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

PH: Z25-256 **September 24, 2026**
Item No. 8C6

Recommendation Summary	
Commission District	8
Applicant	Dunagan's Fruit Groves, LLC
Summary of Requests	The applicant seeks rezoning from AU (Agricultural, minimum 5-gross acre lots) to EU-M (residential, minimum 15,000 sq. ft. lots) on the peripheral portions of the subject site, and a rezoning to RU-1M(a) (residential, minimum 5,000 sq. ft. lots) on the remaining internal portion of the site, which would allow the subject property to be developed with more residential units than currently allowed. Additionally, the application seeks to allow the proposed residential lots to have reduced lot widths, and with no frontage on a public street, and to permit access to these lots by way of a private driveway.
Location	Lying between SW 272 Street (Empore Drive) and SW 278 Street, and between SW 157 Avenue (Newton Road) and SW 159 Avenue, Miami-Dade County, Florida.
Property Size	±40.16-gross (±34.45-net) Acres
Existing Zoning	AU, Agricultural District
Existing Land Use	Vacant, agricultural
2030-2040 CDMP Land Use Designation	Low Density Residential (2.5 to 6 dwelling units per gross acre) **(Subject to approval of the concurrent CDMP amendment Application No. CDMP20250021)*** (*see attached Zoning Recommendation Addendum*)
Comprehensive Plan Consistency	Consistent with interpretative text, goals, objectives and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311, District Boundary Change Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations. (see attached Zoning Recommendation Addendum)
Recommendation	**Approval of request #1 and #3, subject to the boards acceptance of the proffered covenant (Subject to approval of the concurrent CDMP amendment Application No. CDMP202500021 and it becoming effective)*, and approval with conditions of requests #2 and #4.**

*** This recommendation is contingent on approval of the CDMP amendment Application No. CDMP202500021 to amend the CDMP, which the Board of County Commissioners (the Board) is scheduled to hear, pursuant to section 2-116.1 of the County Code, prior to and on the same day as the hearing on this concurrent zoning application**.

BOARD OF COUNTY COMMISSIONERS' JURISDICTION:

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

REQUESTS:

REQUESTS #1 & #2 ON PARCEL "A"

(1) DISTRICT BOUNDARY CHANGE from AU, Agricultural District, to EU-M, Estate Modified District.

(2) NON-USE VARIANCE of zoning and subdivision regulations to permit proposed EU-M lots to have 0' of frontage on a public right-of-way (100' minimum required under workforce housing regulations), and to permit such lots to have access to public streets by means of private drives.

REQUESTS #3 & #4 ON PARCEL "B"

(3) District Boundary Change from AU, Agricultural District, to RU-1M(a), Modified Single-family Residential District.

(4) NON-USE VARIANCE of zoning and subdivision regulations to permit proposed RU-1M(a) lots to have 0' of frontage on a public right-of-way (40' minimum required under workforce housing regulations), and to permit such lots to have access to public streets by means of private drives.

Plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled "Dunagans," consisting of architectural plans prepared by Pascual, Perez, Kiliddjian, Starr and Associates, P.A., comprising 43 sheets dated-stamped received November 5, 2025, and 32 sheets dated-stamped received on January 5, 2025; civil plans prepared by SSA Schwebke Shiskin & Associates., comprising 21 sheets dated-stamped received January 5, 2026; and landscape plans prepared by Witkin Hults and Partners, comprising 24 sheets dated-stamped received January 5, 2026; for a total of 120 sheets. Plans may be modified at public hearing.

PROJECT HISTORY AND DESCRIPTION:

The ±40.16-gross (±34.45-net) Acres subject parcel is generally Lying between SW 272 Street (Epmore Drive) and SW 278 Street, and between SW 157 Avenue (Newton Road) and SW 159 Avenue and consists of four (4)-parcels. The subject parcels consist of vacant land and agricultural uses. Staff notes that the applicant has concurrently filed an amendment application (CDMP202500021) to the Comprehensive Development Master Plan (CDMP) Adopted 2030 and 2040 Land Use Plan (LUP) map. The CDMP application seeks to redesignate the ±40.16-gross (±34.45-net) Acres subject property 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). The CDMP amendment would be subject to the Board's acceptance of a proffered Declaration of Restrictions (CDMP covenant) limiting development on the subject site to a maximum of 185 residential dwelling units. Approval of this zoning application is contingent on the approval of the concurrent CDMP amendment Application No. CDMP20250021 and it becoming effective.

Under the current zoning application, the applicant seeks to permit a rezoning of the ±40.16-gross (±34.45-net) Acres subject parcel into two (2) distinct proposed new zoning districts. The applicant seeks to rezone the 1-lot deep portions that are on the periphery of the subject property (Parcel 'A') from AU, Agricultural District, to EU-M, Estates Modified District (request #1), and to rezone the remaining, central large portion of the property (Parcel 'B') from AU, Agricultural District, to RU-1M(a), Modified Single-family Residential District (request #3), the applicant also seeks

approval non-use variance of zoning and subdivision regulations requiring lots to have frontage on a public right-of-way; to waive same to permit the proposed residential lots to have access to a public street by means of private drives (request #3 and #4). Under the current density of one dwelling unit per five acres, the property may be developed with a maximum of eight (8) dwelling units.

Staff further notes that as part of this application, the applicant has submitted plans for the development of 185 dwelling units on the subject property. The proposed units will consist of 36 EU-M lots and 149 RU-1MA lots. The residential development will be served by both internal private drives and public roadways. Site amenities, as depicted in the submitted plans, include pedestrian walking paths, mail kiosks, vehicular paved areas, and unencumbered green open area. The development will include ten (10)-ingress/egress vehicular and pedestrian access points along SW 272 Street, SW 274 Street, SW 276 Street, SW 159 Avenue, SW 278 Street, SW 158 Avenue, and 4 unnamed private roadways. Parking and driveways are internal to the site. The submitted plans indicate that the proposed lots and blocks are designed along a network of private and public drives to provide connectivity for both pedestrians and vehicles, with the proposed units oriented to front towards the streets. Submitted landscape plans depict ample landscaping in the form of trees and shrubs provided within the residential, as well as along the western and northern perimeters of the proposed residential development, with street trees provided along all the abutting roadways.

Staff notes that the applicant has voluntarily proffered a zoning Declaration of Restrictions that, among other things, limits the development to a maximum of one hundred and eighty-five (185) residential dwelling units, ties the development to the controlling plans, and provides for the use of a Certificate of Portability pursuant to Section 33-193.8.

The portability code section allows a density bonus generated by a primary site to be sold or transferred to a receiving site and used to obtain density and intensity bonuses in accordance with the workforce housing code. For this application, one (1) portability unit is shown on the site plan, which allows the receiving site, to utilize the lot size and lot frontage standards in Workforce Housing Code Section 33-193.11. The transferred unit represents a density bonus that was not utilized by the sending site. Accordingly, no units on the subject property are designated as workforce housing units, and the applicant is not utilizing any workforce housing density bonuses. The owner acknowledges that the Certificate of Portability, in a form acceptable to the Director or the Director's designee, must be provided to the Miami-Dade County Department of Regulatory and Economic Resources (RER) prior to the issuance of any building permit.

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	**Land Use Designation**
Subject Property	AU, agricultural	Low Density Residential (2.5 to 6 dwelling units per gross acre) (**Subject to approval of the concurrent CDMP amendment) ***
North	AU, single-family residence and agricultural uses.	Agricultural and Estate Density Residential (1 to 2.5 dua)
South	AU; single-family residences and agricultural.	Low Density Residential with Density Increase 1

East	AU, RU-3M, EU-1; agricultural & single-family residences.	Estate Density Residential (1 to 2.5 dua)
West	EU-M; single-family residences	Estate Density Residential (1 to 2.5 dua)
*** Land subject to CDMP Amendment Application No. CDMP20250021, filed concurrently by the applicant, which, if approved by the Board, would change the land use designation to "Low Density Residential (2.5 to 6 dwelling units per gross acre).**		

NEIGHBORHOOD COMPATIBILITY:

The ±40.16-gross (±34.45-net) Acres subject parcel is located Lying between SW 272 Street (Epmore Drive) and SW 278 Street, and between SW 157 Avenue (Newton Road) and SW 159 Avenue and consists of vacant land and agricultural uses. The properties to the north of the subject site consist of single-family residences and agricultural uses, the properties are zoned AU. The properties to the south of the subject site consist of single-family residences and agricultural uses, the properties are zoned AU. The properties to the west of the subject site are single-family residences, the properties are zoned EU-M. The properties to the east of the subject site consist of single-family residences and agricultural uses, the properties are zoned AU, RU-3M and EU-1. The subject property itself is located immediately south and inside the UDB which runs along SW 272 Street (Epmore drive). The lot sizes for the properties surrounding the subject property vary between ± 9,500 sq. ft. to ±5-acres.

SUMMARY OF THE IMPACTS:

The approval of this application will allow the applicant to rezone the property in order to develop the parcels with additional housing in this area of the County. Based on memoranda from the departments reviewing this application, any additional impacts will not cause their facilities and services to operate below their adopted levels of service standards. The Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER) state in their memorandum that the application meets traffic concurrency criteria, does not exceed the acceptable Level of Service (LOS) on the neighboring roadways and will generate 106 PM daily peak hour vehicle trips. Staff notes that the application will add to the population in the area and will bring additional traffic into the neighborhood.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

As previously mentioned, the subject property is the subject of a CDMP amendment application (CDMP20250021) 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 scheduled to be heard by the Board of County Commissioners, prior to the zoning hearing application. The CDMP application proposes to redesignate the ±40.16-gross (±34.45-net) Acres subject parcel from "Estate Density Residential", to **Low Density Residential** (2.5 to 6 dwelling units per gross acre). *The residential densities allowed in* the **Low-Density Residential** *use category shall range from a minimum of 2.5 to a maximum of 6 dwelling units per gross acre*.

Subject to approval of the concurrent CDMP amendment, the applicant would be permitted to develop the ±40.16-gross-acre (±34.45-net-acre) subject property with a maximum of 241 dwelling units, consistent with the maximum density permitted under the Low Density Residential designation on the CDMP Land Use Plan (LUP) map. Under Request #3, the applicant seeks a

district boundary change from AU, Agricultural District, to EU-M, Estate Modified District, for the peripheral portions of the property identified as Parcel "A," and to RU-1M(a), Modified Single-Family Residential District, for the interior portion identified as Parcel "B." The EU-M zoning district permits one dwelling unit per lot, with a minimum lot size of 15,000 square feet, or 12,000 square feet when utilizing the workforce housing intensity standards. Accordingly, the EU-M portion could accommodate up to 39 single-family residences under the workforce housing intensity standards. The RU-1M(a) zoning district permits one dwelling unit per lot, with a minimum lot size of 5,000 square feet, or 3,750 square feet when utilizing the workforce housing intensity standards. Accordingly, the RU-1M(a) portion could accommodate up to 272 single-family residences under those standards. The applicant has voluntarily proffered a zoning Declaration of Restrictions that, among other things, limits the proposed development to a maximum of one hundred and eighty-five (185) residential dwelling units. Furthermore, the zoning declaration requires the owner to comply with the CDMP covenant accepted in connection with CDMP amendment application no. CDMP20250021, which is being processed concurrently with this zoning application.

The CDMP Land Use Element **Objective LU-4** states that Miami-Dade County shall, by the year 2040, reduce the number of land uses that are inconsistent with the uses designated on the Land Use Plan (LUP) map and interpretive text or with the character of the surrounding community. Additionally, **Land Use Element Policy LU-4A** establishes criteria for evaluating compatibility among nearby land uses, including noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking, building height, bulk, architectural scale, landscaping, hours of operation, buffering, and safety, as applicable.

Staff notes that approximately 20.08 acres of the ±40.16-gross-acre (±34.45-net-acre) subject property are located within one-half mile of the South Dade TransitWay, one of the six Strategic Miami Area Rapid Transit (SMART) Plan corridors, and are therefore within a CDMP-designated Rapid Transit Activity Corridor. The CDMP Mixed-Use Development provisions encourage increased density and intensity near SMART Plan corridors. Based on a maximum density of 36 dwelling units per acre, the ±20.08-acre portion could accommodate up to approximately 722 dwelling units. However, this density is not an automatic entitlement and remains subject to compatibility with adjacent development. In this case, the applicant has voluntarily limited the entire development to 185 dwelling units. The proposed EU-M zoning along the peripheral portion of the property, identified as Parcel "A," would provide larger lots and an appropriate transition to the surrounding lower-density development, while the proposed RU-1M(a) zoning would concentrate the smaller lots within the interior portion identified as Parcel "B." Staff finds that the proposed 185-unit development, together with the location and allocation of the proposed zoning districts, adequately addresses compatibility with the surrounding area. Accordingly, staff supports the rezoning of Parcel "A" to EU-M under Request #1 and Parcel "B" to RU-1M(a), Modified Single-Family Residential District, under Request #2.

Based on the foregoing, staff opines that approval of requests #1 and #3, and the other non-use variances requests #2 and #4 which are needed for the residential development on the subject site would be **compatible** with the development trend within the surrounding area and with the County's policies to appropriately increasing residential densities and intensities of development within the UDB, and the rezoned property will be consistent with the existing development trend of zoning in the surrounding area. Therefore, subject to the Board's approval of the CDMP amendments and proffered CDMP covenant provisions as mentioned above, to allow the redesignation of the subject parcel on the CDMP LUP map, and subject to the acceptance of the proffered covenant, staff opines that approval of requests #1 through #4 would be **consistent** with the CDMP Land Use Element interpretative text and the maximum numerical residential

density threshold permitted for the Low Density Residential land use category of the CDMP Land Use Plan (LUP) map.

ZONING ANALYSIS:

The applicant seeks to permit a rezoning of the ±40.16-gross (±34.45-net) Acres subject parcel into two (2) distinct proposed new zoning districts. The applicant seeks to rezone the 1-lot deep portions that are on the periphery of the subject property (Parcel 'A') from AU, Agricultural District, to EU-M, Estates Modified District (request #1), and to rezone the remaining, central large portion of the property (Parcel 'B') from AU, Agricultural District, to RU-1M(a), Modified Single-family Residential District (request #3), the applicant also seeks approval of a non-use variance of zoning and subdivision regulations to permit proposed EU-M lots to have 0' of frontage on a public right-of-way (100' minimum required under workforce housing regulations), and to permit such lots to have access to public streets by means of private drives (request #2), and a non-use variance of zoning and subdivision regulations to permit proposed RU-1M(a) lots to have 0' of frontage on a public right-of-way (40' minimum required under workforce housing regulations), and to permit such lots to have access to public streets by means of private drives (request #4)

When requests #1 and #3 are analyzed under Section 33-311, District Boundary Change, the approval of the request would be **compatible** with the surrounding area. 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 **compatible** with the natural transition of residential zoning trend of development in the surrounding area.

Staff notes that the EU-M zoning district permits one dwelling unit per lot, with a minimum lot size of 15,000 square feet, or 12,000 square feet when utilizing the workforce housing intensity standards. Accordingly, the EU-M portion of the property could accommodate up to 39 single-family residences under those standards. The RU-1M(a) zoning district permits one dwelling unit per lot, with a minimum lot size of 5,000 square feet, or 3,750 square feet when utilizing the workforce housing intensity standards. Accordingly, the interior RU-1M(a) portion could accommodate up to 272 single-family residences under those standards. The applicant proposes to utilize the workforce housing lot size and lot frontage standards by transferring one (1) portability unit generated by another eligible development pursuant to Section 33-193.8, Alternatives to On-Site Construction of WHUs. The transferred unit represents bonus density that was not utilized by the sending site.

The applicant has voluntarily proffered a zoning Declaration of Restrictions that, among other things, limits the development to a maximum of one hundred and eighty-five (185) residential dwelling units. The declaration includes a provision titled "Certificate of Portability in Lieu of Density Bonus," which states that no units shown on the site plan are designated as workforce housing units and that the applicant is not seeking a twenty-five percent (25%) density bonus based on the development of the subject property. Instead, one (1) ported density unit is shown on the site plan, for which a Certificate of Portability Agreement will be proffered and recorded in accordance with Department policies and procedures. The owner further acknowledges that the

Certificate of Portability, in a form acceptable to the Director or the Director's designee, must be provided to the Miami-Dade County Department of Regulatory and Economic Resources (RER) prior to the issuance of any building permit. The zoning declaration also requires the owner to comply with the CDMP covenant accepted in connection with CDMP amendment application no. CDMP20250021, which is being processed concurrently with this zoning application. **Therefore, subject to the Board's acceptance of the proffered zoning covenant, staff recommends approval of request #1 (for a rezoning on Parcels 'A' to EU-M, Estates Modified District) and request #2 (for a rezoning on Parcels 'B' to RU-1M(a), Modified Single-family Residential District), under Section 33-311, District Boundary Change. (Subject to approval of the concurrent CDMP amendment Application No. CDMP20250021 and it becoming effective).**

In order to develop the residential projects the applicant is also seeking a non-use variance of zoning and subdivision regulations to permit proposed EU-M lots to have 0' of frontage on a public right-of-way (100' minimum required under workforce housing regulations), and to permit such lots to have access to public streets by means of private drives (request #2) and non-use variance of zoning and subdivision regulations to permit proposed RU-1M(a) lots to have 0' of frontage on a public right-of-way (40' minimum required under workforce housing regulations), and to permit such lots to have access to public streets by means of private drives (request #4). When these requests are analyzed under the Non-Use Variances From Other Than Airport Regulations, Section 33-311(A)(4)(b), staff opines 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 public and private drives which interconnect throughout the development and will directly connect to SW 272 Street, SW 274 Street, SW 276 Street, SW 278 Street, SW 159 Avenue, SW 158 Avenue, and SW 157 Avenue. Staff opines that due to the unique characteristics of the proposed residential development the use of private drives should be approved. Staff further opines that the frontage of such residential lots would be internal to the subject site, would not be visible in the area, and would not create a significant visual impact in the neighborhood. Additionally, 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 requests #2 and #4 under Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations.**

Staff also notes that, based on the memoranda submitted by the reviewing departments, approval of the requests would not have an unfavorable effect on the environment, natural resources, or economy of Miami-Dade County and would not be incompatible with the surrounding area. The Department of Transportation and Public Works (DTPW) reviewed the requests and has no objection to the application. The Platting and Traffic Review Section also has no objection, subject to the conditions contained in its memorandum, and indicates that the application meets traffic concurrency criteria and is anticipated to generate approximately 106 PM peak-hour vehicle trips. The RER Code Coordination and Public Hearings Section indicates that the application meets all applicable level-of-service (LOS) standards for potable water supply, wastewater disposal, and flood protection. The Miami-Dade Fire Rescue Department (MDFR) memorandum does not identify any negative impacts on fire rescue services. The Miami-Dade Water and Sewer Department and the Parks, Recreation and Open Spaces Department (PROS) also have no objection to the application.

Miami-Dade County Public Schools (MDCPS) indicates that the proposed maximum residential density of 185 units is anticipated to generate 77 students, including 34 elementary school students, 19 middle school students, and 24 senior high school students. The elementary and middle school levels currently have sufficient capacity to serve the proposed development; however, the applicable LOS standard is not met at the senior high school level. A final determination of public school concurrency and capacity reservation will be made at the time of approval of the final plat, site plan, or functional equivalent, subject to any additional information identified through further departmental review. Based on the aforementioned departmental memoranda, staff opines that the requests would not generate excessive noise or place an undue or excessive burden on public facilities. Accordingly, staff finds that approval of Requests #1 through #4 would be compatible with the character of the surrounding neighborhood when considering the necessity and reasonableness of the rezoning in relation to the present and future development of the area. **Therefore, subject to the Board's acceptance of the proffered zoning covenant, staff recommends approval of approval of requests #1 and #3 for a district boundary change to EU-M, Estate Modified District on Parcel 'A', and to RU-1M(a), Modified Single-Family Residential District on Parcel 'B', under Section 33-311, District Boundary Change (Subject to approval of the concurrent CDMP amendment Application No. CDMP20250021 and it becoming effective). In addition, staff also recommends approval with conditions of requests #2 and #4 under Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations.**

ACCESS, CIRCULATION AND PARKING: The submitted site plan depicts nine (9) ingress/egress points of direct vehicular and pedestrian access to help facilitate the flow of traffic for the proposed residential development. There are nine such access points from proposed SW 272 street, SW 244 Street, 157 Avenue, 158 Avenue, 159 Avenue, 278 Street and 276 Street. Additionally, the submitted plans indicate that the proposed residential development is designed along a network of private drives to allow seamless connectivity to the various individual tracts within the proposed development for pedestrians and autos alike. Driveways are internal to the site, each property will have a minimum of 2 parking spaces as required by code.

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

RECOMMENDATION: Approval of requests #1 and #3 (Subject to approval of the concurrent CDMP amendment Application No. CDMP20250021 and it becoming effective), and approval with conditions of requests #2 and #4 under Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations.

CONDITIONS FOR APPROVAL: For requests #2 and #4 only.

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

2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Dunagans," consisting of architectural plans prepared by Pascual, Perez, Kiliddjian, Starr and Associates, P.A., comprising 43 sheets dated-stamped received November 5, 2025, and 32 sheets dated-stamped received on January 5, 2025; civil plans prepared by SSA Schwebke Shiskin & Associates., comprising 21 sheets dated-stamped

received January 5, 2026; and landscape plans prepared by Witkin Hults and Partners, comprising 24 sheets dated-stamped received January 5, 2026; for a total of 120 sheets. Except as may be specified by any zoning resolution applicable to the subject property, any future additions on the property which confirm to Zoning Code requirements will not require further public hearing action.

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

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

5. That the applicant complies with all the applicable conditions, requirements, recommendations, requests, and other provisions of the RER Code Coordination and Public Hearings Section (RER) as contained in their memorandum.

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

7. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the Miami-Dade County Department of Transportation and Public Works (DTPW) Transportation Planning and Policy Division and Traffic Engineering Division as indicated in their memorandum.

8. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the Water and Sewer Department (WASD) as indicated in their memorandum.

9. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the Parks, Recreation and Open Spaces Department (PROS) as indicated in their memorandum.

ES:JB:EA:SS:PM

Eric Silva

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

9/10/2026

ZONING RECOMMENDATION ADDENDUM

Dunagan's Fruit Groves, LLC

PH: Z25-256

NEIGHBORHOOD SERVICES PROVIDER COMMENTS*	
RER Code Coordination and Public Hearings Section (RER)	*No objection**
Platting and Traffic Review Section (RER)	*No objection**
Department of Transportation and Public Works (DTPW)	*No objection**
Fire Rescue Department	*No objection*
Water and Sewer Department (WASD)	*No objection**
Miami-Dade County Public Schools (MDCPS)	*No objection**
Building and Neighborhood Compliance (BNC)	*No objection*
Parks, Recreation and Open Spaces Department (PROS)	*No objection**
**Subject to conditions in their memorandum.*	

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

Low Density Residential (Pg. I-31)	*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.* ***(*Subject to approval of the concurrent CDMP amendment Application No. CDMP20250021)***
Objective LU-4A (Pg. I-9)	*When evaluating compatibility among proximate land uses, the County shall consider such fac-tors as noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering, and safety, as applicable.*

PERTINENT ZONING REQUIREMENTS/STANDARDS

Section 33-311 District Boundary Change	(A) *The Community Zoning Appeals Boards are advised that the purpose of zoning and regulations is to provide a comprehensive plan and design to lessen the congestion in the highways; to secure safety from fire, panic and other dangers, to promote health, safety, morals, convenience and the general welfare; to provide adequate light and air; to prevent the overcrowding of land and water; to avoid undue concentration of population; to facilitate the adequate provisions of transportation, water, sewerage, schools, parks and other public requirements, with the view of giving reasonable consideration among other things to the character of the district or area and its peculiar suitability for particular uses and with a view to conserving the value of buildings and property and encouraging the most appropriate use of land and water throughout the County.* *(F)* ***Section 33-311*** *provides that the Board shall take into consideration, among other factors the extent to which:* *(1) The development permitted by the application, if granted, conforms to the Comprehensive Development Master Plan for Miami-Dade County, Florida; is consistent with applicable area or neighborhood studies or plans, and would serve a public benefit warranting the granting of the application at the time it is considered;* *(2) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the*

ZONING RECOMMENDATION ADDENDUM

Dunagan's Fruit Groves, LLC
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means and estimated cost necessary to minimize the adverse impacts; the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment; and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development;

(3) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the economy of Miami-Dade County, Florida;

(4) The development permitted by the application, if granted, will efficiently use or unduly burden water, sewer, solid waste disposal, recreation, education or other necessary public facilities which have been constructed or planned and budgeted for construction;

(5) The development permitted by the application, if granted, will efficiently use or unduly burden or affect public transportation facilities, including mass transit, roads, streets and highways which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways.

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Sec. 33-193.8. - Alternatives to on-site construction of WHUs.

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Alternatives. An applicant may satisfy the requirement of on-site construction of all of the required WHUs or of a portion of required WHUs by one of the means described below.

(1) Off-site construction of WHUs. An applicant may comply with the requirements of this article by construction of the number of WHUs required by this article at one or more alternative sites within a 2-mile radius of the proposed location of the market rate units (the "Off-site WHUs") within unincorporated Miami-Dade County.

a. If the alternative site is also being developed in accordance with this article, it must contain both its market rate and workforce housing units in addition to the Off-site WHUs.

b. The Off-site WHUs shall be constructed concurrently with the market rate units on the primary site.

c. Portability of density bonus. The density bonus for the primary site may be transferred to other sites in accordance with the following:

i. The receiving site is submitted for administrative site plan review.

ii. The receiving site is developed in accordance with the intensity standards set forth in Section 33-193.11 of this article.

iii. Density bonuses used pursuant to this article shall not be combined with any other density or intensity bonuses, including those authorized pursuant to Chapter 33B, Article II, Division 3 of this Code.

iv. The receiving site may provide WHUs in accordance with this article, except that the transferred density bonus shall not be counted in determining the WHUs for the receiving site.

v. Certificate of portability. The property owner may sell or transfer the portable density bonus, or a portion thereof, to a third party by requesting from the Director a Certificate of Portability. Application for a certificate of portability shall be made on a form acceptable to the Director. The Director may require that a declaration of restrictions be recorded on the primary site identifying the amount of the density bonus that is being so transferred and including such other terms as the Director may deem reasonable or necessary. Upon issuance, a Certificate of Portability shall be freely transferable and may be used to secure a density and intensity bonuses at the receiving site in accordance with this article.

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Sec. 33-193.11. - Intensity standards.

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<table>
<tr><th>Zoning District</th><th>Minimum Lot Size</th><th>Maximum Lot Coverage</th><th>Minimum Lot Frontage</th></tr>
<tr><td>EU-M</td><td>12,000 sq. ft. (including r/w)</td><td>30%</td><td>100 ft.
No minimum depth</td></tr>
<tr><td>RU-1M(a) and RU-1M(b)</td><td>3,750 sq. ft. of net area</td><td>50%</td><td>40 feet</td></tr>
</table>

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</table>

Consumer and Neighborhood Protection

ENFORCEMENT HISTORY

DUNAGAN'S FRUIT GROVES, LLC	N/A MIAMI-DADE COUNTY, FLORIDA
APPLICANT	**ADDRESS**
Pending	Z2025000256
DATE	**HEARING NUMBER**

FOLIO: 30-6932-000-0361/30-6932-000-0376/30-6932-000-0365/30-6932-000-0374

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:
August 4, 2026

NEIGHBORHOOD REGULATIONS:
There are no open/closed cases.

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

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

Memorandum

Date: September 8, 2026

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

From: Christine Velazquez, Division Chief-RER
Department of Regulatory and Economic Resources (RER)

Subject: Z2025000256-4th Review
Dunagan's Fruit Groves, LLC
Between SW 272nd Street (Epmore Drive) and SW 278th Street, and between SW 157th Avenue (Newton Road) and SW 159th Avenue
DBC from AU to EU-M and RU-1M(a) and non-use variances for setback requirements for private roadways and public streets for a proposed single family residential development.
(AU) (40.16 acres)
32-59-39

Miami-Dade County has completed an environmental review of concurrent application No. CDMP20250021. The environmental review conducted on this concurrent zoning application must assume that the CDMP application is approved; if the CDMP application is denied, then it is recommended that this concurrent zoning applications be denied, as it would be inconsistent with the unamended CDMP. Accordingly, RER'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.

Miami Dade County has performed an environmental review of the above referenced zoning application for compliance with the requirements of Chapter 24 of the Miami-Dade County Code (the Code) for potable water service and wastewater disposal. Based on the information provided, this zoning application is approved pursuant to section 24-43.1 of the Code related to potable water supply and wastewater disposal.

Potable Water Supply and Wastewater Disposal

According to RER records, public water and sanitary sewers are currently abutting the subject property. Pursuant to the Code and based on the proposed site plan, the proposed development shall connect to public water and sanitary sewers in accordance with Code requirements. 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 RER 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 drawings for the required sewer main extension will need to be approved by MDWASD and the Environmental Permitting Section of RER prior to approval of final development orders.

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

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 the County 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 RER-Environmental Plan Review will evaluate and may reserve sanitary sewer capacity, through the sanitary sewer certification process, if the proposed development complies with the provisions of the Consent Decree. Building permits for development in sanitary sewer basins which have been determined not to have adequate capacity cannot be approved, until adequate capacity becomes available.

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

Conditions of Approval: None

<u>Water Control Review</u>
A RER 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.

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

Any proposed development shall comply with county and federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the LOS standards for flood

protection set forth in the CDMP subject to compliance with the conditions required for this proposed development order.

Pursuant to section 24-48.1(1)(f) of the Code, the applicant is advised that a Class VI Permit shall be required for the construction of the proposed surface water management system.

The applicant is advised to contact the RER Water Control Section at (305)372-6681 or dermwatercontrol@miamidade.gov for further information regarding permitting procedures and requirements.

Conditions of Approval: None

Tree Preservation Review

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

A landscape plan entitled “Dunagans” prepared by Steven C. Eaves, R.L.A., shows the proposed removal of non-specimen and specimen tree resources. Additionally, Tree Permit application TREE-2501179 was submitted to the RER-Natural Resources Section, but the permit has not been issued yet. However, RER staff has determined that the removal of the specimen trees is allowed pursuant to section 24-49.2(II) of the Code. **RER 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 properties prior to development, or redevelopment and developed parcels shall be maintained to prevent the growth or accumulation of prohibited species.

Please contact Jackelyn Alberdi at Jackelyn.Alberdi@miamidade.gov regarding any additional information or concerns with this review.

Conditions of Approval: Issuance of the tree permit TREE-2501179 and compliance with all the conditions of this permit.

Pollution Remediation Review

A preliminary review of available information to the Department based on potential sources (Current/Former Agricultural use), indicates the potential for environmental concerns at the subject property based on historical and/or current land use on the subject or adjoining property(ies). Therefore, the applicant is required to evaluate for and identify all site activities and land uses (historical and current) that represent(ed) a potential to cause or to have caused impairment of the environment (i.e., soil, groundwater, surface water, vapor) at, near or in the vicinity of the site. Based on the findings, appropriate environmental site assessment may be required in support of the site development. A report presenting the results/findings of the above required site investigation(s) and any necessary assessment, including all supporting documentation, shall be submitted to the RER-Pollution Remediation Section (PRS), RER-

Environmental Monitoring and Evaluation Section (EMES), and/or DERM-Environmental Monitoring and Restoration Division (EMRD) for review prior to the submittal of site development plans including but not limited to soil improvement plans, drainage plans/stormwater management plans, dewatering plans, etc. PRS, EMES and/or EMRD review, and approval of said documents shall be required.

All construction plans (inclusive of drainage) and dewatering plans shall require the approval from the PRS, EMES and/or EMRD as it relates to environmental contamination issues. Be advised that the PRS, EMES and/or EMRD review of this application does not constitute an approval of any site plans, drainage/stormwater management plans, or development plans that may be included as part of this application.

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

Any contaminated portion of the site that is proposed to be sold, transferred or dedicated (including, but not limited to, for public right-of-way) to any public entity shall be identified on the tentative and final plans for this development. All contaminated soil, groundwater, surface water, solid waste, and/or methane, as applicable, within the property to be conveyed must be disclosed at the earliest stage possible and the receiving public entity must be made aware of and accept the contaminated property and any associated restrictions. If soil, groundwater, surface water, solid waste, and/or methane contamination, as applicable, will remain following the conveyance, documentation of acceptance shall be provided to the Department prior to Final Plat.

Please contact Thomas Kux, P.G. at Thomas.kux@miamidade.gov if you have any questions.

Conditions of Approval: None

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

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

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

cc: Eric Silva, Department of Regulatory and Economic Resources

Memorandum

Date: July 30, 2026

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

Through: James B. Ferguson, P.E.
Assistant Director
Water and Sewer Department (WASD)

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

Subject: ***UPDATED*** - Zoning Application Comments - Dunagan's Fruit Groves, LLC
Application No. Z2025000256 - (Pre-App. No. Z25P-213)

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

Application Name: Dunagan's Fruit Groves, LLC

Location: The proposed project is located on approximately 39.74 acres, generally located between SW 272nd Street (Epmore Drive) and SW 278th Street, and between SW 157th Avenue (Newton Road) and SW 159th Avenue, with Folio Nos. 30-6932-000-0361, 30-6932-000-0365, 30-6932-000-0374, and 30-6932-000-0376, within and abutting the Urban Development Boundary (UDB) on the northern side of the subject property, in unincorporated Miami-Dade County.

Due to the project's proximity to the UDB, this project was last reviewed by the WASD Proximity to the UDB project review team on June 25, 2025, in accordance with CDMP Policy WS-2E.

Proposed Development: The Applicant is seeking a district boundary change from AU (Agricultural District) to EU-M (Single-Family Estate Modified Use District) and RU-1Ma (Modified Single-Family Residential District), in order to subdivide the property into 185 lots to allow the construction of 185 single-family residences.

The specify model of single-family residence to be used per lot was not provided with this zoning application, therefore, to calculate the water demand, it was assumed that each single-family residence will have a gross floor area between 3,001 sq. ft. and 5,000 sq. ft.

The total estimated water demand for the proposed project will be 57,350 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 System (WTP). Currently, there is adequate treatment and water supply capacity at the WTP, consistent with Policy WS-2 A (1) of the CDMP.

On April 6, 2026, a WASD Agreement No. 33612 was offered for the subject development with approved points of connection (P.O.C.) dated March 12, 2026.

Per points of connection (P.O.C.) dated March 12, 2026, since this property is connecting to WASD water system for the first time, the developer is required to install a water main along one entire boundary of the property, as per WASD Rules & Regulations, Section 2.02(1) and 2.04(2)(d).

Therefore, the developer shall connect to an existing 16-inch water main (E11932-3) in SW 157th Avenue, north of SW 276th Street and extend the same 16-inch water main (section line) southerly in SW 157th Avenue to SW 276th Street interconnecting to an existing 16-inch water main stub out (E31807D01A-2) at that location.

If Agreement No. 32656 and/or Agreement No. 33373 are conveyed by the time this project is ready for construction, the developer shall connect to any of the followings:

1. A proposed 12-inch water main (DW 2024-32656-2; Phase 2 with as-built under review) in SW 272nd Street, abutting the most northern boundary of the property.
2. A proposed 8-inch water main (Agreement No. 33373 Plans Under Review) in SW 276th Street within and partially abutting the property.
3. A proposed 8-inch water main (Agreement No. 33373 Plans Under Review) in SW 278th Street abutting the most southern boundary of the property.
4. An existing 8-inch water main (E23996D00A-2, E30430D00A-2) in SW 159th Avenue, abutting the most western boundary of the property.
5. An existing 16-inch water main (E11932-3) in SW 157th Avenue, partially abutting the eastern boundary of the property.
6. The aforementioned proposed 16-inch water main in SW 157th Avenue, along the eastern boundary of the property.

Also, the developer shall extend an 8-inch water main, within the property in dedicated public right of way and/or in easements acceptable to WASD to a point as required to abut the proposed lots and provide service to the proposed lots.

Note that SW 157th Avenue is a section line; therefore, any water main constructed along it shall be 16-inch in diameter. Likewise, SW 272nd Street is a half-section line; therefore, any water main constructed along it shall be 12-inch in diameter.

Oversizing credit would apply from an 8-inch water main to a 16-inch water main in SW 157th Avenue (Section line). Approximately 310 ft.

Any public water main extension within the property shall be 8-inch, 12-inch (Half-Section Line), and/or 16-inch (Section Line) 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.

<u>Important notes regarding the proposed connection to improvements constructed by another development</u>:

1.- The developer shall install water service(s) line (s), meter box(es) only, and fire line(s) to supply to the development. However, WASD will not provide/set domestic and/or irrigation meters until the improvements by Agreement No. 32656 & 33373 are conveyed.

2.- As the connection of this project is contingent on offsite improvements made by others, any verification form (VF) issued by WASD will indicate "WILL HAVE" on the water portion of the VF.

3.- Be aware that the improvements are proposed by a private developer who controls their timeline. The developer should maintain close communication with the ID No. 32656 & 33373 developer to coordinate, monitor project status, and track conveyance timelines.

4.- Prior to the preconstruction meeting, the developer shall submit an updated survey and a signed, sealed letter from the Engineer of Record (EOR) confirming whether a design modification is necessary or if the approved plans are adequate to proceed with the construction. If a revision to previously approved plans is required, the developer is responsible for revising the design with signed and sealed explanation letter and re-submitting it to WASD for Concurrent Plans Review and Approval.

5.- If the proposed water main improvements under ID No. 32656 & 33373 are not conveyed by the time this project is ready for construction, a revision of this POC will be necessary to determine the available POC at that time. Additionally, the developer is responsible to revise the design and re-submitting it to WASD for Concurrent Plans Review and Approval.

A Water Supply Certification (WSC) letter from WASD was issued on April 6, 2026, through WASD Agreement No. 33612. The WSC letter shall remain active in accordance with terms and conditions specified in said certification. The WSC is required consistent with Policy CIE-5D and WS-2C in the County's CDMP and in accordance with the permitted withdrawal capacity in the WASD's 20-year Water Use Permit.

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

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

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

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

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

Per points of connection (P.O.C.) dated March 12, 2026, since this property is connecting to WASD sewer system for the first time, the developer is required to install a gravity sewer main along one entire boundary of the property, as per WASD Rules & Regulations, Section 3.02(6) and 3.04(2)(d).

Therefore, IF Agreement No. 33373 is conveyed by the time this project is ready for construction, the developer shall connect to a proposed 8-inch gravity sewer main (Agreement No. 33373 Plans Under Review) in SW 276th Street west of SW 157th Avenue and extend the same 8-inch gravity sewer main easterly AT FULL DEPTH in proposed SW 276th Street to SW 157th Avenue.

If Agreement No. 33373 is conveyed by the time this project is ready for construction, the developer shall connect to any of the followings:

1. The aforementioned proposed 8-inch gravity sewer main (Agreement No. 33373 Plans Under Review) in SW 276th Street that will be within and partially abut the southern boundary of the property.

2. A proposed 8-inch gravity sewer main (Agreement No. 33373 Plans Under Review) in SW 159th Avenue that will partially abut the most western boundary of the property.

3. A proposed 8-inch gravity sewer main (Agreement No. 33373 Plans Under Review) in SW 278th Street that will partially abut the most south boundary of the property.

4. The aforementioned proposed 8-inch gravity sewer main in SW 276th Street, along the southern boundary of the property.

Also, the developer shall extend an 8-inch gravity sewer main AT FULL DEPTH within the property in dedicated public right of way (R/W) and/or in easements acceptable to WASD to a point as required to abut and provide service to the proposed lots.

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

<u>Important notes regarding the proposed connection to improvements constructed by another development</u>:

1.- Connection to the sewer main is not allowed until the downstream offsite improvements by Agreement Nos. 32656 & 33373 are conveyed. A condition pertaining to offsite sanitary improvements will be included in the Utility Collection and Transmission Form (UT).

2. As the connection of this project is contingent on offsite improvements made by others, any verification form (VF) issued by WASD will indicate "WILL HAVE" on the sewer portion of the VF.

3.- Be aware that the improvements are proposed by a private developer who controls their timeline. The developer should maintain close communication with the Agreement Nos. 32656 and 33373 developers to coordinate, monitor project status, and track conveyance timelines.

4.- Prior to the preconstruction meeting, the developer shall submit an updated survey and a signed, sealed letter from the Engineer of Record (EOR) confirming whether a design modification is necessary or if the approved plans are adequate to proceed with the construction. If a revision to previously approved plans is required, the developer is responsible for revising the design with signed and sealed explanation letter and re-submitting it to WASD for Concurrent Plans Review and Approval.

5.- If the proposed sewer main improvements under Agreement Nos. 32656 and 33373 are not conveyed by the time this project is ready for construction, a revision of this POC will be necessary to determine the available POC at that time. Additionally, the developer is responsible to revise the design and re-submitting it to WASD for Concurrent Plans Review and Approval.

The sewage flow from the proposed development will be transmitted to Pump Station (P.S.) No. 1157 and P.S. No. 692B. Both pump stations are currently in OK Moratorium Code Status. Below is the existing and projected Nominal Average Pump Operating Time (NAPOT) for both pump stations.

P.S. No. 1157
Existing NAPOT: 1.05 hrs.
Proposed Development: 57,350 gpd
Proposed Projected NAPOT: 4.24 hrs.

P.S. No. 692B
Existing NAPOT: 6.80 hrs.
Proposed Development: 57,350 gpd
Proposed Projected NAPOT: 6.83 hrs.

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

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

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

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

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

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

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

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

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

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

Memorandum

MIAMI-DADE COUNTY

Date: July 29, 2026

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

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

Subject: Z2025000256
Name: Dunagan's Fruit Groves, LLC
Location: Between SW 272 Street and SW 278 Street, and between SW 157 Avenue and SW 159 Avenue
Section 32 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.**

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

This application **does** meet the traffic concurrency criteria for an Initial Development Order. It will generate **approximately 106 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
9860	SW 157 Avenue south of SW 272 Street	C	C
9972	US 1/SR 5 north of SW 288 Street	C	C
9926	SW 280 Street east of US 1/SR 5	C	C
F-2521	US 1/SR 5 north of SW 272 Street	E+7%	E+8%

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:

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

Memorandum

Date: July 27, 2026

To: Eric Silva, Assistant Director
Regulatory and Economic Resources

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

Subject: Z2025000256

The Miami-Dade Fire Rescue Department has no objection to the site plan uploaded to EnerGov on 1/15/2026.

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

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

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

Memorandum

Date: Wednesday, July 29, 2026

Subject: Review Type: Z2025000256
Applicant Name: Dunagan's Fruit Groves, LLC

Miami-Dade County Department of Transportation and Public Works (DTPW) Traffic Engineering Division has reviewed the subject application and has no objections to this application, subject to the conditions in Section I:

PROJECT LOCATION:

The property is located between SW 272nd Street (Epmore Drive) and SW 278th Street, and between SW 157th Avenue (Newton Road) and SW 159th Avenue, in unincorporated Miami-Dade County, Florida.

COMMENTS/RECOMMENDATION:

I. CONDITIONS:

1. The proposed development seeks to construct a residential development with 185 dwelling units expected to be built by 2028. In the case that the land use information is modified, a new site plan/traffic study must be submitted for review.
2. The developer is proposing to construct the following roadways:
   - SW 274th Street between SW 157th Avenue and the site's west property line as a two-lane, two-way, undivided roadway.
   - SW 158th Avenue between SW 276th Street and the site's north property line as a two-lane, two-way, undivided roadway.
   - SW 276th Street between SW 158th Avenue and the site's west property line as a two-lane, two-way, undivided roadway.
   - The north half of SW 276th Street between SW 157th Avenue and SW 158th Avenue to provide one lane for westbound traffic along the site's frontage.
   - The east half of SW 159th Avenue between SW 276th Street and SW 278th Street to provide one lane for northbound traffic along the site's frontage.
   - The west half of SW 158th Avenue between SW 276th Street and SW 278th Street to provide one lane for southbound traffic along the site's frontage.

If you have any questions concerning the comments, or wish to discuss this matter further, please contact Anamersy Arce at anamersy.arce@miamidade.gov.

Memorandum

MIAMI-DADE COUNTY

Date: August 13, 2026

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

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

Alejandro Zizold

Subject: Z2025000256- Dunagan by Lennar Homes (pre-app: Z2025P00213) V3

Applicant Name: Amanda M. Naldjieff, Esq. on behalf of Dunagan's Fruit Groves, LLC

Project Location: The applicant site is located on a +/-.40.17 acres property, located between SW 272nd Street and SW 278th Street, and Between SW 157th Avenue and SW 159th Avenue, Miami, Florida 33031, in unincorporated Miami-Dade County, Folios: 30-6932-000-0361; 30-6932-000-0365; 30-6932-000-000-0374; and 30-6932-000-0376. The subject property is zoned AU (Agricultural District).

Proposed Development: The applicant seeks a zoning hearing for their request to rezone the west, north, and eastern perimeter of their subject property from AU to EU-M (Estate Modified District) and the interior of the subject property to AU to RU-1M(a) (Modified Single-Family Residential District). Additionally, the applicant seeks the following Non-Use Variances:

1. Non-Use Variance of zoning and subdivision regulations to permit residential lots to front on private roadways, and to permit such lots to have access to public streets by means of private roadways.
2. Non-Use Variance of zoning regulations to permit EU-M lots with 0' frontage on public streets, where a minimum of 100 feet is otherwise required by the workforce housing regulations (Section 33-193.11).
3. Non-Use Variance of zoning regulations to permit RU-1M(a) lots with 0' of frontage on public streets, where a minimum of 40' is otherwise required by the workforce housing regulations (Section 33-193.11).

The intent of the applicant is to develop the subject property with 185 single family detached residences served by internal private roadways and pedestrian sidewalks maintained by a community development district, homeowner's association, or similar entity, or maintained via a special taxing district.

Current Park Benefit District Area Conditions: Existing County-owned Park and recreation facilities, both Areawide and Local, serving Park Benefit District 3 are shown on the attached map in Figure 1. County-owned local parks that are within three miles of the subject application are described in Table A, which lists the park name, park address, park classification, acreage for each park, and type of recreation facility.

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

NAME	ADDRESS	CLASS	ACRES	TYPE
LEISURE PARK	15355 HARDING LN	NEIGHBORHOOD PARK	1.86	Local
LIVE LIKE BELLA PARK	29305 ILLINOIS RD	COMMUNITY PARK	8.22	Local
MODELLO PARK	28450 SW 152ND AVE	COMMUNITY PARK	9.07	Local
MODELLO WAYSIDE PARK	28810 S DIXIE HWY	NEIGHBORHOOD PARK	2.58	Local

NARANJA LAKES PARK	27214 SW 144TH AVE	NEIGHBORHOOD PARK	1.55	Local
NARANJA PARK	14150 SW 264TH ST	COMMUNITY PARK	8.36	Local
PALMLAND PARK	30350 SW 153RD AVE	NEIGHBORHOOD PARK	5.13	Local
PINE ISLAND LAKE PARK	26898 SW 128TH AVE	NEIGHBORHOOD PARK	18.21	Local
ROYAL COLONIAL PARK	14884 SW 280TH ST	COMMUNITY PARK	26.01	Local
SOUTH DADE PARK	28151 SW 164TH AVE	COMMUNITY PARK	8.47	Local

This site is located within 0.5 miles of South Dade Trail. South Dade Trail is a 20.9-mile pedestrian and bicycle path along the South Miami-Dade Busway that connects communities from South Miami to Florida City. The South Dade Trail is a part of the Miami LOOP, an envisioned 225-mile non-motorized trail network within Miami-Dade County.

Impact and Demand: The proposed 185 residential dwelling units within Unincorporated Miami-Dade County would generate a residential population of 585 people resulting in an impact of 1.61-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 of 2.75 acres of local parkland per 1,000 residents in unincorporated areas. 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 Park Benefit District (PBD) 3, which currently meets park concurrency requirements.

Recommendation: PROS offers the following recommendations and requests additional information regarding this project:

- **Given the anticipated park land impact of 1.61-acres, PROS recommends that the applicant work with PROS department to contribute a total or partial park land conveyance, in-lieu of park impact fees.**
- PROS recommends that the applicant provide communal recreational open space within the subject property. Recreational amenities may include but are not limited to, children's play area, group picnic pavilions, and open fields for sport activities.
- PROS recommends that the sidewalks along the perimeter of the subject property connect to the sidewalks with on neighboring properties, in order to promote pedestrian connectivity within the area.

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

Objective ROS-2
Require the availability of adequate local recreation open space as a condition for the approval of residential development orders and maintain an adequate inventory of recreational areas and facilities.

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.

ROS-3E
The Parks, Recreation and Open Spaces Department shall seek to increase public awareness of available recreation opportunities through education and information programs and signage on roadways, at park entrances, and within large parks.

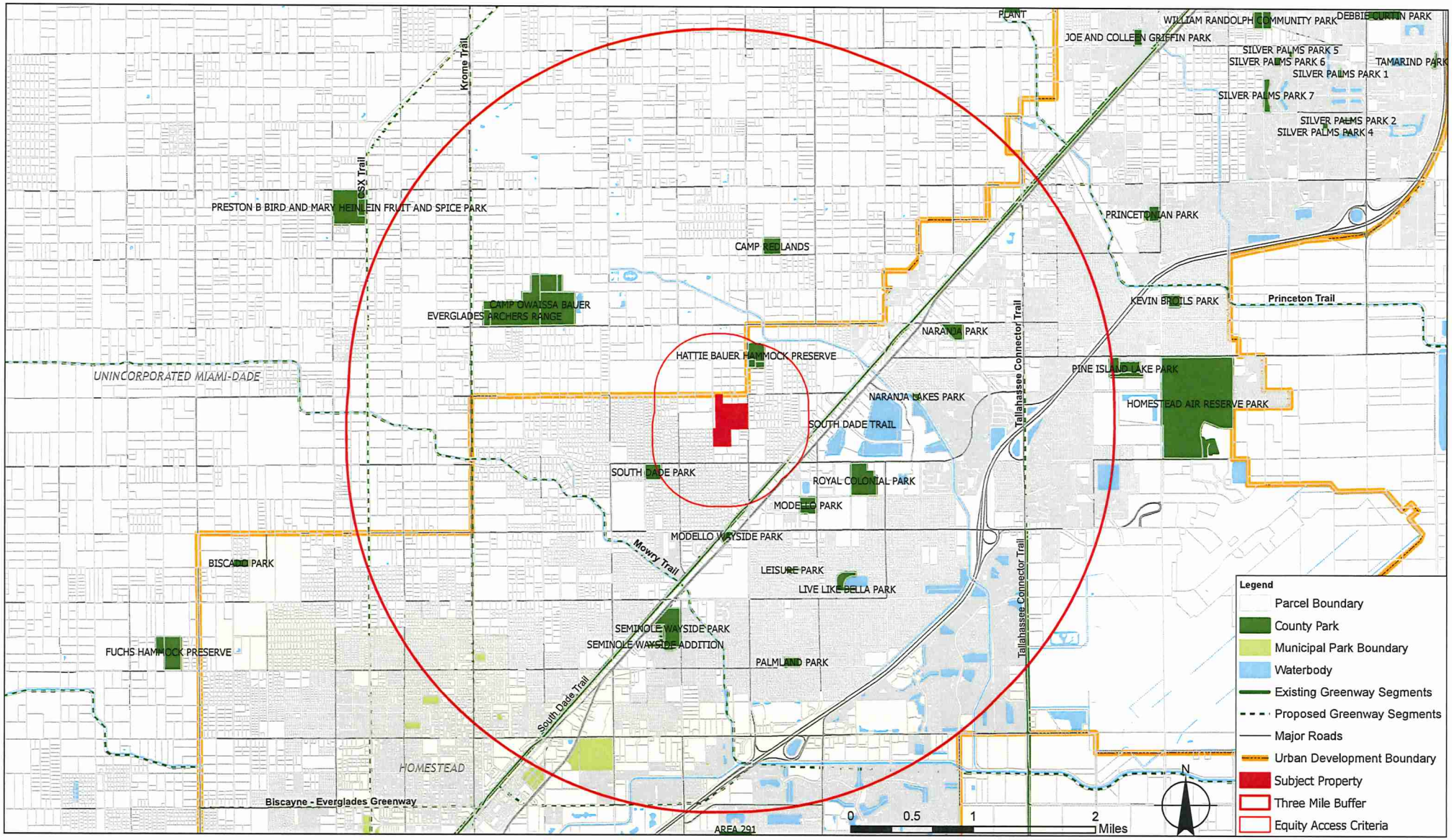
Objective ROS-8
The Miami-Dade County Parks and Open Space System Master Plan (OSMP), through a 50-year planning horizon, shall guide the creation of an interconnected framework of parks, public spaces, natural and cultural areas, greenways, trails, and streets that promote sustainable communities, the health and wellness of County residents, and that serve the diverse local, national, and international communities.

Based on our findings described herein, **PROS has no objection to this application.** PROS looks forward to working with the applicant in good faith for the potential park land conveyance as this project progresses.

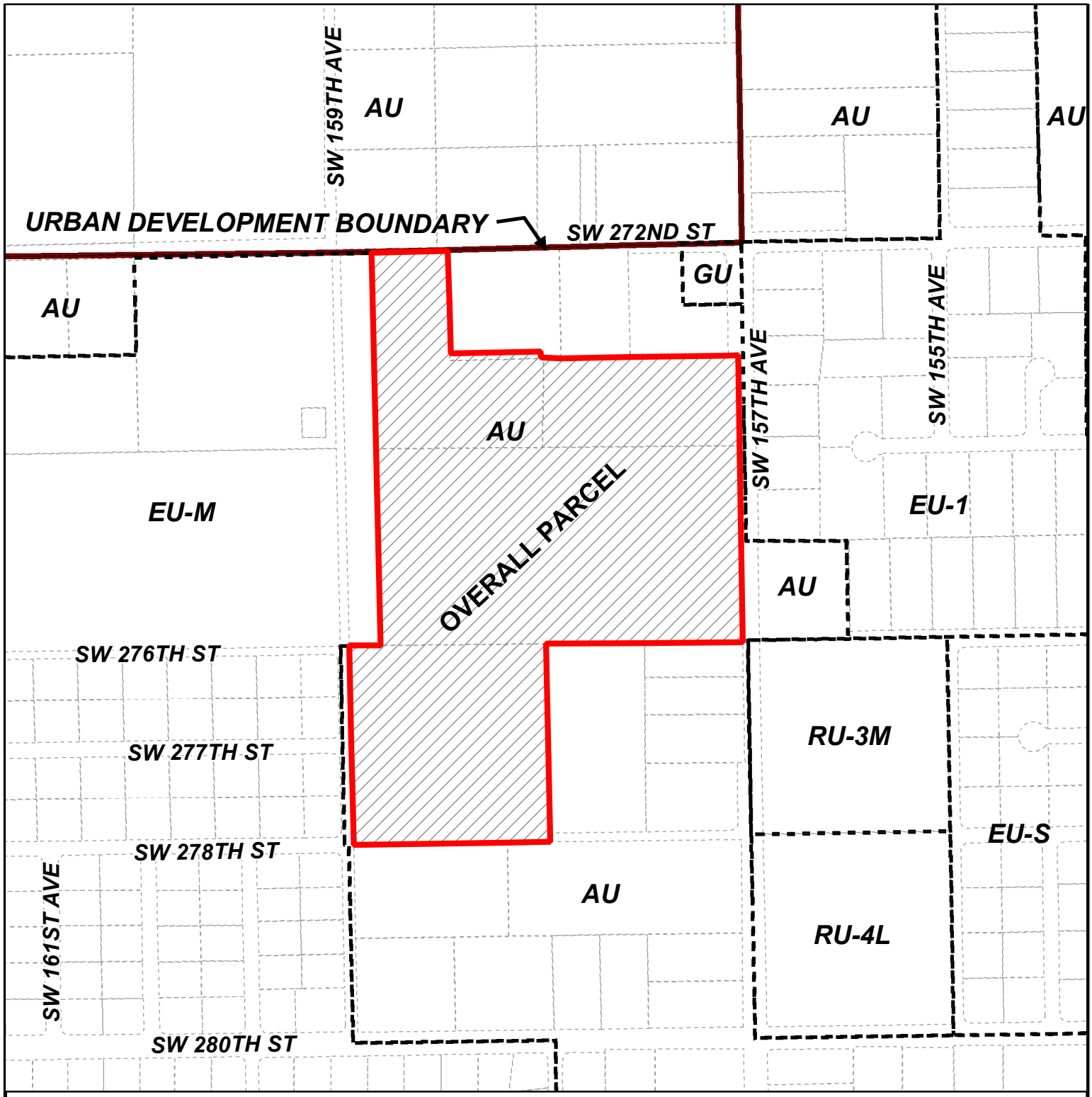
Should you need additional information or clarification on this matter, please contact Alexandra Dreybus, Park Planner 2, by email at alexandra.dreybus@miamidade.gov

AZ: at ad
Attachment

FIGURE 1: Z2025000256- DUNAGANS
MIAMI-DADE COUNTY PARKS, RECREATION AND OPEN SPACES DEPARTMENT ANALYSIS



Signature: Alissa Turtletaub
Email: alissa.turtletaub@miamidade.gov



MIAMI-DADE COUNTY

HEARING MAP

Process Number

Z2025000256

Section: 32 Township: 56 Range: 39
Applicant: Dunagan's Fruit Groves, LLC
Zoning Board: C14
Commission District: 8
Drafter ID: E CESPEDES
Scale: NTS

Legend

Subject Property Case

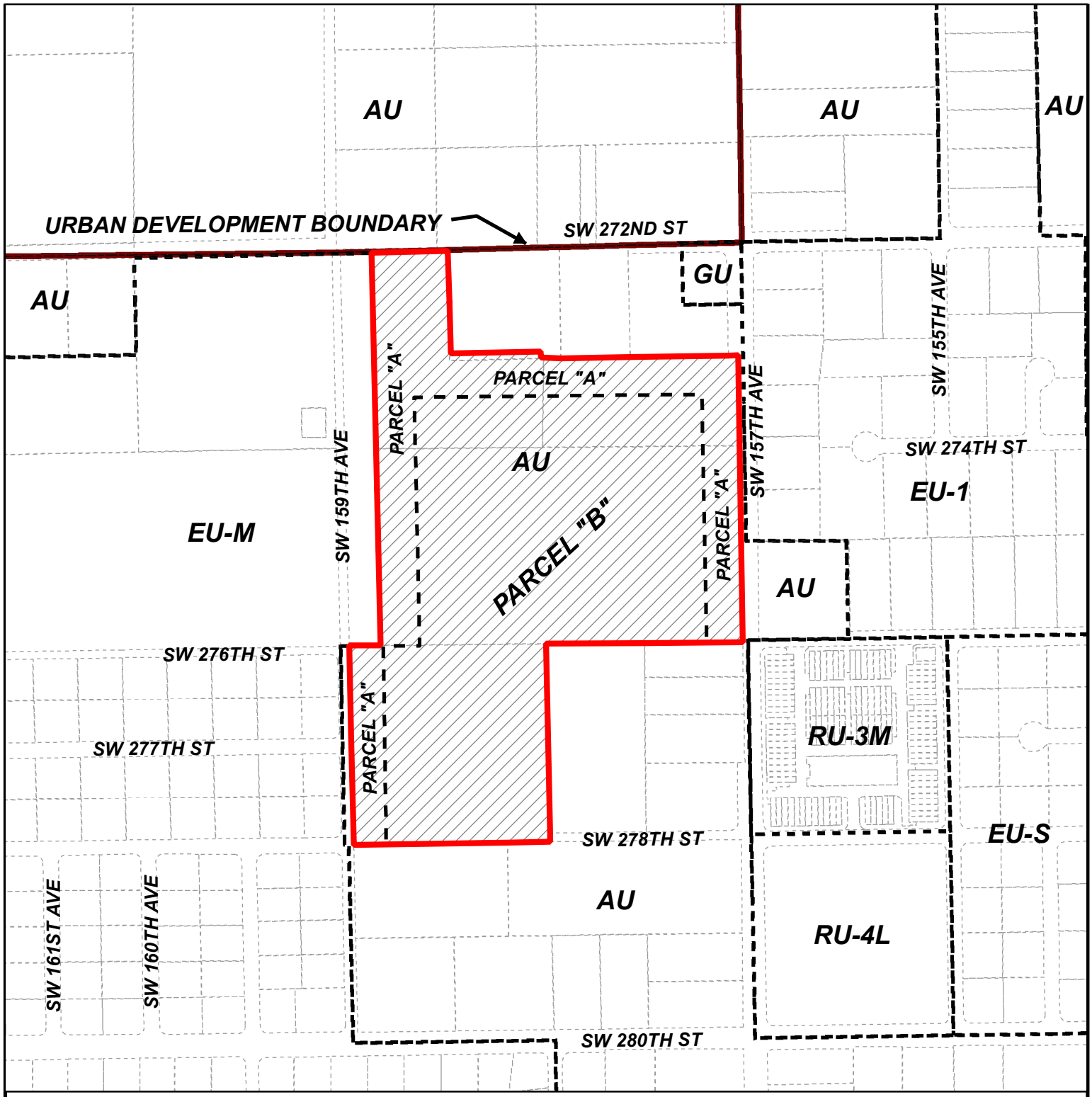
Zoning

N W E S

MIAMI-DADE COUNTY

SKETCH CREATED ON: Friday, November 7, 2025

REVISION	DATE	BY



MIAMI-DADE COUNTY

HEARING MAP

Process Number

Z2025000256

Section: 32 Township: 56 Range: 39
Applicant: Dunagan's Fruit Groves, LLC
Zoning Board: C14
Commission District: 8
Drafter ID: E CESPEDES
Scale: NTS

Legend

N
W E
S

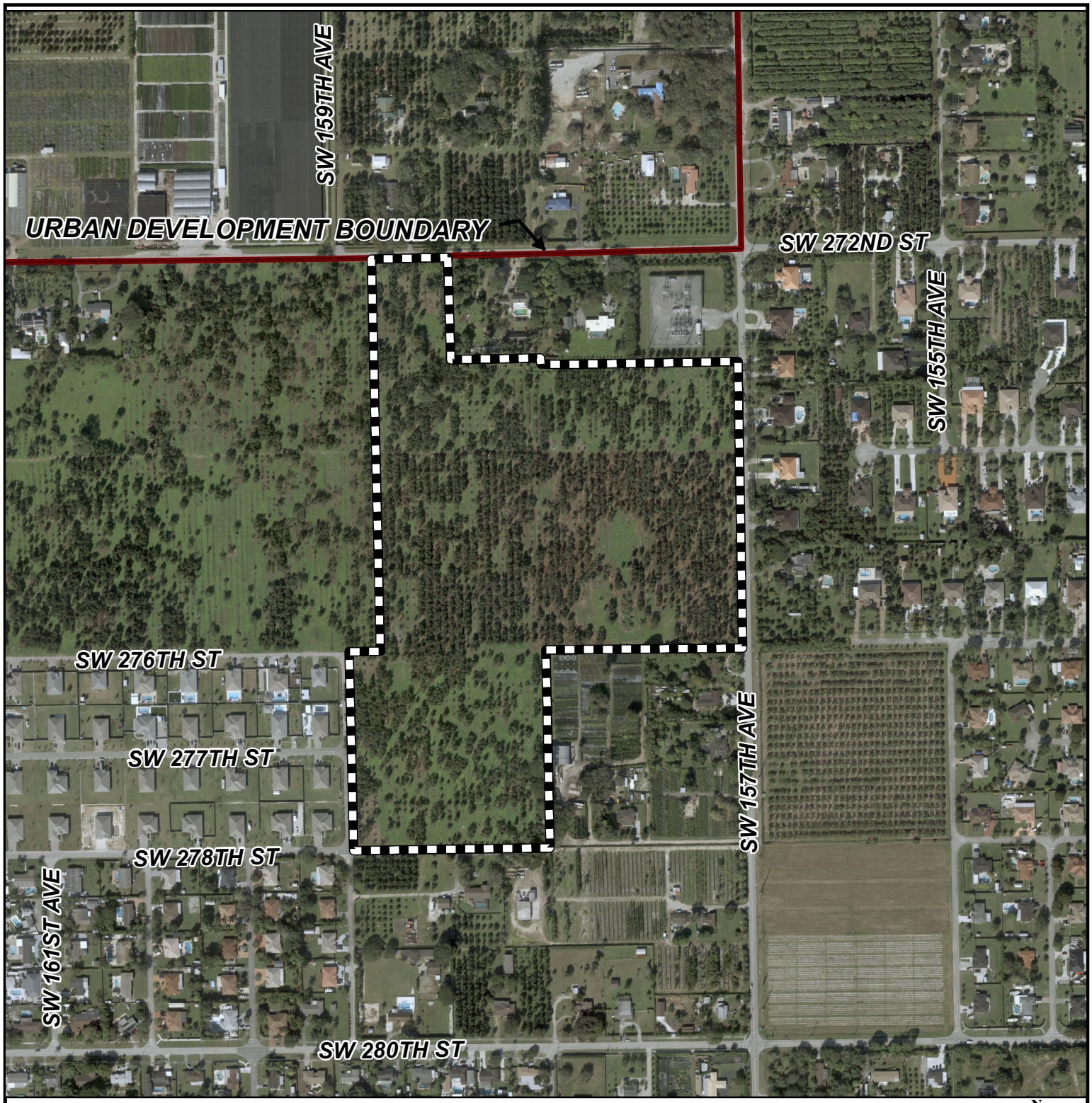
Subject Property Case

Zoning

MIAMI-DADE COUNTY

SKETCH CREATED ON: Wednesday, December 10, 2025

REVISION	DATE	BY



MIAMI-DADE COUNTY

AERIAL YEAR 2024

Process Number

Z2025000256

Legend

Subject Property

UDB

N W E S

Section: 32 Township: 56 Range: 39
Applicant: Dunagan's Fruit Groves, LLC
Zoning Board: C14
Commission District: 8
Drafter ID: E CESPEDES
Scale: NTS

MIAMI-DADE COUNTY

SKETCH CREATED ON: Friday, November 7, 2025

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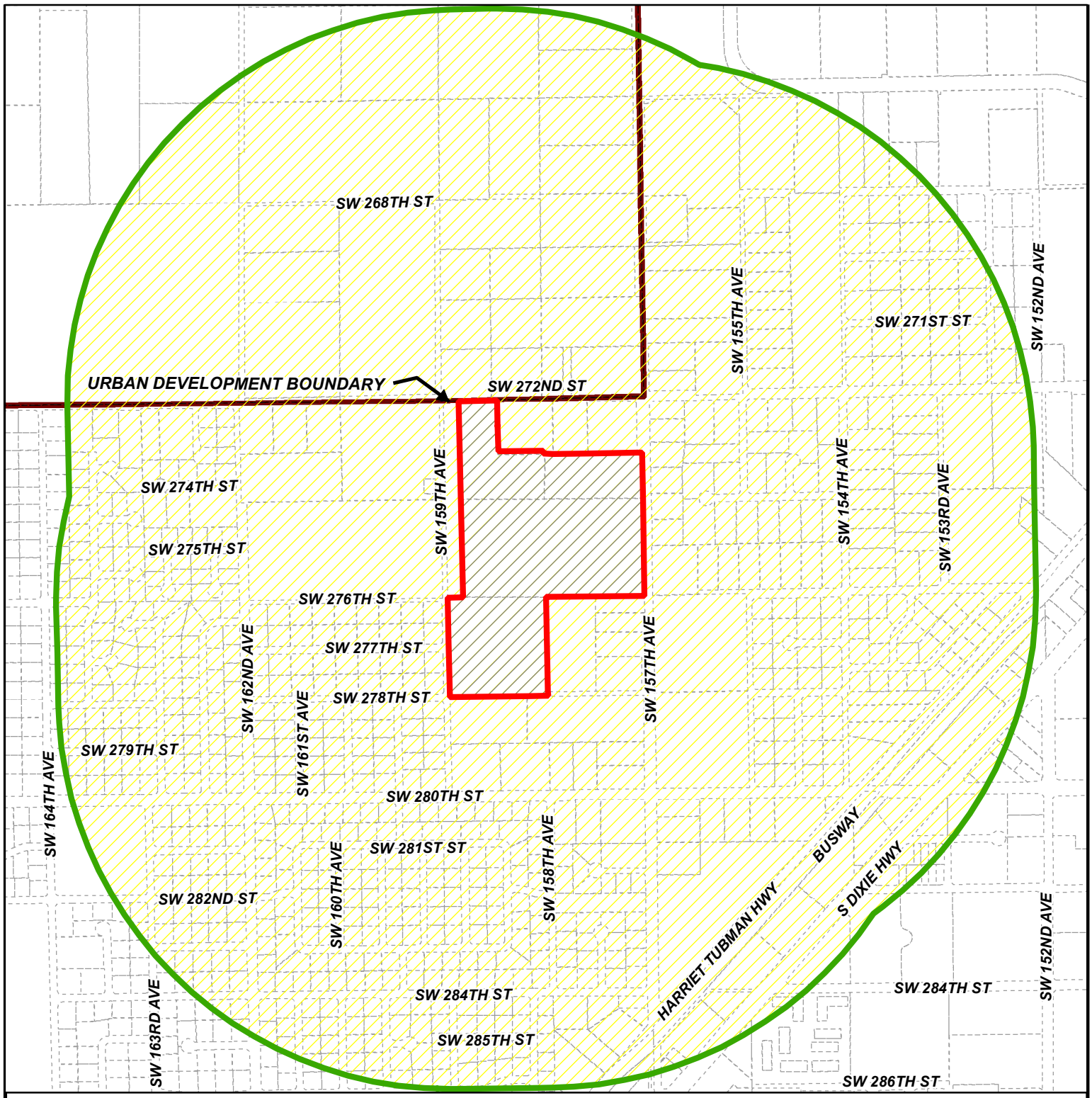


MIAMI-DADE COUNTY

RADIUS MAP

Process Number

Z2025000256

RADIUS: 2640

Section: 32 Township: 56 Range: 39
Applicant: Dunagan's Fruit Groves, LLC
Zoning Board: C14
Commission District: 8
Drafter ID: E CESPEDES
Scale: NTS

Legend

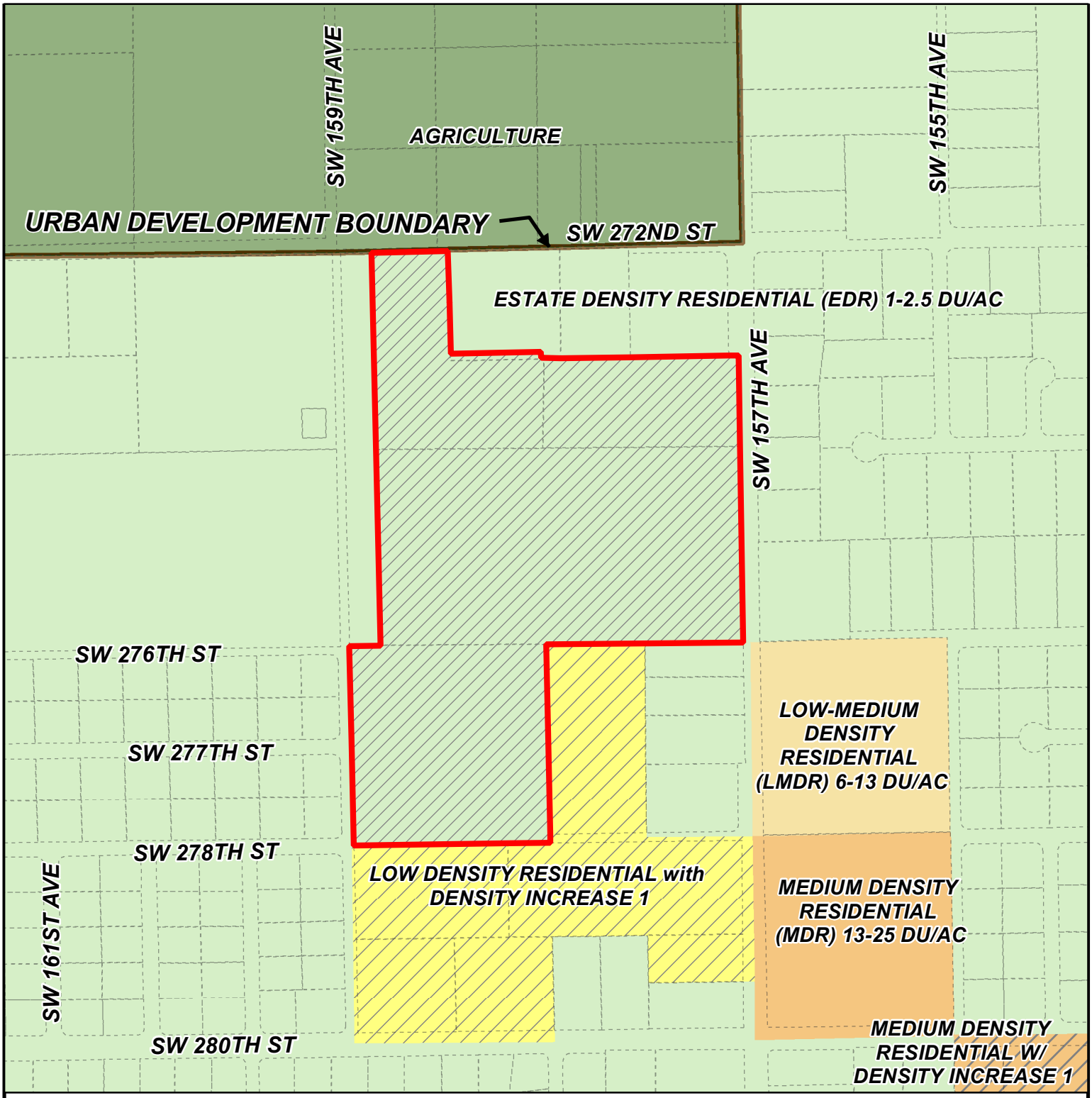
- Subject Property
- Buffer
- Property Boundaries
- UDB

N
W E
S

MIAMI-DADE COUNTY

SKETCH CREATED ON: Friday, November 7, 2025

REVISION	DATE	BY



MIAMI-DADE COUNTY

CDMP MAP

Process Number

Z2025000256

Section: 32 Township: 56 Range: 39
Applicant: Dunagan's Fruit Groves, LLC
Zoning Board: C14
Commission District: 8
Drafter ID: E CESPEDES
Scale: NTS

N
W E
S

Legend

Subject Property Case

Zoning

MIAMI-DADE COUNTY

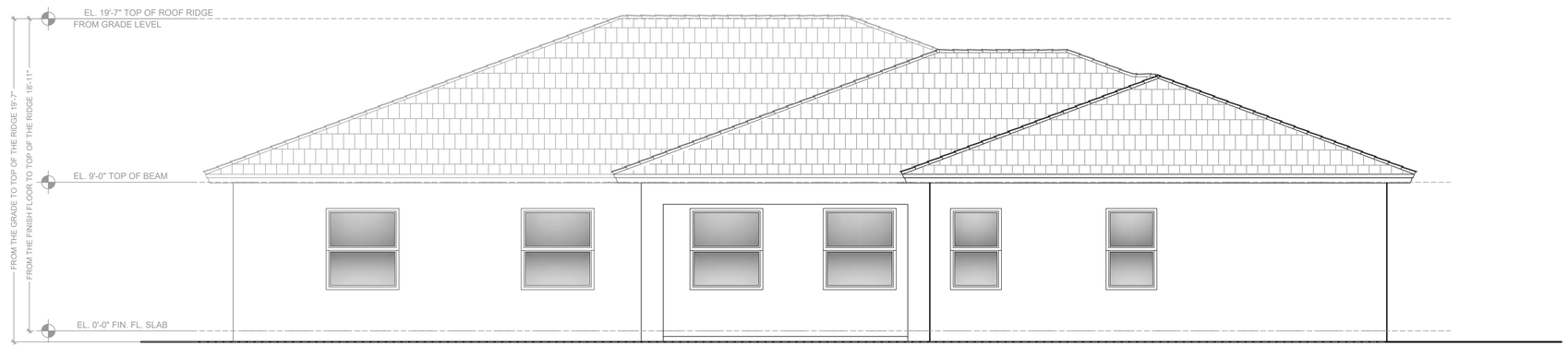
SKETCH CREATED ON: Friday, November 7, 2025

REVISION	DATE	BY

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z25-256 DATE: NOV 5 2025 BY: E307493

MODEL 2650
FRONT ELEVATION

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



MODEL 2650
REAR ELEVATION

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

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LICENSE # AA 26001357

EDGARDO PEREZ , AIA
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REVISIONS:

OWNER:
LENNAR HOMES

DUNAGANS
BY: LENNAR HOMES
MIAMI-DADE COUNTY, FLORIDA

SEAL:

MODEL 2650

ELEVATIONS

DATE :	2025-06-19
SCALE :	AS SHOWN
DRAWN :	CG
CHECK BY:	PPKS
JOB NO. :	25-50

A-1.1

SHEET NO. :

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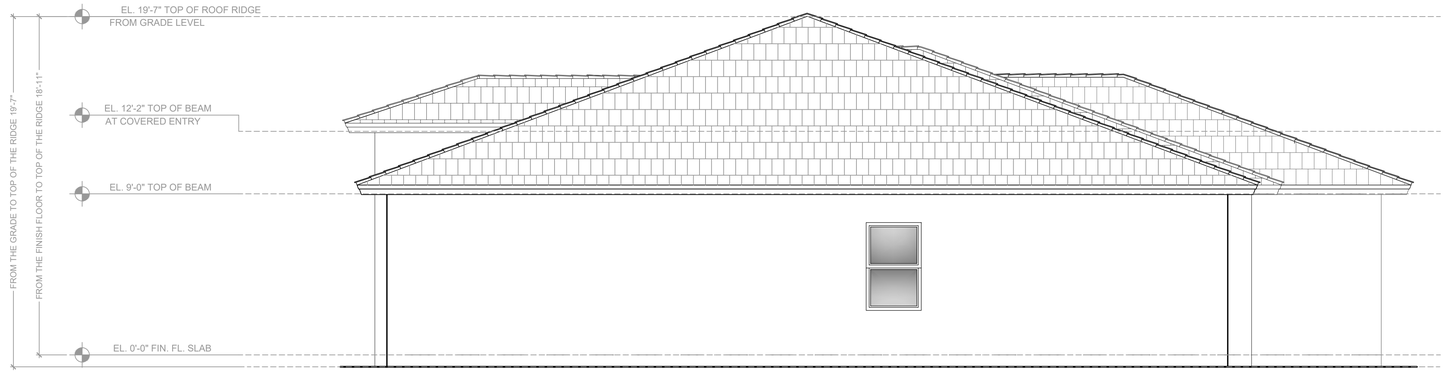
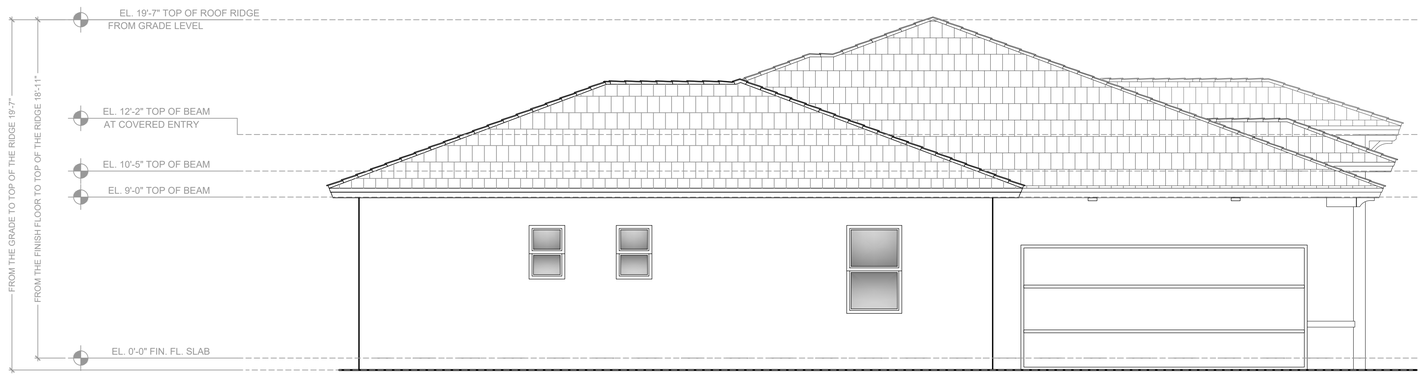


MODEL 2650
RIGHT SIDE ELEVATION

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



MODEL 2650
LEFT SIDE ELEVATION

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

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SEAL:

MODEL 2650

ELEVATIONS

DATE :	2025-06-19
SCALE :	AS SHOWN
DRAWN :	CG
CHECK BY:	PPKS
JOB NO. :	25-50

A-1.2

SHEET NO. :

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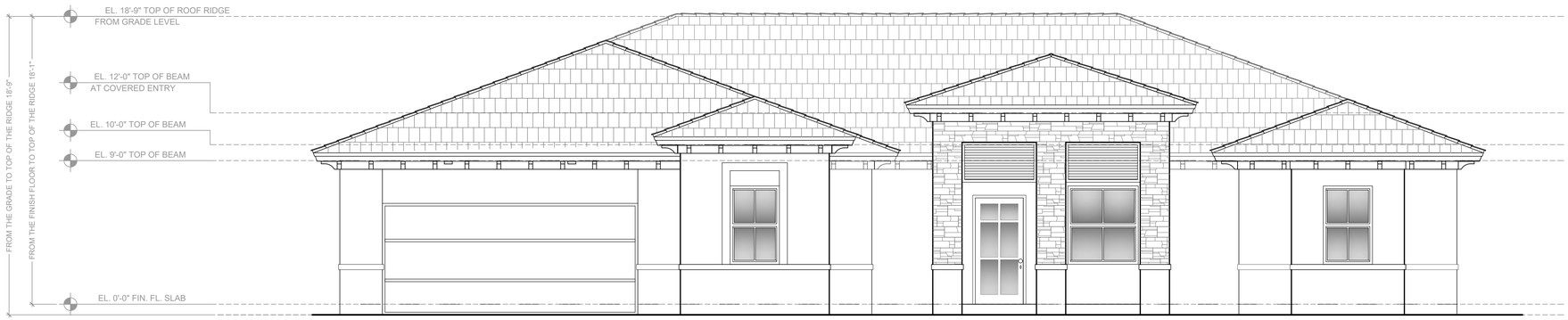
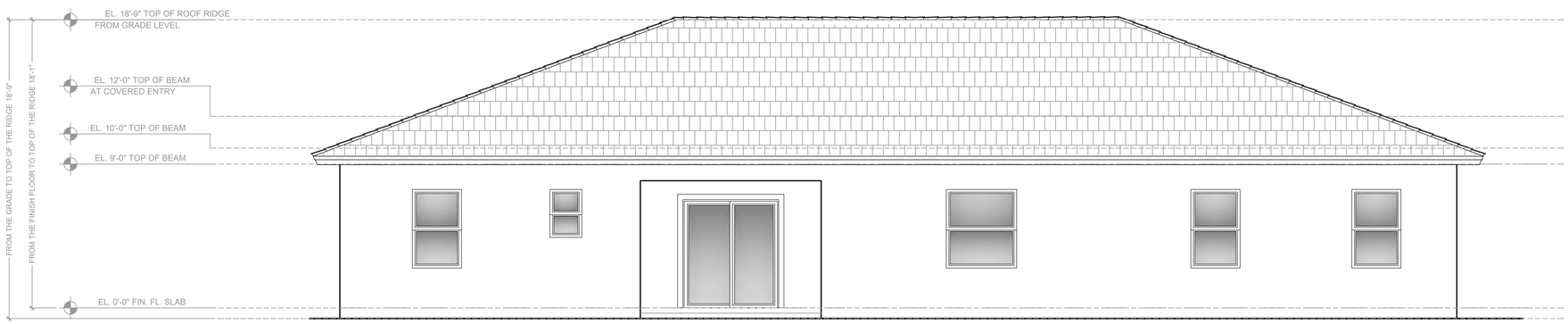


MODEL 2810
FRONT ELEVATION

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



MODEL 2810
REAR ELEVATION

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

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MODEL 2810

ELEVATIONS

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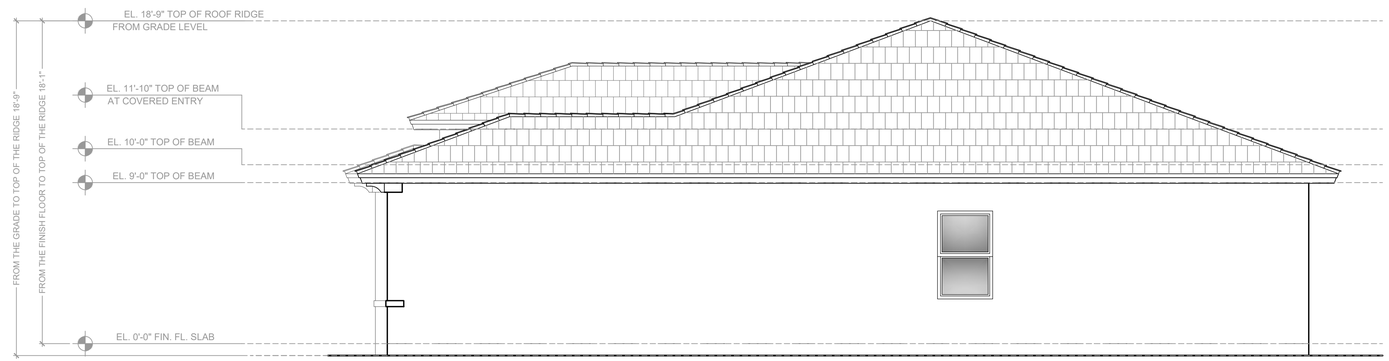
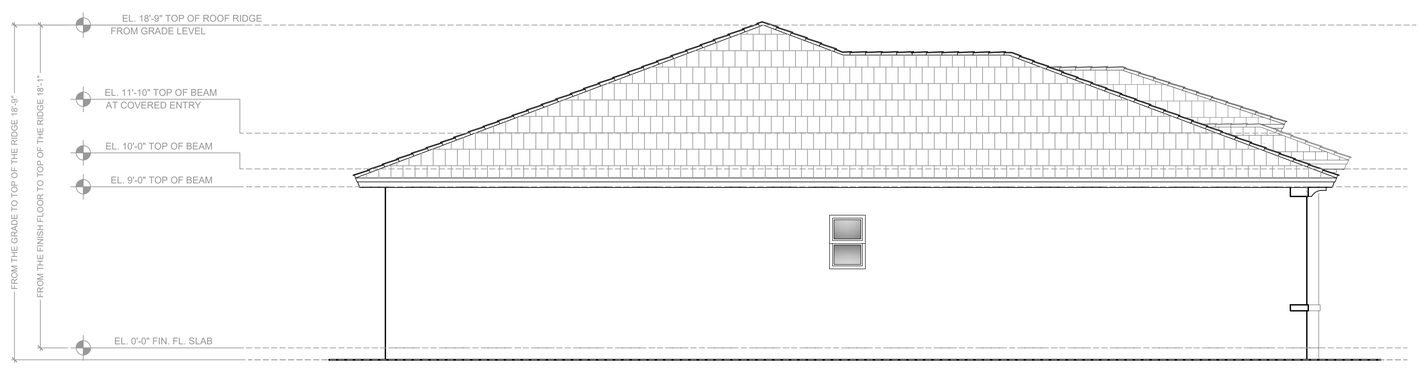


