



FINAL AGENDA

Community Zoning Appeals Board 14
 Naranja Park, 14150 SW 264 Street, Miami, FL
 Thursday, June 12, 2025 at 6:30 pm

PREVIOUSLY DEFERRED

A.	Z2024000135	Four Aces Properties IV, LLC	24-135	57-39-06	N
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APPEALS

CURRENT

1.	Z2024000165	Menorah Rental, LLC	24-165	56-39-22	N
2.	Z2024000251	Finger Farms, LLC	24-251	56-38-22	N
3.	Z2024000279	Rafael J Alvarez and Marlene C Alvarez	24-279	56-38-03	N



Official Zoning Agenda

COMMUNITY ZONING APPEALS BOARD

COMMUNITY ZONING APPEALS BOARD - AREA 14

MEETING OF JUNE 12, 2025

NARANJA PARK

14150 SW 264 STREET, MIAMI, FLORIDA

NOTICE: THE FOLLOWING HEARINGS ARE SCHEDULED FOR 6:30 P.M., AND

ALL PARTIES SHOULD BE PRESENT AT THAT TIME

ANY PERSON MAKING IMPERTINENT OR SLANDEROUS REMARKS OR WHO BECOMES BOISTEROUS WHILE ADDRESSING THE COMMUNITY ZONING APPEALS BOARD SHALL BE BARRED FROM FURTHER AUDIENCE BEFORE THE COMMUNITY ZONING APPEALS BOARD BY THE PRESIDING OFFICER, UNLESS PERMISSION TO CONTINUE OR AGAIN ADDRESS THE BOARD BE GRANTED BY THE MAJORITY VOTE OF THE BOARD MEMBERS PRESENT.

NO CLAPPING, APPLAUDING, HECKLING OR VERBAL OUTBURSTS IN SUPPORT OR OPPOSITION TO A SPEAKER OR HIS OR HER REMARKS SHALL BE PERMITTED. NO SIGNS OR PLACARDS SHALL BE ALLOWED IN THE MEETING ROOM. PERSONS EXITING THE MEETING ROOM SHALL DO SO QUIETLY.

THE USE OF CELL PHONES IN THE MEETING ROOM IS NOT PERMITTED. RINGERS MUST BE SET TO SILENT MODE TO AVOID DISRUPTION OF PROCEEDINGS. INDIVIDUALS, INCLUDING THOSE ON THE DAIS, MUST EXIT THE MEETING ROOM TO ANSWER INCOMING CELL PHONE CALLS. COUNTY EMPLOYEES MAY NOT USE CELL PHONE CAMERAS OR TAKE DIGITAL PICTURES FROM THEIR POSITIONS ON THE DAIS.

THE NUMBER OF FILED PROTESTS AND WAIVERS ON EACH APPLICATION WILL BE READ INTO THE RECORD AT THE TIME OF HEARING AS EACH APPLICATION IS READ.

THOSE ITEMS NOT HEARD PRIOR TO THE ENDING TIME FOR THIS MEETING, WILL BE DEFERRED TO THE NEXT AVAILABLE ZONING HEARING MEETING DATE FOR THIS BOARD.

SWEARING IN OF WITNESSES

A. FOUR ACES PROPERTIES IV, LLC. Z2024000135

Area 14/District 08

The application is to permit the rezoning of the subject property from EU-M, (minimum 15,000 sq. ft. lots) to RU-1 (minimum 7,500 sq. ft. lots), which could allow the property to be developed with more residential units than currently allowed. In the alternative, the application seeks to permit proposed lots with less lot width than required by Code under the current EU-M zoning district regulations.

- (1) DISTRICT BOUNDARY CHANGE from EU-M, Estate Modified District to RU-1, Single-Family Residential District.

OR IN THE ALTERNATIVE

- (2) NON-USE VARIANCE to permit proposed lots with a frontage varying from 75' to 92.67' (100' minimum required)

Plans are on file and may be examined in the Department of Regulatory and Economic Resources, entitled "Four Acres Properties IV by Lennar Homes" as prepared by Pascual Perez Kiliddjian Starr, consisting of 100 sheets, dated stamped received 10/21/24, and "Four Acres properties IV" as prepared by W H P Witkin Hults + Partners, consisting of 27 sheets dated stamped received 10/21/24 for a total of 127 sheets. Plans may be modified at Public Hearing.

LOCATION: Located between SW 286 Street and SW 288 street (Biscayne Drive) and between SW 172 Avenue (McMinn Road) and SW 177 Avenue (Krome Avenue), Miami-Dade County, FL

SIZE OF PROPERTY: ±31.05-gross (±23.73-net) Acres

Department of Regulatory and
Economic Resources
Recommendation:

Denial with prejudice of request #1, and modified approval with conditions for 88 units of the alternate request #2 (97 units), subject to the Board's acceptance of the proffered covenant.

Protests: 3

Waivers: 0

APPROVED: _____

DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____

DEFERRED: _____

Deferred from February 13, 2025

1. Menorah Rental LLC. Z2024000165

Area 14/District 08

The application seeks to allow a proposed detached decorative element (steel menorah) that is taller than permitted by Code.

NON-USE VARIANCE to permit a proposed detached decorative element to wit: Steel Menorah with a height of 40' (12' permitted).

Plans are on file and may be examined in the Department of Regulatory and Economic Resources, entitled, "Zoning Hearing for Proposed Steel Menorah Accessory Structure", as prepared by Design all Engineering Your Space., dated stamped received 3/4/2025 consisting of a total 11 sheets. Plans may be modified at public hearing.

LOCATION: 24500 SW 142 Avenue, Miami-Dade County, Florida

SIZE OF PROPERTY: ±2.00 Acres

Department of Regulatory and
Economic Resources
Recommendation:

Denial without prejudice.

Protests: _____ 0 _____

Waivers: _____ 0 _____

APPROVED: _____

DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____

DEFERRED: _____

2. Finger Farms, LLC Z2024000251

Area 14/District 08

The application seeks approval to allow an existing decorative pond on the subject property. Additionally, the application seeks to modify a previously approved resolution in order to submit a revised site plan that shows the existing pond.

- (1) UNUSUAL USE to permit a pond excavation.
- (2) MODIFICATION of Conditions #2 and #6 of Resolution #CZAB14-21-18, passed and adopted by the Community Zoning Appeals Board #14, reading as follows:

From: "2 That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Unusual Use for Lake Excavation", dated stamped received 1/25/18, for a total of 2 sheets."

To: "2 That said property shall be developed substantially in accordance with that submitted for the hearing entitled "Legalize Water Feature Excavation Violation", as prepared by Raymond John Fowler Architect, Inc., consisting of site plan Sheet SP-1 dated stamped received 4/9/2025 and lake slope plans entitled "South Lake Profile Views", as prepared by Suarez Surveying & Mapping, Inc., consisting of 1 sheet dated stamped received 11/18/2024, for a total of 2 sheets."

From: "6 That except for reflecting ponds and water features with a maximum depth of 6' as stated in Section 33-16(a)(5) of the Code, no additional lake excavation shall be permitted on the property."

To: "6 That except for reflecting ponds and water features with a maximum depth of 9' as stated in Section 33-16(a)(5) of the Code, no additional lake excavation shall be permitted on the property."

The purpose of Request #2 is to allow the applicant to modify a previously approved resolution, in order to submit a revised site plan, which includes an existing decorative pond and its depth. The aforementioned plans are on file and may be examined in the Department of Regulatory and Economic Resources. Plans may be modified at public hearing.

LOCATION: 23655 SW 202 Avenue and 23855 SW 202 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: ±25.00 Acres

Department of Regulatory and
Economic Resources
Recommendation:

Approval with conditions.

Protests: 0

Waivers: 0

APPROVED: _____

DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____

DEFERRED: _____

3. RAFAEL J. ALVAREZ AND MARLENE C. ALVAREZ Z2024000279

Area 14/District 09

The application is to permit a rezoning of the subject property from GU (Interim District) to AU (minimum 5-gross acre lot) in order to build a single-family residence. Additionally, the application seeks to allow a parcel of land with less area than required by Code.

(1) DISTRICT BOUNDARY CHANGE from GU, Interim District to AU, Agricultural District.

(2) NON-USE VARIANCE to permit a parcel of land with a lot area of 2.56-gross acres (5-gross acres required)

Plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled "New Residence for Ralph Alvarez" as prepared by Jorin and Associates, Inc., dated stamped received 3/17/2025 consisting of a total of 5 sheets. Plans may be modified at public hearing.

LOCATION: Lying on the south side of SW 186 Street, approximately 334.81 feet west of SW 197 Avenue, aka 19776 SW 186 Street, Miami-Dade County, FL

SIZE OF PROPERTY: ±2.56 gross Acres

Department of Regulatory and
Economic Resources
Recommendation:

Denial without prejudice.

Protests: _____ 0 _____

Waivers: _____ 0 _____

APPROVED: _____

DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____

DEFERRED: _____

NOTICE

THE FOLLOWING SUMMARY INFORMATION IS PROVIDED AS A COURTESY; IT SHOULD NOT BE TREATED AS LEGAL ADVICE AND IT SHOULD NOT BE RELIED UPON. LEGAL CONSULTATION MAY BE WARRANTED IF AN APPEAL OR OTHER LEGAL CHALLENGE IS BEING CONTEMPLATED.

Decisions of the Community Zoning Appeals Board (CZAB) may be subject to appeal or other challenge. For example, depending upon the nature of the requests and applications addressed by the CZAB, a CZAB decision may be directly appealable to the Board of County Commissioners (BCC) or may be subject to challenge in Circuit Court. Challenges asserted in Circuit Court, where available, must ordinarily be filed within 30 days of the transmittal of the pertinent CZAB resolution to the Clerk of the BCC. Appeals to the BCC, where available, must be filed with the Zoning Hearing Section of the Department of Regulatory and Economic Resources (RER), or its successor Department, within 14 days after RER has posted a short, concise statement (such as that furnished above for the listed items) that sets forth the action that was taken by the CZAB. (RER's posting will be made on a bulletin board located in the office of RER.) All other applicable requirements imposed by rule, ordinance, or other law must also be observed when filing or otherwise pursuing any challenge to a CZAB decision.

Further information regarding options and methods for challenging a CZAB decision may be obtained from sources that include, but are not limited to, the following: Sections 33-312, 33-313, 33-314, 33-316, and 33-317 of the Code of Metropolitan Dade County, Florida; the Florida Rules of Appellate Procedure; and the Municode website (www.municode.com). Miami-Dade County does not provide legal advice regarding potential avenues and methods for appealing or otherwise challenging CZAB decisions; however, a licensed attorney may be able to provide assistance and legal advice regarding any potential challenge or appeal.

**Miami-Dade County Department of Regulatory and Economic Resources
Staff Report to Community Zoning Appeals Board 14**

PH: Z24-135

June 12, 2025

Item No. A

Recommendation Summary	
Commission District	8
Applicant	Four Aces Properties IV, LLC
Summary of Requests	The applicant seeks to permit a rezoning of the subject property from EU-M (minimum 15,000 sq. ft. lots) to RU-1 (minimum 7,500 sq. ft. lots), which would allow the property to be developed with more residential units than currently allowed. In the alternative, the applicant seeks to allow a non-use variance request for proposed workforce housing lots on the EU-M zoned subject property to have less lot width than permitted under the workforce housing standards.
Location	Located between SW 286 Street and SW 288 Street (Biscayne Drive) and between SW 172 Avenue (McMinn Road) and SW 177 Avenue (Krome Avenue), Miami-Dade County, Florida.
Property Size	±31.05-gross (±23.73-net) Acres
Existing Zoning	EU-M, Estate Modified District
Existing Land Use	Vacant Land
2030-2040 CDMP Land Use Designation	Estate Density Residential (1 to 2.5 DU/Ac) <i>(see attached Zoning Recommendation Addendum)</i>
Comprehensive Plan Consistency	Consistent with the LUP map 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 Variance Standards From Other Than Airport Regulations <i>(see attached Zoning Recommendation Addendum)</i>
Recommendation	Denial with prejudice of request #1, and modified approval with conditions for 88 units of the alternate request #2 (97 units), subject to the Board's acceptance of the proffered covenant.

This item was deferred indefinitely at the February 13, 2025 meeting of the Community Zoning Appeals Board (CZAB) 14, at the request of the applicant.

The public hearing on this item has not been held.

REQUESTS:

- (1) DISTRICT BOUNDARY CHANGE from EU-M, Estate Modified District, to RU-1, Single-Family Residential District.

OR IN THE ALTERNATIVE

- (2) NON-USE VARIANCE to permit proposed lots with a frontage varying from 75' to 92.67' (100' minimum required)

Plans are on file and may be examined in the Department of Regulatory and Economic Resources, entitled “Four Aces Properties IV by Lennar Homes” as prepared by Pascual Perez Kiliddjian Starr, consisting of 100 sheets, dated stamped received 10/21/24, and “Four Aces properties IV” as prepared by W H P Witkin Hults + Partners, consisting of 27 sheets dated stamped received 10/21/24 for a total of 127 sheets. Plans may be modified at Public Hearing.

PROJECT HISTORY AND DESCRIPTION:

In November 2022, pursuant to Resolution #CZAB14-19-22 the Community Zoning Appeals Board (CZAB) #14 approved a District Boundary Change on the subject property from GU, Interim District, AU, Agricultural District, and EU-M, Estate Modified District, to EU-M, Estate Modified District. Staff however notes that the ±31.05-gross (±23.73-net) acres subject property has stayed undeveloped and is currently a vacant property.

The applicant now seeks to rezone the subject property from the current EU-M zoning district to RU-1, Single-Family Residential District, which would allow the property to be developed with more residential units than currently allowed (request #1). In the alternative, the applicant intends to retain the existing EU-M zoning and apply workforce housing development parameters for the proposed lots, but seeks a non-use variance to permit said workforce housing lots to have less lot width than required by code. The workforce housing development parameters allow EU-M lots (otherwise requiring minimum of 120’ width) to reduce lot width to 100’ when applying workforce housing intensity standards. Notwithstanding, staff notes that the alternate request #2, to allow proposed lots with frontages varying from 75’ to 92.67’, effectively seeks a further reduction from the minimum 100’ lot frontage required under the workforce housing standards. Additionally, the applicant has voluntarily proffered a zoning declaration of restrictions in support of this application, which, among other things, restricts the subject parcel to the submitted site plans for a total of 97 dwelling units, while committing to set aside 8 dwelling units on the property as “workforce housing units”.

<u>NEIGHBORHOOD CHARACTERISTICS</u>		
	Zoning and Existing Use	Land Use Designation
Subject Property	EU-M; Vacant Land	Estate Density Residential (1 to 2.5 dua)
North	AU; vacant land (rezoned to EU-M; for 78-units by BCC action on January 30, 2025) EU-M; single-family residence	Estate Density Residential (1 to 2.5 dua)
South	EU-M and GU; single-family residence and vacant land/ grove	Estate Density Residential (1 to 2.5 dua)
East	AU; single-family residence	Estate Density Residential (1 to 2.5 dua)
West	AU; vacant land	Estate Density Residential (1 to 2.5 dua)

NEIGHBORHOOD COMPATIBILITY:

The ±31.05-gross (±23.73-net) Acres subject property consists of an existing vacant property with groves. The area surrounding the subject property is characterized by parcels that are zoned EU-M, AU and GU. The large 27.32-acre parcel abutting the subject site to the north was rezoned to

EU-M, allowing a 78-unit residential development by BCC action on January 30, 2025. The parcels to the south consist of single-family residences and vacant lots; single family residences to the east; and a vacant lot is located to the west of the subject site across from SW 177 Avenue. The subject property itself is located immediately east of and just inside the Urban Development Boundary (UDB) which runs along SW 177 Avenue also known as Krome Avenue.

SUMMARY OF THE IMPACTS:

The approval of this application will allow the applicant to either rezone the property, or in the alternative, to have lots with reduced widths, in order to develop the subject site with additional housing, including workforce 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 will generate approximately 97 PM peak hour vehicle trips. Staff notes that the application may add to the population in the area and may bring additional noise into the neighborhood.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The subject property is designated as **Estate Density Residential** use on the Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map. *The residential densities allowed in this category shall range from a minimum of 1.0 to a maximum of 2.5 units per gross acre.* This allows the applicant to develop the 31.05-gross acre subject site with a total of 77 residential units as the maximum density allowed under the CDMP Estate Density Residential threshold on the LUP map. The applicant seeks a district boundary change from EU-M to RU-1 (request #1). Staff notes that RU-1, Single-Family Residential District, has a minimum lot size of 7,500 sq. ft. net, and its approval as requested in this application could allow the development of the 23.73-net acre subject parcel with up to a maximum of 137 residential units, which would be more than the maximum density threshold allowed under the LUP map, and as such, would be **inconsistent** with the CDMP. Therefore, staff opines that the request to rezone the subject site from EU-M, Estate Modified District to RU-1, Single-Family Residential District, on a site that is not abutting any other RU-1 zoned properties, and is located within an area mostly characterized by larger AU, EU-1 or EU-M zoned lots, is unnecessary and would be **incompatible** with the existing neighborhood when considering the necessity and reasonableness of said request.

In the alternative to request #1, the applicant seeks approval of a non-use variance to permit proposed workforce housing lots to have less lot width than permitted under the workforce housing standards (request #2), and has voluntarily proffered a zoning covenant, which, among other things, commits to set aside certain dwelling units on the property as “workforce housing units”. Under this alternate request, the applicant intends to retain the existing EU-M zoning district and seeks a non-use variance to permit lots with reduced frontages, although developed as workforce housing lots under the Workforce Housing Program. This program affords a 25% density bonus over the 2.5 dwelling units per acre allowed in the Estate Density Residential area thus enabling a density of 3.125 dwelling units per acre, which could allow the 31.05-gross acre subject parcel with up to a maximum of 97 residential units. As per request #2, these proposed lots would have widths varying from 75' to 92.67,' which would be a further reduction of the 100' of minimum lot frontage required for such lots under the workforce housing standards in EU-M district. Staff notes that the proffered workforce housing covenant also restricts the subject parcel to the submitted site plans and to a total of 97 dwelling units, which would be within the maximum density threshold allowed under the CDMP's LUP map and Workforce Housing Program, and

would be **consistent** with the maximum density threshold permitted in areas designated for **Estate Density Residential** uses on the CDMP Land Use Plan (LUP) map under the Workforce Housing Program. Notwithstanding, staff notes that the subject property is located within an urbanizing area that is currently comprised of single-family residences including estate and large lot residences that are zoned AU, EU-1 or EU-M, and is just inside and directly adjacent to the Urban Development Boundary (UDB) that is to the west of the site and runs along SW 177 Avenue/Krome Avenue.

Additionally, staff notes that the Board of County Commissioners (BCC) approved application #Z2022000221 on January 30, 2025, for a district boundary change from AU, Agriculture District, to EU-M, Single-Family Modified Estate District, on a property abutting immediately to the north of the subject site, and permitted the applicant to develop their 27.32-acre parcel, with a maximum total of 78 dwelling units, or, at a density of 2.85 dwelling units per acre, which is slightly more than the maximum of 2.5 units per gross acres allowed under the Estate Density Residential, but still consistent with the CDMP density allowance for workforce housing. The aforementioned approval had also allowed further reductions from the workforce housing intensity standards for the property, permitting reduced lot sizes and lots widths for the proposed lots. Additionally, the CDMP interpretive text regarding Density Bonus Programs for Affordable/Workforce Housing states that *appropriate compatibility standards must be followed to assure that the proposed development is compatible or made compatible with any adjoining or adjacent uses*. Furthermore, CDMP **Objective LU-4** calls for the County to *reduce the number of land uses which are inconsistent with the character of the surrounding community*. Based on the foregoing, and in order to allow a proposed density for residential development on the subject site that would be **compatible** with the development trend within the surrounding area, staff recommends a **modified** approval that would allow up to 2.85 units to the acre on the subject site, a density similar to that of the aforementioned development that was approved by BCC on the parcel that abuts the subject site to the north. This proposed density would allow the applicant to develop the 31.05-gross acre site with a total of 88 residential units, which staff acknowledges, would be a reduction from the 97-units currently proposed by the applicants on the subject property.

Therefore, staff opines that a **modified** approval of the alternative request that allows a certain maximum density of 2.85 dwelling units per acre on the subject property, and would allow lot sizes on the EU-M zoned site that are narrower than those permitted under workforce housing standards, would be **consistent** with the CDMP Land Use Element interpretive text and the maximum numerical density threshold permitted for the **Estate Density Residential** use on the CDMP LUP map, as well as the intensity standards allowed under the Workforce Housing Program. Staff further opines that approval of the application, subject to the Board's acceptance of a proffered zoning covenant, will not create any significant impacts which will disrupt or degrade the safety and tranquility of the neighboring properties and would be **compatible** with the surrounding area based on the Zoning Analysis below.

ZONING ANALYSIS:

The applicant seeks approval of a request for a district boundary change from EU-M, Estate Modified Residential District to RU-1, Single-Family Residential District, on the subject parcel (request #1). When the aforementioned request to rezone the 31.05-gross acre subject parcel to RU-1 (minimum 7,500 square foot lots) is analyzed under Section 33-311, District Boundary Change, staff opines that approval of the request would not be compatible with the surrounding area for the following reasons. Staff notes that the EU-M zoning district allows a minimum lot depth of 115' whereas the RU-1 district does not have a minimum lot depth. Additionally, the minimum front setback in the EU-M zoning district is 25 feet and in the RU-1 district the minimum

front setback is 15 feet for 50% of the lineal footage of the width of the house and 25 feet for the balance; except the front setback can be 20 feet for attached garages. Further, staff notes that the maximum lot coverage permitted under the EU-M zoning district is 30% while 40% is permitted under the RU-1 zoning district. In comparing the front setbacks for the EU-M and RU-1 zoning districts, staff notes that a residence in the RU-1 zoning district could be placed closer to the front property line and allows for more lot coverage than for a residence developed in the EU-M zoning district. Staff's research notes that the subject property is located within an area characterized by larger AU, EU-1 or EU-M zoned lots, and opines that introducing the RU-1 zoning district within this block would be **incompatible** with the immediate neighborhood, and could initiate a proliferation of similar requests for rezoning and potentially foster the introduction of more intensive residential zoning districts in this area. Therefore, staff does not support request #1 based on the aforementioned reasons. **As such, staff recommends denial with prejudice of request #1, under Section 33-311, District Boundary Change standards.**

However, staff notes that the applicant, in support of its alternate request #2, has voluntarily proffered a zoning covenant, which, among other things, commits to set aside certain dwelling units on the property as "workforce housing units", and pursuant to the same, seeks approval of a non-use variance to permit proposed lots as workforce housing lots with frontages varying from 75' to 92.67', where a minimum of 100' lot width is required under the workforce housing standards. When the aforementioned request is analyzed under Section 33-311 (A)(4)(b), Non-Use Variances standards, staff notes that the approval of the aforementioned request benefits the applicant with a further reduction on the lot widths that can be developed on the EU-M zoned subject parcel, and therefore recommends a **modified** approval that would limit a certain maximum density of 2.85 dwelling units per acre on the subject site, which would be **compatible** with the surrounding area. Staff notes that the subject parcel is located directly adjacent to the Urban Development Boundary (UDB) that is immediately to the west and runs along runs along SW 177 Avenue/Krome Avenue. Furthermore, CDMP policies require the County to give priority to infill development and redevelopment of substandard or underdeveloped environmentally suitable urban areas contiguous to existing urban development, where urban services and facilities have the capacities to accommodate additional demand. Additionally, staff also notes that pursuant to the recently approved application #Z2022000221 by the BCC on January 30, 2025, the 27.32-acre parcel to the immediate north of the subject property was approved for a rezoning to EU-M, with a residential development of 78 dwelling units, or, at a density of 2.85 dwelling units per acre. Said approval had also allowed further reductions from the workforce housing intensity standards for the property, permitting lot sizes of 11,100 sq. ft. in lieu of the required 12,000 sq. ft. lots, and lots widths of 69', where 100' was required. Based on the same, staff recommends a **modified** approval of request #2 for this application, and for the reasons explained earlier within the Comprehensive Development Master Plan Analysis section, opines that subject to the acceptance of a proffered covenant restricting the property to a similar maximum allowable density of 2.85 dwelling units per acre (for a maximum total of 88 dwelling units), workforce housing lots with less lot width would be **consistent** with the CDMP designation of the parcel on the LUP map, and would be **compatible** with the natural transition of residential trend of development witnessed in the surrounding area.

Staff notes that based on the memoranda submitted by other departments reviewing the application, approval of the application 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), does not object to the application and indicate in their memorandum that the application will meet the traffic concurrency criteria for an Initial Development Order. Their memorandum, dated December 10, 2024, indicates that the application will generate approximately 97 PM peak hour vehicle trips, which does not exceed the

acceptable Level of Service (LOS) on the surrounding roadways. Further, the Division of Environmental Resources Management of the Department of Regulatory and Economic Resources in their memorandum dated December 6, 2024, indicate that the application meets all applicable LOS standards for an initial development order as specified in the adopted CDMP for potable water service, wastewater disposal, and flood protection. In addition, the other departments reviewing the application, including the Miami-Dade Fire Rescue Department, Park, Recreation and Open Spaces (PROS) Department, as well as the Water and Sewer Department, do not object to the application. Further, the Miami-Dade County Public Schools (MDCPS) memorandum dated July 23, 2024, indicates that at this time, all levels have sufficient capacity available to serve the application. Based on the aforementioned department memoranda, staff opines that approval of the applicant's alternative request #2 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. **As such, staff recommends a modified approval with conditions for a maximum of 88 units of the alternate request #2 (requested 97 units), subject to the Board's acceptance of the proffered covenant, under Section 33-311(A)(4)(b), Non-Use Variance Standards from Other Than Airport Regulations.**

ACCESS, CIRCULATION AND PARKING: N/A

NEIGHBORHOOD SERVICES PROVIDER COMMENTS: See attached.

OTHER: N/A

RECOMMENDATION:

Denial with prejudice of request #1, and modified approval with conditions for 88 units of the alternate request #2 (97 units), subject to the Board's acceptance of the proffered covenant.

CONDITIONS FOR APPROVAL: for request #2 only.

1. That a site plan be submitted to and meet with the approval of the Director of the Department of Regulatory and Economic Resources 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, and other requirements.
2. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources as indicated in the memorandum dated December 10, 2024.
3. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the of the Water and Sewer Department as contained in its memorandum dated May 16, 2025.
4. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the Traffic Engineering Division (TED) of the Department of Transportation and Public Works (DTPW) as indicated in its memorandum dated December 10, 2024.

5. That the applicant(s) submits its Declaration of Restrictions to the Department of Regulatory and Economic Resources (RER) within 30 days of approval of this application, unless a time extension is granted by the Director, for good cause shown.

6. That the applicant(s) submit a Declaration of Restrictions to the Department of Regulatory and Economic Resources (RER) within **30 days** of approval of this application, unless a time extension is granted by the Director, for good cause shown.

ES:JB:SS:PM



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

ZONING RECOMMENDATION ADDENDUM

Four Aces Properties IV, LLC

PH: Z24-135

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

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

<i>Estate Density Residential (Pg. I-29)</i>	<i>This density range is typically characterized by detached estates which utilize only a small portion of the total parcel. Clustering, and a variety of housing types may, however, be authorized. The residential densities allowed in this category shall range from a minimum of 1.0 to a maximum of 2.5 units per gross acre.</i>
<i>Land Use Element Objective LU-4 (Pg. I-9)</i>	<i>Miami-Dade County shall continue to reduce the number of land uses, which are inconsistent with the uses designated on the LUP map and interpretive text, or with the character of the surrounding community.</i>
<i>Land Use Element Policy LU-4A (Pg. I-9)</i>	<i>When evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering, and safety, as applicable.</i>
<i>Interpretive Text at Page I-34 pertaining to Density Bonus Programs for Affordable/Workforce Housing</i>	<i>To be eligible for any of the density bonuses described above, the proposed development shall be consistent with the adopted goals, objectives, and policies of the Comprehensive Development Master Plan. The actual density achieved on a particular property will depend on all applicable land development regulations and compatibility standards. Sites shall be within the Urban Development Boundary, and sound urban design principles adopted by County ordinance or other binding instrument approved by action of the Board of County Commissioners must be applied. Appropriate compatibility standards must be followed to assure that the proposed development is compatible or made compatible with any adjoining or adjacent uses. Density bonuses shall not be combined. Furthermore, all residential units set aside for workforce housing or affordable housing should be disbursed throughout the housing development and be similar in size and type, as well as appearance on the exterior from non-set-aside units in the housing development. Prior to receiving the certificate of occupancy for market-rate units, all of the affordable housing units shall be under actual construction.</i>
<i>Interpretive Text at Pages I-35 and I-36 pertaining to Uses and Zoning Not Specifically Depicted</i>	<i>Existing lawful residential and non-residential uses and zoning are not specifically depicted on the LUP map. They are however reflected in the average Plan density depicted. All such lawful uses and zoning are deemed to be consistent with this Plan as provided in the section of this chapter titled "Concepts and Limitations of the Land Use Plan Map." The limitations referenced in this paragraph pertain to existing zoning and uses. All approval of new zoning must be consistent with the provisions of the specific category in which the subject parcel exists, including the provisions for density averaging and definition of gross density.</i>

PERTINENT ZONING REQUIREMENTS/STANDARDS

<p>Section 33-311 District Boundary Change</p>	<p>(A) <i>The Community Zoning Appeals Boards are advised that the purpose of zoning and regulations is to provide a comprehensive plan and design to lessen the congestion in the highways; to secure safety from fire, panic and other dangers, to promote health, safety, morals, convenience and the general welfare; to provide adequate light and air; to prevent the overcrowding of land and water; to avoid undue concentration of population; to facilitate the adequate provisions of transportation, water, sewerage, schools, parks and other public requirements, with the view of giving reasonable consideration among other things to the character of the district or area and its peculiar suitability for particular uses and with a view to conserving the value of buildings and property and encouraging the most appropriate use of land and water throughout the County.</i></p> <p>(F) Section 33-311 provides that the Board shall take into consideration, among other factors the extent to which:</p> <p>(1) <i>The development permitted by the application, if granted, conforms to the Comprehensive Development Master Plan for Miami-Dade County, Florida; is consistent with applicable area or neighborhood studies or plans, and would serve a public benefit warranting the granting of the application at the time it is considered;</i></p> <p>(2) <i>The development permitted by the application, if granted, will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts; the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment; and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development;</i></p> <p>(3) <i>The development permitted by the application, if granted, will have a favorable or unfavorable impact on the economy of Miami-Dade County, Florida;</i></p> <p>(4) <i>The development permitted by the application, if granted, will efficiently use or unduly burden water, sewer, solid waste disposal, recreation, education or other necessary public facilities which have been constructed or planned and budgeted for construction;</i></p> <p>(5) <i>The development permitted by the application, if granted, will efficiently use or unduly burden or affect public transportation facilities, including mass transit, roads, streets and highways which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways.</i></p>
<p>33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations</p>	<p><i>Upon appeal or direct application in specific cases, the Board shall hear and grant applications for non-use variances from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required.</i></p>

<p>Sec. 33-49. - Table of minimum widths, area of lots, maximum lot coverage, and minimum building sizes</p>	<p>District</p>	<p>Families</p>	<p>Min. Width</p>	<p>Min. Lot Area (Sq. Ft.)</p>	<p>Max. Lot Coverage (% of Lot Area)</p>	<p>Min. Bldg. Size (Cu. Ft.)</p>
	District	Families	Min. Width	Min. Lot Area (Sq. Ft.)	Max. Lot Coverage (% of Lot Area)	Min Bldg. Size (Cu Ft)
	RU-1	1	New sub.-75'	7,500	40%	8,500
	EU-M	1	Prior to 5-9-57 100'	15,000	30%	12,500
		New sub.-120' (Min. depth 115')	15,000	30%	12,500	
<p>Sec. 33-50. - Table of setback lines in residential and estate districts.</p>	<p>District/ Families</p>	<p>Front (Ft.)</p>	<p>Rear (Ft.)</p>	<p>Interior Side (Ft.)</p>	<p>Side Street (Ft.)</p>	
	RU-1: One	15 for 50% of the lineal footage of the width of the house and 25 for balance; except 20 for attached garages	15 for 50% of the lineal footage of the width of the house and 25 for balance	10% lot width min.—5' max.—7½'	15	
	EU-M: One	25	25	—	15	25
	Acc. bldg.	75	7½	—	20	30
Canopy carport	5	5	—	2	5	

Sec. 33-193.11. - Intensity standards.	Zoning District	Minimum Lot Size	Maximum Lot Coverage	Minimum Lot Frontage
	EU-M	12,000 sq. ft. (including r/w)	30%	100 ft. No minimum depth

Building and Neighborhood Compliance

ENFORCEMENT HISTORY

FOUR ACES PPROPERTIES IV,
LLC/ADRIAN PEDRO

N/A
MIAMI-DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

Pending

Z2024000135

DATE

HEARING NUMBER

FOLIO: 30-7906-000-0295/30-7906-000-0330

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:

May 23, 2025

NEIGHBORHOOD REGULATIONS:

Folio No.s: 30-7906-000-0295/30-7906-000-0330

There are no open/closed cases in CMS

BUILDING SUPPORT REGULATIONS:

Folio No.s: 30-7906-000-0295/30-7906-000-0330

There are no open/closed cases in BSS.

VIOLATOR:

FOUR ACES PROPERTIES IV, LLC/ADRIAN, PEDRO


OUTSTANDING LIENS AND FINES:

There are no outstanding liens or fines.

Memorandum

Date: May 15, 2025

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

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

Subject: Z2024000135-5th Review
Four Aces Properties IV, LLC
Located between SW 286th & 288th Street and between SW 172nd
& 177th Avenue
DBC from EU-M to RU-1 and non-use variance of lot frontage
(EU-M) (31.05 Acres)
06-57-39

The Department of Regulatory and Economic Resources – Division of Environmental Resources Management (DERM) has reviewed the above-referenced zoning application for compliance with the requirements of Chapter 24 of the Miami-Dade County Code (the Code) for potable water service and wastewater disposal. Based on the information provided, this zoning application is approved pursuant to section 24-43.1 of the Code related to potable water service and wastewater disposal.

Public Water and Sanitary Sewer Review

According to DERM records, public water is currently abutting the subject property. Pursuant to the Code and based on the site plan submitted in support of this application, the proposed development is within feasible distance to connect to public sanitary sewers. Therefore, the proposed development shall connect to public water and sanitary sewers in accordance with Code requirements. Please note that this development will need to obtain water and sanitary sewer extension permits prior to DERM approval of future development orders. To the extent that connection to the public sanitary sewer system is not approved due to a sanitary sewer moratorium, this memorandum shall not be interpreted as written approval from DERM to allow an alternative means of domestic wastewater disposal.

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

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

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 DERM for this proposed development order.

Please note that some of the collection/transmission facilities, which includes sanitary sewer gravity sewer mains, sanitary sewer force mains and sanitary sewer pump stations, throughout the County do not have adequate capacity, as defined in the Consent Decree between Miami-Dade County, Florida Department of Environmental Protection, and the U.S. Environmental Protection Agency case 1:12-cv-24400-FAM. Under the terms of this Consent Decree, this approval does not constitute an allocation or certification of adequate treatment and transmission system capacity. At the time of building permits, DERM will evaluate and may reserve sanitary sewer capacity, through the DERM sanitary sewer certification process, if the proposed development complies with the provisions of the Consent Decree. Building permits for development in sanitary sewer basins that have been determined not to have adequate capacity cannot be approved until adequate capacity becomes available.

Please be advised, DERM 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 within a parcel, each building shall connect individually to a public sanitary sewer system without traversing other parcels.

Conditions of Approval: None

Water Control Review

A DERM Surface Water Management General Permit shall be required for the construction and operation of the required surface water management system. This permit shall be obtained prior to any future development order approval. The applicant is advised to contact the DERM Water Control Section at (305)372-6681 or dermwatercontrol@miamidadegov for further information regarding permitting procedures and requirements.

Stormwater should be retained on site utilizing designed seepage or infiltration drainage system. Drainage plans shall provide for collection of the stormwater runoff generated by a 5-year storm event.

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, a DERM Class VI Permit may be required for the construction of the proposed surface water management system for the development. Please contact the DERM Water Control Section (305) 372-6681 for additional information.

Conditions of Approval: None

Tree Preservation Review

An aerial review of the subject properties indicates the presence of tree resources. A landscape plan entitled "Four Aces Properties IV" prepared by Steven C. Eaves, R.L.A., and dated as received by Miami-Dade County on October 21, 2024 was submitted in support of the subject application, and indicates the removal/relocation of non-specimen (a tree with a trunk diameter at breast height less than 18 inches) tree resources. Section 24-49 of the Code provides for the preservation and protection of tree resources.

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

In accordance with section 24-49.9 of the Code, all plants prohibited by Miami-Dade County shall be removed from all portions of the property prior to development, or redevelopment and developed parcels shall be maintained to prevent the growth or accumulation of prohibited species. Please contact Jackelyn Alberdi at Jackelyn.Alberdi@miamidade.gov for additional information or concerns regarding this review.

Conditions of Approval: None

Pollution Remediation Review

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

Any contaminated portion of the site that is proposed to be sold, transferred, or dedicated (including, but not limited to, for public right-of-way) to any public entity shall be identified on the tentative and final plat plans for this development. If any contaminated portion of the site is proposed to be sold, transferred, or dedicated to the County, please note that all soil, groundwater or surface water contaminants, solid waste, and methane must be disclosed to the applicable County department at the earliest stage possible. The applicable County departments would include all departments that would receive or manage the proposed property, and for example, would include Department of Parks and Recreation and Open Spaces (PROS) for a park and Department of Transportation and Public Works (DTPW) for road right-of-way. Please note that the presence of any such contamination, solid waste, or methane or a delay by the applicant in disclosing such contamination or impacts to the applicable County departments could result in the county declining to accept the proposed dedication. This may in turn result in the need for the developer to reconfigure or change previously approved site plans, or make other changes to the proposed development, which may require approval after public hearing.

If an applicant elects to address soil contamination, groundwater contamination, solid waste, and methane via a No Further Action with Conditions, each individual property owner will be required to execute a restrictive covenant.

Please note that nothing stated herein may be interpreted to limit or restrict an engineer's or other professional's responsibility to prepare plans accurately and completely for proposed rights-of-way as well as any other projects or plans.

Please contact Thomas Kux 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.

DERM Concurrency Review

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

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

cc: Eric Silva, Department of Regulatory and Economic Resources

Memorandum



Date: May 16, 2025

To: Eric Silva, AICP, Assistant Director
Development Services
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 - Four Aces Properties IV, LLC
Application No. Z2024000135 - (Pre-App. No. Z24P-095)

A handwritten signature in black ink, appearing to read "Maria Valdes", written in a cursive style.

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: Four Aces Properties IV, LLC

Location: The proposed project is located on approximately 31.05 gross acres, between SW 286th Street and SW 288th Street and between SW 172nd Avenue (McMinn Road) and SW 177th Avenue (Krome Avenue), with Folio Nos. 30-7906-000-0295 and 30-7906-000-0330, within and abutting the Urban Development Boundary (UDB) on the western boundary of the property, in unincorporated Miami-Dade County.

Proposed Development: The Applicant is requesting a District Boundary Change from EU-M (Single-Family Estate Modified District) to RU-1 (Single-Family Residential District) or in the alternative, the approval of a non-use variance to permit a reduction in the minimum required lot frontage for EU-M properties, in order to allow the construction of 97 single-family residences, as per Letter of Intent dated June 19, 2024.

The estimated total water demand for the proposed project will be 30,070 gallons per day (gpd). Per email dated July 3, 2024, from Applicant's Representative Ms. Amanda Naldjieff, the premix of models is not available at this time. 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.

Due to the project's proximity to the UDB, this project was reviewed by a WASD UDB project review team on November 5, 2024, in accordance with CDMP Policy WS-2E. The points of connection approved by the review team were issued with active WASD Agreement No. 32470 for the subject property.

Water: The proposed development is located within the WASD's water service area. The water supply will be provided by the South Dade Water Treatment System. Currently, there is adequate treatment and water supply capacity, consistent with Policy WS-2 A (1) of the CDMP.

On January 31, 2025, WASD Agreement No. 32470 was offered for the subject project. Per approved points of connection (P.O.C.) dated February 25, 2025, since this property is connecting to WASD's water system for the first time, the developer is required to install a water main along one entire boundary of the property, as per WASD's Rules & Regulations, Section 2.02(1) and 2.04(2)(d).

The developer shall connect to an existing 12-inch water main (E30934D00A-2) in SW 288th Street, near the southeastern corner of the property and extend the same 12-inch water main (Half-Section Line) westerly along SW 288th Street to SW 177th Avenue.

In addition, the developer shall also connect to an existing 12-inch water main (E30934D00A-4) in SW 172nd Avenue, abutting the most eastern boundary of this development and/or to an existing 8-inch water main (E30934D00A-2) in SW 174th Avenue and SW 287th Street and extend an 8-inch water main within the property in dedicated public Right-of-Way (R/W) and/or in WASD easements to a point as required to abut and provide service to the proposed development.

Also, if the Fire Department requires a fire hydrant, a fire line, and/or the developer requires service in SW 177th Avenue, thence connect to the aforementioned proposed 12-inch water main in SW 177th Avenue and SW 288th Street and extend a 12-inch water main northerly along SW 177th Avenue as required to feed the hydrant, fire line, and/or provide service to the property.

Also note that since SW 177th Avenue concurs with the limits of the UDB Line, a 12-inch water main extension is recommended for SW 177th Avenue instead of the required 16-inch water main due to SW 177th Avenue being a Section Line.

Any public water main extension within the property shall be 8-inch minimum diameter. If two (2) or more fire hydrants are to be connected to a public water main extension, then the water system shall be looped with two (2) points of connections.

A Water Supply Certification (WSC) letter from WASD was issued on January 31, 2025, through WASD Agreement No. 32470. 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 approved points of connections dated February 25, 2025, the developer shall connect to the sewer system as indicated in the P.O.C. as follows:

There is a proposed WASD Agreement No. 31806 located along the northern boundary of subject property that will bring a new Public Pump Station to serve a future pump station basin in the area.

Since this property is connecting to WASD's 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's Rules & Regulations, Section 3.02(6) and 3.04(2)(d).

If WASD agreement No. 31806 is conveyed by the time this project is ready for construction, the developer shall connect to a proposed 8-inch gravity sewer main in SW 286th Street that will abut the northern boundary of the development.

The developer shall also extend an 8-inch minimum gravity sewer mains AT FULL DEPTH in dedicated public R/W and/or in easements as required to provide service to all the properties within the proposed development.

If Agreement No. 31806 is NOT conveyed by the time this project is ready for construction, the developer shall contact WASD to evaluate the project and provide a new point of connection.

Note to the Developer:

1. The Developer of this project shall coordinate and cooperate on water and sewer interconnections, construction sequence, and schedule with other development projects that are in the vicinity either downstream or upstream with regard to obtaining approval and permits from WASD and other regulatory governmental agencies to avoid conflict with utility plans.
2. If a vicinity development has a water and/or sewer construction permit but has not started construction and another developer would like to take over the other development scope of water and/or sewer work, then the developers shall coordinate to withdraw the existing permit prior to the other developer submitting plans to WASD and other regulatory governmental agencies for review.

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 maval@miamicity.gov, Alfredo B. Sanchez at (786) 552-8237 or sanalf@miamicity.gov, or Pedro P. Vera Carballes at (786) 552-8144 or pedro.veracarballes@miamicity.gov.

Memorandum



Date: December 10, 2024

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

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

Subject: Z2024000135
Name: Four Aces Properties IV, LLC
Location: SW 286 Street and SW 288 Street and between SW 172 Avenue & 177 Avenue,
Section 06 Township 57 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 an approximately **97 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
9212	Krome Avenue north of SW 288 Street	C	C
9864	SW 167 Avenue north of SW 288 Street	D	D
9932	SW 288 Street west of US 1	C	C
9936	SW 296 Street west of US 1	C	C
F 0043	Krome Avenue south of SW 296 Street	C	C

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

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.

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: September 13, 2024

To: Eric Silva, Assistant Director
Regulatory and Economic Resources

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

Subject: Z2024000135

The Miami-Dade Fire Rescue Department has **no objection** to the site plan uploaded to “EnerGov” on 09/11/2024.

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

Florida State Statute 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: Thursday, May 1, 2025

Subject: Review Type: Z2024000135
Applicant Name: Four Aces Properties IV, LLC

PROJECT DESCRIPTION:

The applicant proposes a district boundary change to rezone the Property from EU-M to RU-1 to develop 97 single-family detached residential units.

PROJECT LOCATION:

The property is located on the northeast corner of the intersection of Krome Avenue and SW 288 Street in unincorporated Miami-Dade County, Florida.

COMMENTS/RECOMMENDATION:

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 following conditions:

1. Widen SW 288th Street between Krome Avenue and SW 174th Avenue to complete the typical section to match the configuration east of SW 174th Avenue and provide an eastbound left-turn lane at the intersection of SW 174th Avenue and SW 288th Street.
2. Construct the north side of SW 287th Street as a two-way roadway from Krome Avenue to SW 172nd Avenue.
3. Construct the south side of SW 286th Street (half of the right-of-way) from Krome Avenue to SW 172nd Avenue.
4. Improve SW 172nd Avenue between SW 286th and SW 287th streets to widen the roadway with the typical section from Miami-Dade County.

Please contact Leanne Garcia Fernandez at leanne.garciafernandez@miamidade.gov if you have any questions concerning the comments or wish to discuss this matter further.



Concurrency Management System (CMS)

Miami-Dade County Public Schools

Miami-Dade County Public Schools

Concurrency Management System School Concurrency Determination

MDCPS Application Number: **SP3024072300564** Local Government (LG): **Miami-Dade**
 Date Application Received: **7/23/2024 9:57:31 AM** LG Application Number: **Z2024000135**
 Type of Application: **Site Plan** Sub Type: **Redevelopment**

Applicant's Name: **Four Aces Properties IV, LLC**
 Address/Location: **between SW 286 Street and SW 288 street (Biscayne Drive) and between SW 172 Avenue (McMinn Road) and SW 177 Avenue (Krome Avenue)**

Master Folio Number: **3079060000295**
 Additional Folio Number(s): **3079060000330,**

PROPOSED # OF UNITS **97**

SINGLE-FAMILY DETACHED UNITS: **97**

SINGLE-FAMILY ATTACHED UNITS: **0**

MULTIFAMILY UNITS: **0**



CONCURRENCY SERVICE AREA SCHOOLS

CSA Id	Facility Name	Net Available Capacity	Seats Required	Seats Taken	LOS Met	Source Type
161	AVOCADO EL - SOUTH DADE MID (ELEM COMP)	179	18	18	YES	Current CSA
5003	SOUTH DADE MIDDLE (MID COMP)	71	10	10	YES	Current CSA
7701	SOUTH DADE SENIOR	-28	13	0	NO	Current CSA
7701	SOUTH DADE SENIOR	0	13	0	NO	Current CSA Five Year Plan

ADJACENT SERVICE AREA SCHOOLS

7781	FELIX VARELA SENIOR	83	13	13	YES	Adjacent CSA
------	---------------------	----	----	----	-----	--------------

*An Impact reduction of **33.18%** included for charter and magnet schools (Schools of Choice).

MDCPS has conducted a public school concurrency review for this application and has determined that it **DOES MEET (Concurrency Met)** all applicable LOS Standards for a Final Development order as adopted in the local Government's Educational Element and incorporated in the Interlocal Agreement for Public School Facility Planning in Miami-Dade County.

Master Concurrency Number: **MA3024072300564** Total Number of Units: **97**
 Issue Date: **9/16/2024 3:37:03 PM** Expiration Date: **9/16/2025 3:37:03 PM**
 Capacity Reserved: **Elementary:18 / Middle:10 / Senior: 13**


MDCPS Administrator


MDCPS Authorized Signature

Memorandum



Date: May 27, 2025

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

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

Subject: Z2024000135 – Four Acres Properties IV LLC

Applicant Name: Four Acres Properties IV LLC.

Project Location: The property consists of approximately 31.05-Acres and the property is located at the northeast corner of SW 288th St and SW 177th Ave, in unincorporated Miami-Dade County (Folio No.: 30-7906-000-0330, -0295). The subject property is zoned Estate Modified District (EU-M). The land use is Groves.

Proposed Development: The applicant seeks a zoning review for the proposed district zoning boundary change from EU-M to Single-Family Residential District (RU-1), or alternatively a non-use variance to permit a reduction in the minimum required lot frontage. The approval for development of 97 single-family detached residential units is also under review.

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 below in Table A.

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

NAME	ADDRESS	CLASS	ACRE	TYPE
AREA 291	SW 324 ST AND 157 AVE	SINGLE PURPOSE PARK	10	LOCAL
BISCADO PARK	29150 SW 193 AVE	NEIGHBORHOOD PARK	4.27	LOCAL
LEISURE PARK	15355 HARDING LN	NEIGHBORHOOD PARK	1.9	LOCAL
LIVE LIKE BELLA PARK	29305 ILLINOIS RD	COMMUNITY PARK	8.68	LOCAL
MODELLO PARK	28450 SW 152 AVE	COMMUNITY PARK	10	LOCAL
MODELLO WAYSIDE PARK	28850 S DIXIE HWY	NEIGHBORHOOD PARK	2.74	LOCAL
PALMLAND PARK	15351 SW 304 ST	NEIGHBORHOOD PARK	5.05	LOCAL
ROYAL COLONIAL PARK	14850 SW 280 ST	COMMUNITY PARK	25.4	LOCAL
SOUTH DADE PARK	28151 SW 164 AVE	COMMUNITY PARK	8.61	LOCAL
AREA 291	SW 324 ST AND 157 AVE	SINGLE PURPOSE PARK	10	LOCAL
BISCADO PARK	29150 SW 193 AVE	NEIGHBORHOOD PARK	4.27	LOCAL
LEISURE PARK	15355 HARDING LN	NEIGHBORHOOD PARK	1.9	LOCAL
LIVE LIKE BELLA PARK	29305 ILLINOIS RD	COMMUNITY PARK	8.68	LOCAL
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PALMLAND PARK	15351 SW 304 ST	NEIGHBORHOOD PARK	5.05	LOCAL
ROYAL COLONIAL PARK	14850 SW 280 ST	COMMUNITY PARK	25.4	LOCAL
SOUTH DADE PARK	28151 SW 164 AVE	COMMUNITY PARK	8.61	LOCAL

Impact and Demand: The proposed development includes a total of 97 Single-Family Residential District detached dwelling units. The proposed residential units would generate a residential population of 307 people resulting in an estimated impact of 0.84-acres of local parkland when analyzed using Miami-Dade County's minimum Level of Service standard for the provision of local recreation open space. The project site is in PBD 3, which currently meets park concurrency requirements.

Recommendations: PROS offers the following recommendations:

- Please provide for a varied tree canopy along each thoroughfare, by interspersing a mix of tree species, not only homogenous single variety.
- Please ensure that each tree species chosen are sufficiently spaced to create a consistently shaded area for pedestrians at full maturity.
- At typical corner lots, please consider including placemaking elements to punctuate the subdivision's layout. Elements that may enhance intersections would be public art, or entrance like planting features.

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

Objective ROS-1

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

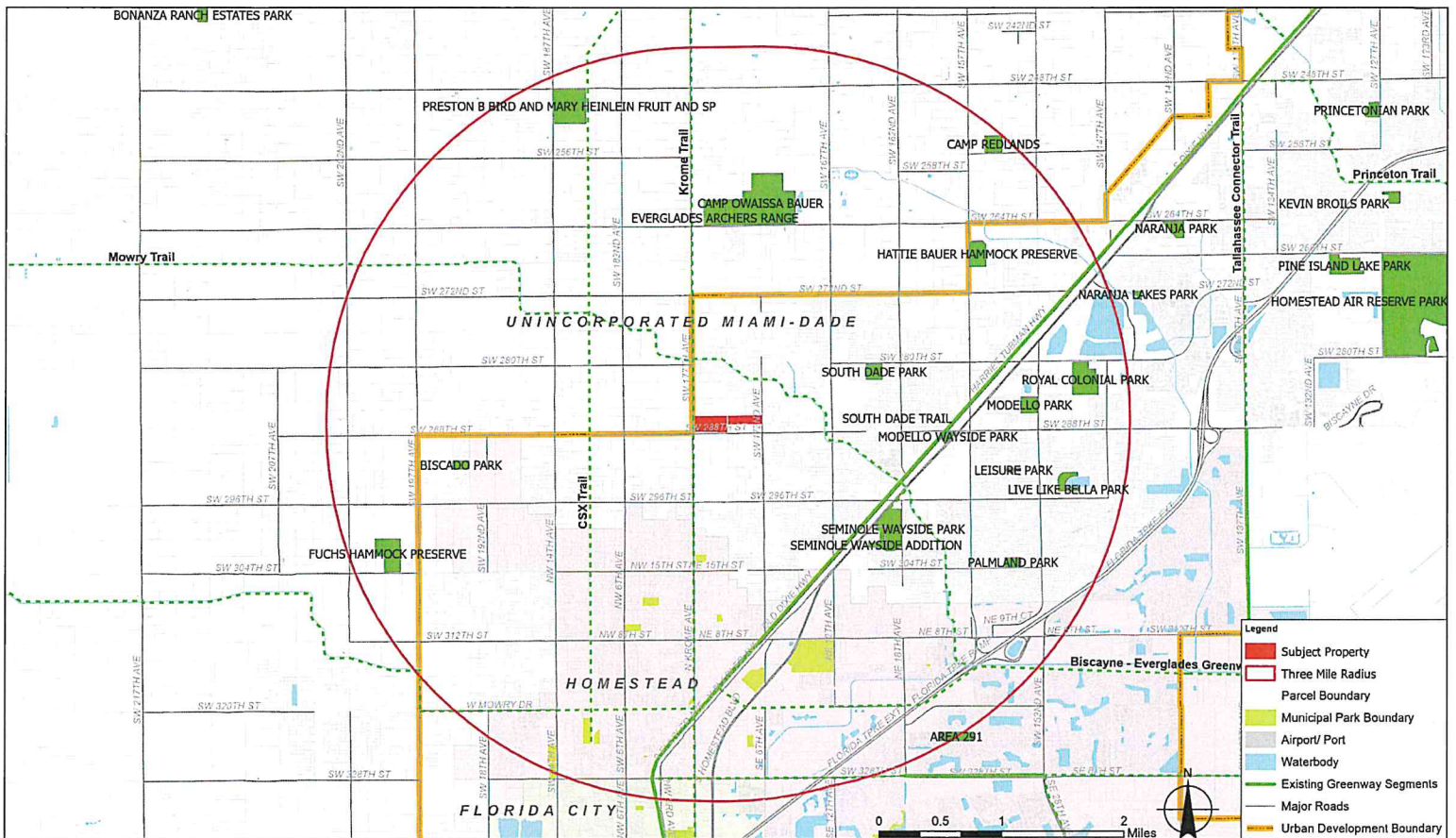
Objective ROS-8

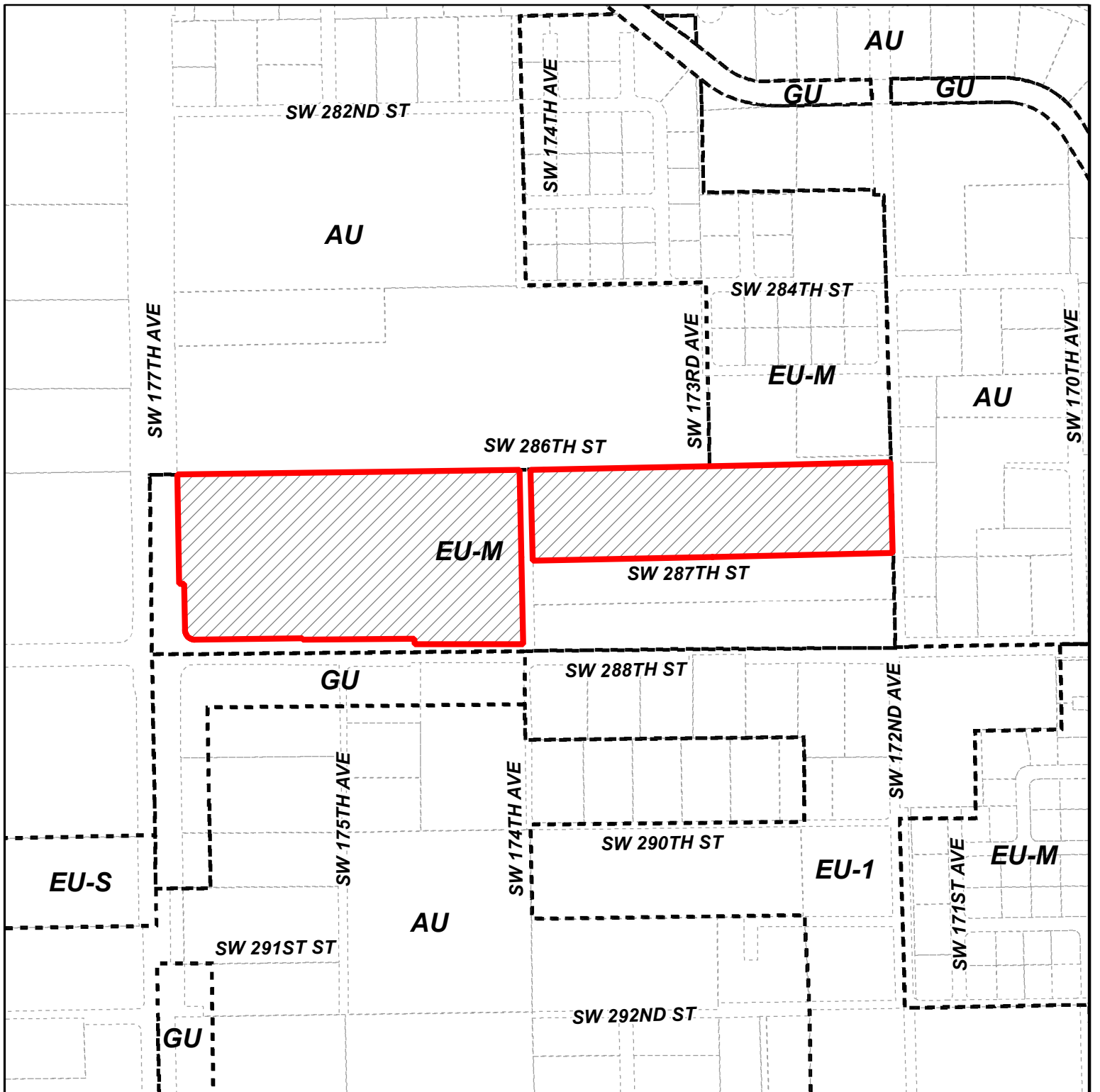
The Miami-Dade County Parks and Open Space System Master Plan (OSMP), through a 50-year planning horizon, shall guide the creation of an interconnected framework of parks, public spaces, natural and cultural areas, greenways, trails, and streets that promote sustainable communities, the health and wellness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

Based on our findings and recommendations described herein **PROS has no objections to this application.** Should you have any questions, or if you need any additional information or clarification on this review, please contact Sol Kohen, Park Planner II, by e-mail at sol.kohen@miamidade.gov.

AZ: at sk AT
Attachment

**FIGURE 1: Z2024000153 - Four Acres Properties IV LLC
 MIAMI-DADE COUNTY PARKS, RECREATION AND OPEN SPACES DEPARTMENT ANALYSIS**







MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2024000135



Section: 06 Township: 57 Range: 39
 Applicant: Lennar Homes, LLC
 Zoning Board: C14
 Commission District: 8
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

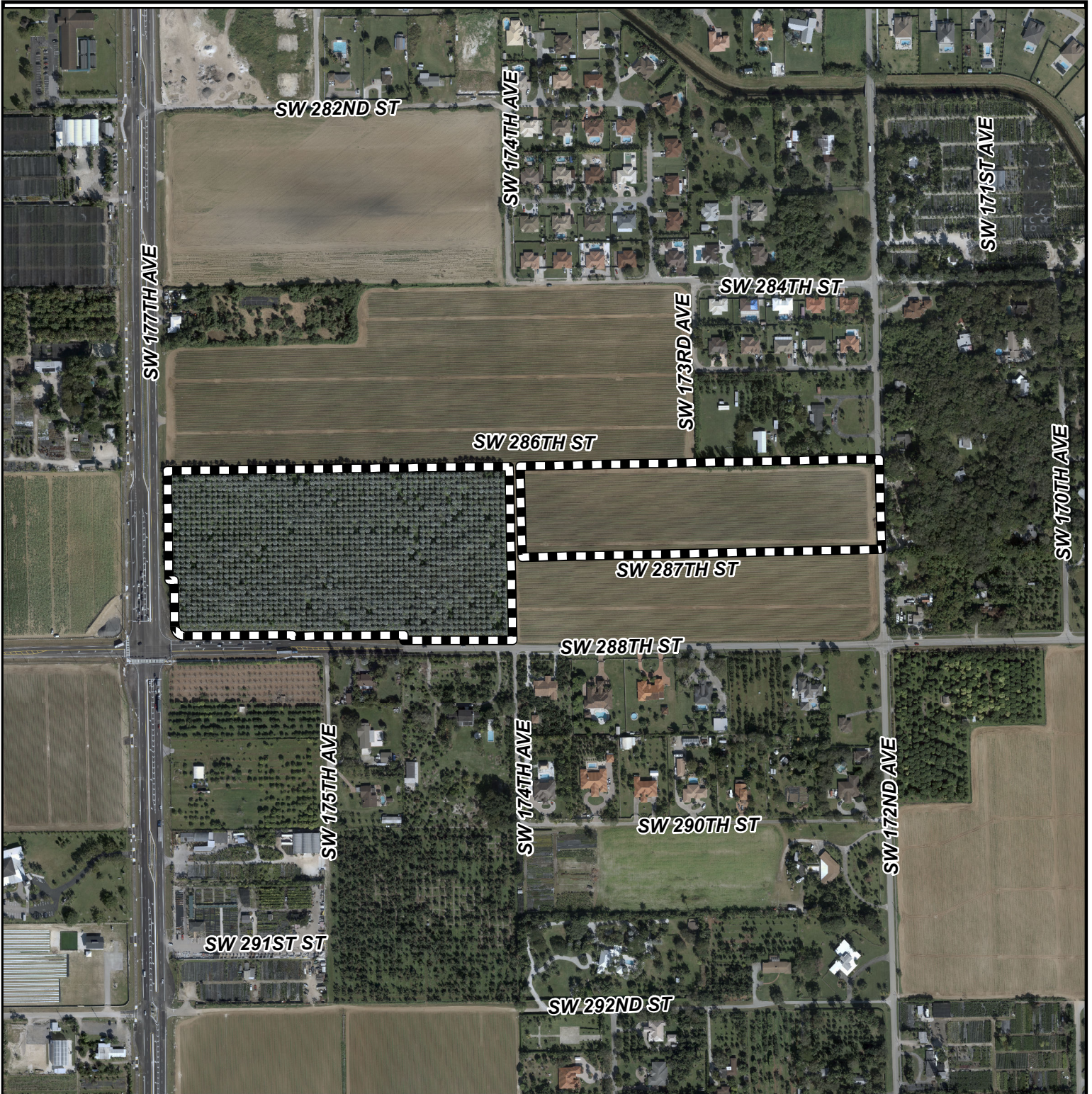
Legend

-  Subject Property Case
-  Zoning




SKETCH CREATED ON: Tuesday, July 2, 2024

REVISION	DATE	BY



MIAMI-DADE COUNTY
AERIAL YEAR 2021

Process Number
Z2024000135

Legend
 Subject Property

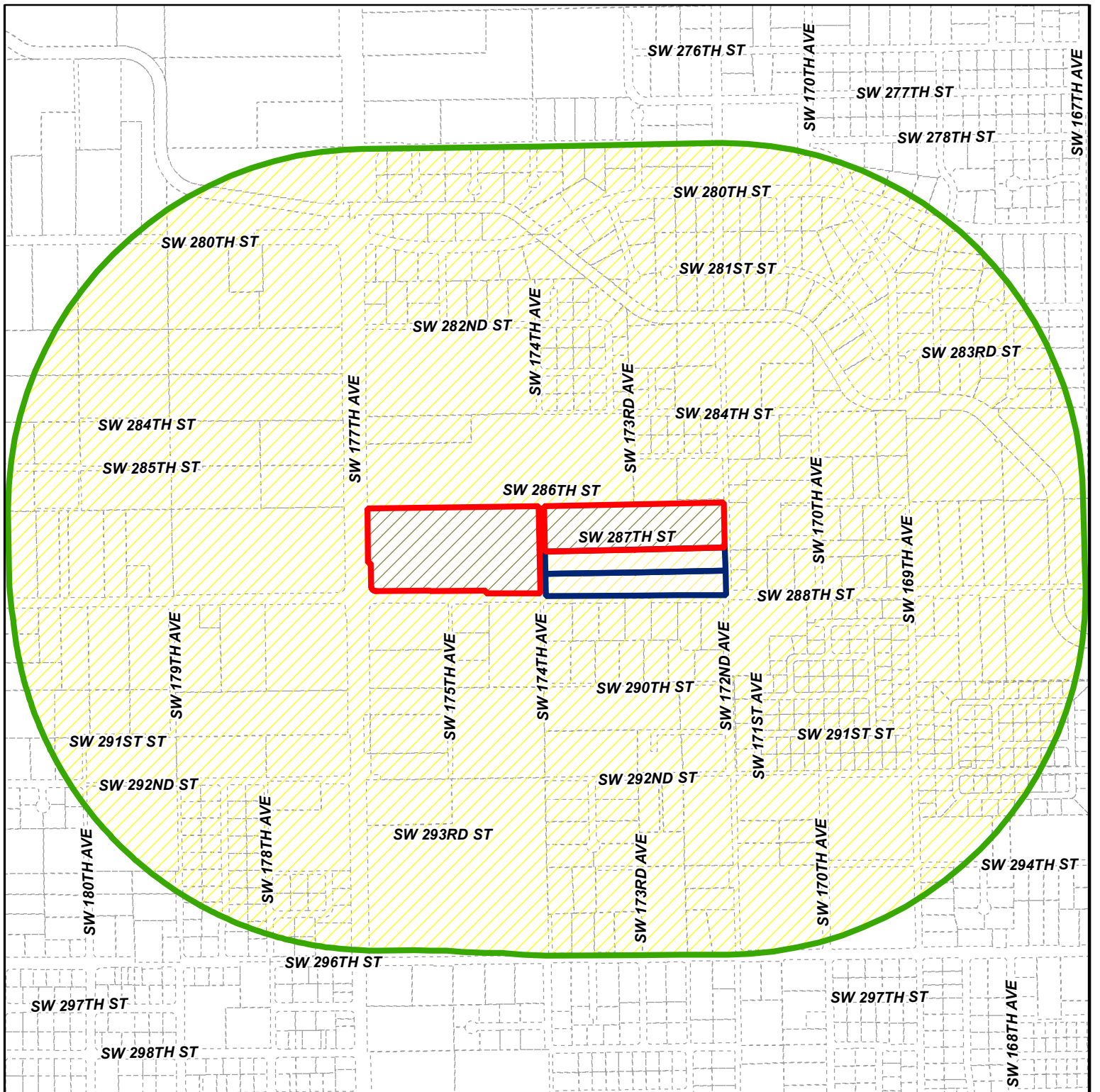


Section: 06 Township: 57 Range: 39
 Applicant: Lennar Homes, LLC
 Zoning Board: C14
 Commission District: 8
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS



SKETCH CREATED ON: Tuesday, July 2, 2024

REVISION	DATE	BY







MIAMI-DADE COUNTY
RADIUS MAP

Section: 06 Township: 57 Range: 39
 Applicant: Lennar Homes, LLC
 Zoning Board: C14
 Commission District: 8
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Process Number
Z2024000135
 RADIUS: 2640

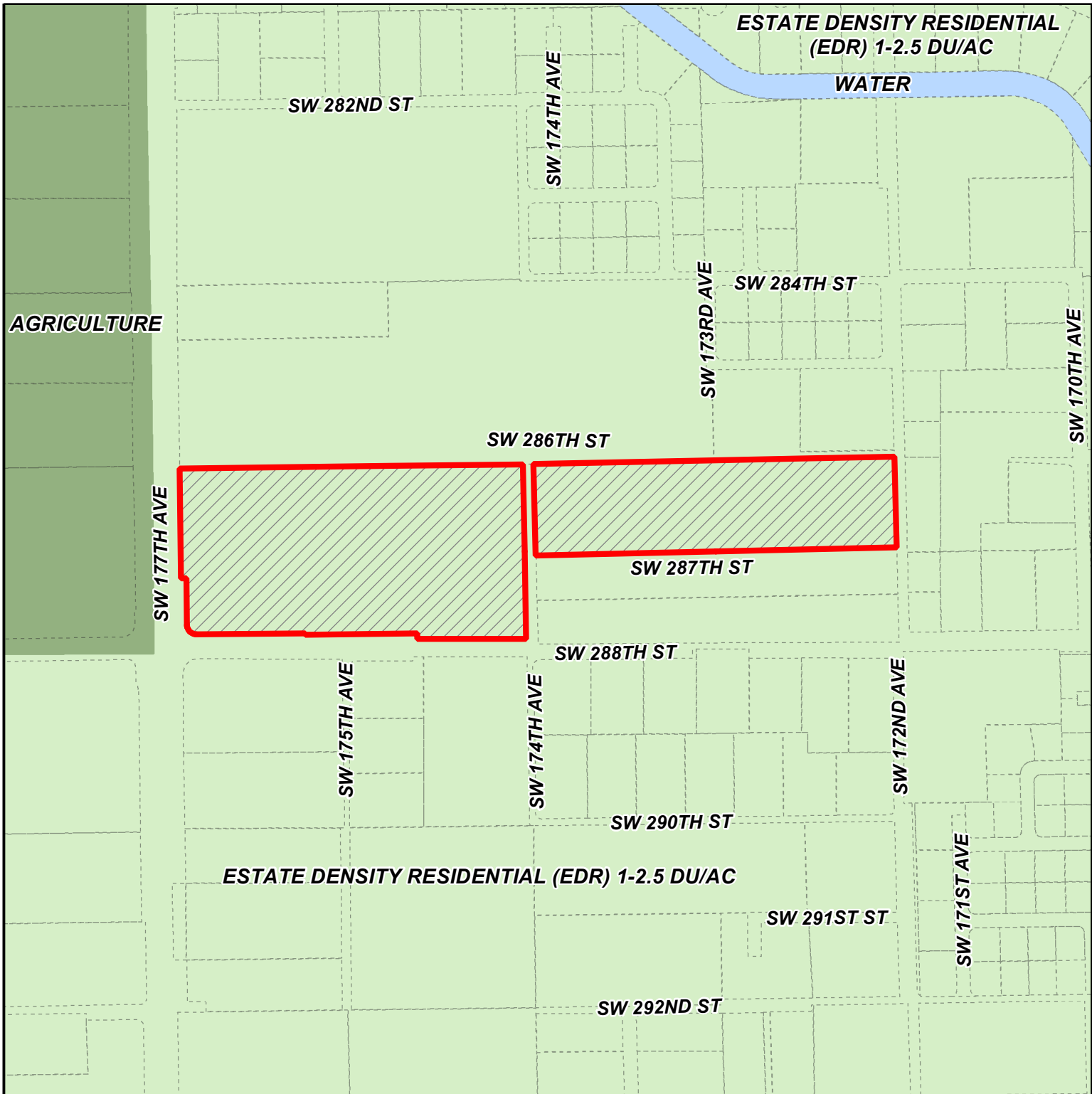
Legend

-  Subject Property
-  Contiguous Properties
-  Buffer
-  Property Boundaries



SKETCH CREATED ON: Tuesday, July 2, 2024

REVISION	DATE	BY



MIAMI-DADE COUNTY
CDMP MAP

Process Number
Z2024000135

Section: 06 Township: 57 Range: 39
 Applicant: Lennar Homes, LLC
 Zoning Board: C14
 Commission District: 8
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Legend

 Subject Property Case



SKETCH CREATED ON: Tuesday, July 2, 2024

REVISION	DATE	BY

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MIAMI-DADE COUNTY
PROCESS NO.: Z24-135
DATE: OCT 21 2024
BY: ISA

**PASCUAL
PEREZ
KILIDDJIAN
STARR**
ARCHITECTS + PLANNERS

LICENSE # AA 26001357
EDGARDO PEREZ, AIA
LICENSE No.: AR 0013394
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
CORAL GABLES, FLORIDA 33126
TELEPHONE: (305) 592-1363
FACSIMILE: (305) 592-4865
http://www.ppkarch.com

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REVISIONS:

OWNER:
LENNAR HOMES

FOUR ACES PROPERTIES IV
BY: LENNAR HOMES
MIAMI-DADE COUNTY, FLORIDA

SEAL:

SITE PLAN

SITE PLAN
DATE: 2024-09-30
SCALE: AS SHOWN
DRAWN: AJS
CHECK BY: PPK
JOB NO.:

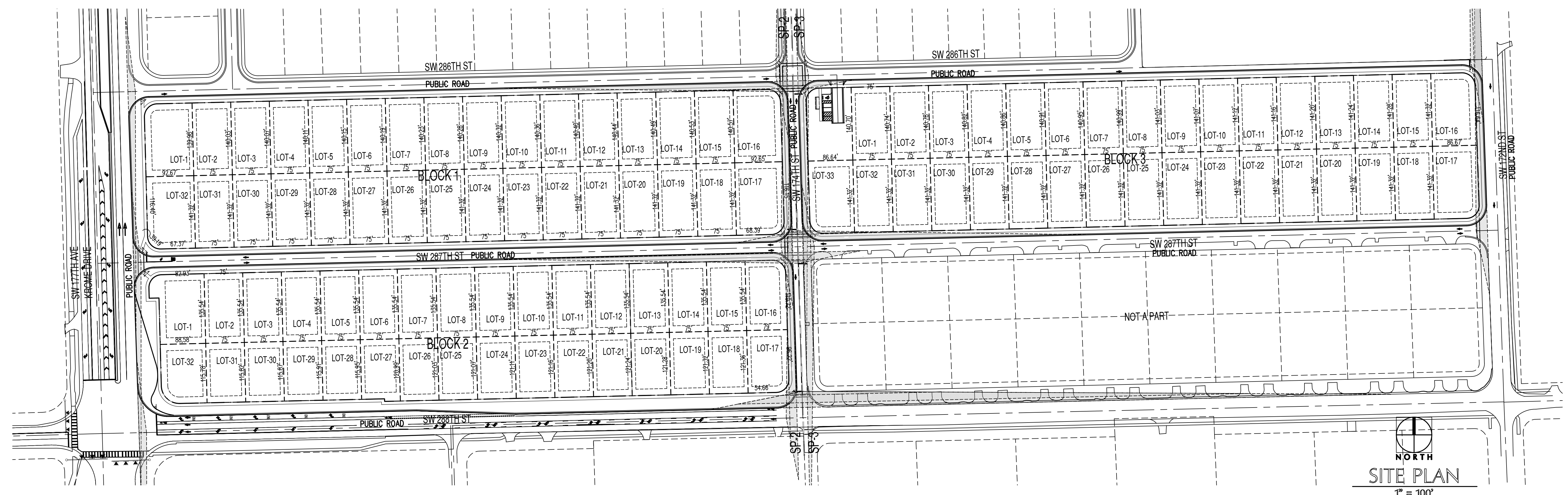
SP-1

SHEET NO.:

SITE DATA		
	SF	ACRES
GROSS AREA TO € OF ROW'S (SURVEY)	1,352,624.00	31.05
SW 177TH AVE & SW 288TH ST ROW'S	126,448.00	2.90
NET AREA (SURVEY)	1,226,176.00	28.15
SW 287TH ST, 286TH ST & 174TH ST ROW DEDICATIONS	192,297.61	4.415
NET AREA	1,033,878.39	23.73
DENSITY	#	DUA
ESTATE DENSITY MAX. 2.5 DUA	78	
25% WHU BONUS	19	
TOTAL DENSITY PERMITTED	97	3.125
TOTAL DENSITY PROVIDED	97	
AREA CALCULATIONS	SF	%
SFH LOT AREA	1,010,446.22	97.73
PEDESTRIAN SIDEWALKS	637.55	0.06
VEHICULAR PAVED AREAS	2,992.79	0.29
UNENCUMBERED GREEN OPEN AREA	19,801.83	1.92
TOTAL	1,033,878.39	100.00
ZONING	EU-M WITH WHU INTENSITY STANDARDS*	
	REQUIRED	PROVIDED
LOT FRONTAGE	100'	75' (MIN)**
LOT DEPTH	NA	115.78' (MIN)
LOT AREA (INCLUDING ROW)	12,000 SF	12,040 SF
LOT COVERAGE	MAX. 33%	32.98%
HEIGHT	2 STORIES - 35'	2 STORIES - 30'
FRONT SETBACK	12.5'	15'
GARAGE SETBACK		20'
REAR SETBACK	12.5'	12.78'
INTERIOR SIDE SETBACK	7.5'	7.5'
SIDE STREET SETBACK	12.5'	21'

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

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



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REVISIONS:

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FOUR ACES PROPERTIES IV
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MIAMI-DADE COUNTY, FLORIDA

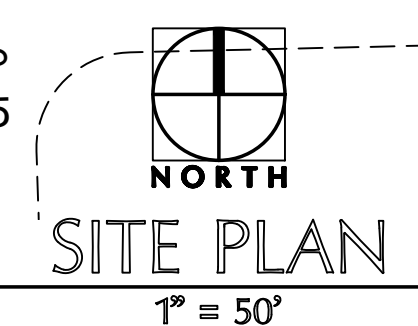
SEAL:

SITE PLAN

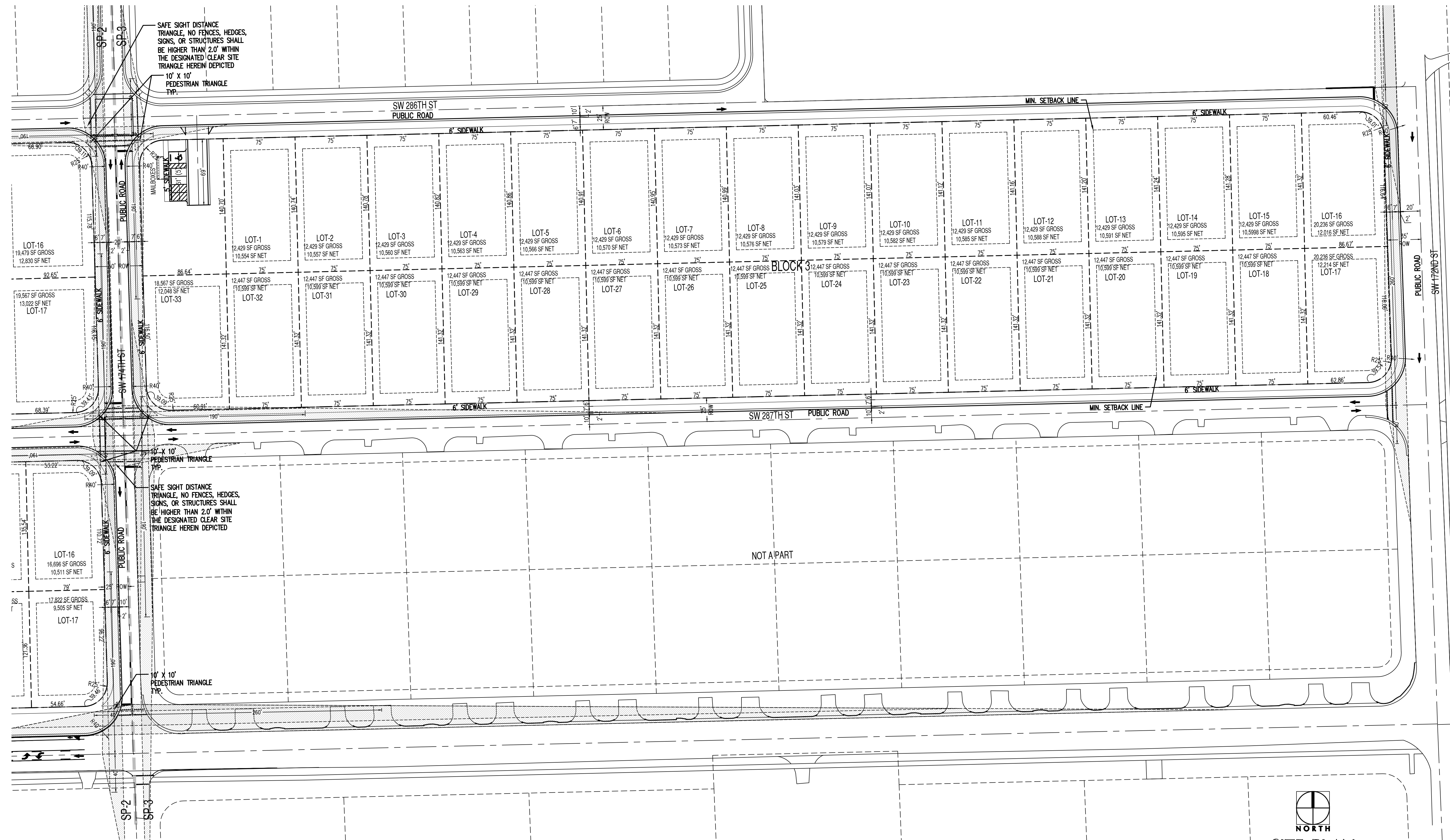
SITE PLAN
DATE: 2024-09-30
SCALE: AS SHOWN
DRAWN BY: AJS
CHECK BY: PPK
JOB NO.:

SP-2

SHEET NO.:



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

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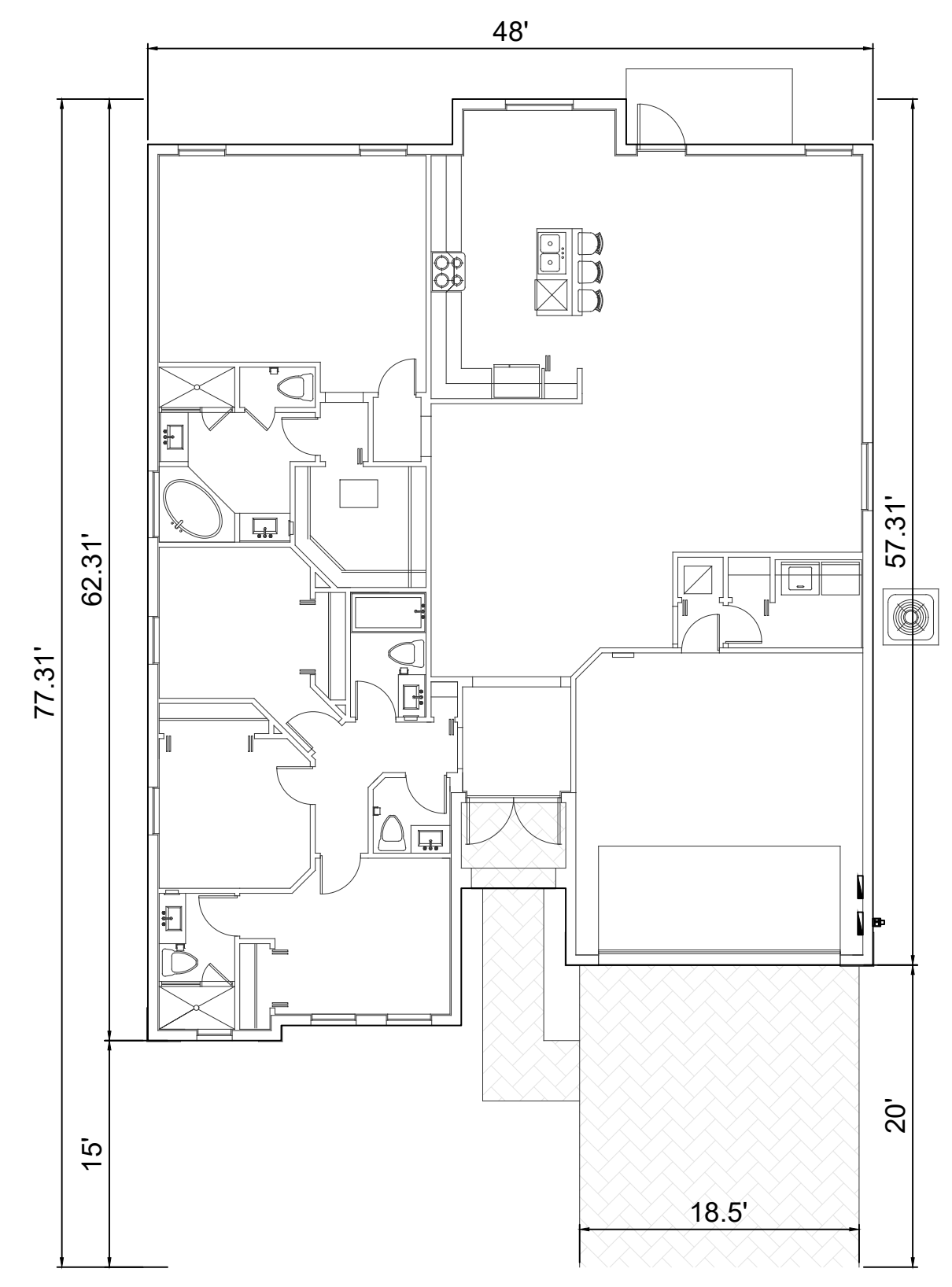


SITE DATA			
LOT COVERAGE BY LOT			
BLOCK 1			
LOT	SF LOT (NET AREA)	(SF) BLDG. FOOTPRINT	(%) LOT COVERAGE PROVIDED
LOT 1	12,857.00	2,692.00	20.94%
LOT 2	10,500.00	2,692.00	25.64%
LOT 3	10,503.00	2,692.00	25.63%
LOT 4	10,507.00	2,692.00	25.62%
LOT 5	10,510.00	2,692.00	25.61%
LOT 6	10,513.00	2,692.00	25.61%
LOT 7	10,516.00	2,692.00	25.60%
LOT 8	10,519.00	2,692.00	25.59%
LOT 9	10,522.00	2,692.00	25.58%
LOT 10	10,525.00	2,692.00	25.58%
LOT 11	10,529.00	2,692.00	25.57%
LOT 12	10,532.00	2,692.00	25.56%
LOT 13	10,535.00	2,692.00	25.55%
LOT 14	10,538.00	2,692.00	25.55%
LOT 15	10,541.00	2,692.00	25.54%
LOT 16	12,830.00	2,692.00	20.98%
LOT 17	13,022.00	2,692.00	20.67%
LOT 18	10,599.00	2,692.00	25.40%
LOT 19	10,599.00	2,692.00	25.40%
LOT 20	10,599.00	2,692.00	25.40%
LOT 21	10,599.00	2,692.00	25.40%
LOT 22	10,599.00	2,692.00	25.40%
LOT 23	10,599.00	2,692.00	25.40%
LOT 24	10,599.00	2,692.00	25.40%
LOT 25	10,599.00	2,692.00	25.40%
LOT 26	10,599.00	2,692.00	25.40%
LOT 27	10,599.00	2,692.00	25.40%
LOT 28	10,599.00	2,692.00	25.40%
LOT 29	10,599.00	2,692.00	25.40%
LOT 30	10,599.00	2,692.00	25.40%
LOT 31	10,599.00	2,692.00	25.40%
LOT 32	12,935.00	2,692.00	20.81%

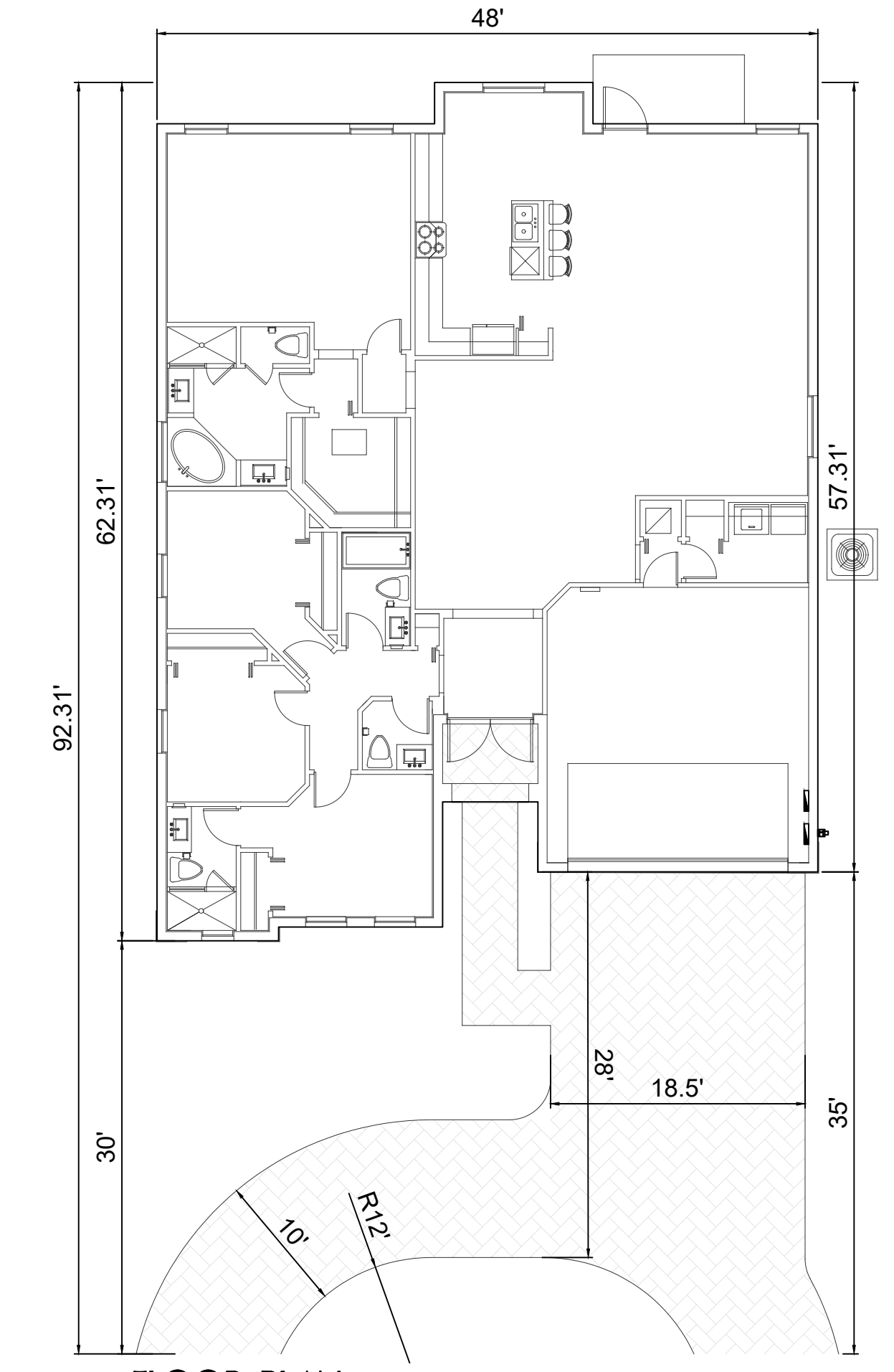
BLOCK 2			
LOT 1	12,766.00	2,692.00	21.09%
LOT 2	10,165.00	2,692.00	26.48%
LOT 3	10,165.00	2,692.00	26.48%
LOT 4	10,165.00	2,692.00	26.48%
LOT 5	10,165.00	2,692.00	26.48%
LOT 6	10,165.00	2,692.00	26.48%
LOT 7	10,165.00	2,692.00	26.48%
LOT 8	10,165.00	2,692.00	26.48%
LOT 9	10,165.00	2,692.00	26.48%
LOT 10	10,165.00	2,692.00	26.48%
LOT 11	10,165.00	2,692.00	26.48%
LOT 12	10,165.00	2,692.00	26.48%
LOT 13	10,165.00	2,692.00	26.48%
LOT 14	10,165.00	2,692.00	26.48%
LOT 15	10,165.00	2,692.00	26.48%
LOT 16	10,511.00	2,692.00	25.61%
LOT 17	9,505.00	2,692.00	28.32%
LOT 18	9,101.00	2,692.00	29.58%
LOT 19	9,098.00	2,692.00	29.59%
LOT 20	9,094.00	2,692.00	29.60%
LOT 21	9,091.00	2,692.00	29.61%
LOT 22	9,088.00	2,692.00	29.62%
LOT 23	9,085.00	2,692.00	29.63%
LOT 24	9,082.00	2,692.00	29.64%
LOT 25	9,079.00	2,692.00	29.65%
LOT 26	9,076.00	2,692.00	29.66%
LOT 27	8,852.00	2,692.00	30.41%
LOT 28	8,695.00	2,692.00	30.96%
LOT 29	8,692.00	2,692.00	30.97%
LOT 30	8,688.00	2,692.00	30.99%
LOT 31	8,685.00	2,692.00	31.00%
LOT 32	9,972.00	2,692.00	27.00%

BLOCK 3			
LOT 1	10,554.00	2,692.00	25.51%
LOT 2	10,557.00	2,692.00	25.50%
LOT 3	10,560.00	2,692.00	25.49%
LOT 4	10,563.00	2,692.00	25.49%

LOT 5	10,566.00	2,692.00	25.48%
LOT 6	10,570.00	2,692.00	25.47%
LOT 7	10,573.00	2,692.00	25.46%
LOT 8	10,576.00	2,692.00	25.45%
LOT 9	10,579.00	2,692.00	25.45%
LOT 10	10,582.00	2,692.00	25.44%
LOT 11	10,585.00	2,692.00	25.43%
LOT 12	10,588.00	2,692.00	25.43%
LOT 13	10,591.00	2,692.00	25.42%
LOT 14	10,595.00	2,692.00	25.41%
LOT 15	10,598.00	2,692.00	25.40%
LOT 16	12,016.00	2,692.00	22.40%
LOT 17	12,214.00	2,692.00	22.04%
LOT 18	10,599.00	2,692.00	25.40%
LOT 19	10,599.00	2,692.00	25.40%
LOT 20	10,599.00	2,692.00	25.40%
LOT 21	10,599.00	2,692.00	25.40%
LOT 22	10,599.00	2,692.00	25.40%
LOT 23	10,599.00	2,692.00	25.40%
LOT 24	10,599.00	2,692.00	25.40%
LOT 25	10,599.00	2,692.00	25.40%
LOT 26	10,599.00	2,692.00	25.40%
LOT 27	10,599.00	2,692.00	25.40%
LOT 28	10,599.00	2,692.00	25.40%
LOT 29	10,599.00	2,692.00	25.40%
LOT 30	10,599.00	2,692.00	25.40%
LOT 31	10,599.00	2,692.00	25.40%
LOT 32	10,599.00	2,692.00	25.40%
LOT 33	12,048.00	2,692.00	22.34%



FLOOR PLAN
 SCALE: 1" = 10'



FLOOR PLAN DRIVEWAY VARIATION FOR 288TH ST
 SCALE: 1" = 10'

MODEL 2244	
AREA CALCULATION & DATA	
TOTAL A/C	2,249 SF
GARAGE	413.0 SF
COVERED ENTRY	30.0 SF
TOTAL GROSS	2,692 SF
LOT COVERAGE	2,692 SF

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REVISIONS:

OWNER:
LENNAR HOMES

FOUR ACES PROPERTIES IV
BY: LENNAR HOMES
MIAMI-DADE COUNTY, FLORIDA

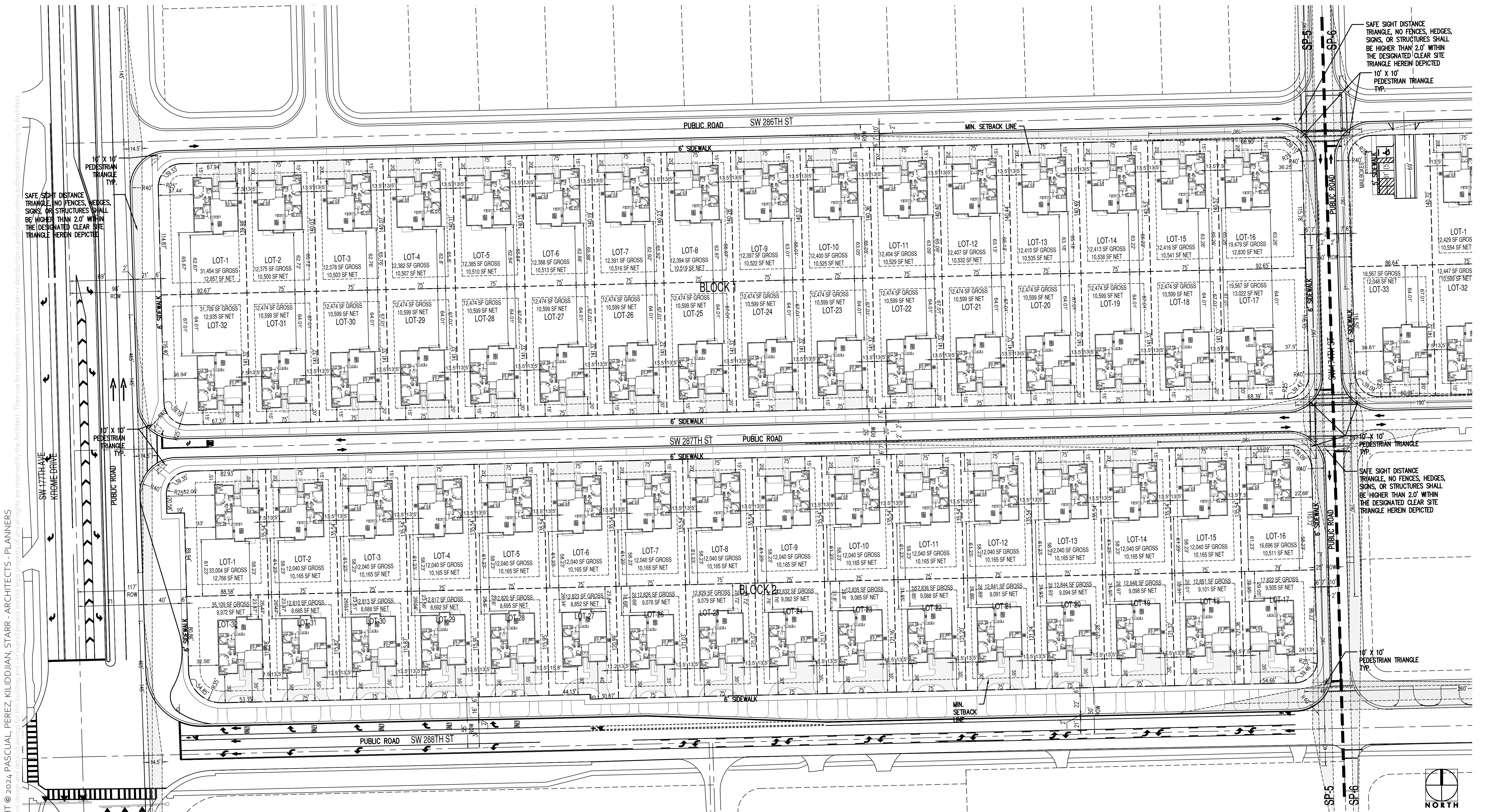
SEAL:

SITE PLAN

MODEL 2244
DATE: 2024-09-30
SCALE: AS SHOWN
DRAWN BY: PKG
CHECK BY: CCK
JOB NO.: 24-18

SP-5

SHEET NO.:



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

10' X 10' PEDESTRIAN TRIANGLE TYP.

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

10' X 10' PEDESTRIAN TRIANGLE TYP.

10' X 10' PEDESTRIAN TRIANGLE TYP.



**SITE PLAN
MODEL 2244**
1" = 50'

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MIAMI-DADE COUNTY
PROCESS NO.: Z24-135
DATE: OCT 21 2024
BY: ISA

**PASCUAL
PEREZ
KILIDDJIAN
STARR**
ARCHITECTS + PLANNERS

LICENSE # AA 26001357
EDGARDO PEREZ, AIA
LICENSE NO.: AR 0013394
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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1330 NW 84th AVENUE
CORAL GABLES, FLORIDA 33126
TELEPHONE: (305) 592-1363
FACSIMILE: (305) 592-4865
HTTP://WWW.PPKARCH.COM

REVISIONS:

OWNER:
LENNAR HOMES

FOUR ACES PROPERTIES IV
BY: **LENNAR HOMES**
MIAMI-DADE COUNTY, FLORIDA

SEAL:

SITE PLAN

MODEL 2244
DATE: 2024-09-30
SCALE: AS SHOWN
DRAWN: CG
CHECK BY: PPKS
JOB NO.: 24-18

SP-6

SHEET NO.:



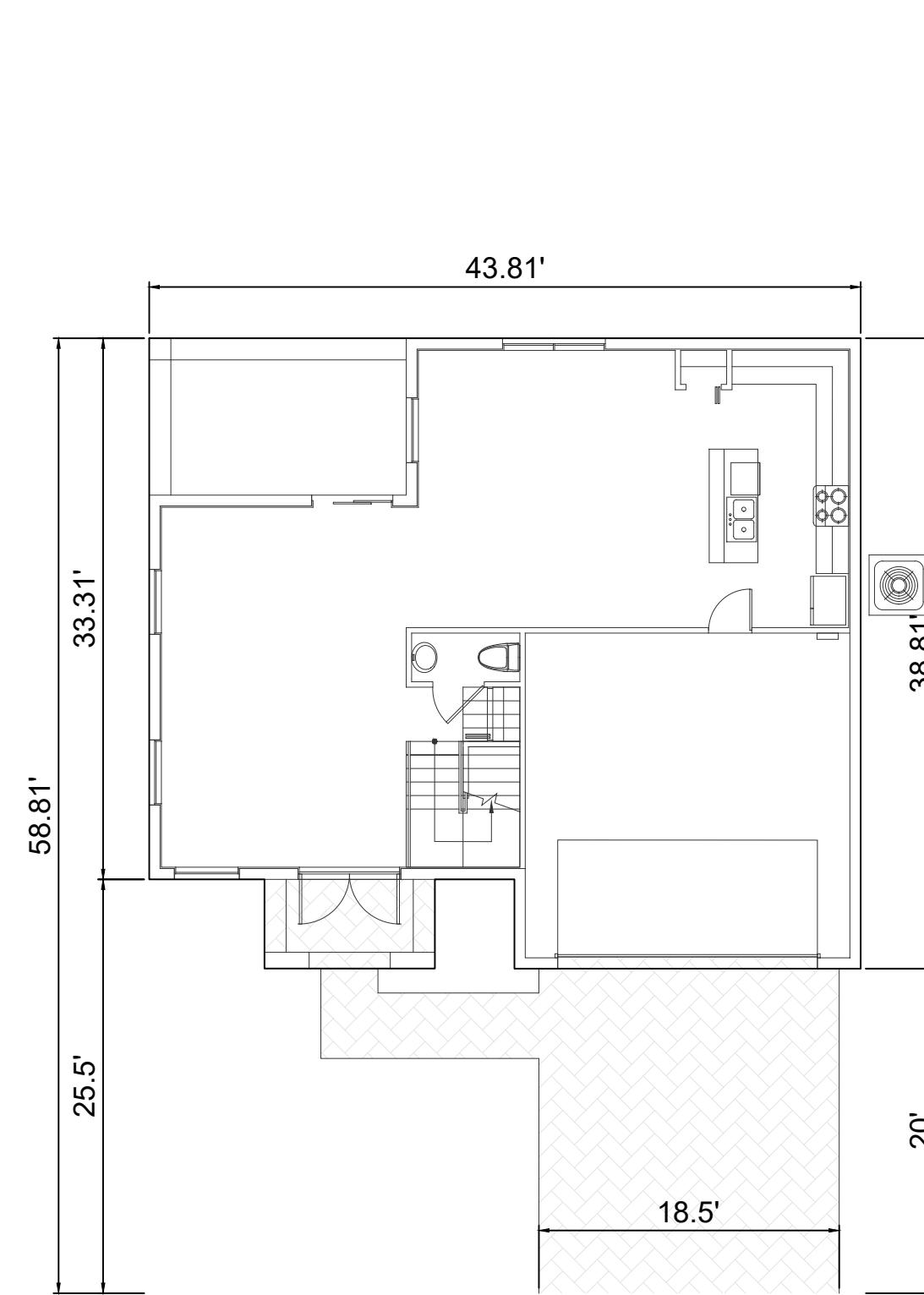
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SITE PLAN
MODEL 2244
1" = 50'

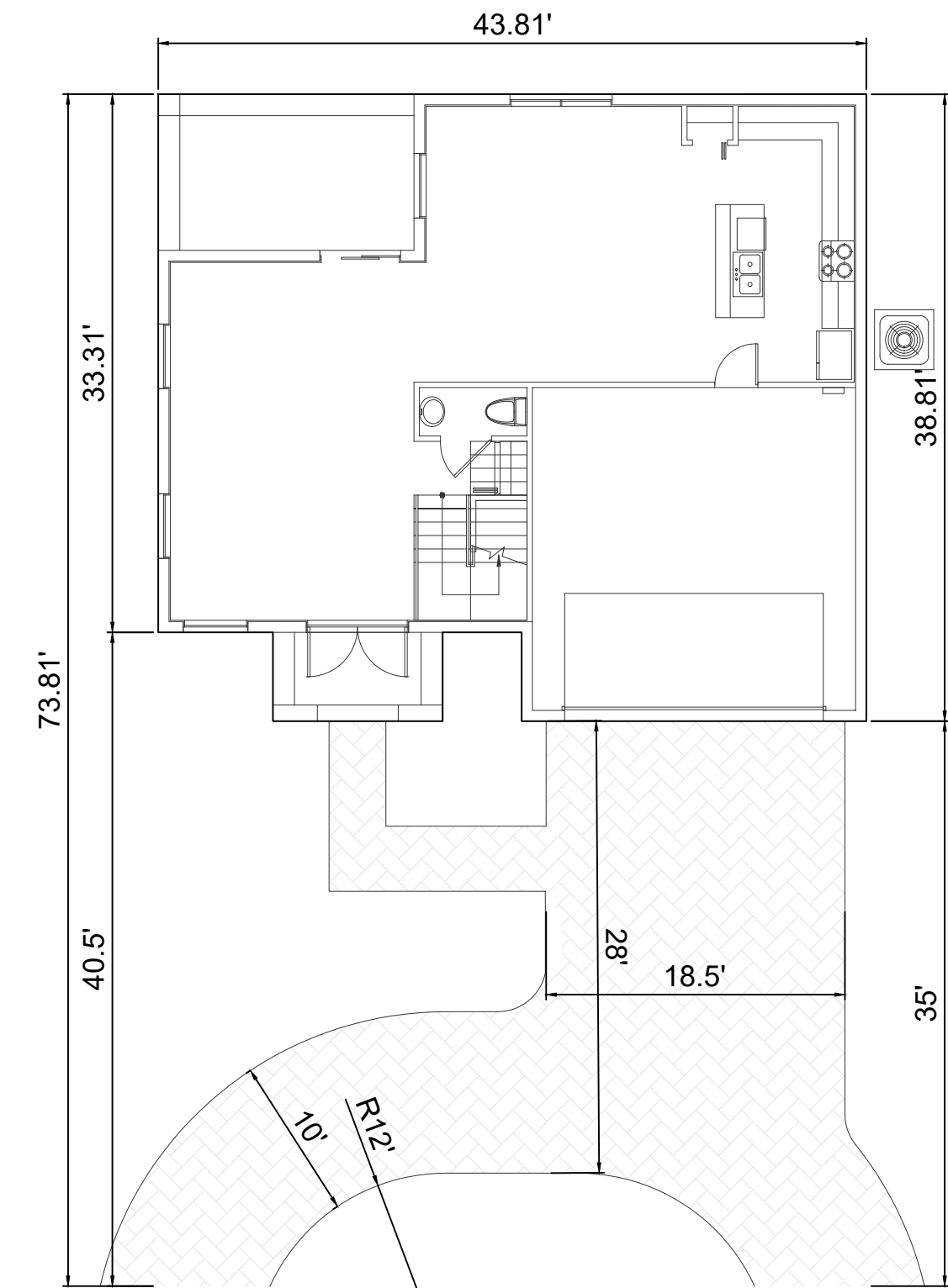
SITE DATA			
LOT COVERAGE BY LOT			
BLOCK 1			
LOT	SF LOT (NET AREA)	(SF) BLDG. FOOTPRINT	(%) LOT COVERAGE PROVIDED
LOT 1	12,857.00	1,637.00	12.73%
LOT 2	10,500.00	1,637.00	15.59%
LOT 3	10,503.00	1,637.00	15.59%
LOT 4	10,507.00	1,637.00	15.58%
LOT 5	10,510.00	1,637.00	15.58%
LOT 6	10,513.00	1,637.00	15.57%
LOT 7	10,516.00	1,637.00	15.57%
LOT 8	10,519.00	1,637.00	15.56%
LOT 9	10,522.00	1,637.00	15.56%
LOT 10	10,525.00	1,637.00	15.55%
LOT 11	10,529.00	1,637.00	15.55%
LOT 12	10,532.00	1,637.00	15.54%
LOT 13	10,535.00	1,637.00	15.54%
LOT 14	10,538.00	1,637.00	15.53%
LOT 15	10,541.00	1,637.00	15.53%
LOT 16	12,830.00	1,637.00	12.76%
LOT 17	13,022.00	1,637.00	12.57%
LOT 18	10,599.00	1,637.00	15.44%
LOT 19	10,599.00	1,637.00	15.44%
LOT 20	10,599.00	1,637.00	15.44%
LOT 21	10,599.00	1,637.00	15.44%
LOT 22	10,599.00	1,637.00	15.44%
LOT 23	10,599.00	1,637.00	15.44%
LOT 24	10,599.00	1,637.00	15.44%
LOT 25	10,599.00	1,637.00	15.44%
LOT 26	10,599.00	1,637.00	15.44%
LOT 27	10,599.00	1,637.00	15.44%
LOT 28	10,599.00	1,637.00	15.44%
LOT 29	10,599.00	1,637.00	15.44%
LOT 30	10,599.00	1,637.00	15.44%
LOT 31	10,599.00	1,637.00	15.44%
LOT 32	12,935.00	1,637.00	12.66%

BLOCK 2			
LOT 1	12,766.00	1,637.00	12.82%
LOT 2	10,165.00	1,637.00	16.10%
LOT 3	10,165.00	1,637.00	16.10%
LOT 4	10,165.00	1,637.00	16.10%
LOT 5	10,165.00	1,637.00	16.10%
LOT 6	10,165.00	1,637.00	16.10%
LOT 7	10,165.00	1,637.00	16.10%
LOT 8	10,165.00	1,637.00	16.10%
LOT 9	10,165.00	1,637.00	16.10%
LOT 10	10,165.00	1,637.00	16.10%
LOT 11	10,165.00	1,637.00	16.10%
LOT 12	10,165.00	1,637.00	16.10%
LOT 13	10,165.00	1,637.00	16.10%
LOT 14	10,165.00	1,637.00	16.10%
LOT 15	10,165.00	1,637.00	16.10%
LOT 16	10,511.00	1,637.00	15.57%
LOT 17	9,505.00	1,637.00	17.22%
LOT 18	9,101.00	1,637.00	17.99%
LOT 19	9,098.00	1,637.00	17.99%
LOT 20	9,094.00	1,637.00	18.00%
LOT 21	9,091.00	1,637.00	18.01%
LOT 22	9,088.00	1,637.00	18.01%
LOT 23	9,085.00	1,637.00	18.02%
LOT 24	9,082.00	1,637.00	18.02%
LOT 25	9,079.00	1,637.00	18.03%
LOT 26	9,076.00	1,637.00	18.04%
LOT 27	8,852.00	1,637.00	18.49%
LOT 28	8,695.00	1,637.00	18.83%
LOT 29	8,692.00	1,637.00	18.83%
LOT 30	8,688.00	1,637.00	18.84%
LOT 31	8,685.00	1,637.00	18.85%
LOT 32	9,972.00	1,637.00	16.42%
BLOCK 3			
LOT 1	10,554.00	1,637.00	15.51%
LOT 2	10,557.00	1,637.00	15.51%
LOT 3	10,560.00	1,637.00	15.50%
LOT 4	10,563.00	1,637.00	15.50%

LOT 5	10,566.00	1,637.00	15.49%
LOT 6	10,570.00	1,637.00	15.49%
LOT 7	10,573.00	1,637.00	15.48%
LOT 8	10,576.00	1,637.00	15.48%
LOT 9	10,579.00	1,637.00	15.47%
LOT 10	10,582.00	1,637.00	15.47%
LOT 11	10,585.00	1,637.00	15.47%
LOT 12	10,588.00	1,637.00	15.46%
LOT 13	10,591.00	1,637.00	15.46%
LOT 14	10,595.00	1,637.00	15.45%
LOT 15	10,598.00	1,637.00	15.45%
LOT 16	12,016.00	1,637.00	13.62%
LOT 17	12,214.00	1,637.00	13.40%
LOT 18	10,599.00	1,637.00	15.44%
LOT 19	10,599.00	1,637.00	15.44%
LOT 20	10,599.00	1,637.00	15.44%
LOT 21	10,599.00	1,637.00	15.44%
LOT 22	10,599.00	1,637.00	15.44%
LOT 23	10,599.00	1,637.00	15.44%
LOT 24	10,599.00	1,637.00	15.44%
LOT 25	10,599.00	1,637.00	15.44%
LOT 26	10,599.00	1,637.00	15.44%
LOT 27	10,599.00	1,637.00	15.44%
LOT 28	10,599.00	1,637.00	15.44%
LOT 29	10,599.00	1,637.00	15.44%
LOT 30	10,599.00	1,637.00	15.44%
LOT 31	10,599.00	1,637.00	15.44%
LOT 32	10,599.00	1,637.00	15.44%
LOT 33	12,048.00	1,637.00	13.59%



FLOOR PLAN
 SCALE: 1" = 10'



FLOOR PLAN
 DRIVEWAY VARIATION FOR 288TH ST
 SCALE: 1" = 10'

MODEL 2565	
AREA CALCULATION & DATA	
A/C 1ST FLOOR	995 SF
A/C 2ND FLOOR	1,527 SF
TOTAL A/C	2,522 SF
GARAGE	431.0 SF
COVERED ENTRY	58.0 SF
COV. TERRACE	153.0 SF
TOTAL GROSS	3,164 SF
LOT COVERAGE	1,637 SF

RECEIVED

MIAMI-DADE COUNTY
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BY: ISA

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OWNER:
LENNAR HOMES

FOUR ACES PROPERTIES IV
BY: LENNAR HOMES
MIAMI-DADE COUNTY, FLORIDA

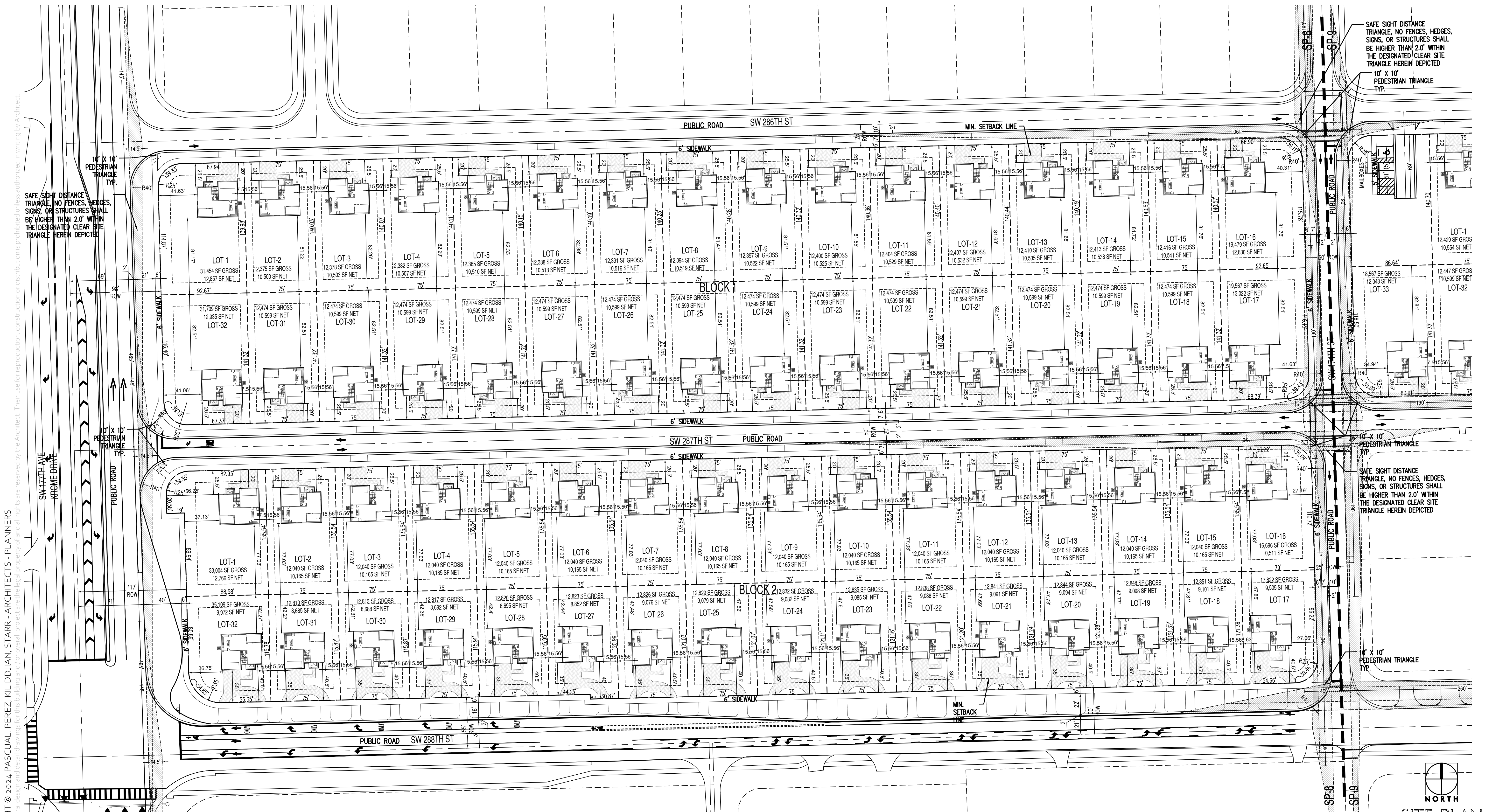
SEAL:

SITE PLAN

MODEL 2565
DATE: 2024-09-30
SCALE: AS SHOWN
DRAWN BY: CGK
CHECK BY: PPG
JOB NO.: 24-18

SP-8

SHEET NO.:



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

NORTH
SITE PLAN
MODEL 2565
1" = 50'

RECEIVED

MIAMI-DADE COUNTY
PROCESS NO.: Z24-135
DATE: OCT 21 2024
BY: ISA

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PEREZ
KILIDDJIAN
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BY: **LENNAR HOMES**
MIAMI-DADE COUNTY, FLORIDA

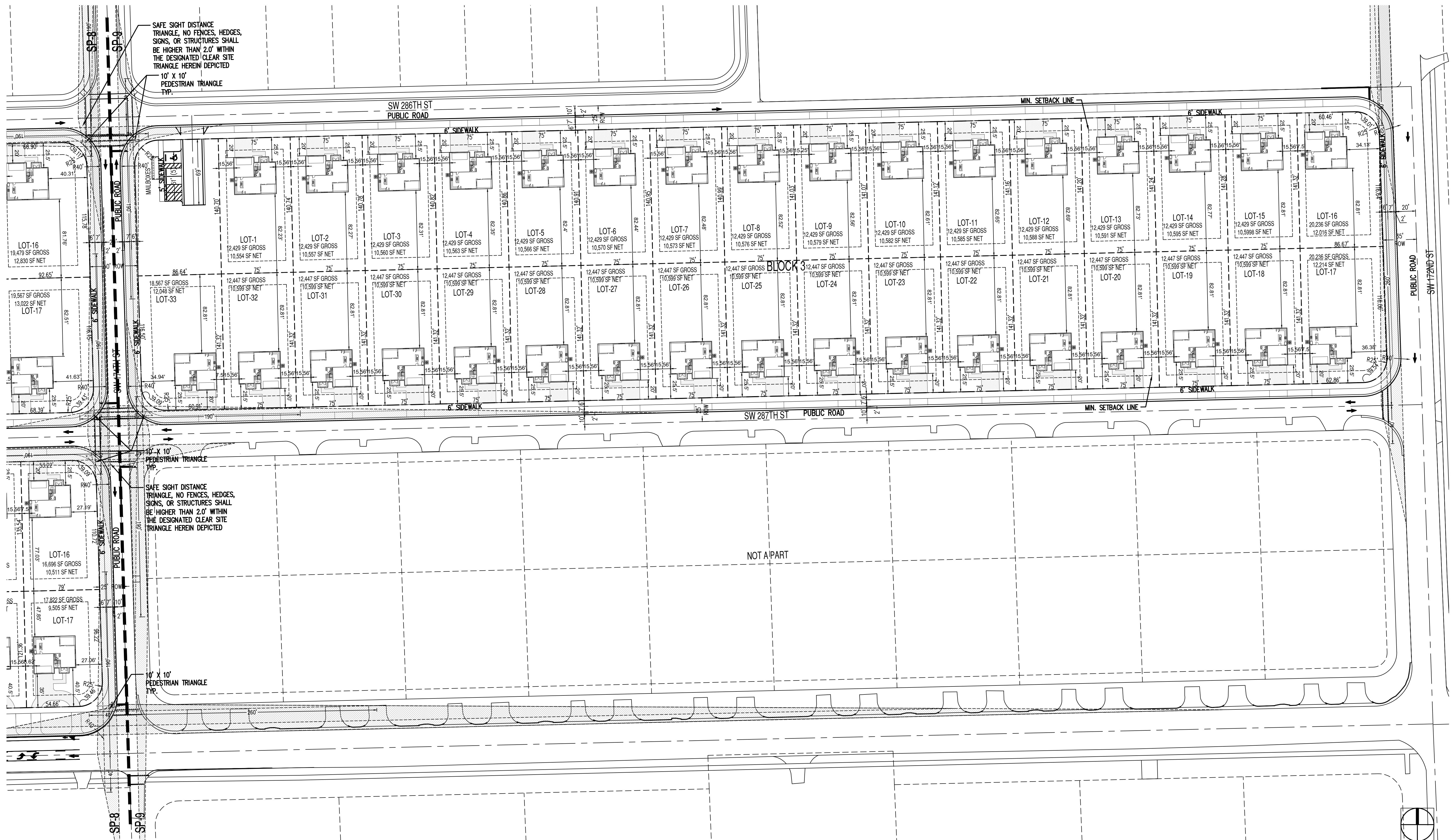
SEAL:

SITE PLAN

MODEL 2565
DATE: 2024-09-30
SCALE: AS SHOWN
DRAWN: CG
CHECK BY: PPKS
JOB NO.: 24-18

SP-9

SHEET NO.:



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

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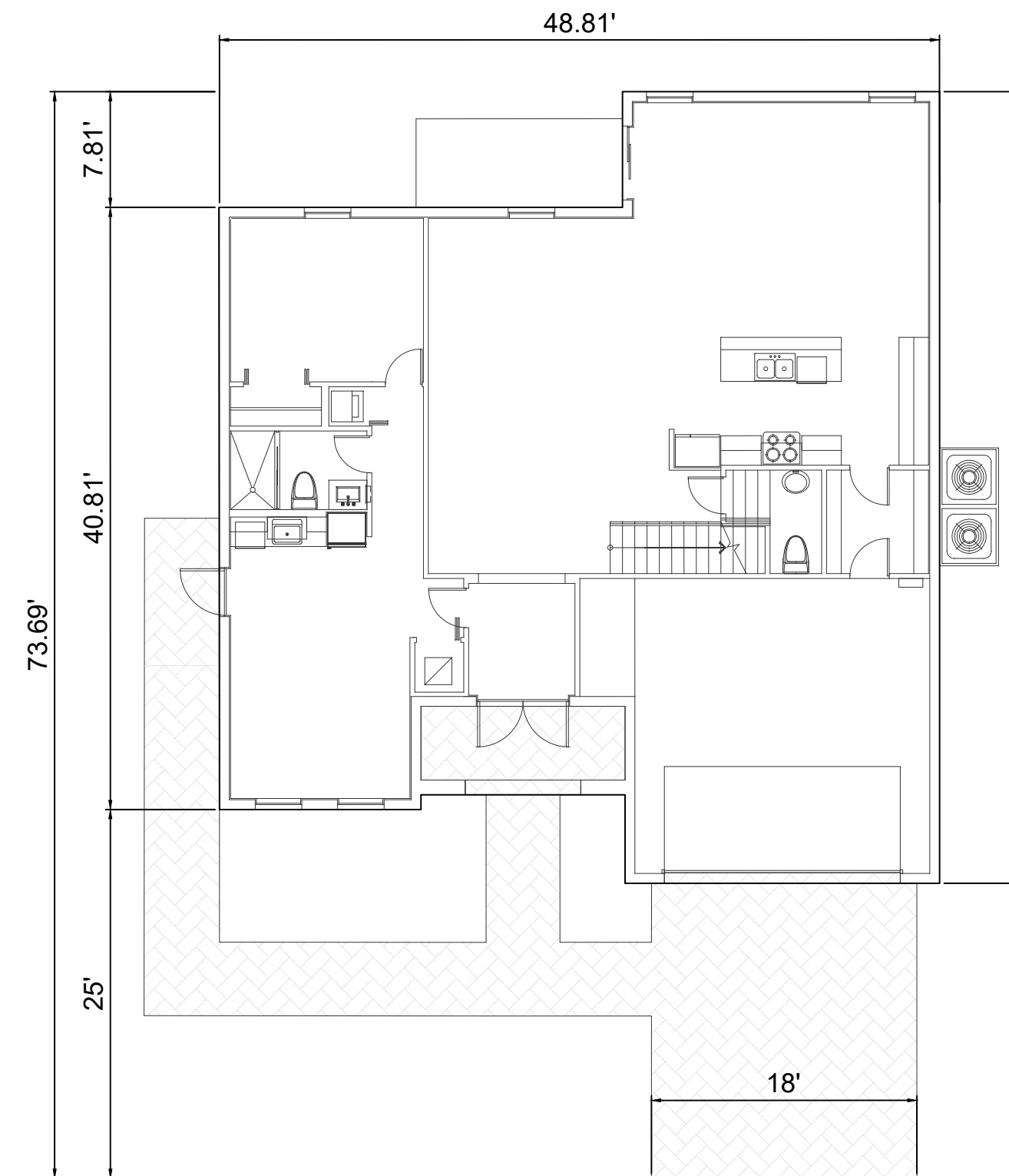
NORTH
SITE PLAN
MODEL 2565
1" = 50'

SITE DATA			
LOT COVERAGE BY LOT			
BLOCK 1			
LOT	SF LOT (NET AREA)	(SF) BLDG. FOOTPRINT	(%) LOT COVERAGE PROVIDED
LOT 1	12,857.00	2,255.00	17.54%
LOT 2	10,500.00	2,255.00	21.48%
LOT 3	10,503.00	2,255.00	21.47%
LOT 4	10,507.00	2,255.00	21.46%
LOT 5	10,510.00	2,255.00	21.46%
LOT 6	10,513.00	2,255.00	21.45%
LOT 7	10,516.00	2,255.00	21.44%
LOT 8	10,519.00	2,255.00	21.44%
LOT 9	10,522.00	2,255.00	21.43%
LOT 10	10,525.00	2,255.00	21.43%
LOT 11	10,529.00	2,255.00	21.42%
LOT 12	10,532.00	2,255.00	21.41%
LOT 13	10,535.00	2,255.00	21.40%
LOT 14	10,538.00	2,255.00	21.40%
LOT 15	10,541.00	2,255.00	21.39%
LOT 16	12,830.00	2,255.00	17.58%
LOT 17	13,022.00	2,255.00	17.32%
LOT 18	10,599.00	2,255.00	21.28%
LOT 19	10,599.00	2,255.00	21.28%
LOT 20	10,599.00	2,255.00	21.28%
LOT 21	10,599.00	2,255.00	21.28%
LOT 22	10,599.00	2,255.00	21.28%
LOT 23	10,599.00	2,255.00	21.28%
LOT 24	10,599.00	2,255.00	21.28%
LOT 25	10,599.00	2,255.00	21.28%
LOT 26	10,599.00	2,255.00	21.28%
LOT 27	10,599.00	2,255.00	21.28%
LOT 28	10,599.00	2,255.00	21.28%
LOT 29	10,599.00	2,255.00	21.28%
LOT 30	10,599.00	2,255.00	21.28%
LOT 31	10,599.00	2,255.00	21.28%
LOT 32	12,935.00	2,255.00	17.43%

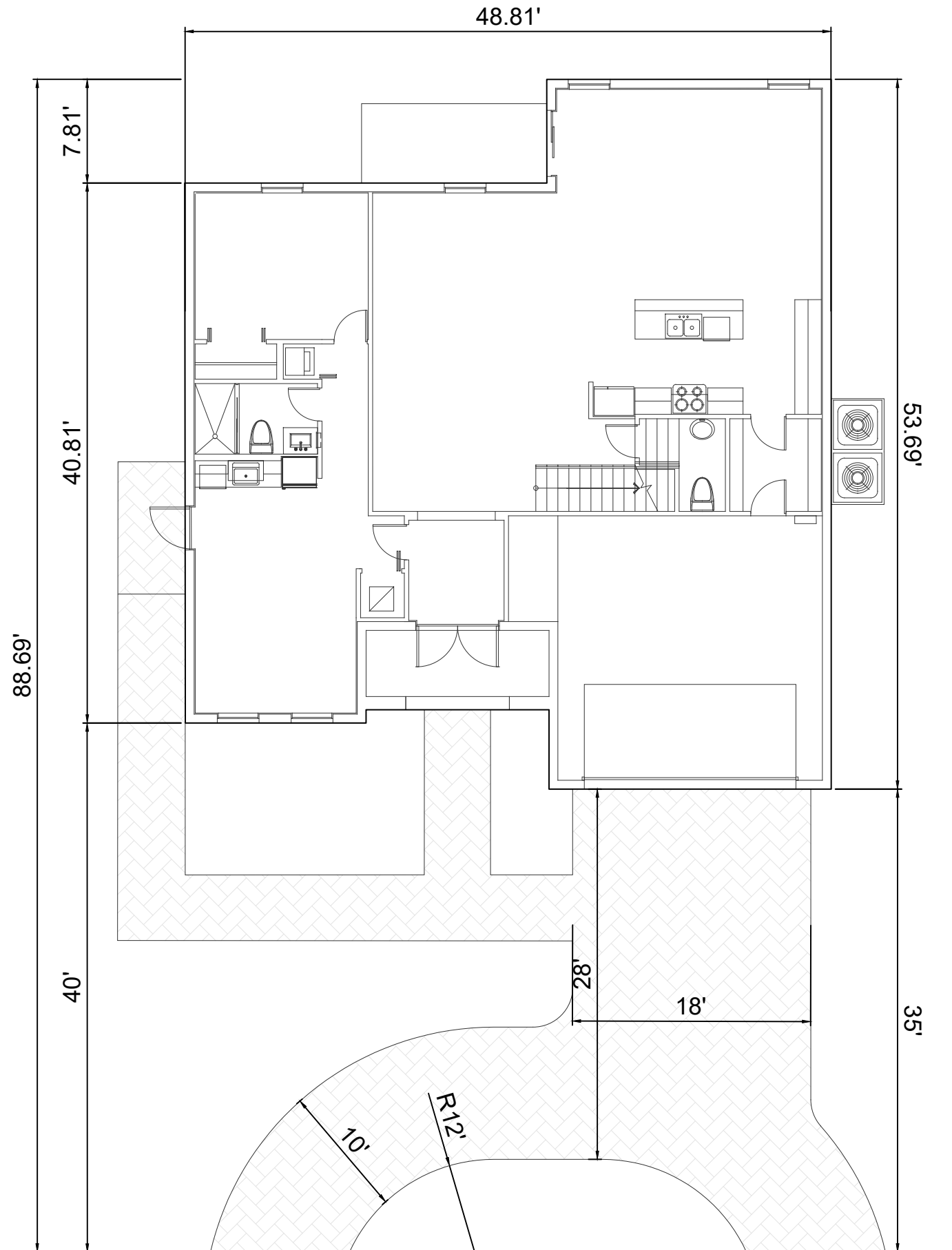
BLOCK 2			
LOT 1	12,766.00	2,255.00	17.66%
LOT 2	10,165.00	2,255.00	22.18%
LOT 3	10,165.00	2,255.00	22.18%
LOT 4	10,165.00	2,255.00	22.18%
LOT 5	10,165.00	2,255.00	22.18%
LOT 6	10,165.00	2,255.00	22.18%
LOT 7	10,165.00	2,255.00	22.18%
LOT 8	10,165.00	2,255.00	22.18%
LOT 9	10,165.00	2,255.00	22.18%
LOT 10	10,165.00	2,255.00	22.18%
LOT 11	10,165.00	2,255.00	22.18%
LOT 12	10,165.00	2,255.00	22.18%
LOT 13	10,165.00	2,255.00	22.18%
LOT 14	10,165.00	2,255.00	22.18%
LOT 15	10,165.00	2,255.00	22.18%
LOT 16	10,511.00	2,255.00	21.45%
LOT 17	9,505.00	2,255.00	23.72%
LOT 18	9,101.00	2,255.00	24.78%
LOT 19	9,098.00	2,255.00	24.79%
LOT 20	9,094.00	2,255.00	24.80%
LOT 21	9,091.00	2,255.00	24.80%
LOT 22	9,088.00	2,255.00	24.81%
LOT 23	9,085.00	2,255.00	24.82%
LOT 24	9,082.00	2,255.00	24.83%
LOT 25	9,079.00	2,255.00	24.84%
LOT 26	9,076.00	2,255.00	24.85%
LOT 27	8,852.00	2,255.00	25.47%
LOT 28	8,695.00	2,255.00	25.93%
LOT 29	8,692.00	2,255.00	25.94%
LOT 30	8,688.00	2,255.00	25.96%
LOT 31	8,685.00	2,255.00	25.96%
LOT 32	9,972.00	2,255.00	22.61%

BLOCK 3			
LOT 1	10,554.00	2,255.00	21.37%
LOT 2	10,557.00	2,255.00	21.36%
LOT 3	10,560.00	2,255.00	21.35%
LOT 4	10,563.00	2,255.00	21.35%

LOT 5	10,566.00	2,255.00	21.34%
LOT 6	10,570.00	2,255.00	21.33%
LOT 7	10,573.00	2,255.00	21.33%
LOT 8	10,576.00	2,255.00	21.32%
LOT 9	10,579.00	2,255.00	21.32%
LOT 10	10,582.00	2,255.00	21.31%
LOT 11	10,585.00	2,255.00	21.30%
LOT 12	10,588.00	2,255.00	21.30%
LOT 13	10,591.00	2,255.00	21.29%
LOT 14	10,595.00	2,255.00	21.28%
LOT 15	10,598.00	2,255.00	21.28%
LOT 16	12,016.00	2,255.00	18.77%
LOT 17	12,214.00	2,255.00	18.46%
LOT 18	10,599.00	2,255.00	21.28%
LOT 19	10,599.00	2,255.00	21.28%
LOT 20	10,599.00	2,255.00	21.28%
LOT 21	10,599.00	2,255.00	21.28%
LOT 22	10,599.00	2,255.00	21.28%
LOT 23	10,599.00	2,255.00	21.28%
LOT 24	10,599.00	2,255.00	21.28%
LOT 25	10,599.00	2,255.00	21.28%
LOT 26	10,599.00	2,255.00	21.28%
LOT 27	10,599.00	2,255.00	21.28%
LOT 28	10,599.00	2,255.00	21.28%
LOT 29	10,599.00	2,255.00	21.28%
LOT 30	10,599.00	2,255.00	21.28%
LOT 31	10,599.00	2,255.00	21.28%
LOT 32	10,599.00	2,255.00	21.28%
LOT 33	12,048.00	2,255.00	18.72%



FLOOR PLAN
 SCALE: 1" = 10'



FLOOR PLAN
 DRIVEWAY VARIATION FOR 288TH ST
 SCALE: 1" = 10'

MODEL 2854	
AREA CALCULATION & DATA	
A/C 1ST FLOOR	1,707 SF
A/C 2ND FLOOR	1,180 SF
TOTAL A/C	2,887 SF
GARAGE	465.0 SF
COVERED ENTRY	83.0 SF
TOTAL GROSS	3,435 SF
LOT COVERAGE	2,255 SF

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MIAMI-DADE COUNTY
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BY: ISA

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STARR**
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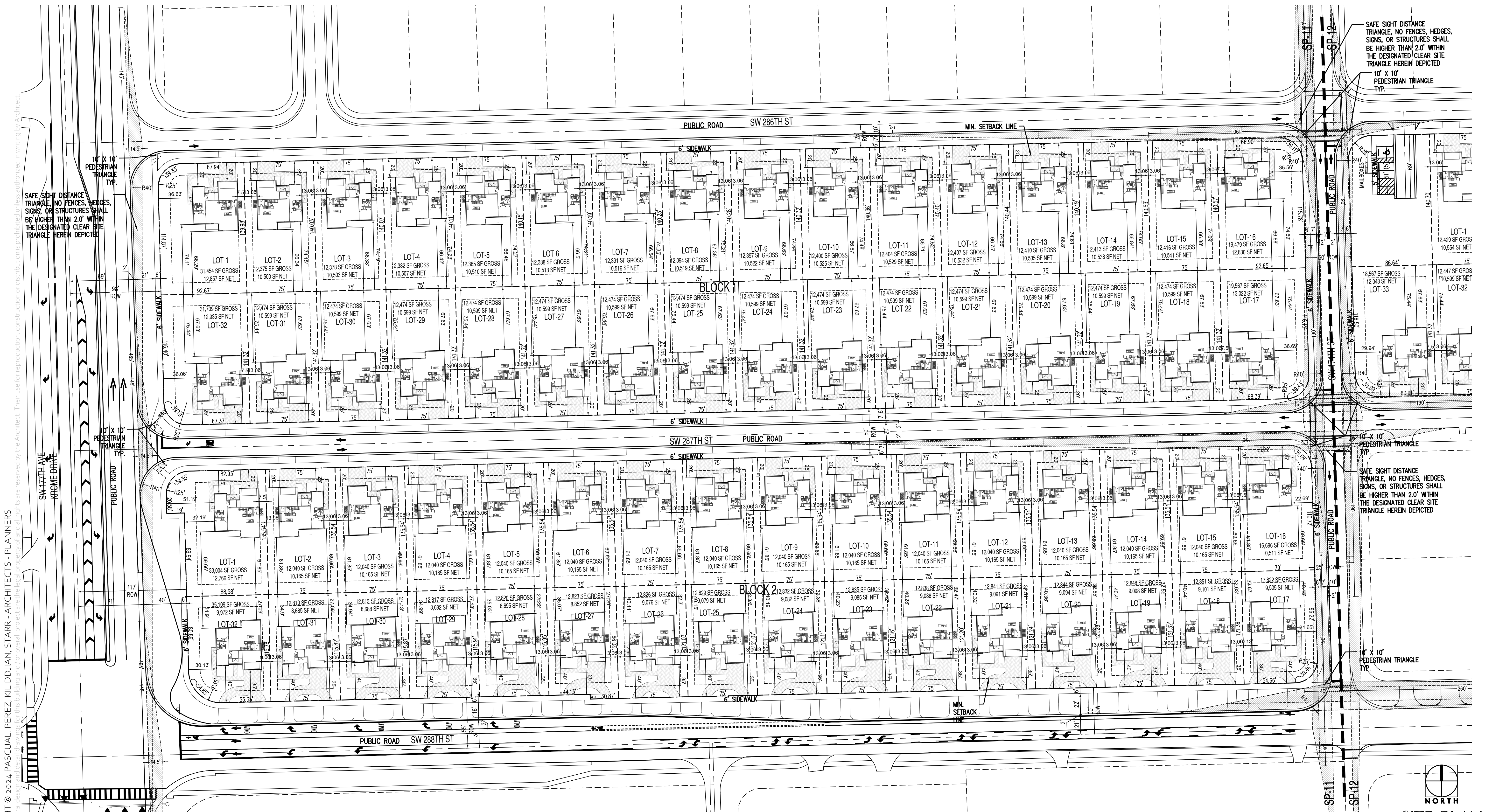
SEAL:

SITE PLAN

MODEL 2854
DATE: 2024-09-30
SCALE: AS SHOWN
DRAWN: CG
CHECK BY: PPKS
JOB NO.: 24-18

SP-11

SHEET NO.:



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

NORTH
SITE PLAN
MODEL 2854
1" = 50'



SITE PLAN
MODEL 2854
1" = 50'

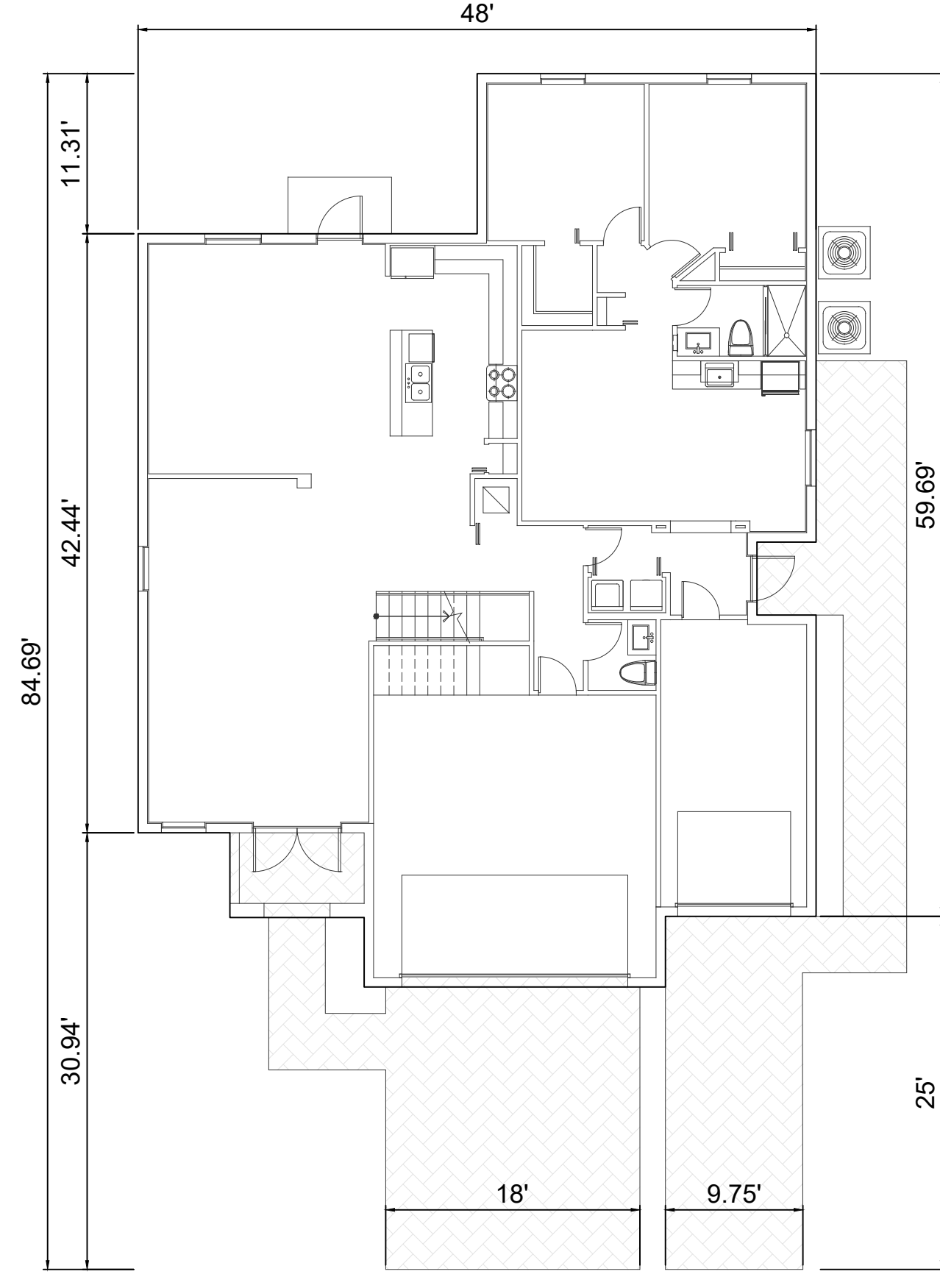
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SITE DATA			
LOT COVERAGE BY LOT			
BLOCK 1			
LOT	SF LOT (NET AREA)	(SF) BLDG. FOOTPRINT	(%) LOT COVERAGE PROVIDED
LOT 1	12,857.00	2,661.00	20.70%
LOT 2	10,500.00	2,661.00	25.34%
LOT 3	10,503.00	2,661.00	25.34%
LOT 4	10,507.00	2,661.00	25.33%
LOT 5	10,510.00	2,661.00	25.32%
LOT 6	10,513.00	2,661.00	25.31%
LOT 7	10,516.00	2,661.00	25.30%
LOT 8	10,519.00	2,661.00	25.30%
LOT 9	10,522.00	2,661.00	25.29%
LOT 10	10,525.00	2,661.00	25.28%
LOT 11	10,529.00	2,661.00	25.27%
LOT 12	10,532.00	2,661.00	25.27%
LOT 13	10,535.00	2,661.00	25.26%
LOT 14	10,538.00	2,661.00	25.25%
LOT 15	10,541.00	2,661.00	25.24%
LOT 16	12,830.00	2,661.00	20.74%
LOT 17	13,022.00	2,661.00	20.43%
LOT 18	10,599.00	2,661.00	25.11%
LOT 19	10,599.00	2,661.00	25.11%
LOT 20	10,599.00	2,661.00	25.11%
LOT 21	10,599.00	2,661.00	25.11%
LOT 22	10,599.00	2,661.00	25.11%
LOT 23	10,599.00	2,661.00	25.11%
LOT 24	10,599.00	2,661.00	25.11%
LOT 25	10,599.00	2,661.00	25.11%
LOT 26	10,599.00	2,661.00	25.11%
LOT 27	10,599.00	2,661.00	25.11%
LOT 28	10,599.00	2,661.00	25.11%
LOT 29	10,599.00	2,661.00	25.11%
LOT 30	10,599.00	2,661.00	25.11%
LOT 31	10,599.00	2,661.00	25.11%
LOT 32	12,935.00	2,661.00	20.57%

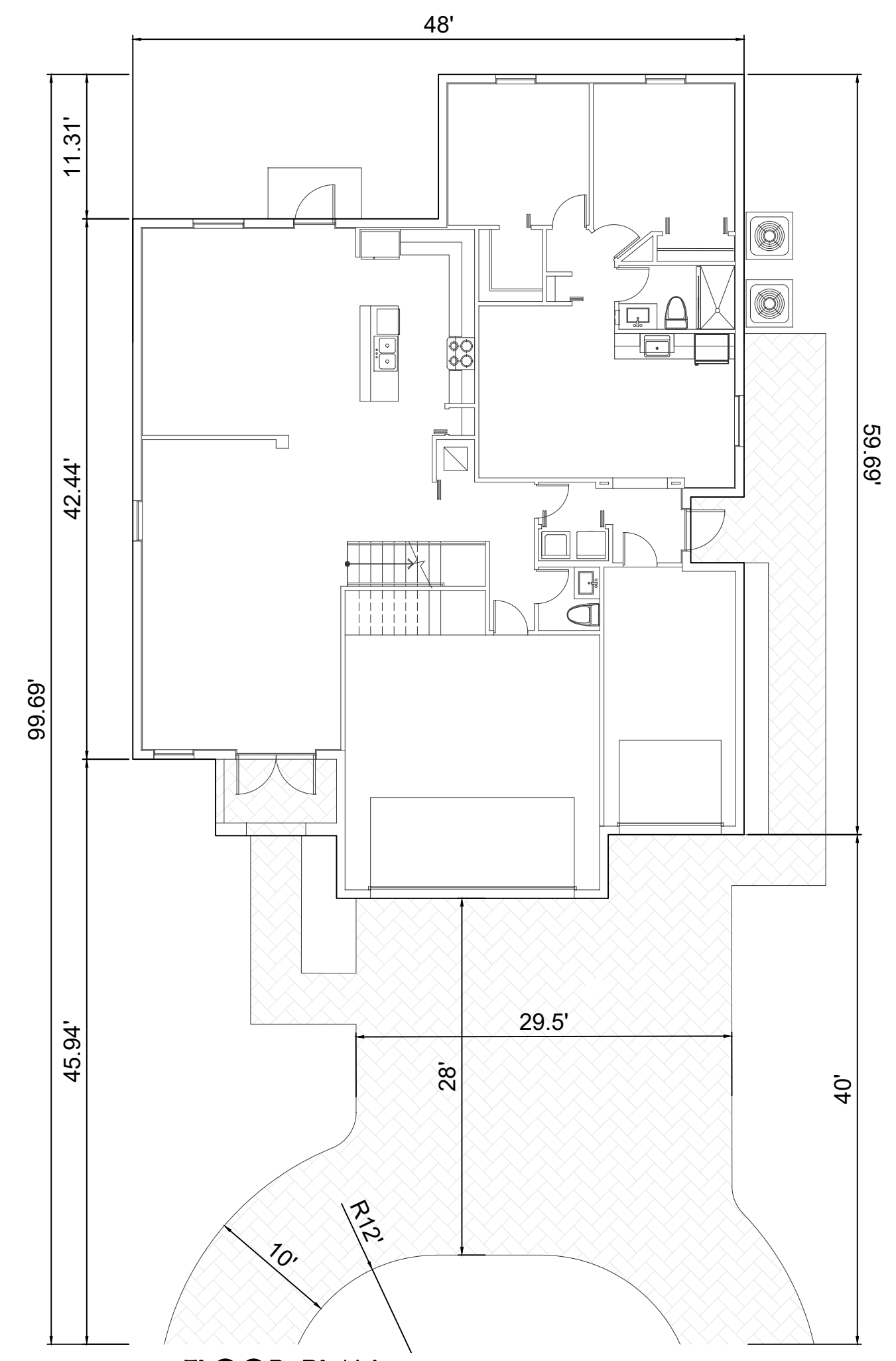
BLOCK 2			
LOT 1	12,766.00	2,661.00	20.84%
LOT 2	10,165.00	2,661.00	26.18%
LOT 3	10,165.00	2,661.00	26.18%
LOT 4	10,165.00	2,661.00	26.18%
LOT 5	10,165.00	2,661.00	26.18%
LOT 6	10,165.00	2,661.00	26.18%
LOT 7	10,165.00	2,661.00	26.18%
LOT 8	10,165.00	2,661.00	26.18%
LOT 9	10,165.00	2,661.00	26.18%
LOT 10	10,165.00	2,661.00	26.18%
LOT 11	10,165.00	2,661.00	26.18%
LOT 12	10,165.00	2,661.00	26.18%
LOT 13	10,165.00	2,661.00	26.18%
LOT 14	10,165.00	2,661.00	26.18%
LOT 15	10,165.00	2,661.00	26.18%
LOT 16	10,511.00	2,661.00	25.32%
LOT 17	9,505.00	2,661.00	28.00%
LOT 18	9,101.00	2,661.00	29.24%
LOT 19	9,098.00	2,661.00	29.25%
LOT 20	9,094.00	2,661.00	29.26%
LOT 21	9,091.00	2,661.00	29.27%
LOT 22	9,088.00	2,661.00	29.28%
LOT 23	9,085.00	2,661.00	29.29%
LOT 24	9,082.00	2,661.00	29.30%
LOT 25	9,079.00	2,661.00	29.31%
LOT 26	9,076.00	2,661.00	29.32%
LOT 27	8,852.00	2,661.00	30.06%
LOT 28	8,695.00	2,661.00	30.60%
LOT 29	8,692.00	2,661.00	30.61%
LOT 30	8,688.00	2,661.00	30.63%
LOT 31	8,685.00	2,661.00	30.64%
LOT 32	9,972.00	2,661.00	26.68%

BLOCK 3			
LOT 1	10,554.00	2,661.00	25.21%
LOT 2	10,557.00	2,661.00	25.21%
LOT 3	10,560.00	2,661.00	25.20%
LOT 4	10,563.00	2,661.00	25.19%

LOT 5	10,566.00	2,661.00	25.18%
LOT 6	10,570.00	2,661.00	25.18%
LOT 7	10,573.00	2,661.00	25.17%
LOT 8	10,576.00	2,661.00	25.16%
LOT 9	10,579.00	2,661.00	25.15%
LOT 10	10,582.00	2,661.00	25.15%
LOT 11	10,585.00	2,661.00	25.14%
LOT 12	10,588.00	2,661.00	25.13%
LOT 13	10,591.00	2,661.00	25.13%
LOT 14	10,595.00	2,661.00	25.12%
LOT 15	10,598.00	2,661.00	25.11%
LOT 16	12,016.00	2,661.00	22.15%
LOT 17	12,214.00	2,661.00	21.79%
LOT 18	10,599.00	2,661.00	25.11%
LOT 19	10,599.00	2,661.00	25.11%
LOT 20	10,599.00	2,661.00	25.11%
LOT 21	10,599.00	2,661.00	25.11%
LOT 22	10,599.00	2,661.00	25.11%
LOT 23	10,599.00	2,661.00	25.11%
LOT 24	10,599.00	2,661.00	25.11%
LOT 25	10,599.00	2,661.00	25.11%
LOT 26	10,599.00	2,661.00	25.11%
LOT 27	10,599.00	2,661.00	25.11%
LOT 28	10,599.00	2,661.00	25.11%
LOT 29	10,599.00	2,661.00	25.11%
LOT 30	10,599.00	2,661.00	25.11%
LOT 31	10,599.00	2,661.00	25.11%
LOT 32	10,599.00	2,661.00	25.11%
LOT 33	12,048.00	2,661.00	22.09%



FLOOR PLAN
 SCALE: 1" = 10'



FLOOR PLAN
 DRIVEWAY VARIATION FOR 288TH ST
 SCALE: 1" = 10'

MODEL 3098	
AREA CALCULATION & DATA	
A/C 1ST FLOOR	1,885 SF
A/C 2ND FLOOR	1,200 SF
TOTAL A/C	3,085 SF
GARAGE 1	468.0 SF
GARAGE 2	229.0 SF
COVERED ENTRY 1	57.0 SF
COVERED ENTRY 2	22.0 SF
TOTAL GROSS	3,861 SF
LOT COVERAGE	2,661 SF

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LICENSE No.: AR 0013394
MARIO P. PASCUAL, AIA
LICENSE No.: AR 008254
PETER KILIDDJIAN, RA
LICENSE No.: AR 0093067
ANDREW STARR, RA
LICENSE No.: AR 0095130

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OWNER:
LENNAR HOMES

FOUR ACES PROPERTIES IV
BY: LENNAR HOMES
MIAMI-DADE COUNTY, FLORIDA

SEAL:

SITE PLAN

MODEL 3098
DATE: 2024-09-30
SCALE: AS SHOWN
DRAWN: CG
CHECK BY: PPKS
JOB NO.: 24-18

SHEET NO.: SP-14



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

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

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SITE PLAN
MODEL 3098
1" = 50'

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REVISIONS:

OWNER:
LENNAR HOMES

FOUR ACES PROPERTIES IV
BY: **LENNAR HOMES**
MIAMI-DADE COUNTY, FLORIDA

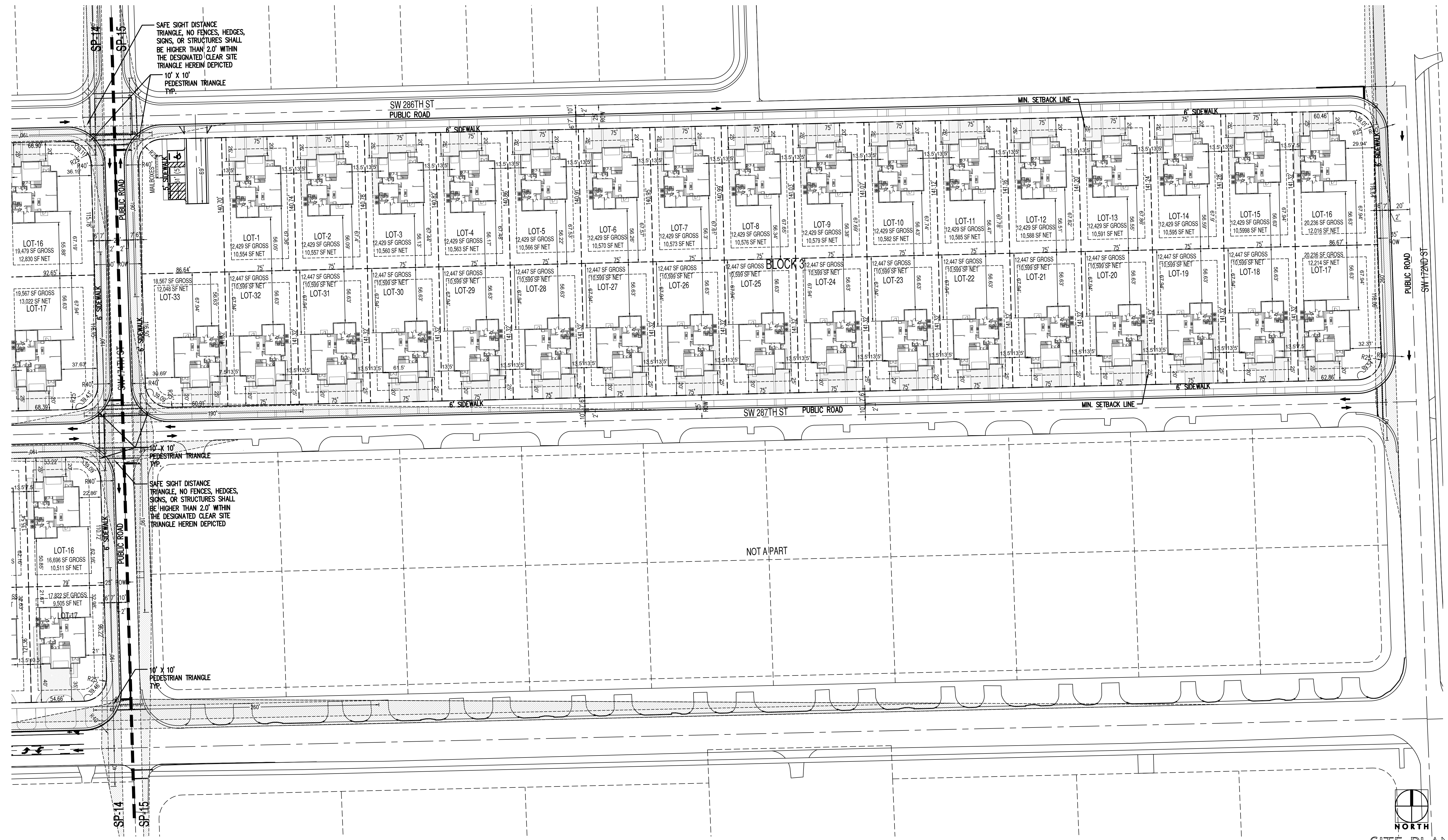
SEAL:

SITE PLAN

MODEL 3098
DATE: 2024-09-30
SCALE: AS SHOWN
DRAWN: CG
CHECK BY: PPKS
JOB NO.: 24-18

SP-15

SHEET NO.:



**SITE PLAN
MODEL 3098**
1" = 50'

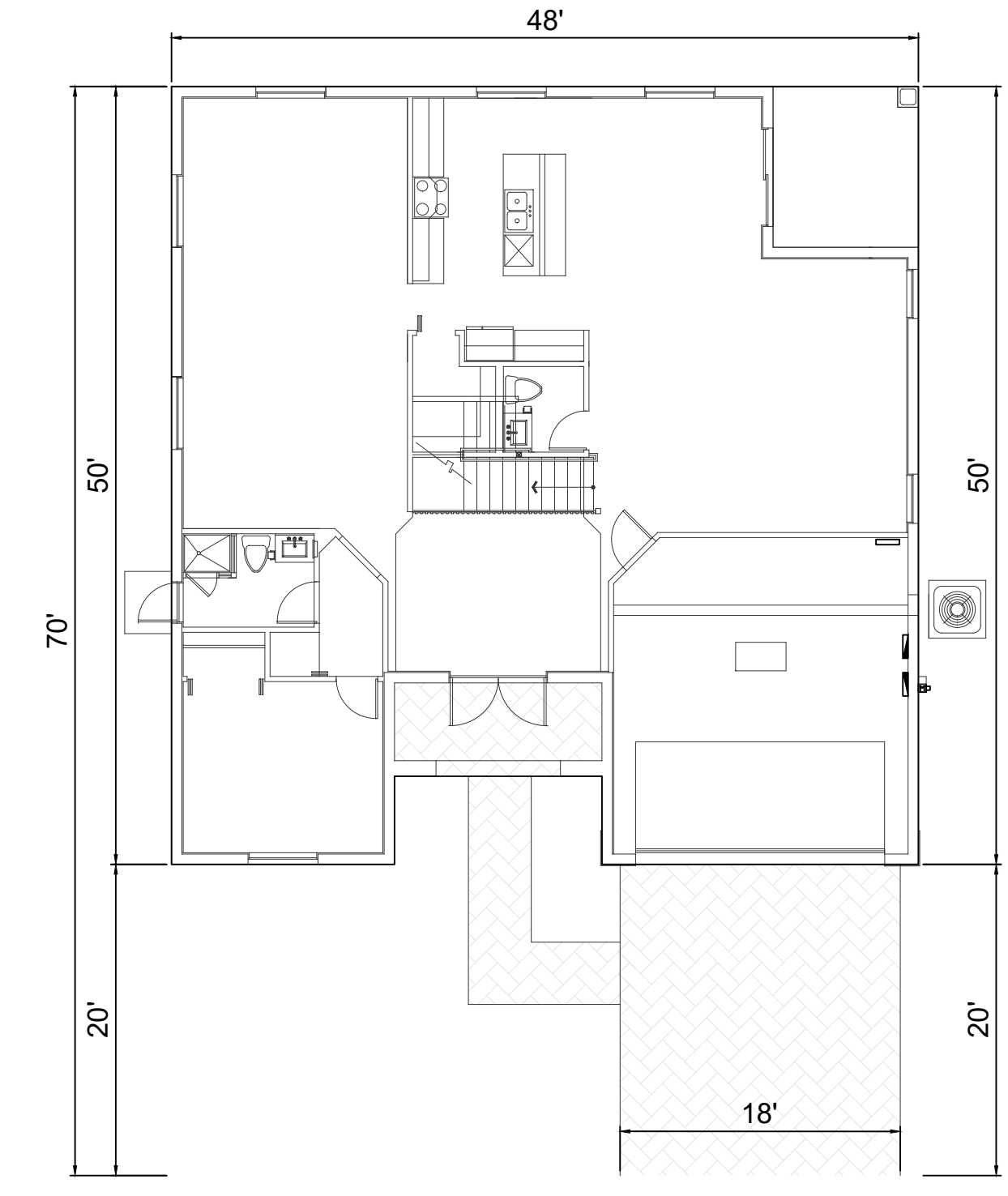
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SITE DATA			
LOT COVERAGE BY LOT			
BLOCK 1			
LOT	SF LOT (NET AREA)	(SF) BLDG FOOTPRINT	(%) LOT COVERAGE PROVIDED
LOT 1	12,857.00	2,324.00	18.08%
LOT 2	10,500.00	2,324.00	22.13%
LOT 3	10,503.00	2,324.00	22.13%
LOT 4	10,507.00	2,324.00	22.12%
LOT 5	10,510.00	2,324.00	22.11%
LOT 6	10,513.00	2,324.00	22.11%
LOT 7	10,516.00	2,324.00	22.10%
LOT 8	10,519.00	2,324.00	22.09%
LOT 9	10,522.00	2,324.00	22.09%
LOT 10	10,525.00	2,324.00	22.08%
LOT 11	10,529.00	2,324.00	22.07%
LOT 12	10,532.00	2,324.00	22.07%
LOT 13	10,535.00	2,324.00	22.06%
LOT 14	10,538.00	2,324.00	22.05%
LOT 15	10,541.00	2,324.00	22.05%
LOT 16	12,830.00	2,324.00	18.11%
LOT 17	13,022.00	2,324.00	17.85%
LOT 18	10,599.00	2,324.00	21.93%
LOT 19	10,599.00	2,324.00	21.93%
LOT 20	10,599.00	2,324.00	21.93%
LOT 21	10,599.00	2,324.00	21.93%
LOT 22	10,599.00	2,324.00	21.93%
LOT 23	10,599.00	2,324.00	21.93%
LOT 24	10,599.00	2,324.00	21.93%
LOT 25	10,599.00	2,324.00	21.93%
LOT 26	10,599.00	2,324.00	21.93%
LOT 27	10,599.00	2,324.00	21.93%
LOT 28	10,599.00	2,324.00	21.93%
LOT 29	10,599.00	2,324.00	21.93%
LOT 30	10,599.00	2,324.00	21.93%
LOT 31	10,599.00	2,324.00	21.93%
LOT 32	12,935.00	2,324.00	17.97%

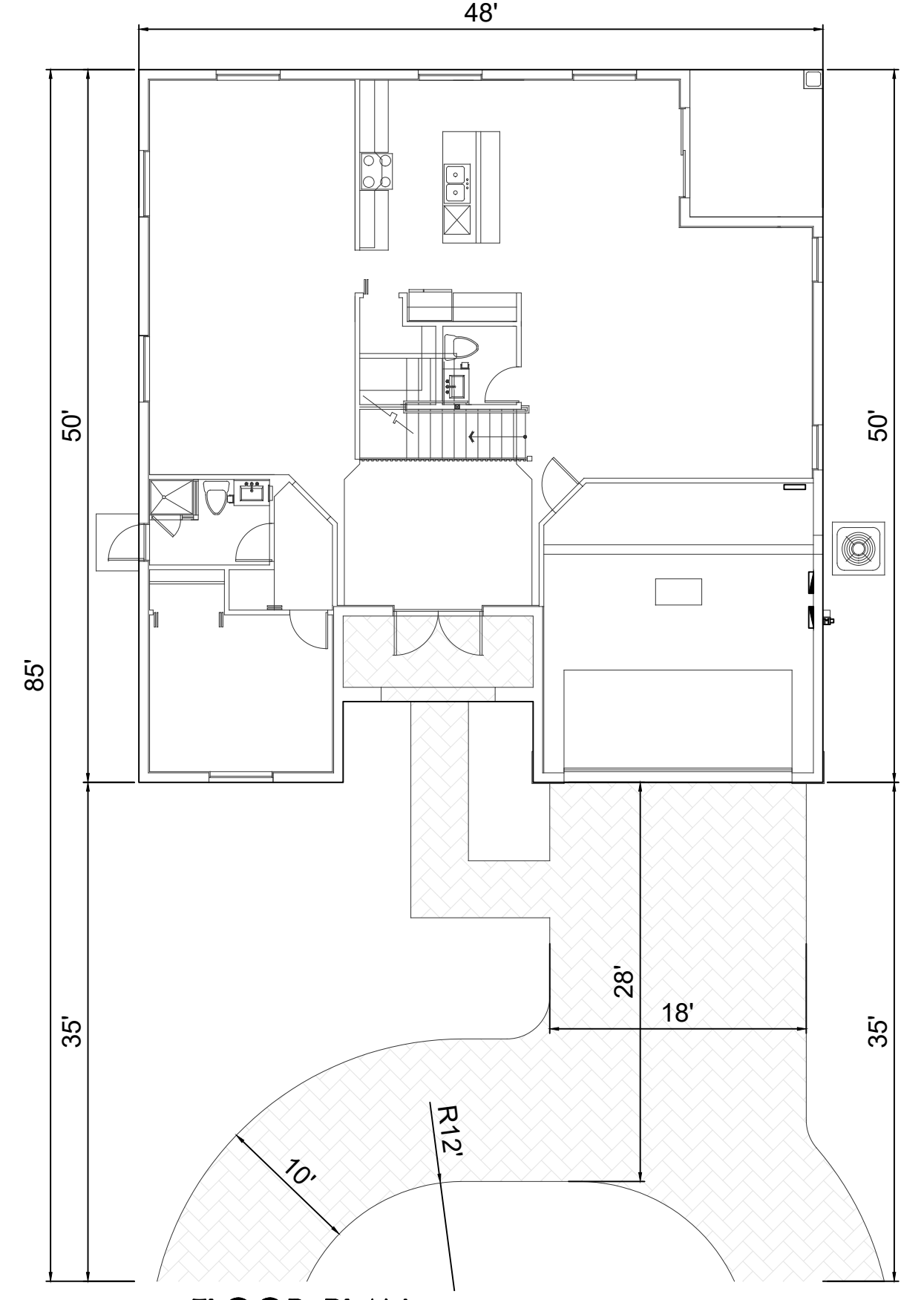
BLOCK 2			
LOT 1	12,766.00	2,324.00	18.20%
LOT 2	10,165.00	2,324.00	22.86%
LOT 3	10,165.00	2,324.00	22.86%
LOT 4	10,165.00	2,324.00	22.86%
LOT 5	10,165.00	2,324.00	22.86%
LOT 6	10,165.00	2,324.00	22.86%
LOT 7	10,165.00	2,324.00	22.86%
LOT 8	10,165.00	2,324.00	22.86%
LOT 9	10,165.00	2,324.00	22.86%
LOT 10	10,165.00	2,324.00	22.86%
LOT 11	10,165.00	2,324.00	22.86%
LOT 12	10,165.00	2,324.00	22.86%
LOT 13	10,165.00	2,324.00	22.86%
LOT 14	10,165.00	2,324.00	22.86%
LOT 15	10,165.00	2,324.00	22.86%
LOT 16	10,511.00	2,324.00	22.11%
LOT 17	9,505.00	2,324.00	24.45%
LOT 18	9,101.00	2,324.00	25.54%
LOT 19	9,098.00	2,324.00	25.54%
LOT 20	9,094.00	2,324.00	25.56%
LOT 21	9,091.00	2,324.00	25.56%
LOT 22	9,088.00	2,324.00	25.57%
LOT 23	9,085.00	2,324.00	25.58%
LOT 24	9,082.00	2,324.00	25.59%
LOT 25	9,079.00	2,324.00	25.60%
LOT 26	9,076.00	2,324.00	25.61%
LOT 27	8,852.00	2,324.00	26.25%
LOT 28	8,695.00	2,324.00	26.73%
LOT 29	8,692.00	2,324.00	26.74%
LOT 30	8,688.00	2,324.00	26.75%
LOT 31	8,685.00	2,324.00	26.76%
LOT 32	9,972.00	2,324.00	23.31%

BLOCK 3			
LOT 1	10,554.00	2,324.00	22.02%
LOT 2	10,557.00	2,324.00	22.01%
LOT 3	10,560.00	2,324.00	22.01%
LOT 4	10,563.00	2,324.00	22.00%

LOT 5	10,566.00	2,324.00	22.00%
LOT 6	10,570.00	2,324.00	21.99%
LOT 7	10,573.00	2,324.00	21.98%
LOT 8	10,576.00	2,324.00	21.97%
LOT 9	10,579.00	2,324.00	21.97%
LOT 10	10,582.00	2,324.00	21.96%
LOT 11	10,585.00	2,324.00	21.96%
LOT 12	10,588.00	2,324.00	21.95%
LOT 13	10,591.00	2,324.00	21.94%
LOT 14	10,595.00	2,324.00	21.93%
LOT 15	10,598.00	2,324.00	21.93%
LOT 16	12,016.00	2,324.00	19.34%
LOT 17	12,214.00	2,324.00	19.03%
LOT 18	10,599.00	2,324.00	21.93%
LOT 19	10,599.00	2,324.00	21.93%
LOT 20	10,599.00	2,324.00	21.93%
LOT 21	10,599.00	2,324.00	21.93%
LOT 22	10,599.00	2,324.00	21.93%
LOT 23	10,599.00	2,324.00	21.93%
LOT 24	10,599.00	2,324.00	21.93%
LOT 25	10,599.00	2,324.00	21.93%
LOT 26	10,599.00	2,324.00	21.93%
LOT 27	10,599.00	2,324.00	21.93%
LOT 28	10,599.00	2,324.00	21.93%
LOT 29	10,599.00	2,324.00	21.93%
LOT 30	10,599.00	2,324.00	21.93%
LOT 31	10,599.00	2,324.00	21.93%
LOT 32	10,599.00	2,324.00	21.93%
LOT 33	12,048.00	2,324.00	19.29%



FLOOR PLAN
 SCALE 1" = 10'



FLOOR PLAN
 DRIVEWAY VARIATION FOR 288TH ST
 SCALE 1" = 10'

MODEL 3266	
AREA CALCULATION & DATA	
A/C 1ST FLOOR	1,732 SF
A/C 2ND FLOOR	1,512 SF
TOTAL A/C	3,244 SF
GARAGE	416.0 SF
COVERED ENTRY	80.0 SF
COV. TERRACE	96.0 SF
TOTAL GROSS	3,836 SF
LOT COVERAGE	2,324 SF

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OWNER:
LENNAR HOMES

FOUR ACES PROPERTIES IV
BY: LENNAR HOMES
MIAMI-DADE COUNTY, FLORIDA

SEAL:

SITE PLAN

MODEL 3266
DATE: 2024-09-30
SCALE: AS SHOWN
DRAWN BY: CGK
CHECK BY: PPKS
JOB NO.: 24-18

SP-17
SHEET NO.:



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**SITE PLAN
MODEL 3266**
1" = 50'

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PROCESS NO.: Z24-135
DATE: OCT 21 2024
BY: ISA

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REVISIONS:

OWNER:
LENNAR HOMES

FOUR ACES PROPERTIES IV
BY: LENNAR HOMES
MIAMI-DADE COUNTY, FLORIDA

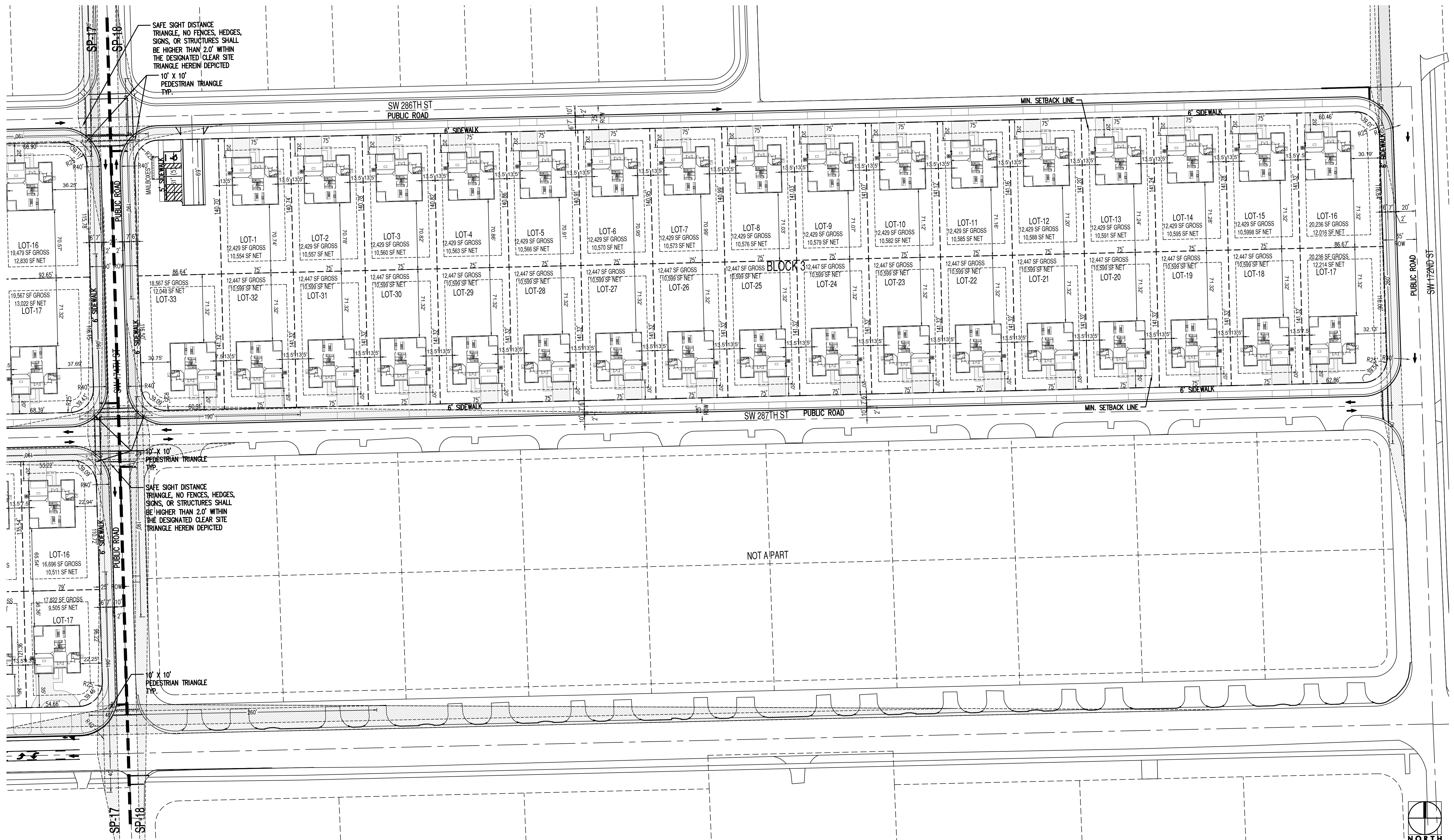
SEAL:

SITE PLAN

MODEL 3266
DATE: 2024-09-30
SCALE: AS SHOWN
DRAWN: CG
CHECK BY: PPKS
JOB NO.: 24-18

SP-18

SHEET NO.:



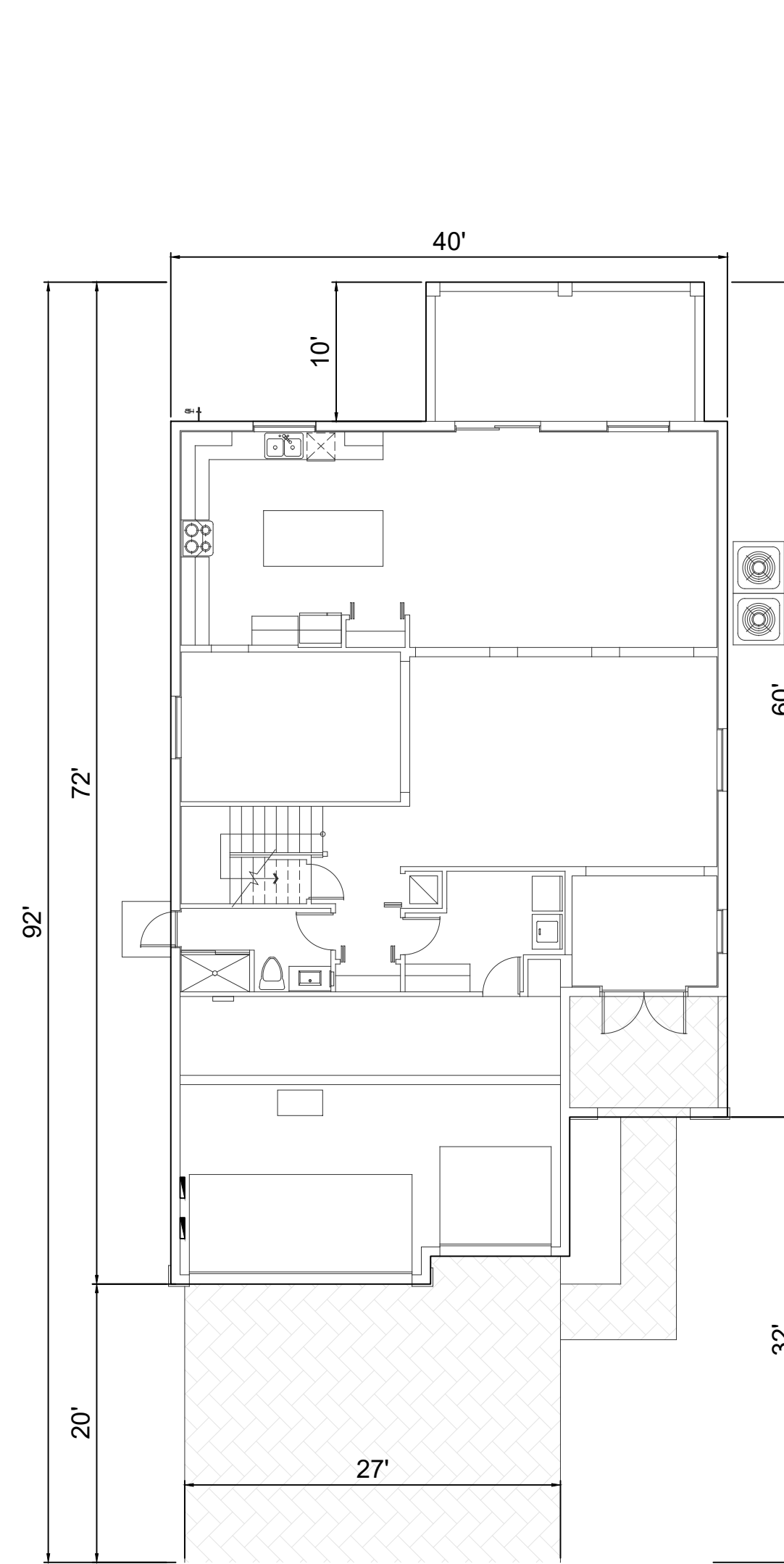
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**SITE PLAN
MODEL 3266**
1" = 50'

SITE DATA			
LOT COVERAGE BY LOT			
BLOCK 1			
LOT	SF LOT (NET AREA)	(SF) BLDG. FOOTPRINT	(%) LOT COVERAGE PROVIDED
LOT 1	12,857.00	2,523.00	19.62%
LOT 2	10,500.00	2,523.00	24.03%
LOT 3	10,503.00	2,523.00	24.02%
LOT 4	10,507.00	2,523.00	24.01%
LOT 5	10,510.00	2,523.00	24.01%
LOT 6	10,513.00	2,523.00	24.00%
LOT 7	10,516.00	2,523.00	23.99%
LOT 8	10,519.00	2,523.00	23.99%
LOT 9	10,522.00	2,523.00	23.98%
LOT 10	10,525.00	2,523.00	23.97%
LOT 11	10,529.00	2,523.00	23.96%
LOT 12	10,532.00	2,523.00	23.96%
LOT 13	10,535.00	2,523.00	23.95%
LOT 14	10,538.00	2,523.00	23.94%
LOT 15	10,541.00	2,523.00	23.94%
LOT 16	12,830.00	2,523.00	19.66%
LOT 17	13,022.00	2,523.00	19.37%
LOT 18	10,599.00	2,523.00	23.80%
LOT 19	10,599.00	2,523.00	23.80%
LOT 20	10,599.00	2,523.00	23.80%
LOT 21	10,599.00	2,523.00	23.80%
LOT 22	10,599.00	2,523.00	23.80%
LOT 23	10,599.00	2,523.00	23.80%
LOT 24	10,599.00	2,523.00	23.80%
LOT 25	10,599.00	2,523.00	23.80%
LOT 26	10,599.00	2,523.00	23.80%
LOT 27	10,599.00	2,523.00	23.80%
LOT 28	10,599.00	2,523.00	23.80%
LOT 29	10,599.00	2,523.00	23.80%
LOT 30	10,599.00	2,523.00	23.80%
LOT 31	10,599.00	2,523.00	23.80%
LOT 32	12,935.00	2,523.00	19.51%

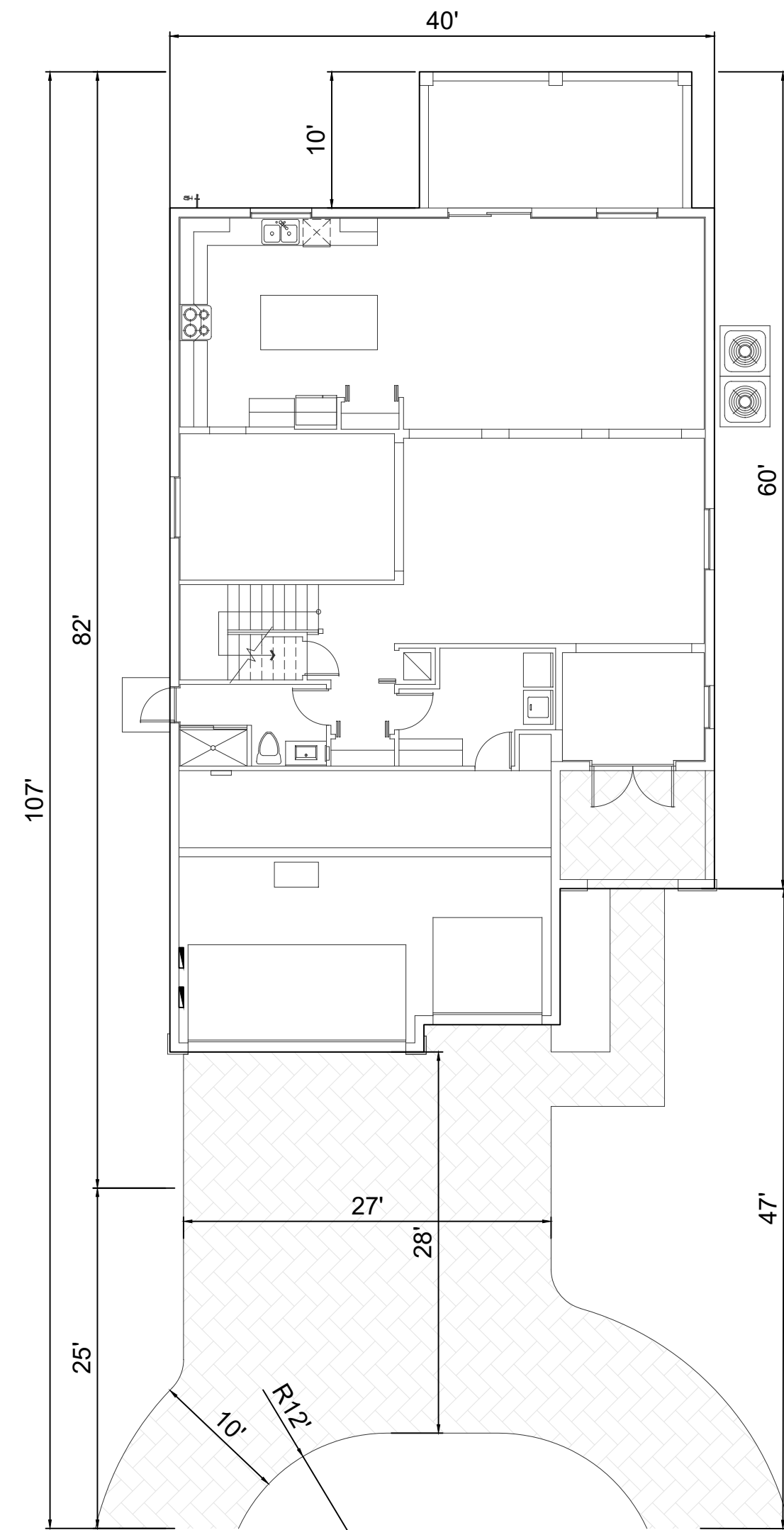
BLOCK 2			
LOT 1	12,766.00	2,523.00	19.76%
LOT 2	10,165.00	2,523.00	24.82%
LOT 3	10,165.00	2,523.00	24.82%
LOT 4	10,165.00	2,523.00	24.82%
LOT 5	10,165.00	2,523.00	24.82%
LOT 6	10,165.00	2,523.00	24.82%
LOT 7	10,165.00	2,523.00	24.82%
LOT 8	10,165.00	2,523.00	24.82%
LOT 9	10,165.00	2,523.00	24.82%
LOT 10	10,165.00	2,523.00	24.82%
LOT 11	10,165.00	2,523.00	24.82%
LOT 12	10,165.00	2,523.00	24.82%
LOT 13	10,165.00	2,523.00	24.82%
LOT 14	10,165.00	2,523.00	24.82%
LOT 15	10,165.00	2,523.00	24.82%
LOT 16	10,511.00	2,523.00	24.00%
LOT 17	9,505.00	2,523.00	26.54%
LOT 18	9,101.00	2,523.00	27.72%
LOT 19	9,098.00	2,523.00	27.73%
LOT 20	9,094.00	2,523.00	27.74%
LOT 21	9,091.00	2,523.00	27.75%
LOT 22	9,088.00	2,523.00	27.76%
LOT 23	9,085.00	2,523.00	27.77%
LOT 24	9,082.00	2,523.00	27.78%
LOT 25	9,079.00	2,523.00	27.79%
LOT 26	9,076.00	2,523.00	27.80%
LOT 27	MODEL DOES NOT FIT		
LOT 28	MODEL DOES NOT FIT		
LOT 29	MODEL DOES NOT FIT		
LOT 30	MODEL DOES NOT FIT		
LOT 31	MODEL DOES NOT FIT		
LOT 32	MODEL DOES NOT FIT		
BLOCK 3			
LOT 1	10,554.00	2,523.00	23.91%
LOT 2	10,557.00	2,523.00	23.90%
LOT 3	10,560.00	2,523.00	23.89%
LOT 4	10,563.00	2,523.00	23.89%

LOT 5	10,566.00	2,523.00	23.88%
LOT 6	10,570.00	2,523.00	23.87%
LOT 7	10,573.00	2,523.00	23.86%
LOT 8	10,576.00	2,523.00	23.86%
LOT 9	10,579.00	2,523.00	23.85%
LOT 10	10,582.00	2,523.00	23.84%
LOT 11	10,585.00	2,523.00	23.84%
LOT 12	10,588.00	2,523.00	23.83%
LOT 13	10,591.00	2,523.00	23.82%
LOT 14	10,595.00	2,523.00	23.81%
LOT 15	10,598.00	2,523.00	23.81%
LOT 16	12,016.00	2,523.00	21.00%
LOT 17	12,214.00	2,523.00	20.66%
LOT 18	10,599.00	2,523.00	23.80%
LOT 19	10,599.00	2,523.00	23.80%
LOT 20	10,599.00	2,523.00	23.80%
LOT 21	10,599.00	2,523.00	23.80%
LOT 22	10,599.00	2,523.00	23.80%
LOT 23	10,599.00	2,523.00	23.80%
LOT 24	10,599.00	2,523.00	23.80%
LOT 25	10,599.00	2,523.00	23.80%
LOT 26	10,599.00	2,523.00	23.80%
LOT 27	10,599.00	2,523.00	23.80%
LOT 28	10,599.00	2,523.00	23.80%
LOT 29	10,599.00	2,523.00	23.80%
LOT 30	10,599.00	2,523.00	23.80%
LOT 31	10,599.00	2,523.00	23.80%
LOT 32	10,599.00	2,523.00	23.80%
LOT 33	12,048.00	2,523.00	20.94%



FLOOR PLAN

SCALE 1" = 10'



FLOOR PLAN
DRIVEWAY VARIATION FOR 288TH ST

SCALE 1" = 10'

MODEL 3611	
AREA CALCULATION & DATA	
A/C 1ST FLOOR	1,653 SF
A/C 2ND FLOOR	1,899 SF
TOTAL A/C	3,552 SF
GARAGE	572.0 SF
COVERED ENTRY	98.0 SF
COV. TERRACE	200.0 SF
TOTAL GROSS	4,422 SF
LOT COVERAGE	2,523 SF

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LICENSE No.: AR 0013394
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
CORAL FLORIDA 33126
TELEPHONE: (305) 592-1363
FACSIMILE: (305) 592-4865
HTTP://WWW.PKSGRCH.COM

REVISIONS:

OWNER:
LENNAR HOMES

FOUR ACES PROPERTIES IV
BY: LENNAR HOMES
MIAMI-DADE COUNTY, FLORIDA

SEAL:

SITE PLAN

MODEL 3611
DATE: 2024-09-30
SCALE: AS SHOWN
DRAWN: CG
CHECK BY: PPKS
JOB NO.: 24-18

SP-20

SHEET NO.:



NORTH
SITE PLAN
MODEL 3611
1" = 50'

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EDUARDO PEREZ, AIA
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MARIO P. PASCUAL, AIA
LICENSE NO.: AR 0008254
PETER KILIDDJIAN, RA
LICENSE NO.: AR 0093067
ANDREW STARR, RA
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REVISIONS:

OWNER:
LENNAR HOMES

FOUR ACES PROPERTIES IV
BY: LENNAR HOMES
MIAMI-DADE COUNTY, FLORIDA

SEAL:

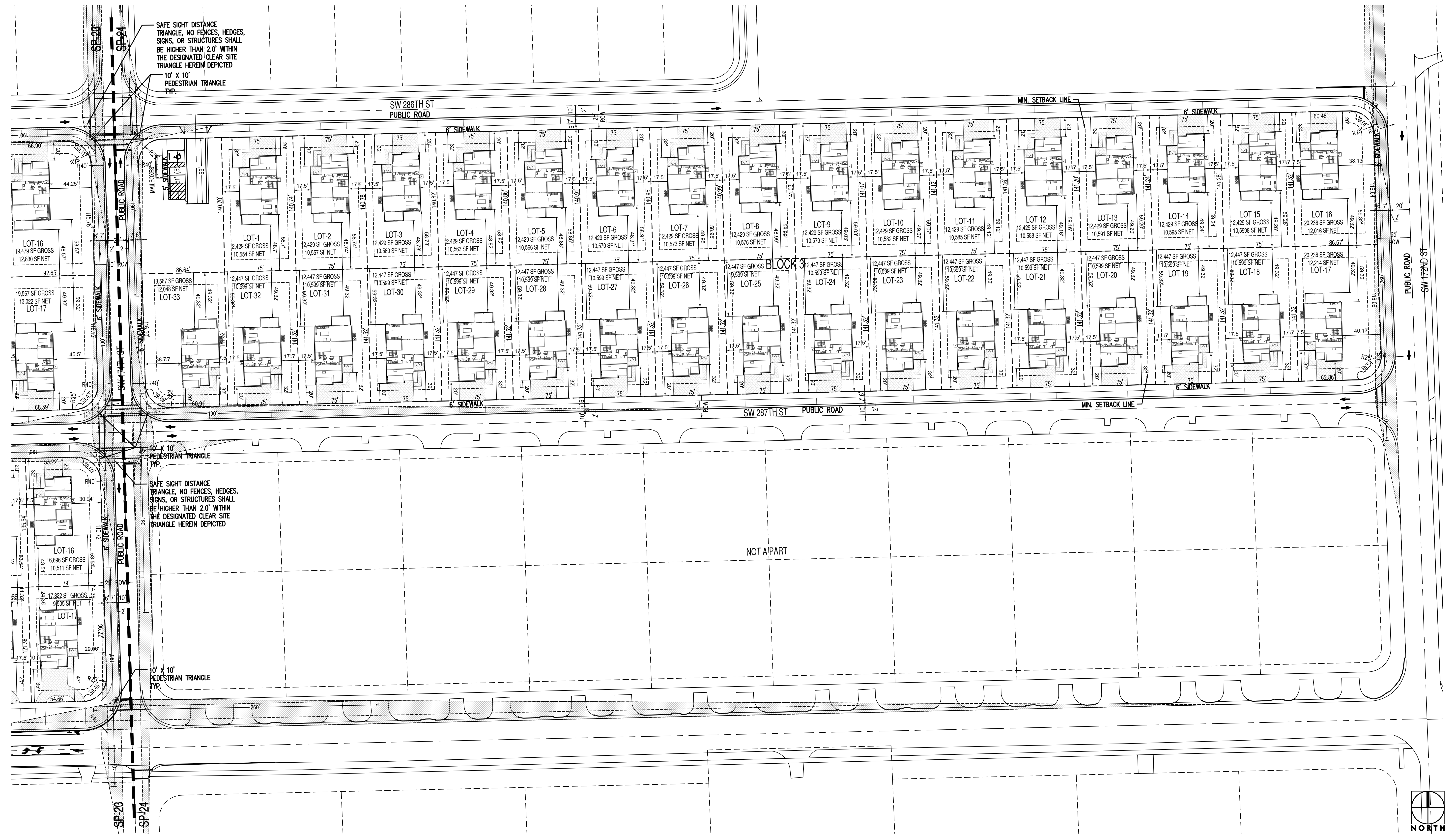
SITE PLAN

MODEL 3611
DATE: 2024-09-30
SCALE: AS SHOWN
DRAWN BY: CG
CHECK BY: PPKS
JOB NO.: 24-18

SP-21

SHEET NO.:

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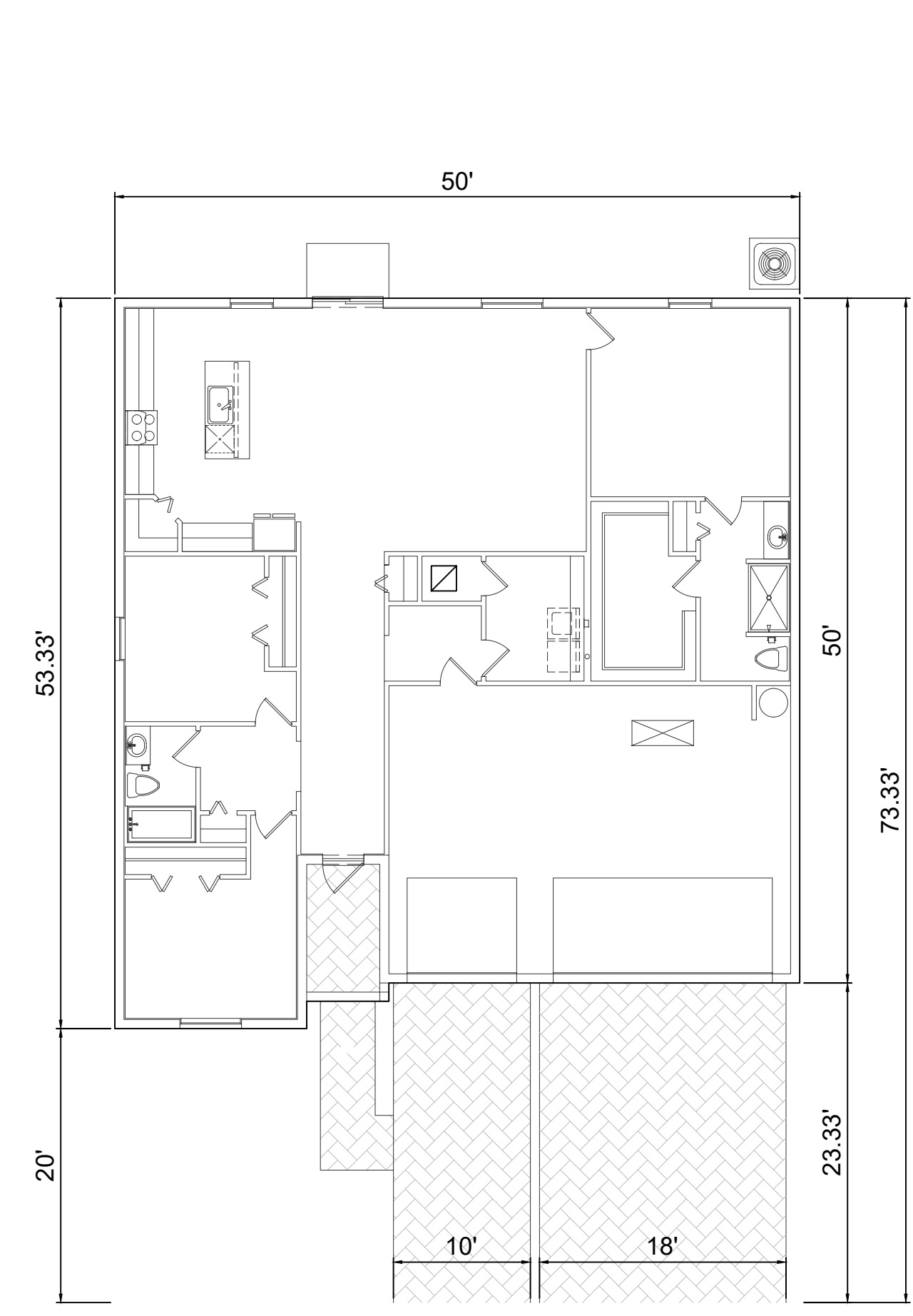
**SITE PLAN
MODEL 3611**
1" = 50'

SITE DATA			
LOT COVERAGE BY LOT			
BLOCK 1			
LOT	SF LOT (NET AREA)	(SF) BLDG. FOOTPRINT	(%) LOT COVERAGE PROVIDED
LOT 1	12,857.00	2,555.00	19.87%
LOT 2	10,500.00	2,555.00	24.33%
LOT 3	10,503.00	2,555.00	24.33%
LOT 4	10,507.00	2,555.00	24.32%
LOT 5	10,510.00	2,555.00	24.31%
LOT 6	10,513.00	2,555.00	24.30%
LOT 7	10,516.00	2,555.00	24.30%
LOT 8	10,519.00	2,555.00	24.29%
LOT 9	10,522.00	2,555.00	24.28%
LOT 10	10,525.00	2,555.00	24.28%
LOT 11	10,529.00	2,555.00	24.27%
LOT 12	10,532.00	2,555.00	24.26%
LOT 13	10,535.00	2,555.00	24.25%
LOT 14	10,538.00	2,555.00	24.25%
LOT 15	10,541.00	2,555.00	24.24%
LOT 16	12,830.00	2,555.00	19.91%
LOT 17	13,022.00	2,555.00	19.62%
LOT 18	10,599.00	2,555.00	24.11%
LOT 19	10,599.00	2,555.00	24.11%
LOT 20	10,599.00	2,555.00	24.11%
LOT 21	10,599.00	2,555.00	24.11%
LOT 22	10,599.00	2,555.00	24.11%
LOT 23	10,599.00	2,555.00	24.11%
LOT 24	10,599.00	2,555.00	24.11%
LOT 25	10,599.00	2,555.00	24.11%
LOT 26	10,599.00	2,555.00	24.11%
LOT 27	10,599.00	2,555.00	24.11%
LOT 28	10,599.00	2,555.00	24.11%
LOT 29	10,599.00	2,555.00	24.11%
LOT 30	10,599.00	2,555.00	24.11%
LOT 31	10,599.00	2,555.00	24.11%
LOT 32	12,935.00	2,555.00	19.75%

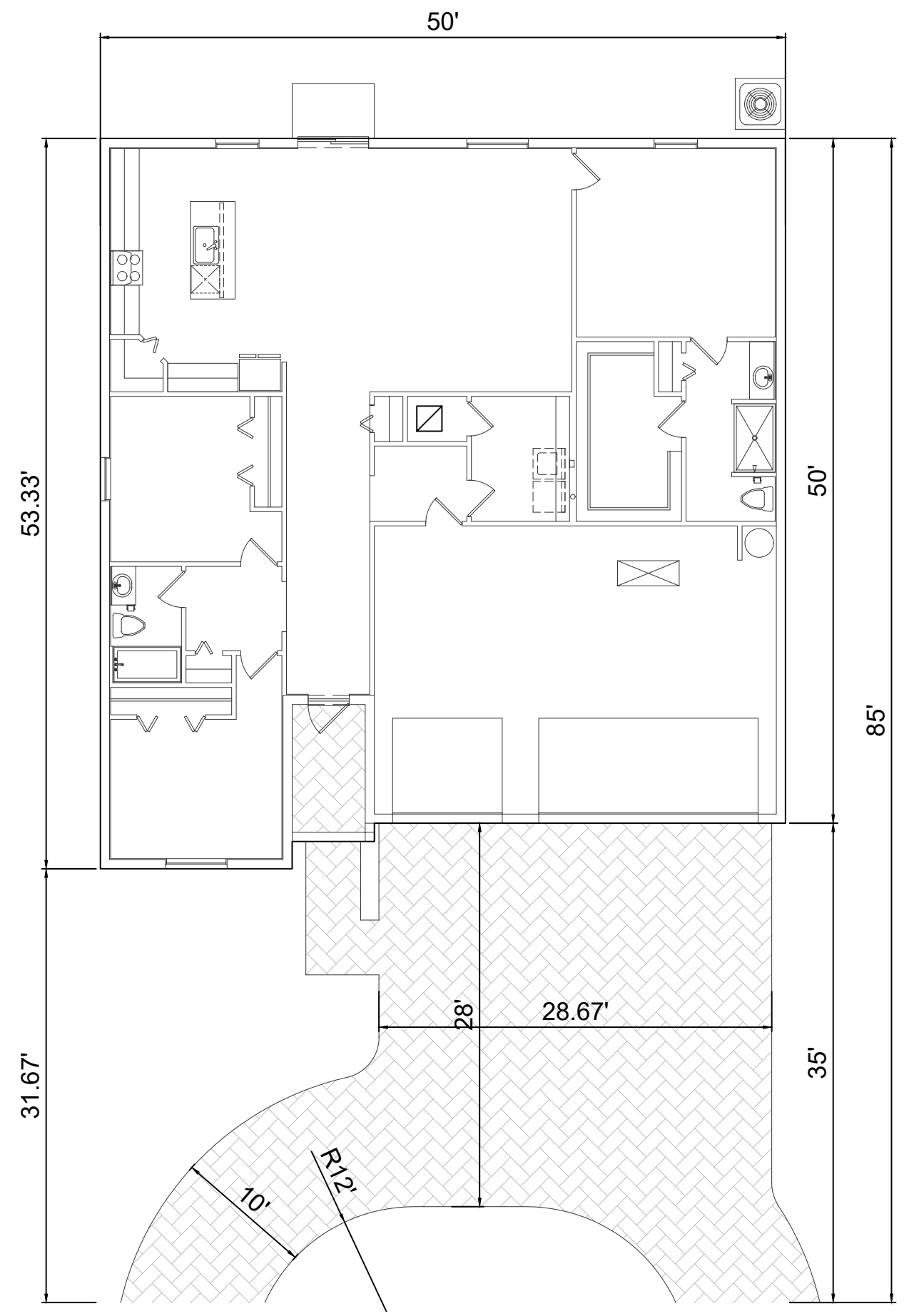
BLOCK 2			
LOT 1	12,766.00	2,555.00	20.01%
LOT 2	10,165.00	2,555.00	25.14%
LOT 3	10,165.00	2,555.00	25.14%
LOT 4	10,165.00	2,555.00	25.14%
LOT 5	10,165.00	2,555.00	25.14%
LOT 6	10,165.00	2,555.00	25.14%
LOT 7	10,165.00	2,555.00	25.14%
LOT 8	10,165.00	2,555.00	25.14%
LOT 9	10,165.00	2,555.00	25.14%
LOT 10	10,165.00	2,555.00	25.14%
LOT 11	10,165.00	2,555.00	25.14%
LOT 12	10,165.00	2,555.00	25.14%
LOT 13	10,165.00	2,555.00	25.14%
LOT 14	10,165.00	2,555.00	25.14%
LOT 15	10,165.00	2,555.00	25.14%
LOT 16	10,511.00	2,555.00	24.31%
LOT 17	9,505.00	2,555.00	26.88%
LOT 18	9,101.00	2,555.00	28.07%
LOT 19	9,098.00	2,555.00	28.08%
LOT 20	9,094.00	2,555.00	28.10%
LOT 21	9,091.00	2,555.00	28.10%
LOT 22	9,088.00	2,555.00	28.11%
LOT 23	9,085.00	2,555.00	28.12%
LOT 24	9,082.00	2,555.00	28.13%
LOT 25	9,079.00	2,555.00	28.14%
LOT 26	9,076.00	2,555.00	28.15%
LOT 27	8,852.00	2,555.00	28.86%
LOT 28	8,695.00	2,555.00	29.38%
LOT 29	8,692.00	2,555.00	29.39%
LOT 30	8,688.00	2,555.00	29.41%
LOT 31	8,685.00	2,555.00	29.42%
LOT 32	9,972.00	2,555.00	25.62%

BLOCK 3			
LOT 1	10,554.00	2,555.00	24.21%
LOT 2	10,557.00	2,555.00	24.20%
LOT 3	10,560.00	2,555.00	24.20%
LOT 4	10,563.00	2,555.00	24.19%

LOT 5	10,566.00	2,555.00	24.18%
LOT 6	10,570.00	2,555.00	24.17%
LOT 7	10,573.00	2,555.00	24.17%
LOT 8	10,576.00	2,555.00	24.16%
LOT 9	10,579.00	2,555.00	24.15%
LOT 10	10,582.00	2,555.00	24.14%
LOT 11	10,585.00	2,555.00	24.14%
LOT 12	10,588.00	2,555.00	24.13%
LOT 13	10,591.00	2,555.00	24.12%
LOT 14	10,595.00	2,555.00	24.12%
LOT 15	10,598.00	2,555.00	24.11%
LOT 16	12,016.00	2,555.00	21.26%
LOT 17	12,214.00	2,555.00	20.92%
LOT 18	10,599.00	2,555.00	24.11%
LOT 19	10,599.00	2,555.00	24.11%
LOT 20	10,599.00	2,555.00	24.11%
LOT 21	10,599.00	2,555.00	24.11%
LOT 22	10,599.00	2,555.00	24.11%
LOT 23	10,599.00	2,555.00	24.11%
LOT 24	10,599.00	2,555.00	24.11%
LOT 25	10,599.00	2,555.00	24.11%
LOT 26	10,599.00	2,555.00	24.11%
LOT 27	10,599.00	2,555.00	24.11%
LOT 28	10,599.00	2,555.00	24.11%
LOT 29	10,599.00	2,555.00	24.11%
LOT 30	10,599.00	2,555.00	24.11%
LOT 31	10,599.00	2,555.00	24.11%
LOT 32	10,599.00	2,555.00	24.11%
LOT 33	12,048.00	2,555.00	21.21%



FLOOR PLAN
 SCALE 1" = 10'



FLOOR PLAN
 DRIVEWAY VARIATION FOR 288TH ST
 SCALE 1" = 10'

MODEL P001- ASPIRE	
AREA CALCULATION & DATA	
TOTAL A/C	1,839 SF
GARAGE	652 SF
COVERED ENTRY	64 SF
TOTAL GROSS	2,555 SF
LOT COVERAGE	2,555 SF

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KILIDDJIAN
STARR**
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LICENSE No.: AR 0013394
MARIO P. PASCUAL, AIA
LICENSE No.: AR 008254
PETER KILIDDJIAN, RA
LICENSE No.: AR 0093067
ANDREW STARR, RA
LICENSE No.: AR 0095130

AT THE BEACON CENTER
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REVISIONS:

OWNER:
LENNAR HOMES

FOUR ACES PROPERTIES IV
BY: LENNAR HOMES
MIAMI-DADE COUNTY, FLORIDA

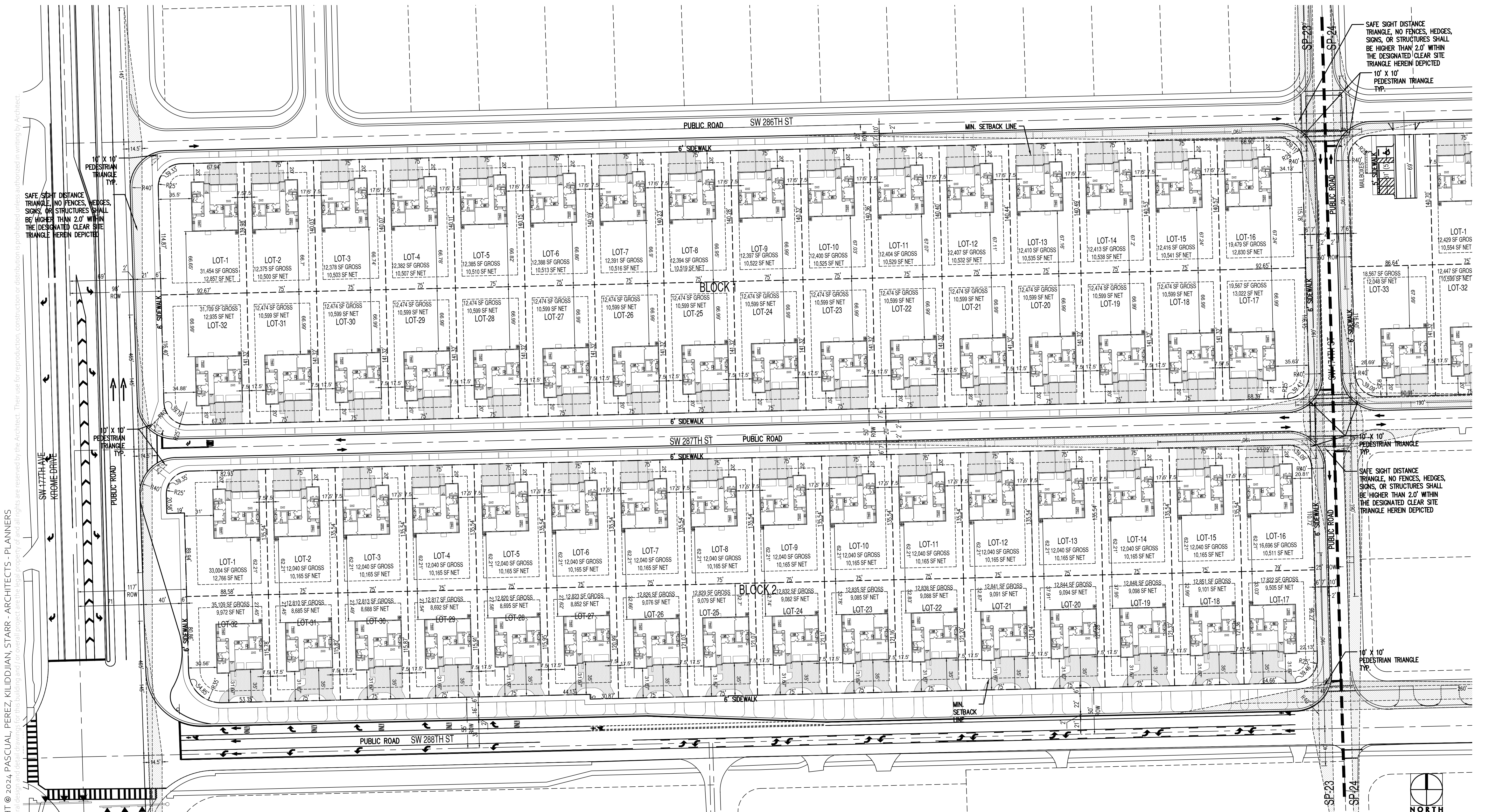
SEAL:

SITE PLAN

MODEL P001- ASPIRE
DATE: 2024-09-30
SCALE: AS SHOWN
DRAWN: CG
CHECK BY: PPKS
JOB NO.: 24-18

SP-23

SHEET NO.:



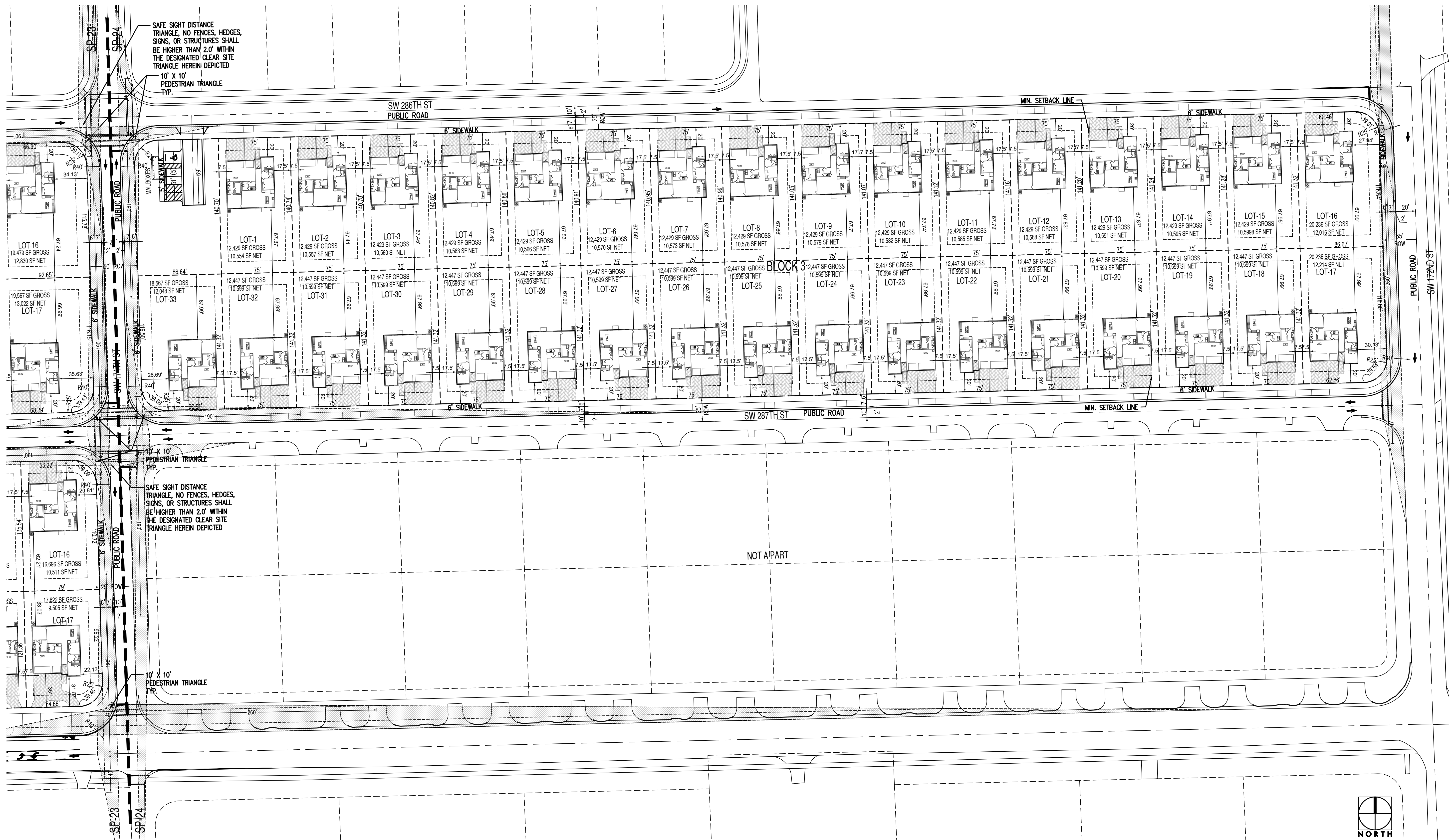
SAFE SIGHT DISTANCE TRIANGLE, NO FENCES, HEDGES, SIGNS, OR STRUCTURES SHALL BE HIGHER THAN 2.0' WITHIN THE DESIGNATED CLEAR SITE TRIANGLE HEREIN DEPICTED

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

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

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SITE PLAN
MODEL P001- ASPIRE
1" = 50'



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

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

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

NOT A PART



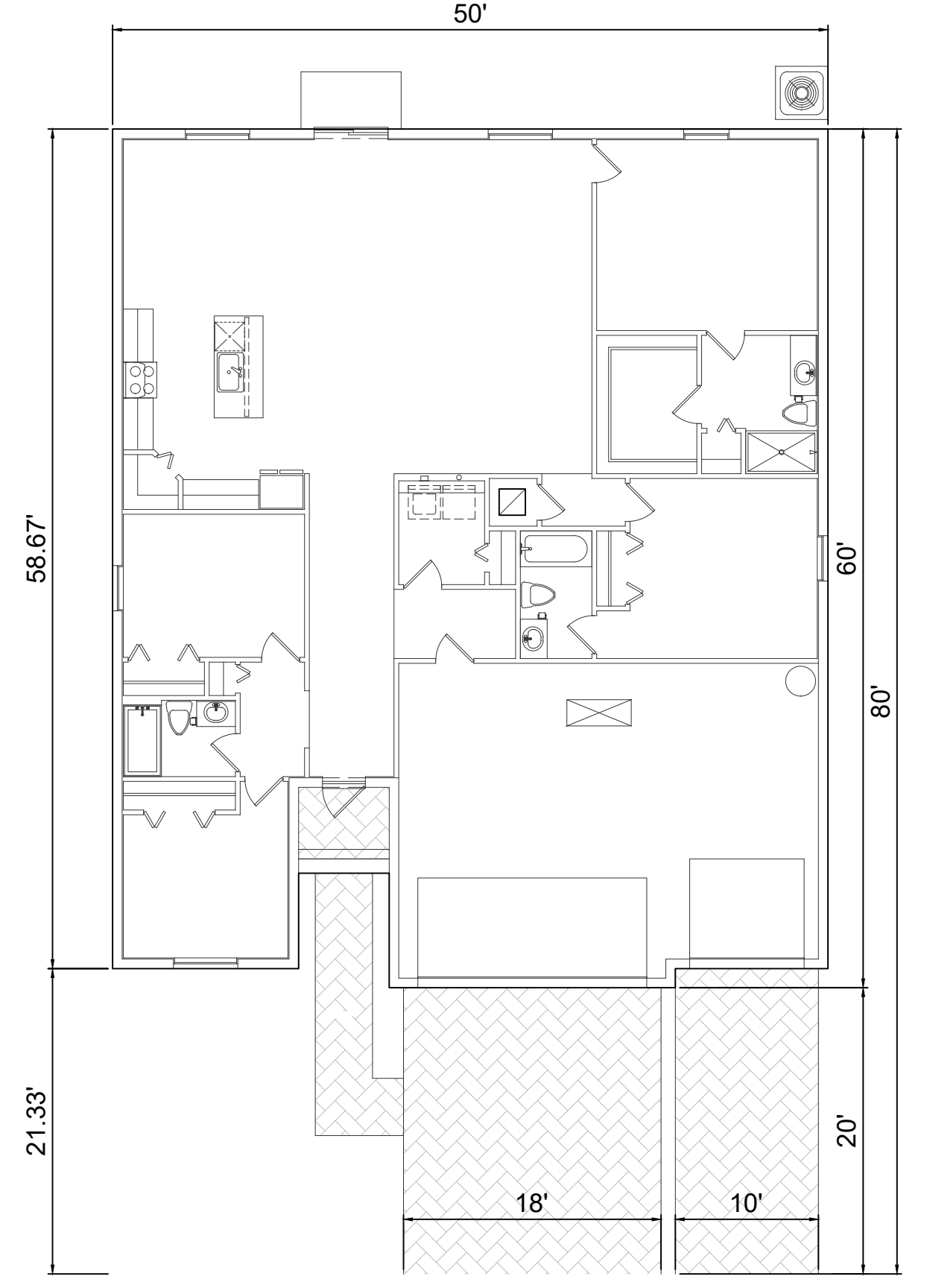
SITE PLAN
MODEL P001-ASPIRE
1" = 50'

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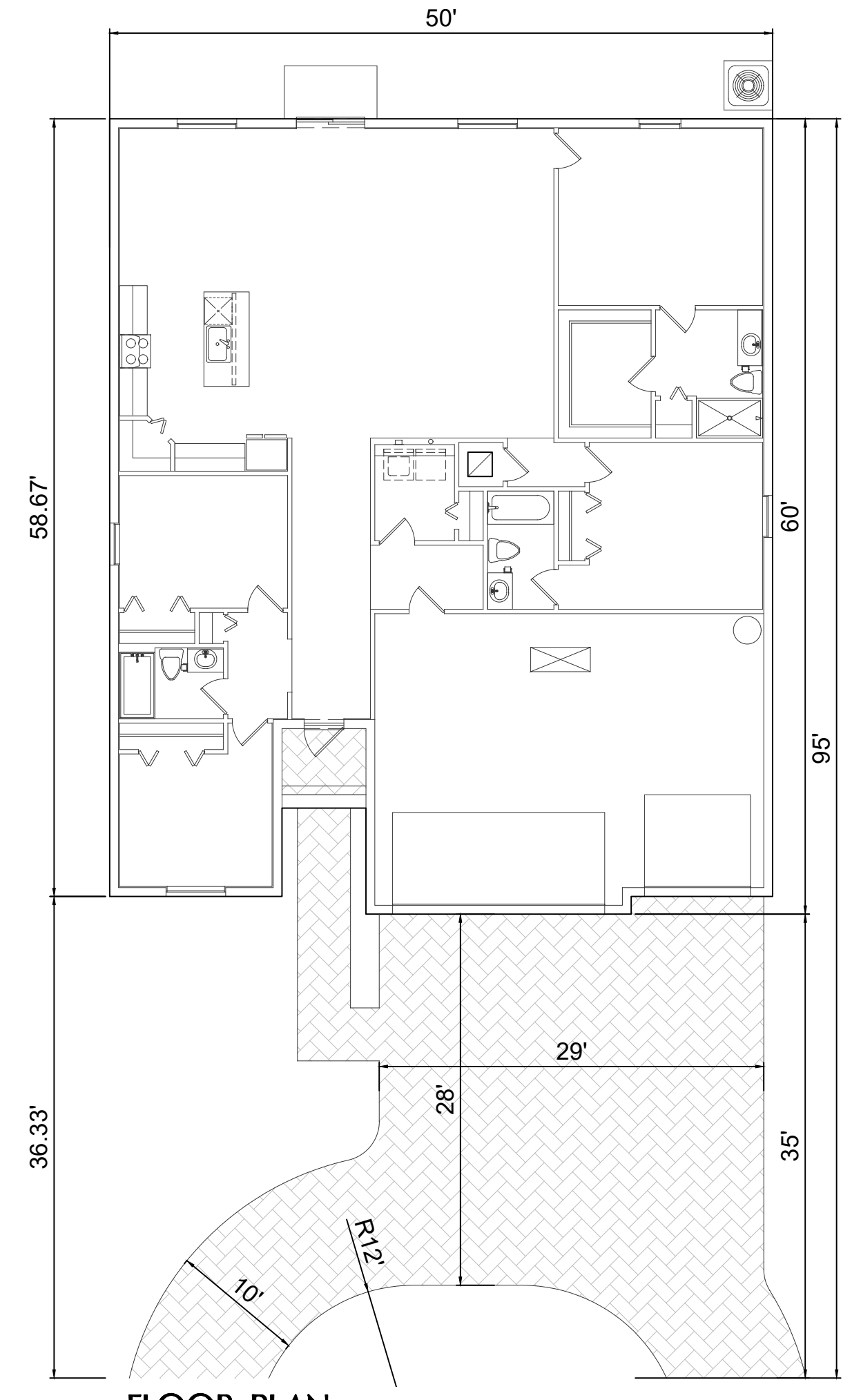
SITE DATA			
LOT COVERAGE BY LOT			
BLOCK 1			
LOT	SF LOT (NET AREA)	(SF) BLDG. FOOTPRINT	(%) LOT COVERAGE PROVIDED
LOT 1	12,857.00	2,919.00	22.70%
LOT 2	10,500.00	2,919.00	27.80%
LOT 3	10,503.00	2,919.00	27.79%
LOT 4	10,507.00	2,919.00	27.78%
LOT 5	10,510.00	2,919.00	27.77%
LOT 6	10,513.00	2,919.00	27.77%
LOT 7	10,516.00	2,919.00	27.76%
LOT 8	10,519.00	2,919.00	27.75%
LOT 9	10,522.00	2,919.00	27.74%
LOT 10	10,525.00	2,919.00	27.73%
LOT 11	10,529.00	2,919.00	27.72%
LOT 12	10,532.00	2,919.00	27.72%
LOT 13	10,535.00	2,919.00	27.71%
LOT 14	10,538.00	2,919.00	27.70%
LOT 15	10,541.00	2,919.00	27.69%
LOT 16	12,830.00	2,919.00	22.75%
LOT 17	13,022.00	2,919.00	22.42%
LOT 18	10,599.00	2,919.00	27.54%
LOT 19	10,599.00	2,919.00	27.54%
LOT 20	10,599.00	2,919.00	27.54%
LOT 21	10,599.00	2,919.00	27.54%
LOT 22	10,599.00	2,919.00	27.54%
LOT 23	10,599.00	2,919.00	27.54%
LOT 24	10,599.00	2,919.00	27.54%
LOT 25	10,599.00	2,919.00	27.54%
LOT 26	10,599.00	2,919.00	27.54%
LOT 27	10,599.00	2,919.00	27.54%
LOT 28	10,599.00	2,919.00	27.54%
LOT 29	10,599.00	2,919.00	27.54%
LOT 30	10,599.00	2,919.00	27.54%
LOT 31	10,599.00	2,919.00	27.54%
LOT 32	12,935.00	2,919.00	22.57%

BLOCK 2			
LOT 1	12,766.00	2,919.00	22.87%
LOT 2	10,165.00	2,919.00	28.72%
LOT 3	10,165.00	2,919.00	28.72%
LOT 4	10,165.00	2,919.00	28.72%
LOT 5	10,165.00	2,919.00	28.72%
LOT 6	10,165.00	2,919.00	28.72%
LOT 7	10,165.00	2,919.00	28.72%
LOT 8	10,165.00	2,919.00	28.72%
LOT 9	10,165.00	2,919.00	28.72%
LOT 10	10,165.00	2,919.00	28.72%
LOT 11	10,165.00	2,919.00	28.72%
LOT 12	10,165.00	2,919.00	28.72%
LOT 13	10,165.00	2,919.00	28.72%
LOT 14	10,165.00	2,919.00	28.72%
LOT 15	10,165.00	2,919.00	28.72%
LOT 16	10,511.00	2,919.00	27.77%
LOT 17	9,505.00	2,919.00	30.71%
LOT 18	9,101.00	2,919.00	32.07%
LOT 19	9,098.00	2,919.00	32.08%
LOT 20	9,094.00	2,919.00	32.10%
LOT 21	9,091.00	2,919.00	32.11%
LOT 22	9,088.00	2,919.00	32.12%
LOT 23	9,085.00	2,919.00	32.13%
LOT 24	9,082.00	2,919.00	32.14%
LOT 25	9,079.00	2,919.00	32.15%
LOT 26	9,076.00	2,919.00	32.16%
LOT 27	8,852.00	2,919.00	32.98%
LOT 28	MODEL DOES NOT FIT		
LOT 29	MODEL DOES NOT FIT		
LOT 30	MODEL DOES NOT FIT		
LOT 31	MODEL DOES NOT FIT		
LOT 32	9,972.00	2,919.00	29.27%
BLOCK 3			
LOT 1	10,554.00	2,919.00	27.66%
LOT 2	10,557.00	2,919.00	27.65%
LOT 3	10,560.00	2,919.00	27.64%
LOT 4	10,563.00	2,919.00	27.63%

LOT 5	10,566.00	2,919.00	27.63%
LOT 6	10,570.00	2,919.00	27.62%
LOT 7	10,573.00	2,919.00	27.61%
LOT 8	10,576.00	2,919.00	27.60%
LOT 9	10,579.00	2,919.00	27.59%
LOT 10	10,582.00	2,919.00	27.58%
LOT 11	10,585.00	2,919.00	27.58%
LOT 12	10,588.00	2,919.00	27.57%
LOT 13	10,591.00	2,919.00	27.56%
LOT 14	10,595.00	2,919.00	27.55%
LOT 15	10,598.00	2,919.00	27.54%
LOT 16	12,016.00	2,919.00	24.29%
LOT 17	12,214.00	2,919.00	23.90%
LOT 18	10,599.00	2,919.00	27.54%
LOT 19	10,599.00	2,919.00	27.54%
LOT 20	10,599.00	2,919.00	27.54%
LOT 21	10,599.00	2,919.00	27.54%
LOT 22	10,599.00	2,919.00	27.54%
LOT 23	10,599.00	2,919.00	27.54%
LOT 24	10,599.00	2,919.00	27.54%
LOT 25	10,599.00	2,919.00	27.54%
LOT 26	10,599.00	2,919.00	27.54%
LOT 27	10,599.00	2,919.00	27.54%
LOT 28	10,599.00	2,919.00	27.54%
LOT 29	10,599.00	2,919.00	27.54%
LOT 30	10,599.00	2,919.00	27.54%
LOT 31	10,599.00	2,919.00	27.54%
LOT 32	10,599.00	2,919.00	27.54%
LOT 33	12,048.00	2,919.00	24.23%



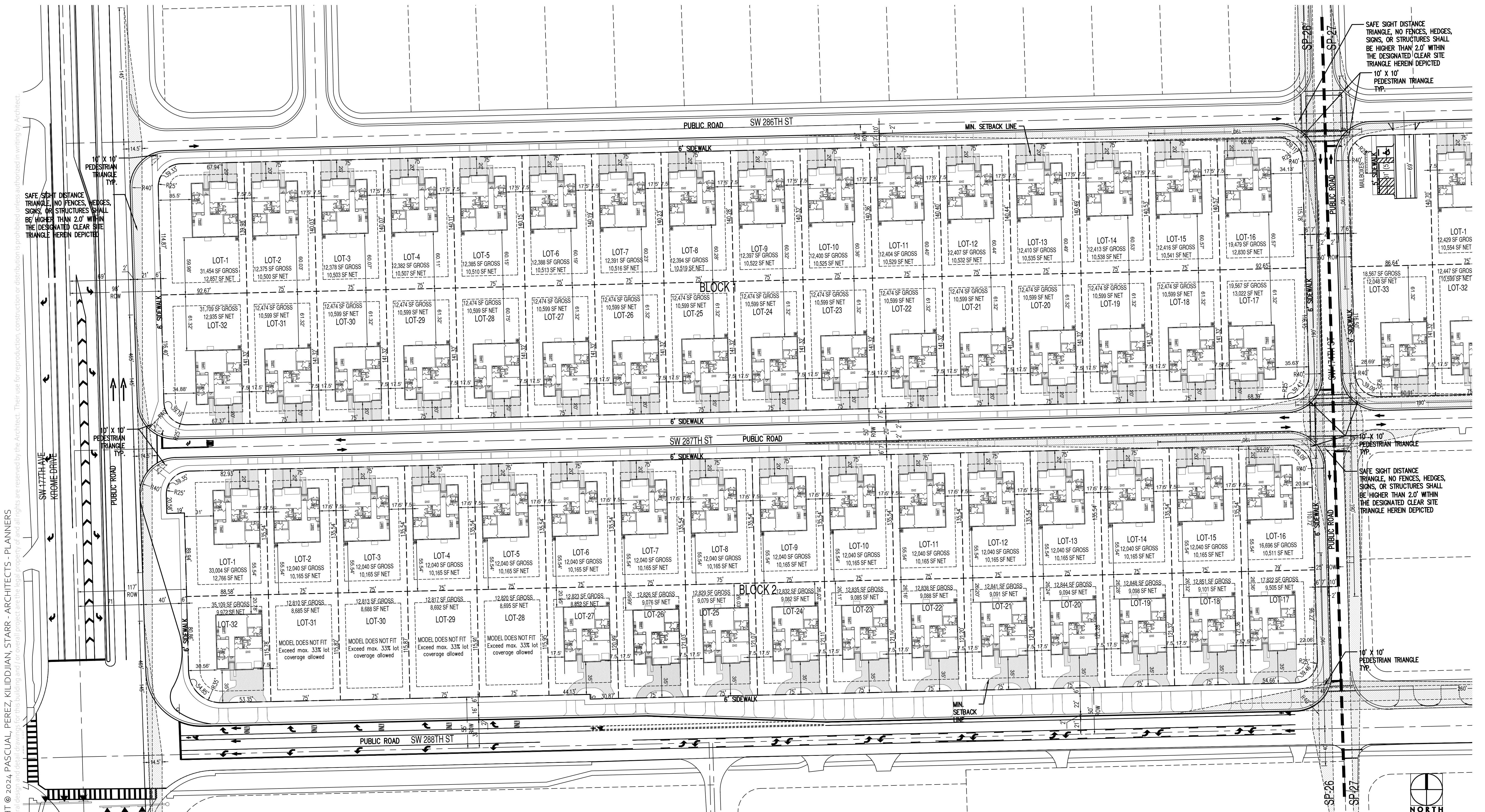
FLOOR PLAN
 SCALE 1" = 10'



FLOOR PLAN
 DRIVEWAY VARIATION FOR 288TH ST
 SCALE 1" = 10'

MODEL P002- BRAVO	
AREA CALCULATION & DATA	
TOTAL A/C	2,200 SF
GARAGE	672 SF
COVERED ENTRY	47 SF
TOTAL GROSS	2,919 SF
LOT COVERAGE	2,919 SF

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

10' X 10' PEDESTRIAN TRIANGLE TYP.

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

10' X 10' PEDESTRIAN TRIANGLE TYP.

10' X 10' PEDESTRIAN TRIANGLE TYP.

SITE PLAN
MODEL P002- BRAVO
1" = 50'

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BY: ISA

**PASCUAL
PEREZ
KILIDDJIAN
STARR**
ARCHITECTS + PLANNERS

LICENSE # AA 26001357
EDGARDO PEREZ, AIA
LICENSE No.: AR 0013394
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
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REVISIONS:

OWNER:
LENNAR HOMES

FOUR ACES PROPERTIES IV
BY: LENNAR HOMES
MIAMI-DADE COUNTY, FLORIDA

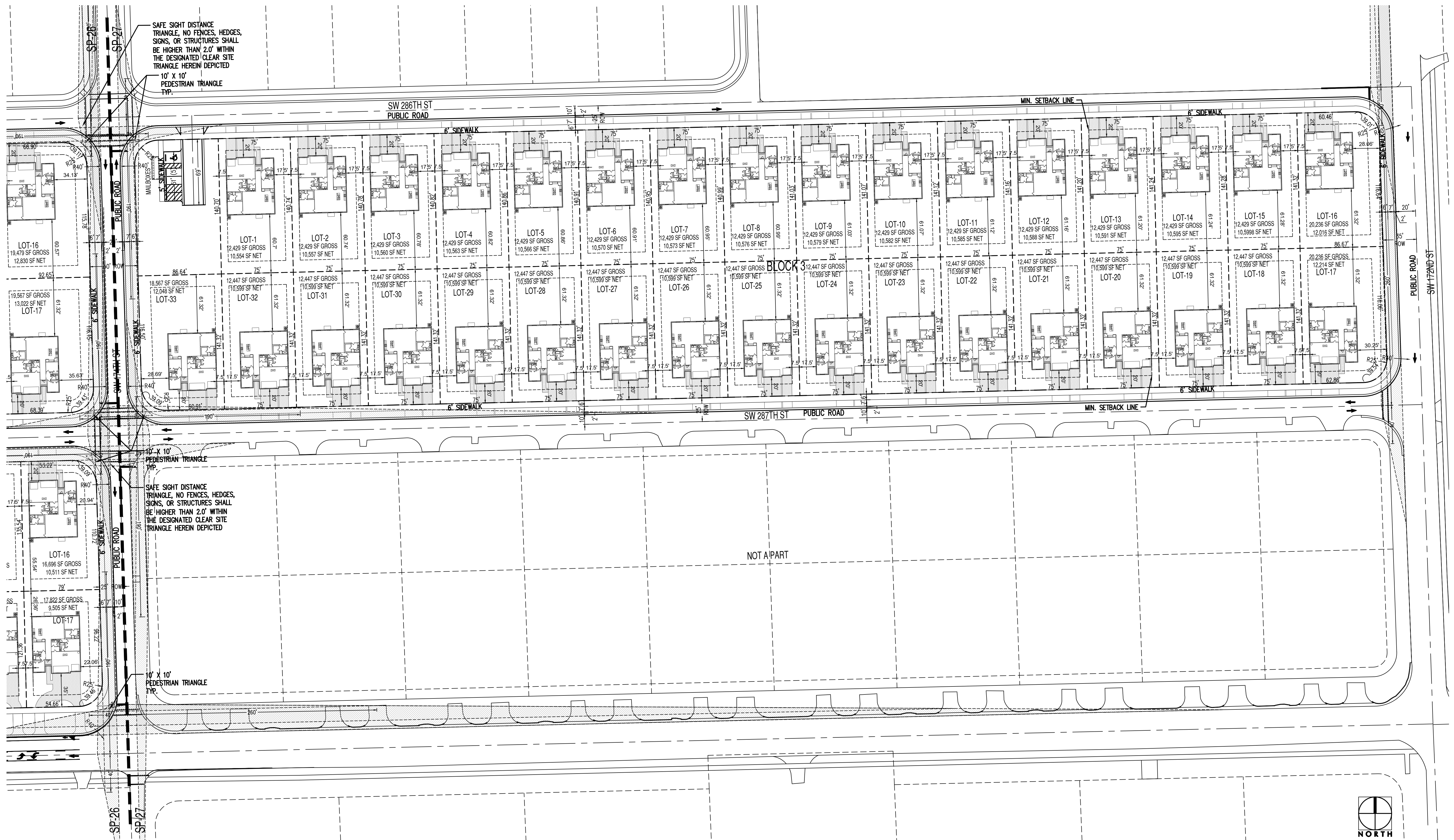
SEAL:

SITE PLAN

MODEL P002-BRAVO
DATE: 2024-09-30
SCALE: AS SHOWN
DRAWN: CG
CHECK BY: PPKS
JOB NO.: 24-18

SP-27

SHEET NO.:



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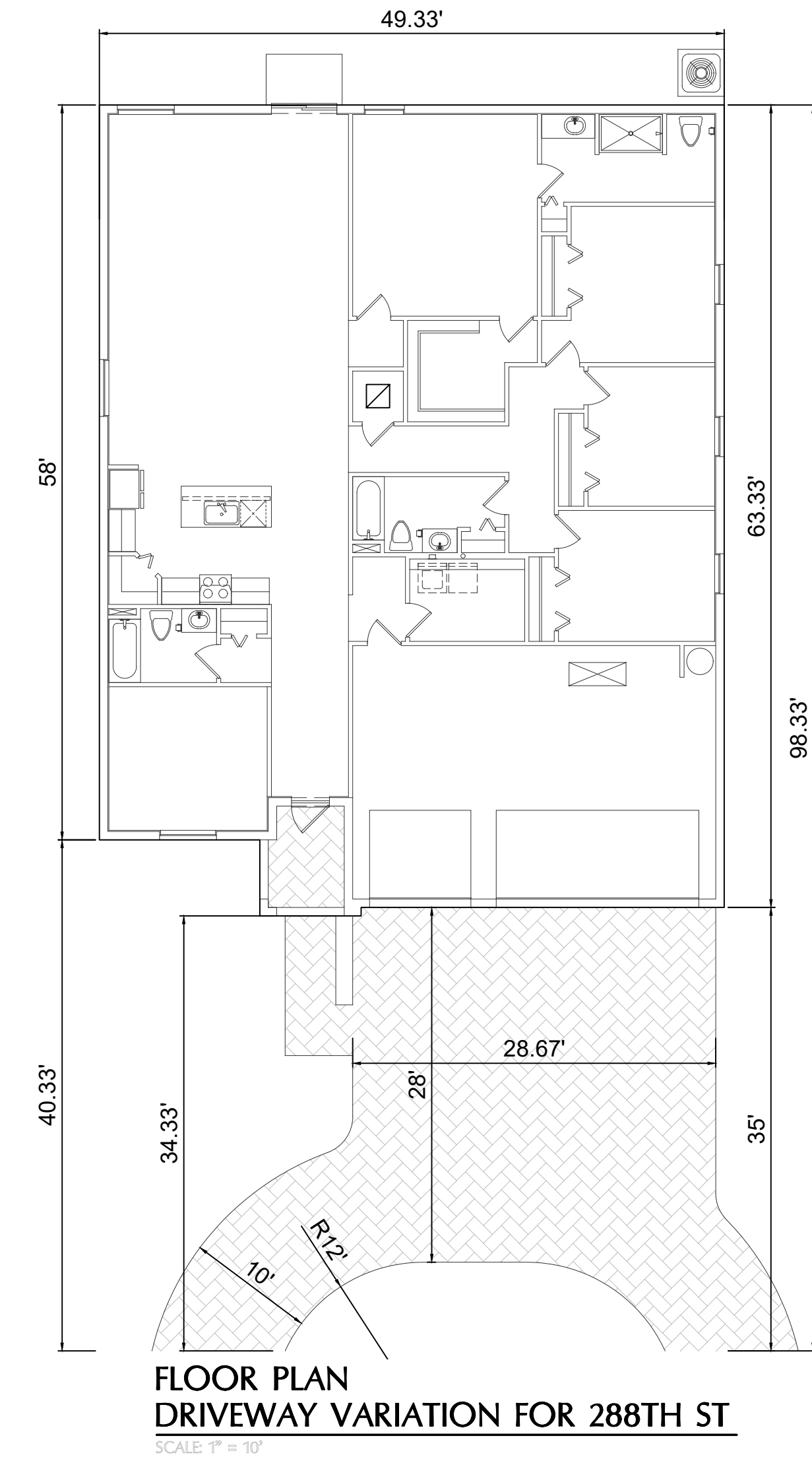
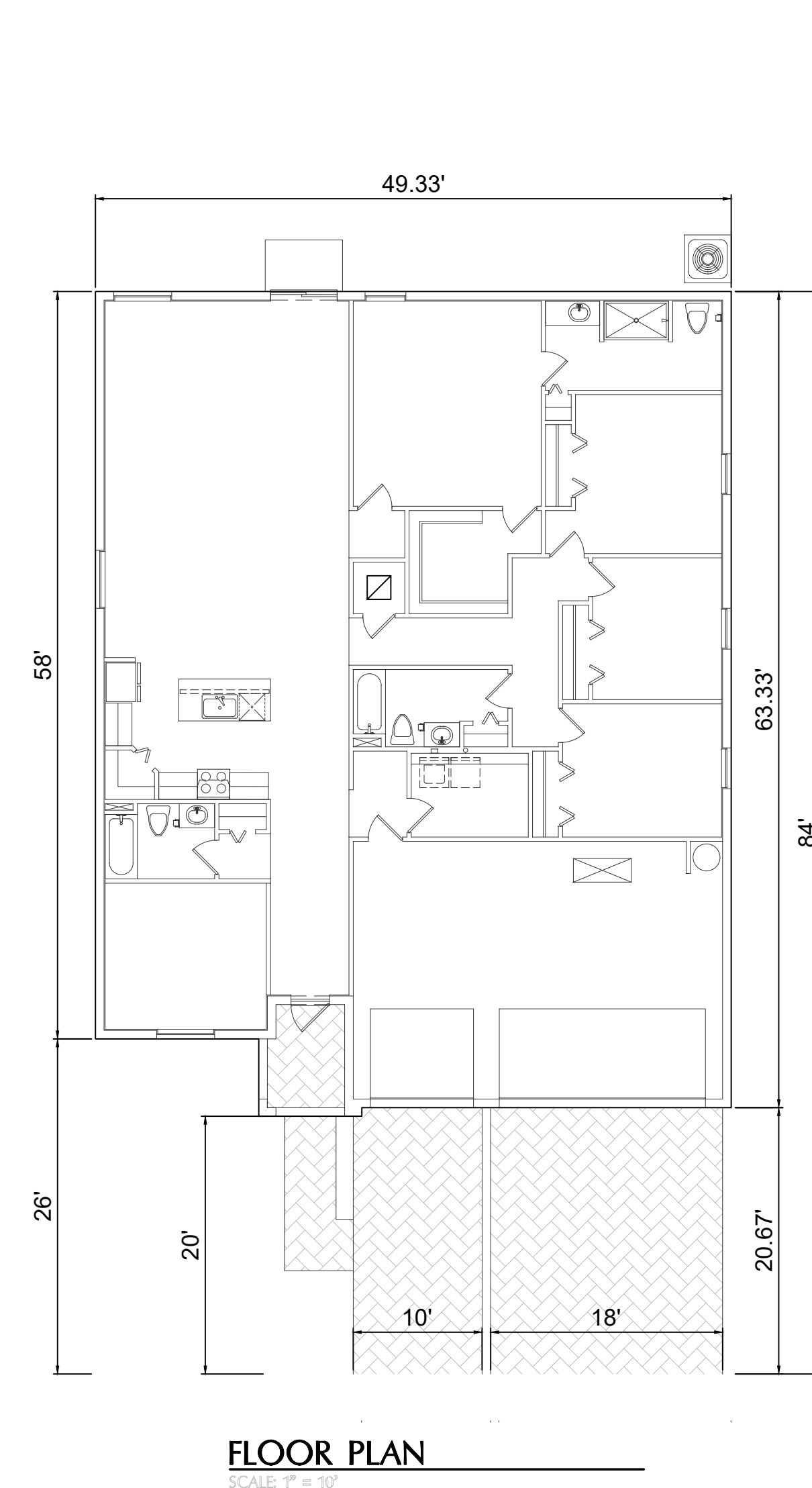


SITE PLAN
MODEL P002-BRAVO
1" = 50'

SITE DATA			
LOT COVERAGE BY LOT			
BLOCK 1			
LOT	SF LOT (NET AREA)	(SF) BLDG. FOOTPRINT	(%) LOT COVERAGE PROVIDED
LOT 1	12,857.00	3,062.00	23.82%
LOT 2	10,500.00	3,062.00	29.16%
LOT 3	10,503.00	3,062.00	29.15%
LOT 4	10,507.00	3,062.00	29.14%
LOT 5	10,510.00	3,062.00	29.13%
LOT 6	10,513.00	3,062.00	29.13%
LOT 7	10,516.00	3,062.00	29.12%
LOT 8	10,519.00	3,062.00	29.11%
LOT 9	10,522.00	3,062.00	29.10%
LOT 10	10,525.00	3,062.00	29.09%
LOT 11	10,529.00	3,062.00	29.08%
LOT 12	10,532.00	3,062.00	29.07%
LOT 13	10,535.00	3,062.00	29.07%
LOT 14	10,538.00	3,062.00	29.06%
LOT 15	10,541.00	3,062.00	29.05%
LOT 16	12,830.00	3,062.00	23.87%
LOT 17	13,022.00	3,062.00	23.51%
LOT 18	10,599.00	3,062.00	28.89%
LOT 19	10,599.00	3,062.00	28.89%
LOT 20	10,599.00	3,062.00	28.89%
LOT 21	10,599.00	3,062.00	28.89%
LOT 22	10,599.00	3,062.00	28.89%
LOT 23	10,599.00	3,062.00	28.89%
LOT 24	10,599.00	3,062.00	28.89%
LOT 25	10,599.00	3,062.00	28.89%
LOT 26	10,599.00	3,062.00	28.89%
LOT 27	10,599.00	3,062.00	28.89%
LOT 28	10,599.00	3,062.00	28.89%
LOT 29	10,599.00	3,062.00	28.89%
LOT 30	10,599.00	3,062.00	28.89%
LOT 31	10,599.00	3,062.00	28.89%
LOT 32	12,935.00	3,062.00	23.67%

BLOCK 2			
LOT 1	12,766.00	3,062.00	23.99%
LOT 2	10,165.00	3,062.00	30.12%
LOT 3	10,165.00	3,062.00	30.12%
LOT 4	10,165.00	3,062.00	30.12%
LOT 5	10,165.00	3,062.00	30.12%
LOT 6	10,165.00	3,062.00	30.12%
LOT 7	10,165.00	3,062.00	30.12%
LOT 8	10,165.00	3,062.00	30.12%
LOT 9	10,165.00	3,062.00	30.12%
LOT 10	10,165.00	3,062.00	30.12%
LOT 11	10,165.00	3,062.00	30.12%
LOT 12	10,165.00	3,062.00	30.12%
LOT 13	10,165.00	3,062.00	30.12%
LOT 14	10,165.00	3,062.00	30.12%
LOT 15	10,165.00	3,062.00	30.12%
LOT 16	10,511.00	3,062.00	29.13%
LOT 17	MODEL DOES NOT FIT		
LOT 18	MODEL DOES NOT FIT		
LOT 19	MODEL DOES NOT FIT		
LOT 20	MODEL DOES NOT FIT		
LOT 21	MODEL DOES NOT FIT		
LOT 22	MODEL DOES NOT FIT		
LOT 23	MODEL DOES NOT FIT		
LOT 24	MODEL DOES NOT FIT		
LOT 25	MODEL DOES NOT FIT		
LOT 26	MODEL DOES NOT FIT		
LOT 27	MODEL DOES NOT FIT		
LOT 28	MODEL DOES NOT FIT		
LOT 29	MODEL DOES NOT FIT		
LOT 30	MODEL DOES NOT FIT		
LOT 31	MODEL DOES NOT FIT		
LOT 32	9,972.00	3,062.00	30.71%
BLOCK 3			
LOT 1	10,554.00	3,062.00	29.01%
LOT 2	10,557.00	3,062.00	29.00%
LOT 3	10,560.00	3,062.00	29.00%
LOT 4	10,563.00	3,062.00	28.99%

LOT 5	10,566.00	3,062.00	28.98%
LOT 6	10,570.00	3,062.00	28.97%
LOT 7	10,573.00	3,062.00	28.96%
LOT 8	10,576.00	3,062.00	28.95%
LOT 9	10,579.00	3,062.00	28.94%
LOT 10	10,582.00	3,062.00	28.94%
LOT 11	10,585.00	3,062.00	28.93%
LOT 12	10,588.00	3,062.00	28.92%
LOT 13	10,591.00	3,062.00	28.91%
LOT 14	10,595.00	3,062.00	28.90%
LOT 15	10,598.00	3,062.00	28.89%
LOT 16	12,016.00	3,062.00	25.48%
LOT 17	12,214.00	3,062.00	25.07%
LOT 18	10,599.00	3,062.00	28.89%
LOT 19	10,599.00	3,062.00	28.89%
LOT 20	10,599.00	3,062.00	28.89%
LOT 21	10,599.00	3,062.00	28.89%
LOT 22	10,599.00	3,062.00	28.89%
LOT 23	10,599.00	3,062.00	28.89%
LOT 24	10,599.00	3,062.00	28.89%
LOT 25	10,599.00	3,062.00	28.89%
LOT 26	10,599.00	3,062.00	28.89%
LOT 27	10,599.00	3,062.00	28.89%
LOT 28	10,599.00	3,062.00	28.89%
LOT 29	10,599.00	3,062.00	28.89%
LOT 30	10,599.00	3,062.00	28.89%
LOT 31	10,599.00	3,062.00	28.89%
LOT 32	10,599.00	3,062.00	28.89%
LOT 33	12,048.00	3,062.00	25.42%



MODEL P003-CREST	
AREA CALCULATION & DATA	
TOTAL A/C	2,389 SF
GARAGE	606 SF
COVERED ENTRY	67 SF
TOTAL GROSS	3,062 SF
LOT COVERAGE	3,062 SF

RECEIVED

MIAMI-DADE COUNTY
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DATE: OCT 21 2024
BY: ISA

**PASCUAL
PEREZ
KILIDDJIAN
STARR**
ARCHITECTS + PLANNERS

LICENSE # AA 26001357
EDUARDO PEREZ, AIA
LICENSE No.: AR 0013394
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
CORAL FLORIDA 33126
TELEPHONE: (305) 592-1363
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REVISIONS:

OWNER:
LENNAR HOMES

FOUR ACES PROPERTIES IV
BY: LENNAR HOMES
MIAMI-DADE COUNTY, FLORIDA

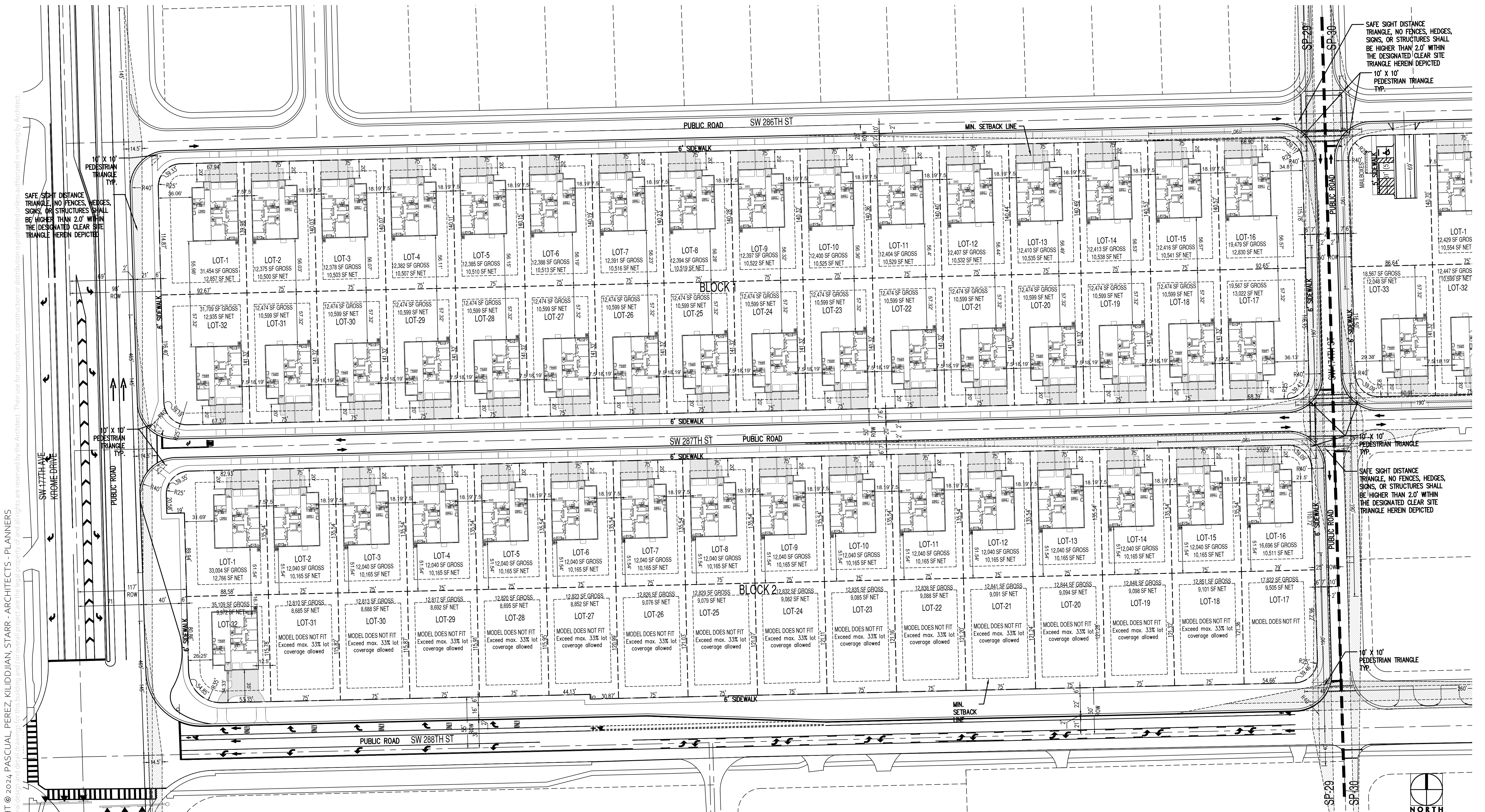
SEAL:

SITE PLAN

MODEL P003- CREST
DATE: 2024-09-30
SCALE: AS SHOWN
DRAWN: CG
CHECK BY: PPKS
JOB NO.: 24-18

SP-29

SHEET NO.:



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

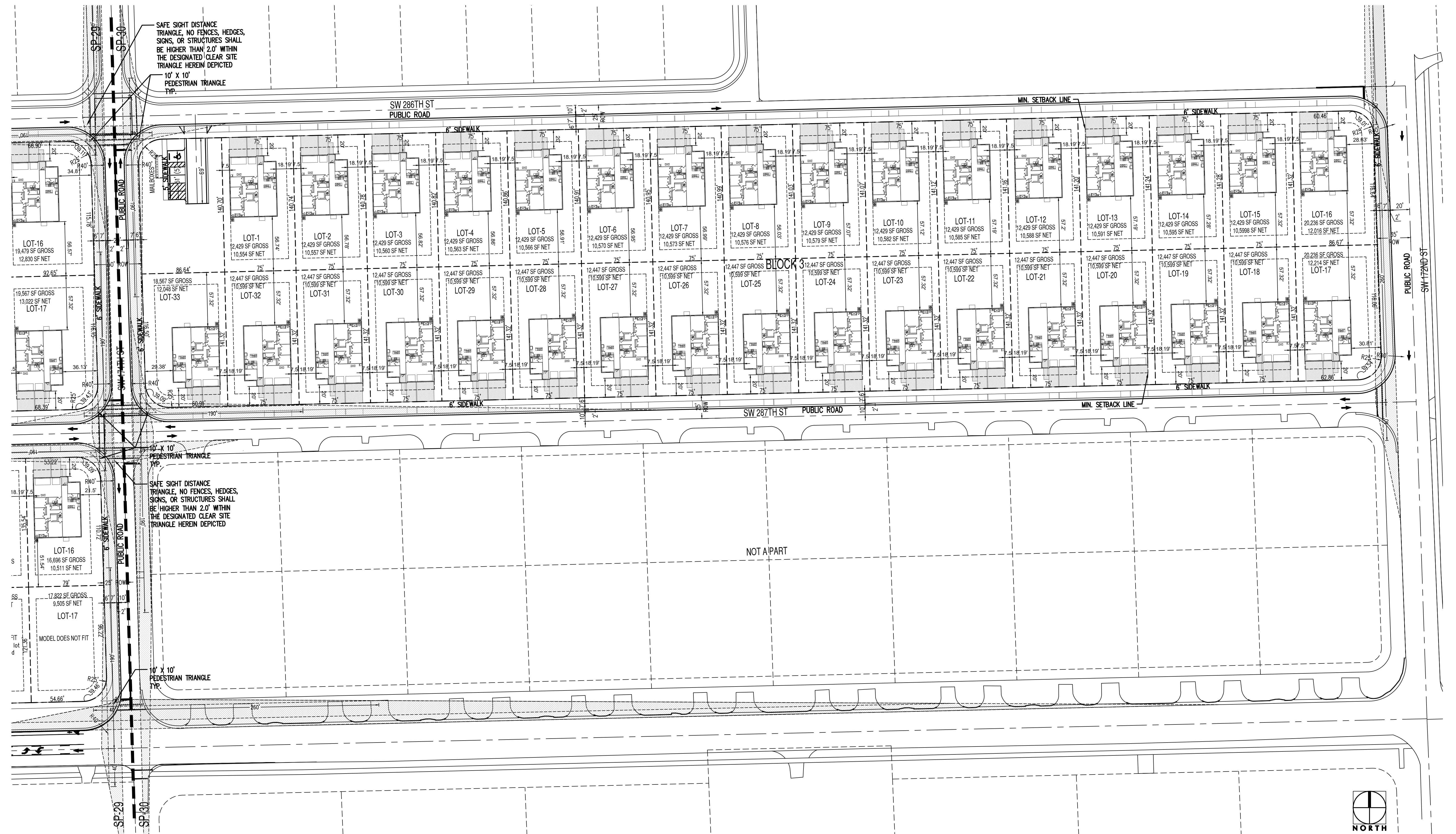
SAFE SIGHT DISTANCE TRIANGLE, NO FENCES, HEDGES, SIGNS, OR STRUCTURES SHALL BE HIGHER THAN 2.0' WITHIN THE DESIGNATED CLEAR SITE TRIANGLE HEREIN DEPICTED

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



SITE PLAN
MODEL P003- CREST
1" = 50'

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

10' X 10'
PEDESTRIAN TRIANGLE
TYP.

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

10' X 10'
PEDESTRIAN TRIANGLE
TYP.

10' X 10'
PEDESTRIAN TRIANGLE
TYP.

NOT A PART



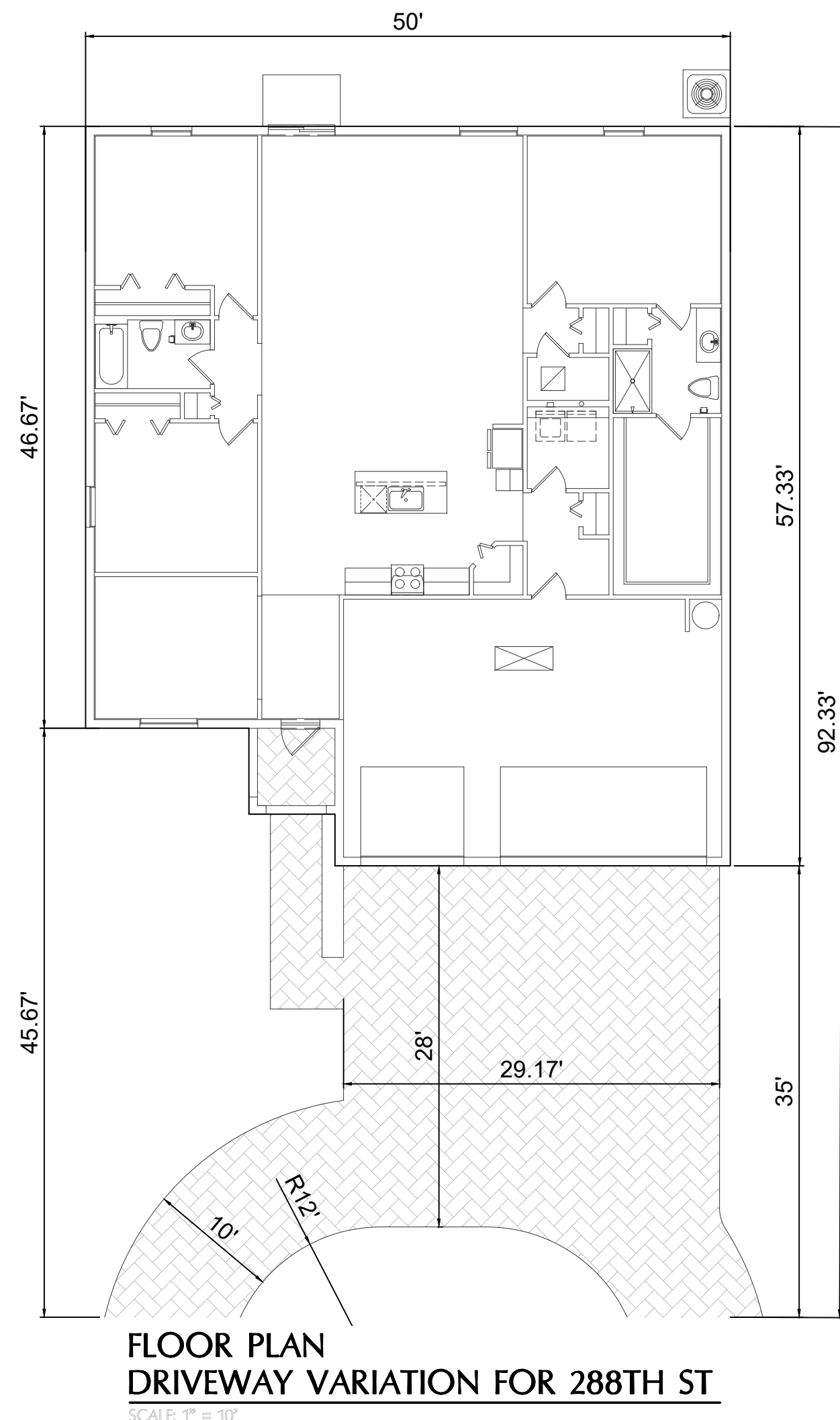
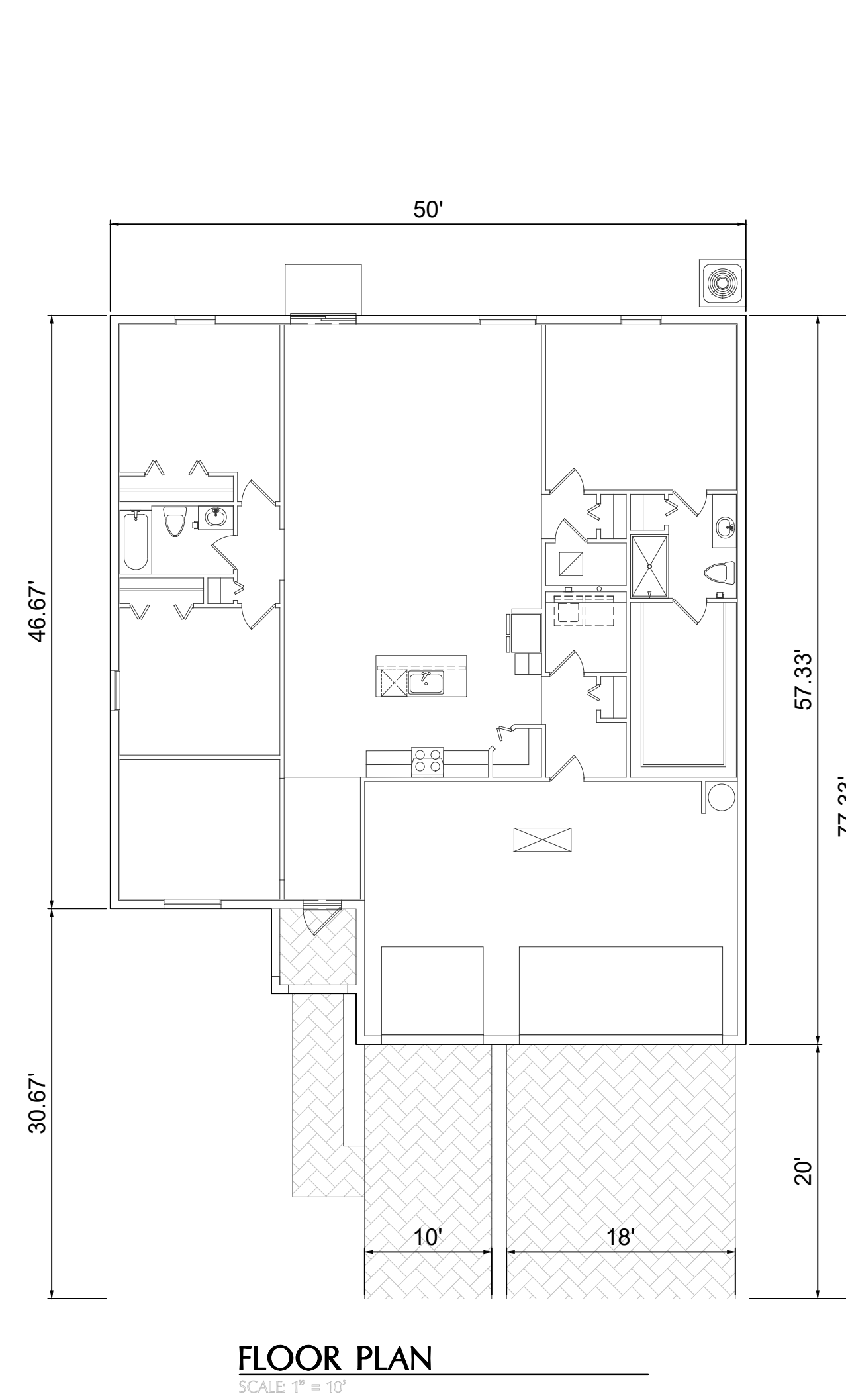
SITE PLAN
MODEL P003-CREST
1" = 50'

SITE DATA			
LOT COVERAGE BY LOT			
BLOCK 1			
LOT	SF LOT (NET AREA)	(SF) BLDG. FOOTPRINT	(%) LOT COVERAGE PROVIDED
LOT 1	12,857.00	2,706.00	21.05%
LOT 2	10,500.00	2,706.00	25.77%
LOT 3	10,503.00	2,706.00	25.76%
LOT 4	10,507.00	2,706.00	25.75%
LOT 5	10,510.00	2,706.00	25.75%
LOT 6	10,513.00	2,706.00	25.74%
LOT 7	10,516.00	2,706.00	25.73%
LOT 8	10,519.00	2,706.00	25.72%
LOT 9	10,522.00	2,706.00	25.72%
LOT 10	10,525.00	2,706.00	25.71%
LOT 11	10,529.00	2,706.00	25.70%
LOT 12	10,532.00	2,706.00	25.69%
LOT 13	10,535.00	2,706.00	25.69%
LOT 14	10,538.00	2,706.00	25.68%
LOT 15	10,541.00	2,706.00	25.67%
LOT 16	12,830.00	2,706.00	21.09%
LOT 17	13,022.00	2,706.00	20.78%
LOT 18	10,599.00	2,706.00	25.53%
LOT 19	10,599.00	2,706.00	25.53%
LOT 20	10,599.00	2,706.00	25.53%
LOT 21	10,599.00	2,706.00	25.53%
LOT 22	10,599.00	2,706.00	25.53%
LOT 23	10,599.00	2,706.00	25.53%
LOT 24	10,599.00	2,706.00	25.53%
LOT 25	10,599.00	2,706.00	25.53%
LOT 26	10,599.00	2,706.00	25.53%
LOT 27	10,599.00	2,706.00	25.53%
LOT 28	10,599.00	2,706.00	25.53%
LOT 29	10,599.00	2,706.00	25.53%
LOT 30	10,599.00	2,706.00	25.53%
LOT 31	10,599.00	2,706.00	25.53%
LOT 32	12,935.00	2,706.00	20.92%

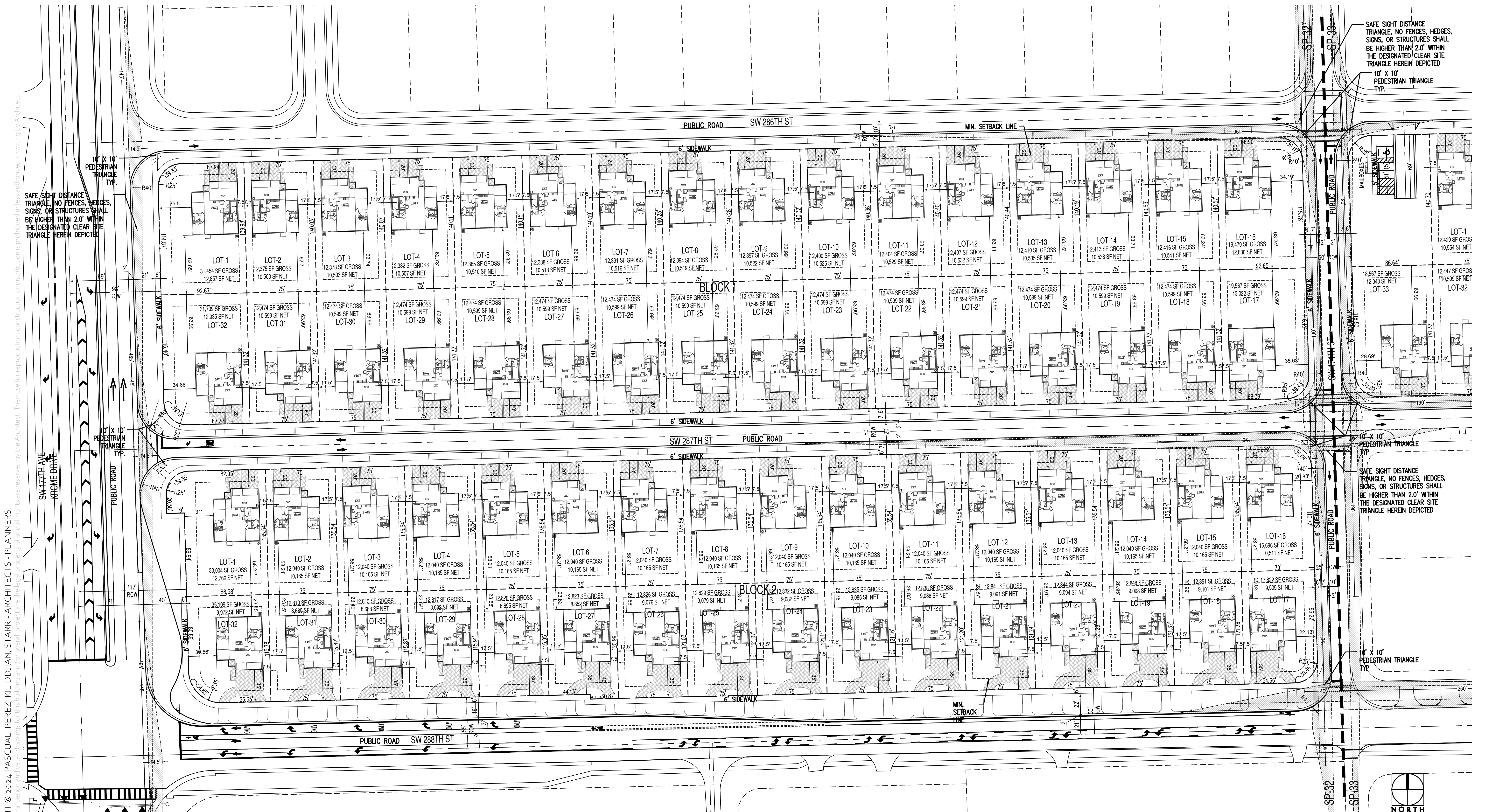
BLOCK 2			
LOT 1	12,766.00	2,706.00	21.20%
LOT 2	10,165.00	2,706.00	26.62%
LOT 3	10,165.00	2,706.00	26.62%
LOT 4	10,165.00	2,706.00	26.62%
LOT 5	10,165.00	2,706.00	26.62%
LOT 6	10,165.00	2,706.00	26.62%
LOT 7	10,165.00	2,706.00	26.62%
LOT 8	10,165.00	2,706.00	26.62%
LOT 9	10,165.00	2,706.00	26.62%
LOT 10	10,165.00	2,706.00	26.62%
LOT 11	10,165.00	2,706.00	26.62%
LOT 12	10,165.00	2,706.00	26.62%
LOT 13	10,165.00	2,706.00	26.62%
LOT 14	10,165.00	2,706.00	26.62%
LOT 15	10,165.00	2,706.00	26.62%
LOT 16	10,511.00	2,706.00	25.74%
LOT 17	9,505.00	2,706.00	28.47%
LOT 18	9,101.00	2,706.00	29.73%
LOT 19	9,098.00	2,706.00	29.74%
LOT 20	9,094.00	2,706.00	29.76%
LOT 21	9,091.00	2,706.00	29.77%
LOT 22	9,088.00	2,706.00	29.78%
LOT 23	9,085.00	2,706.00	29.79%
LOT 24	9,082.00	2,706.00	29.80%
LOT 25	9,079.00	2,706.00	29.81%
LOT 26	9,076.00	2,706.00	29.81%
LOT 27	8,852.00	2,706.00	30.57%
LOT 28	8,695.00	2,706.00	31.12%
LOT 29	8,692.00	2,706.00	31.13%
LOT 30	8,688.00	2,706.00	31.15%
LOT 31	8,685.00	2,706.00	31.16%
LOT 32	9,972.00	2,706.00	27.14%

BLOCK 3			
LOT 1	10,554.00	2,706.00	25.64%
LOT 2	10,557.00	2,706.00	25.63%
LOT 3	10,560.00	2,706.00	25.63%
LOT 4	10,563.00	2,706.00	25.62%

LOT 5	10,566.00	2,706.00	25.61%
LOT 6	10,570.00	2,706.00	25.60%
LOT 7	10,573.00	2,706.00	25.59%
LOT 8	10,576.00	2,706.00	25.59%
LOT 9	10,579.00	2,706.00	25.58%
LOT 10	10,582.00	2,706.00	25.57%
LOT 11	10,585.00	2,706.00	25.56%
LOT 12	10,588.00	2,706.00	25.56%
LOT 13	10,591.00	2,706.00	25.55%
LOT 14	10,595.00	2,706.00	25.54%
LOT 15	10,598.00	2,706.00	25.53%
LOT 16	12,016.00	2,706.00	22.52%
LOT 17	12,214.00	2,706.00	22.15%
LOT 18	10,599.00	2,706.00	25.53%
LOT 19	10,599.00	2,706.00	25.53%
LOT 20	10,599.00	2,706.00	25.53%
LOT 21	10,599.00	2,706.00	25.53%
LOT 22	10,599.00	2,706.00	25.53%
LOT 23	10,599.00	2,706.00	25.53%
LOT 24	10,599.00	2,706.00	25.53%
LOT 25	10,599.00	2,706.00	25.53%
LOT 26	10,599.00	2,706.00	25.53%
LOT 27	10,599.00	2,706.00	25.53%
LOT 28	10,599.00	2,706.00	25.53%
LOT 29	10,599.00	2,706.00	25.53%
LOT 30	10,599.00	2,706.00	25.53%
LOT 31	10,599.00	2,706.00	25.53%
LOT 32	10,599.00	2,706.00	25.53%
LOT 33	12,048.00	2,706.00	22.46%



MODEL P004- FRONTIER AREA CALCULATION & DATA	
TOTAL A/C	2,029 SF
GARAGE	623 SF
COVERED ENTRY	54 SF
TOTAL GROSS	2,706 SF
LOT COVERAGE	2,706 SF



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

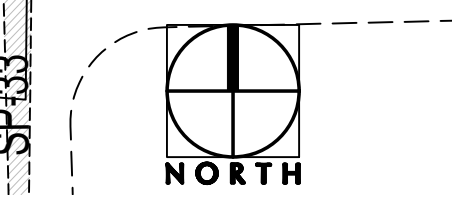
10' X 10' PEDESTRIAN TRIANGLE TYP.

