

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

**PH: Z21-260**

**July 20, 2022**

Item No. 3c

<b>Recommendation Summary</b>	
<b>Commission District</b>	8
<b>Applicant</b>	Lennar Homes, LLC
<b>Summary of Requests</b>	The applicant seeks to permit a rezoning of the subject parcel from AU, Agricultural District, to RU-1M(a), Modified Single-Family Residential District. Additionally, the applicant seeks approval to permit lots with 0' of lot frontage on public streets and to permit access to such lots by means of private drives.
<b>Location</b>	Lying at the southwest corner of SW 132 Avenue and SW 232 Street, Miami-Dade County, Florida
<b>Property Size</b>	7.74-acres
<b>Existing Zoning</b>	AU, Agricultural
<b>Existing Land Use</b>	Single-family residences, Agriculture, vacant land
<b>2030-2040 CDMP Land Use Designation</b>	Low Density Residential, 2.5-6 du/a ( <b>Subject to approval of the concurrent CDMP amendment Application No. CDMP20210015</b> ) ( <i>see attached Zoning Recommendation Addendum</i> )
<b>Comprehensive Plan Consistency</b>	Consistent with interpretative text, goals, objectives and policies of the CDMP
<b>Applicable Zoning Code Section(s)</b>	Section 33-311, District Boundary Change, Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations. ( <i>See attached Zoning Recommendation Addendum</i> )
<b>Recommendation</b>	<b>Approval of request #1, subject to the Board's acceptance of the proffered covenant, and approval with conditions of request #2.</b>

**This recommendation is contingent on approval of the CDMP amendment application being heard and approved concurrently with this item.**

**REQUESTS:**

- (1) DISTRICT BOUNDARY CHANGE from AU, Agricultural District, to RU-1M(a), Modified Single-Family Residential district.
- (2) NON-USE VARIANCE of zoning and subdivision regulations requiring lots to have frontage on a public right-of-way; to permit lots with 0' frontage (50' required) and to have access to a public street by means of a private drive.

Plans are on file and may be examined in the Department of Regulatory and Economic Resources, entitled "Caldwell Site by Lennar Homes" as prepared by Pascual Perez Kiliddjian & Associates, consisting of nine (9) sheets, dated stamped received 3/4/22, twenty-five (25) sheets, entitled "Caldwell Martin", as prepared by Corwil Architects, dated stamped received 3/4/22, eight (8), entitled "Caldwell Site", as prepared by Witkin Hulst + Partners, dated stamped received 3/4/22 and four (4), entitled "Caldwell Property", as prepared by Ford Engineers Inc., dated stamped received 3/4/22 for a total of thirty-nine (39) sheets.

**PROJECT HISTORY AND DESCRIPTION:**

Staff notes that the applicant has concurrently filed a small-scale amendment application (CDMP20210015) to the Comprehensive Development Master Plan (CDMP) Adopted 2030 and 2040 Land Use Plan (LUP) map. The CDMP application seeks to re-designate the 7.74-acre

subject parcel from “Estate Density Residential (1 to 2.5 dwelling units per gross acre) to “Low Density Residential” (2.5 to 6 dwelling units per gross acre). Approval of this zoning application is contingent on the outcome of the CDMP amendment.

The applicant now seeks to permit a rezoning of the 8.51-gross/7.74-net acre subject parcel from AU, Agricultural District, to RU-1M(a), Modified Single-Family Residential District, in order to build a 45-unit single-family residential development on the subject property. Additionally, the applicant also seeks to permit the proposed single-family residential lots with 0’ of frontage on a public rights-of-ways and to have access to the public streets by means of private drives. A zoning covenant is being proffered by the applicant that, among other things, limits the development on the subject parcel to a maximum of 51 residential units.

<b>NEIGHBORHOOD CHARACTERISTICS</b>		
	<b>Zoning and Existing Use</b>	<b>Land Use Designation</b>
<b>Subject Property</b>	AU; single-family residences, agriculture, vacant land	Low Density Residential, 2.5 - 6 dua ( <b>Subject to approval of the concurrent CDMP amendment</b> )
<b>North</b>	EU-M; single-family residences	Estate Density Residential, 1 – 2.5 dua
<b>South</b>	AU; agriculture	Industrial and Office
<b>East</b>	RU-4L, AU; single-family residence, agricultural	Low Density Residential, 2.5 – 6 dua
<b>West</b>	AU; agriculture	Estate Density Residential, 1 – 2.5 dua

#### **NEIGHBORHOOD COMPATIBILITY:**

The 7.74-acre subject property is located at the southwest corner of SW 132 Avenue and SW 232 Street. The surrounding properties are primarily comprised of single-family residences to the north and agricultural lands to the south, east and west.

#### **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. The Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER) state in their memorandum that this application lies within the Community Development Block Grant (CDBG)-eligible area, where traffic concurrency does not apply, but that the application will generate approximately 47 PM peak hour vehicle trips. Staff notes that the application requests will add to the population in the area, impact water and sewer services, and will bring additional traffic and may bring additional noise into the neighborhood however staff opines that these impacts have been appropriately mitigated.

#### **COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:**

As previously mentioned, the subject property is the subject of an “Out-of-Cycle” small-scale CDMP amendment application (CDMP20210015) 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 7.74-acre subject parcel from “Estate Density Residential” to “Low Density Residential”. This could allow the applicant to develop the subject property within the density threshold allowed under the **Low Density Residential** designation on the LUP map. This land use category allows *densities ranging from 2.5 to 6 dwelling units per gross acre while the typical housing structures permitted in this category include single family housing, e.g., single-family detached, cluster, zero lot line and townhouses and a mixture of housing types*. This would allow the applicant to develop the 8.51-gross acre subject site with a maximum of 51 dwelling units. Staff notes that the applicant seeks a district boundary change on the subject site from AU to RU-1M(a). The RU-1M(a) zoning district has a minimum lot size of 5,000 sq. ft-net and approval of this application could allow the applicant to develop the 7.74-net acre subject parcel with up to a maximum of 67 residential units which would exceed the maximum density threshold allowed under the CDMP’s proposed Low Density Residential designation. However, staff notes that the applicant has submitted plans for the proposed development which provides for a development of 45 single-family residential units which is well within the maximum density allowed under the Low Density designation on the LUP map. Additionally, the applicant has proffered a Zoning Declaration of Restrictions, which among other things, limits the development of the subject parcel to a maximum of 51 residential units, consistent with the CDMP residential density threshold.

Therefore subject to the Boards approval of the CDMP small scale amendment to allow the redesignation of the subject property to Low Density Residential on the CDMP LUP map and subject to the acceptance of the proffered zoning covenant, staff opines that the proposed rezoning to RU-1M(a), along with the ancillary request to allow private drives would be **consistent** with the CDMP Land Use Element interpretative text and the maximum numerical density threshold permitted for the **Low Density Residential** 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 RU-1M(a), Modified Single-Family Residential District, on the subject parcel (request #1). For the reasons stated above and below, staff opines that when the request to rezone the 7.74-acre parcel to RU-1M(a) is analyzed under Section 33-311, District Boundary Change, the approval of the application subject to the Board’s acceptance of the proffered covenant 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 health, safety, morals, convenience and general welfare, with the view of giving reasonable consideration among other things to the character of the district or area and its peculiar suitability for particular uses. Staff supports the district boundary change and opines that based on the Comprehensive Development Master Plan land use designation of Low Density Residential, and for the reasons explained in the Comprehensive Development Master Plan Analysis section, the request for a zone change on the subject property to RU-1M(a) is **consistent** with the CDMP designation of the parcel on the CDMP Land Use Plan map and the CDMP covenant, and **compatible** with the natural transition of residential zoning trend of development in the surrounding area.

Staff notes that the subject property is located at the southwest corner of SW 132 Avenue and SW 232 Street. As noted earlier the applicant seeks to develop the 7.74-acre parcel with 45 single-family residential units to be developed consistent with the lot frontage and area standards found under the RU-1M(A) Zoning District. Additionally, the proposed development is designed to have a landscaped buffer along SW 232 Street and SW 132 Avenue in order to provide buffer from the adjacent parcels to the north and east. The development will also have multiple points of ingress/egress to the adjacent roadways with a system of sidewalks which will inter-connect the entire development.

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 economy of Miami-Dade County, would not tend to create a fire or other equally or greater dangerous hazard, or provoke excessive overcrowding of people, or provoke a nuisance, and would not be incompatible with the area concerned. Staff opines that approval of the request for rezoning will not have a significant impact on the surrounding roadways or transportation facilities based on the recommendations and/or information contained in memoranda from the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER). Their memorandum indicates that the application will meet the traffic concurrency criteria for an Initial Development Order. Their memorandum, dated January 19, 2022, indicates that the application lies within the Community Development Block Grant (CDBG)-eligible area, where traffic concurrency does not apply, and that the application will generate approximately 47 PM peak hour vehicle trips. Further, the Division of Environmental Resources Management of the Department of Regulatory and Economic Resources in their memorandum dated July 8, 2022, indicate that the application meets all applicable LOS standards for an initial development order for potable water service, wastewater disposal, and flood protection. In addition, the other departments reviewing the application, including the Traffic Engineering Section of the Department of Transportation and Public Works, the Miami-Dade School Board, Miami-Dade Fire Rescue Department and the Water and Sewer Department, do not object to the application. Based on the aforementioned department memoranda, staff opines that the request for rezoning will not result in, among other things, excessive noise or cause undue or excessive burden on public facilities. As such, staff opines that the proposed district boundary change to RU-1M(a) subject to the Board's acceptance of the proffered covenant, would be **compatible** with the character of the surrounding neighborhood, when considering the necessity and reasonableness of the zone change in relation to the present and future development of the area. **Therefore, subject to the Board's acceptance of the proffered covenant, staff recommends approval of request #1 for a district boundary change to RU-1M(a), under Section 33-311, District Boundary Change.**

The applicant is also seeking to permit several of the single-family residential lots to have 0' of frontage (50' required) and to permit access to a public street by means of a private drive (request #2). When this request is analyzed under the Non-Use Variances From Other Than Airport Regulations, Section 33-311(A)(4)(b), staff is of the opinion that the approval of the request would be compatible with the surrounding area, would not be detrimental to the neighborhood and would not affect the appearance of the community. Staff notes that the residential lots within the subject property will be served by private drives which interconnect throughout the development and will directly connect to 232 Street, SW 234 Street, SW 133 Avenue and SW 132 Avenue. Staff opines that due to the unique characteristics of the proposed residential development the use of private drives should be approved. Additionally, the based on the previously mentioned reviews from the Platting and Traffic Review Section as well as the Traffic Engineering Sections there are no objections to the use of private drives. For the same reasons, staff opines that approval of same with conditions will not be detrimental to the public welfare or injurious to the



other property in the territory in which the property is situated. **As such, staff recommends approval with conditions of request #2 under Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations**

**ACCESS, CIRCULATION AND PARKING:** The submitted site plan depicts one (1) ingress/egress points of direct vehicular and pedestrian access to the subject property has been provided along each of the SW 232 Street, 234 Street, SW 133 Avenue and SW 132 Avenue roadways.

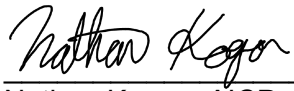
**NEIGHBORHOOD SERVICES PROVIDER REVIEW:** See attached.

**RECOMMENDATION:**

**Approval of request #1, subject to the Board's acceptance of the proffered covenant, and approval with conditions of request #2.**

**CONDITIONS FOR APPROVAL:** For request #2 only.

1. That a site plan be submitted to and meet with the approval of the Director of the Department of Regulatory and Economic Resources 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 entitled "Caldwell Site by Lennar Homes" as prepared by Pascual Perez Kiliddjian & Associates, consisting of nine (9) sheets, dated stamped received 3/4/22, twenty-five (25) sheets, entitled "Caldwell Martin", as prepared by Corwil Architects, dated stamped received 3/4/22, eight (8), entitled "Caldwell Site", as prepared by Witkin Hults + Partners, dated stamped received 3/4/22 and four (4), entitled "Caldwell Property", as prepared by Ford Engineers Inc., dated stamped received 3/4/22 for a total of thirty-nine (39) sheets..
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 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 January 19, 2022.
6. The applicant complies with all the applicable conditions, requirements recommendations, requests and other provisions of the Division of Environmental Resources of the Department of Regulatory and Economic Resources, as contained in its memorandum dated July 8, 2022.

A handwritten signature in black ink, reading "Nathan Kogon". The signature is fluid and cursive, with the first name "Nathan" and last name "Kogon" clearly distinguishable.

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

# ZONING RECOMMENDATION ADDENDUM

Lennar Homes, LLC  
PH: Z21-260

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

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

<b>Low Density Residential*</b> (Page I-31)	<p>The Adopted 2020 and 2030 Land Use Plan designates the subject property as being within the Urban Development Boundary for <b>Low Density Residential</b>. 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.</p> <p><b>(*Subject to approval of the concurrent CDMP amendment)</b></p>
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## PERTINENT ZONING REQUIREMENTS/STANDARDS

<b>Section 33-311 District Boundary Change</b>	<p>(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.</p> <p>(F) <b>Section 33-311</b> provides that the Board shall take into consideration, among other factors the extent to which:</p> <ol style="list-style-type: none"> <li>(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;</li> <li>(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;</li> </ol>
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# ZONING RECOMMENDATION ADDENDUM

Lennar Homes, LLC  
PH: Z21-260

	<p>(3) <i>The development permitted by the application, if granted, will have a favorable or unfavorable impact on the economy of Miami-Dade County, Florida;</i></p> <p>(4) <i>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;</i></p> <p>(5) <i>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.</i></p>
<b>Section 33-311 (A)(4)(b) Non-Use Variances From Other Than Airport Regulations.</b>	<p><i>Upon appeal or direct application in specific cases, the Board shall hear and grant applications for <b>non-use variances</b> 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.</i></p>

# Memorandum



**Date:** July 8, 2022

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

**From:** Rashid Istambouli, P.E.  
Department of Regulatory and Economic Resources

**Subject:** Z2021000260-4<sup>th</sup> Review  
Lennar Homes LLC  
SW 232<sup>nd</sup> Street and SW 132<sup>nd</sup> Avenue  
DBC from AU to RU-1(M)(a) modified single family  
residential and NUV for private internal roadways  
(AU) (8.51 Acres)  
23-56-39

A handwritten signature in black ink, appearing to read "R. Istambouli", positioned to the right of the "From:" field.

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DERM has reviewed concurrent application No. CDM20210015. The review conducted by DERM on this concurrent zoning application must assume that the CDM20210015 application is approved; if the CDM20210015 application is denied, then DERM recommends that this concurrent zoning applications be denied, as it would be inconsistent with the unamended CDM20210015. Accordingly, DERM's analysis and recommendations consider whether this concurrent zoning application is consistent with the CDM20210015 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 CDM20210015 application.

Finally, if the Board adopts the CDM20210015 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 Service and Wastewater Disposal

Pursuant to the Code and based on the site plan submitted in support of the requested district boundary change, the proposed 45 single-family residence 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 this development will need to obtain water and sanitary sewer extension permits prior to DERM approval of future development orders. To the extent that connection to the public sanitary sewer system is not approved due to a sanitary sewer moratorium, this memorandum shall not be interpreted as written approval from DERM to allow an alternative means of domestic wastewater disposal.

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

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

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: None**

#### 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.

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.

Pursuant to Section 24-48.1(1)(f) of the Code, a DERM Class VI Permit may be required for the construction of the proposed surface water management system for the development. The applicant is advised to contact the DERM Water Control Section at (305)372-6681 or [dermwatercontrol@miamidade.gov](mailto:dermwatercontrol@miamidade.gov) for further information regarding permitting procedures and requirements.

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 property indicates the presence of tree resources, including specimen trees (trees with a trunk diameter at breast height of 18 inches or greater) and non-specimen trees. Section 24-49 of the Code provides for the preservation and protection of tree resources. 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. 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.

The submitted landscape plan entitled "Caldwell Site" prepared by Andrew Witkin, R.L.A., and dated as received by Miami-Dade County on May 17, 2022 shows the proposed removal of tree resources. Tree removal permit application #12311 was submitted on November 23, 2021. However, this permit has not yet been issued. DERM has determined that the proposed removal of trees in accordance with the submitted site plan is allowed. DERM has no objection to this application provided that the applicant obtains this tree permit and that all conditions of the tree permit are adhered to once it is issued. Additionally, the applicant is required to execute and record a specimen tree covenant running with the land in favor of Miami-Dade County for all or a portion of the specimen trees on the subject site, specifically Trees #24, 25, 38, and 71. The applicant can contact the Tree and Forest Resources Section at [tfrs@miamidade.gov](mailto:tfrs@miamidade.gov) or (305)372-6574 for more information regarding their permitting requirements and procedures and specimen tree covenants.

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 Andrea Dopico at [Andrea.Dopico@miamidade.gov](mailto:Andrea.Dopico@miamidade.gov) for additional information or concerns regarding this review.

**Conditions of Approval: A covenant requiring the preservation of four (4) specimen live oak (*Quercus virginiana*) trees and associated understory in accordance with the Site Plan entitled "Caldwell Site by Lennar Homes", prepared by Pascual Perez Kiliddjian & Associates, digitally signed and sealed by Edgardo Perez AR 0015394 on May 6, 2022 and stamped received by the Tree and Forest Resources Section on May 16, 2022. shall be recorded. The covenanted trees are listed as #'s 24, 25, 38 & 71.**

#### Pollution Remediation

DERM has records of current contamination investigation on the subject site tracked under Caldwell Martin (DERM file HWR-1178). All construction plans (inclusive of drainage) and dewatering plans shall 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.

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 PROS for a park and DTPW for road right-of-way. Please note that the presence of any such contamination, solid waste, or methane or a delay by the applicant in disclosing such contamination or impacts to the applicable County departments could result in the county declining to accept the proposed dedication. This may in turn result in the need for the developer to reconfigure or change previously approved site plans, or make other changes to the proposed development, which may require approval after public hearing.

If an applicant elects to address soil contamination, groundwater contamination, solid waste and methane via a No Further Action with Conditions, each individual property owner will be required to execute a restrictive covenant. Please note that nothing stated herein may be interpreted to limit or restrict an engineer's or other professional's responsibility to prepare plans accurately and completely for proposed rights-of-way as well as any other projects or plans.

Please contact Thomas Kux, P.G. at [Thomas.kux@miamidade.gov](mailto: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. The subject property does not have any outstanding DERM liens or fines.

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

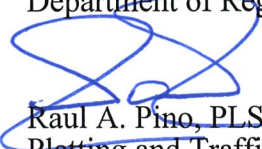


# Memorandum



**Date:** January 19, 2022

**To:** Nathan Kogon, Assistant Director  
Department of Regulatory and Economic Resources

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

**Subject:** Z2021000260  
Name: Lennar Homes, LLC  
Location: Southeast Corner of SW 232 Street and SW 132 Avenue  
Section 23 Township 56 South Range 39 East

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

1. A guardrail is required at the t-turnaround per Public Works manual.
2. Perimeter roads must be public.
3. Sidewalks must be six feet wide along public roads.
4. This land requires platting in accordance with Chapter 28 of the Miami-Dade County Code. Any right-of-way dedications per Miami-Dade Chapter 33-133 and Chapter 28 and/or improvements required will be accomplished thru the recording of a plat.

This application meets the traffic concurrency criteria because it lies within a Community Development Block Grant (CDBG)-eligible area where traffic concurrency does not apply. It will generate approximately 47 PM peak hour vehicle trips.

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.

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

## Standard Conditions:

- During the platting and/or permitting process, applicant must submit paving, grading and pavement marking plans to the Department of Regulatory and Economic Resources Platting Section for review. The set of plans shall be signed and sealed by an engineer in compliance with the Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways as well as County Standards. Additional improvements may be required once the detailed set of plans are submitted to this Section.
- All landscaping, walls, fences, entrance features, etc. will be subject to the Safe Sight Distance Triangle as per Section 33-11 of the Miami-Dade County Code and G5.3 of the Public Works and Waste Management Department Manual.

# Memorandum



**Date:** January 13, 2022

**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)

A handwritten signature in blue ink, appearing to read "Maria A. Valdes", is written over the "From:" line.

**Subject:** Zoning Application Comments - Lennar Homes, LLC  
Application No. Z2021000260 - (Pre-App. Z21P-304)

---

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: Lennar Homes, LLC

Location: The proposed project is located at the southwest corner of the intersection of SW 232<sup>nd</sup> Street and SW 132<sup>nd</sup> Avenue with Folios No. 30-6923-000-0490, 30-6923-000-0380 and 30-6923-000-0470, in approximately 8.51 Acres, in unincorporated Miami-Dade County.

Proposed Development: The applicant is seeking a district boundary change from AU (Agricultural District) to RU-1(M)(a) (Modified Single Family Residential District) to develop 45 Single Family Residences plus a Non-Use Variance of zoning and subdivision regulations to permit RU-1(M)(a) type single family residential lots to have 0' of frontage on public rights-of-way (50' required) and to permit such lots to have access to public streets by means of private roadway(s).

The subject application site with the above referenced Folios is part of WASD's Agreement No. 31375 that was requested on November 12, 2021, for the development of 8 Townhouses and 45 single family residences and points of connection are pending to be offered.

Per applicant representative Amanda M. Naldjieff email dated January 12, 2022, there will be 27 single-family residences (SFR) less than 3,001 sq. ft. and 18 SFR that will be over 3,001 sq.ft. The estimated total water demand for the proposed project will be 11,250 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 Alexander-Orr Water Treatment Plant (WTP). Currently, there is adequate treatment and water supply capacity at the WTP, consistent with Policy WS-2 A (1) of the CDMP.

On November 12, 2021, WASD Agreement No.31375 was requested for the subject development. There is an active WASD Agreement No. 30910 east of the subject development. If the infrastructure for WASD Agreement No. 30910 is conveyed by the time this project is ready for construction, thence the developer may connect to a proposed 12-inch water main in SW 132<sup>nd</sup> Avenue, that will about the eastern boundary of the project and to an existing 16-inch water main in SW 232<sup>nd</sup> Street and extend an 8-inch water main within the property in public right-of-way or WASD easement in order to provide service to all the proposed lots.

If the infrastructure for WASD Agreement No. 30910 is not conveyed by the time this project is ready for construction, per WASD's Rules and Regulations a water main extension along SW 132<sup>nd</sup> Avenue will be required. The developer can connect to an existing 16-inch water main in S.W. 232 Street at SW 132 Avenue and extend a 12-inch water main southerly in SW 132<sup>nd</sup> Avenue, as required to interconnect to

an existing 12-inch water main (E3671-2 & 7) in an easement (ORB 15521-2389) within property Folio No. 30-6923-000-0400.

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 WASD Agreement No. 31375 is offered.*

A Water Supply Certification (WSC) will be required for the proposed development. Said Certification will be issued at the time WASD Agreement No. 31375 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 and consistent with Policies WS-5E and WS-5F of the CDMP, respectively.

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.

If the infrastructure for WASD Agreement No. 30910 is conveyed by the time this project is ready for construction, then the developer shall connect to a proposed 8-inch gravity sewer in SW 132<sup>nd</sup> Avenue that will abut the eastern boundary of the property and to an existing gravity sewer system in SW 232<sup>nd</sup> Street.

If the infrastructure for WASD Agreement No. 30910 is not conveyed by the time this project is ready for construction, per WASD's Rules and Regulations, a gravity sewer extension along SW 132<sup>nd</sup> Avenue will be required. The developer can connect to an existing 8-inch gravity sewer (ES6899-7; MH No. 21A per As-built; MH No. 6 per Sewer Atlas U-29) in an existing easement (ORB 15521-2389) within the property with Folio No. 30-6923-000-0400, north of SW 132<sup>nd</sup> Avenue and SW 236<sup>th</sup> Street, and extend the same 8-inch gravity sewer northerly AT FULL DEPTH in the aforementioned easement within property Folio No. 30-6923-000-0400 to SW 132<sup>nd</sup> Avenue, and then, northerly AT FULL DEPTH in SW 132<sup>nd</sup> Avenue to SW 232<sup>nd</sup> Street.

In addition, the developer shall connect to any of the aforementioned proposed and existing gravity sewer and extend an 8-inch sanitary gravity sewer at full depth in a proposed easement and/or dedicated public Right-of-Way within the property, as required to abut and provide sewer service to all proposed lots within the proposed development. *Final points of connection and capacity approval for connection to the sewer system will be provided at the time WASD Agreement No. 31375 is offered.*

If unity of title does not apply, then any gravity sewer within the property shall be public and 8-inch minimum in diameter.

The sewage flow from the proposed development will be transmitted to Pump Station (P.S.) 1083 and P.S. 522, if connection to the gravity sewer along SW 132<sup>nd</sup> Avenue. If connection to the gravity system along SW 232<sup>nd</sup> Street, the proposed flow will be transmitted to P.S. 1146 and P.S. 522. All pump stations are currently in OK Moratorium Status. Below is the existing and projected Nominal Average Pump Operating Time (NAPOT) for said pump stations.

P.S. 1083

Existing NAPOT: 2.17 hrs.  
Proposed Development: 11,250 gpd  
Proposed Projected NAPOT: 2.71 hrs.

P.S. 522

Existing NAPOT: 3.91 hrs.  
Proposed Development: 11,250 gpd  
Proposed Projected NAPOT: 3.92 hrs.

OR

P.S. 1146

Existing NAPOT: 1.40 hrs.  
Proposed Development: 11,250 gpd  
Proposed Projected NAPOT: 1.77 hrs.

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](mailto:mavald@miamidade.gov), Alfredo B. Sanchez at (786) 552-8237 or [sanalf@miamidade.gov](mailto:sanalf@miamidade.gov), or Benita Ramirez at (786) 552-8121 or [benita.ramirez@miamidade.gov](mailto:benita.ramirez@miamidade.gov).

# Memorandum



**Date:** January 24, 2022

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

**From:** Alejandro Zizold, PROS Master Plan Manager *Alejandro Zizold*  
Planning, Design and Construction Excellence Division  
Parks, Recreation and Open Spaces Department

**Subject:** Z2021000260 – Caldwell Martin Assemblage (Associated Application: Z2021P00304)

**Applicant Name:** Thomas and Carolyn Caldwell, and Charles and Mary Martin.

**Project Location:** The subject property is +/- 8.51 Acres, located at the southwest corner of SW 232<sup>nd</sup> Street and SW 132<sup>nd</sup> Avenue, in unincorporated Miami-Dade County (Folio Nos.: 30-6923-000-0490, -0380, and -0470). The current zoning is classified as Agricultural District (AU). The land use is characterized as single family, low-density, plant nurseries, and row and field cropland.

**Proposed Development:** The applicant seeks a Administrative Site Plan Review (ASPR) for the proposed development consisting of 45 single-family home units. The applicant also seeks a district boundary change from Agricultural District (AU) to Modified Single-Family Residential (RU-1)(M)(a). A non-use variance is also sought to allow 0' frontage in (RU-1)(M)(a) on public rights-of-way, and for homes to be connected to public streets via private roadways.

**Current Park Benefit District Area Conditions:** County-owned park and recreation facilities, both areawide parks and local parks, serving Park Benefit District 3 are shown on the attached map in Figure 3. County-owned local parks that are within three miles of the subject application are described below in Table A, which lists the name, classification, acreage, and type of recreation facility for each park.

In addition, the proposed Princeton Trail will be a non-motorized pedestrian and bicycle trail located due east of the development, connecting 16.4 miles of the County from Biscayne Bay to the Everglades.

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

NAME	ADDRESS	CLASS	ACREAGE	TYPE
Black Creek Trail Connection	NB S DIXIE HWY N OF BLACK CREEK TRAIL	Mini-Park	0.02	Local
Caribbean Park	11900 SW 200TH ST	Neighborhood Park	5.17	Local
Charles Burr Park	20200 SW 127TH AVE	Neighborhood Park	3.8	Local
Debbie Curtin Park	22820 SW 112TH AVE	Neighborhood Park	9.78	Local
Goulds Wayside Park	22650 SW 123RD RD	Neighborhood Park	2.68	Local
JL (Joe) & Enid W. Demps Park	11350 SW 216TH ST	Community Park	31.1	Local
Kevin Broils Park	26150 SW 125TH AVE	Neighborhood Park	5.19	Local
Lincoln Estates Park	22210 SW 108TH AVE	Mini-Park	0.82	Local
Local Park SW 128th Ave/ SW 232nd St	12821 SW 232ND ST	Neighborhood Park	5	Local
Naranja Lakes Park	14410 SW 272 ST	Neighborhood Park	1.55	Local
Naranja Park	14150 SW 264 ST	Community Park	12.7	Local



Pine Forest Park	12875 SW 208TH ST	Neighborhood Park	6.62	Local
Pine Island Lake Park	12970 SW 268TH ST	Neighborhood Park	17.45	Local
Princetonian Park	12755 SW 252ND TER	Neighborhood Park	6.54	Local
Sharman Park	12370 SW 218TH ST	Community Park	6.71	Local
Silver Palms Park 1	11344 SW 234TH LN	Neighborhood Park	1.05	Local
Silver Palms Park 2	11300 SW 240TH LN	Neighborhood Park	1.3	Local
Silver Palms Park 3	11306 SW 242ND ST	Neighborhood Park	0.81	Local
Silver Palms Park 4	24150 SW 114TH CT	Neighborhood Park	1.09	Local
Silver Palms Park 5	11741 SW 233RD LN	Neighborhood Park	0.83	Local
Silver Palms Park 6	23380 SW 118TH AVE	Neighborhood Park	1.93	Local
Silver Palms Park 7	23800 SW 118TH PL	Neighborhood Park	6.2	Local
South Miami Heights Park	20800 SW 117TH AVE	Neighborhood Park	5.97	Local
William Randolph Community Park	11951 BAILES RD	Neighborhood Park	10.57	Local

**Impact and Demand:** This proposed development will produce a total number of 45 single-family residential dwelling units which would generate a residential population of 142 resulting in an impact of 0.39 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. The site is in Park Benefit District 2 (PBD2) which has a surplus of 347.12 acres of local parkland and therefore the project meets concurrency when analyzed in terms of Miami-Dade County's minimum Level of Service standard for the provision of recreation open space.

**Recommendation:**

- PROS recommends wayfinding signage be included on the roadways in and out of the development along SW 232<sup>nd</sup> Street to bring awareness to the Princeton Trail.
- PROS recommends further improvements on the corner of SW 232<sup>nd</sup> Street and SW 132<sup>nd</sup> Avenue, more fully optimizing neighborhood character by creating a 'Corner Attached Square.' Please refer to the Miami-Dade County Urban Design Manual Volume I (p.29).

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

**ROS-3E**

*The Parks, Recreation and Open Spaces Department shall seek to increase public awareness of available recreation opportunities through education and information programs and signage on roadways, at park entrances, and within large parks.*

**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.*

Based on our findings described herein, **PROS has no objection to this application.**

If you need additional information or clarification on this matter, please contact Sol Kohen, Park Planner II, at (305) 755-7821 or by email at [sol.kohen@miamidade.gov](mailto:sol.kohen@miamidade.gov).

AZ: at sk *AT*

Attachment

**Signature:** 

**Email:** [alissa.turtle@miamidade.gov](mailto:alissa.turtle@miamidade.gov)











# Z2021-260 Caldwell Martin Assemblage

Final Audit Report

2022-01-25

Created:	2022-01-24
By:	Sol Kohen (sol.kohen@miamidade.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAASU1cDZOdBYjMr_VxK_wU7jie207YC8h9

## "Z2021-260 Caldwell Martin Assemblage" History

-  Document created by Sol Kohen (sol.kohen@miamidade.gov)  
2022-01-24 - 4:46:53 PM GMT
-  Document emailed to Alissa Turtletaub (alissa.turtletaub@miamidade.gov) for signature  
2022-01-24 - 4:47:37 PM GMT
-  Email viewed by Alissa Turtletaub (alissa.turtletaub@miamidade.gov)  
2022-01-24 - 8:33:57 PM GMT- IP address: 168.149.142.1
-  Document e-signed by Alissa Turtletaub (alissa.turtletaub@miamidade.gov)  
Signature Date: 2022-01-24 - 8:34:08 PM GMT - Time Source: server- IP address: 168.149.142.1
-  Document emailed to Alejandro Zizold (alejandro.zizold@miamidade.gov) for signature  
2022-01-24 - 8:34:11 PM GMT
-  Email viewed by Alejandro Zizold (alejandro.zizold@miamidade.gov)  
2022-01-25 - 8:27:05 PM GMT- IP address: 168.149.142.49
-  Document e-signed by Alejandro Zizold (alejandro.zizold@miamidade.gov)  
Signature Date: 2022-01-25 - 8:29:27 PM GMT - Time Source: server- IP address: 168.149.142.49
-  Agreement completed.  
2022-01-25 - 8:29:27 PM GMT



# Miami-Dade County Public Schools

*giving our students the world*

## Superintendent of Schools

Alberto M. Carvalho

## Miami-Dade County School Board

Perla Tabares Hantman, Chair

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Lucia Baez-Geller

Dr. Dorothy Bendross-Mindingall

Christi Fraga

Dr. Lubby Navarro

Dr. Marta Pérez

Mari Tere Rojas

Luisa Santos

January 27, 2022

## **VIA ELECTRONIC MAIL**

Amanda Naldjieff, Esquire  
Holland and Knight  
701 Brickell Ave. unit 3300  
Miami, FL 33131  
[Amanda.Naldjieff@hklaw.com](mailto:Amanda.Naldjieff@hklaw.com)

**RE: PUBLIC SCHOOL CONCURRENCY ANALYSIS  
LENNAR HOMES, LLC / CALDWELL MARTIN ASSEMBLAGE - Z2021000260  
LOCATED AT 13280 SW 232 STREET  
PH3021123100602 FOLIO NO.: 3069230000490, 3069230000470, 3069230000380**

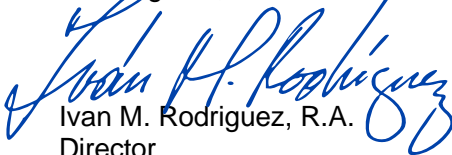
Dear Applicant:

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 45 residential units, which generate 16 students, 7 at the elementary, 4 at the middle and 5 at the senior high school level. At this time, all school levels have sufficient capacity available to serve the application.. 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-230

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

*Planning, Design & Sustainability*

Ms. Nathaly Simon, Eco-Sustainability Officer • 1450 N.E. 2<sup>nd</sup> Avenue • Suite 525 • Miami, FL 33132  
305-995-7285 • 305-995-4760 (FAX) • [nsimon1@dadeschools.net](mailto:nsimon1@dadeschools.net)



## Concurrency Management System (CMS)

Miami-Dade County Public Schools

### Miami-Dade County Public Schools

#### Concurrency Management System

#### Preliminary Concurrency Analysis

MDCPS Application Number:

**PH3021123100602**

Local Government (LG):

**Miami-Dade**

Date Application Received:

**12/31/2021 10:15:11 AM**

LG Application Number:

**Z2021000260**

Type of Application:

**Public Hearing**

Sub Type:

**Zoning**

Applicant's Name:

**Lennar Homes, LLC / Caldwell Martin Assemblage**

Address/Location:

**13280 SW 232 ST**

Master Folio Number:

**3069230000490**

Additional Folio Number(s):

**3069230000470, 3069230000380.**

PROPOSED # OF UNITS

**45**

SINGLE-FAMILY DETACHED UNITS:

**45**

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	-41	7	0	NO	Current CSA
4581	REDLAND ELEMENTARY	39	7	7	YES	Current CSA Five Year Plan
6761	REDLAND MIDDLE	0	4	0	NO	Current CSA
6761	REDLAND MIDDLE	0	4	0	NO	Current CSA Five Year Plan
7701	SOUTH DADE SENIOR	-58	5	0	NO	Current CSA
7701	SOUTH DADE SENIOR	0	5	0	NO	Current CSA Five Year Plan

#### ADJACENT SERVICE AREA SCHOOLS

6771	JORGE MAS CANOSA MIDDLE	207	4	4	YES	Adjacent CSA
7781	FELIX VARELA SENIOR	205	5	5	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 17, 2022

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

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

**Subject:** Z2021000260

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The Miami-Dade Fire Rescue Department has **no objection** to the site plan uploaded in “Energov” on 05/17/22.

For additional information, please contact [acuello@miamidade.gov](mailto:acuello@miamidade.gov) or call 305-775-3357.