MODEL 2810
RIGHT SIDE ELEVATION

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



MODEL 2810
LEFT SIDE ELEVATION

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

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SEAL:

MODEL 2810

ELEVATIONS

DATE :	2025-06-19
SCALE :	AS SHOWN
DRAWN :	CG
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A-2.2

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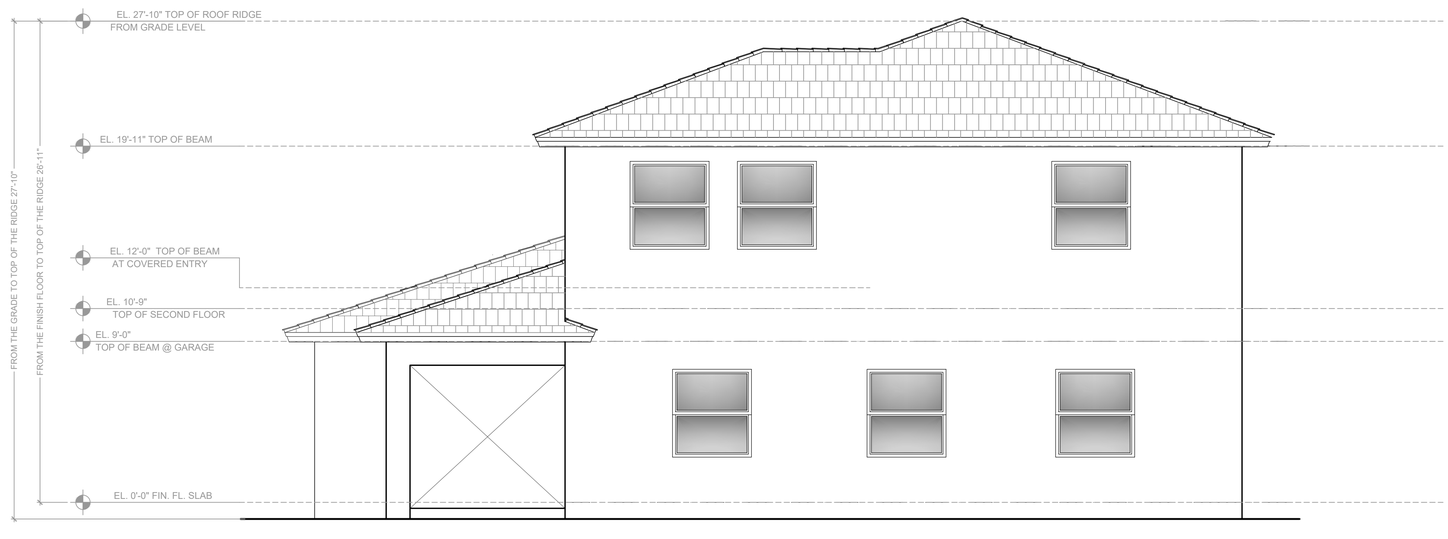
MODEL 3466
FRONT ELEVATION

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



MODEL 3466
REAR ELEVATION

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

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MIAMI-DADE COUNTY, FLORIDA

SEAL:

MODEL 3466

ELEVATIONS

DATE :	2025-06-19
SCALE :	AS SHOWN
DRAWN :	CG
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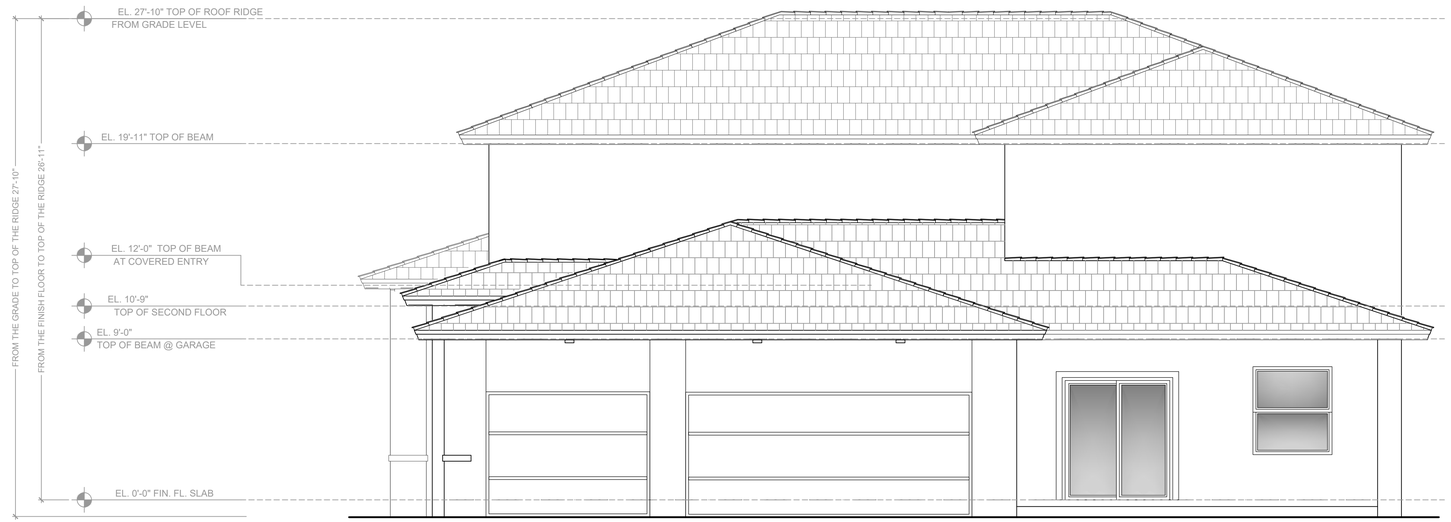
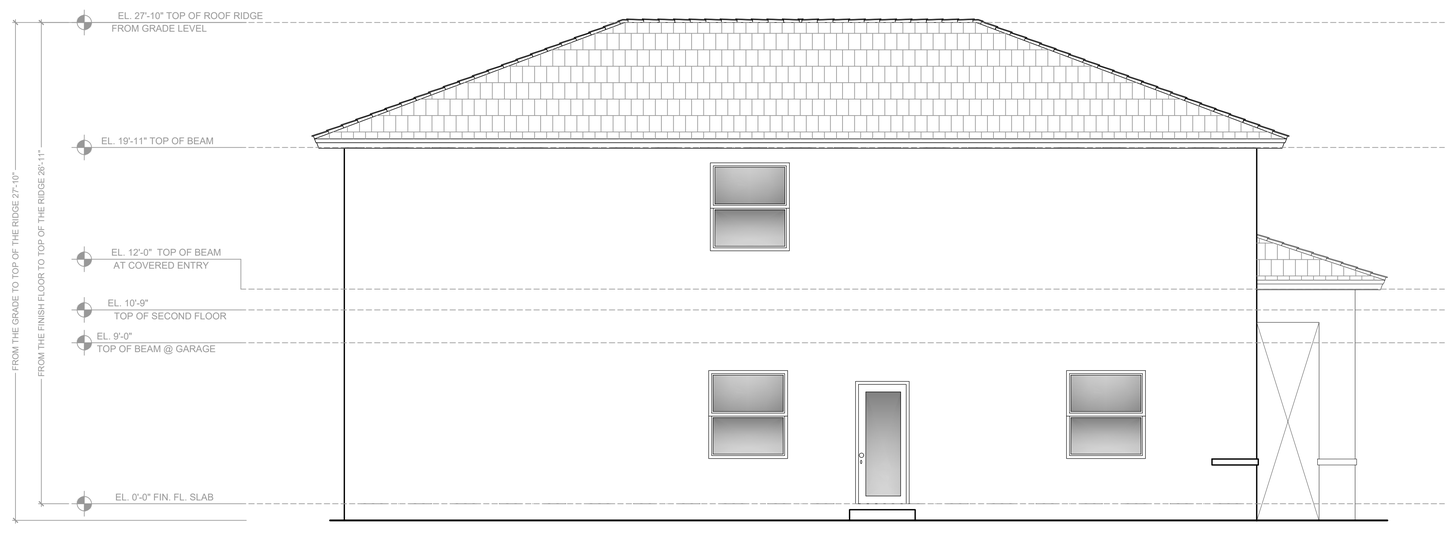


MODEL 3466
RIGHT SIDE ELEVATION

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



MODEL 3466
LEFT SIDE ELEVATION

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

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DUNAGANS
BY: LENNAR HOMES
MIAMI-DADE COUNTY, FLORIDA

SEAL:

MODEL 3466

ELEVATIONS

DATE :	2025-06-19
SCALE :	AS SHOWN
DRAWN :	CG
CHECK BY:	PPKS
JOB NO. :	25-50

A-3.3

SHEET NO. :

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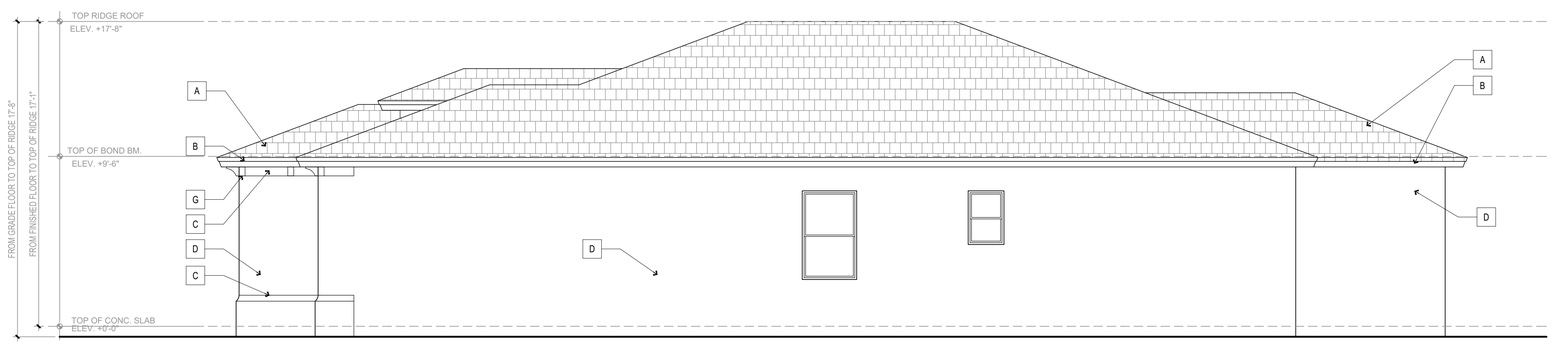
MODEL 1821 -CENTURI - FRONT ELEVATION
OPTION A

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

LEGEND

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



MODEL 1821 -CENTURI - RIGHT ELEVATION
OPTION A

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

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MODEL 1821 - CENTURI

ELEVATIONS

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SCALE :	AS SHOWN
DRAWN :	CG
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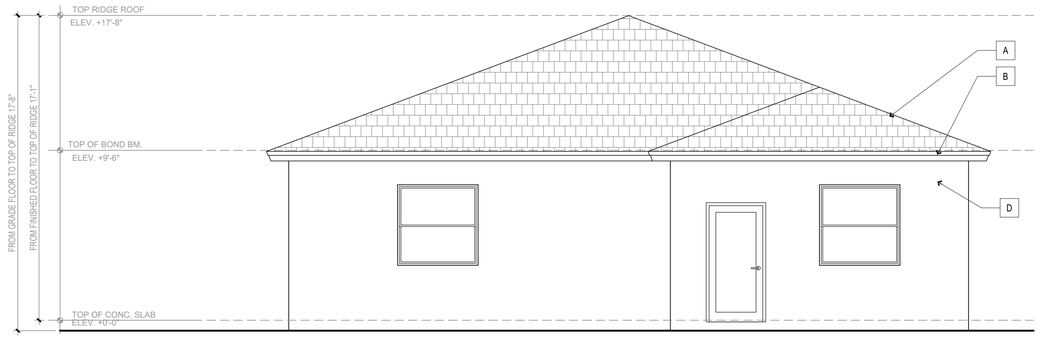
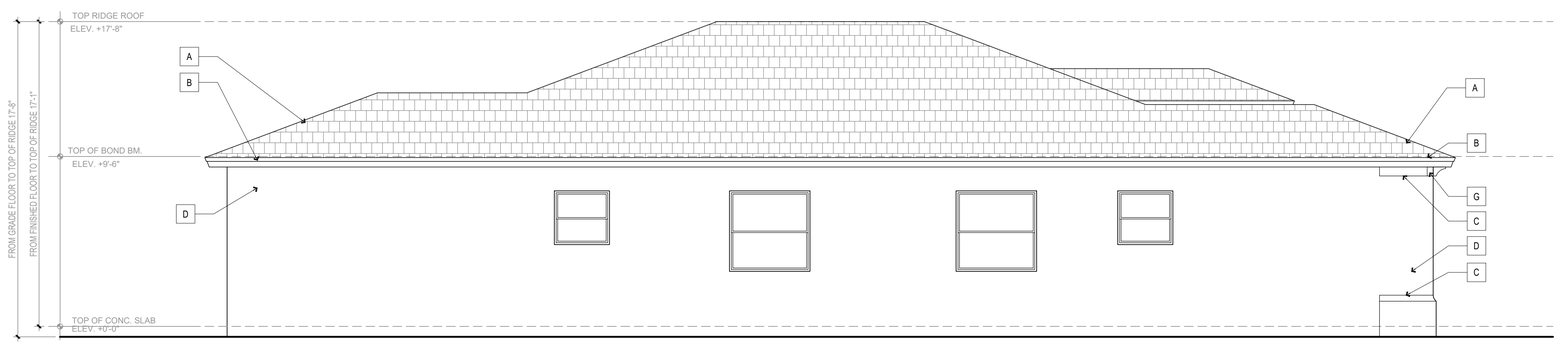


MODEL 1821 -CENTURI - LEFT ELEVATION
OPTION A

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

LEGEND

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



MODEL 1821 -CENTURI - REAR ELEVATION
OPTION A

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

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ELEVATIONS

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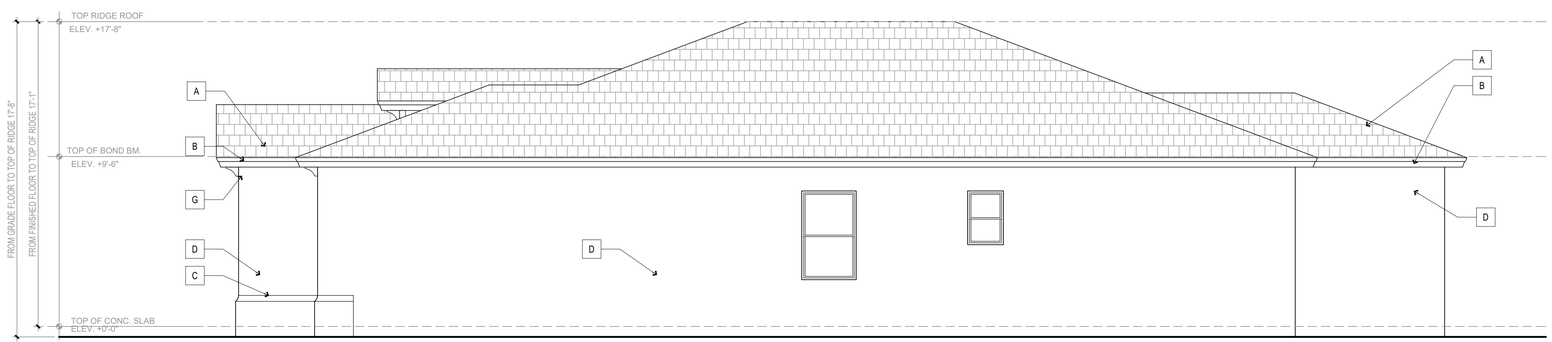
MODEL 1821 -CENTURI - FRONT ELEVATION
OPTION B

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

LEGEND

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



MODEL 1821 -CENTURI - RIGHT ELEVATION
OPTION B

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

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ELEVATIONS

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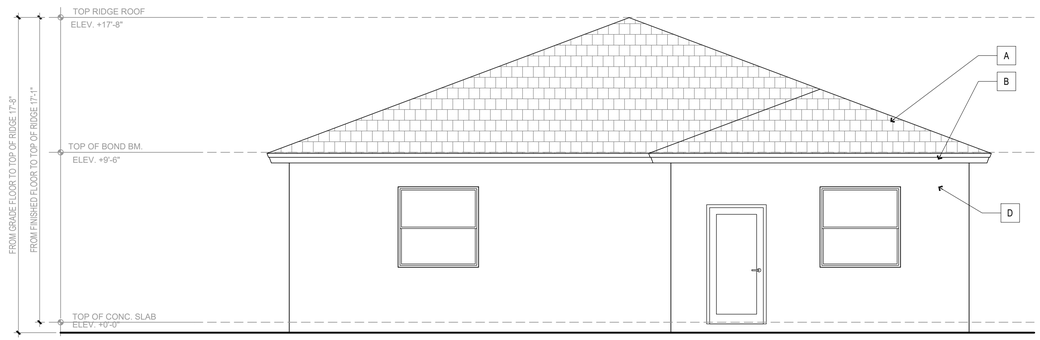
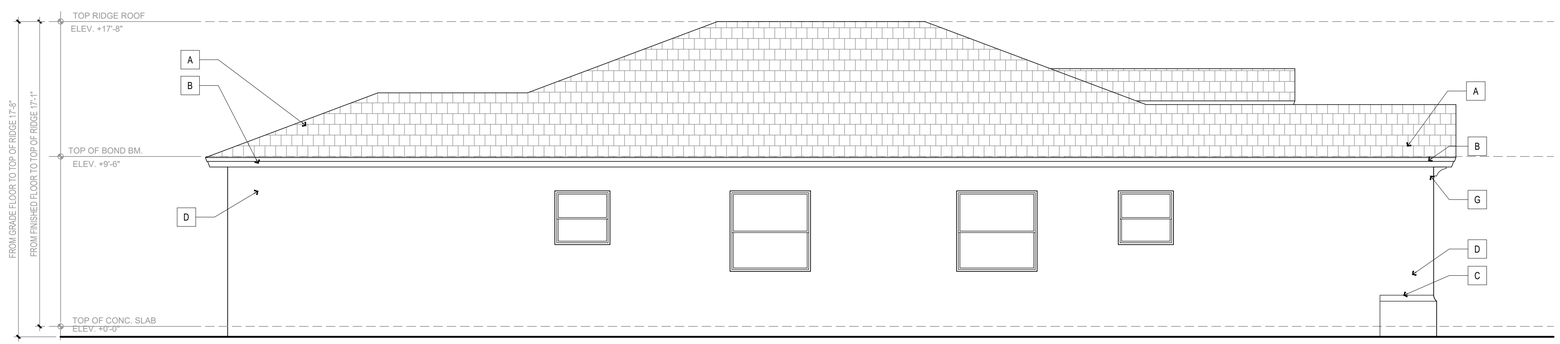


MODEL 1821 -CENTURI - LEFT ELEVATION
OPTION B

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

LEGEND

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



MODEL 1821 -CENTURI - REAR ELEVATION
OPTION B

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

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ELEVATIONS

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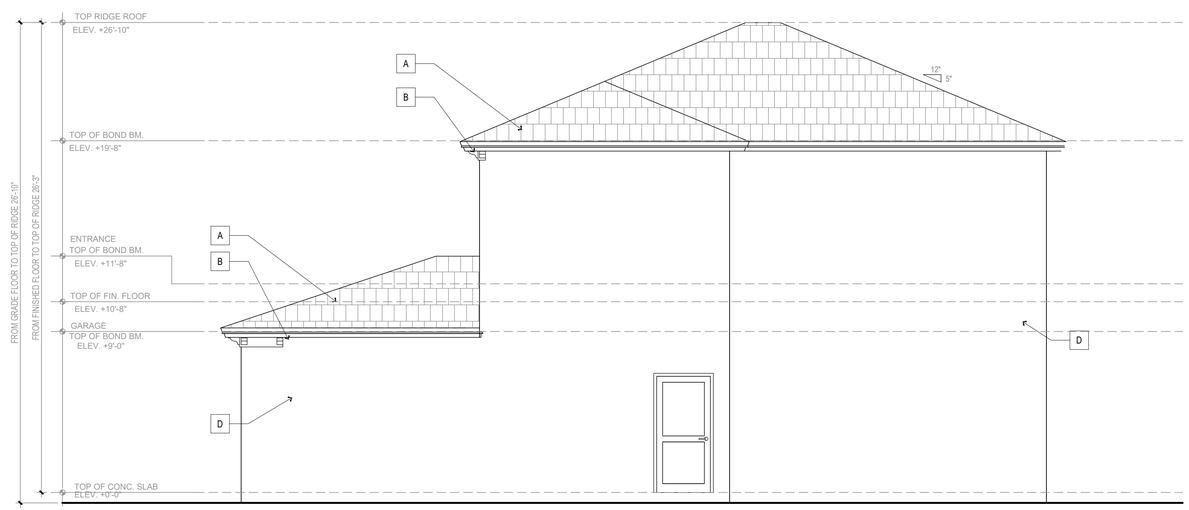
LEGEND

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

MODEL 2148 - FLORENT - FRONT ELEVATION
OPTION A

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



MODEL 2148 - FLORENT - RIGHT ELEVATION
OPTION A

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

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MODEL 2148 - FLORENT

ELEVATIONS

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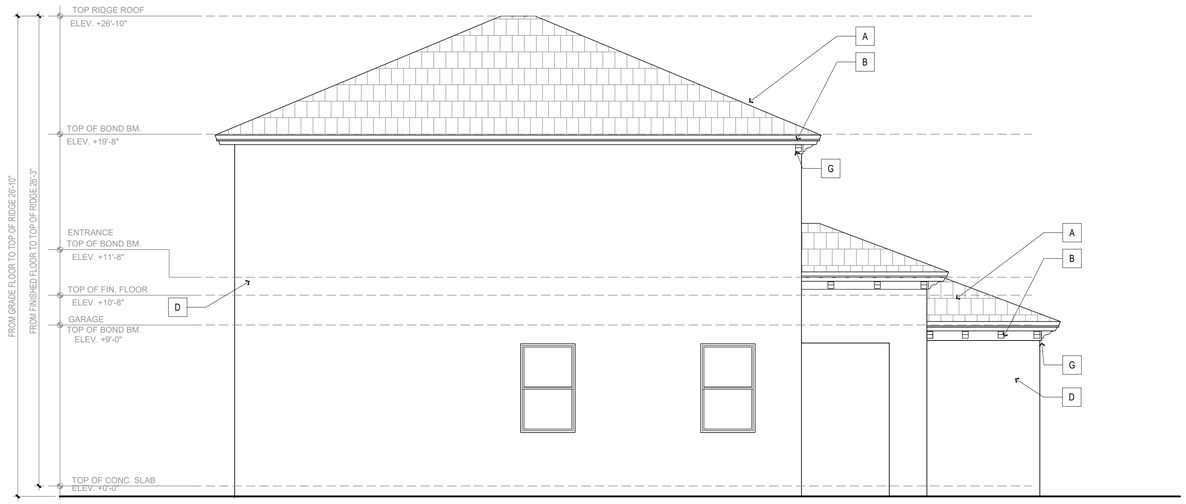

MODEL 2148 - FLORENT - LEFT ELEVATION
OPTION A

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

MODEL 2148 - FLORENT - REAR ELEVATION
OPTION A

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

LEGEND

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

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ELEVATIONS

DATE :	2025-06-19
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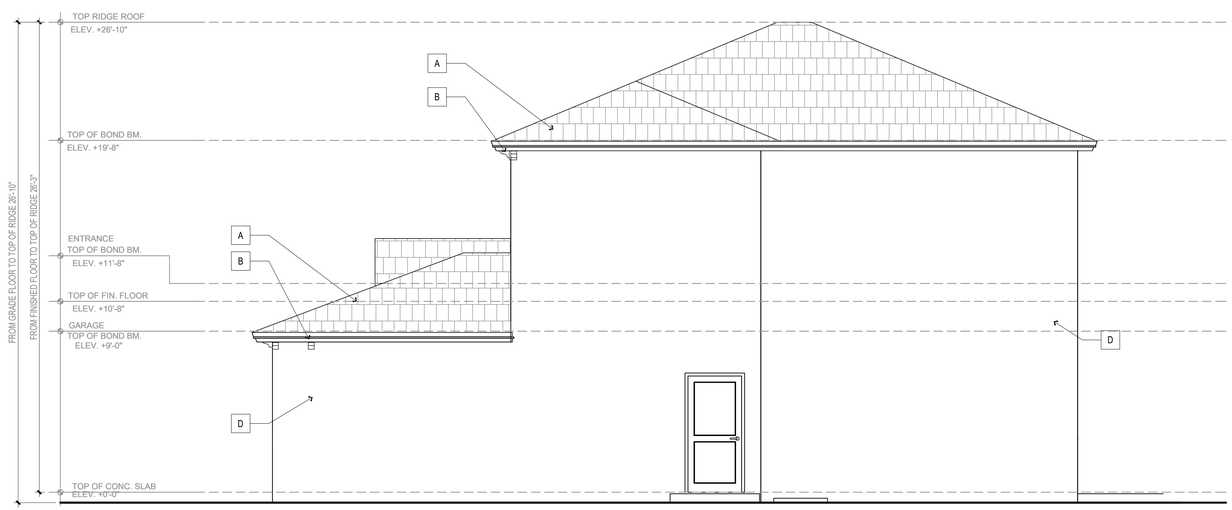
MODEL 2148 - FLORENT - FRONT ELEVATION
OPTION B

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

LEGEND

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



MODEL 2148 - FLORENT - RIGHT ELEVATION
OPTION B

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

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MODEL 2148 - FLORENT

ELEVATIONS

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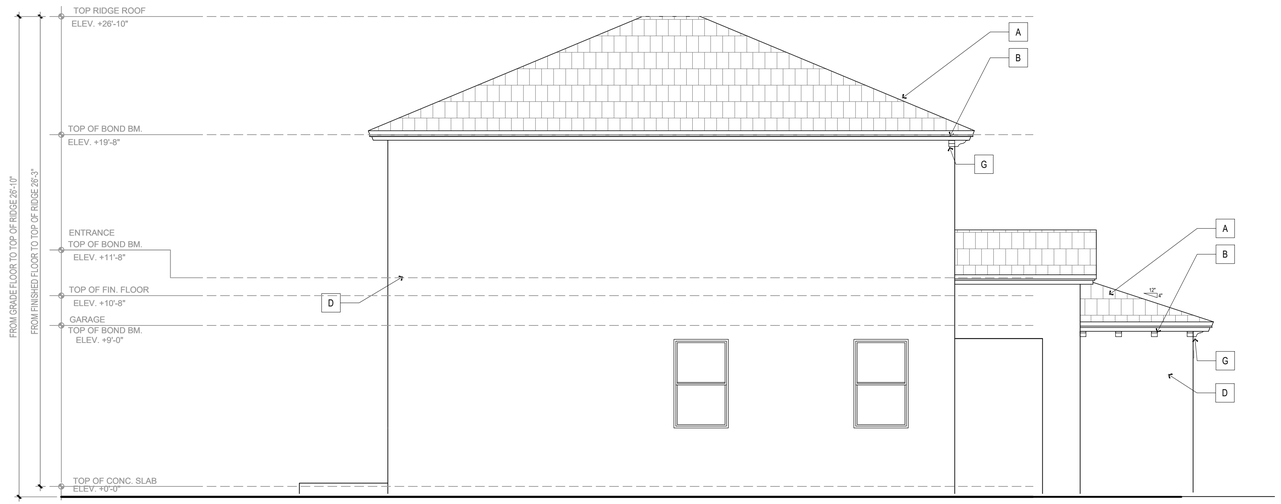
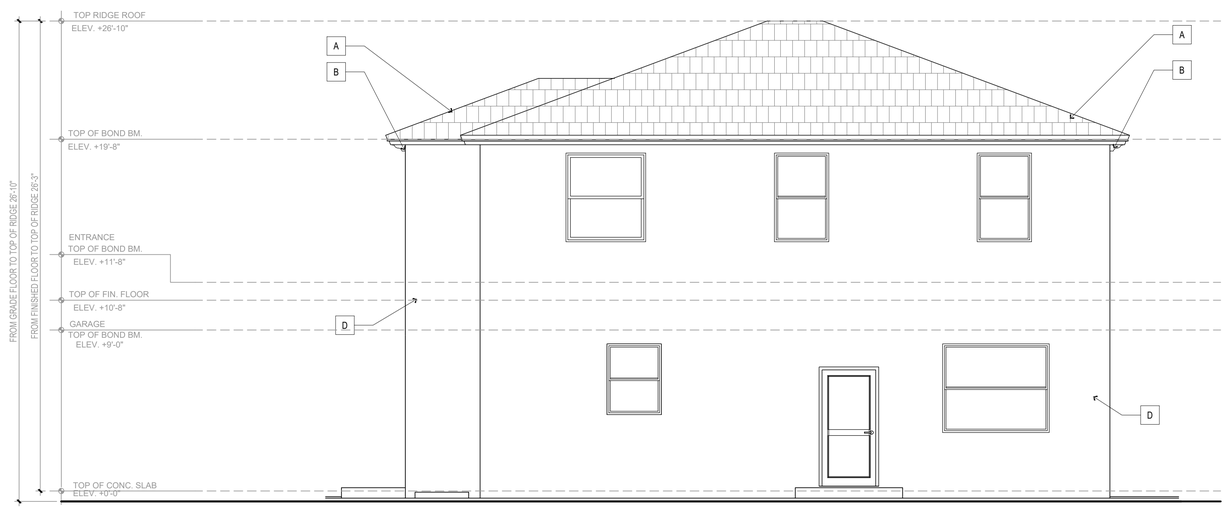


MODEL 2148 - FLORENT - LEFT ELEVATION
OPTION B

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



MODEL 2148 - FLORENT - REAR ELEVATION
OPTION B

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

LEGEND

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

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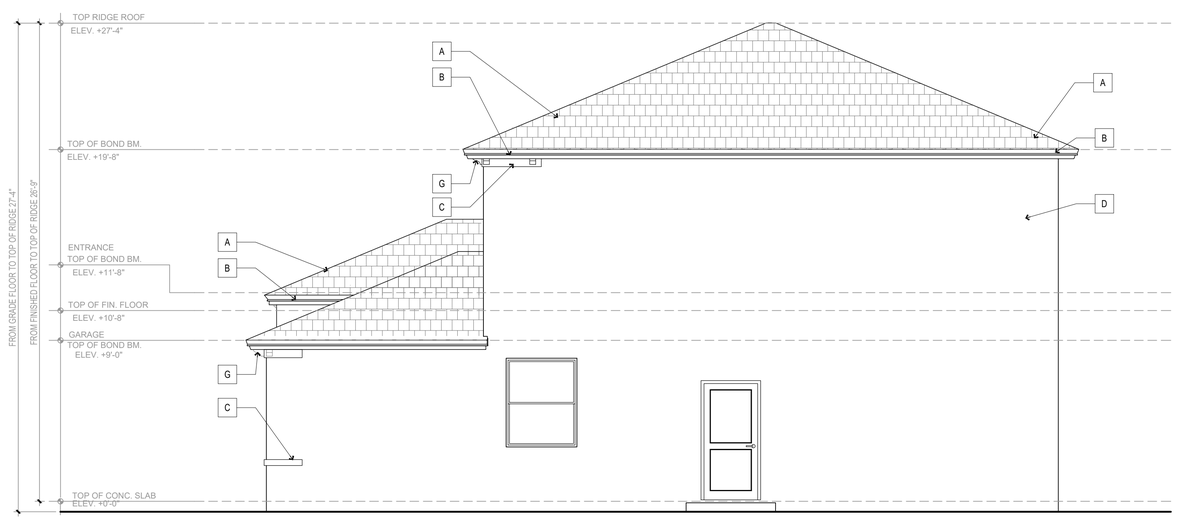
MODEL 2403 -LUMIO - FRONT ELEVATION
OPTION A

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

LEGEND

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



MODEL 2403 -LUMIO - RIGHT ELEVATION
OPTION A

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

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MODEL 2403 - LUMIO

ELEVATIONS

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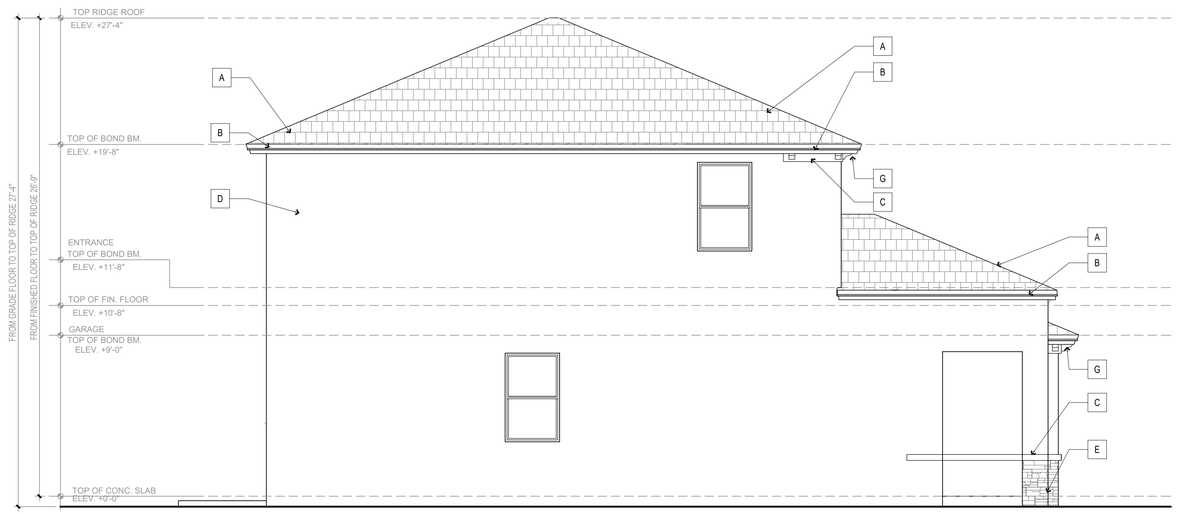

MODEL 2403 -LUMIO - LEFT ELEVATION
OPTION A

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

MODEL 2403 -LUMIO - REAR ELEVATION
OPTION A

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

LEGEND

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

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MODEL 2403 - LUMIO

ELEVATIONS

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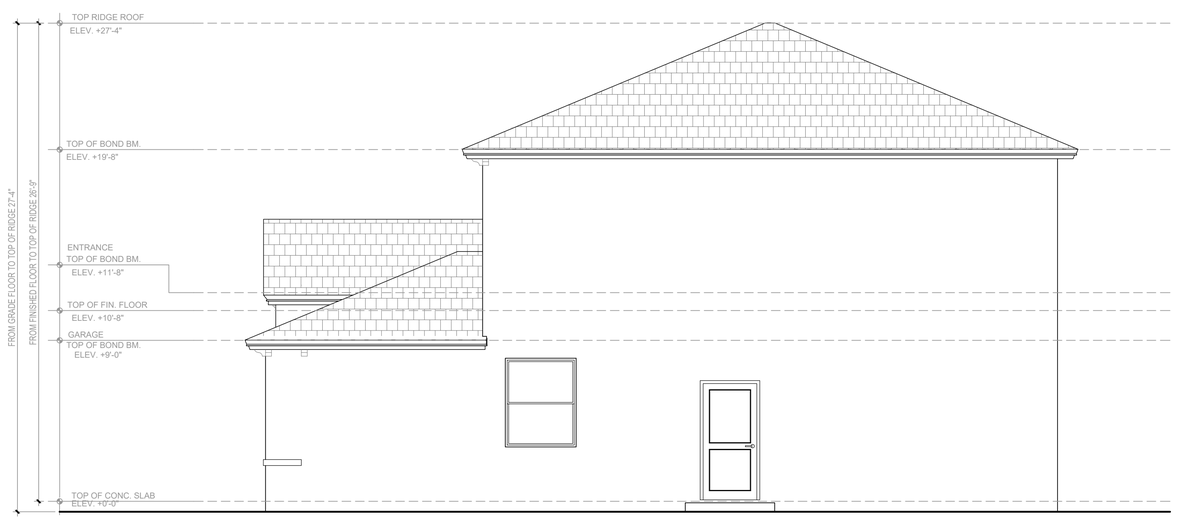
MODEL 2403 -LUMIO - FRONT ELEVATION
OPTION B

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

LEGEND

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



MODEL 2403 -LUMIO - RIGHT ELEVATION
OPTION B

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

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MIAMI-DADE COUNTY, FLORIDA

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MODEL 2403 - LUMIO

ELEVATIONS

DATE :	2025-06-19
SCALE :	AS SHOWN
DRAWN :	CG
CHECK BY:	PPKS
JOB NO. :	

A-6.4

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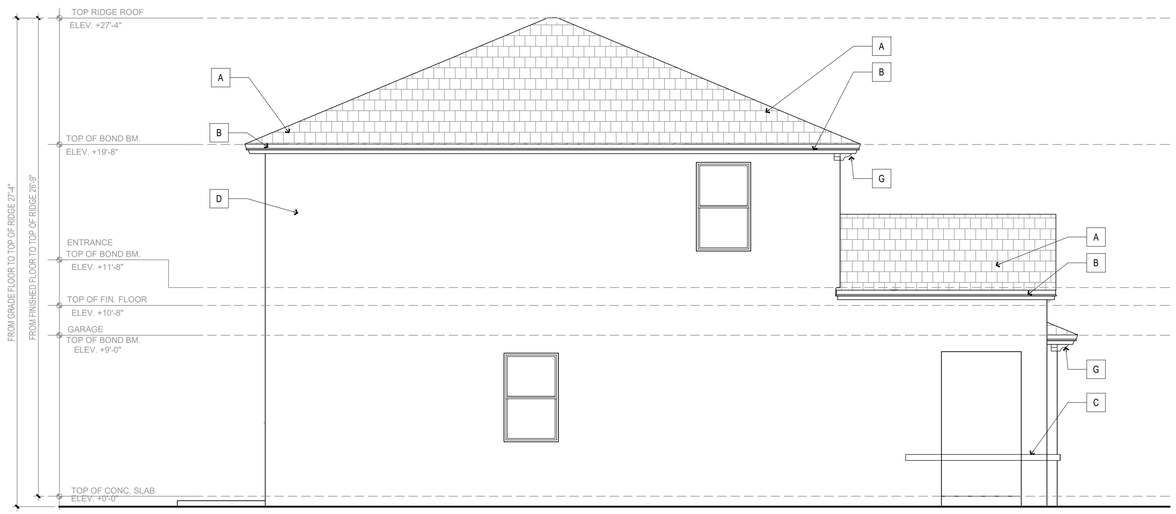

MODEL 2403 -LUMIO - LEFT ELEVATION
OPTION B

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

MODEL 2403 -LUMIO - REAR ELEVATION
OPTION B

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

LEGEND

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

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MODEL 2403 - LUMIO

ELEVATIONS

DATE :	2025-06-19
SCALE :	AS SHOWN
DRAWN :	CG
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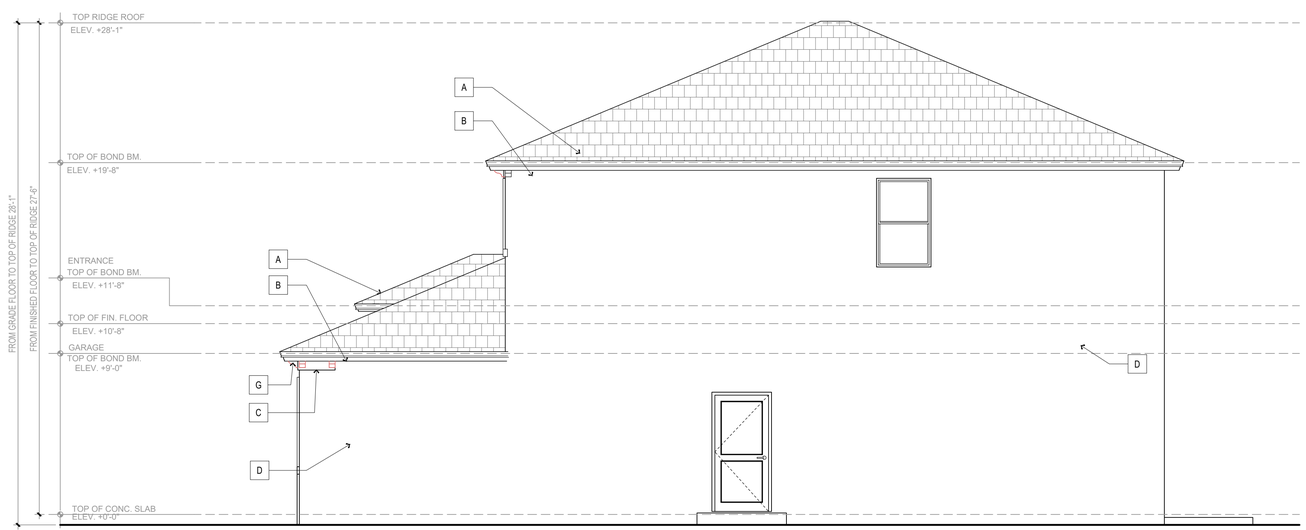
MODEL 2655 - OLMETO - FRONT ELEVATION
OPTION A

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

LEGEND

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



MODEL 2655 - OLMETO - RIGHT ELEVATION
OPTION A

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

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MODEL 2655 - OLMETO

ELEVATIONS

DATE :	2025-06-19
SCALE :	AS SHOWN
DRAWN :	CG
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A-7.2

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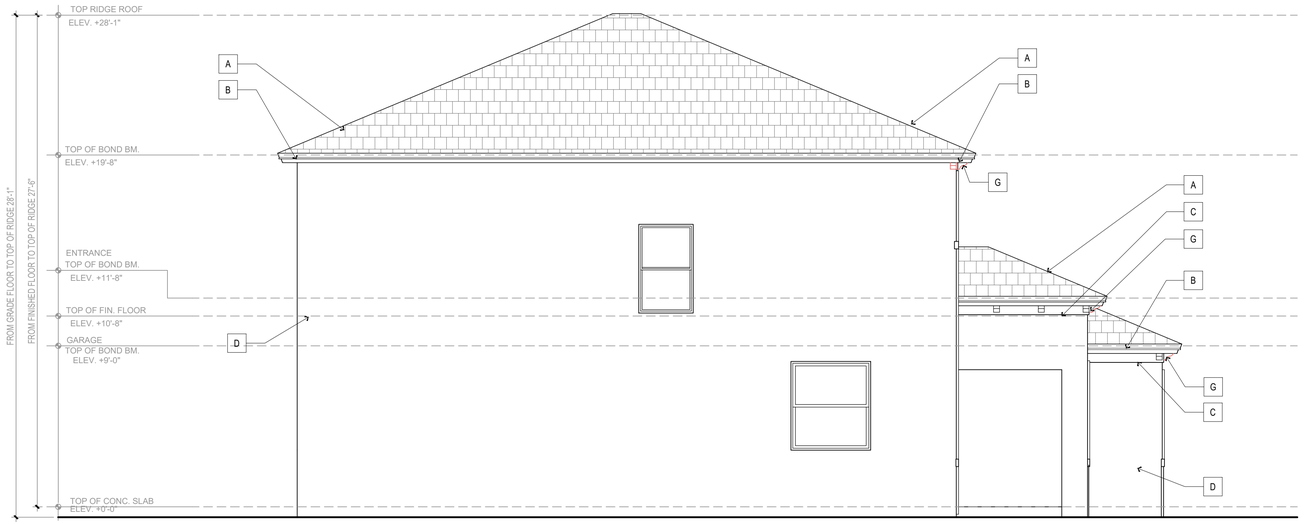
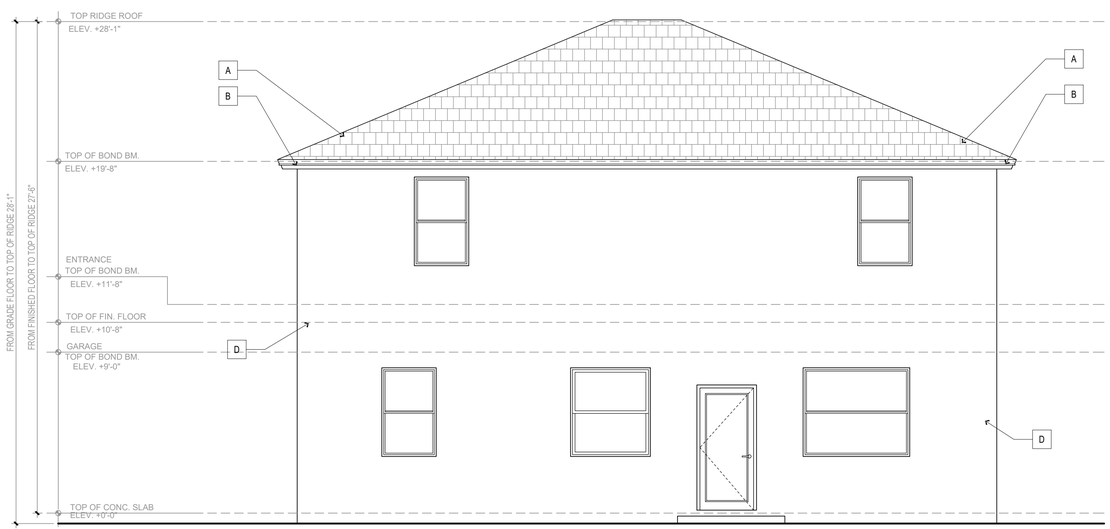


MODEL 2655 - OLMETO - LEFT ELEVATION
OPTION A

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



MODEL 2655 - OLMETO - REAR ELEVATION
OPTION A

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

LEGEND

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

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ELEVATIONS

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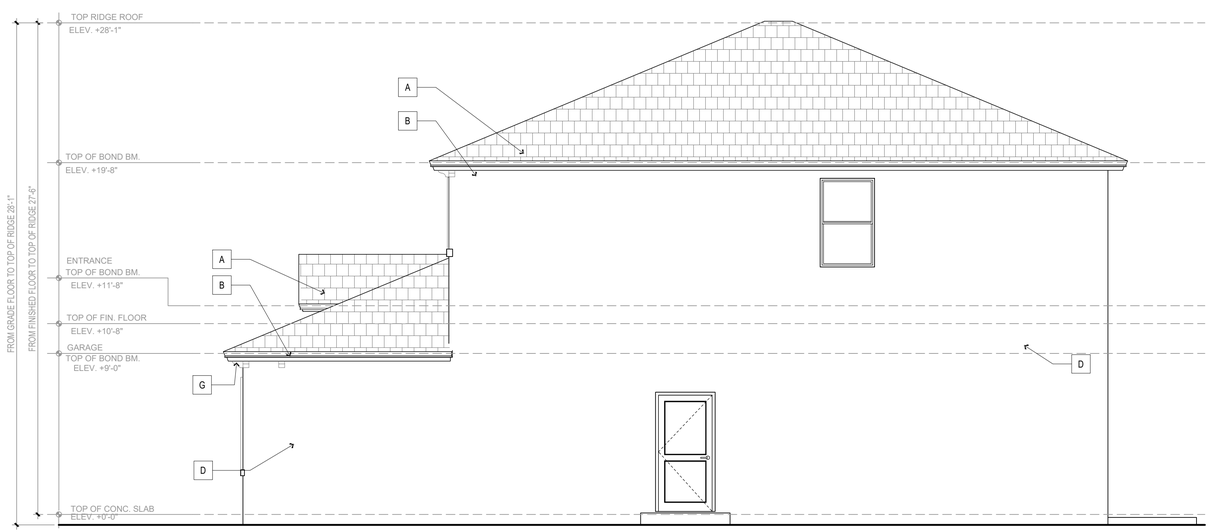
LEGEND

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



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DATE :	2025-06-19
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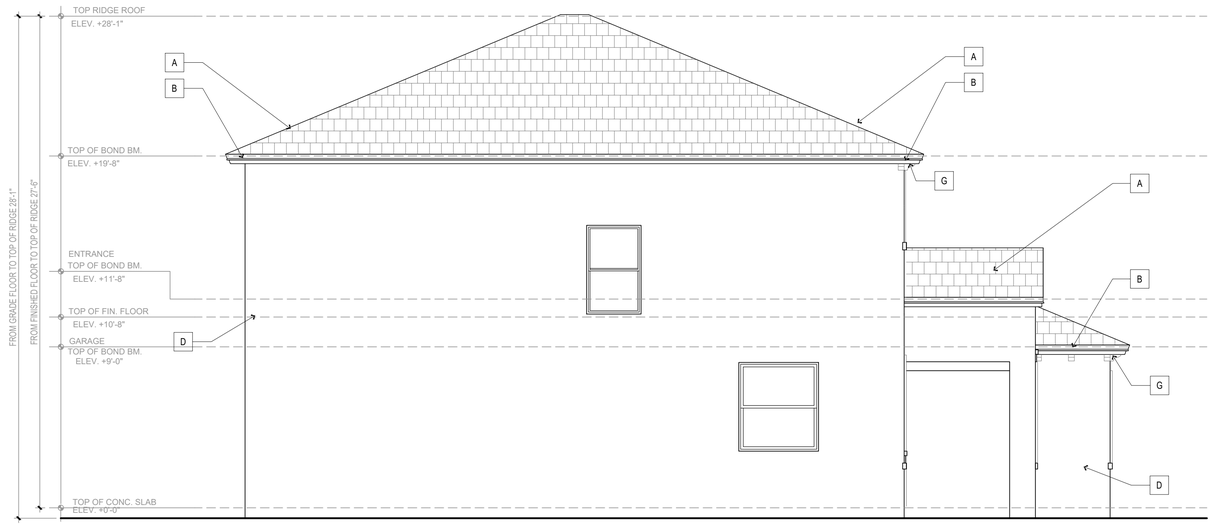

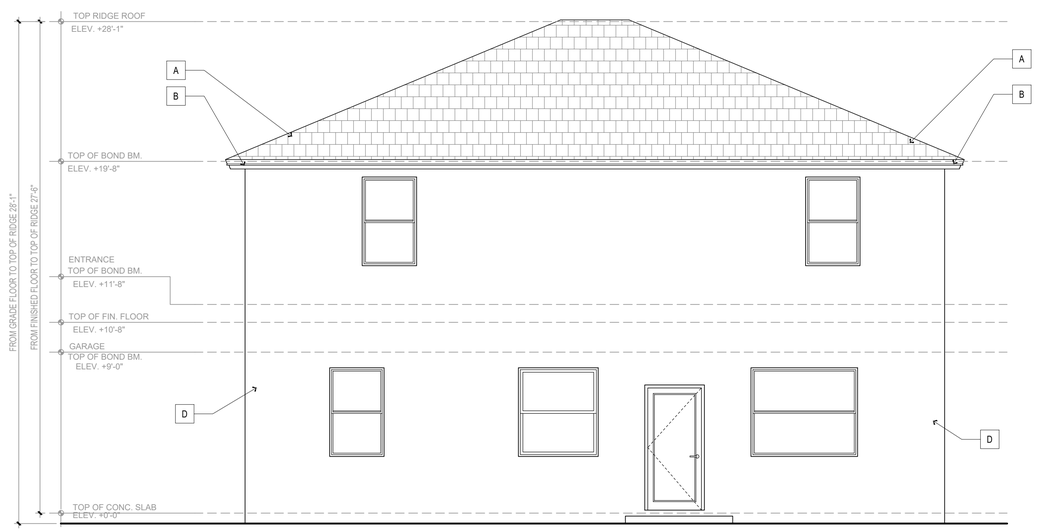

LEGEND

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

DATE :	2025-06-19
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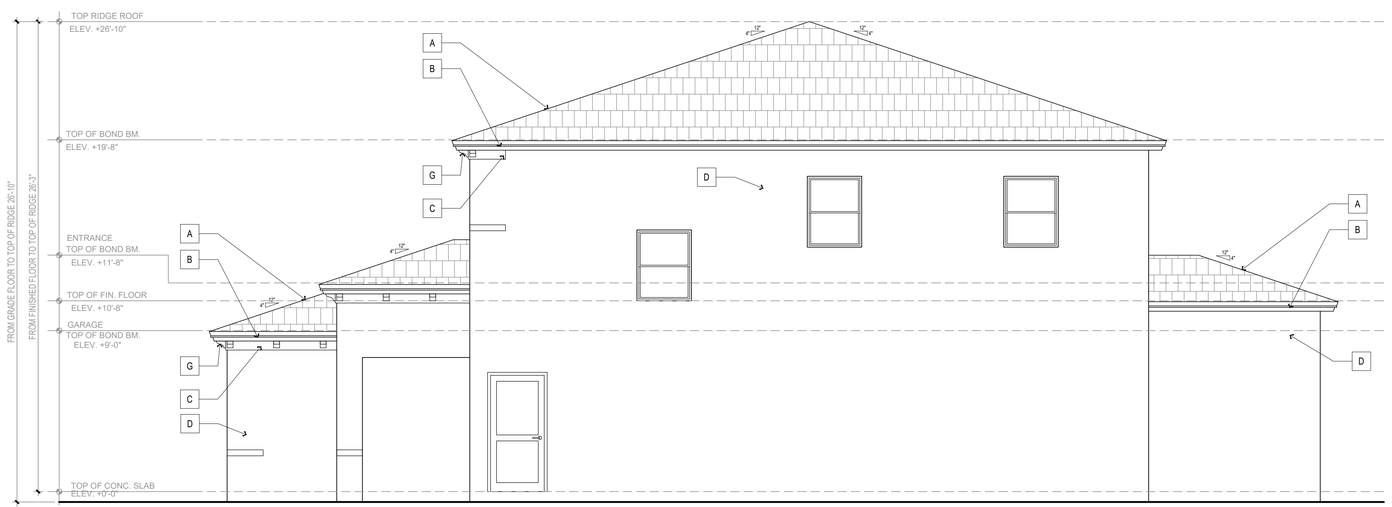
MODEL 2905 - PIANI - FRONT ELEVATION
OPTION A

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

LEGEND

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



MODEL 2905 - PIANI - RIGHT ELEVATION
OPTION A

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

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MODEL 2905 NG - PIANI

ELEVATIONS

DATE :	2025-06-19
SCALE :	AS SHOWN
DRAWN :	CG
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A-8.2

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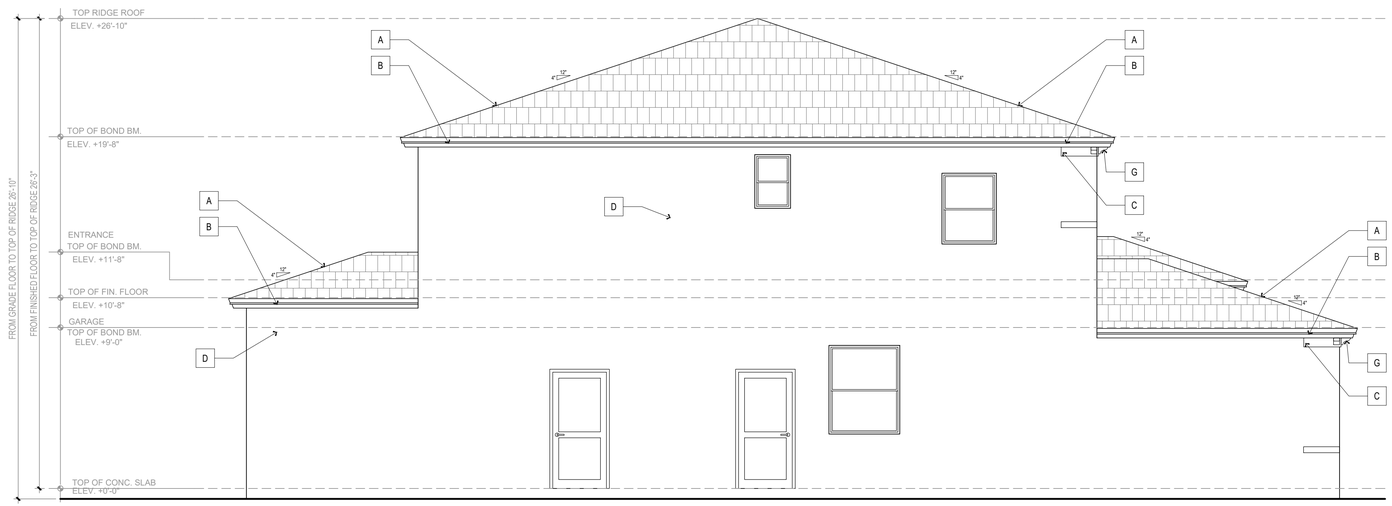
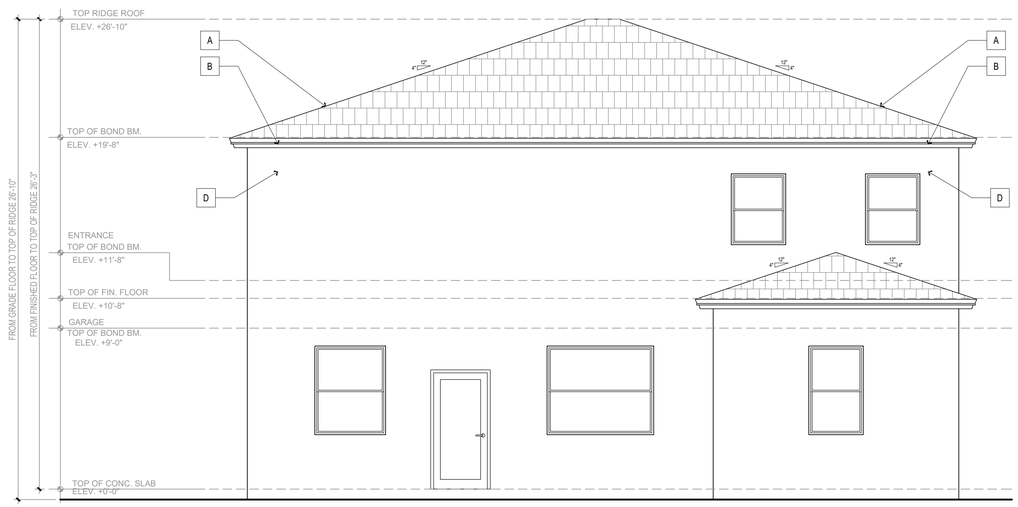


MODEL 2905 - PIANI - LEFT ELEVATION
OPTION A

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



MODEL 2905 - PIANI - REAR ELEVATION
OPTION A

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

LEGEND

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

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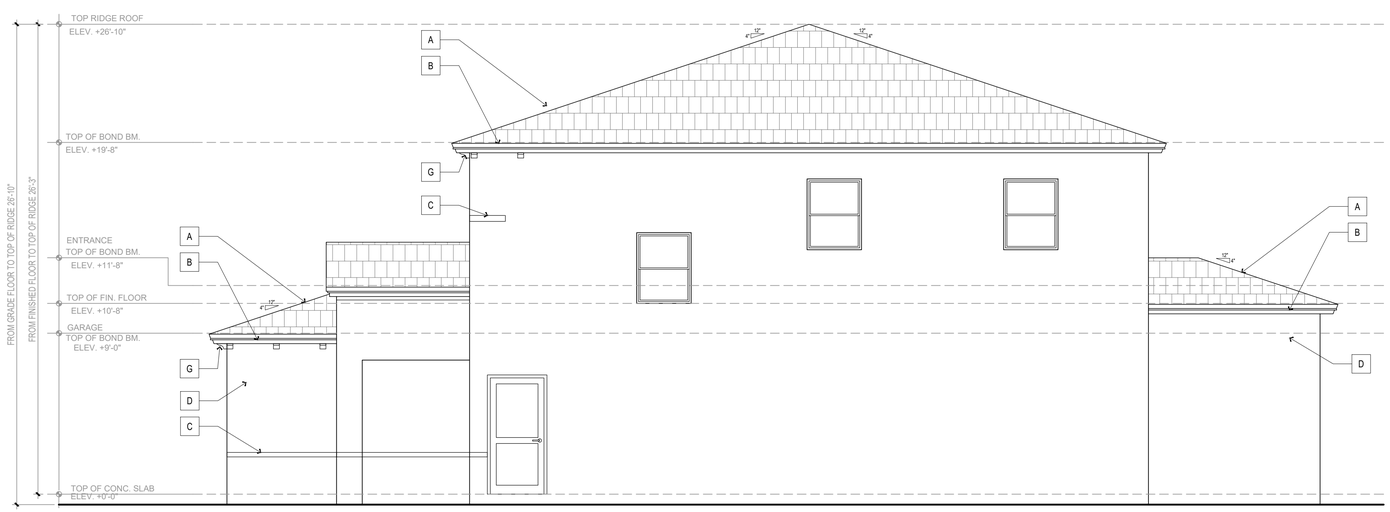
MODEL 2905 - PIANI - FRONT ELEVATION
OPTION B

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

LEGEND

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



MODEL 2905 - PIANI - RIGHT ELEVATION
OPTION B

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

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ELEVATIONS

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SCALE :	AS SHOWN
DRAWN :	CG
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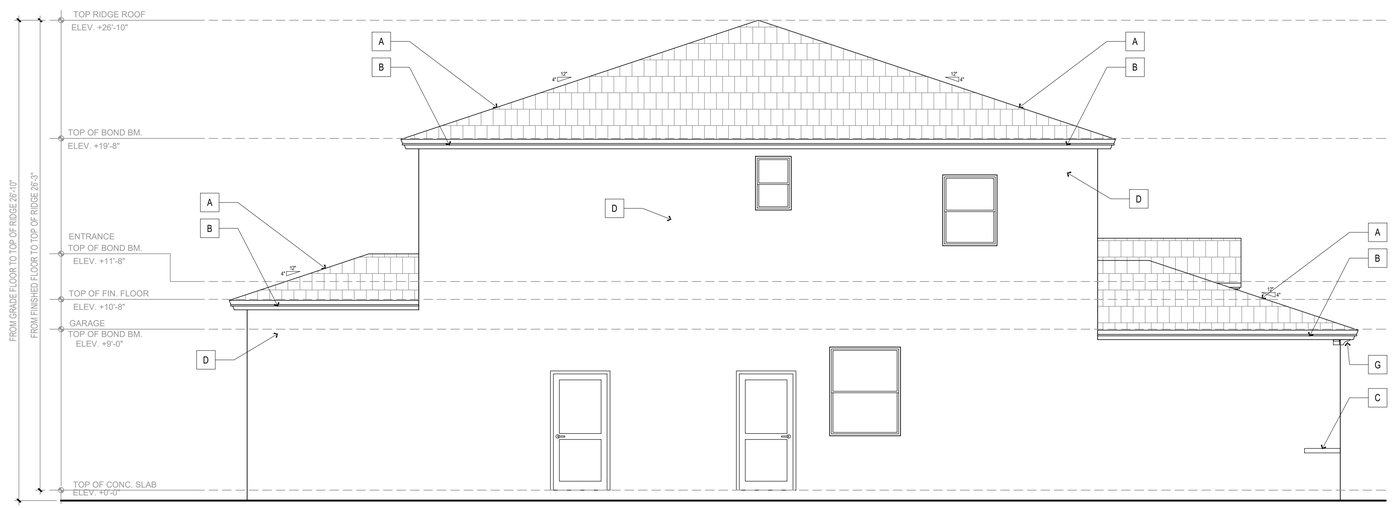
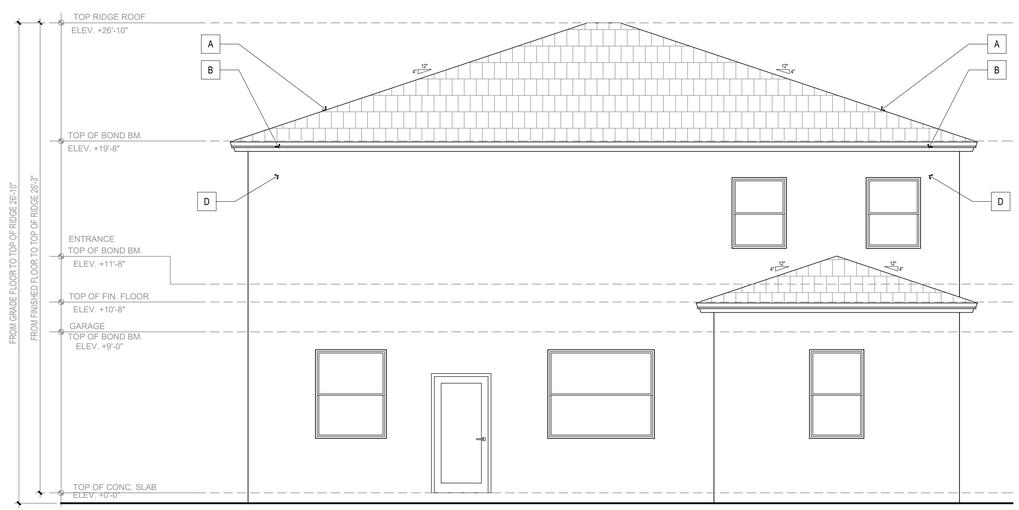


MODEL 2905 - PIANI - LEFT ELEVATION
OPTION B

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



MODEL 2905 - PIANI - REAR ELEVATION
OPTION B

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

LEGEND

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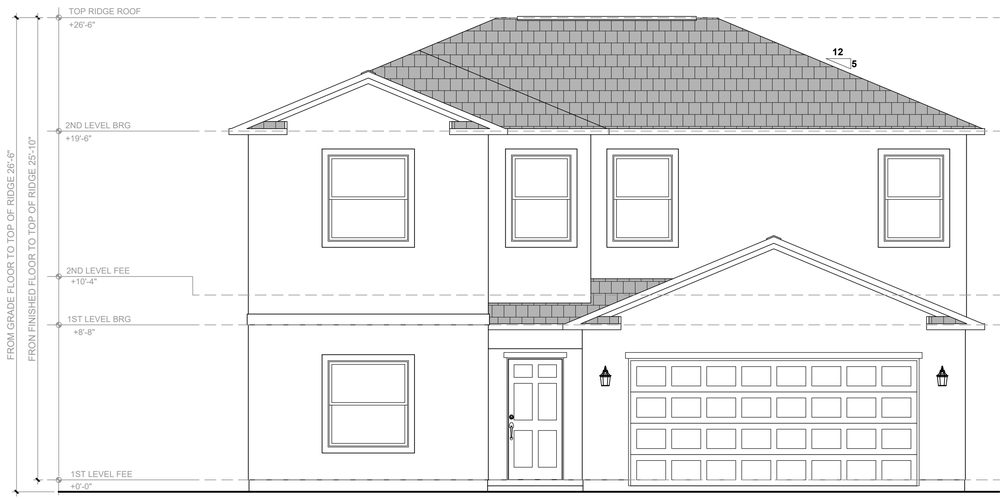
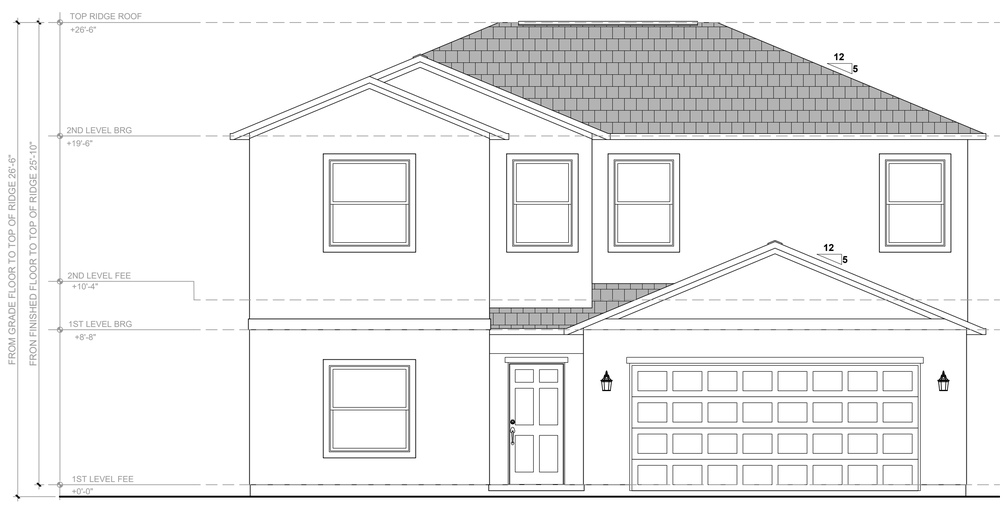


MODEL N007 NOVA - OPTION A
FRONT ELEVATION
SCALE: 1/4" = 1'-0"

MODEL N007 NOVA - OPTION B
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



MODEL N007 NOVA - OPTION C
FRONT ELEVATION
SCALE: 1/4" = 1'-0"

PASCUAL
PEREZ
KILIDDJIAN
STARR
ARCHITECTS + PLANNERS

LICENSE # AA 26001357

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

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

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REVISIONS:

OWNER:
LENNAR HOMES

DUNAGANS
BY: LENNAR HOMES
MIAMI-DADE COUNTY, FLORIDA

SEAL:

N007 NOVA

ELEVATIONS

DATE :	2025-08-08
SCALE :	AS SHOWN
DRAWN :	CG
CHECK BY:	PPKS
JOB NO. :	25-50

A-9.2

SHEET NO. :

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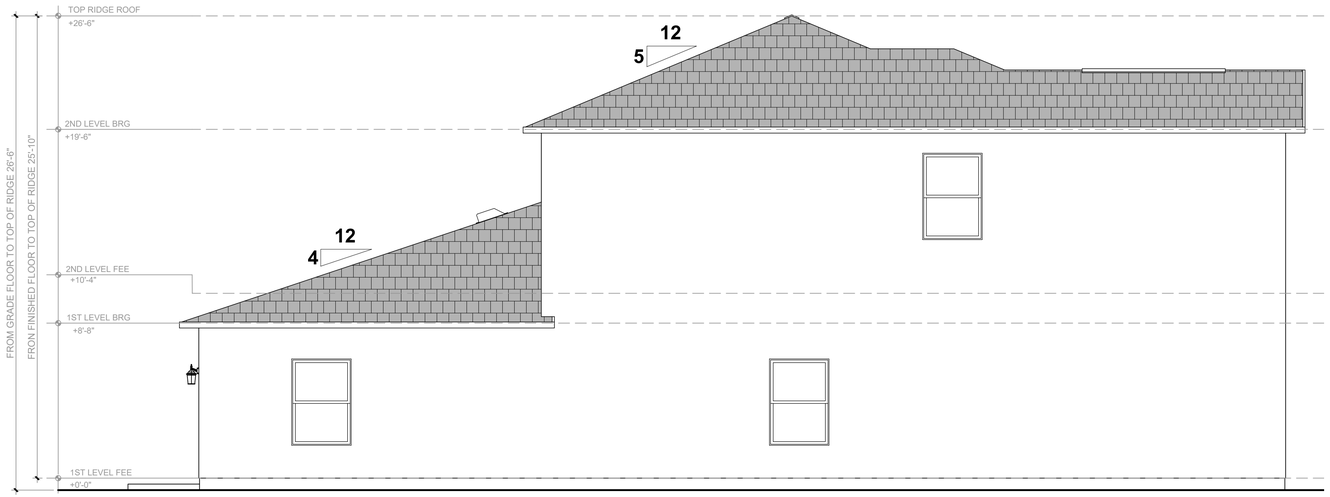
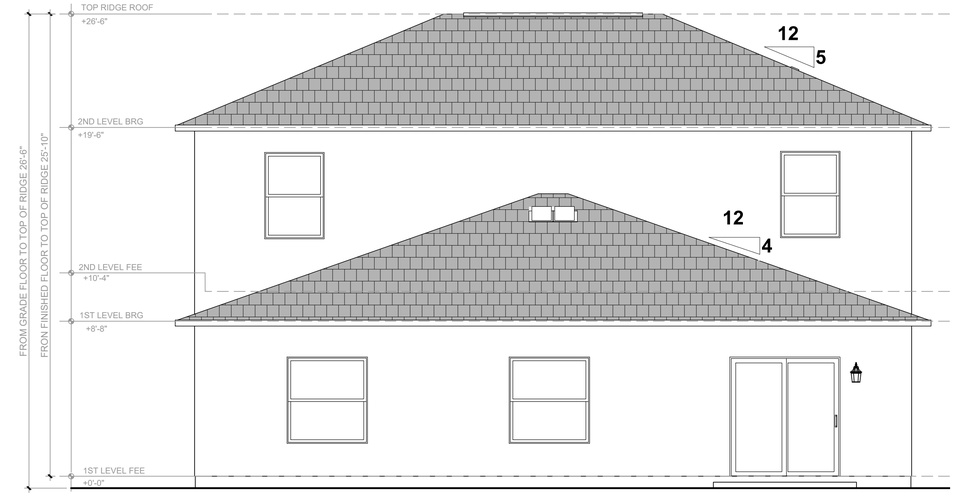


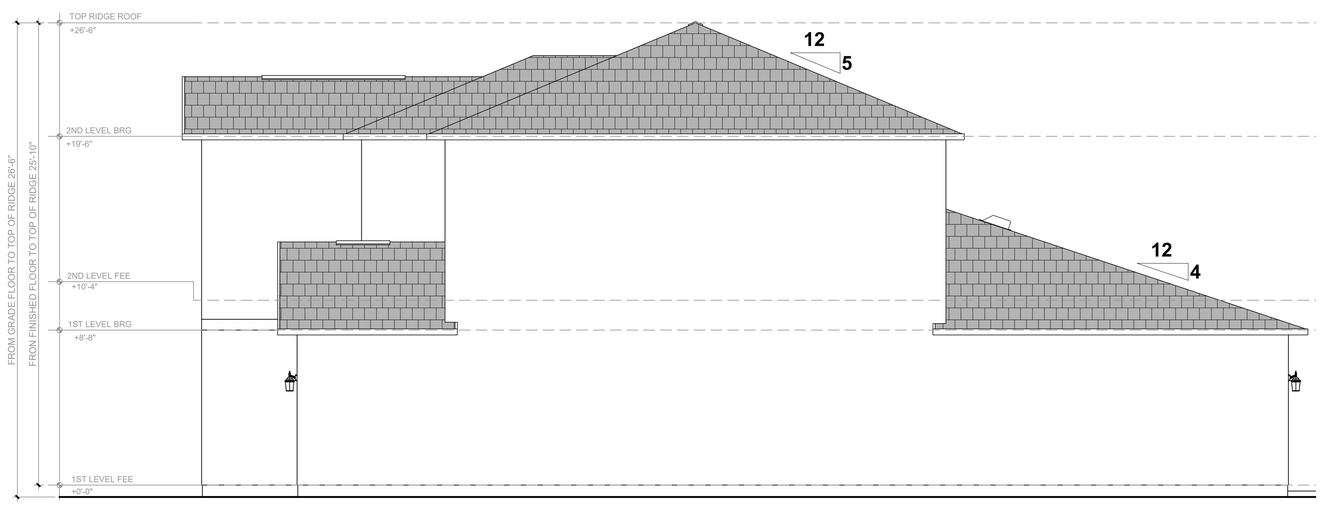
MODEL N007 NOVA -OPTION TYP.
RIGHT SIDE ELEVATION

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



MODEL N007 NOVA -OPTION TYP.
REAR ELEVATION

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



MODEL N007 NOVA -OPTION TYP.
LEFT SIDE ELEVATION

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

PASCUAL
PEREZ
KILIDDJIAN
STARR
ARCHITECTS + PLANNERS

LICENSE # AA 26001357

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REVISIONS:

OWNER:
LENNAR HOMES

DUNAGANS
BY: LENNAR HOMES
MIAMI-DADE COUNTY, FLORIDA

SEAL:

N007 NOVA

ELEVATIONS

DATE :	2025-08-08
SCALE :	AS SHOWN
DRAWN :	CG
CHECK BY:	PPKS
JOB NO. :	25-50

A-9.3

SHEET NO. :

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DUNAGANS

CIVIL ENGINEERING PLANS
UNINCORPORATED MIAMI-DADE COUNTY, FLORIDA
December 2025

Sheet List Table	
Sheet Number	Sheet Title
1	C-400 -CIVIL ENGINEERING PLAN COVER SHEET
2	C-401 - CIVIL ENGINEERING PLAN KEY SHEET
3	C-402 - CIVIL ENGINEERING PLAN
4	C-403 - CIVIL ENGINEERING PLAN
5	C-404 - CIVIL ENGINEERING PLAN
6	C-405 - CIVIL ENGINEERING PLAN
7	C-406 - CIVIL ENGINEERING PLAN
8	C-407 - CIVIL ENGINEERING PLAN
9	C-408 - CIVIL ENGINEERING PLAN
10	C-409 - CIVIL ENGINEERING PLAN
11	C-410 - CIVIL ENGINEERING PLAN
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14	C-413 - CIVIL ENGINEERING PLAN
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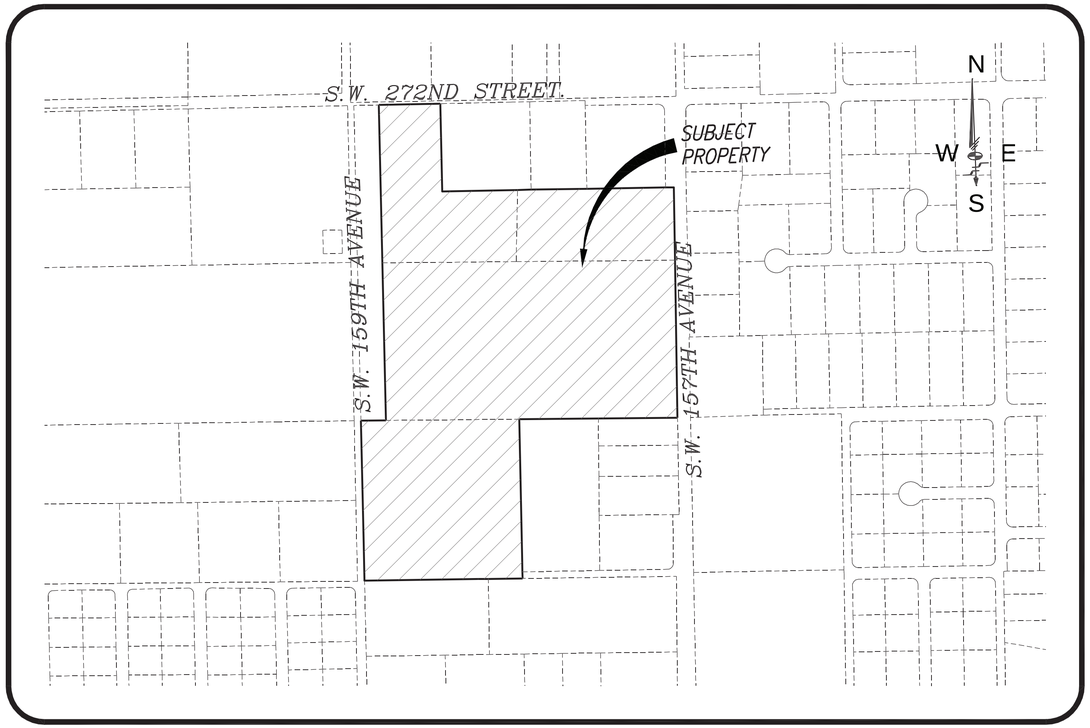
17	C-416 - CIVIL ENGINEERING CROSS SECTIONS AND DETAILS
18	C-417 - CIVIL ENGINEERING FIRE TRUCK ACCESS PLAN
19	C-418 - CIVIL ENGINEERING FIRE TRUCK ACCESS PLAN
20	C-419 - CIVIL ENGINEERING GARBAGE TRUCK ACCESS PLAN
21	C-420 - CIVIL ENGINEERING GARBAGE TRUCK ACCESS PLAN



LOCATION SKETCH
1"=300'
SECTION 32 - TOWNSHIP 56 - RANGE 39

PREPARED BY:

SSA SCHWEBKE SHISKIN + ASSOCIATES
CIVIL ENGINEERS | LAND SURVEYORS CA#87 | LB#87
TEL: (954)435-7010 3240 CORPORATE WAY, MIRAMAR, FLORIDA 33025 www.SHISKIN.com

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K:\JOBS\8.Dunagans\PLAN\DWG\COVER - DUNAGANS.dwg

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No.	DESCRIPTION	DATE	BY

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DUNAGANS
COVER SHEET
UNINCORPORATED MIAMI-DADE COUNTY, FLORIDA
SECTION 32, TOWNSHIP 56, RNAGE 39

FILE NO.: AJ-6439
DESIGNED BY: A.G.S.
DESIGNED DATE: 8/12/25
DRAFTED BY: A.G.S.
CHECKED BY: L.F.L.
SCALE: SEE PLAN

SSA SCHWEBKE SHISKIN Digitally signed by Luis F Leon Date: 2025.12.15 11:08:24-05'00'

LUIS FERNANDO LEON
LICENSE
No. 58670
STATE OF FLORIDA
PROFESSIONAL ENGINEER

SIGN DATE: 12/15/2025
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY LUIS F. LEON, P.E., VICE PRESIDENT ON THE DATE ADJACENT TO THE SEAL.
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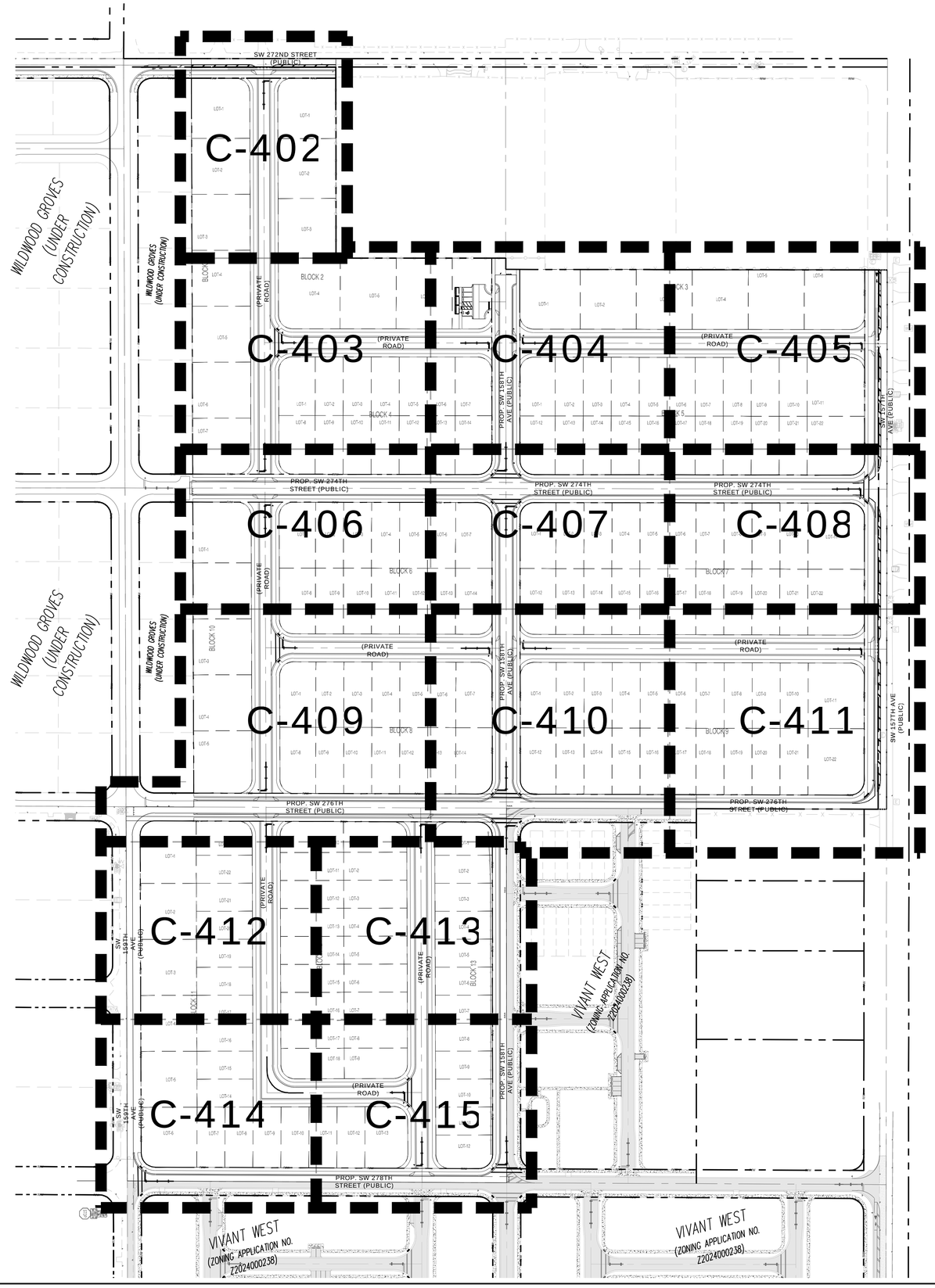
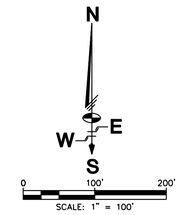
POSITION: VICE PRESIDENT

STATUS: SITEPLAN
SHEET NAME: C-400
SHEET 1 OF 21

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z25-256 DATE: JAN 5 2026 BY: E307493





REVISIONS			
No.	DESCRIPTION	DATE	BY
1	ASPR REVIEW COMMENTS	12/11/25	L.F.L.

