
LOT 12	11,982.50	2324	19.39%
BLOCK 4			
LOT 1	8,721.60	2324	26.65%
LOT 2	8,718.30	2324	26.66%
LOT 3	8,714.90	2324	26.67%
LOT 4	8,711.60	2324	26.68%
LOT 5	8,708.30	2324	26.69%
LOT 6	8,704.90	2324	26.70%
LOT 7	10,139.50	2324	22.92%
LOT 8	10,202.06	2324	22.78%
LOT 9	8,721.79	2324	26.65%
LOT 10	8,718.96	2324	26.65%
LOT 11	8,716.13	2324	26.66%
LOT 12	8,713.30	2324	26.67%
LOT 13	8,710.50	2324	26.68%
LOT 14	8,707.60	2324	26.69%
LOT 15	10,080.90	2324	23.05%
LOT 16	8,867.60	2324	26.21%

BLOCK 5			
LOT 1	10,084.50	2324	23.05%
LOT 2	9,727.00	2324	23.89%
LOT 3	9,727.00	2324	23.89%
LOT 4	9,727.00	2324	23.89%
LOT 5	9,727.00	2324	23.89%
LOT 6	9,727.00	2324	23.89%
LOT 7	9,727.00	2324	23.89%
LOT 8	9,727.00	2324	23.89%
LOT 9	10,138.10	2324	22.92%
LOT 10	10,197.80	2324	22.79%
LOT 11	9,746.20	2324	23.85%
LOT 12	9,741.00	2324	23.86%
LOT 13	9,730.50	2324	23.88%
LOT 14	9,730.50	2324	23.88%
LOT 15	9,725.20	2324	23.90%
LOT 16	9,720.00	2324	23.91%
LOT 17	9,714.70	2324	23.92%
BLOCK 6			
LOT 1	9,753.50	2324	23.83%
LOT 2	9,581.20	2324	24.26%
LOT 3	9,581.20	2324	24.26%
LOT 4	9,581.20	2324	24.26%
LOT 5	9,581.20	2324	24.26%
LOT 6	9,581.20	2324	24.26%
LOT 7	9,632.90	2324	24.13%
LOT 8	10,021.20	2324	23.19%
LOT 9	10,206.50	2324	22.77%
LOT 10	10,253.60	2324	22.67%
LOT 11	10,339.90	2324	22.48%
LOT 12	10,346.00	2324	22.46%
LOT 13	10,352.00	2324	22.45%
LOT 14	10,408.30	2324	22.33%
LOT 15	10,439.10	2324	22.26%
LOT 16	10,391.90	2324	22.36%
LOT 17	10,391.90	2324	22.36%
LOT 18	10,391.90	2324	22.36%
LOT 19	10,391.90	2324	22.36%
LOT 20	9,986.60	2324	23.27%
LOT 21	9,581.20	2324	24.26%
LOT 22	9,581.20	2324	24.26%
LOT 23	9,581.20	2324	24.26%
LOT 24	9,581.20	2324	24.26%
LOT 25	9,581.20	2324	24.26%
LOT 26	9,581.20	2324	24.26%
LOT 27	9,581.20	2324	24.26%
LOT 28	9,862.70	2324	23.56%



FLOOR PLAN
SCALE 1" = 10'

MODEL 3266	
AREA CALCULATION & DATA	
A/C 1ST FLOOR	1,732 SF
A/C 2ND FLOOR	1,512 SF
TOTAL A/C	**3,244 SF**
GARAGE	416.0 SF
COVERED ENTRY	80.0 SF
COV. TERRACE	96.0 SF
TOTAL GROSS	**3,836 SF**
LOT COVERAGE	2,324 SF

COPYRIGHT @ 2024 PASCUAL, PEREZ, KILIDDJIAN, STARR - ARCHITECTS - PLANNERS
The architectural design and detail drawings for this building and / or overall project are the legal property of and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by Architect.

PASCUAL PEREZ KILIDDJIAN STARR
ARCHITECTS + PLANNERS
LICENSE # AA 26001357
EDGARDO PEREZ , AIA
LICENSE No. : AR 0015394
MARIO P. PASCUAL , AIA
LICENSE No. : AR 0008254
PETER KILIDDJIAN, RA
LICENSE No. : AR 0093067
ANDREW STARR, RA
LICENSE No. : AR 0095130
AT THE BEACON CENTER
1330 NW 84th AVENUE
DORAL, FLORIDA 33126
TELEPHONE :(305) 592-1363
FACSIMILE : (305) 592-6865
http://www.ppkarch.com
COPYRIGHT © PASCUAL, PEREZ, KILIDDJIAN STARR, ARCHITECTS - PLANNERS
The architectural design and detail drawings of this building and/or overall project are the legal property of, and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by the Architect.

REVISIONS:

OWNER:
LENNAR HOMES

ABESS
BY: LENNAR HOMES
MIAMI-DADE COUNTY, FLORIDA

SEAL:

SITE PLAN

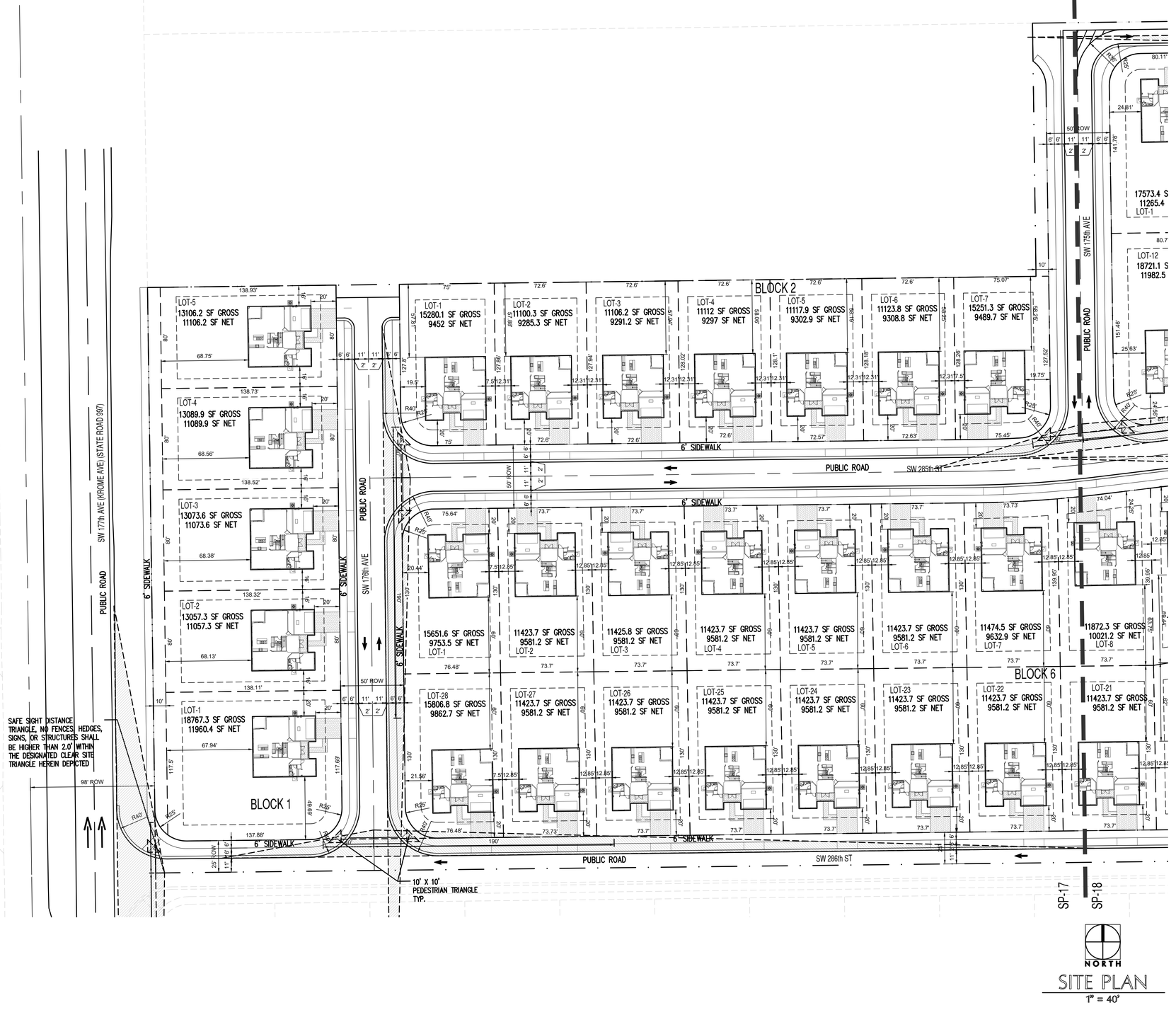
MODEL 3266

DATE : 2024-06-03
SCALE : AS SHOWN
DRAWN : AJS
CHECK BY: PPK
JOB NO. :

SP-16

SHEET NO. :

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z22-221
DATE: AUG 21 2024
BY: GONGOL



SITE PLAN
1" = 40'

PASCUAL PEREZ KILIDDJIAN STARR
ARCHITECTS + PLANNERS
LICENSE # AA 26001357
EDGARDO PEREZ , AIA
LICENSE No. : AR 0015394
MARIO P. PASCUAL , AIA
LICENSE No. : AR 0008254
PETER KILIDDJIAN, RA
LICENSE No. : AR 0093067
ANDREW STARR, RA
LICENSE No. : AR 0095130
AT THE BEACON CENTER
1330 NW 84th AVENUE
DORAL FLORIDA 33126
TELEPHONE :(305) 592-1363
FACSIMILE : (305) 592-6865
http://www.ppkarch.com
COPYRIGHT © PASCUAL, PEREZ, KILIDDJIAN STARR, ARCHITECTS - PLANNERS
The architectural design and detail drawings of this building and/or overall project are the legal property of, and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by the Architect.

REVISIONS:

OWNER:
LENNAR HOMES

ABESS
BY: LENNAR HOMES
MIAMI-DADE COUNTY, FLORIDA

SEAL:

SITE PLAN

MODEL 3266

DATE :	2024-06-03
SCALE :	AS SHOWN
DRAWN :	AJS
CHECK BY:	PPK
JOB NO. :	

SP-17

SHEET NO. :

COPYRIGHT © 2024 PASCUAL, PEREZ, KILIDDJIAN, STARR - ARCHITECTS - PLANNERS
The architectural design and detail drawings for this building and / or overall project are the legal property of and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by Architect.

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z22-221
DATE: AUG 21 2024
BY: GONGOL

SAFE SIGHT DISTANCE TRIANGLE, NO FENCES, HEDGES, SIGNS, OR STRUCTURES SHALL BE HIGHER THAN 2.0' WITHIN THE DESIGNATED CLEAR SITE TRIANGLE HEREIN DEPICTED

10' X 10' PEDESTRIAN TRIANGLE TYP.

6' DECORATIVE WALL SEE DTL. SP-22

PUBLIC ROAD

SW 284th ST

SW 285th ST

SW 286th ST

SW 175th AVE

SW 174th AVE

SW 173rd AVE

6' SIDEWALK

50' ROW

25' ROW

BLOCK 3

BLOCK 4

BLOCK 5

BLOCK 6

LOT-1 17573.4 SF GROSS 11265.4 SF NET
LOT-2 13329.9 SF GROSS 11329.9 SF NET
LOT-3 12487.1 SF GROSS 10612.1 SF NET
LOT-4 12477.7 SF GROSS 10602.7 SF NET
LOT-5 13299.2 SF GROSS 11299.2 SF NET
LOT-6 17438.9 SF GROSS 11156 SF NET
LOT-7 17457.4 SF GROSS 11163.3 SF NET
LOT-8 13288.5 SF GROSS 11288.5 SF NET
LOT-9 12448.2 SF GROSS 10573.2 SF NET
LOT-10 12439.4 SF GROSS 10564.3 SF NET
LOT-11 13419.5 SF GROSS 11415.5 SF NET
LOT-12 18721.1 SF GROSS 11982.5 SF NET

LOT-1 16182.1 SF GROSS 10084.5 SF NET
LOT-2 11452 SF GROSS 9727 SF NET
LOT-3 11452 SF GROSS 9727 SF NET
LOT-4 11452 SF GROSS 9727 SF NET
LOT-5 11452 SF GROSS 9727 SF NET
LOT-6 11452 SF GROSS 9727 SF NET
LOT-7 11452 SF GROSS 9727 SF NET
LOT-8 11452 SF GROSS 9727 SF NET
LOT-9 16236 SF GROSS 10138.1 SF NET
LOT-10 16321.4 SF GROSS 10197.8 SF NET
LOT-11 11471.2 SF GROSS 9746.2 SF NET
LOT-12 11466 SF GROSS 9741 SF NET
LOT-13 11460.7 SF GROSS 9730.5 SF NET
LOT-14 11455.5 SF GROSS 9730.5 SF NET
LOT-15 11450.2 SF GROSS 9725.2 SF NET
LOT-16 11445 SF GROSS 9720 SF NET
LOT-17 11439.7 SF GROSS 9714.7 SF NET

LOT-1 16736.9 SF GROSS 8867.6 NET
LOT-1 12468.3 SF GROSS 8721.6 SF NET
LOT-2 12465.4 SF GROSS 8718.3 SF NET
LOT-3 12462.6 SF GROSS 8714.9 SF NET
LOT-4 12459.8 SF GROSS 8711.6 SF NET
LOT-5 12456.9 SF GROSS 8708.3 SF NET
LOT-6 12454.1 SF GROSS 8704.9 SF NET
LOT-7 19037.3 SF GROSS 10139.5 SF NET
LOT-8 12471.8 SF GROSS 8721.79 SF NET
LOT-9 19129.3 SF GROSS 10202.06 SF NET
LOT-10 12469 SF GROSS 8718.96 SF NET
LOT-11 12466.2 SF GROSS 8716.13 SF NET
LOT-12 12463.3 SF GROSS 8713.3 SF NET
LOT-13 12460.5 SF GROSS 8710.5 SF NET
LOT-14 12457.7 SF GROSS 8707.6 SF NET
LOT-15 118764.2 SF GROSS 10080.9 SF NET

LOT-1 11872.3 SF GROSS 10021.2 SF NET
LOT-8
LOT-9 12058.4 SF GROSS 10206.5 SF NET
LOT-10 12098.1 SF GROSS 10253.6 SF NET
LOT-11 12182.4 SF GROSS 10339.9 SF NET
LOT-12 12188.5 SF GROSS 10346 SF NET
LOT-13 12194.5 SF GROSS 10352 SF NET
LOT-14 16555.8 SF GROSS 10408.3 SF NET
LOT-15 16600.3 SF GROSS 10439.1 SF NET
LOT-16 12234.5 SF GROSS 10391.9 SF NET
LOT-17 12234.5 SF GROSS 10391.9 SF NET
LOT-18 12234.5 SF GROSS 10391.9 SF NET
LOT-19 12234.5 SF GROSS 10391.9 SF NET
LOT-20 11829.1 SF GROSS 9986.6 SF NET
LOT-21 11423.7 SF GROSS 9581.2 SF NET

MAILBOXES SEE SP-37

PROPOSED WASD PUBLIC SANITARY SEWAGE PUMP STATION

SP-17

SP-18

SAFE SIGHT DISTANCE TRIANGLE, NO FENCES, HEDGES, SIGNS, OR STRUCTURES SHALL BE HIGHER THAN 2.0' WITHIN THE DESIGNATED CLEAR SITE TRIANGLE HEREIN DEPICTED

NORTH

SITE PLAN

1" = 40'

COPYRIGHT © 2024 PASCUAL, PEREZ, KILIDDJIAN, STARR - ARCHITECTS - PLANNERS
The architectural design and detail drawings for this building and / or overall project are the legal property of and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by Architect.

PASCUAL PEREZ KILIDDJIAN STARR
ARCHITECTS + PLANNERS
LICENSE # AA 26001357
EDGARDO PEREZ , AIA
LICENSE No. : AR 0015394
MARIO P. PASCUAL , AIA
LICENSE No. : AR 0008254
PETER KILIDDJIAN, RA
LICENSE No. : AR 0093067
ANDREW STARR, RA
LICENSE No. : AR 0095130
AT THE BEACON CENTER
1330 NW 84th AVENUE
DORAL, FLORIDA 33126
TELEPHONE :(305) 592-1363
FACSIMILE : (305) 592-6865
http://www.ppkarch.com

COPYRIGHT © PASCUAL, PEREZ, KILIDDJIAN STARR, ARCHITECTS - PLANNERS
The architectural design and detail drawings of this building and/or overall project are the legal property of, and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by the Architect.

REVISIONS:

OWNER:
LENNAR HOMES

ABESS
BY: LENNAR HOMES
MIAMI-DADE COUNTY, FLORIDA

SEAL:

SITE PLAN

MODEL 3266

DATE :	2024-06-03
SCALE :	AS SHOWN
DRAWN :	AJS
CHECK BY:	PPK
JOB NO. :	

SP-18

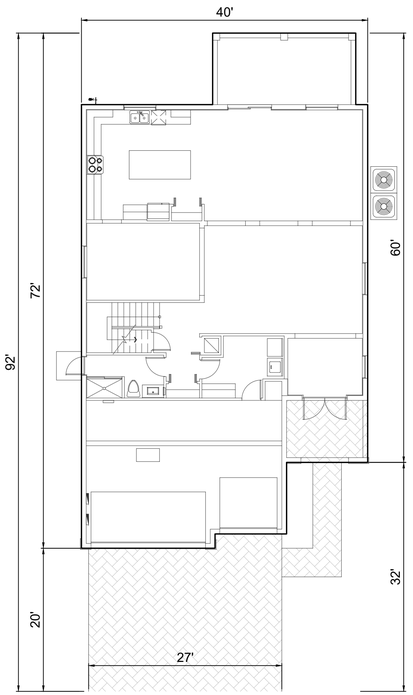
SHEET NO. :

RECEIVED

MIAMI-DADE COUNTY
PROCESS NO.: Z22-221
DATE: AUG 21 2024
BY: GONGOL

SITE DATA			
LOT COVERAGE BY LOT			
BLOCK 1			
LOT	SF LOT (NET AREA)	(SF) BLDG. FOOTPRINT	(%) LOT COVERAGE PROVIDED
LOT 1	11,960.40	2523	21.09%
LOT 2	11,057.30	2523	22.82%
LOT 3	11,073.60	2523	22.78%
LOT 4	11,089.90	2523	22.75%
LOT 5	11,106.20	2523	22.72%
BLOCK 2			
LOT 1	9,452.00	2523	26.69%
LOT 2	9,285.30	2523	27.17%
LOT 3	9,291.20	2523	27.15%
LOT 4	9,297.00	2523	27.14%
LOT 5	9,302.90	2523	27.12%
LOT 6	9,308.80	2523	27.10%
LOT 7	9,489.70	2523	26.59%
BLOCK 3			
LOT 1	11,265.40	2523	22.40%
LOT 2	11,329.90	2523	22.27%
LOT 3	10,612.10	2523	23.77%
LOT 4	10,602.70	2523	23.80%
LOT 5	11,299.20	2523	22.33%
LOT 6	11,156.00	2523	22.62%
LOT 7	11,163.30	2523	22.60%
LOT 8	11,288.50	2523	22.35%
LOT 9	10,573.20	2523	23.86%
LOT 10	10,564.30	2523	23.88%
LOT 11	11,415.50	2523	22.10%
LOT 12	11,982.50	2523	21.06%
BLOCK 4			
LOT 1	8,721.60	2523	28.93%
LOT 2	8,718.30	2523	28.94%
LOT 3	8,714.90	2523	28.95%
LOT 4	8,711.60	2523	28.96%
LOT 5	8,708.30	2523	28.97%
LOT 6	8,704.90	2523	28.98%
LOT 7	10,139.50	2523	24.88%
LOT 8	10,202.06	2523	24.73%
LOT 9	8,721.79	2523	28.93%
LOT 10	8,718.96	2523	28.94%
LOT 11	8,716.13	2523	28.95%
LOT 12	8,713.30	2523	28.96%
LOT 13	8,710.50	2523	28.97%
LOT 14	8,707.60	2523	28.97%
LOT 15	10,080.90	2523	25.03%
LOT 16	8,867.60	2523	28.45%

BLOCK 5			
LOT 1	10,084.50	2523	25.02%
LOT 2	9,727.00	2523	25.94%
LOT 3	9,727.00	2523	25.94%
LOT 4	9,727.00	2523	25.94%
LOT 5	9,727.00	2523	25.94%
LOT 6	9,727.00	2523	25.94%
LOT 7	9,727.00	2523	25.94%
LOT 8	9,727.00	2523	25.94%
LOT 9	10,138.10	2523	24.89%
LOT 10	10,197.80	2523	24.74%
LOT 11	9,746.20	2523	25.89%
LOT 12	9,741.00	2523	25.90%
LOT 13	9,730.50	2523	25.93%
LOT 14	9,730.50	2523	25.93%
LOT 15	9,725.20	2523	25.94%
LOT 16	9,720.00	2523	25.96%
LOT 17	9,714.70	2523	25.97%
BLOCK 6			
LOT 1	9,753.50	2523	25.87%
LOT 2	9,581.20	2523	26.33%
LOT 3	9,581.20	2523	26.33%
LOT 4	9,581.20	2523	26.33%
LOT 5	9,581.20	2523	26.33%
LOT 6	9,581.20	2523	26.33%
LOT 7	9,632.90	2523	26.19%
LOT 8	10,021.20	2523	25.18%
LOT 9	10,206.50	2523	24.72%
LOT 10	10,253.60	2523	24.61%
LOT 11	10,339.90	2523	24.40%
LOT 12	10,346.00	2523	24.39%
LOT 13	10,352.00	2523	24.37%
LOT 14	10,408.30	2523	24.24%
LOT 15	10,439.10	2523	24.17%
LOT 16	10,391.90	2523	24.28%
LOT 17	10,391.90	2523	24.28%
LOT 18	10,391.90	2523	24.28%
LOT 19	10,391.90	2523	24.28%
LOT 20	9,986.60	2523	25.26%
LOT 21	9,581.20	2523	26.33%
LOT 22	9,581.20	2523	26.33%
LOT 23	9,581.20	2523	26.33%
LOT 24	9,581.20	2523	26.33%
LOT 25	9,581.20	2523	26.33%
LOT 26	9,581.20	2523	26.33%
LOT 27	9,581.20	2523	26.33%
LOT 28	9,862.70	2523	25.58%



FLOOR PLAN
SCALE 1" = 10'

MODEL 3611	
AREA CALCULATION & DATA	
A/C 1ST FLOOR	1,653 SF
A/C 2ND FLOOR	1,899 SF
TOTAL A/C	**3,552 SF**
GARAGE	572.0 SF
COVERED ENTRY	98.0 SF
COV. TERRACE	200.0 SF
TOTAL GROSS	**4,422 SF**
LOT COVERAGE	2,523 SF

COPYRIGHT @ 2024 PASCUAL, PEREZ, KILIDDJIAN, STARR - ARCHITECTS - PLANNERS
The architectural design and detail drawings for this building and / or overall project are the legal property of and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by Architect.

PASCUAL PEREZ KILIDDJIAN STARR
ARCHITECTS + PLANNERS
LICENSE # AA 26001357
EDGARDO PEREZ , AIA
LICENSE No. : AR 0015394
MARIO P. PASCUAL , AIA
LICENSE No. : AR 0008254
PETER KILIDDJIAN, RA
LICENSE No. : AR 0093067
ANDREW STARR, RA
LICENSE No. : AR 0095130
AT THE BEACON CENTER
1330 NW 84th AVENUE
DORAL, FLORIDA 33126
TELEPHONE :(305) 592-1363
FACSIMILE : (305) 592-6865
http://www.ppkarch.com
COPYRIGHT © PASCUAL, PEREZ, KILIDDJIAN STARR, ARCHITECTS - PLANNERS
The architectural design and detail drawings of this building and/or overall project are the legal property of, and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by the Architect.

REVISIONS:

OWNER:
LENNAR HOMES

ABESS
BY: LENNAR HOMES
MIAMI-DADE COUNTY, FLORIDA

SEAL:

SITE PLAN

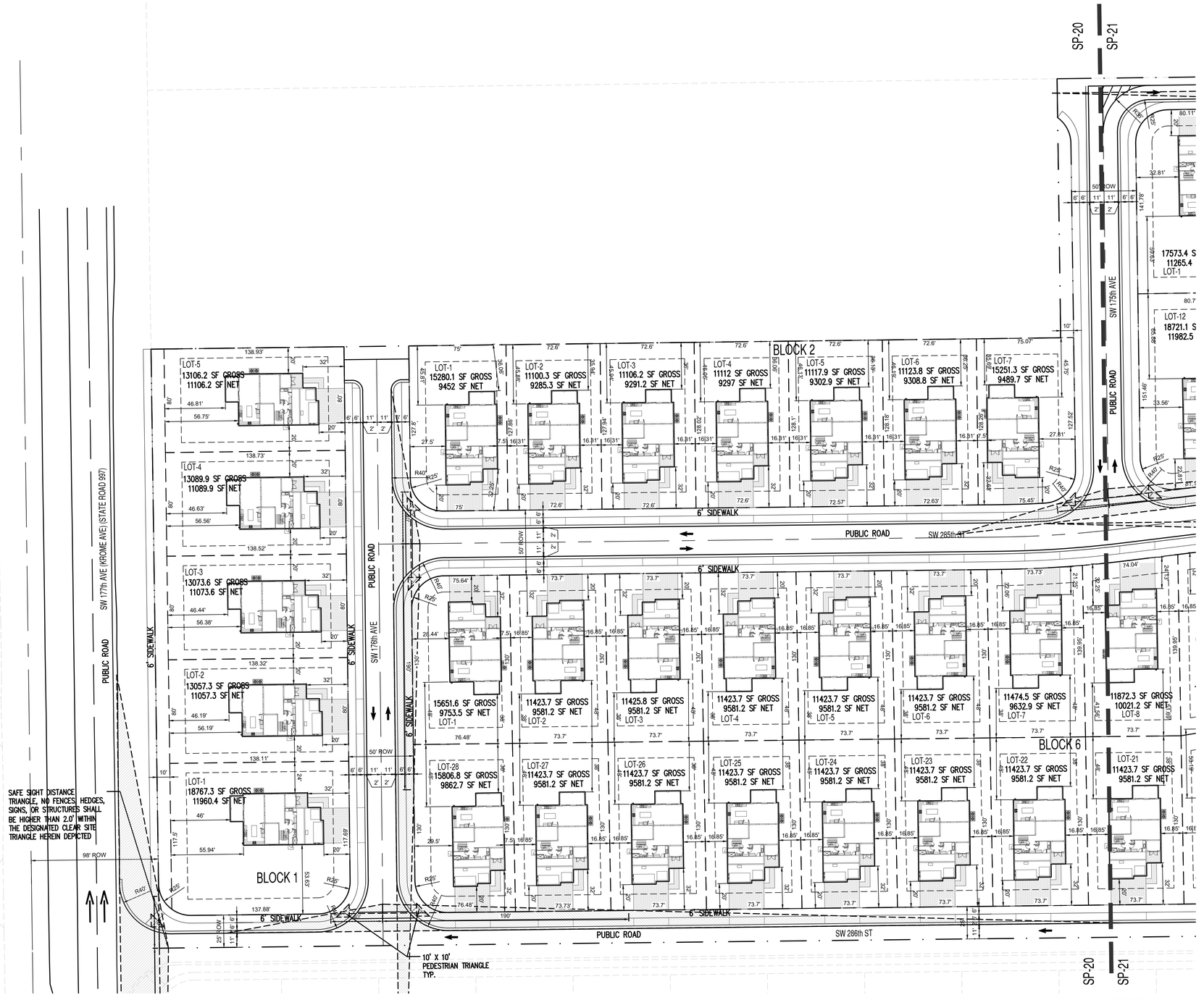
MODEL 3611

DATE : 2024-06-03
SCALE : AS SHOWN
DRAWN : AJS
CHECK BY: PPK
JOB NO. :

SP-19

SHEET NO. :

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z22-221
DATE: AUG 21 2024
BY: GONGOL



SITE PLAN
1" = 40'

COPYRIGHT © 2024 PASCUAL, PEREZ, KILIDDJIAN, STARR - ARCHITECTS - PLANNERS
The architectural design and detail drawings for this building and / or overall project are the legal property of and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by Architect.

PASCUAL PEREZ KILIDDJIAN STARR
ARCHITECTS + PLANNERS
LICENSE # AA 26001357
EDGARDO PEREZ , AIA
LICENSE No. : AR 0015394
MARIO P. PASCUAL , AIA
LICENSE No. : AR 0008254
PETER KILIDDJIAN, RA
LICENSE No. : AR 0093067
ANDREW STARR, RA
LICENSE No. : AR 0095130
AT THE BEACON CENTER
1330 NW 84th AVENUE
DORAL, FLORIDA 33126
TELEPHONE :(305) 592-1363
FACSIMILE : (305) 592-6865
http://www.ppkarch.com
COPYRIGHT © PASCUAL, PEREZ, KILIDDJIAN STARR, ARCHITECTS - PLANNERS
The architectural design and detail drawings of this building and/or overall project are the legal property of, and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by the Architect.

REVISIONS:

OWNER:
LENNAR HOMES

ABESS
BY: LENNAR HOMES
MIAMI-DADE COUNTY, FLORIDA

SEAL:

SITE PLAN

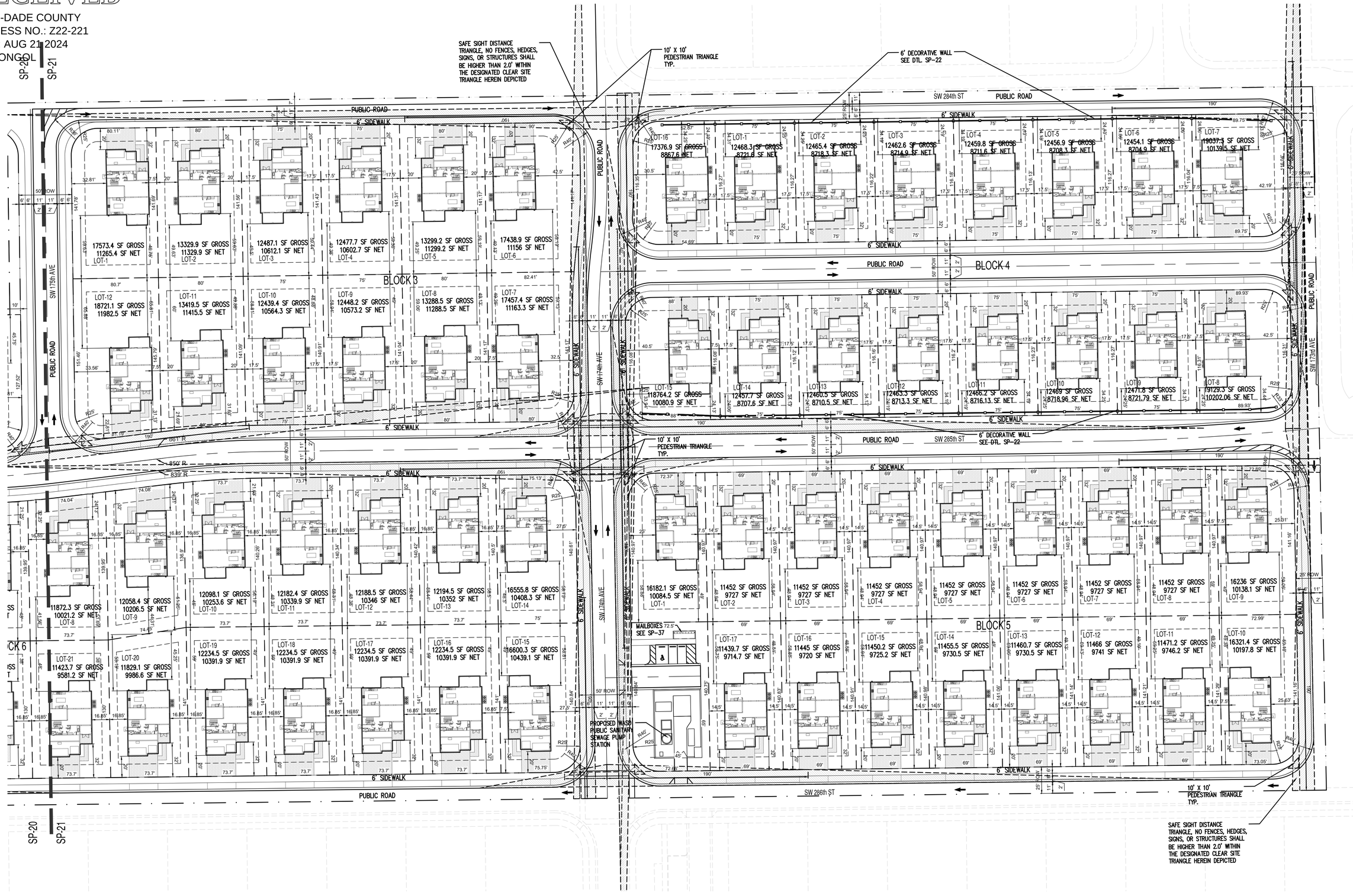
MODEL 3611

DATE :	2024-06-03
SCALE :	AS SHOWN
DRAWN :	AJS
CHECK BY:	PPK
JOB NO. :	

SP-20

SHEET NO. :

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z22-221
DATE: AUG 21 2024
BY: GONGOL



NORTH
SITE PLAN
1" = 40'

COPYRIGHT © 2024 PASCUAL, PEREZ, KILIDDJIAN, STARR - ARCHITECTS - PLANNERS
The architectural design and detail drawings for this building and / or overall project are the legal property of and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by Architect.

PASCUAL PEREZ KILIDDJIAN STARR
ARCHITECTS + PLANNERS
LICENSE # AA 26001357
EDGARDO PEREZ , AIA
LICENSE No. : AR 0015394
MARIO P. PASCUAL , AIA
LICENSE No. : AR 0008254
PETER KILIDDJIAN, RA
LICENSE No. : AR 0093067
ANDREW STARR, RA
LICENSE No. : AR 0095130
AT THE BEACON CENTER
1330 NW 84th AVENUE
DORAL, FLORIDA 33126
TELEPHONE :(305) 592-1363
FACSIMILE : (305) 592-6865
http://www.ppkarch.com
COPYRIGHT © PASCUAL, PEREZ, KILIDDJIAN STARR, ARCHITECTS - PLANNERS
The architectural design and detail drawings of this building and/or overall project are the legal property of, and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by the Architect.

REVISIONS:

OWNER:
LENNAR HOMES

SEAL:

SITE PLAN

MODEL 3611

DATE :	2024-06-03
SCALE :	AS SHOWN
DRAWN :	AJS
CHECK BY:	PPK
JOB NO. :	

SP-21

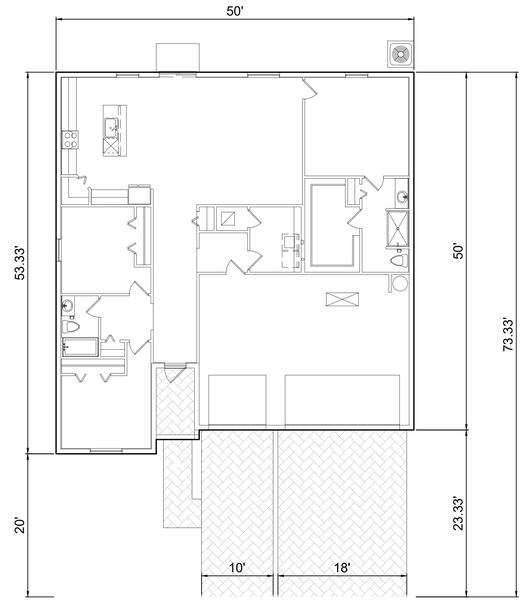
SHEET NO. :

ABESS
BY: LENNAR HOMES
MIAMI-DADE COUNTY, FLORIDA

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z22-221
DATE: AUG 21 2024
BY: GONGOL

SITE DATA			
LOT COVERAGE BY LOT			
BLOCK 1			
LOT	SF LOT (NET AREA)	(SF) BLDG. FOOTPRINT	(%) LOT COVERAGE PROVIDED
LOT 1	11,960.40	2555	21.36%
LOT 2	11,057.30	2555	23.11%
LOT 3	11,073.60	2555	23.07%
LOT 4	11,089.90	2555	23.04%
LOT 5	11,106.20	2555	23.01%
BLOCK 2			
LOT 1	9,452.00	2555	27.03%
LOT 2	9,285.30	2555	27.52%
LOT 3	9,291.20	2555	27.50%
LOT 4	9,297.00	2555	27.48%
LOT 5	9,302.90	2555	27.46%
LOT 6	9,308.80	2555	27.45%
LOT 7	9,489.70	2555	26.92%
BLOCK 3			
LOT 1	11,265.40	2555	22.68%
LOT 2	11,329.90	2555	22.55%
LOT 3	10,612.10	2555	24.08%
LOT 4	10,602.70	2555	24.10%
LOT 5	11,299.20	2555	22.61%
LOT 6	11,156.00	2555	22.90%
LOT 7	11,163.30	2555	22.89%
LOT 8	11,288.50	2555	22.63%
LOT 9	10,573.20	2555	24.16%
LOT 10	10,564.30	2555	24.19%
LOT 11	11,415.50	2555	22.38%
LOT 12	11,982.50	2555	21.32%
BLOCK 4			
LOT 1	8,721.60	2555	29.30%
LOT 2	8,718.30	2555	29.31%
LOT 3	8,714.90	2555	29.32%
LOT 4	8,711.60	2555	29.33%
LOT 5	8,708.30	2555	29.34%
LOT 6	8,704.90	2555	29.35%
LOT 7	10,139.50	2555	25.20%
LOT 8	10,202.06	2555	25.04%
LOT 9	8,721.79	2555	29.29%
LOT 10	8,718.96	2555	29.30%
LOT 11	8,716.13	2555	29.31%
LOT 12	8,713.30	2555	29.32%
LOT 13	8,710.50	2555	29.33%
LOT 14	8,707.60	2555	29.34%
LOT 15	10,080.90	2555	25.34%
LOT 16	8,867.60	2555	28.81%

BLOCK 5			
LOT 1	10,084.50	2555	25.34%
LOT 2	9,727.00	2555	26.27%
LOT 3	9,727.00	2555	26.27%
LOT 4	9,727.00	2555	26.27%
LOT 5	9,727.00	2555	26.27%
LOT 6	9,727.00	2555	26.27%
LOT 7	9,727.00	2555	26.27%
LOT 8	9,727.00	2555	26.27%
LOT 9	10,138.10	2555	25.20%
LOT 10	10,197.80	2555	25.05%
LOT 11	9,746.20	2555	26.22%
LOT 12	9,741.00	2555	26.23%
LOT 13	9,730.50	2555	26.26%
LOT 14	9,730.50	2555	26.26%
LOT 15	9,725.20	2555	26.27%
LOT 16	9,720.00	2555	26.29%
LOT 17	9,714.70	2555	26.30%
BLOCK 6			
LOT 1	9,753.50	2555	26.20%
LOT 2	9,581.20	2555	26.67%
LOT 3	9,581.20	2555	26.67%
LOT 4	9,581.20	2555	26.67%
LOT 5	9,581.20	2555	26.67%
LOT 6	9,581.20	2555	26.67%
LOT 7	9,632.90	2555	26.52%
LOT 8	10,021.20	2555	25.50%
LOT 9	10,206.50	2555	25.03%
LOT 10	10,253.60	2555	24.92%
LOT 11	10,339.90	2555	24.71%
LOT 12	10,346.00	2555	24.70%
LOT 13	10,352.00	2555	24.68%
LOT 14	10,408.30	2555	24.55%
LOT 15	10,439.10	2555	24.48%
LOT 16	10,391.90	2555	24.59%
LOT 17	10,391.90	2555	24.59%
LOT 18	10,391.90	2555	24.59%
LOT 19	10,391.90	2555	24.59%
LOT 20	9,986.60	2555	25.58%
LOT 21	9,581.20	2555	26.67%
LOT 22	9,581.20	2555	26.67%
LOT 23	9,581.20	2555	26.67%
LOT 24	9,581.20	2555	26.67%
LOT 25	9,581.20	2555	26.67%
LOT 26	9,581.20	2555	26.67%
LOT 27	9,581.20	2555	26.67%
LOT 28	9,862.70	2555	25.91%



FLOOR PLAN
SCALE 1" = 10'

MODELP001- ASPIRE	
AREA CALCULATION & DATA	
TOTAL A/C	**1,839 SF**
GARAGE	652 SF
COVERED ENTRY	64 SF
TOTAL GROSS	**2,555 SF**
LOT COVERAGE	2,555 SF

COPYRIGHT @ 2024 PASCUAL, PEREZ, KILIDDJIAN, STARR - ARCHITECTS - PLANNERS
The architectural design and detail drawings for this building and / or overall project are the legal property of and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by Architect.

PASCUAL PEREZ KILIDDJIAN STARR
ARCHITECTS + PLANNERS
LICENSE # AA 26001357
EDGARDO PEREZ , AIA
LICENSE No. : AR 0015394
MARIO P. PASCUAL , AIA
LICENSE No. : AR 0008254
PETER KILIDDJIAN, RA
LICENSE No. : AR 0093067
ANDREW STARR, RA
LICENSE No. : AR 0095130
AT THE BEACON CENTER
1330 NW 84th AVENUE
DORAL, FLORIDA 33126
TELEPHONE :(305) 592-1363
FACSIMILE : (305) 592-6865
http://www.ppkarch.com
COPYRIGHT © PASCUAL, PEREZ, KILIDDJIAN STARR, ARCHITECTS - PLANNERS
The architectural design and detail drawings of this building and/or overall project are the legal property of, and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by the Architect.
REVISIONS:

OWNER:
LENNAR HOMES

ABESS
BY: LENNAR HOMES
MIAMI-DADE COUNTY, FLORIDA

SEAL:

SITE PLAN

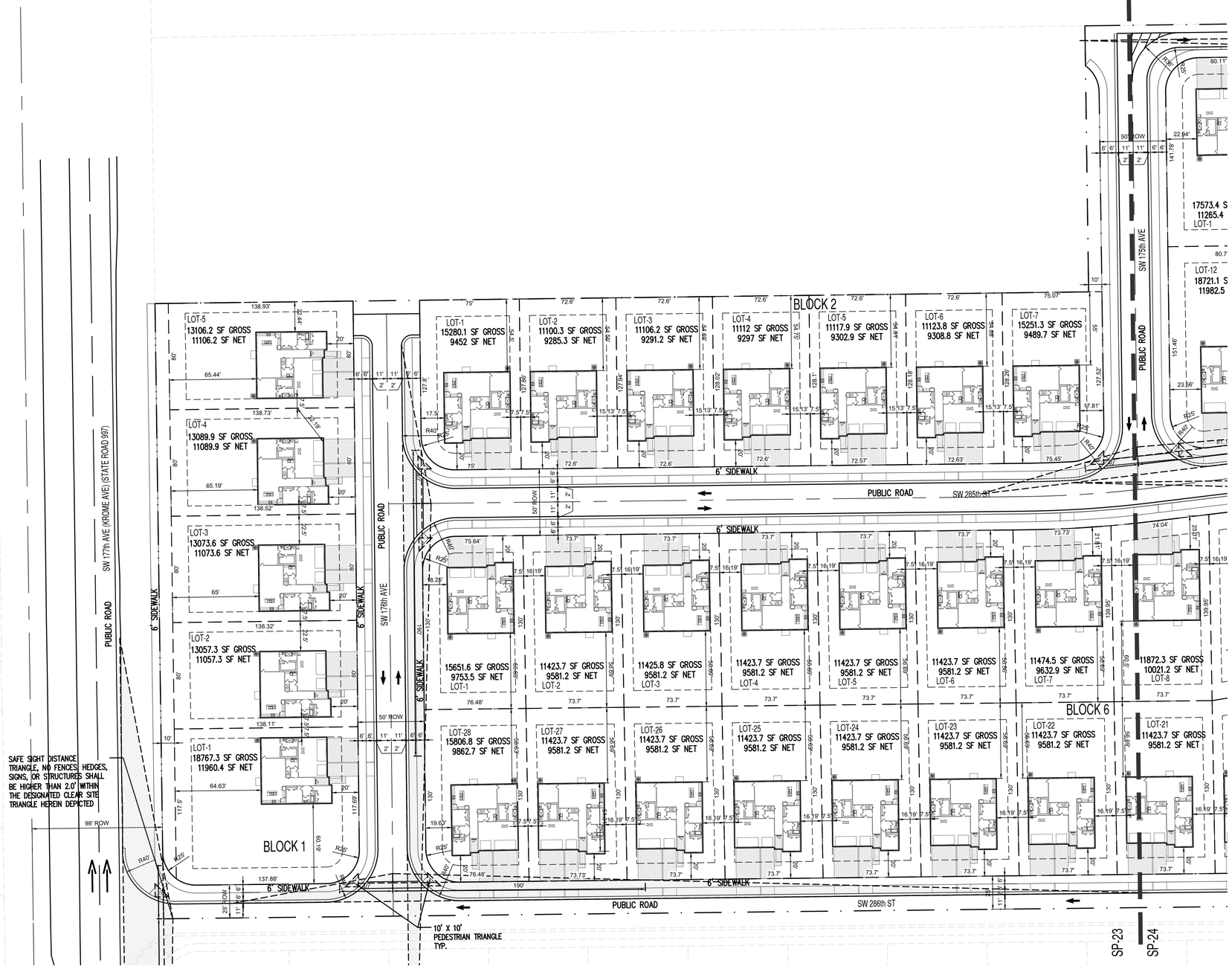
MODEL P001-ASPIRE

DATE : 2024-06-03
SCALE : AS SHOWN
DRAWN : AJS
CHECK BY: PPK
JOB NO. :

SP-22

SHEET NO. :

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z22-221
DATE: AUG 21 2024
BY: GONGOL



SITE PLAN
1" = 40'

COPYRIGHT © 2024 PASCUAL, PEREZ, KILIDDJIAN, STARR - ARCHITECTS - PLANNERS
The architectural design and detail drawings for this building and / or overall project are the legal property of and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by Architect.

PASCUAL PEREZ KILIDDJIAN STARR
ARCHITECTS + PLANNERS
LICENSE # AA 26001357
EDGARDO PEREZ , AIA
LICENSE No. : AR 0015394
MARIO P. PASCUAL , AIA
LICENSE No. : AR 0008254
PETER KILIDDJIAN, RA
LICENSE No. : AR 0093067
ANDREW STARR, RA
LICENSE No. : AR 0095130
AT THE BEACON CENTER
1330 NW 84th AVENUE
DORAL FLORIDA 33126
TELEPHONE :(305) 592-1363
FACSIMILE : (305) 592-6865
http://www.ppkarch.com
COPYRIGHT © PASCUAL, PEREZ, KILIDDJIAN STARR, ARCHITECTS - PLANNERS
The architectural design and detail drawings of this building and/or overall project are the legal property of, and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by the Architect.

REVISIONS:

OWNER:
LENNAR HOMES

ABESS
BY: LENNAR HOMES
MIAMI-DADE COUNTY, FLORIDA

SEAL:

SITE PLAN

MODEL P001-ASPIRE

DATE : 2024-06-03
SCALE : AS SHOWN
DRAWN : AJS
CHECK BY: PPK
JOB NO. :

SP-23

SHEET NO. :

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z22-221
DATE: AUG 21 2024
BY: GONGOL

SAFE SIGHT DISTANCE TRIANGLE, NO FENCES, HEDGES, SIGNS, OR STRUCTURES SHALL BE HIGHER THAN 2.0' WITHIN THE DESIGNATED CLEAR SITE TRIANGLE HEREIN DEPICTED

10' X 10' PEDESTRIAN TRIANGLE TYP.

6' DECORATIVE WALL SEE DTL. SP-22

PUBLIC ROAD

6' SIDEWALK

SW 284th ST

SW 285th ST

SW 286th ST

SW 175th AVE

SW 174th AVE

SW 173rd AVE

50' ROW

25' ROW

BLOCK 3

BLOCK 4

BLOCK 5

BLOCK 6

LOT-1 17573.4 SF GROSS 11265.4 SF NET
LOT-2 13329.9 SF GROSS 11329.9 SF NET
LOT-3 12487.1 SF GROSS 10612.1 SF NET
LOT-4 12477.7 SF GROSS 10602.7 SF NET
LOT-5 13299.2 SF GROSS 11299.2 SF NET
LOT-6 17438.9 SF GROSS 11156 SF NET
LOT-7 17457.4 SF GROSS 11163.3 SF NET
LOT-8 13288.5 SF GROSS 11288.5 SF NET
LOT-9 12448.2 SF GROSS 10573.2 SF NET
LOT-10 12439.4 SF GROSS 10564.3 SF NET
LOT-11 13419.5 SF GROSS 11415.5 SF NET
LOT-12 18721.1 SF GROSS 11982.5 SF NET

LOT-16 17376.9 SF GROSS 8867.6 NET
LOT-1 12468.3 SF GROSS 8721.6 SF NET
LOT-2 12465.4 SF GROSS 8718.3 SF NET
LOT-3 12462.6 SF GROSS 8714.9 SF NET
LOT-4 12459.8 SF GROSS 8711.6 SF NET
LOT-5 12456.9 SF GROSS 8708.3 SF NET
LOT-6 12454.1 SF GROSS 8704.9 SF NET
LOT-7 19037.3 SF GROSS 10139.5 SF NET
LOT-8 12471.8 SF GROSS 8721.79 SF NET
LOT-9 19129.3 SF GROSS 10202.06 SF NET
LOT-10 12469 SF GROSS 8718.96 SF NET
LOT-11 12466.2 SF GROSS 8716.13 SF NET
LOT-12 12463.3 SF GROSS 8713.3 SF NET
LOT-13 12460.5 SF GROSS 8710.5 SF NET
LOT-14 12457.7 SF GROSS 8707.6 SF NET
LOT-15 118764.2 SF GROSS 10080.9 SF NET

LOT-1 16182.1 SF GROSS 10084.5 SF NET
LOT-2 11452 SF GROSS 9727 SF NET
LOT-3 11452 SF GROSS 9727 SF NET
LOT-4 11452 SF GROSS 9727 SF NET
LOT-5 11452 SF GROSS 9727 SF NET
LOT-6 11452 SF GROSS 9727 SF NET
LOT-7 11452 SF GROSS 9727 SF NET
LOT-8 11452 SF GROSS 9727 SF NET
LOT-9 16236 SF GROSS 10138.1 SF NET
LOT-10 16321.4 SF GROSS 10197.8 SF NET
LOT-11 11471.2 SF GROSS 9746.2 SF NET
LOT-12 11466 SF GROSS 9741 SF NET
LOT-13 11460.7 SF GROSS 9730.5 SF NET
LOT-14 11455.5 SF GROSS 9730.5 SF NET
LOT-15 11450.2 SF GROSS 9725.2 SF NET
LOT-16 11445 SF GROSS 9720 SF NET
LOT-17 11439.7 SF GROSS 9714.7 SF NET

LOT-8 11872.3 SF GROSS 10021.2 SF NET
LOT-9 12058.4 SF GROSS 10206.5 SF NET
LOT-10 12098.1 SF GROSS 10253.6 SF NET
LOT-11 12182.4 SF GROSS 10339.9 SF NET
LOT-12 12188.5 SF GROSS 10346 SF NET
LOT-13 12194.5 SF GROSS 10352 SF NET
LOT-14 16555.8 SF GROSS 10408.3 SF NET
LOT-15 16600.3 SF GROSS 10439.1 SF NET
LOT-16 12234.5 SF GROSS 10391.9 SF NET
LOT-17 12234.5 SF GROSS 10391.9 SF NET
LOT-18 12234.5 SF GROSS 10391.9 SF NET
LOT-19 12234.5 SF GROSS 10391.9 SF NET
LOT-20 11829.1 SF GROSS 9986.6 SF NET
LOT-21 11423.7 SF GROSS 9581.2 SF NET

MAILBOXES SEE SP-37

PROPOSED WASD PUBLIC SANITARY SEWAGE PUMP STATION

SP-23 SP-24

NORTH
SITE PLAN
1" = 40'

COPYRIGHT © 2024 PASCUAL, PEREZ, KILIDDJIAN, STARR - ARCHITECTS - PLANNERS
The architectural design and detail drawings for this building and / or overall project are the legal property of and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by Architect.

PASCUAL PEREZ KILIDDJIAN STARR
ARCHITECTS + PLANNERS
LICENSE # AA 26001357
EDGARDO PEREZ , AIA
LICENSE No. : AR 0015394
MARIO P. PASCUAL , AIA
LICENSE No. : AR 0008254
PETER KILIDDJIAN, RA
LICENSE No. : AR 0093067
ANDREW STARR, RA
LICENSE No. : AR 0095130
AT THE BEACON CENTER
1330 NW 84th AVENUE
DORAL, FLORIDA 33126
TELEPHONE :(305) 592-1363
FACSIMILE : (305) 592-6865
http://www.ppkarch.com
COPYRIGHT © PASCUAL, PEREZ, KILIDDJIAN STARR, ARCHITECTS - PLANNERS
The architectural design and detail drawings of this building and/or overall project are the legal property of, and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by the Architect.

REVISIONS:

OWNER:
LENNAR HOMES

ABESS
BY: LENNAR HOMES
MIAMI-DADE COUNTY, FLORIDA

SEAL:

SITE PLAN

MODEL P001-ASPIRE

DATE : 2024-06-03
SCALE : AS SHOWN
DRAWN : AJS
CHECK BY: PPK
JOB NO. : PPK

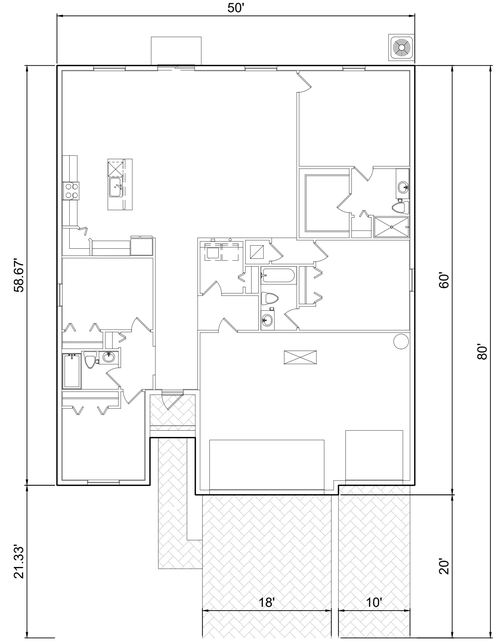
SP-24

SHEET NO. :

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z22-221
DATE: AUG 21 2024
BY: GONGOL

SITE DATA			
LOT COVERAGE BY LOT			
BLOCK 1			
LOT	SF LOT (NET AREA)	(SF) BLDG. FOOTPRINT	(%) LOT COVERAGE PROVIDED
LOT 1	11,960.40	2919	24.41%
LOT 2	11,057.30	2919	26.40%
LOT 3	11,073.60	2919	26.36%
LOT 4	11,089.90	2919	26.32%
LOT 5	11,106.20	2919	26.28%
BLOCK 2			
LOT 1	9,452.00	2919	30.88%
LOT 2	9,285.30	2919	31.44%
LOT 3	9,291.20	2919	31.42%
LOT 4	9,297.00	2919	31.40%
LOT 5	9,302.90	2919	31.38%
LOT 6	9,308.80	2919	31.36%
LOT 7	9,489.70	2919	30.76%
BLOCK 3			
LOT 1	11,265.40	2919	25.91%
LOT 2	11,329.90	2919	25.76%
LOT 3	10,612.10	2919	27.51%
LOT 4	10,602.70	2919	27.53%
LOT 5	11,299.20	2919	25.83%
LOT 6	11,156.00	2919	26.17%
LOT 7	11,163.30	2919	26.15%
LOT 8	11,288.50	2919	25.86%
LOT 9	10,573.20	2919	27.61%
LOT 10	10,564.30	2919	27.63%
LOT 11	11,415.50	2919	25.57%
LOT 12	11,982.50	2919	24.36%
BLOCK 4			
LOT 1	MODEL DOES NOT FIT		
LOT 2	MODEL DOES NOT FIT		
LOT 3	MODEL DOES NOT FIT		
LOT 4	MODEL DOES NOT FIT		
LOT 5	MODEL DOES NOT FIT		
LOT 6	MODEL DOES NOT FIT		
LOT 7	10,139.50	2919	28.79%
LOT 8	10,202.06	2919	28.61%
LOT 9	MODEL DOES NOT FIT		
LOT 10	MODEL DOES NOT FIT		
LOT 11	MODEL DOES NOT FIT		
LOT 12	MODEL DOES NOT FIT		
LOT 13	MODEL DOES NOT FIT		
LOT 14	MODEL DOES NOT FIT		
LOT 15	10,080.90	2919	28.96%
LOT 16	8,867.60	2919	32.92%

BLOCK 5			
LOT 1	10,084.50	2919	28.95%
LOT 2	9,727.00	2919	30.01%
LOT 3	9,727.00	2919	30.01%
LOT 4	9,727.00	2919	30.01%
LOT 5	9,727.00	2919	30.01%
LOT 6	9,727.00	2919	30.01%
LOT 7	9,727.00	2919	30.01%
LOT 8	9,727.00	2919	30.01%
LOT 9	10,138.10	2919	28.79%
LOT 10	10,197.80	2919	28.62%
LOT 11	9,746.20	2919	29.95%
LOT 12	9,741.00	2919	29.97%
LOT 13	9,730.50	2919	30.00%
LOT 14	9,730.50	2919	30.00%
LOT 15	9,725.20	2919	30.01%
LOT 16	9,720.00	2919	30.03%
LOT 17	9,714.70	2919	30.05%
BLOCK 6			
LOT 1	9,753.50	2919	29.93%
LOT 2	9,581.20	2919	30.47%
LOT 3	9,581.20	2919	30.47%
LOT 4	9,581.20	2919	30.47%
LOT 5	9,581.20	2919	30.47%
LOT 6	9,581.20	2919	30.47%
LOT 7	9,632.90	2919	30.30%
LOT 8	10,021.20	2919	29.13%
LOT 9	10,206.50	2919	28.60%
LOT 10	10,253.60	2919	28.47%
LOT 11	10,339.90	2919	28.23%
LOT 12	10,346.00	2919	28.21%
LOT 13	10,352.00	2919	28.20%
LOT 14	10,408.30	2919	28.04%
LOT 15	10,439.10	2919	27.96%
LOT 16	10,391.90	2919	28.09%
LOT 17	10,391.90	2919	28.09%
LOT 18	10,391.90	2919	28.09%
LOT 19	10,391.90	2919	28.09%
LOT 20	9,986.60	2919	29.23%
LOT 21	9,581.20	2919	30.47%
LOT 22	9,581.20	2919	30.47%
LOT 23	9,581.20	2919	30.47%
LOT 24	9,581.20	2919	30.47%
LOT 25	9,581.20	2919	30.47%
LOT 26	9,581.20	2919	30.47%
LOT 27	9,581.20	2919	30.47%
LOT 28	9,862.70	2919	29.60%



FLOOR PLAN
SCALE: 1" = 10'

MODELP002- BRAVO	
AREA CALCULATION & DATA	
TOTAL A/C	**2,200 SF**
GARAGE	672 SF
COVERED ENTRY	47 SF
TOTAL GROSS	**2,919 SF**
LOT COVERAGE	2,919 SF

COPYRIGHT © 2024 PASCUAL, PEREZ, KILIDDJIAN, STARR - ARCHITECTS - PLANNERS
The architectural design and detail drawings for this building and / or overall project are the legal property of and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by Architect.

PASCUAL PEREZ KILIDDJIAN STARR
ARCHITECTS + PLANNERS
LICENSE # AA 26001357
EDGARDO PEREZ , AIA
LICENSE No. : AR 0015394
MARIO P. PASCUAL , AIA
LICENSE No. : AR 0008254
PETER KILIDDJIAN, RA
LICENSE No. : AR 0093067
ANDREW STARR, RA
LICENSE No. : AR 0095130
AT THE BEACON CENTER
1330 NW 84th AVENUE
DORAL, FLORIDA 33126
TELEPHONE :(305) 592-1363
FACSIMILE : (305) 592-6865
http://www.ppkarch.com
COPYRIGHT © PASCUAL, PEREZ, KILIDDJIAN STARR, ARCHITECTS - PLANNERS
The architectural design and detail drawings of this building and/or overall project are the legal property of, and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by the Architect.
REVISIONS:

OWNER:
LENNAR HOMES

ABESS
BY: LENNAR HOMES
MIAMI-DADE COUNTY, FLORIDA

SEAL:

SITE PLAN

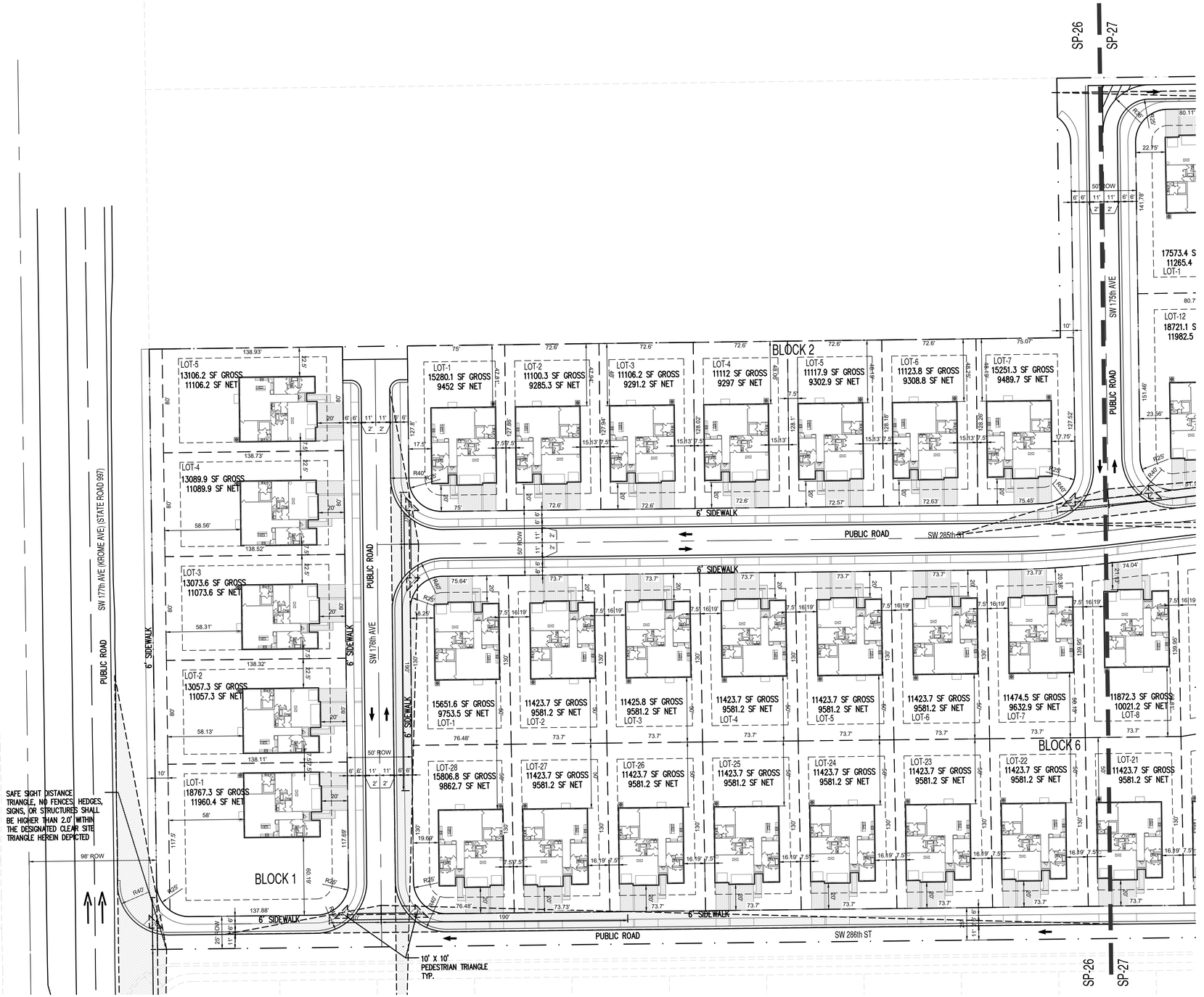
MODEL P002-BRAVO

DATE : 2024-06-03
SCALE : AS SHOWN
DRAWN : AJS
CHECK BY: PPK
JOB NO. :

SP-25

SHEET NO. :

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z22-221
DATE: AUG 21 2024
BY: GONGOL



SITE PLAN
1" = 40'

COPYRIGHT @ 2024 PASCUAL, PEREZ, KILIDDJIAN, STARR - ARCHITECTS - PLANNERS
The architectural design and detail drawings for this building and / or overall project are the legal property of and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by Architect.

PASCUAL PEREZ KILIDDJIAN STARR
ARCHITECTS + PLANNERS
LICENSE # AA 26001357
EDGARDO PEREZ , AIA
LICENSE No. : AR 0015394
MARIO P. PASCUAL , AIA
LICENSE No. : AR 0008254
PETER KILIDDJIAN, RA
LICENSE No. : AR 0093067
ANDREW STARR, RA
LICENSE No. : AR 0095130
AT THE BEACON CENTER
1330 NW 84th AVENUE
DORAL FLORIDA 33126
TELEPHONE :(305) 592-1363
FACSIMILE : (305) 592-6865
http://www.ppkarch.com
COPYRIGHT © PASCUAL, PEREZ, KILIDDJIAN STARR, ARCHITECTS - PLANNERS
The architectural design and detail drawings of this building and/or overall project are the legal property of, and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by the Architect.

REVISIONS:

OWNER:
LENNAR HOMES

SEAL:

ABESS
BY: LENNAR HOMES
MIAMI-DADE COUNTY, FLORIDA

SITE PLAN

MODEL P002-BRAVO

DATE : 2024-06-03
SCALE : AS SHOWN
DRAWN : AJS
CHECK BY: PPK
JOB NO. :

SP-26

SHEET NO. :

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z22-221
DATE: AUG 21 2024
BY: GONGOL

SP-26 SP-27

SAFE SIGHT DISTANCE TRIANGLE, NO FENCES, HEDGES, SIGNS, OR STRUCTURES SHALL BE HIGHER THAN 2.0' WITHIN THE DESIGNATED CLEAR SITE TRIANGLE HEREIN DEPICTED

10' X 10' PEDESTRIAN TRIANGLE TYP.

6' DECORATIVE WALL SEE DTL. SP-22

PUBLIC ROAD

SW 284th ST

SW 285th ST

SW 286th ST

SW 175th AVE

SW 174th AVE

SW 173rd AVE

6' SIDEWALK

50' ROW

25' ROW

BLOCK 3

BLOCK 4

BLOCK 5

BLOCK 6

LOT-1 17573.4 SF GROSS 11265.4 SF NET
LOT-2 13329.9 SF GROSS 11329.9 SF NET
LOT-3 12487.1 SF GROSS 10612.1 SF NET
LOT-4 12477.7 SF GROSS 10602.7 SF NET
LOT-5 13299.2 SF GROSS 11299.2 SF NET
LOT-6 17438.9 SF GROSS 11156 SF NET
LOT-7 17457.4 SF GROSS 11163.3 SF NET
LOT-8 13288.5 SF GROSS 11288.5 SF NET
LOT-9 12448.2 SF GROSS 10573.2 SF NET
LOT-10 12439.4 SF GROSS 10564.3 SF NET
LOT-11 13419.5 SF GROSS 11415.5 SF NET
LOT-12 18721.1 SF GROSS 11982.5 SF NET

LOT-15 118764.2 SF GROSS 10080.9 SF NET
LOT-16 17376.9 SF GROSS 8867.6 NET
LOT-1 12468.3 SF GROSS 8721.6 SF NET
LOT-2 12465.4 SF GROSS 8718.3 SF NET
LOT-3 12462.6 SF GROSS 8714.9 SF NET
LOT-4 12459.8 SF GROSS 8711.6 SF NET
LOT-5 12456.9 SF GROSS 8708.3 SF NET
LOT-6 12454.1 SF GROSS 8704.9 SF NET
LOT-7 19037.3 SF GROSS 10139.5 SF NET
LOT-8 19129.3 SF GROSS 10202.06 SF NET
LOT-9 12471.8 SF GROSS 8721.79 SF NET
LOT-10 12469 SF GROSS 8718.96 SF NET
LOT-11 12466.2 SF GROSS 8716.13 SF NET
LOT-12 12463.3 SF GROSS 8713.3 SF NET
LOT-13 12460.5 SF GROSS 8710.5 SF NET
LOT-14 12457.7 SF GROSS 8707.6 SF NET

MODEL DOES NOT FIT Exceed max. 33% lot coverage allowed

LOT-1 16182.1 SF GROSS 10084.5 SF NET
LOT-2 11452 SF GROSS 9727 SF NET
LOT-3 11452 SF GROSS 9727 SF NET
LOT-4 11452 SF GROSS 9727 SF NET
LOT-5 11452 SF GROSS 9727 SF NET
LOT-6 11452 SF GROSS 9727 SF NET
LOT-7 11452 SF GROSS 9727 SF NET
LOT-8 11452 SF GROSS 9727 SF NET
LOT-9 16236 SF GROSS 10138.1 SF NET
LOT-10 16321.4 SF GROSS 10197.8 SF NET
LOT-11 11471.2 SF GROSS 9746.2 SF NET
LOT-12 11466 SF GROSS 9741 SF NET
LOT-13 11460.7 SF GROSS 9730.5 SF NET
LOT-14 11455.5 SF GROSS 9730.5 SF NET
LOT-15 11450.2 SF GROSS 9725.2 SF NET
LOT-16 11445 SF GROSS 9720 SF NET
LOT-17 11439.7 SF GROSS 9714.7 SF NET

LOT-8 11872.3 SF GROSS 10021.2 SF NET
LOT-9 12058.4 SF GROSS 10206.5 SF NET
LOT-10 12098.1 SF GROSS 10253.6 SF NET
LOT-11 12182.4 SF GROSS 10339.9 SF NET
LOT-12 12188.5 SF GROSS 10346 SF NET
LOT-13 12194.5 SF GROSS 10352 SF NET
LOT-14 16555.8 SF GROSS 10408.3 SF NET
LOT-15 16600.3 SF GROSS 10439.1 SF NET
LOT-16 12234.5 SF GROSS 10391.9 SF NET
LOT-17 12234.5 SF GROSS 10391.9 SF NET
LOT-18 12234.5 SF GROSS 10391.9 SF NET
LOT-19 12234.5 SF GROSS 10391.9 SF NET
LOT-20 11829.1 SF GROSS 9986.6 SF NET
LOT-21 11423.7 SF GROSS 9581.2 SF NET

MAILBOXES 72.5' SEE SP-37

PROPOSED WASD PUBLIC SANITARY SEWAGE PUMP STATION

SAFE SIGHT DISTANCE TRIANGLE, NO FENCES, HEDGES, SIGNS, OR STRUCTURES SHALL BE HIGHER THAN 2.0' WITHIN THE DESIGNATED CLEAR SITE TRIANGLE HEREIN DEPICTED

NORTH
SITE PLAN
1" = 40'

COPYRIGHT © 2024 PASCUAL, PEREZ, KILIDDJIAN, STARR - ARCHITECTS - PLANNERS
The architectural design and detail drawings for this building and / or overall project are the legal property of and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by Architect.

PASCUAL PEREZ KILIDDJIAN STARR
ARCHITECTS + PLANNERS
LICENSE # AA 26001357
EDGARDO PEREZ , AIA
LICENSE No. : AR 0015394
MARIO P. PASCUAL , AIA
LICENSE No. : AR 0008254
PETER KILIDDJIAN, RA
LICENSE No. : AR 0093067
ANDREW STARR, RA
LICENSE No. : AR 0095130
AT THE BEACON CENTER
1330 NW 84th AVENUE
DORAL, FLORIDA 33126
TELEPHONE :(305) 592-1363
FACSIMILE : (305) 592-6865
http://www.ppkarch.com
COPYRIGHT © PASCUAL, PEREZ, KILIDDJIAN STARR, ARCHITECTS - PLANNERS
The architectural design and detail drawings of this building and/or overall project are the legal property of, and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by the Architect.

REVISIONS:

OWNER:
LENNAR HOMES

ABESS
BY: LENNAR HOMES
MIAMI-DADE COUNTY, FLORIDA

SEAL:

SITE PLAN

MODEL P002-BRAVO

DATE : 2024-06-03
SCALE : AS SHOWN
DRAWN : AJS
CHECK BY: PPK
JOB NO. : PPK

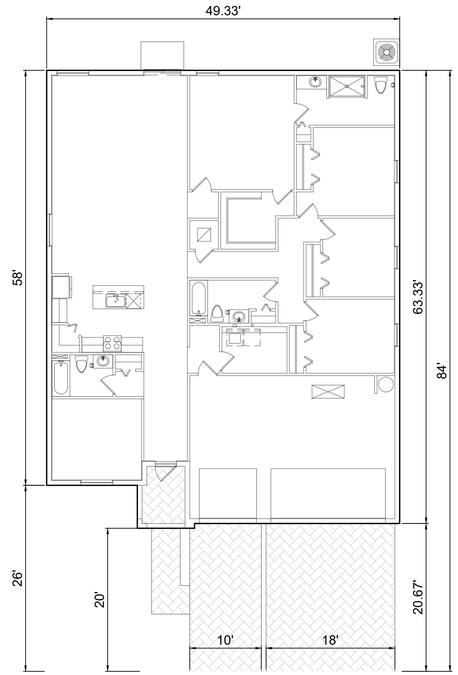
SP-27

SHEET NO. :

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z22-221
DATE: AUG 21 2024
BY: GONGOL

SITE DATA			
LOT COVERAGE BY LOT			
BLOCK 1			
LOT	SF LOT (NET AREA)	(SF) BLDG. FOOTPRINT	(%) LOT COVERAGE PROVIDED
LOT 1	11,960.40	3062	25.60%
LOT 2	11,057.30	3062	27.69%
LOT 3	11,073.60	3062	27.65%
LOT 4	11,089.90	3062	27.61%
LOT 5	11,106.20	3062	27.57%
BLOCK 2			
LOT 1	9,452.00	3062	32.40%
LOT 2	9,285.30	3062	32.98%
LOT 3	9,291.20	3062	32.96%
LOT 4	9,297.00	3062	32.94%
LOT 5	9,302.90	3062	32.91%
LOT 6	9,308.80	3062	32.89%
LOT 7	9,489.70	3062	32.27%
BLOCK 3			
LOT 1	11,265.40	3062	27.18%
LOT 2	11,329.90	3062	27.03%
LOT 3	10,612.10	3062	28.85%
LOT 4	10,602.70	3062	28.88%
LOT 5	11,299.20	3062	27.10%
LOT 6	11,156.00	3062	27.45%
LOT 7	11,163.30	3062	27.43%
LOT 8	11,288.50	3062	27.12%
LOT 9	10,573.20	3062	28.96%
LOT 10	10,564.30	3062	28.98%
LOT 11	11,415.50	3062	26.82%
LOT 12	11,982.50	3062	25.55%
BLOCK 4			
LOT 1	MODEL DOES NOT FIT		
LOT 2	MODEL DOES NOT FIT		
LOT 3	MODEL DOES NOT FIT		
LOT 4	MODEL DOES NOT FIT		
LOT 5	MODEL DOES NOT FIT		
LOT 6	MODEL DOES NOT FIT		
LOT 7	10,139.50	3062	30.20%
LOT 8	10,202.06	3062	30.01%
LOT 9	MODEL DOES NOT FIT		
LOT 10	MODEL DOES NOT FIT		
LOT 11	MODEL DOES NOT FIT		
LOT 12	MODEL DOES NOT FIT		
LOT 13	MODEL DOES NOT FIT		
LOT 14	MODEL DOES NOT FIT		
LOT 15	10,080.90	3062	30.37%
LOT 16	MODEL DOES NOT FIT		

BLOCK 5			
LOT 1	10,084.50	3062	30.36%
LOT 2	9,727.00	3062	31.48%
LOT 3	9,727.00	3062	31.48%
LOT 4	9,727.00	3062	31.48%
LOT 5	9,727.00	3062	31.48%
LOT 6	9,727.00	3062	31.48%
LOT 7	9,727.00	3062	31.48%
LOT 8	9,727.00	3062	31.48%
LOT 9	10,138.10	3062	30.20%
LOT 10	10,197.80	3062	30.03%
LOT 11	9,746.20	3062	31.42%
LOT 12	9,741.00	3062	31.43%
LOT 13	9,730.50	3062	31.47%
LOT 14	9,730.50	3062	31.47%
LOT 15	9,725.20	3062	31.49%
LOT 16	9,720.00	3062	31.50%
LOT 17	9,714.70	3062	31.52%
BLOCK 6			
LOT 1	9,753.50	3062	31.39%
LOT 2	9,581.20	3062	31.96%
LOT 3	9,581.20	3062	31.96%
LOT 4	9,581.20	3062	31.96%
LOT 5	9,581.20	3062	31.96%
LOT 6	9,581.20	3062	31.96%
LOT 7	9,632.90	3062	31.79%
LOT 8	10,021.20	3062	30.56%
LOT 9	10,206.50	3062	30.00%
LOT 10	10,253.60	3062	29.86%
LOT 11	10,339.90	3062	29.61%
LOT 12	10,346.00	3062	29.60%
LOT 13	10,352.00	3062	29.58%
LOT 14	10,408.30	3062	29.42%
LOT 15	10,439.10	3062	29.33%
LOT 16	10,391.90	3062	29.47%
LOT 17	10,391.90	3062	29.47%
LOT 18	10,391.90	3062	29.47%
LOT 19	10,391.90	3062	29.47%
LOT 20	9,986.60	3062	30.66%
LOT 21	9,581.20	3062	31.96%
LOT 22	9,581.20	3062	31.96%
LOT 23	9,581.20	3062	31.96%
LOT 24	9,581.20	3062	31.96%
LOT 25	9,581.20	3062	31.96%
LOT 26	9,581.20	3062	31.96%
LOT 27	9,581.20	3062	31.96%
LOT 28	9,862.70	3062	31.05%



FLOOR PLAN
SCALE 1" = 10'

MODEL P003-CREST	
AREA CALCULATION & DATA	
TOTAL A/C	**2,389 SF**
GARAGE	606 SF
COVERED ENTRY	67 SF
TOTAL GROSS	**3,062 SF**
LOT COVERAGE	3,062 SF

PASCUAL PEREZ KILIDDJIAN STARR
ARCHITECTS + PLANNERS
LICENSE # AA 26001357
EDGARDO PEREZ , AIA
LICENSE No. : AR 0015394
MARIO P. PASCUAL , AIA
LICENSE No. : AR 0008254
PETER KILIDDJIAN, RA
LICENSE No. : AR 0093067
ANDREW STARR, RA
LICENSE No. : AR 0095130
AT THE BEACON CENTER
1330 NW 84th AVENUE
DORAL, FLORIDA 33126
TELEPHONE :(305) 592-1363
FACSIMILE : (305) 592-6865
http://www.ppkarch.com
COPYRIGHT © PASCUAL, PEREZ, KILIDDJIAN STARR, ARCHITECTS - PLANNERS
The architectural design and detail drawings of this building and/or overall project are the legal property of, and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by the Architect.
REVISIONS:

OWNER:
LENNAR HOMES

ABESS
BY: LENNAR HOMES
MIAMI-DADE COUNTY, FLORIDA

SEAL:

SITE PLAN

MODEL P003-CREST

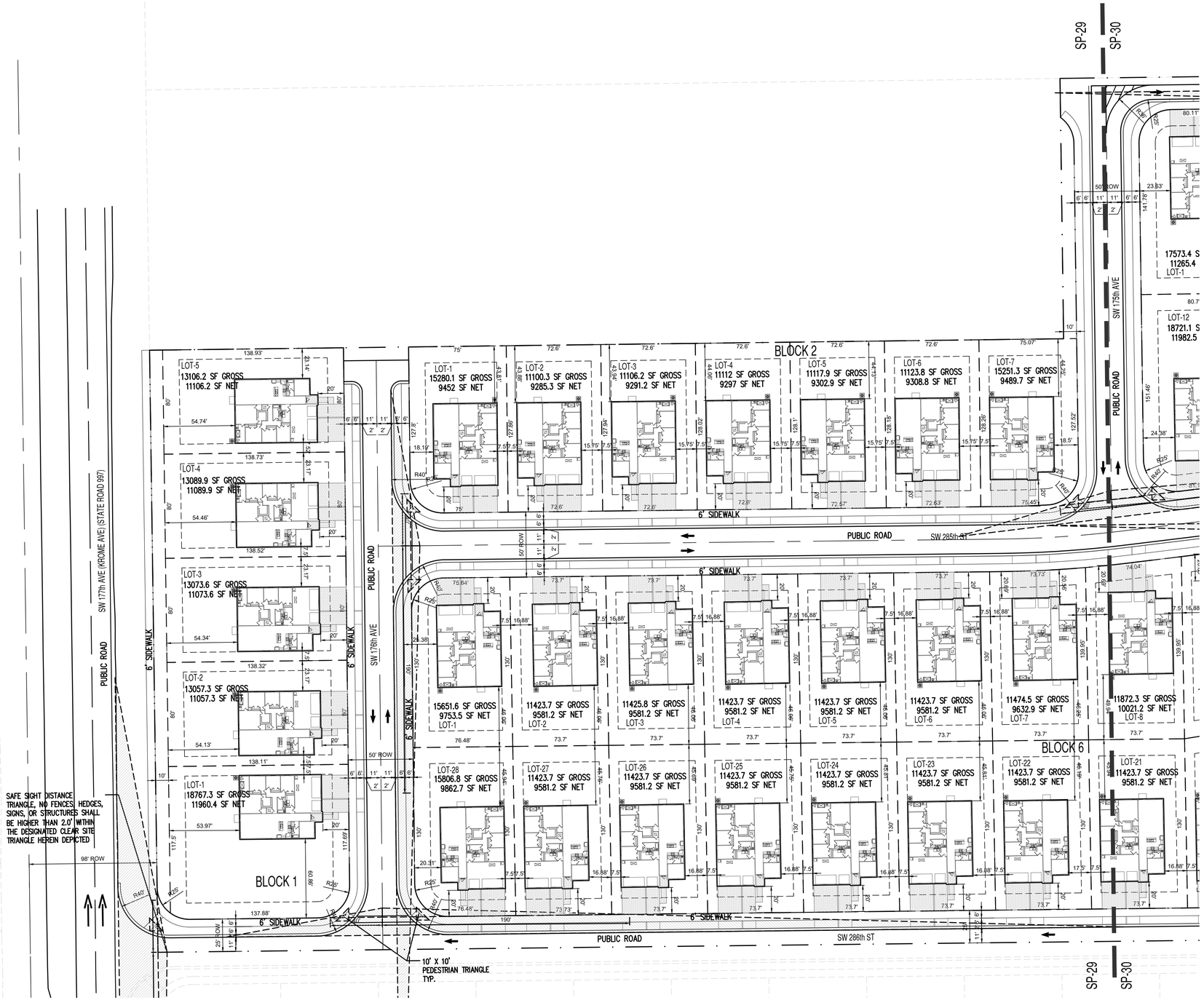
DATE : 2024-06-03
SCALE : AS SHOWN
DRAWN : AJS
CHECK BY: PPK
JOB NO. :

SP-28

SHEET NO. :

COPYRIGHT @ 2024 PASCUAL, PEREZ, KILIDDJIAN, STARR - ARCHITECTS - PLANNERS
The architectural design and detail drawings for this building and / or overall project are the legal property of and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by Architect.

