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

PH: Z22-268 **October 19, 2023**
Item No. 3E

Recommendation Summary	
Commission District	8
Applicant	JMC Groves, LLC
Summary of Requests	The applicant seeks to permit a rezoning of the subject parcel from AU (minimum 5 acre lots) to PAD (Planned Area Development) in order to build a 288-unit residential development on the subject property. Additionally, the applicant seeks to permit lots to have zero frontage on a public street, and to permit access to such lots by way of private drives, allow for less common and private open space than required by Code, and to permit Model E with no parking spaces.
Location	Lying south of SW 272 Street and lying on the east and west sides of SW 159 Avenue, Miami-Dade County, Florida.
Property Size	38.48- Acres
Existing Zoning	AU, Agricultural District
Existing Land Use	Vacant land, groves
2030-2040 CDMP Land Use Designation	Estate Density Residential w/ One Density Increase (DI-1) **(Subject to approval of the concurrent CDMP amendment Application No. CDMP20210007) *** (*see attached Zoning Recommendation Addendum*)
Comprehensive Plan Consistency	Consistent with 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 Board's acceptance of the proffered covenant, and approval with conditions of requests #2 through #5. (Subject to approval of the concurrent CDMP amendment Application No. CDMP20220018) ***

This recommendation is contingent on approval of the CDMP amendment Application No. CDMP20220018 to amend the CDMP, which the Board of County Commissioners (the Board) is scheduled to hear, pursuant to section 2-116.1 of the County Code, prior to and on the same day as the hearing on this concurrent zoning application. Pursuant to Section 33-313.1 this requires the affirmative votes of 2/3 of the Board members present.

BOARD OF COUNTY COMMISSIONERS' JURISDICTION:

This Board has jurisdiction over this application pursuant to Section 2-116.1(5)(e), which provides that the zoning application shall, at the applicant's request, be processed concurrently with the CDMP amendment application, and the Board of County Commissioners may take action on the concurrent zoning application on the same day at which it takes final action on the CDMP amendment application.

REQUESTS:

(1) DISTRICT BOUNDARY CHANGE from AU, Agricultural District to PAD, Planned Area District.

(2) NON-USE VARIANCE of zoning and subdivision regulations requiring lots to have frontage on a public right-of-way; to waive same to permit certain residential lots with 0' of frontage and to permit access to a public street by means of private drives.

(3) NON-USE VARIANCE to permit 20.83% of common open space (30% required).

(4) NON-USE VARIANCE to permit detached single-family residences arranged in clusters and containing a minimum of 36% of private open space and the single-family residences with a minimum of 31% of private open space (125% of the interior gross square footage of the ground floor of each unit required).

(5) NON-USE VARIANCE to permit Model "E" with 0 parking spaces (2 parking spaces required).

Plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled "JMC Groves" as prepared by Pazscual, Perez, Kiliddjian, Starr and Associates, consisting of 28 sheets, Corwill Architects, consisting of 32 sheets, Robayna and Associates, consisting of 7 sheets, and Witkin Hults and Partners, consisting of 15 sheets for a total of 82 sheets all dated stamped received 5/2/23. Plans may be modified at public hearing.

PROJECT DESCRIPTION:

Staff notes that the applicant has concurrently filed a standard amendment application (CDMP20220018) to the Comprehensive Development Master Plan (CDMP) Adopted 2030 and 2040 Land Use Plan (LUP) map. The CDMP application seeks to re-designate the 38.48-acres subject parcel from "Estate Density Residential" (1 to 2.5 Dwelling Units/Acre) to "Low Density Residential w/ One Density Increase (DI-1)". The CDMP amendment would be subject to the Board's acceptance of a proffered Declaration of Restrictions (CDMP covenant) requiring the incorporation of certain urban design principles into the design of any development on the property consistent with the One Density Increase (DI-1), and limiting development to a maximum 292 residential dwelling units, provide a transition buffer to the exiting estate-type residential homes and any home built on the property pursuant to the Low Density Residential land use category shall connect to public water and public sanitary sewer infrastructure, among other commitments. Approval of this zoning application is contingent on the outcome of the CDMP amendment.

The applicant seeks to permit a rezoning of the 38.48 acres subject parcel from AU, Agricultural District, to PAD, Planned Area Development District in order to build a 288-unit residential development on the subject property, Additionally, the applicant seeks to permit certain residential lots to have access to the public street by way of private drives, to permit a reduction in the required amount of common and private open space, and to permit Model E with 0 parking spaces. The applicant has submitted plans that depict the subject site being developed with a 288-unit residential development consisting of 266 single-family cluster homes and 22 single-family residential units which buffer the existing estate homes to the south and west. The development is to be served by both internal private drives and public roadways. The site amenities depicted on the submitted plans include a clubhouse cabana with a swimming pool, two (2) park areas, pedestrian walking paths, mail kiosks, dog parks, tot-lot, and landscaped common open space. The plans also depict the dedication of SW 274 Street and SW 159 Avenue which are internal to the site with private drives within the development connecting to the proposed and abutting roadways. The development will have various ingress-egress vehicular and pedestrian access along SW 162 Avenue as well as SW 272 and SW 276 Streets. Parking and driveways are internal to the site, with the required parking provided as surface parking lots within each residential lot with the exception of Model E which proposes to provide the 2 required parking spaces within the garages of the units together with parallel parking spaces dispersed throughout the cluster developments internal roadways. Submitted plans indicate that the proposed lots and

blocks are designed along a network of private and public drives to allow connectivity for pedestrians and autos alike. Submitted landscape plans depict ample landscaping in the form of trees and shrubs provided within the residential community, as well as along the northern and southern perimeter of the proposed cluster development, with street trees provided along all the abutting roadways. The applicant has proffered a Planned Area Development Agreement (PAD Agreement), which, among other things, restricts the subject parcel to the submitted site plans which provides for a total of 288 residential units, development parameters and roadway/infrastructure improvements. Staff notes that the reason that there is a PAD Agreement is that the code requires a PAD Agreement for applications requesting a PAD Zoning District.

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	**Land Use Designation**
Subject Property	AU; vacant land/groves	Low Density Residential w/ One Density Increase (DI-1) **(Subject to approval of the concurrent CDMP amendment)**
North	AU; residences and active agriculture plant nursery	Estate Density Residential, 1 - 2.5 dua and Agriculture
South	EU-M & AU; residences and vacant land/groves	Estate Density Residential, 1 - 2.5 dua
East	AU; vacant land/groves	Estate Density Residential, 1 - 2.5 dua
West	EU-M; residences	Estate Density Residential, 1 - 2.5 dua

NEIGHBORHOOD COMPATIBILITY:

The ±39.28-acre subject parcel is located lying south of SW 272 Street and lying on the east and west sides of SW 159 Avenue and consists of vacant land and tree groves. To the north are single-family residences as well as active agricultural plant nursery, to the east and the south of the easternmost portion of the property lying east of SW 159 Avenue is vacant agricultural land with tree groves and the west and remaining portion of the south are estate residences. Additionally, the subject property is located immediately south of, and inside of the Urban Development Boundary (UDB).

SUMMARY OF THE IMPACTS:

The approval of this application will allow the applicant to rezone the property in order to develop the parcel with additional housing in this area of the County. Based on memoranda from the departments reviewing this application, any additional impacts will not cause their facilities and services to operate below their adopted levels of service standards. The Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER) state in their memorandum that the applicant may enter into a Proportionate Share Agreement in order to mitigate for traffic concurrency, and that the application will generate approximately an additional 272 PM peak hour vehicle trips. Staff notes that the application will add to the population in the area and may bring additional noise into the neighborhood.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

As previously mentioned, the subject property is the subject of a standard CDMP amendment application (CDMP20220018) being processed concurrently with this zoning application, pursuant to Section 2-116.1(5)(d)(e) of the Code of Miami-Dade County. The concurrent CDMP application is slated to be heard by the Board of County Commissioners, prior to the zoning hearing application. The CDMP application seeks to re-designate the 38.48- acres subject parcel from "Estate Density Residential" to "Low Density Residential w/ One Density Increase (DI-1)". *The residential densities allowed in the **Low Density Residential** use category shall range from a minimum of 2.5 to a maximum of 6 units per gross acre.* Furthermore, the re-designation with One Density Increase permits the subject property to be allowed to develop one category higher, at the Low-Medium Density Residential category which allows residential development at 6 to 13 units per gross acre. This would allow the applicant to develop the 38.48-acre subject site with a maximum of 500 dwelling units. Staff notes that the applicant seeks a district boundary change on the subject site from AU to PAD. Staff notes that the CDMP Covenant proffered by the applicant will limit the development of the site to a maximum of 292 residential units which is equivalent to 7.58 units per acre. Additionally, staff notes that the proposed development on the site is to contain a total of 288 residential units consisting of 288-unit residential development consisting of 266 single-family cluster homes and 22 single-family residential units which is within the maximum number of residential units permitted on the site. The proffered PAD Covenant would restrict the development of the site to the development parameters per the submitted site plan among other things. Based on the foregoing, staff opines that the density proposed under this application is **consistent** and, as demonstrated, well within the maximum numerical residential density allowed under the CDMP Density threshold, as well as within the maximum unit count approved under the concurrent CDMP application.

A section of the CDMP Land Use Element interpretative text indicates that *Compatibility shall be determined in accordance to 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 opines that the proposed development would be consistent with CDMP policies that require the County to accommodate projected population or economic growth, and that development be prioritized on parcels that are compatible with abutting and nearby land uses. Staff opines that the proposed development containing 22 single-family residential units along the western and southern portions of the property will act as a reasonable transition between the abutting EU-M zoned properties and the proposed cluster development proposed internally on the subject site, and will not have a significant visual impact on the surrounding properties and would be **compatible** with the area based on the criteria set forth in the CDMP Land Use Element and **Policy LU-4A**.

Therefore, subject to the Board's approval of the CDMP amendment to allow the redesignation of the subject parcel to Low Density Residential w/ One Density Increase on the CDMP LUP map, and subject to the acceptance of the proffered PAD covenant, staff opines that the proposed rezoning to PAD, along with the ancillary requests to permit 0' frontage on a public right-of-way for certain lots, the reduction of private and public open space and the variance to permit 0 parking spaces for Model E would be **consistent** with the CDMP Land Use Element interpretative text and the maximum numerical density threshold permitted for the **Low Density Residential**- with One Density Increase [DI-1] use on the CDMP Land Use Plan (LUP) map. Staff further opines that approval of the application will not create any significant impacts which will disrupt or degrade

the safety and tranquility of the neighboring properties and would be **compatible** with the surrounding area based on the Zoning Analysis below.

ZONING ANALYSIS:

The applicant seeks approval of a request for a district boundary change from AU, Agricultural District, to PAD, Planned Area Development (request #1). For the reasons stated above and below, staff opines that when the request to rezone the subject parcel to PAD in order to build the proposed 288-unit residential development on the subject property, is analyzed under Section 33-311, District Boundary Change, the approval of the request, subject to the Board's acceptance of the PAD agreement, would be **compatible** with the surrounding area 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 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. Staff supports the district boundary change and opines that contingent on the approval of the CDMP land use map amendment to redesignate the subject parcel to Low Density Residential w/ One Density Increase (DI-1), the request for a zone change on the subject property to PAD would be **consistent** with the aforementioned CDMP designation of the parcel on the CDMP Land Use Plan map, and would be **compatible** with the surrounding area.

The subject parcel is situated inside the UDB, located lying south of SW 272 Street and lying on the east and west sides of SW 159 Avenue. Based on the submitted Survey map the subject parcel is comprised of two lots which collectively make up to a total of ±38.48-acres of land area. Staff notes that the parcel is located within an established residential and agricultural area and provides for points of direct vehicular and pedestrian connectivity to SW 272 and SW 276 Streets as well as SW 159 and SW 162 Avenues with proposed roadways throughout the development. Staff opines that the PAD zoning district and the proposed 288 residential unit development will create a harmonious transition between the EU-M zoned properties located towards the south and east as well as the existing residences to the north and active plant nursery which abut to the north. of the subject site, and would minimally alter the development fabric of the neighborhood. The applicant has proffered a Planned Area Development Agreement, which among other things, limits the development of the Property to a total of 288 residential units and spells out the specific development parameters. The application proposes to develop the subject parcel with 266 detached single-family residential cluster homes located within the center of the site together with 22 single-family residences along the southern and western boundaries of the subject property. The site amenities depicted on the submitted plans include a clubhouse and swimming pool, private park areas mail kiosks, a dog park, tot-lot, and an abundance of landscaped common open space. The submitted plans depict the 266-cluster style development with 5 different models all of which are proposed to be two-stories with the 22 single-family residences having 6 different models which vary from 1 to 2 stories. Submitted plans indicate that the proposed lots are designed along a network of private drives to allow connectivity for pedestrians and autos alike, ensuring better traffic dispersal within and outside of the future residential development. Additionally, the applicant is providing a network of sidewalks providing pedestrian connectivity to the common areas proposed within the development. In addition to ample landscaping in the form of trees and shrubs provided along the common areas and boundaries of the development which will minimize any visual impacts of the proposed development on the surrounding area. Landscaping is similarly provided within the residential lots. As designed, the proposed PAD development, with the pedestrian and auto connectivity, buildings with an intensity similar in scale to the surrounding uses as well as the proposed landscaping, will produce a development that

will be compatible with the existing residential neighborhood. Staff further opines that the proposed development depicts the applicant's intent to comply with the regulations towards utilizing development parameters in a manner that maintains the development in the area as well as complying with the standards spelled out in the CDMP covenant and the DI-1 density increase standards of the urban design manual.

Staff also notes that based on the memoranda submitted by other departments reviewing the application, approval of the request would not have an unfavorable effect on the environment, the natural resources, or the economy of Miami-Dade County, and would not be incompatible with the area concerned. Staff notes that Department of Transportation and Public Works (DTPW) also reviewed the requests and has no objection to the application, subject to conditions set forth under Section IV, as specified in their memorandum, dated May 25, 2023. The Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER), in their memorandum dated May 18, 2023, state that they have no objections to the requests subject to conditions in their memorandum including that the application meets traffic concurrency criteria and that the application will generate approximately an additional 272 PM peak hour vehicle trips. Further, the Division of Environmental Resources Management (DERM) of the Department of Regulatory and Economic Resources, in their memorandum dated June 29, 2023, indicate that the application meets all applicable LOS standards for potable water supply, wastewater disposal, and flood protection. In addition, the memorandum from the Miami-Dade Fire Rescue (MDFR) Department does not indicate that the application will have a negative impact on fire rescue services in the area. The memoranda submitted by the Department of Water and Sewer, and the Park, Recreation and Open Spaces (PROS) Department indicate no objections to the application as well. Further, the Miami-Dade County Public Schools (MDCPS) memorandum dated February 6, 2023, indicates that all current levels have sufficient capacity available to serve the application. Based on the aforementioned department memoranda, staff opines that the request will not result in, among other things, excessive noise or cause undue or excessive burden on public facilities. As such, staff opines that approval of the request to rezone the subject parcel to PAD, subject to the proffered PAD covenant, would be **compatible** with the character of the surrounding neighborhood, when considering the necessity and reasonableness of the modifications in relation to the present and future development of the area. **Therefore, subject to the Board's acceptance of the proffered Planned Area Development Agreement, staff recommends approval of request #1 for a district boundary change to PAD, Planned Area Development, under Section 33-311, District Boundary Change. (Subject to approval of the concurrent CDMP amendment Application No. CDMP20220018)**

When the request to permit the proposed residential lots with 0' of frontage on a public right of way and to permit access to a public street by means of a private drive (request #2) is analyzed under Section 33-311(A)(4)(b), Non-Use Variances From Other Than Airport Regulations, staff opines that approval of these requests would be compatible with surrounding area.

The submitted plans depicts a layout showing the proposed 288 residential development which provides for private drives throughout the proposed cluster style development. These private drives provide connectivity to the proposed residential units to SW 159 and SW 162 Avenues as well as to SW 272 and SW 276 Streets. Staff notes that the residential lots as indicated in the provided site plan comply with all other minimum requirements of the Code with regards to frontage and area albeit on a private drive. The Property is surrounded by existing estate single single-family residences around the south and west with agricultural residences to the north and east of the subject property. Staff further notes that the Platting and Traffic Review Section does not object to the requested variance to permit the proposed lots to front on private drives.

Therefore, staff recommends approval of request #2 with conditions, under Section 33-311(A)(4)(b), Non-Use Variances From Other Than Airport Regulations.

To implement the proposed residential development, the applicant is also requesting ancillary Non-Use Variances to permit 20.83% of common open space (30% required) (request #3), to permit the cluster development with 36% of private open space and the single-family residences with a minimum of 31% private open space (125% of the interior gross square footage of the ground floor of each unit required) (request #4) and to permit Model E of the proposed cluster development with 0 parking spaces (2 parking spaces required) (request #5). When these requests are analyzed under the Non-Use Variances from Other Than Airport Regulations, Section 33-311(A)(4)(b), staff notes that these requests are intrinsically intertwined with the request for a zone change to PAD which staff supports and opines that the approval of these requests with conditions would be **compatible** with the surrounding area and would not affect the appearance of the community.

Staff opines that the requested reduction of the common and private open space will be internal to the said development and the residential lots, would only impact the interior areas of the subject property, and would not create a significant visual impact on the surrounding properties. Though the proposed development will not meet the minimum required common or private open space staff notes that the residential lots proposed along the south and west will provide an open space similar to the open spaces provided on the adjacent residentially zoned parcels. Furthermore, staff opines that any impact generated by the sub-standard common and private open space will be adequately mitigated by landscaping in the form of trees and shrubs provided along the common areas of the development.

Staff further opines that approval of the request to permit Model E of the proposed cluster development with 0 parking spaces where 2 are required (request #5), will not have a detrimental impact to the adjacent residences or roadways. Staff notes that proposed Model E provides for a 2-car garage within the residence. Additionally, the PAD Agreement provides for that the garages within Model E shall not be enclosed in any manner and shall remain for parking of vehicles and storage only. Additionally, staff notes the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources does not object to this request and their memorandum does not object to the application, or to this request. Therefore, staff opines that approval of this request, will not have a negative impact on traffic circulation within the site, or on traffic on the surrounding roadways. **As such, staff recommends approval with conditions of requests #3 through #5 under Section 33-311(A)(4)(b), Non-Use Variances From Other Than Airport Regulations.**

ACCESS, CIRCULATION AND PARKING: The submitted site plan depicts two (2) ingress/egress point of direct vehicular and pedestrian access from the north of the subject property located along SW 272 Street, two (2) ingress/egress point of direct vehicular and pedestrian access from the west of the subject property located along SW 262 Avenue, two (2) ingress/egress point of direct vehicular and pedestrian access from the south of the subject property located along SW 276 Street and one (2) ingress/egress point of access to the subject property provided from the east located along SW 159 Avenue. Parking and driveways are internal to the site, with the required parking provided as surface parking lots located towards the front of the proposed residential buildings with parking garages for Model E or as parallel parking along the internal roadways.

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

RECOMMENDATION:

Approval of request #1, subject to the Board's acceptance of the proffered covenant, and approval with conditions of requests #2 through #5. (Subject to approval of the concurrent CDMP amendment Application No. CDMP20220018)

CONDITIONS FOR APPROVAL: For requests #2 through #5 only.

1. The zoning approvals are contingent on CDMP Amendment Application No. CDMP20220018 becoming effective.

1. That a site plan be submitted to and meet with the approval of the Director of the Department of Regulatory and Economic Resources or its successor Department 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, etc.

2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing "JMC Groves" as prepared by Pazscual, Perez, Kiliddjian, Starr and Associates, consisting of 28 sheets, Corwill Architects, consisting of 32 sheets, Robayna and Associates, consisting of 7 sheets, and Witkin Hults and Partners, consisting of 15 sheets for a total of 82 sheets all dated stamped received 9/29/23.

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

4. That the applicant submits to the Department of Regulatory and Economic Resources for its review and approval a landscaping plan which indicates the type and size of plant material prior to the issuance of a building permit and to be installed prior to the issuance of a Certificate of Use.

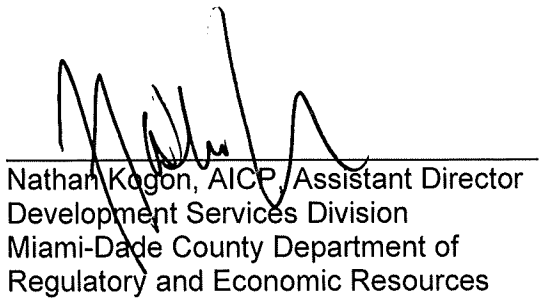
5. That the applicant complies with all the applicable conditions, requirements, recommendations, requests, and other provisions of the Division of Environmental Resource Management of the Department of Regulatory and Economic Resources as contained in its memorandum dated June 29, 2023.

6. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources as indicated in the memorandum dated May 18, 2023.

7. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the Traffic Engineering Division (TED) of the Department of Transportation and Public Works as indicated in the memorandum dated May 25, 2023.

8. That SW 274 Street be designed and constructed to provide for connectivity to the parcel to east.

NK:JB:SS:JR



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

ZONING RECOMMENDATION ADDENDUM

JMC GROVES, LLC
PH: Z22-268

NEIGHBORHOOD SERVICES PROVIDER COMMENTS*	
Division of Environmental Resources Management (RER)	*No objection**
Platting and Traffic Review Section (RER)	*No objection**
Department of Transportation and Public Works (DTPW)	*No objection**
Fire Rescue Department	*No objection*
Water and Sewer Department (WASD)	*No objection*
Miami-Dade County Public Schools	*No objection*
Building and Neighborhood Compliance (BNC)	*No objection*
**Subject to conditions in their memorandum.*	

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

Low Density Residential (Pg. I-29)	*The Adopted 2020 and 2030 Land Use Plan designates the subject property as being within the Urban Development Boundary for* ***Low Density Residential****. The residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 dwelling units per gross acre. Residential densities of blocks abutting activity nodes as defined in the Guidelines for Urban Form, or of blocks abutting section line roads between nodes, shall be allowed a maximum residential density of 10.0 dwelling units per gross acre. To promote infill development, residential development exceeding the maximum density of 6.0 dwelling units per acre is permitted for substandard lots that were conveyed or platted prior to August 2nd, 1938. This density category is generally characterized by single family housing, e.g., single family detached, cluster, and townhouses. It could include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is not exceeded.*
With One Density Increase (DI-1) w/ Urban Design (Pg. I-32)	***Density Increase with Urban Design.*** *Some parcels are designated on the LUP map both with a color designating the allowable residential density basis and one of two hatch patterns. The hatch pattern labeled on the LUP map legend as* ***DI-1 (Density Increase 1)*** *denotes that the parcel is eligible for approval of* ***one density category higher*** *than the residential density indicated by the underlying color code, and DI-2 denotes eligibility for approval of up to two density categories higher. A property shall be eligible for a DI-1 designation only if the development containing the designated property utilizes* ***sound urban design principles*** *adopted by County ordinance or incorporated in the Urban Design Manual endorsed by Resolution R-1360-98 as may be amended from time to time, or addresses the urban design concerns contained in another binding instrument approved by action of the Board of County Commissioners. A property shall be eligible for a DI-2 designation only if it meets the above urban design principles, is located in a transit corridor and addresses in a development agreement or site plan the urban design concerns of identifying civic areas, defining open spaces and streets, incorporating any historic theme and providing a pedestrian-friendly environment along roadways. For purposes of this paragraph, transit corridors are land areas located within 660 feet of planned Major Roadways identified on the LUP map, and within one-quarter mile from existing rail transit stations, express busway stops, future transit corridors and planned transit centers identified in the CDMP. To provide a transition between the transit corridor and adjacent neighborhoods, the height of buildings along the edge of the corridor should taper for at least 20 horizontal feet to the height of the existing adjacent buildings outside the corridor. However, where the adjacent property is vacant, heights of buildings at the edge of the corridor may be based on adopted comprehensive plans and the zoning of the surrounding area. Existing or proposed developments with vehicular entrances that are controlled or have entry gates with private streets are not eligible for a density increase designation of DI-1 or DI-2. If the referenced urban design principles are not employed, the allowable density shall be limited to that authorized only by the underlying color code.* ***(*Subject to approval of the concurrent CDMP amendment Application No. CDMP20220018)***

ZONING RECOMMENDATION ADDENDUM

JMC GROVES, LLC
PH: Z22-268

Policy LU-4A (Page I-9)	*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	(A) *The Community Zoning Appeals Boards are advised that the purpose of zoning and regulations is to provide a comprehensive plan and design to lessen the congestion in the highways; to secure safety from fire, panic and other dangers, to promote health, safety, morals, convenience and the general welfare; to provide adequate light and air; to prevent the overcrowding of land and water; to avoid undue concentration of population; to facilitate the adequate provisions of transportation, water, sewerage, schools, parks and other public requirements, 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 and with a view to conserving the value of buildings and property and encouraging the most appropriate use of land and water throughout the County.* *(F)* ***Section 33-311*** *provides that the Board shall take into consideration, among other factors the extent to which:* *(1) The development permitted by the application, if granted, conforms to the Comprehensive Development Master Plan for Miami-Dade County, Florida; is consistent with applicable area or neighborhood studies or plans, and would serve a public benefit warranting the granting of the application at the time it is considered;* *(2) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts; the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment; and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development;* *(3) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the economy of Miami-Dade County, Florida;* *(4) The development permitted by the application, if granted, will efficiently use or unduly burden water, sewer, solid waste disposal, recreation, education or other necessary public facilities which have been constructed or planned and budgeted for construction;* *(5) The development permitted by the application, if granted, will efficiently use or unduly burden or affect public transportation facilities, including mass transit, roads, streets and highways which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways.*
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.*

Memorandum

Date: June 29, 2023

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

From: Lisa M. Spadafina, RER Assistant Director
Division of Environmental Resources Management

Subject: Z2022000268-4th Review
JMC Groves, LLC, a Florida limited liability company
SW 272nd Street and SW 159th Avenue
DBC AU to PAD; NUV for decreased common and private open space and lots to front on private drives leading to adjacent public street and NUV to allow private garage instead of parking for Model E home
(AU) (38.48 Acres)
32-56-39

DERM has reviewed concurrent application No. CDMP20220018. The review conducted by DERM on this concurrent zoning application must assume that the CDMP application is approved; if the CDMP application is denied, then DERM recommends that this concurrent zoning application be denied, as it would be inconsistent with the unamended CDMP. Accordingly, DERM's analysis and recommendations consider whether this concurrent zoning application is consistent with the CDMP amendment as requested by the applicant and with the applicable zoning and other land development regulations. This analysis does not revisit the merits of the aforementioned CDMP application.

Finally, if the Board adopts the CDMP application but with modifications, the recommendations and analyses provided in this report may have to be supplemented or revised to address any such modifications.

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. With respect to other issues discussed herein DERM does not object to this application provided that all the conditions contained herein are complied with.

Potable Water Supply and Wastewater Disposal

Pursuant to the Code and based on the site plan submitted in support of the requested district boundary change, the proposed 292 single-family residences are within feasible distance to connect to public water and public sanitary sewer. Therefore, the proposed development shall connect to public water and sanitary sewers in accordance with Code requirements. Please note that the Board of County Commissioners adopted an ordinance related to feasible distance provisions in October 2022 and under both the prior and current standards this application is within feasible distance to connect to public sanitary sewers.

Please note, that this development will need to obtain a sanitary sewer extension permit 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.

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.

Under section 24-43.4(2)(b)(iii) of the Code, once a property or portion thereof is determined to be within feasible distance, the owner shall record, in the Public Records of Miami-Dade County and at the owner's expense, a covenant in a form acceptable to the Director 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.

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 treatment 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.

Conditions of Approval: That the owner submit a covenant in accordance with the requirements of section 24-43.4(2)(b)(iii) of the Code. The covenant must be recorded prior approval of tentative plat applications for this development.

Stormwater Management

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

Tree Preservation

An aerial review of the subject properties indicates the presence of tree resources. A landscape plan entitled "JMC Groves" prepared by Andrew M. Witkin, R.L.A., and dated as received by Miami-Dade County on June 14, 2023 was submitted in support of the subject application and indicates the removal/relocation of non-specimen (a tree with a trunk diameter at breast height less than 18 inches) tree resources. Section 24-49 of the Code provides for the preservation and protection of tree resources.

DERM has no objection to this application provided that the applicant obtains a Miami-Dade County Tree Removal Permit prior to the removal or relocation of the non-specimen trees on site. 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. The applicant is advised that a tree survey that includes a tree disposition table will be required during the tree removal permit application process. Projects and permits shall comply with the requirements of sections 24-49.2 and 24-49.4 of the Code, including the specimen tree standards.

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

Pollution Remediation

DERM has records of current contamination investigation on the subject site tracked under JMC Groves (DERM file no. HWR-1290). All construction plans (inclusive of drainage) and dewatering plans may require the review and approval from the Environmental Monitoring and Restoration Division of DERM (EMRD) 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. 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. at Thomas.kux@miamidade.gov if you have any questions.

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: Nathan Kogon, Department of Regulatory and Economic Resources

Memorandum

MIAMI-DADE COUNTY

Date: May 18, 2023

To: Nathan Kogon
Assistant Director
Regulatory and Economic Resource Department

From: Raul A. Pino, PLS
Chief
Regulatory and Economic Resource Department

Subject: DIC 22-268
Name: JMC Groves, LLC
Section 32 Township 56 South Range 39 East

I. PROJECT LOCATION:

The property is located at the southside of SW 272 Street lying on the east and west sides of SW 159 Avenue.

II. APPLICATION REQUEST:

This application is requesting the approval of a district boundary change from AU to PAD and a non-use variance for residential lots to front public roads.

III. EXISTING ROADWAYS SERVICEABLE TO THIS APPLICATION:

Access to this site is provided by SW 162 Avenue.

IV. RECOMMENDATION:

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

V. ANTICIPATED TRAFFIC GENERATION AND CONCURRENCY:

A. Trip Generation (Based on Institute of Transportation Engineers Trip Generation Manual, 11th Edition)

272 PM Peak Hour trips are generated by this application.

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

A. Cardinal Distribution

North	40 %	East	20 %
South	30 %	West	10 %

VI. IMPACT ON EXISTING ROADWAYS:

A. CONCURRENCY:

Station F0040 located on Krome Avenue south of SW 282 Street, has a maximum LOS **"C "** of **3,420** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **1,847** vehicles and **28** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station F0040** with its PHP and assigned vehicles is at LOS **"C"**. The **24** vehicle trips generated by this development when combined with the **1,847** and those previously approved through Development Orders, **28**, equal **1,899** and will cause this segment to remain at LOS **"C"** whose range is up to 3,420.

Station 9919 located on SW 264 Street west of SW 147 Avenue, has a maximum LOS **"C"** of **1,359** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **491** vehicles and **234** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station 9919** with its PHP and assigned vehicles is at LOS **"C"**. The **35** vehicle trips generated by this development when combined with the **491** and those previously approved through Development Orders, **234**, equal **760** and will cause this segment to remain at LOS **"C"** whose range is up to 1,359.

Station 9971 located on US 1 south of SW 248 Street, has a maximum LOS **"E+20%"** of **4,296** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **2,535** vehicles and **1,100** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station 9971** with its PHP and assigned vehicles is at LOS **"E+2%"**. The **106** vehicle trips generated by this development when combined with the **2,535** and those previously approved through Development Orders, **1,100**, equal **3,741** and will cause this segment to have LOS **"E+5%"** whose range is from 3,580 to 3,759.

Station 9860 located on SW 157 Avenue south of SW 272 Street, has a maximum LOS **"D"** of **1,440** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **419** vehicles and **105** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station 9860** with its PHP and assigned vehicles is at LOS **"C"**. The **14** vehicle trips generated by this development when combined with the **419** and those previously approved through Development Orders, **105**, equal **538** and will cause this segment to have an LOS **"C"** whose range is up to 1,359.

Station 9932 located on SW 288 Street west of US 1, has a maximum LOS **"D"** of **1,440** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **816** vehicles and **178** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station 9932** with its PHP and assigned vehicles is at LOS **"C"**. The **36** vehicle trips generated by this development when combined with the **816** and those previously approved through Development Orders, **178**, equal **1,030** and will cause this segment to have an LOS **"C"** whose range is up to 1,359.

Station 9936 located on SW 296 Street west of US 1, has a maximum LOS **"D"** of **1,440** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **902** vehicles and **145** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station 9936** with its PHP and assigned vehicles is at LOS **"C"**. The **23** vehicle trips generated by this development when combined with the **902** and those previously approved through Development Orders, **145**, equal **1,070** and will cause this segment to have an LOS **"C"** whose range is up to 1,359.

Station 9212 located on Krome Avenue north of SW 288 Street, has a maximum LOS **"D"** of **3,580** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **1,923** vehicles and **46** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station 9212** with its PHP and assigned vehicles is at LOS **"C"**. The **34** vehicle trips generated by this development when combined with the **1,923** and those previously approved through Development Orders, **46**, equal **2,003** and will cause this segment to have an LOS **"C"** whose range is up to 3,420.

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.

VII. SITE PLAN CRITIQUE:

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.

VIII. 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 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."

Memorandum

Date: Thursday, May 25, 2023

To: Nathan Kogon
Assistant Director
Regulatory and Economic Resource Department

From: Miguel Soria, P.E. *Miguel Soria*
Assistant Director Highway Engineering
Department of Transportation and Public Works

Subject: DIC Z2022000268
Name: JMC Groves, LLC

I. PROJECT LOCATION:

The property is located at the southside of SW 272 Street lying on the east and west sides of SW 159 Avenue.

II. APPLICATION REQUEST:

The application is requesting approval of a zoning district boundary change from AU, Agricultural District to PAD, Planned Area Development District, for purposes of developing a planned area development community consisting of 266 detached single-family residences.

III. RECOMMENDATION:

Miami-Dade County Department of Transportation and Public Works (DTPW) does not object to this application subject to the conditions in Section IV.

IV. CONDITIONS:

Development of this site requires the following offsite improvements prior to obtaining the final CO/CU:

- Install exclusive eastbound and westbound left turn lanes on SW 280 Street and SW 162 Avenue.
- Install an exclusive westbound left-turn lane on SW 272 Street at SW 159 Avenue to access the subject development.

Cc: Raul A. Pino, PLS, Department of Regulatory and Economic Resources

Yamilet A. Senespleda, P.E., Traffic Engineering Division Chief, Department of Transportation and Public Works

Josenrique Cueto, P.E., Chief Project Delivery Officer, Department of Transportation and Public Works

Jose Rivero, Zoning Evaluation Supervisor, Department of Regulatory and Economic Resources

James Byers, Chief, Regulatory and Economic Resources Zoning and Public Works Plan Review Division

Memorandum

Date: May 18, 2023

To: Nathan Kogon, Assistant Director
Development Services
Department of Regulatory and Economic Resources (RER)

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

Subject: Zoning Application Comments - JMC Groves
Application No. Z2022000268 (Revision 1) - (Pre-App. No. Z22P-299)

The Water and Sewer Department has reviewed the proposed development for the subject zoning application. WASD has no objections to this application. The information provided below is preliminary and it does not affect the Zoning process. *The applicant is advised to consult with their engineer and WASD's Plans Review staff to finalize points of connection and capacity approval.*

Application Name: JMC Groves

Location: The proposed project is located on approximately 36.45 net acres on the south side of SW 272nd Street, lying on the east and west sides of SW 159th Avenue with Folio Nos. 30-6932-000-0364, 30-6932-000-0366, 30-6932-000-0370, 30-6932-000-0371 and 30-6932-000-0372, in unincorporated Miami Dade County.

Proposed Development: The applicant proposes rezoning the property from AU (Agricultural District) to PAD (Planned Area Development District) and subdivide the Property for the purpose of developing 288 single family residences (less than 3,001 S.F.)

The estimated total water demand for the proposed project will be 60,480 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 System. Currently, there is adequate treatment and water supply capacity, consistent with Policy WS-2 A (1) of the CDMP.

Due to the project's proximity to the UDB, this project was reviewed by a WASD UDB project review team on July 19, 2022, in accordance with CDMP Policy WS-2E. The WASD Letter of Availability (LOA) No. 2022-1388 issued on October 3, 2022, reflects the points of connection approved by the review team.

Per WASD LOA No. 2022-1388 issued on October 3, 2022, since this property is connecting to WASD's water system for the first time, the developer is required to install a water main along one entire boundary of the property, as per WASD's Rules & Regulations, section 2.02(1) and 2.04(2)(d).

Therefore, the developer shall connect to an existing 8-inch water main (E9774-1) in SW 272nd Street and SW 162nd Avenue (Farmlife Rd) at the northwest corner of the property and extend a 12-inch water main (Half-Section Line) easterly in SW 272nd Street to the northeastern corner of the property.

Then the developer shall connect to the aforementioned proposed 12-inch water main in SW 272nd Street, northeastern corner of the property, and extend an 8-inch water main southerly within the property in dedicated public Right-of-Way (R/W) and or in a WASD easement as required to abut and provide service to the proposed development, interconnecting to an existing 8-inch water main (E23996D00A-2) in SW 276th Street near the southeastern corner of the property.

Oversizing credit would apply from an 8-inch water main to a 12-inch water main in SW 272nd Street (half section line).

Also, the developer shall connect to any of the following to provide service to the property:

1. An existing 8-inch water main (E9774-1) in SW 162nd Avenue, abutting the western boundary of the property.

2. An existing 8-inch water main (E23537D00A-2) in SW 276th Street abutting the southern boundary of the property.

Any public water main extension within the property shall be 8-inch minimum diameter. If two or more fire hydrants are to be connected to a public water main extension, then the water system shall be looped with (2) points of connections. *Final points of connections and capacity approval to connect to the water system will be provided at the time the WASD Agreement is offered.*

A Water Supply Certification (WSC) will be required for the proposed development. Said Certification will be issued at the time the WASD Agreement 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. This WWTP is currently operating under a permit from the Florida Department of Environmental Protection. Currently, there is adequate sewer treatment and disposal capacity at the WWTP, consistent with Policy WS-2 A (2) of the CDMP.

Per WASD Letter of Availability (LOA) No. 2022-1388 issued on October 3, 2022, a new public Pump Station will be required. The developer may connect to an existing 8-inch force main (ES5167-2) in SW 284th Street and SW 162nd Avenue and extend the same 8-inch force main northerly in SW 162nd Avenue to a point as required to provide service to the new public Pump Station.

Notes:

1. The proposed public Pump Station shall be designed to provide service to the area bounded by SW 272nd Street, SW 162nd Avenue, SW 157th Avenue, SW 280th Street, plus the area between SW 272nd Street, SW 162nd Avenue, SW 280th Street and SW 167th Avenue.

2. The developer shall install a deep manhole near SW 162nd Avenue. This will allow future development to the west to be able to connect and extend.

Please be advised that the new public Pump Station (PS) site dimensions must be 45 feet x 65 feet, shall be deed to the WASD, and must be shown on the plat without encroachment of any other utility easements, having direct access to either dedicated public R/W or to ingress-egress paved access and utility easement with a minimum width of 20 feet.

Additionally, the developer shall connect to the aforementioned proposed public PS and extend 8-inch minimum 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. *Final points of connection and capacity approval to connect to the sewer system will be provided at the time the WASD Agreement is offered.*

If unity of Title does not apply, then any gravity sewer within the property 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 Suyapa Carbajal at (786) 552-8124 or suyapa.carbajal@miamidade.gov.

Memorandum

MIAMI-DADE COUNTY

Date: May 23, 2023

To: Nathan Kogon, Assistant Director
Development Services Division
Director, Regulatory and Economic Resources Department (RER)

From: Alejandro Zizold, Chief of Planning and Research AZ
Planning, Design and Construction Excellence Division
Parks, Recreation and Open Spaces Department (PROS)

Subject: Z2022000268 – JMC Groves (Z2022P00299) - V2 Review

Applicant Name: Alberto J. Torres on behalf of JMC Groves, LLC.

Project Location: The property consists of approximately ±38.48 acres and is generally located south of SW 272nd Street and both east and west of SW 159th Avenue, in unincorporated Miami-Dade County (Folios: 30-6932-000-0364, 30-6932-000-0366, 30-6932-000-0370, 30-6932-000-0372).

Proposed Development: The applicant seeks a zoning review for the approval of a zoning district boundary change from AU, Agricultural District, to PAD, Planned Area Development District for the purpose of developing 288 detached single-family residential dwelling units. The applicant also seeks a non-use variance to permit 25% of common open space where 30% is required, a non-use variance to permit detached single-family residences with private open space varying from 53% to 74% where 125% of the interior gross square footage of the first floor of each unit is required, and a non-use variance to permit residential lots to front on public rights-of ways and to permit such lots to have access to public streets by means of private roadways.

Current Park Benefit District Area Conditions: Existing County-owned Park and recreation facilities, both Areawide and Local, serving Park Benefit District 3 (PBD 3) are shown on the attached map in Figure 1. County-owned local parks that are within three miles of the subject application are described below in Table A.

Table A - County Parks (Local) Within a 3 Mile Radius of Application Area.

NAME	ADDRESS	CLASSIFICATION	ACRES	TYPE
Naranja Park	14150 SW 264 ST	Community Park	12.7	Local
Leisure Park	15355 HARDING LN	Neighborhood Park	1.86	Local
Naranja Lakes Park	14410 SW 272 ST	Neighborhood Park	1.55	Local
Palmland Park	15351 SW 304TH ST	Neighborhood Park	5.09	Local
Royal Colonial Park	14850 SW 280TH ST	Community Park	26.27	Local
Modello Park	28450 SW 152ND AVE	Community Park	8.23	Local
Pine Island Lake Park	12970 SW 268TH ST	Neighborhood Park	17.45	Local
Live Like Bella Park	29305 ILLINOIS RD	Community Park	8.3	Local
South Dade Park	16350 SW 280TH ST	Community Park	8.61	Local
Modello Wayside Park	28800 S DIXIE HWY	Neighborhood Park	2.5	Local

Impact and Demand: The proposed development includes a total of 288 detached single-family residential dwelling units. The proposed residential units would generate a residential population of 911 people resulting in an estimated impact of 2.50 acres of local parkland when analyzed using Miami-Dade County's minimum Level of Service standard for the provision of local recreation open space. Recreation and Open Space

Element policies ROS-2a (i); (ii); (iii); (iv); and (v) provide for the establishment of Miami-Dade County's minimum Level of Service standard for the provision of local recreation open space. As shown in Table A, there are several Miami-Dade County-provided local recreation open space sites consisting of 5 acres or larger within a 3-mile radius from the application area. The site is in PBD 3 which has a surplus of 196.76 acres of local parkland and therefore the project meets concurrency when analyzed in terms of 2.75 acres per 1,000 unincorporated areas residents within this Park Benefits District.

Recommendations: PROS offers the following recommendations:

- Given the potential impact of the development, PROS recommends that the applicant consider a total or partial 2.50-acre public park conveyance in-lieu of park impact fees. PROS requests that the applicant coordinate a meeting with the Department to explore this option further.
- Provide shaded seating areas for residential open space amenities, including the tot lot, mailbox area, and dog park to provide more shaded and walkable areas.
- Provide bicycle parking adjacent to pool, tot lot, and dog park amenities to encourage non-motorized mobility.

These recommendations are based on the following Recreation and Open Space policy and objectives in the Comprehensive Development Master Plan (CDMP):

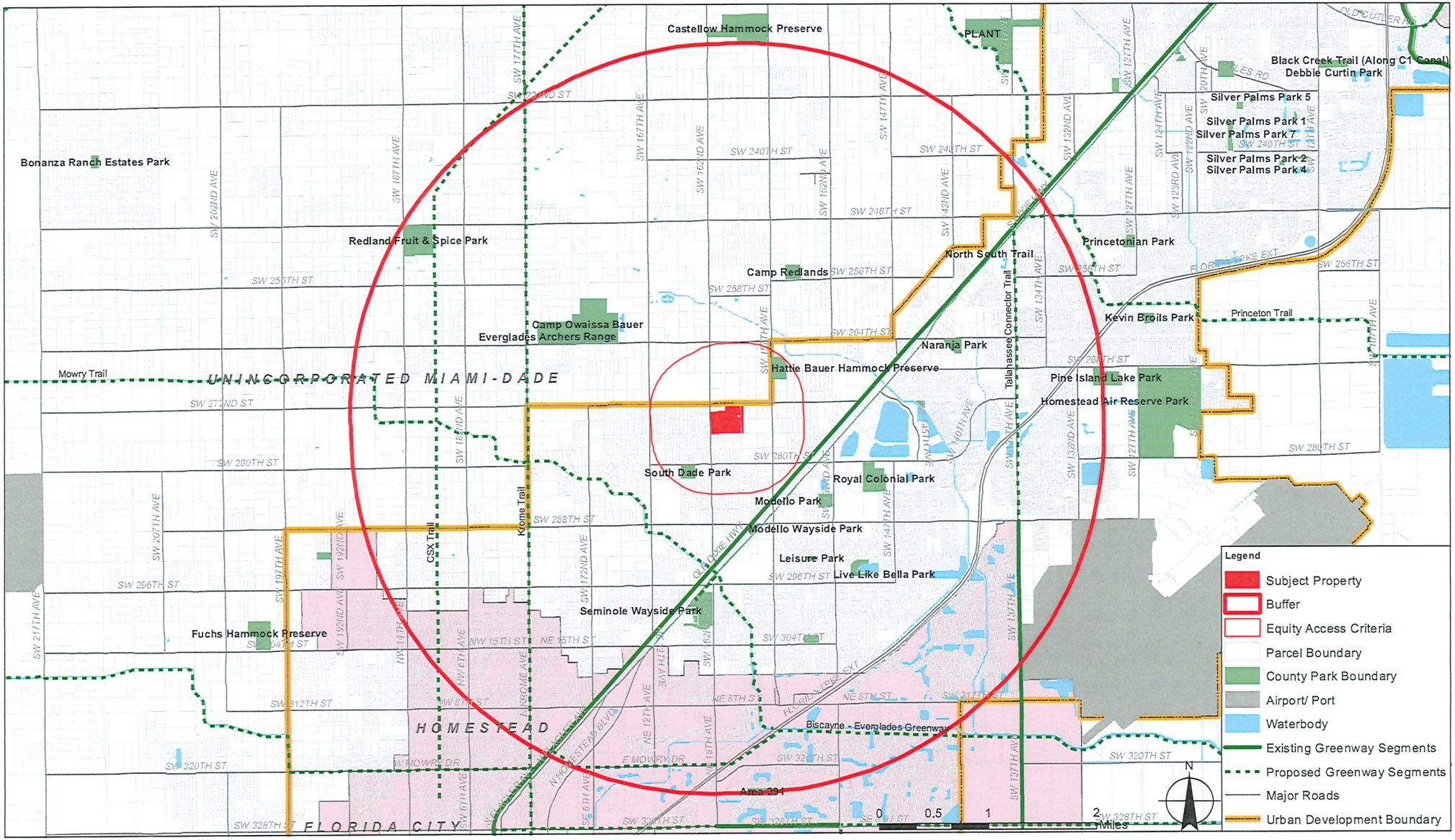
> Objective ROS-1
> Provide a comprehensive system of public and private sites for recreation, including but limited to public spaces, natural preserve and cultural areas, greenways, trails, playgrounds, parkways, beaches and public access to beaches, open space, waterways, and other recreational facilities and programs serving the entire County; and local parks and recreation programs adequately meeting the needs of Miami-Dade County's unincorporated population.
>
> ROS-3B
> The County shall improve and promote non-motorized access to existing park and recreation open spaces by implementing the North Miami-Dade Greenways Master Plan and South Miami-Dade Greenway Network Master Plan, as well as improved sidewalks and trails, to improve connectivity between parks and residences, schools, activity centers, and transportation nodes.
>
> Objective ROS-8
> The Miami-Dade County Parks and Open Space System Master Plan (OSMP), through a 50-year planning horizon, shall guide the creation of an interconnected framework of parks, public spaces, natural and cultural areas, greenways, trails, and streets that promote sustainable communities, the health and wellness of County residents, and that serve the diverse local, national, and international communities.

Based on our findings described herein, **PROS has no objection to this application.** Should you need additional information or clarification on this matter, please contact Carlos Lopez, Park Planner 2, at carlos.lopez6@miamidade.gov.

AZ: mds cl MDS

Attachment

FIGURE 1: Z2022000268 - JMC GROVES
MIAMI-DADE COUNTY PARKS, RECREATION AND OPEN SPACES DEPARTMENT ANALYSIS



Signature: Maria Debye Saxinger

Email: Maria.DebyeSaxinger@miamidade.gov

Signature: Alejandro Zizold

Email: alejandro.zizold@miamidade.gov

Z2022-268 JMC Groves_PROS V2

Final Audit Report 2023-05-31

Created:	2023-05-23 (Eastern Daylight Time)
By:	Carlos Lopez (carlos.lopez6@miamidade.gov)
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Miami-Dade County Public Schools
giving our students the world

Superintendent of Schools
Dr. Jose L. Dotres

Miami-Dade County School Board
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Dr. Lubby Navarro, Vice Chair
Mr. Roberto J. Alonso
Ms. Lucia Baez-Geller
Dr. Dorothy Bendross-Mindingall
Mrs. Monica Colucci
Mr. Daniel Espino
Dr. Steve Gallon III
Ms. Luisa Santos

February 6, 2023

VIA ELECTRONIC MAIL

alberto.torres@hklaw.com

RE: PUBLIC SCHOOL CONCURRENCY ANALYSIS
JMC GROVES, LLC (Z2022000268) L-168
LOCATED AT THE SOUTH SIDE OF SW 320 STREET BETWEEN SW 192 & 194 AVENUE
PH3022112200546 - FOLIO NO. 3069320000364, 3069320000366, 3069320000371, 3069320000370, 3069320000364

Dear Applicant:

Pursuant to State Statutes and the Interlocal Agreements for Public School Facility Planning in Miami-Dade County, the above-referenced application was reviewed for compliance with Public School Concurrency. Accordingly, enclosed please find the School District's Preliminary Concurrency Analysis (Schools Planning Level Review).

As noted in the Preliminary Concurrency Analysis (Schools Planning Level Review), the proposed development would yield a maximum residential density of 292 residential units, which generate 123 students, 55 at the elementary, 30 at the middle and 38 at the senior high school level. At this time, all school levels have sufficient capacity available to serve the application. However, a final determination of Public School Concurrency and capacity reservation will only be made at the time of approval of final plat, site plan or functional equivalent, notwithstanding any additional information that may surface after further departmental research. As such, this analysis does not constitute a Public School Concurrency approval.
Should you have any questions, please feel free to contact me at 305-995-7285.

Best regards,

Ivan M. Rodriguez, R.A.
Director

Enclosure

L-168

cc: Ms. Nathaly Simon
Miami-Dade County
School Concurrency Master File

Concurrency Management System (CMS)

Miami-Dade County Public Schools

Miami-Dade County Public Schools

Concurrency Management System

Preliminary Concurrency Analysis

MDCPS Application Number:	**PH3022112200546**	Local Government (LG):	**Miami-Dade**
Date Application Received:	**11/22/2022 8:15:23 PM**	LG Application Number:	**Z2022000268**
Type of Application:	**Public Hearing**	Sub Type:	**Zoning**

Applicant's Name: **JMC Groves, LLC**
Address/Location: **Southside of AW 272 Street lying on the E and W isdes of SW 159 Avenue**
Master Folio Number: **3069320000364**
Additional Folio Number(s): ***3069320000366, 3069320000371, 3069320000370, 3069320000364,***

PROPOSED # OF UNITS **292**
SINGLE-FAMILY DETACHED UNITS: **292**
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
4581	REDLAND ELEMENTARY	-15	55	0	NO	Current CSA
4581	REDLAND ELEMENTARY	51	55	51	NO	Current CSA Five Year Plan
6761	REDLAND MIDDLE	-62	30	0	NO	Current CSA
6761	REDLAND MIDDLE	0	30	0	NO	Current CSA Five Year Plan
7701	SOUTH DADE SENIOR	18	38	18	NO	Current CSA
7701	SOUTH DADE SENIOR	0	20	0	NO	Current CSA Five Year Plan
ADJACENT SERVICE AREA SCHOOLS						
3261	MIAMI HEIGHTS ELEMENTARY	322	4	4	YES	Adjacent CSA
6771	JORGE MAS CANOSA MIDDLE	166	30	30	YES	Adjacent CSA
7781	FELIX VARELA SENIOR	121	20	20	YES	Adjacent CSA
*An Impact reduction of **31.81%** included for charter and magnet schools (Schools of Choice).						

MDCPS has conducted a preliminary public school concurrency review of this application; please see results above. A final determination of public school concurrency and capacity reservation will be made at the time of approval of plat, site plan or functional equivalent.
THIS ANALYSIS DOES NOT CONSTITUTE PUBLIC SCHOOL CONCURRENCY APPROVAL.

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

Memorandum

Date: May 03, 2023

To: Nathan M. Kogon, Assistant Director
Regulatory and Economic Resources

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

Subject: Z2022000268

The Miami-Dade Fire Rescue Department has **no objection** to the site plan uploaded in "EnerGov" on 05/02/2023.

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.

Building and Neighborhood Compliance

ENFORCEMENT HISTORY

JMC GROVES, LLC/CASE, JANET	N/A **MIAMI-DADE COUNTY, FLORIDA.**
APPLICANT	**ADDRESS**
Pending	Z2022000268
DATE	**HEARING NUMBER**

FOLIO: 30-6932-000-0364/30-6932-000-0366/30-6932-000-0371/30-6932-000-0370/30-6932-000-0372

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:
May 16, 2023

NEIGHBORHOOD REGULATIONS:
Folio No.s: 30-6932-000-0364/30-6932-000-0366/30-6932-000-0371/30-6932-000-0370
There are no open/closed cases in CMS.

Folio No.: 30-6932-000-0372
Case No. 202201002208 was opened on 07/25/2022. Warning Notice W384962 was issued on 07/25/2022 for STORING OR MAINTAINING SOLID WASTE, JUNK, TRASH, AND/OR DEBRIS AS STATED IN 19-14(A)(2), TO WIT: JUNK AND TRASH (PROPANE TANKS, SHEET METAL AND MISC. DEBRIS) OBSERVED ON THE PROPERTY. Since the violation was not corrected, Citation T107412 was issued on 08/08/2022 for "Failure to perform lot maintenance in a non-residential zoned district". A compliance inspection conducted on 09/12/2022 revealed that the violation was corrected. Citation was voided on 09/15/2022 and case was closed on 09/22/2022.

BUILDING SUPPORT REGULATIONS:
Folio No.s: 30-6932-000-0364/30-6932-000-0366/30-6932-000-0371/30-6932-000-0370/30-6932-000-0372
There are no open/closed cases in BSS.

VIOLATOR:
JMC GROVES, LLC/CASE, JANET

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

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JMC Holdings, LLC / View from SW 162nd Avenue at Southwest Corner of the Property



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JMC Holdings, LLC / View from SW 276 Street at Southeast Corner of the Property



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JMC Holdings, LLC / View from SW 162nd Avenue at Northwest Corner of the Property



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JMC Holdings, LLC / View from SW 272 Street



Memorandum

MIAMI-DADE COUNTY

Date: May 24, 2023

To: Nathan Kogon, Assistant Director
Development Services Division
Department of Regulatory and Economic Resources

From: Alfredo "Freddy" Ramirez III, Director
Miami-Dade Police Department

Subject: Review – Zoning Application – Case: No. Z2022000268
JMC Groves, LLC. Amendment

APPLICATION:

The applicant, JMC Groves, LLC., is requesting to amend the original request of the property to the following:

1. District boundary change from Agricultural District to Planned Area Development District, in order to allow the residential development of the property.
2. Non-use variance of zoning and subdivision regulations to permit single-family residential lots to the front on public right-of-way, and to permit such lots to have access to public streets by means of private roadways.
3. Non-use variance to permit 20.83% of common open space (30% required).
4. Non-use variance to permit detached single-family residence arranged in clusters and containing a minimum of 42% (672 square feet) of private open space and detached single family residence with a minimum of 31% (2,445 square feet) of private open space (125% of the interior gross square footage of the ground floor of each unit required).
5. Non-use variance to permit Model "E" with 0 parking spaces (2 spaces required) to allow the model's private garage to provide the required parking.

The 38.48 acre property is located at south side of SW 272 Street located on the east and west sides of SW 159 Avenue, in unincorporated, Miami-Dade County, Florida.

CURRENT POLICE SERVICES:

The project would be serviced by our South District, located at 10800 SW 211 Avenue, Miami, Florida.

APPLICATION REVIEW:

A review of the application and related documents was conducted to predict its impact on the Miami-Dade Police Department's resources and the impact the project could have on any zoning modification changes.

Current data of police staffing and population was examined to project any increase in calls for service. Current staffing should accommodate any slight increase in the volume of calls for service. Should demand for police services increase beyond current levels, additional sworn personnel, support staff, and equipment will be required.

DISCLOSURE OF INTEREST*

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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: JMC Groves, LLC, a Florida limited liability company.

NAME AND ADDRESS	Percentage of Stock
Janet M. Case - 14925 SW 232 St. Goulds, FL 33170	63.2812%
Bradley G. Case - 26503 SW 173 Pl. Homestead, FL 33031	12.2396%
Gregory G. Case - 408 NW 19th St. Homestead, FL 33030	12.2396%
Kimberly M. Chalker - 14910 SW 228 St. Goulds, FL 33170	12.2396%

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	Percentage of Ownership

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: Lennar Homes, LLC

NAME AND ADDRESS (if applicable)	Percentage of Interest
Lennar Corporation (a publicly traded entity)*	99%
U. S. Home Corporation (A Wholly owned subsidiary of Lennar Corporation*)	1%

Date of contract: 6/2022

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust:

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_____

_____

_____

_____

_____

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.

JMC Groves, LLC, a Florida limited liability company

By: Janet M. Case

Print Name: Janet M. Case

Title: Managing Member

_____

Sworn to and subscribed before me this 6th day of October, 2022. Affiant is personally known to me or has produced _____ as identification.

_____

(Notary Public)

My commission expires 8/5/24

Bradley Fountain
Notary Public
State of Florida
Comm# HH028486
Expires 8/5/2024

*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.