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DUNAGANS

CIVIL ENGINEERING PLAN

KEY SHEET

UNINCORPORATED MIAMI-DADE COUNTY, FLORIDA

SECTION 32, TOWNSHIP 56, RANGE 39

FILE NO.: AJ-6439	
DESIGN BY: A.G.S.	
DESIGN DATE: 8/12/25	
DRAFTED BY: A.G.S.	
CHECKED BY: L.F.L.	
SCALE: SEE PLAN	

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POSITION: VICE PRESIDENT

STATUS: SITEPLAN

SHEET NAME: C-401

SHEET 2 OF 21

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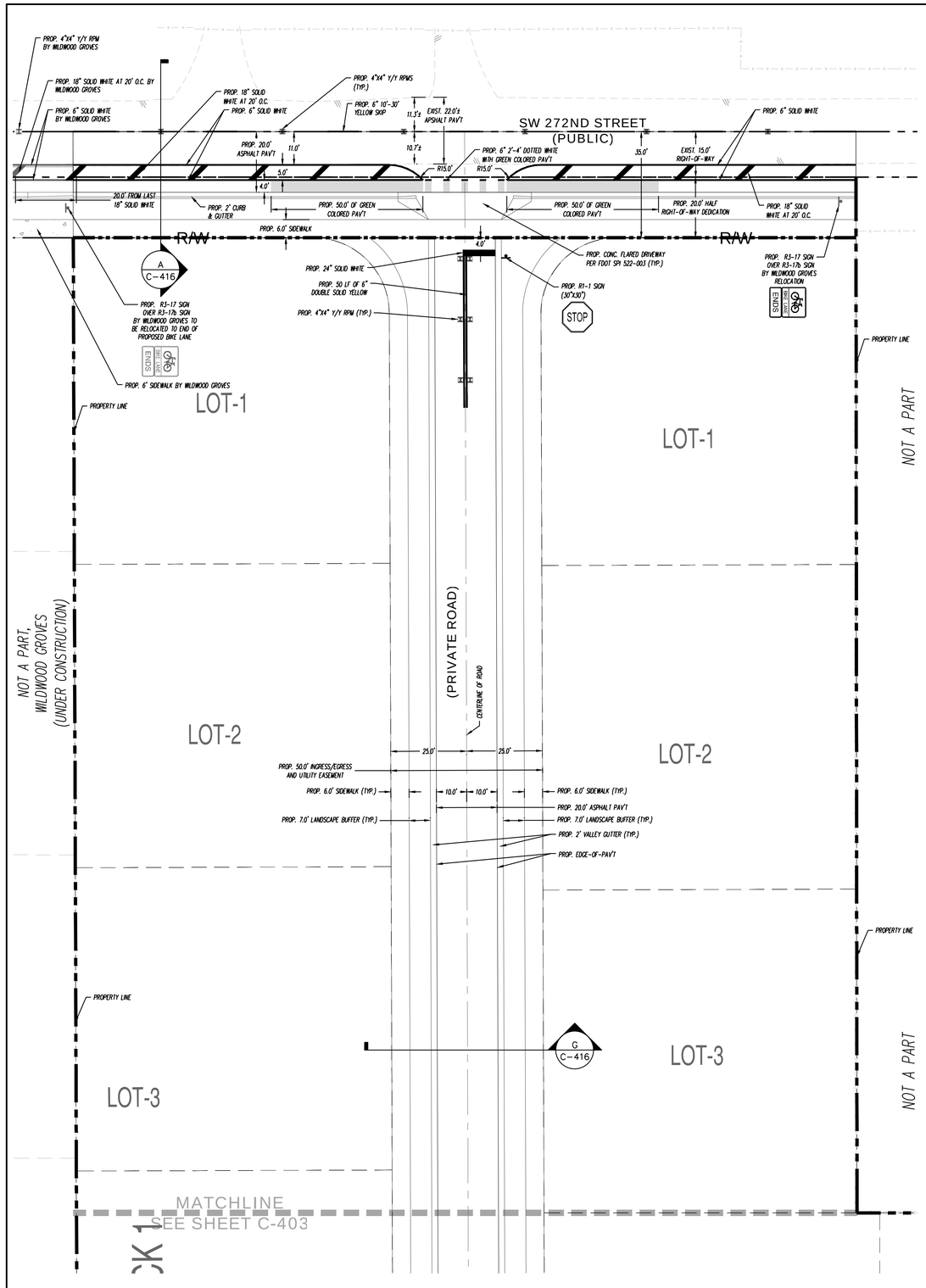

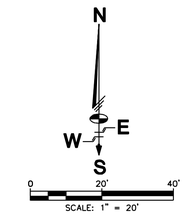

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No.	DESCRIPTION	DATE	BY
1	AGRS REVIEW COMMENTS	12/11/25	L.F.L.

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CIVIL ENGINEERING PLAN

UNINCORPORATED MIAMI-DADE COUNTY, FLORIDA

SECTION 32, TOWNSHIP 56, RANGE 39

FILE NO.: AJ-6439
DESIGN BY: A.G.S.
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CHECKED BY: L.F.L.
SCALE: SEE PLAN

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No. 58670
STATE OF FLORIDA
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SHEET NAME: C-402

SHEET 3 OF 21

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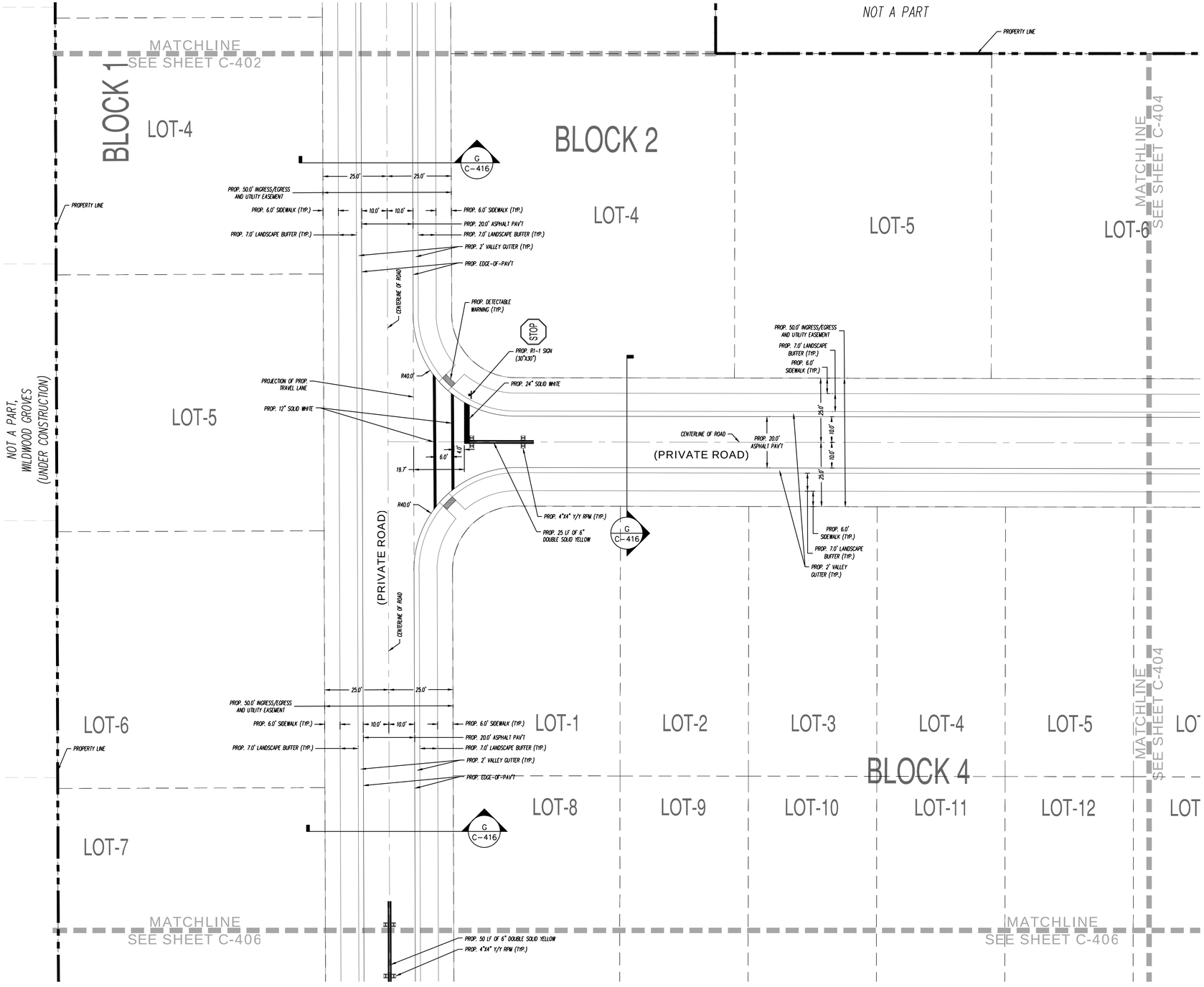

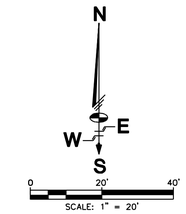

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No.	DESCRIPTION	DATE	BY
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DUNAGANS
CIVIL ENGINEERING PLAN
UNINCORPORATED MIAMI-DADE COUNTY, FLORIDA
SECTION 32, TOWNSHIP 56, RANGE 39

FILE NO.: AJ-6439
DESIGN BY: A.G.S.
DESIGN DATE: 8/12/25
DRAFTED BY: A.G.S.
CHECKED BY: L.F.L.
SCALE: SEE PLAN

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LICENSE
No. 58670
STATE OF FLORIDA
PROFESSIONAL ENGINEER

12/15/2025
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STATUS: SITEPLAN
SHEET NAME: C-403
SHEET 4 OF 21

dwg: S:\SHSKIN\DUNAGANS\PLAN\DUNAGANS-SITE.dwg

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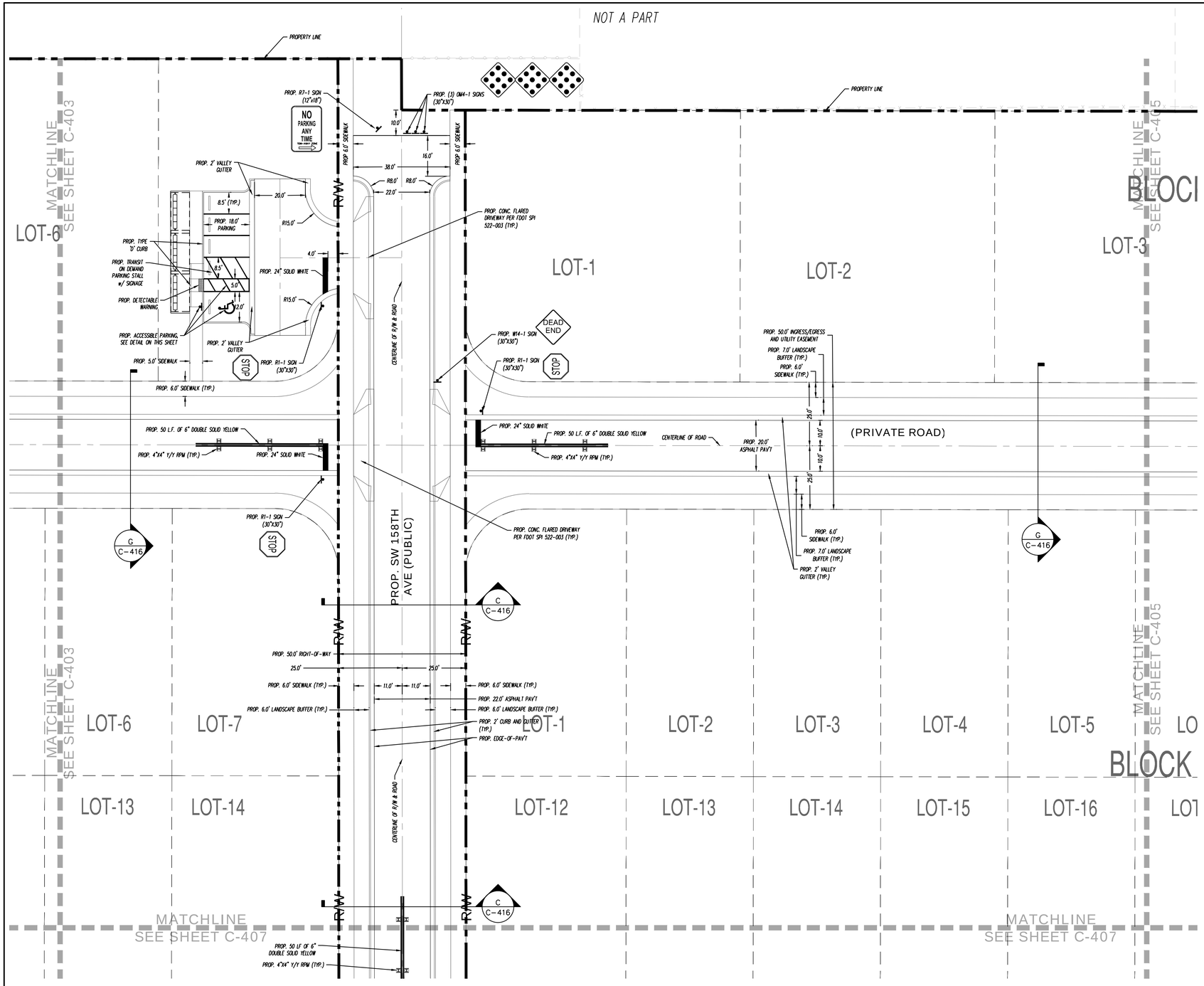

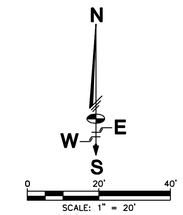

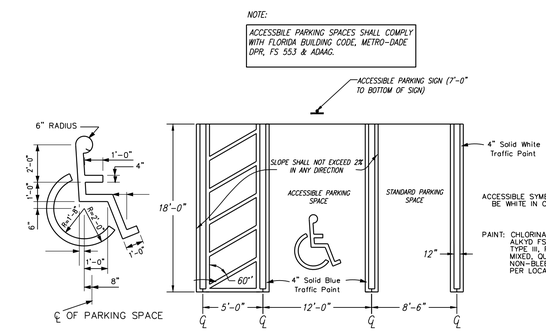

ACCESSIBLE SYMBOL & PARKING DETAIL

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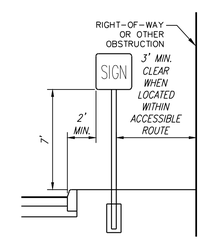

SIGN PLACEMENT DETAIL

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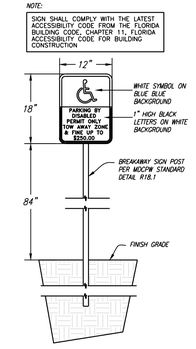

ACCESSIBLE PARKING SIGN

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*SEE DADE COUNTY PUBLIC WORK CRITERIA FOR ADDITIONAL SIGN SPECIFICATIONS

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DUNAGANS
CIVIL ENGINEERING PLAN

UNINCORPORATED MIAMI-DADE COUNTY, FLORIDA
SECTION 32, TOWNSHIP 56, RANGE 39

FILE NO.: AJ-6439
DESIGN BY: A.G.S.
DESIGN DATE: 8/12/25
DRAFTED BY: A.G.S.
CHECKED BY: L.F.L.
SCALE: SEE PLAN

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LICENSE
No. 58670
STATE OF FLORIDA
PROFESSIONAL ENGINEER

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POSITION: VICE PRESIDENT

STATUS: SITEPLAN

SHEET NAME: C-404

SHEET 5 OF 21

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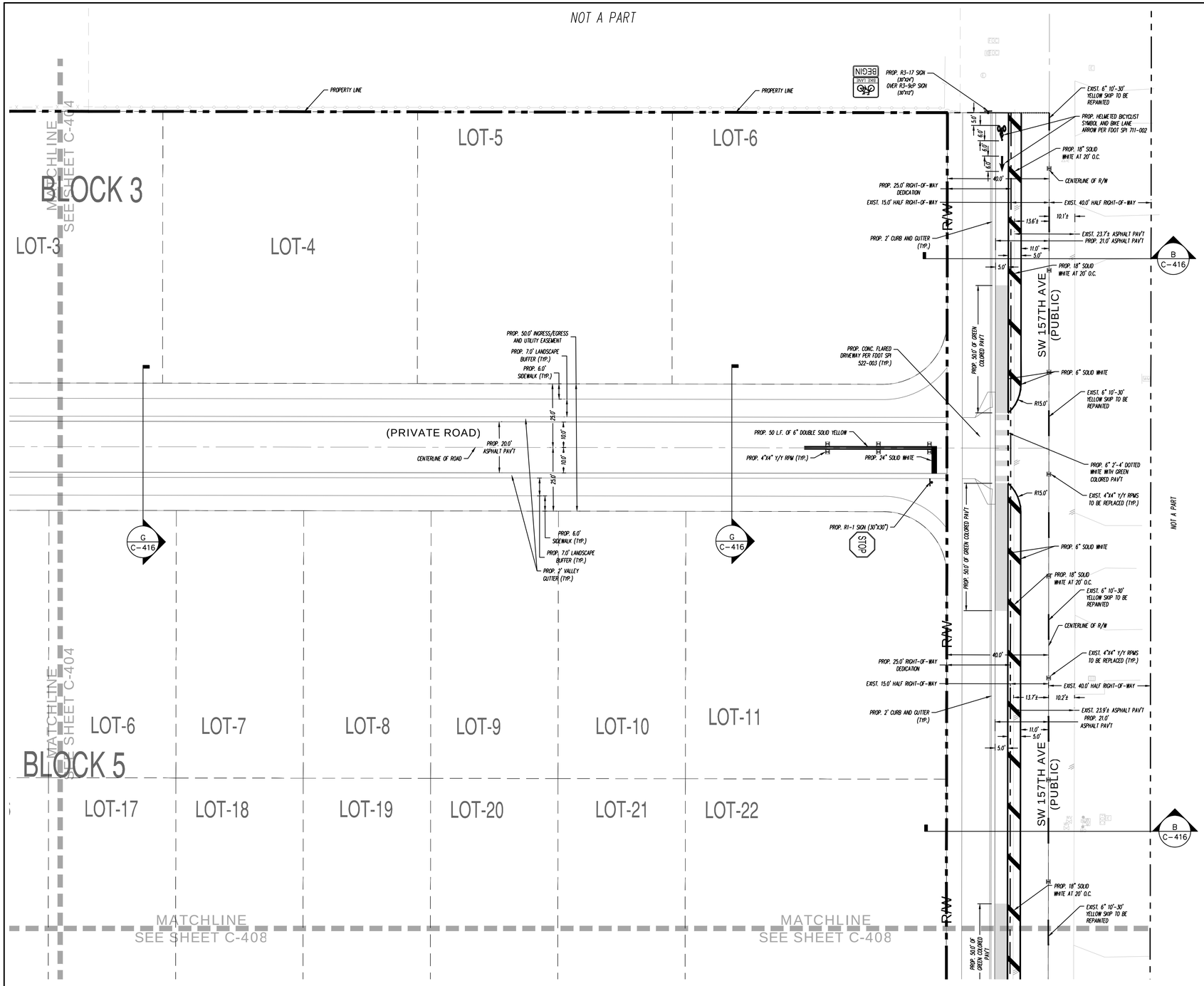

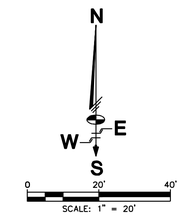

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No.	DESCRIPTION	DATE	BY
1	AGR-REVIEW COMMENTS	12/11/25	L.F.L.

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DUNAGANS
CIVIL ENGINEERING PLAN
UNINCORPORATED MIAMI-DADE COUNTY, FLORIDA
SECTION 32, TOWNSHIP 56, RANGE 39

FILE NO.: AJ-6439
DESIGN BY: A.G.S.
DESIGN DATE: 8/12/25
DRAFTED BY: A.G.S.
CHECKED BY: L.F.L.
SCALE: SEE PLAN

LUIS FERNANDO LEON
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PROFESSIONAL ENGINEER

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POSITION: VICE PRESIDENT

STATUS: SITEPLAN
SHEET NAME: C-405
SHEET 6 OF 21

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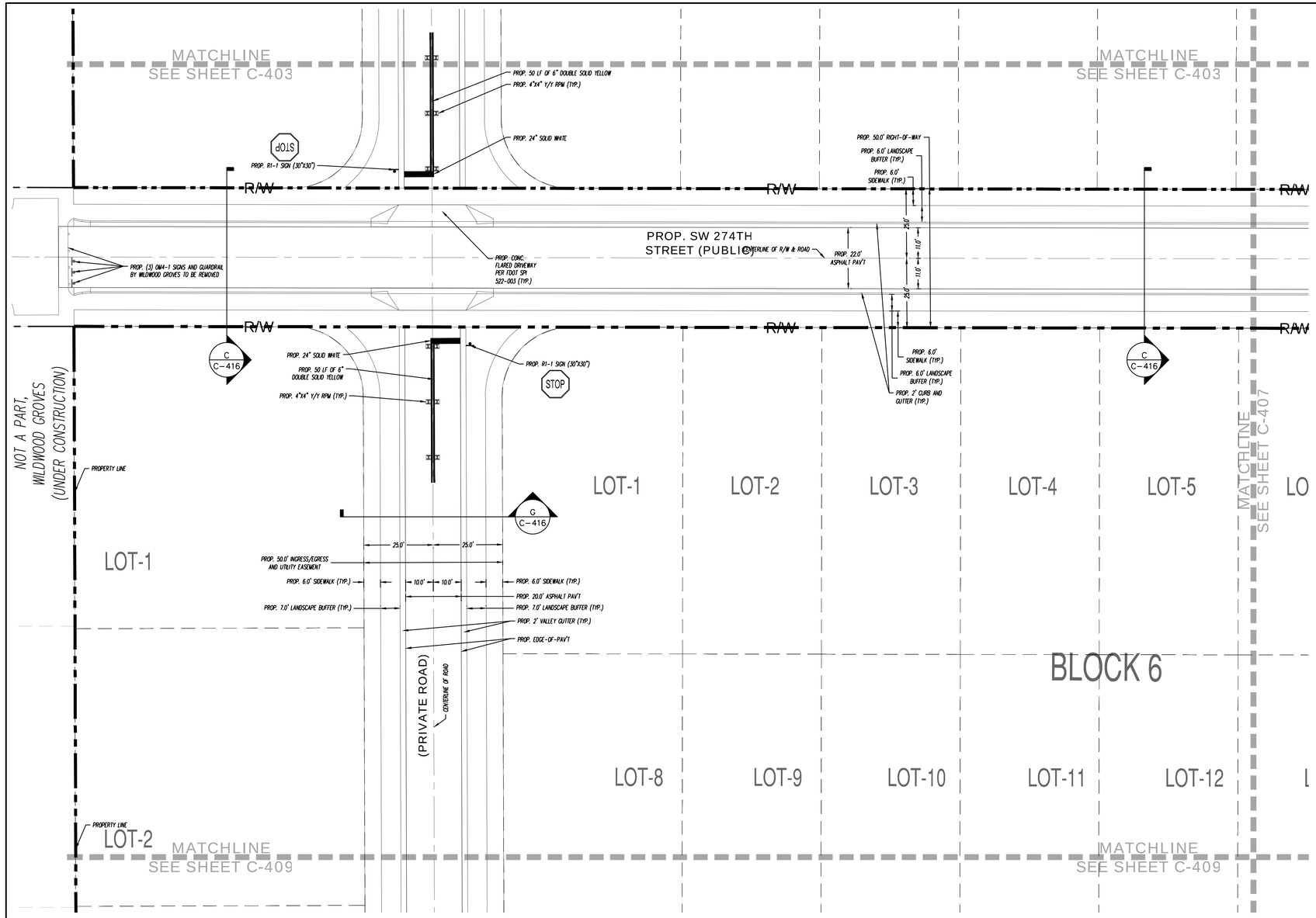

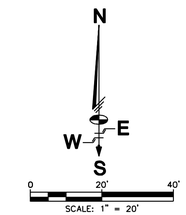

REVISIONS

No.	DESCRIPTION	DATE	BY
1	AGENCY REVIEW COMMENTS	12/11/25	L.F.L.

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CIVIL ENGINEERING PLAN
UNINCORPORATED MIAMI-DADE COUNTY, FLORIDA
SECTION 32, TOWNSHIP 56, RANGE 39

FILE NO.: AJ-6439
DESIGN BY: A.G.S.
DESIGN DATE: 8/12/25
DRAFTED BY: A.G.S.
CHECKED BY: L.F.L.
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LUIS FERNANDO LEON
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STATE OF FLORIDA
PROFESSIONAL ENGINEER

12/15/2025
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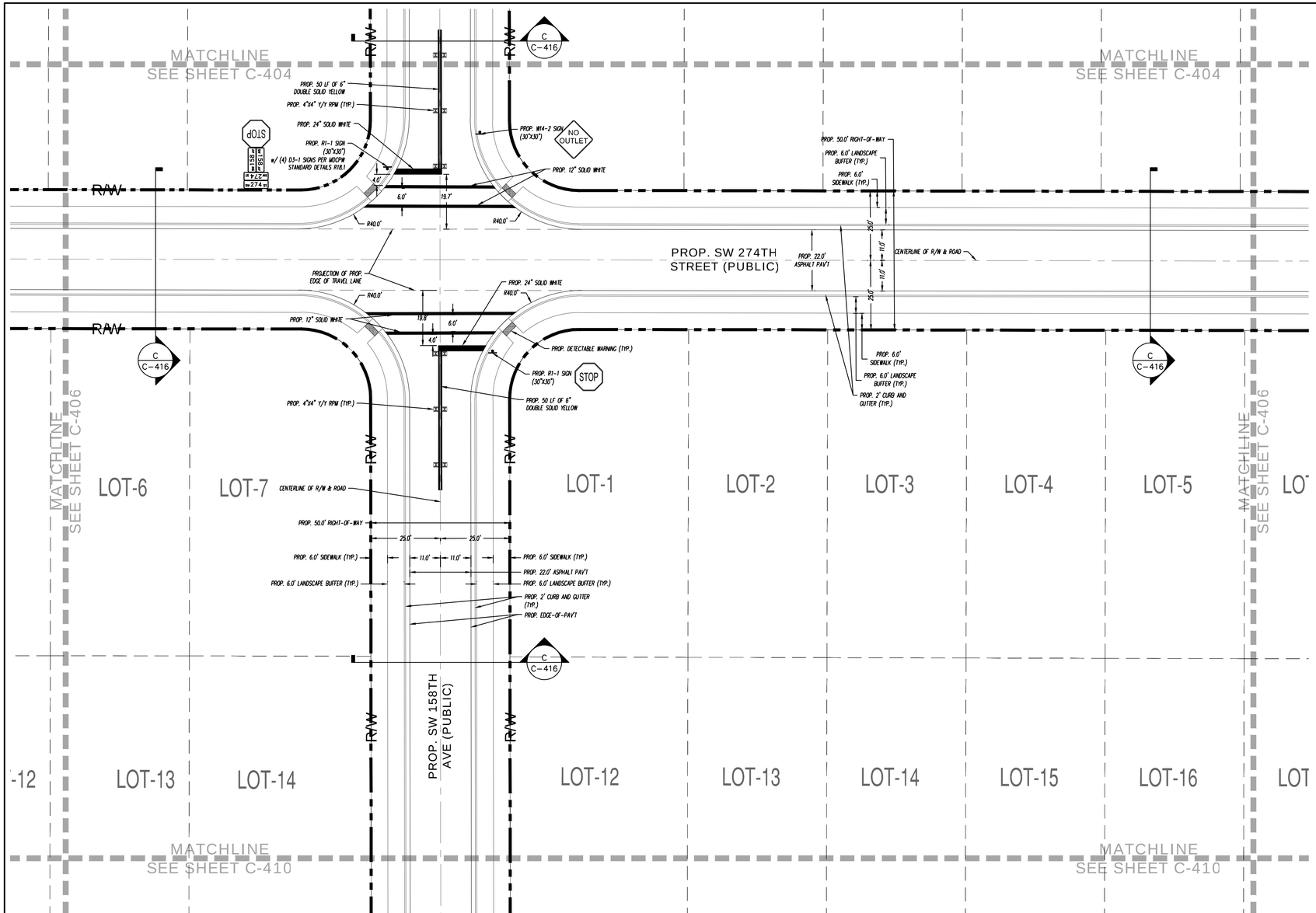
STATUS:
SITEPLAN

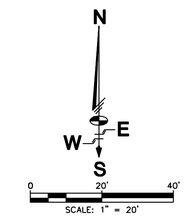
SHEET NAME:
C-406

SHEET 7 OF 21

K:\32CS\9\Dunagans*\9.0\1N\STPM - DUNAGANS.dwg

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z25-256 DATE: JAN 5 2026 BY: E307493





REVISIONS

No.	DESCRIPTION	DATE	BY
1	AGRI REVIEW COMMENTS	12/11/25	L.F.L.

SSA SCHWEBKE SHISKIN + ASSOCIATES
CIVIL ENGINEERS | LAND SURVEYORS
TEL: (954)435-7010 3240 CORPORATE WAY, MIRAMAR, FLORIDA 33025 www.SHSKIN.com CA#87 | LB#87

DUNAGANS
CIVIL ENGINEERING PLAN
UNINCORPORATED MIAMI-DADE COUNTY, FLORIDA
SECTION 32, TOWNSHIP 56, RANGE 39

FILE NO.: AJ-5439
DESIGN BY: A.G.S.
DESIGN DATE: 8/12/25
DRAFTED BY: A.G.S.
CHECKED BY: L.F.L.
SCALE: SEE PLAN

LUIS FERNANDO LEON
LICENSE
No. 58670
STATE OF FLORIDA
PROFESSIONAL ENGINEER

12/15/2025
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY
LUIS F. LEON, P.E.
ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

POSITION: VICE PRESIDENT

STATUS: SITEPLAN
SHEET NAME: C-407
SHEET 8 OF 21

Sunshine811
Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.
Check positive response codes before you dig!

K:\2256\Dunagans\PLD\DWG\PM - DUNAGANS.dwg

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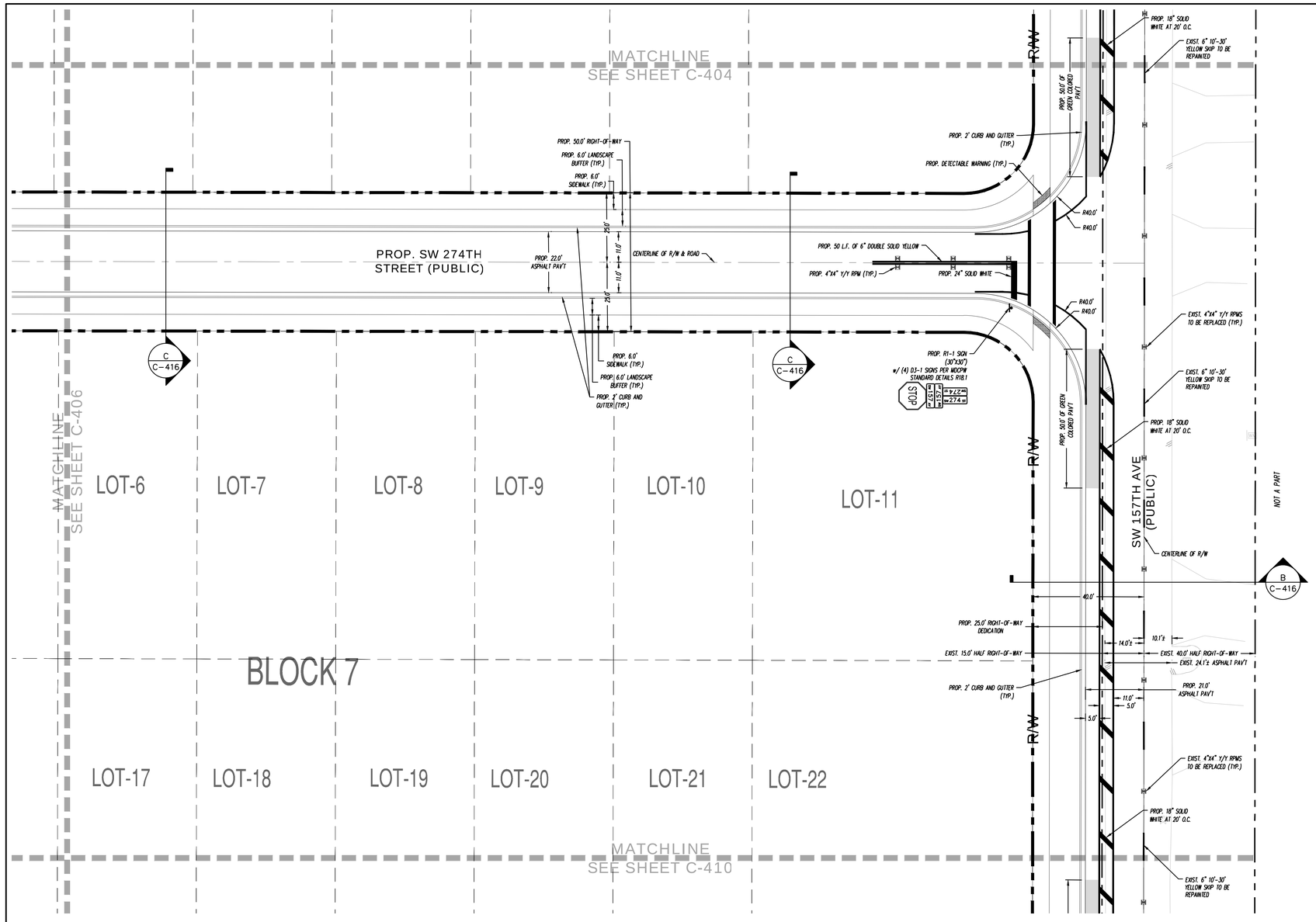

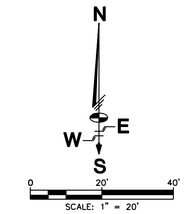

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DUNAGANS
CIVIL ENGINEERING PLAN

UNINCORPORATED MIAMI-DADE COUNTY, FLORIDA
SECTION 32, TOWNSHIP 56, RANGE 39

FILE NO.: AJ-6439
DESIGN BY: A.G.S.
DESIGN DATE: 8/12/25
DRAFTED BY: A.G.S.
CHECKED BY: L.F.L.
SCALE: SEE PLAN

LUIS FERNANDO LEON
LICENSE
No. 58670
STATE OF FLORIDA
PROFESSIONAL ENGINEER

12/15/2025

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POSITION: VICE PRESIDENT

STATUS: SITEPLAN

SHEET NAME: C-408

SHEET 9 OF 21

Sunshine811

Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.

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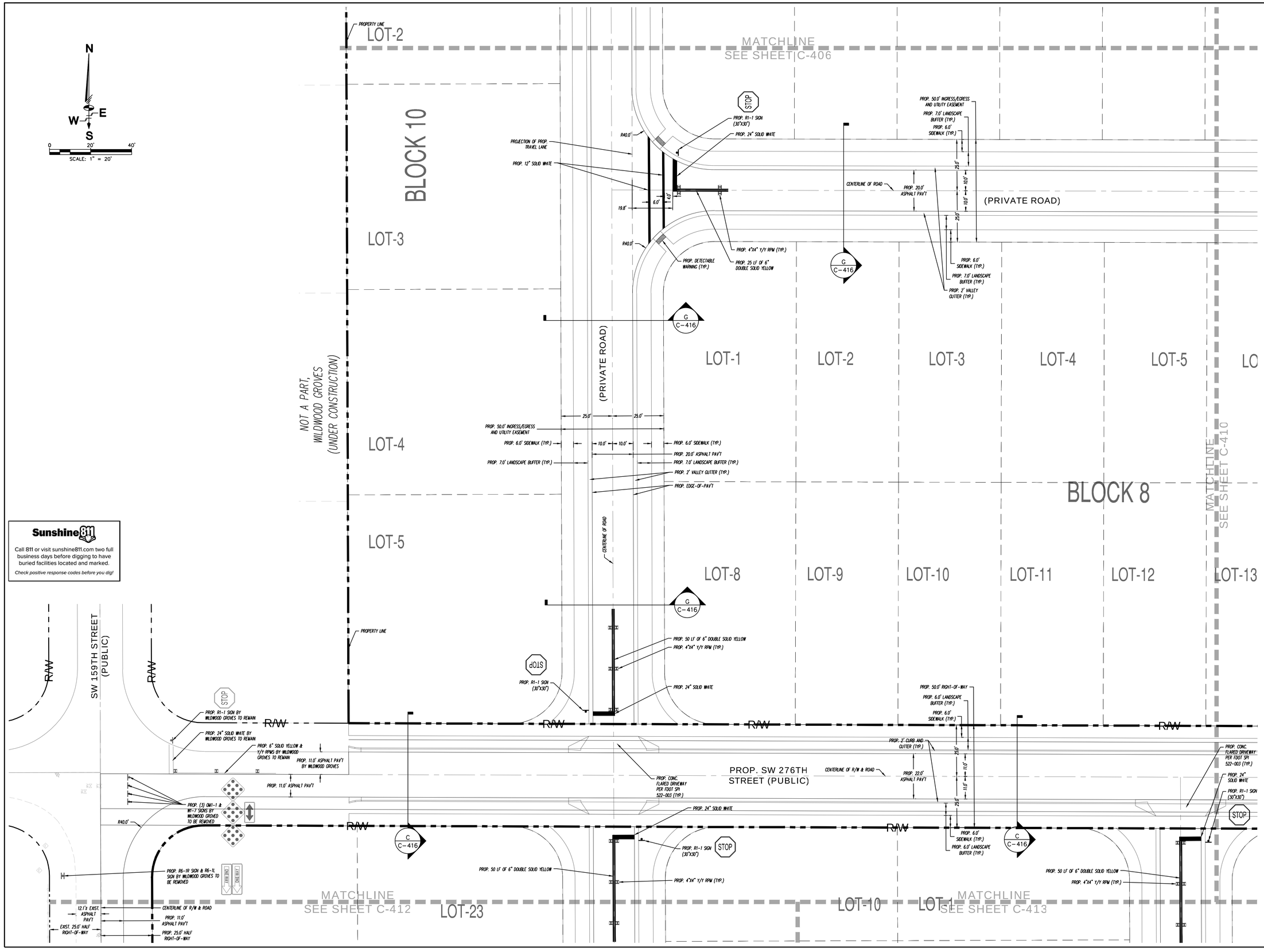

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REVISIONS

No.	DESCRIPTION	DATE	BY
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DUNAGANS
CIVIL ENGINEERING PLAN

UNINCORPORATED MIAMI-DADE COUNTY, FLORIDA
SECTION 32, TOWNSHIP 56, RANGE 39

FILE NO.: AJ-6439	
DESIGN BY: A.G.S.	
DESIGN DATE: 8/12/25	
DRAFTED BY: A.G.S.	
CHECKED BY: L.F.L.	
SCALE: SEE PLAN	

LUIS FERNANDO LEON
LICENSE
No. 58670
STATE OF FLORIDA
PROFESSIONAL ENGINEER

12/15/2025

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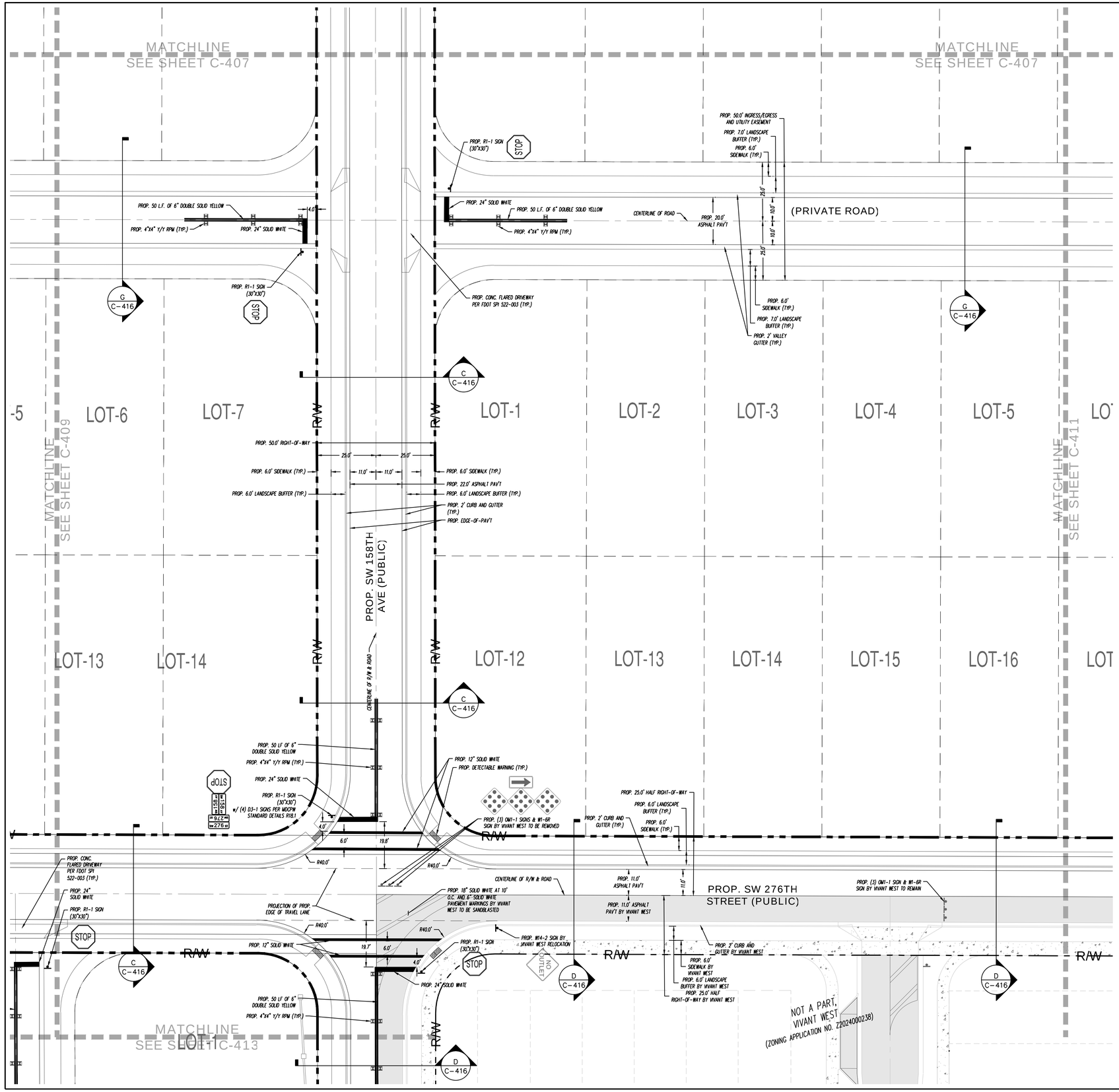
POSITION: VICE PRESIDENT

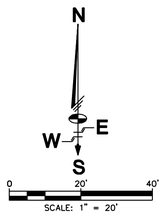
STATUS: SITEPLAN

SHEET NAME: C-409

SHEET 10 OF 21

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z25-256 DATE: JAN 5 2026 BY: E307493





REVISIONS			
No.	DESCRIPTION	DATE	BY
1	AGR-REVIEW COMMENTS	12/11/25	L.F.L.

SSA SCHWEBKE SHISKIN + ASSOCIATES
CIVIL ENGINEERS | LAND SURVEYORS
CA#87 | LB#87
TEL: (954)435-7010 3240 CORPORATE WAY, MIRAMAR, FLORIDA 33025 www.SHSKIN.com

DUNAGANS
CIVIL ENGINEERING PLAN
UNINCORPORATED MIAMI-DADE COUNTY, FLORIDA
SECTION 32, TOWNSHIP 56, RANGE 39

FILE NO.: AJ-6439
DESIGN BY: A.G.S.
DESIGN DATE: 8/12/25
DRAFTED BY: A.G.S.
CHECKED BY: L.F.L.
SCALE: SEE PLAN

LUIS FERNANDO LEON
LICENSE
No. 58670
STATE OF FLORIDA
PROFESSIONAL ENGINEER

12/15/2025

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POSITION: VICE PRESIDENT

STATUS: SITEPLAN

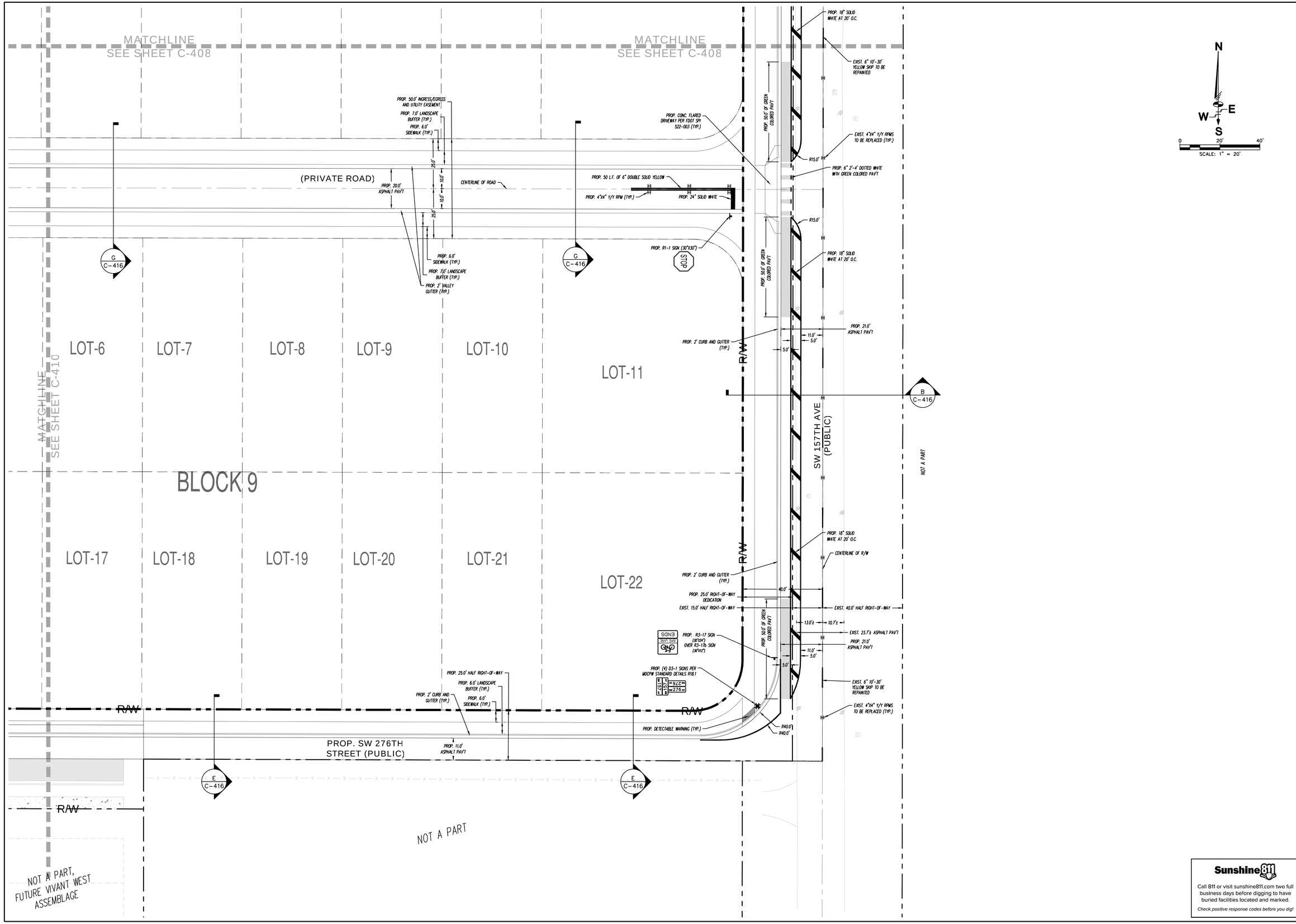
SHEET NAME: C-410

SHEET 11 OF 21

Sunshine811
Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.
Check positive response codes before you dig!

K:\JOBS\39\Dunagans\PLS\CIVIL\SPM - DUNAGANS.dwg

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z25-256 DATE: JAN 5 2026 BY: E307493



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REVISIONS			
No.	DESCRIPTION	DATE	BY
1	AGENCY REVIEW COMMENTS	12/11/25	L.F.L.

SSA SCHWEBKE SHISKIN + ASSOCIATES

CIVIL ENGINEERS | LAND SURVEYORS CA#87 | LB#87

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DUNAGANS

CIVIL ENGINEERING PLAN

UNINCORPORATED MIAMI-DADE COUNTY, FLORIDA

SECTION 32, TOWNSHIP 56, RANGE 39

FILE NO.: AJ-16439

DESIGN BY: A.G.S.

DESIGN DATE: 8/12/25

DRAFTED BY: A.G.S.

CHECKED BY: L.F.L.

SCALE: SEE PLAN

LUIS FERNANDO LEON LICENSE No. 58670 STATE OF FLORIDA PROFESSIONAL ENGINEER

12/15/2025

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POSITION: VICE PRESIDENT

Sunshine811

Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.

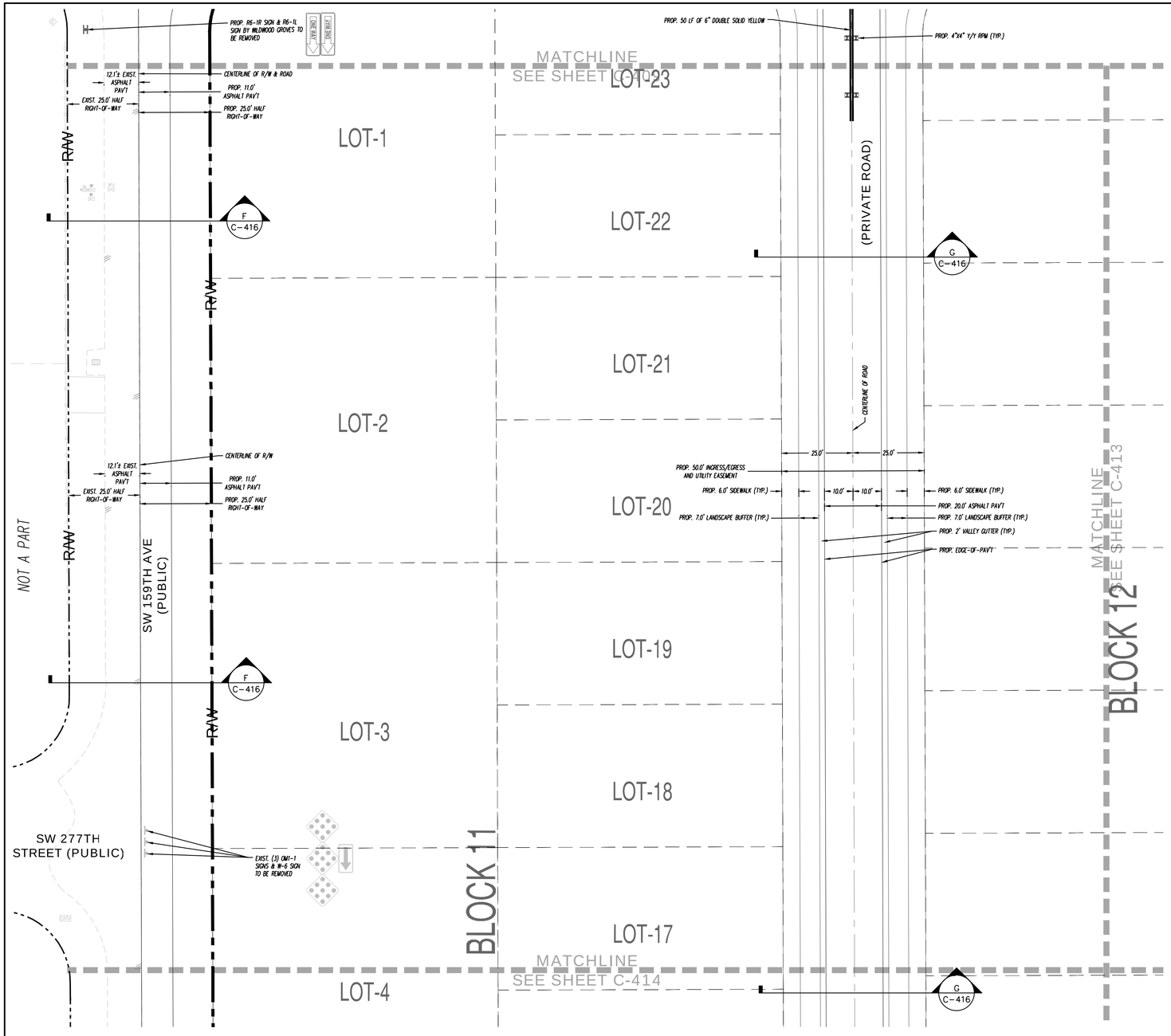
Check positive response codes before you dig!

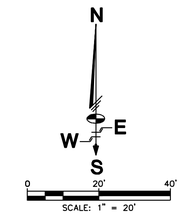
STATUS: SITEPLAN

SHEET NAME: C-411

SHEET 12 OF 21

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z25-256 DATE: JAN 5 2026 BY: E307493





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REVISIONS

No.	DESCRIPTION	DATE	BY
1	ASPR REVIEW COMMENTS	12/11/25	L.F.L.

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DUNAGANS

CIVIL ENGINEERING PLAN

UNINCORPORATED MIAMI-DADE COUNTY, FLORIDA

SECTION 32, TOWNSHIP 56, RANGE 39

FILE NO.: AJ-5439

DESIGN BY: A.G.S.

DESIGN DATE: 8/12/25

DRAFTED BY: A.G.S.

CHECKED BY: L.F.L.

SCALE: SEE PLAN

LUIS FERNANDO LEON
LICENSE
No. 58670
STATE OF FLORIDA
PROFESSIONAL ENGINEER

12/15/2025

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POSITION: VICE PRESIDENT

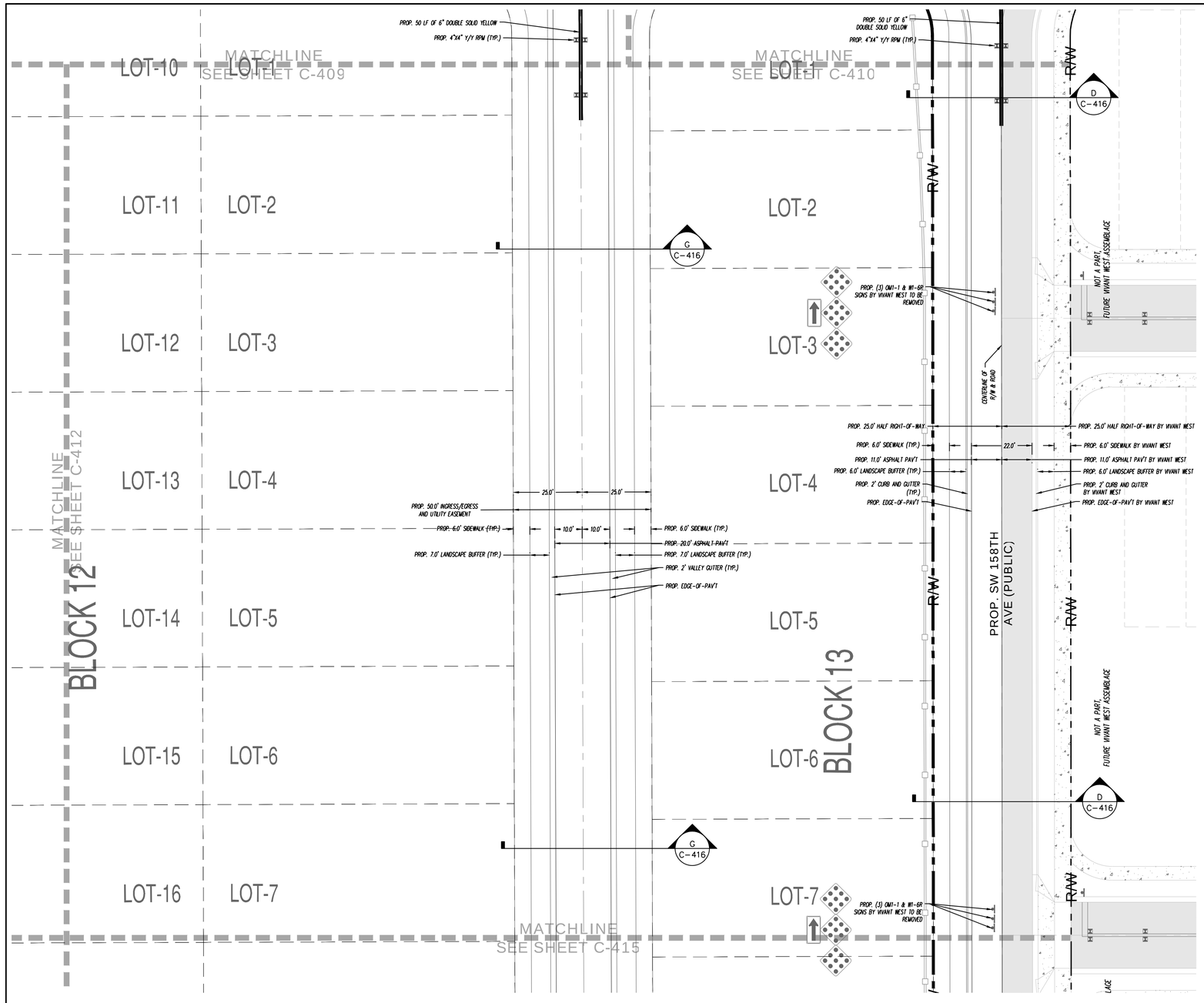
STATUS: SITEPLAN

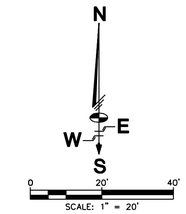
SHEET NAME: C-412

SHEET 13 OF 21

K:\2256\39\Dunagans\PD\DWG\DTM\ DUNAGANS.dwg

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z25-256 DATE: JAN 5 2026 BY: E307493





REVISIONS			
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1	AGENCY REVIEW COMMENTS	12/11/25	L.F.L.

SSA SCHWEBKE SHISKIN + ASSOCIATES

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DUNAGANS
CIVIL ENGINEERING PLAN

UNINCORPORATED MIAMI-DADE COUNTY, FLORIDA
SECTION 32, TOWNSHIP 56, RANGE 39

FILE NO.: AJ-6439
DESIGN BY: A.G.S.
DESIGN DATE: 8/12/25
DRAFTED BY: A.G.S.
CHECKED BY: L.F.L.
SCALE: SEE PLAN

LUIS FERNANDO LEON
LICENSE
No. 58670
STATE OF FLORIDA
PROFESSIONAL ENGINEER

12/15/2025

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POSITION: VICE PRESIDENT

STATUS: SITEPLAN

SHEET NAME: C-413

SHEET 14 OF 21

Sunshine811

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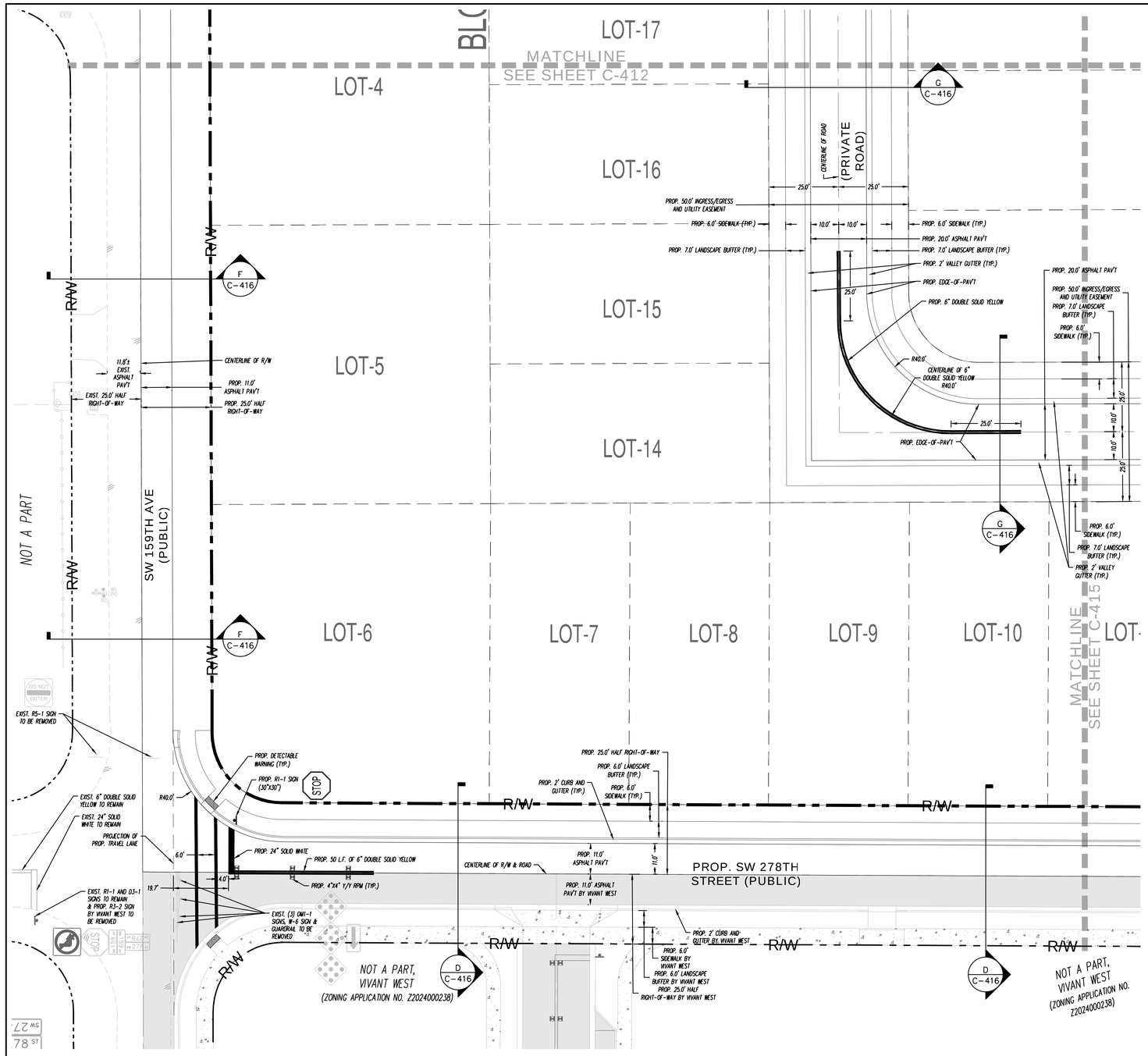

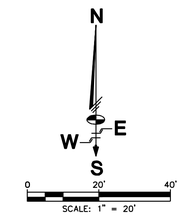

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SECTION 32, TOWNSHIP 56, RANGE 39

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POSITION: VICE PRESIDENT

STATUS: SITEPLAN
SHEET NAME: C-414
SHEET 15 OF 21

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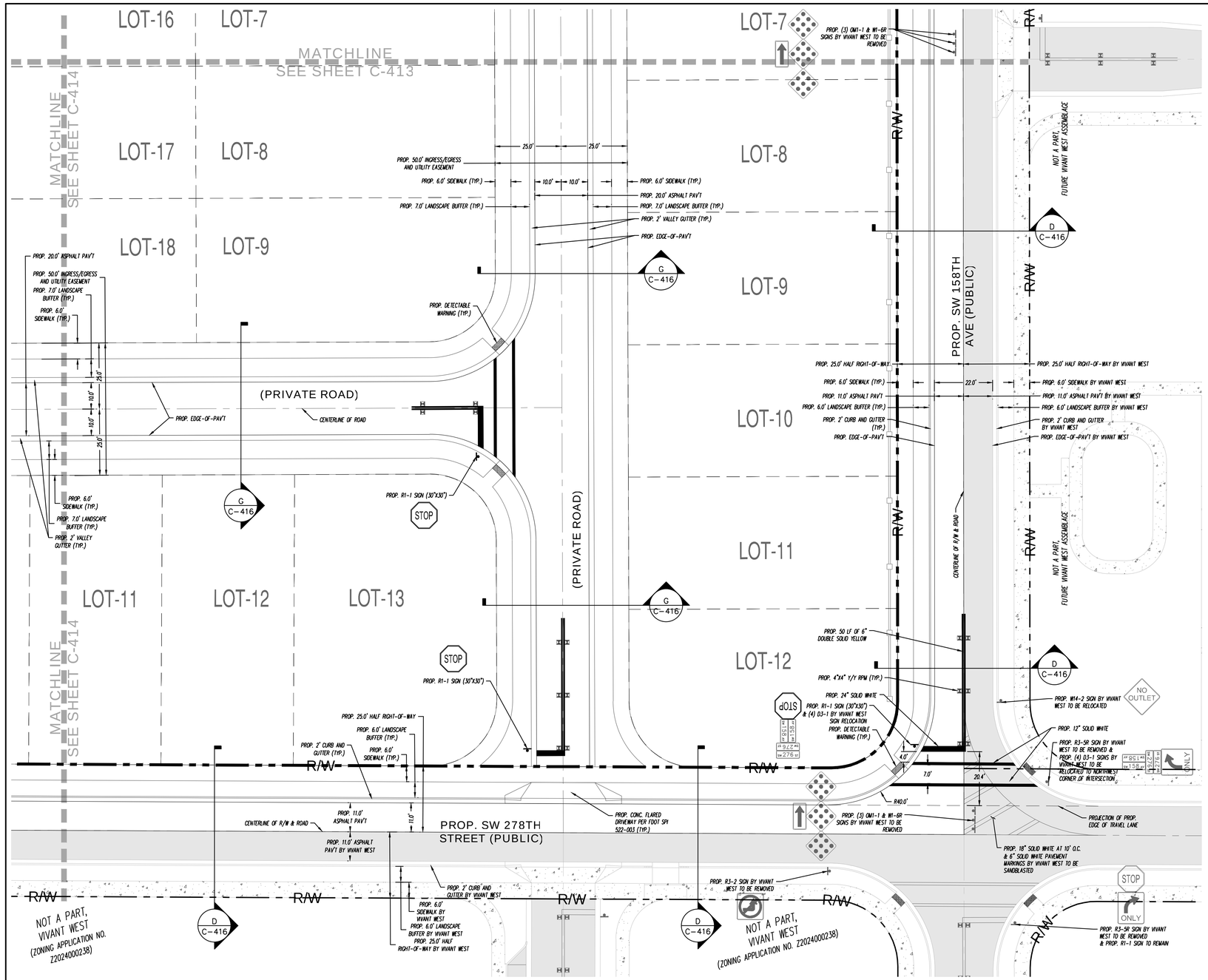

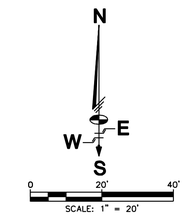

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CIVIL ENGINEERS | LAND SURVEYORS CA#87 | LB#87

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CIVIL ENGINEERING PLAN

UNINCORPORATED MIAMI-DADE COUNTY, FLORIDA
SECTION 32, TOWNSHIP 56, RANGE 39

FILE NO.: AJ-6439
DESIGN BY: A.G.S.
DESIGN DATE: 8/12/25
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SCALE: SEE PLAN

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LICENSE
No. 58670
STATE OF FLORIDA
PROFESSIONAL ENGINEER

12/15/2025
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POSITION: VICE PRESIDENT

Sunshine 811
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STATUS: SITEPLAN

SHEET NAME: C-415

SHEET 16 OF 21

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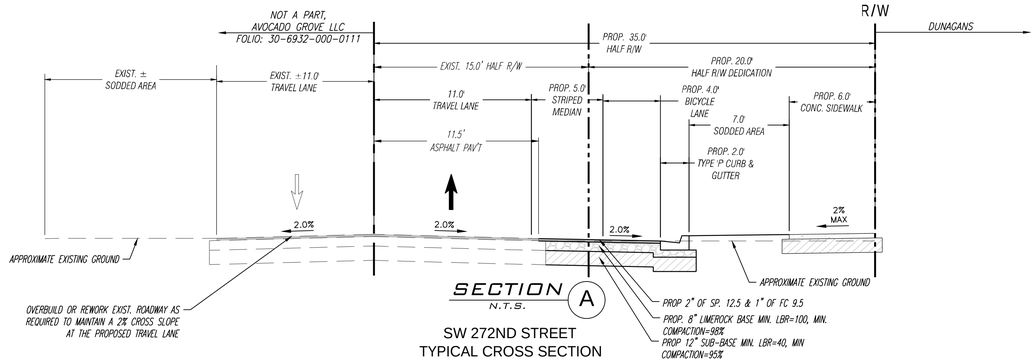
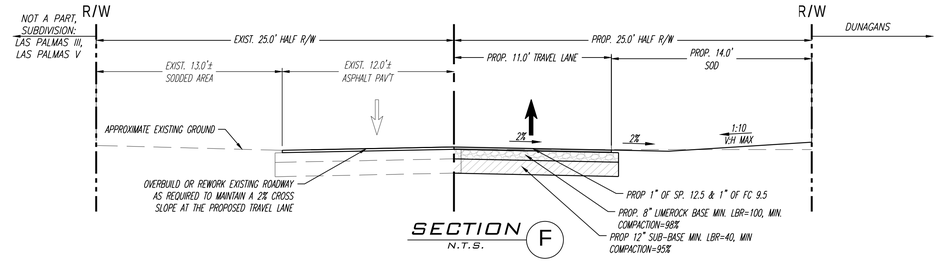


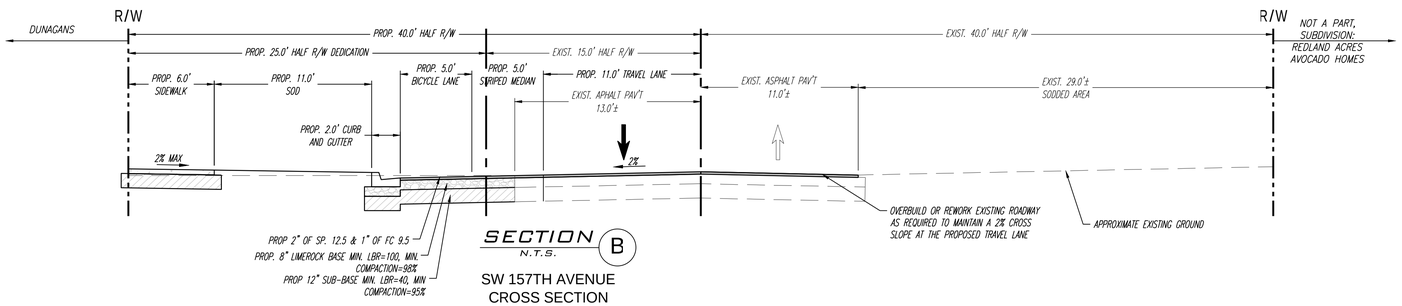
SECTION A
N.T.S.

SW 272ND STREET
TYPICAL CROSS SECTION



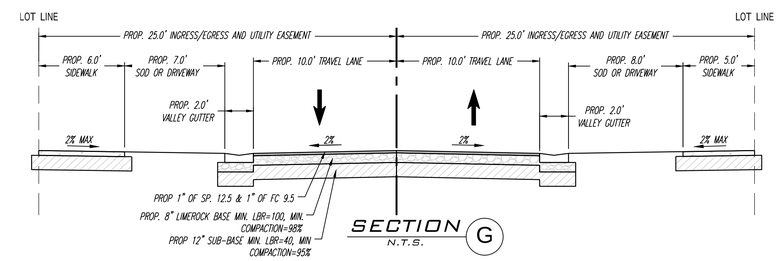
SECTION F
N.T.S.

SW 159TH AVENUE
TYPICAL CROSS SECTION



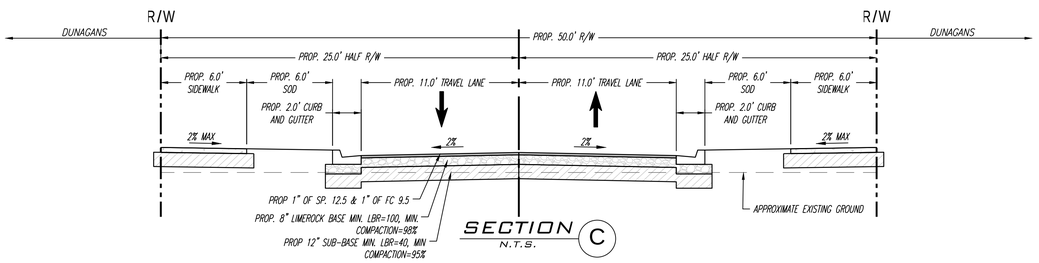
SECTION B
N.T.S.

SW 157TH AVENUE
CROSS SECTION



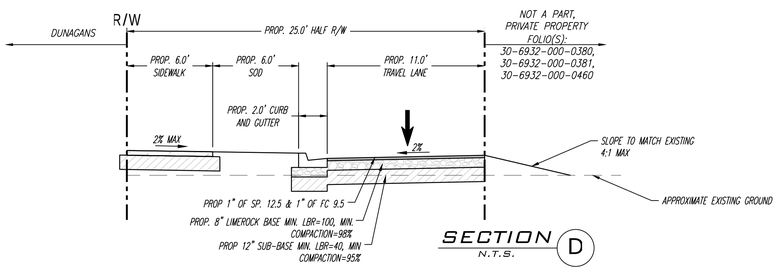
SECTION G
N.T.S.

PROP. PRIVATE ROAD
TYPICAL CROSS SECTION



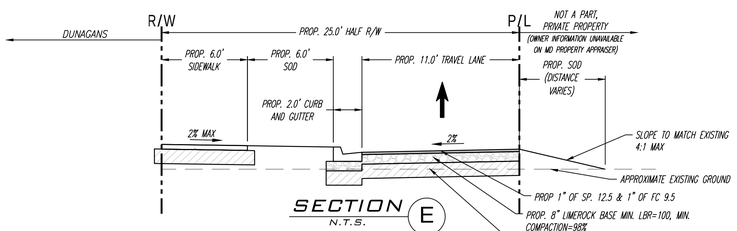
SECTION C
N.T.S.

PROP. SW 158TH AVENUE, SW 274TH STREET, & SW 276TH STREET
TYPICAL CROSS SECTION



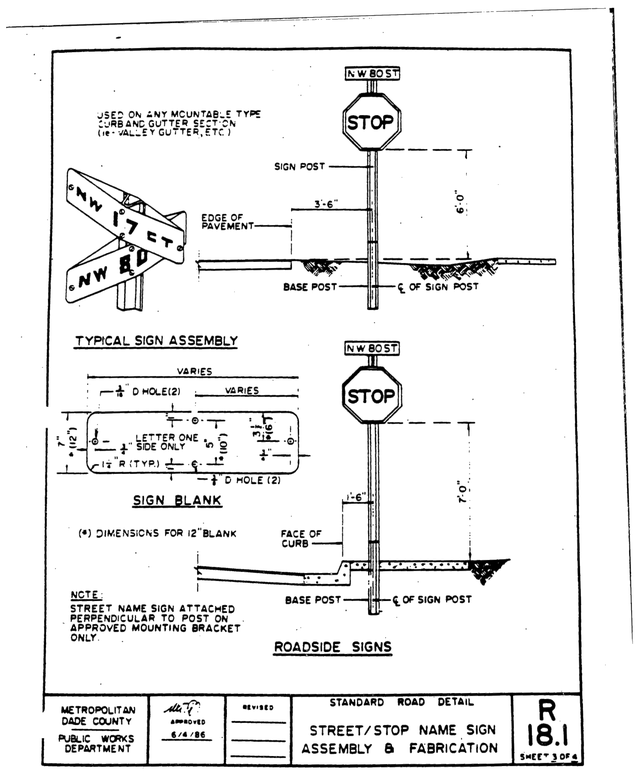
SECTION D
N.T.S.

SW 158TH AVENUE, SW 276TH STREET & SW 278TH STREET
HALF-ROAD CROSS SECTION



SECTION E
N.T.S.

SW 276TH STREET
HALF-ROAD CROSS SECTION



PAVEMENT MARKING & SIGNING NOTES:

1. ALL PAVEMENT MARKINGS & PAVEMENT MARKERS DAMAGED DURING CONSTRUCTION SHALL BE RESTORED TO MEET EXISTING CONDITIONS AFTER THE PROPOSED WORKS ARE COMPLETED.
2. ALL PAVEMENT MARKING SHALL BE THERMOPLASTIC, UNLESS SPECIFIED OTHERWISE.
3. ALL THERMOPLASTIC PAINT SHALL ADHERE TO FDOT STANDARD SPECIFICATIONS - SECTION 711.
4. PAVEMENT MARKING REFLECTIVITY SHALL BE 300 MILLICANDELLAS FOR WHITE AND 250 CANDELLAS FOR YELLOW.
5. RPM'S SHALL BE CLASS "B" 4"x4", APPLIED WITH EPOXY OR BITUMINOUS ADHESIVE.
6. PAVEMENT MARKINGS ON CONCRETE AND/OR PAVERS SHALL BE 3M STAMARK HIGH PERFORMANCE TAPE (L380-5 IES FOR WHITE W/BLACK OFFSET BORDER & L391 IES FOR YELLOW) OR APPROVED EQUAL. ALL OTHER SURFACES SHALL BE THERMOPLASTIC PAVEMENT MARKINGS.
7. ALL SIGNS SHALL BE HIGH INTENSITY AND REFLECTIVE.
8. All SIGNS PLACED IN THE PUBLIC RIGHT OF WAY WILL BE INSTALLED ON MDC STANDARD U-IRON IN ACCORDANCE WITH MDC STANDARD ROADWAY DETAIL R18.1.

REVISIONS

No.	DESCRIPTION	DATE	BY

SSA SCHWEBKE SHISKIN + ASSOCIATES
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CA#87 | LB#87
TEL: (954)435-7010 3240 CORPORATE WAY, MIRAMAR, FLORIDA 33025 www.SHSKIN.com

DUNAGANS
CIVIL ENGINEERING
CROSS SECTIONS AND DETAILS

UNINCORPORATED MIAMI-DADE COUNTY, FLORIDA
SECTION 32, TOWNSHIP 56, RANGE 39

FILE NO.: AJ-6439
DESIGN BY: A.G.S.
DESIGN DATE: 1/25/2025
DRAFTED BY: A.G.S.
CHECKED BY: L.F.L.
SCALE: SEE PLAN

LUIS FERNANDO LEON
LICENSE No. 58670
STATE OF FLORIDA
PROFESSIONAL ENGINEER

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POSITION: VICE PRESIDENT

STATUS: SITEPLAN
SHEET NAME: C-416

K:\2026\SHS\dunagans\PLA\DWG\SECTIONS_DUNAGANS.Dwg

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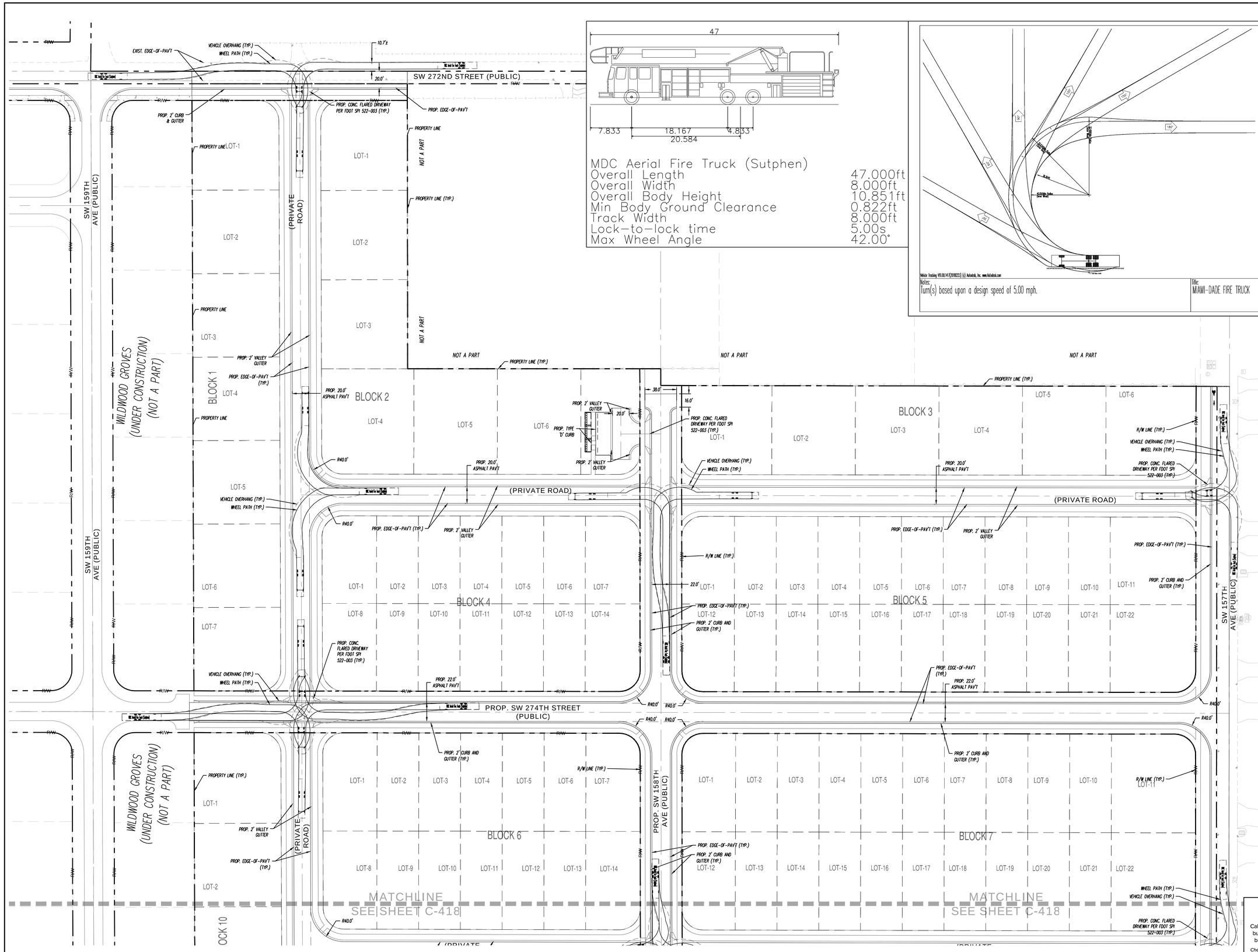

Sunshine811
Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.
Check positive response codes before you dig!

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DUNAGANS
CIVIL ENGINEERING
FIRE TRUCK ACCESS PLAN
UNINCORPORATED MIAMI-DADE COUNTY, FLORIDA
SECTION 32, TOWNSHIP 56, RANGE 39

FILE NO.: AJ-6439
DESIGN BY: A.G.S.
DESIGN DATE: 8/12/25
DRAFTED BY: A.G.S.
CHECKED BY: L.F.L.
SCALE: SEE PLAN

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SHEET NAME: C-417
SHEET 18 OF 21

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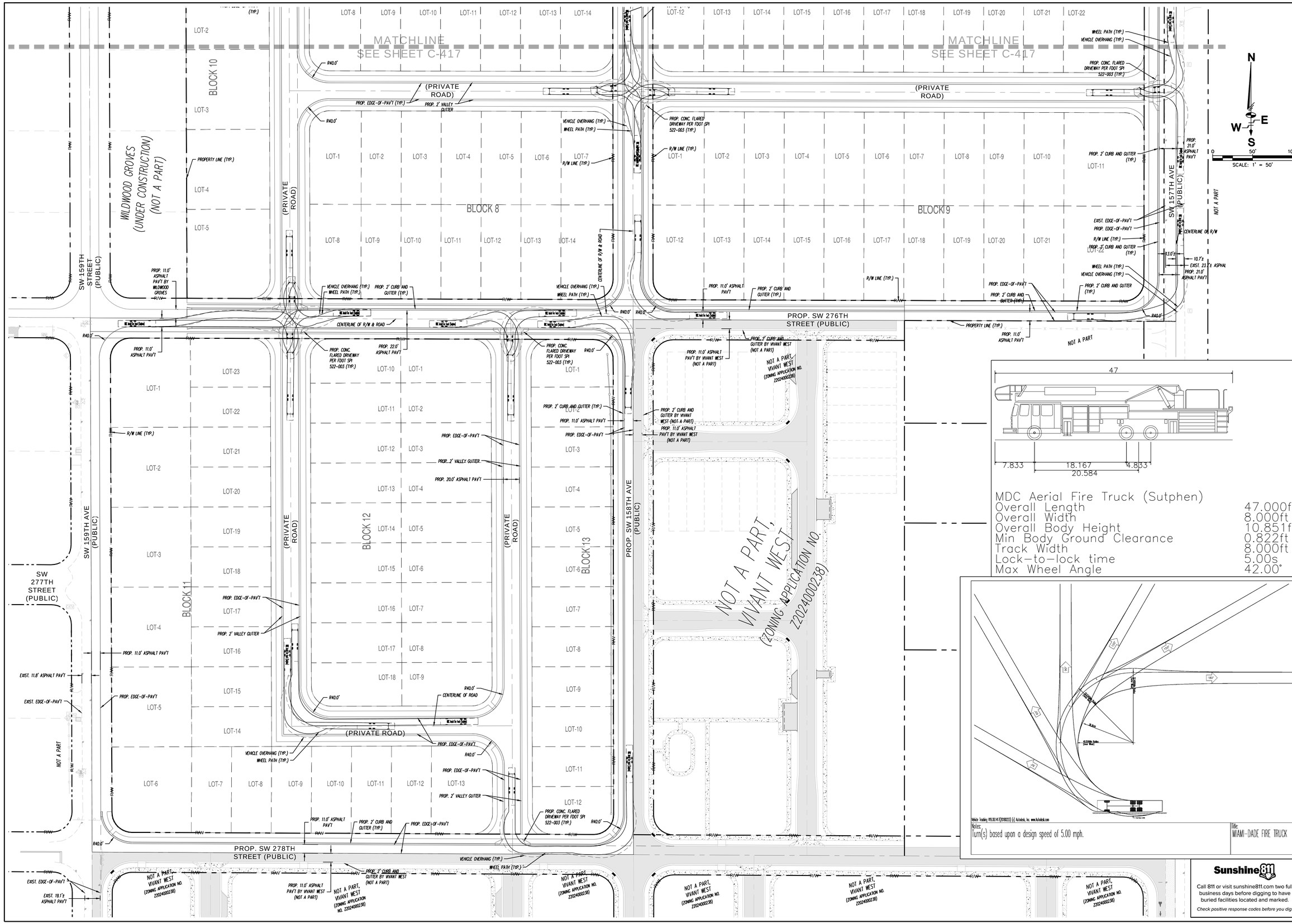

MDC Aerial Fire Truck (Sutphen)

Overall Length	47.000ft
Overall Width	8.000ft
Overall Body Height	10.851ft
Min Body Ground Clearance	0.822ft
Track Width	8.000ft
Lock-to-lock time	5.00s
Max Wheel Angle	42.00°

Notes:
Turn(s) based upon a design speed of 5.00 mph.

