

**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

Recommendation Summary	
Commission District	8
Applicant	Lennar Homes, LLC
Summary of Requests	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.
Location	Lying at the southwest corner of SW 132 Avenue and SW 232 Street, Miami-Dade County, Florida
Property Size	7.74-acres
Existing Zoning	AU, Agricultural
Existing Land Use	Single-family residences, Agriculture, vacant land
2030-2040 CDMP Land Use Designation	Low Density Residential, 2.5-6 duu (Subject to approval of the concurrent CDMP amendment Application No. CDMP20210015) (see attached Zoning Recommendation Addendum)
Comprehensive Plan Consistency	Consistent with interpretative text, goals, objectives and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311, District Boundary Change, Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations. (See attached Zoning Recommendation Addendum)
Recommendation	Approval of request #1, subject to the Board's acceptance of the proffered covenant, and approval with conditions of request #2.

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 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.

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.

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



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

NEIGHBORHOOD SERVICES PROVIDER COMMENTS*	
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>

**Subject to conditions in their memorandum.*

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

Low Density Residential* (Page I-31)	<p><i>The Adopted 2020 and 2030 Land Use Plan designates the subject property as being within the Urban Development Boundary for Low Density Residential. The residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 dwelling units per gross acre. Residential densities of blocks abutting activity nodes as defined in the Guidelines for Urban Form, or of blocks abutting section line roads between nodes, shall be allowed a maximum residential density of 10.0 dwelling units per gross acre. To promote infill development, residential development exceeding the maximum density of 6.0 dwelling units per acre is permitted for substandard lots that were conveyed or platted prior to August 2nd, 1938. This density category is generally characterized by single family housing, e.g., single family detached, cluster, and townhouses. It could include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is not exceeded.</i></p> <p><i>(*Subject to approval of the concurrent CDMP amendment)</i></p>
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PERTINENT ZONING REQUIREMENTS/STANDARDS

Section 33-311 District Boundary Change	<p>(A) <i>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.</i></p> <p>(F) Section 33-311 provides that the Board shall take into consideration, among other factors the extent to which:</p> <p>(1) <i>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;</i></p> <p>(2) <i>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;</i></p>
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ZONING RECOMMENDATION ADDENDUM

Lennar Homes, LLC
PH: Z21-260

	<ul style="list-style-type: none">(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>(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>(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>
Section 33-311 (A)(4)(b) Non-Use Variances From Other Than Airport Regulations.	<i>Upon appeal or direct application in specific cases, the Board shall hear and grant applications for non-use variances from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required.</i>

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: Z2021000260-4th Review
Lennar Homes LLC
SW 232nd Street and SW 132nd 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".

DERM has reviewed concurrent application No. CDMP20210015. The review conducted by DERM on this concurrent zoning application must assume that the CDMP application is approved; if the CDMP application is denied, then DERM recommends that this concurrent zoning applications be denied, as it would be inconsistent with the unamended CDMP. Accordingly, DERM's analysis and recommendations consider whether this concurrent zoning application is consistent with the CDMP amendment as requested by the applicant and with the applicable zoning and other land development regulations. This analysis does not revisit the merits of the aforementioned CDMP application.

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

The Department of Regulatory and Economic Resources – Division of Environmental Resources Management (DERM) has reviewed the above referenced zoning application for compliance with the requirements of Chapter 24 of the Miami-Dade County Code (the Code) for potable water service and wastewater disposal. Based on the information provided, this zoning application is approved pursuant to Section 24-43.1 of the Code. With respect to other issues discussed herein DERM does not object to this application provided that all the conditions contained herein are complied with.

Potable Water 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 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 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 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 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

MIAMI-DADE
COUNTY

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)

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 232nd Street and SW 132nd 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 132nd Avenue, that will about the eastern boundary of the project and to an existing 16-inch water main in SW 232nd 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 132nd 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 132nd 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 132nd Avenue that will abut the eastern boundary of the property and to an existing gravity sewer system in SW 232nd 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 132nd 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 132nd Avenue and SW 236th 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 132nd Avenue, and then, northerly AT FULL DEPTH in SW 132nd Avenue to SW 232nd 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 132nd Avenue. If connection to the gravity system along SW 232nd 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 mavalid@miamidade.gov, Alfredo B. Sanchez at (786) 552-8237 or sanalf@miamidade.gov, or Benita Ramirez at (786) 552-8121 or benita.ramirez@miamidade.gov.

Memorandum

MIAMI-DADE
COUNTY

Date: 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 232nd Street and SW 132nd 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 232nd Street to bring awareness to the Princeton Trail.
- PROS recommends further improvements on the corner of SW 232nd Street and SW 132nd 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.

AZ: at sk AT

Attachment

Signature: 

Email: alissa.turteltaub@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
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-  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



Adobe Sign



Miami-Dade County Public Schools

giving our students the world

Superintendent of Schools

Alberto M. Carvalho

January 27, 2022

VIA ELECTRONIC MAIL

Amanda Naldjieff, Esquire
Holland and Knight
701 Brickell Ave. unit 3300
Miami, FL 33131

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. 2nd Avenue • Suite 525 • Miami, FL 33132
305-995-7285 • 305-995-4760 (FAX) • 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

MIAMI-DADE
COUNTY

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

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 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
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
Lennar Corporation * - 700 N.W. 107th Avenue, Miami, Florida 33172	99 %
U.S. Home Corporation (a wholly owned subsidiary of Lennar Corporation *, a publicly traded company	1 %

* 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

MIAMI-DADE COUNTY
PROCESS NO: Z21-260

DATE: DEC 29 2021

DATE: DEC 25 2021
BY: ISA

If any contingency clause or contract terms involve additional parties, list all individuals or officers of a corporation, partnership or trust: **DATE: DEC 29 2021**
BY: ISA

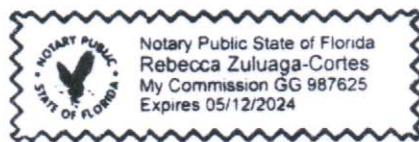
NOTICE: For changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

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

Signature: GREG McITERSON VICE PRESIDENT

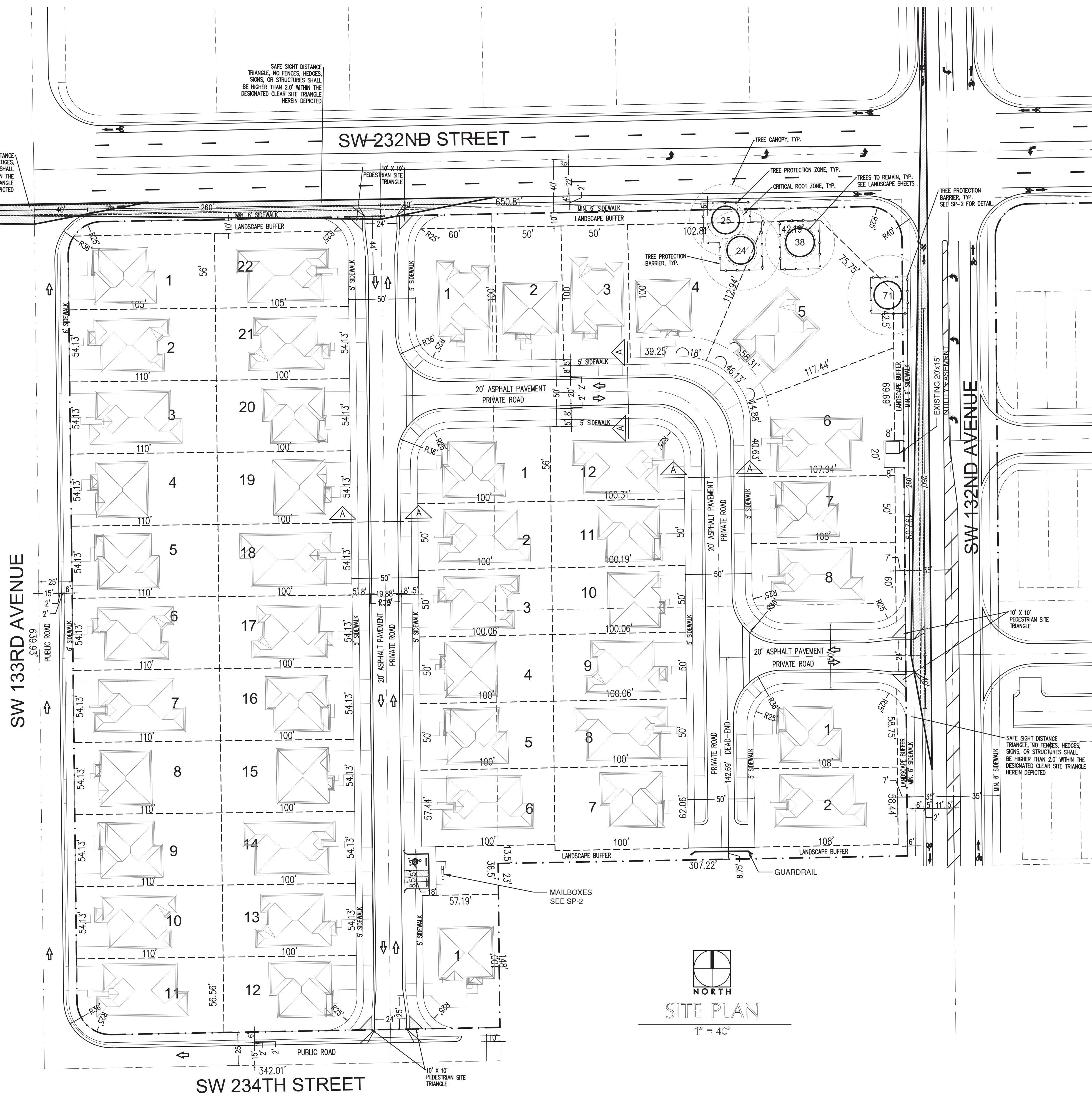
Sworn to and subscribed before me this 22 day of December, 2021. Affiant is personally known to me or has produced _____ as identification.


(Notary Public)

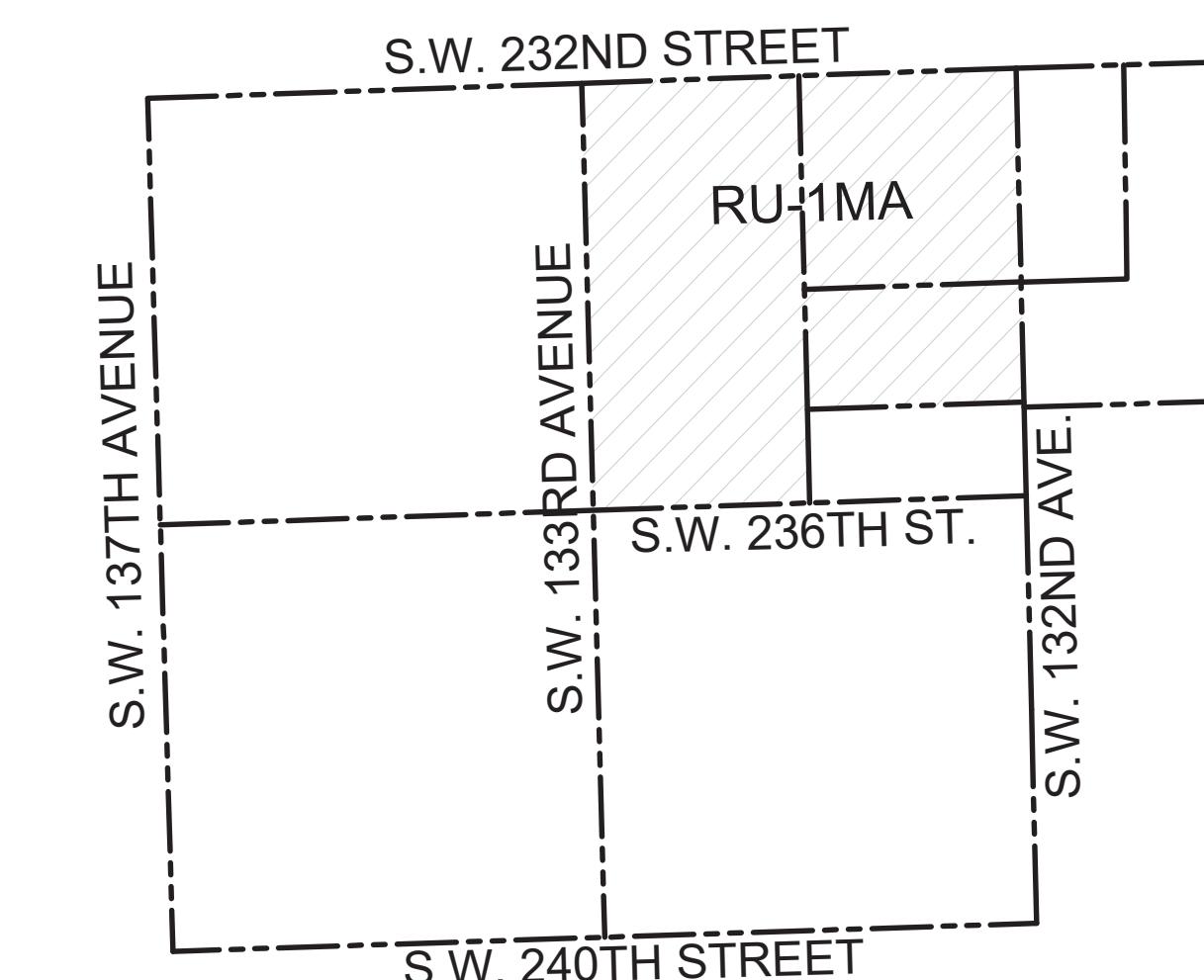


My commission expires 5/2/2024

*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.



SITE DATA		
	SF	ACRES
GROSS AREA	370,695.60	8.51
ROW DEDICATIONS	33,559.74	0.77
NET RESIDENTIAL AREA	337,135.86	7.74
	#	DUA
50' X 100' SINGLE FAMILY HOMES	45	5.81
NET RESIDENTIAL DENSITY		
AREA CALCULATIONS	SF	%
SINGLE FAMILY HOME LOTS	251,346.21	74.55
SIDEWALKS	12,829.90	3.81
ROADS AND PAVED AREAS	38,442.78	11.40
GREEN AREAS	34,516.97	10.24
TOTAL	337,135.86	100.00
ZONING DISTRICT		
	RU-1MA	
PERMITTED/ ALLOWED	50'	50'
MINIMUM LOT WIDTH	50,000 SF	5,000 SF
MINIMUM LOT AREA	45 %	45 %
MAXIMUM LOT COVERAGE		
FRONT SETBACK	15 FOR 50% OF THE LINEAL FOOTAGE OF THE WIDTH OF THE HOUSE AND 25 FOR BALANCE; EXCEPT 20 FOR ATTACHED GARAGES	15 FOR 50% OF THE LINEAL FOOTAGE OF THE WIDTH OF THE HOUSE AND 25 FOR BALANCE; EXCEPT 20 FOR ATTACHED GARAGES
REAR SETBACK	15 FOR 50% OF THE LINEAL FOOTAGE OF THE WIDTH OF THE HOUSE AND 25 FOR BALANCE	15 FOR 50% OF THE LINEAL FOOTAGE OF THE WIDTH OF THE HOUSE AND 25 FOR BALANCE
INTERIOR SIDE SETBACK	5'	5'
SIDE STREET SETBACK	10'	10'
PARKING	2 PER UNIT	2 PER UNIT



SITE PLAN
2022-05-06
SCALE : AS SHOWN
DRAWN : AIS
CHECK BY : PPK
JOB NO. :

CALDWELL SITE
BY
LENNAR HOMES
MIAMI-DADE COUNTY, FLORIDA

SEAL:
STATE OF FLORIDA
EDUARDO PEREZ
REGISTERED ARCHITECT
AR0015394
Digitally signed by Eduardo Perez
DN: CN=Edgaro Perez, o=ppkarch.com, C=US
Date: 2022.05.06 16:43:50-04'00'

SITE PLAN

DATE : 2022-05-06
SCALE : AS SHOWN
DRAWN : AIS
CHECK BY : PPK
JOB NO. :

SP-1



LOCATION MAP
1" = 300'

PASCUAL
PEREZ
KILIDDIAN
& ASSOCIATES
ARCHITECTS - PLANNERS
LICENSE # AA 26001357
EDUARDO PEREZ, AIA
LICENSE NO.: AR 0005394
MARIO P. PASCUAL, AIA
LICENSE NO.: AR 0008254
PETER KILIDDIAN, RA
LICENSE No.: AR 0093067
AT THE BEACON CENTER
1300 NW 84th AVENUE
DORAL, FLORIDA 33126
TELEPHONE: (305) 592-1363
FACSIMILE: (305) 592-6665
http://www.ppkarch.com
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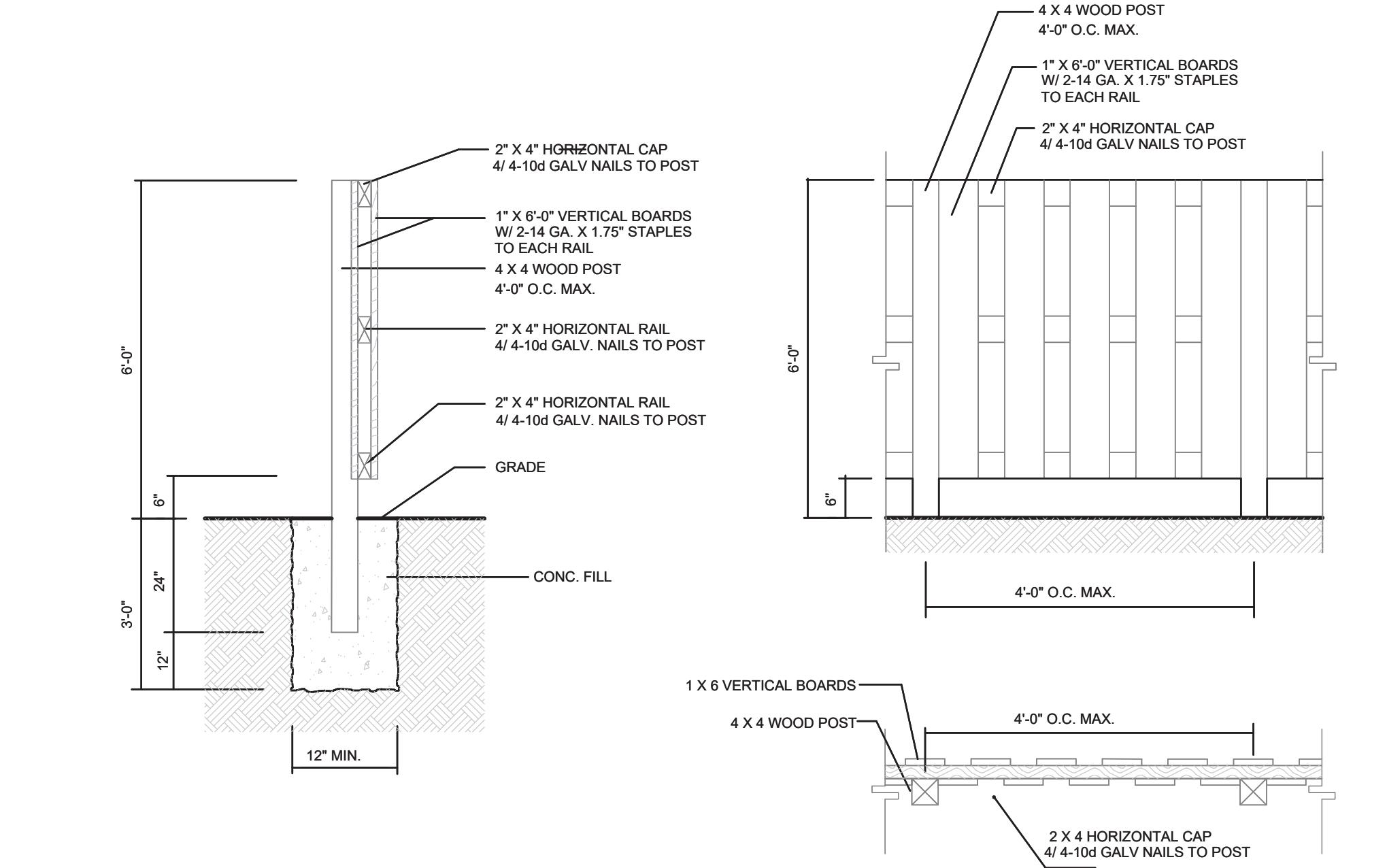
REVISIONS:

OWNER:
LENNAR HOMES
730 NW 107th AVENUE
SUITE #300
MIAMI, FLORIDA 33172
PHONE: 305359.1951

SHEET NO.:

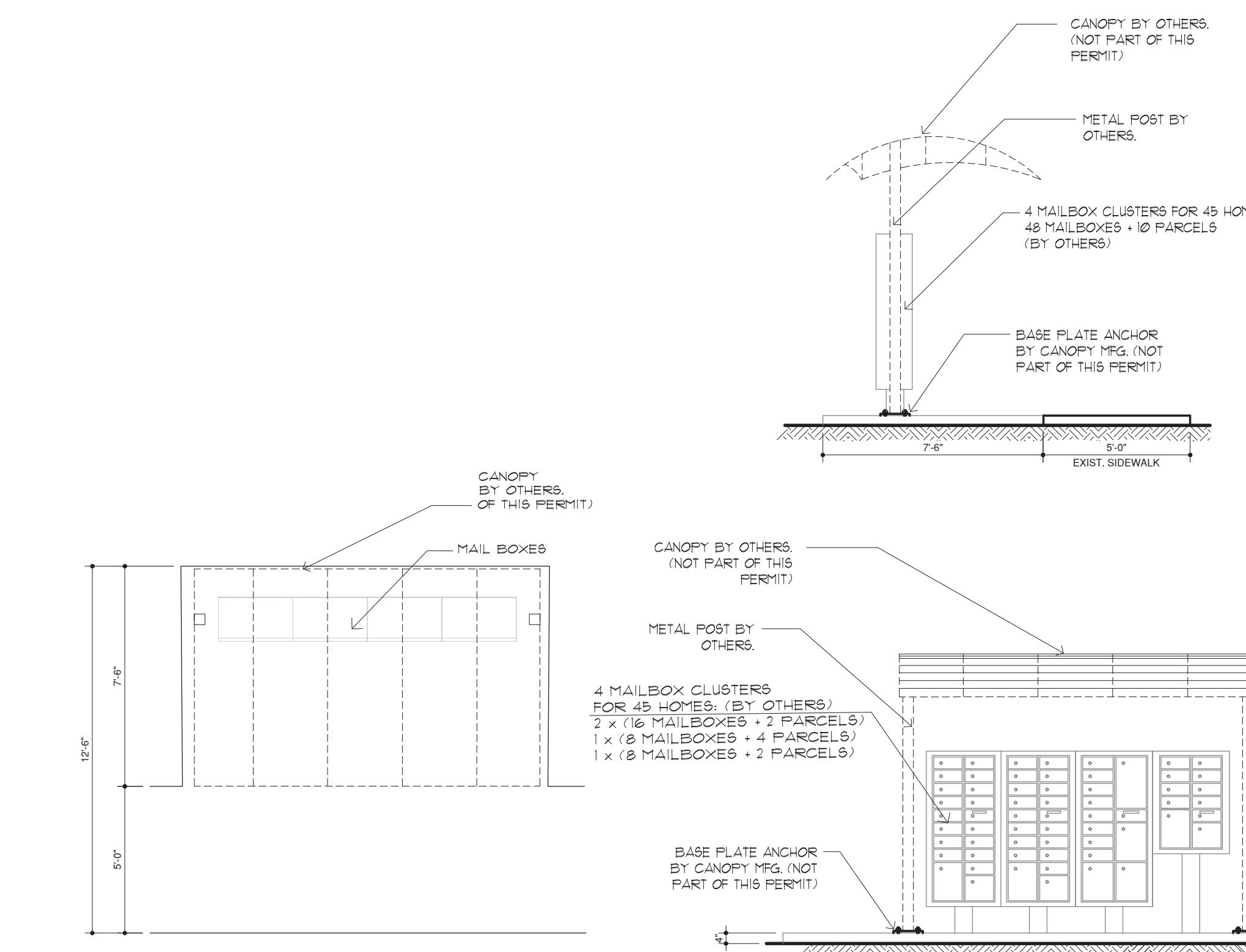
REAR YARD FENCE

SCALE: NTS

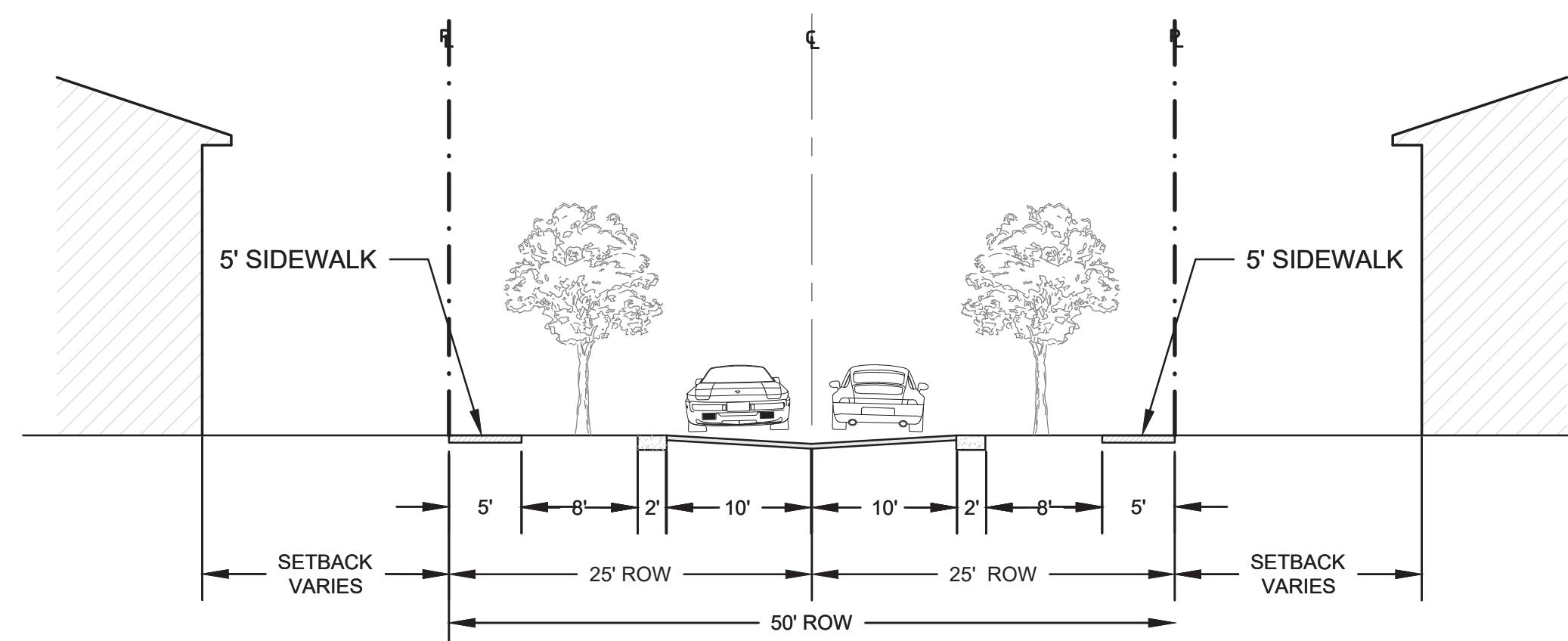


MAILBOX KIOSK

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

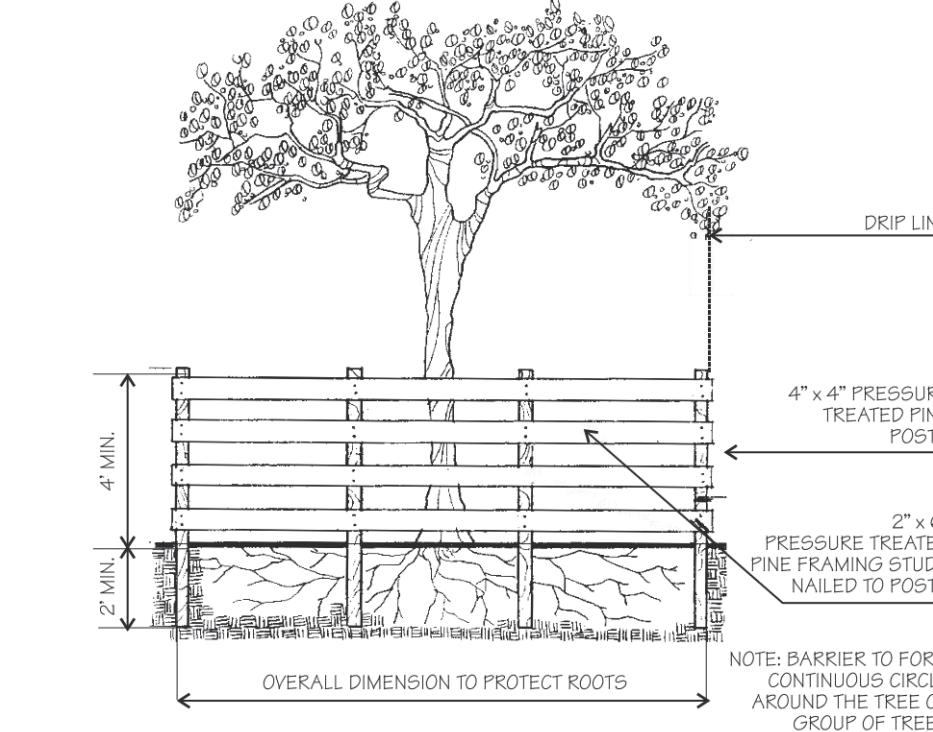
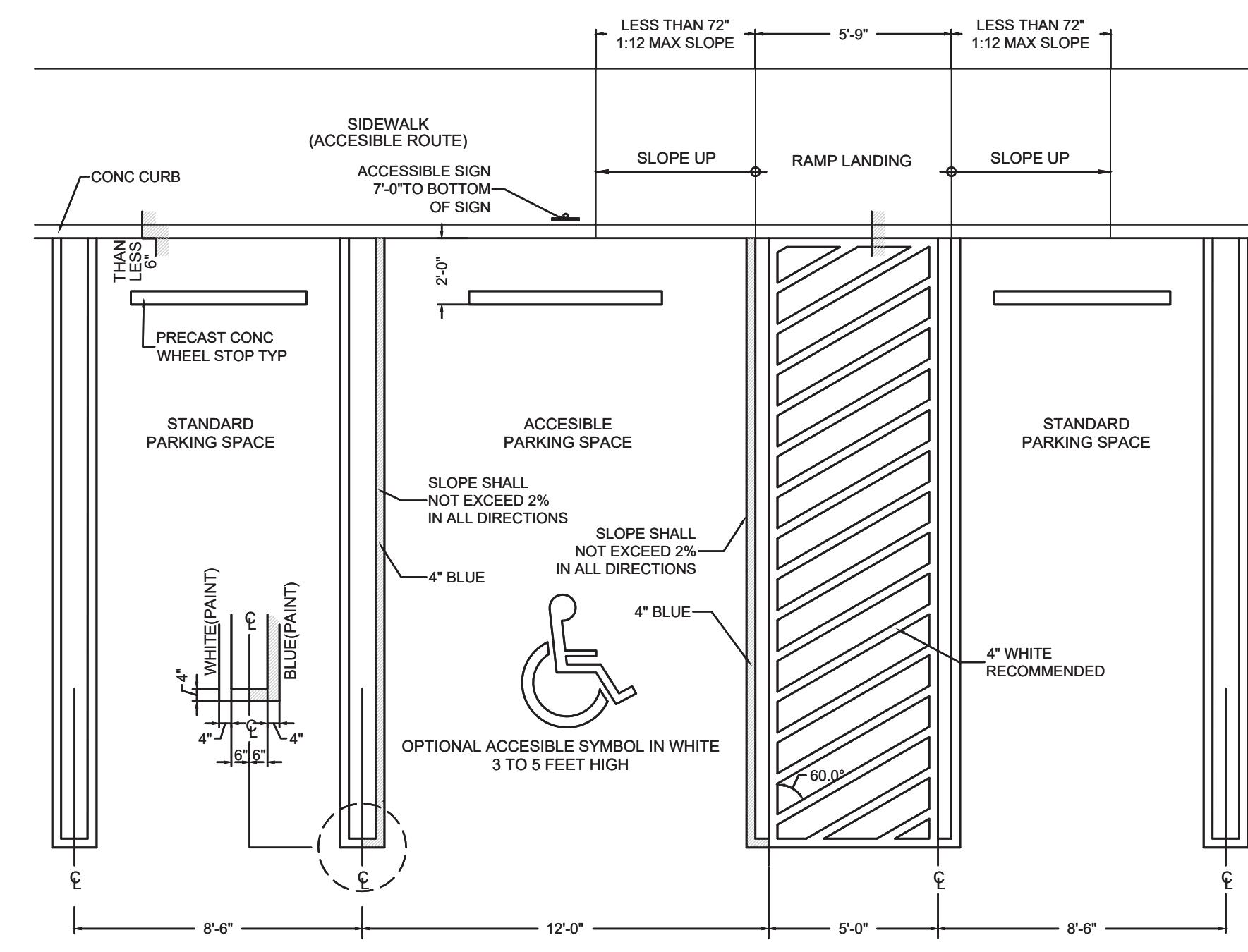
STREET SECTION A-A
PRIVATE 50' STREET

SCALE: 1"=10'-0"



PARKING DETAILS

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

TREE PROTECTION DETAILS
N.T.S.