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NORTH

SITE PLAN
1" = 80'

SINGLE FAMILY HOME STANDARDS	
MIN. LOT AREA	MIN. 7,700
MIN. LOT WIDTH	77'-0"
MIN. LOT DEPTH	MIN. 100'
BUILDING SETBACKS	FT
MIN. FRONT SETBACK	15 FOR 50% OF THE LINEAL FOOTAGE OF THE WIDTH OF THE HOUSE AND 25 FOR BALANCE
MIN. SETBACK TO GARAGE	20'-0"
MIN. INTERIOR SIDE SETBACK	10% LOT WIDTH MIN.—5' MAX.—7½'
MIN. SIDE STREET SETBACK	15'-0"
MIN. REAR SETBACK	15 FOR 50% OF THE LINEAL FOOTAGE OF THE WIDTH OF THE HOUSE AND 25 FOR BALANCE
	SF - %
MAX. LOT COVERAGE	2,716 - 35%
	FT-STORIES
BUILDING HEIGHT	MAX. 27'-4" , 2-STORIES

DEVELOPMENT DATA		
	SQFT	ACRES
GROSS AREA	1,676,220.05	38.48
ROW DEDICATIONS	88,458.05	2.03
NET AREA	1,587,762.00	36.45
DENSITY	#	DU/ACRE
7,700 SF LOTS	22	
DETACHED SINGLE FAMILY CLUSTER HOMES	266	
TOTAL LOTS	288	
GROSS DENSITY		7.48
NET DENSITY		7.90
TOTAL BEDROOMS	1,368	
POPULATION PROJECTION	3.09/UNIT	890
CALCULATIONS	SQFT	%
BUILDING COVERAGE AT GROUND LEVEL	455,678.00	28.70
UNIT DRIVEWAYS, ENTRY WALKS, PATIOS	136,100.00	8.57
WATER BODIES	0.00	0.00
PRIVATE ROADS & PARKING AREAS	278,182.37	17.52
PUBLIC ROADS	88,458.05	5.57
PEDESTRIAN WALKS	64,893.62	4.09
PUBLIC FACILITIES	0.00	0.00
COMMON GREEN OPEN SPACE	261,420.35	16.46
CABANA	1,249.32	0.08
POOL & POOL DECK	3,216.29	0.20
PRIVATE OPEN SPACE	298,564.00	18.80
TOTAL GROSS ACREAGE	1,587,762.00	100.00
OPEN SPACE	SF	%
PEDESTRIAN WALKS	64,893.62	4.09
CABANA	1,249.32	0.08
POOL & POOL DECK	3,216.29	0.20
COMMON GREEN OPEN SPACE	261,420.35	16.46
TOTAL	330,779.58	20.83
PRIVATE OPEN SPACE	REQUIRED	PROVIDED
CLUSTER HOMES DETACHED SINGLE FAMILY DWELLING UNITS WITH GROUND FLOOR ACCESS	(1.25)GROSS INTERIOR FLOOR AREA	531 SF (35%) MINIMUM & 848 SF (55%) AVERAGE
SINGLE FAMILY HOMES DETACHED SINGLE FAMILY DWELLING UNITS WITH GROUND FLOOR ACCESS	(1.25)GROSS INTERIOR FLOOR AREA	2,445 SF (31%) MINIMUM & 3,318 SF (42.71%) AVERAGE
	SF	%
IMPERVIOUS AREA	1,027,777.65	64.73
PERVIOUS AREA	559,984.35	35.27
TOTAL AREA	1,587,762.00	100.00
PARKING	RATIO	SPACES
CLUSTER HOMES		
TOTAL REQUIRED	2.00	532
PROVIDED IN DRIVEWAYS		328
PROVIDED ON-STREET		77
TOTAL PROVIDED FOR CLUSTER HOMES		405
PROVIDED IN ATTACHED GARAGES		424
TOTAL PROVIDED WITH GARAGES		829
SINGLE FAMILY HOMES		
TOTAL REQUIRED SINGLE FAMILY HOMES	2.00	44
TOTAL PROVIDED		44
TOTAL PARKING PROVIDED		873
CLUSTER STANDARDS		
MIN. LOT AREA	MIN. 2,699	
MIN. LOT WIDTH	39'-0", 42'-0", 45'-0" & 75'-0"	
MIN. LOT DEPTH	MIN. 70'-0"	
BUILDING SETBACKS	FT	
MIN. FRONT SETBACK	9'-0"	
*MODEL E ONLY	2'-0"	
MIN. SETBACK TO GARAGE	18'-0"	
MIN. INTERIOR SIDE SETBACK	5'-0"	
MIN. SIDE STREET SETBACK	5'-0"	
*MODEL E ONLY	0'-0"	
MIN. REAR SETBACK	6'-0"	
	SF - %	
MAX. LOT COVERAGE	1,658 - 53%	
	FT-STORIES	
BUILDING HEIGHT	MAX. 26'-1" , 2-STORIES	

PASCUAL PEREZ KILIDDJIAN STARR
ARCHITECTS + PLANNERS
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MARIO P. PASCUAL , AIA
LICENSE No. : AR 0008254
PETER KILIDDJIAN, RA
LICENSE No. : AR 0093067
ANDREW STARR, RA
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JMC GROVES
BY: LENNAR HOMES
PAD
MIAMI-DADE COUNTY, FLORIDA

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SITE PLAN

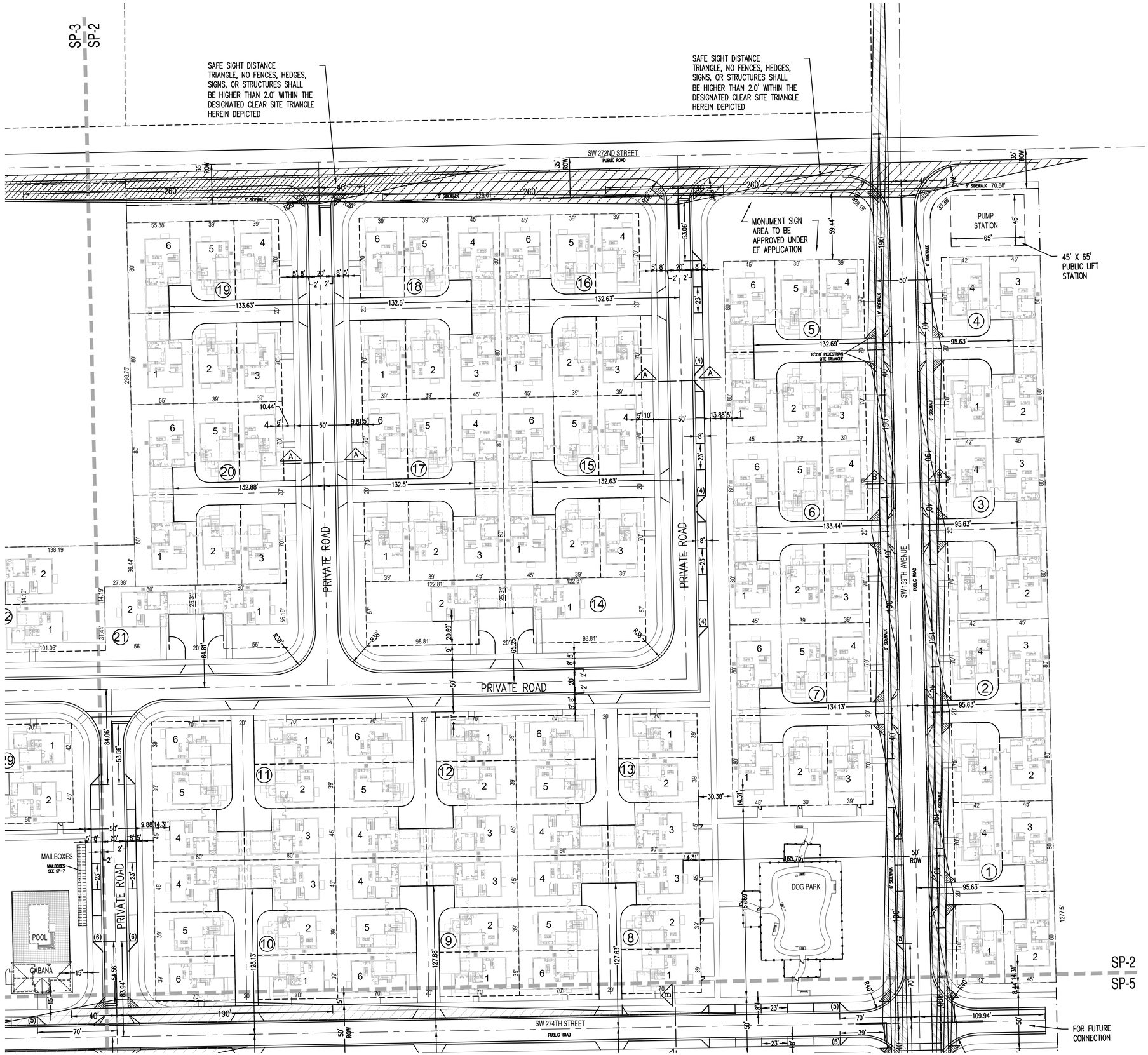
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DATE : 2023-01-17
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CHECK BY: AJS
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NORTH

SITE PLAN
1" = 40'

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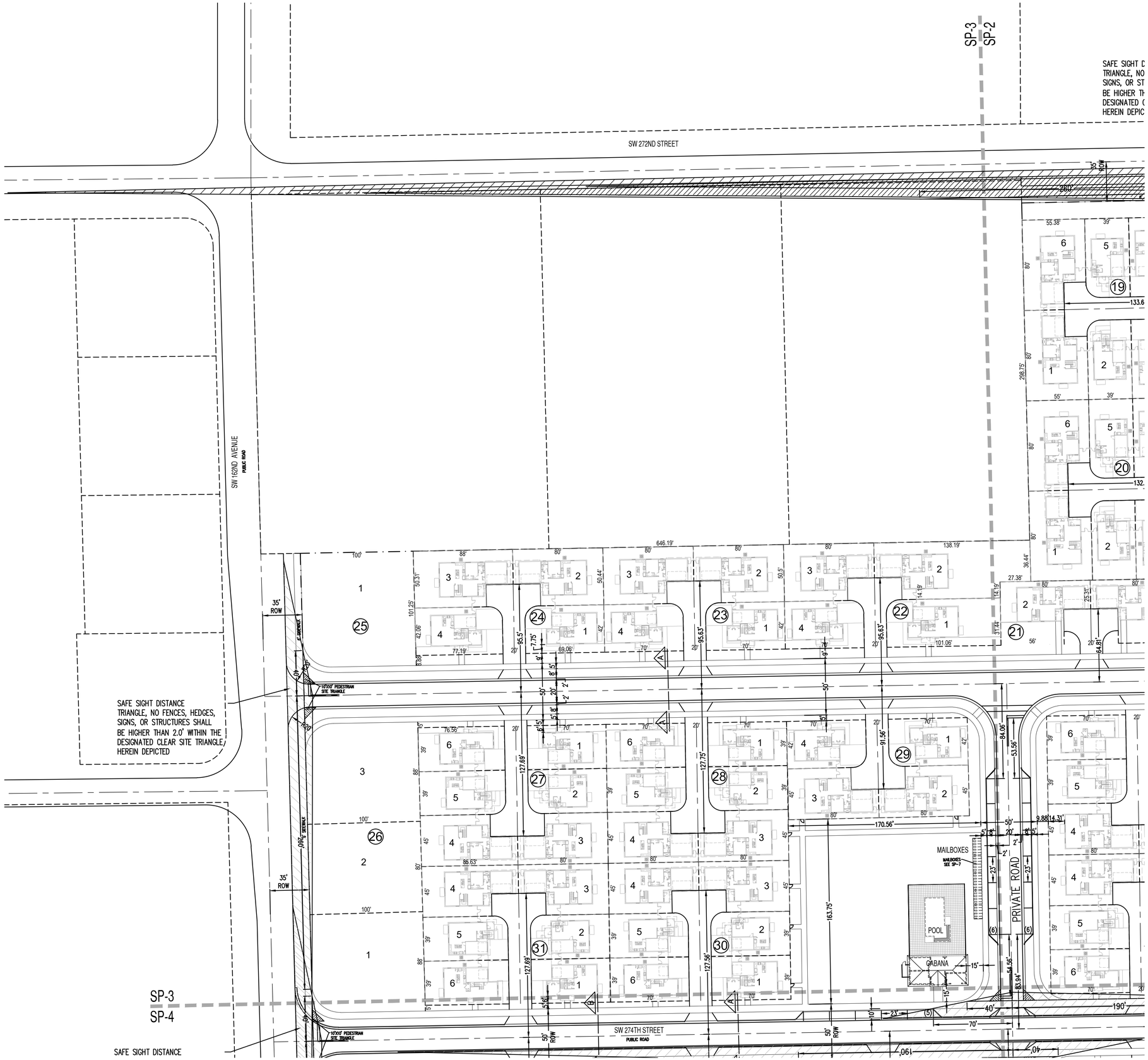
SITE PLAN

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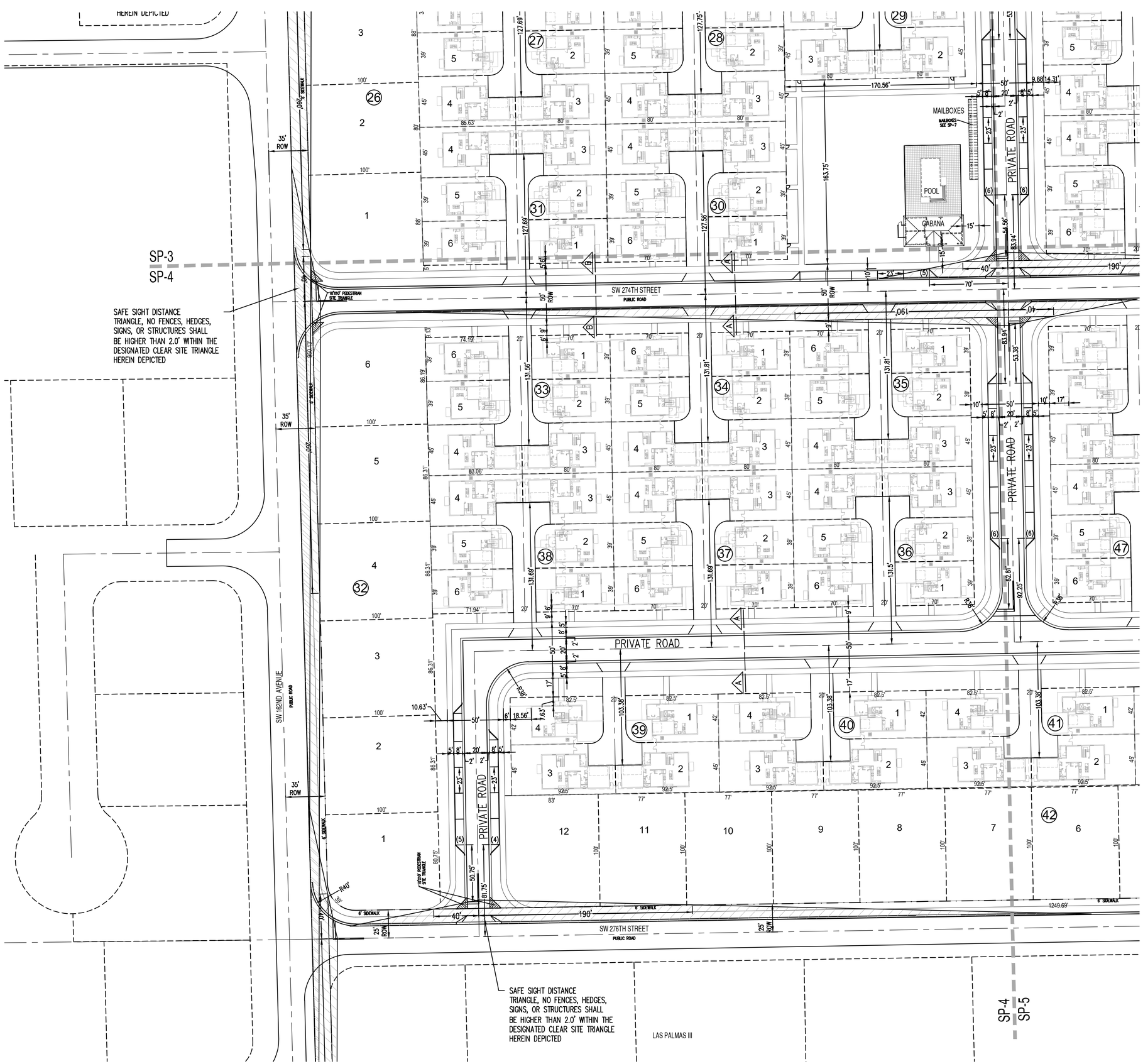
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MIAMI-DADE COUNTY, FLORIDA

SEAL:

SITE PLAN

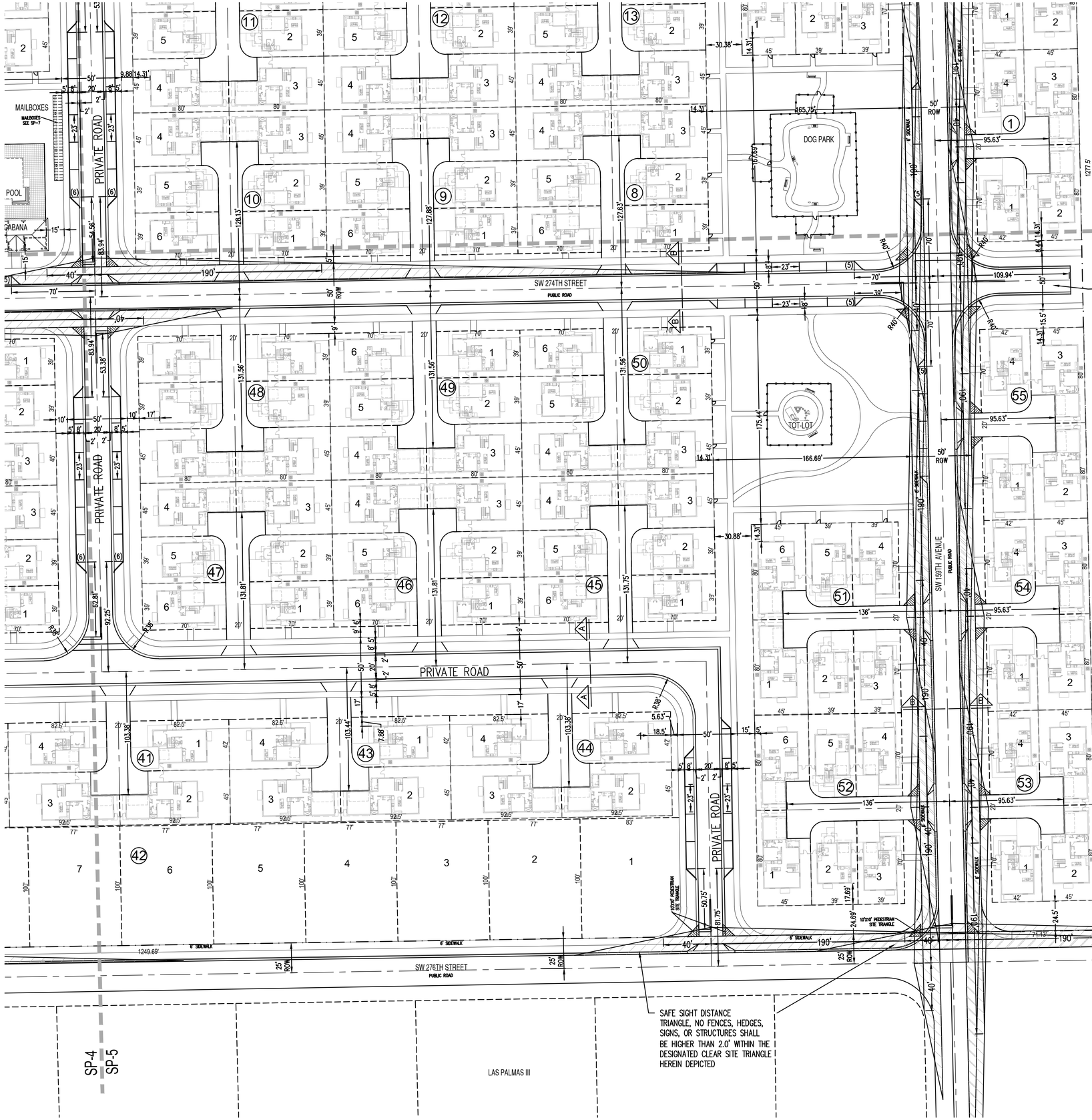
SITE PLAN	
DATE :	2023-01-17
SCALE :	AS SHOWN
DRAWN :	SJ
CHECK BY:	AJS
JOB NO. :	22-61

SP-4

SHEET NO. :

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NORTH

SITE PLAN
1" = 40'

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BY: LENNAR HOMES
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MIAMI-DADE COUNTY, FLORIDA

SEAL:

SITE PLAN

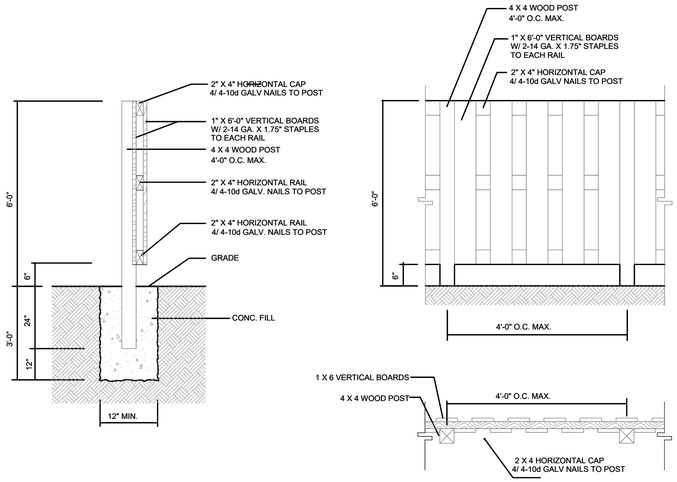
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DATE :	2023-01-17
SCALE :	AS SHOWN
DRAWN :	SJ
CHECK BY:	AJS
JOB NO. :	22-61

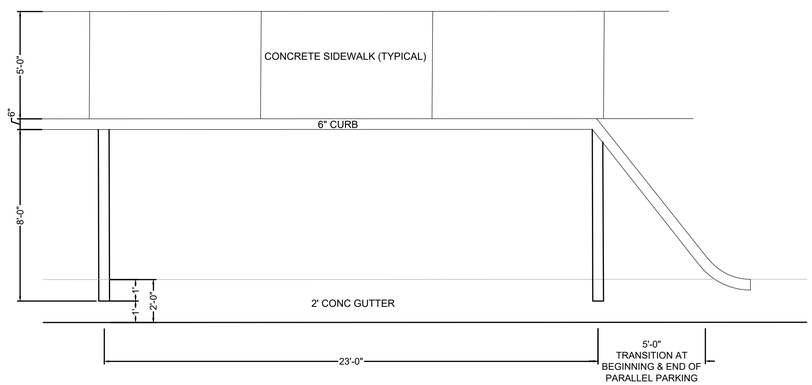
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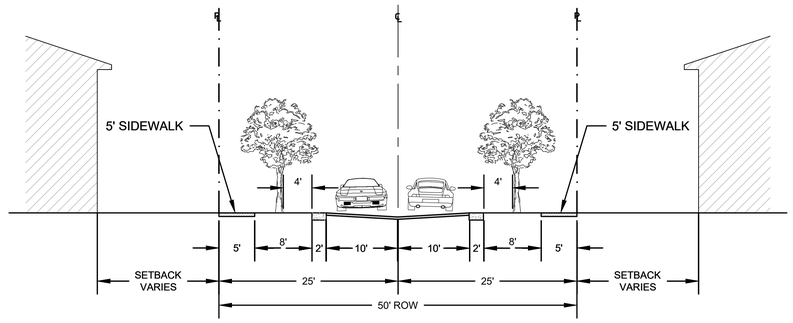
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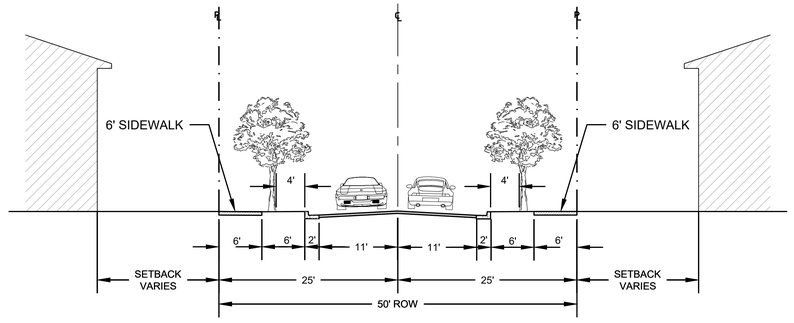
SINGLE FAMILY HOME
REAR YARD FENCE
SCALE: NTS



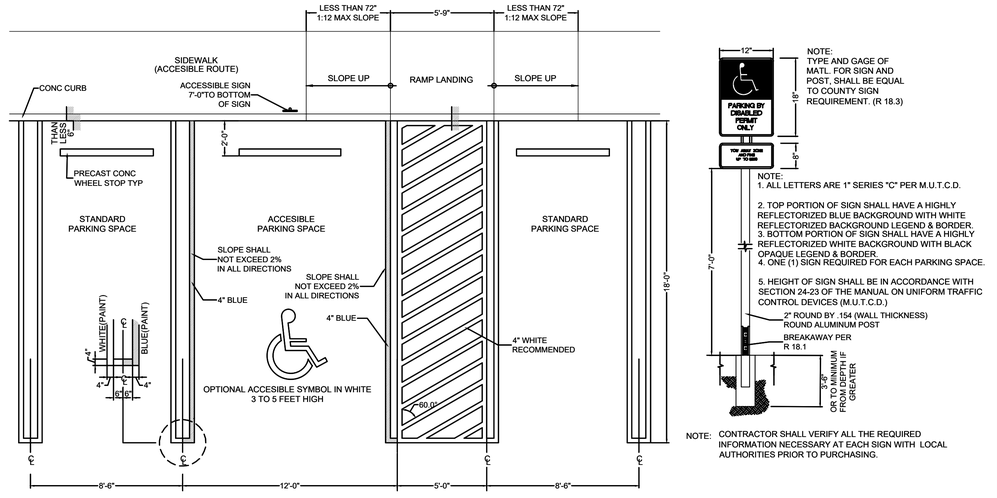
PARALLEL PARKING
SCALE: 1/4" = 1'-0"



STREET SECTION B-B
PUBLIC 50' STREET
SCALE: 1"=10'-0"



STREET SECTION A-A
PRIVATE 50' STREET
SCALE: 1"=10'-0"



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

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

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SITE PLAN

DETAILS

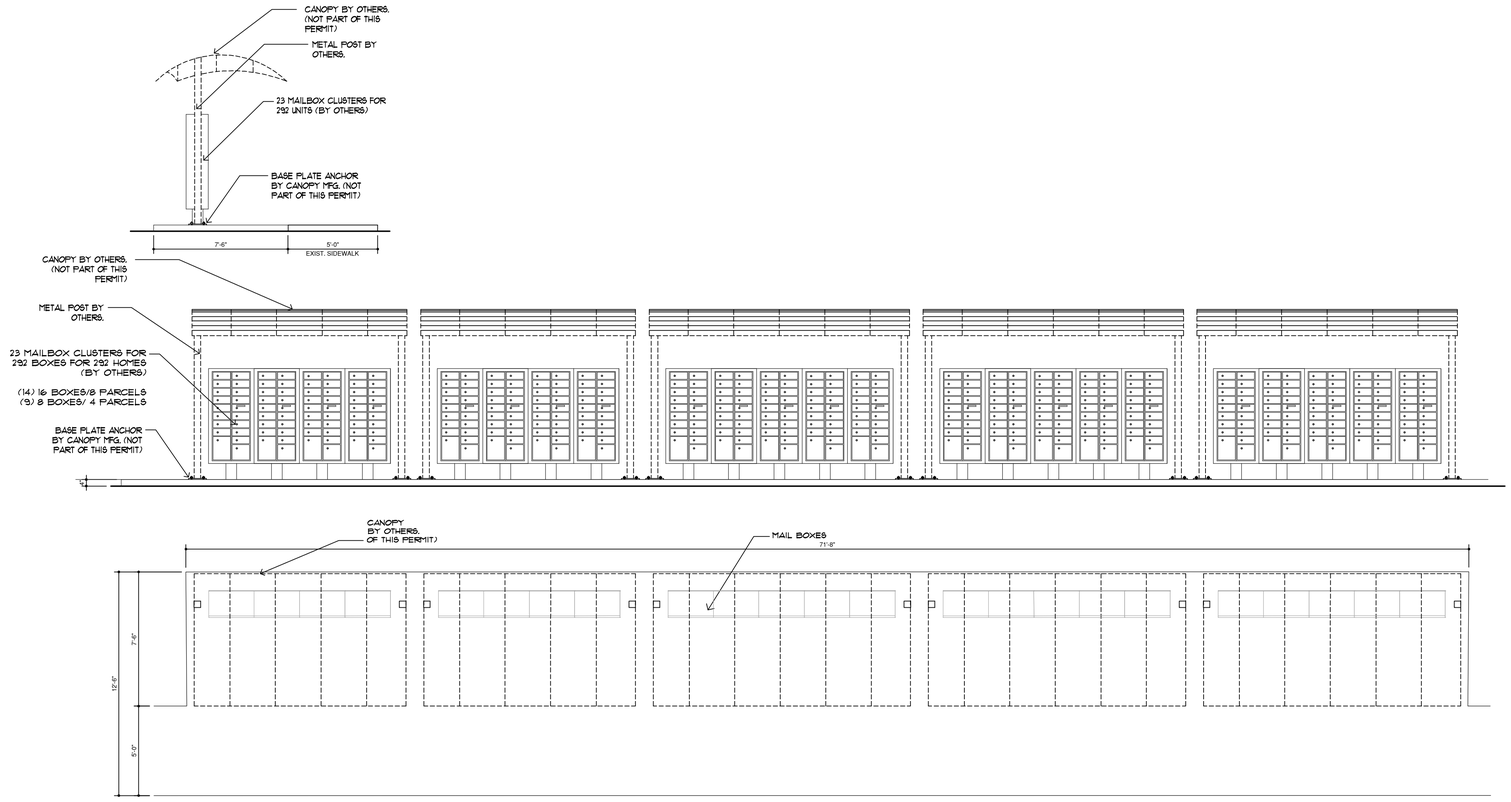
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MAILBOX KIOSK
SCALE: 1/4" = 1'-0"

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SITE PLAN

DETAILS

DATE :	2023-01-17
SCALE :	AS SHOWN
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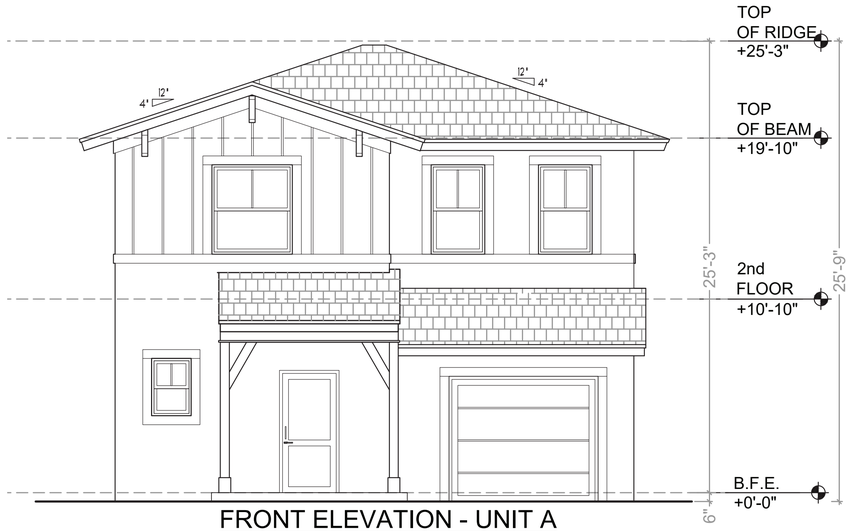
FRONT ELEVATION - UNIT A
OPT #1

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



FRONT ELEVATION - UNIT A
OPT #2

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



FRONT ELEVATION - UNIT A
OPT #3

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

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STATE OF FLORIDA · EDGARDO PEREZ · AR0015394 · REGISTERED ARCHITECT

Digitally signed by Edgardo Perez
DN: E=e_perez@ppkarch.com, CN=Edgardo Perez, O="Pascual, Perez, Kiliddjian, Starr, Architects", OU=Florida, S=Florida, C=US
Date: 2023.09.14 10:52:32-04'00'

UNIT A

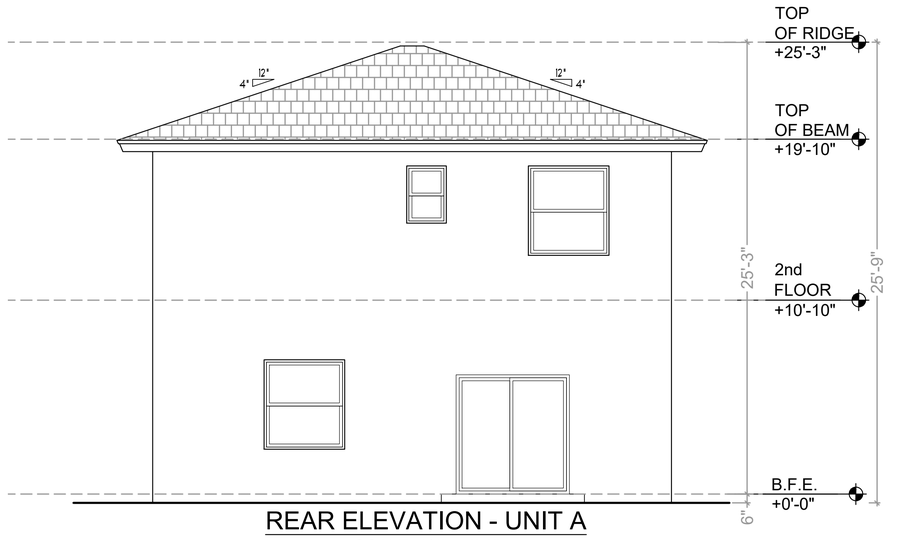
ELEVATIONS

DATE :	2023-01-27
SCALE :	AS SHOWN
DRAWN :	SJ /JC
CHECK BY:	AJS
JOB NO. :	22-61

A-2

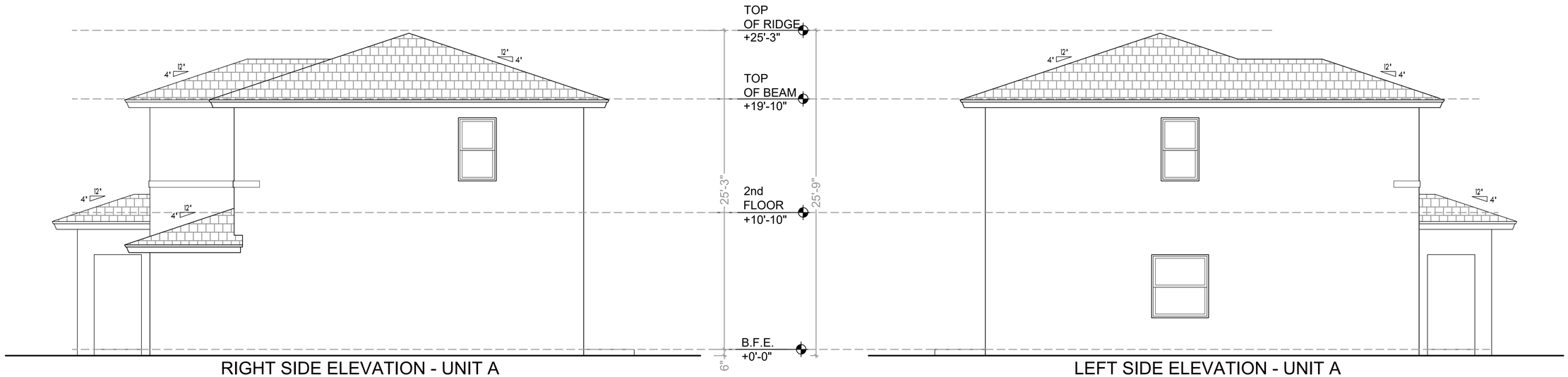
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REAR ELEVATION - UNIT A

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



RIGHT SIDE ELEVATION - UNIT A

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

LEFT SIDE ELEVATION - UNIT A

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

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UNIT A

ELEVATIONS

DATE :	2023-01-27
SCALE :	AS SHOWN
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A-3

SHEET NO. :

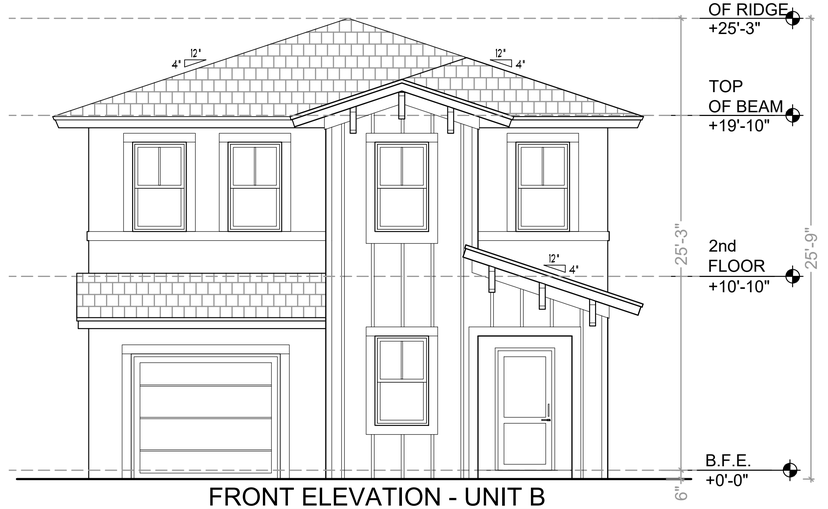
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FRONT ELEVATION - UNIT B
OPT #1
SCALE: 1/4" = 1'-0"



FRONT ELEVATION - UNIT B
OPT #2
SCALE: 1/4" = 1'-0"



FRONT ELEVATION - UNIT B
OPT #3
SCALE: 1/4" = 1'-0"

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UNIT B

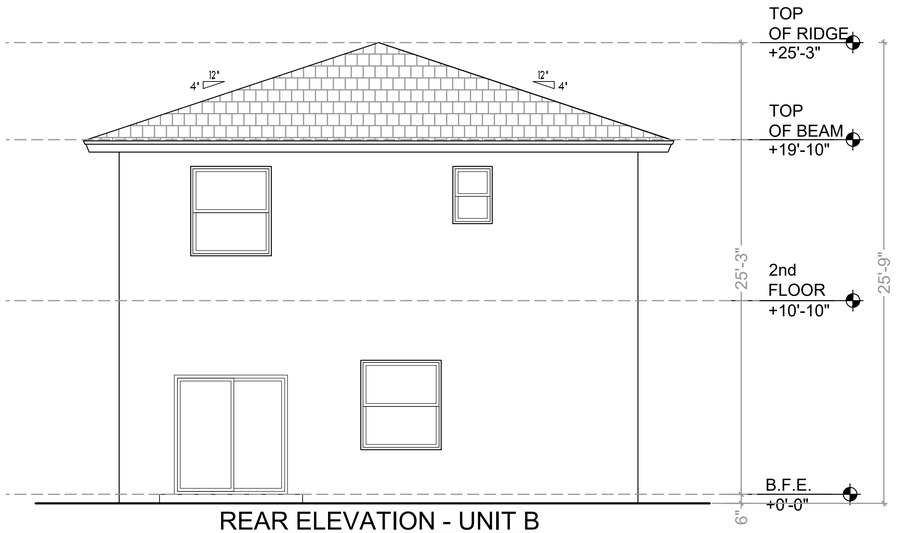
ELEVATIONS

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A-5

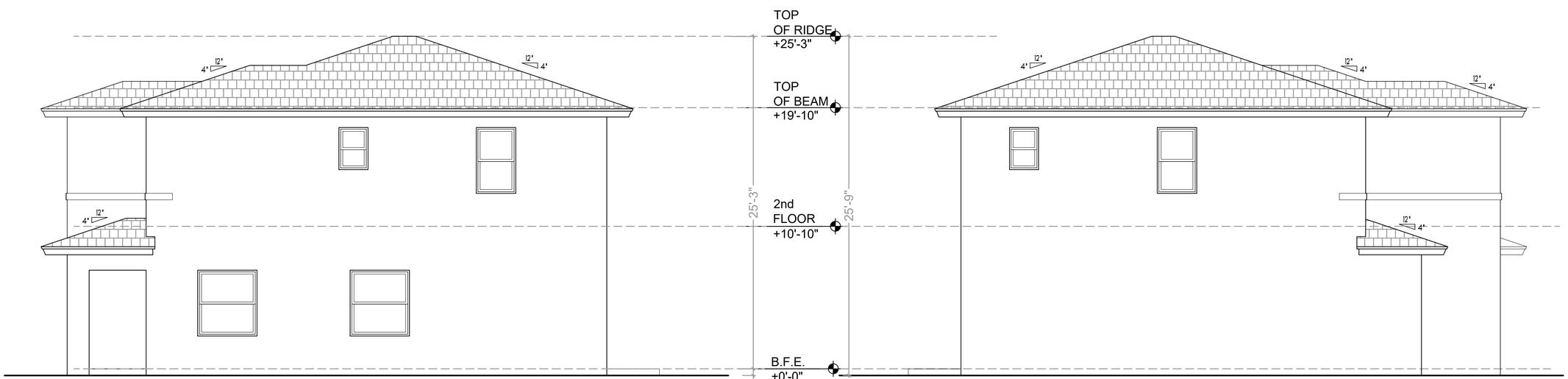
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REAR ELEVATION - UNIT B

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



RIGHT SIDE ELEVATION - UNIT B

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

LEFT SIDE ELEVATION - UNIT B

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

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UNIT B

ELEVATIONS

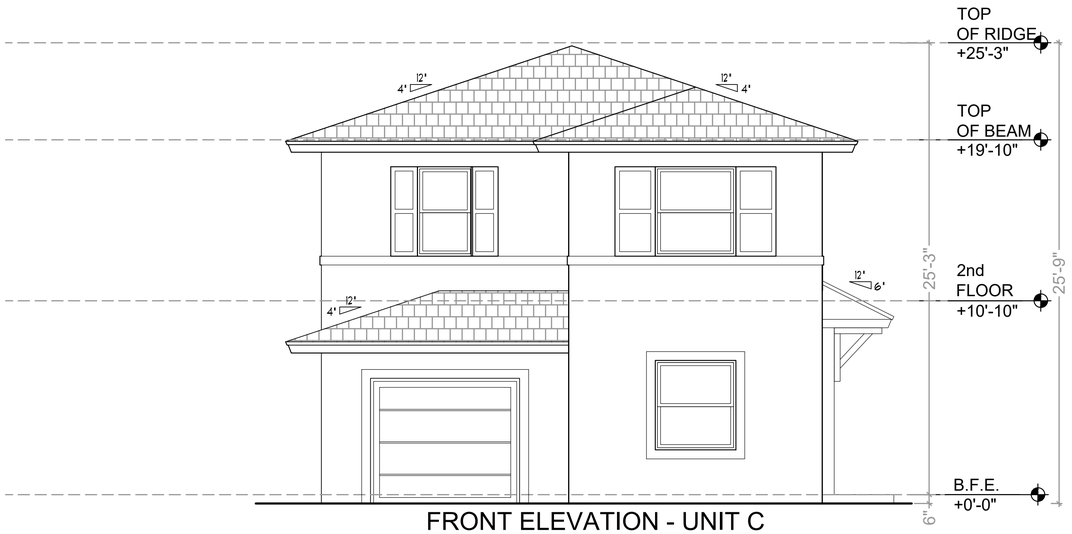
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A-6

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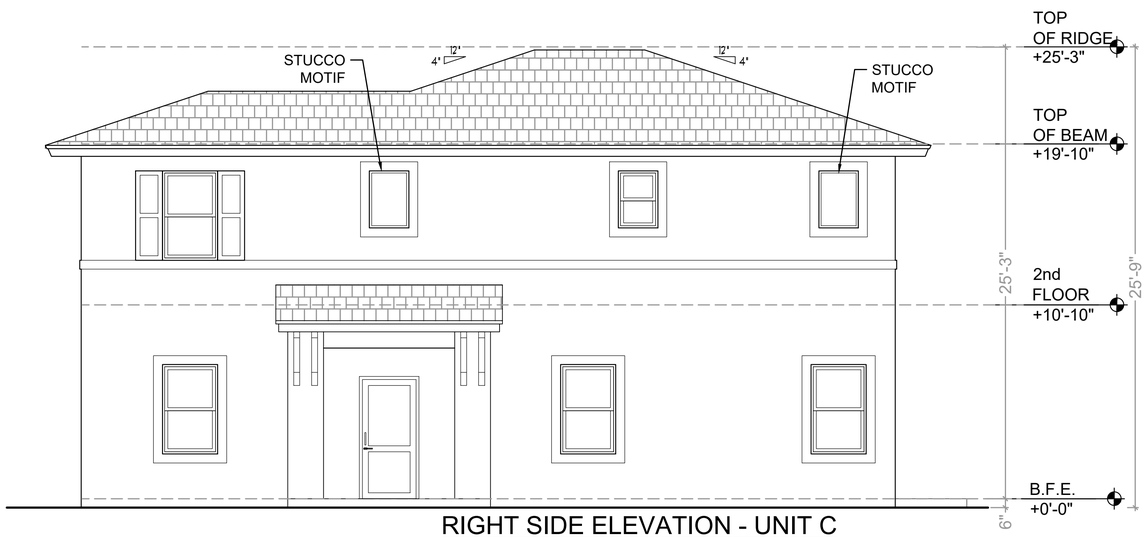
FRONT ELEVATION - UNIT C
OPT #1

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



FRONT ELEVATION - UNIT C
OPT #2

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



RIGHT SIDE ELEVATION - UNIT C
OPT #1

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



RIGHT SIDE ELEVATION - UNIT C
OPT #2

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

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UNIT C

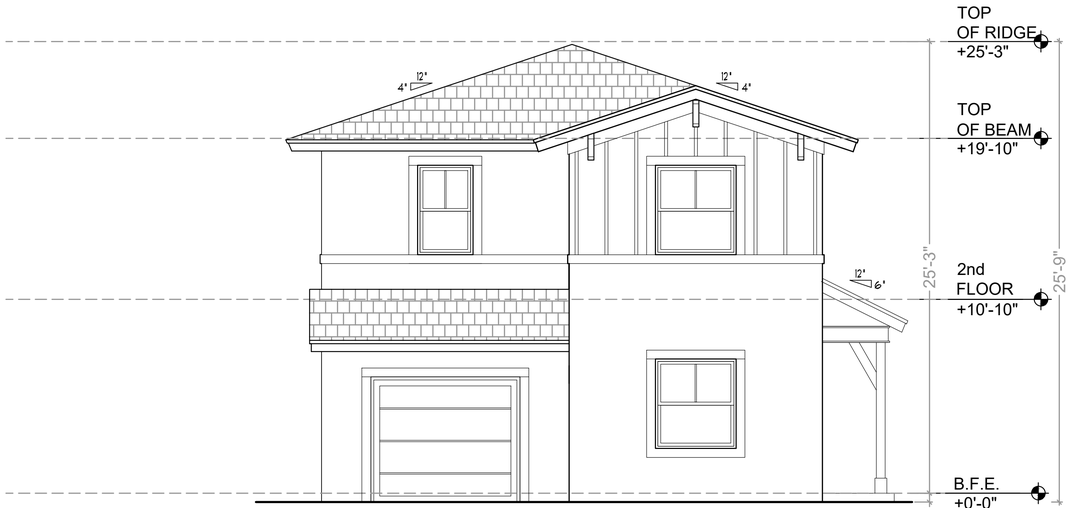
ELEVATIONS

DATE :	2023-01-27
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DRAWN :	SJ / JC
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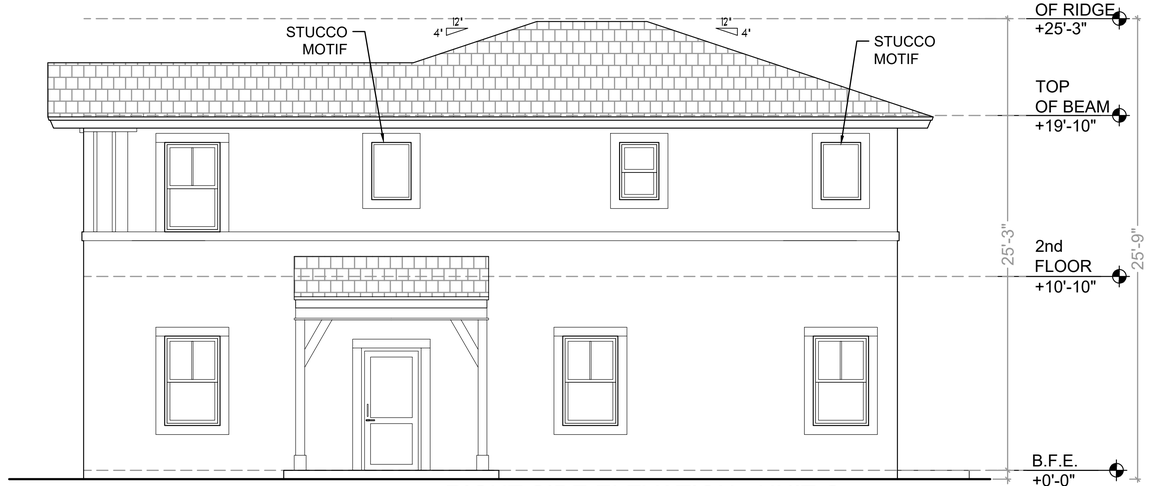
A-8

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FRONT ELEVATION - UNIT C
OPT #3
SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION - UNIT C
OPT #3
SCALE: 1/4" = 1'-0"

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UNIT C

ELEVATIONS

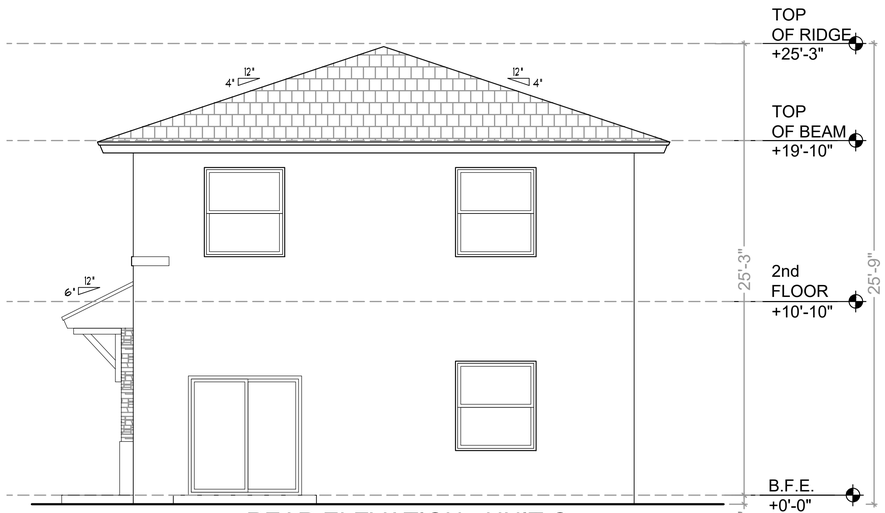
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A-8.2

SHEET NO. :

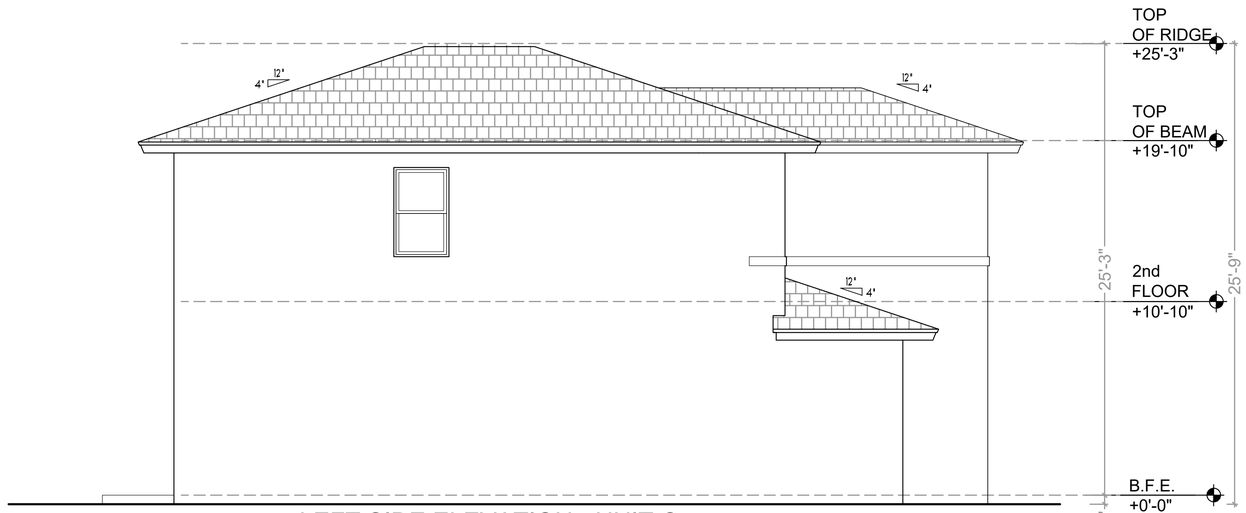
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PROCESS NO.: Z22-268
DATE: SEP 29 2023
BY: ISA



REAR ELEVATION - UNIT C

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



LEFT SIDE ELEVATION - UNIT C

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

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TELEPHONE :(305) 592-1363
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JMC GROVES
BY
LENNAR HOMES
MIAMI-DADE COUNTY, FLORIDA

SEAL:

UNIT C

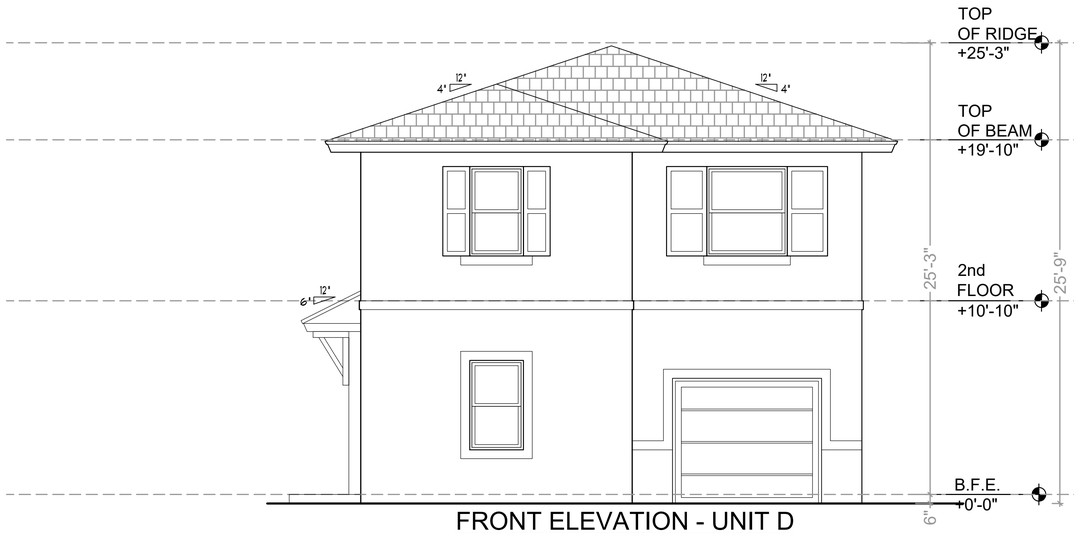
ELEVATIONS

DATE :	2023-01-27
SCALE :	AS SHOWN
DRAWN :	SJ / JC
CHECK BY:	AJS
JOB NO. :	22-61

A-9

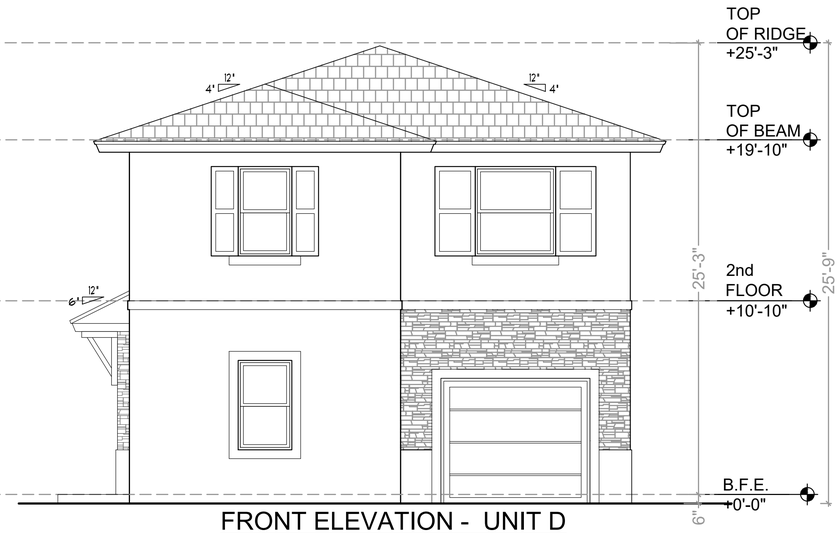
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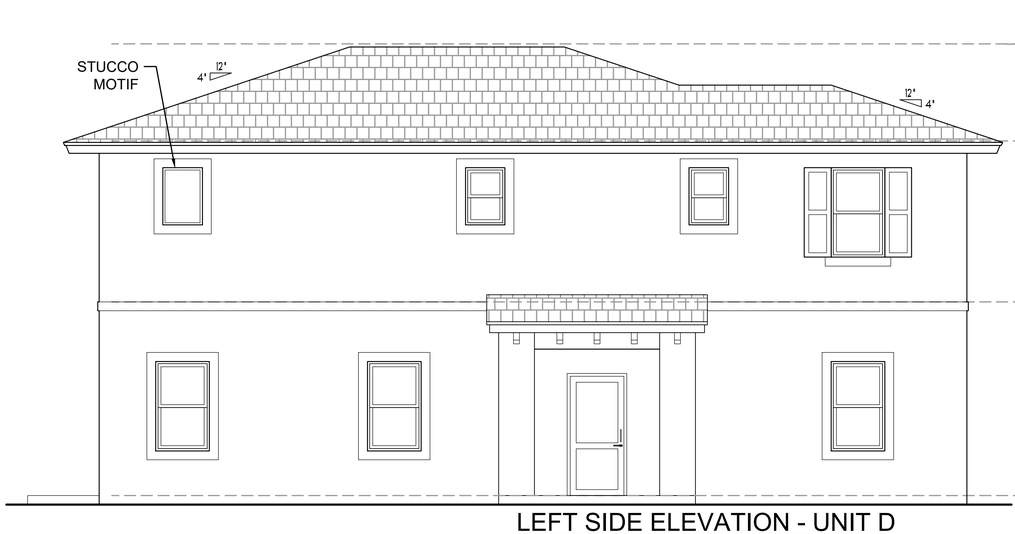
FRONT ELEVATION - UNIT D
OPT #1

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



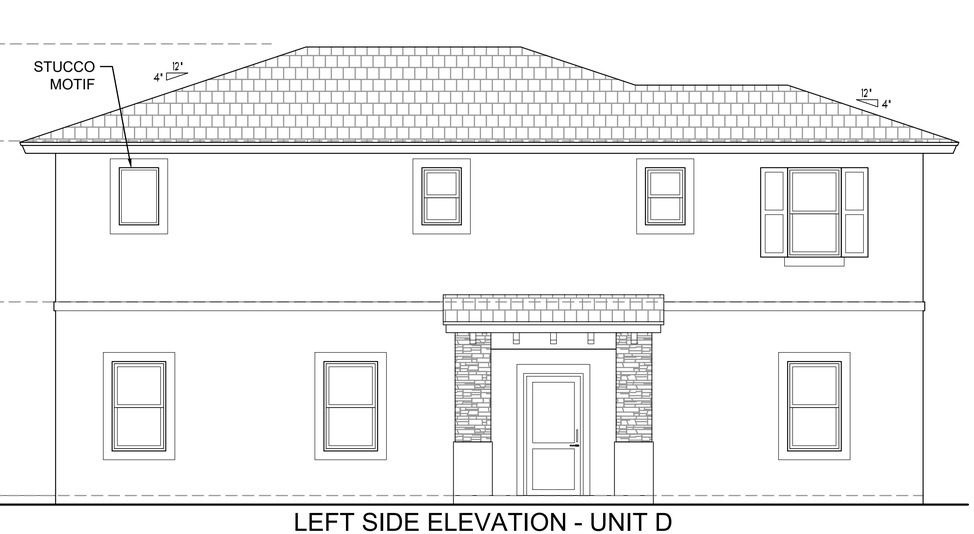
FRONT ELEVATION - UNIT D
OPT #2

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



LEFT SIDE ELEVATION - UNIT D
OPT #1

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



LEFT SIDE ELEVATION - UNIT D
OPT #2

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

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SEAL:

UNIT D

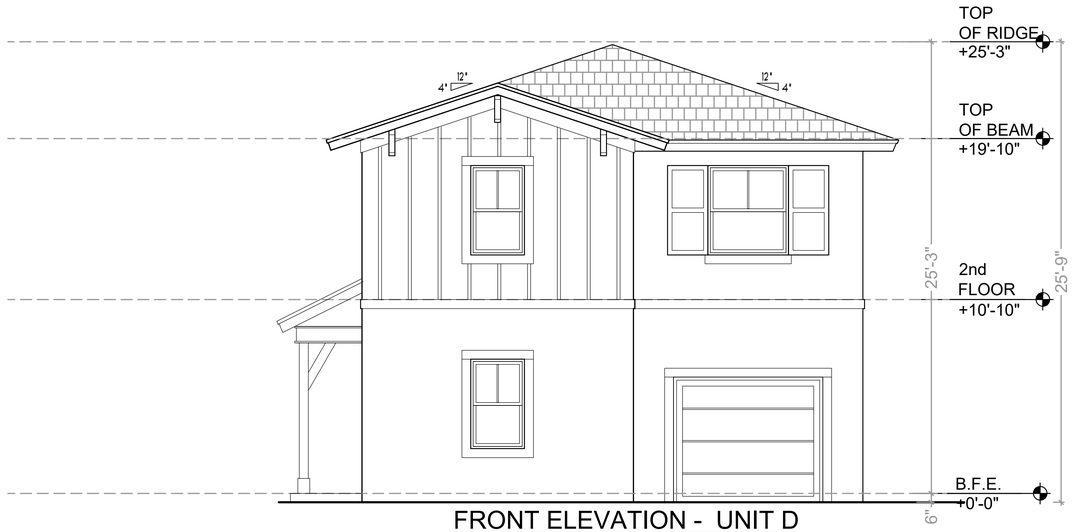
ELEVATIONS

DATE :	2023-01-27
SCALE :	AS SHOWN
DRAWN :	SJ /JC
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FRONT ELEVATION - UNIT D
OPT #3

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



LEFT SIDE ELEVATION - UNIT D
OPT #3

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

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UNIT D

ELEVATIONS

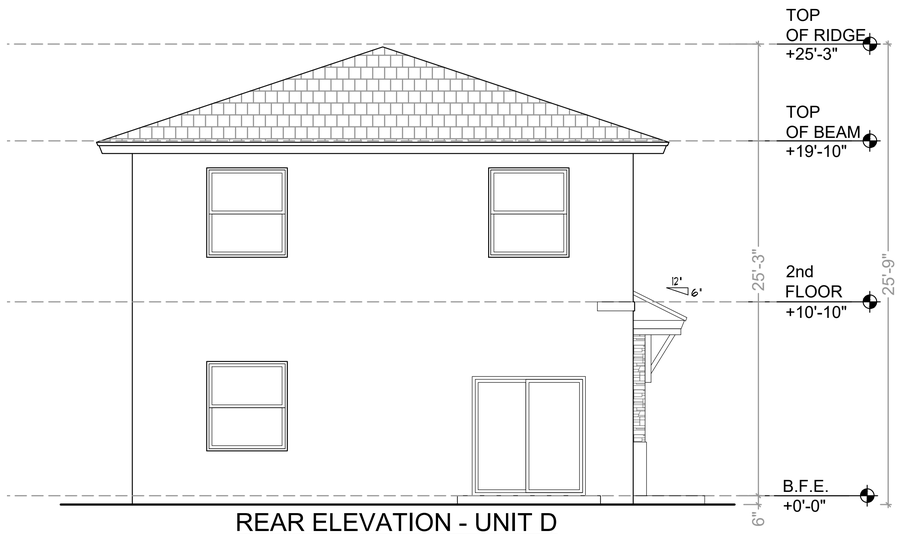
DATE :	2023-01-27
SCALE :	AS SHOWN
DRAWN :	SJ / JC
CHECK BY:	AJS
JOB NO. :	22-61

A-11.2

SHEET NO. :

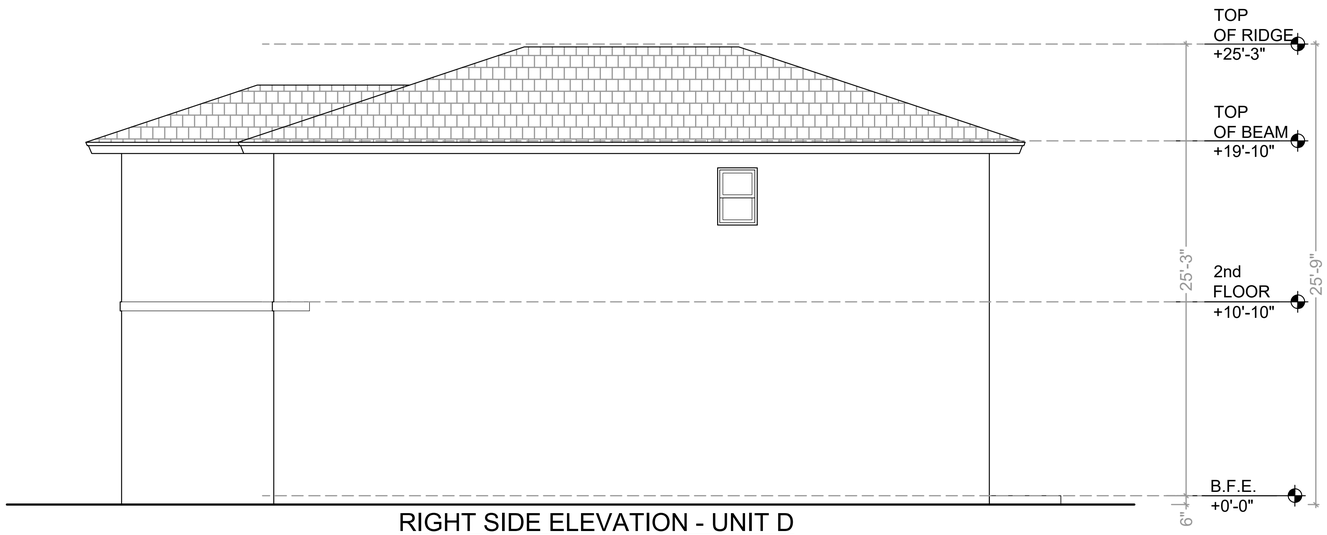
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REAR ELEVATION - UNIT D

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



RIGHT SIDE ELEVATION - UNIT D

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

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UNIT D

ELEVATIONS

DATE :	2023-01-27
SCALE :	AS SHOWN
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SHEET NO. :

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FRONT ELEVATION - UNIT E
OPT #1

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



FRONT ELEVATION - UNIT E
OPT #2

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



FRONT ELEVATION - UNIT E
OPT #3

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

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UNIT E

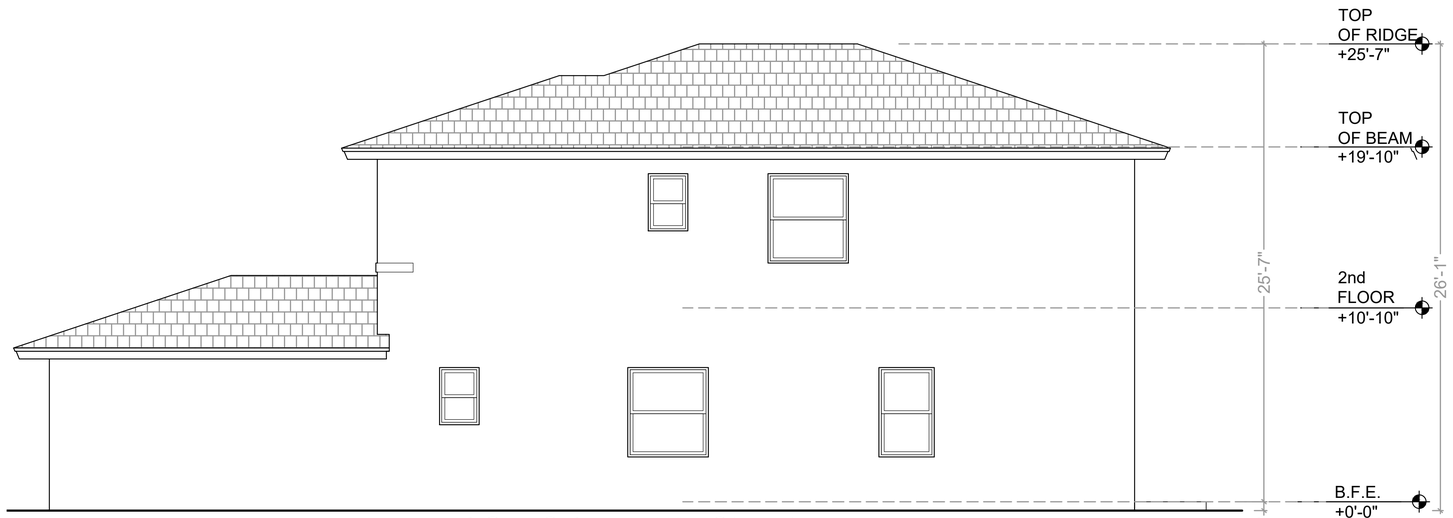
ELEVATIONS

DATE :	2023-01-27
SCALE :	AS SHOWN
DRAWN :	SJ / JC
CHECK BY:	AJS
JOB NO. :	22-61

A-14

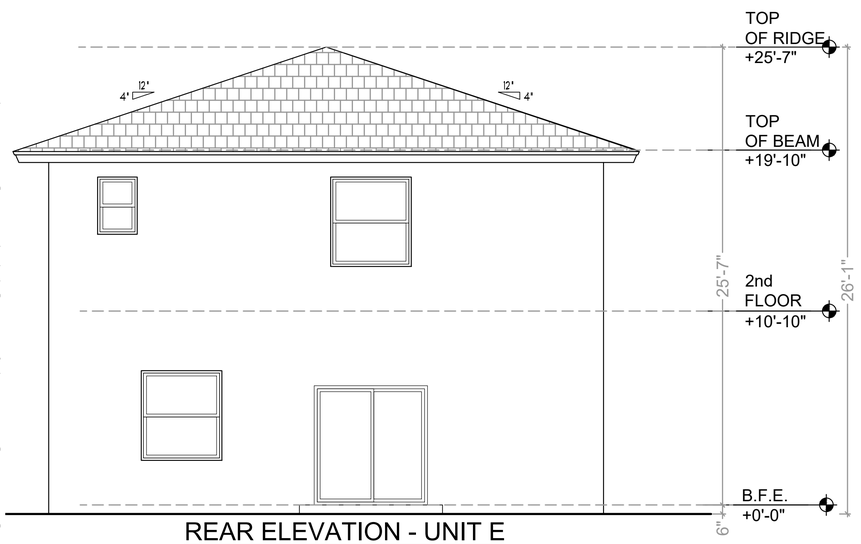
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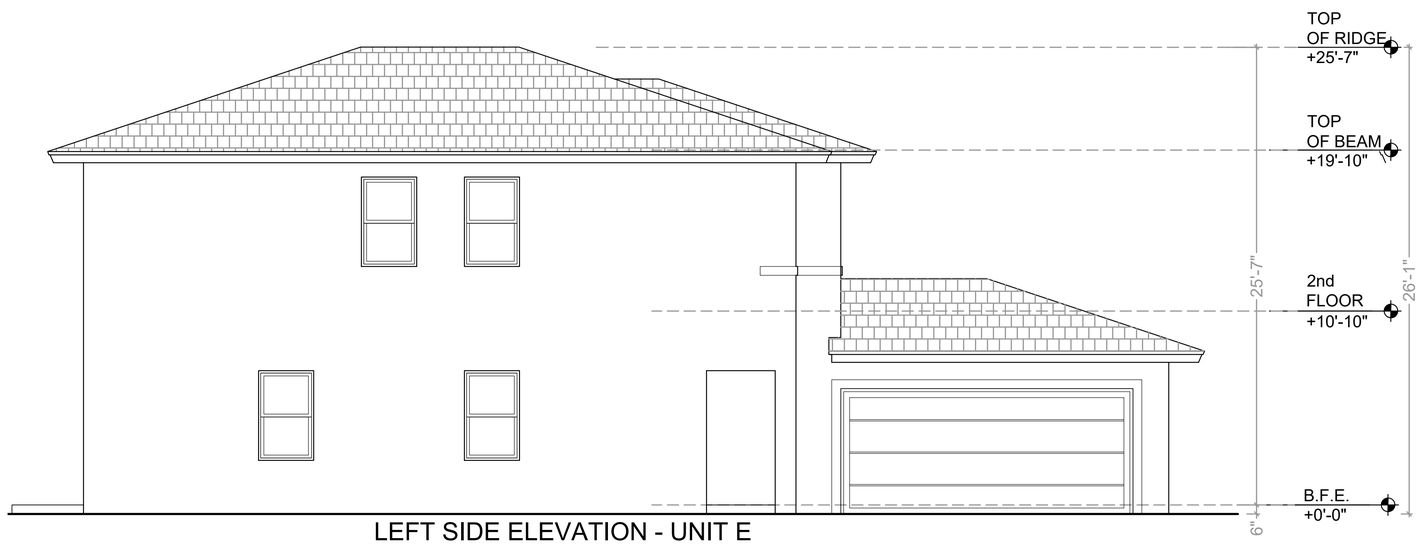
RIGHT SIDE ELEVATION - UNIT E