***Building and Neighborhood Compliance***

**ENFORCEMENT HISTORY**

LENNAR HOMES, LLC

13280 SW 232 ST  
13200 SW 232 ST  
MIAMI-DADE COUNTY, FLORIDA.

---

**APPLICANT**

**ADDRESS**

Pending

Z2021000260

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**DATE**

**HEARING NUMBER**

**FOLIO: 30-6923-000-0490, 30-6923-000-0470, and 30-6923-000-0380**

**REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:**

June 10, 2022

**NEIGHBORHOOD REGULATIONS:**

There are no open/closed cases

**BUILDING SUPPORT REGULATIONS:**

There are no open/closed cases

**VIOLATOR:**

Lennar Homes, LLC/Caldwell Martin Assemblage

**OUTSTANDING LIENS AND FINES:**

There are no outstanding Liens, Fines, or Fees.



# RECEIVED

MIAMI-DADE COUNTY  
PROCESS NO: Z21-260

DATE: DEC 29 2021

BY: ISA

## DISCLOSURE OF INTEREST\*

If a **CORPORATION** owns or leases the subject property, list principal, stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: Lennar Homes, LLC, a Florida limited liability company

NAME AND ADDRESS	Percentage of Stock
<u>Lennar Corporation * - 700 N.W. 107th Avenue, Miami, Florida 33172</u>	<u>99 %</u>
<u>U.S. Home Corporation (a wholly owned subsidiary of Lennar Corporation *, a publicly traded company</u>	<u>1 %</u>

\* Lennar Corporation is a publicly traded company on the NYSE: LEN

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: \_\_\_\_\_

NAME AND ADDRESS (if applicable)	Percentage of Interest
_____	_____
_____	_____

Date of contract: \_\_\_\_\_

RECEIVED

MIAMI-DADE COUNTY  
PROCESS NO: Z21-260

DATE: DEC 29 2021  
BY: ISA

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

**NOTICE:** For changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

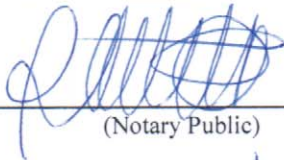
The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature:

GREG McHERSON

VICE PRESIDENT

Sworn to and subscribed before me this 22 day of December, 2021. Affiant is personally known to me or has produced \_\_\_\_\_ as identification.

  
(Notary Public)



My commission expires 5/12/2024

\*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.






A map showing a grid of streets. The vertical streets from left to right are S.W. 137TH AVENUE, S.W. 133RD AVENUE, S.W. 236TH ST., and S.W. 132ND AVE. The horizontal streets from top to bottom are S.W. 232ND STREET and S.W. 240TH STREET. A shaded rectangular area is located between S.W. 133RD AVENUE and S.W. 132ND AVE, and between S.W. 232ND STREET and S.W. 240TH STREET. This shaded area is labeled RU-1MA.

OWNER:

LENNAR HOMES  
730 NW 107TH AVENUE  
SUITE #300  
MIAMI, FLORIDA 33172  
PHONE: 305.593.1951

CALDWELL SITE  
BY  
LENNAR HOMES  
MIAMI-DADE COUNTY, FLORIDA

**SEAL:**



Digitally signed by Edgardo Perez  
DN:  
E=e\_perez@ppkarch.com  
CN=Edgardo Perez,  
O=Pascual, Perez,  
Kildjian, Starr &  
Associates\*, L=Doral,  
S=Florida, C=US  
Date: 2022.05.06  
15:43:50-04'00'

**SITE PLAN**

**SITE PLAN**

---

DATE : 2022-05-06

SCALE : AS SHOWN

DRAWN : AJS

CHECK BY: PPK

JOB NO. :

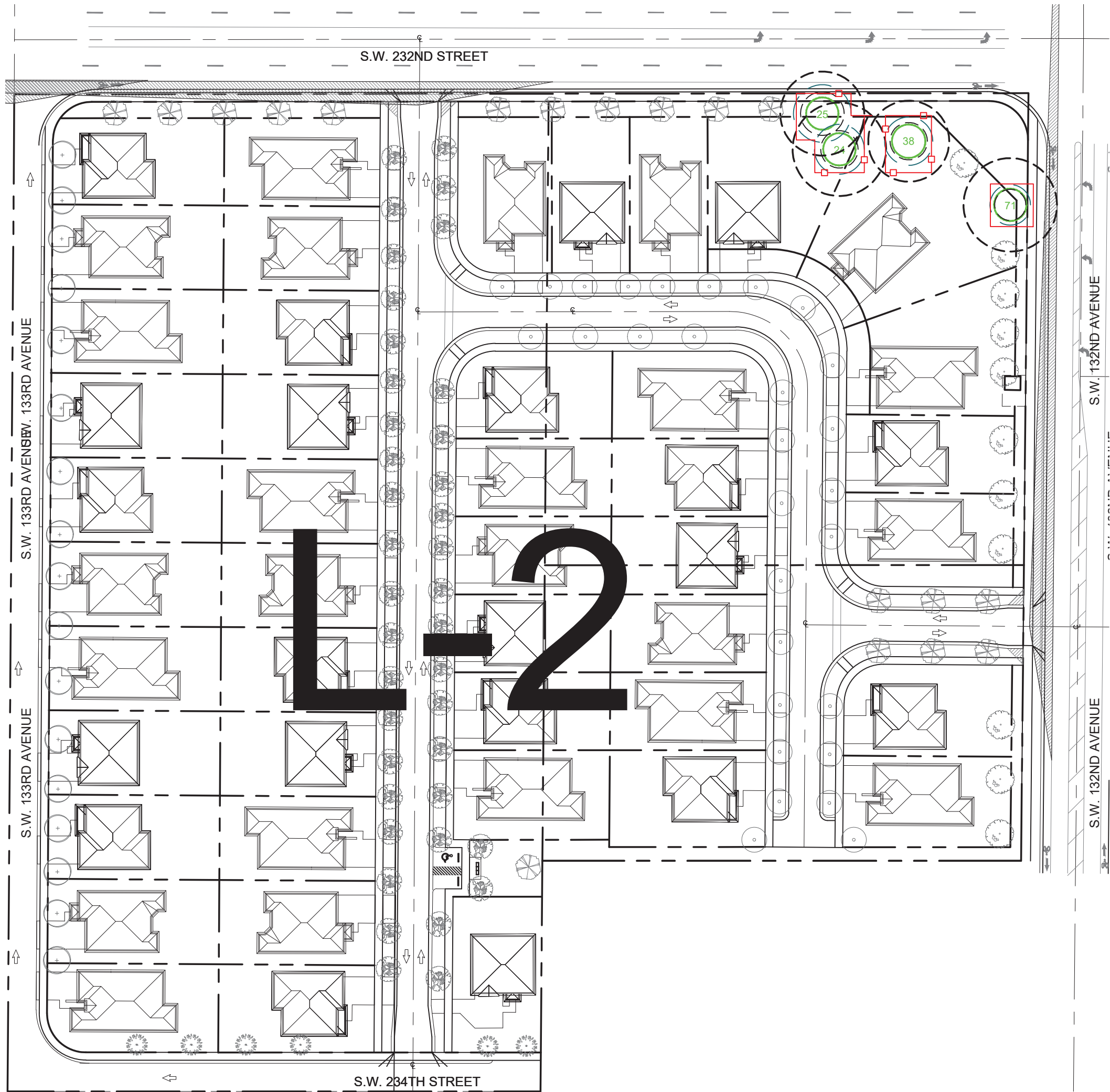
SP-1

SHEET NO. : \_\_\_\_\_









## LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

Zoning District: RU-1MA

Net Lot Area 7.74 acres 337,135.86 s.f.

### LAWN AREA CALCULATION

A. 337,135.86 total s.f. of Net Lot Area.

B. Maximum lawn area (sod) permitted = 35 % x 337,135.86 s.f. = 117,997.55 116,938.12

### TREES

A. No. trees required per net lot acre

Less existing number of trees meeting minimum requirements

= 3 trees x 45 Lots =

B. % Palms Allowed: No. trees required x 30% =

C. % Natives Required: No. trees provided x 30% =

D. Street trees (maximum average spacing of 35' o.c.):

4,182 linear feet along street =

E. Street trees located directly beneath power lines

(maximum average spacing of 25' o.c.):          linear feet along street / 25 =

F. Total Trees Required

A + D + E = 255 Total Trees

### REQUIRED

### PROVIDED

135

41

41

120

N/A

255

2√4  
\*135

2√4  
\*153

120

N/A

2√4  
255

### SHRUBS

A. No. trees required x 10 = No. of shrubs allowed

B. No. shrubs allowed x 30% = No. of native shrubs required

2,550

765

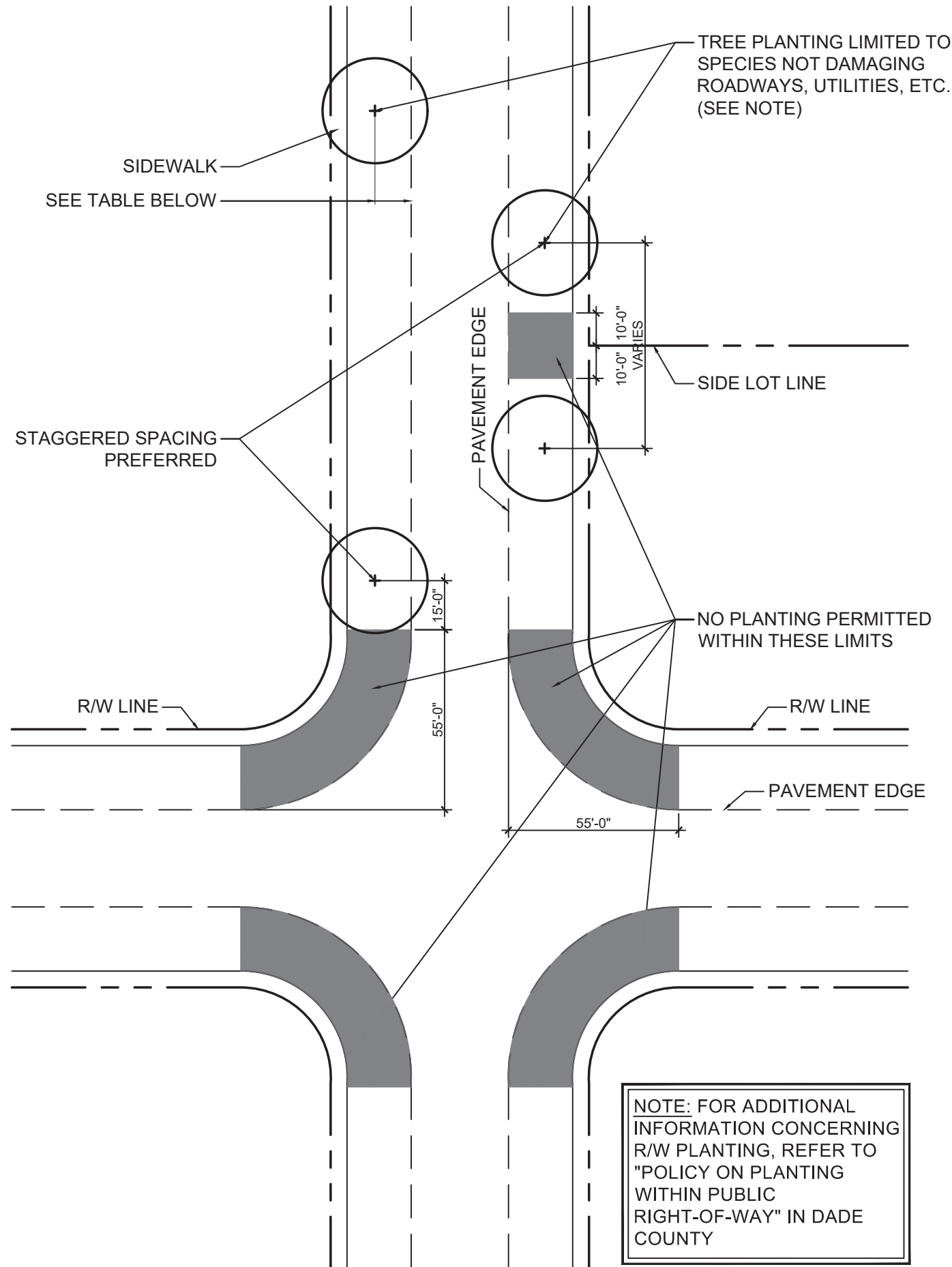
\*2,718

\*2,232

SEE LANDSCAPE

\*Includes 4 Existing Trees to count towards lot tree requirements, please see Tree Disposition plans for exact species and locations.  
 \*Includes 90 Trees, 90 Palms, and 2,700 Shrubs and 90 Native Trees and 2,214 Native Shrubs from Typical Landscape Plans. See sheets L-3 through L-7 for Typical Landscape Plans  
 Typical 50's SFH Landscape Plan Breakdown:

<b><u>Model 1833 Average</u></b>		<b><u>Typical SFH 1833 Average</u></b>	
Trees = 3	Shrubs = 60	Palms = 90*	Shrubs = 2,700*
Native Trees = 2	Native Shrubs = 34	<b><u>Native Trees = 90*</u></b>	<b><u>Native Shrubs = 2214*</u></b>
<hr/>			
<b><u>Model 2237 Average</u></b>		<b><u>Typical SFH 2237 Average</u></b>	
Trees = 3	Shrubs = 60		
Native Trees = 2	Native Shrubs = 44		
<hr/>			
<b><u>Model 2532 Average</u></b>		<b><u>Typical SFH 2532 Average</u></b>	
Trees = 3	Shrubs = 60		
Native Trees = 2	Native Shrubs = 60		
<hr/>			
<b><u>Model 3045 Average</u></b>		<b><u>Typical SFH 3045 Average</u></b>	
Trees = 3	Shrubs = 60		
Native Trees = 2	Native Shrubs = 60		
<hr/>			
<b><u>Model 3120 Average</u></b>		<b><u>Typical SFH 3120 Average</u></b>	
Trees = 3	Shrubs = 60		
Native Trees = 2	Native Shrubs = 48		
<hr/>			
<b><u>Typical SFH Average:</u></b>		<b><u>LANDSCAPE LIST OVER</u></b>	
Trees = 3	Shrubs = 60		



## 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.

## SYMBOL LEGEND

-  Tree to Remain
-  Tree to Remove
-  Existing Tree Canopy
-  Critical Root Zone
-  Tree Protection Zone
-  Tree Protection Barrier

## KEY PLAN

Scale: NTS









## SHEET INDEX:







- |     |  |
|-----|--|
| L-1 | INDEX                                    |
| L-2 | OVERALL LANDSCAPE PLAN                   |
| L-3 | TYPICAL SFH MODEL 2833 LANDSCAPE PLAN    |
| L-4 | TYPICAL SFH MODEL 2237 LANDSCAPE PLAN    |
| L-5 | TYPICAL SFH MODEL 2532 LANDSCAPE PLAN    |
| L-6 | TYPICAL SFH MODEL 3045-NG LANDSCAPE PLAN |
| L-7 | TYPICAL SFH MODEL 3120 LANDSCAPE PLAN    |
| L-8 | LANDSCAPE DETAILS                        |

Caldwell Martin Tree Mitigation Calculations			
Tree Mitigation Breakdown			
Type	Requirement	Qty	Sq. Ft.
Tree 1	12' OA	-	-
Tree 1 Native	12' OA	57	28,500
Tree 2	8' OA	57	17,100
Tree 2 Native	8' OA	96	28,800
Palm 1	10' CT	-	-
Palm 1 Native	10' CT	-	-
Palm 2	3' CT	90	9,000
Palm 2 Native	3' CT	-	-
Tree 3	6' OA	-	-
Tree 3 Native	6' OA	-	-
Tree Replacement			
	Required	Provided	
Palm Replacement (Sq.Ft.)		9,000	
Native Palm Replacement (Sq.Ft.)		-	
Total Palm Replacement (Sq.Ft.)		9,000	
Native Tree Replacement (Sq.Ft.)		57,300	
Total Replacement (Sq.Ft.)	58,789	83,400	

## LANDSCAPE LIST - OVERALL

TREES			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
	11	*Quercus virginiana LIVE OAK	[STREET TREES] 12' HT. X 6' SPR. 2" Cal. F.G.
	17	*Bursera simaruba GUMBO LIMBO	[STREET TREES] 12' HT. X 6' SPR. 2" Cal. F.G.
	6	*Chrysophyllum oliviforme SATINLEAF	[STREET TREES] 12' HT. X 6' SPR. 2" Cal. F.G.
	18	Tabebuia heterophylla PINK TRUMPET TREE	[STREET TREES] 12' HT. X 6' SPR. 2" Cal. F.G.
	29	*Conocarpus erectus GREEN BUTTONWOOD	[STREET TREES] 12' HT. X 6' SPR. 2" Cal. F.G.
	39	Bulnesia arborea VERAWOOD	[STREET TREES] 12' HT. X 6' SPR. 2" Cal. F.G., F.F.
SHRUBS AND GROUNDCOVERS			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
CG	18	*Clusia guttifera SMALL LEAF CLUSIA	24" HT. X 24" SPR. / 24" O.C. 3 GAL.
LAWN	As Required	Stenotaphrum secundatum 'Floratam' ST. AUGUSTINE GRASS	SOLID EVEN SOD

## LANDSCAPE LIST - SFH TYPICALS ONLY

TREES			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
	18	*Bursera simaruba GUMBO LIMBO	8' HT. X 1.5" CAL. F.G.
	9	*Ilex cassine DAHOON HOLLY	8' HT X 1 1/2" Cal. F.G.
	36	*Conocarpus erectus 'sericeus'	8' HT. X 1.5" CAL.
		SILVER BUTTONWOOD	F.G.
	27	*Swietenia mahagoni MAHOGANY	8' HT. X 1.5" CAL. F.G.
	18	Veitchia montgomeryana 'double' DOUBLE MONTGOMERY PALM	10' O.A. HT., DOUBLE F.G.
	72	Veitchia montgomeryana 'single' SINGLE MONTGOMERY PALM	10' O.A. HT., SINGLE F.G.



Seal:



Digitally signed  
by Andrew M  
Witkin  
Date:  
2022.05.17  
15:49:39 -04'00'

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

L-2

CRITICAL ROOT ZONE, TYP.

S.W. 132ND AVENUE

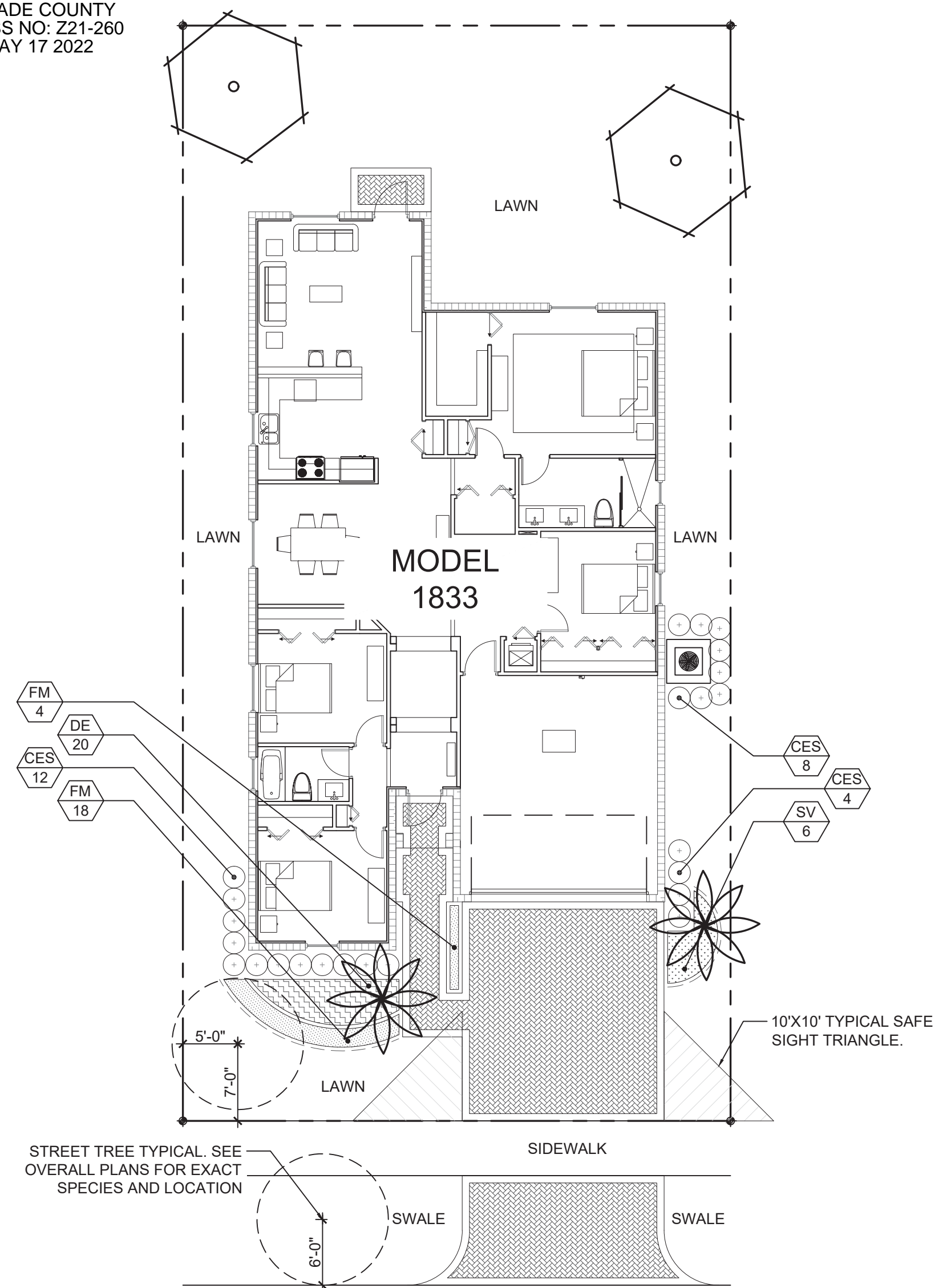
S.W. 132ND AVENUE

NORTH

Scale: 1" = 40'-0"

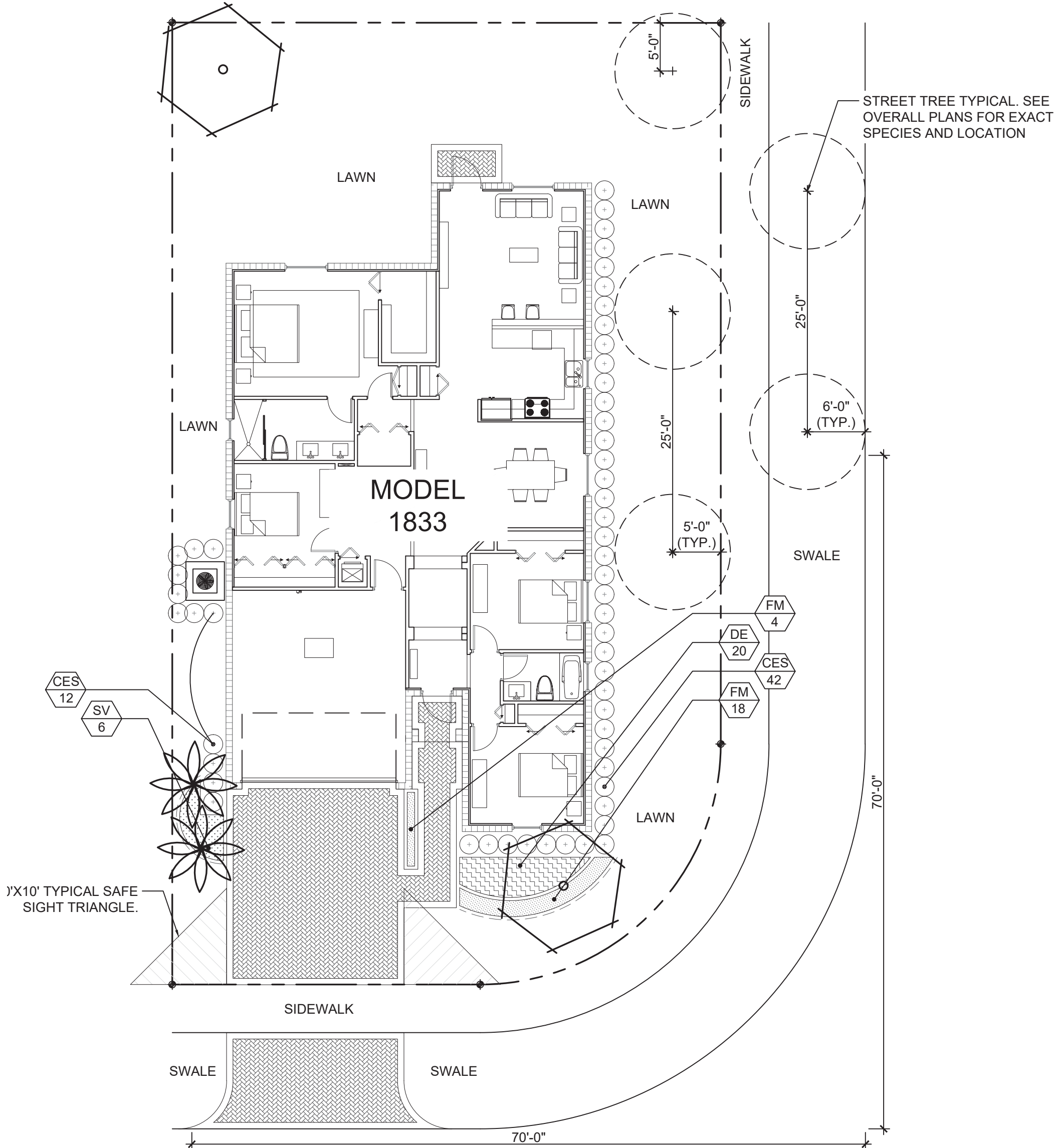








Scale: 1"=10'

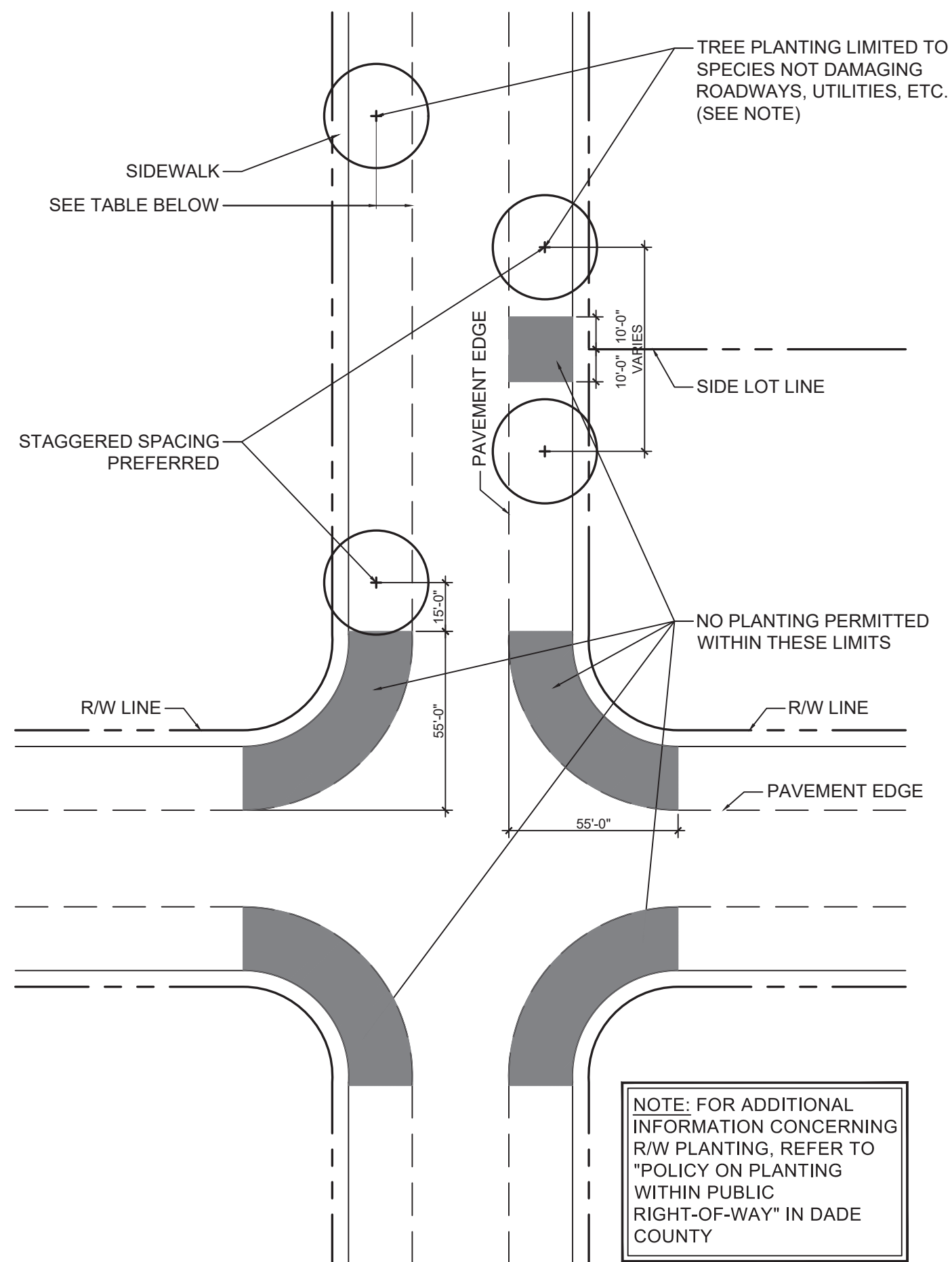
TREES			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
	2	Velthechia montgomeryana 'single' SINGLE MONTGOMERY PALM	10' O.A. HT., SINGLE F.G.
	2	*Swietenia mahagoni MAHOGANY	8' HT. X 1.5" CAL. F.G.
SHRUBS AND GROUNDCOVERS			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
CES	24	*Conocarpus erectus sericeus SILVER BUTTONWOOD HEDGE	24" HT. X 24" SPR. / 24" O.C. 3 GAL.
DE	20	Duranta erecta 'Gold Mound' GOLD MOUND DURANTA	18" HT. X 18" SPR. / 18" O.C. 3 GAL.
FM	22	Ficus microcarpa 'Green Island' GREEN ISLAND FICUS	15" HT. X 15" SPR. / 15" O.C. 3 GAL.
SV	6	Schefflera variegata VARIEGATED SCHEFFLERA	18" HT. X 18" SPR. / 24" O.C. 3 GAL.
LAWN	As Required	Stenotaphrum secundatum 'Floratum' ST. AUGUSTINE GRASS	SOLID EVEN SOD
* DENOTES NATIVE SPECIES			



Scale: 1"=10'

CORNER LANDSCAPE LIST			
TREES			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
	2	*Vetichia montgomeryana 'single' SINGLE MONTGOMERY PALM	10' O.A. HT., SINGLE F.G.
	2	*Swietenia mahagoni MAHOGANY	8' HT. X 1.5" CAL. F.G.
SHRUBS AND GROUNDCOVERS			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
CES	54	*Cocarpus erectus sericeus SILVER BUTTONWOOD HEDGE	24" HT. X 24" SPR. / 24" O.C.
DE	20	Duranta erecta 'Gold Mound' GOLD MOUND DURANTA	18" HT. X 18" SPR. / 18" O.C.
FM	22	Ficus microcarpa 'Green Island' GREEN ISLAND FICUS	15" HT. X 15" SPR. / 15" O.C.
SV	6	Schefflera variegata VARIEGATED SCHEFFLERA	18" HT. X 18" SPR. / 24" O.C.
LAWN	As Required	Stenotaphrum secundatum 'Florantam' ST. AUGUSTINE GRASS	SOLID EVEN SOD

