

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

PH: Z21-261

July 20, 2022

Item No. 3d

Recommendation Summary	
Commission District	9
Applicant	Wallace And Carol Ann Stevens / Wallace Stevens Assemblage
Summary of Requests	The applicant seeks to permit a rezoning of the subject parcel from GU District to RU-1M(a), Modified Single-Family Residential District. Additionally, the applicant also seeks approval to permit lots with 0' of lot frontage on public street and to permit access to such lots by means of a private drive.
Location	South of S.W. 161st Street and west of S.W. 148th Avenue, Miami-Dade County, Florida.
Property Size	15.08-gross acres
Existing Zoning	AU and RU-1M(a), Agricultural
Existing Land Use	Single-Family Residence & vacant
2030-2040 CDMP Land Use Designation	Low Density Residential, 2.5-6 duu (Subject to approval of the concurrent CDMP amendment) (see attached <i>Zoning Recommendation Addendum</i>)
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 <i>Zoning Recommendation Addendum</i>)
Recommendation	Approval of request #1, subject to the Board's acceptance of the proffered covenant, and approval with conditions of requests #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 GU, Interim Zoning 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 'Site Plan V3 WALLACE STEVENS BY LENNAR HOMES SINGLE FAMILY HOMES SITE PLAN" as prepared by "Pascual Perez Kiliddjian & Associates", consisting of two (2) sheets , dated stamped received 12/13/2022,entitled "Signage & pavement Plan V3.PDF WALLACE STEVENS' BY LENNAR HOMES SINGLE FAMILY HOMES SITE PLAN" consisting two (2) sheets as prepared by "Pascual Perez Kiliddjian & Associates" dated stamped received 12/13/2022, entitled "MDC WALLACE STEVENS TRUCK ROUTING PLAN" as prepared by "HSQ Groupo, Inc., consisting two (2) sheets, Landscape Plans V2 entitled " WALLACE STEVENS LANDSCAPE PLAN" as prepared by "Witkins Hults + Partner" consisting of ten (10) sheets dated stamped received 3/4/2022, Entitled "WALLACE STEVENS" as prepared by "CORWILARCHITECTS", consisting of ten (27) sheets, dated stamped received 3/4/2022 for a total of forty-three (43) sheets.

PROJECT HISTORY AND DESCRIPTION:

Staff notes that the applicant has concurrently filed a small-scale amendment application (CDMP20210016) to the Comprehensive Development Master Plan (CDMP) Adopted 2030 and 2040 Land Use Plan (LUP) map. The CDMP application seeks to re-designate the 15.08-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. Staff notes that the CDMP20210016 small-scale amendment application has been filed under the name of Lennar Homes, LLC, the contract purchaser, and that this zoning application has been filed under the name of the property owner, Wallace And Carol Ann Stevens / Wallace Stevens Assemblage, as being the applicant.

The applicant now seeks to permit a rezoning of the 15.08-gross/14.981-net acre subject parcel from GU, Interim District to RU-1M(a), Modified Single-Family Residential District in order to build an 83 single-family residential development on the subject property. Additionally, the applicant is also seeking to permit the proposed single-family residential lots with 0' of frontage on a public right of way and to have access to a public street by means of a private drive.

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	Land Use Designation
Subject Property	GU; single-family residence and vacant	Low Density Residential, 2.5 - 25 dua (Subject to approval of the concurrent CDMP amendment)
North	EU-M; single-family residences	Estate Density Residential, 1 – 2.5 dua
South	EU-S; single-family residences	Estate Density Residential, 1 – 2.5 dua
East	GU & EU-1; single-family residences	Estate Density Residential, 1 – 2.5 dua
West	GU; vacant (school board property)	Estate Density Residential, 1 – 2.5 dua

NEIGHBORHOOD COMPATIBILITY:

The 15.08-acre subject property is located South of SW 161st Street and west of SW 148th avenue and consists of an existing single-family residence and vacant property. The surrounding properties are primarily comprised of single-family residences to the north, south and east, a vacant 38 +/- acre parcel currently owned by the school board.

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 urban infill area, where traffic concurrency does not apply, but that the application will generate approximately an additional 92 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 may bring additional traffic and noise into the neighborhood.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

As previously mentioned, the subject property is the subject of an "Out-of-Cycle" small-scale CDMP amendment application (CDMP202100196) 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 15.08-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 15.08-gross acre subject site with a maximum of 90 dwelling units. Staff notes that the applicant seeks a district boundary change on the subject site from GU 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 83 single-family residential units which is well within the maximum density allowed under the Low Density designation on the LUP map.

As such, staff opines that the rezoning of the subject property to RU-1M(a) and allowing private drives would be **consistent** with the uses allowed under the Low Density Residential Land use category text and the density threshold of CDMP Low Density Residential Communities LUP map designation. 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 GU, Interim District to RU-1M(a), Modified Single-Family Residential on the subject parcel (request #1). For the reasons stated above and below, staff opines that when the request to rezone the 15.08-acre parcel to RU-1M(a) is analyzed under Section 33-311, District Boundary Change, the approval of the application would not have an unfavorable impact on the environment, the natural resources, or the economy of the County and would be **compatible** with the surroundings when considering the necessity and reasonableness in relation to the present and future development of the area concerned. Section 33-311 of the Code states that the purpose of the Code is to provide a comprehensive plan and design to among other things, lessen congestion on the highways and promote health, safety, morals, convenience and general welfare, with the view of giving reasonable consideration among other things to the character of the district or area and its peculiar suitability for particular uses. 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 south of SW 161 Street and west of SW 148 Avenue. As noted earlier the applicant seeks to develop the 15.08-acre parcel with 83 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 residential lots are designed to have lots larger than the minimums required by code to be located along the boundaries of the proposed development. 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 24, 2022, indicates that the application will generate 92 PM peak hour vehicle trips, which does not exceed the acceptable Level of Service (LOS) on the surrounding roadways. Further, the Division of Environmental Resources Management of the Department of Regulatory and Economic Resources in their memorandum dated January 21, 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) is **compatible** with the existing zoning in the surrounding area. **Staff therefore, recommends approval of request #1, 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' and 75' 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 SW 161 Street as well as to SW 148 Avenue & SW 149 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 two (2) ingress/egress points of direct vehicular and pedestrian access to the subject property located along SW 161 Street with three (3) additional ingress/egress points of direct vehicular and pedestrian access to the property along both SW 148 Avenue and SW 149 Avenue.

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

RECOMMENDATION:

Approval of request #1, and approval with conditions of requests #2.

CONDITIONS FOR APPROVAL: For requests #2.

1. That a site plan be submitted to and meet with the approval of the Director of the Department of Regulatory and Economic Resources or its successor Department upon the submittal of an application for a building permit and/or Certificate of Use; said plan must include among other things but not be limited to, location of structure or structures, exits and entrances, drainage, walls, fences, landscaping, etc.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Evangel Church", as prepared by MSA Architects, Inc., consisting of 18 sheets dated stamped received 06/30/21, landscape plans as prepared by AAL, Architectural Alliance Landscape, consisting of 13 sheets dated stamped received 06/29/21, and civil plans as prepared by Kimley Horn, consisting of 3 sheets dated stamped received 06/29/21, Sheets EX-1, EX-2 dated stamped received 04/30/21, for a total of 36 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 24, 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 January 21, 2022.

NK:JB>NN:SS:JR



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

ZONING RECOMMENDATION ADDENDUM

Wallace And Carol Ann Stevens / Wallace Stevens Assemblage
PH: Z21-261

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* <i>(Page I-31)</i>	<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

Wallace And Carol Ann Stevens / Wallace Stevens
Assemblage
PH: Z21-261

	<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.	Upon appeal or direct application in specific cases, the Board shall hear and grant applications for non-use variances from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required.

Memorandum



Date: 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: Z2021000261-2nd Review
Wallace and Carol Ann Stevens
SW 160th Street and SW 149th Avenue
DBC from GU, Interim District to RU-1(M)(a) modified single family
residential and NUV for private internal roadways
(GU) (15.08Acres)
28-55-39

A handwritten signature in black ink, appearing to read "R. Istambouli".

DERM has reviewed concurrent application No. CDMP20210016. 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

Public water and public sanitary sewers can be made available to the subject property. Therefore, connection of the proposed development to the public water supply system and sanitary sewer system shall be required 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.

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.

Conditions of Approval: None

Pollution Remediation

DERM has records of current contamination issues on the subject site tracked under Wallace Stevens Property (DERM file IW5-15091). 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.

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

Any contaminated portion of the site that is proposed to be sold, transferred or dedicated (including, but not limited to, for public right-of-way) to any public entity shall be identified on the tentative and final plat plans for this development. If any contaminated portion of the site is proposed to be sold, transferred or dedicated to the County, please note that all soil, groundwater or surface water contaminants, solid waste, and methane must be disclosed to the applicable County department at the earliest stage possible. The applicable County departments would include all departments that would receive or manage the proposed property, and for example, would include 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 professionals 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

Wetlands

The subject properties do not contain wetlands as defined by Section 24-5 of the Code. Therefore, a DERM Class IV permit will not be required for these properties.

Please be advised that the Army Corps of Engineers (305-526-7181), the Florida Department of Environmental Protection (561-681-6600), and the South Florida Water Management District (1-800-432-2045) may require permits for the proposed project. It is the applicant's responsibility to contact these agencies.

Please contact Andrea Dopico at Andrea.Dopico@miamidade.gov or (305)372-6693 for additional information or concerns regarding this review.

Conditions of Approval: None

Tree Preservation

An aerial review of the subject properties indicates the presence of tree resources, including specimen size trees (trees with a trunk diameter of 18 inches or greater). 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 "Wallace Stevens" prepared by Andrew Witkin, R.L.A., and dated as received by Miami-Dade County on January 3, 2022, shows the proposed removal of non-specimen and specimen tree resources that are included in Tree Permit application #12130; however, the permit has not been issued. DERM has determined that the removal of the specimen trees is allowed pursuant to Section 24-49.2(4)(II) of the Code. 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.

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 or (305)372-6693 for additional information or concerns regarding this review.

Conditions of Approval: Obtain DERM Tree Permit for impacts to specimen and non-specimen trees (tree permit application #12130)

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 Christine Velazquez at (305) 372-6764.

cc: Nathan Kogon, Department of Regulatory and Economic Resources

Memorandum



Date: January 24, 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: Z2021000261
Name: Lennar Homes, LLC
Location: Between SW 160 Street and SW 164 Street and Between SW 149 Avenue and
SW 148 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. Sidewalks must be six feet wide along public roads.
3. Perimeter roads must be public.
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 **does** meet the traffic concurrency criteria for an Initial Development Order. It will generate approximately **92 PM** peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveals that the addition of this new trip **does not** exceed the acceptable level of service of the following roadways:

STA.#	LOCATION	LOS PRESENT	LOS W/PROJECT
9859	SW 157 Avenue south of SW 152 Street	C	C
9834	SW 147 Avenue south of SW 152 Street	C	C
9818	SW 137 Avenue south of SW 152 Street	C	C
9836(*)	SW 147 Avenue south of SW 184 Street	C	C

(*) Station 9879 is within 5% of reaching the roadway capacity limit.

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.

Memorandum

MIAMI-DADE
COUNTY

Date: January 12, 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 - Wallace Stevens Assemblage
Application No. Z2021000261 - (Pre-App. No. Z21P-303)



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: Wallace Stevens Assemblage

Location: The proposed project is located in four (4) vacant parcels totalizing approximately 15.08 acres between SW 161st Street and theoretical SW 164th Street and between SW 149th Avenue and SW 148th Avenue, with Folios No. 30-5928-000-0025, 30-5928-000-0022, 30-5928-000-0020 and 30-5928-000-0014, in unincorporated Miami-Dade County.

Proposed Development: The applicant is requesting a District Boundary Change from GU (Interim District) to RU-1(M)(a) (Modified Single-Family Residential District) to allow the construction of 83 Single-Family Residences under 3,001 sq.ft. under A/C, as shown on the submitted floor plan. Also, a Non-Use Variance for private internal roadways has been requested with this application. Per submitted site plan, the existing structures will be demolished to allow the construction of the new development.

The estimated total water demand for the proposed project will be 17,430 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. Currently, there is adequate treatment and water supply capacity at the WTP, consistent with Policy WS-2 A (1) of the CDMP.

There is an existing 8-inch water main at the intersection of SW 149th Avenue and SW 161st Street, to where the developer may connect and extend a new 8-inch water main southerly in proposed SW 149th Avenue to existing SW 164th Terrace, interconnecting to an existing 8-inch water main at that location. In addition, the developer may connect to an existing 8-inch water main abutting the northern boundary of the subject property in SW 161st Street and extend, southerly, a new 8-inch water main within the property in a dedicated public right-of-way and/or in WASD easements as required to abut and provide service to the proposed lots within the development.

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

A Water Supply Certification (WSC) will be required for the proposed development. Said Certification will be issued at the time the applicant requests connection to the water system. 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 DERM requires connection to the sewer system for all lots, a Public Pump Station will be required. There is an existing 16-inch force main located approximately 1,100 feet away from the application site in SW 147th Avenue and SW 160th Street to where the developer may connect and extend a new 8-inch force main westerly in SW 160th Street to SW 148th Avenue, then southerly in SW 148th Avenue to within the property in a dedicated public right-of-way or in a WASD easement as required to provide service to the new Public Pump Station. Please note that final points of connection for this project will be issued at the time the applicant request an Agreement for connection to the sanitary sewer system.

Please be advised that the new Public Pump Station site dimensions are 45 feet x 65 feet, shall be deed to WASD, and must show on the Plat, having direct access to either dedicated public Right-of-Way or to ingress-egress paved access and utility easement with a minimum width of 20 feet.

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

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

- Adequate transmission and plant capacity exist at the time of the owner's request consistent with policy WS-2A(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 Delcy Munoz-Percy at (786) 552-8484 or Delcy.Munoz-Percy@miamidade.gov.

Memorandum

MIAMI-DADE
COUNTY

Date: January 26, 2022

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

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

Subject: Z2021000261- Wallace Stevens (Pre-app: Z2021P00303)

A. Zizold

Applicant Name: Wallace and Carol Ann Stevens

Project Location: The property consists of approximately ± 14.98 net acres and is located south of SW 160th Street and west of SW 147th Avenue, in unincorporated Miami-Dade County, in unincorporated Miami-Dade County (Folio: 30-5928-000-0014, 30-5928-000-0020, 30-5928-000-0022, and 30-5928-000-0025).

Proposed Development: The applicant seeks a district boundary change from GU to RU-1(M)(a) to develop 83 single family homes.

Current Park Benefit District Area Conditions: Existing County-owned Park and recreation facilities, both Areawide and Local, serving Park Benefit District 2 (PBD 2) are shown on the attached map in Figure 1. County-owned local parks that are within three miles of the subject application are described below in Table A.

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

NAME	ADDRESS	CLASS	ACRE	TYPE
Chuck Pezoldt Park	16555 SW 157 th Avenue	Community Park	39.88	Local
Deerwood Bonita Lakes Park	14445 SW 122 nd Avenue	Community Park	11.03	Local
Eureka Villas Park	14301 SW 180 th Street	Community Park	5.3	Local
Kings Grant Park	15211 SW 160 th Street	Neighborhood Park	6.42	Local
Oak Creek Park	14421 SW 155 th Avenue	Neighborhood Park	5.03	Local
Serena Lakes Park	13965 SW 180 th Street	Neighborhood Park	5.14	Local
Three Lakes Park	13375 SW 136 th Street	Single Purpose Park	15.72	Local
Wild Lime Park	14751 Hammocks Boulevard	Community Park	11.81	Local

Impact and Demand: The proposed development includes a total of 83 detached single-family homes. The proposed residential units would generate a residential population of 227 people resulting in an estimated impact of 0.63 acres of local parkland when analyzed using Miami-Dade County's minimum Level of Service standard for the provision of local recreation open space. Recreation and Open Space Element policies ROS-2a (i); (ii); (iii); (iv); and (v) provide for the establishment of Miami-Dade County's minimum Level of Service standard for the provision of local recreation open space. As shown in Table A, there are several Miami-Dade County-provided local recreation open spaces of 5 acres or larger within the 3-mile distance from the application area. The site is in PBD 2 which has a surplus of 347.12 acres of local parkland and therefore meets concurrency when analyzed in terms of Miami-Dade County's minimum Level of Service standard for the provision of recreation open space.

The applicant site is less than a mile away from the proposed Black Creek Trail, which runs from the Krome Path to the east and terminates at Biscayne Bay. The approximately 8.5-mile cross section provides for pedestrian movement through the natural-suburban-urban transect. The Black Creek trail is also a segment of the Miami LOOP, an envisioned 225-mile non-motorized trail network within Miami-Dade County.

Recommendations: PROS offers the following recommendations:

- Add bike racks as available to encourage bicycle use around the development and safe access to SW 160 St and SW 152 Ave. The development is located within a 5-minute walk of Chuck Pezoldt Park as well as a planned segment of the Black Creek trail with access at SW 160 St.

This recommendation is based on the following Recreation and Open Space policy and objectives in the Comprehensive Development Master Plan (CDMP):

Objective ROS-1

Provide a comprehensive system of public and private sites for recreation, including but limited to public spaces, natural preserve and cultural areas, greenways, trails, playgrounds, parkways, beaches and public access to beaches, open space, waterways, and other recreational facilities and programs serving the entire County; and local parks and recreation programs adequately meeting the needs of Miami-Dade County's unincorporated population.

Policy ROS-3B

The County shall improve and promote non-motorized access to existing park and recreation open spaces by implementing the North Miami-Dade Greenways Master Plan and South Miami-Dade Greenway Network Master Plan, as well as improved sidewalks and trails, to improve connectivity between parks and residences, schools, activity centers, and transportation nodes.

Objective ROS-8

The Miami-Dade County Parks and Open Space System Master Plan (OSMP), through a 50-year planning horizon, shall guide the creation of an interconnected framework of parks, public spaces, natural and cultural areas, greenways, trails, and streets that promote sustainable communities, the health and wellness of County residents, and that serve the diverse local, national, and international communities.

Based on our findings and recommendations described herein **PROS has no objections to this application**. Should you have any questions, or if you need any additional information or clarification on this review, please contact Natalia Neira, Park Planner III, at 305-755-7997 or via email at natalia.neira@miamidade.gov.

AZ: at nn

Signature: 

Email: alissa.turteltaub@miamidade.gov

Signature: Alejandro Zizold

Email: alejandro.zizold@miamidade.gov

Z2021-261 Wallace Stevens

Final Audit Report

2022-01-26

Created:	2022-01-26
By:	Natalia Neira (natalia.neira@miamidade.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAA1oRtxR1AghhR4lw5bVYt1JPjtwScpwN

"Z2021-261 Wallace Stevens" History

-  Document created by Natalia Neira (natalia.neira@miamidade.gov)
2022-01-26 - 2:51:49 PM GMT
-  Document emailed to Alissa Turtletaub (alissa.turtletaub@miamidade.gov) for signature
2022-01-26 - 2:53:44 PM GMT
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2022-01-26 - 4:24:36 PM GMT- IP address: 168.149.142.1
-  Document e-signed by Alissa Turtletaub (alissa.turtletaub@miamidade.gov)
Signature Date: 2022-01-26 - 4:24:45 PM GMT - Time Source: server- IP address: 168.149.142.1
-  Document emailed to Alejandro Zizold (alejandro.zizold@miamidade.gov) for signature
2022-01-26 - 4:24:48 PM GMT
-  Email viewed by Alejandro Zizold (alejandro.zizold@miamidade.gov)
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Signature Date: 2022-01-26 - 4:25:40 PM GMT - Time Source: server- IP address: 98.158.240.106
-  Agreement completed.
2022-01-26 - 4:25:40 PM GMT



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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

**WALLACE AND CAROL ANN STEVENS / WALLACE STEVENS ASSEMBLAGE - Z2021000261
LOCATED AT 16180 SW 148 AVENUE
PH302201070006 FOLIO NOS.: 3059280000025, 3059280000022, 3059280000014, 3059280000020**

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 83 residential units, which generate 29 students, 13 at the elementary, 7 at the middle and 9 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-232

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:

PH3022010700006

Local Government (LG):

Miami-Dade

Date Application Received:

1/7/2022 10:15:11 AM

LG Application Number:

Z2021000261

Type of Application:

Public Hearing

Sub Type:

Zoning

Applicant's Name:

Wallace and Carol Ann Stevens / Wallace Stevens As

Address/Location:

16180 SW 148 AVE

Master Folio Number:

3059280000025

Additional Folio Number(s):

3059280000022, 3059280000014, 3059280000020,

PROPOSED # OF UNITS

83

SINGLE-FAMILY DETACHED UNITS:

83

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
125	NORMA BUTLER BOSSARD ELEMENTARY	63	13	13	YES	Current CSA
6771	JORGE MAS CANOSA MIDDLE	207	7	7	YES	Current CSA
7731	MIAMI SOUTHRIDGE SENIOR	23	9	9	YES	Current CSA

ADJACENT SERVICE AREA SCHOOLS

*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: April 14, 2022

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

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

Subject: Z2021000261

The Miami-Dade Fire Rescue Department has **no objection** with the site plan uploaded in “Energov” on 04/13/22.