Title: MIAMI-DADE FIRE TRUCK

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DUNAGANS
CIVIL ENGINEERING
FIRE TRUCK ACCESS PLAN
UNINCORPORATED MIAMI-DADE COUNTY, FLORIDA
SECTION 32, TOWNSHIP 56, RANGE 39

FILE NO.: AJ-6439
DESIGN BY: A.G.S.
DESIGN DATE: 8/12/25
DRAFTED BY: A.G.S.
CHECKED BY: L.F.L.
SCALE: SEE PLAN

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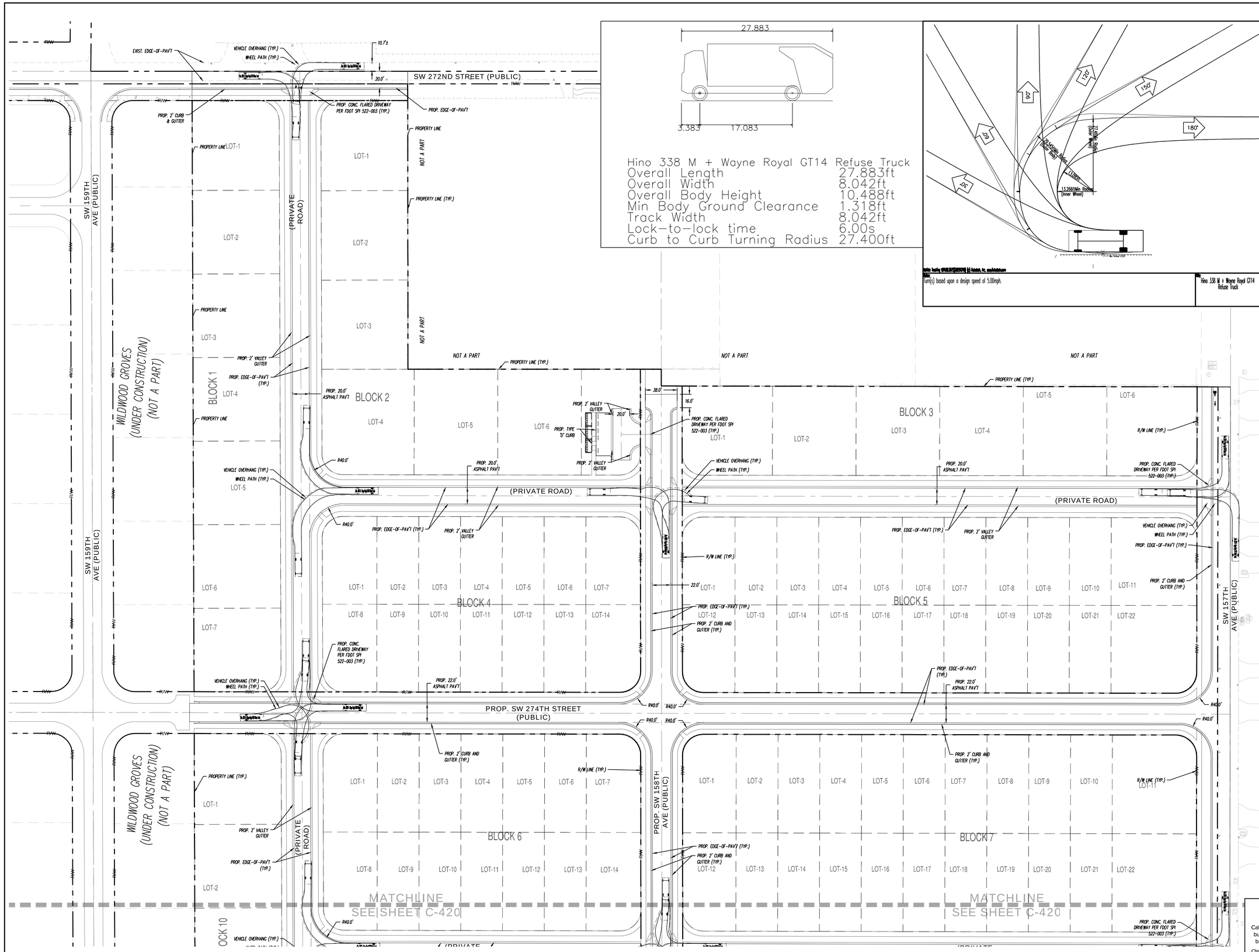

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DUNAGANS
CIVIL ENGINEERING
GARBAGE TRUCK ACCESS PLAN
UNINCORPORATED MIAMI-DADE COUNTY, FLORIDA
SECTION 32, TOWNSHIP 56, RANGE 39

FILE NO.: AJ-6439	
DESIGN BY: A.G.S.	
DESIGN DATE: 8/12/25	
DRAFTED BY: A.G.S.	
CHECKED BY: L.F.L.	
SCALE: SEE PLAN	

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SHEET 20 OF 21

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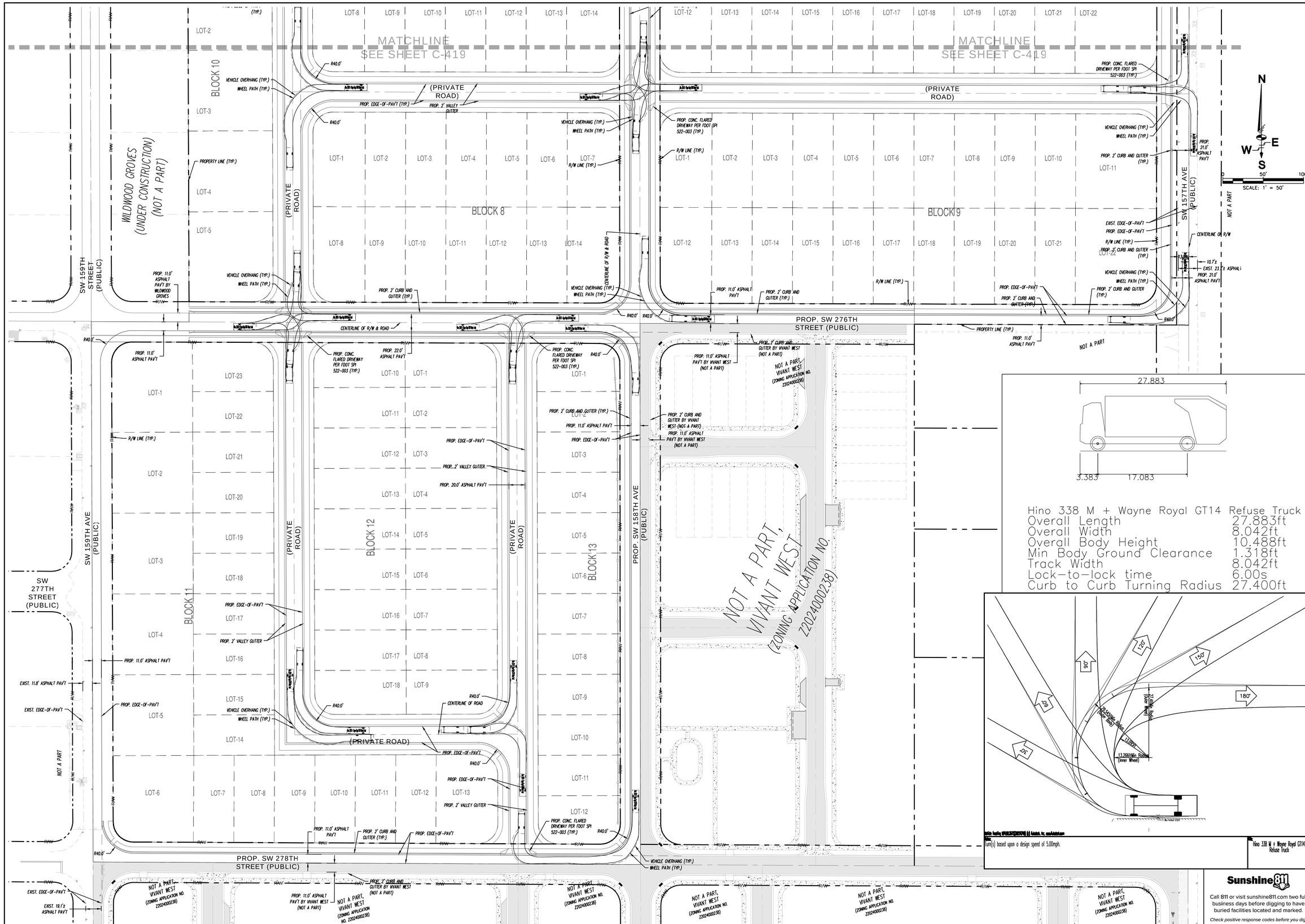

Hino 338 M + Wayne Royal GT14 Refuse Truck	
Overall Length	27.883ft
Overall Width	8.042ft
Overall Body Height	10.488ft
Min Body Ground Clearance	1.318ft
Track Width	8.042ft
Lock-to-lock time	6.00s
Curb to Curb Turning Radius	27.400ft

Hino 338 M + Wayne Royal GT14 Refuse Truck

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DUNAGANS
CIVIL ENGINEERING
GARBAGE TRUCK ACCESS PLAN
UNINCORPORATED MIAMI-DADE COUNTY, FLORIDA
SECTION 32, TOWNSHIP 56, RANGE 39

FILE NO.: AJ-6439
DESIGN BY: A.G.S.
DESIGN DATE: 8/12/25
DRAFTED BY: A.G.S.
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SCALE: SEE PLAN

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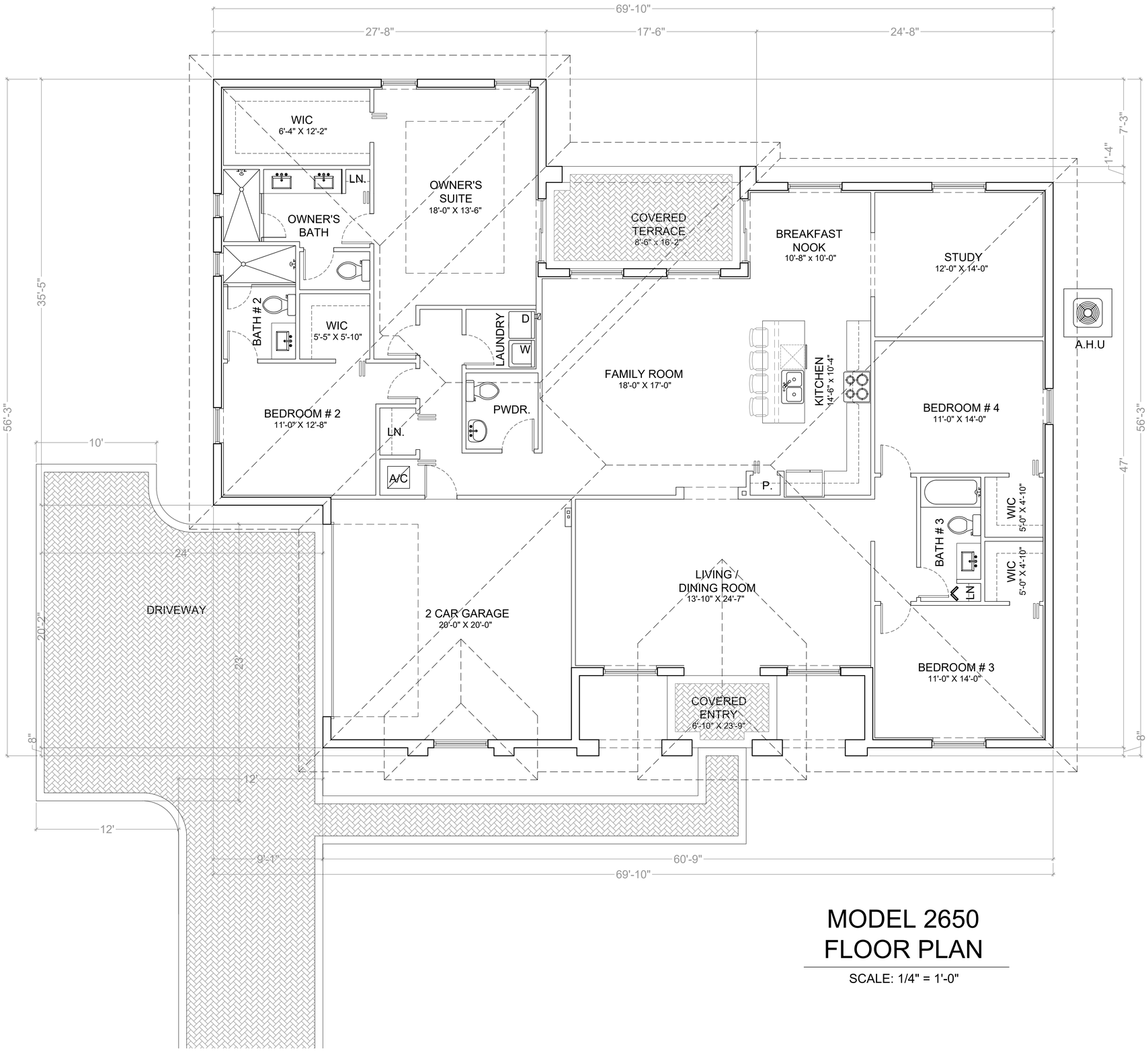

MODEL 2650
FLOOR PLAN

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

MODEL 2650	
AREA CALCULATIONS	
ONE STORY 4 BEDROOM + STUDY / 3.5 BATH / 2 CAR GARAGE	
A/C AREA GROUND	2,648 SF
GARAGE	431 SF
COV. TERRACE	139 SF
COV. ENTRY	142 SF
TOTAL A/C	2,648 SF
TOTAL GROSS	3,360 SF
LOT. COVERAGE	3,360 SF

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LICENSE # AA 26001357

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PETER KILIDDJIAN, RA
LICENSE No. : AR 0093067
ANDREW STARR, RA
LICENSE No. : AR 0095130

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OWNER:
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DUNAGANS
BY: LENNAR HOMES
MIAMI-DADE COUNTY, FLORIDA

SEAL:

MODEL 2650

FLOOR PLAN

DATE :	2025-06-19
SCALE :	AS SHOWN
DRAWN :	CG
CHECK BY:	PPKS
JOB NO. :	25-50

A-1.0

SHEET NO. :

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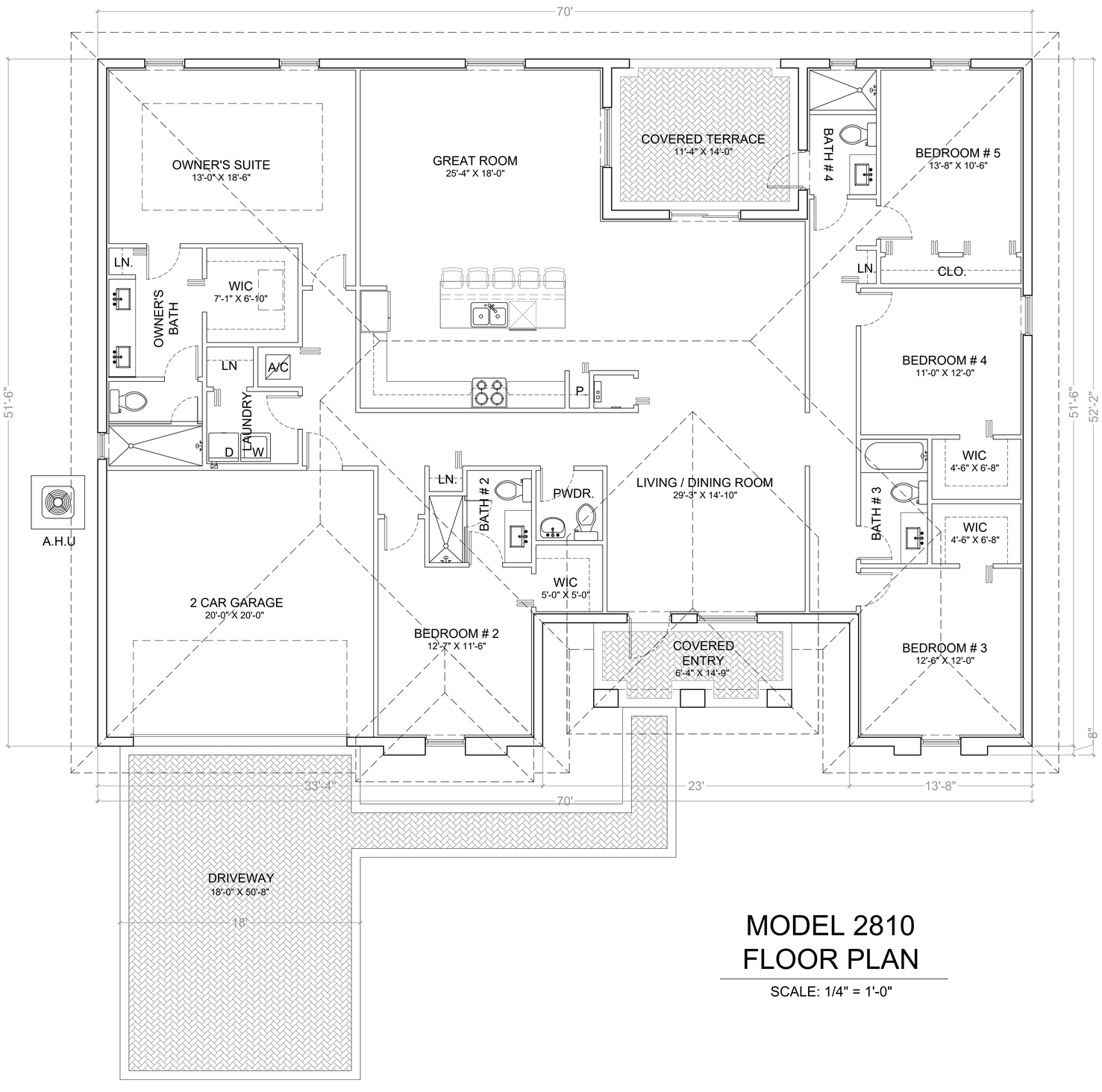

MODEL 2810
FLOOR PLAN

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

MODEL 2810	
AREA CALCULATIONS	
ONE STORY 5 BEDROOM / 4.5 BATH / 2 CAR GARAGE	
A/C AREA GROUND	2,806 SF
GARAGE	427 SF
COV. TERRACE	159 SF
COV. ENTRY	93 SF
TOTAL A/C	2,806 SF
TOTAL GROSS	3,485 SF
LOT. COVERAGE	3,485 SF

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MIAMI-DADE COUNTY, FLORIDA

SEAL:

MODEL 2810

FLOOR PLAN

DATE :	2025-06-19
SCALE :	AS SHOWN
DRAWN :	CG
CHECK BY:	PPKS
JOB NO. :	25-50

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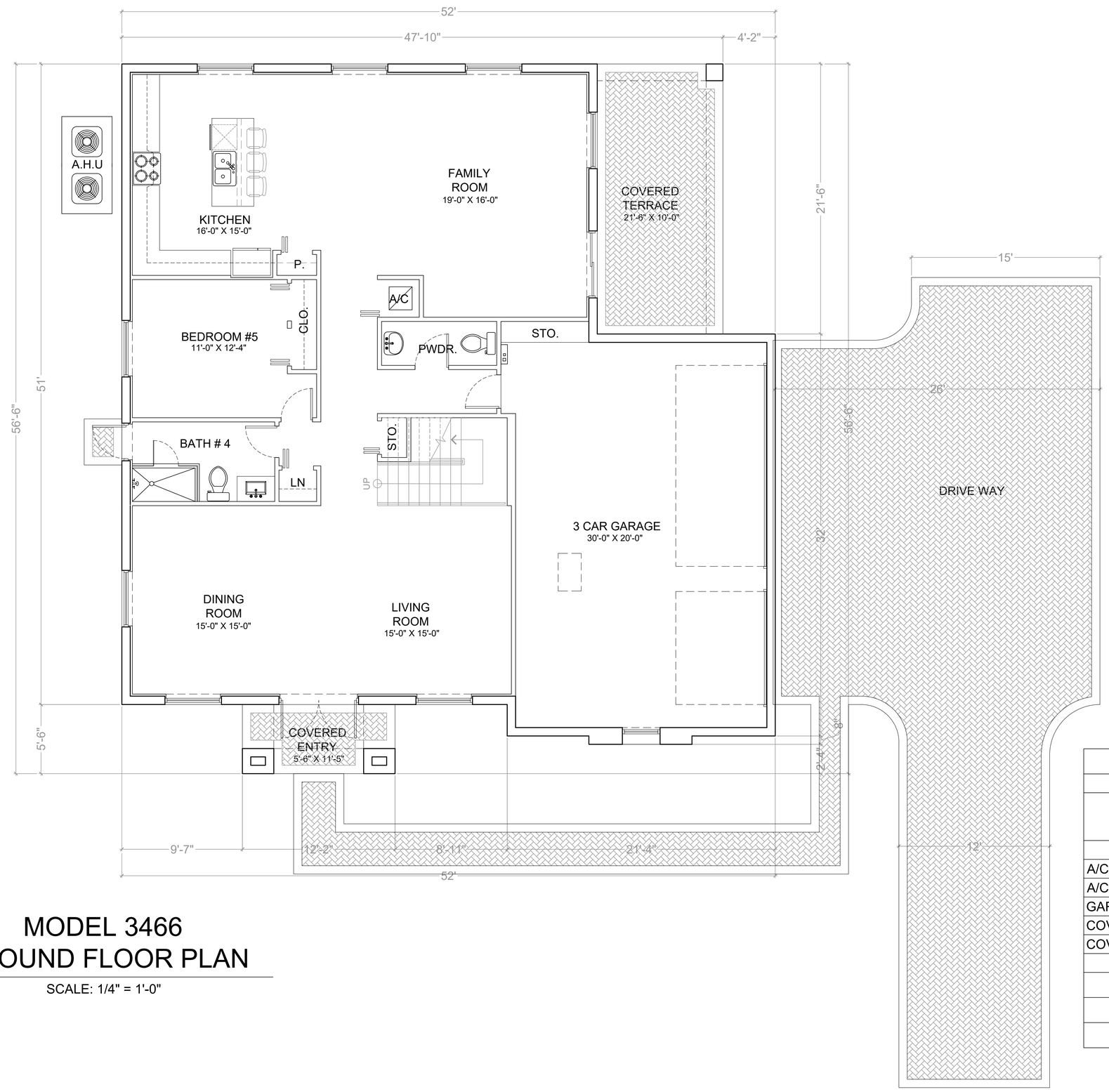

MODEL 3466
GROUND FLOOR PLAN

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

MODEL 3466	
AREA CALCULATIONS	
TWO STORY 5 BEDROOM + STUDY / 4 BATH / 3 CAR GARAGE	
A/C AREA GROUND	1,726 SF
A/C AREA SECOND	1,742 SF
GARAGE	670 SF
COV. TERRACE	63 SF
COV. ENTRY	215 SF
TOTAL A/C	3,468 SF
TOTAL GROSS	4,416 SF
LOT. COVERAGE	2,674 SF

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MIAMI-DADE COUNTY, FLORIDA

SEAL:

MODEL 3466

FLOOR PLAN

DATE :	2025-06-19
SCALE :	AS SHOWN
DRAWN :	CG
CHECK BY:	PPKS
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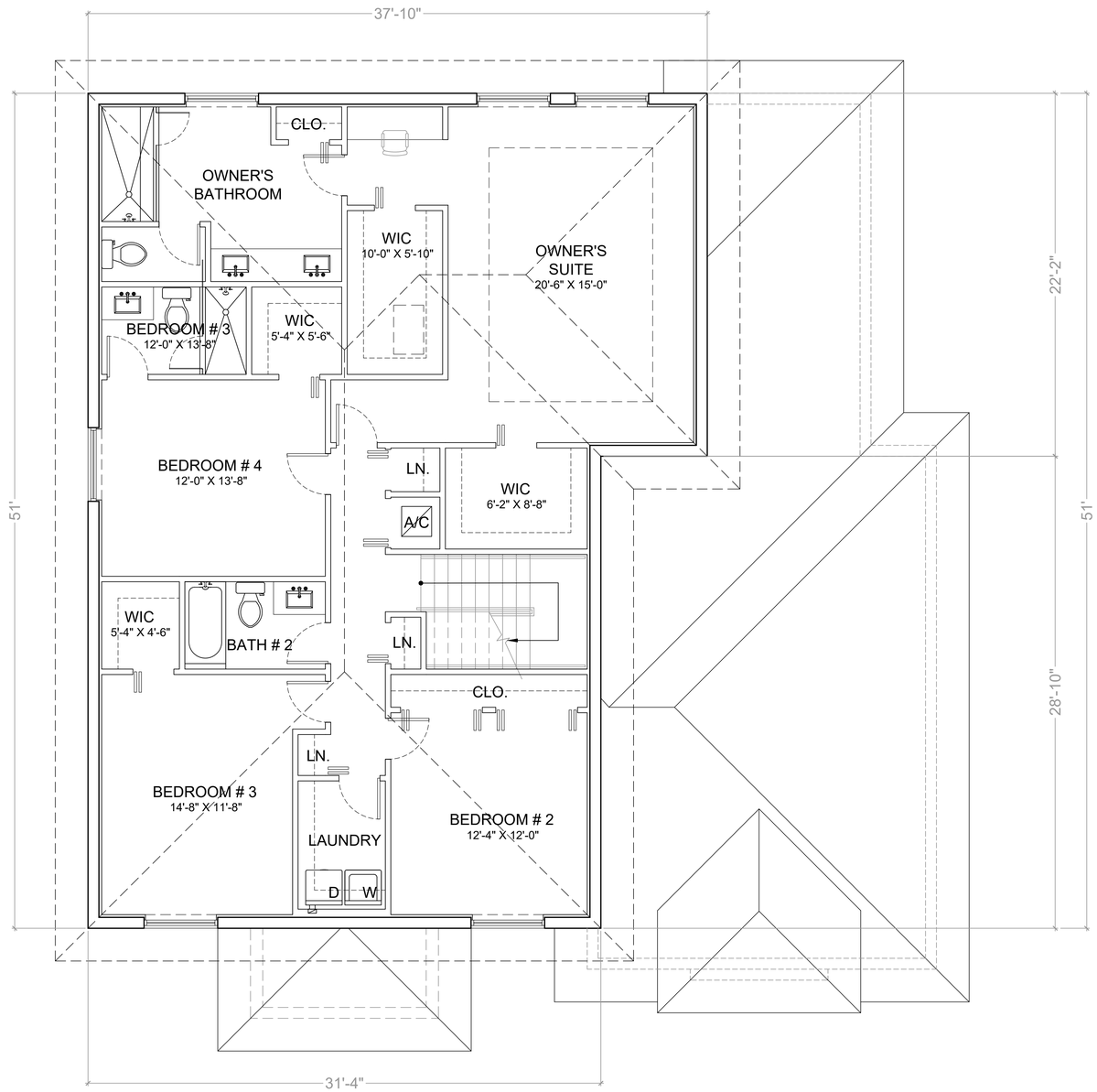

MODEL 3466
SECOND FLOOR PLAN

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

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BY: LENNAR HOMES
MIAMI-DADE COUNTY, FLORIDA

SEAL:

MODEL 3466

FLOOR PLAN

DATE :	2025-06-19
SCALE :	AS SHOWN
DRAWN :	CG
CHECK BY:	PPKS
JOB NO. :	25-50

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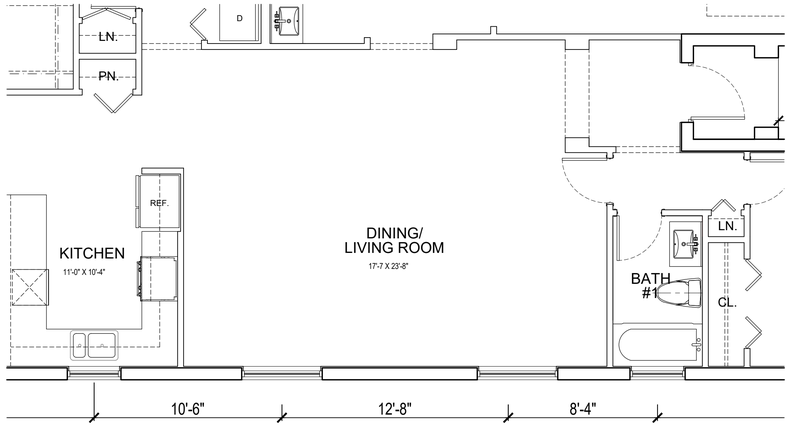
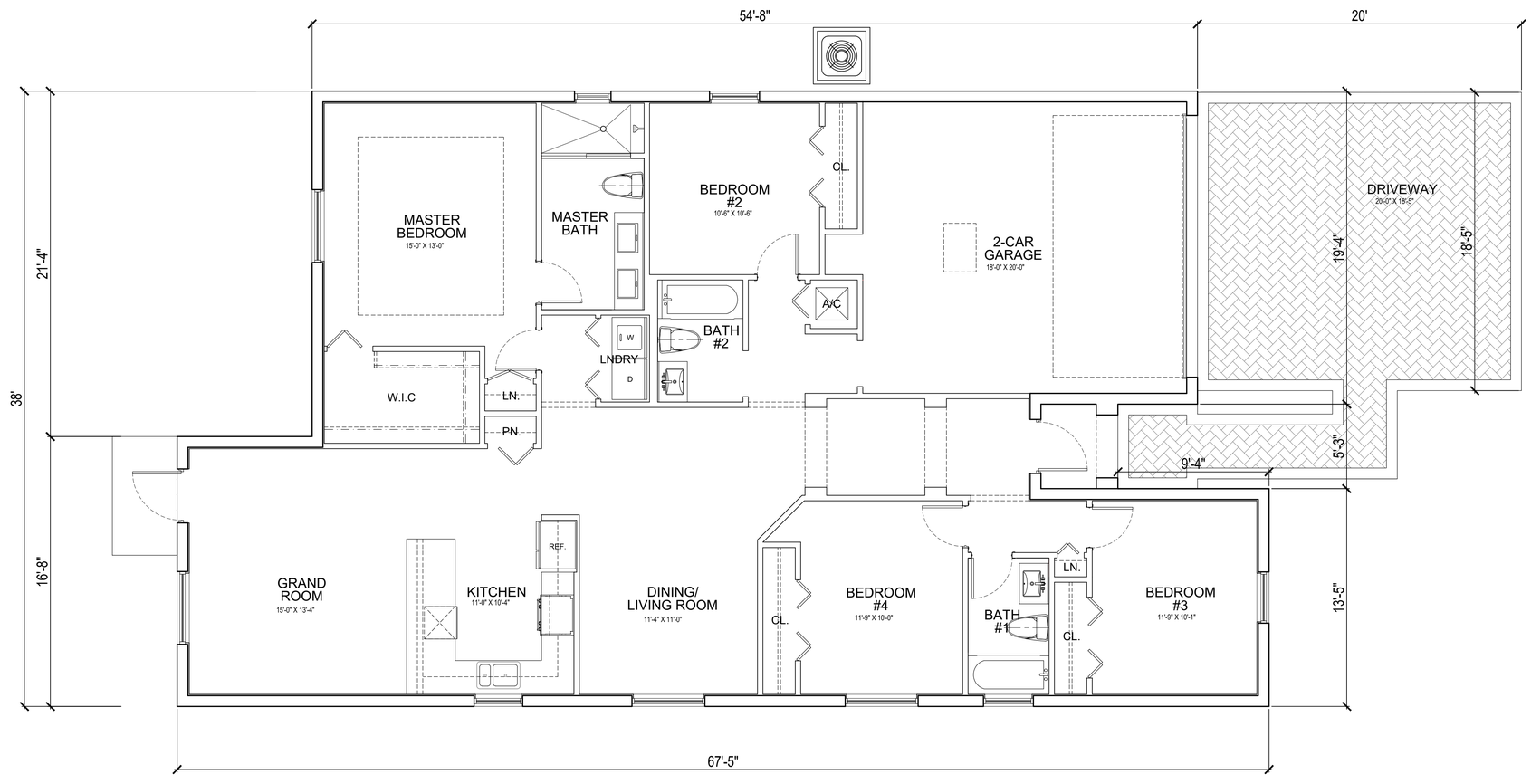


MODEL 1821 - CENTURI - 3 BEDROOM OPTION

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

MODEL 1821 - CENTURI	
1 STORY/ 4 BED. / 3 BATHS / 2 CAR GARAGE	
AREA CALCULATION	
GROUND FLOOR GROSS LIVING AC AREA	1,827 SF
TOTAL A/C	**1,827 SF**
GARAGE	392.0 SF
COVERED ENTRY	25.0 SF
TOTAL GROSS	**2,244 SF**
LOT. COVERAGE	2,244 SF



MODEL 1821 - CENTURI - GROUND FLOOR PLAN

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

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ANDREW STARR, RA
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DUNAGANS
BY: LENNAR HOMES
MIAMI-DADE COUNTY, FLORIDA

SEAL:

MODEL 1821 - CENTURI

FLOOR PLAN

DATE :	2025-06-19
SCALE :	AS SHOWN
DRAWN :	CG
CHECK BY:	PPKS
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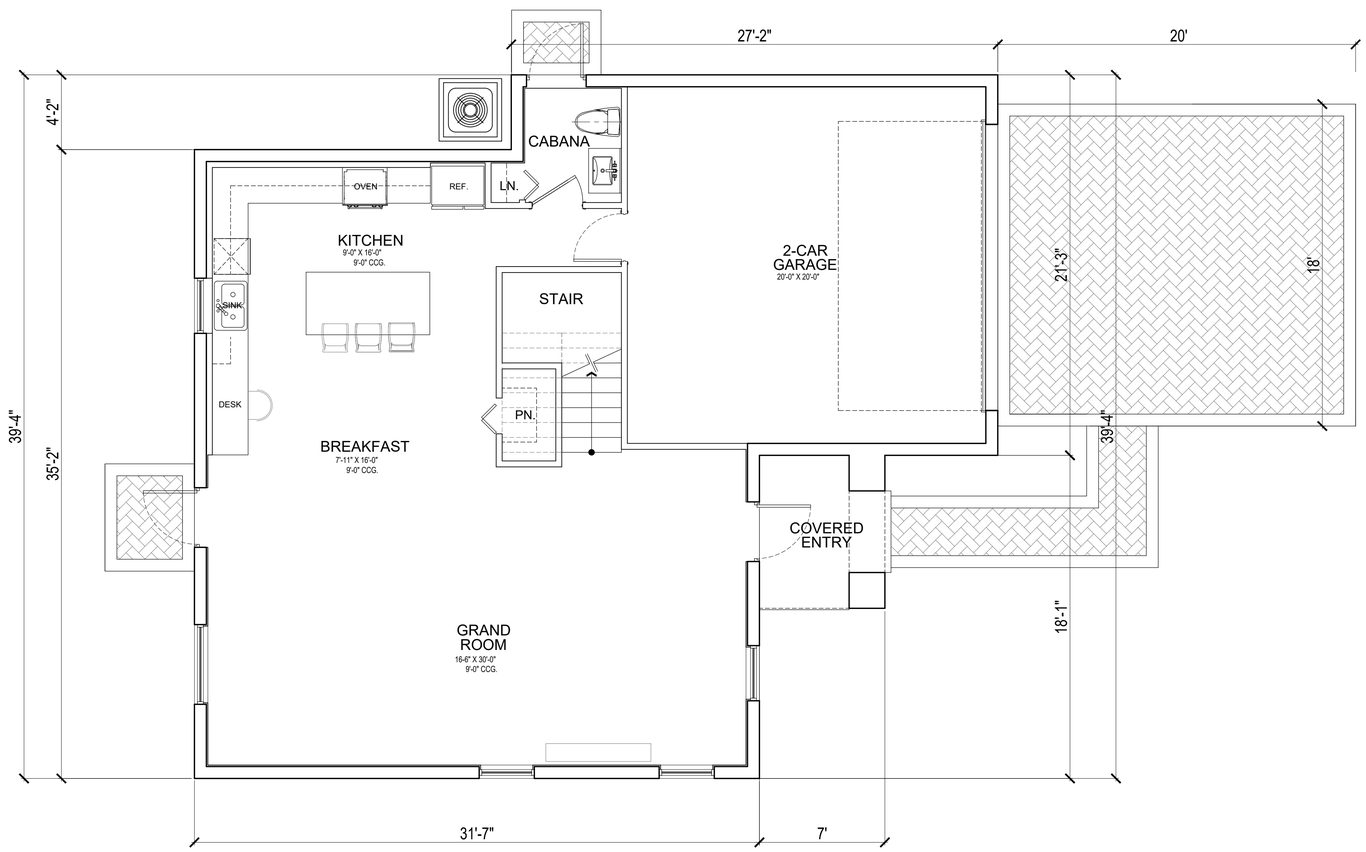
MODEL 2148 - FLORENT	
2 STORY/ 4 BED. / 2.5 BATHS / 2 CAR GARAGE	
AREA CALCULATION	
GROUND FLOOR GROSS LIVING AC AREA	1,016 SF
2ND FLOOR GROSS LIVING AC AREA	1,167 SF
TOTAL A/C	**2,183 SF**
GARAGE	434.0 SF
COVERED ENTRY	60.0 SF
TOTAL GROSS	**2,677 SF**
LOT. COVERAGE	1,510 SF



MODEL 2148 - FLORENT - GROUND FLOOR PLAN

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

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BY: LENNAR HOMES
MIAMI-DADE COUNTY, FLORIDA

SEAL:

MODEL 2148 - FLORENT

FLOOR PLAN

DATE :	2025-06-19
SCALE :	AS SHOWN
DRAWN :	CG
CHECK BY:	PPKS
JOB NO. :	

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SHEET NO. :

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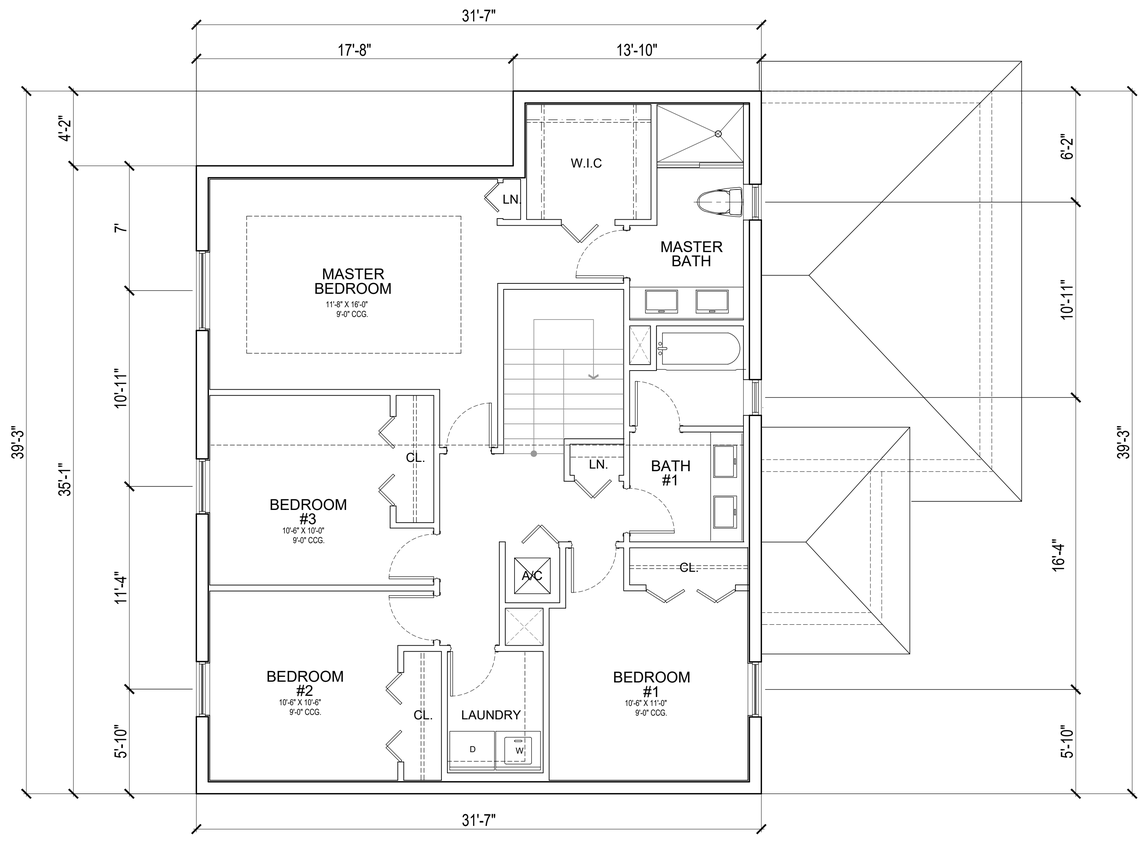

MODEL 2148 - FLORENT - SECOND FLOOR PLAN

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

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DUNAGANS
BY: LENNAR HOMES
MIAMI-DADE COUNTY, FLORIDA

SEAL:

MODEL 2148 - FLORENT

FLOOR PLAN

DATE :	2025-06-19
SCALE :	AS SHOWN
DRAWN :	CG
CHECK BY:	PPKS
JOB NO. :	

A-5.1

SHEET NO. :

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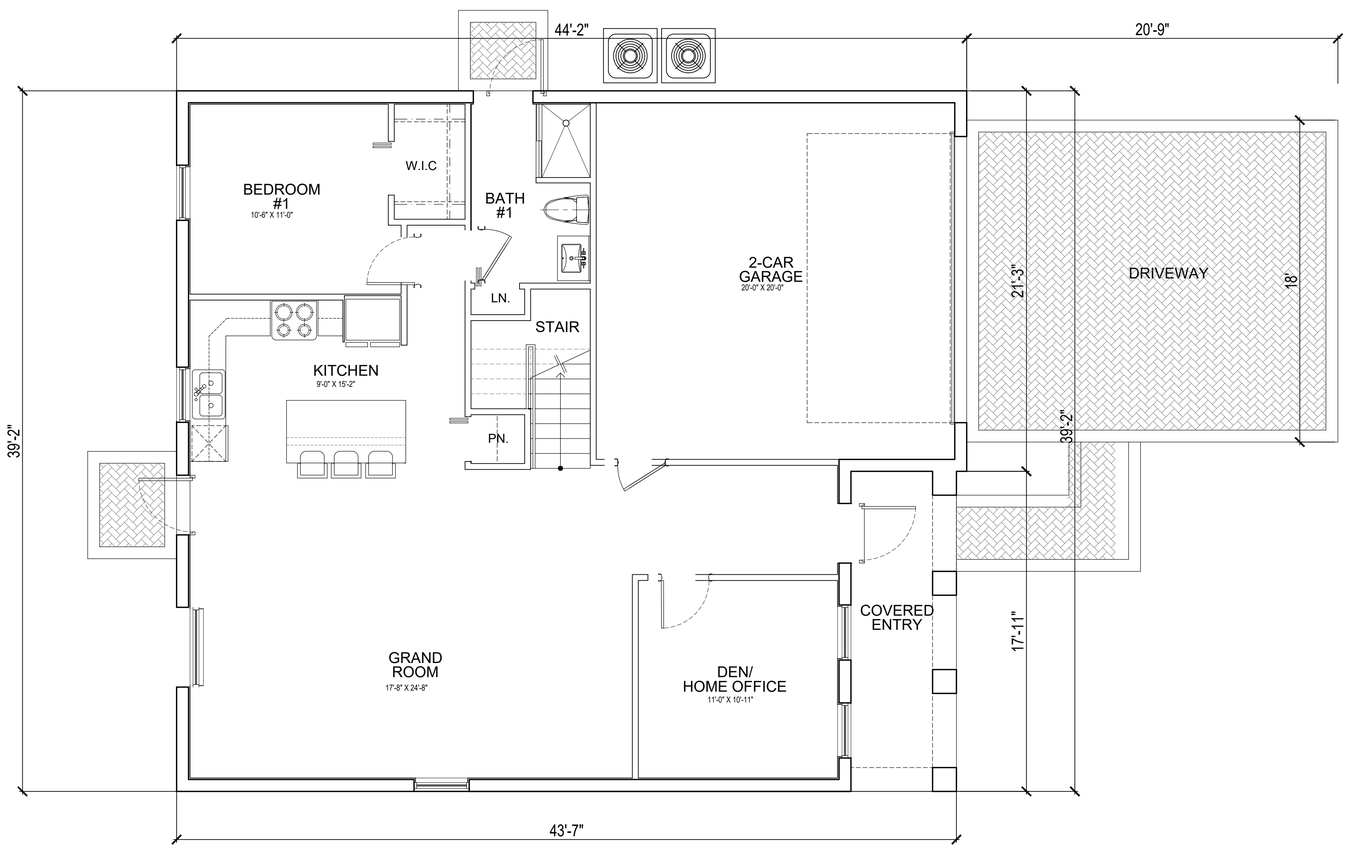
MODEL 2403	
2 STORY/ 4 BED. / 3 BATHS / 2 CAR GARAGE	
AREA CALCULATION	
GROUND FLOOR GROSS LIVING AC AREA	1,184 SF
2ND FLOOR GROSS LIVING AC AREA	1,255 SF
TOTAL A/C	**2,439 SF**
GARAGE	430.0 SF
COVERED ENTRY	56.0 SF
TOTAL GROSS	**2,925 SF**
LOT. COVERAGE	1,670 SF



MODEL 2403 - LUMIO - GROUND FLOOR PLAN

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

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MODEL 2403 - LUMIO

FLOOR PLAN

DATE :	2025-06-19
SCALE :	AS SHOWN
DRAWN :	CG
CHECK BY:	PPKS
JOB NO. :	

A-6.0

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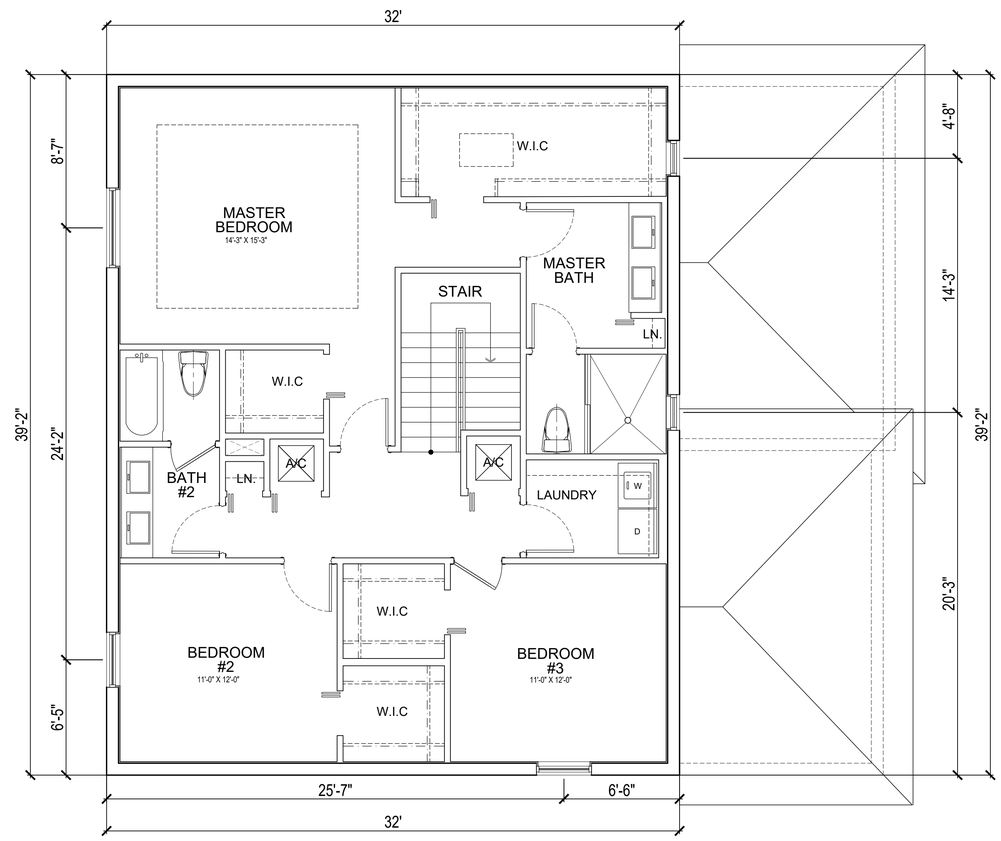

MODEL 2403 - LUMIO - SECOND FLOOR PLAN

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

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MODEL 2403 - LUMIO

FLOOR PLAN

DATE :	2025-06-19
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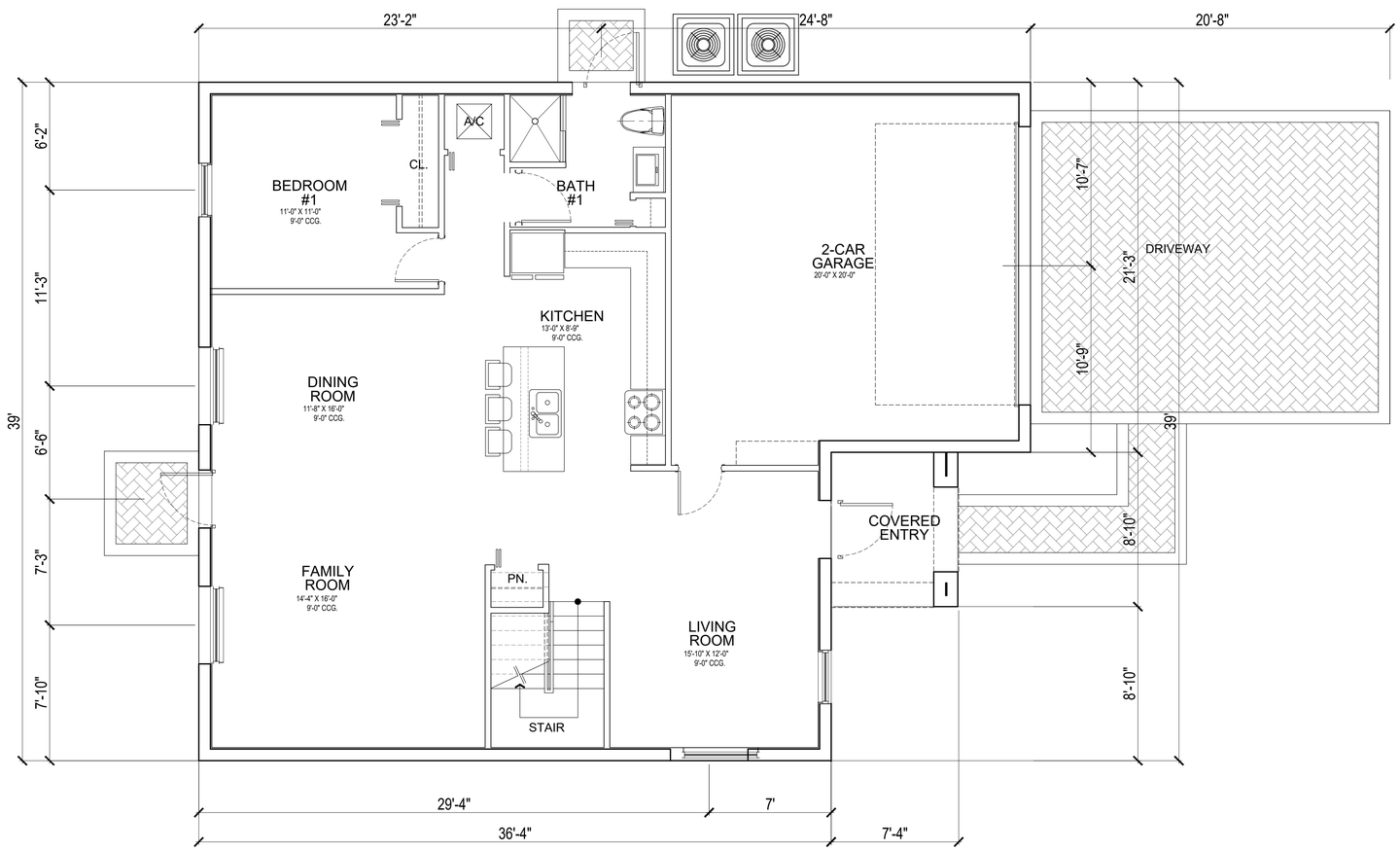
MODEL 2655	
2 STORY/ 5 BED. / 3 BATHS / 2 CAR GARAGE	
AREA CALCULATION	
GROUND FLOOR GROSS LIVING AC AREA	1,232 SF
2ND FLOOR GROSS LIVING AC AREA	1,433 SF
TOTAL A/C	**2,665 SF**
GARAGE	445.0 SF
COVERED ENTRY	65.0 SF
TOTAL GROSS	**3,175 SF**
LOT. COVERAGE	1,742 SF



MODEL 2655 - OLMETO - GROUND FLOOR PLAN

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

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MODEL 2655 - OLMETO

FLOOR PLAN

DATE :	2025-06-19
SCALE :	AS SHOWN
DRAWN :	CG
CHECK BY:	PPKS
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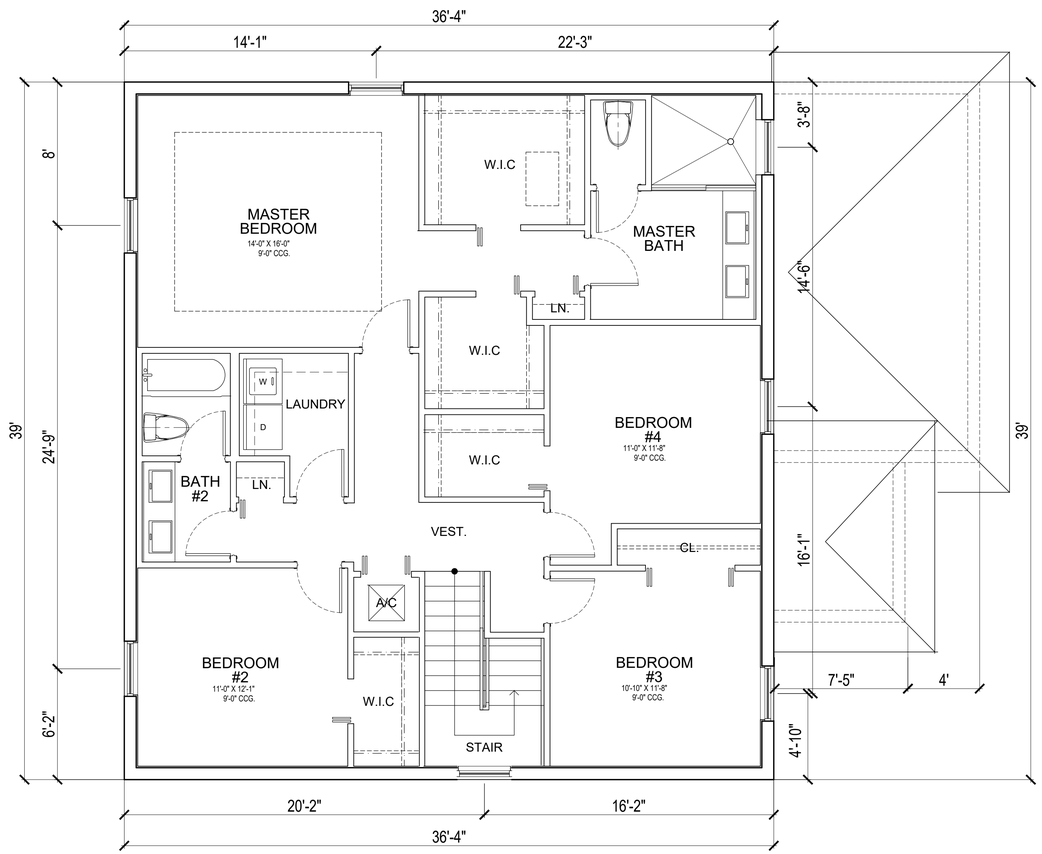

MODEL 2655 - OLMETO - SECOND FLOOR PLAN

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

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MODEL 2655 - OLMETO

FLOOR PLAN

DATE :	2025-06-19
SCALE :	AS SHOWN
DRAWN :	CG
CHECK BY:	PPKS
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SHEET NO. :

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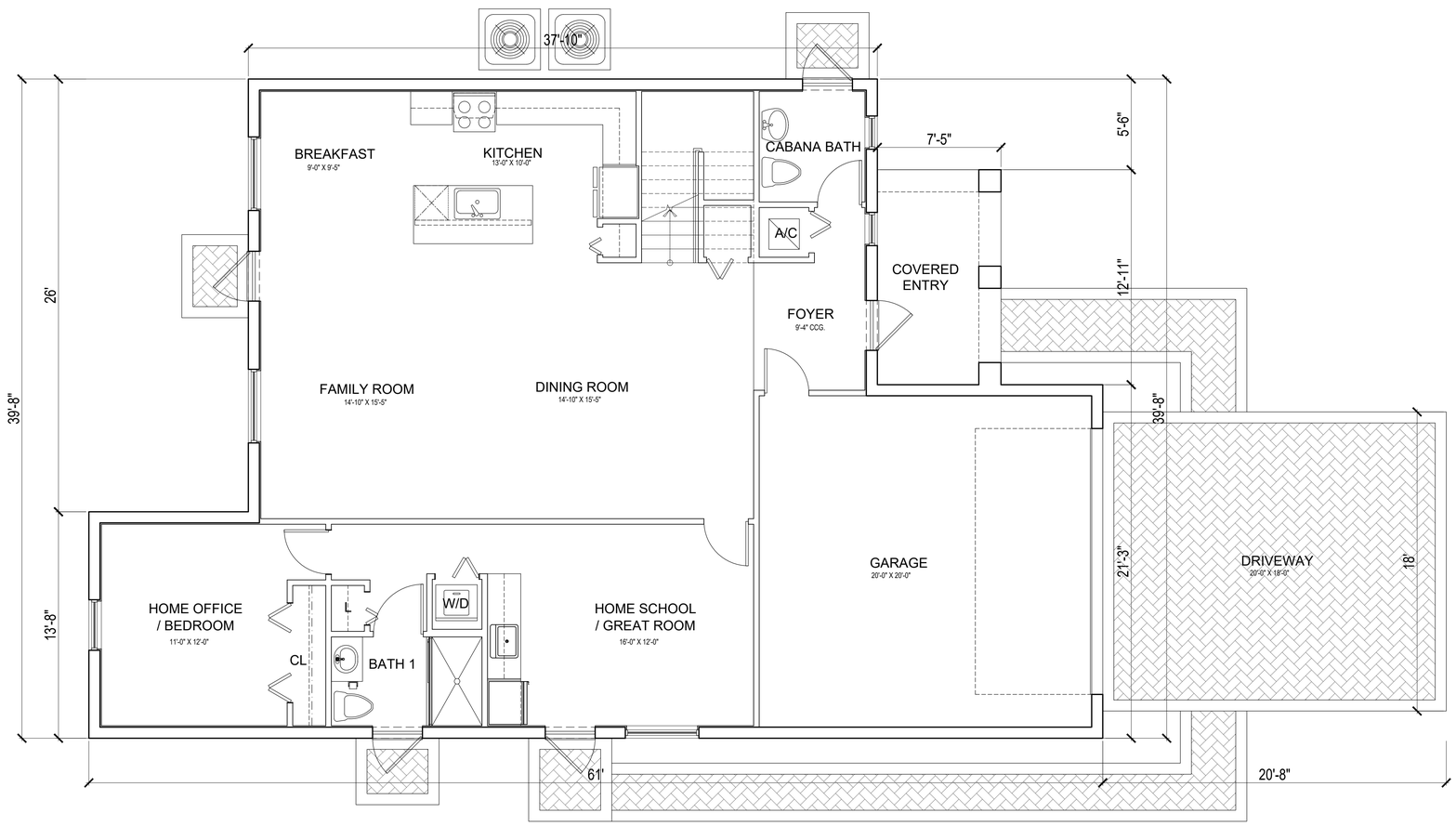
MODEL 2905 NG - PAINI	
2 STORY/ 5 BED. / 3 BATHS / 2 CAR GARAGE	
AREA CALCULATION	
GROUND FLOOR GROSS LIVING AC AREA	1,486 SF
2ND FLOOR GROSS LIVING AC AREA	1,501 SF
TOTAL A/C	**2,987 SF**
GARAGE	434.0 SF
COVERED ENTRY	96.0 SF
TOTAL GROSS	**3,517 SF**
LOT. COVERAGE	2,016 SF



MODEL 2905 - PIANI - GROUND FLOOR PLAN

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

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MODEL 2905 NG - PIANI

FLOOR PLAN

DATE :	2025-06-19
SCALE :	AS SHOWN
DRAWN :	CG
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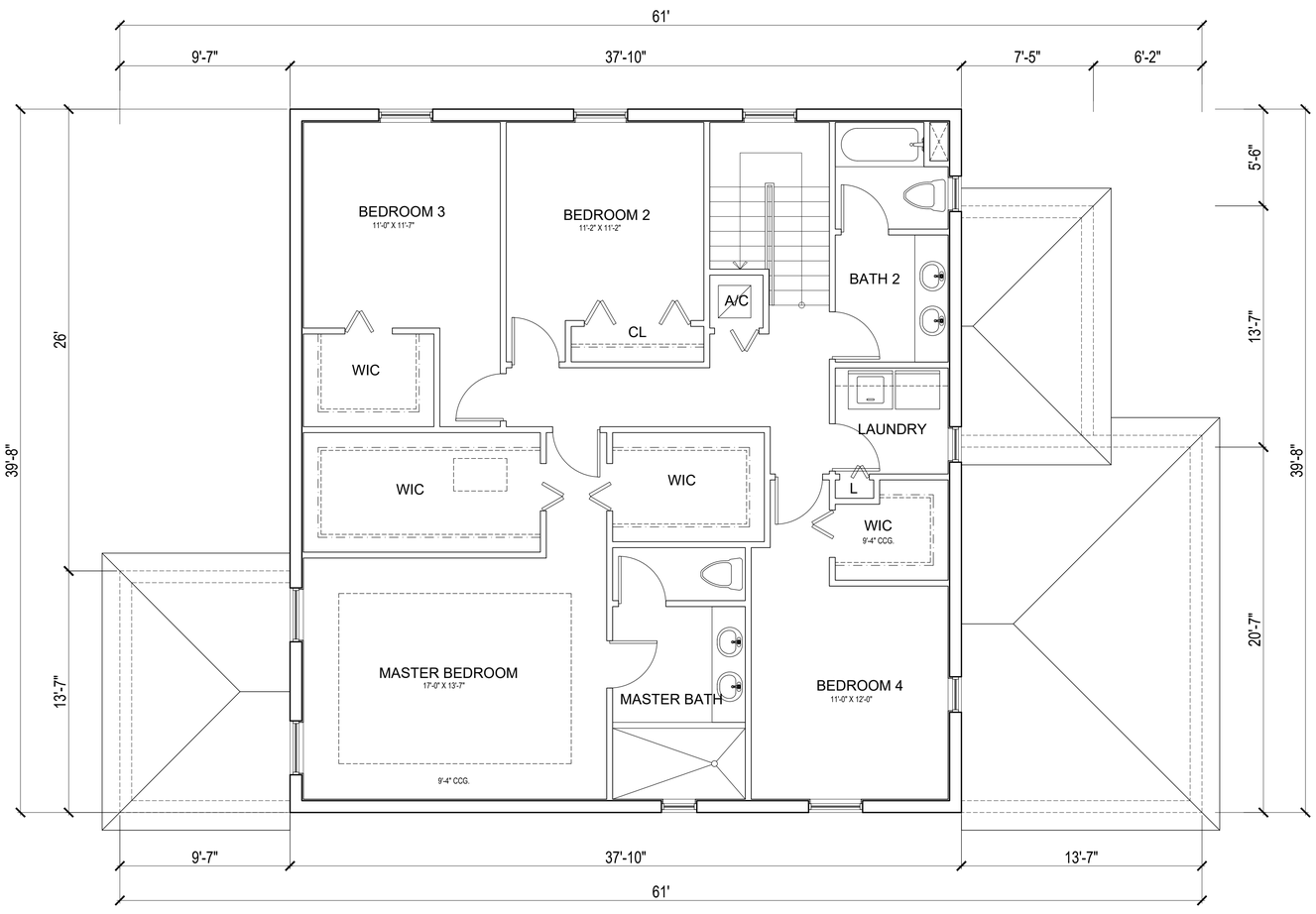

MODEL 2905 - PIANI - SECOND FLOOR PLAN

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

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MODEL 2905 NG - PIANI

FLOOR PLAN

DATE :	2025-06-19
SCALE :	AS SHOWN
DRAWN :	CG
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A-8.1

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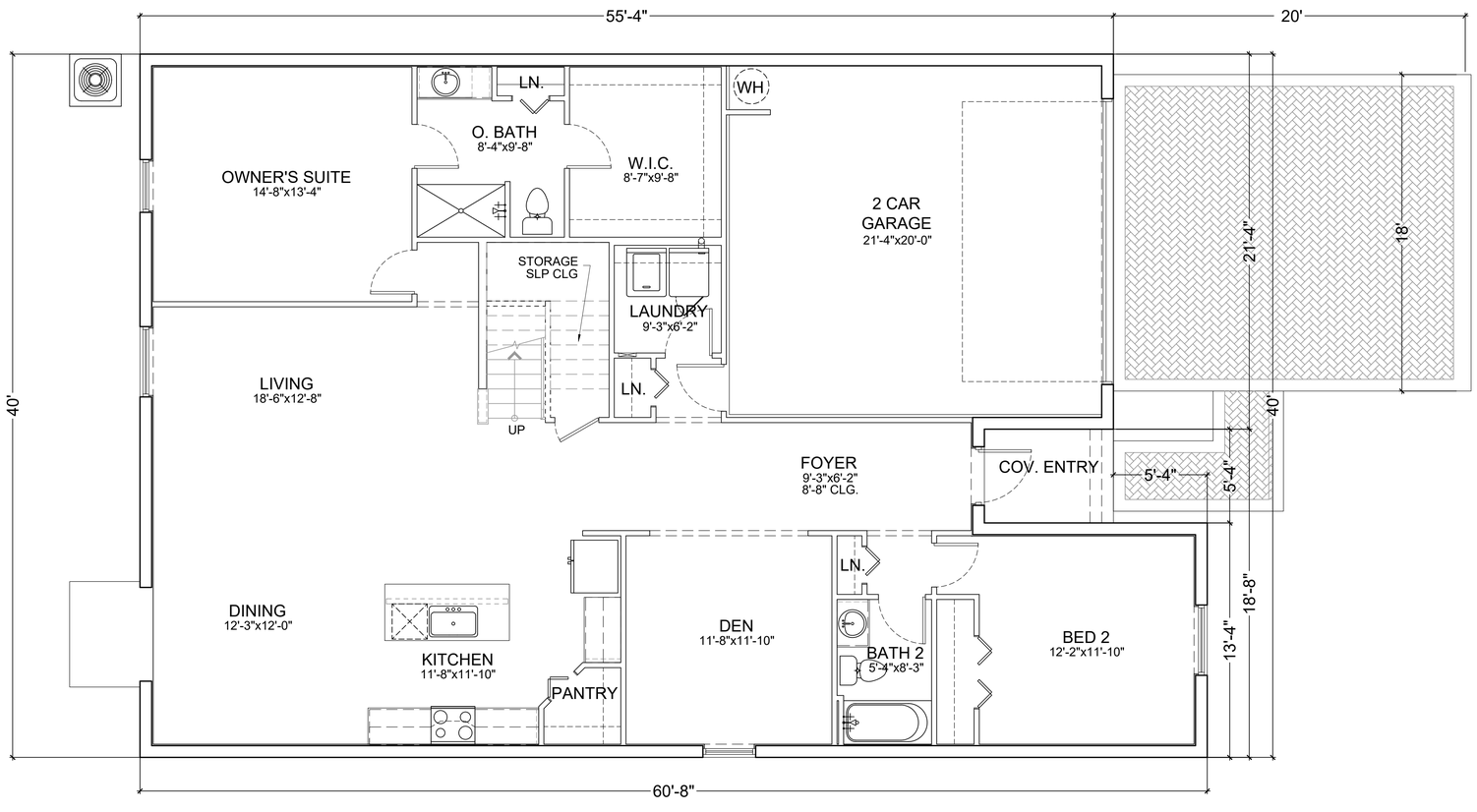
MODEL N007 - NOVA	
TWO STORY / 6 BEDROOM + DEN + LOFT / 3 BATH	
AREA CALCULATION	
1SF FLOOR A/C	1,786 SF
2ND FLOOR A/C	1,255 SF
TOTAL AREA A/C	3,041 SF
2 CAR GARAGE	460 SF
COV. ENTRY	36 SF
TOTAL GROSS	**3,537 SF**
LOT. COVERAGE	2,282 SF



MODEL N007 NOVA
1ST FLOOR PLAN
SCALE: 1/4" = 1'-0"

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N007 NOVA

FLOOR PLAN

DATE :	2025-08-08
SCALE :	AS SHOWN
DRAWN :	CG
CHECK BY:	PPKS
JOB NO. :	25-50

A-9.0

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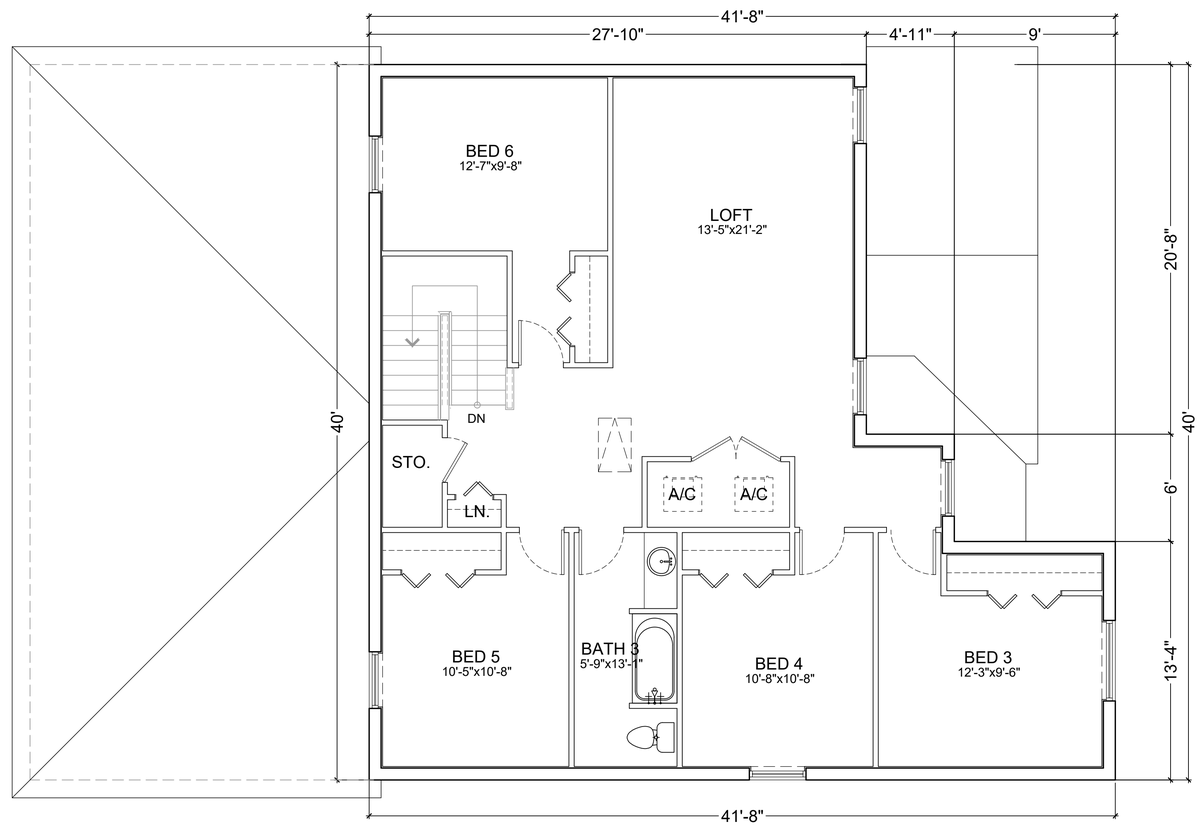

MODEL N007 NOVA
2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"

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N007 NOVA

FLOOR PLAN

DATE :	2025-08-08
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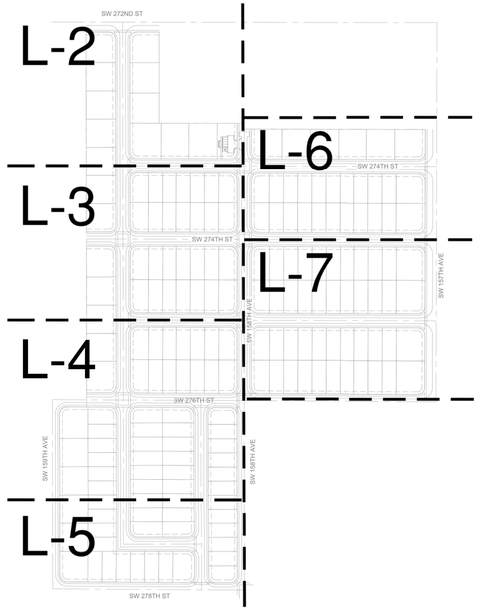


KEY MAP

Scale: NTS

NORTH

LANDSCAPE LEGEND
Information Required to be Permanently Affixed to Plan

RU-1M(a) WITH WHU
Zoning District: INTENSITY STANDARDS — Net Lot Area 23.465 acres 1,022,156.85 s.f.

LAWN AREA CALCULATION	REQUIRED	PROVIDED
A. 1,022,156.85 total s.f. of Net Lot Area		
B. Maximum lawn area (sod) permitted = 35 % x 1,022,156.85 s.f. =	357,754.89	346,320
TREES		
A. No. trees required per lot		
RU-1M(a) = 3 trees x lot (149 lots) = 447	447	447*
B. % Palms Allowed: No. trees required x 30% =	135	130*
C. % Natives Required: No. trees provided x 30% =	135	447*
D. Street trees (maximum average spacing of 35' o.c.): 11,775 linear feet along street =	337	337
E. Street trees located directly beneath power lines (maximum average spacing of 25' o.c.): N/A linear feet along street / 25 =	N/A	N/A
F. Total Trees Required A + D + E = 784 Total Trees	784	784*
SHRUBS		
A. No. trees required x 10 = No. of shrubs allowed	7,840	8,940*
B. No. shrubs allowed x 30% = No. of native shrubs required	2,352	7,562*

SEE LANDSCAPE

***Includes 447 Trees, of which 248 are native; and 8,940 Shrubs, of which 7,562 are native from Typical Landscape Plans. See sheets L-8 through L-13**

SFH Model 1821 (Avg.)
Trees = 3 — Shrubs = 60
Native Trees = 2 — Native Shrubs = 45

SFH Model 2148 (Avg.)
Trees = 3 — Shrubs = 60
Native Trees = 1 — Native Shrubs = 60

SFH Model 2403 (Avg.)
Trees = 3 — Shrubs = 60
Native Trees = 2 — Native Shrubs = 52

SFH Model 2655 (Avg.)
Trees = 3 — Shrubs = 60
Native Trees = 1 — Native Shrubs = 34

SFH Model 2905 (Avg.)
Trees = 3 — Shrubs = 60
Native Trees = 2 — Native Shrubs = 55

SFH Model N007 NOVA (Avg.)
Trees = 3 — Shrubs = 60
Native Trees = 2 — Native Shrubs = 60

Total SFH X 149 Lots
Trees = 447 — Shrubs = 8,940
Native Trees = 248 — Native Shrubs = 7,562

LANDSCAPE LEGEND
Information Required to be Permanently Affixed to Plan

Zoning District: EU-M — Net Lot Area 10.98 acres 478,496.45 s.f.