\* DENOTES NATIVE SPECIES

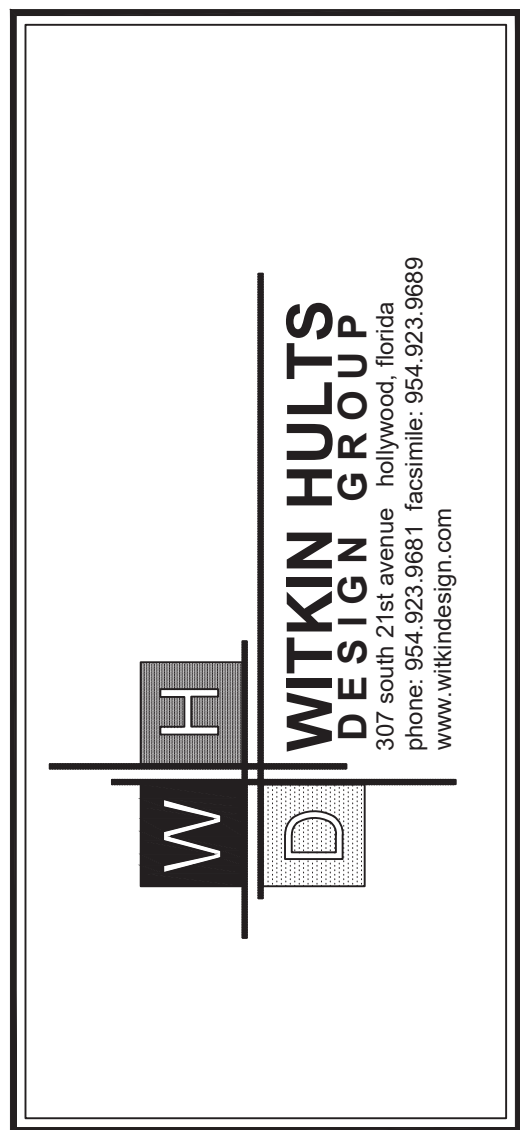
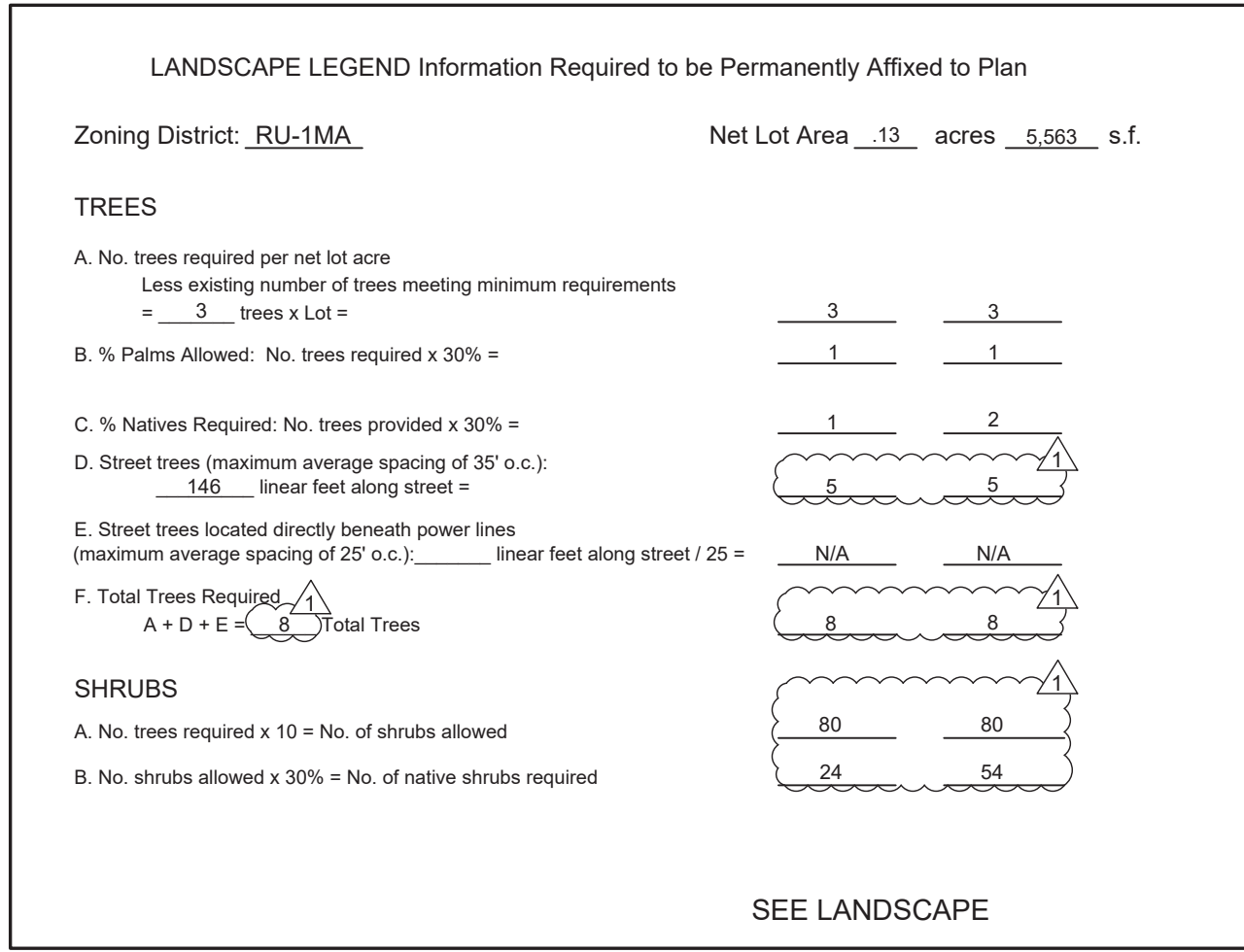
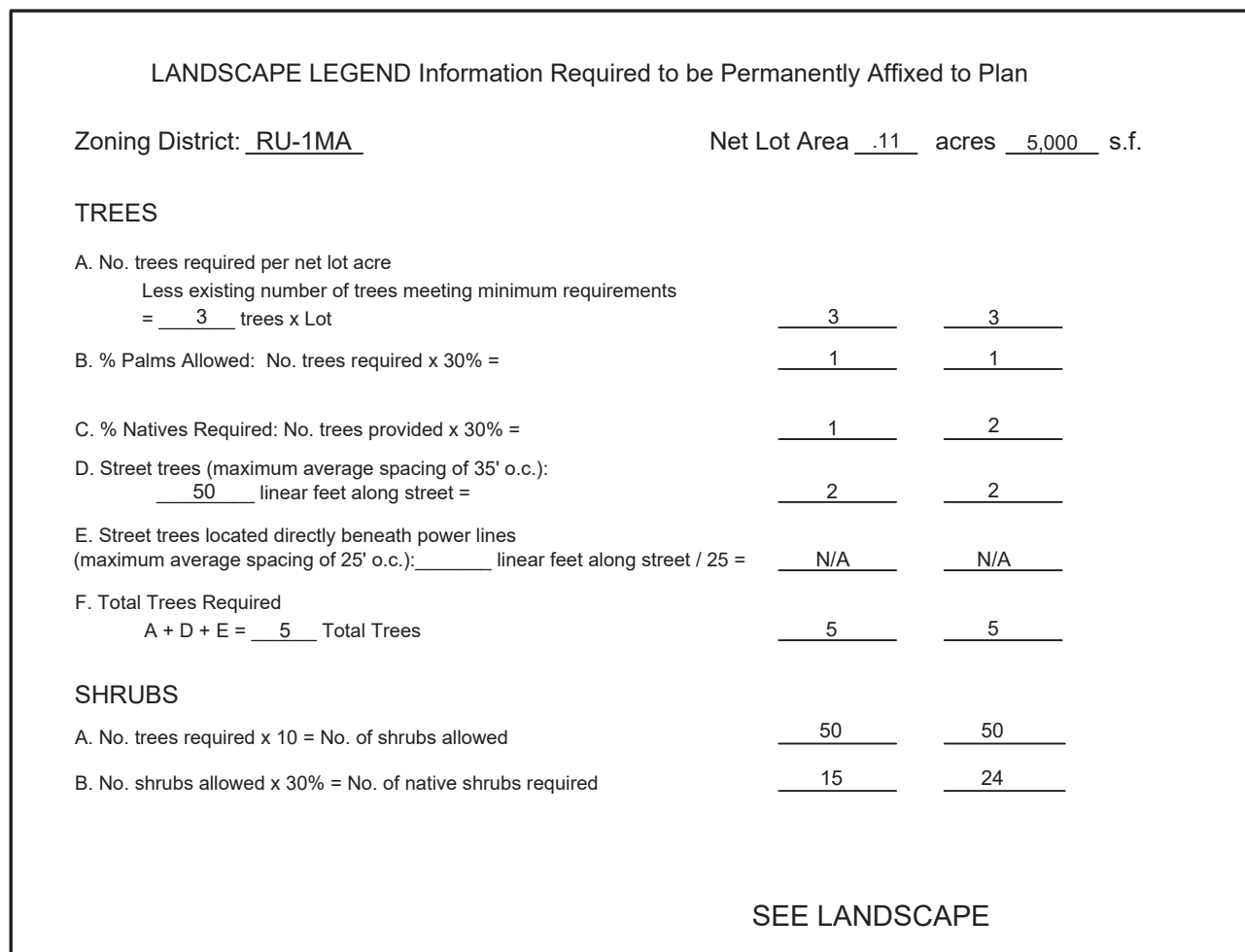


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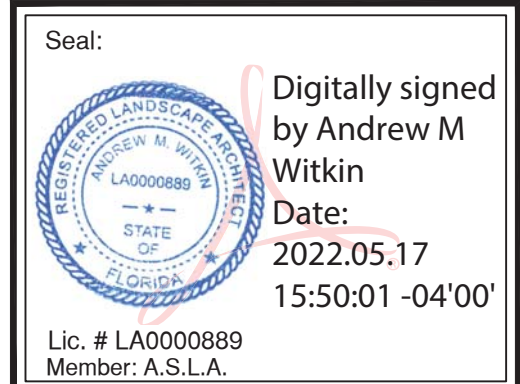
	DESIGN SPEED		
ROADWAYS	BELOW 35 mph	35 - 45 mph	50 mph & ABOVE
NO CURB & GUTTER	6'	14'	30'
WITH CURB & GUTTER	4'	4'	14'

## 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.



Project: CALDWELL SITE  
MIAMI DADE COUNTY, FLORIDA  
TYPICAL SINGLE FAMILY HOME MODEL 1833 LANDSCAPE PLAN

[illegible]

Drawing: SFH - M1833 Landscape Plan

Date: 10/27/2021

Scale: See Left

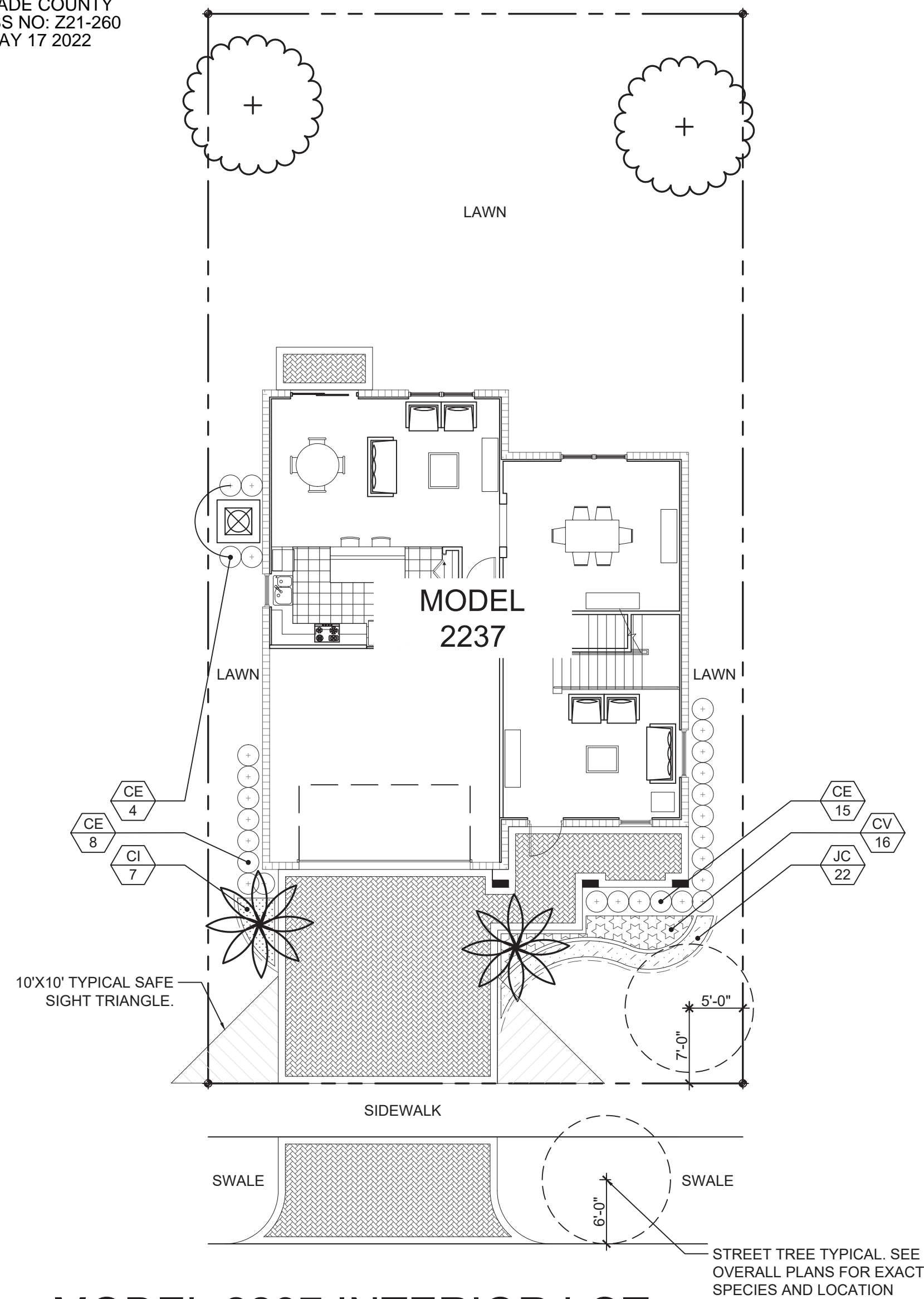
Drawn by: MAV

Sheet No.:

L-3

Cad Id.: 2021-052

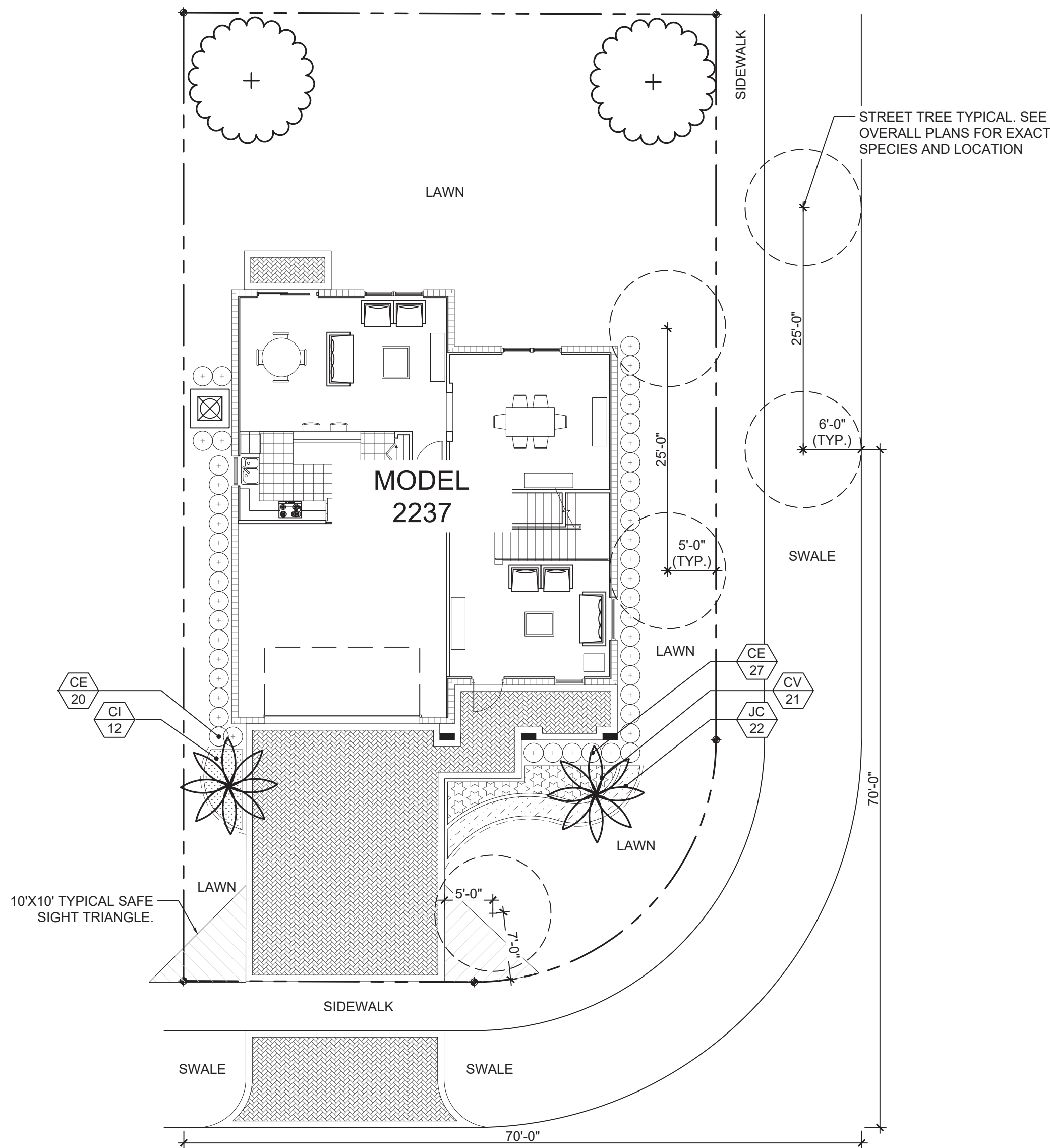




Scale: 1"=10'

TREES			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
	2	"Conocarpus erectus 'sericeus' SILVER BUTTONWOOD	8' HT. X 1.5" CAL.
	2	Vetchia montgomeryana 'single' SINGLE MONTGOMERY PALM	10' O.A. HT. 1"Ø.
SHRUBS AND GROUNDCOVERS			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
CE	27	"Conocarpus erectus GREEN BUTTONWOOD	24" HT. X 24" SPR. / 24" O.C.
CI	7	"Chrysobalanus icaco GREEN COCOPLUM	18" HT. X 18" SPR. / 18" O.C. 3 GAL.
CV	16	Codiaeum variegatum 'Stoplight' CROTON	18" HT. X 18" SPR. / 18" O.C. 3 GAL.
JC	22	Juniperus chinensis 'Parsoni' PARSON'S JUNIPER	15" HT. X 15" SPR. / 15" O.C. 3 GAL.
LAWN	As Required	Stenotaphrum secundatum 'Floramat' ST. AUGUSTINE GRASS	SOLID EVEN SOD

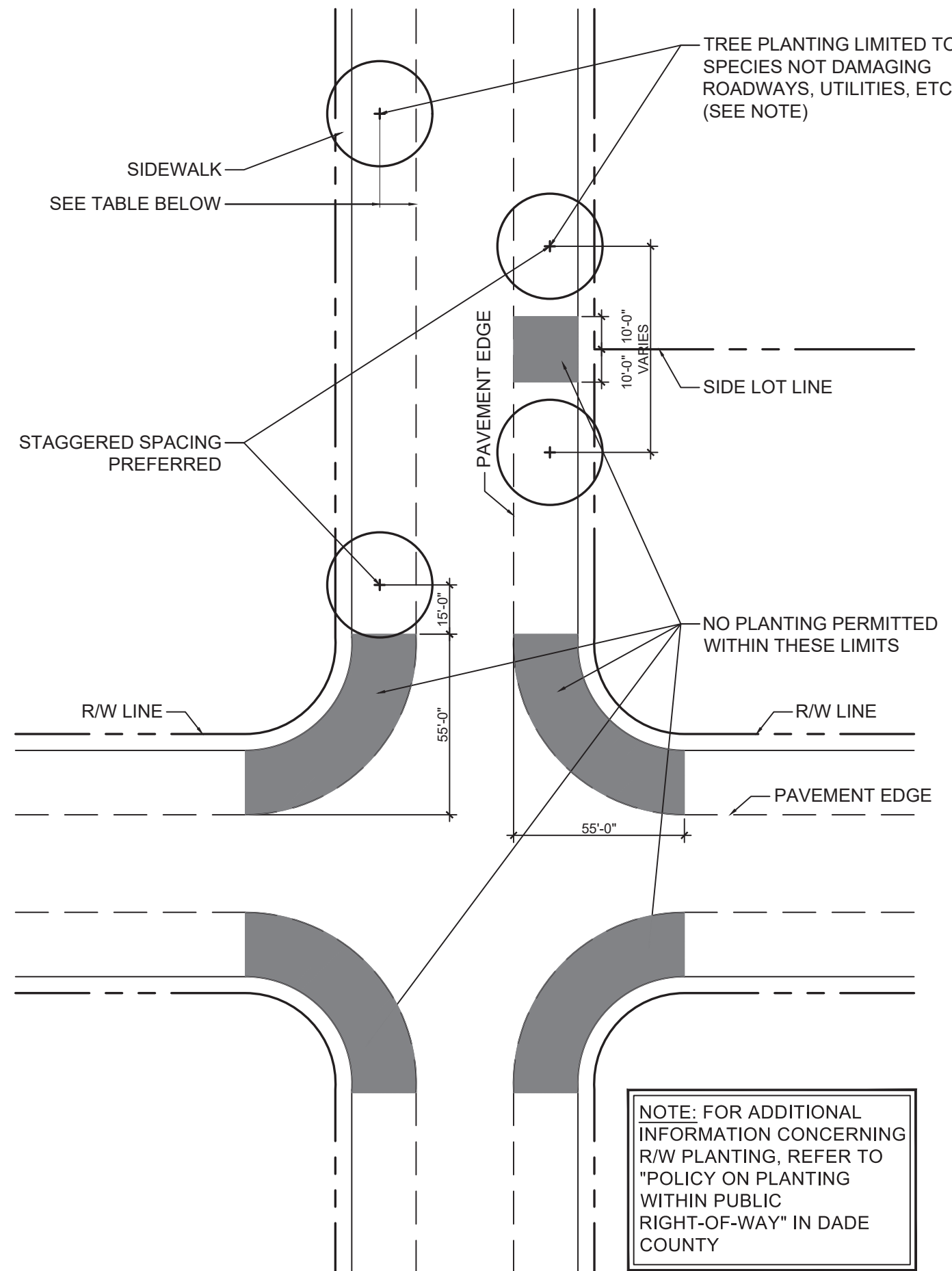
\* DENOTES NATIVE SPECIES



Scale: 1"=10'

CORNER LANDSCAPE LIST			
TREES			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
	2	"Conocarpus erectus 'sericeus' SILVER BUTTONWOOD	6" HT. X 1.5" CAL. F.G.
	2	Vellichia montgomeryana 'single' SINGLE MONTGOMERY PALM	10' O.A. HT. F.G.
SHRUBS AND GROUNDCOVERS			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
CE	47	"Conocarpus erectus GREEN BUTTONWOOD	24" HT. X 24" SPR. / 24" O.C.
CI	12	"Chrysanthemum lewisii GREEN COCOPLUM	18" HT. X 18" SPR. / 18" O.C. 3 GAL.
CV	21	Codiaeum variegatum 'Stoplight' CROTON	18" HT. X 18" SPR. / 18" O.C. 3 GAL.
JC	22	Juniperus chinensis 'Parsoni' PARSON'S JUNIPER	15" HT. X 15" SPR. / 15" O.C. 3 GAL.
LAWN	As Required	Stenotaphrum secundatum 'Floratum' ST. AUGUSTINE GRASS	SOLID GREEN SOD

\* DENOTES NATIVE SPECIES



## 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'

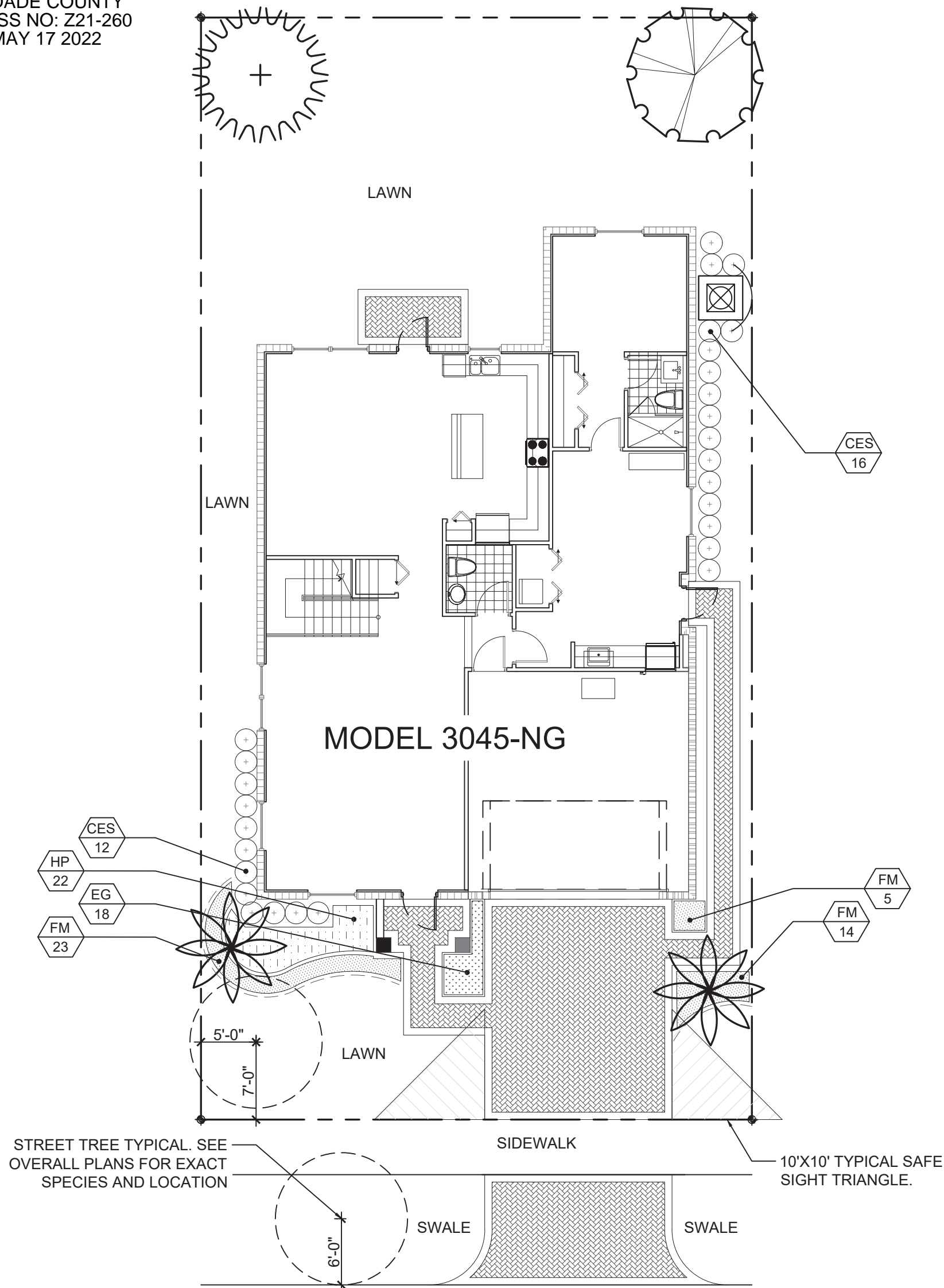
## LANDSCAPE NOTES:

- 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.












## MODEL 3045-NG INTERIOR LOT

Scale: 1"=10'

TREES			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
	1	*Ilex cassine DAHOON HOLLY	8' HT X 1 1/2" Cal. F.G.
	2	*Vetelia montgomeryana 'single' SINGLE MONTGOMERY PALM	10' O.A. HT., SINGLE F.G.
	1	*Swietenia mahagoni MAHOGANY	8' HT X 1 1/2" Cal. F.G.
SHRUBS AND GROUNDCOVERS			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
CES	28	*Conocarpus erectus sericeus SILVER BUTTONWOOD HEDGE	24" HT. X 24" SPR. / 24" O.C. 3 GAL.
EG	18	Evolvulus glomeratus BLUE DAZE	8" HT. X 12" SPR. / 12" O.C. 1 GAL.
FM	42	Ficus microcarpa 'Green Island' GREEN ISLAND FICUS	15" HT. X 15" SPR. / 15" O.C. 3 GAL.
HP	22	*Hamelia patens 'compact' DWARF FIREBUSH	24" HT. X 18" SPR. / 18" O.C. 3 GAL.
LAWN	As Required	Stenotaphrum secundatum 'Floratam' ST. AUGUSTINE GRASS	SOLID EVEN SOD

\* DENOTES NATIVE SPECIES

LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

Zoning District: RU-1MA      Net Lot Area .11 acres 5,000 s.f.

**TREES**

A. No. trees required per net lot acre  
 Less existing number of trees meeting minimum requirements  
     = 3 trees x Lot = 3

B. % Palms Allowed: No. trees required x 30% = 1      1

C. % Natives Required: No. trees provided x 30% = 1      2

D. Street trees (maximum average spacing of 35' o.c.):  
     50 linear feet along street = 2      2

E. Street trees located directly beneath power lines  
 (maximum average spacing of 25' o.c.): 50 linear feet along street / 25 = N/A      N/A

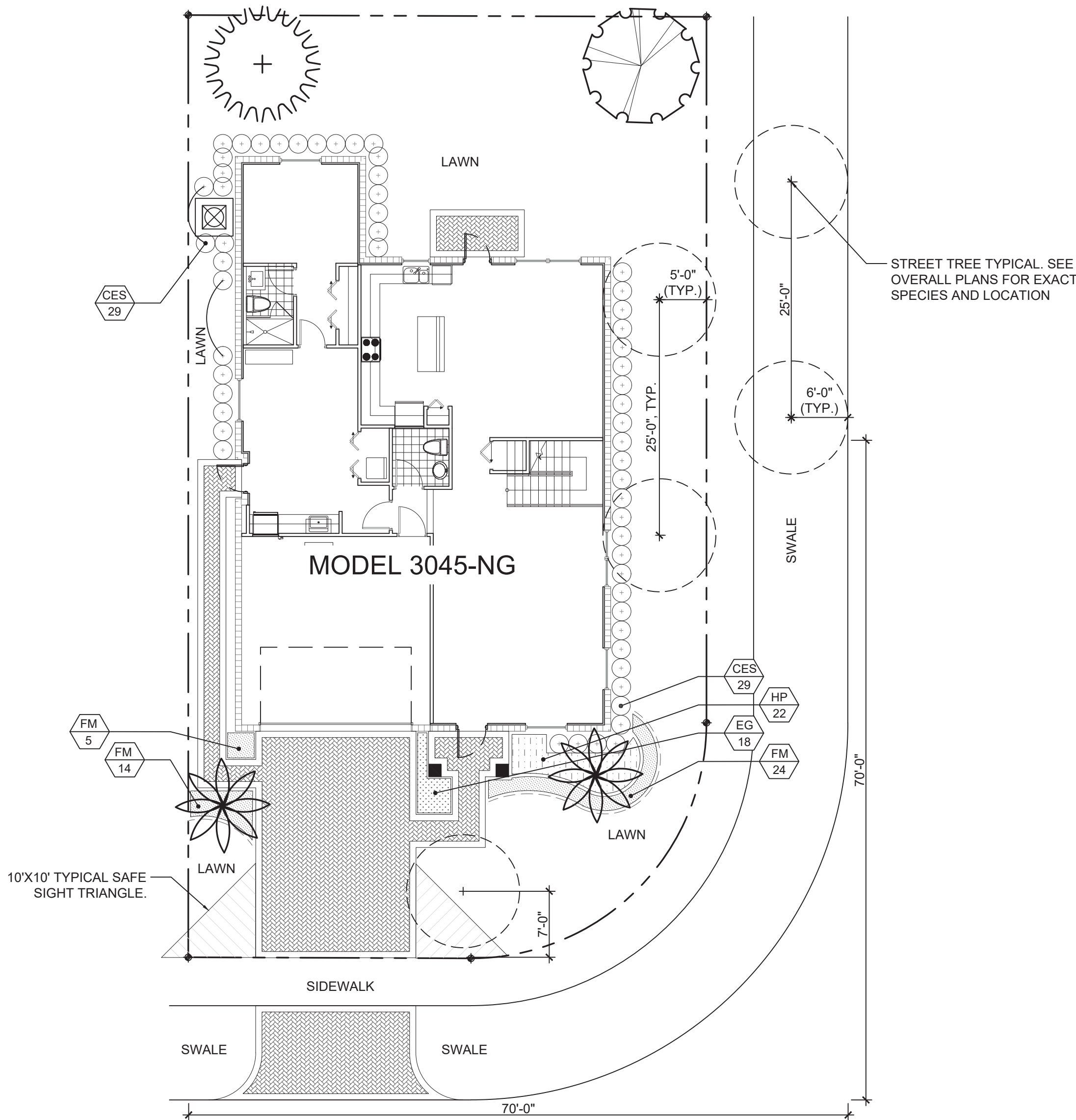
F. Total Trees Required  
 A + D + E = 5 Total Trees      5

**SHRUBS**

A. No. trees required x 10 = No. of shrubs allowed      50      50

B. No. shrubs allowed x 30% = No. of native shrubs required      15      50

SEE LANDSCAPE






# MODEL 3045-NG CORNER LOT

Scale: 1"=10'

# CORNER LANDSCAPE LIST

## TREES

SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
	1	*Ilex cassine DAHOON HOLLY	8' HT X 1 1/2" Cal. F.G.
	2	Veliichia montgomeryana 'single' SINGLE MONTGOMERY PALM	10' O.A. HT., SINGLE F.G.
	1	*Swietenia mahagoni MAHOGANY	8' HT X 1 1/2" Cal. F.G.

## SHRUBS AND GROUNDCOVERS

SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
CES	58	*Cocnarpus erectus sericeus SILVER BUTTONWOOD HEDGE	24" HT. X 24" SPR. / 24" O.C. 3 GAL.
EG	18	Evolvulus glomeratus BLUE DAZE	8" HT. X 12" SPR. / 12" O.C. 1 GAL.
FM	43	Ficus microcarpa 'Green Island' GREEN ISLAND FIGUS	15" HT. X 15" SPR. / 15" O.C. 3 GAL.
HP	22	*Hamelia patens 'compact' DWARF FIREBUSH	24" HT. X 18" SPR. / 18" O.C. 3 GAL.
LAWN	As Required	Stenotaphrum secundatum 'Floratam' ST. AUGUSTINE GRASS	SOLID EVEN SOD

\* DENOTES NATIVE SPECIES

LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

Zoning District: RU-1MA

Net Lot Area 12 acres 5,365 s.f.

**TREES**

A. No. trees required per net lot acre

Less existing number of trees meeting minimum requirements  
= 3 trees x Lot =

B. % Palms Allowed: No. trees required x 30% =

C. % Natives Required: No. trees provided x 30% =

D. Street trees (maximum average spacing of 35' o.c.):  
146 linear feet along street =

E. Street trees located directly beneath power lines  
(maximum average spacing of 25' o.c.) \_\_\_\_\_ linear feet along street / 25' =

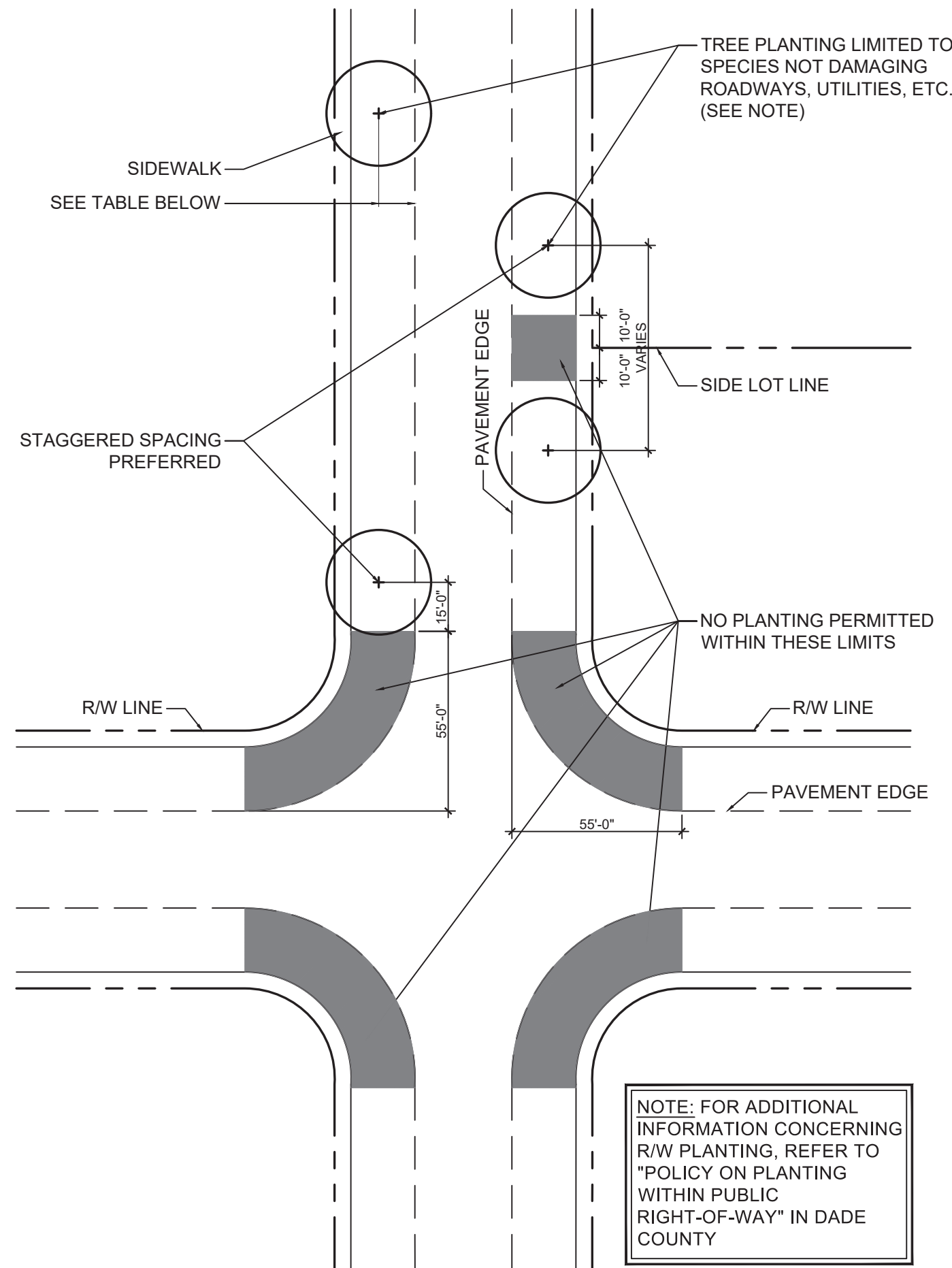
F. Total Trees Required  
A + D + E = 146 Total Trees