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z22-221
DATE: AUG 21 2024
BY: GONGOL



SITE PLAN
1" = 40'

COPYRIGHT @ 2024 PASCUAL, PEREZ, KILIDDJIAN, STARR - ARCHITECTS - PLANNERS
The architectural design and detail drawings for this building and / or overall project are the legal property of and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by Architect.

PASCUAL PEREZ KILIDDJIAN STARR
ARCHITECTS + PLANNERS
LICENSE # AA 26001357
EDGARDO PEREZ , AIA
LICENSE No. : AR 0015394
MARIO P. PASCUAL , AIA
LICENSE No. : AR 0008254
PETER KILIDDJIAN, RA
LICENSE No. : AR 0093067
ANDREW STARR, RA
LICENSE No. : AR 0095130
AT THE BEACON CENTER
1330 NW 84th AVENUE
DORAL FLORIDA 33126
TELEPHONE :(305) 592-1363
FACSIMILE : (305) 592-6865
http://www.ppkarch.com
COPYRIGHT © PASCUAL, PEREZ, KILIDDJIAN STARR, ARCHITECTS - PLANNERS
The architectural design and detail drawings of this building and/or overall project are the legal property of, and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by the Architect.

REVISIONS:

OWNER:
LENNAR HOMES

ABESS
BY: LENNAR HOMES
MIAMI-DADE COUNTY, FLORIDA

SEAL:

SITE PLAN

MODEL P003-CREST

DATE : 2024-06-03
SCALE : AS SHOWN
DRAWN : AJS
CHECK BY: PPK
JOB NO. :

SP-29

SHEET NO. :

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z22-221
DATE: AUG 21 2024
BY: GONGOL

SAFE SIGHT DISTANCE TRIANGLE, NO FENCES, HEDGES, SIGNS, OR STRUCTURES SHALL BE HIGHER THAN 2.0' WITHIN THE DESIGNATED CLEAR SITE TRIANGLE HEREIN DEPICTED

10' X 10' PEDESTRIAN TRIANGLE TYP.

6' DECORATIVE WALL SEE DTL. SP-22

SW 284th ST

PUBLIC ROAD

6' SIDEWALK

SW 175th AVE

SW 174th AVE

SW 173rd AVE

SW 285th ST

SW 286th ST

BLOCK 3

BLOCK 4

BLOCK 5

BLOCK 6

LOT-1 17573.4 SF GROSS 11265.4 SF NET

LOT-2 13329.9 SF GROSS 11329.9 SF NET

LOT-3 12487.1 SF GROSS 10612.1 SF NET

LOT-4 12477.7 SF GROSS 10602.7 SF NET

LOT-5 13299.2 SF GROSS 11299.2 SF NET

LOT-6 17438.9 SF GROSS 11156 SF NET

LOT-7 17457.4 SF GROSS 11163.3 SF NET

LOT-8 13288.5 SF GROSS 11288.5 SF NET

LOT-9 12448.2 SF GROSS 10573.2 SF NET

LOT-10 12439.4 SF GROSS 10564.3 SF NET

LOT-11 13419.5 SF GROSS 11415.5 SF NET

LOT-12 18721.1 SF GROSS 11982.5 SF NET

LOT-13 118764.2 SF GROSS 10080.9 SF NET

LOT-14 12457.7 SF GROSS 8707.6 SF NET

LOT-15 12460.5 SF GROSS 8710.5 SF NET

LOT-16 17376.9 SF GROSS 8867.6 NET

LOT-1 12468.3 SF GROSS 8721.6 SF NET

LOT-2 12465.4 SF GROSS 8718.3 SF NET

LOT-3 12462.6 SF GROSS 8714.9 SF NET

LOT-4 12459.8 SF GROSS 8711.6 SF NET

LOT-5 12456.9 SF GROSS 8708.3 SF NET

LOT-6 12454.1 SF GROSS 8704.9 SF NET

LOT-7 19037.3 SF GROSS 10139.5 SF NET

LOT-8 19129.3 SF GROSS 10202.06 SF NET

LOT-9 12471.8 SF GROSS 8721.79 SF NET

LOT-10 12469 SF GROSS 8718.96 SF NET

LOT-11 12466.2 SF GROSS 8716.13 SF NET

LOT-12 12463.3 SF GROSS 8713.3 SF NET

LOT-13 12460.5 SF GROSS 8710.5 SF NET

LOT-14 12457.7 SF GROSS 8707.6 SF NET

LOT-15 16600.3 SF GROSS 10439.1 SF NET

LOT-16 12234.5 SF GROSS 10391.9 SF NET

LOT-17 12234.5 SF GROSS 10391.9 SF NET

LOT-18 12234.5 SF GROSS 10391.9 SF NET

LOT-19 12234.5 SF GROSS 10391.9 SF NET

LOT-20 11829.1 SF GROSS 9986.6 SF NET

LOT-21 11423.7 SF GROSS 9581.2 SF NET

LOT-1 16182.1 SF GROSS 10084.5 SF NET

LOT-2 11452 SF GROSS 9727 SF NET

LOT-3 11452 SF GROSS 9727 SF NET

LOT-4 11452 SF GROSS 9727 SF NET

LOT-5 11452 SF GROSS 9727 SF NET

LOT-6 11452 SF GROSS 9727 SF NET

LOT-7 11452 SF GROSS 9727 SF NET

LOT-8 11452 SF GROSS 9727 SF NET

LOT-9 16236 SF GROSS 10138.1 SF NET

LOT-10 16321.4 SF GROSS 10197.8 SF NET

LOT-11 11471.2 SF GROSS 9746.2 SF NET

LOT-12 11466 SF GROSS 9741 SF NET

LOT-13 11460.7 SF GROSS 9730.5 SF NET

LOT-14 11455.5 SF GROSS 9730.5 SF NET

LOT-15 11450.2 SF GROSS 9725.2 SF NET

LOT-16 11445 SF GROSS 9720 SF NET

LOT-17 11439.7 SF GROSS 9714.7 SF NET

MODEL DOES NOT FIT Exceed max. 33% lot coverage allowed

MAILBOXES SEE SP-37

PROPOSED WASD PUBLIC SANITARY SEWAGE PUMP STATION

SP-29 SP-30

NORTH

SITE PLAN
1" = 40'

PASCUAL PEREZ KILIDDJIAN STARR
ARCHITECTS + PLANNERS
LICENSE # AA 26001357
EDGARDO PEREZ , AIA
LICENSE No. : AR 0015394
MARIO P. PASCUAL , AIA
LICENSE No. : AR 0008254
PETER KILIDDJIAN, RA
LICENSE No. : AR 0093067
ANDREW STARR, RA
LICENSE No. : AR 0095130
AT THE BEACON CENTER
1330 NW 84th AVENUE
DORAL, FLORIDA 33126
TELEPHONE :(305) 592-1363
FACSIMILE : (305) 592-6865
http://www.ppkarch.com

COPYRIGHT © PASCUAL, PEREZ, KILIDDJIAN, STARR - ARCHITECTS - PLANNERS
The architectural design and detail drawings of this building and/or overall project are the legal property of, and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by the Architect.

REVISIONS:

OWNER:
LENNAR HOMES

ABESS PARK
BY: LENNAR HOMES
MIAMI-DADE COUNTY, FLORIDA

SEAL:

SITE PLAN

MODEL P003-CREST

DATE : 2024-06-03
SCALE : AS SHOWN
DRAWN : AJS
CHECK BY: PPK
JOB NO. :

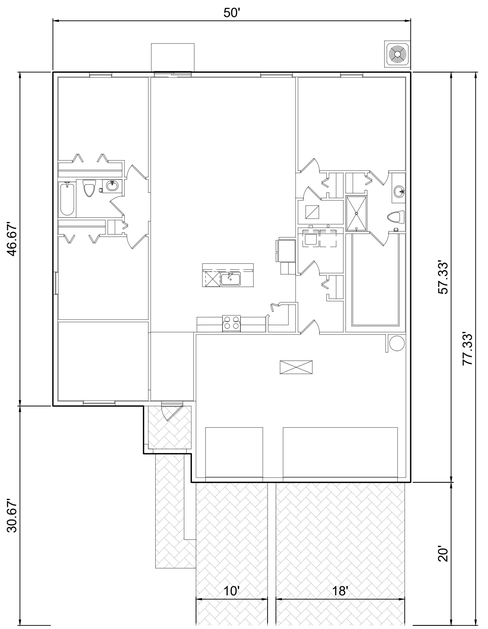
SP-30

SHEET NO. :

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z22-221
DATE: AUG 21 2024
BY: GONGOL

SITE DATA			
LOT COVERAGE BY LOT			
BLOCK 1			
LOT	SF LOT (NET AREA)	(SF) BLDG. FOOTPRINT	(%) LOT COVERAGE PROVIDED
LOT 1	11,960.40	2706	22.62%
LOT 2	11,057.30	2706	24.47%
LOT 3	11,073.60	2706	24.44%
LOT 4	11,089.90	2706	24.40%
LOT 5	11,106.20	2706	24.36%
BLOCK 2			
LOT 1	9,452.00	2706	28.63%
LOT 2	9,285.30	2706	29.14%
LOT 3	9,291.20	2706	29.12%
LOT 4	9,297.00	2706	29.11%
LOT 5	9,302.90	2706	29.09%
LOT 6	9,308.80	2706	29.07%
LOT 7	9,489.70	2706	28.52%
BLOCK 3			
LOT 1	11,265.40	2706	24.02%
LOT 2	11,329.90	2706	23.88%
LOT 3	10,612.10	2706	25.50%
LOT 4	10,602.70	2706	25.52%
LOT 5	11,299.20	2706	23.95%
LOT 6	11,156.00	2706	24.26%
LOT 7	11,163.30	2706	24.24%
LOT 8	11,288.50	2706	23.97%
LOT 9	10,573.20	2706	25.59%
LOT 10	10,564.30	2706	25.61%
LOT 11	11,415.50	2706	23.70%
LOT 12	11,982.50	2706	22.58%
BLOCK 4			
LOT 1	8,721.60	2706	31.03%
LOT 2	8,718.30	2706	31.04%
LOT 3	8,714.90	2706	31.05%
LOT 4	8,711.60	2706	31.06%
LOT 5	8,708.30	2706	31.07%
LOT 6	8,704.90	2706	31.09%
LOT 7	10,139.50	2706	26.69%
LOT 8	10,202.06	2706	26.52%
LOT 9	8,721.79	2706	31.03%
LOT 10	8,718.96	2706	31.04%
LOT 11	8,716.13	2706	31.05%
LOT 12	8,713.30	2706	31.06%
LOT 13	8,710.50	2706	31.07%
LOT 14	8,707.60	2706	31.08%
LOT 15	10,080.90	2706	26.84%
LOT 16	8,867.60	2706	30.52%

BLOCK 5			
LOT 1	10,084.50	2706	26.83%
LOT 2	9,727.00	2706	27.82%
LOT 3	9,727.00	2706	27.82%
LOT 4	9,727.00	2706	27.82%
LOT 5	9,727.00	2706	27.82%
LOT 6	9,727.00	2706	27.82%
LOT 7	9,727.00	2706	27.82%
LOT 8	9,727.00	2706	27.82%
LOT 9	10,138.10	2706	26.69%
LOT 10	10,197.80	2706	26.54%
LOT 11	9,746.20	2706	27.76%
LOT 12	9,741.00	2706	27.78%
LOT 13	9,730.50	2706	27.81%
LOT 14	9,730.50	2706	27.81%
LOT 15	9,725.20	2706	27.82%
LOT 16	9,720.00	2706	27.84%
LOT 17	9,714.70	2706	27.85%
BLOCK 6			
LOT 1	9,753.50	2706	27.74%
LOT 2	9,581.20	2706	28.24%
LOT 3	9,581.20	2706	28.24%
LOT 4	9,581.20	2706	28.24%
LOT 5	9,581.20	2706	28.24%
LOT 6	9,581.20	2706	28.24%
LOT 7	9,632.90	2706	28.09%
LOT 8	10,021.20	2706	27.00%
LOT 9	10,206.50	2706	26.51%
LOT 10	10,253.60	2706	26.39%
LOT 11	10,339.90	2706	26.17%
LOT 12	10,346.00	2706	26.16%
LOT 13	10,352.00	2706	26.14%
LOT 14	10,408.30	2706	26.00%
LOT 15	10,439.10	2706	25.92%
LOT 16	10,391.90	2706	26.04%
LOT 17	10,391.90	2706	26.04%
LOT 18	10,391.90	2706	26.04%
LOT 19	10,391.90	2706	26.04%
LOT 20	9,986.60	2706	27.10%
LOT 21	9,581.20	2706	28.24%
LOT 22	9,581.20	2706	28.24%
LOT 23	9,581.20	2706	28.24%
LOT 24	9,581.20	2706	28.24%
LOT 25	9,581.20	2706	28.24%
LOT 26	9,581.20	2706	28.24%
LOT 27	9,581.20	2706	28.24%
LOT 28	9,862.70	2706	27.44%



FLOOR PLAN
SCALE: 1" = 10'

MODEL P004- FRONTIER	
AREA CALCULATION & DATA	
TOTAL A/C	**2,029 SF**
GARAGE	623 SF
COVERED ENTRY	54 SF
TOTAL GROSS	**2,706 SF**
LOT COVERAGE	2,706 SF

COPYRIGHT @ 2024 PASCUAL, PEREZ, KILIDDJIAN, STARR - ARCHITECTS - PLANNERS
The architectural design and detail drawings for this building and / or overall project are the legal property of and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by Architect.

PASCUAL PEREZ KILIDDJIAN STARR
ARCHITECTS + PLANNERS
LICENSE # AA 26001357
EDGARDO PEREZ , AIA
LICENSE No. : AR 0015394
MARIO P. PASCUAL , AIA
LICENSE No. : AR 0008254
PETER KILIDDJIAN, RA
LICENSE No. : AR 0093067
ANDREW STARR, RA
LICENSE No. : AR 0095130
AT THE BEACON CENTER
1330 NW 84th AVENUE
DORAL, FLORIDA 33126
TELEPHONE :(305) 592-1363
FACSIMILE : (305) 592-6865
http://www.ppkarch.com
COPYRIGHT © PASCUAL, PEREZ, KILIDDJIAN STARR, ARCHITECTS - PLANNERS
The architectural design and detail drawings of this building and/or overall project are the legal property of, and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by the Architect.
REVISIONS:

OWNER:
LENNAR HOMES

ABESS
BY: LENNAR HOMES
MIAMI-DADE COUNTY, FLORIDA

SEAL:

SITE PLAN

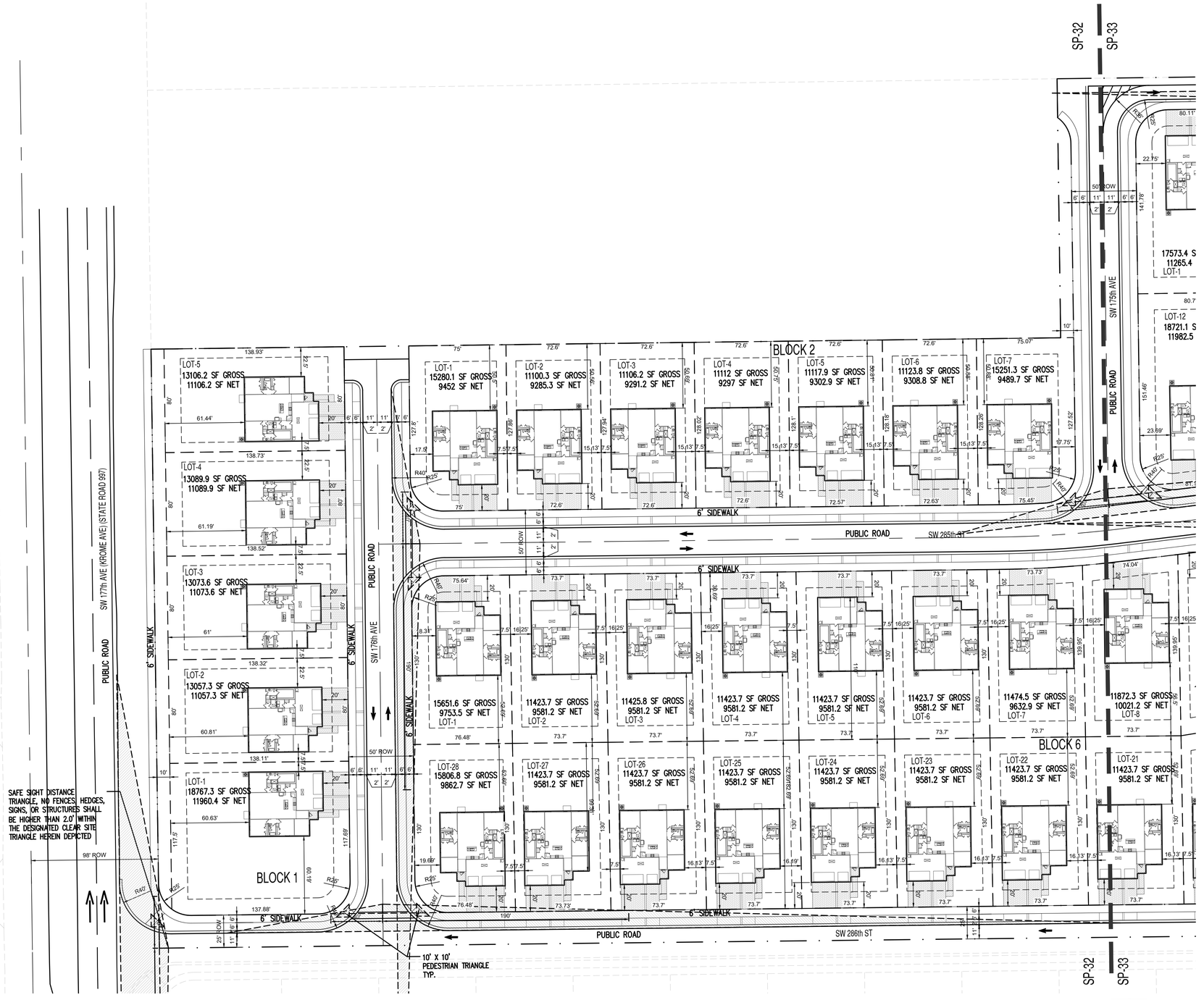
MODEL P004-FRONTIER

DATE : 2024-06-03
SCALE : AS SHOWN
DRAWN : AJS
CHECK BY: PPK
JOB NO. :

SP-31

SHEET NO. :

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z22-221
DATE: AUG 21 2024
BY: GONGOL



SITE PLAN
1" = 40'

COPYRIGHT © 2024 PASCUAL, PEREZ, KILIDDJIAN, STARR - ARCHITECTS - PLANNERS
The architectural design and detail drawings for this building and / or overall project are the legal property of and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by Architect.

PASCUAL PEREZ KILIDDJIAN STARR
ARCHITECTS + PLANNERS
LICENSE # AA 26001357
EDGARDO PEREZ , AIA
LICENSE No. : AR 0015394
MARIO P. PASCUAL , AIA
LICENSE No. : AR 0008254
PETER KILIDDJIAN, RA
LICENSE No. : AR 0093067
ANDREW STARR, RA
LICENSE No. : AR 0095130
AT THE BEACON CENTER
1330 NW 84th AVENUE
DORAL FLORIDA 33126
TELEPHONE :(305) 592-1363
FACSIMILE : (305) 592-6865
http://www.ppkarch.com
COPYRIGHT © PASCUAL, PEREZ, KILIDDJIAN STARR, ARCHITECTS - PLANNERS
The architectural design and detail drawings of this building and/or overall project are the legal property of, and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by the Architect.

REVISIONS:

OWNER:
LENNAR HOMES

ABESS
BY: LENNAR HOMES
MIAMI-DADE COUNTY, FLORIDA

SEAL:

SITE PLAN

MODEL P004-FRONTIER

DATE :	2024-06-03
SCALE :	AS SHOWN
DRAWN :	AJS
CHECK BY:	PPK
JOB NO. :	

SP-32

SHEET NO. :

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z22-221
DATE: AUG 21 2024
BY: GONGOL

SAFE SIGHT DISTANCE TRIANGLE, NO FENCES, HEDGES, SIGNS, OR STRUCTURES SHALL BE HIGHER THAN 2.0' WITHIN THE DESIGNATED CLEAR SITE TRIANGLE HEREIN DEPICTED

10' X 10' PEDESTRIAN TRIANGLE TYP.

6' DECORATIVE WALL SEE DTL. SP-22

PUBLIC ROAD

SW 284th ST

SW 285th ST

SW 286th ST

SW 174th AVE

SW 175th AVE

SW 176th AVE

6' SIDEWALK

50' ROW

BLOCK 3

BLOCK 4

BLOCK 5

BLOCK 6

LOT-1 17573.4 SF GROSS 11265.4 SF NET
LOT-2 13329.9 SF GROSS 11329.9 SF NET
LOT-3 12487.1 SF GROSS 10612.1 SF NET
LOT-4 12477.7 SF GROSS 10602.7 SF NET
LOT-5 13299.2 SF GROSS 11299.2 SF NET
LOT-6 17438.9 SF GROSS 11156 SF NET
LOT-7 17457.4 SF GROSS 11163.3 SF NET
LOT-8 13288.5 SF GROSS 11288.5 SF NET
LOT-9 12448.2 SF GROSS 10573.2 SF NET
LOT-10 12439.4 SF GROSS 10564.3 SF NET
LOT-11 13419.5 SF GROSS 11415.5 SF NET
LOT-12 18721.1 SF GROSS 11982.5 SF NET

LOT-15 118764.2 SF GROSS 10080.9 SF NET
LOT-14 12457.7 SF GROSS 8707.6 SF NET
LOT-13 12460.5 SF GROSS 8710.5 SF NET
LOT-12 12463.3 SF GROSS 8713.3 SF NET
LOT-11 12466.2 SF GROSS 8716.13 SF NET
LOT-10 12469 SF GROSS 8718.96 SF NET
LOT-9 12471.8 SF GROSS 8721.79 SF NET
LOT-8 19129.3 SF GROSS 10202.06 SF NET
LOT-16 17376.9 SF GROSS 8867.6 NET
LOT-1 12468.3 SF GROSS 8721.6 SF NET
LOT-2 12465.4 SF GROSS 8718.3 SF NET
LOT-3 12462.6 SF GROSS 8714.9 SF NET
LOT-4 12459.8 SF GROSS 8711.6 SF NET
LOT-5 12456.9 SF GROSS 8708.3 SF NET
LOT-6 12454.1 SF GROSS 8704.9 SF NET
LOT-7 19037.3 SF GROSS 10139.5 SF NET

LOT-1 16182.1 SF GROSS 10084.5 SF NET
LOT-2 11452 SF GROSS 9727 SF NET
LOT-3 11452 SF GROSS 9727 SF NET
LOT-4 11452 SF GROSS 9727 SF NET
LOT-5 11452 SF GROSS 9727 SF NET
LOT-6 11452 SF GROSS 9727 SF NET
LOT-7 11452 SF GROSS 9727 SF NET
LOT-8 11452 SF GROSS 9727 SF NET
LOT-9 16236 SF GROSS 10138.1 SF NET
LOT-10 16321.4 SF GROSS 10197.8 SF NET
LOT-11 11471.2 SF GROSS 9746.2 SF NET
LOT-12 11466 SF GROSS 9741 SF NET
LOT-13 11460.7 SF GROSS 9730.5 SF NET
LOT-14 11455.5 SF GROSS 9730.5 SF NET
LOT-15 11450.2 SF GROSS 9725.2 SF NET
LOT-16 11445 SF GROSS 9720 SF NET
LOT-17 11439.7 SF GROSS 9714.7 SF NET

LOT-8 11872.3 SF GROSS 10021.2 SF NET
LOT-9 12058.4 SF GROSS 10206.5 SF NET
LOT-10 12098.1 SF GROSS 10253.6 SF NET
LOT-11 12182.4 SF GROSS 10339.9 SF NET
LOT-12 12188.5 SF GROSS 10346 SF NET
LOT-13 12194.5 SF GROSS 10352 SF NET
LOT-14 16555.8 SF GROSS 10408.3 SF NET
LOT-15 16600.3 SF GROSS 10439.1 SF NET
LOT-16 12234.5 SF GROSS 10391.9 SF NET
LOT-17 12234.5 SF GROSS 10391.9 SF NET
LOT-18 12234.5 SF GROSS 10391.9 SF NET
LOT-19 12234.5 SF GROSS 10391.9 SF NET
LOT-20 11829.1 SF GROSS 9986.6 SF NET
LOT-21 11423.7 SF GROSS 9581.2 SF NET

MAILBOXES SEE SP-37

PROPOSED WASD PUBLIC SANITARY SEWAGE PUMP STATION

SP-32 SP-33

NORTH

SITE PLAN
1" = 40'

COPYRIGHT © 2024 PASCUAL, PEREZ, KILIDDJIAN, STARR - ARCHITECTS - PLANNERS
The architectural design and detail drawings for this building and / or overall project are the legal property of and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by Architect.

PASCUAL PEREZ KILIDDJIAN STARR
ARCHITECTS + PLANNERS
LICENSE # AA 26001357
EDGARDO PEREZ , AIA
LICENSE No. : AR 0015394
MARIO P. PASCUAL , AIA
LICENSE No. : AR 0008254
PETER KILIDDJIAN, RA
LICENSE No. : AR 0093067
ANDREW STARR, RA
LICENSE No. : AR 0095130
AT THE BEACON CENTER
1330 NW 84th AVENUE
DORAL, FLORIDA 33126
TELEPHONE :(305) 592-1363
FACSIMILE : (305) 592-6865
http://www.ppkarch.com

COPYRIGHT © PASCUAL, PEREZ, KILIDDJIAN STARR, ARCHITECTS - PLANNERS
The architectural design and detail drawings of this building and/or overall project are the legal property of, and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by the Architect.

REVISIONS:

OWNER:
LENNAR HOMES

ABESS
BY: LENNAR HOMES
MIAMI-DADE COUNTY, FLORIDA

SEAL:

SITE PLAN

MODEL P004-FRONTIER

DATE : 2024-06-03
SCALE : AS SHOWN
DRAWN : AJS
CHECK BY: PPK
JOB NO. : PPK

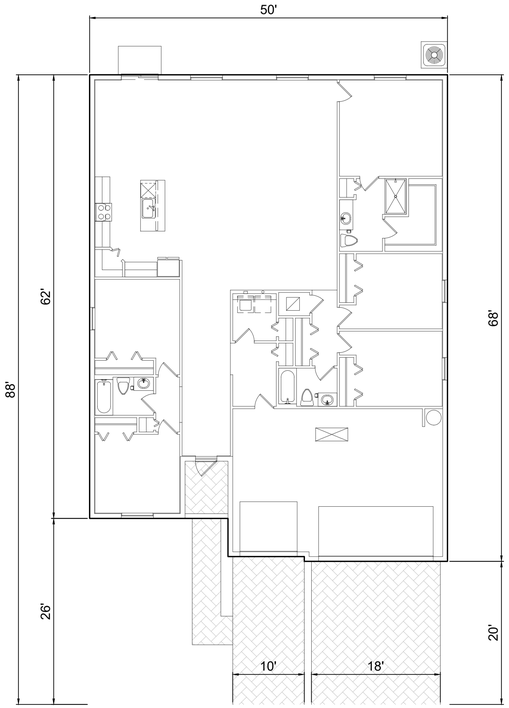
SP-33

SHEET NO. :

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z22-221
DATE: AUG 21 2024
BY: GONGOL

SITE DATA			
LOT COVERAGE BY LOT			
BLOCK 1			
LOT	SF LOT (NET AREA)	(SF) BLDG. FOOTPRINT	(%) LOT COVERAGE PROVIDED
LOT 1	11,960.40	3277	27.40%
LOT 2	11,057.30	3277	29.64%
LOT 3	11,073.60	3277	29.59%
LOT 4	11,089.90	3277	29.55%
LOT 5	11,106.20	3277	29.51%
BLOCK 2			
LOT 1	MODEL DOES NOT FIT		
LOT 2	MODEL DOES NOT FIT		
LOT 3	MODEL DOES NOT FIT		
LOT 4	MODEL DOES NOT FIT		
LOT 5	MODEL DOES NOT FIT		
LOT 6	MODEL DOES NOT FIT		
LOT 7	MODEL DOES NOT FIT		
BLOCK 3			
LOT 1	11,265.40	3277	29.09%
LOT 2	11,329.90	3277	28.92%
LOT 3	10,612.10	3277	30.88%
LOT 4	10,602.70	3277	30.91%
LOT 5	11,299.20	3277	29.00%
LOT 6	11,156.00	3277	29.37%
LOT 7	11,163.30	3277	29.36%
LOT 8	11,288.50	3277	29.03%
LOT 9	10,573.20	3277	30.99%
LOT 10	10,564.30	3277	31.02%
LOT 11	11,415.50	3277	28.71%
LOT 12	11,982.50	3277	27.35%
BLOCK 4			
LOT 1	MODEL DOES NOT FIT		
LOT 2	MODEL DOES NOT FIT		
LOT 3	MODEL DOES NOT FIT		
LOT 4	MODEL DOES NOT FIT		
LOT 5	MODEL DOES NOT FIT		
LOT 6	MODEL DOES NOT FIT		
LOT 7	10,139.50	3277	32.32%
LOT 8	10,202.06	3277	32.12%
LOT 9	MODEL DOES NOT FIT		
LOT 10	MODEL DOES NOT FIT		
LOT 11	MODEL DOES NOT FIT		
LOT 12	MODEL DOES NOT FIT		
LOT 13	MODEL DOES NOT FIT		
LOT 14	MODEL DOES NOT FIT		
LOT 15	10,080.90	3277	32.51%
LOT 16	MODEL DOES NOT FIT		

BLOCK 5			
LOT 1	10,084.50	3277	32.50%
LOT 2	MODEL DOES NOT FIT		
LOT 3	MODEL DOES NOT FIT		
LOT 4	MODEL DOES NOT FIT		
LOT 5	MODEL DOES NOT FIT		
LOT 6	MODEL DOES NOT FIT		
LOT 7	MODEL DOES NOT FIT		
LOT 8	MODEL DOES NOT FIT		
LOT 9	10,138.10	3277	32.32%
LOT 10	10,197.80	3277	32.13%
LOT 11	MODEL DOES NOT FIT		
LOT 12	MODEL DOES NOT FIT		
LOT 13	MODEL DOES NOT FIT		
LOT 14	MODEL DOES NOT FIT		
LOT 15	MODEL DOES NOT FIT		
LOT 16	MODEL DOES NOT FIT		
LOT 17	MODEL DOES NOT FIT		
BLOCK 6			
LOT 1	MODEL DOES NOT FIT		
LOT 2	MODEL DOES NOT FIT		
LOT 3	MODEL DOES NOT FIT		
LOT 4	MODEL DOES NOT FIT		
LOT 5	MODEL DOES NOT FIT		
LOT 6	MODEL DOES NOT FIT		
LOT 7	MODEL DOES NOT FIT		
LOT 8	10,021.20	3277	32.70%
LOT 9	10,206.50	3277	32.11%
LOT 10	10,253.60	3277	31.96%
LOT 11	10,339.90	3277	31.69%
LOT 12	10,346.00	3277	31.67%
LOT 13	10,352.00	3277	31.66%
LOT 14	10,408.30	3277	31.48%
LOT 15	10,439.10	3277	31.39%
LOT 16	10,391.90	3277	31.53%
LOT 17	10,391.90	3277	31.53%
LOT 18	10,391.90	3277	31.53%
LOT 19	10,391.90	3277	31.53%
LOT 20	9,986.60	3277	32.81%
LOT 21	MODEL DOES NOT FIT		
LOT 22	MODEL DOES NOT FIT		
LOT 23	MODEL DOES NOT FIT		
LOT 24	MODEL DOES NOT FIT		
LOT 25	MODEL DOES NOT FIT		
LOT 26	MODEL DOES NOT FIT		
LOT 27	MODEL DOES NOT FIT		
LOT 28	MODEL DOES NOT FIT		



FLOOR PLAN
SCALE: 1" = 10'

MODEL P005- HERITAGE	
AREA CALCULATION & DATA	
TOTAL A/C	**2,576 SF**
GARAGE	637 SF
COVERED ENTRY	64 SF
TOTAL GROSS	**3,277 SF**
LOT COVERAGE	3,277 SF

COPYRIGHT @ 2024 PASCUAL, PEREZ, KILIDDJIAN, STARR - ARCHITECTS - PLANNERS
The architectural design and detail drawings for this building and / or overall project are the legal property of and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by Architect.

PASCUAL PEREZ KILIDDJIAN STARR
ARCHITECTS + PLANNERS
LICENSE # AA 26001357
EDGARDO PEREZ , AIA
LICENSE No. : AR 0015394
MARIO P. PASCUAL , AIA
LICENSE No. : AR 0008254
PETER KILIDDJIAN, RA
LICENSE No. : AR 0093067
ANDREW STARR, RA
LICENSE No. : AR 0095130
AT THE BEACON CENTER
1330 NW 84th AVENUE
DORAL, FLORIDA 33126
TELEPHONE :(305) 592-1363
FACSIMILE : (305) 592-6865
http://www.ppkarch.com
COPYRIGHT © PASCUAL, PEREZ, KILIDDJIAN STARR, ARCHITECTS - PLANNERS
The architectural design and detail drawings of this building and/or overall project are the legal property of, and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by the Architect.
REVISIONS:

OWNER:
LENNAR HOMES

ABESS
BY: LENNAR HOMES
MIAMI-DADE COUNTY, FLORIDA

SEAL:

SITE PLAN

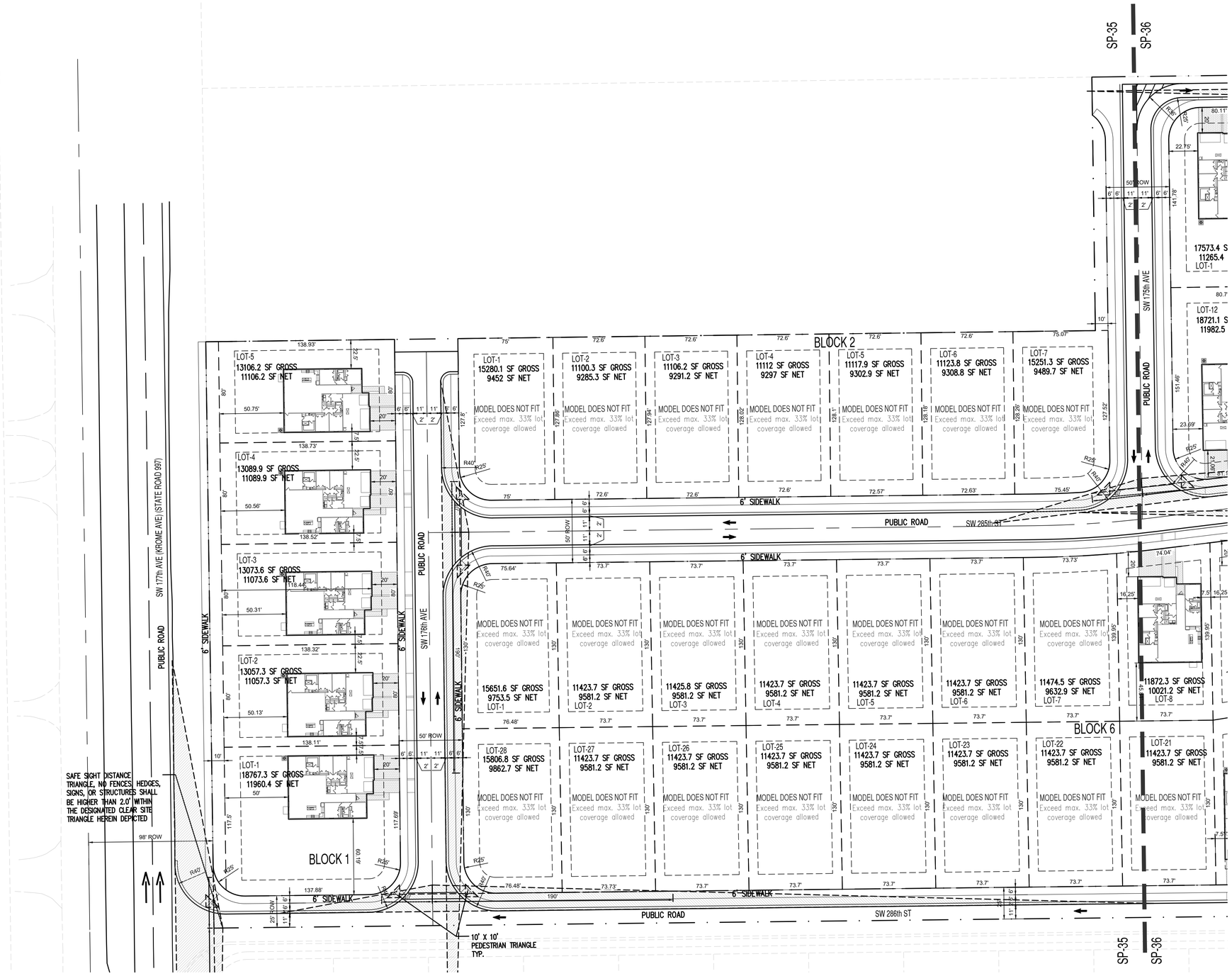
MODEL P005-HERITAGE

DATE : 2024-06-03
SCALE : AS SHOWN
DRAWN : AJS
CHECK BY: PPK
JOB NO. :

SP-34

SHEET NO. :

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z22-221
DATE: AUG 21 2024
BY: GONGOL



NORTH
SITE PLAN
1" = 40'

COPYRIGHT © 2024 PASCUAL, PEREZ, KILIDDJIAN, STARR - ARCHITECTS - PLANNERS
The architectural design and detail drawings for this building and / or overall project are the legal property of and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by Architect.

PASCUAL PEREZ KILIDDJIAN STARR
ARCHITECTS + PLANNERS
LICENSE # AA 26001357
EDGARDO PEREZ , AIA
LICENSE No. : AR 0015394
MARIO P. PASCUAL , AIA
LICENSE No. : AR 0008254
PETER KILIDDJIAN, RA
LICENSE No. : AR 0093067
ANDREW STARR, RA
LICENSE No. : AR 0095130
AT THE BEACON CENTER
1330 NW 84th AVENUE
DORAL, FLORIDA 33126
TELEPHONE :(305) 592-1363
FACSIMILE : (305) 592-6865
http://www.ppkarch.com
COPYRIGHT © PASCUAL, PEREZ, KILIDDJIAN STARR, ARCHITECTS - PLANNERS
The architectural design and detail drawings of this building and/or overall project are the legal property of, and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by the Architect.

REVISIONS:

OWNER:
LENNAR HOMES

ABESS
BY: LENNAR HOMES
MIAMI-DADE COUNTY, FLORIDA

SEAL:

SITE PLAN

MODEL P005-HERITAGE

DATE :	2024-06-03
SCALE :	AS SHOWN
DRAWN :	AJS
CHECK BY:	PPK
JOB NO. :	

SP-35

SHEET NO. :

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z22-221
DATE: AUG 21 2024
BY: GONGOL

SP-35 SP-36

SAFE SIGHT DISTANCE TRIANGLE, NO FENCES, HEDGES, SIGNS, OR STRUCTURES SHALL BE HIGHER THAN 2.0' WITHIN THE DESIGNATED CLEAR SITE TRIANGLE HEREIN DEPICTED

10' X 10' PEDESTRIAN TRIANGLE TYP.

6' DECORATIVE WALL SEE DTL. SP-22

PUBLIC ROAD — 6' SIDEWALK — 50' ROW — SW 175th AVE — SW 174th AVE — SW 173rd AVE — SW 284th ST — SW 285th ST — SW 286th ST

BLOCK 3 — BLOCK 4 — BLOCK 5 — BLOCK 6

MAILBOXES SEE SP-37

PROPOSED WASD PUBLIC SANITARY SEWAGE PUMP STATION

SP-35 SP-36

NORTH

SITE PLAN
1" = 40'

COPYRIGHT @ 2024 PASCUAL, PEREZ, KILIDDJIAN, STARR - ARCHITECTS - PLANNERS
The architectural design and detail drawings for this building and / or overall project are the legal property of and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by Architect.

PASCUAL PEREZ KILIDDJIAN STARR
ARCHITECTS + PLANNERS
LICENSE # AA 26001357
EDGARDO PEREZ , AIA
LICENSE No. : AR 0015394
MARIO P. PASCUAL , AIA
LICENSE No. : AR 0008254
PETER KILIDDJIAN, RA
LICENSE No. : AR 0093067
ANDREW STARR, RA
LICENSE No. : AR 0095130
AT THE BEACON CENTER
1330 NW 84th AVENUE
DORAL, FLORIDA 33126
TELEPHONE :(305) 592-1363
FACSIMILE : (305) 592-6865
http://www.ppkarch.com

COPYRIGHT © PASCUAL, PEREZ, KILIDDJIAN, STARR - ARCHITECTS - PLANNERS
The architectural design and detail drawings for this building and / or overall project are the legal property of and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by the Architect.

REVISIONS:

OWNER:
LENNAR HOMES

ABESS
BY: LENNAR HOMES
MIAMI-DADE COUNTY, FLORIDA

SEAL:

SITE PLAN

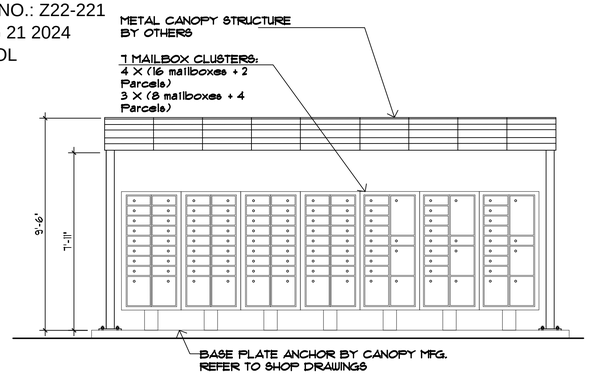
MODEL P005-HERITAGE

DATE :	2024-06-03
SCALE :	AS SHOWN
DRAWN :	AJS
CHECK BY:	PPK
JOB NO. :	

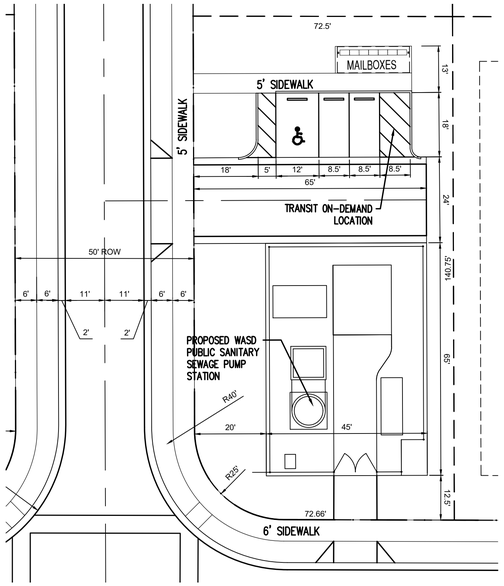
SP-36

SHEET NO. :

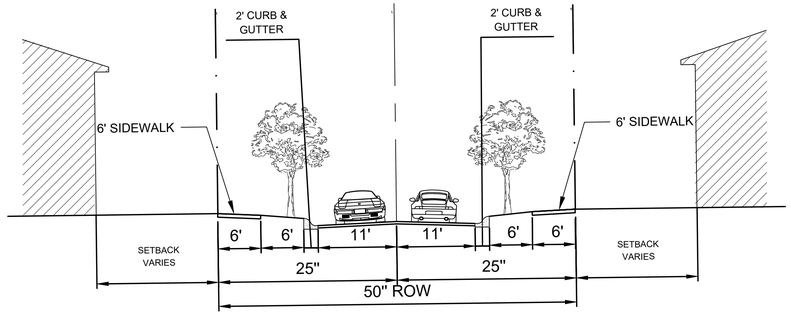
RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z22-221
DATE: AUG 21 2024
BY: GONGOL



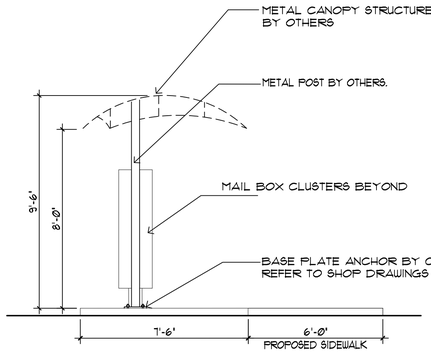
MAIL KIOSKO FRONT ELEVATION
SCALE: 1/4" = 1'-0"



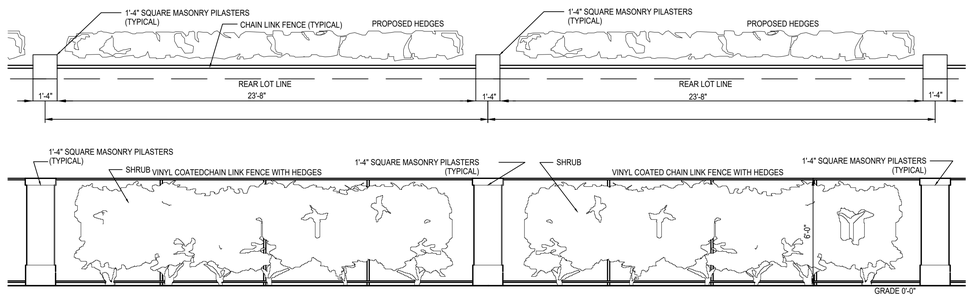
MAILBOX PARKING DETAILS
SCALE: 1"=20'-0"



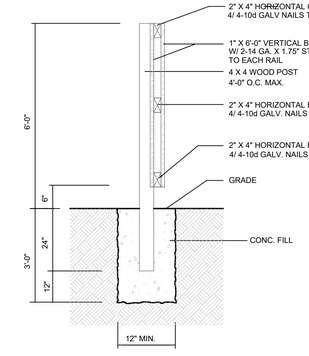
TYPICAL INTERIOR DRIVE SECTION
SCALE: 1"=10'-0"



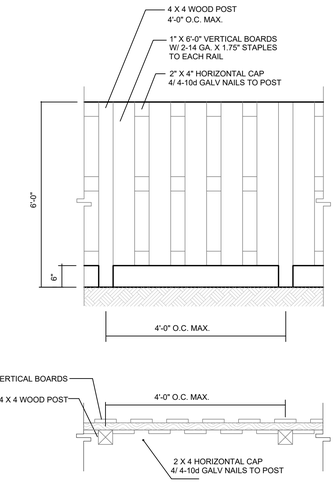
MAIL KIOSKO SIDE ELEVATION
SCALE: 1/4" = 1'-0"

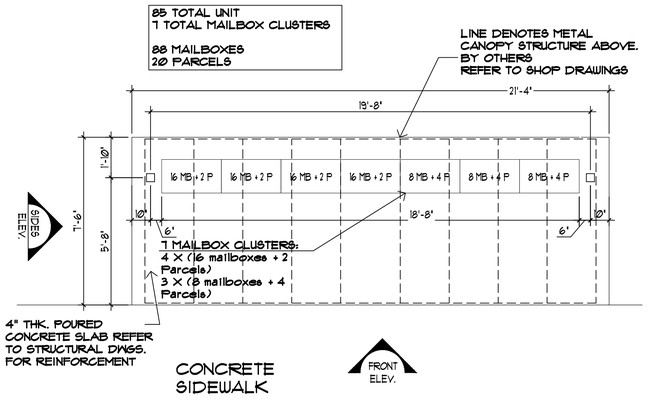


DECORATIVE WALL DETAIL
SCALE: 1/4" = 1'-0"

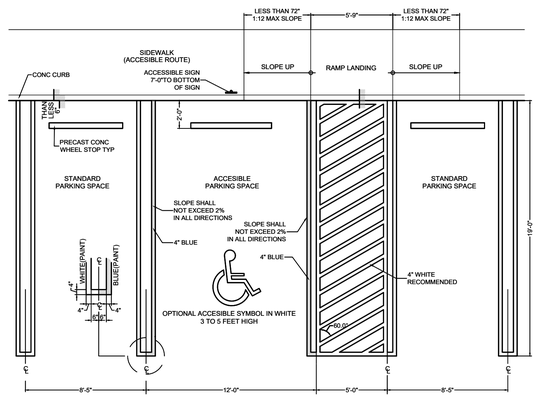


SINGLE FAMILY HOME REAR FENCE DETAIL
SCALE: 1/4" = 1'-0"

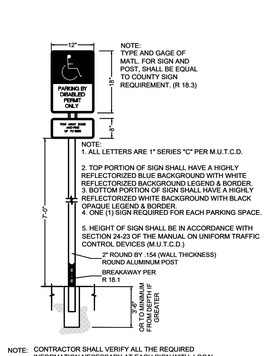




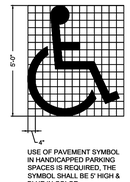
MAIL KIOSKO PLAN
SCALE: 1/4" = 1'-0"



PARKING DETAILS
SCALE: 1/4" = 1'-0"



NOTE: CONTRACTOR SHALL VERIFY ALL THE REQUIRED INFORMATION NECESSARY AT EACH SIGN WITH LOCAL AUTHORITIES PRIOR TO PURCHASING.



USE OF PAVEMENT SYMBOL IN HANDICAPPED PARKING SPACES IS REQUIRED, THE SYMBOL SHALL BE 5' HIGH & BLUE IN COLOR.

PARKING DETAILS
SCALE: 1/4" = 1'-0"

COPYRIGHT © 2024 PASCUAL, PEREZ, KILIDDJIAN, STARR - ARCHITECTS - PLANNERS
The architectural design and detail drawings For this building and / or overall project are the legal property of and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by Architect.

PASCUAL PEREZ KILIDDJIAN STARR
ARCHITECTS + PLANNERS
LICENSE # AA 26001357
EDGARDO PEREZ , AIA
LICENSE No. : AR 0015394
MARIO P. PASCUAL , AIA
LICENSE No. : AR 0008254
PETER KILIDDJIAN, RA
LICENSE No. : AR 0093067
ANDREW STARR, RA
LICENSE No. : AR 0095130
AT THE BEACON CENTER
1330 NW 84th AVENUE
DORAL, FLORIDA 33126
TELEPHONE :(305) 592-1363
FACSIMILE : (305) 592-6865
http://www.ppkarch.com
COPYRIGHT © PASCUAL, PEREZ, KILIDDJIAN STARR, ARCHITECTS - PLANNERS
The architectural design and detail drawings of this building and/or overall project are the legal property of, and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by the Architect.
REVISIONS:

OWNER:
LENNAR HOMES

ABESS
BY: LENNAR HOMES
MIAMI-DADE COUNTY, FLORIDA

SEAL:

SITE PLAN

SITE PLAN
DATE : 2024-08-05
SCALE : AS SHOWN
DRAWN : AJS
CHECK BY: PPK
JOB NO. :

SP-37
SHEET NO. :

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z22-221
DATE: AUG 21 2024
BY: GONGOL

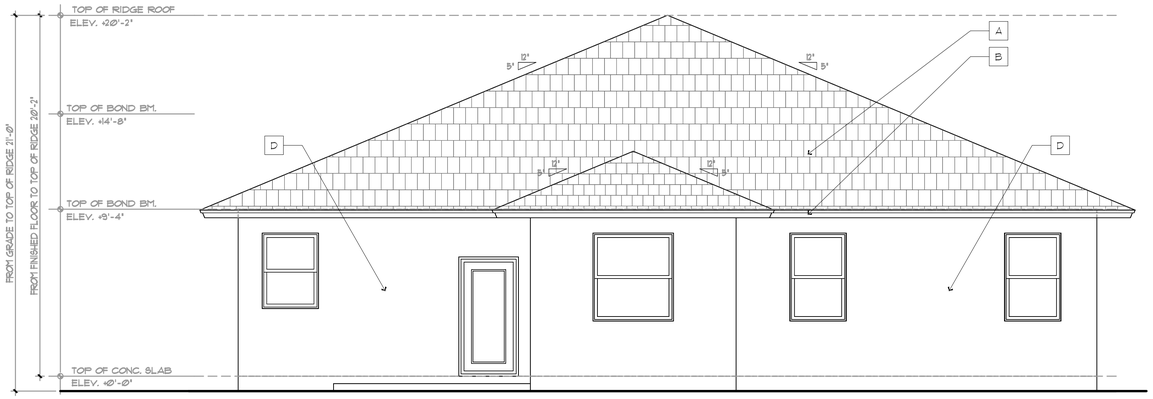


UNIT 2244 - FRONT ELEVATION

SCALE: 1/4" = 1'-0"

LEGEND

- A — CEMENT TILE ROOF (TYPICAL)
- B — 2X8 SMOOTH FINISH WOOD FASCIA (TYPICAL)
- C — SMOOTH FINISH CEMENTITIOUS MATERIAL TRIM
- D — TEXTURED CEMENTITIOUS MATERIAL FINISH
- E — DECORATIVE STONE VENEER
- F — LIGHT FIXTURE



UNIT 2244 - REAR ELEVATION

SCALE: 1/4" = 1'-0"

COPYRIGHT © 2022 PASCUAL, PEREZ, KILIDDJIAN, STARR - ARCHITECTS - PLANNERS
The architectural design and detail drawings for this building and / or overall project are the legal property of and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by Architect.

PASCUAL PEREZ KILIDDJIAN STARR
ARCHITECTS + PLANNERS
LICENSE # AA 26001357
EDGARDO PEREZ , AIA
LICENSE No. : AR 0015394
MARIO P. PASCUAL , AIA
LICENSE No. : AR 0008254
PETER KILIDDJIAN, RA
LICENSE No. : AR 0093067
ANDREW STARR, RA
LICENSE No. : AR 0095130
AT THE BEACON CENTER
1330 NW 84th AVENUE
DORAL, FLORIDA 33126
TELEPHONE:(305) 592-1363
FACSIMILE : (305) 592-6865
http://www.ppkarch.com

REVISIONS:

OWNER:
LENNAR HOMES

ABESS
BY: LENNAR HOMES
MIAMI-DADE COUNTY, FLORIDA

SEAL:

UNIT 2244

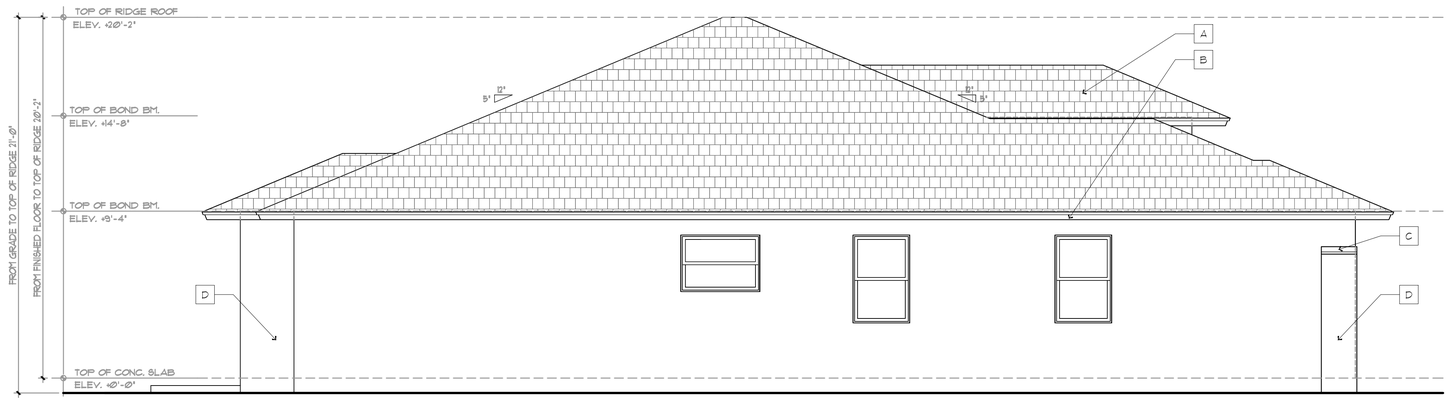
ELEVATIONS

DATE : 2024-06-03
SCALE : AS SHOWN
DRAWN : CG
CHECK BY: PPKS
JOB NO. :

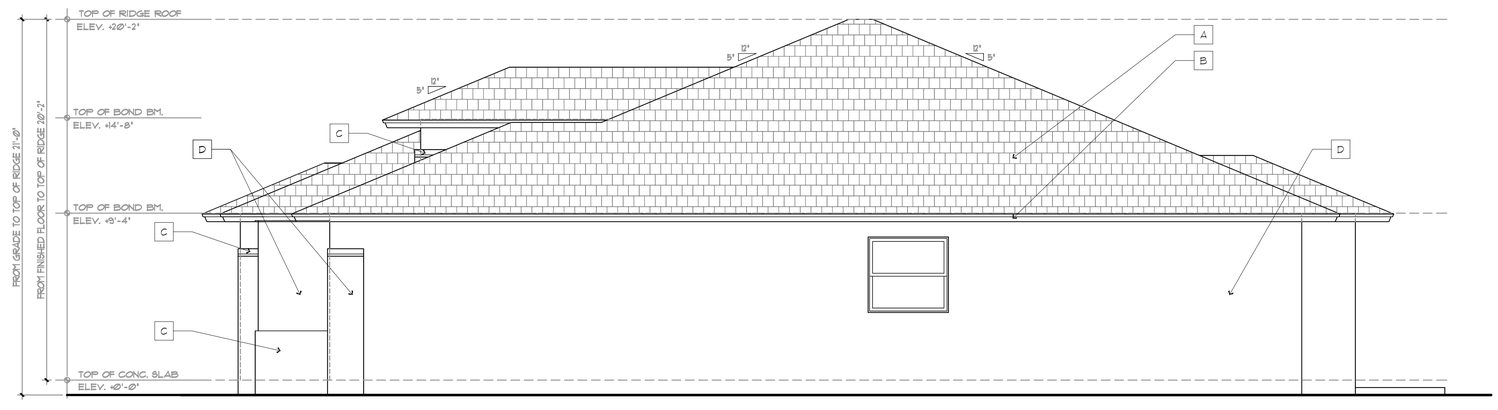
A-1.2

SHEET NO. :

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z22-221
DATE: AUG 21 2024
BY: GONGOL



UNIT 2244 - LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



UNIT 2244 - RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

LEGEND

- A CEMENT TILE ROOF (TYPICAL)
- B 2X8 SMOOTH FINISH WOOD FASCIA (TYPICAL)
- C SMOOTH FINISH CEMENTITIOUS MATERIAL TRIM
- D TEXTURED CEMENTITIOUS MATERIAL FINISH
- E DECORATIVE STONE VENEER
- F LIGHT FIXTURE

COPYRIGHT © 2022 PASCUAL, PEREZ, KILIDDJIAN, STARR - ARCHITECTS - PLANNERS
The architectural design and detail drawings for this building and / or overall project are the legal property of and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by Architect.

PASCUAL PEREZ KILIDDJIAN STARR
ARCHITECTS + PLANNERS
LICENSE # AA 26001357
EDGARDO PEREZ , AIA
LICENSE No. : AR 0015394
MARIO P. PASCUAL , AIA
LICENSE No. : AR 0008254
PETER KILIDDJIAN, RA
LICENSE No. : AR 0093067
ANDREW STARR, RA
LICENSE No. : AR 0095130
AT THE BEACON CENTER
1330 NW 84th AVENUE
DORAL, FLORIDA 33126
TELEPHONE:(305) 592-1363
FACSIMILE : (305) 592-6865
http://www.ppkarch.com
COPYRIGHT © PASCUAL, PEREZ, KILIDDJIAN, STARR, ARCHITECTS - PLANNERS
The architectural design and detail drawings of this building and/or overall project are the legal property of, and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by the Architect.

REVISIONS:

OWNER:
LENNAR HOMES

ABESS
BY: LENNAR HOMES
MIAMI-DADE COUNTY, FLORIDA

SEAL:

UNIT 2244

ELEVATIONS

DATE :	2024-06-03
SCALE :	AS SHOWN
DRAWN :	CG
CHECK BY:	PPKS
JOB NO. :	

A-1.3

SHEET NO. :

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z22-221
DATE: AUG 21 2024
BY: GONGOL



UNIT 2565 - FRONT ELEVATION

SCALE: 1/4" = 1'-0"



UNIT 2565 - REAR ELEVATION

SCALE: 1/4" = 1'-0"

LEGEND

- A — CEMENT TILE ROOF (TYPICAL)
- B — 2X8 SMOOTH FINISH WOOD FASCIA (TYPICAL)
- C — SMOOTH FINISH CEMENTITIOUS MATERIAL TRIM
- D — TEXTURED CEMENTITIOUS MATERIAL FINISH
- E — DECORATIVE STONE VENEER
- F — DECORATIVE MOTIF
- G — WALL MOUNTED EXTERIOR LIGHT FIXTURE

COPYRIGHT © 2022 PASCUAL, PEREZ, KILIDDJIAN, STARR - ARCHITECTS - PLANNERS
The architectural design and detail drawings for this building and / or overall project are the legal property of and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by Architect.

PASCUAL PEREZ KILIDDJIAN STARR
ARCHITECTS + PLANNERS
LICENSE # AA 26001357
EDGARDO PEREZ , AIA
LICENSE No. : AR 0015394
MARIO P. PASCUAL , AIA
LICENSE No. : AR 0008254
PETER KILIDDJIAN, RA
LICENSE No. : AR 0093067
ANDREW STARR, RA
LICENSE No. : AR 0095130
AT THE BEACON CENTER
1330 NW 84th AVENUE
DORAL, FLORIDA 33126
TELEPHONE :(305) 592-1363
FACSIMILE : (305) 592-6865
http://www.ppkarch.com

COPYRIGHT © 2022 PASCUAL, PEREZ, KILIDDJIAN, STARR - ARCHITECTS - PLANNERS
The architectural design and detail drawings of this building and/or overall project are the legal property of, and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by the Architect.

REVISIONS:

OWNER:
LENNAR HOMES

ABESS
BY: LENNAR HOMES
MIAMI-DADE COUNTY, FLORIDA

SEAL:

UNIT 2565

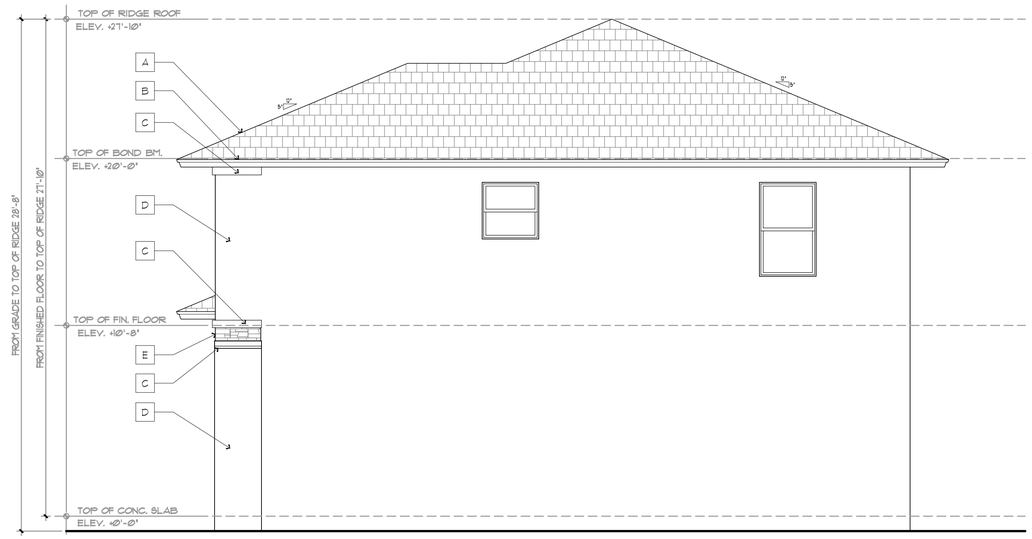
ELEVATIONS

DATE : 2024-06-03
SCALE : AS SHOWN
DRAWN : CG
CHECK BY: PPKS
JOB NO. :

A-2.2

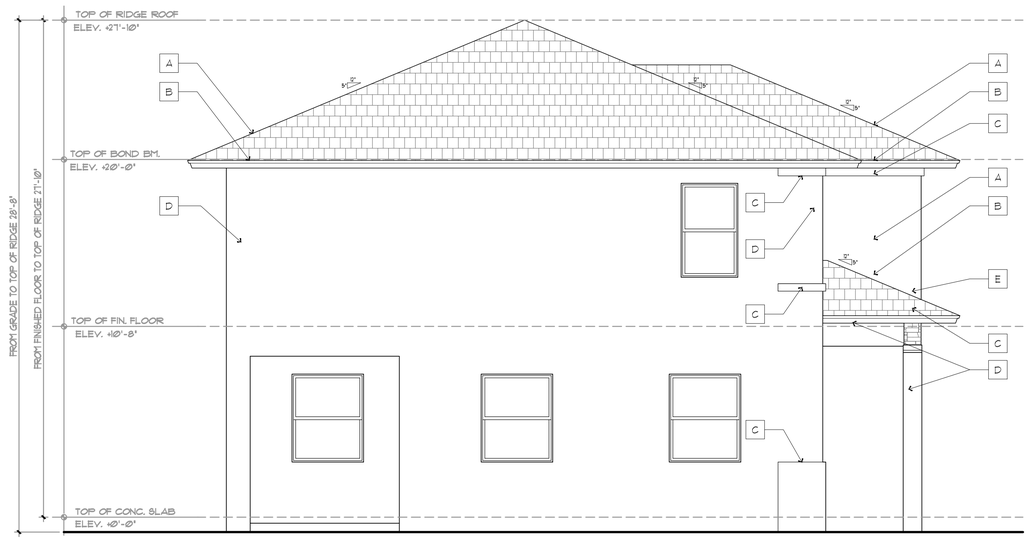
SHEET NO. :

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z22-221
DATE: AUG 21 2024
BY: GONGOL



UNIT 2565 - RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



UNIT 2565 - LEFT ELEVATION

SCALE: 1/4" = 1'-0"

LEGEND

- A — CEMENT TILE ROOF (TYPICAL)
- B — 2X8 SMOOTH FINISH WOOD FASCIA (TYPICAL)
- C — SMOOTH FINISH CEMENTITIOUS MATERIAL TRIM
- D — TEXTURED CEMENTITIOUS MATERIAL FINISH
- E — DECORATIVE STONE VENEER
- F — DECORATIVE MOTIF
- G — WALL MOUNTED EXTERIOR LIGHT FIXTURE

COPYRIGHT © 2022 PASCUAL, PEREZ, KILIDDJIAN, STARR - ARCHITECTS - PLANNERS
The architectural design and detail drawings for this building and / or overall project are the legal property of and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by Architect.

PASCUAL PEREZ KILIDDJIAN STARR
ARCHITECTS + PLANNERS
LICENSE # AA 26001357
EDGARDO PEREZ , AIA
LICENSE No. : AR 0015394
MARIO P. PASCUAL , AIA
LICENSE No. : AR 0008254
PETER KILIDDJIAN, RA
LICENSE No. : AR 0093067
ANDREW STARR, RA
LICENSE No. : AR 0095130
AT THE BEACON CENTER
1330 NW 84th AVENUE
DORAL, FLORIDA 33126
TELEPHONE:(305) 592-1363
FACSIMILE : (305) 592-6865
http://www.ppkarch.com

COPYRIGHT © 2022 PASCUAL, PEREZ, KILIDDJIAN, STARR - ARCHITECTS - PLANNERS
The architectural design and detail drawings for this building and / or overall project are the legal property of and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by the Architect.

REVISIONS:

OWNER:
LENNAR HOMES

ABESS
BY: LENNAR HOMES
MIAMI-DADE COUNTY, FLORIDA

SEAL:

UNIT 2565

ELEVATIONS

DATE :	2024-06-03
SCALE :	AS SHOWN
DRAWN :	CG
CHECK BY:	PPKS
JOB NO. :	

A-2.3

SHEET NO. :

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z22-221
DATE: AUG 21 2024
BY: GONGOL

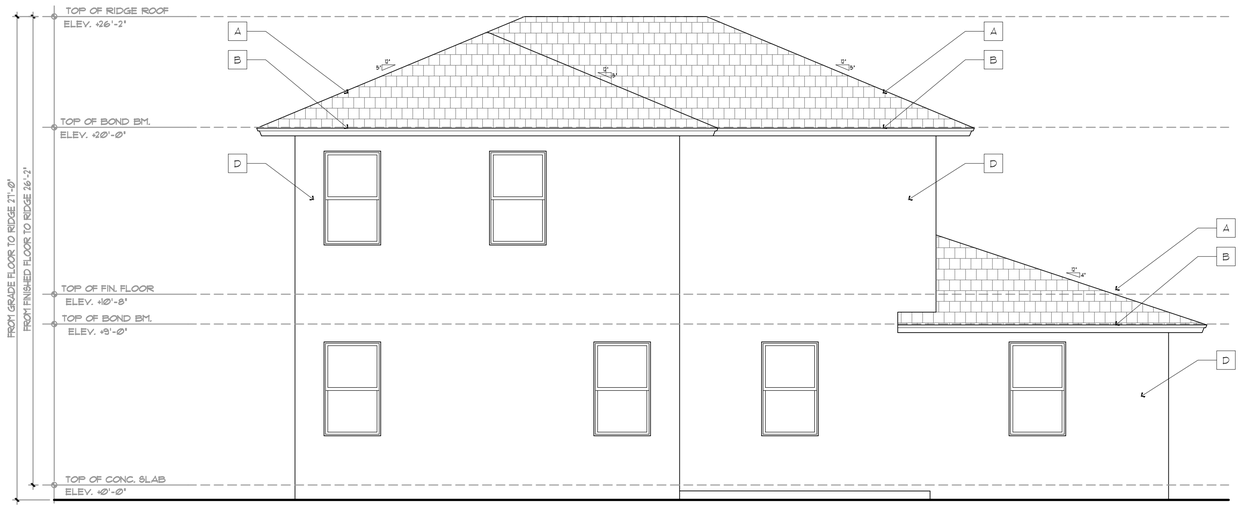


UNIT 2854 - FRONT ELEVATION

SCALE: 1/4" = 1'-0"

LEGEND

- A — CEMENT TILE ROOF (TYPICAL)
- B — 2X8 SMOOTH FINISH WOOD FASCIA (TYPICAL)
- C — SMOOTH FINISH CEMENTITIOUS MATERIAL TRIM
- D — TEXTURED CEMENTITIOUS MATERIAL FINISH
- E — DECORATIVE STONE VENEER
- F — DECORATIVE MOTIF
- G — WALL MOUNTED EXTERIOR LIGHT FIXTURE



UNIT 2854 - REAR ELEVATION

SCALE: 1/4" = 1'-0"

COPYRIGHT © 2022 PASCUAL, PEREZ, KILIDDJIAN, STARR - ARCHITECTS - PLANNERS
The architectural design and detail drawings for this building and / or overall project are the legal property of and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by Architect.

PASCUAL PEREZ KILIDDJIAN STARR
ARCHITECTS + PLANNERS
LICENSE # AA 26001357
EDGARDO PEREZ , AIA
LICENSE No. : AR 0015394
MARIO P. PASCUAL , AIA
LICENSE No. : AR 0008254
PETER KILIDDJIAN, RA
LICENSE No. : AR 0093067
ANDREW STARR, RA
LICENSE No. : AR 0095130
AT THE BEACON CENTER
1330 NW 84th AVENUE
DORAL, FLORIDA 33126
TELEPHONE :(305) 592-1363
FACSIMILE : (305) 592-6865
http://www.ppkarch.com

COPYRIGHT © PASCUAL, PEREZ, KILIDDJIAN, STARR, ARCHITECTS - PLANNERS
The architectural design and detail drawings of this building and/or overall project are the legal property of, and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by the Architect.