LAWN AREA CALCULATION	REQUIRED	PROVIDED
A. 478,496.45 total s.f. of Net Lot Area		
B. Maximum lawn area (sod) permitted = 50 % x 478,496.45 s.f. =	239,248.22	205,256
TREES		
A. No. trees required per lot: 9 Trees Per Acre of Net Lot Area		
EU-M = 478,496.45 sq. ft. = 10.98 acres x 9 trees = 98.82	99	113*
B. % Palms Allowed: No. trees required x 30% =	30	27
C. % Natives Required: No. trees provided x 30% =	30	199
D. Street trees (maximum average spacing of 35' o.c.): 5,720 linear feet along street =	164	164
E. Street trees located directly beneath power lines (maximum average spacing of 25' o.c.): N/A linear feet along street / 25 =	N/A	N/A
F. Total Trees Required A + D + E = 263 Total Trees	263	277*
SHRUBS		
A. No. trees required x 10 = No. of shrubs allowed	2,630	2,700*
B. No. shrubs allowed x 30% = No. of native shrubs required	789	1,722*

SEE LANDSCAPE

***Includes 108 Trees, of which 48 are native; and 2,700 Shrubs, of which 1,686 are native from Typical Landscape Plans. See sheets L-14 through L-16**

SFH Model 2650
Trees = 3 — Shrubs = 75
Native Trees = 2 — Native Shrubs = 63

SFH Model 2810
Trees = 3 — Shrubs = 75
Native Trees = 1 — Native Shrubs = 48

SFH Model 3466
Trees = 3 — Shrubs = 75
Native Trees = 1 — Native Shrubs = 30

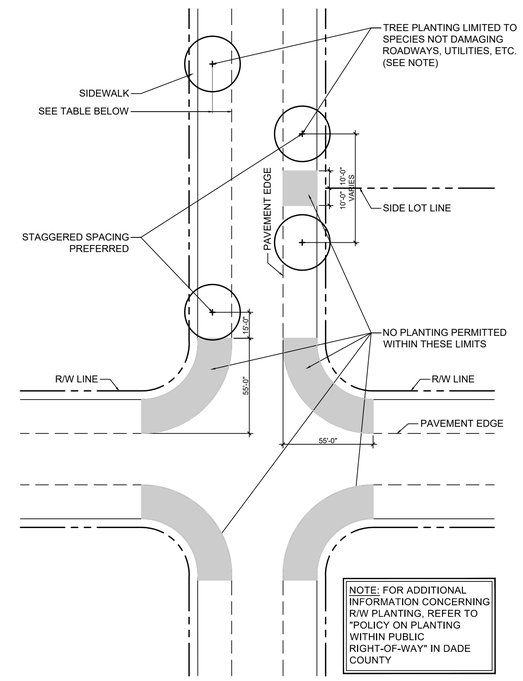
Total SFH (EU-M) X 36 Lots
Trees = 108 — Shrubs = 2,700
Native Trees = 48 — Native Shrubs = 1,686

PLANT SCHEDULE RU-1M(A) (COMMON AREAS & ROW TREES)

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NATIVE	NOTES
STREET TREES						
+	BS1	58	Bursera simaruba Gumbo Limbo	12` HT. X 6` SPR. X 2" CAL.	Y	4' CLEAR TRUNK
	CS1	34	Cassia surattensis Glaucous Cassia	12` HT. X 6` SPR. 2" CAL.	N	4' CLEAR TRUNK
·	CD1	38	Coccoloba diversifolia Pigeon Plum	12` HT. X 6` SPR. X 2" CAL.	Y	4' CLEAR TRUNK
	CE1	40	Conocarpus erectus Green Buttonwood	12` HT. X 6` SPR. X 2" CAL.	Y	4' CLEAR TRUNK
	LS1	52	Lagerstroemia speciosa Queen's Crape Myrtle	12` HT. X 6` SPR. X 2" CAL.	N	4' CLEAR TRUNK / SINGLE TRUNK
	QV1	63	Quercus virginiana Live Oak	12` HT. X 6` SPR. X 2" CAL.	Y	4' CLEAR TRUNK
	TH1	52	Tabebuia heterophylla Pink Tabebuia	12` HT. X 6` SPR. X 2" CAL.	N	4' CLEAR TRUNK
LAWN	As Required		Stenotaphrum secundatum 'Floratam' ST. AUGUSTINE GRASS		SOLID EVEN SOD	

PLANT SCHEDULE EU-M (COMMON AREAS & ROW TREES)

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NATIVE	NOTES
TREES						
	QV	5	Quercus virginiana Live Oak	8` HT. X 1.5" CAL.	Y	-
STREET TREES						
+	BS1	7	Bursera simaruba Gumbo Limbo	12` HT. X 6` SPR. X 2" CAL.	Y	4' CLEAR TRUNK
·	CD1	9	Coccoloba diversifolia Pigeon Plum	12` HT. X 6` SPR. X 2" CAL.	Y	4' CLEAR TRUNK
	CE1	35	Conocarpus erectus Green Buttonwood	12` HT. X 6` SPR. X 2" CAL.	Y	4' CLEAR TRUNK
	LS1	6	Lagerstroemia speciosa Queen's Crape Myrtle	12` HT. X 6` SPR. X 2" CAL.	N	4' CLEAR TRUNK / SINGLE TRUNK
	QV1	95	Quercus virginiana Live Oak	12` HT. X 6` SPR. X 2" CAL.	Y	4' CLEAR TRUNK
	TH1	12	Tabebuia heterophylla Pink Tabebuia	12` HT. X 6` SPR. X 2" CAL.	N	4' CLEAR TRUNK
SHRUBS						
·	CG	36	Clusia guttifera Small Leaf Clusia	24" HT. X 24" SPR. / 24" O.C.	N	-
LAWN	As Required		Stenotaphrum secundatum 'Floratam' ST. AUGUSTINE GRASS		SOLID EVEN SOD	



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

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'

SHEET INDEX:

L-1 INDEX

OVERALL LANDSCAPE PLANS
L-2 THROUGH L-7

TYPICAL SFH LANDSCAPE PLANS
L-8 MODEL 1821
L-9 MODEL 2148
L-10 MODEL 2403
L-11 MODEL 2655
L-12 MODEL 2905
L-13 MODEL N007
L-14 MODEL 2650
L-15 MODEL 2810
L-16 MODEL 3466

L-17 LANDSCAPE DETAILS

Canopy Replacement Calculations

Tree / Palm	Quantity	Credit	Total Credits
Native Shade (Hardwood) Tree 1	490	500	245,000
Native Shade Tree (Hardwood) (Category 2)	124	300	37,200
Non-Native Shade Tree (Hardwood) (Category 2)	176	300	52,800
Non-Native Small Tree (Category 3)	92	200	18,400
TOTAL CREDITS PROVIDED			**353,400**
TOTAL TREES			**882**
TOTAL % NATIVE TREES			**70%**

LANDSCAPE NOTES:

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

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Project:

DUNAGANS
MIAMI-DADE COUNTY, FL
INDEX

Revisions:	Date:	By:

Seal:

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

Drawing: Index

Date: 07/18/2025

Scale: See Left

Drawn by: LBC

Sheet No.:

L-1

Cad Id.: 2025-046

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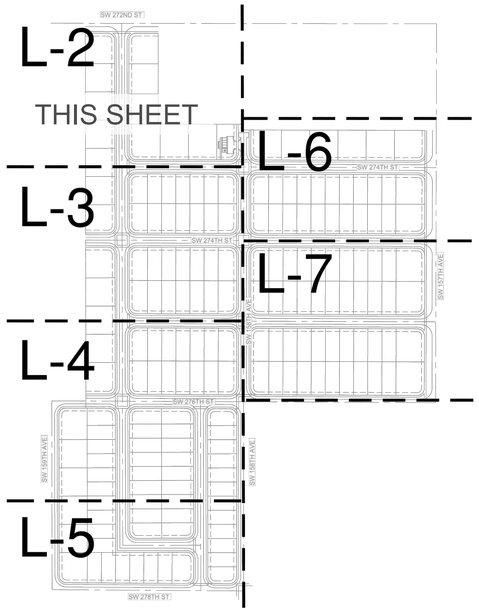

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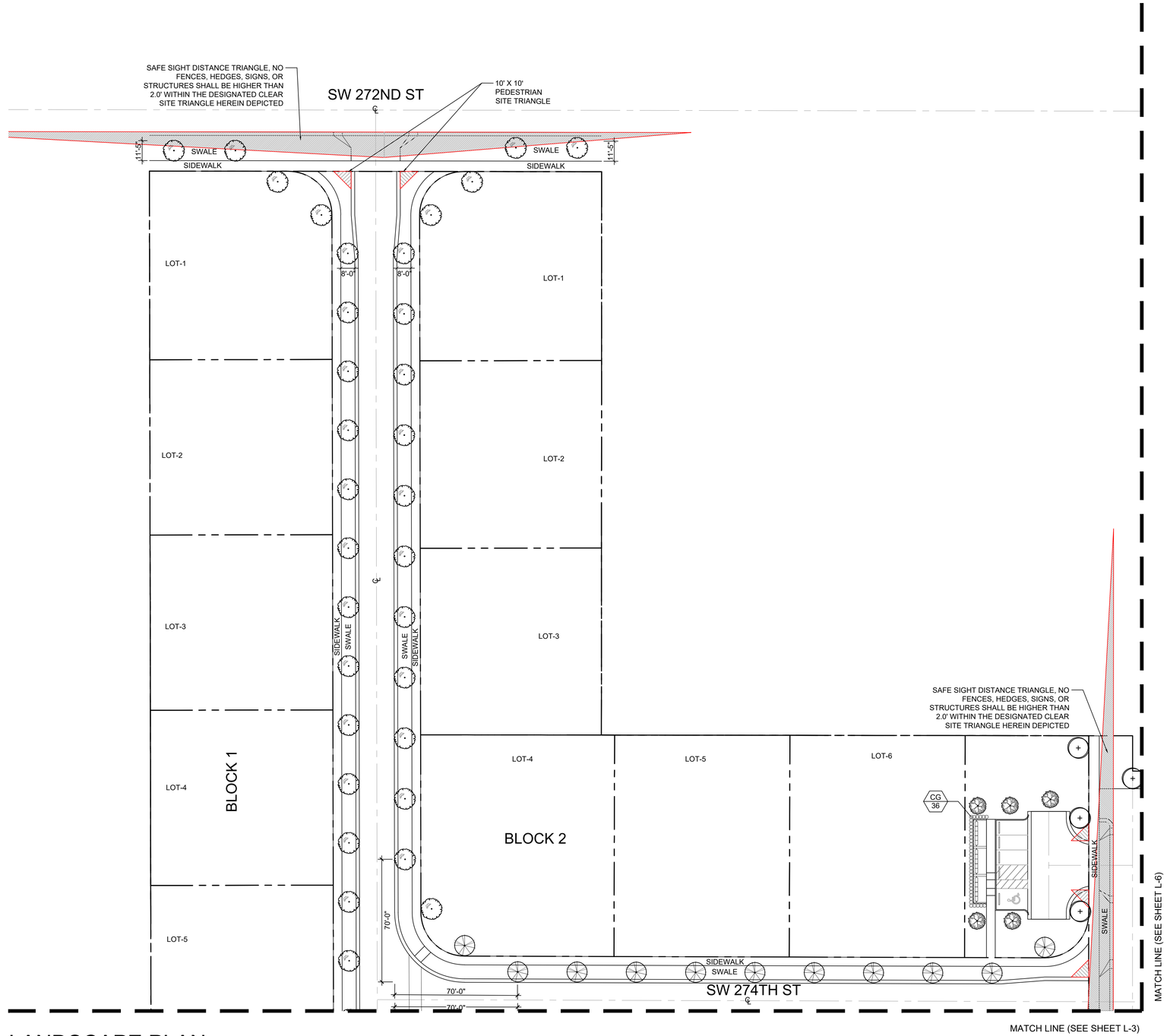

LANDSCAPE PLAN

Scale: 1" = 30'-0"

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DUNAGANS

MIAMI-DADE COUNTY, FL

LANDSCAPE PLAN

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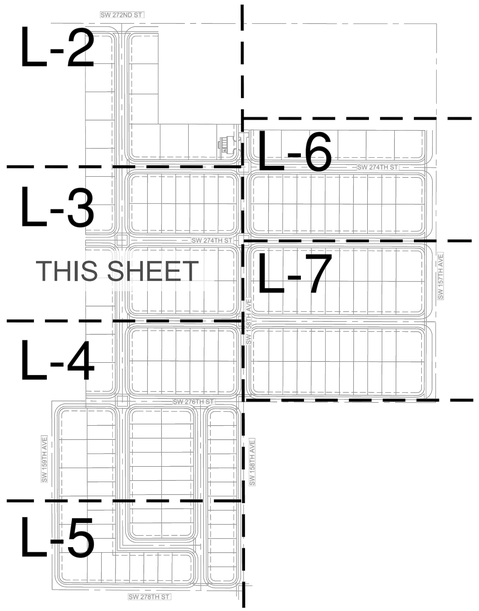

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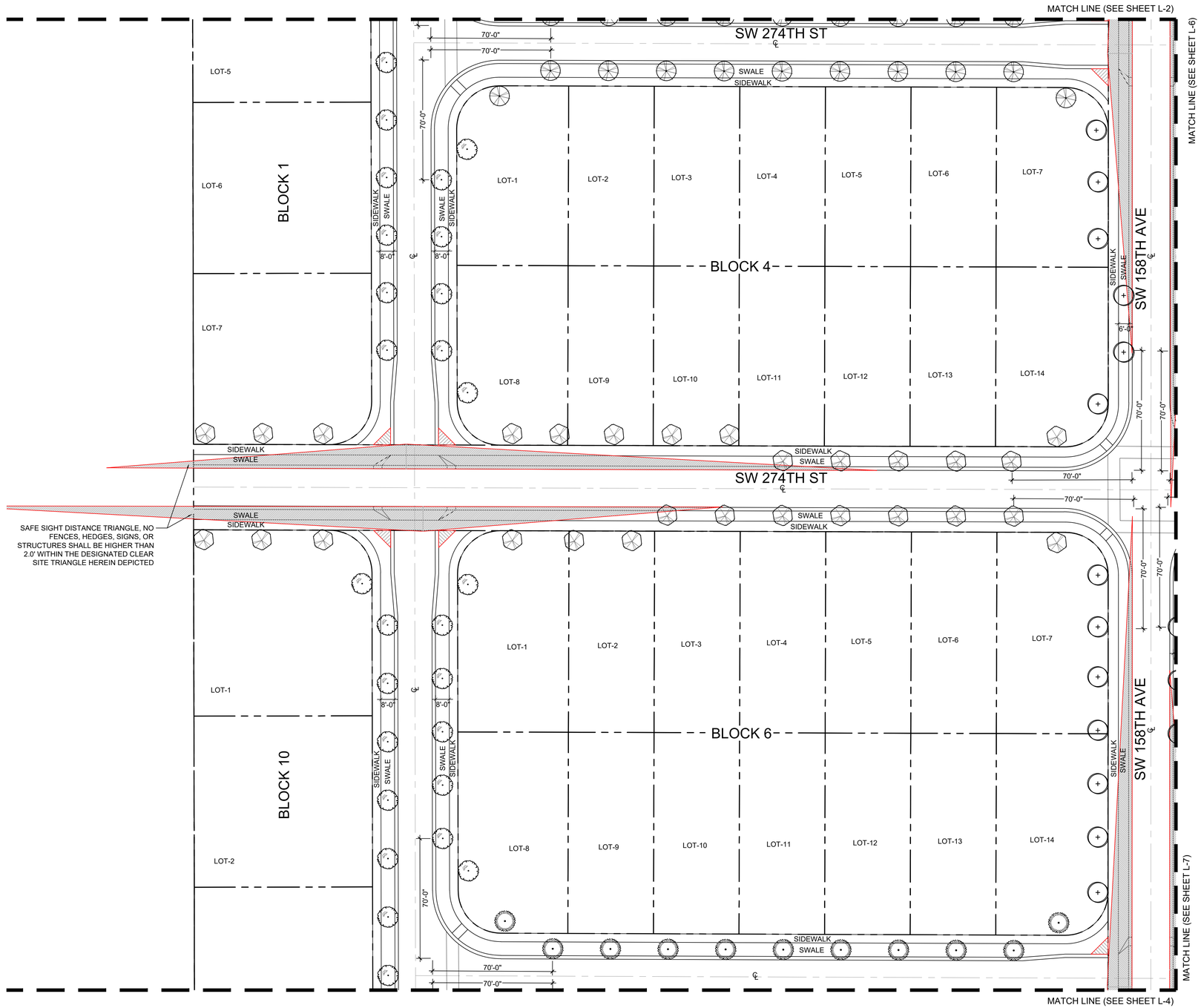

LANDSCAPE PLAN

NORTH

Scale: 1" = 30'-0"

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MIAMI-DADE COUNTY, FL

LANDSCAPE PLAN

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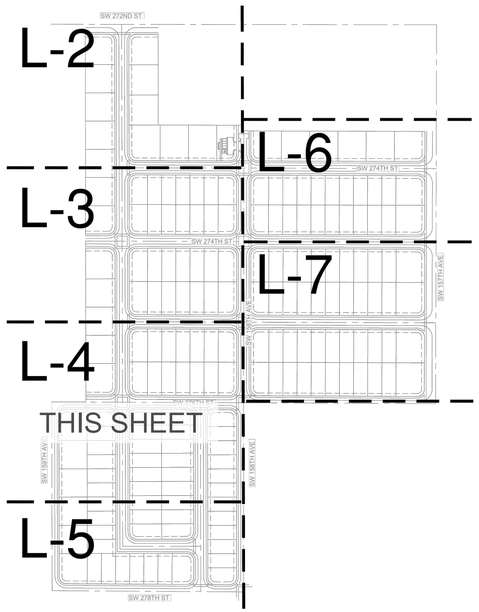

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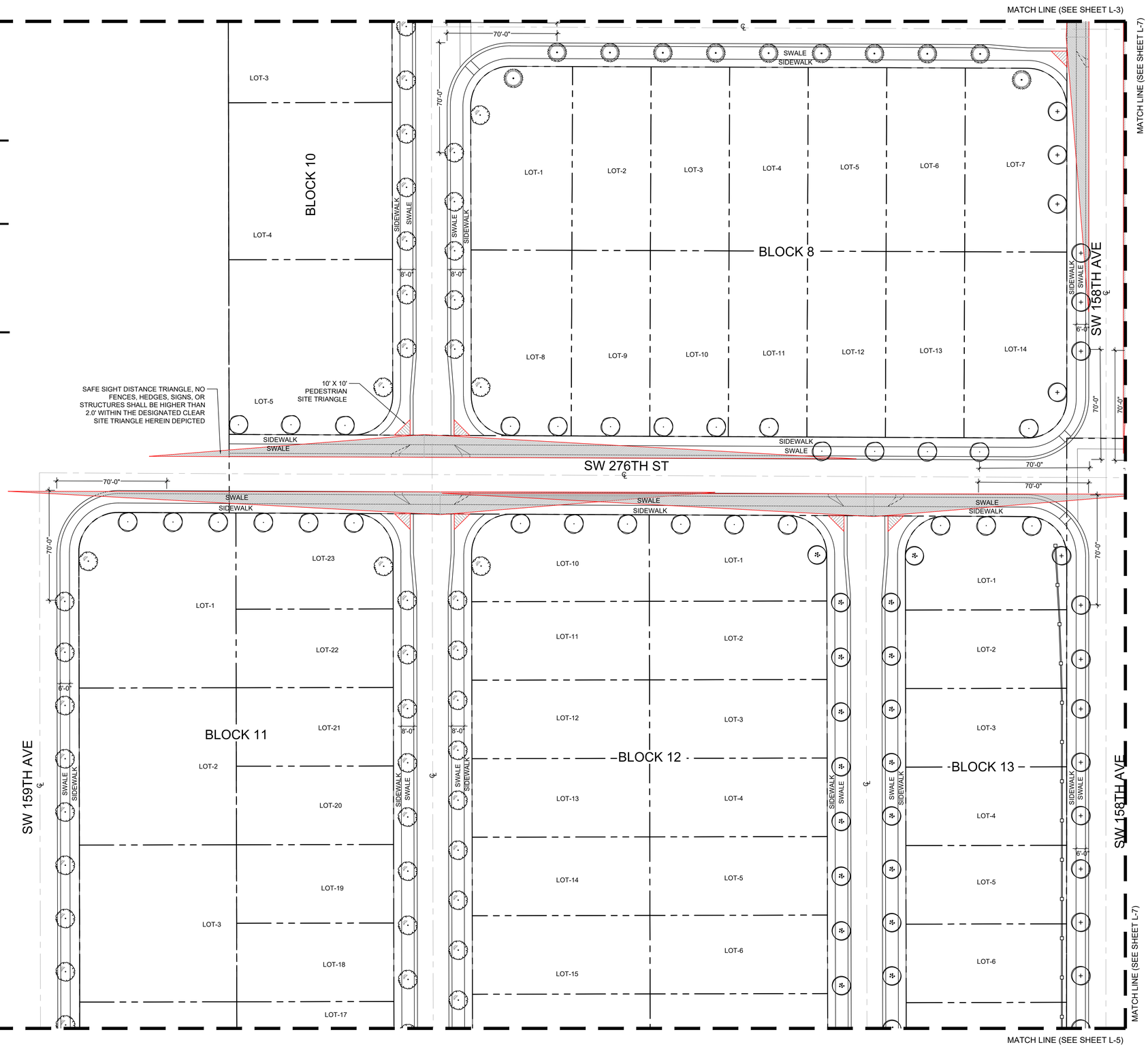

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DUNAGANS

MIAMI-DADE COUNTY, FL

LANDSCAPE PLAN

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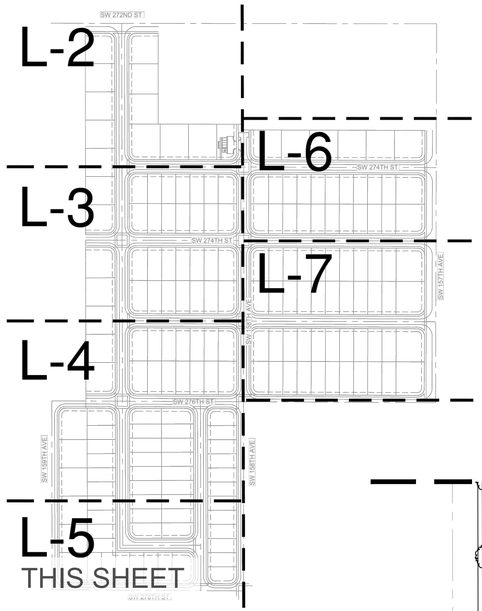

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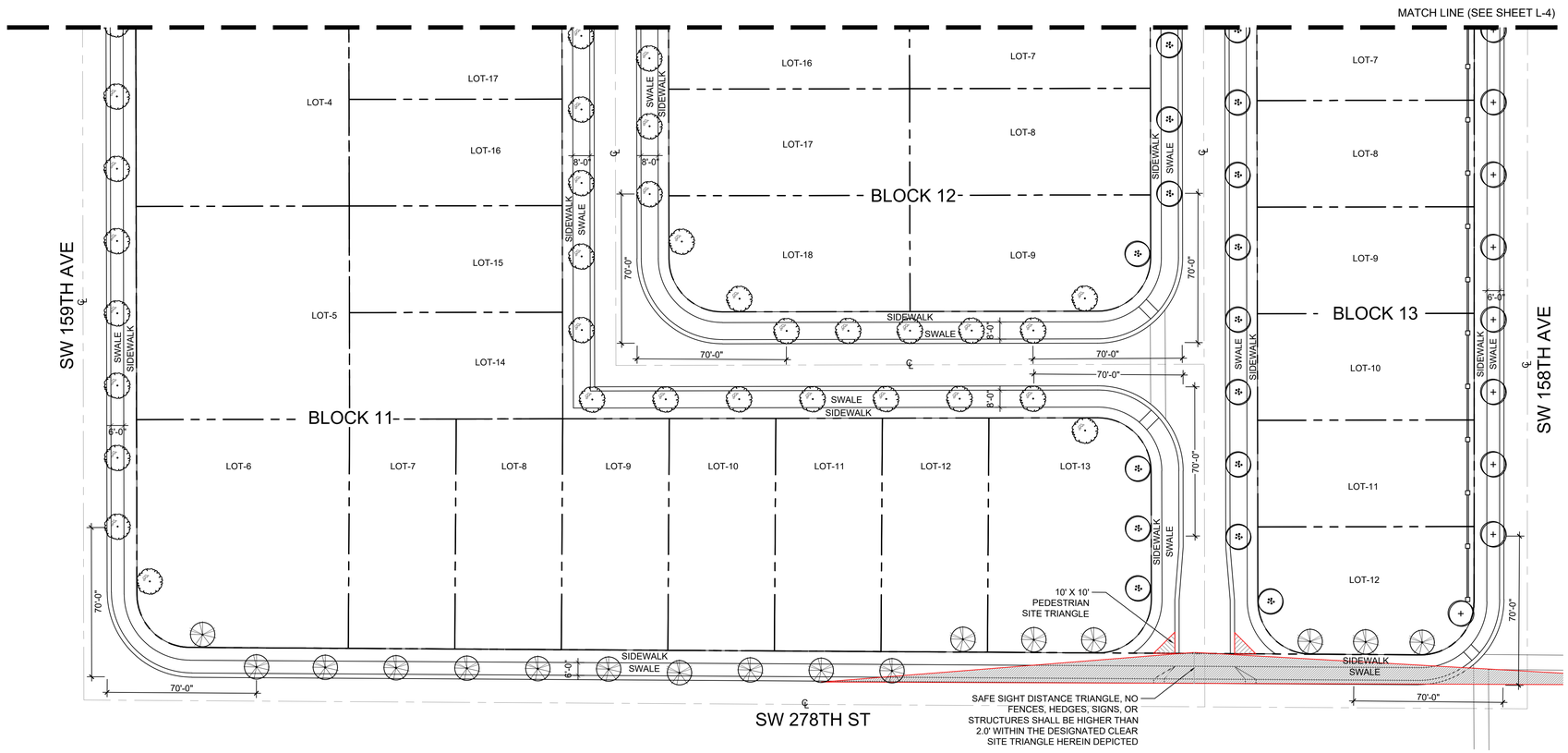

LANDSCAPE PLAN

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MIAMI-DADE COUNTY, FL

LANDSCAPE PLAN

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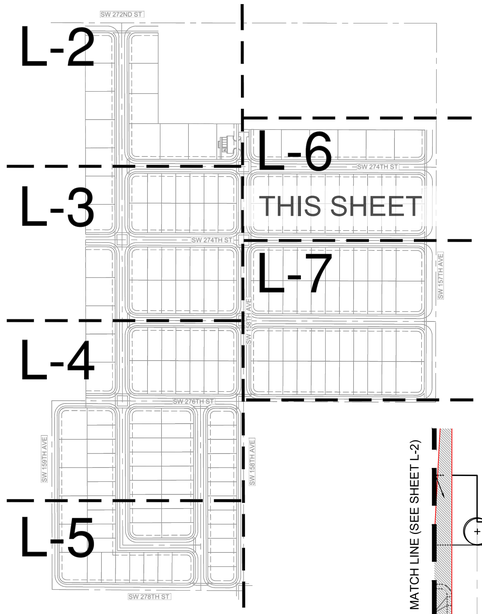

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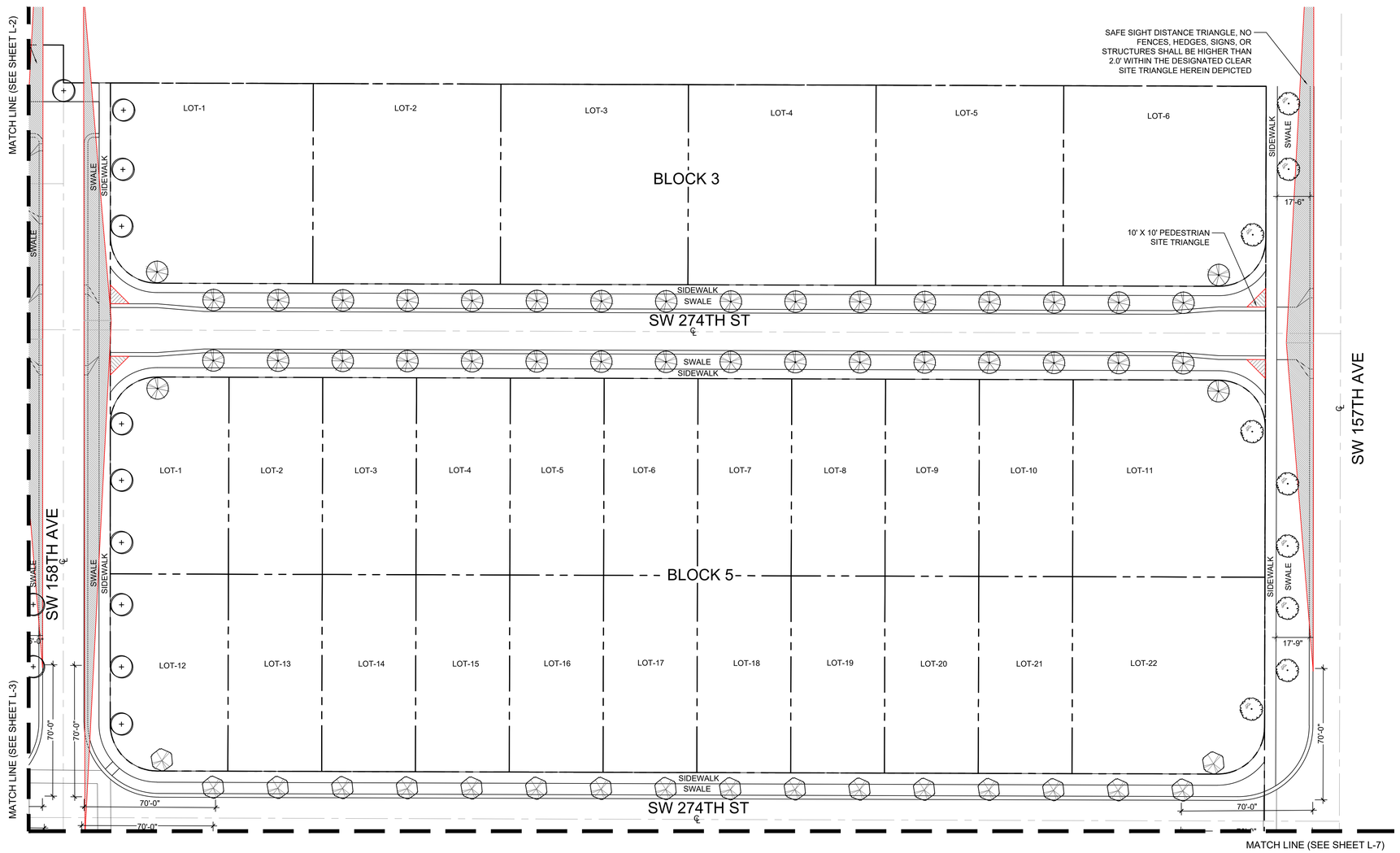

LANDSCAPE PLAN

Scale: 1" = 30'-0"

NORTH

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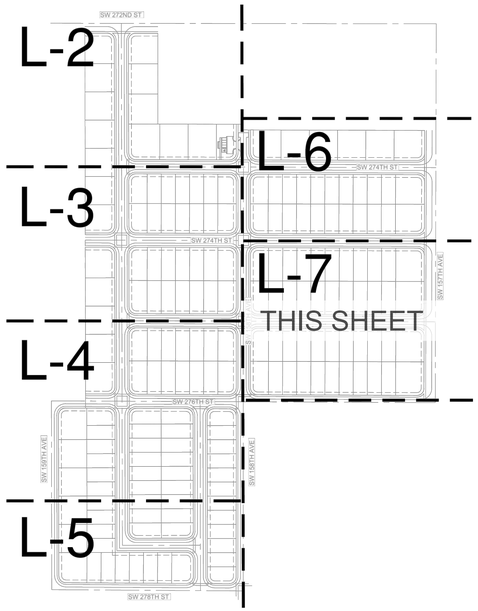

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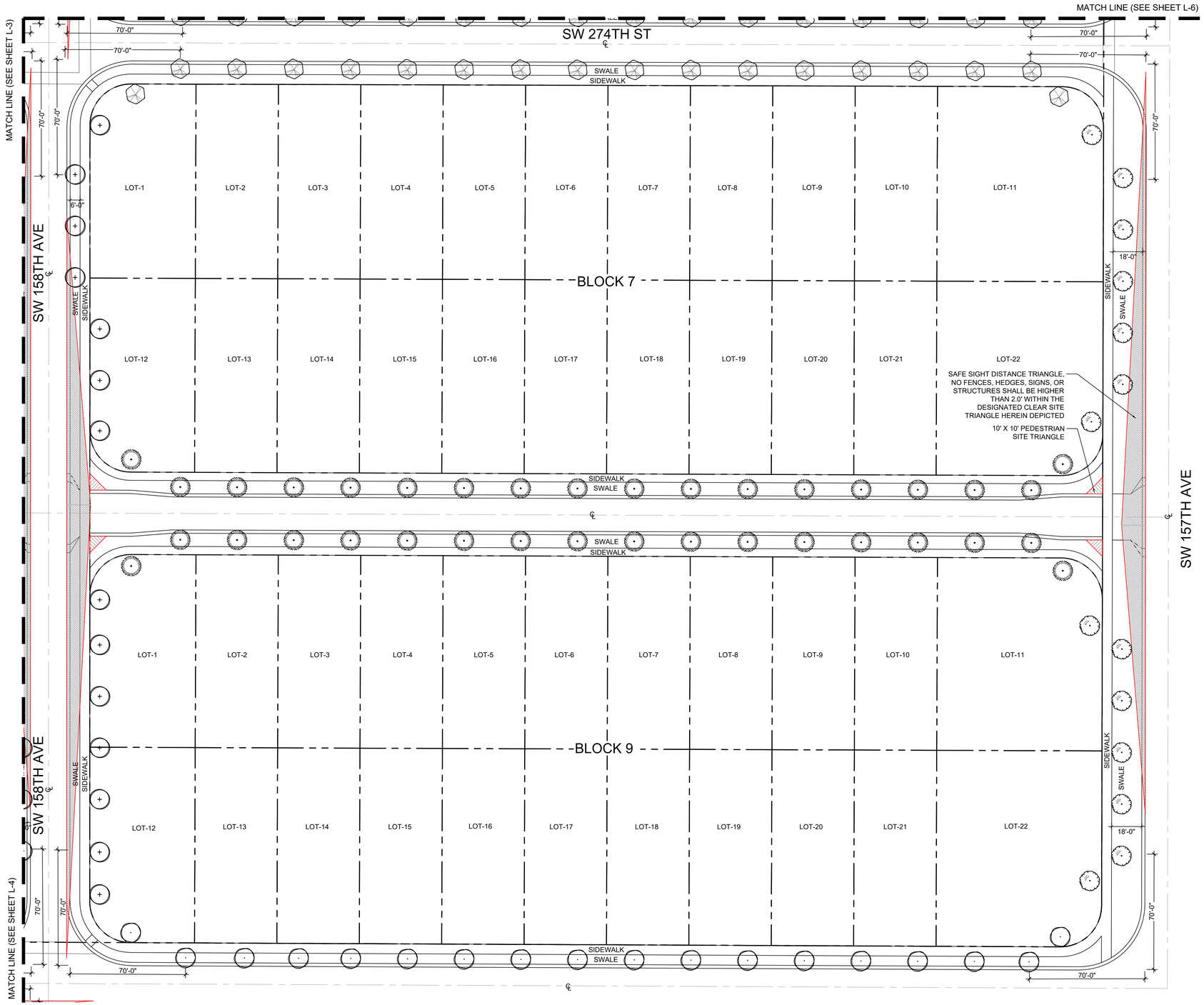

LANDSCAPE PLAN

Scale: 1" = 30'-0"

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MIAMI-DADE COUNTY, FL

LANDSCAPE PLAN

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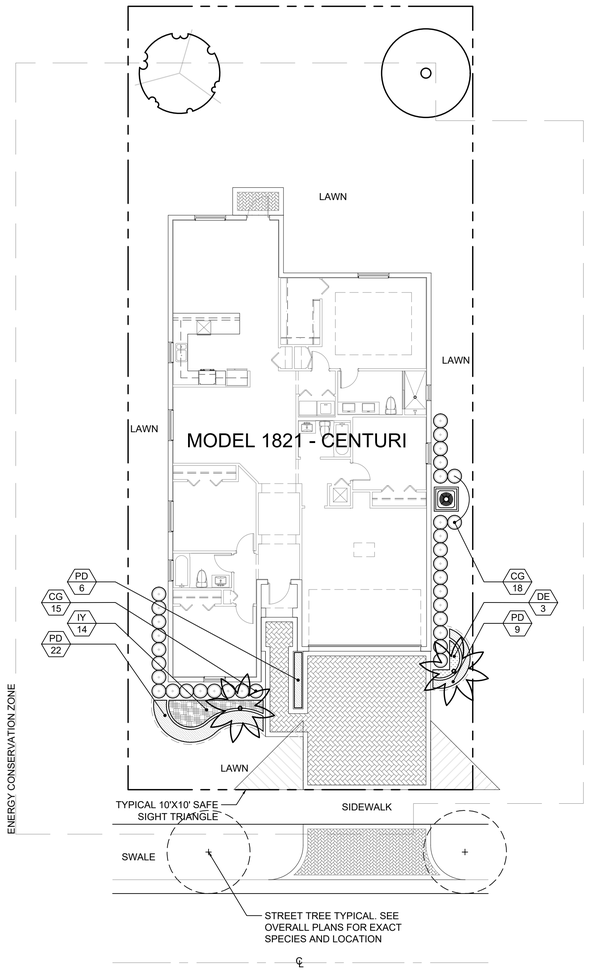
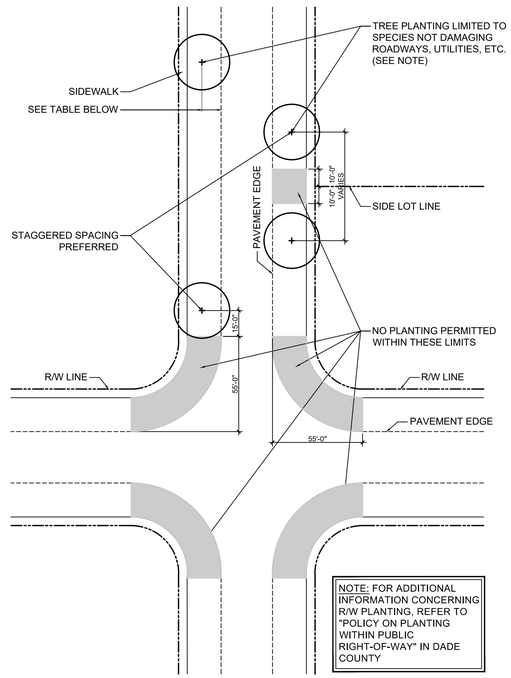


MODEL 1821 INTERIOR LANDSCAPE PLAN

Scale: 1"=10'-0"



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

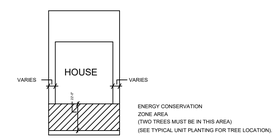
Public R.O.W. Planting Setback

SCALE: 1" = 40'-0"

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

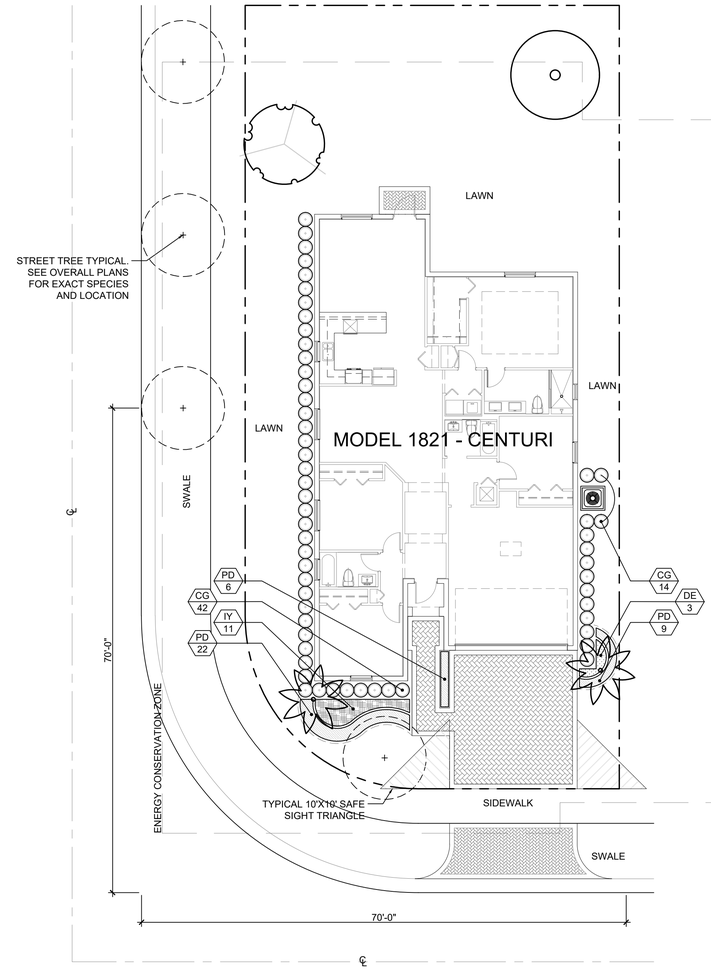
LANDSCAPE NOTES:

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



TYPICAL DETAIL FOR ENERGY CONSERVATION ZONE

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



MODEL 1821 CORNER LANDSCAPE PLAN

Scale: 1"=10'-0"

MODEL 1821 INTERIOR LANDSCAPE LIST

TREES			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
	1	*Chrysophyllum oliviforme	10' HT. X 2" CAL.
		SATINLEAF	F.G.
	1	*Conocarpus erectus	10' HT. X 2" CAL.
		GREEN BUTTONWOOD	F.G.
	2	Veitchia montgomeryana 'single'	10' O.A. HT. MIN.
		SINGLE MONTGOMERY PALM	F.G.
SHRUBS AND GROUNDCOVERS			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
CG	33	*Clusia guttifera	24" HT. X 24" SPR. / 24" O.C.
		SMALL LEAF CLUSIA	3 GAL.
DE	3	Duranta erecta 'Gold Mound'	18" HT. X 18" SPR. / 18" O.C.
		GOLD MOUND DURANTA	3 GAL.
IY	14	Ixora 'Maui Yellow'	18" HT. X 18" SPR. / 18" O.C.
		YELLOW DWARF IXORA	3 GAL.
PD	37	Podocarpus macrophyllus 'Pringles Dwarf'	15" HT. X 15" SPR. / 15" O.C.
		PODOCARPUS PRINGLES DWARF	3 GAL.
LAWN	As Required	Stenotaphrum secundatum 'Floratam'	SOLID EVEN SOD
		ST. AUGUSTINE GRASS	

* DENOTES NATIVE SPECIES

MODEL 1821 INTERIOR LANDSCAPE LEGEND CHAPTER 33

ZONE DISTRICT: RU-1M(a)

Gross Land: 5,000 sq. ft. Net Land: 0.12 acres 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)	35%	35%
TREES:		
Trees per lot: 3	3	3
Palms: Less than 30% of required trees (2:1 ratio)	1	1
Native species: 30% of required trees	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% shrubs/hedge shall be native species. Irrigation system required pursuant to Chapter 33 of Miami-Dade Code	18	33

MODEL 1821 CORNER LANDSCAPE LEGEND CHAPTER 33

ZONE DISTRICT: RU-1M(a)

Gross Land: 5,266 sq. ft. Net Land: 0.12 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)	35%	35%
TREES:		
Trees per acre: 3	3	3
Palms: Less than 30% of required trees (2:1 ratio)	1	2
Native species: 30% of required trees	1	3
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.)	70	70
30% shrubs/hedge shall be native species. Irrigation system required pursuant to Chapter 33 of Miami-Dade Code	24	56

MODEL 1821 CORNER LANDSCAPE LIST

TREES			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
	1	*Chrysophyllum oliviforme	10' HT. X 2" CAL.
		SATINLEAF	F.G.
	1	*Conocarpus erectus	10' HT. X 2" CAL.
		GREEN BUTTONWOOD	F.G.
	2	Veitchia montgomeryana 'single'	10' O.A. HT. MIN.
		SINGLE MONTGOMERY PALM	F.G.
SHRUBS AND GROUNDCOVERS			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
CG	66	*Clusia guttifera	24" HT. X 24" SPR. / 24" O.C.
		SMALL LEAF CLUSIA	3 GAL.
DE	3	Duranta erecta 'Gold Mound'	18" HT. X 18" SPR. / 18" O.C.
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		PODOCARPUS PRINGLES DWARF	3 GAL.
LAWN	As Required	Stenotaphrum secundatum 'Floratam'	SOLID EVEN SOD
		ST. AUGUSTINE GRASS	

* DENOTES NATIVE SPECIES

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Project:

DUNAGANS

MIAMI-DADE COUNTY, FLORIDA

TYPICAL SINGLE FAMILY HOME MODEL 1821 LANDSCAPE PLAN

Revisions:	Date:	By:

Seal:

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

Drawing: Typ. SFH MODEL 1821 Landscape Plan
Date: 02/14/2022

Scale: See Left

Drawn by: MAV

Sheet No.:

L-8

Cad Id.: 2025-046

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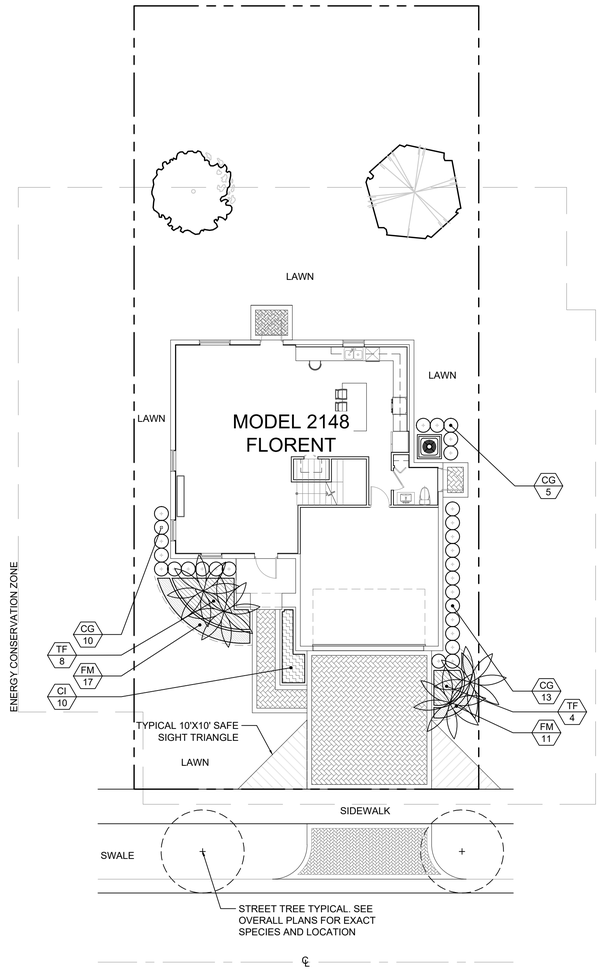
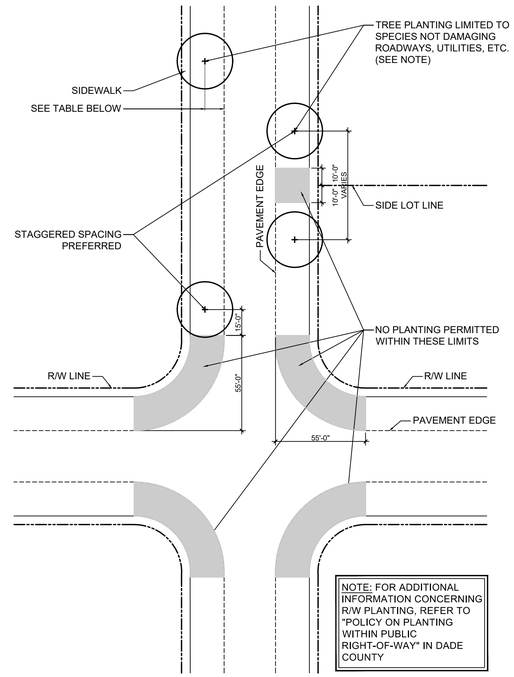


MODEL 2148 INTERIOR LANDSCAPE PLAN

Scale: 1"=10'-0"



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

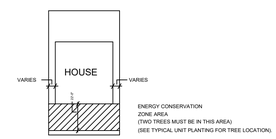
Public R.O.W. Planting Setback

SCALE: 1" = 40'-0"

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

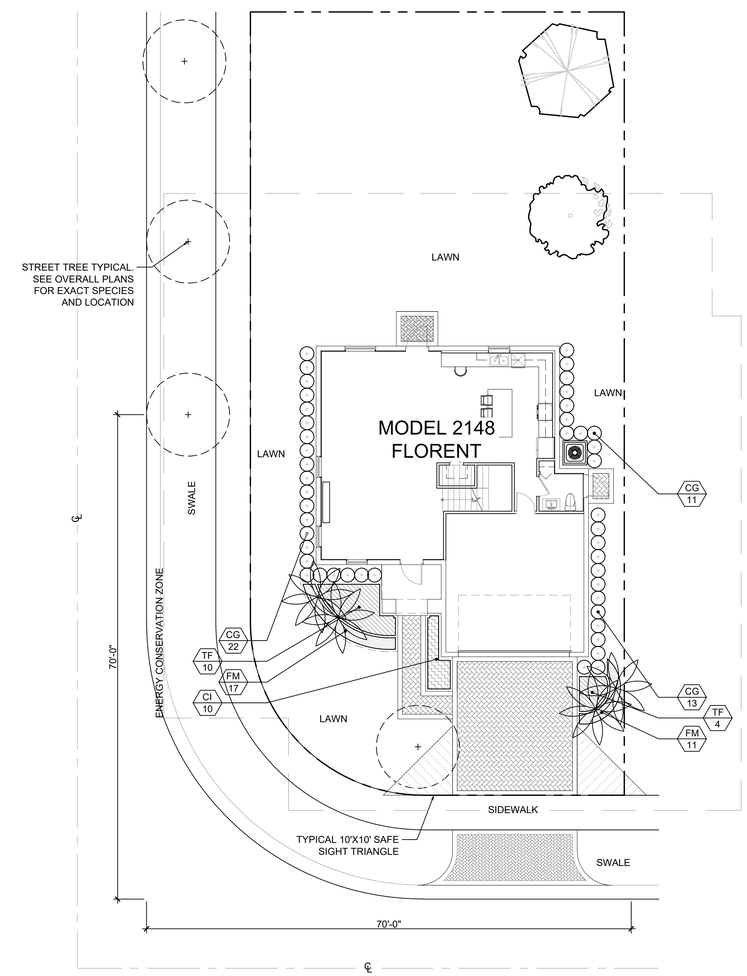
LANDSCAPE NOTES:

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



TYPICAL DETAIL FOR ENERGY CONSERVATION ZONE

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



MODEL 2148 CORNER LANDSCAPE PLAN

Scale: 1"=10'-0"

MODEL 2148 INTERIOR LANDSCAPE LIST

TREES			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
	1	Tabebuia heterophylla	10' HT., 2" CAL.
		PINK TRUMPET TREE	F.G.
	1	*Conocarpus erectus 'sericeus'	10' HT. X 2" CAL.
		SILVER BUTTONWOOD	
	2	Veitchia montgomeryana 'double'	10' O.A. HT. MIN., DOUBLE
		DOUBLE MONTGOMERY PALM	, STAGGERED.
SHRUBS AND GROUNDCOVERS			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
CG	28	*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	12	*Tripsacum floridana	24" HT. X 24" SPR. / 24" O.C.
		DWARF FAKAHATCHEE GRASS	3 GAL.
LAWN	As Required	Stenotaphrum secundatum 'Floratam'	SOLID EVEN SOD
		ST. AUGUSTINE GRASS	

* DENOTES NATIVE SPECIES

MODEL 2148 INTERIOR LANDSCAPE LEGEND CHAPTER 33

ZONE DISTRICT: RU-1M(a)

Gross Land: 5,000 sq. ft. Net Land: 0.12 acres 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)	35%	35%
TREES:		
Trees per lot: 3	3	3
Palms: Less than 30% of required trees (2:1 ratio)	1	1
Native species: 30% of required trees	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.)	50	50
30% shrubs/hedge shall be native species. Irrigation system required pursuant to Chapter 33 of Miami-Dade Code	18	50

MODEL 2148 CORNER LANDSCAPE LEGEND CHAPTER 33

ZONE DISTRICT: RU-1M(a)

Gross Land: 5,266 sq. ft. Net Land: 0.12 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)	35%	35%
TREES:		
Trees per acre: 3	3	3
Palms: Less than 30% of required trees (2:1 ratio)	1	1
Native species: 30% of required trees	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.)	70	70
30% shrubs/hedge shall be native species. Irrigation system required pursuant to Chapter 33 of Miami-Dade Code	24	70

MODEL 2148 CORNER LANDSCAPE LIST

TREES			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
	1	Tabebuia heterophylla	10' HT., 2" CAL.
		PINK TRUMPET TREE	F.G.
	1	*Conocarpus erectus 'sericeus'	10' HT. X 2" CAL.
		SILVER BUTTONWOOD	
	2	Veitchia montgomeryana 'double'	10' O.A. HT. MIN., DOUBLE
		DOUBLE MONTGOMERY PALM	, STAGGERED.
SHRUBS AND GROUNDCOVERS			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
CG	46	*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	14	*Tripsacum floridana	24" HT. X 24" SPR. / 24" O.C.
		DWARF FAKAHATCHEE GRASS	3 GAL.
LAWN	As Required	Stenotaphrum secundatum 'Floratam'	SOLID EVEN SOD
		ST. AUGUSTINE GRASS	

* DENOTES NATIVE SPECIES

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

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Project:

DUNAGANS
MIAMI-DADE COUNTY, FLORIDA
TYPICAL SINGLE FAMILY HOME MODEL 2148 LANDSCAPE PLAN

Revisions:	Date:	By:

Seal:

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

Drawing: Typ. SFH MODEL 2148 Landscape Plan
Date: 02/14/2022

Scale: See Left

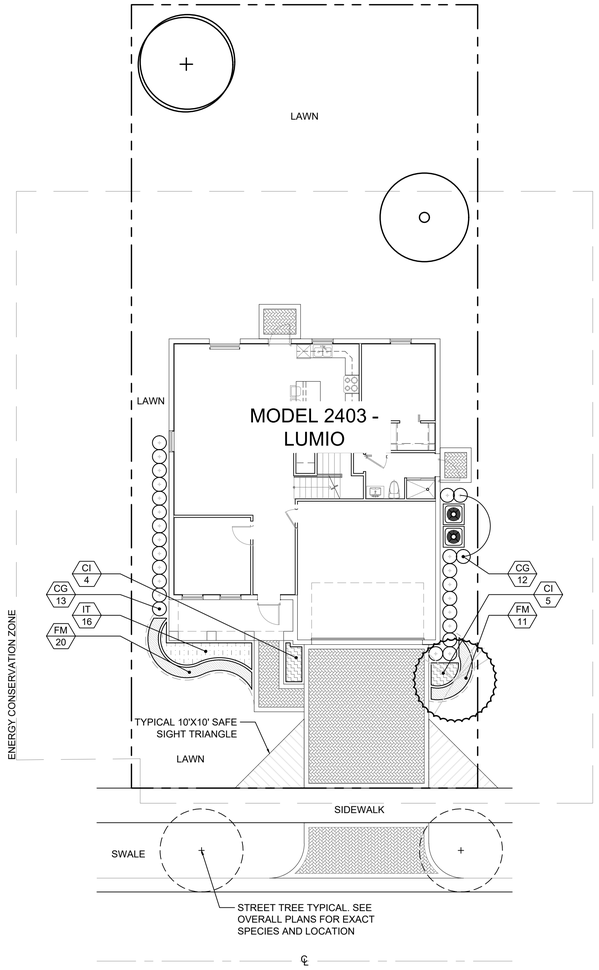
Drawn by: MAV

Sheet No.:

L-9

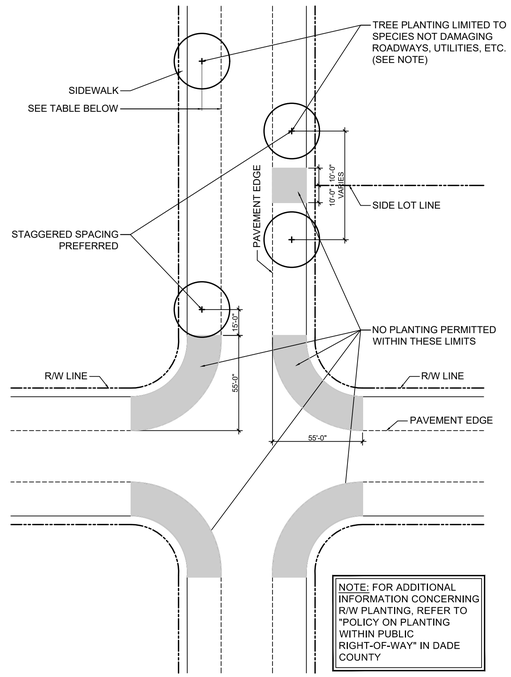
Cad Id.: 2025-046

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z25-256 DATE: JAN 5 2026 BY: E307493



MODEL 2403 INTERIOR LANDSCAPE PLAN

Scale: 1"=10'-0"



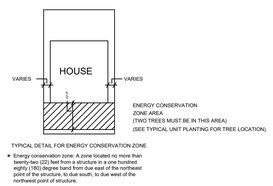
Public R.O.W. Planting Setback

SCALE: 1" = 40'-0"

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

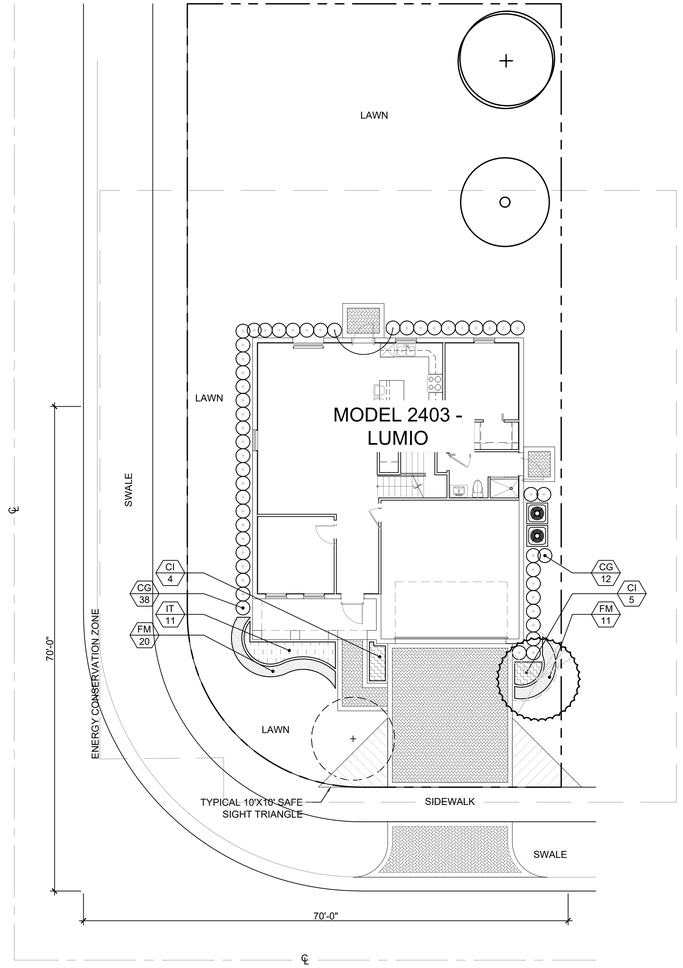
LANDSCAPE NOTES:

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



TYPICAL DETAIL FOR ENERGY CONSERVATION ZONE

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



MODEL 2403 CORNER LANDSCAPE PLAN

Scale: 1"=10'-0"

MODEL 2403 INTERIOR LANDSCAPE LIST

TREES			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
	1	*Bursera simaruba	10' HT. X 2" CAL.
		GUMBO LIMBO	F.G.
	1	Lagerstroemia indica 'Natchez'	10' HT., 2" CAL.
		WHITE CREPE MYRTLE	F.G.
	1	*Conocarpus erectus	10' HT. X 2" CAL.
		GREEN BUTTONWOOD	F.G.

SHRUBS AND GROUNDCOVERS			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
CG	25	*Clusia guttifera	24" HT. X 24" SPR. / 24" O.C.
		SMALL LEAF CLUSIA	3 GAL.
CI	9	*Chrysobalanus icaco 'Red Tip'	18" HT. X 18" SPR. / 18" O.C.
		RED TIP COCOPLUM	3 GAL.
FM	31	Ficus microcarpa 'Green Island'	15" HT. X 15" SPR. / 15" O.C.
		GREEN ISLAND FICUS	3 GAL.
IT	16	Ixora taiwanese 'Dwarf'	18" HT. X 18" SPR. / 18" O.C.
		DWARF IXORA	3 GAL.
LAWN	As Required	Stenotaphrum secundatum 'Floratam'	SOLID EVEN SOD
		ST. AUGUSTINE GRASS	

* DENOTES NATIVE SPECIES

MODEL 2403 INTERIOR LANDSCAPE LEGEND CHAPTER 33

ZONE DISTRICT: RU-1M(a)

Gross Land: 5,000 sq. ft. Net Land: 0.12 acres 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)	35%	35%
TREES:		
Trees per lot: 3	3	3
Palms: Less than 30% of required trees (2:1 ratio)	1	-
Native species: 30% of required trees	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% shrubs/hedge shall be native species. Irrigation system required pursuant to Chapter 33 of Miami-Dade Code	18	44

MODEL 2403 CORNER LANDSCAPE LEGEND CHAPTER 33

ZONE DISTRICT: RU-1M(a)

Gross Land: 5,266 sq. ft. Net Land: 0.12 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)	35%	35%
TREES:		
Trees per acre: 3	3	3
Palms: Less than 30% of required trees (2:1 ratio)	1	-
Native species: 30% of required trees	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.)	70	70
30% shrubs/hedge shall be native species. Irrigation system required pursuant to Chapter 33 of Miami-Dade Code	24	59

MODEL 2403 CORNER LANDSCAPE LIST

TREES			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
	1	*Bursera simaruba	10' HT. X 2" CAL.
		GUMBO LIMBO	F.G.
	1	Lagerstroemia indica 'Natchez'	10' HT., 2" CAL.
		WHITE CREPE MYRTLE	F.G.
	1	*Conocarpus erectus	10' HT. X 2" CAL.
		GREEN BUTTONWOOD	F.G.

SHRUBS AND GROUNDCOVERS			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
CG	50	*Clusia guttifera	24" HT. X 24" SPR. / 24" O.C.
		SMALL LEAF CLUSIA	3 GAL.
CI	9	*Chrysobalanus icaco 'Red Tip'	18" HT. X 18" SPR. / 18" O.C.
		RED TIP COCOPLUM	3 GAL.
FM	31	Ficus microcarpa 'Green Island'	15" HT. X 15" SPR. / 15" O.C.
		GREEN ISLAND FICUS	3 GAL.
IT	11	Ixora taiwanese 'Dwarf'	18" HT. X 18" SPR. / 18" O.C.
		DWARF IXORA	3 GAL.
LAWN	As Required	Stenotaphrum secundatum 'Floratam'	SOLID EVEN SOD
		ST. AUGUSTINE GRASS	

* DENOTES NATIVE SPECIES

WITKIN HULTS + PARTNERS
307 south 21st avenue hollywood, florida
phone: 954.923.9681 facsimile: 954.923.9689
www.witkinhultsdesign.com

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Project:

DUNAGANS
MIAMI-DADE COUNTY, FLORIDA
TYPICAL SINGLE FAMILY HOME MODEL 2403 LANDSCAPE PLAN

Revisions:	Date:	By:

Seal:

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

Drawing: Typ. SFH MODEL 2403 Landscape Plan
Date: 02/14/2022

Scale: See Left

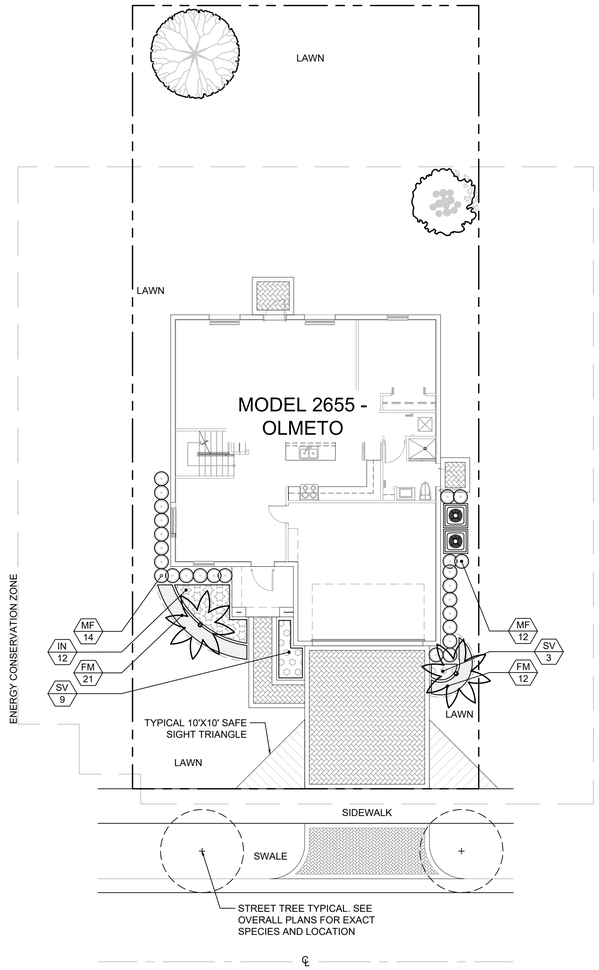
Drawn by: MAV

Sheet No.:

L-10

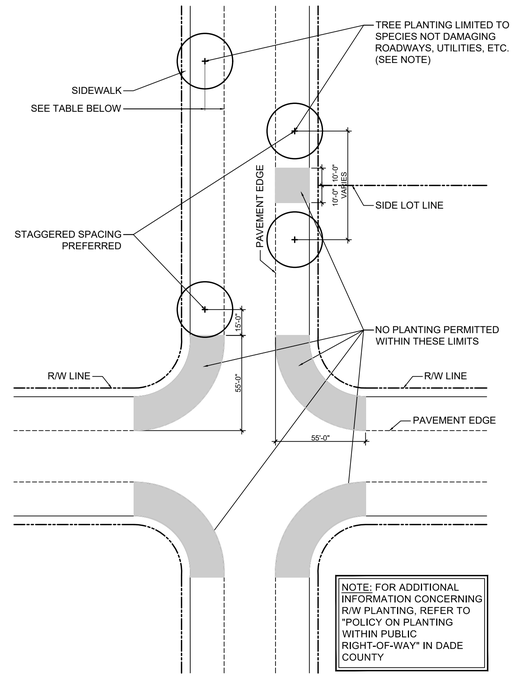
Cad Id.: 2025-046

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z25-256 DATE: JAN 5 2026 BY: E307493



MODEL 2655 INTERIOR LANDSCAPE PLAN

Scale: 1"=10'-0"



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Public R.O.W. Planting Setback

SCALE: 1" = 40'-0"

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

LANDSCAPE NOTES:

- NO TREES SHALL BE PLANTED ON TOP OR ADJACENT TO PROPOSED FRENCH DRAINS OR INLETS.
- ALL LANDSCAPE INSIDE THE PROPERTY ADJACENT TO DRIVEWAYS SHALL COMPLY WITH THE 10' x 10' SAFE SIGHT-TRIANGLE, PER SE, 33-11 OF MIAMI-DADE COUNTY CODE.
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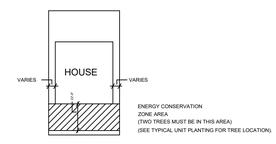
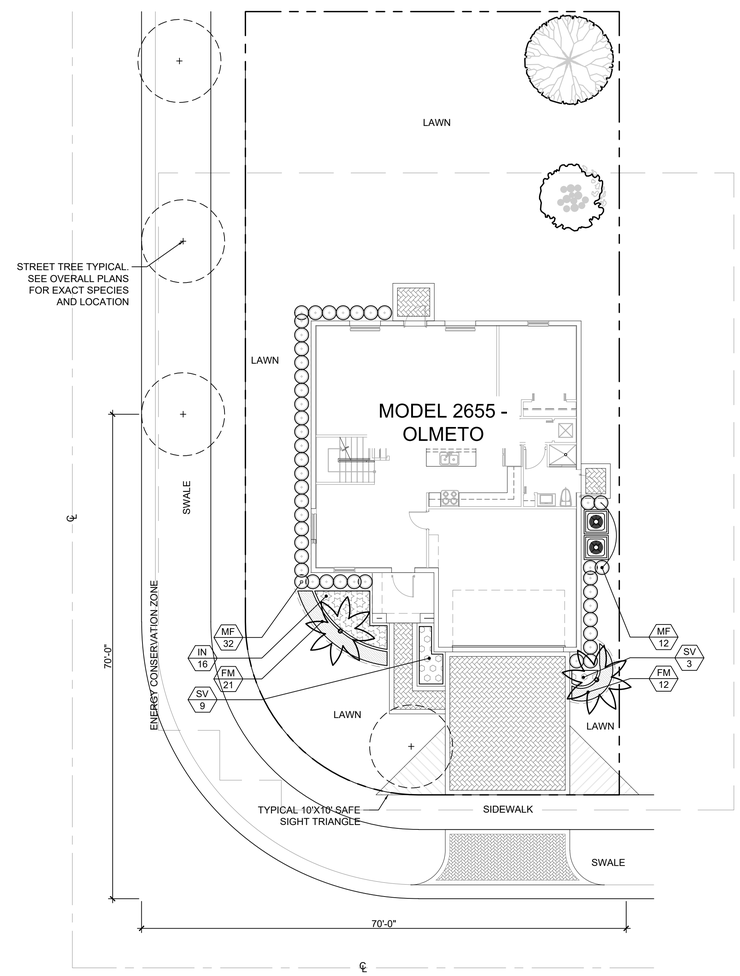
- DRIVEWAYS AND APPROACHES MUST ADHERE TO MDC DETAILS. MUST BE FLARED OR MIN. 5'-0" RADIUS, AND SHALL NOT BE WIDER THAN 20'-0".
- ALL TREE DIMENSIONS ARE MEASURED FROM THE FACE OF TREE TRUNK.



TYPICAL DETAIL FOR ENERGY CONSERVATION ZONE

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



MODEL 2655 CORNER LANDSCAPE PLAN

Scale: 1"=10'-0"

MODEL 2655 INTERIOR LANDSCAPE LIST

TREES			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
	1	Caesalpinia granadillo	10' HT., 2" CAL.
		BRIDALVEIL TREE	F.G.
	1	*Clusia rosea	10' HT. X 2" CAL.
		PITCH APPLE	
	2	Veitchia montgomeryana 'single'	10' O.A. HT. MIN.
		SINGLE MONTGOMERY PALM	F.G.
SHRUBS AND GROUNDCOVERS			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
FM	33	Ficus microcarpa 'Green Island'	15" HT. X 15" SPR. / 15" O.C.
		GREEN ISLAND FICUS	3 GAL.
IN	12	Ixora 'Nora Grant'	24" HT. X 24" SPR. / 24" O.C.
		IXORA	3 GAL.
MF	26	*Myrcianthis fragrans	24" HT. X 24" SPR. / 24" O.C.
		SIMPSON'S STOPPER	3 GAL.
SV	12	Schefflera arboricola 'Trinette'	18" HT. X 18" SPR. / 18" O.C.
		VARIEGATED SCHEFFLERA	3 GAL.
LAWN	As Required	Stenotaphrum secundatum 'Floratam'	SOLID EVEN SOD
		ST. AUGUSTINE GRASS	

* DENOTES NATIVE SPECIES

MODEL 2655 INTERIOR LANDSCAPE LEGEND CHAPTER 33

ZONE DISTRICT: RU-1M(a)

Gross Land: 5,000 sq. ft. Net Land: 0.12 acres 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)	35%	35%
TREES:		
Trees per lot: 3	3	3
Palms: Less than 30% of required trees (2:1 ratio)	1	1
Native species: 30% of required trees	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.)	50	50
30% shrubs/hedge shall be native species. Irrigation system required pursuant to Chapter 33 of Miami-Dade Code	18	26

MODEL 2655 CORNER LANDSCAPE LEGEND CHAPTER 33

ZONE DISTRICT: RU-1M(a)

Gross Land: 5,266 sq. ft. Net Land: 0.12 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)	35%	35%
TREES:		
Trees per acre: 3	3	3
Palms: Less than 30% of required trees (2:1 ratio)	1	1
Native species: 30% of required trees	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.)	70	70
30% shrubs/hedge shall be native species. Irrigation system required pursuant to Chapter 33 of Miami-Dade Code	24	42

MODEL 2655 CORNER LANDSCAPE LIST

TREES			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
	1	Caesalpinia granadillo	10' HT., 2" CAL.
		BRIDALVEIL TREE	F.G.
	1	*Clusia rosea	10' HT. X 2" CAL.
		PITCH APPLE	
	2	Veitchia montgomeryana 'single'	10' O.A. HT. MIN.
		SINGLE MONTGOMERY PALM	F.G.
SHRUBS AND GROUNDCOVERS			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
FM	33	Ficus microcarpa 'Green Island'	15" HT. X 15" SPR. / 15" O.C.
		GREEN ISLAND FICUS	3 GAL.
IN	16	Ixora 'Nora Grant'	24" HT. X 24" SPR. / 24" O.C.
		IXORA	3 GAL.
MF	42	*Myrcianthis fragrans	24" HT. X 24" SPR. / 24" O.C.
		SIMPSON'S STOPPER	3 GAL.
SV	12	Schefflera arboricola 'Trinette'	18" HT. X 18" SPR. / 18" O.C.
		VARIEGATED SCHEFFLERA	3 GAL.
LAWN	As Required	Stenotaphrum secundatum 'Floratam'	SOLID EVEN SOD
		ST. AUGUSTINE GRASS	

* DENOTES NATIVE SPECIES

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Project:

DUNAGANS

MIAMI-DADE COUNTY, FLORIDA

TYPICAL SINGLE FAMILY HOME MODEL 2655 LANDSCAPE PLAN

Revisions: Date: By:

Seal:

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

Drawing: Typ. SFH MODEL 2655 Landscape Plan
Date: 02/14/2022

Scale: See Left

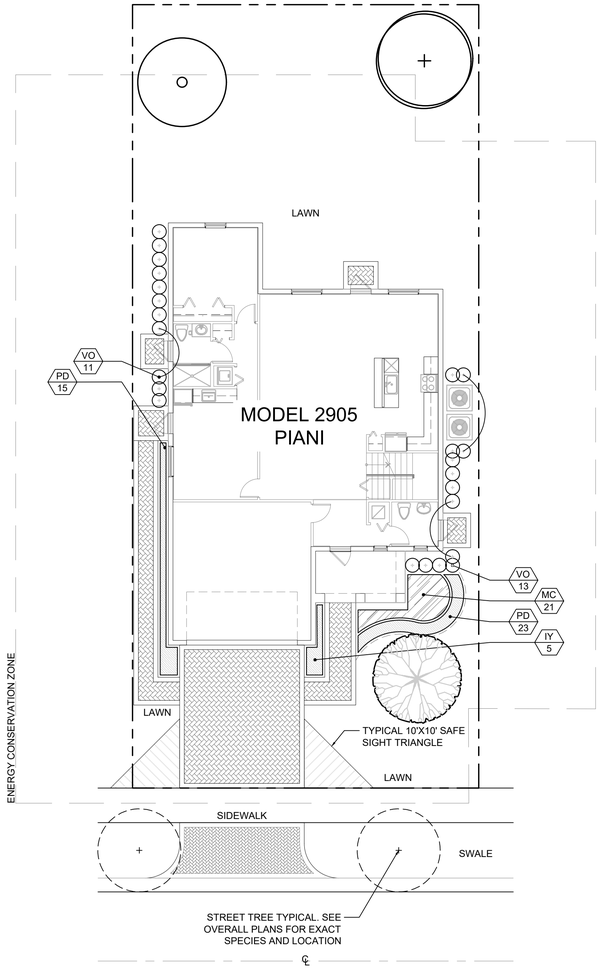
Drawn by: MAV

Sheet No.:

L-11

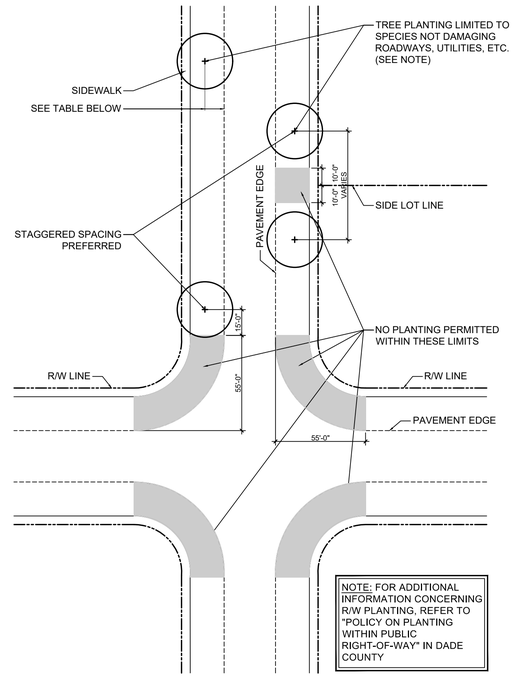
Cad Id.: 2025-046

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z25-256 DATE: JAN 5 2026 BY: E307493



MODEL 2905 INTERIOR LANDSCAPE PLAN

Scale: 1"=10'-0"



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

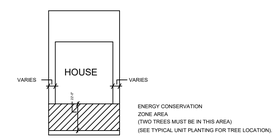
Public R.O.W. Planting Setback

SCALE: 1" = 40'-0"

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

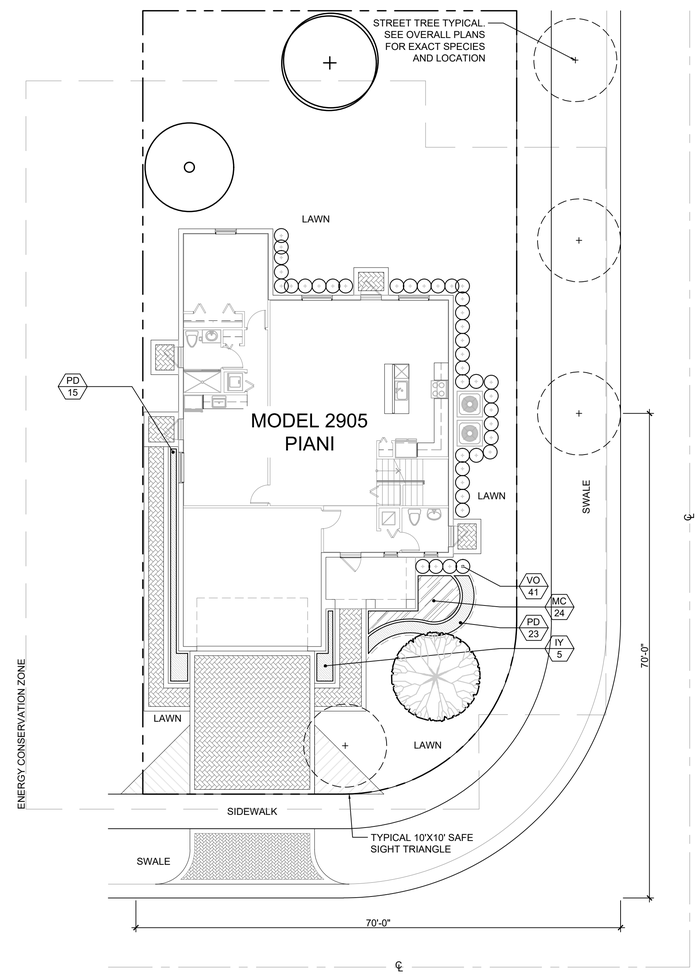
LANDSCAPE NOTES:

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



TYPICAL DETAIL FOR ENERGY CONSERVATION ZONE

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



MODEL 2905 CORNER LANDSCAPE PLAN

Scale: 1"=10'-0"

MODEL 2905 INTERIOR LANDSCAPE LIST

SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
TREES			
	1	*Bursera simaruba	10' HT. X 2" CAL.
		GUMBO LIMBO	F.G.
	1	Caesalpinia granadillo	10' HT., 2" CAL.
		BRIDALVEIL TREE	F.G.
	1	*Conocarpus erectus	10' HT. X 2" CAL.
		GREEN BUTTONWOOD	F.G.
SHRUBS AND GROUNDCOVERS			
IY	5	Ixora 'Maui Yellow'	18" HT. X 18" SPR. / 18" O.C.
		YELLOW DWARF IXORA	3 GAL.
MC	21	*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	24	*Viburnum obovatum	24" HT. X 24" SPR. / 24" O.C.
		WALTER'S VIBURNUM	3 GAL.
LAWN	As Required	Stenotaphrum secundatum 'Floratam'	SOLID EVEN SOD
		ST. AUGUSTINE GRASS	

* DENOTES NATIVE SPECIES

MODEL 2905 INTERIOR LANDSCAPE LEGEND CHAPTER 33

ZONE DISTRICT: RU-1M(a)

Gross Land: 5,000 sq. ft. Net Land: 0.12 acres 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)	35%	35%
TREES:		
Trees per lot: 3	3	3
Palms: Less than 30% of required trees (2:1 ratio)	1	-
Native species: 30% of required trees	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% shrubs/hedge shall be native species. Irrigation system required pursuant to Chapter 33 of Miami-Dade Code	18	45

MODEL 2905 CORNER LANDSCAPE LEGEND CHAPTER 33

ZONE DISTRICT: RU-1M(a)

Gross Land: 5,266 sq. ft. Net Land: 0.12 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)	35%	35%
TREES:		
Trees per acre: 3	3	3
Palms: Less than 30% of required trees (2:1 ratio)	1	-
Native species: 30% of required trees	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.)	70	70
30% shrubs/hedge shall be native species. Irrigation system required pursuant to Chapter 33 of Miami-Dade Code	24	65

MODEL 2905 CORNER LANDSCAPE LIST

SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
TREES			
	1	*Bursera simaruba	10' HT. X 2" CAL.
		GUMBO LIMBO	F.G.
	1	Caesalpinia granadillo	10' HT., 2" CAL.
		BRIDALVEIL TREE	F.G.
	1	*Conocarpus erectus	10' HT. X 2" CAL.
		GREEN BUTTONWOOD	F.G.
SHRUBS AND GROUNDCOVERS			
IY	5	Ixora 'Maui Yellow'	18" HT. X 18" SPR. / 18" O.C.
		YELLOW DWARF IXORA	3 GAL.
MC	24	*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	41	*Viburnum obovatum	24" HT. X 24" SPR. / 24" O.C.
		WALTER'S VIBURNUM	3 GAL.
LAWN	As Required	Stenotaphrum secundatum 'Floratam'	SOLID EVEN SOD
		ST. AUGUSTINE GRASS	

* DENOTES NATIVE SPECIES

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

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Project:

DUNAGANS

MIAMI-DADE COUNTY, FLORIDA

TYPICAL SINGLE FAMILY HOME MODEL 2905 LANDSCAPE PLAN

Revisions:	Date:	By:

Seal:

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

Drawing: Typ. SFH MODEL 2905 Landscape Plan
Date: 02/14/2022

Scale: See Left

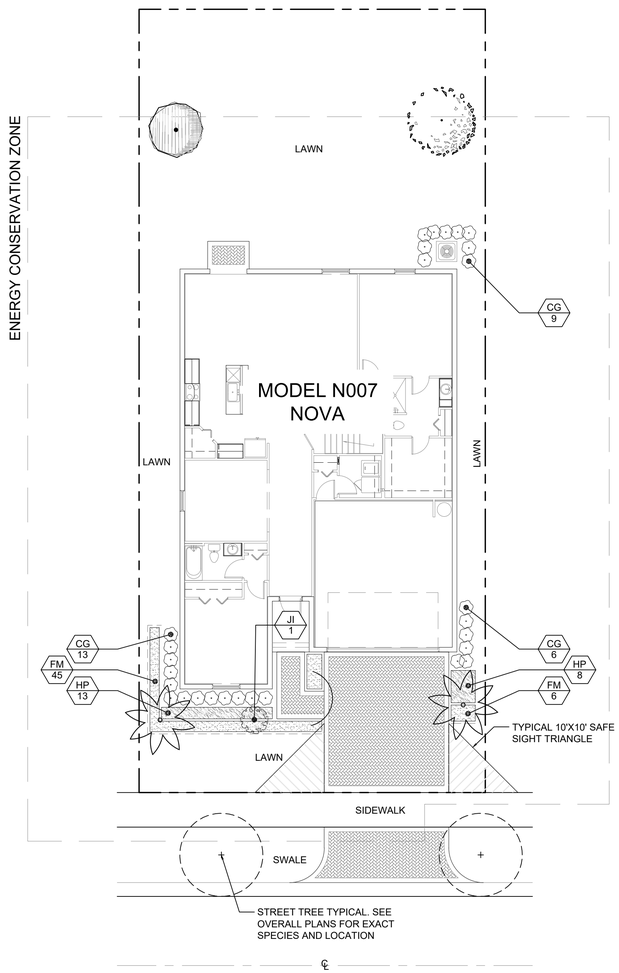
Drawn by: MAV

Sheet No.:

L-12

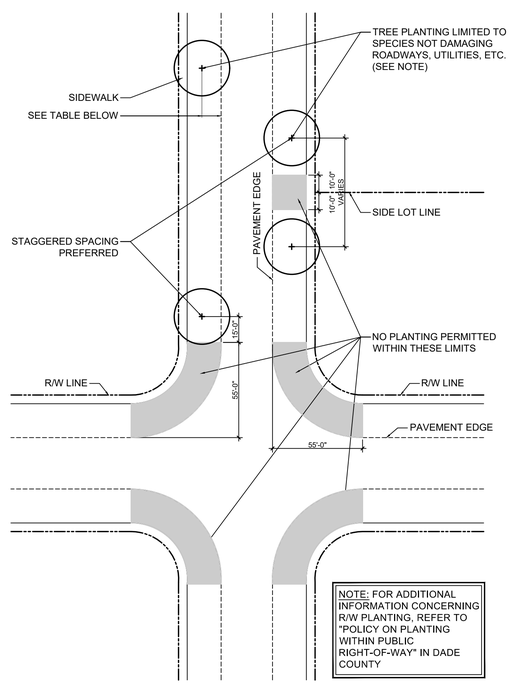
Cad Id.: 2025-046

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z25-256 DATE: JAN 5 2026 BY: E307493



MODEL N007 NOVA INTERIOR LANDSCAPE PLAN

Scale: 1" = 10'-0"



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

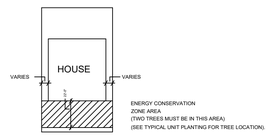
Public R.O.W. Planting Setback

SCALE: 1" = 40'-0"

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

LANDSCAPE NOTES:

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



TYPICAL DETAIL FOR ENERGY CONSERVATION ZONE

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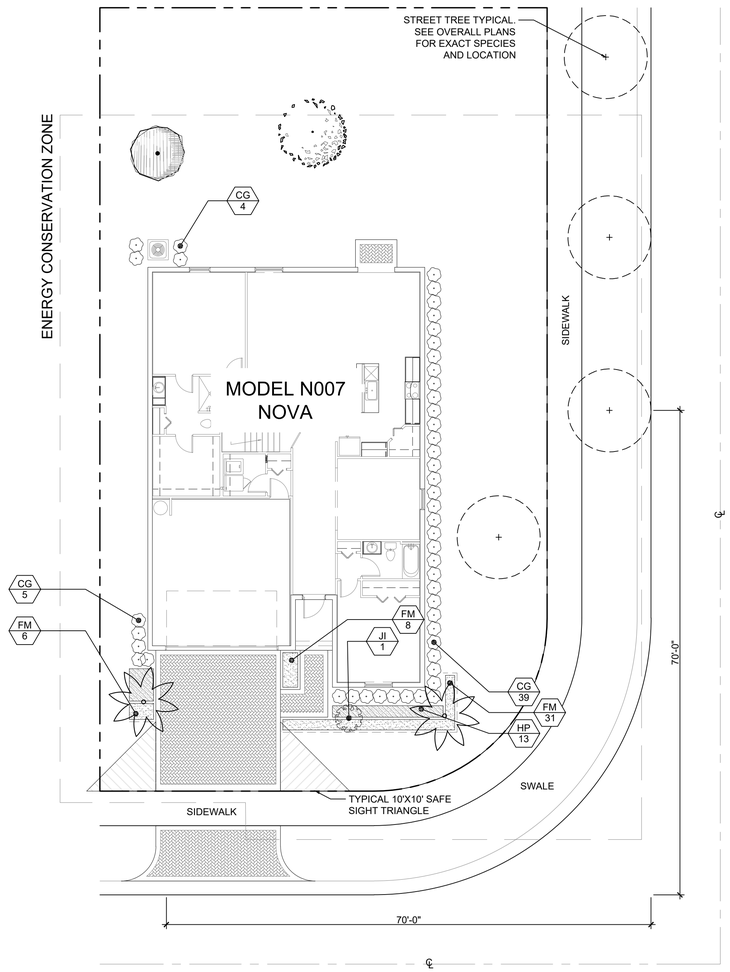

MODEL N007 NOVA CORNER LANDSCAPE PLAN

Scale: 1" = 10'-0"

PLANT SCHEDULE N007 NOVA

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NATIVE	NOTES
TREES						
	CO	1	Chrysophyllum oliviforme Satinleaf	10` HT. X 4` SPR. X 2" CAL.	Y	-
	CES	1	Conocarpus erectus sericeus Silver Buttonwood	10` HT. X 4` SPR. X 2" CAL.	Y	-
PALM TREES						
	VM	2	Veitchia montgomeryana 'Single' Montgomery Palm	14` O.A. HT. MIN	N	-
SHRUBS						
	CG	28	Clusia guttifera Small Leaf Clusia	24" HT. X 24" SPR. / 24" O.C.	N	-
	JI	1	Jatropha integerrima Jatropha Tree	6` HT. X 4 SPR.	N	FULL
SHRUB AREAS						
	HP	21	Hamelia patens Firebush	18" HT. X 18" SPR. / 18" O.C.	Y	-
GROUND COVERS						
	FM	51	Ficus microcarpa Green Island ficus	15" HT. X 15" SPR. / 15" O.C.	N	-
LAWN	As Required		Stenotaphrum secundatum 'Floratam' ST. AUGUSTINE GRASS	SOLID EVEN SOD		

N007 NOVA INTERIOR LANDSCAPE LEGEND
CHAPTER 33

ZONE DISTRICT: RU-1M(a)

Gross Land: 5,000 sq. ft. Net Land: 5,000 sq. ft. Water Bodies: 0

	REQ.	PROV.
Landscape Open Space (if applicable) Greenbelt Width (if applicable) Lawn Area (As defined in Ordinance)	N/A N/A 35%	N/A N/A 35%
TREES: Trees per Lot: 3	3	3
Palms permitted: 30% of required trees	1	1
Native trees required: 30% of required trees	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% shrubs/hedge shall be native species. Irrigation system required pursuant to Chapter 33 of Miami-Dade Code	15	49

N007 NOVA CORNER LANDSCAPE LEGEND
CHAPTER 33

ZONE DISTRICT: RU-1M(a)

Gross Land: 5,266 sq. ft. Net Land: 5,266 sq. ft. Water Bodies: 0

	REQ.	PROV.
Landscape Open Space (if applicable) Greenbelt Width (if applicable) Lawn Area (As defined in Ordinance)	N/A N/A 35%	N/A N/A 35%
Trees per Lot: 3	3	3
Palms permitted: 30% of required trees	1	1
Native trees required: 30% of required trees	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.)	70	70
30% shrubs/hedge shall be native species. Irrigation system required pursuant to Chapter 33 of Miami-Dade Code	24	69

PLANT SCHEDULE N007 NOVA CORNER

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NATIVE	NOTES
TREES						
	CO	1	Chrysophyllum oliviforme Satinleaf	10` HT. X 4` SPR. X 2" CAL.	Y	-
	CES	1	Conocarpus erectus sericeus Silver Buttonwood	10` HT. X 4` SPR. X 2" CAL.	Y	-
PALM TREES						
	VM	2	Veitchia montgomeryana 'Single' Montgomery Palm	14` O.A. HT. MIN	N	-
SHRUBS						
	CG	48	Clusia guttifera Small Leaf Clusia	24" HT. X 24" SPR. / 24" O.C.	N	-
	JI	1	Jatropha integerrima Jatropha Tree	6` HT. X 4 SPR.	N	FULL
SHRUB AREAS						
	HP	21	Hamelia patens Firebush	18" HT. X 18" SPR. / 18" O.C.	Y	-
GROUND COVERS						
	FM	45	Ficus microcarpa Green Island ficus	15" HT. X 15" SPR. / 15" O.C.	N	-
LAWN	As Required		Stenotaphrum secundatum 'Floratam' ST. AUGUSTINE GRASS	SOLID EVEN SOD		

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Project:

DUNAGANS
MIAMI DADE COUNTY, FLORIDA
TYPICAL SFH MODEL N007 NOVA LANDSCAPE PLAN

Revisions:	Date:	By:

Seal:

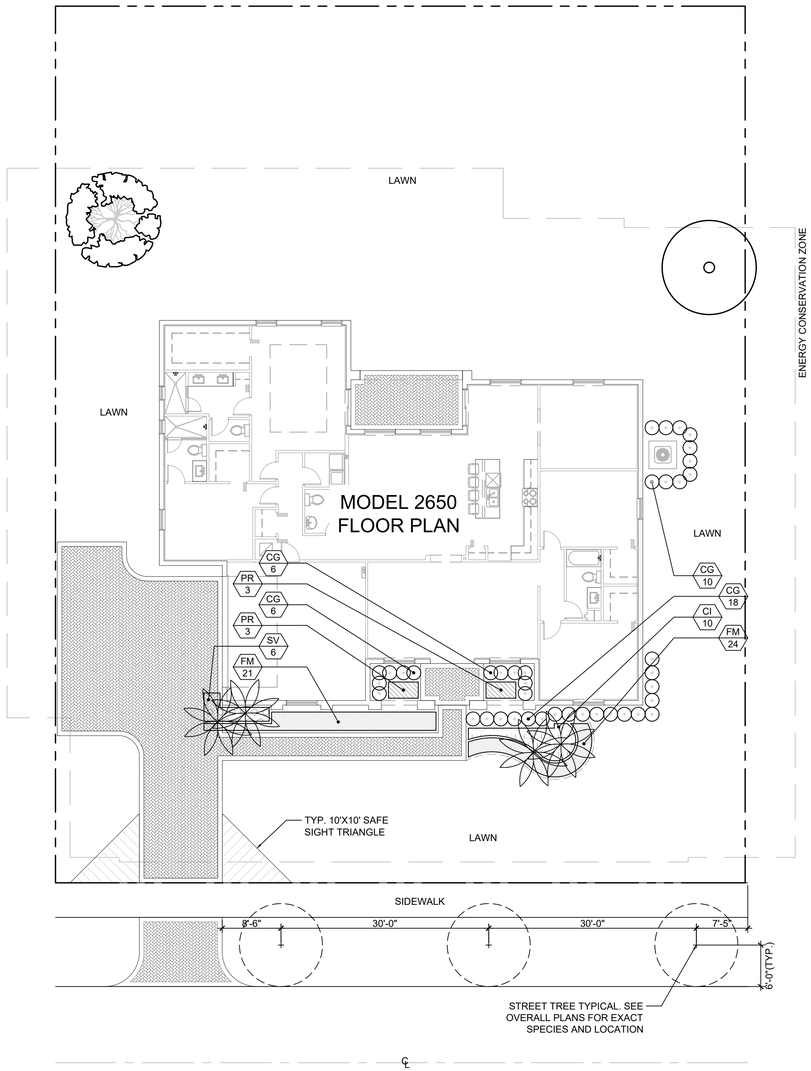
Lic. # LA6667290
Member: A.S.L.A.