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



REAR ELEVATION - UNIT E

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



LEFT SIDE ELEVATION - UNIT E

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

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SEAL:

UNIT E

ELEVATIONS

DATE :	2023-01-27
SCALE :	AS SHOWN
DRAWN :	SJ / JC
CHECK BY:	AJS
JOB NO. :	22-61

A-15

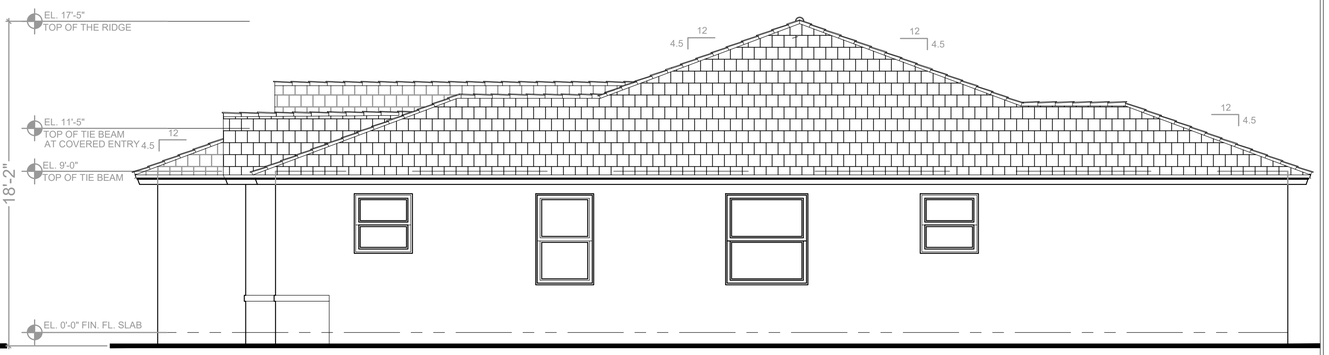
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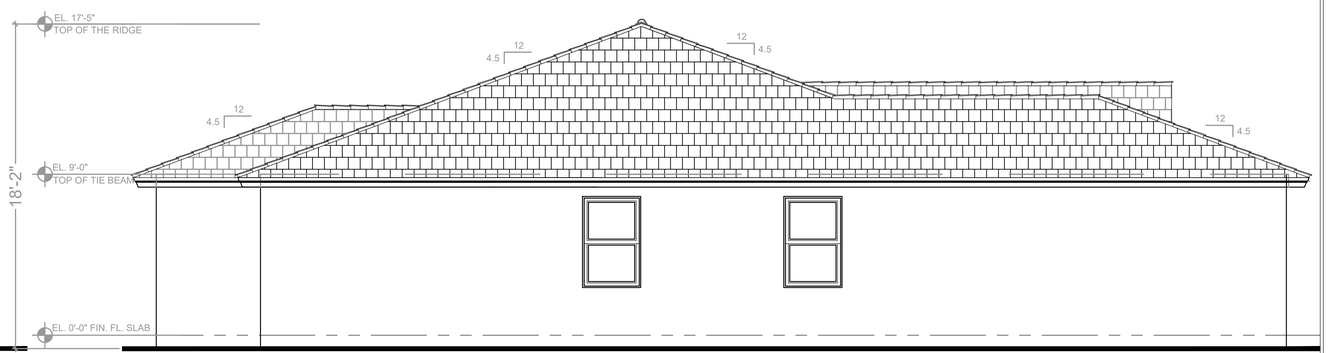
FRONT ELEVATION
SINGLE FAMILY HOME (FARM STYLE)
SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION
SINGLE FAMILY HOME
SCALE: 1/4" = 1'-0"



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



LEFT SIDE ELEVATION
SINGLE FAMILY HOME
SCALE: 1/4" = 1'-0"

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MODEL 2061 - SFH

ELEVATIONS

DATE :	2023-01-27
SCALE :	AS SHOWN
DRAWN :	SJ /JC
CHECK BY:	AJS
JOB NO. :	22-61

A-17

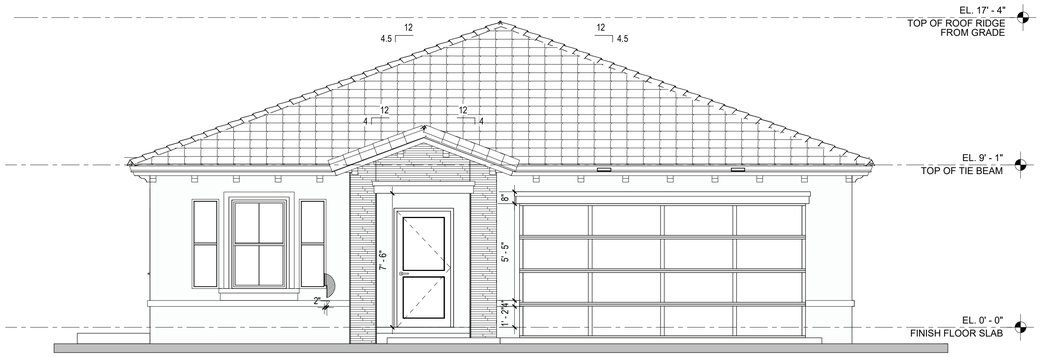
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FRONT ELEVATION- OPTION 'A'

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



FRONT ELEVATION - OPTION 'B'

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

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QUALIFIER LIC. NO. AR0016003 T:305.448.7383

PROJECT:

JMC Groves

MODEL 1695

OWNER:

LENNAR

EXTERIOR FRONT ELEVATIONS - OPTIONS 'A' & 'B'

PHASE:

PERMIT SET

PERMIT No.:

REVISIONS		
No.	Revision Description	Date

SEAL:

STATE OF FLORIDA
FELIX J. CORDOVA JR.
AR0016003
REGISTERED ARCHITECT

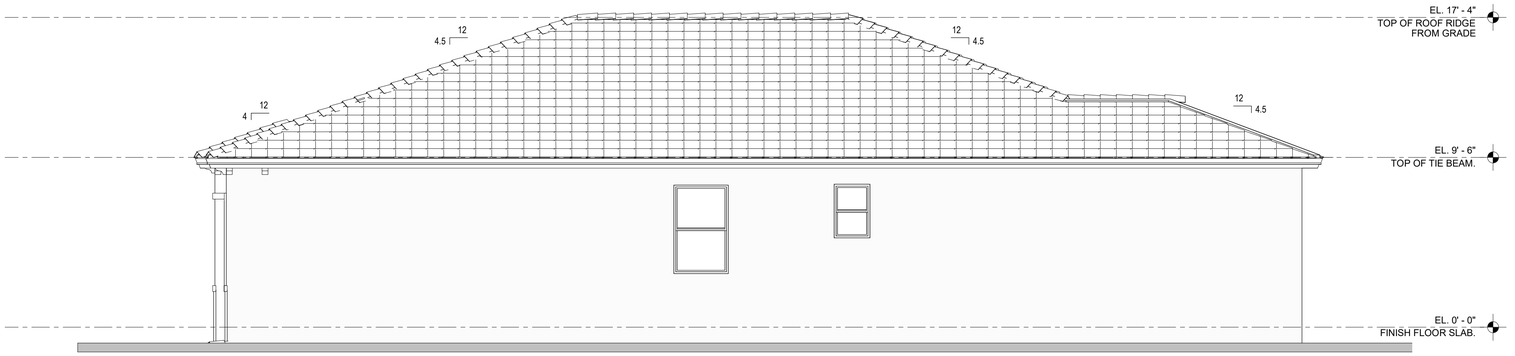
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JOB No.: **2018-43**
DRAWN BY: **MC. JR. LC.**
APPR BY: **AMC**
PRINTED: **4/24/2023 3:28:43 PM**

SHEET NUMBER:

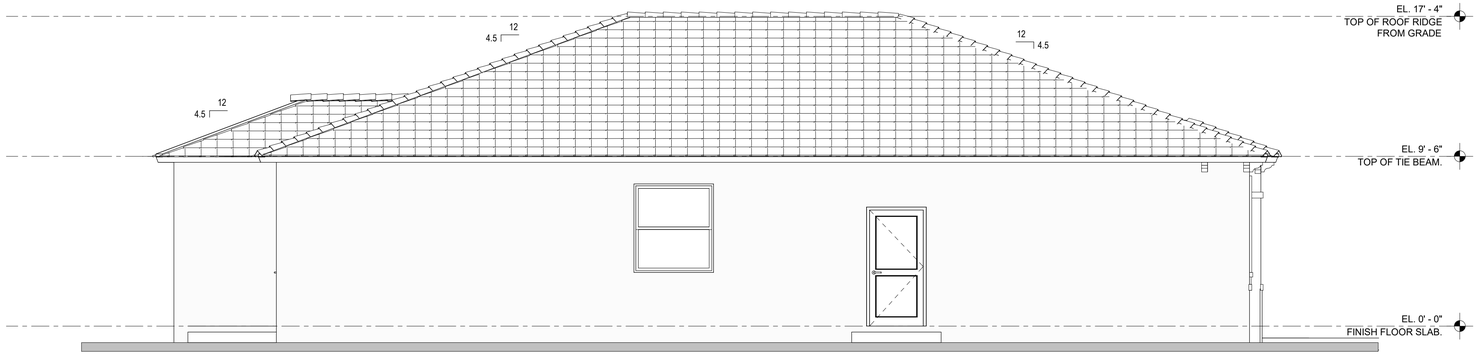
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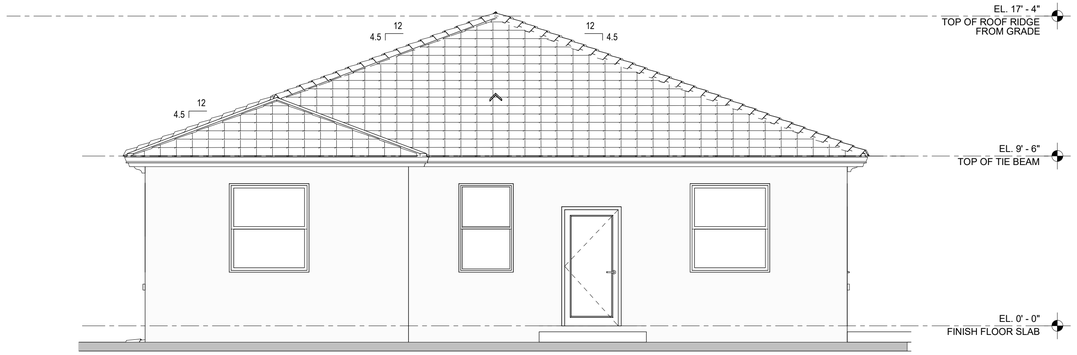
RIGHT SIDE ELEVATION- OPTION 'A'

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



LEFT SIDE ELEVATION- OPTION 'A'

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



REAR ELEVATION- OPTION 'A'

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

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QUALIFIER LIC. NO. AR0016003 T:305.448.7383

PROJECT:

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MODEL 1695

OWNER:

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ELEVATIONS- OPTION 'A'

PHASE:

PERMIT SET

PERMIT No.:

REVISIONS		
No.	Revision Description	Date

SEAL:

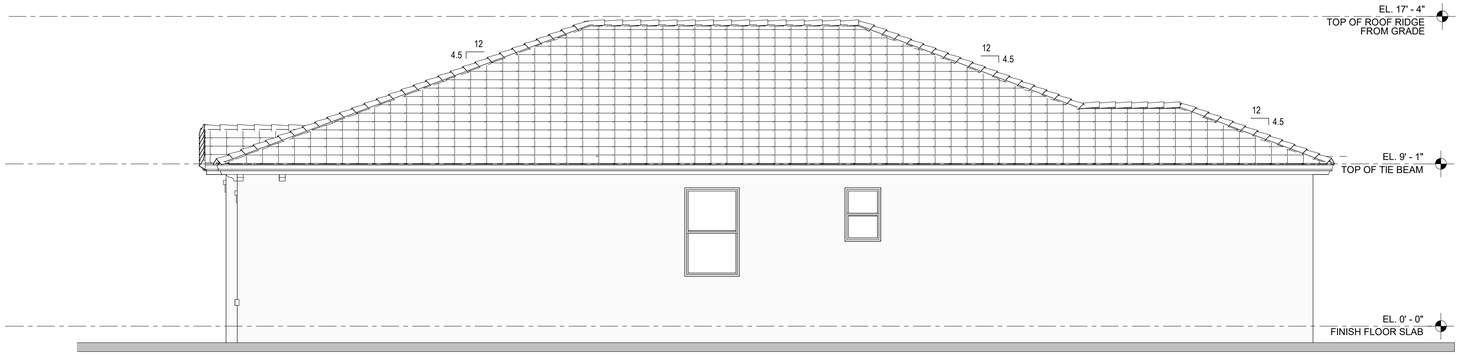
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JOB No.: **2018-43**
DRAWN BY: **EC.MC. RZ. LC.**
APPR BY: **AMC**
PRINTED: **4/24/2023 3:28:44 PM**

SHEET NUMBER:

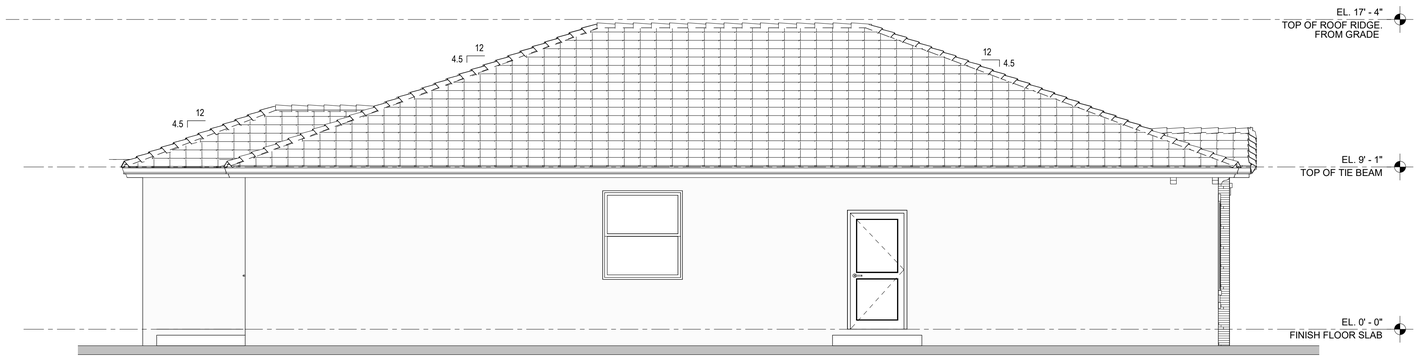
A-3

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DATE: SEP 29 2023
BY: ISA



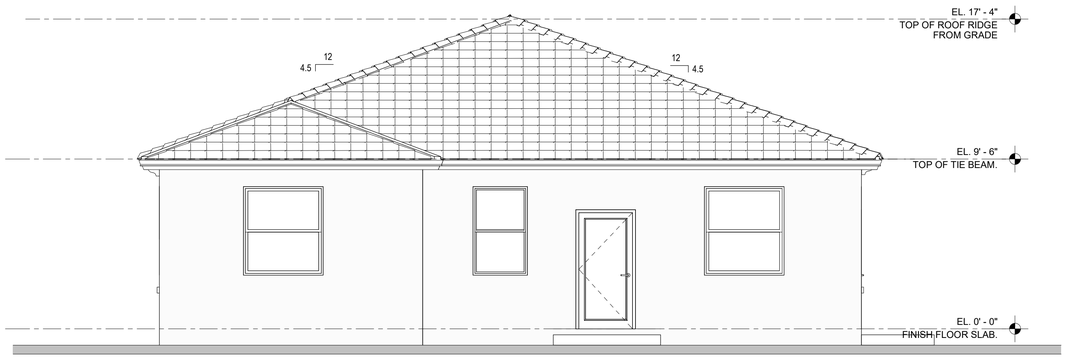
RIGHT SIDE ELEVATION- OPTION 'B'

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



LEFT SIDE ELEVATION- OPTION 'B'

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



REAR ELEVATION- OPTION 'B'

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

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QUALIFIER LIC. NO. AR0016003 T:305.448.7383

PROJECT:

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OWNER:

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ELEVATIONS- OPTION 'B'

PHASE:

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PERMIT No.:

REVISIONS		
No.	Revision Description	Date

SEAL:

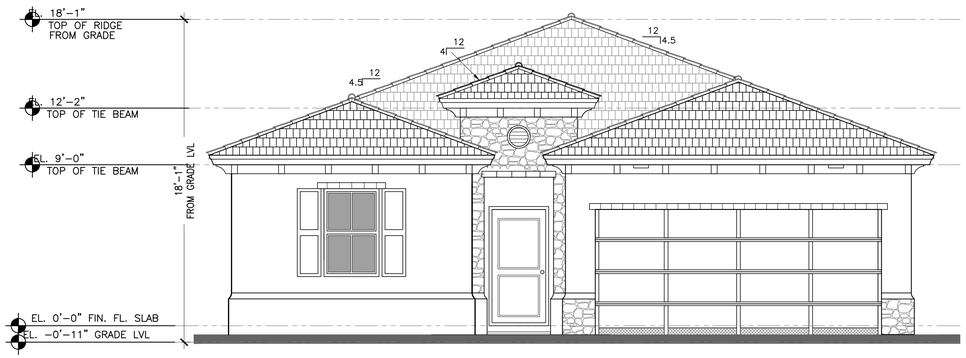
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DRAWN BY: **EC.MC. RZ. LC.**
APPR BY: **AMC**
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DATE: SEP 29 2023
BY: ISA



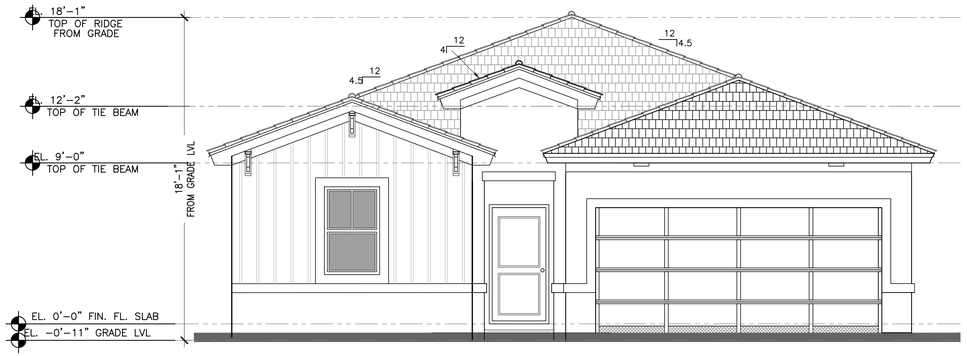
FRONT ELEVATION OPTION "A"

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



FRONT ELEVATION OPTION "B"

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



FRONT ELEVATION OPTION "C"

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

CORWILARCHITECTS
4210 LAGUNA ST. CORAL GABLES FL. 33146
QUALIFIER LIC. NO. AR0016003 T.305.448.7383

PROJECT:

JMC GROVES

MODEL 1821

OWNER:

LENNAR

MODEL 1821 - FRONT ELEVATIONS OPTIONS A, B & C

PHASE

PERMIT SET

REVISIONS

SEAL

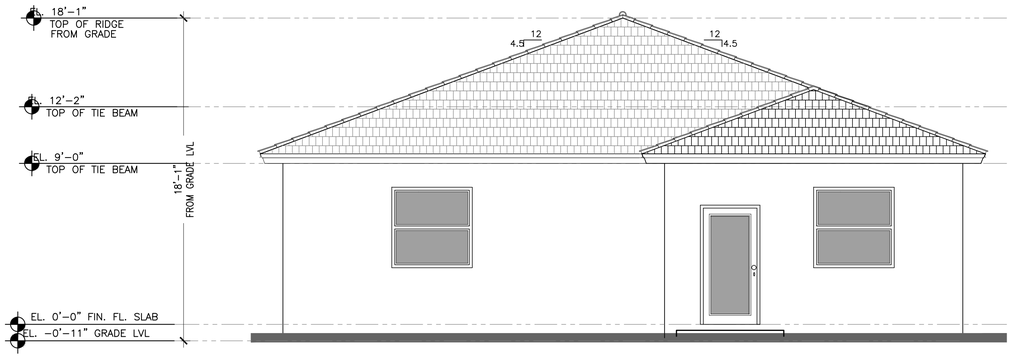
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DATE:	09-10-22
JOB NO.	2022-26
DRAWN BY	AO, PH
APPR BY	E.C
PRINTED DATE	09-15-22

SHEET NUMBER:

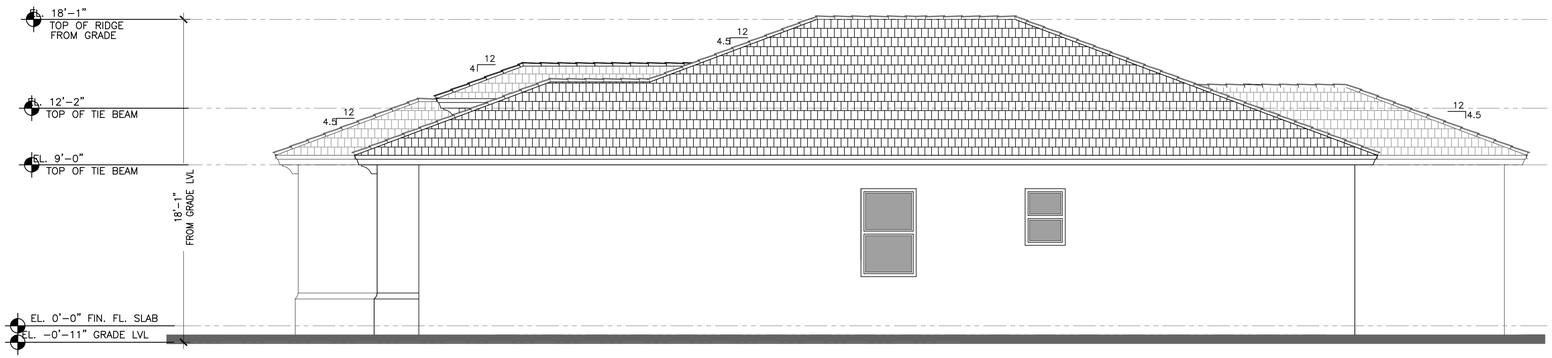
A-7

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z22-268
DATE: SEP 29 2023
BY: ISA



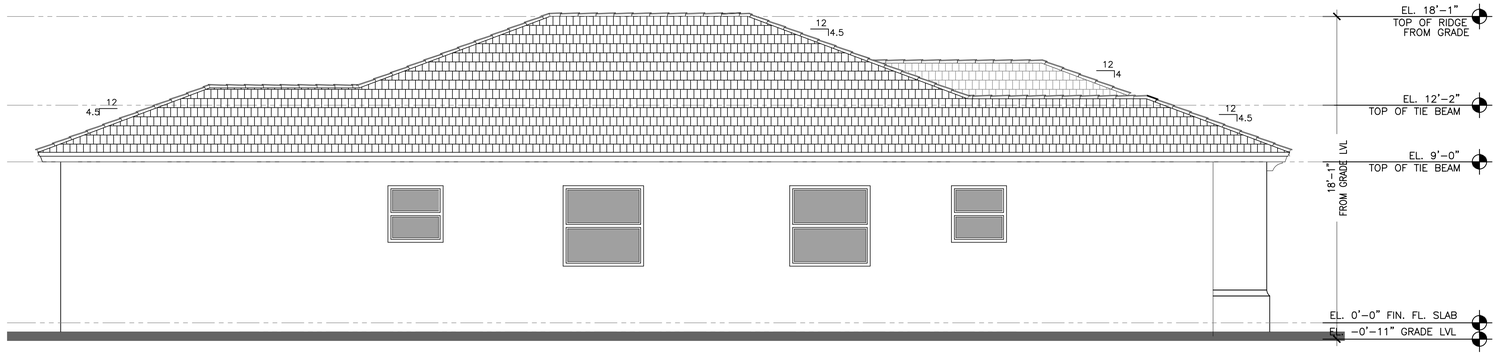
REAR - ELEVATION - OPTION "A"

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



RIGHT - SIDE ELEVATION - OPTION "A"

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



LEFT - SIDE ELEVATION - OPTION "A"

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

CORWILARCHITECTS
4210 LAGUNA ST. CORAL GABLES FL. 33146
QUALIFIER LIC. NO. AR0016003 T.305.448.7383

PROJECT:

JMC GROVES

MODEL 1821

OWNER:

LENNAR

MODEL 1821 - FRONT ELEVATIONS
OPTIONS 'A'

PHASE

PERMIT SET

REVISIONS

SEAL

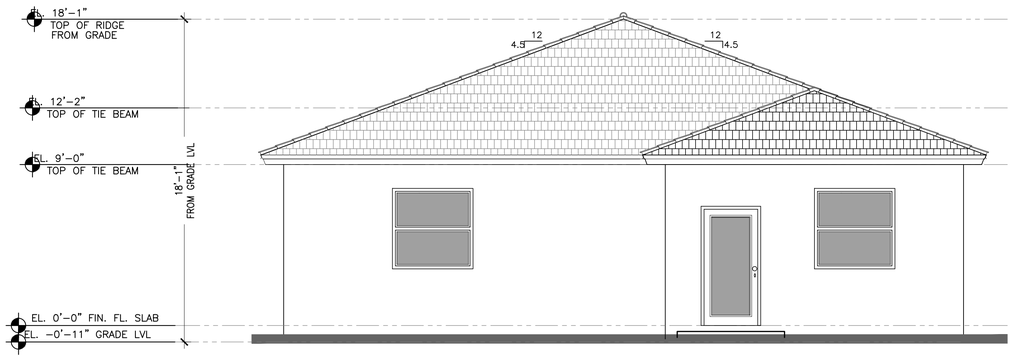
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DATE:	09-10-22
JOB NO.	2022-26
DRAWN BY	AO, PH
APPR BY	E.C
PRINTED DATE	09-15-22

SHEET NUMBER:

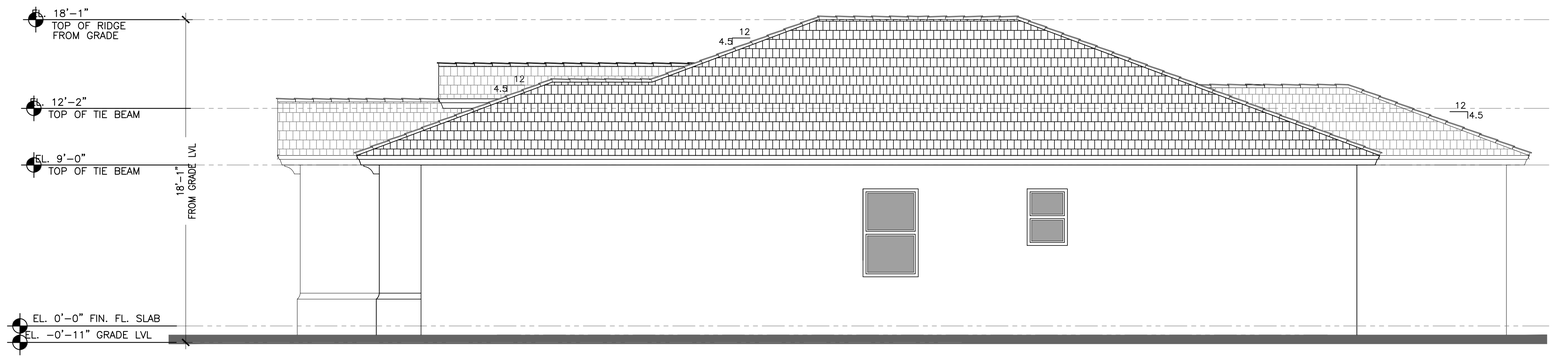
A- 8

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z22-268
DATE: SEP 29 2023
BY: ISA



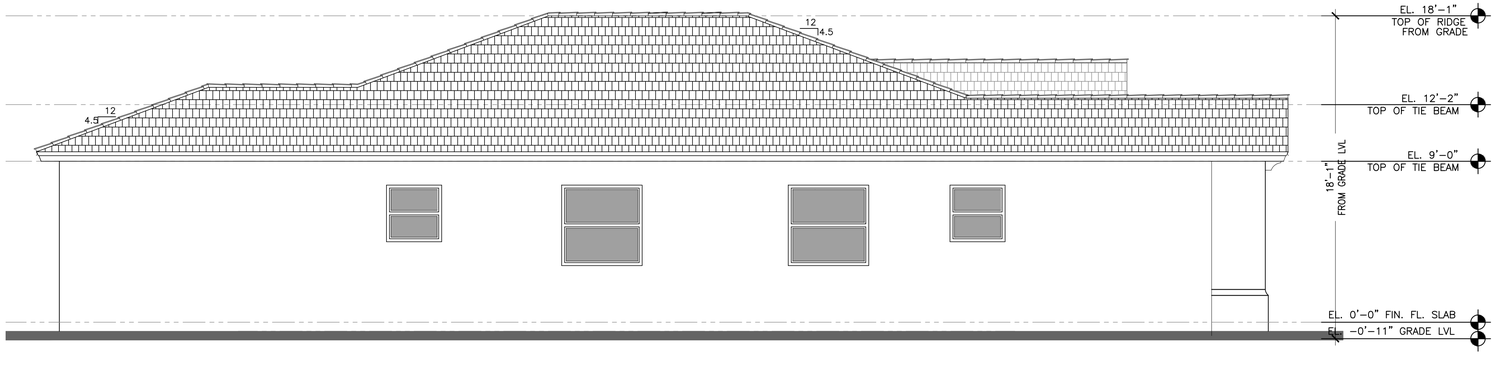
REAR - ELEVATION - OPTION "B"

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



RIGHT - SIDE ELEVATION - OPTION "B"

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



LEFT - SIDE ELEVATION - OPTION "B"

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

CORWILARCHITECTS
4210 LAGUNA ST. CORAL GABLES FL. 33146
QUALIFIER LIC. NO. AR0016003 T.305.448.7383

PROJECT:

JMC GROVES

MODEL 1821

OWNER:

LENNAR

MODEL 1821 - FRONT ELEVATIONS
OPTIONS 'B'

PHASE

PERMIT SET

REVISIONS

SEAL

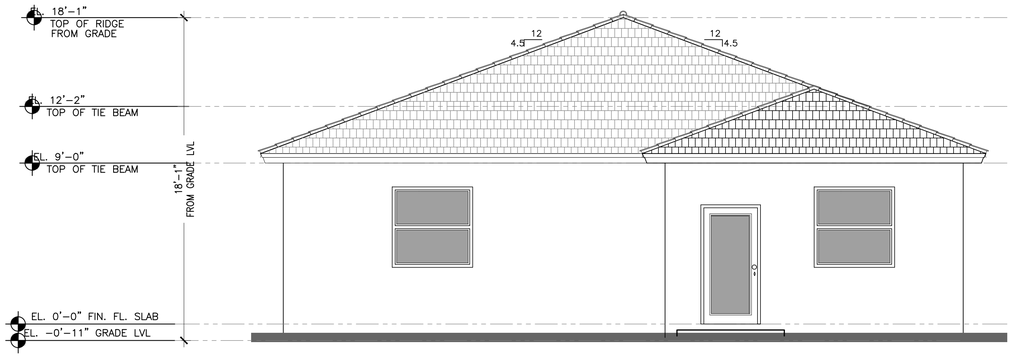
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DATE:	09-10-22
JOB NO.	2022-26
DRAWN BY	AO, PH
APPR BY	E.C
PRINTED DATE	09-15-22

SHEET NUMBER:

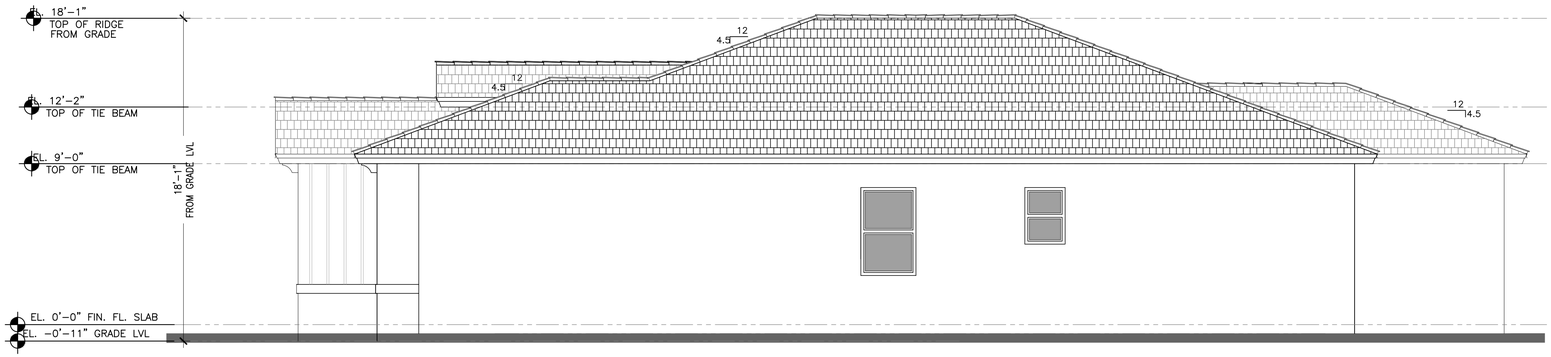
A-9

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z22-268
DATE: SEP 29 2023
BY: ISA



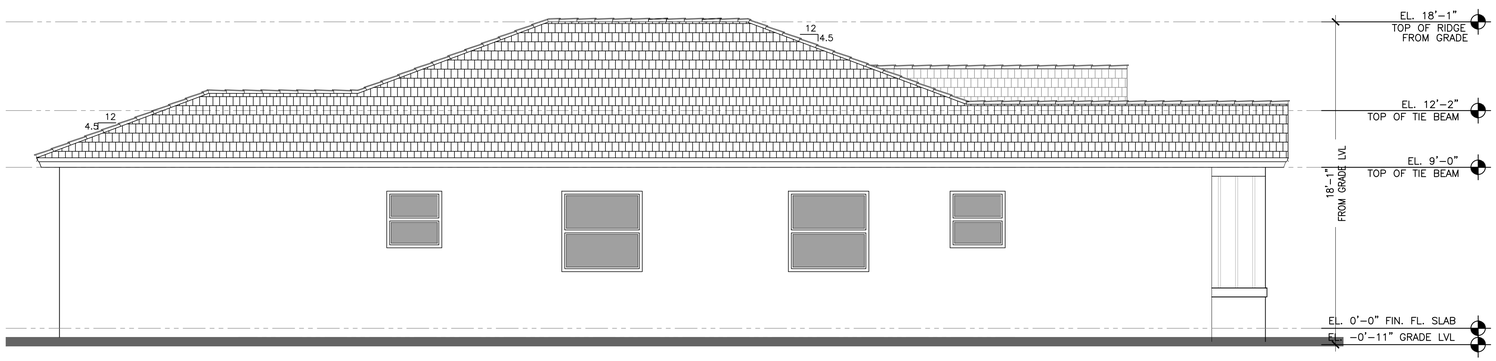
REAR - ELEVATION - OPTION "C"

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



RIGHT - SIDE ELEVATION - OPTION "C"

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



LEFT - SIDE ELEVATION - OPTION "C"

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

CORWILARCHITECTS
4210 LAGUNA ST. CORAL GABLES FL. 33146
QUALIFIER LIC. NO. AR0016003 T.305.448.7383

PROJECT:

JMC GROVES

MODEL 1821

OWNER:

LENNAR

MODEL 1821 - FRONT ELEVATIONS
OPTIONS 'C'

PHASE

PERMIT SET

REVISIONS

SEAL

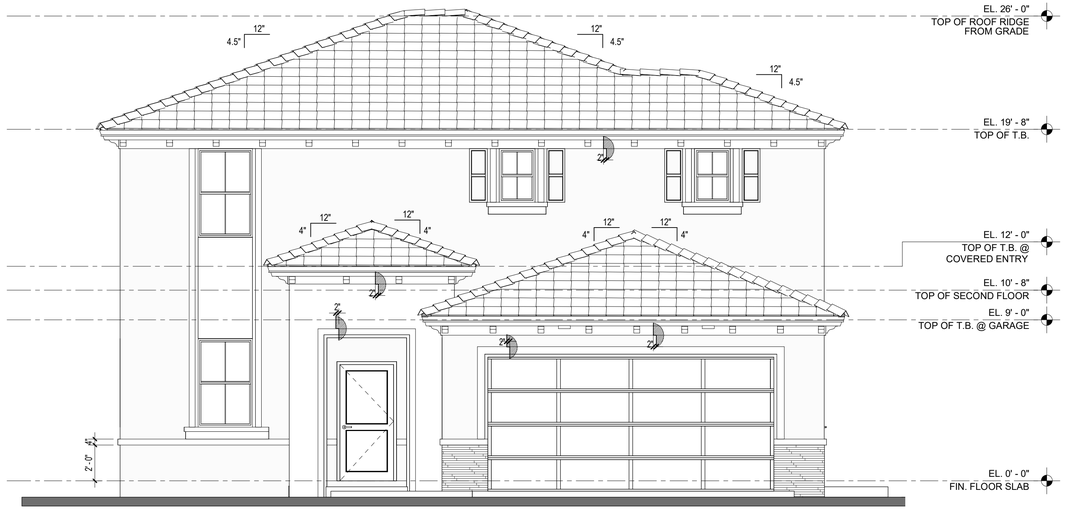
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DATE:	09-10-22
JOB NO.	2022-26
DRAWN BY	AO, PH
APPR BY	E.C
PRINTED DATE	09-15-22

SHEET NUMBER:

A-10

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z22-268
DATE: SEP 29 2023
BY: ISA



FRONT ELEVATION- OPTION 'A'

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



FRONT ELEVATION- OPTION 'B'

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

CORWILARCHITECTS
4210 LAGUNA ST. CORAL GABLES FL, 33146
QUALIFIER LIC. NO. AR0016003 T:305.448.7383

PROJECT:

JMC Groves

MODEL 2148

OWNER:

LENNAR

EXTERIOR FRONT ELEVATIONS

PHASE:

PERMIT SET

PERMIT No.:

REVISIONS		
No.	Revision Description	Date

SEAL:

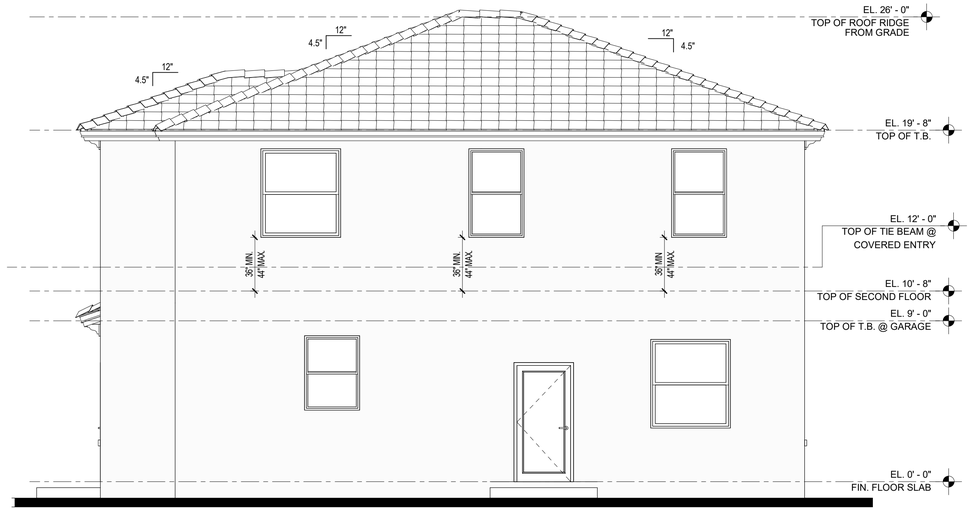
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DATE: **0910/2022**
JOB No.: **2022-26**
DRAWN BY: **EC. MC. LC.**
APPR BY: **AMC**
PRINTED: **4/25/2023 9:57:10 AM**

SHEET NUMBER:

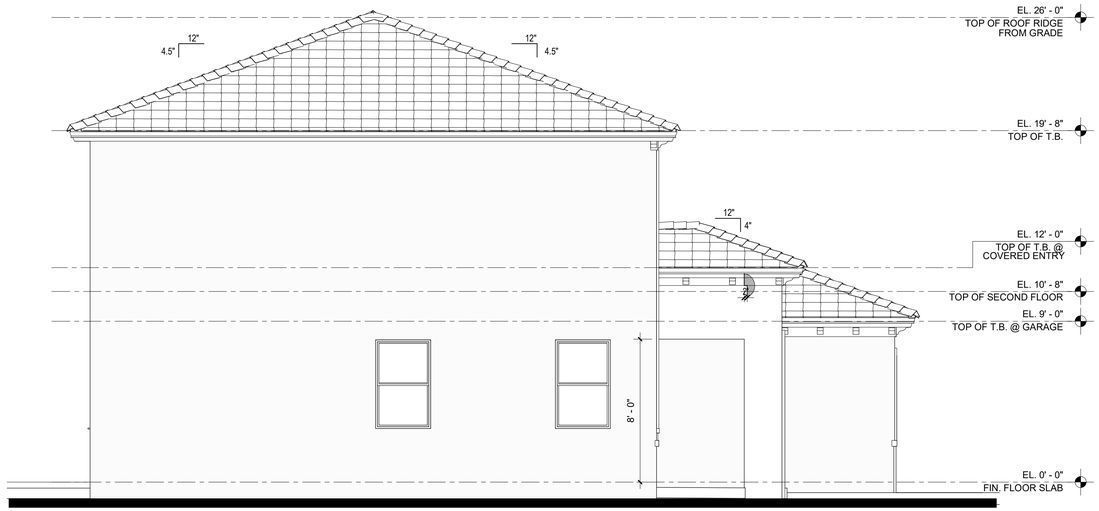
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RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z22-268
DATE: SEP 29 2023
BY: ISA



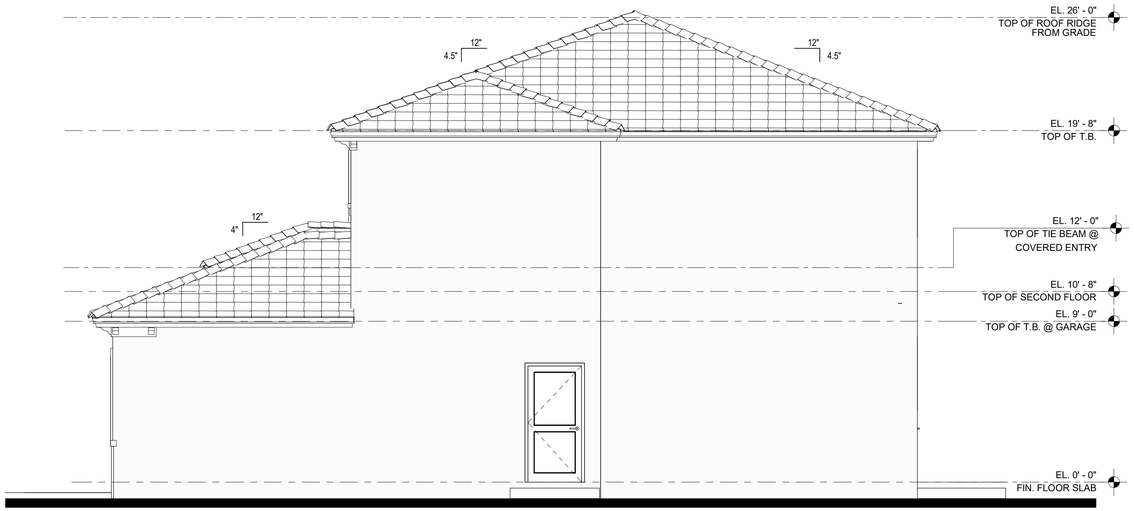
REAR ELEVATION OPT. "A"

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



LEFT SIDE ELEVATION OPT. "A"

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



RIGHT SIDE ELEVATION OPT. "A"

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

CORWILARCHITECTS
4210 LAGUNA ST. CORAL GABLES FL, 33146
QUALIFIER LIC. NO. AR0016003 T:305.448.7383

PROJECT:

JMC Groves

MODEL 2148

OWNER:

LENNAR

EXTERIOR ELEVATIONS
OPTION 'A'

PHASE:

PERMIT SET

PERMIT No.:

REVISIONS		
No.	Revision Description	Date

SEAL:

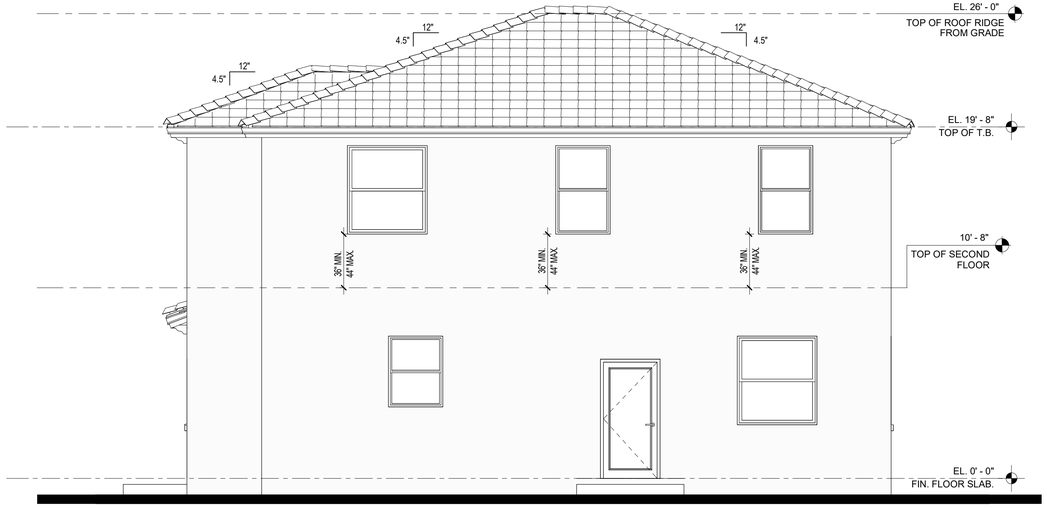
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DATE: **0910/2022**
JOB No.: **2022-26**
DRAWN BY: **EC. MC. LC.**
APPR BY: **AMC**
PRINTED: **4/25/2023 9:59:43 AM**

SHEET NUMBER:

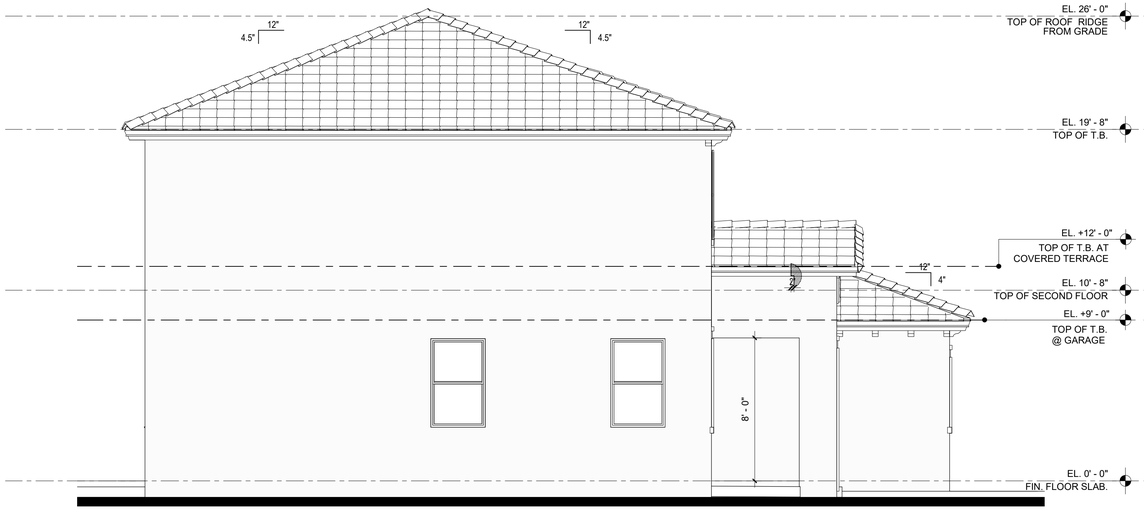
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RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z22-268
DATE: SEP 29 2023
BY: ISA



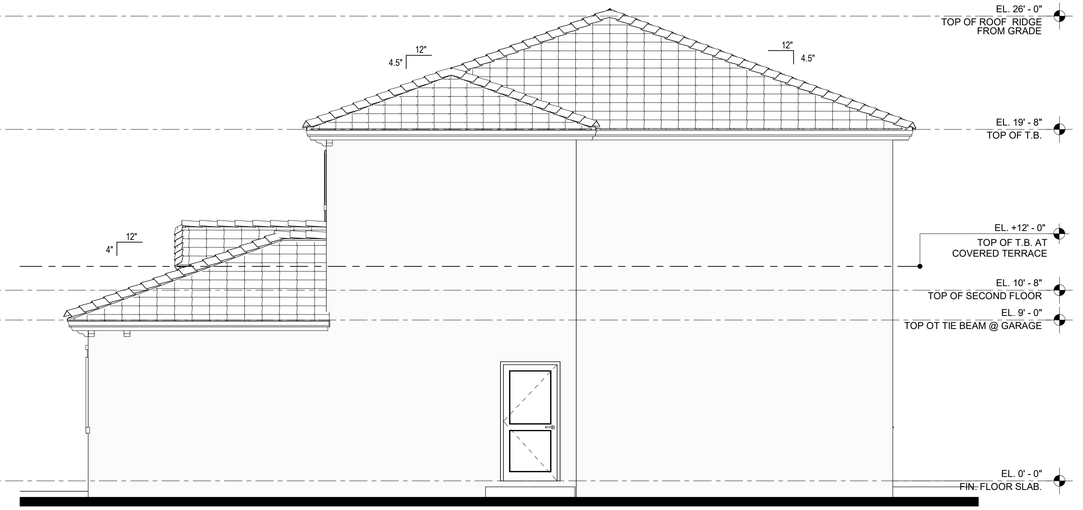
REAR ELEVATION OPT-B

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



LEFT SIDE ELEVATION OPT. "B"

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



RIGHT SIDE ELEVATION OPT. "B"

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

CORWILARCHITECTS
4210 LAGUNA ST. CORAL GABLES FL, 33146
QUALIFIER LIC. NO. AR0016003 T:305.448.7383

PROJECT:

JMC Groves

MODEL 2148

OWNER:

LENNAR

EXTERIOR ELEVATIONS OPTION 'B'

PHASE:

PERMIT SET

PERMIT No.:

REVISIONS		
No.	Revision Description	Date

SEAL:

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DATE: **0910/2022**
JOB No.: **2022-26**
DRAWN BY: **EC. MC. LC.**
APPR BY: **AMC**
PRINTED: **4/25/2023 9:57:12 AM**

SHEET NUMBER:

A-15

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MIAMI-DADE COUNTY
PROCESS NO.: Z22-268
DATE: SEP 29 2023
BY: ISA



FRONT ELEVATION - OPTION 'A'

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



FRONT ELEVATION - OPTION 'B'

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

CORWILARCHITECTS
4210 LAGUNA ST. CORAL GABLES FL, 33146
QUALIFIER LIC. NO. AR0016003 T:305.448.7383

PROJECT:

JMC Groves

MODEL 2403

OWNER:

LENNAR

EXTERIOR FRONT ELEVATION - OPTION 'A' & 'B'

PHASE:

PERMIT SET

PERMIT No.:

REVISIONS		
No.	Revision Description	Date

SEAL:

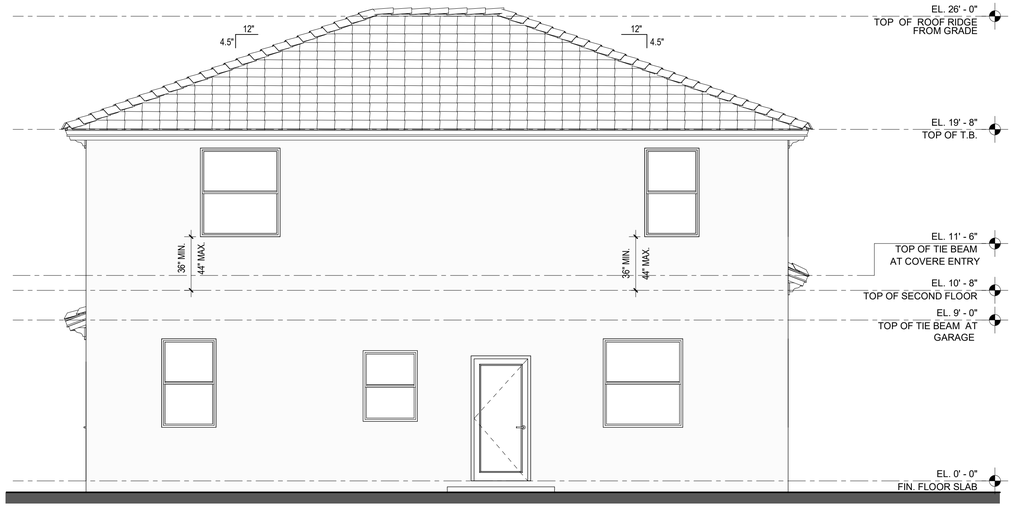
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DATE: **04/10/2023**
JOB No.: **2023-15**
DRAWN BY: **Author**
APPR BY: **Approver**
PRINTED: **4/25/2023 10:18:19 AM**

SHEET NUMBER:

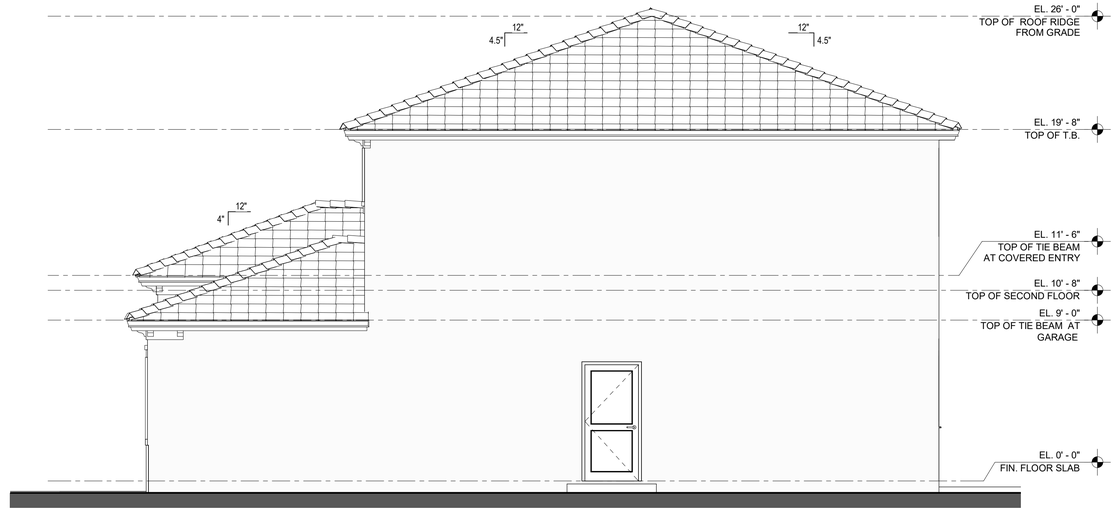
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RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z22-268
DATE: SEP 29 2023
BY: ISA



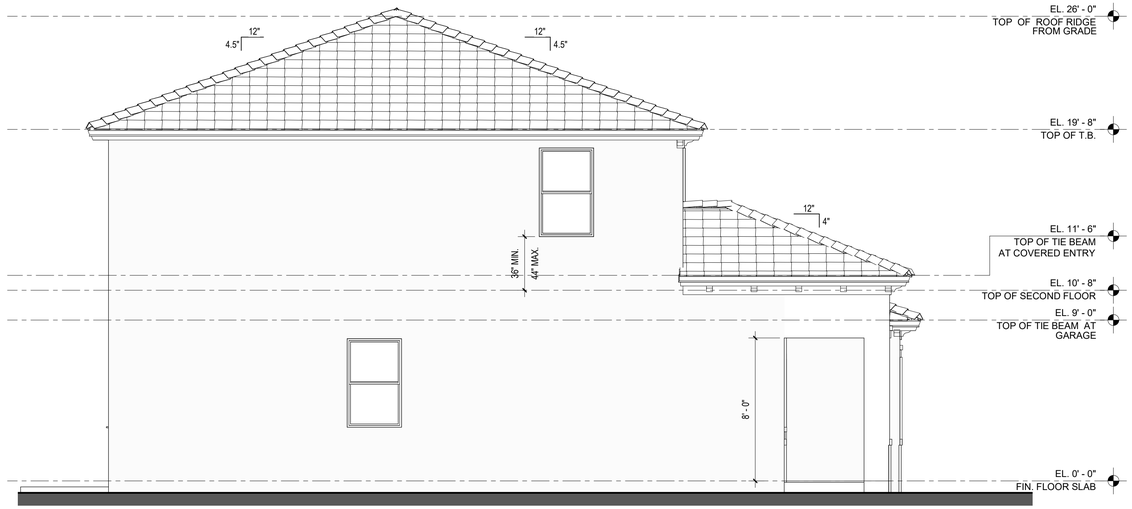
REAR ELEVATION - OPTION 'A'

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



RIGHT SIDE ELEVATION - OPTION 'A'

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



LEFT SIDE ELEVATION - OPTION 'A'

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

CORWILARCHITECTS
4210 LAGUNA ST. CORAL GABLES FL, 33146
QUALIFIER LIC. NO. AR0016003 T:305.448.7383

PROJECT:

JMC Groves

MODEL 2403

OWNER:

LENNAR

EXTERIORS ELEVATIONS - OPTION 'A'

PHASE:

PERMIT SET

PERMIT No.:

REVISIONS		
No.	Revision Description	Date

SEAL:

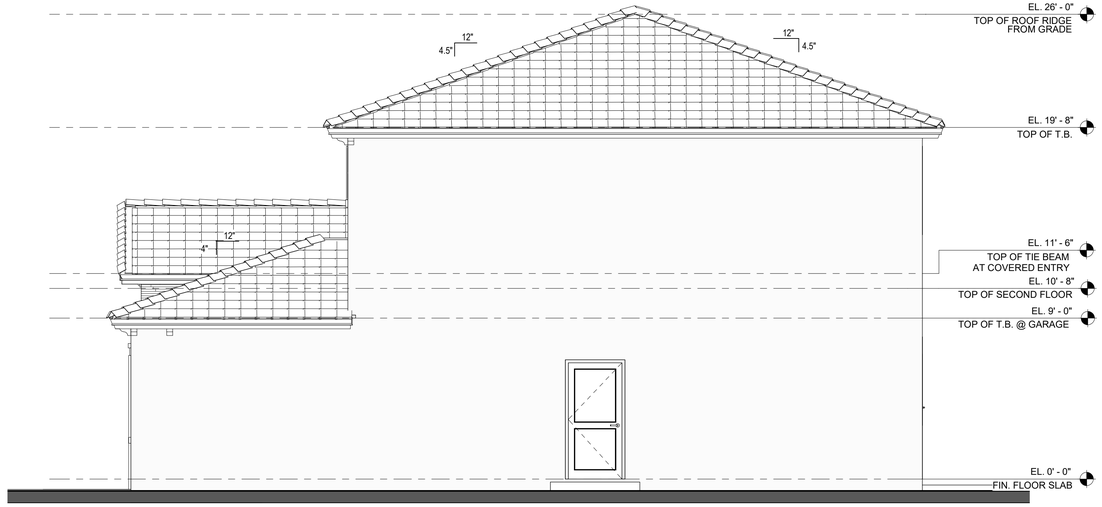
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DATE: **04/10/2023**
JOB No.: **2023-15**
DRAWN BY: **Author**
APPR BY: **Approver**
PRINTED: **4/25/2023 10:18:21 AM**

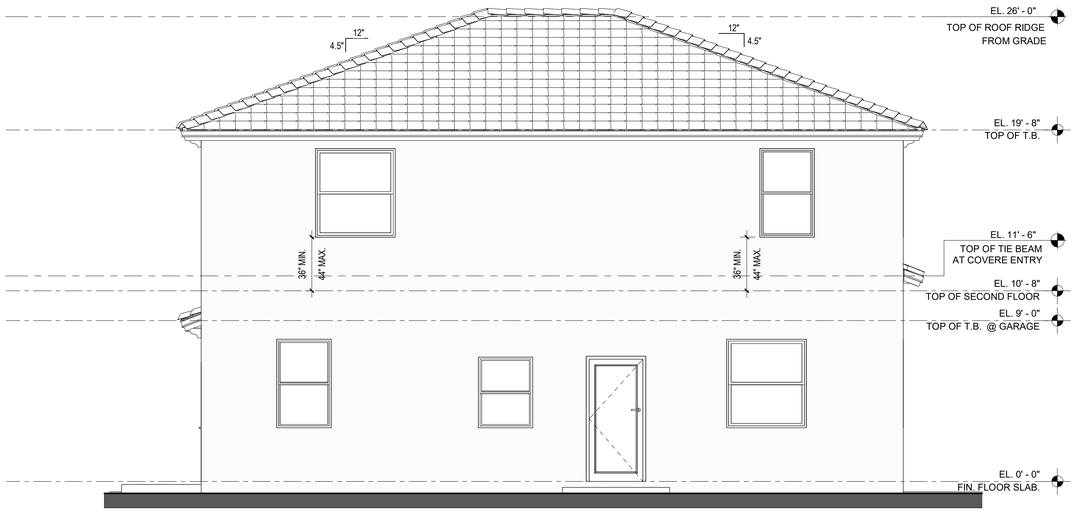
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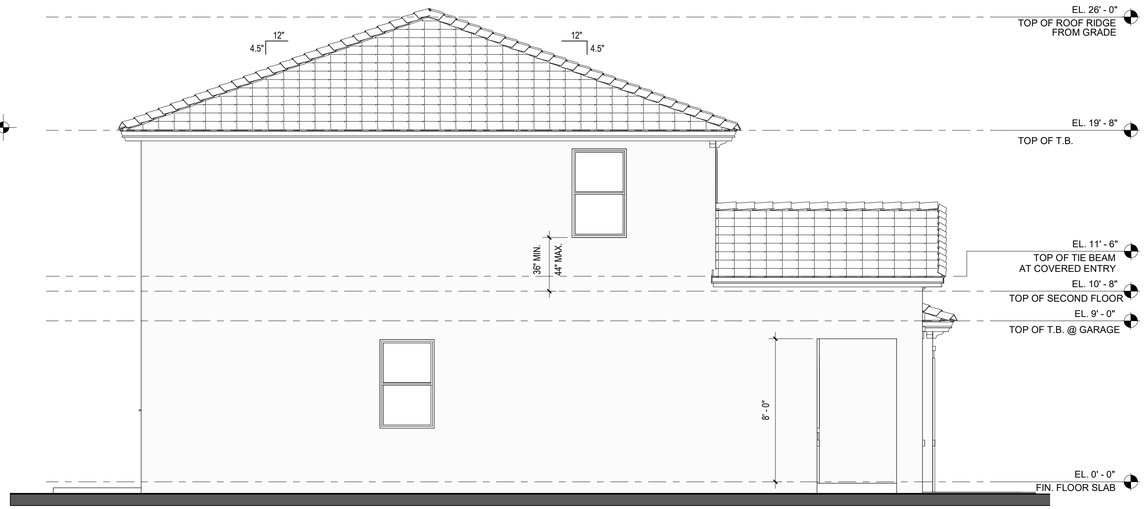
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MIAMI-DADE COUNTY
PROCESS NO.: Z22-268
DATE: SEP 29 2023
BY: ISA



RIGHT SIDE ELEVATION OPTION 'B'
SCALE: 1/4" = 1'-0"



REAR ELEVATION OPTION 'B'
SCALE: 1/4" = 1'-0"



LEFT SIDE ELEVATION OPTION 'B'
SCALE: 1/4" = 1'-0"

CORWILARCHITECTS
4210 LAGUNA ST. CORAL GABLES FL, 33146
QUALIFIER LIC. NO. AR0016003 T:305.448.7383

PROJECT:

JMC Groves

MODEL 2403

OWNER:

LENNAR

EXTERIOR ELEVATIONS - OPTION 'B'

PHASE:
PERMIT SET

PERMIT No.:

REVISIONS		
No.	Revision Description	Date

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DATE: **04/10/2023**
JOB No.: **2023-15**
DRAWN BY: **Author**
APPR BY: **Approver**
PRINTED: **4/25/2023 10:18:22 AM**

SHEET NUMBER:

A-20

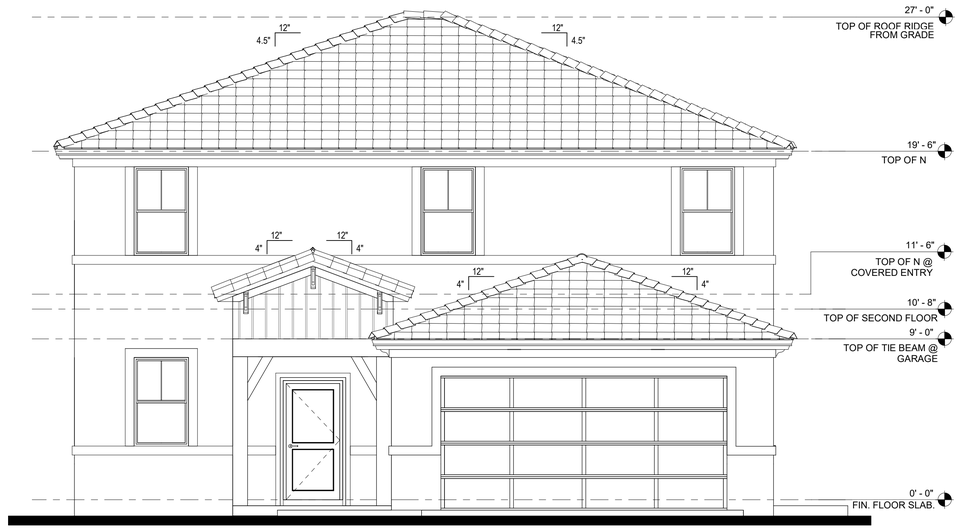
RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z22-268
DATE: SEP 29 2023
BY: ISA