REVISIONS:

OWNER:
LENNAR HOMES

ABESS
BY: LENNAR HOMES
MIAMI-DADE COUNTY, FLORIDA

SEAL:

UNIT 2854

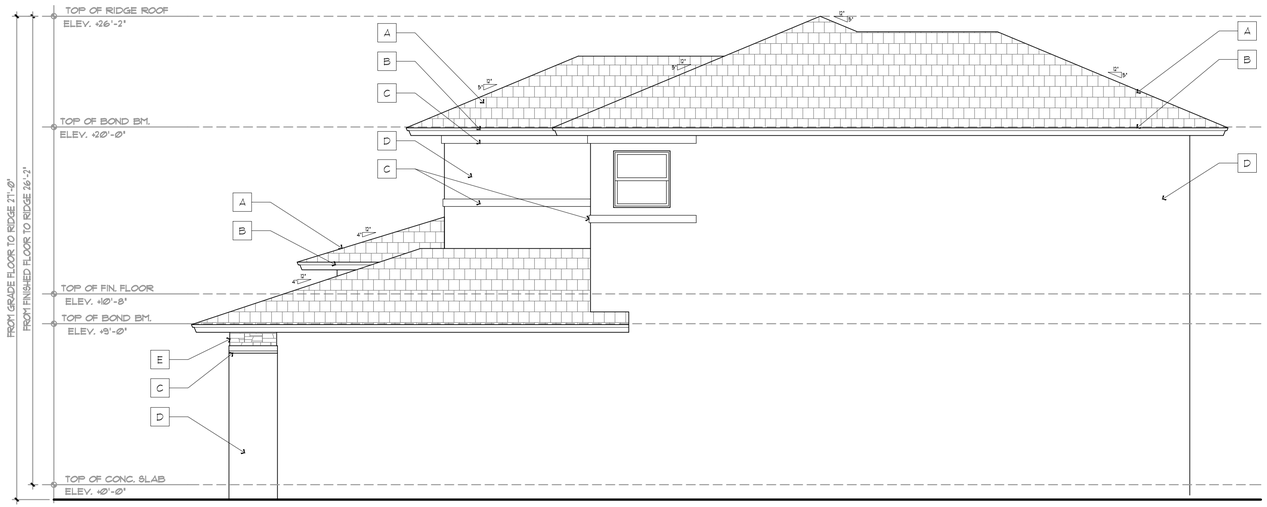
ELEVATIONS

DATE :	2024-06-03
SCALE :	AS SHOWN
DRAWN :	CG
CHECK BY:	PPKS
JOB NO. :	

A-3.2

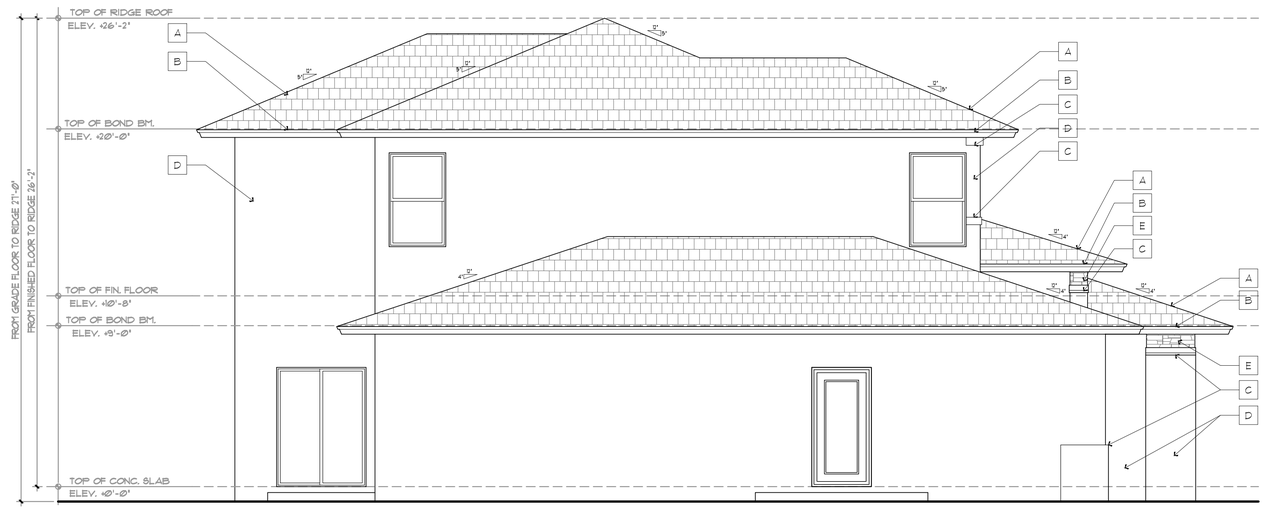
SHEET NO. :

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z22-221
DATE: AUG 21 2024
BY: GONGOL



UNIT 2854 - RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



UNIT 2854 - LEFT ELEVATION

SCALE: 1/4" = 1'-0"

LEGEND

- A — CEMENT TILE ROOF (TYPICAL)
- B — 2X8 SMOOTH FINISH WOOD FASCIA (TYPICAL)
- C — SMOOTH FINISH CEMENTITIOUS MATERIAL TRIM
- D — TEXTURED CEMENTITIOUS MATERIAL FINISH
- E — DECORATIVE STONE VENEER
- F — DECORATIVE MOTIF
- G — WALL MOUNTED EXTERIOR LIGHT FIXTURE

COPYRIGHT © 2022 PASCUAL, PEREZ, KILIDDJIAN, STARR - ARCHITECTS - PLANNERS
The architectural design and detail drawings for this building and / or overall project are the legal property of and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by Architect.

PASCUAL PEREZ KILIDDJIAN STARR
ARCHITECTS + PLANNERS
LICENSE # AA 26001357
EDGARDO PEREZ , AIA
LICENSE No. : AR 0015394
MARIO P. PASCUAL , AIA
LICENSE No. : AR 0008254
PETER KILIDDJIAN, RA
LICENSE No. : AR 0093067
ANDREW STARR, RA
LICENSE No. : AR 0095130
AT THE BEACON CENTER
1330 NW 84th AVENUE
DORAL, FLORIDA 33126
TELEPHONE-(305) 592-1363
FACSIMILE : (305) 592-6865
http://www.ppkarch.com

COPYRIGHT © 2022 PASCUAL, PEREZ, KILIDDJIAN, STARR, ARCHITECTS - PLANNERS
The architectural design and detail drawings of this building and/or overall project are the legal property of, and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by the Architect.

REVISIONS:

OWNER:
LENNAR HOMES

ABESS
BY: LENNAR HOMES
MIAMI-DADE COUNTY, FLORIDA

SEAL:

UNIT 2854

ELEVATIONS

DATE :	2024-06-03
SCALE :	AS SHOWN
DRAWN :	CG
CHECK BY:	PPKS
JOB NO. :	

A-3.3

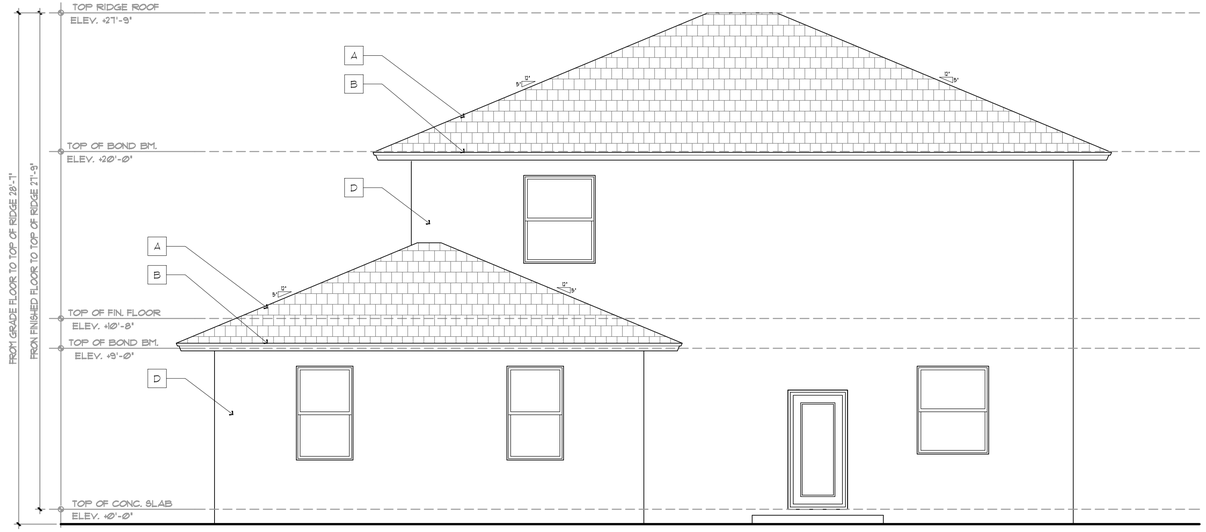
SHEET NO. :

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z22-221
DATE: AUG 21 2024
BY: GONGOL



UNIT 3098 - FRONT ELEVATION

SCALE: 1/4" = 1'-0"



UNIT 3098 - REAR ELEVATION

SCALE: 1/4" = 1'-0"

LEGEND

- A CEMENT TILE ROOF (TYPICAL)
- B 2X8 SMOOTH FINISH WOOD FASCIA (TYPICAL)
- C SMOOTH FINISH CEMENTITIOUS MATERIAL TRIM
- D TEXTURED CEMENTITIOUS MATERIAL FINISH
- E DECORATIVE STONE VENEER
- F DECORATIVE MOTIF
- G WALL MOUNTED EXTERIOR LIGHT FIXTURE

COPYRIGHT © 2022 PASCUAL, PEREZ, KILIDDJIAN, STARR - ARCHITECTS - PLANNERS
The architectural design and detail drawings for this building and / or overall project are the legal property of and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by Architect.

PASCUAL PEREZ KILIDDJIAN STARR
ARCHITECTS + PLANNERS
LICENSE # AA 26001357
EDGARDO PEREZ , AIA
LICENSE No. : AR 0015394
MARIO P. PASCUAL , AIA
LICENSE No. : AR 0008254
PETER KILIDDJIAN, RA
LICENSE No. : AR 0093067
ANDREW STARR, RA
LICENSE No. : AR 0095130
AT THE BEACON CENTER
1330 NW 84th AVENUE
DORAL, FLORIDA 33126
TELEPHONE :(305) 592-1363
FACSIMILE : (305) 592-6865
http://www.ppkarch.com

COPYRIGHT © PASCUAL, PEREZ, KILIDDJIAN, STARR, ARCHITECTS - PLANNERS
The architectural design and detail drawings of this building and/or overall project are the legal property of, and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by the Architect.

REVISIONS:

OWNER:
LENNAR HOMES

ABESS
BY: LENNAR HOMES
MIAMI-DADE COUNTY, FLORIDA

SEAL:

UNIT 3098

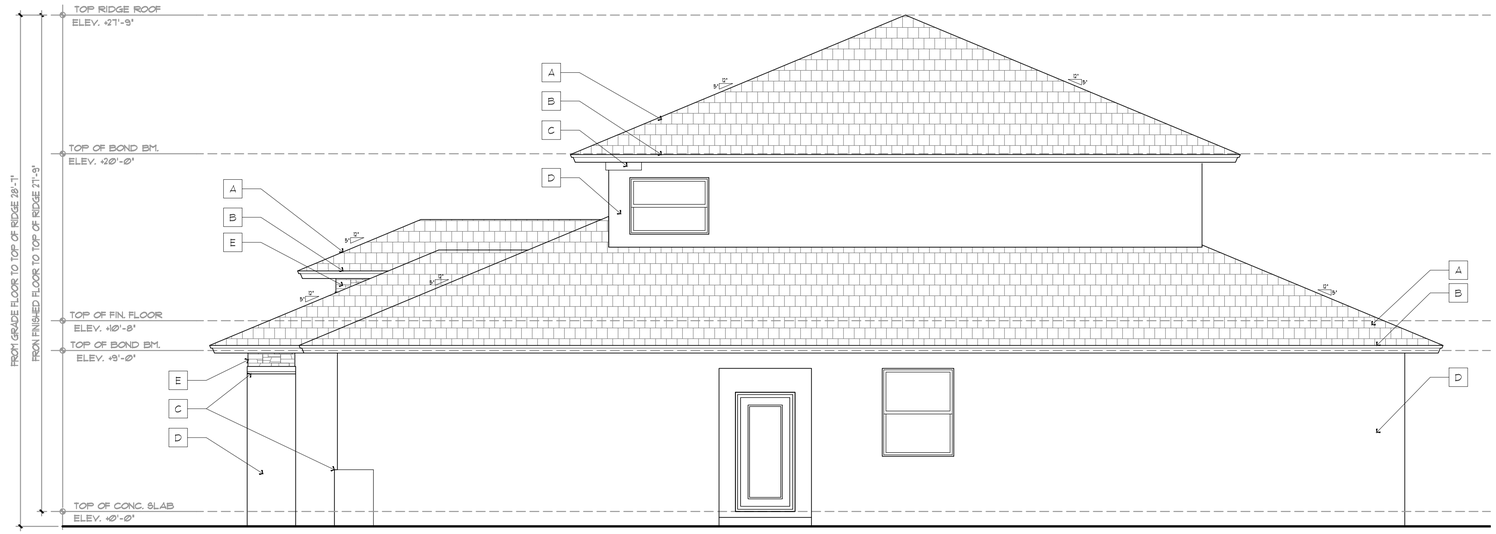
ELEVATIONS

DATE : 2024-06-03
SCALE : AS SHOWN
DRAWN : CG
CHECK BY: PPKS
JOB NO. :

A-4.2

SHEET NO. :

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z22-221
DATE: AUG 21 2024
BY: GONGOL

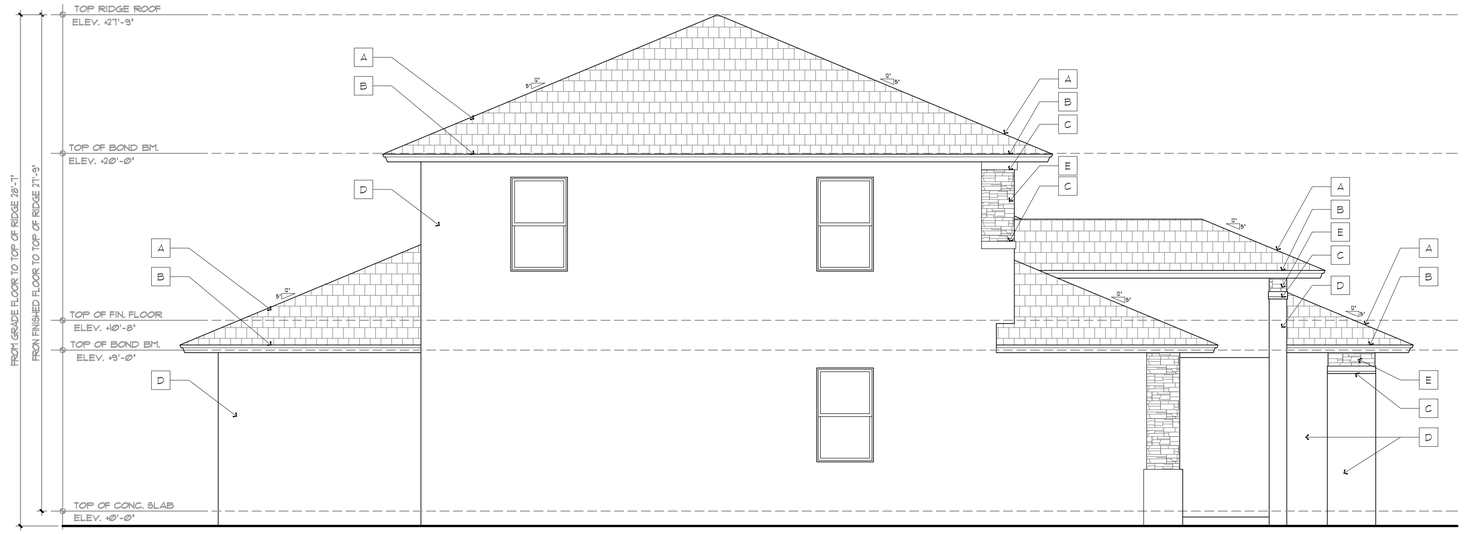


UNIT 3098 - RIGHT ELEVATION

SCALE: 1/4" = 1'-0"

LEGEND

- A — CEMENT TILE ROOF (TYPICAL)
- B — 2X8 SMOOTH FINISH WOOD FASCIA (TYPICAL)
- C — SMOOTH FINISH CEMENTITIOUS MATERIAL TRIM
- D — TEXTURED CEMENTITIOUS MATERIAL FINISH
- E — DECORATIVE STONE VENEER
- F — DECORATIVE MOTIF
- G — WALL MOUNTED EXTERIOR LIGHT FIXTURE



UNIT 3098 - LEFT ELEVATION

SCALE: 1/4" = 1'-0"

PASCUAL PEREZ KILIDDJIAN STARR
ARCHITECTS + PLANNERS
LICENSE # AA 26001357
EDGARDO PEREZ , AIA
LICENSE No. : AR 0015394
MARIO P. PASCUAL , AIA
LICENSE No. : AR 0008254
PETER KILIDDJIAN, RA
LICENSE No. : AR 0093067
ANDREW STARR, RA
LICENSE No. : AR 0095130
AT THE BEACON CENTER
1330 NW 84th AVENUE
DORAL, FLORIDA 33126
TELEPHONE:(305) 592-1363
FACSIMILE : (305) 592-6865
http://www.ppkarch.com

COPYRIGHT © 2022 PASCUAL, PEREZ, KILIDDJIAN, STARR - ARCHITECTS - PLANNERS
The architectural design and detail drawings for this building and / or overall project are the legal property of and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by the Architect.

REVISIONS:

OWNER:
LENNAR HOMES

ABESS
BY: LENNAR HOMES
MIAMI-DADE COUNTY, FLORIDA

SEAL:

UNIT 3098

ELEVATIONS

DATE :	2024-06-03
SCALE :	AS SHOWN
DRAWN :	CG
CHECK BY:	PPKS
JOB NO. :	

A-4.3

SHEET NO. :

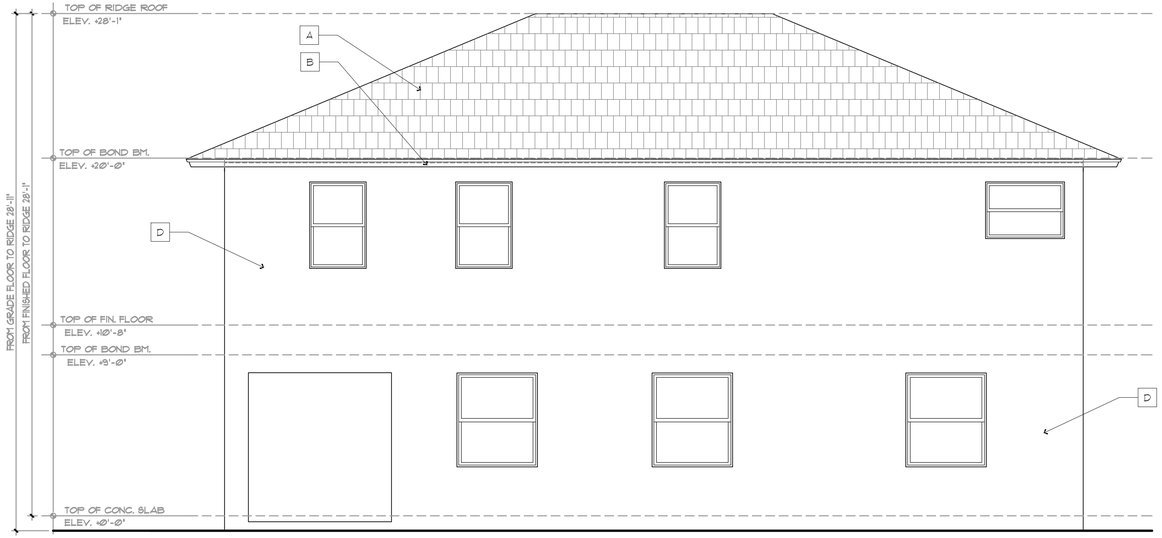
RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z22-221
DATE: AUG 21 2024
BY: GONGOL



UNIT 3266 - FRONT ELEVATION
SCALE: 1/4" = 1'-0"

LEGEND

- A CEMENT TILE ROOF (TYPICAL)
- B 2X8 SMOOTH FINISH WOOD FASCIA (TYPICAL)
- C SMOOTH FINISH CEMENTITIOUS MATERIAL TRIM
- D TEXTURED CEMENTITIOUS MATERIAL FINISH
- E DECORATIVE STONE VENEER
- F DECORATIVE MOTIF
- G WALL MOUNTED EXTERIOR LIGHT FIXTURE



UNIT 3266 - REAR ELEVATION
SCALE: 1/4" = 1'-0"

COPYRIGHT © 2022 PASCUAL, PEREZ, KILIDDJIAN, STARR - ARCHITECTS - PLANNERS
The architectural design and detail drawings for this building and / or overall project are the legal property of and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by Architect.

PASCUAL PEREZ KILIDDJIAN STARR
ARCHITECTS + PLANNERS
LICENSE # AA 26001357
EDGARDO PEREZ , AIA
LICENSE No. : AR 0015394
MARIO P. PASCUAL , AIA
LICENSE No. : AR 0008254
PETER KILIDDJIAN, RA
LICENSE No. : AR 0093067
ANDREW STARR, RA
LICENSE No. : AR 0095130
AT THE BEACON CENTER
1330 NW 84th AVENUE
DORAL, FLORIDA 33126
TELEPHONE :(305) 592-1363
FACSIMILE : (305) 592-6865
http://www.ppkarch.com

COPYRIGHT © 2022 PASCUAL, PEREZ, KILIDDJIAN, STARR - ARCHITECTS - PLANNERS
The architectural design and detail drawings for this building and / or overall project are the legal property of and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by the Architect.

REVISIONS:

OWNER:
LENNAR HOMES

ABESS
BY: LENNAR HOMES
MIAMI-DADE COUNTY, FLORIDA

SEAL:

UNIT 3266

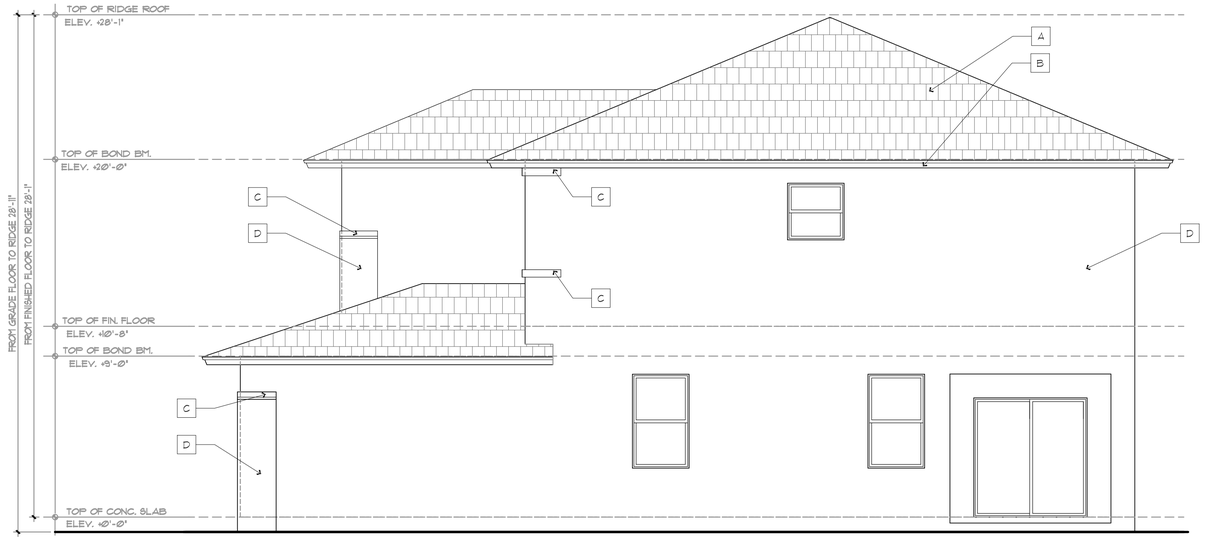
ELEVATIONS

DATE : 2024-06-03
SCALE : AS SHOWN
DRAWN : CG
CHECK BY: PPKS
JOB NO. :

A-5.2

SHEET NO. :

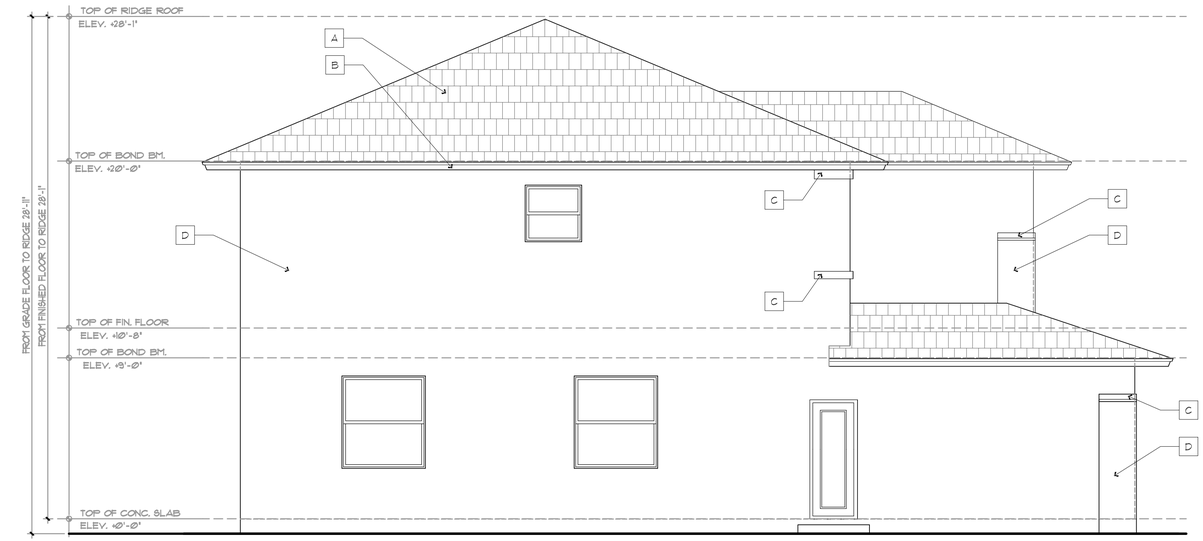
RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z22-221
DATE: AUG 21 2024
BY: GONGOL



UNIT 3266 - RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

LEGEND

- A — CEMENT TILE ROOF (TYPICAL)
- B — 2X8 SMOOTH FINISH WOOD FASCIA (TYPICAL)
- C — SMOOTH FINISH CEMENTITIOUS MATERIAL TRIM
- D — TEXTURED CEMENTITIOUS MATERIAL FINISH
- E — DECORATIVE STONE VENEER
- F — DECORATIVE MOTIF
- G — WALL MOUNTED EXTERIOR LIGHT FIXTURE



UNIT 3266 - LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

PASCUAL PEREZ KILIDDJIAN STARR
ARCHITECTS + PLANNERS
LICENSE # AA 26001357
EDGARDO PEREZ , AIA
LICENSE No. : AR 0015394
MARIO P. PASCUAL , AIA
LICENSE No. : AR 0008254
PETER KILIDDJIAN, RA
LICENSE No. : AR 0093067
ANDREW STARR, RA
LICENSE No. : AR 0095130
AT THE BEACON CENTER
1330 NW 84th AVENUE
DORAL, FLORIDA 33126
TELEPHONE:(305) 592-1363
FACSIMILE : (305) 592-6865
http://www.ppkarch.com

COPYRIGHT © 2022 PASCUAL, PEREZ, KILIDDJIAN, STARR - ARCHITECTS - PLANNERS
The architectural design and detail drawings for this building and / or overall project are the legal property of and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by the Architect.

REVISIONS:

OWNER:
LENNAR HOMES

ABESS
BY: LENNAR HOMES
MIAMI-DADE COUNTY, FLORIDA

SEAL:

UNIT 3266

ELEVATIONS

DATE : 2024-06-03
SCALE : AS SHOWN
DRAWN : CG
CHECK BY: PPKS
JOB NO. :

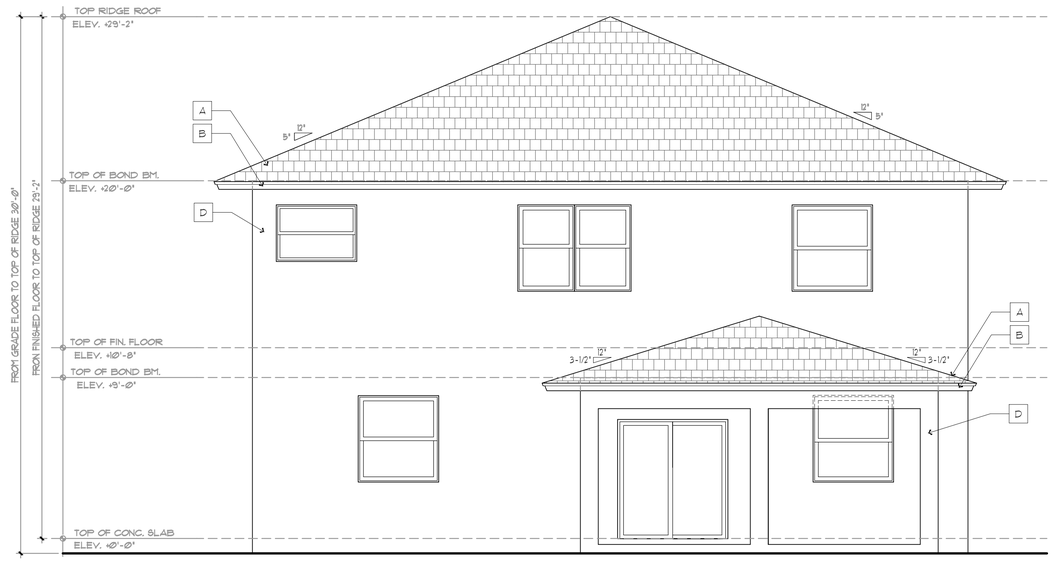
A-5.3

SHEET NO. :

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z22-221
DATE: AUG 21 2024
BY: GONGOL



UNIT 3611 - FRONT ELEVATION
SCALE: 1/4" = 1'-0"



UNIT 3611 - REAR ELEVATION
SCALE: 1/4" = 1'-0"

LEGEND

- A — CEMENT TILE ROOF (TYPICAL)
- B — 2X8 SMOOTH FINISH WOOD FASCIA (TYPICAL)
- C — SMOOTH CEMENTITIOUS FINISH MATERIAL FINISH
- D — TEXTURED CEMENTITIOUS MATERIAL FINISH
- E — DECORATIVE STONE VENEER OVER C.M.U. WALL
- F — WALL MOUNTED EXTERIOR LIGHT FIXTURE

COPYRIGHT © 2022 PASCUAL, PEREZ, KILIDDJIAN, STARR - ARCHITECTS - PLANNERS
The architectural design and detail drawings for this building and / or overall project are the legal property of and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by Architect.

PASCUAL PEREZ KILIDDJIAN STARR
ARCHITECTS + PLANNERS
LICENSE # AA 26001357
EDGARDO PEREZ , AIA
LICENSE No. : AR 0015394
MARIO P. PASCUAL , AIA
LICENSE No. : AR 0008254
PETER KILIDDJIAN, RA
LICENSE No. : AR 0093067
ANDREW STARR, RA
LICENSE No. : AR 0095130
AT THE BEACON CENTER
1330 NW 84th AVENUE
DORAL, FLORIDA 33126
TELEPHONE:(305) 592-1363
FACSIMILE : (305) 592-6865
http://www.ppkarch.com
COPYRIGHT © PASCUAL, PEREZ, KILIDDJIAN, STARR, ARCHITECTS - PLANNERS
The architectural design and detail drawings of this building and/or overall project are the legal property of, and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by the Architect.

REVISIONS:

OWNER:
LENNAR HOMES

ABESS
BY: LENNAR HOMES
MIAMI-DADE COUNTY, FLORIDA

SEAL:

UNIT 3611

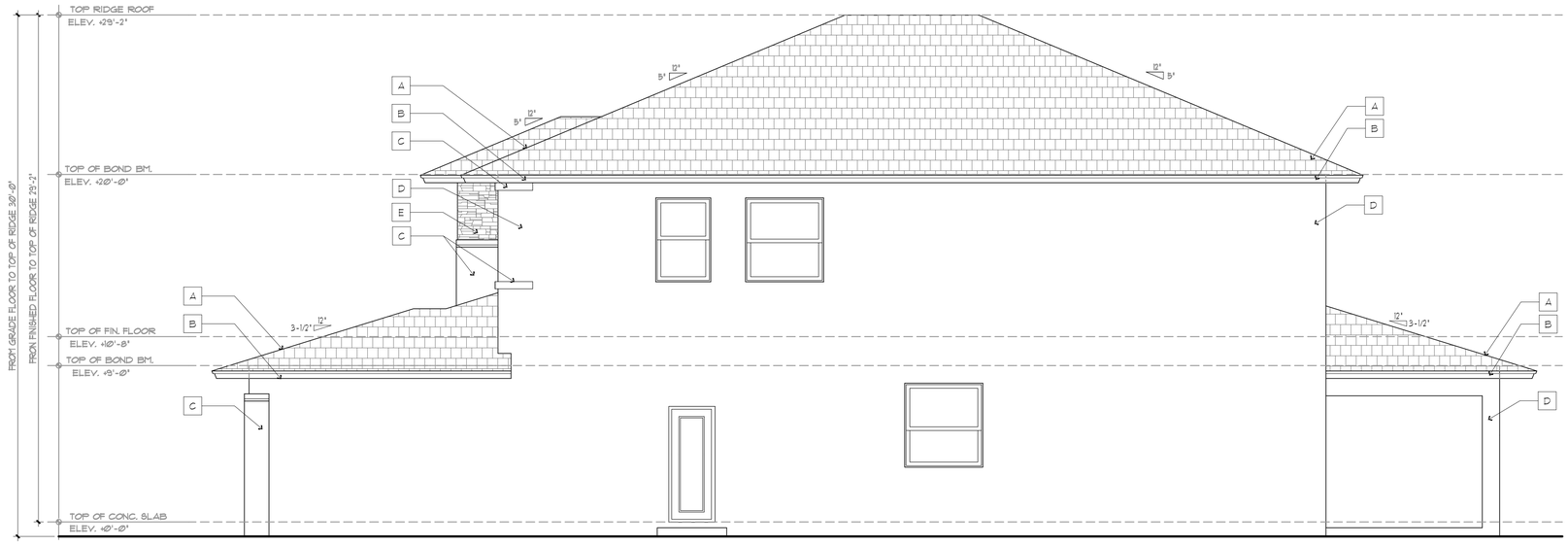
ELEVATIONS

DATE :	2024-06-03
SCALE :	AS SHOWN
DRAWN :	CG
CHECK BY:	PPKS
JOB NO. :	

A-6.2

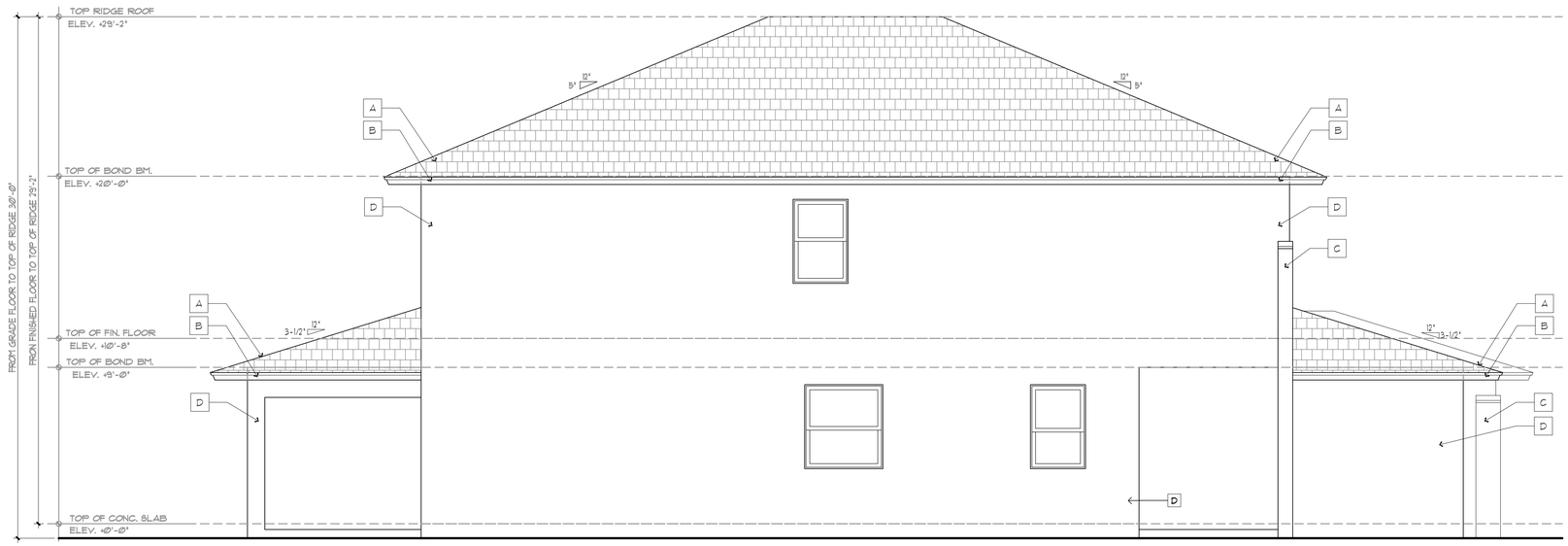
SHEET NO. :

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z22-221
DATE: AUG 21 2024
BY: GONGOL



UNIT 3611 - RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



UNIT 3611 - LEFT ELEVATION

SCALE: 1/4" = 1'-0"

LEGEND

- A — CEMENT TILE ROOF (TYPICAL)
- B — 2X8 SMOOTH FINISH WOOD FASCIA (TYPICAL)
- C — SMOOTH CEMENTITIOUS FINISH MATERIAL FINISH
- D — TEXTURED CEMENTITIOUS MATERIAL FINISH
- E — DECORATIVE STONE VENEER OVER C.M.U. WALL
- F — WALL MOUNTED EXTERIOR LIGHT FIXTURE

COPYRIGHT © 2022 PASCUAL, PEREZ, KILIDDJIAN, STARR - ARCHITECTS - PLANNERS
The architectural design and detail drawings for this building and / or overall project are the legal property of and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by Architect.

PASCUAL PEREZ KILIDDJIAN STARR
ARCHITECTS + PLANNERS
LICENSE # AA 26001357
EDGARDO PEREZ , AIA
LICENSE No. : AR 0015394
MARIO P. PASCUAL , AIA
LICENSE No. : AR 0008254
PETER KILIDDJIAN, RA
LICENSE No. : AR 0093067
ANDREW STARR, RA
LICENSE No. : AR 0095130
AT THE BEACON CENTER
1330 NW 84th AVENUE
DORAL, FLORIDA 33126
TELEPHONE :(305) 592-1363
FACSIMILE : (305) 592-6865
http://www.ppkarch.com

COPYRIGHT © 2022 PASCUAL, PEREZ, KILIDDJIAN, STARR - ARCHITECTS - PLANNERS
The architectural design and detail drawings of this building and/or overall project are the legal property of, and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by the Architect.

REVISIONS:

OWNER:
LENNAR HOMES

ABESS
BY: LENNAR HOMES
MIAMI-DADE COUNTY, FLORIDA

SEAL:

UNIT 3611

ELEVATIONS

DATE :	2024-06-03
SCALE :	AS SHOWN
DRAWN :	CG
CHECK BY:	PPKS
JOB NO. :	

A-6.3

SHEET NO. :

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z22-221
DATE: AUG 21 2024
BY: GONGOL

COPYRIGHT © 2022 PASCUAL, PEREZ, KILIDDJIAN, STARR - ARCHITECTS - PLANNERS
The architectural design and detail drawings for this building and / or overall project are the legal property of and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by the Architect.

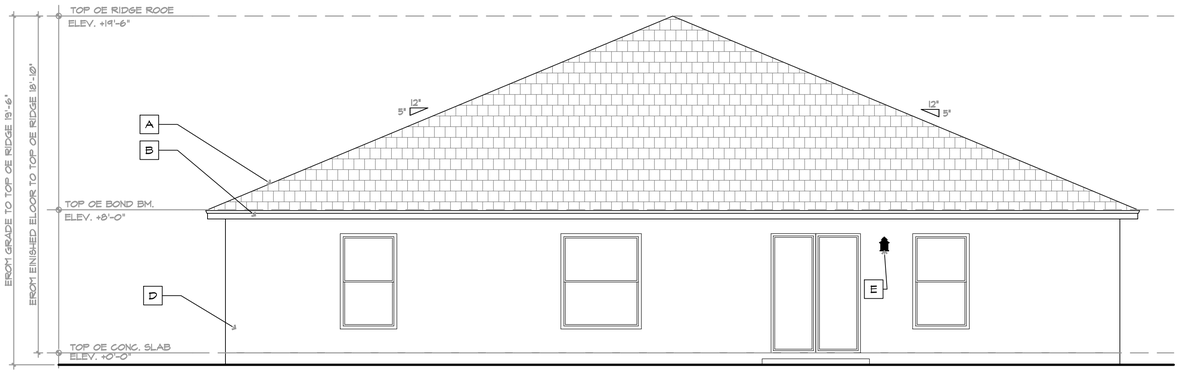


UNIT P001-ASPIRE - FRONT ELEVATION

SCALE: 1/4" = 1'-0"

LEGEND

- A CEMENT TILE ROOF (TYPICAL)
- B 2X8 SMOOTH FINISH WOOD FASCIA (TYPICAL)
- C SMOOTH FINISH CEMENTITIOUS MATERIAL TRIM
- D TEXTURED CEMENTITIOUS MATERIAL FINISH
- E LIGHT FIXTURE



UNIT P001-ASPIRE - REAR ELEVATION

SCALE: 3/16 = 1'-0"

PASCUAL PEREZ KILIDDJIAN STARR
ARCHITECTS+PLANNERS
LICENSE # AA 26001357
EDGARDO PEREZ , AIA
LICENSE No. : AR 0015394
MARIO P. PASCUAL , AIA
LICENSE No. : AR 0008254
PETER KILIDDJIAN, AIA
LICENSE No. : AR 0093067
ANDREW STARR, AIA
LICENSE No. : AR 0095130
AT THE BEACON CENTER
1330 NW 84th AVENUE
DORAL, FLORIDA 33126
TELEPHONE :(305) 592-1363
EACSIMILE : (305) 592-6865
http://www.ppkarch.com

COPYRIGHT© PASCUAL, PEREZ KILIDDJIAN STARR, ARCHITECTS - PLANNERS
The architectural design and detail drawings of this building and/or overall project are the legal property of, and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by the Architect.

REVISIONS:

OWNER:
LENNAR HOMES

ABESS
BY: LENNAR HOMES
MIAMI-DADE COUNTY, FLORIDA

SEAL:

UNIT P001-ASPIRE

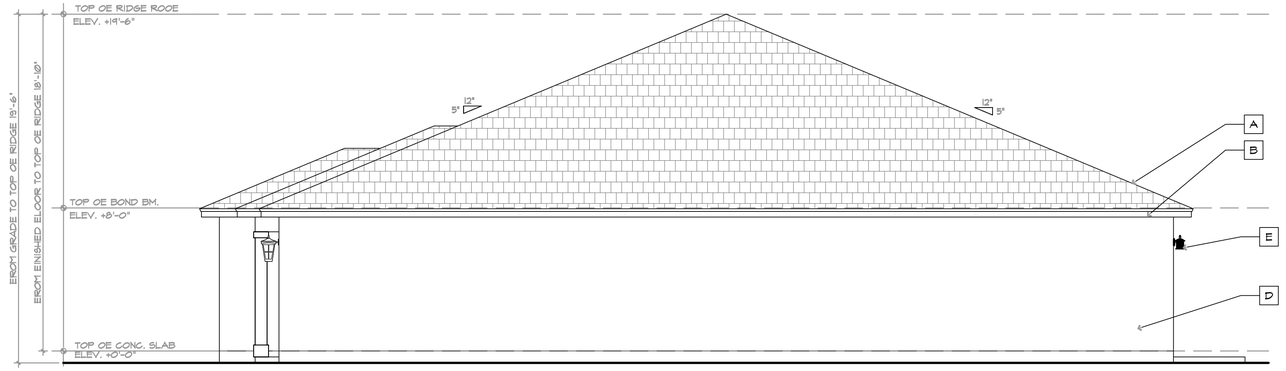
ELEVATIONS

DATE :	2024-08-09
SCALE :	AS SHOWN
DRAWN :	CG
CHECK BY:	PPKS
JOB NO. :	

A-7.1

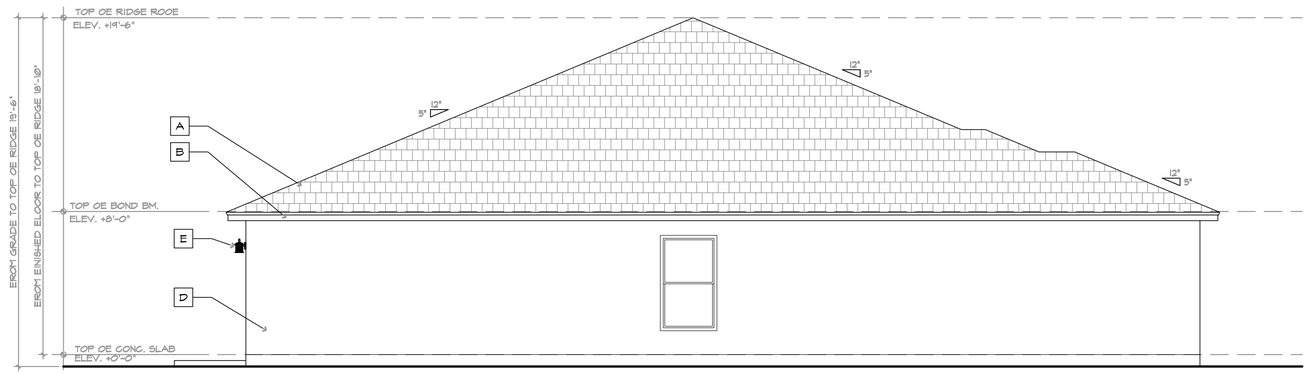
SHEET NO. :

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z22-221
DATE: AUG 21 2024
BY: GONGOL



UNIT P001-ASPIRE - RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"



UNIT P001-ASPIRE - LEET SIDE ELEVATION

SCALE: 1/4" = 1'-0"

LEGEND

- A CEMENT TILE ROOF (TYPICAL)
- B 2X8 SMOOTH FINISH WOOD FASCIA (TYPICAL)
- C SMOOTH FINISH CEMENTITIOUS MATERIAL TRIM
- D TEXTURED CEMENTITIOUS MATERIAL FINISH
- E LIGHT FIXTURE

COPYRIGHT © 2022 PASCUAL, PEREZ, KILIDDJIAN, STARR - ARCHITECTS - PLANNERS
The architectural design and detail drawings for this building and / or overall project are the legal property of and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by the Architect.

PASCUAL PEREZ KILIDDJIAN STARR
ARCHITECTS+PLANNERS
LICENSE # AA 26001357
EDGARDO PEREZ , AIA
LICENSE No. : AR 0015394
MARIO P. PASCUAL , AIA
LICENSE No. : AR 0008254
PETER KILIDDJIAN, AIA
LICENSE No. : AR 0093067
ANDREW STARR, AIA
LICENSE No. : AR 0095130
AT THE BEACON CENTER
1330 NW 84th AVENUE
DORAL, FLORIDA 33126
TELEPHONE :(305) 592-1363
EACSIMILE : (305) 592-6865
http://www.ppkarch.com
COPYRIGHT© PASCUAL, PEREZ KILIDDJIAN STARR, ARCHITECTS - PLANNERS
The architectural design and detail drawings of this building and/or overall project are the legal property of, and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by the Architect.

REVISIONS:

OWNER:
LENNAR HOMES

ABESS
BY: LENNAR HOMES
MIAMI-DADE COUNTY, FLORIDA

SEAL:

UNIT P001-ASPIRE

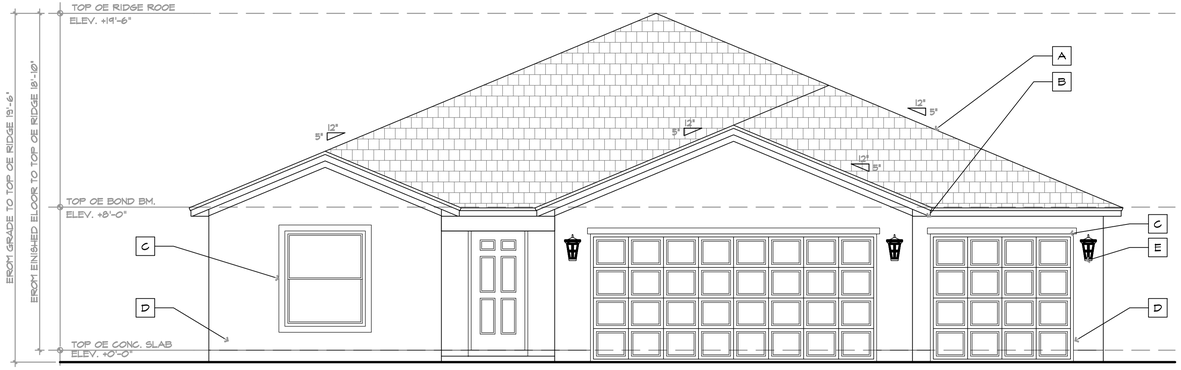
ELEVATIONS

DATE :	**2024-08-09**
SCALE :	**AS SHOWN**
DRAWN :	**CG**
CHECK BY:	**PPKS**
JOB NO. :	

A-7.2

SHEET NO. :

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z22-221
DATE: AUG 21 2024
BY: GONGOL

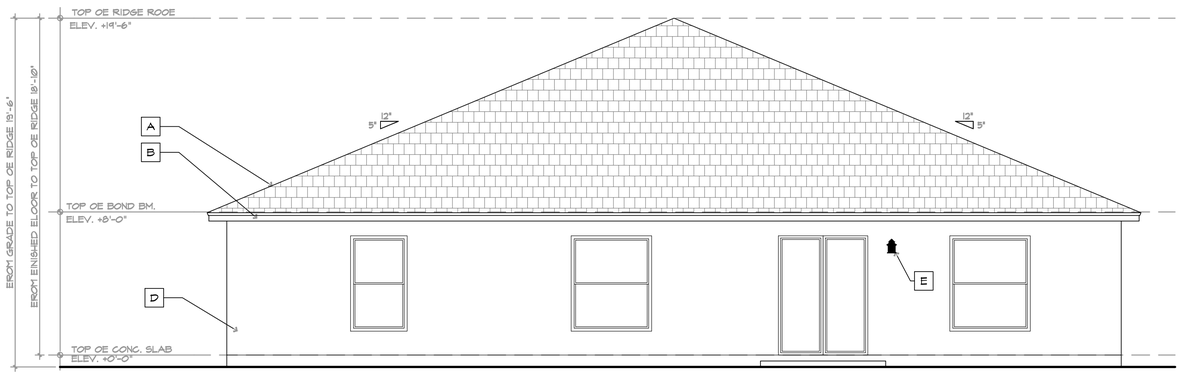


UNIT P002-BRAVO - FRONT ELEVATION

SCALE: 1/4" = 1'-0"

LEGEND

- A CEMENT TILE ROOF (TYPICAL)
- B 2X8 SMOOTH FINISH WOOD FASCIA (TYPICAL)
- C SMOOTH FINISH CEMENTITIOUS MATERIAL TRIM
- D TEXTURED CEMENTITIOUS MATERIAL FINISH
- E LIGHT FIXTURE



UNIT P002-BRAVO - REAR ELEVATION

SCALE: 3/16 = 1'-0"

COPYRIGHT © 2022 PASCUAL, PEREZ, KILIDDJIAN, STARR - ARCHITECTS - PLANNERS
The architectural design and detail drawings for this building and / or overall project are the legal property of and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by the Architect.

PASCUAL PEREZ KILIDDJIAN STARR
ARCHITECTS+PLANNERS
LICENSE # AA 26001357
EDGARDO PEREZ , AIA
LICENSE No. : AR 0015394
MARIO P. PASCUAL , AIA
LICENSE No. : AR 0008254
PETER KILIDDJIAN, AIA
LICENSE No. : AR 0093067
ANDREW STARR, AIA
LICENSE No. : AR 0095130
AT THE BEACON CENTER
1330 NW 84th AVENUE
DORAL, FLORIDA 33126
TELEPHONE :(305) 592-1363
EACSIMILE : (305) 592-6865
http://www.ppkarch.com
COPYRIGHT© PASCUAL, PEREZ KILIDDJIAN STARR, ARCHITECTS - PLANNERS
The architectural design and detail drawings of this building and/or overall project are the legal property of, and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by the Architect.

REVISIONS:

OWNER:
LENNAR HOMES

ABESS
BY: LENNAR HOMES
MIAMI-DADE COUNTY, FLORIDA

SEAL:

UNIT P002-BRAVO

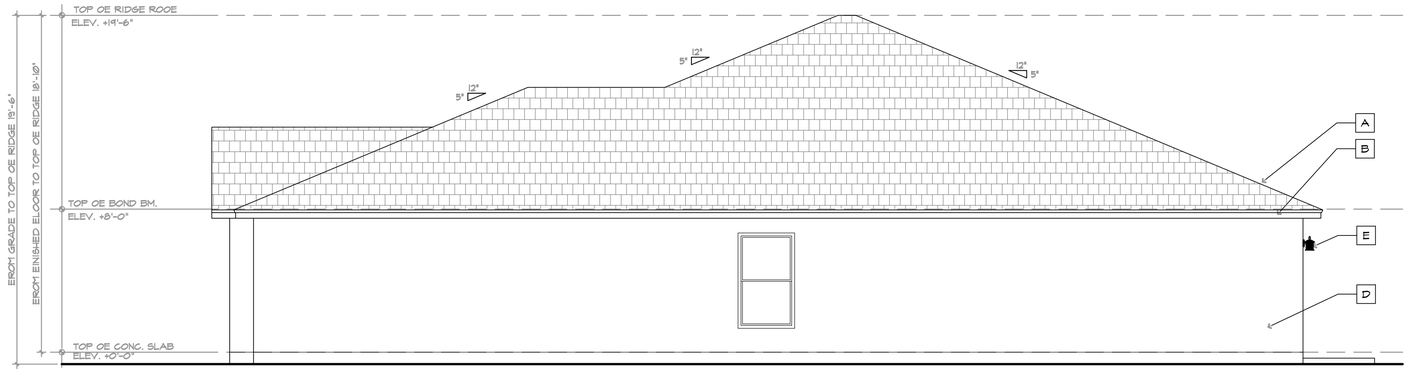
ELEVATIONS

DATE :	**2024-08-09**
SCALE :	**AS SHOWN**
DRAWN :	**CG**
CHECK BY:	**PPKS**
JOB NO. :	

A-8.1

SHEET NO. :

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z22-221
DATE: AUG 21 2024
BY: GONGOL

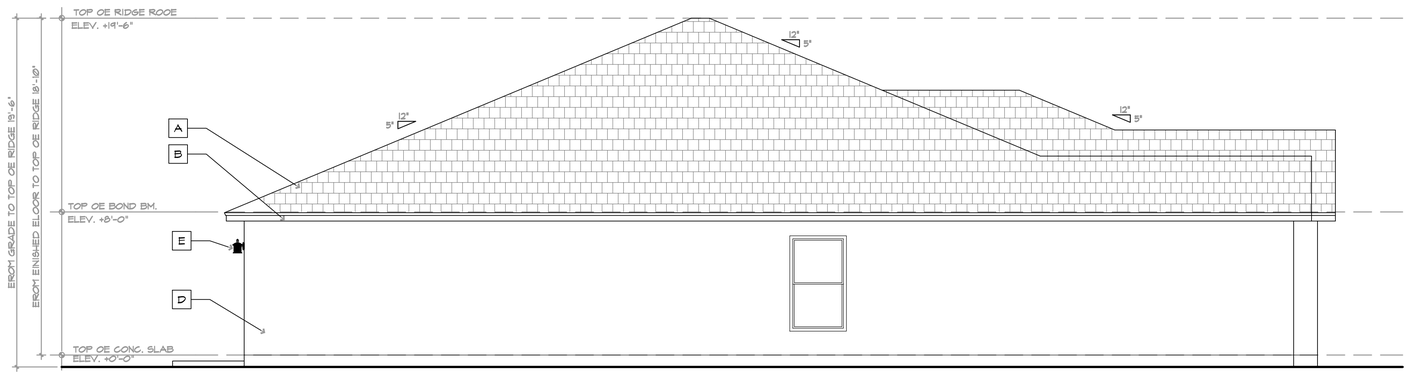


UNIT P002-BRAVO - RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

LEGEND

- A CEMENT TILE ROOF (TYPICAL)
- B 2X8 SMOOTH FINISH WOOD FASCIA (TYPICAL)
- C SMOOTH FINISH CEMENTITIOUS MATERIAL TRIM
- D TEXTURED CEMENTITIOUS MATERIAL FINISH
- E LIGHT FIXTURE



UNIT P002-BRAVO - LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

COPYRIGHT © 2022 PASCUAL, PEREZ, KILIDDJIAN, STARR - ARCHITECTS - PLANNERS
The architectural design and detail drawings for this building and / or overall project are the legal property of and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by the Architect.

PASCUAL PEREZ KILIDDJIAN STARR
ARCHITECTS+PLANNERS
LICENSE # AA 26001357
EDGARDO PEREZ , AIA
LICENSE No. : AR 0015394
MARIO P. PASCUAL , AIA
LICENSE No. : AR 0008254
PETER KILIDDJIAN, AIA
LICENSE No. : AR 0093067
ANDREW STARR, AIA
LICENSE No. : AR 0095130
AT THE BEACON CENTER
1330 NW 84th AVENUE
DORAL, FLORIDA 33126
TELEPHONE :(305) 592-1363
FACSIMILE : (305) 592-6865
http://www.ppkarch.com
COPYRIGHT© PASCUAL, PEREZ KILIDDJIAN STARR, ARCHITECTS - PLANNERS
The architectural design and detail drawings of this building and/or overall project are the legal property of, and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by the Architect.

REVISIONS:

OWNER:
LENNAR HOMES

ABESS
BY: LENNAR HOMES
MIAMI-DADE COUNTY, FLORIDA

SEAL:

UNIT P002-BRAVO

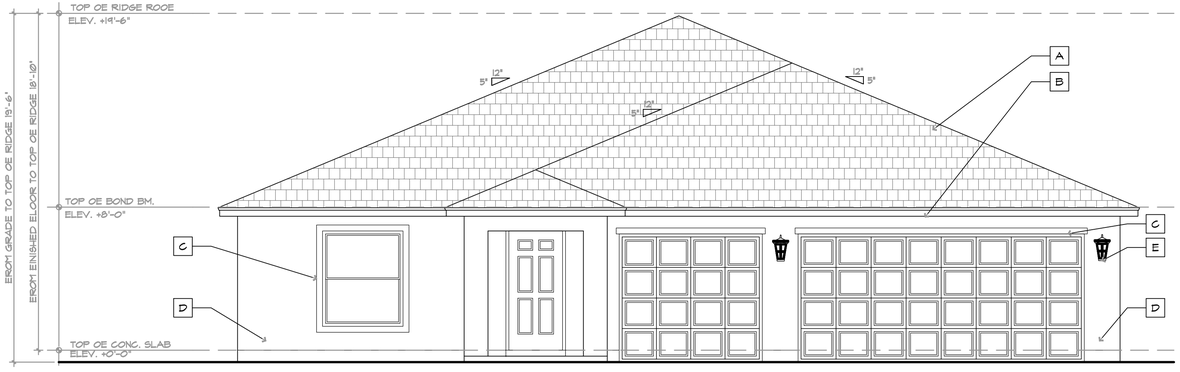
ELEVATIONS

DATE :	**2024-08-09**
SCALE :	**AS SHOWN**
DRAWN :	**CG**
CHECK BY:	**PPKS**
JOB NO. :	

A-8.2

SHEET NO. :

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z22-221
DATE: AUG 21 2024
BY: GONGOL

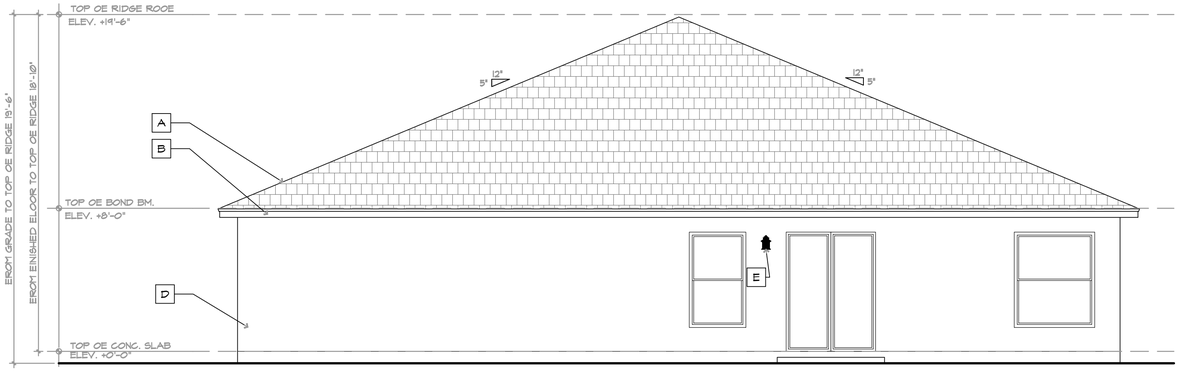


UNIT P003-CREST - FRONT ELEVATION

SCALE: 1/4" = 1'-0"

LEGEND

- A CEMENT TILE ROOF (TYPICAL)
- B 2X8 SMOOTH FINISH WOOD FASCIA (TYPICAL)
- C SMOOTH FINISH CEMENTITIOUS MATERIAL TRIM
- D TEXTURED CEMENTITIOUS MATERIAL FINISH
- E LIGHT FIXTURE



UNIT P003-CREST - REAR ELEVATION

SCALE: 3/16 = 1'-0"

COPYRIGHT © 2022 PASCUAL, PEREZ, KILIDDJIAN, STARR - ARCHITECTS - PLANNERS
The architectural design and detail drawings for this building and / or overall project are the legal property of and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by the Architect.

PASCUAL PEREZ KILIDDJIAN STARR
ARCHITECTS+PLANNERS
LICENSE # AA 26001357
EDGARDO PEREZ , AIA
LICENSE No. : AR 0015394
MARIO P. PASCUAL , AIA
LICENSE No. : AR 0008254
PETER KILIDDJIAN, AIA
LICENSE No. : AR 0093067
ANDREW STARR, AIA
LICENSE No. : AR 0095130
AT THE BEACON CENTER
1330 NW 84th AVENUE
DORAL, FLORIDA 33126
TELEPHONE :(305) 592-1363
EACSIMILE : (305) 592-6865
http://www.ppkarch.com
COPYRIGHT© PASCUAL, PEREZ KILIDDJIAN STARR, ARCHITECTS - PLANNERS
The architectural design and detail drawings of this building and/or overall project are the legal property of, and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by the Architect.

REVISIONS:

OWNER:
LENNAR HOMES

ABESS
BY: LENNAR HOMES
MIAMI-DADE COUNTY, FLORIDA

SEAL:

UNIT P003-CREST

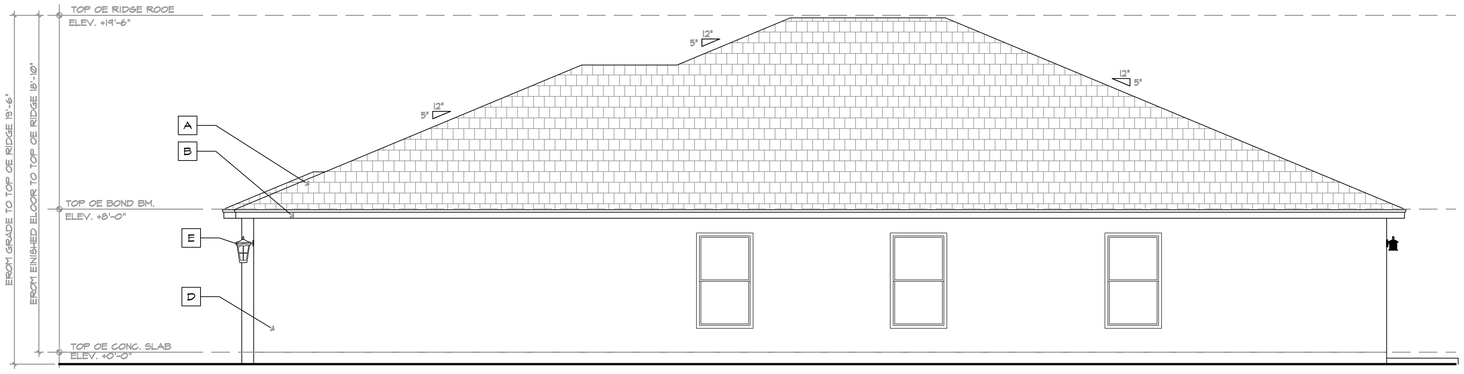
ELEVATIONS

DATE :	**2024-08-09**
SCALE :	**AS SHOWN**
DRAWN :	**CG**
CHECK BY:	**PPKS**
JOB NO. :	

A-9.1

SHEET NO. :

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z22-221
DATE: AUG 21 2024
BY: GONGOL

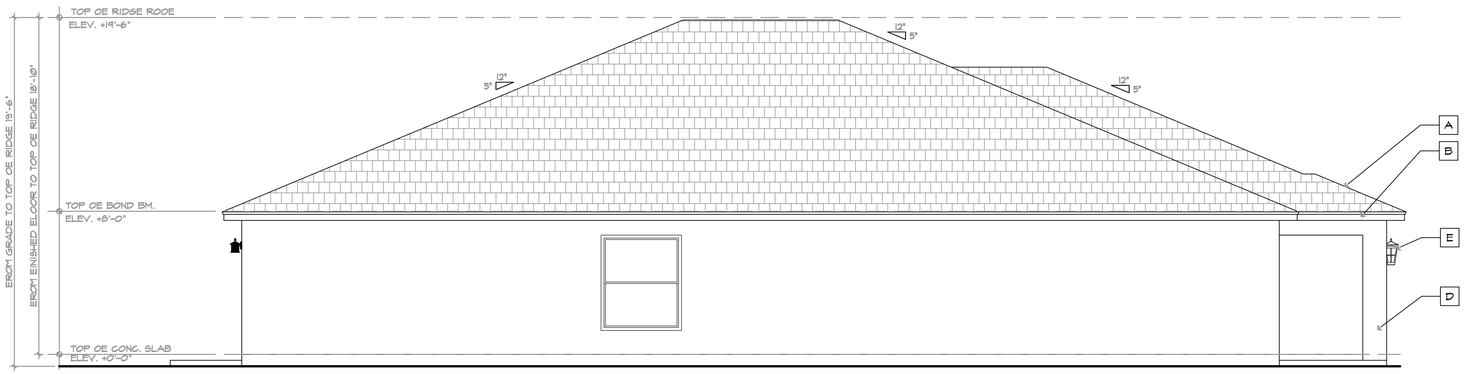


UNIT P003-CREST - RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

LEGEND

- A CEMENT TILE ROOF (TYPICAL)
- B 2X8 SMOOTH FINISH WOOD FASCIA (TYPICAL)
- C SMOOTH FINISH CEMENTITIOUS MATERIAL TRIM
- D TEXTURED CEMENTITIOUS MATERIAL FINISH
- E LIGHT FIXTURE



UNIT P003-CREST - LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

COPYRIGHT © 2022 PASCUAL, PEREZ, KILIDDJIAN, STARR - ARCHITECTS - PLANNERS
The architectural design and detail drawings for this building and / or overall project are the legal property of and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by the Architect.

PASCUAL PEREZ KILIDDJIAN STARR
ARCHITECTS+PLANNERS
LICENSE # AA 26001357
EDGARDO PEREZ , AIA
LICENSE No. : AR 0015394
MARIO P. PASCUAL , AIA
LICENSE No. : AR 0008254
PETER KILIDDJIAN, AIA
LICENSE No. : AR 0093067
ANDREW STARR, AIA
LICENSE No. : AR 0095130
AT THE BEACON CENTER
1330 NW 84th AVENUE
DORAL, FLORIDA 33126
TELEPHONE :(305) 592-1363
EACSIMILE : (305) 592-6865
http://www.ppkarch.com
COPYRIGHT© PASCUAL, PEREZ KILIDDJIAN STARR, ARCHITECTS - PLANNERS
The architectural design and detail drawings of this building and/or overall project are the legal property of, and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by the Architect.

REVISIONS:

OWNER:
LENNAR HOMES

ABESS
BY: LENNAR HOMES
MIAMI-DADE COUNTY, FLORIDA

SEAL:

UNIT P003-CREST

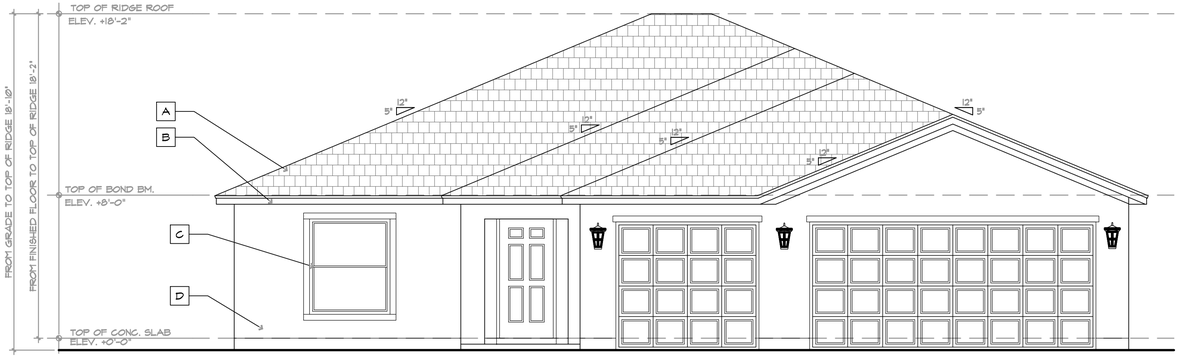
ELEVATIONS

DATE :	**2024-08-09**
SCALE :	**AS SHOWN**
DRAWN :	**CG**
CHECK BY:	**PPKS**
JOB NO. :	

A-9.2

SHEET NO. :

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z22-221
DATE: AUG 21 2024
BY: GONGOL

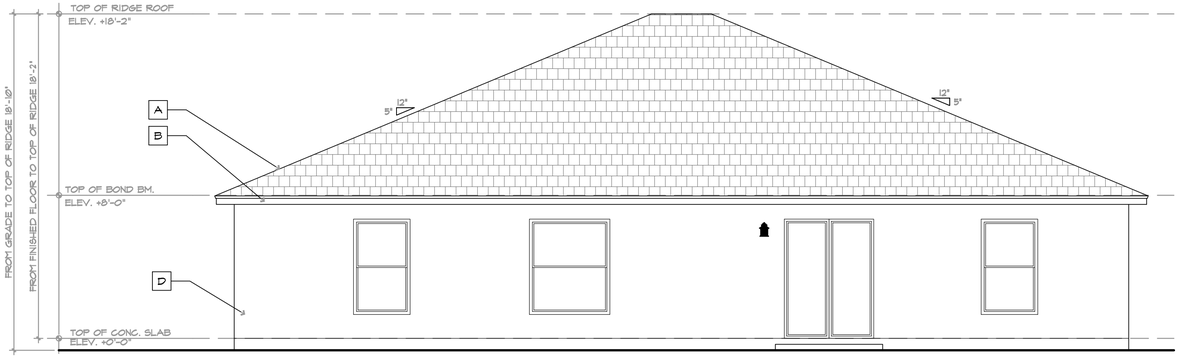


UNIT P004-FRONTIER - FRONT ELEVATION

SCALE: 1/4" = 1'-0"

LEGEND

- A CEMENT TILE ROOF (TYPICAL)
- B 2X8 SMOOTH FINISH WOOD FASCIA (TYPICAL)
- C SMOOTH FINISH CEMENTITIOUS MATERIAL TRIM
- D TEXTURED CEMENTITIOUS MATERIAL FINISH
- E LIGHT FIXTURE



UNIT P004-FRONTIER - REAR ELEVATION

SCALE: 3/16 = 1'-0"

COPYRIGHT © 2022 PASCUAL, PEREZ, KILIDDJIAN, STARR - ARCHITECTS - PLANNERS
The architectural design and detail drawings for this building and / or overall project are the legal property of and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by the Architect.

PASCUAL PEREZ KILIDDJIAN STARR
ARCHITECTS+PLANNERS
LICENSE # AA 26001357
EDGARDO PEREZ , AIA
LICENSE No. : AR 0015394
MARIO P. PASCUAL , AIA
LICENSE No. : AR 0008254
PETER KILIDDJIAN, AIA
LICENSE No. : AR 0093067
ANDREW STARR, AIA
LICENSE No. : AR 0095130
AT THE BEACON CENTER
1330 NW 84th AVENUE
DORAL, FLORIDA 33126
TELEPHONE :(305) 592-1363
EACSIMILE : (305) 592-6865
http://www.ppkarch.com
COPYRIGHT© PASCUAL, PEREZ KILIDDJIAN STARR, ARCHITECTS - PLANNERS
The architectural design and detail drawings of this building and/or overall project are the legal property of, and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by the Architect.

REVISIONS:

OWNER:
LENNAR HOMES

ABESS
BY: LENNAR HOMES
MIAMI-DADE COUNTY, FLORIDA

SEAL:

UNIT P004-FRONTIER

ELEVATIONS

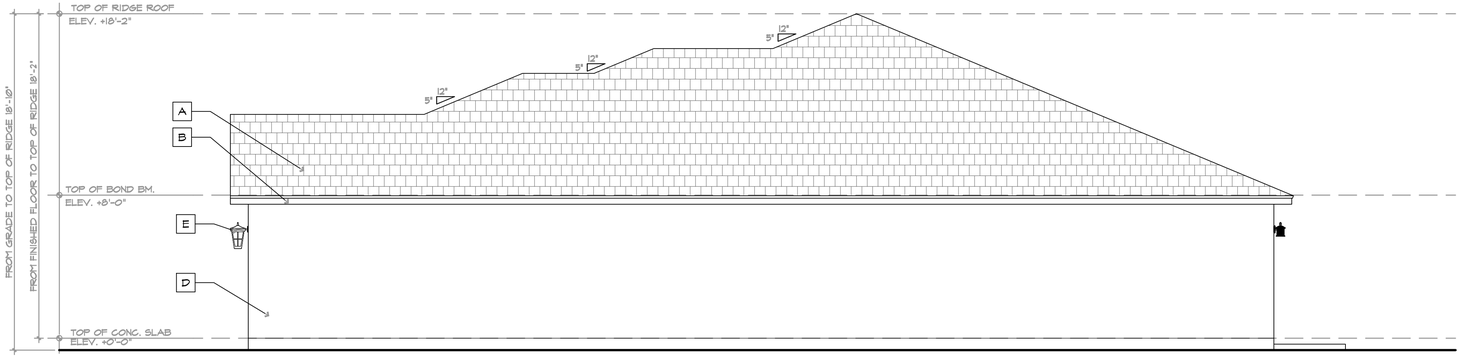
DATE :	**2024-08-09**
SCALE :	**AS SHOWN**
DRAWN :	**CG**
CHECK BY:	**PPKS**
JOB NO. :	

A-10.1

SHEET NO. :

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z22-221
DATE: AUG 21 2024
BY: GONGOL

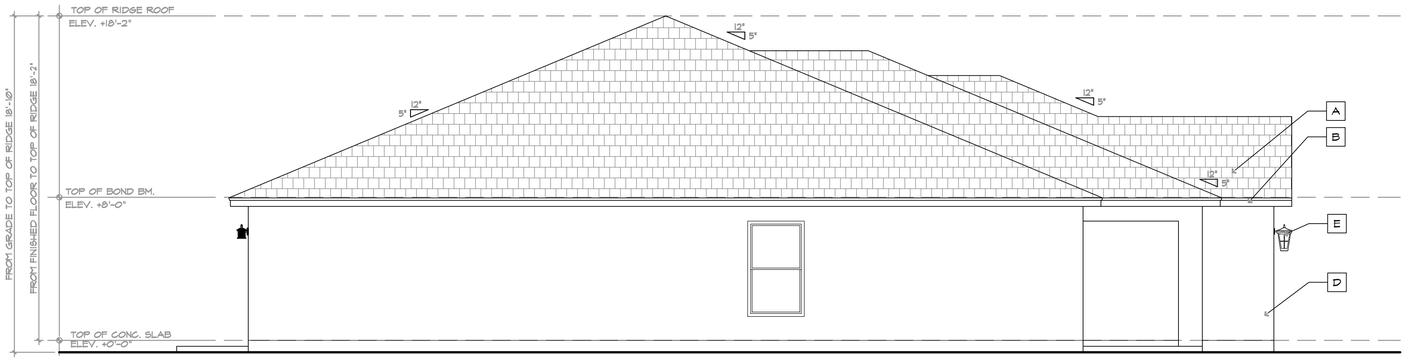
COPYRIGHT © 2022 PASCUAL, PEREZ, KILIDDJIAN, STARR - ARCHITECTS - PLANNERS
The architectural design and detail drawings for this building and / or overall project are the legal property of and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by the Architect.



UNIT P004-FRONTIER - RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

LEGEND

- A CEMENT TILE ROOE (TYPICAL)
- B 2X8 SMOOTH EINISH WOOD EASCIA (TYPICAL)
- C SMOOTH EINISH CEMENTITIOUS MATERIAL TRIM
- D TEXTURED CEMENTITIOUS MATERIAL EINISH
- E LIGHT EIXTURE



UNIT P004-FRONTIER - LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

PASCUAL PEREZ KILIDDJIAN STARR
ARCHITECTS+PLANNERS
LICENSE # AA 26001357
EDGARDO PEREZ , AIA
LICENSE No. : AR 0015394
MARIO P. PASCUAL , AIA
LICENSE No. : AR 0008254
PETER KILIDDJIAN, AIA
LICENSE No. : AR 0093067
ANDREW STARR, AIA
LICENSE No. : AR 0095130
AT THE BEACON CENTER
1330 NW 84th AVENUE
DORAL, FLORIDA 33126
TELEPHONE :(305) 592-1363
EACSIMILE : (305) 592-6865
http://www.ppkarch.com
COPYRIGHT© PASCUAL, PEREZ KILIDDJIAN STARR, ARCHITECTS - PLANNERS
The architectural design and detail drawings of this building and/or overall project are the legal property of, and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by the Architect.