Drawing: Typ. N007 NOVA Landscape Plan
Date: 09/13/2024
Scale: See Left
Drawn by: MAV
Sheet No.:

L-13

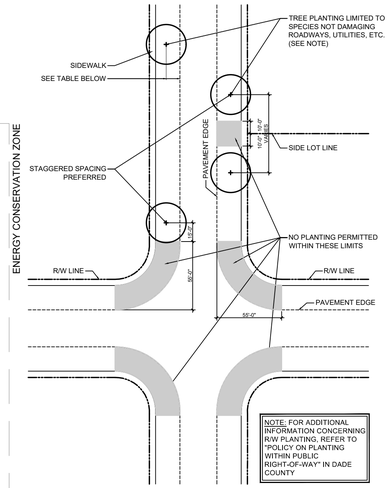
Cad Id.: 2025-046

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z25-256 DATE: JAN 5 2026 BY: E307493



MODEL 2650 INTERIOR LANDSCAPE PLAN

Scale: 1" = 10'-0"



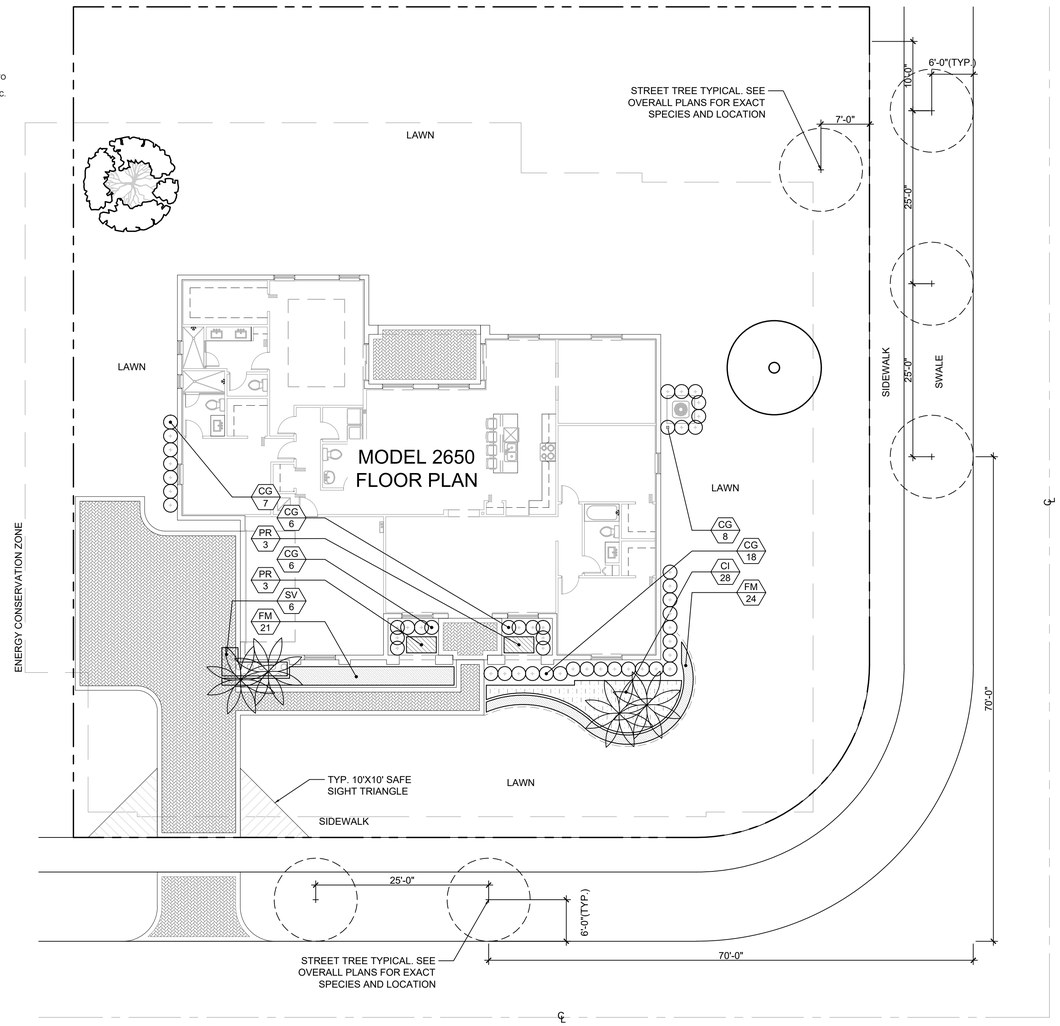
Public R.O.W. Planting Setback

SCALE: 1" = 40'-0"

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

LANDSCAPE NOTES:

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



MODEL 2650 CORNER LANDSCAPE PLAN

Scale: 1" = 10'-0"

MODEL 2650 INTERIOR LANDSCAPE LIST

TREES			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
	1	*Conocarpus erectus	10' HT. X 4' SPR. 2" Cal.
		GREEN BUTTONWOOD	
	1	Bulnesia arborea	10' HT. X 4' SPR. 2" Cal.
		VERAWOOD	F.G.
	2	Veitchia montgomeryana 'double'	10' O.A. HT. MIN., DOUBLE
		DOUBLE MONTGOMERY PALM	, STAGGERED.
SHRUBS AND GROUNDCOVERS			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
CG	40	*Clusia guttifera	24" HT. X 24" SPR. / 24" O.C.
		SMALL LEAF CLUSIA	3 GAL.
CI	10	*Chrysobalanus icaco 'Red Tip'	24" HT. X 24" SPR. / 24" O.C.
		RED TIP COCOPLUM	3 GAL.
FM	45	Ficus microcarpa 'Green Island'	15" HT. X 15" SPR. / 15" O.C.
		GREEN ISLAND FICUS	3 GAL.
PR	6	Philodendron 'Rojo Congo'	24" HT. X 24" SPR. / 36" O.C.
		CONGO RED PHILODENDRON	3 GAL.
SV	6	Schefflera arboricola 'Trinette'	24" HT. X 24" SPR. / 24" O.C.
		VARIEGATED SCHEFFLERA	3 GAL.
LAWN	As Required	Stenotaphrum secundatum 'Floratam'	SOLID EVEN SOD
		ST. AUGUSTINE GRASS	

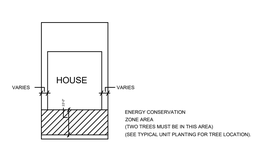
* DENOTES NATIVE SPECIES

MODEL 2650 INTERIOR LANDSCAPE LEGEND
CHAPTER 33

ZONE DISTRICT: EU-M

Net Lot Area: 11,500 sq. ft. / 0.27 acres Water Bodies: 0

	REQ.	PROV.
Maximum lawn area permitted: 50% of Net lot area	5,750	2,470
TREES:		
9 Trees per Acre:	3	3
Palms: Less than 30% of required trees (2:1 ratio)	1	1
Native species: 30% of required trees	1	1
Street Trees:	3	3
TOTAL NUMBER OF TREES	6	6
SHRUBS: (10 shrubs for each tree req.)	60	60
30% shrubs/hedge shall be native species. Irrigation system required pursuant to Chapter 33 of Miami-Dade Code	18	48



TYPICAL DETAIL FOR ENERGY CONSERVATION ZONE

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

MODEL 2650 CORNER LANDSCAPE LEGEND
CHAPTER 33

ZONE DISTRICT: EU-M

Net Lot Area: 13,090 sq. ft. / 0.30 acres Water Bodies: 0

	REQ.	PROV.
Maximum lawn area permitted: 50% of Net lot area	6,545	3,460
TREES:		
9 Trees per Acre:	3	3
Palms: Less than 30% of required trees (2:1 ratio)	1	1
Native species: 30% of required trees	1	1
Street Trees:	6	6
TOTAL NUMBER OF TREES	9	10
SHRUBS: (10 shrubs for each tree req.)	90	90
30% shrubs/hedge shall be native species. Irrigation system required pursuant to Chapter 33 of Miami-Dade Code	27	78

MODEL 2650 CORNER LANDSCAPE LIST

TREES			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
	1	*Conocarpus erectus	10' HT. X 4' SPR. 2" Cal.
		GREEN BUTTONWOOD	
	1	Bulnesia arborea	10' HT. X 4' SPR. 2" Cal.
		VERAWOOD	F.G.
	2	Veitchia montgomeryana 'double'	10' O.A. HT. MIN., DOUBLE
		DOUBLE MONTGOMERY PALM	, STAGGERED.
SHRUBS AND GROUNDCOVERS			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
CG	50	*Clusia guttifera	24" HT. X 24" SPR. / 24" O.C.
		SMALL LEAF CLUSIA	3 GAL.
CI	28	*Chrysobalanus icaco 'Red Tip'	24" HT. X 24" SPR. / 24" O.C.
		RED TIP COCOPLUM	3 GAL.
FM	45	Ficus microcarpa 'Green Island'	15" HT. X 15" SPR. / 15" O.C.
		GREEN ISLAND FICUS	3 GAL.
PR	6	Philodendron 'Rojo Congo'	24" HT. X 24" SPR. / 36" O.C.
		CONGO RED PHILODENDRON	3 GAL.
SV	6	Schefflera arboricola 'Trinette'	24" HT. X 24" SPR. / 24" O.C.
		VARIEGATED SCHEFFLERA	3 GAL.
LAWN	As Required	Stenotaphrum secundatum 'Floratam'	SOLID EVEN SOD
		ST. AUGUSTINE GRASS	

* DENOTES NATIVE SPECIES

WITKIN HULTS + PARTNERS
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Project:

DUNAGANS

MIAMI DADE COUNTY, FLORIDA

TYPICAL SFH MODEL 2650 LANDSCAPE PLAN

Revisions:	Date:	By:

Seal:

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

Drawing: Typ. 2650 Landscape Plan

Date: 09/13/2024

Scale: See Left

Drawn by: MAV

Sheet No.:

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Cad Id.: 2025-046

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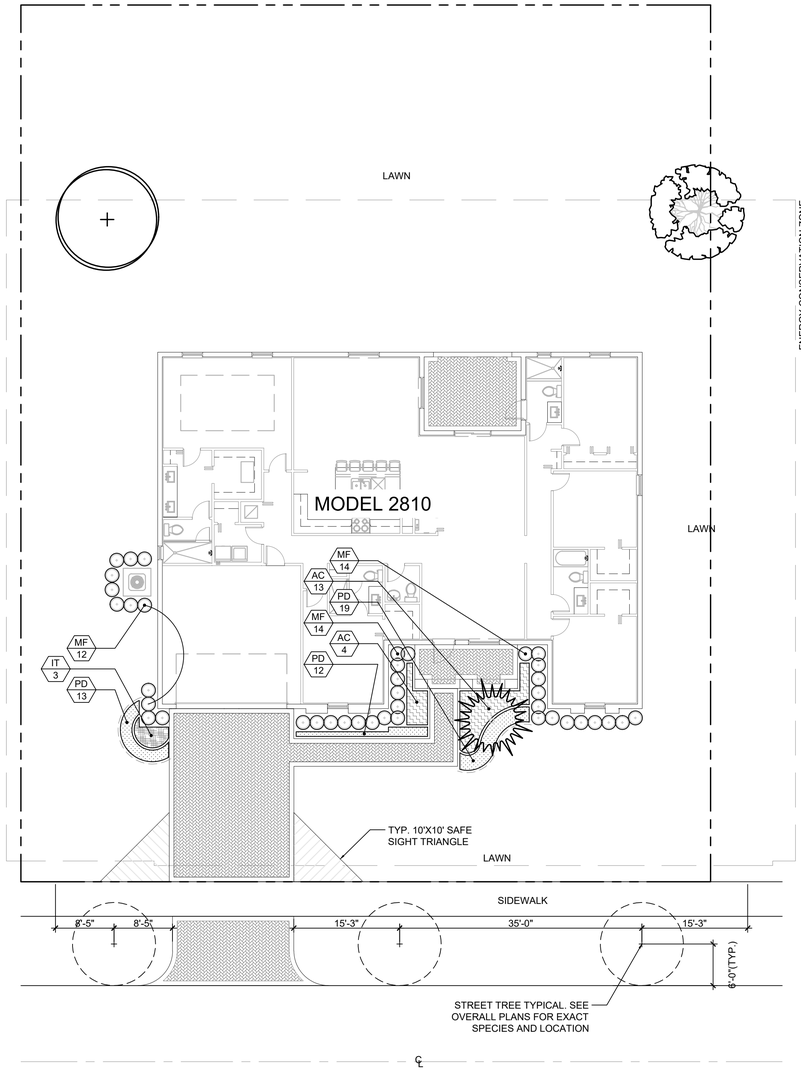
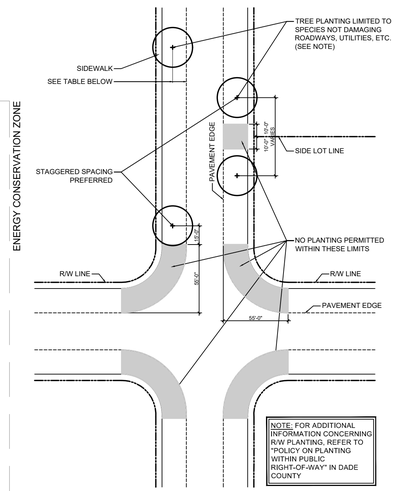


MODEL 2810 INTERIOR LANDSCAPE PLAN

Scale: 1" = 10'-0"



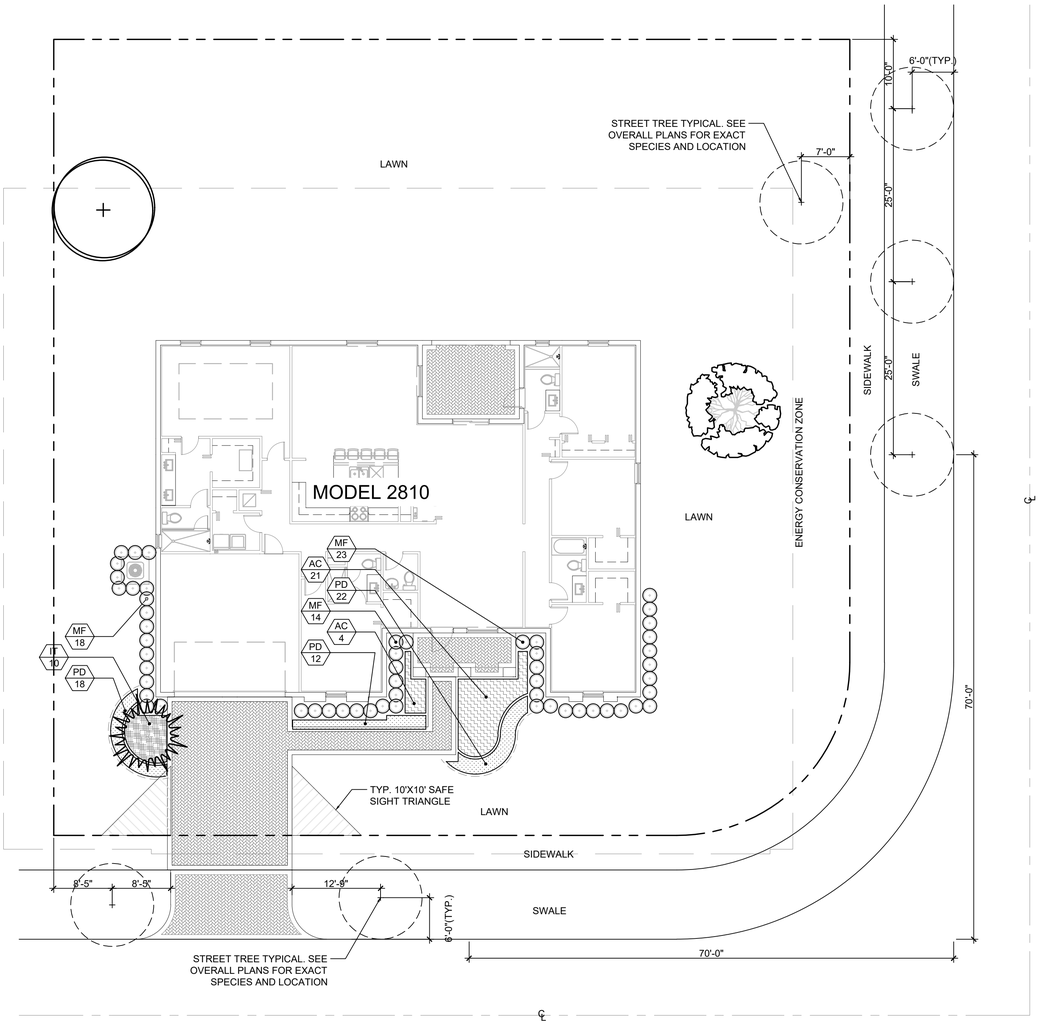
Public R.O.W. Planting Setback

SCALE: 1" = 40'-0"

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

LANDSCAPE NOTES:

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



MODEL 2810 CORNER LANDSCAPE PLAN

Scale: 1" = 10'-0"

MODEL 2810 INTERIOR LANDSCAPE LIST

SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
TREES			
	1	*Bursera simaruba	10' HT. X 4' SPR. 2" Cal.
		GUMBO LIMBO	F.G.
	1	*Ilex cassine	10' HT. X 4' SPR. 2" Cal.
		DAHOON HOLLY	F.G.
	1	Bulnesia arborea	10' HT. X 4' SPR. 2" Cal.
		VERAWOOD	F.G.
SHRUBS AND GROUNDCOVERS			
AC	17	Allamanda cathartica	24" HT. X 24" SPR. / 24" O.C.
		YELLOW ALLAMANDA	3 GAL.
IT	3	Ixora taiwanese 'Dwarf'	24" HT. X 24" SPR. / 24" O.C.
		DWARF IXORA	3 GAL.
MF	40	*Myrcianthis fragrans	24" HT. X 24" SPR. / 24" O.C.
		SIMPSON'S STOPPER	3 GAL.
PD	44	Podocarpus macrophyllus 'Pringles Dwarf'	15" HT. X 15" SPR. / 15" O.C.
		PODOCARPUS PRINGLES DWARF	3 GAL.
LAWN	As Required	Stenotaphrum secundatum 'Floratam'	SOLID EVEN SOD
		ST. AUGUSTINE GRASS	

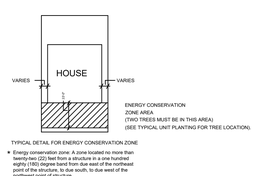
* DENOTES NATIVE SPECIES

MODEL 2810 INTERIOR LANDSCAPE LEGEND CHAPTER 33

ZONE DISTRICT: EU-M

Net Lot Area: 11,500 sq. ft. / 0.27 acres Water Bodies: 0

	REQ.	PROV.
Maximum lawn area permitted: 50% of Net lot area	5,750	2,470
TREES:	3	3
Palms: Less than 30% of required trees (2:1 ratio)	1	1
Native species: 30% of required trees	1	2
Street Trees:	3	3
TOTAL NUMBER OF TREES	6	6
SHRUBS: (10 shrubs for each tree req.)	60	60
30% shrubs/hedge shall be native species. Irrigation system required pursuant to Chapter 33 of Miami-Dade Code	18	40



TYPICAL DETAIL FOR ENERGY CONSERVATION ZONE

* Energy conservation zone: A zone located no more than twenty (20) feet from the rear of a unit and within an eighty (180) degree band from due south to due east of the northeast point of the structure, to due south, to due west of the northwest point of structure.

MODEL 2810 CORNER LANDSCAPE LEGEND CHAPTER 33

ZONE DISTRICT: EU-M

Net Lot Area: 13,090 sq. ft. / 0.30 acres Water Bodies: 0

	REQ.	PROV.
Maximum lawn area permitted: 50% of Net lot area	6,545	3,460
TREES: 9 Trees per Acre:	3	3
Palms: Less than 30% of required trees (2:1 ratio)	1	1
Native species: 30% of required trees	1	2
Street Trees:	6	6
TOTAL NUMBER OF TREES	9	10
SHRUBS: (10 shrubs for each tree req.)	90	90
30% shrubs/hedge shall be native species. Irrigation system required pursuant to Chapter 33 of Miami-Dade Code	27	55

MODEL 2810 CORNER LANDSCAPE LIST

SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
TREES			
	1	*Bursera simaruba	10' HT. X 4' SPR. 2" Cal.
		GUMBO LIMBO	F.G.
	1	*Ilex cassine	10' HT. X 4' SPR. 2" Cal.
		DAHOON HOLLY	F.G.
	1	Bulnesia arborea	10' HT. X 4' SPR. 2" Cal.
		VERAWOOD	F.G.
SHRUBS AND GROUNDCOVERS			
AC	25	Allamanda cathartica	24" HT. X 24" SPR. / 24" O.C.
		YELLOW ALLAMANDA	3 GAL.
IT	10	Ixora taiwanese 'Dwarf'	24" HT. X 24" SPR. / 24" O.C.
		DWARF IXORA	3 GAL.
MF	55	*Myrcianthis fragrans	24" HT. X 24" SPR. / 24" O.C.
		SIMPSON'S STOPPER	3 GAL.
PD	52	Podocarpus macrophyllus 'Pringles Dwarf'	15" HT. X 15" SPR. / 15" O.C.
		PODOCARPUS PRINGLES DWARF	3 GAL.
LAWN	As Required	Stenotaphrum secundatum 'Floratam'	SOLID EVEN SOD
		ST. AUGUSTINE GRASS	

* DENOTES NATIVE SPECIES

WITKIN HULTS + PARTNERS
307 south 21st avenue hollywood, florida
phone: 954.923.9661 facsimile: 954.923.9689
www.witkindesign.com

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Project:

DUNAGANS
MIAMI DADE COUNTY, FLORIDA
TYPICAL SFH MODEL 2810 LANDSCAPE PLAN

Revisions: Date: By:

Seal:

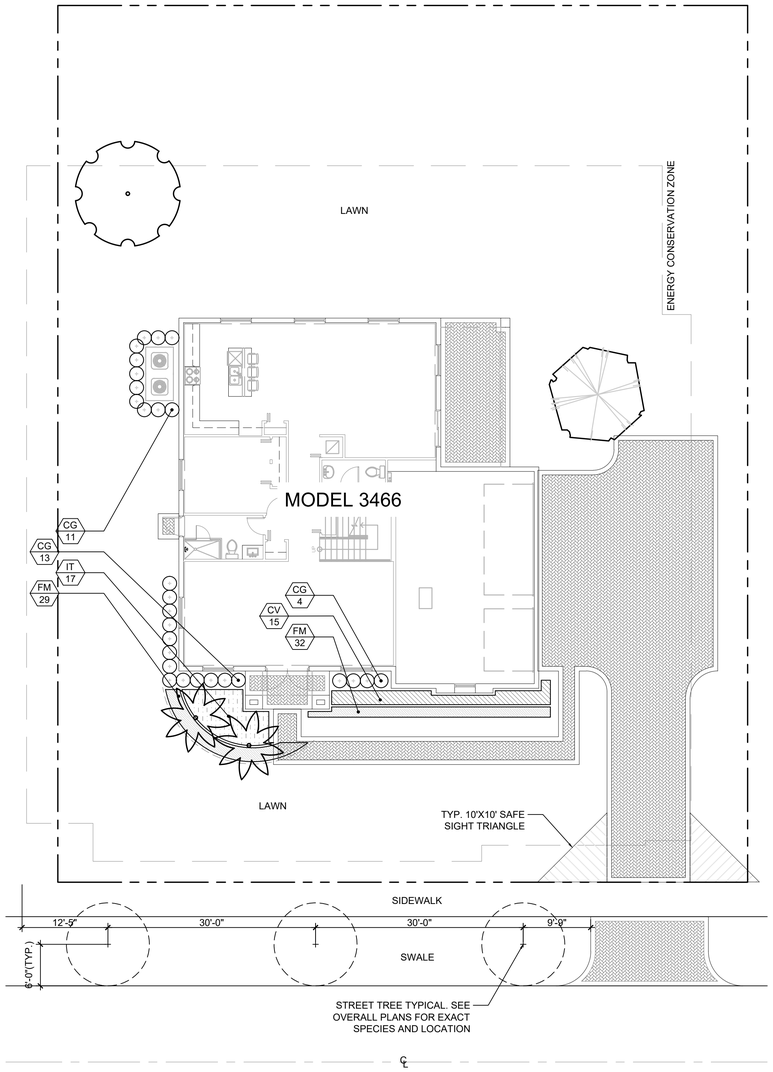
Lic. # LA6667290
Member: A.S.L.A.

Drawing: Typ. 2810 Landscape Plan
Date: 09/13/2024
Scale: See Left
Drawn by: MAV
Sheet No.:

L-15

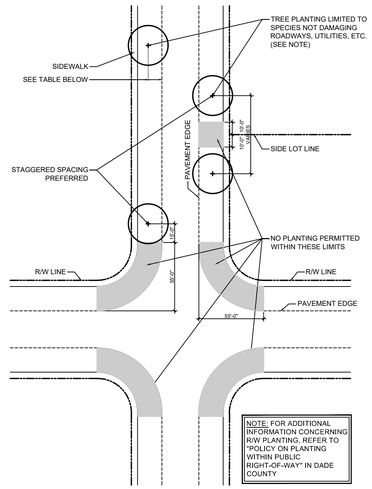
Cad Id.: 2025-046

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z25-256 DATE: JAN 5 2026 BY: E307493



MODEL 3466 INTERIOR LANDSCAPE PLAN

Scale: 1" = 10'-0"



Public R.O.W. Planting Setback

SCALE: 1" = 40'-0"

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

LANDSCAPE NOTES:

- NO TREES SHALL BE PLANTED ON TOP OR ADJACENT TO PROPOSED FRENCH DRAINS OR INLETS.
- ALL LANDSCAPE INSIDE THE PROPERTY ADJACENT TO DRIVEWAYS SHALL COMPLY WITH THE 10' x 10' SAFE SIGHT-TRIANGLE, PER SE, 33-11 OF MIAMI-DADE COUNTY CODE.
- SEE PUBLIC R.O.W. PLANTING SETBACK DETAILS FOR TREES WITHIN R.O.W.
- LANDSCAPE FOR ALL CORNER LOTS SHALL SHOW COMPLIANCE WITH PWD STANDARD G5.1
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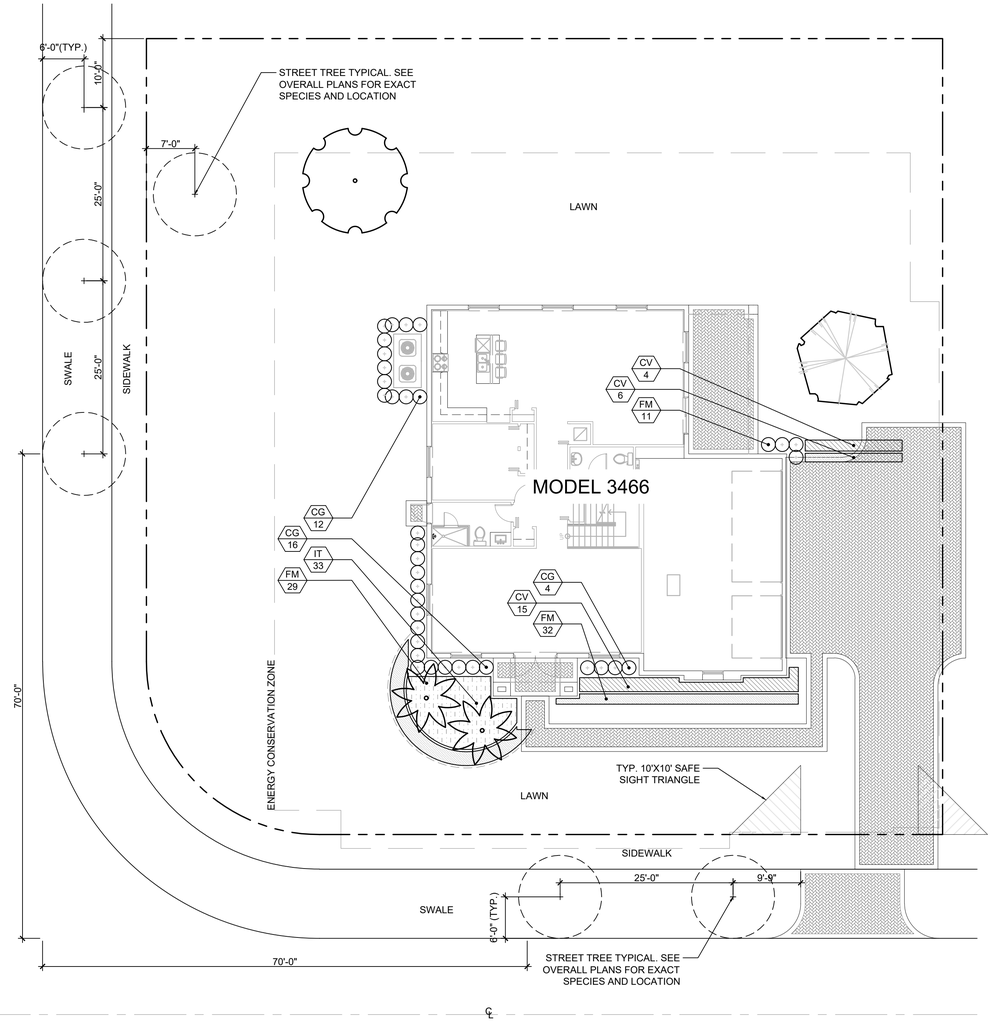


MODEL 3466 CORNER LANDSCAPE PLAN

Scale: 1" = 10'-0"

MODEL 3466 INTERIOR LANDSCAPE LIST

TREES			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
	1	*Swietenia mahagoni	10' HT. X 4' SPR. 2" Cal.
		MAHOGANY	F.G.
	1	Tabebuia heterophylla	10' HT. X 4' SPR. 2" Cal.
		PINK TRUMPET TREE	F.G.
	2	Veitchia montgomeryana 'single'	10' O.A. HT. MIN.
		SINGLE MONTGOMERY PALM	F.G.
SHRUBS AND GROUNDCOVERS			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
CG	28	*Clusia guttifera	24" HT. X 24" SPR. / 24" O.C.
		SMALL LEAF CLUSIA	3 GAL.
CV	15	Codieaum variegatum 'Gold Dust'	24" HT. X 24" SPR. / 24" O.C.
		GREEN- YELLOW CROTON	3 GAL.
FM	61	Ficus microcarpa 'Green Island'	15" HT. X 15" SPR. / 15" O.C.
		GREEN ISLAND FICUS	3 GAL.
IT	17	Ixora taiwanese 'Dwarf'	24" HT. X 24" SPR. / 24" O.C.
		DWARF IXORA	3 GAL.
LAWN	As Required	Stenotaphrum secundatum 'Floratam'	SOLID EVEN SOD
		ST. AUGUSTINE GRASS	

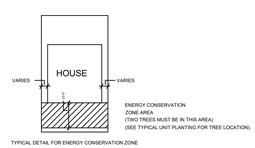
* DENOTES NATIVE SPECIES

MODEL 3466 INTERIOR LANDSCAPE LEGEND CHAPTER 33

ZONE DISTRICT: EU-M

Net Lot Area: 11,500 sq. ft. / 0.27 acres Water Bodies: 0

	REQ.	PROV.
Maximum lawn area permitted: 50% of Net lot area	5,750	2,470
TREES:		
9 Trees per Acre:	3	3
Palms: Less than 30% of required trees (2:1 ratio)	1	1
Native species: 30% of required trees	1	1
Street Trees:	3	3
TOTAL NUMBER OF TREES	6	6
SHRUBS: (10 shrubs for each tree req.)	60	60
30% shrubs/hedge shall be native species. Irrigation system required pursuant to Chapter 33 of Miami-Dade Code	18	28



TYPICAL DETAIL FOR ENERGY CONSERVATION ZONE

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

MODEL 3466 CORNER LANDSCAPE LEGEND CHAPTER 33

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Street Trees:	6	6
TOTAL NUMBER OF TREES	9	10
SHRUBS: (10 shrubs for each tree req.)	90	90
30% shrubs/hedge shall be native species. Irrigation system required pursuant to Chapter 33 of Miami-Dade Code	27	32

MODEL 3466 CORNER LANDSCAPE LIST

TREES			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
	1	*Swietenia mahagoni	10' HT. X 4' SPR. 2" Cal.
		MAHOGANY	F.G.
	1	Tabebuia heterophylla	10' HT. X 4' SPR. 2" Cal.
		PINK TRUMPET TREE	F.G.
	2	Veitchia montgomeryana 'single'	10' O.A. HT. MIN.
		SINGLE MONTGOMERY PALM	F.G.
SHRUBS AND GROUNDCOVERS			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
CG	32	*Clusia guttifera	24" HT. X 24" SPR. / 24" O.C.
		SMALL LEAF CLUSIA	3 GAL.
CV	25	Codieaum variegatum 'Gold Dust'	18" HT. X 18" SPR. / 18" O.C.
		GREEN- YELLOW CROTON	3 GAL.
FM	72	Ficus microcarpa 'Green Island'	15" HT. X 15" SPR. / 15" O.C.
		GREEN ISLAND FICUS	3 GAL.
IT	33	Ixora taiwanese 'Dwarf'	18" HT. X 18" SPR. / 18" O.C.
		DWARF IXORA	3 GAL.
LAWN	As Required	Stenotaphrum secundatum 'Floratam'	SOLID EVEN SOD
		ST. AUGUSTINE GRASS	

* DENOTES NATIVE SPECIES

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Project:

DUNAGANS
MIAMI DADE COUNTY, FLORIDA
TYPICAL SFH MODEL 3466 LANDSCAPE PLAN

Revisions: Date: By:

Seal:

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

Drawing: Typ. 3466 Landscape Plan

Date: 09/13/2024

Scale: See Left

Drawn by: MAV

Sheet No.:

L-16

Cad Id.: 2025-046

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z25-256 DATE: JAN 5 2026 BY: E307493

PLANTING NOTES:

-All plant material is to be Florida Number 1 or better pursuant to the Florida Department of Agriculture's Grades and Standards for Nursery Plants.

-All plants are to be top dressed with a minimum 3" layer of Melaleuca mulch, Eucalyptus mulch or equal.

-Planting plans shall take precedence over plant list in case of discrepancies.

-No changes are to be made without the prior consent and approval of the Landscape Architect and Owner. Changes includes: additions; deletions; modifications to planting size; pot size; heights; species; grade etc.

-Landscape Contractor is responsible for providing their own square footage takeoffs and field verification for 100% sod coverage for all areas specified.

- All landscape areas are to be provided with automatic sprinkler system which provide 100% coverage, and 50% overlap.

- All trees in lawn areas are to receive a 24" diameter mulched saucer at the base of the trunk.

- Trees are to be planted within parking islands after soil is brought up to grade. Deeply set root balls are not acceptable.

- Planting soil for topsoil and backfill shall be 50/50 mix, nematode free. Planting soil for annual beds to be comprised of 50% Canadian peat moss, 25% salt free coarse sand and 25% Aerolite.

- Tree and shrub pits will be supplemented with "Agriform Pells", 21 gram size with a 20-10-5 analysis, or substitute application accepted by Landscape Architect. Deliver in manufacturer's standard containers showing weight, analysis and name of manufacturer.

SOD NOTES:

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

-All areas marked "LAWN" shall be solid sodded with St. Augustine 'Floratam' solid sod. See limit on plan. All areas marked 'Bahia Grass' shall be solid sodded with Paspalum.

-Provide a 2" deep blanket of planting soil as described in planting notes this sheet. Prior to planting, remove stones, sticks, etc. from the sub soil surface. Excavate existing non-conforming soil as required so that the finish grade of sod is flush with adjacent pavement or top of curb as well as adjacent sod in the case of sod patching.

-Place sod on moistened soil, with edges tightly butted, in staggered rows at right angles to slopes.

-Keep edge of sod bed a minimum of 18" away from groundcover beds and 24" away from edge of shrub beds and 36" away from trees, measured from center of plant.

-Sod Shall be watered immediatley after installation to uniformily wet the soil to at least 2" below the bottom of the sod strips.
-Excavate and remove excess soil so top of sod is flush with top of curb or adjacent pavement or adjacent existing sod.

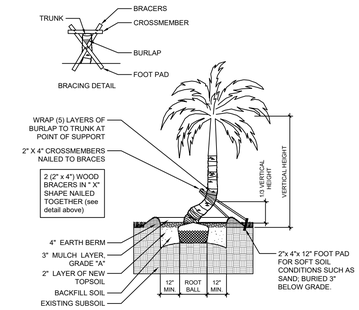
GENERAL NOTES:

-The Landscape Contractor is to locate and verify all underground and overhead utilities prior to beginning work. Contact proper utility companies and / or General Contractor prior to digging for field verification. The Owner and the Landscape Architect shall not be responsible for any damages to utility or irrigation lines (see Roadway Plans for more utility notes).

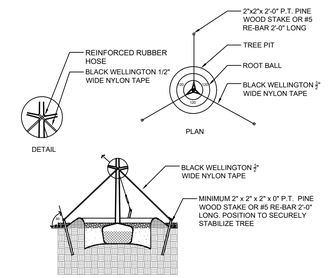
-Landscape Contractor is to verify all current drawings and check for discrepancies and bring to the attention of the Landscape Architect prior to commencing with the work.

-All unattended and unplanted tree pits are to be properly barricaded and flagged during installation.

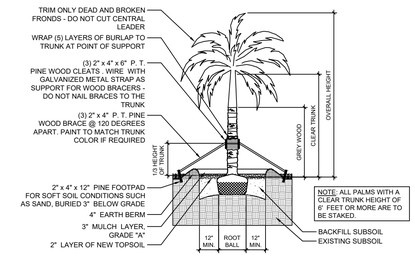
-All planting plans are issued as directives for site layout. Any deviations, site changes, etcetera are to be brought to the attention of the Landscape Architect for clarification prior to installation.



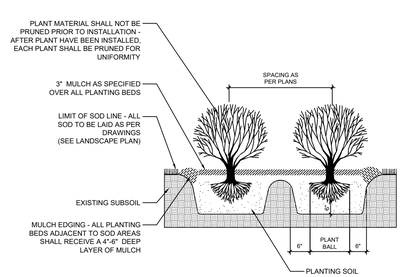
CURVED TRUNK PALM PLANTING DETAIL



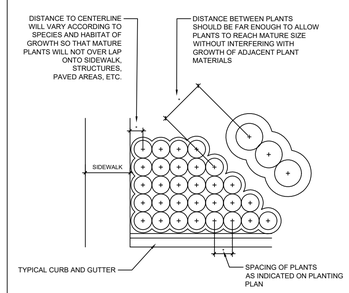
TYPICAL TREE GUYING DETAIL



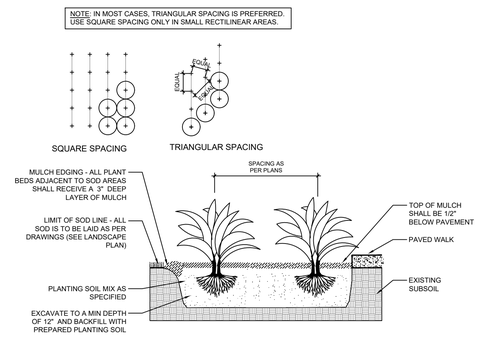
STRAIGHT TRUNK PALM PLANTING DETAIL



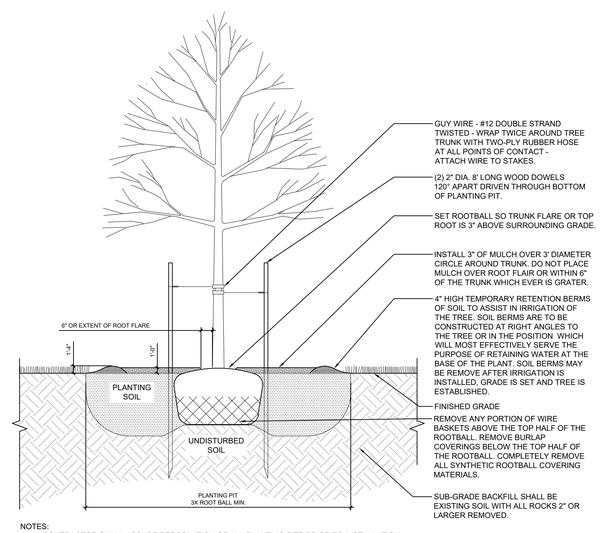
TYPICAL SHRUB PLANTING DETAIL



TYPICAL CONTAINER SPACING DETAIL

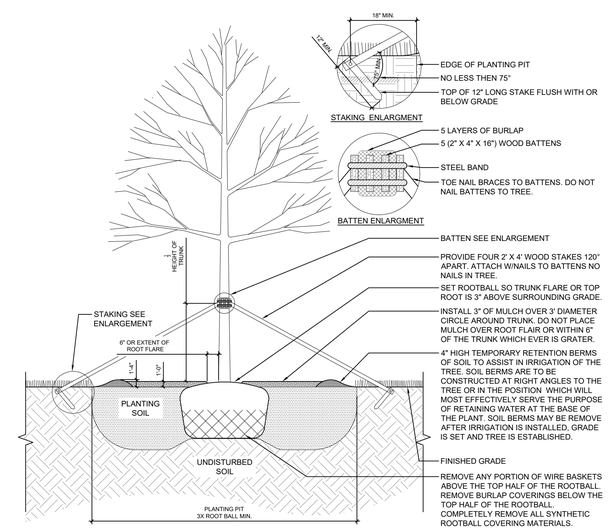


TYPICAL GROUNDCOVER PLANTING DETAIL



NOTES:
1. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
2. CONTRACTOR SHALL ASSURE HEALTHY ROOT SYSTEM ON ALL TREES. ANY TREE WITH BOUND OR CIRCLING ROOTS SHALL BE REJECTED.
3. ALL SUPPORT MATERIALS ARE TO BE REMOVED FROM THE TREES ONCE THE TREES HAVE BECOME ESTABLISHED (NOT TO EXCEED 12 MONTHS FROM THE COMPLETION OF THE PROJECT).
4. IRREGULAR OR MULTI-STEMED TREES SHALL HAVE A SIMILAR STAKING PATTERN AS SINGLE TRUNKED TREES. STAKES DON'T NEED TO BE ATTACHED TO EVERY STEM.

TREE PLANTING DETAIL & BRACING 3" DBH & UNDER



NOTES:
1. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
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5. SECURE BATTENS WITH 2-3/4" HI CARBON STEEL BANDS TO HOLD BATTENS IN PLACE DURING PLANTING PROCESS.
6. DO NOT NAIL BATTENS TO TREE.

TREE PLANTING DETAIL & BRACING ABOVE 3" DBH

WITKIN HULTS + PARTNERS
307 south 21st avenue hollywood, florida
phone: 954.923.9681 facsimile: 954.923.9689
www.witkinhultsdesign.com

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DUNAGANS
MIAMI-DADE COUNTY, FL
LANDSCAPE DETAILS

P.

R	D	B

S

L LA666
M A S L A

Drawing: Landscape Details

Date: 07/18/2025

Scale: NTS

Drawn by: LBC

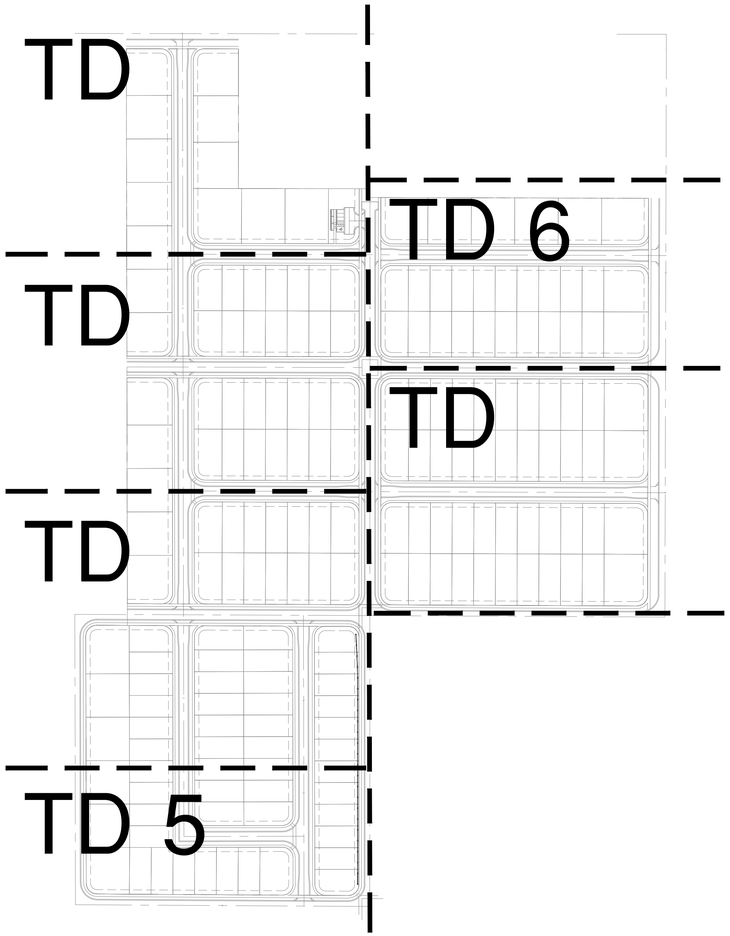
Sheet No.:

L

Cad Id.: 2025-046

Z:\2025\Projects\Dunagans\Dunagans - Lanes 2025-046\Landscape\Dwgs\2025-046 L-Plan No. 1L 2025

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z25-256 DATE: JAN 5 2026 BY: E307493



KEY MAP

Scale: NTS

NORTH

SHEET INDEX:

TD-1 INDEX & TREE DISPOSITION
TD-2 TREE DISPOSITION PLAN
TD-3 TREE DISPOSITION PLAN
TD-4 TREE DISPOSITION PLAN
TD-5 TREE DISPOSITION PLAN
TD-6 TREE DISPOSITION PLAN
TD-7 TREE DISPOSITION PLAN

Ref #	Common Name	Botanical Name	D.B.H. (IN)	HEIGHT (FT)	Canopy Ø (ft)	Specimen (DBH ≥ 18")	Classification	Trees		Palms		Mitigation Required	Disposition	Notes
								Canopy (sqft)	Specimen Canopy (sqft) = 2x	Canopy (sqft)	Condition			
4602	Syagrus romanzoffiana	Queen Palm	7.7	25	15	NO	PALM			176.6	Good	YES	REMOVE	
4603	Syagrus romanzoffiana	Queen Palm	7.9	20	14	NO	PALM			153.9	Good	YES	REMOVE	
4605	Chrysophyllum oliviforme	Satin leaf	7.7	18	8	NO	TREE				Poor	NO	REMOVE	Dense vines growing on trunk and into canopy; restricted root zone.
4606	Casimiroa edulis	White sapote	29.7	30	45	YES	TREE				Poor	NO	REMOVE	Tree has fallen over and has canopy and trunk damage.
4607	Carica papaya	Papaya	5.1	15	1	NO	TREE	0.8			Good	YES	REMOVE	
4608	Bursera simaruba	Gumbo limbo	17.7	25	20	NO	TREE	314.0			Good	YES	REMOVE	
4609	Ficus aurea	Strangler fig	100	50	60	YES	TREE		5652.0		Good	YES	REMOVE	Good condition.
4610	Delonix regia	Royal poinciana	24	45	60	YES	TREE		5652.0		Good	YES	REMOVE	Good condition.
4611	Delonix regia	Royal poinciana	25	45	50	YES	TREE		3925.0		Good	YES	REMOVE	Good condition.
4612	Delonix regia	Royal poinciana	27.4	50	35	YES	TREE		1923.3		Good	YES	REMOVE	Good condition.
4613	Delonix regia	Royal poinciana	26.8	50	40	YES	TREE		2512.0		Good	YES	REMOVE	Good condition.
4614	Ficus aurea	Strangler fig	80	60	60	YES	TREE		5652.0		Good	YES	REMOVE	Good condition.
4998	Syagrus romanzoffiana	Queen Palm	11.1	20	25	NO	PALM			490.6	Good	YES	REMOVE	
4999	Bursera simaruba	Gumbo limbo	23	35	40	YES	TREE		2512.0		Good	YES	REMOVE	Good condition.
5000	Ficus aurea	Strangler fig	117	60	80	YES	TREE		10048.0		Good	YES	REMOVE	Good condition.
Cluster A	Persea americana	Avocado Groves	--	--	--	YES	TREE	112081.6				YES	REMOVE	Nursery grove canopy cluster within Folio: 30-6932-000-0365
Cluster B	Persea americana	Avocado Groves	--	--	--	YES	TREE	84221.6				YES	REMOVE	Nursery grove canopy cluster within Folio: 30-6932-000-0374
Cluster C	Persea americana	Avocado Groves	--	--	--	YES	TREE	352827.4				YES	REMOVE	Nursery grove canopy cluster within Folio: 30-6932-000-0376
Cluster D	Persea americana	Avocado Groves	--	--	--	YES	TREE	159422.4				YES	REMOVE	Nursery grove canopy cluster within Folio: 30-6932-000-0361

Mitigation	
Total SqFt TREE Canopy Removed	**708,868**
Total SqFt Specimen TREE Canopy Removed (x2)	**37,876**
Total SqFt PALM Canopy Removed	**821**
Total SqFt Specimen PALM Canopy Removed	**0**
Total SqFt Specimen PALM & Tree Canopy Removed	**37,876**
Total Credits Required	**747,565**
Total Credits Provided	**353,400**
Total Deficency	**394,165**

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DUNAGANS

MIAMI-DADE COUNTY, FL

INDEX

P.

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S P C S LBC

S

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M A S L A

Drawing: Index

Date: 07/18/2025

Scale: See Left

Drawn by: LBC

Sheet No.:

TD

Cad Id.: 2025-046

Z:\2025\Dunagans\Documents\Dunagans - Lanes 2025-046\1-Tree Disposition\2025-11-12 Dunagans TD Plan Set 12_2025

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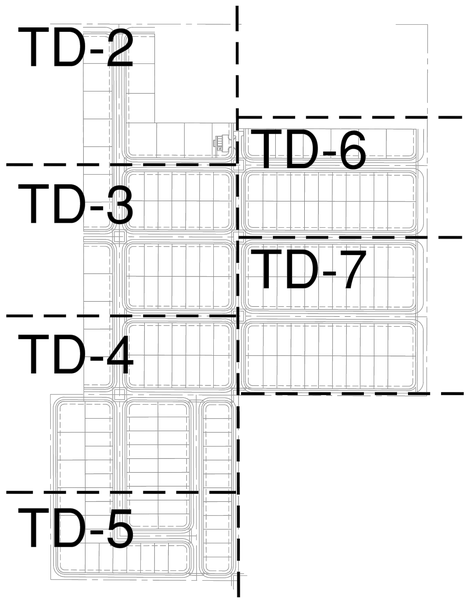

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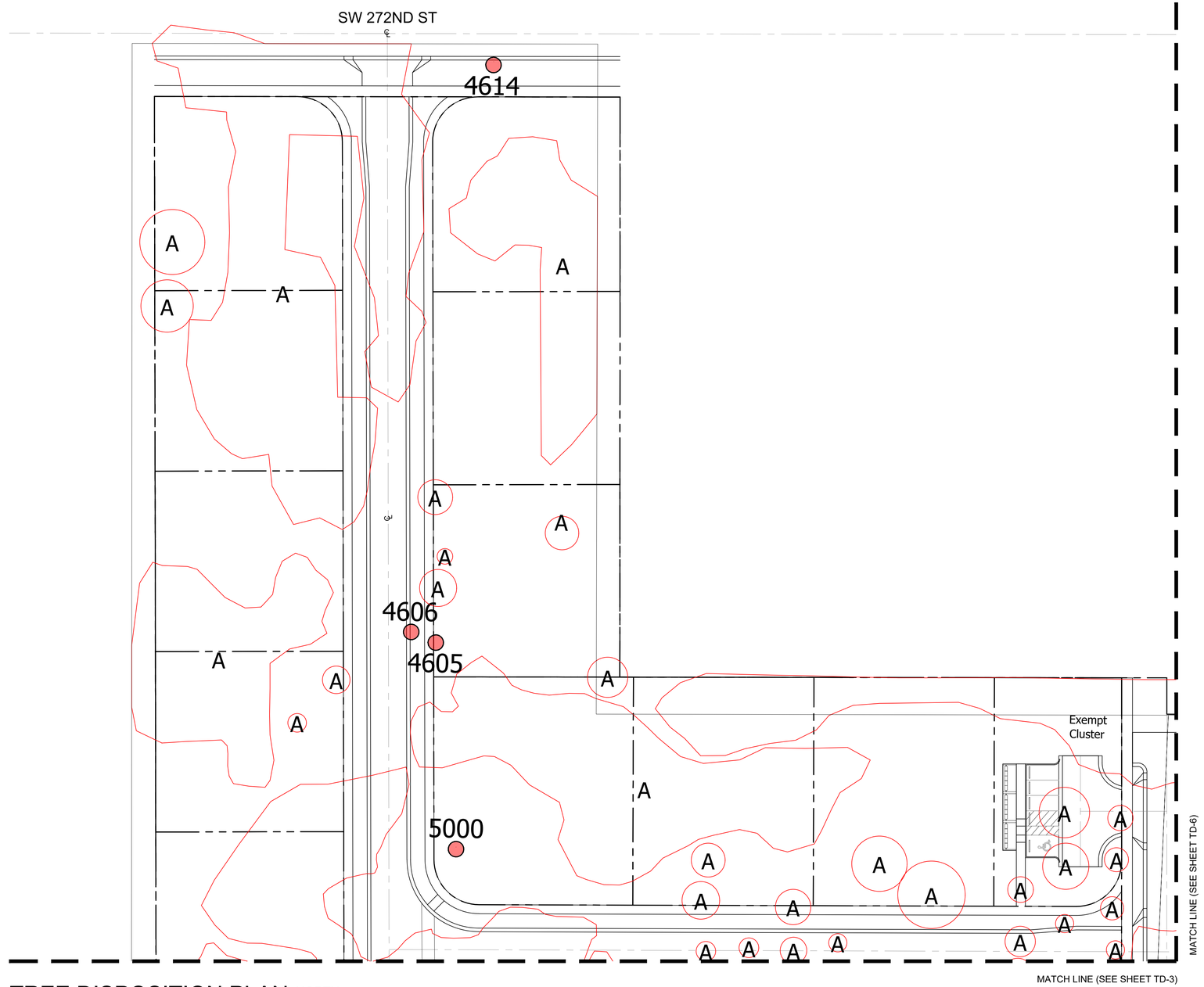

TREE DISPOSITION PLAN

Scale: 1" = 30'-0"

NORTH

LEGEND

- TREE TO REMOVE
- CLUSTER TO REMOVE

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TREE DISPOSITION PLAN

R	D	B
S P C	S	LBC

S

L LA666
M A S L A

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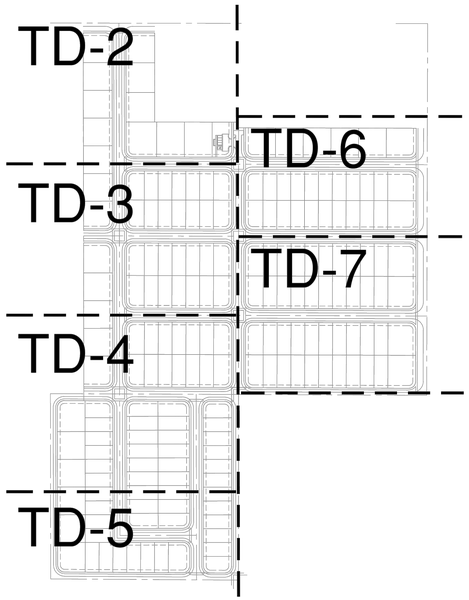

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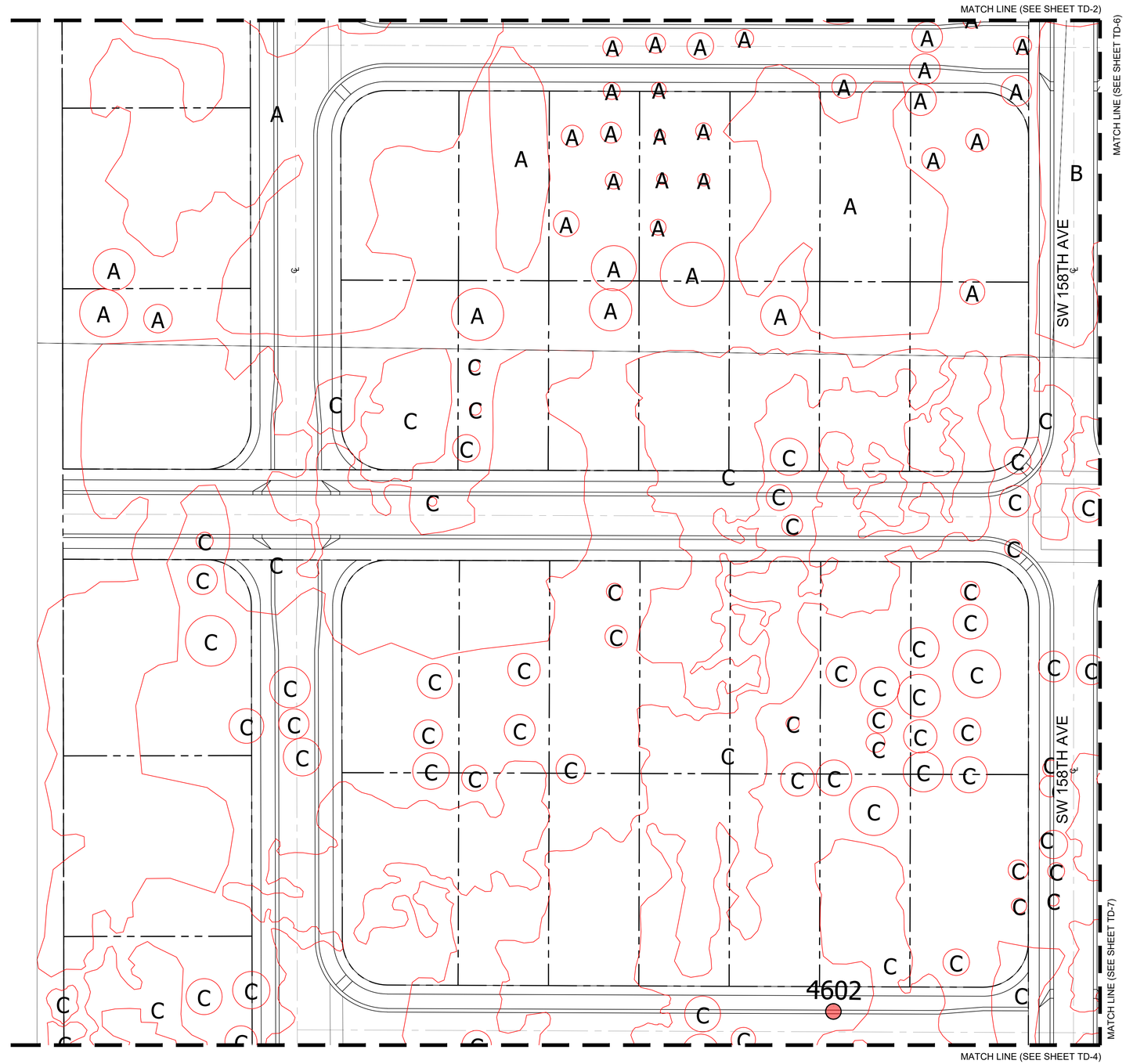

TREE DISPOSITION PLAN

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NORTH

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TREE DISPOSITION PLAN

P

R D B
S P C S LBC

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M ASLA

Drawing: TREE DISPOSITION Plan

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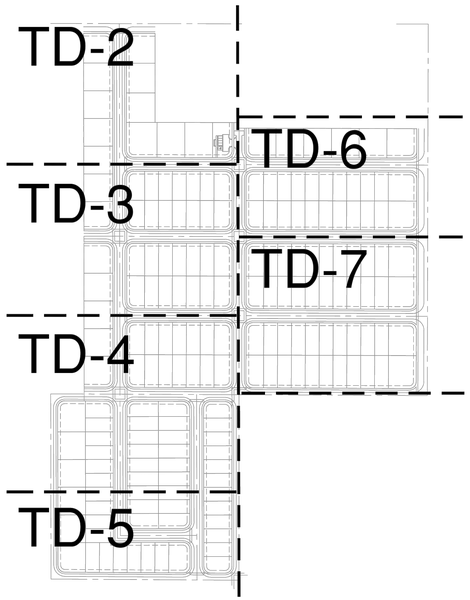

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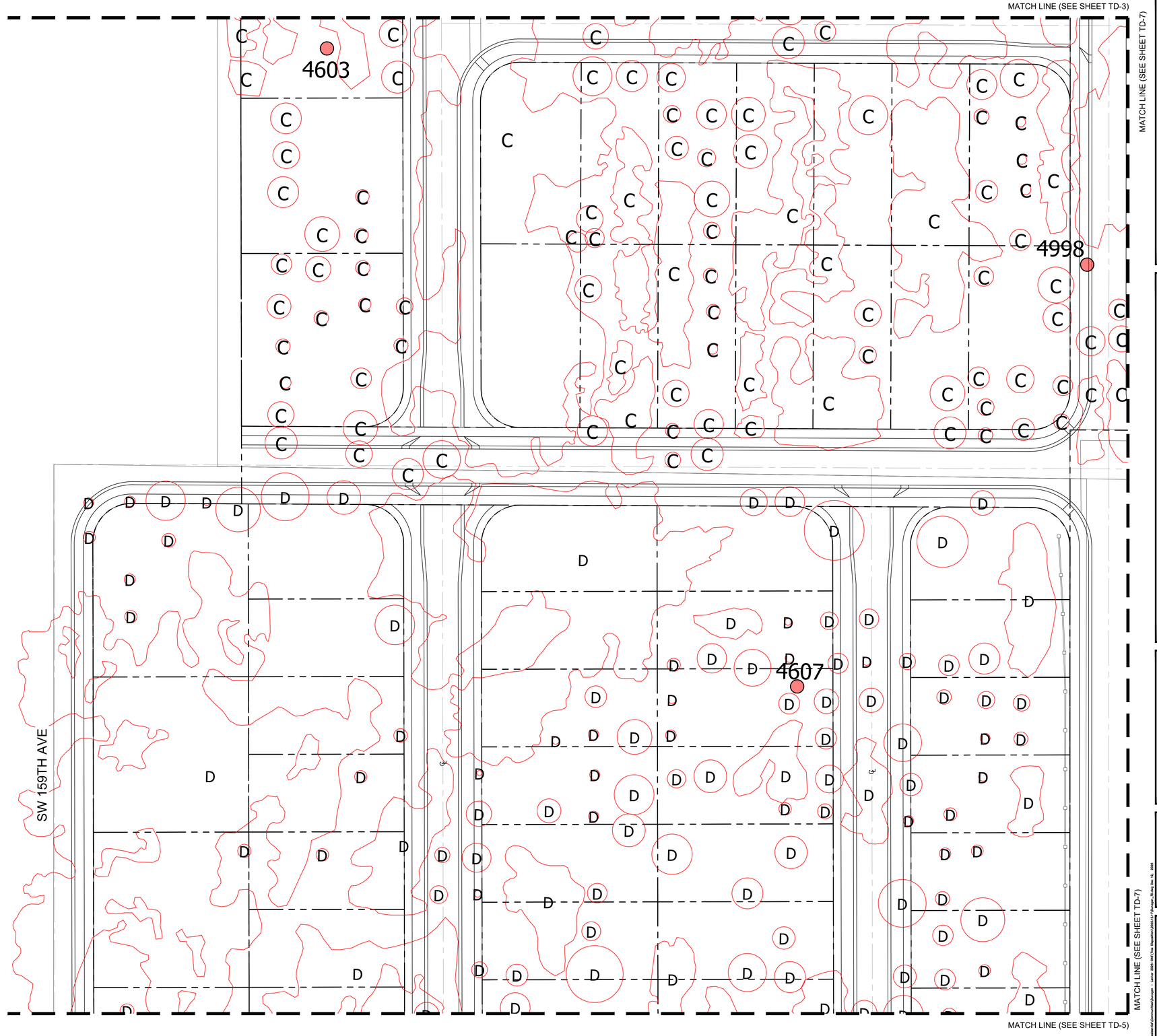
NORTH



TREE DISPOSITION PLAN

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R	D	B
S P C	S	LBC

S

L LA666
M A S L A

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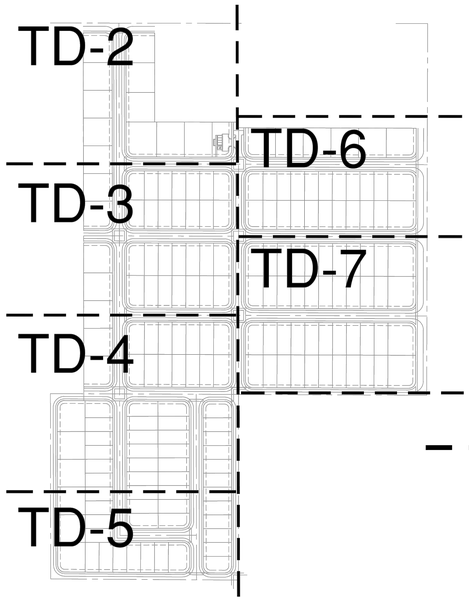

KEY MAP

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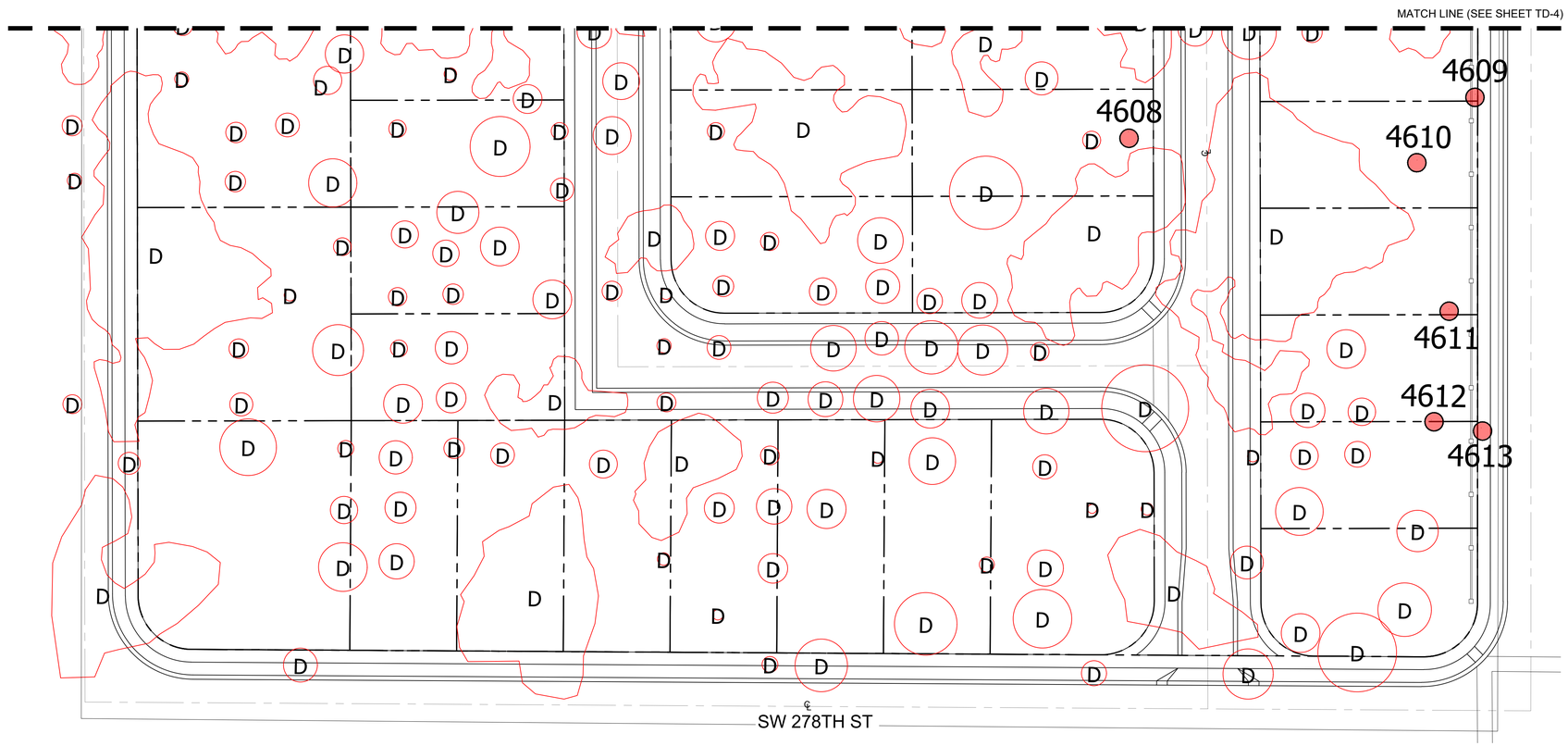
NORTH



TREE DISPOSITION PLAN

Scale: 1" = 30'-0"

NORTH

LEGEND

TREE TO REMOVE

CLUSTER TO REMOVE

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TREE DISPOSITION PLAN

R D B
S P C S LBC

S

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M A S L A

Drawing: TREE DISPOSITION Plan

Date: 07/18/2025

Scale: See Left

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Sheet No.:

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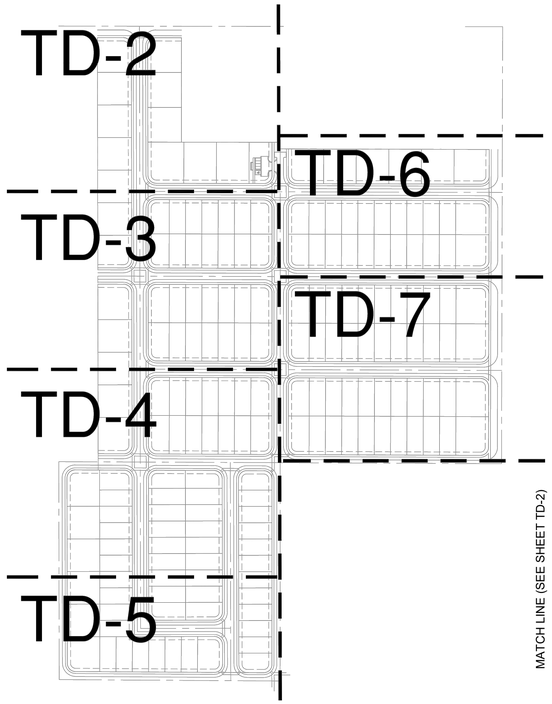

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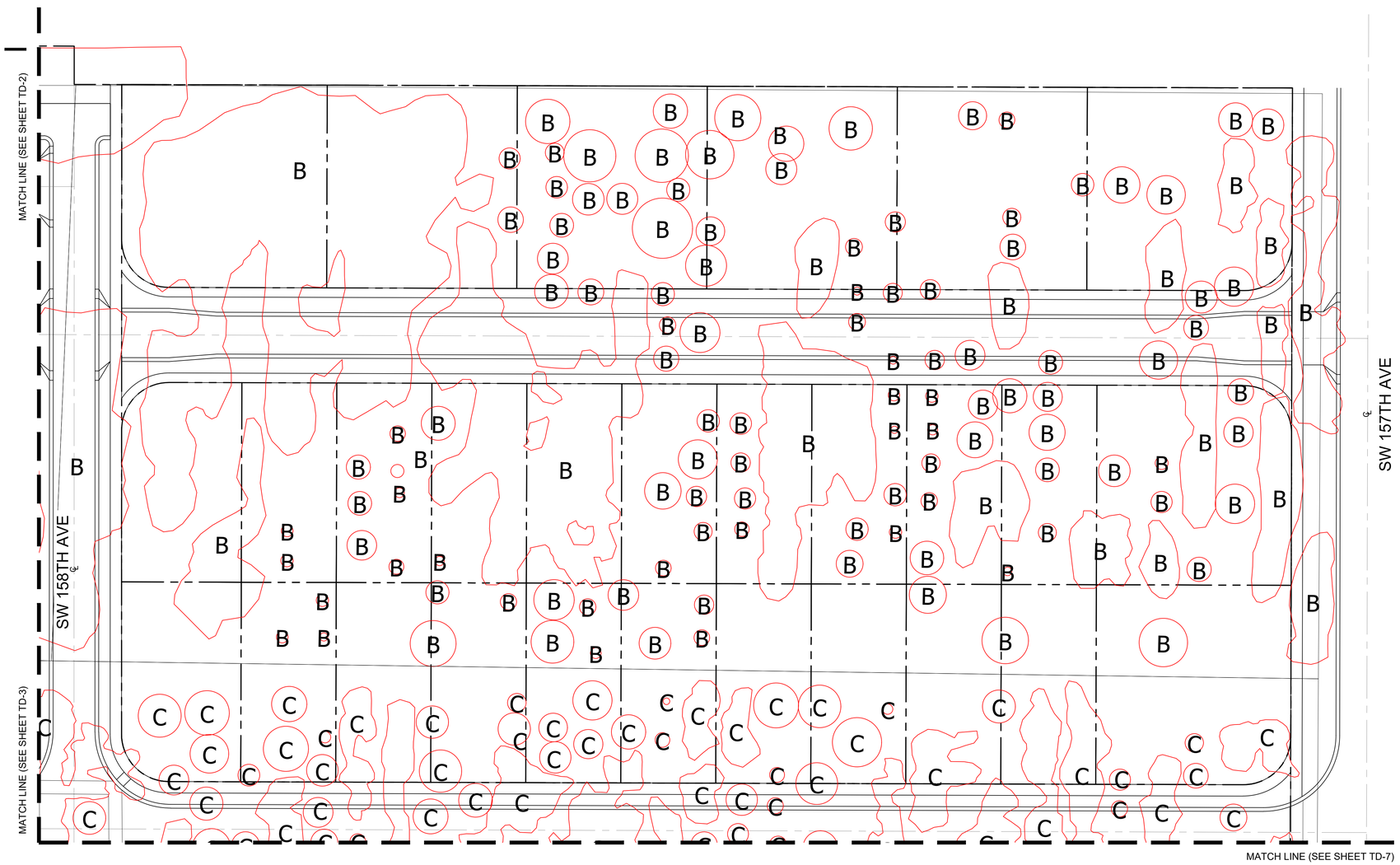

TREE DISPOSITION PLAN

Scale: 1" = 30'-0"

NORTH

LEGEND

- TREE TO REMOVE
- CLUSTER TO REMOVE

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TREE DISPOSITION PLAN

R	D	B
S P C	S	LBC

S

L LA666
M ASLA

Drawing: TREE DISPOSITION Plan

Date: 07/18/2025

Scale: See Left

Drawn by: LBC

Sheet No.:

TD 6

Cad Id.: 2025-046

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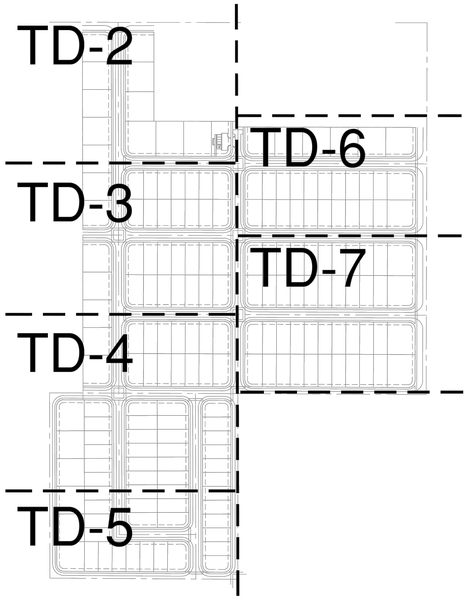

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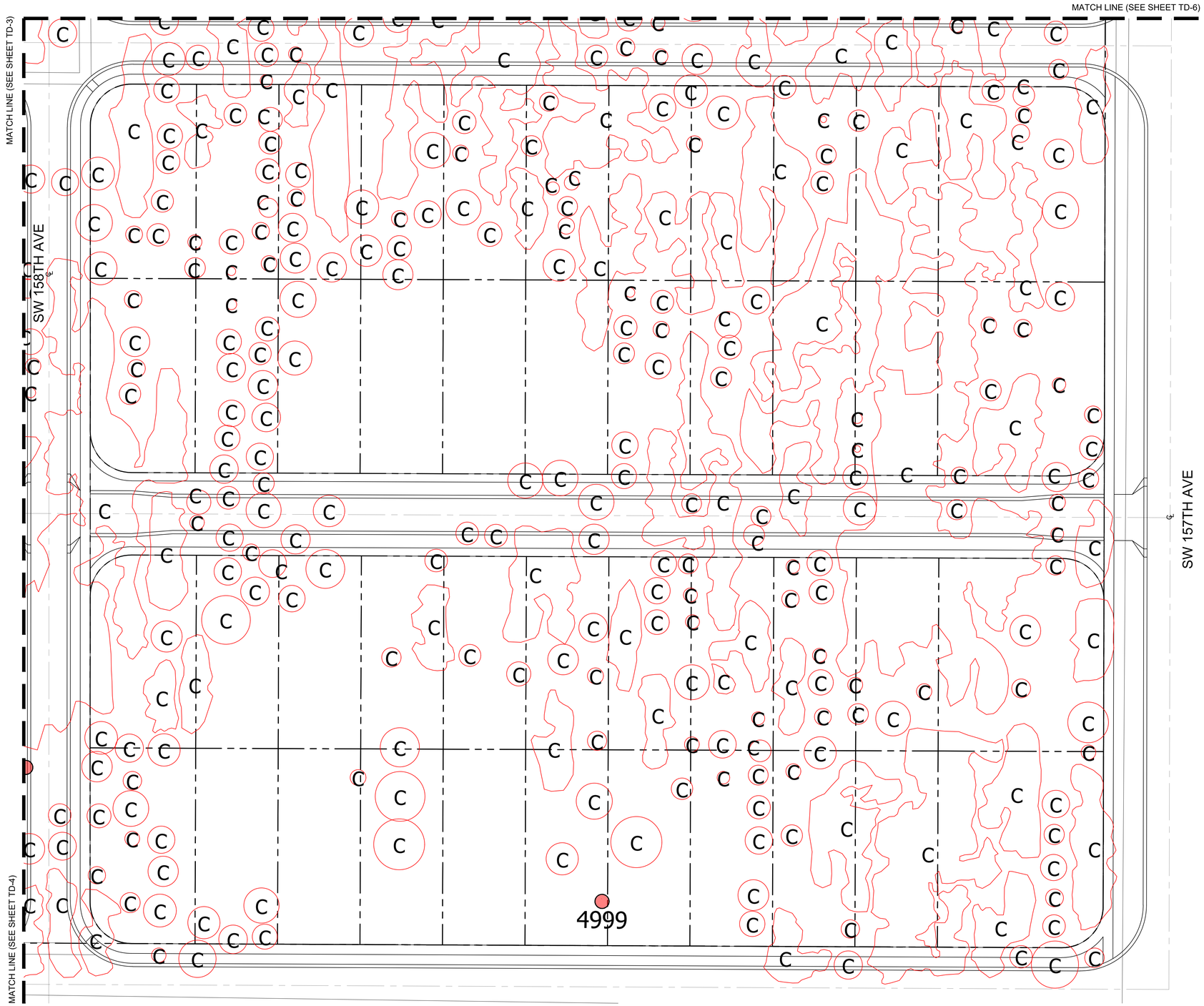

TREE DISPOSITION PLAN

Scale: 1" = 30'-0"

NORTH

LEGEND

TREE TO REMOVE

CLUSTER TO REMOVE

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TREE DISPOSITION PLAN

P

R D B
S P C S LBC

S

L LA666
M ASLA

Drawing: TREE DISPOSITION Plan

Date: 07/18/2025

Scale: See Left

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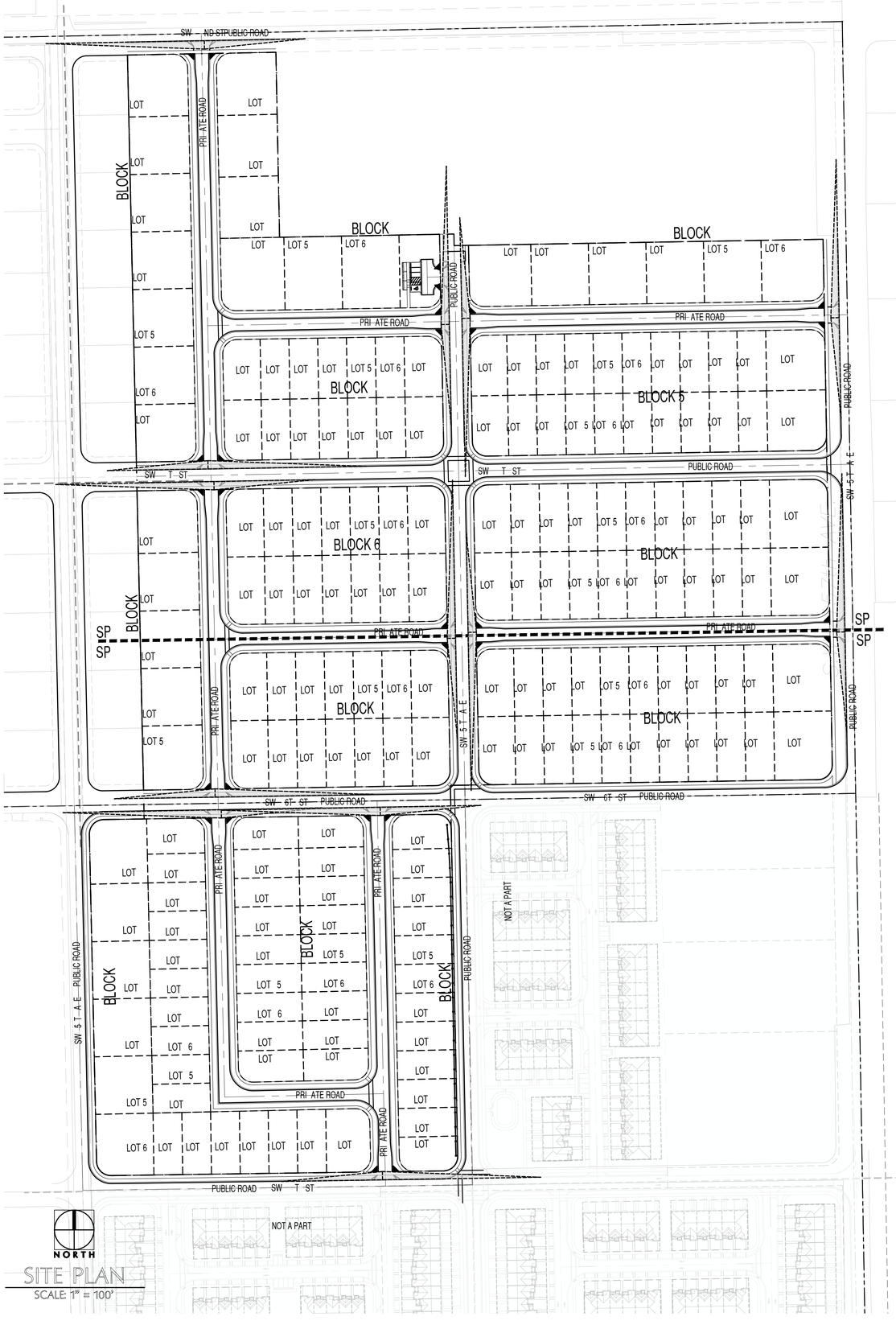
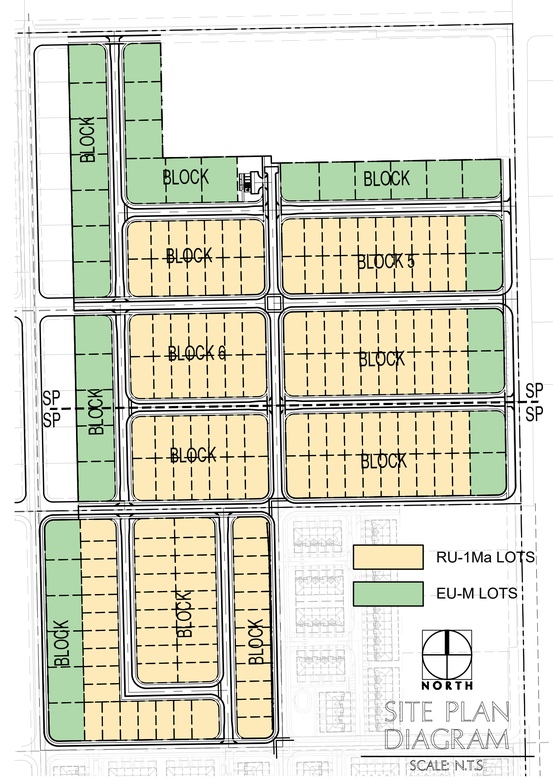
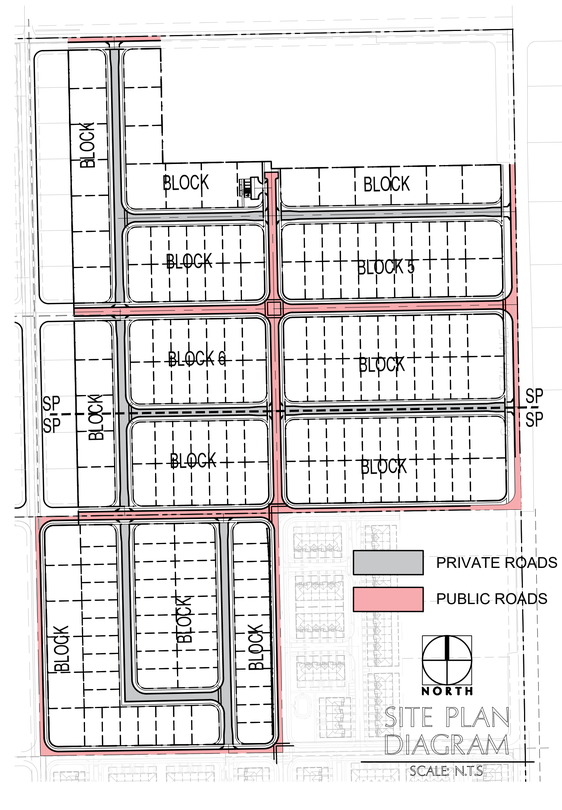


SITE PLAN
SCALE: 1" = 100'



SITE PLAN DIAGRAM
SCALE: N.T.S.



SITE PLAN DIAGRAM
SCALE: N.T.S.