FRONT ELEVATION - OPTION 'A'
SCALE: 1/4" = 1'-0"



FRONT ELEVATION - OPTION 'B'
SCALE: 1/4" = 1'-0"



FRONT ELEVATION - OPTION 'C'
SCALE: 1/4" = 1'-0"

CORWILARCHITECTS
4210 LAGUNA ST. CORAL GABLES FL, 33146
QUALIFIER LIC. NO. AR0016003 T:305.448.7383

PROJECT:

JMC Groves

MODEL 2655

OWNER:

LENNAR

FRONT ELEVATIONS - OPTIONS 'A', 'B' & 'C'

PHASE:

PERMIT SET

PERMIT No.:

REVISIONS		
No.	Revision Description	Date

SEAL:

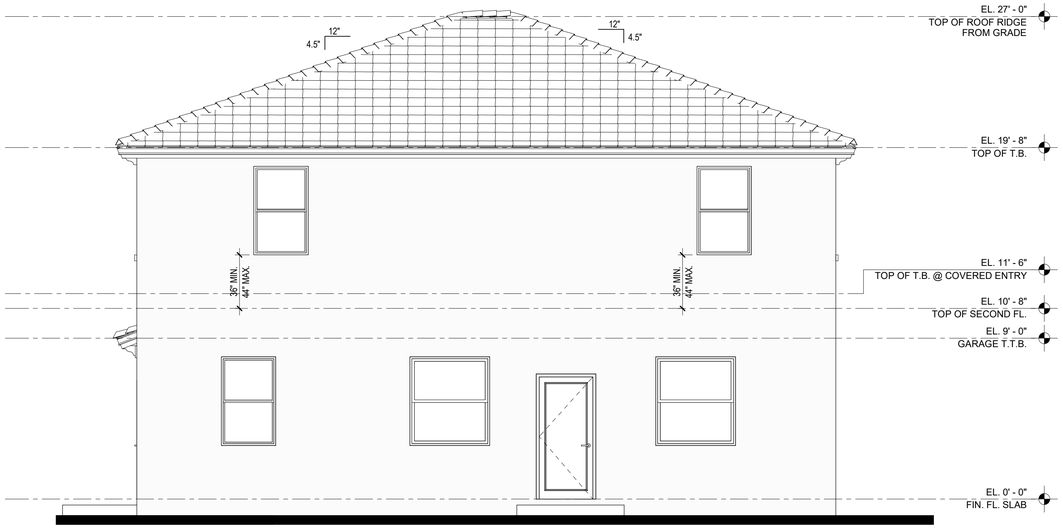
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DATE: **04/10/2023**
JOB No.: **2023-15**
DRAWN BY: **Author**
APPR BY: **Approver**
PRINTED: **4/25/2023 10:40:46 AM**

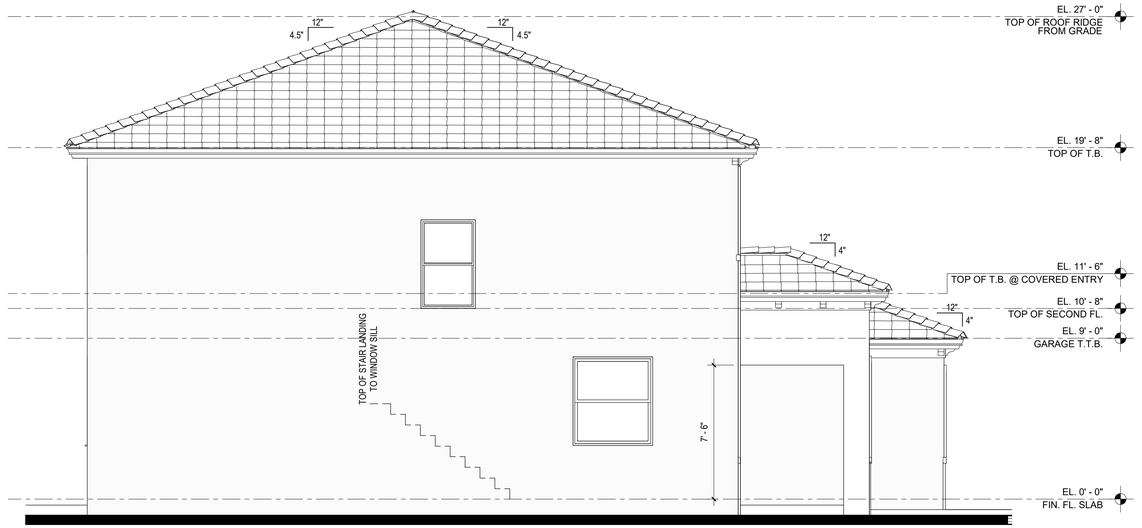
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A-23

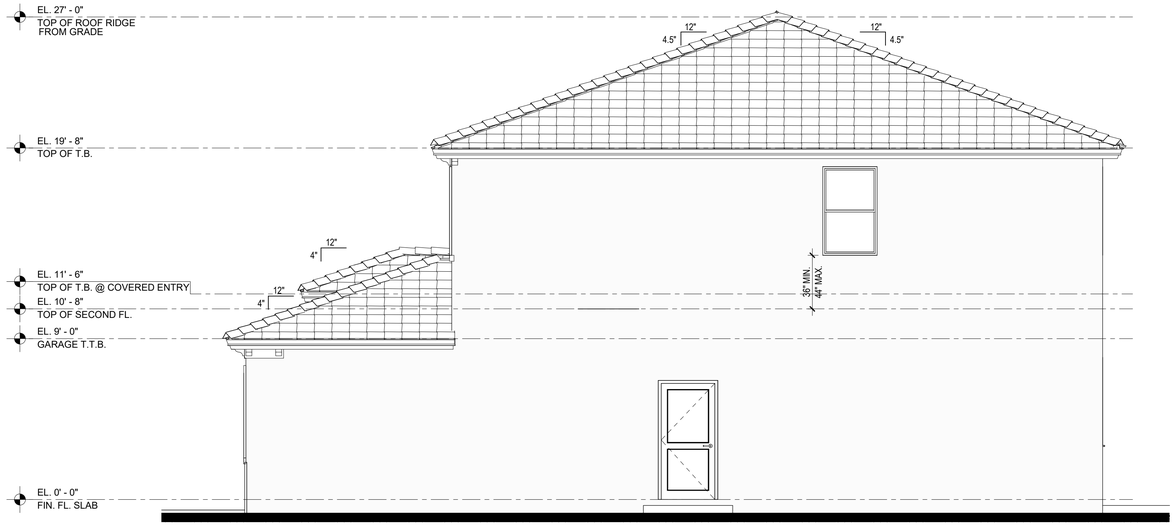
RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z22-268
DATE: SEP 29 2023
BY: ISA



REAR ELEVATION - OPTION 'A'
SCALE: 1/4" = 1'-0"



LEFT SIDE ELEVATION - OPTION 'A'
SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION - OPTION 'A'
SCALE: 1/4" = 1'-0"

CORWILARCHITECTS
4210 LAGUNA ST. CORAL GABLES FL, 33146
QUALIFIER LIC. NO. AR0016003 T:305.448.7383

PROJECT:

JMC Groves

MODEL 2655

OWNER:

LENNAR

EXTERIOR ELEVATIONS - OPTION 'A'

PHASE:

PERMIT SET

PERMIT No.:

REVISIONS		
No.	Revision Description	Date

SEAL:

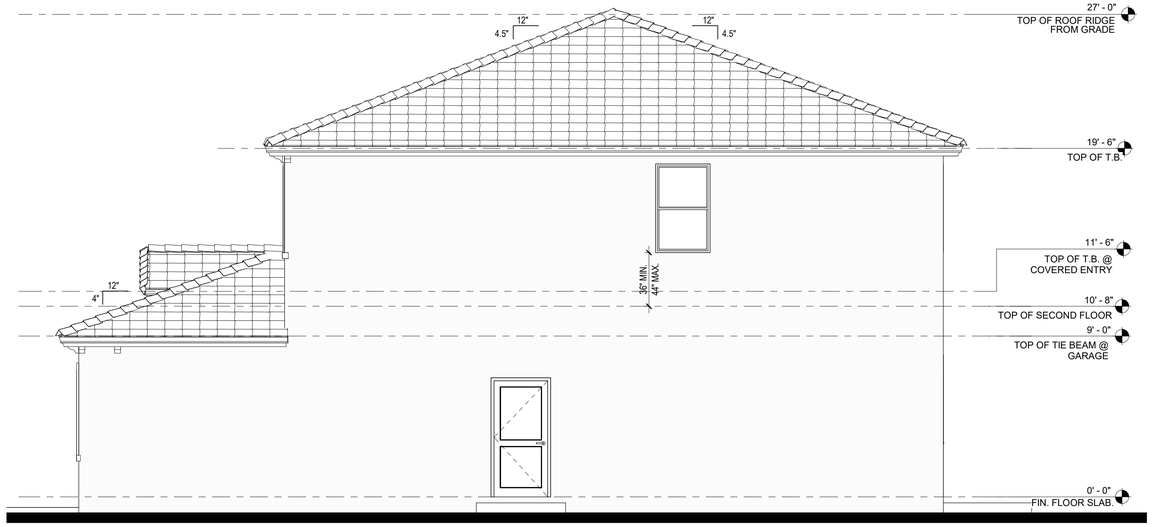
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DATE: **04/10/2023**
JOB No.: **2023-15**
DRAWN BY: **Author**
APPR BY: **Approver**
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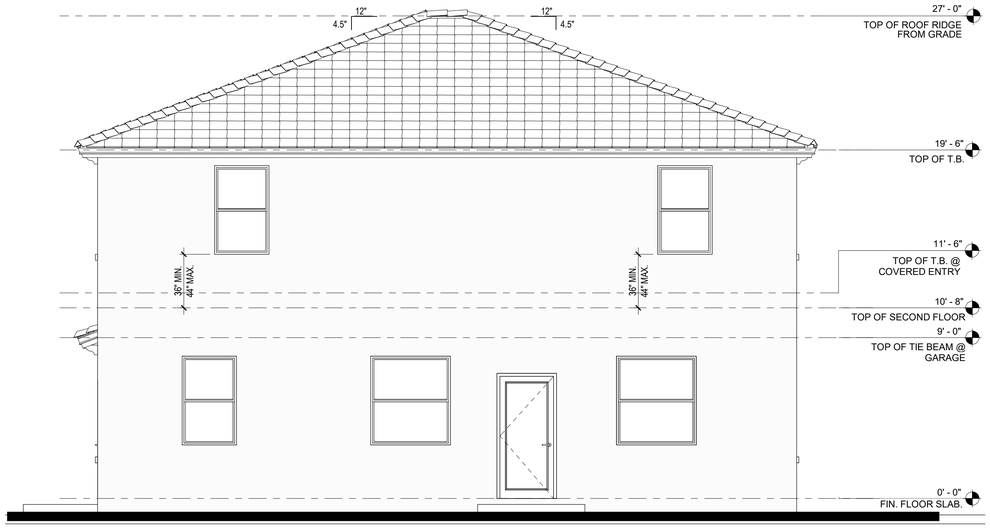
A-24

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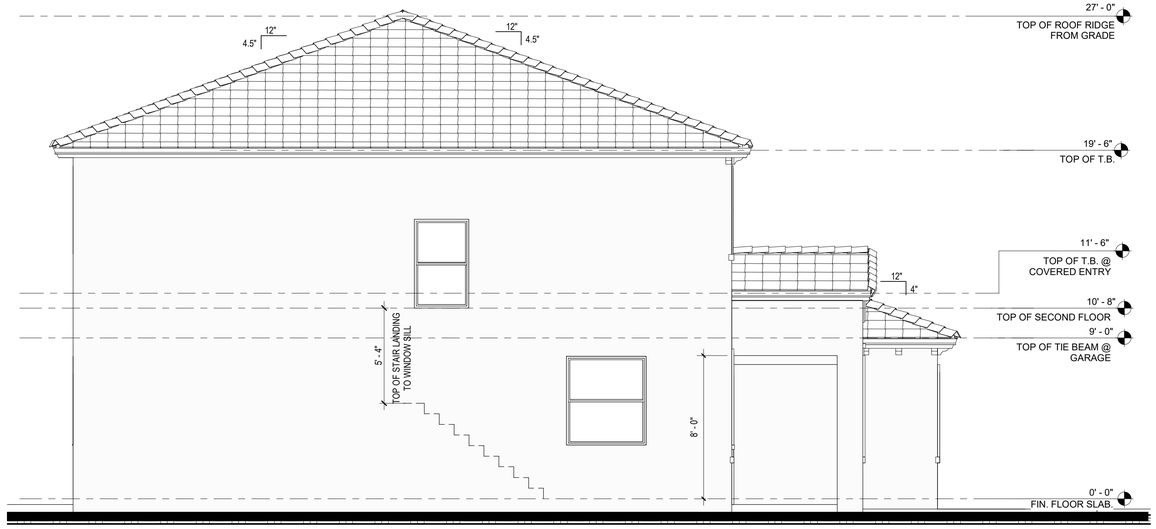
RIGHT SIDE ELEVATION - OPTION 'B'

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



REAR ELEVATION - OPTION 'B'

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



LEFT SIDE ELEVATION - OPTION 'B'

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

CORWILARCHITECTS
4210 LAGUNA ST. CORAL GABLES FL, 33146
QUALIFIER LIC. NO. AR0016003 T:305.448.7383

PROJECT:

JMC Groves

MODEL 2655

OWNER:

LENNAR

EXTERIOR ELEVATIONS - OPTION 'B'

PHASE:

PERMIT SET

PERMIT No.:

REVISIONS		
No.	Revision Description	Date

SEAL:

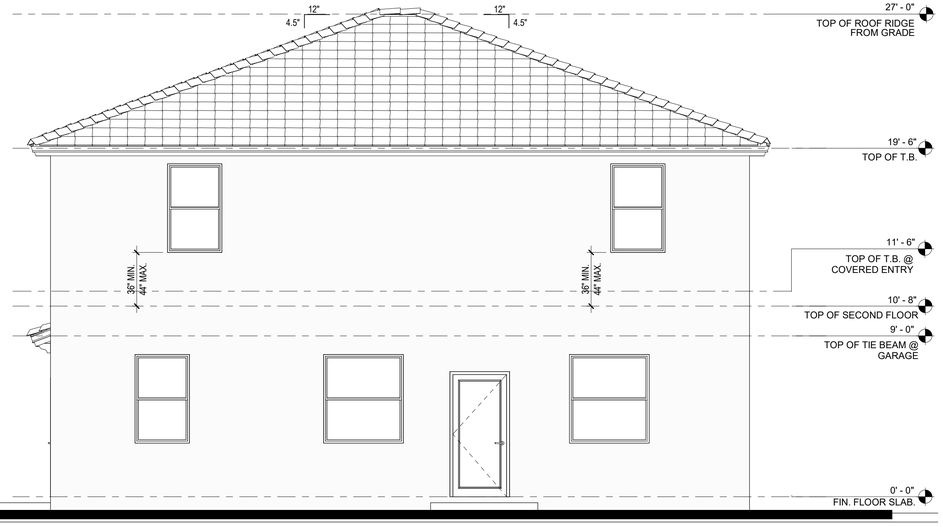
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JOB No.: **2023-15**
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SHEET NUMBER:

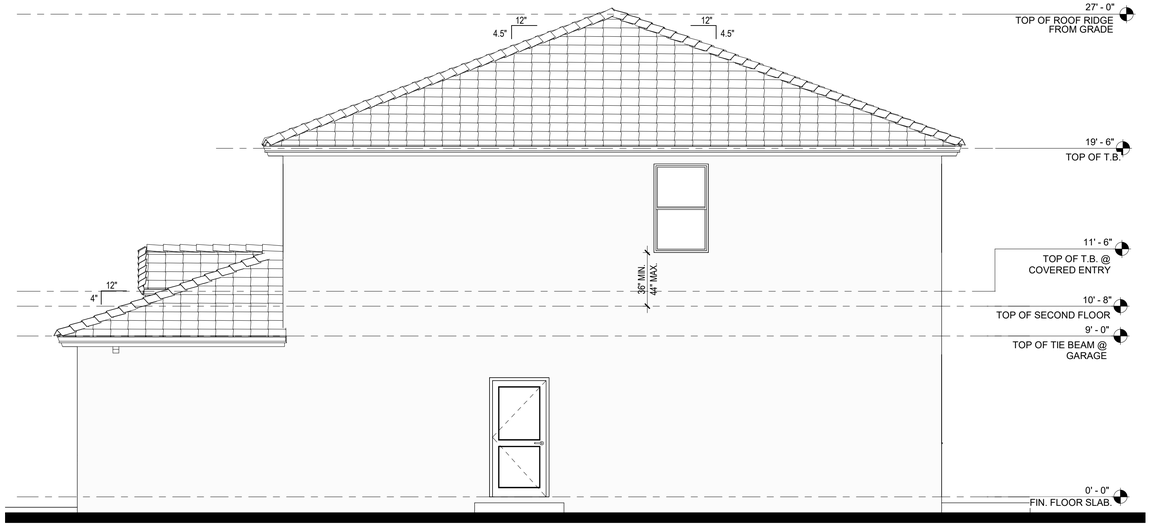
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DATE: SEP 29 2023
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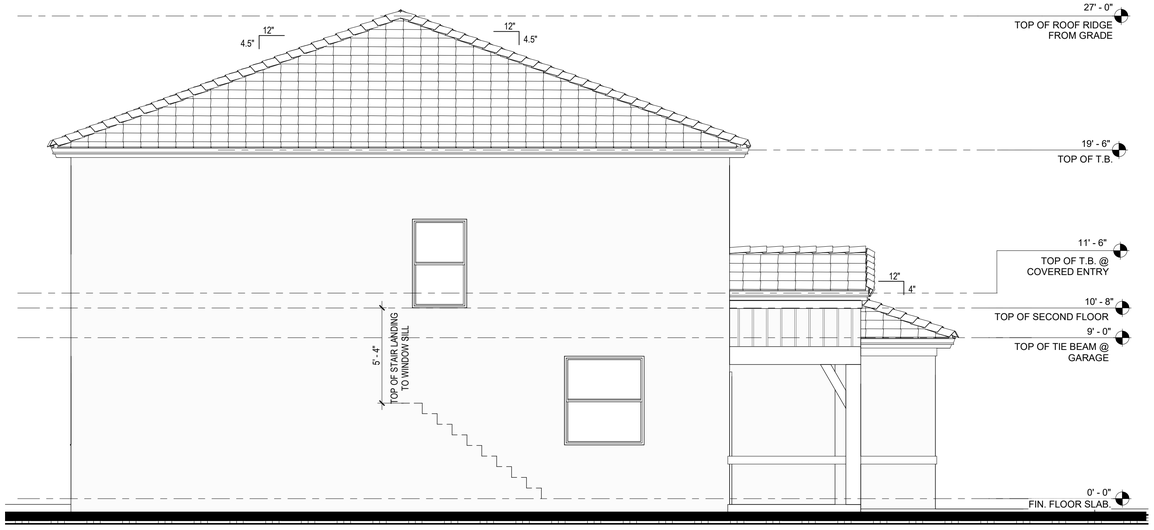
REAR ELEVATION - OPTION 'C'

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



RIGHT SIDE ELEVATION - OPTION 'C'

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



LEFT SIDE ELEVATION - OPTION 'C'

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

CORWILARCHITECTS
4210 LAGUNA ST. CORAL GABLES FL, 33146
QUALIFIER LIC. NO. AR0016003 T:305.448.7383

PROJECT:

JMC Groves

MODEL 2655

OWNER:

LENNAR

EXTERIOR ELEVATIONS - OPTION 'C'

PHASE:

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PERMIT No.:

REVISIONS		
No.	Revision Description	Date

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APPR BY: **Approver**
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DATE: SEP 29 2023
BY: ISA



FRONT ELEVATION OPT. "A"
SCALE: 1/4" = 1'-0"



FRONT ELEVATION OPT. "B"
SCALE: 1/4" = 1'-0"



FRONT ELEVATION - OPT. "C"
SCALE: 1/4" = 1'-0"

CORWILARCHITECTS
4210 LAGUNA ST. CORAL GABLES FL, 33146
QUALIFIER LIC. NO. AR0016003 T:305.448.7383

PROJECT:

JMC Groves

MODEL 2905

OWNER:

LENNAR

FRONT ELEVATIONS OPTIONS 'A', 'B'& 'C'

PHASE:

PERMIT SET

PERMIT No.:

REVISIONS		
No.	Revision Description	Date

SEAL:

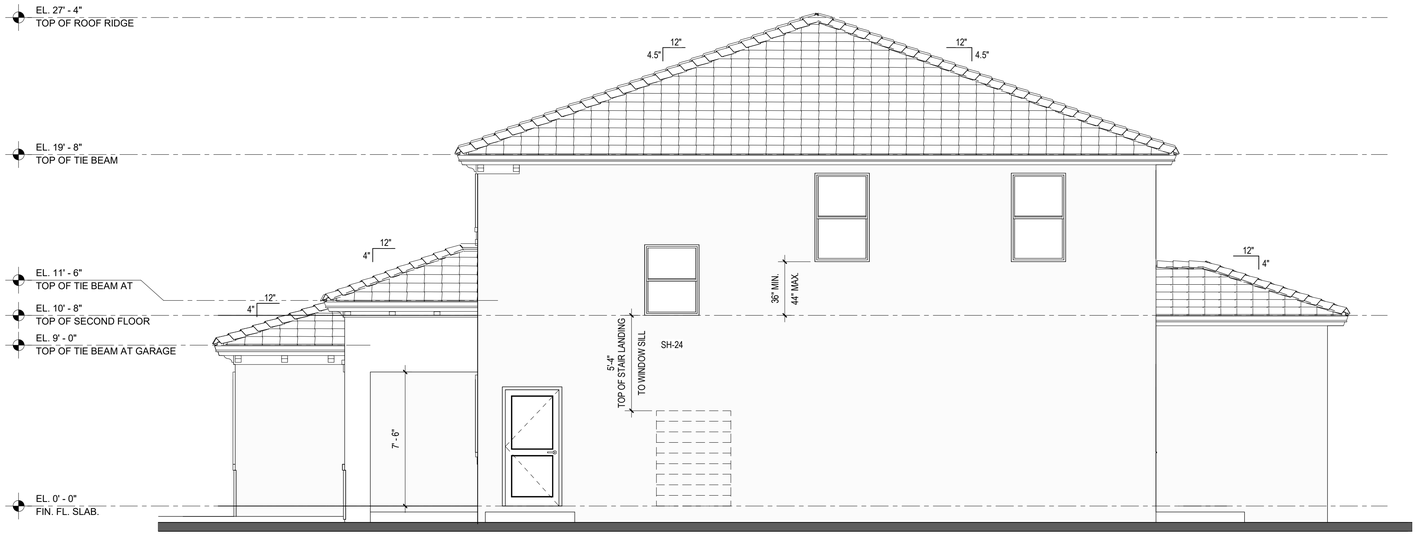
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DATE: **04/10/2023**
JOB No.: **2023-15**
DRAWN BY: **EC. MC. LC.**
APPR BY: **AMC**
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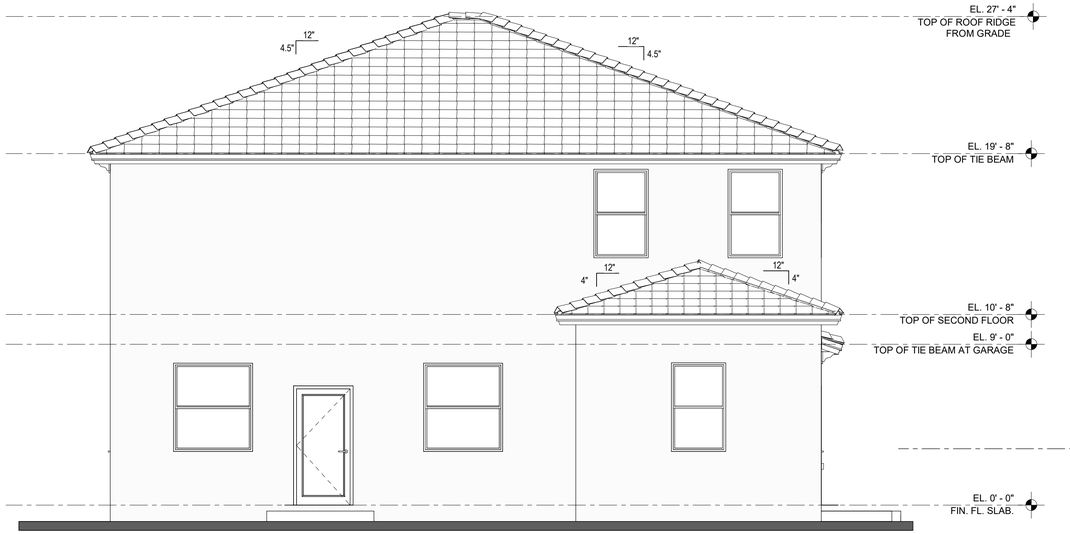
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A-29

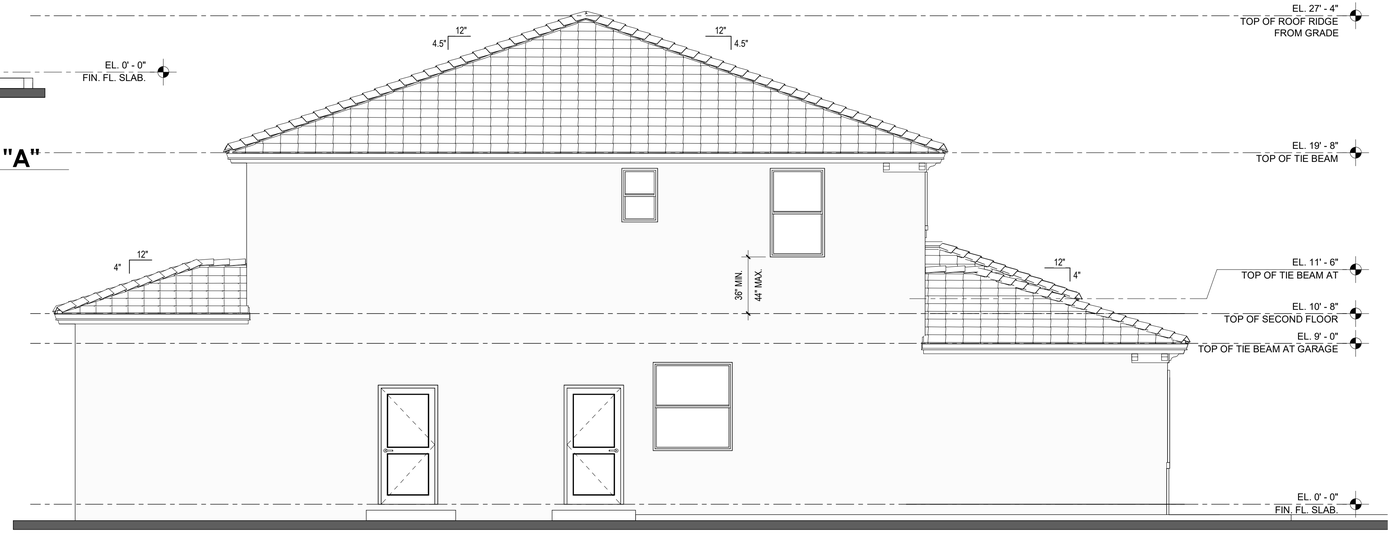
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MIAMI-DADE COUNTY
PROCESS NO.: Z22-268
DATE: SEP 29 2023
BY: ISA



RIGHT - SIDE ELEVATION - OPT. "A"
SCALE: 1/4" = 1'-0"



REAR ELEVATION OPT. "A"
SCALE: 1/4" = 1'-0"



LEFT - SIDE ELEVATION - OPT. "A"
SCALE: 1/4" = 1'-0"

CORWILARCHITECTS
4210 LAGUNA ST. CORAL GABLES FL, 33146
QUALIFIER LIC. NO. AR0016003 T:305.448.7383

PROJECT:

JMC Groves

MODEL 2905

OWNER:

LENNAR

SIDE & REAR ELEVATIONS OPTION "A"

PHASE:

PERMIT SET

PERMIT No.:

REVISIONS		
No.	Revision Description	Date

SEAL:

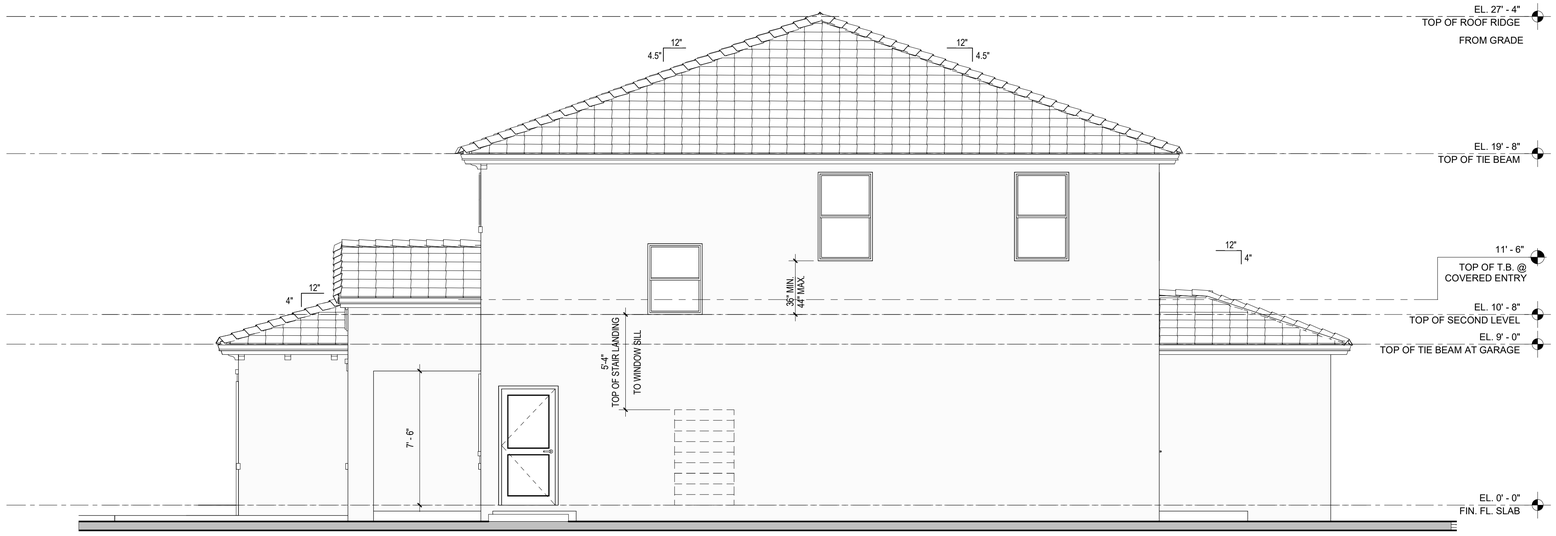
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DRAWN BY: **EC. MC. LC.**
APPR BY: **AMC**
PRINTED: **4/25/2023 10:36:59 AM**

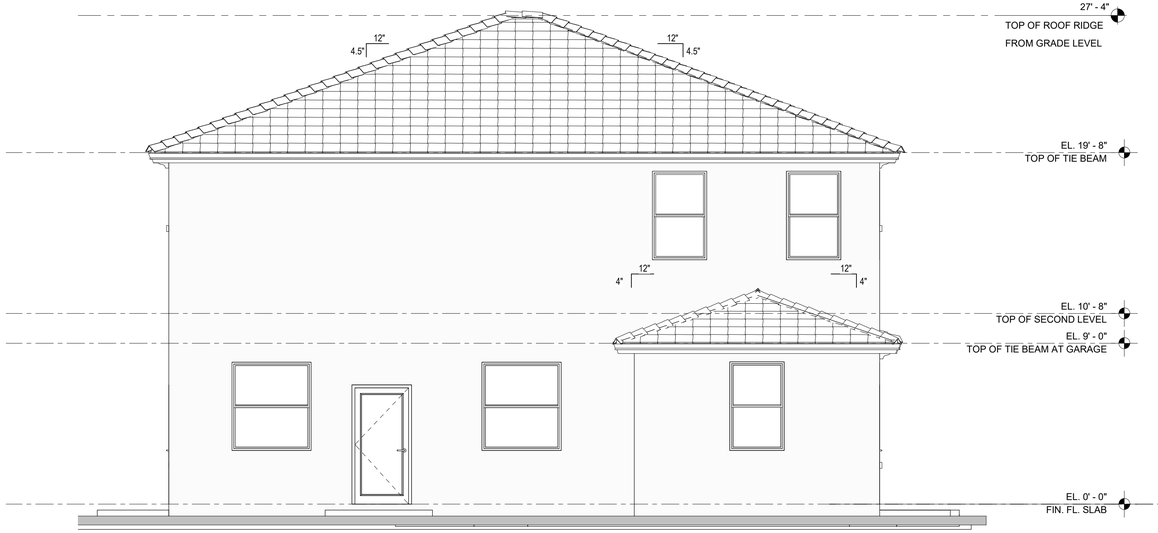
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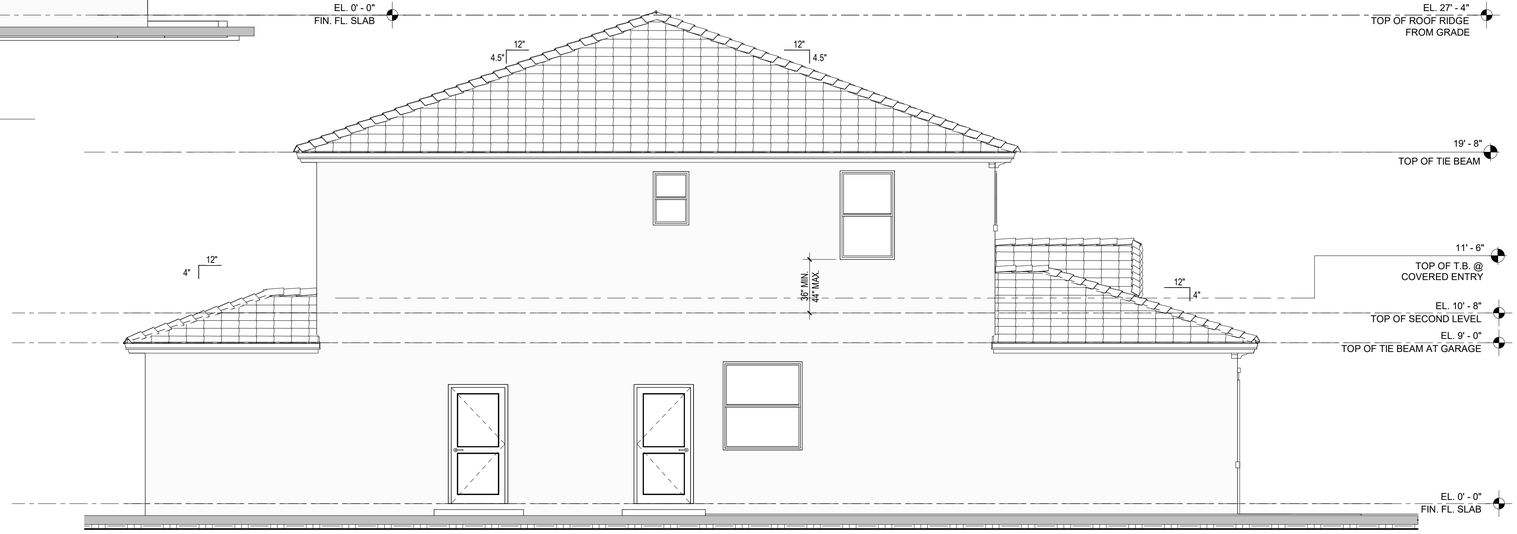
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PROCESS NO.: Z22-268
DATE: SEP 29 2023
BY: ISA



RIGHT - SIDE ELEVATION - OPT. "B"
SCALE: 1/4" = 1'-0"



REAR ELEVATION - OPT. "B"
SCALE: 1/4" = 1'-0"



LEFT - SIDE ELEVATION - OPT. "B"
SCALE: 1/4" = 1'-0"

CORWILARCHITECTS
4210 LAGUNA ST. CORAL GABLES FL, 33146
QUALIFIER LIC. NO. AR0016003 T:305.448.7383

PROJECT:

JMC Groves

MODEL 2905

OWNER:

LENNAR

SIDE & REAR ELEVATIONS OPTION "B"

PHASE:

PERMIT SET

PERMIT No.:

REVISIONS		
No.	Revision Description	Date

SEAL:

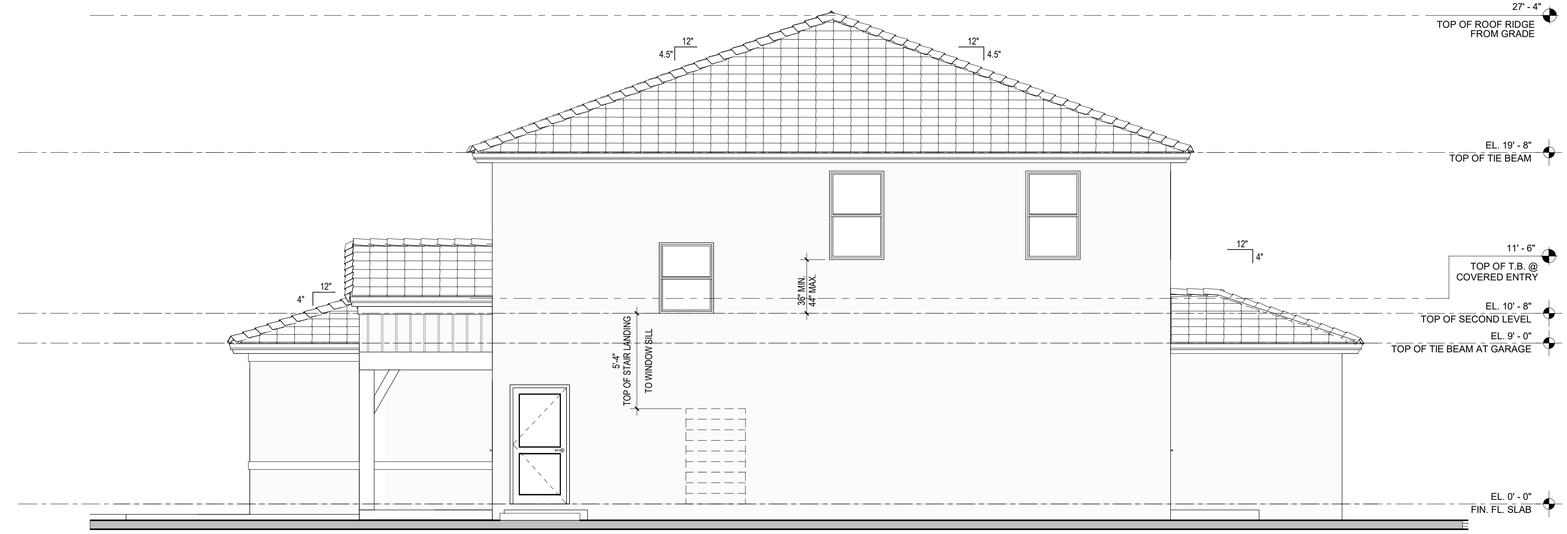
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APPR BY: **AMC**
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A-31

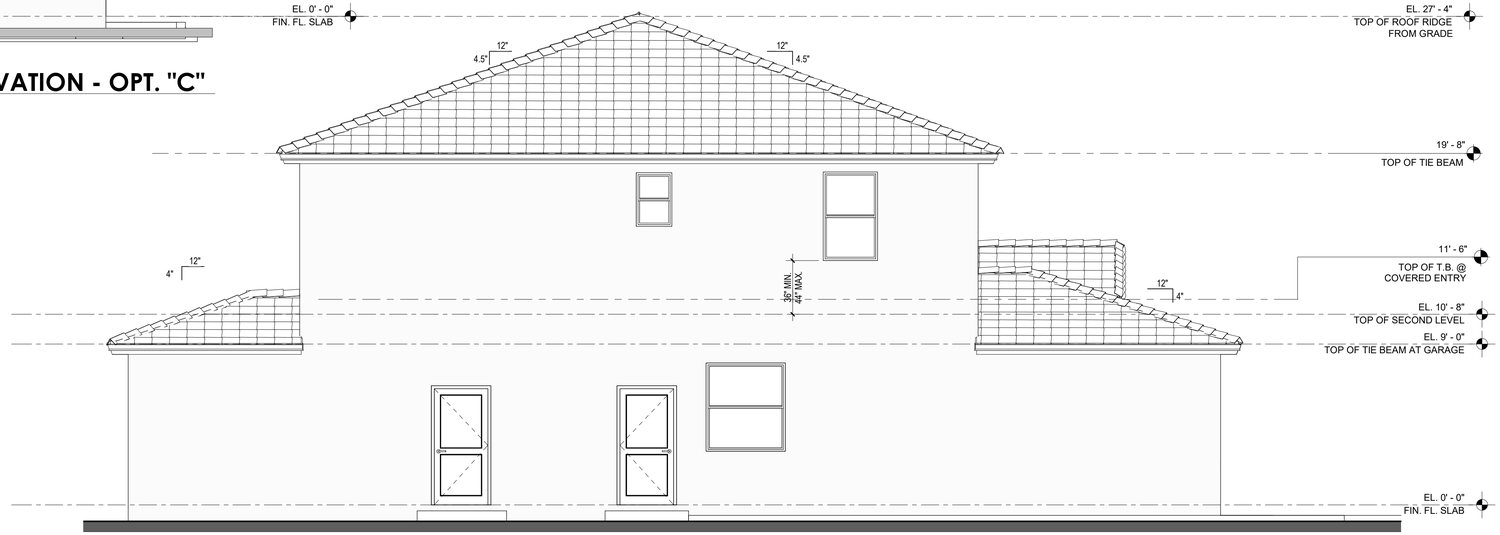
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PROCESS NO.: Z22-268
DATE: SEP 29 2023
BY: ISA



RIGHT - SIDE ELEVATION - OPT. "C"
SCALE: 1/4" = 1'-0"



REAR ELEVATION - OPT. "C"
SCALE: 1/4" = 1'-0"



LEFT - SIDE ELEVATION - OPT. "C"
SCALE: 1/4" = 1'-0"

CORWILARCHITECTS
4210 LAGUNA ST. CORAL GABLES FL, 33146
QUALIFIER LIC. NO. AR0016003 T:305.448.7383

PROJECT:

JMC Groves

MODEL 2905

OWNER:

LENNAR

SIDE & REAR ELEVATIONS
OPTION "C"

PHASE:
PERMIT SET

PERMIT No.:

REVISIONS		
No.	Revision Description	Date

SEAL:

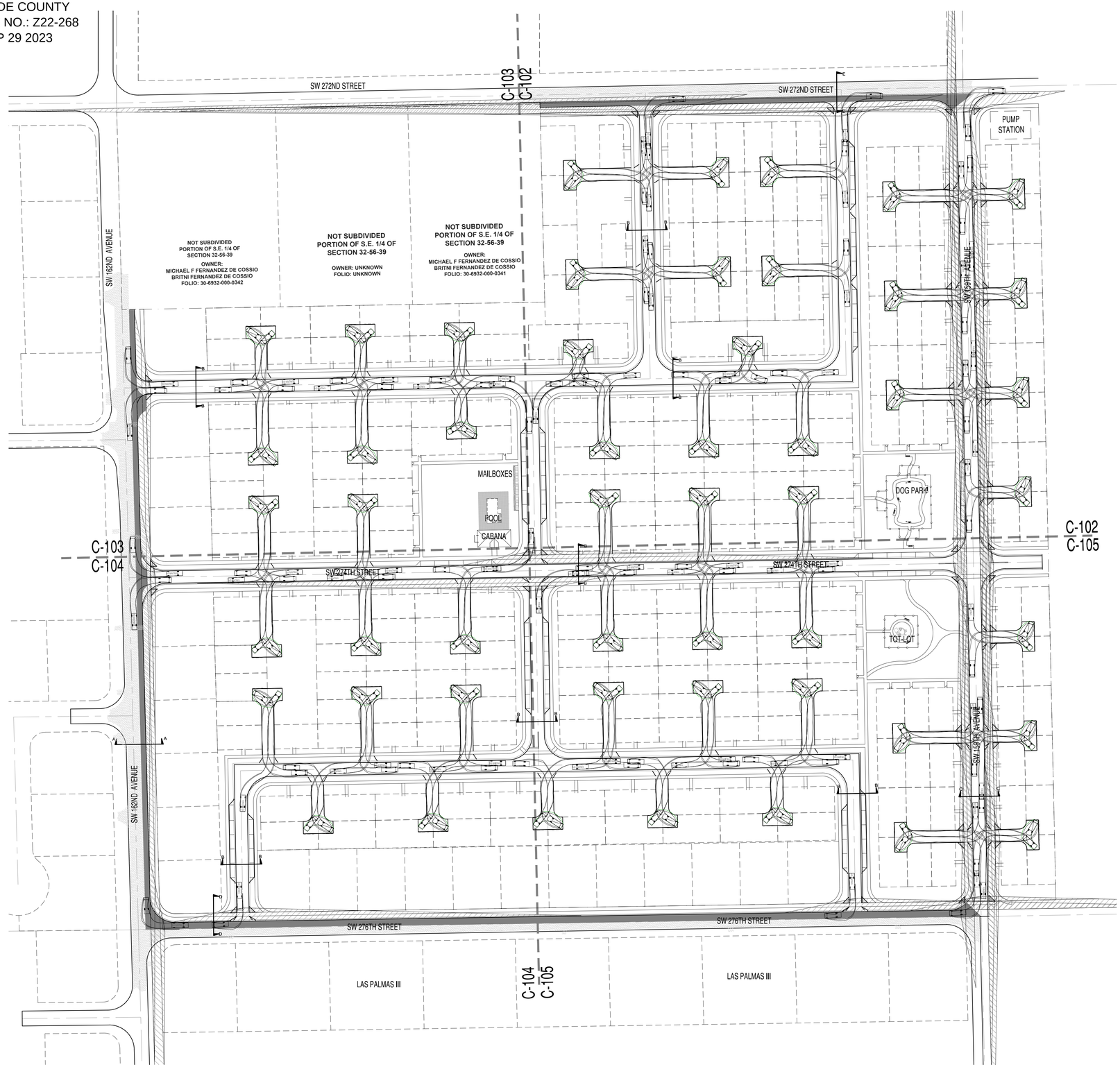
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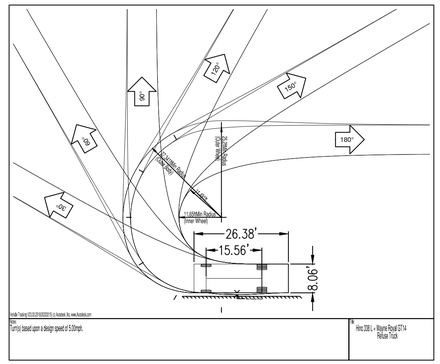
DATE: **04/10/2023**
JOB No.: **2023-15**
DRAWN BY: **Author**
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SHEET NUMBER:

A-32

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MIAMI-DADE COUNTY
PROCESS NO.: Z22-268
DATE: SEP 29 2023
BY: ISA





NORTH

SITE PLAN
1" = 80'

DATE:
REVISIONS:

09/20/2023

ROBAYNA ENGINEER ★ OSCAR E. ROBAYNA LICENSE No 73896 STATE OF FLORIDA ★ PROFESSIONAL

FOR THE FIRM

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DRAWN: GC/VET
CHECKED: OER
SCALE: NTS

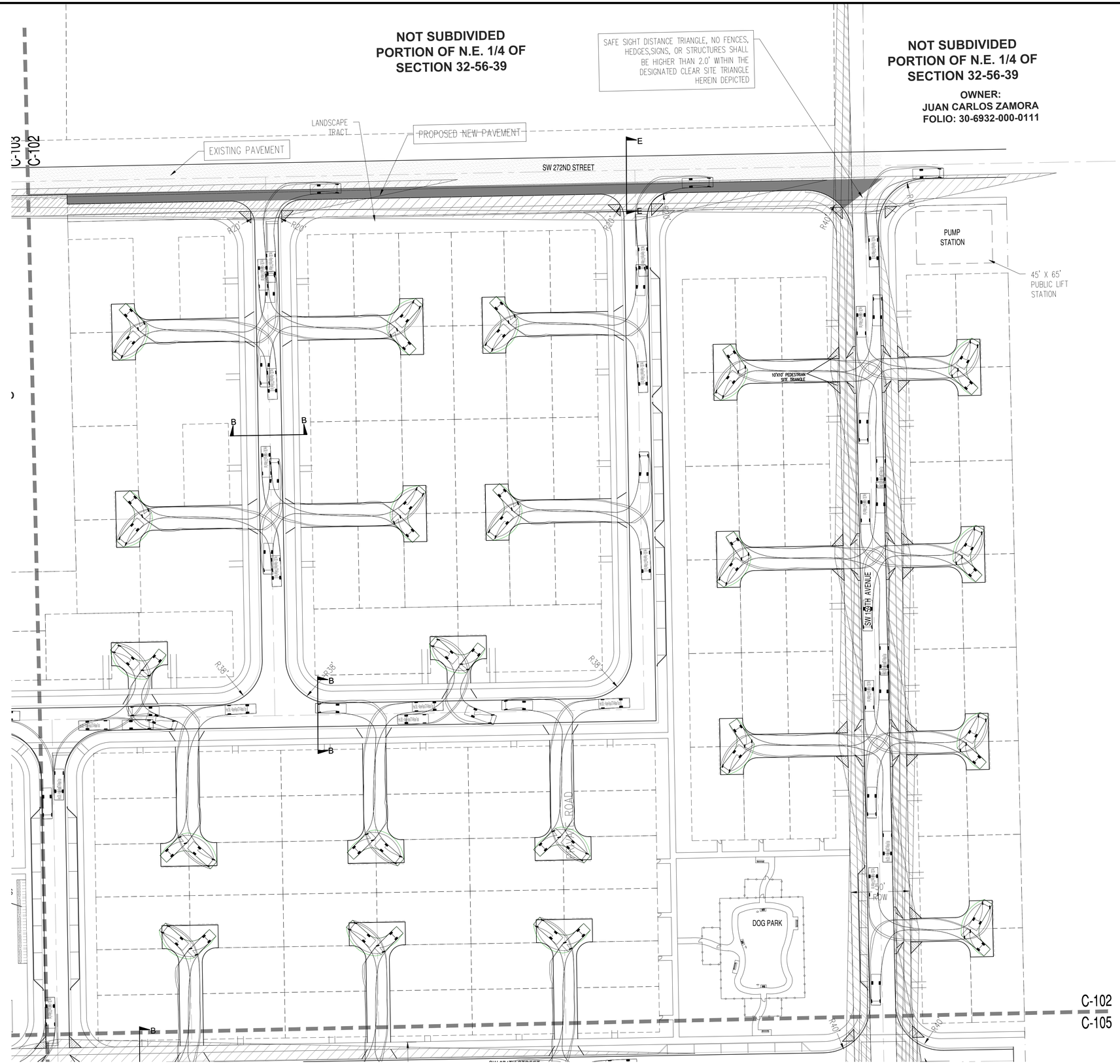
ROBAYNA AND ASSOCIATES INC.
ENGINEERS - PLANNERS - SURVEYORS
5723 NW 158th STREET
MIAMI LAKES, FL 33014
PH.(305) 823-9316
E.B. # 3304

DRAWING NAME: ILLUSTRATIVE SITE PLAN
PROJECT: JMC GROVES
PREPARED FOR: LENNAR HOMES

SHEET: C-101
1 OF 6 SHEETS
DATE: 04-25-23
PROJ. No: 220005

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MIAMI-DADE COUNTY
PROCESS NO.: Z22-268
DATE: SEP 29 2023
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NORTH

SITE PLAN
1" = 40'

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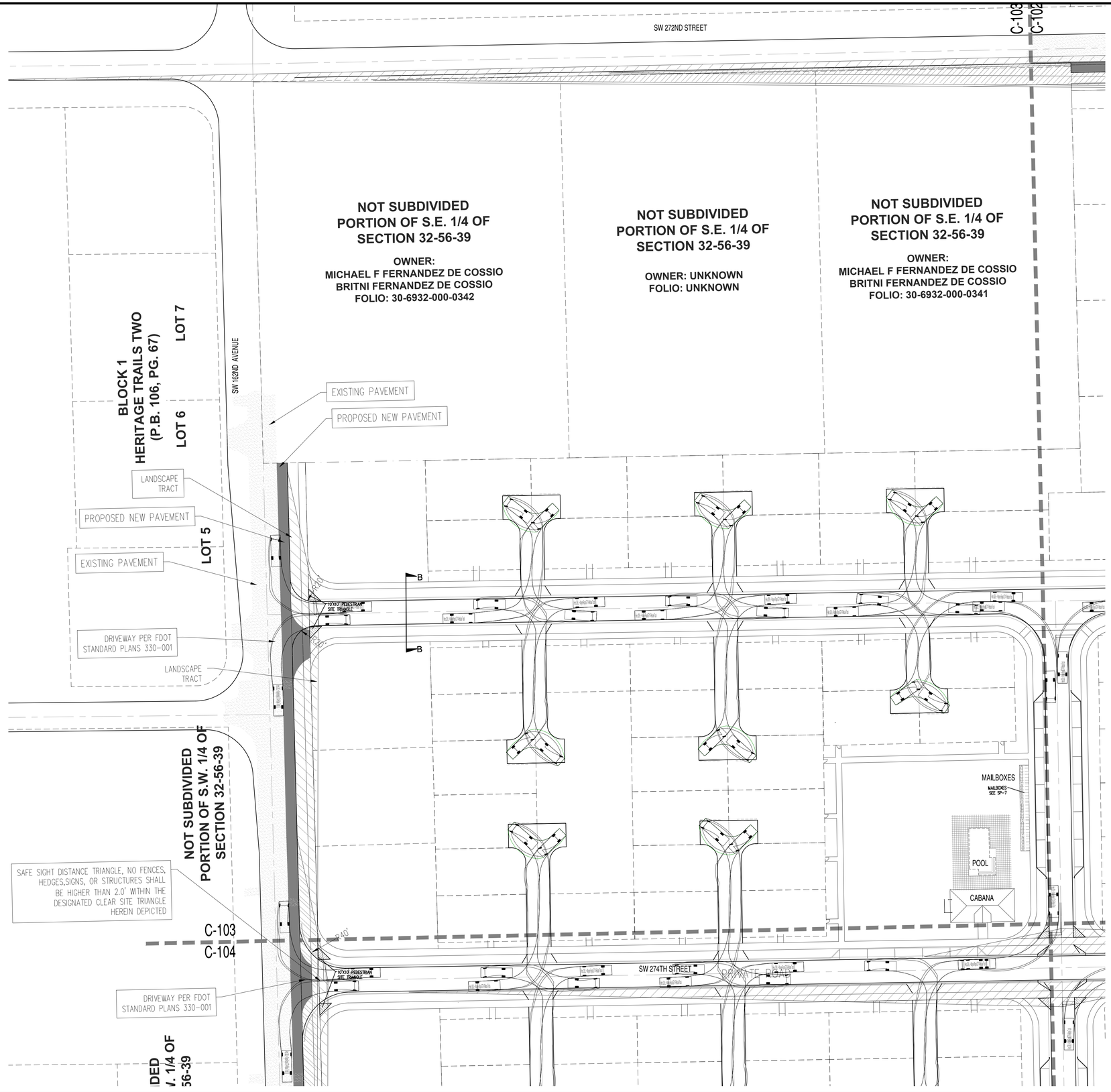
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ENGINEERS - PLANNERS - SURVEYORS
5723 NW 158th STREET
MIAMI LAKES, FL 33014
PH.(305) 823-9316
E.B. # 3304

DRAWING NAME: ILLUSTRATIVE SITE PLAN
PROJECT: JMC GROVES
PREPARED FOR: LENNAR HOMES

SHEET: C-102
2 OF 6 SHEETS
DATE: 04-25-23
PROJ. No: 220005

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DATE: SEP 29 2023
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SITE PLAN
1" = 40'

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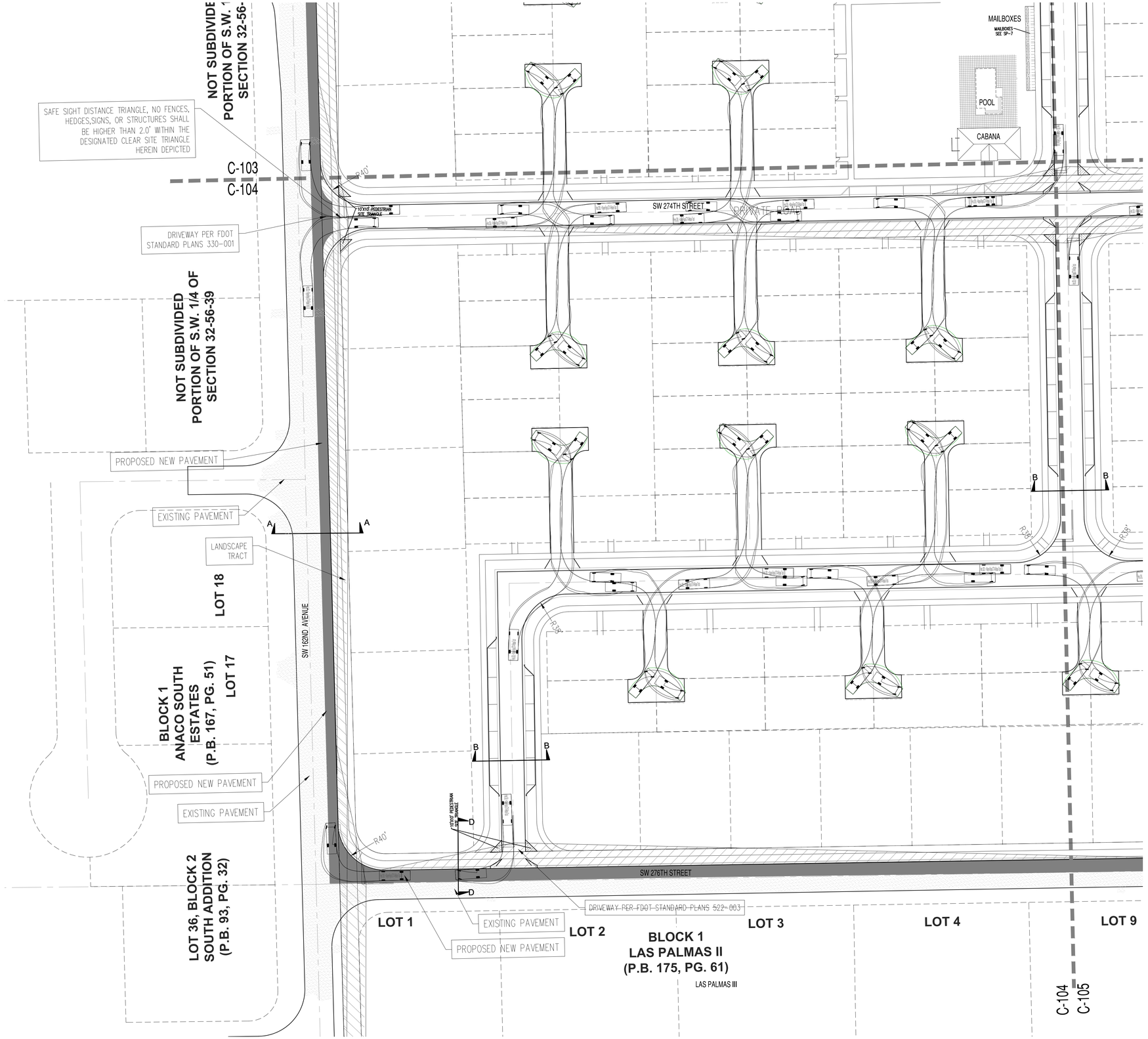
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ENGINEERS - PLANNERS - SURVEYORS
5723 NW 158th STREET
MIAMI LAKES, FL 33014
PH.(305) 823-9316
E.B. # 3304

DRAWING NAME: ILLUSTRATIVE SITE PLAN
PROJECT: JMC GROVES
PREPARED FOR: LENNAR HOMES

SHEET: C-103
3 OF 6 SHEETS
DATE: 04-25-23
PROJ. No: 220005

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DATE:
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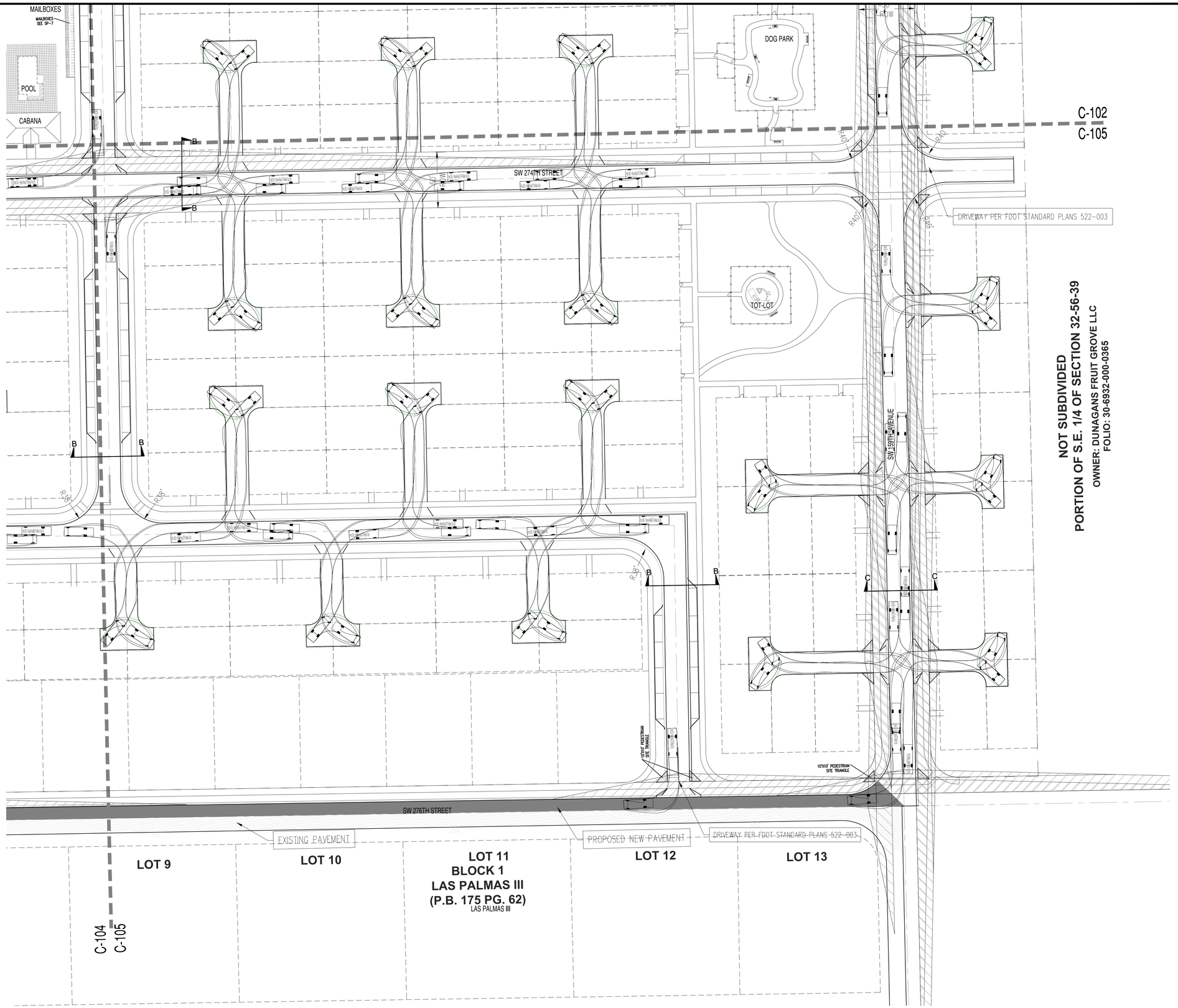
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ROBAYNA AND ASSOCIATES INC.
ENGINEERS - PLANNERS - SURVEYORS
5723 NW 158th STREET
MIAMI LAKES, FL 33014
PH.(305) 823-9316
E.B. # 3304

DRAWING NAME: ILLUSTRATIVE SITE PLAN
PROJECT: JMC GROVES
PREPARED FOR: LENNAR HOMES

SHEET: C-104
4 OF 6 SHEETS
DATE: 04-25-23
PROJ. No: 220005

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MIAMI-DADE COUNTY
PROCESS NO.: Z22-268
DATE: SEP 29 2023
BY: ISA



NORTH

SITE PLAN
1" = 40'

REVISIONS: DATE:

09/20/2023

OSCAR E. ROBAYNA, P.E. LICENSE No 73896 STATE OF FLORIDA PROFESSIONAL ENGINEER

FOR THE FIRM

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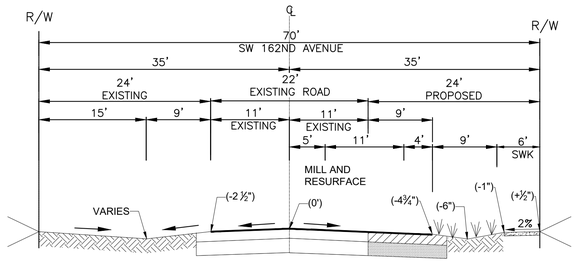
ROBAYNA AND ASSOCIATES INC.
ENGINEERS - PLANNERS - SURVEYORS
5723 NW 158th STREET
MIAMI LAKES, FL 33014
PH.(305) 823-9316
E.B. # 3304

DRAWING NAME: ILLUSTRATIVE SITE PLAN
PROJECT: JMC GROVES
PREPARED FOR: LENNAR HOMES

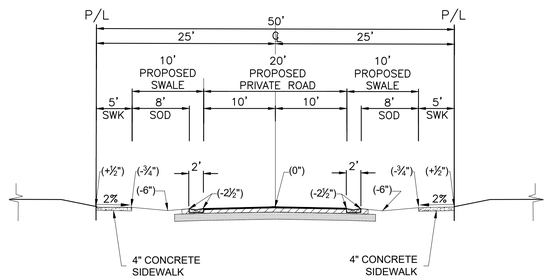
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5 OF 6 SHEETS
DATE: 04-25-23
PROJ. No: 220005

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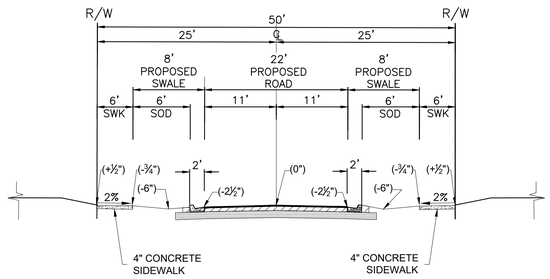
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PROCESS NO.: Z22-268
DATE: SEP 29 2023
BY: ISA



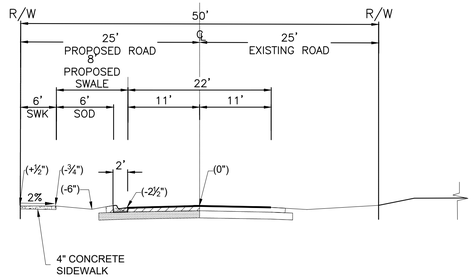
TYPICAL CROSS SECTION A-A
FOR 162ND AVENUE
NTS



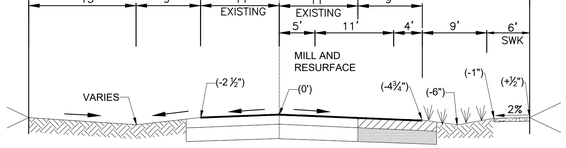
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FOR PRIVATE ROAD
N.T.S.