REVISIONS:

OWNER:
LENNAR HOMES

ABESS
BY: LENNAR HOMES
MIAMI-DADE COUNTY, FLORIDA

SEAL:

UNIT P004-FRONTIER

ELEVATIONS

DATE :	**2024-08-09**
SCALE :	**AS SHOWN**
DRAWN :	**CG**
CHECK BY:	**PPKS**
JOB NO. :	

A-10.2

SHEET NO. :

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z22-221
DATE: AUG 21 2024
BY: GONGOL

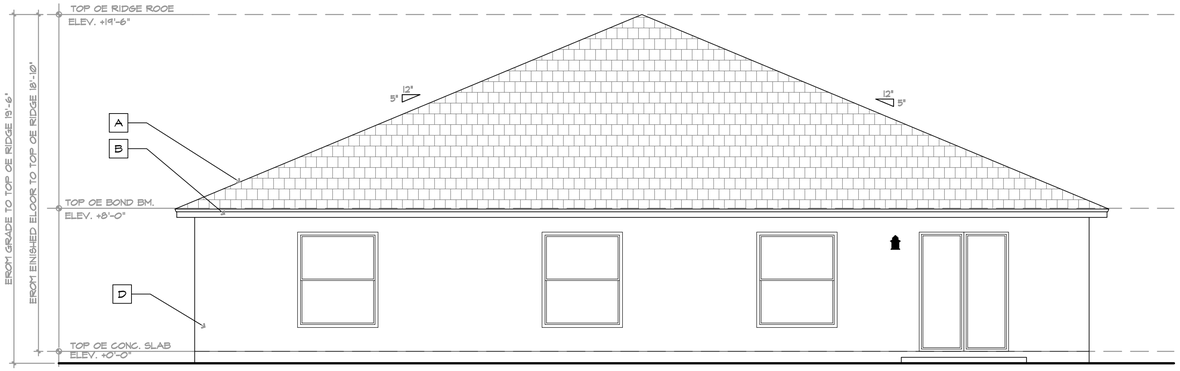


UNIT P005-HERITAGE - FRONT ELEVATION

SCALE: 1/4" = 1'-0"

LEGEND

- A CEMENT TILE ROOF (TYPICAL)
- B 2X8 SMOOTH FINISH WOOD FASCIA (TYPICAL)
- C SMOOTH FINISH CEMENTITIOUS MATERIAL TRIM
- D TEXTURED CEMENTITIOUS MATERIAL FINISH
- E LIGHT FIXTURE



UNIT P005-HERITAGE - REAR ELEVATION

SCALE: 3/16 = 1'-0"

COPYRIGHT © 2022 PASCUAL, PEREZ, KILIDDJIAN, STARR - ARCHITECTS - PLANNERS
The architectural design and detail drawings for this building and / or overall project are the legal property of and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by the Architect.

PASCUAL PEREZ KILIDDJIAN STARR
ARCHITECTS+PLANNERS
LICENSE # AA 26001357
EDGARDO PEREZ , AIA
LICENSE No. : AR 0015394
MARIO P. PASCUAL , AIA
LICENSE No. : AR 0008254
PETER KILIDDJIAN, AIA
LICENSE No. : AR 0093067
ANDREW STARR, AIA
LICENSE No. : AR 0095130
AT THE BEACON CENTER
1330 NW 84th AVENUE
DORAL, FLORIDA 33126
TELEPHONE :(305) 592-1363
EACSIMILE : (305) 592-6865
http://www.ppkarch.com
COPYRIGHT© PASCUAL, PEREZ KILIDDJIAN STARR, ARCHITECTS - PLANNERS
The architectural design and detail drawings of this building and/or overall project are the legal property of, and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by the Architect.

REVISIONS:

OWNER:
LENNAR HOMES

ABESS
BY: LENNAR HOMES
MIAMI-DADE COUNTY, FLORIDA

SEAL:

UNIT P005-HERITAGE

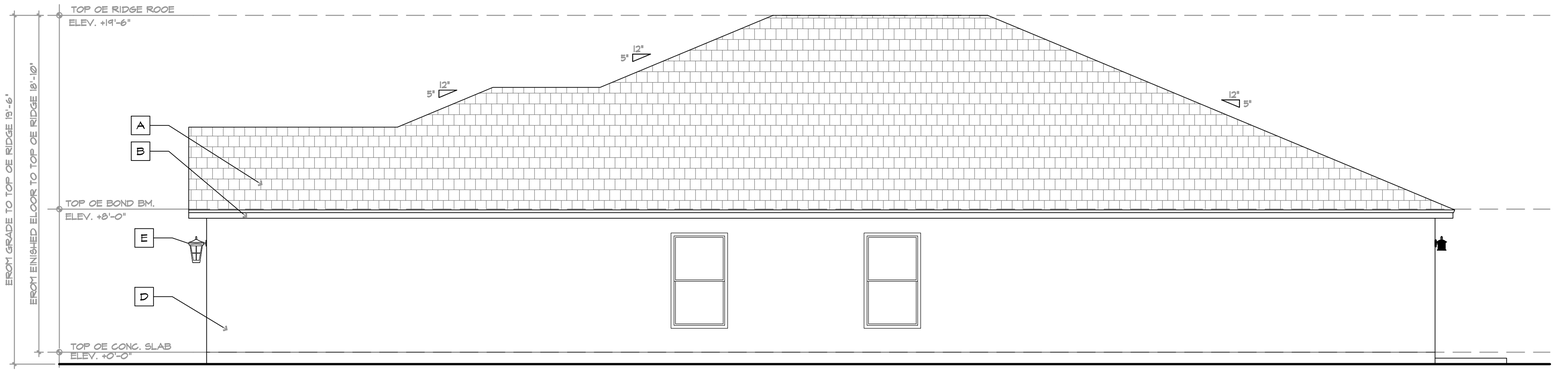
ELEVATIONS

DATE :	**2024-08-09**
SCALE :	**AS SHOWN**
DRAWN :	**CG**
CHECK BY:	**PPKS**
JOB NO. :	

A-11.1

SHEET NO. :

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z22-221
DATE: AUG 21 2024
BY: GONGOL

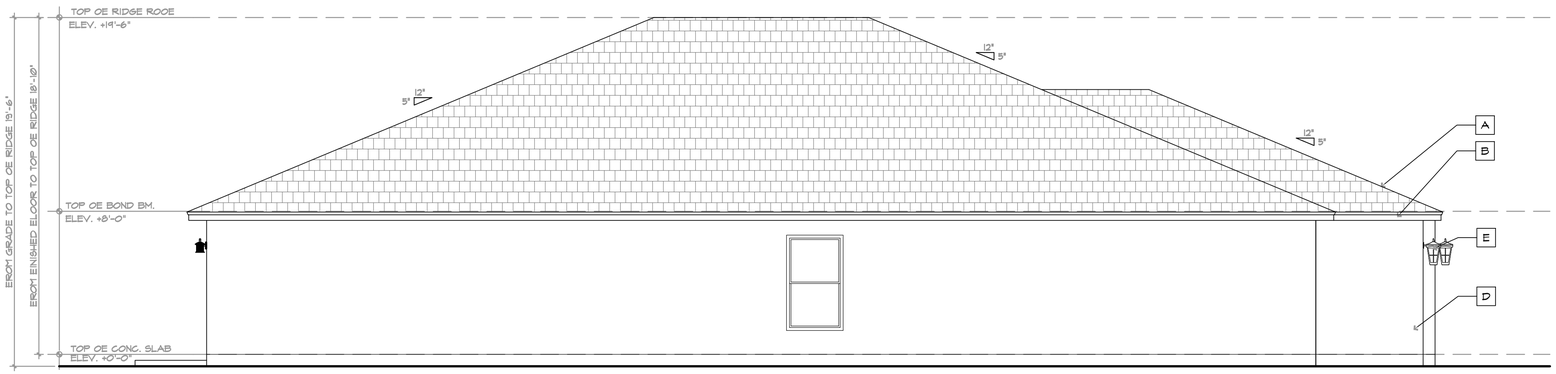


UNIT P005-HERITAGE - RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

LEGEND

- A CEMENT TILE ROOF (TYPICAL)
- B 2X8 SMOOTH FINISH WOOD FASCIA (TYPICAL)
- C SMOOTH FINISH CEMENTITIOUS MATERIAL TRIM
- D TEXTURED CEMENTITIOUS MATERIAL FINISH
- E LIGHT FIXTURE



UNIT P005-HERITAGE - LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

COPYRIGHT © 2022 PASCUAL, PEREZ, KILIDDJIAN, STARR - ARCHITECTS - PLANNERS
The architectural design and detail drawings for this building and / or overall project are the legal property of and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by the Architect.

PASCUAL PEREZ KILIDDJIAN STARR
ARCHITECTS+PLANNERS
LICENSE # AA 26001357
EDGARDO PEREZ , AIA
LICENSE No. : AR 0015394
MARIO P. PASCUAL , AIA
LICENSE No. : AR 0008254
PETER KILIDDJIAN, AIA
LICENSE No. : AR 0093067
ANDREW STARR, AIA
LICENSE No. : AR 0095130
AT THE BEACON CENTER
1330 NW 84th AVENUE
DORAL, FLORIDA 33126
TELEPHONE :(305) 592-1363
FACSIMILE : (305) 592-6865
http://www.ppkarch.com

COPYRIGHT© PASCUAL, PEREZ KILIDDJIAN STARR, ARCHITECTS - PLANNERS
The architectural design and detail drawings of this building and/or overall project are the legal property of, and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by the Architect.

REVISIONS:

OWNER:
LENNAR HOMES

ABESS
BY: LENNAR HOMES
MIAMI-DADE COUNTY, FLORIDA

SEAL:

UNIT P005-HERITAGE

ELEVATIONS

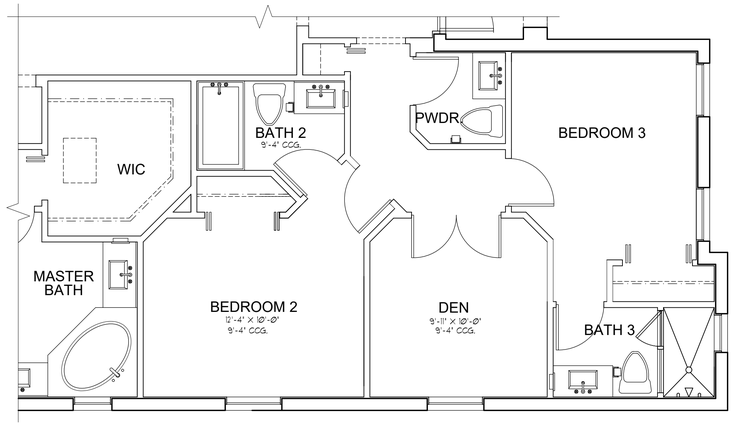
DATE :	**2024-08-09**
SCALE :	**AS SHOWN**
DRAWN :	**CG**
CHECK BY:	**PPKS**
JOB NO. :	

A-11.2

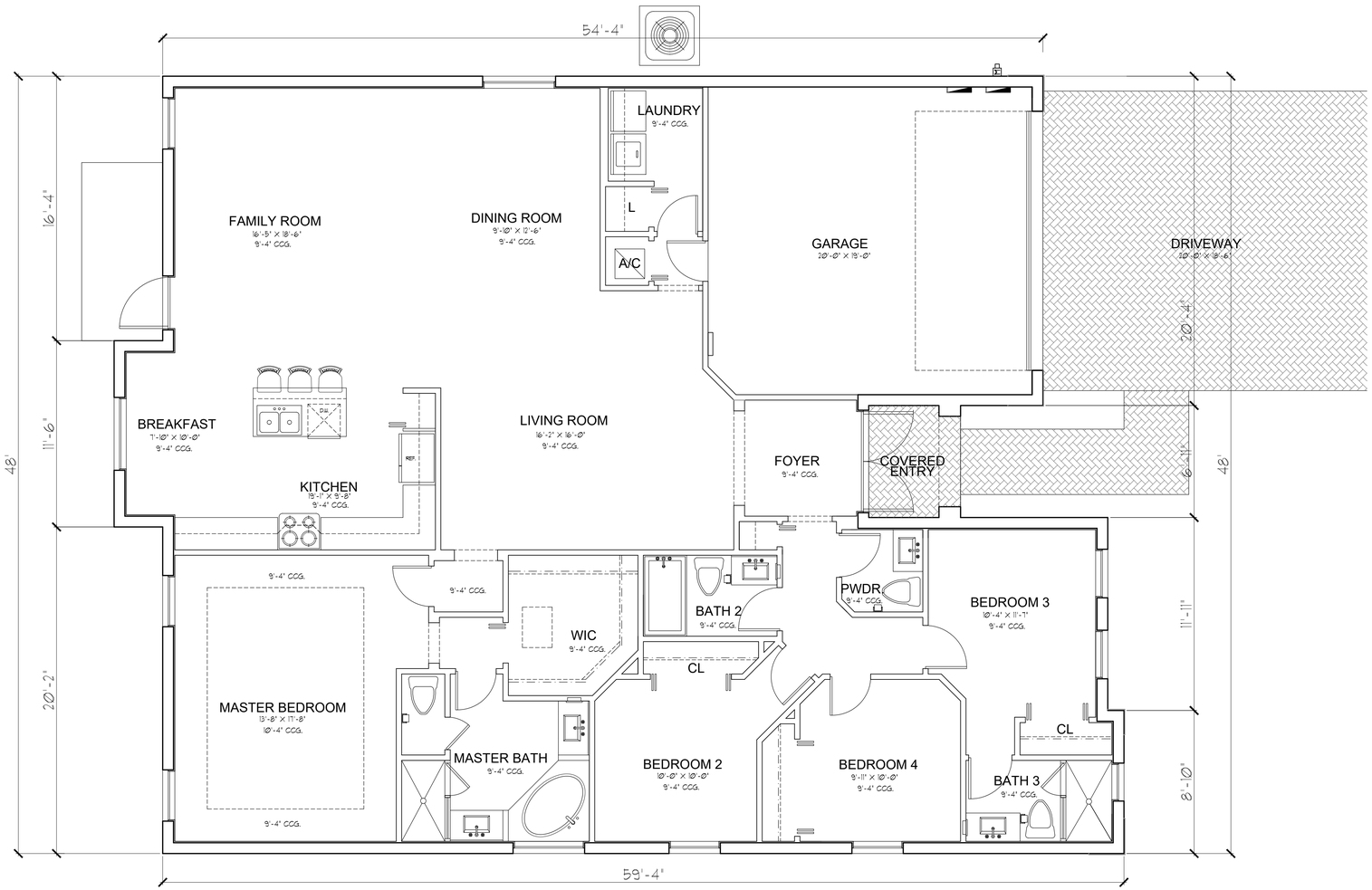
SHEET NO. :

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z22-221
DATE: AUG 21 2024
BY: GONGOL

AREA CALCULATION & DATA	
LOT DIMENSIONS	69' X 140.75'
LOT SIZE	9,714.7 SF
TOTAL A/C	**2,249 SF**
GARAGE	413.0 SF
COVERED ENTRY	30.0 SF
TOTAL GROSS	**2,692 SF**
LOT COVERAGE	2,692 SF



DEN OPTION FLOOR PLAN
SCALE: 1/4" = 1'-0"



UNIT 2244 - FLOOR PLAN
4 BEDROOMS / 3 1/2 BATHS / 2 CARS GARAGE
SCALE: 1/4" = 1'-0"

COPYRIGHT © 2022 PASCUAL, PEREZ, KILIDDJIAN, STARR - ARCHITECTS - PLANNERS
The architectural design and detail drawings for this building and / or overall project are the legal property of and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by Architect.

PASCUAL PEREZ KILIDDJIAN STARR
ARCHITECTS + PLANNERS
LICENSE # AA 26001357
EDGARDO PEREZ , AIA
LICENSE No. : AR 0015394
MARIO P. PASCUAL , AIA
LICENSE No. : AR 0008254
PETER KILIDDJIAN, RA
LICENSE No. : AR 0093067
ANDREW STARR, RA
LICENSE No. : AR 0095130
AT THE BEACON CENTER
1330 NW 84th AVENUE
DORAL, FLORIDA 33126
TELEPHONE:(305) 592-1363
FACSIMILE : (305) 592-6865
http://www.ppkarch.com
COPYRIGHT © PASCUAL, PEREZ, KILIDDJIAN, STARR, ARCHITECTS - PLANNERS
The architectural design and detail drawings of this building and/or overall project are the legal property of, and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by the Architect.

REVISIONS:

OWNER:
LENNAR HOMES

ABESS
BY: LENNAR HOMES
MIAMI-DADE COUNTY, FLORIDA

SEAL:

UNIT 2244

FLOOR PLAN

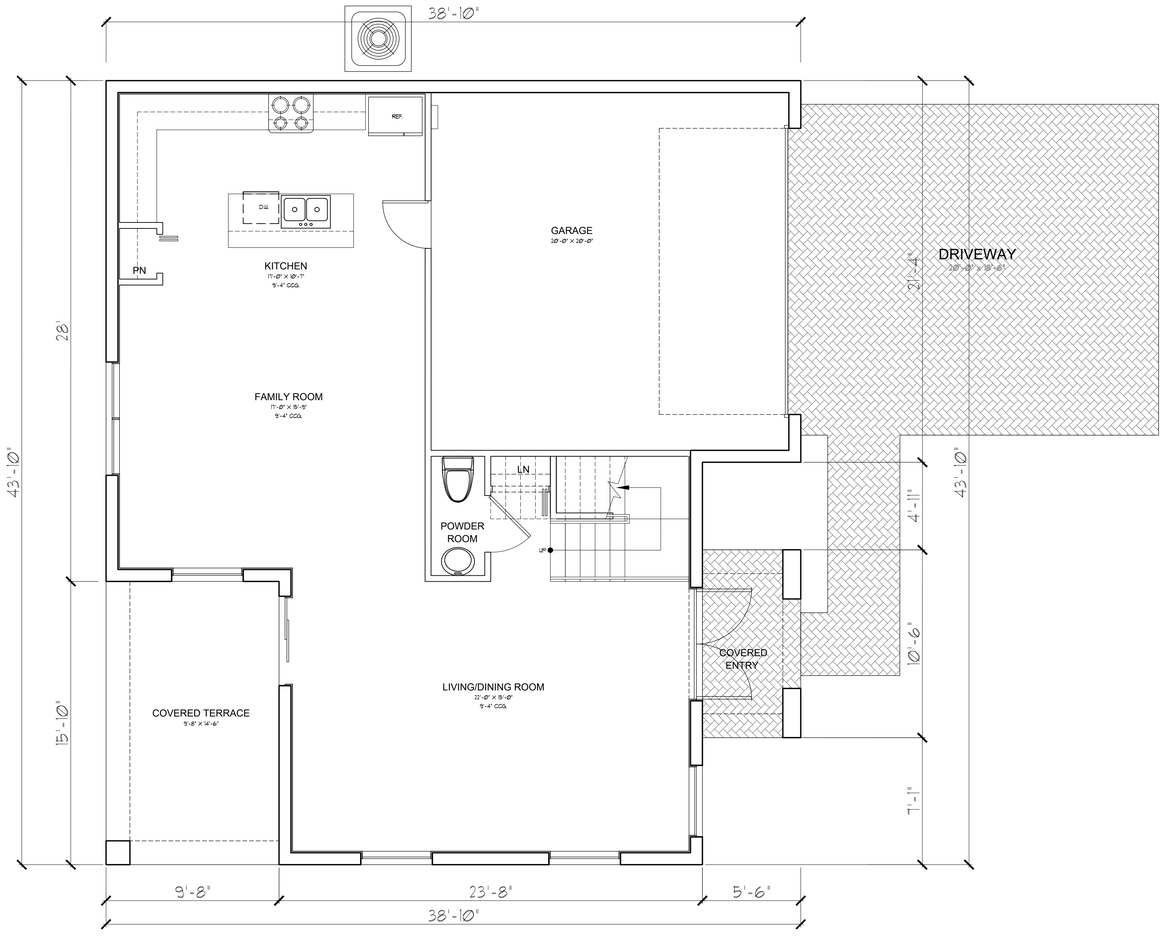
DATE :	2024-06-03
SCALE :	AS SHOWN
DRAWN :	CG
CHECK BY:	PPKS
JOB NO. :	

A-1.0

SHEET NO. :

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z22-221
DATE: AUG 21 2024
BY: GONGOL

AREA CALCULATION & DATA	
A/C 1ST FLOOR	995 SF
A/C 2ND FLOOR	1,527 SF
TOTAL A/C	**2,522 SF**
GARAGE	431.0 SF
COVERED ENTRY	58.0 SF
COV. TERRACE	153.0 SF
TOTAL GROSS	**3,164 SF**
LOT COVERAGE	1,637.0 SF



UNIT 2565 - FIRST FLOOR PLAN
4 BEDROOMS / 2 1/2 BATHS / 2 CARS GARAGE

SCALE: 1/4" = 1'-0"

COPYRIGHT © 2022 PASCUAL, PEREZ, KILIDDJIAN, STARR - ARCHITECTS - PLANNERS
The architectural design and detail drawings for this building and / or overall project are the legal property of and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by Architect.

PASCUAL PEREZ KILIDDJIAN STARR
ARCHITECTS + PLANNERS
LICENSE # AA 26001357
EDGARDO PEREZ , AIA
LICENSE No. : AR 0015394
MARIO P. PASCUAL , AIA
LICENSE No. : AR 0008254
PETER KILIDDJIAN, RA
LICENSE No. : AR 0093067
ANDREW STARR, RA
LICENSE No. : AR 0095130
AT THE BEACON CENTER
1330 NW 84th AVENUE
DORAL, FLORIDA 33126
TELEPHONE:(305) 592-1363
FACSIMILE : (305) 592-6865
http://www.ppkarch.com
COPYRIGHT © PASCUAL, PEREZ, KILIDDJIAN, STARR, ARCHITECTS - PLANNERS
The architectural design and detail drawings of this building and/or overall project are the legal property of, and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by the Architect.

REVISIONS:

OWNER:
LENNAR HOMES

ABESS
BY: LENNAR HOMES
MIAMI-DADE COUNTY, FLORIDA

SEAL:

UNIT 2565

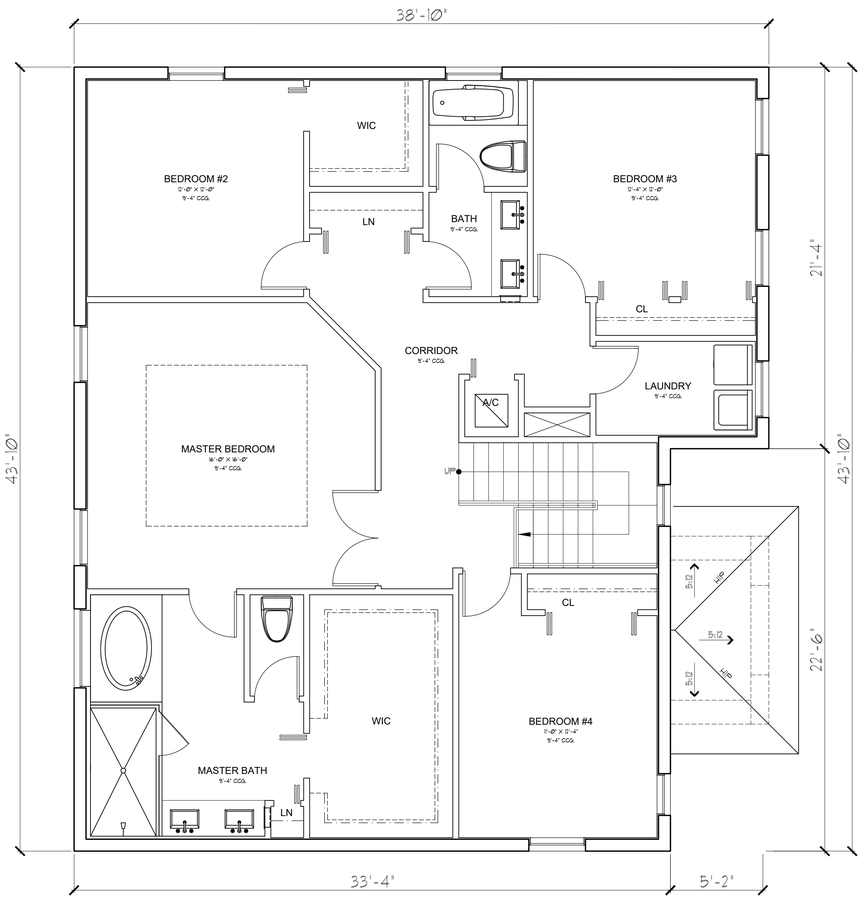
FIRST FLOOR PLAN

DATE :	2024-06-03
SCALE :	AS SHOWN
DRAWN :	CG
CHECK BY:	PPKS
JOB NO. :	

A-2.0

SHEET NO. :

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z22-221
DATE: AUG 21 2024
BY: GONGOL



UNIT 2565 - SECOND FLOOR PLAN
4 BEDROOMS / 2 1/2 BATHS / 2 CARS GARAGE

SCALE: 1/4" = 1'-0"

COPYRIGHT © 2022 PASCUAL, PEREZ, KILIDDJIAN, STARR - ARCHITECTS - PLANNERS
The architectural design and detail drawings for this building and / or overall project are the legal property of and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by Architect.

PASCUAL PEREZ KILIDDJIAN STARR
ARCHITECTS + PLANNERS
LICENSE # AA 26001357
EDGARDO PEREZ , AIA
LICENSE No. : AR 0015394
MARIO P. PASCUAL , AIA
LICENSE No. : AR 0008254
PETER KILIDDJIAN, RA
LICENSE No. : AR 0093067
ANDREW STARR, RA
LICENSE No. : AR 0095130
AT THE BEACON CENTER
1330 NW 84th AVENUE
DORAL, FLORIDA 33126
TELEPHONE:(305) 592-1363
FACSIMILE : (305) 592-6865
http://www.ppkarch.com
COPYRIGHT © PASCUAL, PEREZ, KILIDDJIAN, STARR, ARCHITECTS - PLANNERS
The architectural design and detail drawings of this building and/or overall project are the legal property of, and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by the Architect.

REVISIONS:

OWNER:
LENNAR HOMES

ABESS
BY: LENNAR HOMES
MIAMI-DADE COUNTY, FLORIDA

SEAL:

UNIT 2565

SECOND FLOOR PLAN

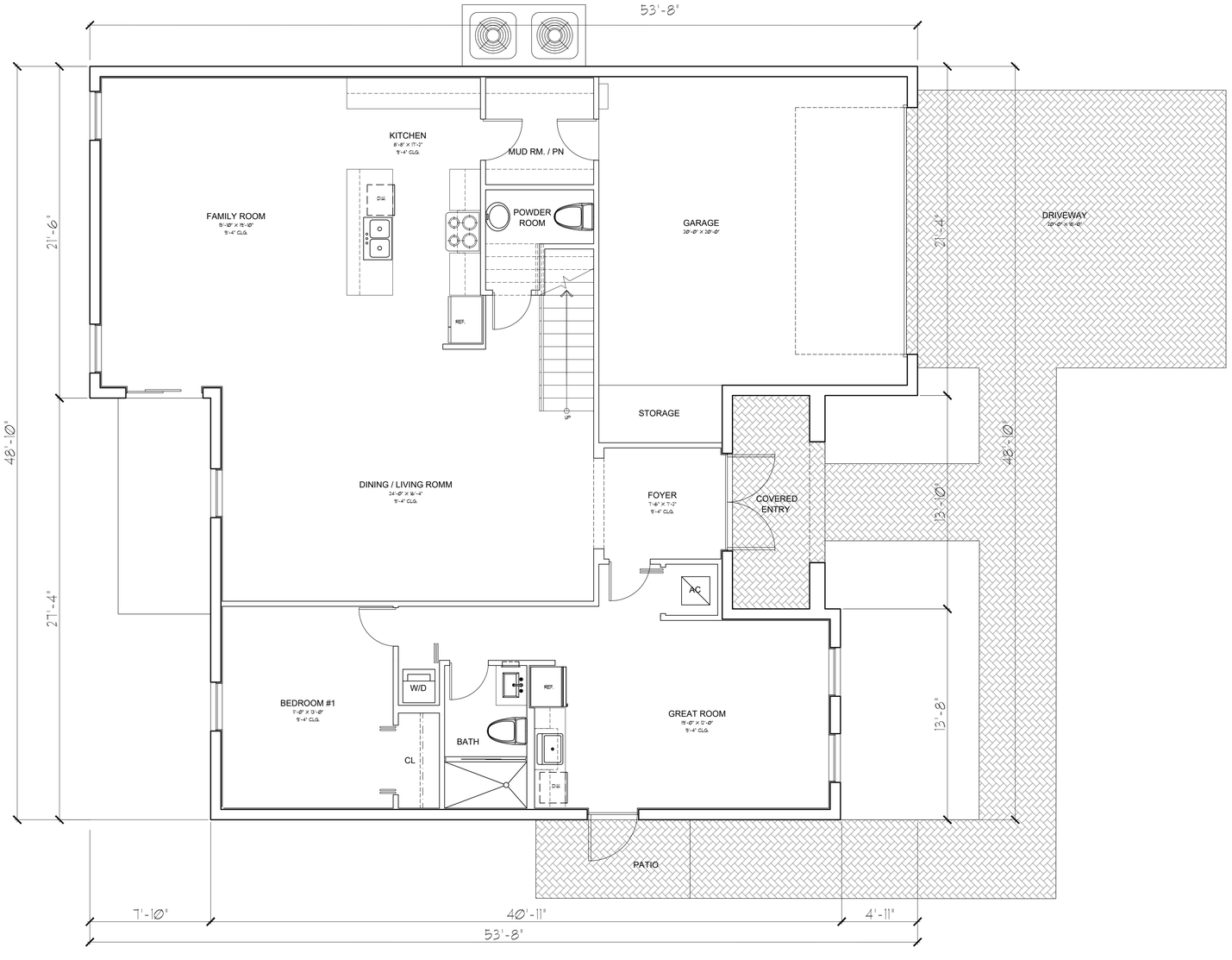
DATE :	2024-06-03
SCALE :	AS SHOWN
DRAWN :	CG
CHECK BY:	PPKS
JOB NO. :	

A-2.1

SHEET NO. :

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z22-221
DATE: AUG 21 2024
BY: GONGOL

AREA CALCULATION & DATA	
A/C 1ST FLOOR	1,707 SF
A/C 2ND FLOOR	1,180 SF
TOTAL A/C	**2,887 SF**
GARAGE	465.0 SF
COVERED ENTRY	83.0 SF
TOTAL GROSS	**3,435 SF**
LOT. COVERAGE	2,255 SF



UNIT 2854 - FIRST FLOOR PLAN
4 BEDROOMS / 3 1/2 BATHS / 2 CARS GARAGE

SCALE: 1/4" = 1'-0"

COPYRIGHT © 2022 PASCUAL, PEREZ, KILIDDJIAN, STARR - ARCHITECTS - PLANNERS
The architectural design and detail drawings for this building and / or overall project are the legal property of and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by Architect.

PASCUAL PEREZ KILIDDJIAN STARR
ARCHITECTS + PLANNERS
LICENSE # AA 26001357
EDGARDO PEREZ , AIA
LICENSE No. : AR 0015394
MARIO P. PASCUAL , AIA
LICENSE No. : AR 0008254
PETER KILIDDJIAN, RA
LICENSE No. : AR 0093067
ANDREW STARR, RA
LICENSE No. : AR 0095130
AT THE BEACON CENTER
1330 NW 84th AVENUE
DORAL, FLORIDA 33126
TELEPHONE:(305) 592-1363
FACSIMILE : (305) 592-6865
http://www.ppkarch.com

COPYRIGHT © PASCUAL, PEREZ, KILIDDJIAN, STARR, ARCHITECTS - PLANNERS
The architectural design and detail drawings of this building and/or overall project are the legal property of, and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by the Architect.

REVISIONS:

OWNER:
LENNAR HOMES

ABESS
BY: LENNAR HOMES
MIAMI-DADE COUNTY, FLORIDA

SEAL:

UNIT 2854

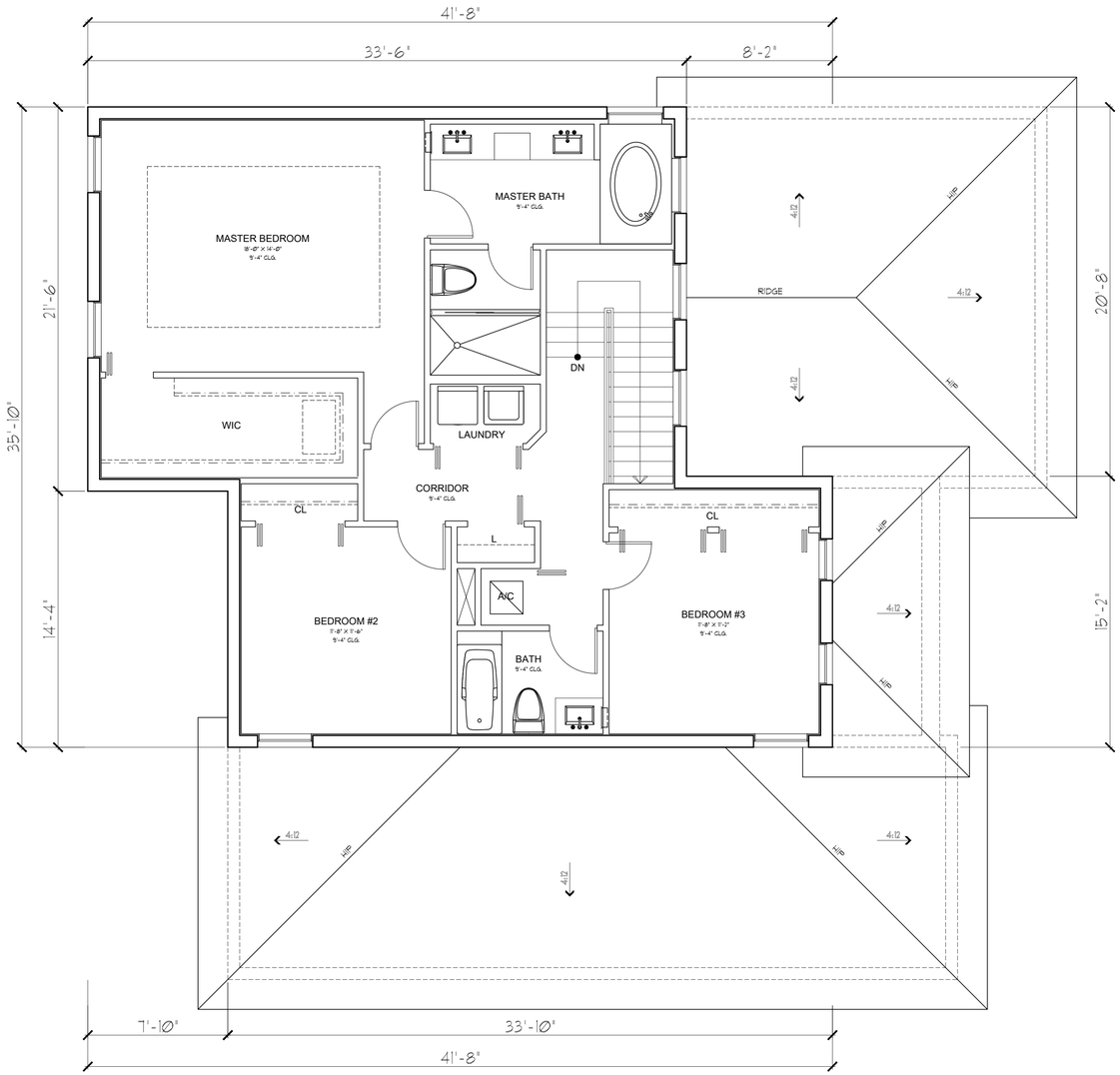
FIRST FLOOR PLAN

DATE :	2024-06-03
SCALE :	AS SHOWN
DRAWN :	CG
CHECK BY:	PPKS
JOB NO. :	

A-3.0

SHEET NO. :

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z22-221
DATE: AUG 21 2024
BY: GONGOL



UNIT 2854 - SECOND FLOOR PLAN
4 BEDROOMS / 3 1/2 BATHS / 2 CARS GARAGE

SCALE: 1/4" = 1'-0"

COPYRIGHT © 2022 PASCUAL, PEREZ, KILIDDJIAN, STARR - ARCHITECTS - PLANNERS
The architectural design and detail drawings for this building and / or overall project are the legal property of and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by Architect.

PASCUAL PEREZ KILIDDJIAN STARR
ARCHITECTS + PLANNERS
LICENSE # AA 26001357
EDGARDO PEREZ , AIA
LICENSE No. : AR 0015394
MARIO P. PASCUAL , AIA
LICENSE No. : AR 0008254
PETER KILIDDJIAN, RA
LICENSE No. : AR 0093067
ANDREW STARR, RA
LICENSE No. : AR 0095130
AT THE BEACON CENTER
1330 NW 84th AVENUE
DORAL, FLORIDA 33126
TELEPHONE:(305) 592-1363
FACSIMILE : (305) 592-6865
http://www.ppkarch.com

COPYRIGHT © 2022 PASCUAL, PEREZ, KILIDDJIAN, STARR, ARCHITECTS - PLANNERS
The architectural design and detail drawings of this building and/or overall project are the legal property of, and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by the Architect.

REVISIONS:

OWNER:
LENNAR HOMES

ABESS
BY: LENNAR HOMES
MIAMI-DADE COUNTY, FLORIDA

SEAL:

UNIT 2854

SECOND FLOOR PLAN

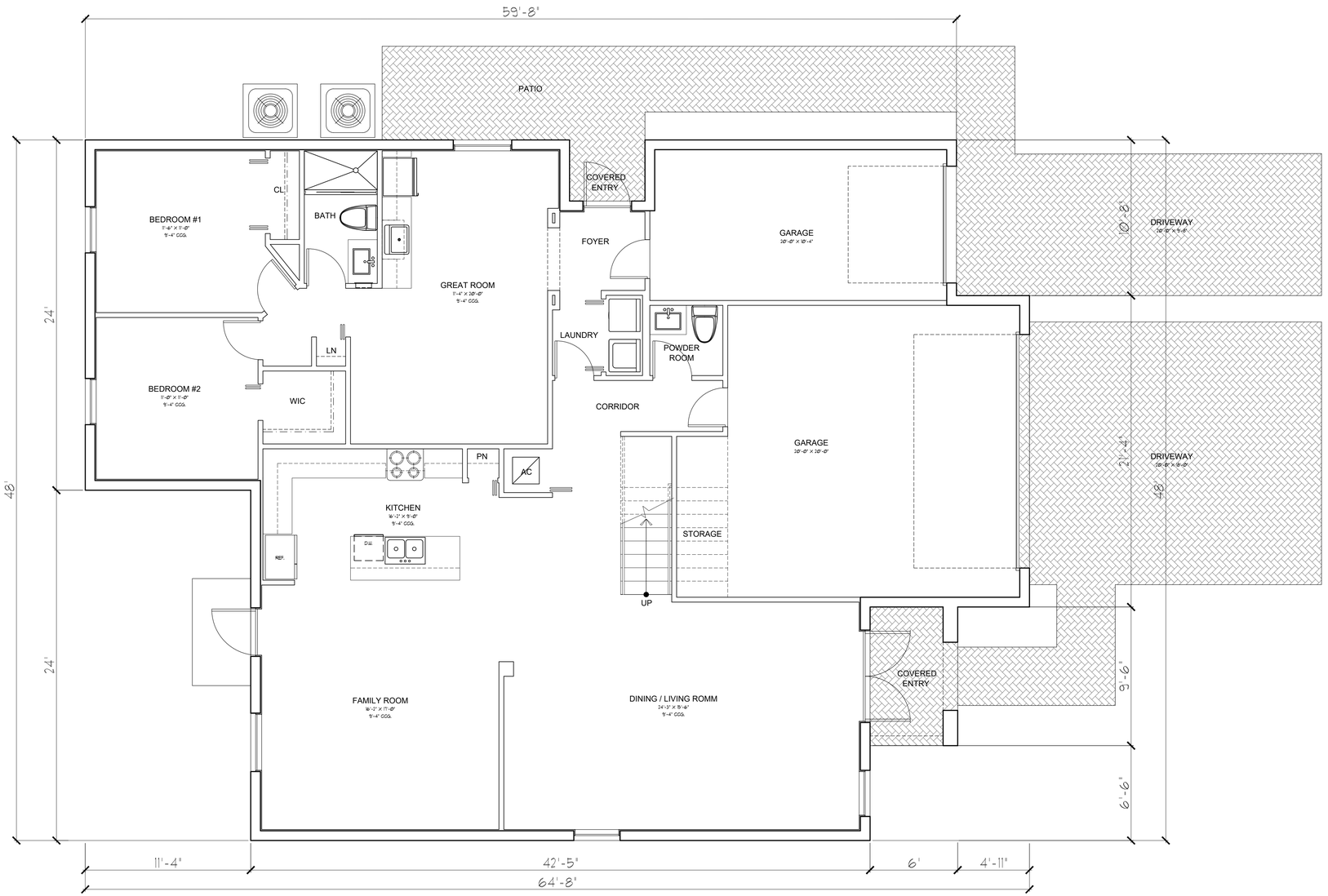
DATE :	2024-06-03
SCALE :	AS SHOWN
DRAWN :	CG
CHECK BY:	PPKS
JOB NO. :	

A-3.1

SHEET NO. :

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z22-221
DATE: AUG 21 2024
BY: GONGOL

AREA CALCULATION & DATA	
A/C 1ST FLOOR	1,885 SF
A/C 2ND FLOOR	1,200 SF
TOTAL A/C	**3,085 SF**
GARAGE 1	468.0 SF
GARAGE 2	229.0 SF
COVERED ENTRY 1	57.0 SF
COVERED ENTRY 2	22.0 SF
TOTAL GROSS	**3,861 SF**
GARAGE 2	2,661.0 SF



UNIT 3098 - FIRST FLOOR PLAN
5 BEDROOMS / 3 1/2 BATHS / 3 CARS GARAGE

SCALE: 1/4" = 1'-0"

COPYRIGHT © 2022 PASCUAL, PEREZ, KILIDDJIAN, STARR - ARCHITECTS - PLANNERS
The architectural design and detail drawings for this building and / or overall project are the legal property of and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by Architect.

PASCUAL PEREZ KILIDDJIAN STARR
ARCHITECTS + PLANNERS
LICENSE # AA 26001357
EDGARDO PEREZ , AIA
LICENSE No. : AR 0015394
MARIO P. PASCUAL , AIA
LICENSE No. : AR 0008254
PETER KILIDDJIAN, RA
LICENSE No. : AR 0093067
ANDREW STARR, RA
LICENSE No. : AR 0095130
AT THE BEACON CENTER
1330 NW 84th AVENUE
DORAL, FLORIDA 33126
TELEPHONE:(305) 592-1363
FACSIMILE : (305) 592-6865
http://www.ppkarch.com

COPYRIGHT © PASCUAL, PEREZ, KILIDDJIAN, STARR, ARCHITECTS - PLANNERS
The architectural design and detail drawings of this building and/or overall project are the legal property of, and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by the Architect.

REVISIONS:

OWNER:
LENNAR HOMES

ABESS
BY: LENNAR HOMES
MIAMI-DADE COUNTY, FLORIDA

SEAL:

UNIT 3098

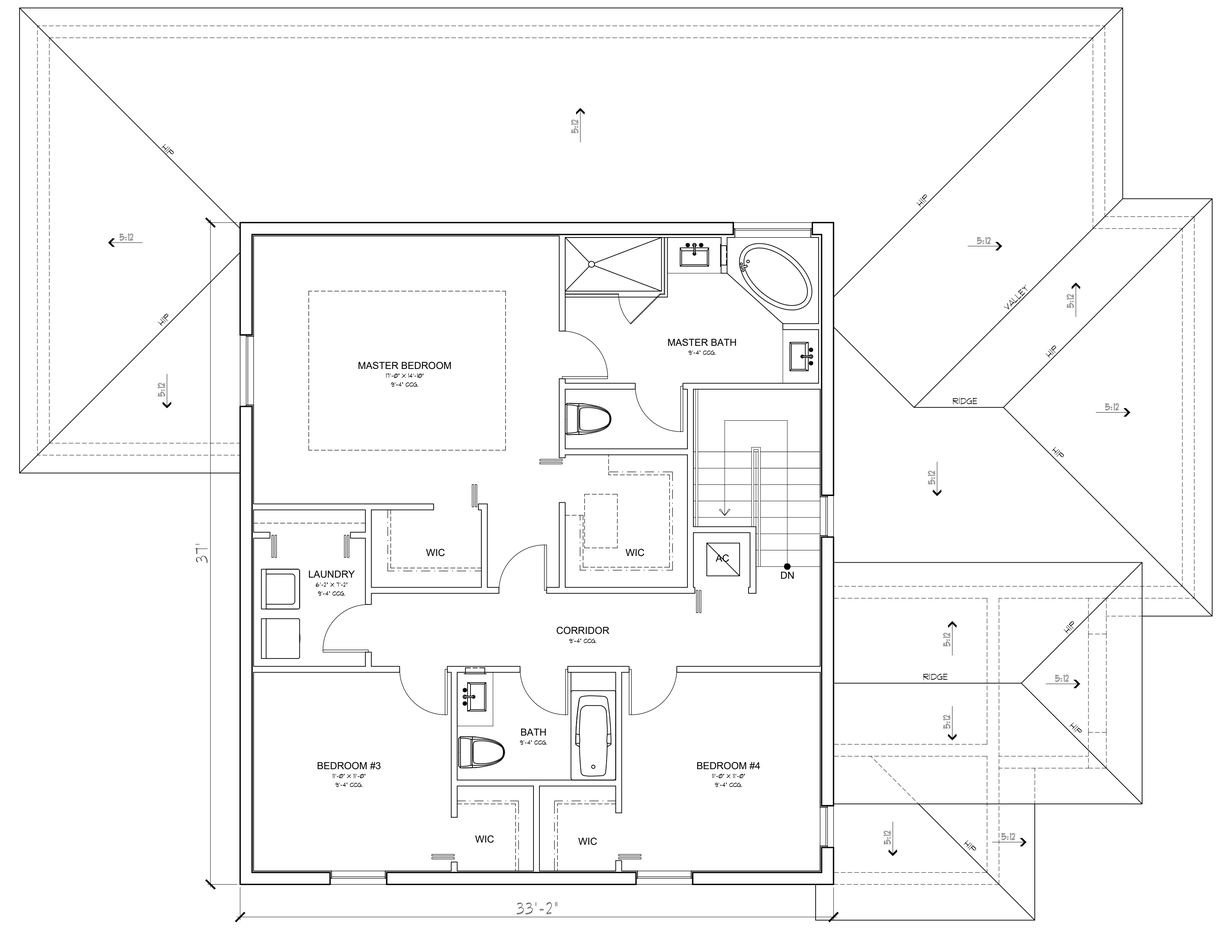
FIRST FLOOR PLAN

DATE :	**2024-06-03**
SCALE :	**AS SHOWN**
DRAWN :	**CG**
CHECK BY:	**PPKS**
JOB NO. :	

A-4.0

SHEET NO. :

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z22-221
DATE: AUG 21 2024
BY: GONGOL



UNIT 3098 - SECOND FLOOR PLAN
5 BEDROOMS / 3 1/2 BATHS / 3 CARS GARAGE

SCALE: 1/4" = 1'-0"

COPYRIGHT © 2022 PASCUAL, PEREZ, KILIDDJIAN, STARR - ARCHITECTS - PLANNERS
The architectural design and detail drawings for this building and / or overall project are the legal property of and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by Architect.

PASCUAL PEREZ KILIDDJIAN STARR
ARCHITECTS + PLANNERS

LICENSE # AA 26001357

EDGARDO PEREZ , AIA
LICENSE No. : AR 0015394
MARIO P. PASCUAL , AIA
LICENSE No. : AR 0008254
PETER KILIDDJIAN, RA
LICENSE No. : AR 0093067
ANDREW STARR, RA
LICENSE No. : AR 0095130

AT THE BEACON CENTER
1330 NW 84th AVENUE
DORAL, FLORIDA 33126
TELEPHONE-(305) 592-1363
FACSIMILE : (305) 592-6865
http://www.ppkarch.com

COPYRIGHT © 2022 PASCUAL, PEREZ, KILIDDJIAN, STARR - ARCHITECTS - PLANNERS
The architectural design and detail drawings of this building and/or overall project are the legal property of, and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by the Architect.

REVISIONS:

OWNER:
LENNAR HOMES

ABESS
BY: LENNAR HOMES
MIAMI-DADE COUNTY, FLORIDA

SEAL:

UNIT 3098

SECOND FLOOR PLAN

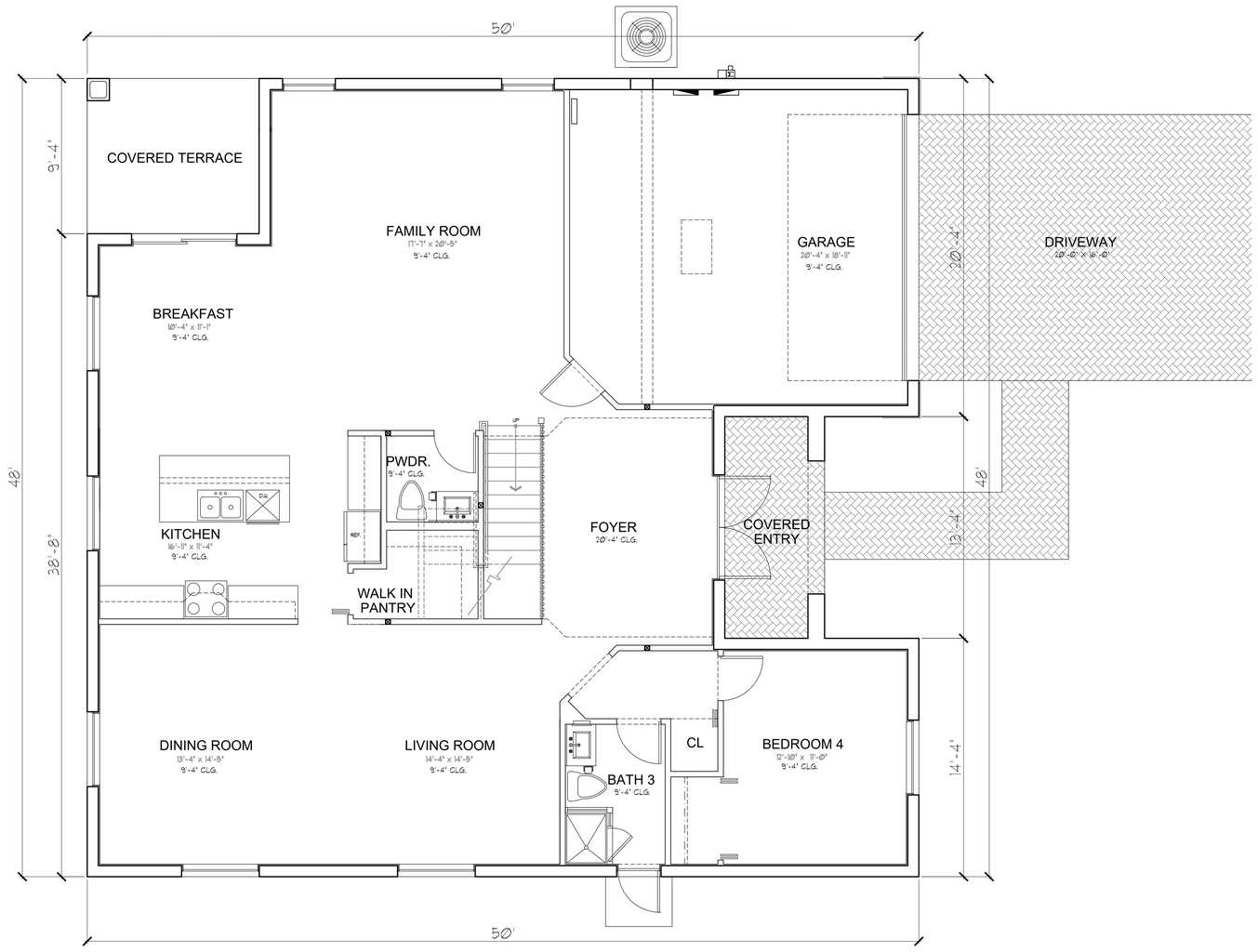
DATE :	2024-06-03
SCALE :	AS SHOWN
DRAWN :	CG
CHECK BY:	PPKS
JOB NO. :	

A-4.1

SHEET NO. :

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z22-221
DATE: AUG 21 2024
BY: GONGOL

AREA CALCULATION & DATA	
A/C 1ST FLOOR	1,732 SF
A/C 2ND FLOOR	1,512 SF
TOTAL A/C	**3,244 SF**
GARAGE	416.0 SF
COVERED ENTRY	80.0 SF
COV. TERRACE	96.0 SF
TOTAL GROSS	**3,836 SF**
LOT COVERAGE	2,324.0 SF



UNIT 3266 - FIRST FLOOR PLAN
5 BEDROOMS / 4 1/2 BATHS / 2 CARS GARAGE

SCALE: 1/4" = 1'-0"

COPYRIGHT © 2022 PASCUAL, PEREZ, KILIDDJIAN, STARR - ARCHITECTS - PLANNERS
The architectural design and detail drawings for this building and / or overall project are the legal property of and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by Architect.

PASCUAL PEREZ KILIDDJIAN STARR
ARCHITECTS + PLANNERS
LICENSE # AA 26001357
EDGARDO PEREZ , AIA
LICENSE No. : AR 0015394
MARIO P. PASCUAL , AIA
LICENSE No. : AR 0008254
PETER KILIDDJIAN, RA
LICENSE No. : AR 0093067
ANDREW STARR, RA
LICENSE No. : AR 0095130
AT THE BEACON CENTER
1330 NW 84th AVENUE
DORAL, FLORIDA 33126
TELEPHONE:(305) 592-1363
FACSIMILE : (305) 592-6865
http://www.ppkarch.com

REVISIONS:

OWNER:
LENNAR HOMES

ABESS
BY: LENNAR HOMES
MIAMI-DADE COUNTY, FLORIDA

SEAL:

UNIT 3266

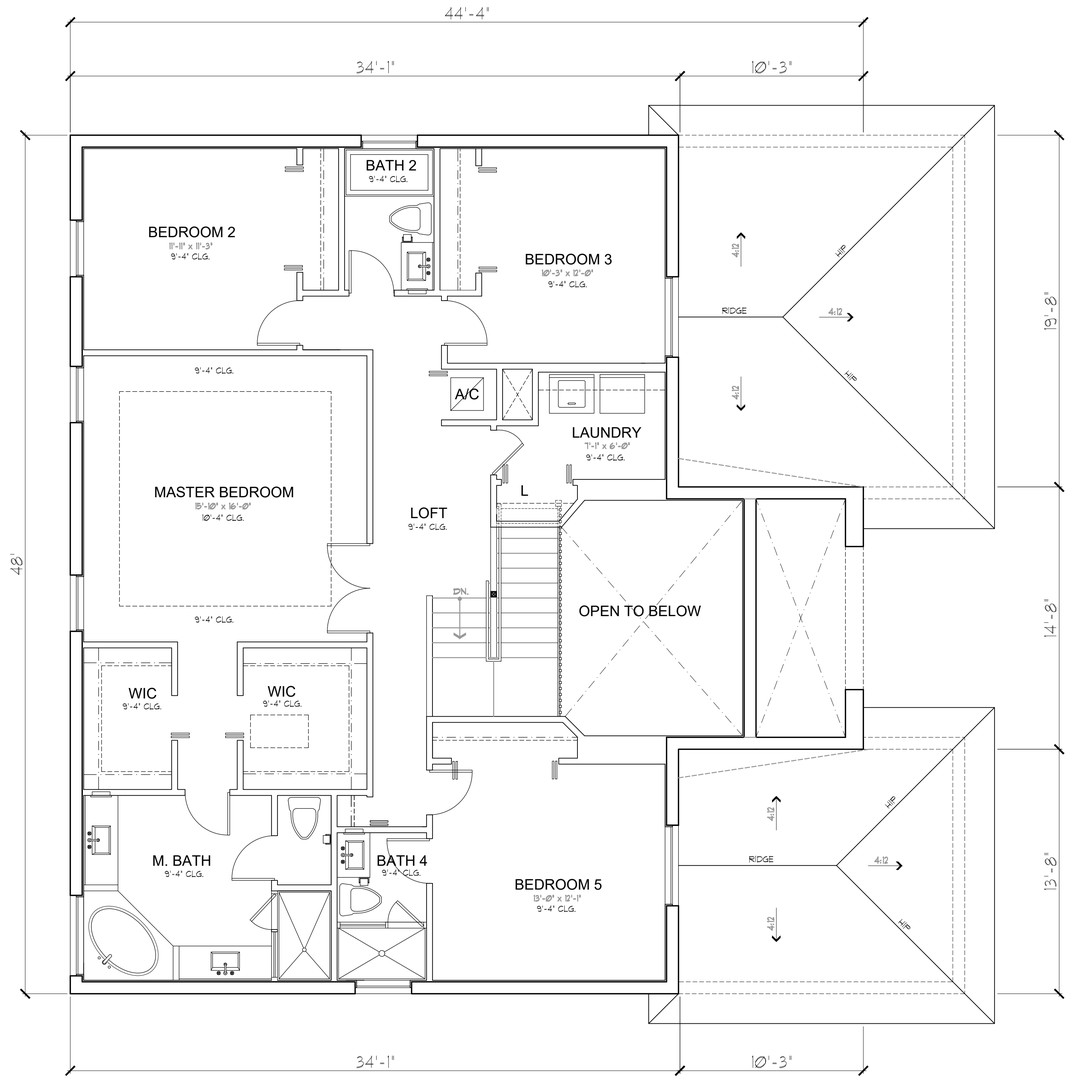
FIRST FLOOR PLAN

DATE : 2024-06-03
SCALE : AS SHOWN
DRAWN : CG
CHECK BY: PPKS
JOB NO. :

A-5.0

SHEET NO. :

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z22-221
DATE: AUG 21 2024
BY: GONGOL



UNIT 3266 - SECOND FLOOR PLAN
5 BEDROOMS / 4 1/2 BATHS / 2 CARS GARAGE
SCALE: 1/4" = 1'-0"

COPYRIGHT © 2022 PASCUAL, PEREZ, KILIDDJIAN, STARR - ARCHITECTS - PLANNERS
The architectural design and detail drawings for this building and / or overall project are the legal property of and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by Architect.

PASCUAL PEREZ KILIDDJIAN STARR
ARCHITECTS + PLANNERS
LICENSE # AA 26001357
EDGARDO PEREZ , AIA
LICENSE No. : AR 0015394
MARIO P. PASCUAL , AIA
LICENSE No. : AR 0008254
PETER KILIDDJIAN, RA
LICENSE No. : AR 0093067
ANDREW STARR, RA
LICENSE No. : AR 0095130
AT THE BEACON CENTER
1330 NW 84th AVENUE
DORAL, FLORIDA 33126
TELEPHONE:(305) 592-1363
FACSIMILE : (305) 592-6865
http://www.ppkarch.com
COPYRIGHT © 2022 PASCUAL, PEREZ, KILIDDJIAN, STARR - ARCHITECTS - PLANNERS
The architectural design and detail drawings of this building and/or overall project are the legal property of, and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by the Architect.

REVISIONS:

OWNER:
LENNAR HOMES

ABESS
BY: LENNAR HOMES
MIAMI-DADE COUNTY, FLORIDA

SEAL:

UNIT 3266

SECOND FLOOR PLAN

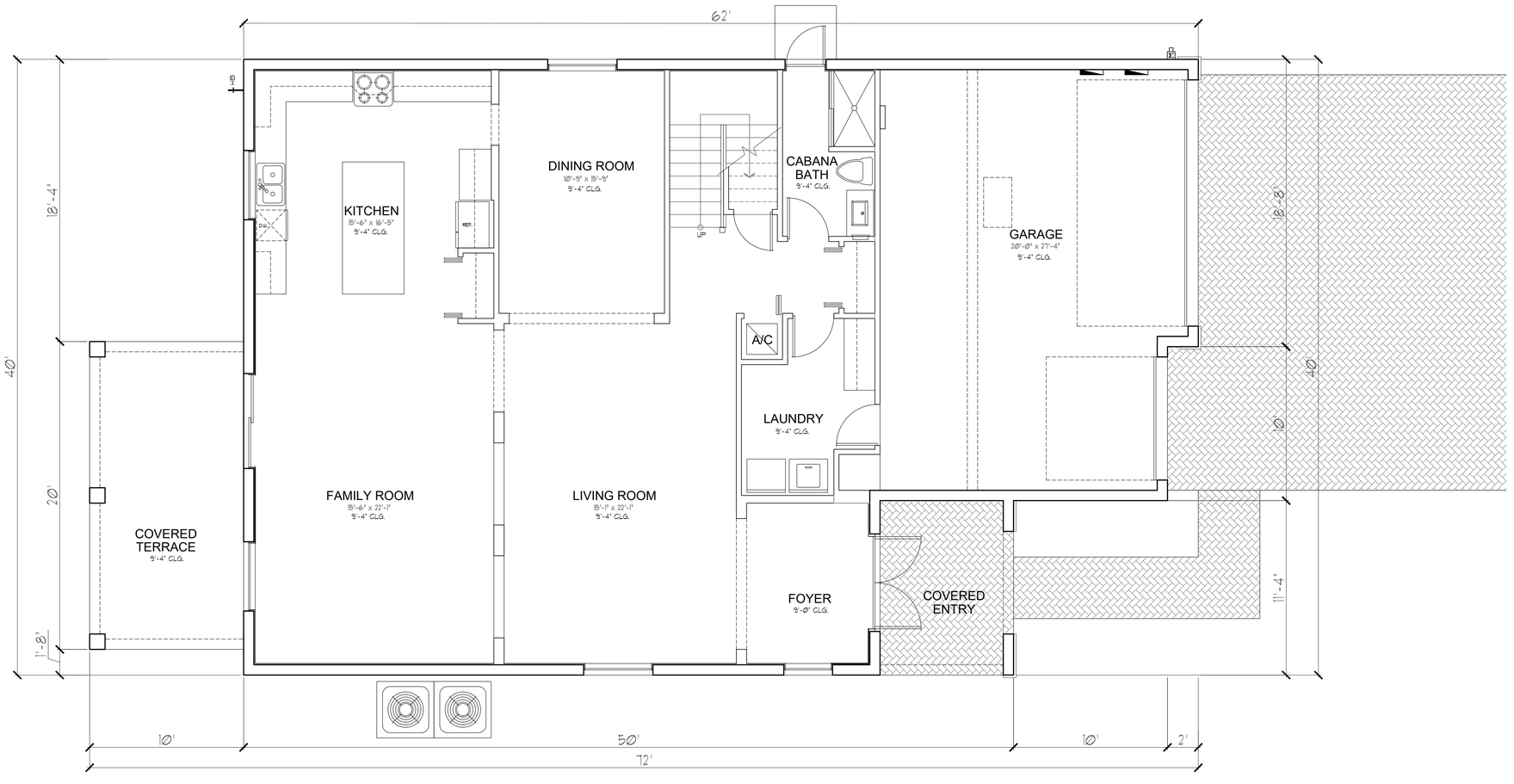
DATE :	2024-06-03
SCALE :	AS SHOWN
DRAWN :	CG
CHECK BY:	PPKS
JOB NO. :	

A-5.1

SHEET NO. :

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z22-221
DATE: AUG 21 2024
BY: GONGOL

AREA CALCULATION & DATA	
A/C 1ST FLOOR	1,653 SF
A/C 2ND FLOOR	1,899 SF
TOTAL A/C	**3,552 SF**
GARAGE	572.0 SF
COVERED ENTRY	98.0 SF
COV. TERRACE	200.0 SF
TOTAL GROSS	**4,422 SF**
LOT COVERAGE	2,523.0 SF



UNIT 3611 - FIRST FLOOR PLAN
4 BEDROOMS / 4 BATHS / 3 CARS GARAGE

SCALE: 1/4" = 1'-0"

COPYRIGHT © 2022 PASCUAL, PEREZ, KILIDDJIAN, STARR - ARCHITECTS - PLANNERS
The architectural design and detail drawings for this building and / or overall project are the legal property of and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by Architect.

PASCUAL PEREZ KILIDDJIAN STARR
ARCHITECTS + PLANNERS
LICENSE # AA 26001357
EDGARDO PEREZ , AIA
LICENSE No. : AR 0015394
MARIO P. PASCUAL , AIA
LICENSE No. : AR 0008254
PETER KILIDDJIAN, RA
LICENSE No. : AR 0093067
ANDREW STARR, RA
LICENSE No. : AR 0095130
AT THE BEACON CENTER
1330 NW 84th AVENUE
DORAL, FLORIDA 33126
TELEPHONE:(305) 592-1363
FACSIMILE : (305) 592-6865
http://www.ppkarch.com
COPYRIGHT © PASCUAL, PEREZ, KILIDDJIAN, STARR, ARCHITECTS - PLANNERS
The architectural design and detail drawings of this building and/or overall project are the legal property of, and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by the Architect.

REVISIONS:

OWNER:
LENNAR HOMES

ABESS
BY: LENNAR HOMES
MIAMI-DADE COUNTY, FLORIDA

SEAL:

UNIT 3611

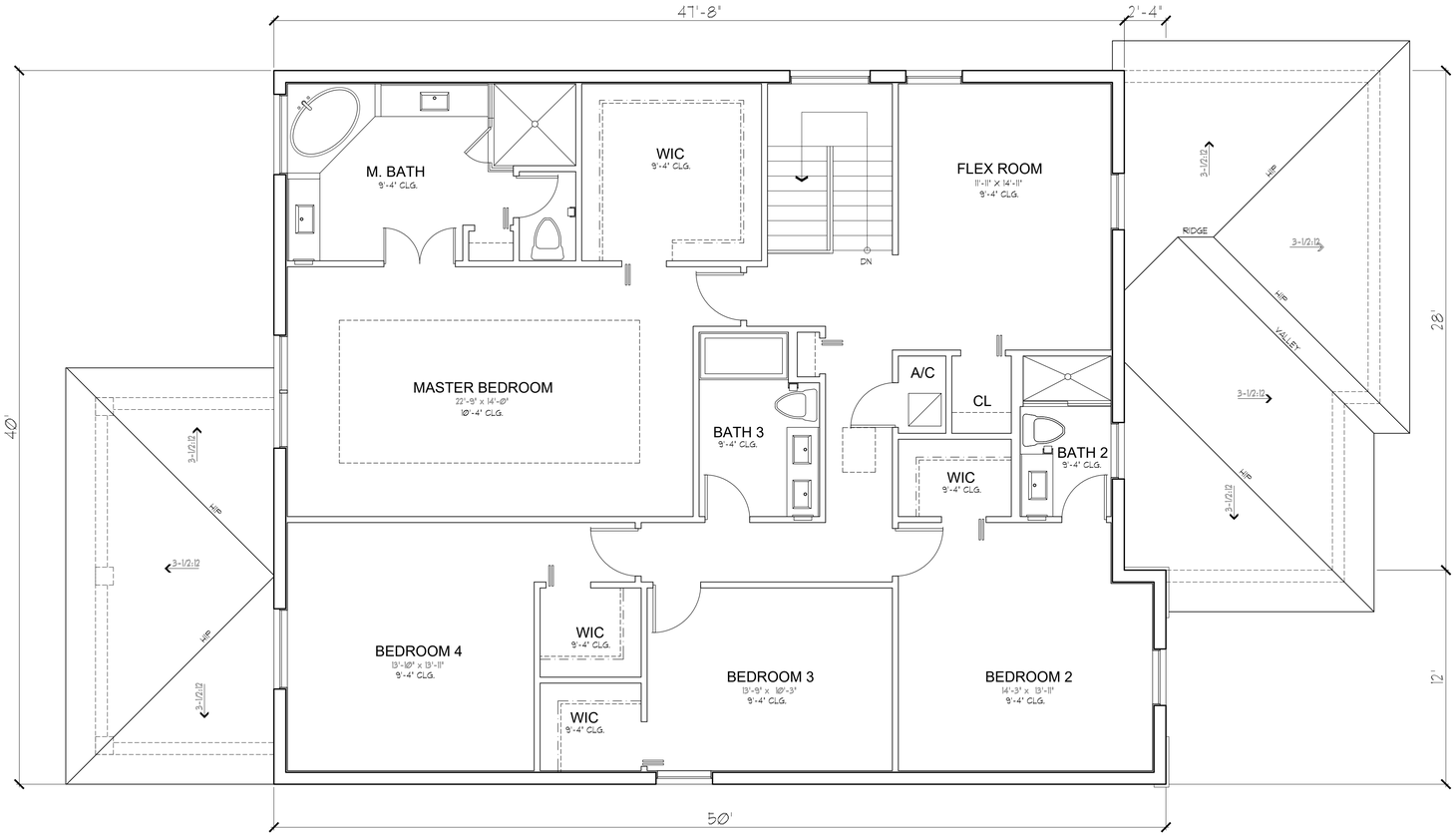
FIRST FLOOR PLAN

DATE :	2024-06-03
SCALE :	AS SHOWN
DRAWN :	CG
CHECK BY:	PPKS
JOB NO. :	

A-6.0

SHEET NO. :

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z22-221
DATE: AUG 21 2024
BY: GONGOL



UNIT 3611 - SECOND FLOOR PLAN
4 BEDROOMS / 4 BATHS / 3 CARS GARAGE
SCALE: 1/4" = 1'-0"

COPYRIGHT © 2022 PASCUAL, PEREZ, KILIDDJIAN, STARR - ARCHITECTS - PLANNERS
The architectural design and detail drawings for this building and / or overall project are the legal property of and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by Architect.

PASCUAL PEREZ KILIDDJIAN STARR
ARCHITECTS + PLANNERS
LICENSE # AA 26001357
EDGARDO PEREZ , AIA
LICENSE No. : AR 0015394
MARIO P. PASCUAL , AIA
LICENSE No. : AR 0008254
PETER KILIDDJIAN, RA
LICENSE No. : AR 0093067
ANDREW STARR, RA
LICENSE No. : AR 0095130
AT THE BEACON CENTER
1330 NW 84th AVENUE
DORAL, FLORIDA 33126
TELEPHONE-(305) 592-1363
FACSIMILE : (305) 592-6865
http://www.ppkarch.com

COPYRIGHT © 2022 PASCUAL, PEREZ, KILIDDJIAN, STARR - ARCHITECTS - PLANNERS
The architectural design and detail drawings of this building and/or overall project are the legal property of, and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by the Architect.

REVISIONS:

OWNER:
LENNAR HOMES

ABESS
BY: LENNAR HOMES
MIAMI-DADE COUNTY, FLORIDA

SEAL:

UNIT 3611

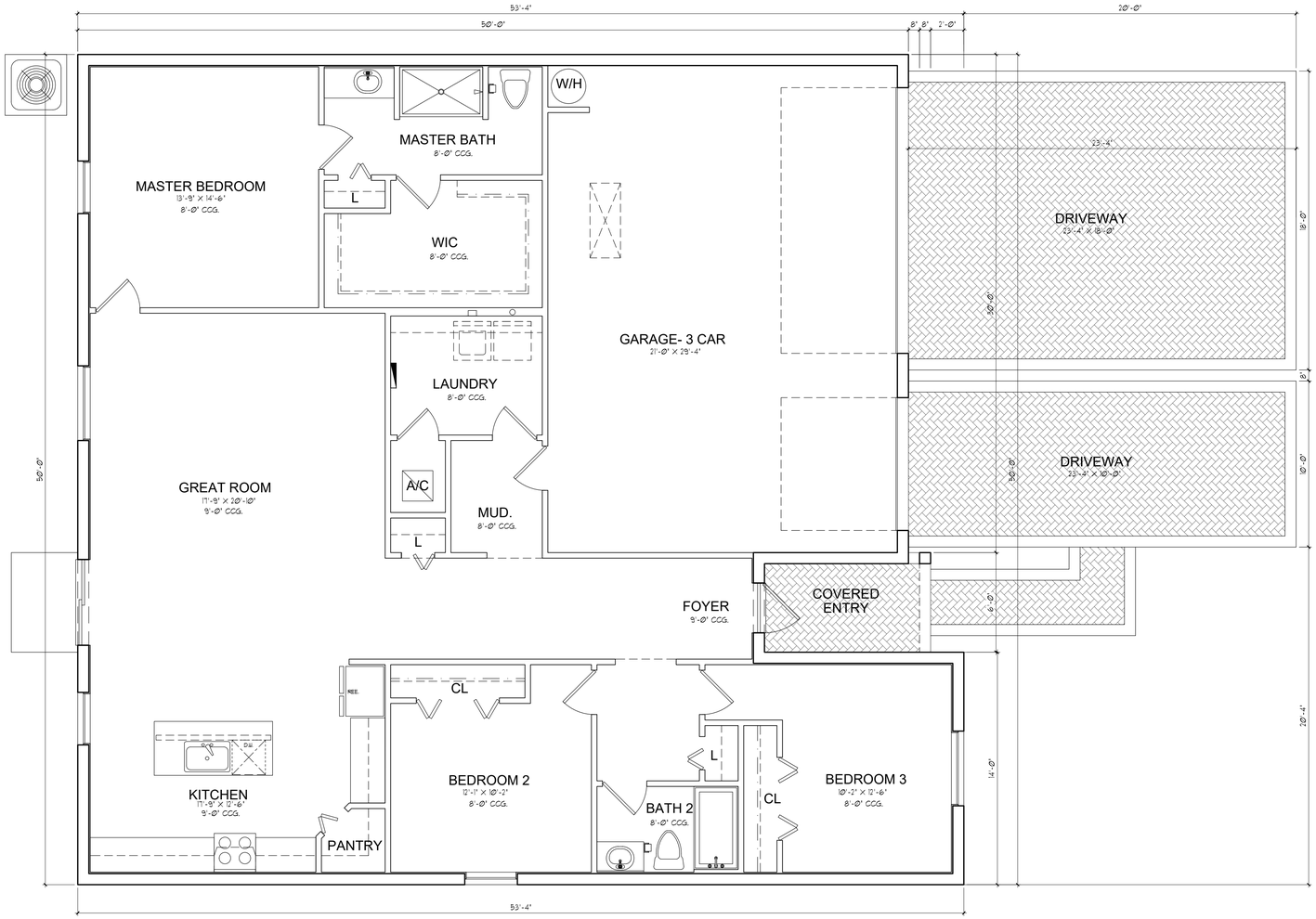
SECOND FLOOR PLAN

DATE :	2024-06-03
SCALE :	AS SHOWN
DRAWN :	CG
CHECK BY:	PPKS
JOB NO. :	

A-6.1

SHEET NO. :

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z22-221
DATE: AUG 21 2024
BY: GONGOL



UNIT P001-ASPIRE - FLOOR PLAN
3 BEDROOMS / 2 BATHS / 3 CARS GARAGE

SCALE: 1/4" = 1'-0"

AREA CALCULATION & DATA	
TOTAL A/C	**1,839 SF**
GARAGE	652 SF
COVERED ENTRY	64 SF
TOTAL GROSS	**2,555 SF**
LOT COVERAGE	2,555 SF

COPYRIGHT © 2022 PASCUAL, PEREZ, KILIDDJIAN, STARR - ARCHITECTS - PLANNERS
The architectural design and detail drawings for this building and / or overall project are the legal property of, and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by the Architect.

PASCUAL PEREZ KILIDDJIAN STARR
ARCHITECTS+PLANNERS
LICENSE # AA 26001357
EDGARDO PEREZ , AIA
LICENSE No. : AR 0015394
MARIO P. PASCUAL , AIA
LICENSE No. : AR 0008254
PETER KILIDDJIAN, AIA
LICENSE No. : AR 0093067
ANDREW STARR, AIA
LICENSE No. : AR 0095130
AT THE BEACON CENTER
1330 NW 84th AVENUE
DORAL, FLORIDA 33126
TELEPHONE :(305) 592-1363
EACSIMILE : (305) 592-6865
http://www.ppkarch.com
COPYRIGHT© PASCUAL, PEREZ KILIDDJIAN STARR, ARCHITECTS - PLANNERS
The architectural design and detail drawings of this building and/or overall project are the legal property of, and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by the Architect.

REVISIONS:

OWNER:
LENNAR HOMES

ABESS
BY: LENNAR HOMES
MIAMI-DADE COUNTY, FLORIDA

SEAL:

UNIT P001-ASPIRE

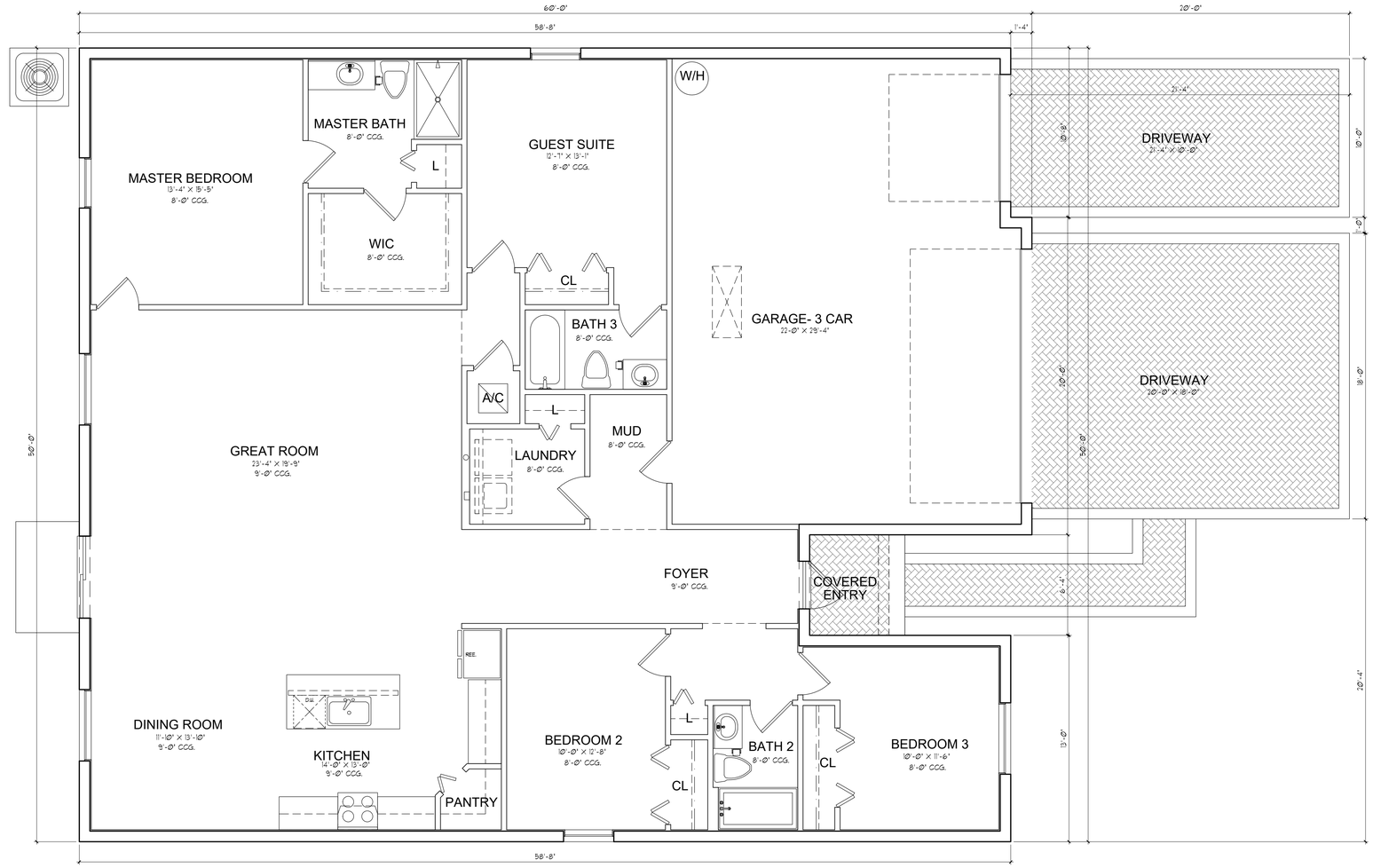
FLOOR PLAN

DATE : 2024-08-09
SCALE : AS SHOWN
DRAWN : CG
CHECK BY: PPKS
JOB NO. :

A-7

SHEET NO. :

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z22-221
DATE: AUG 21 2024
BY: GONGOL



UNIT P002-BRAVO - FLOOR PLAN
4 BEDROOMS / 3 BATHS / 3 CARS GARAGE

SCALE: 1/4" = 1'-0"

AREA CALCULATION & DATA	
TOTAL A/C	**2,200 SF**
GARAGE	672 SF
COVERED ENTRY	47 SF
TOTAL GROSS	**2,558 SF**
LOT COVERAGE	2,558 SF

COPYRIGHT © 2022 PASCUAL, PEREZ, KILIDDJIAN, STARR - ARCHITECTS - PLANNERS
The architectural design and detail drawings for this building and / or overall project are the legal property of and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by the Architect.