SITE DATA

	SF	ACRES
GROSS AREA TO ℄ ST	1,749,692.88	40.167
PREVIOUS DEDICATIONS	18,400.68	0.422
AREA SURVEY	1,731,292.20	39.745
NEW DEDICATIONS	230,638.90	5.295
NET AREA	1,500,653.30	34.450
NET AREA EU-M	478,496.45	10.985
NET AREA RU-1MA	1,022,156.85	23.465
TOTAL	1,500,653.30	34.450
DENSITY	#	DUA
ALLOWED DENSITY 2.5-6 DUA	253	6.000
EU-M LOTS PROVIDED	36	
RU-1MA LOTS PROVIDED	149	
TOTAL PROVIDED	185	4.606
PORTED UNITS PROVIDED	1	
MARKET RATE UNITS PROVIDED	184	
TOTAL PROVIDED	185	
AREA CALCULATIONS	SF	%
SFH LOT AREA	1,258,773.38	83.88
PEDESTRIAN SIDEWALKS	46,032.87	3.07
VEHICULAR PAVED AREAS	115,710.57	7.71
UNENCUMBERED GREEN OPEN AREA	80,136.48	5.34
TOTAL	1,500,653.30	100.00
ZONING	RU-1Ma WITH WHU INTENSITY STANDARDS*	
	REQUIRED	PROVIDED
LOT FRONTAGE	40'	50' (MIN)
LOT DEPTH	NA	100' (MIN)
LOT AREA (NOT INCLUDING ROW)	3,750 SF	5,000 SF
LOT COVERAGE	MAX. 50%	45.64%
HEIGHT	2 STORIES - 35'	2 STORIES - 28'-8"
FRONT SETBACK	7.5' for 50% of the lineal footage of the width of the house and 12.5' for balance	15'
GARAGE SETBACK		20'
REAR SETBACK	7.5' for 50% of the lineal footage of the width of the house and 12.5' for balance	16.92'
INTERIOR SIDE SETBACK	5'	5'
SIDE STREET SETBACK	10'	10'
ZONING	EU-M WITH WHU INTENSITY STANDARDS*	
	REQUIRED	PROVIDED
LOT FRONTAGE	100'	100' (MIN)
LOT DEPTH	NA	100' (MIN)
LOT AREA (INCLUDING ROW)	12,000 SF	12,500.00 SF
LOT COVERAGE *	MAX. 33%	32.68%
HEIGHT	2 STORIES - 35'	2 STORIES - 28'-8"
FRONT SETBACK *	12.5'	12.5'
GARAGE SETBACK		20'
REAR SETBACK *	12.5'	15'
INTERIOR SIDE SETBACK *	7.5'	9.08'
SIDE STREET SETBACK *	12.5'	12.5'

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

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

PASCUAL PEREZ KILIDDJIAN STARR
ARCHITECTS + PLANNERS
LICENSE # AA 26001357
EDGARDO PEREZ , AIA
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MARIO P. PASCUAL , AIA
LICENSE No. : AR 0008254
PETER KILIDDJIAN, RA
LICENSE No. : AR 0093067
ANDREW STARR, RA
LICENSE No. : AR 0095130
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DORAL, FLORIDA 33126
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OWNER:
LENNAR HOMES

DUNAGANS
BY: LENNAR HOMES
MIAMI-DADE COUNTY, FLORIDA

SEAL:

SITE PLAN

SITE PLAN

DATE :	2025-12-08
SCALE :	AS SHOWN
DRAWN :	AJS
CHECK BY:	PPK
JOB NO. :	

SP-1

SHEET NO. :

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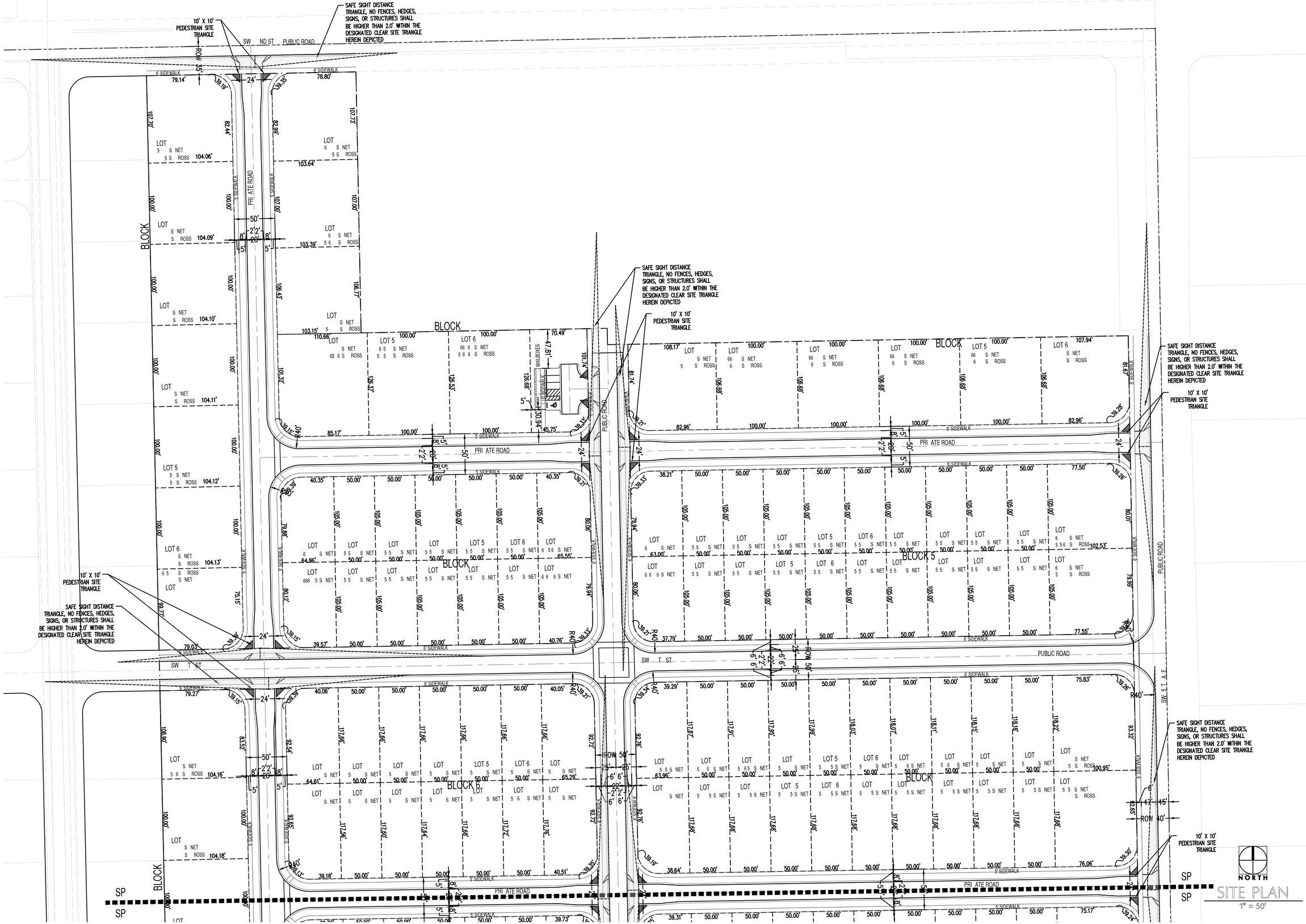

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REVISIONS:

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DUNAGANS
BY: LENNAR HOMES
MIAMI-DADE COUNTY, FLORIDA

SEAL:

SITE PLAN

SITE PLAN

DATE :	2025-12-08
SCALE :	AS SHOWN
DRAWN :	AJS
CHECK BY:	PPK
JOB NO. :	

SP-2

SHEET NO. :

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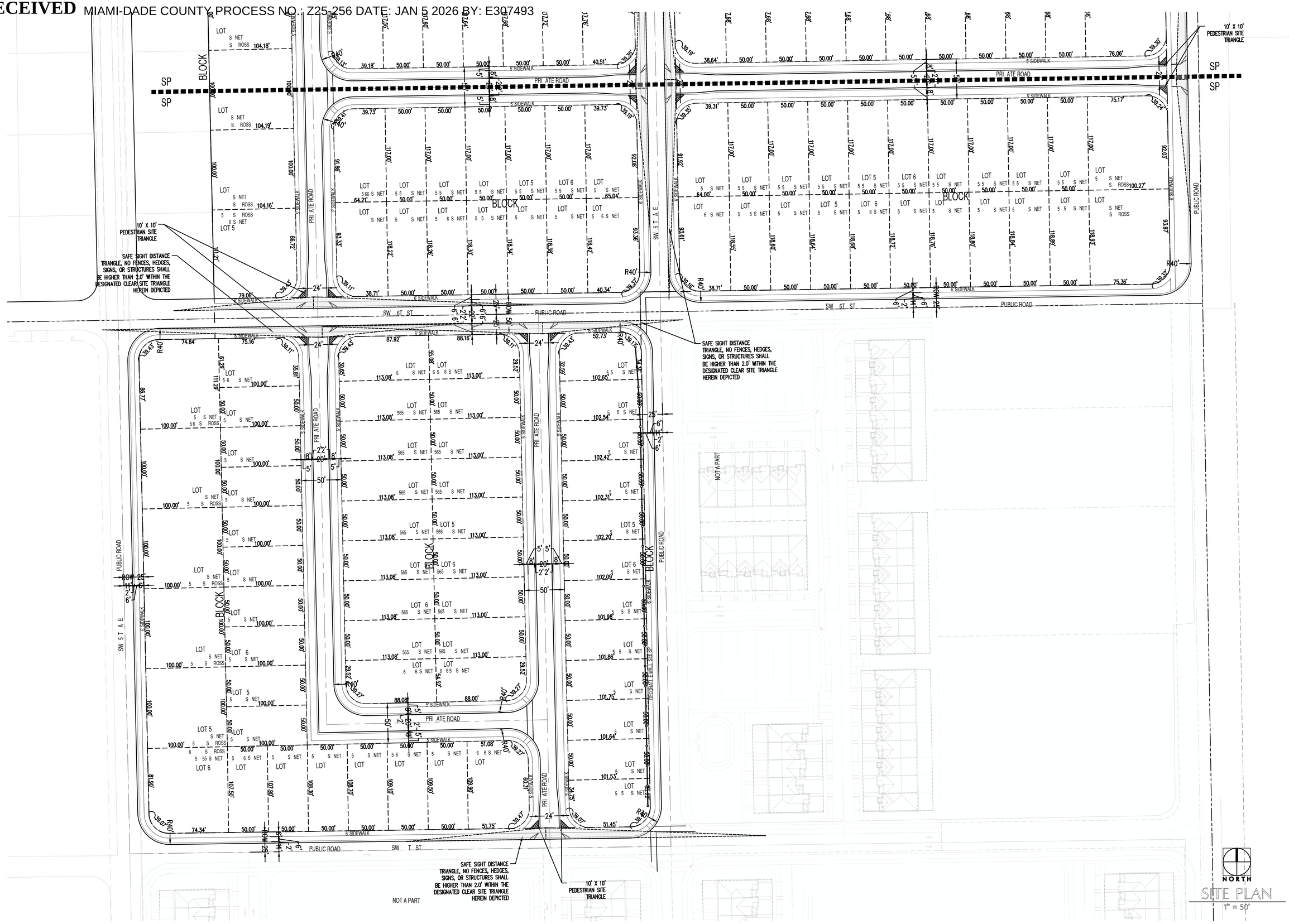

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MIAMI-DADE COUNTY, FLORIDA

SEAL:

SITE PLAN

SITE PLAN

DATE :	2025-12-08
SCALE :	AS SHOWN
DRAWN :	AJS
CHECK BY:	PPK
JOB NO. :	

SITE PLAN
1" = 50'

SP-3

SHEET NO. :

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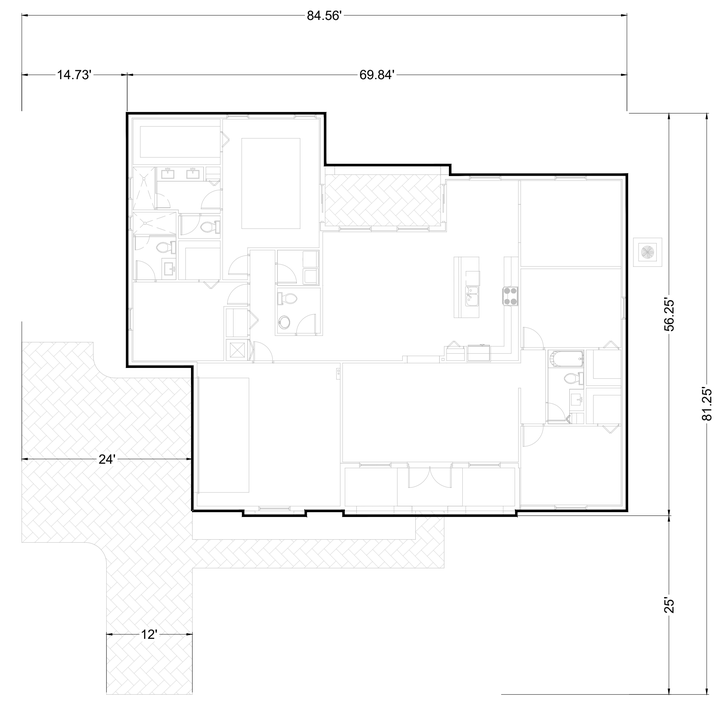
SITE DATA
LOT COVERAGE BY LOT

LOT	SF LOT (NET AREA)	(SF) BLDG. FOOTPRINT	(%) LOT COVERAGE PROVIDED
	BLOCK 1		
LOT 1	11057.08	3360.00	30.39
LOT 2	10407.91	3360.00	32.28
LOT 3	10409.11	3360.00	32.28
LOT 4	10410.32	3360.00	32.28
LOT 5	10411.53	3360.00	32.27
LOT 6	10412.74	3360.00	32.27
LOT 7	10280.18	3360.00	32.68
	BLOCK 2		
LOT 1	11060.28	3360.00	30.38
LOT 2	11076.03	3360.00	30.34
LOT 3	11008.91	3360.00	30.52
LOT 4	13803.94	3360.00	24.34
LOT 5	12645.09	3360.00	26.57
LOT 6	12660.69	3360.00	26.54
	BLOCK 3		
LOT 1	11391.83	3360.00	29.49
LOT 2	10667.84	3360.00	31.50
LOT 3	10667.84	3360.00	31.50
LOT 4	10667.84	3360.00	31.50
LOT 5	10667.84	3360.00	31.50
LOT 6	11382.07	3360.00	29.52
	BLOCK 4		
LOT 1	6711.88	EXCLUSIVE FOR MODELS 1821; 2148; 2403; 2655; 2905 & N007	
LOT 2	5250.00		
LOT 3	5250.00		
LOT 4	5250.00		
LOT 5	5250.00		
LOT 6	5250.00		
LOT 7	6735.64		
LOT 8	6661.45		
LOT 9	5250.00		
LOT 10	5250.00		
LOT 11	5250.00		
LOT 12	5250.00		
LOT 13	5250.00		
LOT 14	6762.46		
	BLOCK 5		
LOT 1	5654.28	EXCLUSIVE FOR MODELS 1821; 2148; 2403; 2655; 2905 & N007	
LOT 2	5250.00		
LOT 3	5250.00		
LOT 4	5250.00		
LOT 5	5250.00		
LOT 6	5250.00		
LOT 7	5250.00		
LOT 8	5250.00		
LOT 9	5250.00		
LOT 10	5250.00		
LOT 11	11469.14	3360.00	29.30
LOT 12	5627.46	EXCLUSIVE FOR MODELS 1821; 2148; 2403; 2655; 2905 & N007	
LOT 13	5250.00		
LOT 14	5250.00		
LOT 15	5250.00	EXCLUSIVE FOR MODELS 1821; 2148; 2403; 2655; 2905 & N007	
LOT 16	5250.00		
LOT 17	5250.00		
LOT 18	5250.00		
LOT 19	5250.00		
LOT 20	5250.00		
LOT 21	5250.00		
LOT 22	11472.72	3360.00	29.29
	BLOCK 6		
LOT 1	7499.43	EXCLUSIVE FOR MODELS 1821; 2148; 2403; 2655; 2905 & N007	
LOT 2	5882.98		
LOT 3	5882.98		
LOT 4	5882.98		
LOT 5	5882.98		
LOT 6	5882.98		
LOT 7	7530.94		
LOT 8	7427.71		
LOT 9	5879.07		
LOT 10	5881.03		
LOT 11	5882.98		
LOT 12	5884.94		
LOT 13	5886.89		
LOT 14	7573.02		
	BLOCK 7		
LOT 1	6483.07	EXCLUSIVE FOR MODELS 1821; 2148; 2403; 2655; 2905 & N007	
LOT 2	5894.58		
LOT 3	5896.53		
LOT 4	5898.49		
LOT 5	5900.45		
LOT 6	5902.40		
LOT 7	5904.36		
LOT 8	5906.31		
LOT 9	5908.27		
LOT 10	5910.22		
LOT 11	12743.83	3360.00	26.37
LOT 12	6428.61	EXCLUSIVE FOR MODELS 1821; 2148; 2403; 2655; 2905 & N007	
LOT 13	5883.95		
LOT 14	5883.95		
LOT 15	5883.95		
LOT 16	5883.95		
LOT 17	5883.95		
LOT 18	5883.95		
LOT 19	5883.95		
LOT 20	5883.95		
LOT 21	5883.95		
LOT 22	12695.02	3360.00	26.47
	BLOCK 8		
LOT 1	7415.66	EXCLUSIVE FOR MODELS 1821; 2148; 2403; 2655; 2905 & N007	
LOT 2	5850.00		
LOT 3	5850.00		
LOT 4	5850.00		
LOT 5	5850.00		
LOT 6	5850.00		
LOT 7	7453.74		
LOT 8	7418.14		
LOT 9	5911.99		
LOT 10	5913.96		
LOT 11	5915.92	EXCLUSIVE FOR MODELS 1821; 2148; 2403; 2655; 2905 & N007	
LOT 12	5917.88		
LOT 13	5915.84		
LOT 14	7592.06		
	BLOCK 9		
LOT 1	6322.89	EXCLUSIVE FOR MODELS 1821; 2148; 2403; 2655; 2905 & N007	
LOT 2	5850.00		
LOT 3	5850.00		
LOT 4	5850.00		
LOT 5	5850.00		
LOT 6	5850.00		
LOT 7	5850.00		
LOT 8	5850.00		
LOT 9	5850.00		
LOT 10	5850.00		
LOT 11	12643.48	3360.00	26.57
LOT 12	6362.74	EXCLUSIVE FOR MODELS 1821; 2148; 2403; 2655; 2905 & N007	
LOT 13	5928.75		
LOT 14	5930.82		
LOT 15	5932.89		
LOT 16	5934.96		
LOT 17	5937.03		
LOT 18	5939.10		
LOT 19	5941.17		
LOT 20	5943.24		
LOT 21	5945.30		
LOT 22	12873.69	3360.00	26.10
	BLOCK 10		
LOT 1	11183.87	3360.00	30.04
LOT 2	10417.07	3360.00	32.25
LOT 3	10418.28	3360.00	32.25
LOT 4	10419.49	3360.00	32.25
LOT 5	11487.36	3360.00	29.25
	BLOCK 11		
LOT 1	11025.13	3360.00	30.48
LOT 2	10000.00	MODEL DOES NOT FIT **(EXCEED MAX. 33% LOT COV.)**	
LOT 3	10000.00		
LOT 4	10000.00		
LOT 5	10000.00		
LOT 6	10532.55	3360.00	31.90
LOT 7	5384.96	EXCLUSIVE FOR MODELS 1821; 2148; 2403; 2655; 2905 & N007	
LOT 8	5404.93		
LOT 9	5424.90		
LOT 10	5444.87		
LOT 11	5464.84		
LOT 12	5484.82		
LOT 13	8160.96		
LOT 14	5000.00		
LOT 15	5000.00		
LOT 16	5000.00		
LOT 17	5000.00		
LOT 18	5000.00		
LOT 19	5000.00		
LOT 20	5000.00		
LOT 21	5000.00		
LOT 22	5000.00		
LOT 23	5964.98		
	BLOCK 12		
LOT 1	6051.46	EXCLUSIVE FOR MODELS 1821; 2148; 2403; 2655; 2905 & N007	
LOT 2	5650.00		
LOT 3	5650.00		
LOT 4	5650.00		
LOT 5	5650.00		
LOT 6	5650.00		
LOT 7	5650.00		
LOT 8	5650.00		
LOT 9	6026.57		
LOT 10	6133.98		
LOT 11	5654.12		
LOT 12	5654.12		
LOT 13	5654.12		
LOT 14	5654.12		
LOT 15	5654.12		
LOT 16	5654.12		
LOT 17	5654.12		
LOT 18	6031.06		
	BLOCK 13		
LOT 1	5851.00	EXCLUSIVE FOR MODELS 1821; 2148; 2403; 2655; 2905 & N007	
LOT 2	5129.57		
LOT 3	5123.97		
LOT 4	5118.37		
LOT 5	5112.77		
LOT 6	5107.17		
LOT 7	5101.57		
LOT 8	5095.97		
LOT 9	5090.37		
LOT 10	5084.77		
LOT 11	5079.17		
LOT 12	5815.71		



FLOOR PLAN
SCALE 1" = 10'

MODEL 2650	
AREA CALCULATIONS	
A/C AREA GROUND	2,648 SF
GARAGE	431 SF
COV. TERRACE	139 SF
COV. ENTRY	142 SF
TOTAL A/C	2,648 SF
TOTAL GROSS	3,360 SF
LOT. COVERAGE	3,360 SF

NORTH

MODEL 2650

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OWNER:
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DUNAGANS
BY: LENNAR HOMES
MIAMI-DADE COUNTY, FLORIDA

SEAL:

SITE PLAN

MODEL 2650
DATE : 2025-12-09
SCALE : AS SHOWN
DRAWN : AJS
CHECK BY: PPK
JOB NO. :

SP-4
SHEET NO. :

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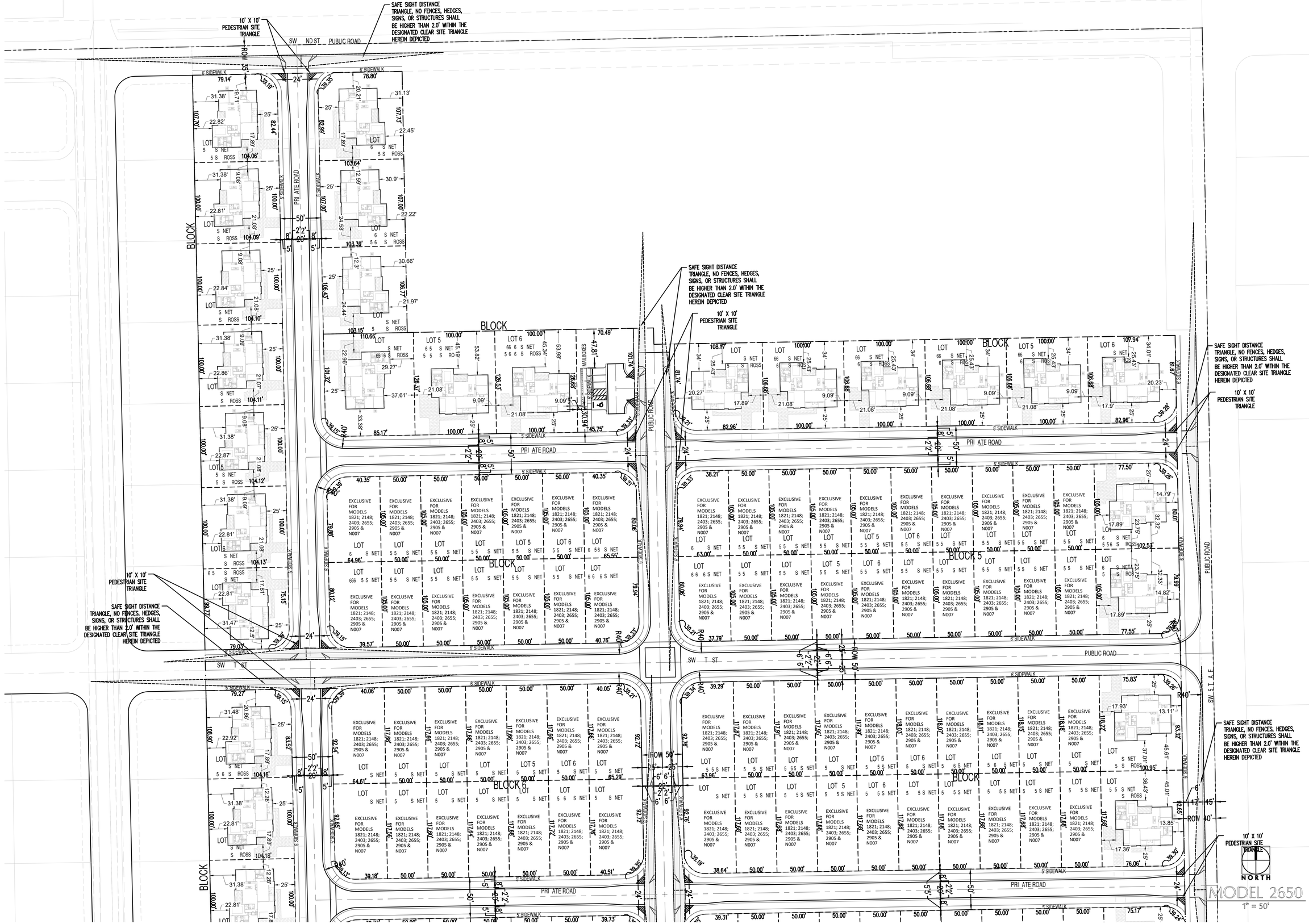

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BY: LENNAR HOMES
MIAMI-DADE COUNTY, FLORIDA

SEAL:

SITE PLAN

MODEL 2650

DATE :	2025-12-09
SCALE :	AS SHOWN
DRAWN :	AJS
CHECK BY:	PPK
JOB NO. :	

SP-5

SHEET NO. :

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BY: LENNAR HOMES
MIAMI-DADE COUNTY, FLORIDA

SEAL:

SITE PLAN

MODEL 2650

DATE :	2025-12-09
SCALE :	AS SHOWN
DRAWN :	AJS
CHECK BY:	PPK
JOB NO. :	

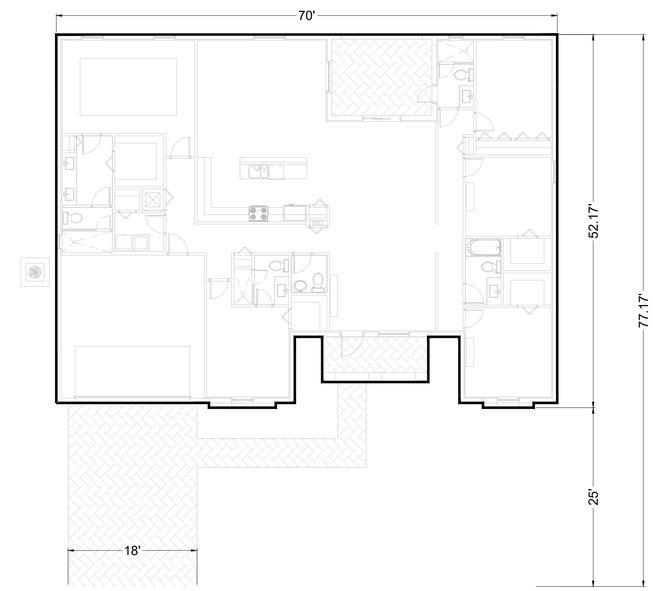
SP-6

SHEET NO. :

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z25-256 DATE: JAN 5 2026 BY: E307493

SITE DATA
LOT COVERAGE BY LOT

LOT	SF LOT (NET AREA)	(SF) BLDG. FOOTPRINT	(%) LOT COVERAGE PROVIDED
	BLOCK 1		
LOT 1	11057.08	3485.00	31.52
LOT 2	10407.91	MODEL DOES NOT FIT **(EXCEED MAX. 33% LOT COV.)**	
LOT 3	10409.11		
LOT 4	10410.32		
LOT 5	10411.53		
LOT 6	10412.74		
LOT 7	10280.18		
	BLOCK 2		
LOT 1	11060.28	3485.00	31.51
LOT 2	11076.03	3485.00	31.46
LOT 3	11008.91	3485.00	31.66
LOT 4	13803.94	3485.00	25.25
LOT 5	12645.09	3485.00	27.56
LOT 6	12660.69	3485.00	27.53
	BLOCK 3		
LOT 1	11391.83	3485.00	30.59
LOT 2	10667.84	3485.00	32.67
LOT 3	10667.84	3485.00	32.67
LOT 4	10667.84	3485.00	32.67
LOT 5	10667.84	3485.00	32.67
LOT 6	11382.07	3485.00	30.62
	BLOCK 4		
LOT 1	6711.88	EXCLUSIVE FOR MODELS 1821; 2148; 2403; 2655; 2905 & N007	
LOT 2	5250.00		
LOT 3	5250.00		
LOT 4	5250.00		
LOT 5	5250.00		
LOT 6	5250.00		
LOT 7	6735.64		
LOT 8	6661.45		
LOT 9	5250.00		
LOT 10	5250.00		
LOT 11	5250.00		
LOT 12	5250.00		
LOT 13	5250.00		
LOT 14	6762.46		
	BLOCK 5		
LOT 1	5654.28	EXCLUSIVE FOR MODELS 1821; 2148; 2403; 2655; 2905 & N007	
LOT 2	5250.00		
LOT 3	5250.00		
LOT 4	5250.00		
LOT 5	5250.00		
LOT 6	5250.00		
LOT 7	5250.00		
LOT 8	5250.00		
LOT 9	5250.00		
LOT 10	5250.00		
LOT 11	11469.14	3485.00	30.39
LOT 12	5627.46	EXCLUSIVE FOR MODELS 1821; 2148; 2403; 2655; 2905 & N007	
LOT 13	5250.00		
LOT 14	5250.00		
LOT 15	5250.00	EXCLUSIVE FOR MODELS 1821; 2148; 2403; 2655; 2905 & N007	
LOT 16	5250.00		
LOT 17	5250.00		
LOT 18	5250.00		
LOT 19	5250.00		
LOT 20	5250.00		
LOT 21	5250.00		
LOT 22	11472.72	3485.00	30.38
	BLOCK 6		
LOT 1	7499.43	EXCLUSIVE FOR MODELS 1821; 2148; 2403; 2655; 2905 & N007	
LOT 2	5882.98		
LOT 3	5882.98		
LOT 4	5882.98		
LOT 5	5882.98		
LOT 6	5882.98		
LOT 7	7530.94		
LOT 8	7427.71		
LOT 9	5879.07		
LOT 10	5881.03		
LOT 11	5882.98		
LOT 12	5884.94		
LOT 13	5886.89		
LOT 14	7573.02		
	BLOCK 7		
LOT 1	6483.07	EXCLUSIVE FOR MODELS 1821; 2148; 2403; 2655; 2905 & N007	
LOT 2	5894.58		
LOT 3	5896.53		
LOT 4	5898.49		
LOT 5	5900.45		
LOT 6	5902.40		
LOT 7	5904.36		
LOT 8	5906.31		
LOT 9	5908.27		
LOT 10	5910.22		
LOT 11	12743.83	3485.00	27.35
LOT 12	6428.61	EXCLUSIVE FOR MODELS 1821; 2148; 2403; 2655; 2905 & N007	
LOT 13	5883.95		
LOT 14	5883.95		
LOT 15	5883.95		
LOT 16	5883.95		
LOT 17	5883.95		
LOT 18	5883.95		
LOT 19	5883.95		
LOT 20	5883.95		
LOT 21	5883.95		
LOT 22	12695.02	3485.00	27.45
	BLOCK 8		
LOT 1	7415.66	EXCLUSIVE FOR MODELS 1821; 2148; 2403; 2655; 2905 & N007	
LOT 2	5850.00		
LOT 3	5850.00		
LOT 4	5850.00		
LOT 5	5850.00		
LOT 6	5850.00		
LOT 7	7453.74		
LOT 8	7418.14		
LOT 9	5911.99		
LOT 10	5913.96		
LOT 11	5915.92	EXCLUSIVE FOR MODELS 1821; 2148; 2403; 2655; 2905 & N007	
LOT 12	5917.88		
LOT 13	5915.84		
LOT 14	7592.06		
	BLOCK 9		
LOT 1	6322.89	EXCLUSIVE FOR MODELS 1821; 2148; 2403; 2655; 2905 & N007	
LOT 2	5850.00		
LOT 3	5850.00		
LOT 4	5850.00		
LOT 5	5850.00		
LOT 6	5850.00		
LOT 7	5850.00		
LOT 8	5850.00		
LOT 9	5850.00		
LOT 10	5850.00		
LOT 11	12643.48	3485.00	27.56
LOT 12	6362.74	EXCLUSIVE FOR MODELS 1821; 2148; 2403; 2655; 2905 & N007	
LOT 13	5928.75		
LOT 14	5930.82		
LOT 15	5932.89		
LOT 16	5934.96		
LOT 17	5937.03		
LOT 18	5939.10		
LOT 19	5941.17		
LOT 20	5943.24		
LOT 21	5945.30		
LOT 22	12873.69	3485.00	27.07
	BLOCK 10		
LOT 1	11183.87	3485.00	31.16
LOT 2	10417.07	MODEL DOES NOT FIT	
LOT 3	10418.28		
LOT 4	10419.49		
LOT 5	11487.36	3485.00	30.34
	BLOCK 11		
LOT 1	11025.13	3485.00	31.61
LOT 2	10000.00	MODEL DOES NOT FIT **(EXCEED MAX. 33% LOT COV.)**	
LOT 3	10000.00		
LOT 4	10000.00		
LOT 5	10000.00		
LOT 6	10532.55		
LOT 7	5384.96	EXCLUSIVE FOR MODELS 1821; 2148; 2403; 2655; 2905 & N007	
LOT 8	5404.93		
LOT 9	5424.90		
LOT 10	5444.87		
LOT 11	5464.84		
LOT 12	5484.82		
LOT 13	8160.96		
LOT 14	5000.00		
LOT 15	5000.00		
LOT 16	5000.00		
LOT 17	5000.00		
LOT 18	5000.00		
LOT 19	5000.00		
LOT 20	5000.00		
LOT 21	5000.00		
LOT 22	5000.00		
LOT 23	5964.98		
	BLOCK 12		
LOT 1	6051.46	EXCLUSIVE FOR MODELS 1821; 2148; 2403; 2655; 2905 & N007	
LOT 2	5650.00		
LOT 3	5650.00		
LOT 4	5650.00		
LOT 5	5650.00		
LOT 6	5650.00		
LOT 7	5650.00		
LOT 8	5650.00		
LOT 9	6026.57		
LOT 10	6133.98		
LOT 11	5654.12		
LOT 12	5654.12		
LOT 13	5654.12		
LOT 14	5654.12		
LOT 15	5654.12		
LOT 16	5654.12		
LOT 17	5654.12		
LOT 18	6031.06		
	BLOCK 13		
LOT 1	5851.00	EXCLUSIVE FOR MODELS 1821; 2148; 2403; 2655; 2905 & N007	
LOT 2	5129.57		
LOT 3	5123.97		
LOT 4	5118.37		
LOT 5	5112.77		
LOT 6	5107.17		
LOT 7	5101.57		
LOT 8	5095.97		
LOT 9	5090.37		
LOT 10	5084.77		
LOT 11	5079.17		
LOT 12	5815.71		



FLOOR PLAN
SCALE 1" = 10'

MODEL 2810	
AREA CALCULATIONS	
A/C AREA GROUND	2,806 SF
GARAGE	427 SF
COV. TERRACE	159 SF
COV. ENTRY	93 SF
TOTAL A/C	2,806 SF
TOTAL GROSS	3,485 SF
LOT. COVERAGE	3,485 SF

NORTH

MODEL 2810

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REVISIONS:

OWNER:
LENNAR HOMES

DUNAGANS
BY: LENNAR HOMES
MIAMI-DADE COUNTY, FLORIDA

SEAL:

SITE PLAN

MODEL 2810

DATE : 2025-12-09
SCALE : AS SHOWN
DRAWN : AJS
CHECK BY: PPK
JOB NO. :

SP-7

SHEET NO. :

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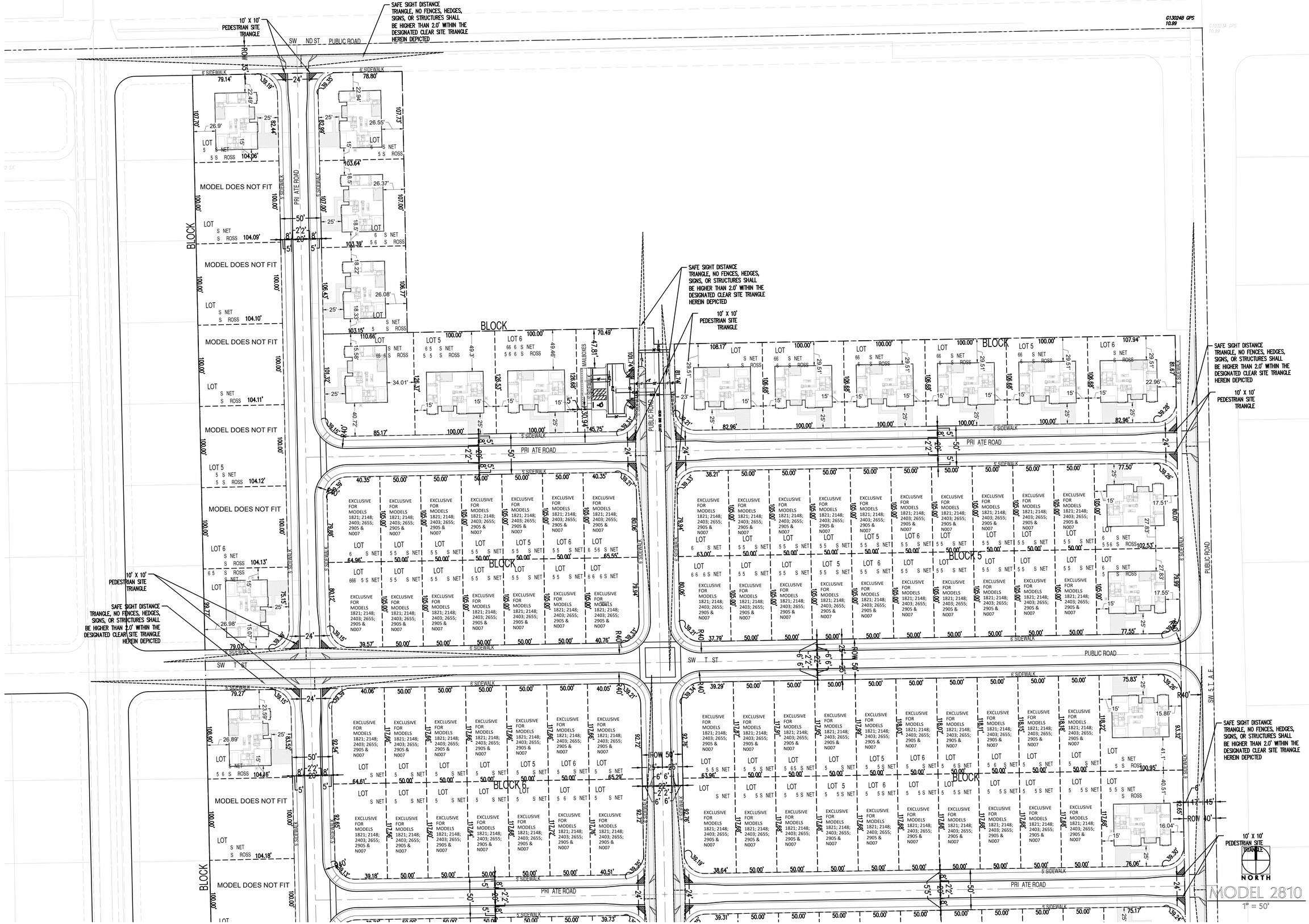

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DUNAGANS
BY: LENNAR HOMES
MIAMI-DADE COUNTY, FLORIDA

SEAL:

SITE PLAN

MODEL 2810

DATE :	2025-12-09
SCALE :	AS SHOWN
DRAWN :	AJS
CHECK BY:	PPK
JOB NO. :	

SP-8

SHEET NO. :

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REVISIONS:

OWNER:
LENNAR HOMES

DUNAGANS
BY: LENNAR HOMES
MIAMI-DADE COUNTY, FLORIDA

SEAL:

SITE PLAN

MODEL 2810

DATE :	2025-12-09
SCALE :	AS SHOWN
DRAWN :	AJS
CHECK BY:	PPK
JOB NO. :	

SP-9

SHEET NO. :

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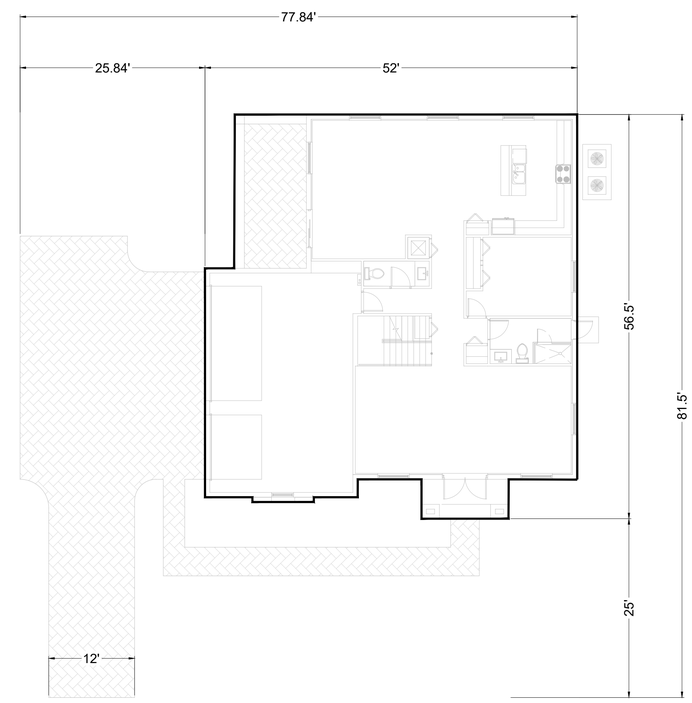
RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z25-256 DATE: JAN 5 2026 BY: E307493

SITE DATA

LOT COVERAGE BY LOT

LOT	SF LOT (NET AREA)	(SF) BLDG. FOOTPRINT	(%) LOT COVERAGE PROVIDED
	BLOCK 1		
LOT 1	11057.08	2674.00	24.18
LOT 2	10407.91	2674.00	25.69
LOT 3	10409.11	2674.00	25.69
LOT 4	10410.32	2674.00	25.69
LOT 5	10411.53	2674.00	25.68
LOT 6	10412.74	2674.00	25.68
LOT 7	10280.18	2674.00	26.01
	BLOCK 2		
LOT 1	11060.28	2674.00	24.18
LOT 2	11076.03	2674.00	24.14
LOT 3	11008.91	2674.00	24.29
LOT 4	13803.94	2674.00	19.37
LOT 5	12645.09	2674.00	21.15
LOT 6	12660.69	2674.00	21.12
	BLOCK 3		
LOT 1	11391.83	2674.00	23.47
LOT 2	10667.84	2674.00	25.07
LOT 3	10667.84	2674.00	25.07
LOT 4	10667.84	2674.00	25.07
LOT 5	10667.84	2674.00	25.07
LOT 6	11382.07	2674.00	23.49
	BLOCK 4		
LOT 1	6711.88	EXCLUSIVE FOR MODELS 1821; 2148; 2403; 2655; 2905 & N007	
LOT 2	5250.00		
LOT 3	5250.00		
LOT 4	5250.00		
LOT 5	5250.00		
LOT 6	5250.00		
LOT 7	6735.64		
LOT 8	6661.45		
LOT 9	5250.00		
LOT 10	5250.00		
LOT 11	5250.00		
LOT 12	5250.00		
LOT 13	5250.00		
LOT 14	6762.46		
	BLOCK 5		
LOT 1	5654.28	EXCLUSIVE FOR MODELS 1821; 2148; 2403; 2655; 2905 & N007	
LOT 2	5250.00		
LOT 3	5250.00		
LOT 4	5250.00		
LOT 5	5250.00		
LOT 6	5250.00		
LOT 7	5250.00		
LOT 8	5250.00		
LOT 9	5250.00		
LOT 10	5250.00		
LOT 11	11469.14	2674.00	23.31
LOT 12	5627.46	EXCLUSIVE FOR MODELS 1821; 2148; 2403; 2655; 2905 & N007	
LOT 13	5250.00		
LOT 14	5250.00		
LOT 15	5250.00	EXCLUSIVE FOR MODELS 1821; 2148; 2403; 2655; 2905 & N007	
LOT 16	5250.00		
LOT 17	5250.00		
LOT 18	5250.00		
LOT 19	5250.00		
LOT 20	5250.00		
LOT 21	5250.00		
LOT 22	11472.72	2674.00	23.31
	BLOCK 6		
LOT 1	7499.43	EXCLUSIVE FOR MODELS 1821; 2148; 2403; 2655; 2905 & N007	
LOT 2	5882.98		
LOT 3	5882.98		
LOT 4	5882.98		
LOT 5	5882.98		
LOT 6	5882.98		
LOT 7	7530.94		
LOT 8	7427.71		
LOT 9	5879.07		
LOT 10	5881.03		
LOT 11	5882.98		
LOT 12	5884.94		
LOT 13	5886.89		
LOT 14	7573.02		
	BLOCK 7		
LOT 1	6483.07	EXCLUSIVE FOR MODELS 1821; 2148; 2403; 2655; 2905 & N007	
LOT 2	5894.58		
LOT 3	5896.53		
LOT 4	5898.49		
LOT 5	5900.45		
LOT 6	5902.40		
LOT 7	5904.36		
LOT 8	5906.31		
LOT 9	5908.27		
LOT 10	5910.22		
LOT 11	12743.83	2674.00	20.98
LOT 12	6428.61	EXCLUSIVE FOR MODELS 1821; 2148; 2403; 2655; 2905 & N007	
LOT 13	5883.95		
LOT 14	5883.95		
LOT 15	5883.95		
LOT 16	5883.95		
LOT 17	5883.95		
LOT 18	5883.95		
LOT 19	5883.95		
LOT 20	5883.95		
LOT 21	5883.95		
LOT 22	12695.02	2674.00	21.06
	BLOCK 8		
LOT 1	7415.66	EXCLUSIVE FOR MODELS 1821; 2148; 2403; 2655; 2905 & N007	
LOT 2	5850.00		
LOT 3	5850.00		
LOT 4	5850.00		
LOT 5	5850.00		
LOT 6	5850.00		
LOT 7	7453.74		
LOT 8	7418.14		
LOT 9	5911.99		
LOT 10	5913.96		
LOT 11	5915.92	EXCLUSIVE FOR MODELS 1821; 2148; 2403; 2655; 2905 & N007	
LOT 12	5917.88		
LOT 13	5915.84		
LOT 14	7592.06		
	BLOCK 9		
LOT 1	6322.89	EXCLUSIVE FOR MODELS 1821; 2148; 2403; 2655; 2905 & N007	
LOT 2	5850.00		
LOT 3	5850.00		
LOT 4	5850.00		
LOT 5	5850.00		
LOT 6	5850.00		
LOT 7	5850.00		
LOT 8	5850.00		
LOT 9	5850.00		
LOT 10	5850.00		
LOT 11	12643.48	2674.00	21.15
LOT 12	6362.74	EXCLUSIVE FOR MODELS 1821; 2148; 2403; 2655; 2905 & N007	
LOT 13	5928.75		
LOT 14	5930.82		
LOT 15	5932.89		
LOT 16	5934.96		
LOT 17	5937.03		
LOT 18	5939.10		
LOT 19	5941.17		
LOT 20	5943.24		
LOT 21	5945.30		
LOT 22	12873.69	2674.00	20.77
	BLOCK 10		
LOT 1	11183.87	2674.00	23.91
LOT 2	10417.07	2674.00	25.67
LOT 3	10418.28	2674.00	25.67
LOT 4	10419.49	2674.00	25.66
LOT 5	11487.36	2674.00	23.28
	BLOCK 11		
LOT 1	11025.13	2674.00	24.25
LOT 2	10000.00	2674.00	26.74
LOT 3	10000.00	2674.00	26.74
LOT 4	10000.00	2674.00	26.74
LOT 5	10000.00	2674.00	26.74
LOT 6	10532.55	2674.00	25.39
LOT 7	5384.96	EXCLUSIVE FOR MODELS 1821; 2148; 2403; 2655; 2905 & N007	
LOT 8	5404.93		
LOT 9	5424.90		
LOT 10	5444.87		
LOT 11	5464.84		
LOT 12	5484.82		
LOT 13	8160.96		
LOT 14	5000.00		
LOT 15	5000.00		
LOT 16	5000.00		
LOT 17	5000.00		
LOT 18	5000.00		
LOT 19	5000.00		
LOT 20	5000.00		
LOT 21	5000.00		
LOT 22	5000.00		
LOT 23	5964.98		
	BLOCK 12		
LOT 1	6051.46	EXCLUSIVE FOR MODELS 1821; 2148; 2403; 2655; 2905 & N007	
LOT 2	5650.00		
LOT 3	5650.00		
LOT 4	5650.00		
LOT 5	5650.00		
LOT 6	5650.00		
LOT 7	5650.00		
LOT 8	5650.00		
LOT 9	6026.57		
LOT 10	6133.98		
LOT 11	5654.12		
LOT 12	5654.12		
LOT 13	5654.12		
LOT 14	5654.12		
LOT 15	5654.12		
LOT 16	5654.12		
LOT 17	5654.12		
LOT 18	6031.06		
	BLOCK 13		
LOT 1	5851.00	EXCLUSIVE FOR MODELS 1821; 2148; 2403; 2655; 2905 & N007	
LOT 2	5129.57		
LOT 3	5123.97		
LOT 4	5118.37		
LOT 5	5112.77		
LOT 6	5107.17		
LOT 7	5101.57		
LOT 8	5095.97		
LOT 9	5090.37		
LOT 10	5084.77		
LOT 11	5079.17		
LOT 12	5815.71		



FLOOR PLAN

SCALE 1/8" 1'0"

MODEL 3466	
AREA CALCULATIONS	
A/C AREA GROUND	1,726 SF
A/C AREA SECOND	1,742 SF
GARAGE	670 SF
COV. TERRACE	63 SF
COV. ENTRY	215 SF
TOTAL A/C	3,468 SF
TOTAL GROSS	4,416 SF
LOT. COVERAGE	2,674 SF

NORTH

MODEL 3466

PASCUAL PEREZ KILIDDJIAN STARR
ARCHITECTS + PLANNERS
LICENSE # AA 26001357
EDGARDO PEREZ , AIA
LICENSE No. : AR 0015394
MARIO P. PASCUAL , AIA
LICENSE No. : AR 0008254
PETER KILIDDJIAN, RA
LICENSE No. : AR 0093067
ANDREW STARR, RA
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OWNER:
LENNAR HOMES

DUNAGANS
BY: LENNAR HOMES
MIAMI-DADE COUNTY, FLORIDA

SEAL:

SITE PLAN

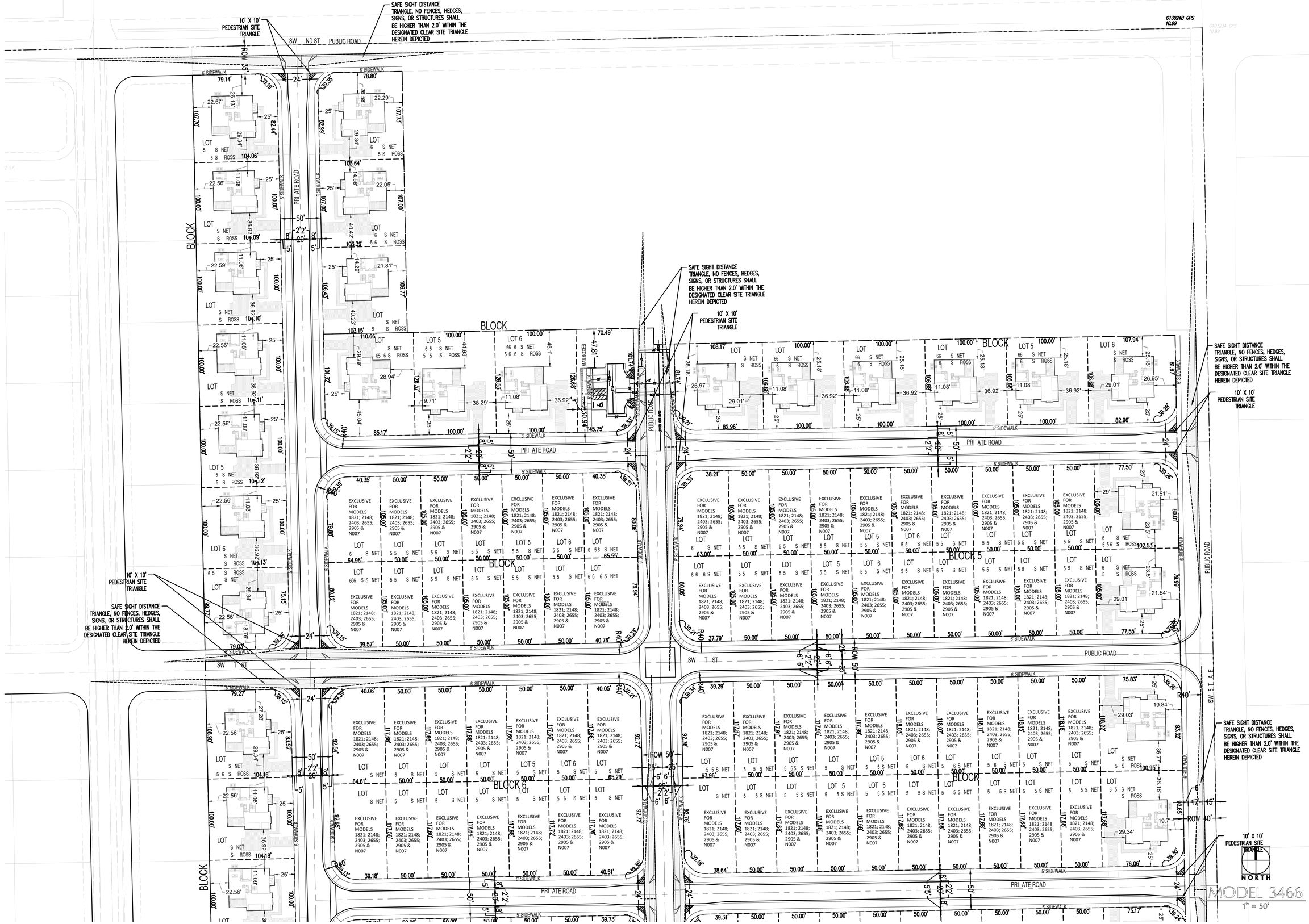
MODEL 3466

DATE : 2025-12-09
SCALE : AS SHOWN
DRAWN : AJS
CHECK BY: PPK
JOB NO. :

SP-10

SHEET NO. :

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z25-256 DATE: JAN 5 2026 BY: E307493



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LICENSE No. : AR 0015394
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OWNER:
LENNAR HOMES

DUNAGANS
BY: LENNAR HOMES
MIAMI-DADE COUNTY, FLORIDA

SEAL:

SITE PLAN

MODEL 3466

DATE :	2025-12-09
SCALE :	AS SHOWN
DRAWN :	AJS
CHECK BY:	PPK
JOB NO. :	

SP-11

SHEET NO. :

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z25-256 DATE: JAN 5 2026 BY: E307493

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REVISIONS:

OWNER:
LENNAR HOMES

DUNAGANS
BY: LENNAR HOMES
MIAMI-DADE COUNTY, FLORIDA

SEAL:

SITE PLAN

MODEL 3466

DATE :	2025-12-09
SCALE :	AS SHOWN
DRAWN :	AJS
CHECK BY:	PPK
JOB NO. :	

SP-12

SHEET NO. :

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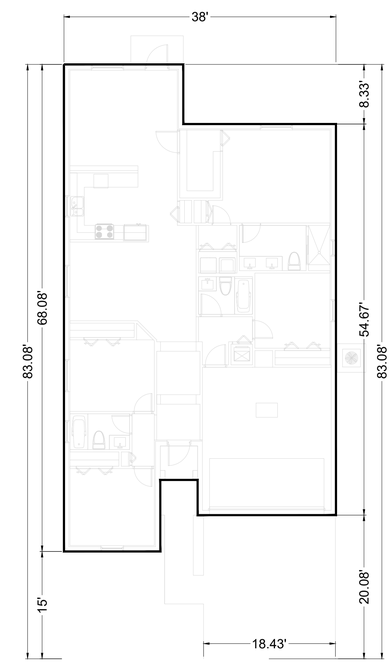
RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z25-256 DATE: JAN 5 2026 BY: E307493

SITE DATA
LOT COVERAGE BY LOT

LOT	SF LOT (NET AREA)	(SF) BLDG. FOOTPRINT	(%) LOT COVERAGE PROVIDED
	BLOCK 1		
LOT 1	11057.08	EXCLUSIVE FOR MODELS 2650; 2810 & 3466	
LOT 2	10407.91		
LOT 3	10409.11		
LOT 4	10410.32		
LOT 5	10411.53		
LOT 6	10412.74		
LOT 7	10280.18		
	BLOCK 2		
LOT 1	11060.28	EXCLUSIVE FOR MODELS 2650; 2810 & 3466	
LOT 2	11076.03		
LOT 3	11008.91		
LOT 4	13803.94		
LOT 5	12645.09		
LOT 6	12660.69		
	BLOCK 3		
LOT 1	11391.83	EXCLUSIVE FOR MODELS 2650; 2810 & 3466	
LOT 2	10667.84		
LOT 3	10667.84		
LOT 4	10667.84		
LOT 5	10667.84		
LOT 6	11382.07		
	BLOCK 4		
LOT 1	6711.88	2244.00	33.43
LOT 2	5250.00	2244.00	42.74
LOT 3	5250.00	2244.00	42.74
LOT 4	5250.00	2244.00	42.74
LOT 5	5250.00	2244.00	42.74
LOT 6	5250.00	2244.00	42.74
LOT 7	6735.64	2244.00	33.32
LOT 8	6661.45	2244.00	33.69
LOT 9	5250.00	2244.00	42.74
LOT 10	5250.00	2244.00	42.74
LOT 11	5250.00	2244.00	42.74
LOT 12	5250.00	2244.00	42.74
LOT 13	5250.00	2244.00	42.74
LOT 14	6762.46	2244.00	33.18
	BLOCK 5		
LOT 1	5654.28	2244.00	39.69
LOT 2	5250.00	2244.00	42.74
LOT 3	5250.00	2244.00	42.74
LOT 4	5250.00	2244.00	42.74
LOT 5	5250.00	2244.00	42.74
LOT 6	5250.00	2244.00	42.74
LOT 7	5250.00	2244.00	42.74
LOT 8	5250.00	2244.00	42.74
LOT 9	5250.00	2244.00	42.74
LOT 10	5250.00	2244.00	42.74
LOT 11	11469.14	EXCLUSIVE FOR MODELS 2650; 2810 & 3466	
LOT 12	5627.46	2244.00	39.88
LOT 13	5250.00	2244.00	42.74
LOT 14	5250.00	2244.00	42.74
LOT 15	5250.00	2244.00	42.74
LOT 16	5250.00	2244.00	42.74
LOT 17	5250.00	2244.00	42.74
LOT 18	5250.00	2244.00	42.74
LOT 19	5250.00	2244.00	42.74
LOT 20	5250.00	2244.00	42.74
LOT 21	5250.00	2244.00	42.74
LOT 22	11472.72	EXCLUSIVE FOR MODELS 2650; 2810 & 3466	
	BLOCK 6		
LOT 1	7499.43	2244.00	29.92
LOT 2	5882.98	2244.00	38.14
LOT 3	5882.98	2244.00	38.14
LOT 4	5882.98	2244.00	38.14
LOT 5	5882.98	2244.00	38.14
LOT 6	5882.98	2244.00	38.14
LOT 7	7530.94	2244.00	29.80
LOT 8	7427.71	2244.00	30.21
LOT 9	5879.07	2244.00	38.17
LOT 10	5881.03	2244.00	38.16
LOT 11	5882.98	2244.00	38.14
LOT 12	5884.94	2244.00	38.13
LOT 13	5886.89	2244.00	38.12
LOT 14	7573.02	2244.00	29.63
	BLOCK 7		
LOT 1	6483.07	2244.00	34.61
LOT 2	5894.58	2244.00	38.07
LOT 3	5896.53	2244.00	38.06
LOT 4	5898.49	2244.00	38.04
LOT 5	5900.45	2244.00	38.03
LOT 6	5902.40	2244.00	38.02
LOT 7	5904.36	2244.00	38.01
LOT 8	5906.31	2244.00	37.99
LOT 9	5908.27	2244.00	37.98
LOT 10	5910.22	2244.00	37.97
LOT 11	12743.83	EXCLUSIVE FOR MODELS 2650; 2810 & 3466	
LOT 12	6428.61	2244.00	34.91
LOT 13	5883.95	2244.00	38.14
LOT 14	5883.95	2244.00	38.14
LOT 15	5883.95	2244.00	38.14
LOT 16	5883.95	2244.00	38.14
LOT 17	5883.95	2244.00	38.14
LOT 18	5883.95	2244.00	38.14
LOT 19	5883.95	2244.00	38.14
LOT 20	5883.95	2244.00	38.14
LOT 21	5883.95	2244.00	38.14
LOT 22	12695.02	EXCLUSIVE FOR MODELS 2650; 2810 & 3466	
	BLOCK 8		
LOT 1	7415.66	2244.00	30.26
LOT 2	5850.00	2244.00	38.36
LOT 3	5850.00	2244.00	38.36
LOT 4	5850.00	2244.00	38.36
LOT 5	5850.00	2244.00	38.36
LOT 6	5850.00	2244.00	38.36
LOT 7	7453.74	2244.00	30.11
LOT 8	7418.14	2244.00	30.25
LOT 9	5911.99	2244.00	37.96
LOT 10	5913.96	2244.00	37.94
LOT 11	5915.92	2244.00	37.93
LOT 12	5917.88	2244.00	37.92
LOT 13	5915.84	2244.00	37.93
LOT 14	7592.06	2244.00	29.56
	BLOCK 9		
LOT 1	6322.89	2244.00	35.49
LOT 2	5850.00	2244.00	38.36
LOT 3	5850.00	2244.00	38.36
LOT 4	5850.00	2244.00	38.36
LOT 5	5850.00	2244.00	38.36
LOT 6	5850.00	2244.00	38.36
LOT 7	5850.00	2244.00	38.36
LOT 8	5850.00	2244.00	38.36
LOT 9	5850.00	2244.00	38.36
LOT 10	5850.00	2244.00	38.36
LOT 11	12643.48	EXCLUSIVE FOR MODELS 2650; 2810 & 3466	
LOT 12	6362.74	2244.00	35.27
LOT 13	5928.75	2244.00	37.85
LOT 14	5930.82	2244.00	37.84
LOT 15	5932.89	2244.00	37.82
LOT 16	5934.96	2244.00	37.81
LOT 17	5937.03	2244.00	37.80
LOT 18	5939.10	2244.00	37.78
LOT 19	5941.17	2244.00	37.77
LOT 20	5943.24	2244.00	37.76
LOT 21	5945.30	2244.00	37.74
LOT 22	12873.69	EXCLUSIVE FOR MODELS 2650; 2810 & 3466	
	BLOCK 10		
LOT 1	11183.87	EXCLUSIVE FOR MODELS 2650; 2810 & 3466	
LOT 2	10417.07		
LOT 3	10418.28		
LOT 4	10419.49		
LOT 5	11487.36		
	BLOCK 11		
LOT 1	11025.13	EXCLUSIVE FOR MODELS 2650; 2810 & 3466	
LOT 2	10000.00		
LOT 3	10000.00		
LOT 4	10000.00		
LOT 5	10000.00		
LOT 6	10532.55		
LOT 7	5384.96	2244.00	41.67
LOT 8	5404.93	2244.00	41.52
LOT 9	5424.90	2244.00	41.36
LOT 10	5444.87	2244.00	41.21
LOT 11	5464.84	2244.00	41.06
LOT 12	5484.82	2244.00	40.91
LOT 13	8160.96	2244.00	27.50
LOT 14	5000.00	2244.00	44.88
LOT 15	5000.00	2244.00	44.88
LOT 16	5000.00	2244.00	44.88
LOT 17	5000.00	2244.00	44.88
LOT 18	5000.00	2244.00	44.88
LOT 19	5000.00	2244.00	44.88
LOT 20	5000.00	2244.00	44.88
LOT 21	5000.00	2244.00	44.88
LOT 22	5000.00	2244.00	44.88
LOT 23	5964.98	2244.00	37.62
	BLOCK 12		
LOT 1	6051.46	MODEL DOES NOT FIT	
LOT 2	5650.00	2244.00	39.72
LOT 3	5650.00	2244.00	39.72
LOT 4	5650.00	2244.00	39.72
LOT 5	5650.00	2244.00	39.72
LOT 6	5650.00	2244.00	39.72
LOT 7	5650.00	2244.00	39.72
LOT 8	5650.00	2244.00	39.72
LOT 9	6026.57	MODEL DOES NOT FIT	
LOT 10	6133.98		
LOT 11	5654.12	2244.00	39.69
LOT 12	5654.12	2244.00	39.69
LOT 13	5654.12	2244.00	39.69
LOT 14	5654.12	2244.00	39.69
LOT 15	5654.12	2244.00	39.69
LOT 16	5654.12	2244.00	39.69
LOT 17	5654.12	2244.00	39.69
LOT 18	6031.06	MODEL DOES NOT FIT	
	BLOCK 13		
LOT 1	5851.00	2244.00	38.35
LOT 2	5129.57	2244.00	43.75
LOT 3	5123.97	2244.00	43.79
LOT 4	5118.37	2244.00	43.84
LOT 5	5112.77	2244.00	43.89
LOT 6	5107.17	2244.00	43.94
LOT 7	5101.57	2244.00	43.99
LOT 8	5095.97	2244.00	44.03
LOT 9	5090.37	2244.00	44.08
LOT 10	5084.77	2244.00	44.13
LOT 11	5079.17	2244.00	44.18
LOT 12	5815.71	2244.00	38.59



1821-CENTURI
AREA CALCULATIONS
ONE STORY, 4 BED, 3 BATHS, & 2 CAR GARAGE

GROUND FLOOR LIVING A/C AREA	1,827 S.F.
TOTAL A/C AREA	1,827 S.F.
GARAGE	392 S.F.
COVERED ENTRY	25 S.F.
LOT COVERAGE	2,244 S.F.

NORTH

MODEL 1821

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DUNAGANS
BY: LENNAR HOMES
MIAMI-DADE COUNTY, FLORIDA

SEAL:

SITE PLAN

MODEL 1821

DATE :	2025-12-09
SCALE :	AS SHOWN
DRAWN :	AJS
CHECK BY:	PPK
JOB NO. :	

SP-13

SHEET NO. :

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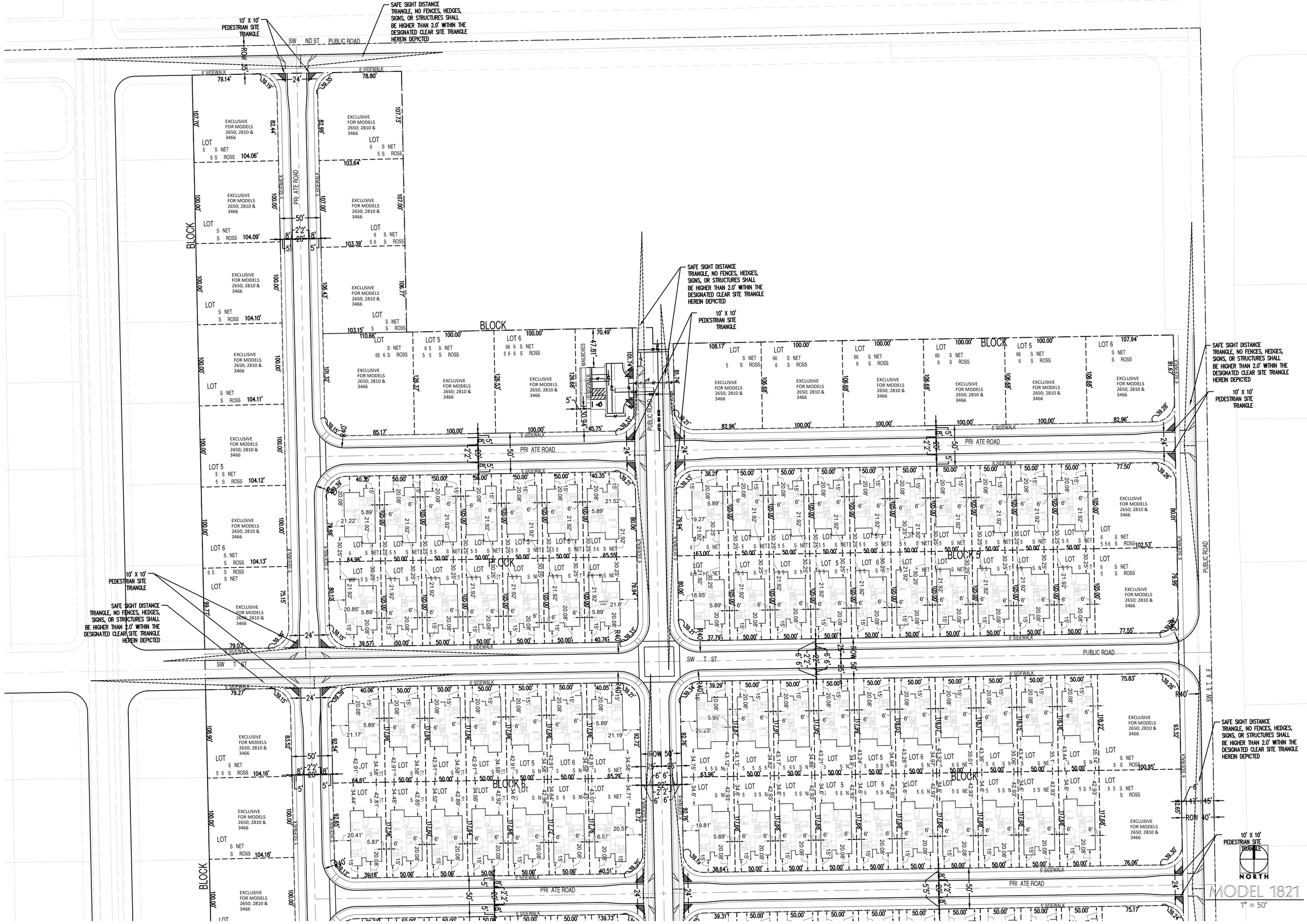

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SITE PLAN

MODEL 1821

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SITE PLAN

MODEL 1821

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JOB NO. :	

SP-15

SHEET NO. :

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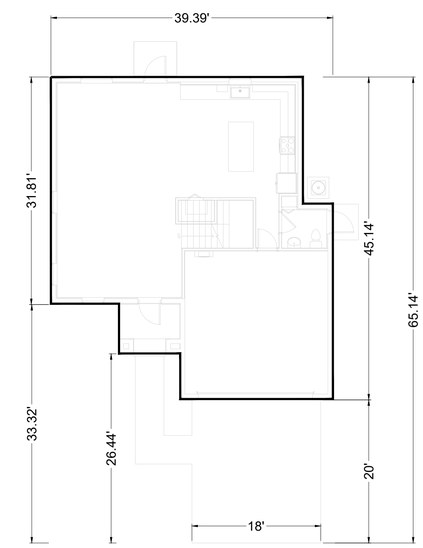
SITE DATA

LOT COVERAGE BY LOT

LOT	SF LOT (NET AREA)	(SF) BLDG. FOOTPRINT	(%) LOT COVERAGE PROVIDED
	BLOCK 1		
LOT 1	11057.08	EXCLUSIVE FOR MODELS 2650; 2810 & 3466	
LOT 2	10407.91		
LOT 3	10409.11		
LOT 4	10410.32		
LOT 5	10411.53		
LOT 6	10412.74		
LOT 7	10280.18		
	BLOCK 2		
LOT 1	11060.28	EXCLUSIVE FOR MODELS 2650; 2810 & 3466	
LOT 2	11076.03		
LOT 3	11008.91		
LOT 4	13803.94		
LOT 5	12645.09		
LOT 6	12660.69		
	BLOCK 3		
LOT 1	11391.83	EXCLUSIVE FOR MODELS 2650; 2810 & 3466	
LOT 2	10667.84		
LOT 3	10667.84		
LOT 4	10667.84		
LOT 5	10667.84		
LOT 6	11382.07		
	BLOCK 4		
LOT 1	6711.88	1510.00	22.50
LOT 2	5250.00	1510.00	28.76
LOT 3	5250.00	1510.00	28.76
LOT 4	5250.00	1510.00	28.76
LOT 5	5250.00	1510.00	28.76
LOT 6	5250.00	1510.00	28.76
LOT 7	6735.64	1510.00	22.42
LOT 8	6661.45	1510.00	22.67
LOT 9	5250.00	1510.00	28.76
LOT 10	5250.00	1510.00	28.76
LOT 11	5250.00	1510.00	28.76
LOT 12	5250.00	1510.00	28.76
LOT 13	5250.00	1510.00	28.76
LOT 14	6762.46	1510.00	22.33
	BLOCK 5		
LOT 1	5654.28	1510.00	26.71
LOT 2	5250.00	1510.00	28.76
LOT 3	5250.00	1510.00	28.76
LOT 4	5250.00	1510.00	28.76
LOT 5	5250.00	1510.00	28.76
LOT 6	5250.00	1510.00	28.76
LOT 7	5250.00	1510.00	28.76
LOT 8	5250.00	1510.00	28.76
LOT 9	5250.00	1510.00	28.76
LOT 10	5250.00	1510.00	28.76
LOT 11	11469.14	EXCLUSIVE FOR MODELS 2650; 2810 & 3466	
LOT 12	5627.46	1510.00	26.83
LOT 13	5250.00	1510.00	28.76
LOT 14	5250.00	1510.00	28.76
LOT 15	5250.00	1510.00	28.76
LOT 16	5250.00	1510.00	28.76
LOT 17	5250.00	1510.00	28.76
LOT 18	5250.00	1510.00	28.76
LOT 19	5250.00	1510.00	28.76
LOT 20	5250.00	1510.00	28.76
LOT 21	5250.00	1510.00	28.76
LOT 22	11472.72	EXCLUSIVE FOR MODELS 2650; 2810 & 3466	
	BLOCK 6		
LOT 1	7499.43	1510.00	20.13
LOT 2	5882.98	1510.00	25.67
LOT 3	5882.98	1510.00	25.67
LOT 4	5882.98	1510.00	25.67
LOT 5	5882.98	1510.00	25.67
LOT 6	5882.98	1510.00	25.67
LOT 7	7530.94	1510.00	20.05
LOT 8	7427.71	1510.00	20.33
LOT 9	5879.07	1510.00	25.68
LOT 10	5881.03	1510.00	25.68
LOT 11	5882.98	1510.00	25.67
LOT 12	5884.94	1510.00	25.66
LOT 13	5886.89	1510.00	25.65
LOT 14	7573.02	1510.00	19.94
	BLOCK 7		
LOT 1	6483.07	1510.00	23.29
LOT 2	5894.58	1510.00	25.62
LOT 3	5896.53	1510.00	25.61
LOT 4	5898.49	1510.00	25.60
LOT 5	5900.45	1510.00	25.59
LOT 6	5902.40	1510.00	25.58
LOT 7	5904.36	1510.00	25.57
LOT 8	5906.31	1510.00	25.57
LOT 9	5908.27	1510.00	25.56
LOT 10	5910.22	1510.00	25.55
LOT 11	12743.83	EXCLUSIVE FOR MODELS 2650; 2810 & 3466	
LOT 12	6428.61	1510.00	23.49
LOT 13	5883.95	1510.00	25.66
LOT 14	5883.95	1510.00	25.66
LOT 15	5883.95	1510.00	25.66
LOT 16	5883.95	1510.00	25.66
LOT 17	5883.95	1510.00	25.66
LOT 18	5883.95	1510.00	25.66
LOT 19	5883.95	1510.00	25.66
LOT 20	5883.95	1510.00	25.66
LOT 21	5883.95	1510.00	25.66
LOT 22	12695.02	EXCLUSIVE FOR MODELS 2650; 2810 & 3466	
	BLOCK 8		
LOT 1	7415.66	1510.00	20.36
LOT 2	5850.00	1510.00	25.81
LOT 3	5850.00	1510.00	25.81
LOT 4	5850.00	1510.00	25.81
LOT 5	5850.00	1510.00	25.81
LOT 6	5850.00	1510.00	25.81
LOT 7	7453.74	1510.00	20.26
LOT 8	7418.14	1510.00	20.36
LOT 9	5911.99	1510.00	25.54
LOT 10	5913.96	1510.00	25.53
LOT 11	5915.92	1510.00	25.52
LOT 12	5917.88	1510.00	25.52
LOT 13	5915.84	1510.00	25.52
LOT 14	7592.06	1510.00	19.89
	BLOCK 9		
LOT 1	6322.89	1510.00	23.88
LOT 2	5850.00	1510.00	25.81
LOT 3	5850.00	1510.00	25.81
LOT 4	5850.00	1510.00	25.81
LOT 5	5850.00	1510.00	25.81
LOT 6	5850.00	1510.00	25.81
LOT 7	5850.00	1510.00	25.81
LOT 8	5850.00	1510.00	25.81
LOT 9	5850.00	1510.00	25.81
LOT 10	5850.00	1510.00	25.81
LOT 11	12643.48	EXCLUSIVE FOR MODELS 2650; 2810 & 3466	
LOT 12	6362.74	1510.00	23.73
LOT 13	5928.75	1510.00	25.47
LOT 14	5930.82	1510.00	25.46
LOT 15	5932.89	1510.00	25.45
LOT 16	5934.96	1510.00	25.44
LOT 17	5937.03	1510.00	25.43
LOT 18	5939.10	1510.00	25.42
LOT 19	5941.17	1510.00	25.42
LOT 20	5943.24	1510.00	25.41
LOT 21	5945.30	1510.00	25.40
LOT 22	12873.69	EXCLUSIVE FOR MODELS 2650; 2810 & 3466	
	BLOCK 10		
LOT 1	11183.87	EXCLUSIVE FOR MODELS 2650; 2810 & 3466	
LOT 2	10417.07		
LOT 3	10418.28		
LOT 4	10419.49		
LOT 5	11487.36		
	BLOCK 11		
LOT 1	11025.13	EXCLUSIVE FOR MODELS 2650; 2810 & 3466	
LOT 2	10000.00		
LOT 3	10000.00		
LOT 4	10000.00		
LOT 5	10000.00		
LOT 6	10532.55		
LOT 7	5384.96	1510.00	28.04
LOT 8	5404.93	1510.00	27.94
LOT 9	5424.90	1510.00	27.83
LOT 10	5444.87	1510.00	27.73
LOT 11	5464.84	1510.00	27.63
LOT 12	5484.82	1510.00	27.53
LOT 13	8160.96	1510.00	18.50
LOT 14	5000.00	1510.00	30.20
LOT 15	5000.00	1510.00	30.20
LOT 16	5000.00	1510.00	30.20
LOT 17	5000.00	1510.00	30.20
LOT 18	5000.00	1510.00	30.20
LOT 19	5000.00	1510.00	30.20
LOT 20	5000.00	1510.00	30.20
LOT 21	5000.00	1510.00	30.20
LOT 22	5000.00	1510.00	30.20
LOT 23	5964.98	1510.00	25.31
	BLOCK 12		
LOT 1	6051.46	1510.00	24.95
LOT 2	5650.00	1510.00	26.73
LOT 3	5650.00	1510.00	26.73
LOT 4	5650.00	1510.00	26.73
LOT 5	5650.00	1510.00	26.73
LOT 6	5650.00	1510.00	26.73
LOT 7	5650.00	1510.00	26.73
LOT 8	5650.00	1510.00	26.73
LOT 9	6026.57	1510.00	25.06
LOT 10	6133.98	1510.00	24.62
LOT 11	5654.12	1510.00	26.71
LOT 12	5654.12	1510.00	26.71
LOT 13	5654.12	1510.00	26.71
LOT 14	5654.12	1510.00	26.71
LOT 15	5654.12	1510.00	26.71
LOT 16	5654.12	1510.00	26.71
LOT 17	5654.12	1510.00	26.71
LOT 18	6031.06	1510.00	25.04
	BLOCK 13		
LOT 1	5851.00	1510.00	25.81
LOT 2	5129.57	1510.00	29.44
LOT 3	5123.97	1510.00	29.47
LOT 4	5118.37	1510.00	29.50
LOT 5	5112.77	1510.00	29.53
LOT 6	5107.17	1510.00	29.57
LOT 7	5101.57	1510.00	29.60
LOT 8	5095.97	1510.00	29.63
LOT 9	5090.37	1510.00	29.66
LOT 10	5084.77	1510.00	29.70
LOT 11	5079.17	1510.00	29.73
LOT 12	5815.71	1510.00	25.96



2148- FLORENT
AREA CALCULATIONS

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

GROUND FLOOR GROSS LIVING A/C AREA	1,016 SF.
SECOND FLOOR GROSS LIVING A/C AREA	1,167 SF.
TOTAL GROSS AREA	2,183 SF.
GARAGE	434 SF.
COVERED ENTRY	60 SF.
LOT COVERAGE	1,510 SF.

NORTH

MODEL 2148

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DUNAGANS
BY: LENNAR HOMES
MIAMI-DADE COUNTY, FLORIDA

SEAL:

SITE PLAN

MODEL 2148

DATE :	2025-12-09
SCALE :	AS SHOWN
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SP-16

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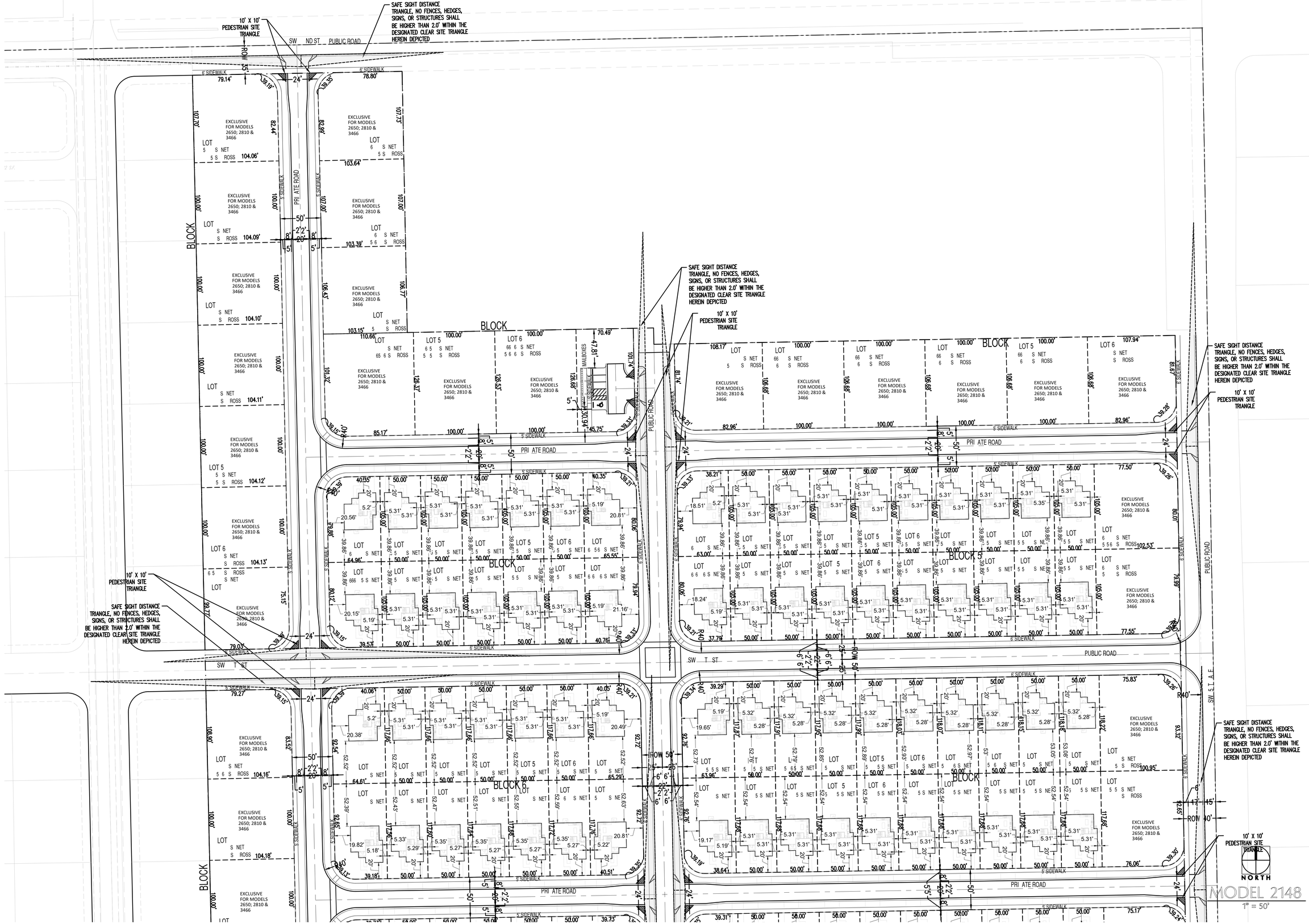

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MIAMI-DADE COUNTY, FLORIDA

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SITE PLAN

MODEL 2148

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MIAMI-DADE COUNTY, FLORIDA

SEAL:

SITE PLAN

MODEL 2148

DATE :	2025-12-09
SCALE :	AS SHOWN
DRAWN :	AJS
CHECK BY:	PPK
JOB NO. :	

SP-18

SHEET NO. :

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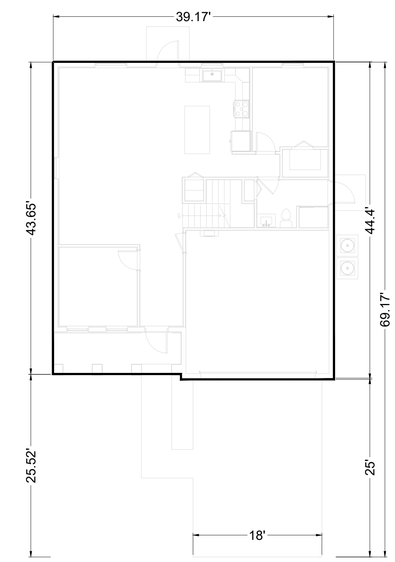
SITE DATA

LOT COVERAGE BY LOT

LOT	SF LOT (NET AREA)	(SF) BLDG. FOOTPRINT	(%) LOT COVERAGE PROVIDED
	BLOCK 1		
LOT 1	11057.08	EXCLUSIVE FOR MODELS 2650; 2810 & 3466	
LOT 2	10407.91		
LOT 3	10409.11		
LOT 4	10410.32		
LOT 5	10411.53		
LOT 6	10412.74		
LOT 7	10280.18		
	BLOCK 2		
LOT 1	11060.28	EXCLUSIVE FOR MODELS 2650; 2810 & 3466	
LOT 2	11076.03		
LOT 3	11008.91		
LOT 4	13803.94		
LOT 5	12645.09		
LOT 6	12660.69		
	BLOCK 3		
LOT 1	11391.83	EXCLUSIVE FOR MODELS 2650; 2810 & 3466	
LOT 2	10667.84		
LOT 3	10667.84		
LOT 4	10667.84		
LOT 5	10667.84		
LOT 6	11382.07		
	BLOCK 4		
LOT 1	6711.88	1670.00	24.88
LOT 2	5250.00	1670.00	31.81
LOT 3	5250.00	1670.00	31.81
LOT 4	5250.00	1670.00	31.81
LOT 5	5250.00	1670.00	31.81
LOT 6	5250.00	1670.00	31.81
LOT 7	6735.64	1670.00	24.79
LOT 8	6661.45	1670.00	25.07
LOT 9	5250.00	1670.00	31.81
LOT 10	5250.00	1670.00	31.81
LOT 11	5250.00	1670.00	31.81
LOT 12	5250.00	1670.00	31.81
LOT 13	5250.00	1670.00	31.81
LOT 14	6762.46	1670.00	24.70
	BLOCK 5		
LOT 1	5654.28	1670.00	29.54
LOT 2	5250.00	1670.00	31.81
LOT 3	5250.00	1670.00	31.81
LOT 4	5250.00	1670.00	31.81
LOT 5	5250.00	1670.00	31.81
LOT 6	5250.00	1670.00	31.81
LOT 7	5250.00	1670.00	31.81
LOT 8	5250.00	1670.00	31.81
LOT 9	5250.00	1670.00	31.81
LOT 10	5250.00	1670.00	31.81
LOT 11	11469.14	EXCLUSIVE FOR MODELS 2650; 2810 & 3466	
LOT 12	5627.46	1670.00	29.68
LOT 13	5250.00	1670.00	31.81
LOT 14	5250.00	1670.00	31.81
LOT 15	5250.00	1670.00	31.81
LOT 16	5250.00	1670.00	31.81
LOT 17	5250.00	1670.00	31.81
LOT 18	5250.00	1670.00	31.81
LOT 19	5250.00	1670.00	31.81
LOT 20	5250.00	1670.00	31.81
LOT 21	5250.00	1670.00	31.81
LOT 22	11472.72	EXCLUSIVE FOR MODELS 2650; 2810 & 3466	
	BLOCK 6		
LOT 1	7499.43	1670.00	22.27
LOT 2	5882.98	1670.00	28.39
LOT 3	5882.98	1670.00	28.39
LOT 4	5882.98	1670.00	28.39
LOT 5	5882.98	1670.00	28.39
LOT 6	5882.98	1670.00	28.39
LOT 7	7530.94	1670.00	22.18
LOT 8	7427.71	1670.00	22.48
LOT 9	5879.07	1670.00	28.41
LOT 10	5881.03	1670.00	28.40
LOT 11	5882.98	1670.00	28.39
LOT 12	5884.94	1670.00	28.38
LOT 13	5886.89	1670.00	28.37
LOT 14	7573.02	1670.00	22.05
	BLOCK 7		
LOT 1	6483.07	1670.00	25.76
LOT 2	5894.58	1670.00	28.33
LOT 3	5896.53	1670.00	28.32
LOT 4	5898.49	1670.00	28.31
LOT 5	5900.45	1670.00	28.30
LOT 6	5902.40	1670.00	28.29
LOT 7	5904.36	1670.00	28.28
LOT 8	5906.31	1670.00	28.27
LOT 9	5908.27	1670.00	28.27
LOT 10	5910.22	1670.00	28.26
LOT 11	12743.83	EXCLUSIVE FOR MODELS 2650; 2810 & 3466	
LOT 12	6428.61	1670.00	25.98
LOT 13	5883.95	1670.00	28.38
LOT 14	5883.95	1670.00	28.38
LOT 15	5883.95	1670.00	28.38
LOT 16	5883.95	1670.00	28.38
LOT 17	5883.95	1670.00	28.38
LOT 18	5883.95	1670.00	28.38
LOT 19	5883.95	1670.00	28.38
LOT 20	5883.95	1670.00	28.38
LOT 21	5883.95	1670.00	28.38
LOT 22	12695.02	EXCLUSIVE FOR MODELS 2650; 2810 & 3466	
	BLOCK 8		
LOT 1	7415.66	1670.00	22.52
LOT 2	5850.00	1670.00	28.55
LOT 3	5850.00	1670.00	28.55
LOT 4	5850.00	1670.00	28.55
LOT 5	5850.00	1670.00	28.55
LOT 6	5850.00	1670.00	28.55
LOT 7	7453.74	1670.00	22.40
LOT 8	7418.14	1670.00	22.51
LOT 9	5911.99	1670.00	28.25
LOT 10	5913.96	1670.00	28.24
LOT 11	5915.92	1670.00	28.23
LOT 12	5917.88	1670.00	28.22
LOT 13	5915.84	1670.00	28.23
LOT 14	7592.06	1670.00	22.00
	BLOCK 9		
LOT 1	6322.89	1670.00	26.41
LOT 2	5850.00	1670.00	28.55
LOT 3	5850.00	1670.00	28.55
LOT 4	5850.00	1670.00	28.55
LOT 5	5850.00	1670.00	28.55
LOT 6	5850.00	1670.00	28.55
LOT 7	5850.00	1670.00	28.55
LOT 8	5850.00	1670.00	28.55
LOT 9	5850.00	1670.00	28.55
LOT 10	5850.00	1670.00	28.55
LOT 11	12643.48	EXCLUSIVE FOR MODELS 2650; 2810 & 3466	
LOT 12	6362.74	1670.00	26.25
LOT 13	5928.75	1670.00	28.17
LOT 14	5930.82	1670.00	28.16
LOT 15	5932.89	1670.00	28.15
LOT 16	5934.96	1670.00	28.14
LOT 17	5937.03	1670.00	28.13
LOT 18	5939.10	1670.00	28.12
LOT 19	5941.17	1670.00	28.11
LOT 20	5943.24	1670.00	28.10
LOT 21	5945.30	1670.00	28.09
LOT 22	12873.69	EXCLUSIVE FOR MODELS 2650; 2810 & 3466	
	BLOCK 10		
LOT 1	11183.87	EXCLUSIVE FOR MODELS 2650; 2810 & 3466	
LOT 2	10417.07		
LOT 3	10418.28		
LOT 4	10419.49		
LOT 5	11487.36		
	BLOCK 11		
LOT 1	11025.13	EXCLUSIVE FOR MODELS 2650; 2810 & 3466	
LOT 2	10000.00		
LOT 3	10000.00		
LOT 4	10000.00		
LOT 5	10000.00		
LOT 6	10532.55		
LOT 7	5384.96	1670.00	31.01
LOT 8	5404.93	1670.00	30.90
LOT 9	5424.90	1670.00	30.78
LOT 10	5444.87	1670.00	30.67
LOT 11	5464.84	1670.00	30.56
LOT 12	5484.82	1670.00	30.45
LOT 13	8160.96	1670.00	20.46
LOT 14	5000.00	1670.00	33.40
LOT 15	5000.00	1670.00	33.40
LOT 16	5000.00	1670.00	33.40
LOT 17	5000.00	1670.00	33.40
LOT 18	5000.00	1670.00	33.40
LOT 19	5000.00	1670.00	33.40
LOT 20	5000.00	1670.00	33.40
LOT 21	5000.00	1670.00	33.40
LOT 22	5000.00	1670.00	33.40
LOT 23	5964.98	1670.00	28.00
	BLOCK 12		
LOT 1	6051.46	1670.00	27.60
LOT 2	5650.00	1670.00	29.56
LOT 3	5650.00	1670.00	29.56
LOT 4	5650.00	1670.00	29.56
LOT 5	5650.00	1670.00	29.56
LOT 6	5650.00	1670.00	29.56
LOT 7	5650.00	1670.00	29.56
LOT 8	5650.00	1670.00	29.56
LOT 9	6026.57	1670.00	27.71
LOT 10	6133.98	1670.00	27.23
LOT 11	5654.12	1670.00	29.54
LOT 12	5654.12	1670.00	29.54
LOT 13	5654.12	1670.00	29.54
LOT 14	5654.12	1670.00	29.54
LOT 15	5654.12	1670.00	29.54
LOT 16	5654.12	1670.00	29.54
LOT 17	5654.12	1670.00	29.54
LOT 18	6031.06	1670.00	27.69
	BLOCK 13		
LOT 1	5851.00	1670.00	28.54
LOT 2	5129.57	1670.00	32.56
LOT 3	5123.97	1670.00	32.59
LOT 4	5118.37	1670.00	32.63
LOT 5	5112.77	1670.00	32.66
LOT 6	5107.17	1670.00	32.70
LOT 7	5101.57	1670.00	32.74
LOT 8	5095.97	1670.00	32.77
LOT 9	5090.37	1670.00	32.81
LOT 10	5084.77	1670.00	32.84
LOT 11	5079.17	1670.00	32.88
LOT 12	5815.71	1670.00	28.72



2403-LUMIO
AREA CALCULATIONS

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

GROUND FLOOR GROSS LIVING A/C AREA	1,184 SF.
SECOND FLOOR GROSS LIVING A/C AREA	1,255 SF.
TOTAL GROSS AREA	2,439 SF.
GARAGE	430 SF.
COVERED ENTRY	56 SF.
LOT COVERAGE	1,670 SF.