**SHRUBS**

A. No. trees required x 10 = No. of shrubs allowed

B. No. shrubs allowed x 30% = No. of native shrubs required

SEE LANDSCAPE



## Public R.O.W. Planting Setback

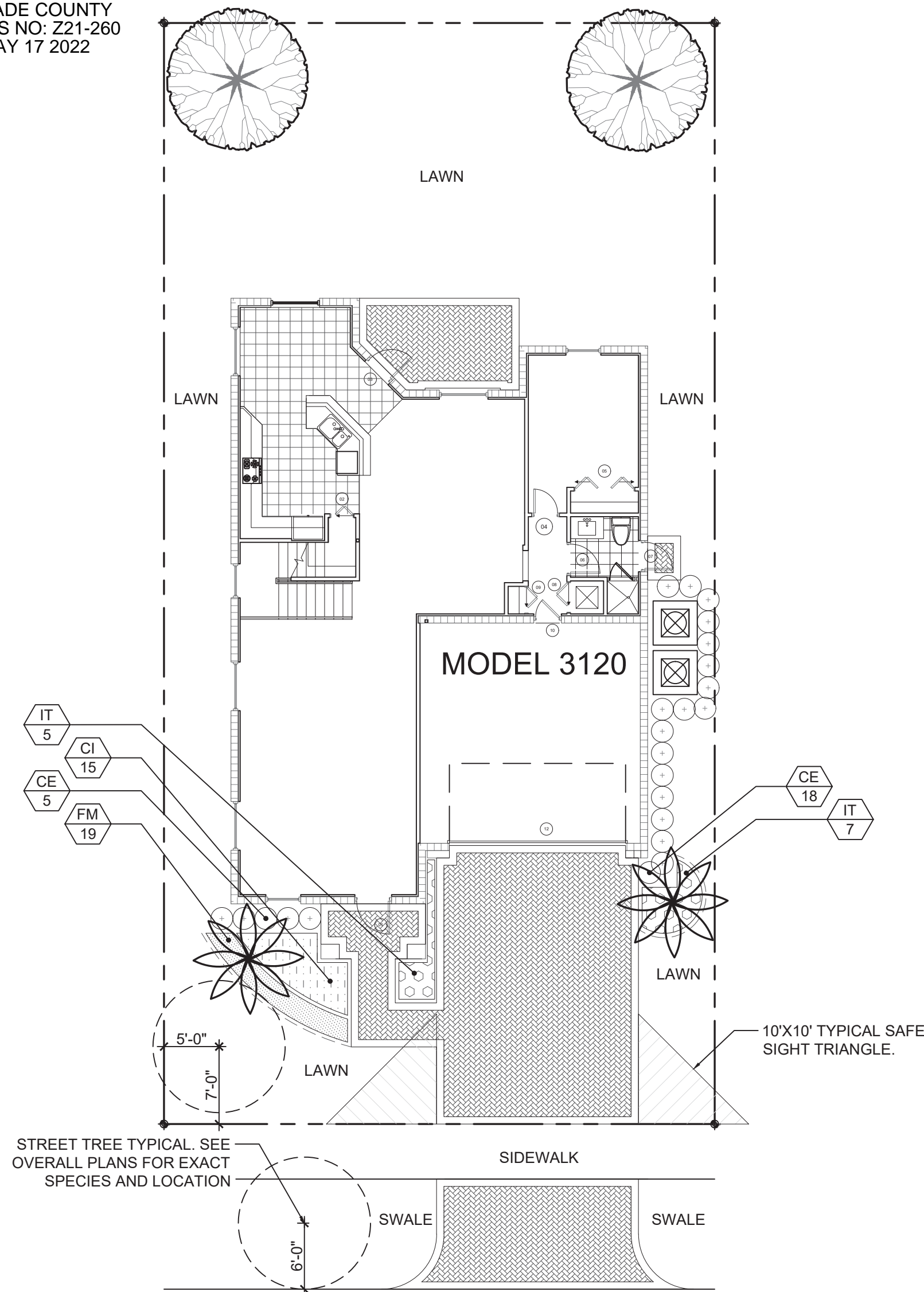
SCALE: 1" = 40'-0"

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

## 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.



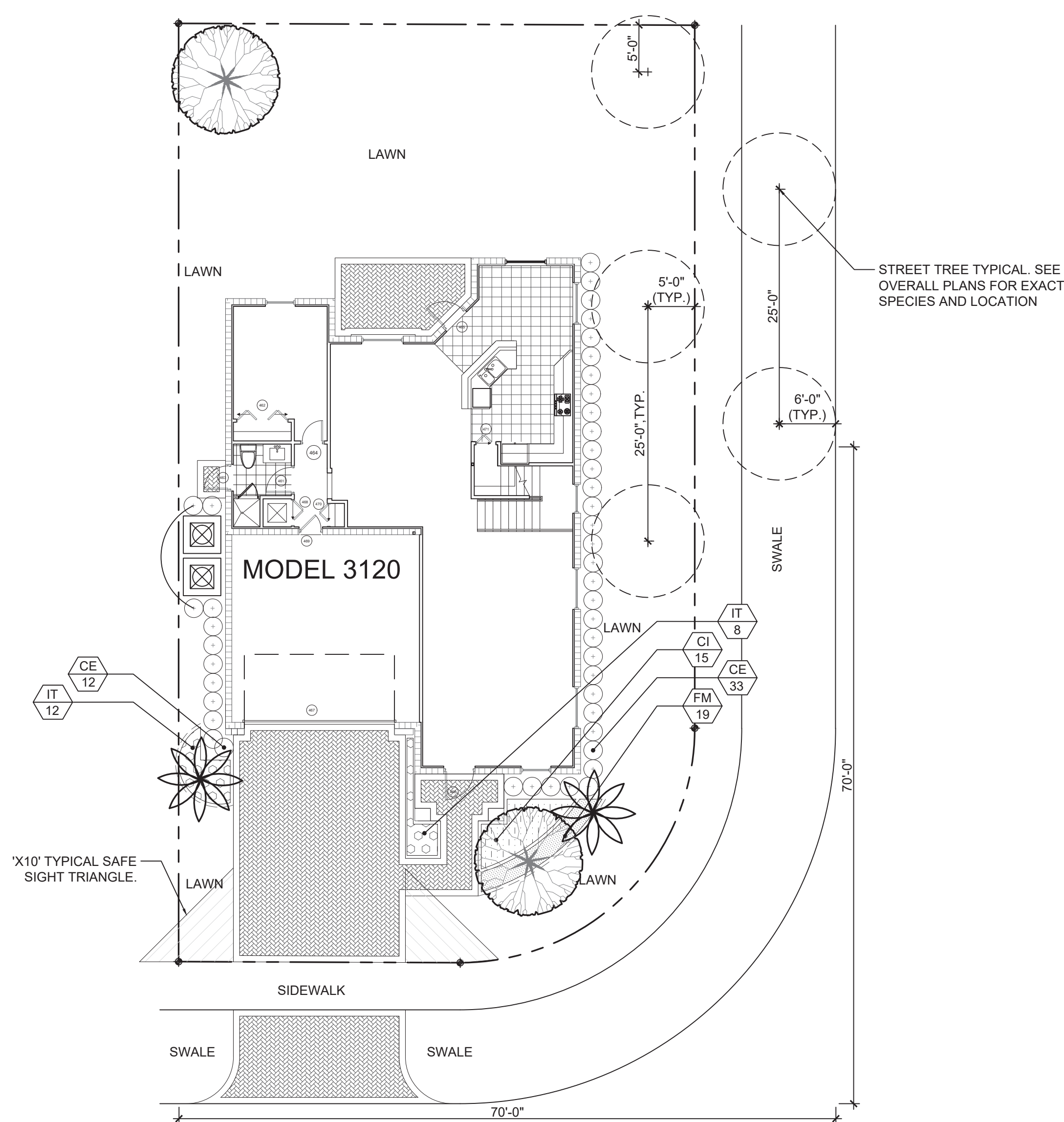


# MODEL 3120 INTERIOR LOT

Scale: 1"=10'



TREES			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
	2	Veltchia montgomeryana 'single' SINGLE MONTGOMERY PALM	10' O A HT., SINGLE F.G.
	2	"Conocarpus erectus 'sericeus' SILVER BUTTONWOOD	8' HT X 1 1/2' Cal. F.G.
SHRUBS AND GROUNDCOVERS			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
CE	23	"Conocarpus erectus GREEN BUTTONWOOD	24" HT. X 24" SPR. / 24" O.C. 3 GAL.
CI	15	"Chrysobalanus icaco 'Red Tip' RED TIP COCOPLUM	24" HT. X 24" SPR. / 24" O.C. 3 GAL.
FM	19	Ficus microcarpa 'Green Island' GREEN ISLAND FICUS	15" HT. X 15" SPR. / 15" O.C. 3 GAL.
IT	12	Ixora taiwanese 'Dwarf' DWARF IXORA	18" HT. X 18" SPR. / 24" O.C. 3 GAL.
LAWN	As Required	Stenotaphrum secundatum 'Floratam' ST. AUGUSTINE GRASS	SOLID EVEN SOD

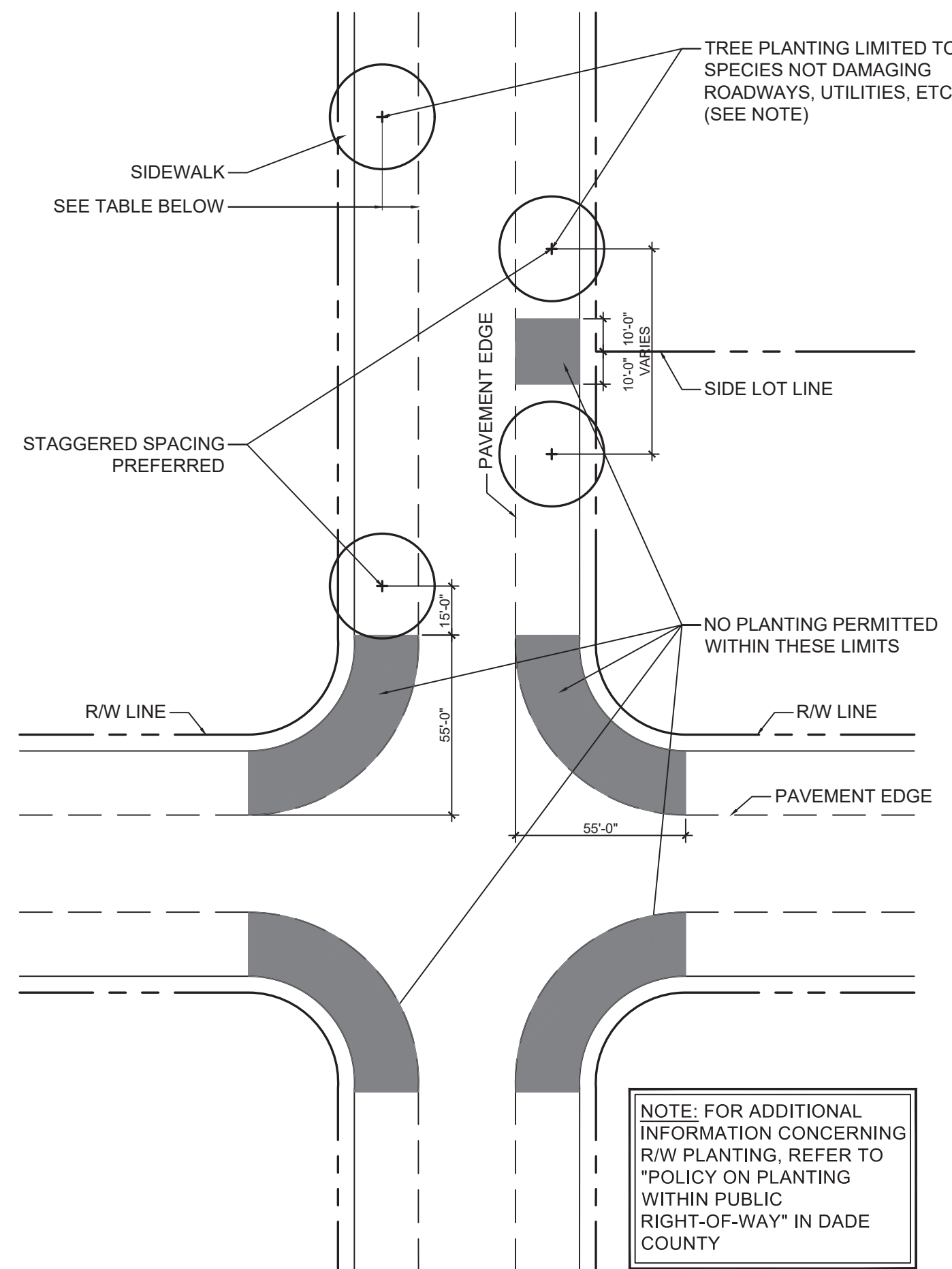
\* DENOTES NATIVE SPECIES



# MODEL 3120 CORNER LOT

Scale: 1"=10'

TREES				
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION	
	2	'Velichia montgomeryana' 'single' SINGLE MONTGOMERY PALM	10' O. A. HT., SINGLE F.G.	
	2	'Conocarpus erectus' 'sericeus' SILVER BUTTWOOD	8' HT X 1 1/2" Cal. F.G.	



## 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.

LANDSCAPE INFORMATION Required to be Permanently Affixed to Plan

Zoning District: RU-1MA Net Lot Area .11 acres 5,000 s.f.

TREES

A. No. trees required per net lot acre  
 Less existing number of trees meeting minimum requirements  
 = 3 trees x Lot = 3 3

B. % Palms Allowed: No. trees required x 30% = 1 1

C. % Natives Required: No. trees provided x 30% = 1 2

D. Street trees (maximum average spacing of 35' o.c.):  
50 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 = 5 Total Trees 5

SHRUBS

A. No. trees required x 10 = No. of shrubs allowed 50 50

B. No. shrubs allowed x 30% = No. of native shrubs required 15 38

SEE LANDSCAPE

LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

Zoning District: RU-1MA

Net Lot Area 12 acres 5,365 s.f.

TREES


A. No. trees required per net lot acre  
Less existing number of trees meeting minimum requirements  
= 3 trees x Lot =


B. % Palms Allowed: No. trees required x 30% =

C. % Natives Required: No. trees provided x 30% =

D. Street trees (maximum average spacing of 35' o.c.):  
146 linear feet along street =

E. Street trees located directly beneath power lines  
(maximum average spacing of 25' o.c.): \_\_\_\_\_ linear feet along street / 25 =

F. Total Trees Required  Total Trees

A + D + E = 

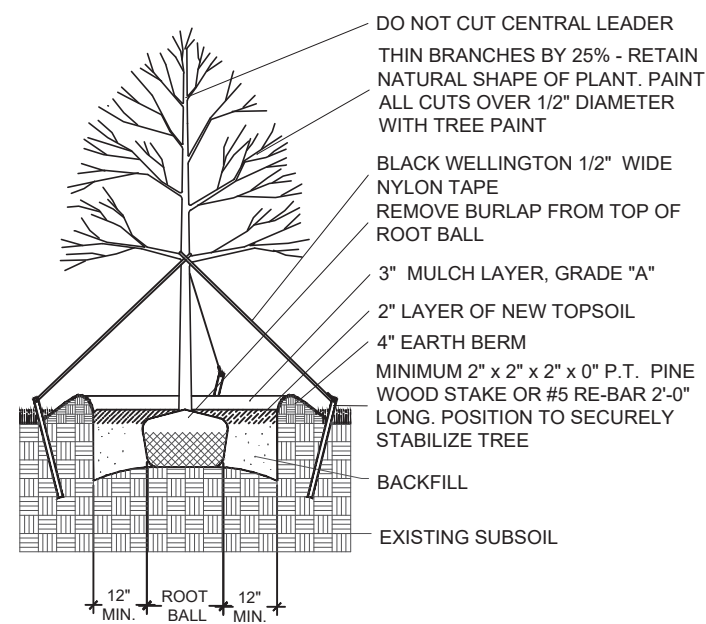
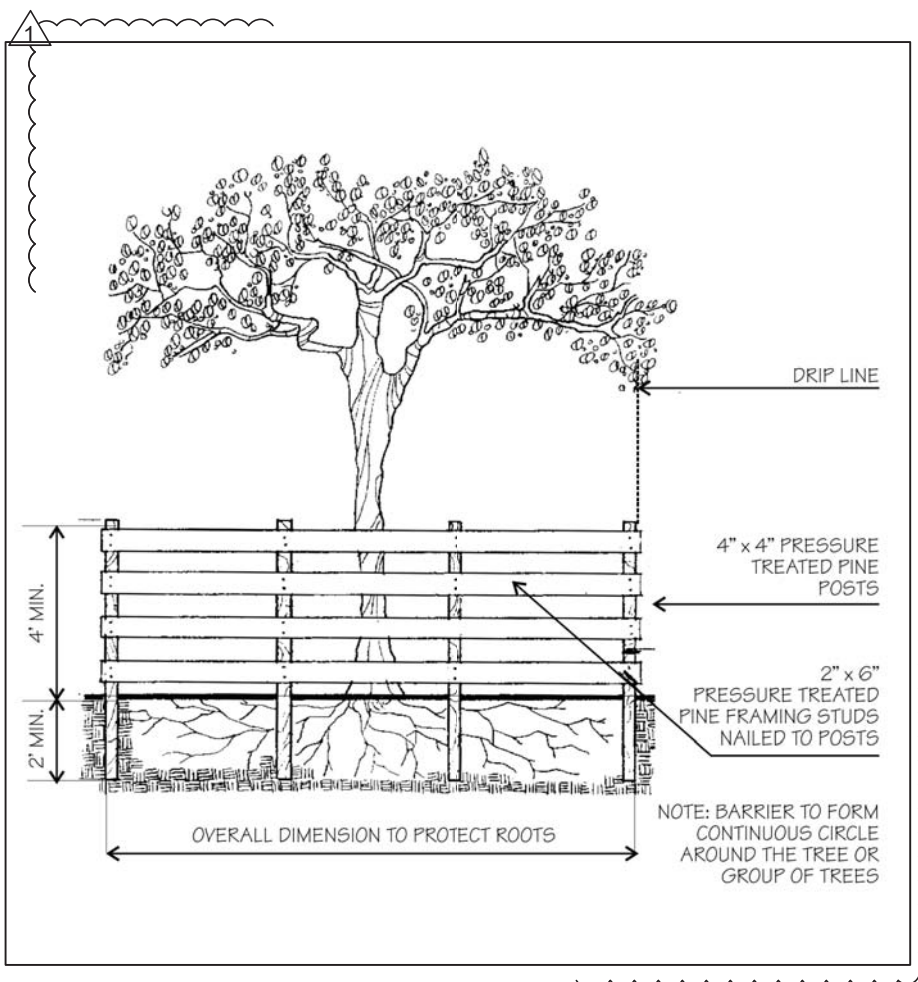
SHRUBS

A. No. trees required x 10 = No. of shrubs allowed

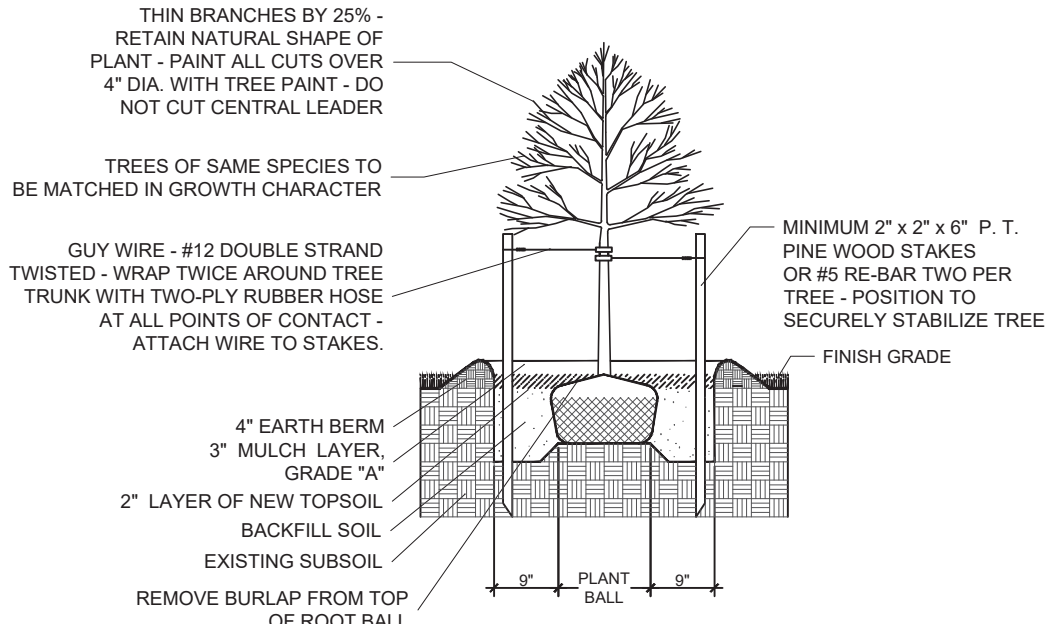
B. No. shrubs allowed x 30% = No. of native shrubs required

SEE LANDSCAPE

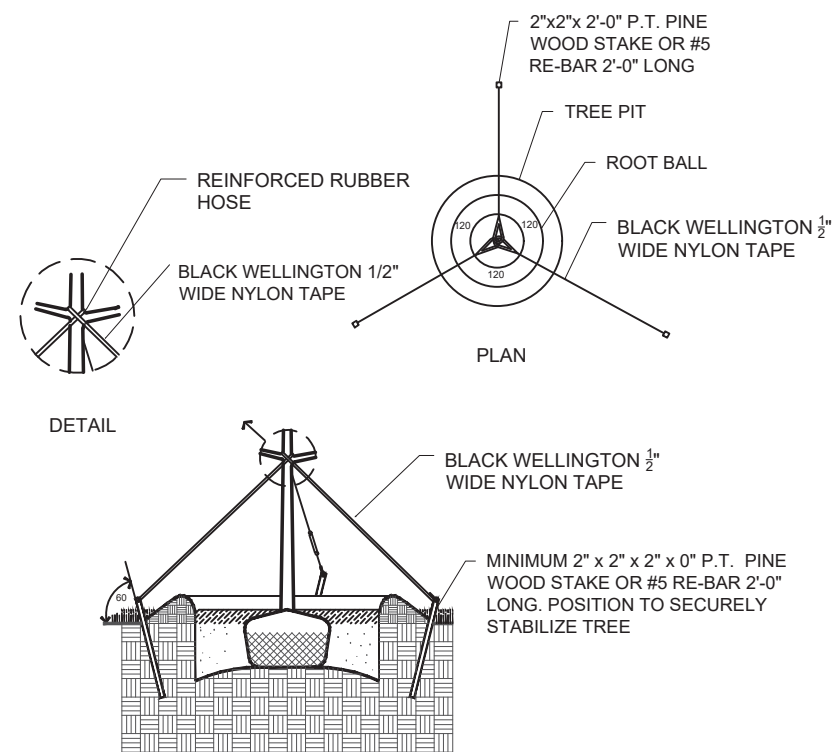




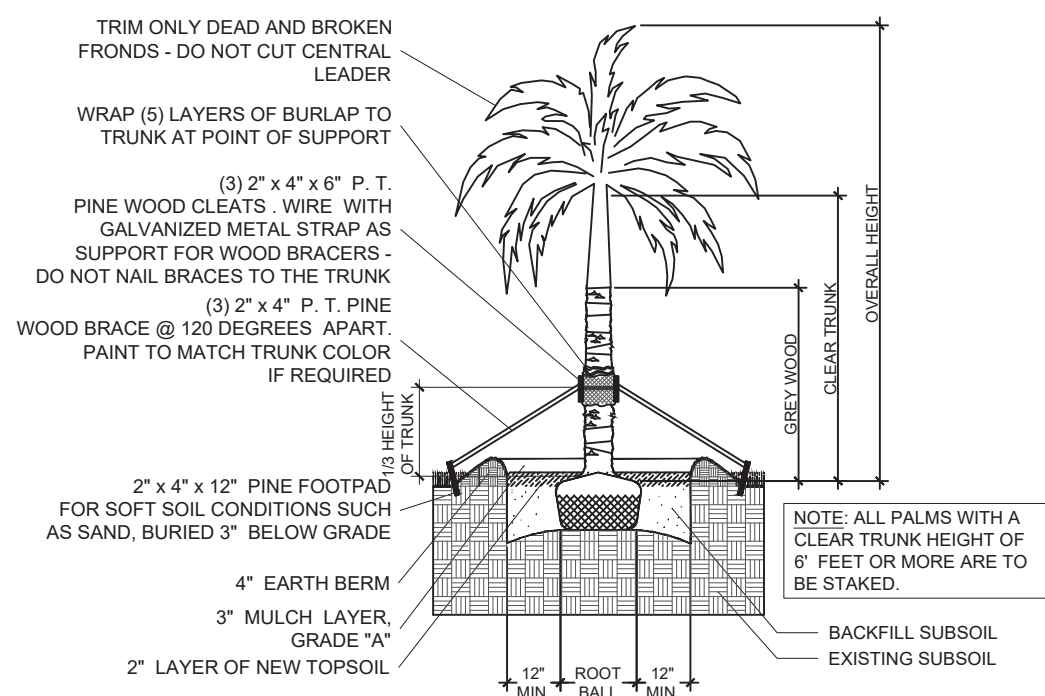
### LARGE TREE PLANTING DETAIL



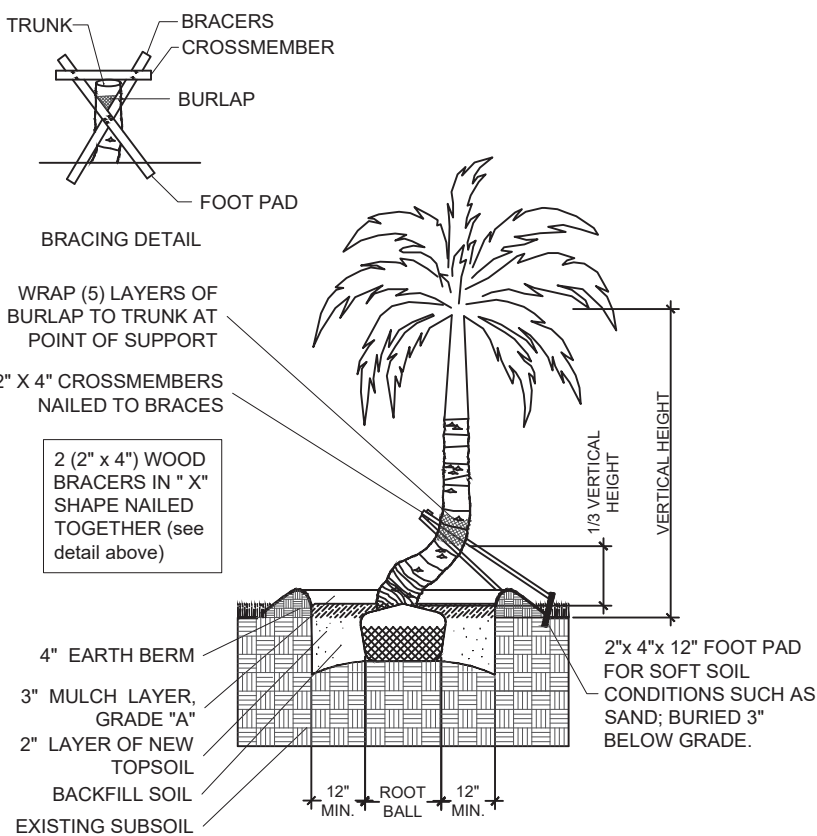
### SMALL TREE PLANTING DETAIL



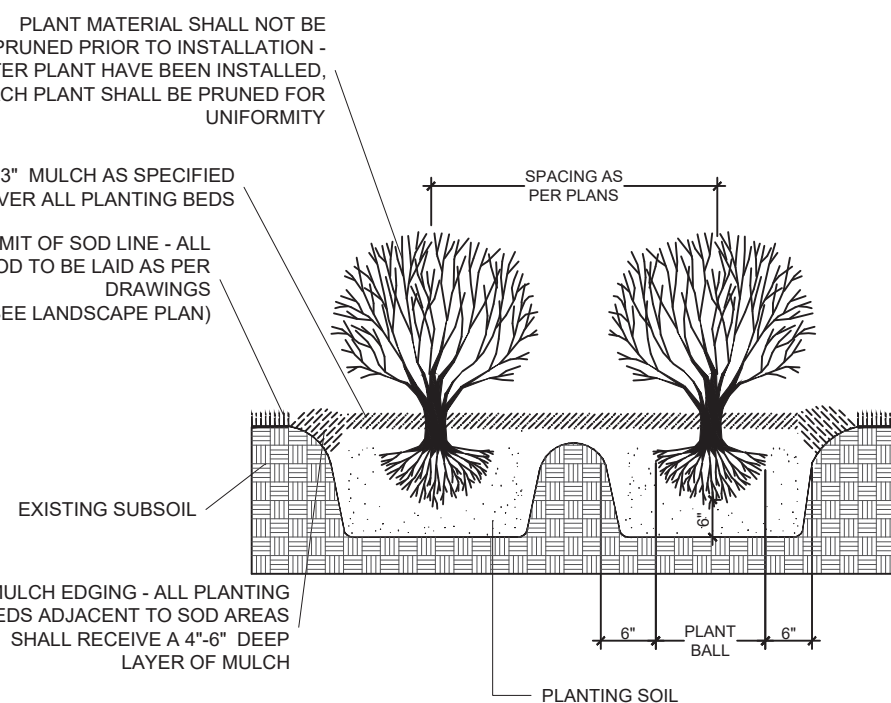
### TYPICAL TREE GUYING DETAIL



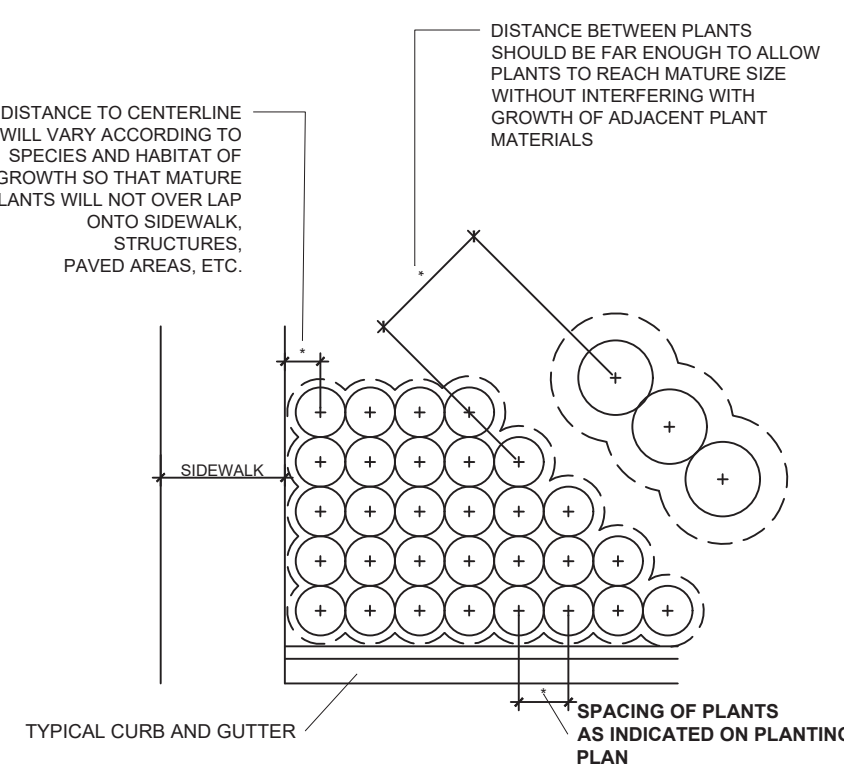
### STRAIGHT TRUNK PALM PLANTING DETAIL



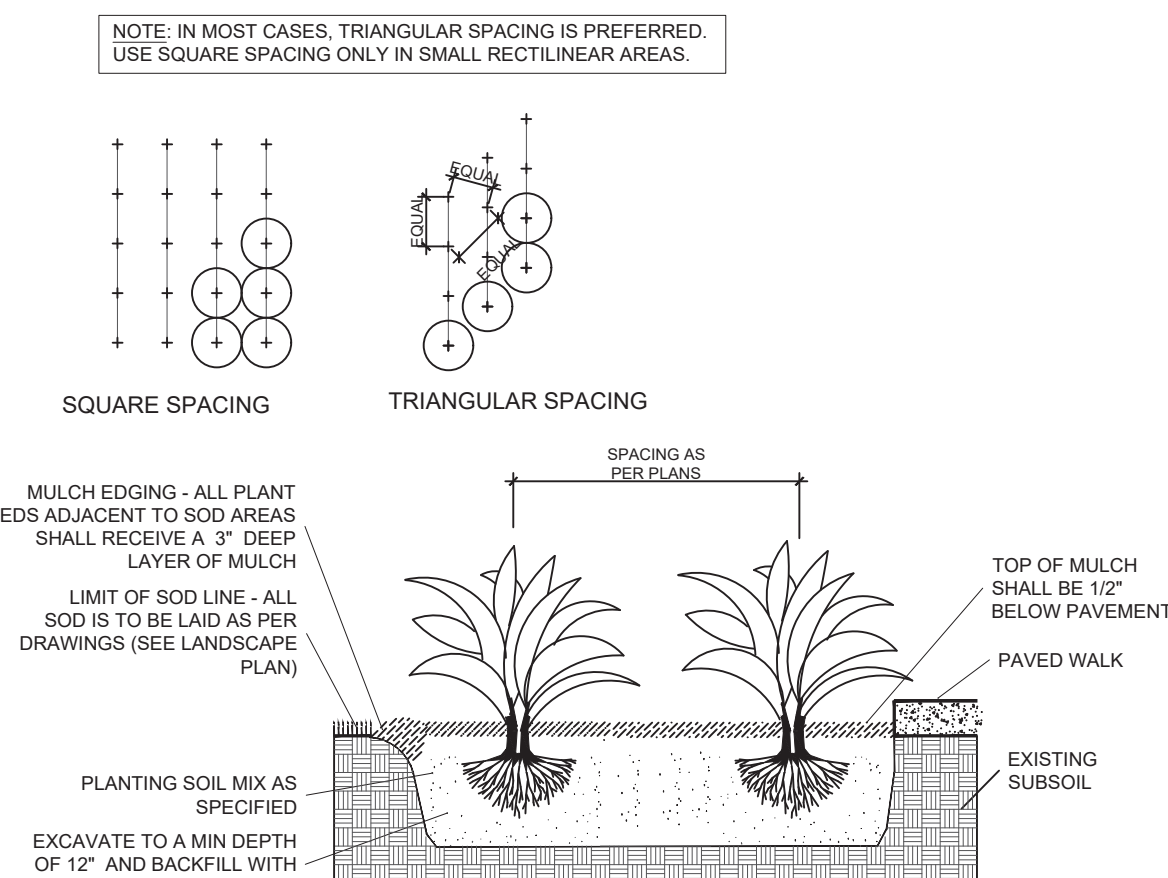
### CURVED TRUNK PALM PLANTING DETAIL



### TYPICAL SHRUB PLANTING DETAIL



### TYPICAL CONTAINER SPACING DETAIL



### TYPICAL GROUNDCOVER PLANTING DETAIL

**SOD NOTES:**

-Sod is to be grade "A" weed free.

-All areas marked "LAWN" shall be solid sodded with St. Augustine 'Floritam' 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 immediately after installation to uniformly 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.

### 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 omissions 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.