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

10' X 10' PEDESTRIAN TRIANGLE TYP.

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

10' X 10' PEDESTRIAN TRIANGLE TYP.



SITE PLAN
MODEL P004- FRONTIER
1" = 50'

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KILIDDJIAN
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ARCHITECTS + PLANNERS

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EDGARDO PEREZ, AIA
LICENSE NO.: AR 0013394
MARIO P. PASCUAL, AIA
LICENSE NO.: AR 0008254
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REVISIONS:

OWNER:
LENNAR HOMES

FOUR ACES PROPERTIES IV
BY: LENNAR HOMES
MIAMI-DADE COUNTY, FLORIDA

SEAL:

SITE PLAN

MODEL P004-FRONTIER

DATE: 2024-09-30

SCALE: AS SHOWN

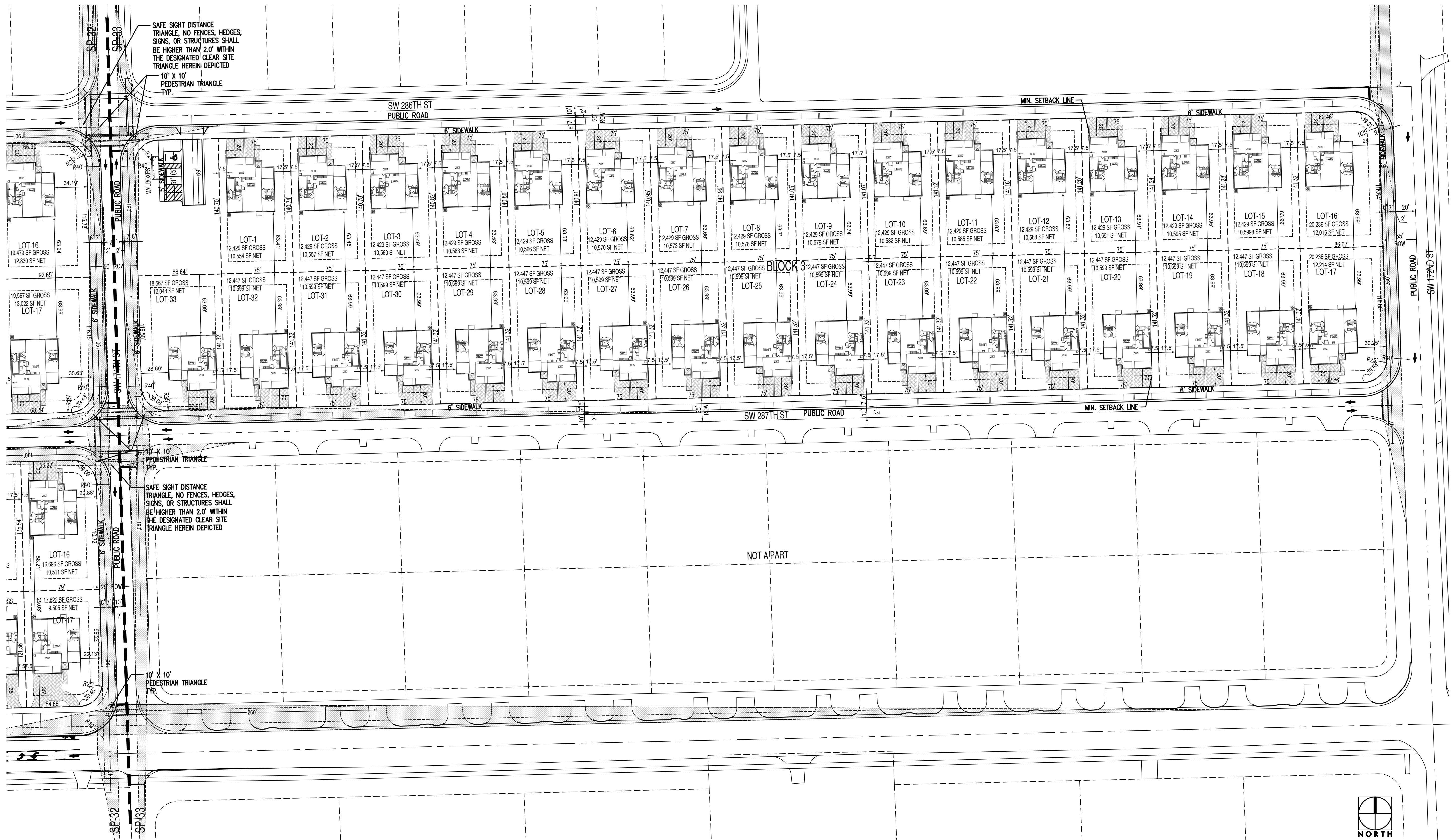
DRAWN: CG

CHECK BY: PPKS

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SP-33

SHEET NO.:



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

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

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

NOT A PART



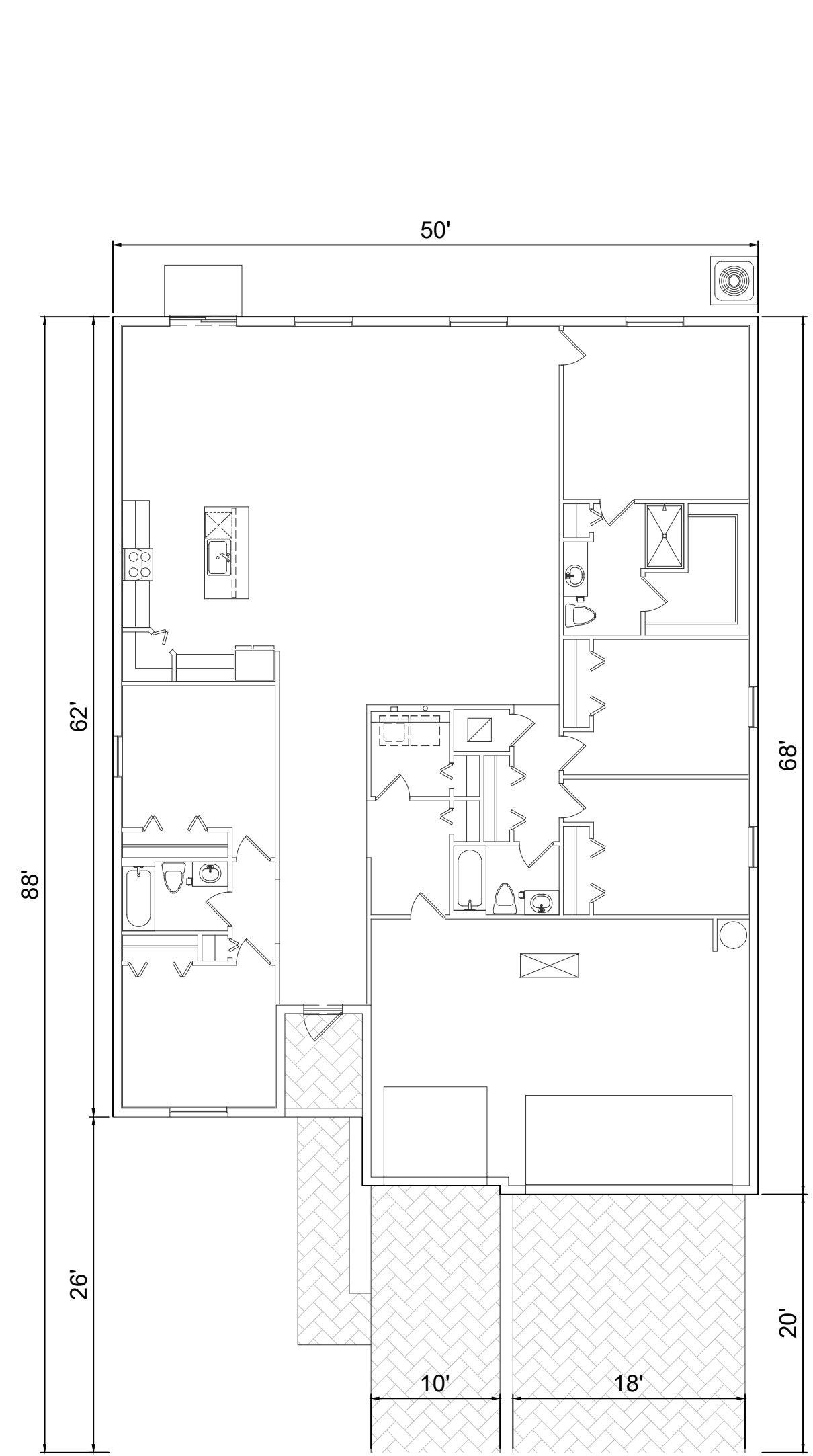
SITE PLAN
MODEL P004-FRONTIER
1" = 50'

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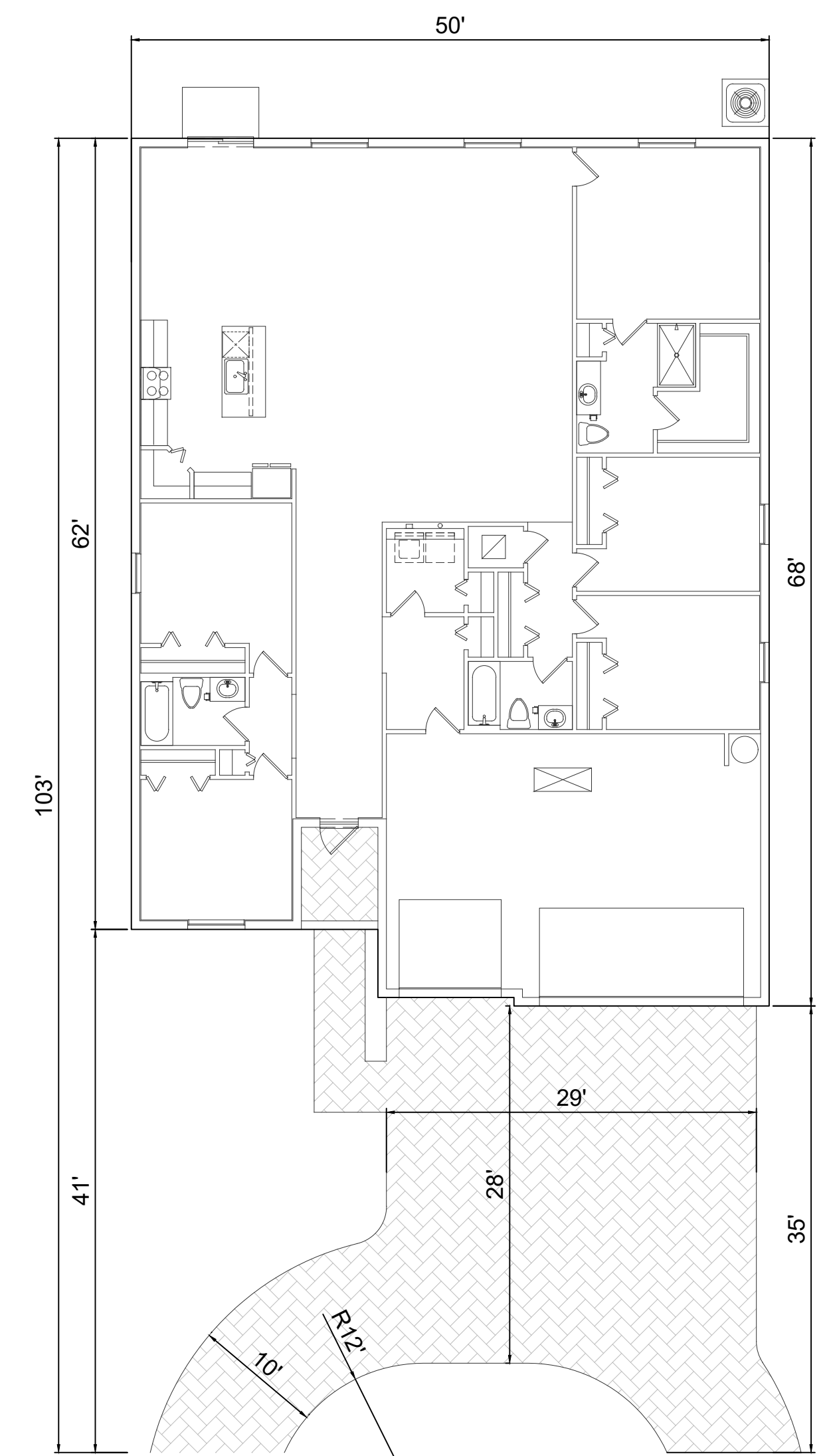
SITE DATA			
LOT COVERAGE BY LOT			
BLOCK 1			
LOT	SF LOT (NET AREA)	(SF) BLDG. FOOTPRINT	(%) LOT COVERAGE PROVIDED
LOT 1	12,857.00	3,277.00	25.49%
LOT 2	10,500.00	3,277.00	31.21%
LOT 3	10,503.00	3,277.00	31.20%
LOT 4	10,507.00	3,277.00	31.19%
LOT 5	10,510.00	3,277.00	31.18%
LOT 6	10,513.00	3,277.00	31.17%
LOT 7	10,516.00	3,277.00	31.16%
LOT 8	10,519.00	3,277.00	31.15%
LOT 9	10,522.00	3,277.00	31.14%
LOT 10	10,525.00	3,277.00	31.14%
LOT 11	10,529.00	3,277.00	31.12%
LOT 12	10,532.00	3,277.00	31.11%
LOT 13	10,535.00	3,277.00	31.11%
LOT 14	10,538.00	3,277.00	31.10%
LOT 15	10,541.00	3,277.00	31.09%
LOT 16	12,830.00	3,277.00	25.54%
LOT 17	13,022.00	3,277.00	25.17%
LOT 18	10,599.00	3,277.00	30.92%
LOT 19	10,599.00	3,277.00	30.92%
LOT 20	10,599.00	3,277.00	30.92%
LOT 21	10,599.00	3,277.00	30.92%
LOT 22	10,599.00	3,277.00	30.92%
LOT 23	10,599.00	3,277.00	30.92%
LOT 24	10,599.00	3,277.00	30.92%
LOT 25	10,599.00	3,277.00	30.92%
LOT 26	10,599.00	3,277.00	30.92%
LOT 27	10,599.00	3,277.00	30.92%
LOT 28	10,599.00	3,277.00	30.92%
LOT 29	10,599.00	3,277.00	30.92%
LOT 30	10,599.00	3,277.00	30.92%
LOT 31	10,599.00	3,277.00	30.92%
LOT 32	12,935.00	3,277.00	25.33%

BLOCK 2			
LOT 1	12,766.00	3,277.00	25.67%
LOT 2	10,165.00	3,277.00	32.24%
LOT 3	10,165.00	3,277.00	32.24%
LOT 4	10,165.00	3,277.00	32.24%
LOT 5	10,165.00	3,277.00	32.24%
LOT 6	10,165.00	3,277.00	32.24%
LOT 7	10,165.00	3,277.00	32.24%
LOT 8	10,165.00	3,277.00	32.24%
LOT 9	10,165.00	3,277.00	32.24%
LOT 10	10,165.00	3,277.00	32.24%
LOT 11	10,165.00	3,277.00	32.24%
LOT 12	10,165.00	3,277.00	32.24%
LOT 13	10,165.00	3,277.00	32.24%
LOT 14	10,165.00	3,277.00	32.24%
LOT 15	10,165.00	3,277.00	32.24%
LOT 16	10,511.00	3,277.00	31.18%
LOT 17	MODEL DOES NOT FIT		
LOT 18	MODEL DOES NOT FIT		
LOT 19	MODEL DOES NOT FIT		
LOT 20	MODEL DOES NOT FIT		
LOT 21	MODEL DOES NOT FIT		
LOT 22	MODEL DOES NOT FIT		
LOT 23	MODEL DOES NOT FIT		
LOT 24	MODEL DOES NOT FIT		
LOT 25	MODEL DOES NOT FIT		
LOT 26	MODEL DOES NOT FIT		
LOT 27	MODEL DOES NOT FIT		
LOT 28	MODEL DOES NOT FIT		
LOT 29	MODEL DOES NOT FIT		
LOT 30	MODEL DOES NOT FIT		
LOT 31	MODEL DOES NOT FIT		
LOT 32	9,972.00	3,277.00	32.86%
BLOCK 3			
LOT 1	10,554.00	3,277.00	31.05%
LOT 2	10,557.00	3,277.00	31.04%
LOT 3	10,560.00	3,277.00	31.03%
LOT 4	10,563.00	3,277.00	31.02%

LOT 5	10,566.00	3,277.00	31.01%
LOT 6	10,570.00	3,277.00	31.00%
LOT 7	10,573.00	3,277.00	30.99%
LOT 8	10,576.00	3,277.00	30.99%
LOT 9	10,579.00	3,277.00	30.98%
LOT 10	10,582.00	3,277.00	30.97%
LOT 11	10,585.00	3,277.00	30.96%
LOT 12	10,588.00	3,277.00	30.95%
LOT 13	10,591.00	3,277.00	30.94%
LOT 14	10,595.00	3,277.00	30.93%
LOT 15	10,598.00	3,277.00	30.92%
LOT 16	12,016.00	3,277.00	27.27%
LOT 17	12,214.00	3,277.00	26.83%
LOT 18	10,599.00	3,277.00	30.92%
LOT 19	10,599.00	3,277.00	30.92%
LOT 20	10,599.00	3,277.00	30.92%
LOT 21	10,599.00	3,277.00	30.92%
LOT 22	10,599.00	3,277.00	30.92%
LOT 23	10,599.00	3,277.00	30.92%
LOT 24	10,599.00	3,277.00	30.92%
LOT 25	10,599.00	3,277.00	30.92%
LOT 26	10,599.00	3,277.00	30.92%
LOT 27	10,599.00	3,277.00	30.92%
LOT 28	10,599.00	3,277.00	30.92%
LOT 29	10,599.00	3,277.00	30.92%
LOT 30	10,599.00	3,277.00	30.92%
LOT 31	10,599.00	3,277.00	30.92%
LOT 32	10,599.00	3,277.00	30.92%
LOT 33	12,048.00	3,277.00	27.20%



FLOOR PLAN
 SCALE: 1" = 10'



FLOOR PLAN
 DRIVEWAY VARIATION FOR 288TH ST
 SCALE: 1" = 10'

MODEL P005- HERITAGE	
AREA CALCULATION & DATA	
TOTAL A/C	2,576 SF
GARAGE	637 SF
COVERED ENTRY	64 SF
TOTAL GROSS	3,277 SF
LOT COVERAGE	3,277 SF

SEAL:

SITE PLAN

MODEL P005-HERITAGE
 DATE: 2024-09-30
 SCALE: AS SHOWN
 DRAWN: CG
 CHECK BY: PPKS
 JOB NO.: 24-18

SP-34

SHEET NO.:

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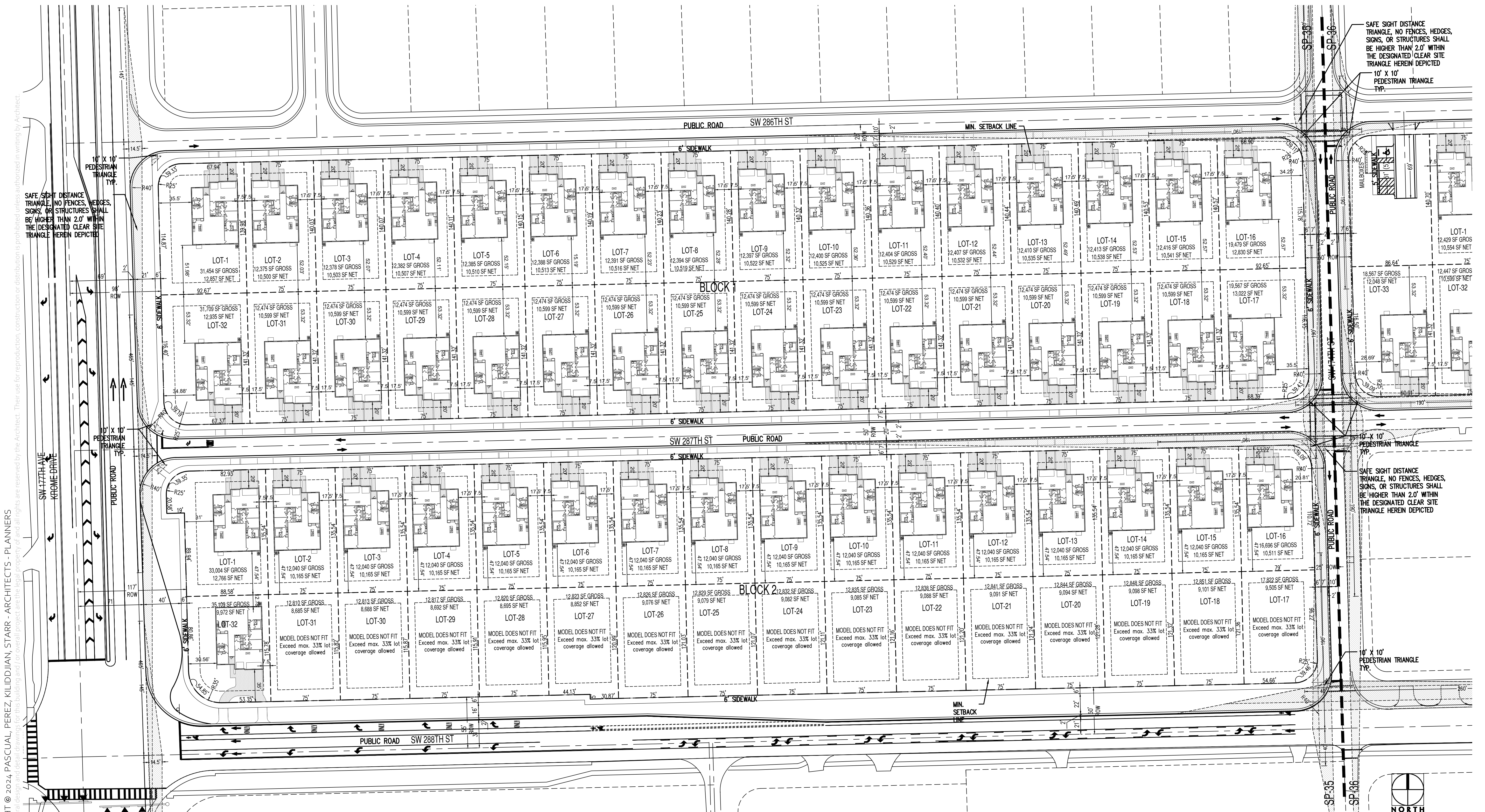
FOUR ACES PROPERTIES IV
BY: LENNAR HOMES
MIAMI-DADE COUNTY, FLORIDA

SEAL:

SITE PLAN

MODEL P005- HERITAGE
DATE: 2024-09-30
SCALE: AS SHOWN
DRAWN: CG
CHECK BY: PPKS
JOB NO.: 24-18

SP-35
SHEET NO.:



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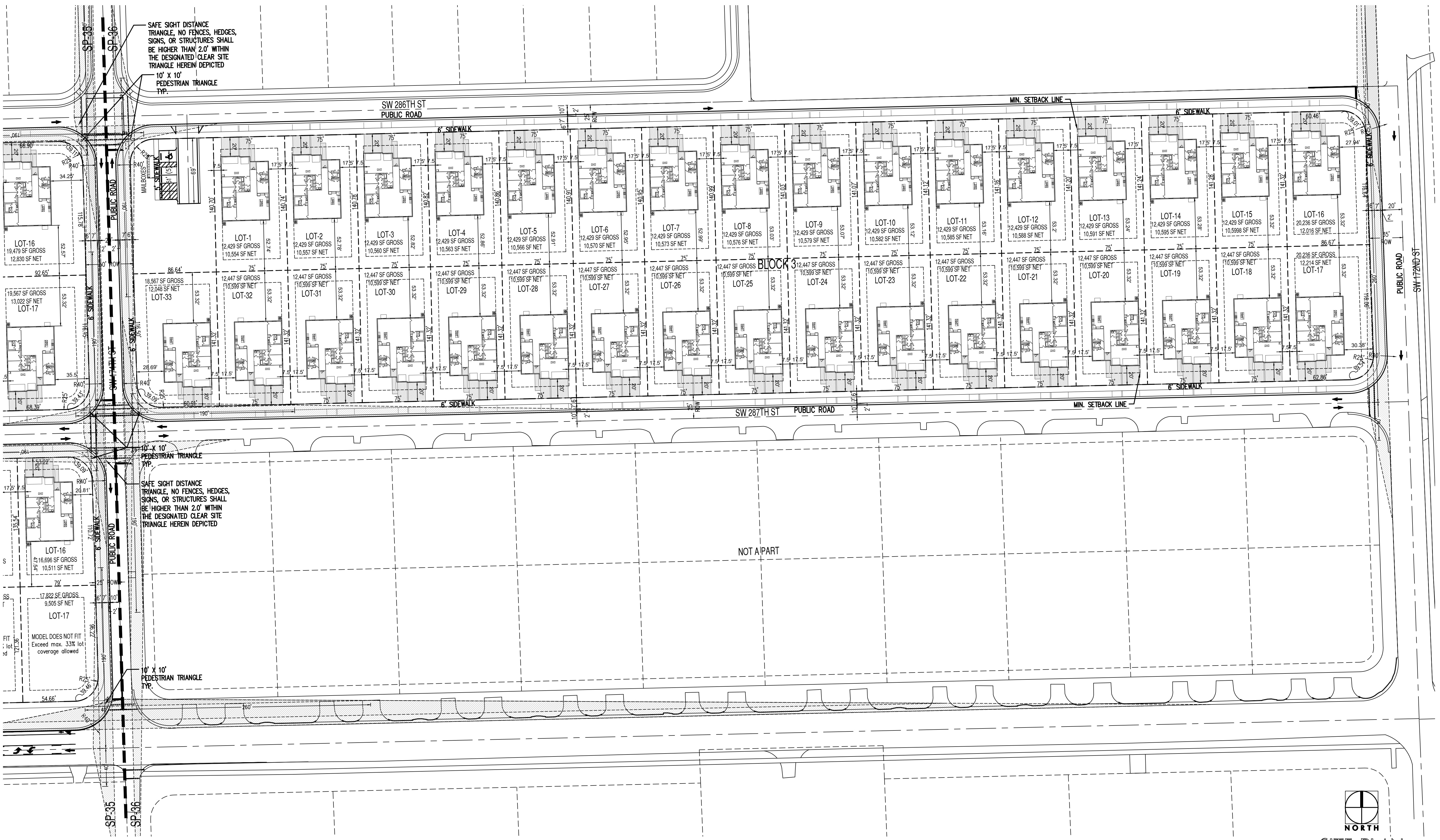
SAFE SIGHT DISTANCE TRIANGLE, NO FENCES, HEDGES, SIGNS, OR STRUCTURES SHALL BE HIGHER THAN 2.0' WITHIN THE DESIGNATED CLEAR SITE TRIANGLE HEREIN DEPICTED

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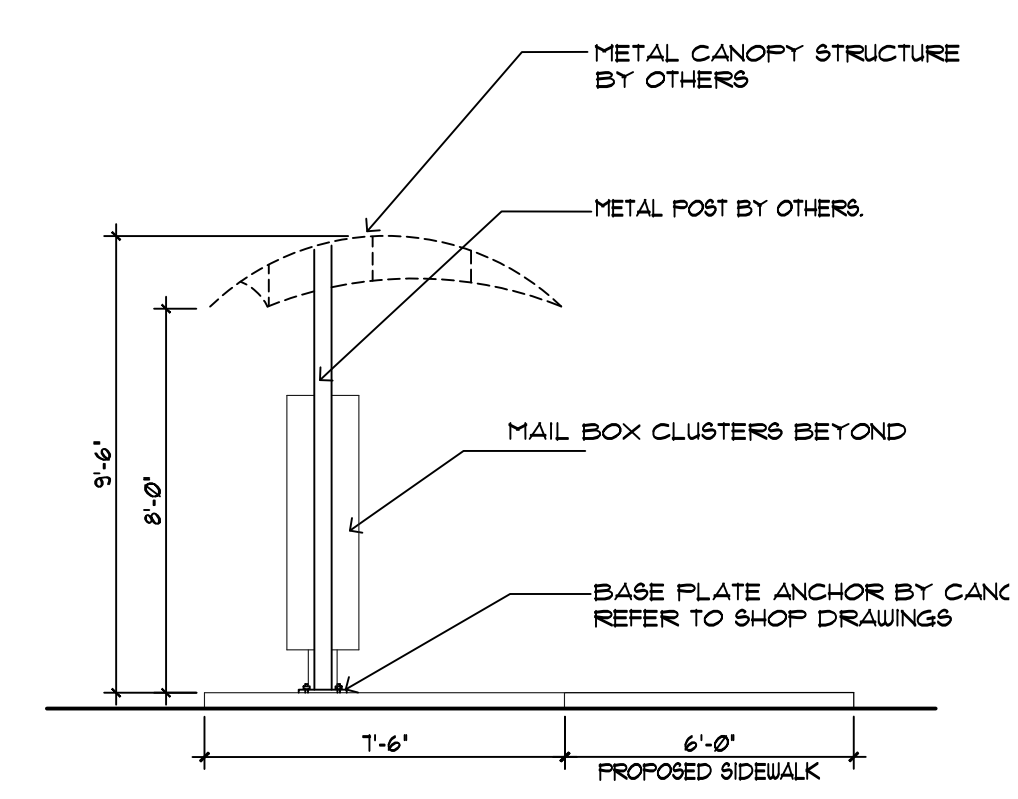


SITE PLAN
MODEL P005- HERITAGE
1" = 50'

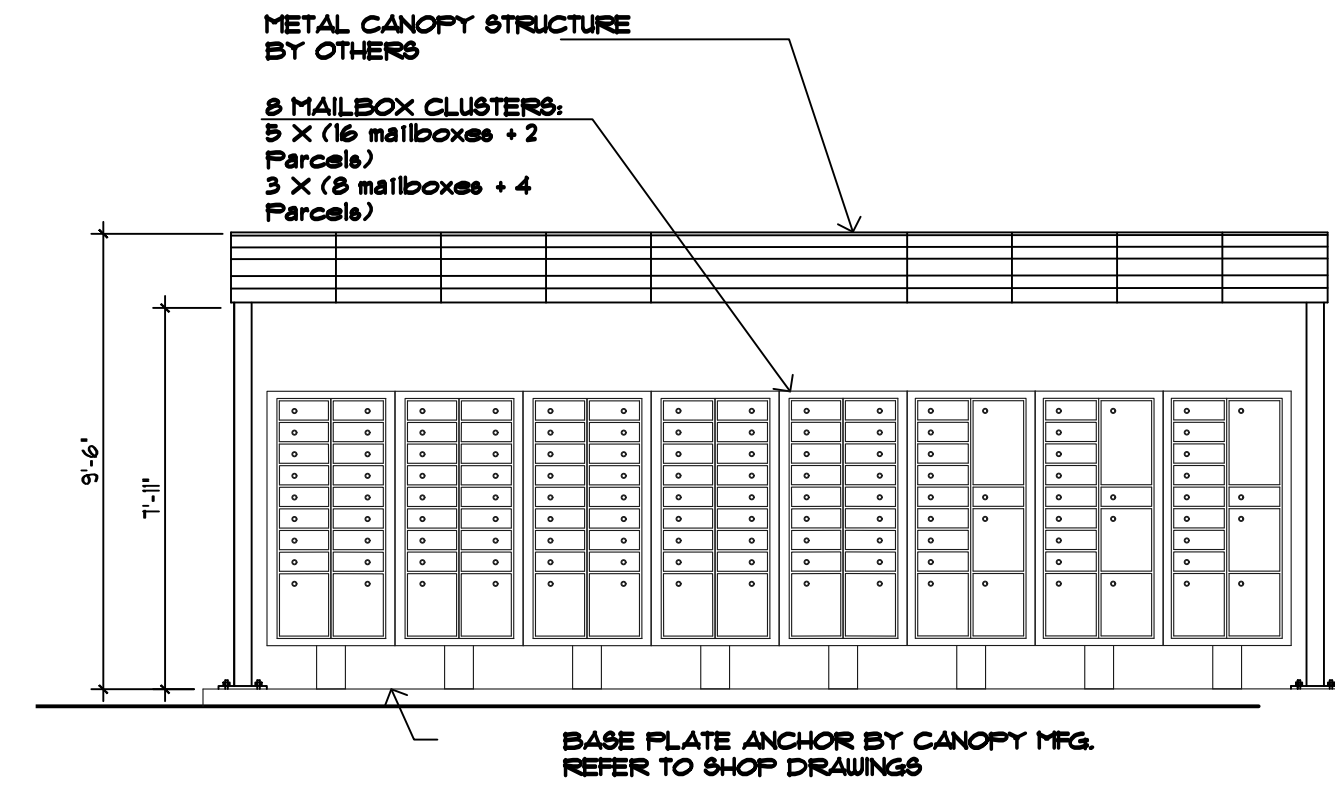


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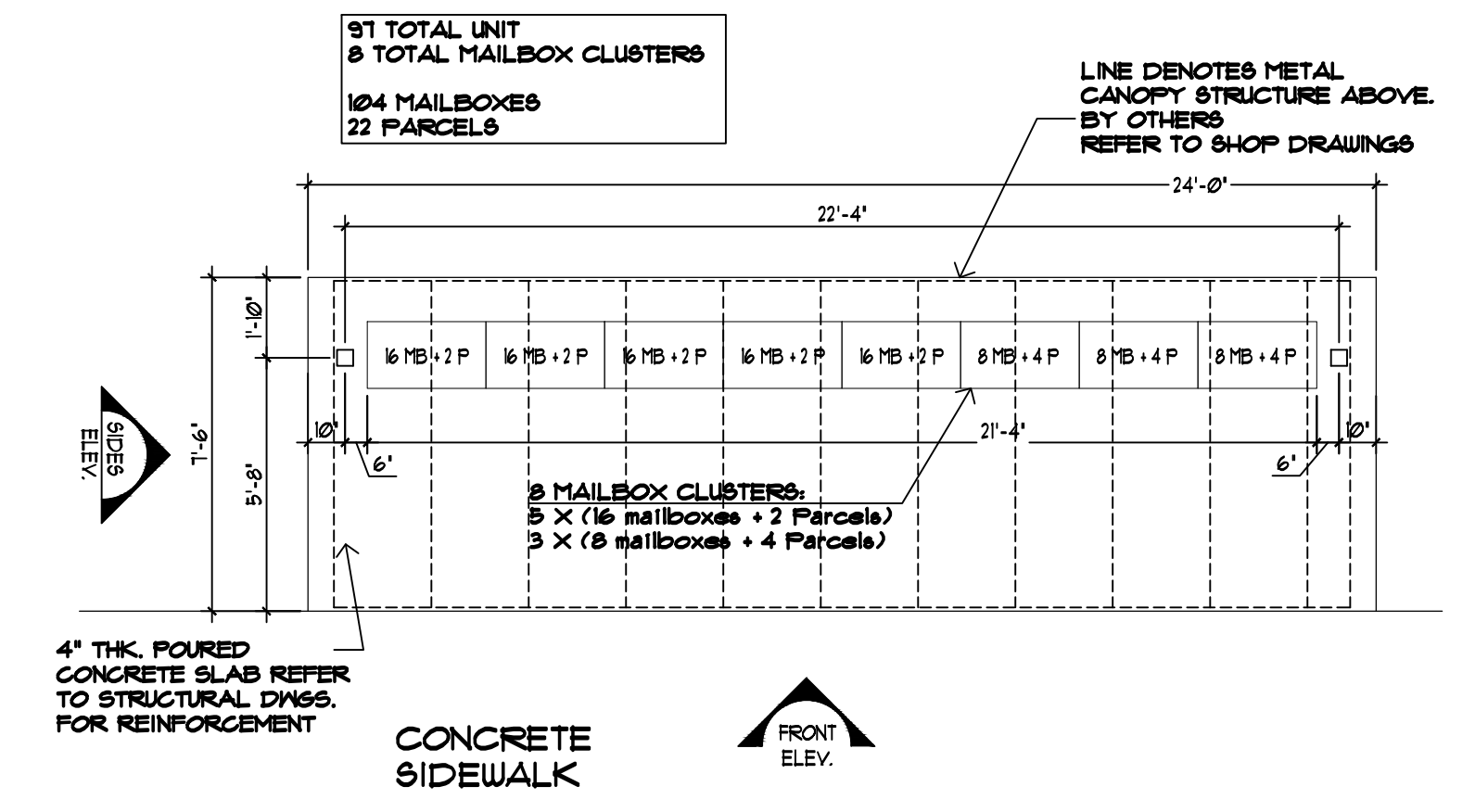
SITE PLAN
MODEL P005-HERITAGE
1" = 50'



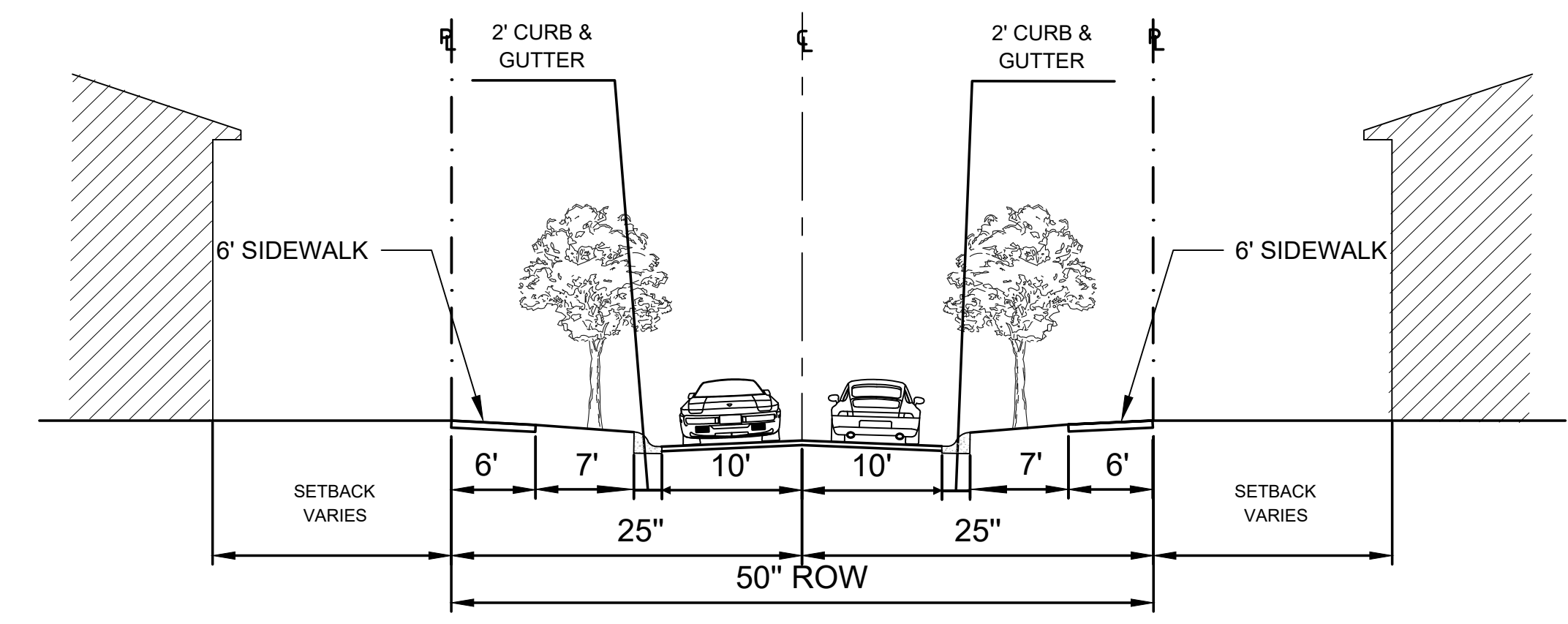
MAIL KIOSKO SIDE ELEVATION
SCALE 1/4" = 1'-0"



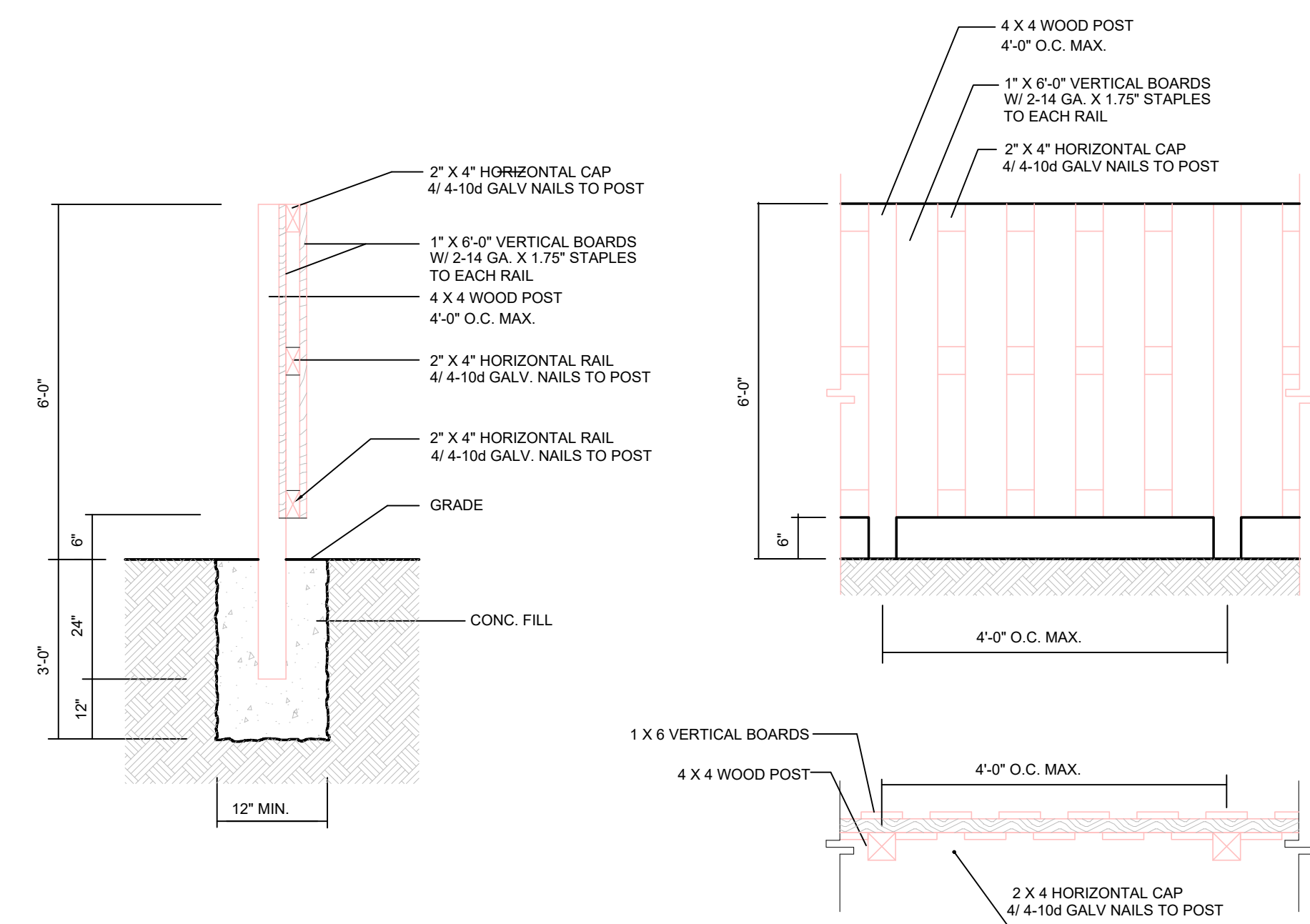
MAIL KIOSKO FRONT ELEVATION
SCALE 1/4" = 1'-0"



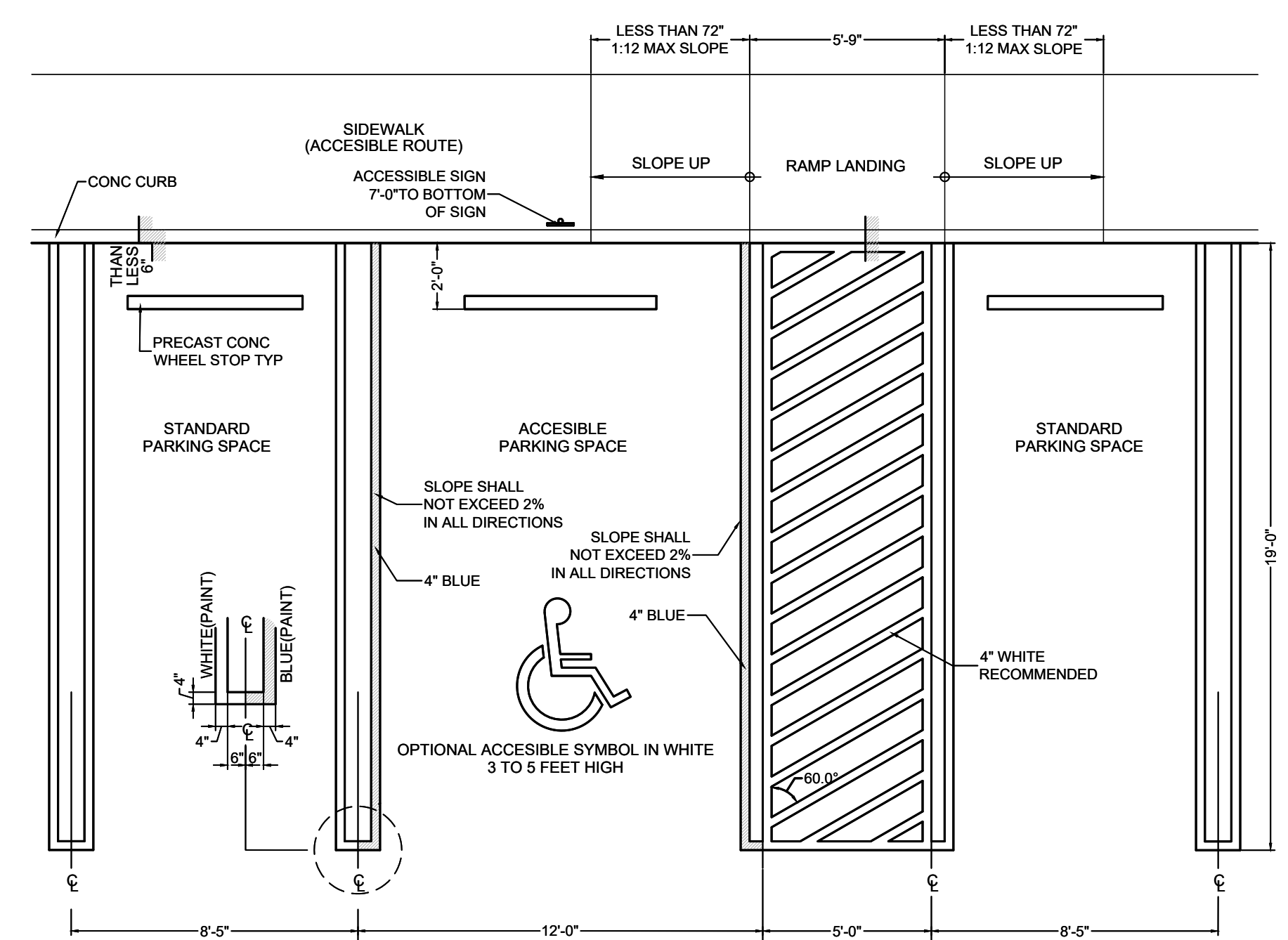
MAIL KIOSKO PLAN
SCALE 1/4" = 1'-0"



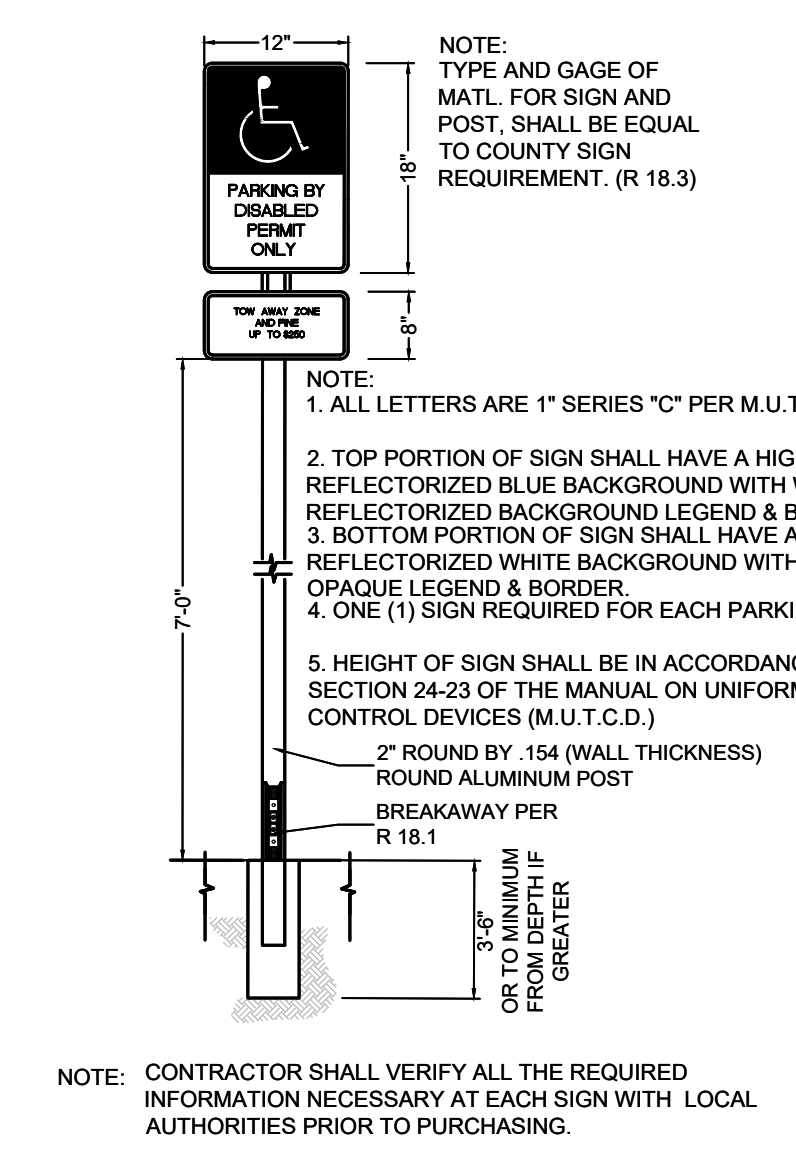
TYPICAL INTERIOR DRIVE SECTION
SCALE 1" = 10'-0"



SINGLE FAMILY HOME
REAR FENCE DETAILS
SCALE 1/4" = 1'-0"



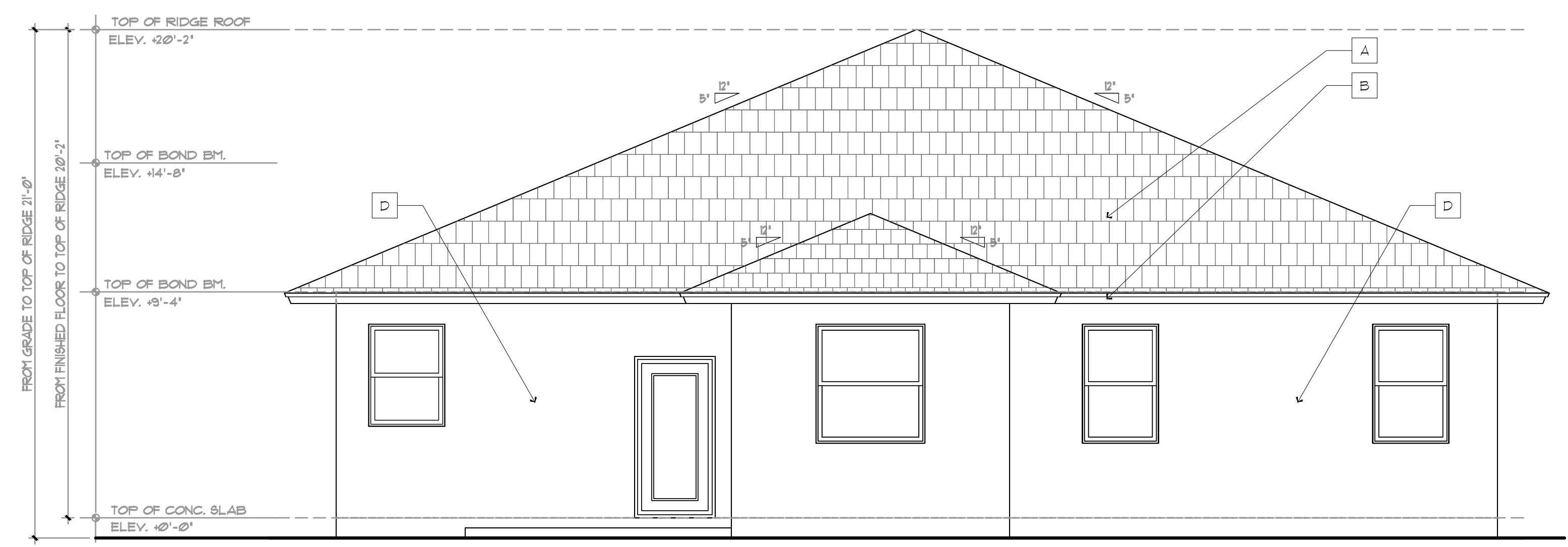
PARKING DETAILS
SCALE 1/4" = 1'-0"



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UNIT 2244 - FRONT ELEVATION
SCALE: 1/4" = 1'-0"



UNIT 2244 - REAR ELEVATION
SCALE: 1/4" = 1'-0"

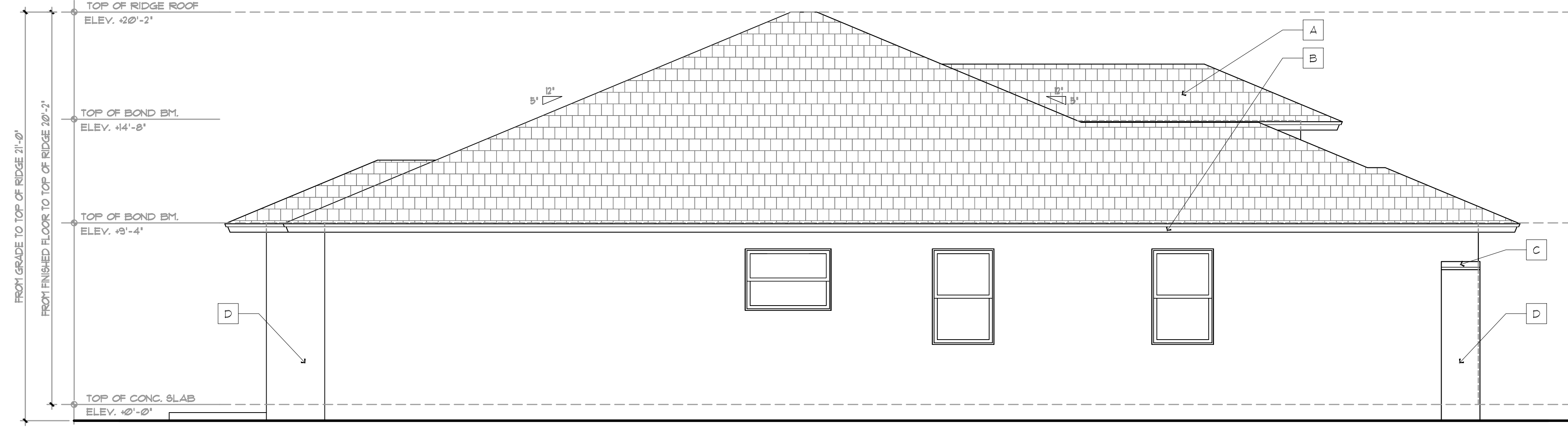
LEGEND

- 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

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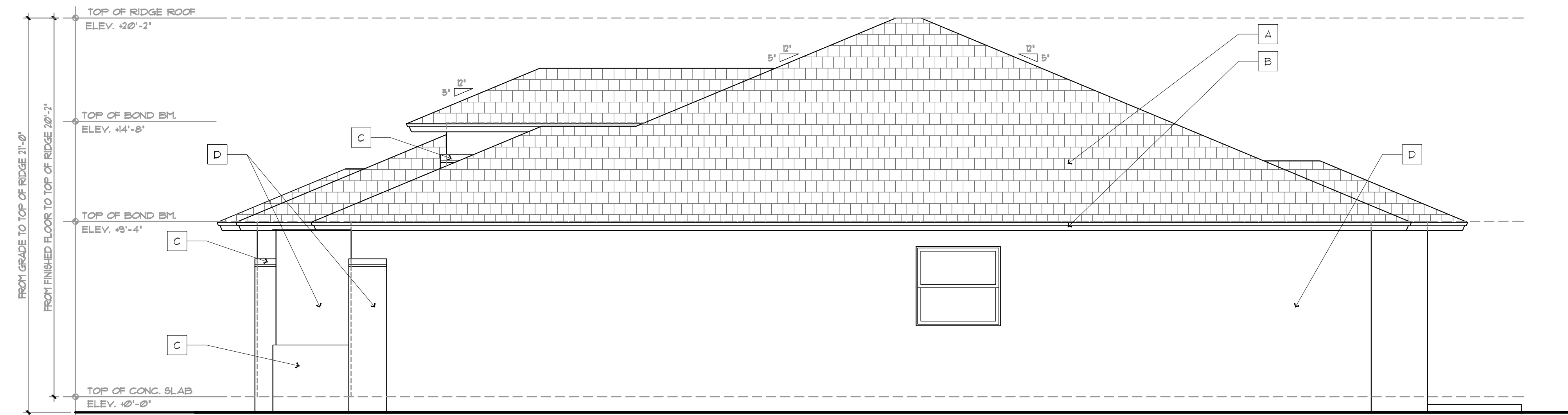
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- LEGEND**
- A CEMENT TILE ROOF (TYPICAL)
 - B 2X8 SMOOTH FINISH WOOD FASCIA (TYPICAL)
 - C SMOOTH FINISH CEMENTITIOUS MATERIAL TRIM
 - D TEXTURED CEMENTITIOUS MATERIAL FINISH
 - E DECORATIVE STONE VENEER
 - F LIGHT FIXTURE



UNIT 2244 - LEFT SIDE ELEVATION

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



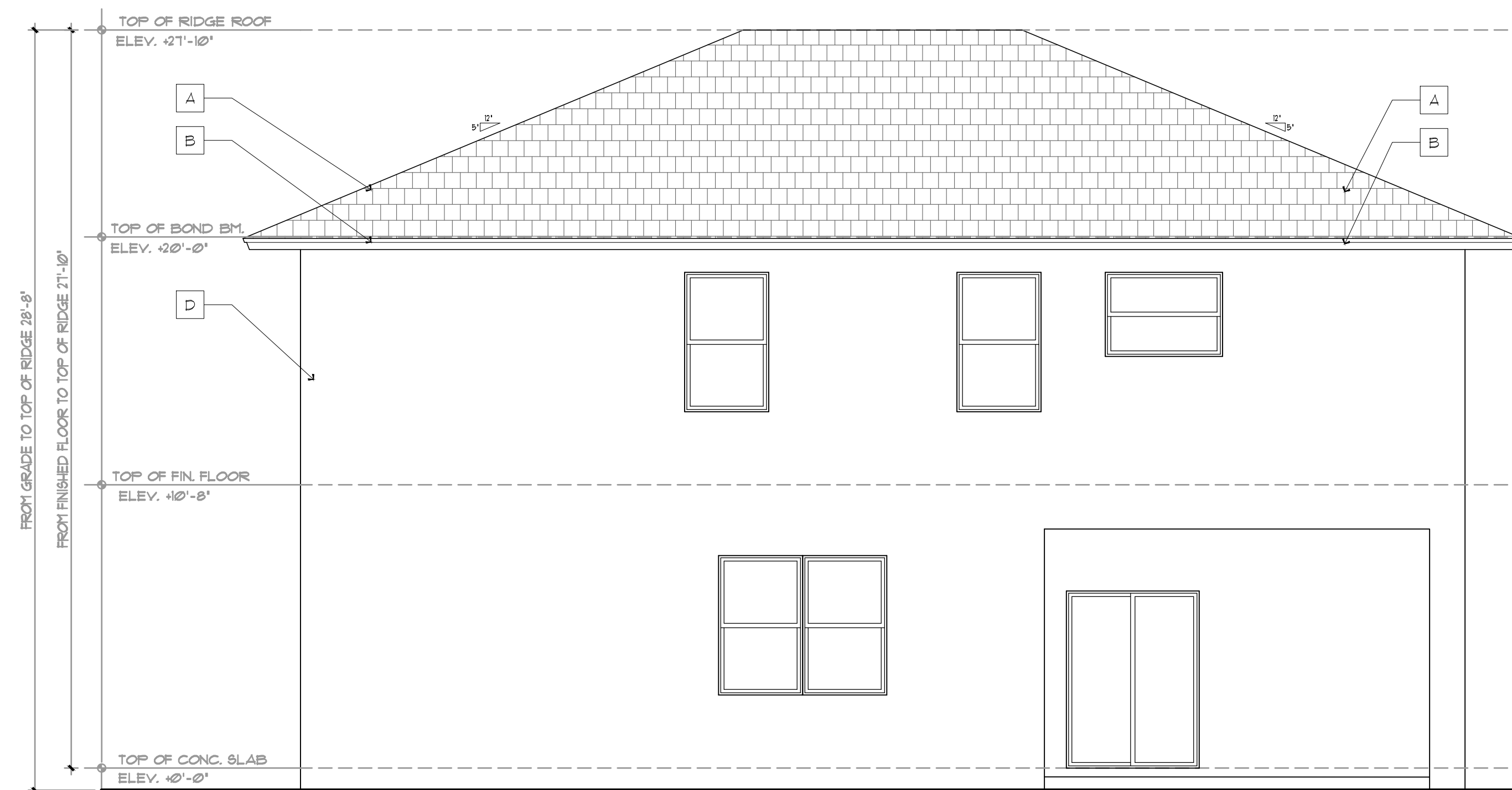
UNIT 2244 - RIGHT SIDE ELEVATION

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



UNIT 2565 - FRONT ELEVATION

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

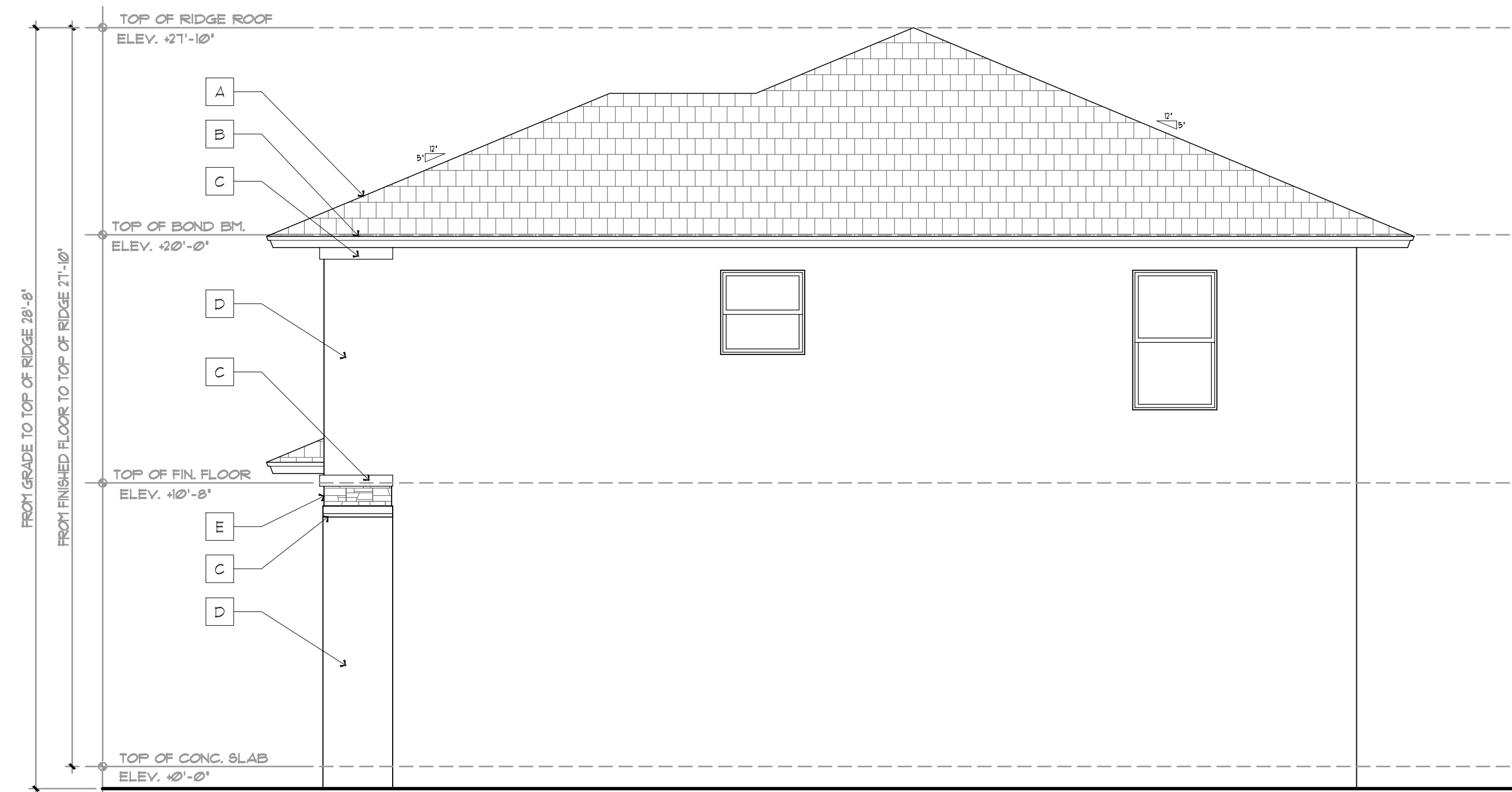


UNIT 2565 - REAR ELEVATION

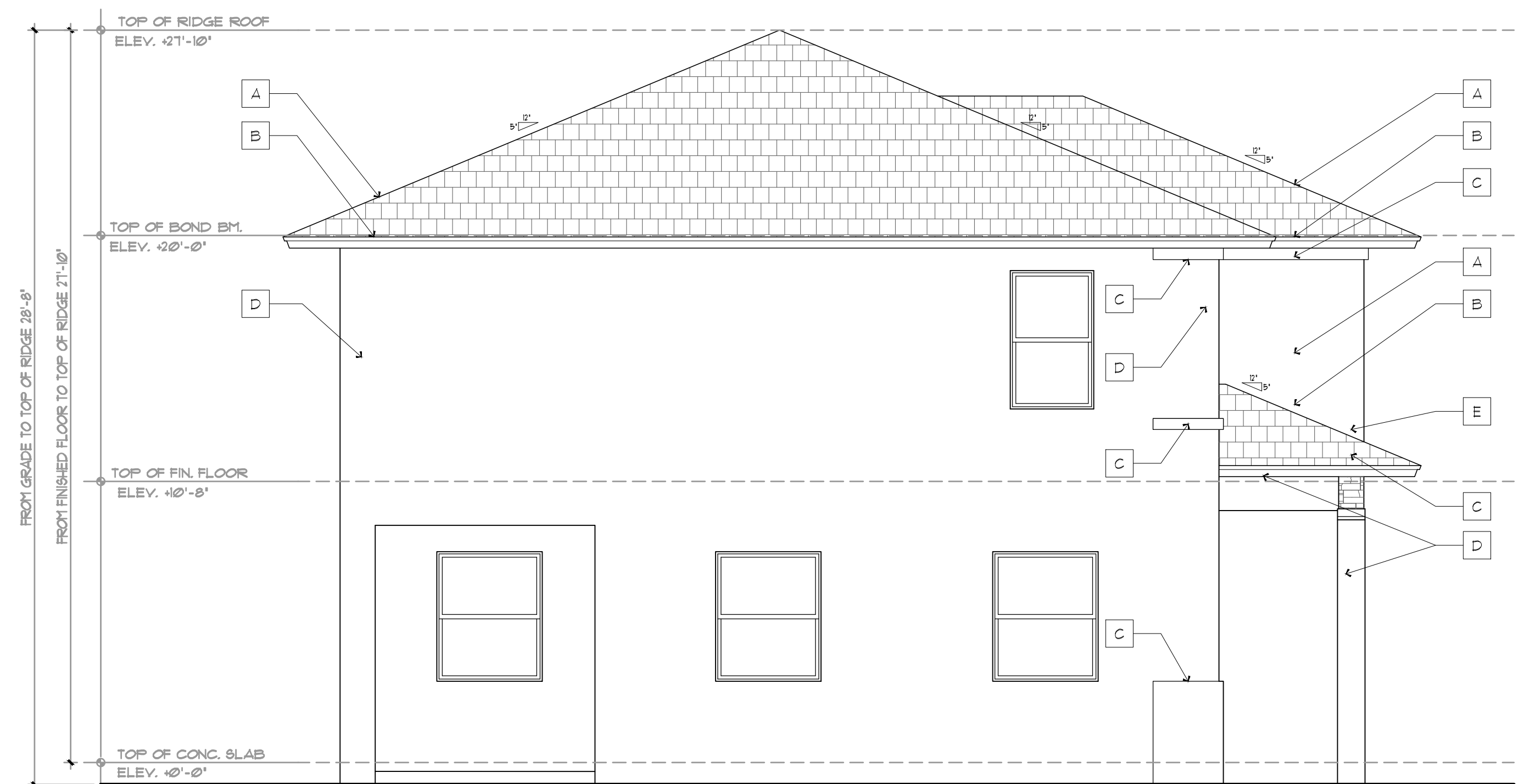
SCALE: 1/4" = 1'-0"

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 DECORATIVE MOTIF
- G WALL MOUNTED EXTERIOR LIGHT FIXTURE



UNIT 2565 - RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

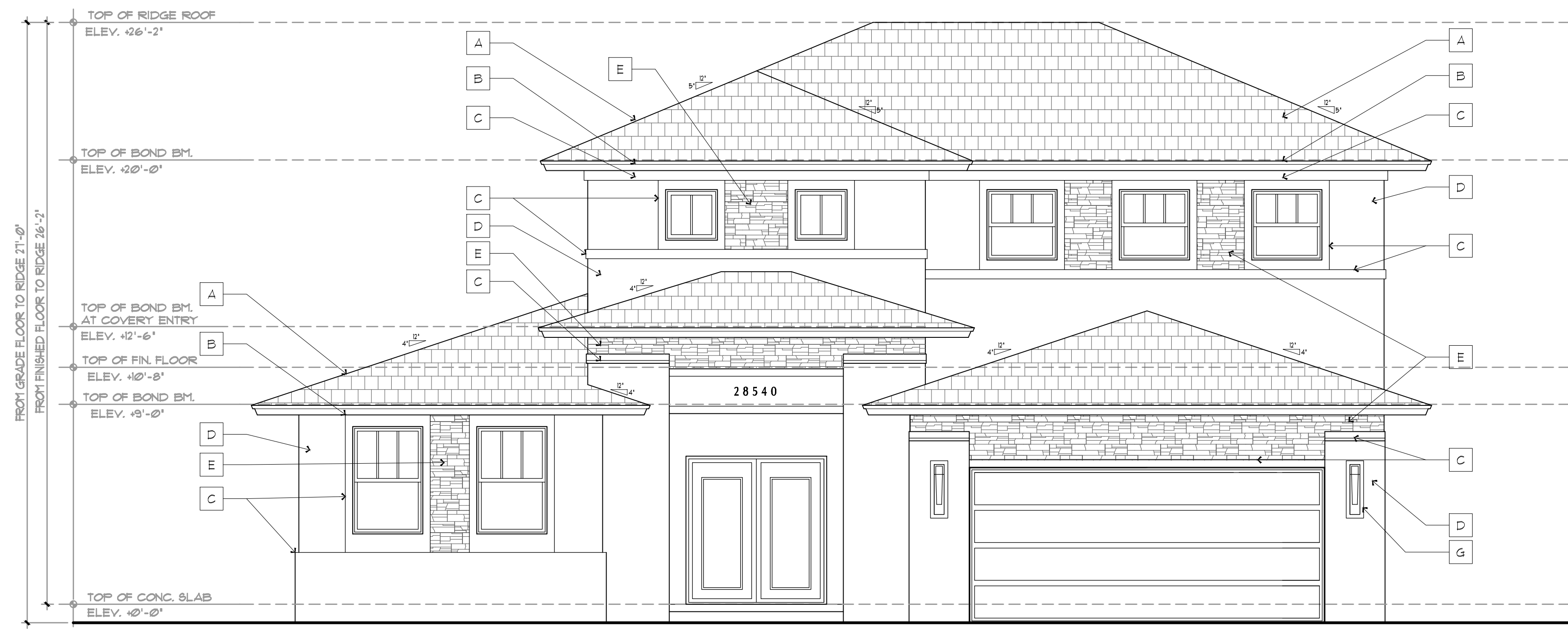


UNIT 2565 - LEFT ELEVATION
SCALE: 1/4" = 1'-0"

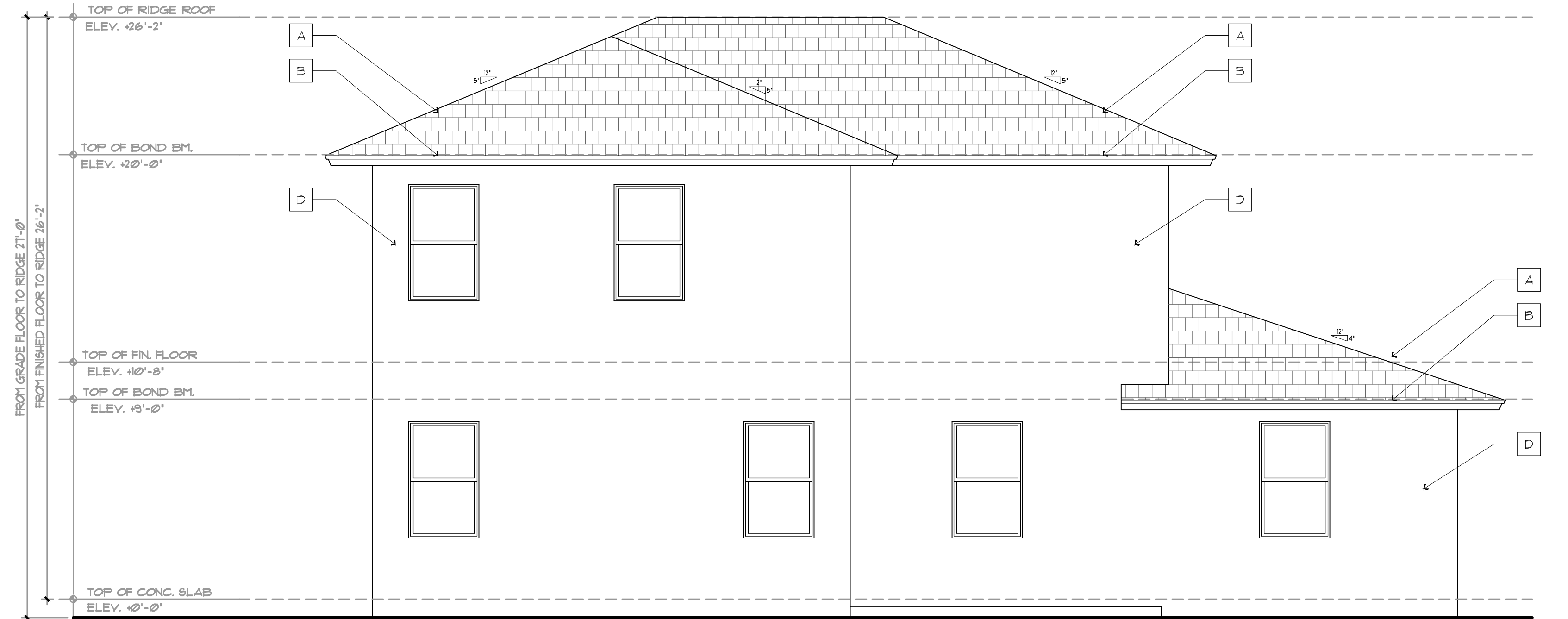
LEGEND

- 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 DECORATIVE MOTIF
- G WALL MOUNTED EXTERIOR LIGHT FIXTURE

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UNIT 2854 - FRONT ELEVATION
SCALE: 1/4" = 1'-0"

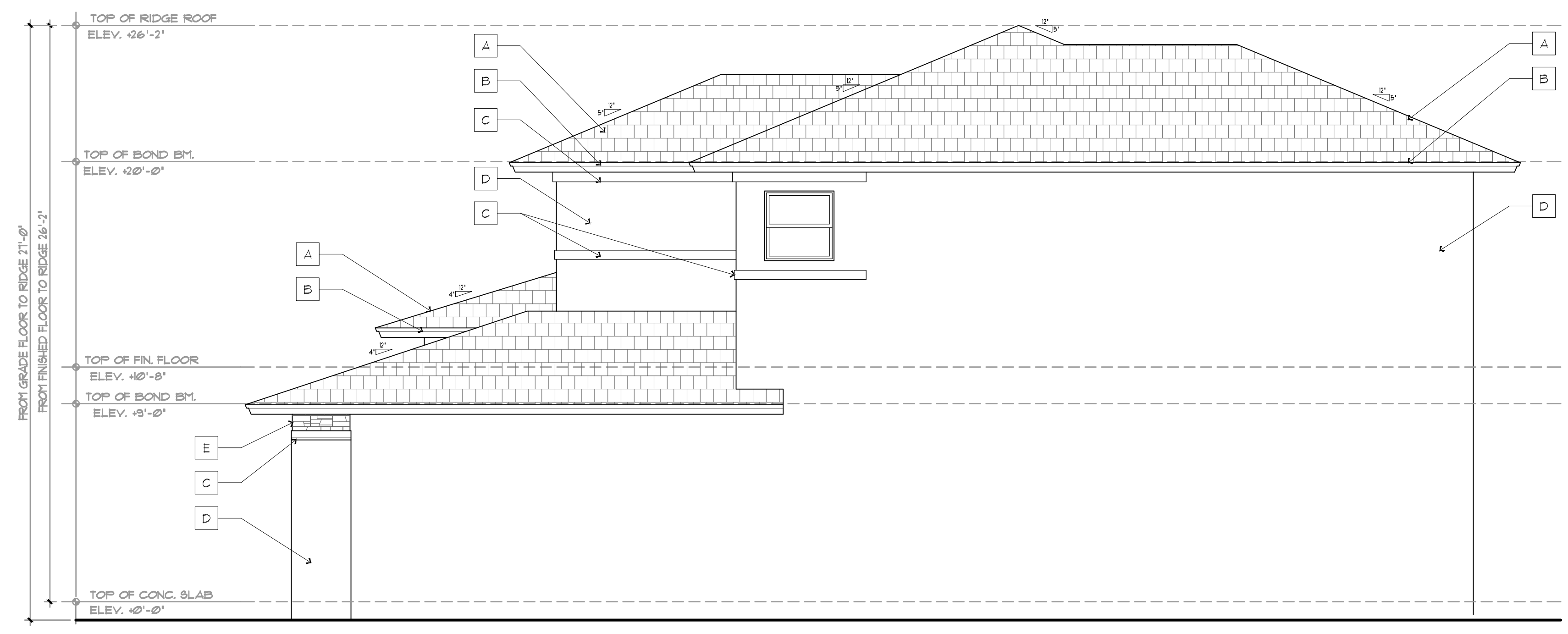


UNIT 2854 - REAR ELEVATION
SCALE: 1/4" = 1'-0"

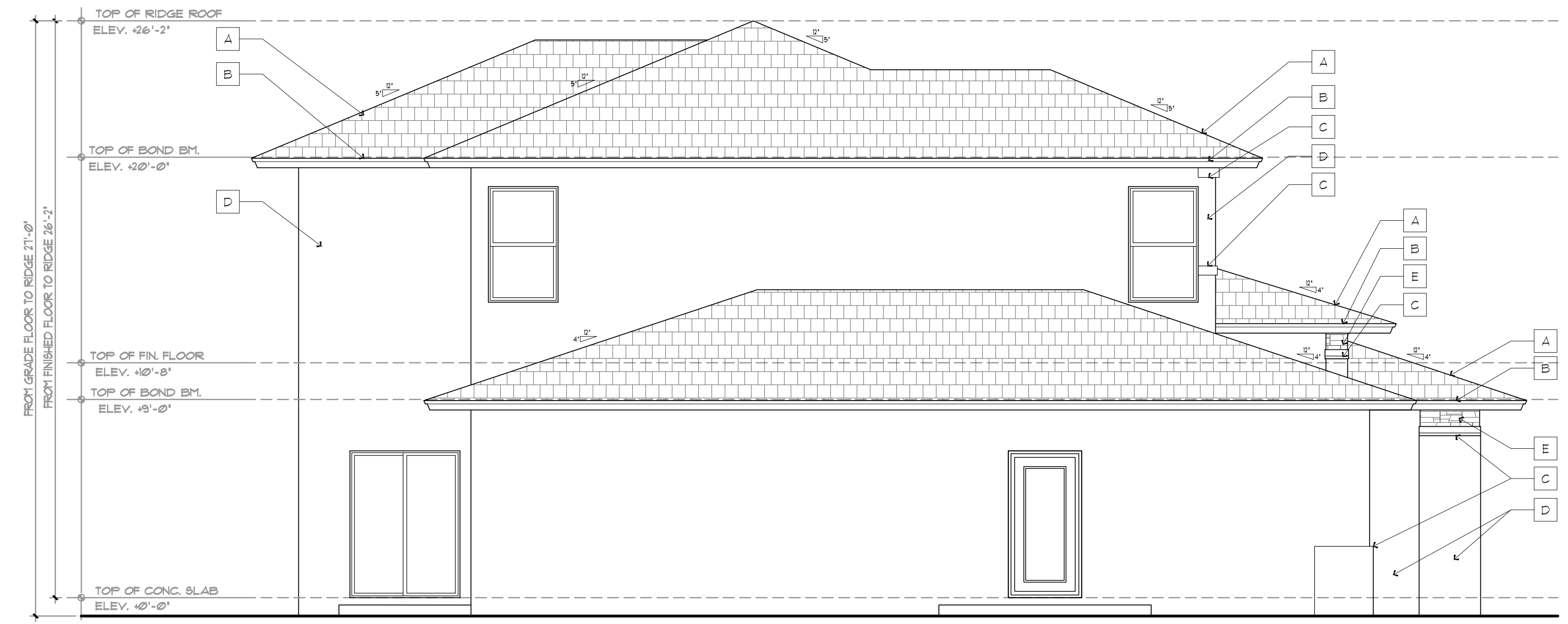
LEGEND

- 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 DECORATIVE MOTIF
- G WALL MOUNTED EXTERIOR LIGHT FIXTURE

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UNIT 2854 - RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



UNIT 2854 - LEFT ELEVATION
SCALE: 1/4" = 1'-0"

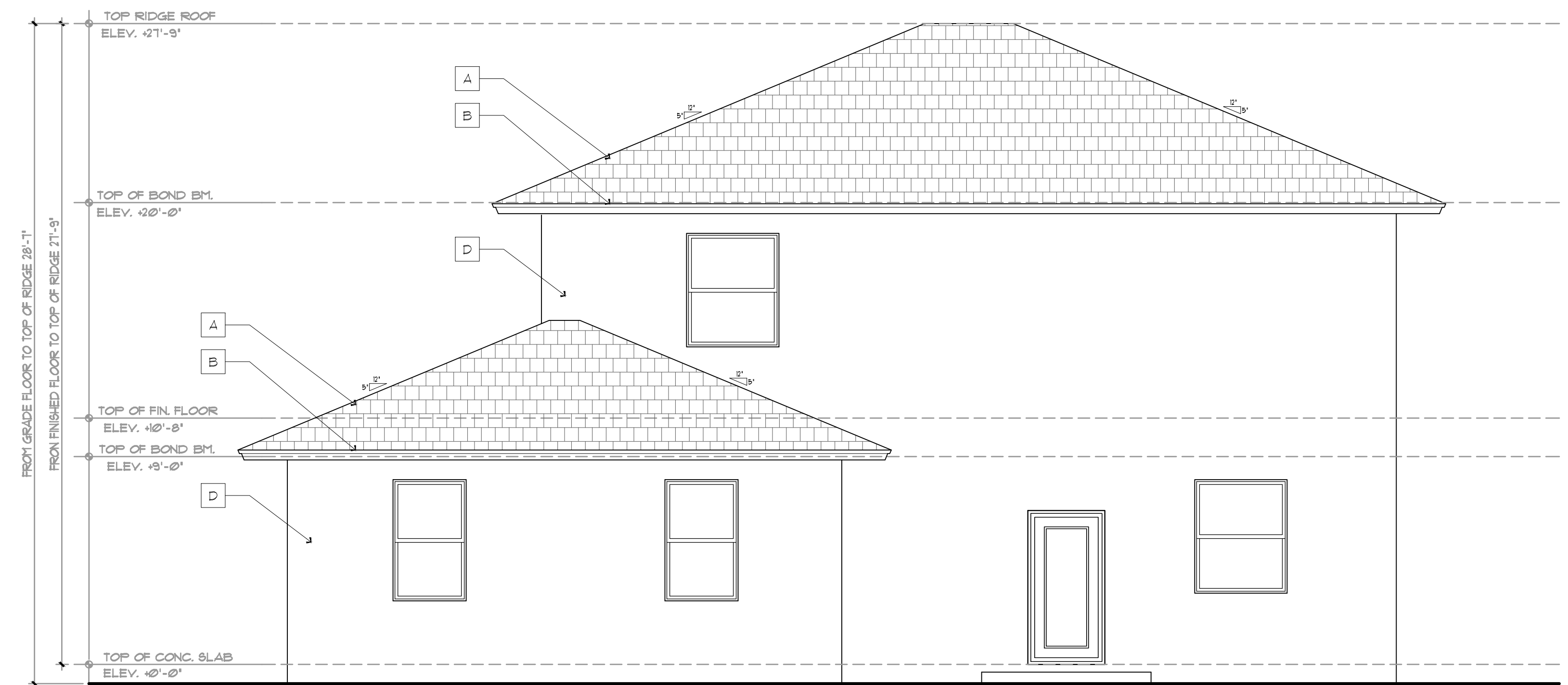
- LEGEND**
- A CEMENT TILE ROOF (TYPICAL)
 - B 2X8 SMOOTH FINISH WOOD FASCIA (TYPICAL)
 - C SMOOTH FINISH CEMENTITIOUS MATERIAL TRIM
 - D TEXTURED CEMENTITIOUS MATERIAL FINISH
 - E DECORATIVE STONE VENEER
 - F DECORATIVE MOTIF
 - G WALL MOUNTED EXTERIOR LIGHT FIXTURE

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UNIT 3098 - FRONT ELEVATION

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

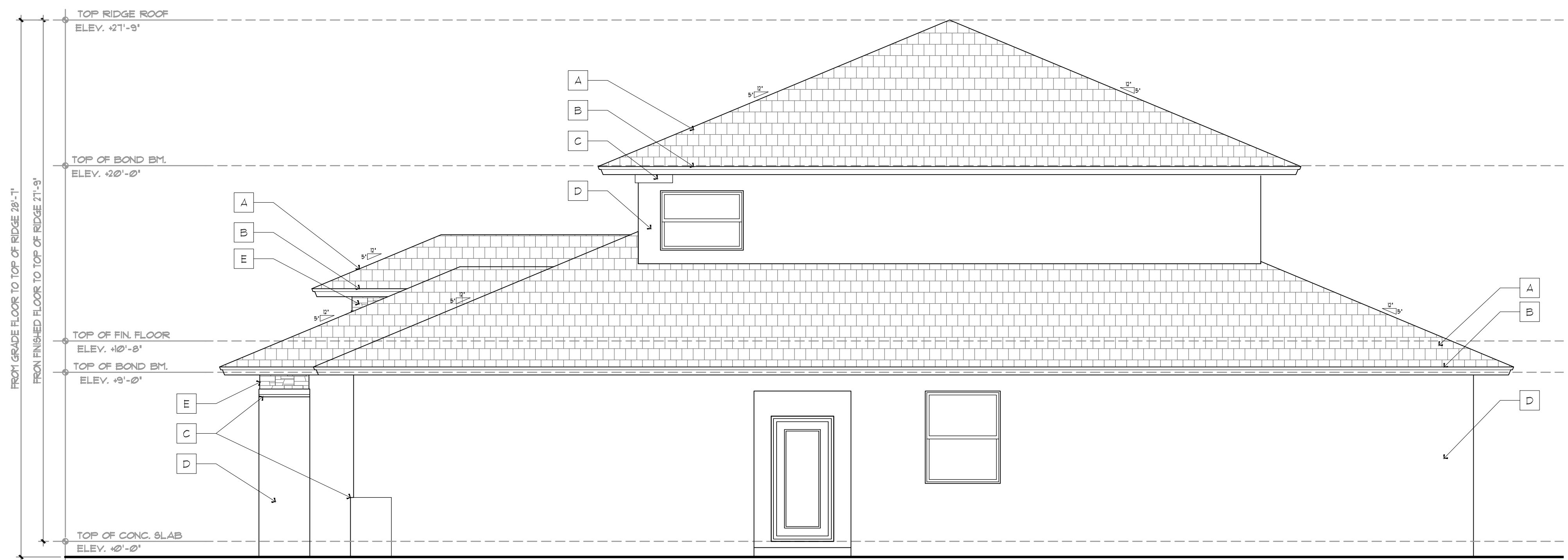


UNIT 3098 - REAR ELEVATION

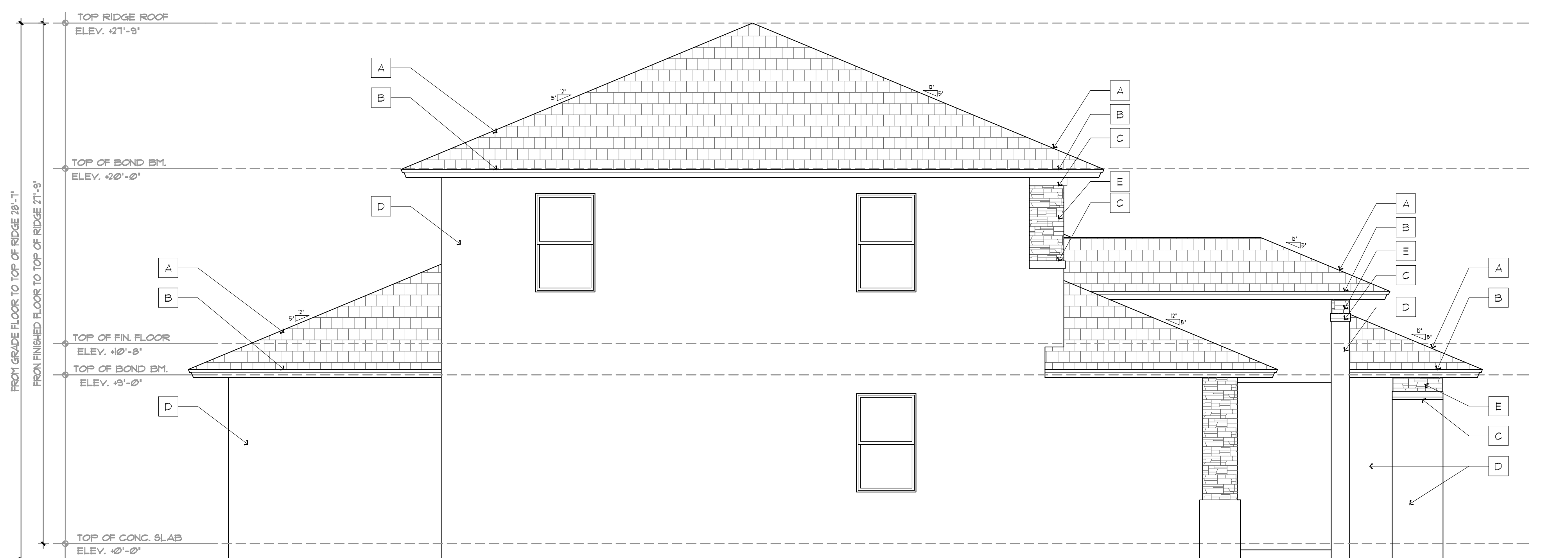
SCALE: 1/4" = 1'-0"

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 DECORATIVE MOTIF
- G WALL MOUNTED EXTERIOR LIGHT FIXTURE



UNIT 3098 - RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



UNIT 3098 - LEFT ELEVATION
SCALE: 1/4" = 1'-0"

LEGEND

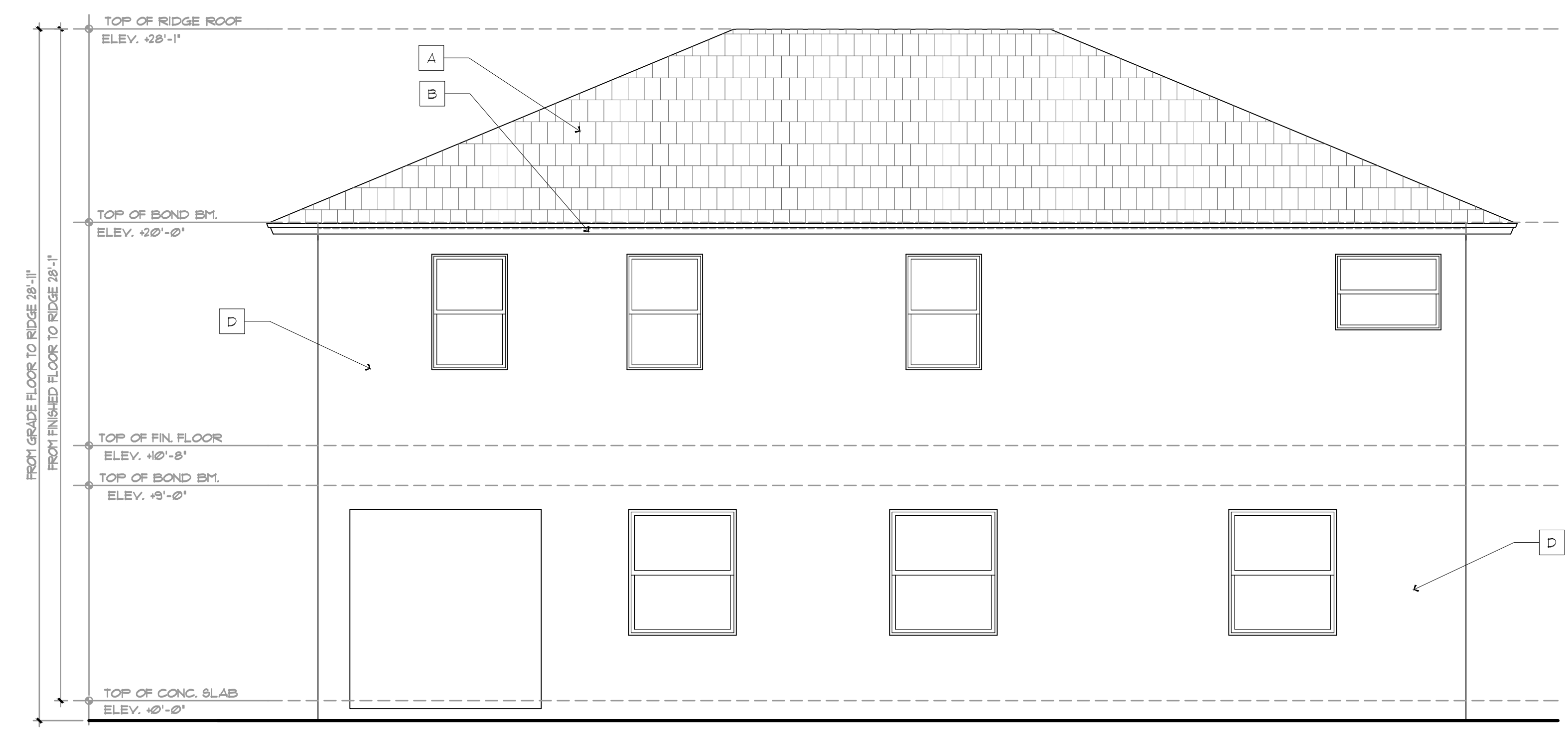
- A CEMENT TILE ROOF (TYPICAL)
- B 2x8 SMOOTH FINISH WOOD FASCIA (TYPICAL)
- C SMOOTH FINISH CEMENTITIOUS MATERIAL TRIM
- D TEXTURED CEMENTITIOUS MATERIAL FINISH
- E DECORATIVE STONE VENEER
- F DECORATIVE MOTIF
- G WALL MOUNTED EXTERIOR LIGHT FIXTURE

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UNIT 3266 - FRONT ELEVATION

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



UNIT 3266 - REAR ELEVATION

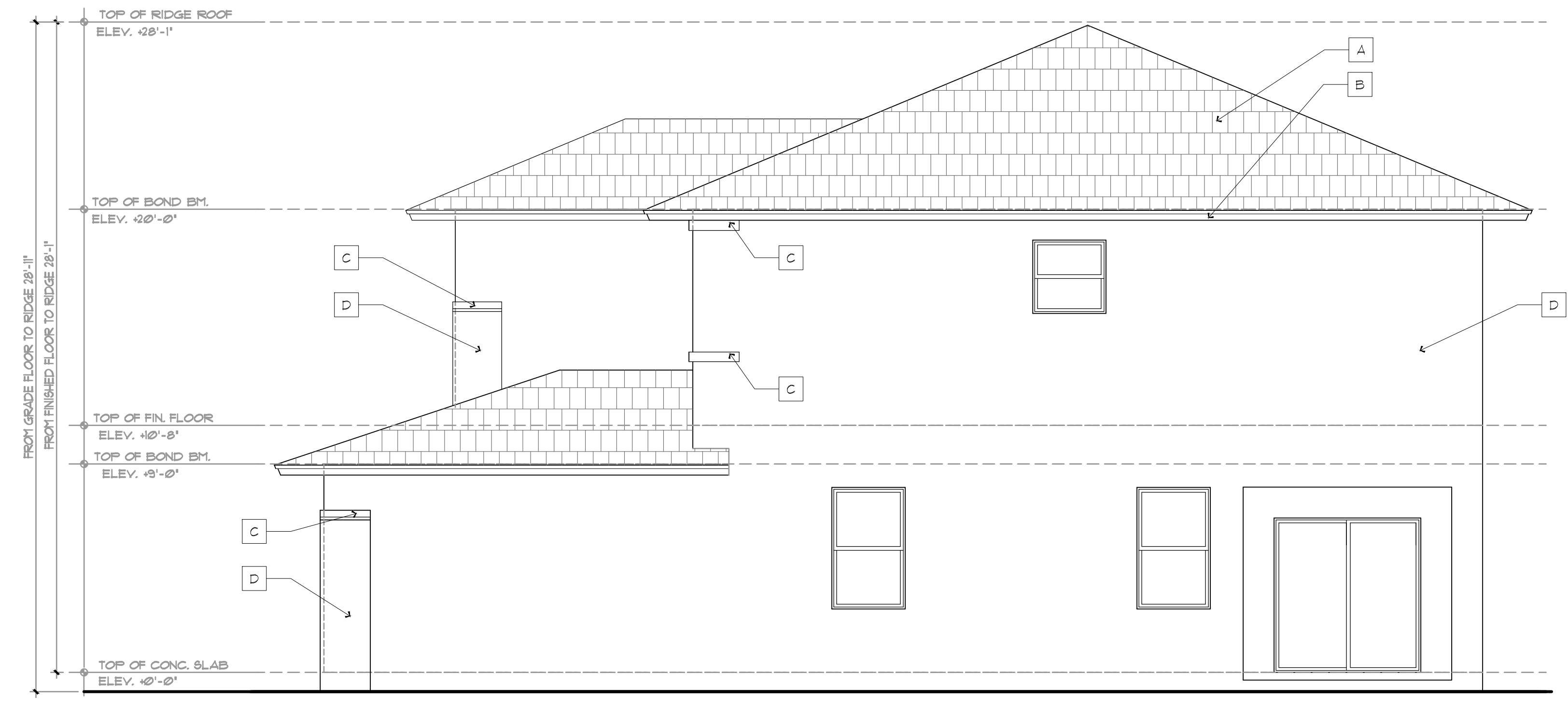
SCALE: 1/4" = 1'-0"

LEGEND

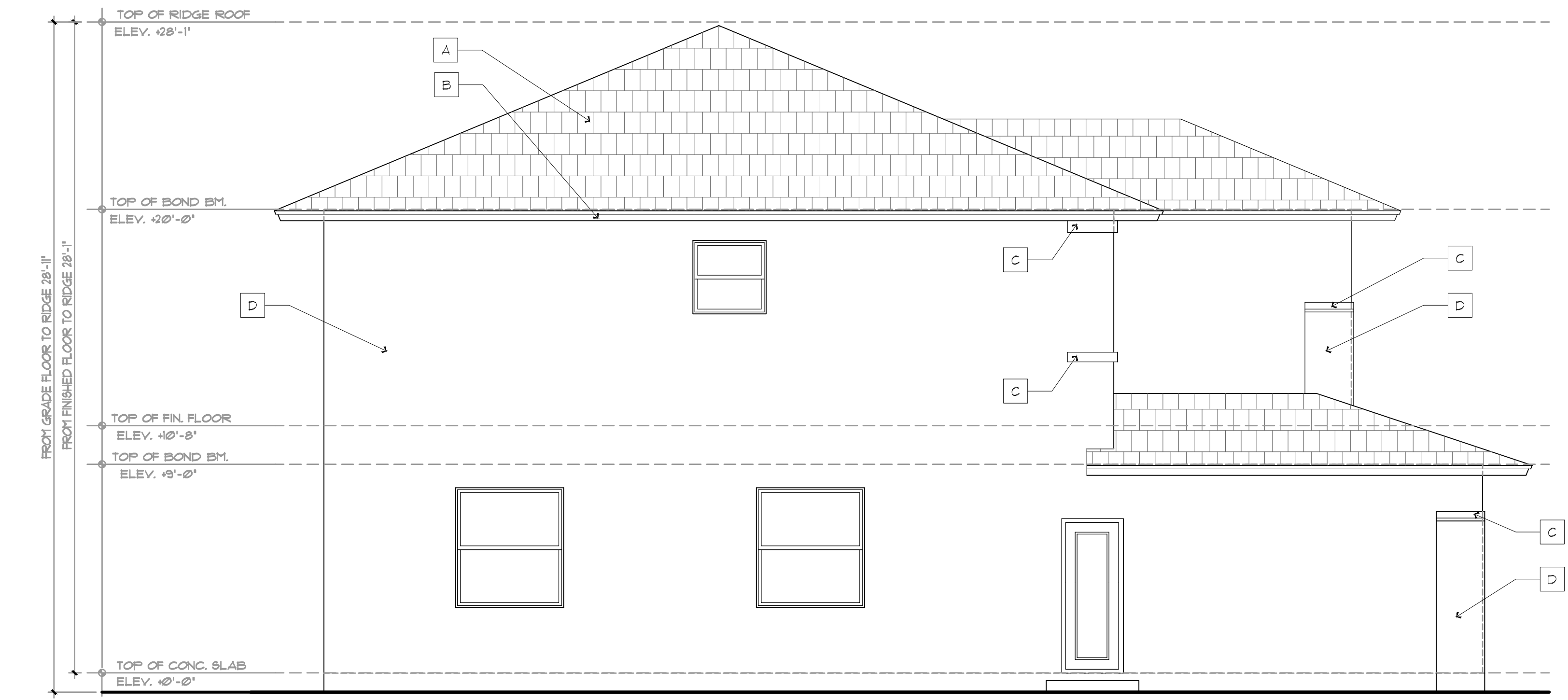
- A CEMENT TILE ROOF (TYPICAL)
- B 2x8 SMOOTH FINISH WOOD FASCIA (TYPICAL)
- C SMOOTH FINISH CEMENTITIOUS MATERIAL TRIM
- D TEXTURED CEMENTITIOUS MATERIAL FINISH
- E DECORATIVE STONE VENEER
- F DECORATIVE MOTIF
- G WALL MOUNTED EXTERIOR LIGHT FIXTURE

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UNIT 3266 - RIGHT SIDE ELEVATION
 SCALE: 1/4" = 1'-0"



UNIT 3266 - LEFT SIDE ELEVATION
 SCALE: 1/4" = 1'-0"

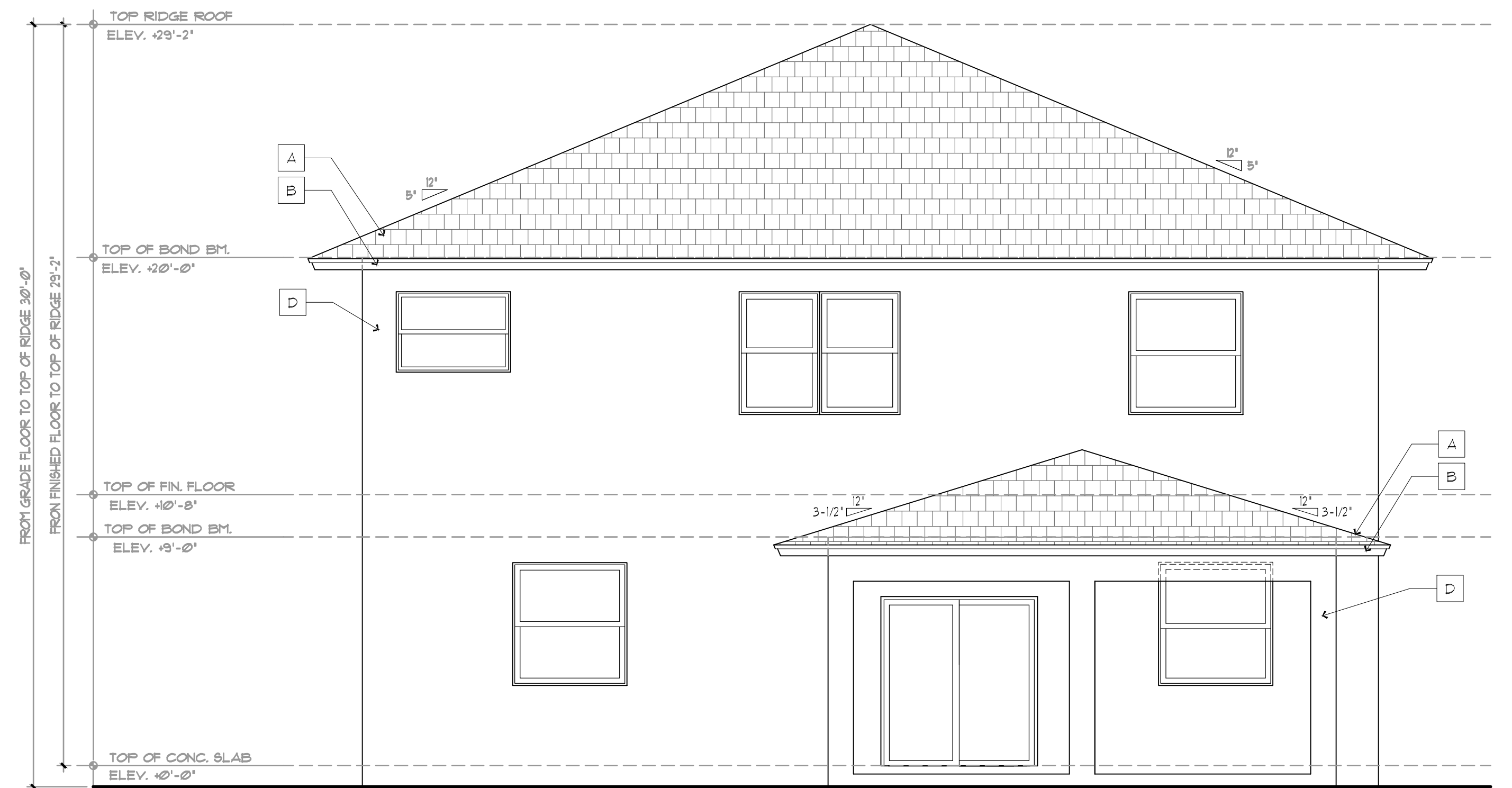
LEGEND

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	DECORATIVE MOTIF
G	WALL MOUNTED EXTERIOR LIGHT FIXTURE



UNIT 3611 - FRONT ELEVATION

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



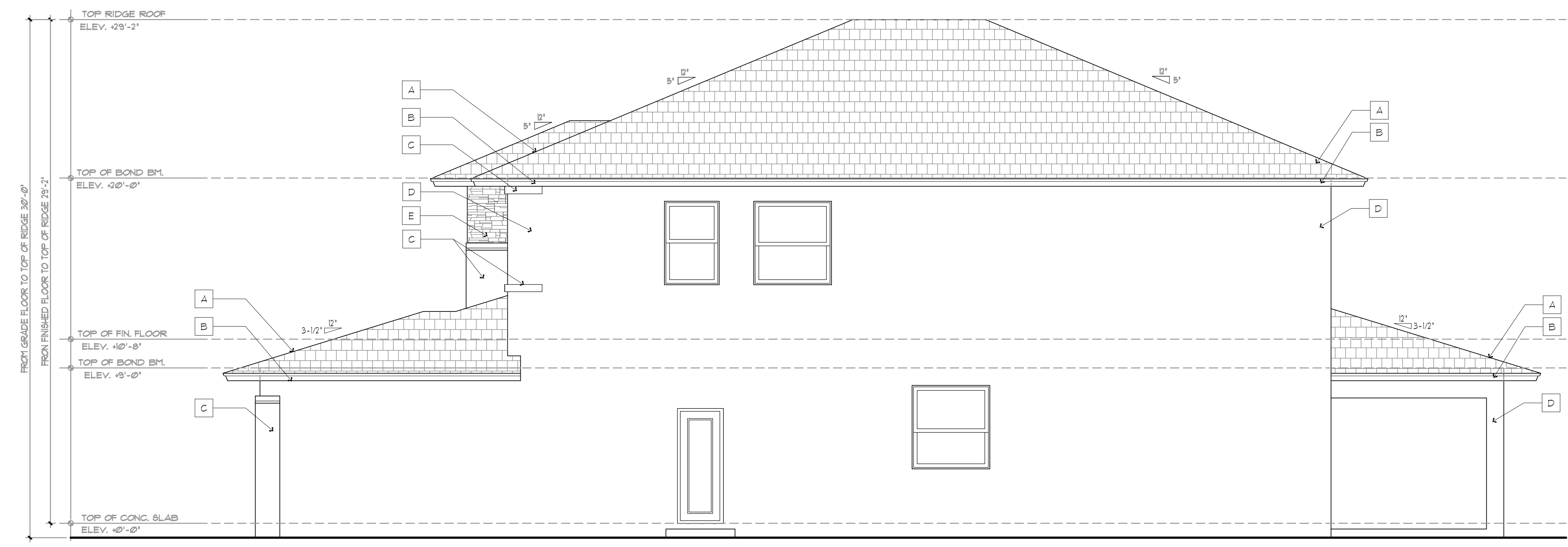
UNIT 3611 - REAR ELEVATION

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

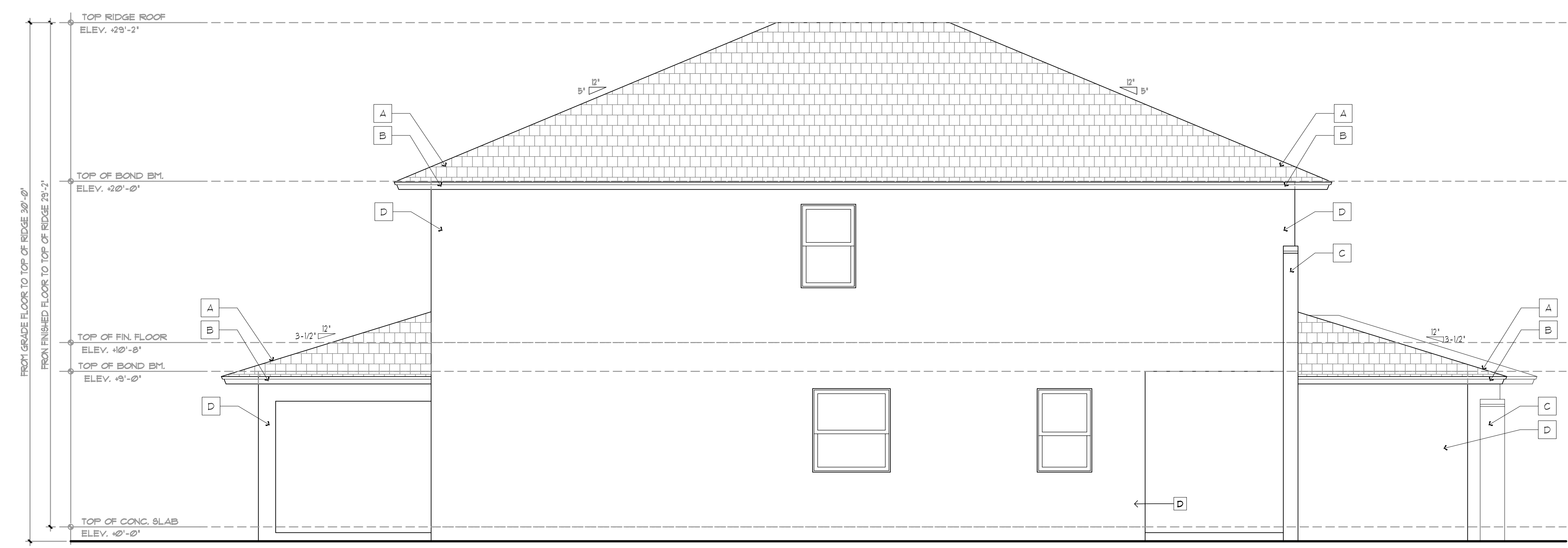
LEGEND

- A CEMENT TILE ROOF (TYPICAL)
- B 2X8 SMOOTH FINISH WOOD FASCIA (TYPICAL)
- C SMOOTH CEMENTITIOUS FINISH MATERIAL FINISH
- D TEXTURED CEMENTITIOUS MATERIAL FINISH
- E DECORATIVE STONE VENEER OVER CMU WALL
- F WALL MOUNTED EXTERIOR LIGHT FIXTURE

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UNIT 3611 - RIGHT ELEVATION
 SCALE: 1/4" = 1'-0"



UNIT 3611 - LEFT ELEVATION
 SCALE: 1/4" = 1'-0"

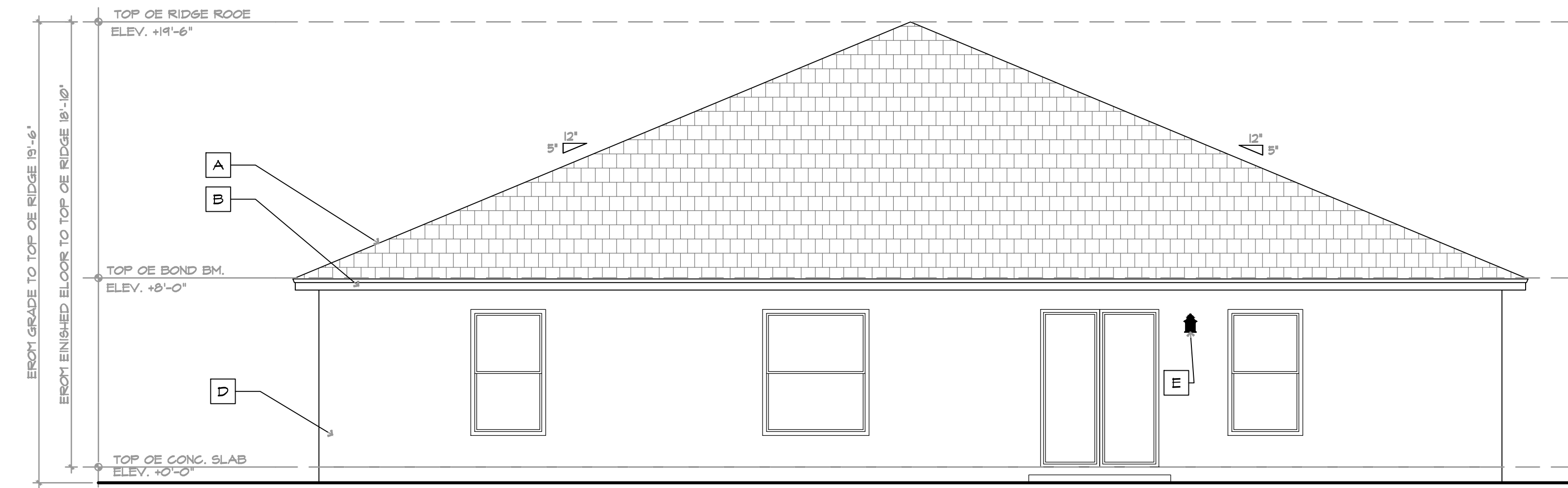
LEGEND

- A CEMENT TILE ROOF (TYPICAL)
- B 2X8 SMOOTH FINISH WOOD FASCIA (TYPICAL)
- C SMOOTH CEMENTITIOUS FINISH MATERIAL FINISH
- D TEXTURED CEMENTITIOUS MATERIAL FINISH
- E DECORATIVE STONE VENEER OVER C.M.U. WALL
- F WALL MOUNTED EXTERIOR LIGHT FIXTURE

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UNIT P001-ASPIRE - FRONT ELEVATION
 (OPTION G)
 SCALE: 1/4" = 1'-0"

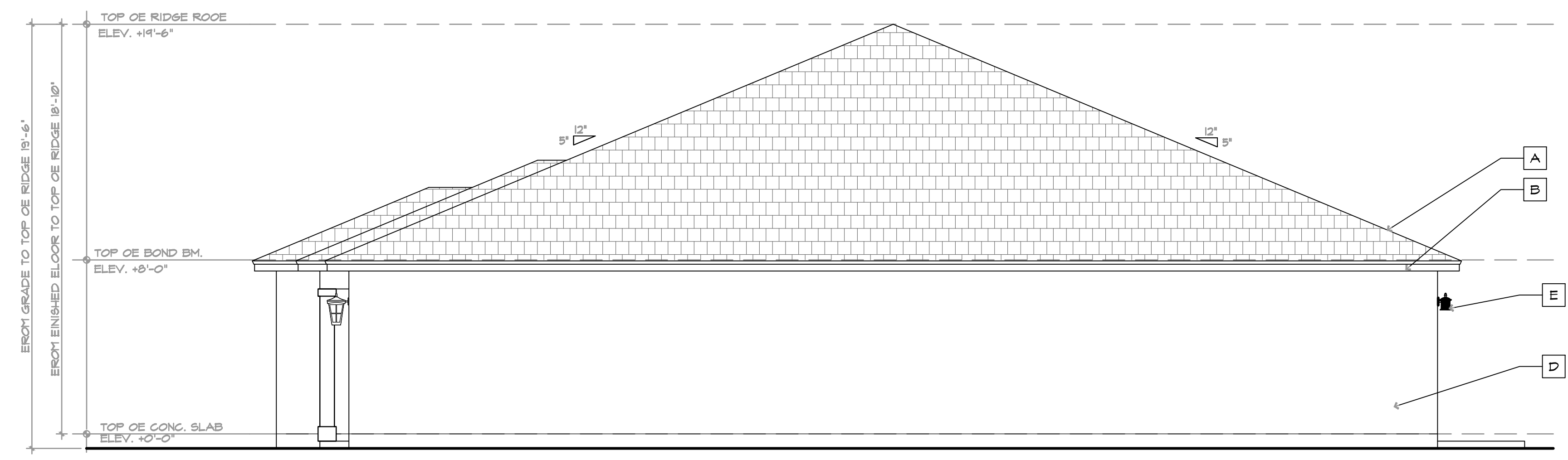


UNIT P001-ASPIRE - REAR ELEVATION
 (OPTION G)
 SCALE: 1/4" = 1'-0"

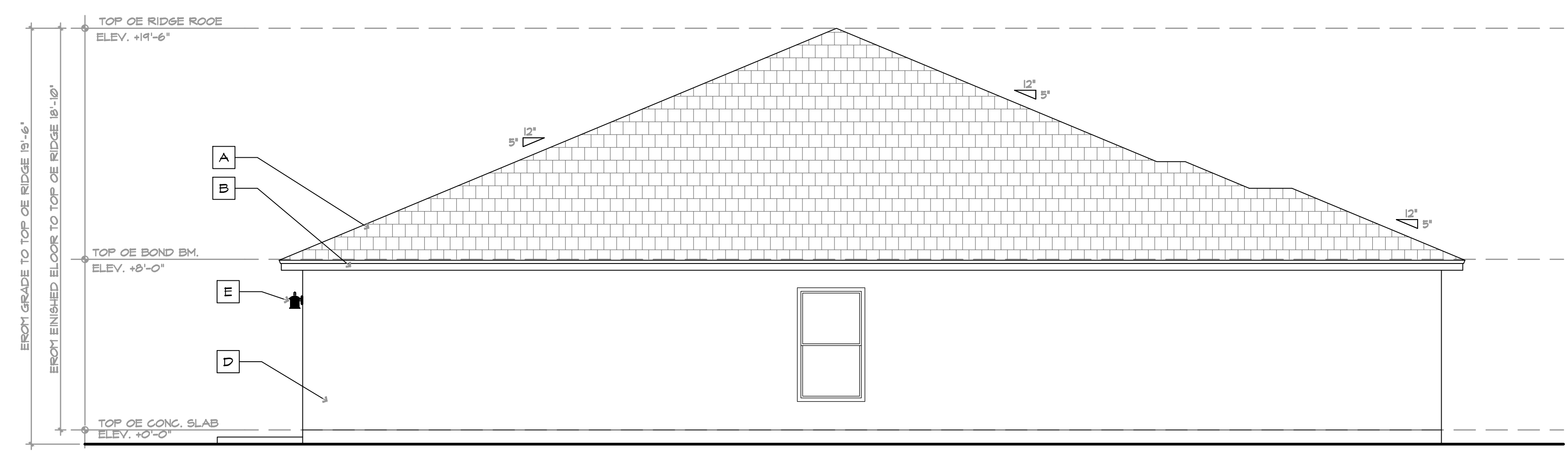
LEGEND

- A** CEMENT TILE ROOF (TYPICAL)
- B** 2X8 SMOOTH FINISH WOOD EASCIA (TYPICAL)
- C** SMOOTH FINISH CEMENTITIOUS MATERIAL TRIM
- D** TEXTURED CEMENTITIOUS MATERIAL FINISH
- E** LIGHT FIXTURE

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UNIT P001-ASPIRE - RIGHT SIDE ELEVATION
 (OPTION G)
 SCALE: 1/4" = 1'-0"



UNIT P001-ASPIRE - LEFT SIDE ELEVATION
 (OPTION G)
 SCALE: 1/4" = 1'-0"

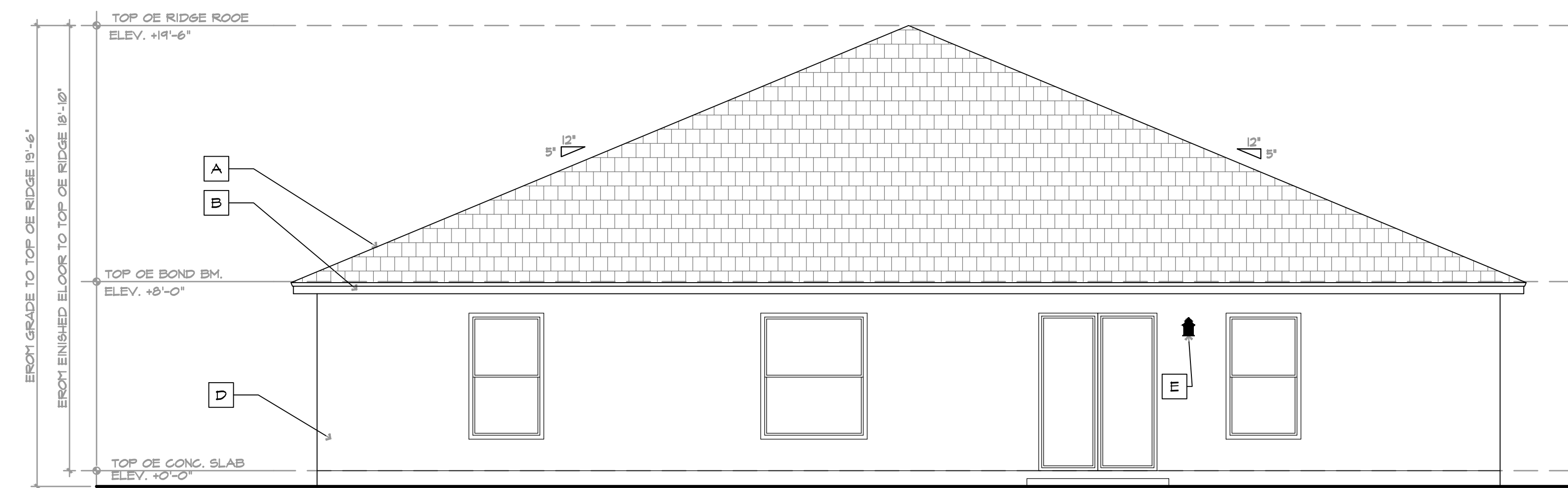
LEGEND

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

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UNIT P001-ASPIRE - FRONT ELEVATION
(OPTION H)
SCALE: 1/4" = 1'-0"

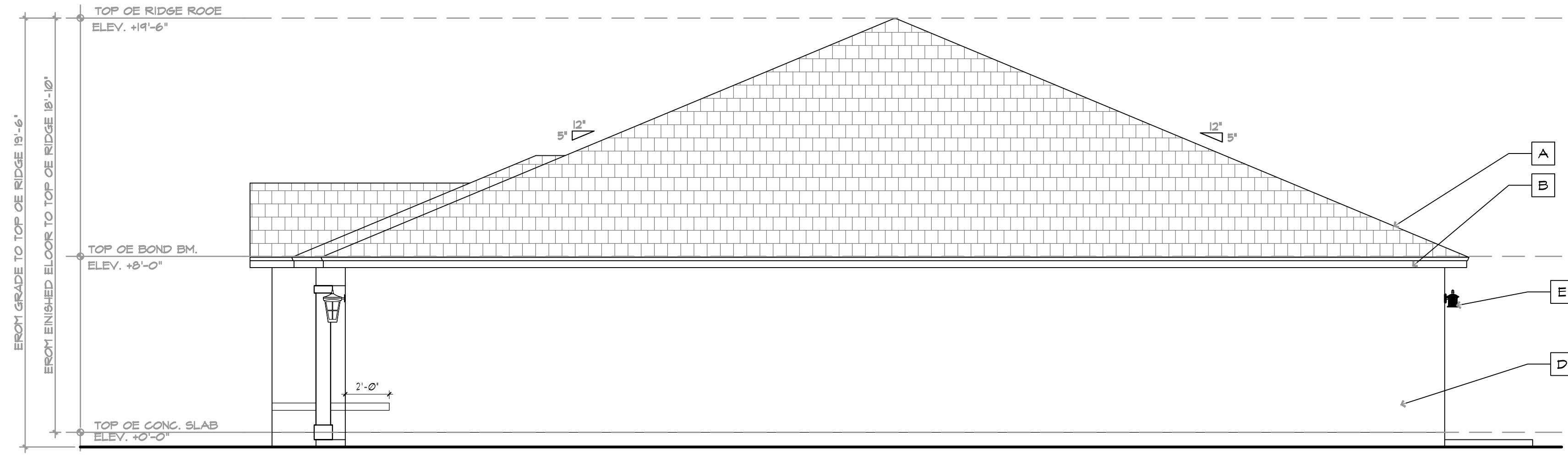


UNIT P001-ASPIRE - REAR ELEVATION
(OPTION H)
SCALE: 1/4" = 1'-0"

LEGEND

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

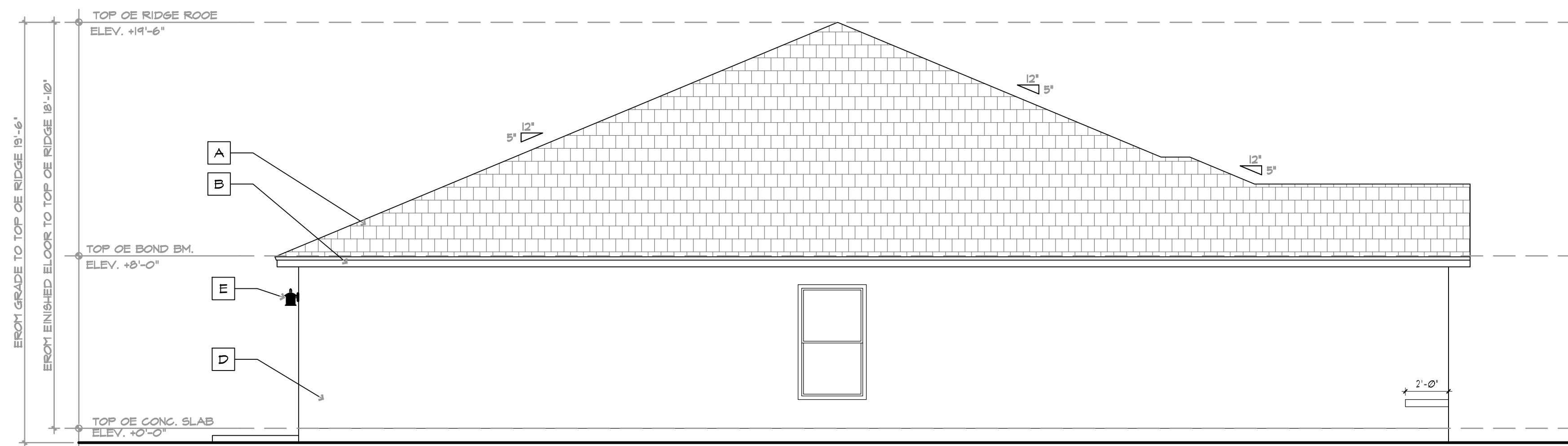
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UNIT P001-ASPIRE - RIGHT SIDE ELEVATION

(OPTION H)

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



UNIT P001-ASPIRE - LEFT SIDE ELEVATION

(OPTION H)

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

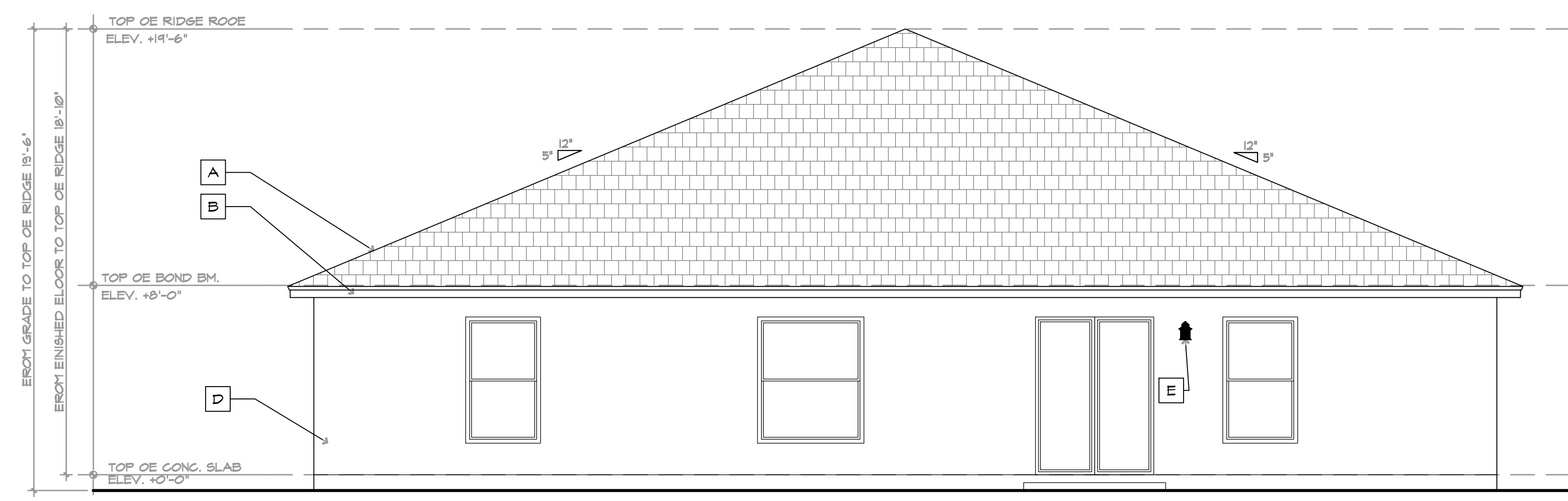
LEGEND

- A** CEMENT TILE ROOF (TYPICAL)
- B** 2X8 SMOOTH FINISH WOOD EASCIA (TYPICAL)
- C** SMOOTH FINISH CEMENTITIOUS MATERIAL TRIM
- D** TEXTURED CEMENTITIOUS MATERIAL FINISH
- E** LIGHT FIXTURE

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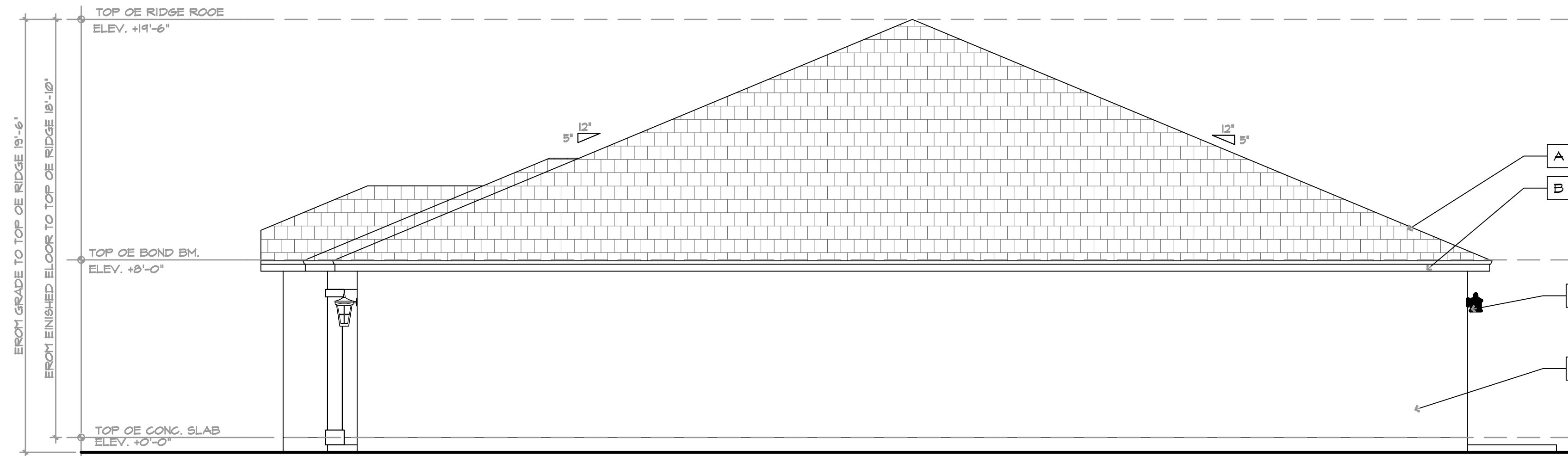
UNIT P001-ASPIRE - FRONT ELEVATION
 (OPTION I)
 SCALE: 1/4" = 1'-0"



UNIT P001-ASPIRE - REAR ELEVATION
 (OPTION I)
 SCALE: 1/4" = 1'-0"

LEGEND

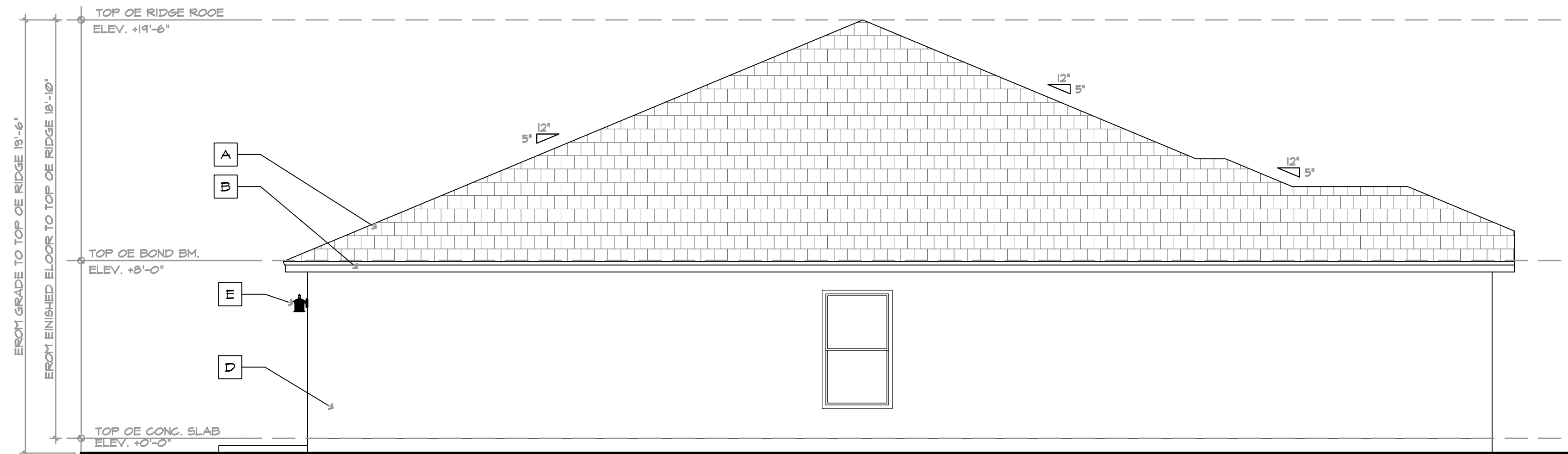
- A CEMENT TILE ROOF (TYPICAL)
- B 2X8 SMOOTH FINISH WOOD EAVES (TYPICAL)
- C SMOOTH FINISH CEMENTITIOUS MATERIAL TRIM
- D TEXTURED CEMENTITIOUS MATERIAL FINISH
- E LIGHT FIXTURE



UNIT P001-ASPIRE - RIGHT SIDE ELEVATION

(OPTION I)

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



UNIT P001-ASPIRE - LEFT SIDE ELEVATION

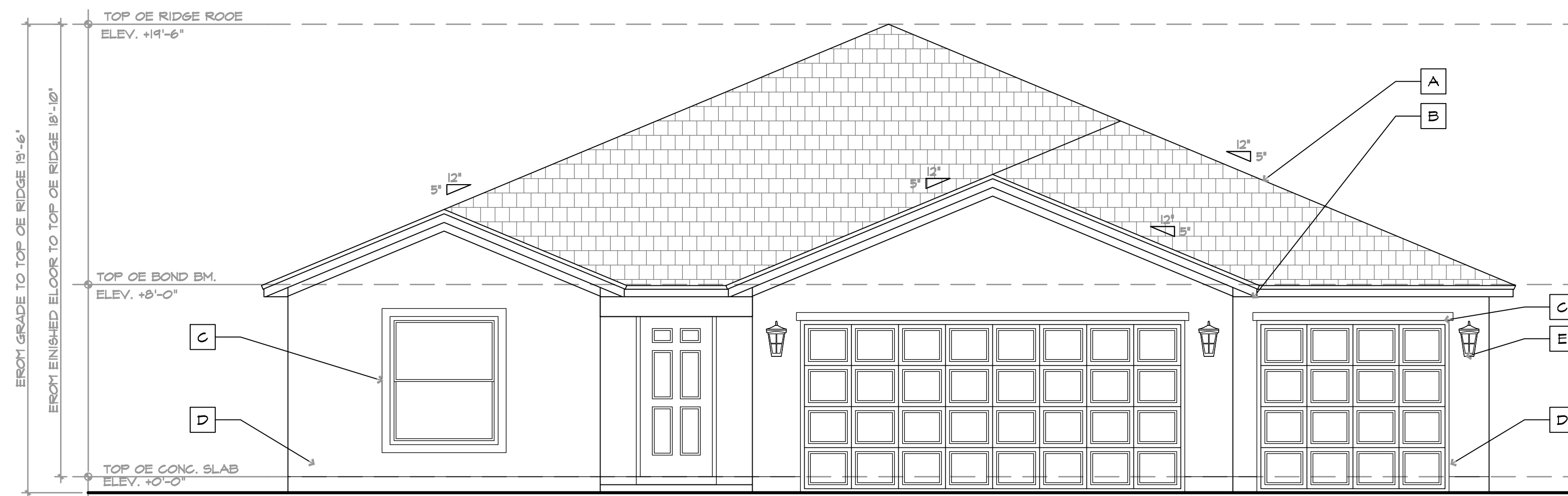
(OPTION I)