CALDWELL SITE
BY
LENNAR HOMES
MIAMI-DADE COUNTY, FLORIDA

SEAL:
Digitally signed by Edgardo Perez
DN: CN=Edgardo Perez, CN=Perez@pkarch.com, AR0015384
Date: 2022.05.06 15:44:01-04'00'

SITE PLAN

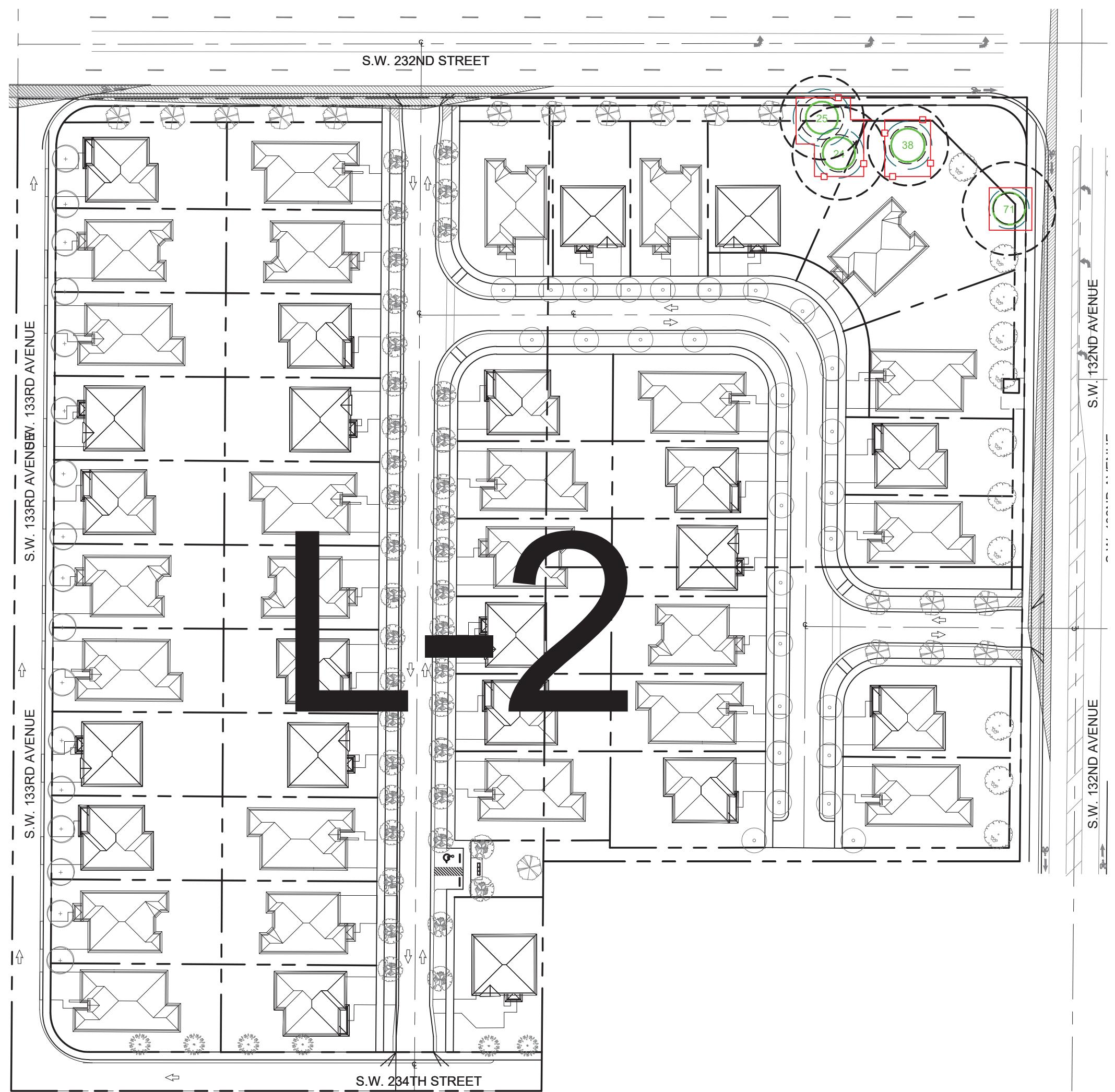
DATE: 2022-05-06
SCALE: AS SHOWN
DRAWN: AIS
CHECK: PPK
JOB NO.:

SP-2

SHEET NO.:

PASCUAL
PEREZ
KILIDDJIAN
& ASSOCIATES
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OWNER:
LENNAR HOMES
730 NW 107th AVENUE
SUITE #300
MIAMI, FLORIDA 33172
PHONE: 3055591951



KEY PLAN NORTH
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	-	-

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

REQUIRED PROVIDED

A. No. trees required per net lot acre
Less existing number of trees meeting minimum requirements
= 3 trees x 45 Lots = 135 *135

B. % Palms Allowed: No. trees required x 30% = 41 41

C. % Natives Required: No. trees provided x 30% = 41 *153

D. Street trees (maximum average spacing of 35' o.c.):
4,182 linear feet along street = 120 120

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 = 255 Total Trees 255 255

SHRUBS

A. No. trees required x 10 = No. of shrubs allowed 2,550 *2,718

B. No. shrubs allowed x 30% = No. of native shrubs required 765 *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:

Typical SFH X 45 Grand total:			
Trees = 3	Shrubs = 60	Palms = 90*	Shrubs = 2,700*
Native Trees = 2	Native Shrubs = 34	Native Trees = 90*	Native Shrubs = 2,214*
Model 2237 Average			
Trees = 3	Shrubs = 60		
Native Trees = 2	Native Shrubs = 44		
Model 2532 Average			
Trees = 3	Shrubs = 60		
Native Trees = 2	Native Shrubs = 60		
Model 3045 Average			
Trees = 3	Shrubs = 60		
Native Trees = 2	Native Shrubs = 60		
Model 3120 Average			
Trees = 3	Shrubs = 60		
Native Trees = 2	Native Shrubs = 48		
Typical SFH Average:			
Trees = 3	Shrubs = 60		

Typical SFH Landscape Plan Breakdown:

Model 1833 Average

Model 2237 Average

Model 2532 Average

Model 3045 Average

Model 3120 Average

Typical SFH Average:

Trees = 3

Native Trees = 2

Model 2237 Average

Trees = 3

Native Trees = 2

Model 2532 Average

Trees = 3

Native Trees = 2

Model 3045 Average

Trees = 3

Native Trees = 2

Model 3120 Average

Trees = 3

Native Trees = 2

Typical SFH Average:

Trees = 3

Native Trees = 2

Model 1833 Average

Trees = 3

Native Trees = 2

Model 2237 Average

Trees = 3

Native Trees = 2

Model 2532 Average

Trees = 3

Native Trees = 2

Model 3045 Average

Trees = 3

Native Trees = 2

Model 3120 Average

Trees = 3

Native Trees = 2

Typical SFH Average:

Trees = 3

Native Trees = 2

Model 1833 Average

Trees = 3

Native Trees = 2

Model 2237 Average

Trees = 3

Native Trees = 2

Model 2532 Average

Trees = 3

Native Trees = 2

Model 3045 Average

Trees = 3

Native Trees = 2

Model 3120 Average

Trees = 3

Native Trees = 2

Typical SFH Average:

Trees = 3

Native Trees = 2

Model 1833 Average

Trees = 3

Native Trees = 2

Model 2237 Average

Trees = 3

Native Trees = 2

Model 2532 Average

Trees = 3

Native Trees = 2

Model 3045 Average

Trees = 3

Native Trees = 2

Model 3120 Average

Trees = 3

Native Trees = 2

Typical SFH Average:

Trees = 3

Native Trees = 2

Model 1833 Average

Trees = 3

Native Trees = 2

Model 2237 Average

Trees = 3

Native Trees = 2

Model 2532 Average

Trees = 3

Native Trees = 2

Model 3045 Average

Trees = 3

Native Trees = 2

Model 3120 Average

Trees = 3

Native Trees = 2

Typical SFH Average:

Trees = 3

Native Trees = 2

Model 1833 Average

Trees = 3

Native Trees = 2

Model 2237 Average

Trees = 3

Native Trees = 2

Model 2532 Average

Trees = 3

Native Trees = 2

Model 3045 Average

Trees = 3

Native Trees = 2

Model 3120 Average

Trees = 3

Native Trees = 2

Typical SFH Average:

Trees = 3

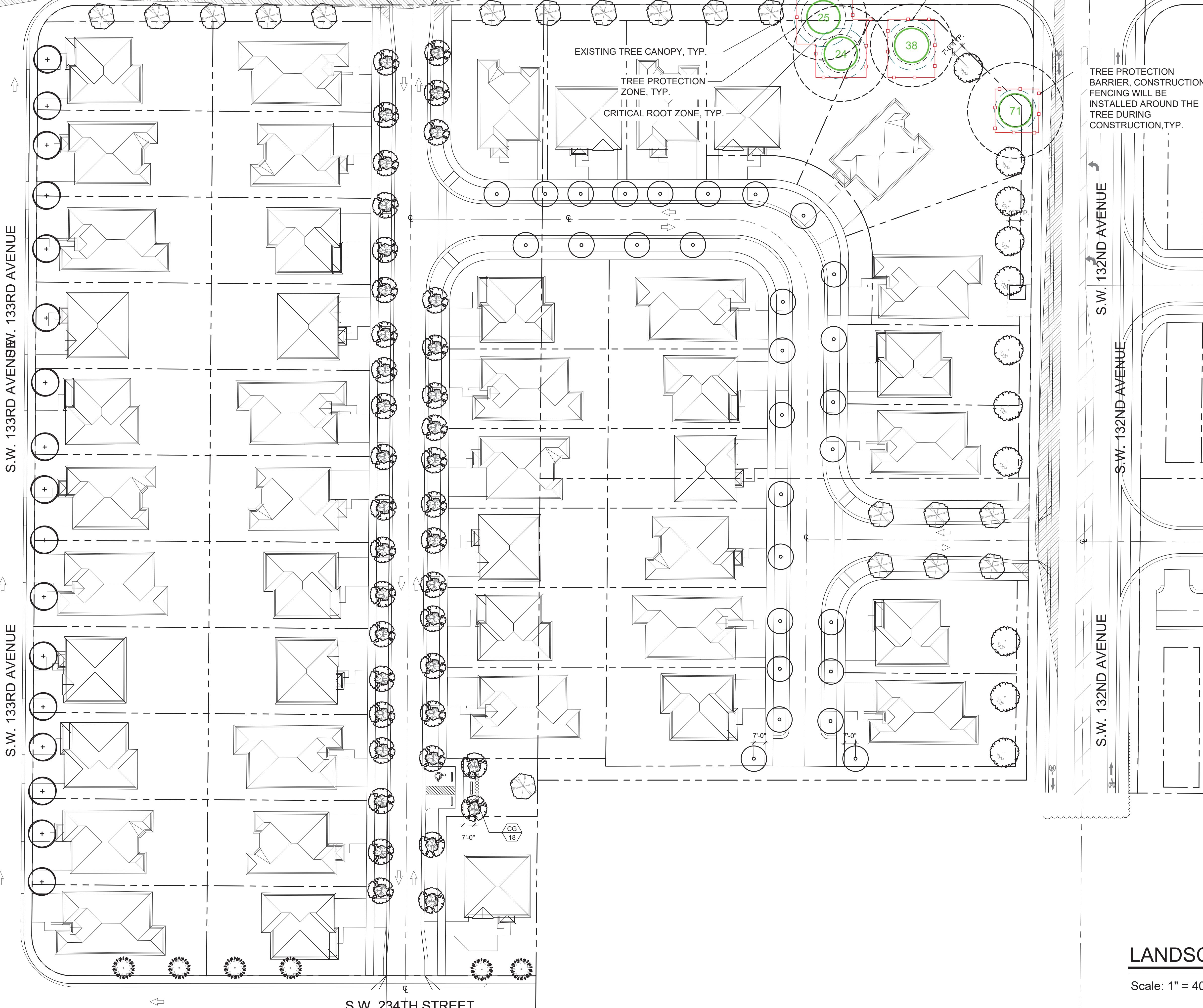
Native Trees = 2

Model 1833 Average

TREE PROTECTION BARRIER, CONSTRUCTION
FENCING WILL BE INSTALLED AROUND THE TREE
DURING CONSTRUCTION, TYP.

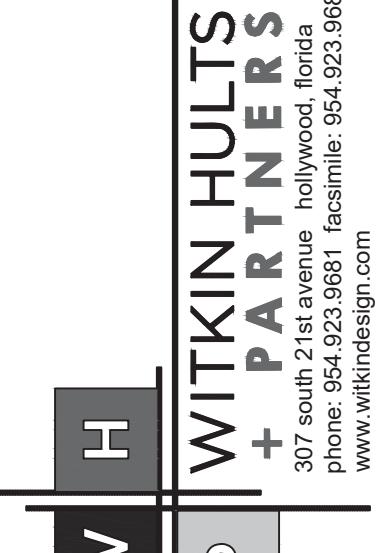
S.W. 232ND STREET

EXISTING LIVE OAK TREES #24, #25,
#38, AND #71 TO REMAIN, PLEASE
SEE TREE DISPOSITION PLANS FOR
EXACT SPECIES AND LOCATIONS.



LANDSCAPE PLAN

Scale: 1" = 40'-0"



CALDWELL SITE
MIAMI DADE COUNTY, FLORIDA

LANDSCAPE PLAN

Revisions:		Date:	By:
1) Site Plan Update		12.13.2021	JV
2) Tree Mitigation Calculations		04.01.2022	JV
3) Existing Trees Info		05.05.2022	JV
4) BERM Comments		05.17.2022	JV

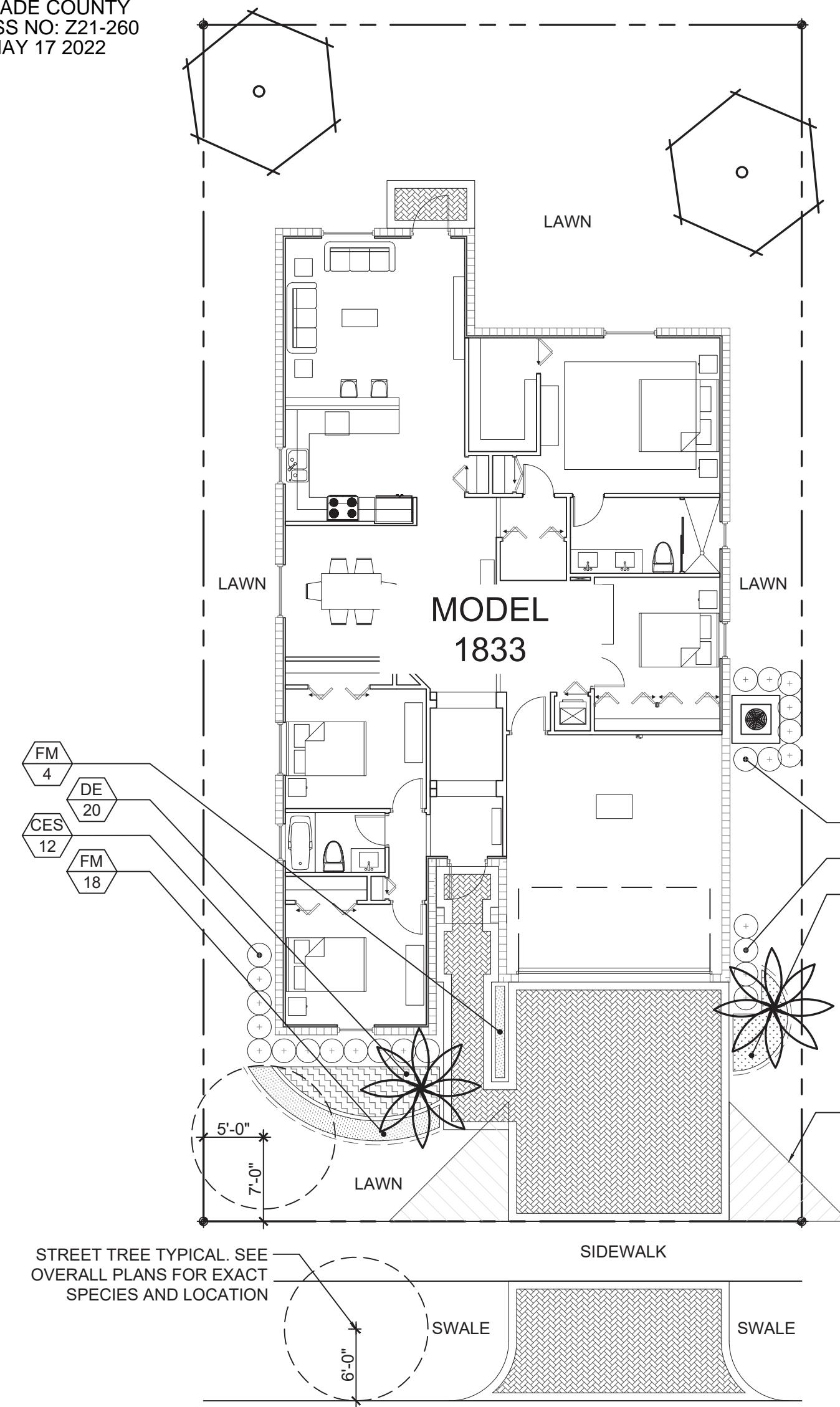


Digital signature by Andrew M
Witkin
Date:
2022.05.17
15:49:39 -04'00'
Lic. # LA0000889
Member: A.S.L.A.

Digitally signed by Andrew M
Witkin
Date:
2022.05.17
15:49:39 -04'00'
Lic. # LA0000889
Member: A.S.L.A.

Drawing: Landscape Plan
Date: 10/27/2021
Scale: See Left
Drawn by: MAV
Sheet No.:
Cad Id.: 2021-030

L-2



MODEL 1833 INTERIOR LOT

Scale: 1"=10'

INTERIOR LANDSCAPE LIST

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

* 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 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 36' 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

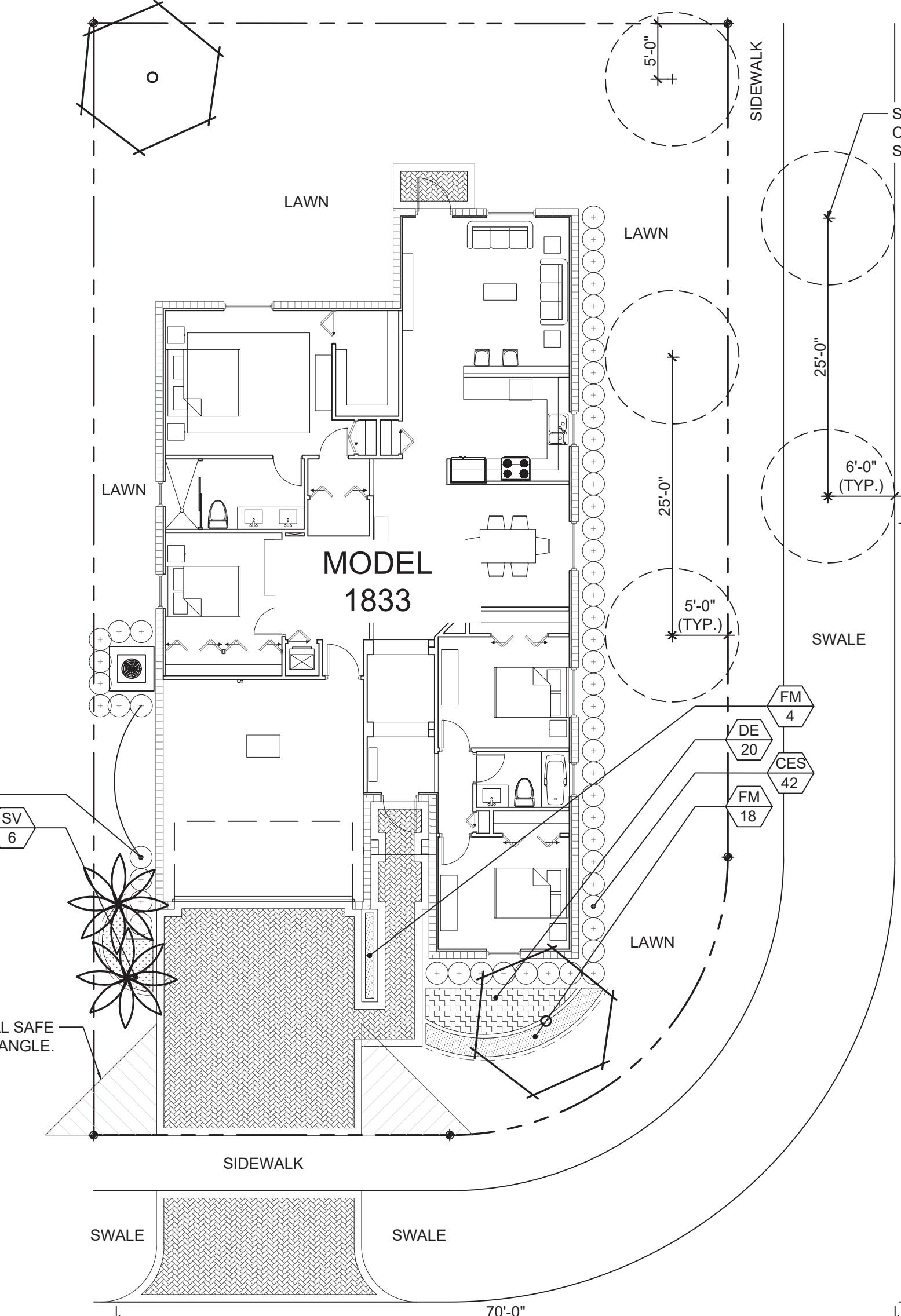
F. Total Trees Required
A + D + E = 5 Total Trees 5 5

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 24

SEE LANDSCAPE



MODEL 1833 CORNER LOT

Scale: 1"=10'

CORNER LANDSCAPE LIST

TREES			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
	2	Veitchia montgomeryana 'single'	10' O.A. HT., SINGLE
		SINGLE MONTGOMERY PALM	F.G.
	2	*Swietenia mahagoni	8' HT. X 1.5' CAL.
		MAHOGANY	F.G.
SHRUBS AND GROUNDCOVERS			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
CES	54	*Conocarpus erectus sericeus	24" HT. X 24" SPR. / 24" O.C.
		SILVER BUTTONWOOD HEDGE	3 GAL.
DE	20	Duranta erecta 'Gold Mound'	18" HT. X 18" SPR. / 18" O.C.
		GOLD MOUND DURANTA	3 GAL.
FM	22	Ficus microcarpa 'Green Island'	15" HT. X 15" SPR. / 15" O.C.
		GREEN ISLAND FIGUS	3 GAL.
SV	6	Schefflera variegata	18" HT. X 18" SPR. / 24" O.C.
		VARIEGATED SCHEFFLERA	3 GAL.
LAWN	As Required	Stenotaphrum secundatum 'Floratam'	SOLID EVEN SOD
		ST. AUGUSTINE GRASS	

* DENOTES NATIVE SPECIES

LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

Zoning District: RU-1MA Net Lot Area .13 acres 5,563 s.f.

TREES

A. No. trees required per net 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 36' o.c.):
146 linear feet along street = 5 5

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

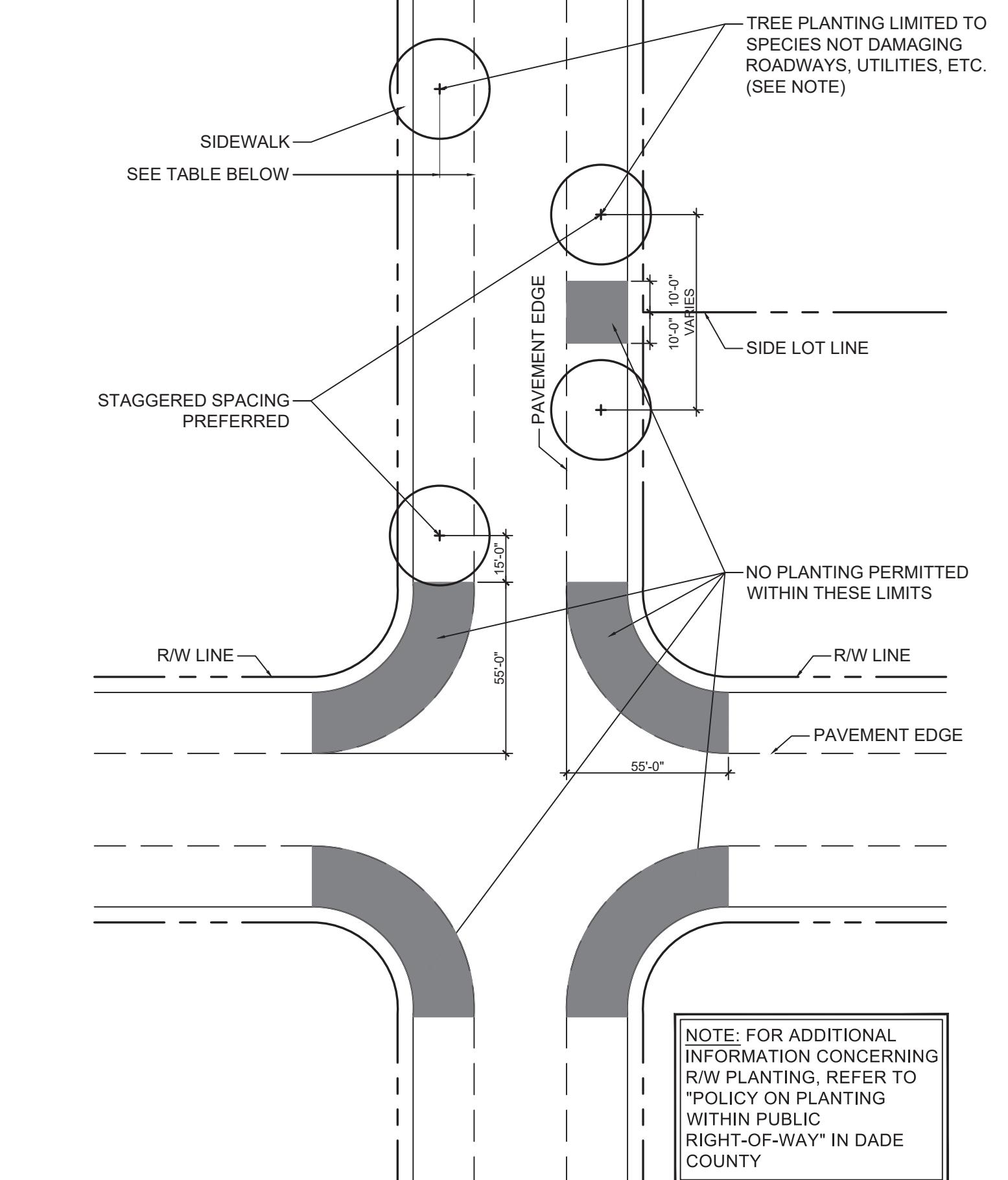
F. Total Trees Required
A + D + E = 8 Total Trees 8 8

SHRUBS

A. No. trees required x 10 = No. of shrubs allowed 80 80

B. No. shrubs allowed x 30% = No. of native shrubs required 24 54

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'

NOTE: FOR ADDITIONAL INFORMATION CONCERNING R/W PLANTING, REFER TO "POLICY ON PLANTING WITHIN PUBLIC RIGHT-OF-WAY" IN DADE COUNTY.

CALDWELL SITE

MIAMI DADE COUNTY, FLORIDA

TYPICAL SINGLE FAMILY HOME MODEL 1833 LANDSCAPE PLAN

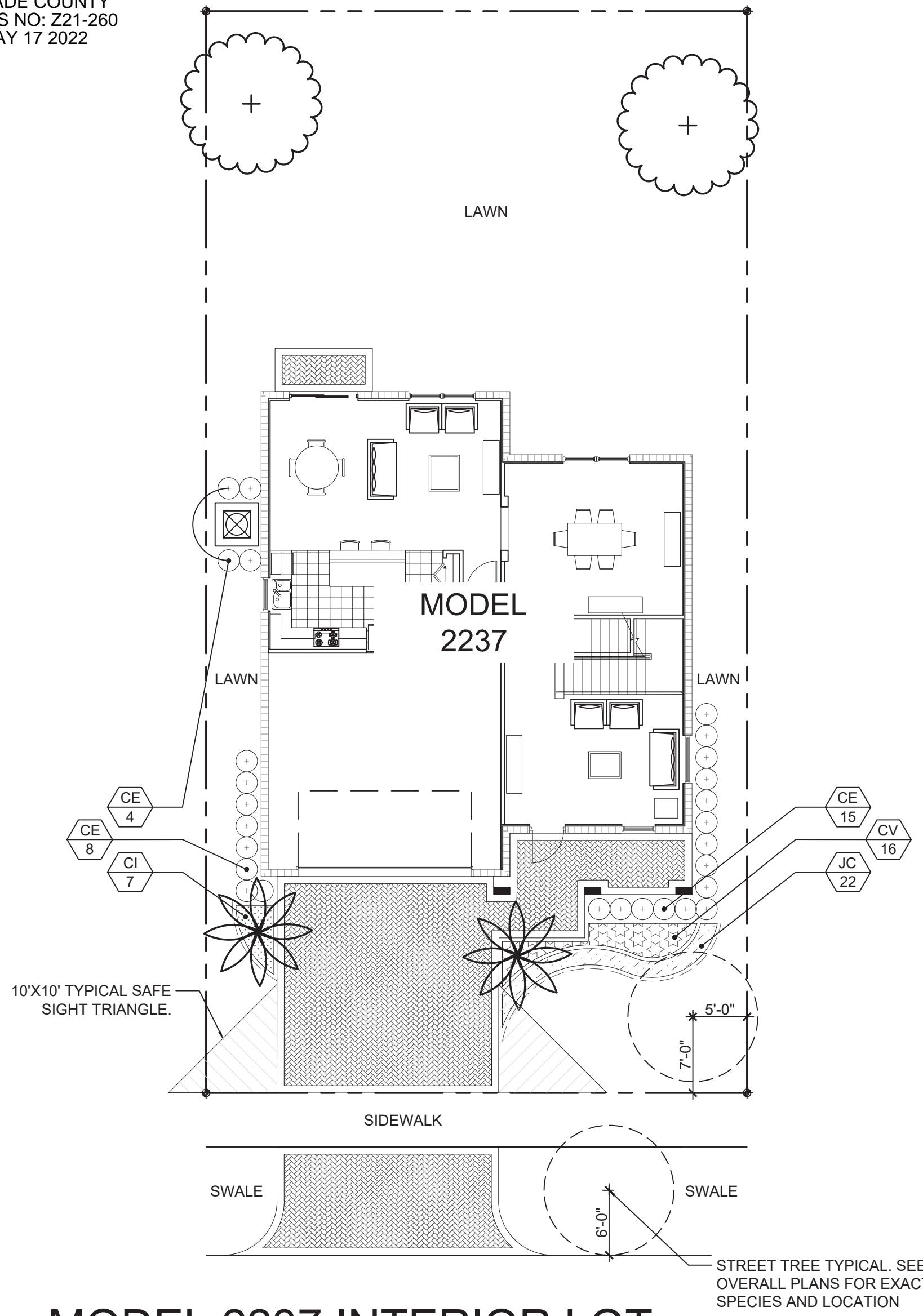
Project:

Revisions: Date: By:
1) City Comments 02.08.2022 JV



Digitally signed by Andrew M. Witkin
License # LA0000889
Member: A.S.L.A.
Drawing: SFH - M1833 Landscape Plan
Date: 10/27/2021
Scale: See Left
Drawn by: MAV
Sheet No.:
Cad Id.: 2021-052

Page 2 of 2
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Member: A.S.L.A.
Drawing: SFH - M1833 Landscape Plan
Date: 10/27/2021
Scale: See Left
Drawn by: MAV
Sheet No.:
Cad Id.: 2021-052



MODEL 2237 INTERIOR LOT

Scale: 1"=10'

INTERIOR LANDSCAPE LIST

TREES				
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION	
	2	*Conocarpus erectus 'sericeus'	8' HT. X 1.5" CAL.	
		SILVER BUTTONWOOD	F.G.	
	2	Veitchia montgomeryana 'single'	10' O.A. HT.	
		SINGLE MONTGOMERY PALM	F.G.	
SHRUBS AND GROUNDCOVERS				
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION	
CE	27	*Conocarpus erectus	24" HT. X 24" SPR. / 24" O.C.	
		GREEN BUTTONWOOD	3 GAL.	
CI	7	*Chrysobalanus icaco	18" HT. X 18" SPR. / 18" O.C.	
		GREEN COCOPLUM	3 GAL.	
CV	16	Codiaeum variegatum 'Stoplight'	18" HT. X 18" SPR. / 18" O.C.	
		CROTON	3 GAL.	
JC	22	Juniperus chinensis 'Parsonii'	15" HT. X 15" SPR. / 15" O.C.	
		PARSON'S JUNIPER	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 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 5