TYPICAL SECTION C-C
FOR SW 159TH AVE
N.T.S.



TYPICAL SECTION D-D
FOR SW 276TH STREET
N.T.S.



TYPICAL CROSS SECTION E-E
FOR 272ND STREET
NTS

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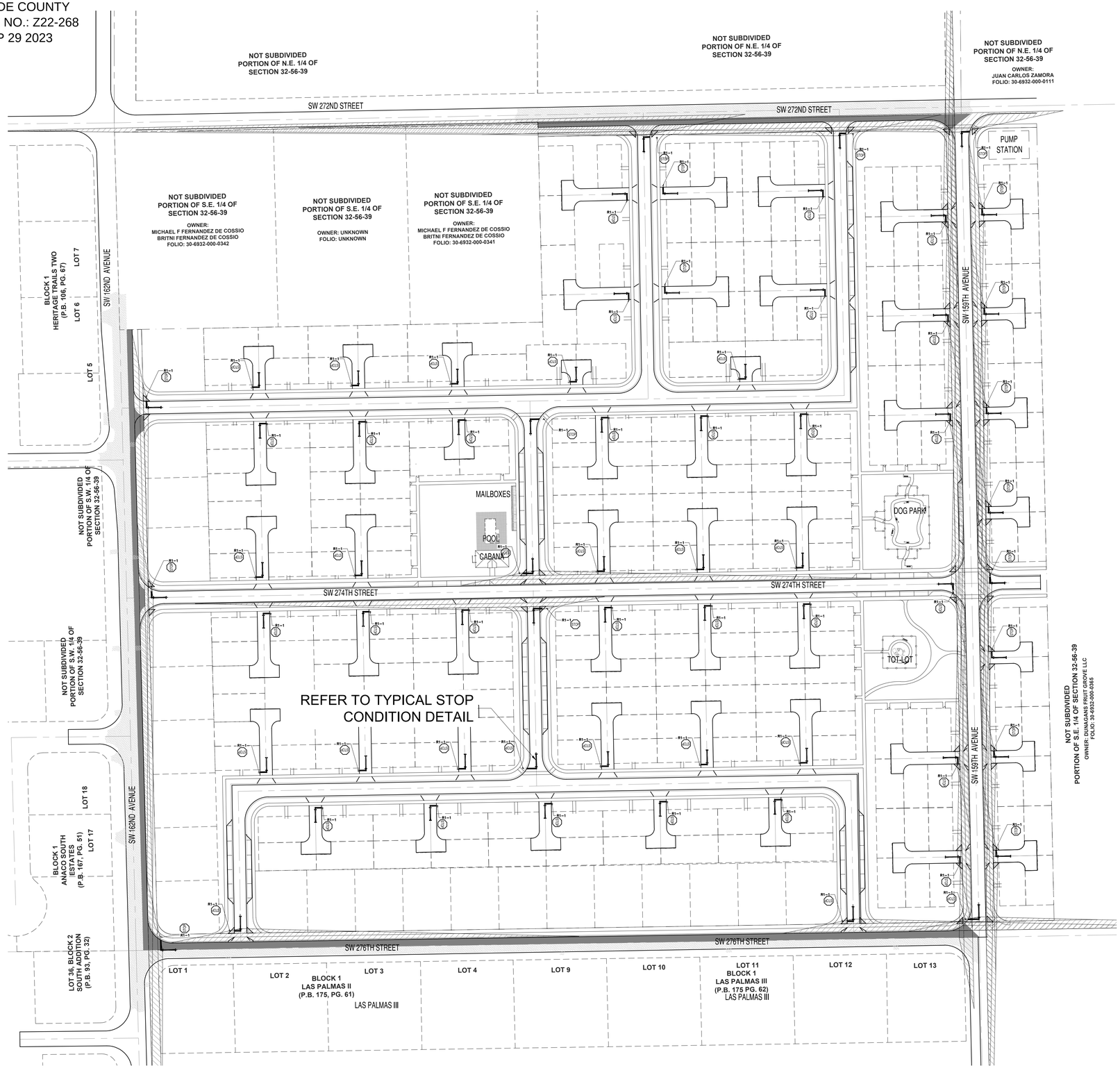
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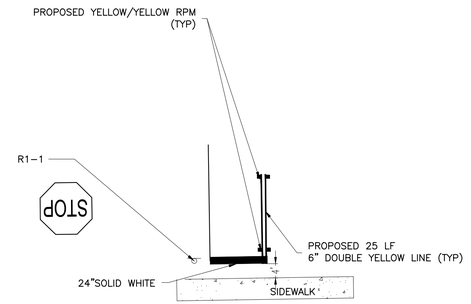
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PROJECT: JMC GROVES
PREPARED FOR: LENNAR HOMES

SHEET: C-106
6 OF 6 SHEETS
DATE: 04-25-23
PROJ. No: 220005

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SITE PLAN
1" = 80'



STOP CONDITION TYPICAL DETAIL
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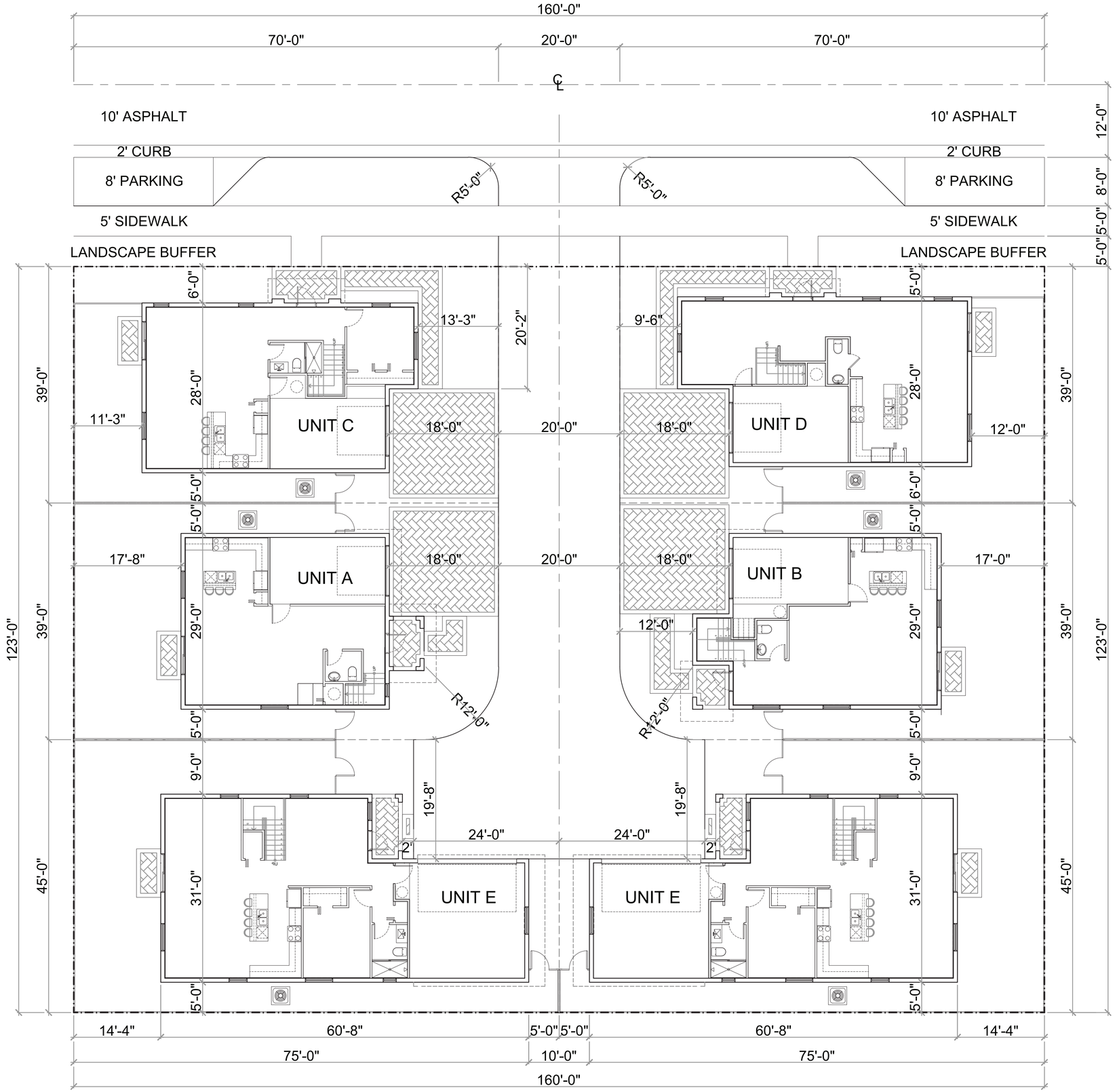
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DRAWING NAME: SIGNING & PAVEMENT MARKING PLAN
PROJECT: JMC GROVES
PREPARED FOR: LENNAR HOMES

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1 OF 1 SHEETS
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JMC GROVES
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Digitally signed by Edgardo Perez
DN: E=e_perez@ppkarch.com, C=US, O=Pascual, Perez, Kilkiddjian, Starr & Associates*, L=Doral, S=Florida, C=US
Date: 2023.09.14 10:54:39-04'00'

SITE PLAN

CLUSTER TYPE I

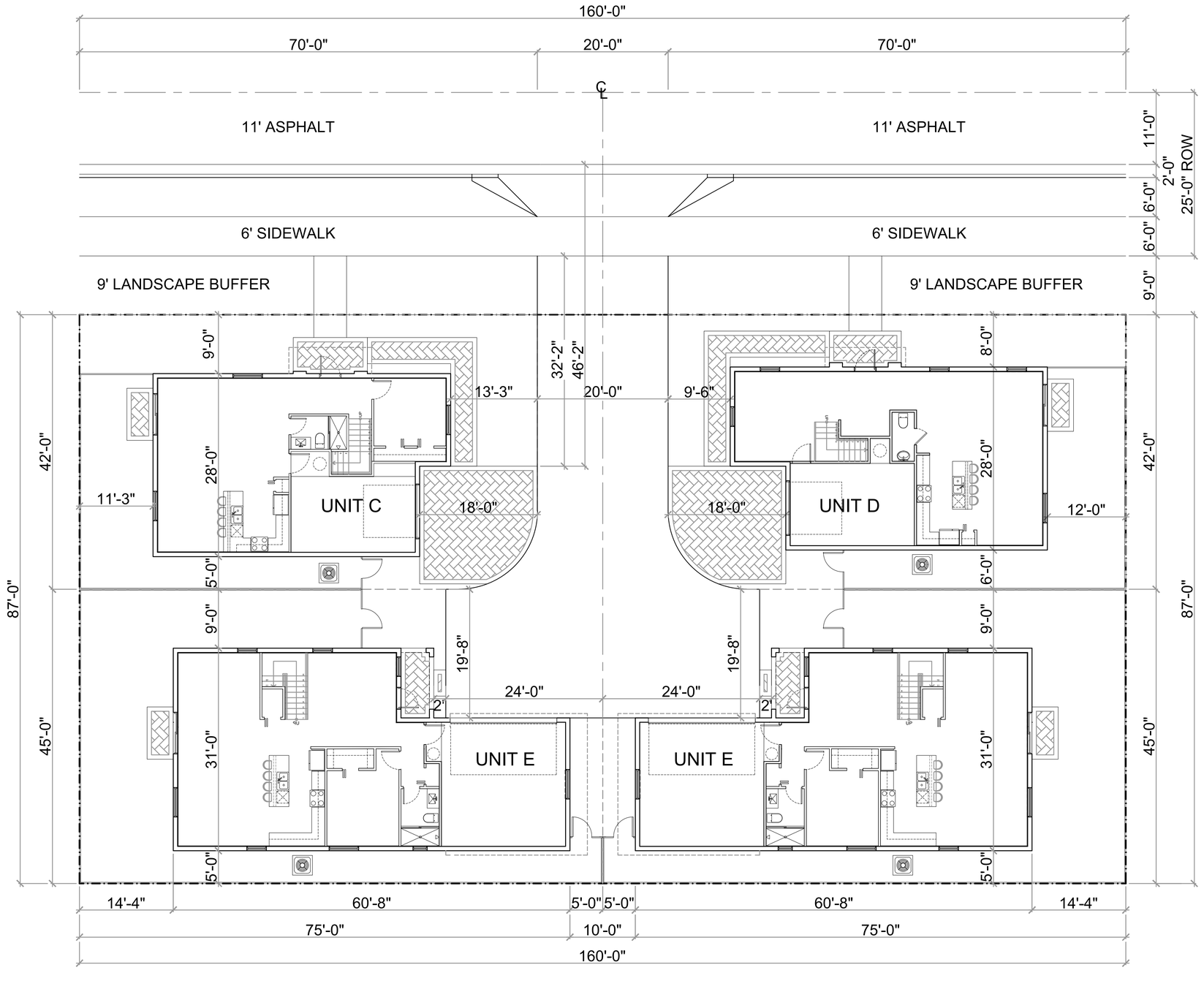
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CLUSTER
SITE PLAN
SCALE: 1/8" = 1'-0"

A-0

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CLUSTER
TYPE II
SITE PLAN
SCALE: 1/8" = 1'-0"

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SITE PLAN

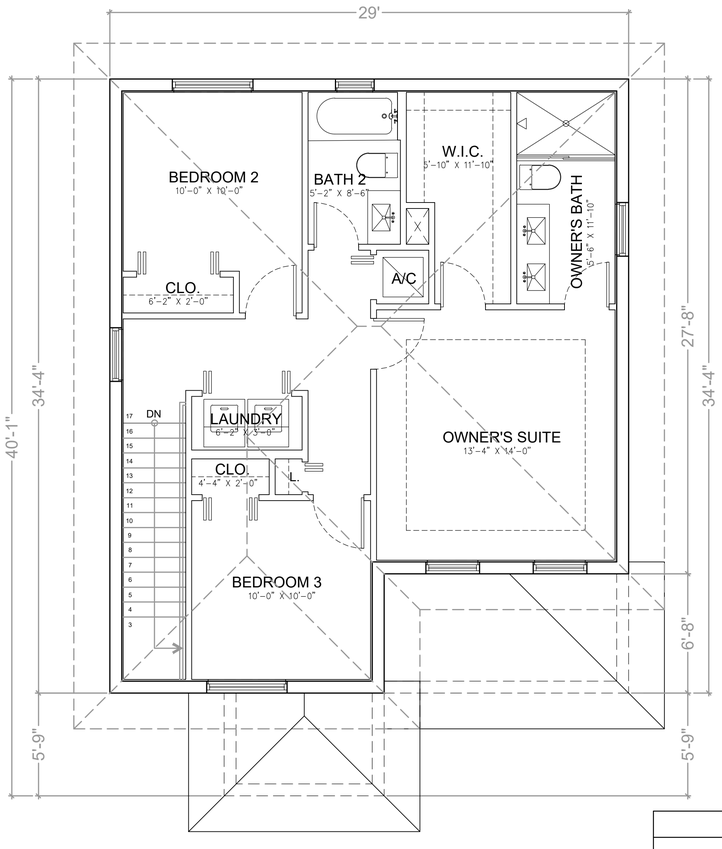
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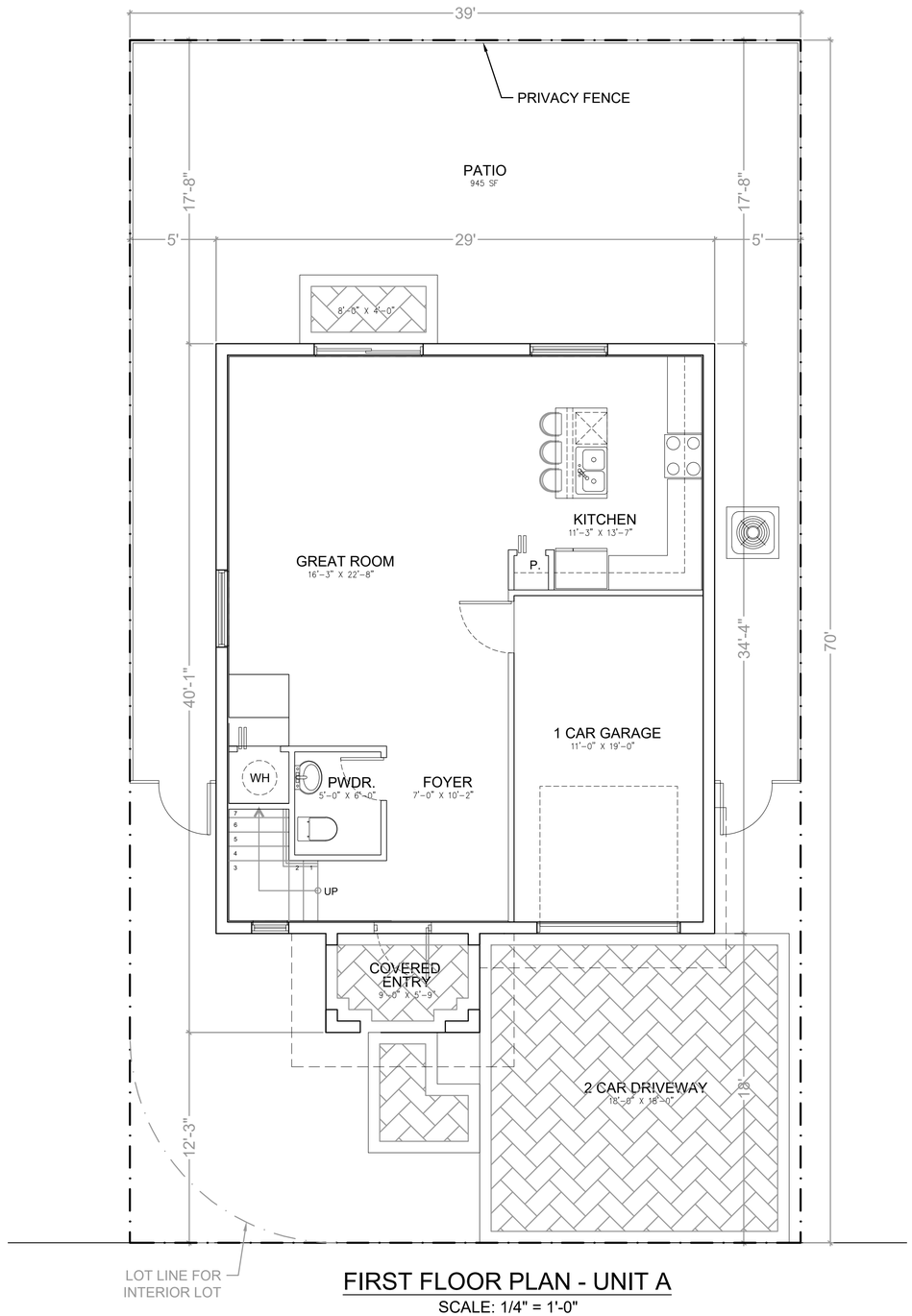


SECOND FLOOR PLAN - UNIT A

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

UNIT A		
3 BEDROOM / 2.5 BATH		
AREA CALCULATION		
*1ST FLOOR A/C	766 SF	
2ND FLOOR	904 SF	
TOTAL A/C	1,670 SF	
*1 CAR GARAGE	229 SF	
*COV. ENTRY	51 SF	
*LOT COVERAGE CORNER	*1,046 SF	38.3%
*LOT COVERAGE INTERIOR	*1,046 SF	38.8%
TOTAL AREA GROSS	1,950 SF	
GROSS INTERIOR GROUND FLOOR AREA	995 SF	
PRIVATE OPEN SPACE REQUIRED 995 SF X1.25	1,244 SF	
PRIVATE OPEN SPACE PROVIDED	945 SF	

TYPICAL LOT: 2,730 SF
INTERIOR LOT: 2,699 SF



FIRST FLOOR PLAN - UNIT A

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

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UNIT A

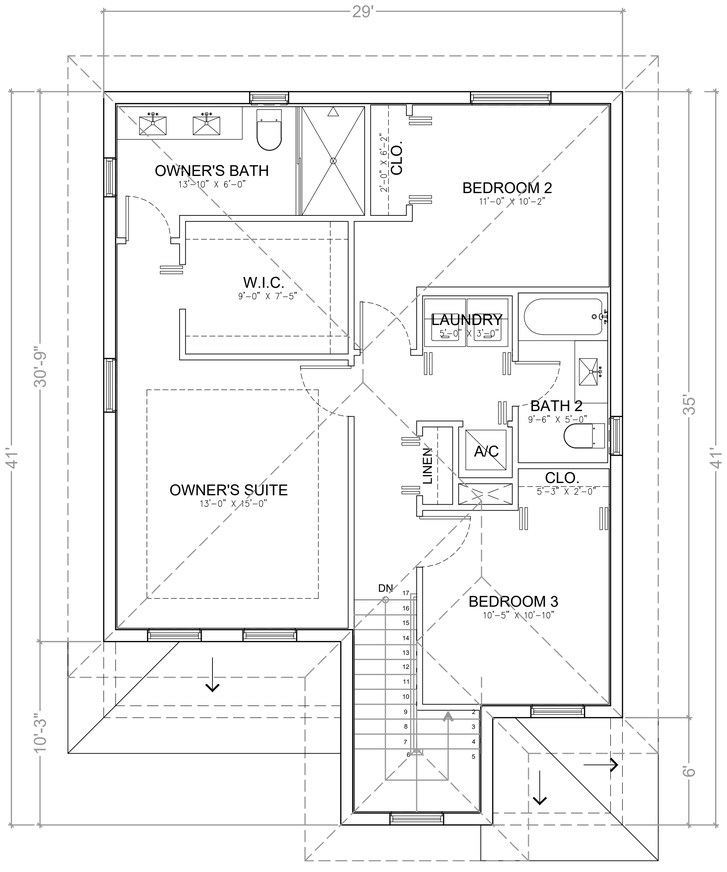
FLOOR PLANS

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SCALE :	AS SHOWN
DRAWN :	SJ / JC
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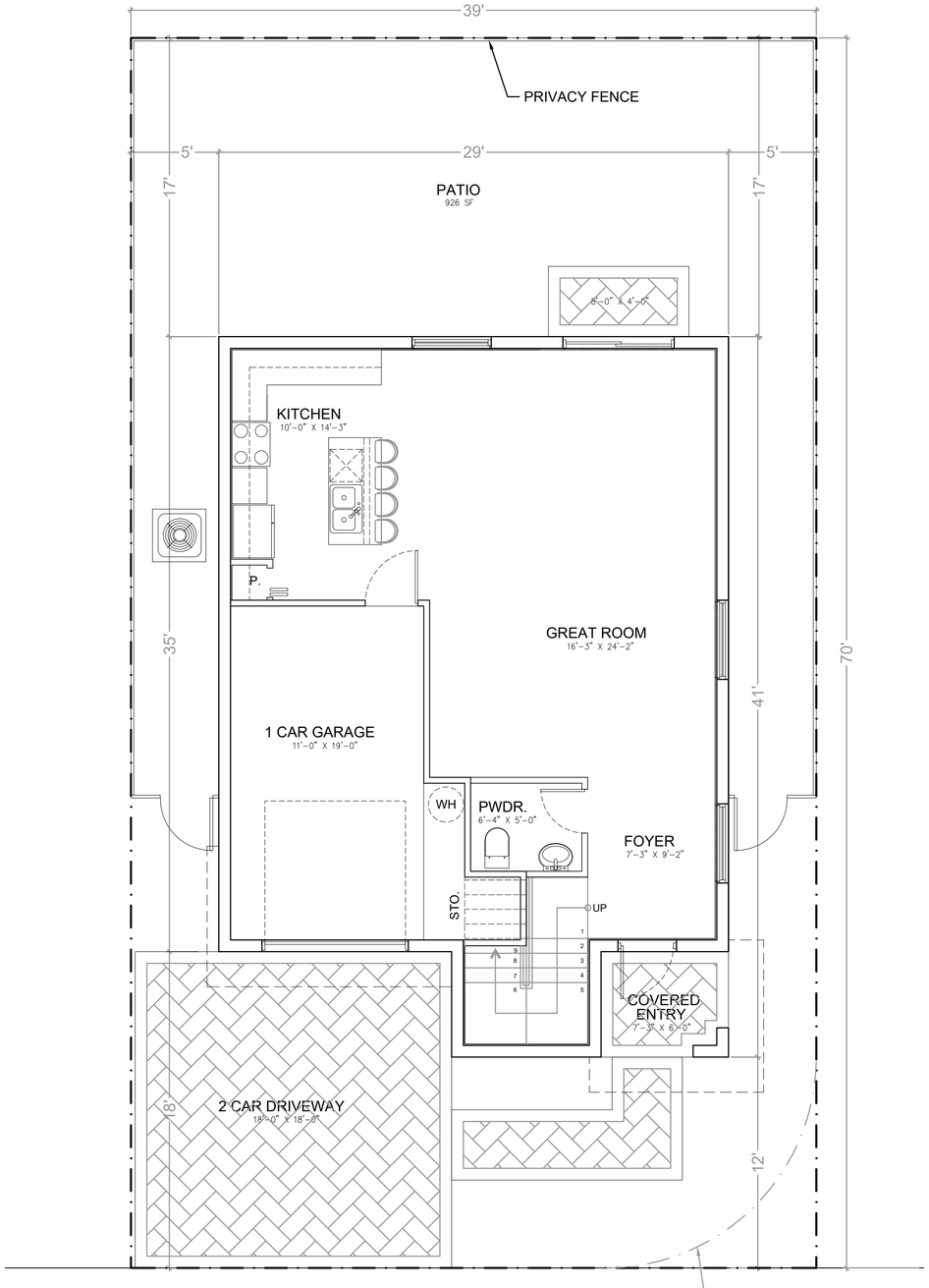
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SECOND FLOOR PLAN - UNIT B
SCALE: 1/4" = 1'-0"

UNIT B		
3 BEDROOM / 2.5 BATH		
AREA CALCULATION		
*1ST FLOOR A/C	803 SF	
2ND FLOOR	1,010 SF	
TOTAL A/C	1,813 SF	
*1 CAR GARAGE	263 SF	
*COV. ENTRY	43 SF	
*LOT COVERAGE CORNER	*1,109 SF	40.6%
*LOT COVERAGE INTERIOR	*1,109 SF	41.1%
TOTAL AREA GROSS	2,119 SF	
GROSS INTERIOR GROUND FLOOR AREA	1,066 SF	
PRIVATE OPEN SPACE REQUIRED 1,066 SF X1.25	1,333 SF	
PRIVATE OPEN SPACE PROVIDED	926 SF	

TYPICAL LOT: 2,730 SF
INTERIOR LOT: 2,699 SF



FIRST FLOOR PLAN - UNIT B
SCALE: 1/4" = 1'-0"

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UNIT B

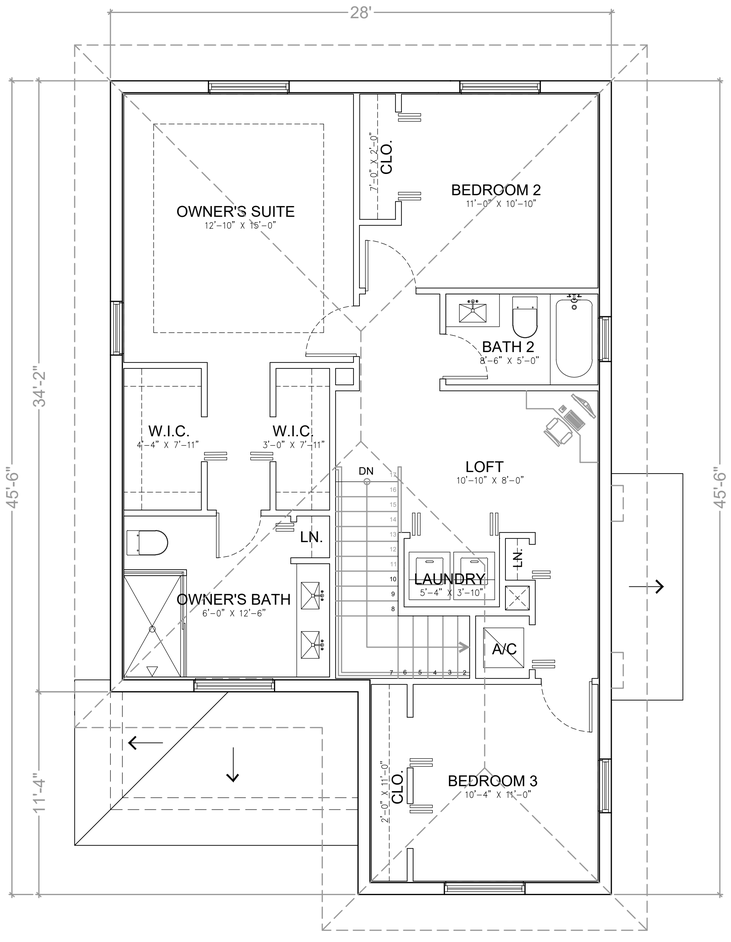
FLOOR PLANS

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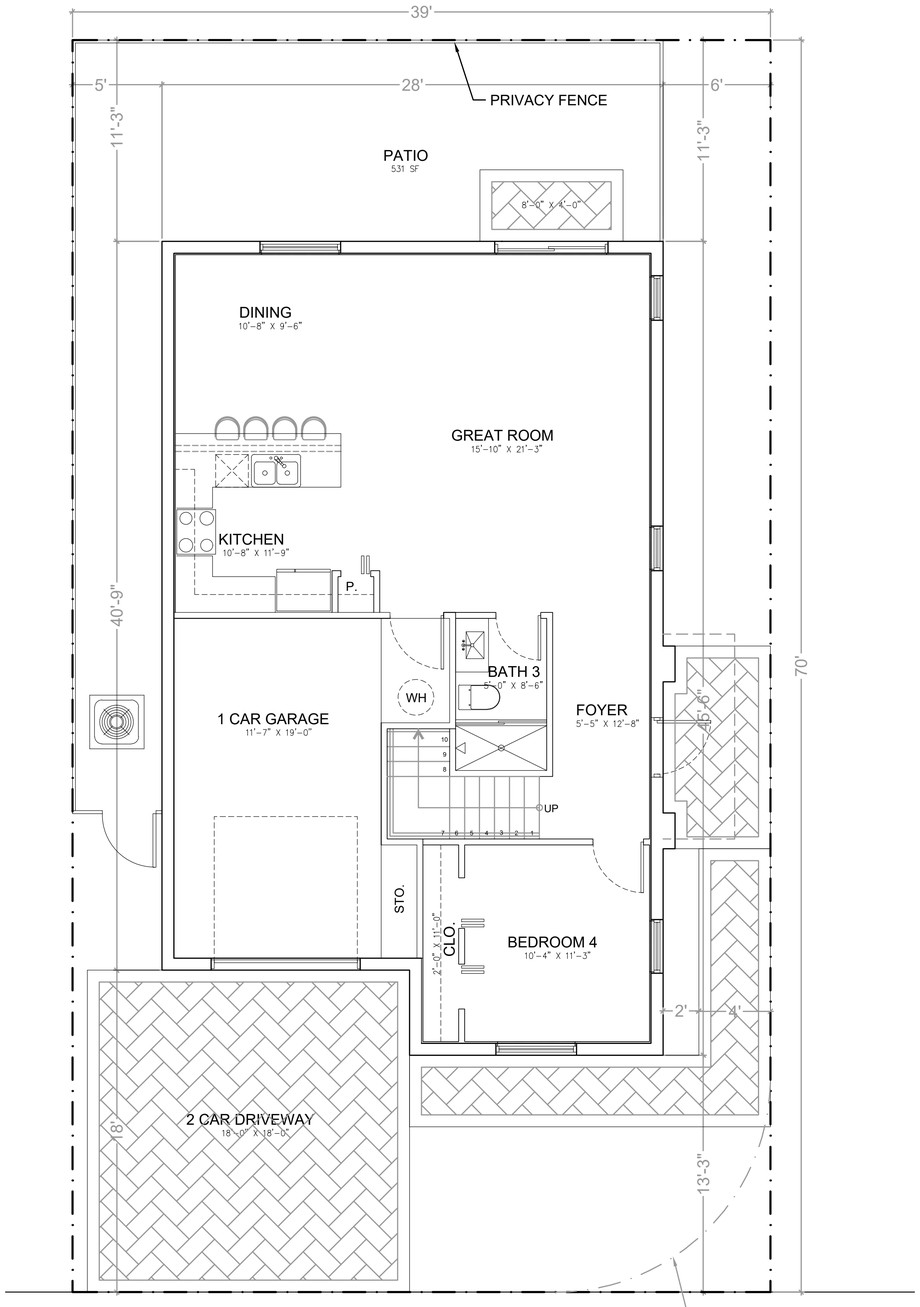


SECOND FLOOR PLAN - UNIT C

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

UNIT C		
4 BEDROOM / 3 BATH		
AREA CALCULATION		
*1ST FLOOR A/C	955 SF	
2ND FLOOR	1,117 SF	
TOTAL A/C	2,072 SF	
*1 CAR GARAGE	255 SF	
*COV. ENTRY	44 SF	
*LOT COVERAGE CORNER	*1,254 SF	45.9%
*LOT COVERAGE INTERIOR	*1,254 SF	46.5%
TOTAL AREA GROSS	2,371 SF	
GROSS INTERIOR GROUND FLOOR AREA	1,210 SF	
PRIVATE OPEN SPACE REQUIRED 1,210 SF X1.25	1,513 SF	
PRIVATE OPEN SPACE PROVIDED	531 SF	

TYPICAL LOT: 2,730 SF
INTERIOR LOT: 2,699 SF



FIRST FLOOR PLAN - UNIT C

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

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UNIT C

FLOOR PLANS

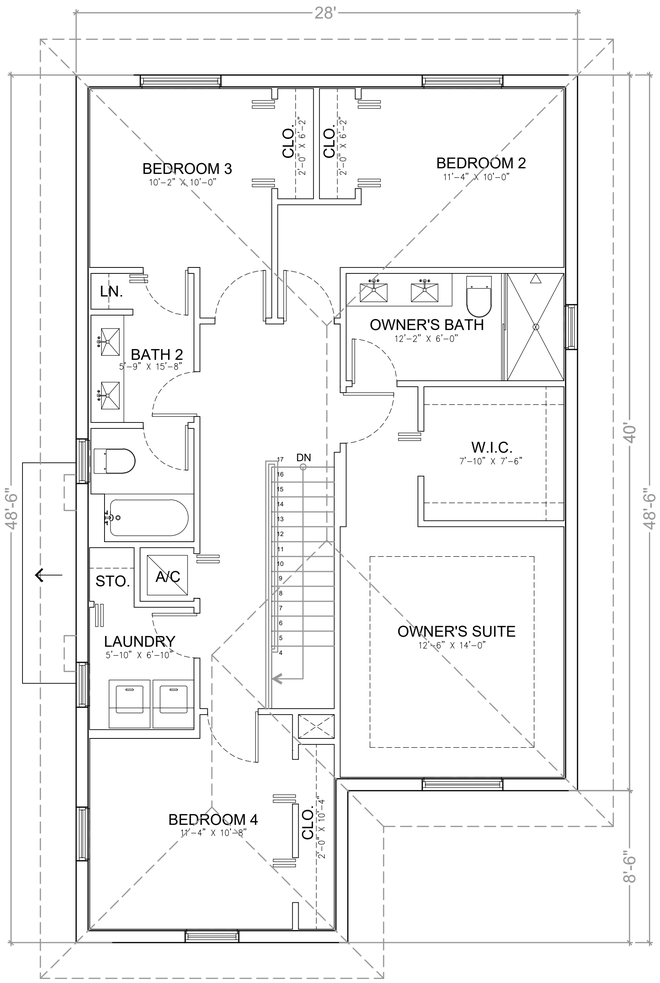
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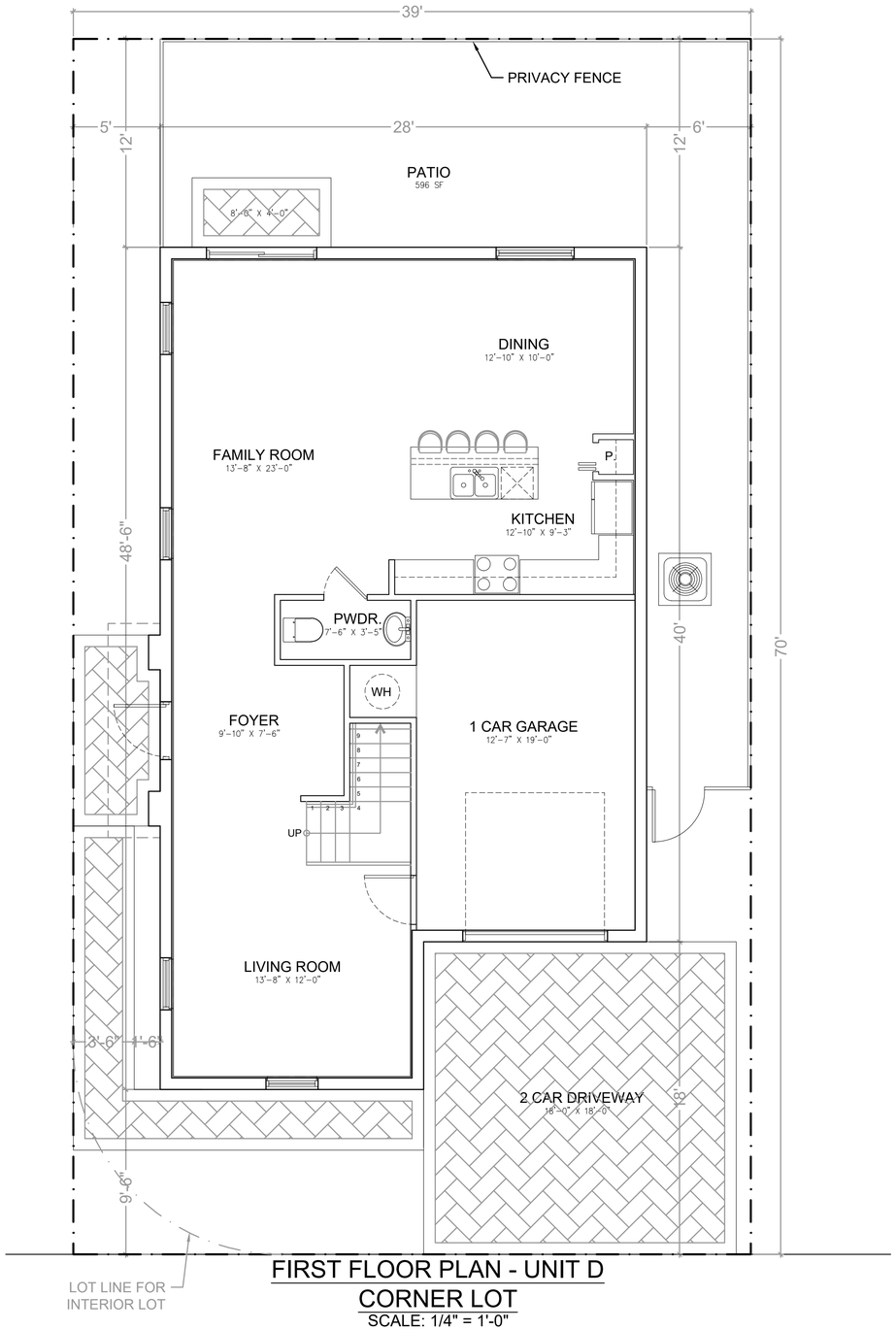
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SECOND FLOOR PLAN - UNIT D
SCALE: 1/4" = 1'-0"

UNIT D CORNER LOT		
4 BEDROOM / 2.5 BATH		
AREA CALCULATION		
*1ST FLOOR A/C	978 SF	
2ND FLOOR	1,249 SF	
TOTAL A/C	2,227 SF	
*1 CAR GARAGE	272 SF	
*COV. ENTRY	43 SF	
*LOT COVERAGE CORNER	*1,293 SF	47.4%
*LOT COVERAGE INTERIOR	*1,293 SF	47.9%
TOTAL AREA GROSS	2,542 SF	
GROSS INTERIOR GROUND FLOOR AREA	1,250 SF	
PRIVATE OPEN SPACE REQUIRED 1,250 SF X1.25	1,563 SF	
PRIVATE OPEN SPACE PROVIDED	596 SF	

TYPICAL LOT: 2,730 SF
INTERIOR LOT: 2,699 SF



FIRST FLOOR PLAN - UNIT D
CORNER LOT
SCALE: 1/4" = 1'-0"

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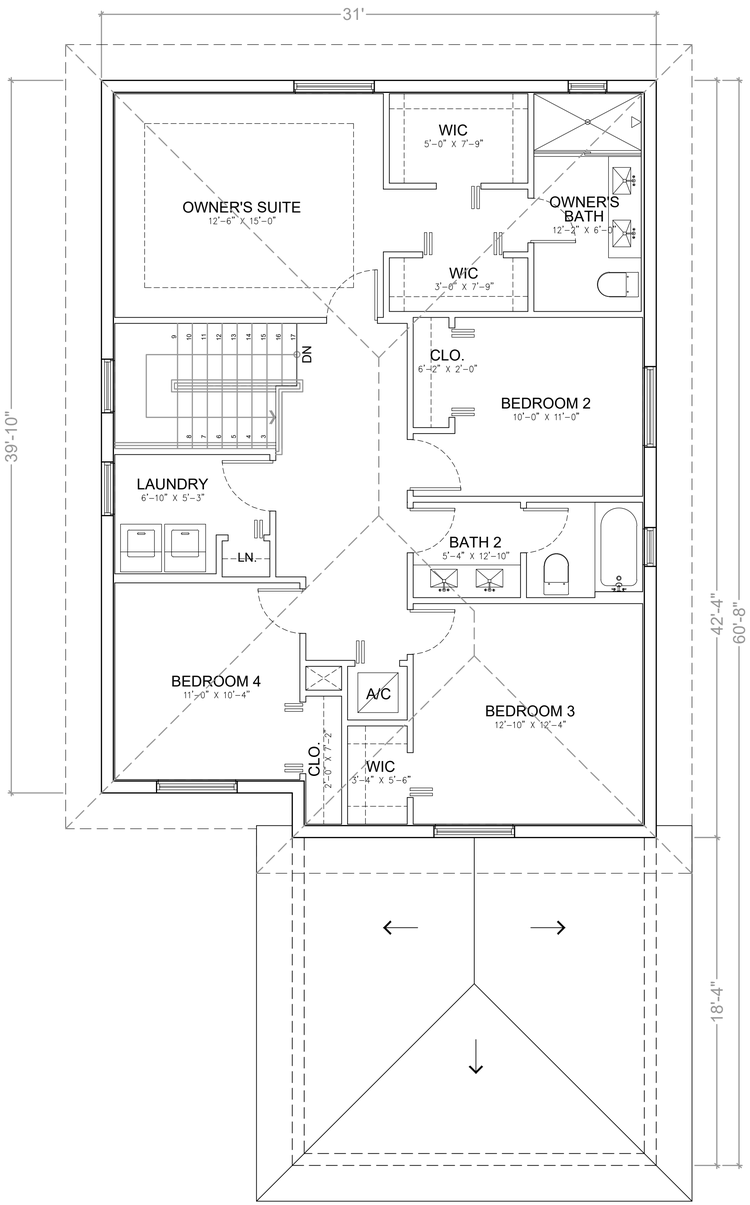
UNIT D

FLOOR PLANS
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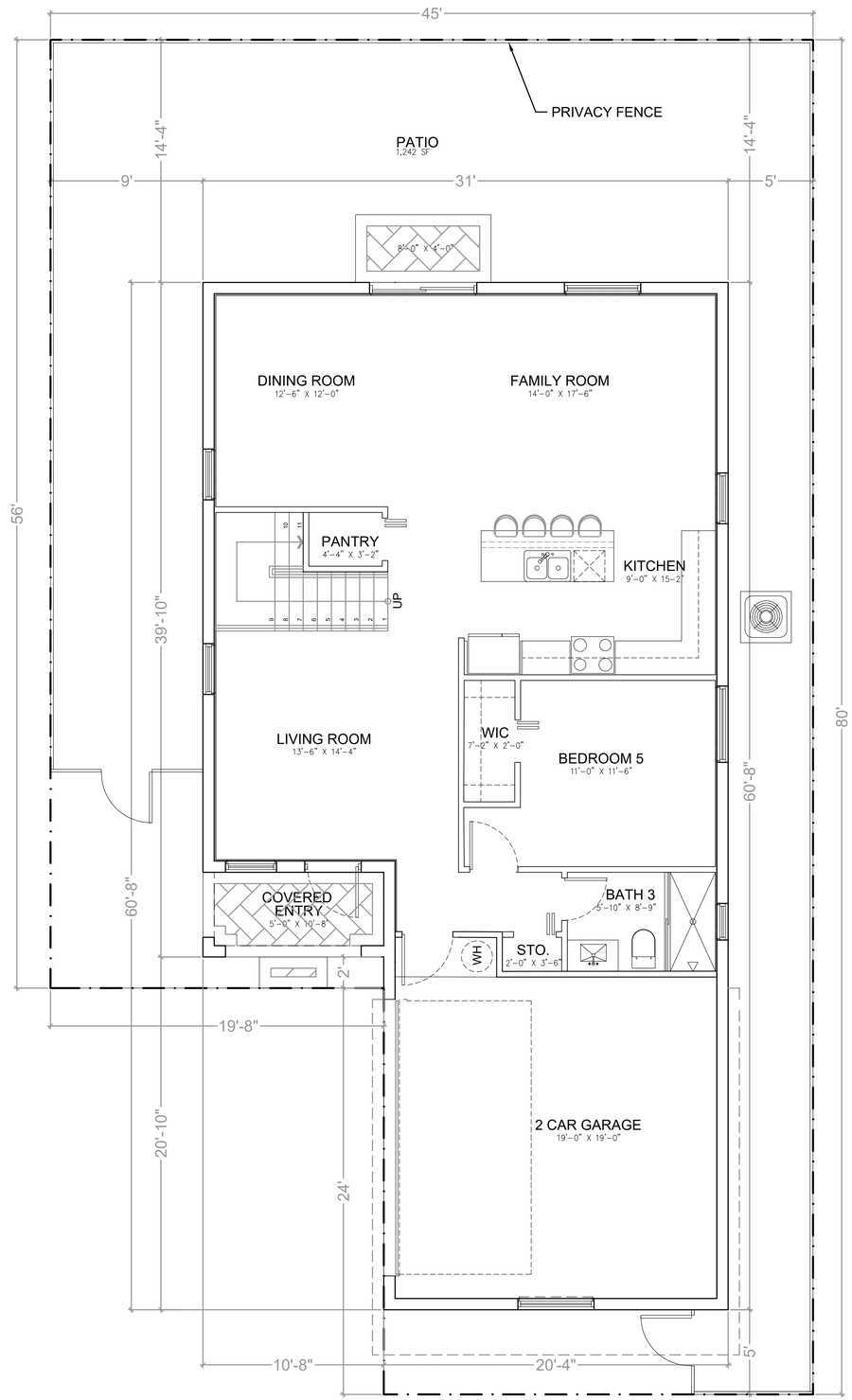
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SECOND FLOOR PLAN - UNIT E
SCALE: 1/4" = 1'-0"

UNIT E		
5 BEDROOM / 3 BATH		
AREA CALCULATION		
*1ST FLOOR A/C	1,188 SF	
2ND FLOOR	1,286 SF	
TOTAL A/C	2,474 SF	
*2 CAR GARAGE	417 SF	
*COV. ENTRY	53 SF	
LOT COVERAGE	*1,658 SF	53.0%
TOTAL AREA GROSS	2,944 SF	
GROSS INTERIOR GROUND FLOOR AREA	1,605 SF	
PRIVATE OPEN SPACE REQUIRED 1,605 SF X1.25	2,006 SF	
PRIVATE OPEN SPACE PROVIDED	1,062 SF	

LOT SIZE: 3,128 SF



FIRST FLOOR PLAN - UNIT E
SCALE: 1/4" = 1'-0"

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UNIT E

FLOOR PLANS

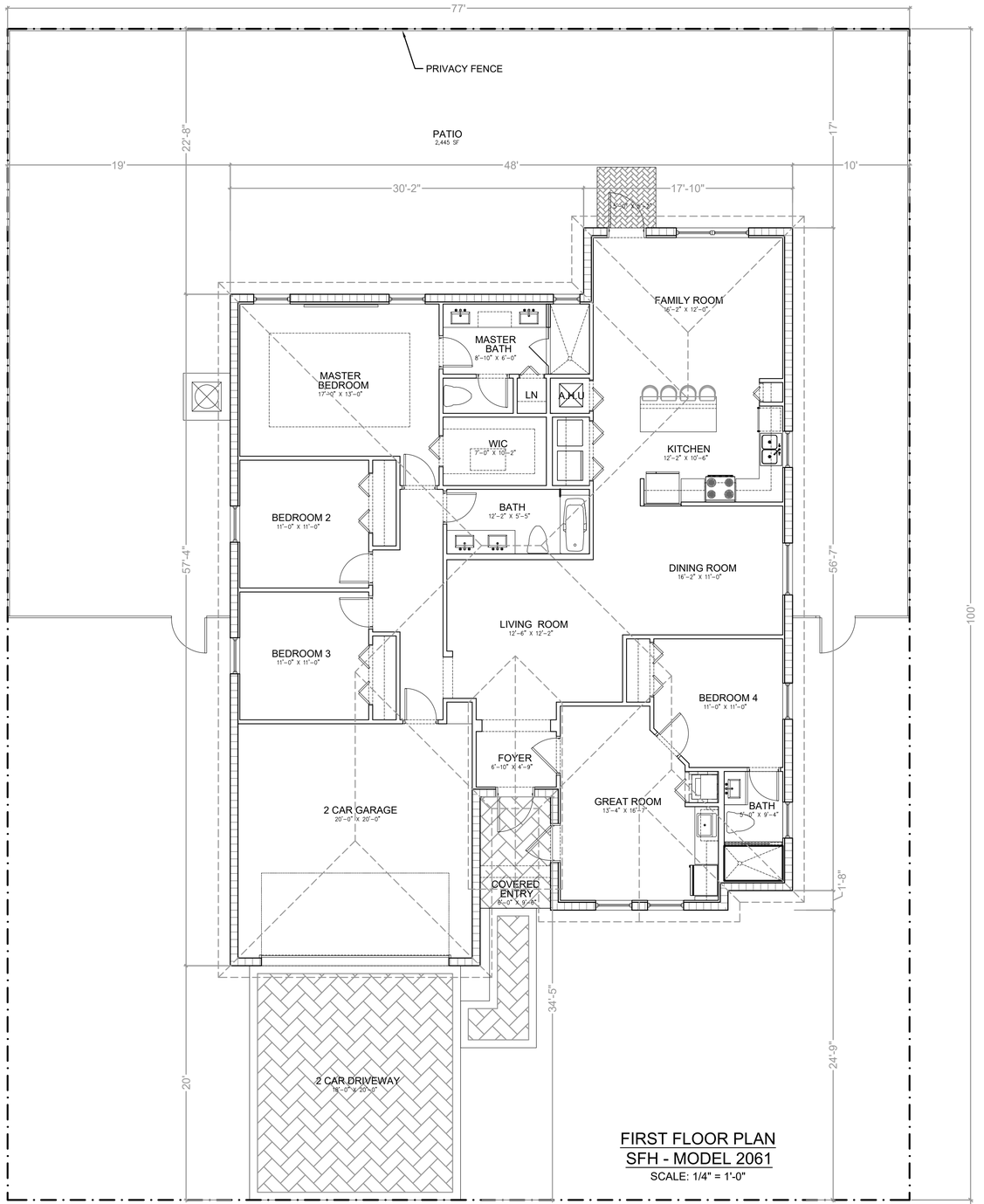
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MIAMI-DADE COUNTY
PROCESS NO.: Z22-268
DATE: SEP 29 2023
BY: ISA



FIRST FLOOR PLAN
SFH - MODEL 2061
SCALE: 1/4" = 1'-0"

MODEL 2061 - SFH		
4 BEDROOM / 3 BATH		
AREA CALCULATION		
*1ST FLOOR A/C	2,218 SF	
TOTAL A/C	2,218 SF	
*1 CAR GARAGE	441 SF	
*COV. ENTRY	57 SF	
*LOT COVERAGE	*2,716 SF	35.3%
TOTAL AREA GROSS	2,716 SF	
GROSS INTERIOR GROUND FLOOR AREA	2,659 SF	
PRIVATE OPEN SPACE REQUIRED 2,659 SF X1.25	3,324 SF	
PRIVATE OPEN SPACE PROVIDED	2,445 SF	

SMALLEST LOT: 7,700 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
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REVISIONS:

OWNER:
LENNAR HOMES

JMC GROVES
BY
LENNAR HOMES
MIAMI-DADE COUNTY, FLORIDA

SEAL:

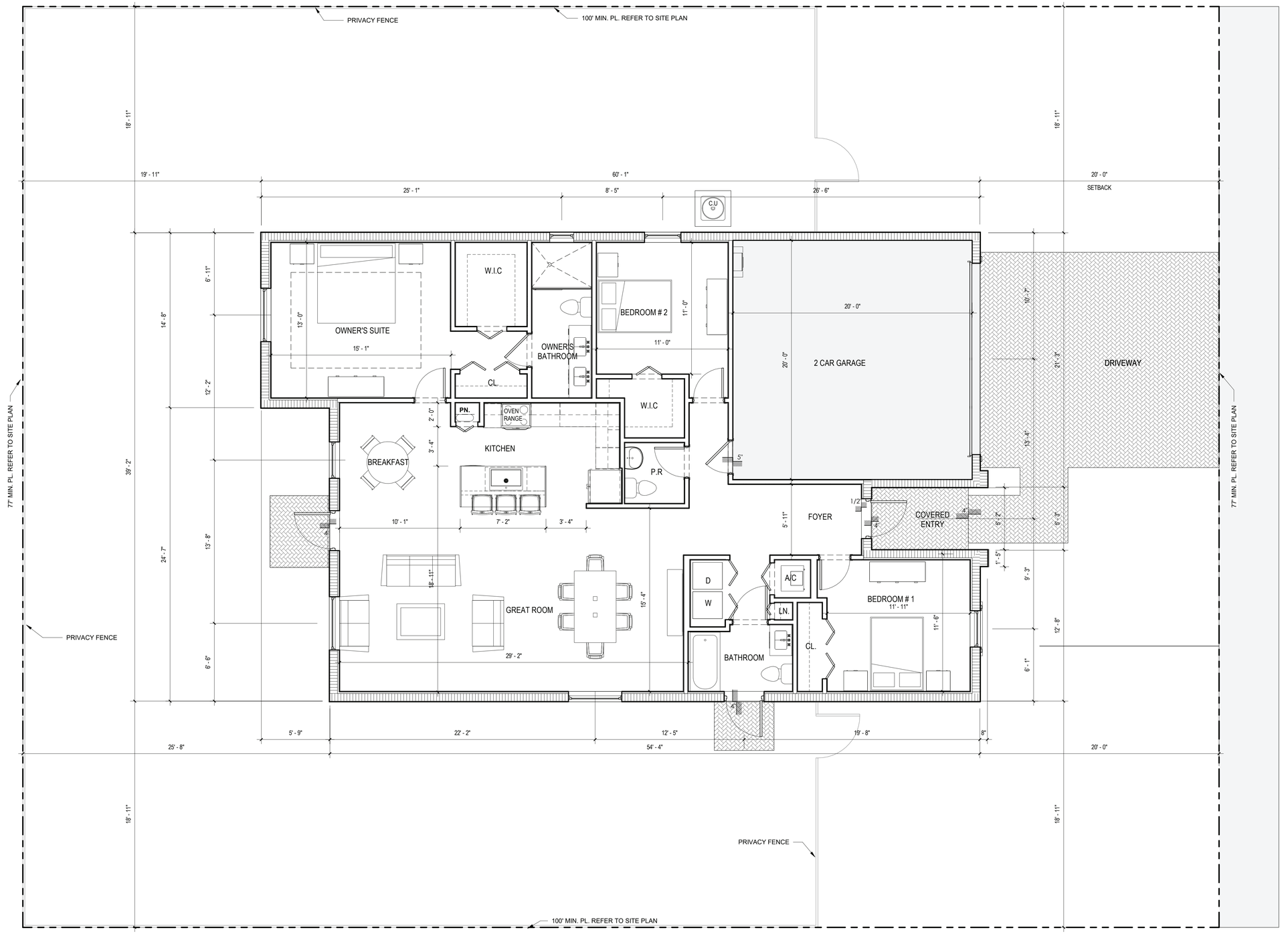
MODEL 2061 - SFH

FLOOR PLANS
DATE : 2023-01-27
SCALE : AS SHOWN
DRAWN : SJ / JC
CHECK BY: AJS
JOB NO. : 22-61

A-16
SHEET NO. :

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DATE: SEP 29 2023
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AREA CALCULATIONS

1 STORY, 3 BED, 3 BATHS, 2 CAR GARAGE

GROUND FLOOR GROSS LIVING A/C AREA	1,732 SF.
TOTAL GROSS AREA	1,732 SF.
GARAGE	432 SF.
COVERED ENTRY	53 SF.
TOTAL AREA	2,217 SF.
LOT COVERAGE	2,217 SF. (28.8%)
PRIVATE OPEN SPACE	3,240 SF.

GROUND FLOOR PLAN

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

CORWILARCHITECTS
4210 LAGUNA ST. CORAL GABLES FL, 33146
QUALIFIER LIC. NO. AR0016003 T:305.448.7383

PROJECT:

JMC Groves

MODEL 1695

OWNER:

LENNAR

GROUND FLOOR PLAN

PHASE:

PERMIT SET

PERMIT No.:

REVISIONS		
No.	Revision Description	Date

SEAL:

STATE OF FLORIDA
FELIX J. CORDOVEZ
AR0016003
REGISTERED ARCHITECT

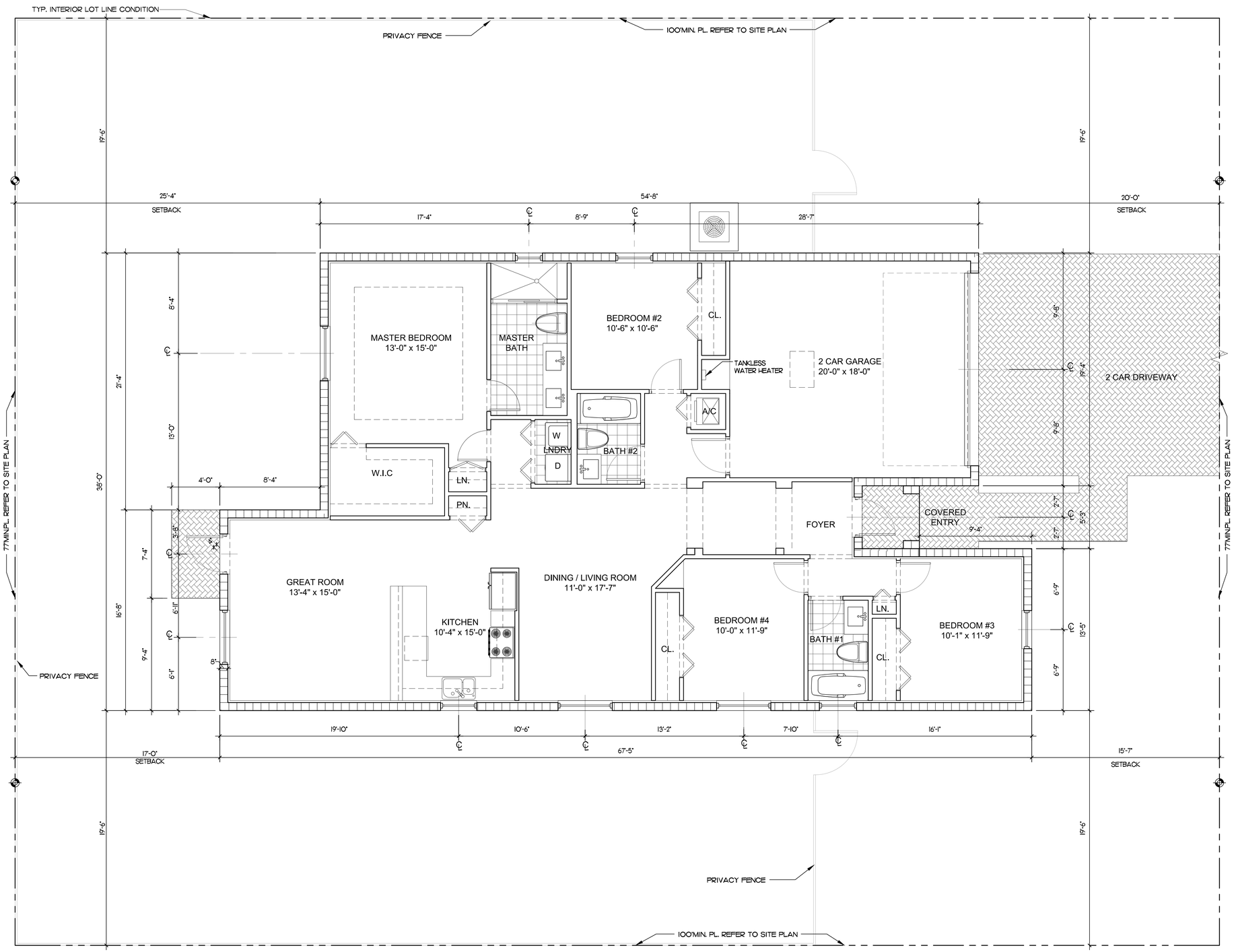
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DATE: **09/10/2022**
JOB No.: **2018-43**
DRAWN BY: **PH**
APPR BY: **PH**
PRINTED: **4/24/2023 10:44:10 PM**

SHEET NUMBER:

A-1

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z22-268
DATE: SEP 29 2023
BY: ISA



AREA CALCULATIONS

ONE STORY, 4/3 BED, 3 BATHS, & 2 CAR GARAGE

GROUND FLOOR LIVING A/C AREA	1,827 S.F.
TOTAL A/C AREA	1,827 S.F.
GARAGE	392 S.F.
COVERED ENTRY	25 S.F.
TOTAL AREA	2,244 S.F.
LOT COVERAGE	2,244 S.F. (29.2%)
PRIVATE OPEN AREA	3,280 S.F.