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

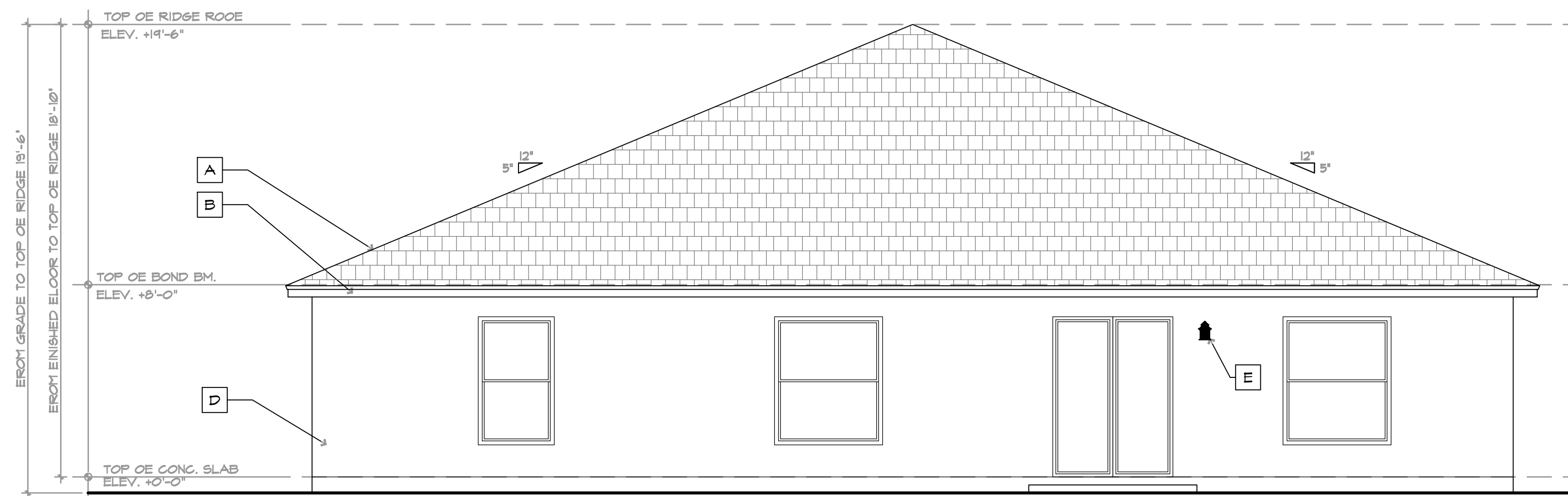
LEGEND

- A** CEMENT TILE ROOF (TYPICAL)
- B** 2X8 SMOOTH FINISH WOOD EASCIA (TYPICAL)
- C** SMOOTH FINISH CEMENTITIOUS MATERIAL TRIM
- D** TEXTURED CEMENTITIOUS MATERIAL FINISH
- E** LIGHT FIXTURE

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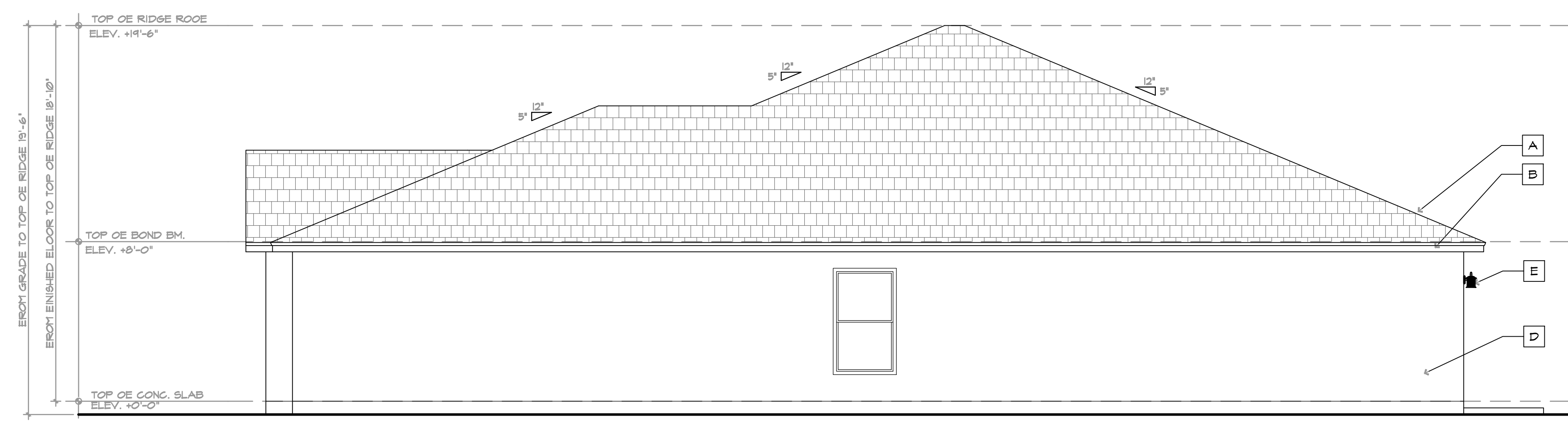
UNIT P002-BRAVO - FRONT ELEVATION
(OPTION A)
SCALE: 1/4" = 1'-0"



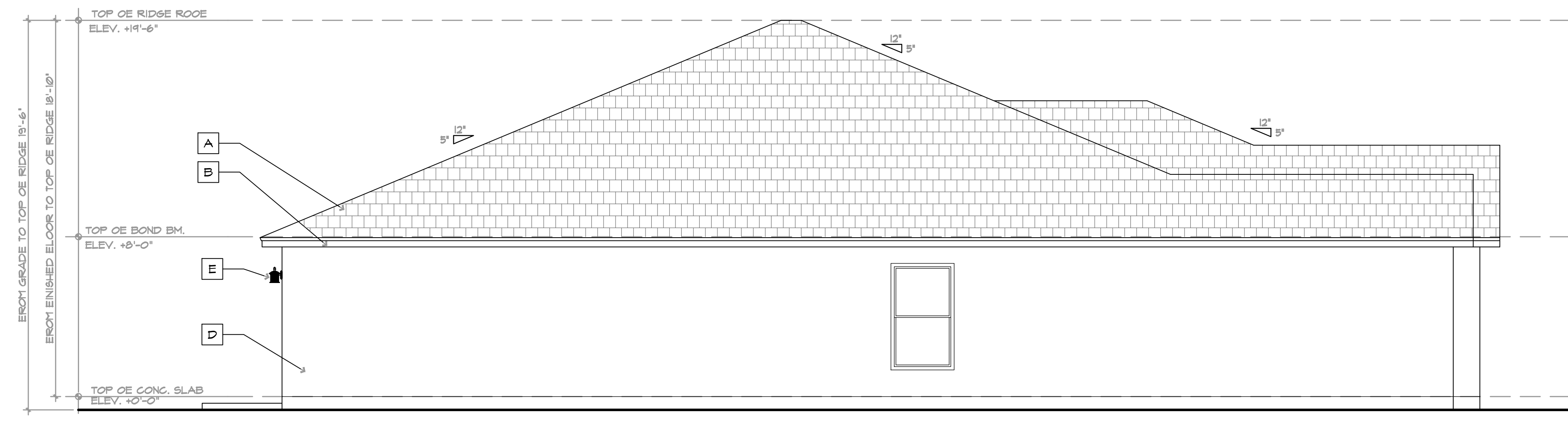
UNIT P002-BRAVO - REAR ELEVATION
(OPTION A)
SCALE: 1/4" = 1'-0"

LEGEND

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



UNIT P002-BRAVO - RIGHT SIDE ELEVATION
 (OPTION A)
 SCALE: 1/4" = 1'-0"

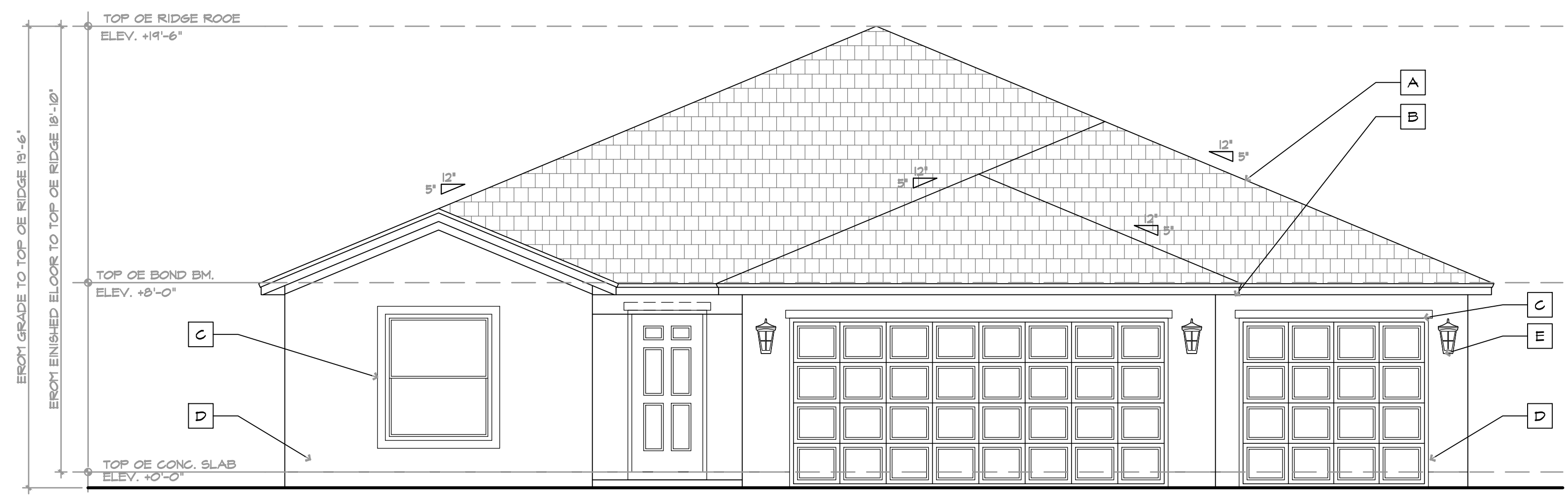


UNIT P002-BRAVO - LEFT SIDE ELEVATION
 (OPTION A)
 SCALE: 1/4" = 1'-0"

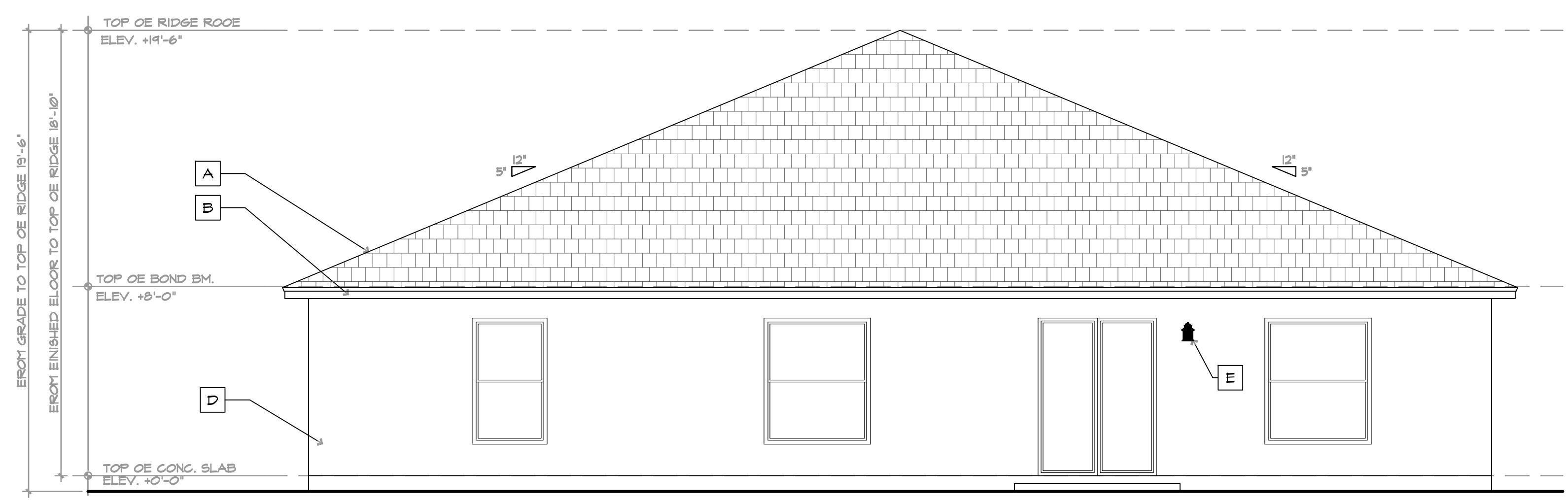
LEGEND

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

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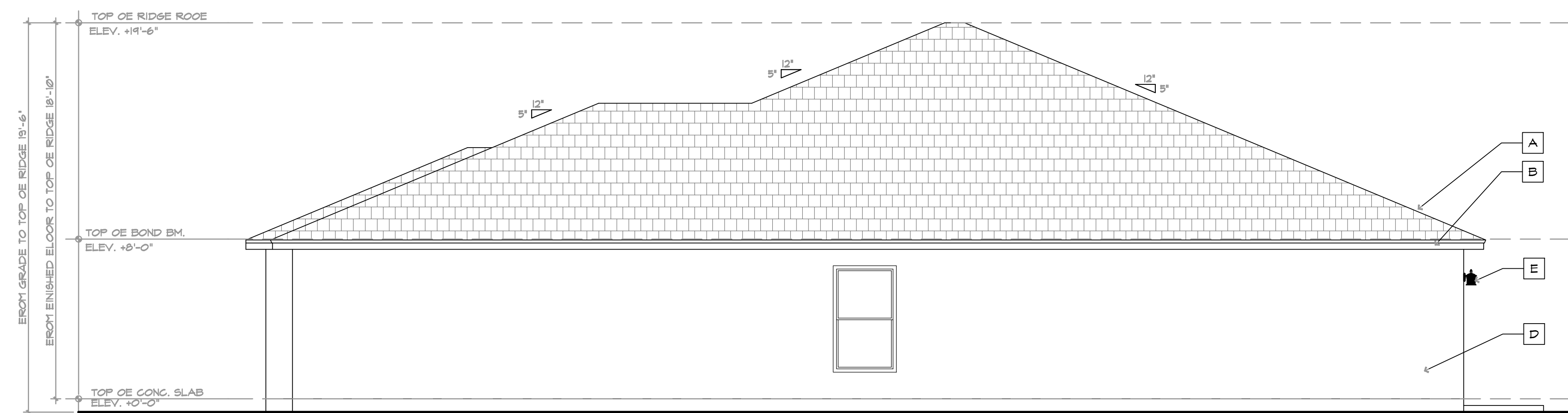
UNIT P002-BRAVO - FRONT ELEVATION
 (OPTION G)
 SCALE: 1/4" = 1'-0"



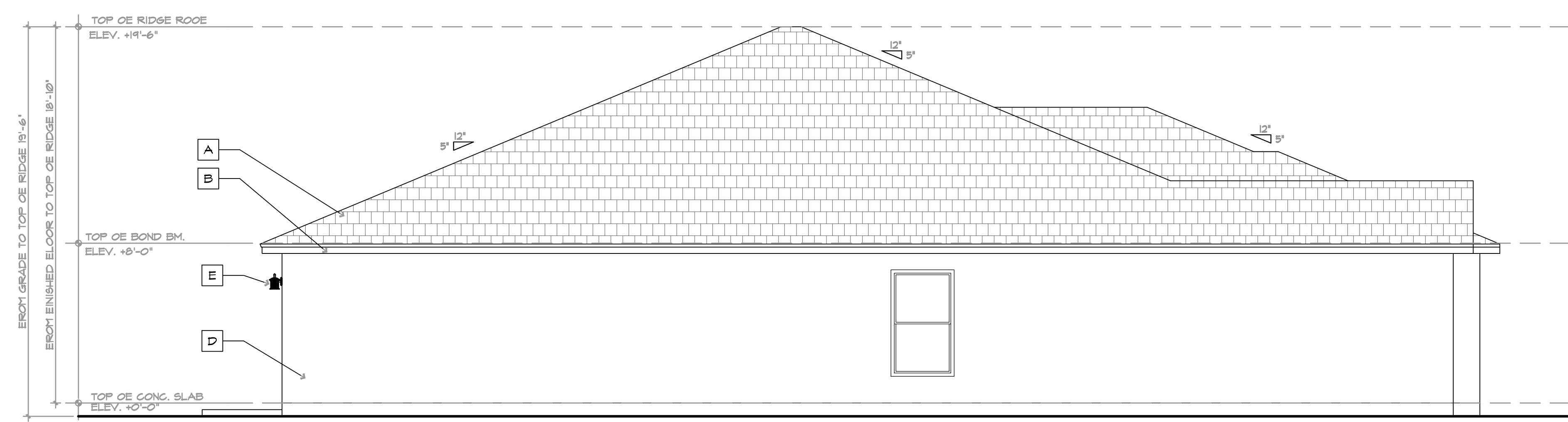
UNIT P002-BRAVO - REAR ELEVATION
 (OPTION G)
 SCALE: 1/4" = 1'-0"

- LEGEND**
- A CEMENT TILE ROOF (TYPICAL)
 - B 2X8 SMOOTH FINISH WOOD EASCIA (TYPICAL)
 - C SMOOTH FINISH CEMENTITIOUS MATERIAL TRIM
 - D TEXTURED CEMENTITIOUS MATERIAL FINISH
 - E LIGHT FIXTURE

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UNIT P002-BRAVO - RIGHT SIDE ELEVATION
(OPTION G)
SCALE: 1/4" = 1'-0"

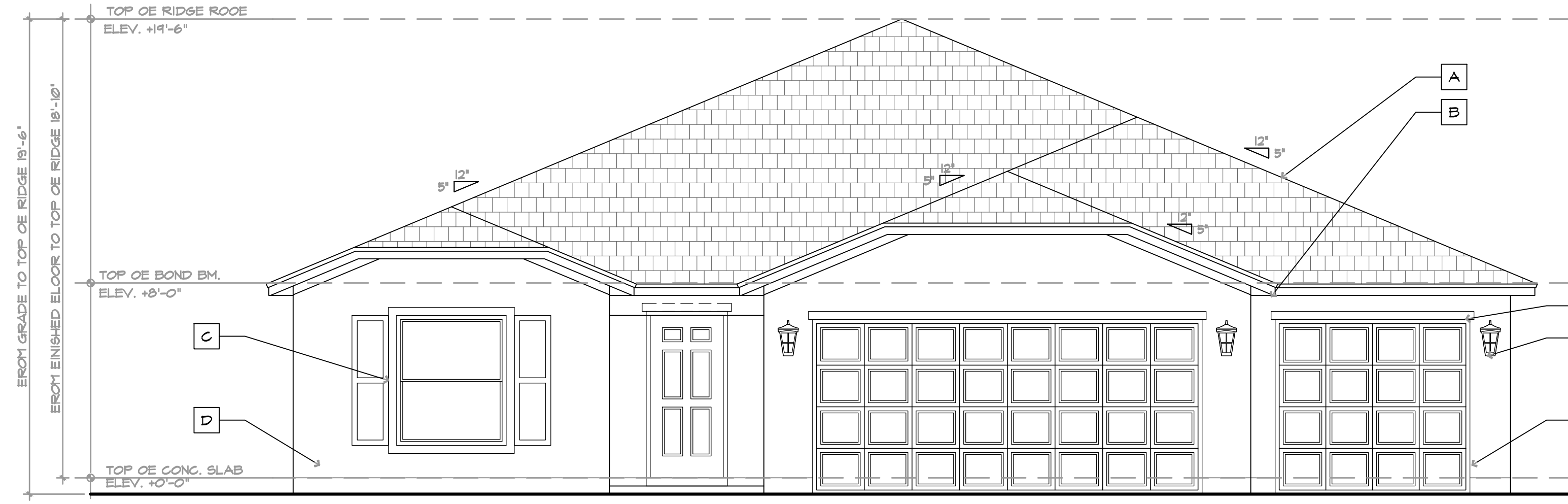


UNIT P002-BRAVO - LEFT SIDE ELEVATION
(OPTION G)
SCALE: 1/4" = 1'-0"

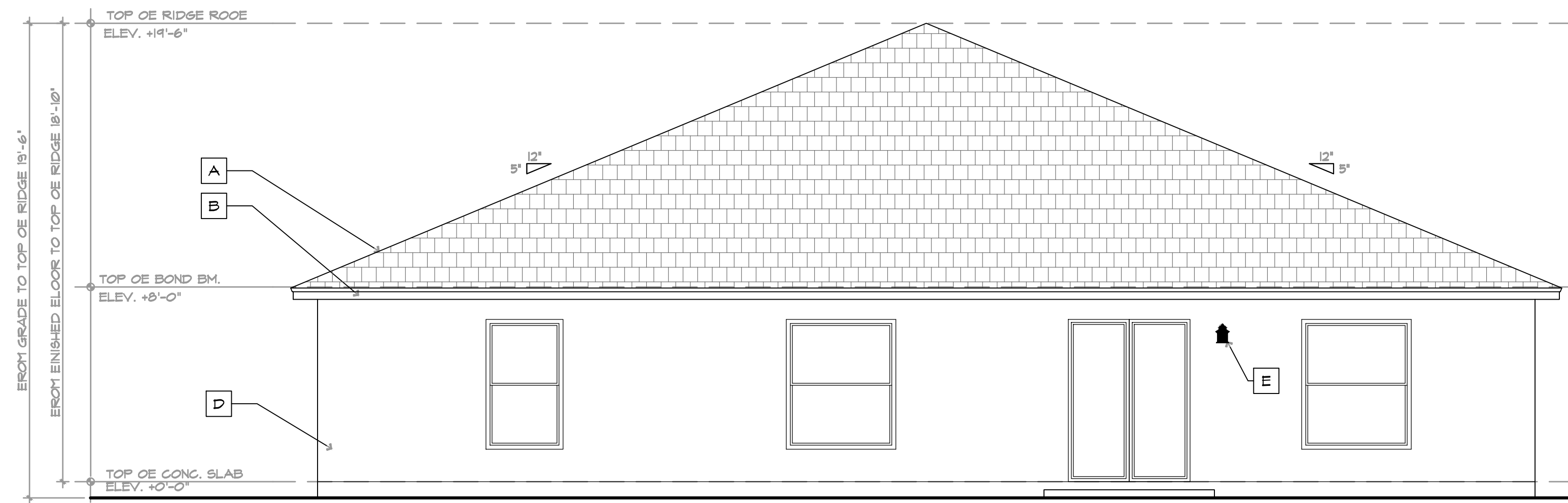
LEGEND

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

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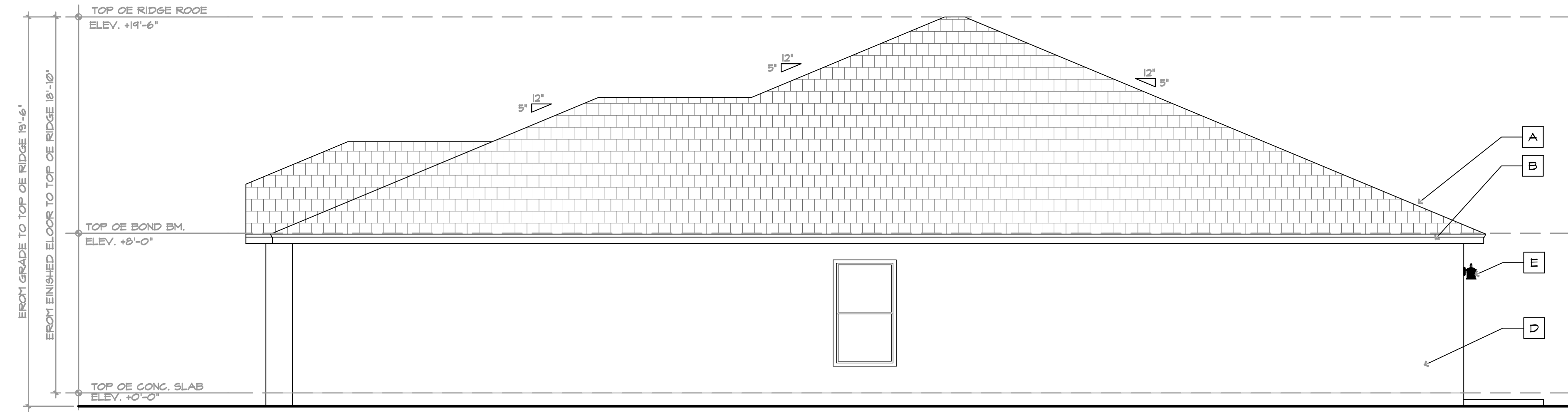
UNIT P002-BRAVO - FRONT ELEVATION
 (OPTION H)
 SCALE: 1/4" = 1'-0"



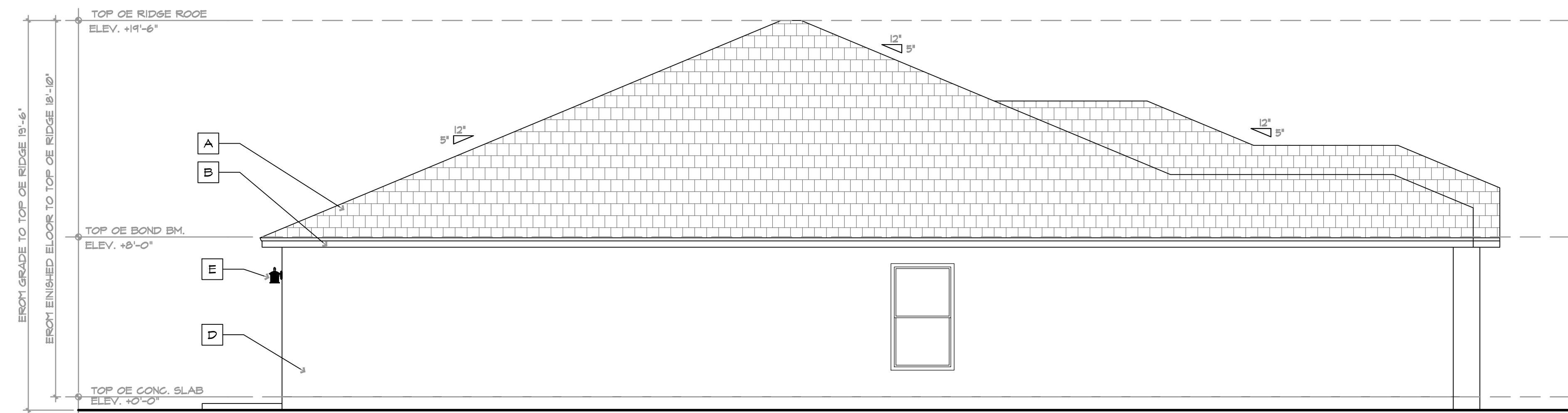
UNIT P002-BRAVO - REAR ELEVATION
 (OPTION H)
 SCALE: 1/4" = 1'-0"

- LEGEND**
- A CEMENT TILE ROOF (TYPICAL)
 - B 2X8 SMOOTH FINISH WOOD EASCIA (TYPICAL)
 - C SMOOTH FINISH CEMENTITIOUS MATERIAL TRIM
 - D TEXTURED CEMENTITIOUS MATERIAL FINISH
 - E LIGHT FIXTURE

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UNIT P002-BRAVO - RIGHT SIDE ELEVATION
(OPTION H)
SCALE: 1/4" = 1'-0"

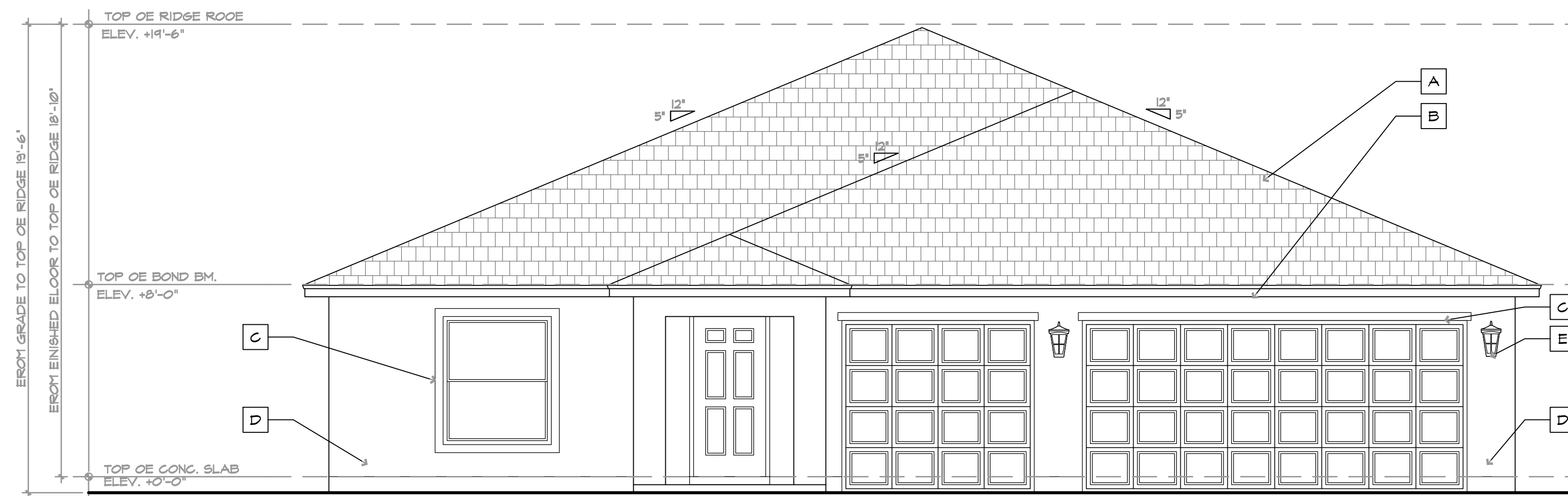


UNIT P002-BRAVO - LEFT SIDE ELEVATION
(OPTION H)
SCALE: 1/4" = 1'-0"

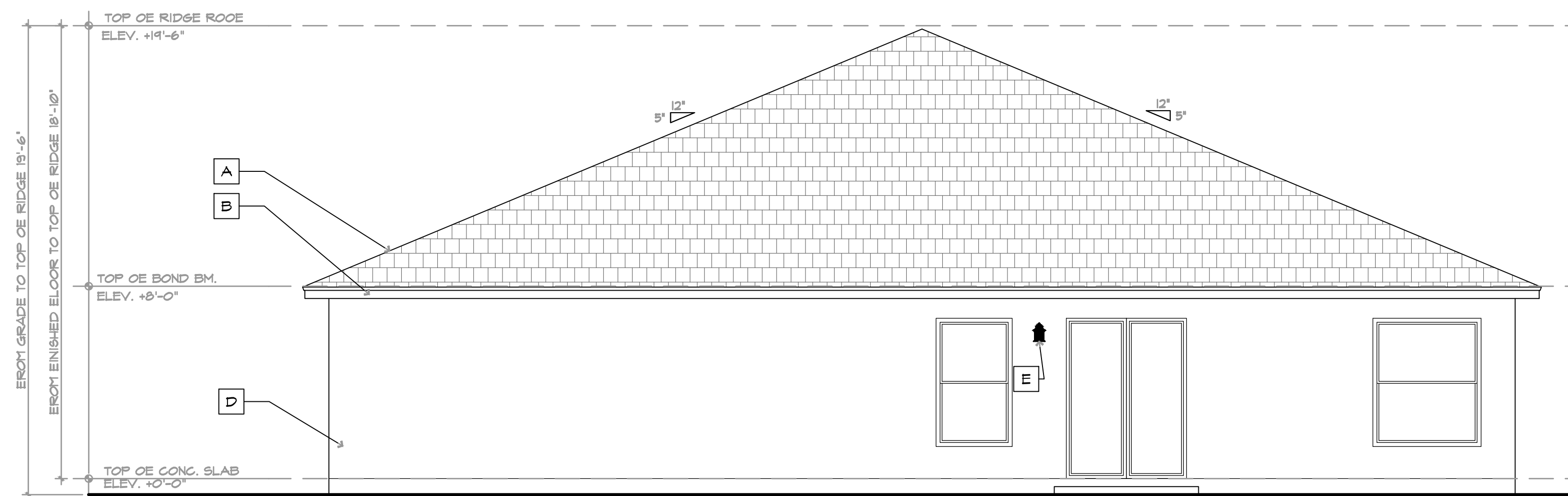
LEGEND

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

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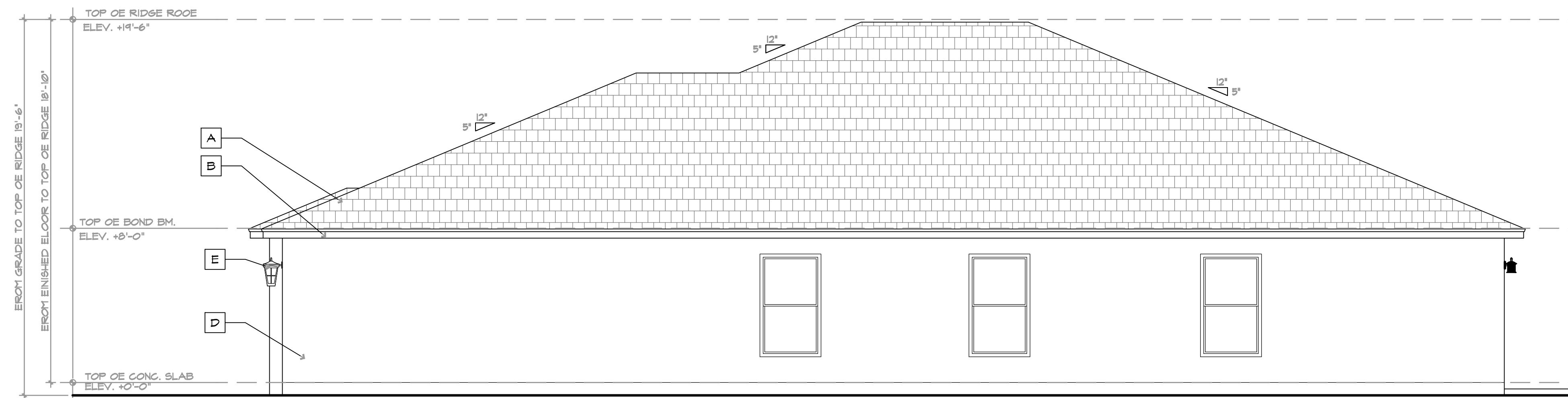
UNIT P003-CREST - FRONT ELEVATION
 (OPTION G)
 SCALE: 1/4" = 1'-0"



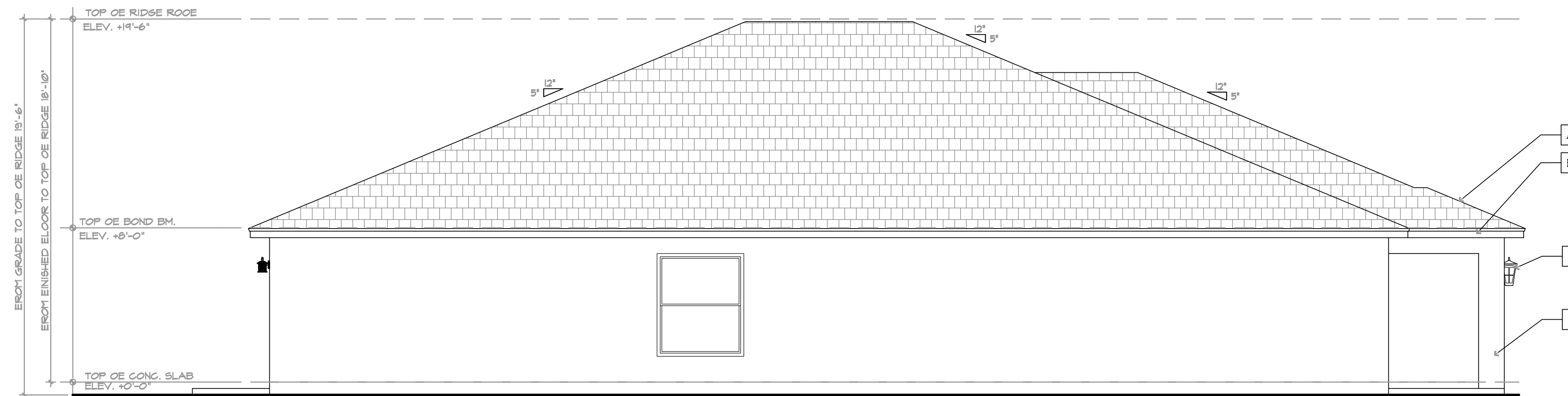
UNIT P003-CREST - REAR ELEVATION
 (OPTION G)
 SCALE: 1/4" = 1'-0"

LEGEND

- A** CEMENT TILE ROOF (TYPICAL)
- B** 2X8 SMOOTH FINISH WOOD EASCIA (TYPICAL)
- C** SMOOTH FINISH CEMENTITIOUS MATERIAL TRIM
- D** TEXTURED CEMENTITIOUS MATERIAL FINISH
- E** LIGHT FIXTURE



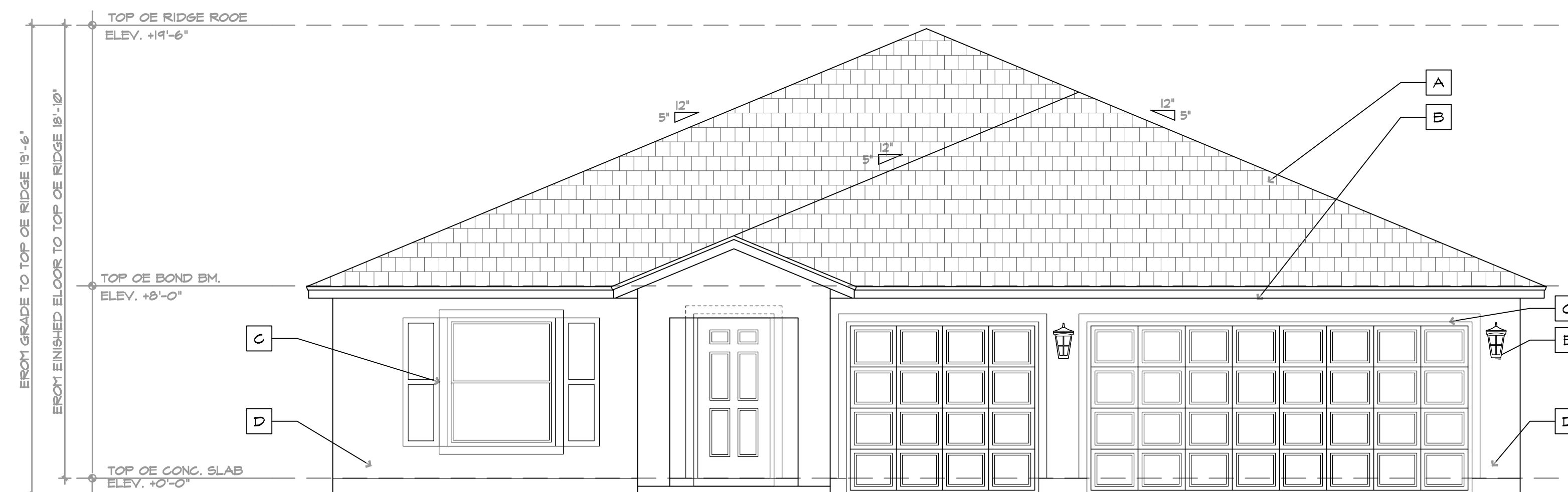
UNIT P003-CREST - RIGHT SIDE ELEVATION
(OPTION G)
SCALE: 1/4" = 1'-0"



UNIT P003-CREST - LEFT SIDE ELEVATION
(OPTION G)
SCALE: 1/4" = 1'-0"

LEGEND

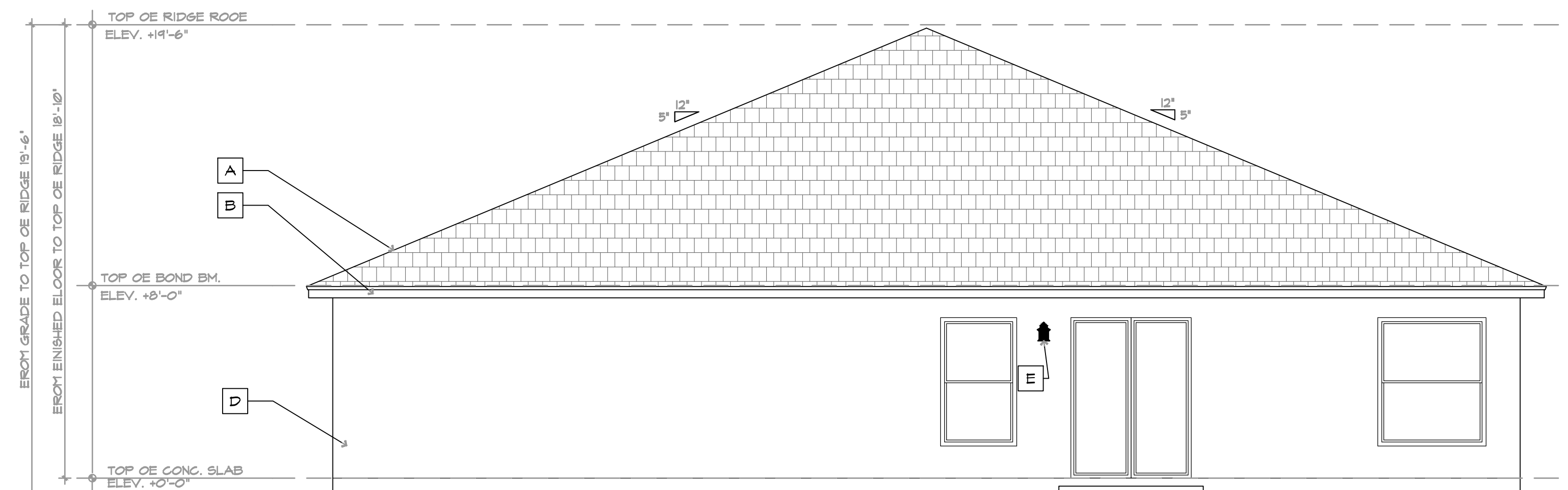
- A CEMENT TILE ROOF (TYPICAL)
- B 2X8 SMOOTH FINISH WOOD EASCIA (TYPICAL)
- C SMOOTH FINISH CEMENTITIOUS MATERIAL TRIM
- D TEXTURED CEMENTITIOUS MATERIAL FINISH
- E LIGHT FIXTURE



UNIT P003-CREST - FRONT ELEVATION

(OPTION H)

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



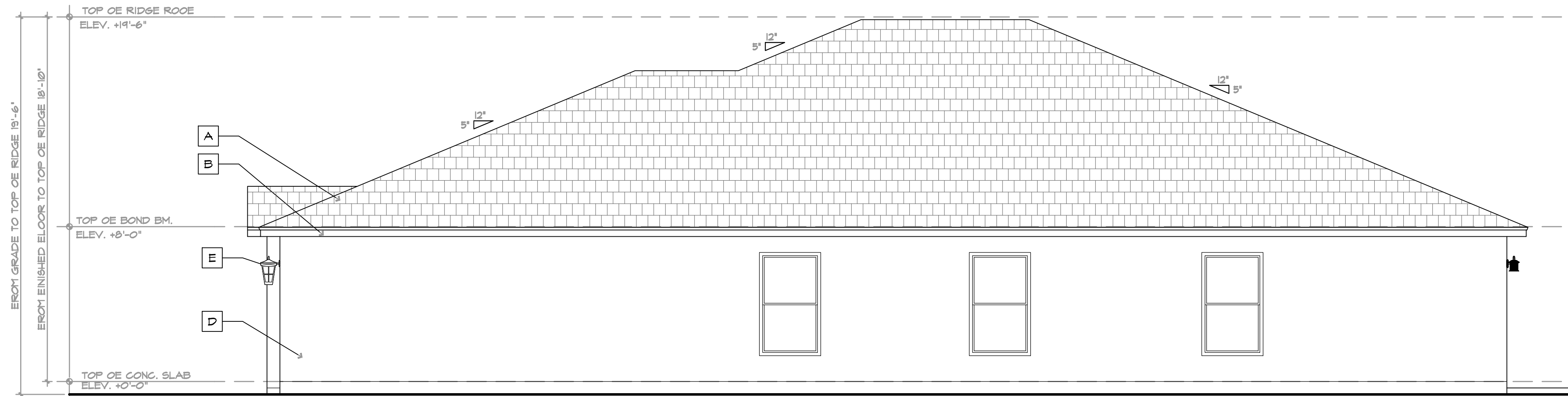
UNIT P003-CREST - REAR ELEVATION

(OPTION H)

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

LEGEND

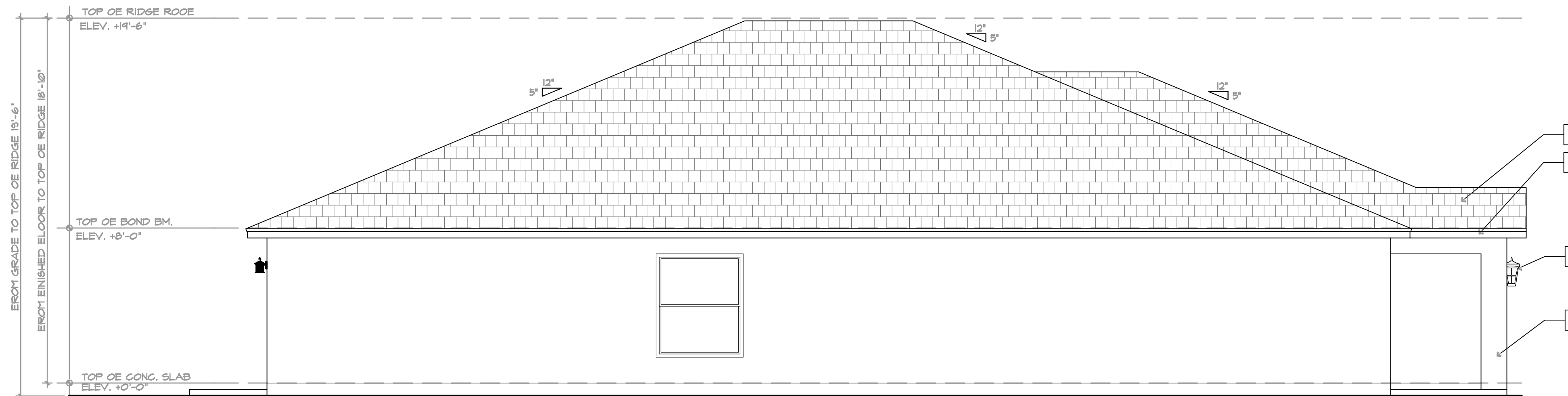
- A CEMENT TILE ROOF (TYPICAL)
- B 2x8 SMOOTH FINISH WOOD EASCIA (TYPICAL)
- C SMOOTH FINISH CEMENTITIOUS MATERIAL TRIM
- D TEXTURED CEMENTITIOUS MATERIAL FINISH
- E LIGHT FIXTURE



UNIT P003-CREST - RIGHT SIDE ELEVATION

(OPTION H)

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



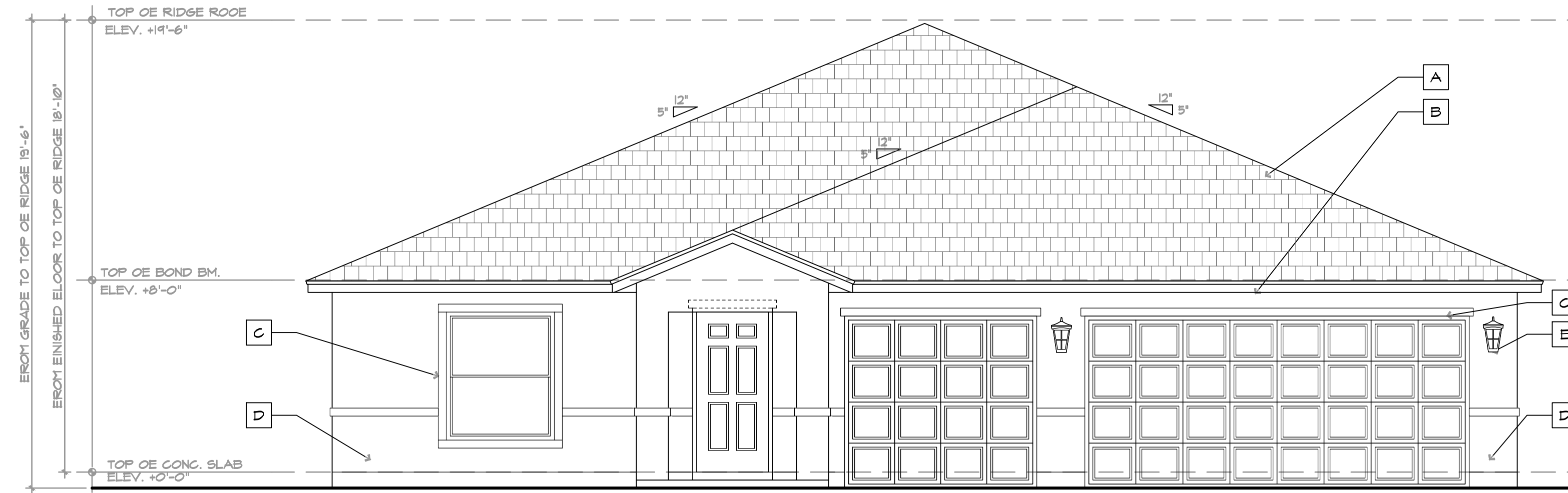
UNIT P003-CREST - LEFT SIDE ELEVATION

(OPTION H)

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

LEGEND

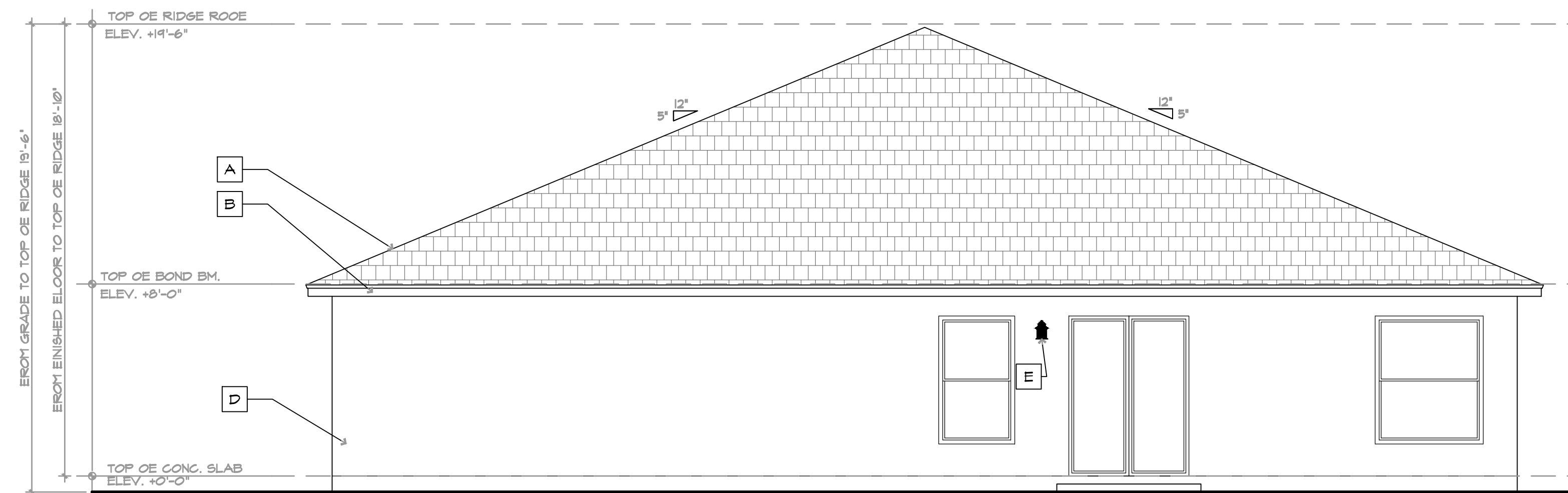
- A CEMENT TILE ROOF (TYPICAL)
- B 2X8 SMOOTH FINISH WOOD EASCIA (TYPICAL)
- C SMOOTH FINISH CEMENTITIOUS MATERIAL TRIM
- D TEXTURED CEMENTITIOUS MATERIAL FINISH
- E LIGHT FIXTURE



UNIT P003-CREST - FRONT ELEVATION

(OPTION I)

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



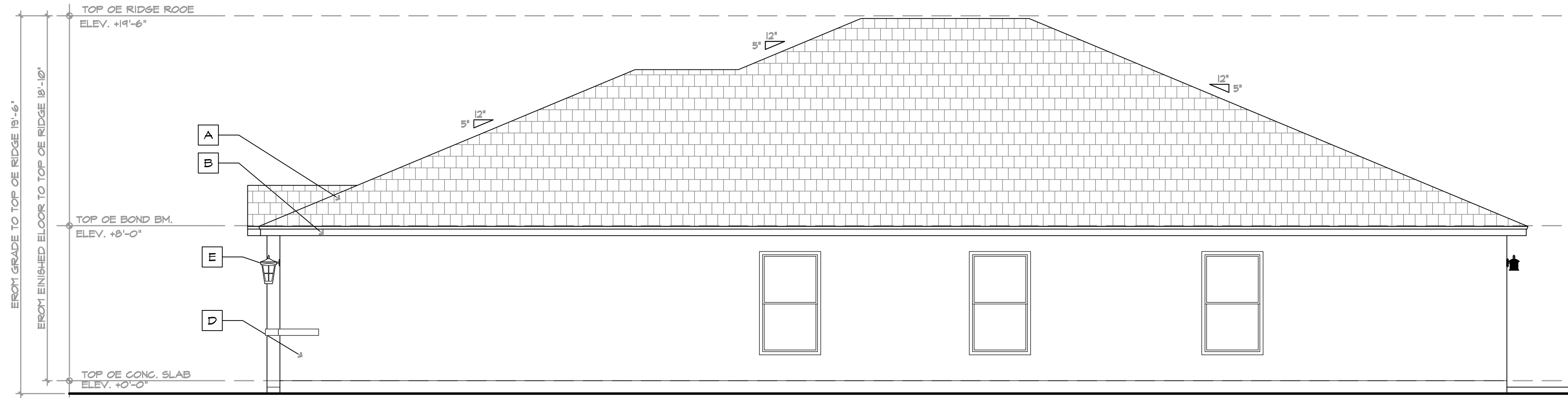
UNIT P003-CREST - REAR ELEVATION

(OPTION I)

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

LEGEND

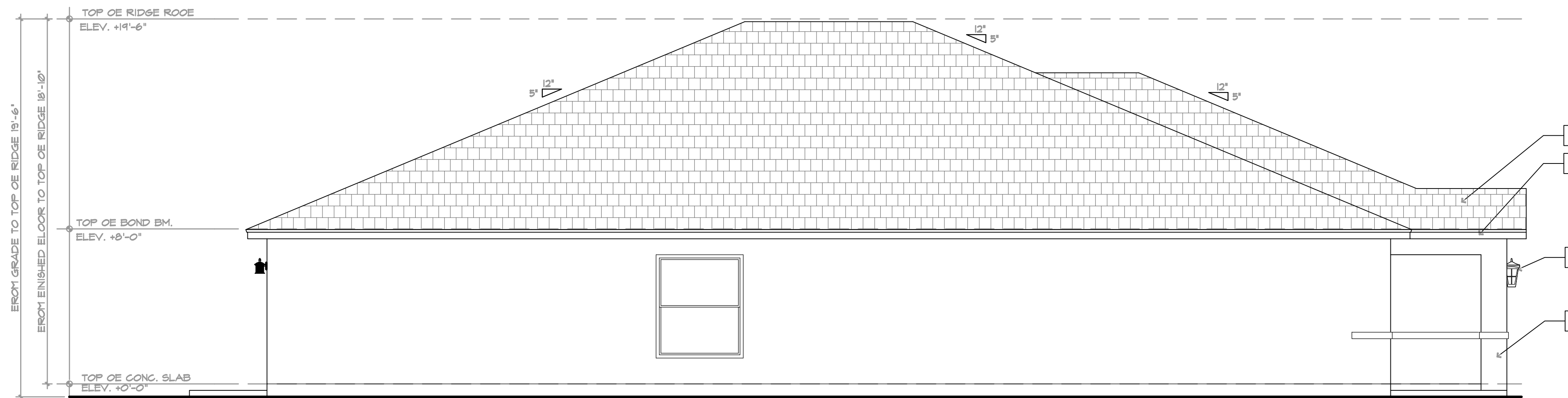
- A CEMENT TILE ROOF (TYPICAL)
- B 2x8 SMOOTH FINISH WOOD EASCIA (TYPICAL)
- C SMOOTH FINISH CEMENTITIOUS MATERIAL TRIM
- D TEXTURED CEMENTITIOUS MATERIAL FINISH
- E LIGHT FIXTURE



UNIT P003-CREST - RIGHT SIDE ELEVATION

(OPTION I)

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



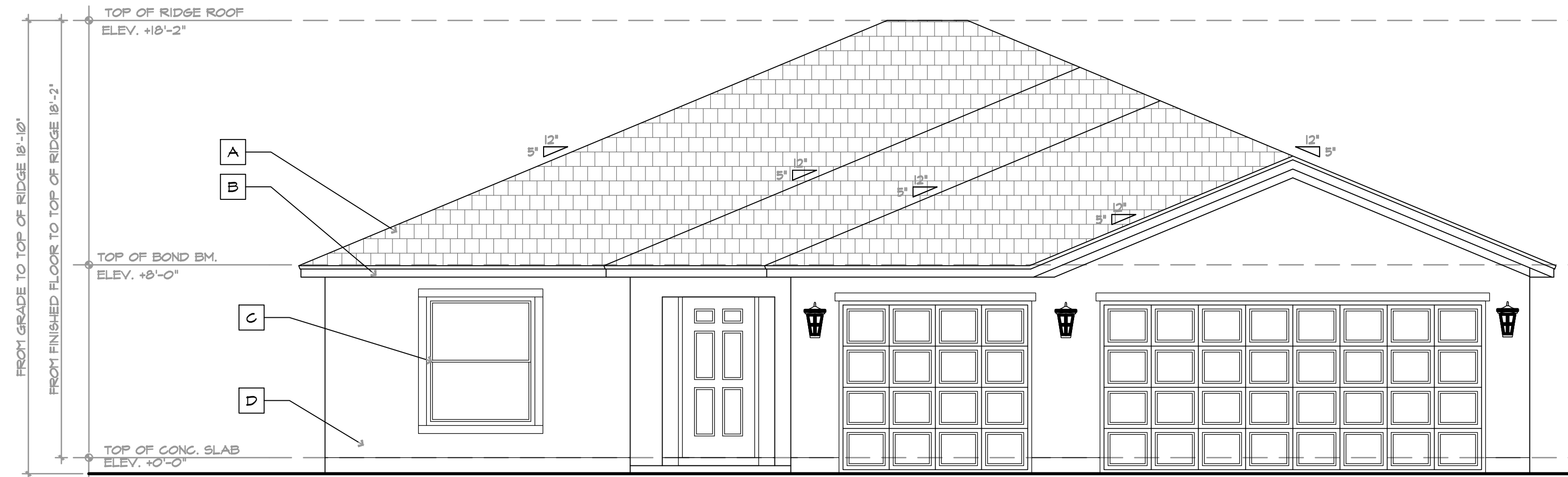
UNIT P003-CREST - LEFT SIDE ELEVATION

(OPTION I)

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

LEGEND

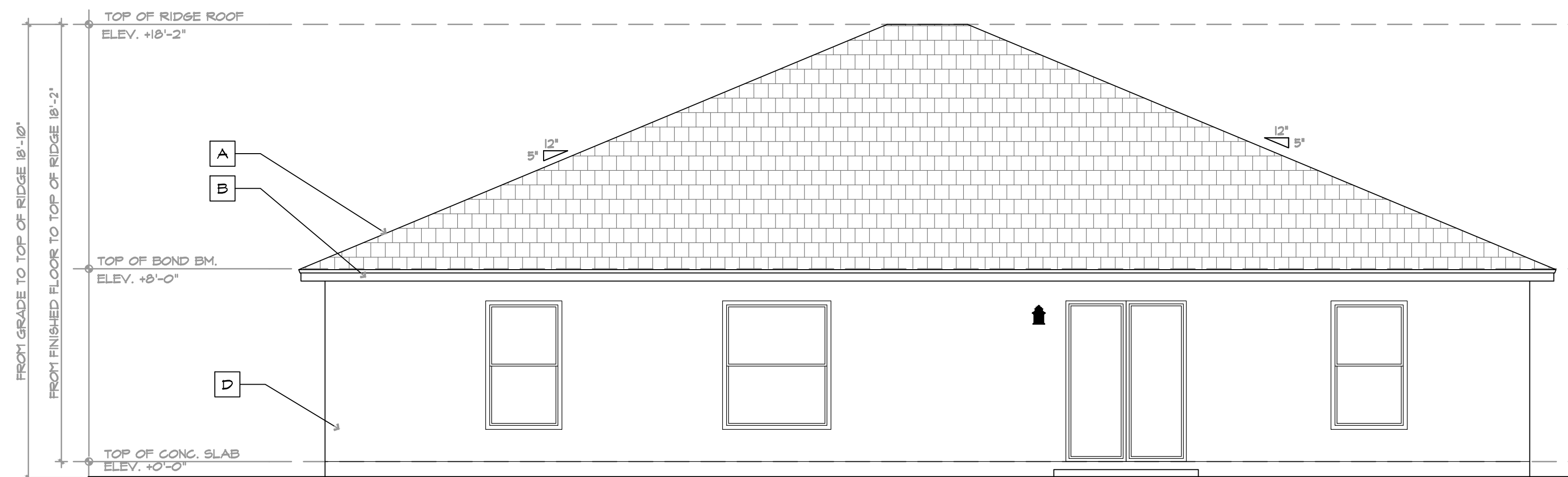
- A CEMENT TILE ROOF (TYPICAL)
- B 2X8 SMOOTH FINISH WOOD FASCIA (TYPICAL)
- C SMOOTH FINISH CEMENTITIOUS MATERIAL TRIM
- D TEXTURED CEMENTITIOUS MATERIAL FINISH
- E LIGHT FIXTURE



UNIT P004-FRONTIER - FRONT ELEVATION

(OPTION A)

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



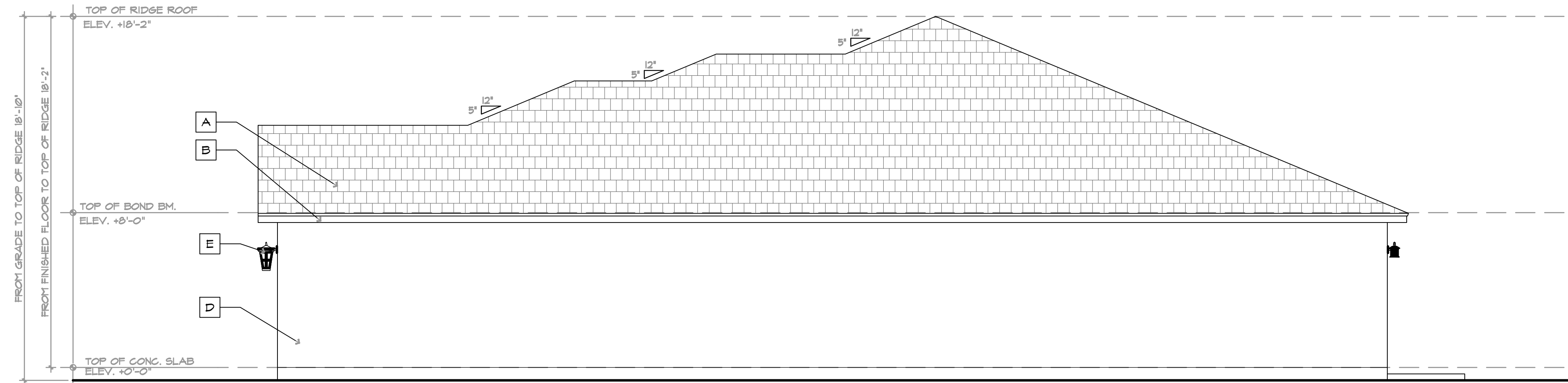
UNIT P004-FRONTIER - REAR ELEVATION

(OPTION A)

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

LEGEND

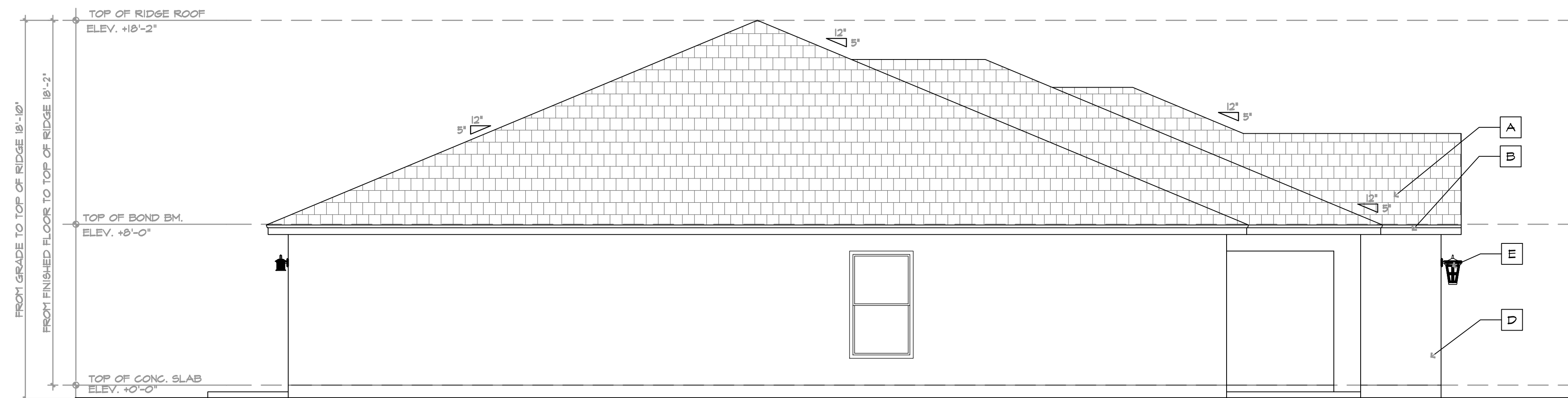
- A** CEMENT TILE ROOF (TYPICAL)
- B** 2X8 SMOOTH FINISH WOOD EASCIA (TYPICAL)
- C** SMOOTH FINISH CEMENTITIOUS MATERIAL TRIM
- D** TEXTURED CEMENTITIOUS MATERIAL FINISH
- E** LIGHT FIXTURE



UNIT P004-FRONTIER - RIGHT SIDE ELEVATION

(OPTION A)

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



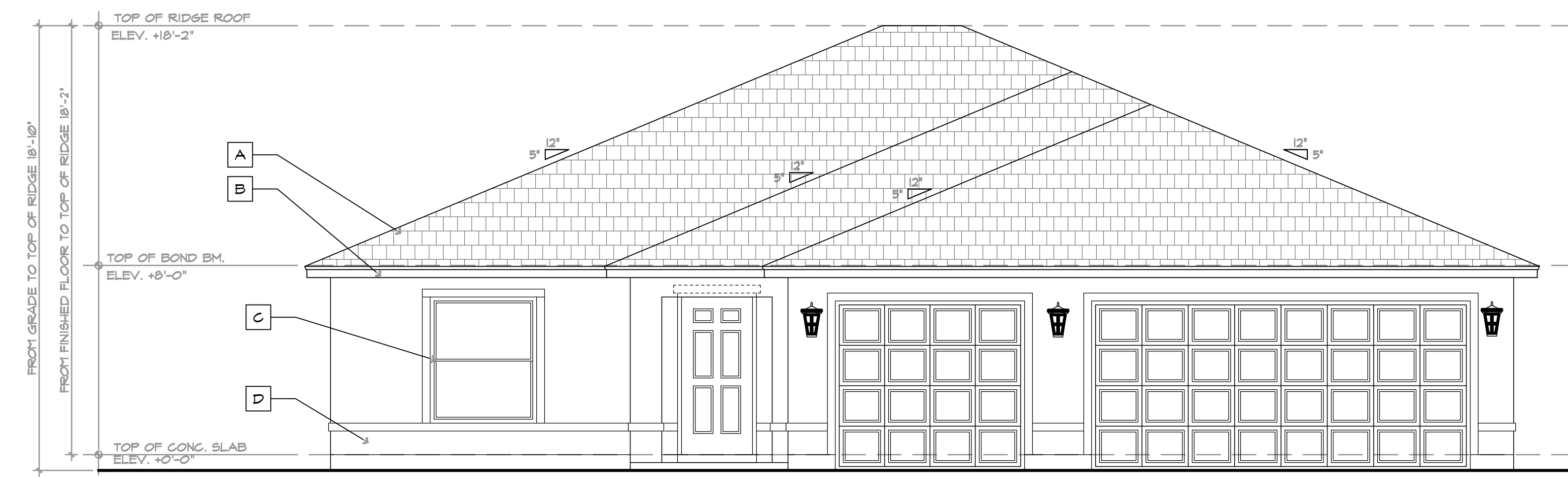
UNIT P004-FRONTIER - LEFT SIDE ELEVATION

(OPTION A)

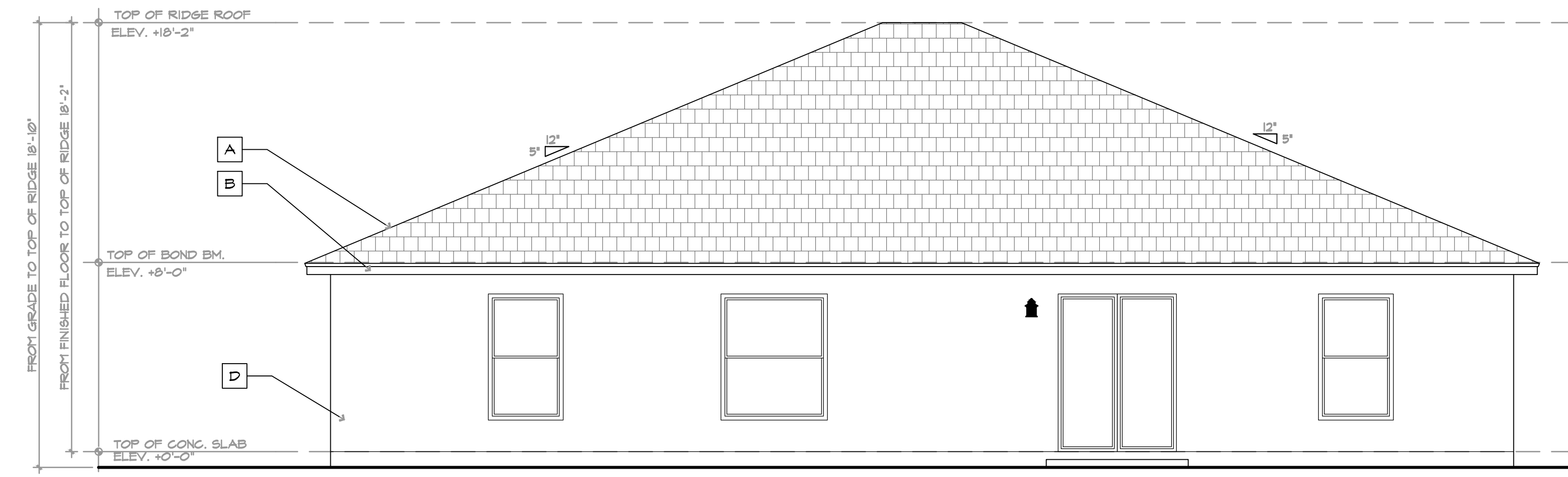
SCALE: 1/4" = 1'-0"

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 LIGHT FIXTURE



UNIT P004-FRONTIER - FRONT ELEVATION
 (OPTION G)
 SCALE: 1/4" = 1'-0"

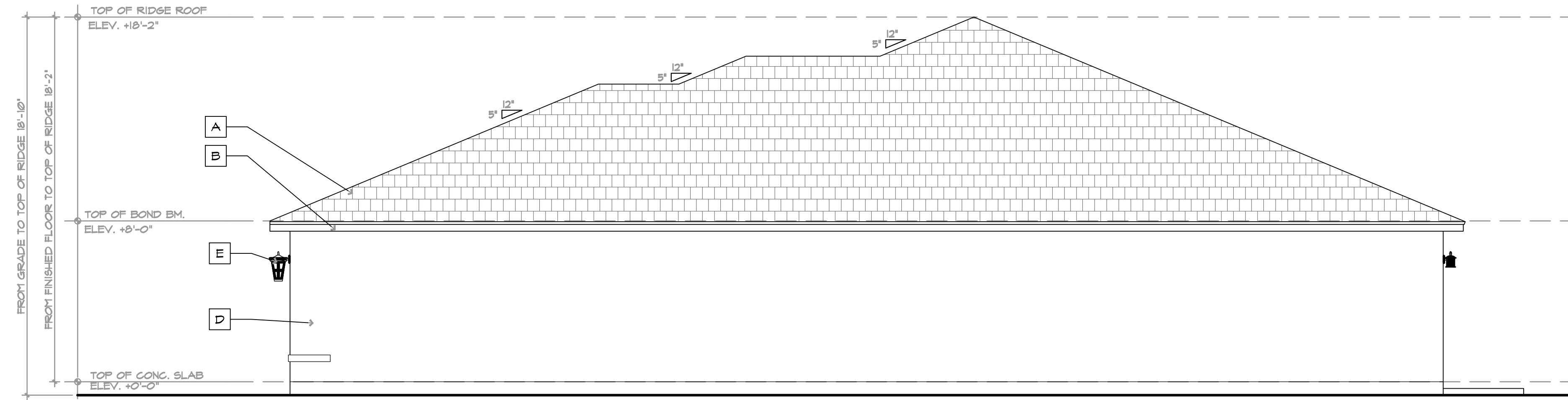


UNIT P004-FRONTIER - REAR ELEVATION
 (OPTION G)
 SCALE: 1/4" = 1'-0"

LEGEND

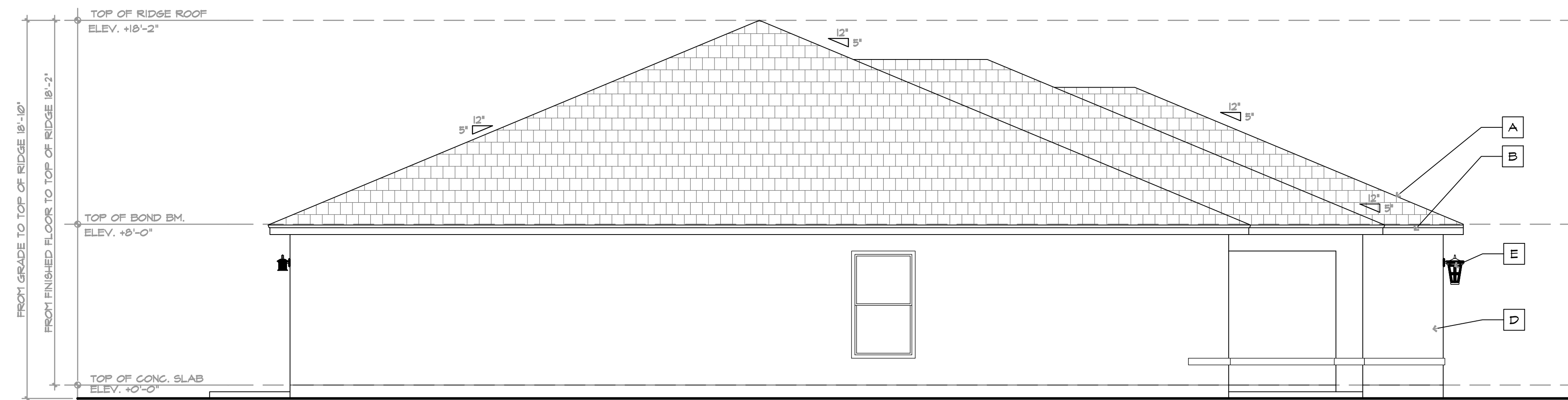
- A** CEMENT TILE ROOF (TYPICAL)
- B** 2X8 SMOOTH FINISH WOOD FASCIA (TYPICAL)
- C** SMOOTH FINISH CEMENTITIOUS MATERIAL TRIM
- D** TEXTURED CEMENTITIOUS MATERIAL FINISH
- E** LIGHT FIXTURE

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UNIT P004-FRONTIER - RIGHT SIDE ELEVATION
(OPTION G)

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



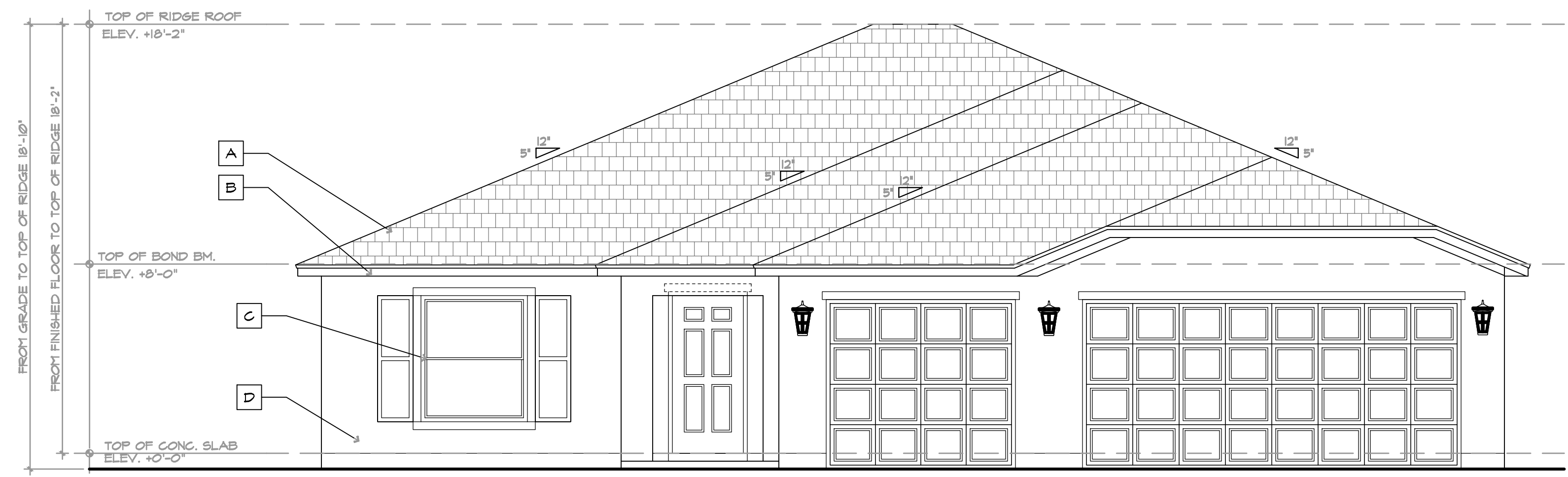
UNIT P004-FRONTIER - LEFT SIDE ELEVATION
(OPTION G)

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

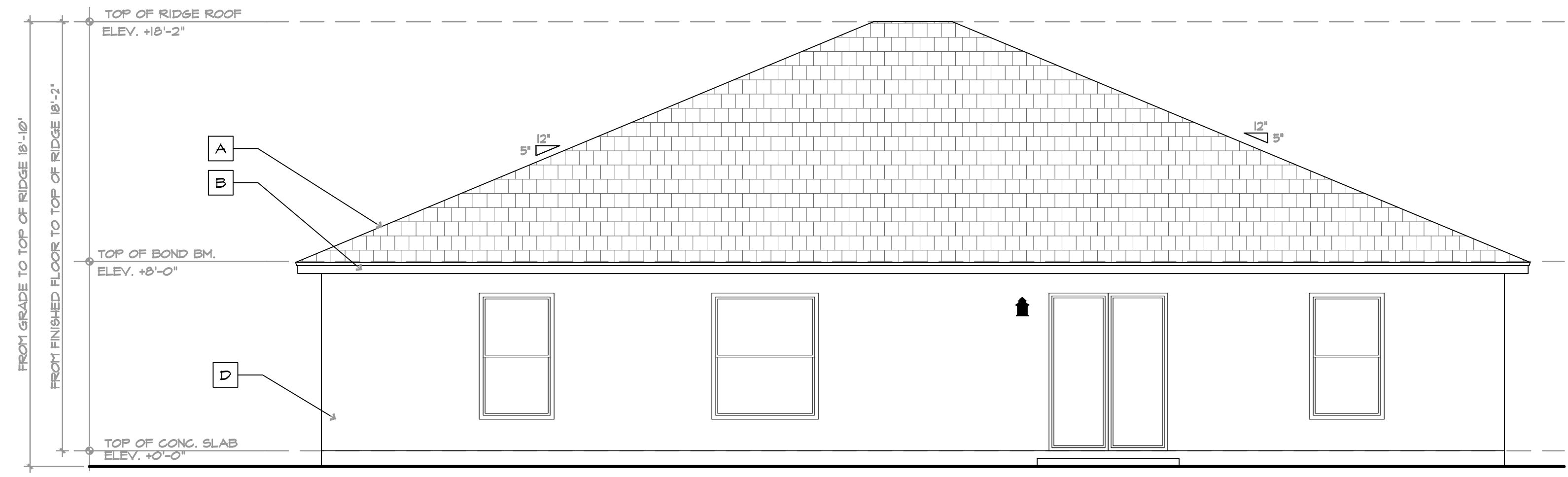
LEGEND

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

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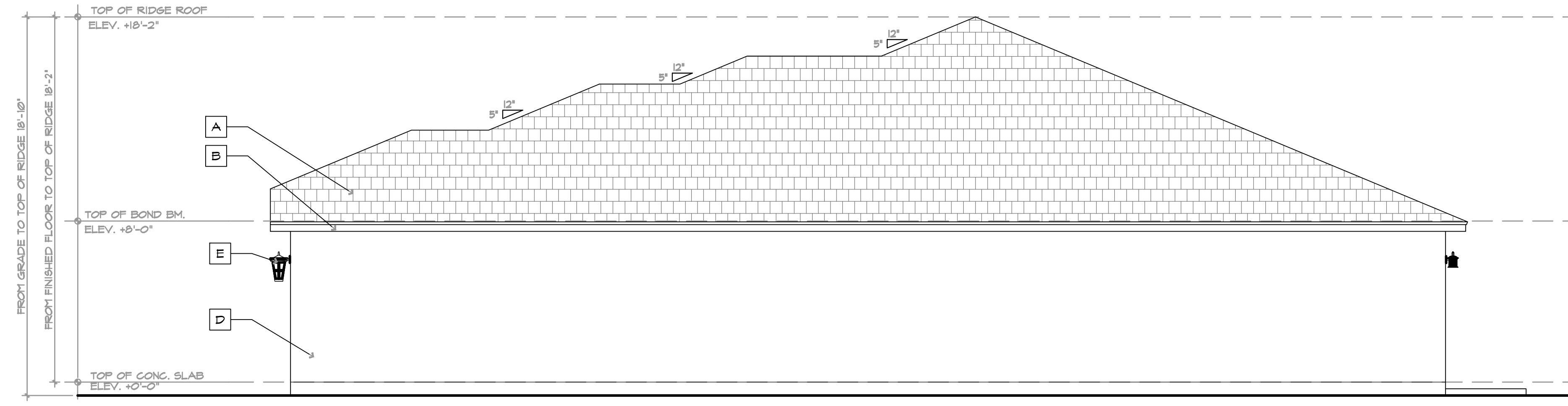
UNIT P004-FRONTIER - FRONT ELEVATION
(OPTION H)
SCALE: 1/4" = 1'-0"



UNIT P004-FRONTIER - REAR ELEVATION
(OPTION H)
SCALE: 1/4" = 1'-0"

- LEGEND**
- A CEMENT TILE ROOF (TYPICAL)
 - B 2x8 SMOOTH FINISH WOOD EASTIA (TYPICAL)
 - C SMOOTH FINISH CEMENTITIOUS MATERIAL TRIM
 - D TEXTURED CEMENTITIOUS MATERIAL FINISH
 - E LIGHT FIXTURE

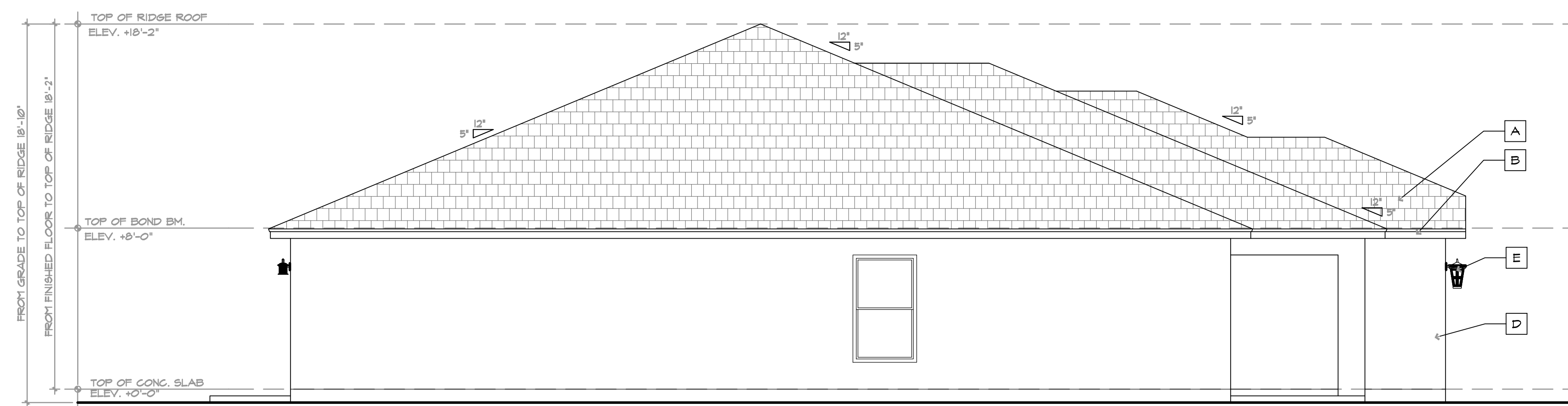
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UNIT P004-FRONTIER - RIGHT SIDE ELEVATION

(OPTION H)

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



UNIT P004-FRONTIER - LEFT SIDE ELEVATION

(OPTION H)

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

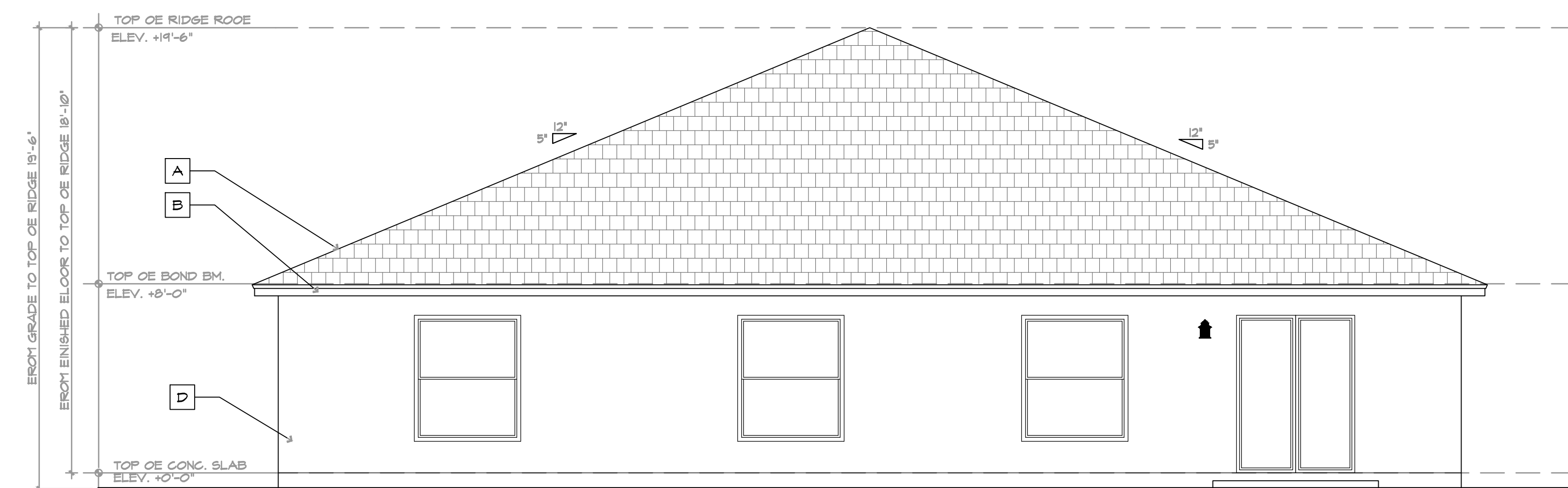
LEGEND

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

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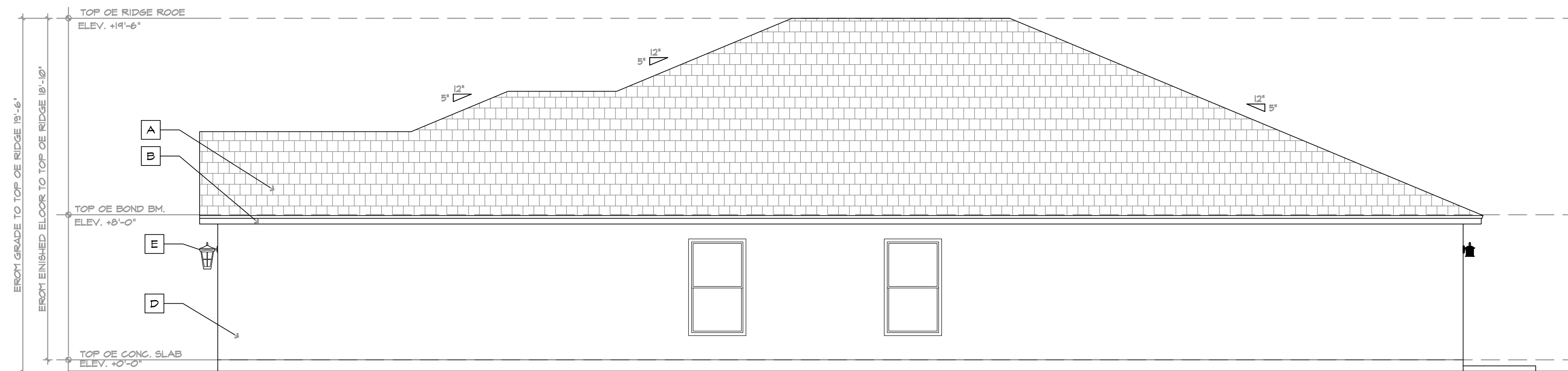
UNIT P005-HERITAGE - FRONT ELEVATION
(OPTION G)
SCALE: 1/4" = 1'-0"



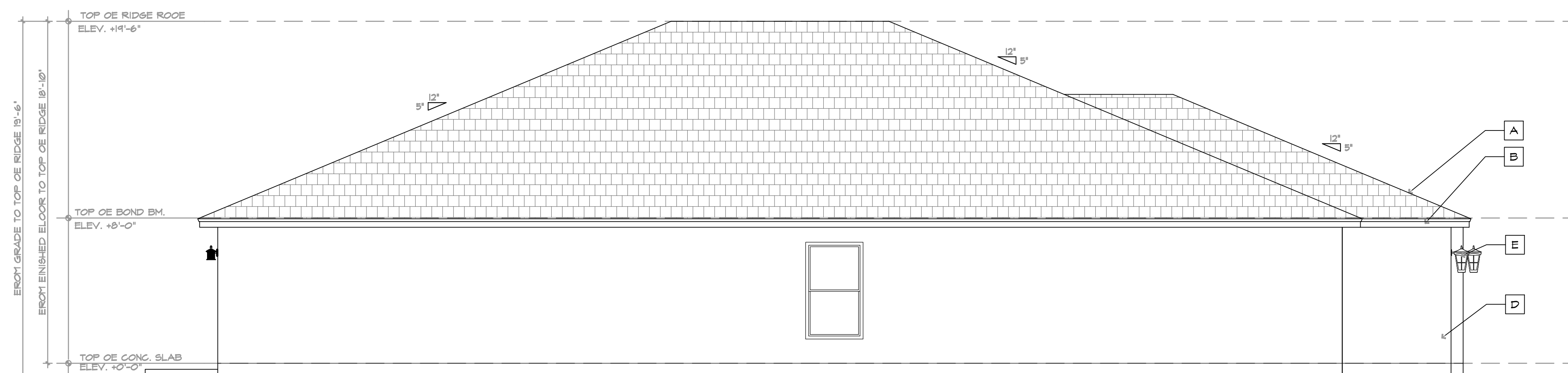
UNIT P005-HERITAGE - REAR ELEVATION
(OPTION G)
SCALE: 1/4" = 1'-0"

- LEGEND**
- A CEMENT TILE ROOF (TYPICAL)
 - B 2X8 SMOOTH FINISH WOOD EASCIA (TYPICAL)
 - C SMOOTH FINISH CEMENTITIOUS MATERIAL TRIM
 - D TEXTURED CEMENTITIOUS MATERIAL FINISH
 - E LIGHT FIXTURE

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UNIT P005-HERITAGE - RIGHT SIDE ELEVATION
(OPTION G)
SCALE: 1/4" = 1'-0"



UNIT P005-HERITAGE - LEFT SIDE ELEVATION
(OPTION G)
SCALE: 1/4" = 1'-0"

LEGEND

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

MIAMI-DADE COUNTY
 PROCESS NO.: Z24-135
 DATE: OCT 21 2024
 BY: ISA

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

FOUR ACES PROPERTIES IV
 BY: LENNAR HOMES
 MIAMI-DADE COUNTY, FLORIDA

SEAL:

UNIT P005-HERITAGE

ELEVATIONS

OPTION H

DATE: 2024-09-30

SCALE: AS SHOWN

DRAWN: CG

CHECK BY: PPKS

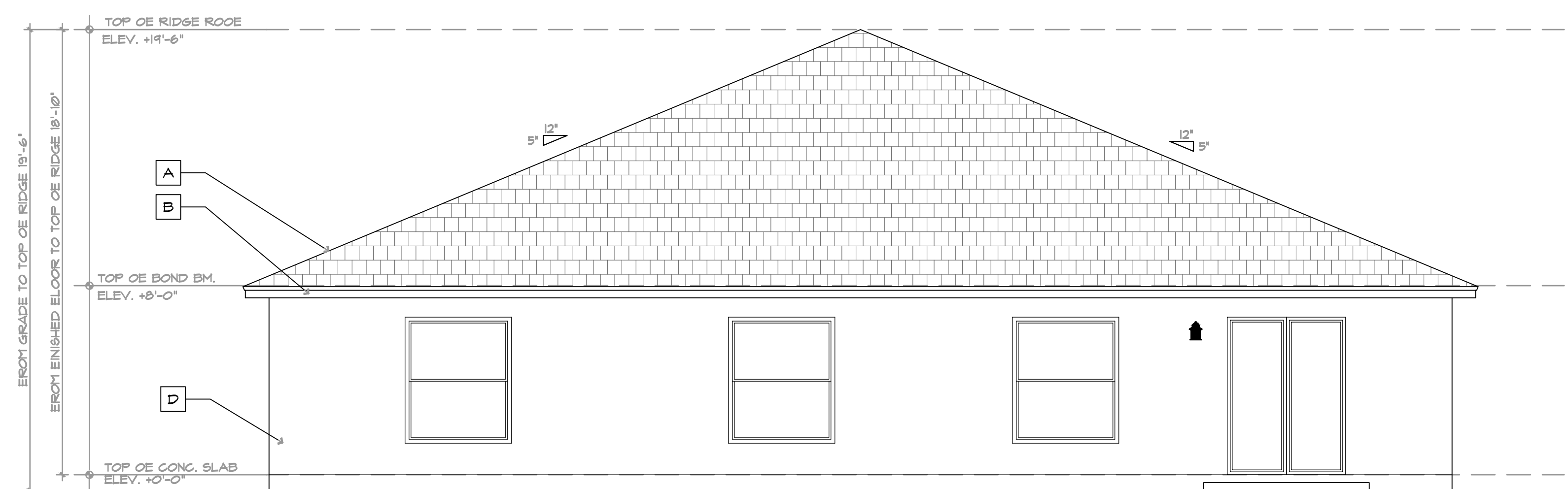
JOB NO.:

A-11.3

SHEET NO.:



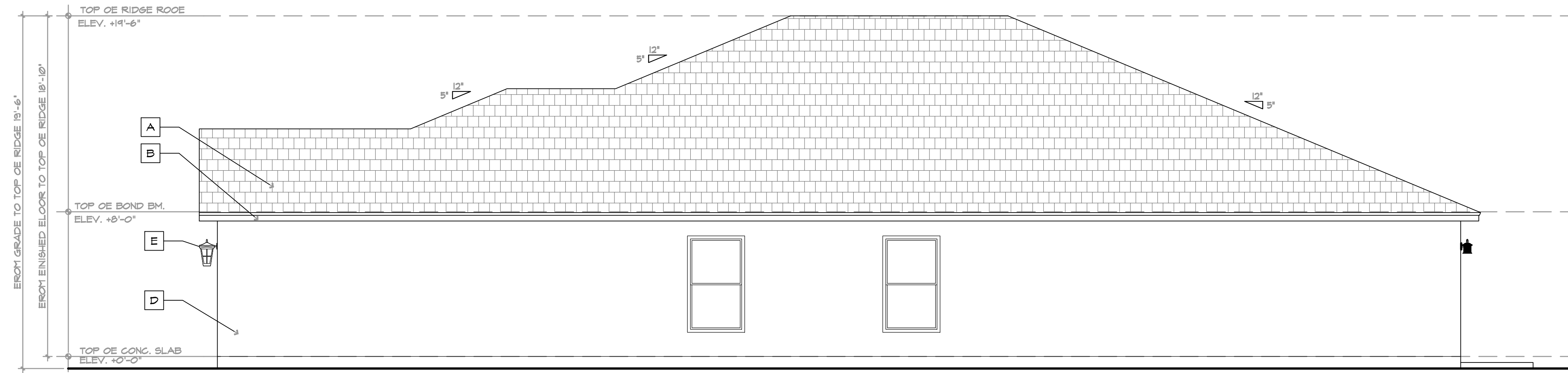
UNIT P005-HERITAGE - FRONT ELEVATION
 (OPTION H)
 SCALE: 1/4" = 1'-0"



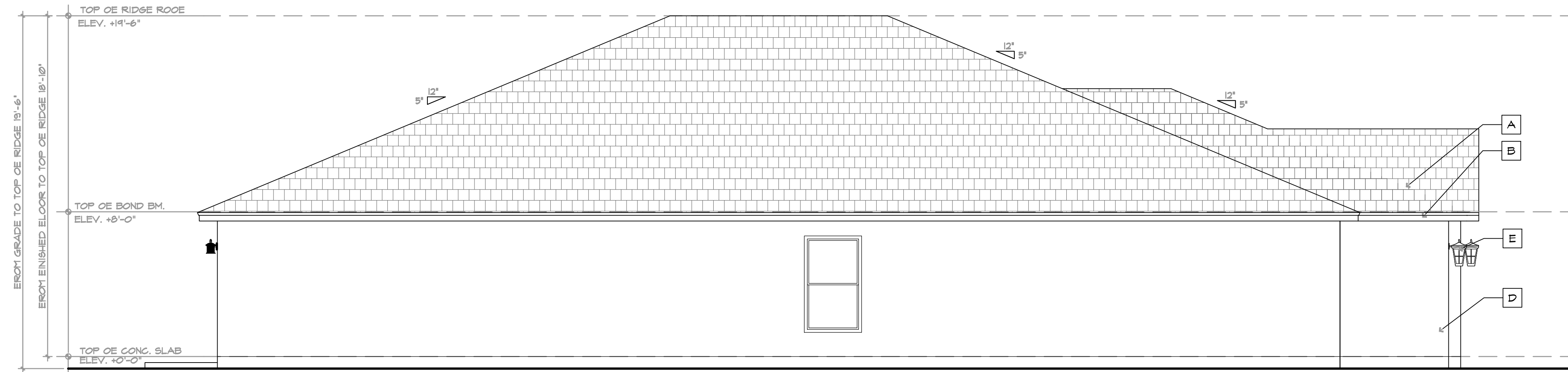
UNIT P005-HERITAGE - REAR ELEVATION
 (OPTION H)
 SCALE: 1/4" = 1'-0"

- LEGEND**
- A CEMENT TILE ROOF (TYPICAL)
 - B 2X8 SMOOTH FINISH WOOD EASCIA (TYPICAL)
 - C SMOOTH FINISH CEMENTITIOUS MATERIAL TRIM
 - D TEXTURED CEMENTITIOUS MATERIAL FINISH
 - E LIGHT FIXTURE

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UNIT P005-HERITAGE - RIGHT SIDE ELEVATION
(OPTION H)
SCALE: 1/4" = 1'-0"



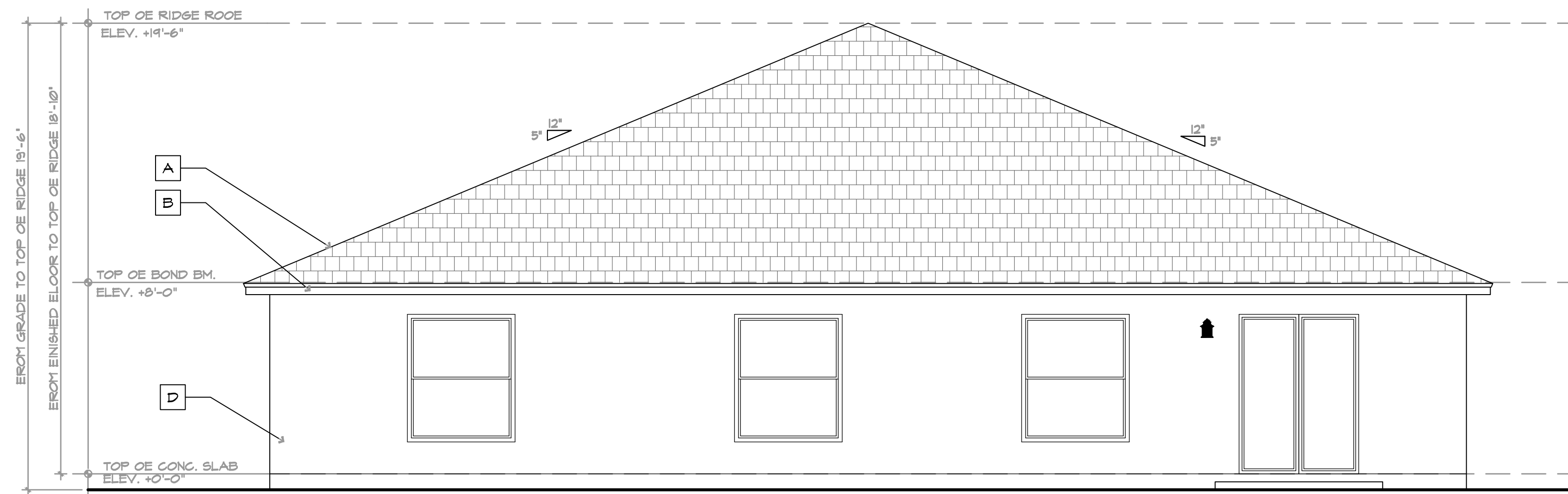
UNIT P005-HERITAGE - LEFT SIDE ELEVATION
(OPTION H)
SCALE: 1/4" = 1'-0"

LEGEND

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



UNIT P005-HERITAGE - FRONT ELEVATION
 (OPTION I)
 SCALE: 1/4" = 1'-0"

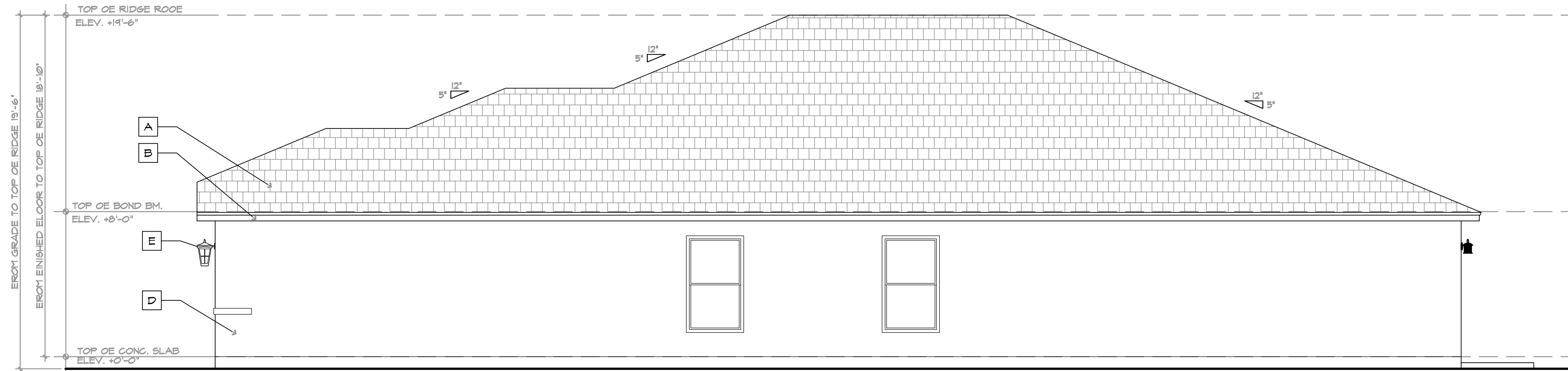


UNIT P005-HERITAGE - REAR ELEVATION
 (OPTION I)
 SCALE: 1/4" = 1'-0"

LEGEND

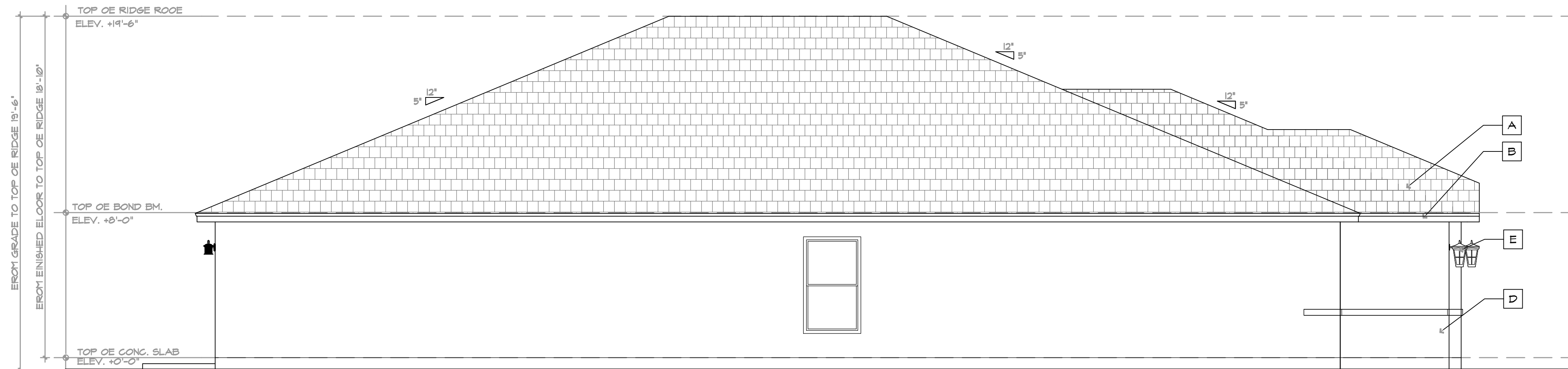
- A CEMENT TILE ROOF (TYPICAL)
- B 2x8 SMOOTH FINISH WOOD EAVES (TYPICAL)
- C SMOOTH FINISH CEMENTITIOUS MATERIAL TRIM
- D TEXTURED CEMENTITIOUS MATERIAL FINISH
- E LIGHT FIXTURE

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UNIT P005-HERITAGE - RIGHT SIDE ELEVATION
(OPTION I)

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



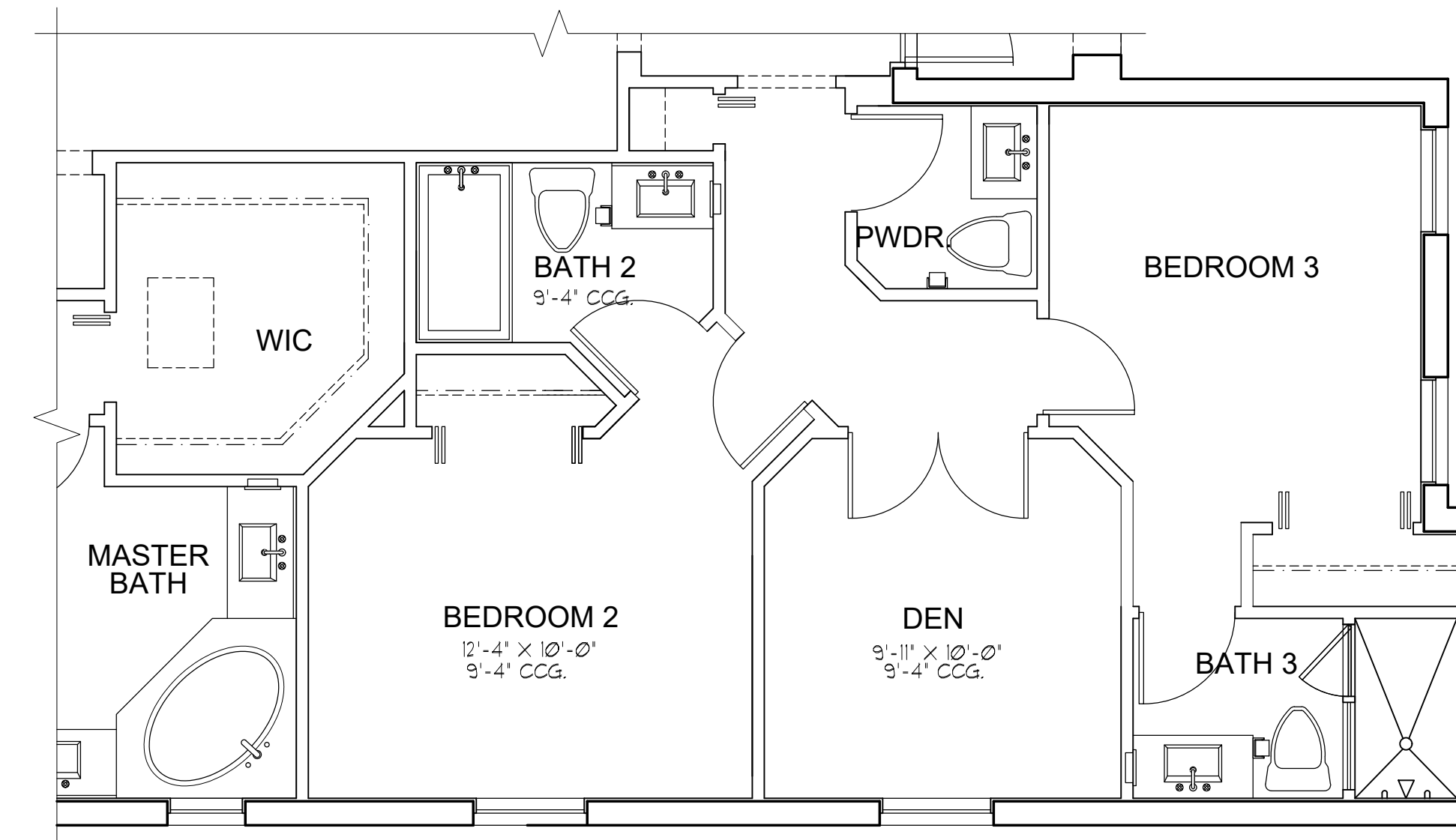
UNIT P005-HERITAGE - LEFT SIDE ELEVATION
(OPTION I)

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

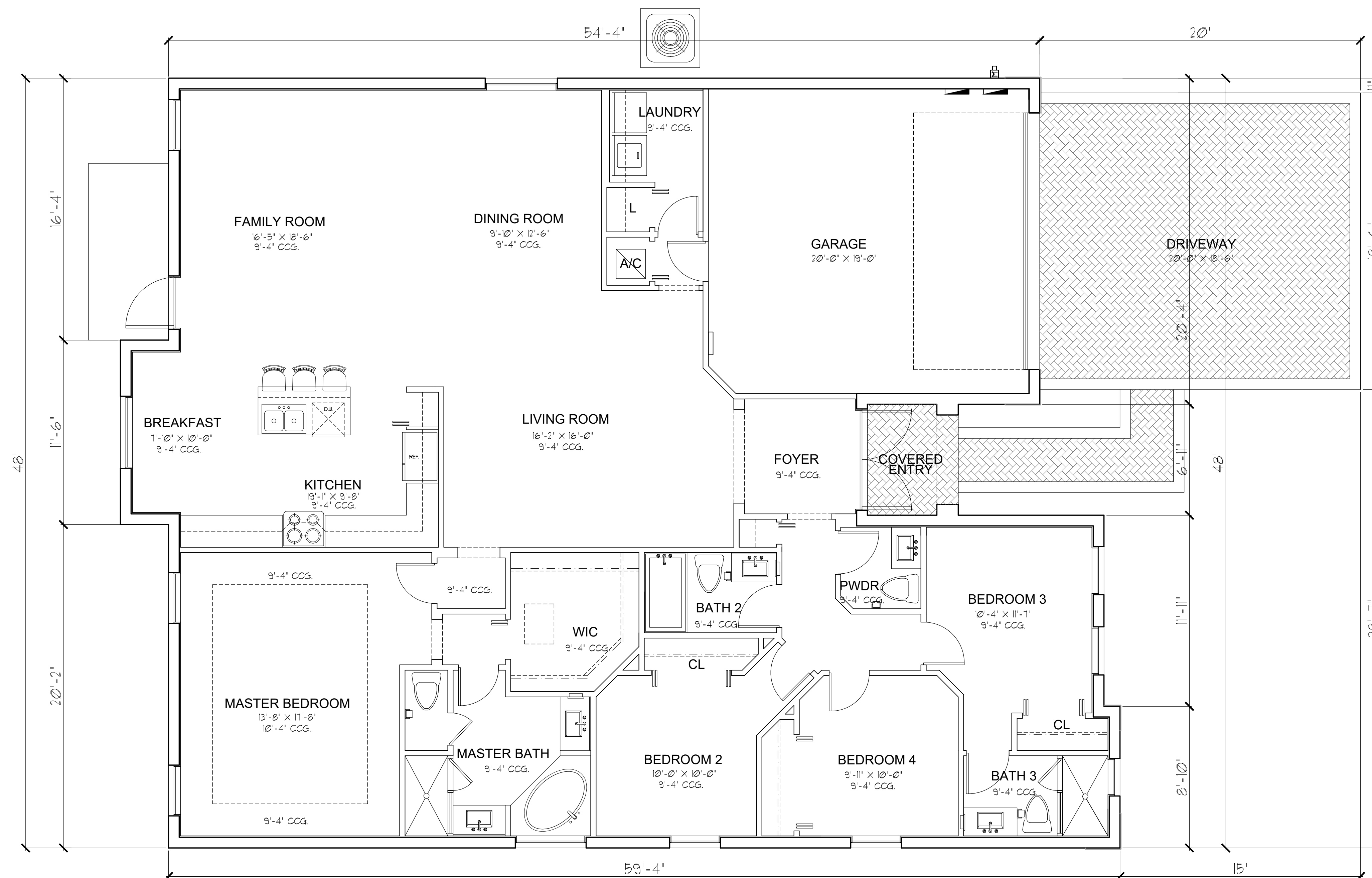
LEGEND

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

AREA CALCULATION & DATA	
TOTAL A/C	2,249 SF
GARAGE	413.0 SF
COVERED ENTRY	30.0 SF
TOTAL GROSS	2,692 SF
LOT COVERAGE	2,692 SF



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



UNIT 2244 - FLOOR PLAN
4 BEDROOMS / 3 1/2 BATHS / 2 CARS GARAGE
 SCALE: 1/4" = 1'-0"

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

SEAL:

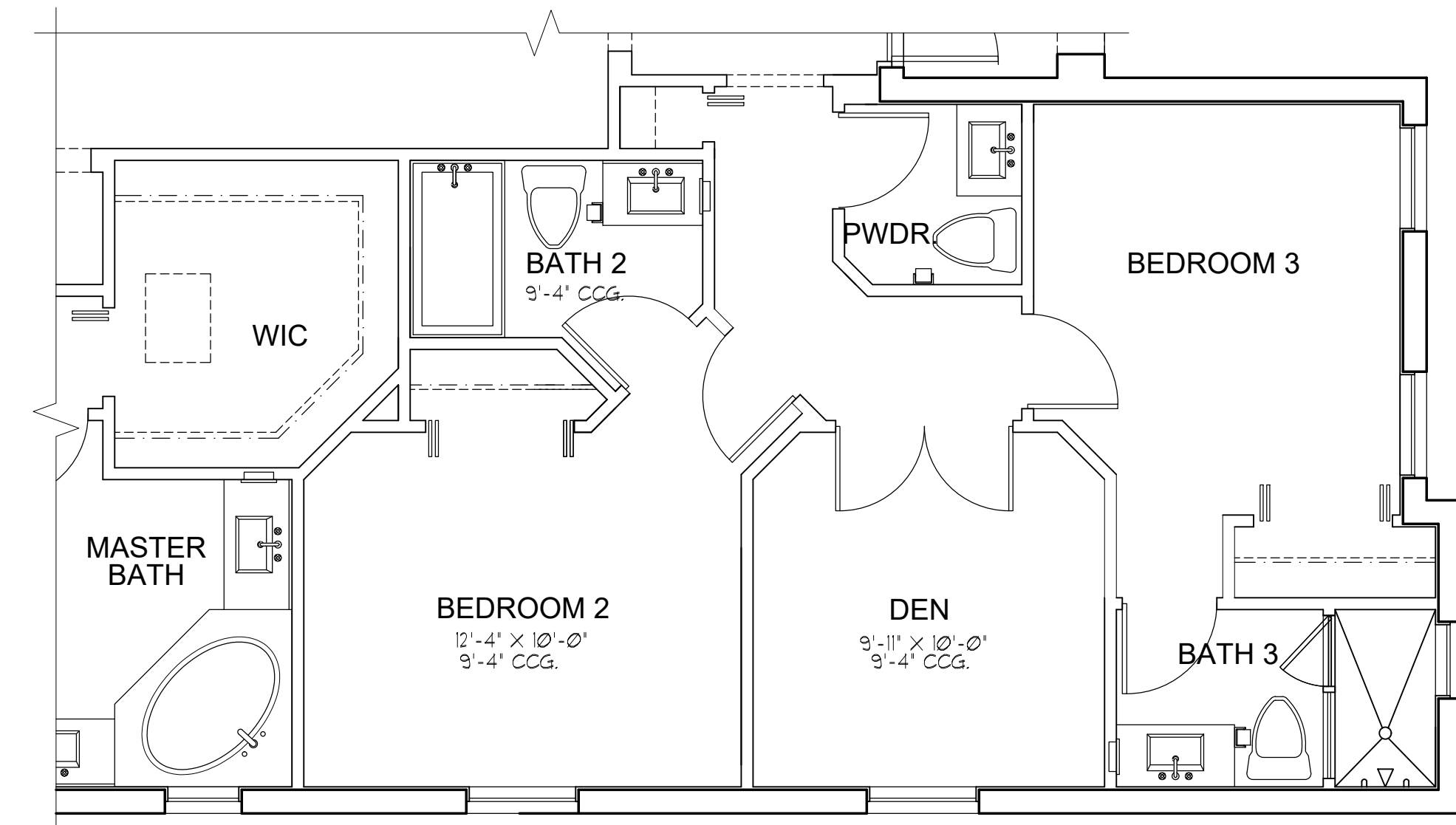
UNIT 2244

FLOOR PLAN
 DATE: 2024-08-16
 SCALE: AS SHOWN
 DRAWN: CG
 CHECK BY: PPKS
 JOB NO.: 24-18

A-1.0

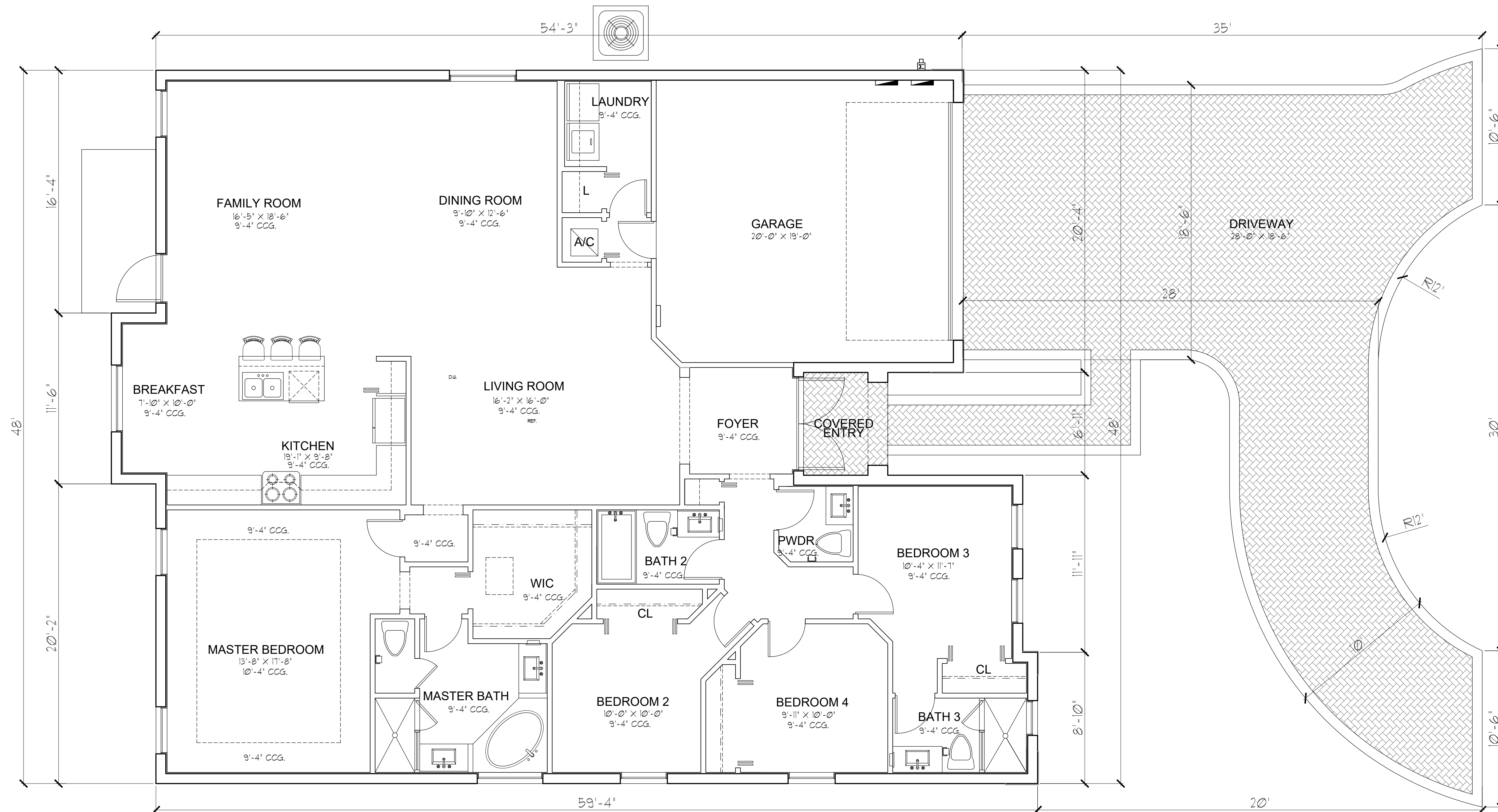
SHEET NO.:

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

AREA CALCULATION & DATA	
TOTAL A/C	2,249 SF
GARAGE	413.0 SF
COVERED ENTRY	30.0 SF
TOTAL GROSS	2,692 SF
LOT COVERAGE	2,692 SF



UNIT 2244 - FLOOR PLAN
(DRIVEWAY VARIATION FOR 288TH ST)
4 BEDROOMS / 3 1/2 BATHS / 2 CARS GARAGE

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

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MIAMI-DADE COUNTY
PROCESS NO.: Z24-135
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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

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OWNER:
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MIAMI-DADE COUNTY, FLORIDA

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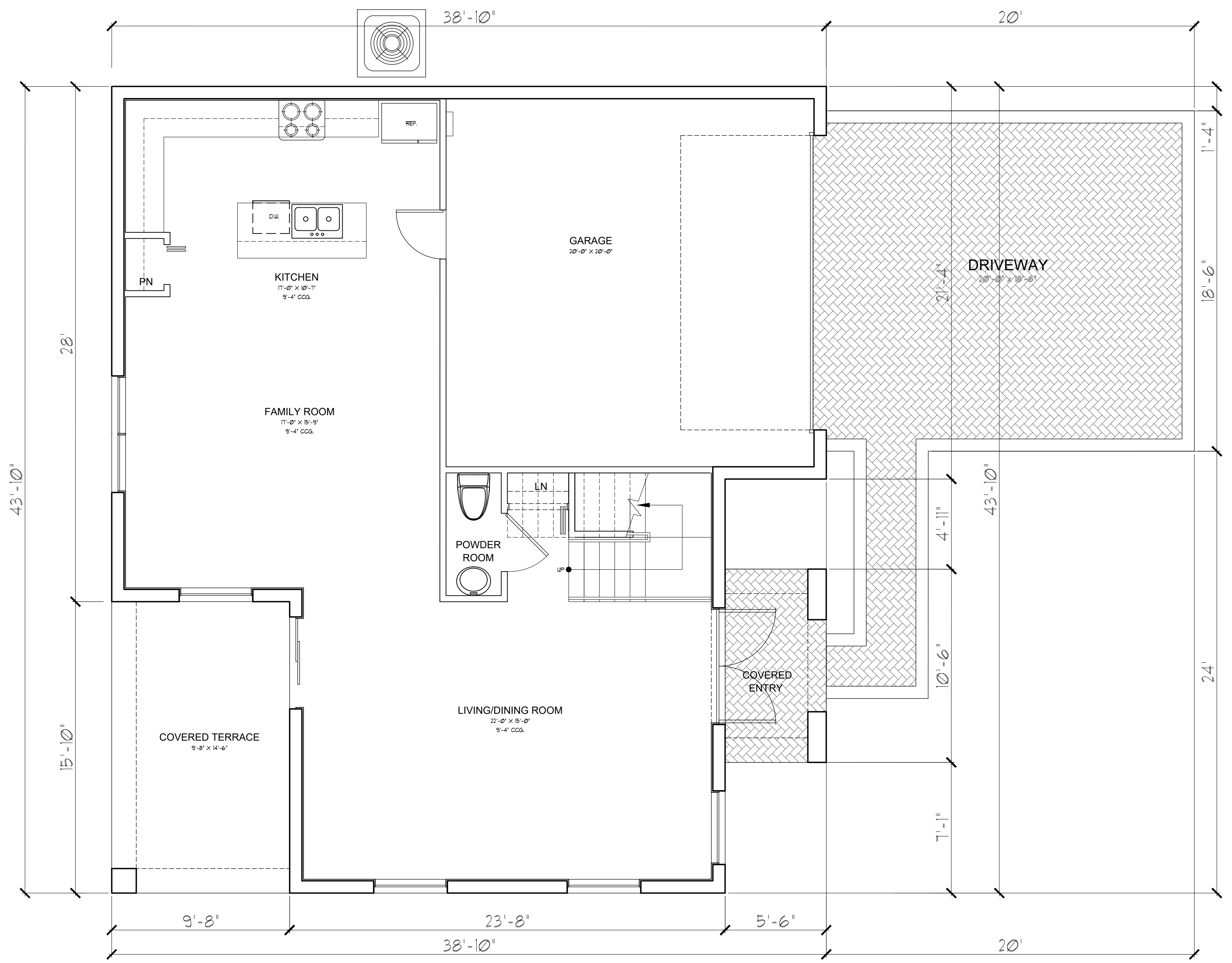
UNIT 2565

FIRST FLOOR PLAN
DATE: 2024-08-16
SCALE: AS SHOWN
DRAWN: CG
CHECK BY: PPKS
JOB NO.: 24-18

A-2.0

SHEET NO.:

AREA CALCULATION & DATA	
A/C 1ST FLOOR	995 SF
A/C 2ND FLOOR	1,527 SF
TOTAL A/C	2,522 SF
GARAGE	431.0 SF
COVERED ENTRY	58.0 SF
COV. TERRACE	153.0 SF
TOTAL GROSS	3,164 SF
LOT COVERAGE	1,637.0 SF



UNIT 2565 - FIRST FLOOR PLAN
4 BEDROOMS / 2 1/2 BATHS / 2 CARS GARAGE
SCALE: 1/4" = 1'-0"

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AREA CALCULATION & DATA	
A/C 1ST FLOOR	995 SF
A/C 2ND FLOOR	1,527 SF
TOTAL A/C	2,522 SF
GARAGE	431.0 SF
COVERED ENTRY	58.0 SF
COV. TERRACE	153.0 SF
TOTAL GROSS	3,164 SF
LOT COVERAGE	1,637.0 SF

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MIAMI-DADE COUNTY, FLORIDA

SEAL:

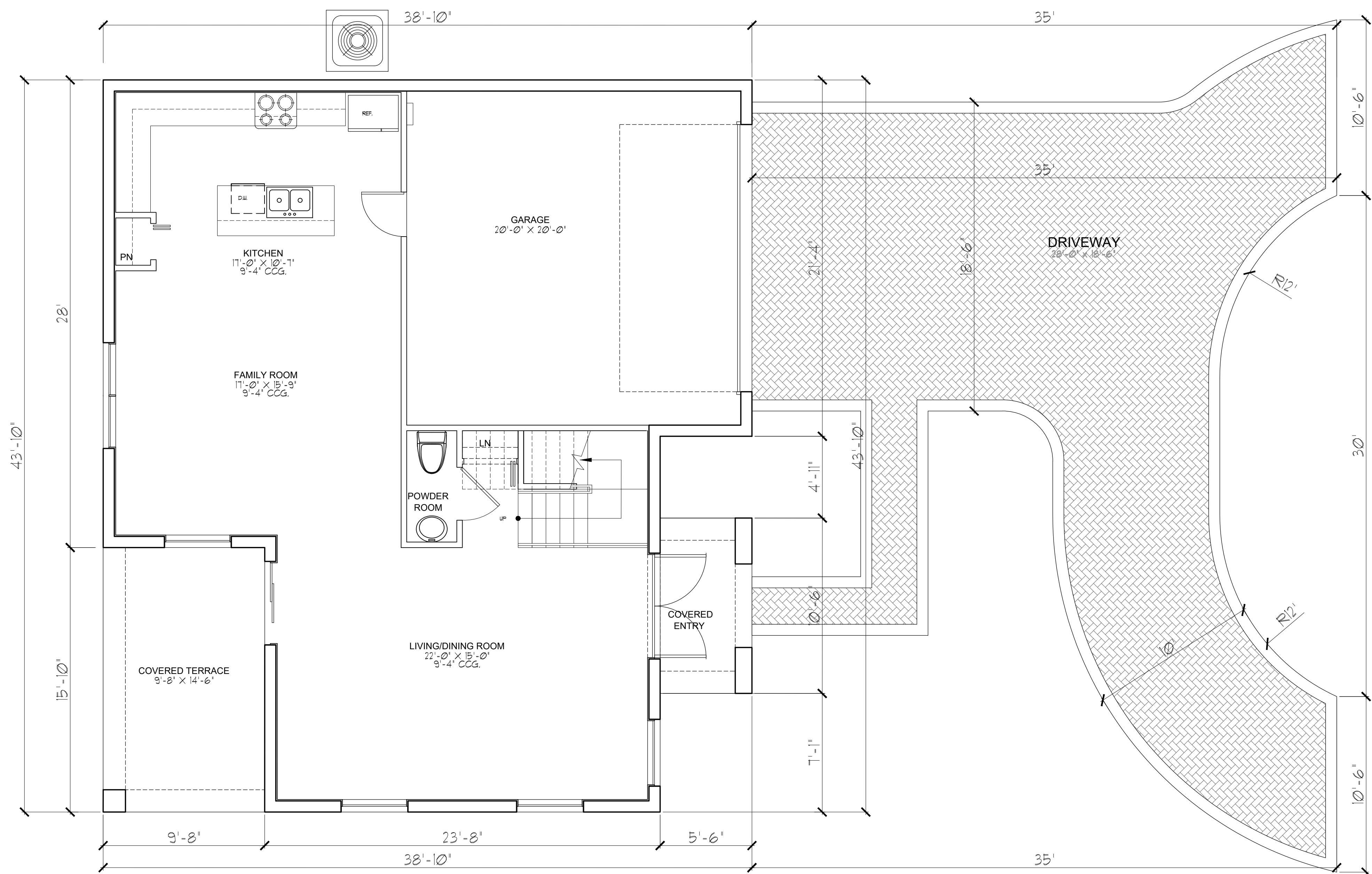
UNIT 2565

FIRST FLOOR PLAN
DATE: 2024-08-16
SCALE: AS SHOWN
DRAWN: CG
CHECK BY: PPKS
JOB NO.: 24-18

A-2.1

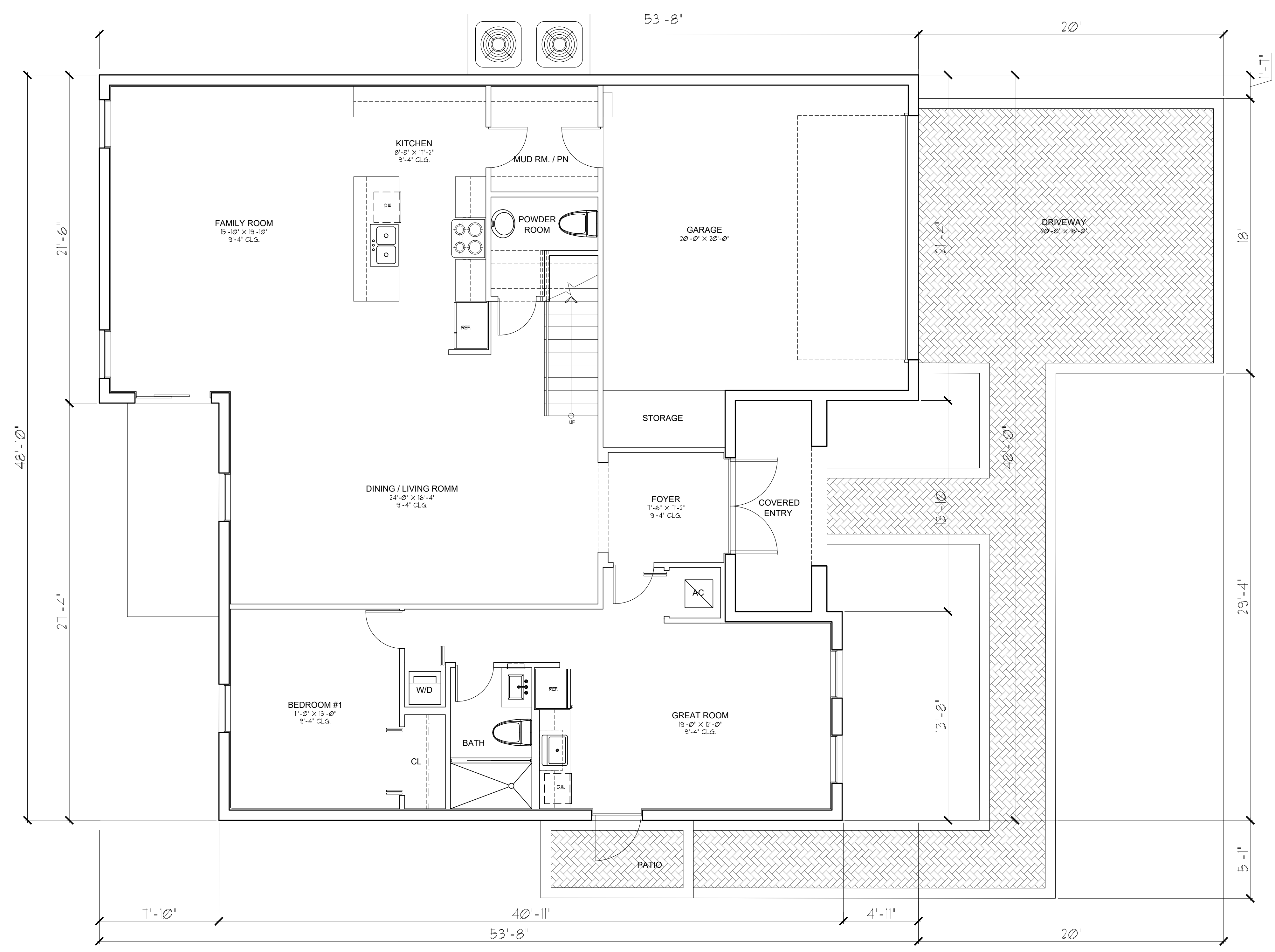
SHEET NO.:

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**UNIT 2565 - FIRST FLOOR PLAN
(DRIVEWAY VARIATION FOR 288TH ST)
4 BEDROOMS / 2 1/2 BATHS / 2 CARS GARAGE**
SCALE: 1/4" = 1'-0"