SHRUBS

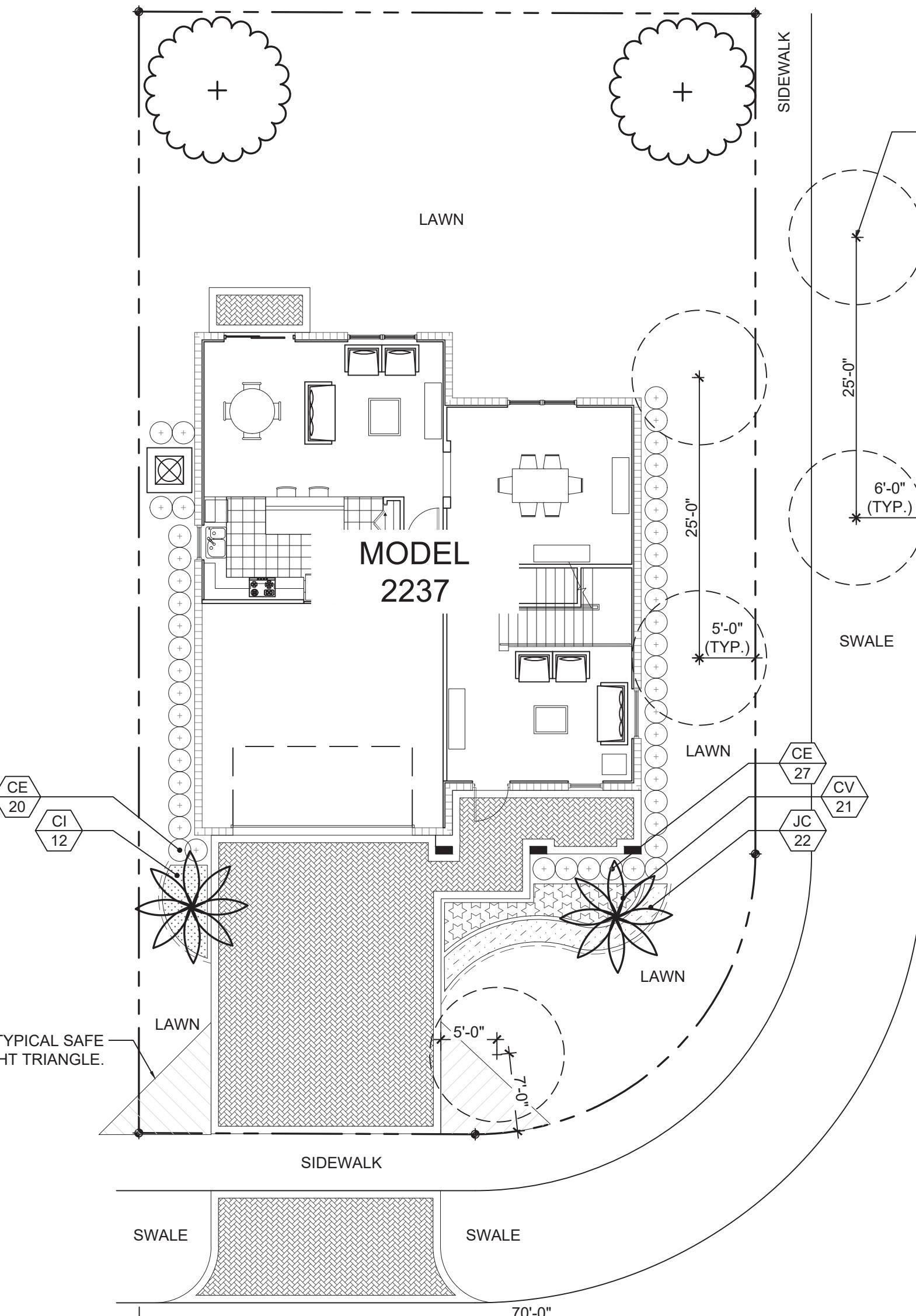
A. No. trees required x 10 = No. of shrubs allowed

50 50

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

15 34

SEE LANDSCAPE



MODEL 2237 CORNER LOT

Scale: 1"=10

CORNER LANDSCAPE LIST

TREES			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
	2	* <i>Conocarpus erectus</i> 'sericeus'	8' HT. X 1.5" CAL.
		SILVER BUTTONWOOD	F.G.
	2	<i>Veitchia montgomeryana</i> 'single'	10' O.A. HT.
		SINGLE MONTGOMERY PALM	F.G.
SHRUBS AND GROUNDCOVERS			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
CE	47	* <i>Conocarpus erectus</i>	24" HT. X 24" SPR. / 24" O.
		GREEN BUTTONWOOD	3 GAL.
CI	12	* <i>Chrysobalanus icaco</i>	18" HT. X 18" SPR. / 18" O.
		GREEN COCOPLUM	3 GAL.
CV	21	<i>Codiaeum variegatum</i> 'Stoplight'	18" HT. X 18" SPR. / 18" O.
		CROTON	3 GAL.
JC	22	<i>Juniperus chinensis</i> 'Parsonii'	15" HT. X 15" SPR. / 15" O.
		PARSON'S JUNIPER	3 GAL.
LAWN	As Required	<i>Stenotaphrum secundatum</i> 'Floratam'	SOLID EVEN SOD
		ST. AUGUSTINE GRASS	

* 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

$$= \underline{3} \text{ trees} \times \text{Lot} =$$

$$\underline{3} \qquad \qquad \underline{3}$$

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

$$\underline{1} \qquad \qquad \underline{1}$$

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

$$\underline{1} \qquad \qquad \underline{2}$$

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

$$\underline{144} \text{ linear feet along street} =$$

E. Street trees located directly beneath power lines

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

$$\underline{\text{N/A}} \qquad \qquad \underline{\text{N/A}}$$

F. Total Trees Required

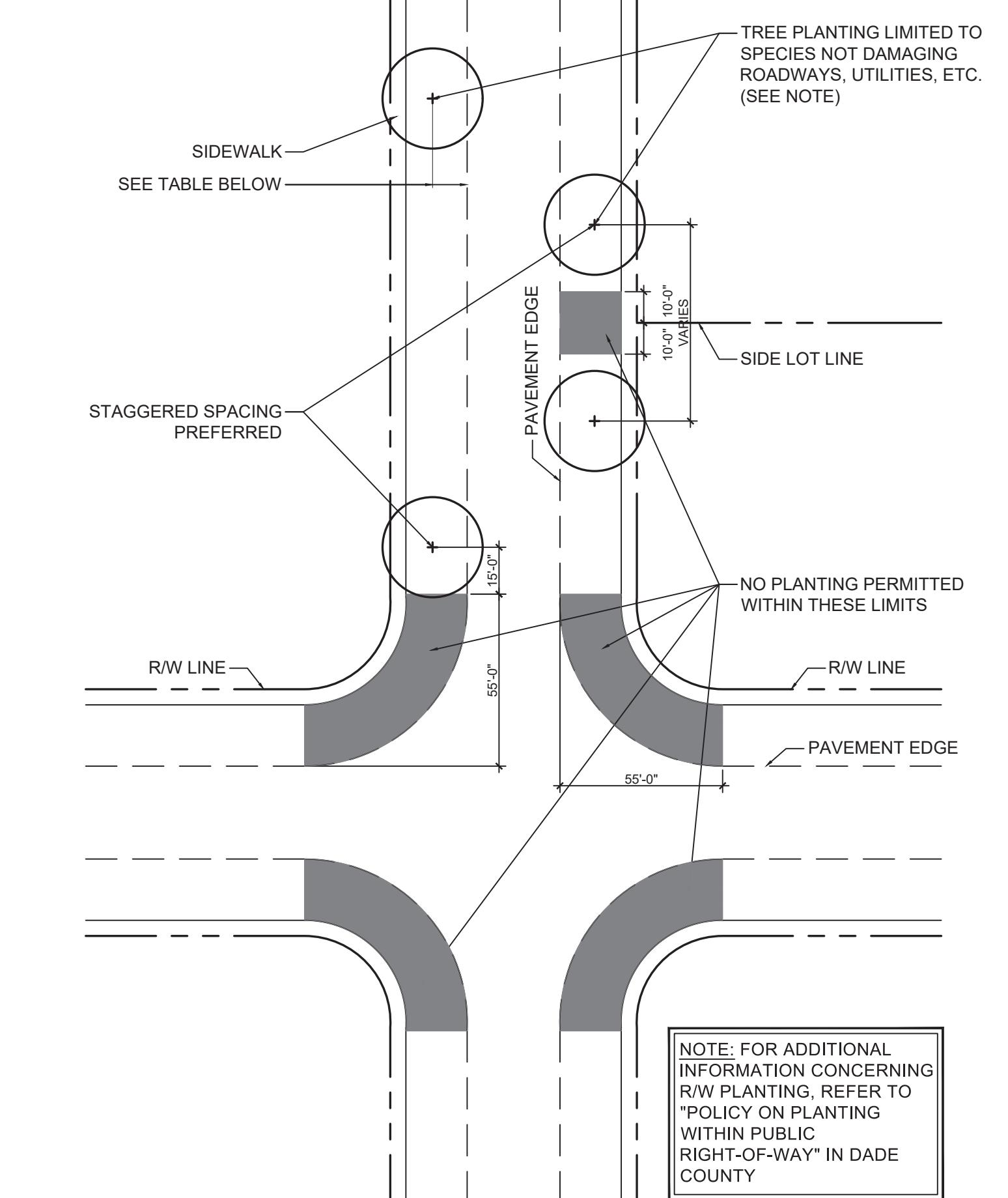
$$A + D + E = \underline{8} \text{ Total Trees}$$

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
<u>NO CURB & GUTTER</u>	6'	14'	30'
<u>WITH CURB & GUTTER</u>	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.

The logo for Witkin Hults Design Group is a graphic design featuring a large, stylized lowercase 'w' on the left. The 'w' is composed of a thick black horizontal bar with a vertical line extending from its center. A smaller, solid black rectangle is positioned to the right of the 'w', containing a large, bold, white capital letter 'H'. To the right of the 'w' and 'H' is a vertical black line. To the right of this vertical line is a rectangular box with a dotted pattern, containing a large, bold, white capital letter 'D'. To the right of the vertical line, the company name 'WITKIN HULTS' is written vertically in large, bold, black capital letters. Below 'HULTS', the word 'DESIGN' is written in a slightly smaller, bold, black capital letter. To the right of 'DESIGN', the word 'GROUP' is written in a bold, black capital letter. Below the company name, the address '307 south 21st avenue hollywood, florida' is written in a smaller, black, sans-serif font. To the right of the address, the phone number '954.923.9681' and facsimile number '954.923.9689' are listed. At the bottom right, the website 'www.witkindesign.com' is written in a small, black, sans-serif font.

CALDWELL SITE

SINGLE FAMILY HOME MODEL 2237 LANDSCAPE PLAN MIAMI Dade County, Florida



Drawing: SFH - M2237 Landscape Plan

Date: 10/27/2021

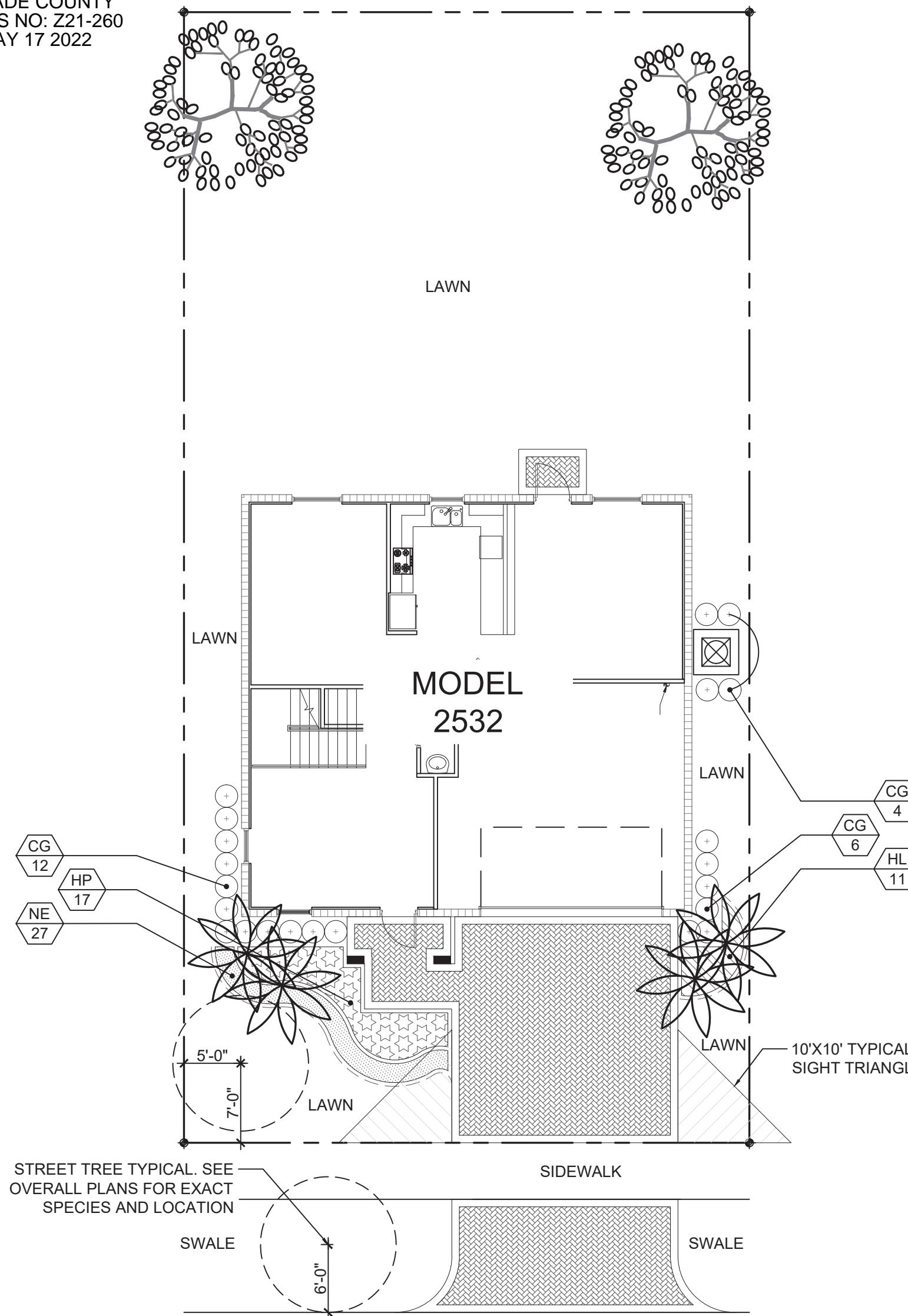
Scale: See Left

Drawn by: MAV

Sheet No.:

L-4

Cad Id.: 2021-052



MODEL 2532 INTERIOR LOT

Scale: 1"=10'

INTERIOR LANDSCAPE LIST

TREES			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
	2	*Bursera simaruba	8' HT. X 1.5" CAL.
		GUMBO LIMBO	F.G.
	2	Veitchia montgomeryana 'double'	10' O.A. HT., DOUBLE
		DOUBLE MONTGOMERY PALM	F.G.
SHRUBS AND GROUNDCOVERS			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
CG	22	*Clusia guttifera	24" HT. X 24" SPR. / 24" O.C.
		SMALL LEAF CLUSIA	3 GAL.
HL	11	*Hymenocallis latifolia	18" HT. X 18" SPR. / 18" O.C.
		SPIDER LILY	3 GAL.
HP	17	*Hamelia patens 'compact'	18" HT. X 18" SPR. / 24" O.C.
		DWARF FIREBUSH	3 GAL.
NE	27	*Nephrolepis exaltata	15" HT. X 15" SPR. / 15" O.C.
		BOSTON FERN	3 GAL. FULL
LAWN	As Required	Stenotaphrum secundatum 'Floratam'	SOLID EVEN SOD
		ST. AUGUSTINE GRASS	

* 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 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 5

SHRUBS

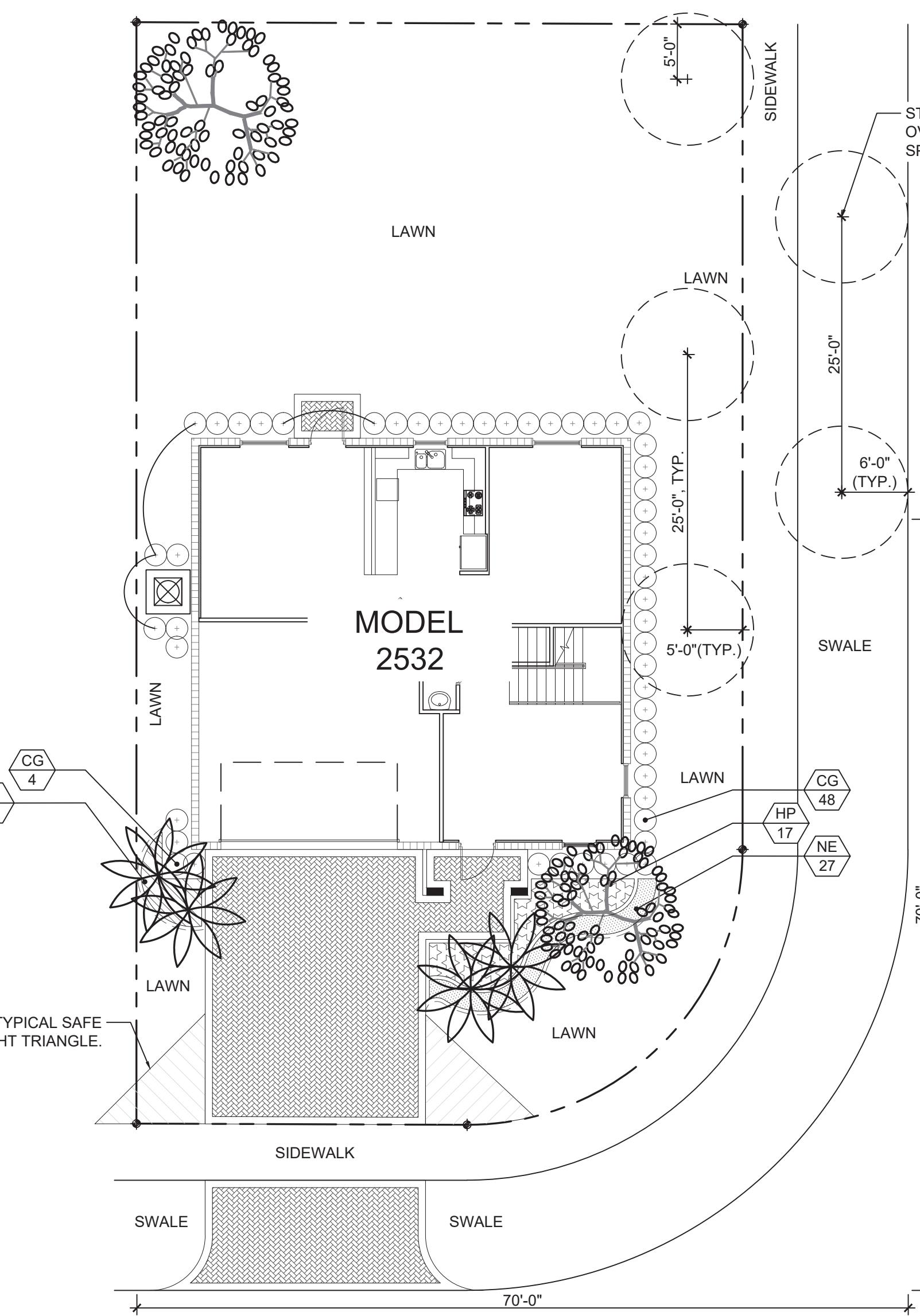
A. No. trees required x 10 = No. of shrubs allowed

50 50

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

15 50

SEE LANDSCAPE



MODEL 2532 CORNER LOT

Scale: 1"=10'

CORNER LANDSCAPE LIST

TREES			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
	2	* <i>Bursera simaruba</i>	8' HT. X 1.5" CAL.
		GUMBO LIMBO	F.G.
	2	Veitchia montgomeryana 'double'	10' O.A. HT., DOUBLE
		DOUBLE MONTGOMERY PALM	F.G.
SHRUBS AND GROUNDCOVERS			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
CG	52	* <i>Clusia guttifera</i>	24" HT. X 24" SPR. / 24" O.
		SMALL LEAF CLUSIA	3 GAL.
HL	11	* <i>Hymenocallis latifolia</i>	18" HT. X 18" SPR. / 18" O.
		SPIDER LILY	3 GAL.
HP	17	* <i>Hamelia patens 'compact'</i>	18" HT. X 18" SPR. / 24" O.
		DWARF FIREBUSH	3 GAL.
NE	27	* <i>Nephrolepis exaltata</i>	15" HT. X 15" SPR. / 15" O.
		BOSTON FERN	3 GAL. FULL
LAWN	As Required	Stenotaphrum secundatum 'Floratam'	
		ST. AUGUSTINE GRASS	SOLID EVEN SOD

* DENOTES NATIVE S

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
 $= \underline{3}$ 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.):

144 linear feet along street =



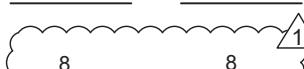
E. Street trees located directly beneath power lines

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

N/A N/A

F. Total Trees Required

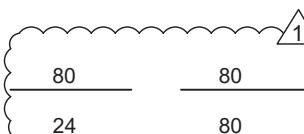
$A + D + E = \underline{8}$ Total Trees



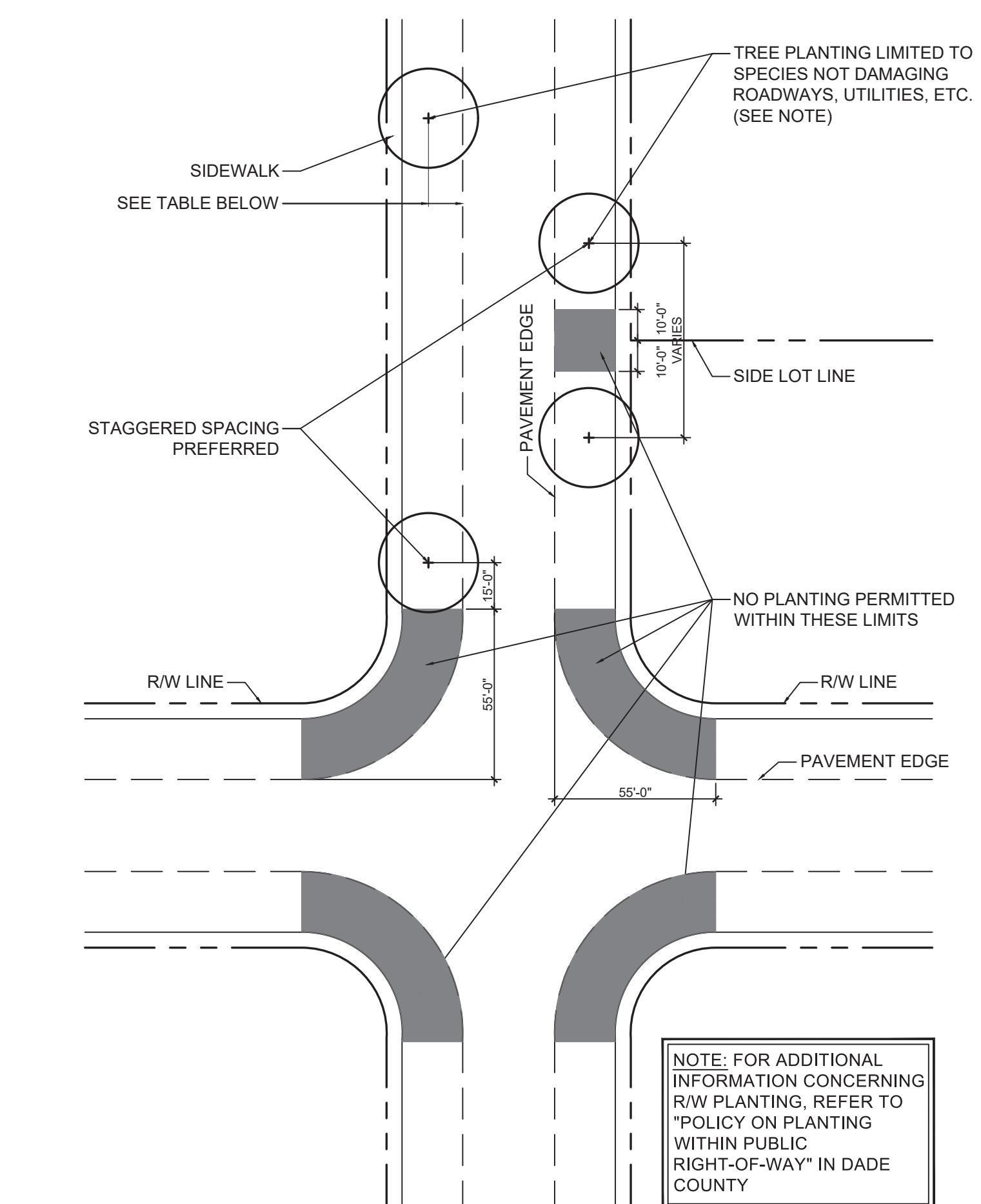
SHRUBS

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

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



SEE LANDSCAPE



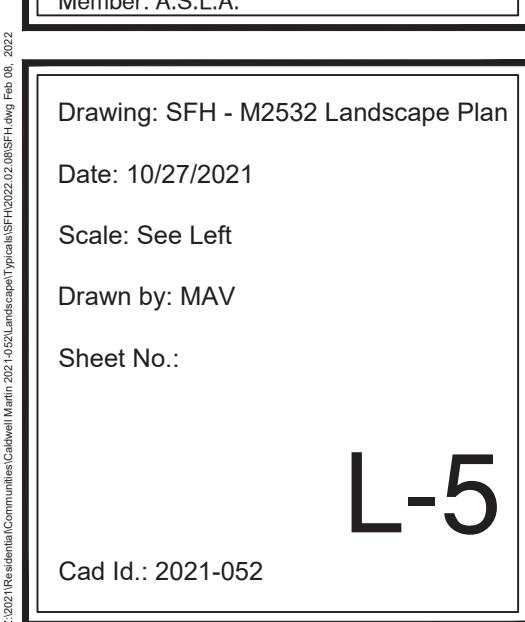
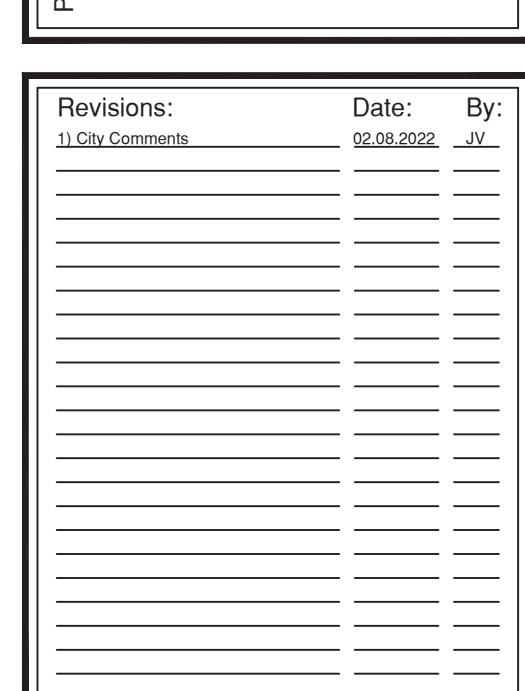
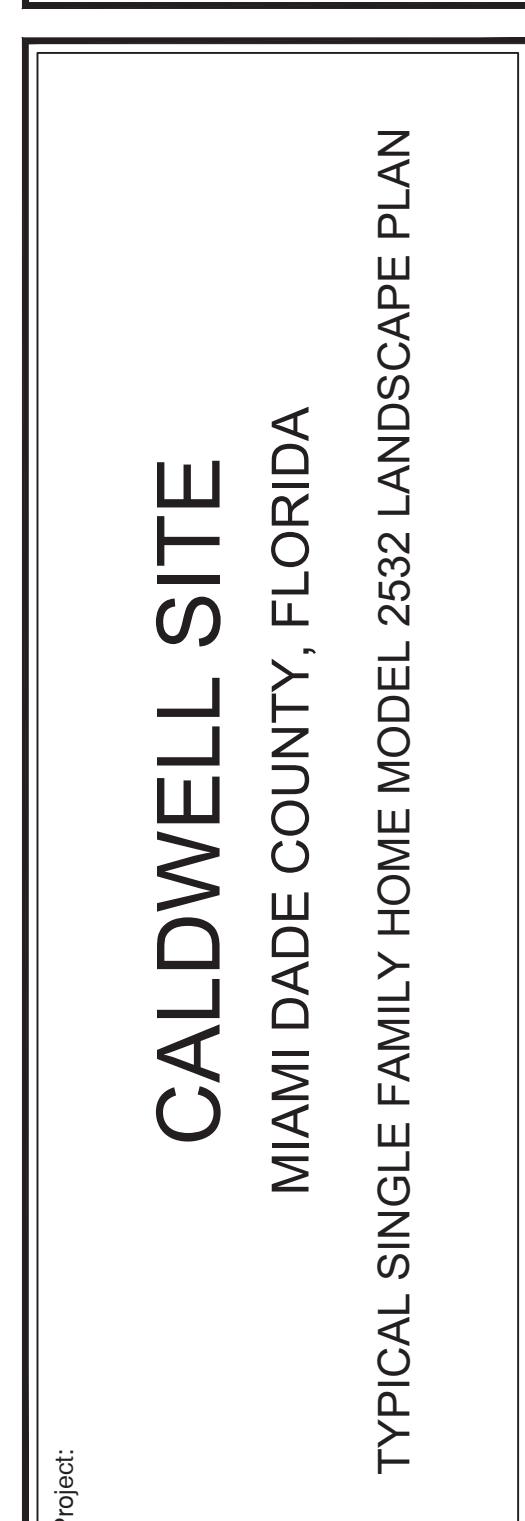
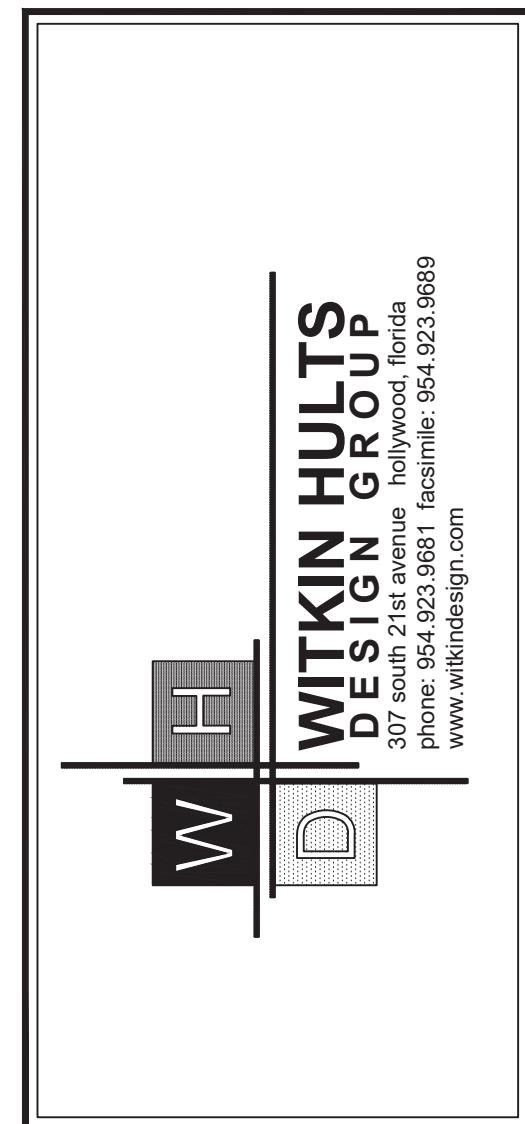
Public R.O.W. Planting Setback

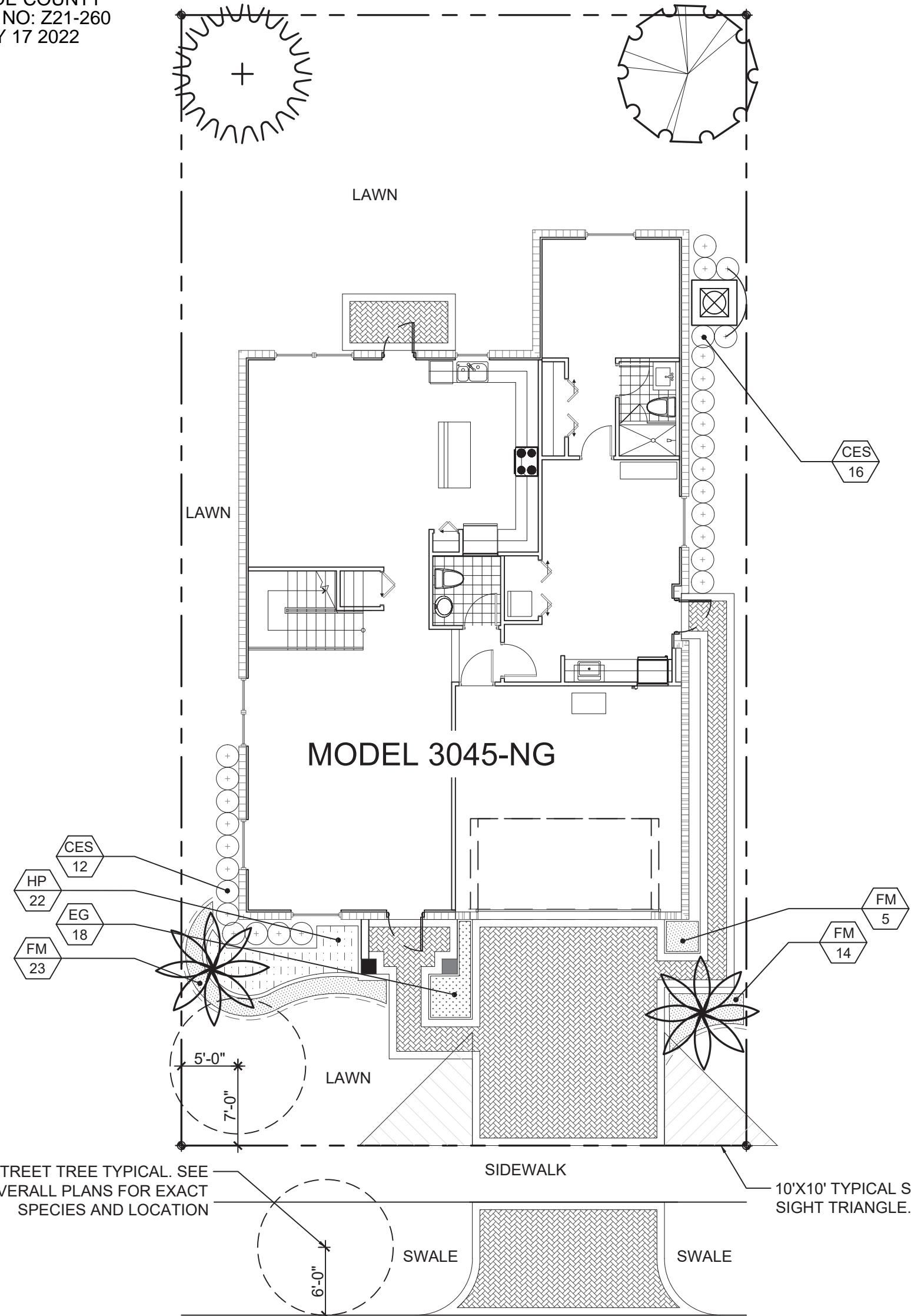
SCALE: 1" = 40'-0"