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

PROJECT:

CALDWELL MARTIN  
MIAMI DADE COUNTY  
FLORIDA

OWNER:

LENNAR  
HOMES

MODEL 1833 - FLOOR PLAN

PHASE

SITE PLAN SUBMITTAL

REVISIONS

SEAL



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DATE: 10/20/2021

JOB NO. 2021-45

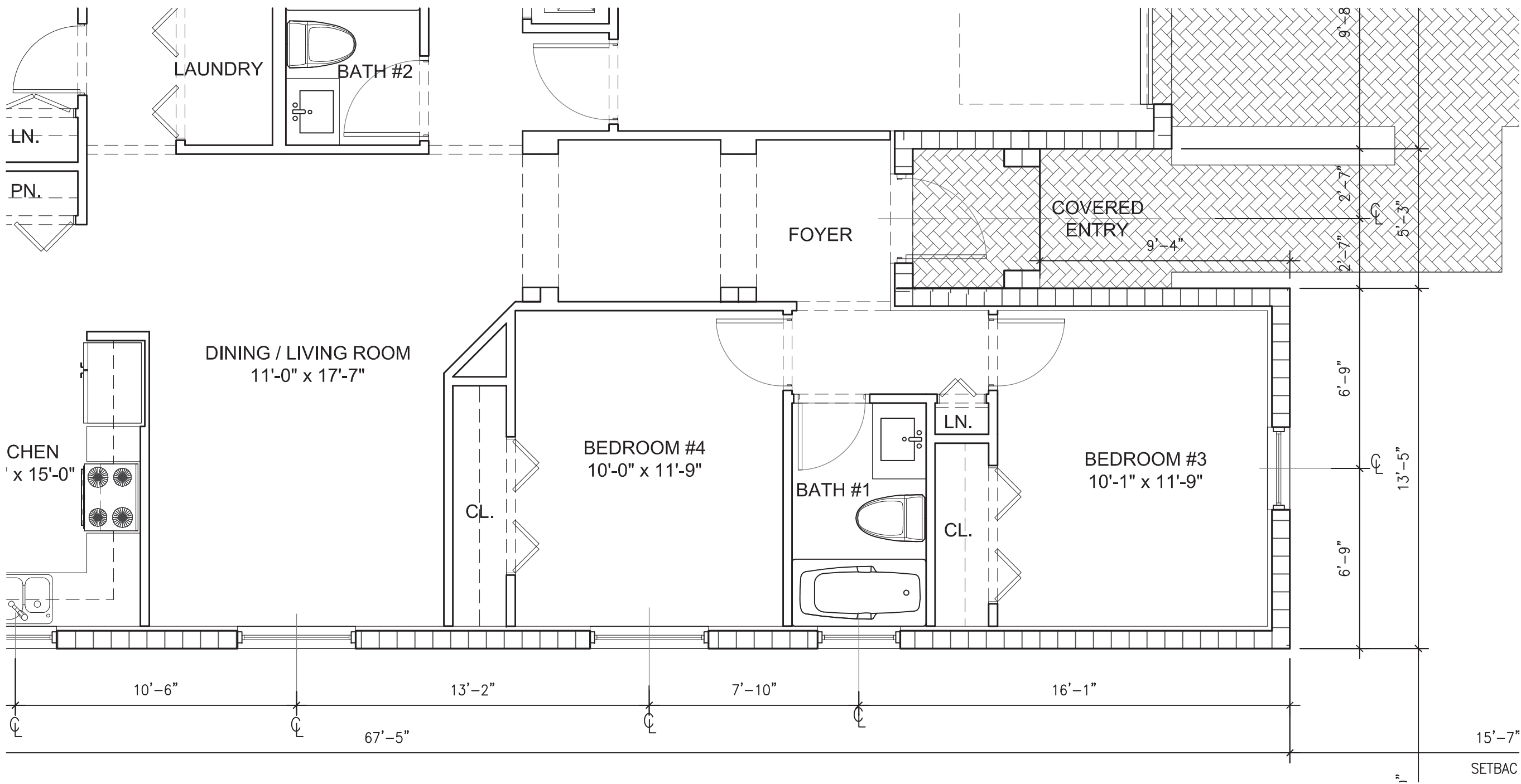
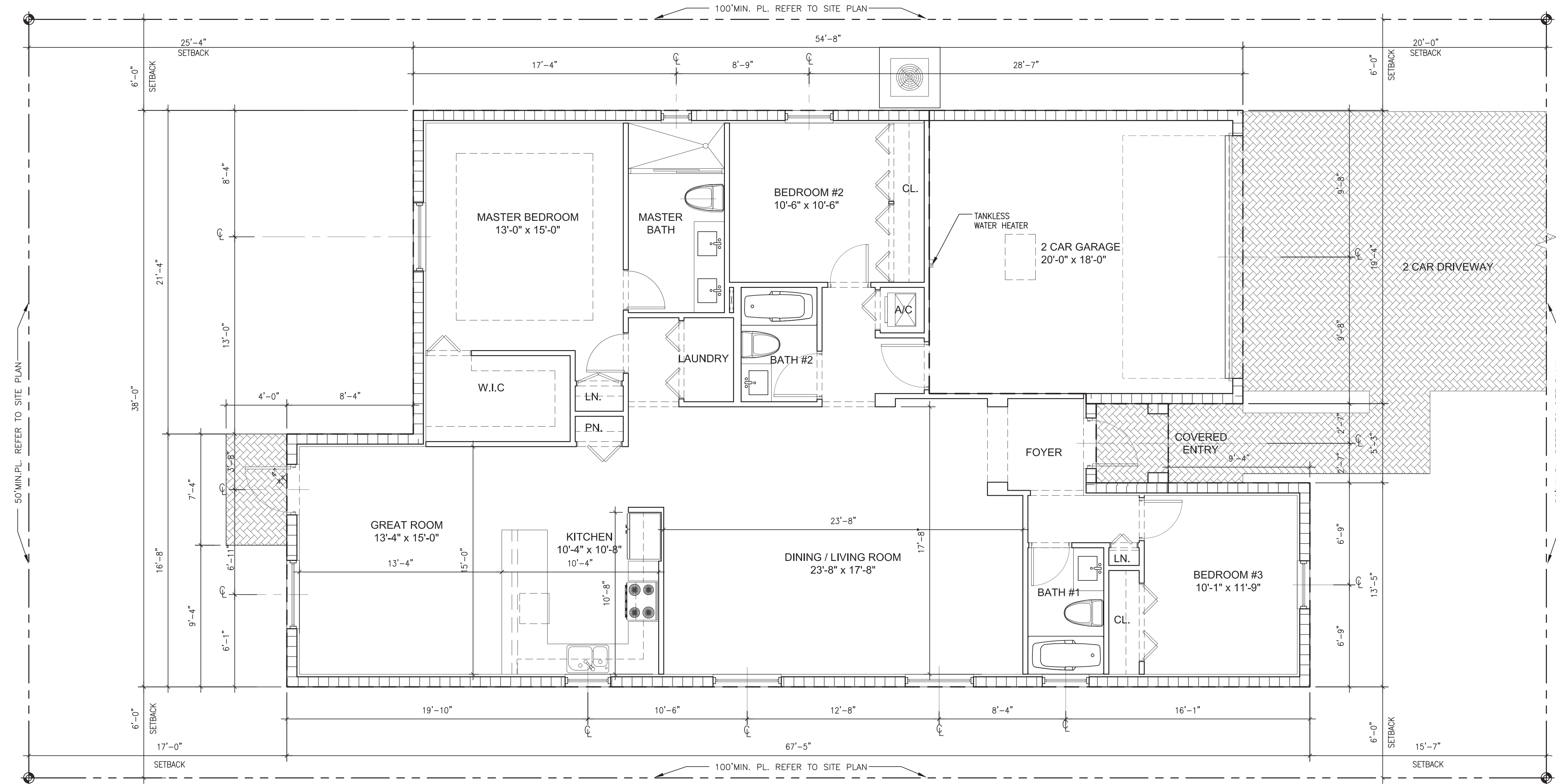
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PRINTED DATE 10/20/2021

SHEET NUMBER:

A-26



## FLOOR PLAN

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

## AREA CALCULATIONS

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

GROUND FLOOR GROSS LIVING A/C AREA	1,833 S.F.
TOTAL GROSS AREA	1,833 S.F.
GARAGE	393 S.F.
COVERED ENTRY	24 S.F.
TOTAL AREA	2,250 S.F.
LOT COVERAGE	2,250 S.F. (45%)

## FLOOR PLAN (4 BEDROOM OPTION)

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

PROJECT:

CALDWELL MARTIN  
MIAMI DADE COUNTY  
FLORIDA

OWNER:

LENNAR  
HOMES

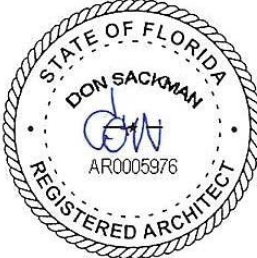
MODEL 2237  
GROUND FLOOR PLAN

PHASE

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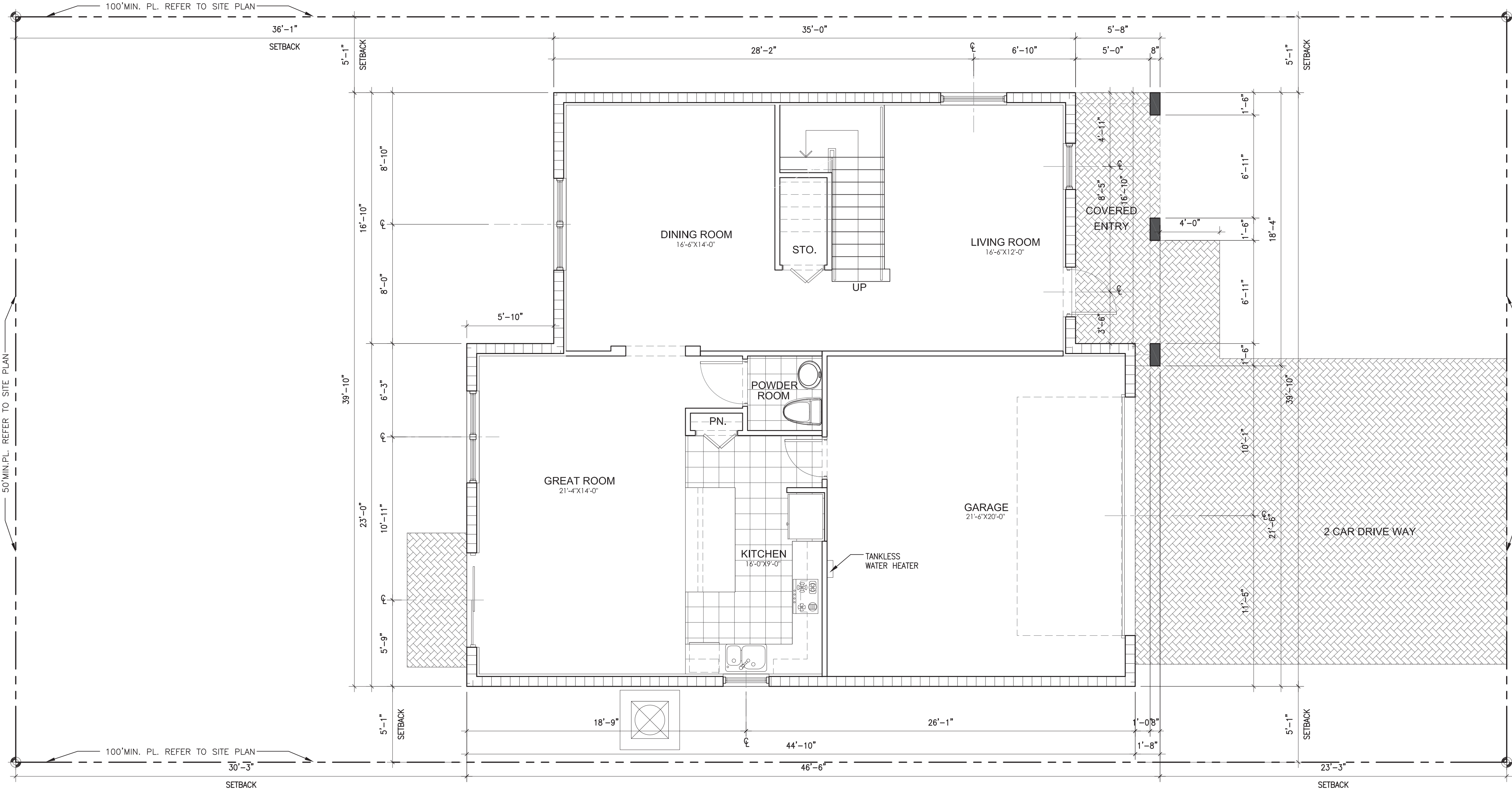
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PRINTED DATE 10/20/2021

SHEET NUMBER:

A-30



## GROUND FLOOR PLAN

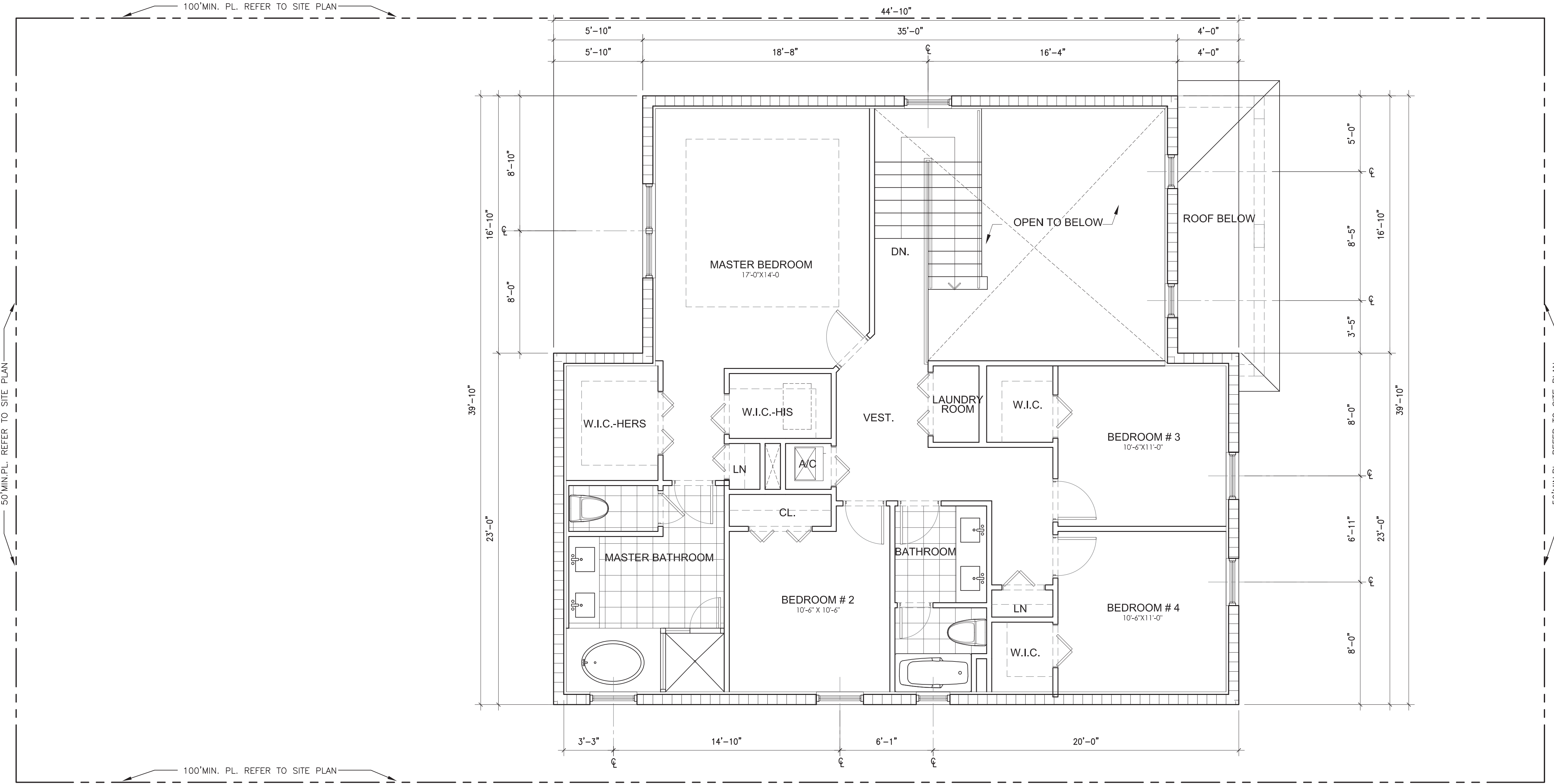
SCALE: 1/4" = 1'-0"

### AREA CALCULATIONS

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

GROUND FLOOR LIVING A/C AREA	1,159 S.F.
SECOND FLOOR LIVING A/C AREA	1,382 S.F.
TOTAL A/C AREA	2,541 S.F.
GARAGE	461 S.F.
COVERED ENTRY	98 S.F.
TOTAL AREA	3,100 S.F.
LOT COVERAGE	1,718 S.F. (34%)





SECOND FLOOR PLAN

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

PROJECT:

CALDWELL MARTIN  
MIAMI DADE COUNTY  
FLORIDA

OWNER:

LENNAR  
HOMES

GROUND FLOOR PLAN

PHASE

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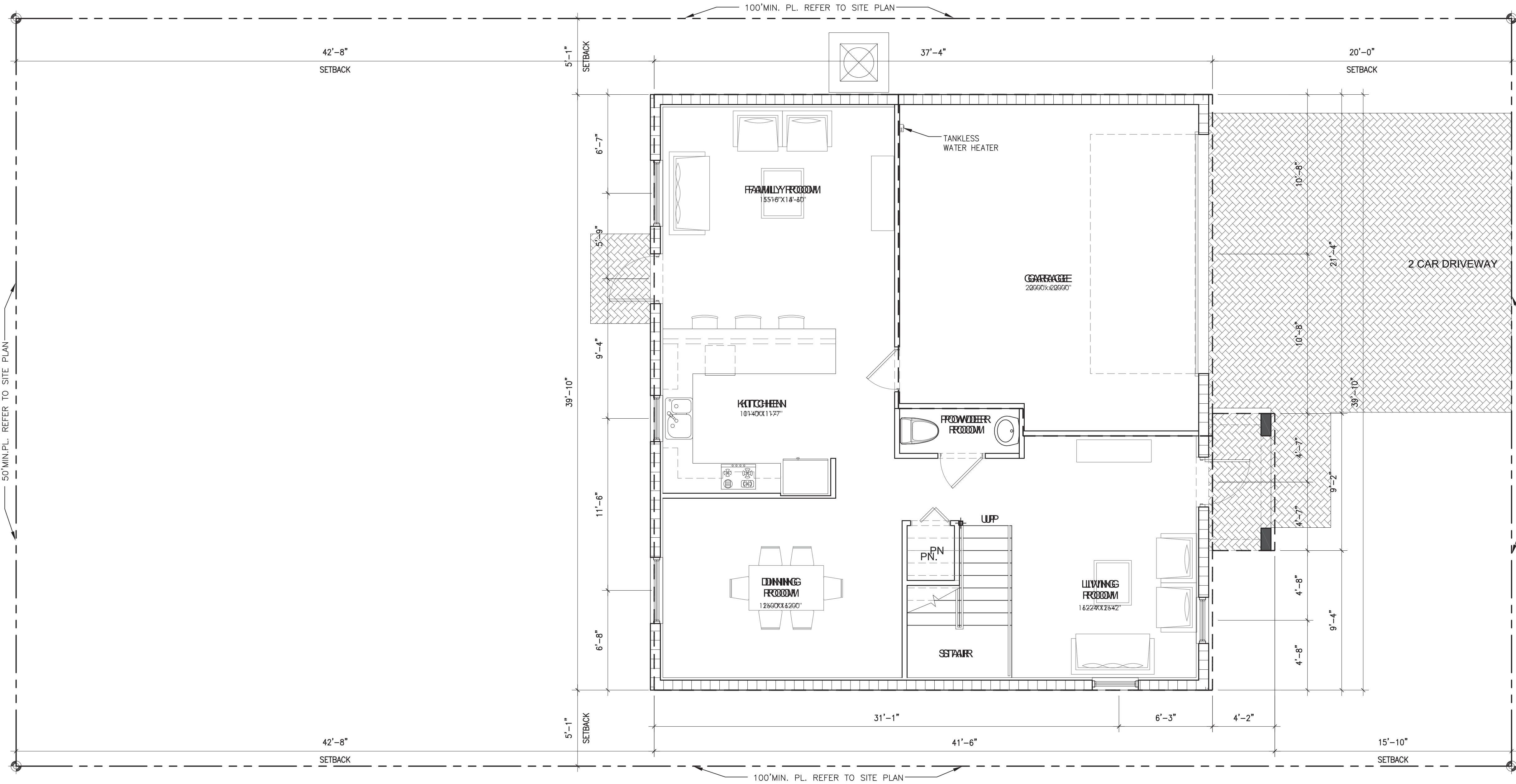
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GROUND FLOOR PLAN

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

AREA CALCULATIONS

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

GROUND FLOOR GROSS AREA	1,037 S.F.
SECOND FLOOR GROSS AREA	1,495 S.F.
TOTAL GROSS AREA	2,532 S.F.
GARAGE	450 S.F.
COVERED ENTRY	38 S.F.
TOTAL AREA	3,020 S.F.
LOT COVERAGE	1,525 S.F. (31%)

PROJECT:

CALDWELL MARTIN  
MIAMI DADE COUNTY  
FLORIDA

OWNER:

LENNAR  
HOMES

SECOND FLOOR PLAN

PHASE

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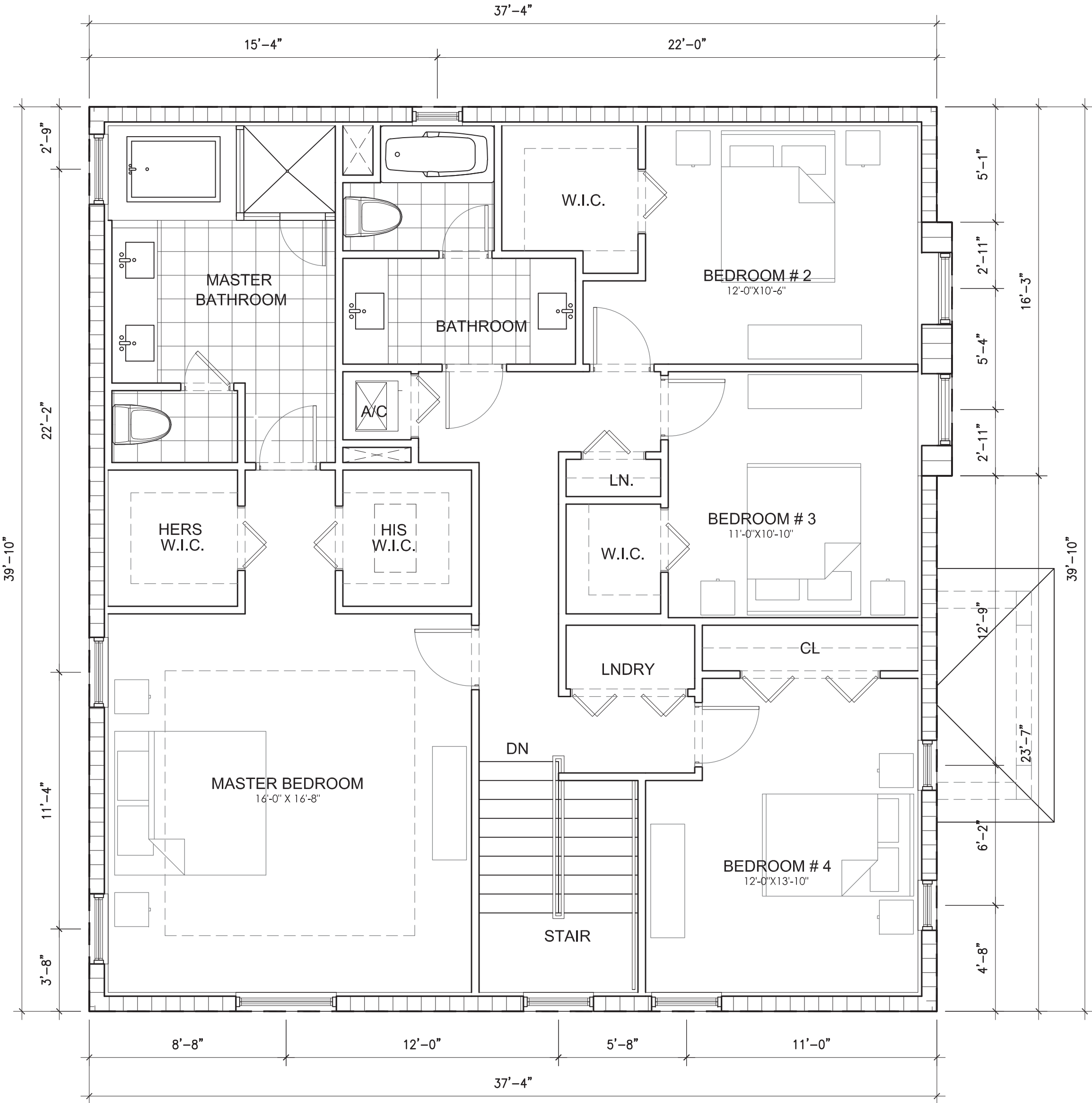
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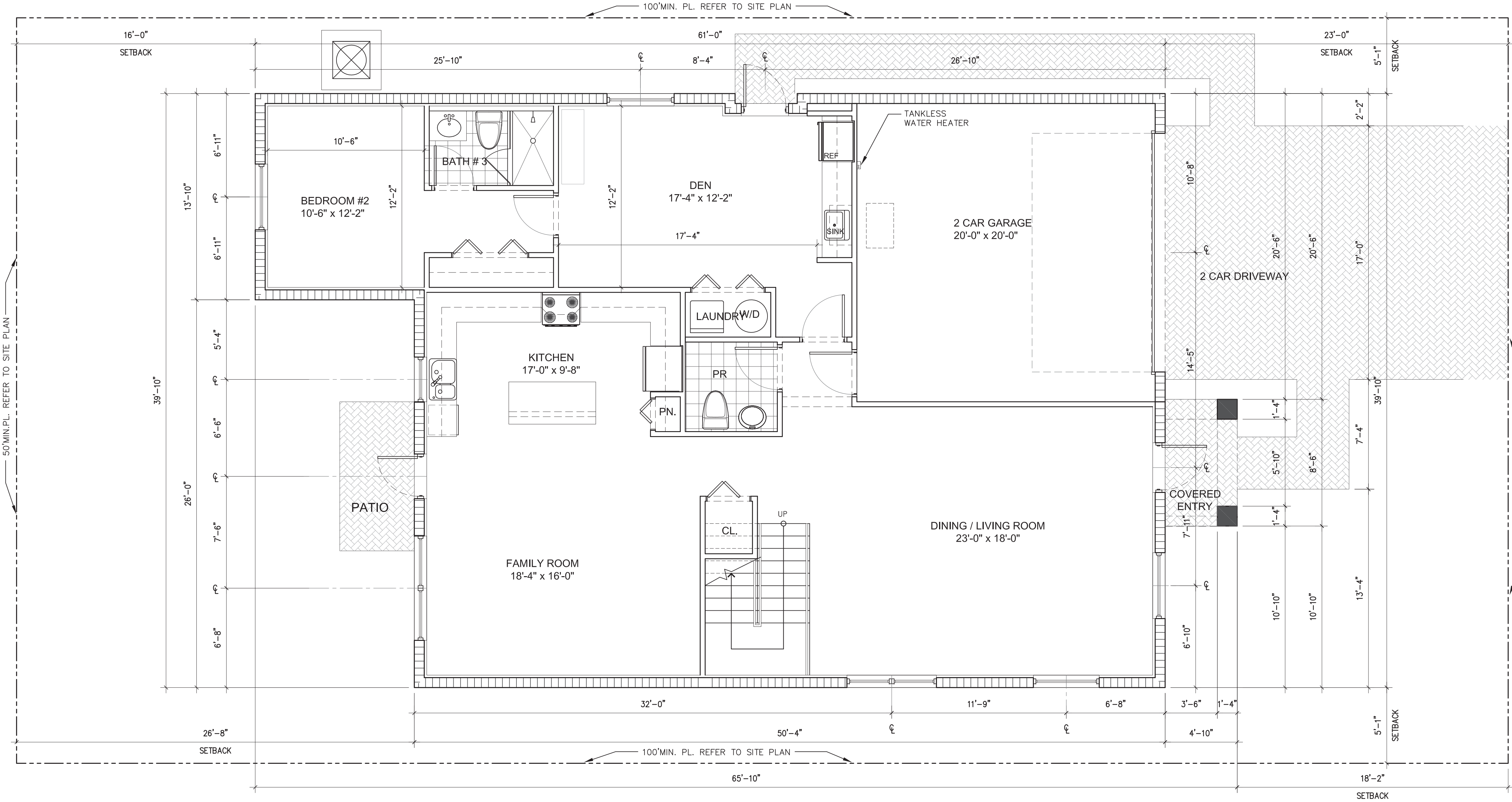
A-36



SECOND FLOOR PLAN

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





GROUND FLOOR PLAN

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

AREA CALCULATIONS

TWO STORY, 4 BED, 3.5 BATHS, & 2 CAR GARAGE	
GROUND FLOOR GROSS AREA ( MAIN HOME)	1,143 S.F.
GROUND FLOOR GROSS AREA ( MG PORTION)	580S.F.
SECOND FLOOR GROSS AREA	1,322 S.F.
TOTAL GROSS AREA	3,045 S.F.
GARAGE	427 S.F.
COVERED ENTRY	41 S.F.
TOTAL AREA	3,563 S.F.
LOT COVERAGE	2,191 S.F. ( 44%)



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

PROJECT:

CALDWELL MARTIN  
MIAMI DADE COUNTY  
FLORIDA

OWNER:

LENNAR  
HOMES

MODEL 3045  
GROUND FLOOR PLAN

PHASE

SITE PLAN SUBMITTAL

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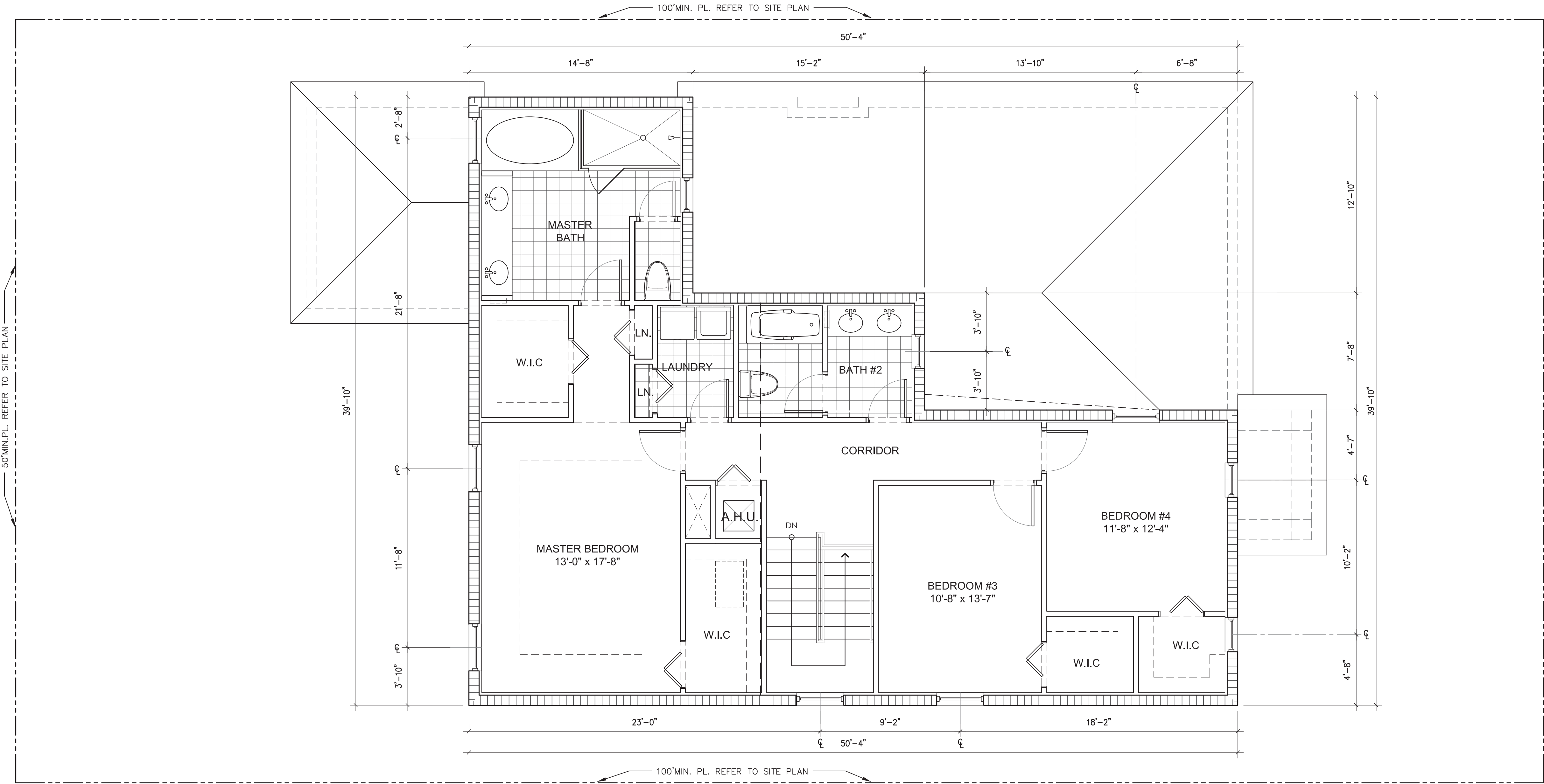
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SECOND FLOOR PLAN

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



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MIAMI DADE COUNTY  
FLORIDA

OWNER:

LENNAR  
HOMES

MODEL 3045  
SECOND FLOOR PLAN

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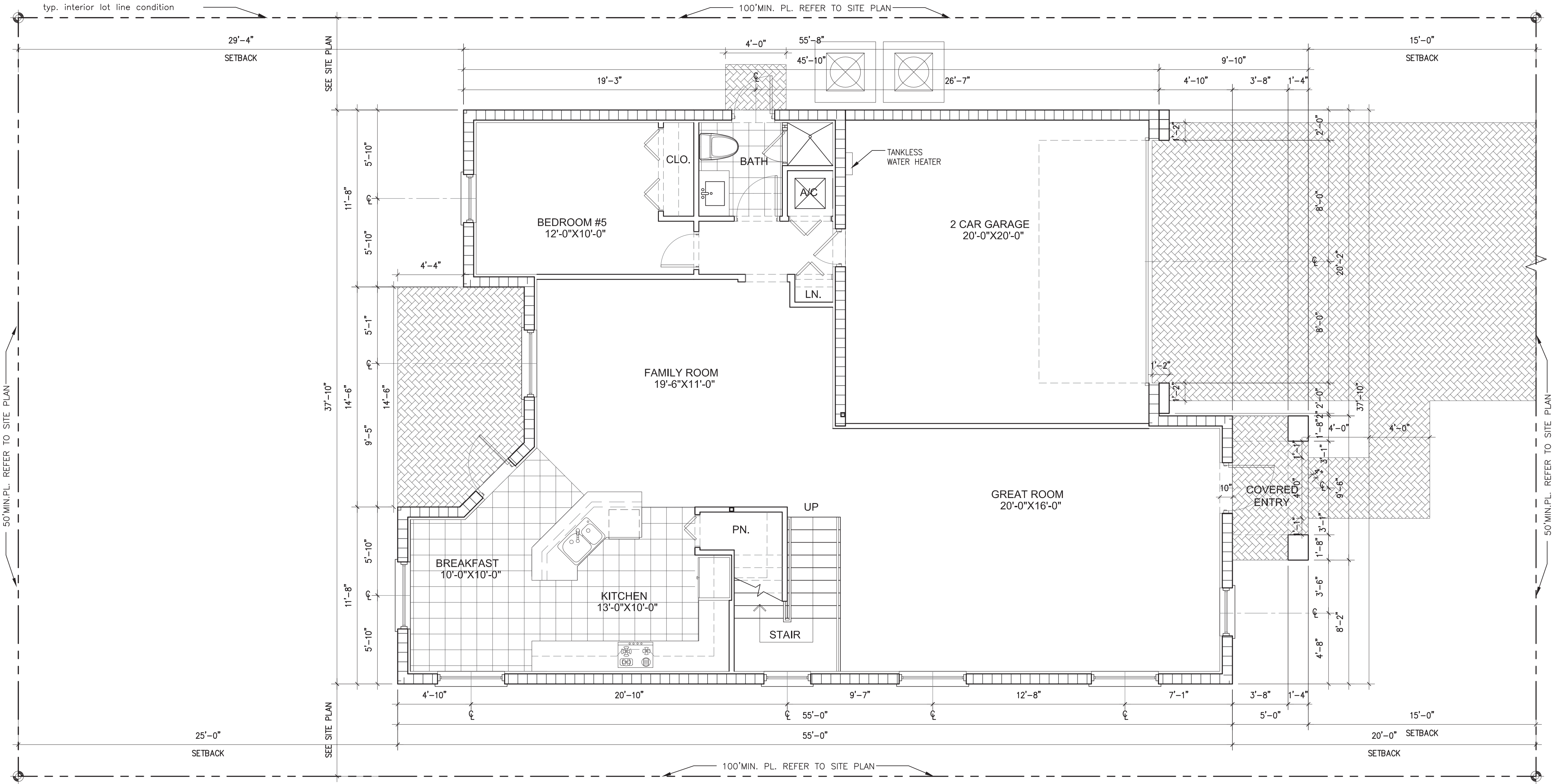
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GROUND LEVEL FLOOR PLAN

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

AREA CALCULATIONS

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

GROUND FLOOR LIVING A/C AREA	1,394 S.F.
SECOND FLOOR LIVING A/C AREA	1,827 S.F.
TOTAL A/C AREA	3,221 S.F.
GARAGE	440 S.F.
COVERED ENTRY	48 S.F.
TOTAL AREA	3,709 S.F.
LOT COVERAGE	1,882 S.F. (38%)