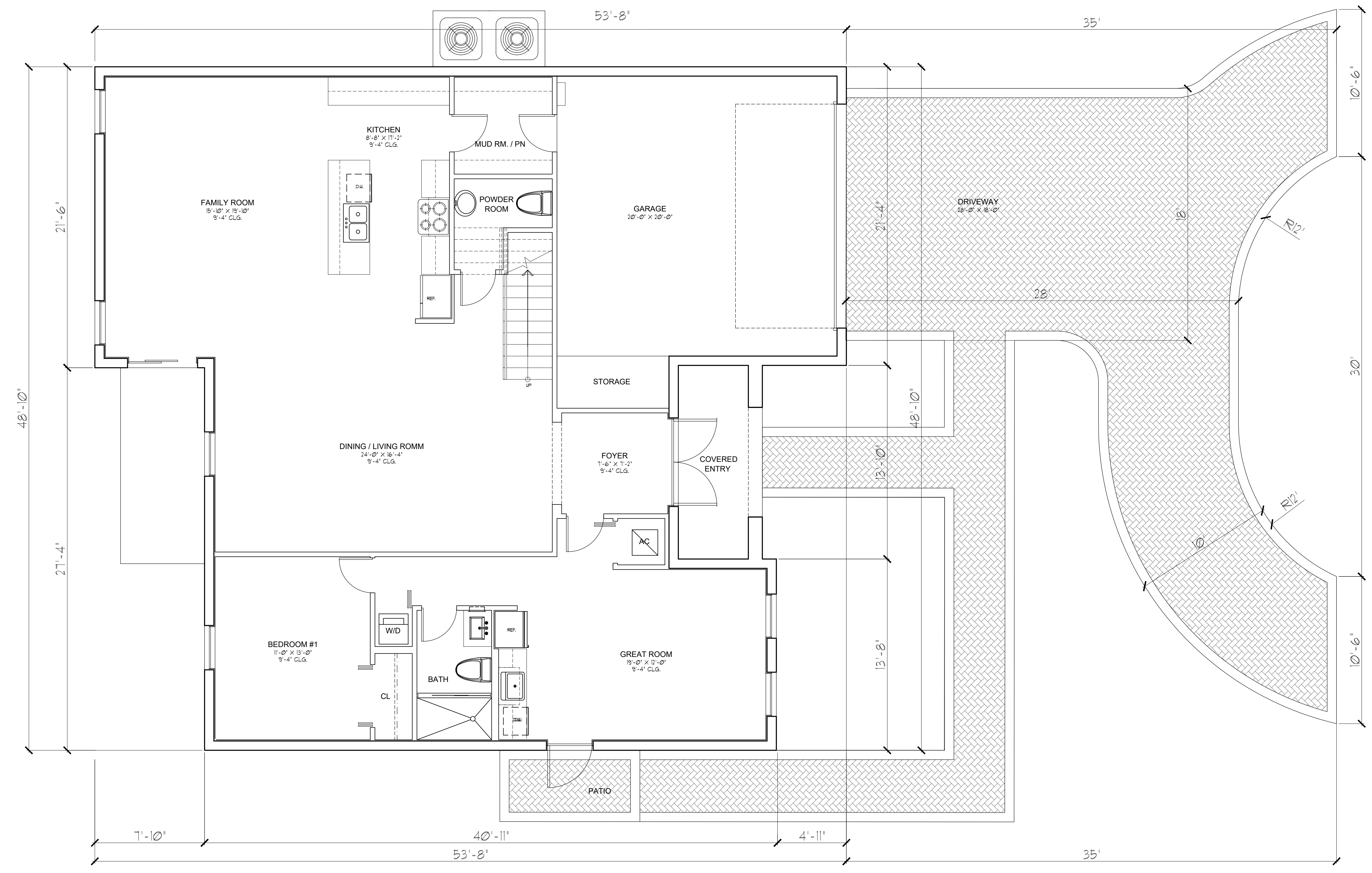
AREA CALCULATION & DATA	
A/C 1ST FLOOR	1,707 SF
A/C 2ND FLOOR	1,180 SF
TOTAL A/C	2,887 SF
GARAGE	465.0 SF
COVERED ENTRY	83.0 SF
TOTAL GROSS	3,435 SF
LOT. COVERAGE	2,255 SF



UNIT 2854 - FIRST FLOOR PLAN
4 BEDROOMS / 3 1/2 BATHS / 2 CARS GARAGE
SCALE: 1/4" = 1'-0"

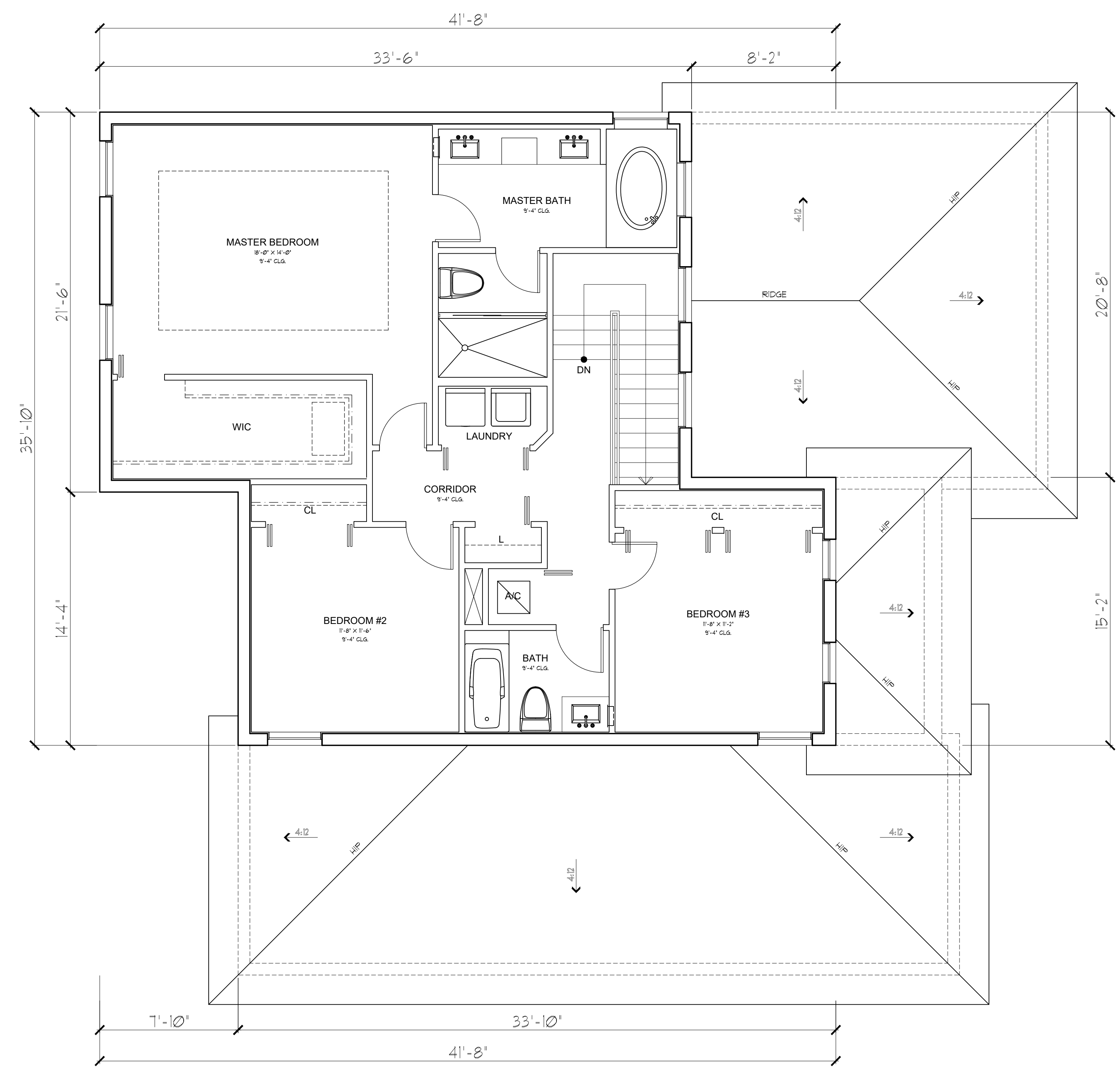
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AREA CALCULATION & DATA	
A/C 1ST FLOOR	1,707 SF
A/C 2ND FLOOR	1,180 SF
TOTAL A/C	2,887 SF
GARAGE	465.0 SF
COVERED ENTRY	83.0 SF
TOTAL GROSS	3,435 SF
LOT. COVERAGE	2,255 SF



UNIT 2854 - FIRST FLOOR PLAN
(DRIVEWAY VARIATION FOR 288TH ST)
4 BEDROOMS / 3 1/2 BATHS / 2 CARS GARAGE
SCALE: 1/4" = 1'-0"

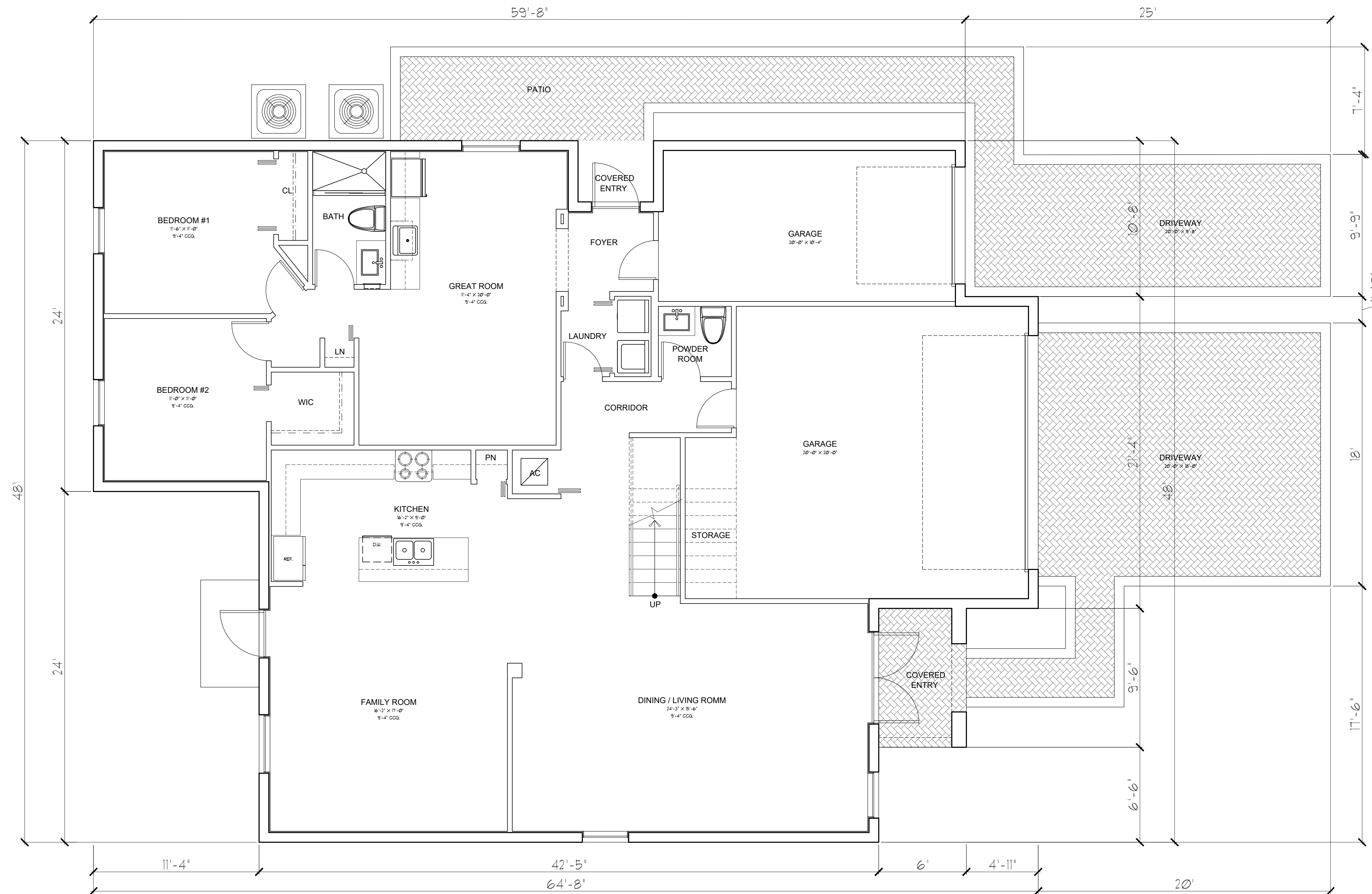
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UNIT 2854 - SECOND FLOOR PLAN
4 BEDROOMS / 3 1/2 BATHS / 2 CARS GARAGE
SCALE: 1/4" = 1'-0"

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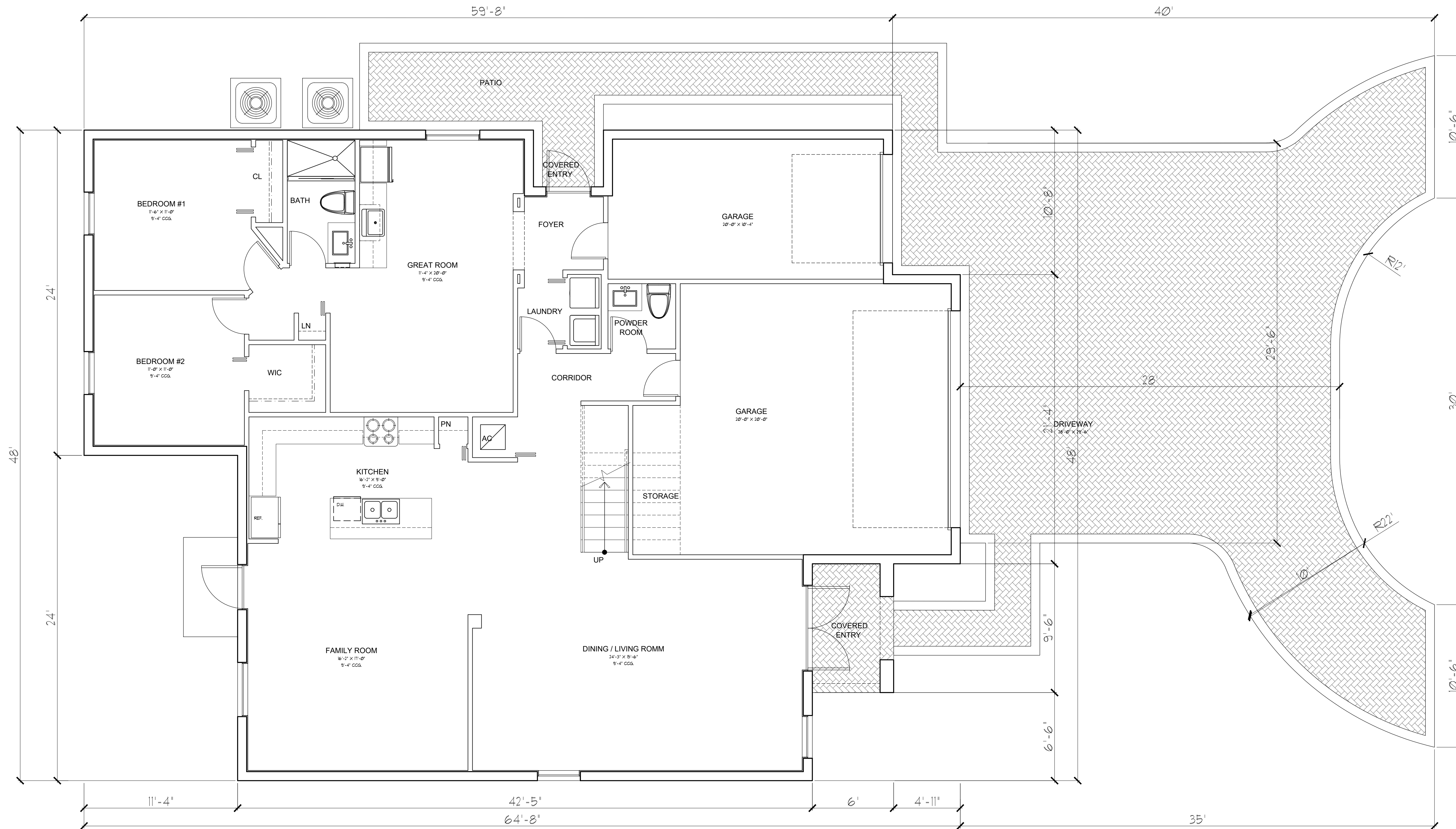
AREA CALCULATION & DATA	
A/C 1ST FLOOR	1,885 SF
A/C 2ND FLOOR	1,200 SF
TOTAL A/C	3,085 SF
GARAGE 1	468.0 SF
GARAGE 2	229.0 SF
COVERED ENTRY 1	57.0 SF
COVERED ENTRY 2	22.0 SF
TOTAL GROSS	3,861 SF
LOT COVERAGE	2,661.0 SF



UNIT 3098 - FIRST FLOOR PLAN
5 BEDROOMS / 3 1/2 BATHS / 3 CARS GARAGE
 SCALE: 1/4" = 1'-0"

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AREA CALCULATION & DATA	
A/C 1ST FLOOR	1,885 SF
A/C 2ND FLOOR	1,200 SF
TOTAL A/C	3,085 SF
GARAGE 1	468.0 SF
GARAGE 2	229.0 SF
COVERED ENTRY 1	57.0 SF
COVERED ENTRY 2	22.0 SF
TOTAL GROSS	3,861 SF
LOT COVERAGE	2,661.0 SF



UNIT 3098 - FIRST FLOOR PLAN
(DRIVEWAY VARIATION FOR 288TH ST)
5 BEDROOMS / 3 1/2 BATHS / 3 CARS GARAGE
 SCALE: 1/4" = 1'-0"

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PROCESS NO.: Z24-135
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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

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LENNAR HOMES

FOUR ACES PROPERTIES IV
BY: LENNAR HOMES
MIAMI-DADE COUNTY, FLORIDA

SEAL:

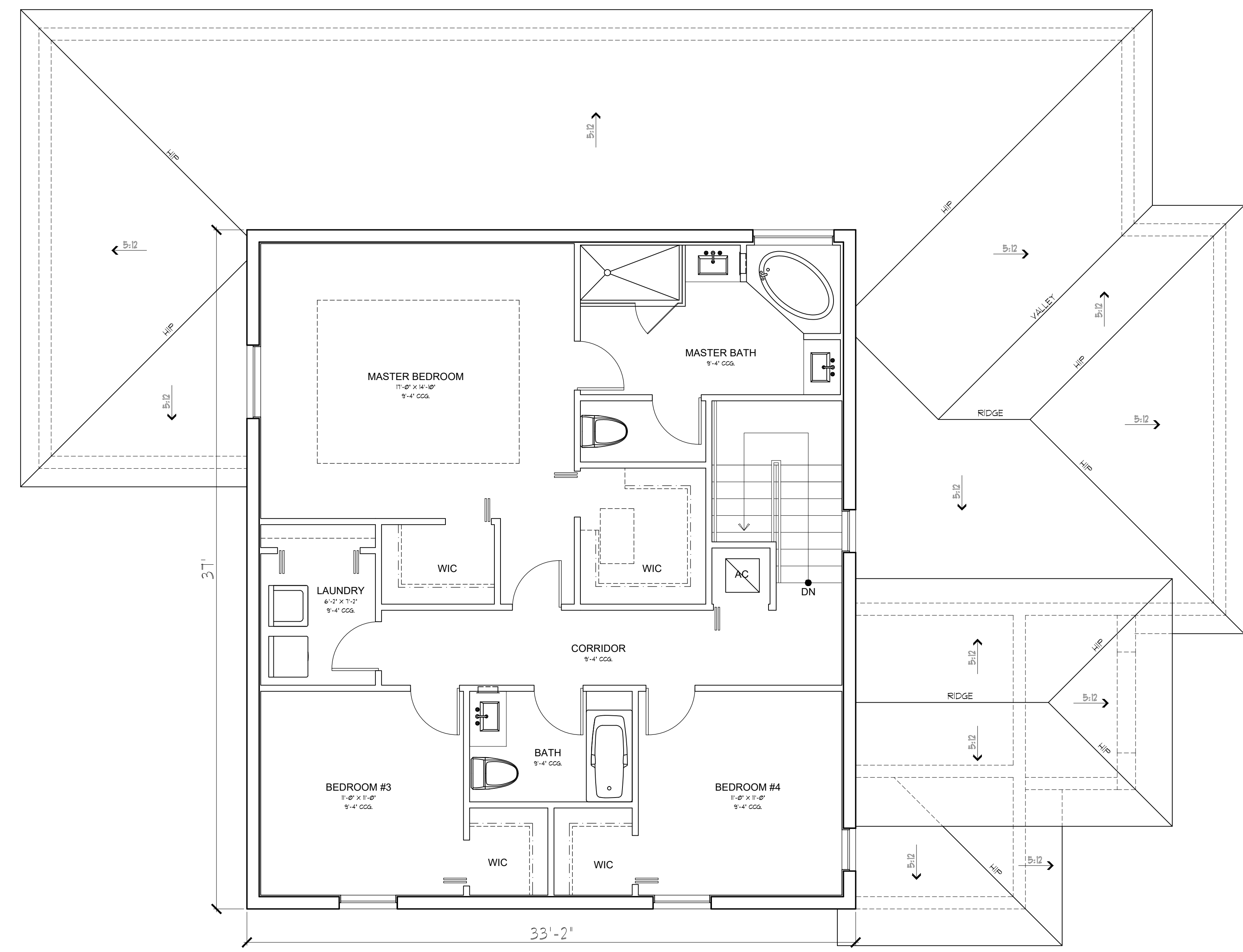
UNIT 3098

SECOND FLOOR PLAN

DATE: 2024-08-16
SCALE: AS SHOWN
DRAWN: CG
CHECK BY: PPKS
JOB NO.: 24-18

A-4.2

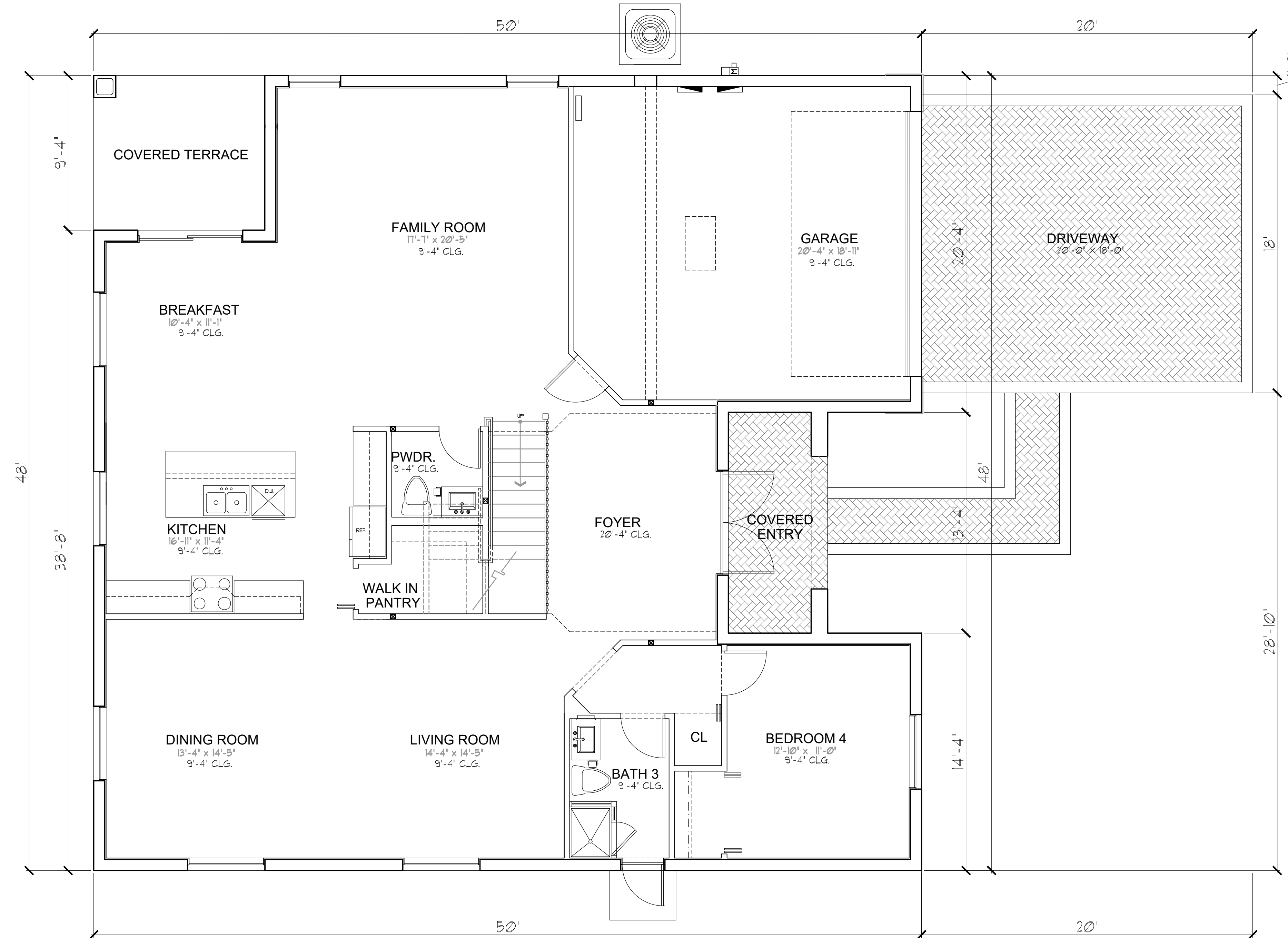
SHEET NO.:



UNIT 3098 - SECOND FLOOR PLAN
5 BEDROOMS / 3 1/2 BATHS / 3 CARS GARAGE
SCALE: 1/4" = 1'-0"

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AREA CALCULATION & DATA	
A/C 1ST FLOOR	1,732 SF
A/C 2ND FLOOR	1,512 SF
TOTAL A/C	3,244 SF
GARAGE	416.0 SF
COVERED ENTRY	80.0 SF
COV. TERRACE	96.0 SF
TOTAL GROSS	3,836 SF
LOT COVERAGE	2,324.0 SF



UNIT 3266 - FIRST FLOOR PLAN
5 BEDROOMS / 4 1/2 BATHS / 2 CARS GARAGE
 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
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OWNER:
 LENNAR HOMES

FOUR ACES PROPERTIES IV
 BY: LENNAR HOMES
 MIAMI-DADE COUNTY, FLORIDA

SEAL:

UNIT 3266

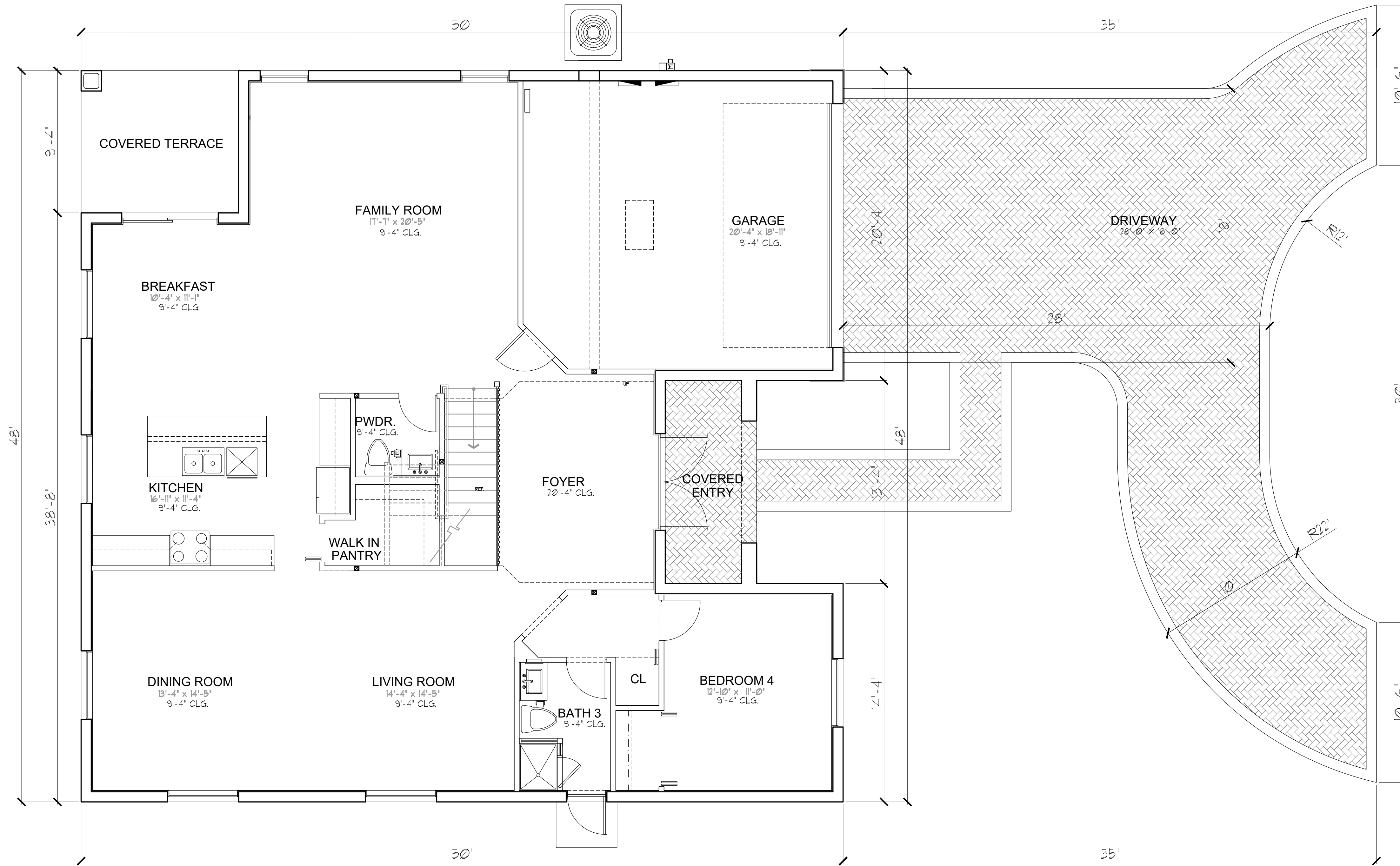
FIRST FLOOR PLAN
 DATE: 2024-08-16
 SCALE: AS SHOWN
 DRAWN: CG
 CHECK BY: PPKS
 JOB NO.: 24-18

A-5.0

SHEET NO.:

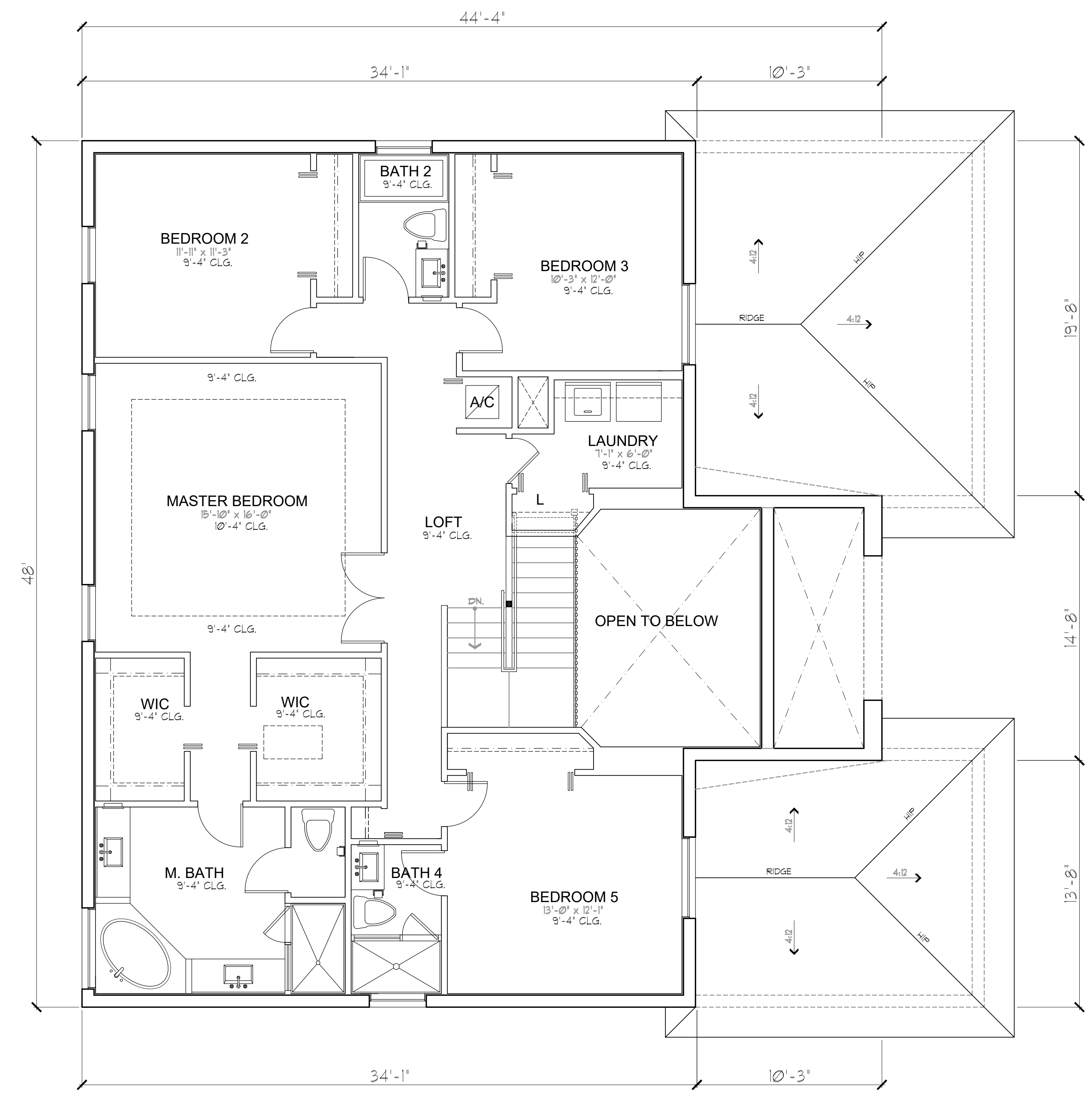
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AREA CALCULATION & DATA	
A/C 1ST FLOOR	1,732 SF
A/C 2ND FLOOR	1,512 SF
TOTAL A/C	3,244 SF
GARAGE	416.0 SF
COVERED ENTRY	80.0 SF
COV. TERRACE	96.0 SF
TOTAL GROSS	3,836 SF
LOT COVERAGE	2,324.0 SF



**UNIT 3266 - FIRST FLOOR PLAN
 (DRIVEWAY VARIATION FOR 288TH ST)
 5 BEDROOMS / 4 1/2 BATHS / 2 CARS GARAGE**
 SCALE: 1/4" = 1'-0"

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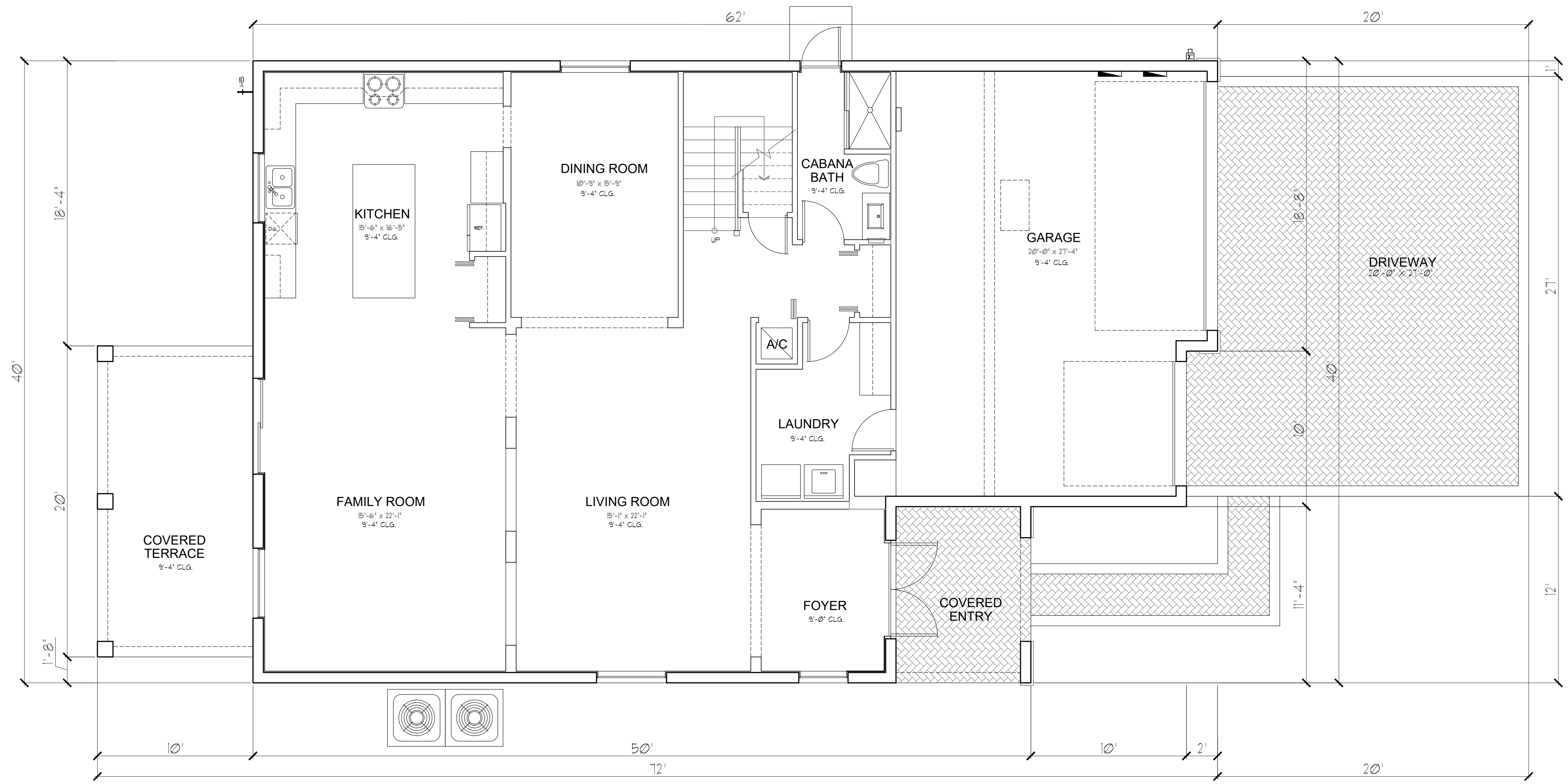


UNIT 3266 - SECOND FLOOR PLAN
5 BEDROOMS / 4 1/2 BATHS / 2 CARS GARAGE

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

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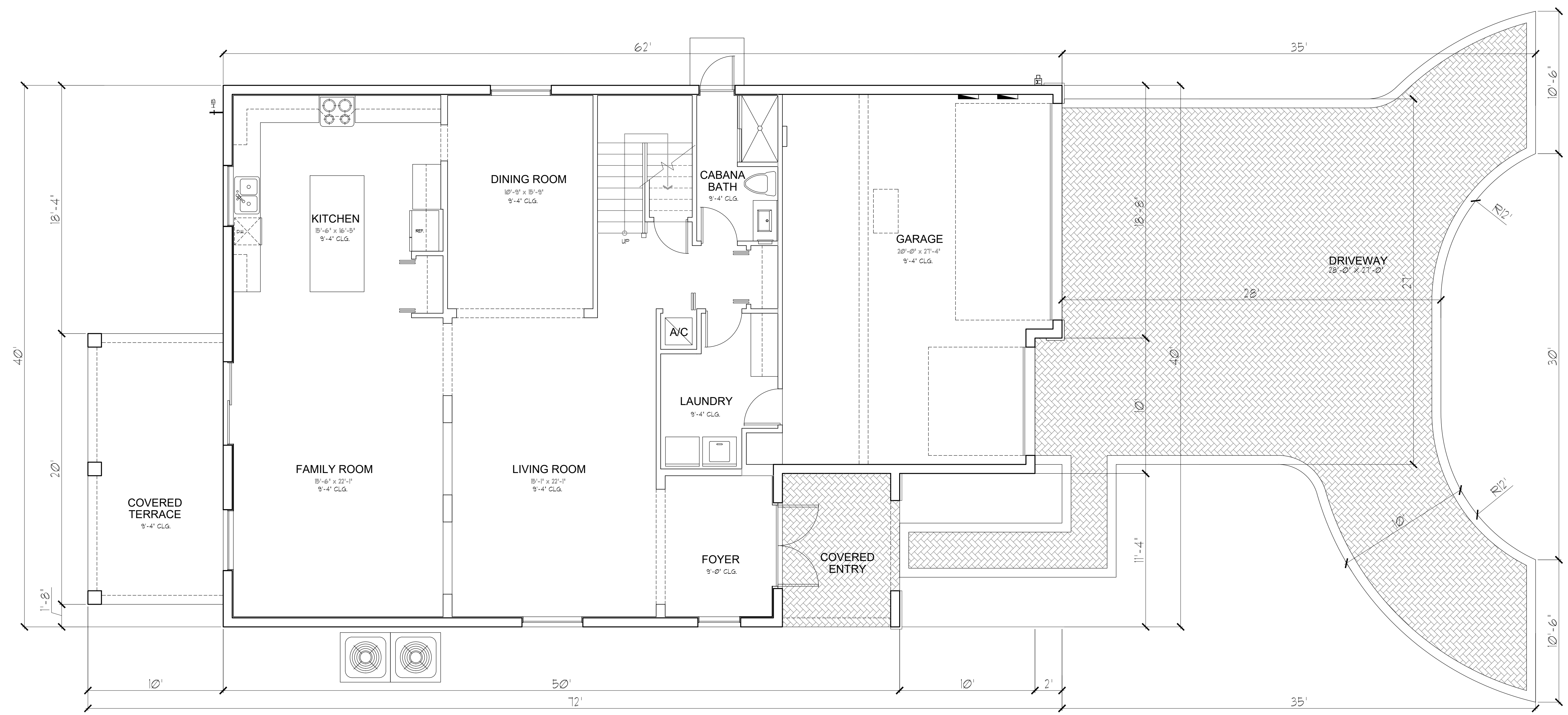
AREA CALCULATION & DATA	
A/C 1ST FLOOR	1,653 SF
A/C 2ND FLOOR	1,899 SF
TOTAL A/C	3,552 SF
GARAGE	572.0 SF
COVERED ENTRY	98.0 SF
COV. TERRACE	200.0 SF
TOTAL GROSS	4,422 SF
LOT COVERAGE	2,523 SF



UNIT 3611 - FIRST FLOOR PLAN
4 BEDROOMS / 4 BATHS / 3 CARS GARAGE
SCALE: 1/4" = 1'-0"

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AREA CALCULATION & DATA	
A/C 1ST FLOOR	1,653 SF
A/C 2ND FLOOR	1,899 SF
TOTAL A/C	3,552 SF
GARAGE	572.0 SF
COVERED ENTRY	98.0 SF
COV. TERRACE	200.0 SF
TOTAL GROSS	4,422 SF
LOT COVERAGE	2,523 SF



UNIT 3611 - FIRST FLOOR PLAN
(DRIVEWAY VARIATION FOR 288TH ST)
4 BEDROOMS / 4 BATHS / 3 CARS GARAGE
SCALE: 1/4" = 1'-0"

OWNER:
LENNAR HOMES

FOUR ACES PROPERTIES IV
BY: LENNAR HOMES
MIAMI-DADE COUNTY, FLORIDA

SEAL:

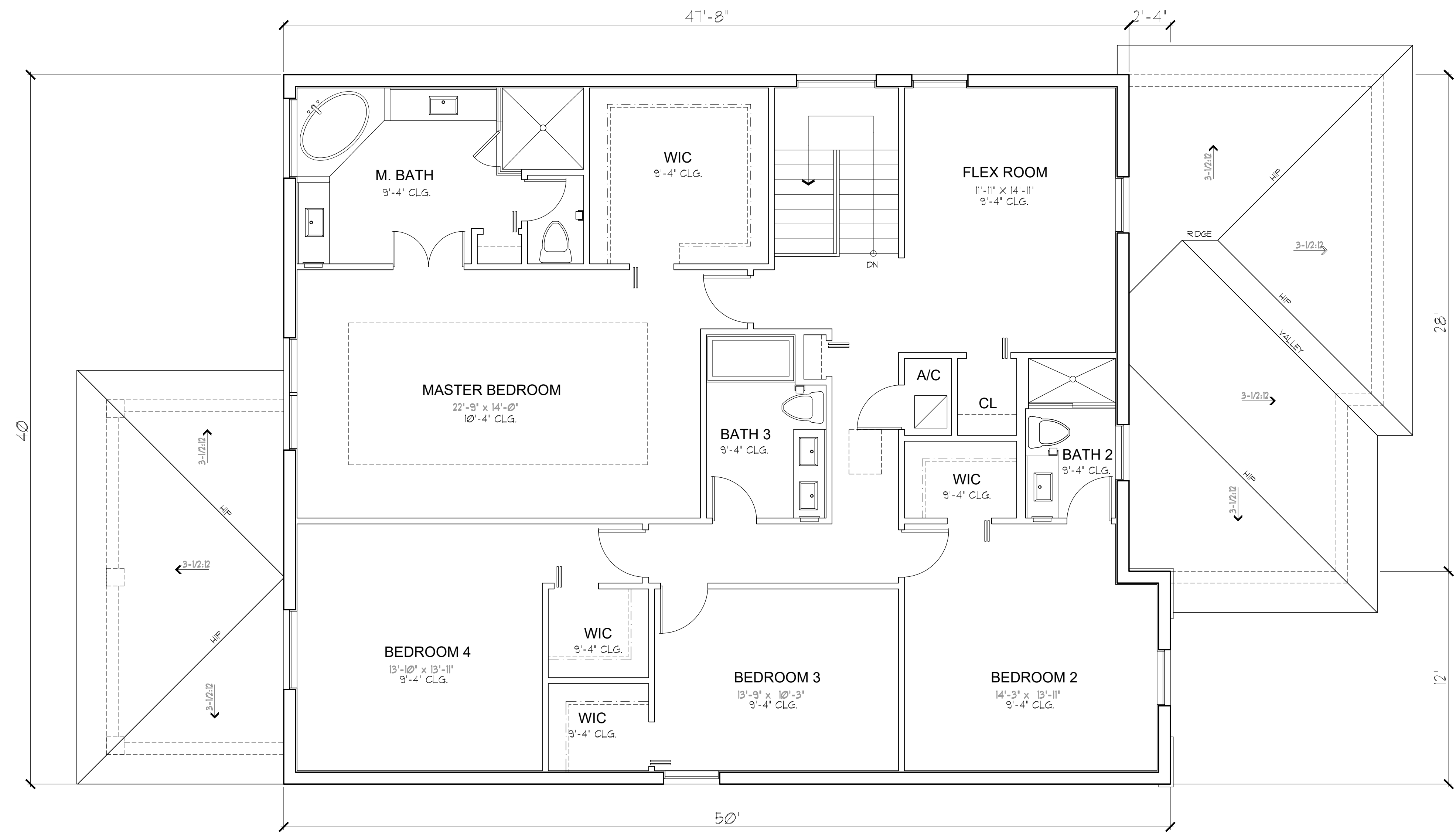
UNIT 3611

FIRST FLOOR PLAN
DATE: 2024-08-16
SCALE: AS SHOWN
DRAWN: CG
CHECK BY: PPKS
JOB NO.: 24-18

A-6.1

SHEET NO.:

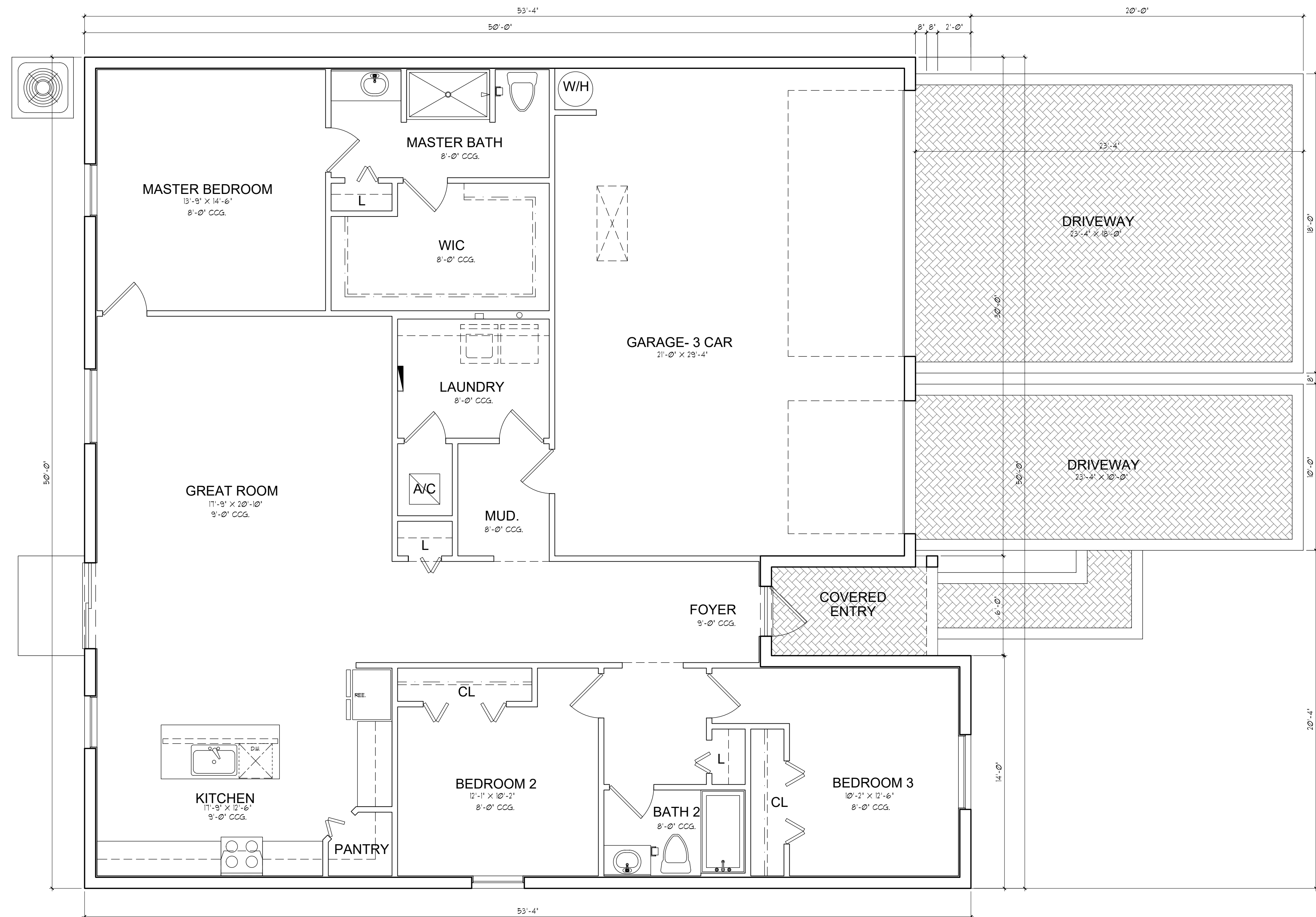
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UNIT 3611 - SECOND FLOOR PLAN
4 BEDROOMS / 4 BATHS / 3 CARS GARAGE

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

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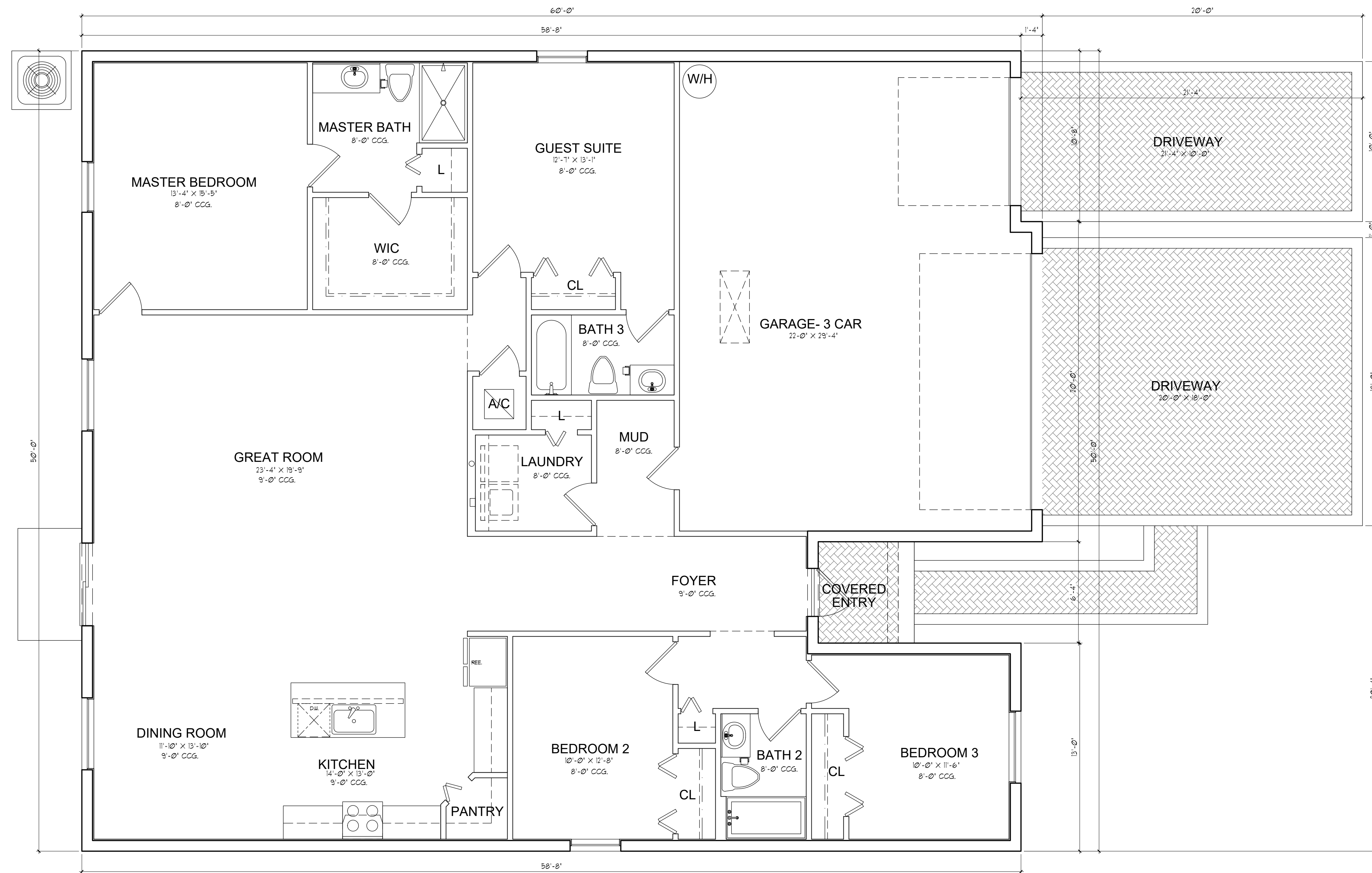


UNIT P001-ASPIRE - FLOOR PLAN
3 BEDROOMS / 2 BATHS / 3 CARS GARAGE
SCALE: 1/4" = 1'-0"

AREA CALCULATION & DATA	
TOTAL A/C	1,839 SF
GARAGE	652 SF
COVERED ENTRY	64 SF
TOTAL GROSS	2,555 SF
LOT COVERAGE	2,555 SF

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UNIT P002-BRAVO - FLOOR PLAN
4 BEDROOMS / 3 BATHS / 3 CARS GARAGE
 SCALE: 1/4" = 1'-0"

AREA CALCULATION & DATA	
TOTAL A/C	2,200 SF
GARAGE	672 SF
COVERED ENTRY	47 SF
TOTAL GROSS	2,558 SF
LOT COVERAGE	2,558 SF

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 LICENSE NO.: AR 0002554
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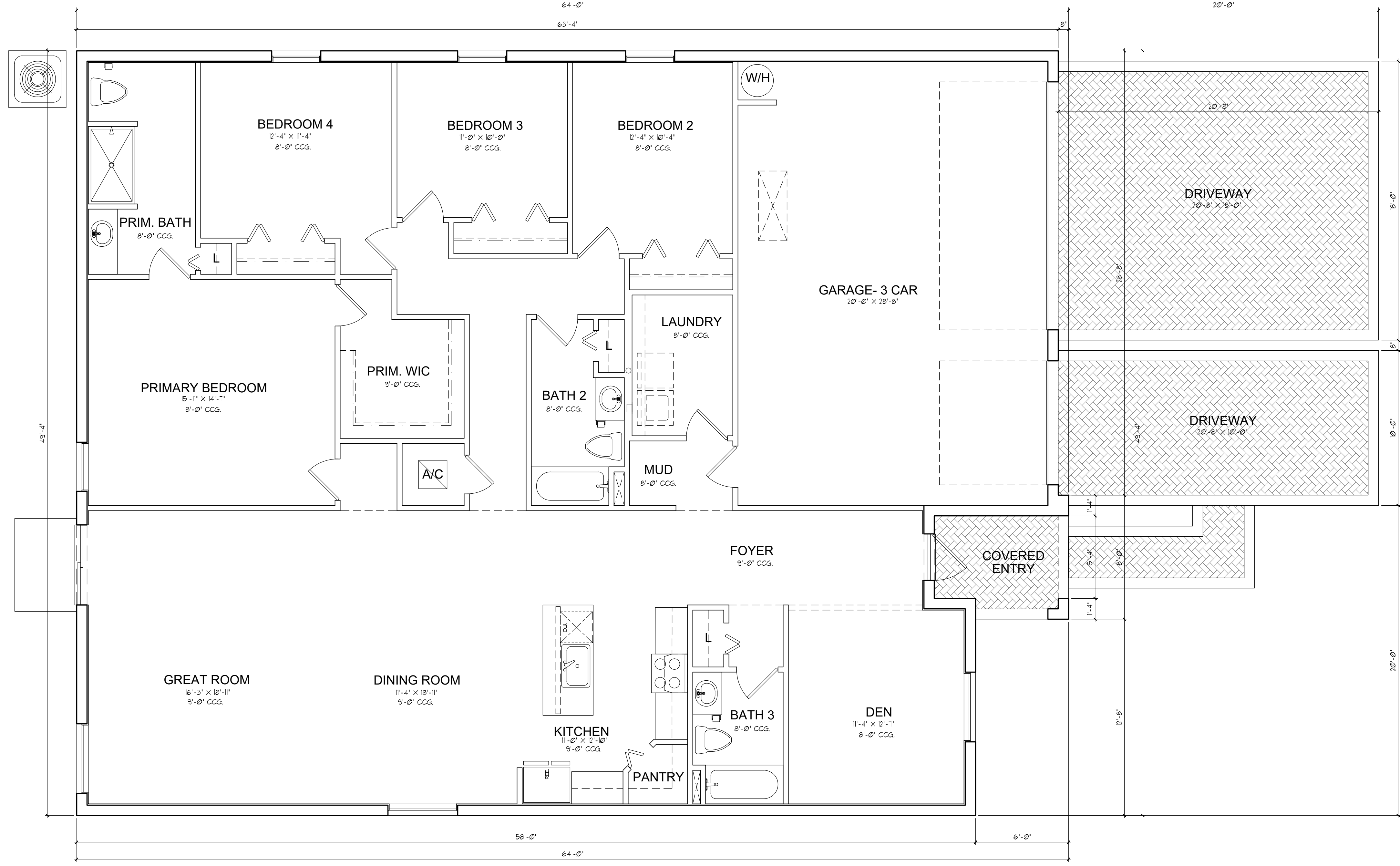
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FOUR ACES PROPERTIES IV
 BY: LENNAR HOMES
 MIAMI-DADE COUNTY, FLORIDA

SEAL:

UNIT P002-BRAVO

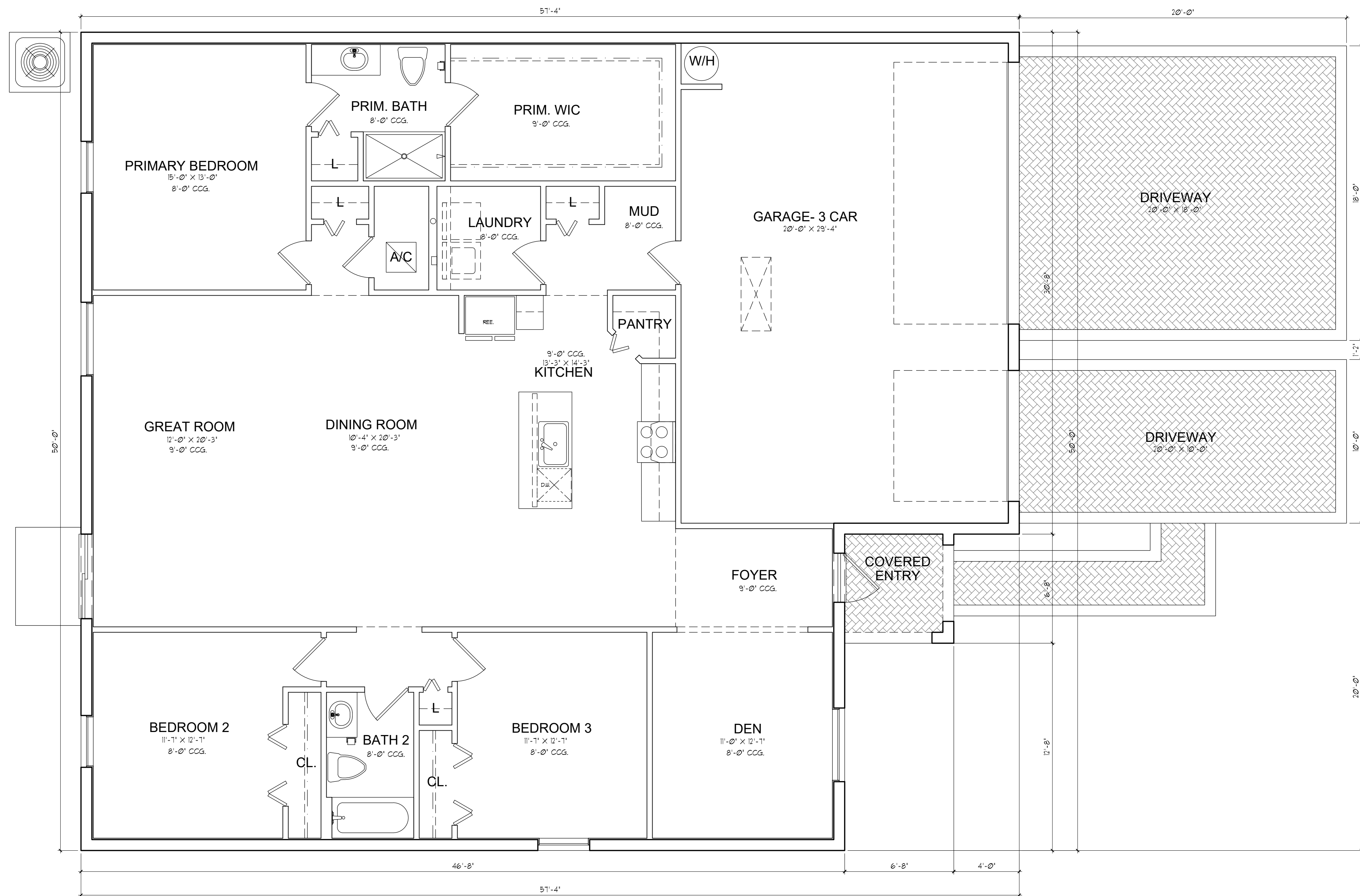
FLOOR PLAN
 DATE: 2024-09-30
 SCALE: AS SHOWN
 DRAWN: CG
 CHECK BY: PPKS
 JOB NO.:



UNIT P003-CREST - FLOOR PLAN
4 BEDROOMS+DEN / 3 BATHS / 3 CARS GARAGE
 SCALE: 1/4" = 1'-0"

AREA CALCULATION & DATA	
TOTAL A/C	2,389 SF
GARAGE	606 SF
COVERED ENTRY	67 SF
TOTAL GROSS	3,062 SF
LOT COVERAGE	3,062 SF

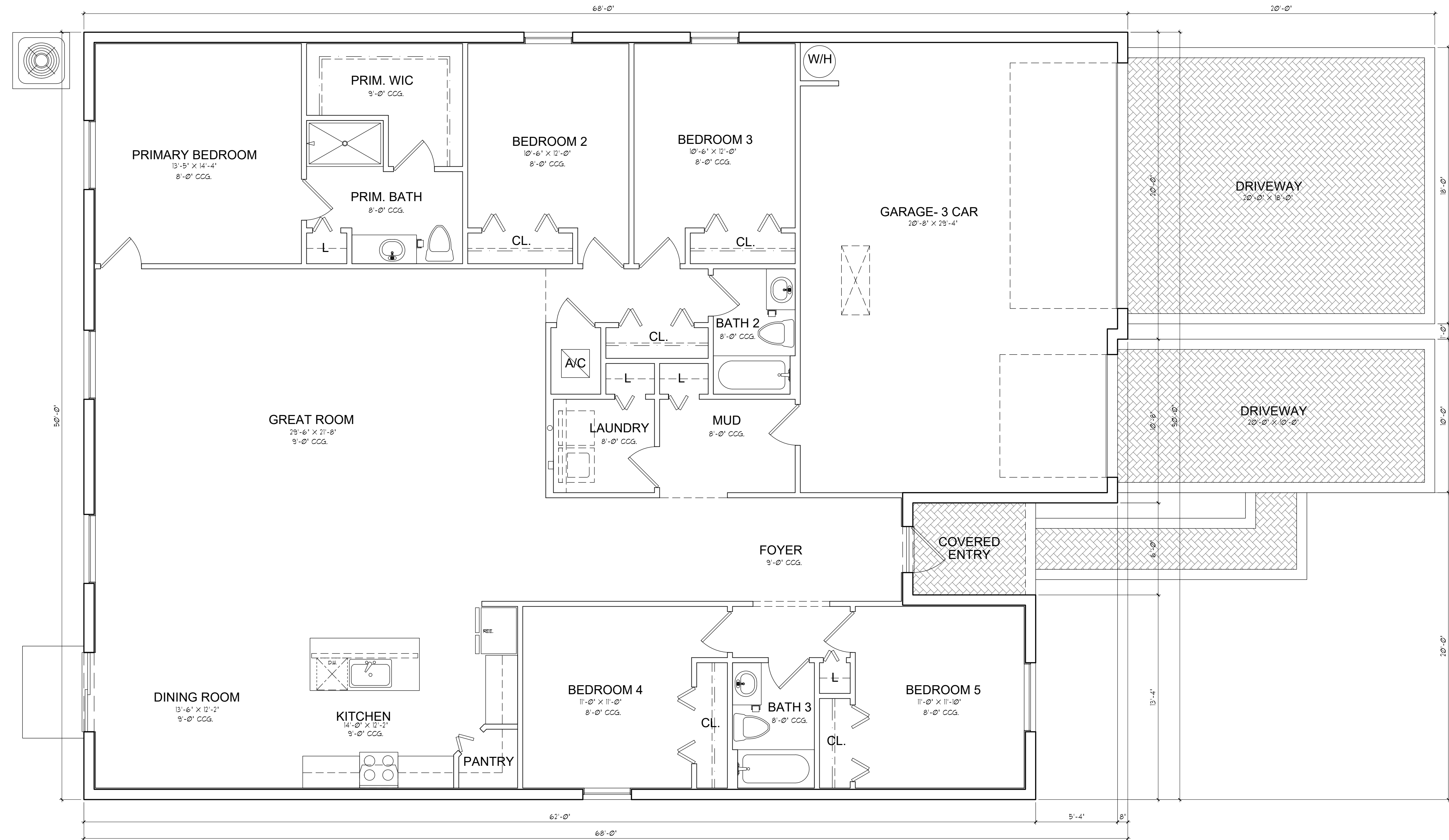
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UNIT P004-FRONTIER - FLOOR PLAN
3 BEDROOMS+ DEN / 2 BATHS / 3 CARS GARAGE
 SCALE: 1/4" = 1'-0"

AREA CALCULATION & DATA	
TOTAL A/C	2,029 SF
GARAGE	623 SF
COVERED ENTRY	54 SF
TOTAL GROSS	2,706 SF
LOT COVERAGE	2,706 SF

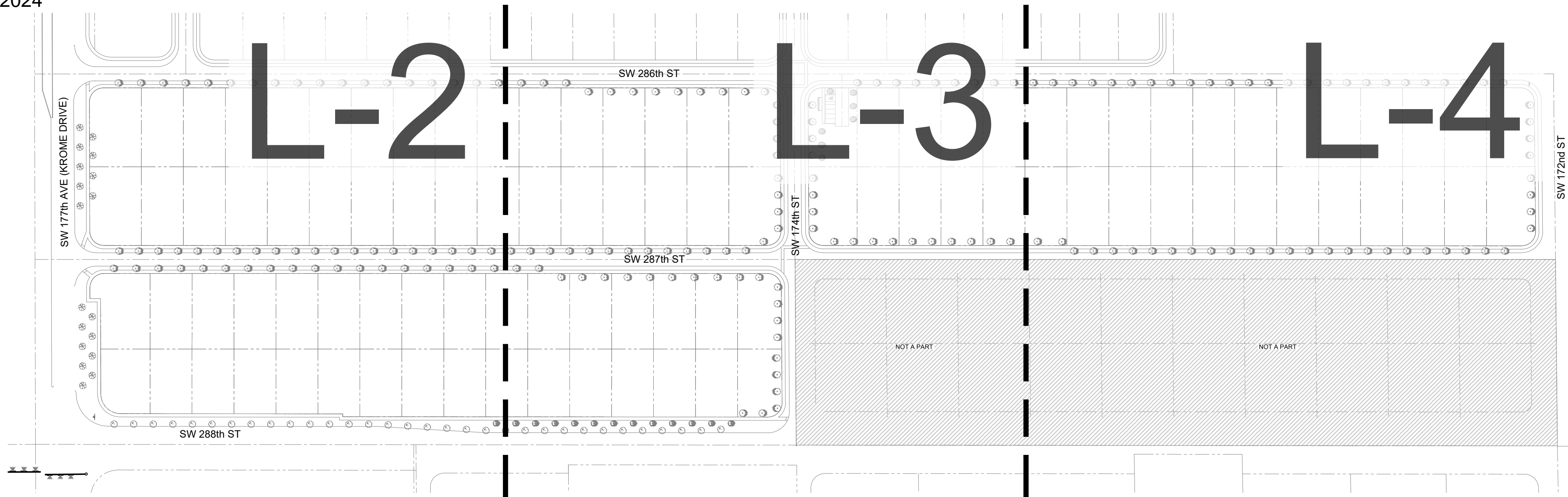
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UNIT P005-HERITAGE - FLOOR PLAN
5 BEDROOMS/ 3 BATHS / 3 CARS GARAGE
 SCALE: 1/4" = 1'-0"

AREA CALCULATION & DATA	
TOTAL A/C	2,576 SF
GARAGE	637 SF
COVERED ENTRY	64 SF
TOTAL GROSS	3,277 SF
LOT COVERAGE	3,277 SF

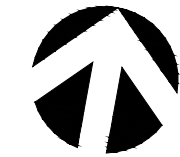
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KEY PLAN

N.T.S.

NORTH



SHEET INDEX:

- L-1 INDEX
- L-2 OVERALL LANDSCAPE PLAN
- L-3 OVERALL LANDSCAPE PLAN
- L-4 OVERALL LANDSCAPE PLAN
- TYPICAL SFH LANDSCAPE PLANS
- L-5 MODEL 2244
- L-6 MODEL 2244 CIRCULAR DRIVEWAY
- L-7 MODEL 2565
- L-8 MODEL 2565 CIRCULAR DRIVEWAY
- L-9 MODEL 2854
- L-10 MODEL 2854 CIRCULAR DRIVEWAY
- L-11 MODEL 3098
- L-12 MODEL 3098 CIRCULAR DRIVEWAY
- L-13 MODEL 3266
- L-14 MODEL 3266 CIRCULAR DRIVEWAY
- L-15 MODEL 3611
- L-16 MODEL 3611 CIRCULAR DRIVEWAY
- L-17 MODEL P001 ASPIRE
- L-18 MODEL P001 ASPIRE CIRCULAR DRIVEWAY
- L-19 MODEL P002 BRAVO
- L-20 MODEL P002 BRAVO CIRCULAR DRIVEWAY
- L-21 MODEL P003 CREST
- L-22 MODEL P003 CREST CIRCULAR DRIVEWAY
- L-23 MODEL P004 FRONTIER
- L-24 MODEL P004 FRONTIER CIRCULAR DRIVEWAY
- L-25 MODEL P005 HERITAGE
- L-26 MODEL P005 HERITAGE CIRCULAR DRIVEWAY
- L-27 LANDSCAPE DETAILS

LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

Zoning District: EU-M Net Lot Area 1,033.878 s.f. 23.73 acres

REQUIRED PROVIDED

LAWN AREA CALCULATION

A. 1,033.878 total s.f. of Net Lot Area
 B. Maximum lawn area (sod) permitted = 50 % x 1,033.878 s.f. = 516,939 460,690

TREES

A. No. trees required per net lot acre
 Less existing number of trees meeting minimum requirements
 = 9 trees x net lot acres = 214 *214
 B. % Palms Allowed: No. trees required x 30% = 65 -
 C. % Natives Required: No. trees provided x 30% = 65 *299
 D. Street trees (maximum average spacing of 35' o.c.):
8,625 linear feet along street = 247 247
 E. Street trees located directly beneath power lines
 (maximum average spacing of 25' o.c.): linear feet along street / 25 = N/A N/A
 F. Total Trees Required
 A + D + E = 461 Total Trees 461

SHRUBS

A. No. trees required x 10 = No. of shrubs allowed 4,610 *5,843
 B. No. shrubs allowed x 30% = No. of native shrubs required 1,383 *4,785

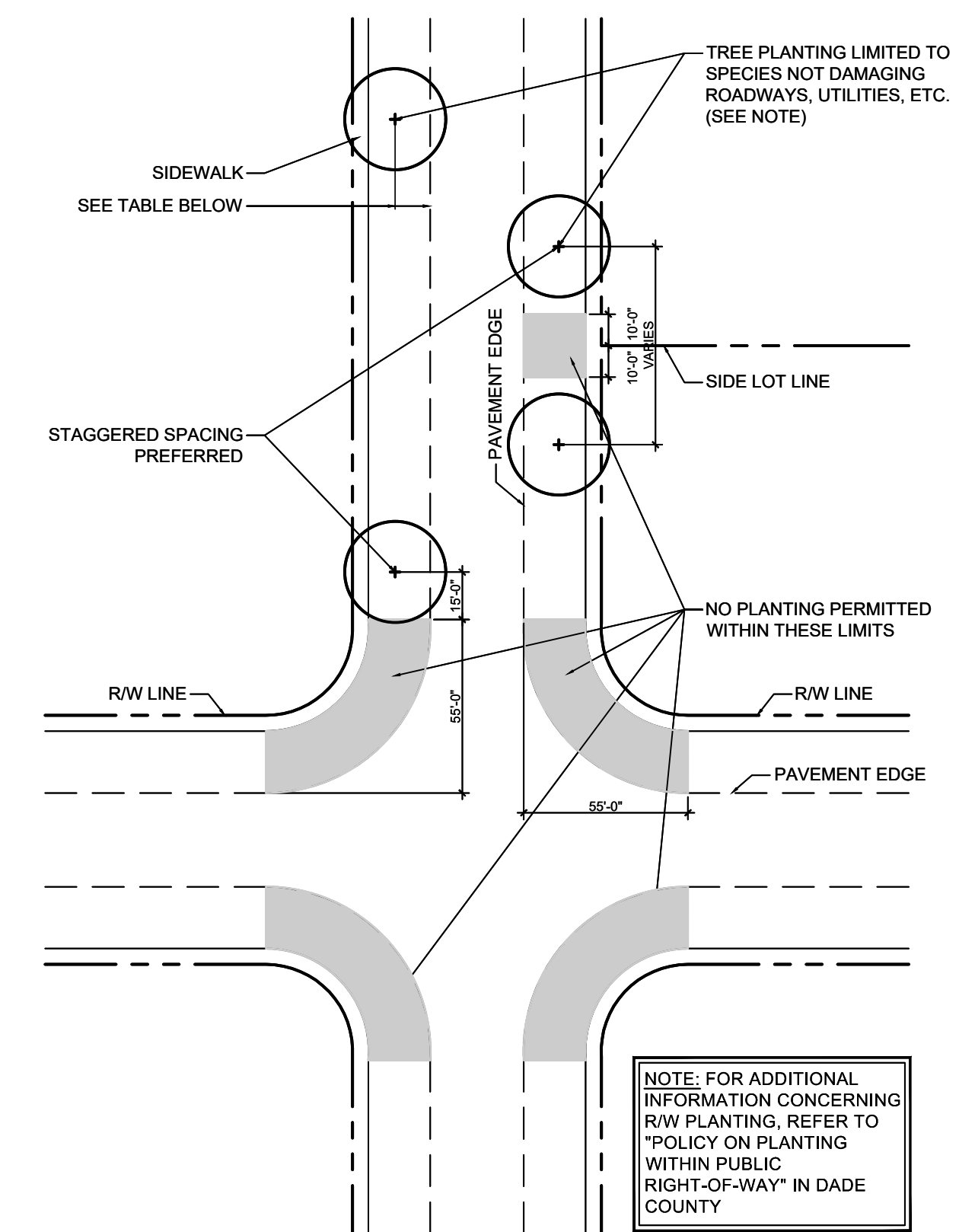
SEE LANDSCAPE

*Includes 194 Trees, of which 97 are native; and 5,820 Shrubs, of which 4,762 are native from Typical Landscape Plans. See sheets L-5 through L-26

SFH Model 2244 (average) Trees = 2 Shrubs = 60 Native Trees = 1 Native Shrubs = 43	SFH Model 3098 (average) Trees = 2 Shrubs = 60 Native Trees = 1 Native Shrubs = 48	SFH Model P001 Aspire (average) Trees = 2 Shrubs = 60 Native Trees = 1 Native Shrubs = 38
SFH Model 2565 (average) Trees = 2 Shrubs = 60 Native Trees = 1 Native Shrubs = 49	SFH Model 3266 (average) Trees = 2 Shrubs = 60 Native Trees = 1 Native Shrubs = 53	SFH Model P002 Bravo (average) Trees = 2 Shrubs = 60 Native Trees = 1 Native Shrubs = 60
SFH Model 2854 (average) Trees = 2 Shrubs = 60 Native Trees = 1 Native Shrubs = 46	SFH Model 3611 (average) Trees = 2 Shrubs = 60 Native Trees = 1 Native Shrubs = 50	SFH Model P003 Crest (average) Trees = 2 Shrubs = 60 Native Trees = 1 Native Shrubs = 33
SFH Model P004 Frontier (average) Trees = 2 Shrubs = 60 Native Trees = 1 Native Shrubs = 60		
SFH Model P005 Heritage (average) Trees = 2 Shrubs = 60 Native Trees = 1 Native Shrubs = 60		
Total SFH X 97 Trees = 194 Shrubs = 5,820 Native Trees = 97 Native Shrubs = 4,762		

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NATIVE	NOTES
TREES						
	CE	7	Conocarpus erectus Green Buttonwood	10' HT. X 4' SPR. X 2" CAL.	Y	-
	FD	13	Filicium decipiens Japanese Fern Tree	10' HT. X 4' SPR. X 2" CAL.	N	-
STREET TREES						
	CD1	99	Coccoloba diversifolia Pigeon Plum	12' HT. X 6' SPR. X 2" CAL.	Y	STREET TREE
	IC1	64	Ilex cassine Dahoon Holly	12' HT. X 6' SPR. X 2" CAL.	Y	STREET TREE
	LS1	34	Lagerstroemia speciosa Queen's Crape Myrtle	12' HT. X 6' SPR. X 2" CAL.	N	STREET TREE
	QV1	32	Quercus virginiana Live Oak	12' HT. X 6' SPR. X 2" CAL.	Y	STREET TREE
	TH1	18	Tabebuia heterophylla Pink Tabebuia	12' HT. X 6' SPR. X 2" CAL.	N	STREET TREE
SHRUBS						
	CG	23	Clusia guttifera Small Leaf Clusia	24" HT. X 24" SPR. / 24" O.C.	Y	-
LAWN						
AS REQUIRED				STENOTAPHRUM SECUNDATUM 'FLORATAM' ST. AUGUSTINE GRASS	SOLID EVEN SOD	



Public R.O.W. Planting Setback

SCALE: 1" = 40'-0"

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

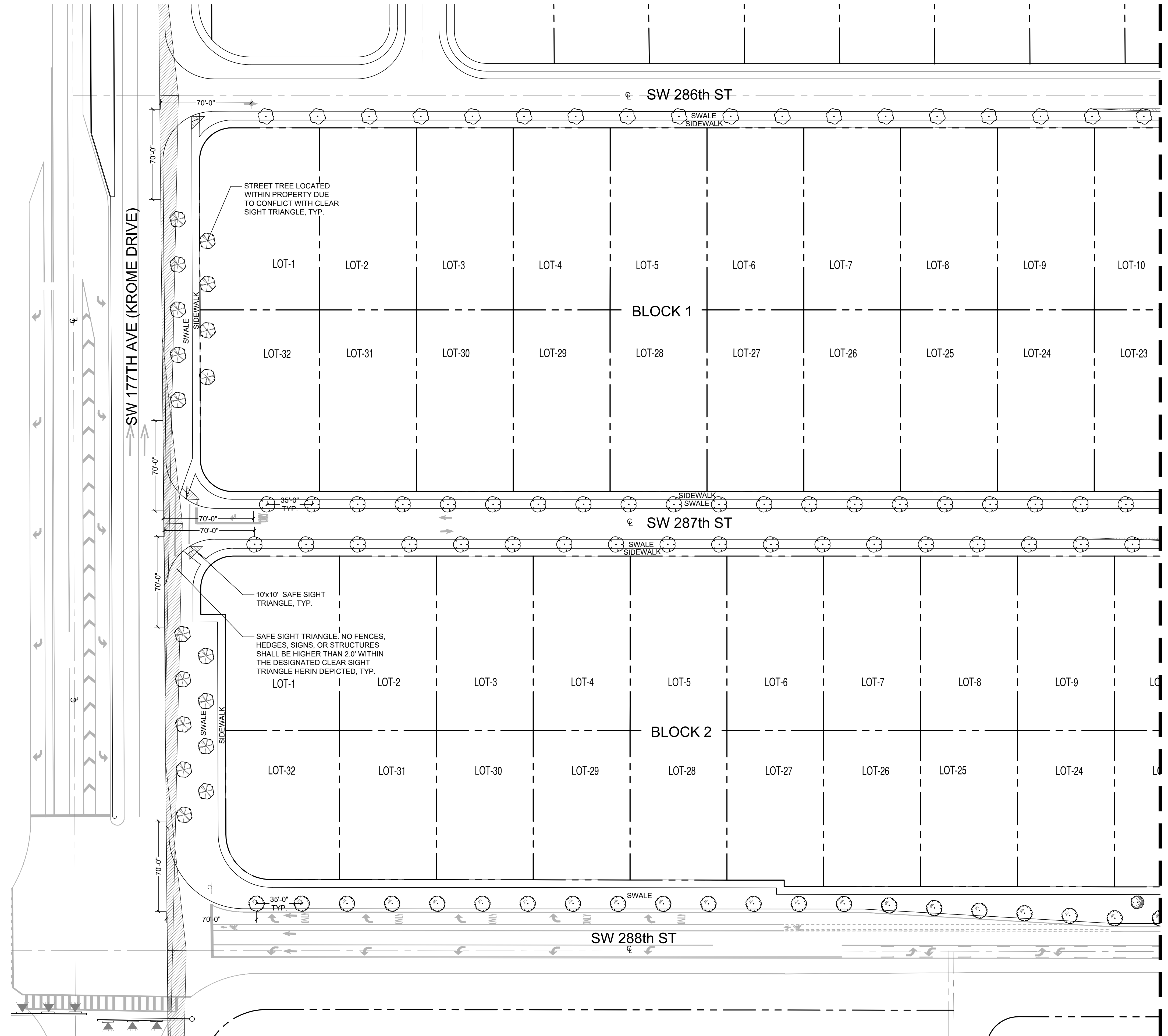
LANDSCAPE NOTES:

- 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.

Revisions:	Date:	By:
Site Plan Coordination	08.22.2024	LBC
Zoning Comments (Round 2)	10.03.2024	LBC

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

Drawing: Index
 Date: 05/29/2024
 Scale: See Left
 Drawn by: LBC
 Sheet No.:



OVERALL LANDSCAPE PLAN

Scale: 1"=40'-0"



WITKIN HULTS + PARTNERS
Landscape Architecture
10305 SW 15th St, Suite 200
Miami, FL 33185
Phone: 954.923.9688 Fax: 954.923.9689
www.wtkindesign.com

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Project:
FOUR ACES PROPERTIES IV
MIAMI DADE COUNTY
LANDSCAPE PLAN

Revisions:	Date:	By:
Site Plan Coordination	08/22/2024	LBC
Zoning Comments (Round 2)	10/03/2024	LBC

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

Drawing: Landscape Plan
Date: 05/29/2024
Scale: See Left
Drawn by: LBC
Sheet No.:
L-2
Cad Id.: 2024-027

RECEIVED

MIAMI-DADE COUNTY
 PROCESS NO.: Z24-135
 DATE: OCT 21 2024
 BY: ISA



OVERALL LANDSCAPE PLAN NORTH
 Scale: 1"=40'-0"

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FOUR ACES PROPERTIES IV

MIAMI DADE COUNTY
 LANDSCAPE PLAN

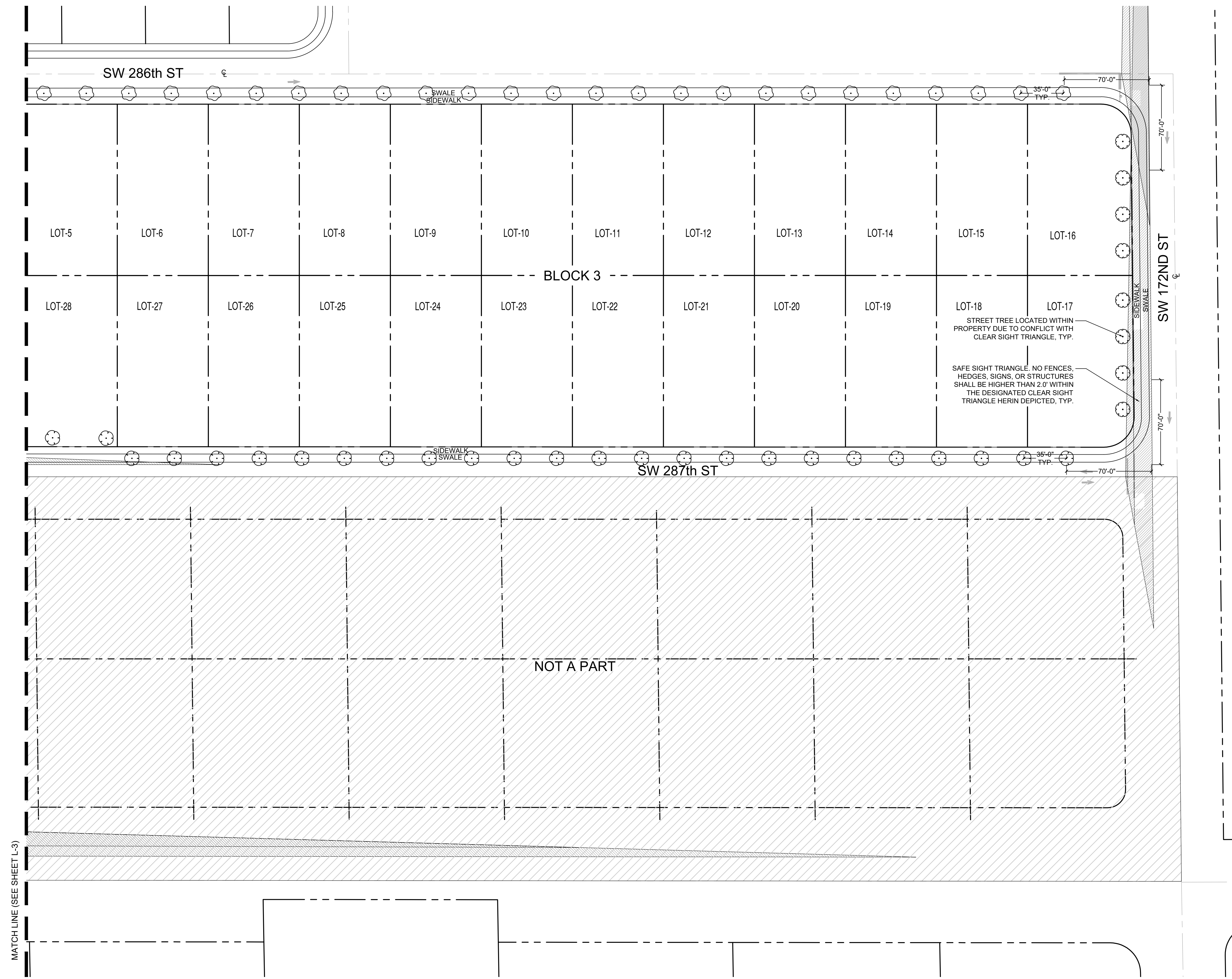
Project:

Revisions:	Date:	By:
Site Plan Coordination	08.22.2024	LBC
Zoning Comments (Round 2)	10.03.2024	LBC

Seal:

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

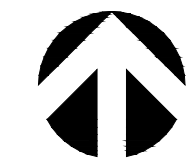
Drawing: Landscape Plan
 Date: 05/29/2024
 Scale: See Left
 Drawn by: LBC
 Sheet No.: **L-3**
 Cad Id.: 2024-027

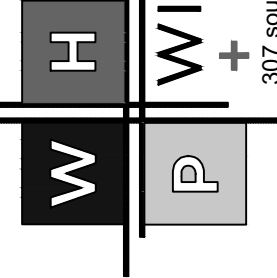


OVERALL LANDSCAPE PLAN

Scale: 1"=40'-0"

NORTH




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+ PARTNERS**
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FOUR ACES PROPERTIES IV
 MIAMI DADE COUNTY
 LANDSCAPE PLAN

Project:

Revisions:	Date:	By:
Site Plan Coordination	08.22.2024	LBC
Zoning Comments (Round 2)	10.03.2024	LBC

Seal:

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

Drawing: Landscape Plan
 Date: 05/29/2024
 Scale: See Left
 Drawn by: LBC
 Sheet No.:
L-4
 Cad Id.: 2024-027

RECEIVED

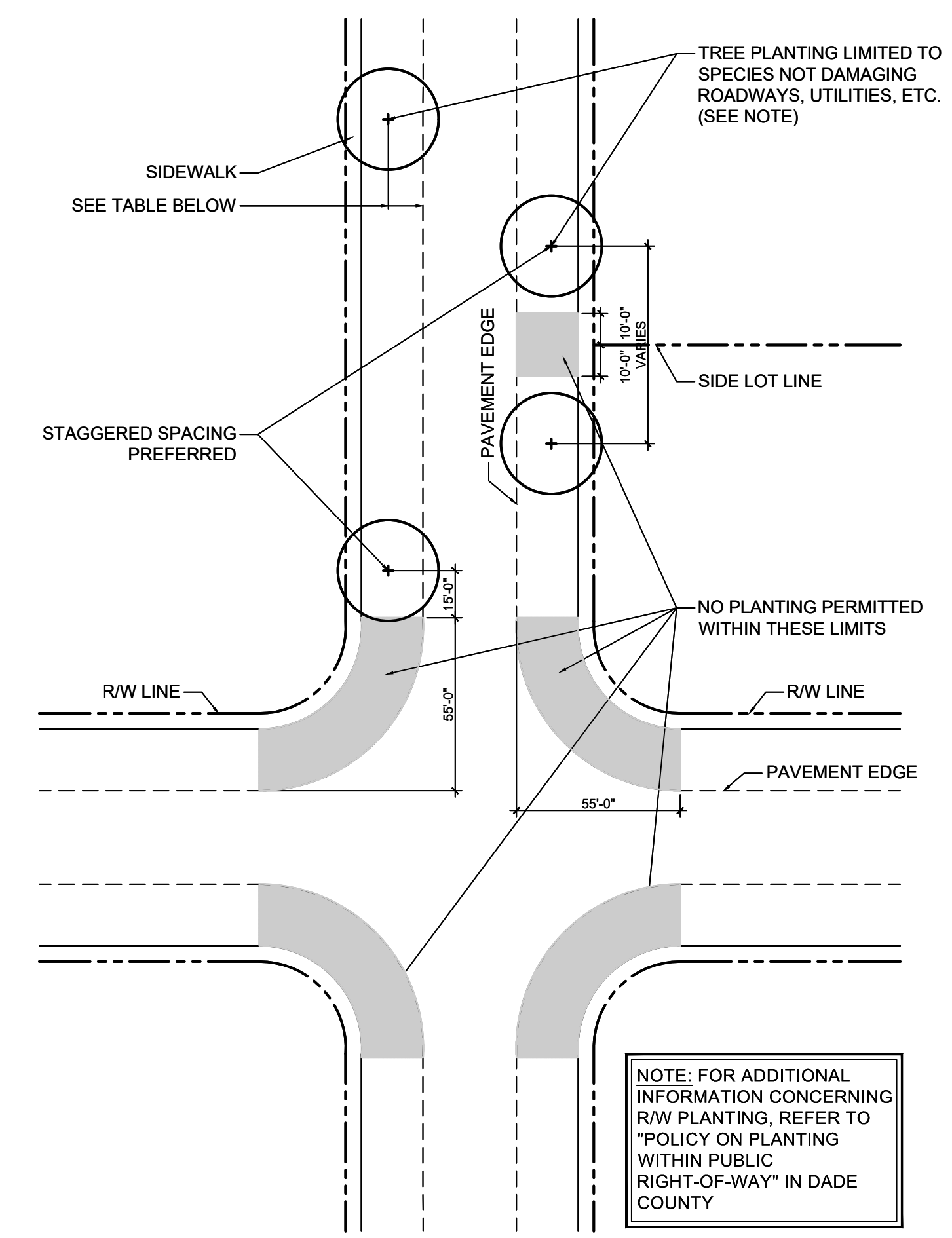
MIAMI-DADE COUNTY
PROCESS NO.: Z24-135
DATE: OCT 21 2024
BY: ISA

LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

Zoning District: EU-M Net Lot Area 9,534 s.f. 0.22 acres

	REQUIRED	PROVIDED
LAWN AREA CALCULATION		
A. 9,534 total s.f. of Net Lot Area		
B. Maximum lawn area (sod) permitted = 50% x 9,534 s.f. =	4,767	3,650
TREES		
A. No. trees required per net lot acre		
Less existing number of trees meeting minimum requirements	2	2
= 9 trees x net lot acres =		
B. % Palms Allowed: No. trees required x 30% =	1	1
C. % Natives Required: No. trees provided x 30% =	1	1
D. Street trees (maximum average spacing of 35' o.c.):		
195 linear feet along street =	6	6
E. Street trees located directly beneath power lines (maximum average spacing of 25' o.c.):	N/A	N/A
F. Total Trees Required	8	8
A + D + E = 8 Total Trees		
SHRUBS		
A. No. trees required x 10 = No. of shrubs allowed	80	80
B. No. shrubs allowed x 30% = No. of native shrubs required	24	53

SEE LANDSCAPE



Public R.O.W. Planting Setback
SCALE: 1" = 40'-0"

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

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

LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

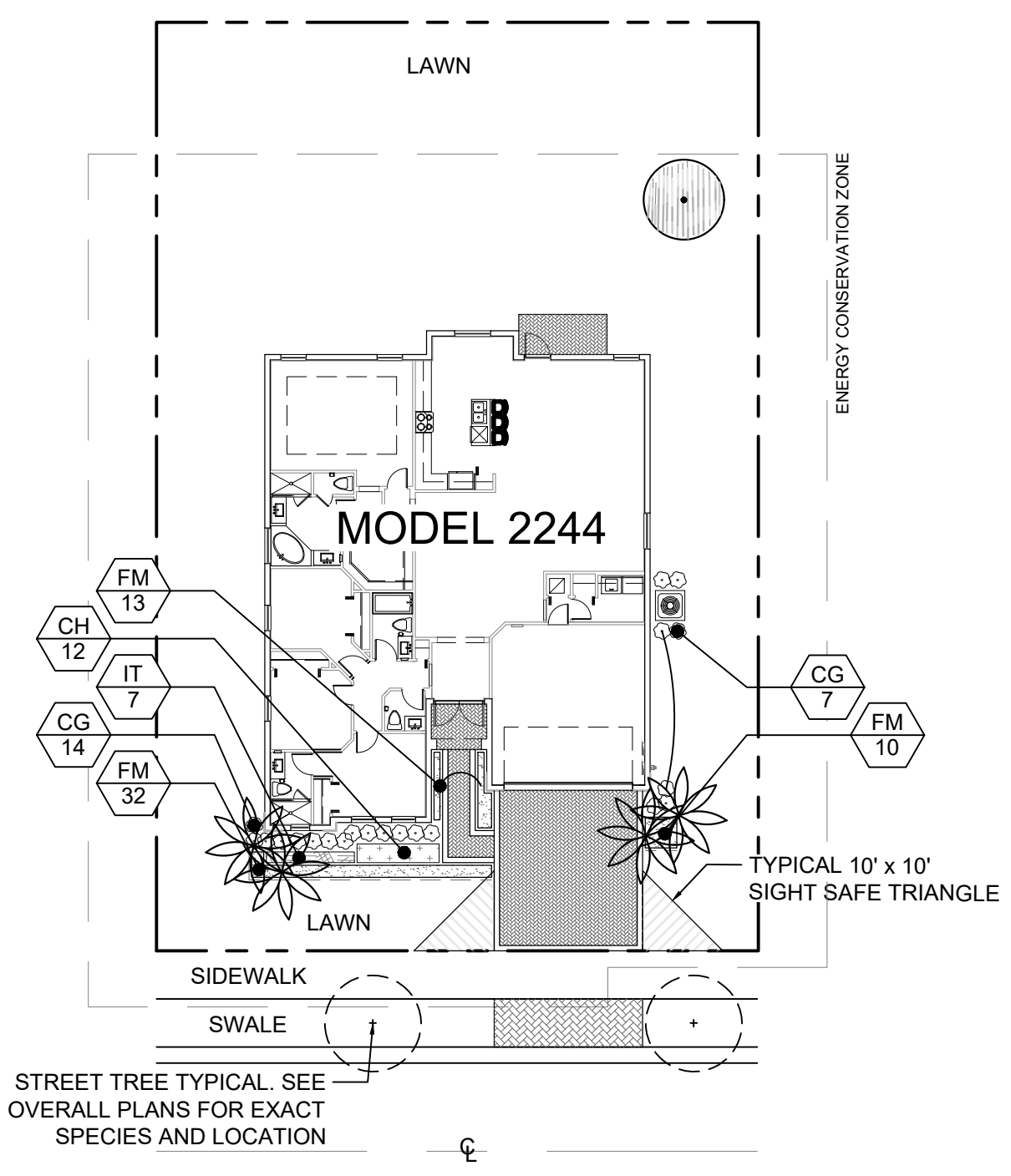
Zoning District: EU-M Net Lot Area 8,664 s.f. 0.2 acres

	REQUIRED	PROVIDED
LAWN AREA CALCULATION		
A. 8,664 total s.f. of Net Lot Area		
B. Maximum lawn area (sod) permitted = 50% x 8,664 s.f. =	4,332	3,420
TREES		
A. No. trees required per net lot acre		
Less existing number of trees meeting minimum requirements	2	2
= 9 trees x net lot acres =		
B. % Palms Allowed: No. trees required x 30% =	1	1
C. % Natives Required: No. trees provided x 30% =	1	1
D. Street trees (maximum average spacing of 35' o.c.):		
70 linear feet along street =	2	2
E. Street trees located directly beneath power lines (maximum average spacing of 25' o.c.):	N/A	N/A
F. Total Trees Required	4	4
A + D + E = 4 Total Trees		
SHRUBS		
A. No. trees required x 10 = No. of shrubs allowed	40	40
B. No. shrubs allowed x 30% = No. of native shrubs required	12	33

SEE LANDSCAPE

PLANT SCHEDULE 2244 INTERIOR

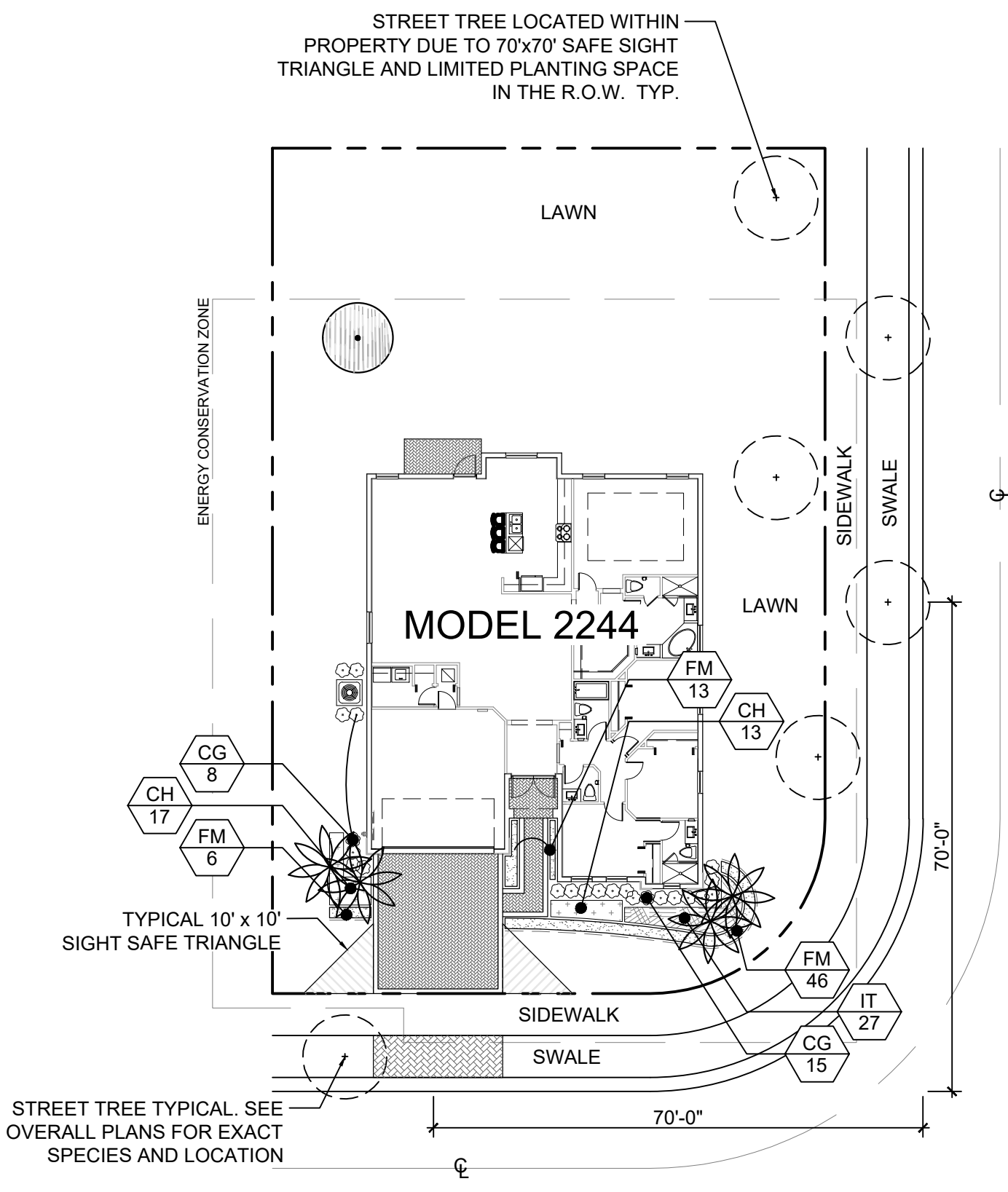
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NATIVE	NOTES
TREES						
BS		1	Bursera simaruba Gumbo Limbo	10' HT. X 4' SPR. X 2" CAL.	Y	-
PALM TREES						
VM2		2	Veitchia montgomeryana 'Double' Montgomery Palm	10' O.A. HT. MIN.	N	-
SHRUBS						
CG		21	Clusia guttifer Small Leaf Clusia	24" HT. X 24" SPR. / 24" O.C.	Y	-
SHRUB AREAS						
CH		12	Chrysobalanus icaco 'Red Tip' Red Tip Cocoplum	18" HT. X 18" SPR. / 18" O.C.	Y	-
IT		7	Ixora taiwanensis Dwarf Ixora	18" HT. X 18" SPR. / 18" O.C.	N	-
GROUND COVERS						
FM		55	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



TYPICAL INTERIOR LOT

PLANT SCHEDULE 2244 CORNER

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NATIVE	NOTES
TREES						
BS		1	Bursera simaruba Gumbo Limbo	10' HT. X 4' SPR. X 2" CAL.	Y	-
PALM TREES						
VM2		2	Veitchia montgomeryana 'Double' Montgomery Palm	10' O.A. HT. MIN.	N	-
SHRUBS						
CG		23	Clusia guttifer Small Leaf Clusia	24" HT. X 24" SPR. / 24" O.C.	Y	-
SHRUB AREAS						
CH		30	Chrysobalanus icaco 'Red Tip' Red Tip Cocoplum	18" HT. X 18" SPR. / 18" O.C.	Y	-
IT		27	Ixora taiwanensis Dwarf Ixora	18" HT. X 18" SPR. / 18" O.C.	N	-
GROUND COVERS						
FM		65	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



TYPICAL CORNER LOT

TYPICAL MODEL 2244 LANDSCAPE PLAN

Scale: 1"=20'-0"

WITKIN HULTS + PARTNERS
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FOUR ACES PROPERTIES IV
MIAMI DADE COUNTY
TYPICAL MODEL 2244 LANDSCAPE PLAN

Project:

Revisions:	Date:	By:
Site Plan Coordination	08/22/2024	LBC

Seal:

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

Drawing: Typical Model 2244
Landscape Plan
Date: 05/28/2024
Scale: See Left
Drawn by: LBC
Sheet No.:

L-5

Cad Id.: 2024-027

LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

Zoning District: EU-M Net Lot Area 9,534 s.f. 0.22 acres

	REQUIRED	PROVIDED
LAWN AREA CALCULATION		
A. <u>9,534</u> total s.f. of Net Lot Area		
B. Maximum lawn area (sod) permitted = <u>50</u> % x <u>9,534</u> s.f. =	4,767	3,650
TREES		
A. No. trees required per net lot acre		
Less existing number of trees meeting minimum requirements		
= <u>9</u> trees x net lot acres =	2	2
B. % Palms Allowed: No. trees required x 30% =	1	1
C. % Natives Required: No. trees provided x 30% =	1	1
D. Street trees (maximum average spacing of 35' o.c.):		
<u>185</u> linear feet along street =	6	6
E. Street trees located directly beneath power lines (maximum average spacing of 25' o.c.):	N/A	N/A
F. Total Trees Required	8	8
A + D + E = <u>8</u> Total Trees		
SHRUBS		
A. No. trees required x 10 = No. of shrubs allowed	80	80
B. No. shrubs allowed x 30% = No. of native shrubs required	24	53

SEE LANDSCAPE

LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

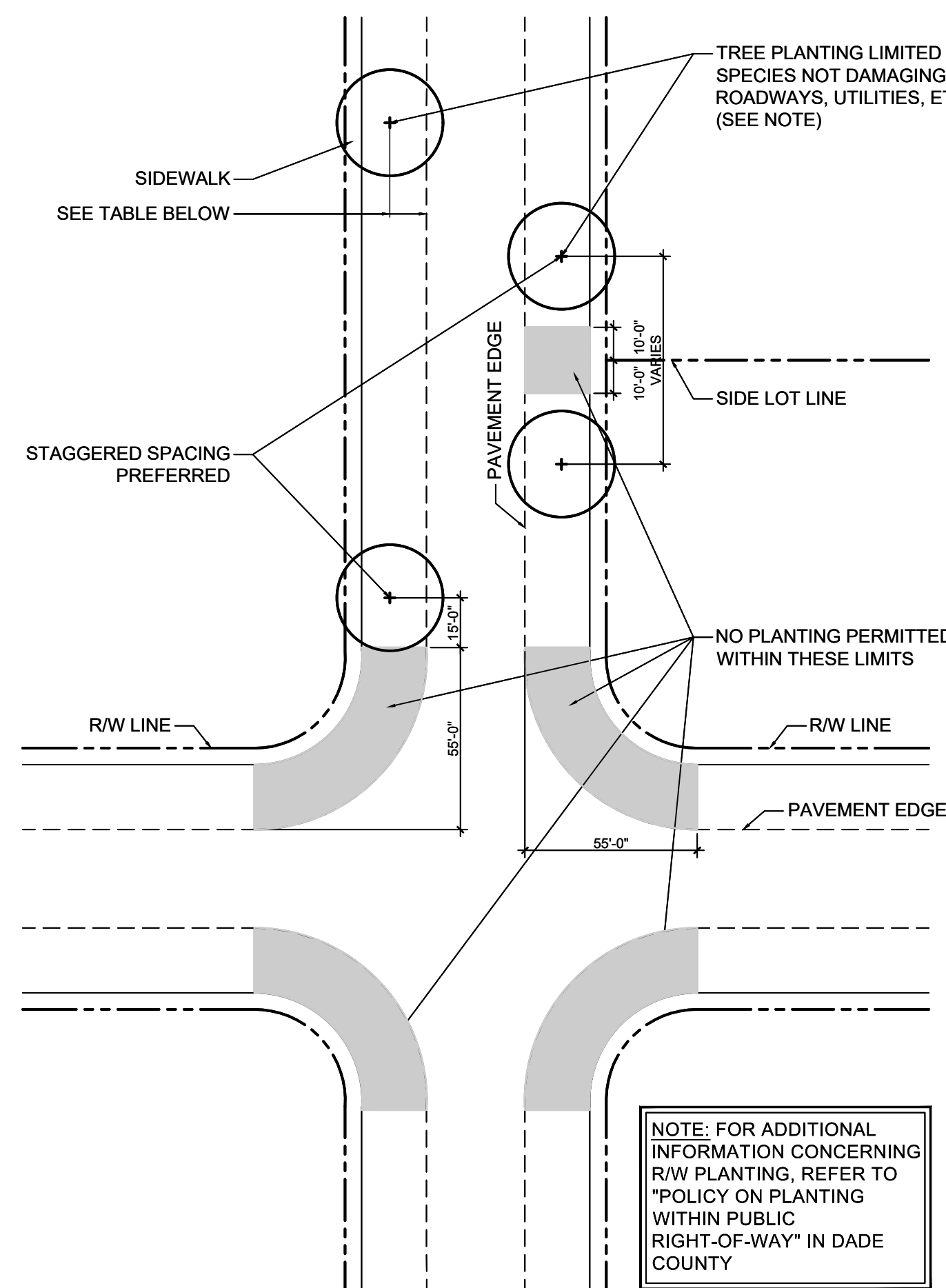
Zoning District: EU-M Net Lot Area 8,664 s.f. 0.2 acres

	REQUIRED	PROVIDED
LAWN AREA CALCULATION		
A. <u>8,664</u> total s.f. of Net Lot Area		
B. Maximum lawn area (sod) permitted = <u>50</u> % x <u>8,664</u> s.f. =	4,332	3,420
TREES		
A. No. trees required per net lot acre		
Less existing number of trees meeting minimum requirements		
= <u>9</u> trees x net lot acres =	2	2
B. % Palms Allowed: No. trees required x 30% =	1	1
C. % Natives Required: No. trees provided x 30% =	1	1
D. Street trees (maximum average spacing of 35' o.c.):		
<u>70</u> linear feet along street =	2	2
E. Street trees located directly beneath power lines (maximum average spacing of 25' o.c.):	N/A	N/A
F. Total Trees Required	4	4
A + D + E = <u>4</u> Total Trees		
SHRUBS		
A. No. trees required x 10 = No. of shrubs allowed	40	40
B. No. shrubs allowed x 30% = No. of native shrubs required	12	33

SEE LANDSCAPE

PLANT SCHEDULE 2244 CORNER CIRC DRWV

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NATIVE	NOTES
TREES						
	BS	1	Bursera simaruba Gumbo Limbo	10' HT. X 4' SPR. X 2" CAL.	Y	-
PALM TREES						
	VM2	2	Veitchia montgomeryana 'Double' Montgomery Palm	10' O.A. HT. MIN.	N	-
SHRUBS						
	CG	23	Clusia guttifer Small Leaf Clusia	24" HT. X 24" SPR. / 24" O.C.	Y	-
SHRUB AREAS						
	CH	30	Chrysobalanus icaco 'Red Tip' Red Tip Cocoplum	18" HT. X 18" SPR. / 18" O.C.	Y	-
	IT	27	Ixora taiwanensis Dwarf Ixora	18" HT. X 18" SPR. / 18" O.C.	N	-
GROUND COVERS						
	FM	61	Ficus microcarpa Green Island ficus	15" HT. X 15" SPR. / 15" O.C.	N	-
LAWN	As Required		Stenotaphrum secundatum 'Floritam' ST. AUGUSTINE GRASS			SOLID EVEN SOD

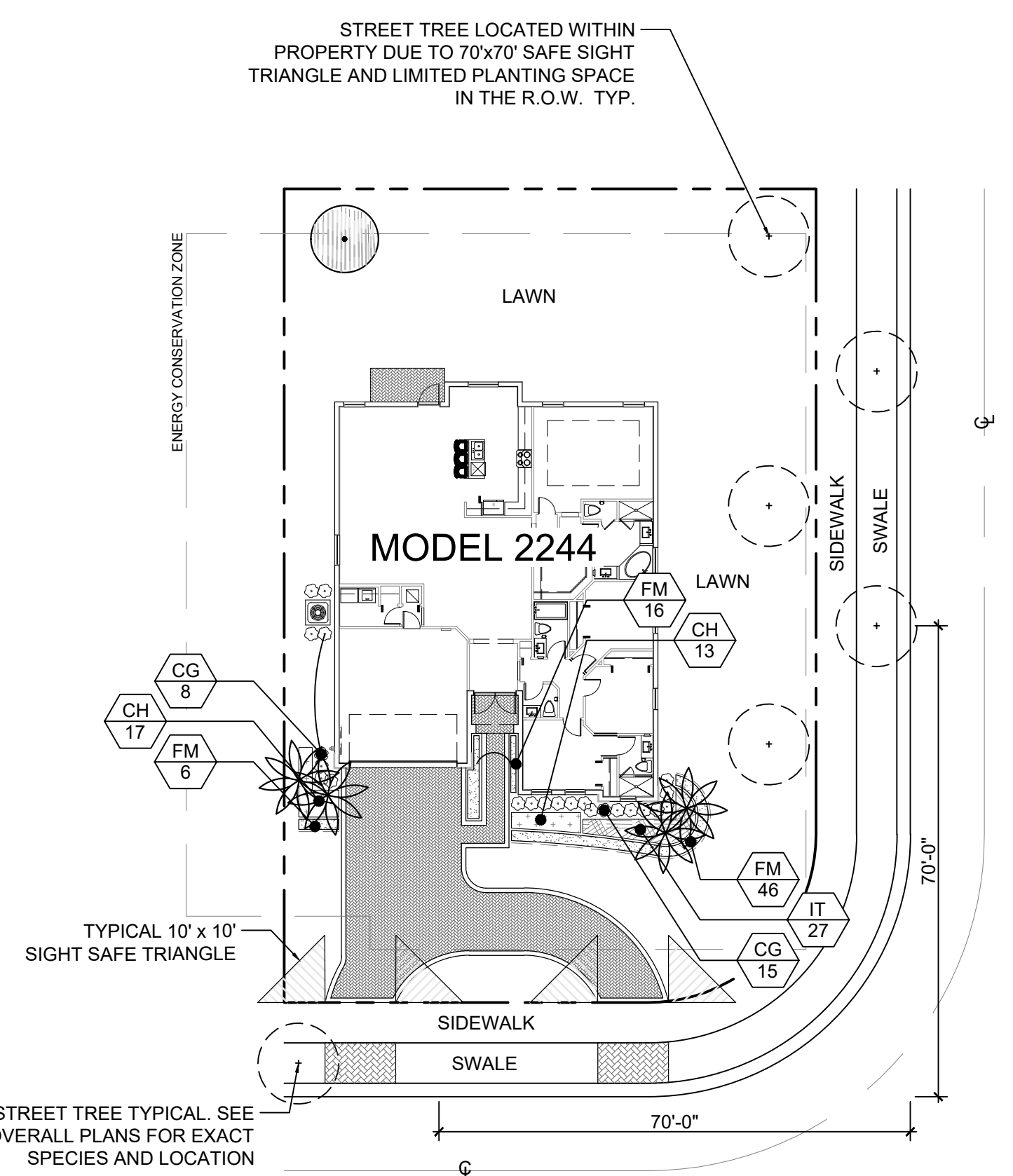


Public R.O.W. Planting Setback

SCALE: 1" = 40'-0"

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

- 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.



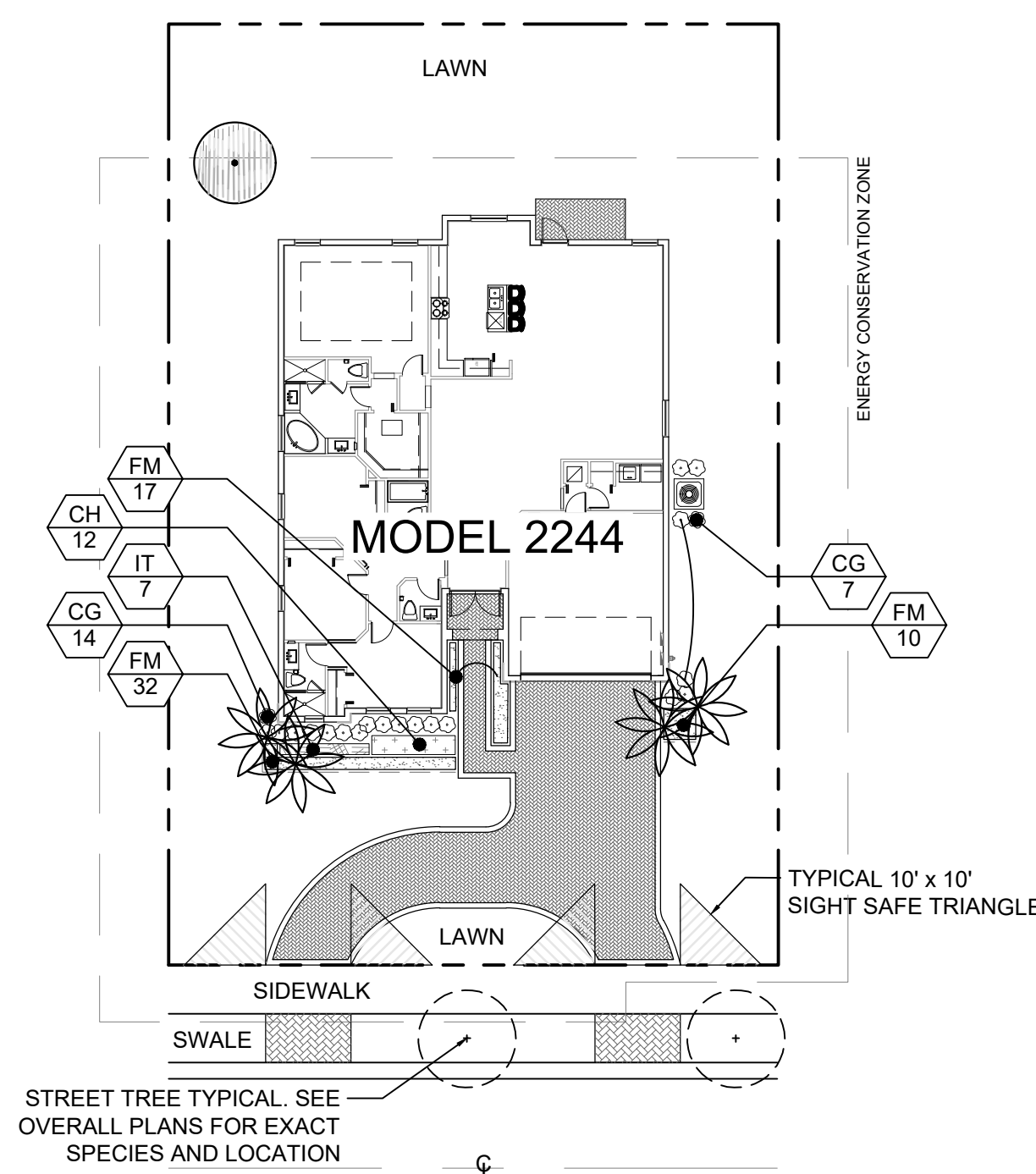
TYPICAL CORNER LOT

TYPICAL MODEL 2244 CIRCULAR DRIVEWAY LANDSCAPE PLAN

Scale: 1"=20'-0"

PLANT SCHEDULE 2244 INTERIOR CIRC DRWV

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NATIVE	NOTES
TREES						
	BS	1	Bursera simaruba Gumbo Limbo	10' HT. X 4' SPR. X 2" CAL.	Y	-
PALM TREES						
	VM2	2	Veitchia montgomeryana 'Double' Montgomery Palm	10' O.A. HT. MIN.	N	-
SHRUBS						
	CG	21	Clusia guttifer Small Leaf Clusia	24" HT. X 24" SPR. / 24" O.C.	Y	-
SHRUB AREAS						
	CH	12	Chrysobalanus icaco 'Red Tip' Red Tip Cocoplum	18" HT. X 18" SPR. / 18" O.C.	Y	-
	IT	7	Ixora taiwanensis Dwarf Ixora	18" HT. X 18" SPR. / 18" O.C.	N	-
GROUND COVERS						
	FM	53	Ficus microcarpa Green Island ficus	15" HT. X 15" SPR. / 15" O.C.	N	-
LAWN	As Required		Stenotaphrum secundatum 'Floritam' ST. AUGUSTINE GRASS			SOLID EVEN SOD



TYPICAL INTERIOR LOT

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FOUR ACES PROPERTIES IV
 MIAMI DADE COUNTY
 TYPICAL MODEL 2244 CIRCULAR DRIVEWAY LANDSCAPE PLAN

Revisions: _____ Date: 08.22.2024 By: LBC

Site Plan Coordination

Seal: _____

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

Drawing: Typical Model 2244 Circular Driveway Landscape Plan
 Date: 05/28/2024
 Scale: See Left
 Drawn by: LBC
 Sheet No.: _____

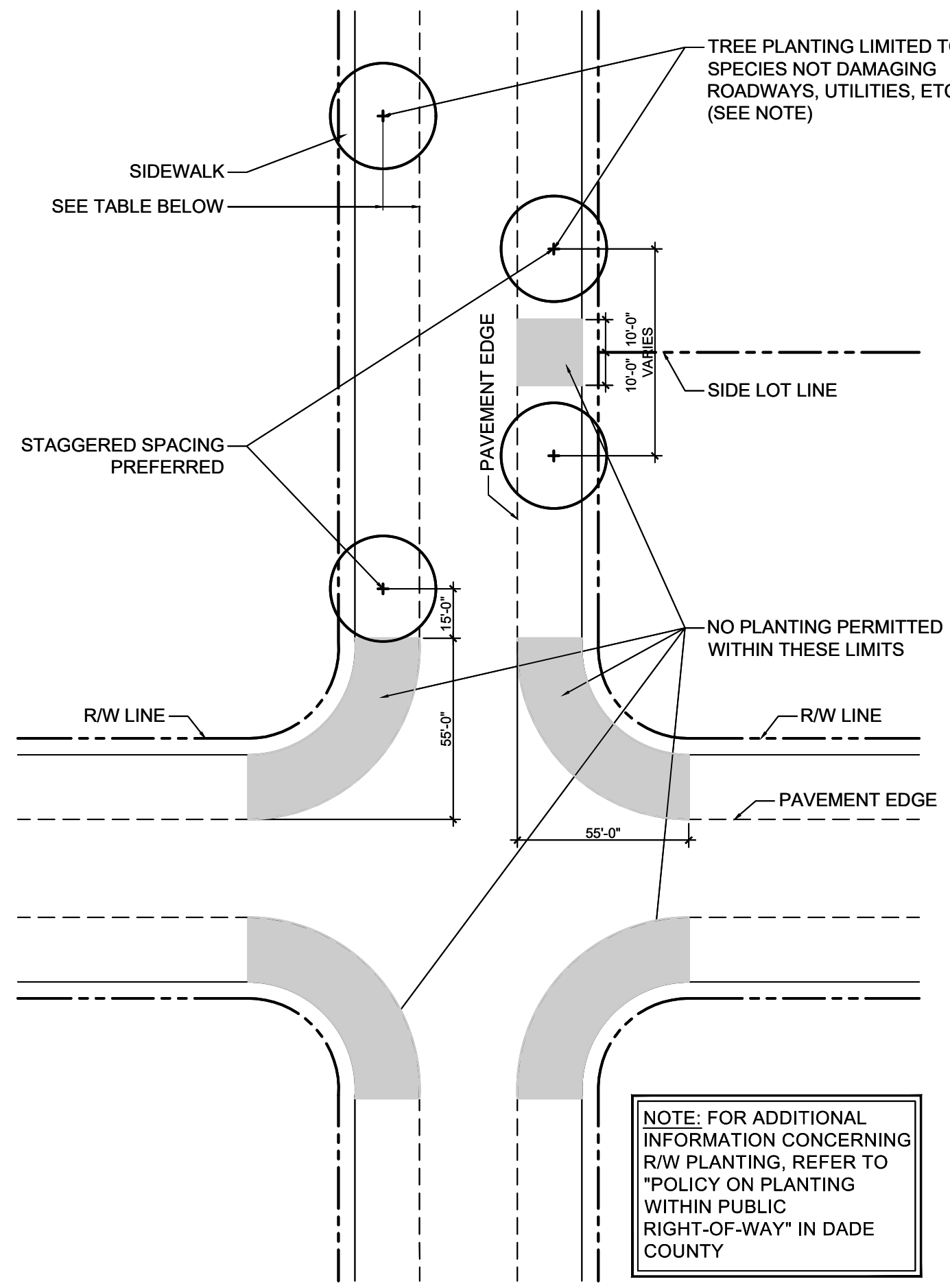
L-6

Cad Id.: 2024-027

LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

Zoning District: EU-M Net Lot Area 9,534 s.f. 0.22 acres

	REQUIRED	PROVIDED
LAWN AREA CALCULATION		
A. <u>9,534</u> total s.f. of Net Lot Area		
B. Maximum lawn area (sod) permitted = <u>50</u> % x <u>9,534</u> s.f. =	4,767	3,650
TREES		
A. No. trees required per net lot acre		
Less existing number of trees meeting minimum requirements		
= <u>9</u> trees x net lot acres =	2	2
B. % Palms Allowed: No. trees required x 30% =	1	1
C. % Natives Required: No. trees provided x 30% =	1	1
D. Street trees (maximum average spacing of 35' o.c.):		
<u>185</u> linear feet along street =	6	6
E. Street trees located directly beneath power lines (maximum average spacing of 25' o.c.):	N/A	N/A
F. Total Trees Required	8	8
A + D + E = <u>8</u> Total Trees		
SHRUBS		
A. No. trees required x 10 = No. of shrubs allowed	80	80
B. No. shrubs allowed x 30% = No. of native shrubs required	24	64
	SEE LANDSCAPE	



Public R.O.W. Planting Setback

SCALE: 1" = 40'-0"

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

- LANDSCAPE NOTES:**
- NO TREES SHALL BE PLANTED ON TOP OR ADJACENT TO PROPOSED FRENCH DRAINS OR INLETS.
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 - LANDSCAPE FOR ALL CORNER LOTS SHALL SHOW COMPLIANCE WITH PWD STANDARD G5.1
 - DRIVEWAYS AND APPROACHES MUST ADHERE TO MDC DETAILS. MUST BE FLARED OR MIN. 5'-0" RADIUS, AND SHALL NOT BE WIDER THAN 20'-0".
 - ALL TREE DIMENSIONS ARE MEASURED FROM THE FACE OF TREE TRUNK.

LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

Zoning District: EU-M Net Lot Area 8,664 s.f. 0.2 acres

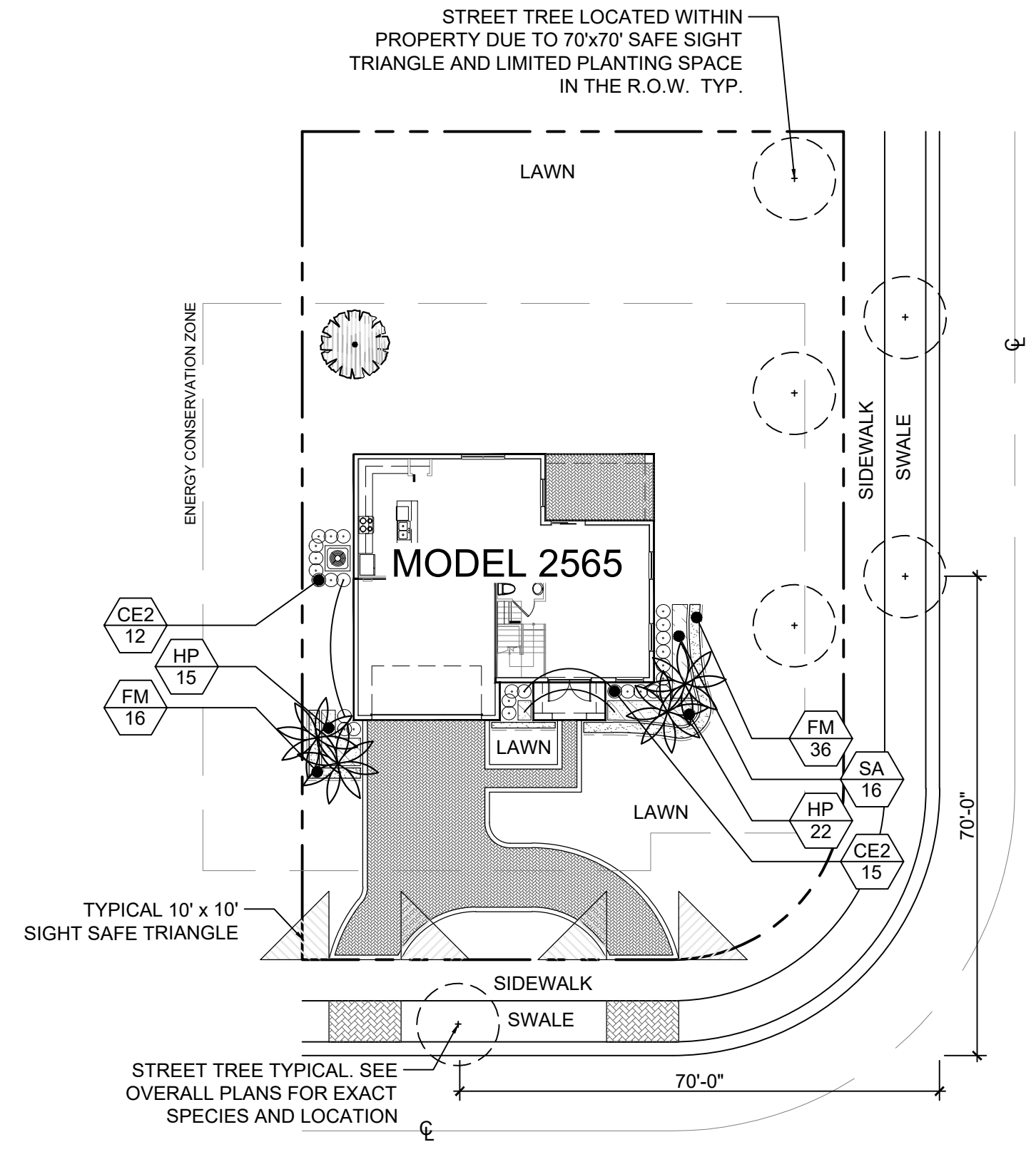
	REQUIRED	PROVIDED
LAWN AREA CALCULATION		
A. <u>8,664</u> total s.f. of Net Lot Area		
B. Maximum lawn area (sod) permitted = <u>50</u> % x <u>8,664</u> s.f. =	4,332	3,420
TREES		
A. No. trees required per net lot acre		
Less existing number of trees meeting minimum requirements		
= <u>9</u> trees x net lot acres =	2	2
B. % Palms Allowed: No. trees required x 30% =	1	1
C. % Natives Required: No. trees provided x 30% =	1	1
D. Street trees (maximum average spacing of 35' o.c.):		
<u>70</u> linear feet along street =	2	2
E. Street trees located directly beneath power lines (maximum average spacing of 25' o.c.):	N/A	N/A
F. Total Trees Required	4	4
A + D + E = <u>4</u> Total Trees		
SHRUBS		
A. No. trees required x 10 = No. of shrubs allowed	40	40
B. No. shrubs allowed x 30% = No. of native shrubs required	12	34
	SEE LANDSCAPE	

PLANT SCHEDULE 2565 INTERIOR CIRC DRWV

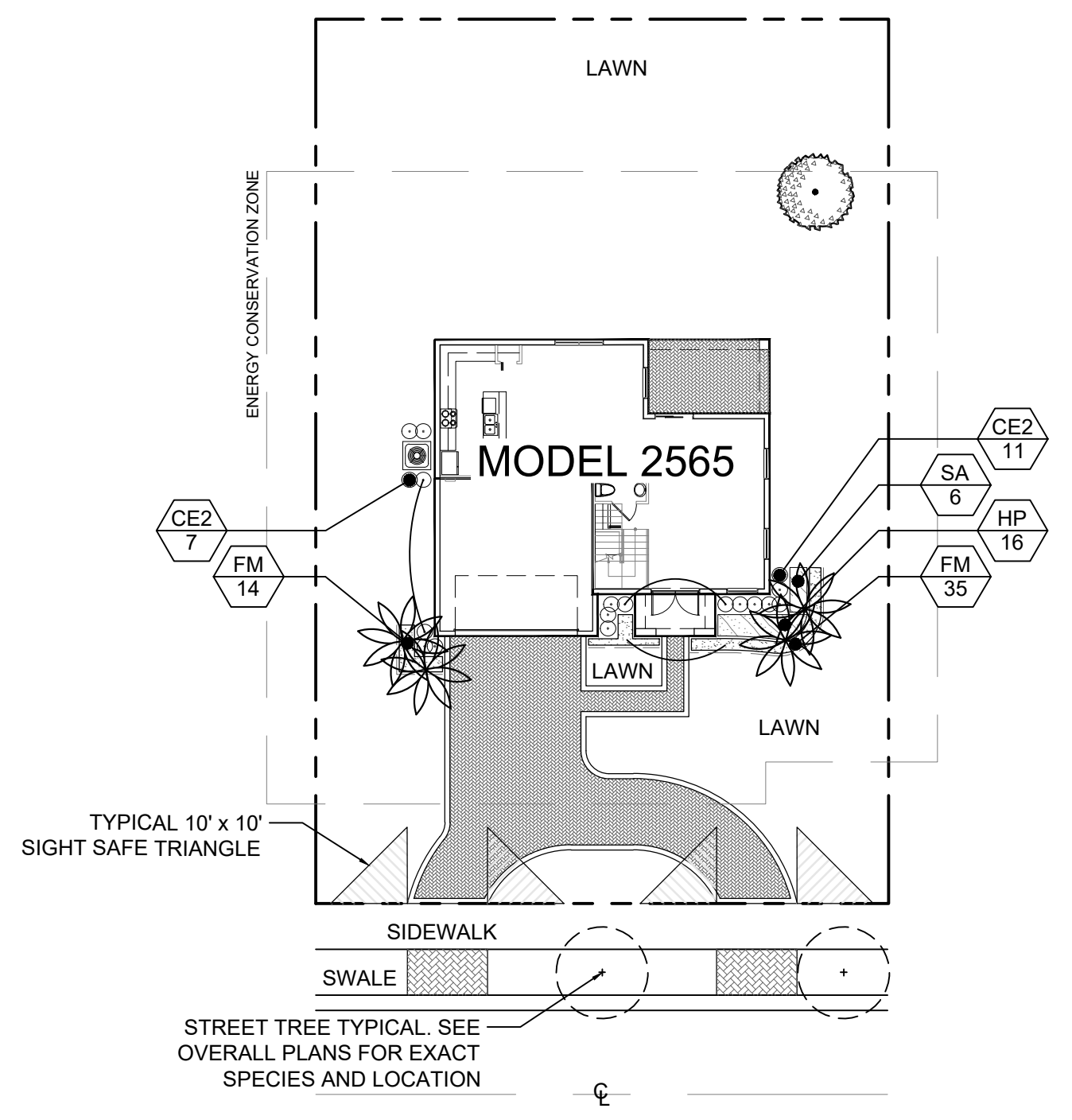
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NATIVE	NOTES
TREES						
	CO	1	Chrysophyllum oliviforme Satinleaf	10' HT. X 4' SPR. X 2" CAL.	Y	-
PALM TREES						
	VM2	2	Veitchia montgomeryana 'Double' Montgomery Palm	10' O.A. HT. MIN.	N	-
SHRUBS						
	CE2	18	Conocarpus erectus Green Buttonwood	24" HT. X 24" SPR. / 24" O.C.	Y	-
SHRUB AREAS						
	HP	16	Hamelia patens Firebush	18" HT. X 18" SPR. / 18" O.C.	Y	-
	SA	6	Schefflera arboricola 'Trinette' Variegated Schefflera	18" HT. X 18" SPR. / 18" O.C.	N	-
GROUND COVERS						
	FM	49	Ficus microcarpa Green Island ficus	15" HT. X 15" SPR. / 15" O.C.	N	-
LAWN	As Required		Stenotaphrum secundatum 'Floritam' ST. AUGUSTINE GRASS			SOLID EVEN SOD

PLANT SCHEDULE 2565 CORNER CIRC DRWV

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NATIVE	NOTES
TREES						
	CE	1	Conocarpus erectus Green Buttonwood	10' HT. X 4' SPR. X 2" CAL.	Y	-
PALM TREES						
	VM2	2	Veitchia montgomeryana 'Double' Montgomery Palm	10' O.A. HT. MIN.	N	-
SHRUBS						
	CE2	27	Conocarpus erectus Green Buttonwood	24" HT. X 24" SPR. / 24" O.C.	Y	-
SHRUB AREAS						
	HP	37	Hamelia patens Firebush	18" HT. X 18" SPR. / 18" O.C.	Y	-
	SA	16	Schefflera arboricola 'Trinette' Variegated Schefflera	18" HT. X 18" SPR. / 18" O.C.	N	-
GROUND COVERS						
	FM	58	Ficus microcarpa Green Island ficus	15" HT. X 15" SPR. / 15" O.C.	N	-
LAWN	As Required		Stenotaphrum secundatum 'Floritam' ST. AUGUSTINE GRASS			SOLID EVEN SOD



TYPICAL CORNER LOT



TYPICAL INTERIOR LOT

TYPICAL MODEL 2565 CIRCULAR DRIVEWAY LANDSCAPE PLAN

Scale: 1"=20'-0"

WITKIN HULTS + PARTNERS
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FOUR ACES PROPERTIES IV
 MIAMI DADE COUNTY
 TYPICAL MODEL 2565 CIRCULAR DRIVEWAY LANDSCAPE PLAN

Revisions: _____ Date: _____ By: _____
 Site Plan Coordination: 08/22/2024 LBC

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

Drawing: Typical Model 2565 Circular Driveway Landscape Plan
 Date: 05/28/2024
 Scale: See Left
 Drawn by: LBC
 Sheet No.: _____
L-8
 Cad Id.: 2024-027

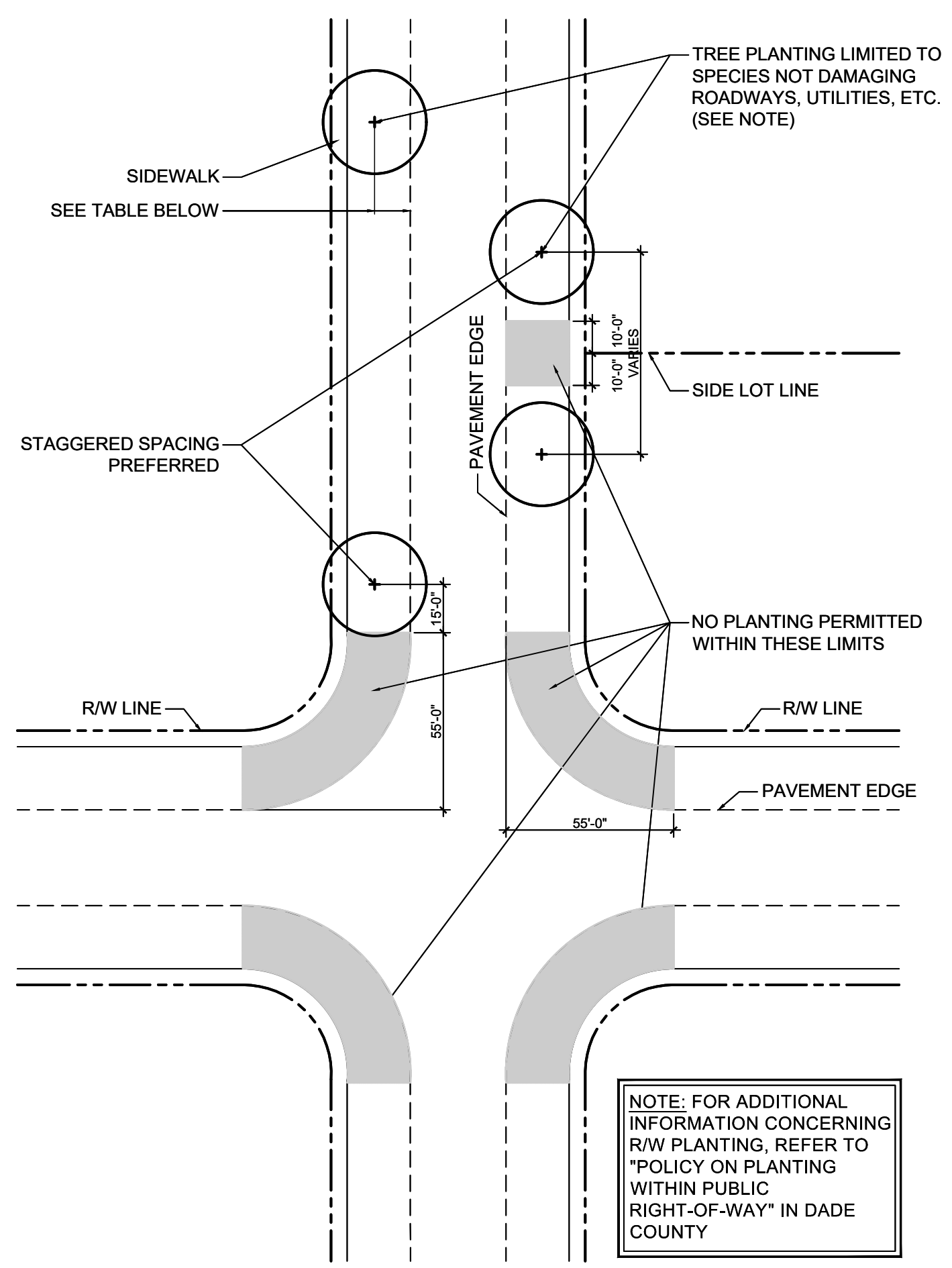
LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

Zoning District: EU-M Net Lot Area 9,534 s.f. 0.22 acres

	REQUIRED	PROVIDED
LAWN AREA CALCULATION		
A. 9,534 total s.f. of Net Lot Area		
B. Maximum lawn area (sod) permitted = 50% x 9,534 s.f. =	4,767	3,650
TREES		
A. No. trees required per net lot acre		
Less existing number of trees meeting minimum requirements = 9 trees x net lot acres =	2	2
B. % Palms Allowed: No. trees required x 30% =	1	1
C. % Natives Required: No. trees provided x 30% =	1	1
D. Street trees (maximum average spacing of 35' o.c.): 155 linear feet along street =	6	6
E. Street trees located directly beneath power lines (maximum average spacing of 25' o.c.): linear feet along street / 25 =	N/A	N/A
F. Total Trees Required A + D + E = 8 Total Trees	8	8
SHRUBS		
A. No. trees required x 10 = No. of shrubs allowed	80	80
B. No. shrubs allowed x 30% = No. of native shrubs required	24	59
	SEE LANDSCAPE	

PLANT SCHEDULE 2854 CORNER

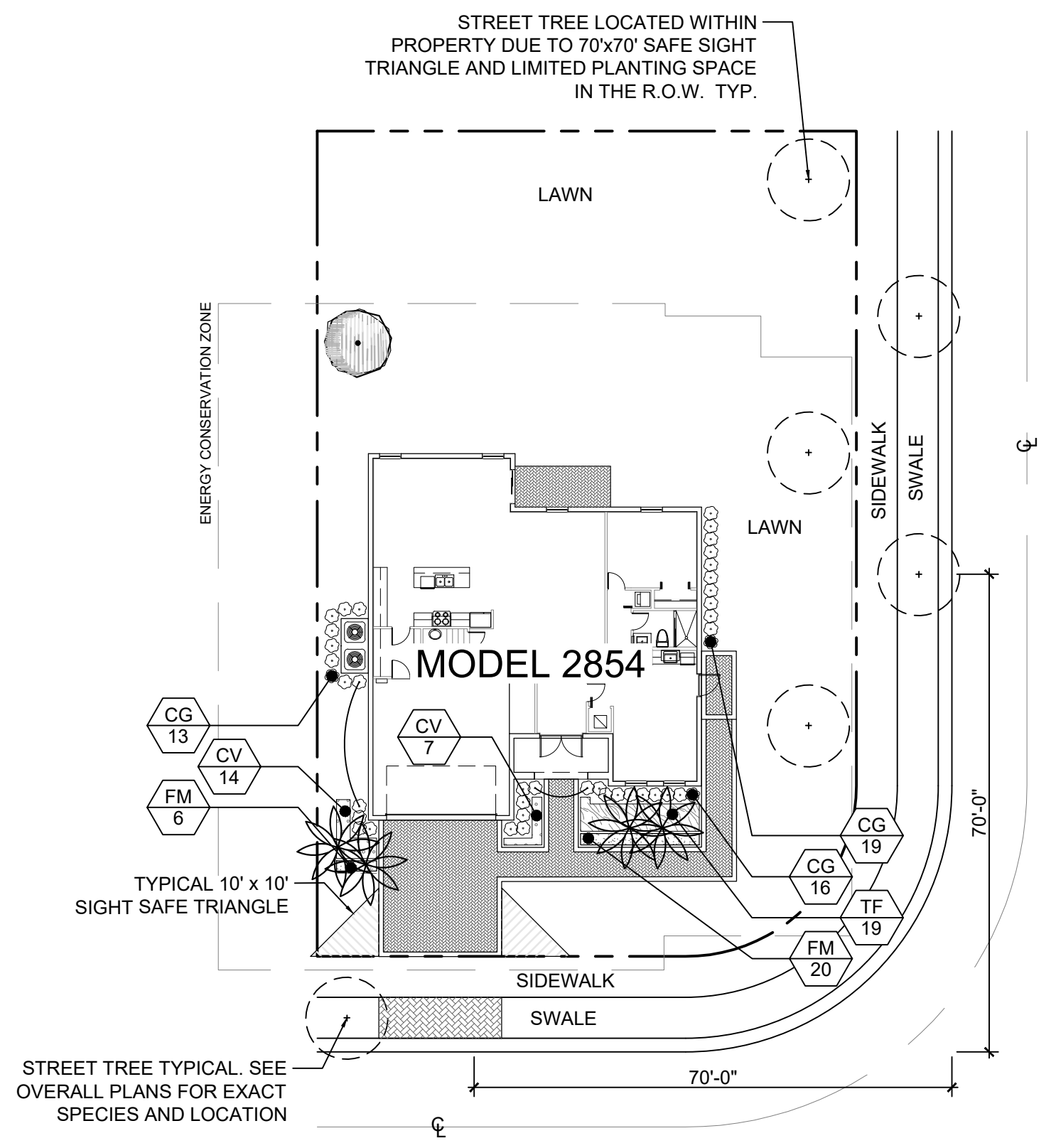
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER	NATIVE	NOTES
TREES							
◉	CES	1	Conocarpus erectus sericeus Silver Buttonwood	10' HT. X 4' SPR. X 2" CAL.	F.G.	Y	-
PALM TREES							
✿	VM2	2	Veitchia montgomeryana 'Double' Montgomery Palm	10' O.A. HT. MIN.	F.G.	N	-
SHRUBS							
◉	CG	40	Clusia guttifer Small Leaf Clusia	24" HT. X 24" SPR. / 24" O.C.	3 GAL.	Y	-
SHRUB AREAS							
▨	CV	21	Codiaeum variegatum 'Golden Dust' Gold Dust Croton	18" HT. X 18" SPR. / 18" O.C.	3 GAL.	N	-
▨	TF	19	Tripsacum floridanum Florida Fakahatchee Grass	24" HT. X 24" SPR. / 24" O.C.	3 GAL.	Y	-
GROUND COVERS							
FM	As Required	26	Ficus microcarpa Green Island ficus	15" HT. X 15" SPR. / 15" O.C.	3 GAL.	N	-
LAWN	As Required		Stenotaphrum secundatum 'Floratum' ST. AUGUSTINE GRASS				SOLID EVEN SOD



Public R.O.W. Planting Setback
 SCALE: 1" = 40'-0"

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

- 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 CORNER LOT

TYPICAL MODEL 2854 LANDSCAPE PLAN

Scale: 1"=20'-0"

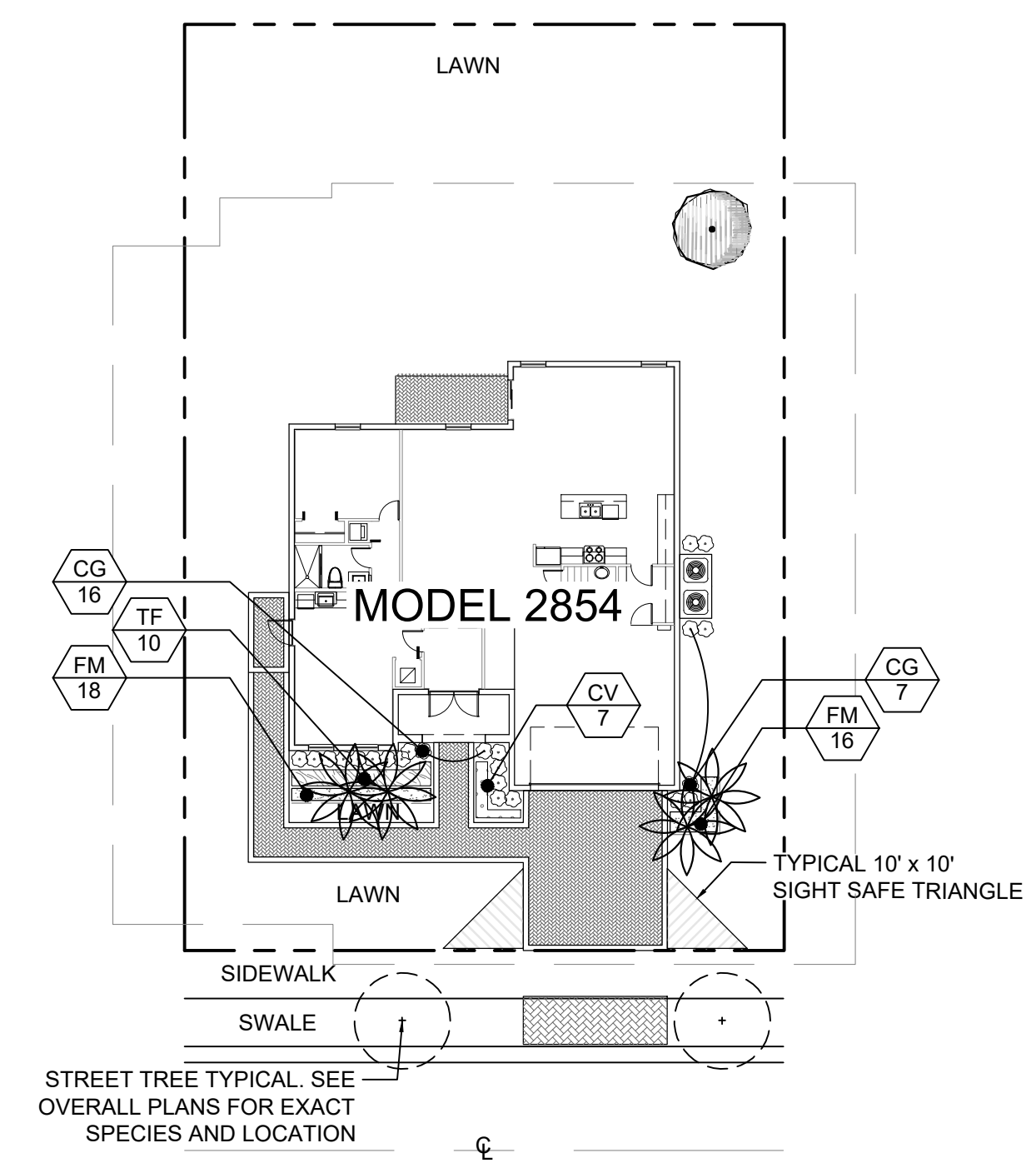
LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

Zoning District: EU-M Net Lot Area 8,664 s.f. 0.2 acres

	REQUIRED	PROVIDED
LAWN AREA CALCULATION		
A. 8,664 total s.f. of Net Lot Area		
B. Maximum lawn area (sod) permitted = 50% x 8,664 s.f. =	4,332	3,420
TREES		
A. No. trees required per net lot acre		
Less existing number of trees meeting minimum requirements = 9 trees x net lot acres =	2	2
B. % Palms Allowed: No. trees required x 30% =	1	1
C. % Natives Required: No. trees provided x 30% =	1	1
D. Street trees (maximum average spacing of 35' o.c.): 70 linear feet along street =	2	2
E. Street trees located directly beneath power lines (maximum average spacing of 25' o.c.): linear feet along street / 25 =	N/A	N/A
F. Total Trees Required A + D + E = 4 Total Trees	4	4
SHRUBS		
A. No. trees required x 10 = No. of shrubs allowed	40	40
B. No. shrubs allowed x 30% = No. of native shrubs required	12	33
	SEE LANDSCAPE	

PLANT SCHEDULE 2854 INTERIOR

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NATIVE	NOTES
TREES						
◉	CES	1	Conocarpus erectus sericeus Silver Buttonwood	10' HT. X 4' SPR. X 2" CAL.	Y	-
PALM TREES						
✿	VM2	2	Veitchia montgomeryana 'Double' Montgomery Palm	10' O.A. HT. MIN.	N	-
SHRUBS						
◉	CG	23	Clusia guttifer Small Leaf Clusia	24" HT. X 24" SPR. / 24" O.C.	Y	-
SHRUB AREAS						
▨	CV	7	Codiaeum variegatum 'Golden Dust' Gold Dust Croton	18" HT. X 18" SPR. / 18" O.C.	N	-
▨	TF	10	Tripsacum floridanum Florida Fakahatchee Grass	24" HT. X 24" SPR. / 24" O.C.	Y	-
GROUND COVERS						
FM	As Required	34	Ficus microcarpa Green Island ficus	15" HT. X 15" SPR. / 15" O.C.	N	-
LAWN	As Required		Stenotaphrum secundatum 'Floratum' ST. AUGUSTINE GRASS			SOLID EVEN SOD



TYPICAL INTERIOR LOT

WITKIN HULTS + PARTNERS
 3100 South Bay Street, Suite 100
 Miami, FL 33133
 Phone: (305) 954-9281 Fax: (305) 954-9282
 www.witkindesign.com

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 LANDSCAPE ARCHITECT AND ARE PROTECTED
 UNDER THE COPYRIGHT PROTECTION ACT

Project:
FOUR ACES PROPERTIES IV
 MIAMI DADE COUNTY
 TYPICAL MODEL 2854 LANDSCAPE PLAN

Revisions:	Date:	By:
Site Plan Coordination	08/22/2024	LBC

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

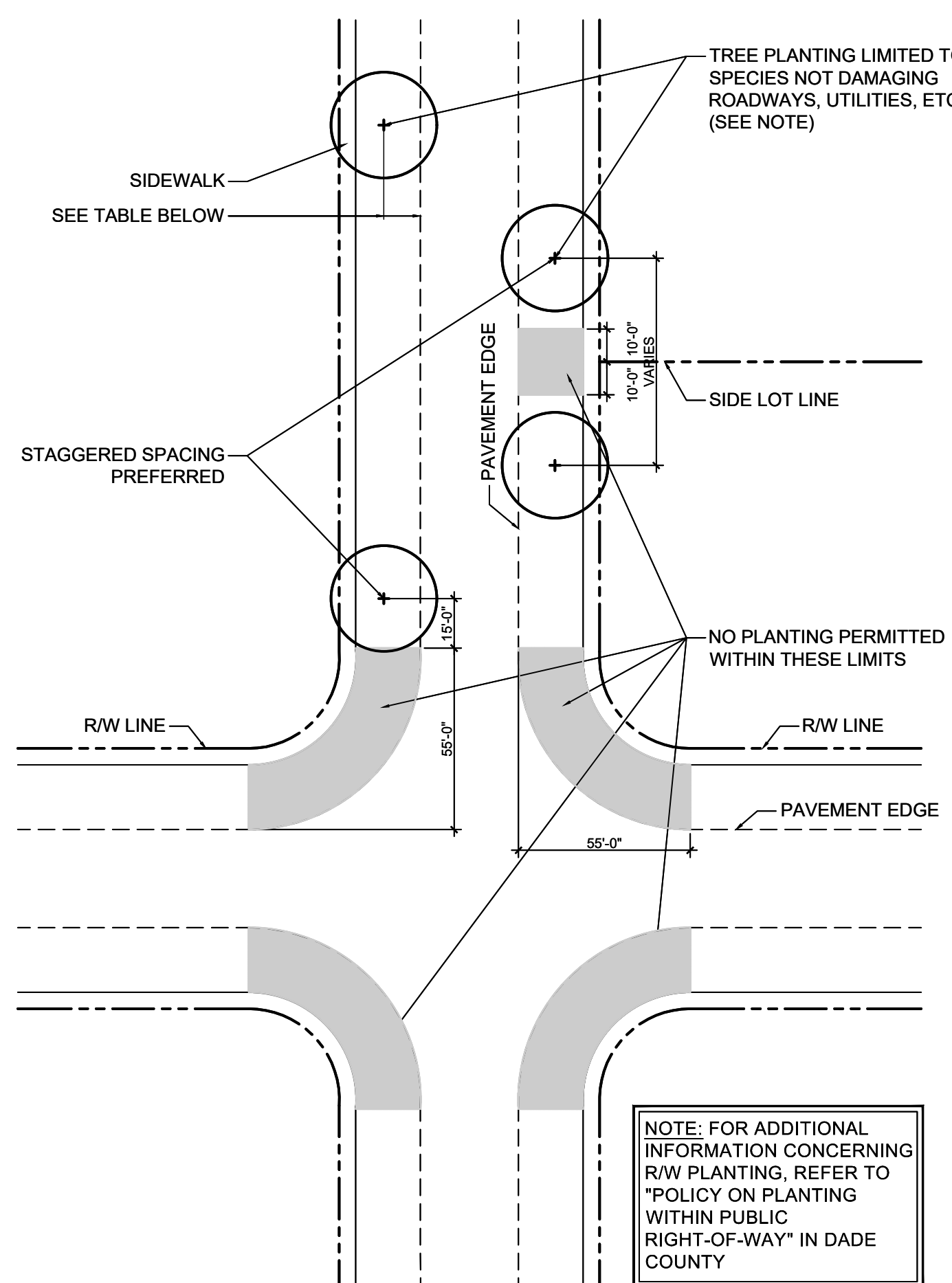
Drawing: Typical Model 2854
 Landscape Plan
 Date: 05/28/2024
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L-9
 Cad Id.: 2024-027

LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan
Zoning District: EU-M Net Lot Area 9,534 s.f. 0.22 acres
LAWN AREA CALCULATION
TREES
SHRUBS

LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan
Zoning District: EU-M Net Lot Area 8,664 s.f. 0.2 acres
LAWN AREA CALCULATION
TREES
SHRUBS

PLANT SCHEDULE 2854 CORNER CIRC DRWV
SYMBOL CODE QTY BOTANICAL / COMMON NAME SIZE NATIVE NOTES
TREES
PALM TREES
SHRUBS
SHRUB AREAS
GROUND COVERS
LAWN

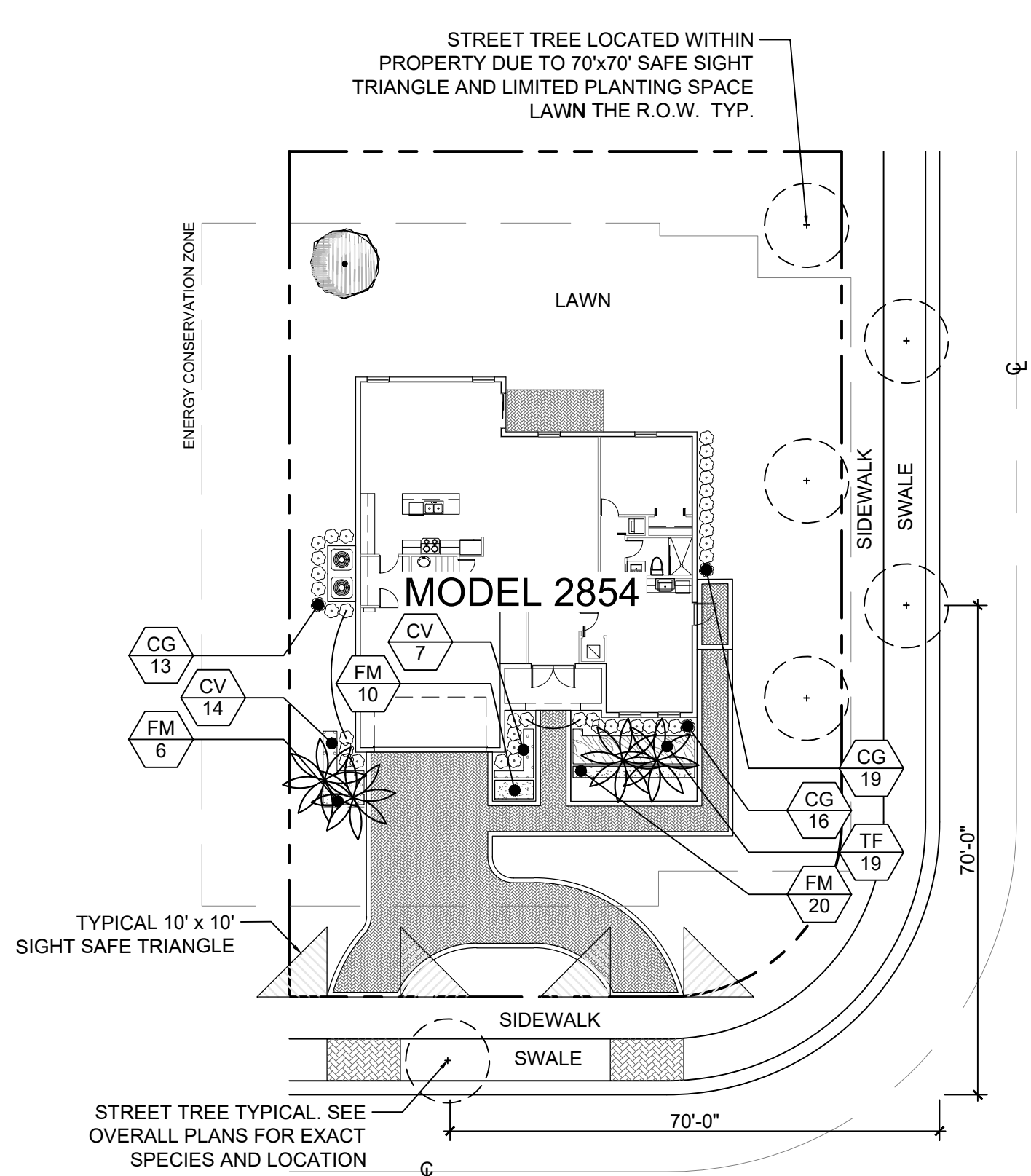
PLANT SCHEDULE 2854 INTERIOR CIRC DRWV
SYMBOL CODE QTY BOTANICAL / COMMON NAME SIZE NATIVE NOTES
TREES
PALM TREES
SHRUBS
SHRUB AREAS
GROUND COVERS
LAWN



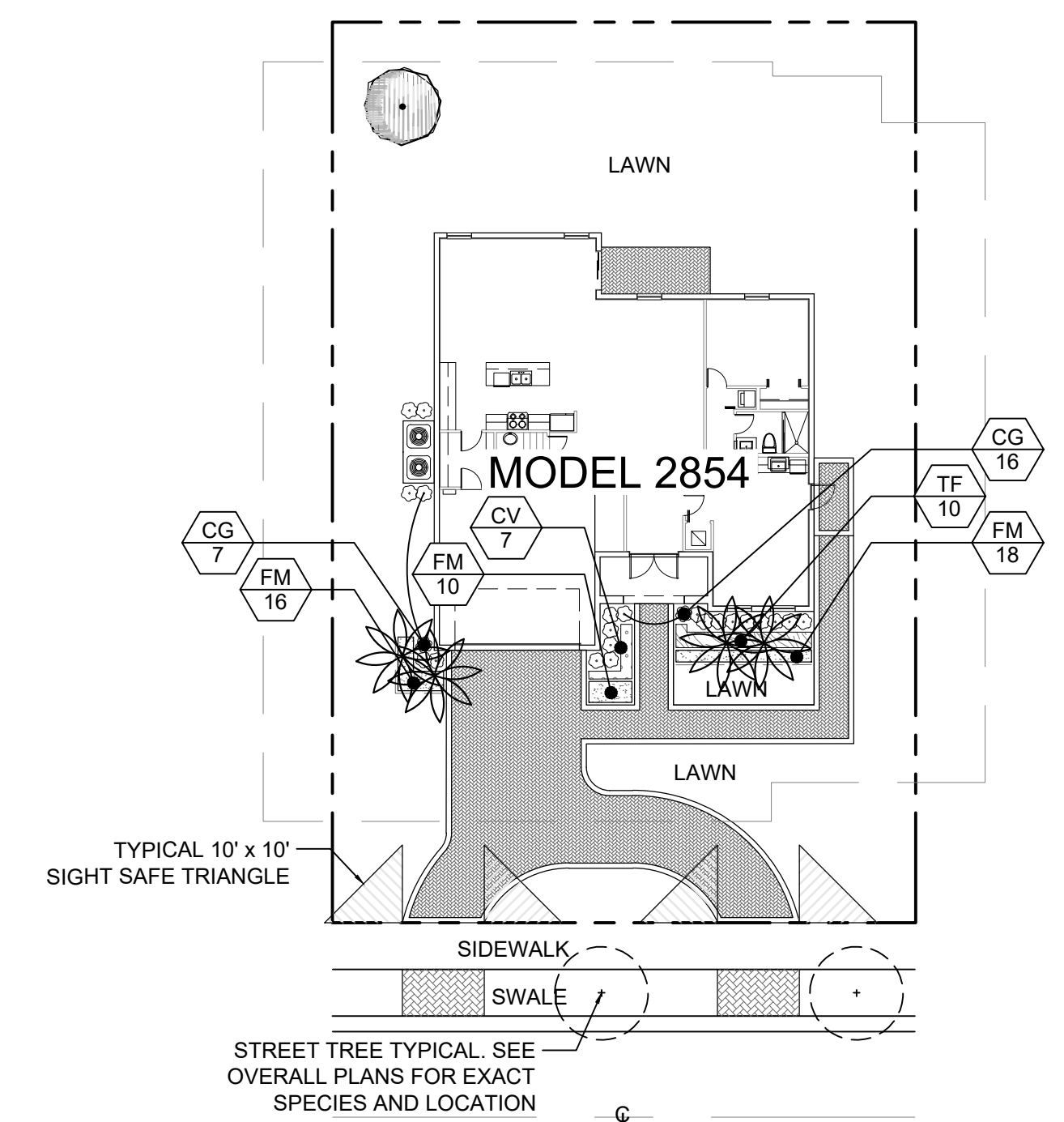
Public R.O.W. Planting Setback
SCALE: 1" = 40'-0"

DESIGN SPEED TABLE with columns for ROADWAYS, DESIGN SPEED (BELOW 35 mph, 35 - 45 mph, 50 mph & ABOVE), and setback dimensions (6', 4', 14', 30').

- 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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TYPICAL CORNER LOT
TYPICAL MODEL 2854 CIRCULAR DRIVEWAY LANDSCAPE PLAN
Scale: 1"=20'-0"



TYPICAL INTERIOR LOT

WITKIN HULTS + PARTNERS
Project: [Redacted]
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Project:
FOUR ACES PROPERTIES IV
MIAMI DADE COUNTY
TYPICAL MODEL 2854 CIRCULAR DRIVEWAY LANDSCAPE PLAN

Revisions table with columns for Revisions, Date, and By.

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

Drawing: Typical Model 2854 Circular Driveway Landscape Plan
Date: 05/28/2024
Scale: See Left
Drawn by: LBC
Sheet No.:

RECEIVED

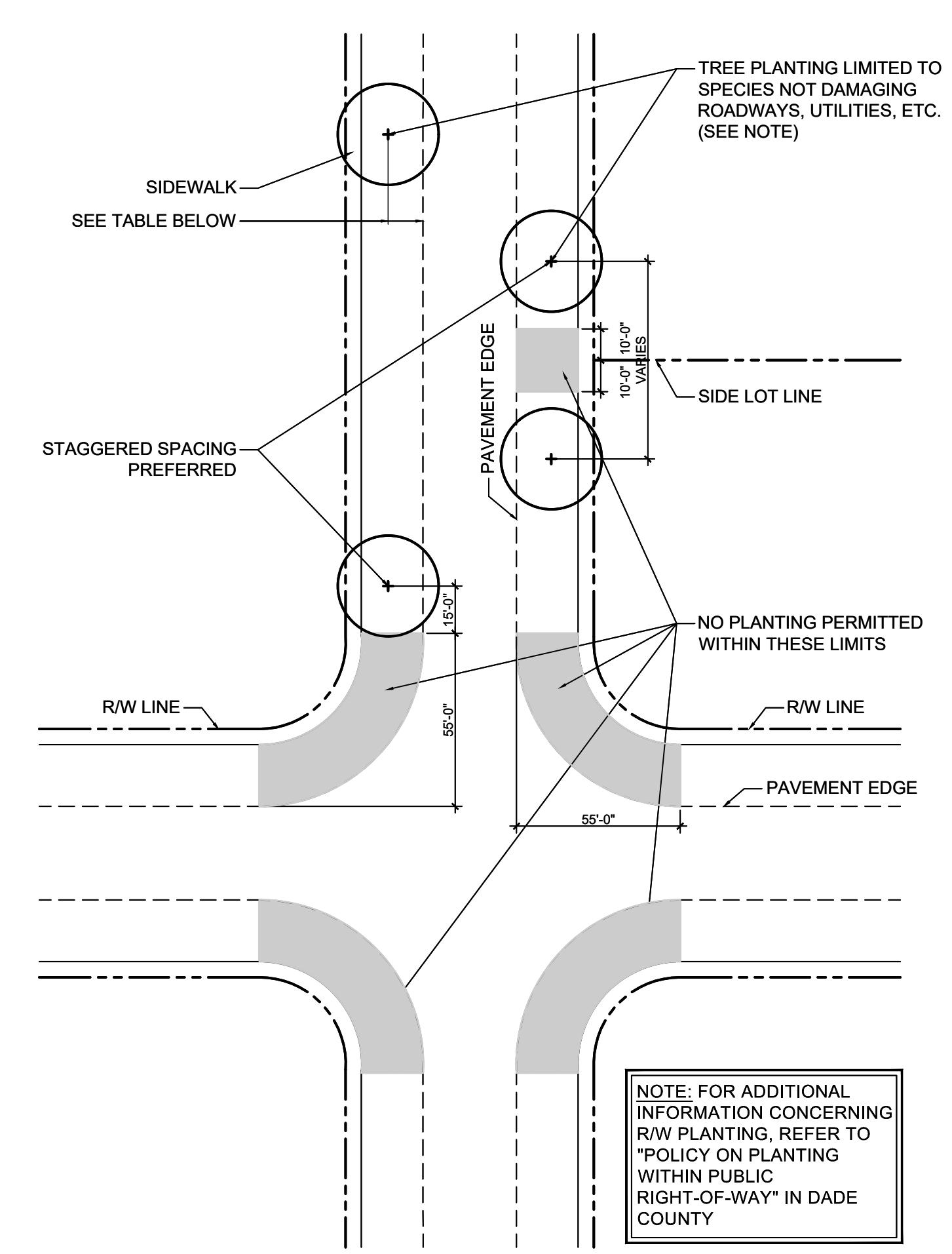
MIAMI-DADE COUNTY
 PROCESS NO.: Z24-135
 DATE: OCT 21 2024
 BY: ISA

LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

Zoning District: EU-M Net Lot Area 9,534 s.f. 0.22 acres

	REQUIRED	PROVIDED
LAWN AREA CALCULATION		
A. <u>9,534</u> total s.f. of Net Lot Area		
B. Maximum lawn area (sod) permitted = <u>50</u> % x <u>9,534</u> s.f. =	4,767	3,650
TREES		
A. No. trees required per net lot acre		
Less existing number of trees meeting minimum requirements	2	2
= <u>9</u> trees x net lot acres =	1	1
B. % Palms Allowed: No. trees required x 30% =	1	1
C. % Natives Required: No. trees provided x 30% =	1	1
D. Street trees (maximum average spacing of 30' o.c.):		
<u>195</u> linear feet along street =	6	6
E. Street trees located directly beneath power lines (maximum average spacing of 25' o.c.):	N/A	N/A
F. Total Trees Required	8	8
A + D + E = <u>8</u> Total Trees		
SHRUBS		
A. No. trees required x 10 = No. of shrubs allowed	80	80
B. No. shrubs allowed x 30% = No. of native shrubs required	24	64

SEE LANDSCAPE



Public R.O.W. Planting Setback
 SCALE: 1" = 40'-0"

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

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 - ALL TREE DIMENSIONS ARE MEASURED FROM THE FACE OF TREE TRUNK.

PLANT SCHEDULE 3098 CORNER CIRC DRWV

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NATIVE	NOTES
TREES						
CO	1	1	Chrysophyllum oliviforme Satinleaf	10' HT. X 4' SPR. X 2" CAL.	Y	-
PALM TREES						
VM2	2	2	Veitchia montgomeryana 'Double' Montgomery Palm	10' O.A. HT. MIN.	N	-
SHRUBS						
CE2	24	24	Conocarpus erectus Green Buttonwood	24" HT. X 24" SPR. / 24" O.C.	Y	-
SHRUB AREAS						
HP	40	40	Hamelia patens Firebush	18" HT. X 18" SPR. / 18" O.C.	Y	-
SA	16	16	Schefflera arboricola 'Trinette' Variegated Schefflera	18" HT. X 18" SPR. / 18" O.C.	N	-
GROUND COVERS						
FM	50	50	Ficus microcarpa Green Island ficus	15" HT. X 15" SPR. / 15" O.C.	N	-
LAWN	As Required		Stenotaphrum secundatum 'Floratum' ST. AUGUSTINE GRASS			SOLID EVEN SOD

LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

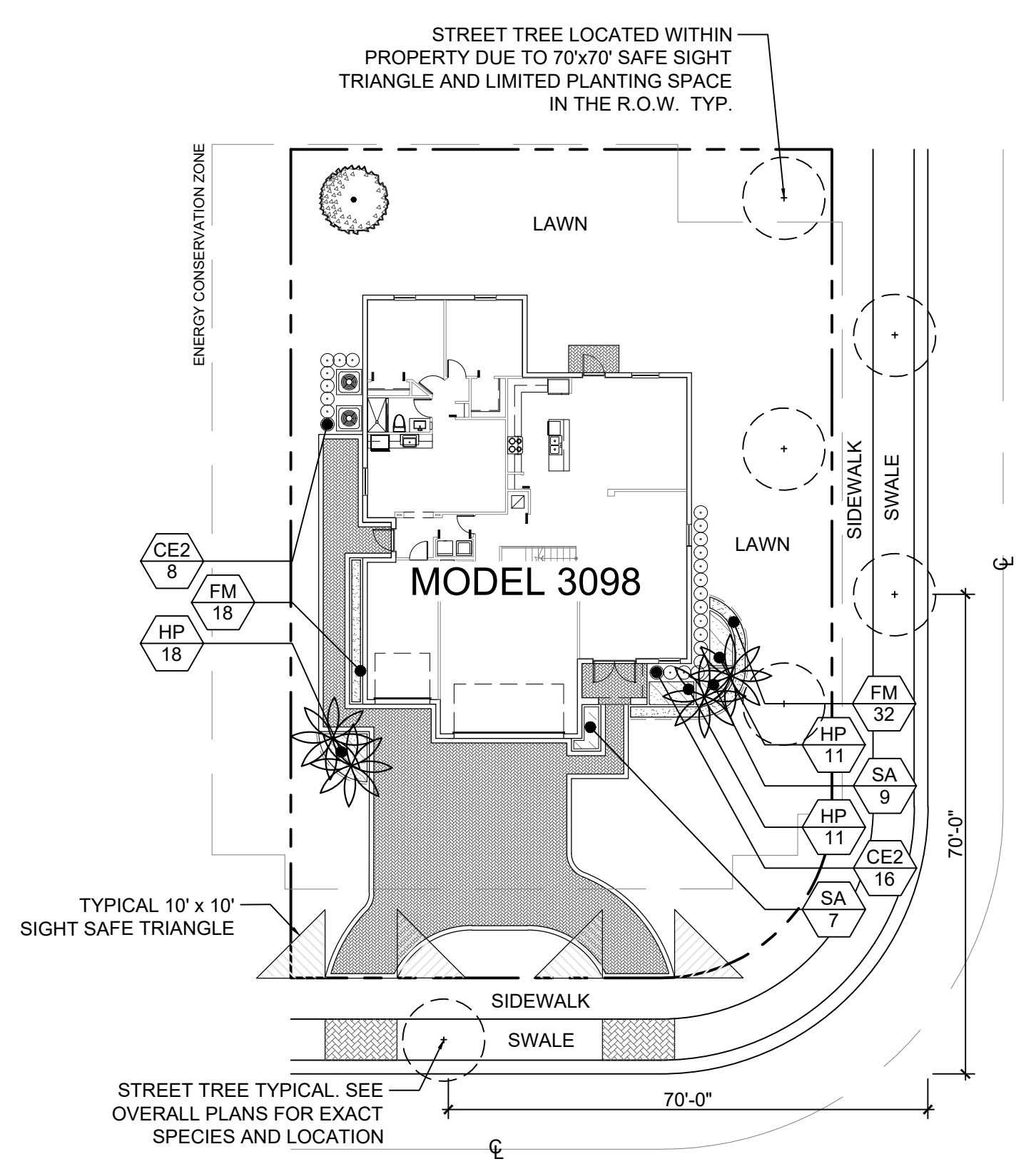
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	REQUIRED	PROVIDED
LAWN AREA CALCULATION		
A. <u>8,664</u> total s.f. of Net Lot Area		
B. Maximum lawn area (sod) permitted = <u>50</u> % x <u>8,664</u> s.f. =	4,332	3,420
TREES		
A. No. trees required per net lot acre		
Less existing number of trees meeting minimum requirements	2	2
= <u>9</u> trees x net lot acres =	1	1
B. % Palms Allowed: No. trees required x 30% =	1	1
C. % Natives Required: No. trees provided x 30% =	1	1
D. Street trees (maximum average spacing of 35' o.c.):		
<u>70</u> linear feet along street =	2	2
E. Street trees located directly beneath power lines (maximum average spacing of 25' o.c.):	N/A	N/A
F. Total Trees Required	4	4
A + D + E = <u>4</u> Total Trees		
SHRUBS		
A. No. trees required x 10 = No. of shrubs allowed	40	40
B. No. shrubs allowed x 30% = No. of native shrubs required	12	31

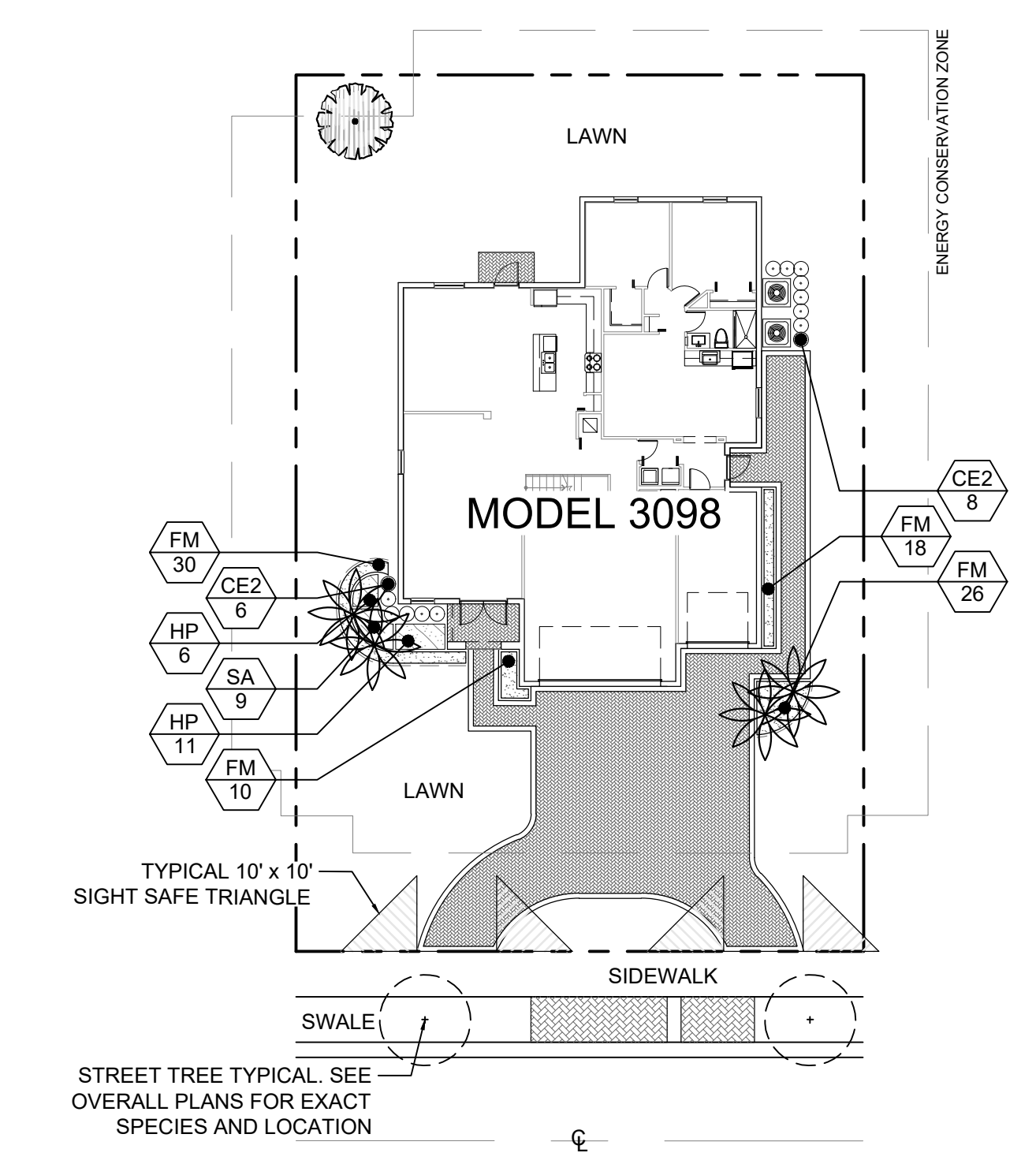
SEE LANDSCAPE

PLANT SCHEDULE 3098 INTERIOR CIRC DRWV

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NATIVE	NOTES
TREES						
BS	1	1	Bursera simaruba Gumbo Limbo	10' HT. X 4' SPR. X 2" CAL.	Y	-
PALM TREES						
VM2	2	2	Veitchia montgomeryana 'Double' Montgomery Palm	10' O.A. HT. MIN.	N	-
SHRUBS						
CG	46	46	Clusia guttifera Small Leaf Clusia	24" HT. X 24" SPR. / 24" O.C.	Y	-
SHRUB AREAS						
IT	13	13	Ixora taiwanensis Dwarf Ixora	18" HT. X 18" SPR. / 18" O.C.	N	-
SA	21	21	Schefflera arboricola 'Trinette' Variegated Schefflera	18" HT. X 18" SPR. / 18" O.C.	N	-
GROUND COVERS						
FM	59	59	Ficus microcarpa Green Island ficus	15" HT. X 15" SPR. / 15" O.C.	N	-
LAWN	As Required		Stenotaphrum secundatum 'Floratum' ST. AUGUSTINE GRASS			SOLID EVEN SOD



TYPICAL CORNER LOT



TYPICAL INTERIOR LOT

TYPICAL MODEL 3098 CIRCULAR DRIVEWAY LANDSCAPE PLAN

Scale: 1"=20'-0"

WITKIN HULTS + PARTNERS
 Landscape Architecture
 1001 NW 1st St., Suite 100
 Fort Lauderdale, FL 33304
 Phone: 954.923.9689 | Fax: 954.923.9689
 www.witkindesign.com

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FOUR ACES PROPERTIES IV
 MIAMI DADE COUNTY
 TYPICAL MODEL 3098 CIRCULAR DRIVEWAY LANDSCAPE PLAN

Project:

Revisions:

Revisions:	Date:	By:
Site Plan Coordination	08.22.2024	LBC

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Lic. # LA6667290
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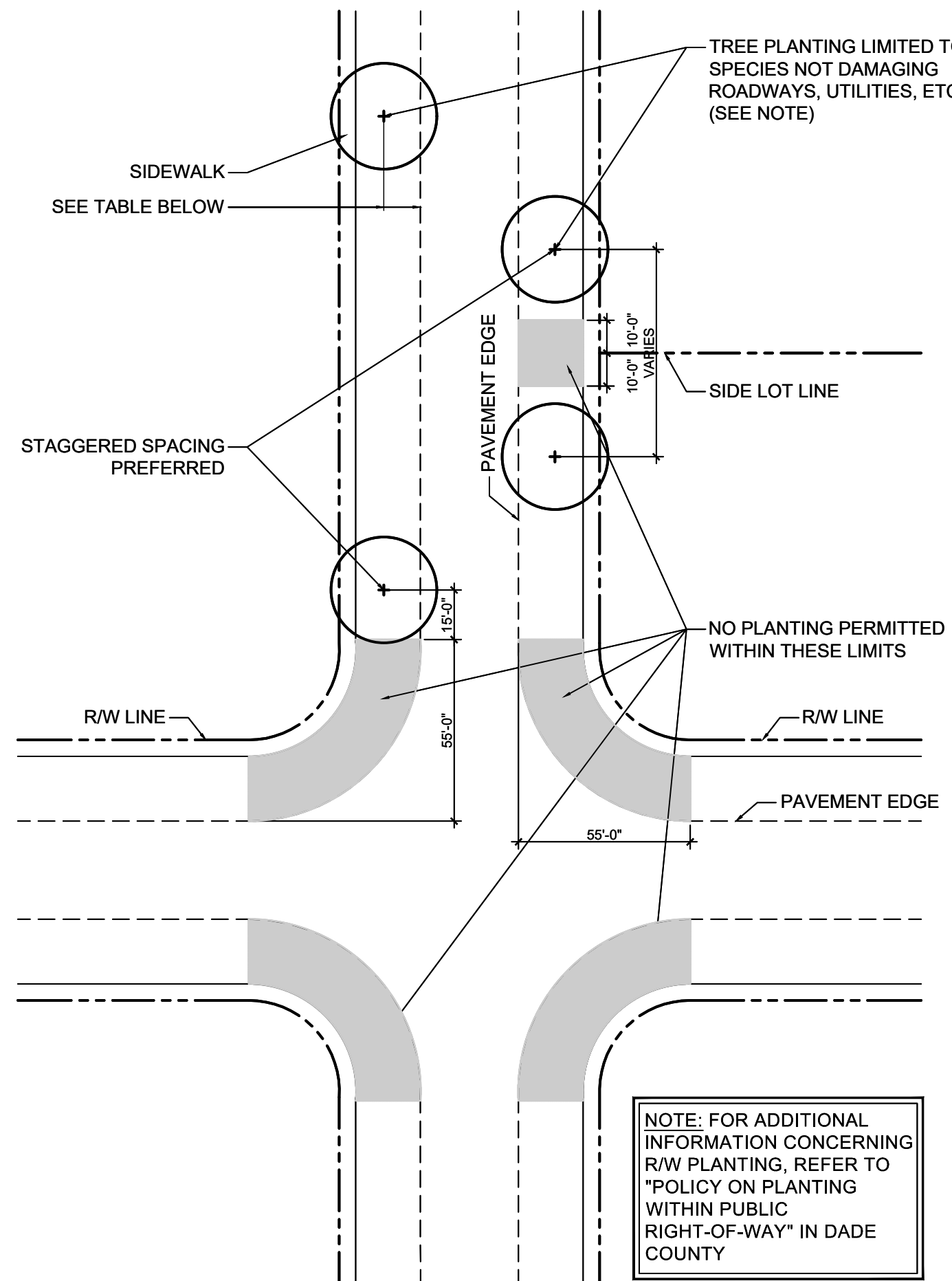
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TREES		
A. No. trees required per net lot acre Less existing number of trees meeting minimum requirements = 9 trees x net lot acres =	2	2
B. % Palms Allowed: No. trees required x 30% =	1	1
C. % Natives Required: No. trees provided x 30% =	1	2
D. Street trees (maximum average spacing of 35' o.c.): 185 linear feet along street =	6	6
E. Street trees located directly beneath power lines (maximum average spacing of 25' o.c.): linear feet along street / 25 =	N/A	N/A
F. Total Trees Required A + D + E = 8 Total Trees	8	8
SHRUBS		
A. No. trees required x 10 = No. of shrubs allowed	80	80
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SEE LANDSCAPE		

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E. Street trees located directly beneath power lines (maximum average spacing of 25' o.c.): linear feet along street / 25 =	N/A	N/A
F. Total Trees Required A + D + E = 4 Total Trees	4	4
SHRUBS		
A. No. trees required x 10 = No. of shrubs allowed	40	40
B. No. shrubs allowed x 30% = No. of native shrubs required	12	40
SEE LANDSCAPE		

PLANT SCHEDULE 3266 CORNER CIRC DRVV						
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NATIVE	NOTES
TREES						
	CE	1	Conocarpus erectus Green Buttonwood	10' HT. X 4' SPR. X 2" CAL.	Y	-
PALM TREES						
	VM2	2	Veitchia montgomeryana 'Double' Montgomery Palm	10' O.A. HT. MIN.	N	-
SHRUBS						
	CE2	47	Conocarpus erectus Green Buttonwood	24" HT. X 24" SPR. / 24" O.C.	Y	-
SHRUB AREAS						
	HP	33	Hamelia patens Firebush	18" HT. X 18" SPR. / 18" O.C.	Y	-
GROUND COVERS						
	FM	38	Ficus microcarpa Green Island ficus	15" HT. X 15" SPR. / 15" O.C.	N	-
	As Required		Stenotaphrum secundatum 'Floratum' ST. AUGUSTINE GRASS	SOLID EVEN SOD		

PLANT SCHEDULE 3266 INTERIOR CIRC DRVV						
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NATIVE	NOTES
TREES						
	BS	1	Bursera simaruba Gumbo Limbo	10' HT. X 4' SPR. X 2" CAL.	Y	-
PALM TREES						
	VM2	2	Veitchia montgomeryana 'Double' Montgomery Palm	10' O.A. HT. MIN.	N	-
SHRUBS						
	CG	15	Clusia guttifer Small Leaf Clusia	24" HT. X 24" SPR. / 24" O.C.	Y	-
SHRUB AREAS						
	IT	11	Ixora taiwanensis Dwarf Ixora	18" HT. X 18" SPR. / 18" O.C.	N	-
	SA	14	Schefflera arboricola 'Trinette' Variegated Schefflera	18" HT. X 18" SPR. / 18" O.C.	N	-
GROUND COVERS						
	FM	47	Ficus microcarpa Green Island Ficus	15" HT. X 15" SPR. / 15" O.C.	N	-
	As Required		Stenotaphrum secundatum 'Floratum' Green Island Ficus GRASS	SOLID EVEN SOD		

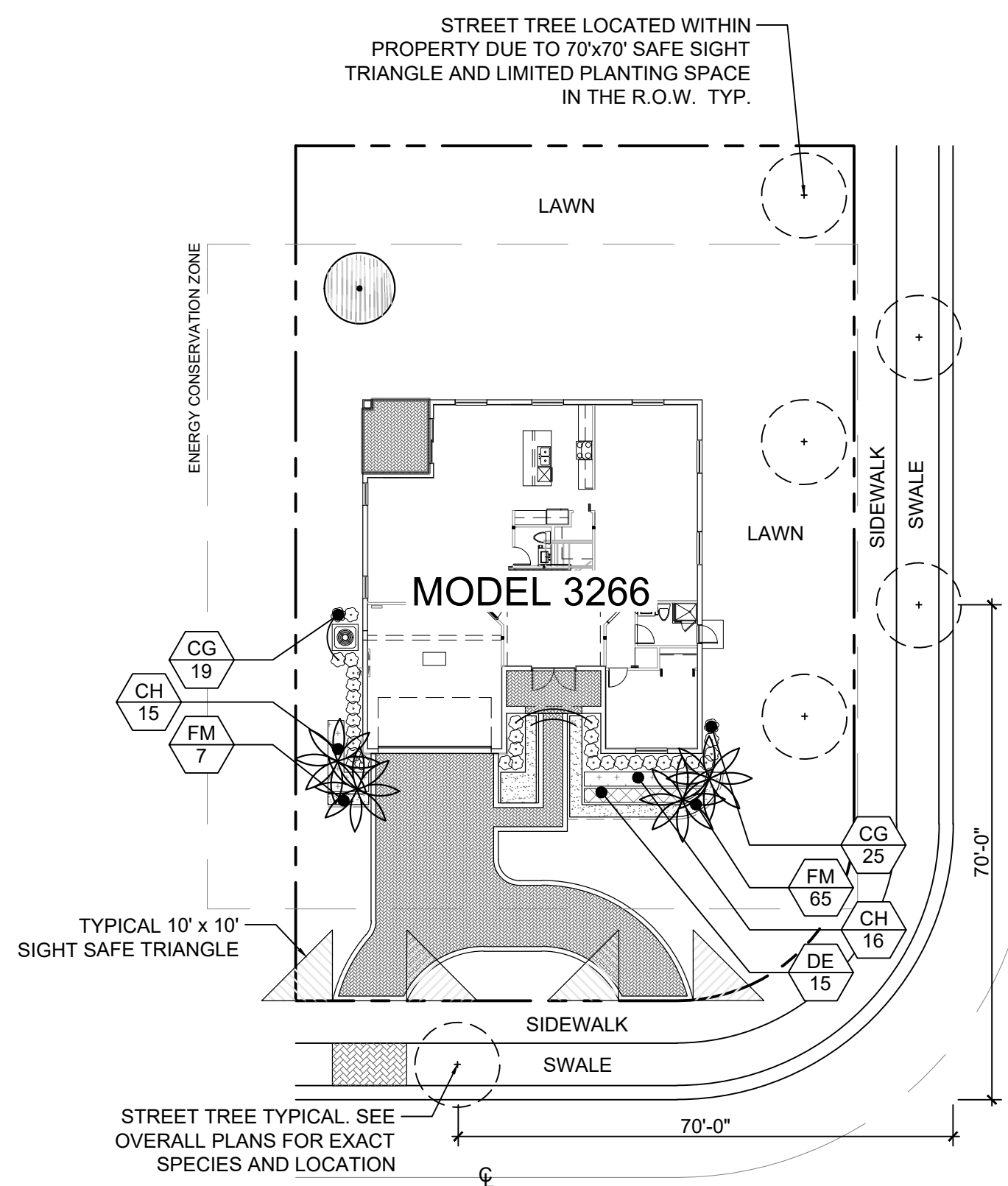


Public R.O.W. Planting Setback

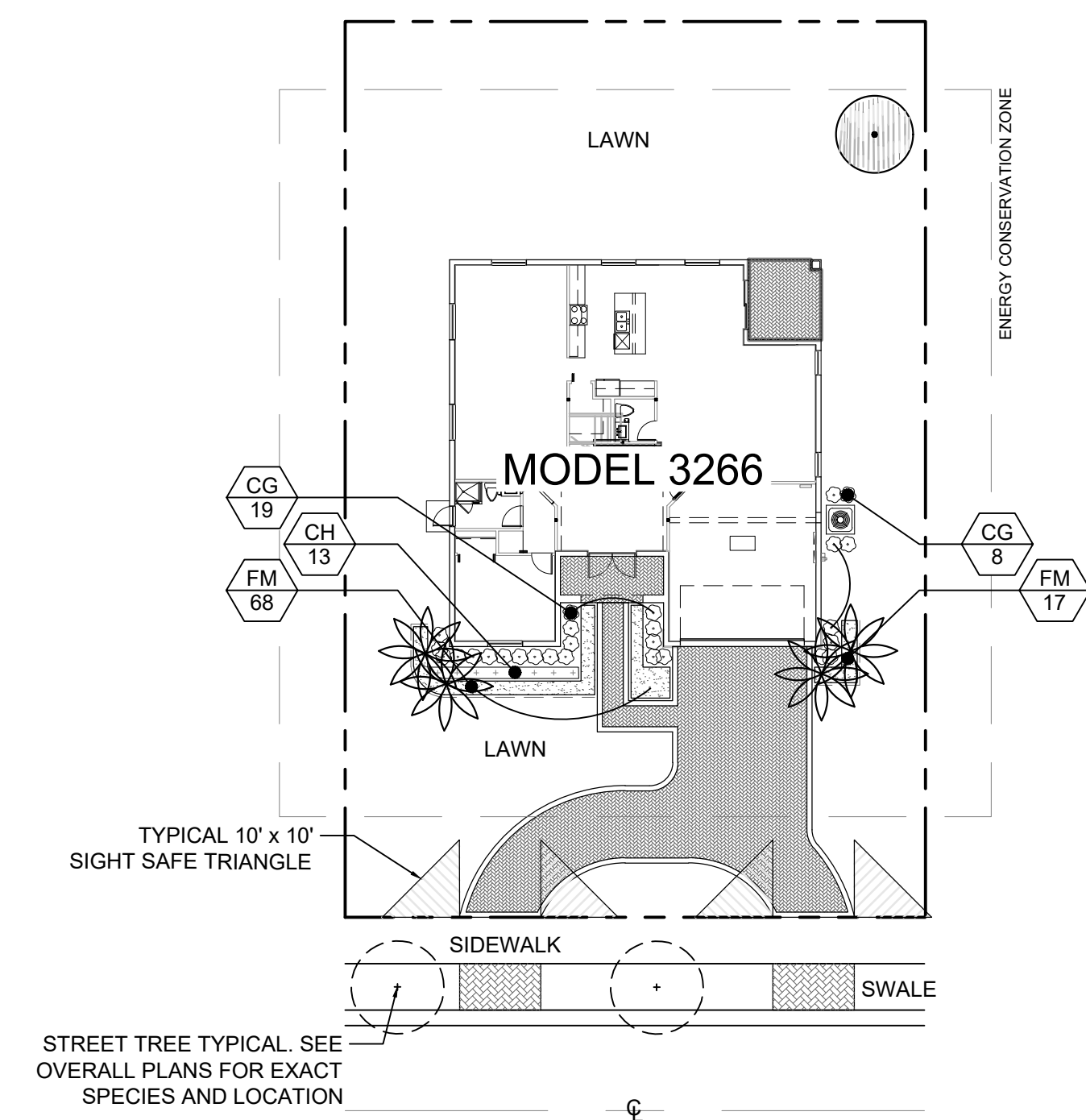
SCALE: 1" = 40'-0"

ROADWAYS	DESIGN SPEED		
	BELOW 35 mph	35 - 45 mph	50 mph & ABOVE
NO CURB & GUTTER	6'	14'	30'
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- 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.
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TYPICAL CORNER LOT



TYPICAL INTERIOR LOT

TYPICAL MODEL 3266 CIRCULAR DRIVEWAY LANDSCAPE PLAN

Scale: 1"=20'-0"

WITKIN HULTS + PARTNERS
 Landscape Architecture
 3500 South Dixie Highway, Suite 100
 Miami, Florida 33133
 Phone: 305-443-9881 | Fax: 305-443-9889
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Project:
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 MIAMI DADE COUNTY
 TYPICAL MODEL 3266 CIRCULAR DRIVEWAY LANDSCAPE PLAN

Revisions:	Date:	By:
Site Plan Coordination	08.22.2024	LBC

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

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 Date: 05/28/2024
 Scale: See Left
 Drawn by: LBC
 Sheet No.:

RECEIVED

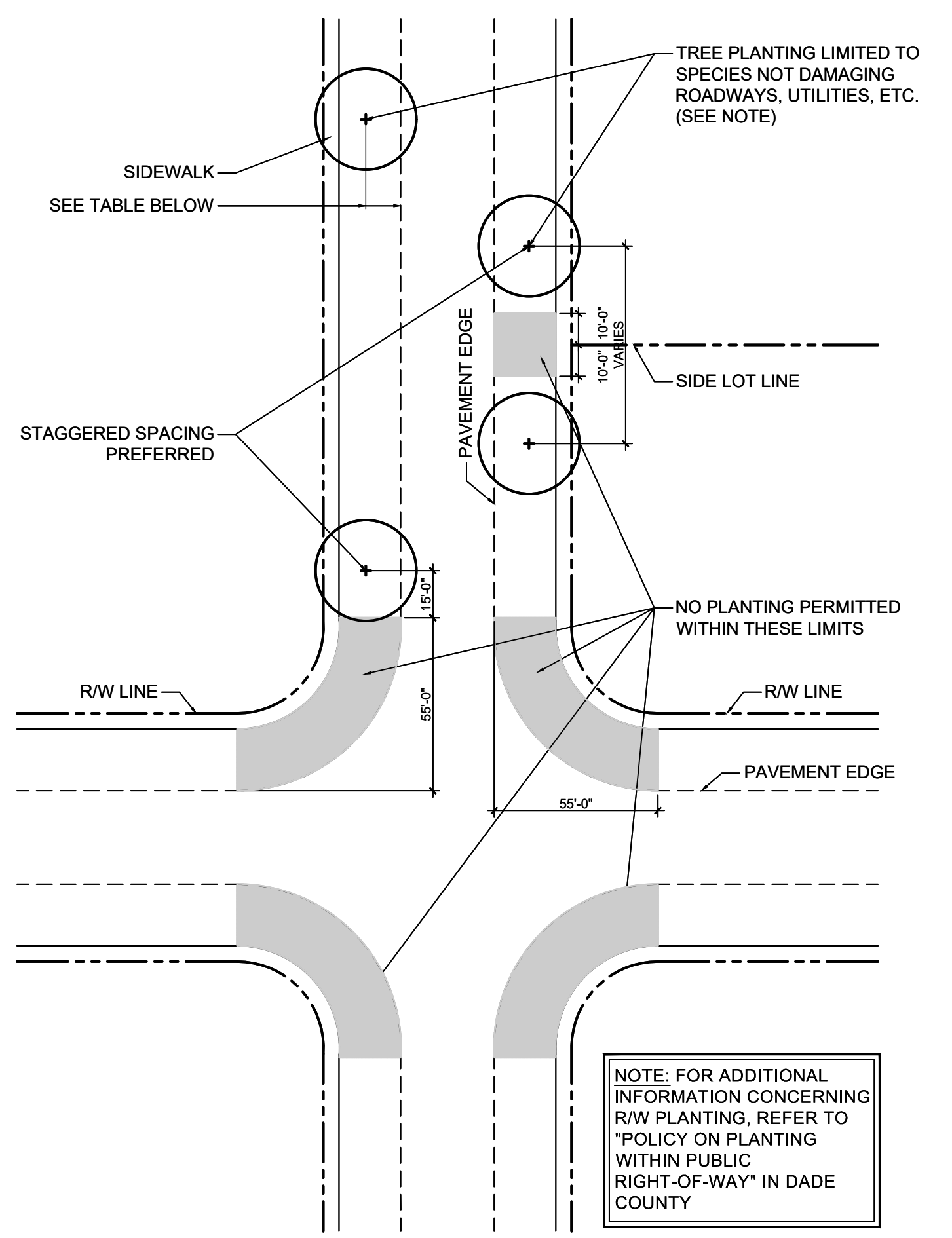
MIAMI-DADE COUNTY
 PROCESS NO.: Z24-135
 DATE: OCT 21 2024
 BY: ISA

LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

Zoning District: EU-M Net Lot Area 9,534 s.f. 0.22 acres

	REQUIRED	PROVIDED
LAWN AREA CALCULATION		
A. <u>9,534</u> total s.f. of Net Lot Area		
B. Maximum lawn area (sod) permitted = <u>50</u> % x <u>9,534</u> s.f. =	<u>4,767</u>	<u>3,650</u>
TREES		
A. No. trees required per net lot acre		
Less existing number of trees meeting minimum requirements	<u>2</u>	<u>2</u>
= <u>9</u> trees x net lot acres =	<u>1</u>	<u>1</u>
B. % Palms Allowed: No. trees required x 30% =	<u>1</u>	<u>1</u>
C. % Natives Required: No. trees provided x 30% =	<u>1</u>	<u>1</u>
D. Street trees (maximum average spacing of 35' o.c.):	<u>6</u>	<u>6</u>
<u>195</u> linear feet along street =		
E. Street trees located directly beneath power lines	<u>N/A</u>	<u>N/A</u>
(maximum average spacing of 25' o.c.) linear feet along street / 25 =		
F. Total Trees Required	<u>8</u>	<u>8</u>
A + D + E = <u>8</u> Total Trees		
SHRUBS		
A. No. trees required x 10 = No. of shrubs allowed	<u>80</u>	<u>80</u>
B. No. shrubs allowed x 30% = No. of native shrubs required	<u>24</u>	<u>59</u>

SEE LANDSCAPE



Public R.O.W. Planting Setback
 SCALE: 1" = 40'-0"

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

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

LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

Zoning District: EU-M Net Lot Area 8,664 s.f. 0.2 acres

	REQUIRED	PROVIDED
LAWN AREA CALCULATION		
A. <u>8,664</u> total s.f. of Net Lot Area		
B. Maximum lawn area (sod) permitted = <u>50</u> % x <u>8,664</u> s.f. =	<u>4,332</u>	<u>3,420</u>
TREES		
A. No. trees required per net lot acre		
Less existing number of trees meeting minimum requirements	<u>2</u>	<u>2</u>
= <u>9</u> trees x net lot acres =	<u>1</u>	<u>1</u>
B. % Palms Allowed: No. trees required x 30% =	<u>1</u>	<u>1</u>
C. % Natives Required: No. trees provided x 30% =	<u>1</u>	<u>1</u>
D. Street trees (maximum average spacing of 35' o.c.):	<u>2</u>	<u>2</u>
<u>70</u> linear feet along street =		
E. Street trees located directly beneath power lines	<u>N/A</u>	<u>N/A</u>
(maximum average spacing of 25' o.c.) linear feet along street / 25 =		
F. Total Trees Required	<u>4</u>	<u>4</u>
A + D + E = <u>4</u> Total Trees		
SHRUBS		
A. No. trees required x 10 = No. of shrubs allowed	<u>40</u>	<u>40</u>
B. No. shrubs allowed x 30% = No. of native shrubs required	<u>12</u>	<u>40</u>

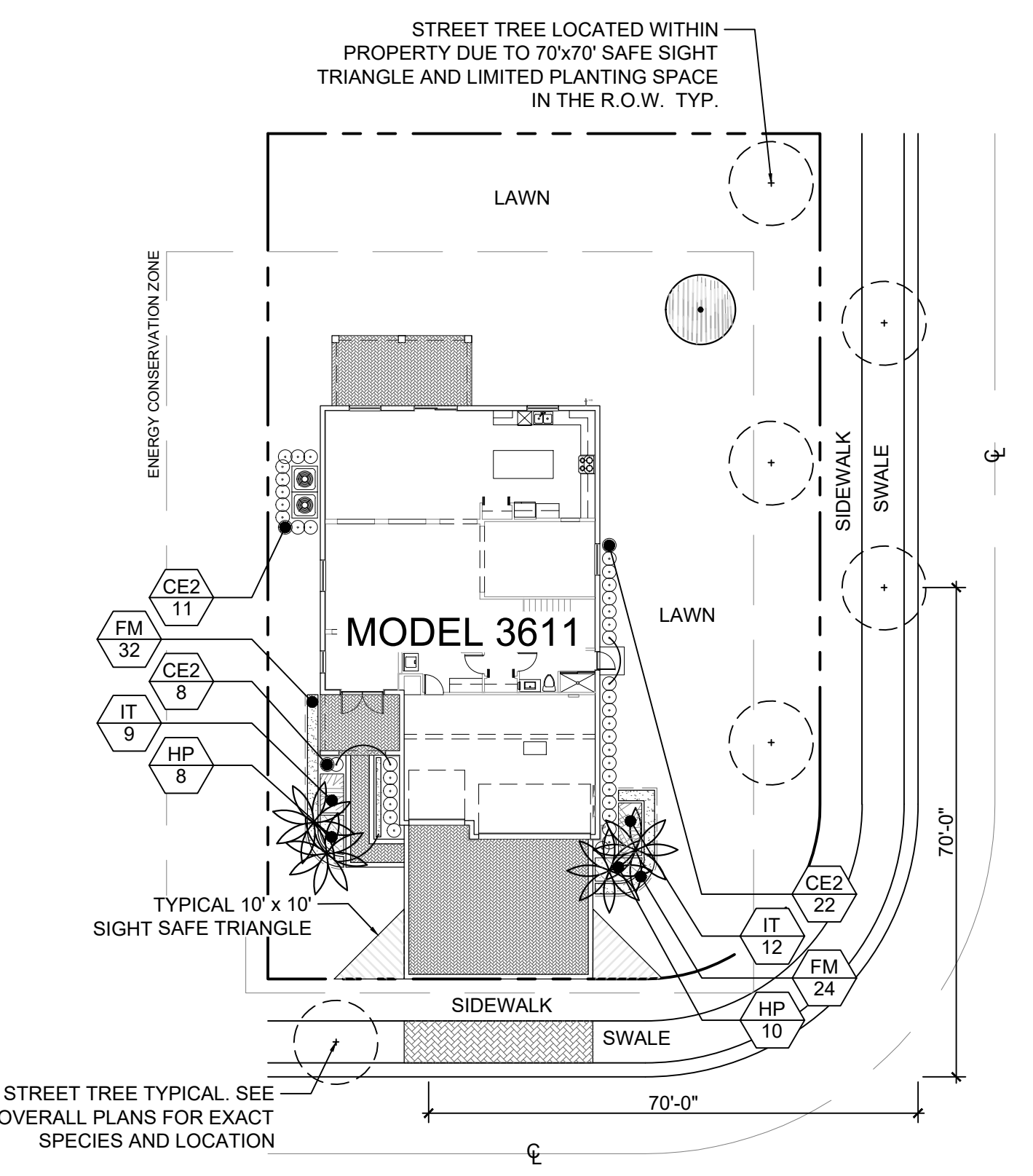
SEE LANDSCAPE

PLANT SCHEDULE 3611 INTERIOR

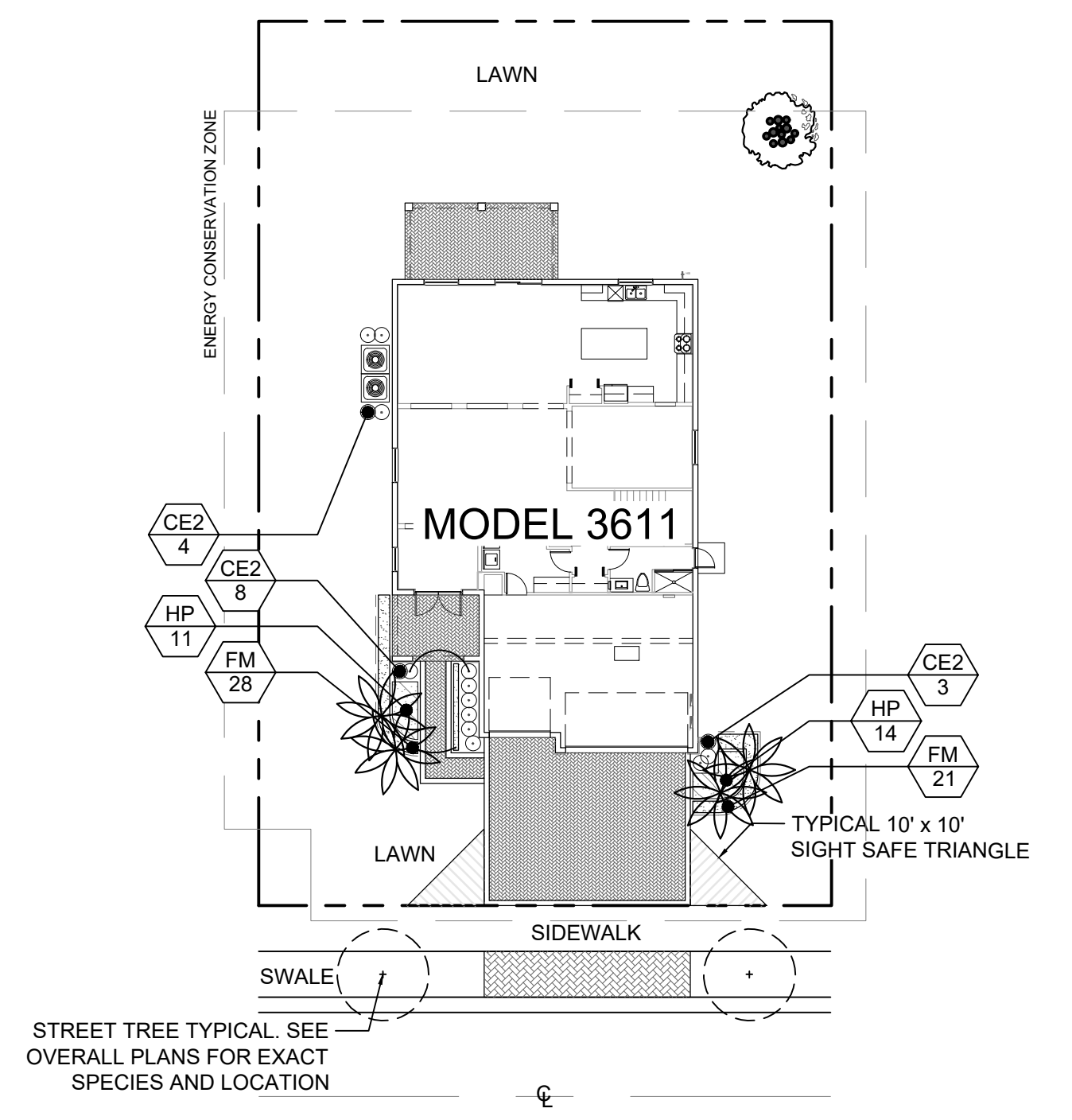
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NATIVE	NOTES
TREES						
CR	1	Clusia rosea Pitch Apple	10' HT. X 4' SPR. X 2" CAL.	Y	-	
PALM TREES						
VM2	2	Veitchia montgomeryana 'Double' Montgomery Palm	10' O.A. HT. MIN.	N	-	
SHRUBS						
CE2	15	Conocarpus erectus Green Buttonwood	24" HT. X 24" SPR. / 24" O.C.	Y		
SHRUB AREAS						
HP	25	Hamelia patens Firebush	18" HT. X 18" SPR. / 18" O.C.	Y	-	
GROUND COVERS						
FM	49	Ficus microcarpa Green Island ficus	15" HT. X 15" SPR. / 15" O.C.	N	-	
LAWN	As Required	Stenotaphrum secundatum 'Floritam' ST. AUGUSTINE GRASS	SOLID EVEN SOD			

PLANT SCHEDULE 3611 CORNER

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NATIVE	NOTES
TREES						
BS	1	Bursera simaruba Gumbo Limbo	10' HT. X 4' SPR. X 2" CAL.	Y	-	
PALM TREES						
VM2	2	Veitchia montgomeryana 'Double' Montgomery Palm	10' O.A. HT. MIN.	N	-	
SHRUBS						
CE2	41	Conocarpus erectus Green Buttonwood	24" HT. X 24" SPR. / 24" O.C.	Y		
SHRUB AREAS						
HP	18	Hamelia patens Firebush	18" HT. X 18" SPR. / 18" O.C.	Y	-	
IT	21	Ixora taiwanensis Dwarf Ixora	18" HT. X 18" SPR. / 18" O.C.	N	-	
GROUND COVERS						
FM	56	Ficus microcarpa Green Island ficus	15" HT. X 15" SPR. / 15" O.C.	N	-	
LAWN	As Required	Stenotaphrum secundatum 'Floritam' ST. AUGUSTINE GRASS	SOLID EVEN SOD			



TYPICAL CORNER LOT



TYPICAL INTERIOR LOT

TYPICAL MODEL 3611 LANDSCAPE PLAN

Scale: 1"=20'-0"

WITKIN HULTS + PARTNERS
 Landscape Architecture
 1350 Brickell Avenue, Suite 500
 Miami, Florida 33131
 Phone: 305.432.9881 | Fax: 305.432.9880
 www.witkindesign.com

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FOUR ACES PROPERTIES IV
 MIAMI DADE COUNTY
 TYPICAL MODEL 3611 LANDSCAPE PLAN

Project:

Revisions:	Date:	By:
Site Plan Coordination	08/22/2024	LBC

Seal:

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

Drawing: Typical Model 3611
 Landscape Plan
 Date: 05/28/2024
 Scale: See Left
 Drawn by: LBC
 Sheet No.:

L-15

Cad Id.: 2024-027

RECEIVED

MIAMI-DADE COUNTY
 PROCESS NO.: Z24-135
 DATE: OCT 21 2024
 BY: ISA

LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

Zoning District: EU-M Net Lot Area 9,534 s.f. 0.22 acres

	REQUIRED	PROVIDED
LAWN AREA CALCULATION		
A. <u>9,534</u> total s.f. of Net Lot Area		
B. Maximum lawn area (sod) permitted = <u>50</u> % x <u>9,534</u> s.f. =	4,767	3,650
TREES		
A. No. trees required per net lot acre		
Less existing number of trees meeting minimum requirements		
= <u>9</u> trees x net lot acres =	2	2
B. % Palms Allowed: No. trees required x 30% =	1	1
C. % Natives Required: No. trees provided x 30% =	1	1
D. Street trees (maximum average spacing of 35' o.c.):		
<u>195</u> linear feet along street =	6	6
E. Street trees located directly beneath power lines (maximum average spacing of 25' o.c.):	N/A	N/A
F. Total Trees Required	8	8
A + D + E = <u>8</u> Total Trees		
SHRUBS		
A. No. trees required x 10 = No. of shrubs allowed	80	80
B. No. shrubs allowed x 30% = No. of native shrubs required	24	59

SEE LANDSCAPE

LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

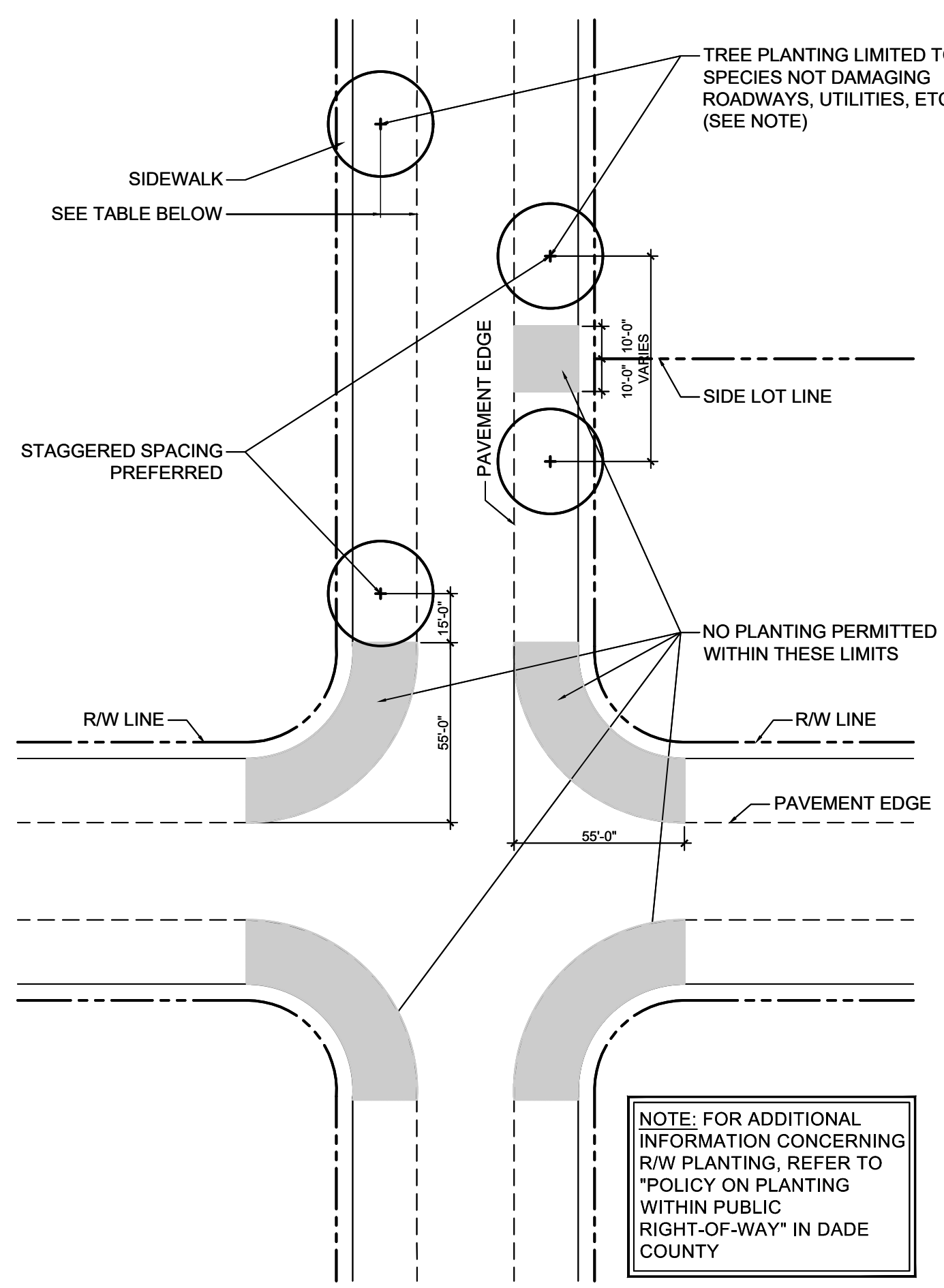
Zoning District: EU-M Net Lot Area 8,664 s.f. 0.2 acres

	REQUIRED	PROVIDED
LAWN AREA CALCULATION		
A. <u>8,664</u> total s.f. of Net Lot Area		
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TREES		
A. No. trees required per net lot acre		
Less existing number of trees meeting minimum requirements		
= <u>9</u> trees x net lot acres =	2	2
B. % Palms Allowed: No. trees required x 30% =	1	1
C. % Natives Required: No. trees provided x 30% =	1	1
D. Street trees (maximum average spacing of 35' o.c.):		
<u>70</u> linear feet along street =	2	2
E. Street trees located directly beneath power lines (maximum average spacing of 25' o.c.):	N/A	N/A
F. Total Trees Required	4	4
A + D + E = <u>4</u> Total Trees		
SHRUBS		
A. No. trees required x 10 = No. of shrubs allowed	40	40
B. No. shrubs allowed x 30% = No. of native shrubs required	12	40

SEE LANDSCAPE

PLANT SCHEDULE 3611 CORNER CIRC DRWW

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NATIVE	NOTES
TREES						
	CE	1	Conocarpus erectus Green Buttonwood	10' HT. X 4" SPR. X 2" CAL.	Y	-
PALM TREES						
	VM2	2	Veitchia montgomeryana 'Double' Montgomery Palm	10' O.A. HT. MIN.	N	-
SHRUBS						
	CE2	17	Conocarpus erectus Green Buttonwood	24" HT. X 24" SPR. / 24" O.C.	Y	
SHRUB AREAS						
	HP	23	Hamelia patens Firebush	18" HT. X 18" SPR. / 18" O.C.	Y	-
GROUND COVERS						
	FM	41	Ficus microcarpa Green Island ficus	15" HT. X 15" SPR. / 15" O.C.	N	-
LAWN						
	As Required		Stenotaphrum secundatum 'Floralm' ST. AUGUSTINE GRASS			SOLID EVEN SOD



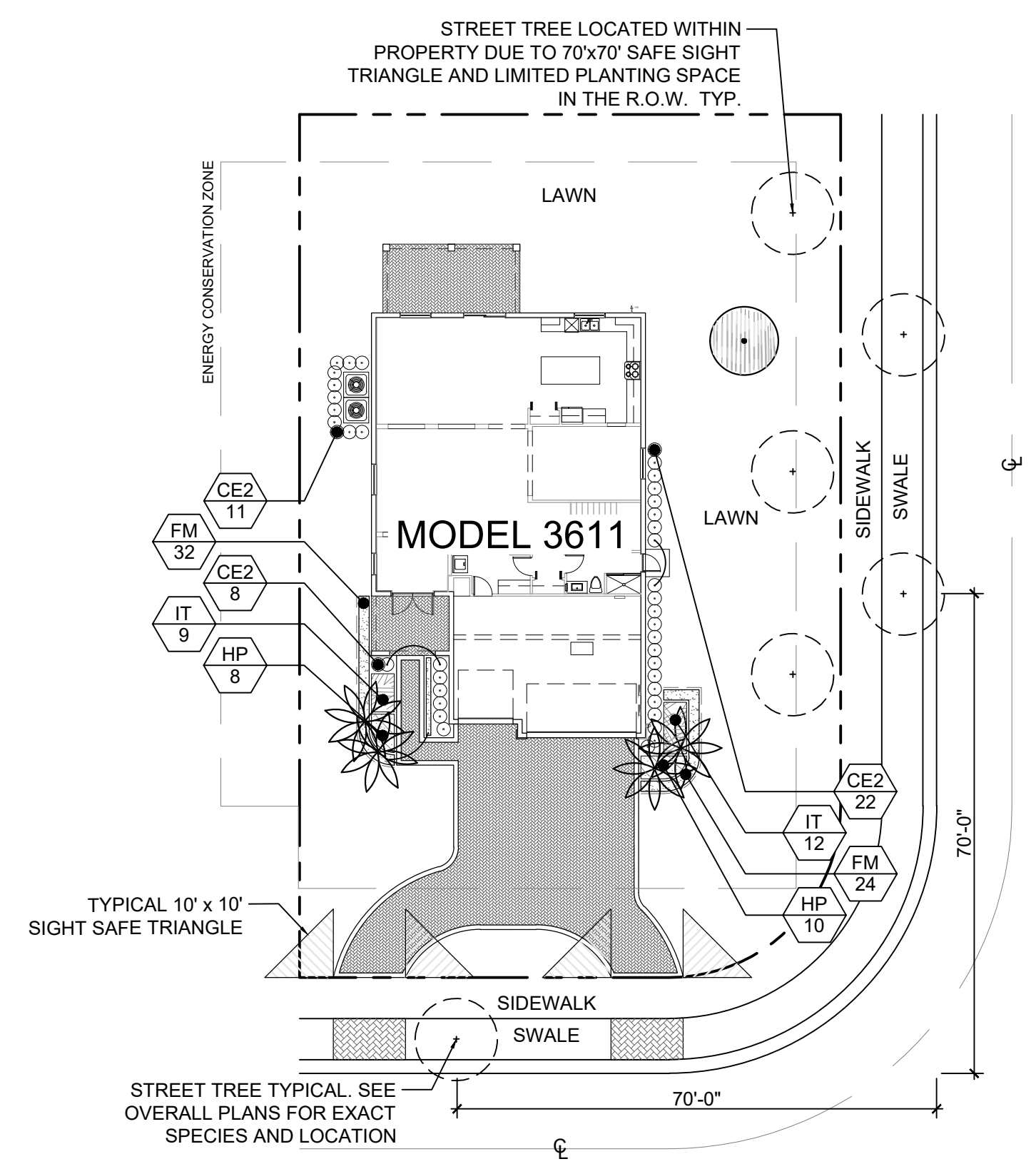
Public R.O.W. Planting Setback
 SCALE: 1" = 40'-0"

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

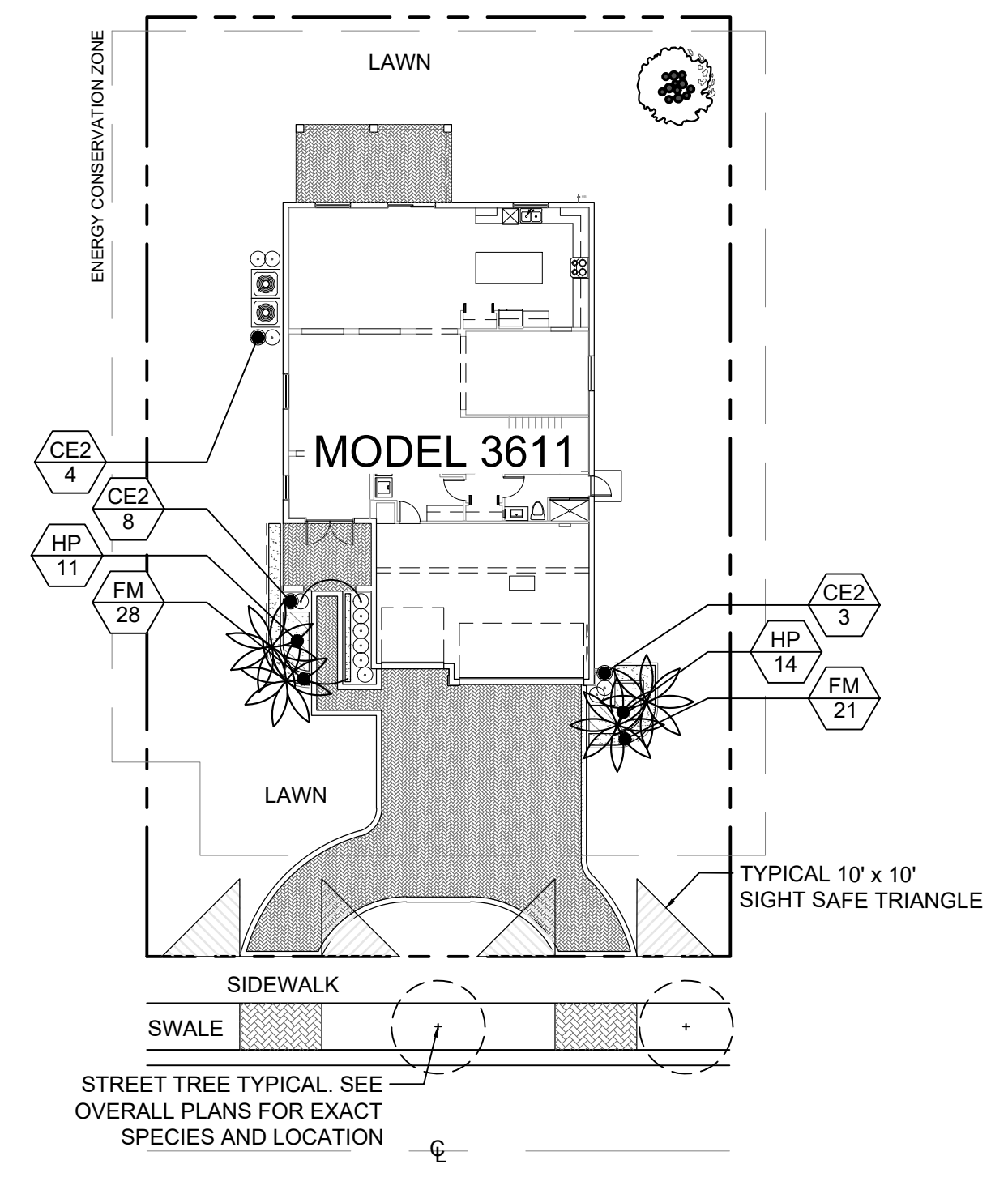
- LANDSCAPE NOTES:**
- NO TREES SHALL BE PLANTED ON TOP OR ADJACENT TO PROPOSED FRENCH DRAINS OR INLETS.
 - ALL LANDSCAPE INSIDE THE PROPERTY ADJACENT TO DRIVEWAYS SHALL COMPLY WITH THE 10' x 10' SAFE SIGHT-TRIANGLE, PER SE, 33-11 OF MIAMI-DADE COUNTY CODE.
 - SEE PUBLIC R.O.W. PLANTING SETBACK DETAILS 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.

PLANT SCHEDULE 3611 INTERIOR CIRC DRWW

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NATIVE	NOTES
TREES						
	CR	1	Clusia rosea Pitch Apple	10' HT. X 4" SPR. X 2" CAL.	Y	-
PALM TREES						
	VM2	2	Veitchia montgomeryana 'Double' Montgomery Palm	10' O.A. HT. MIN.	N	-
SHRUBS						
	CE2	15	Conocarpus erectus Green Buttonwood	24" HT. X 24" SPR. / 24" O.C.	Y	
SHRUB AREAS						
	HP	25	Hamelia patens Firebush	18" HT. X 18" SPR. / 18" O.C.	Y	-
GROUND COVERS						
	FM	49	Ficus microcarpa Green Island ficus	15" HT. X 15" SPR. / 15" O.C.	N	-
LAWN						
	As Required		Stenotaphrum secundatum 'Floralm' ST. AUGUSTINE GRASS			SOLID EVEN SOD



TYPICAL CORNER LOT



TYPICAL INTERIOR LOT

TYPICAL MODEL 3611 CIRCULAR DRIVEWAY LANDSCAPE PLAN

Scale: 1"=20'-0"

WITKIN HULTS + PARTNERS
 Landscape Architecture
 954.923.9689
 www.witkindesign.com

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FOUR ACES PROPERTIES IV
 MIAMI DADE COUNTY
 TYPICAL MODEL 3611 CIRCULAR DRIVEWAY LANDSCAPE PLAN

Revisions: _____ Date: _____ By: _____
 Site Plan Coordination 08.22.2024 LBC

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

Drawing: Typical Model 3611 Circular Driveway Landscape Plan
 Date: 05/28/2024
 Scale: See Left
 Drawn by: LBC
 Sheet No.:

L-16
 Cad Id.: 2024-027

LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

Zoning District: EU-M Net Lot Area 9,534 s.f. 0.23 acres

	REQUIRED	PROVIDED
LAWN AREA CALCULATION		
A. <u>9,534</u> total s.f. of Net Lot Area		
B. Maximum lawn area (sod) permitted = <u>50</u> % x <u>9,534</u> s.f. =	4,767	3,650
TREES		
A. No. trees required per net lot acre		
Less existing number of trees meeting minimum requirements		
= <u>9</u> trees x net lot acres =	2	2
B. % Palms Allowed: No. trees required x 30% =	1	1
C. % Natives Required: No. trees provided x 30% =	1	1
D. Street trees (maximum average spacing of 35' o.c.):		
<u>150</u> linear feet along street =	6	6
E. Street trees located directly beneath power lines (maximum average spacing of 25' o.c.):	N/A	N/A
F. Total Trees Required	8	8
A + D + E = <u>8</u> Total Trees		
SHRUBS		
A. No. trees required x 10 = No. of shrubs allowed	80	80
B. No. shrubs allowed x 30% = No. of native shrubs required	24	35
	SEE LANDSCAPE	

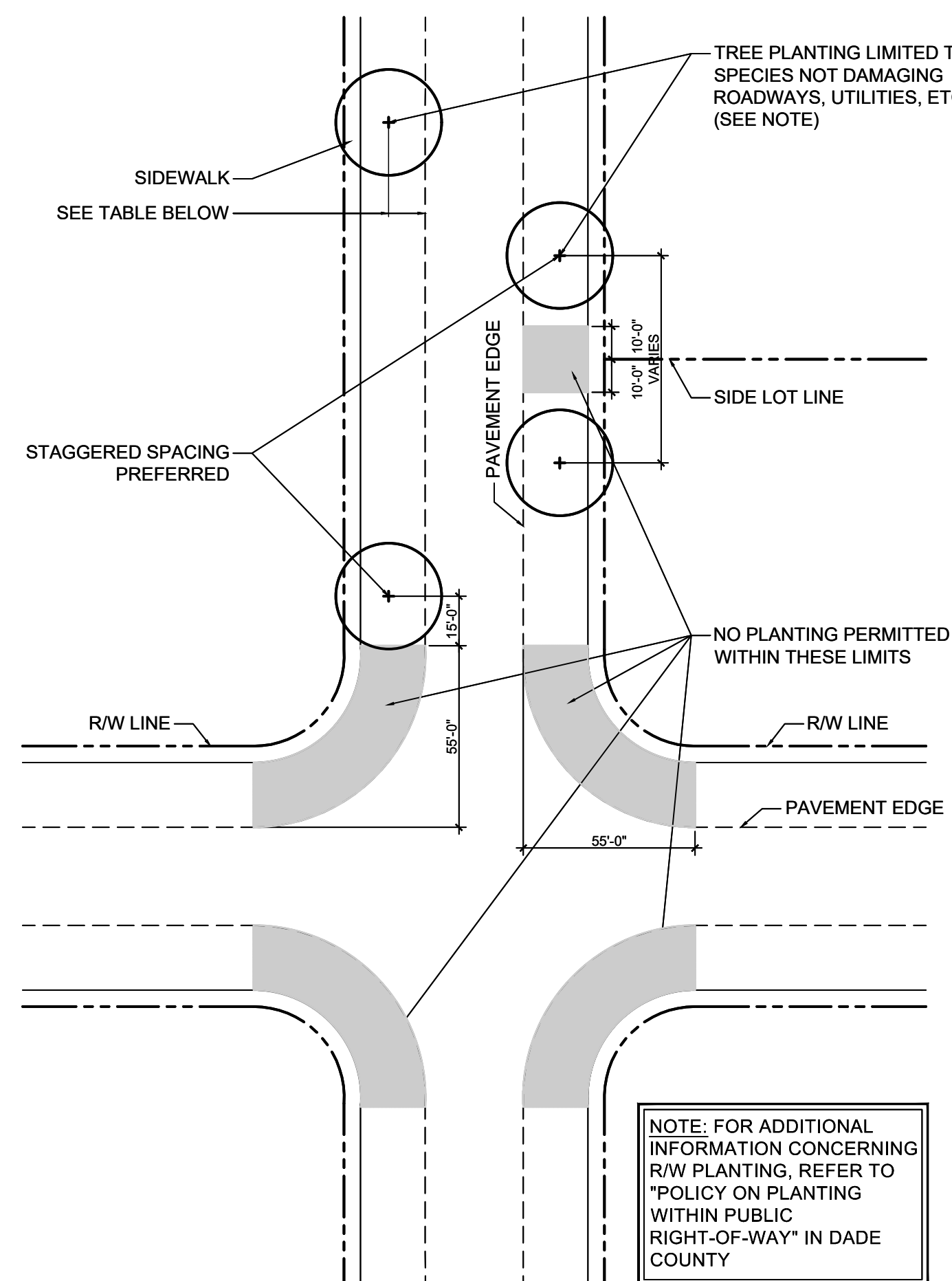
LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

Zoning District: EU-M Net Lot Area 8,664 s.f. 0.2 acres

	REQUIRED	PROVIDED
LAWN AREA CALCULATION		
A. <u>8,664</u> total s.f. of Net Lot Area		
B. Maximum lawn area (sod) permitted = <u>50</u> % x <u>8,664</u> s.f. =	4,332	3,420
TREES		
A. No. trees required per net lot acre		
Less existing number of trees meeting minimum requirements		
= <u>9</u> trees x net lot acres =	2	2
B. % Palms Allowed: No. trees required x 30% =	1	1
C. % Natives Required: No. trees provided x 30% =	1	1
D. Street trees (maximum average spacing of 35' o.c.):		
<u>70</u> linear feet along street =	2	2
E. Street trees located directly beneath power lines (maximum average spacing of 25' o.c.):	N/A	N/A
F. Total Trees Required	4	4
A + D + E = <u>4</u> Total Trees		
SHRUBS		
A. No. trees required x 10 = No. of shrubs allowed	40	40
B. No. shrubs allowed x 30% = No. of native shrubs required	12	40
	SEE LANDSCAPE	

PLANT SCHEDULE ASPIRE P001 CORNER

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NATIVE	NOTES
TREES						
BS	1	Bursera simaruba Gumbo Limbo	10' HT. X 4' SPR. X 2" CAL.	Y	-	
PALM TREES						
VM2	2	Veitchia montgomeryana 'Double' Montgomery Palm	10' O.A. HT. MIN.	N	-	
SHRUBS						
CG	46	Clusia guttifer Small Leaf Clusia	24" HT. X 24" SPR. / 24" O.C.	Y	-	
SHRUB AREAS						
IT	13	Ixora taiwanensis Dwarf Ixora	18" HT. X 18" SPR. / 18" O.C.	N	-	
SA	21	Schefflera arboricola 'Trinette' Variegated Schefflera	18" HT. X 18" SPR. / 18" O.C.	N	-	
GROUND COVERS						
FM	59	Ficus microcarpa Green Island ficus	15" HT. X 15" SPR. / 15" O.C.	N	-	
LAWN	As Required	Stenotaphrum secundatum 'Floritam' ST. AUGUSTINE GRASS	SOLID EVEN SOD			

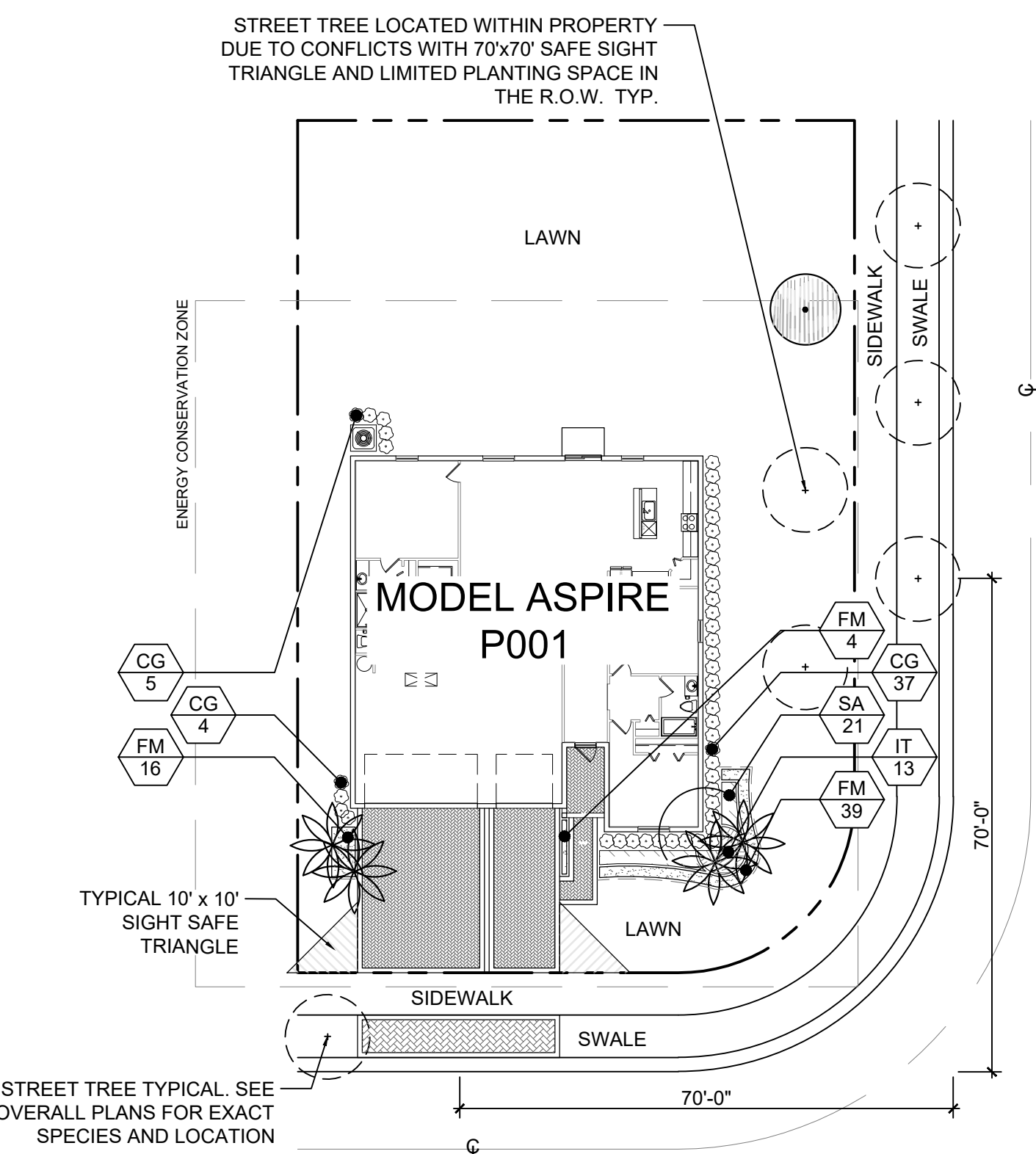


Public R.O.W. Planting Setback

SCALE: 1" = 40'-0"

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

- LANDSCAPE NOTES:
- NO TREES SHALL BE PLANTED ON TOP OR ADJACENT TO PROPOSED FRENCH DRAINS OR INLETS.
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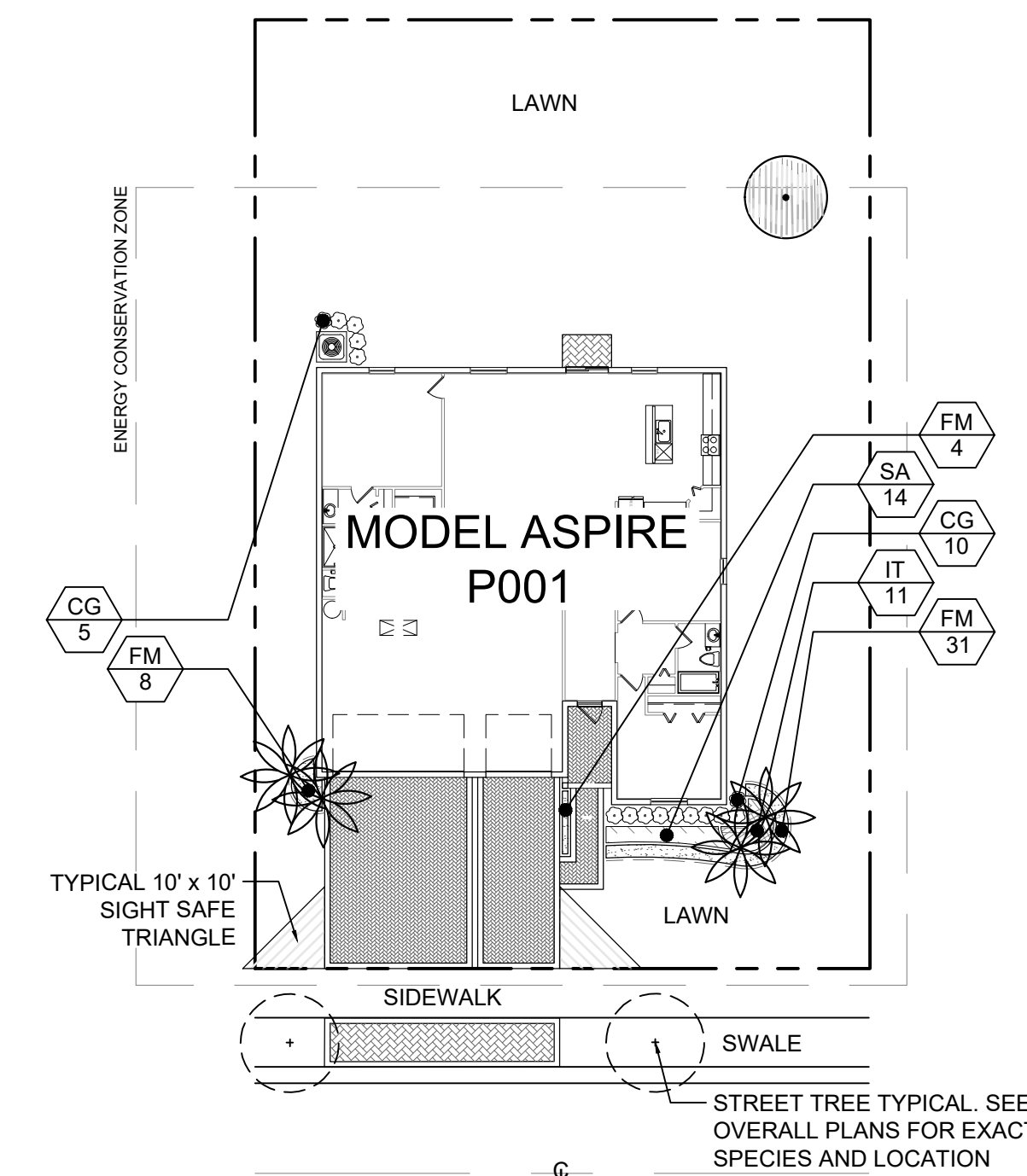
TYPICAL CORNER LOT

TYPICAL MODEL P001 ASPIRE LANDSCAPE PLAN

Scale: 1"=20'-0"

PLANT SCHEDULE ASPIRE P001 INTERIOR

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NATIVE	NOTES
TREES						
BS	1	Bursera simaruba Gumbo Limbo	10' HT. X 4' SPR. X 2" CAL.	Y	-	
PALM TREES						
VM2	2	Veitchia montgomeryana 'Double' Montgomery Palm	10' O.A. HT. MIN.	N	-	
SHRUBS						
CG	15	Clusia guttifer Small Leaf Clusia	24" HT. X 24" SPR. / 24" O.C.	Y	-	
SHRUB AREAS						
IT	11	Ixora taiwanensis Dwarf Ixora	18" HT. X 18" SPR. / 18" O.C.	N	-	
SA	14	Schefflera arboricola 'Trinette' Variegated Schefflera	18" HT. X 18" SPR. / 18" O.C.	N	-	
GROUND COVERS						
FM	47	Ficus microcarpa Green Island ficus	15" HT. X 15" SPR. / 15" O.C.	N	-	
LAWN	As Required	Stenotaphrum secundatum 'Floritam' ST. AUGUSTINE GRASS	SOLID EVEN SOD			



TYPICAL INTERIOR LOT

WITKIN HULTS + PARTNERS
 Landscape Architecture
 1000 Biscayne Blvd., Suite 1000
 Miami, FL 33132
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FOUR ACES PROPERTIES IV
 MIAMI DADE COUNTY
 TYPICAL MODEL P001 ASPIRE LANDSCAPE PLAN

Revisions: _____ Date: 08.22.2024 By: LBC

Site Plan Coordination

Seal: _____

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

Drawing: Typical Model P001 Aspire
 Landscape Plan
 Date: 05/28/2024
 Scale: See Left
 Drawn by: LBC
 Sheet No.:

LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

Zoning District: EU-M Net Lot Area 9,534 s.f. 0.23 acres

	REQUIRED	PROVIDED
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C. % Natives Required: No. trees provided x 30% =	1	1
D. Street trees (maximum average spacing of 35' o.c.):		
<u>150</u> linear feet along street =	6	6
E. Street trees located directly beneath power lines (maximum average spacing of 25' o.c.):	N/A	N/A
F. Total Trees Required	8	8
A + D + E = <u>8</u> Total Trees		
SHRUBS		
A. No. trees required x 10 = No. of shrubs allowed	80	80
B. No. shrubs allowed x 30% = No. of native shrubs required	24	35

SEE LANDSCAPE

LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

Zoning District: EU-M Net Lot Area 8,664 s.f. 0.2 acres

	REQUIRED	PROVIDED
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A. <u>8,664</u> total s.f. of Net Lot Area		
B. Maximum lawn area (sod) permitted = <u>50</u> % x <u>8,664</u> s.f. =	4,332	3,420
TREES		
A. No. trees required per net lot acre		
Less existing number of trees meeting minimum requirements		
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B. % Palms Allowed: No. trees required x 30% =	1	1
C. % Natives Required: No. trees provided x 30% =	1	1
D. Street trees (maximum average spacing of 35' o.c.):		
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F. Total Trees Required	4	4
A + D + E = <u>4</u> Total Trees		
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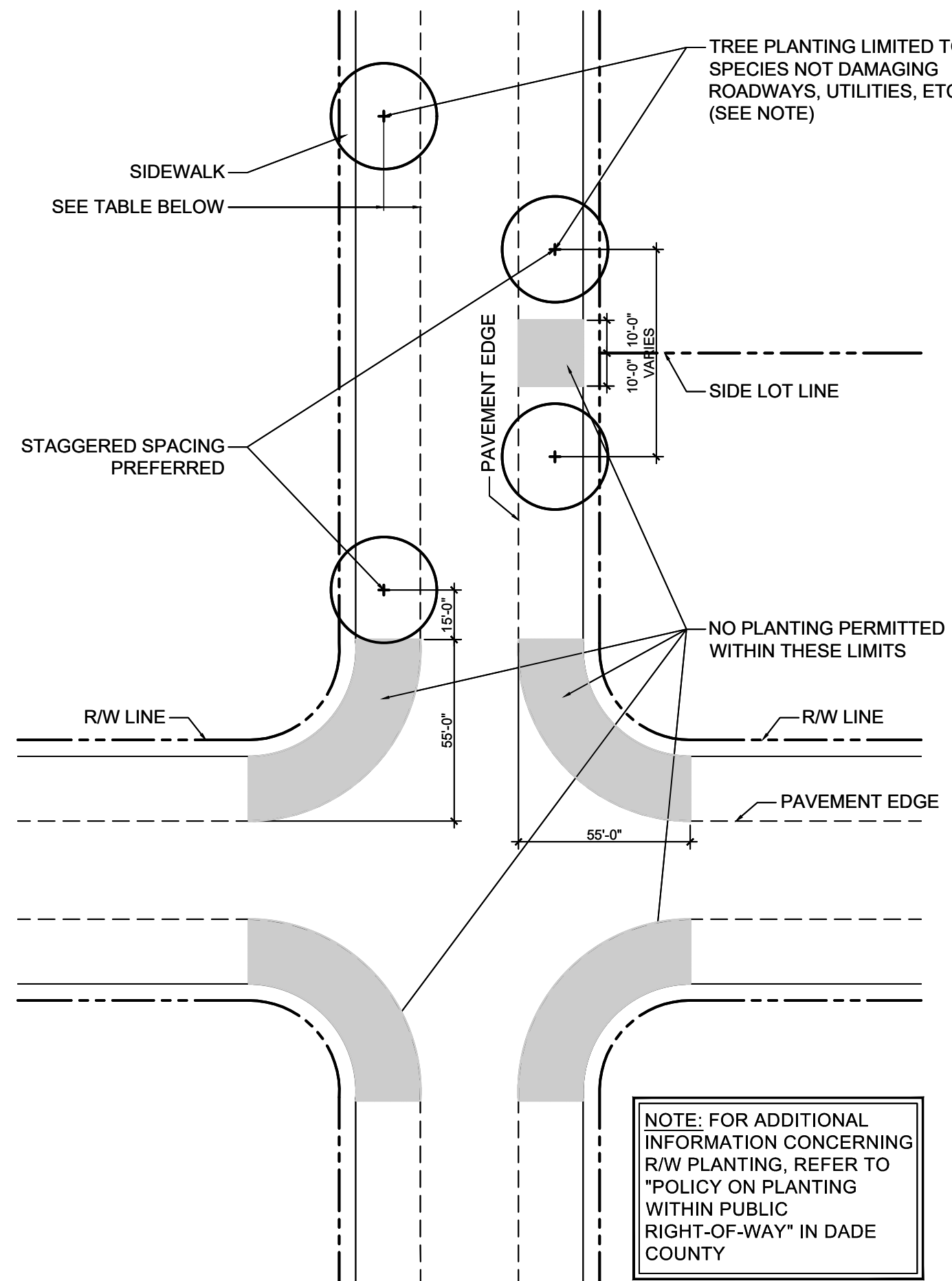
SEE LANDSCAPE

WITKIN HULTS + PARTNERS
 Landscape Architects
 3000 SW 12th St. Suite 100
 Miami, FL 33135
 Phone: (305) 442-9881
 Fax: (305) 442-9889
 www.witkindsign.com

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 UNDER THE COPYRIGHT PROTECTION ACT

PLANT SCHEDULE ASPIRE P001 CORNER CIRC DRWW

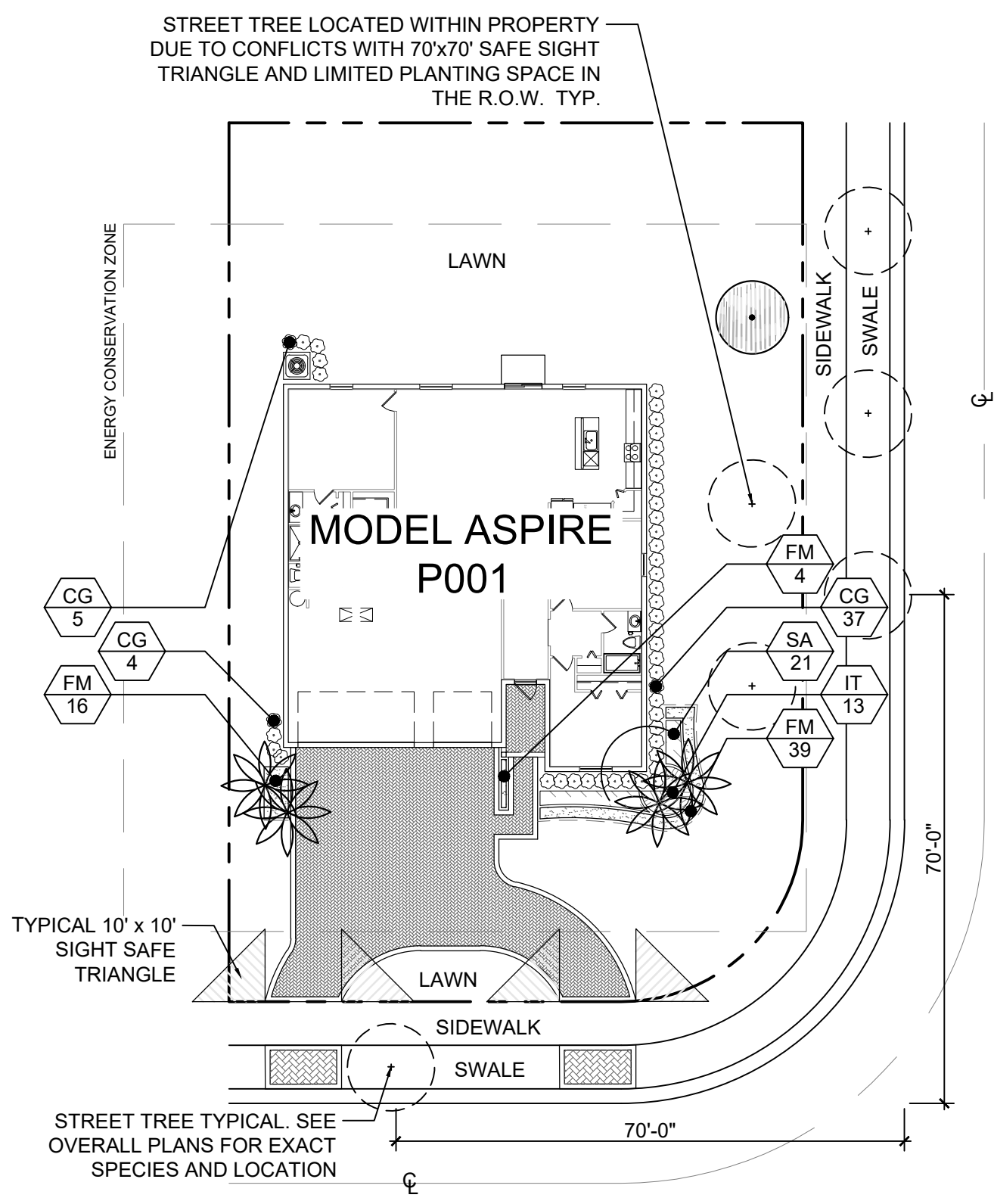
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NATIVE	NOTES
TREES						
BS	1	1	Bursera simaruba Gumbo Limbo	10' HT. X 4' SPR. X 2" CAL.	Y	-
PALM TREES						
VM2	2	2	Veitchia montgomeryana 'Double' Montgomery Palm	10' O.A. HT. MIN.	N	-
SHRUBS						
CG	46	46	Clusia guttifer Small Leaf Clusia	24" HT. X 24" SPR. / 24" O.C.	Y	-
SHRUB AREAS						
IT	13	13	Ixora taiwanensis Dwarf Ixora	18" HT. X 18" SPR. / 18" O.C.	N	-
SA	21	21	Schefflera arboricola 'Trinette' Variegated Schefflera	18" HT. X 18" SPR. / 18" O.C.	N	-
GROUND COVERS						
FM	58	58	Ficus microcarpa Green Island ficus	15" HT. X 15" SPR. / 15" O.C.	N	-
LAWN						
As Required			Stenotaphrum secundatum 'Floritam' ST. AUGUSTINE GRASS	SOLID EVEN SOD		



Public R.O.W. Planting Setback
 SCALE: 1" = 40'-0"

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

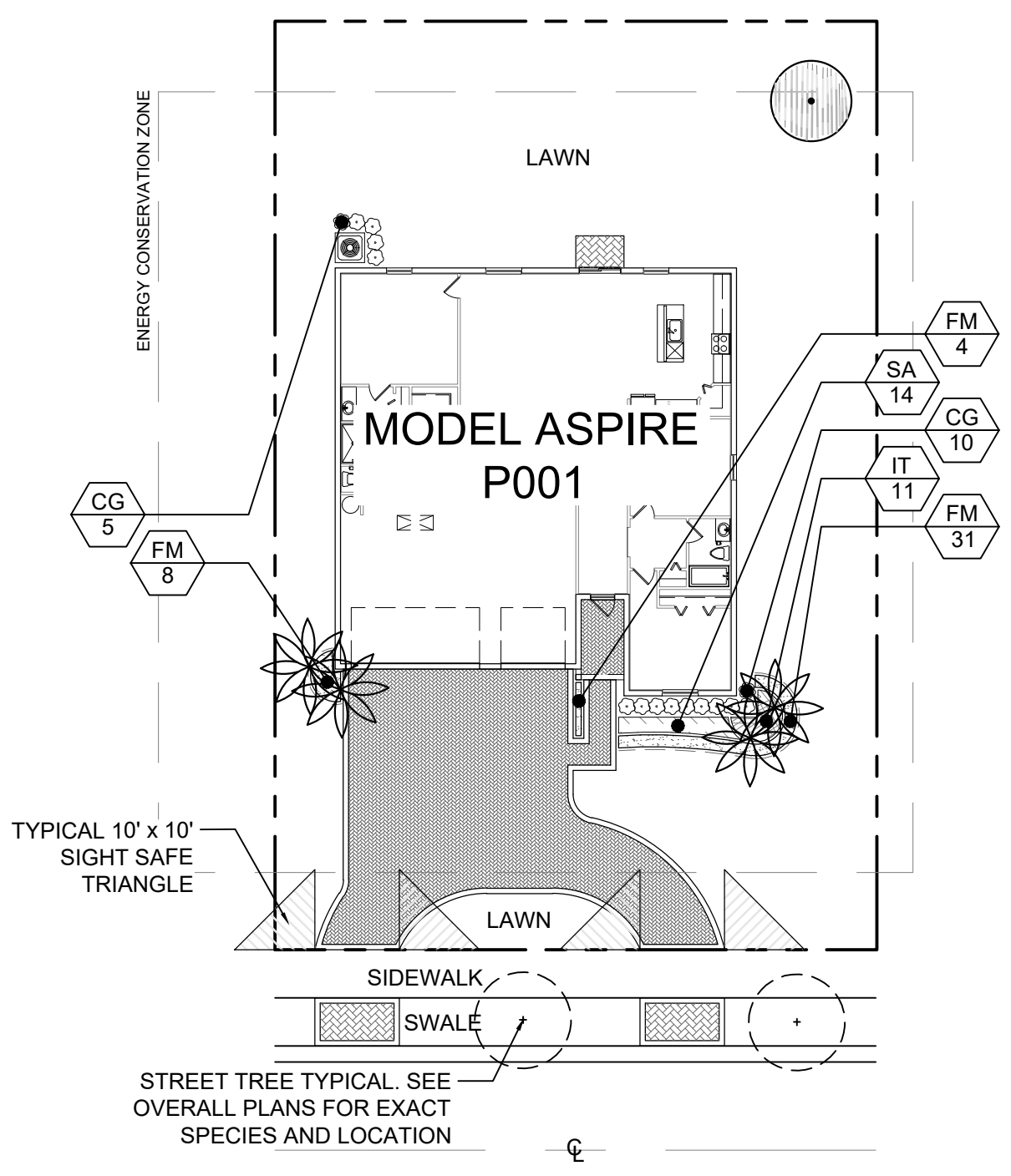
- LANDSCAPE NOTES:
- NO TREES SHALL BE PLANTED ON TOP OR ADJACENT TO PROPOSED FRENCH DRAINS OR INLETS.
 - ALL LANDSCAPE INSIDE THE PROPERTY ADJACENT TO DRIVEWAYS SHALL COMPLY WITH THE 10' x 10' SAFE SIGHT-TRIANGLE, PER SE, 33-11 OF MIAMI-DADE COUNTY CODE.
 - SEE PUBLIC R.O.W. PLANTING SETBACK DETAILS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

PLANT SCHEDULE ASPIRE P001 INTERIOR CIRC DRWW

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NATIVE	NOTES
TREES						
BS	1	1	Bursera simaruba Gumbo Limbo	10' HT. X 4' SPR. X 2" CAL.	Y	-
PALM TREES						
VM2	2	2	Veitchia montgomeryana 'Double' Montgomery Palm	10' O.A. HT. MIN.	N	-
SHRUBS						
CG	15	15	Clusia guttifer Small Leaf Clusia	24" HT. X 24" SPR. / 24" O.C.	Y	-
SHRUB AREAS						
IT	11	11	Ixora taiwanensis Dwarf Ixora	18" HT. X 18" SPR. / 18" O.C.	N	-
SA	14	14	Schefflera arboricola 'Trinette' Variegated Schefflera	18" HT. X 18" SPR. / 18" O.C.	N	-
GROUND COVERS						
FM	46	46	Ficus microcarpa Green Island ficus	15" HT. X 15" SPR. / 15" O.C.	N	-
LAWN						
As Required			Stenotaphrum secundatum 'Floritam' ST. AUGUSTINE GRASS	SOLID EVEN SOD		



TYPICAL INTERIOR LOT

TYPICAL MODEL P001 ASPIRE CIRCULAR DRIVEWAY LANDSCAPE PLAN

Scale: 1"=20'-0"

FOUR ACES PROPERTIES IV MIAMI DADE COUNTY TYPICAL MODEL P001 ASPIRE CIRCULAR DRIVEWAY LANDSCAPE PLAN

Project:

Revisions:	Date:	By:
Site Plan Coordination	08/22/2024	LBC

Seal:

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

Drawing: Typical Model P001 Aspire
 Circular Driveway Landscape Plan
 Date: 05/28/2024
 Scale: See Left
 Drawn by: LBC
 Sheet No.:

LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

Zoning District: EU-M Net Lot Area 9,534 s.f. 0.23 acres

	REQUIRED	PROVIDED
LAWN AREA CALCULATION		
A. 9,534 total s.f. of Net Lot Area		
B. Maximum lawn area (sod) permitted = 50% x 9,534 s.f. =	4,767	3,650
TREES		
A. No. trees required per net lot acre		
Less existing number of trees meeting minimum requirements = 9 trees x net lot acres =	2	2
B. % Palms Allowed: No. trees required x 30% =	1	1
C. % Natives Required: No. trees provided x 30% =	1	1
D. Street trees (maximum average spacing of 35' o.c.):		
195 linear feet along street =	6	6
E. Street trees located directly beneath power lines (maximum average spacing of 25' o.c.):	N/A	N/A
F. Total Trees Required	8	8
A + D + E = 8 Total Trees		
SHRUBS		
A. No. trees required x 10 = No. of shrubs allowed	80	80
B. No. shrubs allowed x 30% = No. of native shrubs required	24	80
SEE LANDSCAPE		

LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

Zoning District: EU-M Net Lot Area 8,664 s.f. 0.2 acres

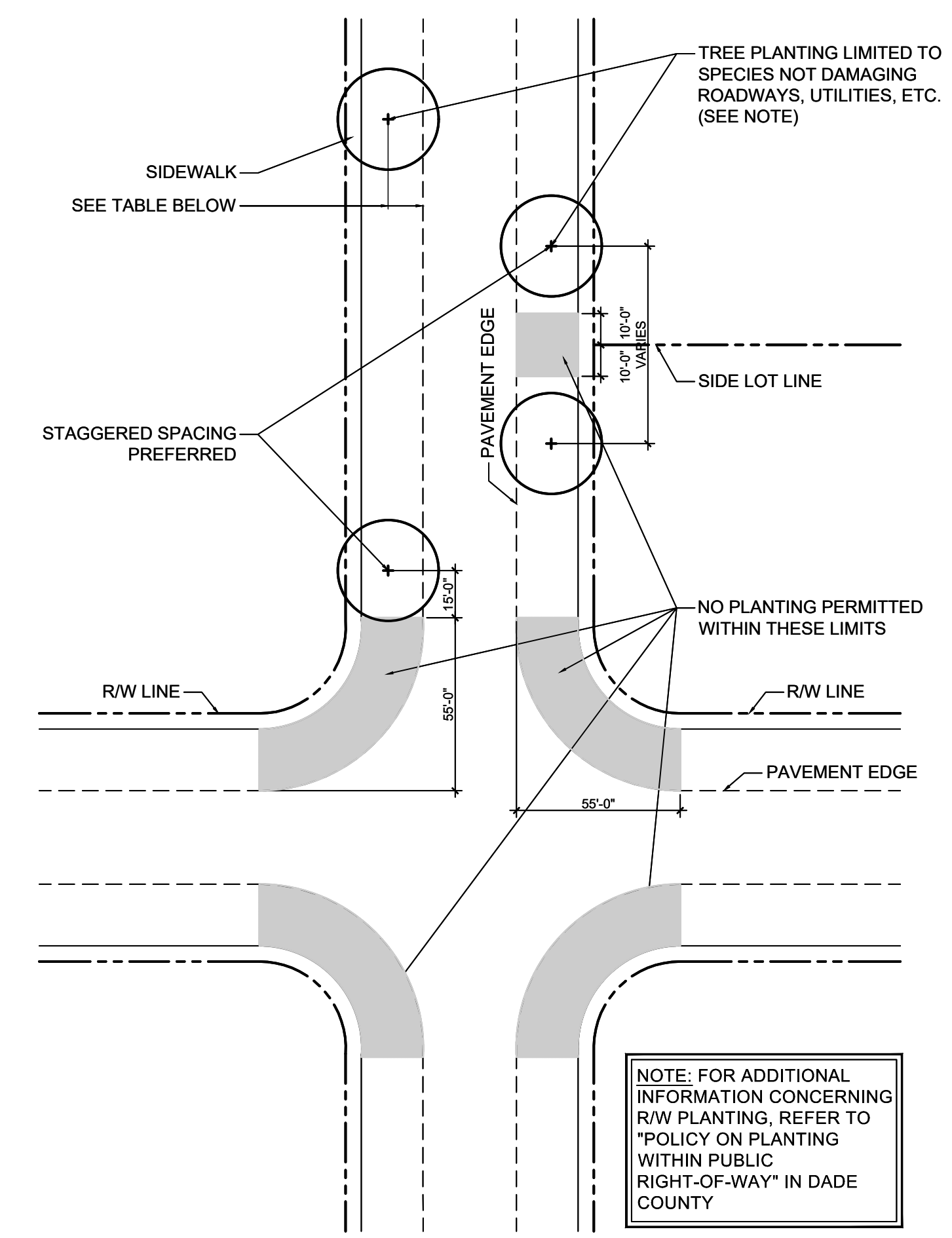
	REQUIRED	PROVIDED
LAWN AREA CALCULATION		
A. 8,664 total s.f. of Net Lot Area		
B. Maximum lawn area (sod) permitted = 50% x 8,664 s.f. =	4,332	3,420
TREES		
A. No. trees required per net lot acre		
Less existing number of trees meeting minimum requirements = 9 trees x net lot acres =	2	2
B. % Palms Allowed: No. trees required x 30% =	1	1
C. % Natives Required: No. trees provided x 30% =	1	1
D. Street trees (maximum average spacing of 35' o.c.):		
70 linear feet along street =	2	2
E. Street trees located directly beneath power lines (maximum average spacing of 25' o.c.):	N/A	N/A
F. Total Trees Required	4	4
A + D + E = 4 Total Trees		
SHRUBS		
A. No. trees required x 10 = No. of shrubs allowed	40	40
B. No. shrubs allowed x 30% = No. of native shrubs required	12	40
SEE LANDSCAPE		

PLANT SCHEDULE BRAVO P002 CORNER

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NATIVE	NOTES
TREES						
[Symbol]	CE	1	Conocarpus erectus Green Buttonwood	10' HT. X 4' SPR. X 2" CAL.	Y	-
PALM TREES						
[Symbol]	VM2	2	Veitchia montgomeryana 'Double' Montgomery Palm	10' O.A. HT. MIN.	N	-
SHRUBS						
[Symbol]	CE2	47	Conocarpus erectus Green Buttonwood	24" HT. X 24" SPR. / 24" O.C.	Y	-
SHRUB AREAS						
[Symbol]	HP	33	Hamelia patens Firebush	18" HT. X 18" SPR. / 18" O.C.	Y	-
GROUND COVERS						
[Symbol]	FM	38	Ficus microcarpa Green Island ficus	15" HT. X 15" SPR. / 15" O.C.	N	-
[Symbol]	As Required		Stenotaphrum secundatum 'Floratum' ST. AUGUSTINE GRASS			SOLID EVEN SOD

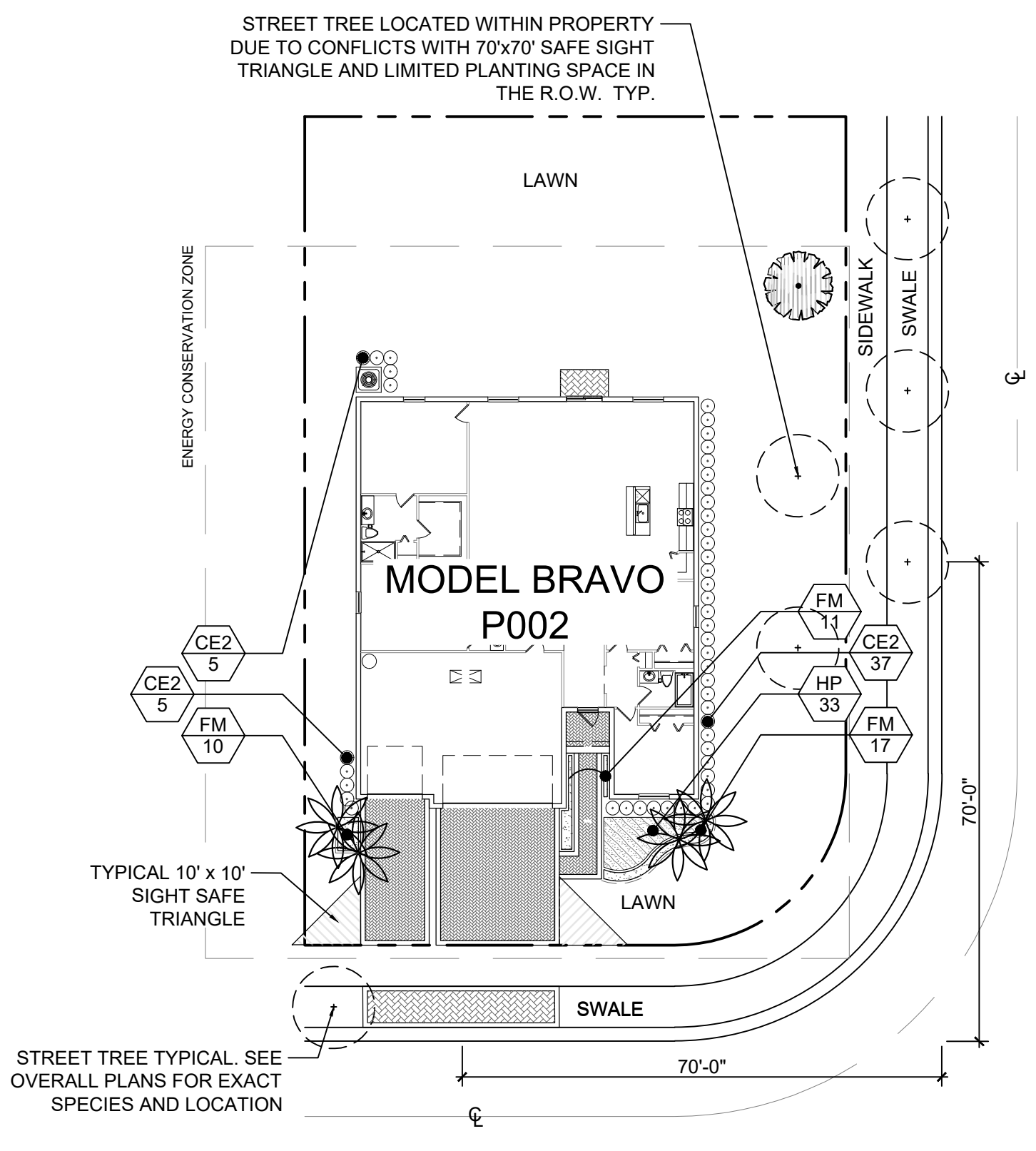
PLANT SCHEDULE BRAVO P002 INTERIOR

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NATIVE	NOTES
TREES						
[Symbol]	CE	1	Conocarpus erectus Green Buttonwood	10' HT. X 4' SPR. X 2" CAL.	Y	-
PALM TREES						
[Symbol]	VM2	2	Veitchia montgomeryana 'Double' Montgomery Palm	10' O.A. HT. MIN.	N	-
SHRUBS						
[Symbol]	CE2	17	Conocarpus erectus Green Buttonwood	24" HT. X 24" SPR. / 24" O.C.	Y	-
SHRUB AREAS						
[Symbol]	HP	23	Hamelia patens Firebush	18" HT. X 18" SPR. / 18" O.C.	Y	-
GROUND COVERS						
[Symbol]	FM	41	Ficus microcarpa Green Island ficus	15" HT. X 15" SPR. / 15" O.C.	N	-
[Symbol]	As Required		Stenotaphrum secundatum 'Floratum' ST. AUGUSTINE GRASS			SOLID EVEN SOD

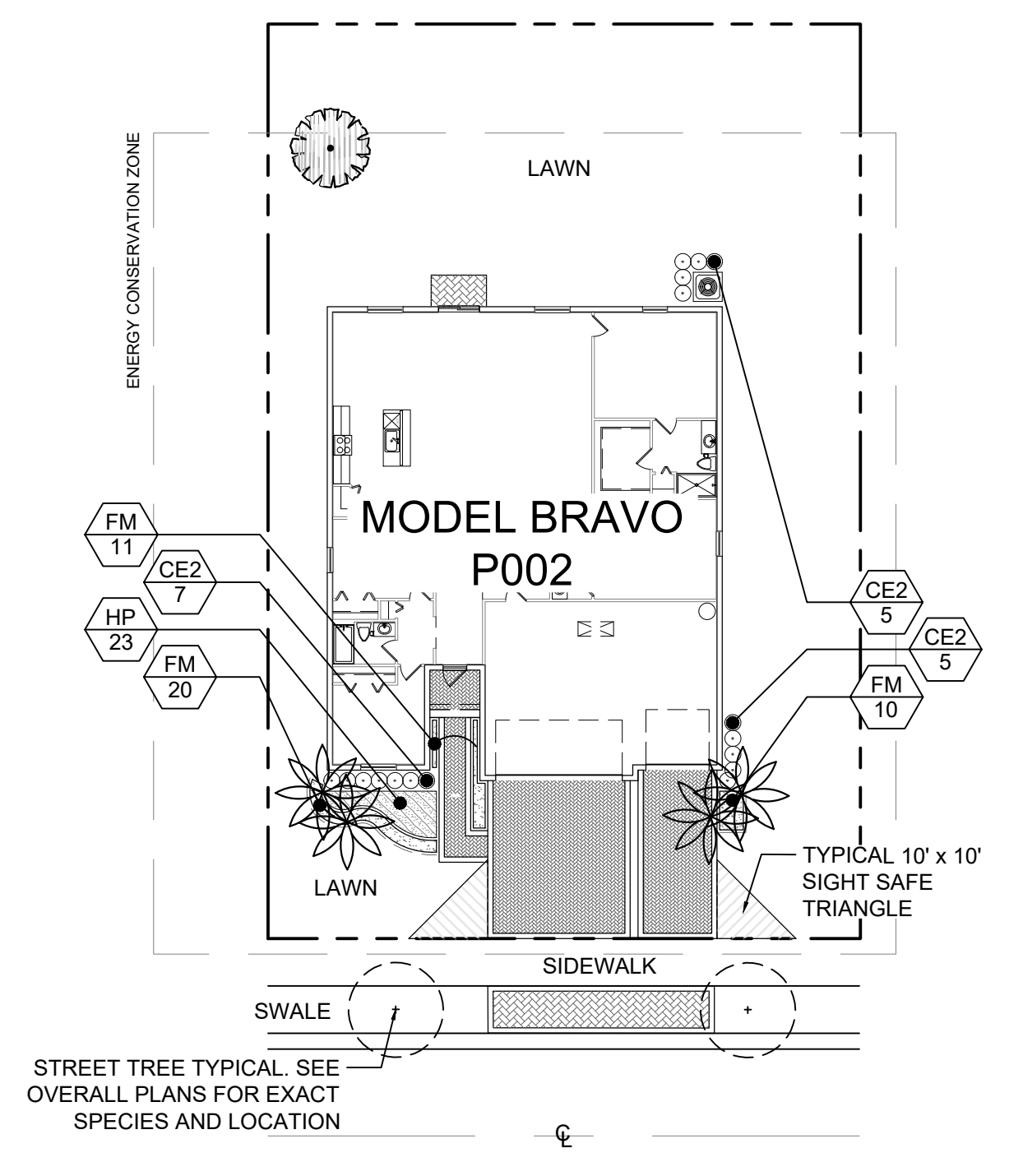


ROADWAYS	DESIGN SPEED		
	BELOW 35 mph	35 - 45 mph	50 mph & ABOVE
NO CURB & GUTTER	6'	14'	30'
WITH CURB & GUTTER	4'	4'	14'

- #### LANDSCAPE NOTES:
- NO TREES SHALL BE PLANTED ON TOP OR ADJACENT TO PROPOSED FRENCH DRAINS OR INLETS.
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 - ALL TREE DIMENSIONS ARE MEASURED FROM THE FACE OF TREE TRUNK.