PASCUAL PEREZ KILIDDJIAN STARR
ARCHITECTS+PLANNERS
LICENSE # AA 26001357
EDGARDO PEREZ , AIA
LICENSE No. : AR 0015394
MARIO P. PASCUAL , AIA
LICENSE No. : AR 0008254
PETER KILIDDJIAN, AIA
LICENSE No. : AR 0093067
ANDREW STARR, AIA
LICENSE No. : AR 0095130
AT THE BEACON CENTER
1330 NW 84th AVENUE
DORAL, FLORIDA 33126
TELEPHONE :(305) 592-1363
EACSIMILE : (305) 592-6865
http://www.ppkarch.com
COPYRIGHT© PASCUAL, PEREZ KILIDDJIAN STARR, ARCHITECTS - PLANNERS
The architectural design and detail drawings of this building and/or overall project are the legal property of, and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by the Architect.

REVISIONS:

OWNER:
LENNAR HOMES

ABESS
BY: LENNAR HOMES
MIAMI-DADE COUNTY, FLORIDA

SEAL:

UNIT P002-BRAVO

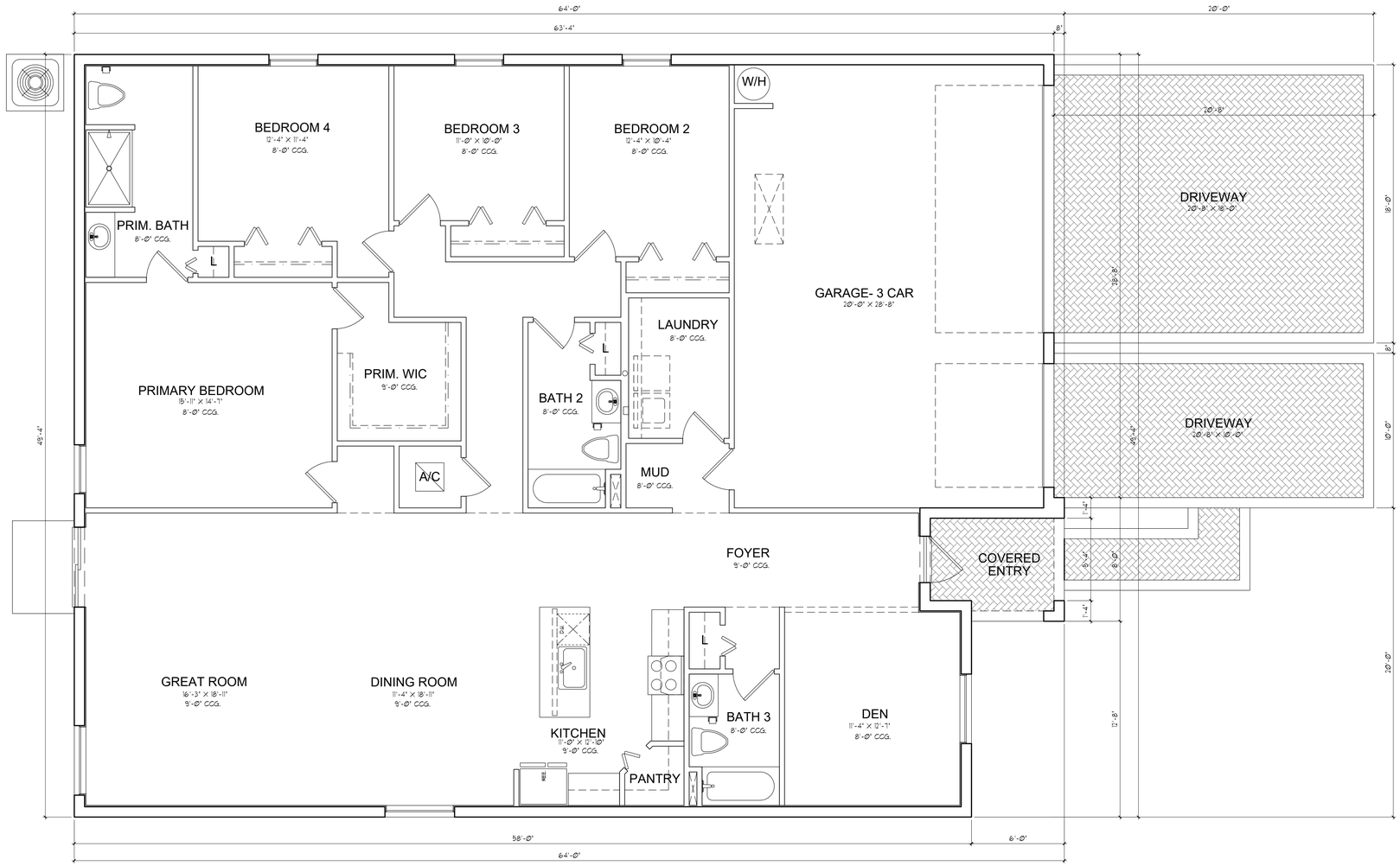
FLOOR PLAN

DATE : 2024-08-09
SCALE : AS SHOWN
DRAWN : CG
CHECK BY: PPKS
JOB NO. :

A-8

SHEET NO. :

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z22-221
DATE: AUG 21 2024
BY: GONGOL



UNIT P003-CREST - FLOOR PLAN
4 BEDROOMS+DEN / 3 BATHS / 3 CARS GARAGE

SCALE: 1/4" = 1'-0"

AREA CALCULATION & DATA	
TOTAL A/C	**2,389 SF**
GARAGE	606 SF
COVERED ENTRY	67 SF
TOTAL GROSS	**3,062 SF**
LOT COVERAGE	3,062 SF

COPYRIGHT © 2022 PASCUAL, PEREZ, KILIDDJIAN, STARR - ARCHITECTS - PLANNERS
The architectural design and detail drawings for this building and / or overall project are the legal property of and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by the Architect.

PASCUAL PEREZ KILIDDJIAN STARR
ARCHITECTS+PLANNERS
LICENSE # AA 26001357
EDGARDO PEREZ , AIA
LICENSE No. : AR 0015394
MARIO P. PASCUAL , AIA
LICENSE No. : AR 0008254
PETER KILIDDJIAN, AIA
LICENSE No. : AR 0093067
ANDREW STARR, AIA
LICENSE No. : AR 0095130
AT THE BEACON CENTER
1330 NW 84th AVENUE
DORAL, FLORIDA 33126
TELEPHONE : (305) 592-1363
EACSIMILE : (305) 592-6865
http://www.ppkarch.com
COPYRIGHT© PASCUAL PEREZ KILIDDJIAN STARR, ARCHITECTS - PLANNERS
The architectural design and detail drawings of this building and/or overall project are the legal property of, and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by the Architect.

REVISIONS:

OWNER:
LENNAR HOMES

ABESS
BY: LENNAR HOMES
MIAMI-DADE COUNTY, FLORIDA

SEAL:

UNIT P003-CREST

FLOOR PLAN

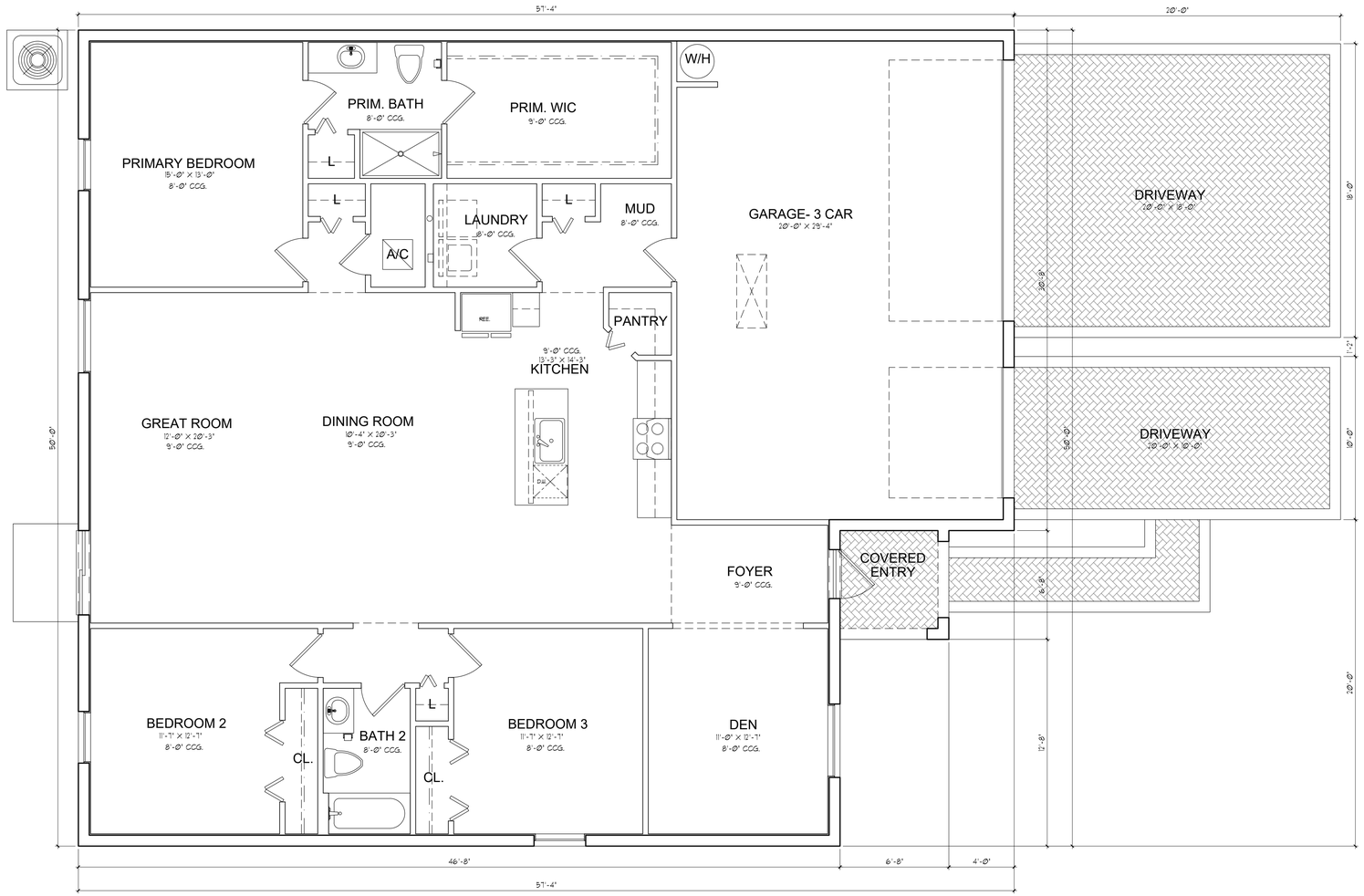
DATE :	2024-08-09
SCALE :	AS SHOWN
DRAWN :	CG
CHECK BY:	PPKS
JOB NO. :	

A-9

SHEET NO. :

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z22-221
DATE: AUG 21 2024
BY: GONGOL

COPYRIGHT © 2022 PASCUAL, PEREZ, KILIDDJIAN, STARR - ARCHITECTS - PLANNERS
The architectural design and detail drawings for this building and / or overall project are the legal property of and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by the Architect.



UNIT P004-FRONTIER - FLOOR PLAN
3 BEDROOMS+ DEN / 2 BATHS / 3 CARS GARAGE

SCALE: 1/4" = 1'-0"

AREA CALCULATION & DATA	
TOTAL A/C	**2,029 SF**
GARAGE	623 SF
COVERED ENTRY	54 SF
TOTAL GROSS	**2,706 SF**
LOT COVERAGE	2,706 SF

PASCUAL PEREZ KILIDDJIAN STARR
ARCHITECTS+PLANNERS
LICENSE # AA 26001357
EDGARDO PEREZ , AIA
LICENSE No. : AR 0015394
MARIO P. PASCUAL , AIA
LICENSE No. : AR 0008254
PETER KILIDDJIAN, AIA
LICENSE No. : AR 0093067
ANDREW STARR, AIA
LICENSE No. : AR 0095130
AT THE BEACON CENTER
1330 NW 84th AVENUE
DORAL, FLORIDA 33126
TELEPHONE :(305) 592-1363
EACSIMILE : (305) 592-6865
http://www.ppkarch.com
COPYRIGHT© PASCUAL, PEREZ KILIDDJIAN STARR, ARCHITECTS + PLANNERS
The architectural design and detail drawings of this building and/or overall project are the legal property of, and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by the Architect.
REVISIONS:

OWNER:
LENNAR HOMES

ABESS
BY: LENNAR HOMES
MIAMI-DADE COUNTY, FLORIDA

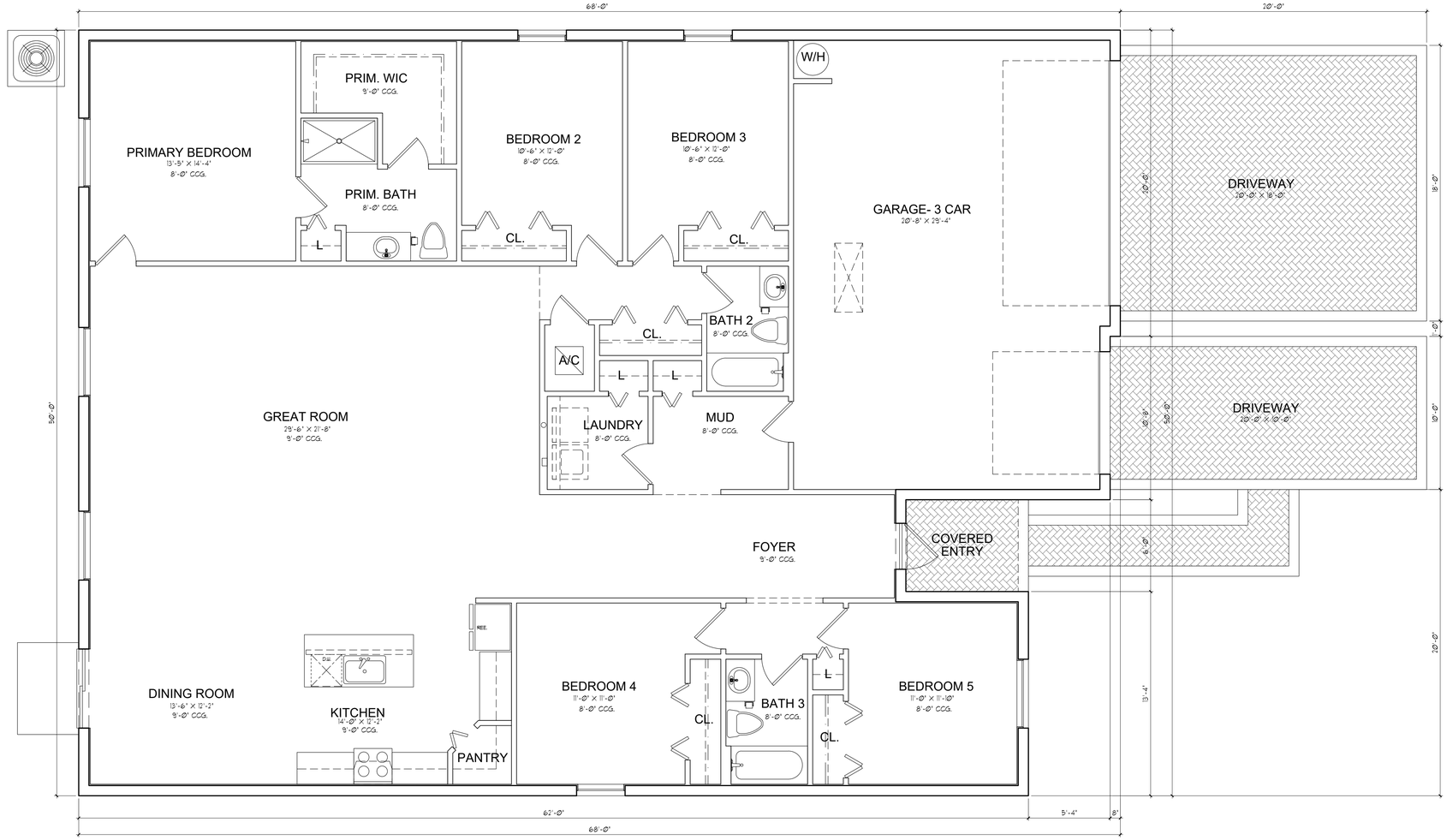
SEAL:

UNIT P004-FRONTIER

FLOOR PLAN
DATE : 2024-08-09
SCALE : AS SHOWN
DRAWN : CG
CHECK BY: PPKS
JOB NO. :

A-10
SHEET NO. :

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z22-221
DATE: AUG 21 2024
BY: GONGOL



UNIT P005-HERITAGE - FLOOR PLAN
5 BEDROOMS/ 3 BATHS / 3 CARS GARAGE

SCALE: 1/4" = 1'-0"

AREA CALCULATION & DATA	
TOTAL A/C	**2,576 SF**
GARAGE	637 SF
COVERED ENTRY	64 SF
TOTAL GROSS	**3,277 SF**
LOT COVERAGE	3,277 SF

COPYRIGHT © 2022 PASCUAL, PEREZ, KILIDDJIAN, STARR - ARCHITECTS - PLANNERS
The architectural design and detail drawings for this building and / or overall project are the legal property of and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by the Architect.

PASCUAL PEREZ KILIDDJIAN STARR
ARCHITECTS+PLANNERS
LICENSE # AA 26001357
EDGARDO PEREZ , AIA
LICENSE No. : AR 0015394
MARIO P. PASCUAL , AIA
LICENSE No. : AR 0008254
PETER KILIDDJIAN, AIA
LICENSE No. : AR 0093067
ANDREW STARR, AIA
LICENSE No. : AR 0095130
AT THE BEACON CENTER
1330 NW 84th AVENUE
DORAL, FLORIDA 33126
TELEPHONE :(305) 592-1363
EACSIMILE : (305) 592-6865
http://www.ppkarch.com

COPYRIGHT© PASCUAL, PEREZ KILIDDJIAN STARR, ARCHITECTS + PLANNERS
The architectural design and detail drawings of this building and/or overall project are the legal property of, and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by the Architect.

REVISIONS:

OWNER:
LENNAR HOMES

ABESS
BY: LENNAR HOMES
MIAMI-DADE COUNTY, FLORIDA

SEAL:

UNIT P005-HERITAGE

FLOOR PLAN

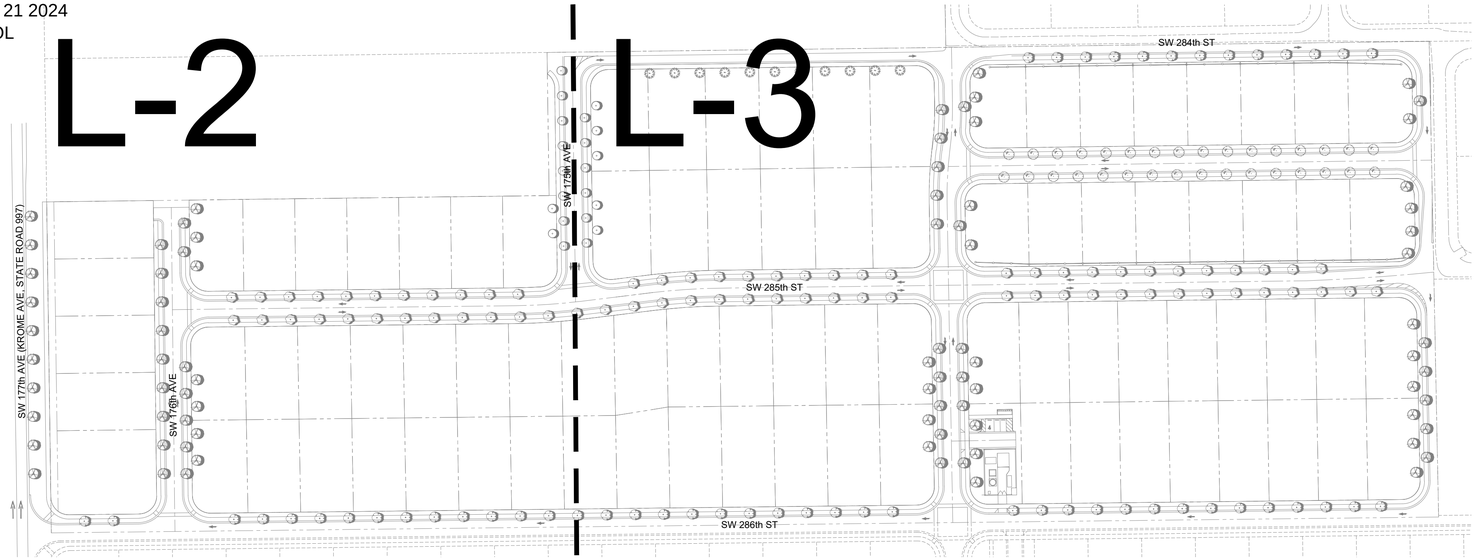
DATE : 2024-08-09
SCALE : AS SHOWN
DRAWN : CG
CHECK BY: PPKS
JOB NO. :

A-11

SHEET NO. :

RECEIVED

MIAMI-DADE COUNTY
PROCESS NO.: Z22-221
DATE: AUG 21 2024
BY: GONGOL



KEY PLAN

NORTH

Scale: 1" = 100'-0"

SHEET INDEX:

L-1 INDEX
L-2 OVERALL LANDSCAPE PLAN
L-3 OVERALL LANDSCAPE PLAN
L-4 MODEL 2244 TYPICAL LANDSCAPE PLAN
L-5 MODEL 2565 TYPICAL LANDSCAPE PLAN
L-6 MODEL 2854 TYPICAL LANDSCAPE PLAN
L-7 MODEL 3098 TYPICAL LANDSCAPE PLAN
L-8 MODEL 3266 TYPICAL LANDSCAPE PLAN
L-9 MODEL 3611 TYPICAL LANDSCAPE PLAN
L-10 MODEL ASPIRE P001 LANDSCAPE PLAN
L-11 MODEL BRAVO P002 LANDSCAPE PLAN
L-12 MODEL CREST P003 LANDSCAPE PLAN
L-13 MODEL FRONTIER P004 LANDSCAPE PLAN
L-14 MODEL HERITAGE P005 LANDSCAPE PLAN
L-15 LANDSCAPE DETAILS

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NATIVE	NOTES
TREES						
	BS1	21	Bursera simaruba Gumbo Limbo	12` HT. X 6` SPR. X 2" CAL.	Y	STREET TREE
	CO1	12	Chrysophyllum oliviforme Satinleaf	12` HT. X 6` SPR. X 2" CAL.	Y	STREET TREE
	CD1	53	Coccoloba diversifolia Pigeon Plum	12` HT. X 6` SPR. X 2" CAL.	Y	STREET TREE
	IC1	71	Ilex cassine Dahoon Holly	12` HT. X 6` SPR. X 2" CAL.	Y	STREET TREE
	LS1	81	Lagerstroemia speciosa Queen's Crape Myrtle	12` HT. X 6` SPR. X 2" CAL.	N	STREET TREE
	QV1	32	Quercus virginiana Live Oak	12` HT. X 6` SPR. X 2" CAL.	Y	STREET TREE
SHRUBS						
	CG	109	Clusia guttifera Small Leaf Clusia	24" HT. X 24" SPR. / 24" O.C.	Y	-
GROUND COVERS						
	PT	1,314	Pittosporum tobira Japanese Pittosporum	15" HT. X 15" SPR. / 15" O.C.	N	
LAWN	AS REQUIRED		STENOTAPHRUM SECUNDATUM 'FLORATAM' ST. AUGUSTINE GRASS		SOLID EVEN SOD	

LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

Zoning District: EU-M — Net Lot Area 872,782 s.f 20.04 acres

	REQUIRED	PROVIDED
LAWN AREA CALCULATION		
A. 872,782 total s.f. of Net Lot Area		
B. Maximum lawn area (sod) permitted = 50 % x 872,782 s.f. =	436,391	350,690
TREES		
A. No. trees required per net lot acre Less existing number of trees meeting minimum requirements = 9 trees x net lot acres =	181	*227
B. % Palms Allowed: No. trees required x 30% =	55	*40
C. % Natives Required: No. trees provided x 30% =	55	*305
D. Street trees (maximum average spacing of 35' o.c.): 9,430 linear feet along street =	270	270
E. Street trees located directly beneath power lines (maximum average spacing of 25' o.c.):_____ linear feet along street / 25 =	N/A	N/A
F. Total Trees Required A + D + E = 451 Total Trees	451	*485
SHRUBS		
A. No. trees required x 10 = No. of shrubs allowed	4,510	*6,342
B. No. shrubs allowed x 30% = No. of native shrubs required	1,353	*5,124

SEE LANDSCAPE

*Includes 227 Trees, of which 116 are native; and 6,233 Shrubs, of which 5,015 are native from Typical Landscape Plans. See sheets L-4 through L-14

SFH Model 2244, Average
Trees = 3 Shrubs = 73
Native Trees = 1 Native Shrubs = 53

SFH Model 2565, Average
Trees = 3 Shrubs = 73
Native Trees = 2 Native Shrubs = 61

SFH Model 2854, Average
Trees = 3 Shrubs = 73
Native Trees = 1 Native Shrubs = 57

SFH Model 3098, Average
Trees = 3 Shrubs = 73
Native Trees = 2 Native Shrubs = 60

SFH Model 3266, Average
Trees = 3 Shrubs = 73
Native Trees = 2 Native Shrubs = 63

SFH Model 3611, Average
Trees = 3 Shrubs = 73
Native Trees = 2 Native Shrubs = 63

SFH Model Aspire P001, Average
Trees = 3 Shrubs = 73
Native Trees = 1 Native Shrubs = 43

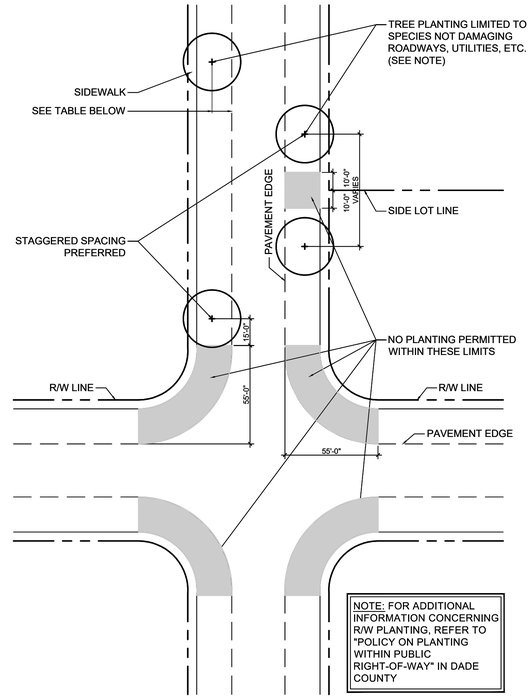
SFH Model Bravo P002, Average
Trees = 3 Shrubs = 73
Native Trees = 1 Native Shrubs = 73

SFH Model Crest P003, Average
Trees = 3 Shrubs = 73
Native Trees = 1 Native Shrubs = 37

SFH Model Frontier P004, Average
Trees = 3 Shrubs = 73
Native Trees = 1 Native Shrubs = 65

SFH Model Heritage P005, Average
Trees = 3 Shrubs = 73
Native Trees = 1 Native Shrubs = 73

Total SFH X 85
Trees = 227 Shrubs = 6,233
Native Trees = 116 Native Shrubs = 5,015



Public R.O.W. Planting Setback

SCALE: 1" = 40'-0"

	DESIGN SPEED		
ROADWAYS	BELOW 35 mph	35 - 45 mph	50 mph & ABOVE
NO CURB & GUTTER	6'	14'	30'
WITH CURB & GUTTER	4'	4'	14'

LANDSCAPE NOTES:

- NO TREES SHALL BE PLANTED ON TOP OR ADJACENT TO PROPOSED FRENCH DRAINS OR INLETS.
- ALL LANDSCAPE INSIDE THE PROPERTY ADJACENT TO DRIVEWAYS SHALL COMPLY WITH THE 10' x 10' SAFE SIGHT-TRIANGLE, PER SE, 33-11 OF MIAMI-DADE COUNTY CODE.
- SEE PUBLIC R.O.W. PLANTING SETBACK DETAILS FOR TREES WITHIN R.O.W.
- LANDSCAPE FOR ALL CORNER LOTS SHALL SHOW COMPLIANCE WITH PWD STANDARD G5.1
- DRIVEWAYS AND APPROACHES MUST ADHERE TO MDC DETAILS. MUST BE FLARED OR MIN. 5'-0" RADIUS, AND SHALL NOT BE WIDER THAN 20'-0".
- ALL TREE DIMENSIONS ARE MEASURED FROM THE FACE OF TREE TRUNK.

WITKIN HULTS + PARTNERS
307 south 21st avenue hollywood, florida
phone: 954.923.3689 facsimile: 954.923.3689
www.witkindesign.com

©2020 WITKIN HULTS + PARTNERS
THE DESIGN AND DRAWINGS HEREIN ARE THE INTELLECTUAL PROPERTY OF THIS LANDSCAPE ARCHITECT AND ARE PROTECTED UNDER THE COPYRIGHT PROTECTION ACT

Project:
REDLAND ABESS
MIAMI DADE COUNTY
INDEX

Revisions: Date: By:

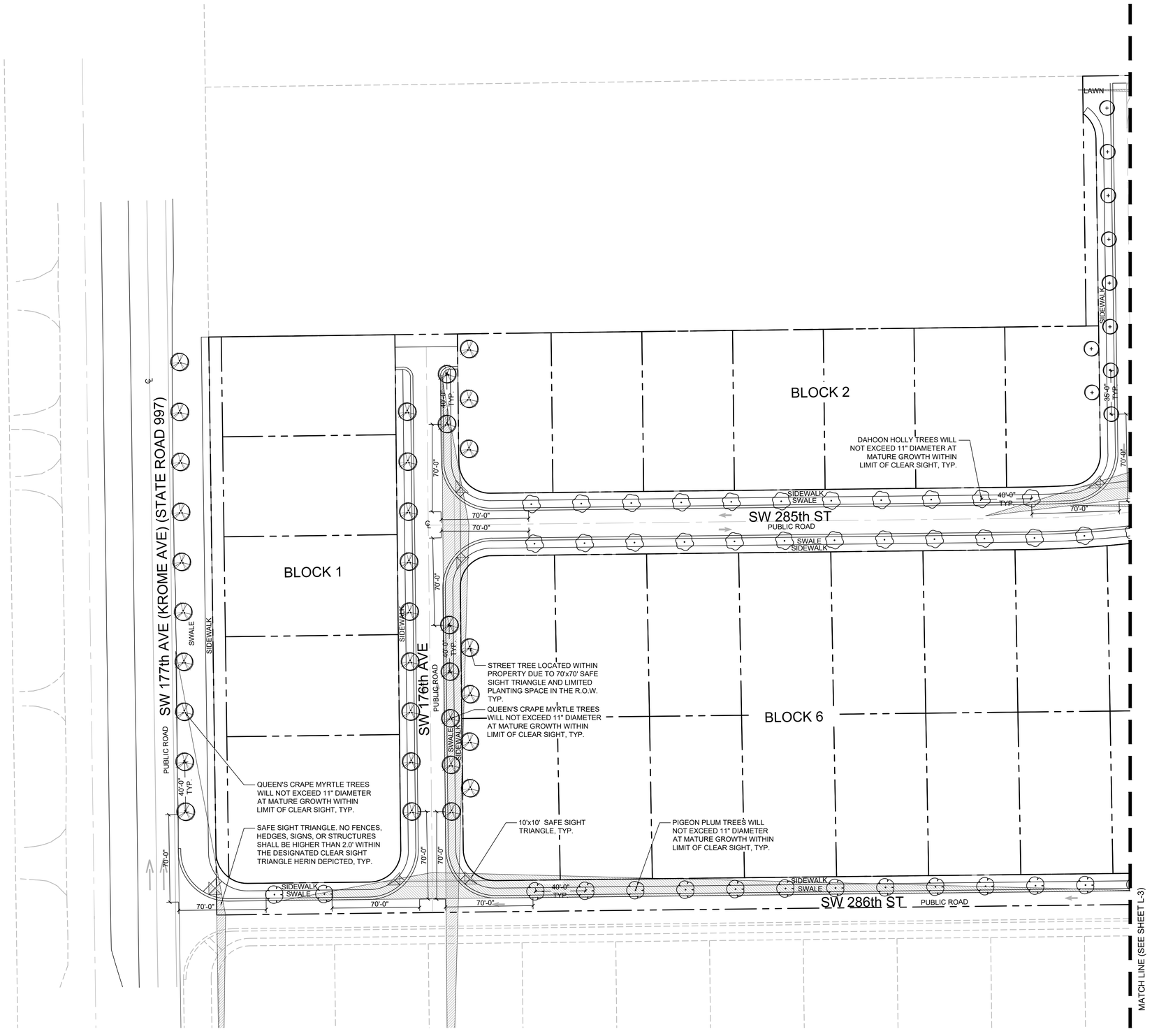
Seal:

Lic. # LA6667290
Member: A.S.L.A.

Drawing: Index
Date: 05/20/2024
Scale: See Left
Drawn by: LBC
Sheet No.: L-1
Cad Id.: 2024-026

Z:\2024\Redland\Construction\Refusal\L Layout 2024\L0\Landscape\Drawings\2024-05-15\L1 Aug Aug 13, 2024

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z22-221
DATE: AUG 21 2024
BY: GONGOL



OVERALL LANDSCAPE PLAN

Scale: 1"=40'-0"

NORTH

WITKIN HULTS + PARTNERS
307 south 21st avenue hollywood, florida
phone: 954.923.3681 facsimile: 954.923.9689
www.witkindesign.com

©2020 WITKIN HULTS + PARTNERS
THE DESIGN AND DRAWINGS HEREIN ARE THE INTELLECTUAL PROPERTY OF THIS LANDSCAPE ARCHITECT AND ARE PROTECTED UNDER THE COPYRIGHT PROTECTION ACT

REDLAND ABESS

MIAMI DADE COUNTY

LANDSCAPE PLAN

Project:

Revisions: Date: By:

Seal:

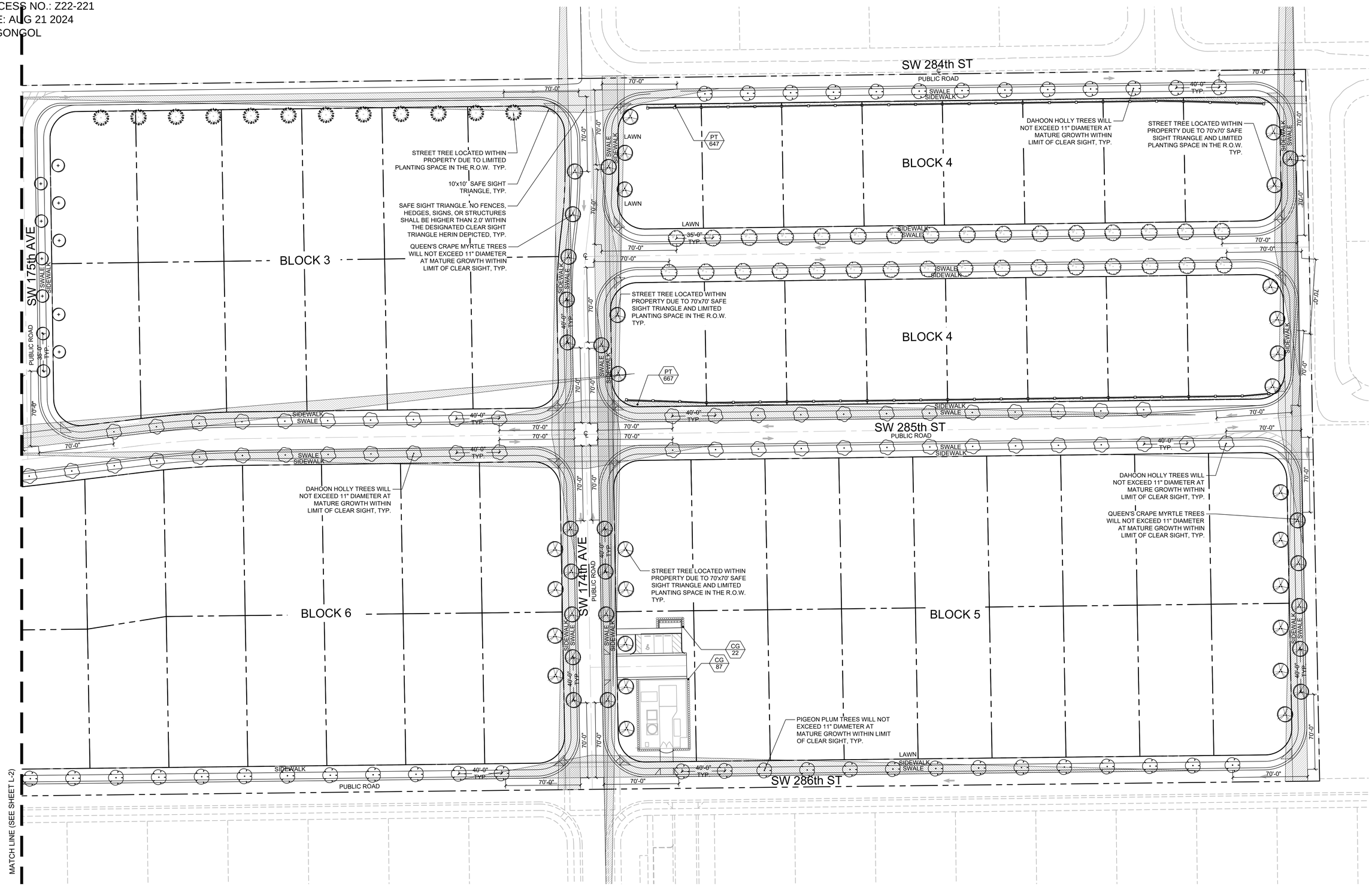
Lic. # LA6667290
Member: A.S.L.A.

Drawing: Index
Date: 05/20/2024
Scale: See Left
Drawn by: LBC
Sheet No.:

L-2

Cad Id.: 2024-026

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z22-221
DATE: AUG 21 2024
BY: GONGOL



OVERALL LANDSCAPE PLAN

Scale: 1"=40'-0"

NORTH

WITKIN HULTS + PARTNERS
307 south 21st avenue hollywood, florida
phone: 954.923.3689 fax: 954.923.3691 facsimile: 954.923.3689
www.witkindesign.com

©2020 WITKIN HULTS + PARTNERS
THE DESIGN AND DRAWINGS HEREIN ARE THE INTELLECTUAL PROPERTY OF THIS LANDSCAPE ARCHITECT AND ARE PROTECTED UNDER THE COPYRIGHT PROTECTION ACT

REDLAND ABESS
MIAMI DADE COUNTY
LANDSCAPE PLAN

Project:

Revisions: Date: By:

Seal:

Lic. # LA6667290
Member: A.S.L.A.

Drawing: Index
Date: 05/20/2024
Scale: See Left
Drawn by: LBC
Sheet No.:

L-3

Cad Id.: 2024-026

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z22-221
DATE: AUG 21 2024
BY: GONGOL

LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

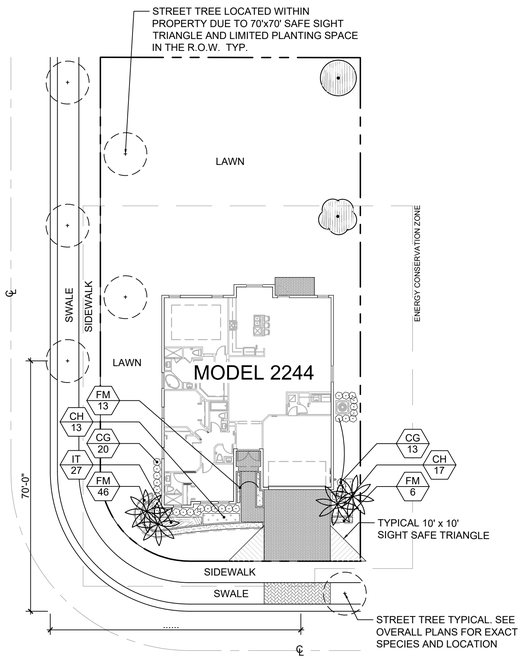
Zoning District: EU-M — Net Lot Area 10,069 s.f 0.23 acres

	REQUIRED	PROVIDED
LAWN AREA CALCULATION		
A. 10,069 total s.f. of Net Lot Area		
B. Maximum lawn area (sod) permitted = 50 % x 10,069 s.f. =	5,034	3,650
TREES		
A. No. trees required per net lot acre		
Less existing number of trees meeting minimum requirements		
= 9 trees x net lot acres =	3	3
B. % Palms Allowed: No. trees required x 30% =	1	1
C. % Natives Required: No. trees provided x 30% =	1	1
D. Street trees (maximum average spacing of 35' o.c.):		
180 linear feet along street =	6	6
E. Street trees located directly beneath power lines		
(maximum average spacing of 25' o.c.)_____ linear feet along street / 25 =	N/A	N/A
F. Total Trees Required		
A + D + E = 9 Total Trees	9	9
SHRUBS		
A. No. trees required x 10 = No. of shrubs allowed	90	90
B. No. shrubs allowed x 30% = No. of native shrubs required	27	63

SEE LANDSCAPE

PLANT SCHEDULE 2244 CORNER

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NATIVE	NOTES
TREES						
	BS	1	Bursera simaruba Gumbo Limbo	10` HT. X 4` SPR. X 2" CAL.	Y	-
	TH	1	Tabebuia heterophylla Pink Tabebuia	10` HT. X 4` SPR. X 2" CAL.	N	-
PALM TREES						
	VM2	2	Veitchia montgomeryana 'Double' Montgomery Palm	10` O.A. HT. MIN.	N	-
SHRUBS						
	CG	33	Clusia guttifera Small Leaf Clusia	24" HT. X 24" SPR. / 24" O.C.	Y	-
SHRUB AREAS						
	CH	30	Chrysobalanus icaco 'Red Tip' Red Tip Cocoplum	18" HT. X 18" SPR. / 18" O.C.	Y	-
	IT	27	Ixora taiwanensis Dwarf Ixora	18" HT. X 18" SPR. / 18" O.C.	N	-
GROUND COVERS						
	FM	65	Ficus microcarpa Green Island ficus	15" HT. X 15" SPR. / 15" O.C.	N	-
LAWN	As Required		Stenotaphrum secundatum 'Floratam' ST. AUGUSTINE GRASS	SOLID EVEN SOD		



TYPICAL CORNER LOT

LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

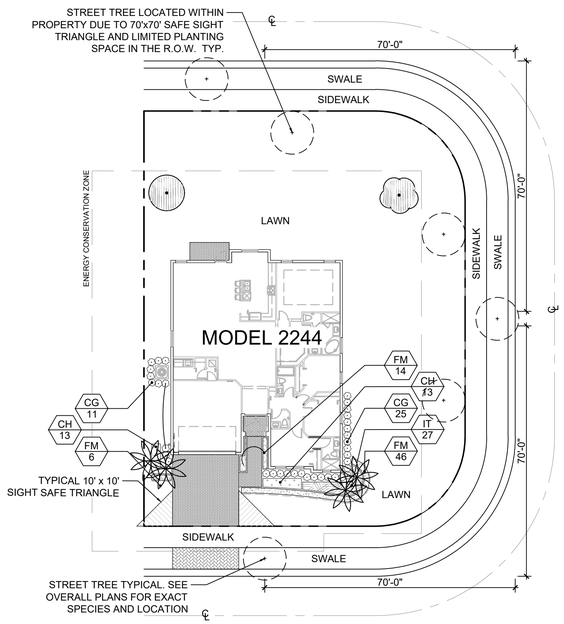
Zoning District: EU-M — Net Lot Area 10,139 s.f 0.23 acres

	REQUIRED	PROVIDED
LAWN AREA CALCULATION		
A. 10,139 total s.f. of Net Lot Area		
B. Maximum lawn area (sod) permitted = 50 % x 10,139 s.f. =	5,069	3,750
TREES		
A. No. trees required per net lot acre		
Less existing number of trees meeting minimum requirements		
= 9 trees x net lot acres =	3	3
B. % Palms Allowed: No. trees required x 30% =	1	1
C. % Natives Required: No. trees provided x 30% =	1	1
D. Street trees (maximum average spacing of 35' o.c.):		
205 linear feet along street =	6	6
E. Street trees located directly beneath power lines		
(maximum average spacing of 25' o.c.)_____ linear feet along street / 25 =	N/A	N/A
F. Total Trees Required		
A + D + E = 9 Total Trees	9	9
SHRUBS		
A. No. trees required x 10 = No. of shrubs allowed	90	90
B. No. shrubs allowed x 30% = No. of native shrubs required	27	53

SEE LANDSCAPE

PLANT SCHEDULE 2244 DOUBLE CORNER

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NATIVE	NOTES
TREES						
	BS	1	Bursera simaruba Gumbo Limbo	10` HT. X 4` SPR. X 2" CAL.	Y	-
	TH	1	Tabebuia heterophylla Pink Tabebuia	10` HT. X 4` SPR. X 2" CAL.	N	-
PALM TREES						
	VM2	2	Veitchia montgomeryana 'Double' Montgomery Palm	10` O.A. HT. MIN.	N	-
SHRUBS						
	CG	36	Clusia guttifera Small Leaf Clusia	24" HT. X 24" SPR. / 24" O.C.	Y	-
SHRUB AREAS						
	CH	27	Chrysobalanus icaco 'Red Tip' Red Tip Cocoplum	18" HT. X 18" SPR. / 18" O.C.	Y	-
	IT	27	Ixora taiwanensis Dwarf Ixora	18" HT. X 18" SPR. / 18" O.C.	N	-
GROUND COVERS						
	FM	66	Ficus microcarpa Green Island ficus	15" HT. X 15" SPR. / 15" O.C.	N	-
LAWN	As Required		Stenotaphrum secundatum 'Floratam' ST. AUGUSTINE GRASS	SOLID EVEN SOD		



TYPICAL DOUBLE CORNER LOT

LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

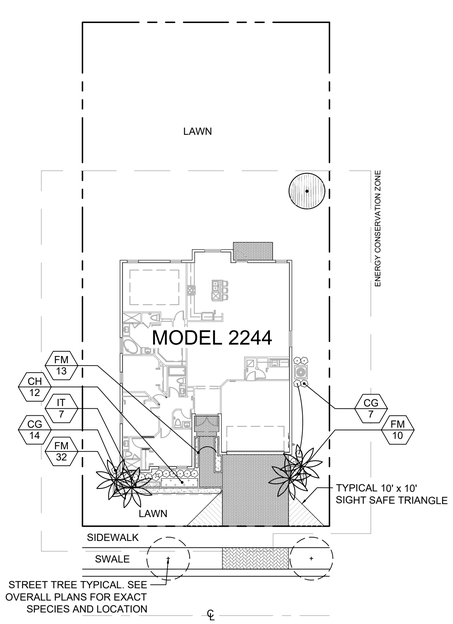
Zoning District: EU-M — Net Lot Area 9,714 s.f 0.2 acres

	REQUIRED	PROVIDED
LAWN AREA CALCULATION		
A. 10,069 total s.f. of Net Lot Area		
B. Maximum lawn area (sod) permitted = 50 % x 9,714 s.f. =	4,857	3,420
TREES		
A. No. trees required per net lot acre		
Less existing number of trees meeting minimum requirements		
= 9 trees x net lot acres =	2	2
B. % Palms Allowed: No. trees required x 30% =	1	1
C. % Natives Required: No. trees provided x 30% =	1	1
D. Street trees (maximum average spacing of 35' o.c.):		
70 linear feet along street =	2	1
E. Street trees located directly beneath power lines		
(maximum average spacing of 25' o.c.)_____ linear feet along street / 25 =	N/A	N/A
F. Total Trees Required		
A + D + E = 4 Total Trees	4	4
SHRUBS		
A. No. trees required x 10 = No. of shrubs allowed	40	40
B. No. shrubs allowed x 30% = No. of native shrubs required	12	33

SEE LANDSCAPE

PLANT SCHEDULE 2244 INTERIOR

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NATIVE	NOTES
TREES						
	BS	1	Bursera simaruba Gumbo Limbo	10` HT. X 4` SPR. X 2" CAL.	Y	-
PALM TREES						
	VM2	2	Veitchia montgomeryana 'Double' Montgomery Palm	10` O.A. HT. MIN.	N	-
SHRUBS						
	CG	21	Clusia guttifera Small Leaf Clusia	24" HT. X 24" SPR. / 24" O.C.	Y	-
SHRUB AREAS						
	CH	12	Chrysobalanus icaco 'Red Tip' Red Tip Cocoplum	18" HT. X 18" SPR. / 18" O.C.	Y	-
	IT	7	Ixora taiwanensis Dwarf Ixora	18" HT. X 18" SPR. / 18" O.C.	N	-
GROUND COVERS						
	FM	55	Ficus microcarpa Green Island ficus	15" HT. X 15" SPR. / 15" O.C.	N	-
LAWN	As Required		Stenotaphrum secundatum 'Floratam' ST. AUGUSTINE GRASS	SOLID EVEN SOD		



TYPICAL INTERIOR LOT

TYPICAL MODEL 2244 LANDSCAPE PLAN

Scale: 1"=20'-0"

WITKIN HULTS + PARTNERS
307 south 21st avenue hollywood, florida
phone: 954.923.9689 fassimile: 954.923.9689
www.witkindesign.com

©2020 WITKIN HULTS + PARTNERS
THE DESIGN AND DRAWINGS HEREIN ARE THE INTELLECTUAL PROPERTY OF THIS LANDSCAPE ARCHITECT AND ARE PROTECTED UNDER THE COPYRIGHT PROTECTION ACT

Project:
REDLAND ABESS
MIAMI DADE COUNTY
TYPICAL MODEL 2244 LANDSCAPE PLAN

Revisions: Date: By:

Seal:

Lic. # LA6667290
Member: A.S.L.A.

Drawing: Typical Model 2244 Landscape Plan
Date: 05/20/2024
Scale: See Left
Drawn by: LBC
Sheet No.:

L-4

Cad Id.: 2024-026

Z:\2024\Redland\Community\Redland_Abess - Lennar 2024-026\Landscape\Drawings\2024-08-08 ALT TYP Plan Rev 8_21_2024

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z22-221
DATE: AUG 21 2024
BY: GONGOL

LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

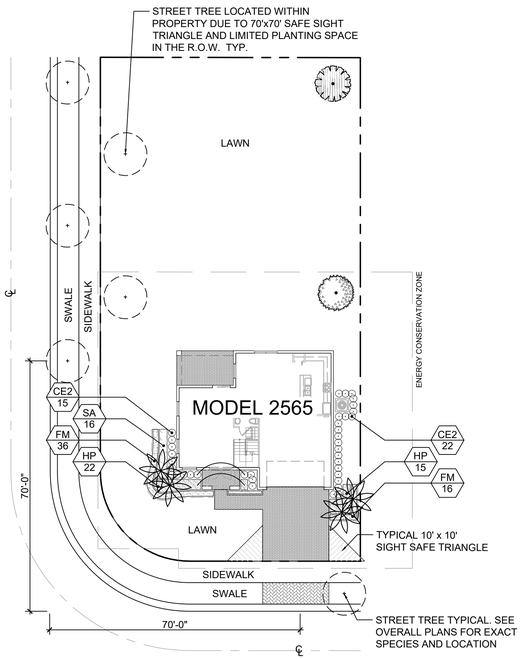
Zoning District: EU-M — Net Lot Area 10,069 s.f 0.23 acres

	REQUIRED	PROVIDED
LAWN AREA CALCULATION		
A. 10,069 total s.f. of Net Lot Area		
B. Maximum lawn area (sod) permitted = 50 % x 10,069 s.f. =	5,034	3,650
TREES		
A. No. trees required per net lot acre		
Less existing number of trees meeting minimum requirements		
= 9 trees x net lot acres =	3	3
B. % Palms Allowed: No. trees required x 30% =	1	1
C. % Natives Required: No. trees provided x 30% =	1	2
D. Street trees (maximum average spacing of 35' o.c.):		
180 linear feet along street =	6	6
E. Street trees located directly beneath power lines		
(maximum average spacing of 25' o.c.)_____ linear feet along street / 25 =	N/A	N/A
F. Total Trees Required		
A + D + E = 9 Total Trees	9	9
SHRUBS		
A. No. trees required x 10 = No. of shrubs allowed	90	90
B. No. shrubs allowed x 30% = No. of native shrubs required	27	74

SEE LANDSCAPE

PLANT SCHEDULE 2565 CORNER

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NATIVE	NOTES
TREES						
	CO	1	Chrysophyllum oliviforme Satinleaf	10` HT. X 4` SPR. X 2" CAL.	Y	-
	CE	1	Conocarpus erectus Green Buttonwood	10` HT. X 4` SPR. X 2" CAL.	Y	-
PALM TREES						
	VM2	2	Veitchia montgomeryana 'Double' Montgomery Palm	10` O.A. HT. MIN.	N	-
SHRUBS						
	CE2	37	Conocarpus erectus Green Buttonwood	24" HT. X 24" SPR. / 24" O.C.	Y	
SHRUB AREAS						
	HP	37	Hamelia patens Firebush	18" HT. X 18" SPR. / 18" O.C.	Y	-
	SA	16	Schefflera arboricola 'Trinette' Variegated Schefflera	18" HT. X 18" SPR. / 18" O.C.	N	-
GROUND COVERS						
	FM	58	Ficus microcarpa Green Island ficus	15" HT. X 15" SPR. / 15" O.C.	N	-
LAWN	As Required		Stenotaphrum secundatum 'Floratam' ST. AUGUSTINE GRASS	SOLID EVEN SOD		



TYPICAL CORNER LOT

LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

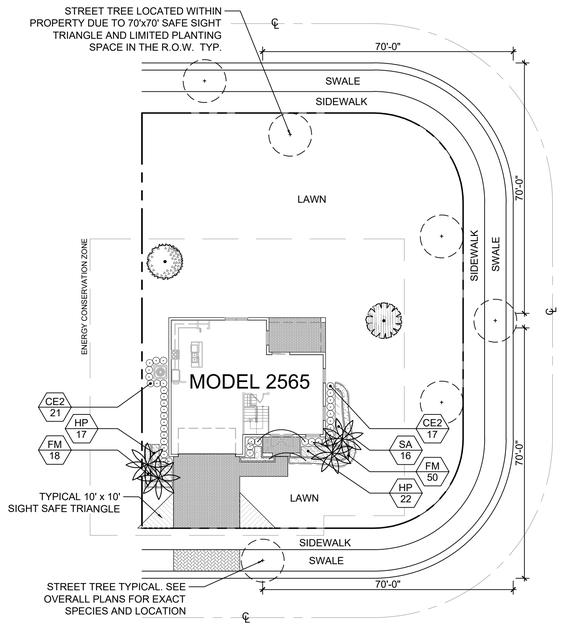
Zoning District: EU-M — Net Lot Area 10,139 s.f 0.23 acres

	REQUIRED	PROVIDED
LAWN AREA CALCULATION		
A. 10,139 total s.f. of Net Lot Area		
B. Maximum lawn area (sod) permitted = 50 % x 10,139 s.f. =	5,069	3,750
TREES		
A. No. trees required per net lot acre		
Less existing number of trees meeting minimum requirements		
= 9 trees x net lot acres =	3	3
B. % Palms Allowed: No. trees required x 30% =	1	1
C. % Natives Required: No. trees provided x 30% =	1	2
D. Street trees (maximum average spacing of 35' o.c.):		
205 linear feet along street =	6	6
E. Street trees located directly beneath power lines		
(maximum average spacing of 25' o.c.)_____ linear feet along street / 25 =	N/A	N/A
F. Total Trees Required		
A + D + E = 9 Total Trees	9	9
SHRUBS		
A. No. trees required x 10 = No. of shrubs allowed	90	90
B. No. shrubs allowed x 30% = No. of native shrubs required	27	74

SEE LANDSCAPE

PLANT SCHEDULE 2565 DOUBLE CORNER

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NATIVE	NOTES
TREES						
	CO	1	Chrysophyllum oliviforme Satinleaf	10` HT. X 4` SPR. X 2" CAL.	Y	-
	CE	1	Conocarpus erectus Green Buttonwood	10` HT. X 4` SPR. X 2" CAL.	Y	-
PALM TREES						
	VM2	2	Veitchia montgomeryana 'Double' Montgomery Palm	10` O.A. HT. MIN.	N	-
SHRUBS						
	CE2	38	Conocarpus erectus Green Buttonwood	24" HT. X 24" SPR. / 24" O.C.	Y	
SHRUB AREAS						
	HP	36	Hamelia patens Firebush	18" HT. X 18" SPR. / 18" O.C.	Y	-
	SA	16	Schefflera arboricola 'Trinette' Variegated Schefflera	18" HT. X 18" SPR. / 18" O.C.	N	-
GROUND COVERS						
	FM	68	Ficus microcarpa Green Island ficus	15" HT. X 15" SPR. / 15" O.C.	N	-
LAWN	As Required		Stenotaphrum secundatum 'Floratam' ST. AUGUSTINE GRASS	SOLID EVEN SOD		



TYPICAL DOUBLE CORNER LOT

LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

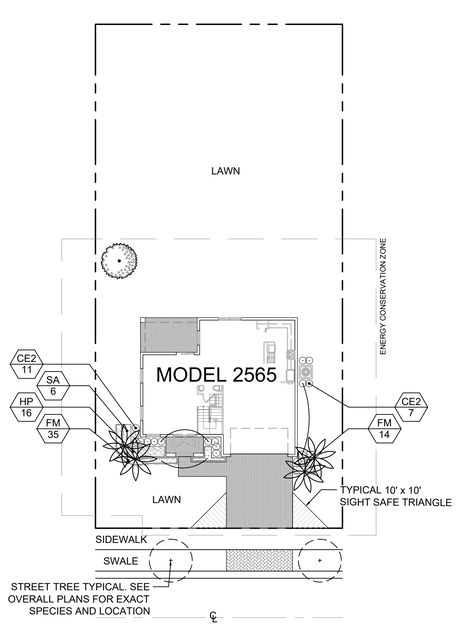
Zoning District: EU-M — Net Lot Area 9,714 s.f 0.2 acres

	REQUIRED	PROVIDED
LAWN AREA CALCULATION		
A. 10,069 total s.f. of Net Lot Area		
B. Maximum lawn area (sod) permitted = 50 % x 9,714 s.f. =	4,857	3,420
TREES		
A. No. trees required per net lot acre		
Less existing number of trees meeting minimum requirements		
= 9 trees x net lot acres =	2	2
B. % Palms Allowed: No. trees required x 30% =	1	1
C. % Natives Required: No. trees provided x 30% =	1	1
D. Street trees (maximum average spacing of 35' o.c.):		
70 linear feet along street =	2	2
E. Street trees located directly beneath power lines		
(maximum average spacing of 25' o.c.)_____ linear feet along street / 25 =	N/A	N/A
F. Total Trees Required		
A + D + E = 4 Total Trees	4	4
SHRUBS		
A. No. trees required x 10 = No. of shrubs allowed	40	40
B. No. shrubs allowed x 30% = No. of native shrubs required	12	34

SEE LANDSCAPE

PLANT SCHEDULE 2565 INTERIOR

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NATIVE	NOTES
TREES						
	CO	1	Chrysophyllum oliviforme Satinleaf	10` HT. X 4` SPR. X 2" CAL.	Y	-
PALM TREES						
	VM2	2	Veitchia montgomeryana 'Double' Montgomery Palm	10` O.A. HT. MIN.	N	-
SHRUBS						
	CE2	18	Conocarpus erectus Green Buttonwood	24" HT. X 24" SPR. / 24" O.C.	Y	
SHRUB AREAS						
	HP	16	Hamelia patens Firebush	18" HT. X 18" SPR. / 18" O.C.	Y	-
	SA	6	Schefflera arboricola 'Trinette' Variegated Schefflera	18" HT. X 18" SPR. / 18" O.C.	N	-
GROUND COVERS						
	FM	49	Ficus microcarpa Green Island ficus	15" HT. X 15" SPR. / 15" O.C.	N	-
LAWN	As Required		Stenotaphrum secundatum 'Floratam' ST. AUGUSTINE GRASS	SOLID EVEN SOD		



TYPICAL INTERIOR LOT

TYPICAL MODEL 2565 LANDSCAPE PLAN

Scale: 1"=20'-0"

WITKIN HULTS + PARTNERS
307 south 21st avenue hollywood, florida
phone: 954.923.9689 fax: 954.923.9689
www.witkindesign.com

©2020 WITKIN HULTS + PARTNERS
THE DESIGN AND DRAWINGS HEREIN ARE THE INTELLECTUAL PROPERTY OF THIS LANDSCAPE ARCHITECT AND ARE PROTECTED UNDER THE COPYRIGHT PROTECTION ACT

Project:
REDLAND ABESS
MIAMI DADE COUNTY
TYPICAL MODEL 2565 LANDSCAPE PLAN

Revisions: Date: By:

Seal:

Lic. # LA6667290
Member: A.S.L.A.

Drawing: Typical Model 2565 Landscape Plan
Date: 05/20/2024
Scale: See Left
Drawn by: LBC
Sheet No.:

L-5

Cad Id.: 2024-026

Z:\2024\projects\Community\Redland, Abess - Lewis\ 2024-026\Landscape\Submittals\24.08.06 LS TYP Plan Rev 5.vwx, 8/21/2024

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z22-221
DATE: AUG 21 2024
BY: GONGOL

LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

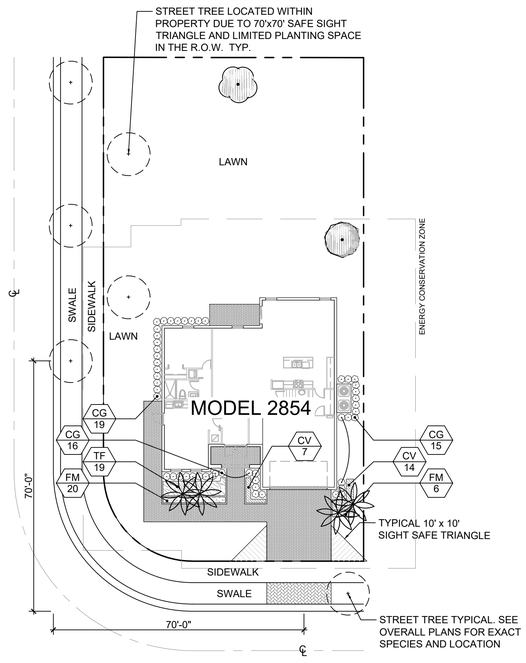
Zoning District: EU-M — Net Lot Area 10,069 s.f 0.23 acres

	REQUIRED	PROVIDED
LAWN AREA CALCULATION		
A. 10,069 total s.f. of Net Lot Area		
B. Maximum lawn area (sod) permitted = 50 % x 10,069 s.f. =	5,034	3,650
TREES		
A. No. trees required per net lot acre		
Less existing number of trees meeting minimum requirements		
= 9 trees x net lot acres =	3	3
B. % Palms Allowed: No. trees required x 30% =	1	1
C. % Natives Required: No. trees provided x 30% =	1	1
D. Street trees (maximum average spacing of 35' o.c.):		
180 linear feet along street =	6	6
E. Street trees located directly beneath power lines		
(maximum average spacing of 25' o.c.)_____ linear feet along street / 25 =	N/A	N/A
F. Total Trees Required		
A + D + E = 9 Total Trees	9	9
SHRUBS		
A. No. trees required x 10 = No. of shrubs allowed	90	90
B. No. shrubs allowed x 30% = No. of native shrubs required	27	69

SEE LANDSCAPE

PLANT SCHEDULE 2854 CORNER

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NATIVE	NOTES
TREES						
	CES	1	Conocarpus erectus sericeus Silver Buttonwood	10` HT. X 4` SPR. X 2" CAL.	Y	-
	TH	1	Tabebuia heterophylla Pink Tabebuia	10` HT. X 4` SPR. X 2" CAL.	N	-
PALM TREES						
	VM2	2	Veitchia montgomeryana 'Double' Montgomery Palm	10` O.A. HT. MIN.	N	-
SHRUBS						
	CG	50	Clusia guttifera Small Leaf Clusia	24" HT. X 24" SPR. / 24" O.C.	Y	-
SHRUB AREAS						
	CV	21	Codiaeum variegatum 'Golden Dust' Gold Dust Croton	18" HT. X 18" SPR. / 18" O.C.	N	-
	TF	19	Tripsacum floridanum Florida Fakahatchee Grass	24" HT. X 24" SPR. / 24" O.C.	Y	-
GROUND COVERS						
	FM	26	Ficus microcarpa Green Island ficus	15" HT. X 15" SPR. / 15" O.C.	N	-
LAWN	As Required		Stenotaphrum secundatum 'Floratam' ST. AUGUSTINE GRASS	SOLID EVEN SOD		



TYPICAL CORNER LOT

LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

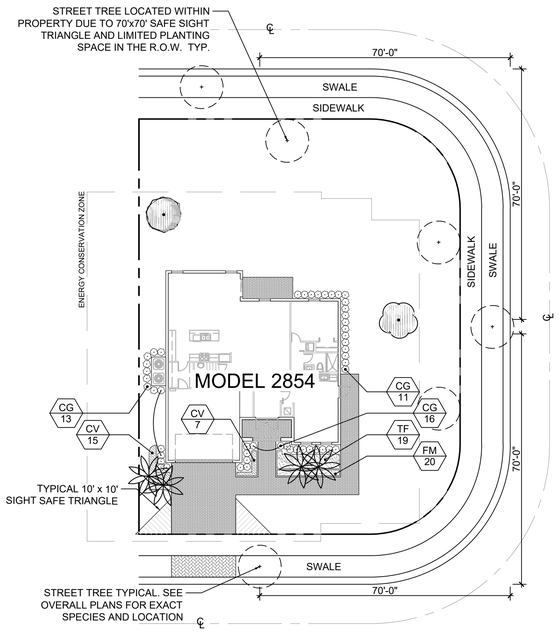
Zoning District: EU-M — Net Lot Area 10,139 s.f 0.23 acres

	REQUIRED	PROVIDED
LAWN AREA CALCULATION		
A. 10,139 total s.f. of Net Lot Area		
B. Maximum lawn area (sod) permitted = 50 % x 10,139 s.f. =	5,069	3,750
TREES		
A. No. trees required per net lot acre		
Less existing number of trees meeting minimum requirements		
= 9 trees x net lot acres =	3	3
B. % Palms Allowed: No. trees required x 30% =	1	1
C. % Natives Required: No. trees provided x 30% =	1	1
D. Street trees (maximum average spacing of 35' o.c.):		
205 linear feet along street =	6	6
E. Street trees located directly beneath power lines		
(maximum average spacing of 25' o.c.)_____ linear feet along street / 25 =	N/A	N/A
F. Total Trees Required		
A + D + E = 9 Total Trees	9	9
SHRUBS		
A. No. trees required x 10 = No. of shrubs allowed	90	90
B. No. shrubs allowed x 30% = No. of native shrubs required	27	68

SEE LANDSCAPE

PLANT SCHEDULE 2854 DOUBLE CORNER

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NATIVE	NOTES
TREES						
	CES	1	Conocarpus erectus sericeus Silver Buttonwood	10` HT. X 4` SPR. X 2" CAL.	Y	-
	TH	1	Tabebuia heterophylla Pink Tabebuia	10` HT. X 4` SPR. X 2" CAL.	N	-
PALM TREES						
	VM2	2	Veitchia montgomeryana 'Double' Montgomery Palm	10` O.A. HT. MIN.	N	-
SHRUBS						
	CG	49	Clusia guttifera Small Leaf Clusia	24" HT. X 24" SPR. / 24" O.C.	Y	-
SHRUB AREAS						
	CV	22	Codiaeum variegatum 'Golden Dust' Gold Dust Croton	18" HT. X 18" SPR. / 18" O.C.	N	-
	TF	19	Tripsacum floridanum Florida Fakahatchee Grass	24" HT. X 24" SPR. / 24" O.C.	Y	-
GROUND COVERS						
	FM	26	Ficus microcarpa Green Island ficus	15" HT. X 15" SPR. / 15" O.C.	N	-
LAWN	As Required		Stenotaphrum secundatum 'Floratam' ST. AUGUSTINE GRASS	SOLID EVEN SOD		



TYPICAL DOUBLE CORNER LOT

LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

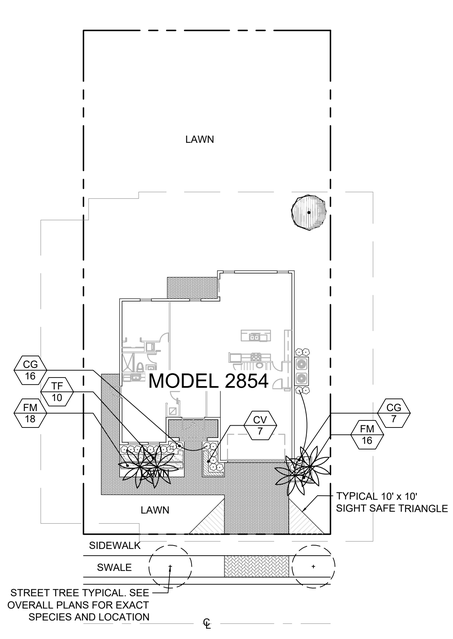
Zoning District: EU-M — Net Lot Area 9,714 s.f 0.2 acres

	REQUIRED	PROVIDED
LAWN AREA CALCULATION		
A. 10,069 total s.f. of Net Lot Area		
B. Maximum lawn area (sod) permitted = 50 % x 9,714 s.f. =	4,857	3,420
TREES		
A. No. trees required per net lot acre		
Less existing number of trees meeting minimum requirements		
= 9 trees x net lot acres =	2	2
B. % Palms Allowed: No. trees required x 30% =	1	1
C. % Natives Required: No. trees provided x 30% =	1	1
D. Street trees (maximum average spacing of 35' o.c.):		
70 linear feet along street =	2	2
E. Street trees located directly beneath power lines		
(maximum average spacing of 25' o.c.)_____ linear feet along street / 25 =	N/A	N/A
F. Total Trees Required		
A + D + E = 4 Total Trees	4	4
SHRUBS		
A. No. trees required x 10 = No. of shrubs allowed	40	40
B. No. shrubs allowed x 30% = No. of native shrubs required	12	33

SEE LANDSCAPE

PLANT SCHEDULE 2854 INTERIOR

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NATIVE	NOTES
TREES						
	CES	1	Conocarpus erectus sericeus Silver Buttonwood	10` HT. X 4` SPR. X 2" CAL.	Y	-
PALM TREES						
	VM2	2	Veitchia montgomeryana 'Double' Montgomery Palm	10` O.A. HT. MIN.	N	-
SHRUBS						
	CG	23	Clusia guttifera Small Leaf Clusia	24" HT. X 24" SPR. / 24" O.C.	Y	-
SHRUB AREAS						
	CV	7	Codiaeum variegatum 'Golden Dust' Gold Dust Croton	18" HT. X 18" SPR. / 18" O.C.	N	-
	TF	10	Tripsacum floridanum Florida Fakahatchee Grass	24" HT. X 24" SPR. / 24" O.C.	Y	-
GROUND COVERS						
	FM	34	Ficus microcarpa Green Island ficus	15" HT. X 15" SPR. / 15" O.C.	N	-
LAWN	As Required		Stenotaphrum secundatum 'Floratam' ST. AUGUSTINE GRASS	SOLID EVEN SOD		



TYPICAL INTERIOR LOT

TYPICAL MODEL 2854 LANDSCAPE PLAN

Scale: 1"=20'-0"

WITKIN HULTS + PARTNERS
307 south 21st avenue hollywood, florida
phone: 954.923.9689 fax: 954.923.9689
www.witkindesign.com

©2020 WITKIN HULTS + PARTNERS
THE DESIGN AND DRAWINGS HEREIN ARE THE INTELLECTUAL PROPERTY OF THIS LANDSCAPE ARCHITECT AND ARE PROTECTED UNDER THE COPYRIGHT PROTECTION ACT

Project:
REDLAND ABESS
MIAMI DADE COUNTY
TYPICAL MODEL 2854 LANDSCAPE PLAN

Revisions: Date: By:

Seal:

Lic. # LA6667290
Member: A.S.L.A.