CORWILARCHITECTS  
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PROJECT:

CALDWELL MARTIN  
MIAMI DADE COUNTY  
FLORIDA

OWNER:

LENNAR  
HOMES

MODEL 3120  
GROUND FLOOR PLAN

PHASE

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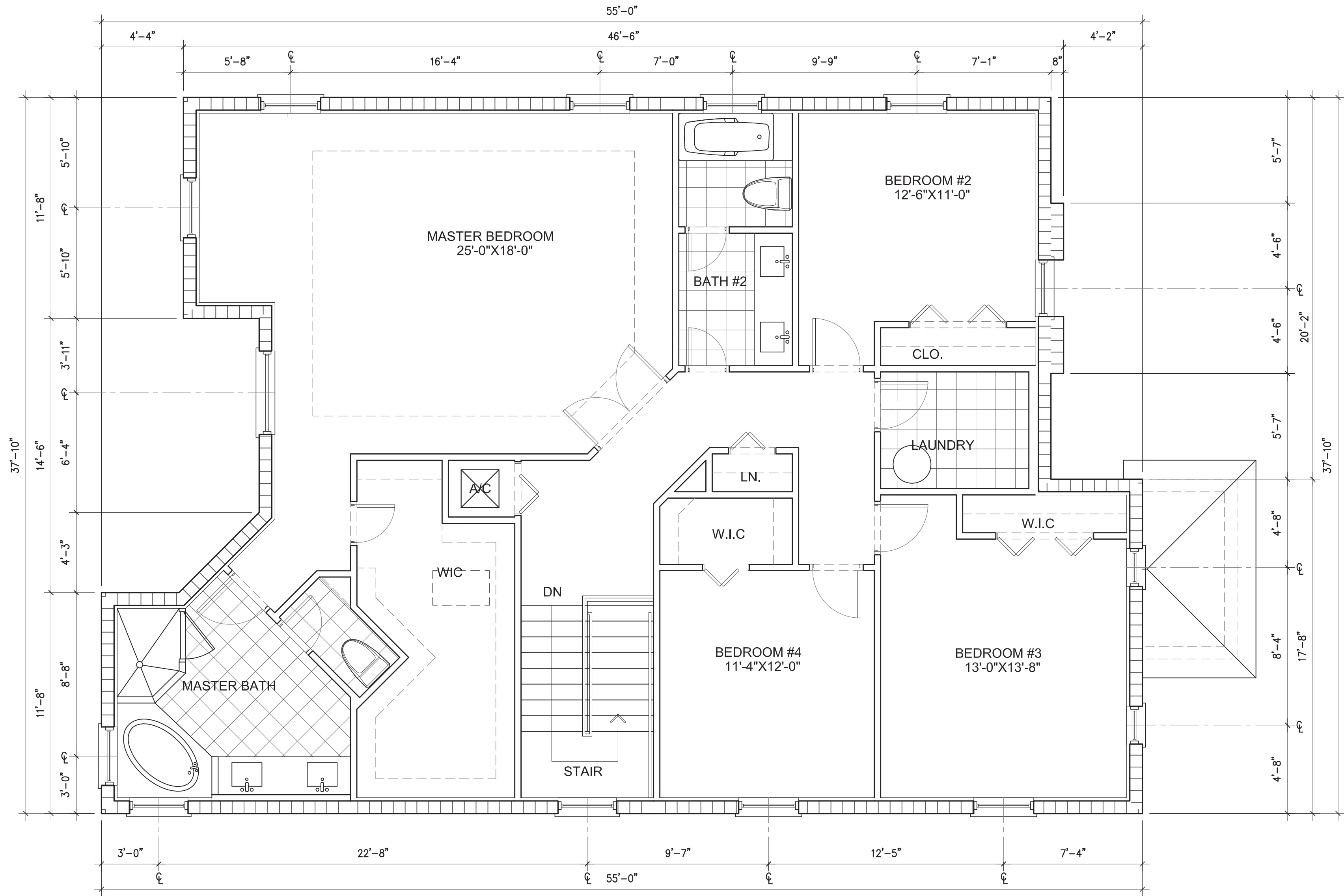
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SECOND LEVEL FLOOR PLAN  
SCALE: 1/4" = 1'-0"

PROJECT:

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MIAMI DADE COUNTY  
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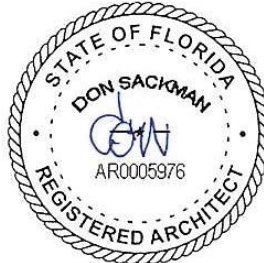
MODEL 1833 - FRONT ELEVATIONS  
OPTIONS 'A' & 'B'

PHASE

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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:

CALDWELL MARTIN  
MIAMI DADE COUNTY  
FLORIDA

OWNER:

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HOMES

MODEL 1833 - FRONT ELEVATIONS  
OPTIONS 'A'

PHASE

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JOB NO. 2021-45

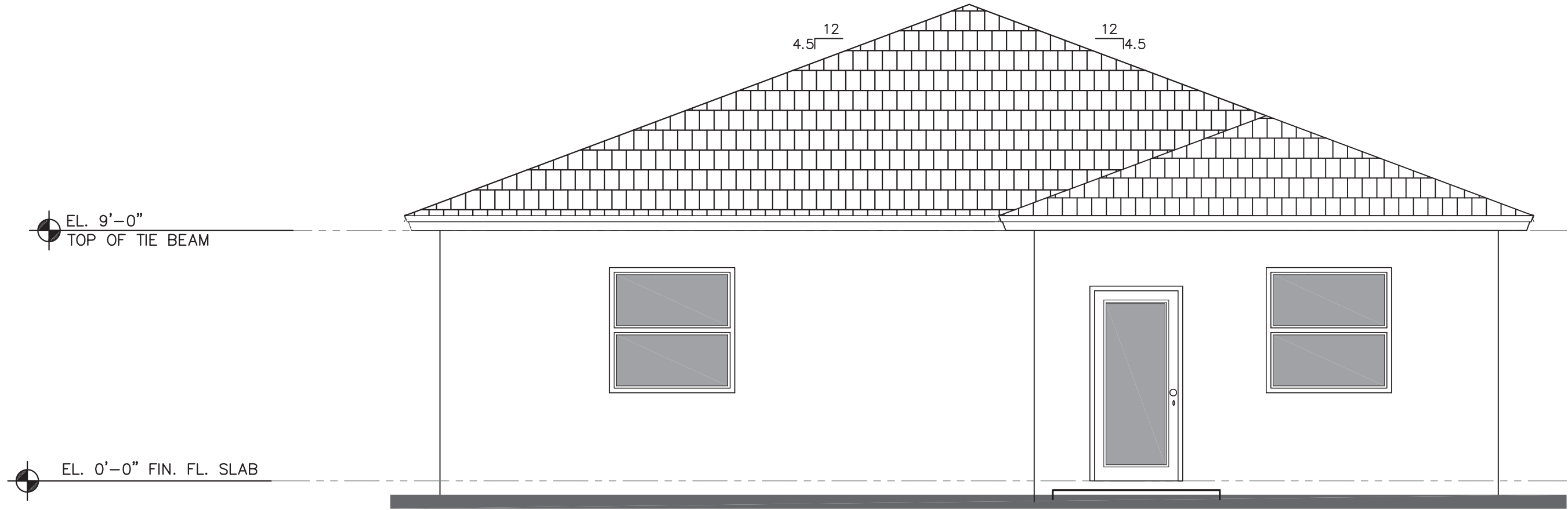
DRAWN BY EC, MC, LC,

APPR BY AMC

PRINTED DATE 10/20/2021

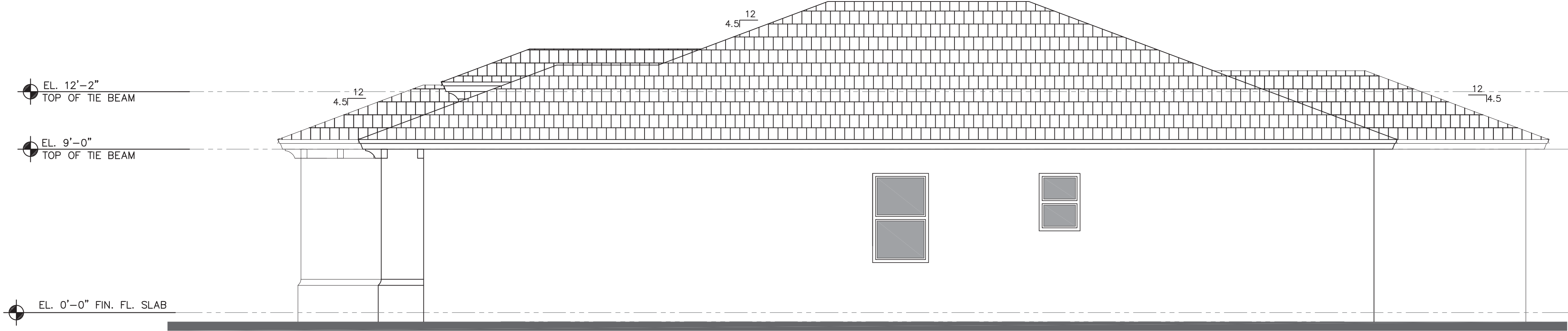
SHEET NUMBER:

A-28



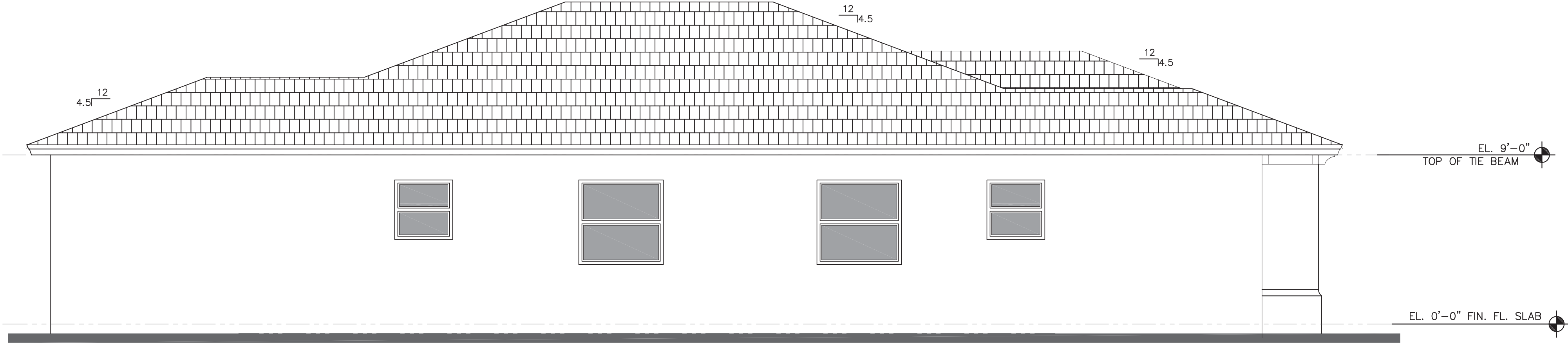
### REAR - ELEVATION - OPTION "A"

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"

PROJECT:

CALDWELL MARTIN  
MIAMI DADE COUNTY  
FLORIDA

OWNER:

LENNAR  
HOMES

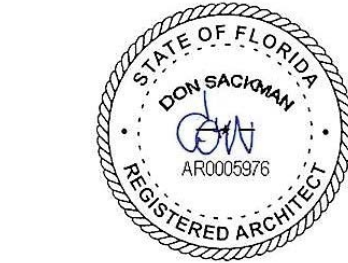
FRONT ELEVATIONS  
OPTIONS 'B'

PHASE

SITE PLAN SUBMITTAL

REVISIONS

SEAL



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DATE: 10/20/2021

JOB NO. 2021-45

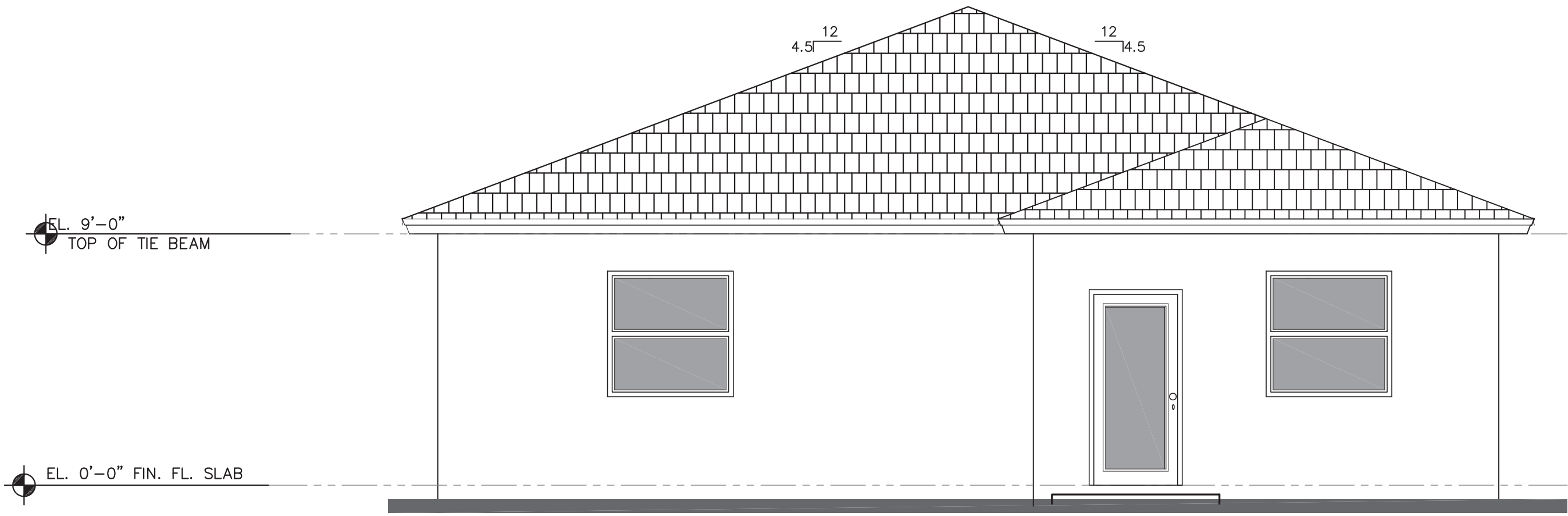
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APPR BY AMC

PRINTED DATE 10/20/2021

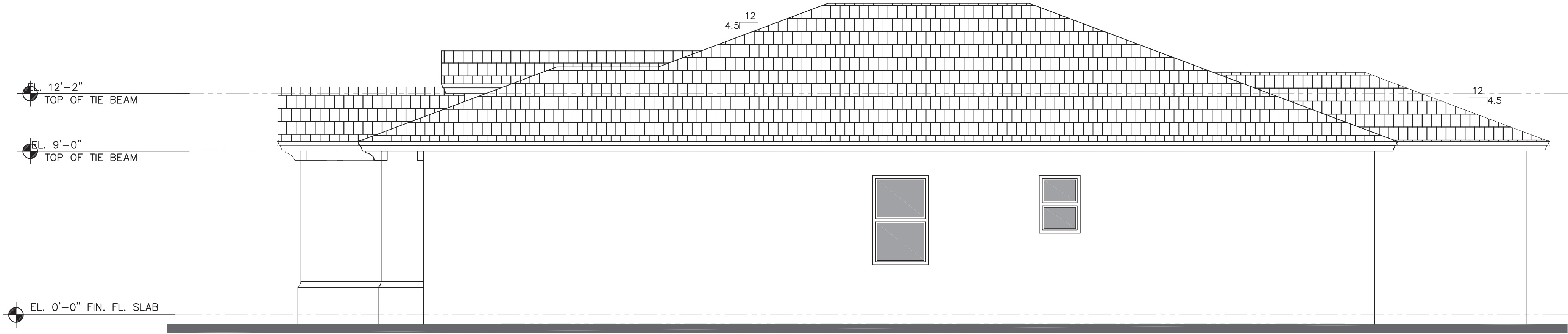
SHEET NUMBER:

A-29



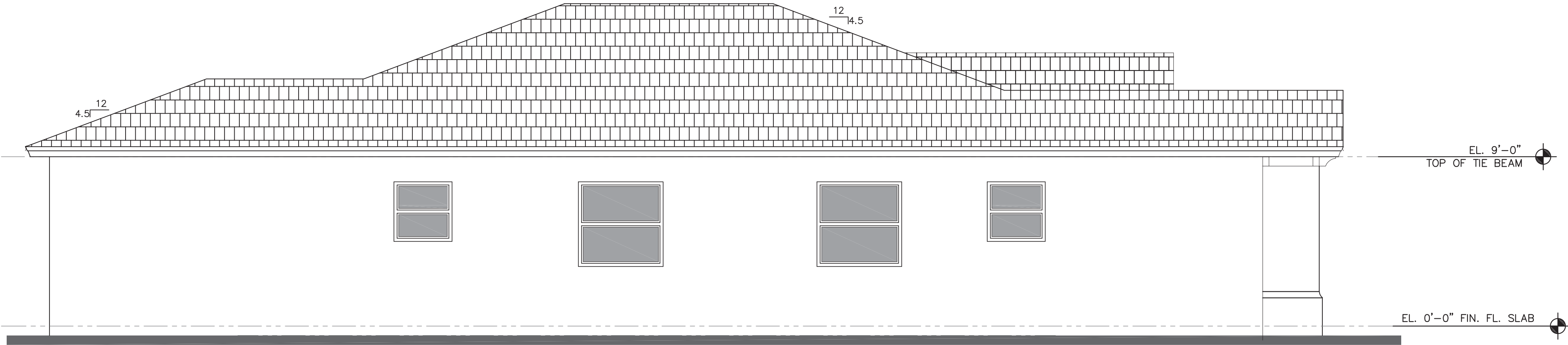
### REAR - ELEVATION - OPTION "B"

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"

PROJECT:

CALDWELL MARTIN  
MIAMI DADE COUNTY  
FLORIDA

OWNER:

LENNAR  
HOMES

MODEL 2237  
FRONT ELEVATIONS  
OPTIONS "A" & "B"

PHASE

SITE PLAN SUBMITTAL

REVISIONS

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SHEET NUMBER:

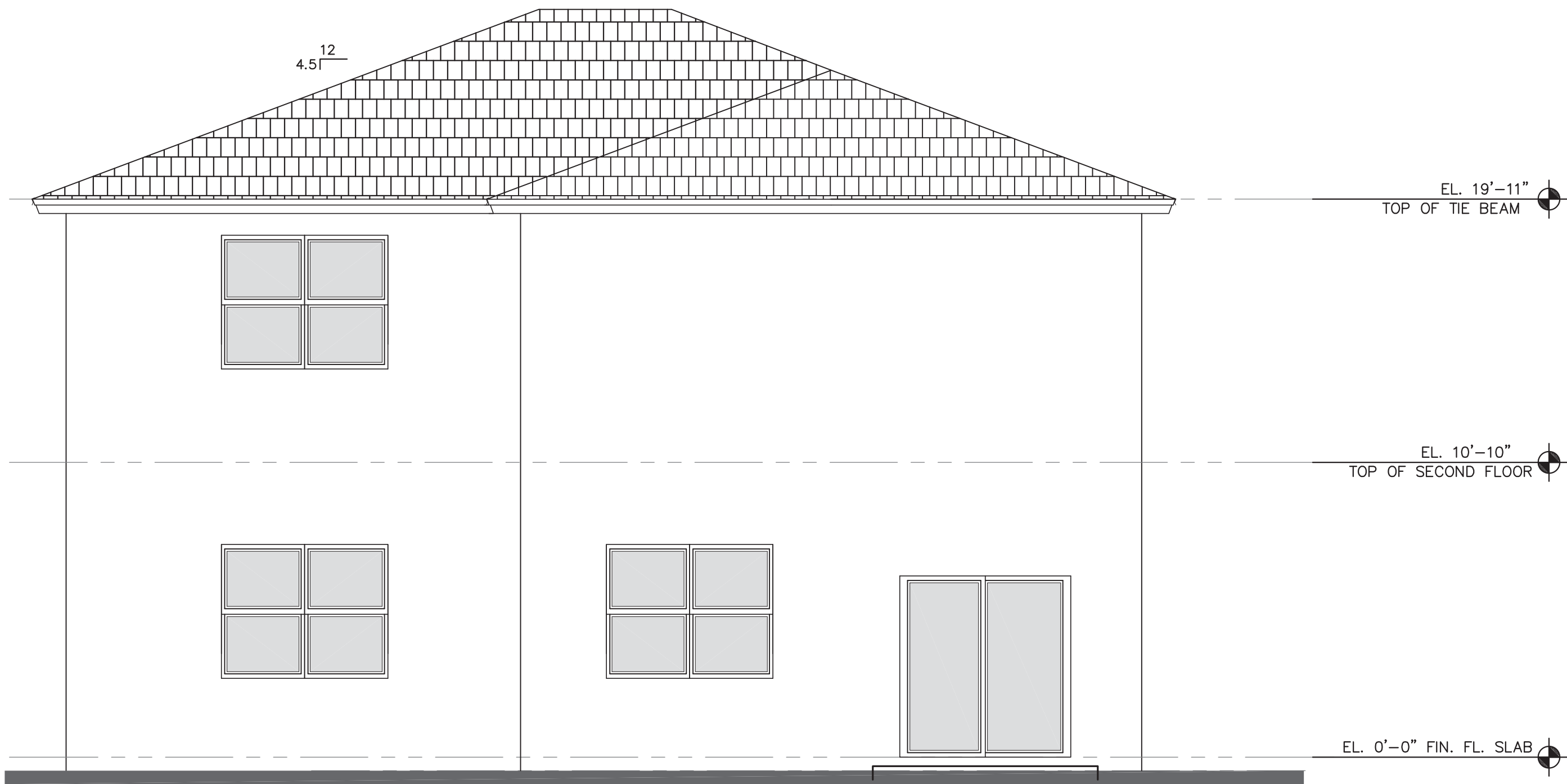
A-32



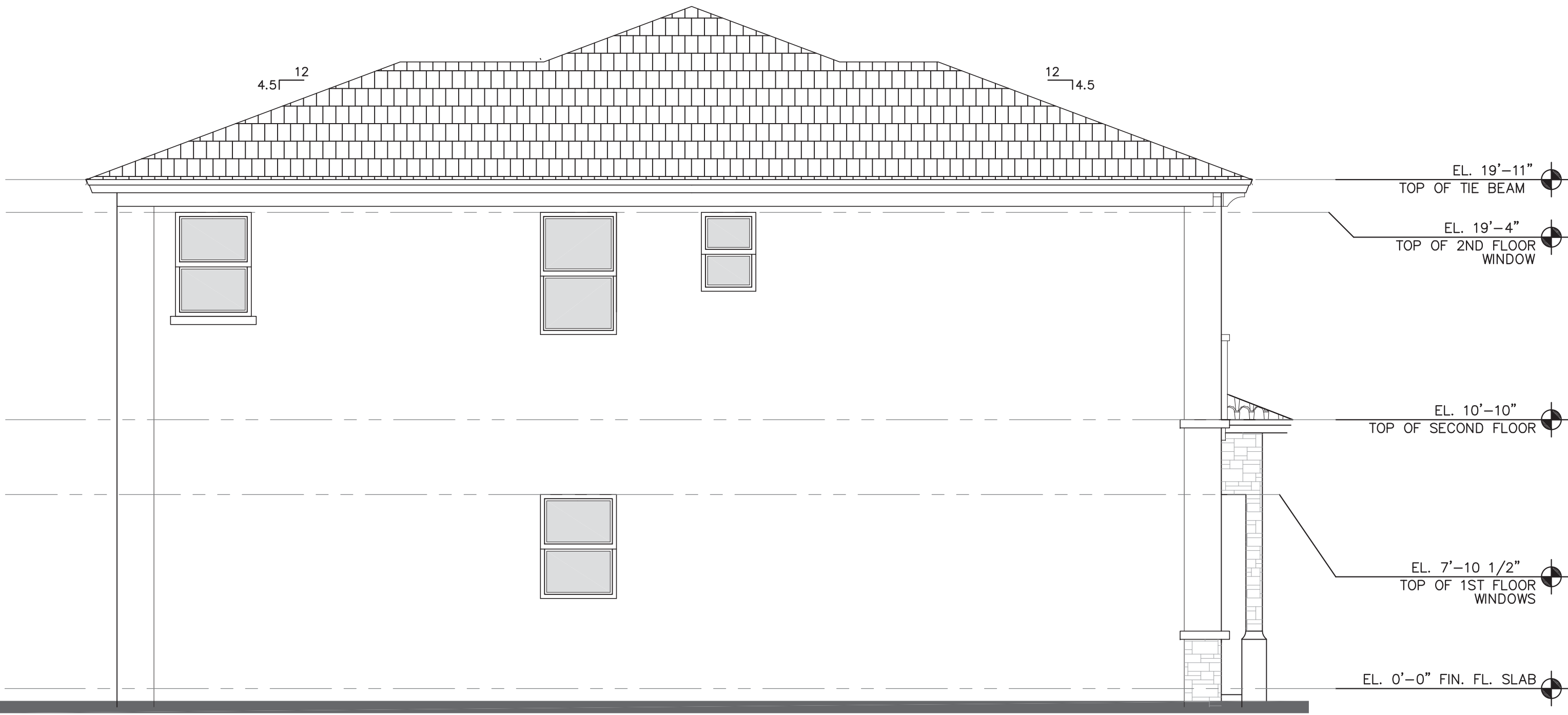
FRONT ELEVATION - OPT. "A"  
SCALE: 1/4"=1'-0"



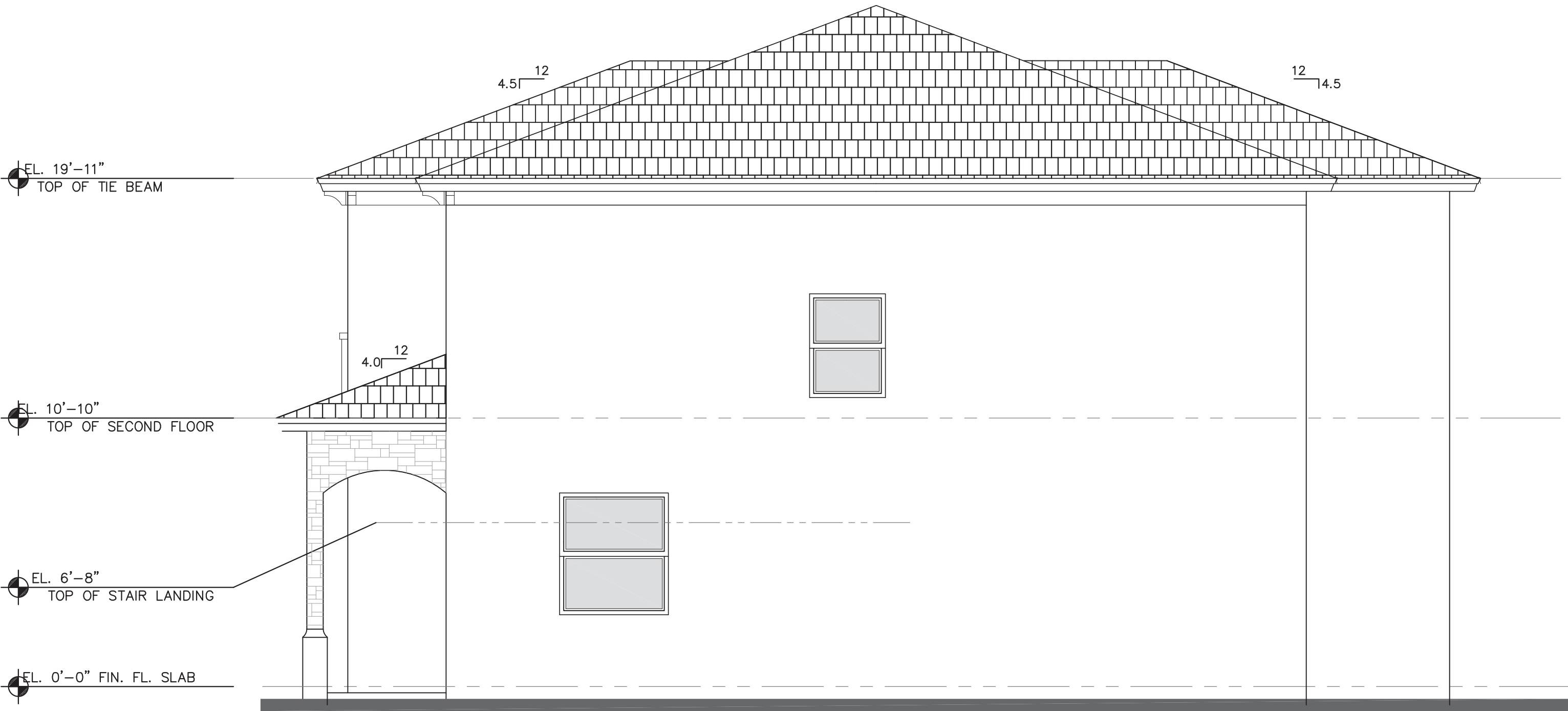
FRONT ELEVATION - OPT. "B"  
SCALE: 1/4"=1'-0"



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"



PROJECT:  
  
CALDWELL MARTIN  
MIAMI DADE COUNTY  
FLORIDA

OWNER:  
  
LENNAR  
HOMES

MODEL 2237  
SIDE & REAR ELEVATIONS  
OPTION "B"

PHASE  
  
SITE PLAN SUBMITTAL

REVISIONS

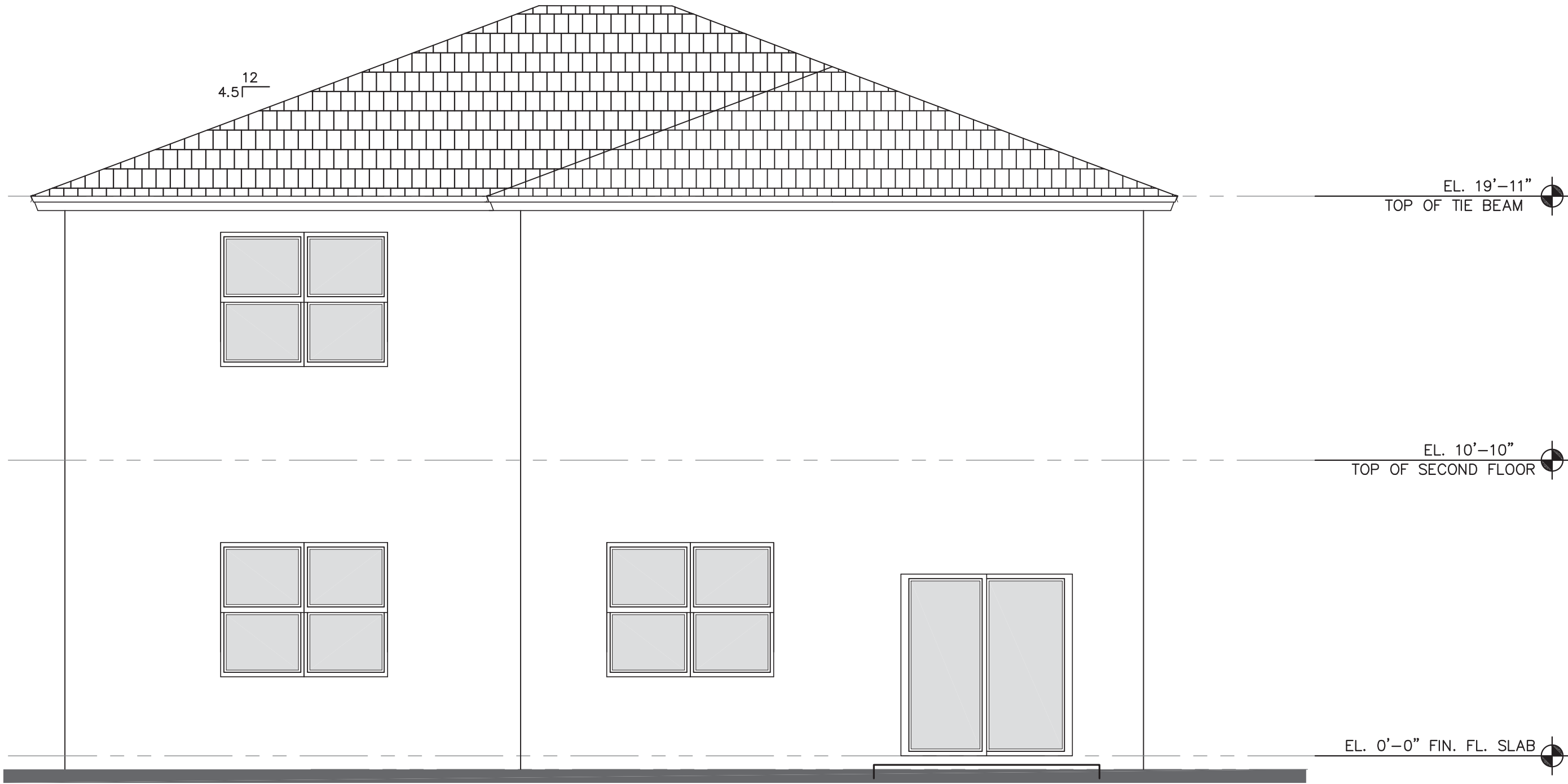
SEAL



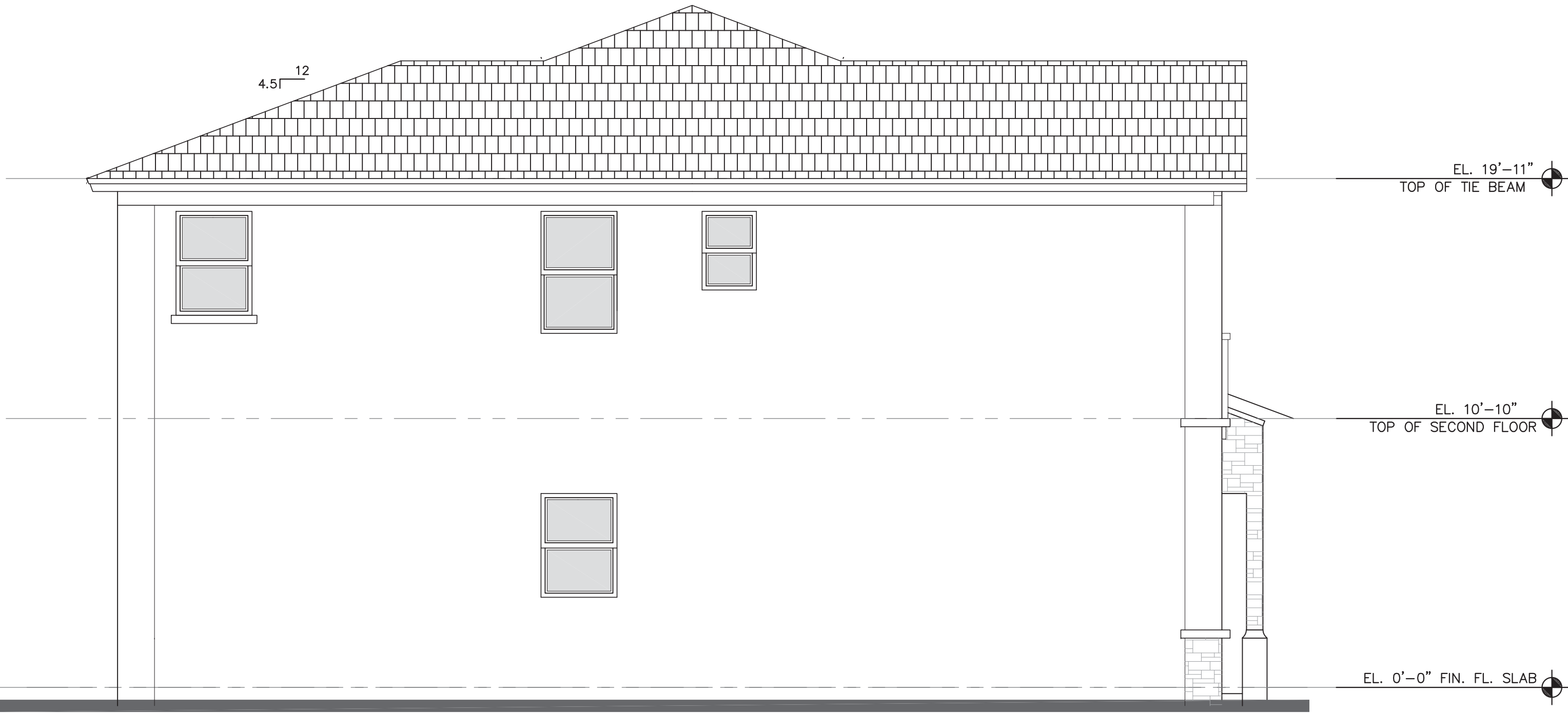
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DATE:	10/20/2021
JOB NO.	2021-45
DRAWN BY	EC., MC., LC.
APPR BY	AMC
PRINTED DATE	10/20/2021