FLOOR PLAN

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

CORWILARCHITECTS
4210 LAGUNA ST. CORAL GABLES FL. 33146
QUALIFIER LIC. NO. AR0016003 T.305.448.7383

PROJECT:

JMC GROVES

MODEL 1821

OWNER:

LENNAR

MODEL 1821 - FLOOR PLAN
4 BEDROOM OPTION

PHASE

PERMIT SET

REVISIONS

SEAL

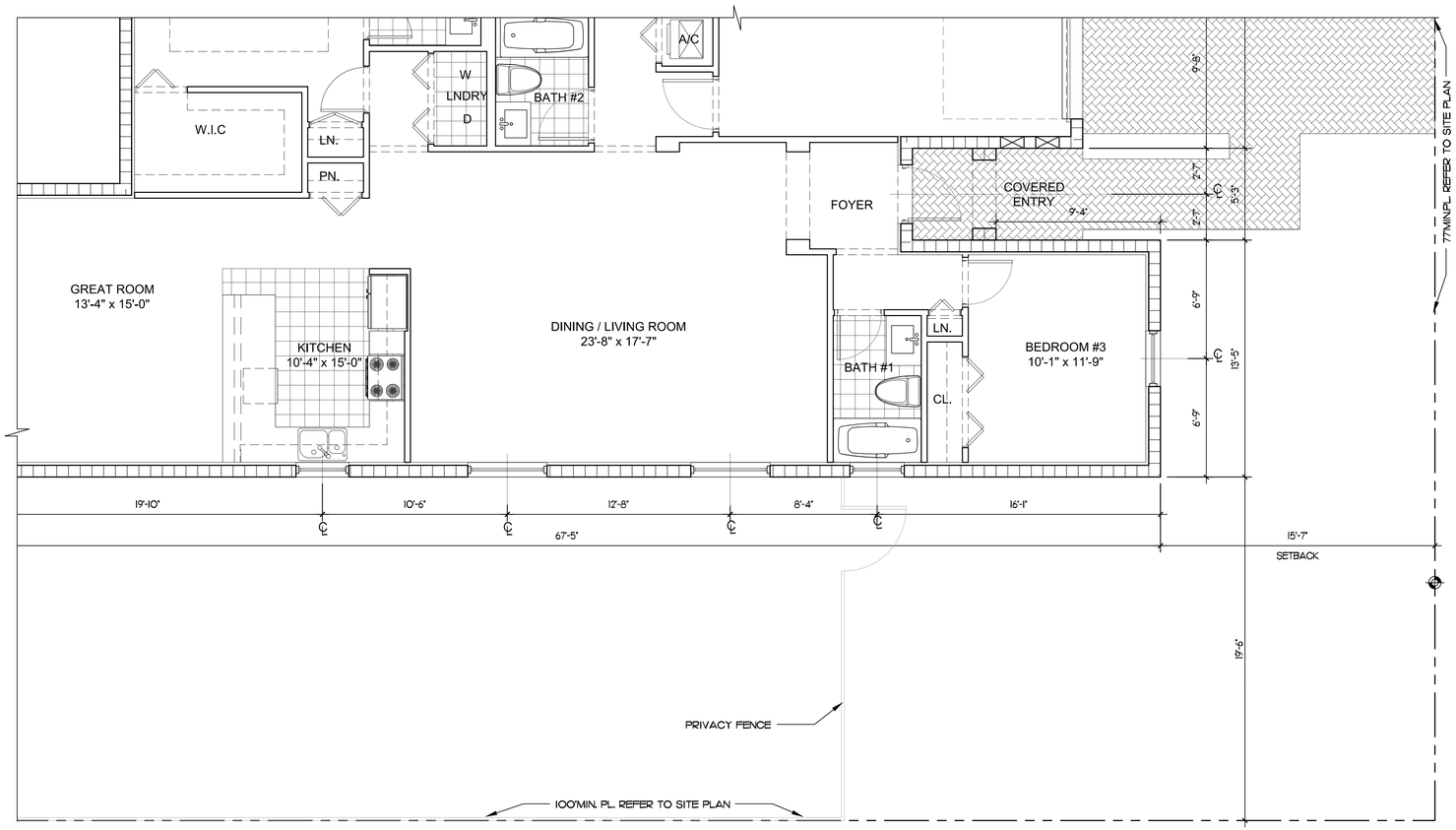
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DATE:	09-10-22
JOB NO.	2022-26
DRAWN BY	AO, PH
APPR BY	E.C
PRINTED DATE	09-15-22

SHEET NUMBER:

A-5

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z22-268
DATE: SEP 29 2023
BY: ISA



FLOOR PLAN (3 BEDROOM OPTION)

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

AREA CALCULATIONS

ONE STORY, 4/3 BED, 3 BATHS, & 2 CAR GARAGE

GROUND FLOOR LIVING A/C AREA	1,827 S.F.
TOTAL A/C AREA	1,827 S.F.
GARAGE	392 S.F.
COVERED ENTRY	25 S.F.
TOTAL AREA	2,244 S.F.
LOT COVERAGE	2,244 S.F. (29.2%)
PRIVATE OPEN AREA	3,280 S.F.

CORWILARCHITECTS
4210 LAGUNA ST. CORAL GABLES FL. 33146
QUALIFIER LIC. NO. AR0016003 T.305.448.7383

PROJECT:

JMC GROVES

MODEL 1821

OWNER:

LENNAR

MODEL 1821 - FLOOR PLAN
3 BEDROOM OPTION

PHASE

PERMIT SET

REVISIONS

SEAL

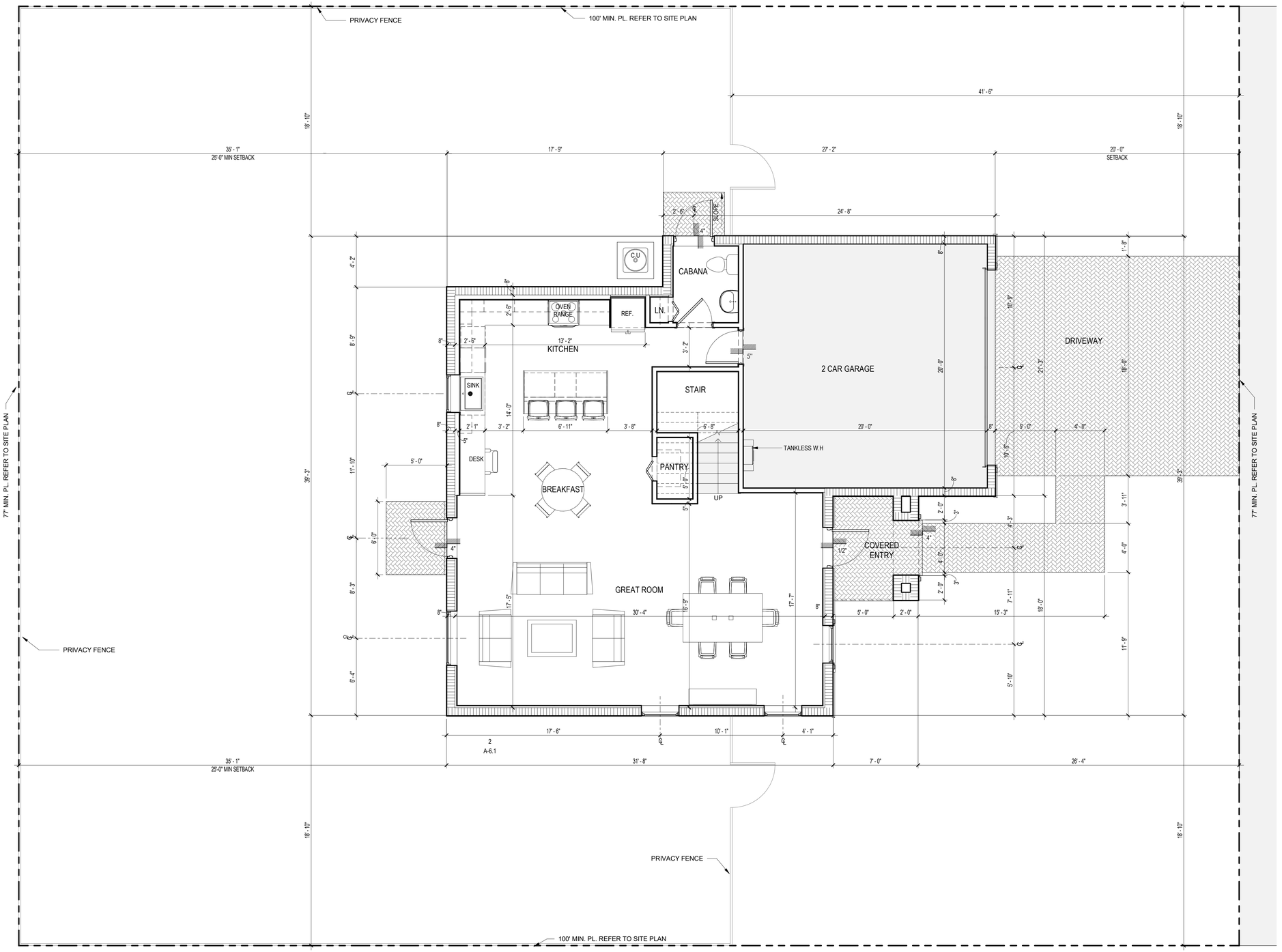
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DATE:	09-10-22
JOB NO.	2022-26
DRAWN BY	AO, PH
APPR BY	E.C
PRINTED DATE	09-15-22

SHEET NUMBER:

A-6

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z22-268
DATE: SEP 29 2023
BY: ISA



AREA CALCULATIONS

2 STORY, 4 BED, 2.5 BATHS, 2 CAR GARAGE

GROUND FLOOR GROSS LIVING A/C AREA	1,016 SF.
SECOND FLOOR GROSS LIVING A/C AREA	1,167 SF.
TOTAL GROSS AREA	2,183 SF.
GARAGE	434 SF.
COVERED ENTRY	60 SF.
TOTAL AREA	2,677 SF.
LOT COVERAGE	1,510 SF. (19.7%)
PRIVATE OPEN SPACE	3,500 SF.

GROUND FLOOR PLAN

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

CORWILARCHITECTS
4210 LAGUNA ST. CORAL GABLES FL, 33146
QUALIFIER LIC. NO. AR0016003 T:305.448.7383

PROJECT:

JMC Groves

MODEL 2148

OWNER:

LENNAR

GROUND FLOOR PLAN

PHASE:

PERMIT SET

PERMIT No.:

REVISIONS		
No.	Revision Description	Date

SEAL:

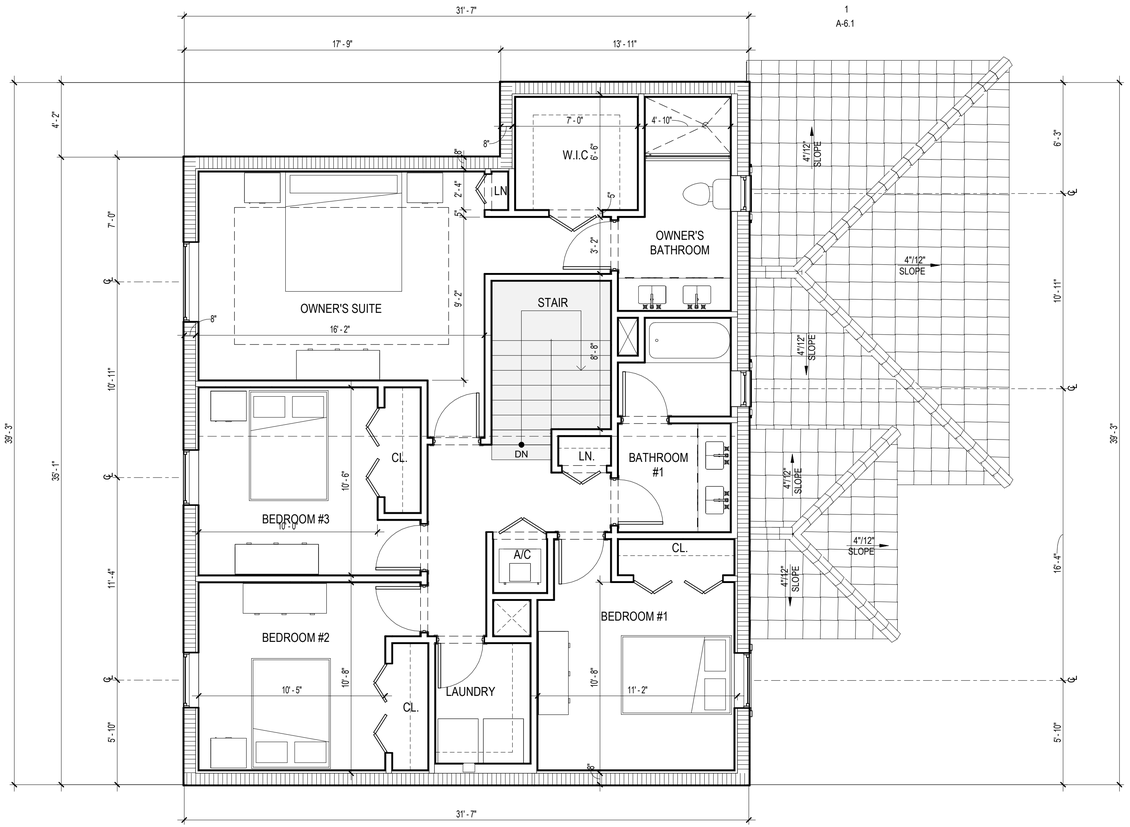
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DATE: **0910/2022**
JOB No.: **2022-26**
DRAWN BY: **EC. MC. KR. PH.**
APPR BY: **DC**
PRINTED: **4/25/2023 9:57:08 AM**

SHEET NUMBER:

A-11

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z22-268
DATE: SEP 29 2023
BY: ISA



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

CORWILARCHITECTS
4210 LAGUNA ST. CORAL GABLES FL, 33146
QUALIFIER LIC. NO. AR0016003 T:305.448.7383

PROJECT:

JMC Groves

MODEL 2148

OWNER:

LENNAR

SECOND FLOOR PLAN

PHASE:
PERMIT SET

PERMIT No.:

REVISIONS		
No.	Revision Description	Date

SEAL:

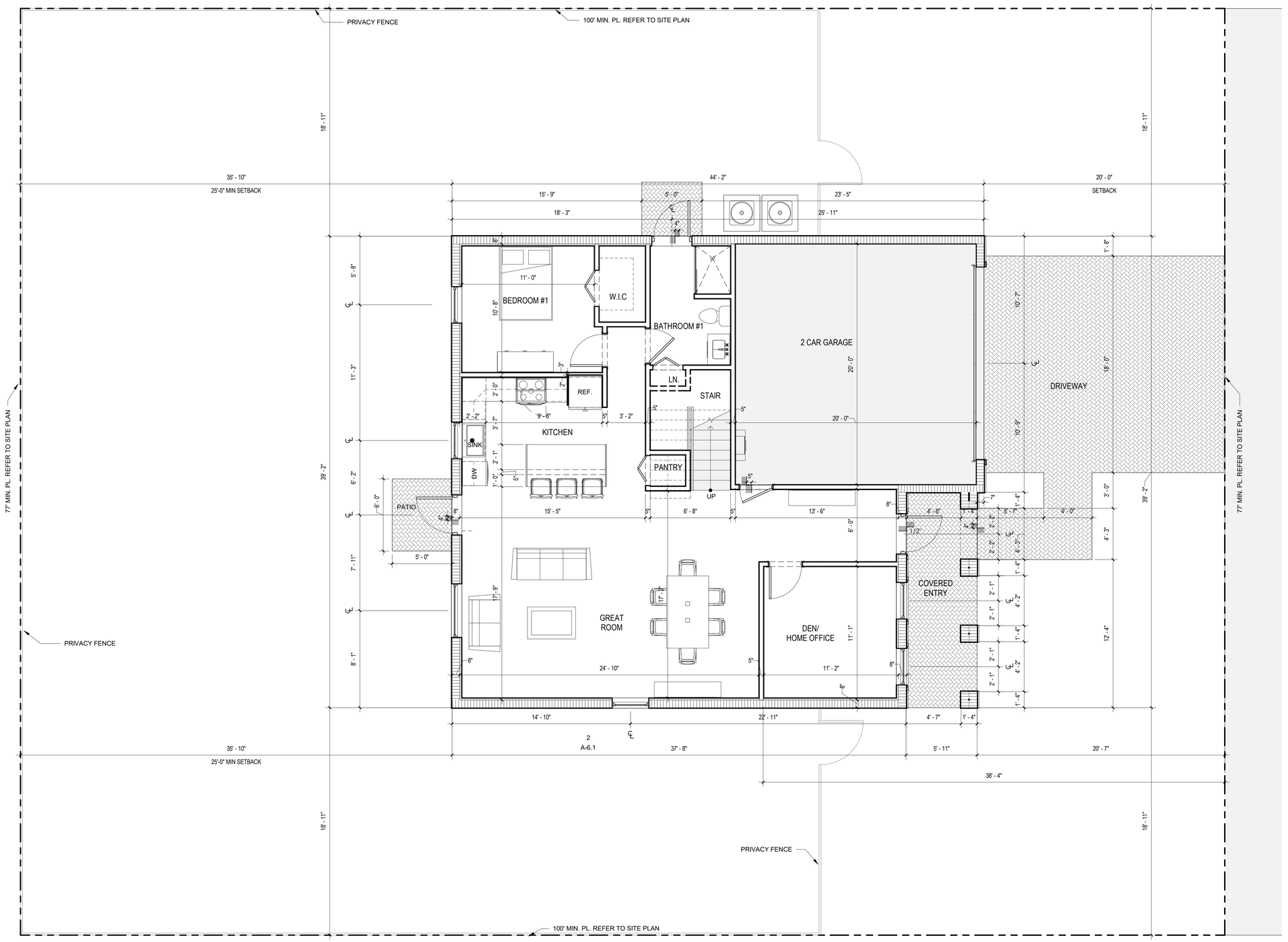
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DATE: **0910/2022**
JOB No.: **2022-26**
DRAWN BY: **EC. MC. LC.**
APPR BY: **AMC**
PRINTED: **4/25/2023 9:57:08 AM**

SHEET NUMBER:

A-12

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z22-268
DATE: SEP 29 2023
BY: ISA



AREA CALCULATIONS

2 STORY, 4 BED, 3 BATHS, 2 CAR GARAGE

GROUND FLOOR GROSS LIVING A/C AREA	1,184 SF.
SECOND FLOOR GROSS LIVING A/C AREA	1,255 SF.
TOTAL GROSS AREA	2,439 SF.
GARAGE	430 SF.
COVERED ENTRY	56 SF.
TOTAL AREA	2,925 SF.
LOT COVERAGE	1,682 SF. (21.8%)
PRIVATE OPEN SPACE	3,700 SF.

GROUND FLOOR PLAN

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

CORWILARCHITECTS
4210 LAGUNA ST. CORAL GABLES FL, 33146
QUALIFIER LIC. NO. AR0016003 T:305.448.7383

PROJECT:

JMC Groves

MODEL 2403

OWNER:

LENNAR

GROUND FLOOR PLAN

PHASE:

PERMIT SET

PERMIT No.:

REVISIONS		
No.	Revision Description	Date

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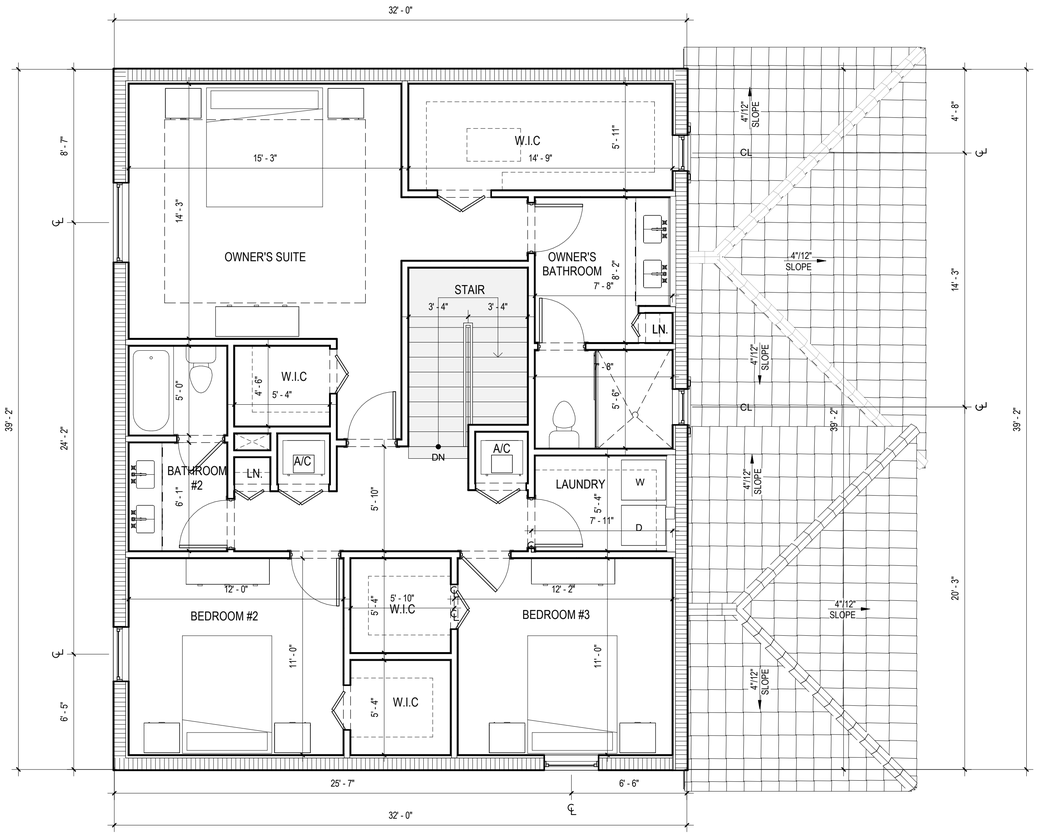
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DATE: **04/10/2023**
JOB No.: **2023-15**
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APPR BY: **Approver**
PRINTED: **4/25/2023 10:43:33 AM**

SHEET NUMBER:

A-16

RECEIVED
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PROCESS NO.: Z22-268
DATE: SEP 29 2023
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SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

CORWILARCHITECTS
4210 LAGUNA ST. CORAL GABLES FL, 33146
QUALIFIER LIC. NO. AR0016003 T:305.448.7383

PROJECT:

JMC Groves

MODEL 2403

OWNER:

LENNAR

SECOND FLOOR PLAN

PHASE:

PERMIT SET

PERMIT No.:

REVISIONS		
No.	Revision Description	Date

SEAL:

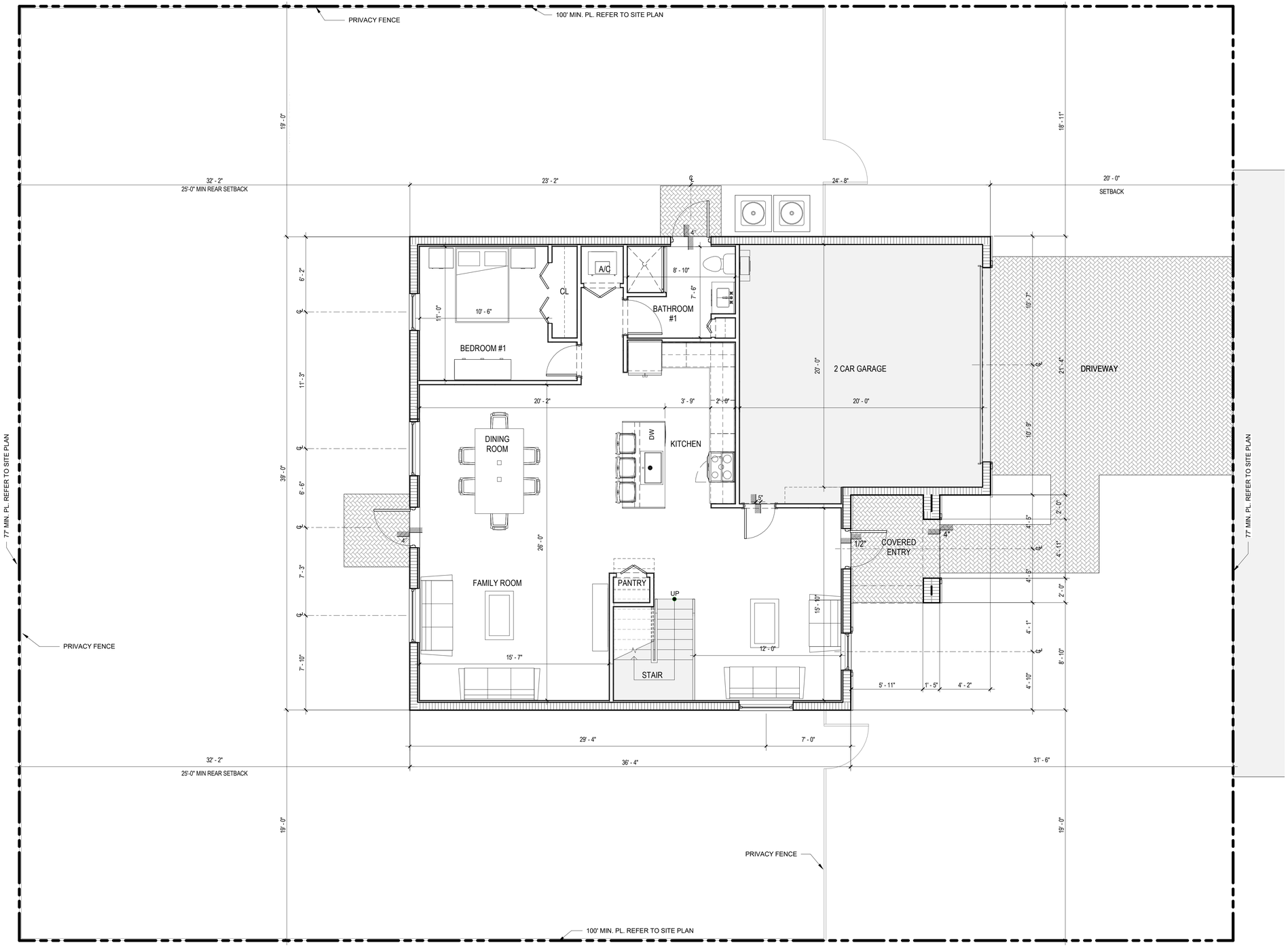
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DATE: **04/10/2023**
JOB No.: **2023-15**
DRAWN BY: **Author**
APPR BY: **Approver**
PRINTED: **4/25/2023 10:43:33 AM**

SHEET NUMBER:

A-17

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z22-268
DATE: SEP 29 2023
BY: ISA



AREA CALCULATIONS

2 STORY, 5 BED, 3 BATHS, 2 CAR GARAGE

GROUND FLOOR GROSS LIVING A/C AREA	1,232 SF.
SECOND FLOOR GROSS LIVING A/C AREA	1,433 SF.
TOTAL GROSS AREA	2,665 SF.
GARAGE	445 SF.
COVERED ENTRY	65 SF.
TOTAL AREA	3,175 SF.
LOT COVERAGE	1,742 SF. (22.7%)
PRIVATE OPEN SPACE	3,650 SF

GROUND FLOOR PLAN

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

CORWILARCHITECTS
4210 LAGUNA ST. CORAL GABLES FL, 33146
QUALIFIER LIC. NO. AR0016003 T:305.448.7383

PROJECT:

JMC Groves

MODEL 2655

OWNER:

LENNAR

GROUND FLOOR PLAN

PHASE:

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PERMIT No.:

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No.	Revision Description	Date

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DATE: SEP 29 2023
BY: ISA



AREA CALCULATIONS

2 STORY, 5 BED, 3 BATHS, 2 CAR GARAGE

GROUND FLOOR GROSS LIVING A/C AREA	1,232 SF.
SECOND FLOOR GROSS LIVING A/C AREA	1,433 SF.
TOTAL GROSS AREA	2,665 SF.
GARAGE	445 SF.
COVERED ENTRY	65 SF.
TOTAL AREA	3,175 SF.
LOT COVERAGE	1,742 SF. (22.7%)
PRIVATE OPEN SPACE	3,650 SF

SECOND FLOOR PLAN

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

CORWILARCHITECTS
4210 LAGUNA ST. CORAL GABLES FL, 33146
QUALIFIER LIC. NO. AR0016003 T:305.448.7383

PROJECT:

JMC Groves

MODEL 2655

OWNER:

LENNAR

SECOND FLOOR PLAN

PHASE:

PERMIT SET

PERMIT No.:

REVISIONS		
No.	Revision Description	Date

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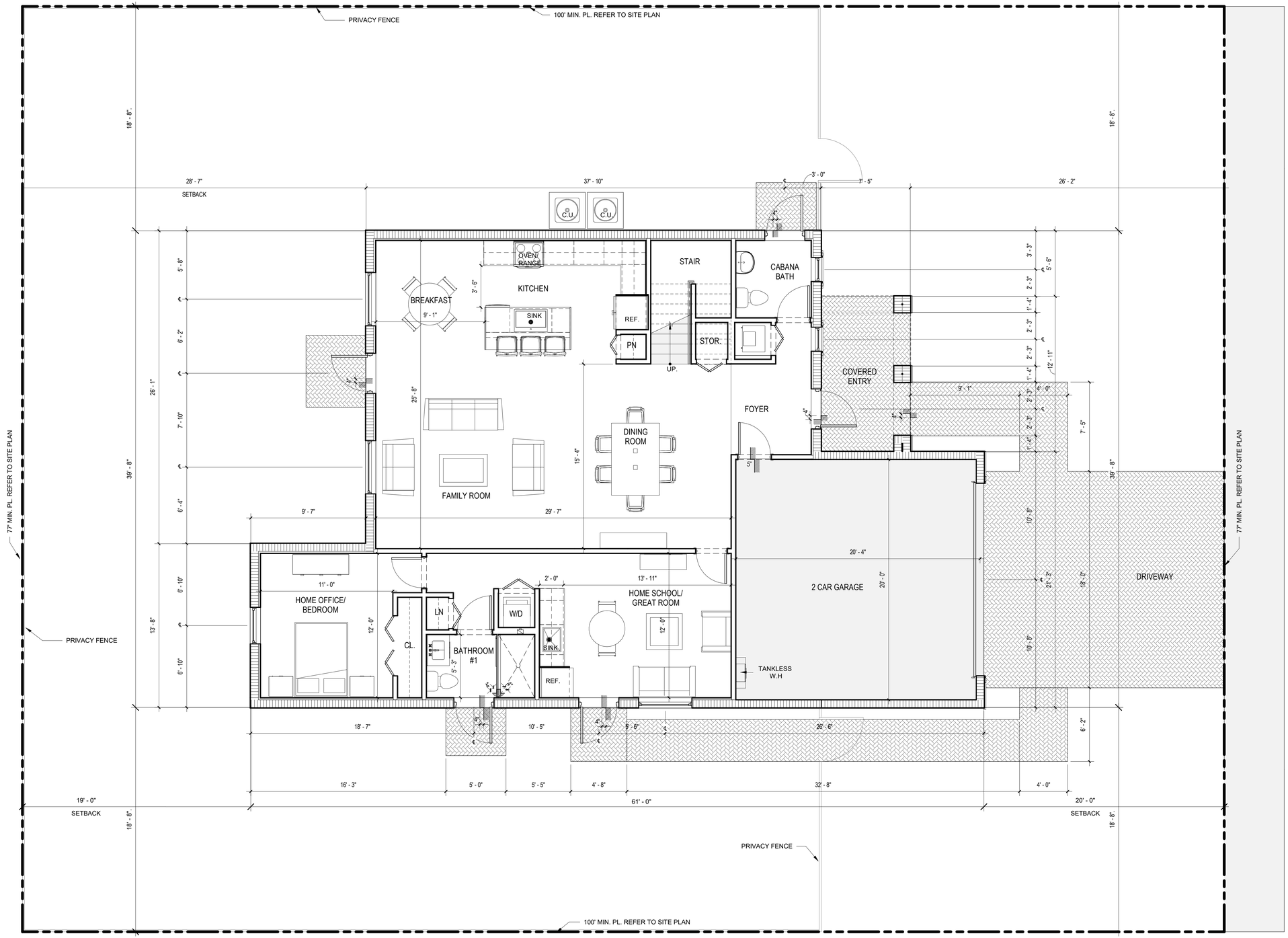
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JOB No.: 2023-15
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APPR BY: Approver
PRINTED: 4/25/2023 10:25:21 AM

SHEET NUMBER:

A-22

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z22-268
DATE: SEP 29 2023
BY: ISA



AREA CALCULATIONS

2 STORY NG, 5 BED, 3 BATHS, 2 CAR GARAGE

GROUND FLOOR GROSS LIVING A/C AREA	1,486 SF.
SECOND FLOOR GROSS LIVING A/C AREA	1,501 SF.
TOTAL GROSS AREA	2,987 SF.
GARAGE	434 SF.
COVERED ENTRY	96 SF.
TOTAL AREA	3,517 SF.
LOT COVERAGE	2,016 SF. (26.2%)
PRIVATE OPEN SPACE	3,413 SF.

GROUND FLOOR PLAN

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

CORWILARCHITECTS
4210 LAGUNA ST. CORAL GABLES FL, 33146
QUALIFIER LIC. NO. AR0016003 T:305.448.7383

PROJECT:

JMC Groves

MODEL 2905

OWNER:

LENNAR

GROUND FLOOR PLAN

PHASE:

PERMIT SET

PERMIT No.:

REVISIONS		
No.	Revision Description	Date

SEAL:

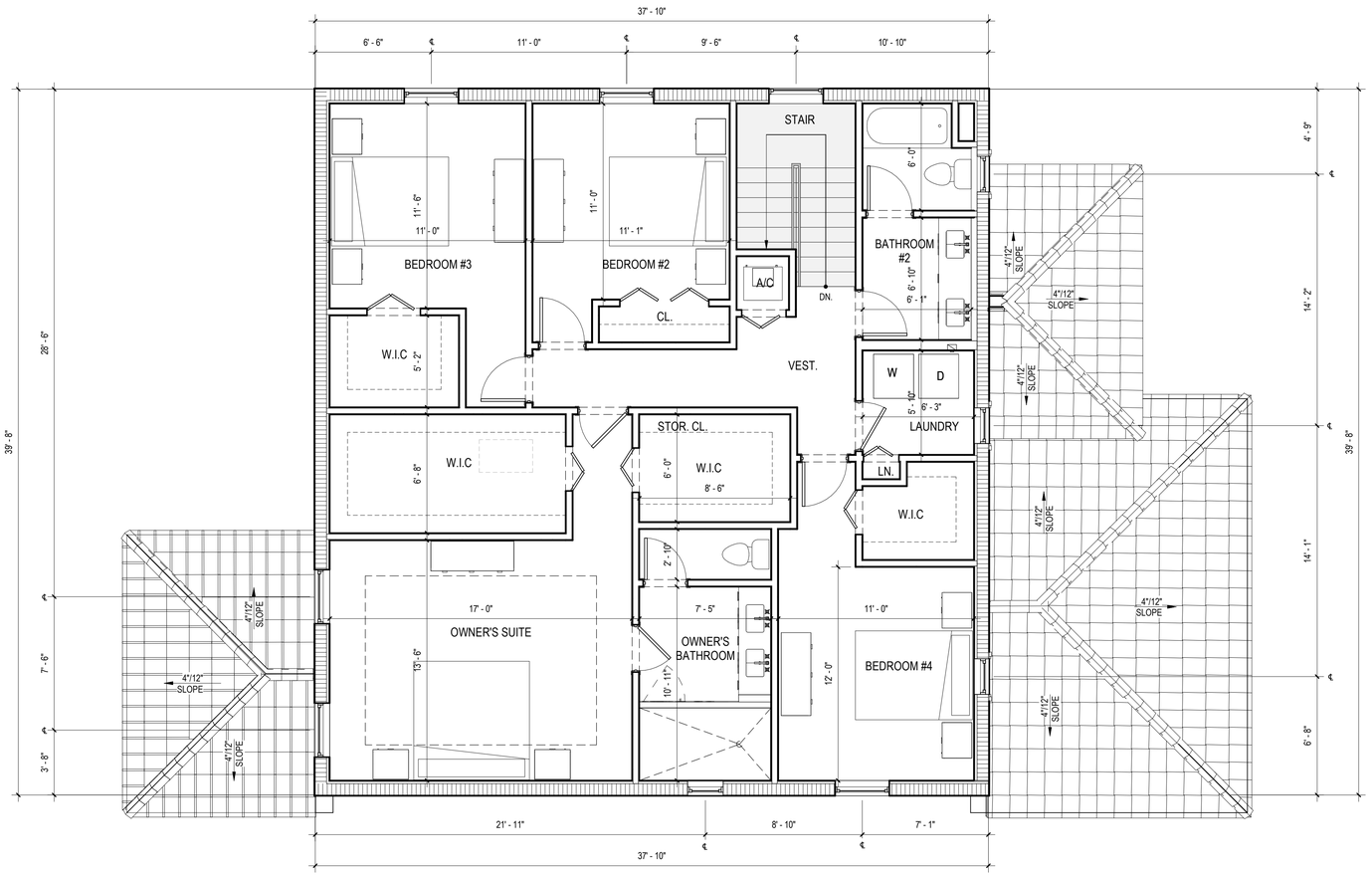
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DATE: **04/10/2023**
JOB No.: **2023-15**
DRAWN BY: **EC. MC. KR. PH.**
APPR BY: **DC**
PRINTED: **4/25/2023 10:36:55 AM**

SHEET NUMBER:

A-27

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PROCESS NO.: Z22-268
DATE: SEP 29 2023
BY: ISA



SECOND FLOOR PLAN

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

CORWILARCHITECTS
4210 LAGUNA ST. CORAL GABLES FL, 33146
QUALIFIER LIC. NO. AR0016003 T:305.448.7383

PROJECT:

JMC Groves

MODEL 2905

OWNER:

LENNAR

SECOND FLOOR PLAN

PHASE:

PERMIT SET

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No.	Revision Description	Date

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DATE: **04/10/2023**
JOB No.: **2023-15**
DRAWN BY: **EC. MC. LC.**
APPR BY: **AMC**
PRINTED: **4/25/2023 10:36:55 AM**

SHEET NUMBER:

A-28

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z22-268
DATE: SEP 29 2023
BY: ISA

Professional (Individual or Corporation)

PROFESSIONAL PREPARER'S STATEMENT OF LANDSCAPING COMPLIANCE

PROCESS NUMBER:

Legal description: Lot:_____Block:_____Subdivision:_____
P.B.____Page:_____Development name: JMC GROVES

We hereby certify that the landscaping/irrigation plan being submitted for the above captioned complies with the requirements of Ordinance 98-13 (landscape ordinance) as to species, height, trunk width and location at time of planting, and that the species as shown are in accordance with the accepted species approved by Miami Dade County and that none of the species are from the prohibited list.

I/We hereby certify as an arborist and/or landscape architect that there are/are no (circle one) specimen trees on the property.

Additionally, automatic sprinkler systems (if applicable) comply with requirement of said 3

I/We further certify that I/We am/are authorized under Chapter 481, Florida statutes to prepare and submit this landscaping/irrigation plan.

_____ **Seal:**
Professional Preparer's Signature

REGISTERED LANDSCAPE ARCHITECT
ANDREW M. WITKIN
LA0000889
STATE OF FLORIDA

Andrew Witkin
Witkin Hults + Partners
307 S. 21st Avenue
Hollywood, FL 33020
License #0000889

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this **21st *of September 2023,*** by *Andrew Witkin*, of *Witkin Hults + Partners*, a Florida corporation, on behalf of the corporation. He is personally known to me and did not take an oath.

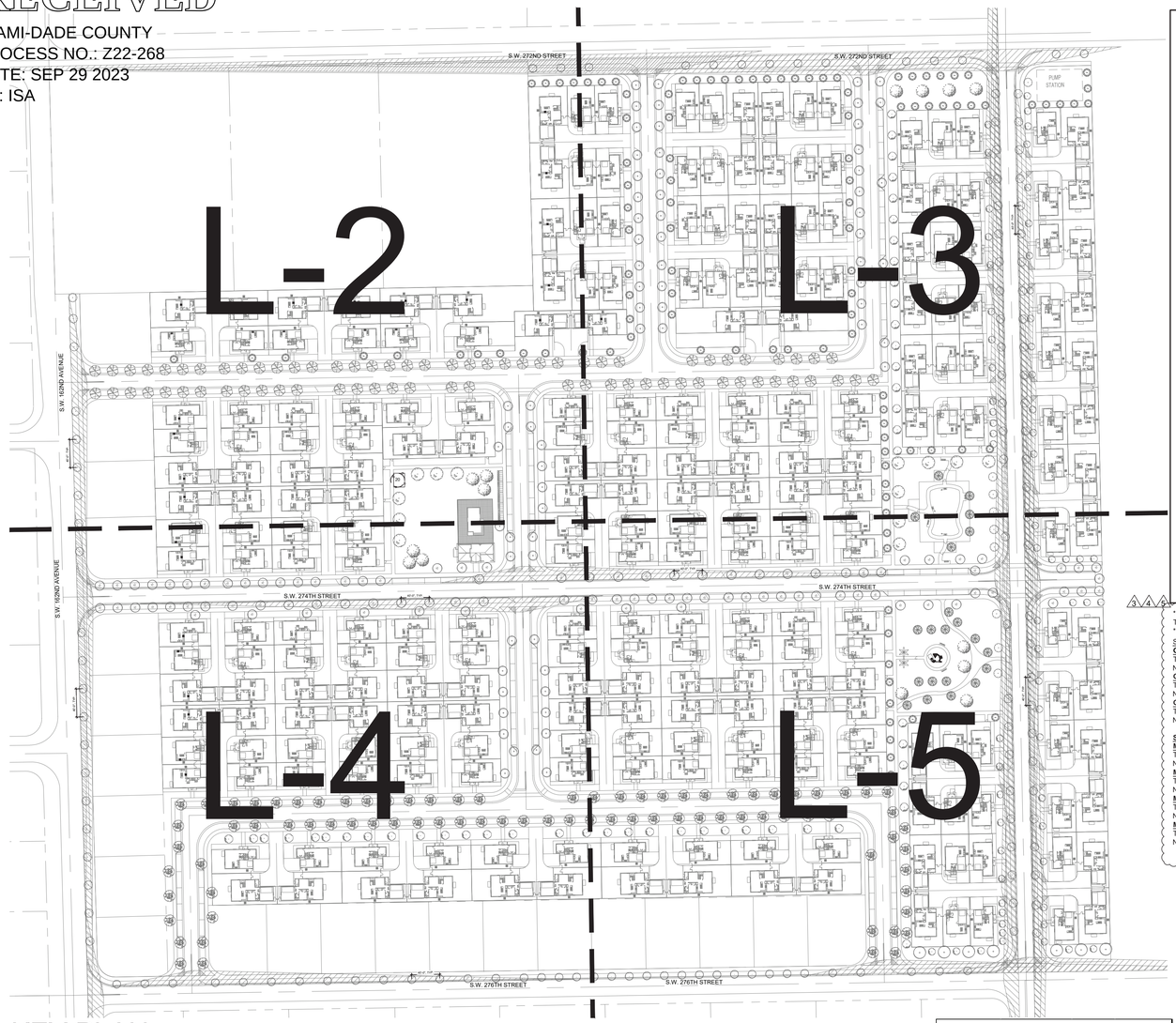
Witness my signature and official seal this **21st *of September 2023*** in the County and State aforesaid, the date and year last aforesaid.

My commission expires: July 26, 2024

VALERIA SOTO
Notary Public - State of Florida
Commission # HH 3014
My Comm. Expires Jul 26, 2024
Bonded through National Notary Assn.

_____
Valeria S. Soto
Notary Public Signature

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z22-268
DATE: SEP 29 2023
BY: ISA



KEY PLAN

NORTH

Scale: NTS

SHEET INDEX:

L-1 INDEX
L-2 LANDSCAPE PLAN
L-3 LANDSCAPE PLAN
L-4 LANDSCAPE PLAN
L-5 LANDSCAPE PLAN
L-6 INDIVIDUAL SFH MODELS A, B, C, D, E LANDSCAPE PLAN
L-7 CLUSTER OF 4 SINGLE FAMILY HOMES LANDSCAPE PLAN
L-8 CLUSTER OF 6 SINGLE FAMILY HOMES LANDSCAPE PLAN
L-9 TYPICAL SINGLE FAMILY HOMES 75' MODEL 1700 LANDSCAPE PLAN
L-10 TYPICAL SINGLE FAMILY HOMES 75' MODEL 2150 LANDSCAPE PLAN
L-11 TYPICAL SINGLE FAMILY HOMES 75' MODEL 2400 LANDSCAPE PLAN
L-12 TYPICAL SINGLE FAMILY HOMES 75' MODEL 2655 LANDSCAPE PLAN
L-13 TYPICAL SINGLE FAMILY HOMES 75' MODEL 2900-NG LANDSCAPE PLAN
L-13 TYPICAL SINGLE FAMILY HOMES 75' MODEL 2061 LANDSCAPE PLAN
L-15 LANDSCAPE DETAILS

JMC GROVES MITIGATION CALCULATIONS

TREE MITIGATION BREAKDOWN

TYPE	REQUIREMENT	QTY	SQ.FT.
Large Shade Wooden Tree 1	12' OA	107	53,500
Large Shade Wooden-NativeTree 1	12' OA	365	182,500
Medium Shade WoodenTree 2	8' OA	277	83,100
Medium Shade Wooden-Native Tree 2	8' OA	426	127,800
Large Palm 1	10' CT	-	-
Large Palm 1 Native	10' CT	-	-
Small Palm 2	3' CT	204	20,400
Small Palm 2 Native	3' CT	-	-
Small Shade WoodenTree 3	6' OA		-
Small Shade Wooden-NativeTree 3	6' OA	203	40,600

TREE REPLACEMENT

	Required	Provided
Palm Replacement (Sq.Ft.)		20,400
Native Palm Replacement		-
Total Palm Replacement (Sq.Ft.)		20,400
Native Tree Replacement		350,900
Total Replacement (Sq.Ft.)	540,544	507,900

LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

Zoning District: PAD — Net Lot Area 36.45 acres 1,587,762.00 s.f.

	REQUIRED	PROVIDED
OPEN SPACE		
A. Square Feet of open space required by Chapter 33, as indicated on site plan: Net lot area = 1,587,762.00 s.f. x 10 % = 158,776.2 s.f.	158,776.2	322,596.58
B. Square Feet of parking lot open space required by Chapter 33, as indicated on site plan: No. outside/ground-level parking spaces 534 x 10 s.f. per parking spaces =	5,340	8,170
C. Total s.f. of landscaped open space required by Chapter 33: A + B =	164,116.2	330,766.58
LAWN AREA CALCULATION		
A. 164,116.2 total s.f. of landscaped open space required by Chapter 33		
B. Maximum lawn area (sod) permitted = 40 % x 164,116.2 s.f. =	65,646.48	59,824.63
TREES		
A. No. trees required per net lot acre Less existing number of trees meeting minimum requirements = 28 trees x net lot acres =	1,021	*/**1021
B. % Palms Allowed: No. trees required x 30% =	306	1
C. % Natives Required: No. trees provided x 30% =	306	*804
D. Street trees (maximum average spacing of 35' o.c.): 16,082 linear feet along street =	460	460
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 = 1,481 Total Trees	1,481	1,481
SHRUBS		
A. No. trees required x 10 = No. of shrubs allowed	14,810	*15,205
B. No. shrubs allowed x 30% = No. of native shrubs required	4,443	*10,763

SEE LANDSCAPE

*Includes 745 Trees and 11,052 Shrubs and 402 Native Trees and 8,427 native shrubs from Typical Landscape Plans. See sheets L-6 through L-14 for Typical Landscape Plans
** Includes one existing Banyan Tree #20 to count towards lot tree requirements.

Single Family Home Clusters Landscape Plan Breakdown:
Cluster of 4 Single Family Homes (7qty):
Trees = 63 Shrubs = 1064
Native Trees = 28 Native Shrubs = 889
Cluster of 6 Single Family Homes (44qty):
Trees = 572 Shrubs = 8448
Native Trees = 308 Native Shrubs = 6512
CLUSTER TOTAL:
Trees = 635 Shrubs = 9,512
Native Trees = 336 Native Shrubs = 7,401

Single Family Homes 75' Landscape Plan Breakdown
MODEL 1700:
Trees = 5 Shrubs = 70
Native Trees = 3 Native Shrubs = 23
MODEL 2150:
Trees = 5 Shrubs = 70
Native Trees = 3 Native Shrubs = 60
MODEL 2400:
Trees = 5 Shrubs = 70
Native Trees = 3 Native Shrubs = 60
MODEL 2655:
Trees = 5 Shrubs = 70
Native Trees = 3 Native Shrubs = 42
MODEL 2900-NG:
Trees = 5 Shrubs = 70
Native Trees = 3 Native Shrubs = 62
MODEL 2061:
Trees = 5 Shrubs = 70
Native Trees = 3 Native Shrubs = 61
SFH 75' AVERAGE:
Trees = 5 Shrubs = 70
Native Trees = 3 Native Shrubs = 46.7
Single Family Homes 75' (22qty):
Trees = 110 Shrubs = 1540
Native Trees = 66 Native Shrubs = 1026
Gand total:
Trees = 745 Shrubs = 10,440
Native Trees = 402 Native Shrubs = 7,815

LANDSCAPE LIST

TREES AND PALMS

SYMBOL	QUAN.	PROPOSED MATERIAL		DESCRIPTION
	13	*Quercus virginiana		8' HT. X 1.5" Cal.
		LIVE OAK		F.G.
	7	*Bursera simaruba	[STREET TREES]	12' HT. X 6' SPR. 2" Cal.
		GUMBO LIMBO		F.G.
	84	*Clusia rosea	[STREET TREES]	12' HT. X 6' SPR. 2" Cal.
		PITCH APPLE		F.G.
	73	Tabebuia heterophylla	[STREET TREES]	12' HT. X 6' SPR. 2" Cal.
		PINK TRUMPET TREE		F.G.
	94	Lagerstroemia speciosa	[STREET TREES]	12' HT. X 6' SPR. 2" Cal.
		QUEEN'S CREPE MYRTLE		F.G.
	21	*Lysiloma latisiliquum		8' HT. X 1.5" Cal.
		WILD TAMARIND		F.G.
	50	*Coccoloba diversiflora	[STREET TREES]	12' HT. X 6' SPR. 2" Cal.
		PIGEON PLUM		F.G.
	70	Calophyllum brasiliense	[STREET TREES]	12' HT. X 6' SPR. 2" Cal.
		BRAZILIAN BEAUTYLEAF		F.G.
	113	*Conocarpus erectus 'sericeus'		8' HT. X 1.5" Cal.
		SILVER BUTTONWOOD		F.G.
	82	Bulnesia arborea	[STREET TREES]	12' HT. X 6' SPR. 2" Cal.
		VERAWOOD		F.G.
	113	*Chrysophyllum oliviforme		8' HT. X 1.5" Cal.
		SATINLEAF		F.G.
	14	Delonix regia		10' HT. X 2" Cal.
		ROYAL POINCIANA		F.G.
	2	*Roystonea elata		10' G.W.
		ROYAL PALM		F.G.

SHRUBS AND GROUNDCOVERS

SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
CE	378	*Conocarpus erectus	24" HT. X 24" SPR. / 24" O.C.
		GREEN BUTTONWOOD	3 GAL.
CG	629	*Clusia guttifera	24" HT. X 24" SPR. / 24" O.C.
		SMALL LEAF CLUSIA	3 GAL.
CI	815	*Chrysobalanus icaco	18" HT. X 18" SPR. / 18" O.C.
		GREEN COCOPLUM	3 GAL.
FM	2323	Ficus microcarpa 'Green Island'	15" HT. X 15" SPR. / 15" O.C.
		GREEN ISLAND FICUS	3 GAL.
IT	1352	Ixora taiwanese 'Dwarf'	18" HT. X 18" SPR. / 18" O.C.
		DWARF IXORA	3 GAL.
MC	450	*Muhlenbergia capillaris	18" HT. X 18" SPR. / 18" O.C.
		PINK MUHLY GRASS	3 GAL.
SV	479	Schefflera arboricola 'Trinette'	24" HT. X 24" SPR. / 24" O.C.
		VARIEGATED SCHEFFLERA	3 GAL.
LAWN	As Required	ST. AUGUSTINE GRASS	SOLID EVEN SOD

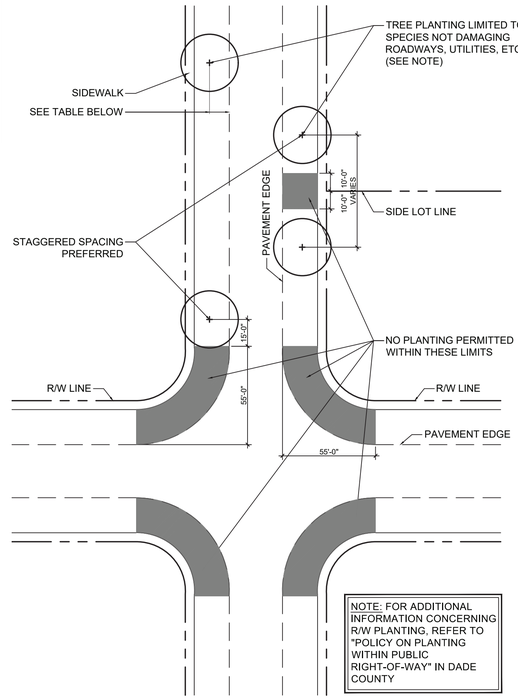
* DENOTES NATIVE SPECIES

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.

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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'

SYMBOL LEGEND
(#) Tree to Remain

JMC GROVES
MIAMI-DADE COUNTY, FLORIDA
INDEX

Project:

Revisions:	Date:	By:
1) Site Plan Coordination	01.20.2023	JV
2) City Comments	04.12.2023	JV
3) Site Plan Coordination	04.26.2023	MAV
4) City Comments	06.09.2023	MAV
5) Site Plan Coordination	09.21.2023	JV

Seal:
REGISTERED LANDSCAPE ARCHITECT LA0000889 STATE OF FLORIDA
Digitally signed by Andrew M Witkin
Date: 2023.09.21 12:46:24 -04'00'
Lic. # LA0000889
Member: A.S.L.A.

Drawing: Index
Date: 10/28/2022
Scale: See Left
Drawn by: MAV
Sheet No.:
L-1
Cad Id.: 2022-092

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PROCESS NO.: Z22-268
DATE: SEP 29 2023
BY: ISA

S.W. 272ND STREET

LAWN
SIDEWALK

CG 36
CI 80

MATCH LINE (SEE SHEET L-3)

CLUSIA ROSEA TREES WILL NOT EXCEED 11" DIAMETER AT MATURE GROWTH, WITHIN LIMIT OF CLEAR SIGHT, PER FDOT INDEX 546, TYP. CLUSIA ROSEA TREES ARE SPACED IN ACCORDANCE WITH FDOT INDEX 546

S.W. 162ND AVENUE

SIDEWALK
LAWN

40'-0", TYP.

TREE PROTECTION ZONE & BARRIER FOR EXITING TREE #20 TO REMAIN

LAWN

SIDEWALK

20

CE 47

MATCH LINE (SEE SHEET L-4)

NORTH

LANDSCAPE PLAN

Scale: 1"=30'-0"

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JMC GROVES
MIAMI-DADE COUNTY, FLORIDA
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Seal:

Lic. # LA0000889
Member: A.S.L.A.

Drawing: Landscape Plan

Date: 10/28/2022

Scale: 1"=30'-0"

Drawn by: MAV

Sheet No.:

L-2

Cad Id.: 2022-092

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

S.W. 272ND STREET

LAWN
SIDEWALK

CG 31
CI 70
CG 123
CI 275
CG 64
CI 145
CI 245
CG 63
CG 115

PIGEON PLUM TREES WILL NOT EXCEED 11" DIAMETER AT MATURE GROWTH, WITHIN LIMIT OF CLEAR SIGHT, PER FDOT INDEX 546, TYP. PIGEON PLUM TREES ARE SPACED IN ACCORDANCE WITH FDOT INDEX 546

40'-0", TYP.

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

FM 860
SV 240

CLUSIA ROSEA TREES WILL NOT EXCEED 11" DIAMETER AT MATURE GROWTH, WITHIN LIMIT OF CLEAR SIGHT, PER FDOT INDEX 546, TYP. CLUSIA ROSEA TREES ARE SPACED IN ACCORDANCE WITH FDOT INDEX 546

CE 113
IT 235

DOG PARK

MATCH LINE (SEE SHEET L-2)

MATCH LINE (SEE SHEET L-5)

NORTH

LANDSCAPE PLAN

Scale: 1"=30'-0"

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Member: A.S.L.A.

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Drawn by: MAV

Sheet No.:

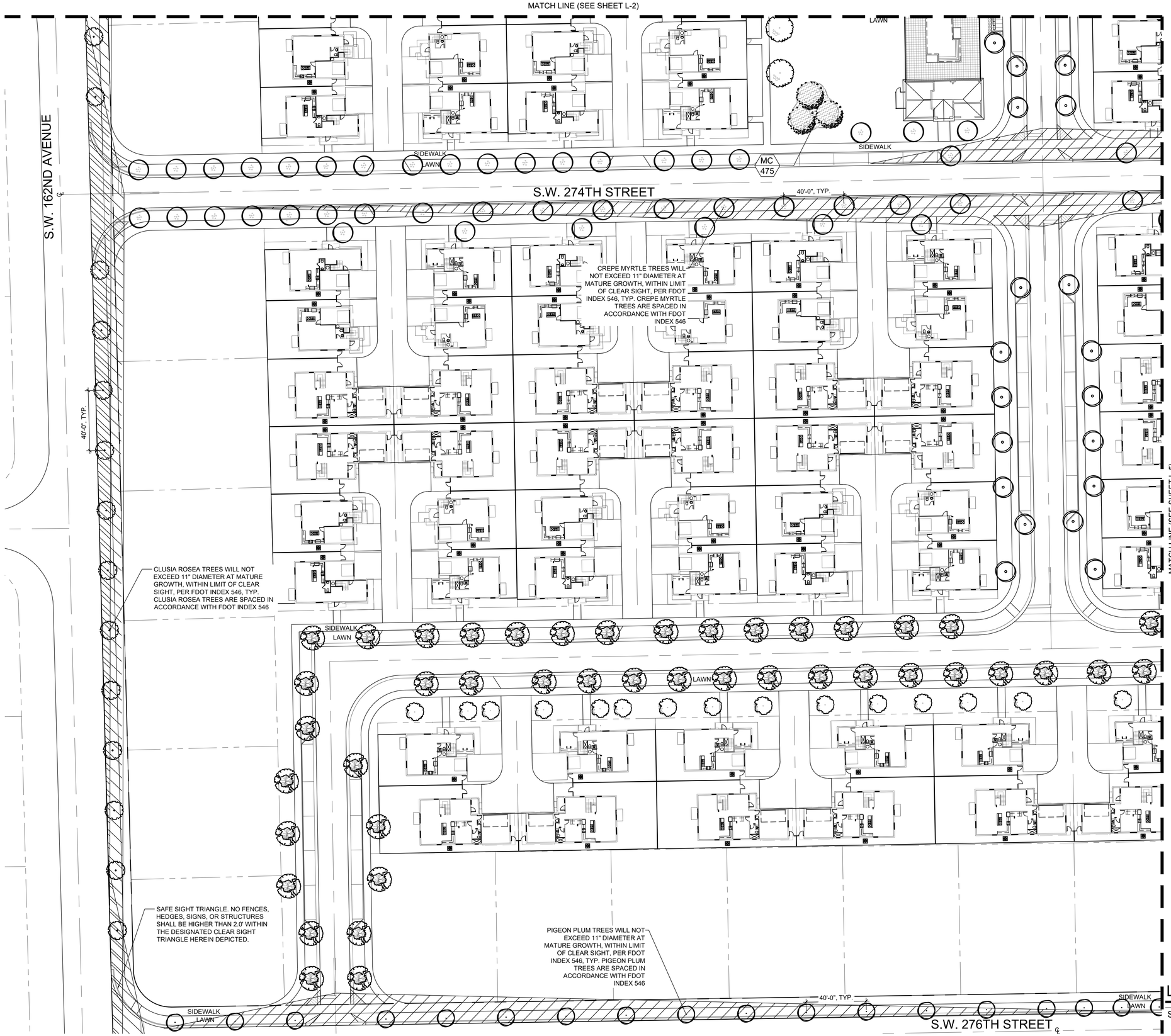
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NORTH

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MIAMI-DADE COUNTY, FLORIDA

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Member: A.S.L.A.

Drawing: Landscape Plan

Date: 10/28/2022

Scale: 1"=30'-0"

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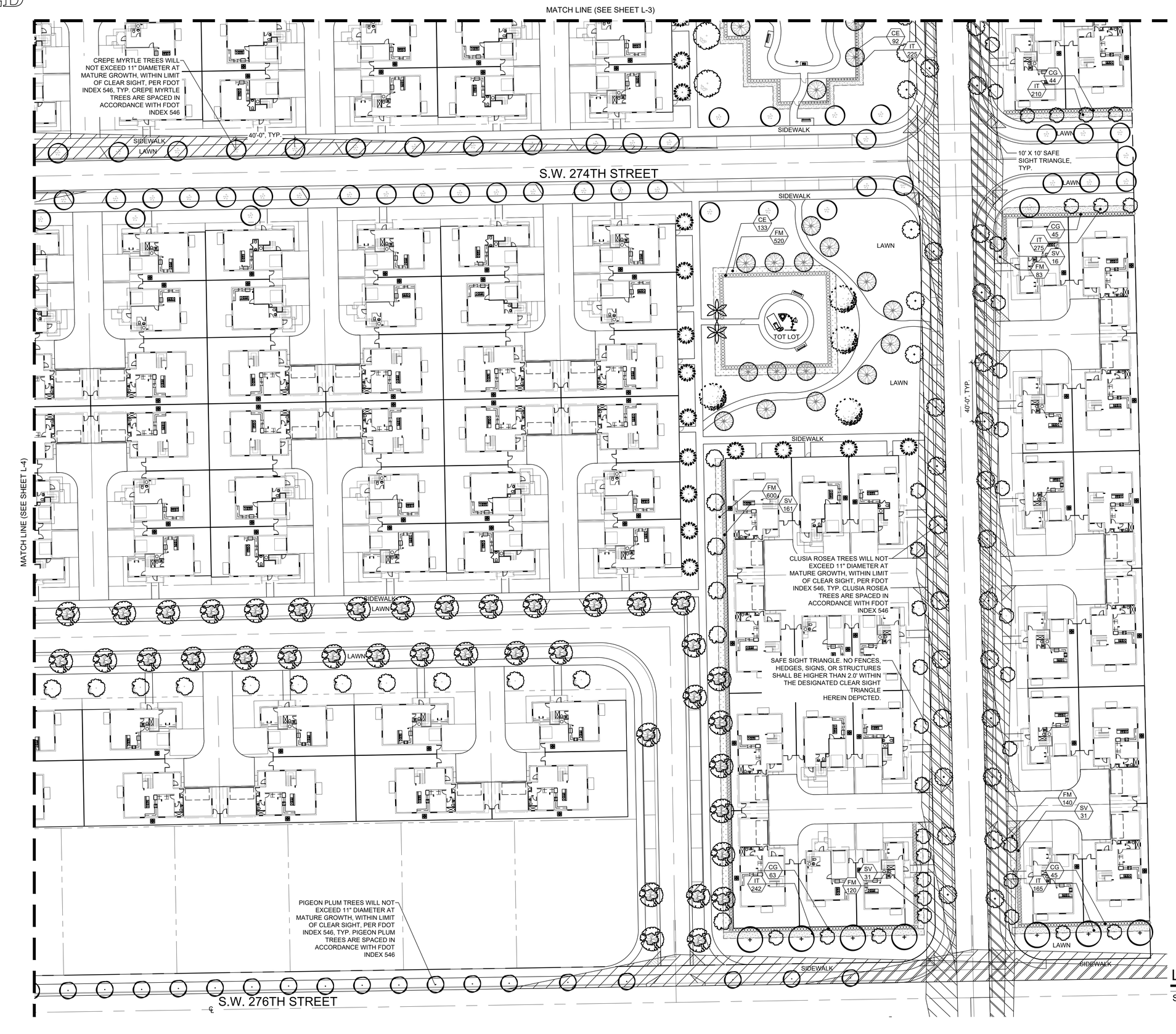
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MIAMI-DADE COUNTY, FLORIDA

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Seal:

Lic. # LA0000889
Member: A.S.L.A.