Drawing: Typical Model 2854 Landscape Plan
Date: 05/20/2024
Scale: See Left
Drawn by: LBC
Sheet No.:
L-6
Cad Id.: 2024-026

Z:\2024\Redland\Construction\Plans\Arch Xrefs - Lower 2024\Arch Lower\Typical\2024.08.08 & 11 TYP Mod Pln L-6 - 2024

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z22-221
DATE: AUG 21 2024
BY: GONGOL

LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

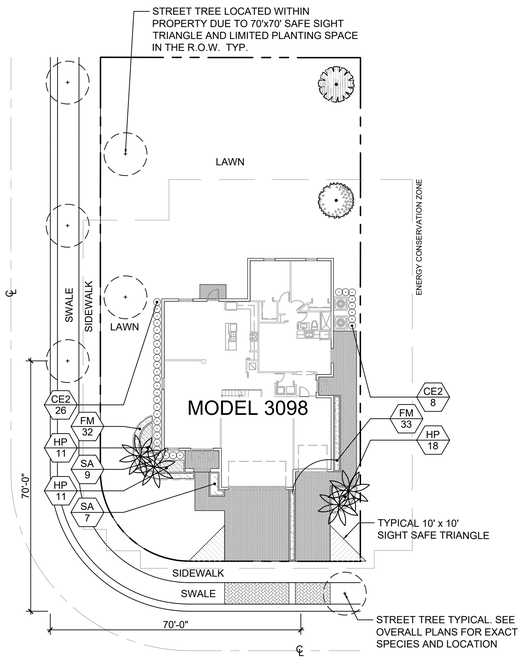
Zoning District: EU-M — Net Lot Area 10,069 s.f 0.23 acres

	REQUIRED	PROVIDED
LAWN AREA CALCULATION		
A. 10,069 total s.f. of Net Lot Area		
B. Maximum lawn area (sod) permitted = 50 % x 10,069 s.f. =	5,034	3,650
TREES		
A. No. trees required per net lot acre		
Less existing number of trees meeting minimum requirements		
= 9 trees x net lot acres =	3	3
B. % Palms Allowed: No. trees required x 30% =	1	1
C. % Natives Required: No. trees provided x 30% =	1	2
D. Street trees (maximum average spacing of 35' o.c.):		
180 linear feet along street =	6	6
E. Street trees located directly beneath power lines		
(maximum average spacing of 25' o.c.)_____ linear feet along street / 25 =	N/A	N/A
F. Total Trees Required		
A + D + E = 9 Total Trees	9	9
SHRUBS		
A. No. trees required x 10 = No. of shrubs allowed	90	90
B. No. shrubs allowed x 30% = No. of native shrubs required	27	74

SEE LANDSCAPE

PLANT SCHEDULE 3098 CORNER

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NATIVE	NOTES
TREES						
	CO	1	Chrysophyllum oliviforme Satinleaf	10` HT. X 4` SPR. X 2" CAL.	Y	-
	CE	1	Conocarpus erectus Green Buttonwood	10` HT. X 4` SPR. X 2" CAL.	Y	-
PALM TREES						
	VM2	2	Veitchia montgomeryana 'Double' Montgomery Palm	10` O.A. HT. MIN.	N	-
SHRUBS						
	CE2	34	Conocarpus erectus Green Buttonwood	24" HT. X 24" SPR. / 24" O.C.	Y	
SHRUB AREAS						
	HP	40	Hamelia patens Firebush	18" HT. X 18" SPR. / 18" O.C.	Y	-
	SA	16	Schefflera arboricola 'Trinette' Variegated Schefflera	18" HT. X 18" SPR. / 18" O.C.	N	-
GROUND COVERS						
	FM	65	Ficus microcarpa Green Island ficus	15" HT. X 15" SPR. / 15" O.C.	N	-
LAWN	As Required		Stenotaphrum secundatum 'Floratam' ST. AUGUSTINE GRASS	SOLID EVEN SOD		



TYPICAL CORNER LOT

LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

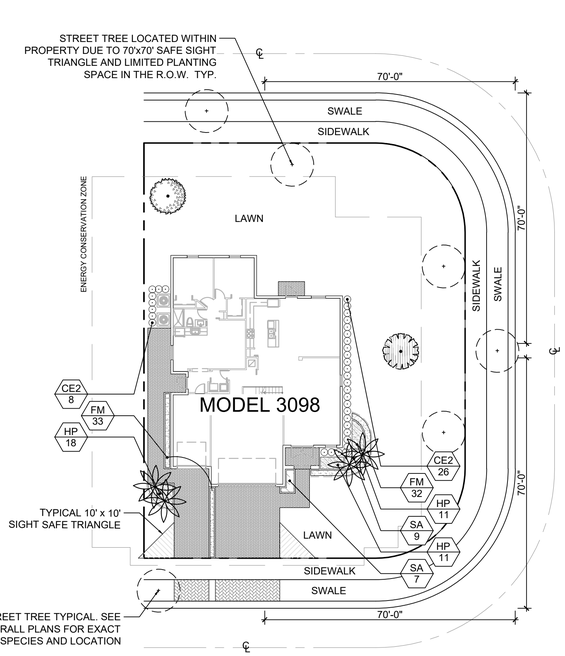
Zoning District: EU-M — Net Lot Area 10,139 s.f 0.23 acres

	REQUIRED	PROVIDED
LAWN AREA CALCULATION		
A. 10,139 total s.f. of Net Lot Area		
B. Maximum lawn area (sod) permitted = 50 % x 10,139 s.f. =	5,069	3,750
TREES		
A. No. trees required per net lot acre		
Less existing number of trees meeting minimum requirements		
= 9 trees x net lot acres =	3	3
B. % Palms Allowed: No. trees required x 30% =	1	1
C. % Natives Required: No. trees provided x 30% =	1	2
D. Street trees (maximum average spacing of 35' o.c.):		
205 linear feet along street =	6	6
E. Street trees located directly beneath power lines		
(maximum average spacing of 25' o.c.)_____ linear feet along street / 25 =	N/A	N/A
F. Total Trees Required		
A + D + E = 9 Total Trees	9	9
SHRUBS		
A. No. trees required x 10 = No. of shrubs allowed	90	90
B. No. shrubs allowed x 30% = No. of native shrubs required	27	74

SEE LANDSCAPE

PLANT SCHEDULE 3098 DOUBLE CORNER

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NATIVE	NOTES
TREES						
	CO	1	Chrysophyllum oliviforme Satinleaf	10` HT. X 4` SPR. X 2" CAL.	Y	-
	CE	1	Conocarpus erectus Green Buttonwood	10` HT. X 4` SPR. X 2" CAL.	Y	-
PALM TREES						
	VM2	2	Veitchia montgomeryana 'Double' Montgomery Palm	10` O.A. HT. MIN.	N	-
SHRUBS						
	CE2	34	Conocarpus erectus Green Buttonwood	24" HT. X 24" SPR. / 24" O.C.	Y	
SHRUB AREAS						
	HP	40	Hamelia patens Firebush	18" HT. X 18" SPR. / 18" O.C.	Y	-
	SA	16	Schefflera arboricola 'Trinette' Variegated Schefflera	18" HT. X 18" SPR. / 18" O.C.	N	-
GROUND COVERS						
	FM	65	Ficus microcarpa Green Island ficus	15" HT. X 15" SPR. / 15" O.C.	N	-
LAWN	As Required		Stenotaphrum secundatum 'Floratam' ST. AUGUSTINE GRASS	SOLID EVEN SOD		



TYPICAL DOUBLE CORNER LOT

LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

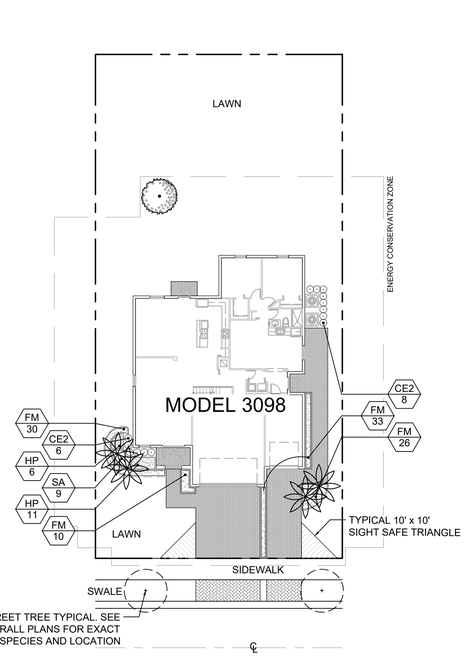
Zoning District: EU-M — Net Lot Area 9,714 s.f 0.2 acres

	REQUIRED	PROVIDED
LAWN AREA CALCULATION		
A. 10,069 total s.f. of Net Lot Area		
B. Maximum lawn area (sod) permitted = 50 % x 9,714 s.f. =	4,857	3,420
TREES		
A. No. trees required per net lot acre		
Less existing number of trees meeting minimum requirements		
= 9 trees x net lot acres =	2	2
B. % Palms Allowed: No. trees required x 30% =	1	1
C. % Natives Required: No. trees provided x 30% =	1	1
D. Street trees (maximum average spacing of 35' o.c.):		
70 linear feet along street =	2	2
E. Street trees located directly beneath power lines		
(maximum average spacing of 25' o.c.)_____ linear feet along street / 25 =	N/A	N/A
F. Total Trees Required		
A + D + E = 4 Total Trees	4	4
SHRUBS		
A. No. trees required x 10 = No. of shrubs allowed	40	40
B. No. shrubs allowed x 30% = No. of native shrubs required	12	31

SEE LANDSCAPE

PLANT SCHEDULE 3098 INTERIOR

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NATIVE	NOTES
TREES						
	CO	1	Chrysophyllum oliviforme Satinleaf	10` HT. X 4` SPR. X 2" CAL.	Y	-
PALM TREES						
	VM2	2	Veitchia montgomeryana 'Double' Montgomery Palm	10` O.A. HT. MIN.	N	-
SHRUBS						
	CE2	14	Conocarpus erectus Green Buttonwood	24" HT. X 24" SPR. / 24" O.C.	Y	
SHRUB AREAS						
	HP	17	Hamelia patens Firebush	18" HT. X 18" SPR. / 18" O.C.	Y	-
	SA	9	Schefflera arboricola 'Trinette' Variegated Schefflera	18" HT. X 18" SPR. / 18" O.C.	N	-
GROUND COVERS						
	FM	99	Ficus microcarpa Green Island ficus	15" HT. X 15" SPR. / 15" O.C.	N	-
LAWN	As Required		Stenotaphrum secundatum 'Floratam' ST. AUGUSTINE GRASS	SOLID EVEN SOD		



TYPICAL INTERIOR LOT

TYPICAL MODEL 3098 LANDSCAPE PLAN

Scale: 1"=20'-0"

WITKIN HULTS + PARTNERS
307 south 21st avenue hollywood, florida
phone: 954.923.9689 fax: 954.923.9689
www.witkindesign.com

©2020 WITKIN HULTS + PARTNERS
THE DESIGN AND DRAWINGS HEREIN ARE THE INTELLECTUAL PROPERTY OF THIS LANDSCAPE ARCHITECT AND ARE PROTECTED UNDER THE COPYRIGHT PROTECTION ACT

Project:
REDLAND ABESS
MIAMI DADE COUNTY
TYPICAL MODEL 3098 LANDSCAPE PLAN

Revisions: Date: By:

Seal:

Lic. # LA6667290
Member: A.S.L.A.

Drawing: Typical Model 3098 Landscape Plan
Date: 05/20/2024
Scale: See Left
Drawn by: LBC
Sheet No.: L-7
Cad Id.: 2024-026

Z:\2024\Redland\Community\Redland_Abess - Lennar 2024-026\Landscape\Drawings\2024-08-06 L7 TYP Plan.vwx, 8/21/2024

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z22-221
DATE: AUG 21 2024
BY: GONGOL

LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

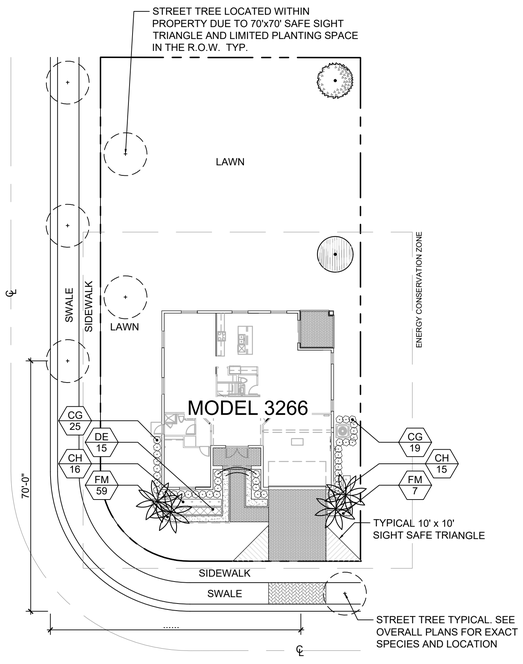
Zoning District: EU-M — Net Lot Area 10,069 s.f 0.23 acres

	REQUIRED	PROVIDED
LAWN AREA CALCULATION		
A. 10,069 total s.f. of Net Lot Area		
B. Maximum lawn area (sod) permitted = 50 % x 10,069 s.f. =	5,034	3,650
TREES		
A. No. trees required per net lot acre		
Less existing number of trees meeting minimum requirements		
= 9 trees x net lot acres =	3	3
B. % Palms Allowed: No. trees required x 30% =	1	1
C. % Natives Required: No. trees provided x 30% =	1	2
D. Street trees (maximum average spacing of 35' o.c.):		
180 linear feet along street =	6	6
E. Street trees located directly beneath power lines		
(maximum average spacing of 25' o.c.)_____ linear feet along street / 25 =	N/A	N/A
F. Total Trees Required		
A + D + E = 9 Total Trees	9	9
SHRUBS		
A. No. trees required x 10 = No. of shrubs allowed	90	90
B. No. shrubs allowed x 30% = No. of native shrubs required	27	75

SEE LANDSCAPE

PLANT SCHEDULE 3266 CORNER

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NATIVE	NOTES
TREES						
	BS	1	Bursera simaruba Gumbo Limbo	10` HT. X 4` SPR. X 2" CAL.	Y	-
	CO	1	Chrysophyllum oliviforme Satinleaf	10` HT. X 4` SPR. X 2" CAL.	Y	-
PALM TREES						
	VM2	2	Veitchia montgomeryana 'Double' Montgomery Palm	10` O.A. HT. MIN.	N	-
SHRUBS						
	CG	44	Clusia guttifera Small Leaf Clusia	24" HT. X 24" SPR. / 24" O.C.	Y	-
SHRUB AREAS						
	CH	31	Chrysobalanus icaco 'Red Tip' Red Tip Cocoplum	18" HT. X 18" SPR. / 18" O.C.	Y	-
	DE	15	Duranta erecta 'Gold Mound' Gold Mound Dewdrops	18" HT. X 18" SPR. / 18" O.C.	N	-
GROUND COVERS						
	FM	66	Ficus microcarpa Green Island ficus	15" HT. X 15" SPR. / 15" O.C.	N	-
LAWN	As Required		Stenotaphrum secundatum 'Floratam' ST. AUGUSTINE GRASS	SOLID EVEN SOD		



TYPICAL CORNER LOT

LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

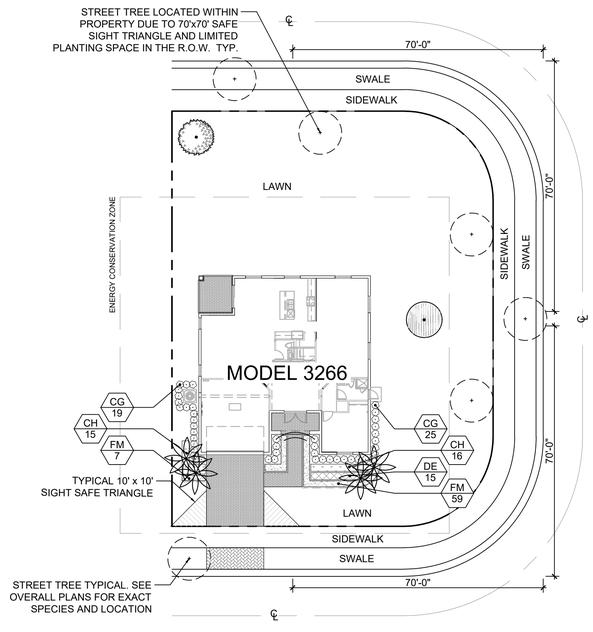
Zoning District: EU-M — Net Lot Area 10,139 s.f 0.23 acres

	REQUIRED	PROVIDED
LAWN AREA CALCULATION		
A. 10,139 total s.f. of Net Lot Area		
B. Maximum lawn area (sod) permitted = 50 % x 10,139 s.f. =	5,069	3,750
TREES		
A. No. trees required per net lot acre		
Less existing number of trees meeting minimum requirements		
= 9 trees x net lot acres =	3	3
B. % Palms Allowed: No. trees required x 30% =	1	1
C. % Natives Required: No. trees provided x 30% =	1	2
D. Street trees (maximum average spacing of 35' o.c.):		
205 linear feet along street =	6	6
E. Street trees located directly beneath power lines		
(maximum average spacing of 25' o.c.)_____ linear feet along street / 25 =	N/A	N/A
F. Total Trees Required		
A + D + E = 9 Total Trees	9	9
SHRUBS		
A. No. trees required x 10 = No. of shrubs allowed	90	90
B. No. shrubs allowed x 30% = No. of native shrubs required	27	75

SEE LANDSCAPE

PLANT SCHEDULE 3266 DOUBLE CORNER

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NATIVE	NOTES
TREES						
	BS	1	Bursera simaruba Gumbo Limbo	10` HT. X 4` SPR. X 2" CAL.	Y	-
	CO	1	Chrysophyllum oliviforme Satinleaf	10` HT. X 4` SPR. X 2" CAL.	Y	-
PALM TREES						
	VM2	2	Veitchia montgomeryana 'Double' Montgomery Palm	10` O.A. HT. MIN.	N	-
SHRUBS						
	CG	44	Clusia guttifera Small Leaf Clusia	24" HT. X 24" SPR. / 24" O.C.	Y	-
SHRUB AREAS						
	CH	31	Chrysobalanus icaco 'Red Tip' Red Tip Cocoplum	18" HT. X 18" SPR. / 18" O.C.	Y	-
	DE	15	Duranta erecta 'Gold Mound' Gold Mound Dewdrops	18" HT. X 18" SPR. / 18" O.C.	N	-
GROUND COVERS						
	FM	66	Ficus microcarpa Green Island ficus	15" HT. X 15" SPR. / 15" O.C.	N	-
LAWN	As Required		Stenotaphrum secundatum 'Floratam' ST. AUGUSTINE GRASS	SOLID EVEN SOD		



TYPICAL DOUBLE CORNER LOT

LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

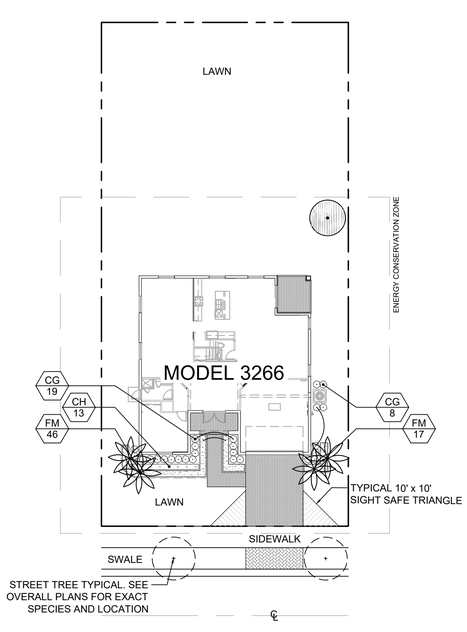
Zoning District: EU-M — Net Lot Area 9,714 s.f 0.2 acres

	REQUIRED	PROVIDED
LAWN AREA CALCULATION		
A. 10,069 total s.f. of Net Lot Area		
B. Maximum lawn area (sod) permitted = 50 % x 9,714 s.f. =	4,857	3,420
TREES		
A. No. trees required per net lot acre		
Less existing number of trees meeting minimum requirements		
= 9 trees x net lot acres =	2	2
B. % Palms Allowed: No. trees required x 30% =	1	1
C. % Natives Required: No. trees provided x 30% =	1	1
D. Street trees (maximum average spacing of 35' o.c.):		
70 linear feet along street =	2	2
E. Street trees located directly beneath power lines		
(maximum average spacing of 25' o.c.)_____ linear feet along street / 25 =	N/A	N/A
F. Total Trees Required		
A + D + E = 4 Total Trees	4	4
SHRUBS		
A. No. trees required x 10 = No. of shrubs allowed	40	40
B. No. shrubs allowed x 30% = No. of native shrubs required	12	40

SEE LANDSCAPE

PLANT SCHEDULE 3266 INTERIOR

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NATIVE	NOTES
TREES						
	BS	1	Bursera simaruba Gumbo Limbo	10` HT. X 4` SPR. X 2" CAL.	Y	-
PALM TREES						
	VM2	2	Veitchia montgomeryana 'Double' Montgomery Palm	10` O.A. HT. MIN.	N	-
SHRUBS						
	CG	27	Clusia guttifera Small Leaf Clusia	24" HT. X 24" SPR. / 24" O.C.	Y	-
SHRUB AREAS						
	CH	13	Chrysobalanus icaco 'Red Tip' Red Tip Cocoplum	18" HT. X 18" SPR. / 18" O.C.	Y	-
GROUND COVERS						
	FM	80	Ficus microcarpa Green Island ficus	15" HT. X 15" SPR. / 15" O.C.	N	-
LAWN	As Required		Stenotaphrum secundatum 'Floratam' ST. AUGUSTINE GRASS	SOLID EVEN SOD		



TYPICAL INTERIOR LOT

TYPICAL MODEL 3266 LANDSCAPE PLAN

Scale: 1"=20'-0"

WITKIN HULTS + PARTNERS
307 south 21st avenue hollywood, florida
phone: 954.923.9689 fassimile: 954.923.9689
www.witkindesign.com

©2020 WITKIN HULTS + PARTNERS
THE DESIGN AND DRAWINGS HEREIN ARE THE INTELLECTUAL PROPERTY OF THIS LANDSCAPE ARCHITECT AND ARE PROTECTED UNDER THE COPYRIGHT PROTECTION ACT

Project:
REDLAND ABESS
MIAMI DADE COUNTY
TYPICAL MODEL 3266 LANDSCAPE PLAN

Revisions: Date: By:

Seal:

Lic. # LA6667290
Member: A.S.L.A.

Drawing: Typical Model 3266 Landscape Plan
Date: 05/20/2024
Scale: See Left
Drawn by: LBC
Sheet No.: L-8
Cad Id.: 2024-026

Z:\2024\projects\Community\Redland, Area - Lewis\ 2024-026\Landscape\Submittals\24.08.06 L1 TYP Plan Rev 8.-21-.2024

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z22-221
DATE: AUG 21 2024
BY: GONGOL

LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

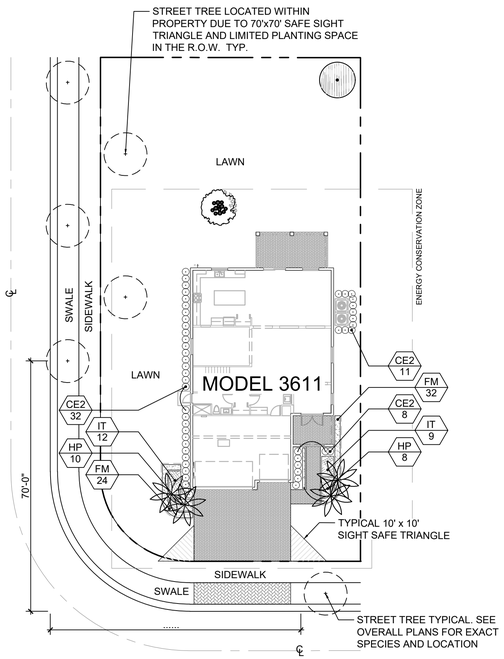
Zoning District: EU-M — Net Lot Area 10,069 s.f 0.23 acres

	REQUIRED	PROVIDED
LAWN AREA CALCULATION		
A. 10,069 total s.f. of Net Lot Area		
B. Maximum lawn area (sod) permitted = 50 % x 10,069 s.f. =	5,034	3,650
TREES		
A. No. trees required per net lot acre		
Less existing number of trees meeting minimum requirements		
= 9 trees x net lot acres =	3	3
B. % Palms Allowed: No. trees required x 30% =	1	1
C. % Natives Required: No. trees provided x 30% =	1	2
D. Street trees (maximum average spacing of 35' o.c.):		
180 linear feet along street =	6	6
E. Street trees located directly beneath power lines		
(maximum average spacing of 25' o.c.)_____ linear feet along street / 25 =	N/A	N/A
F. Total Trees Required		
A + D + E = 9 Total Trees	9	9
SHRUBS		
A. No. trees required x 10 = No. of shrubs allowed	90	90
B. No. shrubs allowed x 30% = No. of native shrubs required	27	69

SEE LANDSCAPE

PLANT SCHEDULE 3611 CORNER

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NATIVE	NOTES
TREES						
	BS	1	Bursera simaruba Gumbo Limbo	10` HT. X 4` SPR. X 2" CAL.	Y	-
	CR	1	Clusia rosea Pitch Apple	10` HT. X 4` SPR. X 2" CAL.	Y	-
PALM TREES						
	VM2	2	Veitchia montgomeryana 'Double' Montgomery Palm	10` O.A. HT. MIN.	N	-
SHRUBS						
	CE2	51	Conocarpus erectus Green Buttonwood	24" HT. X 24" SPR. / 24" O.C.	Y	
SHRUB AREAS						
	HP	18	Hamelia patens Firebush	18" HT. X 18" SPR. / 18" O.C.	Y	-
	IT	21	Ixora taiwanensis Dwarf Ixora	18" HT. X 18" SPR. / 18" O.C.	N	-
GROUND COVERS						
	FM	56	Ficus microcarpa Green Island ficus	15" HT. X 15" SPR. / 15" O.C.	N	-
LAWN	As Required		Stenotaphrum secundatum 'Floratam' ST. AUGUSTINE GRASS	SOLID EVEN SOD		



TYPICAL CORNER LOT

LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

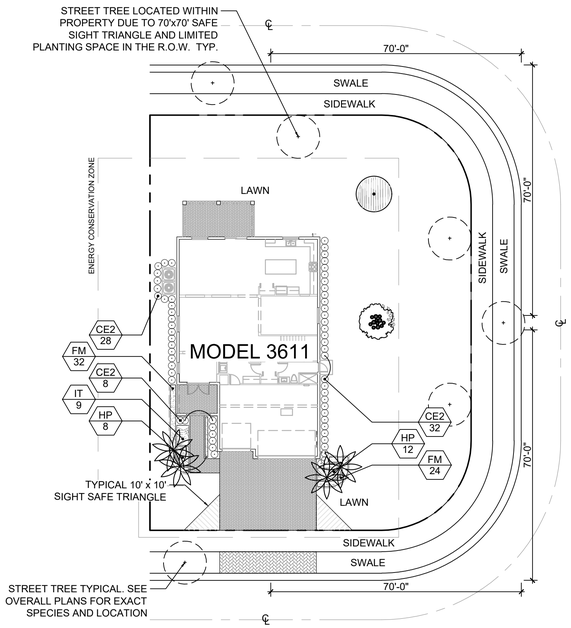
Zoning District: EU-M — Net Lot Area 10,139 s.f 0.23 acres

	REQUIRED	PROVIDED
LAWN AREA CALCULATION		
A. 10,139 total s.f. of Net Lot Area		
B. Maximum lawn area (sod) permitted = 50 % x 10,139 s.f. =	5,069	3,750
TREES		
A. No. trees required per net lot acre		
Less existing number of trees meeting minimum requirements		
= 9 trees x net lot acres =	3	3
B. % Palms Allowed: No. trees required x 30% =	1	1
C. % Natives Required: No. trees provided x 30% =	1	2
D. Street trees (maximum average spacing of 35' o.c.):		
205 linear feet along street =	6	6
E. Street trees located directly beneath power lines		
(maximum average spacing of 25' o.c.)_____ linear feet along street / 25 =	N/A	N/A
F. Total Trees Required		
A + D + E = 9 Total Trees	9	9
SHRUBS		
A. No. trees required x 10 = No. of shrubs allowed	90	90
B. No. shrubs allowed x 30% = No. of native shrubs required	27	81

SEE LANDSCAPE

PLANT SCHEDULE 3611 DOUBLE CORNER

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NATIVE	NOTES
TREES						
	BS	1	Bursera simaruba Gumbo Limbo	10` HT. X 4` SPR. X 2" CAL.	Y	-
	CR	1	Clusia rosea Pitch Apple	10` HT. X 4` SPR. X 2" CAL.	Y	-
PALM TREES						
	VM2	2	Veitchia montgomeryana 'Double' Montgomery Palm	10` O.A. HT. MIN.	N	-
SHRUBS						
	CE2	61	Conocarpus erectus Green Buttonwood	24" HT. X 24" SPR. / 24" O.C.	Y	
SHRUB AREAS						
	HP	20	Hamelia patens Firebush	18" HT. X 18" SPR. / 18" O.C.	Y	-
	IT	9	Ixora taiwanensis Dwarf Ixora	18" HT. X 18" SPR. / 18" O.C.	N	-
GROUND COVERS						
	FM	50	Ficus microcarpa Green Island ficus	15" HT. X 15" SPR. / 15" O.C.	N	-
LAWN	As Required		Stenotaphrum secundatum 'Floratam' ST. AUGUSTINE GRASS	SOLID EVEN SOD		



TYPICAL DOUBLE CORNER LOT

LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

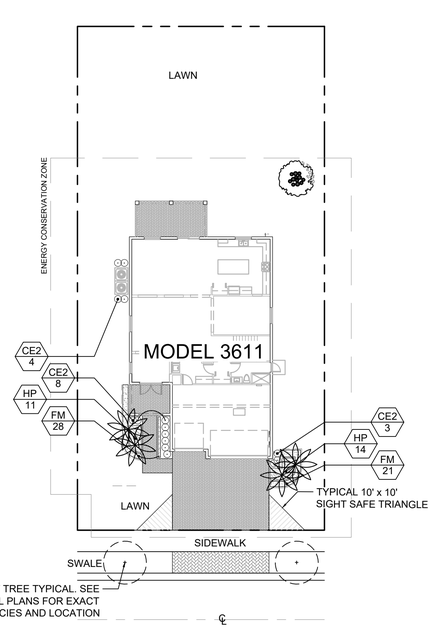
Zoning District: EU-M — Net Lot Area 9,714 s.f 0.2 acres

	REQUIRED	PROVIDED
LAWN AREA CALCULATION		
A. 10,069 total s.f. of Net Lot Area		
B. Maximum lawn area (sod) permitted = 50 % x 9,714 s.f. =	4,857	3,420
TREES		
A. No. trees required per net lot acre		
Less existing number of trees meeting minimum requirements		
= 9 trees x net lot acres =	2	2
B. % Palms Allowed: No. trees required x 30% =	1	1
C. % Natives Required: No. trees provided x 30% =	1	1
D. Street trees (maximum average spacing of 35' o.c.):		
70 linear feet along street =	2	2
E. Street trees located directly beneath power lines		
(maximum average spacing of 25' o.c.)_____ linear feet along street / 25 =	N/A	N/A
F. Total Trees Required		
A + D + E = 4 Total Trees	4	4
SHRUBS		
A. No. trees required x 10 = No. of shrubs allowed	40	40
B. No. shrubs allowed x 30% = No. of native shrubs required	12	40

SEE LANDSCAPE

PLANT SCHEDULE 3611 INTERIOR

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NATIVE	NOTES
TREES						
	CR	1	Clusia rosea Pitch Apple	10` HT. X 4` SPR. X 2" CAL.	Y	-
PALM TREES						
	VM2	2	Veitchia montgomeryana 'Double' Montgomery Palm	10` O.A. HT. MIN.	N	-
SHRUBS						
	CE2	15	Conocarpus erectus Green Buttonwood	24" HT. X 24" SPR. / 24" O.C.	Y	
SHRUB AREAS						
	HP	25	Hamelia patens Firebush	18" HT. X 18" SPR. / 18" O.C.	Y	-
GROUND COVERS						
	FM	49	Ficus microcarpa Green Island ficus	15" HT. X 15" SPR. / 15" O.C.	N	-
LAWN	As Required		Stenotaphrum secundatum 'Floratam' ST. AUGUSTINE GRASS	SOLID EVEN SOD		



TYPICAL INTERIOR LOT

TYPICAL MODEL 3611 LANDSCAPE PLAN

Scale: 1"=20'-0"

WITKIN HULTS + PARTNERS
307 south 21st avenue hollywood, florida
phone: 954.923.9689 fax: 954.923.9689
www.witkindesign.com

©2020 WITKIN HULTS + PARTNERS
THE DESIGN AND DRAWINGS HEREIN ARE THE INTELLECTUAL PROPERTY OF THIS LANDSCAPE ARCHITECT AND ARE PROTECTED UNDER THE COPYRIGHT PROTECTION ACT

Project:
REDLAND ABESS
MIAMI DADE COUNTY
TYPICAL MODEL 3611 LANDSCAPE PLAN

Revisions: Date: By:

Seal:

Lic. # LA6667290
Member: A.S.L.A.

Drawing: Typical Model 3611 Landscape Plan
Date: 05/20/2024
Scale: See Left
Drawn by: LBC
Sheet No.:

L-9

Cad Id.: 2024-026

Z:\2024\Redland\Community\Refined\L-Arena - Lenny\ 2024-026 Landscape\Typical\2024-08-08 L9 TYP Plan Aug 21, 2024

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z22-221
DATE: AUG 21 2024
BY: GONGOL

LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

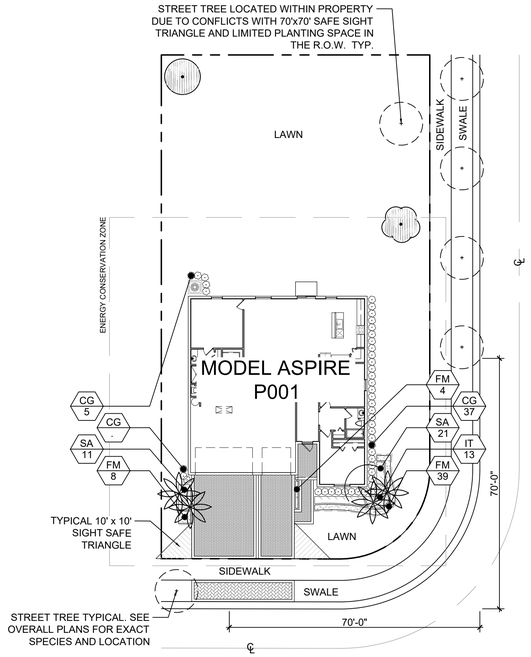
Zoning District: EU-M — Net Lot Area 10,069 s.f 0.23 acres

	REQUIRED	PROVIDED
LAWN AREA CALCULATION		
A. 10,069 total s.f. of Net Lot Area		
B. Maximum lawn area (sod) permitted = 50 % x 10,069 s.f. =	5,034	3,650
TREES		
A. No. trees required per net lot acre Less existing number of trees meeting minimum requirements = 9 trees x net lot acres =	3	3
B. % Palms Allowed: No. trees required x 30% =	1	1
C. % Natives Required: No. trees provided x 30% =	1	1
D. Street trees (maximum average spacing of 35' o.c.): 180 linear feet along street =	6	6
E. Street trees located directly beneath power lines (maximum average spacing of 25' o.c.)_____ linear feet along street / 25 =	N/A	N/A
F. Total Trees Required A + D + E = 9 Total Trees	9	9
SHRUBS		
A. No. trees required x 10 = No. of shrubs allowed	90	90
B. No. shrubs allowed x 30% = No. of native shrubs required	27	45

SEE LANDSCAPE

PLANT SCHEDULE ASPIRE P001 CORNER

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NATIVE	NOTES
TREES						
	BS	1	Bursera simaruba Gumbo Limbo	10` HT. X 4` SPR. X 2" CAL.	Y	-
	TH	1	Tabebuia heterophylla Pink Tabebuia	10` HT. X 4` SPR. X 2" CAL.	N	-
PALM TREES						
	VM2	2	Veitchia montgomeryana 'Double' Montgomery Palm	10` O.A. HT. MIN.	N	-
SHRUBS						
	CG	45	Clusia guttifera Small Leaf Clusia	24" HT. X 24" SPR. / 24" O.C.	Y	-
SHRUB AREAS						
	IT	13	Ixora taiwanensis Dwarf Ixora	18" HT. X 18" SPR. / 18" O.C.	N	-
	SA	32	Schefflera arboricola 'Trinette' Variegated Schefflera	18" HT. X 18" SPR. / 18" O.C.	N	-
GROUND COVERS						
	FM	51	Ficus microcarpa Green Island ficus	15" HT. X 15" SPR. / 15" O.C.	N	-
LAWN	As Required		Stenotaphrum secundatum 'Floratam' ST. AUGUSTINE GRASS	SOLID EVEN SOD		



TYPICAL CORNER LOT

LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

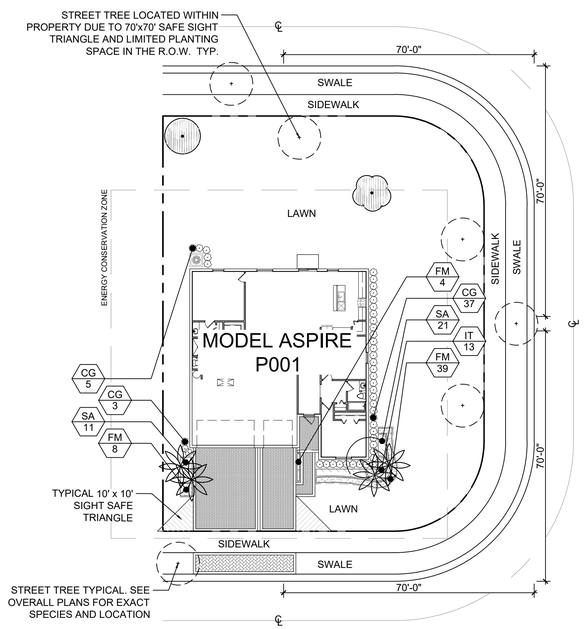
Zoning District: EU-M — Net Lot Area 10,139 s.f 0.23 acres

	REQUIRED	PROVIDED
LAWN AREA CALCULATION		
A. 10,139 total s.f. of Net Lot Area		
B. Maximum lawn area (sod) permitted = 50 % x 10,139 s.f. =	5,069	3,750
TREES		
A. No. trees required per net lot acre Less existing number of trees meeting minimum requirements = 9 trees x net lot acres =	3	3
B. % Palms Allowed: No. trees required x 30% =	1	1
C. % Natives Required: No. trees provided x 30% =	1	1
D. Street trees (maximum average spacing of 35' o.c.): 205 linear feet along street =	6	6
E. Street trees located directly beneath power lines (maximum average spacing of 25' o.c.)_____ linear feet along street / 25 =	N/A	N/A
F. Total Trees Required A + D + E = 9 Total Trees	9	9
SHRUBS		
A. No. trees required x 10 = No. of shrubs allowed	90	90
B. No. shrubs allowed x 30% = No. of native shrubs required	27	45

SEE LANDSCAPE

PLANT SCHEDULE ASPIRE P001 DOUBLE CORNER

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NATIVE	NOTES
TREES						
	BS	1	Bursera simaruba Gumbo Limbo	10` HT. X 4` SPR. X 2" CAL.	Y	-
	TH	1	Tabebuia heterophylla Pink Tabebuia	10` HT. X 4` SPR. X 2" CAL.	N	-
PALM TREES						
	VM2	2	Veitchia montgomeryana 'Double' Montgomery Palm	10` O.A. HT. MIN.	N	-
SHRUBS						
	CG	45	Clusia guttifera Small Leaf Clusia	24" HT. X 24" SPR. / 24" O.C.	Y	-
SHRUB AREAS						
	IT	13	Ixora taiwanensis Dwarf Ixora	18" HT. X 18" SPR. / 18" O.C.	N	-
	SA	32	Schefflera arboricola 'Trinette' Variegated Schefflera	18" HT. X 18" SPR. / 18" O.C.	N	-
GROUND COVERS						
	FM	51	Ficus microcarpa Green Island ficus	15" HT. X 15" SPR. / 15" O.C.	N	-
LAWN	As Required		Stenotaphrum secundatum 'Floratam' ST. AUGUSTINE GRASS	SOLID EVEN SOD		



TYPICAL DOUBLE CORNER LOT

LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

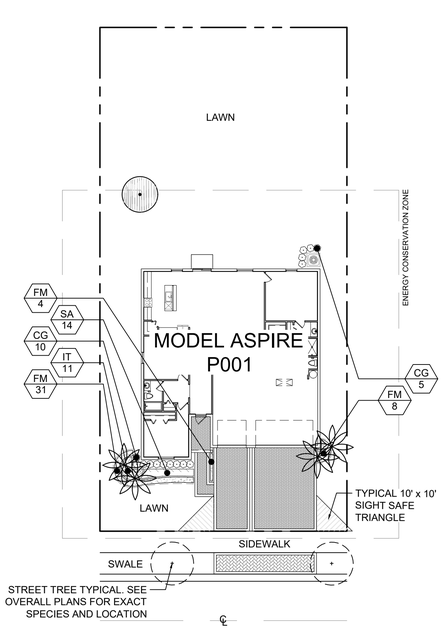
Zoning District: EU-M — Net Lot Area 9,714 s.f 0.2 acres

	REQUIRED	PROVIDED
LAWN AREA CALCULATION		
A. 10,069 total s.f. of Net Lot Area		
B. Maximum lawn area (sod) permitted = 50 % x 9,714 s.f. =	4,857	3,420
TREES		
A. No. trees required per net lot acre Less existing number of trees meeting minimum requirements = 9 trees x net lot acres =	2	2
B. % Palms Allowed: No. trees required x 30% =	1	1
C. % Natives Required: No. trees provided x 30% =	1	1
D. Street trees (maximum average spacing of 35' o.c.): 70 linear feet along street =	2	2
E. Street trees located directly beneath power lines (maximum average spacing of 25' o.c.)_____ linear feet along street / 25 =	N/A	N/A
F. Total Trees Required A + D + E = 4 Total Trees	4	4
SHRUBS		
A. No. trees required x 10 = No. of shrubs allowed	40	40
B. No. shrubs allowed x 30% = No. of native shrubs required	12	40

SEE LANDSCAPE

PLANT SCHEDULE ASPIRE P001 INTERIOR

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NATIVE	NOTES
TREES						
	BS	1	Bursera simaruba Gumbo Limbo	10` HT. X 4` SPR. X 2" CAL.	Y	-
PALM TREES						
	VM2	2	Veitchia montgomeryana 'Double' Montgomery Palm	10` O.A. HT. MIN.	N	-
SHRUBS						
	CG	15	Clusia guttifera Small Leaf Clusia	24" HT. X 24" SPR. / 24" O.C.	Y	-
SHRUB AREAS						
	IT	11	Ixora taiwanensis Dwarf Ixora	18" HT. X 18" SPR. / 18" O.C.	N	-
	SA	14	Schefflera arboricola 'Trinette' Variegated Schefflera	18" HT. X 18" SPR. / 18" O.C.	N	-
GROUND COVERS						
	FM	47	Ficus microcarpa Green Island ficus	15" HT. X 15" SPR. / 15" O.C.	N	-



TYPICAL INTERIOR LOT

TYPICAL MODEL ASPIRE P001 LANDSCAPE PLAN

Scale: 1"=20'-0"

WITKIN HULTS + PARTNERS
307 south 21st avenue hollywood, florida
phone: 954.923.9689 facsimile: 954.923.9689
www.witkindesign.com

©2020 WITKIN HULTS + PARTNERS
THE DESIGN AND DRAWINGS HEREIN ARE THE INTELLECTUAL PROPERTY OF THIS LANDSCAPE ARCHITECT AND ARE PROTECTED UNDER THE COPYRIGHT PROTECTION ACT

Project:
REDLAND ABESS
MIAMI DADE COUNTY
TYPICAL MODEL ASPIRE P001 LANDSCAPE PLAN

Revisions: Date: By:

Seal:

Lic. # LA6667290
Member: A.S.L.A.

Drawing: Typical Model Aspire P001 Landscape Plan
Date: 08/08/2024
Scale: See Left
Drawn by: LBC
Sheet No.:
L-10
Cad Id.: 2024-026

Z:\2024\Redland\Community\Plans\Arch Arena - Lower 2024\3D Landscape\Typical\2024-08-08 3:17:07 PM by Aug 12, 2024

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z22-221
DATE: AUG 21 2024
BY: GONGOL

LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

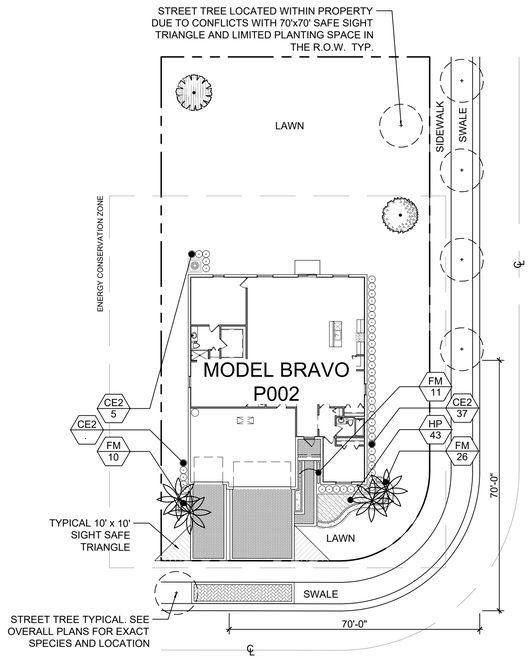
Zoning District: EU-M — Net Lot Area 10,069 s.f 0.23 acres

	REQUIRED	PROVIDED
LAWN AREA CALCULATION		
A. 10,069 total s.f. of Net Lot Area		
B. Maximum lawn area (sod) permitted = 50 % x 10,069 s.f. =	5,034	3,650
TREES		
A. No. trees required per net lot acre		
Less existing number of trees meeting minimum requirements		
= 9 trees x net lot acres =	3	3
B. % Palms Allowed: No. trees required x 30% =	1	1
C. % Natives Required: No. trees provided x 30% =	1	2
D. Street trees (maximum average spacing of 35' o.c.):		
180 linear feet along street =	6	6
E. Street trees located directly beneath power lines		
(maximum average spacing of 25' o.c.)_____ linear feet along street / 25 =	N/A	N/A
F. Total Trees Required		
A + D + E = 9 Total Trees	9	9
SHRUBS		
A. No. trees required x 10 = No. of shrubs allowed	90	90
B. No. shrubs allowed x 30% = No. of native shrubs required	27	90

SEE LANDSCAPE

PLANT SCHEDULE BRAVO P002 CORNER

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NATIVE	NOTES
TREES						
	CO	1	Chrysophyllum oliviforme Satinleaf	10` HT. X 4` SPR. X 2" CAL.	Y	-
	CE	1	Conocarpus erectus Green Buttonwood	10` HT. X 4` SPR. X 2" CAL.	Y	-
PALM TREES						
	VM2	2	Veitchia montgomeryana 'Double' Montgomery Palm	10` O.A. HT. MIN.	N	-
SHRUBS						
	CE2	47	Conocarpus erectus Green Buttonwood	24" HT. X 24" SPR. / 24" O.C.	Y	
SHRUB AREAS						
	HP	43	Hamelia patens Firebush	18" HT. X 18" SPR. / 18" O.C.	Y	-
GROUND COVERS						
	FM	47	Ficus microcarpa Green Island ficus	15" HT. X 15" SPR. / 15" O.C.	N	-
LAWN	As Required		Stenotaphrum secundatum 'Floratam' ST. AUGUSTINE GRASS	SOLID EVEN SOD		



TYPICAL CORNER LOT

LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

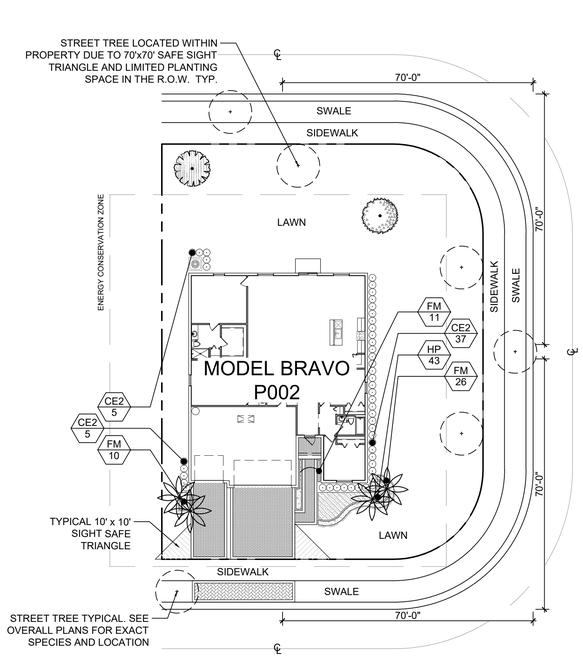
Zoning District: EU-M — Net Lot Area 10,139 s.f 0.23 acres

	REQUIRED	PROVIDED
LAWN AREA CALCULATION		
A. 10,139 total s.f. of Net Lot Area		
B. Maximum lawn area (sod) permitted = 50 % x 10,139 s.f. =	5,069	3,750
TREES		
A. No. trees required per net lot acre		
Less existing number of trees meeting minimum requirements		
= 9 trees x net lot acres =	3	3
B. % Palms Allowed: No. trees required x 30% =	1	1
C. % Natives Required: No. trees provided x 30% =	1	2
D. Street trees (maximum average spacing of 35' o.c.):		
205 linear feet along street =	6	6
E. Street trees located directly beneath power lines		
(maximum average spacing of 25' o.c.)_____ linear feet along street / 25 =	N/A	N/A
F. Total Trees Required		
A + D + E = 9 Total Trees	9	9
SHRUBS		
A. No. trees required x 10 = No. of shrubs allowed	90	90
B. No. shrubs allowed x 30% = No. of native shrubs required	27	90

SEE LANDSCAPE

PLANT SCHEDULE BRAVO P002 DOUBLE CORNER

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NATIVE	NOTES
TREES						
	CO	1	Chrysophyllum oliviforme Satinleaf	10` HT. X 4` SPR. X 2" CAL.	Y	-
	CE	1	Conocarpus erectus Green Buttonwood	10` HT. X 4` SPR. X 2" CAL.	Y	-
PALM TREES						
	VM2	2	Veitchia montgomeryana 'Double' Montgomery Palm	10` O.A. HT. MIN.	N	-
SHRUBS						
	CE2	47	Conocarpus erectus Green Buttonwood	24" HT. X 24" SPR. / 24" O.C.	Y	
SHRUB AREAS						
	HP	43	Hamelia patens Firebush	18" HT. X 18" SPR. / 18" O.C.	Y	-
GROUND COVERS						
	FM	47	Ficus microcarpa Green Island ficus	15" HT. X 15" SPR. / 15" O.C.	N	-
LAWN	As Required		Stenotaphrum secundatum 'Floratam' ST. AUGUSTINE GRASS	SOLID EVEN SOD		



TYPICAL DOUBLE CORNER LOT

LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

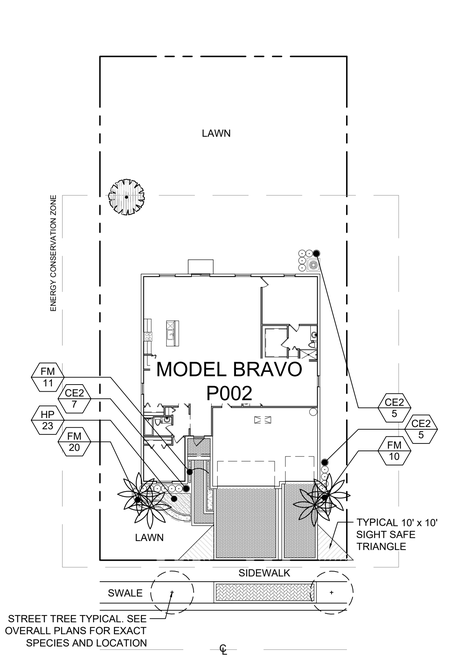
Zoning District: EU-M — Net Lot Area 9,714 s.f 0.2 acres

	REQUIRED	PROVIDED
LAWN AREA CALCULATION		
A. 10,069 total s.f. of Net Lot Area		
B. Maximum lawn area (sod) permitted = 50 % x 9,714 s.f. =	4,857	3,420
TREES		
A. No. trees required per net lot acre		
Less existing number of trees meeting minimum requirements		
= 9 trees x net lot acres =	2	2
B. % Palms Allowed: No. trees required x 30% =	1	1
C. % Natives Required: No. trees provided x 30% =	1	1
D. Street trees (maximum average spacing of 35' o.c.):		
70 linear feet along street =	2	2
E. Street trees located directly beneath power lines		
(maximum average spacing of 25' o.c.)_____ linear feet along street / 25 =	N/A	N/A
F. Total Trees Required		
A + D + E = 4 Total Trees	4	4
SHRUBS		
A. No. trees required x 10 = No. of shrubs allowed	40	40
B. No. shrubs allowed x 30% = No. of native shrubs required	12	40

SEE LANDSCAPE

PLANT SCHEDULE BRAVO P002 INTERIOR

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NATIVE	NOTES
TREES						
	CE	1	Conocarpus erectus Green Buttonwood	10` HT. X 4` SPR. X 2" CAL.	Y	-
PALM TREES						
	VM2	2	Veitchia montgomeryana 'Double' Montgomery Palm	10` O.A. HT. MIN.	N	-
SHRUBS						
	CE2	17	Conocarpus erectus Green Buttonwood	24" HT. X 24" SPR. / 24" O.C.	Y	
SHRUB AREAS						
	HP	23	Hamelia patens Firebush	18" HT. X 18" SPR. / 18" O.C.	Y	-
GROUND COVERS						
	FM	41	Ficus microcarpa Green Island ficus	15" HT. X 15" SPR. / 15" O.C.	N	-
LAWN	As Required		Stenotaphrum secundatum 'Floratam' ST. AUGUSTINE GRASS	SOLID EVEN SOD		



TYPICAL INTERIOR LOT

TYPICAL MODEL BRAVO P002 LANDSCAPE PLAN

Scale: 1"=20'-0"

WITKIN HULTS + PARTNERS
307 south 21st avenue hollywood, florida
phone: 954.923.9689 facsimile: 954.923.9689
www.witkindesign.com

©2020 WITKIN HULTS + PARTNERS
THE DESIGN AND DRAWINGS HEREIN ARE THE INTELLECTUAL PROPERTY OF THIS LANDSCAPE ARCHITECT AND ARE PROTECTED UNDER THE COPYRIGHT PROTECTION ACT

Project:
REDLAND ABESS
MIAMI DADE COUNTY
TYPICAL MODEL BRAVO P002 LANDSCAPE PLAN

Revisions: Date: By:

Seal:

Lic. # LA6667290
Member: A.S.L.A.

Drawing: Typical Model Bravo P002 Landscape Plan
Date: 08/08/2024
Scale: See Left
Drawn by: LBC
Sheet No.:

L-11

Cad Id.: 2024-026

Z:\2024\Redland\Comunidad\Refusal Area - Lennar 2024\10th Landscape Plans\2024-0138 MLS TYP Plan Aug 12, 2024

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z22-221
DATE: AUG 21 2024
BY: GONGOL

LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

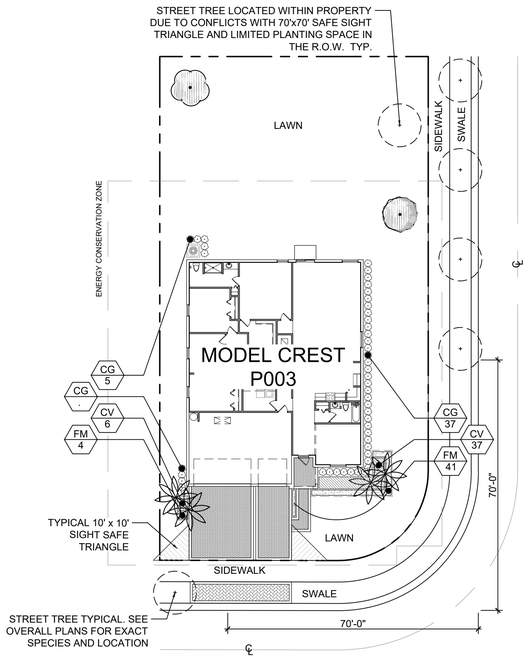
Zoning District: EU-M — Net Lot Area 10,069 s.f 0.23 acres

	REQUIRED	PROVIDED
LAWN AREA CALCULATION		
A. 10,069 total s.f. of Net Lot Area		
B. Maximum lawn area (sod) permitted = 50 % x 10,069 s.f. =	5,034	3,650
TREES		
A. No. trees required per net lot acre		
Less existing number of trees meeting minimum requirements		
= 9 trees x net lot acres =	3	3
B. % Palms Allowed: No. trees required x 30% =	1	1
C. % Natives Required: No. trees provided x 30% =	1	1
D. Street trees (maximum average spacing of 35' o.c.):		
180 linear feet along street =	6	6
E. Street trees located directly beneath power lines		
(maximum average spacing of 25' o.c.)_____ linear feet along street / 25 =	N/A	N/A
F. Total Trees Required		
A + D + E = 9 Total Trees	9	9
SHRUBS		
A. No. trees required x 10 = No. of shrubs allowed	90	90
B. No. shrubs allowed x 30% = No. of native shrubs required	27	47

SEE LANDSCAPE

PLANT SCHEDULE CREST P003 CORNER

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NATIVE	NOTES
TREES						
	CES	1	Conocarpus erectus sericeus Silver Buttonwood	10` HT. X 4` SPR. X 2" CAL.	Y	-
	TH	1	Tabebuia heterophylla Pink Tabebuia	10` HT. X 4` SPR. X 2" CAL.	N	-
PALM TREES						
	VM2	2	Veitchia montgomeryana 'Double' Montgomery Palm	10` O.A. HT. MIN.	N	-
SHRUBS						
	CG	47	Clusia guttifera Small Leaf Clusia	24" HT. X 24" SPR. / 24" O.C.	Y	-
SHRUB AREAS						
	CV	43	Codiaeum variegatum 'Golden Dust' Gold Dust Croton	18" HT. X 18" SPR. / 18" O.C.	N	-
GROUND COVERS						
	FM	45	Ficus microcarpa Green Island ficus	15" HT. X 15" SPR. / 15" O.C.	N	-
LAWN	As Required		Stenotaphrum secundatum 'Floratam' ST. AUGUSTINE GRASS	SOLID EVEN SOD		



TYPICAL CORNER LOT

LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

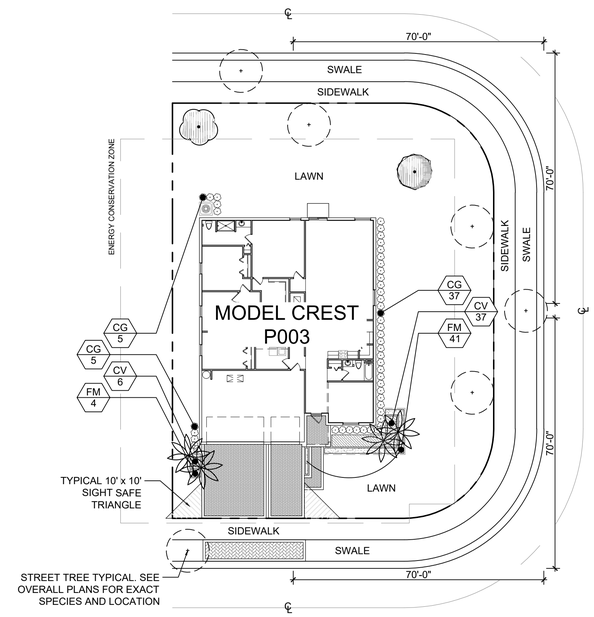
Zoning District: EU-M — Net Lot Area 10,139 s.f 0.23 acres

	REQUIRED	PROVIDED
LAWN AREA CALCULATION		
A. 10,139 total s.f. of Net Lot Area		
B. Maximum lawn area (sod) permitted = 50 % x 10,139 s.f. =	5,069	3,750
TREES		
A. No. trees required per net lot acre		
Less existing number of trees meeting minimum requirements		
= 9 trees x net lot acres =	3	3
B. % Palms Allowed: No. trees required x 30% =	1	1
C. % Natives Required: No. trees provided x 30% =	1	1
D. Street trees (maximum average spacing of 35' o.c.):		
205 linear feet along street =	6	6
E. Street trees located directly beneath power lines		
(maximum average spacing of 25' o.c.)_____ linear feet along street / 25 =	N/A	N/A
F. Total Trees Required		
A + D + E = 9 Total Trees	9	9
SHRUBS		
A. No. trees required x 10 = No. of shrubs allowed	90	90
B. No. shrubs allowed x 30% = No. of native shrubs required	27	47

SEE LANDSCAPE

PLANT SCHEDULE CREST P003 DOUBLE CORNER

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NATIVE	NOTES
TREES						
	CES	1	Conocarpus erectus sericeus Silver Buttonwood	10` HT. X 4` SPR. X 2" CAL.	Y	-
	TH	1	Tabebuia heterophylla Pink Tabebuia	10` HT. X 4` SPR. X 2" CAL.	N	-
PALM TREES						
	VM2	2	Veitchia montgomeryana 'Double' Montgomery Palm	10` O.A. HT. MIN.	N	-
SHRUBS						
	CG	47	Clusia guttifera Small Leaf Clusia	24" HT. X 24" SPR. / 24" O.C.	Y	-
SHRUB AREAS						
	CV	43	Codiaeum variegatum 'Golden Dust' Gold Dust Croton	18" HT. X 18" SPR. / 18" O.C.	N	-
GROUND COVERS						
	FM	45	Ficus microcarpa Green Island ficus	15" HT. X 15" SPR. / 15" O.C.	N	-
LAWN	As Required		Stenotaphrum secundatum 'Floratam' ST. AUGUSTINE GRASS	SOLID EVEN SOD		



TYPICAL DOUBLE CORNER LOT

LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

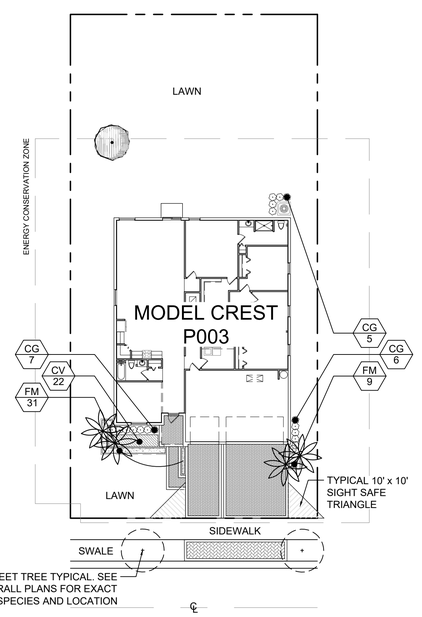
Zoning District: EU-M — Net Lot Area 9,714 s.f 0.2 acres

	REQUIRED	PROVIDED
LAWN AREA CALCULATION		
A. 10,069 total s.f. of Net Lot Area		
B. Maximum lawn area (sod) permitted = 50 % x 9,714 s.f. =	4,857	3,420
TREES		
A. No. trees required per net lot acre		
Less existing number of trees meeting minimum requirements		
= 9 trees x net lot acres =	2	2
B. % Palms Allowed: No. trees required x 30% =	1	1
C. % Natives Required: No. trees provided x 30% =	1	1
D. Street trees (maximum average spacing of 35' o.c.):		
70 linear feet along street =	2	2
E. Street trees located directly beneath power lines		
(maximum average spacing of 25' o.c.)_____ linear feet along street / 25 =	N/A	N/A
F. Total Trees Required		
A + D + E = 4 Total Trees	4	4
SHRUBS		
A. No. trees required x 10 = No. of shrubs allowed	40	40
B. No. shrubs allowed x 30% = No. of native shrubs required	12	18

SEE LANDSCAPE

PLANT SCHEDULE CREST P003 INTERIOR

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NATIVE	NOTES
TREES						
	CES	1	Conocarpus erectus sericeus Silver Buttonwood	10` HT. X 4` SPR. X 2" CAL.	Y	-
PALM TREES						
	VM2	2	Veitchia montgomeryana 'Double' Montgomery Palm	10` O.A. HT. MIN.	N	-
SHRUBS						
	CG	18	Clusia guttifera Small Leaf Clusia	24" HT. X 24" SPR. / 24" O.C.	Y	-
SHRUB AREAS						
	CV	22	Codiaeum variegatum 'Golden Dust' Gold Dust Croton	18" HT. X 18" SPR. / 18" O.C.	N	-
GROUND COVERS						
	FM	40	Ficus microcarpa Green Island ficus	15" HT. X 15" SPR. / 15" O.C.	N	-



TYPICAL INTERIOR LOT

TYPICAL MODEL CREST P003 LANDSCAPE PLAN

Scale: 1"=20'-0"

WITKIN HULTS + PARTNERS
307 south 21st avenue hollywood, florida
phone: 954.923.9689 facsimile: 954.923.9689
www.witkindesign.com

©2020 WITKIN HULTS + PARTNERS
THE DESIGN AND DRAWINGS HEREIN ARE THE INTELLECTUAL PROPERTY OF THIS LANDSCAPE ARCHITECT AND ARE PROTECTED UNDER THE COPYRIGHT PROTECTION ACT

Project:
REDLAND ABESS
MIAMI DADE COUNTY
TYPICAL MODEL CREST P003 LANDSCAPE PLAN

Revisions: Date: By:

Seal:

Lic. # LA6667290
Member: A.S.L.A.

Drawing: Typical Model Crest P003 Landscape Plan
Date: 08/08/2024
Scale: See Left
Drawn by: LBC
Sheet No.:
L-12
Cad Id.: 2024-026

Z:\2024\Redland\Construction\Redland - Lennar 2024\100 Landscape\Typicals\CG-M-R3.5 TYP.dwg, Aug 12, 2024

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z22-221
DATE: AUG 21 2024
BY: GONGOL

LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

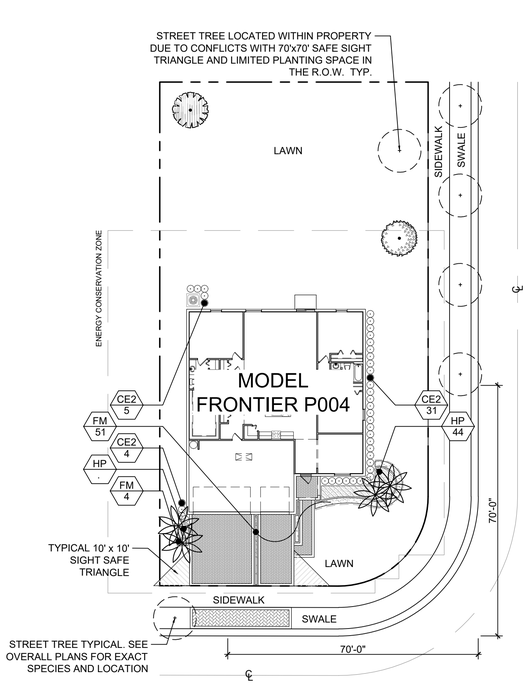
Zoning District: EU-M — Net Lot Area 10,069 s.f 0.23 acres

	REQUIRED	PROVIDED
LAWN AREA CALCULATION		
A. 10,069 total s.f. of Net Lot Area		
B. Maximum lawn area (sod) permitted = 50 % x 10,069 s.f. =	5,034	3,650
TREES		
A. No. trees required per net lot acre		
Less existing number of trees meeting minimum requirements		
= 9 trees x net lot acres =	3	3
B. % Palms Allowed: No. trees required x 30% =	1	1
C. % Natives Required: No. trees provided x 30% =	1	2
D. Street trees (maximum average spacing of 35' o.c.):		
180 linear feet along street =	6	6
E. Street trees located directly beneath power lines		
(maximum average spacing of 25' o.c.)_____ linear feet along street / 25 =	N/A	N/A
F. Total Trees Required		
A + D + E = 9 Total Trees	9	9
SHRUBS		
A. No. trees required x 10 = No. of shrubs allowed	90	90
B. No. shrubs allowed x 30% = No. of native shrubs required	27	90

SEE LANDSCAPE

PLANT SCHEDULE FRONTIER P004 CORNER

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NATIVE	NOTES
TREES						
	CO	1	Chrysophyllum oliviforme Satinleaf	10` HT. X 4` SPR. X 2" CAL.	Y	-
	CE	1	Conocarpus erectus Green Buttonwood	10` HT. X 4` SPR. X 2" CAL.	Y	-
PALM TREES						
	VM2	2	Veitchia montgomeryana 'Double' Montgomery Palm	10` O.A. HT. MIN.	N	-
SHRUBS						
	CE2	40	Conocarpus erectus Green Buttonwood	24" HT. X 24" SPR. / 24" O.C.	Y	
SHRUB AREAS						
	HP	50	Hamelia patens Firebush	18" HT. X 18" SPR. / 18" O.C.	Y	-
GROUND COVERS						
	FM	55	Ficus microcarpa Green Island ficus	15" HT. X 15" SPR. / 15" O.C.	N	-
LAWN	As Required		Stenotaphrum secundatum 'Floratam' ST. AUGUSTINE GRASS	SOLID EVEN SOD		



TYPICAL CORNER LOT

LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

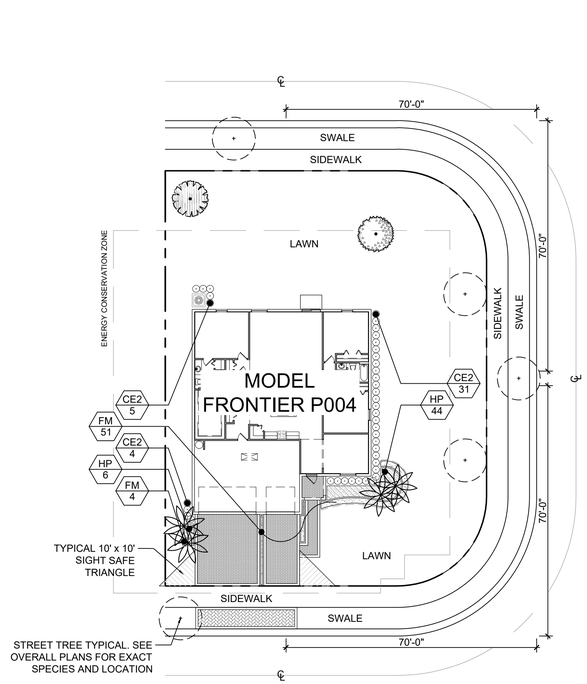
Zoning District: EU-M — Net Lot Area 10,139 s.f 0.23 acres

	REQUIRED	PROVIDED
LAWN AREA CALCULATION		
A. 10,139 total s.f. of Net Lot Area		
B. Maximum lawn area (sod) permitted = 50 % x 10,139 s.f. =	5,069	3,750
TREES		
A. No. trees required per net lot acre		
Less existing number of trees meeting minimum requirements		
= 9 trees x net lot acres =	3	3
B. % Palms Allowed: No. trees required x 30% =	1	1
C. % Natives Required: No. trees provided x 30% =	1	2
D. Street trees (maximum average spacing of 35' o.c.):		
205 linear feet along street =	6	6
E. Street trees located directly beneath power lines		
(maximum average spacing of 25' o.c.)_____ linear feet along street / 25 =	N/A	N/A
F. Total Trees Required		
A + D + E = 9 Total Trees	9	9
SHRUBS		
A. No. trees required x 10 = No. of shrubs allowed	90	90
B. No. shrubs allowed x 30% = No. of native shrubs required	27	90

SEE LANDSCAPE

PLANT SCHEDULE FRONTIER P004 DOUBLE CORNER

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NATIVE	NOTES
TREES						
	CO	1	Chrysophyllum oliviforme Satinleaf	10` HT. X 4` SPR. X 2" CAL.	Y	-
	CE	1	Conocarpus erectus Green Buttonwood	10` HT. X 4` SPR. X 2" CAL.	Y	-
PALM TREES						
	VM2	2	Veitchia montgomeryana 'Double' Montgomery Palm	10` O.A. HT. MIN.	N	-
SHRUBS						
	CE2	40	Conocarpus erectus Green Buttonwood	24" HT. X 24" SPR. / 24" O.C.	Y	
SHRUB AREAS						
	HP	50	Hamelia patens Firebush	18" HT. X 18" SPR. / 18" O.C.	Y	-
GROUND COVERS						
	FM	55	Ficus microcarpa Green Island ficus	15" HT. X 15" SPR. / 15" O.C.	N	-
LAWN	As Required		Stenotaphrum secundatum 'Floratam' ST. AUGUSTINE GRASS	SOLID EVEN SOD		



TYPICAL DOUBLE CORNER LOT

LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

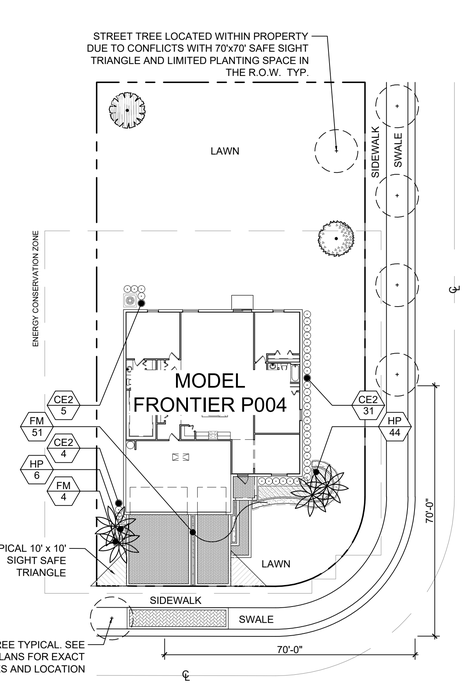
Zoning District: EU-M — Net Lot Area 9,714 s.f 0.2 acres

	REQUIRED	PROVIDED
LAWN AREA CALCULATION		
A. 10,069 total s.f. of Net Lot Area		
B. Maximum lawn area (sod) permitted = 50 % x 9,714 s.f. =	4,857	3,420
TREES		
A. No. trees required per net lot acre		
Less existing number of trees meeting minimum requirements		
= 9 trees x net lot acres =	2	2
B. % Palms Allowed: No. trees required x 30% =	1	1
C. % Natives Required: No. trees provided x 30% =	1	1
D. Street trees (maximum average spacing of 35' o.c.):		
70 linear feet along street =	2	2
E. Street trees located directly beneath power lines		
(maximum average spacing of 25' o.c.)_____ linear feet along street / 25 =	N/A	N/A
F. Total Trees Required		
A + D + E = 4 Total Trees	4	4
SHRUBS		
A. No. trees required x 10 = No. of shrubs allowed	40	40
B. No. shrubs allowed x 30% = No. of native shrubs required	12	15

SEE LANDSCAPE

PLANT SCHEDULE FRONTIER P004 INTERIOR

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NATIVE	NOTES
TREES						
	CE	1	Conocarpus erectus Green Buttonwood	10` HT. X 4` SPR. X 2" CAL.	Y	-
PALM TREES						
	VM2	2	Veitchia montgomeryana 'Double' Montgomery Palm	10` O.A. HT. MIN.	N	-
SHRUBS						
	CE2	15	Conocarpus erectus Green Buttonwood	24" HT. X 24" SPR. / 24" O.C.	Y	
SHRUB AREAS						
	HP	25	Hamelia patens Firebush	18" HT. X 18" SPR. / 18" O.C.	Y	-
GROUND COVERS						
	FM	42	Ficus microcarpa Green Island ficus	15" HT. X 15" SPR. / 15" O.C.	N	-
LAWN	As Required		Stenotaphrum secundatum 'Floratam' ST. AUGUSTINE GRASS	SOLID EVEN SOD		



TYPICAL INTERIOR LOT

TYPICAL MODEL FRONTIER P004 LANDSCAPE PLAN

Scale: 1"=20'-0"

WITKIN HULTS + PARTNERS
307 south 21st avenue hollywood, florida
phone: 954.923.9689 fax: 954.923.9689
www.witkindesign.com

©2020 WITKIN HULTS + PARTNERS
THE DESIGN AND DRAWINGS HEREIN ARE THE INTELLECTUAL PROPERTY OF THIS LANDSCAPE ARCHITECT AND ARE PROTECTED UNDER THE COPYRIGHT PROTECTION ACT

Project:
REDLAND ABESS
MIAMI DADE COUNTY
TYPICAL MODEL FRONTIER P004 LANDSCAPE PLAN

Revisions: Date: By:

Seal:

Lic. # LA6667290
Member: A.S.L.A.

Drawing: Typical Model Frontier P004 Landscape Plan
Date: 08/08/2024
Scale: See Left
Drawn by: LBC
Sheet No.:

L-13

Cad Id.: 2024-026

Z:\2024\Redland\Comm\Arch\Plotfiles\ Xrefs - Lxmw-2024-026-Landscape Plotstyle2024-08-08 5:17:06 pm Aug 21, 2024

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z22-221
DATE: AUG 21 2024
BY: GONGOL

LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

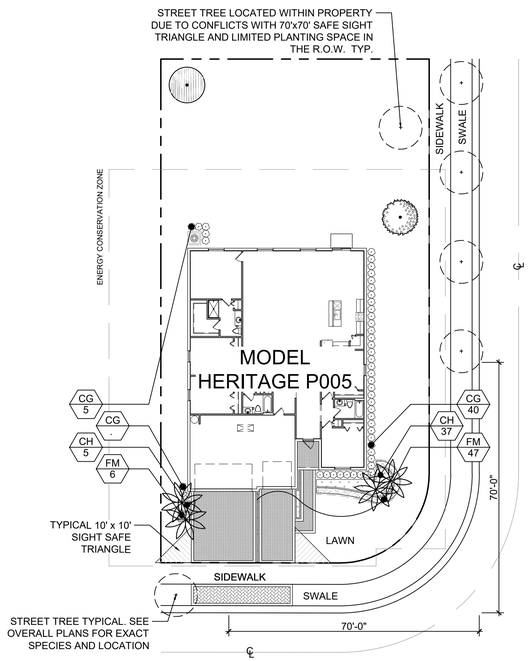
Zoning District: EU-M — Net Lot Area 10,069 s.f 0.23 acres

	REQUIRED	PROVIDED
LAWN AREA CALCULATION		
A. 10,069 total s.f. of Net Lot Area		
B. Maximum lawn area (sod) permitted = 50 % x 10,069 s.f. =	5,034	3,650
TREES		
A. No. trees required per net lot acre		
Less existing number of trees meeting minimum requirements		
= 9 trees x net lot acres =	3	3
B. % Palms Allowed: No. trees required x 30% =	1	1
C. % Natives Required: No. trees provided x 30% =	1	2
D. Street trees (maximum average spacing of 35' o.c.):		
180 linear feet along street =	6	6
E. Street trees located directly beneath power lines		
(maximum average spacing of 25' o.c.)_____ linear feet along street / 25 =	N/A	N/A
F. Total Trees Required		
A + D + E = 9 Total Trees	9	9
SHRUBS		
A. No. trees required x 10 = No. of shrubs allowed	90	90
B. No. shrubs allowed x 30% = No. of native shrubs required	27	90

SEE LANDSCAPE

PLANT SCHEDULE HERITAGE P005 CORNER

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NATIVE	NOTES
TREES						
	BS	1	Bursera simaruba Gumbo Limbo	10` HT. X 4` SPR. X 2" CAL.	Y	-
	CO	1	Chrysophyllum oliviforme Satinleaf	10` HT. X 4` SPR. X 2" CAL.	Y	-
PALM TREES						
	VM2	2	Veitchia montgomeryana 'Double' Montgomery Palm	10` O.A. HT. MIN.	N	-
SHRUBS						
	CG	48	Clusia guttifera Small Leaf Clusia	24" HT. X 24" SPR. / 24" O.C.	Y	-
SHRUB AREAS						
	CH	42	Chrysobalanus icaco 'Red Tip' Red Tip Cocoplum	18" HT. X 18" SPR. / 18" O.C.	Y	-
GROUND COVERS						
	FM	53	Ficus microcarpa Green Island ficus	15" HT. X 15" SPR. / 15" O.C.	N	-
LAWN	As Required		Stenotaphrum secundatum 'Floratam' ST. AUGUSTINE GRASS	SOLID EVEN SOD		



TYPICAL CORNER LOT

LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

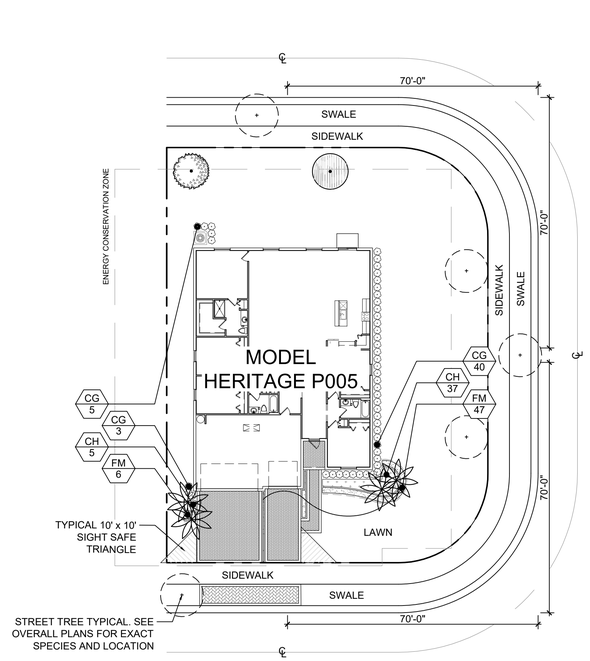
Zoning District: EU-M — Net Lot Area 10,139 s.f 0.23 acres

	REQUIRED	PROVIDED
LAWN AREA CALCULATION		
A. 10,139 total s.f. of Net Lot Area		
B. Maximum lawn area (sod) permitted = 50 % x 10,139 s.f. =	5,069	3,750
TREES		
A. No. trees required per net lot acre		
Less existing number of trees meeting minimum requirements		
= 9 trees x net lot acres =	3	3
B. % Palms Allowed: No. trees required x 30% =	1	1
C. % Natives Required: No. trees provided x 30% =	1	2
D. Street trees (maximum average spacing of 35' o.c.):		
205 linear feet along street =	6	6
E. Street trees located directly beneath power lines		
(maximum average spacing of 25' o.c.)_____ linear feet along street / 25 =	N/A	N/A
F. Total Trees Required		
A + D + E = 9 Total Trees	9	9
SHRUBS		
A. No. trees required x 10 = No. of shrubs allowed	90	90
B. No. shrubs allowed x 30% = No. of native shrubs required	27	90

SEE LANDSCAPE

PLANT SCHEDULE HERITAGE P005 DOUBLE CORNER

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NATIVE	NOTES
TREES						
	BS	1	Bursera simaruba Gumbo Limbo	10` HT. X 4` SPR. X 2" CAL.	Y	-
	CO	1	Chrysophyllum oliviforme Satinleaf	10` HT. X 4` SPR. X 2" CAL.	Y	-
PALM TREES						
	VM2	2	Veitchia montgomeryana 'Double' Montgomery Palm	10` O.A. HT. MIN.	N	-
SHRUBS						
	CG	48	Clusia guttifera Small Leaf Clusia	24" HT. X 24" SPR. / 24" O.C.	Y	-
SHRUB AREAS						
	CH	42	Chrysobalanus icaco 'Red Tip' Red Tip Cocoplum	18" HT. X 18" SPR. / 18" O.C.	Y	-
GROUND COVERS						
	FM	53	Ficus microcarpa Green Island ficus	15" HT. X 15" SPR. / 15" O.C.	N	-
LAWN	As Required		Stenotaphrum secundatum 'Floratam' ST. AUGUSTINE GRASS	SOLID EVEN SOD		



TYPICAL DOUBLE CORNER LOT

LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

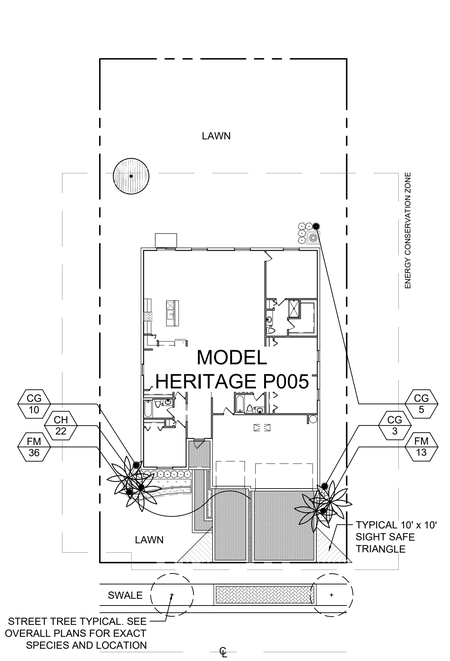
Zoning District: EU-M — Net Lot Area 9,714 s.f 0.2 acres

	REQUIRED	PROVIDED
LAWN AREA CALCULATION		
A. 10,069 total s.f. of Net Lot Area		
B. Maximum lawn area (sod) permitted = 50 % x 9,714 s.f. =	4,857	3,420
TREES		
A. No. trees required per net lot acre		
Less existing number of trees meeting minimum requirements		
= 9 trees x net lot acres =	2	2
B. % Palms Allowed: No. trees required x 30% =	1	1
C. % Natives Required: No. trees provided x 30% =	1	1
D. Street trees (maximum average spacing of 35' o.c.):		
70 linear feet along street =	2	2
E. Street trees located directly beneath power lines		
(maximum average spacing of 25' o.c.)_____ linear feet along street / 25 =	N/A	N/A
F. Total Trees Required		
A + D + E = 4 Total Trees	4	4
SHRUBS		
A. No. trees required x 10 = No. of shrubs allowed	40	40
B. No. shrubs allowed x 30% = No. of native shrubs required	12	40

SEE LANDSCAPE

PLANT SCHEDULE HERITAGE P005 INTERIOR

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NATIVE	NOTES
TREES						
	BS	1	Bursera simaruba Gumbo Limbo	10` HT. X 4` SPR. X 2" CAL.	Y	-
PALM TREES						
	VM2	2	Veitchia montgomeryana 'Double' Montgomery Palm	10` O.A. HT. MIN.	N	-
SHRUBS						
	CG	18	Clusia guttifera Small Leaf Clusia	24" HT. X 24" SPR. / 24" O.C.	Y	-
SHRUB AREAS						
	CH	22	Chrysobalanus icaco 'Red Tip' Red Tip Cocoplum	18" HT. X 18" SPR. / 18" O.C.	Y	-
GROUND COVERS						
	FM	49	Ficus microcarpa Green Island ficus	15" HT. X 15" SPR. / 15" O.C.	N	-



TYPICAL INTERIOR LOT

TYPICAL MODEL HERITAGE P005 LANDSCAPE PLAN

Scale: 1"=20'-0"

WITKIN HULTS + PARTNERS
307 south 21st avenue hollywood, florida
phone: 954.923.9689 fassimile: 954.923.9689
www.witkindesign.com

©2020 WITKIN HULTS + PARTNERS
THE DESIGN AND DRAWINGS HEREIN ARE THE INTELLECTUAL PROPERTY OF THIS LANDSCAPE ARCHITECT AND ARE PROTECTED UNDER THE COPYRIGHT PROTECTION ACT

Project:
REDLAND ABESS
MIAMI DADE COUNTY
TYPICAL MODEL HERITAGE P005 LANDSCAPE PLAN

Revisions: Date: By:

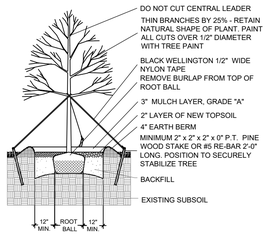
Seal:

Lic. # LA6667290
Member: A.S.L.A.