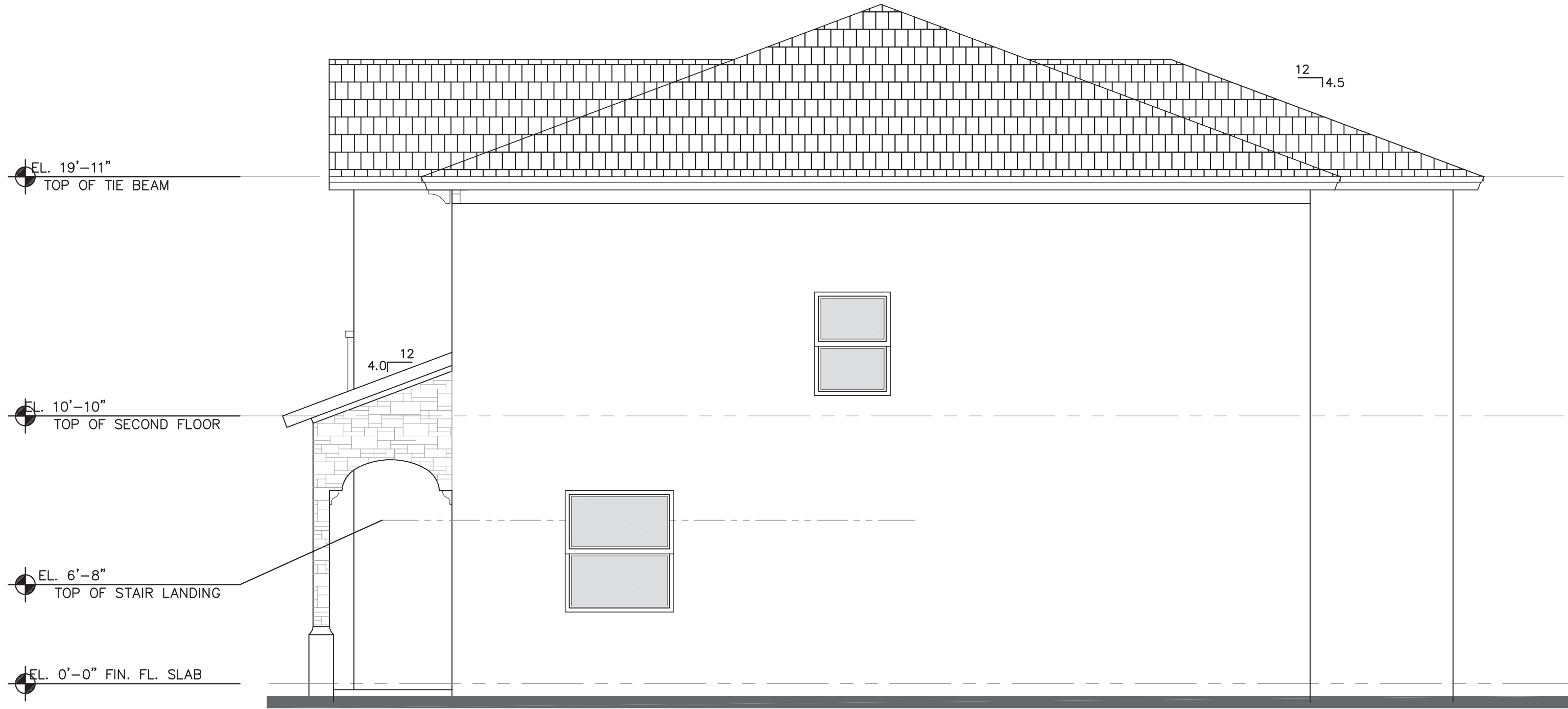
SHEET NUMBER:  
  
A-34



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



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



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



PROJECT:

CALDWELL MARTIN  
MIAMI DADE COUNTY  
FLORIDA

OWNER:

LENNAR  
HOMES

MODEL 2532 - FRONT ELEVATIONS  
OPTIONS "A" & "B"

PHASE

SITE PLAN SUBMITTAL

REVISIONS

SEAL



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DATE: 10/20/2021

JOB NO. 2021-45

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PRINTED DATE 10/20/2021

SHEET NUMBER:

A-37



FRONT ELEVATION - OPT. "A"

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



FRONT ELEVATION - OPT. "B"

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

PROJECT:

CALDWELL MARTIN  
MIAMI DADE COUNTY  
FLORIDA

OWNER:

LENNAR  
HOMES

MODEL 2532  
SIDE & REAR ELEVATIONS  
OPTION "A"

PHASE

SITE PLAN SUBMITTAL

REVISIONS

SEAL



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DATE: 10/20/2021

JOB NO. 2021-45

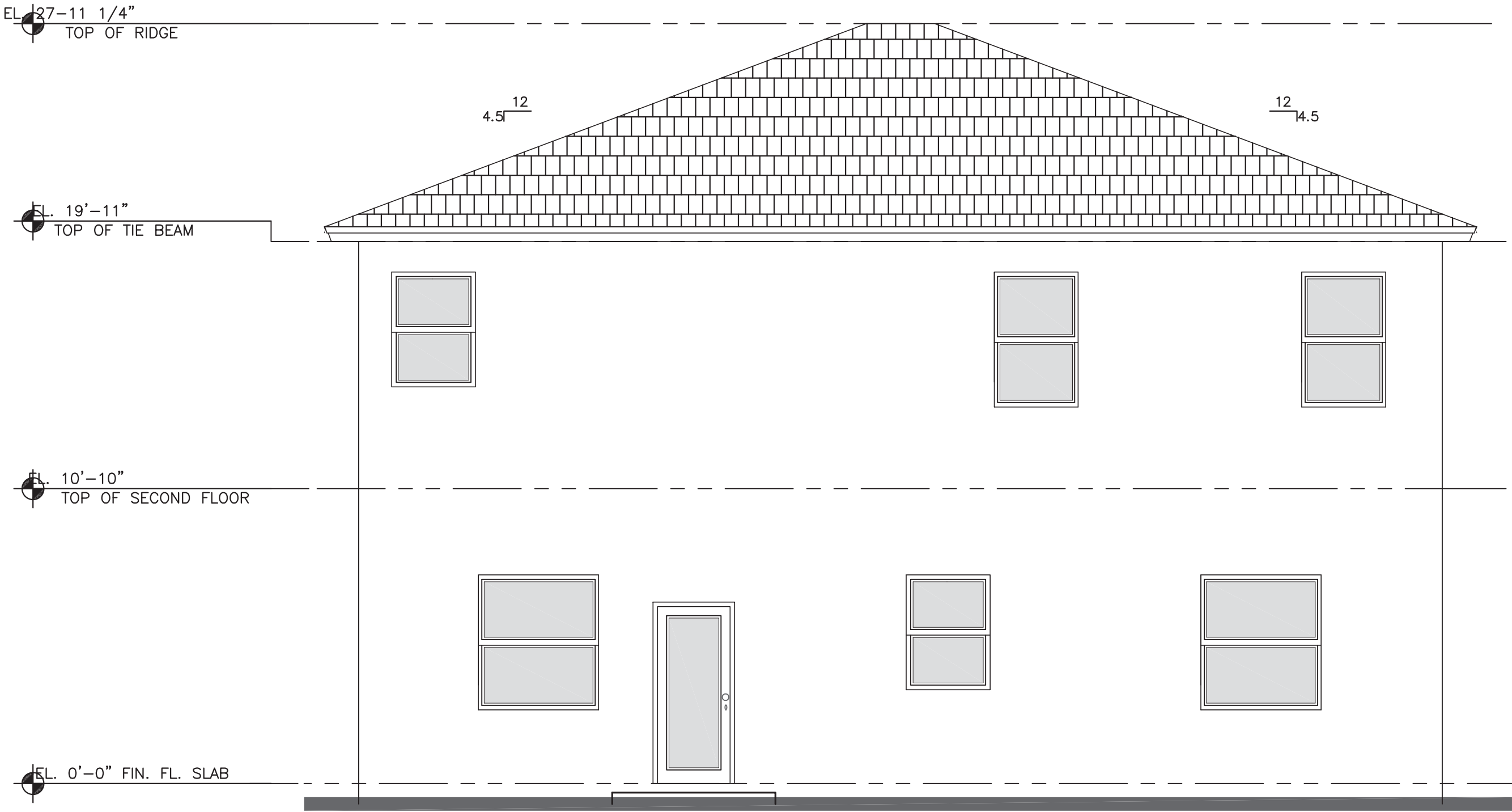
DRAWN BY EC. MC. LC.

APPR BY AMC

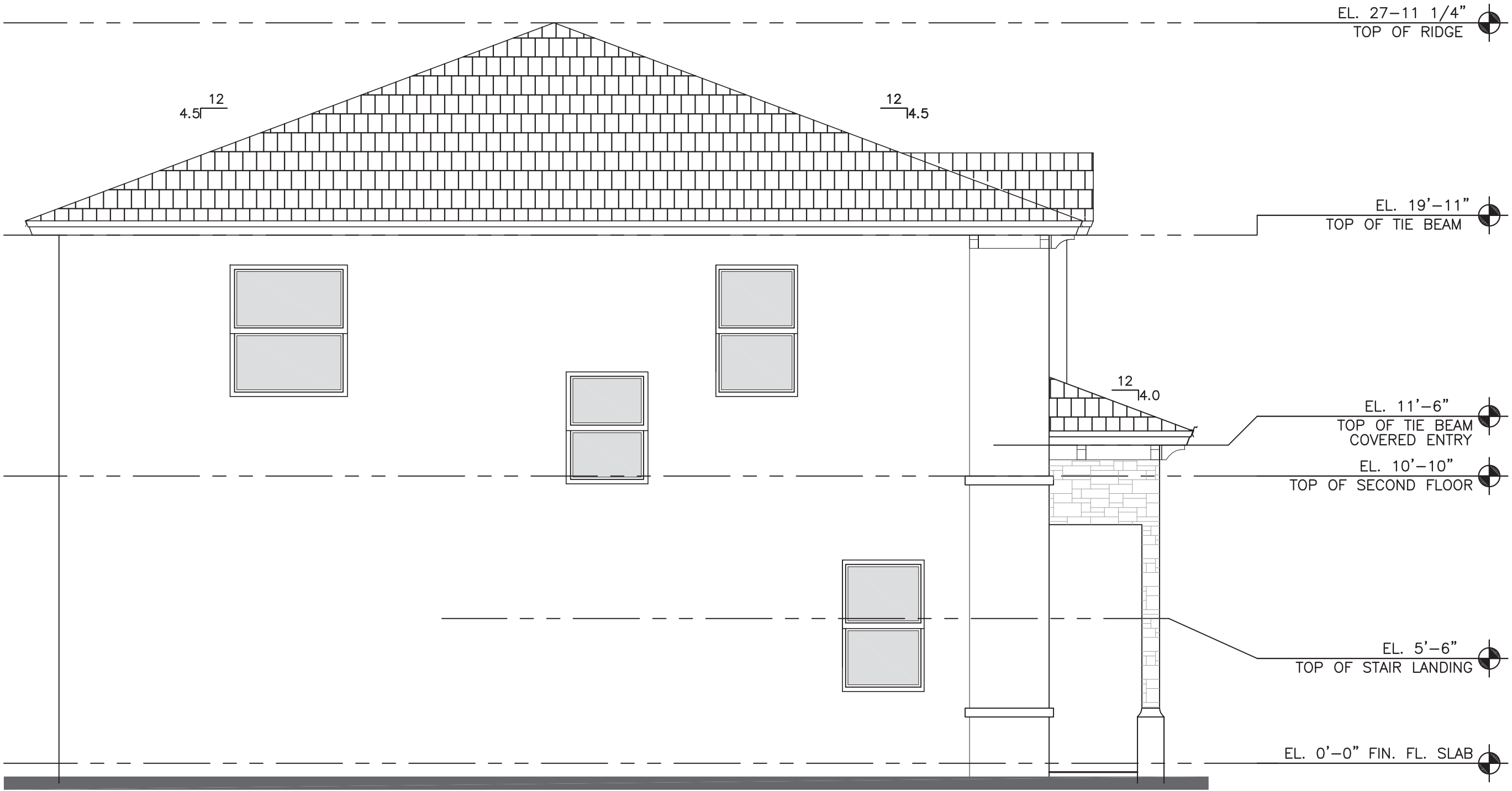
PRINTED DATE 10/20/2021

SHEET NUMBER:

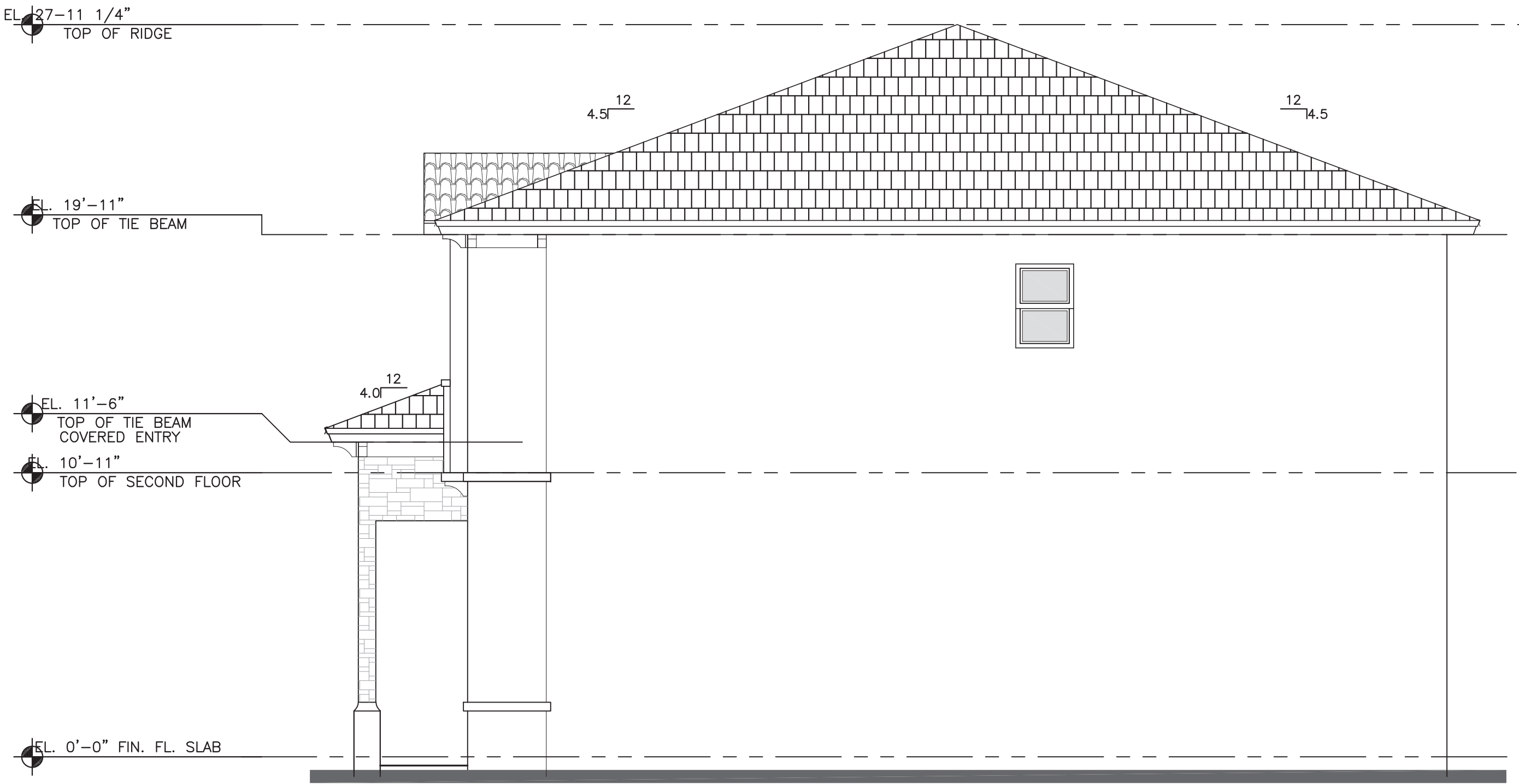
A-38



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"

PROJECT:

CALDWELL MARTIN  
MIAMI DADE COUNTY  
FLORIDA

OWNER:

LENNAR  
HOMES

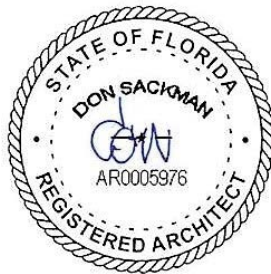
MODEL 2532  
SIDE & REAR ELEVATIONS  
OPTION "B"

PHASE

SITE PLAN SUBMITTAL

REVISIONS

SEAL



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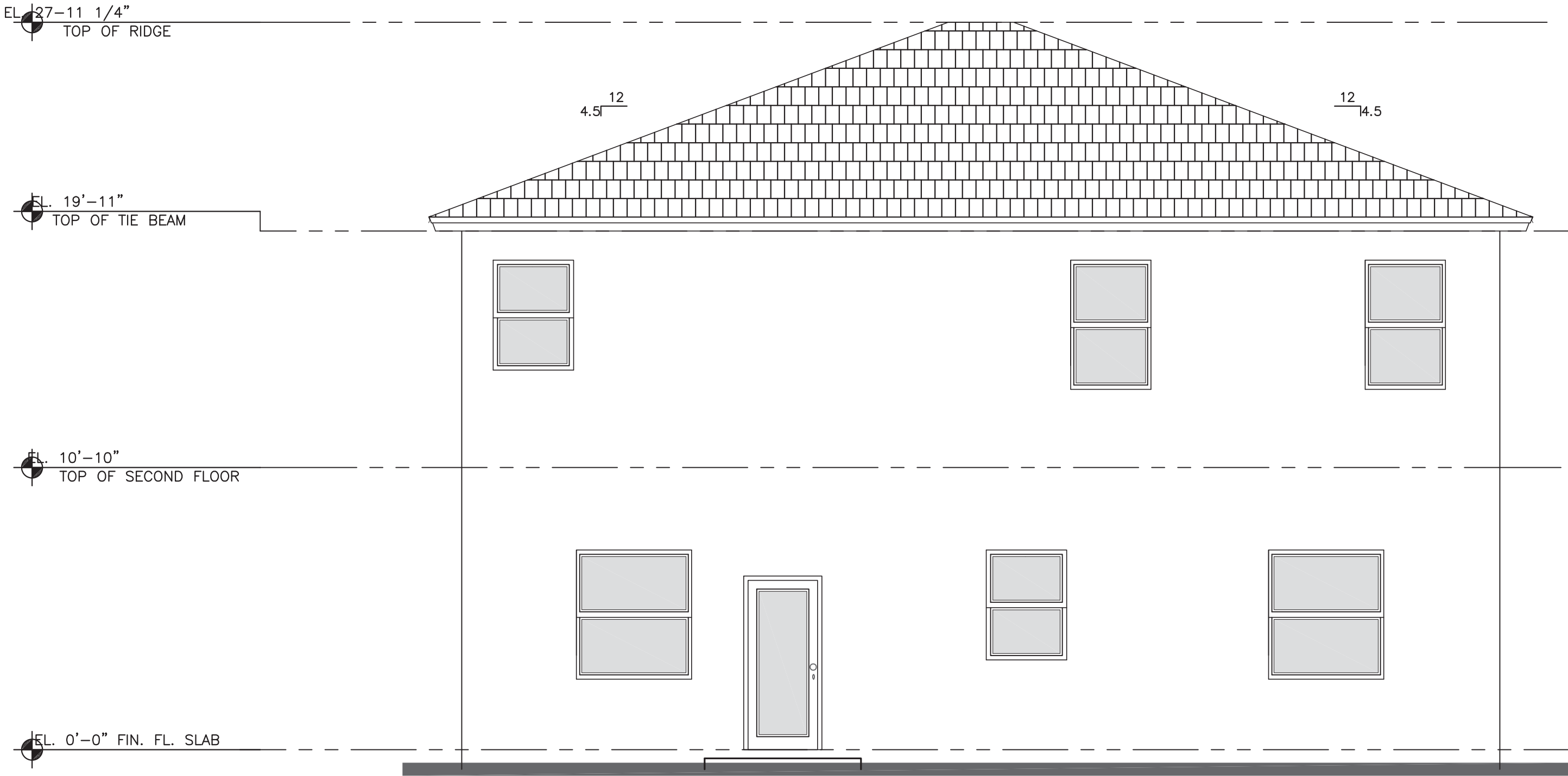
JOB NO. 2021-45

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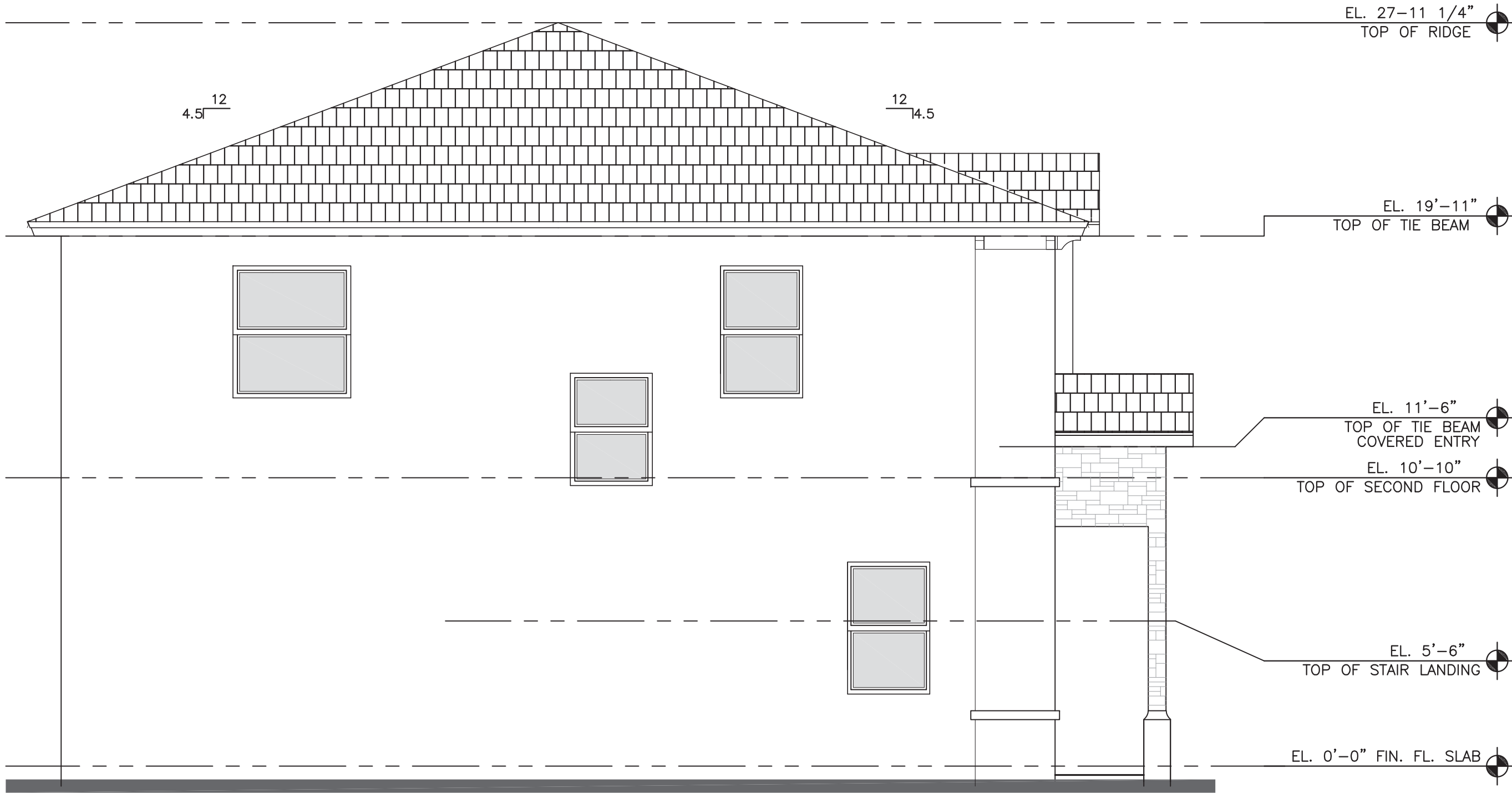
APPR BY AMC

PRINTED DATE 10/20/2021

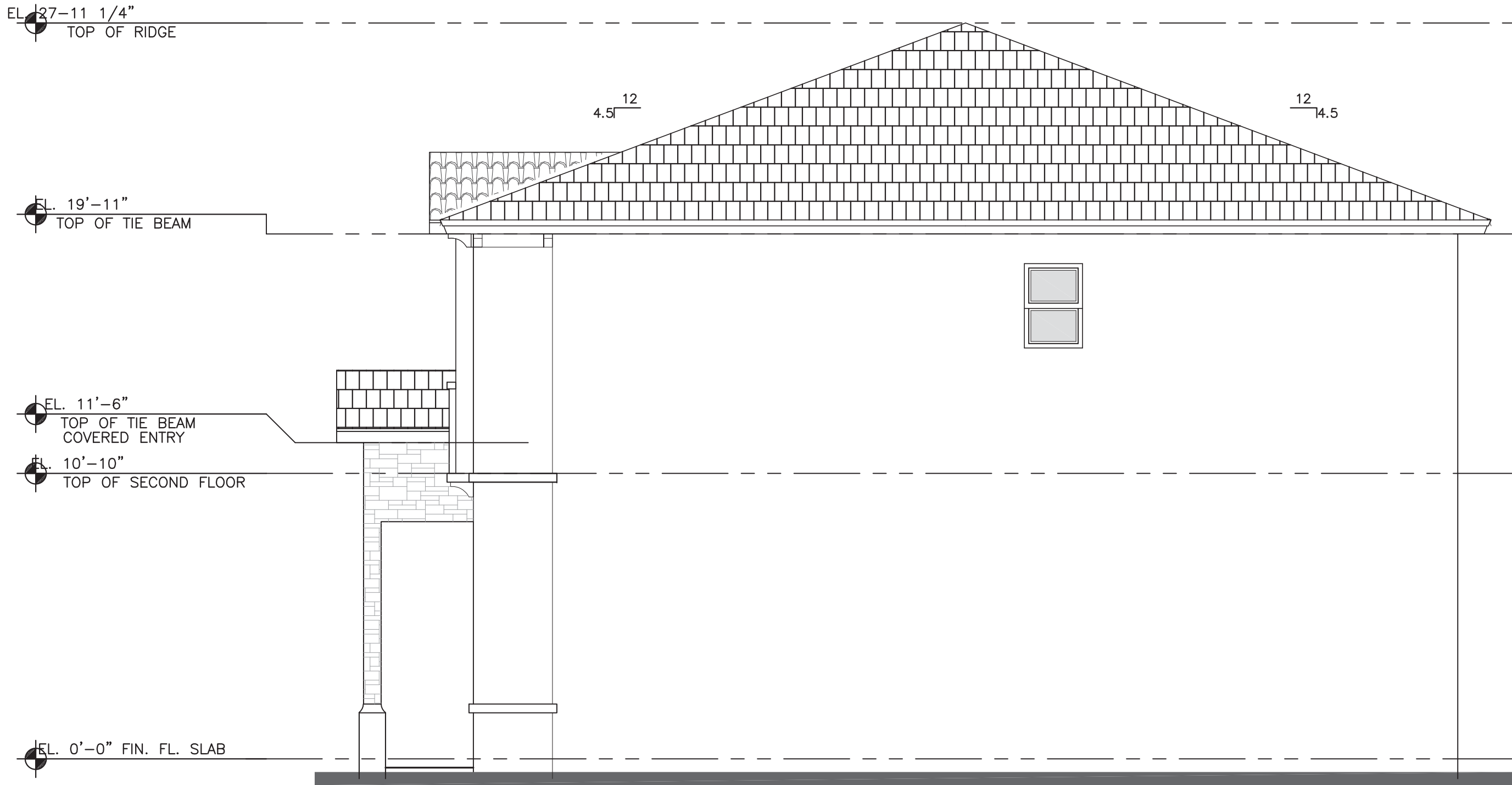
SHEET NUMBER:



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



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



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



PROJECT:

CALDWELL MARTIN  
MIAMI DADE COUNTY  
FLORIDA

OWNER:

LENNAR  
HOMES

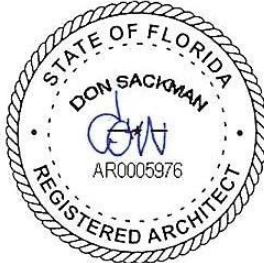
MODEL 3045 - FRONT ELEVATIONS  
OPTIONS "A" & "B"

PHASE

SITE PLAN SUBMITTAL

REVISIONS

SEAL



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DATE: 10/20/2021

JOB NO. 2021-45

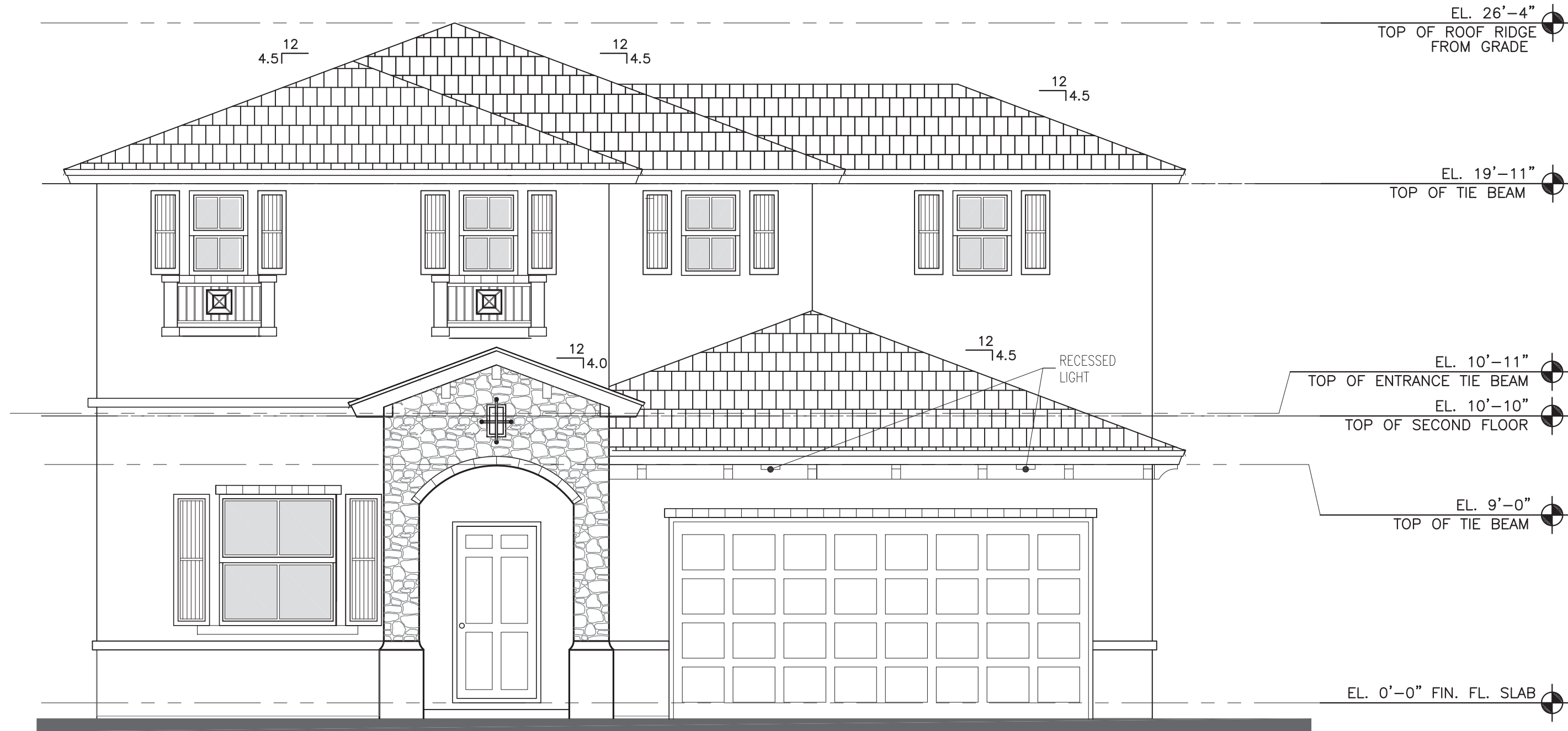
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PRINTED DATE 10/20/2021

SHEET NUMBER:

A-42



FRONT ELEVATION - OPT. "A"

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



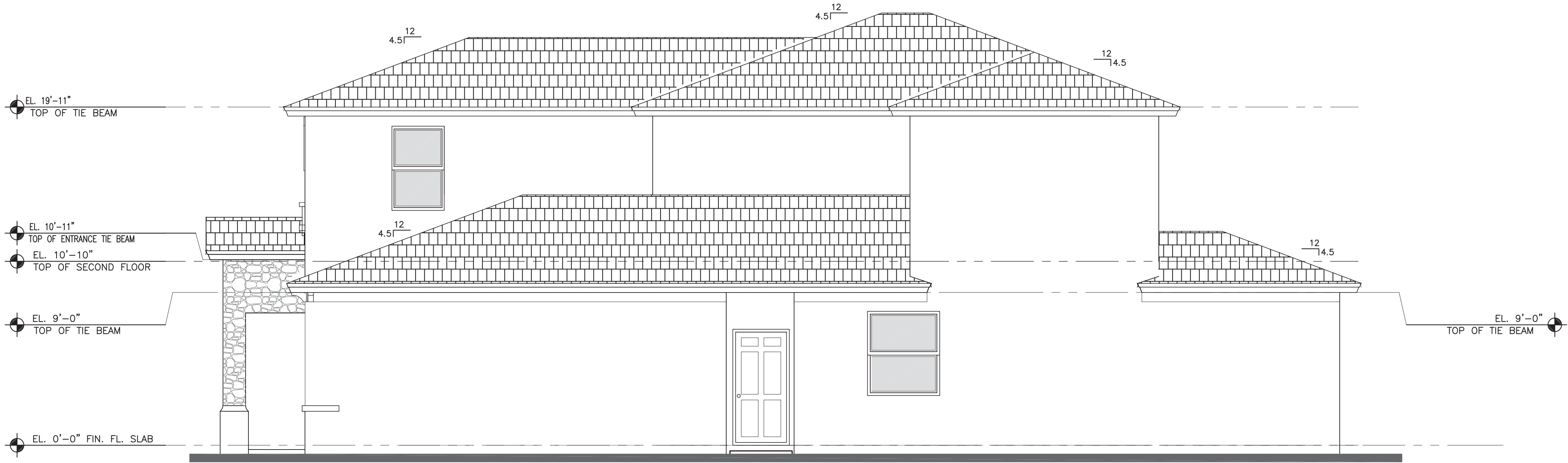
FRONT ELEVATION - OPT. "B"

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

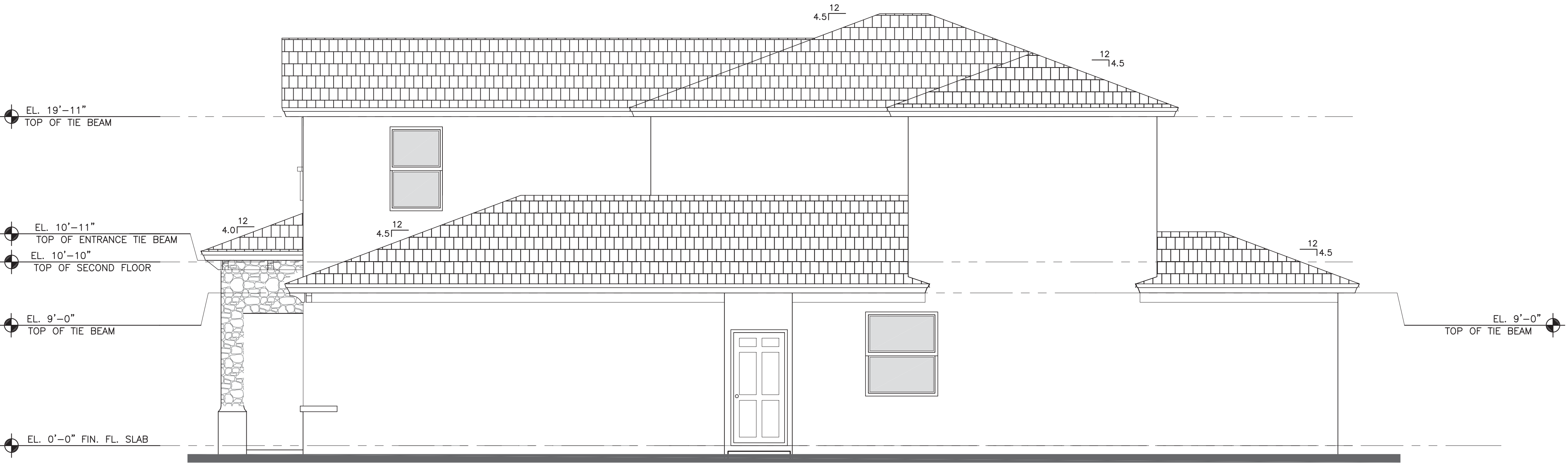
PROJECT:  
  
CALDWELL MARTIN  
MIAMI DADE COUNTY  
FLORIDA

OWNER:  
  
LENNAR  
HOMES

MODEL 3045  
RIGHT -SIDE ELEVATIONS  
OPTIONS "A" & "B"



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



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

PHASE  
  
SITE PLAN SUBMITTAL

REVISIONS	



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DATE: 10/20/2021  
JOB NO. 2021-45  
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APPR BY AMC  
PRINTED DATE 10/20/2021



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

PROJECT:

CALDWELL MARTIN  
MIAMI DADE COUNTY  
FLORIDA

OWNER:

LENNAR  
HOMES

MODEL 3045 - LEFT-SIDE ELEVATIONS  
OPTIONS "A" & "B"

PHASE

SITE PLAN SUBMITTAL

REVISIONS

SEAL



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JOB NO. 2021-45

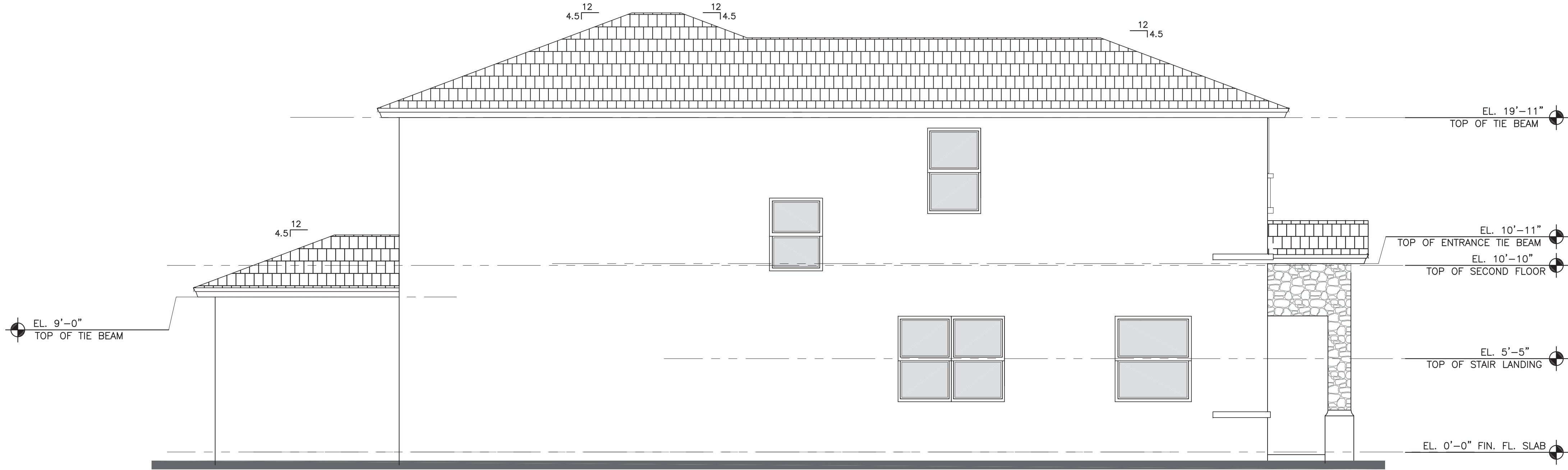
DRAWN BY EC., MC., LC.