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

Building and Neighborhood Compliance

ENFORCEMENT HISTORY

STEVENS, WALLACE AND CAROL ANN N/A
MIAMI-DADE COUNTY, FLORIDA.

APPLICANT	ADDRESS
Pending	Z2021000261
<hr/>	
DATE	HEARING NUMBER

FOLIO: 30-5928-000-0025/30-5928-000-0022/30-5928-000-0014

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:

January 28, 2022

NEIGHBORHOOD REGULATIONS:

Folio No.s: 30-5928-000-0025/30-5928-000-0022/30-5928-000-0014

There are no open/closed cases

BUILDING SUPPORT REGULATIONS:

Folio No.s: 30-5928-000-0025/30-5928-000-0022/30-5928-000-0014

There are no open/closed cases

VIOLATOR:

STEVENS, WALLACE AND CAROL ANN

OUTSTANDING LIENS AND FINES:

There are no outstanding or fines

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
PROCESS NO: Z21-261

DATE: JAN 3 2022

BY: CABR

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: _____

NAME AND ADDRESS	Percentage of Stock
_____	_____
_____	_____
_____	_____
_____	_____

If a **TRUST** or **ESTATE** owns or leases the subject property, list the trust beneficiaries and percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME: _____

NAME AND ADDRESS	Percentage of Interest
_____	_____
_____	_____
_____	_____

If a **PARTNERSHIP** owns or leases the subject property, list the principals including general and limited partners. [Note: Where partner(s) consist of other partnership(s), corporation(s), trust(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interests].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME _____

NAME AND ADDRESS	Percentage of Ownership
_____	_____
_____	_____
_____	_____

If there is a **CONTRACT FOR PURCHASE** by a Corporation, Trust or Partnership, list purchasers below including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or similar entities, further disclosure shall be made to identify natural persons having ultimate ownership interests].

NAME OF PURCHASER: Lennar Homes, L.L.C., a Florida limited liability company _____

NAME AND ADDRESS (if applicable)	Percentage of Interest
Lennar Corporation * - 700 N.W. 107th Avenue, Miami, Florida 33172	99 %
U.S. Home Corporation (a wholly owned subsidiary of Lennar Corp., a publicly traded company)	1 %
_____	_____
_____	_____

Date of contract: Confidential _____

RECEIVED

MIAMI-DADE COUNTY

PROCESS NO: Z21-261

DATE: JAN 3 2022

BY: CABR

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

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

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

Signature: Walter S. Lewis

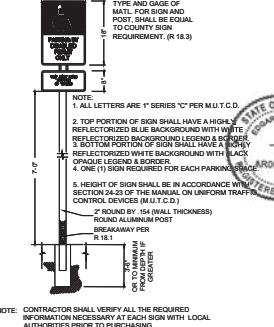
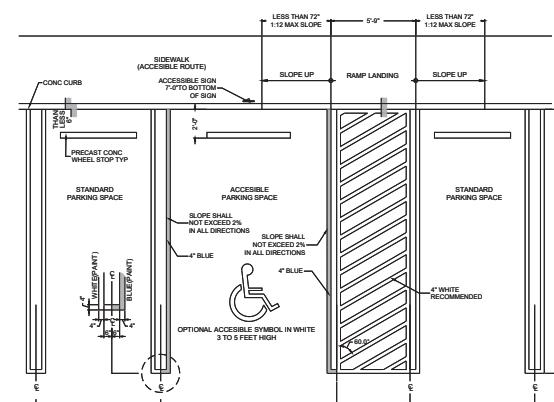
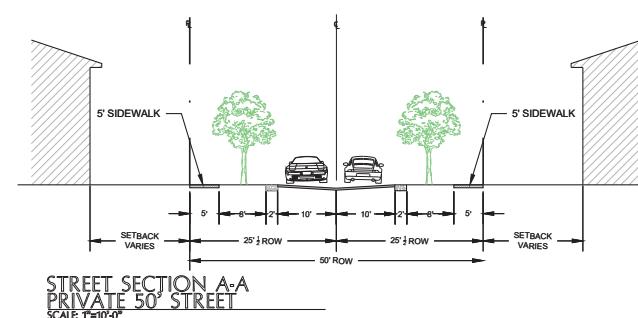
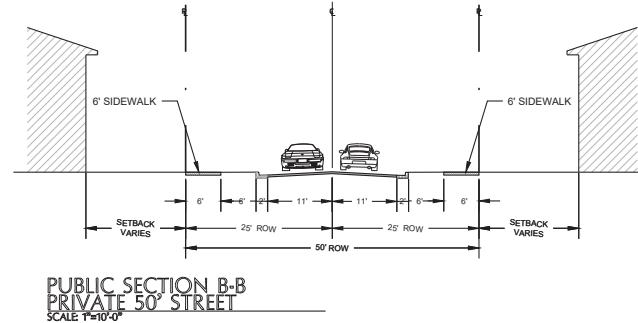
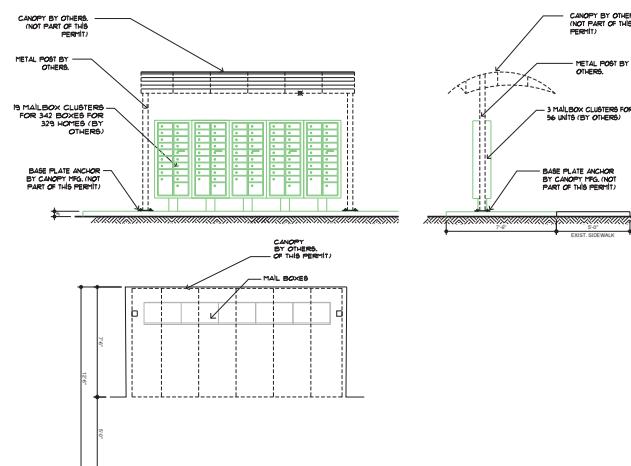
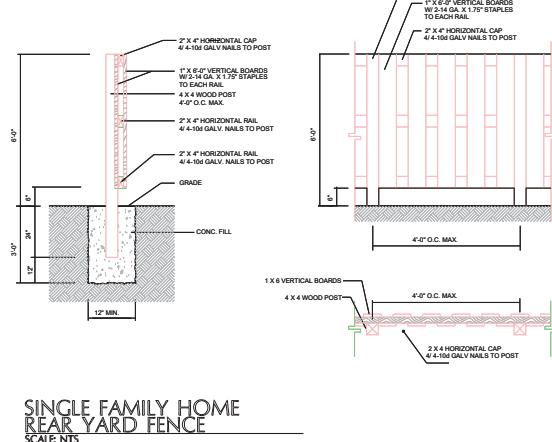
Carol Stevens

Sworn to and subscribed before me this 29 day of December, 2021. Affiant is personally known to me or has produced as identification.


(Notary Public)
Alana Fernandez
My commission expires 6/28/25



*Disclosure shall not be required of: 1) any entity, the equity interests in which are not listed on an established securities market in the United States or another country; or 2) pension funds or pension trusts holding 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.



PASCUAL
PEREZ
KILIDDJIAN
STARR

& ASSOCIATES
ARCHITECTS - PLANNERS
LICENSE # AA 26007357
EDGARDO PEREZ, AIA
LICENSE NO. 1AR 007354
MIAMI, FLORIDA
LICENSE NO. 1AR 006562
PETER KILIDDJIAN, RA
LICENSE NO. 1AR 009007

AT THE REACON CENTER
1000 NW 54TH AVENUE
DORAL, FLORIDA 33166
TELEPHONE: (305) 921-1333
FAX/MAIL: (305) 921-0465
http://www.ppkarch.com

COMPUTER: PASCUAL PEREZ, AIA
LAW: KILIDDJIAN, PETER
The architectural design and detail drawings are the sole property of and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by the Architect.

UNINAK HOMES
OTHER

WALLACE STEVENS
BY: LENNAR HOMES
SINGLE FAMILY HOMES
MIAMI-DADE COUNTY, FLORIDA

Initially signed by Edgardo Perez
DN: E.perez@ppkarch.com
On: Pascual Perez, Kiliddjian, Starr & Associates, L-Doral, FL, USA
Date: 2022.04.05
444-58-10-0400
STATE OF FLORIDA
PASCUAL PEREZ
REGISTERED ARCHITECT
AR0015394

SITE PLAN
DATE: 2021-08-08
SCALE: AS SHOWN
DRAWN: SP
CHECKED: PM
JOB NO.: SP-2

SP-2

SHEET NO.: SP-2



CORWIL ARCHITECTS
4210 LAGUNA ST. CORAL GABLES FL 33146
QUALIFIER LIC. NO. AR0215003 T:305.448.7383

PROJECT:
WALLACE STEVENS
ASSEMBLAGE
MODEL 2655

OWNER:



GROUND FLOOR PLAN

—
PH

PERMIT No.:



GROUND FLOOR PLAN

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

AREA CALCULATIONS

2 STORY, 5 BED, 3 BATHS, 2 CAR GARAGE	
GROUND FLOOR GROSS LIVING A/C AREA	1,232 S.F.
SECOND FLOOR GROSS LIVING A/C AREA	1,433 S.F.
TOTAL GROSS AREA	2,665 S.F.
GARAGE	445 S.F.
COVERED ENTRY	65 S.F.
TOTAL AREA	3,175 S.F.
LOT COVERAGE	1,742 S.F. (34.8%)

THESE DRAWINGS ARE THE PROPERTY OF CORWIL ARCHITECTS
INC. UNLESS OTHERWISE PROVIDED FOR BY CONTRACT, THE
CONTENTS OF THESE DRAWINGS ARE CONFIDENTIAL AND
SHALL NOT BE TRANSMITTED TO ANY OTHER PARTY EXCEPT
AS AGREED TO BY THE ARCHITECT / ENGINEERS.

DATE: 10/08/2021
JOB No.: 2021-46
DRAWN BY: EC. MC. KR. PH.
APPR BY: DC
PRINTED: 2/17/2022 4:48:17 PM

SHEET NUMBER:

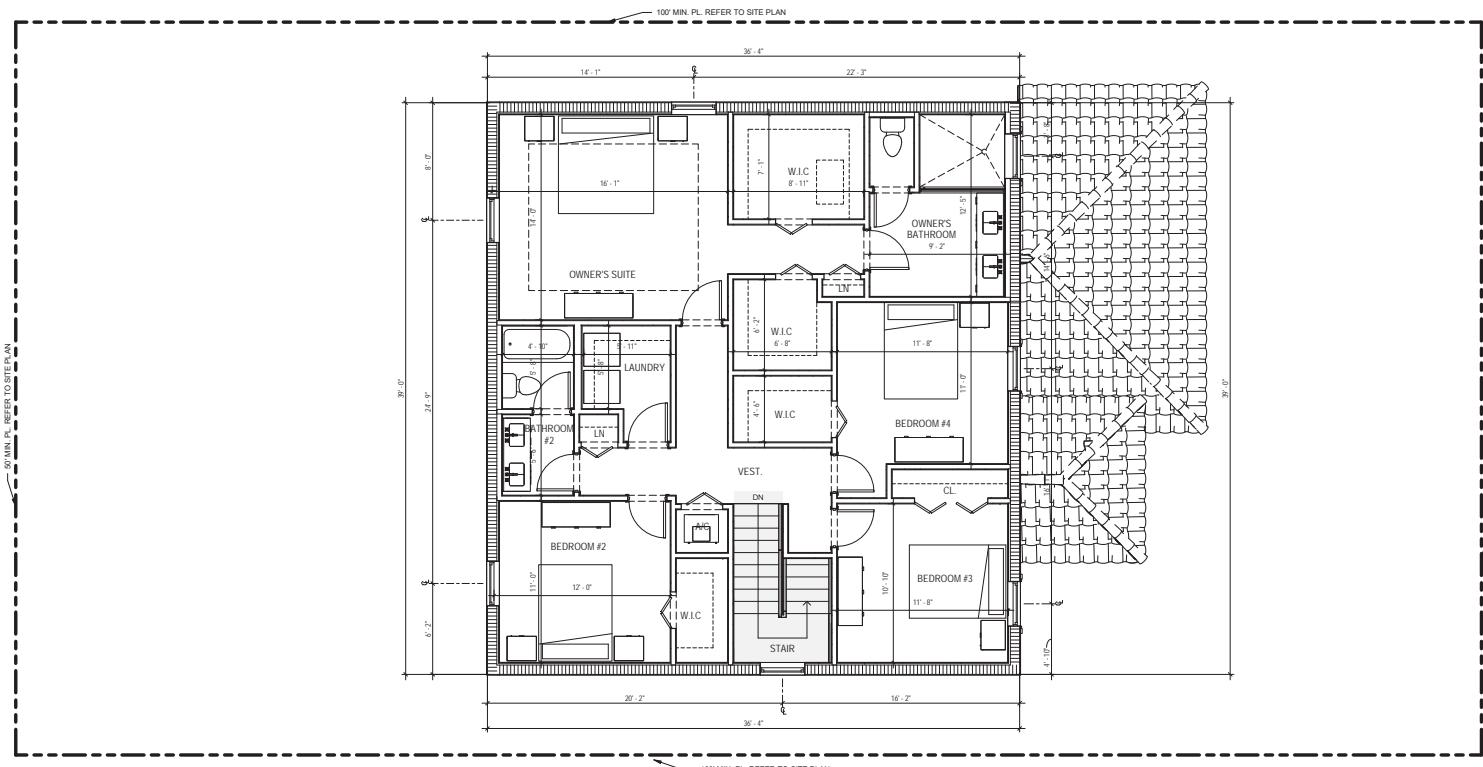


CORWIL ARCHITECTS
4210 LAGUNA ST. CORAL GABLES FL 33146
QUARTER LIC. NO. A00564603 1-305.448.7383

PROJECT:
WALLACE STEVENS
ASSEMBLAGE
MODEL 2655

OWNER:
LENNAR

SECOND FLOOR PLAN



SECOND FLOOR PLAN

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

AREA CALCULATIONS

2 STORY, 5 BED, 3 BATHS, 2 CAR GARAGE	
GROUND FLOOR GROSS LIVING A/C AREA	1,232 SF.
SECOND FLOOR GROSS LIVING A/C AREA	1,433 SF.
TOTAL GROSS AREA	2,665 SF.
GARAGE	445 SF.
COVERED ENTRY	65 SF.
TOTAL AREA	3,175 SF.
LOT COVERAGE	1,742 SF. (34.8%)



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DATE: 10/08/2021
JOB NO.: 2021-46
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APPR BY: AMC
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SHEET NUMBER:

A-19



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: 10/8/2021

JOB NO. 2021-45

DRAWN BY EC, MC, LC.

APPR BY AMC

PRINTED DATE 10/8/2021

SHEET NUMBER:

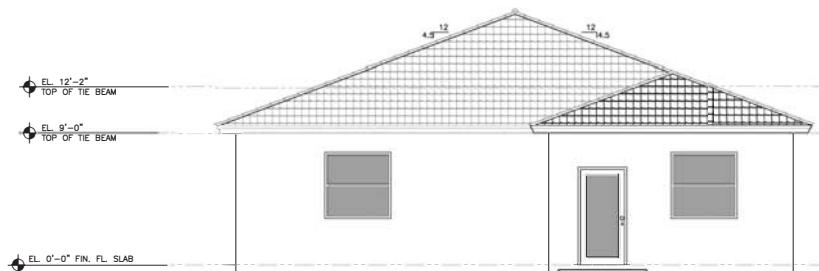
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DATE: MAR 4 2022
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PROJECT:
WALLACE STEVENS
MIAMI DADE COUNTY
FLORIDA

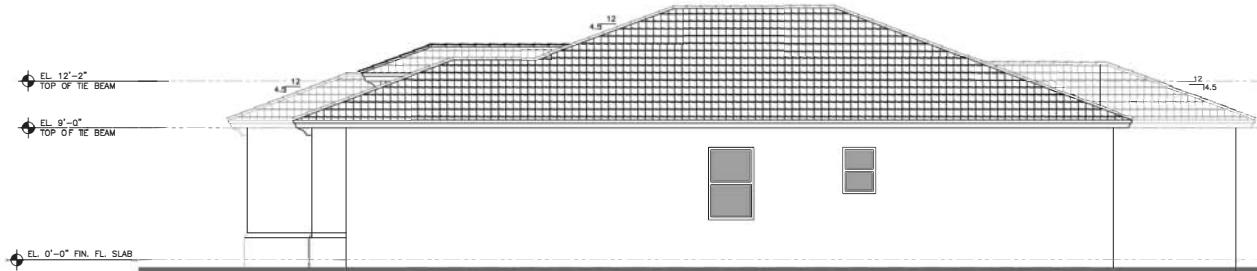
OWNER:
LENNAR
HOMES

MODEL 1821 - FRONT ELEVATIONS
OPTIONS 'A'



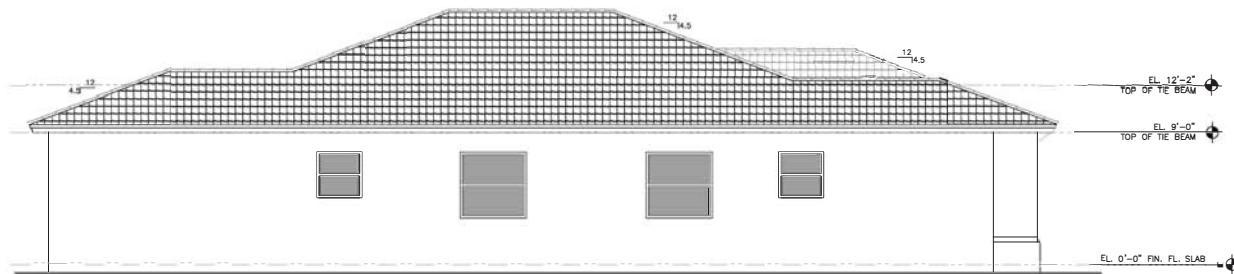
REAR - ELEVATION - OPTION "A"

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"

PHASE
SITE PLAN SUBMITTAL
REVISIONS



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CONTRACT.