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 3045-NG INTERIOR LOT

Scale: 1"=10'

INTERIOR LANDSCAPE LIST

TREES			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
	1	*Ilex cassine DAHOON HOLLY	8' HT X 1 1/2" Cal. F.G.
	2	Veitchia 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 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

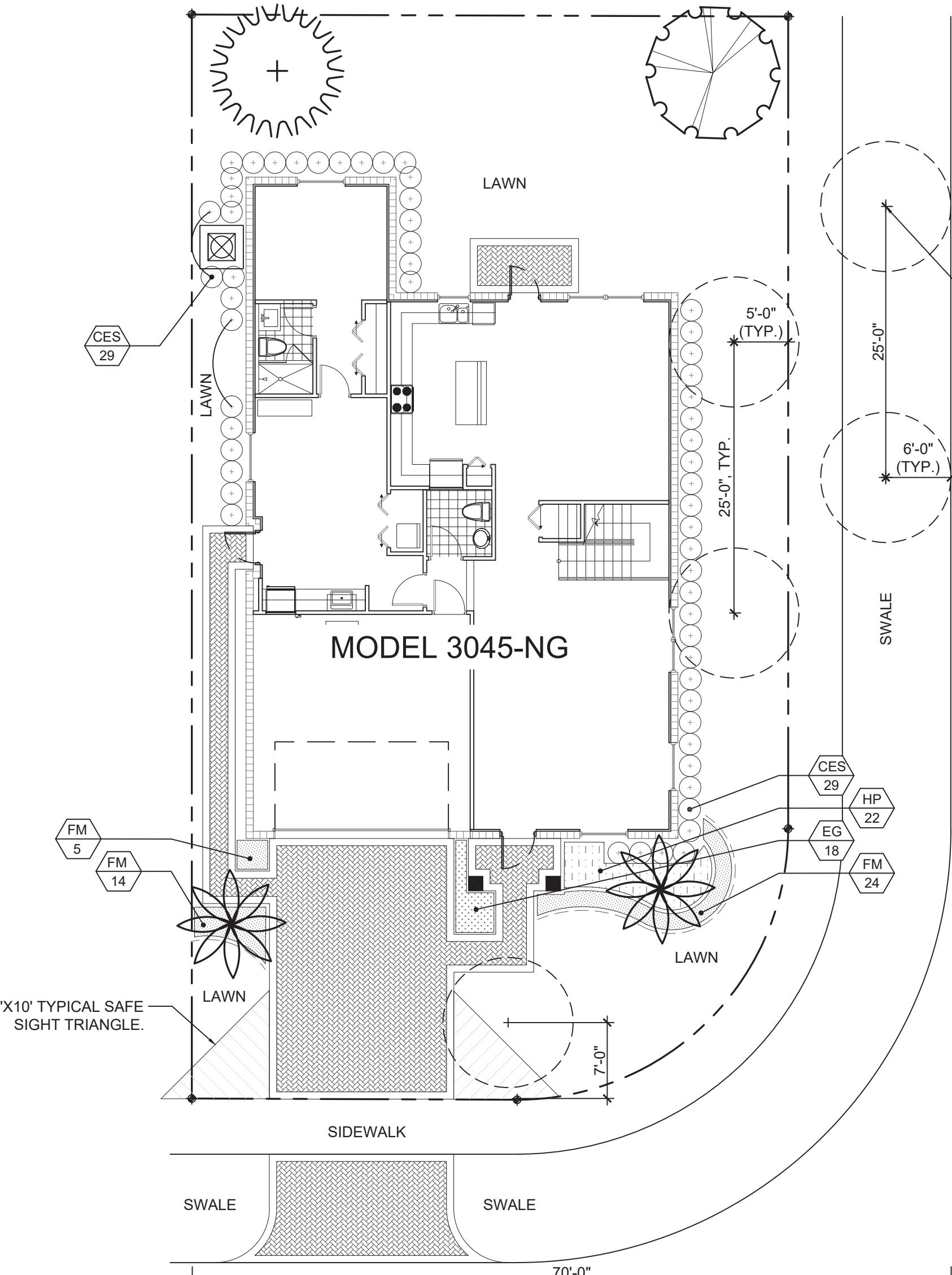
F. Total Trees Required
A + D + E = 5 Total Trees 5 5

SHRUBS

A. No. shrubs 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	Veitchia montgomeryana 'single'	10' O.A. HT., SINGLE F.G.
	1	SINGLE MONTGOMERY PALM	8' HT X 1 1/2" Cal. F.G.

SHRUBS AND GROUNDCOVERS			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
CES	58	*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	43	Ficus microcarpa 'Green Island'	15" HT. X 15" SPR. / 15" O.C. 3 GAL.
HP	22	GREEN ISLAND FICUS *Hamelia patens 'compact'	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 = 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 = 1 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

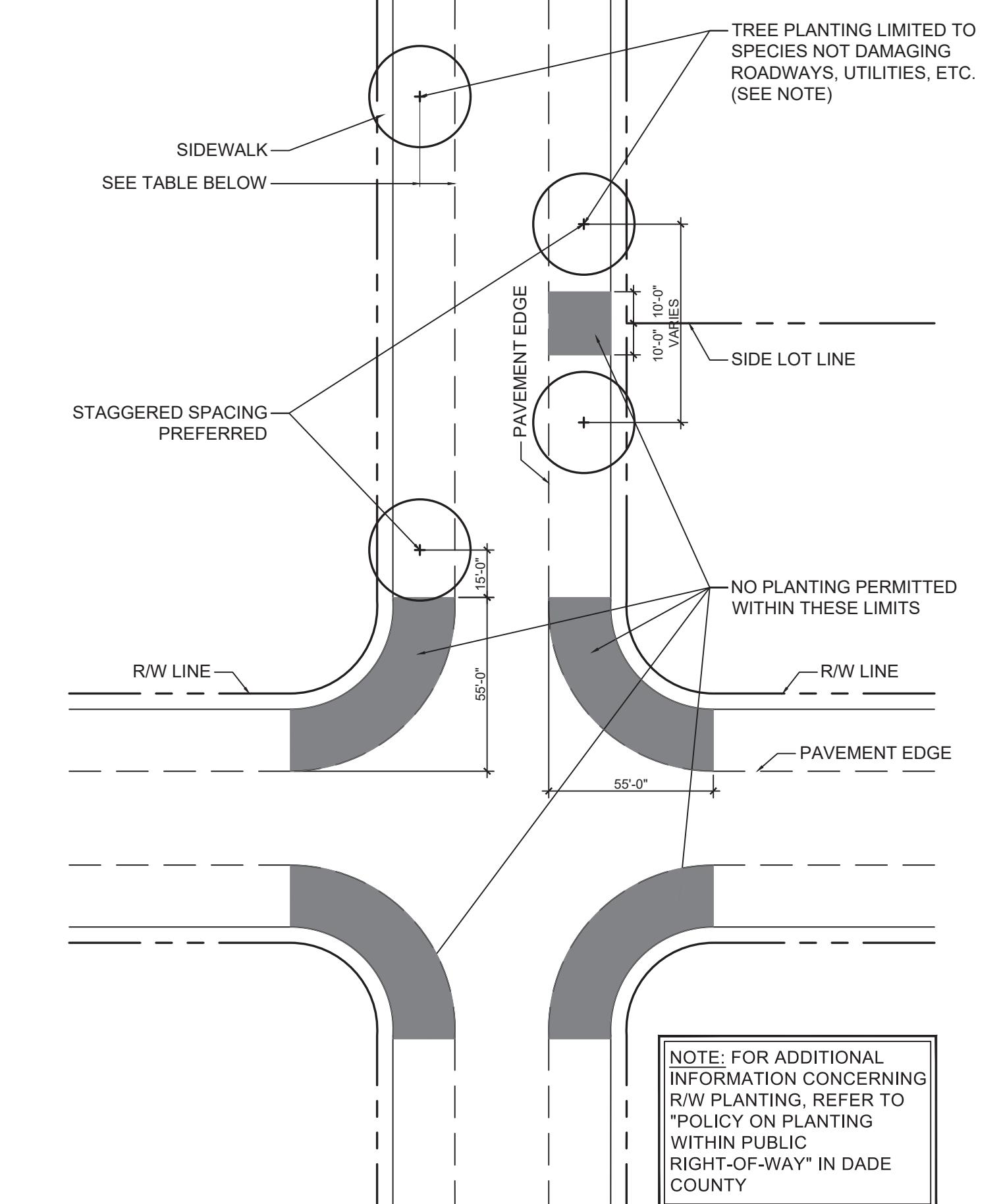
F. Total Trees Required
A + D + E = 8 Total Trees 8 7

SHRUBS

A. No. shrubs required x 10 = No. of shrubs allowed 80 80

B. No. shrubs allowed x 30% = No. of native shrubs required 24 80

SEE LANDSCAPE



Public R.O.W. Planting Setback

SCALE: 1" = 40'-0"

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

CALDWELL SITE

MIAMI DADE COUNTY, FLORIDA

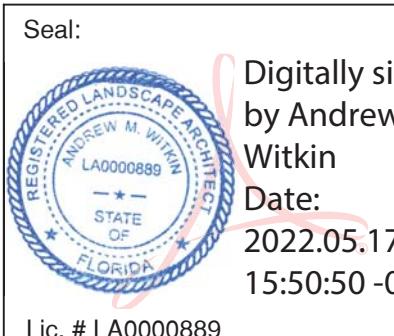
TYPICAL SINGLE FAMILY HOME MODEL 3045-NG LANDSCAPE PLAN

Project:

Revisions: 1 City Comments 02.08.2022 JV

Date: 02.08.2022

By: JV



Digitally signed by Andrew M. Witkin
Seal:

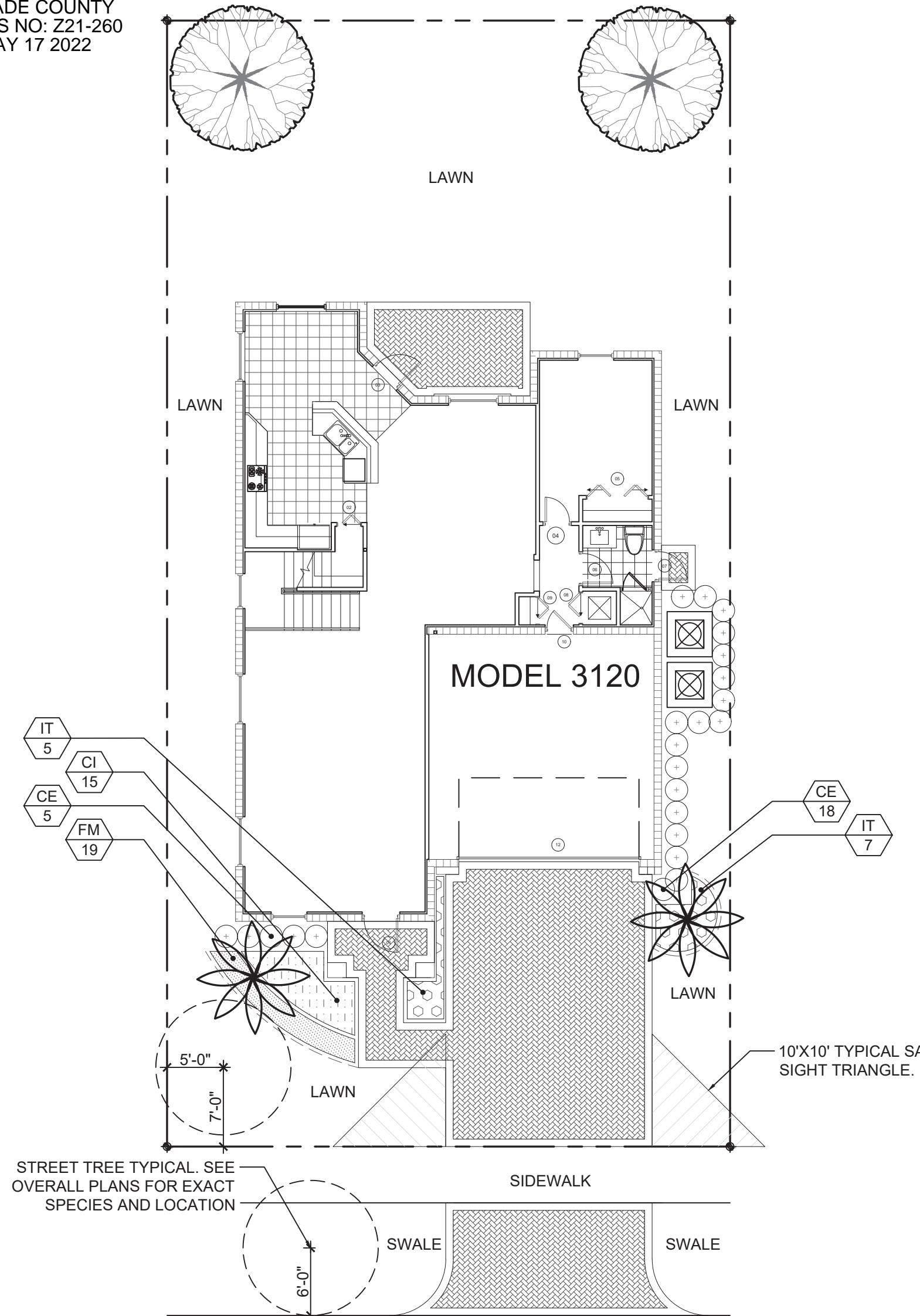
Date: 2022.05.17
15:50:04'04"

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

Drawing: SFH - M3045 Landscape Plan
Date: 10/27/2021
Scale: See Left
Drawn by: MAV
Sheet No.:
Cad Id.: 2021-052

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.
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- 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'

INTERIOR LANDSCAPE LIST

TREES			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
	2	Veitchia 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

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 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 5

SHRUBS

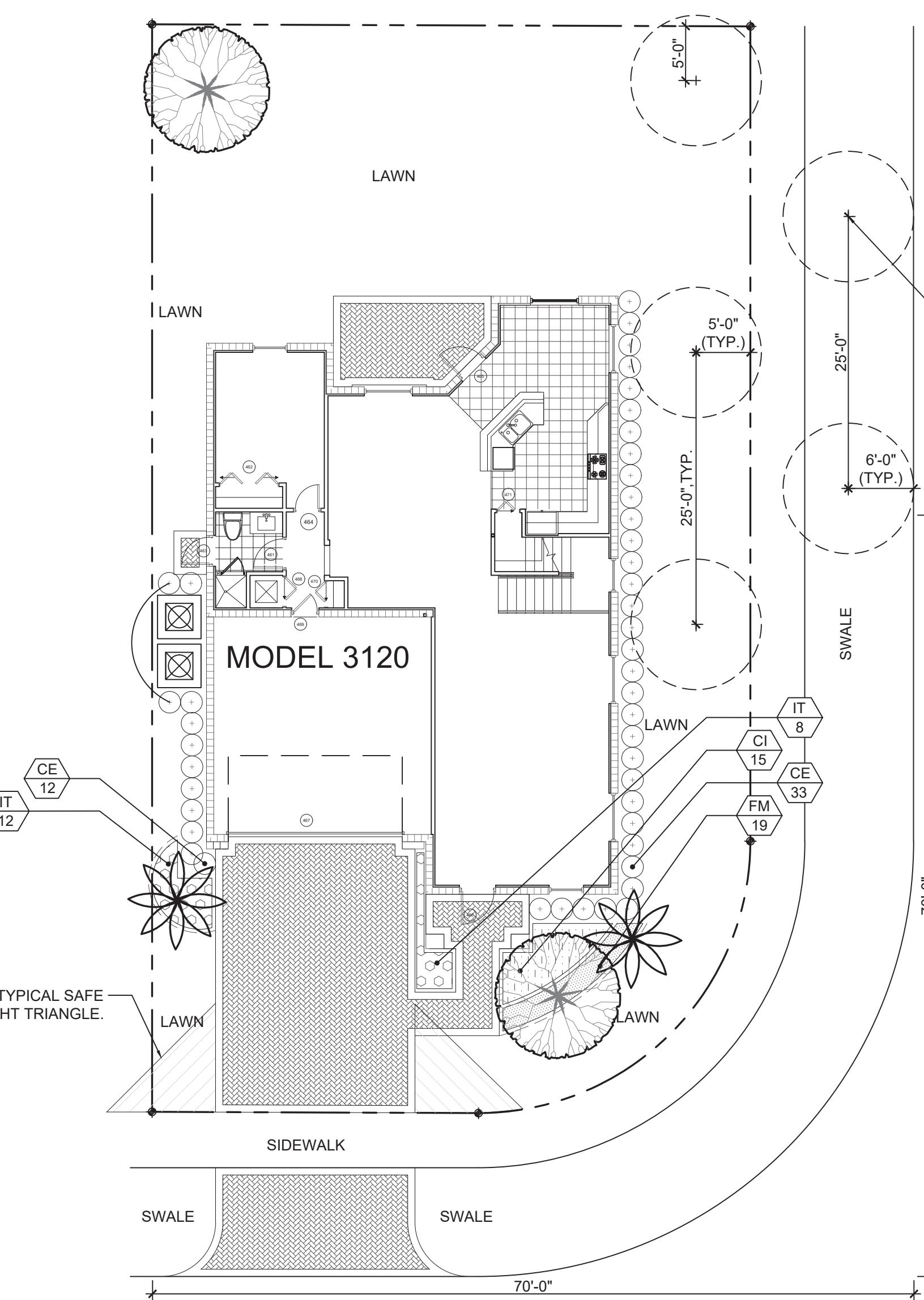
A. No. trees required x 10 = No. of shrubs allowed

50 50

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

15 38

SEE LANDSCAPE



MODEL 3120 CORNER LOT

Scale: 1"=100'

CORNER LANDSCAPE LIST

TREES			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
	2	Veitchia montgomeryana 'single'	10' O.A. HT., SINGLE
		SINGLE MONTGOMERY PALM	F.G.
	2	*Conocarpus erectus 'sericeus'	8' HT X 1 1/2" Cal.
		SILVER BUTTONWOOD	F.G.
SHRUBS AND GROUNDCOVERS			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
CE	45	*Conocarpus erectus	24" HT. X 24" SPR. / 24" O.C.
		GREEN BUTTONWOOD	3 GAL.
CI	15	*Chrysobalanus icaco 'Red Tip'	24" HT. X 24" SPR. / 24" O.C.
		RED TIP COCOPLUM	3 GAL.
FM	19	Ficus microcarpa 'Green Island'	15" HT. X 15" SPR. / 15" O.C.
		GREEN ISLAND FICUS	3 GAL.
IT	20	Ixora taiwanese 'Dwarf'	18" HT. X 18" SPR. / 18" O.C.
		DWARF IXORA	3 GAL.
LAWN	As Required	Stenotaphrum secundatum 'Floratam'	SOLID EVEN SOD
		ST. AUGUSTINE GRASS	

* DENOTES NATIVE S

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 =

3 3

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

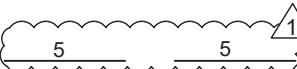
1 1

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

1 2

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

146 linear feet along street =

 5 5 1

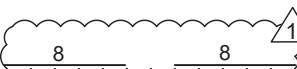
E. Street trees located directly beneath power lines

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

N/A N/A

F. Total Trees Required

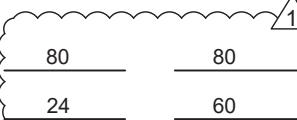
 8 1 Total Trees

 8 8 1

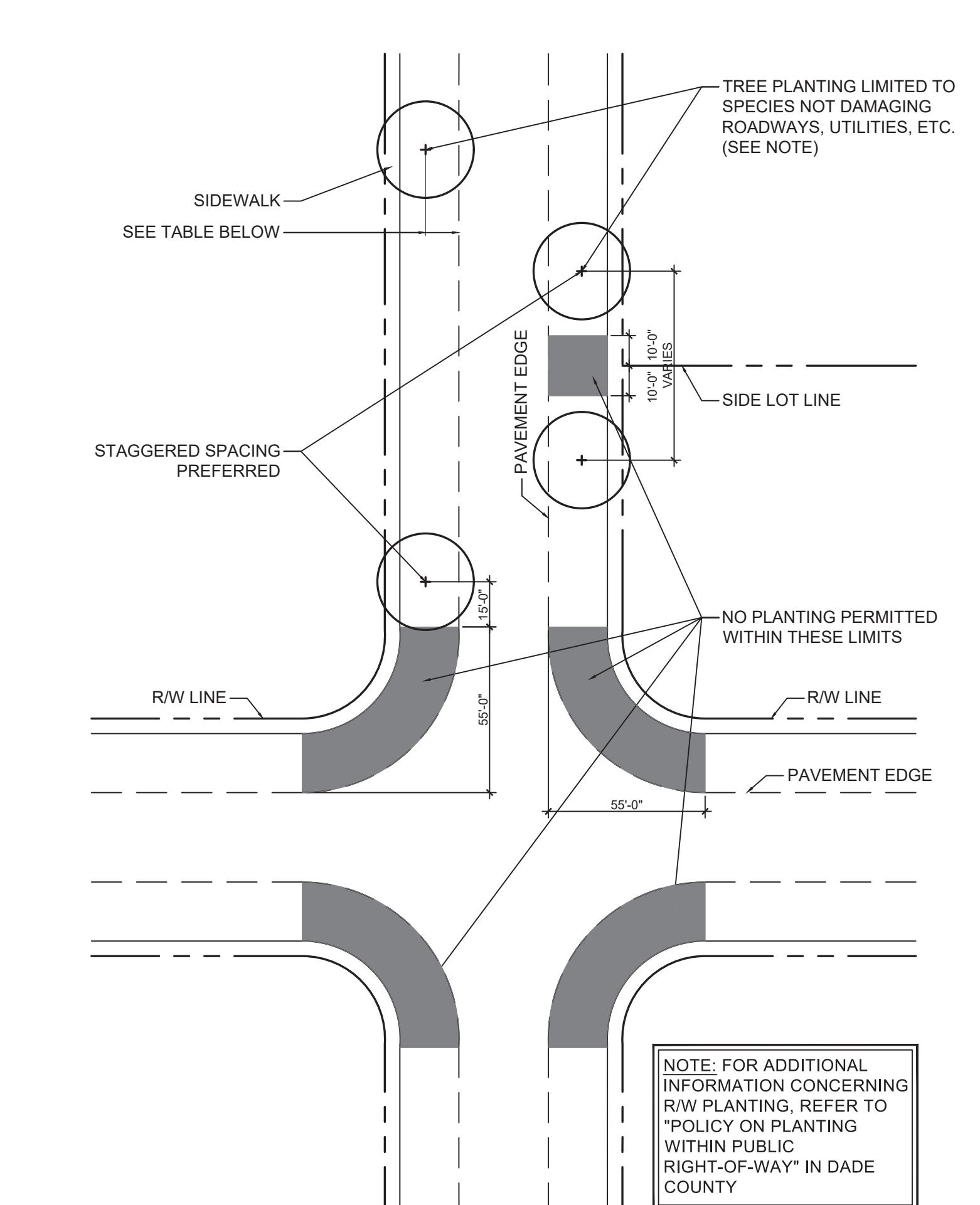
SHRUBS

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

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

 24 60 80 80 1

SEE LANDSCAPE



Public R.O.W. Planting Setback

SCALE: 1" = 40'-0"

		DESIGN SPEED		
ROADWAYS	BELOW 35 mph	35 - 45 mph	50 mph & ABOVE	
<u>NO CURB & GUTTER</u>	6'	14'	30'	
<u>WITH CURB & GUTTER</u>	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.
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- ALL TREE DIMENSIONS ARE MEASURED FROM THE FACE OF TREE TRUNK.

The logo for Witkin Hults Design Group is a graphic design featuring a 3x3 grid of squares. The letters 'W', 'I', and 'T' are positioned in the first column, 'H', 'D', and 'G' in the second, and 'K', 'U', and 'S' in the third. The 'W' and 'H' are solid black, while 'I', 'D', 'G', 'K', 'U', and 'S' are filled with a halftone dot pattern. The entire grid is set against a white background with a black border.

WITKIN HULTS
DESIGN GROUP

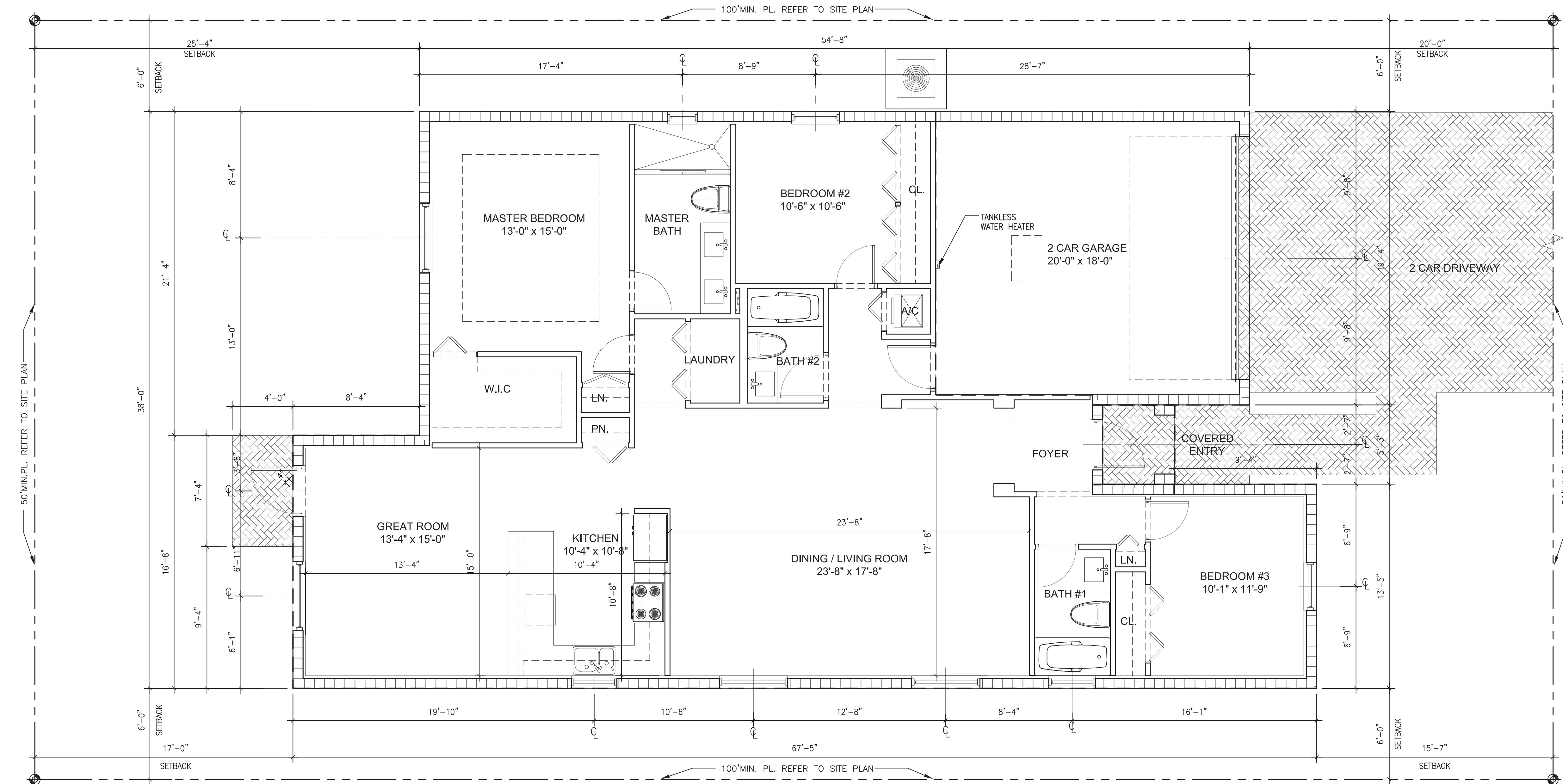
307 south 21st avenue hollywood, florida
phone: 954.923.9681 facsimile: 954.923.9689
www.witkindesign.com

CALDWELL SITE

MIAMI DADE COUNTY, FLORIDA

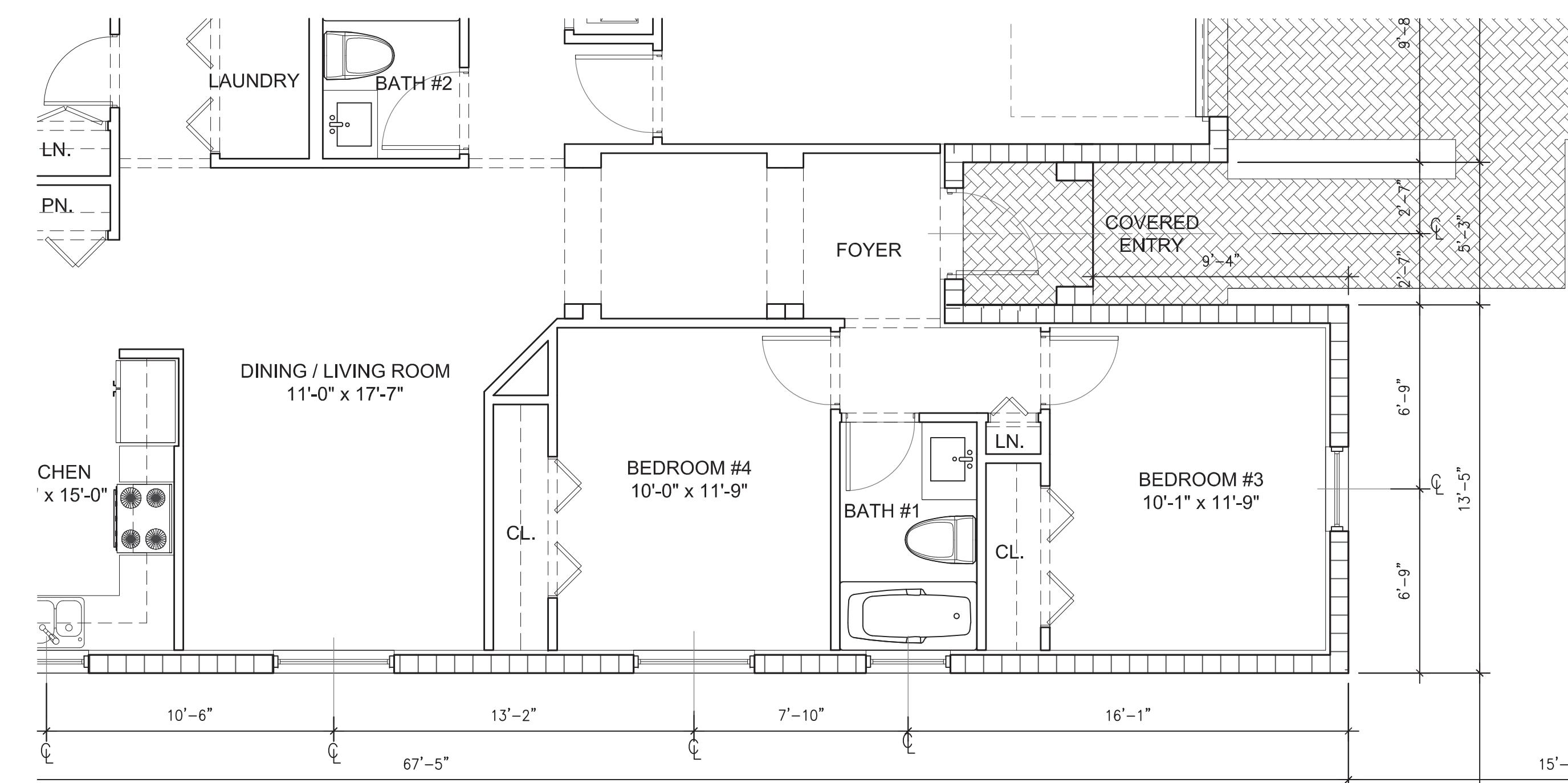


Member: A.S.L.A.



PHASE
SITE PLAN SUBMITTAL

REVISIONS



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%)

SEAL



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THE CONTENTS OF THIS DRAWINGS ARE CONFIDENTIAL
AND SHALL NOT BE TRANSMITTED TO ANY OTHER PARTY
EXCEPT AS AGREED TO BY THE ARCHITECT/ ENGINEERS.

DATE: 10/20/2021

JOB NO. 2021-45

DRAWN BY EC, MC, LC.