TYPICAL CORNER LOT



TYPICAL INTERIOR LOT

TYPICAL MODEL P002 BRAVO LANDSCAPE PLAN

Scale: 1"=20'-0"

W H P WITKIN HULTS + PARTNERS
 Landscape Architect
 3095 South 13th Avenue, Suite 101
 Phone: 954-923-9681 | Fax: 954-923-9680
 www.witkindesign.com

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FOUR ACES PROPERTIES IV

MIAMI DADE COUNTY
 TYPICAL MODEL P002 BRAVO LANDSCAPE PLAN

Revisions: _____ Date: _____ By: _____
 Site Plan Coordination 08/22/2024 LBC

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

Drawing: Typical Model P002 Bravo
 Landscape Plan
 Date: 05/28/2024
 Scale: See Left
 Drawn by: LBC
 Sheet No.: _____
 Cad Id.: 2024-027

LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

Zoning District: EU-M Net Lot Area 9,534 s.f. 0.23 acres

	REQUIRED	PROVIDED
LAWN AREA CALCULATION		
A. <u>9,534</u> total s.f. of Net Lot Area		
B. Maximum lawn area (sod) permitted = <u>50</u> % x <u>9,534</u> s.f. =	4,767	3,650
TREES		
A. No. trees required per net lot acre		
Less existing number of trees meeting minimum requirements		
= <u>9</u> trees x net lot acres =	2	2
B. % Palms Allowed: No. trees required x 30% =	1	1
C. % Natives Required: No. trees provided x 30% =	1	1
D. Street trees (maximum average spacing of 35' o.c.):		
<u>150</u> linear feet along street =	6	6
E. Street trees located directly beneath power lines (maximum average spacing of 25' o.c.):	N/A	N/A
F. Total Trees Required	8	8
A + D + E = <u>8</u> Total Trees		
SHRUBS		
A. No. trees required x 10 = No. of shrubs allowed	80	80
B. No. shrubs allowed x 30% = No. of native shrubs required	24	80
	SEE LANDSCAPE	

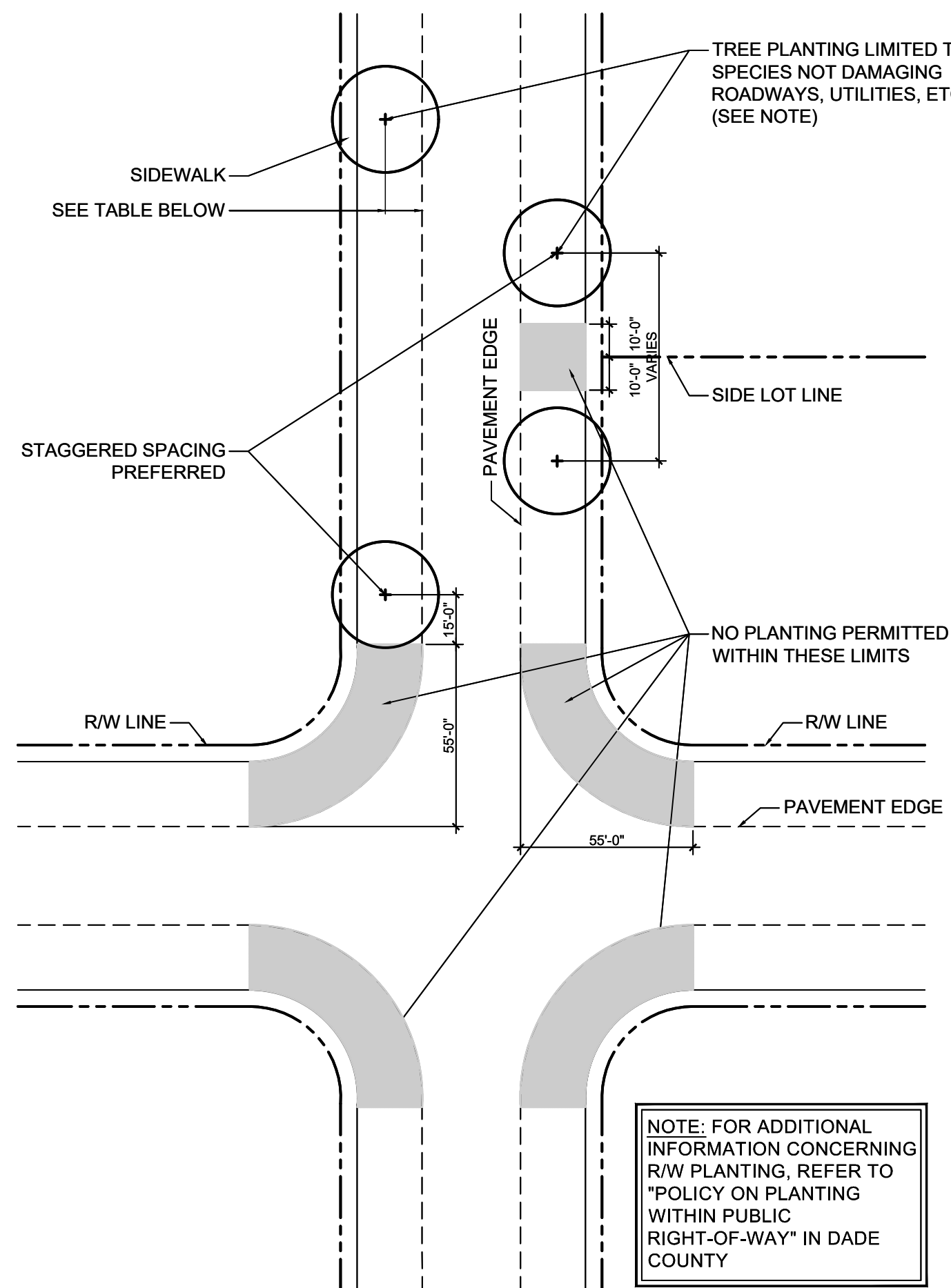
LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

Zoning District: EU-M Net Lot Area 8,664 s.f. 0.2 acres

	REQUIRED	PROVIDED
LAWN AREA CALCULATION		
A. <u>8,664</u> total s.f. of Net Lot Area		
B. Maximum lawn area (sod) permitted = <u>50</u> % x <u>8,664</u> s.f. =	4,332	3,420
TREES		
A. No. trees required per net lot acre		
Less existing number of trees meeting minimum requirements		
= <u>9</u> trees x net lot acres =	2	2
B. % Palms Allowed: No. trees required x 30% =	1	1
C. % Natives Required: No. trees provided x 30% =	1	1
D. Street trees (maximum average spacing of 35' o.c.):		
<u>70</u> linear feet along street =	2	2
E. Street trees located directly beneath power lines (maximum average spacing of 25' o.c.):	N/A	N/A
F. Total Trees Required	4	4
A + D + E = <u>4</u> Total Trees		
SHRUBS		
A. No. trees required x 10 = No. of shrubs allowed	40	40
B. No. shrubs allowed x 30% = No. of native shrubs required	12	40
	SEE LANDSCAPE	

PLANT SCHEDULE BRAVO P002 CORNER CIRC DRWW

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NATIVE	NOTES
TREES						
	CE	1	Conocarpus erectus Green Buttonwood	10' HT. X 4' SPR. X 2" CAL.	Y	-
PALM TREES						
	VM2	2	Veitchia montgomeryana 'Double' Montgomery Palm	10' O.A. HT. MIN.	N	-
SHRUBS						
	CE2	47	Conocarpus erectus Green Buttonwood	24" HT. X 24" SPR. / 24" O.C.	Y	
SHRUB AREAS						
	HP	33	Hamelia patens Firebush	18" HT. X 18" SPR. / 18" O.C.	Y	-
GROUND COVERS						
	FM	38	Ficus microcarpa Green Island ficus	15" HT. X 15" SPR. / 15" O.C.	N	-
LAWN						
	As Required		Stenotaphrum secundatum 'Floritam' ST. AUGUSTINE GRASS	SOLID EVEN SOD		



Public R.O.W. Planting Setback

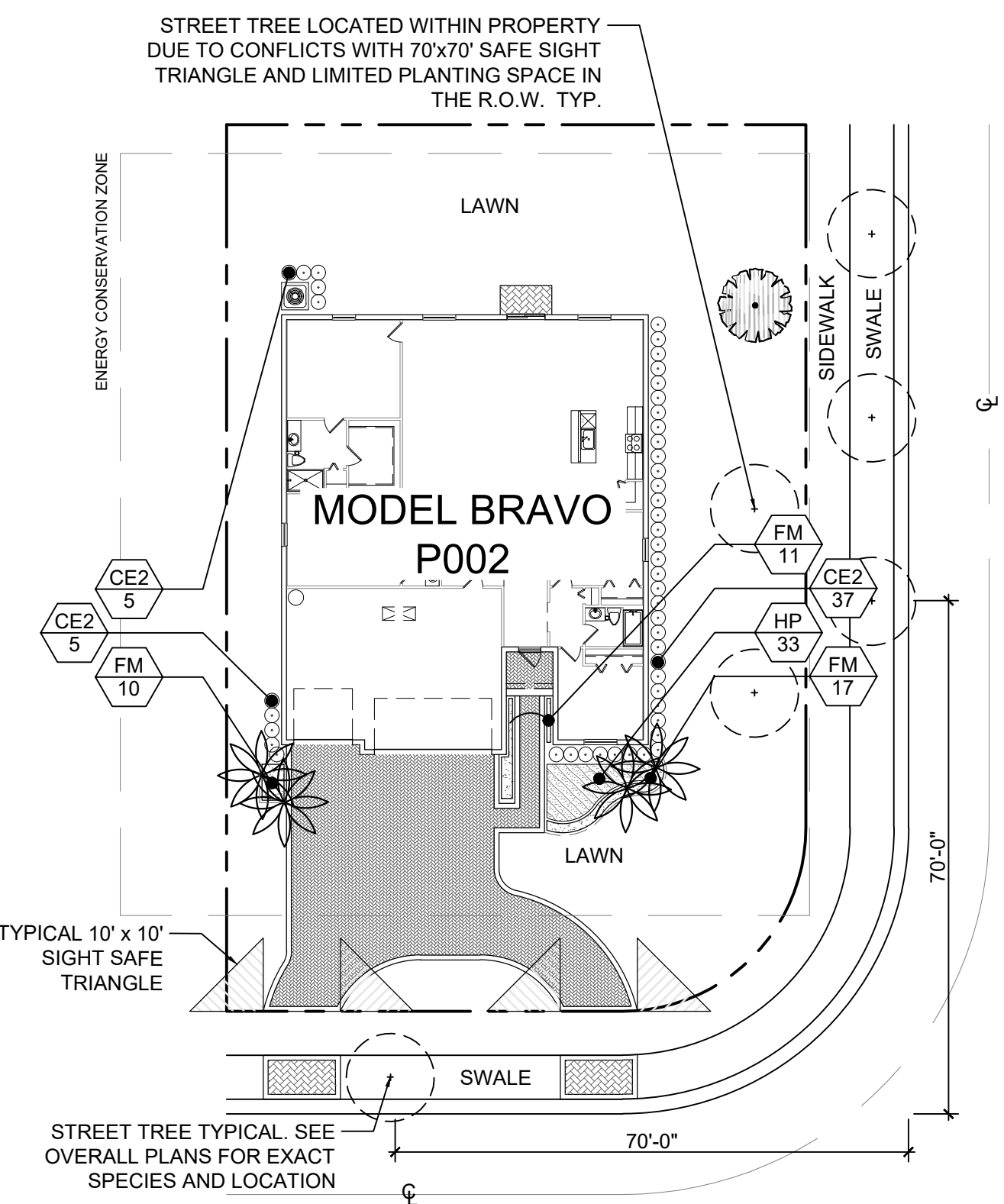
SCALE: 1" = 40'-0"

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

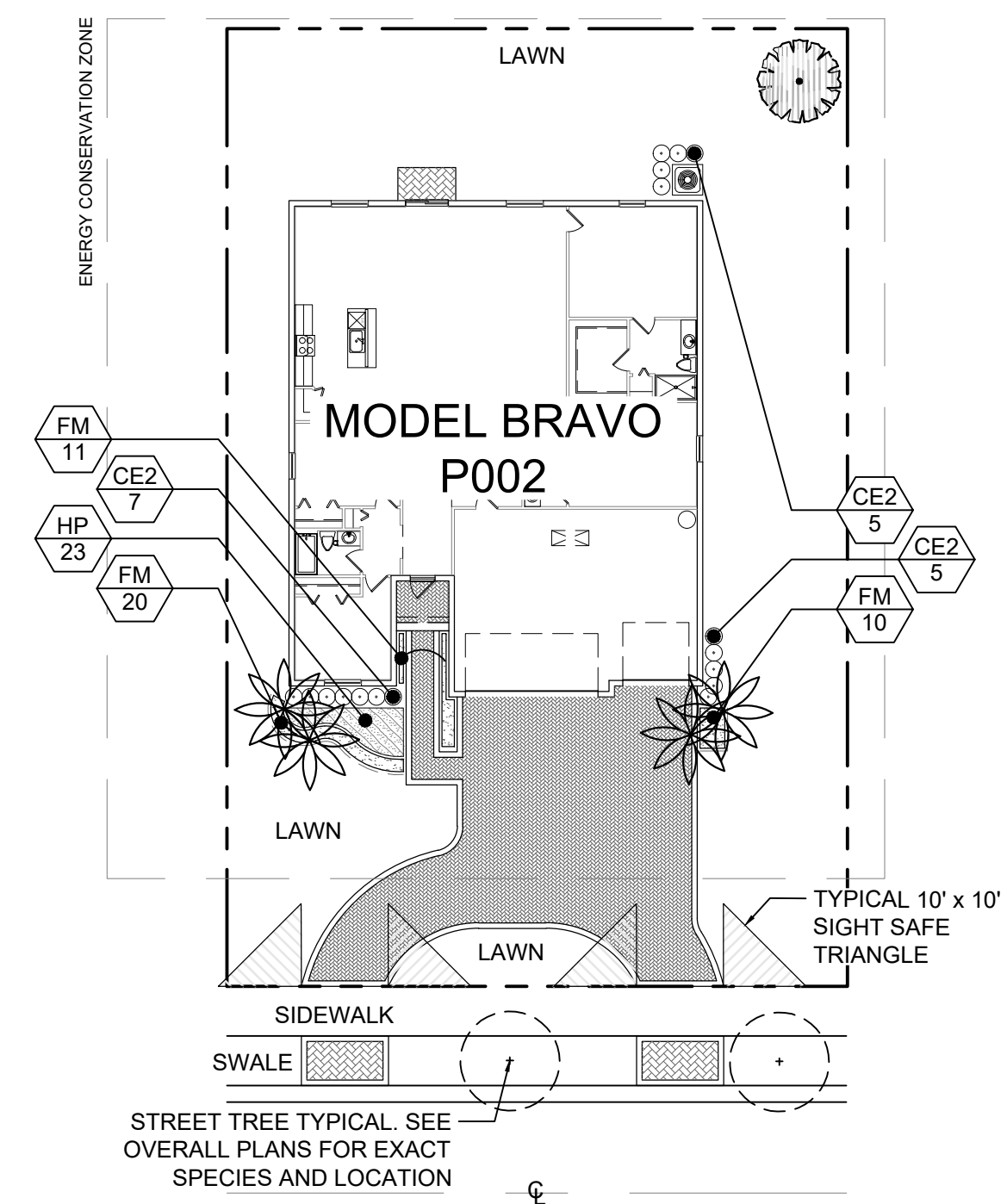
- LANDSCAPE NOTES:**
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 - ALL TREE DIMENSIONS ARE MEASURED FROM THE FACE OF TREE TRUNK.

PLANT SCHEDULE BRAVO P002 INTERIOR CIRC DRWW

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NATIVE	NOTES
TREES						
	CE	1	Conocarpus erectus Green Buttonwood	10' HT. X 4' SPR. X 2" CAL.	Y	-
PALM TREES						
	VM2	2	Veitchia montgomeryana 'Double' Montgomery Palm	10' O.A. HT. MIN.	N	-
SHRUBS						
	CE2	17	Conocarpus erectus Green Buttonwood	24" HT. X 24" SPR. / 24" O.C.	Y	
SHRUB AREAS						
	HP	23	Hamelia patens Firebush	18" HT. X 18" SPR. / 18" O.C.	Y	-
GROUND COVERS						
	FM	41	Ficus microcarpa Green Island ficus	15" HT. X 15" SPR. / 15" O.C.	N	-
LAWN						
	As Required		Stenotaphrum secundatum 'Floritam' ST. AUGUSTINE GRASS	SOLID EVEN SOD		



TYPICAL CORNER LOT



TYPICAL INTERIOR LOT

TYPICAL MODEL P002 BRAVO CIRCULAR DRIVEWAY LANDSCAPE PLAN

Scale: 1"=20'-0"

WITKIN HULTS + PARTNERS
Landscape Architecture
1000 Brickell Ave. Suite 1000
Miami, FL 33131
Phone: 954.923.9681 | Fax: 954.923.9689
www.witkindesign.com

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FOUR ACES PROPERTIES IV
MIAMI DADE COUNTY
TYPICAL MODEL P002 BRAVO CIRCULAR DRIVEWAY LANDSCAPE PLAN

Revisions: _____ Date: 08.22.2024 By: LBC

Site Plan Coordination

Seal: _____

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

Drawing: Typical Model P002 Bravo Circular Driveway Landscape Plan
Date: 05/28/2024
Scale: See Left
Drawn by: LBC
Sheet No.: _____
Cad Id.: 2024-027

RECEIVED

MIAMI-DADE COUNTY
PROCESS NO.: Z24-135
DATE: OCT 21 2024
BY: ISA

LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

Zoning District: EU-M Net Lot Area 9,534 s.f. 0.23 acres

	REQUIRED	PROVIDED
LAWN AREA CALCULATION		
A. 9,534 total s.f. of Net Lot Area		
B. Maximum lawn area (sod) permitted = 50% x 9,534 s.f. =	4,767	3,650
TREES		
A. No. trees required per net lot acre		
Less existing number of trees meeting minimum requirements = 9 trees x net lot acres =	2	2
B. % Palms Allowed: No. trees required x 30% =	1	1
C. % Natives Required: No. trees provided x 30% =	1	1
D. Street trees (maximum average spacing of 35' o.c.): 150 linear feet along street =	6	6
E. Street trees located directly beneath power lines (maximum average spacing of 25' o.c.): linear feet along street / 25 =	N/A	N/A
F. Total Trees Required	8	8
A + D + E = 8 Total Trees		
SHRUBS		
A. No. trees required x 10 = No. of shrubs allowed	80	80
B. No. shrubs allowed x 30% = No. of native shrubs required	24	47
	SEE LANDSCAPE	

LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

Zoning District: EU-M Net Lot Area 8,664 s.f. 0.2 acres

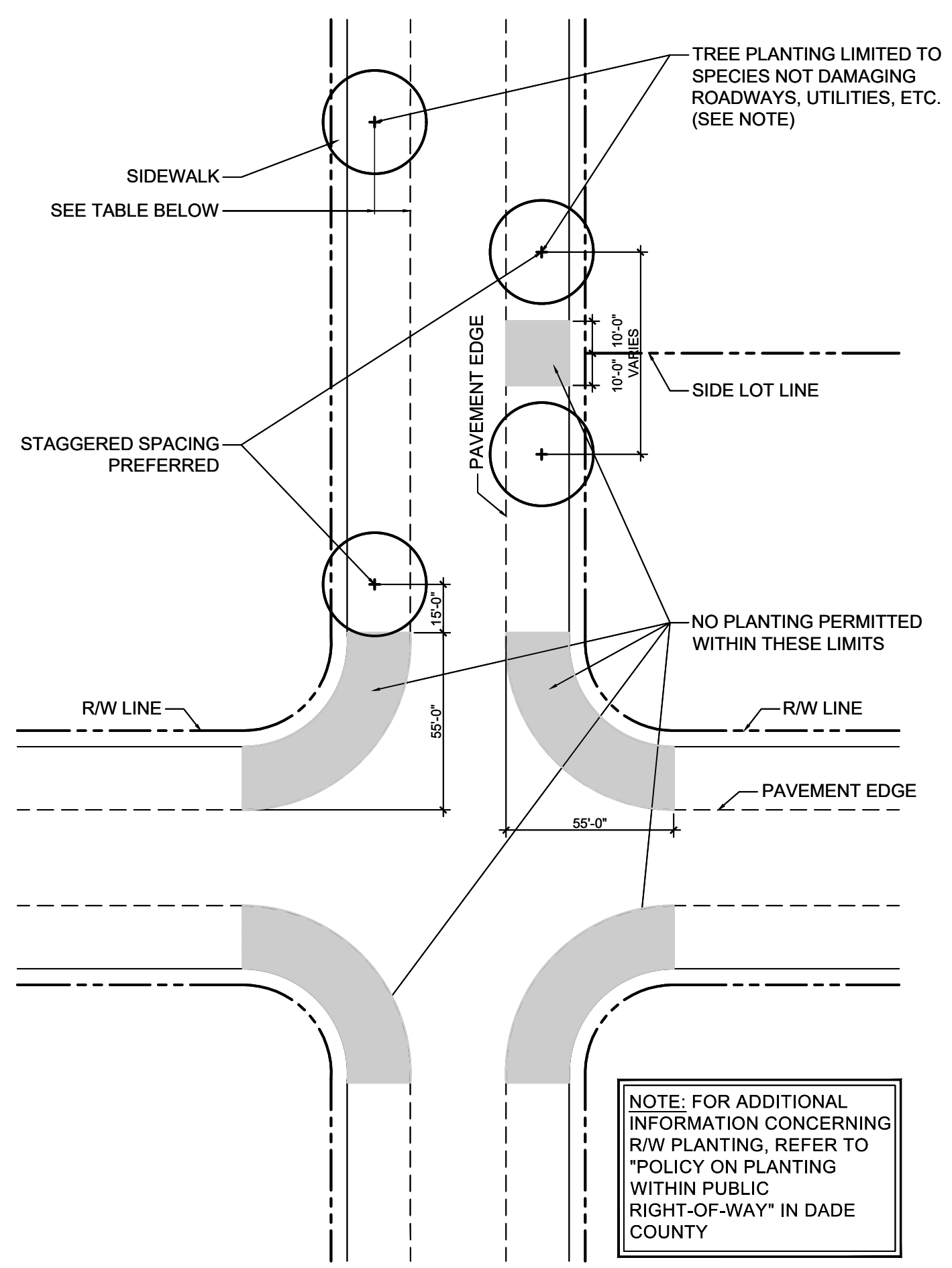
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LAWN AREA CALCULATION		
A. 8,664 total s.f. of Net Lot Area		
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TREES		
A. No. trees required per net lot acre		
Less existing number of trees meeting minimum requirements = 9 trees x net lot acres =	2	2
B. % Palms Allowed: No. trees required x 30% =	1	1
C. % Natives Required: No. trees provided x 30% =	1	1
D. Street trees (maximum average spacing of 35' o.c.): 70 linear feet along street =	2	2
E. Street trees located directly beneath power lines (maximum average spacing of 25' o.c.): linear feet along street / 25 =	N/A	N/A
F. Total Trees Required	4	4
A + D + E = 4 Total Trees		
SHRUBS		
A. No. trees required x 10 = No. of shrubs allowed	40	40
B. No. shrubs allowed x 30% = No. of native shrubs required	12	18
	SEE LANDSCAPE	

PLANT SCHEDULE CREST P003 CORNER

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NATIVE	NOTES
TREES						
(Symbol)	CES	1	Conocarpus erectus sericeus Silver Buttonwood	10' HT. X 4' SPR. X 2" CAL.	Y	-
PALM TREES						
(Symbol)	VM2	2	Veitchia montgomeryana 'Double' Montgomery Palm	10' O.A. HT. MIN.	N	-
SHRUBS						
(Symbol)	CG	47	Clusia guttifera Small Leaf Clusia	24" HT. X 24" SPR. / 24" O.C.	Y	-
SHRUB AREAS						
(Symbol)	CV	33	Codiaeum variegatum 'Golden Dust' Gold Dust Croton	18" HT. X 18" SPR. / 18" O.C.	N	-
GROUND COVERS						
(Symbol)	FM	52	Ficus microcarpa Green Island ficus	15" HT. X 15" SPR. / 15" O.C.	N	-
(Symbol)	As Required		Stenotaphrum secundatum 'Floritam' ST. AUGUSTINE GRASS	SOLID EVEN SOD		

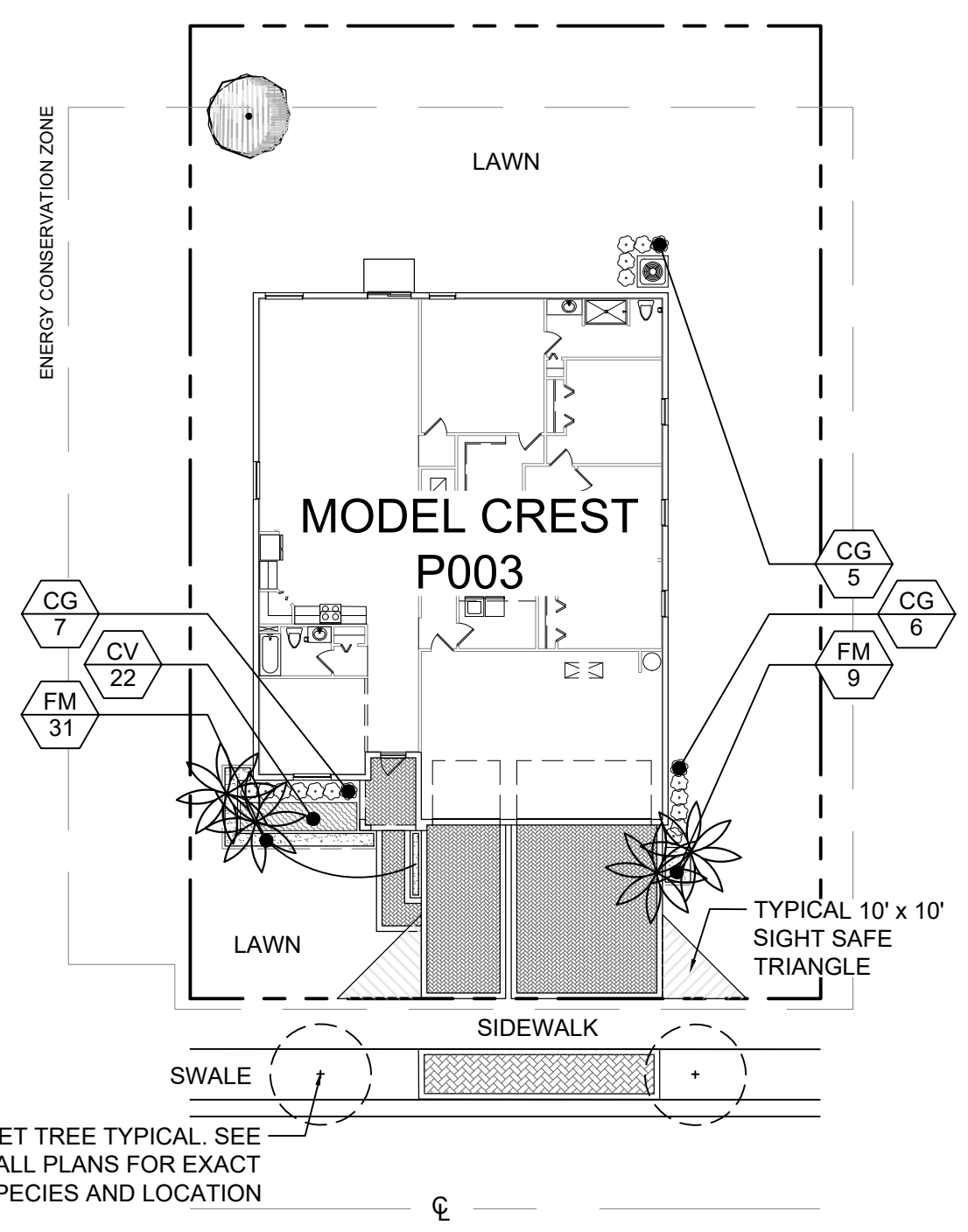
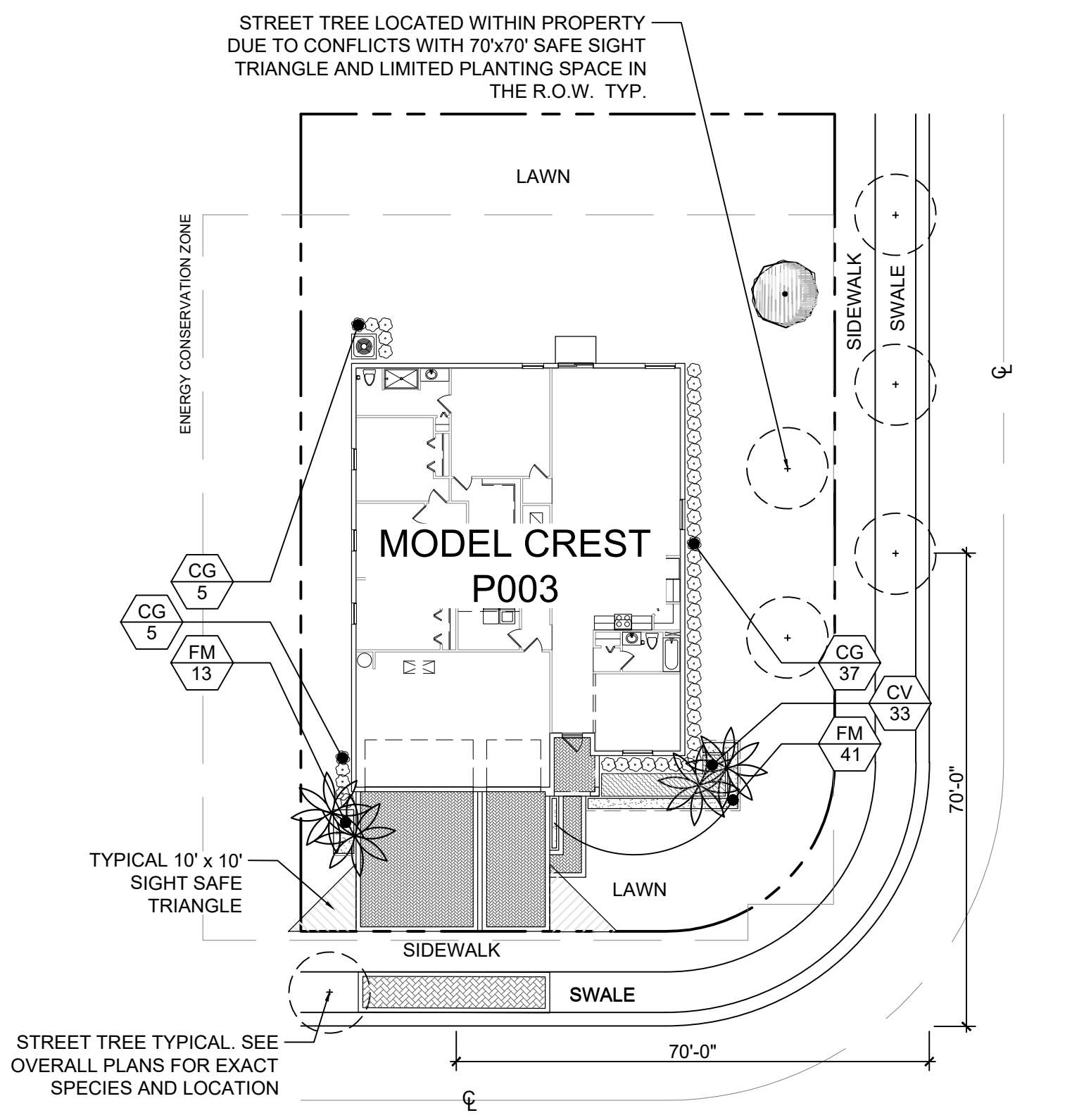
PLANT SCHEDULE CREST P003 INTERIOR

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NATIVE	NOTES
TREES						
(Symbol)	CES	1	Conocarpus erectus sericeus Silver Buttonwood	10' HT. X 4' SPR. X 2" CAL.	Y	-
PALM TREES						
(Symbol)	VM2	2	Veitchia montgomeryana 'Double' Montgomery Palm	10' O.A. HT. MIN.	N	-
SHRUBS						
(Symbol)	CG	18	Clusia guttifera Small Leaf Clusia	24" HT. X 24" SPR. / 24" O.C.	Y	-
SHRUB AREAS						
(Symbol)	CV	22	Codiaeum variegatum 'Golden Dust' Gold Dust Croton	18" HT. X 18" SPR. / 18" O.C.	N	-
GROUND COVERS						
(Symbol)	FM	40	Ficus microcarpa Green Island ficus	15" HT. X 15" SPR. / 15" O.C.	N	-
(Symbol)	As Required		Stenotaphrum secundatum 'Floritam' ST. AUGUSTINE GRASS	SOLID EVEN SOD		



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

- LANDSCAPE NOTES:**
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 - 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 MODEL P003 CREST LANDSCAPE PLAN

Scale: 1"=20'-0"

WITKIN HULTS + PARTNERS

Architectural Firm
1300 Brickell Ave. Suite 100
Miami, FL 33131
phone: 954.973.8689 | fax: 954.973.9689 | www.witkindesign.com

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FOUR ACES PROPERTIES IV

MIAMI DADE COUNTY

TYPICAL MODEL P003 CREST LANDSCAPE PLAN

Project:

Revisions:	Date:	By:
Site Plan Coordination	08.22.2024	LBC

Seal:

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

Drawing: Typical Model P003 Crest Landscape Plan
Date: 05/28/2024
Scale: See Left
Drawn by: LBC
Sheet No.:

L-21

Cad Id.: 2024-027

LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

Zoning District: EU-M Net Lot Area 9,534 s.f. 0.23 acres

	REQUIRED	PROVIDED
LAWN AREA CALCULATION		
A. 9,534 total s.f. of Net Lot Area		
B. Maximum lawn area (sod) permitted = 50% x 9,534 s.f. =	4,767	3,650
TREES		
A. No. trees required per net lot acre		
Less existing number of trees meeting minimum requirements		
= 9 trees x net lot acres =	2	2
B. % Palms Allowed: No. trees required x 30% =	1	1
C. % Natives Required: No. trees provided x 30% =	1	1
D. Street trees (maximum average spacing of 35' o.c.):		
150' linear feet along street =	6	6
E. Street trees located directly beneath power lines		
(maximum average spacing of 25' o.c.) linear feet along street / 25 =	N/A	N/A
F. Total Trees Required		
A + D + E = 8 Total Trees	8	8
SHRUBS		
A. No. trees required x 10 = No. of shrubs allowed	80	80
B. No. shrubs allowed x 30% = No. of native shrubs required	24	47

SEE LANDSCAPE

LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

Zoning District: EU-M Net Lot Area 8,664 s.f. 0.2 acres

	REQUIRED	PROVIDED
LAWN AREA CALCULATION		
A. 8,664 total s.f. of Net Lot Area		
B. Maximum lawn area (sod) permitted = 50% x 8,664 s.f. =	4,332	3,420
TREES		
A. No. trees required per net lot acre		
Less existing number of trees meeting minimum requirements		
= 9 trees x net lot acres =	2	2
B. % Palms Allowed: No. trees required x 30% =	1	1
C. % Natives Required: No. trees provided x 30% =	1	1
D. Street trees (maximum average spacing of 35' o.c.):		
70' linear feet along street =	2	2
E. Street trees located directly beneath power lines		
(maximum average spacing of 25' o.c.) linear feet along street / 25 =	N/A	N/A
F. Total Trees Required		
A + D + E = 4 Total Trees	4	4
SHRUBS		
A. No. trees required x 10 = No. of shrubs allowed	40	40
B. No. shrubs allowed x 30% = No. of native shrubs required	12	18

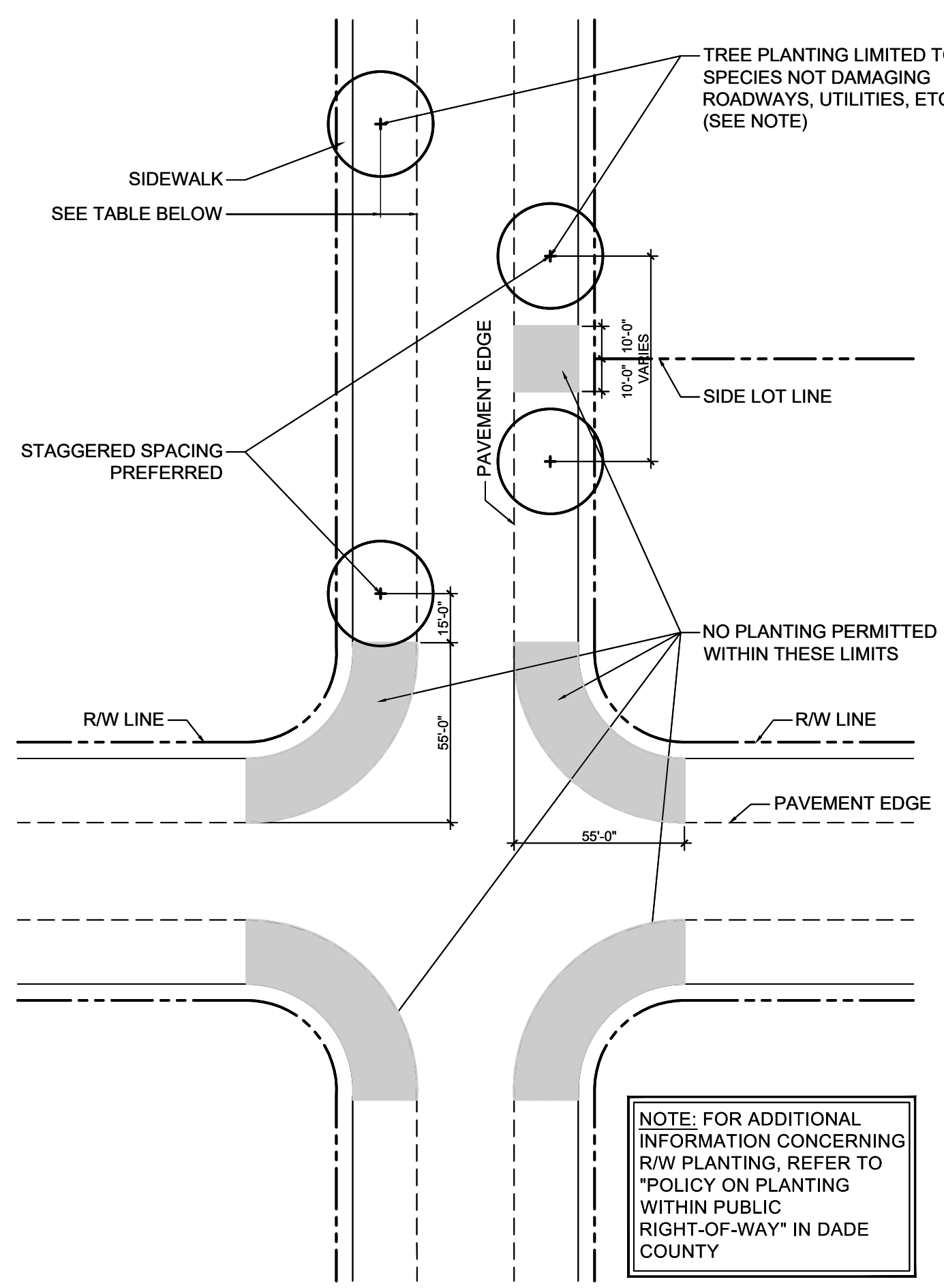
SEE LANDSCAPE

PLANT SCHEDULE CREST P003 CORNER CIRC DRW

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NATIVE	NOTES
TREES						
	CES	1	Conocarpus erectus sericeus Silver Buttonwood	10' HT. X 4' SPR. X 2" CAL.	Y	-
PALM TREES						
	VM2	2	Veitchia montgomeryana 'Double' Montgomery Palm	10' O.A. HT. MIN.	N	-
SHRUBS						
	CG	47	Clusia guttifera Small Leaf Clusia	24" HT. X 24" SPR. / 24" O.C.	Y	-
SHRUB AREAS						
	CV	33	Codiaeum variegatum 'Golden Dust' Gold Dust Croton	18" HT. X 18" SPR. / 18" O.C.	N	-
GROUND COVERS						
	FM	51	Ficus microcarpa Green Island ficus	15" HT. X 15" SPR. / 15" O.C.	N	-
LAWN						
	As Required		Stenotaphrum secundatum 'Floratum' ST. AUGUSTINE GRASS			SOLID EVEN SOD

PLANT SCHEDULE CREST P003 INTERIOR CIRC DRW

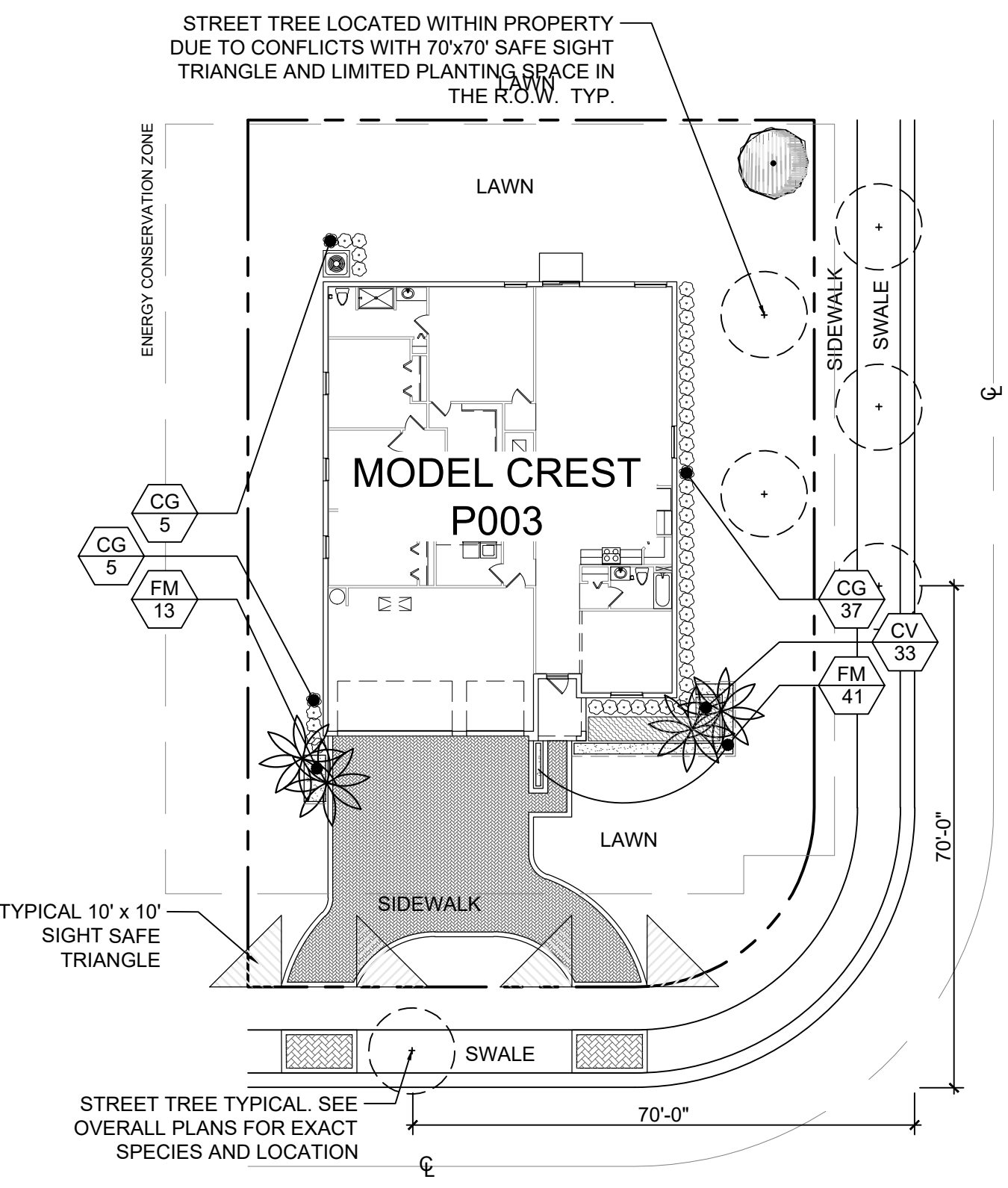
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NATIVE	NOTES
TREES						
	CES	1	Conocarpus erectus sericeus Silver Buttonwood	10' HT. X 4' SPR. X 2" CAL.	Y	-
PALM TREES						
	VM2	2	Veitchia montgomeryana 'Double' Montgomery Palm	10' O.A. HT. MIN.	N	-
SHRUBS						
	CG	18	Clusia guttifera Small Leaf Clusia	24" HT. X 24" SPR. / 24" O.C.	Y	-
SHRUB AREAS						
	CV	22	Codiaeum variegatum 'Golden Dust' Gold Dust Croton	18" HT. X 18" SPR. / 18" O.C.	N	-
GROUND COVERS						
	FM	39	Ficus microcarpa Green Island ficus	15" HT. X 15" SPR. / 15" O.C.	N	-
LAWN						
	As Required		Stenotaphrum secundatum 'Floratum' ST. AUGUSTINE GRASS			SOLID EVEN SOD



Public R.O.W. Planting Setback

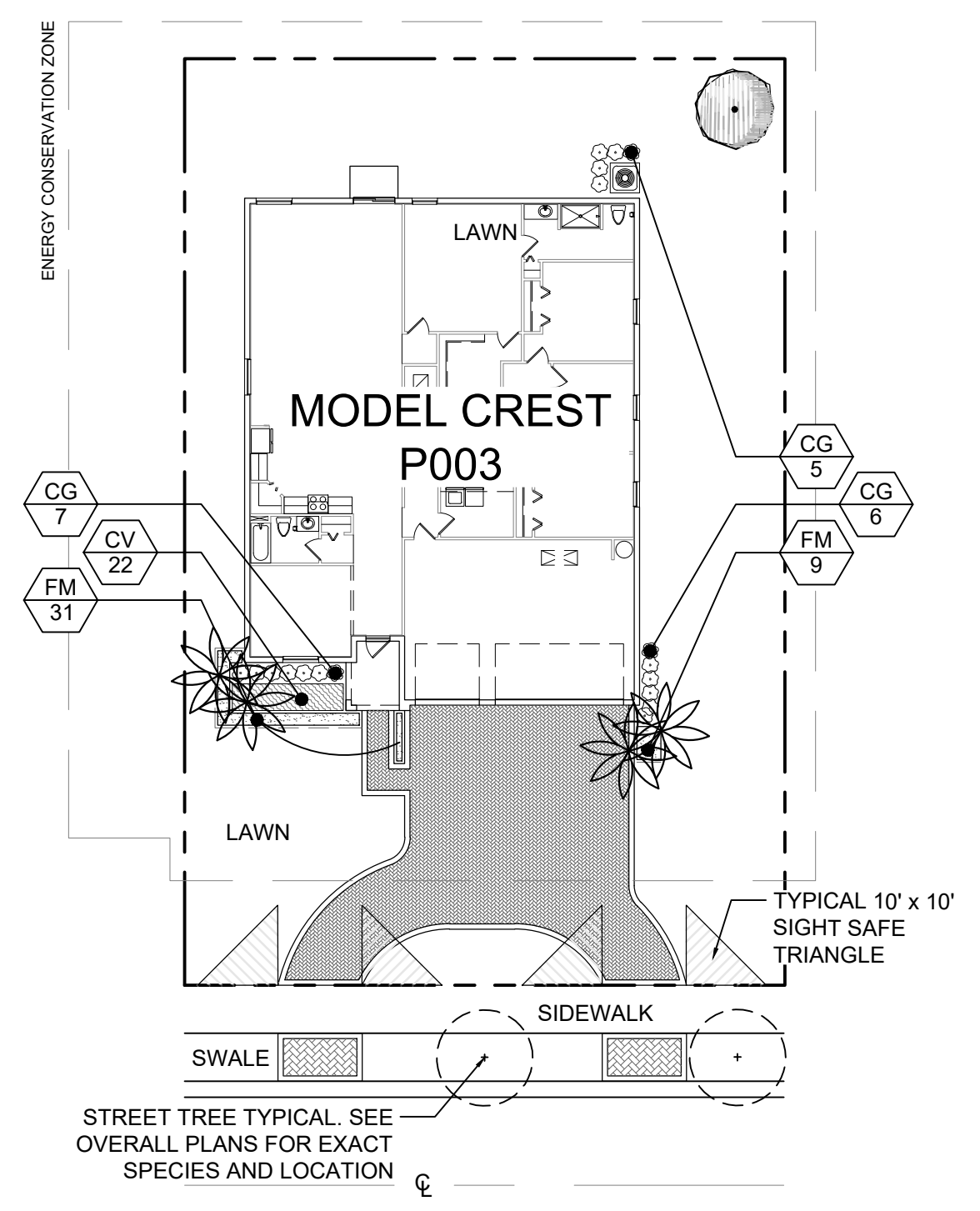
SCALE: 1" = 40'-0"

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



TYPICAL CORNER LOT

- 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 INTERIOR LOT

WITKIN HULTS + PARTNERS
 Landscape Architecture
 3010 S.W. 18th St., Suite 100
 Miami, FL 33135
 Phone: 305.325.9881 | Fax: 305.325.9880
 www.witkindesign.com

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 UNDER THE COPYRIGHT PROTECTION ACT

FOUR ACES PROPERTIES IV
 MIAMI DADE COUNTY
 TYPICAL MODEL P003 CREST CIRCULAR DRIVEWAY
 LANDSCAPE PLAN

Project:

Revisions:	Date:	By:
Site Plan Coordination	08/22/2024	LBC

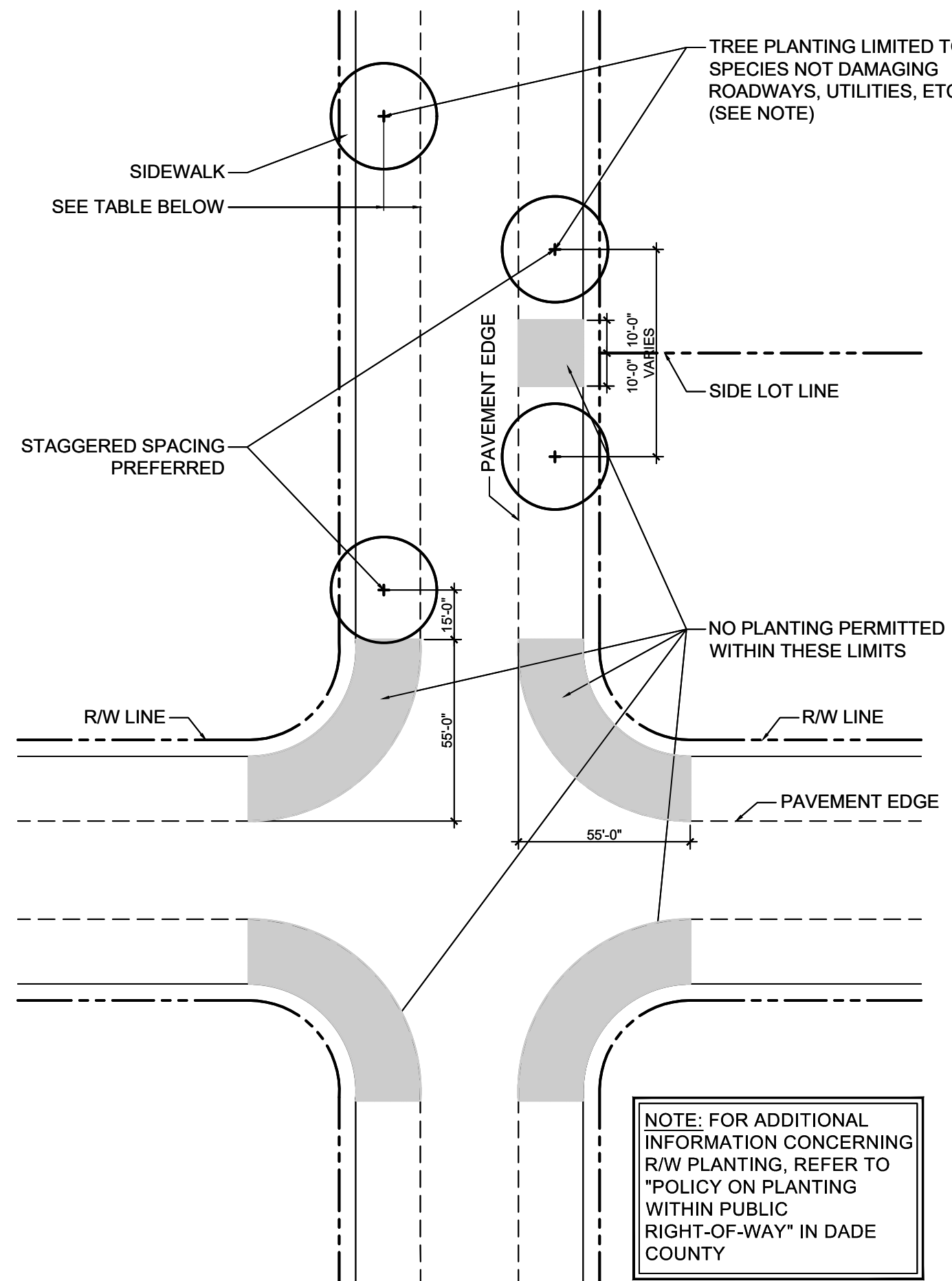
Seal:

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

Drawing: Typical Model P003 Crest
 Circular Driveway
 Landscape Plan
 Date: 05/28/2024
 Scale: See Left
 Drawn by: LBC
 Sheet No.:

LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan
Zoning District: EU-M Net Lot Area 9,534 s.f. 0.23 acres

	REQUIRED	PROVIDED
LAWN AREA CALCULATION		
A. <u>9,534</u> total s.f. of Net Lot Area		
B. Maximum lawn area (sod) permitted = $50\% \times 9,534 \text{ s.f.} =$	<u>4,767</u>	<u>3,650</u>
TREES		
A. No. trees required per net lot acre Less existing number of trees meeting minimum requirements $= 9 \text{ trees} \times \text{net lot acres} =$	<u>2</u>	<u>2</u>
B. % Palms Allowed: No. trees required x 30% =	<u>1</u>	<u>1</u>
C. % Natives Required: No. trees provided x 30% =	<u>1</u>	<u>1</u>
D. Street trees (maximum average spacing of 35' o.c.): $150 \text{ linear feet along street} =$	<u>6</u>	<u>6</u>
E. Street trees located directly beneath power lines (maximum average spacing of 25' o.c.): $\text{linear feet along street} / 25 =$	<u>N/A</u>	<u>N/A</u>
F. Total Trees Required A + D + E = <u>8</u> Total Trees	<u>8</u>	<u>8</u>
SHRUBS		
A. No. trees required x 10 = No. of shrubs allowed	<u>80</u>	<u>80</u>
B. No. shrubs allowed x 30% = No. of native shrubs required	<u>24</u>	<u>80</u>
	SEE LANDSCAPE	



Public R.O.W. Planting Setback

SCALE: 1" = 40'-0"

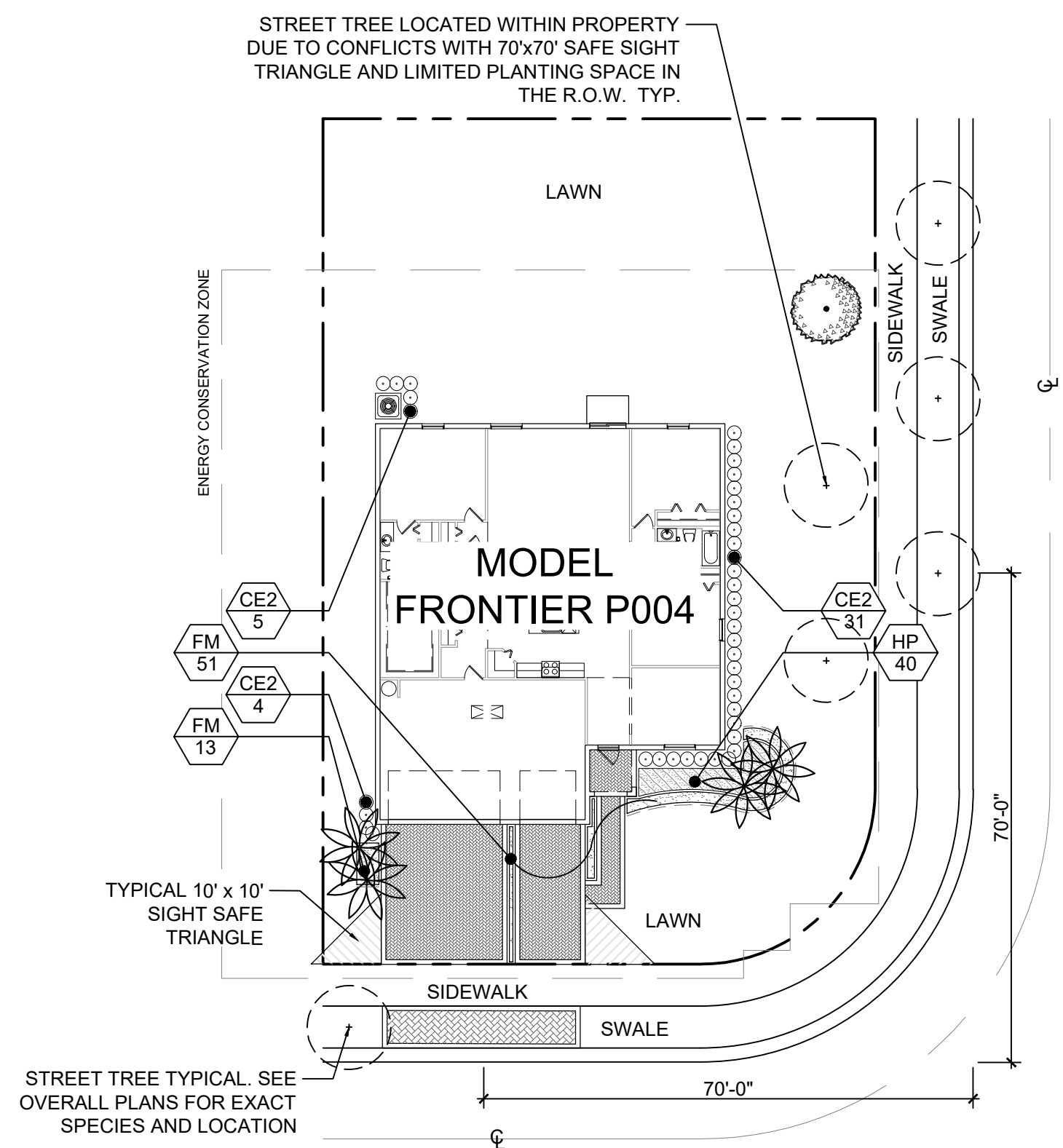
ROADWAYS	DESIGN SPEED		
	BELOW 35 mph	35 - 45 mph	50 mph & ABOVE
NO CURB & GUTTER	6'	14'	30'
WITH CURB & GUTTER	4'	4'	14'

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.

PLANT SCHEDULE FRONTIER P004 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	-
PALM TREES						
	VM2	2	Veitchia montgomeryana 'Double' Montgomery Palm	10' O.A. HT. MIN.	N	-
SHRUBS						
	CE2	40	Conocarpus erectus Green Buttonwood	24" HT. X 24" SPR. / 24" O.C.	Y	
SHRUB AREAS						
	HP	40	Hamelia patens Firebush	18" HT. X 18" SPR. / 18" O.C.	Y	-
GROUND COVERS						
	FM	62	Ficus microcarpa Green Island ficus	15" HT. X 15" SPR. / 15" O.C.	N	-
	As Required		Stenotaphrum secundatum 'Floratan' ST. AUGUSTINE GRASS	SOLID EVEN SOD		



TYPICAL CORNER LOT

TYPICAL MODEL P004 FRONTIER LANDSCAPE PLAN

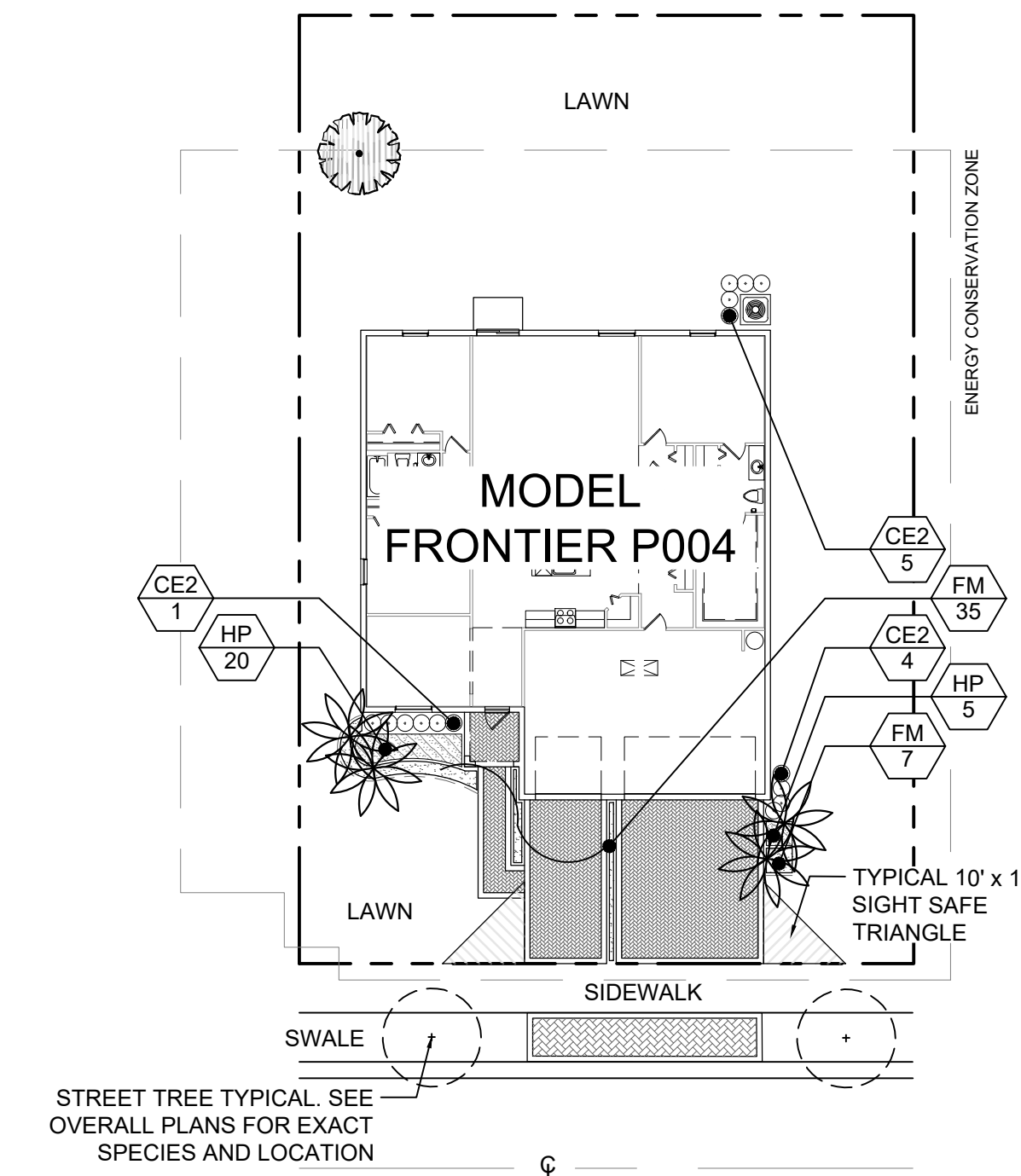
Scale: 1"=20'-0"

LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan
Zoning District: EU-M Net Lot Area 8,664 s.f. 0.2 acres

	REQUIRED	PROVIDED
LAWN AREA CALCULATION		
A. <u>8,664</u> total s.f. of Net Lot Area		
B. Maximum lawn area (sod) permitted = $50\% \times 8,664 \text{ s.f.} =$	<u>4,332</u>	<u>3,420</u>
TREES		
A. No. trees required per net lot acre Less existing number of trees meeting minimum requirements $= 9 \text{ trees} \times \text{net lot acres} =$	<u>2</u>	<u>2</u>
B. % Palms Allowed: No. trees required x 30% =	<u>1</u>	<u>1</u>
C. % Natives Required: No. trees provided x 30% =	<u>1</u>	<u>1</u>
D. Street trees (maximum average spacing of 35' o.c.): $70 \text{ linear feet along street} =$	<u>2</u>	<u>2</u>
E. Street trees located directly beneath power lines (maximum average spacing of 25' o.c.): $\text{linear feet along street} / 25 =$	<u>N/A</u>	<u>N/A</u>
F. Total Trees Required A + D + E = <u>4</u> Total Trees	<u>4</u>	<u>4</u>
SHRUBS		
A. No. trees required x 10 = No. of shrubs allowed	<u>40</u>	<u>40</u>
B. No. shrubs allowed x 30% = No. of native shrubs required	<u>12</u>	<u>40</u>
	SEE LANDSCAPE	

PLANT SCHEDULE FRONTIER P004 INTERIOR

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NATIVE	NOTES
TREES						
	CE	1	Conocarpus erectus Green Buttonwood	10' HT. X 4' SPR. X 2" CAL.	Y	-
PALM TREES						
	VM2	2	Veitchia montgomeryana 'Double' Montgomery Palm	10' O.A. HT. MIN.	N	-
SHRUBS						
	CE2	15	Conocarpus erectus Green Buttonwood	24" HT. X 24" SPR. / 24" O.C.	Y	
SHRUB AREAS						
	HP	25	Hamelia patens Firebush	18" HT. X 18" SPR. / 18" O.C.	Y	-
GROUND COVERS						
	FM	42	Ficus microcarpa Green Island ficus	15" HT. X 15" SPR. / 15" O.C.	N	-
	As Required		Stenotaphrum secundatum 'Floratan' ST. AUGUSTINE GRASS	SOLID EVEN SOD		



TYPICAL INTERIOR LOT

WITKIN HULTS + PARTNERS

Professional Landscape Architect
13114 Biscayne Blvd., Suite 100
Miami, FL 33147
Phone: (305) 925-9889 | Fax: (305) 925-9888
www.witkindesign.com

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LANDSCAPE ARCHITECT AND ARE PROTECTED
UNDER THE COPYRIGHT PROTECTION ACT

FOUR ACES PROPERTIES IV

MIAMI DADE COUNTY

TYPICAL MODEL P004 FRONTIER LANDSCAPE PLAN

Project:

Revisions:	Date:	By:
Site Plan Coordination	08/22/2024	LBC

Seal:

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

Drawing: Typical Model P004 Frontier Landscape Plan
Date: 05/28/2024
Scale: See Left
Drawn by: LBC
Sheet No.:
L-23
Cad Id.: 2024-027

LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

Zoning District: EU-M Net Lot Area 9,534 s.f. 0.23 acres

	REQUIRED	PROVIDED
LAWN AREA CALCULATION		
A. 9,534 total s.f. of Net Lot Area		
B. Maximum lawn area (sod) permitted = 50% x 9,534 s.f. =	4,767	3,650
TREES		
A. No. trees required per net lot acre		
Less existing number of trees meeting minimum requirements		
= 9 trees x net lot acres =	2	2
B. % Palms Allowed: No. trees required x 30% =	1	1
C. % Natives Required: No. trees provided x 30% =	1	1
D. Street trees (maximum average spacing of 35' o.c.): 150 linear feet along street =	6	6
E. Street trees located directly beneath power lines (maximum average spacing of 25' o.c.): linear feet along street / 25 =	N/A	N/A
F. Total Trees Required	8	8
A + D + E = 8 Total Trees		
SHRUBS		
A. No. trees required x 10 = No. of shrubs allowed	80	80
B. No. shrubs allowed x 30% = No. of native shrubs required	24	80

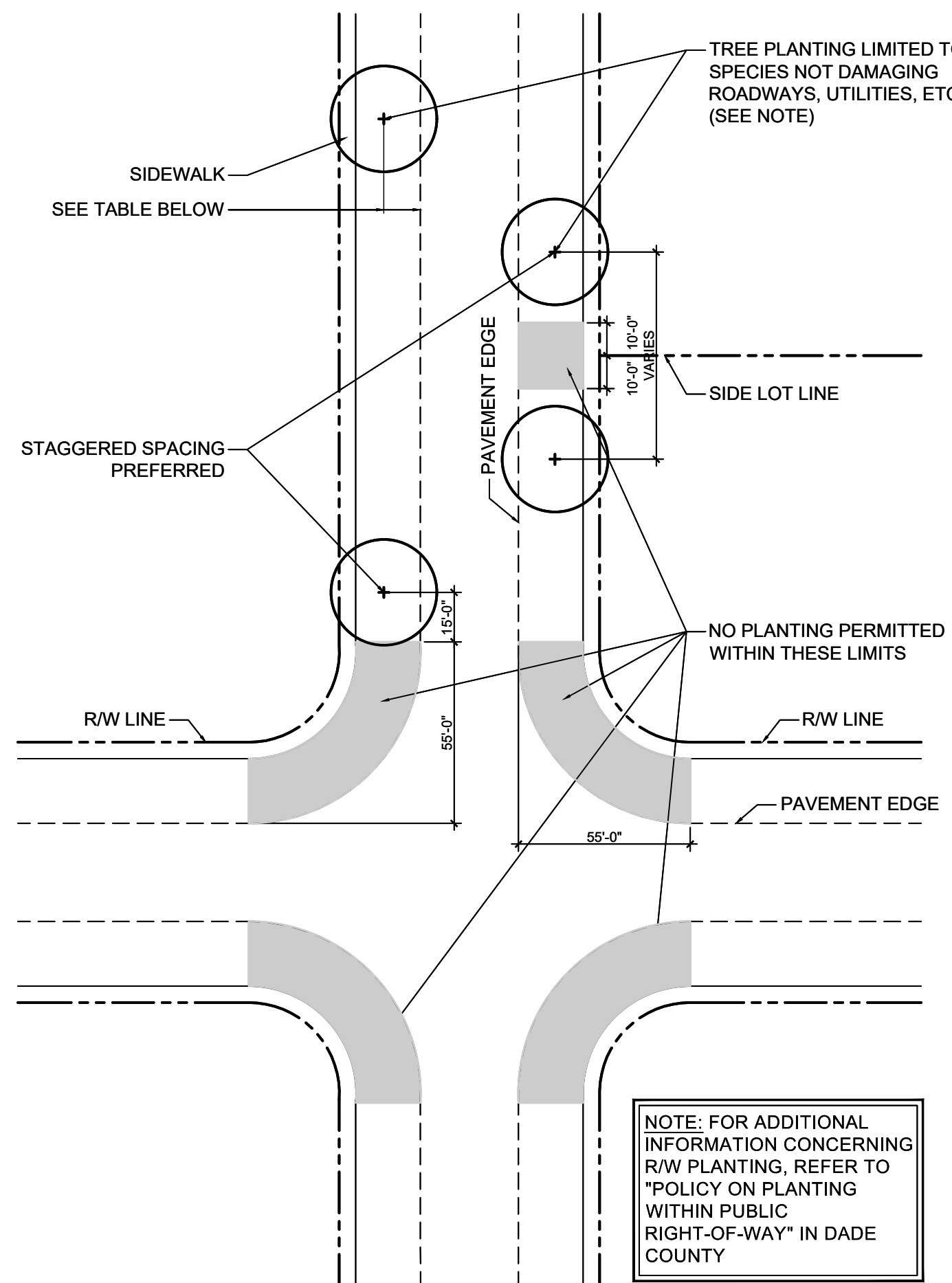
SEE LANDSCAPE

LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

Zoning District: EU-M Net Lot Area 8,664 s.f. 0.2 acres

	REQUIRED	PROVIDED
LAWN AREA CALCULATION		
A. 8,664 total s.f. of Net Lot Area		
B. Maximum lawn area (sod) permitted = 50% x 8,664 s.f. =	4,332	3,420
TREES		
A. No. trees required per net lot acre		
Less existing number of trees meeting minimum requirements		
= 9 trees x net lot acres =	2	2
B. % Palms Allowed: No. trees required x 30% =	1	1
C. % Natives Required: No. trees provided x 30% =	1	1
D. Street trees (maximum average spacing of 35' o.c.): 70 linear feet along street =	2	2
E. Street trees located directly beneath power lines (maximum average spacing of 25' o.c.): linear feet along street / 25 =	N/A	N/A
F. Total Trees Required	4	4
A + D + E = 4 Total Trees		
SHRUBS		
A. No. trees required x 10 = No. of shrubs allowed	40	40
B. No. shrubs allowed x 30% = No. of native shrubs required	12	40

SEE LANDSCAPE



Public R.O.W. Planting Setback
 SCALE: 1" = 40'-0"

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

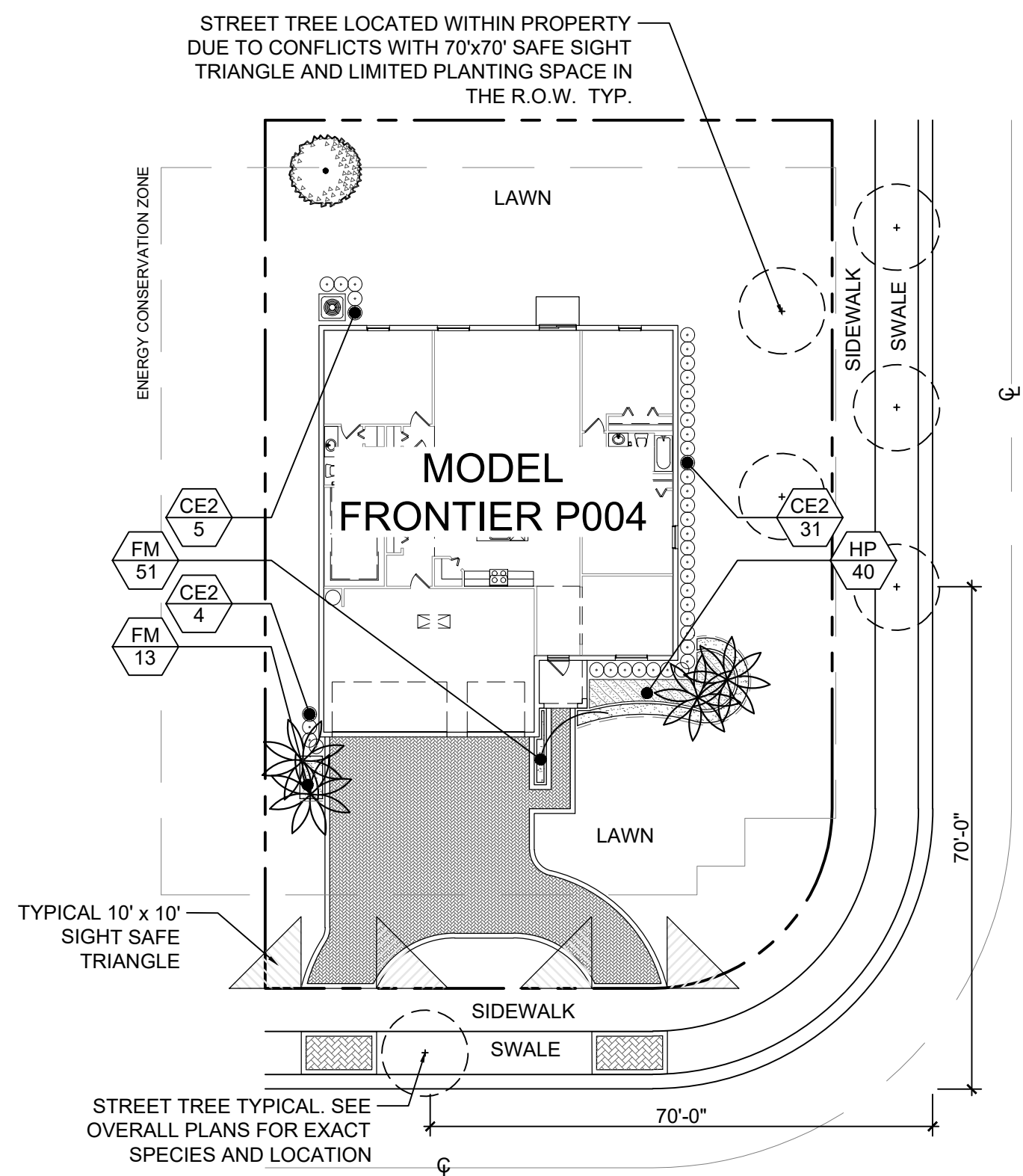
- LANDSCAPE NOTES:**
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 - SEE PUBLIC R.O.W. PLANTING SETBACK DETAILS FOR TREES WITHIN R.O.W.
 - LANDSCAPE FOR ALL CORNER LOTS SHALL SHOW COMPLIANCE WITH PWD STANDARD G5.1
 - DRIVEWAYS AND APPROACHES MUST ADHERE TO MDC DETAILS. MUST BE FLARED OR MIN. 5'-0" RADIUS, AND SHALL NOT BE WIDER THAN 20'-0".
 - ALL TREE DIMENSIONS ARE MEASURED FROM THE FACE OF TREE TRUNK.

PLANT SCHEDULE FRONTIER P004 CORNER CIRC DRVV

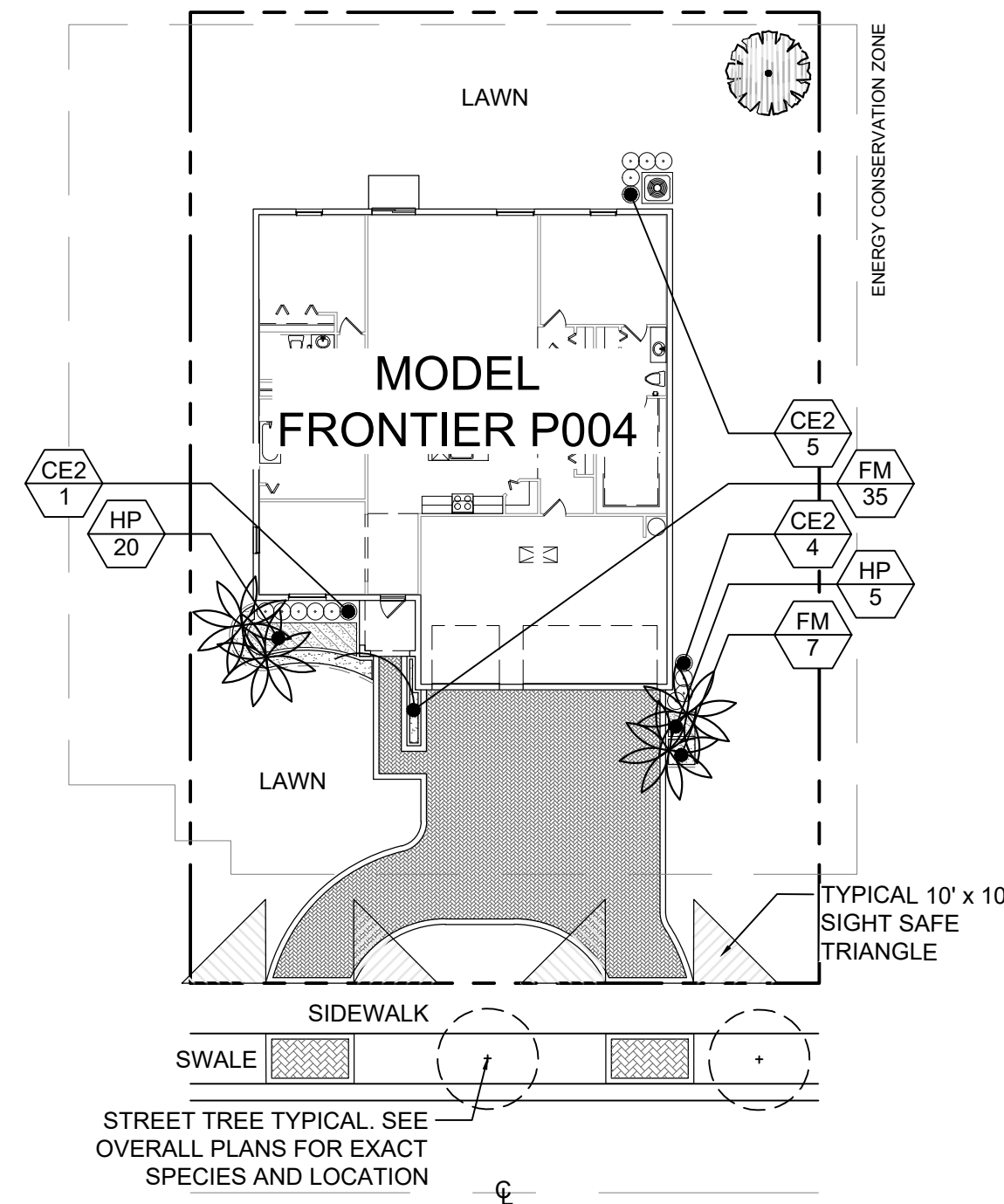
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NATIVE	NOTES
TREES						
(Symbol)	CO	1	Chrysophyllum oliviforme Satinleaf	10' HT. X 4' SPR. X 2" CAL.	Y	-
PALM TREES						
(Symbol)	VM2	2	Veitchia montgomeryana 'Double' Montgomery Palm	10' O.A. HT. MIN.	N	-
SHRUBS						
(Symbol)	CE2	40	Conocarpus erectus Green Buttonwood	24" HT. X 24" SPR. / 24" O.C.	Y	-
SHRUB AREAS						
(Symbol)	HP	40	Hamelia patens Firebush	18" HT. X 18" SPR. / 18" O.C.	Y	-
GROUND COVERS						
(Symbol)	FM	54	Ficus microcarpa Green Island ficus	15" HT. X 15" SPR. / 15" O.C.	N	-
LAWN						
(Symbol)	As Required		Stenotaphrum secundatum 'Floratam' ST. AUGUSTINE GRASS	SOLID EVEN SOD		

PLANT SCHEDULE FRONTIER P004 INTERIOR CIRC DRVV

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NATIVE	NOTES
TREES						
(Symbol)	CE	1	Conocarpus erectus Green Buttonwood	10' HT. X 4' SPR. X 2" CAL.	Y	-
PALM TREES						
(Symbol)	VM2	2	Veitchia montgomeryana 'Double' Montgomery Palm	10' O.A. HT. MIN.	N	-
SHRUBS						
(Symbol)	CE2	15	Conocarpus erectus Green Buttonwood	24" HT. X 24" SPR. / 24" O.C.	Y	-
SHRUB AREAS						
(Symbol)	HP	25	Hamelia patens Firebush	18" HT. X 18" SPR. / 18" O.C.	Y	-
GROUND COVERS						
(Symbol)	FM	34	Ficus microcarpa Green Island ficus	15" HT. X 15" SPR. / 15" O.C.	N	-
LAWN						
(Symbol)	As Required		Stenotaphrum secundatum 'Floratam' ST. AUGUSTINE GRASS	SOLID EVEN SOD		



TYPICAL CORNER LOT



TYPICAL INTERIOR LOT

TYPICAL MODEL P004 FRONTIER CIRCULAR DRIVEWAY LANDSCAPE PLAN

Scale: 1" = 20'-0"

WITKIN HULTS + PARTNERS
 Landscape Architects
 3950 South Bay Road
 Suite 100
 Ft. Lauderdale, FL 33309
 Phone: 954.923.9689 | Fax: 954.923.9689
 www.witkindesign.com

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FOUR ACES PROPERTIES IV
 MIAMI DADE COUNTY
 TYPICAL MODEL P004 FRONTIER CIRCULAR DRIVEWAY
 LANDSCAPE PLAN

Project:

Revisions:	Date:	By:
Site Plan Coordination	08.22.2024	LBC

Seal:

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

Drawing: Typical Model P004 Frontier Circular Driveway Landscape Plan
 Date: 05/28/2024
 Scale: See Left
 Drawn by: LBC
 Sheet No.:
 Cad Id.: 2024-027

L-24

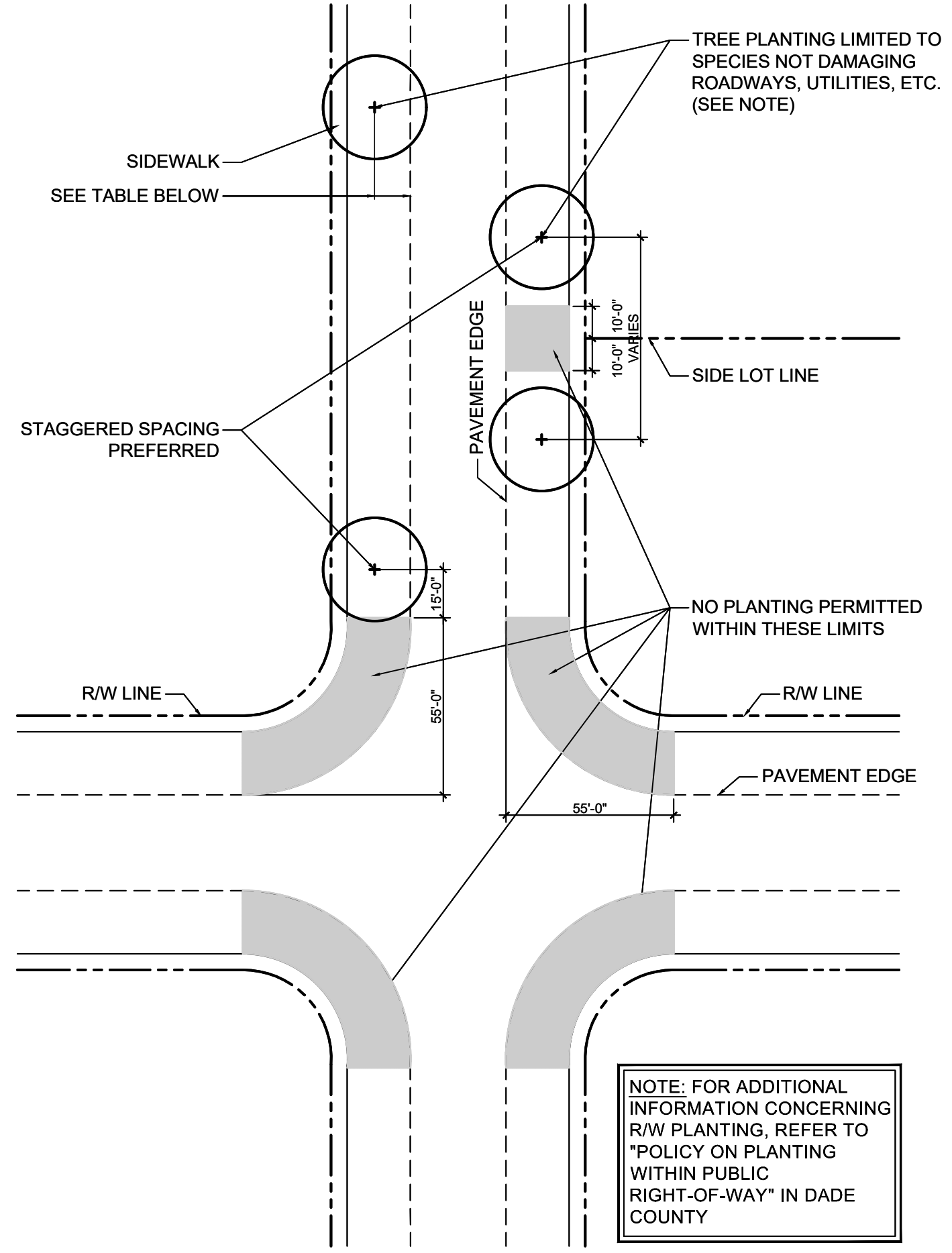
RECEIVED

MIAMI-DADE COUNTY
 PROCESS NO.: Z24-135
 DATE: OCT 21 2024
 BY: ISA

LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan					
		REQUIRED		PROVIDED	
LAWN AREA CALCULATION					
A.	$9,534$ total s.f. of Net Lot Area				
B.	Maximum lawn area (sod) permitted = 50% x $9,534$ s.f. =	$4,767$	$3,650$		
TREES					
A.	No. trees required per net lot acre				
Less existing number of trees meeting minimum requirements					
= 9 trees x net lot acres =		2	2		
B.	% Palms Allowed: No. trees required x 30% =	1	1		
C.	% Natives Required: No. trees provided x 30% =	1	1		
D.	Street trees (maximum average spacing of 35' o.c.):				
150 linear feet along street =		6	6		
E.	Street trees located directly beneath power lines (maximum average spacing of 25' o.c.):	linear feet along street / 25 = N/A			
F.	Total Trees Required				
A + D + E =		8	8		
SHRUBS					
A.	No. trees required x 10 = No. of shrubs allowed	80	80		
B.	No. shrubs allowed x 30% = No. of native shrubs required	24	80		
SEE LANDSCAPE					

LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan					
		REQUIRED		PROVIDED	
LAWN AREA CALCULATION					
A.	$8,664$ total s.f. of Net Lot Area				
B.	Maximum lawn area (sod) permitted = 50% x $8,664$ s.f. =	$4,332$	$3,420$		
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B.	% Palms Allowed: No. trees required x 30% =	1	1		
C.	% Natives Required: No. trees provided x 30% =	1	1		
D.	Street trees (maximum average spacing of 35' o.c.):				
70 linear feet along street =		2	2		
E.	Street trees located directly beneath power lines (maximum average spacing of 25' o.c.):	linear feet along street / 25 = N/A			
F.	Total Trees Required				
A + D + E =		4	4		
SHRUBS					
A.	No. trees required x 10 = No. of shrubs allowed	40	40		
B.	No. shrubs allowed x 30% = No. of native shrubs required	12	40		
SEE LANDSCAPE					

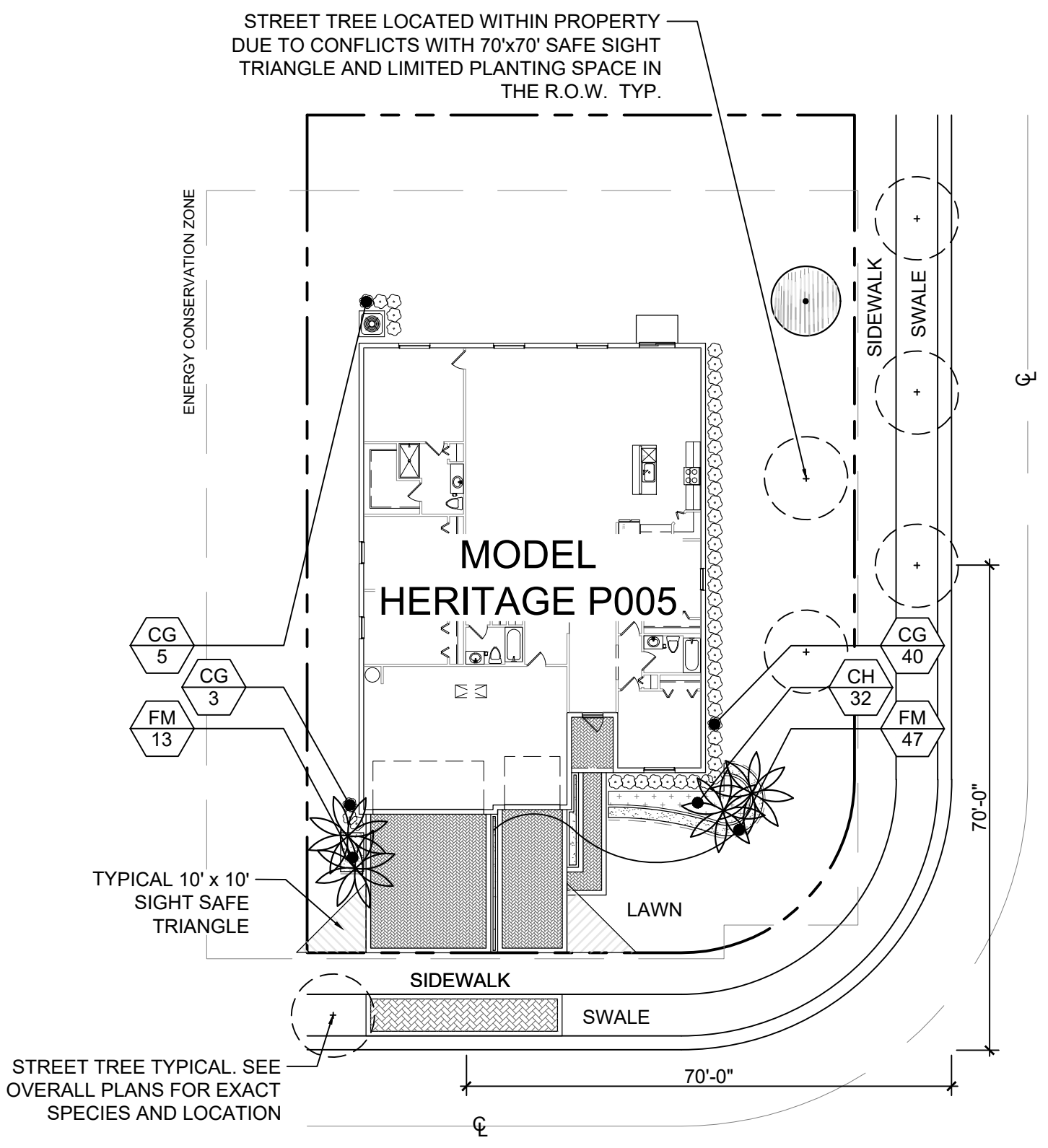
PLANT SCHEDULE HERITAGE P005 CORNER						
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NATIVE	NOTES
TREES						
(Symbol)	BS	1	Bursera simaruba Gumbo Limbo	10' HT. X 4' SPR. X 2" CAL.	Y	-
PALM TREES						
(Symbol)	VM2	2	Veitchia montgomeryana 'Double' Montgomery Palm	10' O.A. HT. MIN.	N	-
SHRUBS						
(Symbol)	CG	48	Clusia guttifer Small Leaf Clusia	24" HT. X 24" SPR. / 24" O.C.	Y	-
SHRUB AREAS						
(Symbol)	CH	32	Chrysobalanus icaco 'Red Tip' Red Tip Cocoplum	18" HT. X 18" SPR. / 18" O.C.	Y	-
GROUND COVERS						
(Symbol)	FM	57	Ficus microcarpa Green Island ficus	15" HT. X 15" SPR. / 15" O.C.	N	-
LAWN	As Required		Stenotaphrum secundatum 'Floratum' ST. AUGUSTINE GRASS	SOLID EVEN SOD		



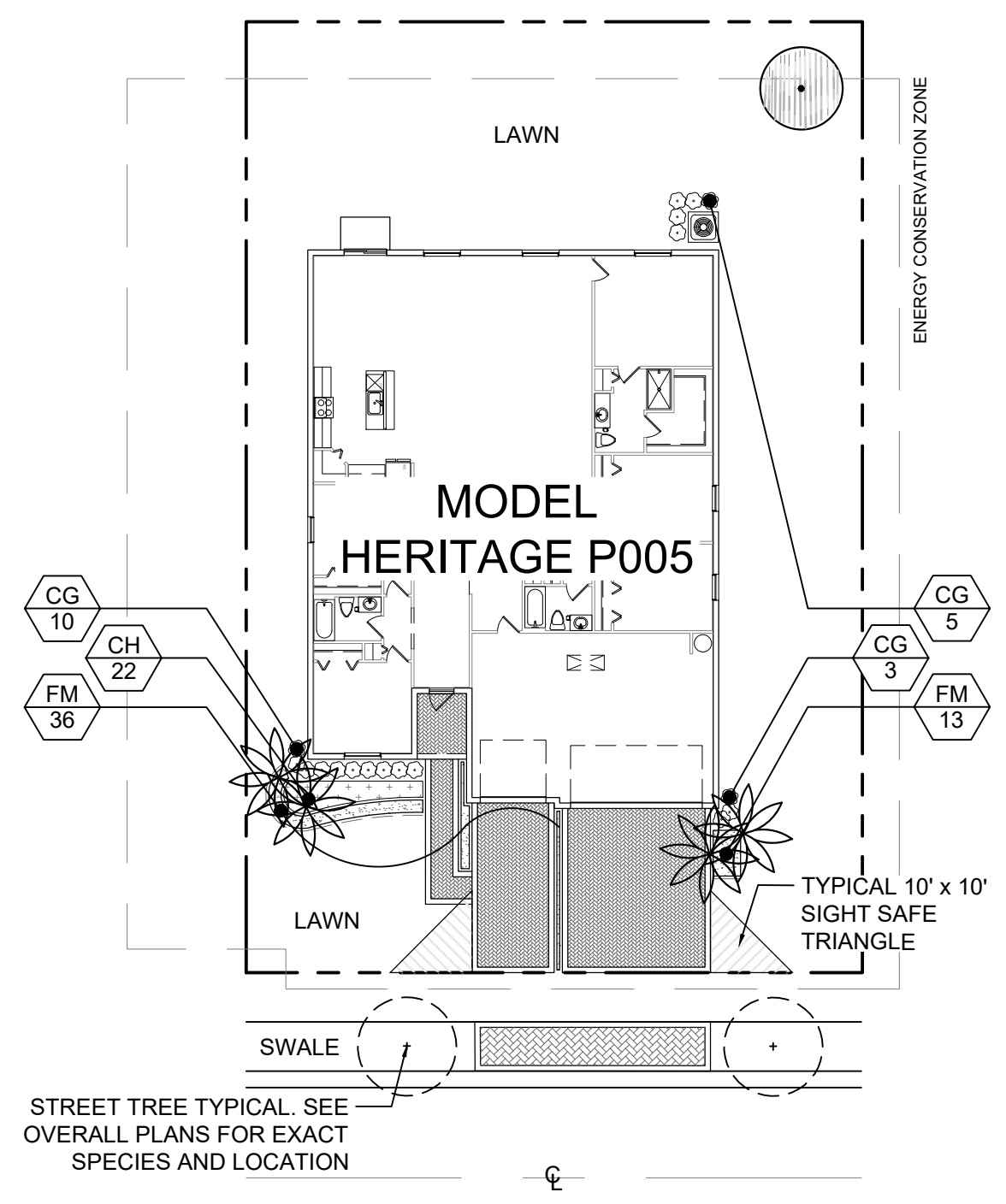
Public R.O.W. Planting Setback
 SCALE: 1" = 40'-0"

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

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 CORNER LOT



TYPICAL INTERIOR LOT

TYPICAL MODEL P005 HERITAGE LANDSCAPE PLAN

Scale: 1"=20'-0"

W H P WITKIN HULTS + PARTNERS
 Landscape Architects
 954-923-9889
 www.witkindesign.com
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FOUR ACES PROPERTIES IV
 MIAMI DADE COUNTY
 TYPICAL MODEL P005 HERITAGE LANDSCAPE PLAN

Revisions:	Date:	By:
Site Plan Coordination	08/22/2024	LBC

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

Drawing: Typical Model P005 Heritage Landscape Plan
 Date: 05/28/2024
 Scale: See Left
 Drawn by: LBC
 Sheet No.:

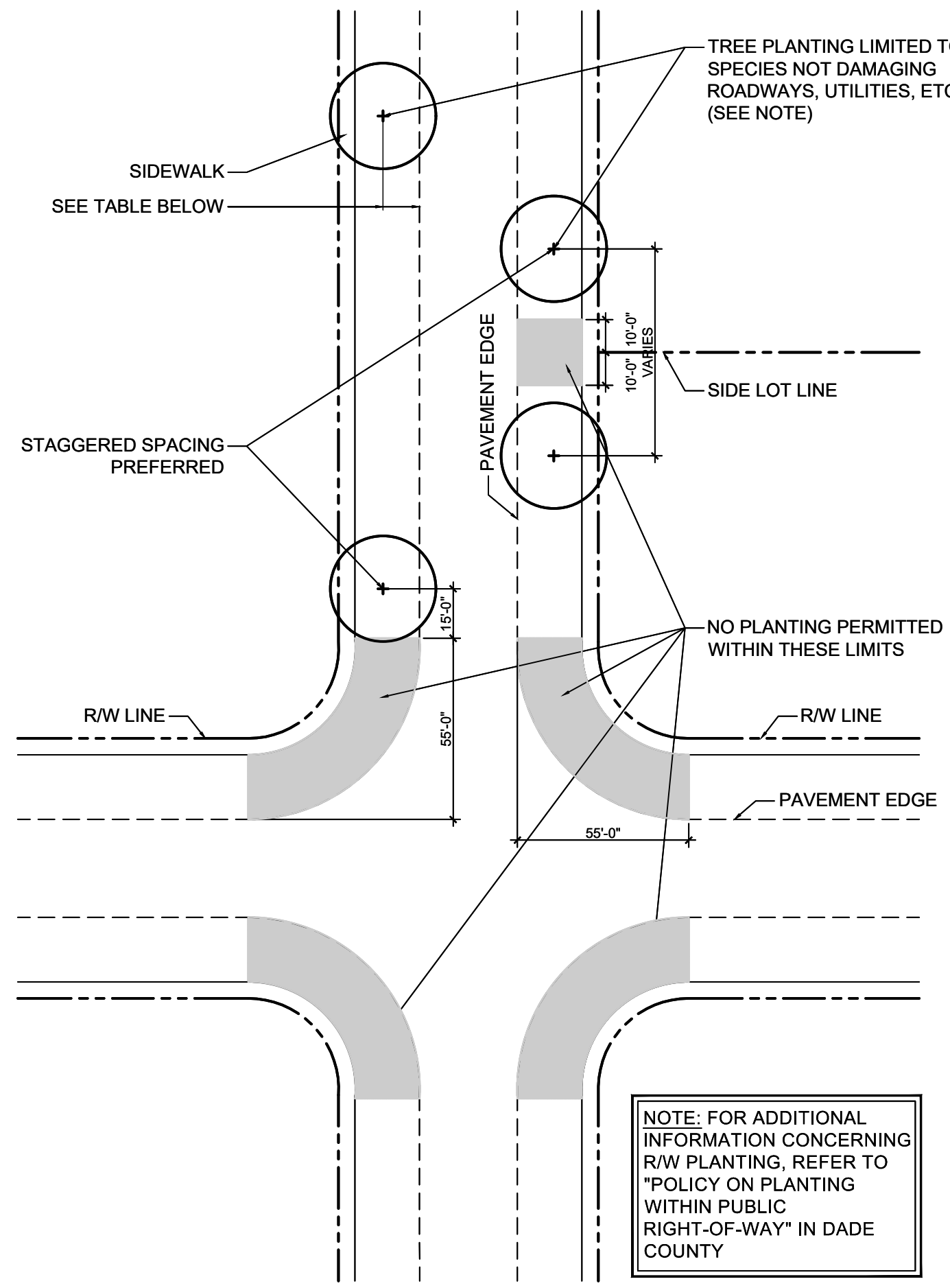
LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

Zoning District: EU-M Net Lot Area 9,534 s.f. 0.23 acres

	REQUIRED	PROVIDED
LAWN AREA CALCULATION		
A. <u>9,534</u> total s.f. of Net Lot Area		
B. Maximum lawn area (sod) permitted = <u>50</u> % x <u>9,534</u> s.f. =	<u>4,767</u>	<u>3,650</u>
TREES		
A. No. trees required per net lot acre		
Less existing number of trees meeting minimum requirements	<u>2</u>	<u>2</u>
= <u>9</u> trees x net lot acres =		
B. % Palms Allowed: No. trees required x 30% =	<u>1</u>	<u>1</u>
C. % Natives Required: No. trees provided x 30% =	<u>1</u>	<u>1</u>
D. Street trees (maximum average spacing of 35' o.c.):		
<u>150</u> linear feet along street =	<u>6</u>	<u>6</u>
E. Street trees located directly beneath power lines (maximum average spacing of 25' o.c.):	<u>N/A</u>	<u>N/A</u>
F. Total Trees Required	<u>8</u>	<u>8</u>
A + D + E = <u>8</u> Total Trees		
SHRUBS		
A. No. trees required x 10 = No. of shrubs allowed	<u>80</u>	<u>80</u>
B. No. shrubs allowed x 30% = No. of native shrubs required	<u>24</u>	<u>80</u>
SEE LANDSCAPE		

PLANT SCHEDULE HERITAGE P005 CORNER CIRC DRVV

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NATIVE	NOTES
TREES						
⊙	BS	1	Bursera simaruba Gumbo Limbo	10' HT. X 4' SPR. X 2" CAL.	Y	-
PALM TREES						
✿	VM2	2	Veitchia montgomeryana 'Double' Montgomery Palm	10' O.A. HT. MIN.	N	-
SHRUBS						
●	CG	48	Clusia guttifera Small Leaf Clusia	24" HT. X 24" SPR. / 24" O.C.	Y	-
SHRUB AREAS						
■	CH	32	Chrysobalanus icaco 'Red Tip' Red Tip Cocoplum	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		



Public R.O.W. Planting Setback

SCALE: 1" = 40'-0"

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

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

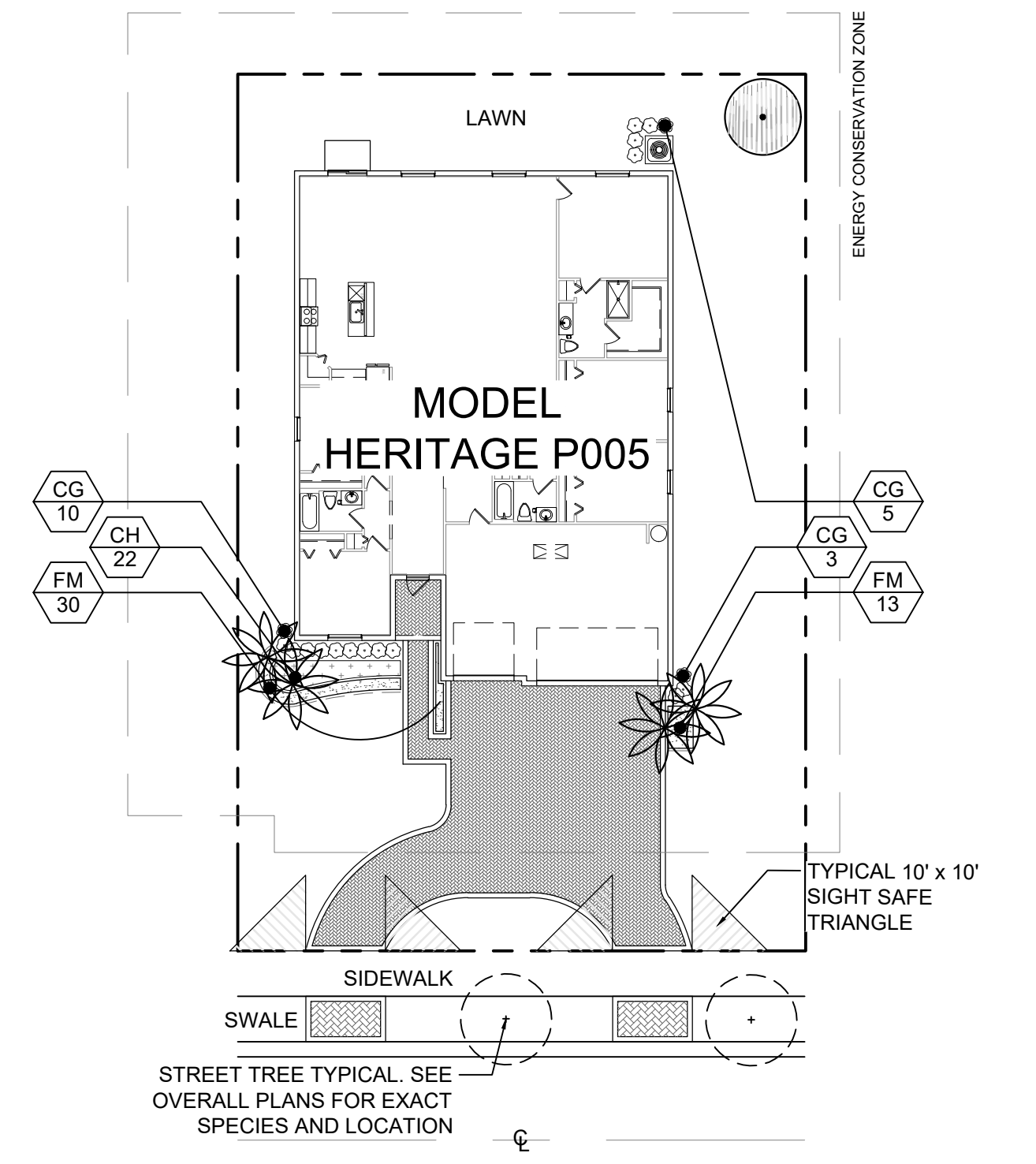
LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

Zoning District: EU-M Net Lot Area 8,664 s.f. 0.2 acres

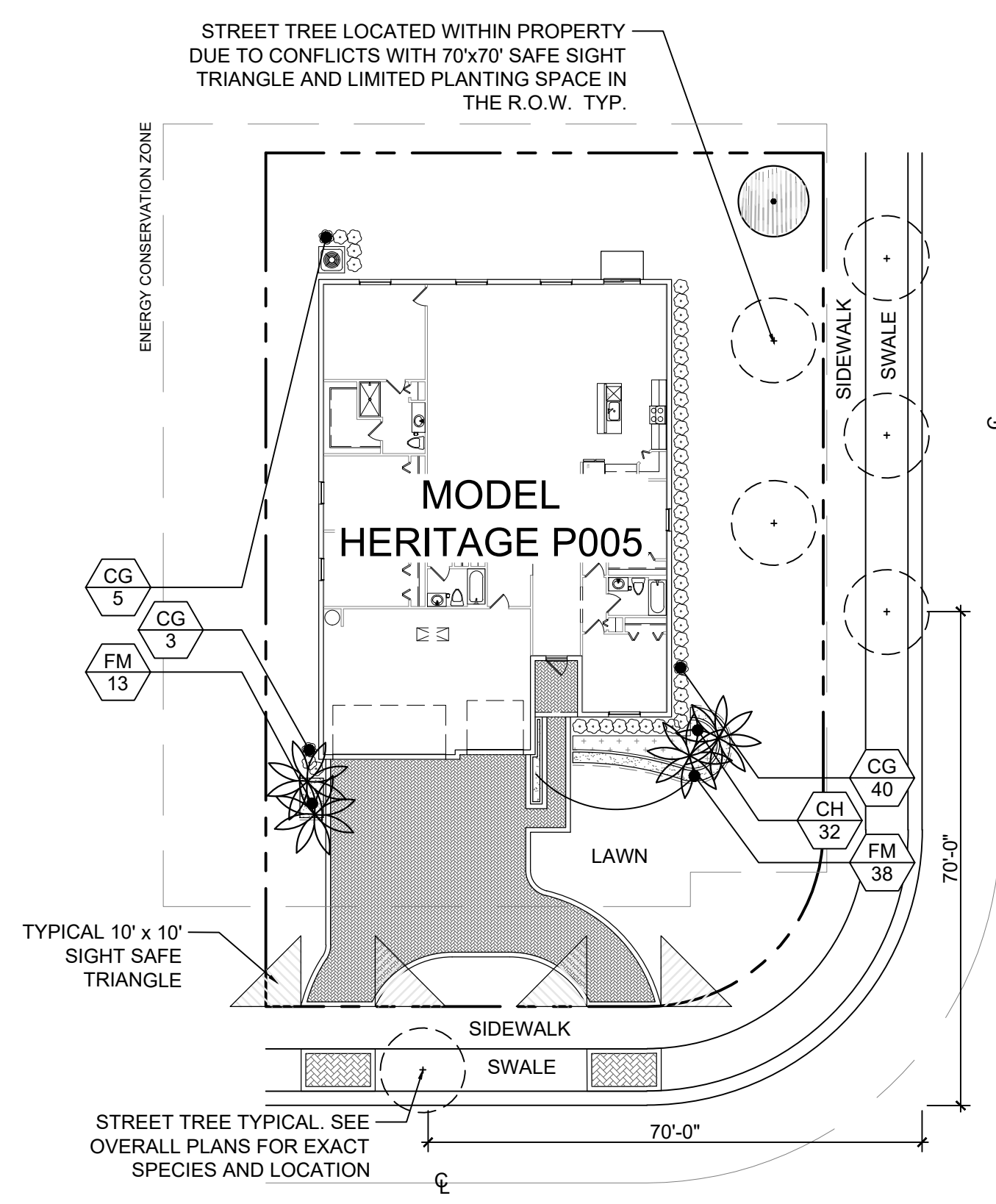
	REQUIRED	PROVIDED
LAWN AREA CALCULATION		
A. <u>8,664</u> total s.f. of Net Lot Area		
B. Maximum lawn area (sod) permitted = <u>50</u> % x <u>8,664</u> s.f. =	<u>4,332</u>	<u>3,420</u>
TREES		
A. No. trees required per net lot acre		
Less existing number of trees meeting minimum requirements	<u>2</u>	<u>2</u>
= <u>9</u> trees x net lot acres =		
B. % Palms Allowed: No. trees required x 30% =	<u>1</u>	<u>1</u>
C. % Natives Required: No. trees provided x 30% =	<u>1</u>	<u>1</u>
D. Street trees (maximum average spacing of 35' o.c.):		
<u>70</u> linear feet along street =	<u>2</u>	<u>2</u>
E. Street trees located directly beneath power lines (maximum average spacing of 25' o.c.):	<u>N/A</u>	<u>N/A</u>
F. Total Trees Required	<u>4</u>	<u>4</u>
A + D + E = <u>4</u> Total Trees		
SHRUBS		
A. No. trees required x 10 = No. of shrubs allowed	<u>40</u>	<u>40</u>
B. No. shrubs allowed x 30% = No. of native shrubs required	<u>12</u>	<u>40</u>
SEE LANDSCAPE		

PLANT SCHEDULE HERITAGE P005 INTERIOR CIRC DRVV

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NATIVE	NOTES
TREES						
⊙	BS	1	Bursera simaruba Gumbo Limbo	10' HT. X 4' SPR. X 2" CAL.	Y	-
PALM TREES						
✿	VM2	2	Veitchia montgomeryana 'Double' Montgomery Palm	10' O.A. HT. MIN.	N	-
SHRUBS						
●	CG	18	Clusia guttifera Small Leaf Clusia	24" HT. X 24" SPR. / 24" O.C.	Y	-
SHRUB AREAS						
■	CH	22	Chrysobalanus icaco 'Red Tip' Red Tip Cocoplum	18" HT. X 18" SPR. / 18" O.C.	Y	-
GROUND COVERS						
□	FM	48	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		



TYPICAL INTERIOR LOT



TYPICAL CORNER LOT

TYPICAL MODEL P005 HERITAGE CIRCULAR DRIVEWAY LANDSCAPE PLAN

Scale: 1"=20'-0"

Project:
WITKIN HULTS + PARTNERS
 LSC # 954 923 9689
 Phone: 954 923 9689
 Facsimile: 954 923 9689
 www.witkindesign.com

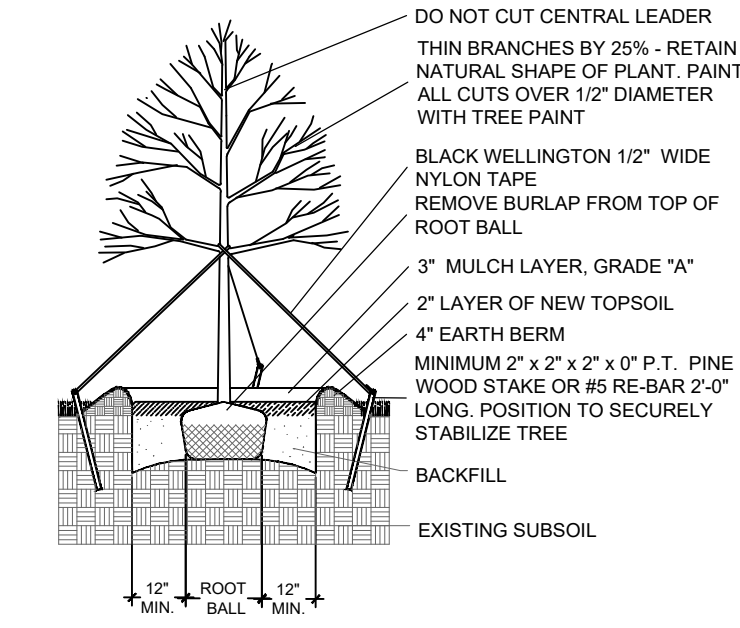
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FOUR ACES PROPERTIES IV
 MIAMI DADE COUNTY
 TYPICAL MODEL P005 HERITAGE CIRCULAR DRIVEWAY
 LANDSCAPE PLAN

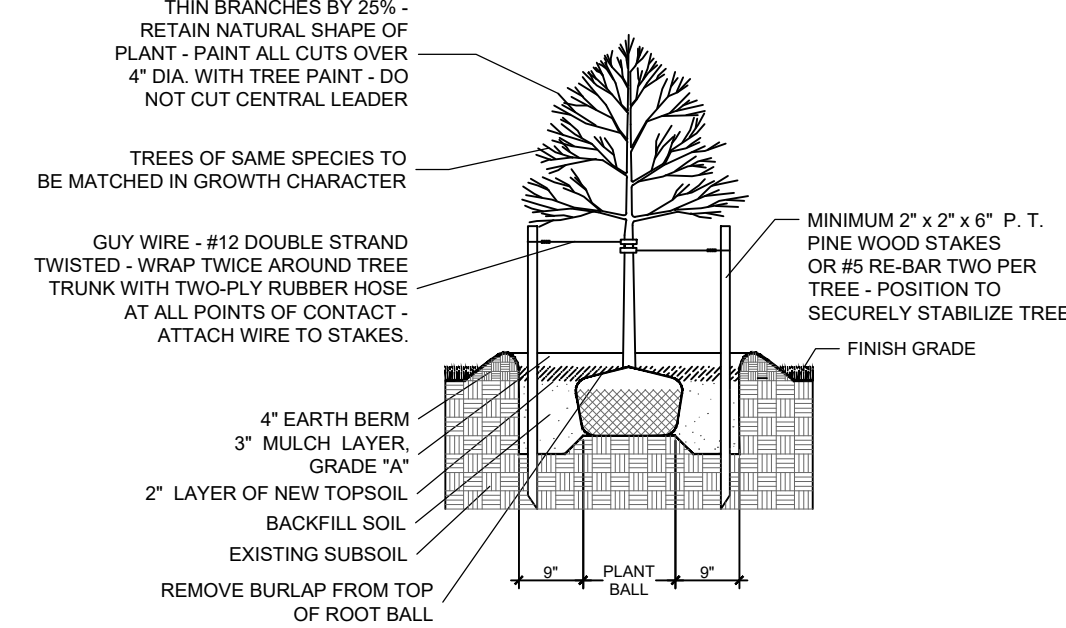
Revisions:	Date:	By:
Site Plan Coordination	08.22.2024	LBC

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

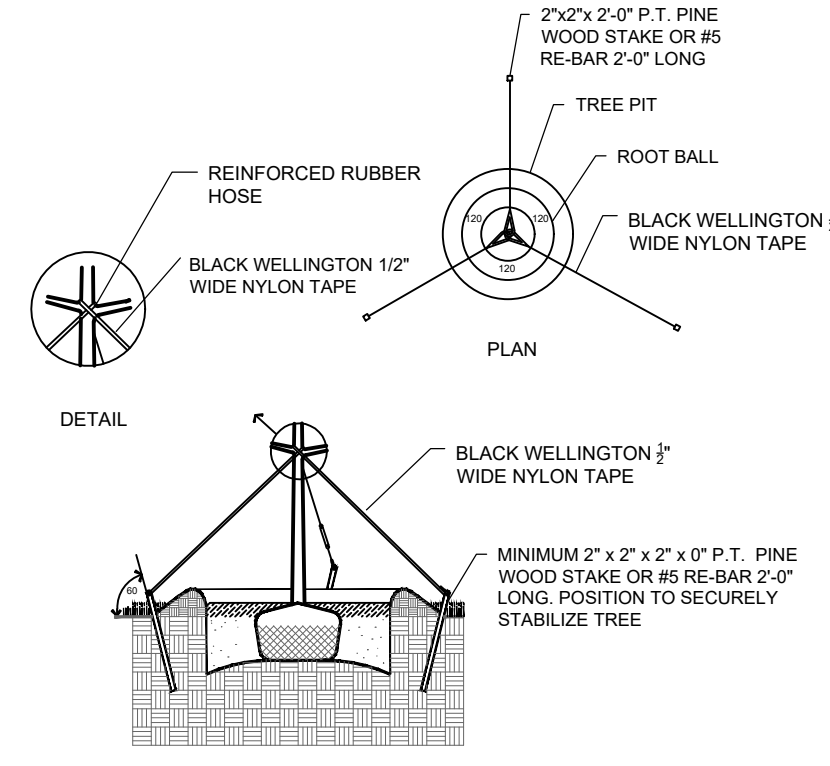
Drawing: Typical Model P005 Heritage
 Circular Driveway
 Landscape Plan
 Date: 05/28/2024
 Scale: See Left
 Drawn by: LBC
 Sheet No.:
L-26
 Cad Id.: 2024-027



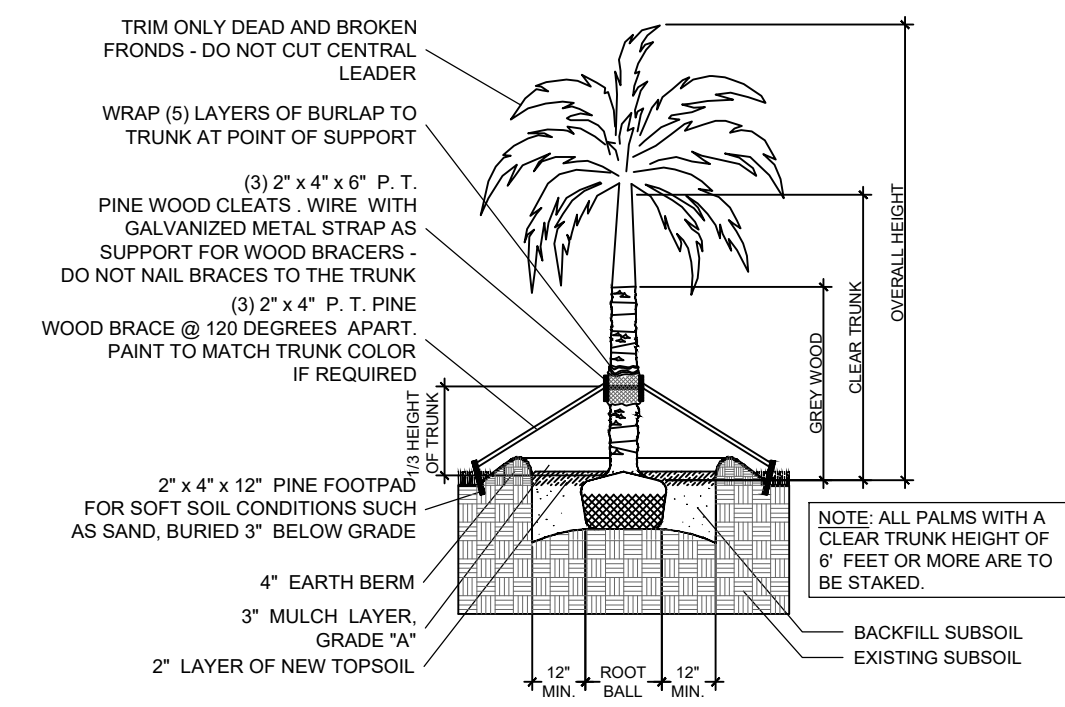
LARGE TREE PLANTING DETAIL



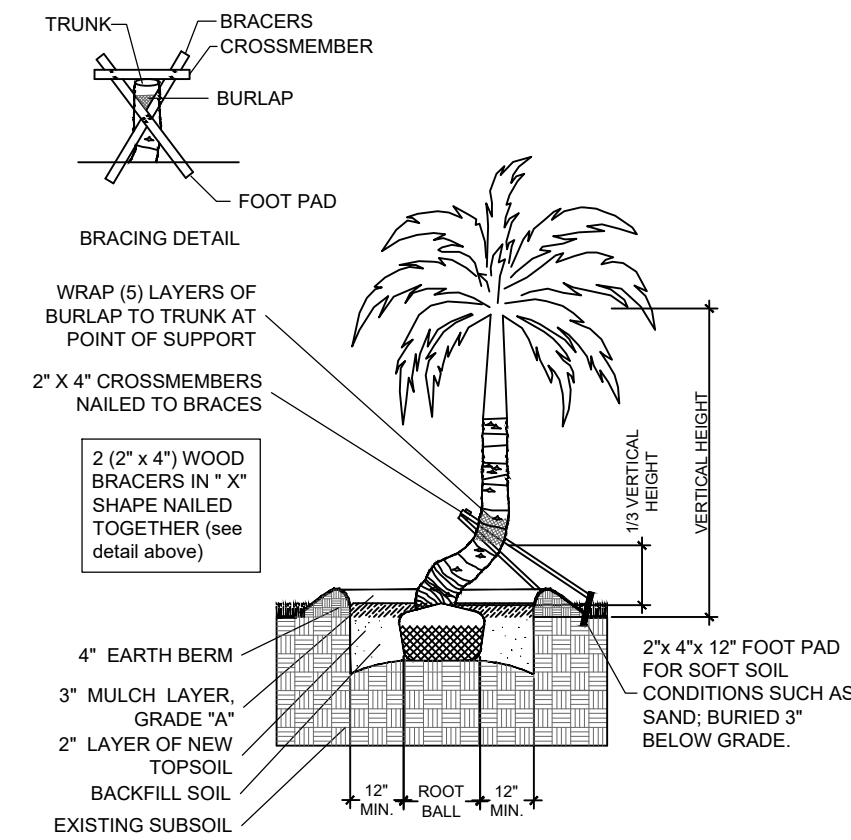
SMALL TREE PLANTING DETAIL



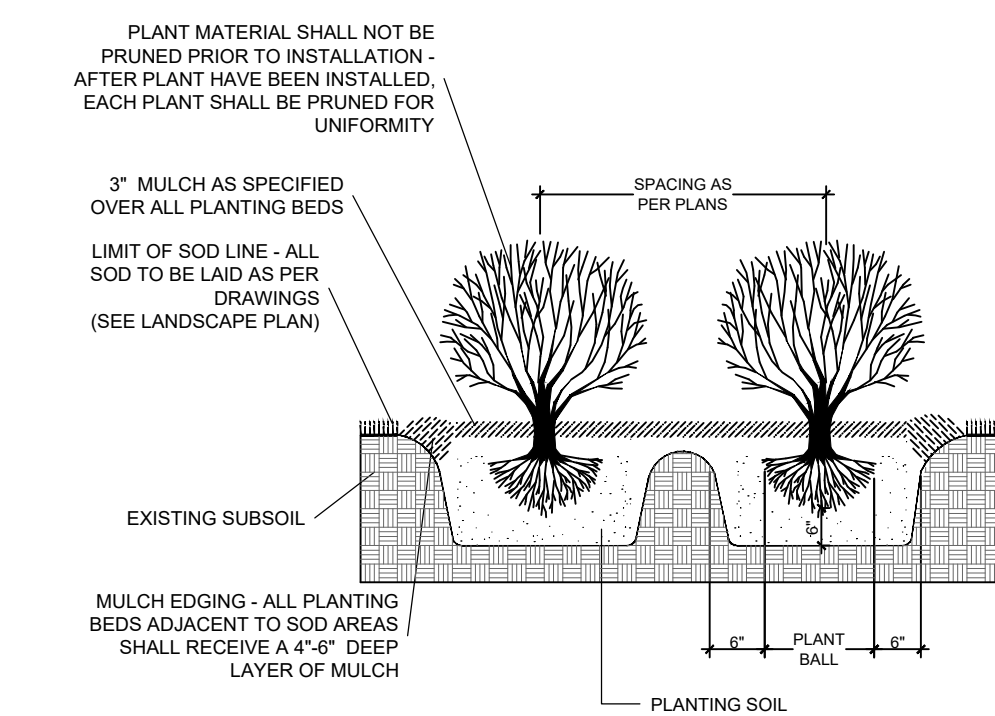
TYPICAL TREE GUYING DETAIL



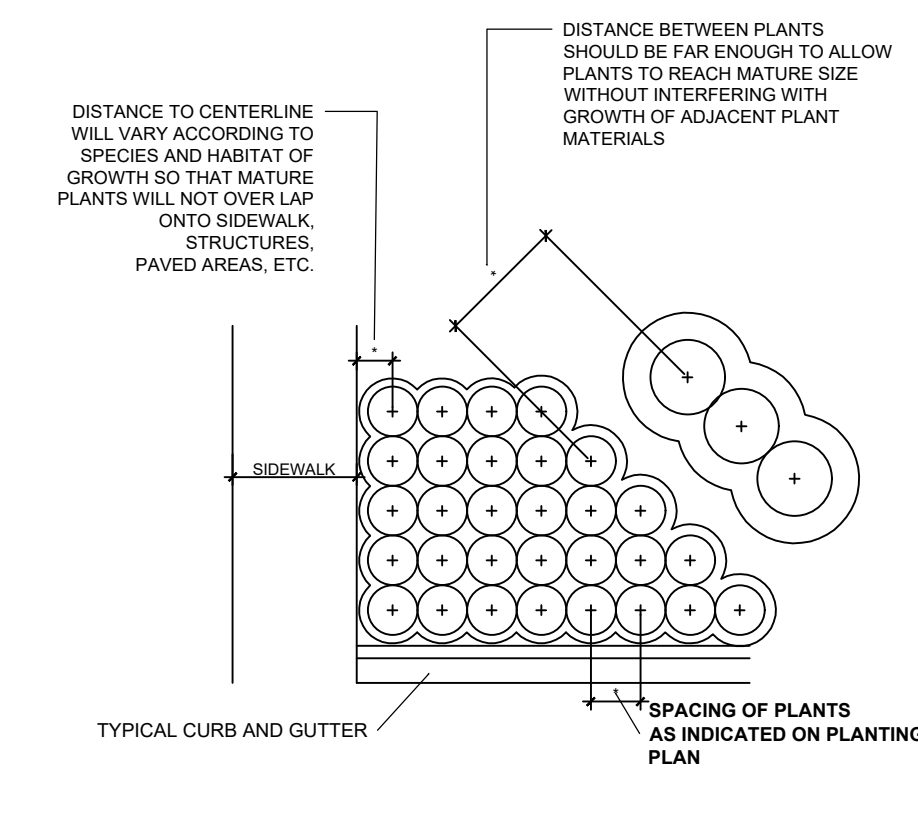
STRAIGHT TRUNK PALM PLANTING DETAIL



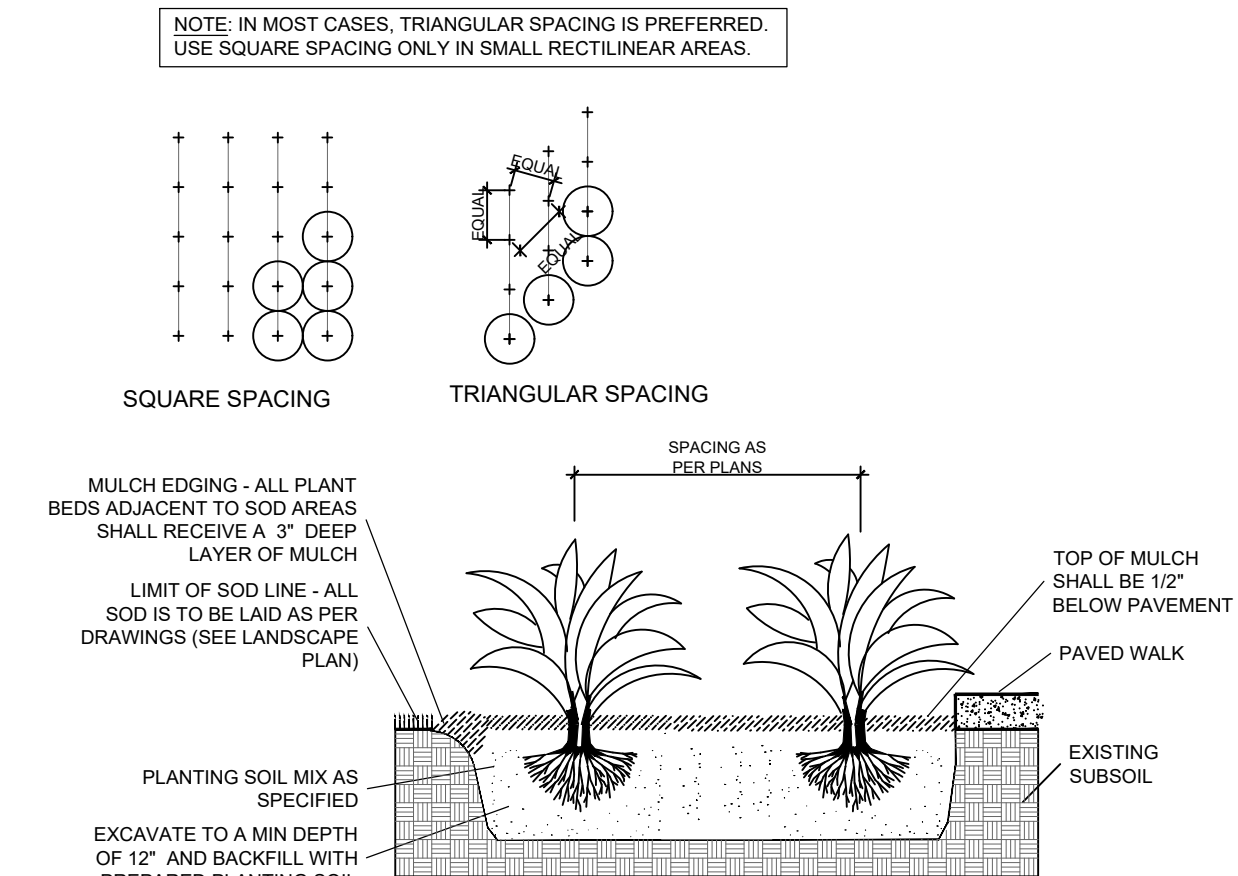
CURVED TRUNK PALM PLANTING DETAIL



TYPICAL SHRUB PLANTING DETAIL



TYPICAL CONTAINER SPACING DETAIL



TYPICAL GROUNDCOVER PLANTING DETAIL

PLANTING NOTES:

- All plant material is to be Florida Number 1 or better pursuant to the Florida Department of Agriculture's Grades and Standards for Nursery Plants.
- All plants are to be top dressed with a minimum 3" layer of Melaleuca mulch, Eucalyptus mulch or equal.
- Planting plans shall take precedence over plant list in case of discrepancies.
- No changes are to be made without the prior consent of the Landscape Architect and Owner. Additions and deletions to the plant material must be approved by the project engineer.
- Landscape Contractor is responsible for providing their own square footage takeoffs and field verification for 100% sod coverage for all areas specified.
- All landscape areas are to be provided with automatic sprinkler system which provide 100% coverage, and 50% overlap.
- All trees in lawn areas are to receive a 24" diameter mulched saucer at the base of the trunk.
- Trees are to be planted within parking islands after soil is brought up to grade. Deeply set root balls are not acceptable.
- Planting soil for topsoil and backfill shall be 50/50 mix, nematode free. Planting soil for annual beds to be comprised of 50% Canadian peat moss, 25% salt free coarse sand and 25% Aerolite.
- Tree and shrub pits will be supplemented with "Agriform Pells", 21 gram size with a 20-10-5 analysis, or substitute application accepted by Landscape Architect. Deliver in manufacturer's standard containers showing weight, analysis and name of manufacturer.

SOD NOTES:

- Sod is to be grade "A" weed free.
- All areas marked "LAWN" shall be solid sodded with St. Augustine 'Floratum' solid sod. See limit on plan. All areas marked 'Bahia Grass' shall be solid sodded with Paspalum.
- Provide a 2" deep blanket of planting soil as described in planting notes this sheet. Prior to planting, remove stones, sticks, etc. from the sub soil surface. Excavate existing non-conforming soil as required so that the finish grade of sod is flush with adjacent pavement or top of curb as well as adjacent sod in the case of sod patching.
- Place sod on moistened soil, with edges tightly butted, in staggered rows at right angles to slopes.
- Keep edge of sod bed a minimum of 18" away from groundcover beds and 24" away from edge of shrub beds and 36" away from trees, measured from center of plant.
- Sod Shall be watered immediately after installation to uniformly wet the soil to at least 2" below the bottom of the sod strips.
- Excavate and remove excess soil so top of sod is flush with top of curb or adjacent pavement or adjacent existing sod.

GENERAL NOTES:

- The Landscape Contractor is to locate and verify all underground and overhead utilities prior to beginning work. Contact proper utility companies and / or General Contractor prior to digging for field verification. The Owner and the Landscape Architect shall not be responsible for any damages to utility or irrigation lines (see Roadway Plans for more utility notes).
- Landscape Contractor is to verify all current drawings and check for discrepancies and bring to the attention of the Landscape Architect prior to commencing with the work.
- All unattended and unplanted tree pits are to be properly barricaded and flagged during installation.
- All planting plans are issued as directives for site layout. Any deviations, site changes, etcetera are to be brought to the attention of the Landscape Architect for clarification prior to installation.

WITKIN HULTS + PARTNERS
 Landscape Architects
 3015 S.W. 18th St., Suite 201
 Ft. Lauderdale, FL 33316
 Phone: 954.923.9689 | Fax: 954.923.9690
 www.witkindesign.com

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FOUR ACES PROPERTIES IV
 MIAMI DADE COUNTY
 LANDSCAPE DETAILS

Project:

Revisions:	Date:	By:

Seal:

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

Drawing: Landscape Details
 Date: 05/29/2024
 Scale: NTS
 Drawn by: LBC
 Sheet No.:

L-27
 Cad Id.: 2024-027

WITKIN HULTS + PARTNERS, A PROFESSIONAL SERVICE CORPORATION, 3015 S.W. 18TH ST., SUITE 201, FT. LAUDERDALE, FL 33316, TEL: 954.923.9689, FAX: 954.923.9690, WWW.WITKINDSIGN.COM

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: Four Aces Properties IV, LLC, a Florida limited liability company

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<u>Pedro J. Adrian, 13687 SW 26 St, Miami, FL 33175</u>	<u>70%</u>
<u>Adrian 2018 Children's Trust, 13687 SW 26 St, Miami, FL 33175</u>	<u>30%</u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>

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: _____

<u>NAME AND ADDRESS</u>	<u>Percentage of Interest</u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>

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: _____

<u>NAME AND ADDRESS</u>	<u>Percentage of Ownership</u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>

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

<u>NAME AND ADDRESS (if applicable)</u>	<u>Percentage of Interest</u>
<u>Lennar Corporation (NYSE:LEN – a publicly traded entity)*</u>	<u>99%</u>
<u>U.S. Home Corporation (a wholly owned subsidiary of Lennar Corporation)*</u>	<u>1%</u>

Date of contract: _____

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.