DATE: 10/9/2021

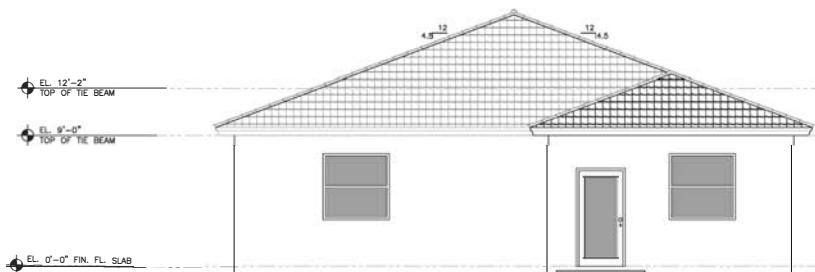
JOB NO. 2021-45

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APPR BY AMC

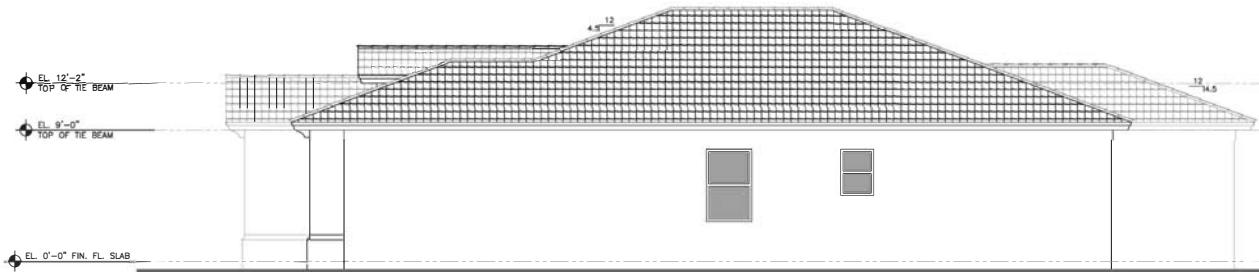
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SHEET NUMBER:



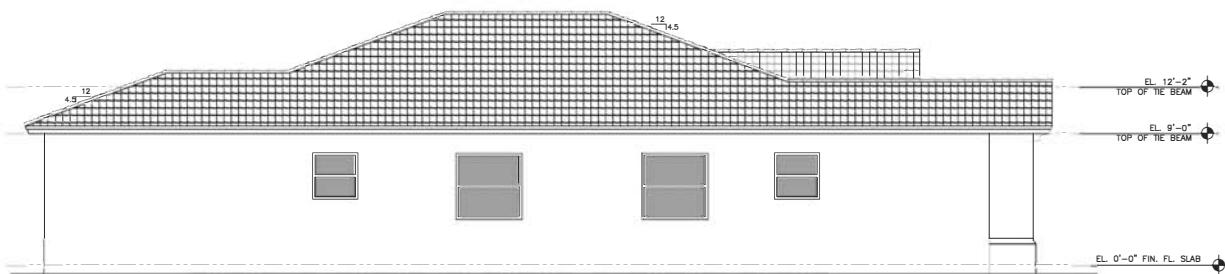
REAR - ELEVATION - OPTION "B"

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"

PHASE	SITE PLAN SUBMITTAL	
REVISIONS	<hr/> <hr/> <hr/>	
SEAL		
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DATE:	10/6/2021	
JOB NO.:	2021-45	
DRAWN BY:	EC. MC. LC.	
APPR BY:	AMC	
PRINTED DATE:	10/6/2021	
SHEET NUMBER:	A-4	

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The logo for the Canadian Institute of Chartered Accountants (CICA), consisting of the letters 'CA' in a bold, black, sans-serif font, with a yellow diagonal bar extending from the bottom of the 'C' to the top of the 'A'.

CORWIL ARCHITECTS
4210 LAGUNA ST. CORAL GABLES FL 33146
QUALIFIER LIC. NO. A80016003 T:305.448.7383

PROJECT:
WALLACE STEVENS
ASSEMBLAGE
MODEL 1695

OWNER:

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



FRONT ELEVATION- OPTION 'A'

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

PHASE-

PERMIT NO.:



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SHEET NUMBER:

A-6

Architectural elevation drawing of a single-story house. The house features a tiled roof with a 12/12 pitch. The front entrance is centered, with a window to the left. A garage is attached to the right side. The drawing includes the following dimensions and elevations:

- Roof dimensions: 12' span, 4.5' rise, 12' span, 4.5' rise.
- Top of roof ridge: EL. 17' - 4".
- Top of tie beam: EL. 9' - 1".
- Finish floor slab: EL. 0' - 0".
- Dimensions for the house footprint: 12' 0" wide by 30' 0" deep.
- Window dimensions: 3' 0" wide by 7' 0" high.
- Door dimensions: 3' 0" wide by 7' 0" high.
- Garage door dimensions: 10' 0" wide by 8' 0" high.
- Overall height of the house: 9' 1" high.

FRONT ELEVATION - OPTION 'B'

SCALE: 1/4" = 1:0

SHEET NUMBER:

1

A-6

A=0

REFERENCES

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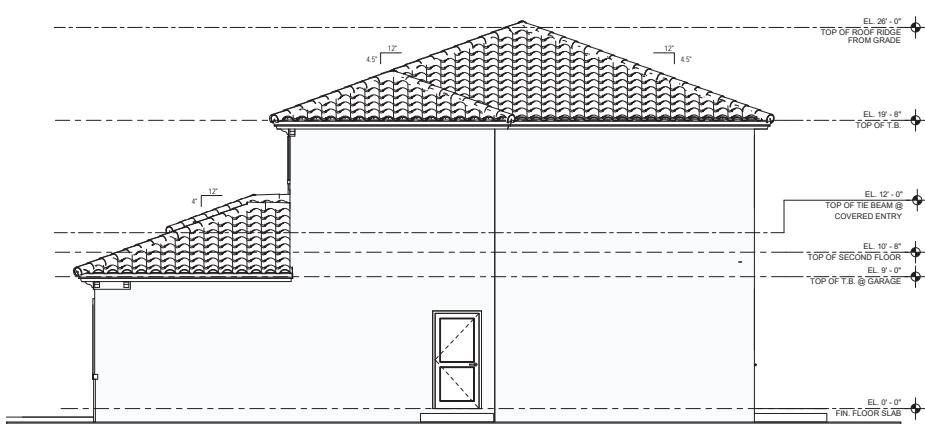
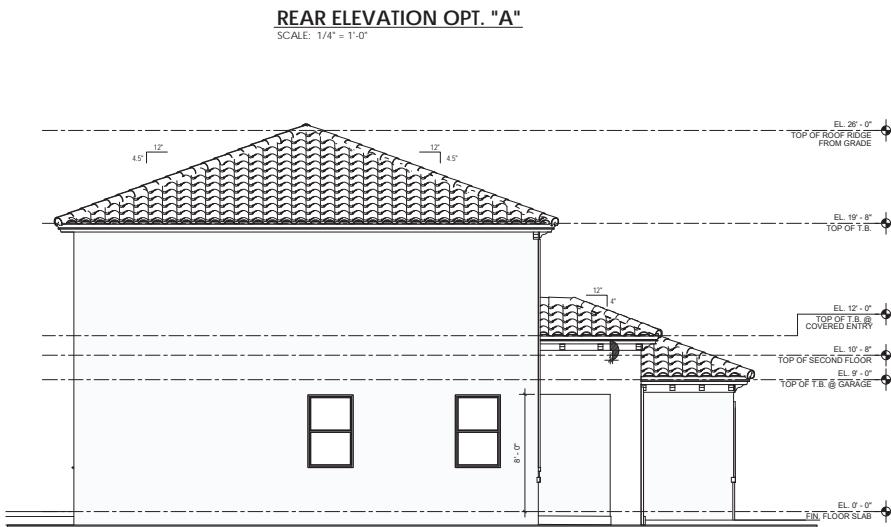
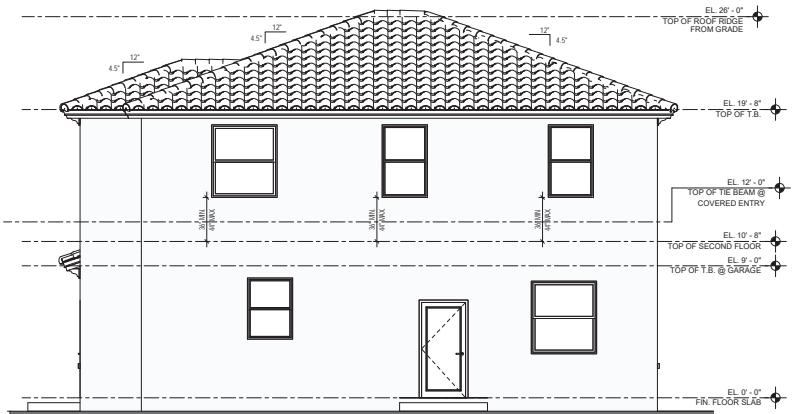


CORWIL ARCHITECTS
4210 LAGUNA ST. CORAL GABLES FL. 33146
QUARTER LIC. NO. A00564603 1-305-448-7383

PROJECT:
WALLACE STEVENS
ASSEMBLAGE
MODEL 2148

OWNER:
LENNAR

EXTERIOR ELEVATIONS
OPTION A'



PHASE: _____

PERMIT NO.: _____

REVISIONS		
No.	Revision Description	Date



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SHEET NUMBER:

A-11

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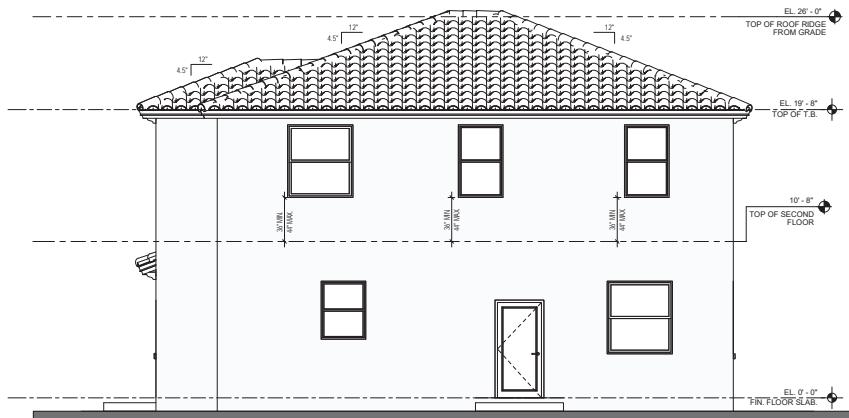
The logo for C4, featuring the letters 'C' and '4' in a bold, black, sans-serif font. The '4' is partially yellow, with a yellow wedge extending from its bottom right corner.

CORWIL ARCHITECTS
4210 LAGUNA ST. CORAL GABLES FL. 33146
QUALIFIER LIC. NO. A80016003 T:305.448.7383

PROJECT:
WALLACE STEVENS
ASSEMBLAGE
MODEL 2148

OWNER:

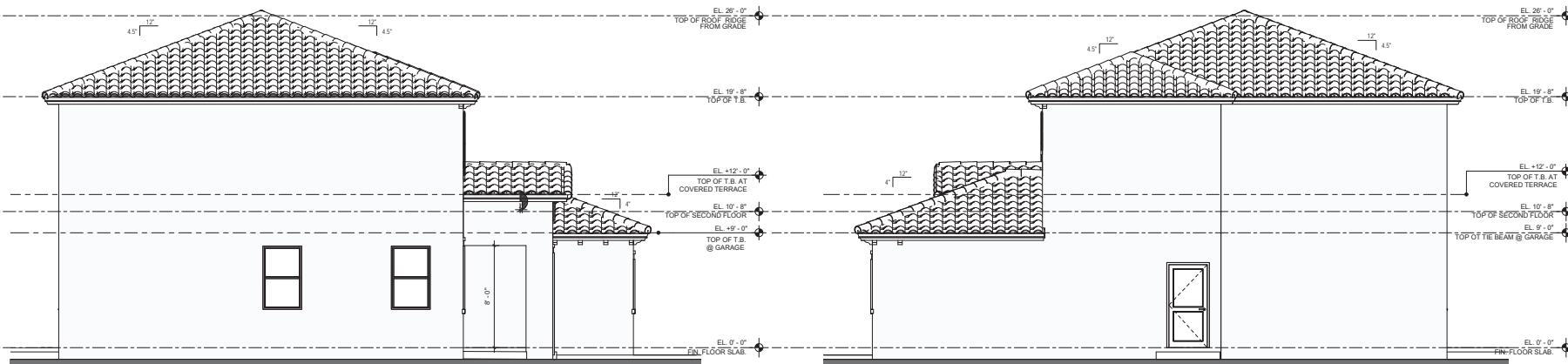
EXTERIOR ELEVATIONS
OPTION 'B'



REAR ELEVATION OPT-B

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

EXTERIOR ELEVATIONS
OPTION 'B'



LEFT SIDE ELEVATION OPT. "B"

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

RIGHT SIDE ELEVATION OPT. "B"

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

The seal is circular with a double-line border. The outer ring contains the words "STATE OF FLORIDA" at the top and "REGISTERED ARCHITECT" at the bottom. The inner circle features a stylized "CA" monogram in the center, with "DON BACHMAN" written above it and "APR 2005" written below it.

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DATE: MAR 4 2022
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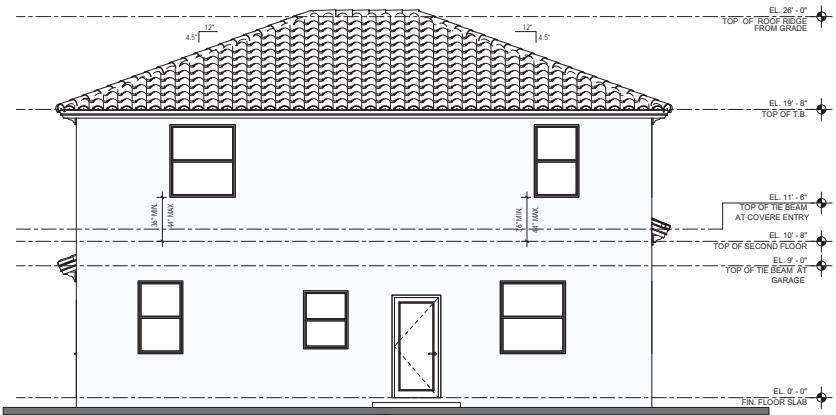
GORDWANI ARCHITECTS

CORWIL ARCHITECTS
4210 LAGUNA ST. CORAL GABLES FL. 33146
QUALIFIER LIC. NO. A80016003 T:305.448.7383

PROJECT:
WALLACE STEVENS
ASSEMBLAGE
MODEL 2403

OWNER:

EXTERIORS ELEVATIONS
OPTION 'A'



REAR ELEVATION - OPTION 'A'

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

PHASE:

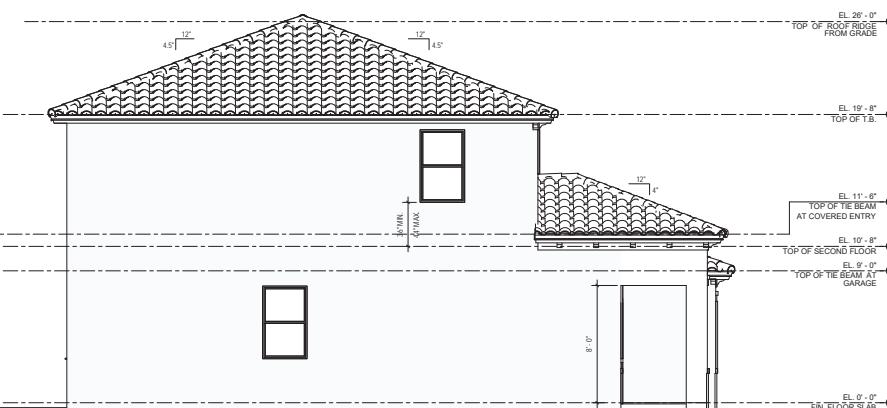
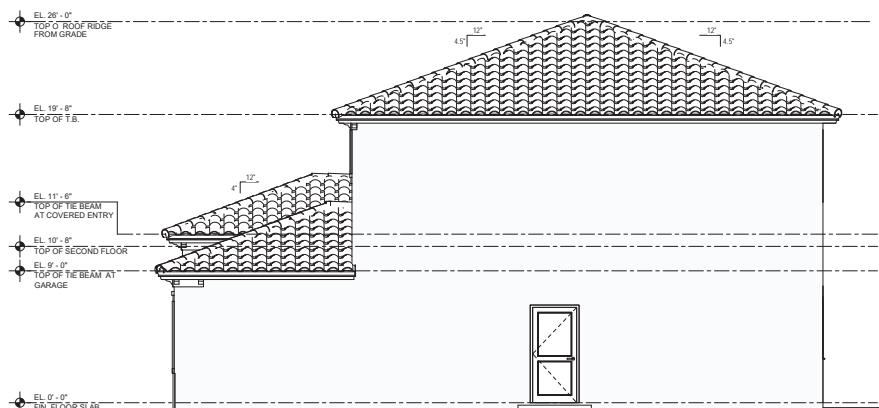
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SHEET NUMBER:



RIGHT SIDE ELEVATION - OPTION 'A'

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

LEFT SIDE ELEVATION - OPTION 'A'

SCALE: 1/4" = 1'

A-16

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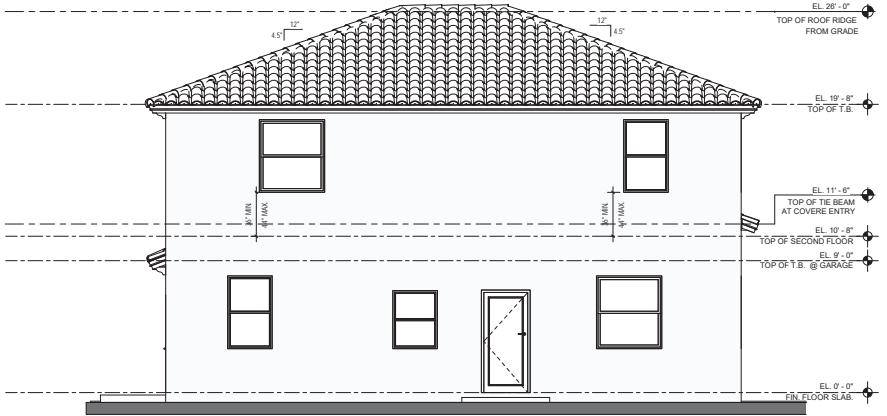
CA

CORWIL ARCHITECTS
4210 LAGUNA ST. CORAL GABLES FL. 33146
QUALIFIER LIC. NO. A80016003 T:305.448.7383

PROJECT:
WALLACE STEVENS
ASSEMBLAGE
MODEL 2403

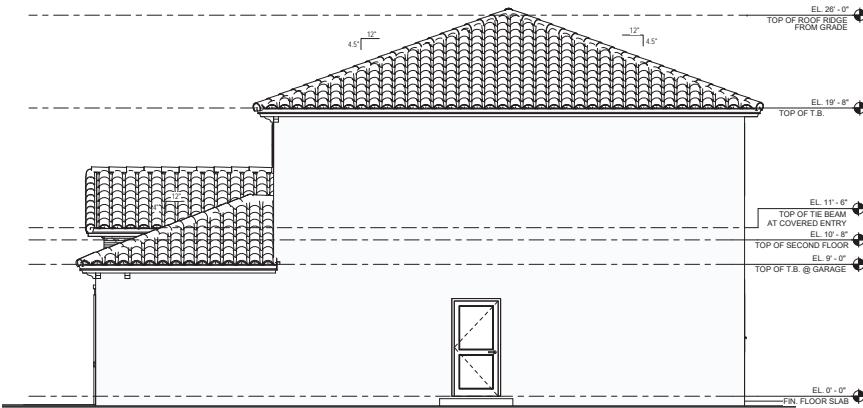
OWNER:

EXTERIOR ELEVATIONS - OPTION 'B'



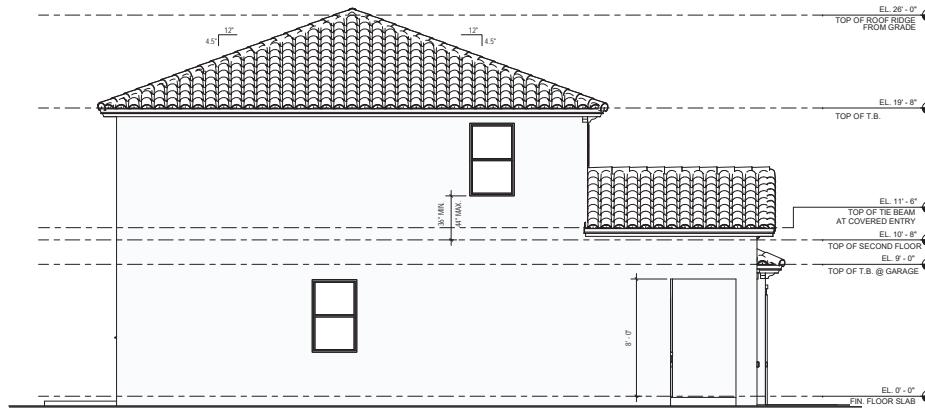
REAR ELEVATION OPTION 'B'

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"



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SHEET NUMBER:



FRONT ELEVATION - OPTION 'A'

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



FRONT ELEVATION - OPTION 'B'

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

PHASE:

PERMIT NO.:

REVISIONS		
No.	Revision Description	Date
1	CLIENT REQUEST	07/23/21

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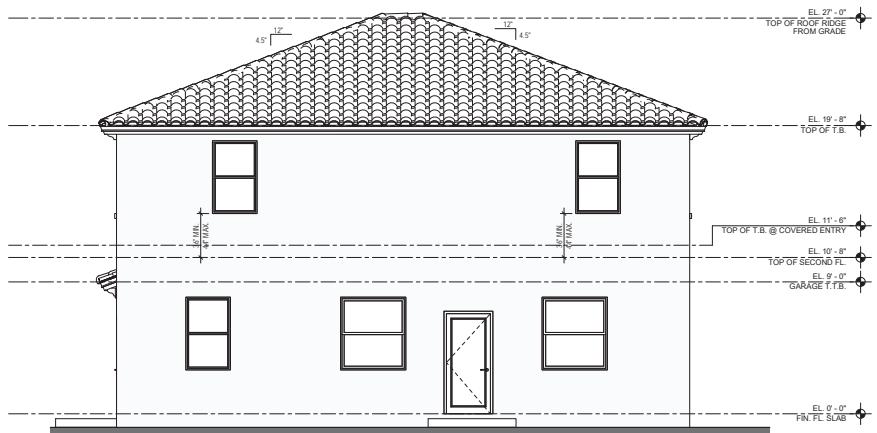
A-20

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DATE: MAR 4 2022
BY: CABR

PROJECT:
WALLACE STEVENS
ASSEMBLAGE
MODEL 2655

OWNER:

**EXTERIOR 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

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SHEET NUMBER:

A-21

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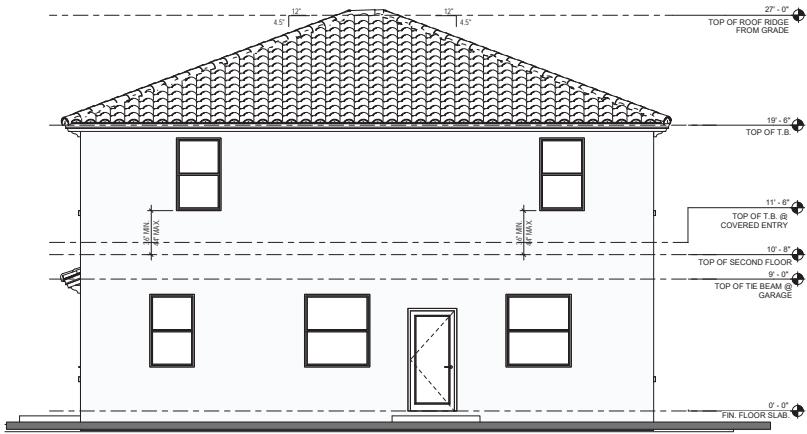


CORWIL ARCHITECTS
4210 LAGUNA ST. CORAL GABLES FL 33146
QUALIFIER LIC. NO. AR0015603 T:305.448.7383

PROJECT:
WALLACE STEVENS
ASSEMBLAGE
MODEL 2655

OWNER:

EXTERIOR ELEVATIONS - OPTION 'B'



REAR ELEVATION - OPTION 'B'

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

PHASE

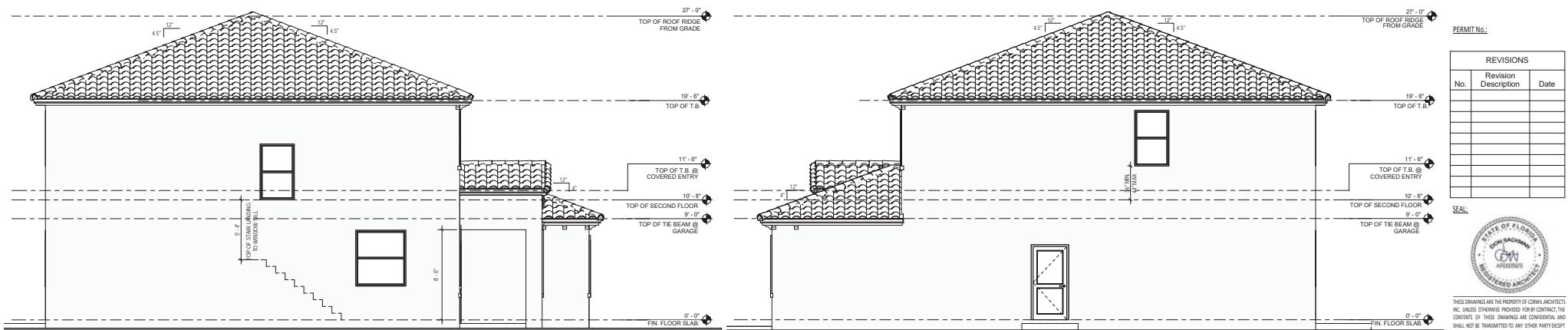
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LEFT SIDE ELEVATION - OPTION 'B'

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

RIGHT SIDE ELEVATION - OPTION 'E'

SCALE: 1/4" = 1'

A-22

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The logo for the Canadian Association (CA) is displayed, consisting of the letters 'CA' in a bold, black, sans-serif font. A yellow, right-angled triangle is positioned behind the letter 'A', pointing towards the top-right corner of the letter.

CORWIL ARCHITECTS
4230 LAGUNA ST. CORAL GABLES FL 33146
QUALIFIER LIC. NO. A80016003 T 305 448 7183

PROJECT:
WALLACE STEVENS
ASSEMBLAGE
MODEL 2905

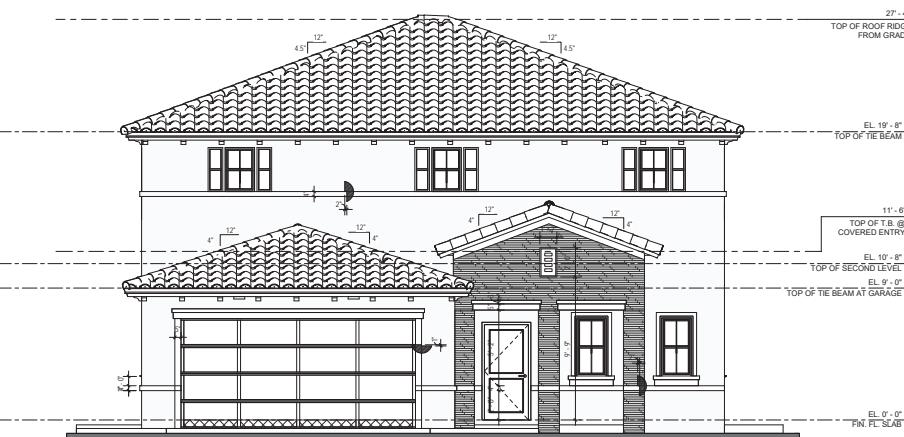
OWNER:

FRONT ELEVATIONS OPTIONS "A" & "B"



FRONT ELEVATION OPT. "A"

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



FRONT ELEVATION - OPT. "B"

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



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CORWIL ARCHITECTS
4210 LAGUNA ST. CORAL GABLES FL 33146
QUALIFIER LIC. NO. AR0215003 T:305.448.7383

PROJECT:
WALLACE STEVENS
ASSEMBLAGE
MODEL 2905

OWNER:

**SIDE & REAR ELEVATIONS
OPTION "A"**

RIGHT - SIDE ELEVATION - OPT. "A"

SCALE: 1/4" = 1'

This architectural cross-section diagram illustrates the vertical profile of a two-story house. The roof is a gabled design with a 45° pitch. The top of the roof ridge is at elevation EL. 27'-4". The top of the tie beam is at EL. 19'-8". The top of the second floor is at EL. 10'-8". The top of the tie beam at the garage level is at EL. 9'-0". The ground level, including the foundation slab, is at EL. 0'-0". The diagram shows windows on both the first and second floors, and a central entrance with a door. The roof is covered with shingles.

FRONT ELEVATION OPT. "A"

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

FIN. FL. SLAB. T

EL. 27'-4" TOP OF ROOF RIDGE FROM GRADE

EL. 19'-8" TOP OF THE BEAM

EL. 11'-6" TOP OF THE BEAM AT

EL. 10'-8" TOP OF SECOND FLOOR

EL. 9'-0" TOP OF THE BEAM AT GARAGE

EL. 0'-0" FIN. FL. SLAB

MIN. 8' 0"

14' 0"

36' 0"

8' 0"

12' 0"

4/12

12' 0"

4/12

12' 0"

45°

12' 0"

45°

LEFT - SIDE ELEVATION - OPT. "A"

SCALE: 1/4" = 1'



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WALLACE STEVENS
MIAMI DADE COUNTY, FLORIDA

INDEX

Project:

Revisions:

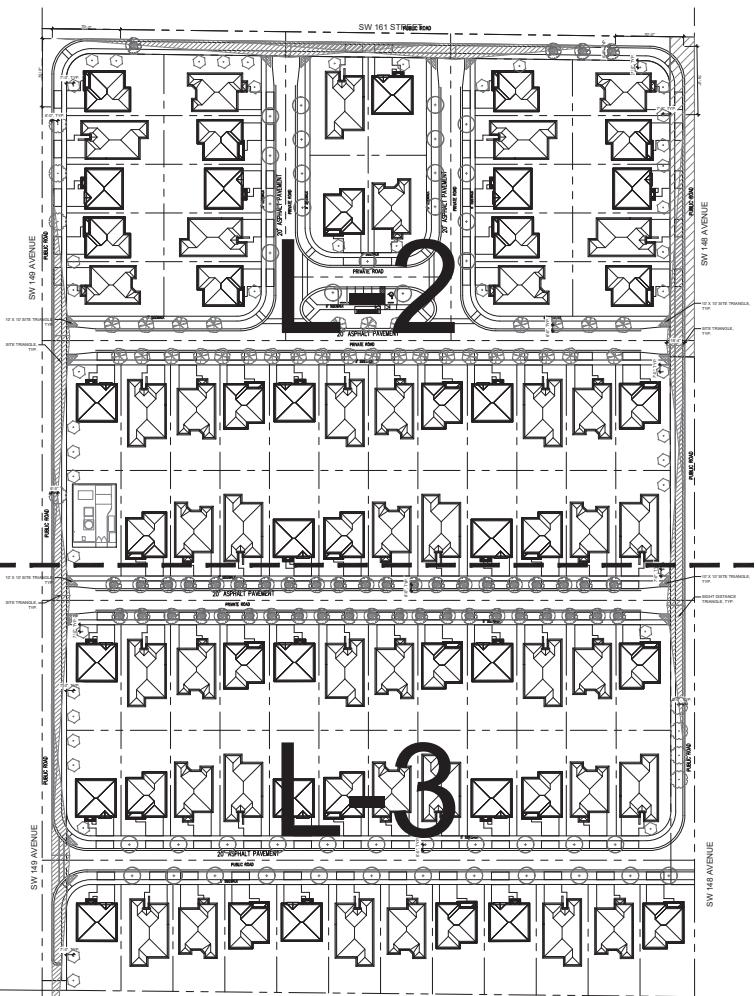
Date:

By:

Seal:
Digitally signed
by Andrew M
on
Date:
2022-02-09
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Lic. # LA0000889
Member A.S.L.A.

Drawing: Index
Date: 09/08/2021
Scale: See Left
Drawn by: JV
Sheet No.:
Ced Id: 2021-075

L-1



KEY PLAN NORTH

Scale: NTS



SHEET INDEX:

- L-1 INDEX
- L-2 OVERALL LANDSCAPE PLAN
- L-3 OVERALL LANDSCAPE PLAN
- L-4 TYPICAL SFH MODEL 1695 LANDSCAPE PLAN
- L-5 TYPICAL SFH MODEL 1821 LANDSCAPE PLAN
- L-6 TYPICAL SFH MODEL 2148 LANDSCAPE PLAN
- L-7 TYPICAL SFH MODEL 2403 LANDSCAPE PLAN
- L-8 TYPICAL SFH MODEL 2655 LANDSCAPE PLAN
- L-9 TYPICAL SFH MODEL 2905-NG LANDSCAPE PLAN
- L-10 LANDSCAPE DETAILS

LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

Zoning District: RU-1MA Net Lot Area 13.745 acres 598.771 s.f.

LAWN AREA CALCULATION

	REQUIRED	PROVIDED
A. No. trees required per net lot acre		
Less existing number of trees meeting minimum requirements = 3 trees x 83 Lots =	249	*249
B. % Palms Allowed: No. trees required x 30% =	75	0
C. % Natives Required: No. trees provided x 30% =	75	*233
D. Street trees (maximum average spacing of 35' o.c.): 6,002 linear feet along street =	172	172
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 = 421 Total Trees	421	421

SHRUBS

A. No. trees required x 10 = No. of shrubs allowed	4210	*5,080
B. No. shrubs allowed x 30% = No. of native shrubs required	1,263	*3,959

SEE LANDSCAPE

Includes 249 Trees and 4,980 Shrubs and 138 Native Trees and 3,859 Native Shrubs from Typical Landscape Plans. See sheets L-1 through L-2 for Typical Landscape Plans.
Typical SFH Landscape Plan Breakdown:
Typical 50% SFH Landscape Plan:
Typical SFH X 83 Grand total:
Trees = 3 Shrubs = 60
Native Trees = 1.7 Native Shrubs = 46.5

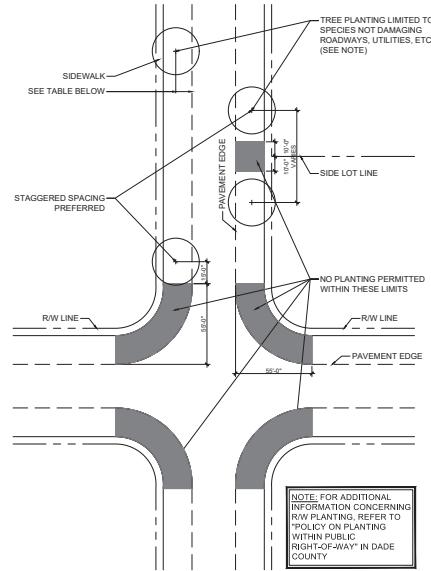
Model 1695 Average	Model 1821 Average	Model 2148 Average	Model 2403 Average	Model 2655 Average	Model 2905-NG Average
Trees = 3 Native Trees = 2	Trees = 3 Native Trees = 2	Trees = 3 Native Trees = 2	Trees = 3 Native Trees = 1	Trees = 2 Native Trees = 2	Trees = 3 Native Trees = 2
Shrubs = 60 Native Shrubs = 41	Shrubs = 60 Native Shrubs = 43	Shrubs = 60 Native Shrubs = 43	Shrubs = 60 Native Shrubs = 60	Shrubs = 60 Native Shrubs = 44	Shrubs = 60 Native Shrubs = 36
Typical SFH X 83 Grand total: Trees = 249* Native Trees = 138.3*	Typical SFH X 83 Grand total: Trees = 249* Native Trees = 138.3*	Typical SFH X 83 Grand total: Trees = 249* Native Trees = 138.3*	Typical SFH X 83 Grand total: Trees = 249* Native Trees = 138.3*	Typical SFH X 83 Grand total: Trees = 249* Native Trees = 138.3*	Typical SFH X 83 Grand total: Trees = 249* Native Trees = 138.3*

LANDSCAPE LIST			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
•	45	*Conocarpus erectus 'sericeus'	[STREET TREES] 12' HT. X 6' SPR. 2" Cal. F.G.
•	8	SILVER BUTTONWOOD	[STREET TREES] 12' HT. X 6' SPR. 2" Cal. F.G.
•	42	*Lyonia ligustrina	[STREET TREES] 12' HT. X 6' SPR. 2" Cal. F.G.
•	31	*Bursera simaruba	[STREET TREES] 12' HT. X 6' SPR. 2" Cal. GUMBO LIMBO
•	46	Tabebuia heterophylla	[STREET TREES] 12' HT. X 6' SPR. 2" Cal. PINK TRUMPET TREE
•		Calophyllum brasiliense	[STREET TREES] 12' HT. X 6' SPR. 2" Cal. BRAZILIAN BEAUTYLEAF
SHRUBS AND GROUNDCOVERS			
CG	100	*Clusia guttifera	24" HT. X 24" SPR. / 24" O.C. SMALL LEAF CLUSIA 3 GAL.
LAWN	As Required	Stenotaphrum secundatum 'Floratam'	SOLID EVEN SOD

* DENOTES NATIVE SPECIES

LANDSCAPE NOTES:

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



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'

WALLACE STEVENS TREE MITIGATION CALCULATIONS

TREE MITIGATION BREAKDOWN			
TYPE	REQUIREMENT	QTY	SQ.FT.
Tree 1	12' OA	46	23,000
Tree 1 Native	12' OA	51	25,500
Tree 2	8' OA	101	30,300
Tree 2 Native	8' OA	182	54,600
Palm 1	10' CT	-	-
Palm 1 Native	10' CT	-	-
Palm 2	3' CT	83	8,300
Palm 2 Native	3' CT	-	-
Small Tree	6' OA	-	-

TREE REPLACEMENT		
	Required	Provided
Palm Replacement (Sq.Ft.)		8,300
Native Palm Replacement (Sq.Ft.)		-
Total Palm Replacement (Sq.Ft.)		8,300
Native Tree Replacement (Sq.Ft.)		80,100
Total Replacement (Sq.Ft.)	123,423	141,700



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UNDER THE APPROPRIATE PROTECTION ACT.

20 1/2 NE 26th Street, Suite 200
Miami, Florida 33149
Phone: 305.562.3860 Facsimile: 305.562.3860
www.witkinhults.com

WALLACE STEVENS
MIAMI DADE COUNTY, FLORIDA
LANDSCAPE PLAN

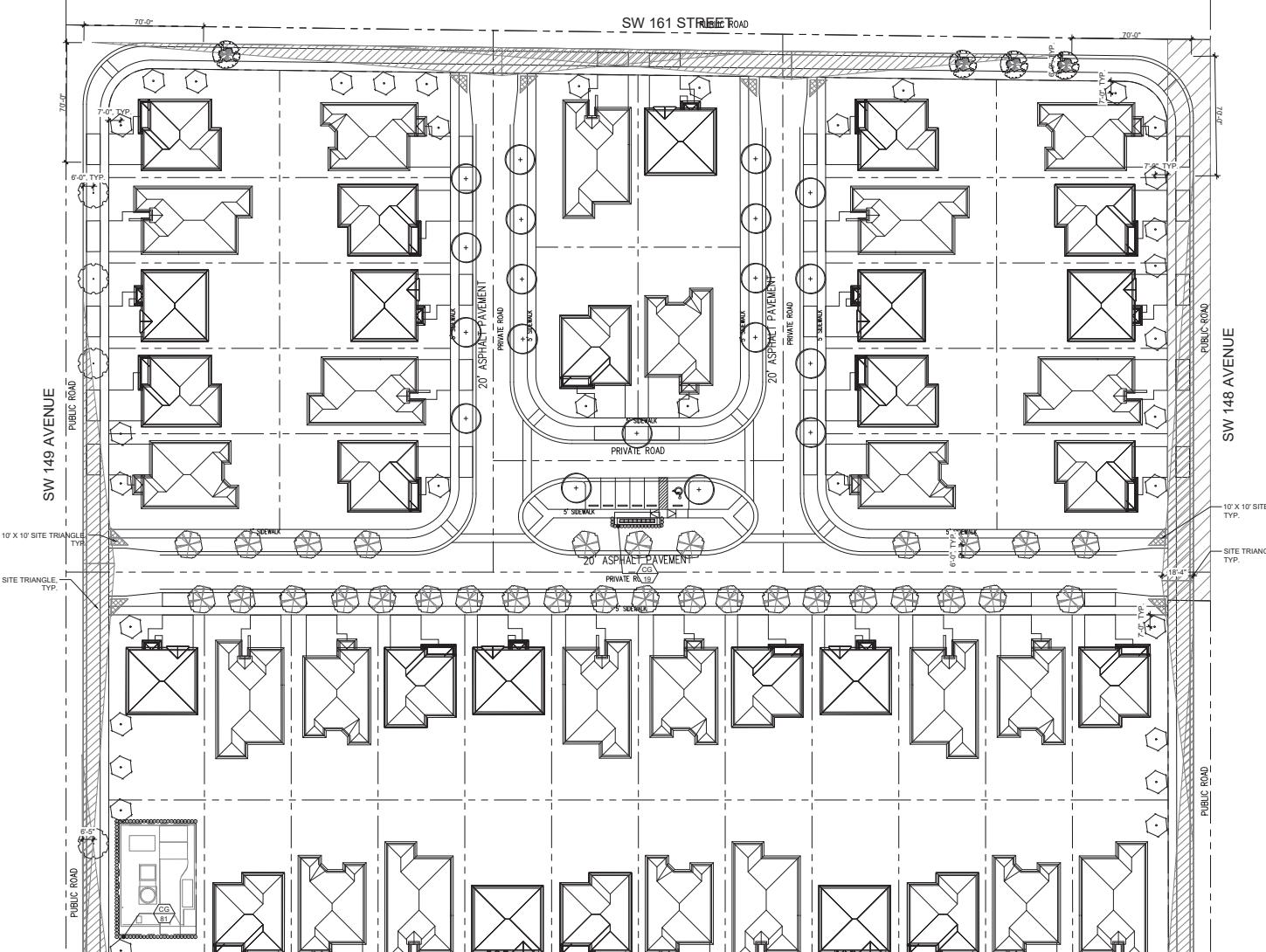
Project:

Revisions:	Date:
Initial Plan Update	12-20-2021

Seal:	Digitally signed by Andrew M Witkin Date: 2022.02.09 12:20:00 -05'00' Lic: # LA0000899 Member A.SLA
-------	---

Drawing: Landscape Plan
Date: 09/08/2021
Scale: See Left
Drawn by: JV
Sheet No.:
Cad Id: 2021-075

L-2



LANDSCAPE PLAN

NORTH



Scale: 1" = 30'-0"



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20-104-2623-0001 Rev 00000000000000000000000000000000

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WALLACE STEVENS
MIAMI DADE COUNTY, FLORIDA
LANDSCAPE PLAN

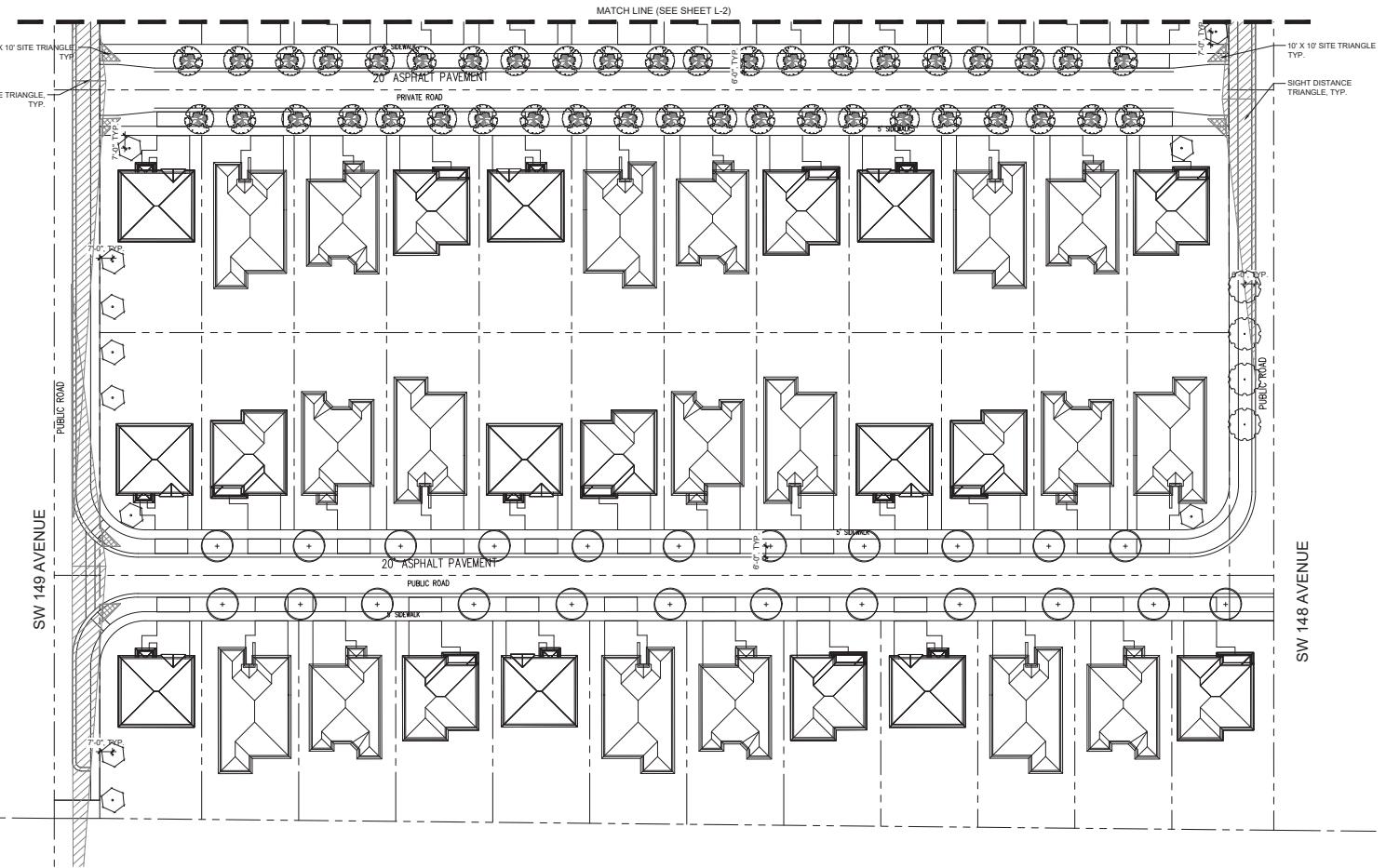
Project:

Revisions:	Date:
0	12-20-2021
By:	

Seal: Digitally signed
by Andrew M
Date: 2022.02.09
12:20:23 -05'00'
Lic. # LA0000889
Member: A.SLA

Drawing: Landscape Plan
Date: 09/08/2021
Scale: See Left
Drawn by: JV
Sheet No.:
Cad Id: 2021-075

L-3



LANDSCAPE PLAN
NORTH
Scale: 1" = 30'-0"

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO. Z21-26
DATE: MAR 4 2026
BY: CAB

WITKIN HULTS
PARTNERS
200 BISCAYNE BLVD., SUITE 1000
MIAMI, FL 33131
PHONE: (305) 622-9881 | FAX: (305) 622-9880
www.witkinhults.com

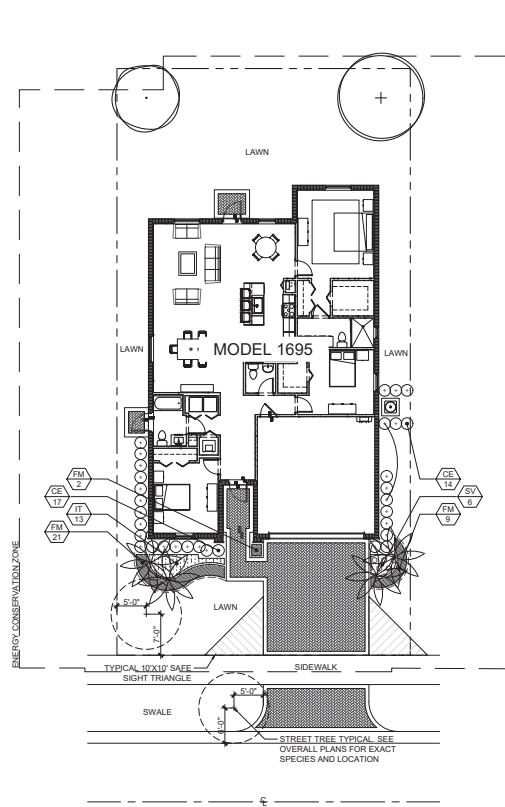
WALLACE STEVENS
MIAMI DADE COUNTY, FLORIDA
TYPICAL SINGLE FAMILY HOME MODEL 1695 LANDSCAPE PLAN
TYPICAL 10'X10' SAFE SIGHT TRIANGLE

Project: _____
Revisions: _____ Date: _____ By: _____

Seal: _____
Digitally signed by Andrew M Witkin
Date: 2022-09-12 20:59:05'00'
Lic. # LA0000889
Member AIA

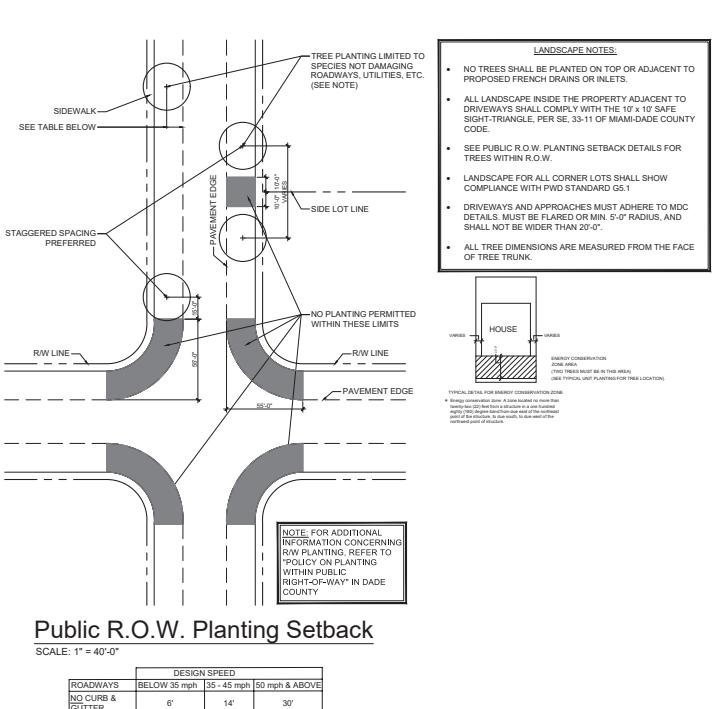
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Drawn by: MAV
Sheet No.: _____

L-4



MODEL 1695 INTERIOR LANDSCAPE PLAN

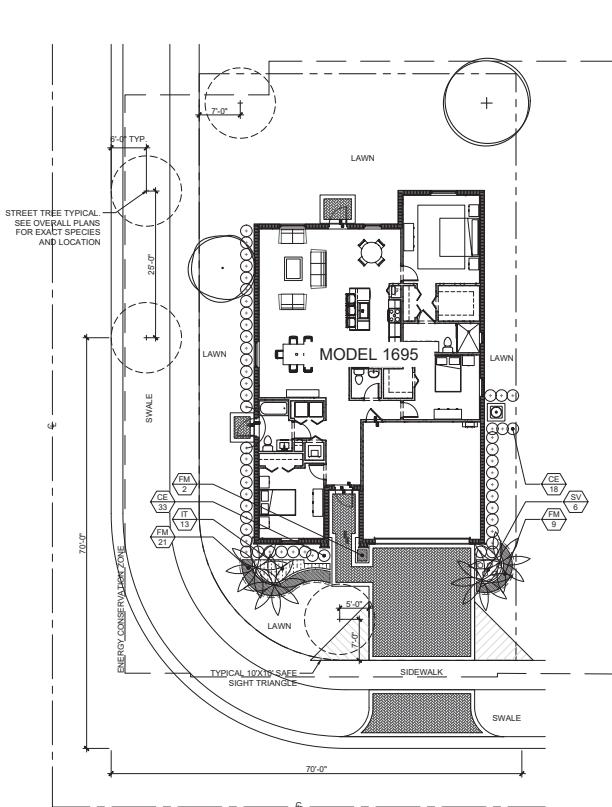
Scale: 1"=10'-0"



Public R.O.W. Planting Setback

SCALE: 1" = 40'-0"

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



MODEL 1695 CORNER LANDSCAPE PLAN

Scale: 1"=10'-0"

1695 INTERIOR LANDSCAPE LIST

TREES			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
○	1	"Bursera simaruba GUMBO LIMBO	8' HT. X 15 Cal. F.G.
○	1	"Coccoloba diversiflora PIGEON PLUM	8' HT. X 15 Cal. F.G.
★	2	"Veltheia montgomeryana 'double' DOUBLE MONTGOMERY PALM	10' O.A. HT. MIN., DOUBLE F.G., STAGGERED.

SHRUBS AND GROUNDCOVERS			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
CE	31	"Conocarpus erectus GREEN BUTTONWOOD	24" HT. X 24" SPR. / 24" O.C. 3 GAL.
FM	32	Ficus microcarpa 'Green Island' GREEN ISLAND FICUS	15" HT. X 15" SPR. / 15" O.C. 3 GAL.
IT	13	Ixora taiwanense 'Dwarf' DWARF IXORA	18" HT. X 18" SPR. / 18" O.C. 3 GAL.
SV	6	Schefflera arboricola 'Trinette' VARIEGATED SCHEFFLERA	18" HT. X 18" SPR. / 18" O.C. 3 GAL.
LAWN	As Required	Stenotaphrum secundatum 'Floratam' ST. AUGUSTINE GRASS	SOLID EVEN SOD

* DENOTES NATIVE SPECIES

1695 INTERIOR LANDSCAPE LEGEND CHAPTER 33

ZONE DISTRICT: RU-1 WITH RU-1M(a) USE			
Gross Land: 5,000 sq. ft. Net Land: 5,000 sq. ft. Water Bodies: 0			
Req.	PROV.	Req.	PROV.
N/A	N/A	N/A	N/A
40%	40%	40%	40%

TREES			
Trees per Lot:	3	Trees per Lot:	3
Note: 30% of required trees and/or palms shall be native species.		Note: 30% of required trees and/or palms shall be native species.	
Street Trees:	1	Street Trees:	2
.50 linear feet along street / 35' O.C. =	2	.50 linear feet along street / 35' O.C. =	4
TOTAL NUMBER OF TREES	5	TOTAL NUMBER OF TREES	7
SHRUBS: (10 shrubs for each tree req.)	50	SHRUBS: (10 shrubs for each tree req.)	70
30% shrubs/hedge shall be native species. Irrigation system required pursuant to Chapter 33 of Miami-Dade Code	15	30% shrubs/hedge shall be native species. Irrigation system required pursuant to Chapter 33 of Miami-Dade Code	21
	31		51

1695 CORNER LANDSCAPE LEGEND CHAPTER 33

ZONE DISTRICT: RU-1 WITH RU-1M(a) USE			
Gross Land: 5,265 sq. ft. Net Land: 5,265 sq. ft. Water Bodies: 0			
Req.	PROV.	Req.	PROV.
N/A	N/A	N/A	N/A
40%	40%	40%	40%

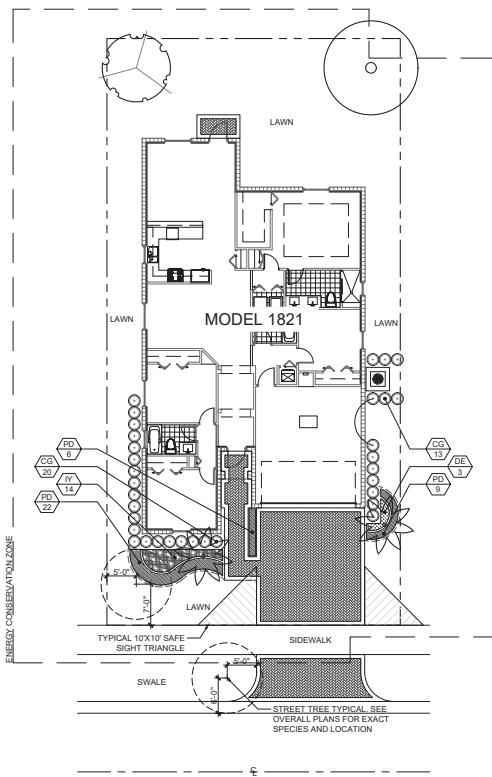
TREES			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
○	1	"Bursera simaruba GUMBO LIMBO	8' HT. X 1.5 Cal. F.G.
○	1	"Coccoloba diversiflora PIGEON PLUM	8' HT. X 1.5 Cal. F.G.
★	2	"Veltheia montgomeryana 'double' DOUBLE MONTGOMERY PALM	10' O.A. HT. MIN., DOUBLE F.G., STAGGERED.

1695 CORNER LANDSCAPE LIST

SHRUBS AND GROUNDCOVERS		
SYMBOL	QUAN.	PROPOSED MATERIAL
CE	51	"Conocarpus erectus GREEN BUTTONWOOD
FM	32	Ficus microcarpa 'Green Island' GREEN ISLAND FICUS
IT	13	Ixora taiwanense 'Dwarf' DWARF IXORA
SV	6	Schefflera arboricola 'Trinette' VARIEGATED SCHEFFLERA
LAWN	As Required	Stenotaphrum secundatum 'Floratam' ST. AUGUSTINE GRASS

* DENOTES NATIVE SPECIES

Cad Id.: 2021-075



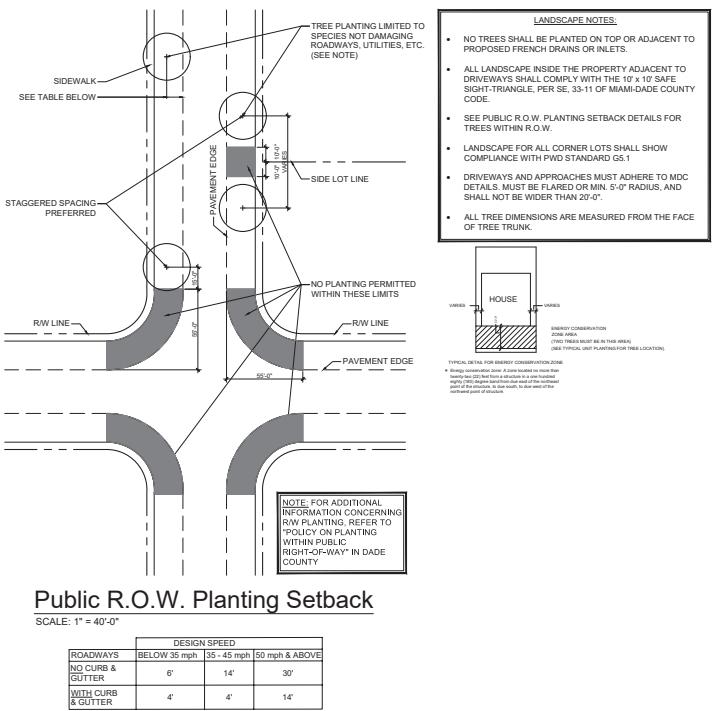
MODEL 1821 INTERIOR LANDSCAPE PLAN

Scale: 1"=10'-0"

1821 INTERIOR LANDSCAPE LIST

TREES			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
	1	" <i>Chryophyllum oliviforme</i> SATIN LEAF	8' HT. X 15' Cal. F.G.
	1	" <i>Concupus erectus</i> GREEN BUTTONWOOD	8' HT. X 15' Cal. F.G.
	2	" <i>Velitchia montgomeryana</i> 'single' SINGLE MONTGOMERY PALM	10' O.A. HT. MIN. F.G.
SHRUBS AND GROUNDCOVERS			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
CG	33	" <i>Clusia guttifera</i> SMALL LEAF CLUSIA	24" HT. X 24" SPR. / 24" O.C. 3 GAL
DE	3	" <i>Duranta erecta</i> 'Gold Mound' GOLD MOUND DURANTA	18" HT. X 18" SPR. / 18" O.C. 3 GAL
IY	14	" <i>Ixora</i> 'Mauve Yellow' YELLOW DWARF IXORA	18" HT. X 18" SPR. / 18" O.C. 3 GAL
PD	37	" <i>Podocarpus macrophyllus</i> 'Pringles Dwarf' PODOCARPOUS PRINGLES DWARF	15" HT. X 15" SPR. / 15" O.C. 3 GAL
LAWN	As Required	" <i>Stenotaphrum secundatum</i> 'Tifosatam' ST. AUGUSTINE GRASS	SOLID EVEN SOD

* DENOTES NATIVE SPECIES



Public R.O.W. Planting Setback

SCALE: 1" = 40'-0"

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

STREET TREE TYPICAL
SEE OVERALL PLANS FOR EXACT SPECIES AND LOCATION

25'-0"

25'-0"

25'-0"

LAWN

LAWN

LAWN

MODEL 1821

SWALE

SWALE

ENERGY CONSERVATION ZONE

CG 5

CG 27

IV 14

PD 22

CG 16

DE 3

PD 9

TYPICAL 10x10' SAFE SIGHT TRIANGLE

SIDEWALK

SWALE

70'-0"