APPR BY AMC

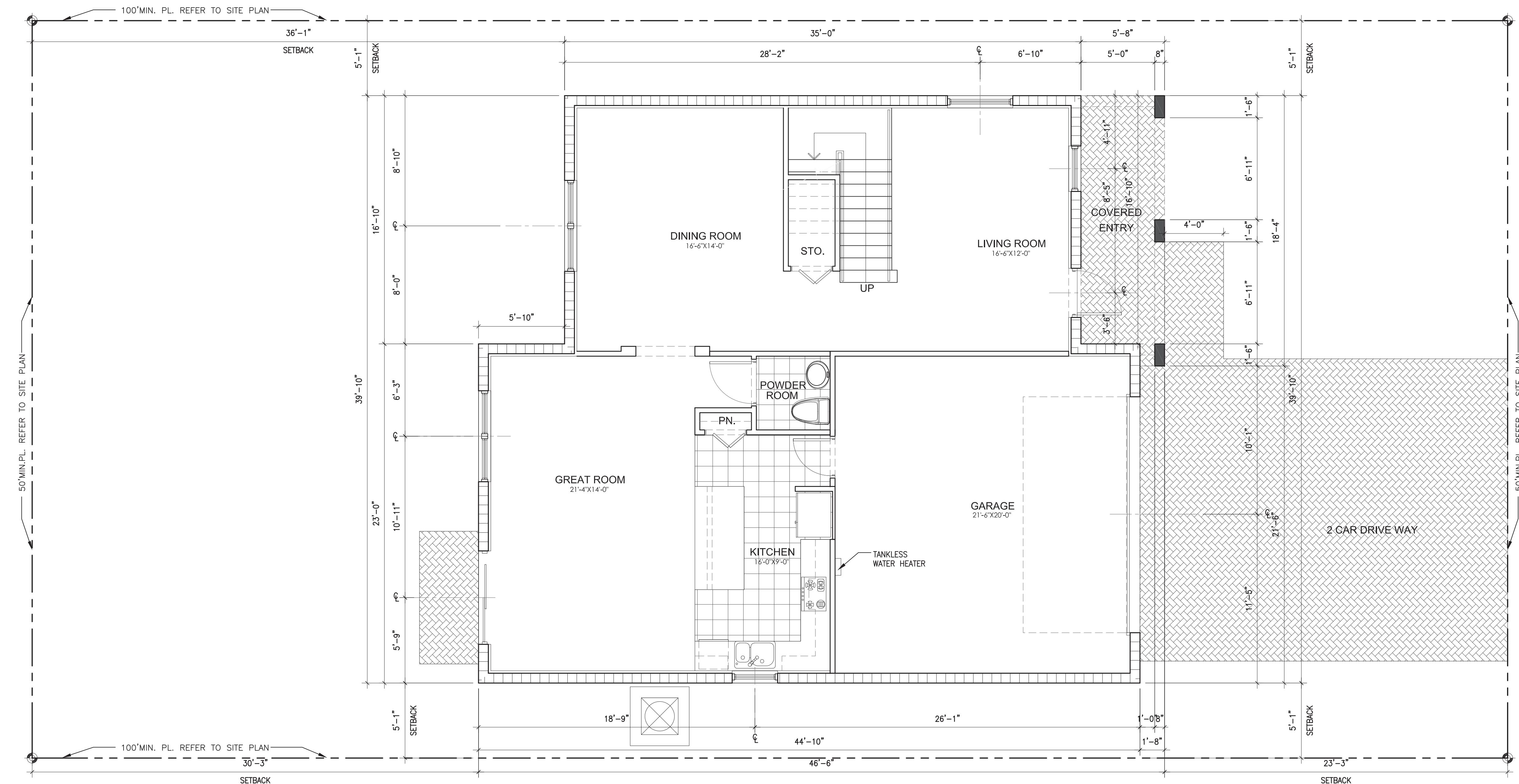
PRINTED DATE 10/20/2021

SHEET NUMBER:

FLOOR PLAN (4 BEDROOM OPTION)

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

PROJECT:

CALDWELL MARTIN
MIAMI DADE COUNTY
FLORIDAOWNER:
LENNAR
HOMESMODEL 2237
GROUND FLOOR PLAN

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%)



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DATE: 10/20/2021

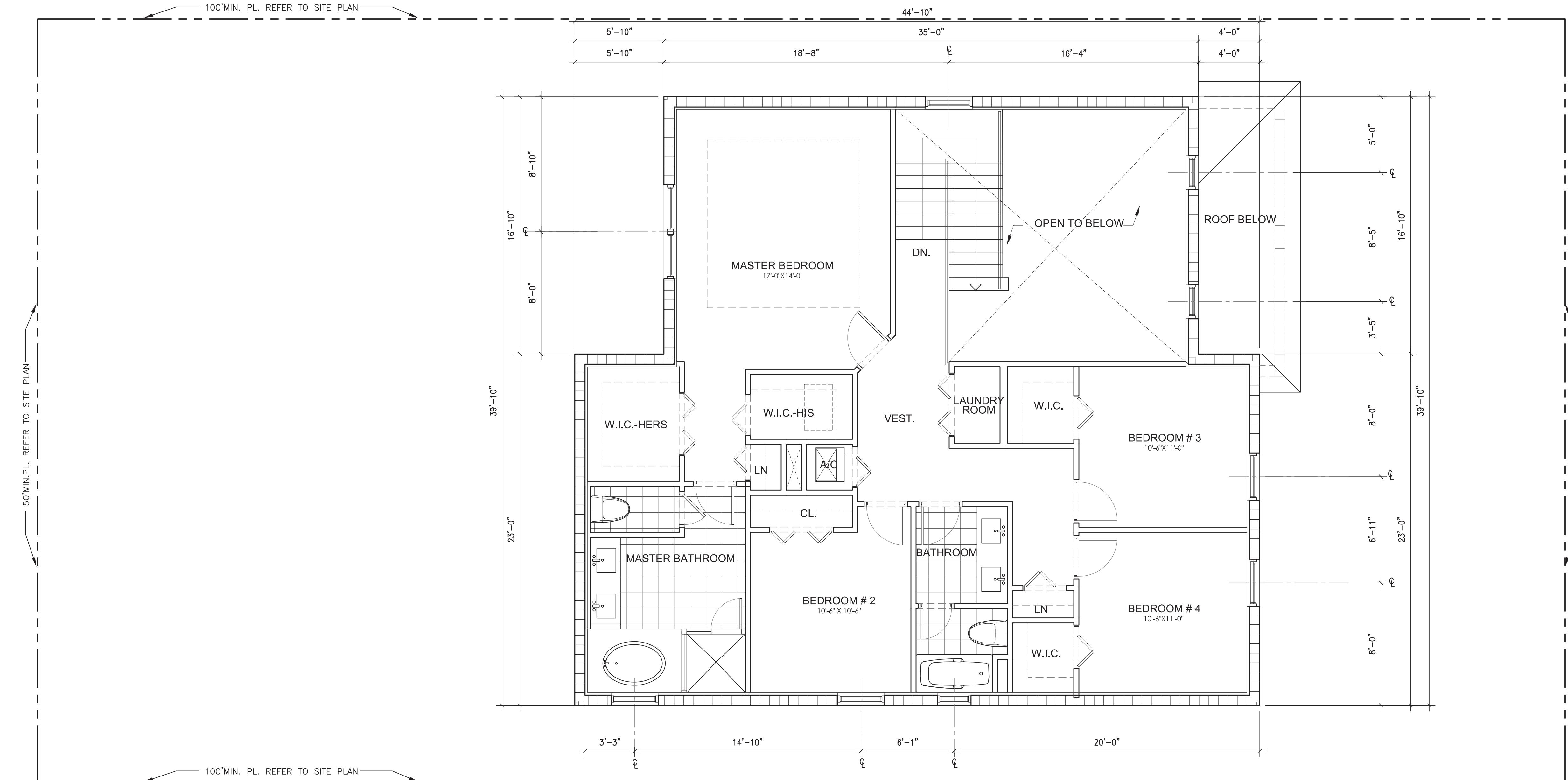
JOB NO. 2021-45

DRAWN BY EC, MC, LC.

APPR BY AMC

PRINTED DATE 10/20/2021

SHEET NUMBER:



SECOND FLOOR PLAN

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

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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:

PROJECT:

CALDWELL MARTIN
MIAMI DADE COUNTY
FLORIDA

OWNER:

GROUND FLOOR PLAN

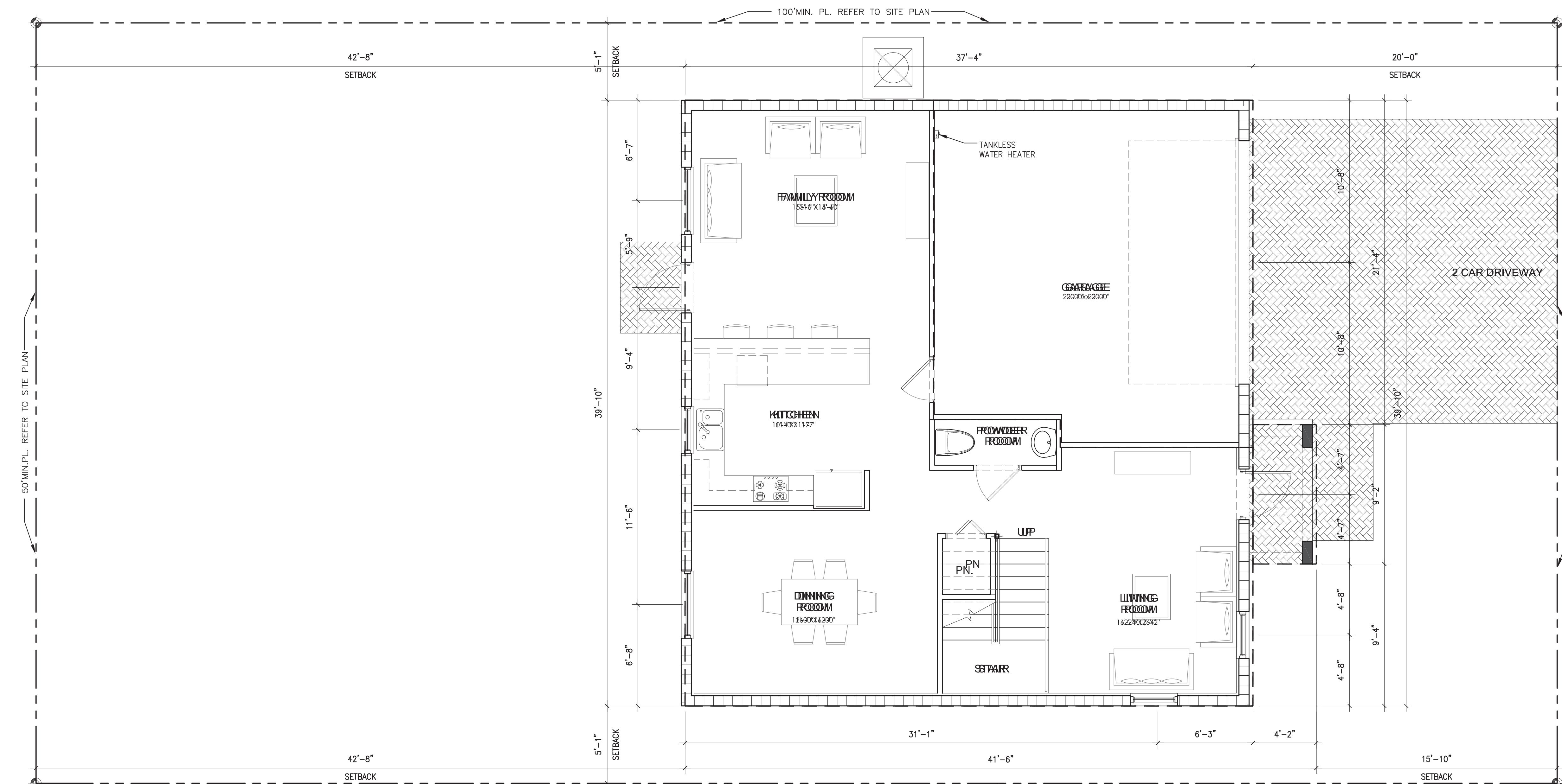
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DATE: 10/20/2021

JOB NO. 2021-45

OPAWN BY EC MC LC

AMERICAN JOURNAL OF MEDICAL GENETICS PART B: MOLECULAR AND METABOLIC GENETICS



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.
<hr/>	
TOTAL GROSS AREA	2,532 S.F.
GARAGE	450 S.F.
<hr/>	
COVERED ENTRY	38 S.F.
<hr/>	
TOTAL AREA	3,020 S.F.
<hr/>	
LOT COVERAGE	1,525 S.F. (31%)

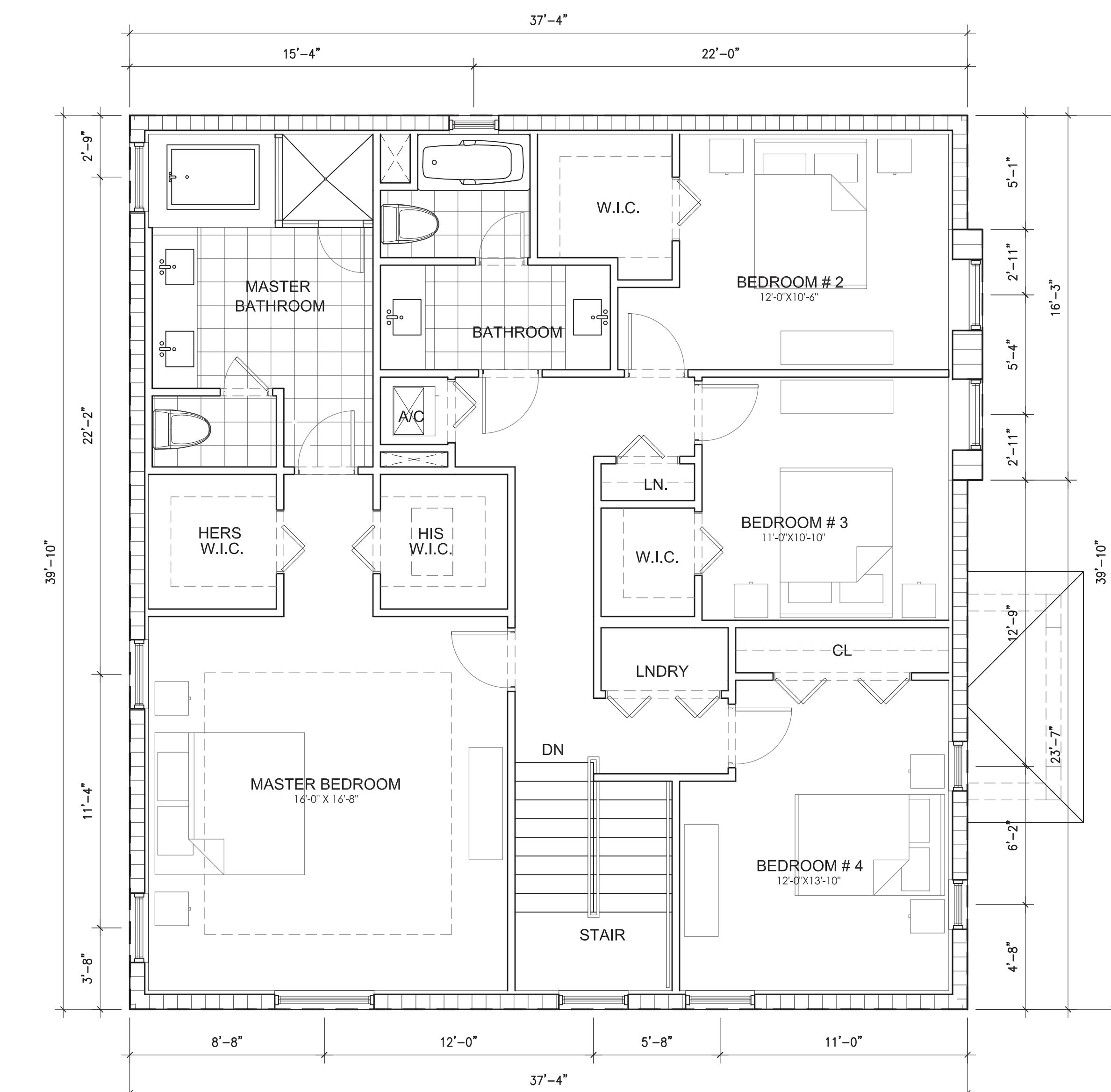
PROJECT:

CALDWELL MARTIN
MIAMI DADE COUNTY
FLORIDA

OWNER:

LENNAR
HOMES

SECOND FLOOR PLAN



SECOND FLOOR PLAN

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

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PRINTED DATE 10/20/2021

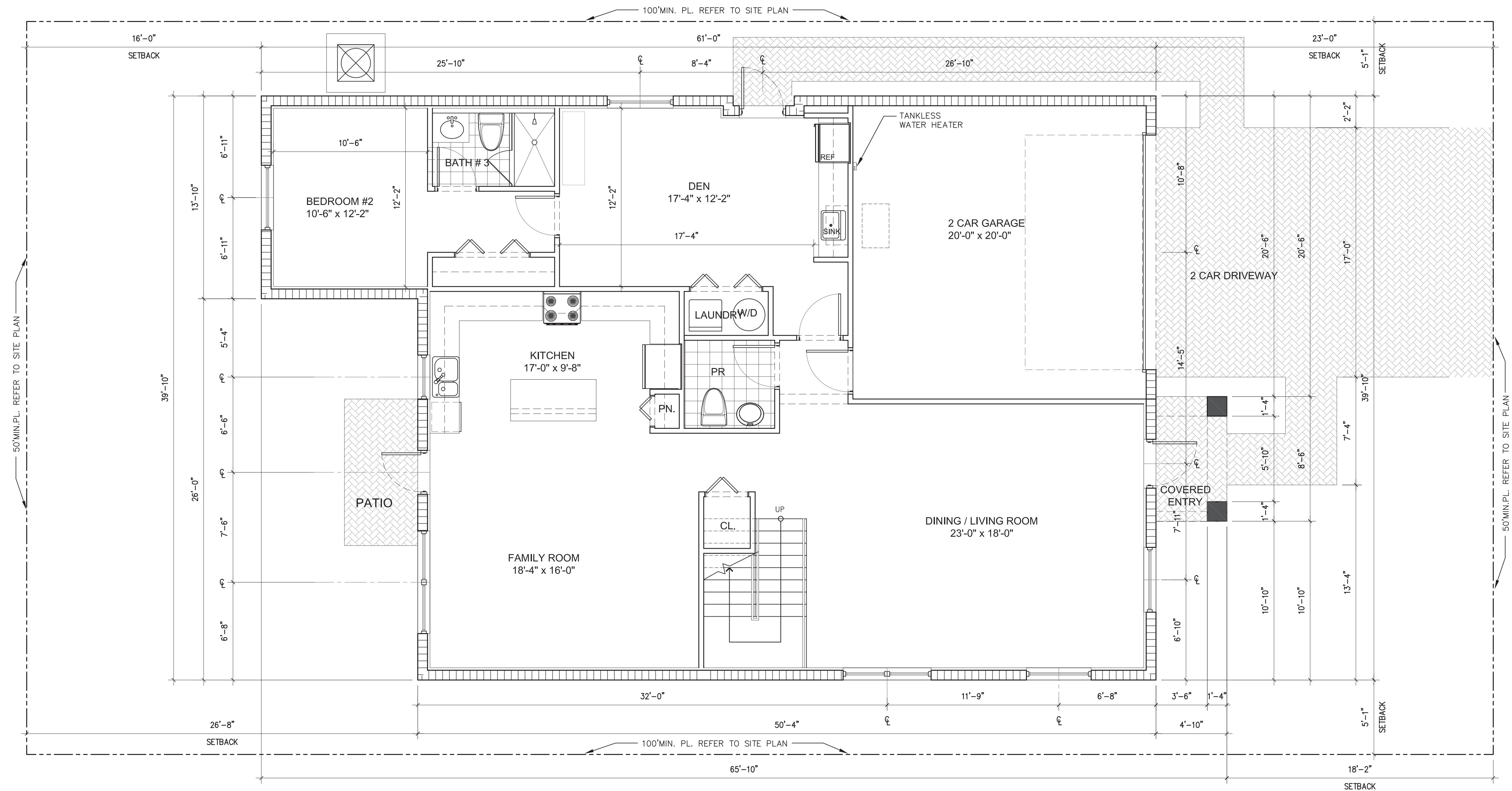
SHEET NUMBER:

CORWIL ARCHITECTS
3210 LAGUNA ST. CORAL GABLES FL 33146
QUALIFIER LIC. NO. AR0016003 T:305.448.7383

PROJECT:
**CALDWELL MARTIN
MIAMI DADE COUNTY
FLORIDA**

OWNER:

MODEL 3045 GROUND FLOOR PLAN



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.
<hr/>	
TOTAL GROSS AREA	3,045 S.F.
<hr/>	
GARAGE	427 S.F.
<hr/>	
COVERED ENTRY	41 S.F.
<hr/>	
TOTAL AREA	3,563 S.F.
<hr/>	
LOT COVERAGE	2,191 S.F. (44%)

REVISIONS

SEAL

A circular stamp with a rope-like border. Inside the border, the words 'PROTECTED BY COPYRIGHT' are written in a stylized, all-caps font.

DATE: 10/20/2021

JOB NO.

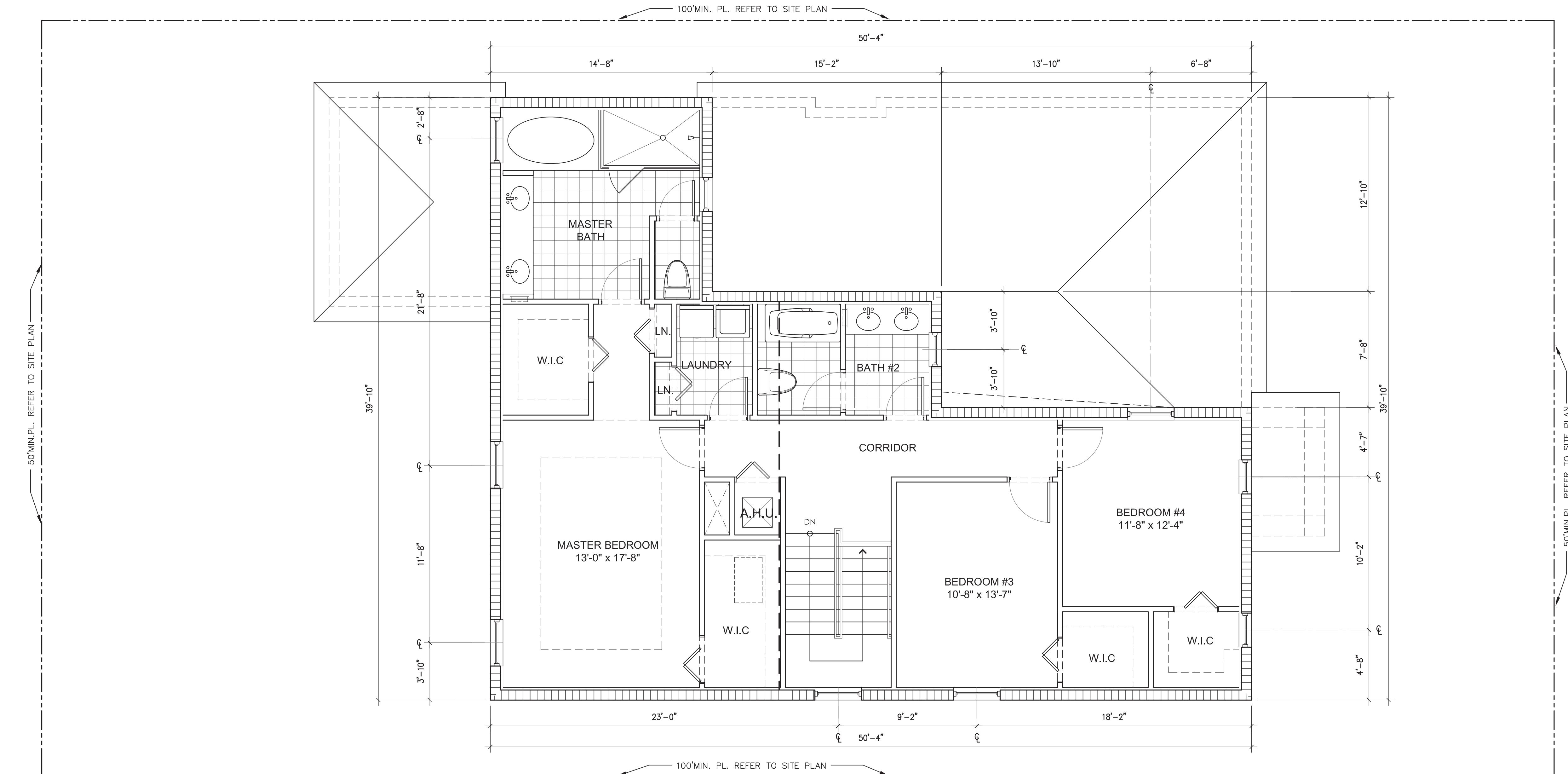
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PRINTED DATE 10/20/2021

SHEET NUM

A-40


SECOND FLOOR PLAN

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

SITE PLAN SUBMITTAL

REVISIONS

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SHEET NUMBER:

PROJECT:
**CALDWELL MARTIN
MIAMI DADE COUNTY
FLORIDA**

OWNER:

MODEL 3120 GROUND FLOOR PLAN

PHASE SITE PLAN SUBMITTAL

SEAL

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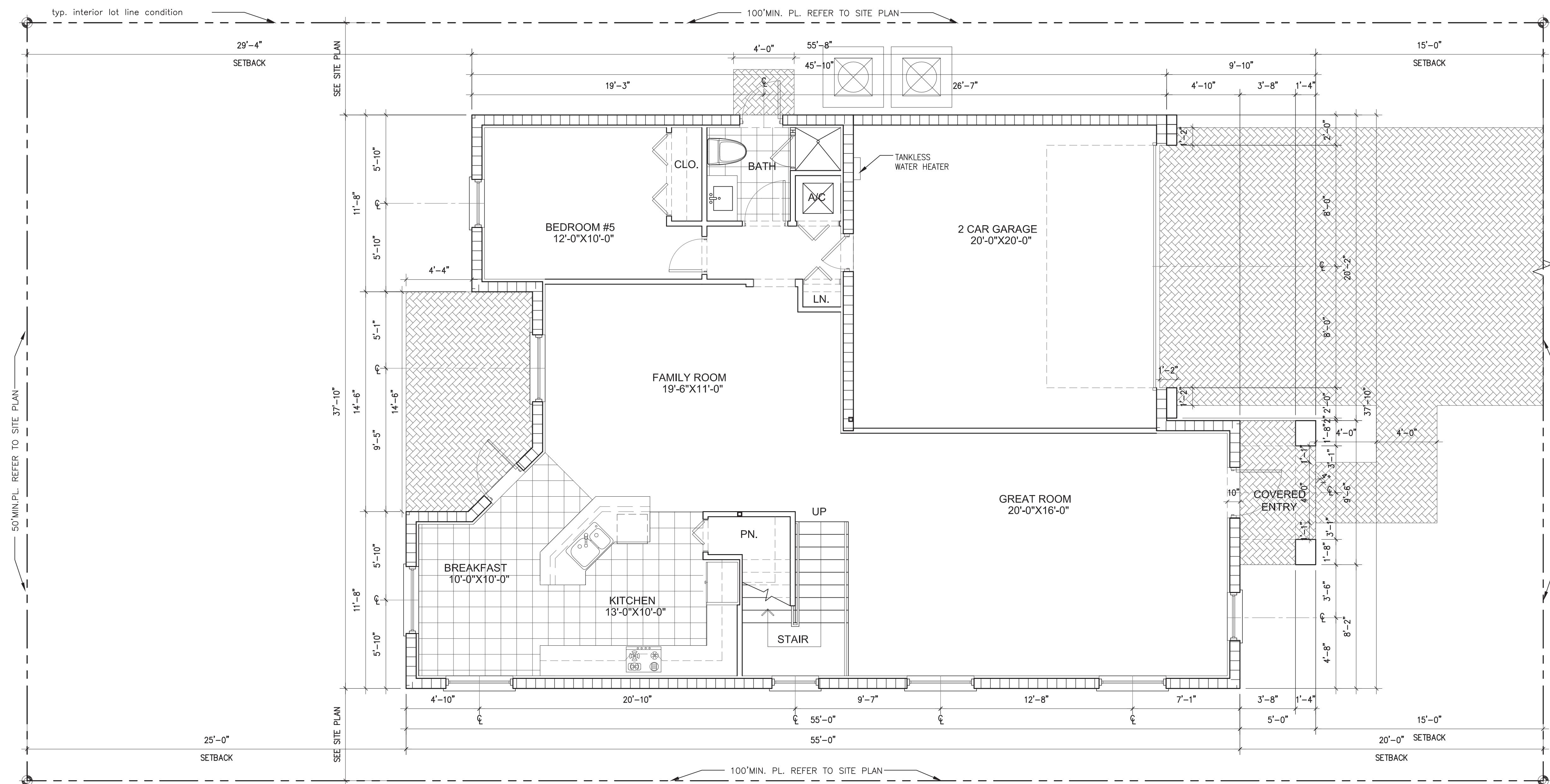
DATE: 10/20/2021

JOB NO. 2021-45

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SHEET NUMBER:



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.
<hr/>	
TOTAL A/C AREA	3,221 S.F.
GARAGE	440 S.F.
<hr/>	
COVERED ENTRY	48 S.F.
<hr/>	
TOTAL AREA	3,709 S.F.
<hr/>	
LOT COVERAGE	1,882 S.F. (38%)

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DATE: 10/20/2021

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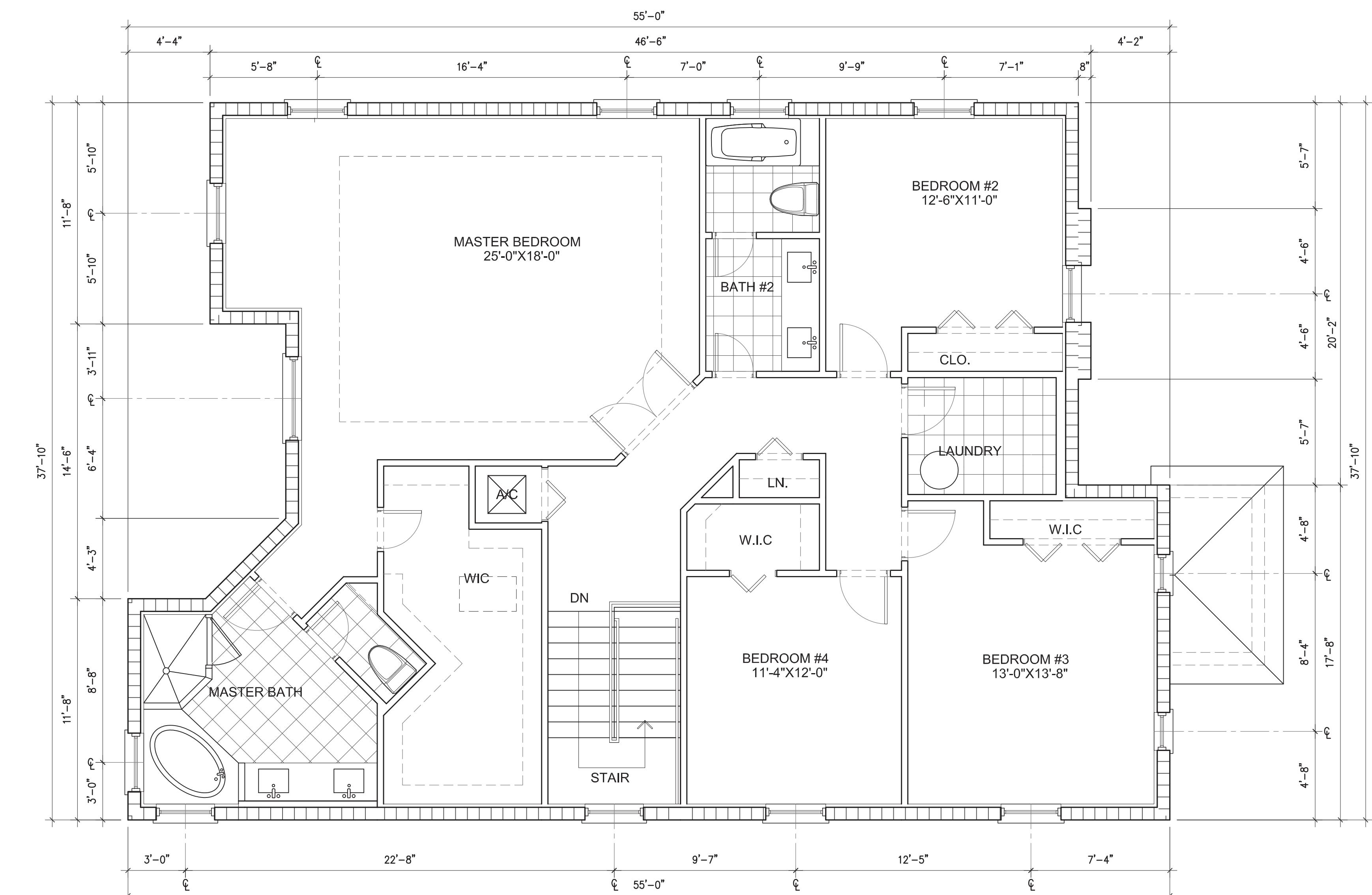
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SHEET NUMBER:

PROJECT:

CALDWELL MARTIN
MIAMI DADE COUNTY
FLORIDA

OWNER:

LENNAR
HOMESMODEL 3120
SECOND FLOOR PLAN

SECOND LEVEL FLOOR PLAN

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

PHASE
SITE PLAN SUBMITTAL

REVISIONS

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SHEET NUMBER:

PROJECT:

CALDWELL MARTIN
MIAMI DADE COUNTY
FLORIDA

OWNER:

LENNAR
HOMESMODEL 1833 - FRONT ELEVATIONS
OPTIONS 'A' & 'B'

FRONT ELEVATION OPTION "A"

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



FRONT ELEVATION OPTION "B"

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

PHASE

SITE PLAN SUBMITTAL

REVISIONS

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DATE: 10/20/2021

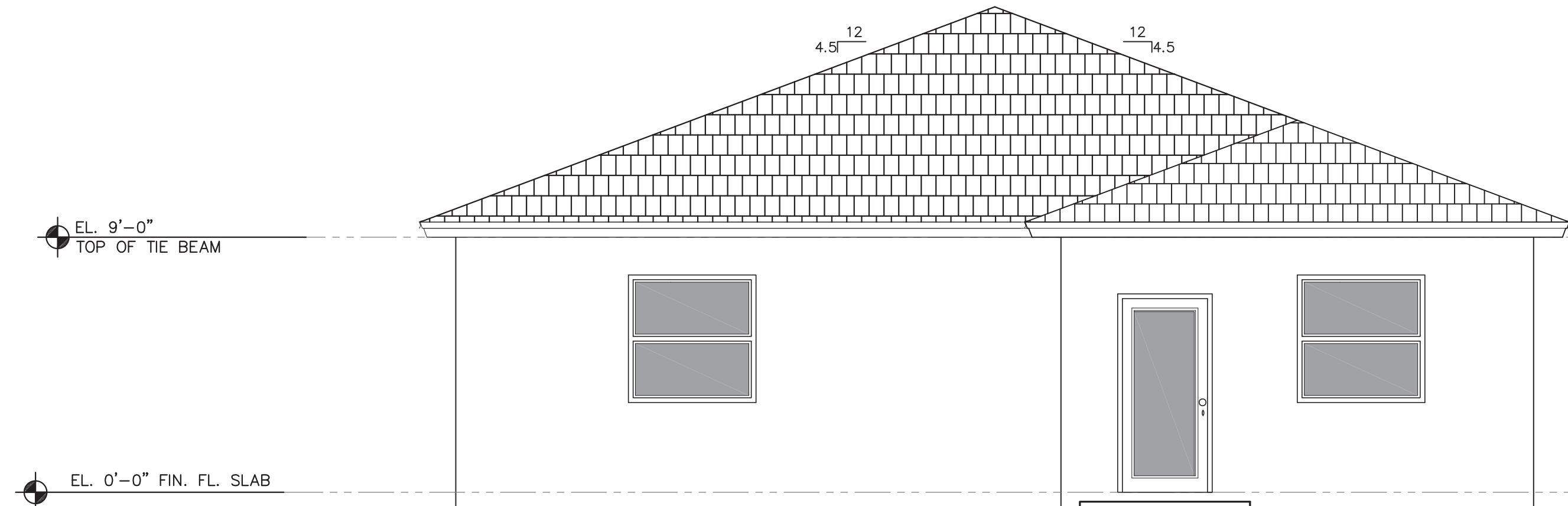
JOB NO. 2021-45

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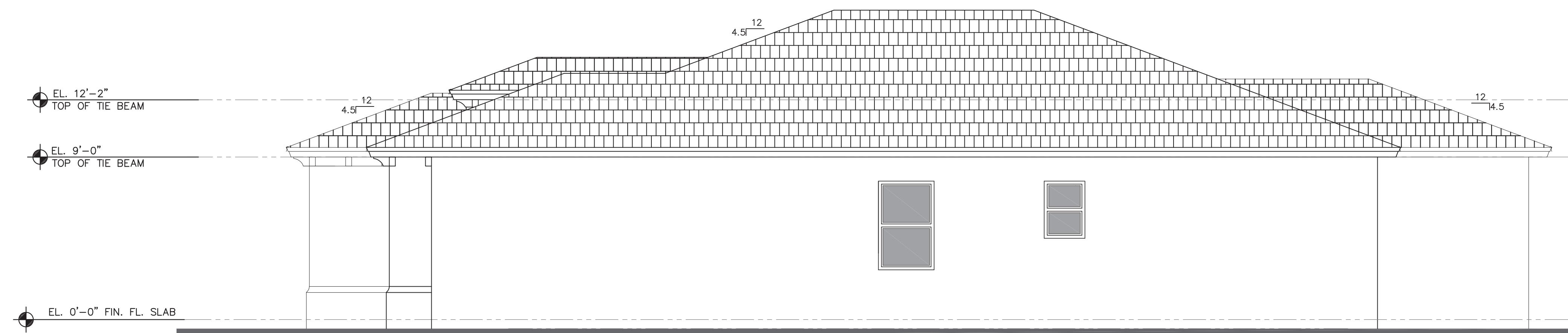
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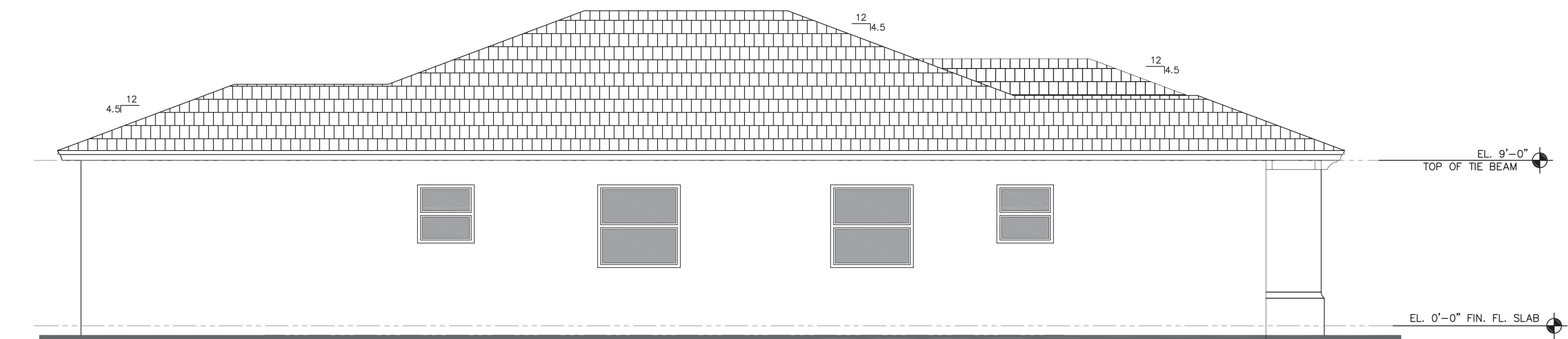
REAR - ELEVATION - OPTION "A"

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"

MODEL 1833 - FRONT ELEVATIONS
OPTIONS 'A'

PROJECT:

CALDWELL MARTIN
MIAMI DADE COUNTY
FLORIDA

OWNER:

LENNAR
HOMES

PHASE

SITE PLAN SUBMITTAL

REVISIONS

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DATE: 10/20/2021

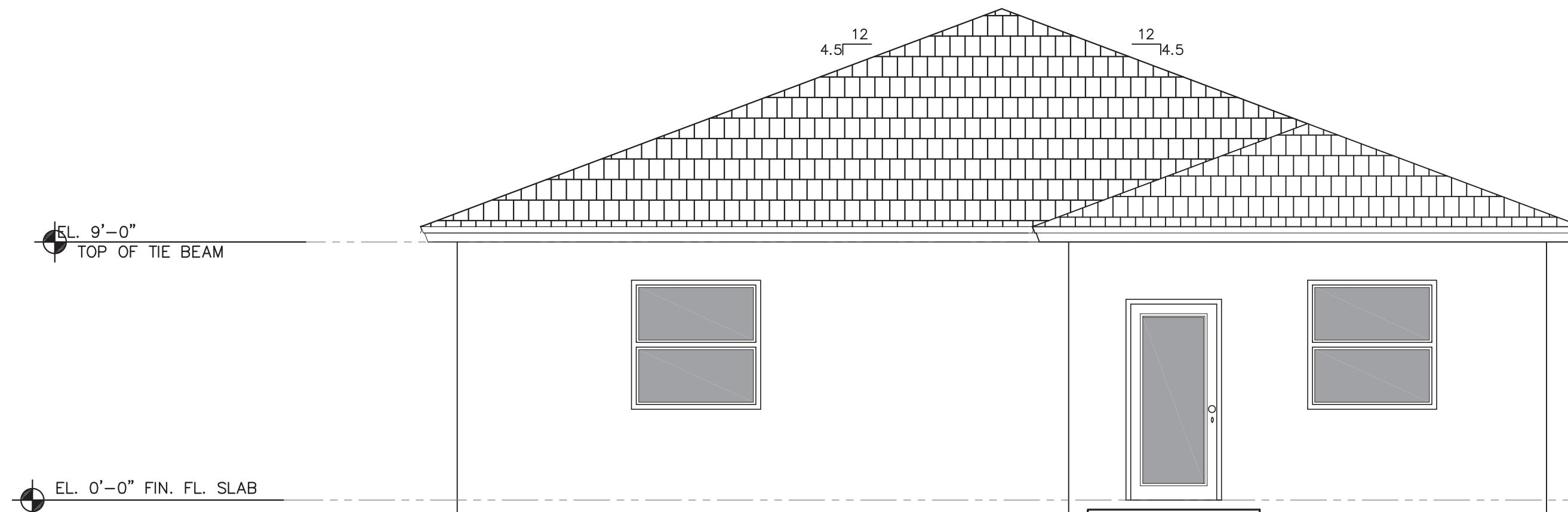
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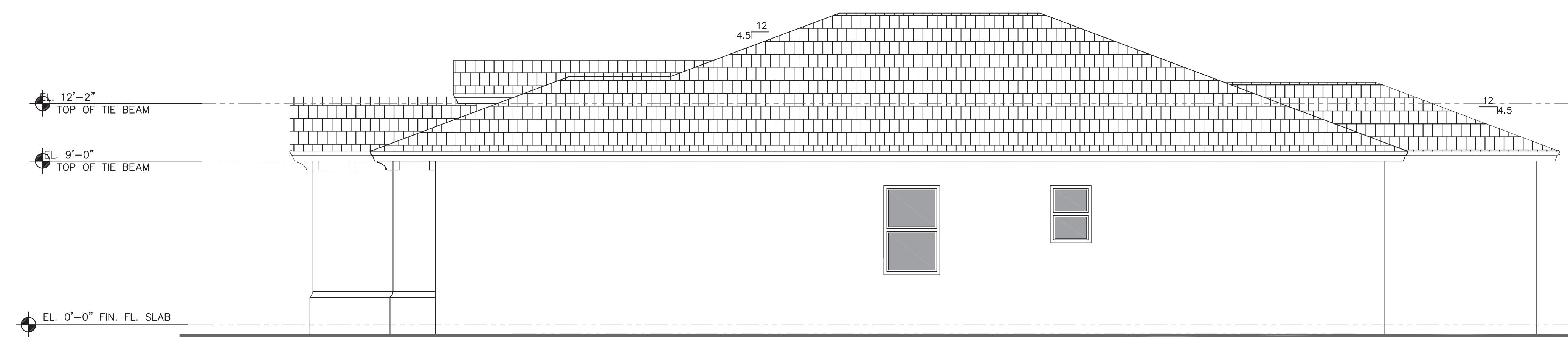
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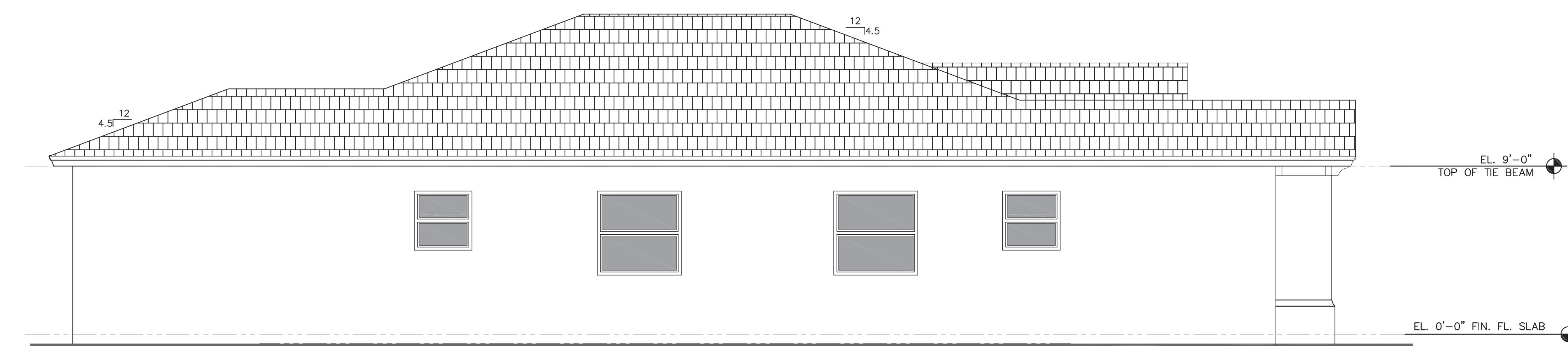
REAR - ELEVATION - OPTION "B"

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"

FRONT ELEVATIONS
OPTIONS 'B'

PROJECT:

CALDWELL MARTIN
MIAMI DADE COUNTY
FLORIDA

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PHASE

SITE PLAN SUBMITTAL

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PROJECT:

CALDWELL MARTIN
MIAMI DADE COUNTY
FLORIDA

OWNER:

LENNAR
HOMESMODEL 2237
FRONT ELEVATIONS "A" & "B"

FRONT ELEVATION - OPT. "A"

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



FRONT ELEVATION - OPT. "B"

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

PHASE

SITE PLAN SUBMITTAL

REVISIONS

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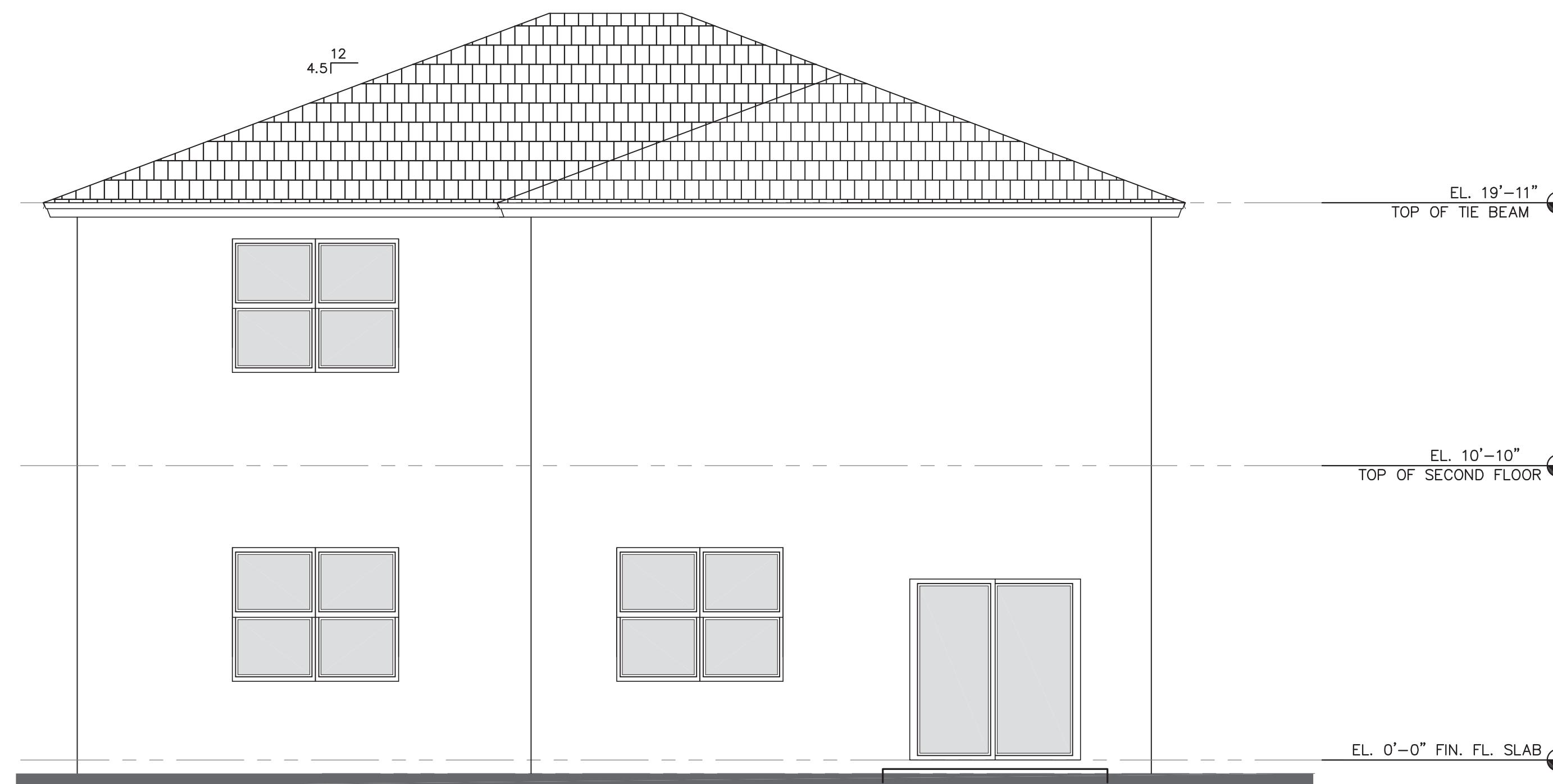
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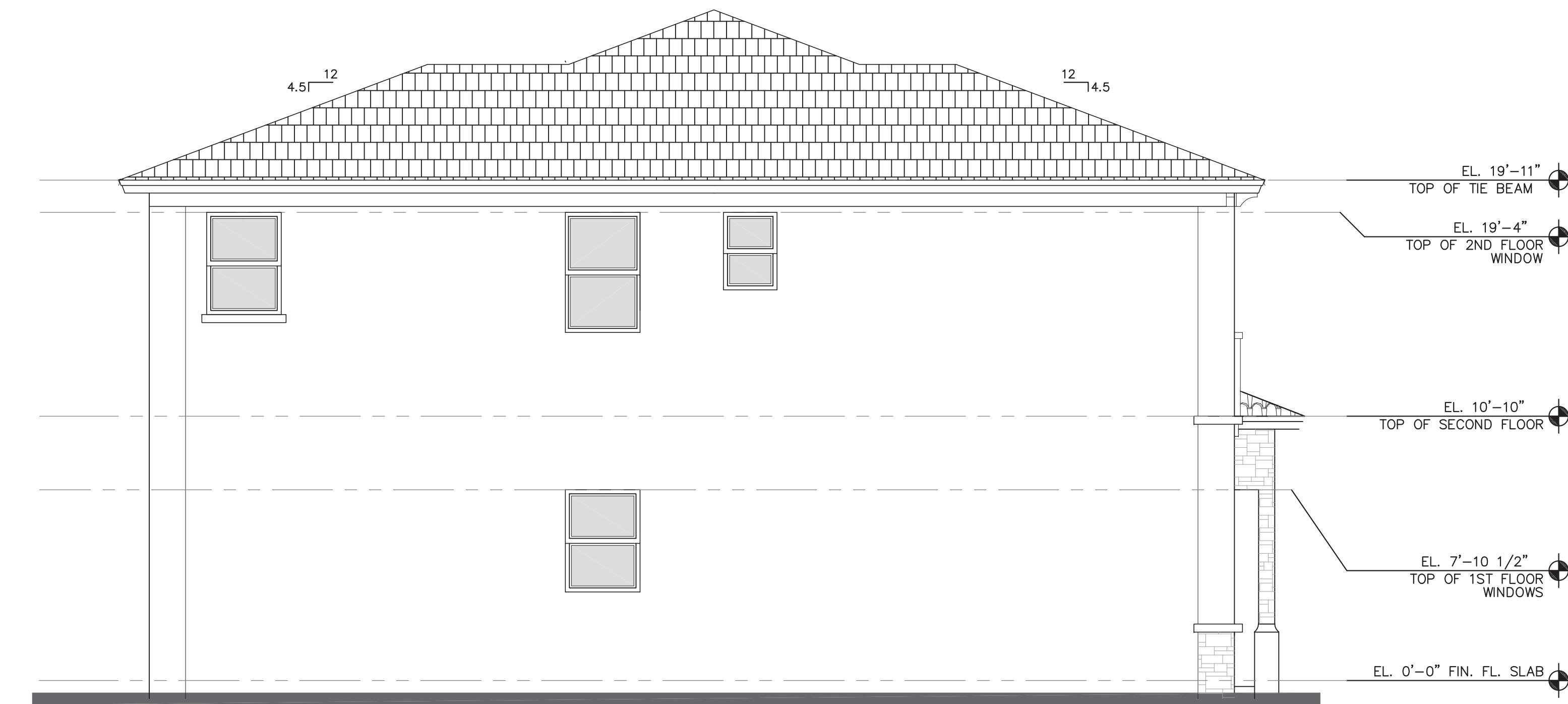
CALDWELL MARTIN
MIAMI DADE COUNTY
FLORIDA

OWNER:

LENNAR
HOMESMODEL 2237
SIDE & REAR ELEVATIONS
OPTION "A"

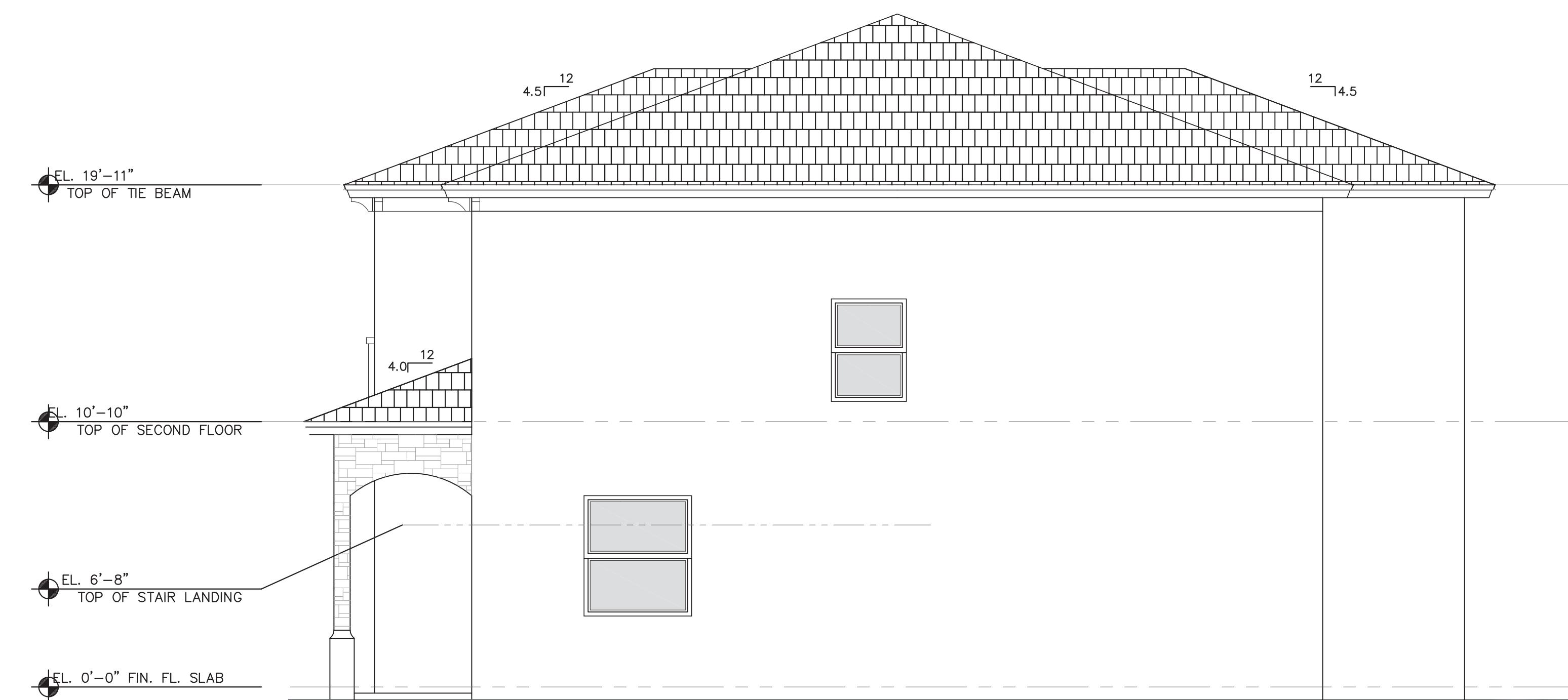
REAR ELEVATION - OPTION "A"

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"

PHASE

SITE PLAN SUBMITTAL

REVISIONS

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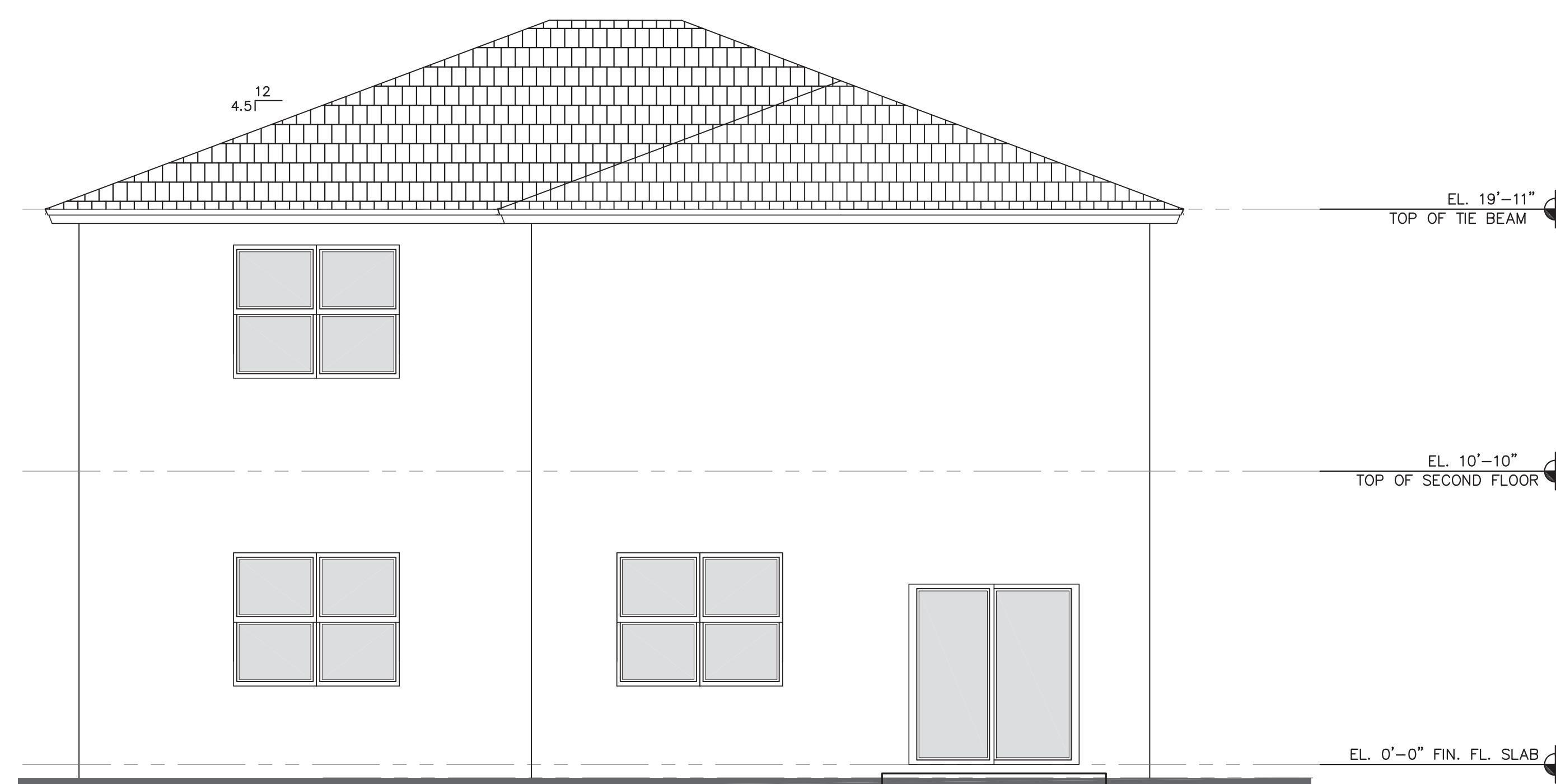
JOB NO. 2021-45

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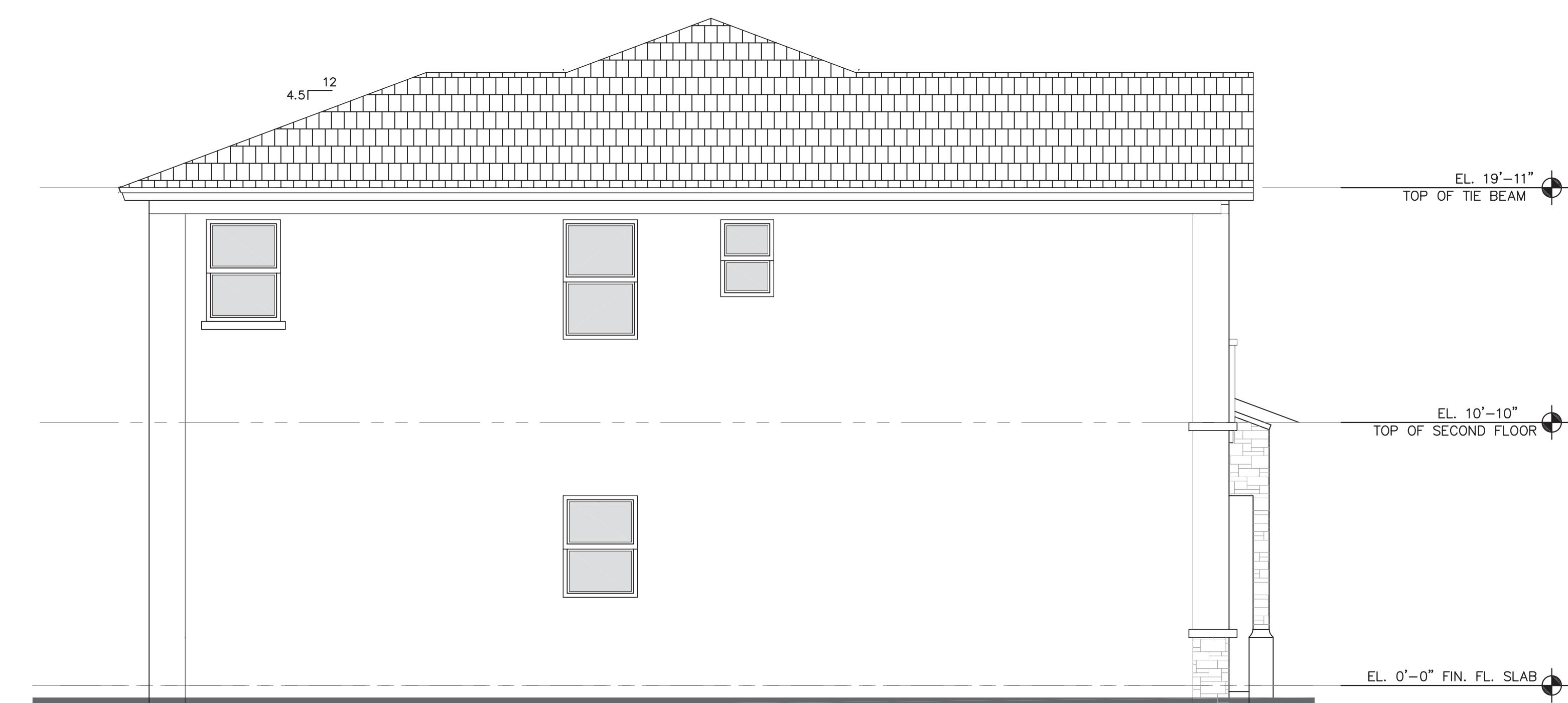
PRINTED DATE 10/20/2021

SHEET NUMBER:



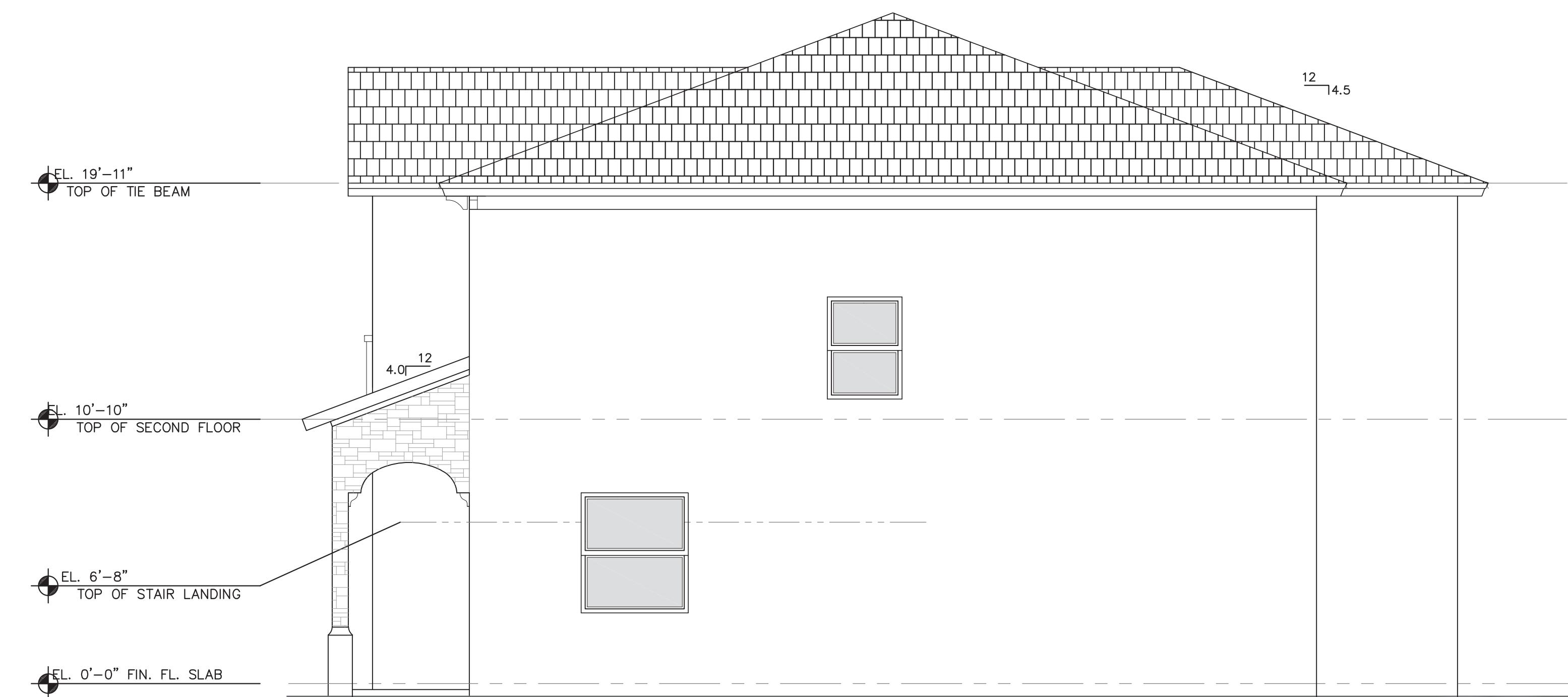
REAR ELEVATION - OPTION "B"

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"

PHASE
SITE PLAN SUBMITTAL

REVISIONS



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SHEET NUMBER: A-34



FRONT ELEVATION - OPT. "A"

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



FRONT ELEVATION - OPT. "B"

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

PHASE
SITE PLAN SUBMITTAL

REVISIONS



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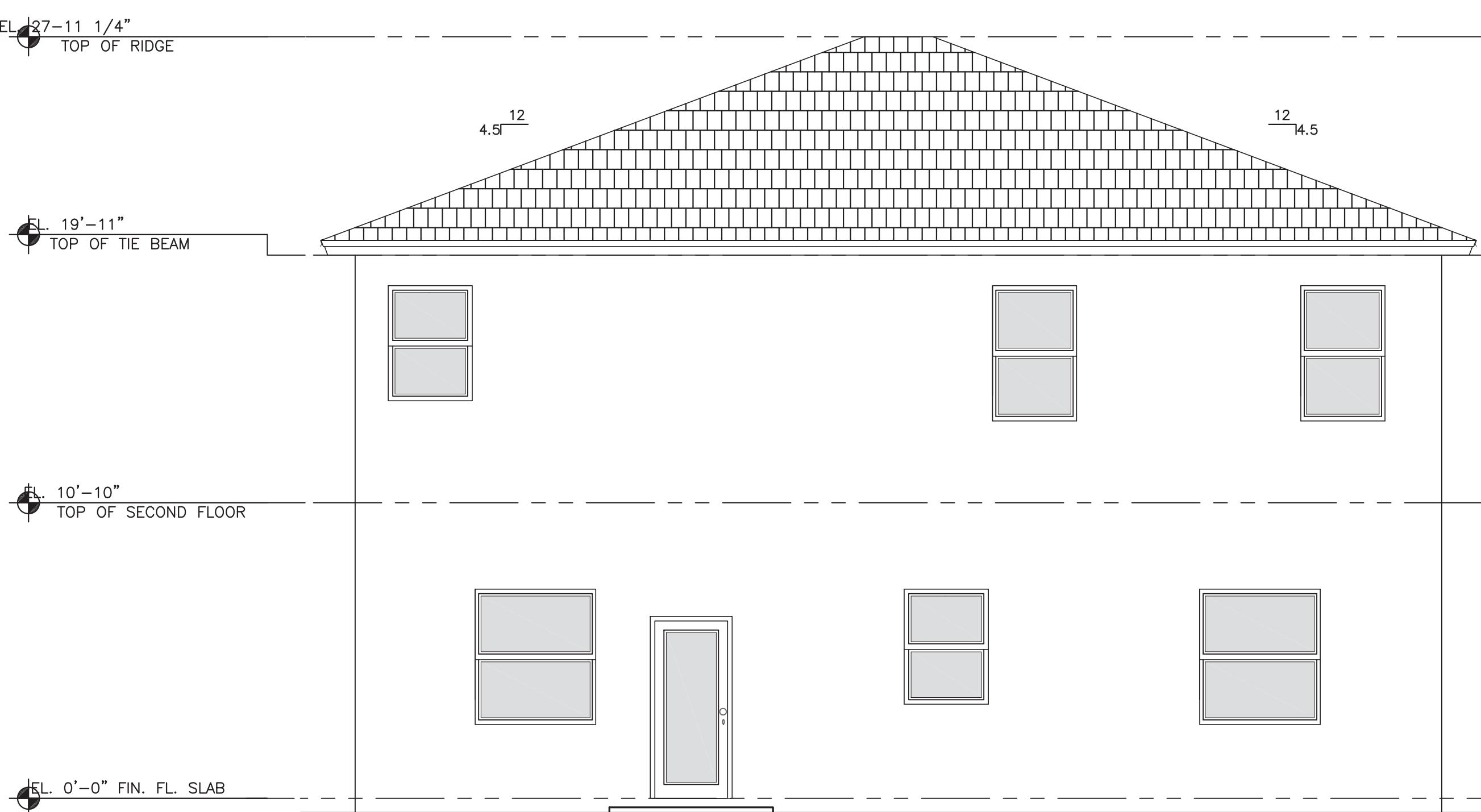
JOB NO. 2021-45

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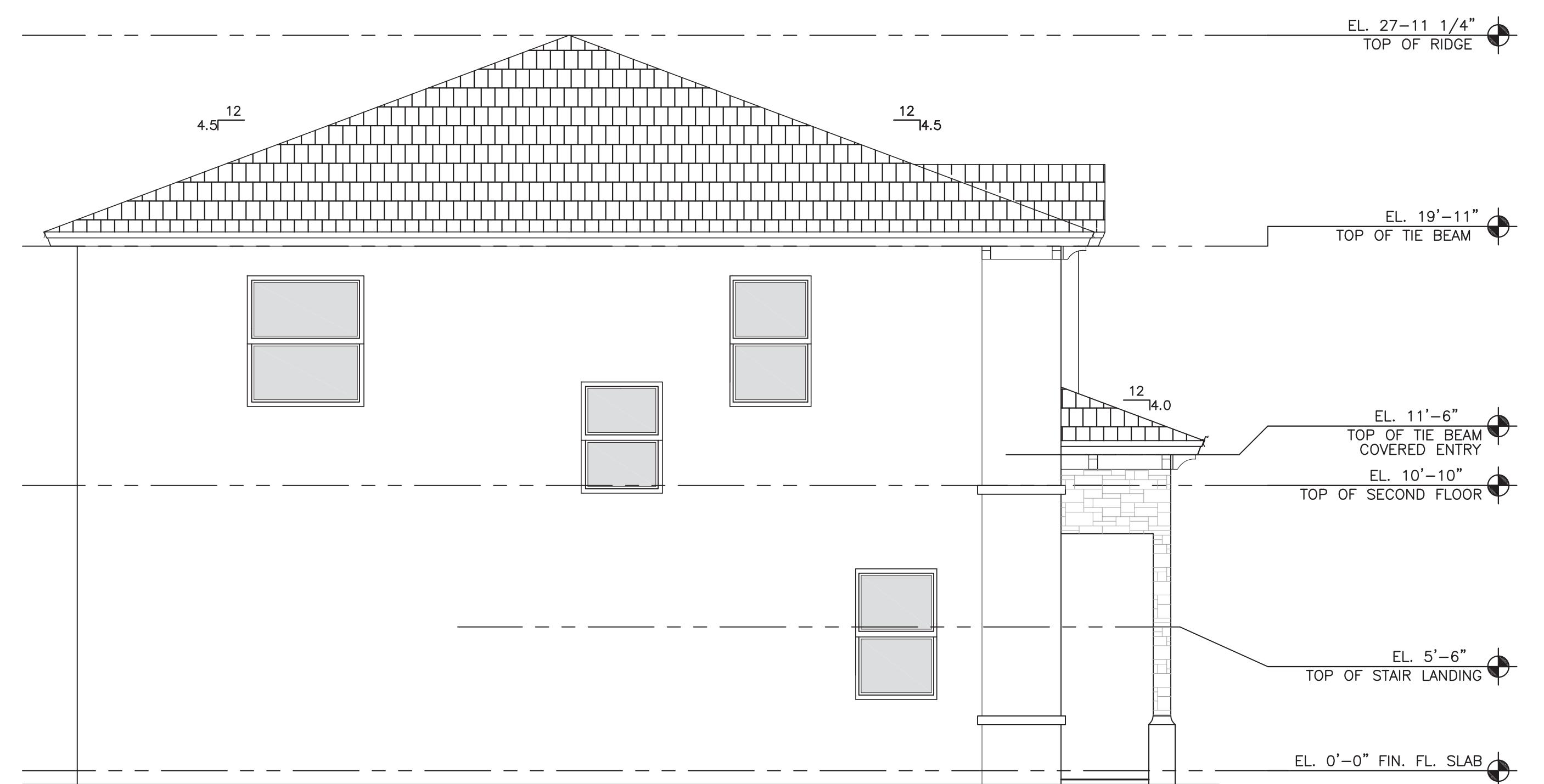
PRINTED DATE 10/20/2021

SHEET NUMBER:



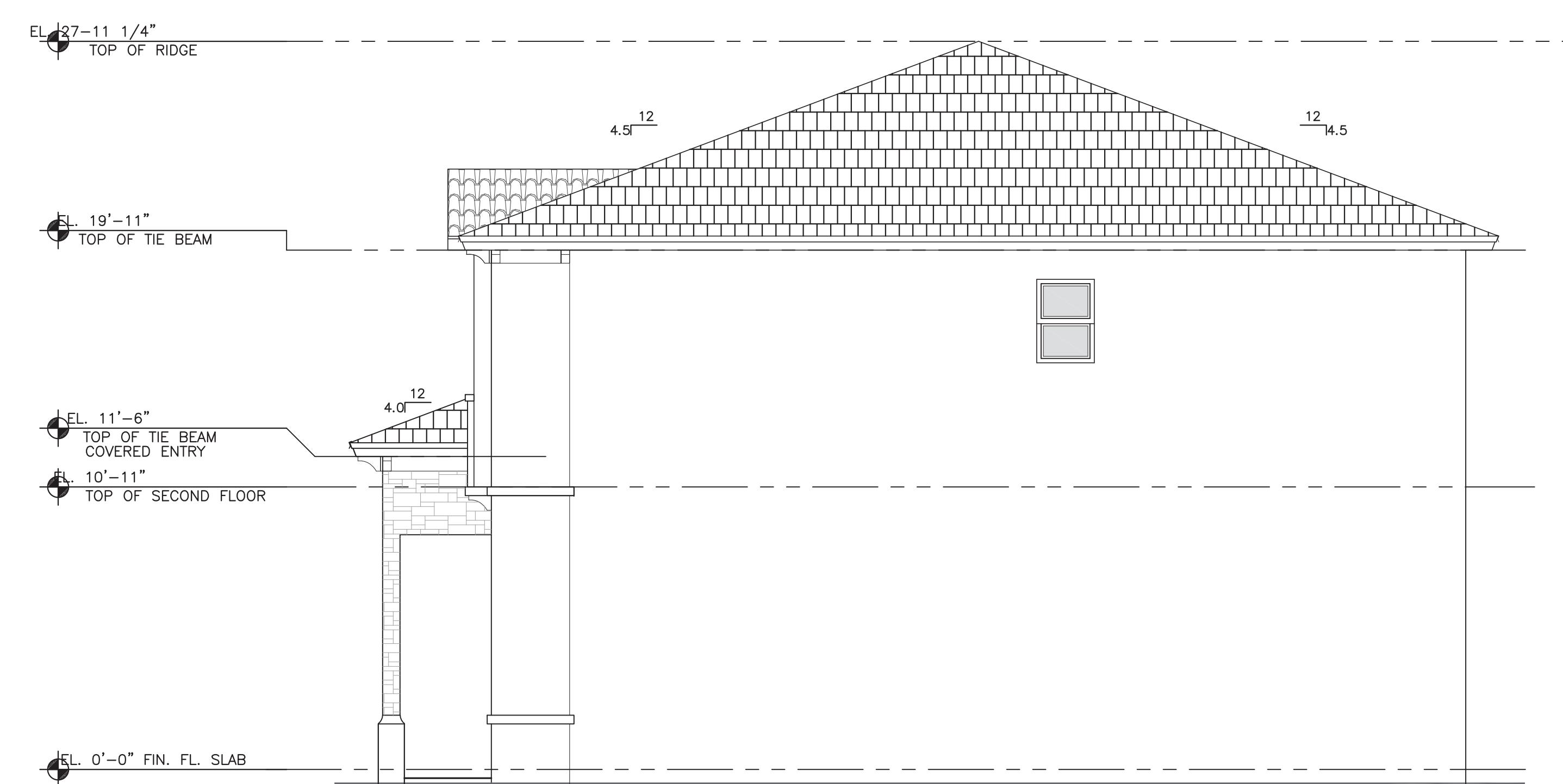
REAR ELEVATION - OPTION "A"

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



LEFT - SIDE ELEVATION - OPTION "A"

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

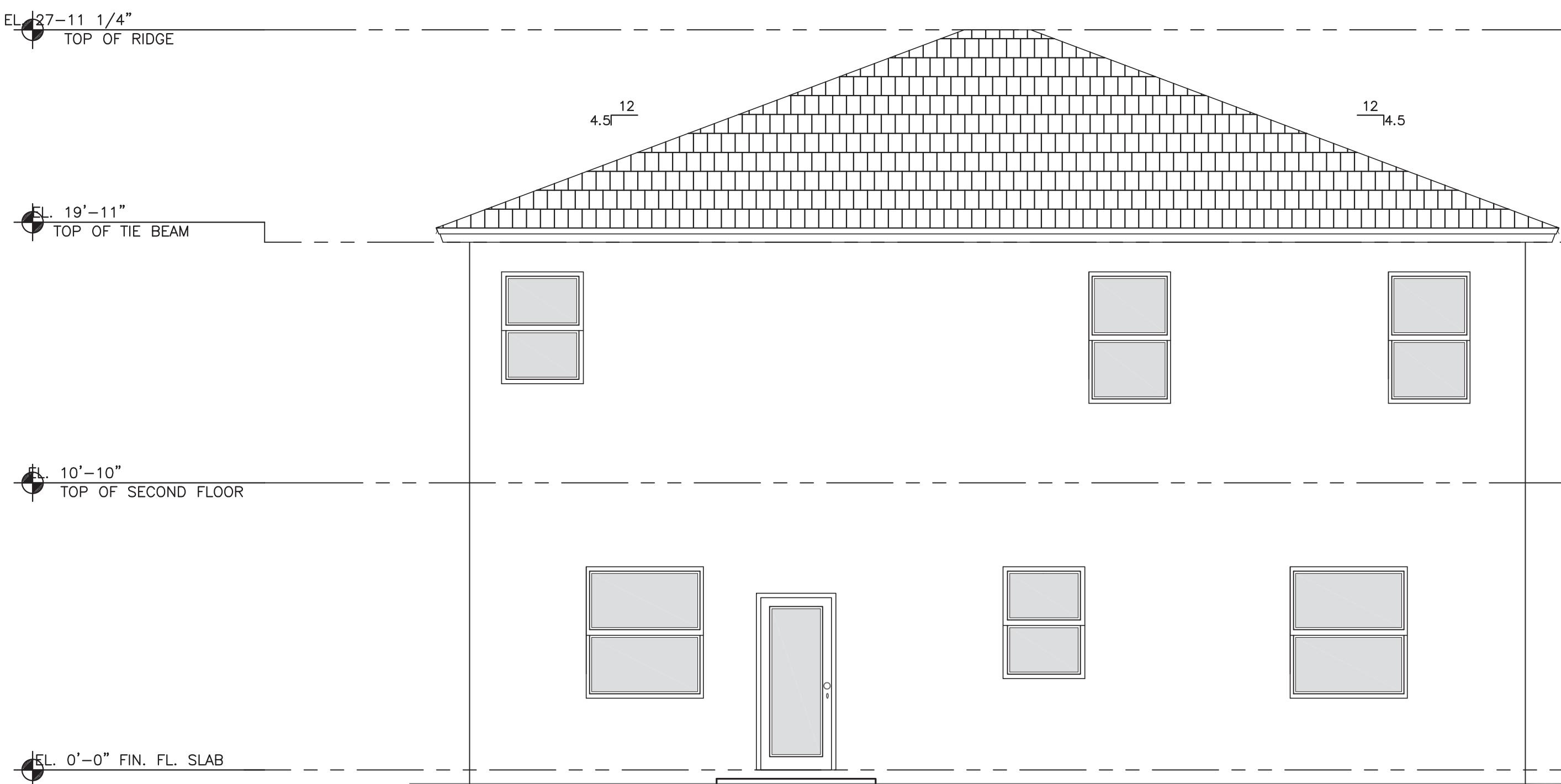


RIGHT - SIDE ELEVATION - OPTION "A"

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

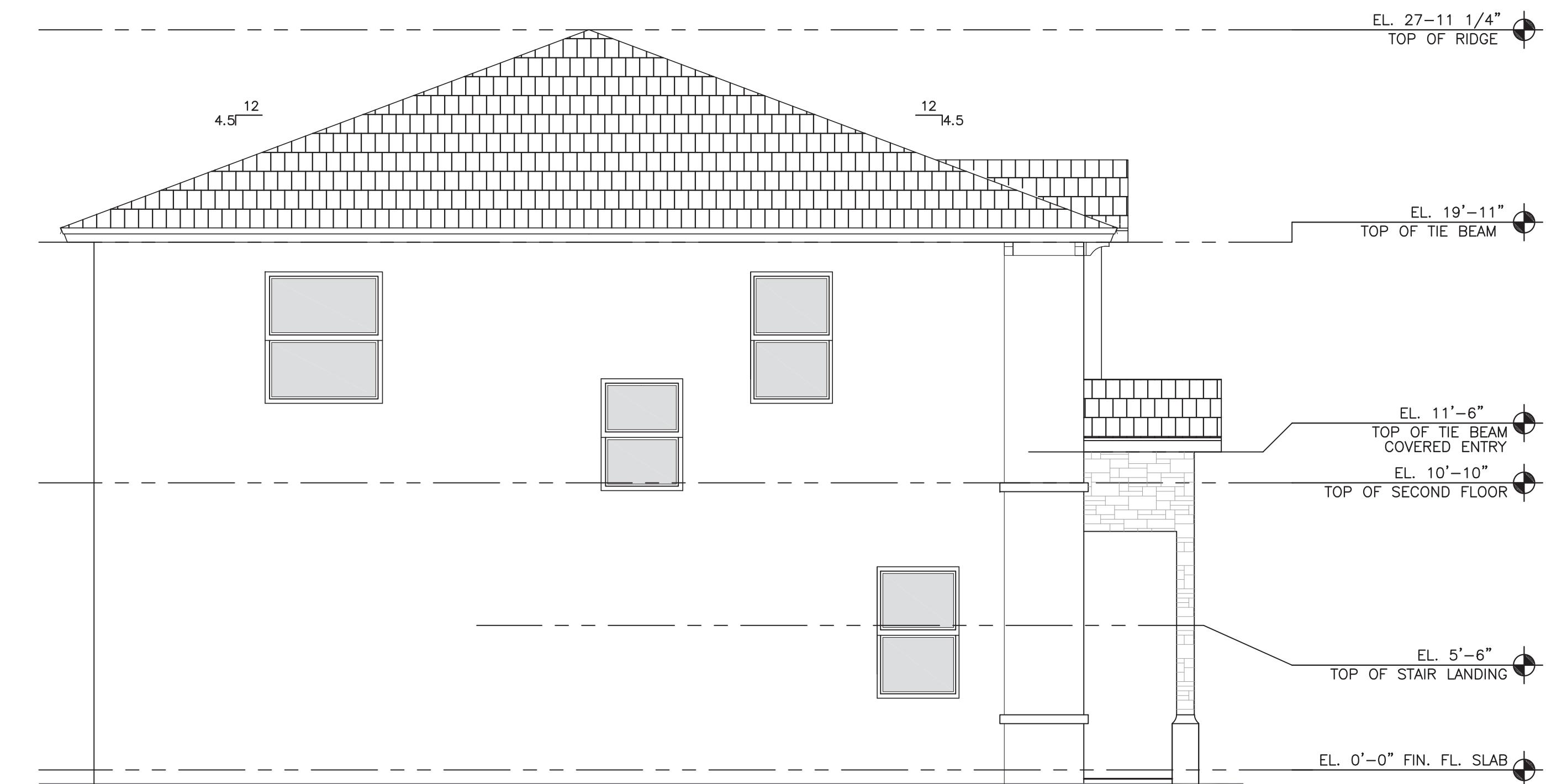
MODEL 2532
SIDE & REAR ELEVATIONS
OPTION "A"

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:		



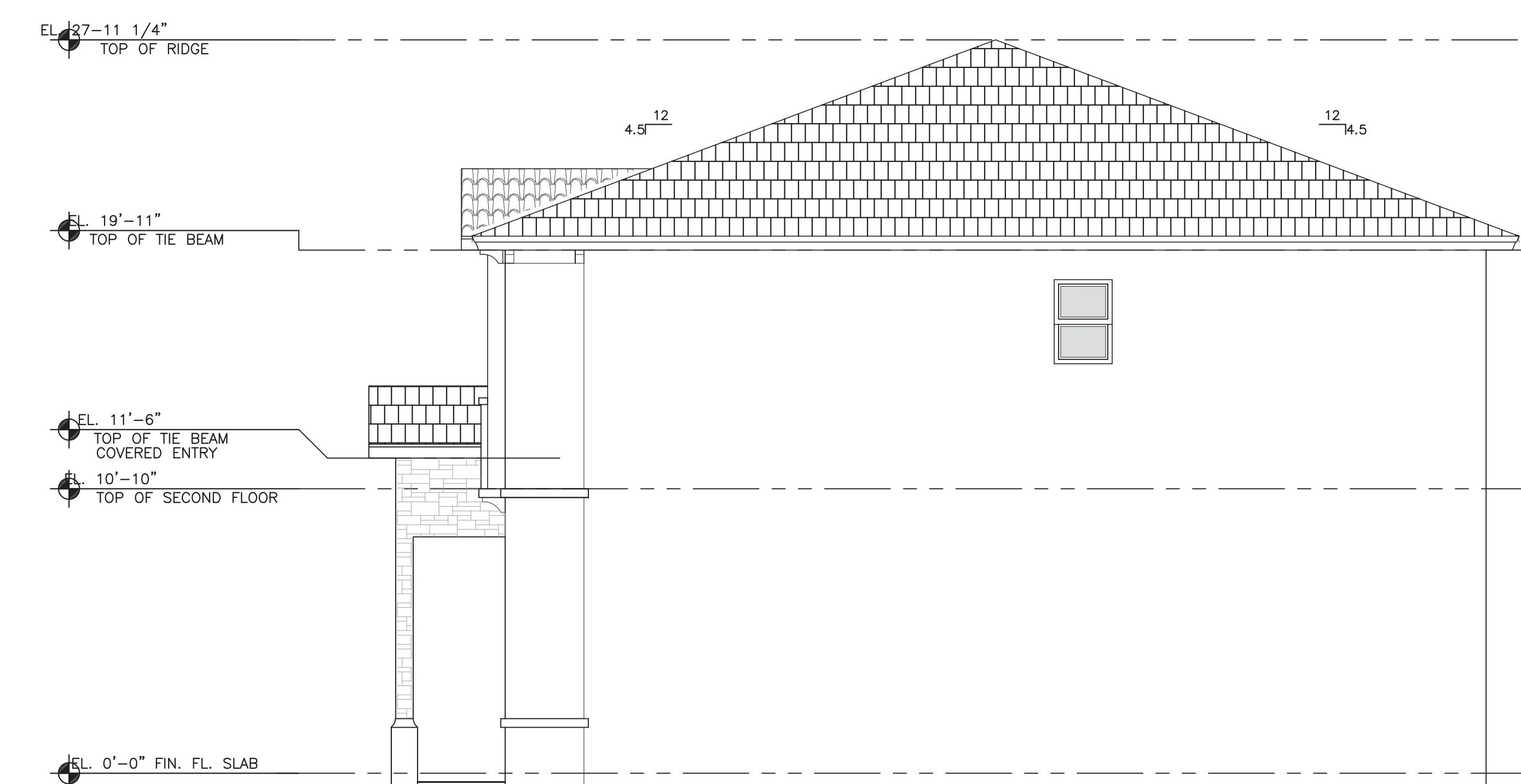
REAR ELEVATION - OPTION "B"

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"

MODEL 2532
SIDE & REAR ELEVATIONS
OPTION "B"

PHASE
SITE PLAN SUBMITTAL

REVISIONS

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SHEET NUMBER:

PROJECT:

CALDWELL MARTIN
MIAMI DADE COUNTY
FLORIDA

OWNER:

LENNAR
HOMESMODEL 3045 - FRONT ELEVATIONS
OPTIONS "A" & "B"

FRONT ELEVATION - OPT. "A"

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



FRONT ELEVATION - OPT. "B"

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

PHASE

SITE PLAN SUBMITTAL

REVISIONS

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JOB NO. 2021-45

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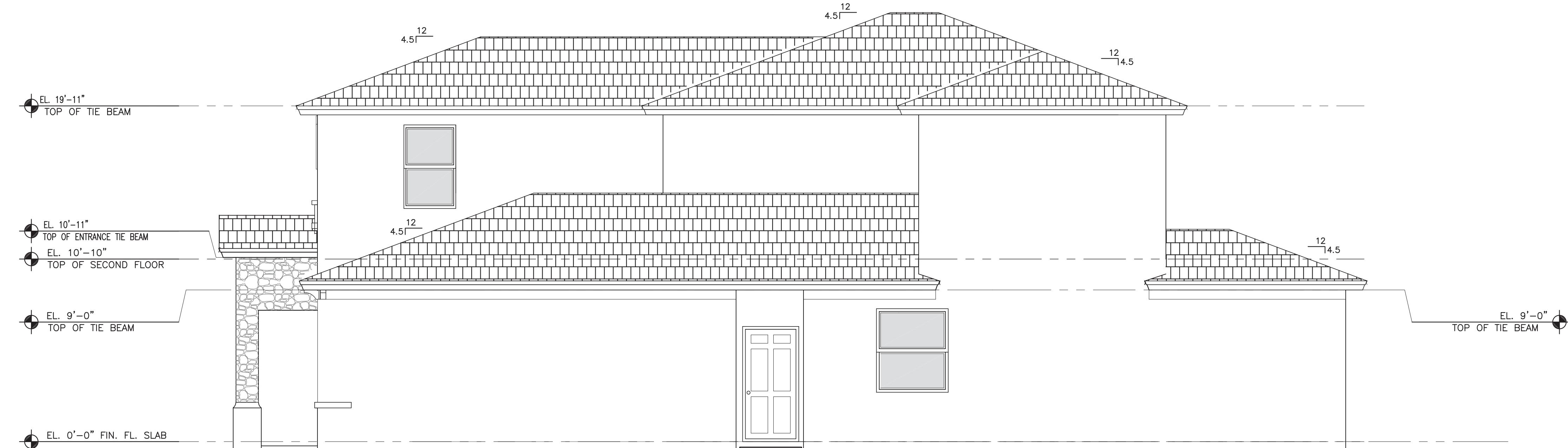
SHEET NUMBER:

PROJECT:

CALDWELL MARTIN
MIAMI DADE COUNTY
FLORIDA

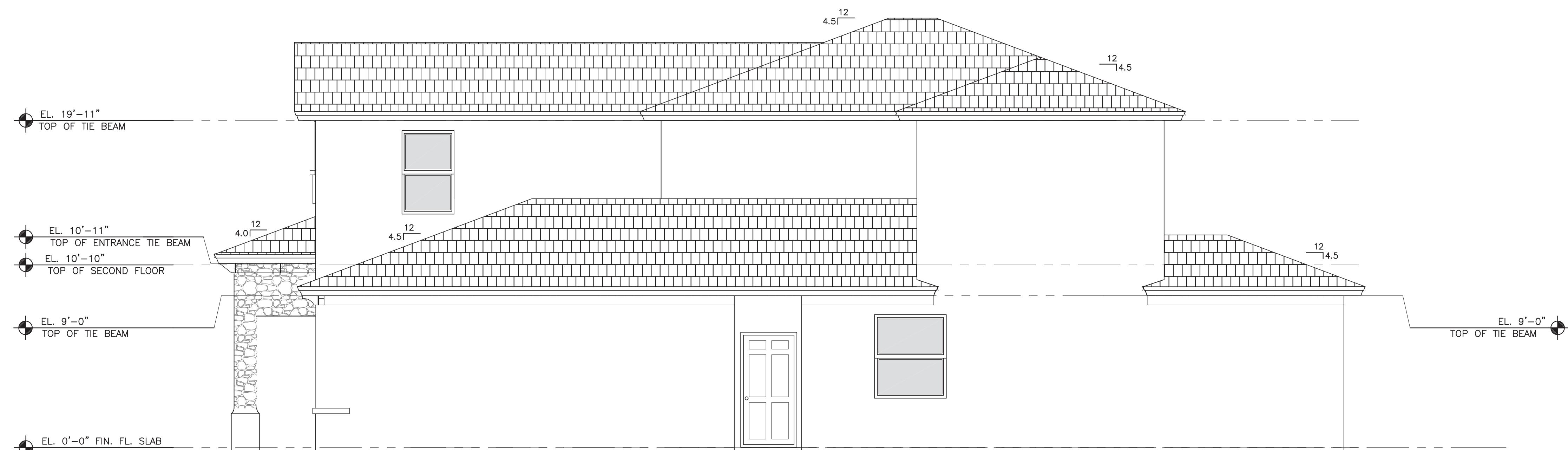
OWNER:

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



RIGHT-SIDE ELEVATION - OPT. "A"

SCALE: 1/4"=1'



RIGHT-SIDE ELEVATION - OPT. "B"

SCALE: 1/4"=1'

EXCEPT AS AGREED TO BY THE ARCHITECT/ ENGINEERS.

JOB NO.

DRAWN BY

APPR BY

PRINTED DATA

ARCHITECT/ ENGINEERS.

2021-45

EC. MC. LC.