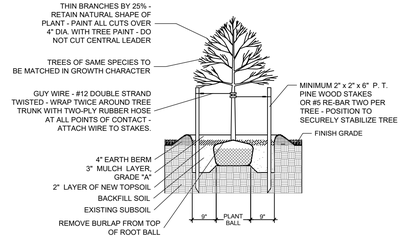
Drawing: Typical Model Heritage P005 Landscape Plan
Date: 08/08/2024
Scale: See Left
Drawn by: LBC
Sheet No.:
L-14
Cad Id.: 2024-026

Z:\2024\Redland\Construction\Plotfiles\L-Lscape 2024.DWG LandscapePlotSet\PLOT-24-08-8 3:19 PM Aug 14, 2024

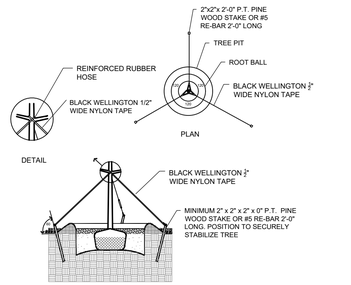
RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z22-221
DATE: AUG 21 2024
BY: GONGOL



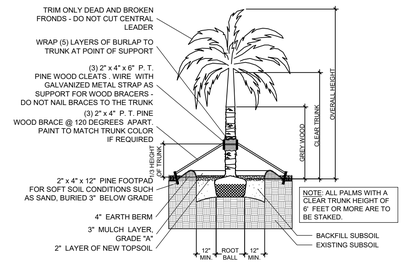
LARGE TREE PLANTING DETAIL



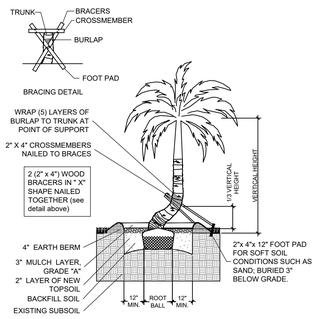
SMALL TREE PLANTING DETAIL



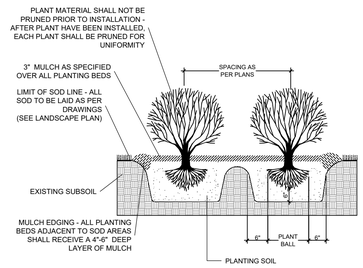
TYPICAL TREE GUYING DETAIL



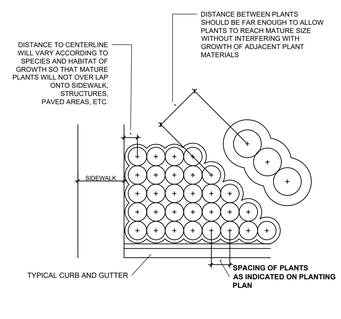
STRAIGHT TRUNK PALM PLANTING DETAIL



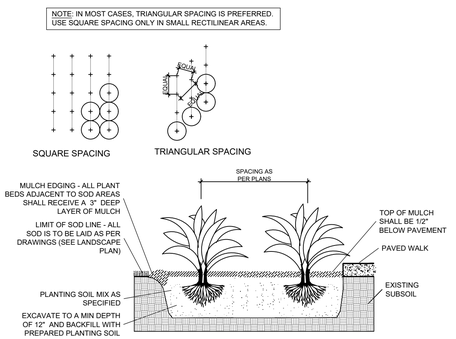
CURVED TRUNK PALM PLANTING DETAIL



TYPICAL SHRUB PLANTING DETAIL



TYPICAL CONTAINER SPACING DETAIL



TYPICAL GROUNDCOVER PLANTING DETAIL

PLANTING NOTES:

-All plant material is to be Florida Number 1 or better pursuant to the Florida Department of Agriculture's Grades and Standards for Nursery Plants.

-All plants are to be top dressed with a minimum 3" layer of Melaleuca mulch, Eucalyptus mulch or equal.

-Planting plans shall take precedence over plant list in case of discrepancies.

-No changes are to be made without the prior consent of the Landscape Architect and Owner. Additions and or deletions to the plant material must be approved by the project engineer.

-Landscape Contractor is responsible for providing their own square footage takeoffs and field verification for 100% sod coverage for all areas specified.

- All landscape areas are to be provided with automatic sprinkler system which provide 100% coverage, and 50% overlap.

- All trees in lawn areas are to receive a 24" diameter mulched saucer at the base of the trunk.

- Trees are to be planted within parking islands after soil is brought up to grade. Deeply set root balls are not acceptable.

- Planting soil for topsoil and backfill shall be 50/50 mix, nematode free. Planting soil for annual beds to be comprised of 50% Canadian peat moss, 25% salt free coarse sand and 25% Aerolite.

- Tree and shrub pits will be supplemented with "Agriform Pells", 21 gram size with a 20-10-5 analysis, or substitute application accepted by Landscape Architect. Deliver in manufacturer's standard containers showing weight, analysis and name of manufacturer.

SOD NOTES:

-Sod is to be grade "A" weed free.

-All areas marked "LAWN" shall be solid sodded with St. Augustine 'Floratam' solid sod. See limit on plan. All areas marked 'Bahia Grass' shall be solid sodded with Paspalum.

-Provide a 2" deep blanket of planting soil as described in planting notes this sheet. Prior to planting, remove stones, sticks, etc. from the sub soil surface. Excavate existing non-conforming soil as required so that the finish grade of sod is flush with adjacent pavement or top of curb as well as adjacent sod in the case of sod patching.

-Place sod on moistened soil, with edges tightly butted, in staggered rows at right angles to slopes.

-Keep edge of sod bed a minimum of 18" away from groundcover beds and 24" away from edge of shrub beds and 36" away from trees, measured from center of plant.

-Sod Shall be watered immediatley after installation to uniformily wet the soil to at least 2" below the bottom of the sod strips.
-Excavate and remove excess soil so top of sod is flush with top of curb or adjacent pavement or adjacent existing sod.

GENERAL NOTES:

-The Landscape Contractor is to locate and verify all underground and overhead utilities prior to beginning work. Contact proper utility companies and / or General Contractor prior to digging for field verification. The Owner and the Landscape Architect shall not be responsible for any damages to utility or irrigation lines (see Roadway Plans for more utility notes).

-Landscape Contractor is to verify all current drawings and check for discrepancies and bring to the attention of the Landscape Architect prior to commencing with the work.

-All unattended and unplanted tree pits are to be properly barricaded and flagged during installation.

-All planting plans are issued as directives for site layout. Any deviations, site changes, etcetera are to be brought to the attention of the Landscape Architect for clarification prior to installation.

WITKIN HULTS + PARTNERS
307 south 21st avenue · hollywood, florida
phone: 954.923.9689 · fax: 954.923.9689
www.witkindesign.com

©2020 WITKIN HULTS + PARTNERS
THE DESIGN AND DRAWINGS HEREIN ARE THE INTELLECTUAL PROPERTY OF THIS LANDSCAPE ARCHITECT AND ARE PROTECTED UNDER THE COPYRIGHT PROTECTION ACT

REDLAND ABESS
MIAMI DADE COUNTY
LANDSCAPE DETAILS

Project:

Revisions: Date: By:

Seal:

Lic. # LA6667290
Member: A.S.L.A.

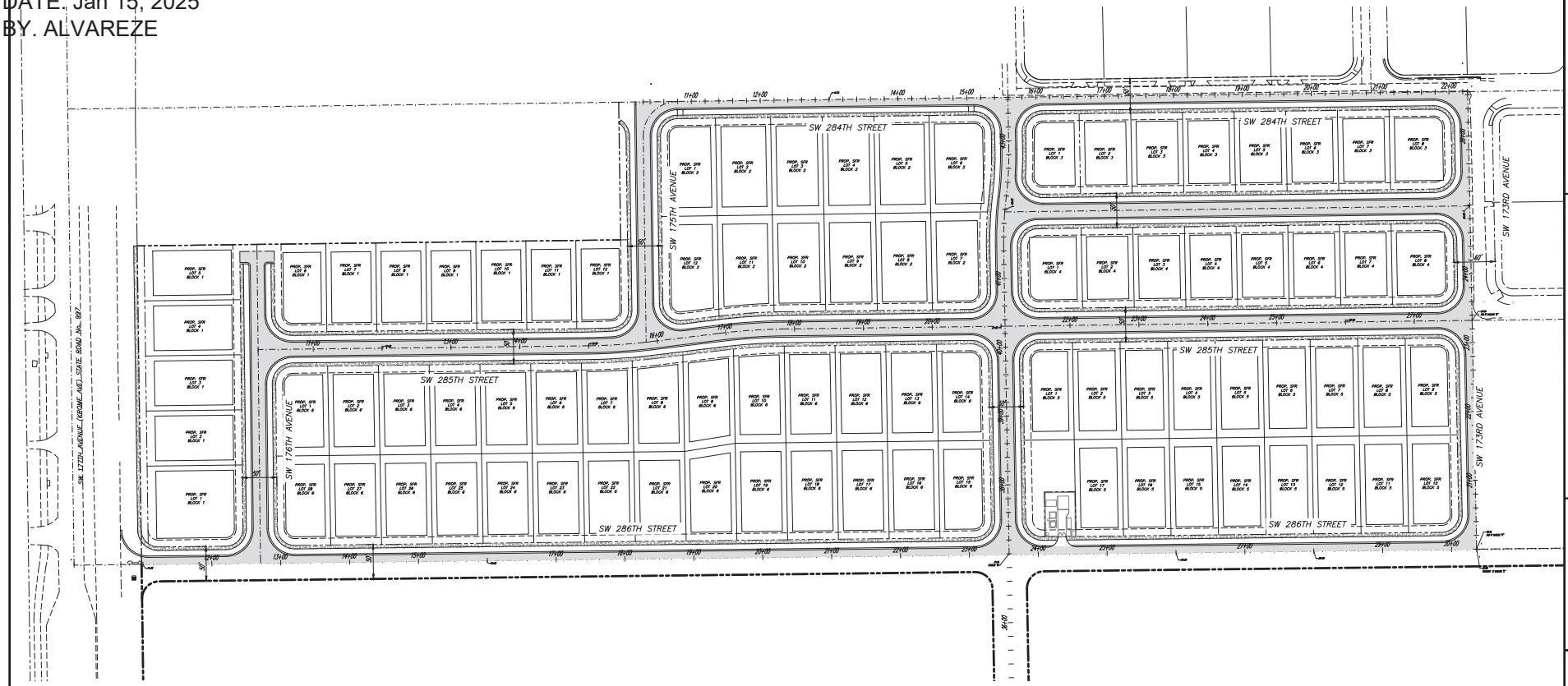
Drawing: Landscape Details
Date: 05/20/2024
Scale: See Left
Drawn by: LBC
Sheet No.:

L-15

Cad Id.: 2024-026

Z:\2024\Redland\Construction\Plotting\L-15.dwg, Aug 21, 2024 - 10:15:31 AM, Aug 21, 2024

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z22-221
DATE: Jan 15, 2025
BY. ALVAREZE



NORTH

SITE AERIAL
SCALE: 1" = 70'

Sunshine811
Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.
Check positive response codes before you dig!

ENGINEER'S CERTIFICATION:

I HEREBY CERTIFY, That this plan was prepared under my direction and to the best of my knowledge and belief complies with the intent of the "MANUAL OF UNIFORM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE FOR STREETS, AND HIGHWAYS", as adopted by the State of Florida Legislature, Chapter 72-328 F.S.

9/04/24

ANDRE D. MARTINEZ LICENSE No. 85425 STATE OF FLORIDA PROFESSIONAL ENGINEER

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ANDRE D. MARTINEZ, PE., ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

HADONNE
ENGINEERING AND PLANNING · LAND SURVEYOR AND MAPPERS
3D LASER SCANNING · UTILITY COORDINATION
CERTIFICATE OF AUTHORIZATION #: EC 0013177
1680 NW 78th Ave. | Suite 101 | Doral, FL 33126
P: +1(305)591-1935 | F: +1(305)591-2660 | www.hadonne.com

ABESS
for
ARCHIMEDES XXII, LLC.
SW 177th Avenue and SW 286th Street, Miami, Florida 33030

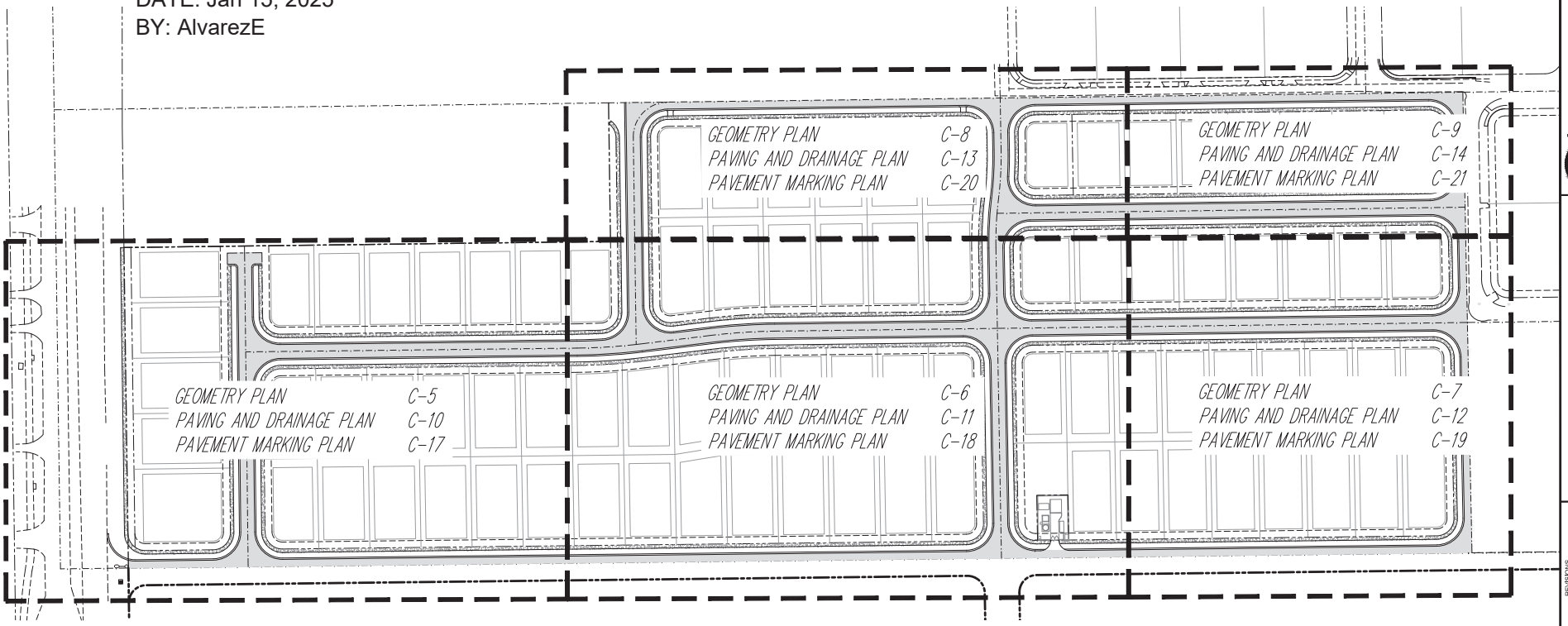
REVISIONS
1. 2. 3. 4. 5. 6. 7. 8. 9. 10.

Job No.: 24057
SCALE: AS SHOWN
DATE: 07/09/24
DESIGNED BY: JH
DRAWN BY: DSP
CHECKED BY: ADM

SITE AERIAL

C-2

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z22-221
DATE: Jan 15, 2025
BY: AlvarezE



NORTH

KEY MAP
SCALE: 1" = 70'

Sunshine811
Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.
Check positive response codes before you dig!

ENGINEER'S CERTIFICATION:

I HEREBY CERTIFY: That this plan was prepared under my direction and to the best of my knowledge and belief complies with the intent of the "MANUAL OF UNIFORM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE FOR STREETS, AND HIGHWAYS", as adopted by the State of Florida Legislature, Chapter 72-328 F.S.

9/04/24

ANDRE D. MARTINEZ LICENSE No. 85425 STATE OF FLORIDA PROFESSIONAL ENGINEER

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ANDRE D. MARTINEZ, PE., ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

HADONNE
ENGINEERING AND PLANNING · LAND SURVEYOR AND MAPPERS
3D LASER SCANNING · UTILITY COORDINATION
ROADWAY DESIGN
1680 NW 78th Ave., Suite 111 Doral, FL 33126
P: +1(305)599-1181 | F: +1(305)599-4886 www.hadonne.com

ABESS
for
ARCHIMEDES XXII LLC
SW 177th Avenue and SW 286th Street, Miami, Florida 33030

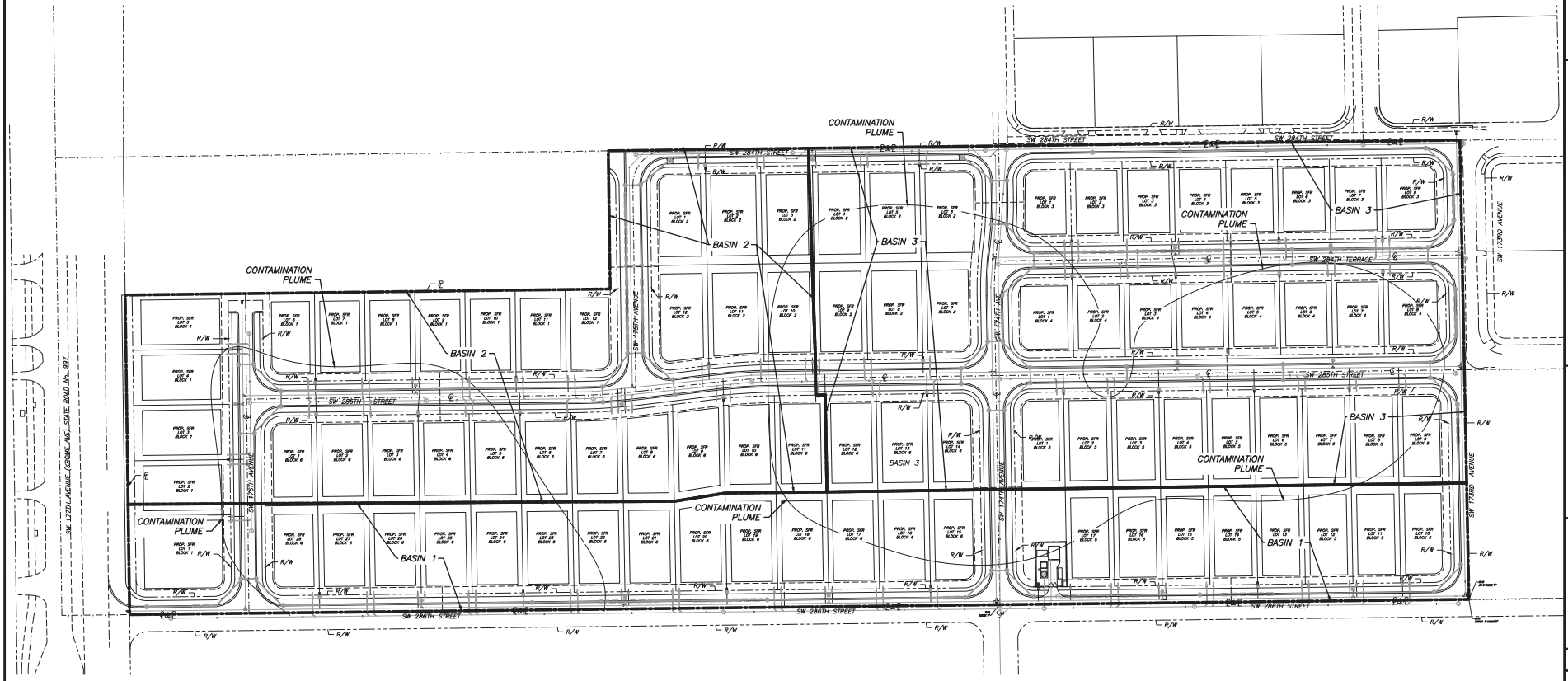
REVISIONS
1. 2. 3. 4. 5. 6. 7. 8. 9. 10.

Job No.: 24057
SCALE: AS SHOWN
DATE: 07/09/24
DESIGNED BY: JH
DRAWN BY: DSP
CHECKED BY: ADM

KEY MAP

C-3

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z22-221
DATE: Jan 15, 2025
BY. ALVAREZE



OVERALL PAVING AND DRAINAGE
SCALE: 1" = 70'

NORTH

HADONNE
ENGINEERING AND PLANNING - LAND SURVEYOR AND MAPPERS
3D LASER SCANNING - UTILITY COORDINATION
CERTIFICATE OF AUTHORIZATION #: EC 0001117
1680 NW 78th Ave., Suite 111 Doral, FL 33126
P: +1(305)591-1197 F: +1(305)591-4886 www.hadonne.com

PAVING AND DRAINAG PLANS
for
ARCHIMEDES XXII, LLC.
SW 177th Avenue and SW 286th Street, Miami, Florida 33030

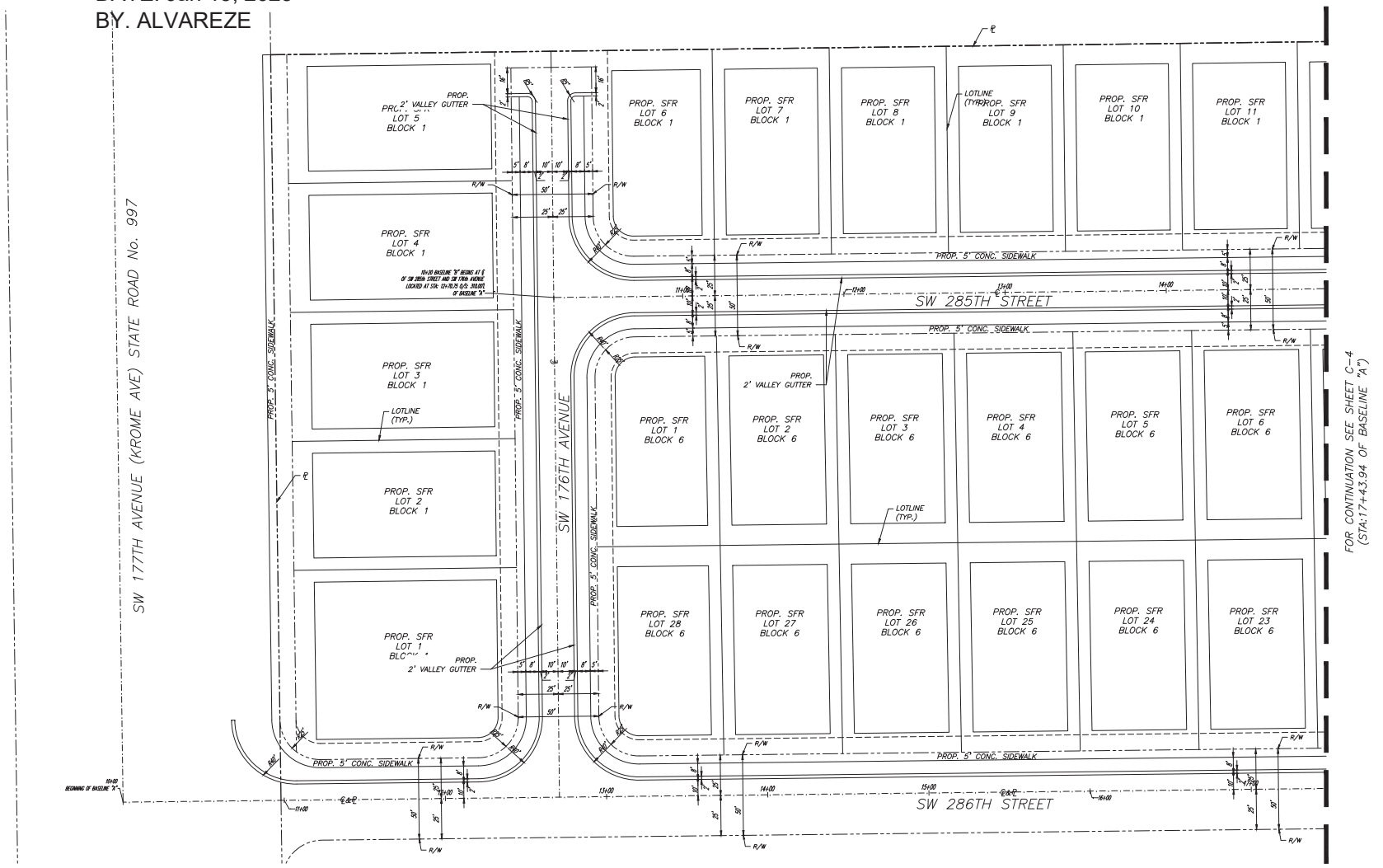
REVISIONS
1. 2. 3. 4. 5. 6. 7. 8. 9. 10.

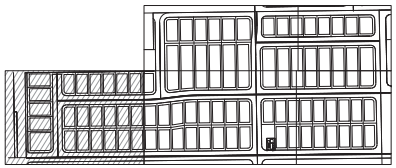
Job No.: 24057
SCALE: AS SHOWN
DATE: 07/09/24
DESIGNED BY: JH
DRAWN BY: MBM
CHECKED BY: ADM

OVERALL PAVING AND DRAINAGE

C-4

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z22-221
DATE: Jan 15, 2025
BY. ALVAREZE





KEY MAP

NORTH

GEOMETRY PLAN

SCALE: 1" = 30'

ENGINEER'S CERTIFICATION:

I HEREBY CERTIFY: That this plan was prepared under my direction and to the best of my knowledge and belief complies with the intent of the "MANUAL OF UNIFORM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE FOR STREETS, AND HIGHWAYS", as adopted by the State of Florida Legislature, Chapter 72-328 F.S.

9/04/24

ANDRE D. MARTINEZ LICENSE No. 85425 STATE OF FLORIDA PROFESSIONAL ENGINEER

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ANDRE D. MARTINEZ, PE., ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Sunshine811
Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.
Check positive response codes before you dig!

HADONNE
ENGINEERING AND PLANNING · LAND SURVEYOR AND MAPPERS
3D LASER SCANNING · UTILITY COORDINATION
SINCE 2007
1680 NW 78th Ave., Suite 111 · Doral, FL 33126-1127
P: +1(305)591-1935 · F: +1(305)591-2660 · www.hadonne.com

PAVING AND DRAINAG PLANS
for
ARCHIMEDES XXII, LLC.
SW 177th Avenue and SW 286th Street, Miami, Florida 33030

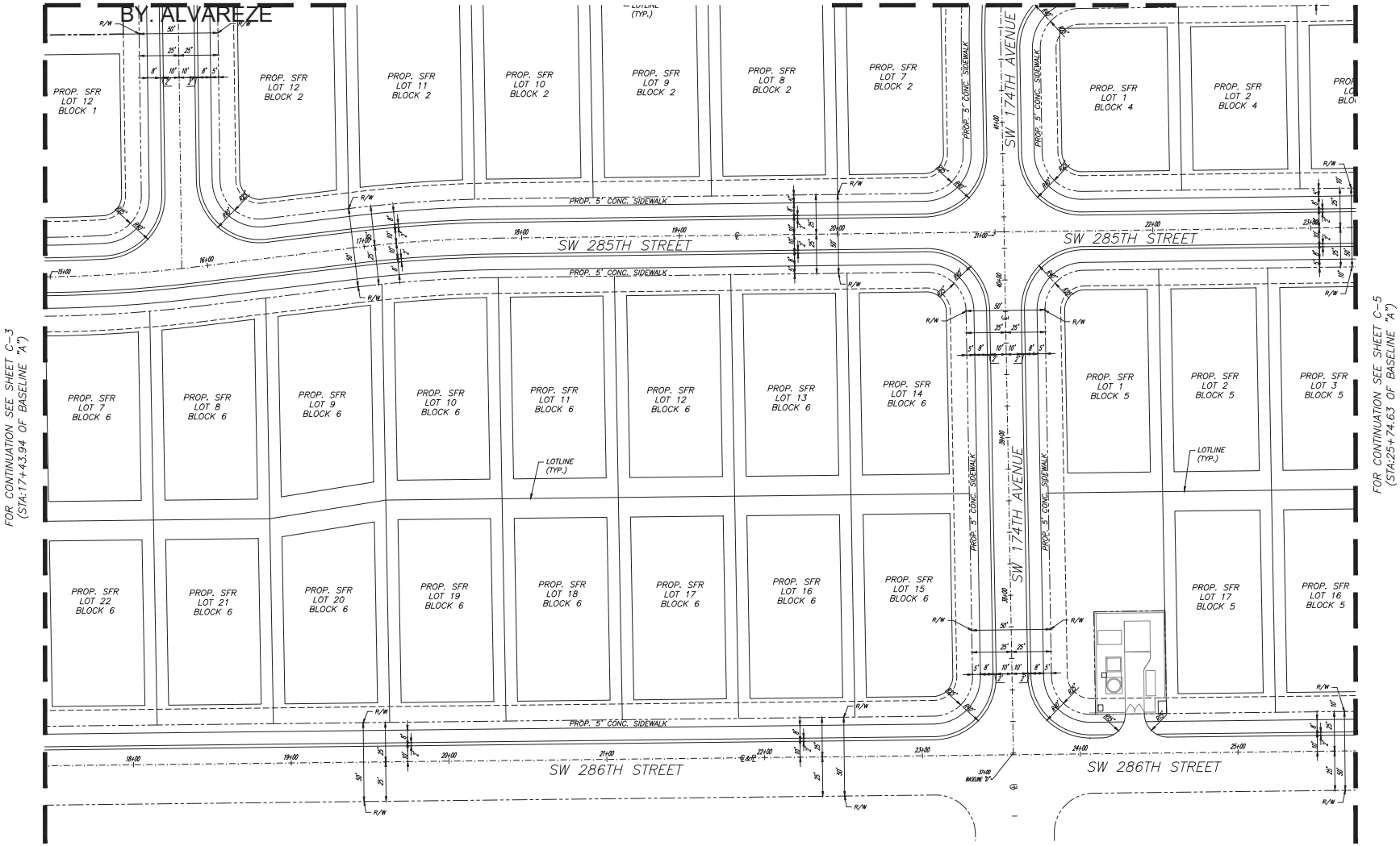
REVISIONS
1. 2. 3. 4. 5. 6. 7. 8. 9. 10.

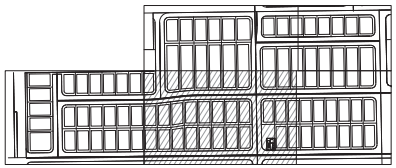
Job No.: 24057
SCALE: AS SHOWN
DATE: 07/09/24
DESIGNED BY: JH
DRAWN BY: MBM
CHECKED BY: ADM

GEOMETRY PLAN

C-5

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z22-221
DATE: Jan 15, 2025
BY: ALVAREZE





KEY MAP

NORTH

GEOMETRY PLAN

SCALE: 1" = 30'

ENGINEER'S CERTIFICATION:

I HEREBY CERTIFY: That this plan was prepared under my direction and to the best of my knowledge and belief complies with the intent of the "MANUAL OF UNIFORM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE FOR STREETS, AND HIGHWAYS", as adopted by the State of Florida Legislature, Chapter 72-328 F.S.

9/04/24

ANDRE D. MARTINEZ LICENSE No. 85425 STATE OF FLORIDA PROFESSIONAL ENGINEER

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ANDRE D. MARTINEZ, PE., ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Sunshine811
Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.
Check positive response codes before you dig!

HADONNE
ENGINEERING AND PLANNING · LAND SURVEYOR AND MAPPERS
3D LASER SCANNING · UTILITY COORDINATION
SUE QUALITY LEVEL "A" · GIS SOLUTIONS
1680 NW 78th Ave., Suite 111 · Doral, FL 33126-1217
P: +1(305)591-1197 · F: +1(305)591-4866 · www.hadonne.com

PAVING AND DRAINAG PLANS
for
ARCHIMEDES XXII, LLC.
SW 177th Avenue and SW 286th Street, Miami, Florida 33030

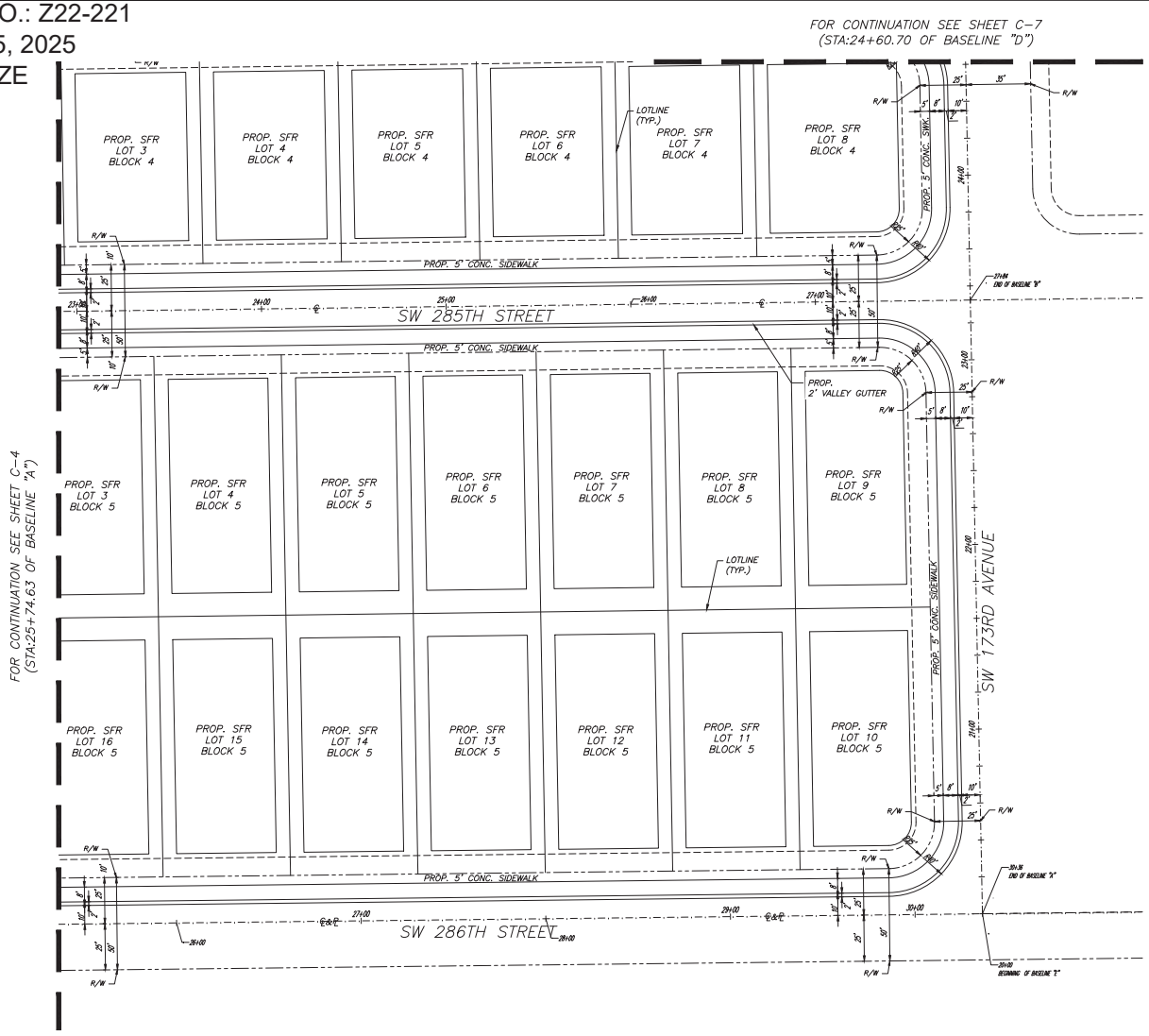
REVISIONS
1. 2. 3. 4. 5. 6. 7. 8. 9. 10.

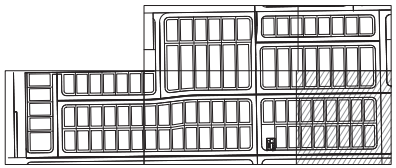
Job No.: 24057
SCALE: AS SHOWN
DATE: 07/09/24
DESIGNED BY: JH
DRAWN BY: MBM
CHECKED BY: ADM

GEOMETRY PLAN

C-6

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z22-221
DATE: Jan 15, 2025
BY. ALVAREZE





KEY MAP

ENGINEER'S CERTIFICATION:

I HEREBY CERTIFY: That this plan was prepared under my direction and to the best of my knowledge and belief complies with the intent of the "MANUAL OF UNIFORM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE FOR STREETS, AND HIGHWAYS", as adopted by the State of Florida Legislature, Chapter 72-328 F.S.

9/04/24

ANDRE D. MARTINEZ LICENSE No. 85425 STATE OF FLORIDA PROFESSIONAL ENGINEER

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ANDRE D. MARTINEZ, PE., ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Sunshine811
Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.
Check positive response codes before you dig!

HADONNE
ENGINEERING AND PLANNING - LAND SURVEYOR AND MAPPERS
3D LASER SCANNING - UTILITY COORDINATION
CERTIFICATE OF AUTHORIZATION #: EC 0013177
10647 NW 33rd St. Suite 111 Doral, FL 33172
P: +1(305)591-1187 F: +1(305)591-4660 www.hadonne.com

PAVING AND DRAINAG PLANS
for
ARCHIMEDES XXII, LLC.
SW 177th Avenue and SW 286th Street, Miami, Florida 33030

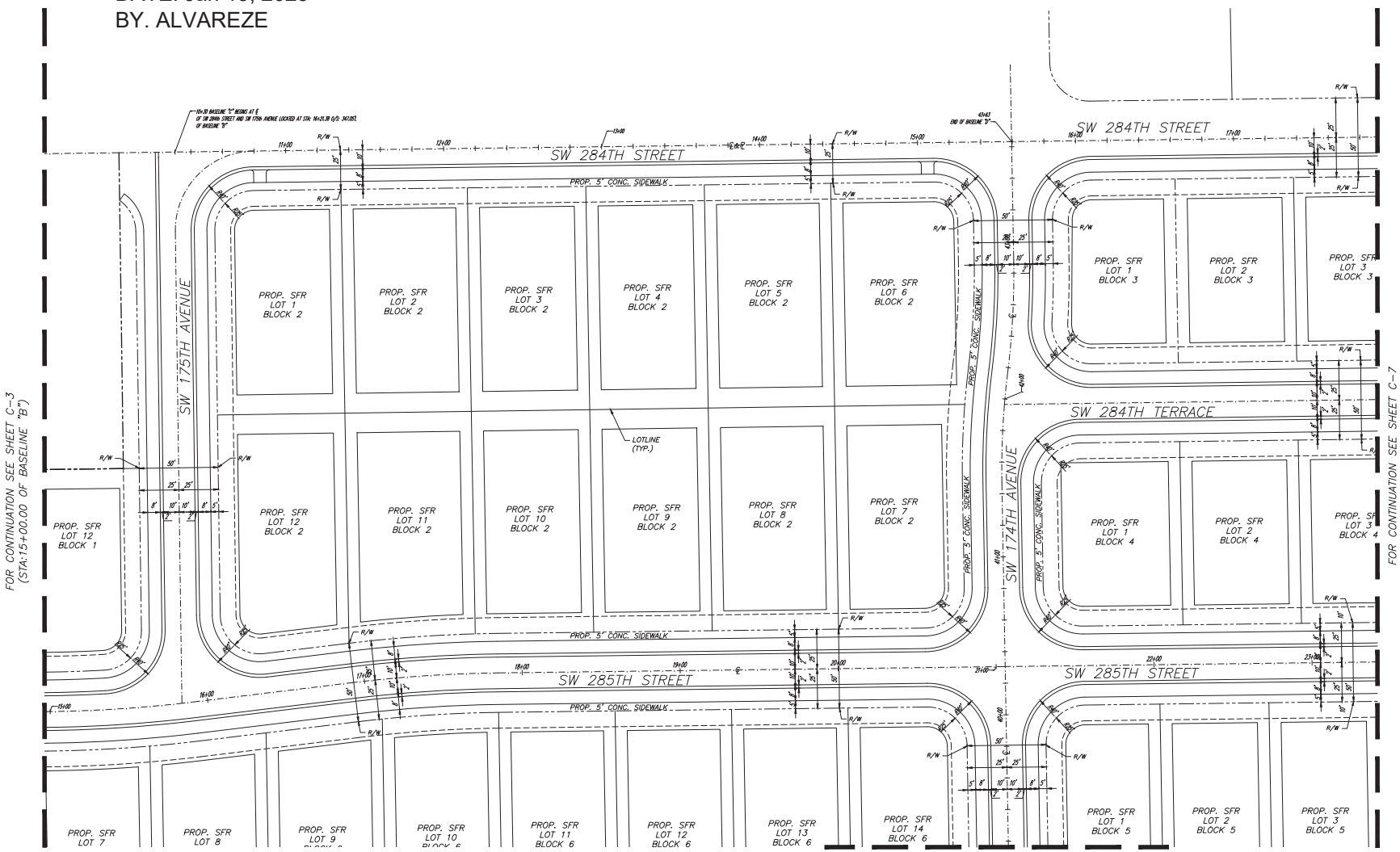
REVISIONS
1. 2. 3. 4. 5. 6. 7. 8. 9. 10.

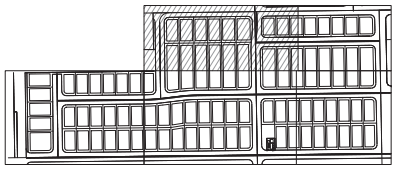
Job No.: 24057
SCALE: AS SHOWN
DATE: 07/09/24
DESIGNED BY: JH
DRAWN BY: MBM
CHECKED BY: ADM

GEOMETRY PLAN

C-7

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z22-221
DATE: Jan 15, 2025
BY. ALVAREZE





KEY MAP

NORTH

GEOMETRY PLAN
SCALE: 1" = 30'

ENGINEER'S CERTIFICATION:

I HEREBY CERTIFY: That this plan was prepared under my direction and to the best of my knowledge and belief complies with the intent of the "MANUAL OF UNIFORM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE FOR STREETS, AND HIGHWAYS", as adopted by the State of Florida Legislature, Chapter 72-328 F.S.

9/04/24

ANDRE D. MARTINEZ LICENSE No. 85425 STATE OF FLORIDA PROFESSIONAL ENGINEER

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ANDRE D. MARTINEZ, PE., ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Sunshine811
Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.
Check positive response codes before you dig!

HADONNE
ENGINEERING AND PLANNING · LAND SURVEYOR AND MAPPERS
3D LASER SCANNING · UTILITY COORDINATION
GIS SERVICES · CONSTRUCTION MANAGEMENT
1680 NW 78th Ave., Suite 111 Doral, FL 33126
P: +1(305)591-1935 | F: +1(305)591-2660 www.hadonne.com

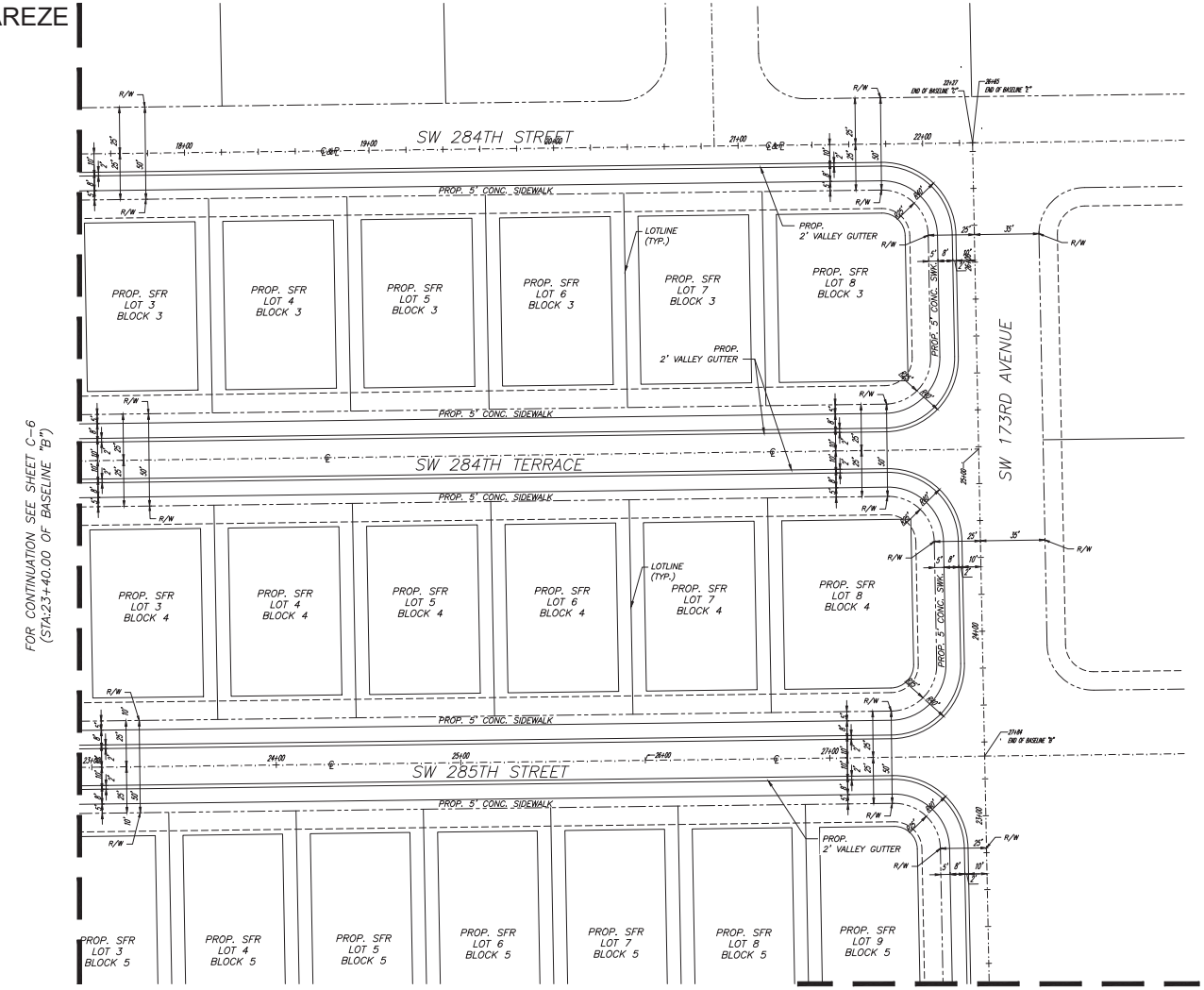
PAVING AND DRAINAG PLANS
for
ARCHIMEDES XXII, LLC.
SW 177th Avenue and SW 286th Street, Miami, Florida 33030

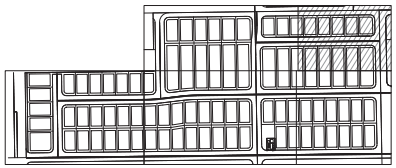
REVISIONS
1. 2. 3. 4. 5. 6. 7. 8. 9. 10.

Job No.: 24057
SCALE: AS SHOWN
DATE: 07/09/24
DESIGNED BY: JH
DRAWN BY: MBM
CHECKED BY: ADM

GEOMETRY PLAN

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z22-221
DATE: Jan 15, 2025
BY. ALVAREZE





KEY MAP

NORTH

GEOMETRY PLAN

SCALE: 1" = 30'

ENGINEER'S CERTIFICATION:

I HEREBY CERTIFY: That this plan was prepared under my direction and to the best of my knowledge and belief complies with the intent of the "MANUAL OF UNIFORM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE FOR STREETS, AND HIGHWAYS", as adopted by the State of Florida Legislature, Chapter 72-328 F.S.

9/04/24

ANDRE D. MARTINEZ LICENSE No. 85425 STATE OF FLORIDA PROFESSIONAL ENGINEER

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ANDRE D. MARTINEZ, PE., ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Sunshine811
Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.
Check positive response codes before you dig!

HADONNE
ENGINEERING AND PLANNING · LAND SURVEYOR AND MAPPERS
3D LASER SCANNING · UTILITY COORDINATION
GEOTECHNICAL · CONSTRUCTION MANAGEMENT
1680 NW 78th Ave., Suite 111 · Doral, FL 33126
P: +1(305)591-1181 · F: +1(305)591-4660 · www.hadonne.com

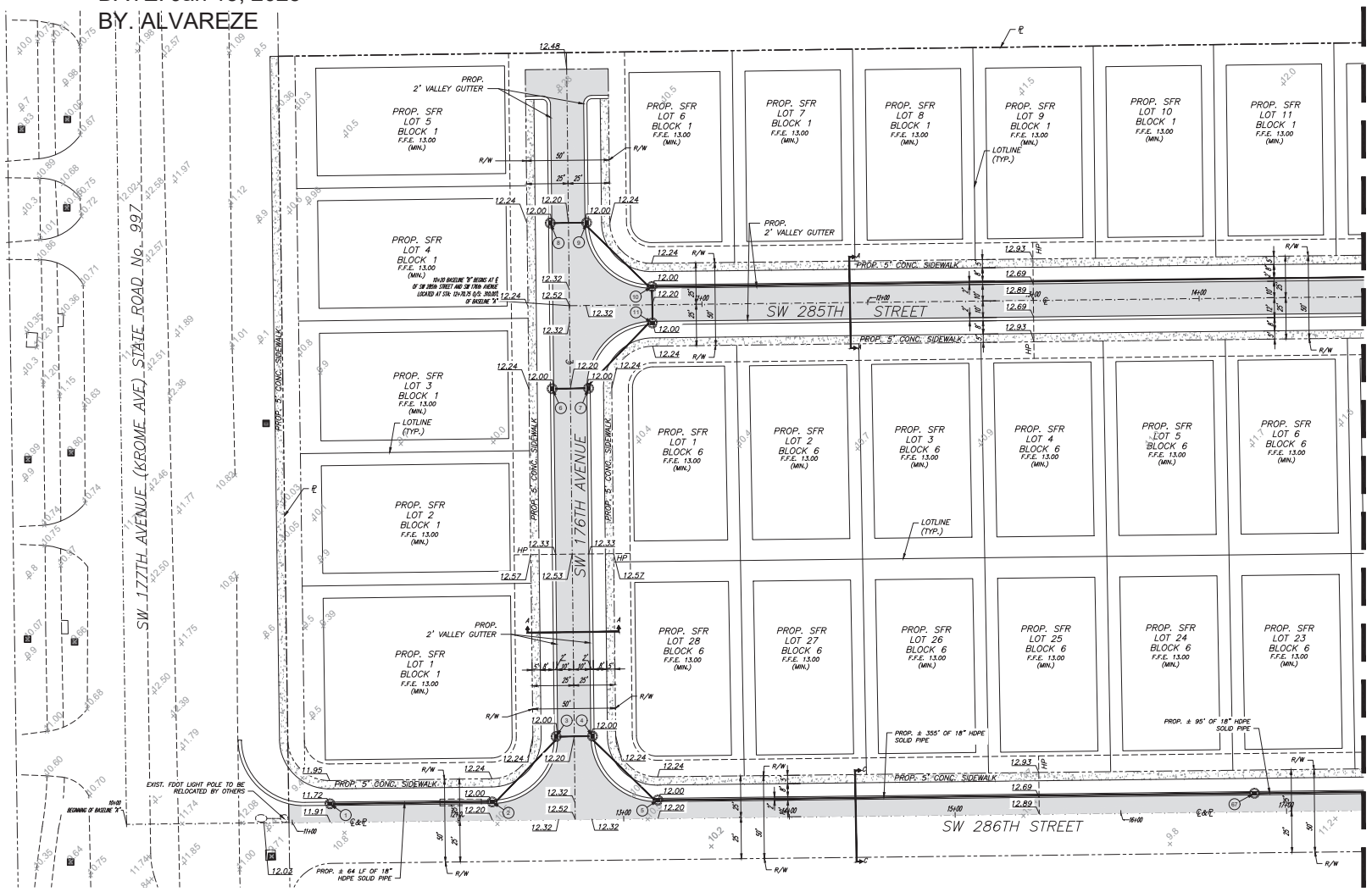
PAVING AND DRAINAG PLANS
for
ARCHIMEDES XXII, LLC.
SW 177th Avenue and SW 286th Street, Miami, Florida 33030

REVISIONS
1. 2. 3. 4. 5. 6. 7. 8. 9. 10.

Job No.: 24057
SCALE: AS SHOWN
DATE: 07/09/24
DESIGNED BY: JH
DRAWN BY: MBM
CHECKED BY: ADM

GEOMETRY PLAN

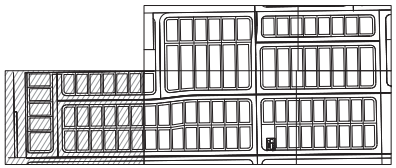
RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z22-221
DATE: Jan 15, 2025
BY. ALVAREZE



NORTH

PAVING AND DRAINAGE PLAN

SCALE: 1" = 30'



KEY MAP

LEGEND

6.50	PROPOSED ELEVATION
x 8.4	EXISTING ELEVATION
	DIRECTION OF FLOW
P/L	PROPERTY LINE
R/W	RIGHT-OF-WAY LINE
①	PROPOSED STRUCTURE NUMBER
	PROPOSED CATCH BASIN
	MILLING AND RESURFACUNG
	PROPOSED ASPHALT PAVEMENT
	PROPOSED CONCRETE

ENGINEER'S CERTIFICATION:

I HEREBY CERTIFY: That this plan was prepared under my direction and to the best of my knowledge and belief complies with the intent of the "MANUAL OF UNIFORM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE FOR STREETS, AND HIGHWAYS", as adopted by the State of Florida Legislature, Chapter 72-328 F.S.

9/04/24

ANDRE D. MARTINEZ LICENSE No. 85425 STATE OF FLORIDA PROFESSIONAL ENGINEER

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ANDRE D. MARTINEZ, PE., ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Sunshine811
Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.
Check positive response codes before you dig!

HADONNE
ENGINEERING AND PLANNING · LAND SURVEYOR AND MAPPERS
3D LASER SCANNING · UTILITY COORDINATION
SERVICE AREA: FLORIDA AND TEXAS
HEAD WATER LLC. Suite 111 Doral, FL 33172
P: +1(305)392-1982 | F: +1(305)397-4886 | www.hadonne.com

PAVING AND DRAINAG PLANS
for
ARCHIMEDES XXII, LLC.
SW 177th Avenue and SW 286th Street, Miami, Florida 33030

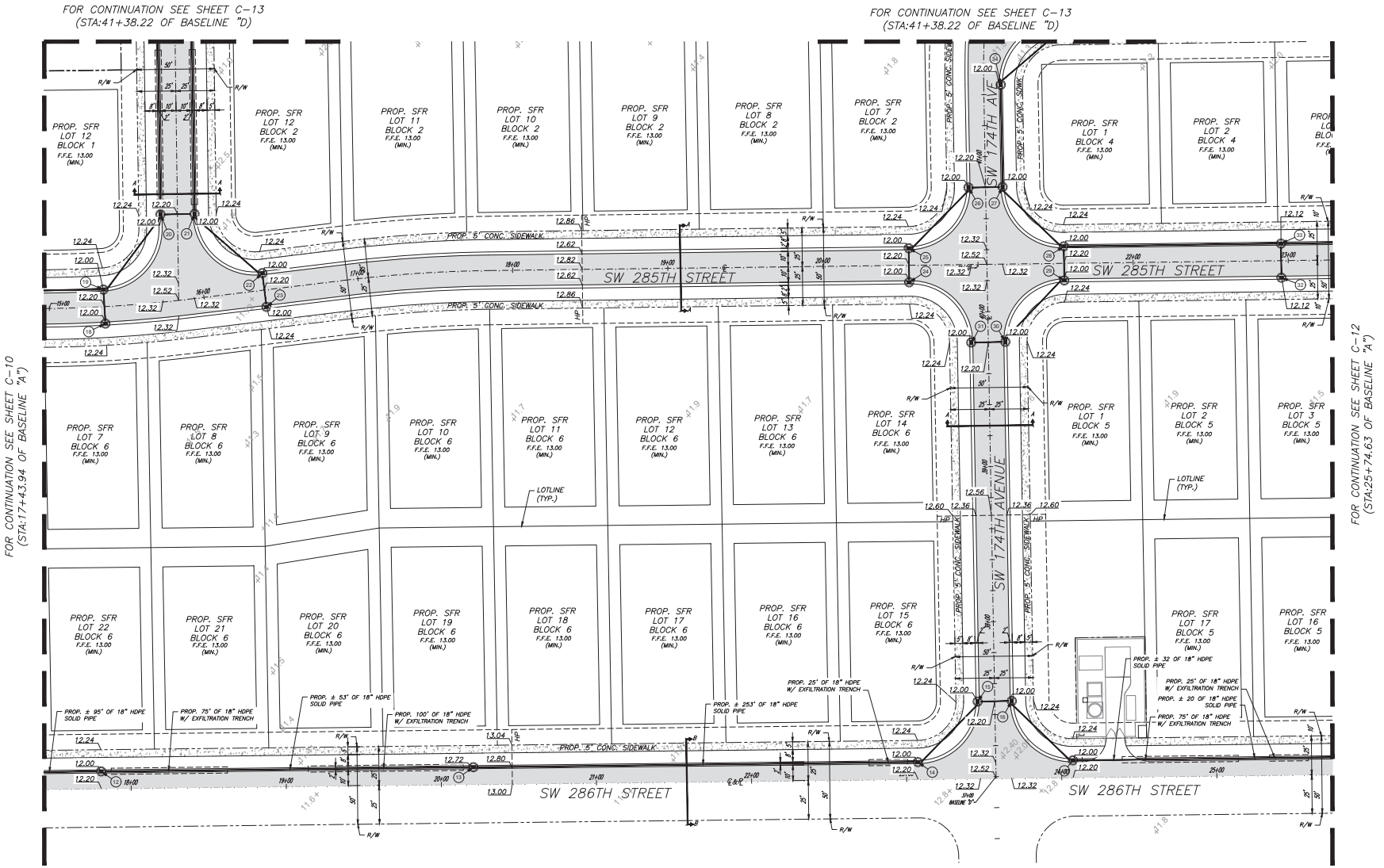
REVISIONS
1. 2. 3. 4. 5. 6. 7. 8. 9. 10.

Job No.: 24057
SCALE: AS SHOWN
DATE: 07/09/24
DESIGNED BY: JH
DRAWN BY: MBM
CHECKED BY: ADM

PAVING AND DRAINAGE PLAN

C-10

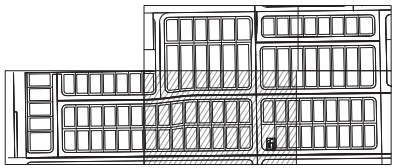
RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z22-221
DATE: Jan 15, 2025
BY. ALVAREZE



PAVING AND DRAINAGE PLAN

SCALE: 1" = 30'

NORTH



KEY MAP

LEGEND

- 6.50 — PROPOSED ELEVATION
- +12.4 — EXISTING ELEVATION
- DIRECTION OF FLOW
- P/L — PROPERTY LINE
- R/W — RIGHT-OF-WAY LINE
- ① — PROPOSED STRUCTURE NUMBER
- PROPOSED CATCH BASIN
- MILLING AND RESURFACUNG
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE

ENGINEER'S CERTIFICATION:

I HEREBY CERTIFY: That this plan was prepared under my direction and to the best of my knowledge and belief complies with the intent of the "MANUAL OF UNIFORM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE FOR STREETS, AND HIGHWAYS", as adopted by the State of Florida Legislature, Chapter 72-328 F.S.

9/04/24

ANDRE D. MARTINEZ LICENSE No. 85425 STATE OF FLORIDA PROFESSIONAL ENGINEER

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ANDRE D. MARTINEZ, PE., ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Sunshine811
Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.
Check positive response codes before you dig!

HADONNE
ENGINEERING AND PLANNING · LAND SURVEYOR AND MAPPERS
3D LASER SCANNING · UTILITY COORDINATION
1680 NW 78th Ave., Suite 111 · Doral, FL 33126
P: +1(305)591-1935 · F: +1(305)591-2660 · www.hadonne.com

PAVING AND DRAINAG PLANS
for
ARCHIMEDES XXII, LLC.
SW 177th Avenue and SW 286th Street, Miami, Florida 33030

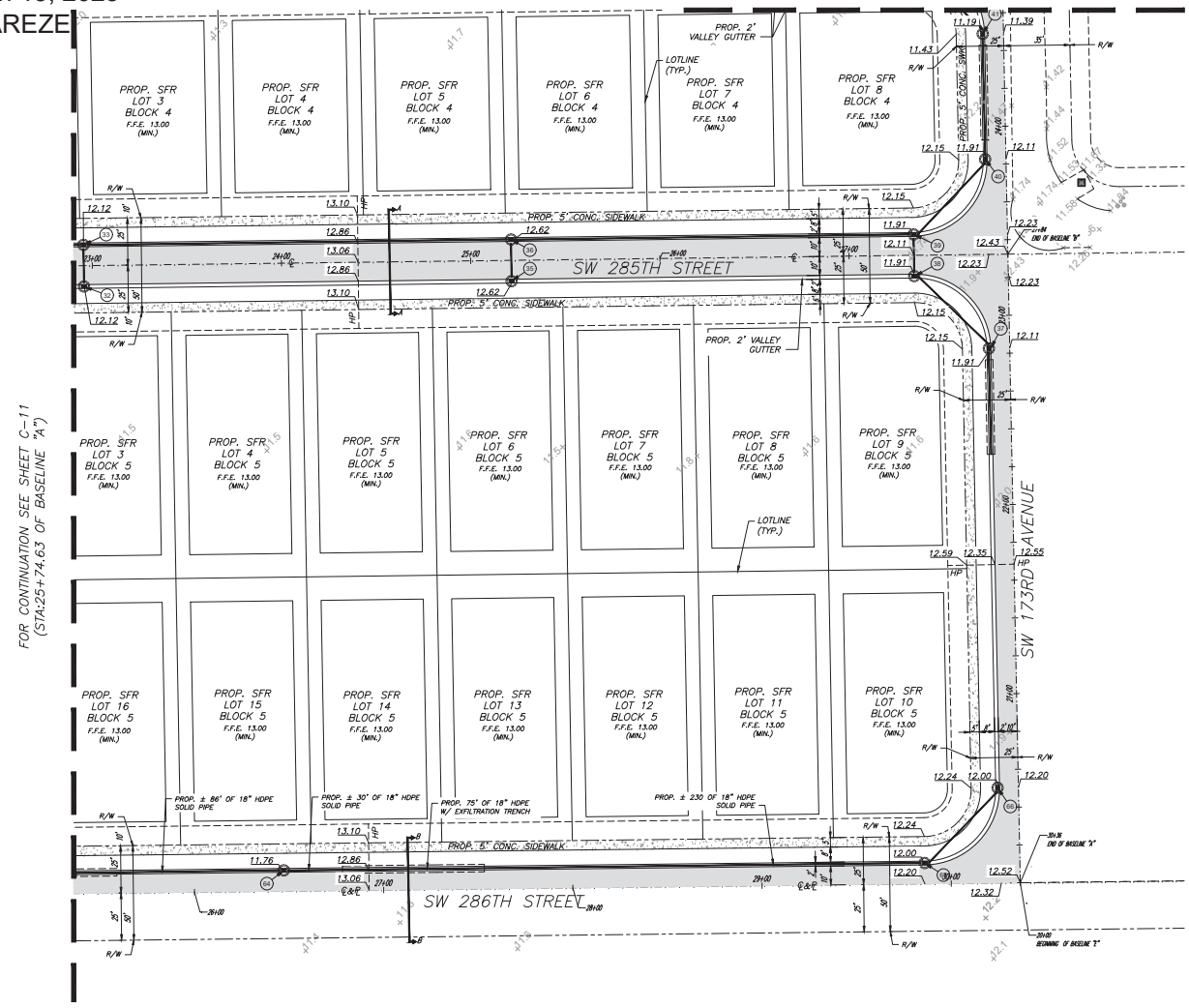
REVISIONS
1. 2. 3. 4. 5. 6. 7. 8. 9. 10.

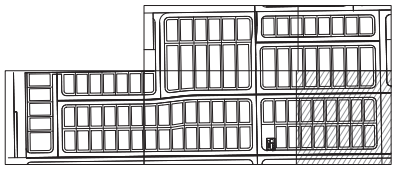
Job No.: 24057
SCALE: AS SHOWN
DATE: 07/09/24
DESIGNED BY: JH
DRAWN BY: MBM
CHECKED BY: ADM

PAVING AND DRAINAGE PLAN

C-11

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z22-221
DATE: Jan 15, 2025
BY. ALVAREZE





KEY MAP

NORTH

PAVING AND DRAINAGE PLAN

SCALE: 1" = 30'

LEGEND

- 6.50 — PROPOSED ELEVATION
- +8.4 — EXISTING ELEVATION
- DIRECTION OF FLOW
- P/L — PROPERTY LINE
- R/W — RIGHT-OF-WAY LINE
- ① — PROPOSED STRUCTURE NUMBER
- PROPOSED CATCH BASIN
- MILLING AND RESURFACUNG
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE

ENGINEER'S CERTIFICATION:

I HEREBY CERTIFY: That this plan was prepared under my direction and to the best of my knowledge and belief complies with the intent of the "MANUAL OF UNIFORM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE FOR STREETS, AND HIGHWAYS", as adopted by the State of Florida Legislature, Chapter 72-328 F.S.

9/04/24

ANDRE D. MARTINEZ LICENSE No. 85425 STATE OF FLORIDA PROFESSIONAL ENGINEER

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ANDRE D. MARTINEZ, PE., ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Sunshine811
Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.
Check positive response codes before you dig!

HADONNE
ENGINEERING AND PLANNING · LAND SURVEYOR AND MAPPERS
3D LASER SCANNING · UTILITY COORDINATION
1680 NW 78th Ave., Suite 111 Doral, FL 33126
P: +1(305)591-1935 · F: +1(305)591-2660 · www.hadonne.com

PAVING AND DRAINAG PLANS
for
ARCHIMEDES XXII, LLC.
SW 177th Avenue and SW 286th Street, Miami, Florida 33030

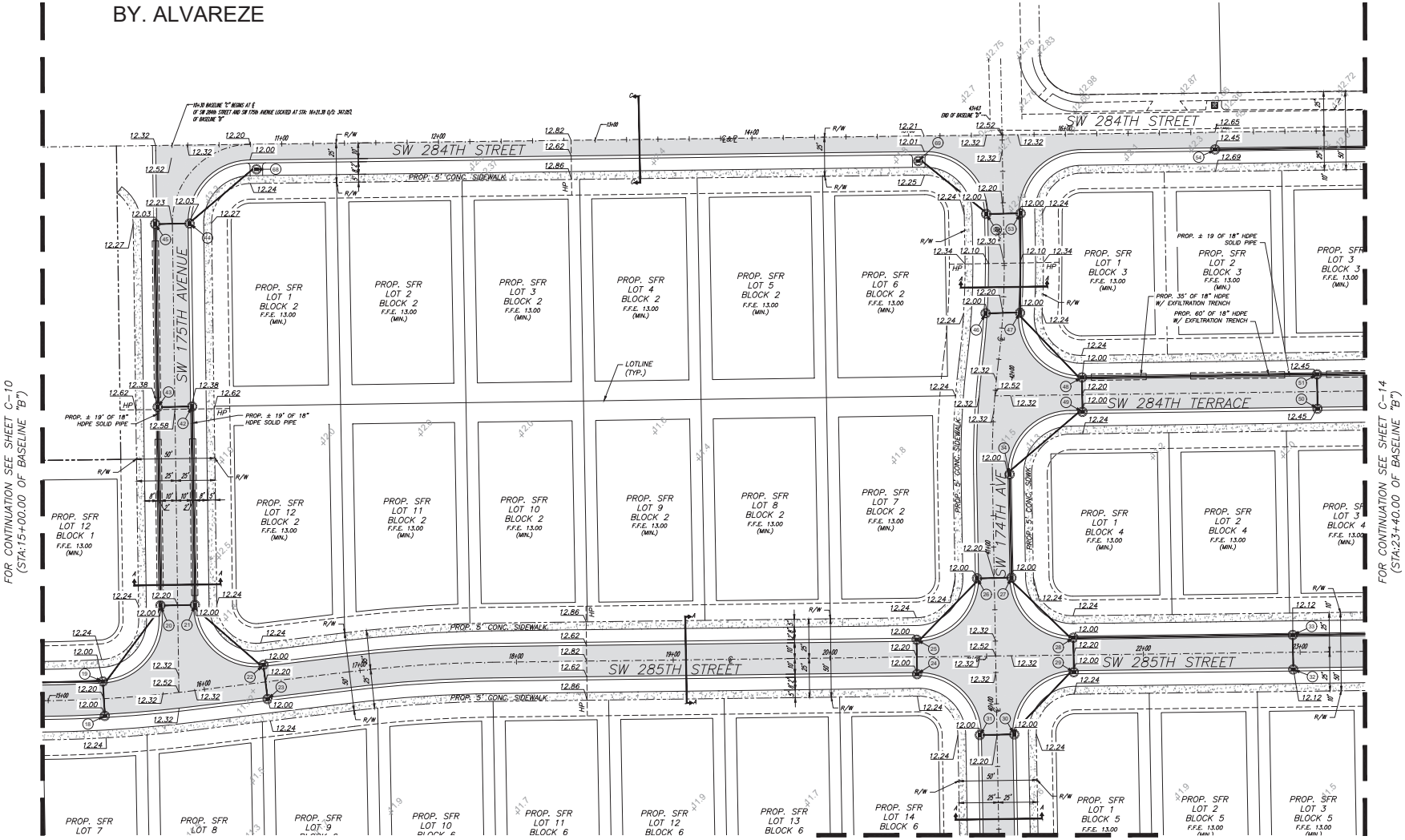
REVISIONS
1. 2. 3. 4. 5. 6. 7. 8. 9. 10.

Job No.: 24057
SCALE: AS SHOWN
DATE: 07/09/24
DESIGNED BY: JH
DRAWN BY: MBM
CHECKED BY: ADM

PAVING AND DRAINAGE PLAN

C-12

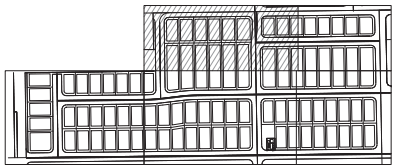
RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z22-221
DATE: Jan 15, 2025
BY. ALVAREZE



PAVING AND DRAINAGE PLAN

SCALE: 1" = 30'

NORTH



KEY MAP

LEGEND

- 6.50 — PROPOSED ELEVATION
- +8.4 — EXISTING ELEVATION
- DIRECTION OF FLOW
- P/L — PROPERTY LINE
- R/W — RIGHT-OF-WAY LINE
- ① — PROPOSED STRUCTURE NUMBER
- PROPOSED CATCH BASIN
- MILLING AND RESURFACUNG
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE

ENGINEER'S CERTIFICATION:

I HEREBY CERTIFY: That this plan was prepared under my direction and to the best of my knowledge and belief complies with the intent of the "MANUAL OF UNIFORM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE FOR STREETS, AND HIGHWAYS", as adopted by the State of Florida Legislature, Chapter 72-328 F.S.

9/04/24

ANDRE D. MARTINEZ LICENSE No. 85425 STATE OF FLORIDA PROFESSIONAL ENGINEER

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ANDRE D. MARTINEZ, PE., ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Sunshine811

Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.

Check positive response codes before you dig!