Drawing: Landscape Plan

Date: 10/28/2022

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Drawn by: MAV

Sheet No.:

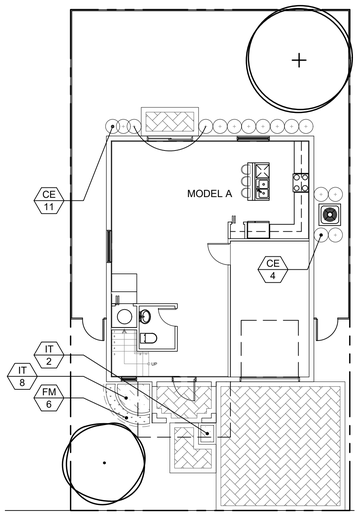
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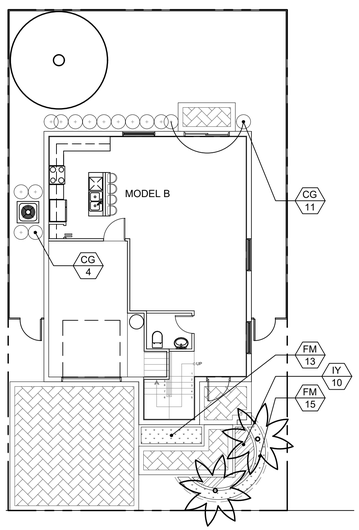
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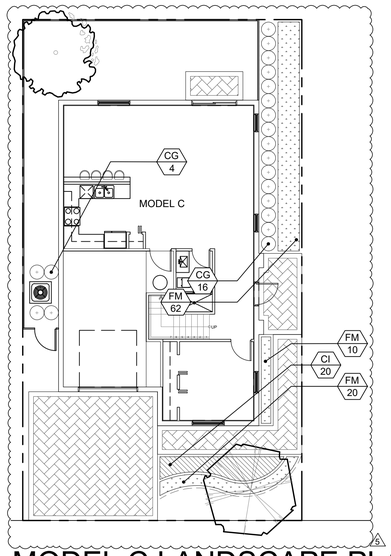
MODEL A LANDSCAPE PLAN

Scale: 1"=10'-0"



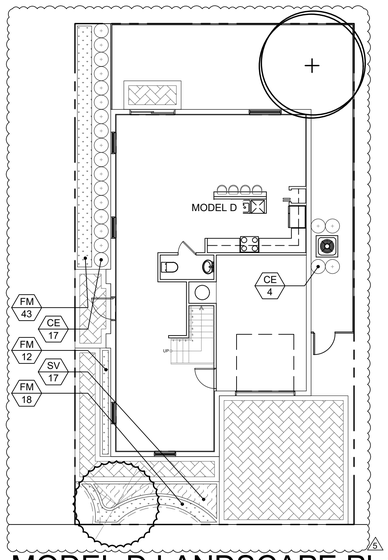
MODEL B LANDSCAPE PLAN

Scale: 1"=10'-0"



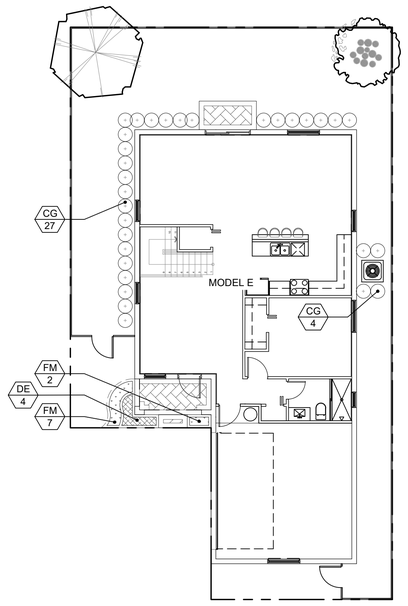
MODEL C LANDSCAPE PLAN

Scale: 1"=10'-0"



MODEL D LANDSCAPE PLAN

Scale: 1"=10'-0"



MODEL E LANDSCAPE PLAN

Scale: 1"=10'-0"

MODEL A LANDSCAPE LEGEND CHAPTER 33

ZONE DISTRICT: PAD

Net land: 0.06 acres. Net Land: 2,730 sq. ft. Water Bodies: 0

	REQ.	PROV.
Landscape Open Space (if applicable) Greenbelt Width (if applicable) Lawn Area (As defined in Ordinance)	N/A N/A 40%	N/A N/A 40%
TREES: Trees per Lot: 28 Trees per acre Note: 30% of required trees and/or palms shall be native species.	2 1	2 2
Street Trees: N/A linear feet along street / 35' O.C.=	SEE CLUSTER 2	SEE CLUSTER 2
TOTAL NUMBER OF TREES		
SHRUBS: (10 shrubs for each tree req.)	20	25
30% shrubs/hedge shall be native species. Irrigation system required pursuant to Chapter 33 of Miami-Dade Code	6	15

MODEL B LANDSCAPE LEGEND CHAPTER 33

ZONE DISTRICT: PAD

Net land: 0.06 acres. Net Land: 2,730 sq. ft. Water Bodies: 0

	REQ.	PROV.
Landscape Open Space (if applicable) Greenbelt Width (if applicable) Lawn Area (As defined in Ordinance)	N/A N/A 40%	N/A N/A 40%
TREES: Trees per Lot: 28 Trees per acre Note: 30% of required trees and/or palms shall be native species.	2 1	2 1
Street Trees: N/A linear feet along street / 35' O.C.=	SEE CLUSTER 2	SEE CLUSTER 2
TOTAL NUMBER OF TREES		
SHRUBS: (10 shrubs for each tree req.)	20	25
30% shrubs/hedge shall be native species. Irrigation system required pursuant to Chapter 33 of Miami-Dade Code	6	15

MODEL C LANDSCAPE LEGEND CHAPTER 33

ZONE DISTRICT: PAD

Net land: 0.06 acres. Net Land: 2,730 sq. ft. Water Bodies: 0

	REQ.	PROV.
Landscape Open Space (if applicable) Greenbelt Width (if applicable) Lawn Area (As defined in Ordinance)	N/A N/A 40%	N/A N/A 40%
TREES: Trees per Lot: 28 Trees per acre Note: 30% of required trees and/or palms shall be native species.	2 1	2 1
Street Trees: N/A linear feet along street / 35' O.C.=	SEE CLUSTER 2	SEE CLUSTER 2
TOTAL NUMBER OF TREES		
SHRUBS: (10 shrubs for each tree req.)	20	40
30% shrubs/hedge shall be native species. Irrigation system required pursuant to Chapter 33 of Miami-Dade Code	6	40

MODEL D LANDSCAPE LEGEND CHAPTER 33

ZONE DISTRICT: PAD

Net land: 0.06 acres. Net Land: 2,730 sq. ft. Water Bodies: 0

	REQ.	PROV.
Landscape Open Space (if applicable) Greenbelt Width (if applicable) Lawn Area (As defined in Ordinance)	N/A N/A 40%	N/A N/A 40%
TREES: Trees per Lot: 28 Trees per acre Note: 30% of required trees and/or palms shall be native species.	2 1	2 1
Street Trees: N/A linear feet along street / 35' O.C.=	SEE CLUSTER 2	SEE CLUSTER 2
TOTAL NUMBER OF TREES		
SHRUBS: (10 shrubs for each tree req.)	20	38
30% shrubs/hedge shall be native species. Irrigation system required pursuant to Chapter 33 of Miami-Dade Code	6	21

MODEL E LANDSCAPE LEGEND CHAPTER 33

ZONE DISTRICT: PAD

Net land: 0.08 acres. Net Land: 3,600 sq. ft. Water Bodies: 0

	REQ.	PROV.
Landscape Open Space (if applicable) Greenbelt Width (if applicable) Lawn Area (As defined in Ordinance)	N/A N/A 40%	N/A N/A 40%
TREES: Trees per Lot: 28 Trees per acre Note: 30% of required trees and/or palms shall be native species.	2 1	2 1
Street Trees: N/A linear feet along street / 35' O.C.=	SEE CLUSTER 2	SEE CLUSTER 2
TOTAL NUMBER OF TREES		
SHRUBS: (10 shrubs for each tree req.)	20	35
30% shrubs/hedge shall be native species. Irrigation system required pursuant to Chapter 33 of Miami-Dade Code	6	31

MODEL A LANDSCAPE LIST

TREES

SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
	1	*Bursera simaruba	8' HT. X 1.5 Cal.
		GUMBO LIMBO	F.G.
	1	*Coccoloba diversifiora	8' HT. X 1.5 Cal.
		PIGEON PLUM	F.G.

SHRUBS AND GROUNDCOVERS

SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
CE	15	*Conocarpus erectus	24" HT. X 24" SPR. / 24" O.C.
		GREEN BUTTONWOOD	3 GAL.
FM	6	Ficus microcarpa 'Green Island'	15" HT. X 15" SPR. / 15" O.C.
		GREEN ISLAND FICUS	3 GAL.
IT	10	Ixora taiwanese 'Dwarf'	18" HT. X 18" SPR. / 18" O.C.
		DWARF IXORA	3 GAL.
LAWN	As Required	Stenotaphrum secundatum 'Floratam'	SOLID EVEN SOD
		ST. AUGUSTINE GRASS	

* DENOTES NATIVE SPECIES

MODEL B LANDSCAPE LIST

TREES

SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
	1	*Conocarpus erectus	8' HT. X 1.5 Cal.
		GREEN BUTTONWOOD	F.G.
	2	Veitchia montgomeryana 'single'	10' O.A. HT. MIN.
		SINGLE MONTGOMERY PALM	F.G.

SHRUBS AND GROUNDCOVERS

SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
CG	15	*Clusia guttifera	24" HT. X 24" SPR. / 24" O.C.
		SMALL LEAF CLUSIA	3 GAL.
FM	28	Ficus microcarpa 'Green Island'	15" HT. X 15" SPR. / 15" O.C.
		GREEN ISLAND FICUS	3 GAL.
IY	10	Ixora 'Maui Yellow'	18" HT. X 18" SPR. / 18" O.C.
		YELLOW DWARF IXORA	3 GAL.
LAWN	As Required	Stenotaphrum secundatum 'Floratam'	SOLID EVEN SOD
		ST. AUGUSTINE GRASS	

* DENOTES NATIVE SPECIES

MODEL C LANDSCAPE LIST

TREES

SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
	1	Tabebuia heterophylla	10' HT. X 4' SPR. 2" Cal.
		PINK TRUMPET TREE	F.G.
	1	*Conocarpus erectus 'sericeus'	8' HT. X 1.5 Cal.
		SILVER BUTTONWOOD	F.G.

SHRUBS AND GROUNDCOVERS

SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
CG	20	*Clusia guttifera	24" HT. X 24" SPR. / 24" O.C.
		SMALL LEAF CLUSIA	3 GAL.
CI	20	*Chrysobalanus icaco 'Red Tip'	18" HT. X 18" SPR. / 18" O.C.
		RED TIP COCOPLUM	3 GAL.
FM	92	Ficus microcarpa 'Green Island'	15" HT. X 15" SPR. / 15" O.C.
		GREEN ISLAND FICUS	3 GAL.
LAWN	As Required	Stenotaphrum secundatum 'Floratam'	SOLID EVEN SOD
		ST. AUGUSTINE GRASS	

* DENOTES NATIVE SPECIES

MODEL D LANDSCAPE LIST

TREES

SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
	1	*Bursera simaruba	8' HT. X 1.5 Cal.
		GUMBO LIMBO	F.G.
	1	Lagerstroemia indica 'Natchez'	10' HT. X 4' SPR. 2" Cal.
		WHITE CREPE MYRTLE	F.G.

SHRUBS AND GROUNDCOVERS

SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
CE	21	*Conocarpus erectus	24" HT. X 24" SPR. / 24" O.C.
		GREEN BUTTONWOOD	3 GAL.
FM	73	Ficus microcarpa 'Green Island'	15" HT. X 15" SPR. / 15" O.C.
		GREEN ISLAND FICUS	3 GAL.
SV	17	Schefflera arboricola 'Trinette'	18" HT. X 18" SPR. / 18" O.C.
		VARIEGATED SCHEFFLERA	3 GAL.
LAWN	As Required	Stenotaphrum secundatum 'Floratam'	SOLID EVEN SOD
		ST. AUGUSTINE GRASS	

* DENOTES NATIVE SPECIES

MODEL E LANDSCAPE LIST

TREES

SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
	1	Tabebuia heterophylla	10' HT. X 4' SPR. 2" Cal.
		PINK TRUMPET TREE	F.G.
	1	*Clusia rosea	8' HT. X 1.5 Cal.
		PITCH APPLE	F.G.

SHRUBS AND GROUNDCOVERS

SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
CG	31	*Clusia guttifera	24" HT. X 24" SPR. / 24" O.C.
		SMALL LEAF CLUSIA	3 GAL.
DE	4	Duranta erecta 'Gold Mound'	18" HT. X 18" SPR. / 18" O.C.
		GOLD MOUND DURANTA	3 GAL.
FM	9	Ficus microcarpa 'Green Island'	15" HT. X 15" SPR. / 15" O.C.
		GREEN ISLAND FICUS	3 GAL.
LAWN	As Required	Stenotaphrum secundatum 'Floratam'	SOLID EVEN SOD
		ST. AUGUSTINE GRASS	

* DENOTES NATIVE SPECIES

WITKIN HULTS + PARTNERS
307 south 21st avenue hollywood, florida
phone: 954.923.4660 facsimile: 954.923.9689
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JMC GROVES

MIAMI-DADE COUNTY, FLORIDA

INDIVIDUAL SINGLE FAMILY HOMES MODELS A, B, C, D, E

LANDSCAPE PLAN

Project:

Revisions:

Revisions:	Date:	By:
1) Site Plan Coordination	01.20.2023	JV
2) City Comments	04.12.2023	JV
3) Site Plan Coordination	04.26.2023	MAV
4) City Comments	06.09.2023	MAV
5) Site Plan Coordination	09.15.2023	JV

Seal:

Lic. # LA0000889
Member: A.S.L.A.

Drawing: Landscape Plan

Date: 10/28/2022

Scale: see left

Drawn by: MAV

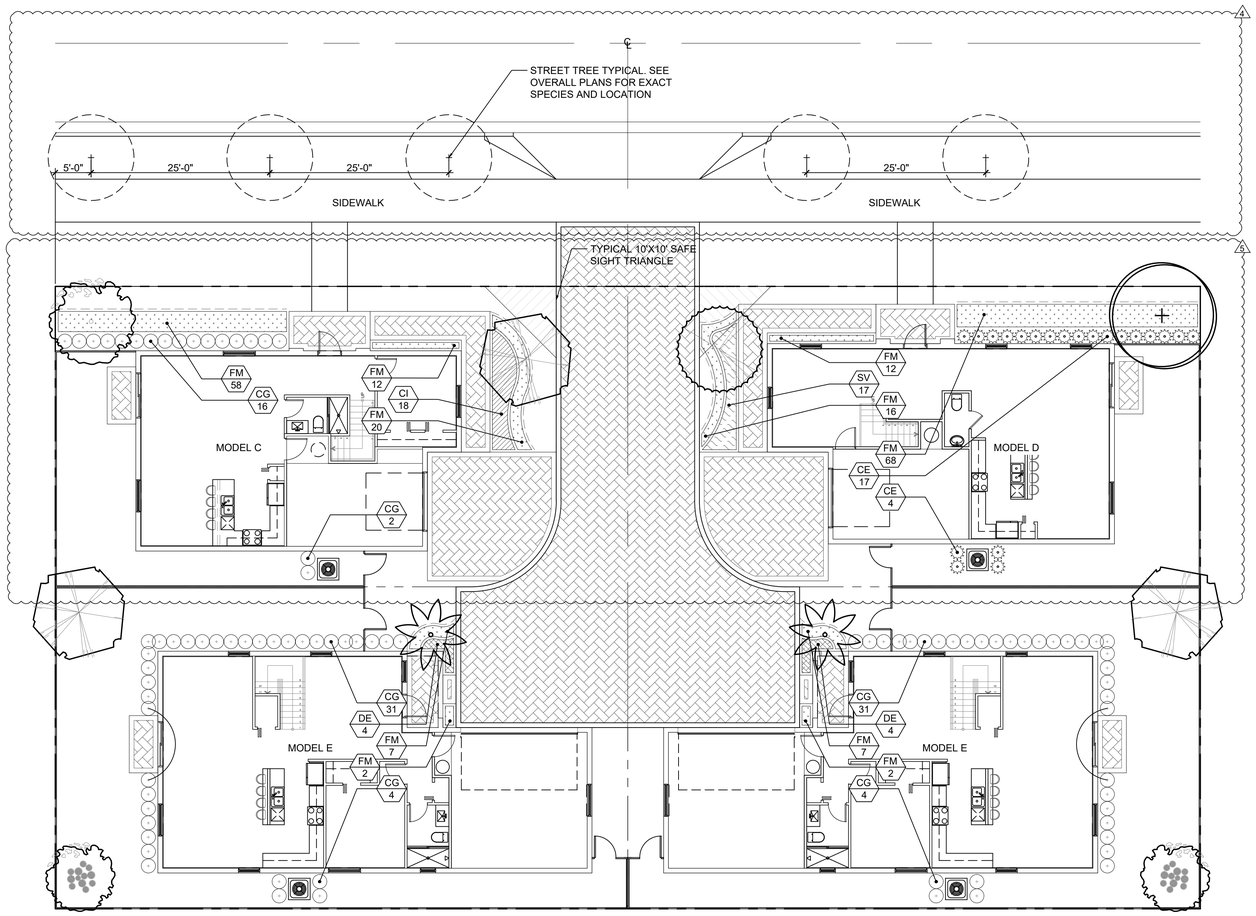
Sheet No.:

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Cad Id.: 2022-092

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RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z22-268
DATE: SEP 29 2023
BY: ISA



CLUSTER OF 4 SINGLE FAMILY HOMES LANDSCAPE PLAN

Scale: 1"=10'-0"

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.

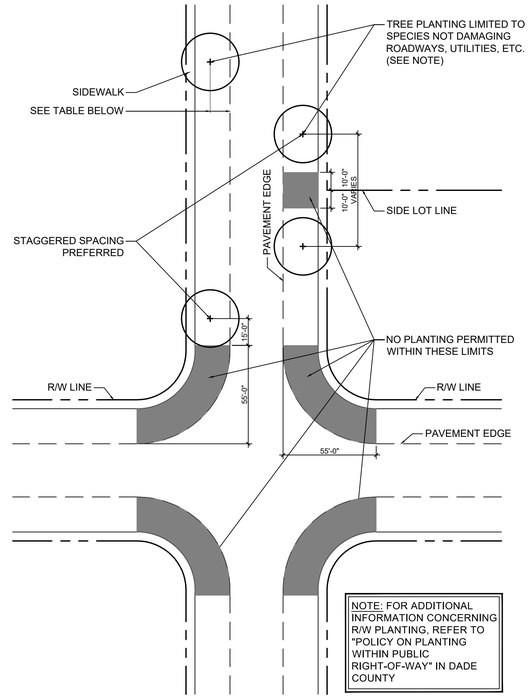
CLUSTER OF 4 SINGLE FAMILY HOMES LANDSCAPE LEGEND

LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

Zoning District: PAD Net Lot Area 0.32 acres 13,920 s.f.

TREES	REQUIRED	PROVIDED
A. No. trees required per net lot acre Less existing number of trees meeting minimum requirements = 28 trees x net lot acres =	9	9
B. % Palms Allowed: No. trees required x 30% =	3	1
C. % Natives Required: No. trees provided x 30% =	3	4
D. Street trees (maximum average spacing of 35' o.c.): 160 linear feet along street =	5	5
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 = 14 Total Trees	14	14
SHRUBS		
A. No. trees required x 10 = No. of shrubs allowed	140	152
B. No. shrubs allowed x 30% = No. of native shrubs required	42	127

SEE LANDSCAPE



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'

CLUSTER OF 4 SINGLE FAMILY HOMES LANDSCAPE LIST

TREES AND PALMS

SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
	1	*Bursera simaruba	8' HT. X 1.5 Cal.
		GUMBO LIMBO	F.G.
	3	Tabebuia heterophylla	10' HT. X 4' SPR. 2" Cal.
		PINK TRUMPET TREE	F.G.
	1	Lagerstroemia indica 'Natchez'	10' HT. X 4' SPR. 2" Cal.
		WHITE CREPE MYRTLE	F.G.
	1	*Conocarpus erectus 'sericeus'	8' HT. X 1.5 Cal.
		SILVER BUTTONWOOD	F.G.
	2	*Clusia rosea	8' HT. X 1.5 Cal.
		PITCH APPLE	F.G.
	2	Veitchia montgomeryana 'single'	10' O.A. HT. MIN.
		SINGLE MONTGOMERY PALM	F.G.

SHRUBS AND GROUNDCOVERS

SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
CE	21	*Conocarpus erectus	24" HT. X 24" SPR. / 24" O.C.
		GREEN BUTTONWOOD	3 GAL.
CG	88	*Clusia guttifera	24" HT. X 24" SPR. / 24" O.C.
		SMALL LEAF CLUSIA	3 GAL.
CI	18	*Chrysobalanus icaco 'Red Tip'	18" HT. X 18" SPR. / 18" O.C.
		RED TIP COCOPLUM	3 GAL.
DE	8	Duranta erecta 'Gold Mound'	18" HT. X 18" SPR. / 18" O.C.
		GOLD MOUND DURANTA	3 GAL.
FM	204	Ficus microcarpa 'Green Island'	15" HT. X 15" SPR. / 15" O.C.
		GREEN ISLAND FICUS	3 GAL.
SV	17	Schefflera arboricola 'Trinette'	18" HT. X 18" SPR. / 18" O.C.
		VARIEGATED SCHEFFLERA	3 GAL.
LAWN	As Required	Stenotaphrum secundatum 'Floratam'	SOLID EVEN SOD
		ST. AUGUSTINE GRASS	

* DENOTES NATIVE SPECIES

WHL WITKIN HULTS + PARTNERS
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Project:
JMC GROVES
MIAMI-DADE COUNTY, FLORIDA
CLUSTER OF 4 SINGLE FAMILY HOMES LANDSCAPE PLAN

Revisions:	Date:	By:
1) Site Plan Coordination	01.20.2023	JV
2) City Comments	04.12.2023	JV
3) Site Plan Coordination	04.26.2023	MAV
4) City Comments	08.09.2023	MAV
5) Site Plan Coordination	09.15.2023	JV

Seal:

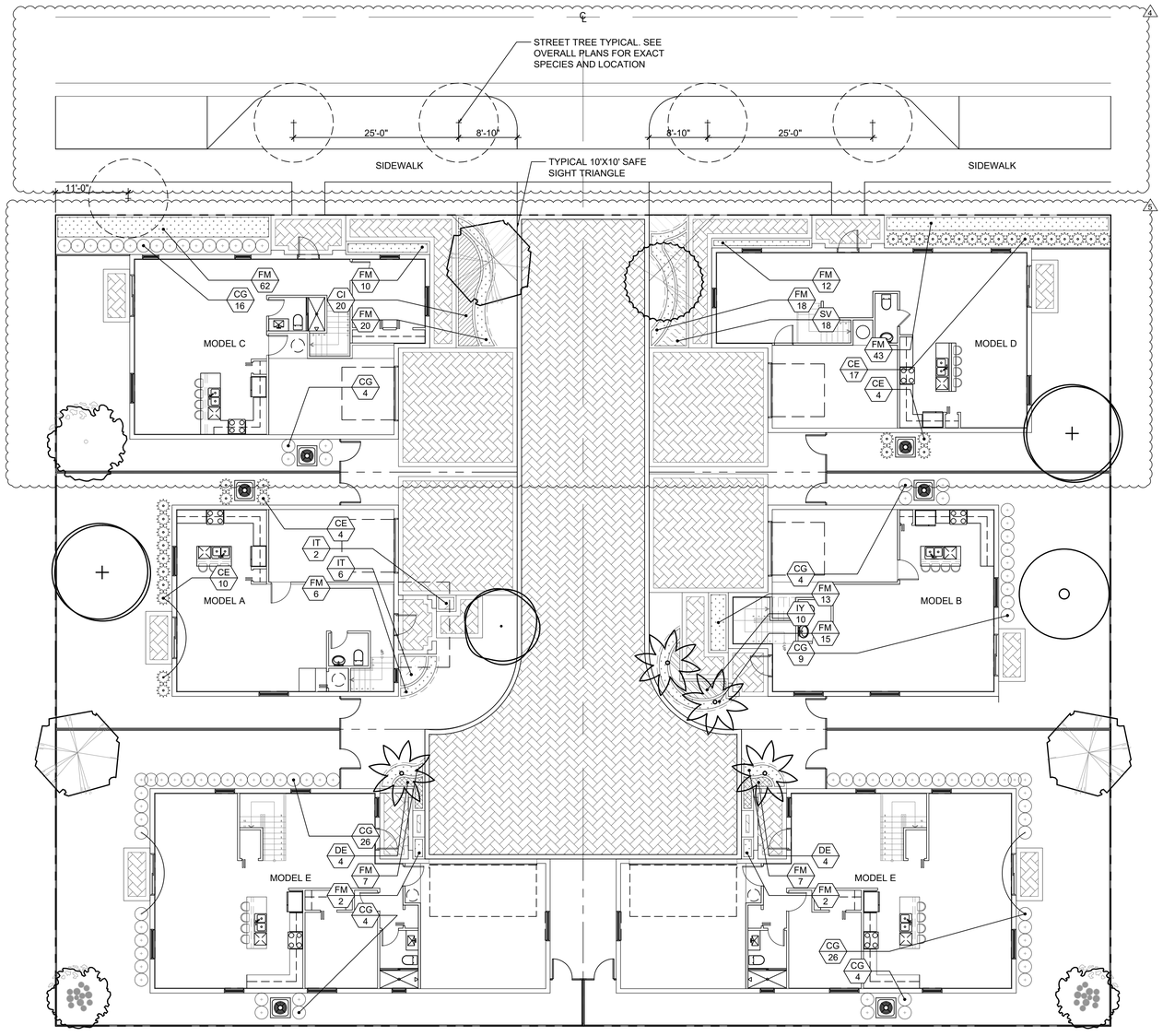
Lic. # LA0000889
Member: A.S.L.A.

Drawing: C4SFH Landscape Plan
Date: 10/28/2022
Scale: see left
Drawn by: MAV
Sheet No.:
L-7
Cad Id.: 2022-092

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RECEIVED

MIAMI-DADE COUNTY
PROCESS NO.: Z22-268
DATE: SEP 29 2023
BY: ISA



CLUSTER OF 6 SINGLE FAMILY HOMES LANDSCAPE PLAN

Scale: 1"=10'-0"

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.

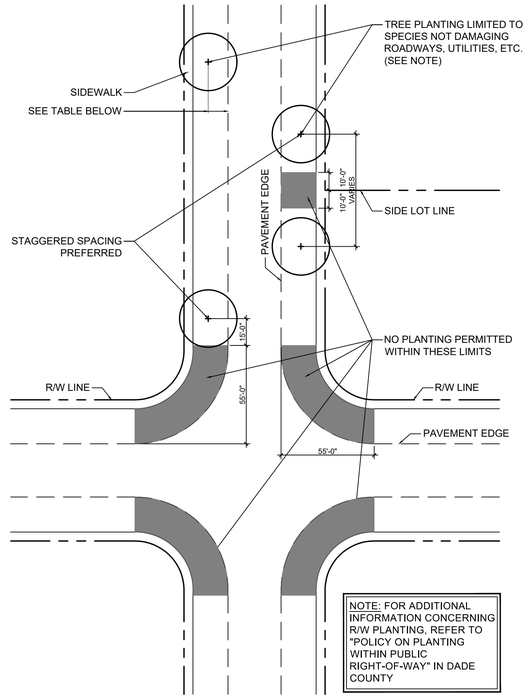
CLUSTER OF 6 SINGLE FAMILY HOMES LANDSCAPE LEGEND

LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

Zoning District: PAD Net Lot Area 0.45 acres 19,680 s.f.

TREES	REQUIRED	PROVIDED
A. No. trees required per net lot acre Less existing number of trees meeting minimum requirements = 28 trees x net lot acres =	13	13
B. % Palms Allowed: No. trees required x 30% =	4	2
C. % Natives Required: No. trees provided x 30% =	4	7
D. Street trees (maximum average spacing of 35' o.c.): 160 linear feet along street =	5	5
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 = 18 Total Trees	18	18
SHRUBS		
A. No. trees required x 10 = No. of shrubs allowed	180	192
B. No. shrubs allowed x 30% = No. of native shrubs required	54	148

SEE LANDSCAPE



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'

CLUSTER OF 6 SINGLE FAMILY HOMES LANDSCAPE LIST

TREES AND PALMS

SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
	2	*Bursera simaruba	8' HT. X 1.5 Cal.
		GUMBO LIMBO	F.G.
	3	Tabebuia heterophylla	10' HT. X 4' SPR. 2" Cal.
		PINK TRUMPET TREE	F.G.
	1	*Coccoloba diversiflora	8' HT. X 1.5 Cal.
		PIGEON PLUM	F.G.
	1	Lagerstroemia indica 'Natchez'	10' HT. X 4' SPR. 2" Cal.
		WHITE CREPE MYRTLE	F.G.
	1	*Conocarpus erectus	8' HT. X 1.5 Cal.
		GREEN BUTTONWOOD	F.G.
	1	*Conocarpus erectus 'sericeus'	8' HT. X 1.5 Cal.
		SILVER BUTTONWOOD	F.G.
	2	*Clusia rosea	8' HT. X 1.5 Cal.
		PITCH APPLE	F.G.
	4	Veitchia montgomeryana 'single'	10' O.A. HT. MIN.
		SINGLE MONTGOMERY PALM	F.G.

SHRUBS AND GROUNDCOVERS

SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
CE	35	*Conocarpus erectus	24" HT. X 24" SPR. / 24" O.C.
		GREEN BUTTONWOOD	3 GAL.
CG	93	*Clusia guttifera	24" HT. X 24" SPR. / 24" O.C.
		SMALL LEAF CLUSIA	3 GAL.
CI	20	*Chrysobalanus icaco 'Red Tip'	18" HT. X 18" SPR. / 18" O.C.
		RED TIP COCOPLUM	3 GAL.
DE	8	Duranta erecta 'Gold Mound'	18" HT. X 18" SPR. / 18" O.C.
		GOLD MOUND DURANTA	3 GAL.
FM	217	Ficus microcarpa 'Green Island'	15" HT. X 15" SPR. / 15" O.C.
		GREEN ISLAND FICUS	3 GAL.
IT	8	Ixora taiwanese 'Dwarf'	18" HT. X 18" SPR. / 18" O.C.
		DWARF IXORA	3 GAL.
IY	10	Ixora 'Maui Yellow'	18" HT. X 18" SPR. / 18" O.C.
		YELLOW DWARF IXORA	3 GAL.
SV	18	Schefflera arboricola 'Trinette'	18" HT. X 18" SPR. / 18" O.C.
		VARIEGATED SCHEFFLERA	3 GAL.
LAWN	As Required	Stenotaphrum secundatum 'Floratam'	SOLID EVEN SOD
		ST. AUGUSTINE GRASS	

* DENOTES NATIVE SPECIES

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Project:

JMC GROVES
MIAMI-DADE COUNTY, FLORIDA
CLUSTER OF 6 SINGLE FAMILY HOMES LANDSCAPE PLAN

Revisions:	Date:	By:
1) Site Plan Coordination	01.20.2023	JV
2) City Comments	04.12.2023	JV
3) Site Plan Coordination	04.26.2023	MAV
4) City Comments	08.09.2023	MAV
5) Site Plan Coordination	09.15.2023	JV

Seal:

Lic. # LA0000889
Member: A.S.L.A.

Drawing: C6SFH Landscape Plan

Date: 10/28/2022

Scale: see left

Drawn by: MAV

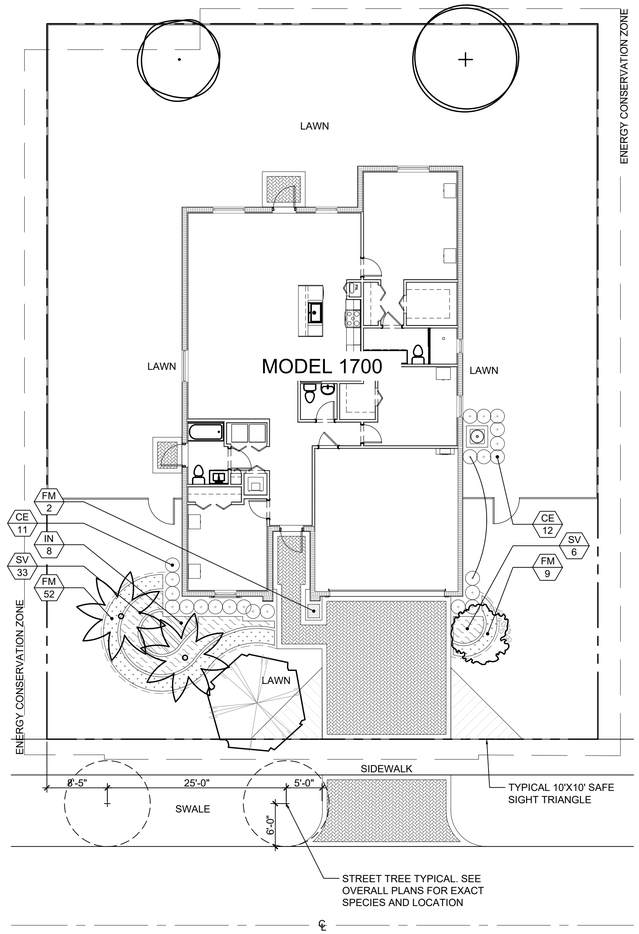
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Cad Id.: 2022-092

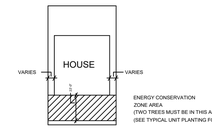
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MIAMI-DADE COUNTY
PROCESS NO.: Z22-268
DATE: SEP 29 2023
BY: ISA



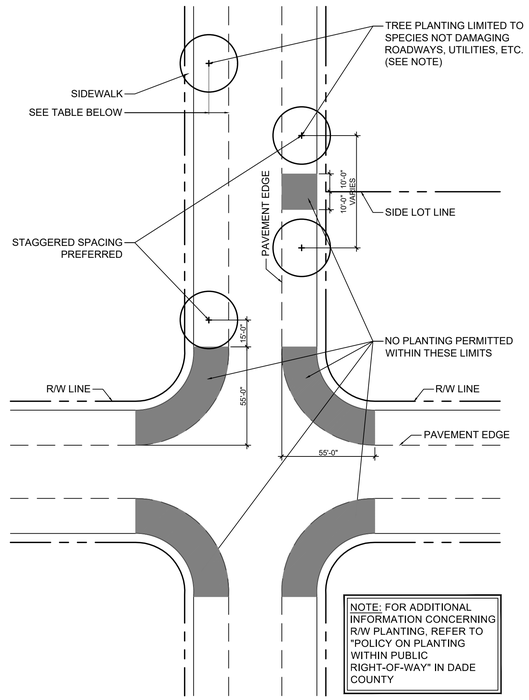
MODEL 1700 CORNER LANDSCAPE PLAN

Scale: 1" = 10'-0"



TYPICAL DETAIL FOR ENERGY CONSERVATION ZONE

- Energy conservation zone: A zone located no more than twenty-two (22) feet from a structure in a one hundred eighty (180) degree band from due east of the northeast point of the structure, to due south, to due west of the northwest point of structure.



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'

MODEL 1700 LANDSCAPE LIST

TREES AND PALMS

SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
+	1	*Bursera simaruba	8' HT. X 1.5" Cal.
		GUMBO LIMBO	F.G.
	1	Tabebuia heterophylla	10' HT. X 2" Cal.
		PINK TRUMPET TREE	F.G.
·	1	*Coccoloba diversiflora	8' HT. X 1.5" Cal.
		PIGEON PLUM	F.G.
	1	*Conocarpus erectus 'sericeus'	8' HT. X 1.5" Cal.
		SILVER BUTTONWOOD	F.G.
	2	Veitchia montgomeryana 'single'	10' O.A. HT. MIN.
		SINGLE MONTGOMERY PALM	F.G.

SHRUBS AND GROUNDCOVERS

SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
CE	23	*Conocarpus erectus	24" HT. X 24" SPR. / 24" O.C.
		GREEN BUTTONWOOD	3 GAL.
FM	63	Ficus microcarpa 'Green Island'	15" HT. X 15" SPR. / 15" O.C.
		GREEN ISLAND FICUS	3 GAL.
IN	8	Ixora 'Nora Grant'	24" HT. X 24" SPR. / 24" O.C.
		IXORA	3 GAL.
SV	39	Schefflera arboricola 'Trinette'	18" HT. X 18" SPR. / 18" O.C.
		VARIEGATED SCHEFFLERA	3 GAL.
LAWN	As Required	Stenotaphrum secundatum 'Floratam'	SOLID EVEN SOD
		ST. AUGUSTINE GRASS	

* DENOTES NATIVE SPECIES

SINGLE FAMILY HOMES 75' MODEL 1700 LANDSCAPE LEGEND

LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

Zoning District: PAD — Net Lot Area 0.18 acres 7,700 s.f.

TREES	REQUIRED	PROVIDED
A. No. trees required per net lot acre Less existing number of trees meeting minimum requirements = 28 trees x net lot acres =	5	5
B. % Palms Allowed: No. trees required x 30% =	2	1
C. % Natives Required: No. trees provided x 30% =	2	3
D. Street trees (maximum average spacing of 35' o.c.): 75 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 = 7 Total Trees	7	7
SHRUBS		
A. No. trees required x 10 = No. of shrubs allowed	70	70
B. No. shrubs allowed x 30% = No. of native shrubs required	21	23

SEE LANDSCAPE

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.

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JMC GROVES
MIAMI-DADE COUNTY, FLORIDA
SINGLE FAMILY HOME 75' MODEL 1700 LANDSCAPE PLAN

Project: TYPICAL SINGLE

Revisions:

	Date:	By:
1) Site Plan Coordination	01.20.2023	JV
2) City Comments	04.12.2023	JV
3) Site Plan Coordination	04.26.2023	MAV

Seal:

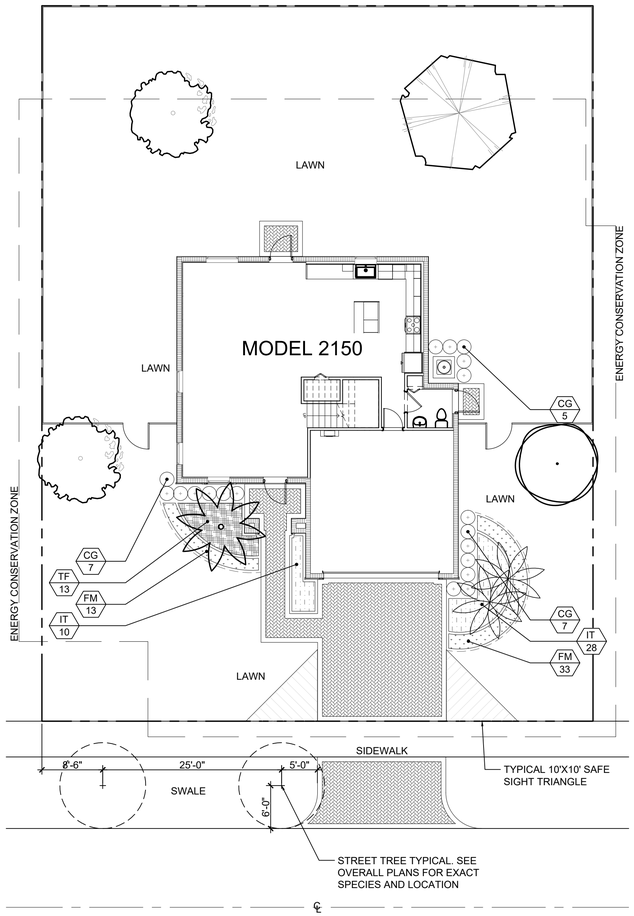
Lic. # LA0000889
Member: A.S.L.A.

Drawing: SFH75M1700 Landscape Plan
Date: 04/26/2023
Scale: see left
Drawn by: MAV
Sheet No.:

L-9

Cad Id.: 2022-092

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z22-268
DATE: SEP 29 2023
BY: ISA



MODEL 2150 CORNER LANDSCAPE PLAN

Scale: 1" = 10'-0"

MODEL 2150 LANDSCAPE LIST

TREES AND PALMS			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
	1	Tabebuia heterophylla	10' HT. X 2" Cal.
		PINK TRUMPET TREE	F.G.
	1	*Coccoloba diversiflora	8' HT. X 1.5" Cal.
		PIGEON PLUM	F.G.
	2	*Conocarpus erectus 'sericeus'	8' HT. X 1.5" Cal.
		SILVER BUTTONWOOD	F.G.
	1	Veitchia montgomeryana 'single'	10' O.A. HT. MIN.
		SINGLE MONTGOMERY PALM	F.G.
	1	Veitchia montgomeryana 'double'	10' O.A. HT. MIN., DOUBLE
		DOUBLE MONTGOMERY PALM	F.G., STAGGERED.
SHRUBS AND GROUNDCOVERS			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
CG	19	*Clusia guttifera	24" HT. X 24" SPR. / 24" O.C.
		SMALL LEAF CLUSIA	3 GAL.
FM	46	Ficus microcarpa 'Green Island'	15" HT. X 15" SPR. / 15" O.C.
		GREEN ISLAND FICUS	3 GAL.
IT	38	Ixora taiwanese 'Dwarf'	18" HT. X 18" SPR. / 18" O.C.
		DWARF IXORA	3 GAL.
TF	13	*Tripsacum floridana	24" HT. X 24" SPR. / 24" O.C.
		DWARF FAKAHATCHEE GRASS	3 GAL.
LAWN	As Required	Stenotaphrum secundatum 'Floratam'	SOLID EVEN SOD
		ST. AUGUSTINE GRASS	

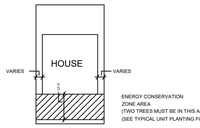
* DENOTES NATIVE SPECIES

SINGLE FAMILY HOMES 75' MODEL 2150 LANDSCAPE LEGEND
LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

Zoning District: PAD Net Lot Area 0.18 acres 7,700 s.f.

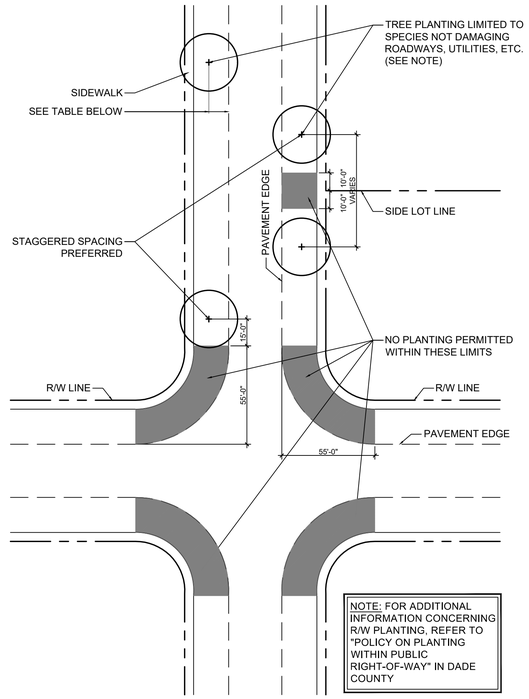
TREES	REQUIRED	PROVIDED
A. No. trees required per net lot acre Less existing number of trees meeting minimum requirements = 28 trees x net lot acres =	5	5
B. % Palms Allowed: No. trees required x 30% =	2	1
C. % Natives Required: No. trees provided x 30% =	2	3
D. Street trees (maximum average spacing of 35' o.c.): 75 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 = 7 Total Trees	7	7
SHRUBS		
A. No. trees required x 10 = No. of shrubs allowed	70	70
B. No. shrubs allowed x 30% = No. of native shrubs required	21	32

SEE LANDSCAPE



TYPICAL DETAIL FOR ENERGY CONSERVATION ZONE

- Energy conservation zone: A zone located no more than twenty-two (22) feet from a structure in a one hundred eighty (180) degree band from due east of the northeast point of the structure, to due south, to due west of the northwest point of structure.



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
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phone: 954.922.3689 facsimile: 954.923.8689
www.witkindesign.com

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JMC GROVES
MIAMI-DADE COUNTY, FLORIDA
SINGLE FAMILY HOME 75' MODEL 2150 LANDSCAPE PLAN

Project: TYPICAL SINGLE

Revisions:	Date:	By:
1) Site Plan Coordination	01.20.2023	JV
2) City Comments	04.12.2023	JV
3) Site Plan Coordination	04.26.2023	MAV

Seal:

Lic. # LA0000889
Member: A.S.L.A.

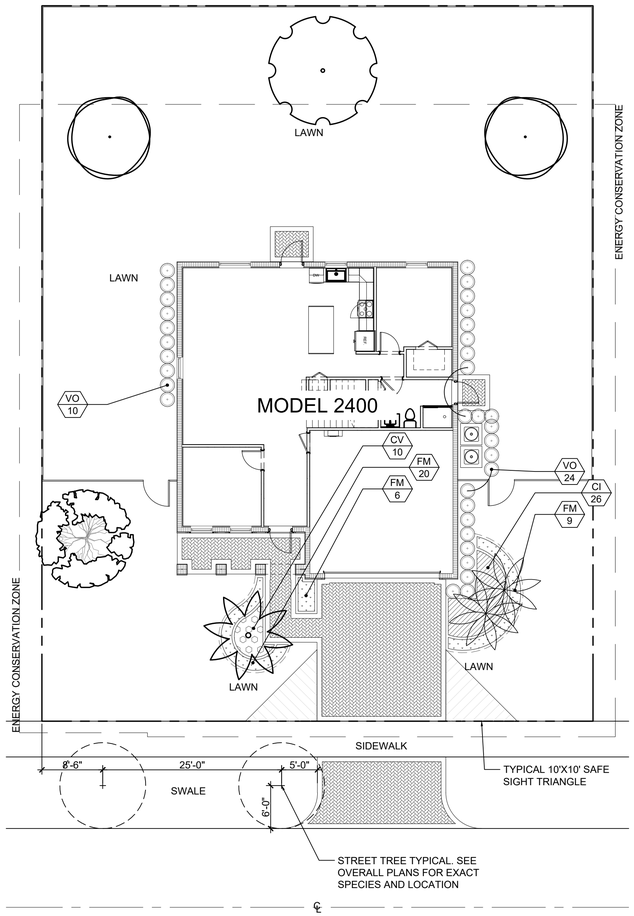
Drawing: SFH75M2150 Landscape Plan
Date: 04/26/2023
Scale: see left
Drawn by: MAV
Sheet No.:

L-10

Cad Id.: 2022-092

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MIAMI-DADE COUNTY
PROCESS NO.: Z22-268
DATE: SEP 29 2023
BY: ISA



MODEL 2400 CORNER LANDSCAPE PLAN

Scale: 1" = 10'-0"

MODEL 2400 LANDSCAPE LIST

TREES AND PALMS			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
	1	*Swietenia mahagoni	8' HT. X 1.5" Cal.
		MAHOGANY	F.G.
	2	*Coccoloba diversiflora	8' HT. X 1.5" Cal.
		PIGEON PLUM	F.G.
	1	Bulnesia arborea	10' HT. X 2" Cal.
		VERAWOOD	F.G.
	1	Veitchia montgomeryana 'single'	10' O.A. HT. MIN.
		SINGLE MONTGOMERY PALM	F.G.
	1	Veitchia montgomeryana 'double'	10' O.A. HT. MIN., DOUBLE
		DOUBLE MONTGOMERY PALM	F.G., STAGGERED.
SHRUBS AND GROUNDCOVERS			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
CI	26	*Chrysobalanus icaco 'Red Tip'	18" HT. X 18" SPR. / 18" O.C.
		RED TIP COCOPLUM	3 GAL.
CV	10	Codieaum variegatum 'Mammey'	18" HT. X 18" SPR. / 18" O.C.
		RED - YELLOW CROTON	3 GAL.
FM	35	Ficus microcarpa 'Green Island'	15" HT. X 15" SPR. / 15" O.C.
		GREEN ISLAND FICUS	3 GAL.
VO	34	*Viburnum obovatum	24" HT. X 24" SPR. / 24" O.C.
		WALTER'S VIBURNUM	3 GAL.
LAWN	As Required	Stenotaphrum secundatum 'Floratam'	SOLID EVEN SOD
		ST. AUGUSTINE GRASS	

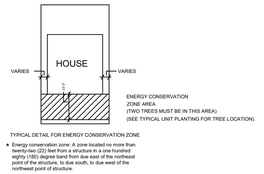
* DENOTES NATIVE SPECIES

SINGLE FAMILY HOMES 75' MODEL 2400 LANDSCAPE LEGEND
LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

Zoning District: PAD Net Lot Area 0.18 acres 7,700 s.f.

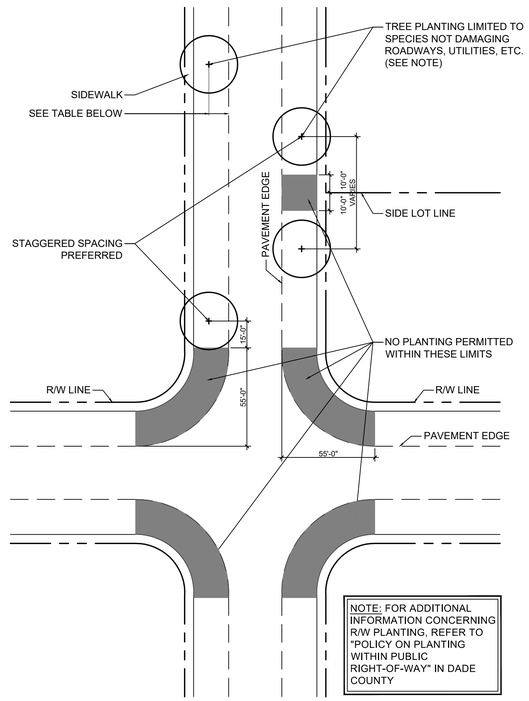
TREES	REQUIRED	PROVIDED
A. No. trees required per net lot acre Less existing number of trees meeting minimum requirements = 28 trees x net lot acres =	5	5
B. % Palms Allowed: No. trees required x 30% =	2	1
C. % Natives Required: No. trees provided x 30% =	2	3
D. Street trees (maximum average spacing of 35' o.c.): 75 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 = 7 Total Trees	7	7
SHRUBS		
A. No. trees required x 10 = No. of shrubs allowed	70	70
B. No. shrubs allowed x 30% = No. of native shrubs required	21	60

SEE LANDSCAPE



TYPICAL DETAIL FOR ENERGY CONSERVATION ZONE

- Energy conservation zone: A zone located no more than twenty-two (22) feet from a structure in a one hundred eighty (180) degree band from due east of the northeast point of the structure, to due south, to due west of the northwest point of structure.



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:

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Project:
JMC GROVES
MIAMI-DADE COUNTY, FLORIDA
TYPICAL SINGLE FAMILY HOME 75' MODEL 2400 LANDSCAPE PLAN

Revisions:	Date:	By:
1) Site Plan Coordination	01.20.2023	JV
2) City Comments	04.12.2023	JV
3) Site Plan Coordination	04.26.2023	MAV

Seal:

Lic. # LA0000889
Member: A.S.L.A.

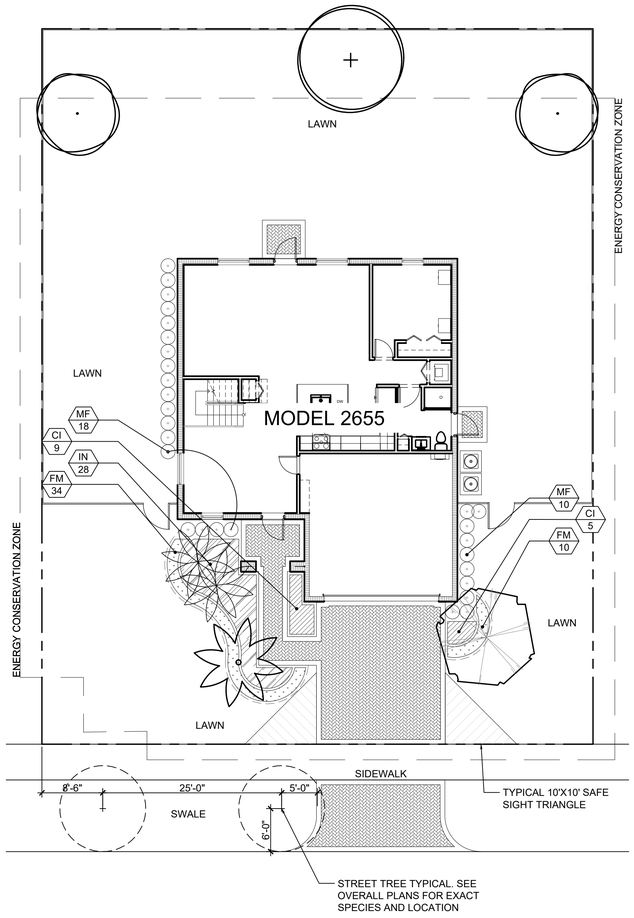
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Sheet No.:

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Cad Id.: 2022-092

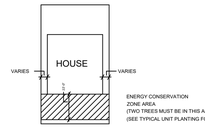
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MIAMI-DADE COUNTY
PROCESS NO.: Z22-268
DATE: SEP 29 2023
BY: ISA



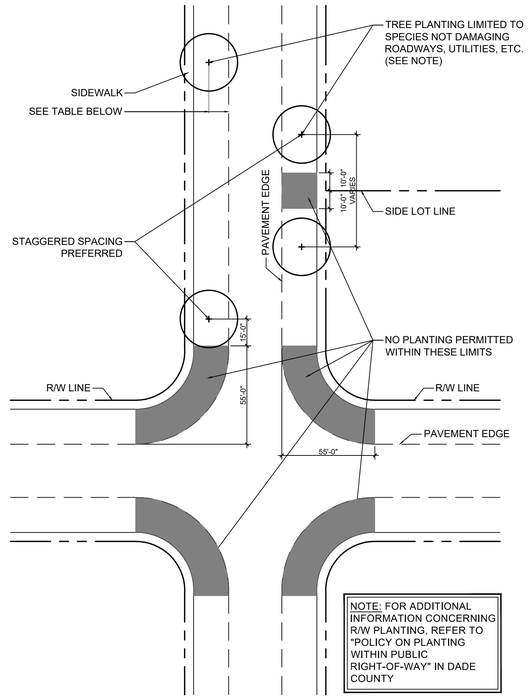
MODEL 2655 CORNER LANDSCAPE PLAN

Scale: 1" = 10'-0"



TYPICAL DETAIL FOR ENERGY CONSERVATION ZONE

- Energy conservation zone: A zone located no more than twenty-two (22) feet from a structure in a one hundred eighty (180) degree band from due east of the northeast point of the structure, to due south, to due west of the northwest point of structure.



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'

MODEL 2655 LANDSCAPE LIST

TREES AND PALMS			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
+	1	*Bursera simaruba	8' HT. X 1.5" Cal.
		GUMBO LIMBO	F.G.
	1	Tabebuia heterophylla	10' HT. X 2" Cal.
		PINK TRUMPET TREE	F.G.
·	2	*Coccoloba diversiflora	8' HT. X 1.5" Cal.
		PIGEON PLUM	F.G.
	1	Veitchia montgomeryana 'single'	10' O.A. HT. MIN.
		SINGLE MONTGOMERY PALM	F.G.
	1	Veitchia montgomeryana 'double'	10' O.A. HT. MIN., DOUBLE
		DOUBLE MONTGOMERY PALM	F.G., STAGGERED.
SHRUBS AND GROUNDCOVERS			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
CI	14	*Chrysobalanus icaco 'Red Tip'	18" HT. X 18" SPR. / 18" O.C.
		RED TIP COCOPLUM	3 GAL.
FM	44	Ficus microcarpa 'Green Island'	15" HT. X 15" SPR. / 15" O.C.
		GREEN ISLAND FICUS	3 GAL.
IN	28	Ixora 'Nora Grant'	24" HT. X 24" SPR. / 24" O.C.
		IXORA	3 GAL.
MF	28	*Myrcianthis fragrans	24" HT. X 24" SPR. / 24" O.C.
		SIMPSON'S STOPPER	3 GAL.
LAWN	As Required	Stenotaphrum secundatum 'Floratam'	SOLID EVEN SOD
		ST. AUGUSTINE GRASS	

* DENOTES NATIVE SPECIES

SINGLE FAMILY HOMES 75' MODEL 2655 LANDSCAPE LEGEND

LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

Zoning District: PAD — Net Lot Area 0.18 acres 7,700 s.f.

TREES	REQUIRED	PROVIDED
A. No. trees required per net lot acre Less existing number of trees meeting minimum requirements = 28 trees x net lot acres =	5	5
B. % Palms Allowed: No. trees required x 30% =	2	1
C. % Natives Required: No. trees provided x 30% =	2	3
D. Street trees (maximum average spacing of 35' o.c.): 75 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 = 7 Total Trees	7	7
SHRUBS		
A. No. trees required x 10 = No. of shrubs allowed	70	70
B. No. shrubs allowed x 30% = No. of native shrubs required	21	42

SEE LANDSCAPE

LANDSCAPE NOTES:

- NO TREES SHALL BE PLANTED ON TOP OR ADJACENT TO PROPOSED FRENCH DRAINS OR INLETS.
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- 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.

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JMC GROVES
MIAMI-DADE COUNTY, FLORIDA
SINGLE FAMILY HOME 75' MODEL 2655 LANDSCAPE PLAN

Project: TYPICAL SINGLE

Revisions:	Date:	By:
1) Site Plan Coordination	01.20.2023	JV
2) City Comments	04.12.2023	JV
3) Site Plan Coordination	04.26.2023	MAV

Seal:

Lic. # LA0000889
Member: A.S.L.A.

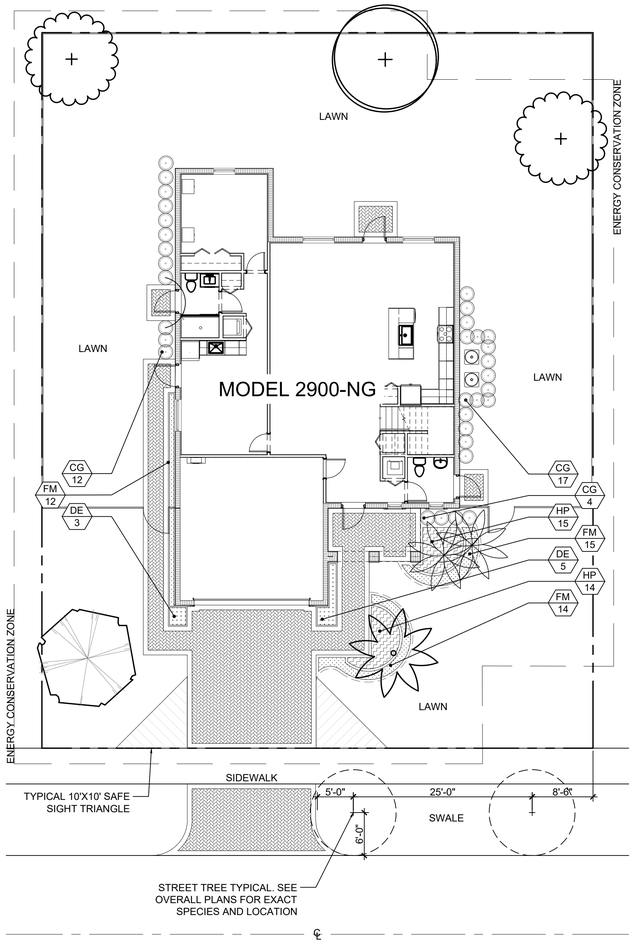
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Cad Id.: 2022-092

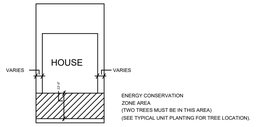
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DATE: SEP 29 2023
BY: ISA



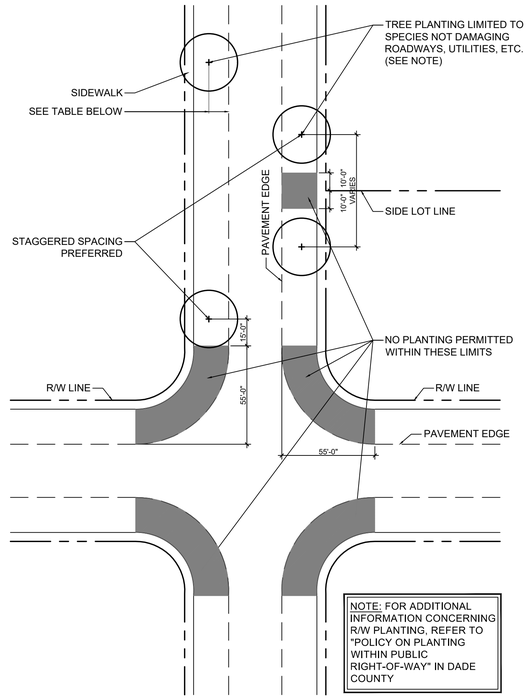
MODEL 2900-NG CORNER LANDSCAPE PLAN

Scale: 1" = 10'-0"



TYPICAL DETAIL FOR ENERGY CONSERVATION ZONE

- Energy conservation zone: A zone located no more than twenty-two (22) feet from a structure in a one hundred eighty (180) degree band from due east of the northeast point of the structure, to due south, to due west of the northwest point of structure.



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'

2900-NG LANDSCAPE LIST

TREES AND PALMS			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
+	1	*Bursera simaruba	8' HT. X 1.5" Cal.
		GUMBO LIMBO	F.G.
	1	Tabebuia heterophylla	10' HT. X 2" Cal.
		PINK TRUMPET TREE	F.G.
+	2	*Clusia guttifera	8' HT. X 1.5" Cal.
		SMALL LEAF CLUSIA	F.G.
	1	Veitchia montgomeryana 'single'	10' O.A. HT. MIN.
		SINGLE MONTGOMERY PALM	F.G.
	1	Veitchia montgomeryana 'double'	10' O.A. HT. MIN., DOUBLE
		DOUBLE MONTGOMERY PALM	F.G., STAGGERED.
SHRUBS AND GROUNDCOVERS			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
CG	33	*Clusia guttifera	24" HT. X 24" SPR. / 24" O.C.
		SMALL LEAF CLUSIA	3 GAL.
DE	8	Duranta erecta 'Gold Mound'	18" HT. X 18" SPR. / 18" O.C.
		GOLD MOUND DURANTA	3 GAL.
FM	41	Ficus microcarpa 'Green Island'	15" HT. X 15" SPR. / 15" O.C.
		GREEN ISLAND FICUS	3 GAL.
HP	29	*Hamelia patens	18" HT. X 18" SPR. / 18" O.C.
		FIREBUSH	3 GAL.
LAWN	As Required	Stenotaphrum secundatum 'Floratam'	SOLID EVEN SOD
		ST. AUGUSTINE GRASS	

* DENOTES NATIVE SPECIES

SINGLE FAMILY HOMES 75' MODEL 2900-NG LANDSCAPE LEGEND

LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

Zoning District: PAD Net Lot Area 0.18 acres 7,700 s.f.

TREES	REQUIRED	PROVIDED
A. No. trees required per net lot acre Less existing number of trees meeting minimum requirements = 28 trees x net lot acres =	5	5
B. % Palms Allowed: No. trees required x 30% =	2	1
C. % Natives Required: No. trees provided x 30% =	2	3
D. Street trees (maximum average spacing of 35' o.c.): 75 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 = 7 Total Trees	7	7
SHRUBS		
A. No. trees required x 10 = No. of shrubs allowed	70	70
B. No. shrubs allowed x 30% = No. of native shrubs required	21	62

SEE LANDSCAPE

LANDSCAPE NOTES:

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Project:
JMC GROVES
MIAMI-DADE COUNTY, FLORIDA
TYPICAL SINGLE FAMILY HOME 75' MODEL 2900-NG LANDSCAPE PLAN

Revisions:	Date:	By:
1) Site Plan Coordination	01.20.2023	JV
2) City Comments	04.12.2023	JV
3) Site Plan Coordination	04.26.2023	MAV

Seal:

Lic. # LA0000889
Member: A.S.L.A.

Drawing: SFH75M2900-NG Landscape Plan
Date: 04/26/2023

Scale: see left

Drawn by: MAV

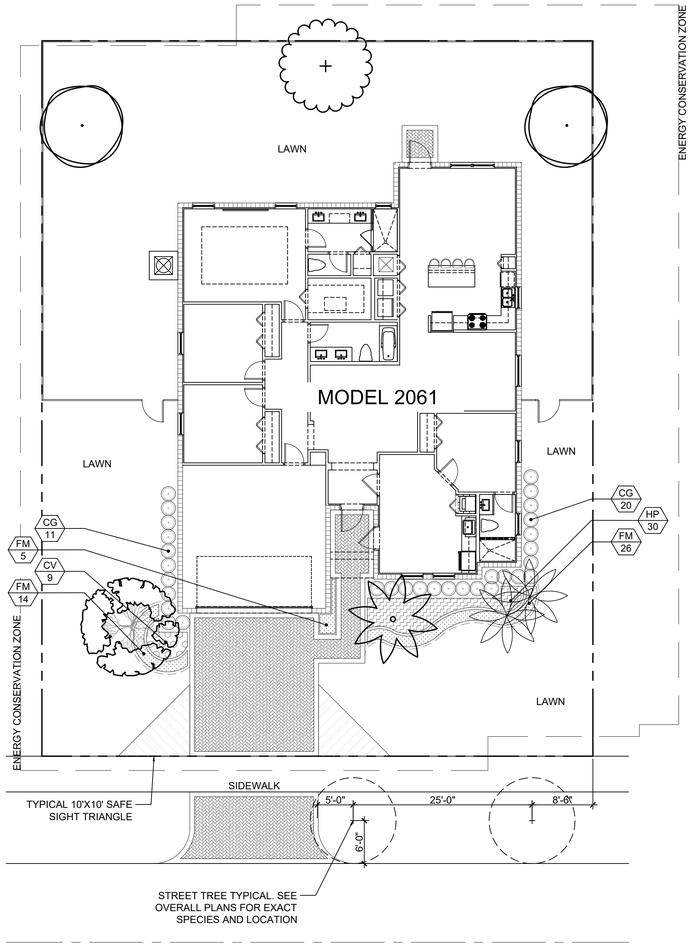
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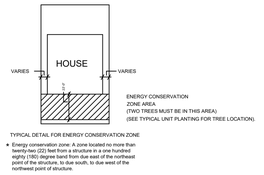
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PROCESS NO.: Z22-268
DATE: SEP 29 2023
BY: ISA



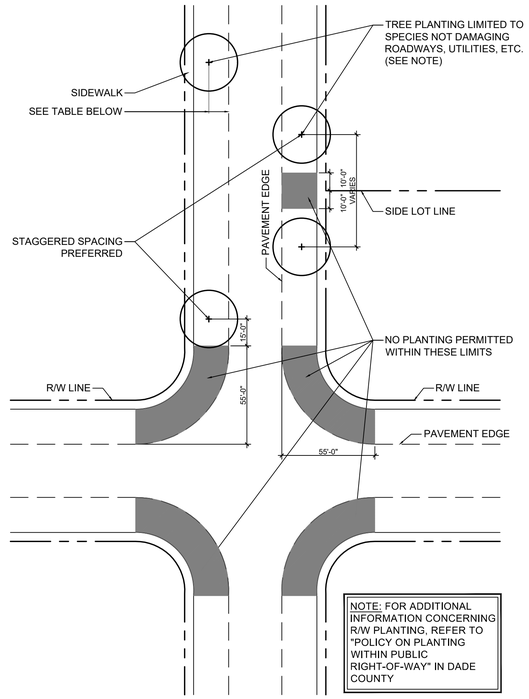
MODEL 2061 CORNER LANDSCAPE PLAN

Scale: 1" = 10'-0"



TYPICAL DETAIL FOR ENERGY CONSERVATION ZONE

- Energy conservation zone: A zone located no more than twenty-two (22) feet from a structure in a one hundred eighty (180) degree band from due east of the northeast point of the structure, to due south, to due west of the northwest point of structure.



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'

MODEL 2061 LANDSCAPE LIST

TREES AND PALMS			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
	2	*Coccoloba diversiflora	8' HT. X 1.5" Cal.
		PIGEON PLUM	F.G.
	1	*Clusia guttifera	8' HT. X 1.5" Cal.
		SMALL LEAF CLUSIA	F.G.
	1	Bulnesia arborea	10' HT. X 2" Cal.
		VERAWOOD	F.G.
	1	Veitchia montgomeryana 'single'	10' O.A. HT. MIN.
		SINGLE MONTGOMERY PALM	F.G.
	1	Veitchia montgomeryana 'double'	10' O.A. HT. MIN., DOUBLE
		DOUBLE MONTGOMERY PALM	F.G., STAGGERED.
SHRUBS AND GROUNDCOVERS			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
CG	31	*Clusia guttifera	24" HT. X 24" SPR. / 24" O.C.
		SMALL LEAF CLUSIA	3 GAL.
CV	9	Codieaum variegatum 'Mammey'	18" HT. X 18" SPR. / 18" O.C.
		RED - YELLOW CROTON	3 GAL.
FM	45	Ficus microcarpa 'Green Island'	15" HT. X 15" SPR. / 15" O.C.
		GREEN ISLAND FICUS	3 GAL.
HP	30	*Hamelia patens	18" HT. X 18" SPR. / 18" O.C.
		FIREBUSH	3 GAL.
LAWN	As Required	Stenotaphrum secundatum 'Floratam'	SOLID EVEN SOD
		ST. AUGUSTINE GRASS	

* DENOTES NATIVE SPECIES

SINGLE FAMILY HOMES 75' MODEL 2061 LANDSCAPE LEGEND

LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

Zoning District: PAD Net Lot Area 0.18 acres 7,700 s.f.