AMC

10/20/2021

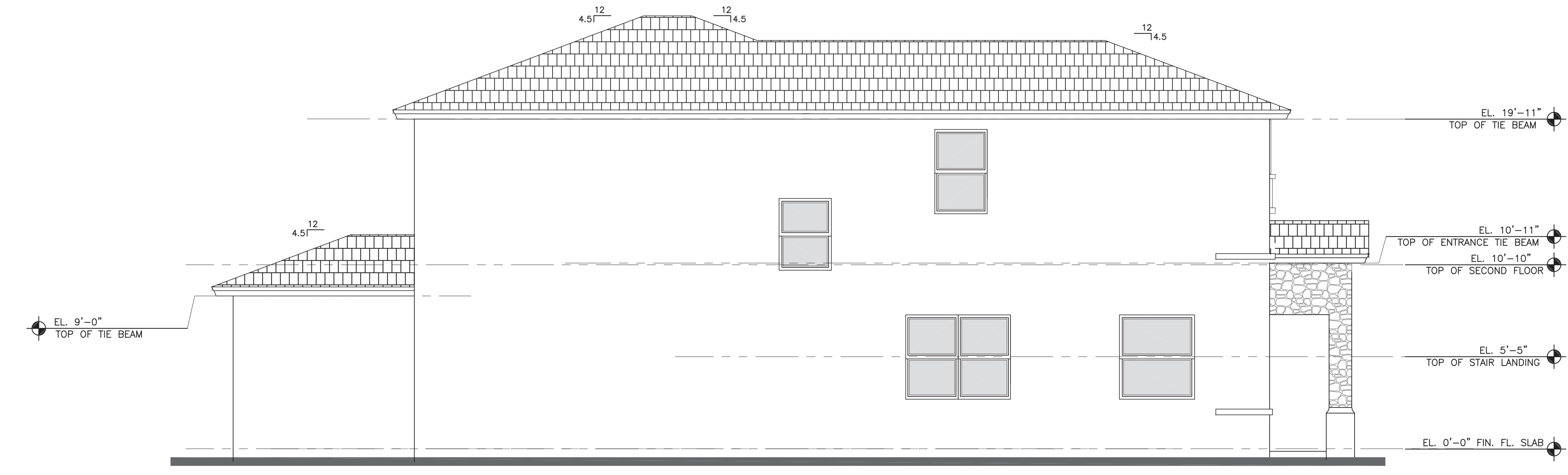
SHEET NUMBER

A-43

PROJECT:

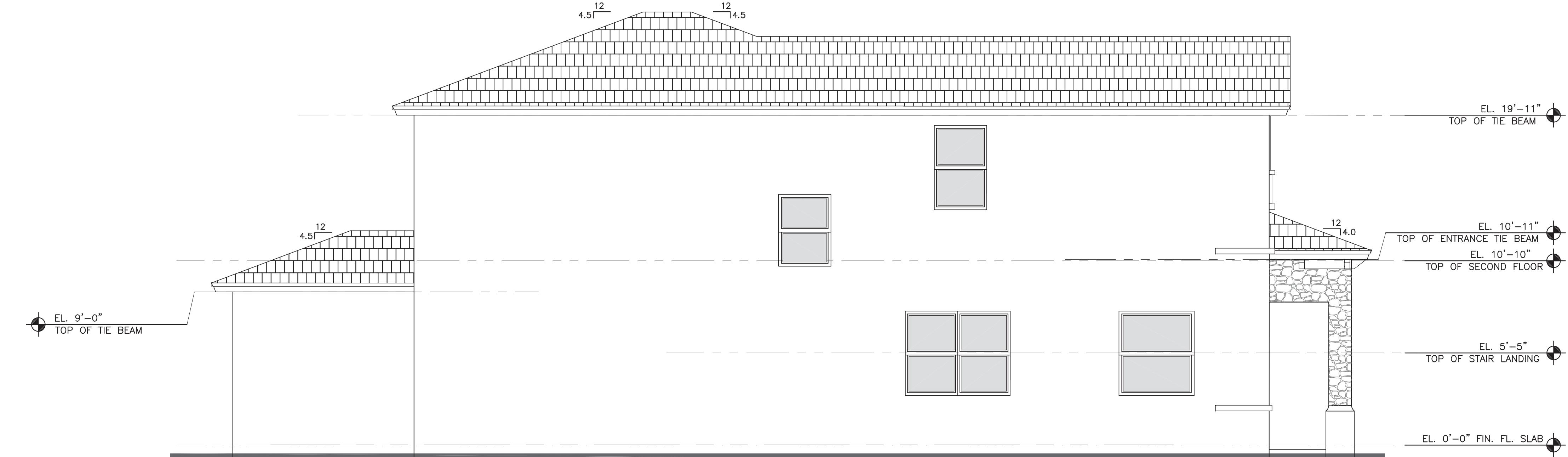
CALDWELL MARTIN
MIAMI DADE COUNTY
FLORIDA

OWNER:

LENNAR
HOMESMODEL 3045 - LEFT-SIDE ELEVATIONS
OPTIONS "A" & "B"

LEFT-SIDE ELEVATION - OPT. "A"

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



LEFT-SIDE ELEVATION - OPT. "B"

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

PHASE

SITE PLAN SUBMITTAL

REVISIONS

SEAL



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APPR BY AMC

PRINTED DATE 10/20/2021

SHEET NUMBER:

PROJECT:

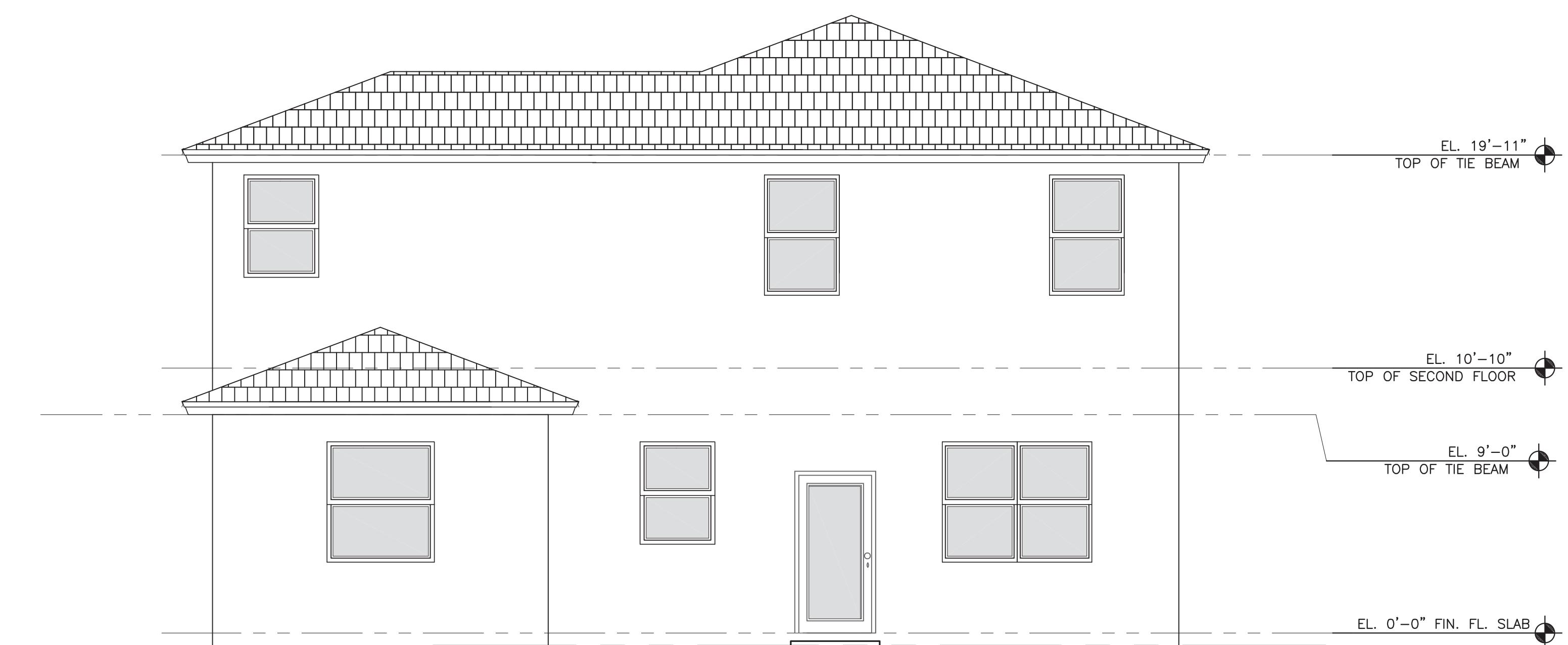
CALDWELL MARTIN
MIAMI DADE COUNTY
FLORIDA

OWNER:

LENNAR
HOMESMODEL 3045 - REAR ELEVATIONS
OPTIONS "A" & "B"

REAR ELEVATION - OPT. "A"

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



REAR ELEVATION - OPT. "B"

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

PHASE

SITE PLAN SUBMITTAL

REVISIONS

SEAL



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SHEET NUMBER:

PROJECT:

CALDWELL MARTIN
MIAMI DADE COUNTY
FLORIDA

OWNER:

LENNAR
HOMESMODEL 3120 - FRONT ELEVATIONS
OPTIONS "A" & "B"

FRONT ELEVATION - OPTION 'A'

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



FRONT ELEVATION - OPTION 'B'

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

PHASE: SITE PLAN SUBMITTAL
REVISIONS:
SEAL: STATE OF FLORIDA, DON SACKMAN, AR00009965, REGISTERED ARCHITECT
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SHEET NUMBER: A-48

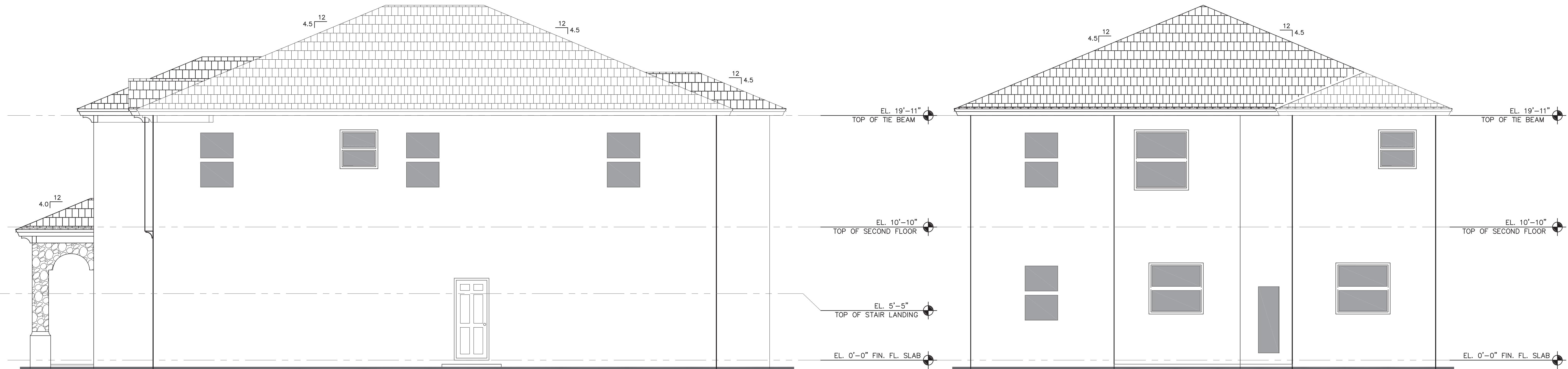
PROJECT:

CALDWELL MARTIN
MIAMI DADE COUNTY
FLORIDA

OWNER:

LENNAR
HOMES

ELEVATIONS - OPTION 'A'

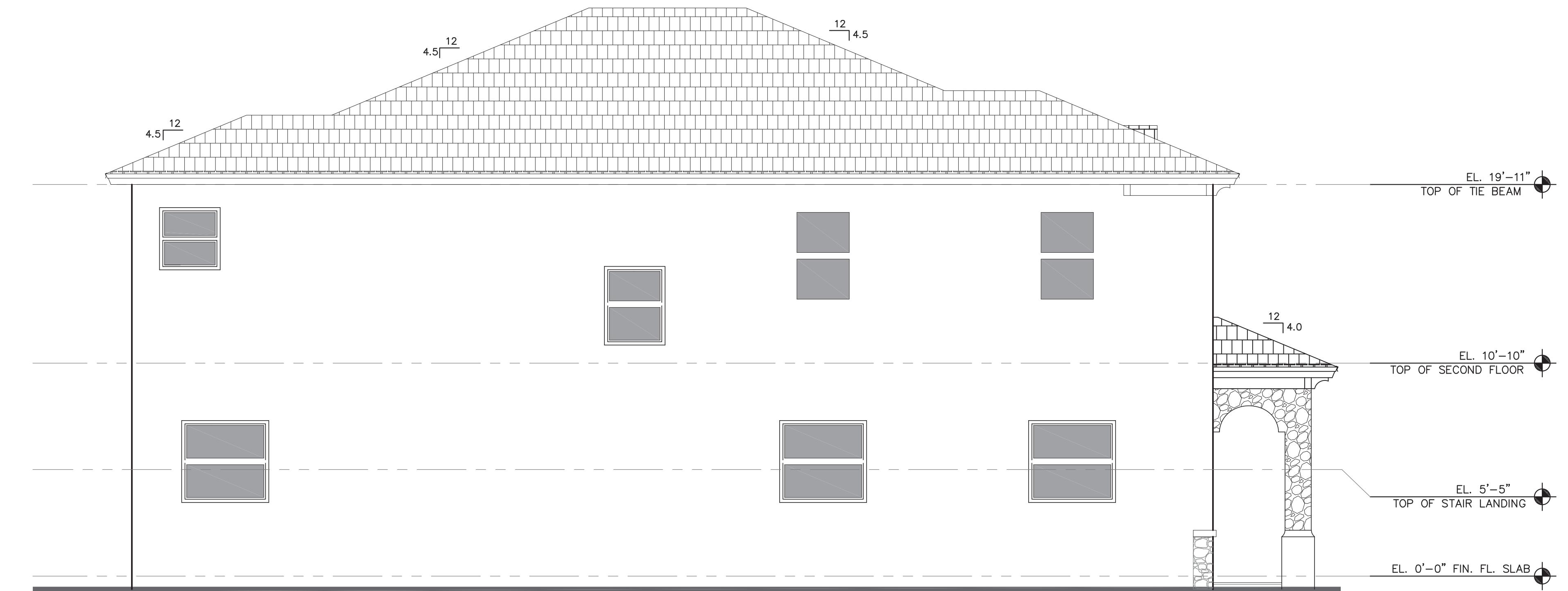


RIGHT - SIDE ELEVATION - OPTION 'A'

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"

PHASE

SITE PLAN SUBMITTAL

REVISIONS

SEAL



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EXCEPT AS AGREED TO BY THE ARCHITECT/ ENGINEERS.

DATE: 10/20/2021

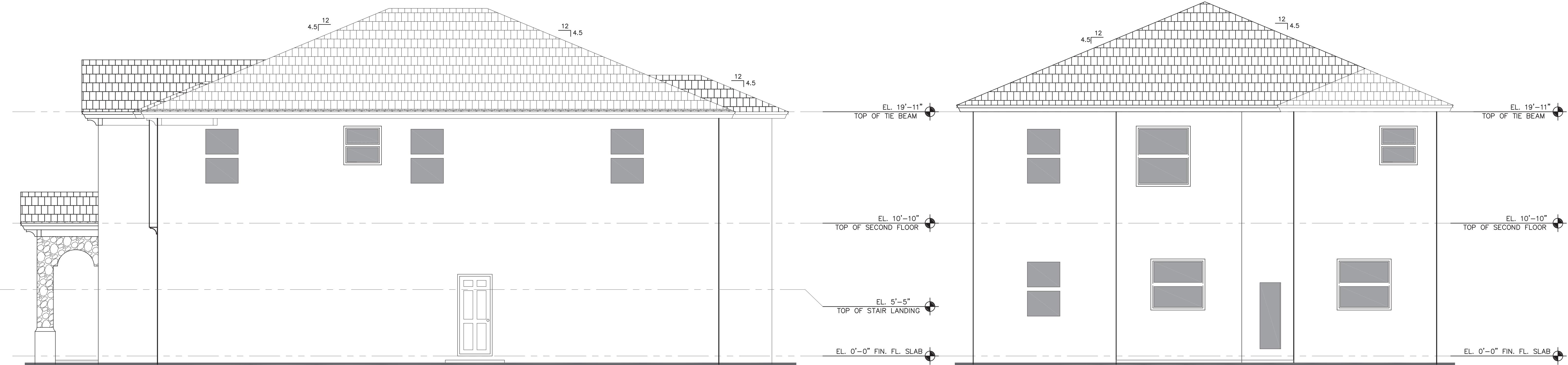
JOB NO. 2021-45

DRAWN BY EC, MC, LC.

APPR BY AMC

PRINTED DATE 10/20/2021

SHEET NUMBER:

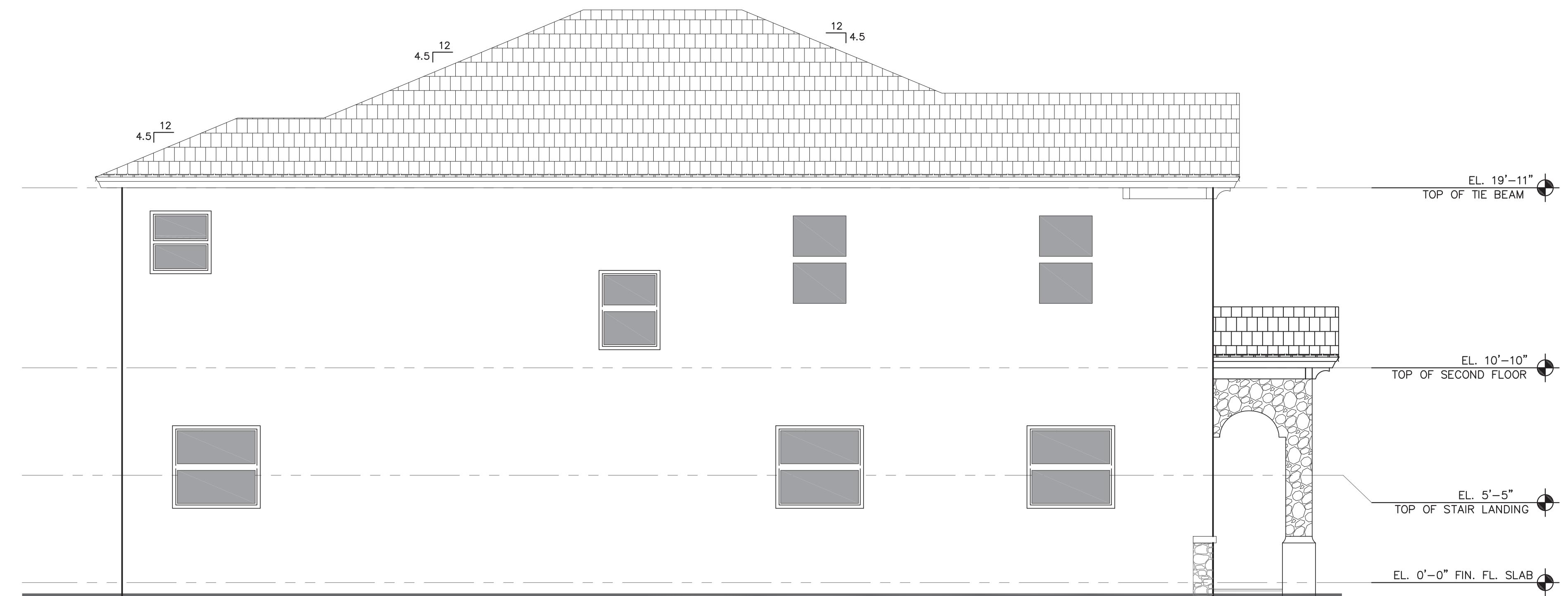


RIGHT - SIDE ELEVATION - OPTION 'B'

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

REAR - SIDE ELEVATION - OPTION 'B'

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



LEFT - SIDE ELEVATION - OPTION 'B'

PHASE
SITE PLAN SUBMITTAL

REVISIONS

SEAL



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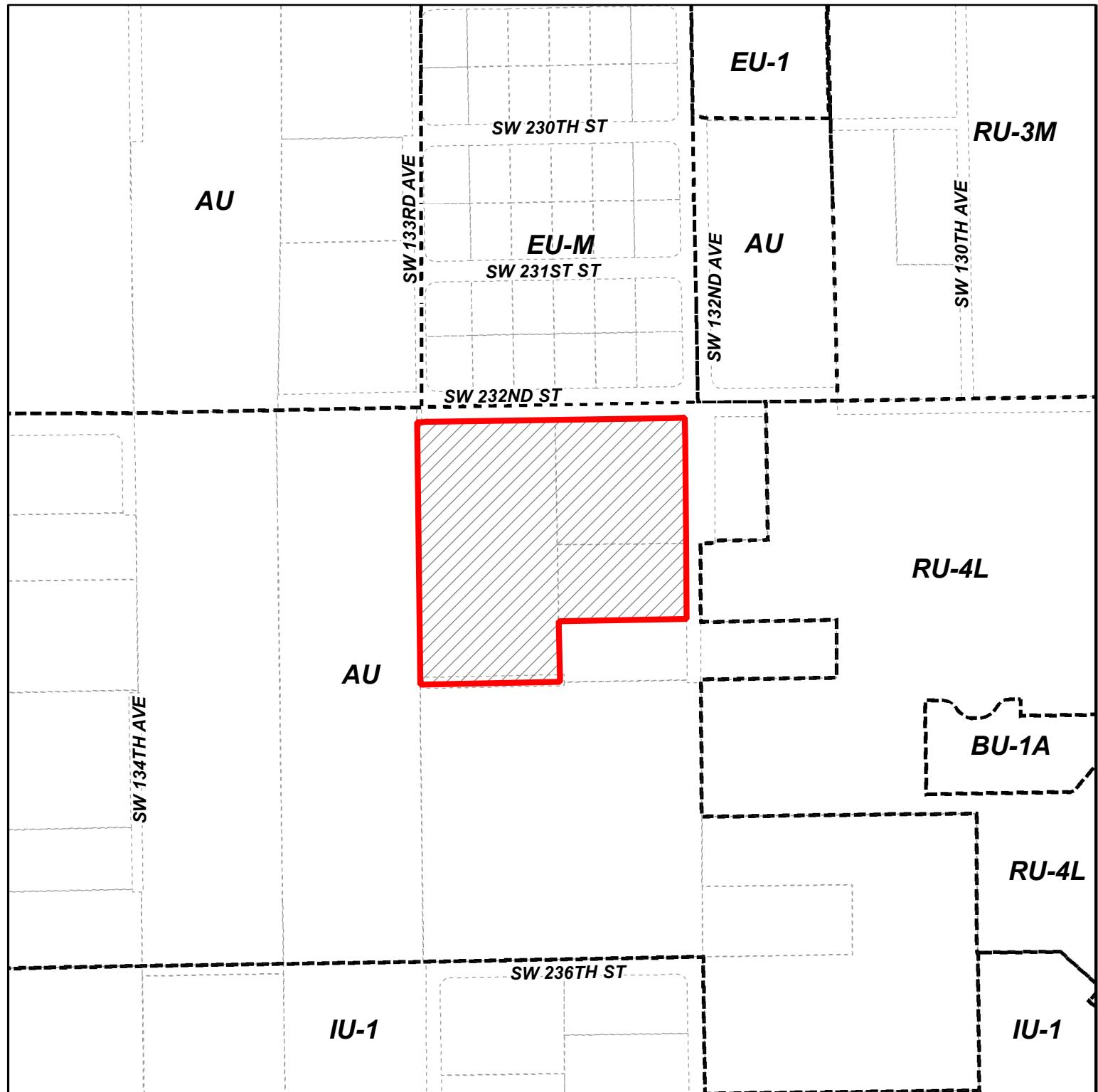
JOB NO. 2021-45

DRAWN BY EC, MC, LC.

APPR BY AMC

PRINTED DATE 10/20/2021

SHEET NUMBER:



**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

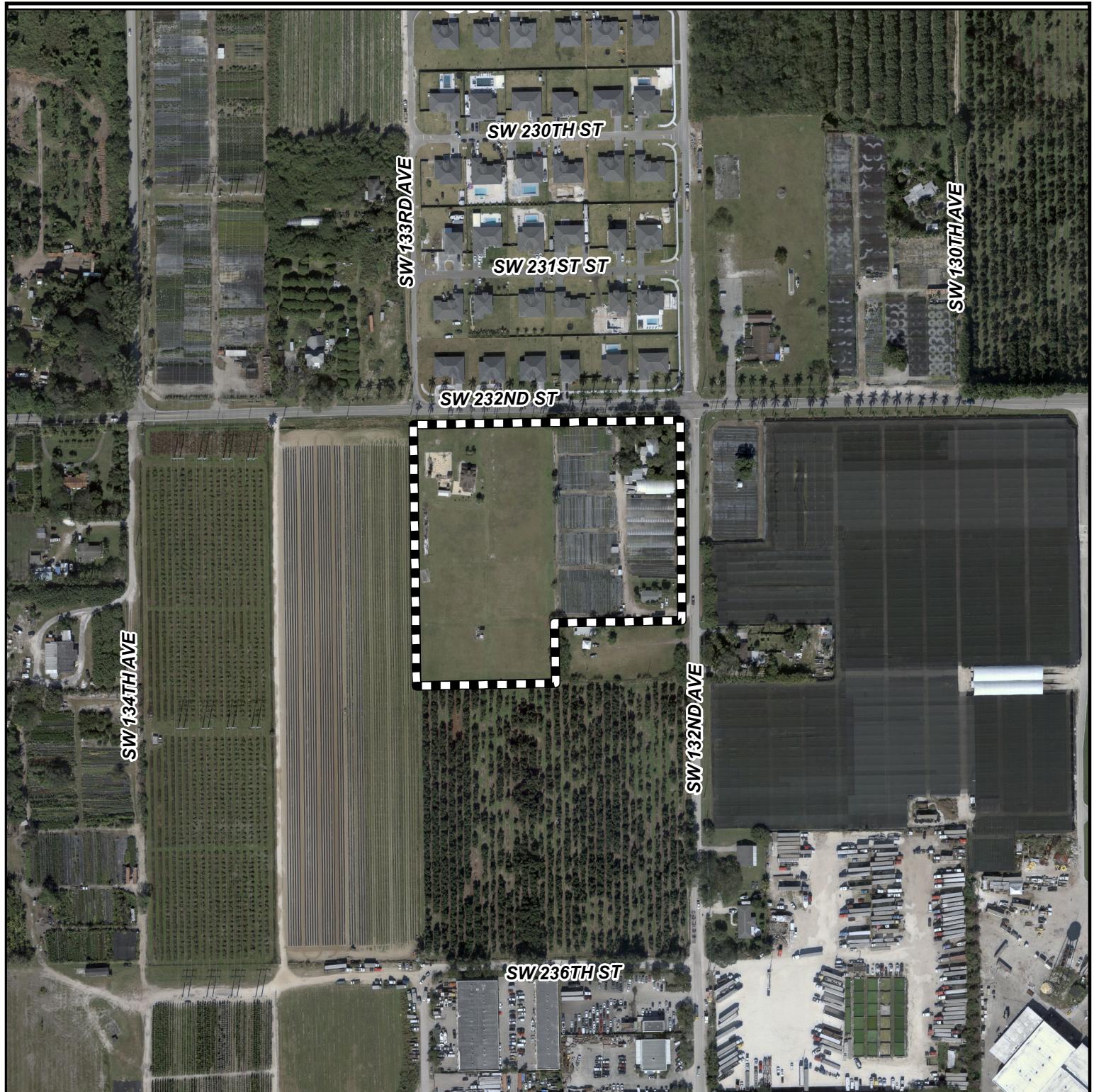
Scale: NTS

Legend

Subject Property Case

Zoning



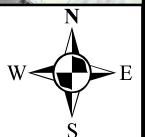


MIAMI-DADE COUNTY
AERIAL YEAR 2021

Process Number

Z2021000260

Legend
 Subject Property

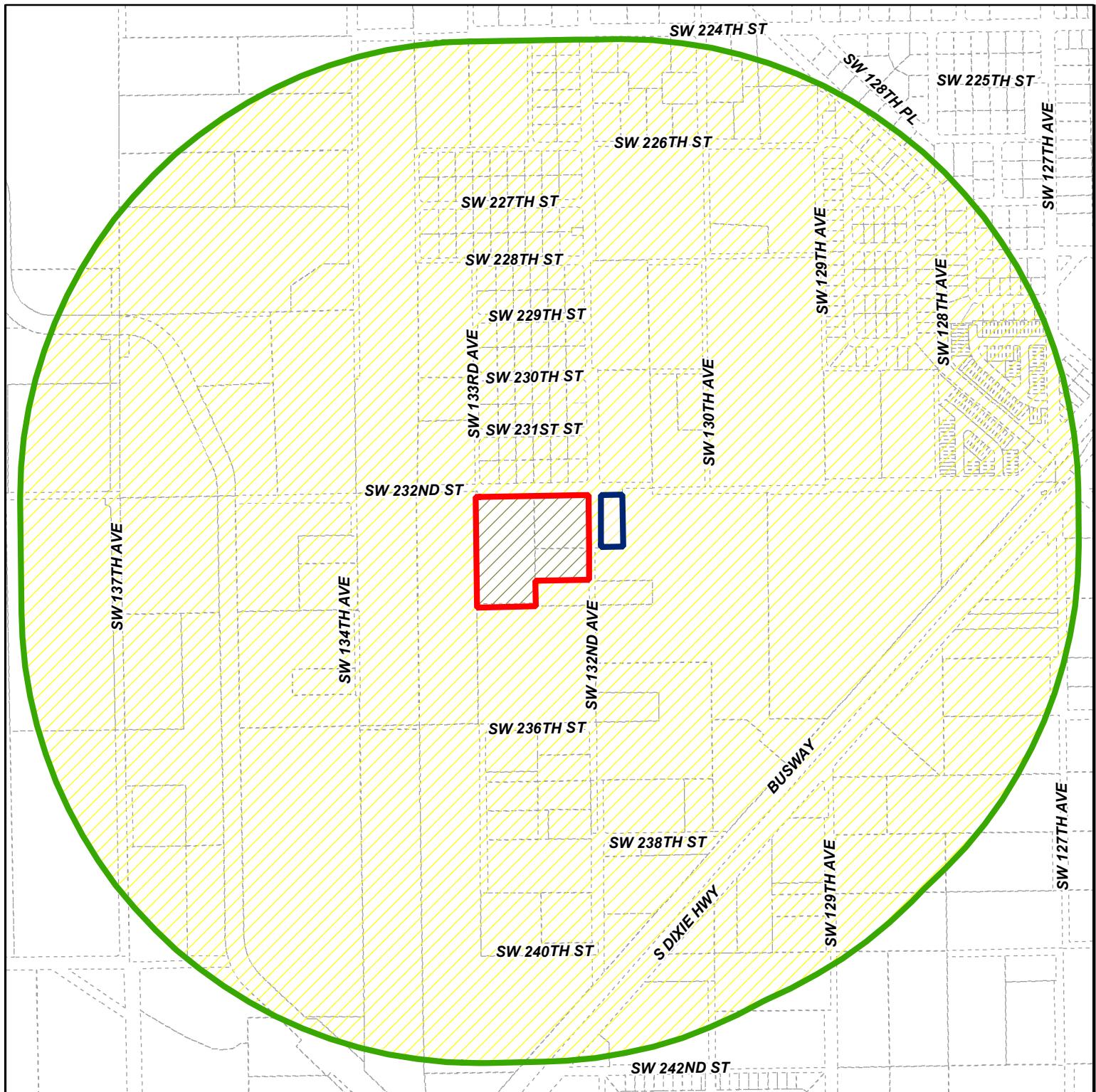


Section: 23 Township: 56 Range: 39
Applicant: Lennar Homes, LLC
Zoning Board: C14
Commission District: 8
Drafter ID: EDUARDO CESPEDES
Scale: NTS



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

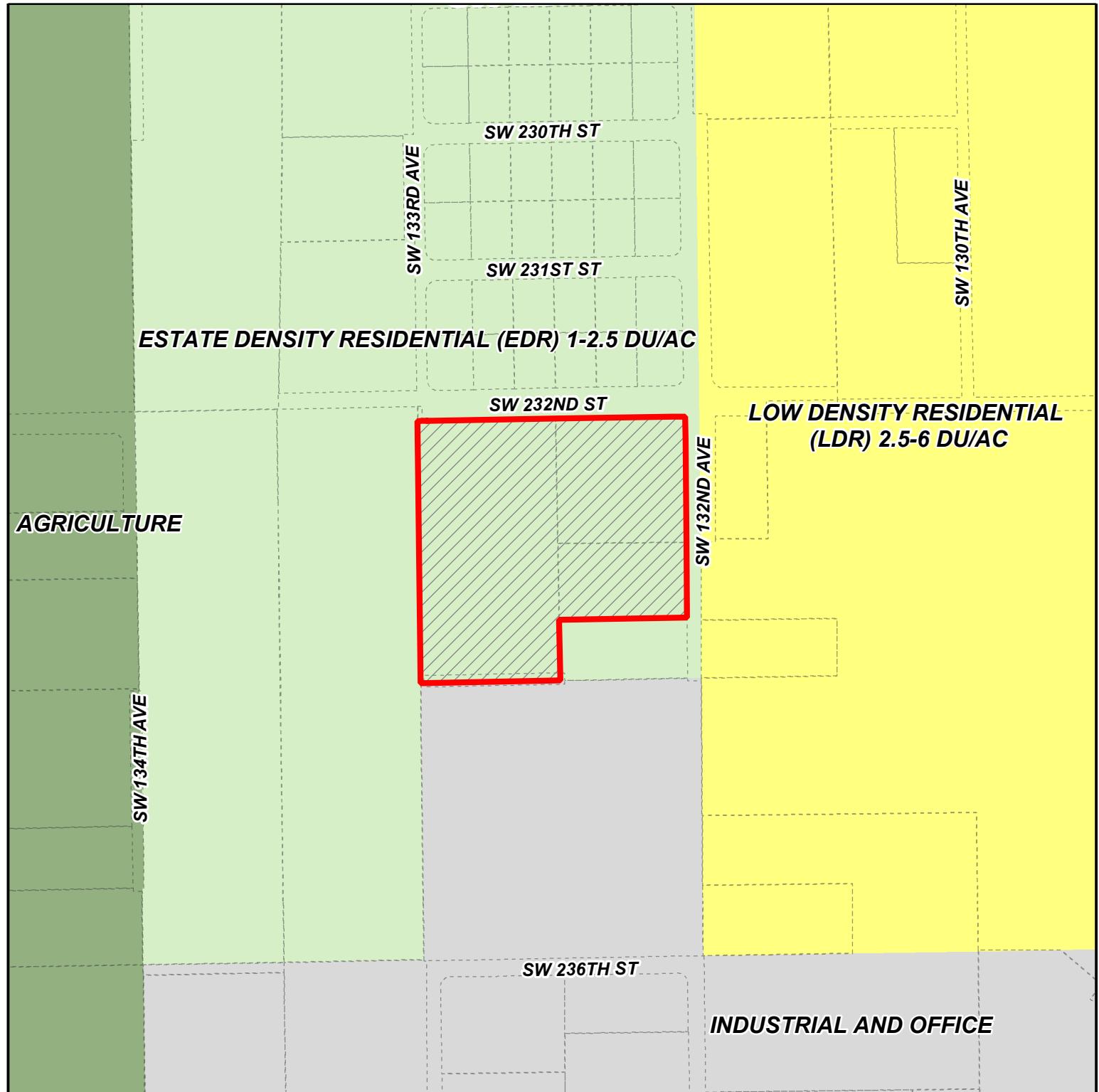
Subject Property

Contiguous Properties

Buffer

Property Boundaries





MIAMI-DADE COUNTY

CDMP MAP

Process Number

Z2021000260



Legend

Subject Property Case

Section: 23 Township: 56 Range: 39

Applicant: Lennar Homes, LLC

Zoning Board: C14

Commission District: 8

Drafter ID: EDUARDO CESPEDES

Scale: NTS