MODEL 1821 CORNER LANDSCAPE PLAN

Scale: 1"=10'-0"

1821 CORNER LANDSCAPE LIST

TREES			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
	1	" <i>Chrysophyllum oliviforme</i> SATINLEAF	8' HT. X 1.5 Cal. F.G.
	1	" <i>Conocarpus erectus</i> GREEN BUTTONWOOD	8' HT. X 1.5 Cal. F.G.
	2	" <i>Veltheja montgomeryana</i> 'single' SINGLE MONTGOMERY PALM	10' O.A. HT. MIN. F.G.
SHRUBS AND GROUNDCOVERS			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
CG	53	" <i>Clusia guttifera</i> SMALL LEAF CLUSIA	24" HT. X 24" SPR. / 24" O.C. 3 GAL.
DE	3	" <i>Duranta erecta</i> 'Gold Mound' GOLD MOUND DURANTA	18" HT. X 18" SPR. / 18" O.C. 3 GAL.
IY	14	" <i>Ixora</i> 'Mau Yellow' YELLOW DWARF IXORA	18" HT. X 18" SPR. / 18" O.C. 3 GAL.
PD	37	" <i>Podocarpus macrophyllus</i> 'Pringles Dwarf' PODOCARPUS PRINGLES DWARF	15" HT. X 15" SPR. / 15" O.C. 3 GAL.
LAWN As Required		" <i>Stenotaphrum secundatum</i> 'Fioratam' ST. AUGUSTINE GRASS	SOLID EVEN SOD

* DENOTES NATIVE SPECIES



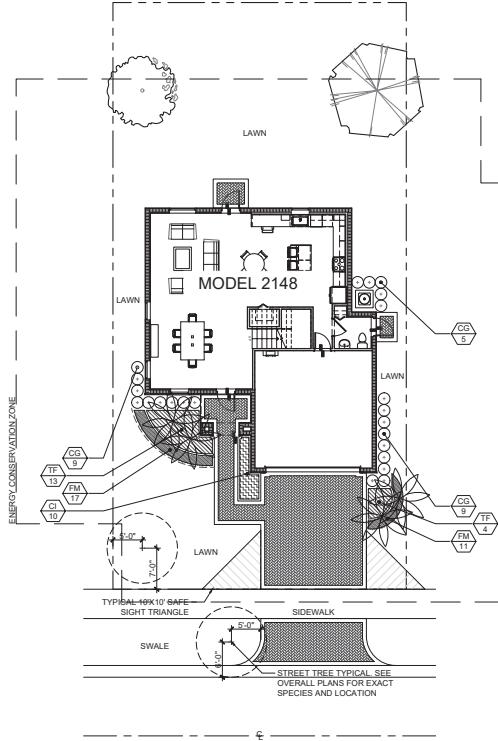
WALLACE STEVENS
MIAMI DADE COUNTY, FLORIDA
INGLE FAMILY HOME MODEL 1821 LANDSCAPE

TYPIICAL SINGLE FAMILY HOME MOBELL 1821 LANDSCAPE PLAN



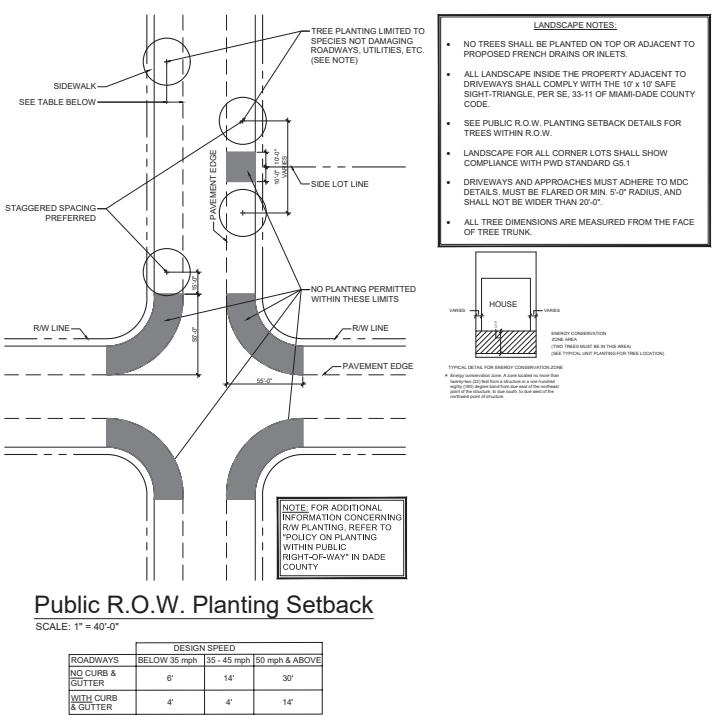
Lic. # LA0000889
Member: A.S.L.A.

L-5



MODEL 2148 INTERIOR LANDSCAPE PLAN

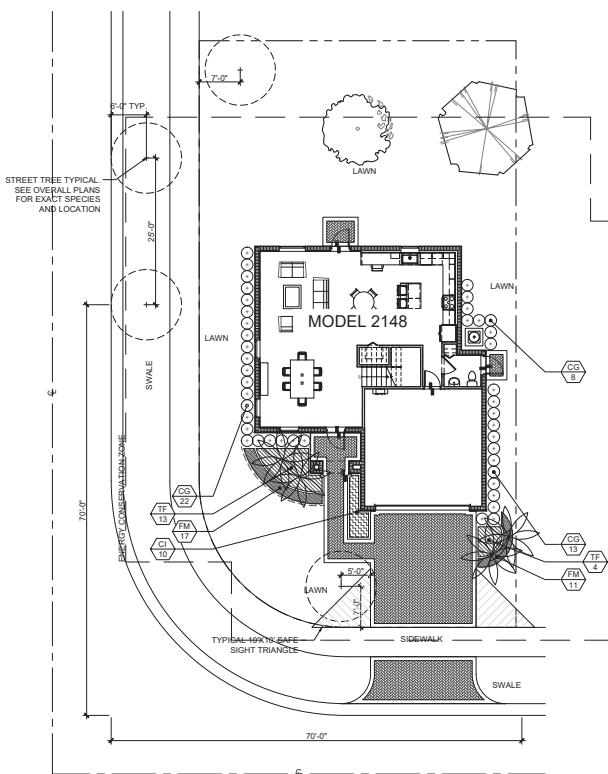
Scale: 1"=10'-0"



Public R.O.W. Planting Setback

SCALE: 1" = 40'-0"

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



MODEL 2148 CORNER LANDSCAPE PLAN

Scale: 1"=10'-0"

2148 INTERIOR LANDSCAPE LIST

SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
	1	Tabebuia heterophylla	10' HT. X 4' SPR. 2" Cal. PINK TRUMPET TREE F.G.
	1	"Conocarpus erectus 'sericeus'	8' HT. X 15 Cal. SILVER BUTTONWOOD F.G.
	2	Veltheia montgomeryana 'double'	10' O.A. HT. MIN. DOUBLE DOUBLE MONTGOMERY PALM F.G. STAGGERED.
SHRUBS AND GROUNDCOVERS			
CG	23	"Clusia guttifera"	24" HT. X 24" SPR. / 24" O.C. SMALL LEAF CLUSIA 3 GAL.
CI	10	"Chrysobalanus icaco 'Red Tip'	18" HT. X 18" SPR. / 18" O.C. RED TIP COCOPLUM 3 GAL.
FM	28	Ficus microcarpa 'Green Island'	15" HT. X 15" SPR. / 15" O.C. GREEN ISLAND FICUS 3 GAL.
TF	17	"Tripsacum floridana	24" HT. X 24" SPR. / 24" O.C. DWARF FAKAHATCHEE GRASS 3 GAL.
LAWN	As Required	Stenotaphrum secundatum 'Floratam'	SOLID EVEN SOO ST. AUGUSTINE GRASS

* DENOTES NATIVE SPECIES

2148 INTERIOR LANDSCAPE LEGEND CHAPTER 33

ZONE DISTRICT: RU-1 WITH RU-1M(a) USE			
Gross Land: 5,265 sq. ft. Net Land: 5,000 sq. ft. Water Bodies: 0			
Landscaping Open Space (if applicable)	REQ	PROV	
Greenbelt Width (if applicable)	N/A	N/A	
Lawn Area (As defined in Ordinance)	40%	40%	
TREES			
Trees per Lot: 3	3	3	
Note: 30% of required trees and/or palms shall be native species.	1	1	
Street Trees: 50 linear feet along street / 35' O.C. =	2	2	
TOTAL NUMBER OF TREES	5	5	
SHRUBS (10 shrubs for each tree req.)			
SHRUBS: (10 shrubs for each tree req.)	50	50	
30% shrub/hedge shall be native species. Irrigation system required pursuant to Chapter 33 of Miami-Dade Code	15	50	

2148 CORNER LANDSCAPE LEGEND CHAPTER 33

ZONE DISTRICT: RU-1 WITH RU-1M(a) USE			
Gross Land: 5,265 sq. ft. Net Land: 5,000 sq. ft. Water Bodies: 0			
Landscape Open Space (if applicable)	REQ	PROV	
Greenbelt Width (if applicable)	N/A	N/A	
Lawn Area (As defined in Ordinance)	40%	40%	
TREES			
Trees per Lot: 3	3	3	
Note: 30% of required trees and/or palms shall be native species.	1	1	
Street Trees: 143 linear feet along street / 35' O.C. =	4	4	
TOTAL NUMBER OF TREES	7	7	
SHRUBS (10 shrubs for each tree req.)			
SHRUBS: (10 shrubs for each tree req.)	70	70	
30% shrub/hedge shall be native species. Irrigation system required pursuant to Chapter 33 of Miami-Dade Code	21	70	

2148 CORNER LANDSCAPE LIST

SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
	1	Tabebuia heterophylla	10' HT. X 4' SPR. 2" Cal. PINK TRUMPET TREE F.G.
	1	"Conocarpus erectus 'sericeus'	8' HT. X 15 Cal. SILVER BUTTONWOOD F.G.
	2	Veltheia montgomeryana 'double'	10' O.A. HT. MIN. DOUBLE DOUBLE MONTGOMERY PALM F.G. STAGGERED.
SHRUBS AND GROUNDCOVERS			
CG	43	"Clusia guttifera"	24" HT. X 24" SPR. / 24" O.C. SMALL LEAF CLUSIA 3 GAL.
CI	10	"Chrysobalanus icaco 'Red Tip'	18" HT. X 18" SPR. / 18" O.C. RED TIP COCOPLUM 3 GAL.
FM	28	Ficus microcarpa 'Green Island'	15" HT. X 15" SPR. / 15" O.C. GREEN ISLAND FICUS 3 GAL.
TF	17	"Tripsacum floridana"	24" HT. X 24" SPR. / 24" O.C. DWARF FAKAHATCHEE GRASS 3 GAL.
LAWN	As Required	Stenotaphrum secundatum 'Floratam'	SOLID EVEN SOO ST. AUGUSTINE GRASS

* DENOTES NATIVE SPECIES

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO. Z21-26
DATE: MAR 4 2026
BY: CAB



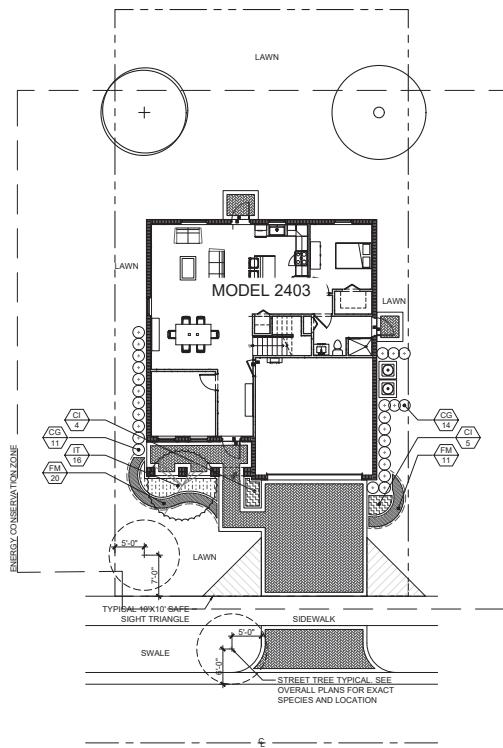
WALLACE STEVENS
MIAMI DADE COUNTY, FLORIDA
TYPICAL SINGLE FAMILY HOME MODEL 2403 LANDSCAPE PLAN

Project: _____
Revisions: _____ Date: _____ By: _____

Seal: _____
Digitally signed by Andrew M Witkin
Date: 2022-09-12T23:05:00Z
Lic. # LA0000889
Member A.S.L.A.

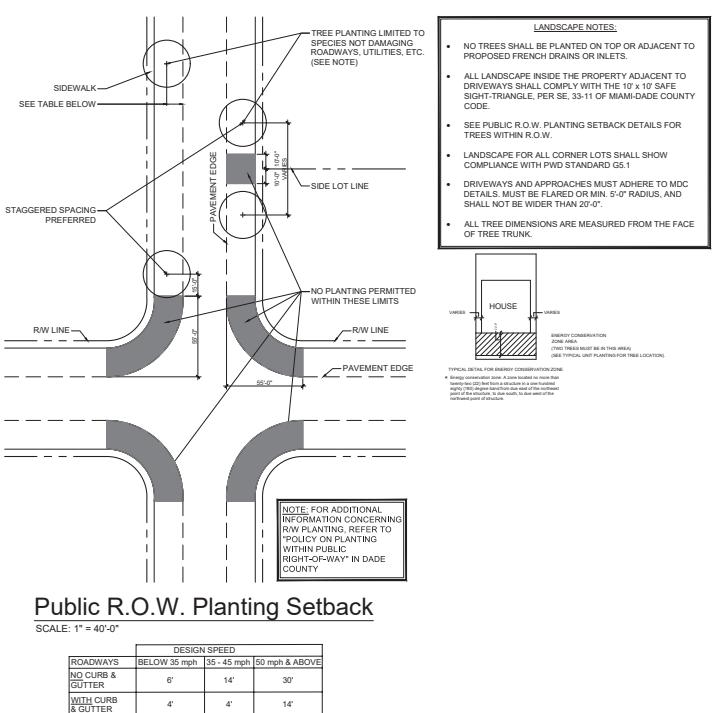
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Drawn by: MAV
Sheet No.: _____

L-7



MODEL 2403 INTERIOR LANDSCAPE PLAN

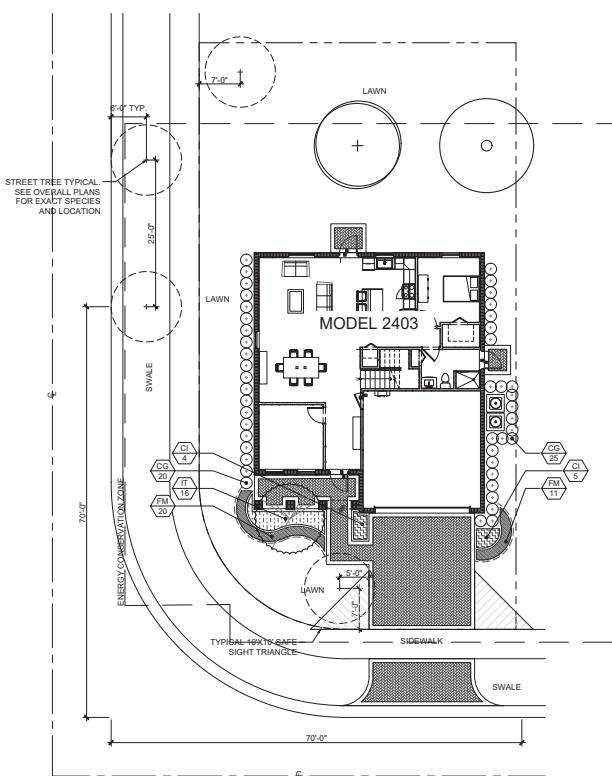
Scale: 1"=10'-0"



Public R.O.W. Planting Setback

SCALE: 1"= 40'-0"

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



MODEL 2403 CORNER LANDSCAPE PLAN

Scale: 1"=10'-0"

2403 INTERIOR LANDSCAPE LIST

SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
(○)	1	"Bursera simaruba GUMBO LIMBO	8' HT. X 15 Cal. F.G.
(○)	1	Lagerstroemia indica 'Natchez' WHITE CREPE MYRTLE	10' HT. X 4' SPR. 2" Cal. F.G.
(○)	1	"Conocarpus erectus GREEN BUTTONWOOD	8' HT. X 15 Cal. F.G.
SHRUBS AND GROUNDCOVERS			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
CG	25	"Clusia guttifera SMALL LEAF CLUSIA	24" HT. X 24" SPR. / 24" O.C. 3 GAL.
CI	9	"Chrysobalanus icaco 'Red Tip' RED TIP COCOPLUM	18" HT. X 18" SPR. / 18" O.C. 3 GAL.
FM	31	Ficus microcarpa 'Green Island' GREEN ISLAND FICUS	15" HT. X 15" SPR. / 15" O.C. 3 GAL.
IT	16	Ixora talwanense 'Dwarf' DWARF IXORA	18" HT. X 18" SPR. / 18" O.C. 3 GAL.
LAWN	As Required	Stenotaphrum secundatum 'Floratam' ST. AUGUSTINE GRASS	SOLID EVEN SOD

* DENOTES NATIVE SPECIES

2403 INTERIOR LANDSCAPE LEGEND CHAPTER 33

ZONE DISTRICT: RU-1 WITH RU-1M(a) USE		
Gross Land: 5,265 sq. ft. Net Land: 5,000 sq. ft. Water Bodies: 0		
Landscaping Open Space (if applicable)	REQ	PROV
Greenbelt Width (if applicable)	N/A	N/A
Lawn Area (As defined in Ordinance)	40%	40%
TREES		
Trees per Lot: 3	3	3
Note: 30% of required trees and/or palms shall be native species.	1	2
Street Trees: 50 linear feet along street / 35' O.C. =	2	2
TOTAL NUMBER OF TREES	5	5
SHRUBS : (10 shrubs for each tree req.)		
SHRUBS: (10 shrubs for each tree req.)	50	50
30% shrub/hedge shall be native species. Irrigation system required pursuant to Chapter 33 of Miami-Dade Code	15	34

2403 CORNER LANDSCAPE LEGEND CHAPTER 33

ZONE DISTRICT: RU-1 WITH RU-1M(a) USE		
Gross Land: 5,265 sq. ft. Net Land: 5,000 sq. ft. Water Bodies: 0		
Landscape Open Space (if applicable)	REQ	PROV
Greenbelt Width (if applicable)	N/A	N/A
Lawn Area (As defined in Ordinance)	40%	40%
TREES		
Trees per Lot: 3	3	3
Note: 30% of required trees and/or palms shall be native species.	1	2
Street Trees: 143 linear feet along street / 35' O.C. =	4	4
TOTAL NUMBER OF TREES	7	7
SHRUBS : (10 shrubs for each tree req.)		
SHRUBS: (10 shrubs for each tree req.)	70	70
30% shrub/hedge shall be native species. Irrigation system required pursuant to Chapter 33 of Miami-Dade Code	21	54

2403 CORNER LANDSCAPE LIST

SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
(○)	1	"Bursera simaruba GUMBO LIMBO	8' HT. X 15 Cal. F.G.
(○)	1	Lagerstroemia indica 'Natchez' WHITE CREPE MYRTLE	10' HT. X 4' SPR. 2" Cal. F.G.
(○)	1	"Conocarpus erectus GREEN BUTTONWOOD	8' HT. X 15 Cal. F.G.
SHRUBS AND GROUNDCOVERS			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
CG	45	"Clusia guttifera SMALL LEAF CLUSIA	24" HT. X 24" SPR. / 24" O.C. 3 GAL.
CI	9	"Chrysobalanus icaco 'Red Tip' RED TIP COCOPLUM	18" HT. X 18" SPR. / 18" O.C. 3 GAL.
FM	31	Ficus microcarpa 'Green Island' GREEN ISLAND FICUS	15" HT. X 15" SPR. / 15" O.C. 3 GAL.
IT	16	Ixora talwanense 'Dwarf' DWARF IXORA	18" HT. X 18" SPR. / 18" O.C. 3 GAL.
LAWN	As Required	Stenotaphrum secundatum 'Floratam' ST. AUGUSTINE GRASS	SOLID EVEN SOD