NORTH

MODEL 2403

PASCUAL PEREZ KILIDDJIAN STARR
ARCHITECTS + PLANNERS
LICENSE # AA 26001357
EDGARDO PEREZ , AIA
LICENSE No. : AR 0015394
MARIO P. PASCUAL , AIA
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REVISIONS:

OWNER:
LENNAR HOMES

DUNAGANS
BY: LENNAR HOMES
MIAMI-DADE COUNTY, FLORIDA

SEAL:

SITE PLAN

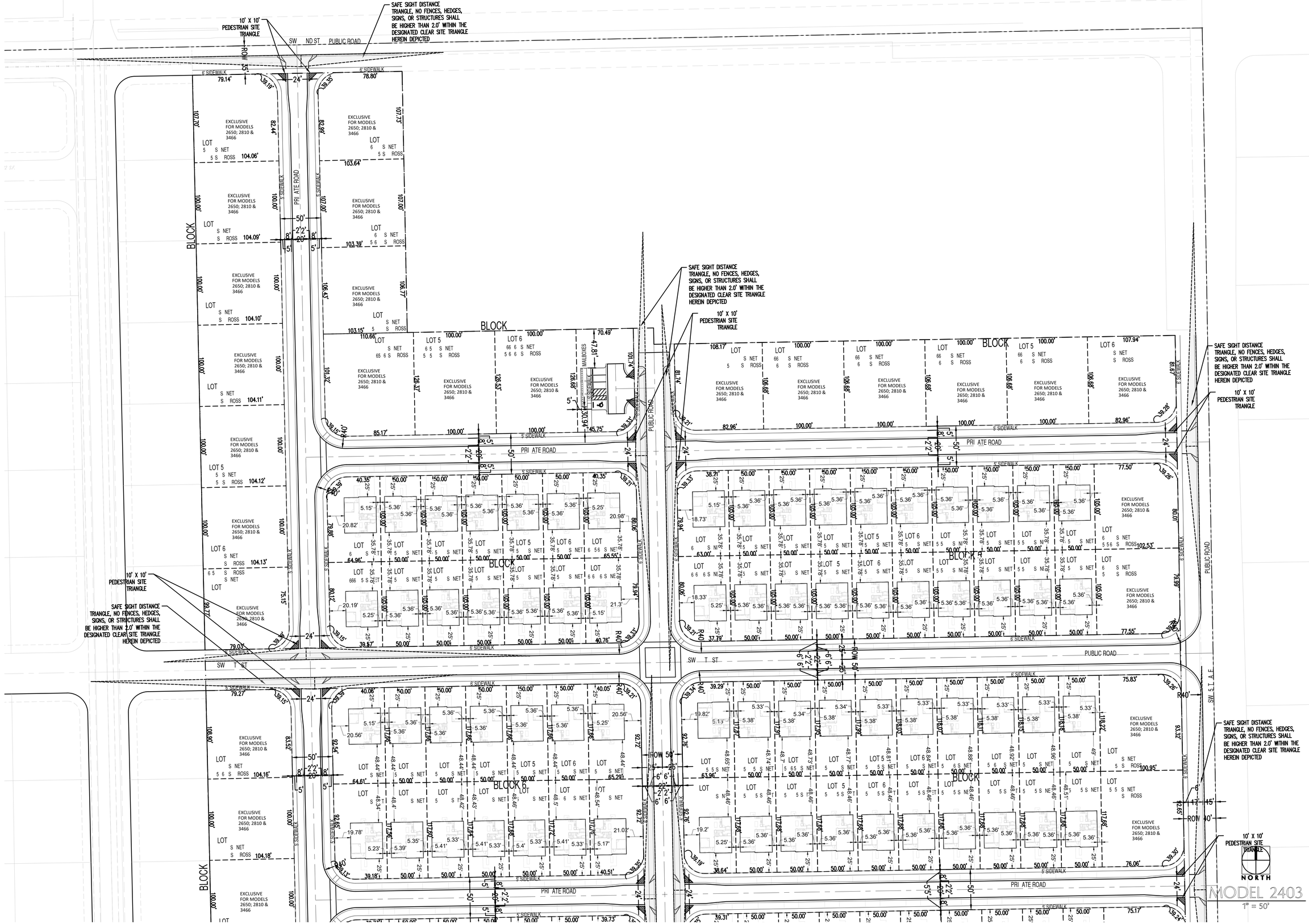
MODEL 2403

DATE :	2025-12-09
SCALE :	AS SHOWN
DRAWN :	AJS
CHECK BY:	PPK
JOB NO. :	

SP-19

SHEET NO. :

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z25-256 DATE: JAN 5 2026 BY: E307493



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JOB NO. :	

SP-20

SHEET NO. :

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REVISIONS:

OWNER:
LENNAR HOMES

DUNAGANS
BY: LENNAR HOMES
MIAMI-DADE COUNTY, FLORIDA

SEAL:

SITE PLAN

MODEL 2403

DATE :	2025-12-09
SCALE :	AS SHOWN
DRAWN :	AJS
CHECK BY:	PPK
JOB NO. :	

SP-21

SHEET NO. :

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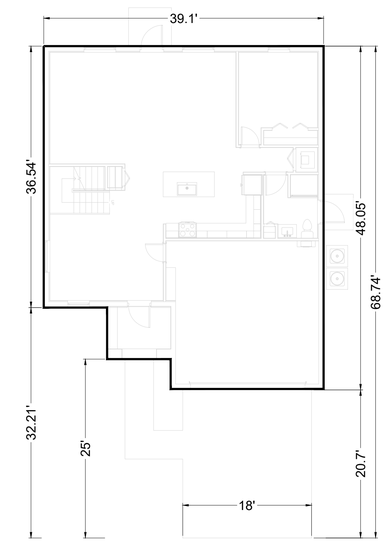
SITE DATA

LOT COVERAGE BY LOT

LOT	SF LOT (NET AREA)	(SF) BLDG. FOOTPRINT	(%) LOT COVERAGE PROVIDED
	BLOCK 1		
LOT 1	11057.08	EXCLUSIVE FOR MODELS 2650; 2810 & 3466	
LOT 2	10407.91		
LOT 3	10409.11		
LOT 4	10410.32		
LOT 5	10411.53		
LOT 6	10412.74		
LOT 7	10280.18		
	BLOCK 2		
LOT 1	11060.28	EXCLUSIVE FOR MODELS 2650; 2810 & 3466	
LOT 2	11076.03		
LOT 3	11008.91		
LOT 4	13803.94		
LOT 5	12645.09		
LOT 6	12660.69		
	BLOCK 3		
LOT 1	11391.83	EXCLUSIVE FOR MODELS 2650; 2810 & 3466	
LOT 2	10667.84		
LOT 3	10667.84		
LOT 4	10667.84		
LOT 5	10667.84		
LOT 6	11382.07		
	BLOCK 4		
LOT 1	6711.88	1742.00	25.95
LOT 2	5250.00	1742.00	33.18
LOT 3	5250.00	1742.00	33.18
LOT 4	5250.00	1742.00	33.18
LOT 5	5250.00	1742.00	33.18
LOT 6	5250.00	1742.00	33.18
LOT 7	6735.64	1742.00	25.86
LOT 8	6661.45	1742.00	26.15
LOT 9	5250.00	1742.00	33.18
LOT 10	5250.00	1742.00	33.18
LOT 11	5250.00	1742.00	33.18
LOT 12	5250.00	1742.00	33.18
LOT 13	5250.00	1742.00	33.18
LOT 14	6762.46	1742.00	25.76
	BLOCK 5		
LOT 1	5654.28	1742.00	30.81
LOT 2	5250.00	1742.00	33.18
LOT 3	5250.00	1742.00	33.18
LOT 4	5250.00	1742.00	33.18
LOT 5	5250.00	1742.00	33.18
LOT 6	5250.00	1742.00	33.18
LOT 7	5250.00	1742.00	33.18
LOT 8	5250.00	1742.00	33.18
LOT 9	5250.00	1742.00	33.18
LOT 10	5250.00	1742.00	33.18
LOT 11	11469.14	EXCLUSIVE FOR MODELS 2650; 2810 & 3466	
LOT 12	5627.46	1742.00	30.96
LOT 13	5250.00	1742.00	33.18
LOT 14	5250.00	1742.00	33.18
LOT 15	5250.00	1742.00	33.18
LOT 16	5250.00	1742.00	33.18
LOT 17	5250.00	1742.00	33.18
LOT 18	5250.00	1742.00	33.18
LOT 19	5250.00	1742.00	33.18
LOT 20	5250.00	1742.00	33.18
LOT 21	5250.00	1742.00	33.18
LOT 22	11472.72	EXCLUSIVE FOR MODELS 2650; 2810 & 3466	
	BLOCK 6		
LOT 1	7499.43	1742.00	23.23
LOT 2	5882.98	1742.00	29.61
LOT 3	5882.98	1742.00	29.61
LOT 4	5882.98	1742.00	29.61
LOT 5	5882.98	1742.00	29.61
LOT 6	5882.98	1742.00	29.61
LOT 7	7530.94	1742.00	23.13
LOT 8	7427.71	1742.00	23.45
LOT 9	5879.07	1742.00	29.63
LOT 10	5881.03	1742.00	29.62
LOT 11	5882.98	1742.00	29.61
LOT 12	5884.94	1742.00	29.60
LOT 13	5886.89	1742.00	29.59
LOT 14	7573.02	1742.00	23.00
	BLOCK 7		
LOT 1	6483.07	1742.00	26.87
LOT 2	5894.58	1742.00	29.55
LOT 3	5896.53	1742.00	29.54
LOT 4	5898.49	1742.00	29.53
LOT 5	5900.45	1742.00	29.52
LOT 6	5902.40	1742.00	29.51
LOT 7	5904.36	1742.00	29.50
LOT 8	5906.31	1742.00	29.49
LOT 9	5908.27	1742.00	29.48
LOT 10	5910.22	1742.00	29.47
LOT 11	12743.83	EXCLUSIVE FOR MODELS 2650; 2810 & 3466	
LOT 12	6428.61	1742.00	27.10
LOT 13	5883.95	1742.00	29.61
LOT 14	5883.95	1742.00	29.61
LOT 15	5883.95	1742.00	29.61
LOT 16	5883.95	1742.00	29.61
LOT 17	5883.95	1742.00	29.61
LOT 18	5883.95	1742.00	29.61
LOT 19	5883.95	1742.00	29.61
LOT 20	5883.95	1742.00	29.61
LOT 21	5883.95	1742.00	29.61
LOT 22	12695.02	EXCLUSIVE FOR MODELS 2650; 2810 & 3466	
	BLOCK 8		
LOT 1	7415.66	1742.00	23.49
LOT 2	5850.00	1742.00	29.78
LOT 3	5850.00	1742.00	29.78
LOT 4	5850.00	1742.00	29.78
LOT 5	5850.00	1742.00	29.78
LOT 6	5850.00	1742.00	29.78
LOT 7	7453.74	1742.00	23.37
LOT 8	7418.14	1742.00	23.48
LOT 9	5911.99	1742.00	29.47
LOT 10	5913.96	1742.00	29.46
LOT 11	5915.92	1742.00	29.45
LOT 12	5917.88	1742.00	29.44
LOT 13	5915.84	1742.00	29.45
LOT 14	7592.06	1742.00	22.95
	BLOCK 9		
LOT 1	6322.89	1742.00	27.55
LOT 2	5850.00	1742.00	29.78
LOT 3	5850.00	1742.00	29.78
LOT 4	5850.00	1742.00	29.78
LOT 5	5850.00	1742.00	29.78
LOT 6	5850.00	1742.00	29.78
LOT 7	5850.00	1742.00	29.78
LOT 8	5850.00	1742.00	29.78
LOT 9	5850.00	1742.00	29.78
LOT 10	5850.00	1742.00	29.78
LOT 11	12643.48	EXCLUSIVE FOR MODELS 2650; 2810 & 3466	
LOT 12	6362.74	1742.00	27.38
LOT 13	5928.75	1742.00	29.38
LOT 14	5930.82	1742.00	29.37
LOT 15	5932.89	1742.00	29.36
LOT 16	5934.96	1742.00	29.35
LOT 17	5937.03	1742.00	29.34
LOT 18	5939.10	1742.00	29.33
LOT 19	5941.17	1742.00	29.32
LOT 20	5943.24	1742.00	29.31
LOT 21	5945.30	1742.00	29.30
LOT 22	12873.69	EXCLUSIVE FOR MODELS 2650; 2810 & 3466	
	BLOCK 10		
LOT 1	11183.87	EXCLUSIVE FOR MODELS 2650; 2810 & 3466	
LOT 2	10417.07		
LOT 3	10418.28		
LOT 4	10419.49		
LOT 5	11487.36		
	BLOCK 11		
LOT 1	11025.13	EXCLUSIVE FOR MODELS 2650; 2810 & 3466	
LOT 2	10000.00		
LOT 3	10000.00		
LOT 4	10000.00		
LOT 5	10000.00		
LOT 6	10532.55		
LOT 7	5384.96	1742.00	32.35
LOT 8	5404.93	1742.00	32.23
LOT 9	5424.90	1742.00	32.11
LOT 10	5444.87	1742.00	31.99
LOT 11	5464.84	1742.00	31.88
LOT 12	5484.82	1742.00	31.76
LOT 13	8160.96	1742.00	21.35
LOT 14	5000.00	1742.00	34.84
LOT 15	5000.00	1742.00	34.84
LOT 16	5000.00	1742.00	34.84
LOT 17	5000.00	1742.00	34.84
LOT 18	5000.00	1742.00	34.84
LOT 19	5000.00	1742.00	34.84
LOT 20	5000.00	1742.00	34.84
LOT 21	5000.00	1742.00	34.84
LOT 22	5000.00	1742.00	34.84
LOT 23	5964.98	1742.00	29.20
	BLOCK 12		
LOT 1	6051.46	1742.00	28.79
LOT 2	5650.00	1742.00	30.83
LOT 3	5650.00	1742.00	30.83
LOT 4	5650.00	1742.00	30.83
LOT 5	5650.00	1742.00	30.83
LOT 6	5650.00	1742.00	30.83
LOT 7	5650.00	1742.00	30.83
LOT 8	5650.00	1742.00	30.83
LOT 9	6026.57	1742.00	28.91
LOT 10	6133.98	1742.00	28.40
LOT 11	5654.12	1742.00	30.81
LOT 12	5654.12	1742.00	30.81
LOT 13	5654.12	1742.00	30.81
LOT 14	5654.12	1742.00	30.81
LOT 15	5654.12	1742.00	30.81
LOT 16	5654.12	1742.00	30.81
LOT 17	5654.12	1742.00	30.81
LOT 18	6031.06	1742.00	28.88
	BLOCK 13		
LOT 1	5851.00	1742.00	29.77
LOT 2	5129.57	1742.00	33.96
LOT 3	5123.97	1742.00	34.00
LOT 4	5118.37	1742.00	34.03
LOT 5	5112.77	1742.00	34.07
LOT 6	5107.17	1742.00	34.11
LOT 7	5101.57	1742.00	34.15
LOT 8	5095.97	1742.00	34.18
LOT 9	5090.37	1742.00	34.22
LOT 10	5084.77	1742.00	34.26
LOT 11	5079.17	1742.00	34.30
LOT 12	5815.71	1742.00	29.95



2655- OLMETTO
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.
LOT COVERAGE	1,742 SF.

NORTH

MODEL 2655

PASCUAL PEREZ KILIDDJIAN STARR
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DUNAGANS
BY: LENNAR HOMES
MIAMI-DADE COUNTY, FLORIDA

SEAL:

SITE PLAN

MODEL 2655

DATE :	2025-12-09
SCALE :	AS SHOWN
DRAWN :	AJS
CHECK BY:	PPK
JOB NO. :	

SP-22

SHEET NO. :

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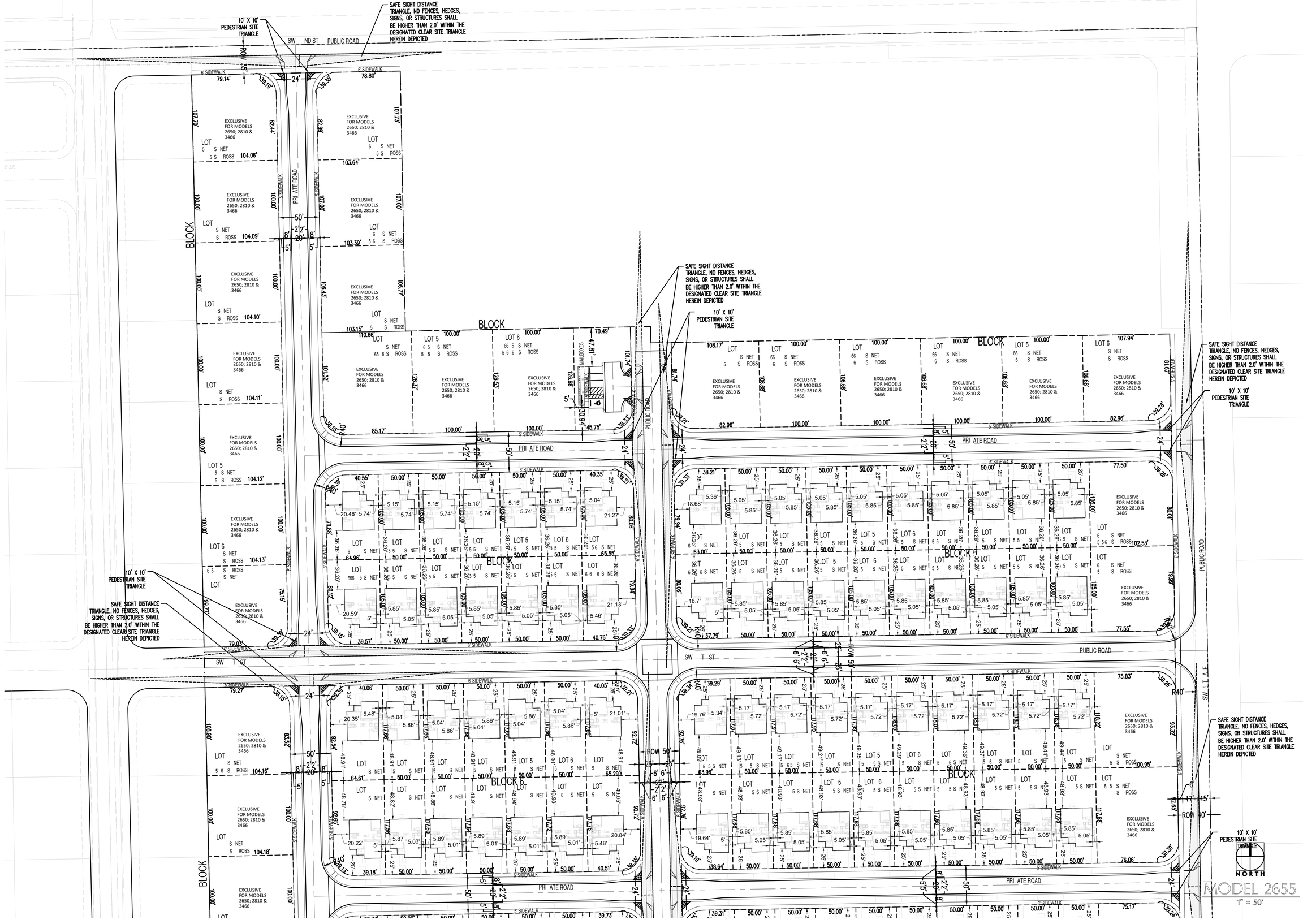

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SEAL:

SITE PLAN

MODEL 2655

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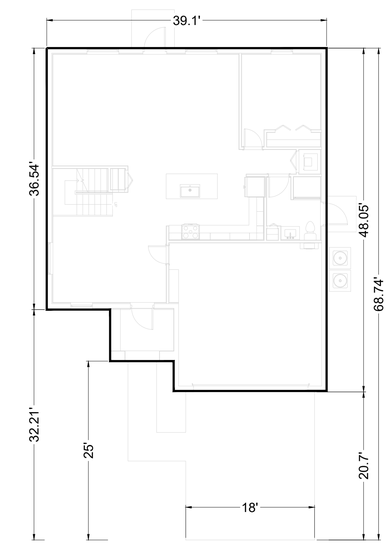
SITE DATA

LOT COVERAGE BY LOT

LOT	SF LOT (NET AREA)	(SF) BLDG. FOOTPRINT	(%) LOT COVERAGE PROVIDED
	BLOCK 1		
LOT 1	11057.08	EXCLUSIVE FOR MODELS 2650; 2810 & 3466	
LOT 2	10407.91		
LOT 3	10409.11		
LOT 4	10410.32		
LOT 5	10411.53		
LOT 6	10412.74		
LOT 7	10280.18		
	BLOCK 2		
LOT 1	11060.28	EXCLUSIVE FOR MODELS 2650; 2810 & 3466	
LOT 2	11076.03		
LOT 3	11008.91		
LOT 4	13803.94		
LOT 5	12645.09		
LOT 6	12660.69		
	BLOCK 3		
LOT 1	11391.83	EXCLUSIVE FOR MODELS 2650; 2810 & 3466	
LOT 2	10667.84		
LOT 3	10667.84		
LOT 4	10667.84		
LOT 5	10667.84		
LOT 6	11382.07		
	BLOCK 4		
LOT 1	6711.88	2016.00	30.04
LOT 2	5250.00	2016.00	38.40
LOT 3	5250.00	2016.00	38.40
LOT 4	5250.00	2016.00	38.40
LOT 5	5250.00	2016.00	38.40
LOT 6	5250.00	2016.00	38.40
LOT 7	6735.64	2016.00	29.93
LOT 8	6661.45	2016.00	30.26
LOT 9	5250.00	2016.00	38.40
LOT 10	5250.00	2016.00	38.40
LOT 11	5250.00	2016.00	38.40
LOT 12	5250.00	2016.00	38.40
LOT 13	5250.00	2016.00	38.40
LOT 14	6762.46	2016.00	29.81
	BLOCK 5		
LOT 1	5654.28	2016.00	35.65
LOT 2	5250.00	2016.00	38.40
LOT 3	5250.00	2016.00	38.40
LOT 4	5250.00	2016.00	38.40
LOT 5	5250.00	2016.00	38.40
LOT 6	5250.00	2016.00	38.40
LOT 7	5250.00	2016.00	38.40
LOT 8	5250.00	2016.00	38.40
LOT 9	5250.00	2016.00	38.40
LOT 10	5250.00	2016.00	38.40
LOT 11	11469.14	EXCLUSIVE FOR MODELS 2650; 2810 & 3466	
LOT 12	5627.46	2016.00	35.82
LOT 13	5250.00	2016.00	38.40
LOT 14	5250.00	2016.00	38.40
LOT 15	5250.00	2016.00	38.40
LOT 16	5250.00	2016.00	38.40
LOT 17	5250.00	2016.00	38.40
LOT 18	5250.00	2016.00	38.40
LOT 19	5250.00	2016.00	38.40
LOT 20	5250.00	2016.00	38.40
LOT 21	5250.00	2016.00	38.40
LOT 22	11472.72	EXCLUSIVE FOR MODELS 2650; 2810 & 3466	
	BLOCK 6		
LOT 1	7499.43	2016.00	26.88
LOT 2	5882.98	2016.00	34.27
LOT 3	5882.98	2016.00	34.27
LOT 4	5882.98	2016.00	34.27
LOT 5	5882.98	2016.00	34.27
LOT 6	5882.98	2016.00	34.27
LOT 7	7530.94	2016.00	26.77
LOT 8	7427.71	2016.00	27.14
LOT 9	5879.07	2016.00	34.29
LOT 10	5881.03	2016.00	34.28
LOT 11	5882.98	2016.00	34.27
LOT 12	5884.94	2016.00	34.26
LOT 13	5886.89	2016.00	34.25
LOT 14	7573.02	2016.00	26.62
	BLOCK 7		
LOT 1	6483.07	2016.00	31.10
LOT 2	5894.58	2016.00	34.20
LOT 3	5896.53	2016.00	34.19
LOT 4	5898.49	2016.00	34.18
LOT 5	5900.45	2016.00	34.17
LOT 6	5902.40	2016.00	34.16
LOT 7	5904.36	2016.00	34.14
LOT 8	5906.31	2016.00	34.13
LOT 9	5908.27	2016.00	34.12
LOT 10	5910.22	2016.00	34.11
LOT 11	12743.83	EXCLUSIVE FOR MODELS 2650; 2810 & 3466	
LOT 12	6428.61	2016.00	31.36
LOT 13	5883.95	2016.00	34.26
LOT 14	5883.95	2016.00	34.26
LOT 15	5883.95	2016.00	34.26
LOT 16	5883.95	2016.00	34.26
LOT 17	5883.95	2016.00	34.26
LOT 18	5883.95	2016.00	34.26
LOT 19	5883.95	2016.00	34.26
LOT 20	5883.95	2016.00	34.26
LOT 21	5883.95	2016.00	34.26
LOT 22	12695.02	EXCLUSIVE FOR MODELS 2650; 2810 & 3466	
	BLOCK 8		
LOT 1	7415.66	2016.00	27.19
LOT 2	5850.00	2016.00	34.46
LOT 3	5850.00	2016.00	34.46
LOT 4	5850.00	2016.00	34.46
LOT 5	5850.00	2016.00	34.46
LOT 6	5850.00	2016.00	34.46
LOT 7	7453.74	2016.00	27.05
LOT 8	7418.14	2016.00	27.18
LOT 9	5911.99	2016.00	34.10
LOT 10	5913.96	2016.00	34.09
LOT 11	5915.92	2016.00	34.08
LOT 12	5917.88	2016.00	34.07
LOT 13	5915.84	2016.00	34.08
LOT 14	7592.06	2016.00	26.55
	BLOCK 9		
LOT 1	6322.89	2016.00	31.88
LOT 2	5850.00	2016.00	34.46
LOT 3	5850.00	2016.00	34.46
LOT 4	5850.00	2016.00	34.46
LOT 5	5850.00	2016.00	34.46
LOT 6	5850.00	2016.00	34.46
LOT 7	5850.00	2016.00	34.46
LOT 8	5850.00	2016.00	34.46
LOT 9	5850.00	2016.00	34.46
LOT 10	5850.00	2016.00	34.46
LOT 11	12643.48	EXCLUSIVE FOR MODELS 2650; 2810 & 3466	
LOT 12	6362.74	2016.00	31.68
LOT 13	5928.75	2016.00	34.00
LOT 14	5930.82	2016.00	33.99
LOT 15	5932.89	2016.00	33.98
LOT 16	5934.96	2016.00	33.97
LOT 17	5937.03	2016.00	33.96
LOT 18	5939.10	2016.00	33.94
LOT 19	5941.17	2016.00	33.93
LOT 20	5943.24	2016.00	33.92
LOT 21	5945.30	2016.00	33.91
LOT 22	12873.69	EXCLUSIVE FOR MODELS 2650; 2810 & 3466	
	BLOCK 10		
LOT 1	11183.87	EXCLUSIVE FOR MODELS 2650; 2810 & 3466	
LOT 2	10417.07		
LOT 3	10418.28		
LOT 4	10419.49		
LOT 5	11487.36		
	BLOCK 11		
LOT 1	11025.13	EXCLUSIVE FOR MODELS 2650; 2810 & 3466	
LOT 2	10000.00		
LOT 3	10000.00		
LOT 4	10000.00		
LOT 5	10000.00		
LOT 6	10532.55		
LOT 7	5384.96	2016.00	37.44
LOT 8	5404.93	2016.00	37.30
LOT 9	5424.90	2016.00	37.16
LOT 10	5444.87	2016.00	37.03
LOT 11	5464.84	2016.00	36.89
LOT 12	5484.82	2016.00	36.76
LOT 13	8160.96	2016.00	24.70
LOT 14	5000.00	2016.00	40.32
LOT 15	5000.00	2016.00	40.32
LOT 16	5000.00	2016.00	40.32
LOT 17	5000.00	2016.00	40.32
LOT 18	5000.00	2016.00	40.32
LOT 19	5000.00	2016.00	40.32
LOT 20	5000.00	2016.00	40.32
LOT 21	5000.00	2016.00	40.32
LOT 22	5000.00	2016.00	40.32
LOT 23	5964.98	2016.00	33.80
	BLOCK 12		
LOT 1	6051.46	MODEL DOES NOT FIT	
LOT 2	5650.00	2016.00	35.68
LOT 3	5650.00	2016.00	35.68
LOT 4	5650.00	2016.00	35.68
LOT 5	5650.00	2016.00	35.68
LOT 6	5650.00	2016.00	35.68
LOT 7	5650.00	2016.00	35.68
LOT 8	5650.00	2016.00	35.68
LOT 9	6026.57	MODEL DOES NOT FIT	
LOT 10	6133.98		
LOT 11	5654.12	2016.00	35.66
LOT 12	5654.12	2016.00	35.66
LOT 13	5654.12	2016.00	35.66
LOT 14	5654.12	2016.00	35.66
LOT 15	5654.12	2016.00	35.66
LOT 16	5654.12	2016.00	35.66
LOT 17	5654.12	2016.00	35.66
LOT 18	6031.06	MODEL DOES NOT FIT	
	BLOCK 13		
LOT 1	5851.00	2016.00	34.46
LOT 2	5129.57	2016.00	39.30
LOT 3	5123.97	2016.00	39.34
LOT 4	5118.37	2016.00	39.39
LOT 5	5112.77	2016.00	39.43
LOT 6	5107.17	2016.00	39.47
LOT 7	5101.57	2016.00	39.52
LOT 8	5095.97	2016.00	39.56
LOT 9	5090.37	2016.00	39.60
LOT 10	5084.77	2016.00	39.65
LOT 11	5079.17	2016.00	39.69
LOT 12	5815.71	2016.00	34.66



2905-PIANI
AREA CALCULATIONS

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

GROUND FLOOR GROSS LIVING A/C AREA	1,486 SF.
SECOND FLOOR GROSS LIVING A/C AREA	1,501 SF.
TOTAL GROSS AREA	2,987 SF.
GARAGE	434 SF.
COVERED ENTRY	96 SF.
LOT COVERAGE	2,016 SF.

NORTH

MODEL 2905

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BY: LENNAR HOMES
MIAMI-DADE COUNTY, FLORIDA

SEAL:

SITE PLAN

MODEL 2905

DATE :	2025-12-09
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DRAWN :	AJS
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MODEL 2905

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MODEL 2905

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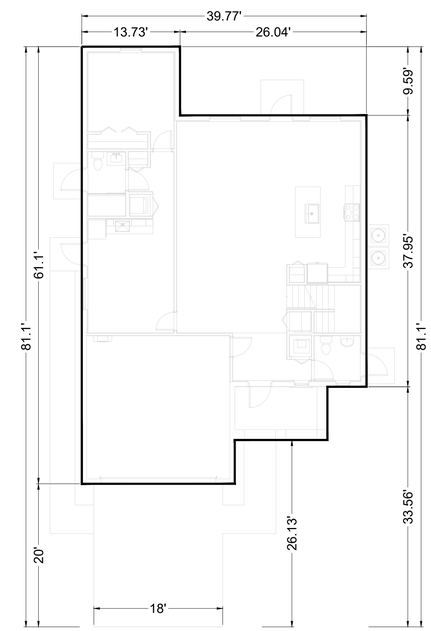
SITE DATA
LOT COVERAGE BY LOT

LOT	SF LOT (NET AREA)	(SF) BLDG. FOOTPRINT	(%) LOT COVERAGE PROVIDED
	BLOCK 1		
LOT 1	11057.08	EXCLUSIVE FOR MODELS 2650; 2810 & 3466	
LOT 2	10407.91		
LOT 3	10409.11		
LOT 4	10410.32		
LOT 5	10411.53		
LOT 6	10412.74		
LOT 7	10280.18		
	BLOCK 2		
LOT 1	11060.28	EXCLUSIVE FOR MODELS 2650; 2810 & 3466	
LOT 2	11076.03		
LOT 3	11008.91		
LOT 4	13803.94		
LOT 5	12645.09		
LOT 6	12660.69		
	BLOCK 3		
LOT 1	11391.83	EXCLUSIVE FOR MODELS 2650; 2810 & 3466	
LOT 2	10667.84		
LOT 3	10667.84		
LOT 4	10667.84		
LOT 5	10667.84		
LOT 6	11382.07		
	BLOCK 4		
LOT 1	6711.88	2282.00	34.00
LOT 2	5250.00	2282.00	43.47
LOT 3	5250.00	2282.00	43.47
LOT 4	5250.00	2282.00	43.47
LOT 5	5250.00	2282.00	43.47
LOT 6	5250.00	2282.00	43.47
LOT 7	6735.64	2282.00	33.88
LOT 8	6661.45	2282.00	34.26
LOT 9	5250.00	2282.00	43.47
LOT 10	5250.00	2282.00	43.47
LOT 11	5250.00	2282.00	43.47
LOT 12	5250.00	2282.00	43.47
LOT 13	5250.00	2282.00	43.47
LOT 14	6762.46	2282.00	33.75
	BLOCK 5		
LOT 1	5654.28	2282.00	40.36
LOT 2	5250.00	2282.00	43.47
LOT 3	5250.00	2282.00	43.47
LOT 4	5250.00	2282.00	43.47
LOT 5	5250.00	2282.00	43.47
LOT 6	5250.00	2282.00	43.47
LOT 7	5250.00	2282.00	43.47
LOT 8	5250.00	2282.00	43.47
LOT 9	5250.00	2282.00	43.47
LOT 10	5250.00	2282.00	43.47
LOT 11	11469.14	EXCLUSIVE FOR MODELS 2650; 2810 & 3466	
LOT 12	5627.46	2282.00	40.55
LOT 13	5250.00	2282.00	43.47
LOT 14	5250.00	2282.00	43.47
LOT 15	5250.00	2282.00	43.47
LOT 16	5250.00	2282.00	43.47
LOT 17	5250.00	2282.00	43.47
LOT 18	5250.00	2282.00	43.47
LOT 19	5250.00	2282.00	43.47
LOT 20	5250.00	2282.00	43.47
LOT 21	5250.00	2282.00	43.47
LOT 22	11472.72	EXCLUSIVE FOR MODELS 2650; 2810 & 3466	
	BLOCK 6		
LOT 1	7499.43	2282.00	30.43
LOT 2	5882.98	2282.00	38.79
LOT 3	5882.98	2282.00	38.79
LOT 4	5882.98	2282.00	38.79
LOT 5	5882.98	2282.00	38.79
LOT 6	5882.98	2282.00	38.79
LOT 7	7530.94	2282.00	30.30
LOT 8	7427.71	2282.00	30.72
LOT 9	5879.07	2282.00	38.82
LOT 10	5881.03	2282.00	38.80
LOT 11	5882.98	2282.00	38.79
LOT 12	5884.94	2282.00	38.78
LOT 13	5886.89	2282.00	38.76
LOT 14	7573.02	2282.00	30.13
	BLOCK 7		
LOT 1	6483.07	2282.00	35.20
LOT 2	5894.58	2282.00	38.71
LOT 3	5896.53	2282.00	38.70
LOT 4	5898.49	2282.00	38.69
LOT 5	5900.45	2282.00	38.68
LOT 6	5902.40	2282.00	38.66
LOT 7	5904.36	2282.00	38.65
LOT 8	5906.31	2282.00	38.64
LOT 9	5908.27	2282.00	38.62
LOT 10	5910.22	2282.00	38.61
LOT 11	12743.83	EXCLUSIVE FOR MODELS 2650; 2810 & 3466	
LOT 12	6428.61	2282.00	35.50
LOT 13	5883.95	2282.00	38.78
LOT 14	5883.95	2282.00	38.78
LOT 15	5883.95	2282.00	38.78
LOT 16	5883.95	2282.00	38.78
LOT 17	5883.95	2282.00	38.78
LOT 18	5883.95	2282.00	38.78
LOT 19	5883.95	2282.00	38.78
LOT 20	5883.95	2282.00	38.78
LOT 21	5883.95	2282.00	38.78
LOT 22	12695.02	EXCLUSIVE FOR MODELS 2650; 2810 & 3466	
	BLOCK 8		
LOT 1	7415.66	2282.00	30.77
LOT 2	5850.00	2282.00	39.01
LOT 3	5850.00	2282.00	39.01
LOT 4	5850.00	2282.00	39.01
LOT 5	5850.00	2282.00	39.01
LOT 6	5850.00	2282.00	39.01
LOT 7	7453.74	2282.00	30.62
LOT 8	7418.14	2282.00	30.76
LOT 9	5911.99	2282.00	38.60
LOT 10	5913.96	2282.00	38.59
LOT 11	5915.92	2282.00	38.57
LOT 12	5917.88	2282.00	38.56
LOT 13	5915.84	2282.00	38.57
LOT 14	7592.06	2282.00	30.06
	BLOCK 9		
LOT 1	6322.89	2282.00	36.09
LOT 2	5850.00	2282.00	39.01
LOT 3	5850.00	2282.00	39.01
LOT 4	5850.00	2282.00	39.01
LOT 5	5850.00	2282.00	39.01
LOT 6	5850.00	2282.00	39.01
LOT 7	5850.00	2282.00	39.01
LOT 8	5850.00	2282.00	39.01
LOT 9	5850.00	2282.00	39.01
LOT 10	5850.00	2282.00	39.01
LOT 11	12643.48	EXCLUSIVE FOR MODELS 2650; 2810 & 3466	
LOT 12	6362.74	2282.00	35.87
LOT 13	5928.75	2282.00	38.49
LOT 14	5930.82	2282.00	38.48
LOT 15	5932.89	2282.00	38.46
LOT 16	5934.96	2282.00	38.45
LOT 17	5937.03	2282.00	38.44
LOT 18	5939.10	2282.00	38.42
LOT 19	5941.17	2282.00	38.41
LOT 20	5943.24	2282.00	38.40
LOT 21	5945.30	2282.00	38.38
LOT 22	12873.69	EXCLUSIVE FOR MODELS 2650; 2810 & 3466	
	BLOCK 10		
LOT 1	11183.87	EXCLUSIVE FOR MODELS 2650; 2810 & 3466	
LOT 2	10417.07		
LOT 3	10418.28		
LOT 4	10419.49		
LOT 5	11487.36		
	BLOCK 11		
LOT 1	11025.13	EXCLUSIVE FOR MODELS 2650; 2810 & 3466	
LOT 2	10000.00		
LOT 3	10000.00		
LOT 4	10000.00		
LOT 5	10000.00		
LOT 6	10532.55		
LOT 7	5384.96	2282.00	42.38
LOT 8	5404.93	2282.00	42.22
LOT 9	5424.90	2282.00	42.07
LOT 10	5444.87	2282.00	41.91
LOT 11	5464.84	2282.00	41.76
LOT 12	5484.82	2282.00	41.61
LOT 13	8160.96	2282.00	27.96
LOT 14	5000.00	2282.00	45.64
LOT 15	5000.00	2282.00	45.64
LOT 16	5000.00	2282.00	45.64
LOT 17	5000.00	2282.00	45.64
LOT 18	5000.00	2282.00	45.64
LOT 19	5000.00	2282.00	45.64
LOT 20	5000.00	2282.00	45.64
LOT 21	5000.00	2282.00	45.64
LOT 22	5000.00	2282.00	45.64
LOT 23	5964.98	2282.00	38.26
	BLOCK 12		
LOT 1	6051.46	MODEL DOES NOT FIT	
LOT 2	5650.00	2282.00	40.39
LOT 3	5650.00	2282.00	40.39
LOT 4	5650.00	2282.00	40.39
LOT 5	5650.00	2282.00	40.39
LOT 6	5650.00	2282.00	40.39
LOT 7	5650.00	2282.00	40.39
LOT 8	5650.00	2282.00	40.39
LOT 9	6026.57	MODEL DOES NOT FIT	
LOT 10	6133.98		
LOT 11	5654.12	2282.00	40.36
LOT 12	5654.12	2282.00	40.36
LOT 13	5654.12	2282.00	40.36
LOT 14	5654.12	2282.00	40.36
LOT 15	5654.12	2282.00	40.36
LOT 16	5654.12	2282.00	40.36
LOT 17	5654.12	2282.00	40.36
LOT 18	6031.06	MODEL DOES NOT FIT	
	BLOCK 13		
LOT 1	5851.00	2282.00	39.00
LOT 2	5129.57	2282.00	44.49
LOT 3	5123.97	2282.00	44.54
LOT 4	5118.37	2282.00	44.58
LOT 5	5112.77	2282.00	44.63
LOT 6	5107.17	2282.00	44.68
LOT 7	5101.57	2282.00	44.73
LOT 8	5095.97	2282.00	44.78
LOT 9	5090.37	2282.00	44.83
LOT 10	5084.77	2282.00	44.88
LOT 11	5079.17	2282.00	44.93
LOT 12	5815.71	2282.00	39.24



N007-NOVA
AREA CALCULATIONS

2 STORY NG, 6 BED, 3 BATHS, 2 CAR GARAGE

GROUND FLOOR GROSS LIVING A/C AREA	1,786 SF.
SECOND FLOOR GROSS LIVING A/C AREA	1,255 SF.
TOTAL GROSS AREA	3,041 SF.
GARAGE	460 SF.
COVERED ENTRY	36 SF.
LOT COVERAGE	2,282 SF.

NORTH

MODEL N007- NOVA

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REVISIONS:

OWNER:
LENNAR HOMES

DUNAGANS
BY: LENNAR HOMES
MIAMI-DADE COUNTY, FLORIDA

SEAL:

SITE PLAN

MODEL N007- NOVA

DATE : 2025-12-09
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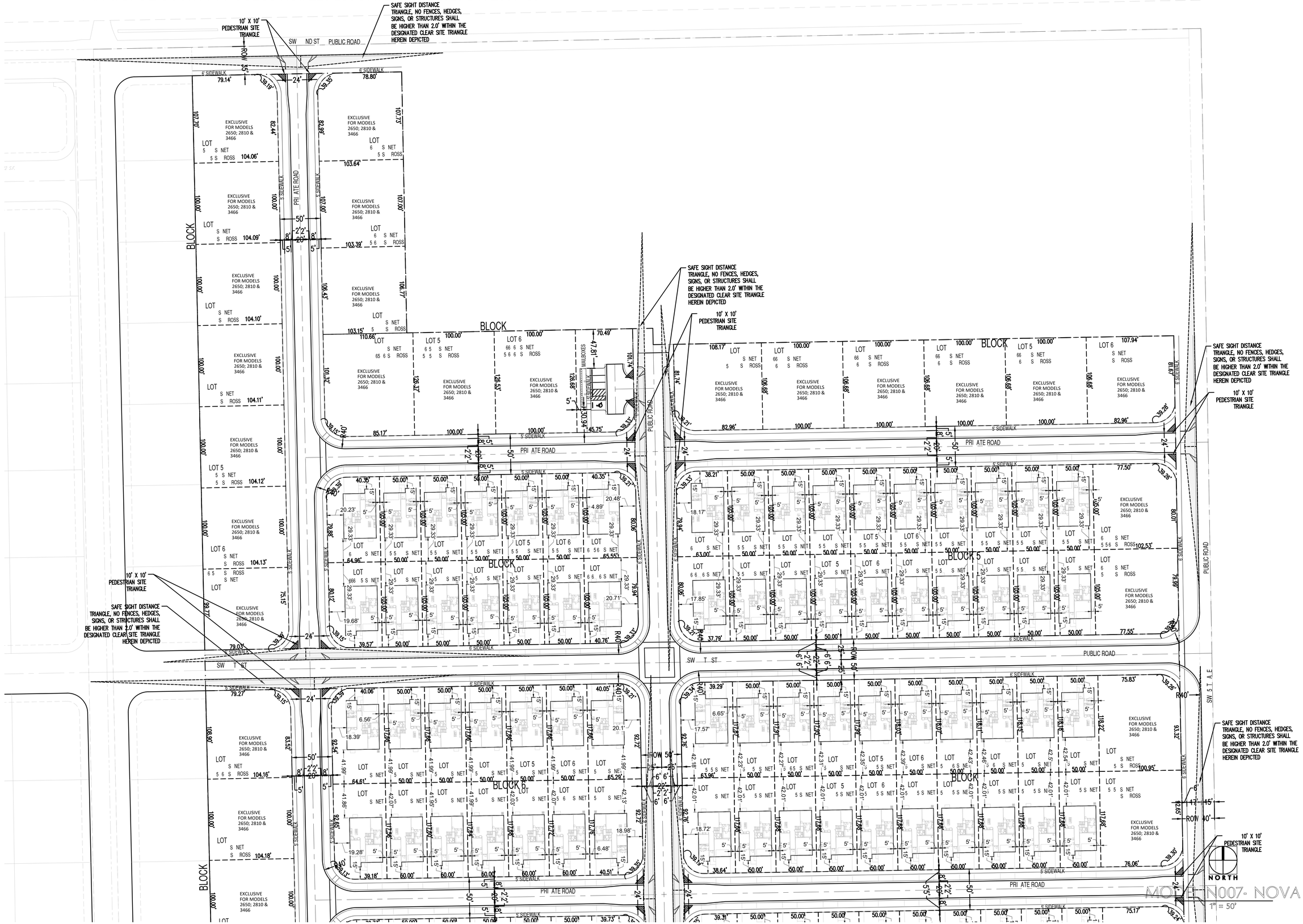

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MIAMI-DADE COUNTY, FLORIDA

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SITE PLAN

MODEL N007- NOVA

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JOB NO. :	

SP-29

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MODEL N007- NOVA

1" = 50'

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SITE PLAN

MODEL N007- NOVA

DATE :	2025-12-09
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JOB NO. :	

SP-30

SHEET NO. :

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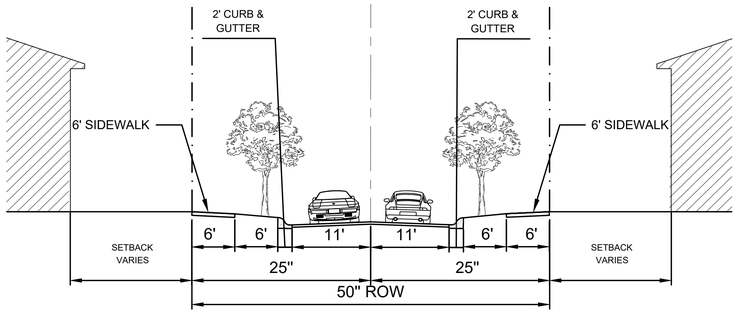
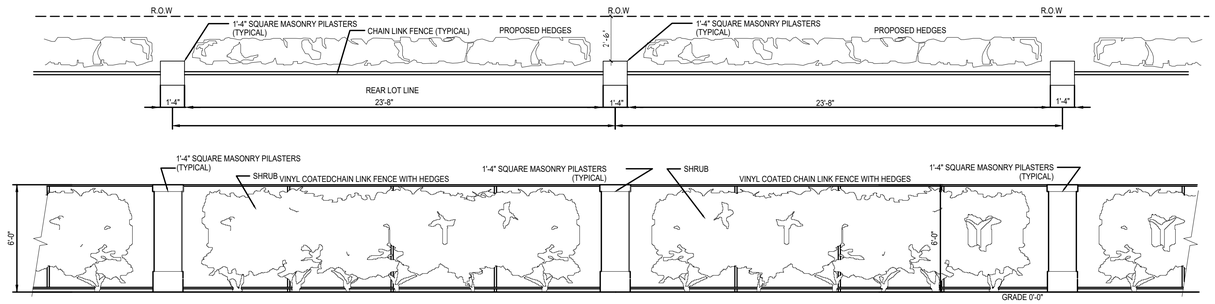
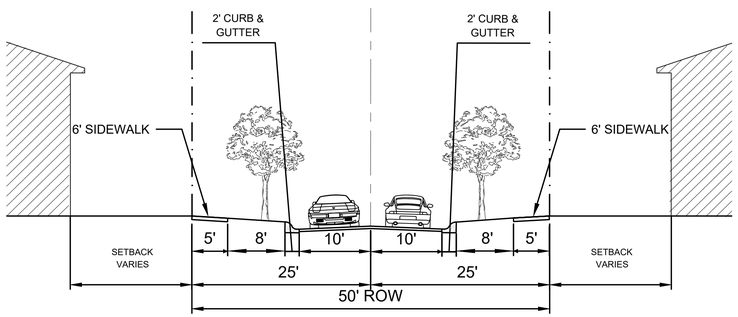


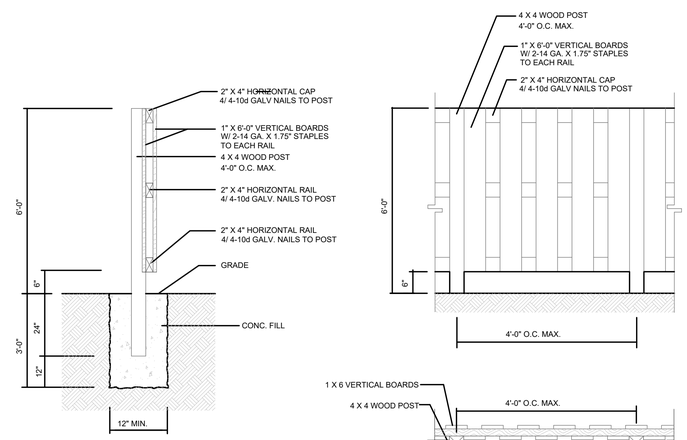
TYPICAL PUBLIC DRIVE SECTION
SCALE: 1"=10'-0"



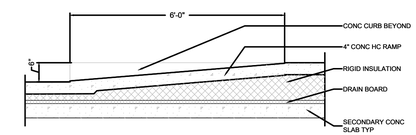
DECORATIVE WALL DETAIL
SCALE: 1/4" = 1'-0"



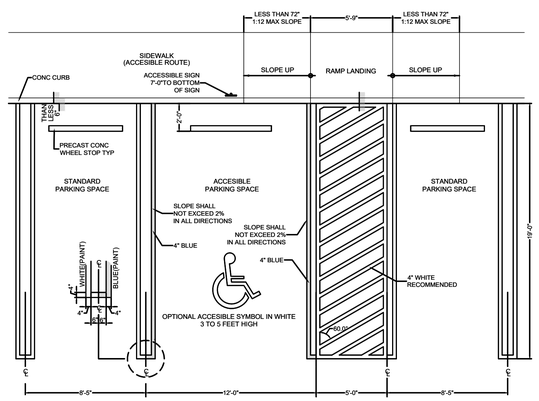
TYPICAL PRIVATE DRIVE SECTION
SCALE: 1"=10'-0"

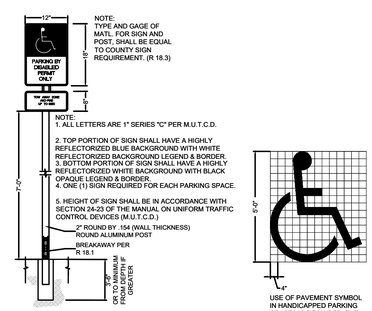


SINGLE FAMILY HOME REAR & SIDES FENCE DETAIL
SCALE: 1/4" = 1'-0"

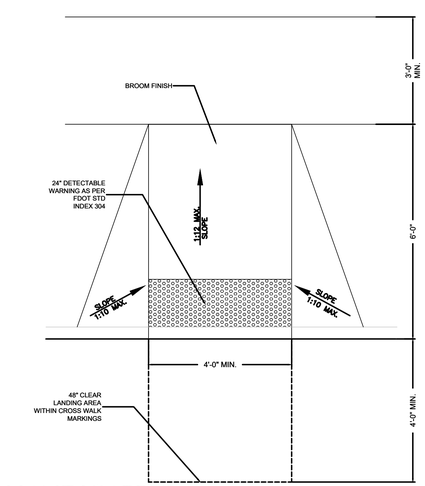


HANDICAPPED RAMP SECTION
SCALE: 1/2" = 1'-0"





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



HANDICAPPED RAMP PLAN
SCALE: 1/2" = 1'-0"

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OWNER:
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DUNAGANS
BY: LENNAR HOMES
MIAMI-DADE COUNTY, FLORIDA

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SITE PLAN

SITE PLAN

DATE :	2025-12-08
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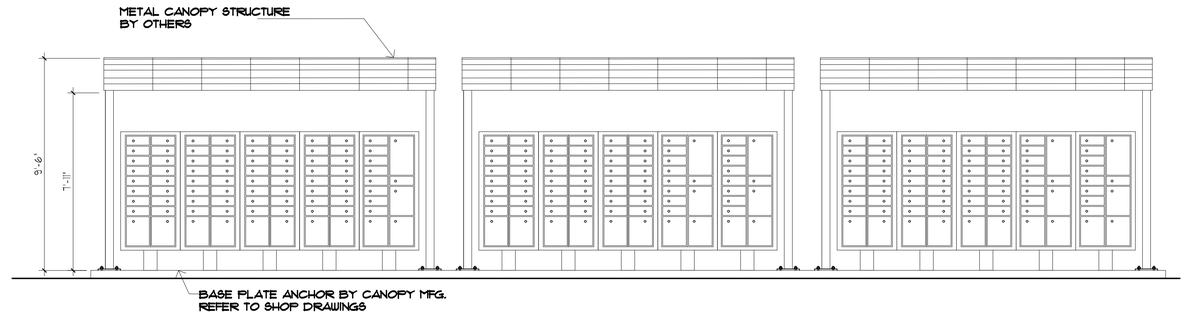
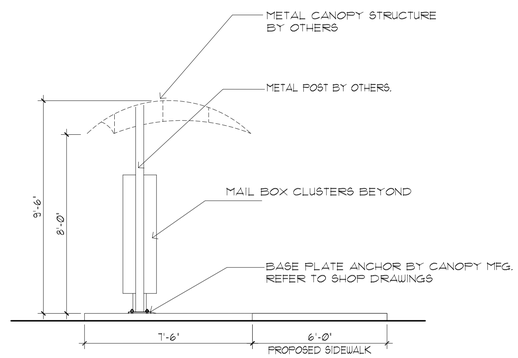
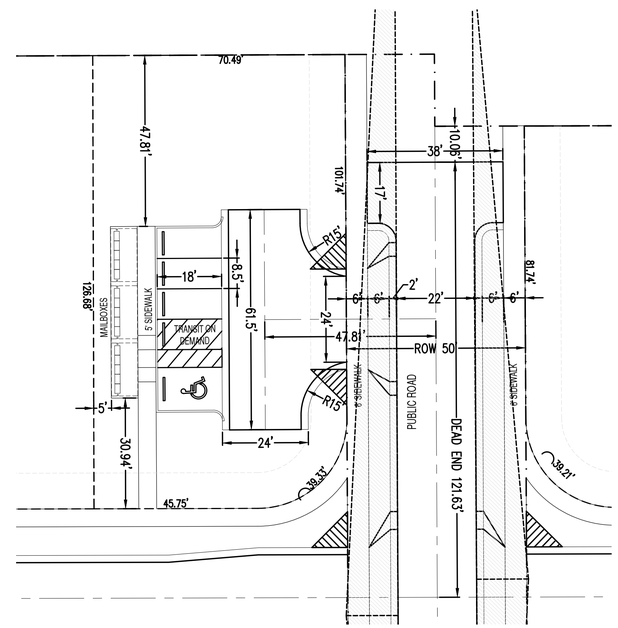


MAIL KIOSK FRONT ELEVATION
SCALE: 1/4" = 1'-0"



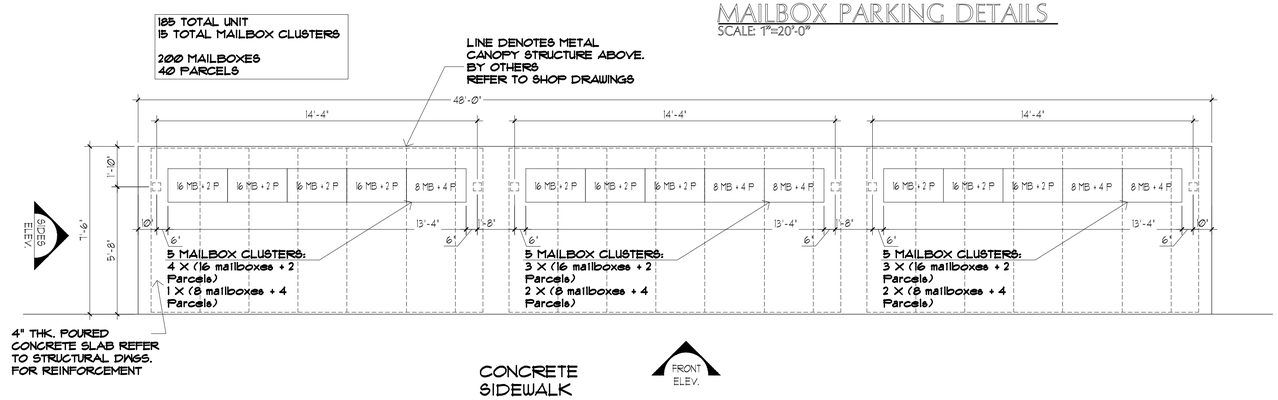
MAIL KIOSK SIDE ELEVATION
SCALE: 1/4" = 1'-0"



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

185 TOTAL UNIT
15 TOTAL MAILBOX CLUSTERS

200 MAILBOXES
40 PARCELS



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

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PEREZ
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MIAMI-DADE COUNTY, FLORIDA

SEAL:

SITE PLAN

SITE PLAN

DATE :	2025-12-08
SCALE :	AS SHOWN
DRAWN :	AJS
CHECK BY:	PPK
JOB NO. :	

SP-32

SHEET NO. :

This instrument was prepared by:

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

(Space Reserved for Clerk of the Court)

H&K DRAFT 8.26.2026

DECLARATION OF RESTRICTIONS

(Zoning Hearing Application)

WHEREAS, the undersigned **Dunagan's Fruit Groves, LLC** (hereinafter, referred to as the "Owner"), holds fee simple title to that certain ± 40.166 gross acre parcel of land, generally located between SW 272nd Street (Epmore Drive) and SW 278th Street, and between SW 157th Avenue (Newton Road) and SW 159th Avenue, in unincorporated Miami-Dade County, Florida, and identified by the Property Appraiser's Office under Tax Folio Nos. 30-6932-000-0361, 30-6932-000-0365, 30-6932-000-0374, and 30-6932-000-0376, which is legally described in **Exhibit "A"** attached hereto and hereinafter referred to as the "Property" or the "Application Area," which is supported by the Opinion of Title; and;

WHEREAS, the Owner has filed a zoning hearing application with the County's Department of Regulatory and Economic Resources, which application requests a District Boundary Change from AU (Agricultural District) to EU-M (Modified Estate District) and RU-1M(a) (Modified Single-Family Residential District), and is identified as Public Hearing Application No. Z2025000256 (the "Zoning Application"); and

WHEREAS, the Owner has filed for a concurrent application for an amendment to the Miami-Dade County Comprehensive Development Master Plan (the "CDMP") as a Small Scale CDMP Application in the October 2025 Cycle, which amendment is identified as Application No. CDMP20250021 (the "CDMP Application"), which seeks to redesignate the Property from "Estate Density" residential to "Low Density" residential to proceed with the proposed residential development (the "Development").

NOW, THEREFORE, in order to assure Miami-Dade County that the representations made by the Owner during the consideration of the Zoning Application will be abided by, the Owner freely, voluntarily, and without duress, hereby makes the following Declaration of Restrictions (the "Declaration") covering and running with the Property:

1. The foregoing recitals are true and correct and are incorporated herein.
2. **Compliance with CDMP Covenant.** The Owner shall comply with the Comprehensive Development Master Plan (CDMP) covenant accepted in conjunction with the approval of CDMP Application No. CDMP20250021, which was processed concurrently with Zoning Application No. Z2025000256.
3. **Density Limitation.** The Property shall be limited to a maximum of one hundred eighty-five (185) residential dwelling units.
4. **Certificate of Portability in Lieu of Density Bonus**. There are zero (0) units designated as workforce housing units on the site plan and the Applicant is not seeking a 25% density bonus. Rather, one (1) ported unit is shown on the site plan for which a Certificate of Portability Agreement will be proffered and recorded, consistent with department policy and procedures. The Owner further acknowledges that a Certificate of Portability, in a covenant acceptable to the Director or the Director's designee, shall be provided to the Miami-Dade County Department of Regulatory and Economic Resources (RER) prior to the issuance of any building permit.
5. **Controlling Plans.** The Property shall be developed substantially in accordance with the plans submitted for the hearing entitled "Dunagans," with architectural plans prepared by Pascual Perez Kiliddjian Starr, consisting of 48 sheets; landscape plans prepared by Witkin Hults + Partners, consisting of 23 sheets; and civil plans prepared by Schwebke Shiskin + Associates, consisting of 21 sheets, all stamped "Received" on November 5th, 2025, for a total of 92 sheets (the "Plans"). The Plans are on file with the County's Department of Regulatory and Economic Resources (the "Department").

H&K DRAFT 8.26.2026

6. **<u>Connection to Public Water and Sanitary Sewer Service</u>.** The Owner hereby acknowledges and agrees that any development of the Property shall connect to the public water and public sanitary sewer system. The right to connect the Property to the County's sewage system is 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 Decree in the United States of America, the State of Florida and State of Florida Department of Environmental Protection v. Miami-Dade County, Case No. 1:12-cv-24400-FAM (S.D. Fla) (the "Consent Decree), as well as all other current, subsequent, or future enforcement, and regulatory actions and proceedings.

7. **<u>Endangered Species Survey</u>.** Prior to issuance of a Tree Removal Permit for any portion of the Property, the applicant shall conduct a survey to determine the absence or presence of listed wildlife species found in Appendix B of the Conservation, Aquifer, Recharge and Drainage Element within the area or phase of development subject to the request for approval of said permit. The survey(s) shall utilize professionally recognized sampling methodology which shall be subject to review and approval by RER and DERM. In addition, the applicant is advised that wildlife best management practices may need to be incorporated to minimize impacts of any development to listed species. The applicant shall prepare or revise site plans subject to DERM review and approval, as necessary to comply with requirements of Chapter 24 of the Code and for conformance with provisions of the CDMP.

8. **<u>Environmental Monitoring and Restoration</u>.** The Owner hereby acknowledges and agrees to evaluate and identify all site activities and land uses (historical and current) that represent(ed) a potential to cause or to have caused impairment of the environment (i.e., soil, groundwater, surface water, vapor) at, near, or in the vicinity of the site. The Owner agrees to submit to RER and DERM a report ("Report") presenting the results/findings of the required site investigation(s), including all supporting documentation. Based on the Report, RER and DERM may require environmental site

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assessment(s) in support of the site development. RER and DERM review and approval are required of environmental site assessment(s) prior to County approval of soil improvement plans, drainage plans, stormwater management plans, dewatering plans, or equivalent development plans that allow site development.

Miscellaneous

A. County Inspection. As further part of this Declaration, it is hereby understood and agreed that any official inspector of Miami-Dade County, or its agents duly authorized, may have the privilege at any time of entering and inspecting the use of the Property to determine whether or not the requirements of the building and zoning regulations and the conditions herein agreed to are being complied with.

B. Covenant Running with the Land. This Declaration on the part of the Owners shall constitute a covenant running with the land and shall be recorded, at Owners expense, in the public records of the County and shall remain in full force and effect and be binding upon the undersigned Owners, and its heirs, successors and assigns until such time as the same is modified or released. The restrictions contained within this Declaration, while in effect, shall be for the benefit of, and constitute limitations upon, all present and future owners of the Property, and for the benefit of Miami-Dade County and the public welfare. The Owners, its heirs, successors, and assigns, acknowledge that acceptance of this declaration does not in any way obligate or provide a limitation on the authority of the County.

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

D. Modification, Amendment, Release. This Declaration may be modified, amended or

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released as to the Property, or any portion thereof, by a written instrument executed by the then-owner(s) of the property, including joinders of all mortgagees, if any, provided that the same is also approved by the Board of County Commissioners or Community Zoning Appeals Board of Miami-Dade County, Florida, whichever by law has jurisdiction over such matters, or the Director as provided by the Miami-Dade County Code of Ordinances. It is provided, however, in the event that the Property is annexed to an existing municipality, or the Property is incorporated into a new municipality, any modification, amendment, or release shall not become effective until it is approved by such municipality and is thereafter approved by the Board of County Commissioners, in accordance with applicable procedures.

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

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

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

H. Presumption of Compliance. Where construction has occurred on the Property or any portion thereof, pursuant to a lawful permit issued by the County, and inspections made and approval of

H&K DRAFT 8.26.2026

occupancy given by the County, then such construction, inspection and approval shall create a rebuttable presumption that the buildings or structures thus constructed comply with the intent and spirit of this Declaration.

I. **Severability.** Invalidation of any one of these covenants, by judgment of Court, shall not affect any of the other provisions which shall remain in full force and effect. However, if any material provision is invalidated, the County shall be entitled to revoke any approval predicated upon the invalidated provision.

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

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

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

[Signature Pages Follow]

H&K DRAFT 8.26.2026

The undersigned, a Florida corporation, does hereby acknowledge that the terms of this agreement are and shall be binding upon the undersigned and its successors in title.

IN WITNESS WHEREOF, the undersigned has executed this Declaration of Restrictions as of this ____ day of _____, 2026.

WITNESSES:

Dunagan's Fruit Groves, LLC

By: _____
Name: Larry W. Dunagan
Title: President
Address: 15025 SW 232nd Street
Goulds, Florida 33170

_____
Signature

_____
Printed Name

_____
_____
Address

_____
Signature

_____
Printed Name

_____
_____
Address

STATE OF FLORIDA)
)
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me by means of physical presence [ ] or online notarization [ ] by **Larry W. Dunagan** as **President** of **Dunagan's Fruit Groves, LLC**. He is personally known to me or has produced _____, as identification.

Witness my signature and official seal this ____ day of _____, 2026, in the County and State aforesaid.

_____
Signature

Notary Public-State of _____

_____
Print Name

My Commission Expires:

Section-Township-Range: 32-56-39
Folio Number: 30-6932-000-0361, 30-6932-000-0365, 30-6932-000-0374, and 30-6932-000-0376

H&K DRAFT 8.26.2026

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 1:

THE N.W. 1/4 OF THE NE 1/4 Of THE S.E. 1/4, LESS THE NORTH 15 FEET AND LESS THE NORTH 356.5 FEET OF THE EAST 303 FEET AND LESS THE WEST 120.94 FEET, OF SECTION 32, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

FOLIO NUMBER: 30-6932-000-0365

PARCEL 2:

THE SOUTH 293 FEET OF THE N.E. 1/4 OF THE N.E. 1/4 OF THE S.E. 1/4, OF SECTION 32, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA, LESS THE EAST 15 FEET THEREOF.

FOLIO NUMBER: 30-6932-000-0374

PARCEL 3:

THE SOUTH 1/2 OF THE N.E. 1/4 OF THE S.E. 1/4, LESS THE EAST 15 FEET AND THE WEST 120.94 FEET, OF SECTION 32, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

FOLIO NUMBER: 30-6932-000-0376

PARCEL 4:

THE N.W. 1/4 OF THE S.E. 1/4 OF THE S.E. 1/4 OF SECTION 32, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

FOLIO NUMBER: 30-6932-000-0361

H&K DRAFT 8.26.2026

OPINION OF TITLE

To: MIAMI-DADE COUNTY

With the understanding that this Opinion of Title is furnished to Miami-Dade County, as an inducement for acceptance of a Declaration of Restrictions pursuant to a Zoning Hearing Application No. Z2025000256, it is hereby certified that I have examined Fidelity National Title Insurance Company, Title Commitment No. 12397527, covering the period from the beginning to the 16th day of June, 2026, at 8:00 a.m., inclusive, of the property described on Exhibit "A" attached hereto. I know of no reason that this Title Evidence is inaccurate or incomplete.

All title instruments, policies, and documents referenced above are collectively referred to as the "Title Evidence." I know of no reason that this Title Evidence is inaccurate or incomplete. I am of the opinion, based on my review of the Title Evidence that on the last mentioned date, the fee simple title to the above-described real property was vested in:

DUNAGAN'S FRUIT GROVES, LLC, a Delaware limited liability company (the "Company")

Further, pursuant to the Certificate of Company Resolution and Company Status dated April 21, 2025, I am of the opinion that either Larry W. Dunagan, Mark Dunagan, or Melanie Marquardt, as the Managers and only Members of the Company is authorized to execute all documents on behalf of the Company. I further confirm that I have not reviewed any documentation which would contradict this opinion.

Subject to the following encumbrances, liens, and other exceptions:

1. **RECORDED MORTGAGES:**

   None.

2. **RECORDED CONSTRUCTION LIENS, CONTRACT LIENS AND JUDGMENTS:**

   None.

3. **GENERAL EXCEPTIONS**:

   1. All taxes for the year 2026 and subsequent years.

   2. Easements or claims of easements not shown by the public records.

3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land.

4. Rights or claims of parties in possession not shown by the public records, including challenges to the foreclosure proceedings by anyone occupying the property.

5. Any lien, or right to a lien for services, labor, or material heretofore or hereafter furnished imposed by law and not shown by the public records.

6. Zoning and other restrictions imposed by governmental authority.

7. Any lien provided by County Ordinance or by Chapter 159, Florida Statutes, in favor of any city, town, village or port authority for unpaid service charges for service by any water, sewer or gas system supplying the property.

4. **SPECIAL EXCEPTIONS:**

1. Memorandum of Agreement by and between Dunagan's Fruit Groves, LLC, a Florida limited liability company and Lennar Homes, LLC, a Florida limited liability company, recorded in Official Records Book 34898, Page 4793.

2. Covenant running with the land in favor of Miami-Dade County, Florida, recorded in Official Records Book 35218, Page 4007.

I HEREBY CERTIFY that I have reviewed all the aforementioned encumbrances and exceptions and that none of them hinder or affect the recording or enforcement of the Declaration of Restrictive Covenants ("Declaration").

Therefore, it is my opinion that the following party must join in the Declaration in order to make the Declaration a valid and binding covenant on the lands described herein.

Name	Interest
DUNAGAN'S FRUIT GROVES, LLC, a Delaware limited liability company	Owner

I HEREBY CERTIFY that the legal description contained in this Opinion of Title coincides with, and is the same as, the legal description in the proffered, recordable Declaration.

I, the undersigned, further certify that I am attorney-at-law duly admitted to practice in the State of Florida and a member in good standing of the Florida Bar.

Respectfully submitted this 8th day of July, 2026.

Nicholas G. Milano
Florida Bar No. 975788
Holland & Knight LLP
P.O. Box 14070 (Zip Code 33302-4070)
515 East Las Olas Boulevard, Suite 1200
Fort Lauderdale, FL 33301
Telephone: (954) 468-7804

STATE OF FLORIDA

COUNTY OF BROWARD

The foregoing instrument was acknowledged before me, by means of _X_ physical presence or _____ online notarization, this 8th day of July, 2026, by Nicholas G. Milano, who is personally known to me.

Notary Public, State of Florida

SIMY OTMEZGUINE
MY COMMISSION # HH 671846
EXPIRES: August 31, 2029

EXHIBIT "A"

Parcel 1:

The NW 1/4 of the NE 1/4 of the SE 1/4, Less the North 15 and less the North 356.5 feet of the East 303 feet and less the West 120.94 feet, of Section 32, Township 56 South, Range 39 East, lying and being in Miami-Dade County, Florida.

Folio Number: 30-6932-000-0365

Parcel 2:

The South 293 feet of the NE 1/4 of the NE 14 of the SE 14, of Section 32, Township 56 South, Range 39 East, lying and being in Miami-Dade County, Florida, less the East 15 feet thereof.

Folio Number: 30-6932-000-0374

Parcel 3:

The South 1/2 of the NE 1/4 of the SE 1/4, less the East 15 feet and the West 120.94 feet, of Section 32, Township 56 South, Range 39 East, lying and being in Miami-Dade County, Florida.

Folio Number: 30-6932-000-0376

Parcel 4:

The NW 1/4 of the SE 1/4 of the SE 1/4 of Section 32, Township 56 South, Range 39 East, lying and being in Miami-Dade County, Florida.

Folio Number: 30-6932-000-0361

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z25-256 DATE: NOV 5 2025 BY: E307493

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: Dunagan's Fruit Groves, LLC, a Florida limited liability company

NAME AND ADDRESS	Percentage of Stock
Larry W. Dunagan	100%
15025 SW 232nd Street, Goulds, FL 33170	

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

TRUST/ESTATE NAME: _____

NAME AND ADDRESS	Percentage of Interest

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

NAME AND ADDRESS	Percentage of Ownership

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

NAME OF PURCHASER: Lennar Homes, LLC

NAME AND ADDRESS (if applicable)	Percentage of Interest
Lennar Corporation (NYSE:LEN) – a publicly traded entity)*	99%
US Home Corporation (a wholly owned subsidiary of Lennar Corporation)*	1%

Date of contract: 4/21/2025

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z25-256 DATE: NOV 5 2025 BY: E307493

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.

Dunagan's Fruit Groves, LLC, a Florida limited liability company

By: Larry Dunagan

Print Name: Larry W. Dunagan

Title: President

Sworn to and subscribed before me this 26 day of Sept., 2025. Affiant is personally known to me or has produced _____ as identification.

_____

(Notary Public) Jacqueline Martinez Regueira

My commission expires 9/2/2027

JACQUELINE MARTINEZ REGUEIRA
Commission # HH 394148
Expires September 2, 2027

*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.

This instrument was prepared by:

Name: Hugo P. Arza, Esq.
Address: Holland & Knight LLP
701 Brickell Avenue Suite 3300
Miami, Florida 33131

(Space Reserved for Clerk of the Court)

H&K DRAFT 7-30-2026

DECLARATION OF RESTRICTIONS

(Zoning Hearing Application)

WHEREAS, the undersigned **Dunagan's Fruit Groves, LLC** (hereinafter, referred to as the "Owner"), holds fee simple title to that certain ± 40.166 gross acre parcel of land, generally located between SW 272nd Street (Epmore Drive) and SW 278th Street, and between SW 157th Avenue (Newton Road) and SW 159th Avenue, in unincorporated Miami-Dade County, Florida, and identified by the Property Appraiser's Office under Tax Folio Nos. 30-6932-000-0361, 30-6932-000-0365, 30-6932-000-0374, and 30-6932-000-0376, which is legally described in **Exhibit "A"** attached hereto and hereinafter referred to as the "Property" or the "Application Area," which is supported by the Opinion of Title; and;

WHEREAS, the Owner has filed a zoning hearing application with the County's Department of Regulatory and Economic Resources, which application requests a District Boundary Change from AU (Agricultural District) to EU-M (Modified Estate District) and RU-1M(a) (Modified Single-Family Residential District), and is identified as Public Hearing Application No. Z2025000256 (the "Zoning Application"); and

WHEREAS, the Owner has filed for a concurrent application for an amendment to the Miami-Dade County Comprehensive Development Master Plan (the "CDMP") as a Small Scale CDMP Application in the October 2025 Cycle, which amendment is identified as Application No. CDMP20250021 (the "CDMP Application"), which seeks to redesignate the Property from "Estate Density" residential to "Low Density" residential to proceed with the proposed residential development (the "Development").

NOW, THEREFORE, in order to assure Miami-Dade County that the representations made by the Owner during the consideration of the Zoning Application will be abided by, the Owner freely, voluntarily, and without duress, hereby makes the following Declaration of Restrictions (the "Declaration") covering and running with the Property:

1. The foregoing recitals are true and correct and are incorporated herein.
2. **Compliance with CDMP Covenant.** The Owner shall comply with the Comprehensive Development Master Plan (CDMP) covenant accepted in conjunction with the approval of CDMP Application No. CDMP20250021, which was processed concurrently with Zoning Application No. Z2025000256.
3. **Density Limitation.** The Property shall be restricted with a maximum density of one hundred eighty-five (185) residential dwelling units.
4. **Certificate of Portability in Lieu of Density Bonus**. There are zero (0) units designated as workforce housing units on the site plan and the Applicant is not seeking a 25% density bonus. Rather, one (1) ported unit is shown on the site plan for which a Certificate of Portability Agreement will be proffered and recorded, consistent with department policy and procedures. The Owner further acknowledges that a Certificate of Portability, in a form acceptable to the Director or the Director's designee, shall be provided to the Miami-Dade County Department of Regulatory and Economic Resources (RER) prior to the issuance of any building permit.
5. **Controlling Plans.** The Property shall be developed substantially in accordance with the plans submitted for the hearing entitled "Dunagans," with architectural plans prepared by Pascual Perez Kiliddjian Starr, consisting of 48 sheets; landscape plans prepared by Witkin Hults + Partners, consisting of 23 sheets; and civil plans prepared by Schwebke Shiskin + Associates, consisting of 21 sheets, all stamped "Received" on November 5th, 2025, for a total of 92 sheets (the "Plans"). The Plans are on file with the County's Department of Regulatory and Economic Resources (the "Department").

H&K DRAFT 7-30-2026

Miscellaneous

A. County Inspection. As further part of this Declaration, it is hereby understood and agreed that any official inspector of Miami-Dade County, or its agents duly authorized, may have the privilege at any time of entering and inspecting the use of the Property to determine whether or not the requirements of the building and zoning regulations and the conditions herein agreed to are being complied with.

B. Covenant Running with the Land. This Declaration on the part of the Owners shall constitute a covenant running with the land and shall be recorded, at Owners expense, in the public records of the County and shall remain in full force and effect and be binding upon the undersigned Owners, and its heirs, successors and assigns until such time as the same is modified or released. The restrictions contained within this Declaration, while in effect, shall be for the benefit of, and constitute limitations upon, all present and future owners of the Property, and for the benefit of Miami-Dade County and the public welfare. The Owners, its heirs, successors, and assigns, acknowledge that acceptance of this declaration does not in any way obligate or provide a limitation on the authority of the County.

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

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

H&K DRAFT 7-30-2026

municipality, or the Property is incorporated into a new municipality, any modification, amendment, or release shall not become effective until it is approved by such municipality and is thereafter approved by the Board of County Commissioners, in accordance with applicable procedures.

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

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

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

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

I. Severability. Invalidation of any one of these covenants, by judgment of Court, shall not

H&K DRAFT 7-30-2026

affect any of the other provisions which shall remain in full force and effect. However, if any material provision is invalidated, the County shall be entitled to revoke any approval predicated upon the invalidated provision.

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

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

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

[Signature Pages Follow]

H&K DRAFT 7-30-2026

The undersigned, , a Florida corporation, does hereby acknowledge that the terms of this agreement are and shall be binding upon the undersigned and its successors in title.

IN WITNESS WHEREOF, the undersigned has executed this Declaration of Restrictions as of this ____ day of _____, 2026.

WITNESSES:

Dunagan's Fruit Groves, LLC

By: _____
Name: Larry W. Dunagan
Title: President
Address: 15025 SW 232nd Street
Goulds, Florida 33170

_____
Signature

_____
Printed Name

_____
_____
Address

_____
Signature

_____
Printed Name

_____
_____
Address

STATE OF FLORIDA)
)
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me by means of physical presence [ ] or online notarization [ ] by **Larry W. Dunagan** as **President** of **Dunagan's Fruit Groves, LLC**. He is personally known to me or has produced _____, as identification.

Witness my signature and official seal this ____ day of _____, 2026, in the County and State aforesaid.

_____
Signature

Notary Public-State of _____

_____
Print Name

My Commission Expires:

Section-Township-Range: 32-56-39
Folio Number: 30-6932-000-0361, 30-6932-000-0365, 30-6932-000-0374, and 30-6932-000-0376

H&K DRAFT 7-30-2026

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 1:

THE N.W. 1/4 OF THE NE 1/4 Of THE S.E. 1/4, LESS THE NORTH 15 FEET AND LESS THE NORTH 356.5 FEET OF THE EAST 303 FEET AND LESS THE WEST 120.94 FEET, OF SECTION 32, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

FOLIO NUMBER: 30-6932-000-0365

PARCEL 2:

THE SOUTH 293 FEET OF THE N.E. 1/4 OF THE N.E. 1/4 OF THE S.E. 1/4, OF SECTION 32, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA, LESS THE EAST 15 FEET THEREOF.

FOLIO NUMBER: 30-6932-000-0374

PARCEL 3:

THE SOUTH 1/2 OF THE N.E. 1/4 OF THE S.E. 1/4, LESS THE EAST 15 FEET AND THE WEST 120.94 FEET, OF SECTION 32, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

FOLIO NUMBER: 30-6932-000-0376

PARCEL 4:

THE N.W. 1/4 OF THE S.E. 1/4 OF THE S.E. 1/4 OF SECTION 32, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

FOLIO NUMBER: 30-6932-000-0361

H&K DRAFT 7-30-2026

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z25-256 DATE: NOV 5 2025 BY: E307493

Dunagan's Fruit Groves, LLC / Zoning Hearing Application No. Z2025000256

View from SWC of the Property at SW 278 Street

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z25-256 DATE: NOV 5 2025 BY: E307493

Dunagan's Fruit Groves, LLC / Zoning Hearing Application No. Z2025000256

View from NWC of the Property at SW 272 Street

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z25-256 DATE: NOV 5 2025 BY: E307493

Dunagan's Fruit Groves, LLC / Zoning Hearing Application No. Z2025000256

View of the Property from SW 157 Avenue