TREES	REQUIRED	PROVIDED
A. No. trees required per net lot acre Less existing number of trees meeting minimum requirements = 28 trees x net lot acres =	5	5
B. % Palms Allowed: No. trees required x 30% =	2	1
C. % Natives Required: No. trees provided x 30% =	2	3
D. Street trees (maximum average spacing of 35' o.c.): 75 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 = 7 Total Trees	7	7
SHRUBS		
A. No. trees required x 10 = No. of shrubs allowed	70	70
B. No. shrubs allowed x 30% = No. of native shrubs required	21	61

SEE LANDSCAPE

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.

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Project:
JMC GROVES
MIAMI-DADE COUNTY, FLORIDA
TYPICAL SINGLE FAMILY HOME 75' MODEL 2061 LANDSCAPE PLAN

Revisions:	Date:	By:
1) Site Plan Coordination	01.20.2023	JV
2) City Comments	04.12.2023	JV
3) Site Plan Coordination	04.26.2023	MAV

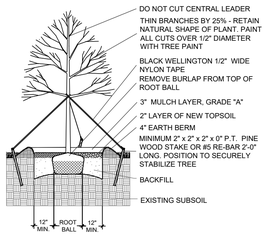
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Member: A.S.L.A.

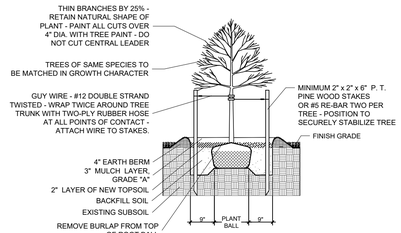
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Date: 04/26/2023
Scale: see left
Drawn by: MAV
Sheet No.:
L-14
Cad Id.: 2022-092

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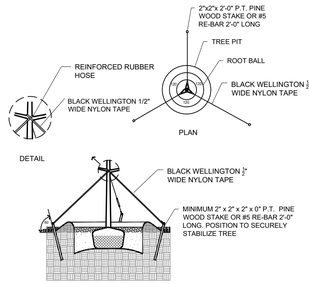
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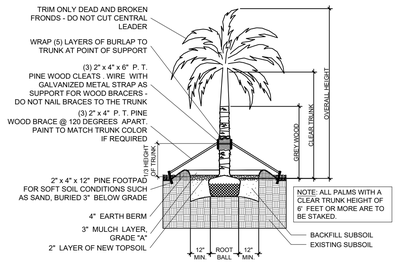
LARGE TREE PLANTING DETAIL



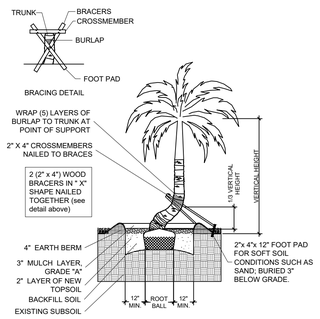
SMALL TREE PLANTING DETAIL



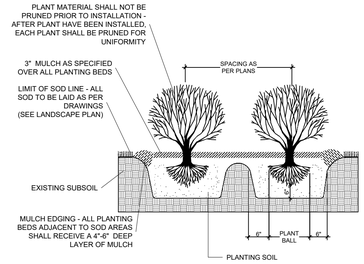
TYPICAL TREE GUYING DETAIL



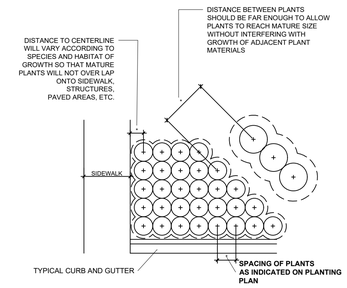
STRAIGHT TRUNK PALM PLANTING DETAIL



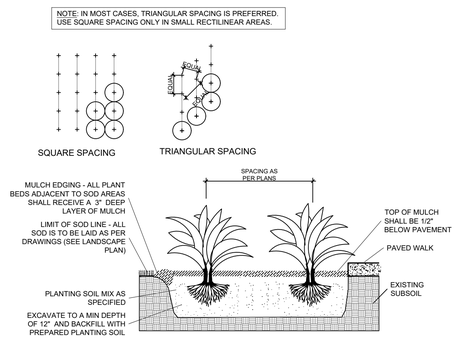
CURVED TRUNK PALM PLANTING DETAIL



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.

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Project:
JMC GROVES
MIAMI-DADE COUNTY, FLORIDA
LANDSCAPE DETAILS

Revisions:	Date:	By:
1) Site Plan Coordination	01.20.2023	JV
2) City Comments	04.12.2023	JV
3) Site Plan Coordination	04.26.2023	MAV
4) City Comments	06.09.2023	MAV

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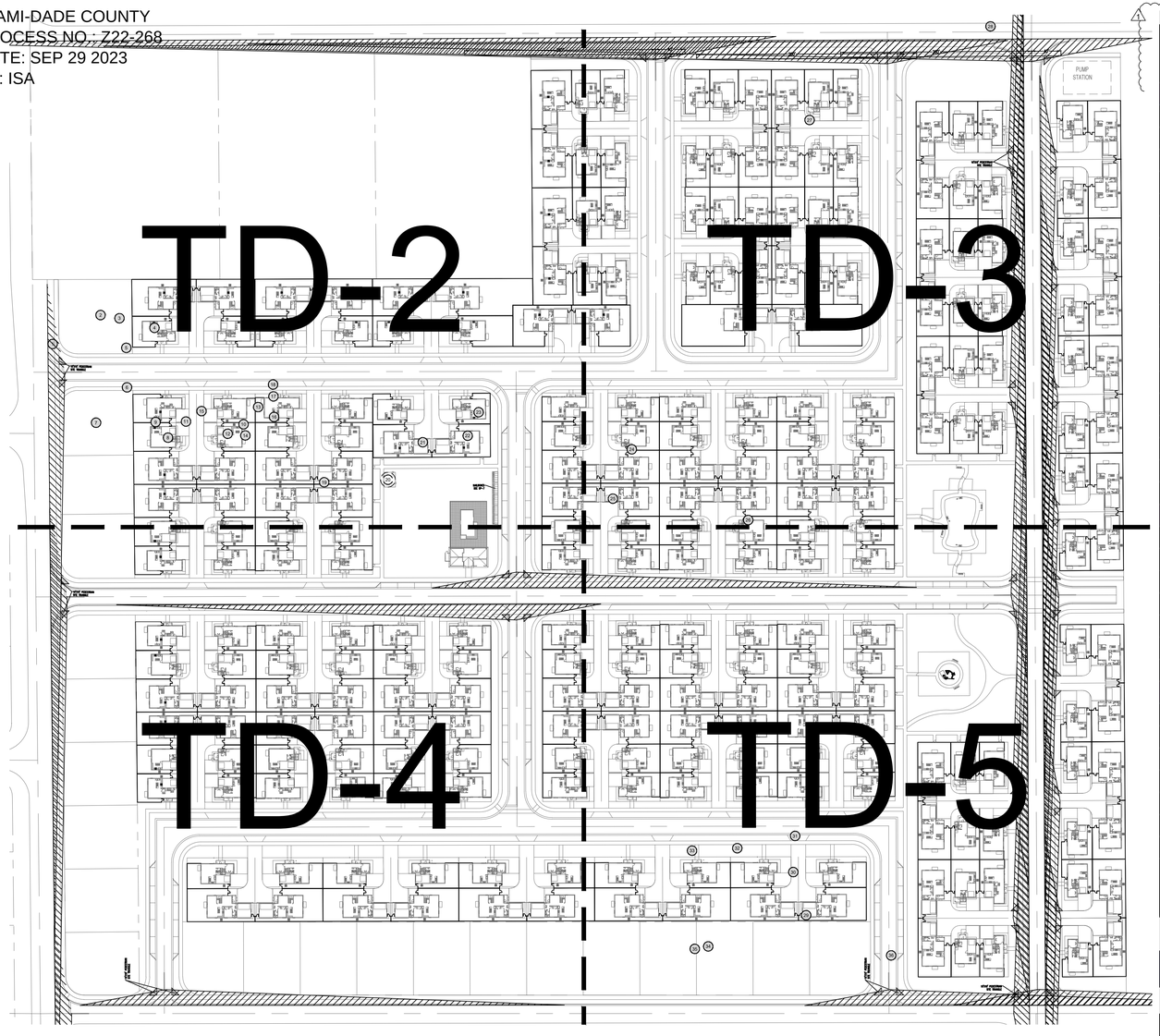
Lic. # LA0000889
Member: A.S.L.A.

Drawing: Landscape Details
Date: 10/28/2022
Scale: See Left
Drawn by: MAV
Sheet No.:
L-15
Cad Id.: 2022-092

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KEY PLAN NORTH

Scale: NTS

SHEET INDEX:

TD-1 INDEX
TD-2 TREE DISPOSITION PLAN
TD-3 TREE DISPOSITION PLAN
TD-4 TREE DISPOSITION PLAN
TD-5 TREE DISPOSITION PLAN

SYMBOL LEGEND

(#) Tree to Remove

(#) Tree to Remain

Cluster of Avocado & Papaya

Tree #	Common Name	Botanical Name	DBH. (in)	Height (ft)	Canopy Spread (ft)	Canopy Area (sq.ft)	Condition	Disposition	Note
1	Florida Strangler	*Ficus aurea*	80*	60	75	4,415.63	Good	Remove	No issues.
2	Florida Strangler	*Ficus aurea*	15.0	25	30	706.50	Fair	Remove	
3	Royal Poinciana	*Delonix regia*	7-14	25	45	1,589.63	Good	Remove	Multi
4	Royal Poinciana	*Delonix regia*	4-6	15	21	346.19	Good	Remove	
5	Florida Strangler	*Ficus aurea*	2-5	20	21	346.19	Good	Remove	
6	Florida Strangler	*Ficus aurea*	2-6	20	18	254.34	Good	Remove	
7	Florida Strangler	*Ficus aurea*	7-9	25	18	254.34	Good	Remove	
8	Florida Strangler	*Ficus aurea*	2-5	14	12	113.04	Good	Remove	
9	Florida Strangler	*Ficus aurea*	2-5	14	12	113.04	Good	Remove	
10	Florida Strangler	*Ficus aurea*	1-3	12	9	63.59	Good	Remove	
11	Florida Strangler	*Ficus aurea*	2-6	10	12	113.04	Fair	Remove	
12	Florida Strangler	*Ficus aurea*	2-6	15	15	176.63	Fair	Remove	
13	Florida Strangler	*Ficus aurea*	2-7	25	18	254.34	Good	Remove	Multi
14	Florida Strangler	*Ficus aurea*	2-4	25	18	254.34	Good	Remove	
15	Florida Strangler	*Ficus aurea*	2-6	20	18	254.34	Good	Remove	
16	Florida Strangler	*Ficus aurea*	2-8	18	15	176.63	Good	Remove	
17	Florida Strangler	*Ficus aurea*	2-6	15	12	113.04	Good	Remove	
18	Florida Strangler	*Ficus aurea*	2-5	15	12	113.04	Good	Remove	
19	Gumbo Limbo	*Bursera simaruba*	3-4	15	6	28.26	Poor	Remove	
20	Florida Strangler	*Ficus aurea*	80*	60	70	3,846.50	Good	Remain	No issues.
21	Florida Strangler	*Ficus aurea*	2-5	12	9	63.59	Good	Remove	Multi
22	Florida Strangler	*Ficus aurea*	2-5	12	12	113.04	Good	Remove	
23	Florida Strangler	*Ficus aurea*	2-6	10	12	113.04	Good	Remove	
24	Florida Strangler	*Ficus aurea*	2-4	15	9	63.59	Good	Remove	
25	Cabbage Palm	*Sabal palmetto*	10	7	12	113.04	Good	Remove	
26	Florida Strangler	*Ficus aurea*	2-8	35	40	1,256.00	Excellent	Remove	
27	Gumbo Limbo	*Bursera simaruba*	12, 10, 8,	35	15	176.63	Fair	Remove	
28	Florida Strangler	*Ficus aurea*	48	40	40	1,256.00	Good	Remove	No issues.
29	Florida Strangler	*Ficus aurea*	3-7	25	24	452.16	Good	Remove	
30	Florida Strangler	*Ficus aurea*	2-5	12	9	63.59	Good	Remove	
31	Florida Strangler	*Ficus aurea*	1-3	12	9	63.59	Good	Remove	
32	Florida Strangler	*Ficus aurea*	1-4	12	12	113.04	Good	Remove	
33	Florida Strangler	*Ficus aurea*	1-4	12	12	113.04	Good	Remove	
34	Florida Strangler	*Ficus aurea*	1-5	12	12	113.04	Good	Remove	
35	Royal Palm	*Roystonea regia*	16	12	18	254.34	Good	Remove	
36	Avocado & Papaya Cluster	*Persea americana & Carica papaya*	-	-	-	526,529.63	Good	Remove	Avocado & papaya orchard
					Total canopy (sq.ft)	***540,543.83***			
Specimen Tree					*(Total non-specimen)*	***534,871.83***			
					(Total specimen)	***5,672***			

Non specimen Trees

Mitigation numbers if all regulated trees are to be removed (landscape plans not applied)

Total canopy to be removed (sq.ft.)	534,872	sq.ft
Contribution to TTF** (can be reduced by landscaping plans)	$213,948.73	($40/100 sq.ft.)

Specimen Trees

Total canopy to be removed (sq.ft.)		5,672 sq.ft.
Total canopy doubled (specimen canopy requires double canopy mitigation)		11,344 sq.ft.
TTF contribution** for specimen canopy replacement (this amount can be reduced by landscaping plans)	$ 4,537.6	($40/100 sq.ft.)
Equitable contribution for loss of specimens (in addition to replacing specimen canopy, this is separate from the above and cannot be reduced by landscaping)	$	4,537.6 amount

Estimated TTF contribution for removal all on_site trees (landscape plans not applied): $213,948.73 + $4,537.60 + $4,537.60 = $223,023.93

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Project:

JMC GROVES

MIAMI-DADE COUNTY, FLORIDA

INDEX

Revisions:	Date:	By:
1) Site Plan Coordination	09.21.2023	JV

Seal:

Lic. # LA0000889
Member: A.S.L.A.

Drawing: Index

Date: 01/10/2023

Scale: See Left

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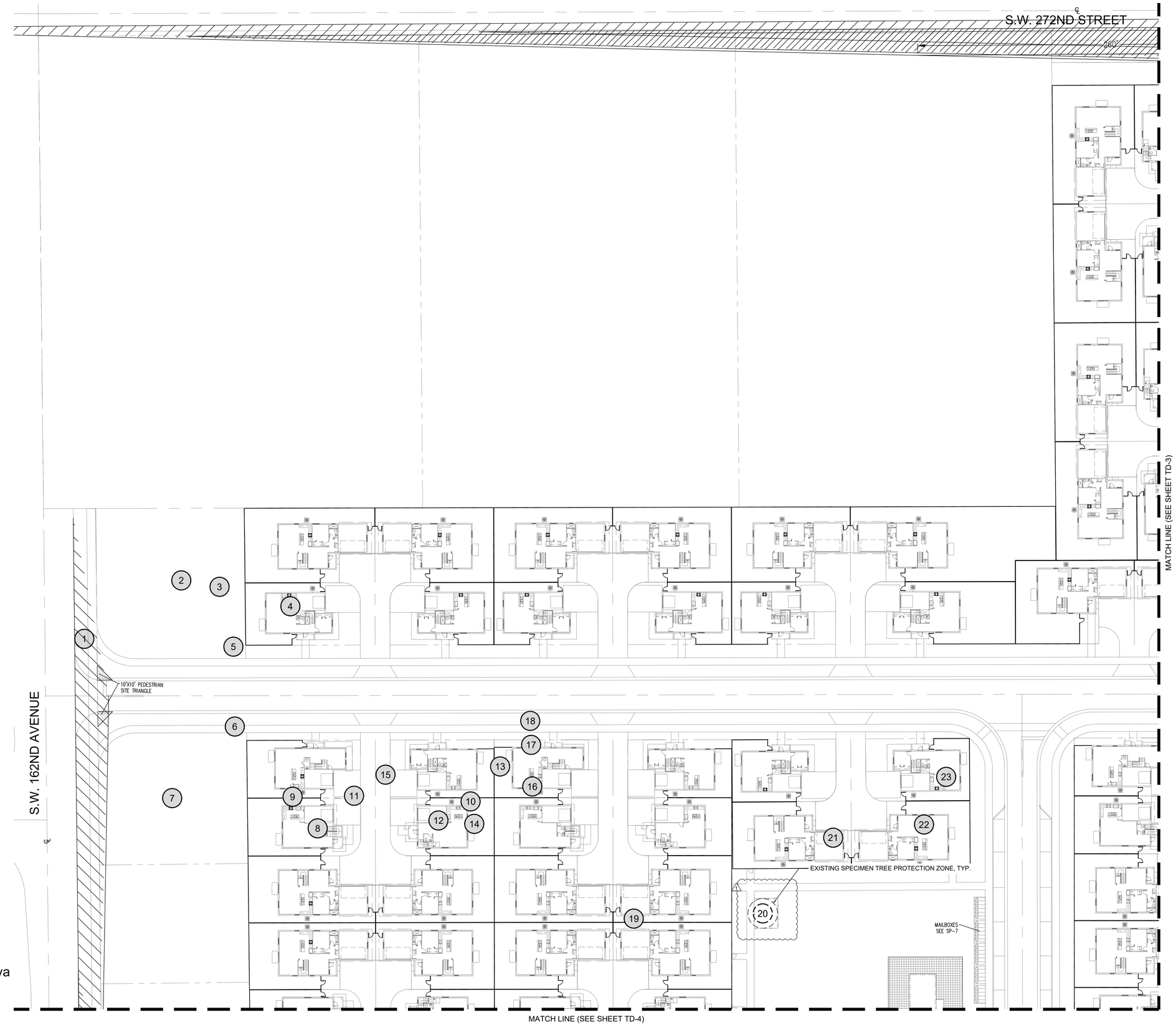
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SYMBOL LEGEND

(#) Tree to Remove

(#) Tree to Remain

Cluster of Avocado & Papaya

NORTH

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TREE DISPOSITION PLAN

Revisions:	Date:	By:
1) Site Plan Coordination	09.21.2023	JV

Seal:

Lic. # LA0000889
Member: A.S.L.A.

Drawing: Tree Disposition Plan

Date: 01/10/2023

Scale: 1"=30'-0"

Drawn by: JV

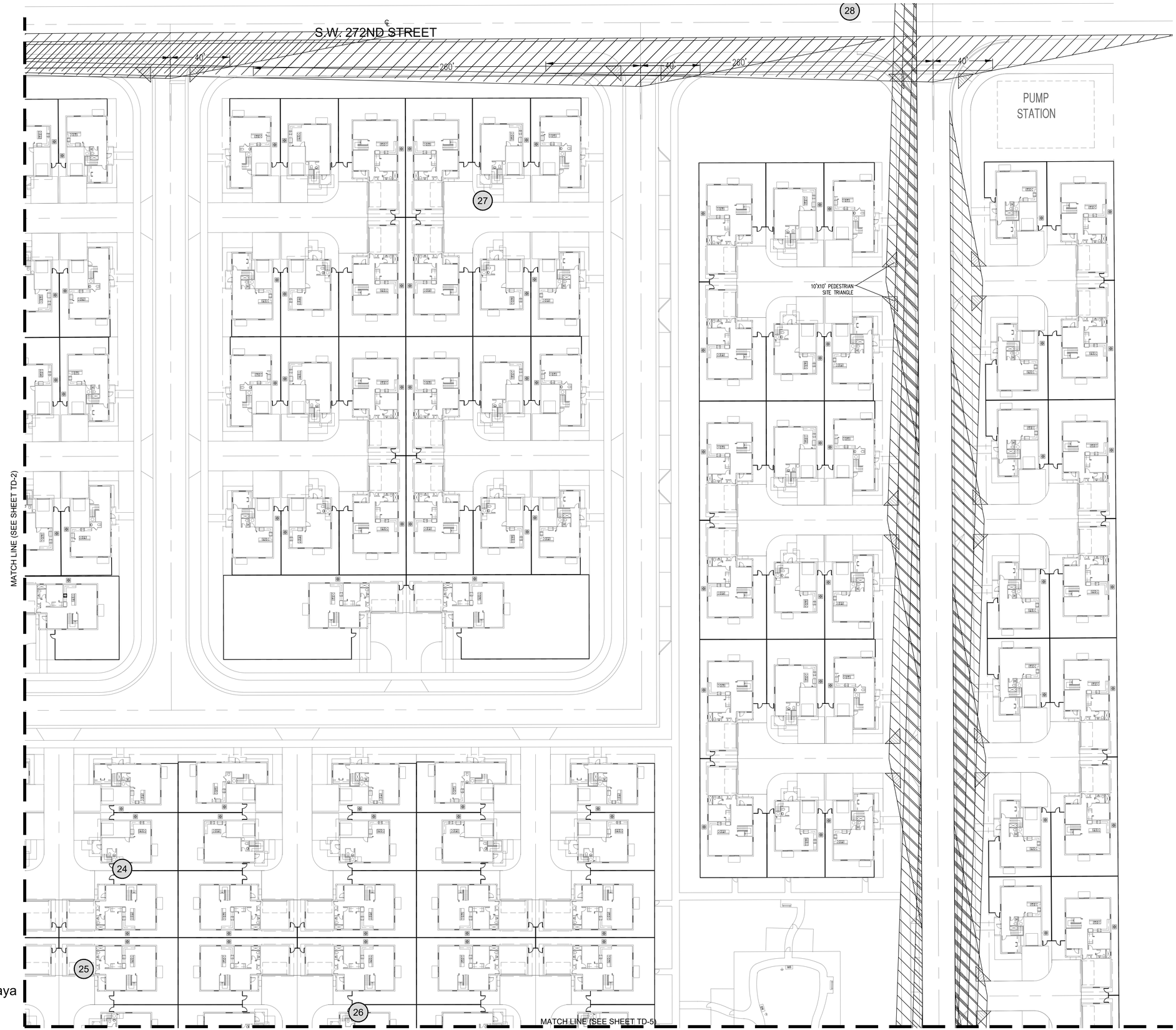
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SYMBOL LEGEND

(#) Tree to Remove

(#) Tree to Remain

Cluster of Avocado & Papaya

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TREE DISPOSITION PLAN

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Scale: 1"=30'-0"

Drawn by: JV

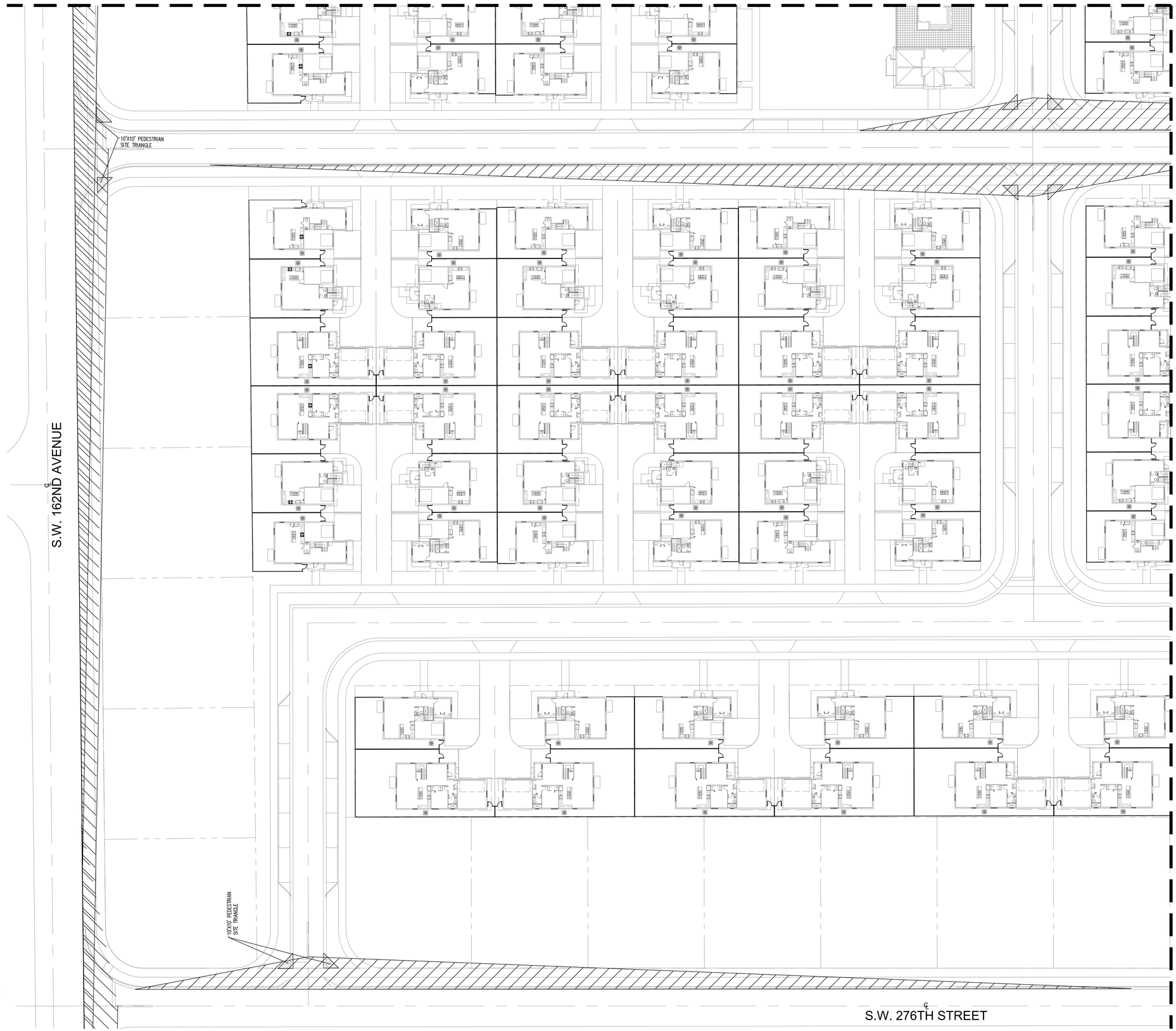
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SYMBOL LEGEND

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(#) Tree to Remain

Cluster of Avocado & Papaya

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Member: A.S.L.A.

Drawing: Tree Disposition Plan

Date: 01/10/2023

Scale: 1"=30'-0"

Drawn by: JV

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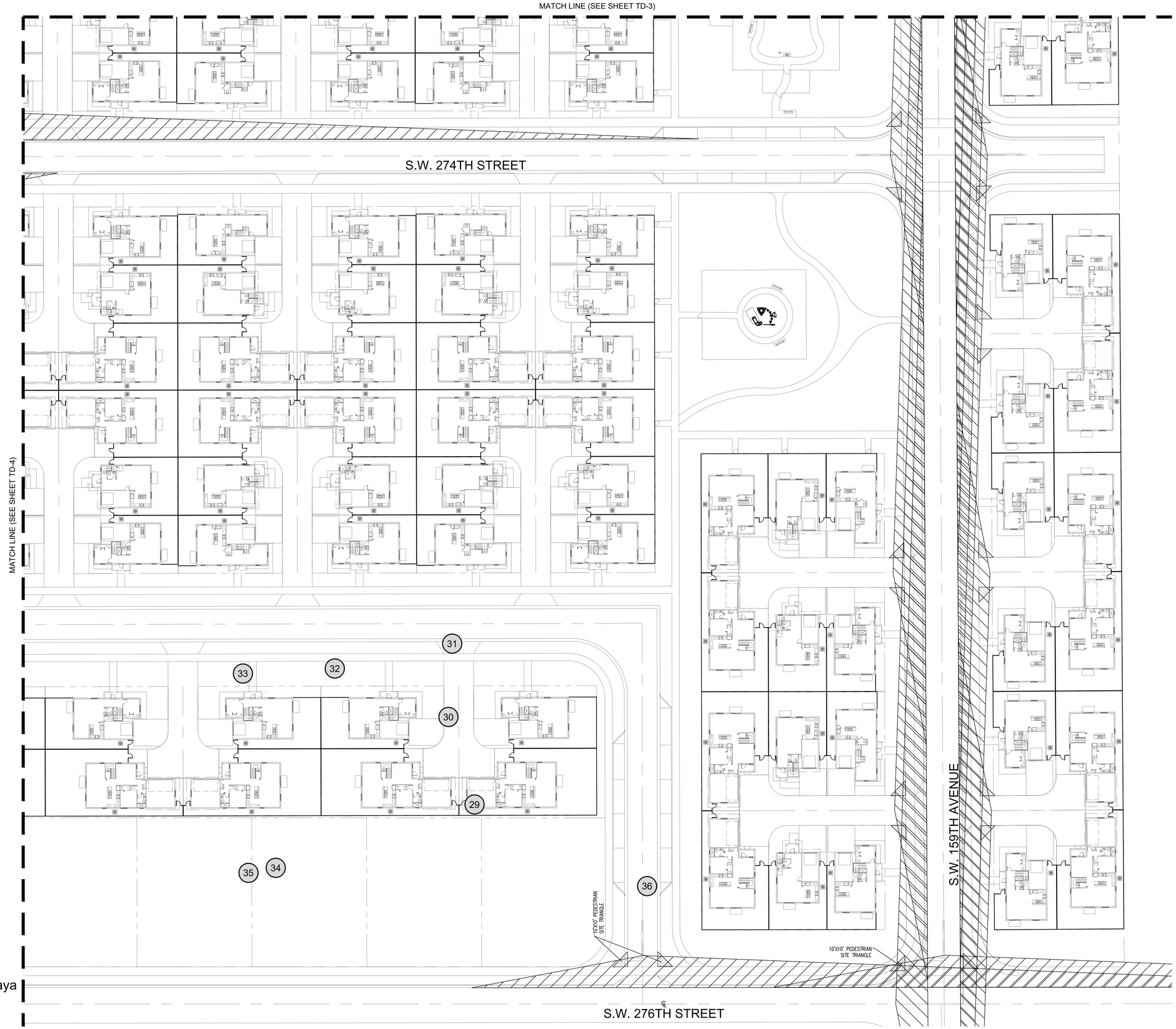
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SYMBOL LEGEND

(#) Tree to Remove

(#) Tree to Remain

Cluster of Avocado & Papaya

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TREE DISPOSITION PLAN

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Drawing: Tree Disposition Plan

Date: 01/10/2023

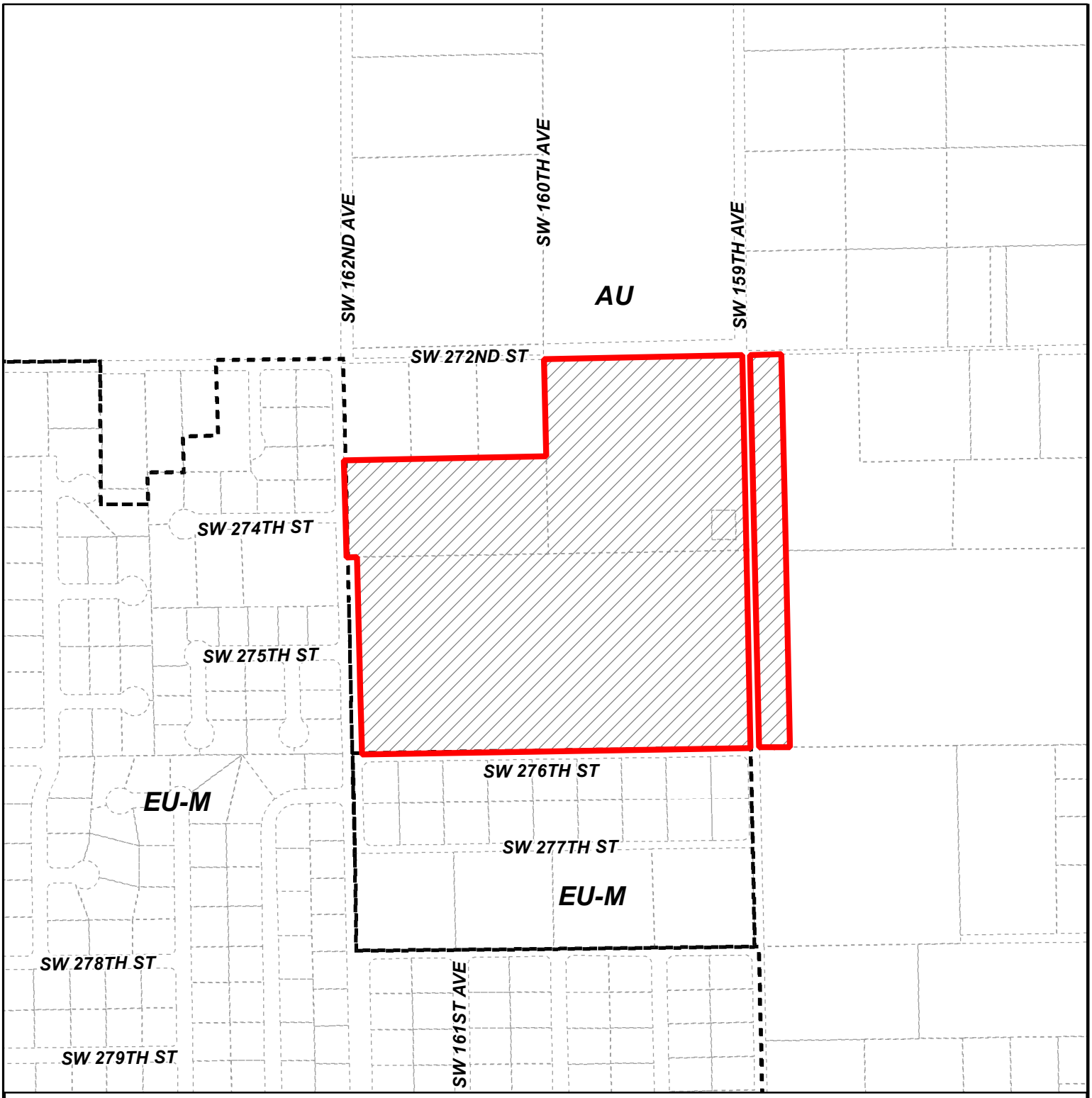
Scale: 1"=30'-0"

Drawn by: JV

Sheet No.:

TD-5

Cad Id.: 2022-092



MIAMI-DADE COUNTY

HEARING MAP

Process Number

Z2022000268

Section: 32 Township: 56 Range: 39
Applicant: JMC Groves, LLC
Zoning Board: C14
Commission District: 8
Drafter ID: EDUARDO CESPEDES
Scale: NTS

Legend

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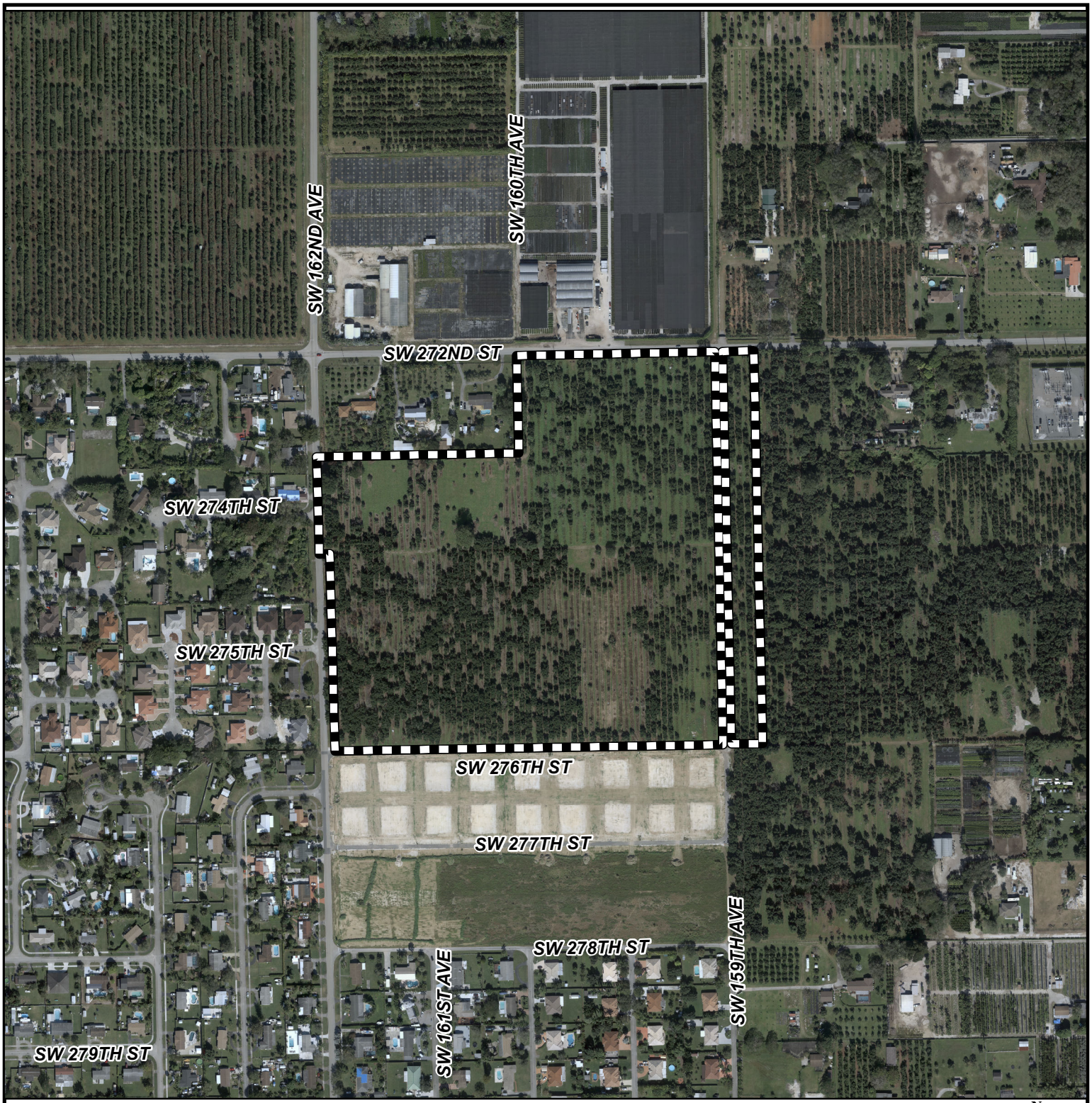
Subject Property Case

Zoning

MIAMI-DADE COUNTY

SKETCH CREATED ON: Wednesday, November 16, 2022

REVISION	DATE	BY



MIAMI-DADE COUNTY

AERIAL YEAR 2021

Process Number

Z2022000268

Legend

Subject Property

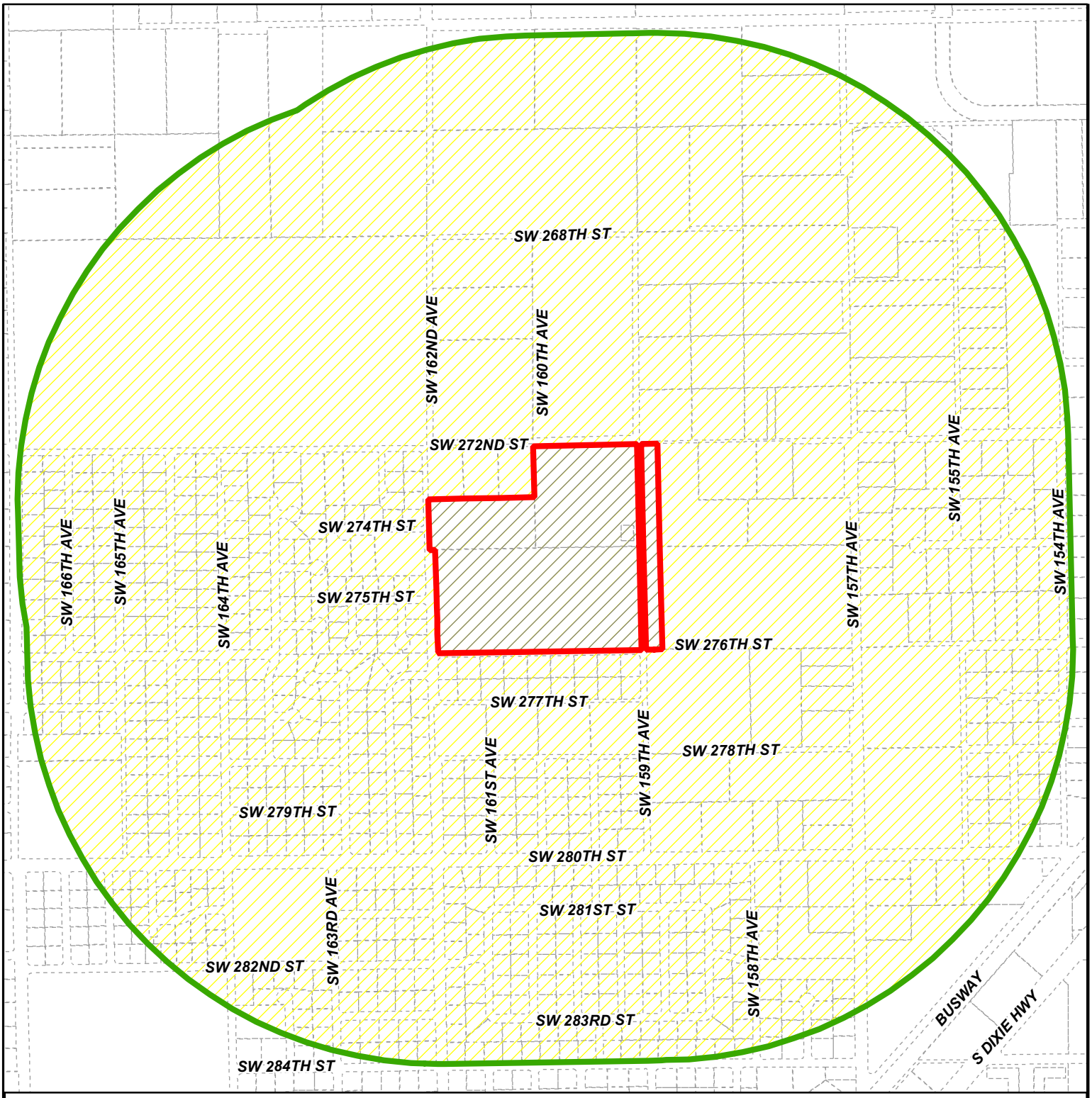
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Section: 32 Township: 56 Range: 39
Applicant: JMC Groves, LLC
Zoning Board: C14
Commission District: 8
Drafter ID: EDUARDO CESPEDES
Scale: NTS

MIAMI-DADE COUNTY

SKETCH CREATED ON: Wednesday, November 16, 2022

REVISION	DATE	BY



MIAMI-DADE COUNTY

RADIUS MAP

Section: 32 Township: 56 Range: 39
Applicant: JMC Groves, LLC
Zoning Board: C14
Commission District: 8
Drafter ID: EDUARDO CESPEDES
Scale: NTS

Process Number

Z2022000268

RADIUS: 2640

Legend

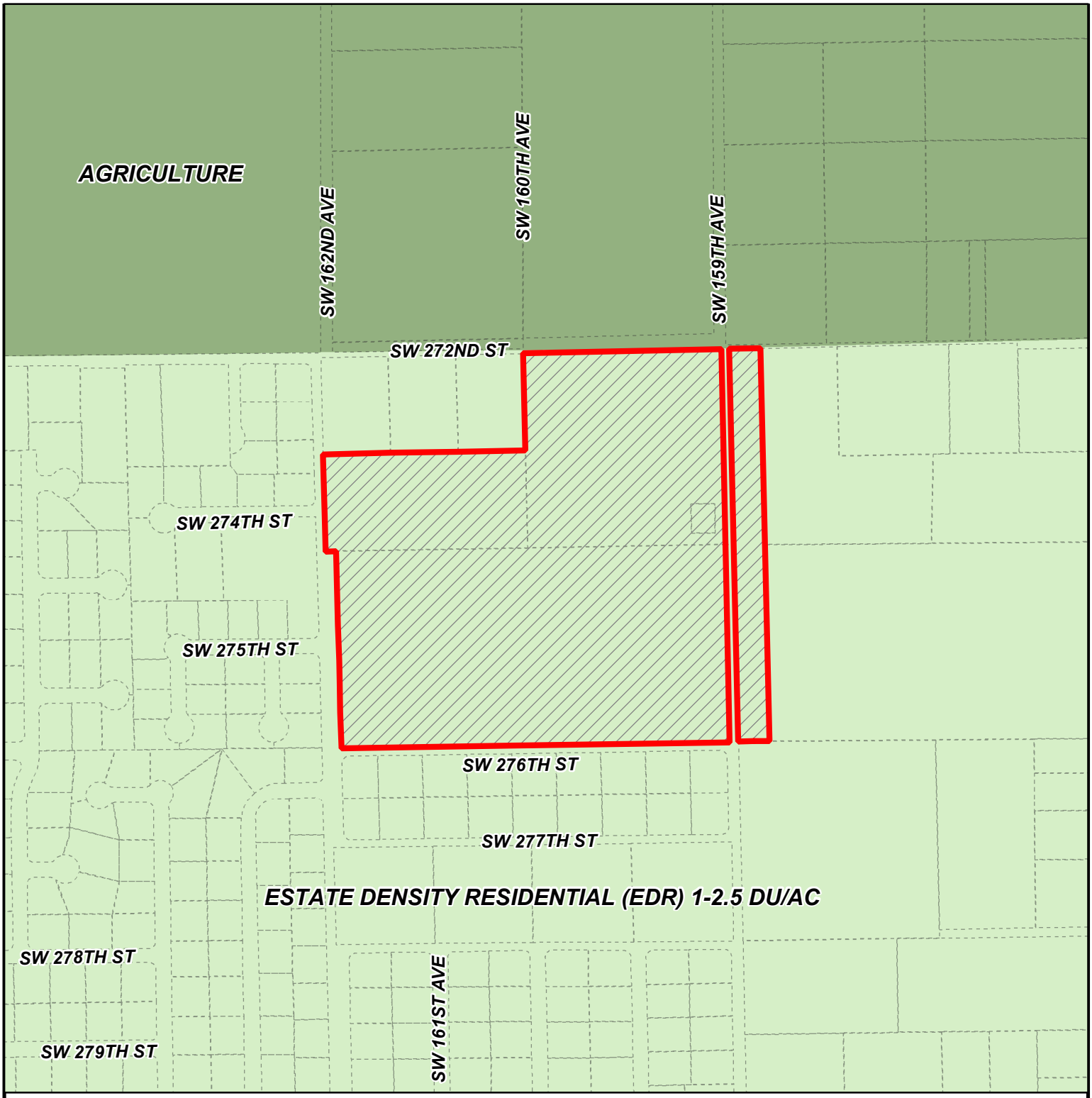
- Subject Property
- Buffer
- Property Boundaries

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MIAMI-DADE COUNTY

SKETCH CREATED ON: Wednesday, November 16, 2022

REVISION	DATE	BY



MIAMI-DADE COUNTY

CDMP MAP

Process Number

Z2022000268

Section: 32 Township: 56 Range: 39
Applicant: JMC Groves, LLC
Zoning Board: C14
Commission District: 8
Drafter ID: EDUARDO CESPEDES
Scale: NTS

Legend

Subject Property Case

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MIAMI-DADE COUNTY

SKETCH CREATED ON: Wednesday, November 16, 2022

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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 Court)

H & K Draft / 9-14-2023

PLANNED AREA DEVELOPMENT DECLARATION OF RESTRICTIONS

WHEREAS, the undersigned owner, JMC Groves, LLC, a Florida limited liability company (the "Owner"), holds the fee simple title to the land in Miami-Dade County, Florida, described in Exhibit "A" attached hereto and hereinafter called the "Property";

WHEREAS, the Property contains approximately ±38.48 gross acres (±36.45 net acres) and is located on the south side of SW 272nd Street, lying on the east and west sides of SW 159th Avenue, Miami, Florida;

WHEREAS, the Owner filed Application No. Z2022000268 (the "Application") with Miami-Dade County (the "County") for a district boundary change (and other related requests) on the Property to the Planned Area Development ("PAD") district, pursuant to Article XXXIIID of the Code of Miami-Dade County (the "Code");

WHEREAS, Code Section 33-284.26(B)(l)(a) requires the Owner to submit to the Miami-Dade County Department of Regulatory and Economic Resources (the "Department") a recordable agreement guaranteeing the development of the Property in accordance with promises made in the documents submitted to the County with the Application, as approved by the Board of County Commissioners (the "BCC"); and

WHEREAS, this Planned Area Development Agreement ("Agreement") is submitted pursuant

Section-Township-Range: 32-56-39
Folio Number: 30-6932-000-0364, 30-6932-000-0366, 30-6932-000-0370, 30-6932-000-0371, 30-6932-000-0372

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to Code Section 33-284.26(B) and is contingent upon and will be effective only upon final approval by the BCC of the district boundary change and related requests under the Application.

IN ORDER TO ASSURE the County that the representations made by the Owner during consideration of the Application will be abided by, the Owner freely, voluntarily and without duress makes this Agreement covering and running with the Property.

1. **Compliance with CDMP Covenant**. The Owner shall comply with the Comprehensive Development Master Plan (CDMP) covenant accepted in conjunction with the approval of CDMP Application No. CDMP20220018, which was processed concurrently with Zoning Hearing Application No. Z2022000268. The CDMP covenant requires (1) the incorporation of project design principles to obtain a CDMP density increase (DI-1), (2) a transition buffer, (3) street light mitigation to prevent light spillage onto adjacent agricultural properties, (4) connection to water and sewer service, and (5) that the Owner not gate the community.

2. **Maximum Density Restriction**. Notwithstanding the zoning district or land use designation on the Property, the maximum number of dwelling units permitted to be developed on the Property shall be 288 single-family detached residential dwelling units, or ±7.48 dwelling units per gross acre (±7.90 dwelling units per net acre).

3. **Site Plan**. That said Property shall be developed substantially in accordance with the plans entitled "JMC Groves," as prepared by Pascual, Perez, Kiliddjian, Starr and Associates, consisting of 28 sheets, CORWIL Architects, consisting of 32 sheets, Robayna and Associates, consisting of 7 sheets, and Witkin Hults and Partners, consisting of 15 sheets, for a total of 82 sheets dated stamped received April, 2023.

4. **Anticipated Development Schedule**. Development of the Property is projected to commence within twelve (12) months following the final approval by the County of the Application.

5. **Additional Development Information**.

   (a) Total Number of Bedrooms. The maximum total number of bedrooms on the

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Property shall not exceed 1,368.

(b) Total Building Coverage. The total area of the Property to be covered by buildings and structures (not including entrance features, swimming pools, cabana, pool decks or patios, or accessory garden structures such as fences, gazebos or chickee huts, etc.) shall not exceed approximately ±10.46 acres, or 28.70% of the Property.

(c) Open Space. The area of common open space for the Property shall consist of at least ±7.59 acres, or 20.83% open space. The common open space areas within the Property shall be accessible to future residents of the Property and their guests. Rules and regulations governing the use and accessibility of the common open space areas may be established by the Owner or any homeowners, property owners, or other collective ownership association established to operate and maintain such common open space.

(d) Public and Private Roads. The public roadways designated on the Plans shall consists of approximately ±2.03 acres. The private roadways designated on the Plans shall consist of approximately ±6.39 acres. The precise acreage constituting roadways may be subject to change based on final design and paving criteria.

(e) Population Projection. The estimated population projection resulting from the development of the Property is approximately 890 persons.

6. **Types of Dwelling Units.** The Owner agrees that the Property shall be developed with detached single-family residences to include models and sizes as follows:

MODELS ON CLUSTERED LOTS

Model Unit A (3 Bedrooms, 2.5 Baths)

Maximum Unit Gross Area: 1,950 sq. ft.
Maximum Lot Coverage Corner: 1,046 sq. ft. (38.3%)
Maximum Lot Coverage Interior: 1,046 sq. ft. (38.8%)
Minimum Private Open Space: 945 sq. ft.
Maximum Height to Top of Roof: 2 stories, 25'-9"
Minimum Front Setback: 12'-3"

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Minimum Setback to Garage: 18'-0"
Minimum Rear Setback: 17'-8"
Minimum Interior Side Setback: 5'-0"
Minimum Side Street Setback: 5'-0"

Model Unit B (3 Bedrooms, 2.5 Baths)

Maximum Unit Gross Area: 2,119 sq. ft.
Maximum Lot Coverage Corner: 1,109 sq. ft. (40.6%)
Maximum Lot Coverage Interior: 1,109 sq. ft. (41.1%)
Minimum Private Open Space: 926 sq. ft.
Maximum Height to Top of Roof: 2 stories, 25'-9"
Minimum Front Setback: 12'-0"
Minimum Setback to Garage: 18'-0"
Minimum Rear Setback: 17'-0"
Minimum Interior Side Setback: 5'-0"
Minimum Side Street Setback: 5'-0"

Model Unit C (4 Bedrooms, 3 Baths)

Maximum Unit Gross Area: 2,371 sq. ft.
Maximum Lot Coverage Corner: 1,254 sq. ft. (45.9%)
Maximum Lot Coverage Interior: 1,254 sq. ft. (46.5%)
Minimum Private Open Space: 582 sq. ft.
Maximum Height to Top of Roof: 2 stories, 25'-9"
Minimum Front Setback: 13'-3"
Minimum Setback to Garage: 18'-0"
Minimum Rear Setback: 11'-3"
Minimum Interior Side Setback: 5'-0"
Minimum Side Street Setback: 5'-0"

Model Unit D (Corner) (4 Bedrooms, 2.5 Baths)

Maximum Unit Gross Area: 2,542 sq. ft.
Maximum Lot Coverage Corner: 1,293 sq. ft. (47.4%)

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Minimum Private Open Space: 638 sq. ft.

Maximum Height to Top of Roof: 2 stories, 25'-9"

Minimum Front Setback: 9'-6"

Minimum Setback to Garage: 18'-0"

Minimum Rear Setback: 12'-0"

Minimum Interior Side Setback: 5'-0"

Minimum Side Street Setback: 5'-0"

Model Unit D (Interior) (4 Bedrooms, 2.5 Baths)

Maximum Unit Gross Area: 2,542 sq. ft.

Maximum Lot Coverage Interior: 1,293 sq. ft. (47.9%)

Minimum Private Open Space: 638 sq. ft.

Maximum Height to Top of Roof: 2 stories, 25'-9"

Minimum Front Setback: 11'-6"

Minimum Setback to Garage: 20'-0"

Minimum Rear Setback: 10'-0"

Minimum Interior Side Setback: 5'-0"

Minimum Side Street Setback: 5'-0"

Model Unit E (5 Bedrooms, 3 Baths)

Maximum Unit Gross Area: 2,944 sq. ft.

Maximum Lot Coverage: 1,658 sq. ft. (53%)

Minimum Private Open Space: 1,062 sq. ft.

Maximum Height to Top of Roof: 2 stories, 26'-1"

Minimum Front Setback (To Covered Entry): 2'-0"

Minimum Rear Setback: 14'-4"

Minimum Interior Side Setback: 5'-0"

Minimum Side Street Setback (To Garage): 0'-0"

Model Unit E Parking: The garage shall not be enclosed in any manner for habitable space and remain for parking of vehicles and storage of items only.

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MODELS FOR MINIMUM 7,700 SQ. FT. SIZE BUFFER LOTS

Model 1695 (3 Bedrooms, 3 Baths)

Maximum Unit Gross Area: 2,217 sq. ft.

Maximum Lot Coverage: 2,217 sq. ft. (28.8%)

Minimum Private Open Space: 3,240 sq. ft.

Maximum Height to Top of Roof: 1 story, 17'-4"

Minimum Front and Rear Setbacks: 15’ for 50% of the lineal footage of the width of the house and 25’ for the balance.

Minimum Setback to Garage: 20'-0"

Minimum Interior Side Setback: 10% of lot width with a minimum of 5'-0" and a maximum of 7’–6”.

Minimum Side Street Setback: 15'-0"

Model 1821 (4/3 Bedrooms, 3 Baths or 3 Bedroom Option)

Maximum Unit Gross Area: 2,244 sq. ft.

Maximum Lot Coverage: 2,244 sq. ft. (29.2%)

Minimum Private Open Space: 3,280 sq. ft.

Maximum Height to Top of Roof: 1 story, 18'-1"

Minimum Front and Rear Setbacks: 15’ for 50% of the lineal footage of the width of the house and 25’ for the balance.

Minimum Setback to Garage: 20'-0"

Minimum Interior Side Setback: 10% of lot width with a minimum of 5'-0" and a maximum of 7’–6”.

Minimum Side Street Setback: 15'-0"

Model 2061 (4 Bedrooms, 3 Baths)

Maximum Unit Gross Area: 2,716 sq. ft.

Maximum Lot Coverage: 2,716 sq. ft. (35.3%)

Minimum Private Open Space: 2,445 sq. ft.

Maximum Height to Top of Roof: 1 story, 18'-2"

Minimum Front and Rear Setbacks: 15’ for 50% of the lineal footage of the width of the house and 25’ for the balance.

Minimum Setback to Garage: 20'-0"

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Minimum Interior Side Setback: 10% of lot width with a minimum of 5'-0" and a maximum of 7'–6".

Minimum Side Street Setback: 15'-0"

Model 2148 (4 Bedrooms, 2.5 Baths)

Maximum Unit Gross Area: 2,677 sq. ft.

Maximum Lot Coverage: 1,510 sq. ft. (19.7%)

Minimum Private Open Space: 3,500 sq. ft.

Maximum Height to Top of Roof: 2 story, 26'-0"

Minimum Front and Rear Setbacks: 15' for 50% of the lineal footage of the width of the house and 25' for the balance.

Minimum Setback to Garage: 20'-0"

Minimum Interior Side Setback: 10% of lot width with a minimum of 5'-0" and a maximum of 7'–6".

Minimum Side Street Setback: 15'-0"

Model 2403 (4 Bedrooms, 3 Baths)

Maximum Unit Gross Area: 2,925 sq. ft.

Maximum Lot Coverage: 1,682 sq. ft. (21.8%)

Minimum Private Open Space: 3,700 sq. ft.

Maximum Height to Top of Roof: 2 story, 26'-0"

Minimum Front and Rear Setbacks: 15' for 50% of the lineal footage of the width of the house and 25' for the balance.

Minimum Setback to Garage: 20'-0"

Minimum Interior Side Setback: 10% of lot width with a minimum of 5'-0" and a maximum of 7'–6".

Minimum Side Street Setback: 15'-0"

Model 2655 (5 Bedrooms, 3 Baths)

Maximum Unit Gross Area: 3,175 sq. ft.

Maximum Lot Coverage: 1,742 sq. ft. (22.7%)

Minimum Private Open Space: 3,650 sq. ft.

Maximum Height to Top of Roof: 2 story, 27'-0"

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Minimum Front and Rear Setbacks: 15’ for 50% of the lineal footage of the width of the house and 25’ for the balance.

Minimum Setback to Garage: 20'-0"

Minimum Interior Side Setback: 10% of lot width with a minimum of 5'-0" and a maximum of 7’–6”.

Minimum Side Street Setback: 15'-0"

Model 2905 (5 Bedrooms, 3 Baths, Next Gen)

Maximum Unit Gross Area: 3,517 sq. ft.

Maximum Lot Coverage: 2,016 sq. ft. (26.2%)

Minimum Private Open Space: 3,413 sq. ft.

Maximum Height to Top of Roof: 2 story, 27'-4"

Minimum Front and Rear Setbacks: 15’ for 50% of the lineal footage of the width of the house and 25’ for the balance.

Minimum Setback to Garage: 20'-0"

Minimum Interior Side Setback: 10% of lot width with a minimum of 5'-0" and a maximum of 7’–6”.

Minimum Side Street Setback: 15'-0"

7. **Accessory Buildings and Uses on Single-Family Residential Lots.** The Owner agrees that permanent accessory buildings and uses on single-family residential lots shall be ancillary to single-family residences and developed as follows:

Pool, spa, gazebo and shed setbacks:	
Front	**52’**
Rear	**5′**
Interior sides	**5′**

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Side Street	**5’**
Spacing from house for pools or spas	**5′**
Spacing from house for structures	**5’**
Screen enclosure and trellis setbacks:	
Front	**52’**
Rear	**4’**
Interior side	**4′**
Side Street	**5’**
Accessory structures of four (4) feet high or less:	
Front	**52’**
Rear	**2′**

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Side(s)	**2′**
Accessory Building Coverage:	**No more than 45% of the rear yard.**

8. **Ownership and Maintenance of Roadways and Common Areas.** One or more property owners' association(s) or similar association(s) or special taxing district(s) or Community Development District (CDD) approved by Miami-Dade County in accordance with applicable regulations shall be created for the maintenance of the roadways and common areas within the Property.

9. **Pedestrian and Vehicular Access.** Owner agrees to provide for permanent and safe access for pedestrian and vehicular traffic within the Property and particularly for right of access for fire, police, health, sanitation, and other public service personnel and vehicles. The roadways shall be installed and maintained by the Owner, including, but not limited to, sidewalks, drainage facilities, water, sewers and fire hydrants, subject to the approval of the appropriate County departments.

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

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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 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,

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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.

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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 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]

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PROCESS NO.: Z22-268
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IN WITNESS WHEREOF, the undersigned has executed this Declaration of Restrictions as of this ____ day of _____, 2023.

WITNESSES:

_____
Signature

_____
Print Name

_____
Signature

_____
Print Name

JMC Groves, LLC
14925 SW 272nd Street
Goulds, Florida 33170

By: _____
Janet M. Case, Managing Member

STATE OF FLORIDA)
) **SS:**
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me by means of physical presence [ ] or online notarization [ ] by Janet M. Case, Managing Member of JMC Groves, LLC, 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 _____, 2023, in the County and State aforesaid.

_____
Signature

Notary Public-State of

_____
Print Name

My Commission Expires:

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Section-Township-Range: 32-56-39
Folio Number: 30-6932-000-0364, 30-6932-000-0366, 30-6932-000-0370, 30-6932-000-0371, 30-6932-000-0372
#180005922_v9

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EXHIBIT "A"

LEGAL DESCRIPTION:

Parcel 1:
The South Half of the Northwest Quarter of the Northwest Quarter of the Southeast Quarter of Section 32, Township 56 South, Range 39 East, less and except road right of way along the West boundary thereof, lying and being in Miami-Dade County, Florida.

Parcel 2:
The Northeast Quarter of the Northwest Quarter of the Southeast Quarter, less the Northwest Quarter of the Southeast Quarter of the Southeast Quarter of the Northeast Quarter of the Northwest Quarter of the Southeast Quarter, and also less the North 15 feet and the East 22.50 feet of Section 32, Township 56 South, Range 39 East, all lying and being in Miami-Dade County, Florida.

Parcel 3:
The Northwest Quarter of the Southeast Quarter of the Southeast Quarter of the Northeast Quarter of the Northwest Quarter of the Southeast Quarter of Section 32, Township 56 South, Range 39 East, lying and being in Miami-Dade County, Florida.

Parcel 4:
The West 120.94 feet of the Northeast Quarter of the Southeast Quarter, less the North 15.00 feet and the West 7.50 feet thereof, of Section 32, Township 56 South, Range 39 East, lying and being in Miami-Dade County, Florida.

Parcel 5:
The South Half of the Northwest Quarter of the Southeast Quarter, less the West 35 feet and less the East 22.50 feet thereof, of Section 32, Township 56 South, Range 39 East, lying and being in Miami-Dade County, Florida.

All 5 parcels lying within M. A. BURDEN'S SUB-DIVISION of SE ¼ SEC. 32 - TP 56 S- RG 39 E, according to the plat thereof as recorded in Plat Book 1 at Page 135 of the Public Records of Miami-Dade County, Florida. All 5 parcels, being more particularly described as follows:

Begin at a point on the South Line of the N.W. ¼ of the S.E. ¼ of aforementioned Section 32, said point being 35 feet East of the West line of the S.E. ¼ of said Section 32; thence N. 01°31'10" W. along a line 35 feet (15 feet by Deed) East of and parallel to the West line of said S.E. ¼ of Section 32 for 666.56 feet; thence S. 89°00'51" W. for 35.00 feet; thence N. 01°31'10" W along the West line of the S.E. ¼ of said Section 32 for 333.25 feet; thence N. 88°58'13" E. for 681.19 feet; thence N. 01°23'18" W. for 318.77 feet; thence N. 88°55'35" E. along a line 15 feet South of the North line of the S.E. ¼ of said Section 32 for 659.42 feet; thence S. 01°15'28" E. along a line 22.50 feet (15 feet by Deed) West of the East line of the N.W. ¼ of the S.E. ¼ of said Section 32 for 1322.08 feet; thence S. 89°06'08" W. along the South line of the N.W. ¼ of the S.E. ¼ of said Section 32 for 1300.33 feet to the Point of Beginning.

AND
Begin at a point on the South Line of the N.E. ¼ of the S.E. ¼ of aforementioned Section 32, said point being 7.50 feet East of the West line of the N.E. ¼ of the S.E. ¼ of said Section 32; thence N. 01°15'28" W. along a line 7.50 feet East of and parallel with the West line of the N.E. ¼ of the S.E. ¼ of said Section 32 for 1322.18 feet; thence N. 88°55'35" E. along a line 15 feet South of the North line of the S.E. ¼ of said Section 32 for 113.44 feet; thence S. 01°15'28" E. along the East Line of the West 120.94 feet of the N.E. ¼ of the S.E. ¼ of said Section 32 for 1322.52 feet; thence S. 89°06'08" W. along the South line of the N.E. ¼ of the S.E. ¼ of said Section 32 for 113.44 feet to the Point of Beginning.

Section-Township-Range: 32-56-39
Folio Number: 30-6932-000-0364, 30-6932-000-0366, 30-6932-000-0370, 30-6932-000-0371, 30-6932-000-0372
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