* DENOTES NATIVE SPECIES

Cad Id.: 2021-07

WALLACE STEVENS
MIAMI DADE COUNTY, FLORIDA
TYPICAL SINGLE FAMILY HOME MODEL 2865 LANDSCAPE PLAN

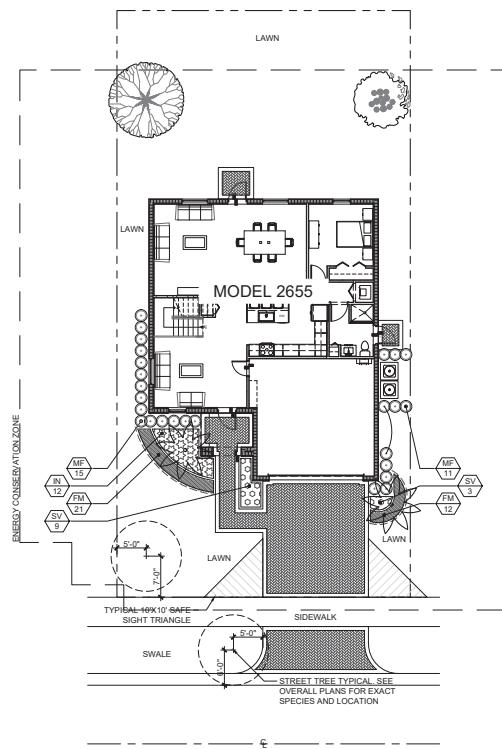
TY

Digitally signed
by Andrew M
Witkin
Date: 2022.02.09
12:22:54 -05'00'

Typ. SFH M2655 Landscape
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2021-075

-8



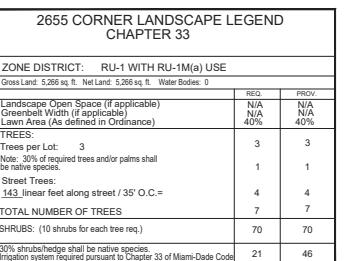
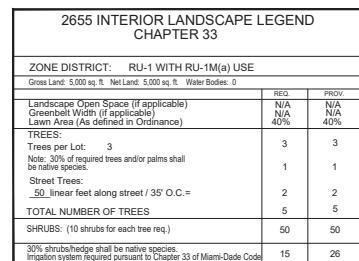
MODEL 2655 INTERIOR LANDSCAPE PLAN

Scale: 1"=10'-0"

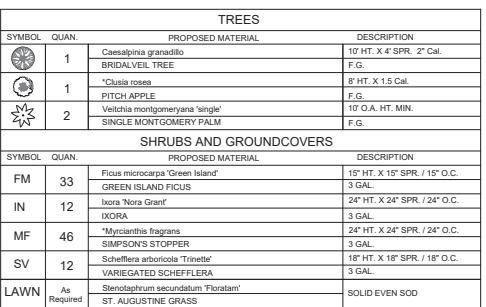
2655 INTERIOR LANDSCAPE LIST

TREES				
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION	
	1	Caesalpinia granadillo BRIDAL VEIL TREE	10' HT. X 4' SPR. F.G.	2" Cal.
	1	Clusia rosea PITCH APPLE	8' HT. X 1.5 Cal. F.G.	
	2	Vitellaria montgomeryana "single" SINGLE MONTGOMERY PALM	10' O.A. HT. MIN. F.G.	
SHRUBS AND GROUNDCOVERS				
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION	
FM	33	Ficus microcarpa "Green Island" GREEN ISLAND FIGUS	15' HT. X 15' SPR. 3 GAL.	15' O.C.
IN	12	Ixora "Nora Grant" IXORA	24" HT. X 24' SPR. 3 GAL.	24" O.C.
MF	26	Myrcianthes fragrans SIMPSON'S STOPPER	24" HT. X 24' SPR. 3 GAL.	24" O.C.
SV	12	Schaffnera arboreola "Trinette" VARIEGATED SCHEFFLERA	18" HT. X 18' SPR. 3 GAL.	18" O.C.
LAWN	As Required	Stenotaphrum secundatum "Floratam" ST. AUGUSTINE GRASS	SOLID EVEN SOD	

* DENOTES NATIVE SPECIES

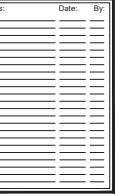


* DENOTES NATIVE SPECIES

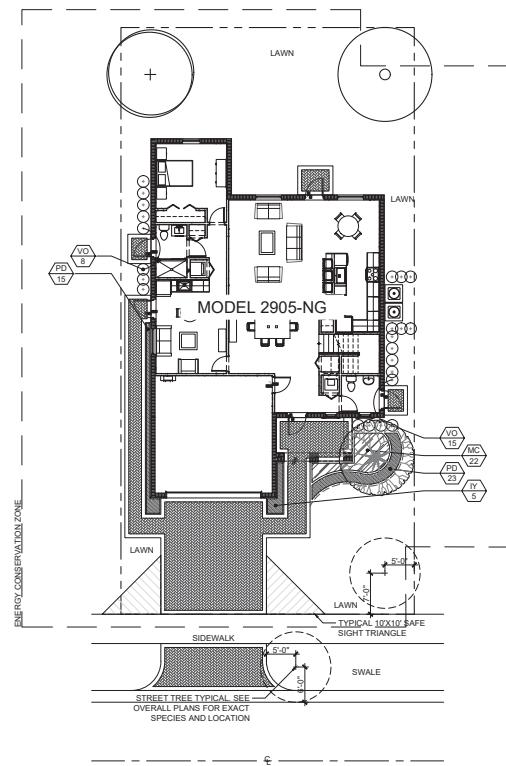


MODEL 2655 CORNER LANDSCAPE PLAN

Scale: 1"=10'-0"



-8



MODEL 2905-NG INTERIOR LANDSCAPE PLAN

Scale: 1"=10'-0"

2905-NG INTERIOR LANDSCAPE LIST

TREES				
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION	
(○)	1	*Bursera simaruba	8' HT. X 15' Cal.	F.G.
(○)	1	GUMBO LIMBO	10' HT. X 4' SPR.	2" Cal.
(○)	1	Caesalpinia granadillo	F.G.	
		BRIDALVEIL TREE	8' HT. X 15' Cal.	
		*Conocarpus erectus	8' HT. X 15' Cal.	
		GREEN BUTTONWOOD	F.G.	
SHRUBS AND GROUNDCOVERS				
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION	
IV	5	Ixora 'MauI Yellow'	18" HT. X 18" SPR.	18" O.C.
		YELLOW DWARF IXORA	3 GAL.	
MC	22	Muhlenbergia capillaris	24" HT. X 24" SPR.	24" O.C.
		PINK MUHLY GRASS	3 GAL.	
PD	38	Podocarpus macrophyllus 'Pringles Dwarf'	15" HT. X 15" SPR.	15" O.C.
		PODOCARPUS PRINGLES DWARF	3 GAL.	
VO	23	"Viburnum obvovatum	24" HT. X 24" SPR.	24" O.C.
		WALTER'S VIBURNUM	3 GAL.	
LAWN	As Required	Stenotaphrum secundatum 'Floratam'	SOLID EVEN SOD	
		ST. AUGUSTINE GRASS		

2905-NG INTERIOR LANDSCAPE LEGEND
CHAPTER 33

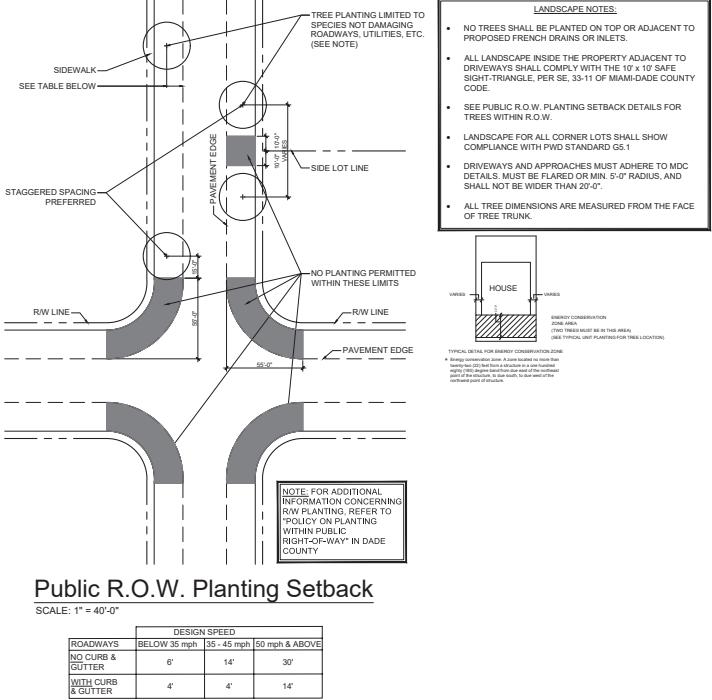
ZONE DISTRICT: RU-1 WITH RU-1(m) USE		
Land Gross: 5,000 sq. ft. Net: 5,000 sq. ft. Water Bodies: 0	REQ	PROV
Landscape/ Open Space (if applicable)	N/A	N/A
Greenbelt Width (if applicable)	N/A	N/A
Lawn Area (As defined in Ordinance)	40%	40%
TREES		
Tree per Lot:		
3	3	3
Note: 30% of required trees and/or palms shall be native species		
	1	2
Street Trees:		
50 linear feet along street / 35' O.C.=	2	2
TOTAL NUMBER OF TREES	5	5
SHRUBS: (10 shrubs for each tree req.)	50	50
30% shrubage shall be native species, irrigation system required pursuant to Chapter 33 of Miami- Dade Code	15	45

2905-NG CORNER LANDSCAPE LEGEND
CHAPTER 33

ZONE DISTRICT: RU-1 WITH RU-1M(a) USE		REQ	PROV.
Gross Land	5.265 ac. or fl.	Net Land	5.265 ac. or fl.
Water Bodies	0		
landscape, Open Space (if applicable)		N/A	N/A
greenbelt Width (if applicable)		N/A	N/A
lawn Area (As defined in Ordinance)		40%	40%
REES:			
- feet per Lot:	3	3	
- 30% of required trees and/or palms shall be native species.	1	2	
Street Trees:			
-143 linear feet along street / 35' O.C. =	4	4	
OTAL NUMBER OF TREES	7	7	
THURBUSH: (10 shrubs for each tree req.)	70	70	
0% shrub/hedge shall be native species.			
- irrigation system required pursuant to Chapter 33 of Miami-Dade Code	21	65	

2905-NG CORNER LANDSCAPE LIST

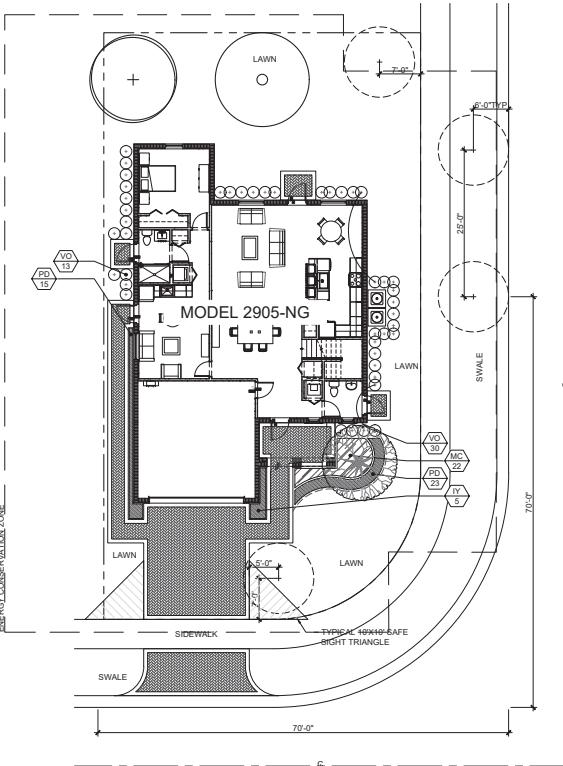
TREES			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
(○)	1	"Bursera simaruba GLIMBO/LIMBO	8' HT. X 1.5 Cal. F.G.
(○)	1	Caesalpinia granadillo BRIDALVEIL TREE	10' HT. X 4' SPR. 2" Cal. F.G.
(○)	1	"Conocarpus erectus GREEN BUTTONWOOD	8' HT. X 1.5 Cal. F.G.
SHRUBS AND GROUNDCOVERS			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
IV	5	Ixora 'Maui Yellow' YELLOW DWARF IXORA	18" HT. X 18" SPR. / 18" O.C.
MC	22	"Muhlenbergia capillaris PINK MUHL GRASS	24" HT. X 24" SPR. / 24" O.C.
PD	38	Podocarpus macrophyllus 'Pringles Dwarf' PODOCARPS PRINGLES DWARF	15" HT. X 15" SPR. / 15" O.C.
VO	43	"Viburnum obovatum WALTERS VIBURNUM	24" HT. X 24" SPR. / 24" O.C.
LAWN	As Required	Stereozaphnium secundatum 'Floratam'	SOLID EVEN SOO
		ST. AUGUSTINE GRASS	



Public R.O.W. Planting Setback

SCALE: 1" = 40'-0"

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



MODEL 2905-NG CORNER LANDSCAPE PLAN

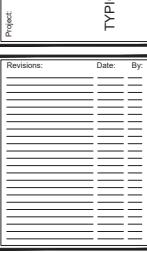
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WALLACE STEVENS

MIAMI DADE COUNTY, FLORIDA

TYPICAL SINGLE FAMILY HOME MODEL 2905-NG LANDSCAPE PLAN



Professional (Individual or Corporation)

PROFESSIONAL PREPARER'S STATEMENT OF LANDSCAPING COMPLIANCE

PROCESS NUMBER:

Legal description: Lot: _____ Block _____ Subdivision: _____
P.B. _____ Page: _____ Development name: WALLACE STEVENS

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

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

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

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



Professional Preparer's Signature

Seal:

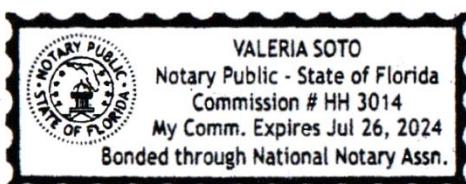
Andrew Witkin
Witkin Hults + Partners
307 S. 21st Avenue
Hollywood, FL 33020
License #0000889

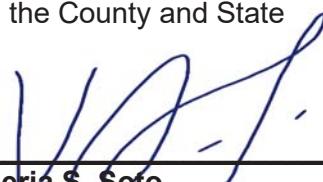
**STATE OF FLORIDA
COUNTY OF BROWARD**

The foregoing instrument was acknowledged before me this **9th of February, 2022**, by **Andrew Witkin**, of **Witkin Hults + Partners**, a Florida corporation, on behalf of the corporation. He is personally known to me and did not take an oath.

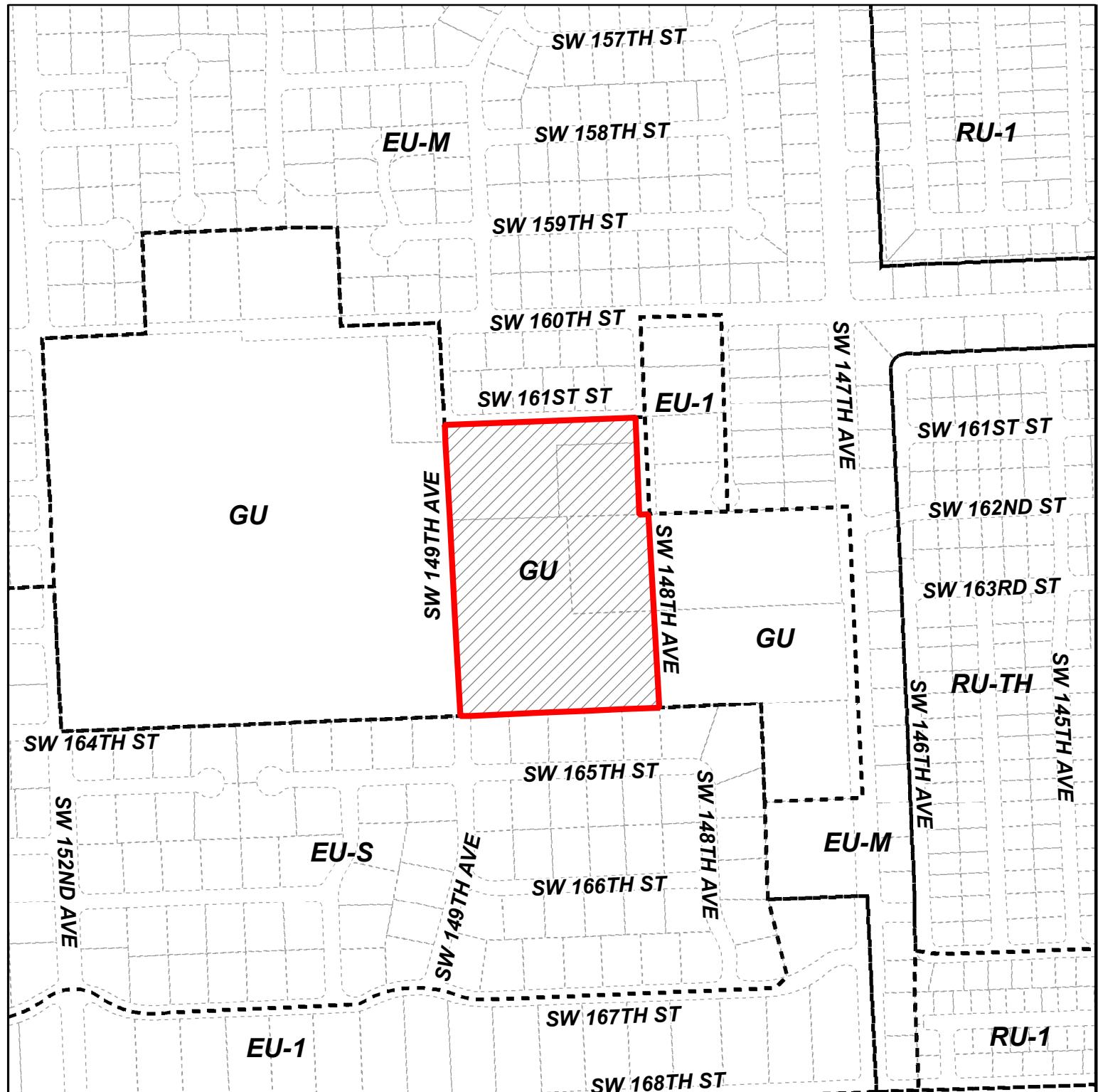
Witness my signature and official seal this **9th of February, 2022** in the County and State aforesaid, the date and year last aforesaid.