HADONNE
ENGINEERING AND PLANNING · LAND SURVEYOR AND MAPPERS
3D LASER SCANNING · UTILITY COORDINATION
SINCE 2007
1680 NW 78th Ave., Suite 111 · Doral, FL 33126
P: +1(305)392-1981 · F: +1(305)397-5865 · www.hadonne.com

PAVING AND DRAINAG PLANS
for
ARCHIMEDES XXII, LLC.
SW 177th Avenue and SW 286th Street, Miami, Florida 33030

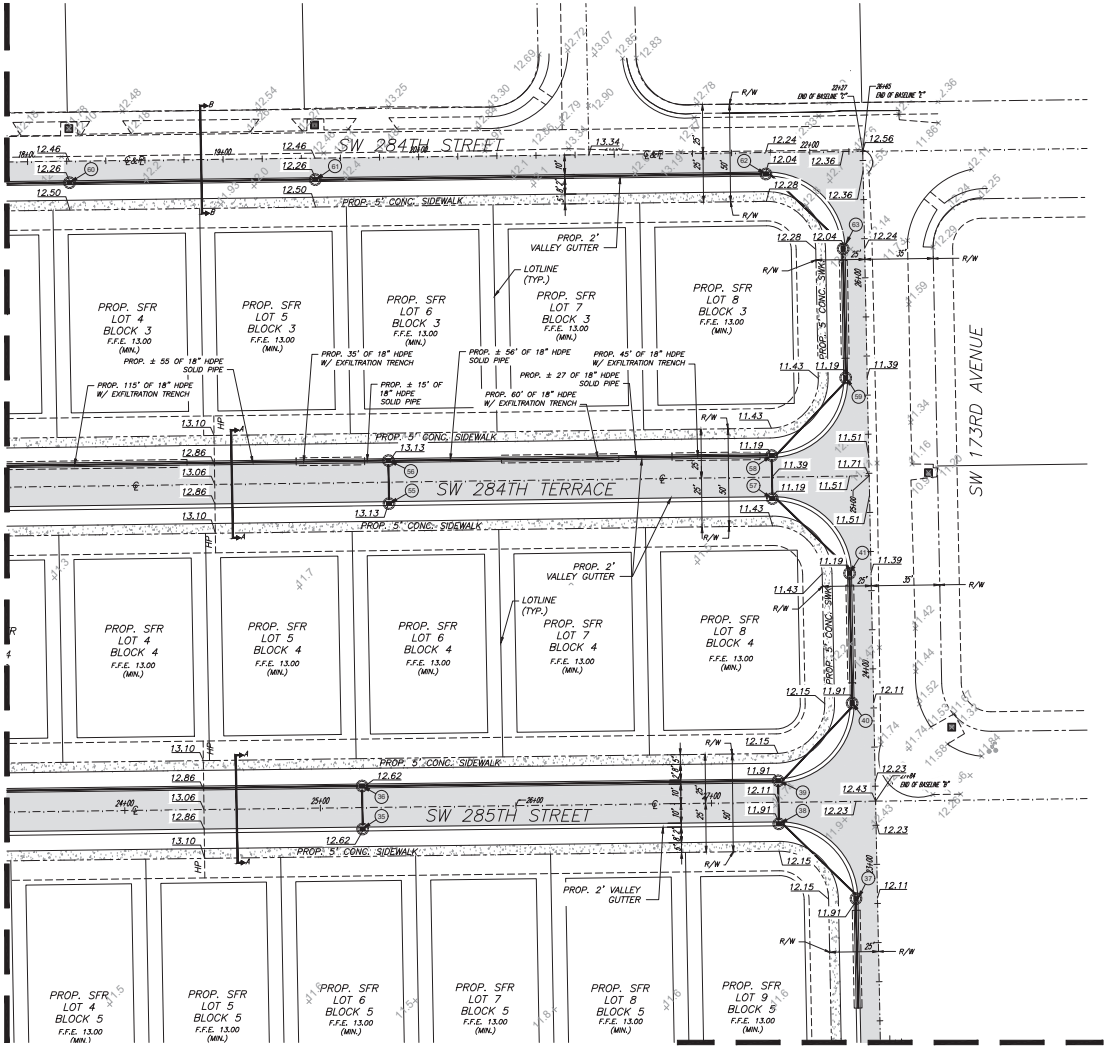
REVISIONS

Job No.:	24057
SCALE:	AS SHOWN
DATE:	07/09/24
DESIGNED BY:	JH
DRAWN BY:	MBM
CHECKED BY:	ADM

PAVING AND DRAINAGE PLAN

C-13

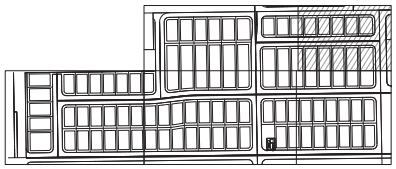
RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z22-221
DATE: Jan 15, 2025
BY. ALVAREZE



PAVING AND DRAINAGE PLAN

SCALE: 1" = 30'

NORTH



KEY MAP

LEGEND

- 6.50 — PROPOSED ELEVATION
- +8.4 — EXISTING ELEVATION
- DIRECTION OF FLOW
- P/L — PROPERTY LINE
- R/W — RIGHT-OF-WAY LINE
- ① — PROPOSED STRUCTURE NUMBER
- PROPOSED CATCH BASIN
- MILLING AND RESURFACUNG
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE

ENGINEER'S CERTIFICATION:

I HEREBY CERTIFY: That this plan was prepared under my direction and to the best of my knowledge and belief complies with the intent of the "MANUAL OF UNIFORM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE FOR STREETS, AND HIGHWAYS", as adopted by the State of Florida Legislature, Chapter 72-328 F.S.

9/04/24

ANDRE D. MARTINEZ LICENSE No. 85425 STATE OF FLORIDA PROFESSIONAL ENGINEER

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ANDRE D. MARTINEZ, PE., ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Sunshine811
Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.
Check positive response codes before you dig!

HADONNE
ENGINEERING AND PLANNING · LAND SURVEYOR AND MAPPERS
3D LASER SCANNING · UTILITY COORDINATION
CIVIL · MECHANICAL · ELECTRICAL
16967 NW 57th Ave., Suite 111 · Doral, FL 33014
P: +1(305)392-1981 · F: +1(305)392-0665 · www.hadonne.com

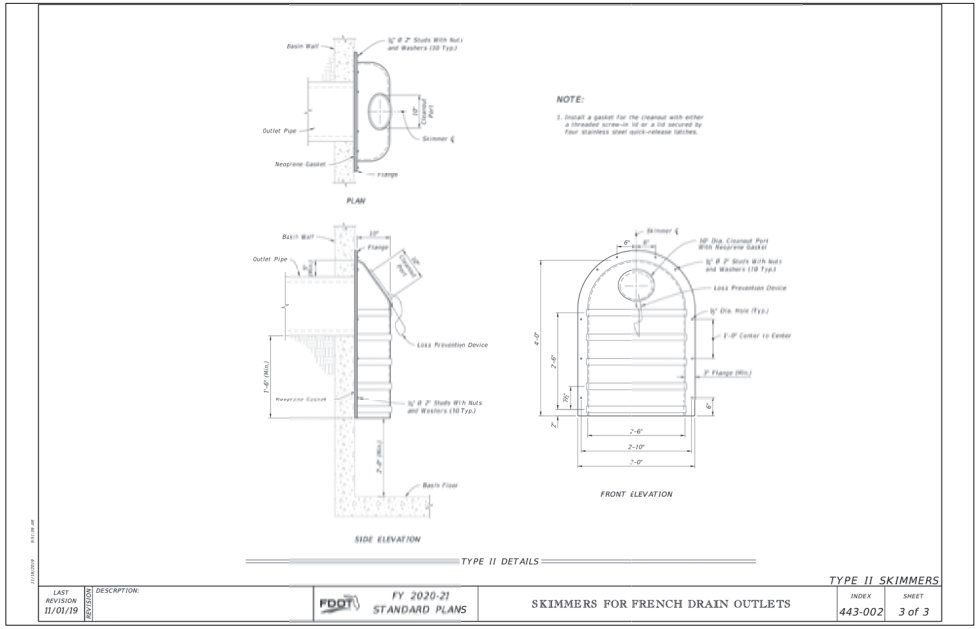
PAVING AND DRAINAG PLANS
for
ARCHIMEDES XXII, LLC.
SW 177th Avenue and SW 286th Street, Miami, Florida 33030

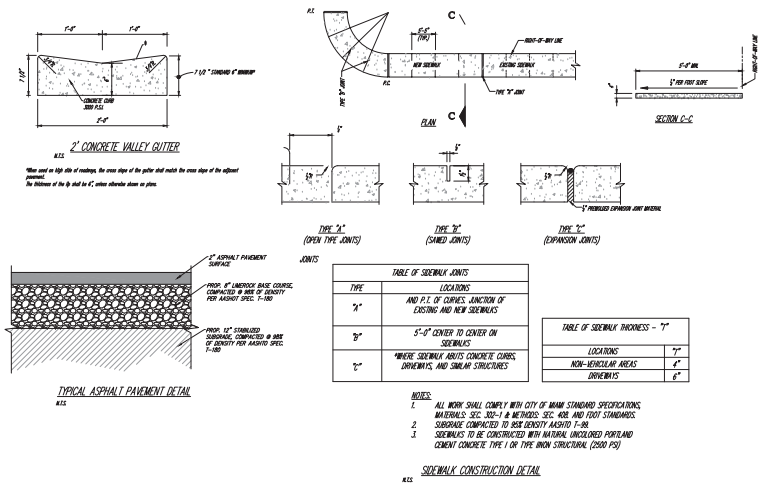
REVISIONS
1. 2. 3. 4. 5. 6. 7. 8. 9. 10.

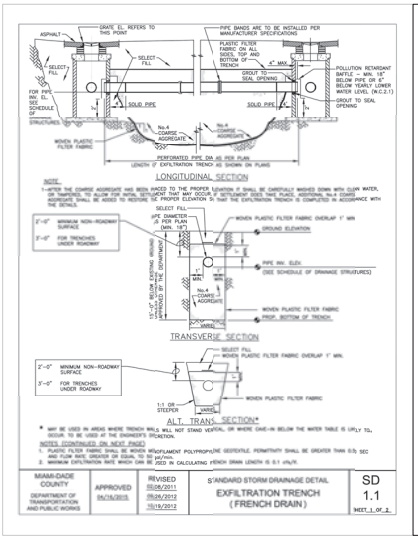
Job No.: 24057
SCALE: AS SHOWN
DATE: 07/09/24
DESIGNED BY: JH
DRAWN BY: MBM
CHECKED BY: ADM

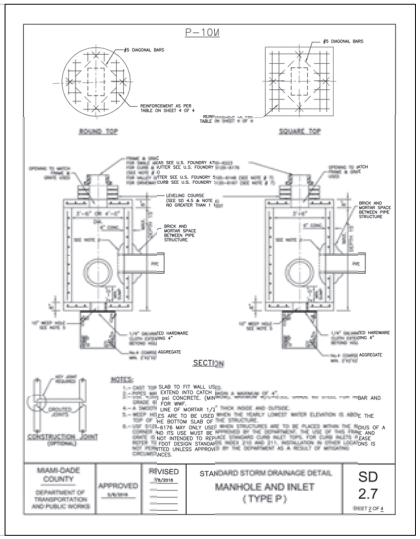
PAVING AND DRAINAGE PLAN

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z22-221
DATE: Jan 15, 2025
BY. ALVAREZE









Sunshine811
Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.
Check positive response codes before you dig!

ENGINEER'S CERTIFICATION:

I HEREBY CERTIFY: That this plan was prepared under my direction and to the best of my knowledge and belief complies with the intent of the "MANUAL OF UNIFORM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE FOR STREETS, AND HIGHWAYS", as adopted by the State of Florida Legislature, Chapter 12-328 F.S.

9/04/24

ANDRE D. MARTINEZ LICENSE No. 85425 STATE OF FLORIDA PROFESSIONAL ENGINEER

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ANDRE D. MARTINEZ, PE., ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

HADONNE
ENGINEERING AND PLANNING · LAND SURVEYOR AND MAPPERS
3D LASER SCANNING · UTILITY COORDINATION
CIVIL · MECHANICAL · ELECTRICAL
19647 NW 67th Ct., Suite 101, Doral, FL 33015
P: +1(305)-285-1187 · F: +1(305)-285-4866 · www.hadonne.com

PAVING AND DRAINAG PLANS
for
ARCHIMEDES XXII, LLC.
SW 177th Avenue and SW 286th Street, Miami, Florida 33030

REVISIONS
1. 2. 3. 4. 5. 6. 7. 8. 9. 10.

Job No.: 24057
SCALE: AS SHOWN
DATE: 07/09/24
DESIGNED BY: JH
DRAWN BY: MBM
CHECKED BY: ADM

PAVING AND DRAINAGE DETAILS

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z22-221
DATE: Jan 15, 2025
BY: ALVAREZE

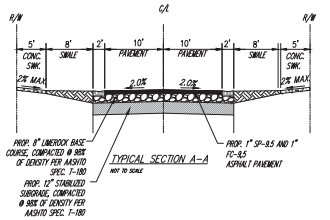
DRAINAGE STRUCTURE SCHEDULE

STRUCTURE NUMBER	RIM ELEV.	PIPE INVERT ELEV.	BOTTOM ELEVATION	STRUCTURE TYPE	STATIONING
1	12.91	4.50 E	1.00	TYPE "P", USF 5129-6176	Alignment – SW 286 STREET STA.:11+22.87 O.:11.00 L
2	10.62	4.50 W* 4.50 NE	1.00	TYPE "P", USF 5129-6176	Alignment – SW 286 STREET STA.:12+20.75 O.:11.00 L
3	10.46	4.50 SW 4.50 E	2.50	TYPE "P", USF 5129-6176	Alignment – SW 286 STREET STA.:12+59.76 O.:50.01 L
4	10.51	4.50 SE 4.50 W	2.50	TYPE "P", USF 5129-6176	Alignment – SW 286 STREET STA.:12+81.74 O.:49.99 L
5	10.60	4.50 NW 4.50 E	2.50	TYPE "P", USF 5129-6176	Alignment – SW 286 STREET STA.:13+20.75 O.:11.00 L
6	10.91	4.50 E	2.50	TYPE "P", USF 5129-6176	Alignment – SW 286 STREET STA.:12+59.75 O.:260.00 L
7	10.74	4.50 W 4.50 NE	2.50	TYPE "P", USF 5129-6176	Alignment – SW 286 STREET STA.:12+81.75 O.:260.00 L
8	10.89	4.50 E	2.50	TYPE "P", USF 5129-6176	Alignment – SW 286 STREET STA.:12+59.76 O.:360.00 L
9	10.74	4.50 W 4.50 SE	2.50	TYPE "P", USF 5129-6176	Alignment – SW 286 STREET STA.:12+81.76 O.:360.00 L
10	10.85	4.50 E 4.50 NW	2.50	TYPE "P", USF 5129-6176	Alignment – SW 286 STREET STA.:13+20.75 O.:321.00 L
11	10.86	4.50 SW	2.50	TYPE "P", USF 5129-6176	Alignment – SW 286 STREET STA.:13+20.75 O.:299.00 L
12	11.40	4.50 E* 4.50 W	1.00	TYPE "P", USF 5129-6176	Alignment – SW 286 STREET STA.:17+80.75 O.:11.00 L
13	11.55	4.50 E* 4.50 W*	1.00	TYPE "P", USF 5129-6176	Alignment – SW 286 STREET STA.:20+20.75 O.:11.00 L
14	12.08	4.50 W* 4.50 NE	1.00	TYPE "P", USF 5129-6176	Alignment – SW 286 STREET STA.:23+07.33 O.:11.00 L
15	12.09	4.50 E 4.50 SW	2.50	TYPE "P", USF 5129-6176	Alignment – SW 286 STREET STA.:23+46.33 O.:49.61 L
16	12.13	4.50 W 4.50 SE	2.50	TYPE "P", USF 5129-6176	Alignment – SW 286 STREET STA.:23+68.33 O.:49.75 L
17	12.27	4.50 E* 4.50 NW	1.00	TYPE "P", USF 5129-6176	Alignment – SW 286 STREET STA.:24+07.33 O.:11.00 L
18	11.50	4.50 N	2.50	TYPE "P", USF 5129-6176	Alignment – SW 286 STREET STA.:17+86.77 O.:299.83 L
19	11.47	4.50 S 4.50 W 4.50 NE	2.50	TYPE "P", USF 5129-6176	Alignment – SW 286 STREET STA.:17+85.80 O.:321.80 L
20	11.34	4.50 E 4.50 SW 4.50 N*	1.00	TYPE "P", USF 5129-6176	Alignment – SW 286 STREET STA.:18+23.06 O.:369.88 L
21	11.29	4.50 W 4.50 SE 4.50 N*	1.00	TYPE "P", USF 5129-6176	Alignment – SW 286 STREET STA.:18+45.06 O.:369.94 L
22	11.23	4.50 S 4.50 NW	2.50	TYPE "P", USF 5129-6176	Alignment – SW 286 STREET STA.:18+88.33 O.:331.27 L
23	11.23	4.50 N	2.50	TYPE "P", USF 5129-6176	Alignment – SW 286 STREET STA.:18+90.73 O.:309.40 L
24	12.12	4.50 N	2.50	TYPE "P", USF 5129-6176	Alignment – SW 286 STREET STA.:23+05.26 O.:320.54 L
25	12.11	4.50 S 4.50 NE	2.50	TYPE "P", USF 5129-6176	Alignment – SW 286 STREET STA.:23+05.23 O.:342.54 L
26	12.24	4.50 E 4.50 SW	2.50	TYPE "P", USF 5129-6176	Alignment – SW 286 STREET STA.:23+44.19 O.:381.26 L
27	12.33	4.50 W 4.50 N 4.50 SE	2.50	TYPE "P", USF 5129-6176	Alignment – SW 286 STREET STA.:23+66.19 O.:381.40 L
28	12.22	4.50 E 4.50 NW	2.50	TYPE "P", USF 5129-6176	Alignment – SW 286 STREET STA.:24+05.23 O.:342.65 L
29	12.21	4.50 N 4.50 SW	2.50	TYPE "P", USF 5129-6176	Alignment – SW 286 STREET STA.:24+05.26 O.:320.65 L
30	12.29	4.50 W 4.50 NE	2.50	TYPE "P", USF 5129-6176	Alignment – SW 286 STREET STA.:23+66.84 O.:281.40 L
31	12.22	4.50 E	2.50	TYPE "P", USF 5129-6176	Alignment – SW 286 STREET STA.:23+44.84 O.:281.26 L
32	11.94	4.50 N	2.50	TYPE "P", USF 5129-6176	Alignment – SW 286 STREET STA.:25+45.26 O.:320.80 L
33	11.94	4.50 W 4.50 E 4.50 S	2.50	TYPE "P", USF 5129-6176	Alignment – SW 286 STREET STA.:25+45.23 O.:342.81 L
34	12.45	4.50 NE 4.50 S	2.50	TYPE "P", USF 5129-6176	Alignment – SW 286 STREET STA.:23+65.77 O.:447.40 L

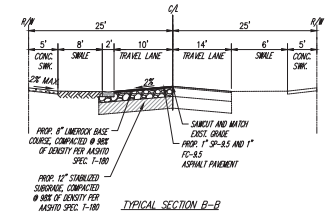
* BAFFLE REQUIRED

DRAINAGE STRUCTURE SCHEDULE

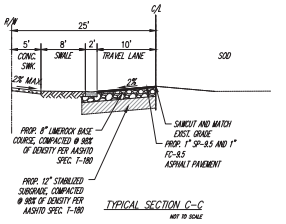
STRUCTURE NUMBER	RIM ELEV.	PIPE INVERT ELEV.	BOTTOM ELEVATION	STRUCTURE TYPE	STATIONING
35	11.66	4.50 N	2.50	TYPE "P", USF 5129-6176	Alignment – SW 286 STREET STA.:27+71.26 O.:321.05 L
36	11.67	4.50 S 4.50 E 4.50 W	2.50	TYPE "P", USF 5129-6176	Alignment – SW 286 STREET STA.:27+71.23 O.:343.05 L
37	11.77	4.50 NW 4.50 S*	1.00	TYPE "P", USF 5129-6176	Alignment – SW 286 STREET STA.:30+23.11 O.:282.62 L
38	11.64	4.50 N 4.50 SE	2.50	TYPE "P", USF 5129-6176	Alignment – SW 286 STREET STA.:29+84.06 O.:321.29 L
39	11.65	4.50 W 4.50 NE 4.50 S	2.50	TYPE "P", USF 5129-6176	Alignment – SW 286 STREET STA.:29+84.04 O.:343.29 L
40	11.83	4.50 SW 4.50 N*	2.50	TYPE "P", USF 5129-6176	Alignment – SW 286 STREET STA.:30+22.27 O.:382.61 L
41	11.97	4.50 S* 4.50 NW	2.50	TYPE "P", USF 5129-6176	Alignment – SW 286 STREET STA.:30+21.71 O.:448.95 L
42	11.12	4.50 W 4.50 S*	1.00	TYPE "P", USF 5129-6176	Alignment – SW 284 STREET STA.:10+40.74 O.:166.83 R
43	11.13	4.50 E 4.50 S* 4.50 N*	1.00	TYPE "P", USF 5129-6176	Alignment – SW 284 STREET STA.:??? O.:??? ???
44	10.89	4.50 W 4.50 NE	2.50	TYPE "P", USF 5129-6176	Alignment – SW 284 STREET STA.:10+40.57 O.:50.06 R
45	10.84	4.50 E 4.50 S	1.00	TYPE "P", USF 5129-6176	Alignment – SW 284 STREET STA.:??? O.:??? ???
46	12.54	4.50 E	2.50	TYPE "P", USF 5129-6176	Alignment – SW 284 STREET STA.:15+47.64 O.:113.63 R
47	12.58	4.50 W 4.50 N 4.50 SE	2.50	TYPE "P", USF 5129-6176	Alignment – SW 284 STREET STA.:15+68.65 O.:113.62 R
48	12.34	4.50 E* 4.50 NW 4.50 S	1.00	TYPE "P", USF 5129-6176	Alignment – SW 284 STREET STA.:16+08.62 O.:155.33 R
49	12.32	4.50 N 4.50 SW	2.50	TYPE "P", USF 5129-6176	Alignment – SW 284 STREET STA.:16+08.64 O.:177.33 R
50	12.03	4.50 N	2.50	TYPE "P", USF 5129-6176	Alignment – SW 284 STREET STA.:17+58.64 O.:177.25 R
51	12.07	4.50 E* 4.50 W* 4.50 S	1.00	TYPE "P", USF 5129-6176	Alignment – SW 284 STREET STA.:17+58.62 O.:155.24 R
52	12.63	4.50 E 4.50 NW	2.50	TYPE "P", USF 5129-6176	Alignment – SW 284 STREET STA.:15+48.82 O.:50.33 R
53	12.69	4.50 W 4.50 S	2.50	TYPE "P", USF 5129-6176	Alignment – SW 284 STREET STA.:15+70.82 O.:50.21 R
54	12.34	4.50 E	2.50	TYPE "P", USF 5129-6176	Alignment – SW 284 STREET STA.:16+95.36 O.:11.00 R
55	11.89	4.50 N	2.50	TYPE "P", USF 5129-6176	Alignment – SW 284 STREET STA.:19+82.63 O.:177.12 R
56	11.93	4.50 W* 4.50 E* 4.50 S	1.00	TYPE "P", USF 5129-6176	Alignment – SW 284 STREET STA.:19+82.62 O.:155.11 R
57	11.95	4.50 N 4.50 SE	2.50	TYPE "P", USF 5129-6176	Alignment – SW 286 STREET STA.:29+82.64 O.:487.63 L
58	12.04	4.50 W* 4.50 NE	1.00	TYPE "P", USF 5129-6176	Alignment – SW 284 STREET STA.:21+78.62 O.:155.00 R
59	12.17	4.50 SW 4.50 N*	1.00	TYPE "P", USF 5129-6176	Alignment – SW 286 STREET STA.:30+20.87 O.:548.95 L
60	12.27	4.50 E 4.50 W	2.50	TYPE "P", USF 5129-6176	Alignment – SW 284 STREET STA.:18+21.33 O.:11.00 R
61	12.39	4.50 E 4.50 W	2.50	TYPE "P", USF 5129-6176	Alignment – SW 284 STREET STA.:19+46.99 O.:11.00 R
62	12.63	4.50 SE 4.50 W	2.50	TYPE "P", USF 5129-6176	Alignment – SW 284 STREET STA.:21+77.44 O.:11.00 R
63	12.30	4.50 S* 4.50 NW	1.00	TYPE "P", USF 5129-6176	Alignment – SW 284 STREET STA.:22+16.44 O.:49.72 R
64	12.07	4.50 E* 4.50 W*	1.00	TYPE "P", USF 5129-6176	Alignment – SW 286 STREET STA.:26+47.33 O.:11.00 L
65	11.98	4.50 W 4.50 NE	1.00	TYPE "P", USF 5129-6176	Alignment – SW 286 STREET STA.:29+86.06 O.:11.00 L
66	11.96	4.50 SW	2.50	TYPE "P", USF 5129-6176	Alignment – SW 286 STREET STA.:30+25.06 O.:50.33 L
67	11.40	4.50 W 4.50 E	1.00	TYPE "P", USF 5129-6176	Alignment – SW 286 STREET STA.:16+80.75 O.:11.00 L
68	11.67	4.50 SW	2.50	TYPE "P", USF 5129-6176	Alignment – SW 284 STREET STA.:10+83.67 O.:16.00 R
69	11.67	4.50 SE	2.50	TYPE "P", USF 5129-6176	Alignment – SW 284 STREET STA.:15+05.86 O.:16.00 R



TYPICAL SECTION A–A
NOT TO SCALE



TYPICAL SECTION B–B
NOT TO SCALE



TYPICAL SECTION C–C
NOT TO SCALE

Sunshine811
Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.
Check positive response codes before you dig!

ENGINEER'S CERTIFICATION:

I HEREBY CERTIFY: That this plan was prepared under my direction and to the best of my knowledge and belief complies with the intent of the "MANUAL OF UNIFORM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE FOR STREETS, AND HIGHWAYS", as adopted by the State of Florida Legislature, Chapter 12-328 F.S.

9/04/24

ANDRE D. MARTINEZ LICENSE No. 85425 STATE OF FLORIDA PROFESSIONAL ENGINEER

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ANDRE D. MARTINEZ, PE., ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

HADONNE
ENGINEERING AND PLANNING · LAND SURVEYOR AND MAPPERS
3D LASER SCANNING · UTILITY COORDINATION
CERTIFICATE OF AUTHORIZATION #: EB-0001217
1680 NW 78th Ave., Suite 111 · Doral, FL 33126
P: +1(305)591-1197 · F: +1(305)591-4886 · www.hadonne.com

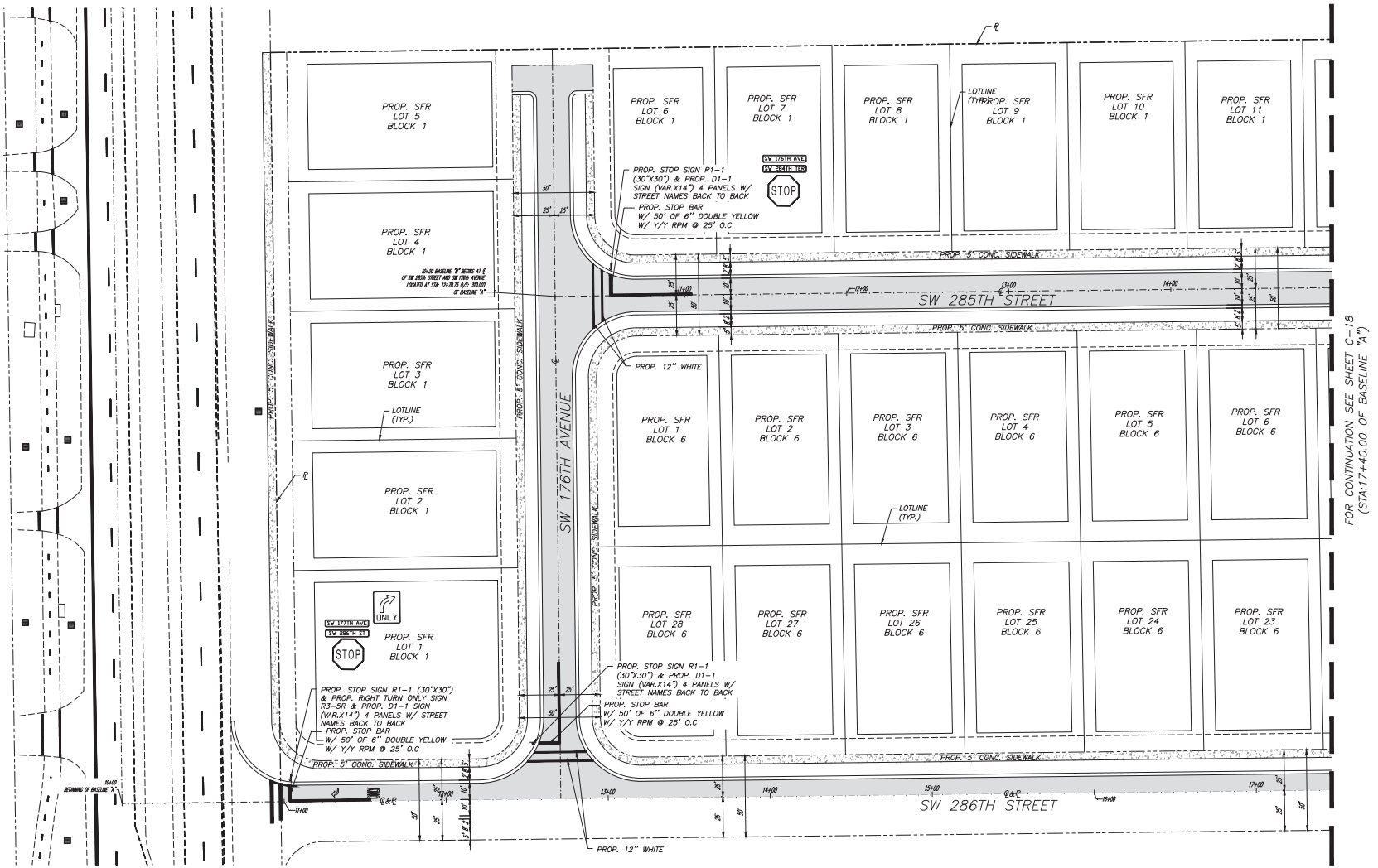
PAVING AND DRAINAG PLANS
for
ARCHIMEDES XXII, LLC.
SW 177th Avenue and SW 286th Street, Miami, Florida 33030

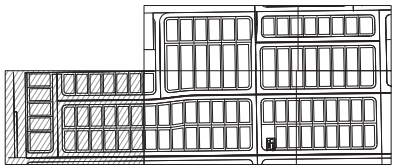
REVISIONS
1. 2. 3. 4. 5. 6. 7. 8. 9. 10.

Job No.: 24057
SCALE: AS SHOWN
DATE: 07/09/24
DESIGNED BY: JH
DRAWN BY: MBM
CHECKED BY: ADM

TYPICAL SECTIONS AND STRUCTURE TABLE

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z22-221
DATE: Jan 15, 2025
BY. ALVAREZE





KEY MAP

NORTH

PAVEMENT MARKING PLAN

SCALE: 1" = 30'

ENGINEER'S CERTIFICATION:

I HEREBY CERTIFY: That this plan was prepared under my direction and to the best of my knowledge and belief complies with the intent of the "MANUAL OF UNIFORM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE FOR STREETS, AND HIGHWAYS", as adopted by the State of Florida Legislature, Chapter 72-328 F.S.

9/04/24

ANDRE D. MARTINEZ LICENSE No. 85425 STATE OF FLORIDA PROFESSIONAL ENGINEER

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ANDRE D. MARTINEZ, PE., ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Sunshine811
Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.
Check positive response codes before you dig!

HADONNE
ENGINEERING AND PLANNING · LAND SURVEYOR AND MAPPERS
3D LASER SCANNING · UTILITY COORDINATION
CERTIFICATE OF AUTHORIZATION #: EC 0013177
1680 NW 78th Ave., Suite 101, Doral, FL 33126
P: +1(305)591-1197, F: +1(305)591-2660 www.hadonne.com

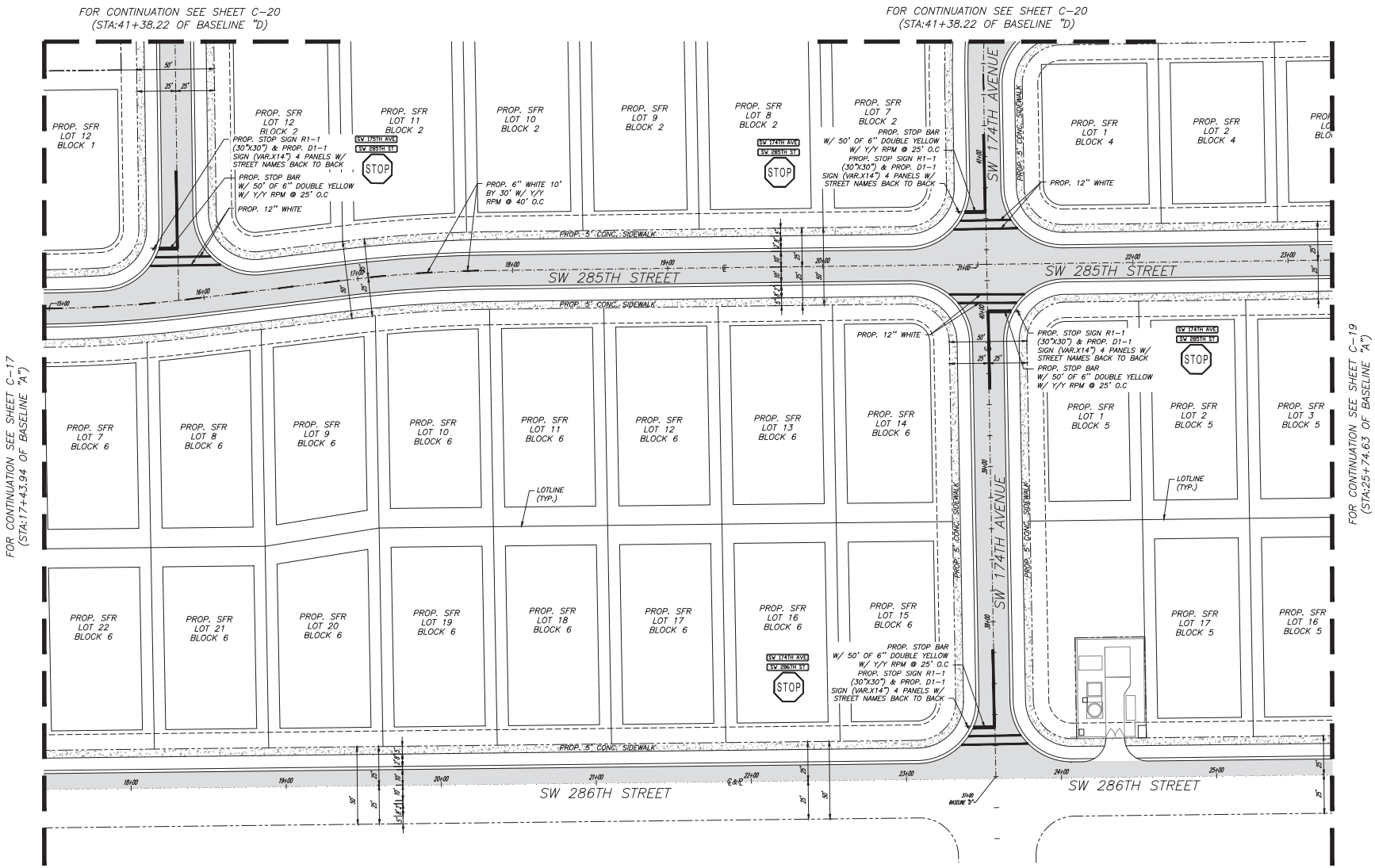
PAVING AND DRAINAG PLANS
for
ARCHIMEDES XXII, LLC.
SW 177th Avenue and SW 286th Street, Miami, Florida 33030

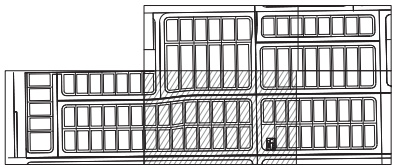
REVISIONS
1. 2. 3. 4. 5. 6. 7. 8. 9. 10.

Job No.: 24057	
SCALE: AS SHOWN	
DATE: 07/09/24	DESIGNED BY: JH
DRAWN BY: MBM	CHECKED BY: ADM

PAVEMENT MARKING PLAN

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z22-221
DATE: Jan 15, 2025
BY. ALVAREZE





KEY MAP

NORTH

PAVEMENT MARKING PLAN

SCALE: 1" = 30'

ENGINEER'S CERTIFICATION:

I HEREBY CERTIFY: That this plan was prepared under my direction and to the best of my knowledge and belief complies with the intent of the "MANUAL OF UNIFORM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE FOR STREETS, AND HIGHWAYS", as adopted by the State of Florida Legislature, Chapter 72-328 F.S.

9/04/24

ANDRE D. MARTINEZ LICENSE No. 85425 STATE OF FLORIDA PROFESSIONAL ENGINEER

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ANDRE D. MARTINEZ, PE., ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Sunshine811
Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.
Check positive response codes before you dig!

HADONNE
ENGINEERING AND PLANNING · LAND SURVEYOR AND MAPPERS
3D LASER SCANNING · UTILITY COORDINATION
CERTIFICATE OF AUTHORIZATION #30007
1680 NW 78th Ave., Suite 111 Doral, FL 33126
P: +1(305)591-1935 · F: +1(305)591-2660 · www.hadonne.com

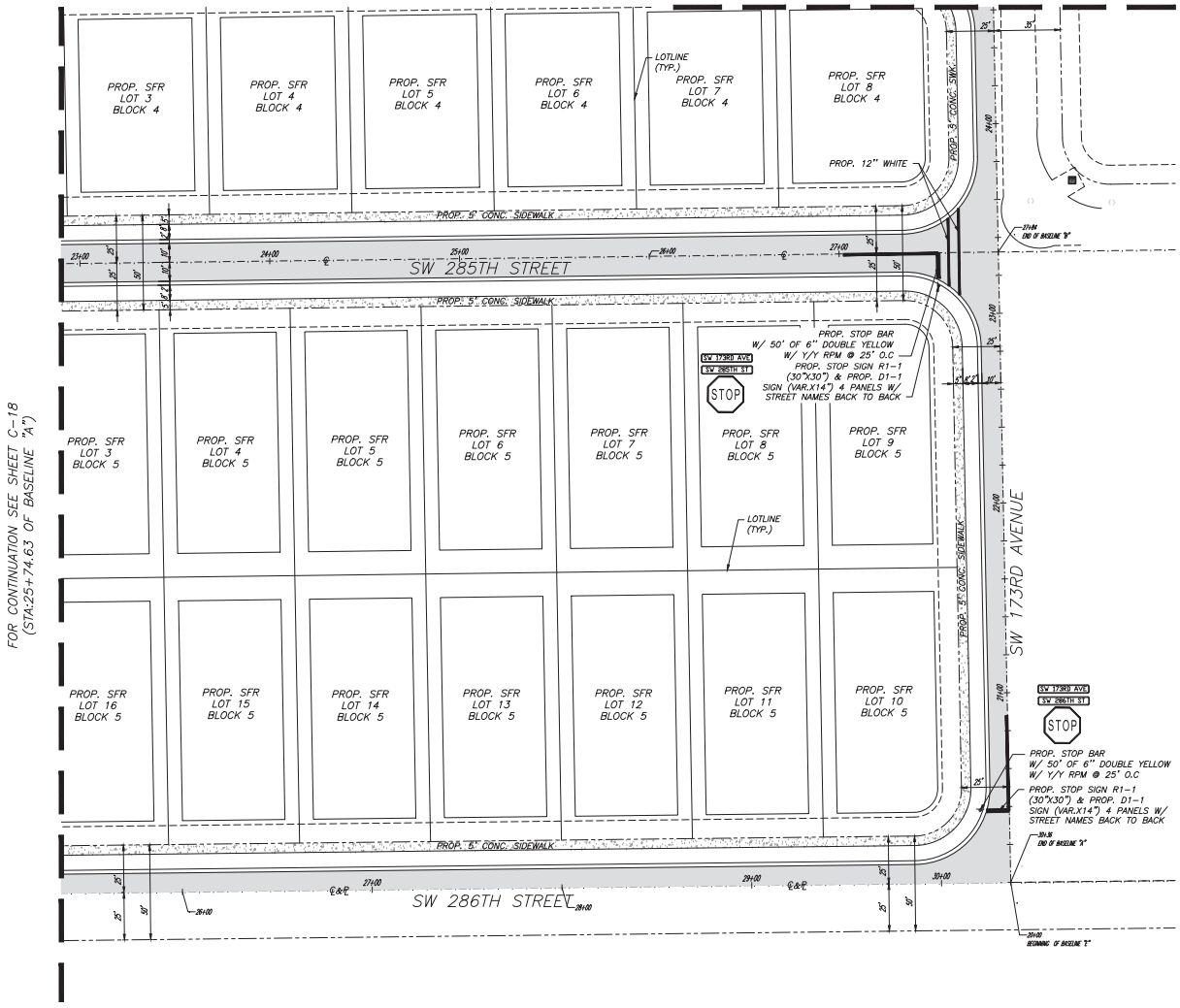
PAVING AND DRAINAG PLANS
for
ARCHIMEDES XXII, LLC.
SW 177th Avenue and SW 286th Street, Miami, Florida 33030

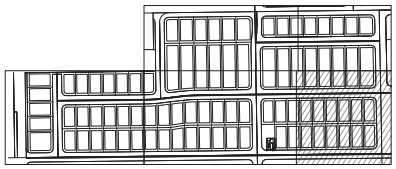
REVISIONS
1. 2. 3. 4. 5. 6. 7. 8. 9. 10.

Job No.: 24057	
SCALE: AS SHOWN	
DATE: 07/09/24	DESIGNED BY: JH
DRAWN BY: MBM	CHECKED BY: ADM

PAVEMENT MARKING PLAN

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z22-221
DATE: Jan 15, 2025
BY. ALVAREZE





KEY MAP

NORTH

PAVEMENT MARKING PLAN

SCALE: 1" = 30'

ENGINEER'S CERTIFICATION:

I HEREBY CERTIFY: That this plan was prepared under my direction and to the best of my knowledge and belief complies with the intent of the "MANUAL OF UNIFORM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE FOR STREETS, AND HIGHWAYS", as adopted by the State of Florida Legislature, Chapter 72-328 F.S.

9/04/24

ANDRE D. MARTINEZ LICENSE No. 85425 STATE OF FLORIDA PROFESSIONAL ENGINEER

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ANDRE D. MARTINEZ, PE., ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Sunshine811

Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.

Check positive response codes before you dig!

HADONNE
ENGINEERING AND PLANNING · LAND SURVEYOR AND MAPPERS
3D LASER SCANNING · UTILITY COORDINATION
SIGNS & PAVEMENT MARKINGS
18967 NW 68th Ave., Suite 111, Doral, FL 33015
P: +1(305)396-1181 · F: +1(305)396-4866 · www.hadonne.com

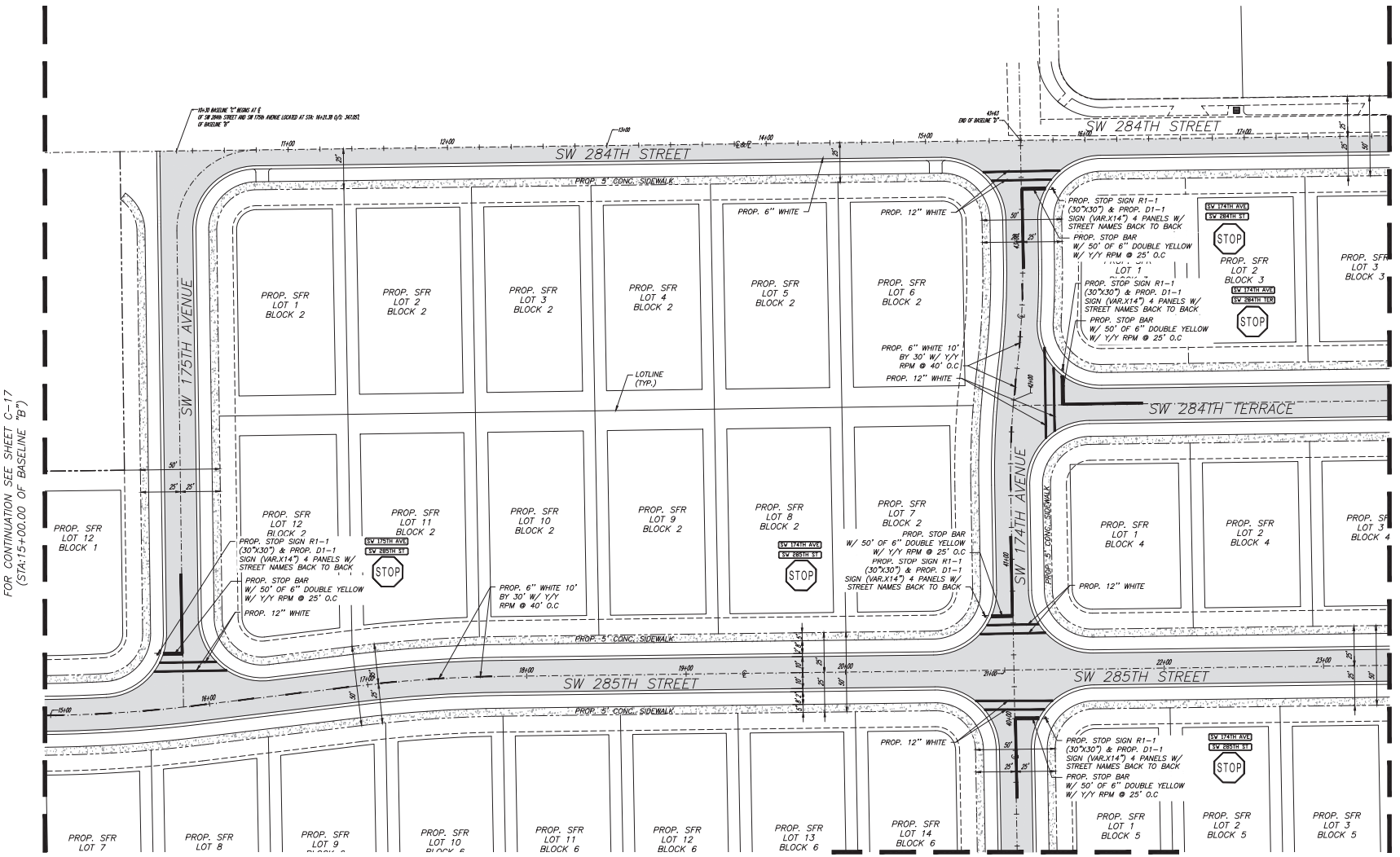
PAVING AND DRAINAG PLANS
for
ARCHIMEDES XXII, LLC.
SW 177th Avenue and SW 286th Street, Miami, Florida 33030

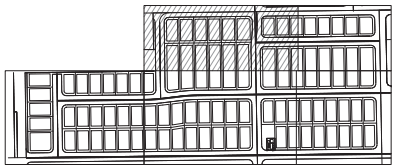
REVISIONS
1. 2. 3. 4. 5. 6. 7. 8. 9. 10.

Job No.: 24057
SCALE: AS SHOWN
DATE: 07/09/24
DESIGNED BY: JH
DRAWN BY: MBM
CHECKED BY: ADM

PAVEMENT MARKING PLAN

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z22-221
DATE: Jan 15, 2025
BY. ALVAREZE





KEY MAP

NORTH

PAVEMENT MARKING PLAN

SCALE: 1" = 30'

ENGINEER'S CERTIFICATION:

I HEREBY CERTIFY: That this plan was prepared under my direction and to the best of my knowledge and belief complies with the intent of the "MANUAL OF UNIFORM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE FOR STREETS, AND HIGHWAYS", as adopted by the State of Florida Legislature, Chapter 72-328 F.S.

9/04/24

ANDRE D. MARTINEZ LICENSE No. 85425 STATE OF FLORIDA PROFESSIONAL ENGINEER

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ANDRE D. MARTINEZ, PE., ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Sunshine811
Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.
Check positive response codes before you dig!

HADONNE
ENGINEERING AND PLANNING · LAND SURVEYOR AND MAPPERS
3D LASER SCANNING · UTILITY COORDINATION
SERVICE AREA: FLORIDA AND GEORGIA
1680 NW 78th Ave., Suite 111 Doral, FL 33126
P: +1(305)392-1981 F: +1(305)397-6866 www.hadonne.com

PAVING AND DRAINAG PLANS
for
ARCHIMEDES XXII, LLC.
SW 177th Avenue and SW 286th Street, Miami, Florida 33030

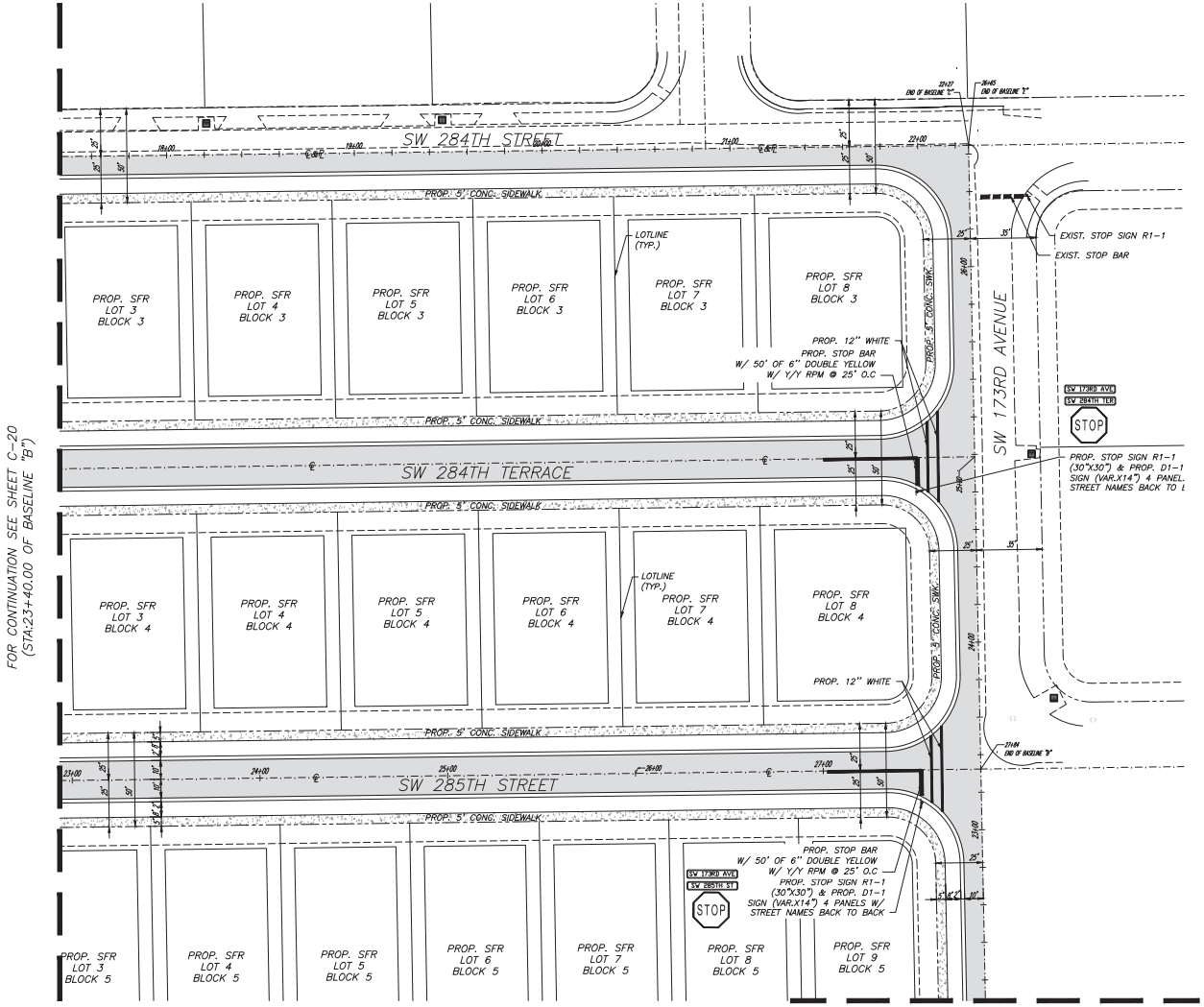
REVISIONS
1. 2. 3. 4. 5. 6. 7. 8. 9. 10.

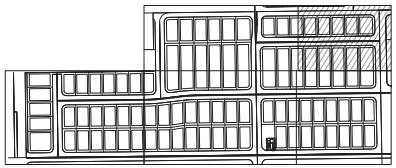
Job No.: 24057
SCALE: AS SHOWN
DATE: 07/09/24
DESIGNED BY: JH
DRAWN BY: MBM
CHECKED BY: ADM

PAVEMENT MARKING PLAN

C-20

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z22-221
DATE: Jan 15, 2025
BY. ALVAREZE





KEY MAP

NORTH

PAVEMENT MARKING PLAN

SCALE: 1" = 30'

ENGINEER'S CERTIFICATION:

I HEREBY CERTIFY: That this plan was prepared under my direction and to the best of my knowledge and belief complies with the intent of the "MANUAL OF UNIFORM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE FOR STREETS, AND HIGHWAYS", as adopted by the State of Florida Legislature, Chapter 72-328 F.S.

9/04/24

ANDRE D. MARTINEZ LICENSE No. 85425 STATE OF FLORIDA PROFESSIONAL ENGINEER

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ANDRE D. MARTINEZ, PE., ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Sunshine 811
Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.
Check positive response codes before you dig!

HADONNE
ENGINEERING AND PLANNING · LAND SURVEYOR AND MAPPERS
3D LASER SCANNING · UTILITY COORDINATION
SUE QUALITY LEVEL "A"
1680 NW 78th Ave., Suite 111 Doral, FL 33126
P: +1(305)591-1197 | F: +1(305)591-4660 www.hadonne.com

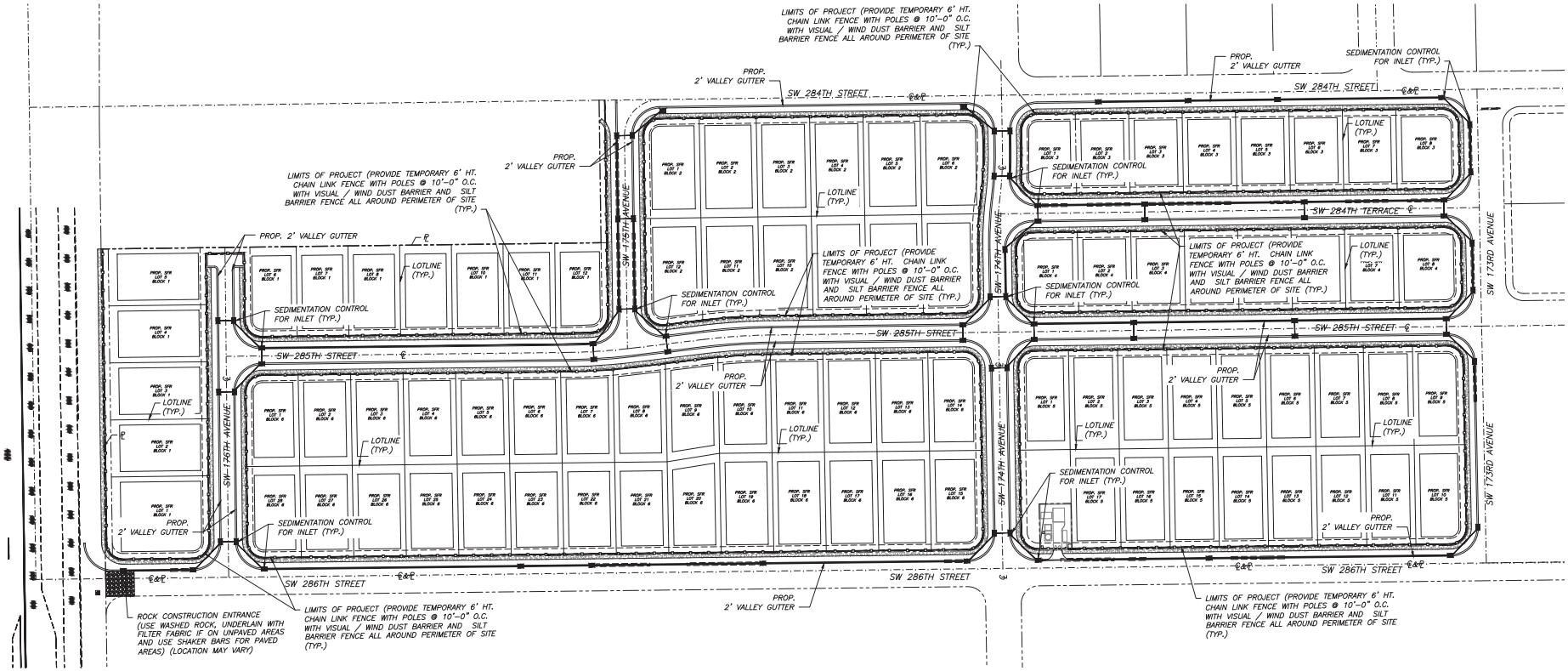
PAVING AND DRAINAG PLANS
for
ARCHIMEDES XXII, LLC.
SW 177th Avenue and SW 286th Street, Miami, Florida 33030

REVISIONS
1. 2. 3. 4. 5. 6. 7. 8. 9. 10.

Job No.: 24057
SCALE: AS SHOWN
DATE: 07/09/24
DESIGNED BY: JH
DRAWN BY: MBM
CHECKED BY: ADM

PAVEMENT MARKING PLAN

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z22-221
DATE: Jan 15, 2025
BY. ALVAREZE



NORTH

STORMWATER POLLUTION PREVENTION PLAN

SCALE: 1" = 70'

ENGINEER'S CERTIFICATION:

I HEREBY CERTIFY: That this plan was prepared under my direction and to the best of my knowledge and belief complies with the intent of the "MANUAL OF UNIFORM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE FOR STREETS, AND HIGHWAYS", as adopted by the State of Florida Legislature, Chapter 72-328 F.S.

9/04/24

ANDRE D. MARTINEZ LICENSE No. 85425 STATE OF FLORIDA PROFESSIONAL ENGINEER

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ANDRE D. MARTINEZ, PE., ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Sunshine811
Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.
Check positive response codes before you dig!

HADONNE
ENGINEERING AND PLANNING · LAND SURVEYOR AND MAPPERS
3D LASER SCANNING · UTILITY COORDINATION
CIVIL · MECHANICAL · ELECTRICAL
18067 NW 68th Ave. Suite 111 · Doral, FL 33015
P: +1(305)396-1181 · F: +1(305)396-4866 · www.hadonne.com

PAVING AND DRAINAG PLANS
for
ARCHIMEDES XXII, LLC.
SW 177th Avenue and SW 286th Street, Miami, Florida 33030

REVISIONS
1. 2. 3. 4. 5. 6. 7. 8. 9. 10.

Job No.: 24057	
SCALE: AS SHOWN	
DATE: 07/09/24	DESIGNED BY: JH
DRAWN BY: MBM	CHECKED BY: ADM

STORMWATER POLLUTION PREVENTION PLAN

C-22

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO: Z22-221
DATE: SEP 15 2022
BY: GONGOL

DISCLOSURE OF INTEREST*

If a **CORPORATION** owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: Archimedes XXII, LLC

NAME AND ADDRESS	Percentage of Stock
• Archimedes Holdings, LLC	100%
c/o ThinkLab Ventures	
15000 NW 44th Avenue, Opa Locka, FL 33054	
• Leonard L. Abess	100%
c/o ThinkLab Ventures	
15000 NW 44th Avenue, Opa Locka, FL 33054	

If a **TRUST or ESTATE** owns or leases the subject property, list the trust beneficiaries and percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME: _____

NAME AND ADDRESS	Percentage of Interest

If a **PARTNERSHIP** owns or leases the subject property, list the principals including general and limited partners. [Note: Where partner(s) consist of other partnership(s), corporation(s), trust(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interests].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

NAME AND ADDRESS	Percent of Ownership

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO: Z22-221
DATE: SEP 15 2022
BY: GONGOL

If there is a **CONTRACT FOR PURCHASE** by a Corporation, Trust or Partnership, list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or similar entities, further disclosure shall be made to identify natural persons having ultimate ownership interests].

NAME OF PURCHASER: _____

NAME, ADDRESS AND OFFICE (if applicable)	Percentage of Interest

Date of contract: _____

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust:

_____

_____

_____

_____

_____

NOTICE: For changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: _____ (Applicant)

Sworn to and subscribed before me this 13 day of SEPTEMBER, 2022. Affiant is personally known to me or has produced _____ as identification.

_____ (Notary Public)

My commission expires 10/27/2023

AILEEN RENTAS
Notary Public - State of Florida
Commission # GG 926761
My Comm. Expires Oct 27, 2023
Bonded through National Notary Assn.

*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.

ACKNOWLEDGEMENT BY APPLICANT

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO: Z22-221
DATE: SEP 15 2022
BY: GONGOL

1. RER Platting and Traffic Review Section, RER Division of Environmental Resources Management (DERM), and other County agencies review and critique zoning hearing applications which may affect the scheduling and outcome of my hearing. These reviews may require additional hearings before DERM's Environmental Quality Control Board (EQCB), or other County boards, and/or the proffering of agreements to be recorded. I am also aware that I must comply promptly with any DERM or Platting and Traffic conditions and advise this office in writing if my application will be withdrawn.

2. Filing fees may not be the total cost of a hearing. Some requests require notices to be mailed to property owners up to a mile from the subject property and I am responsible for paying the additional radius mailing costs. In addition to mailing costs, I am responsible for additional fees related to application changes, plan revisions, deferrals, re-advertising, etc, that may be incurred. I understand that fees must be paid promptly. Applications withdrawn within 60 days of the filing are eligible for a refund of 50% of the hearing fee but after that time hearings withdrawn or returned will be ineligible for a refund. Refunds must be requested in writing.

3. Applicable Florida Building Code requirements may affect my ability to obtain a building permit even if my zoning application is approved; and a building permit will probably be required. I am responsible for obtaining any required permits and inspections for all structures and additions proposed, or built without permits. And that a Certificate of Use (C.U.) must be obtained for the use of the property after it has been approved at Zoning Hearing. Failure to obtain the required permits and/or C.U., Certificates of Completion (C.C.) or Certificate of Occupancy (C.O.) will result in enforcement action against any occupant and owner. Submittal of the Zoning Hearing application may not forestall enforcement action against the property.

4. The 3rd District Court of Appeal has ruled that zoning applications inconsistent with the Comprehensive Development Master Plan (CDMP) should not be approved by a zoning board and the recommendation will be for denial or deferral. Therefore, I acknowledge that if the hearing request is inconsistent with the CDMP and I decide to go forward then my hearing request can only be denied or deferred, but not approved. I also understand that I will not be reimbursed any fees paid unless I withdraw within 60 days of filing and then I will receive a 50% refund.

5. Any covenant to be proffered must be submitted to the Department on County forms, at least 1 month prior to the hearing date. The covenant will be reviewed and the applicant will be notified if changes or corrections are necessary. Once the covenant is acceptable, the applicant is responsible to submit the executed covenant with a current 'Opinion of Title' within 1 week of the hearing. Legal Advisor can advise as to additional requirements applicable to foreign corporations. Documents submitted to the Department must carry a cover letter indicating subject matter, application number and hearing date.

Jodie Bakes
(Applicant's Signature)

Archimedes XXII, LLC, by Jodie Bakes, Managing Member
(Print Name of Applicant)

Sworn to and subscribed before me on the

15 Day of September, 2022.

Affiant is personally known to me or has produced _____ as identification.

(Notary Public's Signature)

My commission expires 10/27/23

State of: FLORIDA

Aileen Rentas
Print Name

AILEEN RENTAS
Notary Public - State of Florida
Commission # GG 926761
My Comm. Expires Oct 27, 2023
Bonded through National Notary Assn.

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO: Z22-221
DATE: SEP 15 2022
BY: GONGOL

APPLICANT'S AFFIDAVIT

The Undersigned, first being duly sworn depose that all answers to the questions in this application, and all supplementary documents made a part of the application are honest and true to the best of (my)(our) knowledge and belief. I (WE) understand this application must be complete and accurate before the application can be submitted and the hearing processed.

****

OWNER OR TENANT AFFIDAVIT

(I)(WE), _____, being first duly sworn, depose and say that (I am)(we are) the ☐ owner ☐ tenant of the property described and which is the subject matter of the proposed hearing.

_____ Signature

_____ Signature

Sworn to and subscribed to before me this _____ day of _____, _____.

Notary Public:_____
Commission Expires:

****

CORPORATION AFFIDAVIT

I, Jodie Bakes, being first duly sworn, depose and say that I am the Managing Member of **Archimedes XXII, LLC**, and as such, have been authorized by the corporation to file this application for public hearing; and that said corporation is the X owner ☐ tenant of the property described herein and which is the subject matter of the proposed hearing.

_____
Jodie Bakes, Managing Member

(Corp. Seal)

Sworn to and subscribed to before me this 15 day of September 202.

Notary Public:_____
Commission Expires: 10/27/23

****

AILEEN RENTAS
Notary Public - State of Florida
Commission # GG 926761
My Comm. Expires Oct 27, 2023
Bonded through National Notary Assn.

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO: Z22-221
DATE: SEP 15 2022
BY: GONGOL

Exhibit A

(As per Warranty Deed, O.R.B. 27275, PG. 3701)
The N ½ of the SW ¼ of the NW ¼, of Section 6, Township 57 South, Range 39 East, less the W 35 feet thereof and less the E 15 feet of the W 50 feet of the S 250 feet thereof and less the E 765 feet of the W 800 feet of the N 200 feet thereof;

AND
The NW ¼ of the SE ¼ of the NW ¼, of Section 6, Township 57 South, Range 39 East, all lying and being in Miami-Dade County, Florida.

AND LESS AND EXCEPT:

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION PARCEL 110.1 as described in that WARRANTY DEED recorded in Official Records Book 30607, Page 4578 of the public records of Miami-Dade County, Florida, described as follows:

A parcel of land lying in the NW ¼ of Section 6, Township 57 South, Range 39 East, Miami-Dade County, Florida, being more particularly described as follows:

Commence at the SE comer of the NW ¼ of said Section 6, being a ½ inch diameter iron pipe; thence S89°24'27"W, along the South line of the NW ¼ of said Section 6, for a distance of 2,720.29 feet to the SW comer of the NW ¼ of said Section 6; Thence N00°47'56"W, along the West line of the NW ¼ of said Section 6, for a distance of 662.32 feet; thence N89°12'04"E, at a right angle to the last described course, for a distance of 50.00 feet to a point on the existing Easterly Right-of-Way line of State Road No. 997 (Krome Avenue / S.W. 177th Avenue) as shown on Florida Department of Transportation Right of Way Map for State Road No. 997 (Krome Avenue/ S.W. 177th Avenue), Section 87150, Financial Project No. 2496145, and the POINT OF BEGINNING of the hereinafter described parcel of land:

Thence the following three (3) courses along said existing Easterly Right-of-Way line of State Road 997 (Krome Avenue / S.W. 177th Avenue): thence N00°47'56"W for a distance of 250.00 feet; thence S89°20'38"W for a distance of 15.00 feet; thence N00°47'56"W for a distance of 212.48 feet; thence N89°16'47"E for 63.00 feet; thence S00°47'56"E for a distance of 462.55 feet; thence S89°20'38"W for a distance of 48.00 feet to said existing Easterly Right-of-Way line of State Road 997 (Krome Avenue / S.W. 177th Avenue) and the POINT OF BEGINNING. Containing 0.583 Acres, more or less.

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z22-221
DATE: OCT 22 2024
BY: ISA

This instrument was prepared by:

Name: Hugo P. Arza, Esq.
Address: Holland & Knight LLP
701 Brickell Avenue Suite 3300
Miami, Florida 33131

(Space Reserved for Clerk of the Court)

H & K DRAFT / 10-4-2024

DECLARATION OF RESTRICTIVE COVENANTS AND

WORKFORCE HOUSING AGREEMENT

WHEREAS, the undersigned Archimedes XXII, LLC, a Florida limited liability company (hereinafter, referred to as the "Owner"), holds fee simple title to that certain ± 27.32 gross acre assemblage of land, generally located between SW 284 Street and SW 286 street and between SW 173 Avenue and SW 177 Avenue (Krome Avenue), in unincorporated Miami-Dade County (the "County"), and identified by the Property Appraiser's Office under Tax Folio No. 30-7906-000-0310, which is legally described in **Exhibit "A"** attached hereto (hereinafter, referred to as the "Property"), which is supported by the Opinion of Title; and

IN ORDER TO ASSURE the **County** that the representations made to it by the Owner during the consideration of Public Hearing No. Z2022000221 (the "Application") will be abided by, the Owner freely, voluntarily, and without duress hereby makes the following Declaration of Restrictive Covenant and Workforce Housing Agreement (the "Declaration") covering and running with the Property:

1) The foregoing recitals are true and correct and are incorporated herein.

2) Residential Density Limit. Notwithstanding the zoning district and land use designation of the Property, the maximum number of dwelling units permitted to be developed on the Property shall not exceed a total of eighty-five (85) single-family residential dwelling units ("Density Limitation"), including any workforce housing increase. Notwithstanding the limitation provided herein, pursuant to

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z22-221
DATE: OCT 22 2024
BY: ISA

Chapter 33, Article XIIA of the County Code of Ordinances ("County Code"), the Owner shall be entitled to transfer any applicable density bonus in excess of the Density Limitation to another property permitted to receive such bonus.

3) Conceptual Plans. The Property shall be developed substantially in accordance with conceptual plans submitted in connection with the Application entitled "Abess," as prepared by Pascual, Perez, Kiliddjian and Starr, consisting of 75 sheets dated stamped received August 21, 2024, and landscape plans entitled "Redland Abess," as prepared by Witkin Hults + Partners, consisting of 15 sheets dated stamped received August 21, 2024, for a total of 90 sheets (the "Plans"). The Plans are on file with the County's Department of Regulatory and Economic Resources (the "Department").

4) Workforce Housing Commitment. The Owner agrees to set aside seven (7) of the dwelling units on the Property as "workforce housing units," as such term is defined in Section 33-193.6 of the County Code, in accordance with the provisions of Chapter 33, Article XIIA of the County Code. Alternatively, at the Owner's discretion, the Owner may satisfy the requirement for the applicable workforce housing units by providing any of the alternatives set forth in Section 33-193.8 of the County Code. Should the Owner decide to provide a monetary contribution in lieu fee for the workforce housing units, the Owner may pay the proportionate share of the applicable contribution in lieu fee prior to the first building permit for each phase of development pursuant to a phasing plan . Should the Owner choose to provide a monetary contribution, the amount of the monetary contribution shall be determined pursuant to Section 33-193.9 of the County Code and shall be made prior to the issuance of the first building permit for the market rate units.

H & K DRAFT / 10-4-2024

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z22-221
DATE: OCT 2 2024
BY: ISA

Miscellaneous

A. County Inspection. As further part of this Declaration, it is hereby understood and agreed that any official inspector of Miami-Dade County, or its agents duly authorized, may have the privilege at any time of entering and inspecting the use of the Property to determine whether or not the requirements of the building and zoning regulations and the conditions herein agreed to are being complied with.

B. Covenant Running with the Land. This Declaration on the part of the Owners shall constitute a covenant running with the land and shall be recorded, at Owners expense, in the public records of the County and shall remain in full force and effect and be binding upon the undersigned Owners, and its heirs, successors and assigns until such time as the same is modified or released. The restrictions contained within this Declaration, while in effect, shall be for the benefit of, and constitute limitations upon, all present and future owners of the Property, and for the benefit of Miami-Dade County and the public welfare. The Owners, its heirs, successors and assigns, acknowledge that acceptance of this declaration does not in any way obligate or provide a limitation on the authority of the County.

C. Term. This Declaration is to run with the land and shall be binding on all parties and all persons claiming under it for a period of thirty (30) years from the date this Declaration is recorded, after which time it shall be extended automatically for successive periods of ten (10) years each, unless an instrument signed by the, then, owner(s) of the Property has been recorded agreeing to change this Declaration in whole, or in part, provided that the Declaration has first been modified or released by the County.

D. Modification, Amendment, Release**.** This Declaration may be modified, amended or released as to the Property, or any portion thereof, by a written instrument executed by the then-owner(s) of the property, including joinders of all mortgagees, if any, provided that the same is also approved by the Board of County Commissioners or Community Zoning Appeals Board of Miami-Dade County, Florida, whichever by law has jurisdiction over such matters, or the Director as provided by the Miami-Dade County Code of Ordinances. It is provided, however, in the event that the Property is annexed to an existing

H & K DRAFT / 10-4-2024

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z22-221
DATE: OCT 22 2024
BY: ISA

municipality or the Property is incorporated into a new municipality, any modification, amendment, or release shall not become effective until it is approved by such municipality and is thereafter approved by the Board of County Commissioners, in accordance with applicable procedures.

E. Enforcement. Enforcement shall be by action against any parties or person violating, or attempting to violate, any covenants set forth in this Declaration. The prevailing party in any action or suit pertaining to or arising out of this Declaration shall be entitled to recover, in addition to costs and disbursements allowed by law, such sum as the Court may adjudge to be reasonable for the services of his/her/its attorney. This enforcement provision shall be in addition to any other remedies available at law, in equity or both.

F. Authorization for Miami-Dade County to Withhold Permits and Inspections. In the event the terms of this Declaration are not being complied with, in addition to any other remedies available, the County is hereby authorized to withhold, in connection with the particular Parcel which is in default, any further permits, and refuse to make any inspections or grant any approvals with respect to the particular Parcel which is in default, until such time as this Declaration is complied with.

G. Election of Remedies. All rights, remedies and privileges granted herein shall be deemed to be cumulative and the exercise of any one or more shall neither be deemed to constitute an election of remedies, nor shall it preclude the party exercising the same from exercising such other additional rights, remedies or privileges.

H. Presumption of Compliance. Where construction has occurred on the Property or any portion thereof, pursuant to a lawful permit issued by the County, and inspections made and approval of occupancy given by the County, then such construction, inspection and approval shall create a rebuttable presumption that the buildings or structures thus constructed comply with the intent and spirit of this Declaration.

I. Severability. Invalidation of any one of these covenants, by judgment of Court, shall not affect any of the other provisions which shall remain in full force and effect. However, if any material

H & K DRAFT / 10-4-2024

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z22-221
DATE: OCT 22 2024
BY: ISA

provision is invalidated, the County shall be entitled to revoke any approval predicated upon the invalidated provision.

J. Recording. This Declaration shall be filed of record in the public records of Miami-Dade County, Florida, at the cost of the Owner following the approval of the Application. This Declaration shall become effective immediately upon recordation. Notwithstanding the previous sentence, if any appeal is filed, and the disposition of such appeal results in the denial of the application, in its entirety, then this Declaration shall be null and void and of no further effect. Upon the disposition of an appeal that results in the denial of the Application, in its entirety, and upon written request, the Director of the Department of Regulatory and Economic Resources or the executive officer of the successor of said department, or in the absence of such director or executive officer by her/his assistant in charge of the office in her/his absence, shall forthwith execute a written instrument, in recordable form, acknowledging that this Declaration is null and void and of no further effect.

K. Acceptance of Declaration. Acceptance of this Declaration does not obligate the County in any manner, nor does it entitle the Owner to a favorable recommendation or approval of any application, zoning or otherwise, and the County retains its full power and authority to deny each such application in whole or in part and to decline to accept any conveyance or dedication.

L. Owner. The term "Owner" shall include the Owner, and its heirs, successors and assigns.

[Signature Pages Follow]

H & K DRAFT / 10-4-2024

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z22-221
DATE: OCT 22 2024
BY: ISA

The undersigned, Archimedes XXII, LLC, a Florida limited liability company, does hereby acknowledge that the terms of this agreement are and shall be binding upon the undersigned and its successors in title.

IN WITNESS WHEREOF, the Owner has executed this Declaration of Restrictions as of this ____ day of _____, 2024.

WITNESSES:

Archimedes XXII**, LLC,** a Florida limited Liability company

_____
Signature

By: _____
Name: Jode Bakes
Title: Managing Member

_____
Printed Name
Address: _____

_____
Signature

_____
Printed Name
Address: _____

STATE OF FLORIDA)
) SS:
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me by means of physical presence [ ] or online notarization [ ] by Jodie Bakes, as Manager Member of Archimedes XXII, LLC, a Florida Limited Liability Company, and for the purposes stated herein on behalf of said company. He is personally known to me or has produced _____ as identification.

Witness my signature and official seal this _____ day of _____, 2024, in the County and State aforesaid.

_____
Notary Signature

_____
Print Name

_____
Commission Number

My Commission Expires: _____

H & K DRAFT / 10-4-2024

Section-Township-Range: 6-57-39
Folio Number: 30-7906-000-0295 and 30-7906-000-0330

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z22-221
DATE: OCT 22 2024
BY: ISA

EXHIBIT "A"

LEGAL DESCRIPTION

(As per Warranty Deed, O.R.B. 27275, PG. 3701)
The N ½ of the SW ¼ of the NW ¼, of Section 6, Township 57 South, Range 39 East, less the W 35 feet thereof and less the E 15 feet of the W 50 feet of the S 250 feet thereof and less the E 765 feet of the W 800 feet of the N 200 feet thereof;

AND

The NW ¼ of the SE ¼ of the NW ¼, of Section 6, Township 57 South, Range 39 East, all lying and being in Miami-Dade County, Florida.

AND LESS AND EXCEPT:

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION PARCEL 110.1 as described in that WARRANTY DEED recorded in Official Records Book 30607, Page 4578 of the public records of Miami-Dade County, Florida, described as follows:

A parcel of land lying in the NW ¼ of Section 6, Township 57 South, Range 39 East, Miami-Dade County, Florida, being more particularly described as follows:

Commence at the SE comer of the NW ¼ of said Section 6, being a ½ inch diameter iron pipe; thence S89°24'27"W, along the South line of the NW ¼ of said Section 6, for a distance of 2,720.29 feet to the SW comer of the NW ¼ of said Section 6; Thence N00°47'56"W, along the West line of the NW ¼ of said Section 6, for a distance of 662.32 feet; thence N89°12'04"E, at a right angle to the last described course, for a distance of 50.00 feet to a point on the existing Easterly Right-of-Way line of State Road No. 997 (Krome Avenue / S.W. 177th Avenue) as shown on Florida Department of Transportation Right of Way Map for State Road No. 997 (Krome Avenue/ S.W. 177th Avenue), Section 87150, Financial Project No. 2496145, and the POINT OF BEGINNING of the hereinafter described parcel of land:

Thence the following three (3) courses along said existing Easterly Right-of-Way line of State Road 997 (Krome Avenue / S.W. 177th Avenue): thence N00°47'56"W for a distance of 250.00 feet; thence S89°20'38"W for a distance of 15.00 feet; thence N00°47'56"W for a distance of 212.48 feet; thence N89°16'47"E for 63.00 feet; thence S00°47'56"E for a distance of 462.55 feet; thence S89°20'38"W for a distance of 48.00 feet to said existing Easterly Right-of-Way line of State Road 997 (Krome Avenue / S.W. 177th Avenue) and the POINT OF BEGINNING. Containing 0.583 Acres, more or less.

H & K DRAFT / 10-4-2024

Section-Township-Range: 6-57-39
Folio Number: 30-7906-000-0295 and 30-7906-000-0330


RECEIVED
MIAMI-DADE COUNTY
PROCESS NO: Z22-221
DATE: SEP 15 2022
BY: GONGOL


RECEIVED
MIAMI-DADE COUNTY
PROCESS NO: Z22-221
DATE: SEP 15 2022
BY: GONGOL

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO: Z22-221
DATE: SEP 15 2022
BY: GONGOL





RECEIVED
MIAMI-DADE COUNTY
PROCESS NO: Z22-221
DATE: SEP 15 2022
BY: GONGOL

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO: Z22-221
DATE: SEP 15 2022
BY: GONGOL



RECEIVED
MIAMI-DADE COUNTY
PROCESS NO: Z22-221
DATE: SEP 15 2022
BY: GONGOL



RECEIVED
MIAMI-DADE COUNTY
PROCESS NO: Z22-221
DATE: SEP 15 2022
BY: GONGOL



RECEIVED
MIAMI-DADE COUNTY
PROCESS NO: Z22-221
DATE: SEP 15 2022
BY: GONGOL



RECEIVED
MIAMI-DADE COUNTY
PROCESS NO: Z22-221
DATE: SEP 15 2022
BY: GONGOL



RECEIVED
MIAMI-DADE COUNTY
PROCESS NO: Z22-221
DATE: SEP 15 2022
BY: GONGOL