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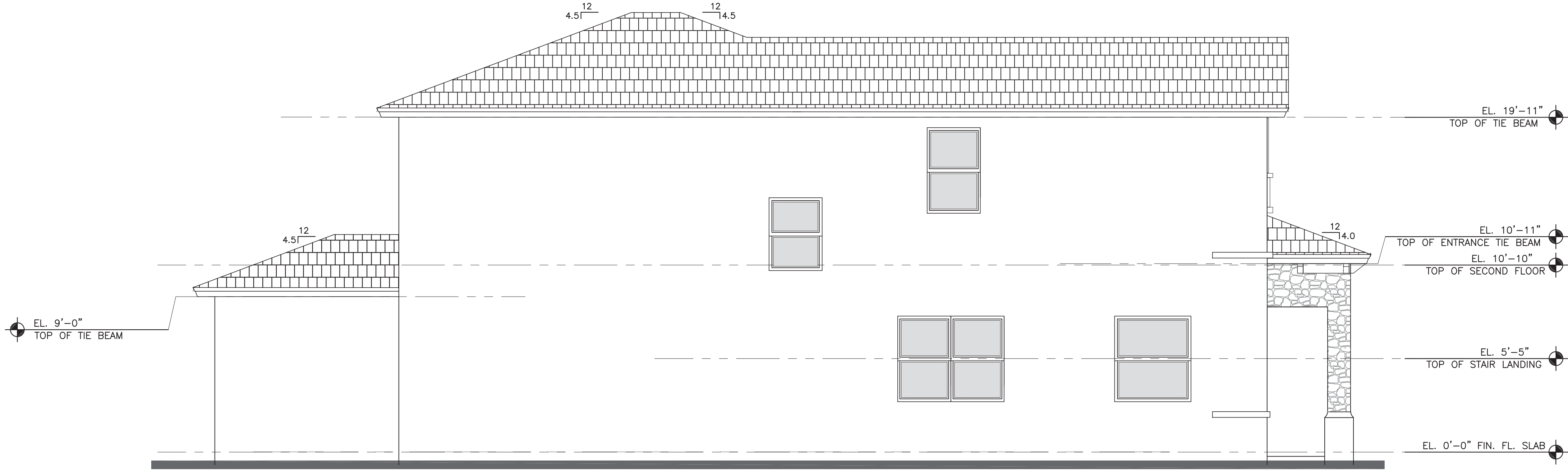
PRINTED DATE 10/20/2021

SHEET NUMBER:

A-44



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



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



PROJECT:

CALDWELL MARTIN  
MIAMI DADE COUNTY  
FLORIDA

OWNER:

LENNAR  
HOMES

MODEL 3045 - REAR ELEVATIONS  
OPTIONS "A" & "B"

PHASE

SITE PLAN SUBMITTAL

REVISIONS

SEAL



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DATE: 10/20/2021

JOB NO. 2021-45

DRAWN BY EC. MC. LC.

APPR BY AMC

PRINTED DATE 10/20/2021

SHEET NUMBER:

A-45



REAR ELEVATION - OPT. "A"

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



REAR 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:

CALDWELL MARTIN  
MIAMI DADE COUNTY  
FLORIDA

OWNER:

LENNAR  
HOMES

MODEL 3120 - FRONT ELEVATIONS  
OPTIONS "A" & "B"

PHASE

SITE PLAN SUBMITTAL

REVISIONS

SEAL



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JOB NO. 2021-45

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PRINTED DATE 10/20/2021

SHEET NUMBER:

A-48



FRONT ELEVATION - OPTION 'A'

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



FRONT ELEVATION - OPTION 'B'

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

PROJECT:

CALDWELL MARTIN  
MIAMI DADE COUNTY  
FLORIDA

OWNER:

LENNAR  
HOMES

ELEVATIONS - OPTION 'A'

PHASE

SITE PLAN SUBMITTAL

REVISIONS

SEAL



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JOB NO. 2021-45

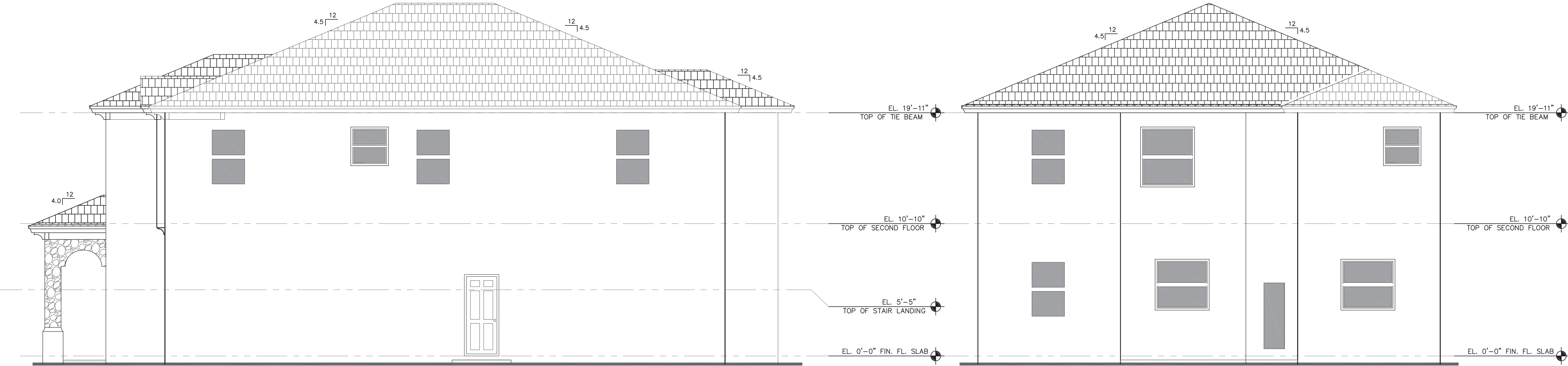
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PRINTED DATE 10/20/2021

SHEET NUMBER:

A-49

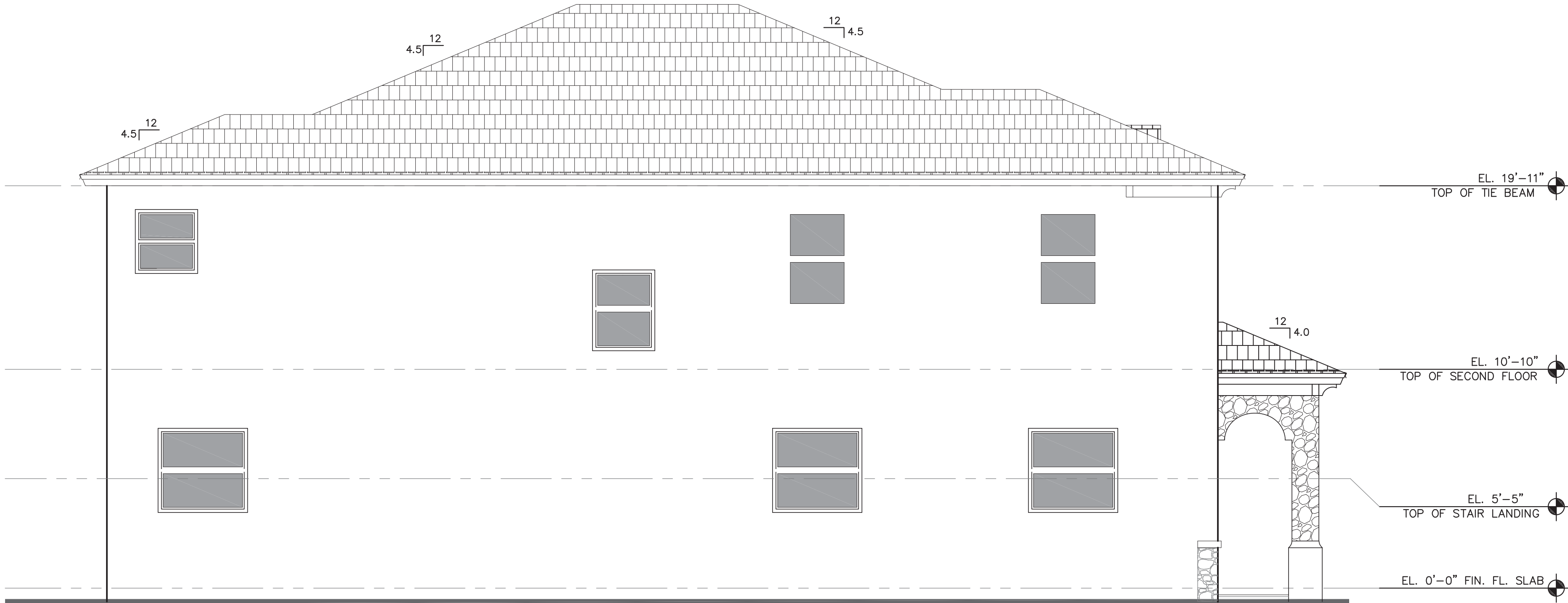


RIGHT - SIDE ELEVATION - OPTION 'A'

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

REAR - SIDE ELEVATION - OPTION 'A'

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



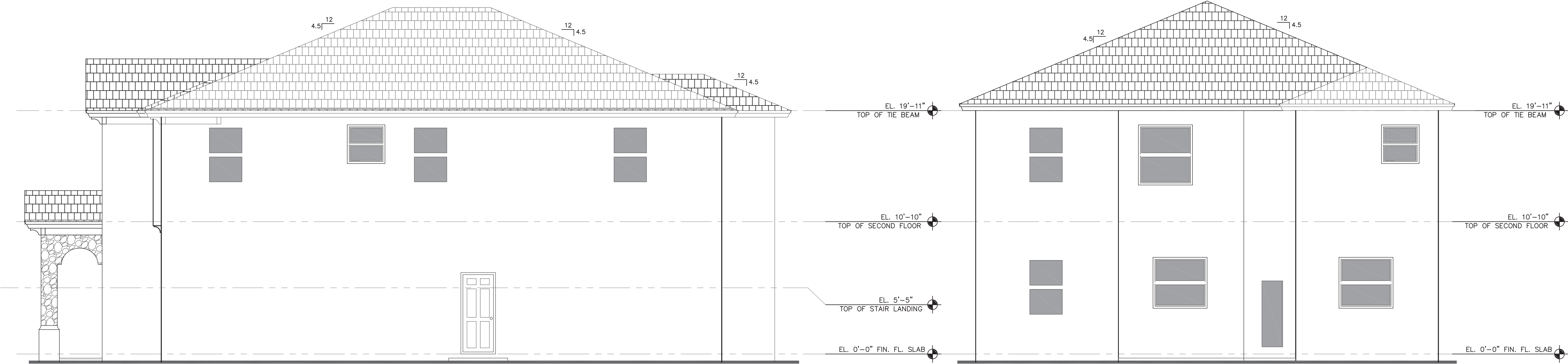
LEFT - SIDE ELEVATION - OPTION 'A'

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



PROJECT:  
  
CALDWELL MARTIN  
MIAMI DADE COUNTY  
FLORIDA

OWNER:  
  
LENNAR  
HOMES

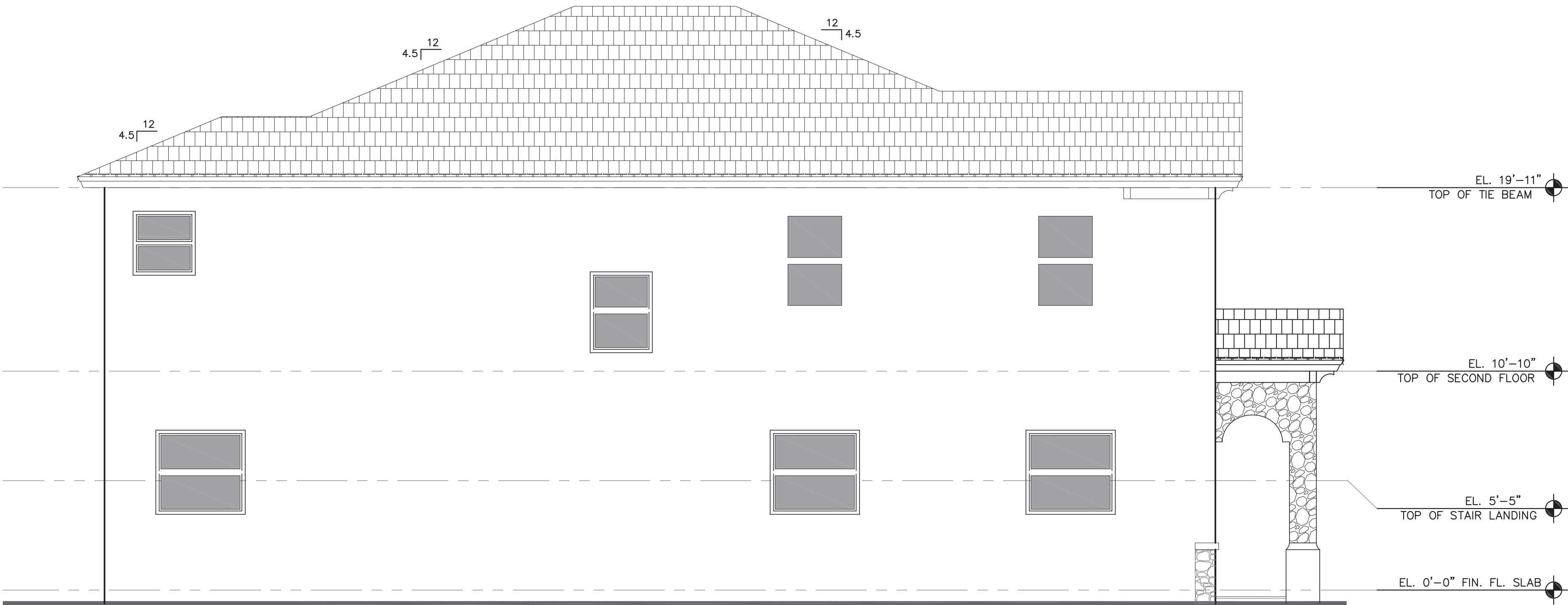


RIGHT - SIDE ELEVATION - OPTION 'B'

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

REAR - SIDE ELEVATION - OPTION 'B'

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



LEFT - SIDE ELEVATION - OPTION 'B'

ELEVATIONS - OPTION 'B'

PHASE  
  
SITE PLAN SUBMITTAL

REVISIONS


SEAL

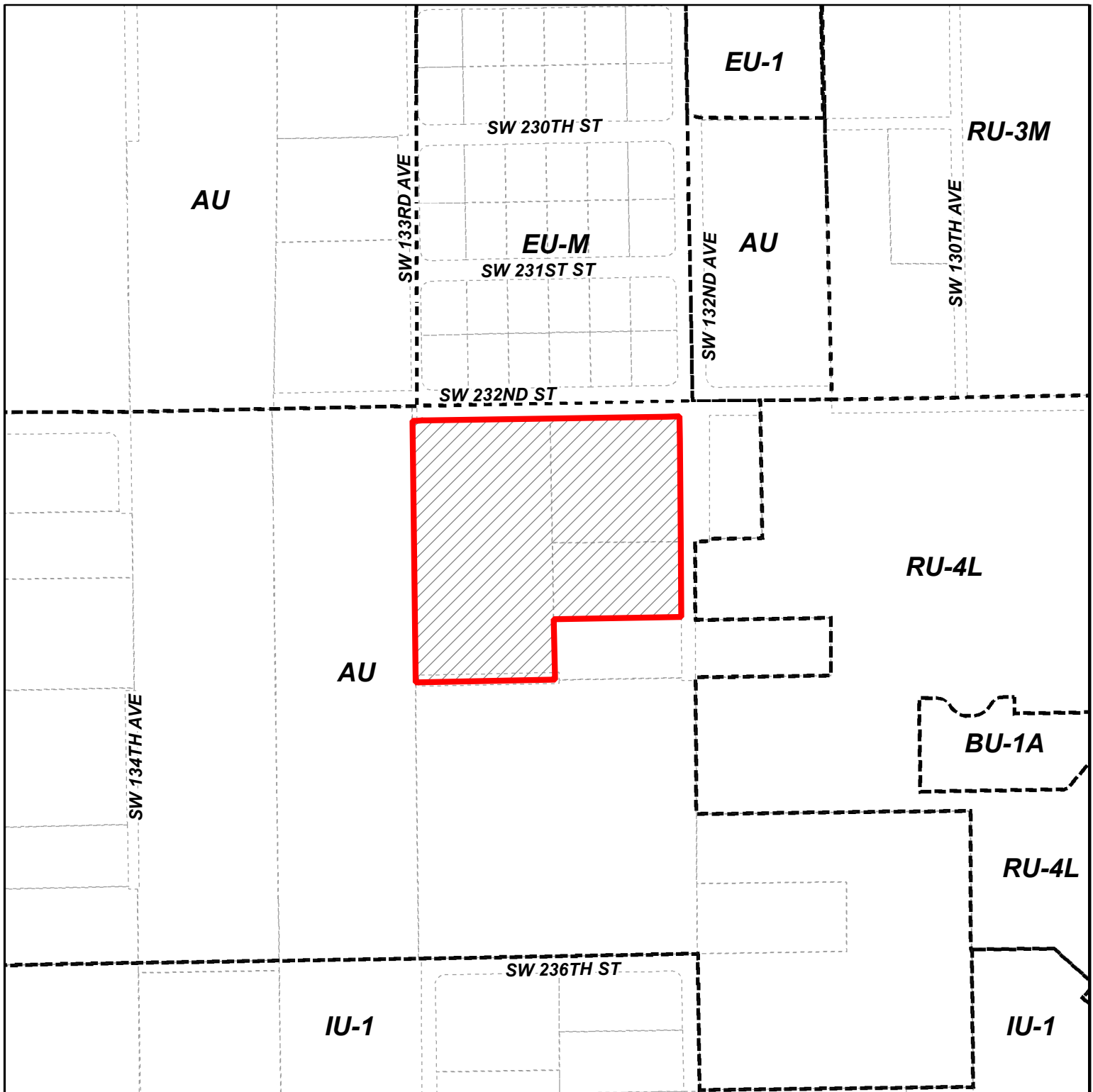
STATE OF FLORIDA  
CORWIL ARCHITECTS  
CORWIL ARCHITECTS  
REGISTERED ARCHITECT

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JOB NO. 2021-45  
DRAWN BY EC, MC, LC,  
APPR BY AMC  
PRINTED DATE 10/20/2021

SHEET NUMBER:  
  
A-50







**MIAMI-DADE COUNTY**  
**HEARING MAP**

Process Number  
**Z2021000260**

Section: 23 Township: 56 Range: 39  
 Applicant: Lennar Homes, LLC  
 Zoning Board: C14  
 Commission District: 8  
 Drafter ID: EDUARDO CESPEDES  
 Scale: NTS

**Legend**

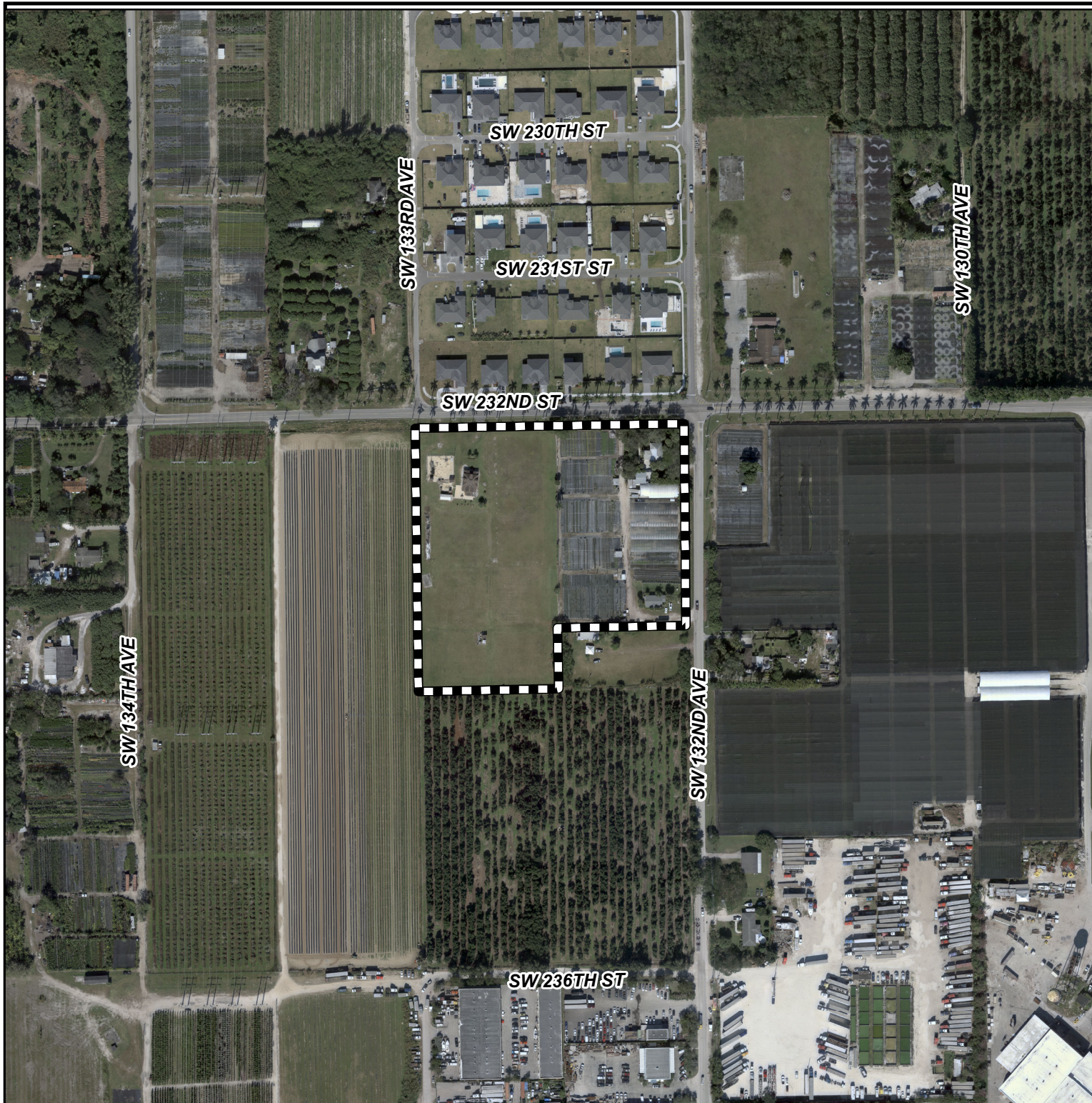
-  Subject Property Case
-  Zoning



SKETCH CREATED ON: Thursday, December 30, 2021


REVISION	DATE	BY

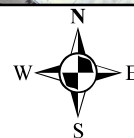




**MIAMI-DADE COUNTY**  
**AERIAL YEAR 2021**

**Process Number**  
**Z2021000260**

**Legend**  
 **Subject Property**



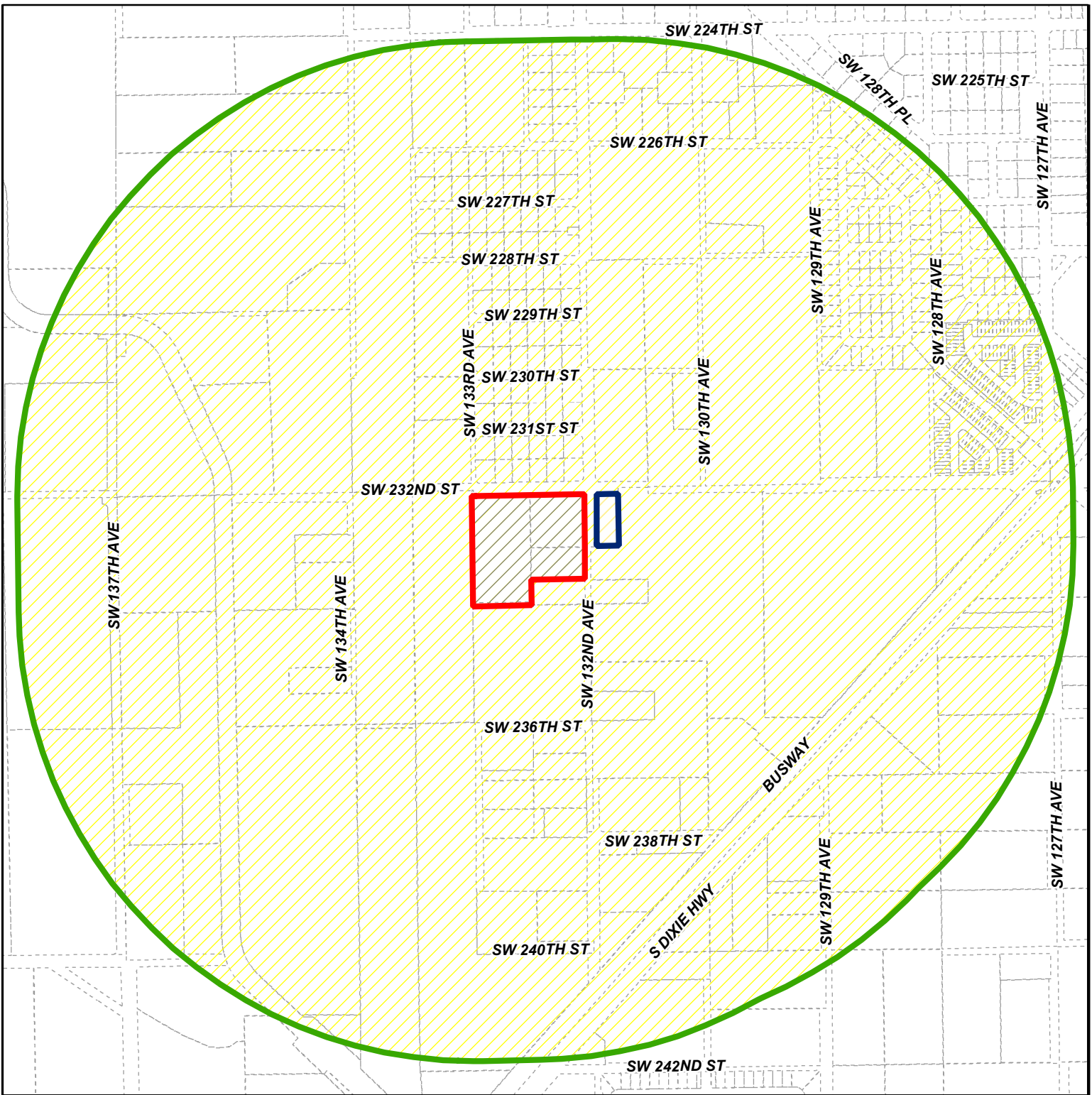
**Section: 23 Township: 56 Range: 39**  
**Applicant: Lennar Homes, LLC**  
**Zoning Board: C14**  
**Commission District: 8**  
**Drafter ID: EDUARDO CESPEDES**  
**Scale: NTS**



SKETCH CREATED ON: Thursday, December 30, 2021

REVISION	DATE	BY









# **MIAMI-DADE COUNTY** **RADIUS MAP**

Section: 23 Township: 56 Range: 39  
 Applicant: Lennar Homes, LLC  
 Zoning Board: C14  
 Commission District: 8  
 Drafter ID: EDUARDO CESPEDES  
 Scale: NTS

Process Number  
**Z2021000260**  
 RADIUS: 2640

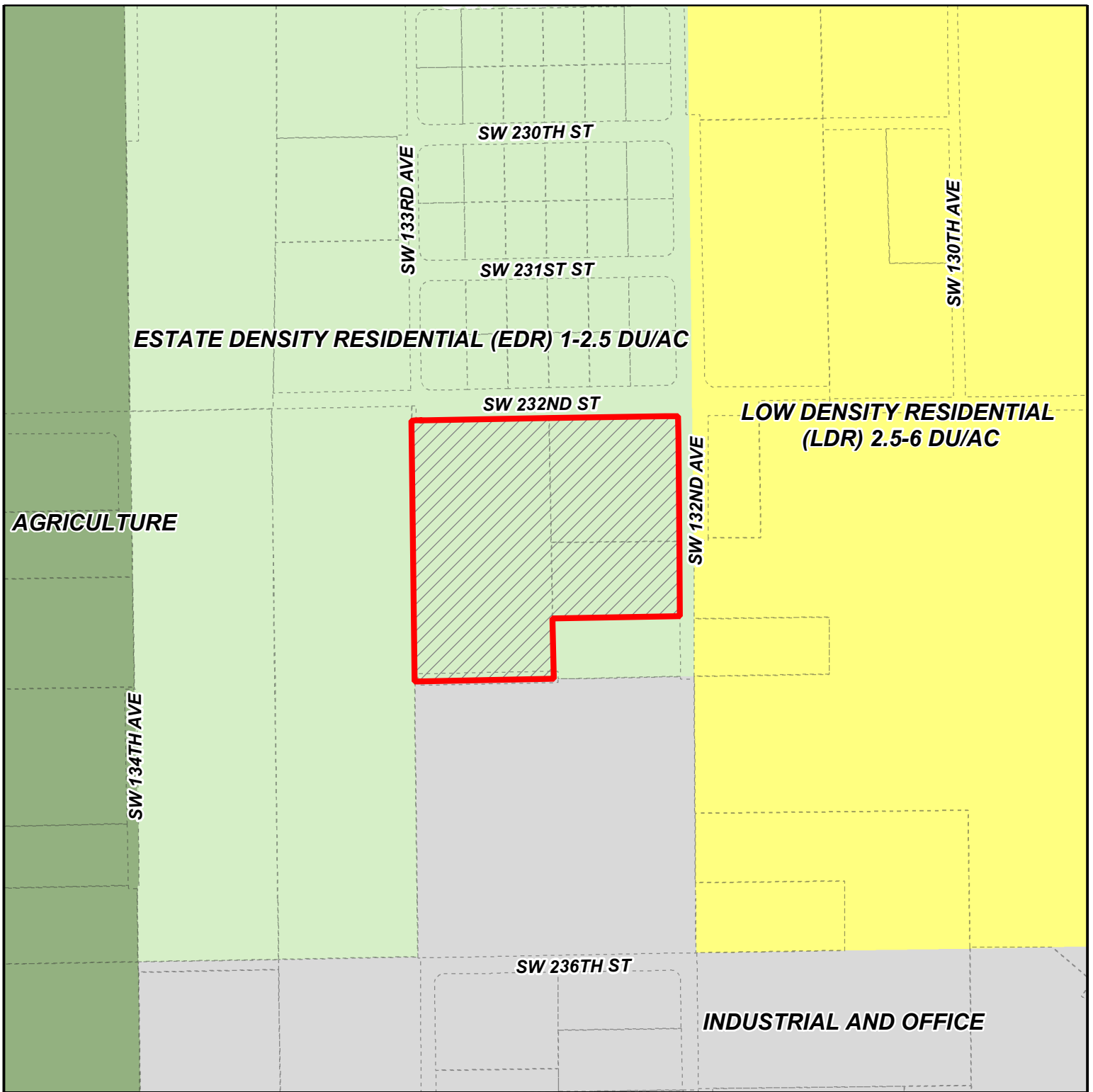
## **Legend**

-  Subject Property
-  Contiguous Properties
-  Buffer
-  Property Boundaries



SKETCH CREATED ON: Thursday, December 30, 2021

REVISION	DATE	BY



**MIAMI-DADE COUNTY**  
**CDMP MAP**

Process Number  
**Z2021000260**

Section: 23 Township: 56 Range: 39  
Applicant: Lennar Homes, LLC  
Zoning Board: C14  
Commission District: 8  
Drafter ID: EDUARDO CESPEDES  
Scale: NTS

**Legend**

 Subject Property Case



REVISION	DATE	BY