My commission expires: July 26, 2024





Valeria S. Soto
Notary Public Signature



MIAMI-DADE COUNTY

HEARING MAP

Process Number

Z2021000261

Section: 28 Township: 55 Range: 39

Applicant: Wallace and Carol Ann Stevens

Zoning Board: BCC

Commission District: 9

Drafter ID: EDUARDO CESPEDES

Scale: NTS

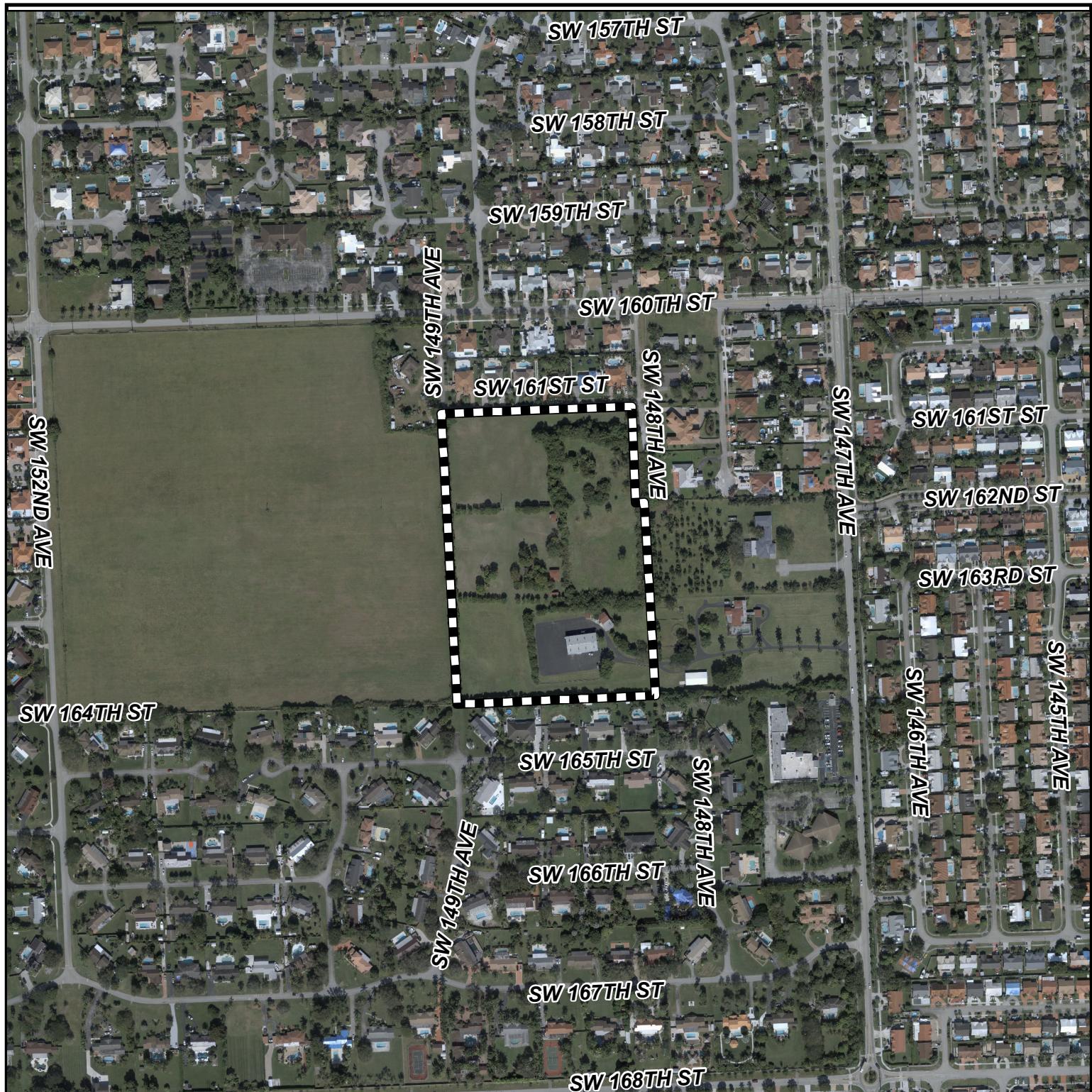
Legend



Subject Property Case

Zoning





MIAMI-DADE COUNTY
AERIAL YEAR 2021

Process Number

Z2021000261

Legend
 Subject Property

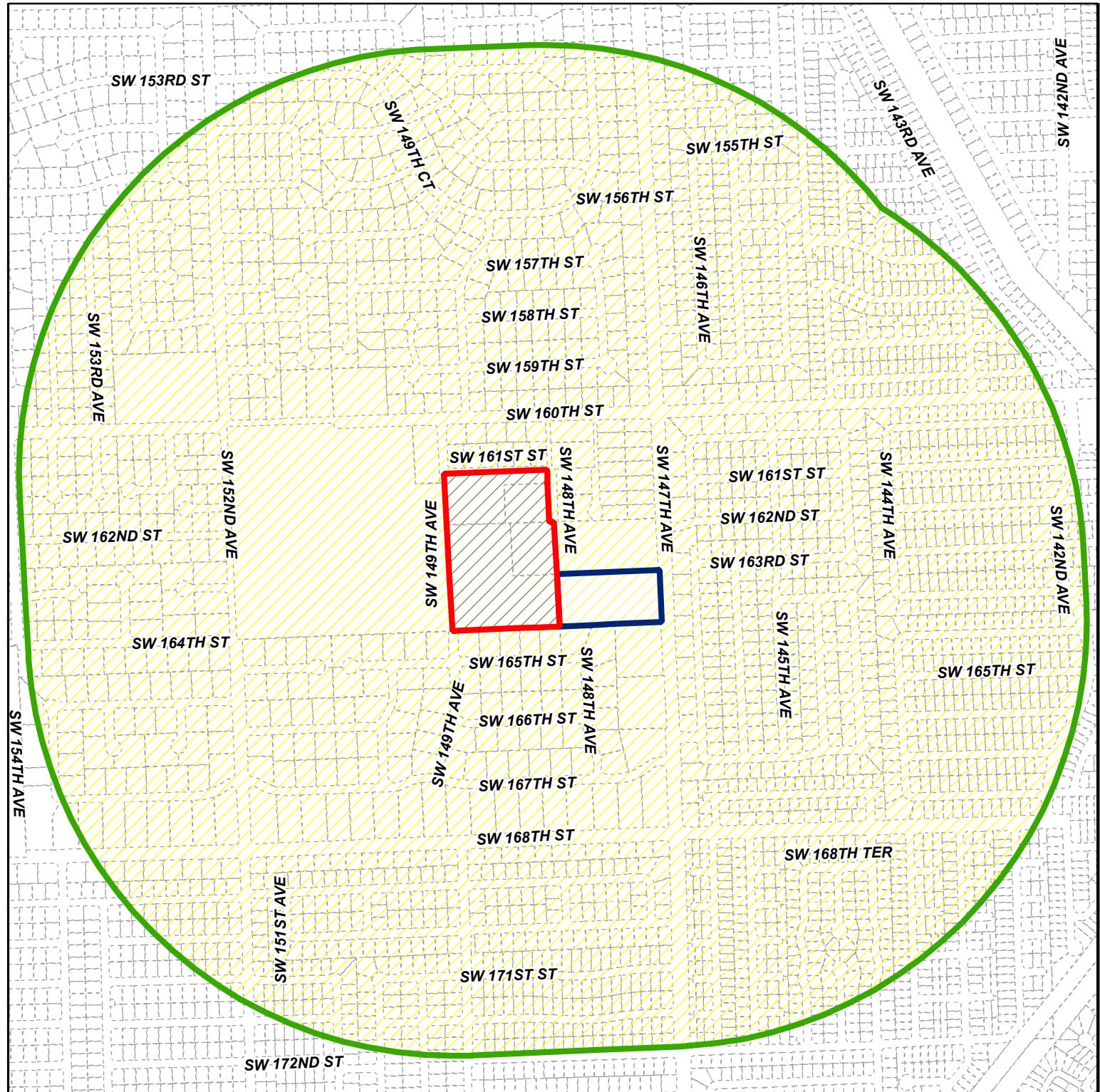


Section: 28 Township: 55 Range: 39
Applicant: Wallace and Carol Ann Stevens
Zoning Board: BCC
Commission District: 9
Drafter ID: EDUARDO CESPEDES
Scale: NTS



SKETCH CREATED ON: Tuesday, January 4, 2022

REVISION	DATE	BY



MIAMI-DADE COUNTY RADIUS MAP

**Section: 28 Township: 55 Range: 39
Applicant: Wallace and Carol Ann Stevens
Zoning Board: BCC
Commission District: 9
Drafter ID: EDUARDO CESPEDES
Scale: NTS**

Process Number

Z2021000261
RADIUS: 2640

Legend

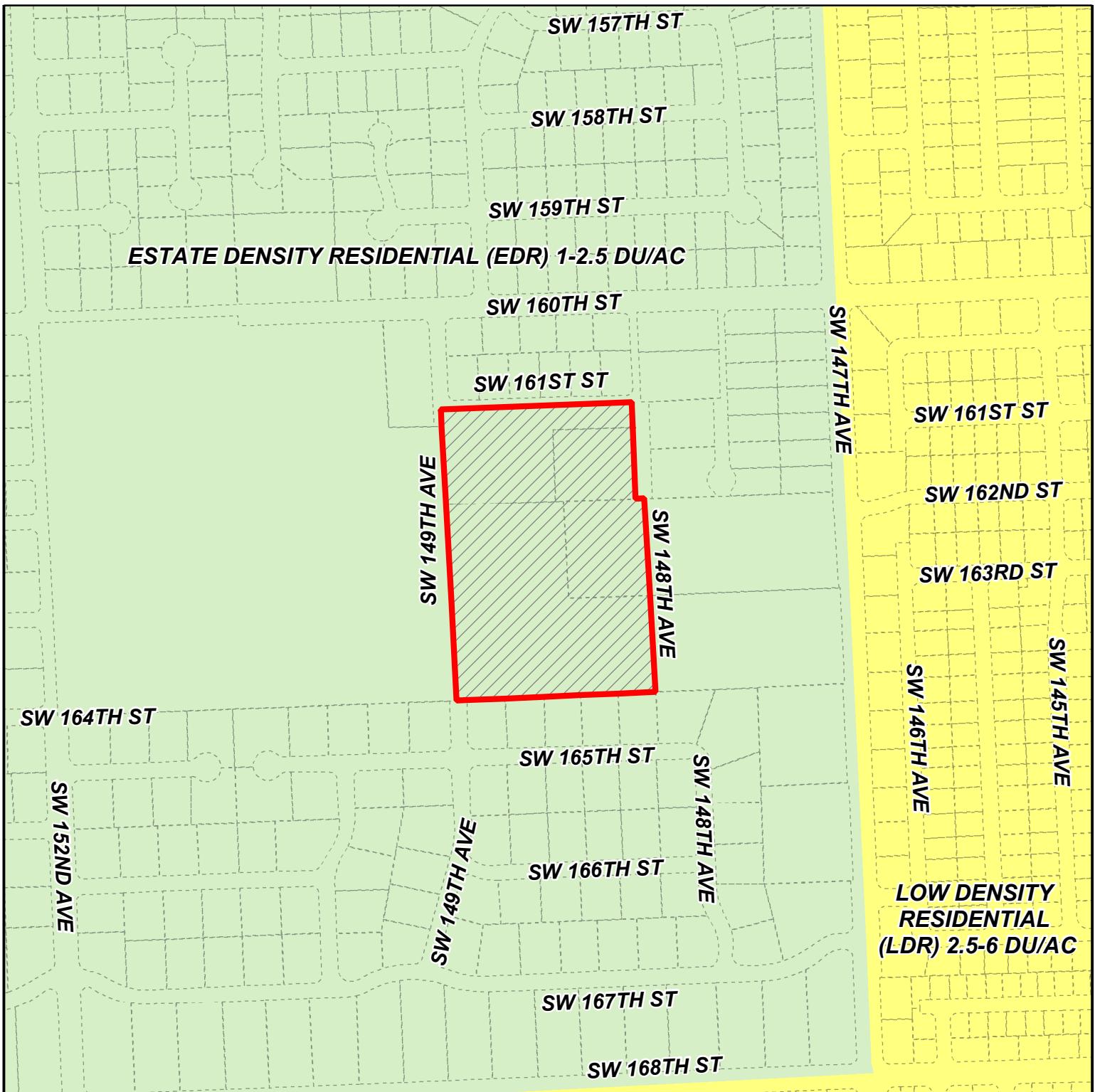


- Subject Property
- Contiguous Properties
- Buffer
- Property Boundaries



SKETCH CREATED ON: Tuesday, January 4, 2022

REVISION	DATE	BY



MIAMI-DADE COUNTY

CDMP MAP

Process Number

Z2021000261

Section: 28 Township: 55 Range: 39

Applicant: Wallace and Carol Ann Stevens

Zoning Board: BCC

Commission District: 9

Drafter ID: EDUARDO CESPEDES

Scale: NTS

Legend

 Subject Property Case



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MIAMI-DADE COUNTY

PROCESS NO: Z21-261

DATE: APR 8 2022

BY: CABR

This instrument was prepared by:

Amanda M. Naldjieff, Esq.
Holland & Knight LLP
701 Brickell Avenue, Suite 3300
Miami, Florida 33131

Folio No: 30-5928-000-0025, -0022, -0020, and -0014

(Space Reserved for Clerk of the Court)

DECLARATION OF RESTRICTIONS

WHEREAS, the undersigned owners, **Wallace and Carol Ann Stevens** (collectively, the "Owner"), hold the fee simple title to the land described in Exhibit "A" hereto (the "Property"), which is located in Miami-Dade County (the "County"), which is supported by the attorney's opinion; and

WHEREAS, the Owner has filed with Miami-Dade County an application seeking to rezone the Property from GU to RU-1(M)(a), which application is currently pending under Public Hearing No. Z2021000261 (the "Application") to facilitate the future development of residential homes on the Property.

NOW, THEREFORE, IN ORDER TO ASSURE the County, that the representations made by the Owner during consideration of the Application will be abided by, the Owner freely, voluntarily and without duress makes the following Declaration of Restrictions (the "Declaration") covering and running with the Property:

1. Maximum Permitted Density. Notwithstanding the rezoning of the Property to RU-1(M)(a), no more than ninety (90) residential dwelling units may be built on the Property.

2. Miscellaneous.

A. County Inspection. As further part of this Declaration, it is hereby understood and agreed that any official inspector of Miami-Dade County, or its agents duly authorized, may

RECEIVED

MIAMI-DADE COUNTY

PROCESS NO: Z21-261

DATE: APR 8 2022 privilege at any time during normal working hours of entering and inspecting the use of the

BY: CABR

premises to determine whether or not the requirements of the building and zoning regulations and the conditions herein agreed to are being complied with.

B. Covenant Running with the Land. This Declaration on the part of the Owner shall constitute a covenant running with the land and may be recorded, at Owner's expense, in the public records of Miami-Dade County, Florida and shall remain in full force and effect and be binding upon the undersigned Owner, and their heirs, successors and assigns until such time as the same is modified or released. These restrictions during their lifetime shall be for the benefit of, and limitation upon, all present and future owners of the real property and for the benefit of Miami-Dade County and the public welfare. Owner, and their heirs, successors and assigns, acknowledge that acceptance of this Declaration does not in any way obligate or provide a limitation on the County.

C. Term. This Declaration is to run with the land and shall be binding on all parties and all persons claiming under it for a period of thirty (30) years from the date this Declaration is recorded after which time it shall be extended automatically for successive periods of ten (10) years each, unless an instrument signed by the then-owner(s) of the Property has been recorded agreeing to change the covenant in whole, or in part, provided that the Declaration has first been modified or released by Miami-Dade County.

D. Modification, Amendment, Release. This Declaration may be modified, amended or released as to the Property, or any portion thereof, by a written instrument executed by the then-owner(s) of the property, including joinders of all mortgagees, if any, provided that the same is also approved by the Board of County Commissioners or Community Zoning Appeals Board of Miami-Dade County, Florida, whichever by law has jurisdiction over such matters, or the Director as provided by the Miami-Dade County Code of Ordinances. It is provided, however, in the event that the Property is annexed to an existing municipality or the Property is incorporated into a new

RECEIVED

MIAMI-DADE COUNTY

PROCESS NO: Z21-261

DATE: APR 8 2022, any modification, amendment, or release shall not become effective until it is approved

BY: CABR

by such municipality and is thereafter approved by the Board of County Commissioners, in accordance with applicable procedures.

E. Enforcement. Enforcement shall be by action against any parties or person violating, or attempting to violate, any covenants. The prevailing party in any action or suit pertaining to or arising out of this declaration shall be entitled to recover, in addition to costs and disbursements allowed by law, such sum as the Court may adjudge to be reasonable for the services of his attorney. This enforcement provision shall be in addition to any other remedies available at law, in equity or both.

F. Authorization for Miami-Dade County to Withhold Permits and Inspections. In the event the terms of this Declaration are not being complied with, in addition to any other remedies available, the County is hereby authorized to withhold any further permits, and refuse to make any inspections or grant any approvals, until such time as this declaration is complied with.

G. Election of Remedies. All rights, remedies and privileges granted herein shall be deemed to be cumulative and the exercise of any one or more shall neither be deemed to constitute an election of remedies, nor shall it preclude the party exercising the same from exercising such other additional rights, remedies or privileges.

H. Presumption of Compliance. Where construction has occurred on the Property or any portion thereof, pursuant to a lawful permit issued by the County, and inspections made and approval of occupancy given by the County, then such construction, inspection and approval shall create a rebuttable presumption that the buildings or structures thus constructed comply with the intent and spirit of this Declaration.

I. Severability. Invalidation of any one of these covenants, by judgment of Court,

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MIAMI-DADE COUNTY

PROCESS NO: Z21-261

DATE: APR 8 2021

BY: CABR

any material portion is invalidated, the County shall be entitled to revoke any approval predicated upon the invalidated portion.

J. Recording. This Declaration shall be filed of record in the public records of Miami-Dade County, Florida at the cost of the Owner following the approval of the Application. This Declaration shall become effective immediately upon recordation. Notwithstanding the previous sentence, if any appeal is filed, and the disposition of such appeal results in the denial of the application, in its entirety, then this Declaration shall be null and void and of no further effect. Upon the disposition of an appeal that results in the denial of the Application, in its entirety, and upon written request, the Director of the Regulatory and Economic Resources Department or the executive officer of the successor of said department, or in the absence of such director or executive officer by his/her assistant in charge of the office in his/her absence, shall forthwith execute a written instrument, in recordable form, acknowledging that this Declaration is null and void and of no further effect.

K. Acceptance of Declaration. Acceptance of this Declaration does not obligate the County in any manner, nor does it entitle the Owner to a favorable recommendation or approval of any application, zoning or otherwise, and the Board of County Commissioners and/or any appropriate Community Zoning Appeals Board retains its full power and authority to deny each such application in whole or in part and to decline to accept any conveyance or dedication.

L. Owner. The term Owner shall include the Owner, and its heirs, successors and assigns.

[EXECUTION PAGES FOLLOW]

RECEIVED

MIAMI-DADE COUNTY

PROCESS NO: Z21-261

DATE: APR 8 2022

IN WITNESS WHEREOF, we have executed this Declaration of Restrictions as of this _____

BY: CABR

day of _____, 2022.

WITNESSES:

Signature

By: _____

Name: **Wallace Stevens**

Address: _____

Printed Name

Signature

Printed Name

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

)
) SS:
)

The foregoing instrument was acknowledged before me by means of physical presence [] or online notarization [] by **Wallace Stevens**, for the purposes stated herein on behalf of the owner. He is personally known to me or has produced _____ as identification.

Witness my signature and official seal this _____ day of _____, 2022, in the County and State aforesaid.

My Commission Expires:

Notary Public

Printed Name

RECEIVED

MIAMI-DADE COUNTY

PROCESS NO: Z21-261

DATE: APR 8 2022 WITNESS WHEREOF, we have executed this Declaration of Restrictions as of this ____

BY: CABR

day of _____, 2022.

WITNESSES:

Signature

By: _____

Name: **Carol Ann Stevens**

Address: _____

Printed Name

Signature

Printed Name

STATE OF FLORIDA

)

COUNTY OF MIAMI-DADE

) SS:

)

The foregoing instrument was acknowledged before me by means of physical presence [] or online notarization [] by **Carol Ann Stevens**, for the purposes stated herein on behalf of the owner. She is personally known to me or has produced _____ as identification.

Witness my signature and official seal this _____ day of _____, 2022, in the County and State aforesaid.

My Commission Expires:

Notary Public

Printed Name

RECEIVED

MIAMI-DADE COUNTY

PROCESS NO: Z21-261

DATE: APR 8 2022

BY: CABR

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 1:

The Southwest 1/4 of the Northeast 1/4 of the Southeast 1/4, less the East 272.50 feet of the North 1/2 thereof, in Section 28, Township 55 South, Range 39 East, lying and being in Miami-Dade County, Florida.

PARCEL 2:

The South 240 feet of the East 300 feet of the South 1/2 of the Northwest 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 28, Township 55 South, Range 39 East, lying and being in Miami-Dade County, Florida, less the East 25 feet for road purposes.

PARCEL 3:

The East 272.5 feet of the North 1/2 of the Southwest 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 28, Township 55 South, Range 39 East, Miami-Dade County, Florida.

PARCEL 4:

The South 1/2 of the Northwest 1/4 of the Northeast 1/4 of the Southeast 1/4, less the East 25 feet and less the South 240 feet of the West 275 feet of the East 300 feet, in Section 28, Township 55 South, Range 39 East, lying and being in Miami-Dade County, Florida.

Also described as:

The South 1/2, less the South 240 feet of the East 300 feet, of the Northwest 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 28, Township 55 South, Range 39 East, Miami-Dade County, Florida, less the East 25 feet.