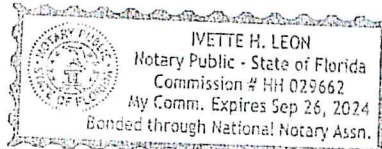
Four Aces Properties IV, LLC, a Florida limited liability company

By: *[Signature]*
Print Name: Pedro J. Adrian
Title: Manager

Sworn to and subscribed before me this 29th day of May, 2024. Affiant is personally known to me or has produced _____ as identification.

[Signature]
(Notary Public)

My commission expires 9/26/24



*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.

Z 2024000135

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)

DECLARATION OF RESTRICTIVE COVENANTS AND
WORKFORCE HOUSING AGREEMENT

WHEREAS, the undersigned Four Acres Properties IV, LLC, a Florida limited liability company (hereinafter, referred to as the "Owner"), holds fee simple title to that certain \pm 31.05 gross acre assemblage of land, generally located between SW 286 Street and SW 288 street (Biscayne Drive) and between SW 172 Avenue (McMinn Road) and SW 177 Avenue (Krome Avenue), in unincorporated Miami-Dade County (the "County"), and identified by the Property Appraiser's Office under Tax Folio Nos. 30-7906-000-0295 and 30-7906-000-0330, which is legally described in **Exhibit "A"** attached hereto (hereinafter, referred to as the "Property"), which is supported by the Opinion of Title; and

IN ORDER TO ASSURE the **County** that the representations made to it by the Owner during the consideration of Public Hearing No. Z2024000135 (the "Application") will be abided by, the Owner freely, voluntarily, and without duress hereby makes the following Declaration of Restrictive Covenant and Workforce Housing Agreement (the "Declaration") covering and running with the Property:

- 1) The foregoing recitals are true and correct and are incorporated herein.
- 2) Residential Density Limit. Notwithstanding the zoning district and land use designation of the Property, the maximum number of dwelling units permitted to be developed on the Property shall not exceed a total of ninety-seven (97) single-family residential dwelling units ("Density Limitation"), including any workforce housing increase. Notwithstanding the limitation provided herein, pursuant to

Section-Township-Range: 6-57-39

Folio Number: 30-7906-000-0295 and 30-7906-000-0330

Chapter 33, Article XIIIA of the County Code of Ordinances (“County Code”), the Owner shall be entitled to transfer any applicable density bonus in excess of the Density Limitation to another property permitted to receive such bonus.

- 3) Conceptual Plans. The Property shall be developed substantially in accordance with conceptual plans submitted in connection with the Application entitled "Four Aces Properties IV," as prepared by Pascual, Perez, Kiliddjian and Starr, consisting of 100 sheets dated stamped received October 21, 2024, civil plans entitled “Peter Adrian for Four Aces Properties IV,” as prepared by Hadonne, consisting of 12 sheets dated stamped received October 21, 2024, and landscape plans entitled “Four Aces Properties IV,” as prepared by Witkin Hults + Partners, consisting of 27 sheets dated stamped received October 21, 2024, for a total of 139 sheets (the “Plans”). The Plans are on file with the County's Department of Regulatory and Economic Resources (the “Department”).
- 4) Workforce Housing Commitment. The Owner agrees to set aside eight (8) of the dwelling units on the Property as “workforce housing units,” as such term is defined in Section 33-193.6 of the County Code, in accordance with the provisions of Chapter 33, Article XIIIA of the County Code. Alternatively, at the Owner’s discretion, the Owner may satisfy the requirement for the applicable workforce housing units by providing any of the alternatives set forth in Section 33-193.8 of the County Code. Should the Owner decide to provide a monetary contribution in lieu fee for the workforce housing units, the Owner may pay the proportionate share of the applicable contribution in lieu fee prior to the first building permit for each phase of development pursuant to a phasing plan. Should the Owner choose to provide a monetary contribution, the amount of the monetary contribution shall be

determined pursuant to Section 33-193.9 of the County Code and shall be made prior to the issuance of the first building permit for the market rate units.

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 jointers 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 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]

The undersigned, Four Acres Properties IV, LLC, a Florida limited liability company, 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 Owner has executed this Declaration of Restrictions as of this ____ day of _____, 2025.

WITNESSES:

Four Acres Properties IV, LLC, a Florida limited Liability company

Signature

By: _____

Name: Pedro J. Adrian

Title: Manager

Printed Name

Address: _____

Signature

Printed Name

Address: _____

STATE OF FLORIDA)

) SS:

COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me by means of physical presence [] or online notarization [] by Pedro J. Adrian, as Manager of Four Acres Properties IV, LLC, a Florida Limited Liability Company, and for the purposes stated herein on behalf of said company. He is personally known to me or has produced _____ as identification.

Witness my signature and official seal this ____ day of _____, 2025, in the County and State aforesaid.

Notary Signature

Print Name

Commission Number

My Commission Expires: _____

EXHIBIT "A"

LEGAL DESCRIPTION

The South 1/2 of the SW 1/4 of the NW 1/4 of Section 6, Township 57 South, Range 39 East, of the Public Records of Miami-Dade County, Florida, less the West 40 feet and the South 35 feet used for roads, ALSO LESS those portions conveyed to the State of Florida Department of Transportation by Warranty Deeds, recorded September 2, 2005, in Official Records Book 23742, Page 2833. Official Records Book 23742, Page 2835, Official Records Book 23742, Page 2838, Official Records Book 23742, Page 2840, Official Records Book 23742, Page 2842, Official Records Book 23742, Page 2844 and except that portion of the property conveyed in that certain Warranty Deed in favor of the State of Florida Department of Transportation, recorded December 4, 2017 in Official Records Book 30778, Page 2989 of the Public Records of Miami-Dade County, Florida.

AND

The North 1/2 of the South 1/2 of the Southeast 1/4 of the Northwest 1/4 of Section 6, Township 57 South, Range 39 East, lying and being in Miami-Dade County, Florida.

DISCLOSURE OF INTEREST*

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

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

NAME AND ADDRESS	Percentage of Stock
Lennar Corporation * 5505 Blue Lagoon Drive, Floor 5, Miami, FL 33126	99 %
U.S. Home Corporation (a wholly owned subsidiary of Lennar Corporation *; a publicly traded company)	1 %

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

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

TRUST/ESTATE NAME: _____

NAME AND ADDRESS	Percentage of Interest

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

NAME AND ADDRESS	Percentage of Ownership

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

NAME OF PURCHASER: Lennar Homes, LLC, a Florida limited liability company

NAME AND ADDRESS (if applicable)	Percentage of Interest
Lennar Homes, LLC – 5505 Blue Lagoon Drive, Floor 5, Miami FL 33126	99%
U.S. Home Corporation (a wholly owned subsidiary of Lennar Corporation)	1%

Date of contract: Confidential

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

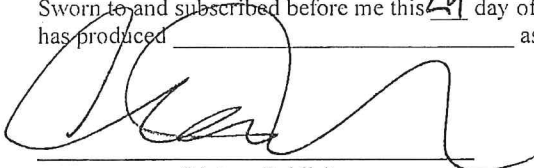
NOTICE: For changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

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

Lennar Homes, LLC, a Florida limited liability company

By: _____
Print Name: Gren Marston
Title: Vice president

Sworn to and subscribed before me this 24th day of May, 2024. Affiant is personally known to me or has produced _____ as identification.



(Notary Public)



CAMERON DWYER SCHOEB
Commission # HH 269899
Expires June 1, 2026

My commission expires 6.1.2026

*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.

**Miami-Dade County Department of Regulatory and Economic Resources
Staff Report to Community Zoning Appeals Board 14**

PH: Z24-165

June 12, 2025

Item No. 1

Recommendation Summary	
Commission District	8
Applicant	Menorah Rental LLC.
Summary of Request	The applicant seeks to permit a proposed detached decorative element to wit: Steel Menorah with a greater height than is permitted by code.
Location	24500 SW 142 Avenue, Miami-Dade County, Florida
Property Size	±2 acres
Existing Zoning	AU, Agriculture District
Existing Land Use	Single-family residence, agricultural uses
2030-2040 CDMP Land Use Designation	Agriculture <i>(See attached Zoning Recommendation Addendum)</i>
Comprehensive Plan Consistency	Consistent with the LUP map, and the interpretative text and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311(A)(4)(b), Non-Use Variances From Other Than Airport Regulations <i>(See attached Zoning Recommendation Addendum)</i>
Recommendation	Denial without prejudice.

REQUEST:

NON-USE VARIANCE to permit a proposed detached decorative element to wit: Steel Menorah with a height of 40' (12' permitted).

Plans are on file and may be examined in the Department of Regulatory and Economic Resources, entitled, "Zoning Hearing for Proposed Steel Menorah Accessory Structure", as prepared by Design all Engineering Your Space., dated stamped received 3/4/2025 consisting of a total 11 sheets. Plans may be modified at public hearing.

PROJECT DESCRIPTION AND PROJECT HISTORY:

The ±2-acre subject property is located Outside Urban Development Boundary (UBD), located on the SW corner of SW 142 Avenue and SW 244 Street. As part of this application, the applicant seeks to permit a proposed detached decorative element to wit: Steel Menorah with a height of 40' (12' permitted) greater height than permitted by code.

<u>NEIGHBORHOOD CHARACTERISTICS</u>		
	Zoning and Existing Use	Land Use Designation
Subject Property	AU; single-family residence, agricultural uses	AU, Agriculture District
North	AU; single-family residence, agricultural uses	AU, Agriculture District
South	AU; single-family residence, agricultural uses	AU, Agriculture District

East	AU; vacant land	AU, Agriculture District
West	AU; plant nursery	AU, Agriculture District

NEIGHBORHOOD COMPATIBILITY:

The ±2-acre subject property is located Outside Urban Development Boundary (UBD), and on the southwest corner of SW 142 Avenue and SW 244 Street. The surrounding area is characterized by AU, Agriculture District zoned parcels, that consist of single-family residences to the north and south, vacant land to the east and plant nursery to the west.

SUMMARY OF THE IMPACTS:

The approval of the request would permit detached decorative element to wit: Steel Menorah with a greater height than allowed by code. No other approvals found in the surrounding area for any detached accessory structure of a similar kind either in design or height. Staff opines that the approval of the request can create a significant visual impact on the surrounding area.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The ±2-acre subject property is located outside the Urban Development Boundary (UDB), and the Comprehensive Development Master Plan (CDMP) Adopted 2030–2040 Land Use Plan (LUP) map designates the site as **Agriculture**. The CDMP interpretative text for the agriculture land use category states that *the principal uses in this area should be agriculture, uses ancillary to and directly supportive of agriculture and farm residences*. The Land Use Element of the CDMP also provides that areas designated as Agriculture may also accommodate uses necessary to support the rural residential community, including houses of worship. As such, staff opines that a detached decorative element (Menorah) would be **consistent** with that criteria of the CDMP. Staff further opines that the approval of the request will not add additional dwelling units to the site beyond what is allowed by the LUP map of the CDMP. Since the applicants are not requesting to add additional dwelling units or change the single-family detached use on the property, staff opines that approval of the application with conditions would be **consistent** with the Agricultural designation on the CDMP LUP map.

ZONING ANALYSIS:

The applicant seeks a non-use variance to permit a detached decorative element to wit: Steel Menorah with a greater height than permitted by Code. When the aforementioned requests are analyzed under Section 33-311(A)(4)(b), Non-Use Variances From Other Than Airport Regulations, staff opines that approval of the request for a detached decorative structure of said height would be **incompatible** with the surrounding area under the AU regulations.

The submitted plan depicts existing agricultural uses, including an existing two-story single-family residence and a detached guesthouse. Pursuant to Section 33-20(K)(2) of the County Code, decorative elements in the AU (Agricultural) zoning district are limited to a maximum height of twelve (12) feet. The proposed 40-foot-tall Steel Menorah would exceed this limit by over 28 feet, making it **inconsistent** with the scale permitted by zoning regulations. The AU district is intended to preserve agricultural activity and low-scale residential uses. The structures typically found in this district such as farmhouses, barns, and related agricultural buildings, maintain a modest height and appearance in keeping with the rural character of the area. A decorative element of this size is not in keeping with the zoning intent and would introduce an out-of-scale, out-of-context

feature into a district specifically designed to remain visually and functionally agricultural and residential in nature.

In addition, the proposed Menorah would exceed the height of all existing structures on the property and nearby properties, drawing undue visual attention and disrupting the compatibility among uses in the area. The proposal fails to meet the basic intent of the AU zoning district, which is to ensure development remains consistent with the surrounding rural environment. Staff therefore finds that the request is excessive, **incompatible** with the existing residential and agricultural uses, and contrary to the standards and limitations set forth by the AU zoning regulations. Additionally, staff research **of the area was unable to find any similar approvals. As such, staff recommends denial without prejudice under Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations**

ACCESS, CIRCULATION AND PARKING: Not applicable.

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

OTHER: Not applicable.

RECOMMENDATION:

Denial without prejudice.

CONDITIONS FOR APPROVAL: None.

ES:JB:SS:EA:JH



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

ZONING RECOMMENDATION ADDENDUM

Menorah Rental LLC.
Z24-165

NEIGHBORHOOD SERVICES PROVIDER COMMENTS	
<i>Division of Environmental Resource Management (RER)</i>	<i>No objection</i>
<i>Platting and Traffic Review Section (RER)</i>	<i>No objection</i>
<i>Fire Rescue</i>	<i>No objection</i>
<i>Water and Sewer Department</i>	<i>No objection</i>
<i>Department of Transportation and Public Works</i>	<i>No objection</i>
<i>*Subject to conditions in their memorandum.</i>	

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

Agriculture (page I-71)	<p><i>The area designated as "Agriculture" contains the best agricultural land remaining in Miami-Dade County. As stated in the Miami-Dade County Strategic Plan, approved by the Board of County Commissioners, protection of viable agriculture is a priority. The principal uses in this area should be agriculture, uses ancillary to and directly supportive of agriculture and farm residences. Uses ancillary to and directly supportive of agriculture are defined as those uses related to preserving, processing, packaging or selling of agricultural products from Florida (except that wineries may utilize imported products for winemaking), and farm supplies, as well as sale and service of farm machinery and implements, subject to the requirements of Chapter 24 of the County Code. Uses that are directly supportive of agriculture but not ancillary to an on-site agricultural use may occur in this area where it can be demonstrated that the use is primarily addressing a need of the local agricultural industry or that the use significantly furthers agritourism to the agricultural area. Uses necessary to support the rural residential community of the agricultural area may also be approved, including houses of worship. However, schools shall not be approved in Agriculture areas but should be located inside the UDB in accordance with Policy EDU-3A. In order to protect the agricultural industry, uses incompatible with agriculture, and uses and facilities that support or encourage urban development are not allowed in this area. Residential development that occurs in this area is allowed at a density of no more than one unit per five acres. Creation of new parcels smaller than five acres for residential use may be approved in the Agriculture area only if the immediate area surrounding the subject parcel on three or more contiguous sides is predominantly and lawfully parcelized in a similar manner, and if a division of the subject parcel would not precipitate additional land division in the area. Unless expressly permitted elsewhere in this section, no business or industrial use should be approved in the area designated Agriculture unless the use is directly supportive of local agricultural production, and is located on an existing arterial roadway, and has adequate water supply and sewage disposal in accordance with Chapter 24 of the County Code, and the development order specifies the approved use(s); however, agricultural processing facilities for produce grown in Florida and uses that promote ecotourism and agritourism consistent with Policy LU-1P are not restricted to locating on an existing arterial roadway. Other uses, including utility uses compatible with agriculture and with the rural residential character may be approved in the Agriculture area only if deemed to be a public necessity, or if deemed to be in the public interest and the applicant demonstrates that no suitable site for the use exists outside the Agriculture area. Existing quarrying and ancillary uses in the Agriculture area may continue operation and be considered for approval of expansion. The parking and storage of operable, non-disabled commercial motor vehicles may be considered for approval on properties ten acres or greater in the area east of the Urban Development Boundary, south of the theoretical extension of SW 236 Street, and north of SW 248 Street, as depicted on Figure 5.1, subject to the following requirements: (a) commercial vehicle storage facilities shall obtain an annual operating permit from the Division of Environmental Resources Management in the</i></p>
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ZONING RECOMMENDATION ADDENDUM

Menorah Rental LLC.

Z24-165

	<p><i>Department of Regulatory and Economic Resources and be subject to required quarterly groundwater quality monitoring; (b) all vehicles and equipment shall be stored or parked only on paved impervious surfaces with county-approved drainage systems; (c) truck washing, mechanical repair, or maintenance of any kind shall be prohibited; (d) the storage, handling, use, discharge and disposal of liquid wastes or hazardous wastes shall be prohibited; and (e) a vegetative buffer shall be provided along the perimeter of the property to provide visual screening. I-71 A Bed and Breakfast establishment that is owner-occupied, owner-operated, and located on a parcel with a current agricultural classification, as determined by the Property Appraiser's Office, may be allowed. A designated historic structure that is owner-occupied and owner-operated may be converted to a Bed and Breakfast use. An agricultural classification is not needed for a Bed and Breakfast use designated as a historic structure. In an effort to enable compatible diversification of the economy of Agriculture areas and provide additional land use options for owners of properties that surround structures having historical significance, after such time as the County adopts procedures for the establishment of Thematic Resource Districts (TRDs) pursuant to Policy LU-6L, and a TRD including architectural and landscape design guidelines is established in an area designated Agriculture, additional uses may be authorized in such TRDs established in Agriculture areas. Such additional uses must be designed and developed in accordance with TRD standards, must promote ecotourism or agritourism activities in the Agriculture area, and must not be incompatible with nearby agricultural activities. Also included in the Agriculture area are enclaves of estate density residential use approved and grandfathered by zoning, ownership patterns and platting activities which predate this Plan. The grandfather provisions of the Miami-Dade County Zoning Code shall continue to apply in this area except that lots smaller than 15,000 square feet in area are not grandfathered hereby. Moreover, all existing lawful uses and zoning are deemed to be consistent with this Plan unless such a use or zoning: (a) is found through a subsequent planning study, as provided in Policy LU-4E, to be inconsistent with the foregoing grandfather provisions or with the CDMP as provided in the section of this chapter titled "Concepts and Limitations of the Land Use Plan Map". This paragraph does not, however, authorize the approval or expansion of any use inconsistent with this plan. To the contrary, it is the intent of this Plan to contain and prevent the expansion of inconsistent development in the Agriculture area. It is provided, however, that existing parcels that: a) have existing lawful zoning of IU-1 (Industry-Light) since November 29, 1988; and b) are bifurcated by the UDB; and c) have any portion of the parcel located within a designated urban center, may be developed with any of the industrial uses permitted in the IU-1 zoning district, as long as adequate buffering and drainage is provided to limit impacts to adjacent agriculturally-designated properties</i></p> <p><i>Miami-Dade County shall continue to reduce the number of land uses, which are inconsistent with the uses designated on the LUP map and interpretive text, or with the character of the surrounding community.</i></p>
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PERTINENT ZONING REQUIREMENTS/STANDARDS

<p>Sec. 33-20. - Accessory structures and ancillary uses.</p>	<p><i>Decorative Elements. Decorative elements shall be permitted on lots developed with a residential structure in the AU, EU, GU, and RU Districts, provided that the decorative element is in front of the building line of the principal structure and complies with the following:(1)For lots in the RU Districts, decorative elements shall be setback at least ten (10) feet from the front and side property lines and shall not exceed six (6) feet in height and fifty (50) square feet in area.(2)For lots in the AU, EU, and GU Districts, decorative elements shall be setback at least ten (10) feet from the front and side property lines. The maximum height of decorative elements shall be six (6) feet at a setback of ten (10) feet, except that the maximum height may increase an additional 0.6 feet per additional foot of setback to a maximum height not to exceed twelve (12) feet.(3)A Zoning Improvement Permit shall be obtained prior to construction of a decorative element that is permanently affixed to the ground. Additional or alternative permits may be required when decorative elements include electrical or plumbing connections.</i></p>
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ZONING RECOMMENDATION ADDENDUM

Menorah Rental LLC.

Z24-165

<p>Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations</p>	<p><i>Upon appeal or direct application in specific cases, the Board shall hear and grant applications for non-use variances from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required.</i></p>
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Building and Neighborhood Compliance

ENFORCEMENT HISTORY

MENORAH RENTAL LLC

24500 SW 142 AVE
MIAMI-DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

PENDING

Z2024000165

DATE

HEARING NUMBER

FOLIO: 30-6922-000-0250

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:

February 21, 2025

NEIGHBORHOOD REGULATIONS:

There are no open/closed cases.

BUILDING SUPPORT REGULATIONS OPEN:

There are no open cases.

OUTSTANDING LIENS AND FINES:

There are no outstanding Liens, fines, or fees.

Memorandum

MIAMI-DADE
COUNTY

Date: February 6, 2025

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

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

Subject: Z2024000165-1st Review
Adriel Gonzales
24500 SW 142nd Avenue
Proposed construction of a large steel menorah sculpture
(AU) (2 acres)
22-56-39



The Department of Regulatory and Economic Resources – Division of Environmental Resources Management (DERM) has reviewed the above referenced zoning application for compliance with the requirements of Chapter 24 of the Miami-Dade County Code (the Code). DERM has no pertinent comments regarding this application since the proposed construction of a large steel menorah sculpture, does not entail any environmental concerns. Based on the information provided, this zoning application is approved pursuant to section 24-43.1 of the Code related to potable water service and wastewater disposal.

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: February 4, 2025

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

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

Subject: Zoning Application Comments – Adriel Reyes Gonzalez
Application No. Z2024000165

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: Adriel Reyes Gonzalez

Location: The proposed project is located at 24500 SW 142nd Avenue, with Folio No. 30-6922-000-0250, in unincorporated Miami-Dade County, **Outside the Urban Development Boundary (UDB).**

Proposed Development: The applicant is proposing a Non-Use Variance to permit a detached accessory structure (Menorah) within the subject property.

Water and Sewer: The subject site is on well and septic. There is no connection to public water and sewer infrastructure outside the UDB. Per CDMP policy, water and sewer infrastructure outside the UDB is not allowed unless found consistent with the goals and policies of the CDMP.


Should you have any questions, please contact Maria A. Valdes, Chief, Planning & Water Certification Section at (786) 552-8198 or mavald@miamidade.gov, Alfredo B. Sanchez at (786) 552-8237 or sanalf@miamidade.gov, or Suyapa Carbajal at (786) 552-8124 or suyapa.carbajal@miamidade.gov.

Memorandum

MIAMI-DADE
COUNTY

Date: February 18, 2025

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

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

Subject: Z2024000165
Name: Adrial Reyes Gonzalez
Location: 24500 SW 142 Avenue
Section 22 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 not generate any vehicle trips.

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: January 17, 2025

To: Eric Silva, Assistant Director
Regulatory and Economic Resources

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

Subject: Z2024000165

The Miami-Dade Fire Rescue Department has **no objection** to the site plan uploaded in “EnerGov” on 1/10/2025. Proposed scope of request does not affect existing fire department access. Single family home.

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

Florida State Statute 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: January 30, 2025

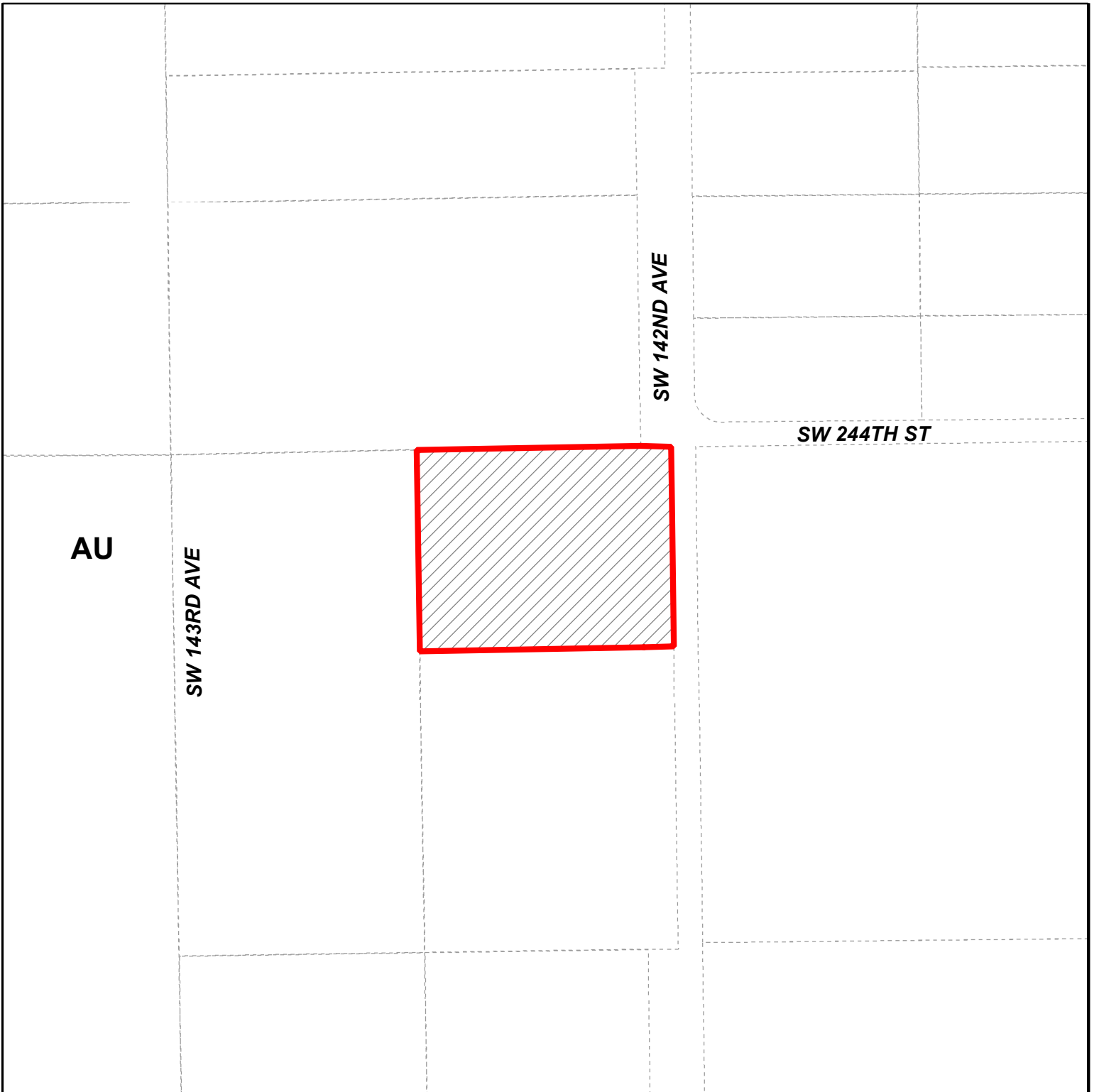
To: Eric Silva, Assistant Director for Development Services
Department of Regulatory and Economic Resources

From: Sarah Cody, Historic Preservation Chief
Department of Regulatory and Economic Resources

Subject: Zoning Review Z2024-000165 Adriel Gonzalez

The Miami-Dade County Office of Historic Preservation has reviewed the subject application and has no comments or objections.

For any questions, please contact Sarah Cody at (305) 375-4438 or via email at sarah.cody@miamidade.gov.





MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2024000165



Section: 22 Township: 56 Range: 39
 Applicant: Adriel Reyes Gonzalez
 Zoning Board: C14
 Commission District: 8
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Legend

-  Subject Property Case
-  Zoning



SKETCH CREATED ON: Friday, January 17, 2025

REVISION	DATE	BY



MIAMI-DADE COUNTY
AERIAL YEAR 2024

Process Number
Z2024000165

Legend



Subject Property

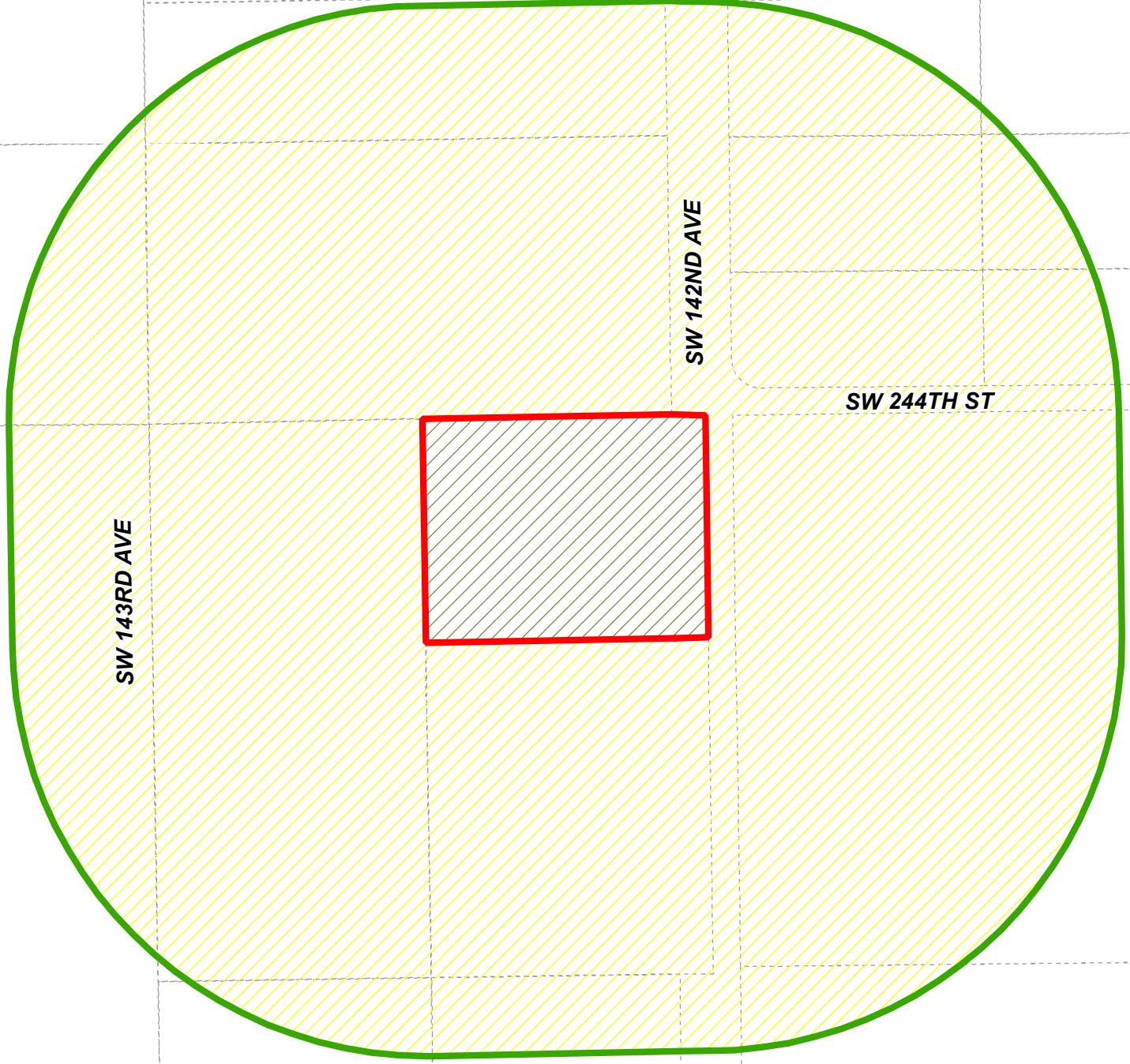


Section: 22 Township: 56 Range: 39
Applicant: Adriel Reyes Gonzalez
Zoning Board: C14
Commission District: 8
Drafter ID: EDUARDO CESPEDES
Scale: NTS



SKETCH CREATED ON: Friday, January 17, 2025

REVISION	DATE	BY






MIAMI-DADE COUNTY
RADIUS MAP

Section: 22 Township: 56 Range: 39
Applicant: Adriel Reyes Gonzalez
Zoning Board: C14
Commission District: 8
Drafter ID: EDUARDO CESPEDES
Scale: NTS

Process Number
Z2024000165
RADIUS: 500

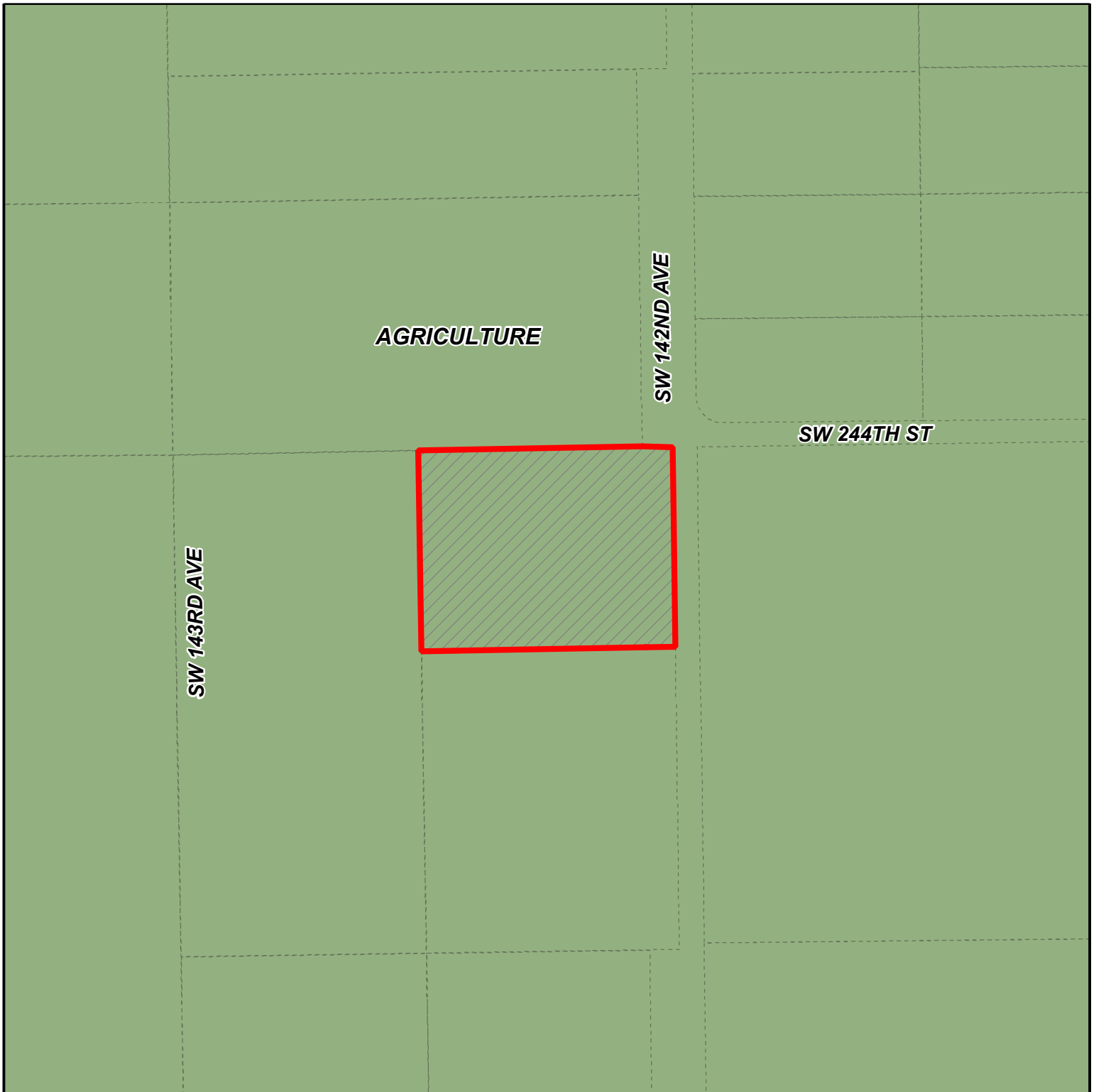
Legend

-  Subject Property
-  Buffer
-  Property Boundaries



SKETCH CREATED ON: Friday, January 17, 2025

REVISION	DATE	BY



MIAMI-DADE COUNTY

CDMP MAP

Process Number

Z2024000165

Section: 22 Township: 56 Range: 39
Applicant: Adriel Reyes Gonzalez
Zoning Board: C14
Commission District: 8
Drafter ID: EDUARDO CESPEDES
Scale: NTS

Legend

 Subject Property Case



SKETCH CREATED ON: Friday, January 17, 2025

REVISION	DATE	BY

GENERAL NOTES AND SPECIFICATIONS:

- ALL WORK SHALL CONFORM TO FLORIDA BUILDING CODE 2023
- IT IS THE INTENT OF THESE DRAWINGS TO BE IN ACCORDANCE WITH APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. ANY DISCREPANCIES BETWEEN THESE DRAWINGS AND APPLICABLE CODES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER.
- EXISTING UTILITIES SHOWN ARE BASED ON INFORMATION SUPPLIED BY OTHERS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MEET WITH ALL APPLICABLE UTILITY COMPANIES TO VERIFY ALL UNDERGROUND FACILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION. IN THE EVENT THAT EXISTING UTILITIES ARE DAMAGED, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR OR REPLACE ALL DAMAGES.
- THIS WORK REQUIRES A BUILDING PERMIT. DO NOT BEGIN WORKING UNTIL A BUILDING PERMIT IS OBTAINED.
- DO NOT SCALE DRAWINGS, DIMENSIONS GOVERN.
- THE CONTRACTOR SHALL NOT PROCEED WITH ANY ADDITIONAL SERVICES OR WORK WITHOUT PRIOR NOTIFICATION TO THE OWNER.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR MEANS AND METHODS CONSTRUCTION, AND FOR THE SEQUENCES AND PROCEDURES TO BE USED.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS AT THE JOB SITE. ANY DISCREPANCIES BETWEEN PLANS, SECTIONS AND DETAILS OR THE APPLICABLE CODES OR REGULATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT OR ENGINEER DURING BIDDING OR BEFORE WORK BEGINS IN ORDER TO CLARIFY THE REQUIREMENTS AND TO EFFECT THE NECESSARY MODIFICATIONS, CHANGES AND /OR INSTRUCTIONS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR RESETTling ALL DISTURBED EXISTING CONDITIONS AND PROPER DISPOSAL OF ANY EXTRA MATERIALS & GARBAGE FROM THE SITE AFTER COMPLETION OF WORK.
- DRAWINGS AND DIMENSIONS ARE BASED UPON DRAWINGS SUPPLIED BY THE CLIENT. THE ENGINEER WILL NOT BE RESPONSIBLE FOR ERRORS OR MISINTERPRETATIONS OF THE SYSTEM DESIGNED BY US BASED ON CLIENT CONFIRMED DESIGN AND DIMENSIONS. ADDITIONAL DRAFTING TIME EMPLOYED IN THE CHANGE OF THE DESIGN AFTER SIGNING AND SEALING OF DRAWINGS WILL RESULT IN ADDITIONAL COST.
- ELEMENTS WILL BE DESIGNED BY AN PROFESSIONAL ENGINEER AND APPROVED BY ARCHITECT TO CONFORM WITH THE ARCHITECTURAL DRAWING AND SPECIFICATIONS.
- THE EXISTING STRUCTURE MUST SUPPORT THE LOADS IMPOSED BY THE SYSTEM. ENGINEER ON RECORD OF THE BUILDING SHALL VERIFY THE STRUCTURE FOR SUCH LOADINGS.
- THE QUANTITIES AND DIMENSIONS SHOWN ON THE DRAWINGS ARE BASED ON THE ARCHITECTURAL DRAWINGS.
- ALL DIMENSIONS TO BE SITE VERIFIED.
- NO EXTRA LOAD IS PERMITTED TO APPLY ON THE STRUCTURE AT THE TIME OF INSTALLATION.
- ALL FASTENERS TO BE #10 OR GREATER ASTM F593 COLD WORKED 304 STAINLESS STEEL UNLESS NOTED OTHERWISE.

DESIGN LOADS AND CRITERIA

DESIGN CRITERIA:

STRUCTURAL DESIGN IS IN ACCORDANCE WITH THE FOLLOWING CODES AND SPECIFICATIONS:*

- 2023 FLORIDA BUILDING CODE (FBC), 8th EDITION.
- ACI 318-19, BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE.
- ASCE 7-22, MINIMUM DESIGN LOADS AND ASSOCIATED CRITERIA FOR BUILDINGS AND OTHER STRUCTURES.
- TMS 402-16, BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES.
- TMS 602-16, SPECIFICATIONS FOR MASONRY STRUCTURES.
- AISC-2017, STEEL CONSTRUCTION MANUAL, 15th EDITION.
- ANSI/AISC 360-16, SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS.
- AWS D1.1-D1.1M-2020, STRUCTURAL WELDING CODE - STEEL
- ANSI/AWC NDS-2018, NATIONAL DESIGN SPECIFICATION (NDS) FOR WOOD CONSTRUCTION WITH 2015 NDS SUPPLEMENT.
- ADMI-2020, ALUMINUM DESIGN MANUAL

* IN THE EVENT OF CONFLICT BETWEEN PERTINENT CODES AND REGULATIONS AND THE REQUIREMENTS OF THE REFERENCED STANDARDS OF THESE SPECIFICATIONS, THE PROVISIONS OF THE MORE STRINGENT SHALL GOVERN.

WIND LOAD:

ULTIMATE WIND SPEED..... $V_{ult} = 175$ MPH
 NOMINAL WIND SPEED..... $V_{nom} = 132$ MPH
 WIND FACTOR..... 0.6
 RISK CATEGORY..... II
 WIND EXPOSURE..... C
 INTERNAL PRESSURE COEFFICIENTS..... $C_{pi} = \pm 0.18$

TERMITE PROTECTION:

-AS PER F.B.C. 105.11 BUILDING COMPONENTS AND BUILDING SURROUNDINGS REQUIRED TO BE PROTECTED FROM TERMITE DAMAGE IN ACCORDANCE WITH 1503.7, 2304.12, 2603.8, OR REQUIRED TO HAVE CHEMICAL SOIL TREATMENT IN ACCORDANCE WITH 1816 SHALL NOT BE COVERED OR CONCEALED UNTIL THE RELEASE FROM THE BUILDING OFFICIAL HAS BEEN RECEIVED.

-ALL BUILDINGS SHALL HAVE PRE-CONSTRUCTION TREATMENT PROTECTION AGAINST SUBTERRANEAN TERMITES AS PER F.B.C. 1816. A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH THE RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES".

SOIL STATEMENT:

-PROPOSED FOUNDATIONS HAVE BEEN BASED ON AN ALLOWABLE BEARING CAPACITY OF 2000 PSF BASED ON A VISUAL INSPECTION OF THE SITE. IF THE SOIL APPEARS TO BE WELL COMPACTED COARSE SAND GRAVEL & ROCK AT THE TIME OF CONSTRUCTION, THE ENGINEER OF RECORD SHALL SUBMIT TO THE BUILDING OFFICIAL A SIGNED AND SEALED LETTER ATTESTING THAT THE SITE HAS BEEN OBSERVED AND THE FOUNDATIONS CONDITIONS ARE SIMILAR TO THOSE UPON WHICH THE DESIGN IS BASED.

THE SEAL OF THE PROFESSIONAL ENGINEER AND ARCHITECT IS A LEGAL REQUIREMENT IN FLORIDA. THE SEAL IS THE PROPERTY OF THE PROFESSIONAL ENGINEER AND ARCHITECT AND IS NOT TO BE REPRODUCED OR USED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE PROFESSIONAL ENGINEER AND ARCHITECT. THE SEAL IS THE PROPERTY OF THE PROFESSIONAL ENGINEER AND ARCHITECT AND IS NOT TO BE REPRODUCED OR USED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE PROFESSIONAL ENGINEER AND ARCHITECT.



MIAMI-DADE COUNTY
 PROJECT NO. Z-4-165

DESIGNATED 2025
 ENGINEER'S SIGNATURE



PROJECT NAME: ZONING HEARING FOR PROPOSED STEEL MEMORAH ACCESSORY STRUCTURE

ADDRESS: 24000 SW 142 AVE, HONKETAU, FL 33023, United States

PROJECT #:

REVISIONS:

DATE:

SCALE:

DATE:

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Date: 11-07-2024

Sheet

SD-0.1



PROJECT NAME: ZONING HEARING FOR PROPOSED STEEL STRUCTURE ACCESSORY

PROJECT #

APPROVED BY: SCALE: AS NOTED SHEET SIZE: 11x17

DATE: 10-18-2024 ISSUED: B.D.C.

PROJECT ADDRESS: 24000 SW 142 AVE, HOMESTEAD, FL 33002, United States

DESIGNER: DESIGNALL, LLC

REVISIONS: CONTRACTOR SHALL BE SOLELY RESPONSIBLE TO VERIFY ALL LISTING REQUIREMENTS AND CONDITIONS.

REGISTERED PROFESSIONAL ENGINEER

STATE OF FLORIDA

NO. 01288

EXPIRES 12/31/2026

GENERAL NOTES

Date: 11-07-2024

SD-0.2

REINFORCING STEEL

- 1. REINFORCING BARS CONFORMING TO A.S.T.M. A-615 GRADE 60, INCLUDING COLUMN AND BEAM TIES.
2. WELDED FIRE FABRIC CONFORMING TO A.S.T.M. A-185 AND SUPPORTED ON SLAB BOLSTERS SPACED AT 3'-0" O/C.
3. REINFORCING BARS REQUIRED TO BE WELDED SHALL CONFORM TO THE REQUIREMENTS OF ASTM A706 GRADE 60. WELDING OF REINFORCING OTHER THAN SPECIFIED IS PROHIBITED.
4. ZINC-COATED (GALVANIZED) REINFORCING BARS TO CONFORM TO ASTM A767.
5. MECHANICAL CONNECTORS SHALL BE IN ACCORD WITH ACI 439-3R-07.
6. FABRICATION AND DETAILING ACCORDING TO A.C.I.-315.
7. ALL ACCESSORIES TO HAVE UPTURNED LEGS AND BE PLASTIC DIPPED AFTER FABRICATION. THE CONTRACTOR SHALL INCLUDE IN HIS BASE BID THE ACCESSORIES COST.

STRUCTURAL STEEL

- 1. STRUCTURAL STEEL HAS BEEN DESIGNED IN ACCORDANCE WITH THE BUILDING CODE AND AISI SPECIFICATIONS NINTH EDITION.
2. STRUCTURAL STEEL SHALL MEET THE FOLLOWING REQUIREMENTS UNLESS NOTED OTHERWISE ON THE DRAWINGS:
TYPE RECTANGULAR TUBING (HSS) GRADE ASTM A500 Fy 46 KSI
ANCHOR BOLTS A307 UTS 36 KSI
STRUCTURAL BOLTS A325
ERECTION BOLTS A307
2. ALL WELDING SHALL BE IN ACCORDANCE WITH LATEST AWS CODE. ALL WELDS SHALL USE E70XX ELECTRODES SERIES LOW HYDROGEN ELECTRODES.
3. PROVIDE ONE SHOP COAT OF RUST INHIBITING PAINT MIN. 3 ML. DRY FILM THICKNESS.
4. ALL STEEL EXPOSED TO THE WEATHER SHALL BE HOT DIPPED GALVANIZED IN ACCORDANCE WITH ASTM A123 FOR MEMBERS AND ASTM A153 FOR CONNECTION ELEMENTS. THIS INCLUDES ALL STRUCTURAL STEEL USED TO SUPPORT MECHANICAL EQUIPMENT AND ALL ROOF BRACING AND OTHER STRUCTURAL MEMBERS.
5. PLATES SHALL BE TOUCHED AFTER WELDING HAS TAKEN PLACE.
6. ALL ANCHOR BOLTS/NUT SHALL BE A307 U.N.O. HEAD PLATE SHALL CONFORM TO ASTM-A36.
7. NUTS SHALL BE HEAVY HEX.
8. DRILL OR PUNCH BOLT HOLES 1/8" LARGER THAN BOLT DIAMETER.
9. STRUCTURAL BOLTS CONNECTION TYPE SHALL BE SLIP CRITICAL CLASS A.
10. FINISH COLOR OF PAINT TO BE SELECTED BY THE OWNER AND APPLIED IN THE FIELD.

BUILDING PAD PREPARATION

- REMOVE ALL VEGETATION, SOILS AND ORGANIC MATERIALS WITHIN THE BUILDING AREAS PLUS FIVE (5) FEET OUTSIDE THE BUILDING FOOTPRINT: DOWN TO THE LIMESTONE STRATUM. THE AREA UNDER FOUNDATIONS AND CONCRETE SLABS ON GRADE SHALL HAVE ALL VEGETATION, SLUMPS, ROOTS AND FOREIGN MATERIALS REMOVED PRIOR TO PLACEMENT OF FILL.
-FILL AND COMPACT THE BUILDING AREAS IN LIFTS NOT GRATER THAN 12 INCHES OF LOOSE THICKNESS TO ELEVATE TO THE REQUIRED GRADE. FILL MATERIAL FOR AREAS IN SUPPORT OF FOOTINGS TO HAVE A MIXTURE OF LIMEROCK AND SAND. FREE OF VEGETATION. ORGANIC MATERIAL CONSTRUCTION DEBRIS AND LARGE ROCKS. IF SUFFICIENT COMPATIBILITIES EXISTS, SOILS MAY BE PLACED AND COMPACTED IN GREATER LIFT THICKNESS. FILL MATERIAL FOR SLAB ON GRADE AREAS MAY BE CLEAN SAND, FILLED AND COMPACTED IN LIFTS NOT GREATER THAN 12 INCHES OF LOOSE MATERIAL.
-COMPACT EACH LIFT BY USE OF A HEAVY VIBRATORY ROLLER TO A MINIMUM COMPACTION OF 95 PERCENT OF THE DRY SOIL DENSITY AS DETERMINED BY THE MODIFIED PROCTOR TEST ASTM D-1557 PRIOR TO PLACEMENT OF ANY ADDITIONAL FILL REQUIRED. PRIOR TO COMPACTION, THE MOISTURE CONTENT OF EACH LIFT OF FILL MATERIAL SHALL BE ADJUSTED TO WITHIN PLUS/MINUS 2 PERCENT OF THE OPTIMUM MOISTURE AS DETERMINED BY THE MODIFIED PROCTOR TEST, ASTM D-1557.
-COMPACTION OF BUILDING SITE SHALL BE VERIFIED BY MEANS OF ONE FIELD DENSITY TEST FOR EACH 2500 SQUARE FEET OR FRACTION THEREOF FOR EACH LIFT OF COMPACTED SOIL FOR BUILDING PAD OR SLAB AREA. FIELD DENSITY TESTS SHALL BE PERFORMED AS PER ASTM D-2922.

CONCRETE

- 1. ALL STRUCTURAL CONCRETE HAS BEEN DESIGNED IN ACCORDANCE WITH THE ACI 318-19 AND THE BUILDING CODE.
2. THE CONCRETE REQUIREMENTS ARE:
A. CEMENT SHALL BE TYPE I OR II CONFORMING TO ASTM C150/C150M-18. (SPECIFICATION FOR PORTLAND CEMENT 1903.1, TABLE 2507.2)
B. FINE AND COURSE AGGREGATES SHALL CONFORM TO ASTM C33/C33M-18. (722.3.1.4, 722.4.1.1.3)
3. COMPRESSIVE STRENGTH AT 28 DAYS:
ALL CONCRETE SHALL HAVE A MAXIMUM WATER CEMENT RATIO OF 0.4 FOR EXTERIOR CONCRETE ACCORDING TO ACI 318-19, TABLES 19.3.1.1 AND 19.3.2.1, AND A 0.15 MAX. WATER-SOLUBLE CHLORIDE ION CONTENT IN CONCRETE.
FOOTINGS: 3000 PSI
SLAB ON FILL: 3000 PSI
ALL OTHER POURED-IN-PLACE CONCRETE: 3000 PSI
GROUT: 3000 PSI

- 4. TEST: A MIN. OF 5 CONCRETE SPECIMENS SHALL BE TAKEN FROM EACH 50 CU. YD. OR PORTION THEREOF. SPECIMENS SHALL BE TESTED ACCORDING TO A.S.T.M. C-39, ONE AT 3, ONE AT 7, AND 3 AT 28 DAYS.
5. COVER:
CONCRETE DEPOSITED AGAINST THE GROUND: 3"
FORMED CONCRETE IN CONTACT WITH THE GROUND: 2"
BEAMS AND COLUMNS: 1 1/2"
BEAMS AND COLUMNS EXPOSED TO WEATHER: 2"
INTERIOR SLABS, WALLS AND STAIRS: 3/4"
EXTERIOR SLABS, WALLS AND STAIRS: 1 1/2"

THIS PLAN HAS BEEN PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF FLORIDA. I AM NOT PROVIDING CONTRACT ADMINISTRATION SERVICES. I AM NOT PROVIDING CONTRACT ADMINISTRATION SERVICES. I AM NOT PROVIDING CONTRACT ADMINISTRATION SERVICES. I AM NOT PROVIDING CONTRACT ADMINISTRATION SERVICES.

GENERAL NOTES

Date: 11-07-2024

SD-0.2



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 DESIGNER CONTRACTOR SHALL BE
 SOLELY RESPONSIBLE TO OBTAIN ALL NECESSARY
 PERMITS AND APPROVALS.

**ZONING HEARING FOR
 PROPOSED STEEL
 MEMORAH ACCESSORY
 STRUCTURE**

Address: 24500 SW 142 Ave, Hialeah, FL 33022, United States

DESIGNED BY:	SCALE:	SHEET SIZE:
REVIEWED BY:	AS NOTED	11x17"
DATE:	ISSUED:	
12-19-2024	B.D.C.	
L.S.:		



Florida P.E. #01288
 LYERNA RODRIGUEZ
 PROFESSIONAL ENGINEER
 STATE OF FLORIDA
 No. 01288

GENERAL NOTES

DATE: 11-07-2024
 SD-0.3

SAFETY OSHA AND LABOR LAWS.

1. THE STRUCTURE IS DESIGNED TO BE SELF-SUPPORTING AND STABLE AFTER THE STRUCTURE IS FULLY COMPLETED. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURE AND SEQUENCE AND INSURE THE SAFETY OF THE BUILDING AND ITS COMPONENT PARTS DURING ERECTION. THIS INCLUDES THE ADDITION OF WHATEVER SHORING, TEMPORARY BRACING, ETC. THAT MAY BE NECESSARY. SUCH MATERIAL SHALL REMAIN THE CONTRACTOR'S PROPERTY AFTER COMPLETION OF THE PROJECT.
2. THE STRUCTURAL ENGINEER OF RECORD DOES NOT POSSESS, NOR PRESUMES TO POSSESS ANY KNOWLEDGE OR EXPERTISE IN MATTERS TO JOB SITE EMPLOYEE SAFETY, OSHA OR LABOR LAE REQUIREMENTS FOR A CONSTRUCTION PROJECT. SAFETY AND COMPLIANCE WITH OSHA AND LABOR LAWS ARE THE ABSOLUTE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND THOSE CONSULTANTS HE HIRES TO ADDRESS THESE MATTERS. THE STRUCTURAL ENGINEER OF RECORD SPECIALIZES IN STRUCTURAL DESIGN ONLY, AND THE BOARD OF PROFESSIONAL REGULATION FORBIDS HIM FROM ASSUMING RESPONSIBILITY OUTSIDE HIS AREA OF EXPERTISE.

SLAB ON FILL (PLACED ACCORDING TO ACI 302)

- JOINTS:
- ISOLATION JOINTS MUST BE USED AT JUNCTIONS WITH WALLS AND COLUMNS. USE 1/2" THICK PREMOULDED JOINTS FULL DEPTH OF SLAB. CONTROL JOINTS PLACED AT CENTERLINE OF COLUMN LINES PROVIDE INTERMEDIATE JOINTS IF COLUMN SPACING IS GREATER THAN 30'. IN SIDEWALKS PROVIDE TOOLED JOINTS SPACED AT INTERVALS EQUAL TO THE WIDTH OF THE SLAB.
- 4" & 5" SLABS:1" DEEP TOOLED

- JOINTS MUST BE SAWED BEFORE 24 HOURS AFTER CONCRETING. CONSTRUCTION JOINTS MUST BE PLACED IN THE SLAB WHERE BUILDING EXPANSION JOINTS ARE SHOWN AND WHERE CONTROL JOINTS ARE SHOWN OR AS PER FOLLOWING:
- 4" THICK 12 FT
- 5" THICK 13 FT
- 6" THICK 15 FT
- 7" THICK 18 FT
- 8" THICK 20 FT
- 9" THICK 23 FT
- 10" THICK 25 FT

WHEN CONCRETING AND OPERATING ARE CONCLUDED FOR THE DAY, CONSTRUCTION JOINTS SHALL BE FORMED WITH BURKE KEYED KOLD METAL JOINT FORM OR APPROVED EQUAL.

- VAPOR BARRIERS:
 WATERPROOF MEMBRANES (OVERLAPPED 6" AT JOINTS) WITH A PERMEANCE OF LESS THAN 0.3% PERVIS IN ACCORDANCE WITH A.S.T.M. E-98 SHALL BE PROVIDED UNDER INTERIOR SLAB, WHERE NO VAPOR BARRIER IS USED THE SUBGRADE MUST BE DAMPENED WITH WATER IN ADVANCE OF CONCRETING NO FREE WATER STANDING ON THE SUBGRADE NOR ANY MUDDY OR SOFT SPOT IS PERMITTED.

- ANY STRUCTURAL MEMBER PENETRATING SLAB ON FILL IS TO BE 1/2" PRE-MOLDED JOINT FILLER COMPLYING WITH A.S.T.M.: D-1752, TYPE I.

- FINISHING:
 NO PREMATURE FINISHING SHALL BE ALLOWED. IMMEDIATE FOLLOWING FLOATING TROWELING WITH STEEL TROWELS SHOULD BE COMMENCED IF REQUIRED BROOMING SHALL BE AFTER THE STEEL TROWELING OPERATION.

- SLAB FINISHES: (UNLESS OTHERWISE NOTED BY THE ARCHITECT)
 BUILDING:STEEL TROWELED
 OUTSIDE SLAB:BROOMED

SHORING, RE-SHORING, AND TEMPORARY BRACING:

1. ALL SHORING, RE-SHORING AND TEMPORARY BRACING REQUIRED IN THIS PROJECT IS TO BE DESIGNED BY FLORIDA PROFESSIONAL ENGINEER WHO SPECIALIZES IN FORM WORK/TEMPORARY BRACING DESIGN. AND WHO HAS BEEN HIRED BY THE GENERAL CONTRACTOR. THE GENERAL CONTRACTOR IS THE ULTIMATE RESPONSIBLE PARTY FOR SHORING, RE-SHORING, AND TEMPORARY BRACING REQUIRED ON THIS PROJECT AND MUST SATISFY HIMSELF WITH THE ADEQUACY OF THE INSTALLATION OF THESE ITEMS AT ALL TIMES. IN THE SPECIFIC CASE OF POURED SLABS IT IS HIGHLY RECOMMENDED THAT FROM THE SHORING DESIGNER OR HIS AGENT PRIOR TO THE PLACEMENT OF CONCRETE THE GENERAL CONTRACTOR SECURE A CERTIFICATION OF THE INSTALLED SHORING.

The State of Florida, Department of Business and Professional Regulation, Board of Professional Engineers and Professional Surveyors, has approved the use of this seal for the purpose of certifying the holder as a duly licensed Professional Engineer in the State of Florida. The seal is valid for the term of the license granted by the Board. The seal is not valid for the purpose of certifying the holder as a duly licensed Professional Engineer in any other state or country. The seal is not valid for the purpose of certifying the holder as a duly licensed Professional Engineer in any other profession or occupation. The seal is not valid for the purpose of certifying the holder as a duly licensed Professional Engineer in any other state or country. The seal is not valid for the purpose of certifying the holder as a duly licensed Professional Engineer in any other profession or occupation. The seal is not valid for the purpose of certifying the holder as a duly licensed Professional Engineer in any other state or country. The seal is not valid for the purpose of certifying the holder as a duly licensed Professional Engineer in any other profession or occupation.

RICO TRIANGLE

MIAMI-DADE COUNTY PROPOSED ZONING: Z-4-165 BEST PRACTICE 2025 ENGINEERING CONSULTING

3702 NW 59 Street,
Miami, FL 33155
(786) 914-3036
info@rico.com
DAS174

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DESIGN & SCHEMATIC CONTRACTOR SHALL BE
SOLELY RESPONSIBLE TO VERIFY ALL LISTING
DIMENSIONS AND SPECIFICATIONS.

ZONING HEARING FOR
PROPOSED STEEL
MEMORAH ACCESSORY
STRUCTURE

Address: 2400 SW 142 Ave, Homestead, FL 33003, United States

PROJECT #	DATE	SCALE	SHEET SIZE
REVISED BY	SCALE	AS NOTED	11x17"
DATE	DATE	ISSUED	
L.E.	10/19/2024	B.D.C.	



SITE PLAN

Date: 1-9-2024
Scale: SD-0.4

ZONING INFORMATION:
 MUNI ZONE: 9000 AU
 LOT AREA: 81,217.74 SF
 (MAIN BUILDING) 1675.47 SF
 EXISTING TWO STORY C.B.S RESIDENCE AREA 674.04 SF
 EXISTING DETACHED ONE STORY RESIDENCE AREA 134.00 SF
 EXISTING DETACHED SHED AREA 4585.56 SF
 PROPOSED PAVED AREA (WITH CONCRETE AND ASPHALT) 672.00 SF
 PROPOSED NEW STEEL MEMORAH AREA 3155.51 SF

PROPOSED TOTAL BUILDING AREA: 3155.51 SF
 (3155.51/81,217.74 x 100) = 3.88 % LOT COVERAGE

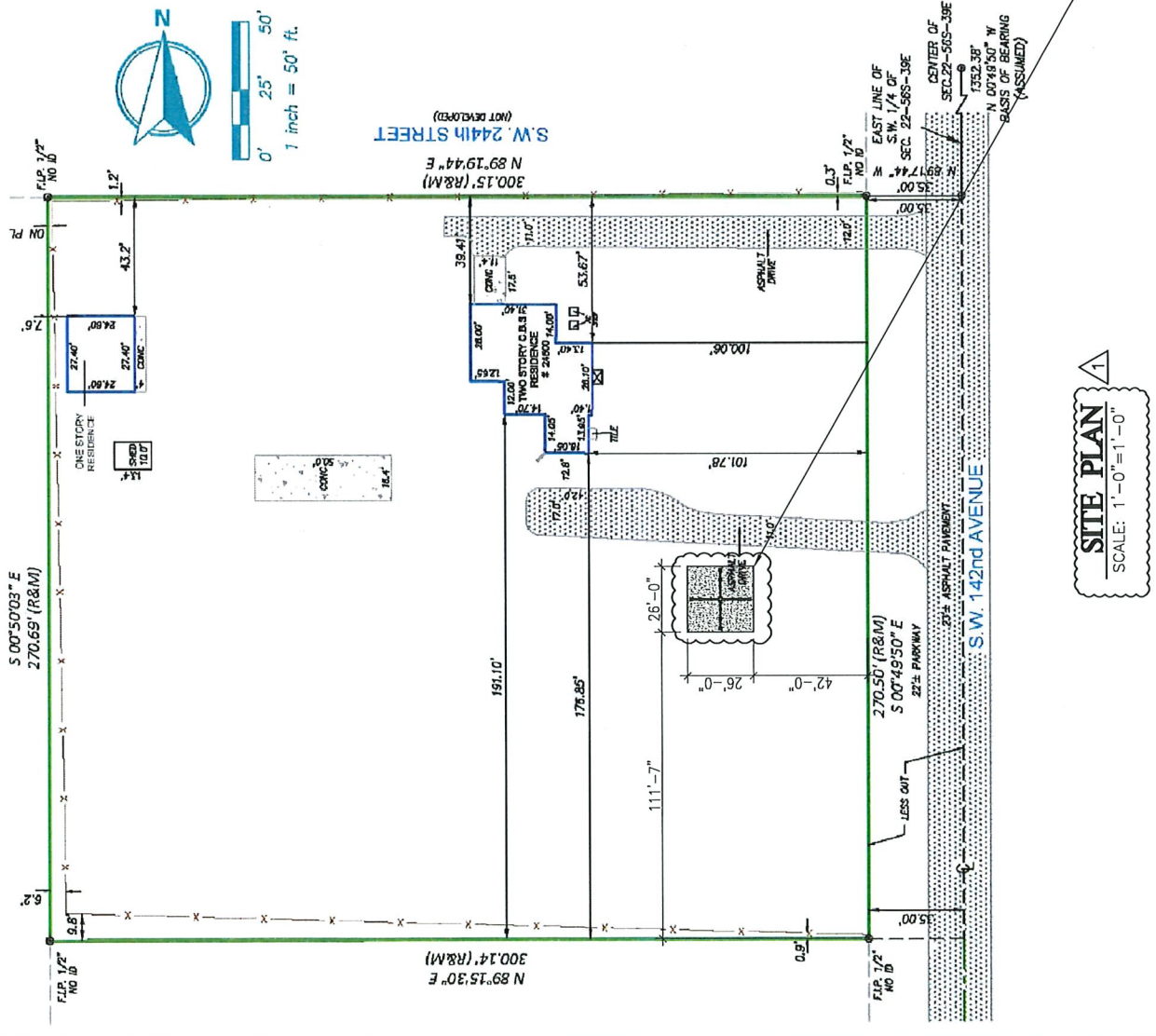
PROPOSED GREEN AREA:
 (81,217.74SF - 4585.56 SF - 3155.51 SF) = 73,476.67 SF
 (73,476.67/81,217.74 x 100) = 90.47 % GREEN AREA

PROPOSED STEEL MEMORAH HEIGHT: 40'-0"

ZONING LEGEND:

- PROPERTY LINE
- STRUCTURE
- CONC. BLOCK WALL
- CHAIN-LINK or WIRE FENCE
- WOOD FENCE
- IRON FENCE
- EASEMENT
- CENTER LINE
- WOOD DECK
- CONCRETE
- ASPHALT
- BRICK/TILE
- WATER
- APPROXIMATE EDGE OF WATER
- COVERED AREA

STEEL MEMORAH,
SEE SD-1.0



SITE PLAN
SCALE: 1'-0" = 1'-0"



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 DESIGN IS SCHEMATIC. CONTRACTOR SHALL BE
 SOLELY RESPONSIBLE TO VERIFY ALL DIMENSIONS
 AND CONDITIONS ON SITE.

**ZONING HEARING FOR
 MENORAH ACCESSORY
 STRUCTURE**
 PROPOSED STEEL
 STRUCTURE
 4000 SW 142 AVE, HOUSTON, FL 33022, United States

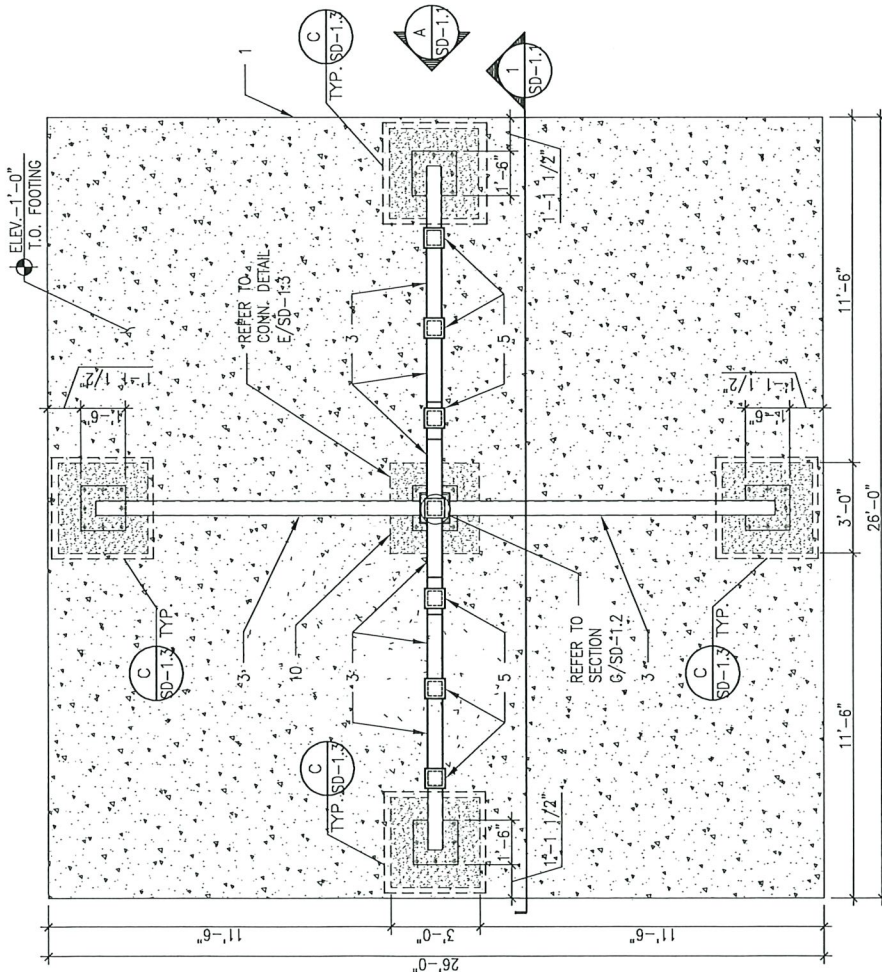
PROJECT #:	
SCALE:	1/4"=1'-0"
AS NOTED:	1/4"=1'-0"
DATE:	05/19/2024
DESIGNED BY:	
CHECKED BY:	
DATE:	
SCALE:	
AS NOTED:	
DATE:	
SCALE:	
AS NOTED:	
DATE:	



PLAN VIEW
 Date: 11-01-2024

SD-1.0

- LEGEND:**
1. CONCRETE FOOTING F28.0, SEE SCHEDULE ON SHEET SD-2.0
 2. HSS 12x12x1/2 (STEEL; Fy=46 KSI)
 3. HSS 6x6x1/4 (STEEL; Fy=46 KSI)
 4. HSS 3x3x1/8 (STEEL; Fy=46 KSI) WELDED ALL AROUND TO HSS 12x12x1/2 & HSS 6x6x1/4 W/ 1/8" THK. FILLET
 5. HSS 8x2x1/8" x 8 LENGTH (STEEL; Fy=46 KSI) WELDED ALL AROUND TO HSS 6x6x1/4 W/ 1/8" THK FILLET; & TO 1/8" THK INTERIOR END CAP (2 CAP PER TUBE) W/ 1/8" THK. FILLET
 6. 1/8" THK. INTERIOR END CAP (2 CAP PER TUBE)
 7. 12'-1/2" x 12'-1/2" x 1/4" THK. STEEL PLATE WELDED ALL AROUND TO HSS 12x12x1/2 & HSS 6x6x1/4 W/ 1/4" THK. FILLET
 8. (4) 8"x16"x1/8" THK STEEL PLATE (FOR COLUMN SPLICE), WELDED ALL AROUND TO HSS 12x12x1/2 W/ 1/8" THK. FILLET
 9. 18"x18"x1/8" THK. STEEL PLATE ATTACHED TO CONCRETE FOOTING W/ (6) 3/4" THDSS (TITEN HD, STAINLESS STEEL) W/ 6 1/2" MIN. EMBEDMENT, BY SIMPSON OR SIMILAR APPROVED, & WELDED ALL AROUND TO HSS 12x12x1/2 W/ 1/8" THK. FILLET. & WELDED ALL AROUND TO HSS 6x6x1/4 W/ 1/4" THK. FILLET
 10. 36"x36"x12" HIGH SQUARE CLOSURE POUR (FOR STEEL COLUMN PROTECTION) PLACE AFTER STRUCTURE DEAD LOAD IS APPLIED.
 11. 3/4" THDSS (TITEN HD, STAINLESS STEEL) W/ 6 1/2" MIN. EMBEDMENT; BY SIMPSON OR SIMILAR APPROVED



A MENORAH PLAN VIEW
 SCALE: 1/4"=1'-0"

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 info@sigappaluz.com
 CA-33174

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**PROPOSED STEEL
 ZONING HEARING FOR
 MENORAH ACCESSORY
 STRUCTURE**
 Address: FL 3000, United States
 Address: 24500 NW 142 AVE HOUSTON, TX

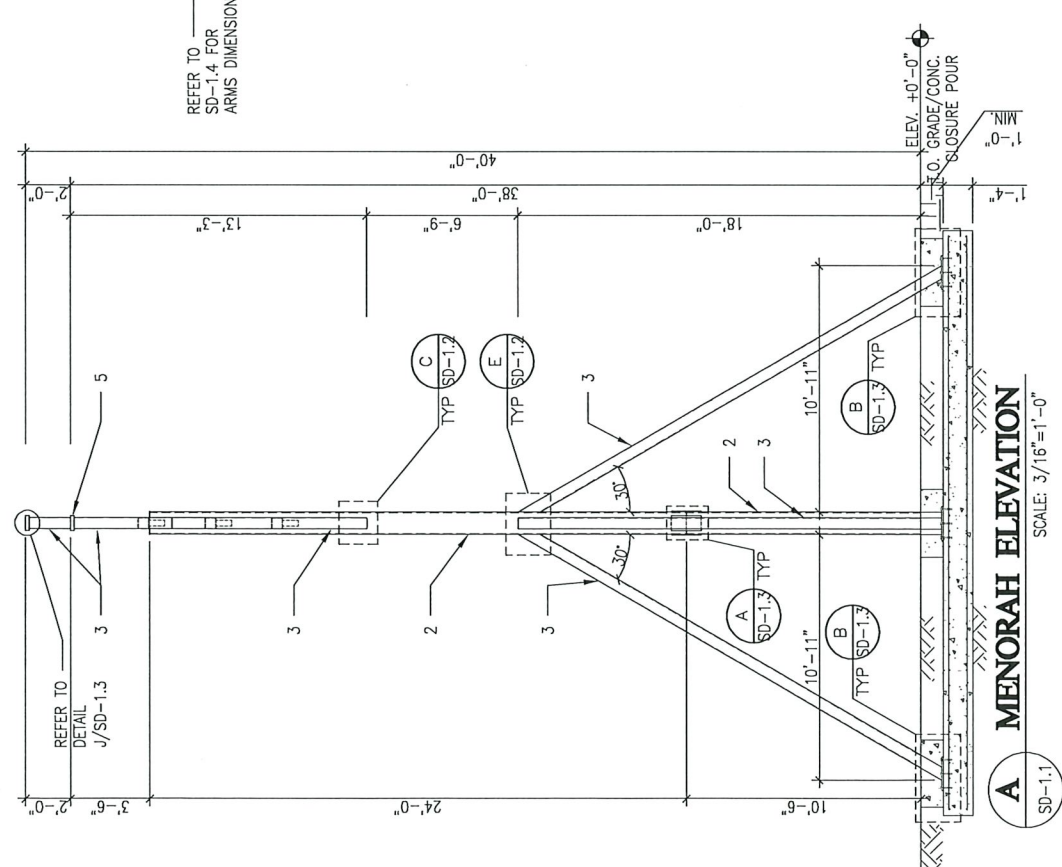
PROJECT #	
DRAWN BY	
CHECKED BY	
DATE	12/15/2024
SCALE	AS NOTED
SHEET SIZE	11x17
DATE	12/15/2024
DESIGNED BY	
DATE	
SCALE	
PROJECT #	



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ELEVATION & SECTION
 Date: 11/01/2024
SD-1.1

- LEGEND:**
- CONCRETE FOOTING F26.0, SEE SCHEDULE ON SHEET SD-2.0
 - HSS 12x12x½ (STEEL; Fy=46 KSI)
 - HSS 6x6x½ (STEEL; Fy=46 KSI)
 - HSS 8x2x½ x 8 LENGTH (STEEL; Fy=46 KSI) WELDED ALL AROUND TO HSS 6x6x½ W/ ⅜" THK FILLET; & TO ⅝" THK INTERIOR END CAP (2 CAP PER TUBE) W/ ⅝" THK FILLET



SCALE: 3/16"=1'-0"
 SCALE: 3/16"=1'-0"

A MENORAH ELEVATION
1 MENORAH SECTION

SCALE: 3/16"=1'-0"

SD-1.1

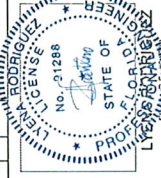


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 CA-8374

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**ZONING HEARING FOR
 PROPOSED STEEL
 STRUCTURE**
 MENORAH ACCESSORY
 Address: 2400 SW 142 Ave, Homestead, FL 33032, United States

PROJECT NO.	PROJECT #
DATE	SCALE
AS NOTED	SHEET SIZE
DATE	11x17"
DATE	DESIGNED
DATE	D.R.C.

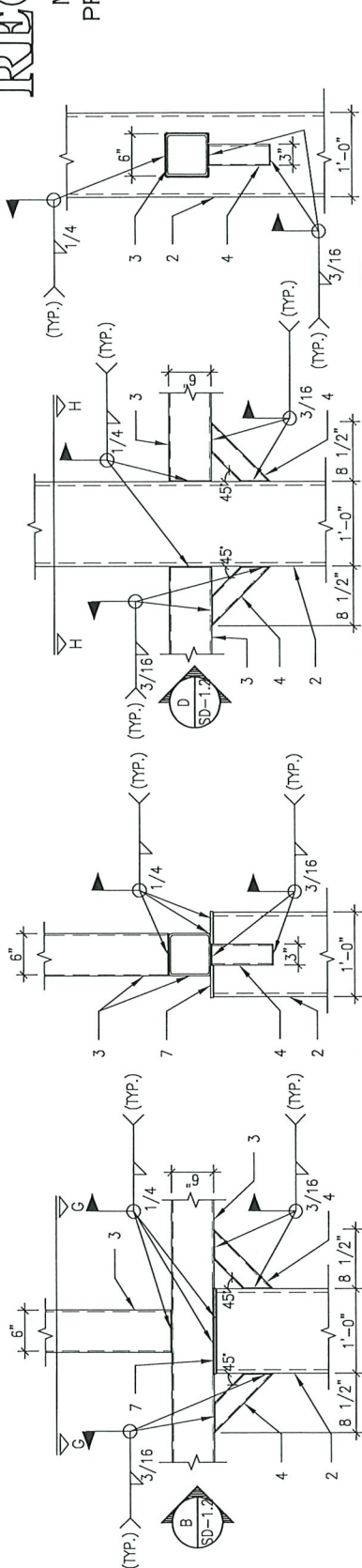


Steven Rodriguez
 LICENSED PROFESSIONAL ENGINEER
 STATE OF FLORIDA
 No. 91288

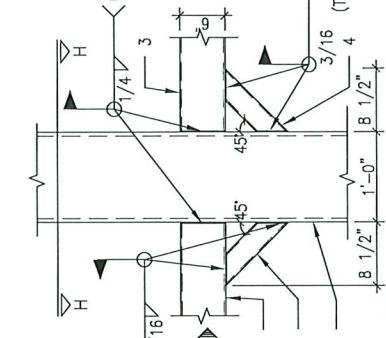
CONNECTION DETAILS

DATE: 11-01-2024

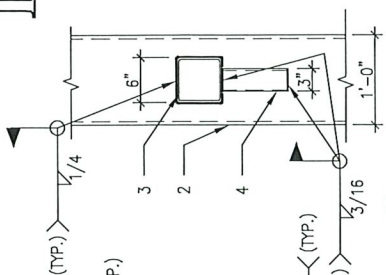
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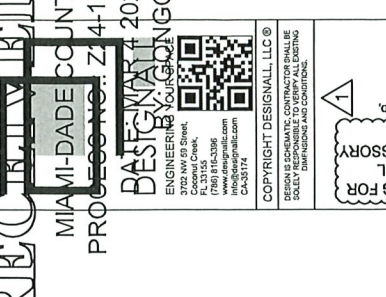
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 SCALE: 3/4"=1'-0"
 SD-1.2



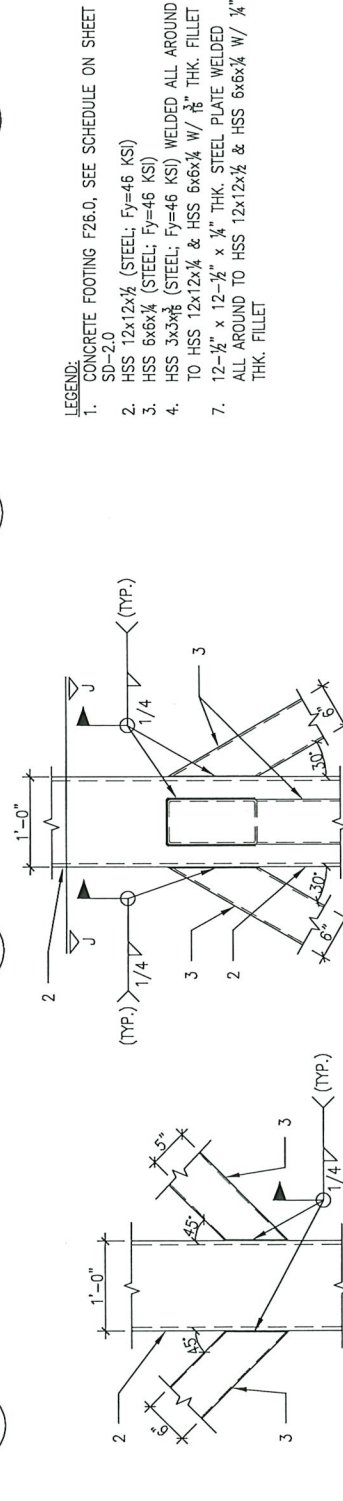
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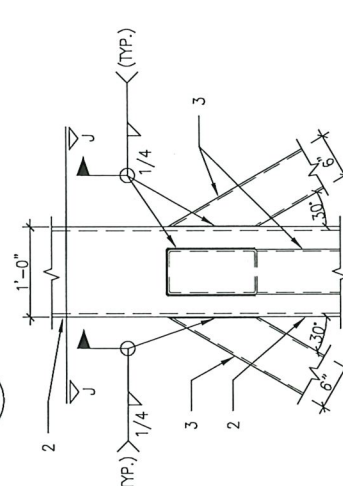
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 SD-1.2



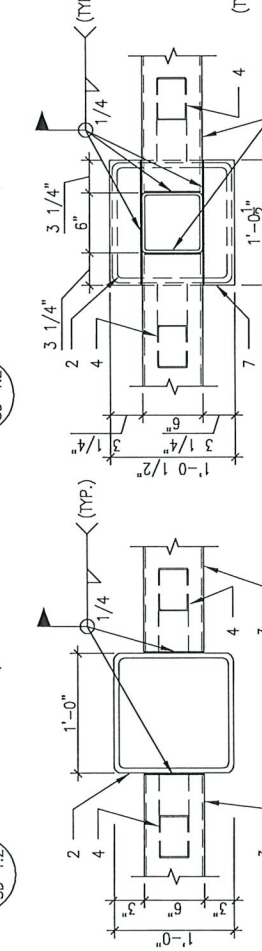
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 SCALE: 3/4"=1'-0"
 SD-1.2



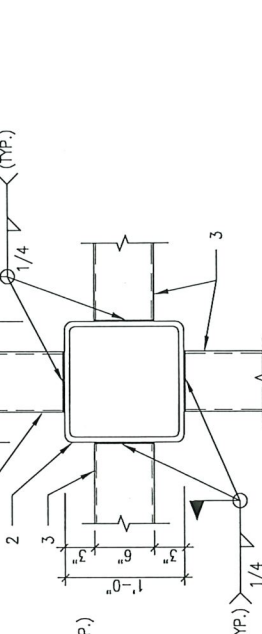
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 SD-1.2



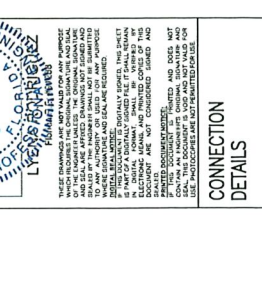
F CONN. DETAIL
 SCALE: 3/4"=1'-0"
 SD-1.2



G CONN. DETAIL
 SCALE: 1"=1'-0"
 SD-1.2



H CONN. DETAIL
 SCALE: 1"=1'-0"
 SD-1.2



I CONN. DETAIL
 SCALE: 1"=1'-0"
 SD-1.2

SECTION J-J
 SCALE: 1"=1'-0"
 SD-1.2

SECTION H-H
 SCALE: 1"=1'-0"
 SD-1.2

- LEGEND:**
- CONCRETE FOOTING F26.0, SEE SCHEDULE ON SHEET SD-2.0
 - HSS 12x12x1/4 (STEEL: Fy=46 KSI)
 - HSS 6x6x1/4 (STEEL: Fy=46 KSI)
 - HSS 3x3x1/8 (STEEL: Fy=46 KSI) WELDED ALL AROUND TO HSS 12x12x1/4 & HSS 6x6x1/4 w/ 1/8" THK. FILLET
 - 12-1/2" x 12-1/2" x 1/4" THK. STEEL PLATE WELDED ALL AROUND TO HSS 12x12x1/4 & HSS 6x6x1/4 w/ 1/4" THK. FILLET

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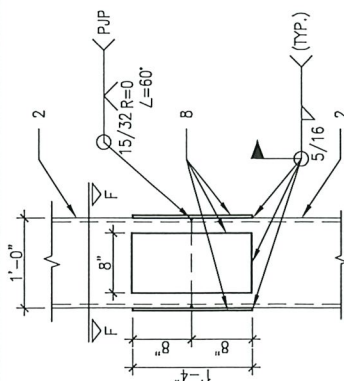
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**ZONING HEARING FOR
 PROPOSED STEEL
 MEMORAH ACCESSORY
 STRUCTURE**
 Project Name: _____
 Address: 2400 SW 43 AVE, HOUSTON, FL 33023, United States
 PROJECT # _____
 DRAWN BY: _____ SCALE: _____ SHEET SIZE: 11x17 1/2"
 REVIEWED BY: _____ AS NOTED: _____ ISSUED: _____
 DATE: _____ DATE: _____ DATE: _____
 I.E. # _____ D.O.C. _____

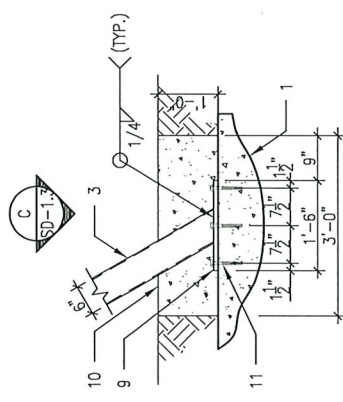


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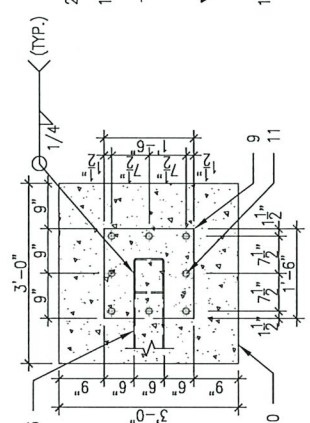
CONNECTION DETAILS
 DATE: 11-01-2024
SD-1.3



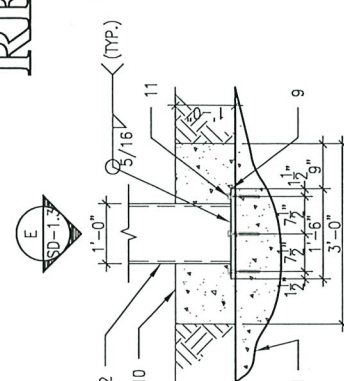
A SPLICE CONN. DETAIL
 SD-1.3 SCALE: 3/4"=1'-0"



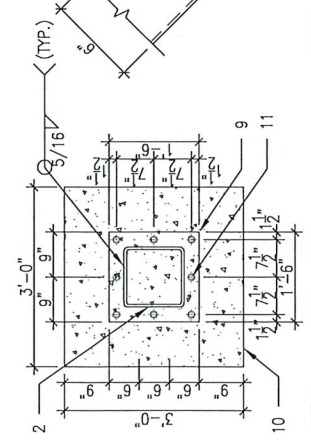
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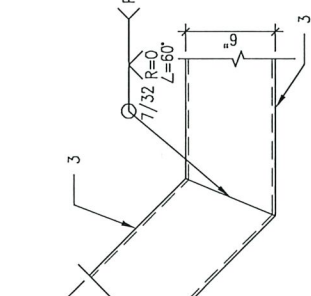
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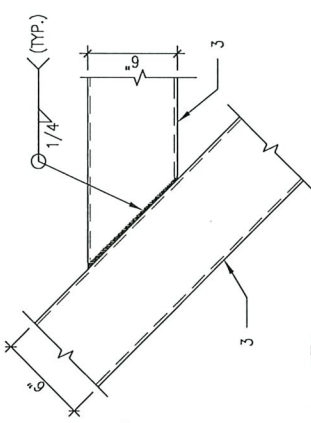
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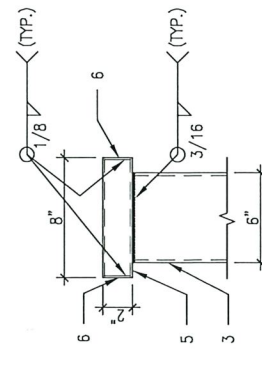
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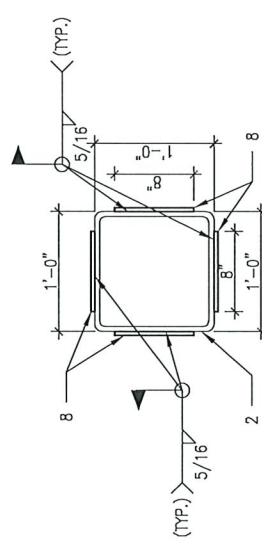
G CONN. DETAIL
 SD-1.3 SCALE: 1/2"=1'-0"



H CONN. DETAIL
 SD-1.3 SCALE: 1/2"=1'-0"



J CONN. DETAIL
 SD-1.3 SCALE: 1/2"=1'-0"



SECTION F-F
 SCALE: 1"=1'-0"

- LEGEND:**
1. CONCRETE FOOTING F26.0, SEE SCHEDULE ON SHEET SD-2.0
 2. HSS 12x12x1/2 (STEEL; Fy=46 KSI)
 3. HSS 6x6x1/4 (STEEL; Fy=46 KSI)
 4. HSS 3x3x1/8 (STEEL; Fy=46 KSI) WELDED ALL AROUND TO HSS 12x12x1/2 & HSS 6x6x1/4 W/ 1/8" THK. FILLET
 5. HSS 8x2x1/8 x 8 LENGTH (STEEL; Fy=46 KSI) WELDED ALL AROUND TO HSS 6x6x1/4 W/ 1/8" THK FILLET; & TO 3" THK INTERIOR END CAP (2 CAP PER TUBE) W/ 1/8" THK. FILLET
 6. 3" THK. INTERIOR END CAP (2 CAP PER TUBE)
 7. 12-1/2" x 12-1/2" x 1/2" THK. STEEL PLATE WELDED ALL AROUND TO HSS 12x12x1/2 & HSS 6x6x1/4 W/ 1/8" THK. FILLET
 8. (4) 8"x16"x3/8" THK STEEL PLATE (FOR COLUMN SPLICE), WELDED ALL AROUND TO HSS 12x12x1/2 W/ 1/8" THK. FILLET
 9. 18"x18"x1/2" THK. STEEL PLATE ATTACHED TO CONCRETE FOOTING W/ (8) 3/4" THSS (TITEN HD, STAINLESS STEEL) W/ 6 1/4" MIN. EMBEDMENT, BY SIMPSON OR SIMILAR APPROVED, & WELDED ALL AROUND TO HSS 12x12x1/2 W/ 1/8" THK. FILLET; & WELDED ALL AROUND TO HSS 6x6x1/4 W/ 1/4" THK. FILLET
 10. 36"x36"x12" HIGH SQUARE CLOSURE POUR (FOR STEEL COLUMN PROTECTION) PLACE AFTER STRUCTURE DEAD LOAD IS APPLIED.
 11. 3/4" THSS (TITEN HD, STAINLESS STEEL) W/ 6 1/4" MIN. EMBEDMENT, BY SIMPSON OR SIMILAR APPROVED

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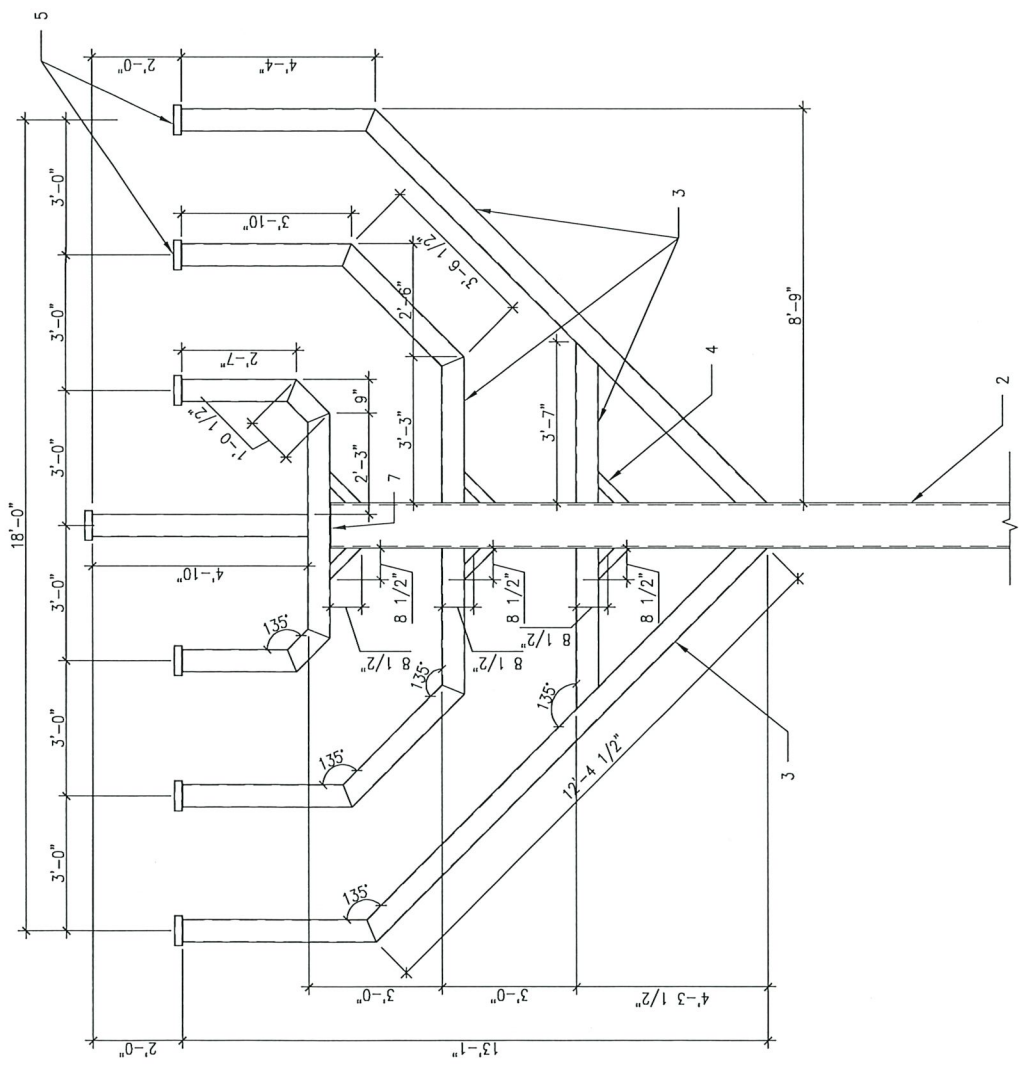
Project Name: **ZONING HEARING FOR PROPOSED STEEL STRUCTURE MEMORAH ACCESSORY**
 Address: 24500 SW 142 AVE, HOMESTEAD, FL 33002, United States

DATE	BY	SCALE	SHEET NO.	TOTAL SHEETS
12-19-2024	AS NOTED	AS NOTED	11/11	11
			ISSUED	
			D.R.C.	



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ARMS DETAIL
 Date: 11-01-2024
 SD-1.4



- LEGEND:**
1. CONCRETE FOOTING F26.0, SEE SCHEDULE ON SHEET SD-2.0
 2. HSS 12x12x $\frac{1}{2}$ (STEEL; Fy=46 KSI)
 3. HSS 6x6x $\frac{1}{4}$ (STEEL; Fy=46 KSI)
 4. HSS 3x3x $\frac{3}{8}$ (STEEL; Fy=46 KSI) WELDED ALL AROUND TO HSS 12x12x $\frac{1}{2}$ & HSS 6x6x $\frac{1}{4}$ W/ $\frac{3}{16}$ " THK. FILLET
 5. HSS 8x2x $\frac{3}{8}$ x 8 LENGTH (STEEL; Fy=46 KSI) WELDED ALL AROUND TO HSS 6x6x $\frac{1}{4}$ W/ $\frac{3}{16}$ " THK. FILLET; & TO $\frac{3}{8}$ " THK INTERIOR END CAP (2 CAP PER TUBE) W/ $\frac{3}{16}$ " THK. FILLET
 6. $\frac{3}{8}$ " THK. INTERIOR END CAP (2 CAP PER TUBE)
 7. 12'- $\frac{1}{2}$ " x 12'- $\frac{1}{2}$ " x $\frac{1}{4}$ " THK. STEEL PLATE WELDED ALL AROUND TO HSS 12x12x $\frac{1}{2}$ & HSS 6x6x $\frac{1}{4}$ W/ $\frac{3}{16}$ " THK. FILLET
 8. (4) 8"x16"x $\frac{3}{8}$ " THK STEEL PLATE (FOR COLUMN SPURCE), WELDED ALL AROUND TO HSS 12x12x $\frac{1}{2}$ W/ $\frac{3}{16}$ " THK. FILLET
 9. 18"x18"x $\frac{1}{8}$ " THK. STEEL PLATE ATTACHED TO CONCRETE FOOTING W/ (8) 3/4" THDS (TITEN HD, STAINLESS STEEL) W/ 6" MIN. EMBEDMENT, BY SIMPSON OR SIMILAR APPROVED, & WELDED ALL AROUND TO HSS 12x12x $\frac{1}{2}$ W/ $\frac{3}{16}$ " THK. FILLET; & WELDED ALL AROUND TO HSS 6x6x $\frac{1}{4}$ W/ $\frac{3}{16}$ " THK. FILLET.
 10. 36"x36"x12" HIGH SQUARE CLOSURE POUR (FOR STEEL COLUMN PROTECTION) PLACE AFTER STRUCTURE DEAD LOAD IS APPLIED.
 11. 3/4" THDS (TITEN HD, STAINLESS STEEL) W/ 6" MIN. EMBEDMENT, BY SIMPSON OR SIMILAR APPROVED

ARMS DIMENSIONS DETAIL
 SCALE: 3/8"=1'-0"

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FOOTING SCHEDULE

MARK	SIZE (L X W)	DEPTH	SHORT BAR	LONG BAR	REMARKS
F26.0	26'-0" x 26'-0"	16"	(36) #5 B & T	(36) #5 B & T	ISOLATED FOOTING

NOTE:

1. CONTRACTOR TO PROVIDE NUMBER OF CORNER BARS AS FOOTING LONGITUDINAL REIN. LAPPED MIN. 48" BAR DIAMETER. WHEN FOOTING HAS MORE BARS, THE TOTAL OF CORNER BARS SHALL BE THE SAME AS THE NUMBER OF BARS IN THE LARGER FOOTING.
2. PROVIDE 2 # 5 CONTINUOUS WALL FOOTING TOP BARS (TOP) AT EACH OPENING GREATER THAN 6'-0". EXTEND 2'-0" (MIN) BEYOND EACH OPENING.

REBAR TENSION (Ldt)/COMPRESSION (Ldc) DEVELOPMENT LENGTH & HOOKS (Ldh) IN CONCRETE

BAR SIZE	MIN BAR SPACING (IN)	TENSION EMBEDMENT				COMPRESSION EMBEDMENT				HOOKED BARS (TENSION ONLY)			
		3000 PSI	4000 PSI	≥ 5000 PSI	≥ 5000 PSI	3000 PSI	4000 PSI	5000 PSI	≥ 5000 PSI	3000 PSI	4000 PSI	5000 PSI	≥ 5000 PSI
3	1	22	17	15	13	8	8	8	8	8	8.5	7.5	7
4	1	29	22	19	17	11	11	11	11	11	11	10	9
5	1 1/4	36	28	31	24	14	14	14	14	14	14	12	11
6	1 1/2	43	33	37	29	16	16	16	16	16	17	14.5	13
7	1 3/4	63	48	54	42	19	19	19	19	19	19.5	17	15
8	2	71	55	62	48	22	22	22	22	22	22	19	17
9	2 1/4	81	62	70	54	25	25	25	25	25	25	21	19
10	2 1/2	91	70	79	60	28	28	28	28	28	28	24	22
11	2 3/4	101	78	87	67	34	34	34	34	34	31	27	24

GENERAL NOTES

1. LENGTHS SHOWN CONFORM TO NON-SEISMIC PROVISIONS OF ACI 318-19 FOR NORMAL WT CONCRETE AND UNCOATED BARS W/ FY=60 KSI (YIELD STRENGTH OF REBARS).
2. ALL LENGTHS ARE IN INCHES.
3. BAR SPACING IS MEASURED AS CLEAR DISTANCE BETWEEN BARS. FOR BARS WITH A CLEAR SPACING OF LESS THAN 2db, MULTIPLY TABULATED VALUES BY 1.5.
4. TOP BARS ARE BARS SO PLACED THAT 12 INCHES OR MORE OF FRESH CONCRETE IS CAST IN MEMBER BELOW REINFORCEMENT.
5. SEE CONCRETE NOTES FOR SPECIFIED CONCRETE STRENGTH.
6. CLEAR COVER FOR REINFORCING SHALL NOT BE LESS THAN 1 BAR DIAMETER OR AS SPECIFIED IN SECTION 20.6.1.3 OF ACI 318-19.
7. MULTIPLY THE ABOVE LENGTHS BY 1.33 FOR CONCRETE WITH LIGHTWEIGHT AGGREGATE.
8. MULTIPLY THE ABOVE LENGTHS BY 1.5 FOR EPOXY COATED REINFORCING.
9. COMPRESSION DEVELOPMENT LENGTH OF REBARS ENCLOSED WITHIN #3 SPIRAL REINFORCEMENT W/ NO MORE THAN #4" PITCH OR #4 TIES @4"OC MAY BE MULTIPLIED BY 0.75.

LAP SPLICE LENGTH (Lst & Lsc) IN CONCRETE

BAR SIZE	TENSION LAP SPLICE (Lst)		COMPRESSION LAP SPLICE (Lsc)	
	3000 PSI	4000 PSI	≥5000 PSI	≥ 3000 PSI
3	22	19	17	12
4	29	25	23	15
5	36	31	28	19
6	43	37	34	22.5
7	63	54	49	26.5
8	72	62	56	30
9	81	70	63	34
10	91	79	71	38.5
11	101	87	78	42.5

GENERAL NOTES

1. LENGTHS SHOWN CONFORM TO NON-SEISMIC PROVISIONS OF ACI 318-19 FOR NORMAL WT CONCRETE AND UNCOATED BARS W/ FY=60 KSI (YIELD STRENGTH OF REBARS).
2. ALL LENGTHS ARE IN INCHES.
3. SPLICES SHALL BE STAGGERED MINIMUM OF 24" O.C.
4. SEE CONCRETE NOTES FOR SPECIFIED CONCRETE STRENGTH.
5. CLEAR COVER FOR REINFORCING SHALL NOT BE LESS THAN 1 BAR DIAMETER OR AS SPECIFIED IN SECTION 20.6.1.3 OF ACI 318-19.
6. MULTIPLY THE ABOVE LENGTHS BY 1.33 FOR CONCRETE WITH LIGHTWEIGHT AGGREGATE.
7. MULTIPLY THE ABOVE LENGTHS BY 1.5 FOR EPOXY COATED REINFORCING.
8. MULTIPLY THE ABOVE LENGTHS BY 1.5 FOR BARS SPACED LESS THAN 2db CLEAR.
9. COMPRESSION DEVELOPMENT LENGTH OF REBARS ENCLOSED WITHIN #3 SPIRAL REINFORCEMENT W/ NO MORE THAN #4" PITCH OR #4 TIES @4" O.C. MAY BE MULTIPLIED BY 0.75.

RECORDED
 MIAMI-DADE COUNTY
 PROCEEDING: Z-14-165
 DESIGNATED 2025
 ENGINEERING YOUR FUTURE
 DESIGNATED 2025



COPYRIGHT DESIGNALL, LLC ©
 DESIGN IS SCHEMATIC. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND MATERIALS TO BE USED.

Project Name: ZONING HEARING FOR PROPOSED STEEL MEMORAH ACCESSORY STRUCTURE
 Address: 24000 SW 142 AVE, HOMESTEAD, FL 33032, United States
 Scale: AS NOTED
 Sheet Size: 11"x17"
 Date: 02/19/2024
 Drawn: B.D.C.
 Checked: B.D.C.



THIS SEAL AND THE SIGNATURE ARE VALID FOR THE PRACTICE OF PROFESSIONAL ENGINEERING IN THE STATE OF FLORIDA. THE SIGNATURE IS VALID FOR THE PRACTICE OF PROFESSIONAL ENGINEERING IN THE STATE OF FLORIDA. THE SIGNATURE IS VALID FOR THE PRACTICE OF PROFESSIONAL ENGINEERING IN THE STATE OF FLORIDA. THE SIGNATURE IS VALID FOR THE PRACTICE OF PROFESSIONAL ENGINEERING IN THE STATE OF FLORIDA.

SCHEDULES

DATE: 11-01-2024
 SD-2.0

The seal and the signature are valid for the practice of professional engineering in the state of Florida. The seal and the signature are valid for the practice of professional engineering in the state of Florida. The seal and the signature are valid for the practice of professional engineering in the state of Florida. The seal and the signature are valid for the practice of professional engineering in the state of Florida.

RECEIVED

DISCLOSURE OF INTEREST*

MIAMI-DADE COUNTY

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].

PROCESS NO: 2024-65
DATE: APR 18 2025
BY: GONGOL

CORPORATION NAME: Menorah Rental LLC

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<u>Adriel Reyes Gonzalez</u>	<u>100%</u>
<u>16361 SW 50 Ter</u>	
<u>Miami FL 33185</u>	

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: _____

<u>NAME AND ADDRESS</u>	<u>Percentage of Interest</u>

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: _____

<u>NAME AND ADDRESS</u>	<u>Percent of Ownership</u>

RECEIVED

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]

MIAMI DADE COUNTY
PROCESS NO. 231165
DATE APR 16 2025

NAME OF PURCHASER: _____ BY: GONGOL

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

Date of contract: _____

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

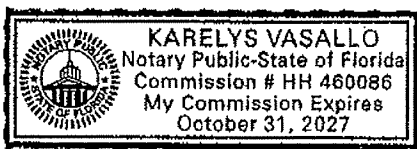
NOTICE: For changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

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

Signature: _____
(Applicant)

Sworn to and subscribed before me this 09 day of April, 2025. Affiant is personally known to me or has produced DL R 252-000-85-203-0 as identification.

(Notary Public)



My commission expires October 31, 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.

**Miami-Dade County Department of Regulatory and Economic Resources
Staff Report to Community Zoning Appeals Board 14**

PH: Z24-251

June 12, 2025

Item No. 2

Recommendation Summary	
Commission District	8
Applicant	Finger Farms, LLC
Summary of Requests	The applicant seeks approval to permit an existing decorative pond excavation. In addition, the applicant seeks to modify the conditions of previously approved resolution, in order to submit a new site plan reflecting an existing decorative pond excavation extension to an existing lake.
Location	23655 SW 202 Avenue and 23855 SW 202 Avenue, Miami-Dade County, Florida.
Property Size	±25.00 Acres
Existing Zoning	AU, Agricultural District
Existing Land Use	Single-family residence and Agricultural
2030-2040 CDMP Land Use Designation	Agriculture (see attached Zoning Recommendation Addendum)
Comprehensive Plan Consistency	Consistent with the LUP map, and the interpretative text and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311(A)(3) Special Exceptions, Unusual Uses and New Uses Section 33-311(A)(7) Generalized Modification Standards (see attached Zoning Recommendation Addendum)
Recommendation	Approval with conditions.

REQUESTS:

- (1) UNUSUAL USE to permit a pond excavation.
- (2) MODIFICATION of Conditions #2 and #6 of Resolution #CZAB14-21-18, passed and adopted by the Community Zoning Appeals Board #14, reading as follows:

From: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Unusual Use for Lake Excavation", dated stamped received 1/25/18, for a total of 2 sheets."

To: "2. That said property shall be developed substantially in accordance with the site plan entitled "Legalize Water Feature Excavation Violation", as prepared by Raymond John Fowler Architect, Inc., consisting of site plan Sheet SP-1 dated stamped received 4/9/2025 and lake slope plans entitled "South Lake Profile Views", as prepared by Suarez Surveying & Mapping, Inc., consisting of 1 sheet dated stamped received 11/18/2024, for a total of 2 sheets."

From: "6. That except for reflecting ponds and water features with a maximum depth of 6' as stated in Section 33-16(a)(5) of the Code, no additional lake excavation shall be permitted on the property."

To: “6. That except for reflecting ponds and water features with a maximum depth of 9’ as stated in Section 33-16(a)(5) of the Code, no additional lake excavation shall be permitted on the property.”

The purpose of the request #2 is to allow the applicant to modify a previously approved resolution, in order to submit a revised site plan, which includes an existing decorative pond and its depth.

The aforementioned plans are on file and may be examined in the Department of Regulatory and Economic Resources. Plans may be modified at public hearing.

PROJECT HISTORY & DESCRIPTION:

In 2018, pursuant to Resolution #CZAB14-21-18, the Community Zoning Appeals Board 14 granted a lake excavation for the northern property (Parcel #1) under the property address 23655 SW 202 Avenue.

The applicant is requesting an Unusual Use to permit the continuation of the existing decorative pond onto the adjacent property located at 23855 SW 202 Avenue (Parcel #2) (request #1) and a modification of Conditions #2 and #6 of Resolution No. CZAB14-21-18 to allow the submission of revised plans reflecting changes to the previously approved site plan (request #2). The proposed modification is intended to accurately depict the existing decorative pond excavation, which serves as an extension of the originally approved lake and spans Parcels #1 and #2. The ±25-acre subject property is currently developed with a two-story single-family residence, a detached guest house, a detached garage, and various agricultural structures, including a barn, pumphouse, and horse paddock. The decorative pond is located toward the rear of the primary residence.

<u>NEIGHBORHOOD CHARACTERISTICS</u>		
	Zoning and Existing Use	Land Use Designation
Subject Property	AU; single-family residence and row crops	Agriculture
North	AU; single-family residence and row crops	Agriculture
South	AU; row crops	Agriculture
East	AU; row crops	Agriculture
West	AU; row crops	Agriculture

NEIGHBORHOOD COMPATIBILITY:

The ±25.00-net acre subject parcels are currently used as a single-family residence and have agricultural uses. The parcels are located at 23655 SW 202 Avenue and 23855 SW 202 Avenue. The surrounding area is characterized by single-family residences and farmlands with associated agricultural-related services buildings. Additionally, the subject property is located outside the of the Urban Development Boundary (UDB).

SUMMARY OF THE IMPACTS:

Staff opines that approval of this application will not create any new visual impacts on the area as the existing decorative pond excavation extension will continue to be buffered by existing landscaping.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The subject parcels are located outside the Urban Development Boundary (UDB) and designated as **Agriculture** on the Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map. The approval of the requests sought in the application will not change the single-family residential and agricultural uses found in the subject property. Additionally, the CDMP interpretative text for the Agriculture land use category, states that *the principal uses in this area should be agriculture, uses ancillary to and directly supportive of agriculture and farm residences*. The applicant indicated in the submitted Letter of Intent that the existing decorative pond excavation extension was to provide a water feature for the existing single-family residence and agriculture uses. In addition, the applicant seeks to modify the conditions of a previously approved resolution in order to submit revised plans that show an existing decorative pond excavation extension to the existing lake on parcels. As such, staff opines that the existing decorative pond excavation extension together with its location is ancillary to and directly supportive of the existing residential and Agriculture uses. Since the applicant is not requesting additional dwelling units or changing the single-family detached use on the property, approval with conditions of the application would be **consistent** with the uses allowed under the Agricultural Density Residential land use category text and the density threshold of the CDMP Agricultural Density Residential Communities LUP Map designation.

Further, **Policy LU-4A** of the CDMP Land Use Element requires the County, among other things, consider height, bulk, scale of architectural elements, landscaping and buffering as applicable when evaluating compatibility among proximate land uses. For the reasons explained in the zoning analysis below, staff opines that approval of the application would be compatible with same, based on the criteria for compatibility outlined in **Policy LU-4A**.

Based on the aforementioned, staff opines that approval of the application would be **compatible** with the surrounding agricultural and residential uses and **consistent** with the CDMP and LUP map designation.

ZONING ANALYSIS:

When the request to permit an existing pond excavation extension is analyzed under Section 33-311(A)(3) (Special Exceptions, Unusual Uses and New Uses), staff opines that when considering the necessity for and reasonableness of such applied for exception and use in relation to the present and future development of the area concerned and the compatibility of the applied for exception and use with the area and its development, approval of the request would be **compatible** with the abutting residential, row crops and other agricultural uses. Staff notes that the existing decorative pond extension, which was excavated in 2024, will not cause an undue or excessive burden on public facilities, including water, sewer as indicated in the memoranda from the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER), and from the Division of Environmental Resources Management (DERM) of the RER. Additionally, the existing decorative pond excavation extension will not tend to create a fire or other equally or greater dangerous hazards as indicated by the MDFRD in its memorandum. **Therefore, staff recommends approval of request #1 with conditions under Section 33-311(A)(3) Standards for Special Exceptions, Unusual Uses and New Uses.**

When request #2 to modify Condition #2 and #6 of Resolution #CZAB14-21-18, in order to submit a new site plan showing an existing decorative pond excavation extension to the existing lake (request #2) is analyzed under the Generalized Modification Standards, Section 33-311(A)(7),

staff opines that approval with conditions would be compatible with the surrounding area. Staff notes that in July 2018, northern property (parcel #1) was part of a public hearing that had approved a lake excavation located behind of the existing single-family residence. The applicant now intends to legalize a decorative pond excavation extension that was added to the existing lake which would require modification to the previously approved plans to indicate said changes to the existing property. Staff support the request and opines that the approval with conditions of the applicant's request to modify the previously approved plans will not generate excessive noise or traffic, create other hazards to the surrounding area or be incompatible with same, when considering the necessity for and reasonableness of the modifications in relation to the present and future development of the area concerned. Staff opines that the decorative pond excavation extension is compatible with the surrounding residences and with the aesthetic character of the immediate vicinity, and as such, would not be out of character or detrimental to the neighborhood and will not have significant visual impact on the adjacent properties, and would be compatible with same.

Additionally, staff opines that the existing decorative pond excavation extension is located internal to the ±25-acre site and is located behind the existing single-family residence and is visually buffered from the surrounding properties by existing trees and landscaping (row crops) located between the lake and all property lines. Further, staff notes that the surrounding properties are also being utilized for row crops and agricultural uses, which staff opines would not be significantly impacted by the existing decorative pond excavation extension. **Therefore, staff recommends approval with conditions of request #2 under Section 33-311(A)(7), Generalized modification standards.**

ACCESS, CIRCULATION AND PARKING: N/A

NEIGHBORHOOD SERVICES PROVIDER COMMENTS: See attached.

OTHER: N/A

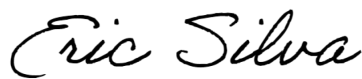
RECOMMENDATION: Approval with conditions.

CONDITIONS FOR APPROVAL:

1. That a site plan be submitted to and meet with the approval of the Director upon the submittal of an application for a building permit; said plan to include among other things but not be limited thereto, location of structure or structures, types, sizes and location of signs, light standards, off-street parking areas, 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 "Legalize Water Feature Excavation Violation", as prepared by Raymond John Fowler Architect, Inc., consisting of site plan Sheet SP-1 dated stamped received 4/9/2025 and lake slope plans entitled "South Lake Profile Views", as prepared by Suarez Surveying & Mapping, Inc., consisting of 1 sheet dated stamped received 11/18/2024, for a total of 2 sheets. Except as may be specified by any zoning resolution applicable to the subject property, any future additions on the property which conform to Zoning Code requirements will not require further public hearing action.

3. That all other conditions of Resolution #CZAB14-21-18 remain in full force and effect except as herein modified.
4. That the existing single-family residence on parcel #2 be demolished in order not to exceed the maximum density allowed.
5. That the applicant obtains a building permit for the existing pond excavation, if applicable, from the Department of Regulatory and Economic.
6. That a Unity of Title agreement, suitable for recording, be submitted to and meet with the approval of the Director; said agreement to be to the effect that the property will be developed and maintained under one ownership.
7. That if the plan is modified at the public hearing, the applicant is required to submit revised plans showing the changes and to apply for a Lake Excavation Permit for the additional excavation on the site.
8. That except for reflecting ponds and water features with a maximum depth of 6' as stated in Section 33-16(a)(5) of the Code, no additional pond excavation shall be permitted on the property.
9. That no additional excavated material shall be removed from the premises and all excavated material from the proposed ponds shall be used to improve the property described in the application.
10. That upon completion of the pond excavation, fish stocks shall be established in the pond in such a manner as to maximize the pond's potential, and to naturally attract waterfowl and other wildlife to the Property.
11. That any official inspector of Miami-Dade County, or its agents duly authorized, may have the privilege at any time during normal working hours of entering and inspecting the use of the premises to determine whether or not the conditions herein agreed to are being complied with.
12. That the required amount of landscaping shall remain and be maintained on the property at all times.
13. That the applicant complies with all the applicable conditions, requirements, recommendations, requests, and other provisions of the Division of Environmental Resources Management of the Department of Regulatory and Economic Resources as contained in the attached memorandum.

ES:JB:SS:EA:VM



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

ZONING RECOMMENDATION ADDENDUM

Finger Farms, LLC
PH: Z24-251

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

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

<p>Agriculture (Pg. I-70)</p>	<p><i>The area designated as "Agriculture" contains the best agricultural land remaining in Miami-Dade County. As stated in the Miami-Dade County Strategic Plan, approved in 2003 by the Board of County Commissioners, protection of viable agriculture is a priority. The principal uses in this area should be agriculture, uses ancillary to and directly supportive of agriculture and farm residences. Uses ancillary to and directly supportive of agriculture are defined as those uses related to preserving, processing, packaging or selling of agricultural products from Florida, and farm supplies, as well as sale and service of farm machinery and implements, subject to the requirements of Chapter 24 of the County Code. Uses ancillary to, and necessary to support the rural residential community of the agricultural area may also be approved, including houses of worship. However, schools shall not be approved in Agriculture areas but should be located inside the UDB in accordance with Policy EDU-2.A.</i></p> <p><i>In order to protect the agricultural industry, uses incompatible with agriculture, and uses and facilities that support or encourage urban development are not allowed in this area. Residential development that occurs in this area is allowed at a density of no more than one unit per five acres. Creation of new parcels smaller than five acres for residential use may be approved in the Agriculture area only if the immediate area surrounding the subject parcel on three or more contiguous sides is predominantly and lawfully parcelized in a similar manner, and if a division of the subject parcel would not precipitate additional land division in the area. No business or industrial use should be approved in the area designated Agriculture unless the use is directly supportive of local agricultural production, and is located on an existing arterial roadway, and has adequate water supply and sewage disposal in accordance with Chapter 24 of the County Code, and the development order specifies the approved use(s); however, agricultural processing facilities for produce grown in Florida are not restricted to locating on an existing arterial roadway. Other uses, including utility uses compatible with agriculture and with the rural residential character may be approved in the Agriculture area only if deemed to be a public necessity, or if deemed to be in the public interest and the applicant demonstrates that no suitable site for the use exists outside the Agriculture area.</i></p> <p><i>Also included in the Agriculture area are enclaves of estate density residential use approved and grandfathered by zoning, ownership patterns and platting activities which predate this Plan. The grandfather provisions of the Miami-Dade Zoning Code shall continue to apply in this area except that lots smaller than 15,000 square feet in area are not grandfathered hereby. Moreover, all existing lawful uses and zoning deemed to be consistent with this Plan unless such use or zoning: (a) is found through a subsequent planning study, as provided in Policy LU-4E, to be inconsistent with the foregoing grandfather provisions or with the CDMP as provided in the section of this chapter titled "Concepts and Limitations of the Land Use Plan Map". This paragraph does not, however, authorize the approval or expansion of any use inconsistent with this plan. To the contrary, it is the intent of this Plan to contain and prevent the expansion of inconsistent development in the Agriculture area.</i></p>
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<p>Policy LU-4A (Page I-9)</p>	<p><i>When evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering, and safety, as applicable.</i></p>
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PERTINENT ZONING REQUIREMENTS/STANDARDS

<p>Sec. 33-16. - Excavations; public hearing required; exceptions.</p>	<p><i>(a)Public hearing required for certain excavations; exception. No excavations below the level of any street, highway or right-of-way shall be made except upon approval after public hearing; provided, no public hearing is required for excavations for the following purposes:</i></p> <p><i>(1)The foundation of a building or any structure to be constructed immediately after such excavations. All excavations shall be refilled after construction of such foundation in a manner which will prevent accumulation of stagnant water or other hazard.</i></p> <p><i>(2)Swimming pools.</i></p> <p><i>(3)Water hazard in a bona fide golf course.</i></p> <p><i>(4)Canals which are part of Miami-Dade County or South Florida Water Management District canal system.</i></p> <p><i>(5)Reflecting ponds and water features with a maximum depth of six (6) feet of water so long as said amenities are completely lined with impervious material, a horizontal five-foot safety shelf is provided around the perimeter of the reflecting pond or water feature at an elevation where not more than eighteen (18) inches of water is provided on the shelf area and so long as backsloping or a perimeter berm is provided to prevent overland storm water runoff from entering the water body.</i></p> <p><i>(6)Lake excavations west of the salt barrier line shall also be allowed without a public hearing in all districts within the developable boundaries of the adopted metropolitan development pattern map of the Comprehensive Development Master Plan as may be amended from time to time. Public hearings will be required in all areas east of the salt barrier line. Applicants may choose to go to public hearing for lake excavation approval even if same is not required; provided, however, that if an unusual use is requested, applicants shall proceed in accordance with Section 33-13. In order to receive a waiver from the public hearing requirement, applicants must submit complete excavation plans to the Department. The Department shall review lake excavation plans for compliance with the requirements noted below. All plans shall be reviewed and approved or denied by the Department within fifteen (15) days from the date of submission. Applicants shall have the right to extend the fifteen-day period upon timely request made in writing to the Department. Staff shall have the right to extend the fifteen-day period by written notice to the applicant that additional information is needed to process the plan. Denials shall be in writing and shall specifically set forth the grounds for denial. If the plan is disapproved by the Department on the grounds of requirement (6)b, (6)j, (6)l, or (6)r below, the applicant may appeal to the Community Zoning Appeals Board in accordance with procedure established for appeals of administrative decision in Section 33-311(c). Disapprovals on all other grounds listed below may be appealed to the Community Zoning Appeals Board as unusual use requests in accordance with procedure established in Section 33-13.</i></p> <p><i>In order to waive the public hearing requirement for a lake excavation, the excavation must be designed and excavated in accordance with the following conditions and requirements:</i></p> <p><i>a. Final plans shall be substantially in compliance with those submitted and approved for the administrative site plan review for the proposed lake excavation. The grading, leveling, sloping of the banks and perimeter restoration shall be on a progressive basis as the project develops and the excavation progresses. In accordance with this requirement, the applicant will submit final as-built surveys prepared and sealed by a Florida-licensed surveyor and/or professional engineer upon completion of the excavation, or upon request of either the Director or the Director of Environmental Resources Management when it appears that the excavation is proceeding contrary to approved plans. The property shall be staked and posted to meet with the approval of the Director and the Director of Environmental Resources Management; said stakes shall be maintained in proper position so that the limits of excavation, slopes and grade levels may be easily determined and posts shall warn the public concerning possible hazards. Upon completion of the project, the property shall be restored and left in an acceptable condition meeting the approval of the Director of Environmental Resources Management and the Director.</i></p>
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	<ul style="list-style-type: none">b. <i>If in the opinion of the Director the excavation is hazardous to the surrounding area, the hazardous area will be fenced in, or otherwise protected, by the applicant as directed by the Director.</i>c. <i>During the entire operation explosives shall not be used.</i>d. <i>The applicant shall be permitted to operate between the hours of 7:00 a.m. and 5:00 p.m. on weekdays; Saturday and Sunday operation and/or other hours of operation than 7:00 a.m. to 5:00 p.m., may be permitted by the Director only if the same does not become objectionable, in his opinion, to the surrounding area.</i>e. <i>The time for the completion of the project including excavation, grading, etc., shall be determined by the Director and the work shall be carried on continuously and expeditiously so that the excavation will be completed within the allocated time.</i>f. <i>If the operation is discontinued, abandoned, falls behind schedule, or time expires, the existing excavation shall immediately be sloped to conform to the approved slope.</i>g. <i>In order to insure compliance with all terms and conditions imposed, a cash or surety bond or substantially equivalent instrument meeting with the approval of the Director shall be posted with the Department, payable to Miami-Dade County, in an amount as may be determined and established by the Director. Said instrument shall be in such form that the same may be recorded in the public records of Miami-Dade County and said instrument shall be executed by the property owner and any and all parties who may have an interest in the land, such as mortgagees, etc. The bond amount will be based on the volume of cut required to create the approved slope configuration.</i>h. <i>The title of the property in question shall not be transferred without the approval of the Director unless the excavation of the subject property has been completed and/or unless the bond has been released.</i>i. <i>The excavation use permit shall be renewable annually by the Department. Permits will be canceled only when the work is found to be in violation of any of the conditions or requirements of this section and/or when it is detrimental and/or incompatible with the surrounding neighborhood.</i>j. <i>Prior to administrative site plan review, a report on soil borings taken on-site shall be submitted for review to the Department of Environmental Resources Management to determine if excavation to the requested depth may result in the displacement of layers of soft material (e.g., sand) and cause sinking of nearby properties. In addition, if hard rock is not encountered during excavation, the Department of Environmental Resources Management may require the vertical cut to be modified in such a manner that a stable side slope will be sustained.</i>k. <i>The depth of the lake excavation shall not be less than ten (10) feet below mean low water elevation (W.C.2.4). The maximum depth of the excavation shall be limited to that depth computed to contain water of two hundred fifty (250) ppm chlorides as projected to the year 2000. Penetration of the aquiclude, as determined by the Director of the Department of Environmental Resources Management, is prohibited.</i>l. <i>An earth berm, or alternative structure as approved by the Director of the Department of Environmental Resources Management, shall be constructed around the perimeter of all lakes to prevent overland storm water runoff from entering the lake. The berm shall be constructed adjacent to the lake top of slope on the landward side. Said berm shall extend one (1) foot above the D.C.F.C. elevation. The landward slope of the berm shall have a gradient not steeper than one (1) foot vertical to four (4) feet horizontal. The lakeward slope shall not be steeper than the required lake slope. Berming and backsloping treatments shall be constructed in a manner acceptable to the Director of the Department of Environmental Resources Management.</i>m. <i>The maximum permissible slope shall be in one (1) of the following manners:</i><ul style="list-style-type: none">1. <i>Lakes adjacent to arterial roadways (slope option available in every case): Beginning at top of slope (D.C.F.C. elevation), a slope dropping one (1) foot vertical to seven (7) feet horizontal extending lakeward to a point where five (5) feet of water depth is provided below the mean low water elevation (W.C.2.4.); thence begin deep cut with a slope as material permits (Note: A twenty-foot minimum offset, measured from lake top of slope to the zoned right-of-way per Section 33-133, shall be provided when the lake is adjacent to an arterial roadway. The offset and berm (see Section 33-16(a)(6)(l)) may be deleted where curb and gutter roadway is provided. Where the water area lies outside of a horizontal roadway curve, the necessary shoulder safety requirements shall be provided in accordance with the requirements of the public works manual). Drainage</i>
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	<p><i>structures, other than approved outfall pipes, are not permitted within the lake slope area.</i></p> <ol style="list-style-type: none">2. <i>Lake(s) adjacent to roadways other than arterial roadways:</i><ol style="list-style-type: none">(a) <i>Option 1., above, or</i>(b) <i>Beginning at top of slope (D.C.F.C. elevation), a slope dropping one (1) foot vertical to four (4) feet horizontal shall be provided extending lakeward to a point where three (3) feet of water depth is provided below the mean low water elevation (W.C.2.4.), followed by an eight-foot horizontal shelf; thence begin a deep cut with a slope as material permits. (Note: Berm (see Section 33-16(a)(6)(l)) may be deleted where a curb and gutter roadway is provided. Where the water area lies outside of a horizontal roadway curve, the necessary shoulder safety requirements shall be provided in accordance with the requirements of the public works manual).</i>3. <i>Lake(s) with common or public access to the lake shore and not adjacent to roadways:</i><ol style="list-style-type: none">(a) <i>Options 1., and 2., above, or</i>(b) <i>Beginning at top of slope (D.C.F.C. elevation), a slope dropping one (1) foot vertical to three (3) feet horizontal with slope protection as required by the Director of the Department of Environmental Resources Management shall be provided extending lakeward to a point where three (3) feet of water depth is provided below the mean low water elevation (W.C.2.4.) followed by a five-foot horizontal shelf; thence, begin a deep cut with a slope as material permits.</i>4. <i>Lake(s) without common or public access to the lake shore and not adjacent to roadways:</i><ol style="list-style-type: none">(a) <i>Options 1, 2, and 3, above, or</i>(b) <i>Beginning at top of slope (D.C.F.C. elevation), a slope dropping one (1) foot vertical to one (1) foot horizontal with slope protection as required by the Director of the Department of Environmental Resources Management shall be provided extending lakeward to a point where three (3) feet of water depth is provided below the mean low water elevation (W.C.2.4.) followed by a five-foot horizontal shelf; thence, begin a deep cut with a slope as material permits.</i> <p>n. <i>No positive drainage of storm water from roads or any other source will be allowed to enter the excavation except as the result of issuance of a class II permit by the Department of Environmental Resources Management. Retention of pollutants is one (1) criterion for issuance of a class II permit.</i></p> <p>o. <i>There shall be no direct connection between a lake excavation and a drainage canal. A system to permit overflows from lakes to canals for flood control purposes is allowable.</i></p> <p>p. <i>No portion of the proposed lake excavation area shall fall within the thirty-day cone of influence of any public water supply wellfield as defined in Section 24-12.1. Between the thirty- and two-hundred-ten-day cones of influence of any public water supply wellfield, lake excavations will be permitted to a maximum water depth of forty (40) feet below mean low water elevation (W.C.2.4.).</i></p> <p>q. <i>That the dedication of rights-of-way shall be made in accordance with Section 33-133 of the Code of Miami-Dade County unless the Director of Public Works deems such are not necessary or requires a lesser amount. Improvements shall be made to such rights-of-way in order to comply with and in accordance with the requirements of the manual of public works construction, as may be deemed lacking, desirable and necessary by the Public Works Director.</i></p> <p><i>A public hearing shall not be waived for any excavation requiring a class I or class IV standard form permit pursuant to Section 24-58.1(1)(a), (c) and (d) and for short form class I or class IV permits for which a public hearing has been requested pursuant to Section 24-58.2(l)(B).</i></p> <p>r. <i>In all zoning districts that have open space requirements, development plans submitted for review and approval which contain a lake(s) shall have at least thirty (30) percent of the dry land open space requirements satisfied on land immediately adjacent to the lake(s) perimeter. In districts with no open space requirements, roads,</i></p>
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	<p><i>parks or other open areas servicing the development shall be placed adjacent to the lake(s) in a manner that provides aesthetic benefits to the development. (b)Definitions. For the purposes of this section, D.C.F.C. shall be defined as Miami-Dade County flood control elevation. W.C.2.4 shall be defined as "water control" page 2.4 in the public works manual of Miami-Dade County, which includes a detailed drawing of the mean low water elevation points throughout Miami-Dade County.(c)Notwithstanding any other provision of this section to the contrary, where an excavation is made outside of the Urban Development Boundary in a zoning district authorizing residential uses, the use of fill or aggregate material shall comply with Section 33-13(e)(vi).</i></p>
<p>Section 33-311(A)(3) Special Exception, Unusual and New Uses</p>	<p><i>Special exceptions (for all applications other than public charter schools), unusual and new uses. Hear application for and grant or deny special exceptions, except applications for public charter schools; that is, those exceptions permitted by the regulations only upon approval after public hearing, new uses and unusual uses which by the regulations are only permitted upon approval after public hearing; provided the applied for exception or use, including exception for site or plot plan approval, in the opinion of the Community Zoning Appeals Board, would not have an unfavorable effect on the economy of Miami-Dade County, Florida, would not generate or result in excessive noise or traffic, cause undue or excessive burden on public facilities, including water, sewer, solid waste disposal, recreation, transportation, streets, roads, highways or other such facilities which have been constructed or which are planned and budgeted for construction, are accessible by private or public roads, streets or highways, tend to create a fire or other equally or greater dangerous hazards, or provoke excessive overcrowding or concentration of people or population, when considering the necessity for and reasonableness of such applied for exception or use in relation to the present and future development of the area concerned and the compatibility of the applied for exception or use with such area and its development.</i></p>
<p>Section 33-311(A)(7) Generalized Modification Standards</p>	<p><i>The Board shall hear applications to modify or eliminate any condition or part thereof which has been imposed by any final decision adopted by resolution; and to modify or eliminate any provisions of restrictive covenants, or parts thereof, accepted at public hearing, except as otherwise provided in Section 33-314(C)(3); provided, that the appropriate Board finds after public hearing that the modification or elimination, in the opinion of the Community Zoning Appeals Board, would not generate excessive noise or traffic, tend to create a fire or other equally or greater dangerous hazard, or provoke excessive overcrowding of people, or would not tend to provoke a nuisance, or would not be incompatible with the area concerned, when considering the necessity and reasonableness of the modification or elimination in relation to the present and future development of the area concerned, or (b) (i) that the resolution that contains the condition approved a school use that was permitted only as a special exception, (ii) that subsequent law permits that use as of right without the requirement of approval after public hearing, and (iii) that the requested modification or elimination would not result in development exceeding the standards provided for schools authorized as a matter of right without the requirement of approval after public hearing.</i></p>

Building and Neighborhood Compliance

ENFORCEMENT HISTORY

FINGER FARMS, LLC

23665/23855 SW 202 AVE
MIAMI-DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

Pending

Z2024000251

DATE

HEARING NUMBER

FOLIO: 30-6822-000-0041/30-6822-000-0060

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:

December 26, 2024

NEIGHBORHOOD REGULATIONS:

Folio No.: 30-6822-000-0041

Case No. 202401000756 was opened on 03/21/2024. Warning Notice W425318 was issued on 03/28/2024 for FAILURE TO OBTAIN A ZONING IMPROVEMENT PERMIT AS STATED IN 33-8.1, TO WIT: FAILURE TO OBTAIN A ZONING IMPROVEMENT PERMIT AS STATED IN 33-8.1, TO WIT: FENCES FOR TENNIS COURTS WHICH MAY BE ERECTED UP TO FOURTEEN (14) FEET IN HEIGHT IF SUCH FENCE CONFORMS TO ACCESSORY USE SETBACKS AS PER 33-11. (F), AND CHICKEE HUTS CONSTRUCTED BY MICCOSUKEE OR SEMINOLE INDIANS ON THE SOUTH SIDE OF THE PROPERTY. A compliance inspection conducted on 11/13/2024 revealed that the violation was corrected. Case is close.

Folio No.: 30-6822-000-0060

There are no open/closed cases in CMS.

BUILDING SUPPORT REGULATIONS:

Folio No.: 30-6822-000-0041

Building Support Case 20240228832-B was opened on 03/20/2004 due to Failure to maintain a bldg. or structure or devices in safe condition. missing pool safety barrier. Notice of Violation was recorded by the Clerk of Courts on 3/23/2024 under book: 34147 Page: 817 Total Pages: 1 Civil Violation Notice

issued on 3/26/2024. Violation was corrected on 5/28/2024. Electronic NOV release recording completed by clerk of courts on 07/04/2024. No pending fees. Case closed on 06/28/2024.

Building Support Case 20240228461-B was opened on 03/07/2024 due Failure to obtain required building permit(s) prior to commencing work on: electrical lights installed on Permitted CBS fence posts. Multiple lights and light posts surrounding tennis court. Wooden deck and chickee hut N of manmade reservoir. 2 story chickee hut W of tennis court. Notice of Violation was recorded by the clerk of courts on 03/21/2024 under book 34147 Page: 823 Total Pages : 1. No pending fees. Case is still open.

Folio No.: 30-6822-000-0060

There are no open/closed cases in BSS.

VIOLATOR:

FINGER FARMS, LLC

OUTSTANDING LIENS AND FINES:

There are no outstanding liens or fines.

Memorandum

MIAMI-DADE
COUNTY

Date: January 10, 2025

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

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

Subject: Z2024000251-2nd Review
Finger Farms, LLC
23655 and 23855 SW 202nd Avenue
Unusual use to allow lake excavation (existing on southern portion),
modify existing Resolution CZAB14-21-18 to allow revised plans
and NUVs from requirements of section 33-16(6).
(AU) (25 acres)
22-56-38



The Department of Regulatory and Economic Resources – Division of Environmental Resources Management (DERM) has reviewed the above-referenced zoning application for compliance with the requirements of Chapter 24 of the Miami-Dade County Code (the Code) for potable water service and wastewater disposal. Based on the information provided, this zoning application is approved pursuant to section 24-43.1 of the Code related to potable water supply and wastewater disposal.

Potable Water Supply and Wastewater Disposal

Based on feasible distance requirements in the Code and the site plan submitted with this application, the property is not currently within feasible distance to connect to public water and public sanitary sewers. The existing single-family residence and structures on the property are served by an onsite domestic well for drinking water and an onsite sewage treatment and disposal system (OSTDS) as a means for the disposal of domestic liquid waste.

DERM will evaluate the feasibility of connecting to the public water supply system and public sanitary sewer system prior to DERM approval of any future development order (zoning site plan, plat, building permit) that proposes development on the subject property.

Conditions of Approval: None

Water Control Review

The proposed development is located outside the Urban Development Boundary where flood protection is required, but not fully defined. In addition, the site plans submitted in support of this application, signed and sealed by Raymond J. Fowler, P.E., on October 30, 2024, depict existing drainage wells on sheet SP-1. DERM review and approval is required of proposed drainage wells. The existing drainage wells shown on the site plan have not been reviewed or approved by DERM and will require a drainage well application review and approval from the DERM Water Control Section prior to the approval of any building permits or lake excavation permit.

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

Conditions of Approval:

- **Prior to DERM approval of a building permit or lake excavation permit, DERM approval of the drainage wells are required.**
- **Prior to DERM approval of future development orders, the applicant shall demonstrate that a 100-year, 3-day storm event is fully retained on-site.**

Potable Water and Wastewater Disposal (305)372-6764

Based on feasible distance requirements of the Code and the site plan submitted with this application, the property is not currently within feasible distance to connect to public water and public sanitary sewers.

Based on the letter of intent, the applicant seeks unusual use to allow lake excavation (existing on southern portion), modification of a resolution to allow revised plans and nonuse variance from requirements of section 33-16(6) of the Code within the property with folio 30-6822-000-0041, to allow an extension of the existing lake excavation into the property to the south with folio 30-6822-000-0060. The site plans submitted with this application depict all buildings as existing and no structures are proposed currently on the sites.

DERM will evaluate the feasibility of connecting to the public water and public sanitary sewer system prior to DERM approval of any future development orders (zoning site plan, tentative plat applications, building permits) that proposes development on the subject property. This review pertains to the above-mentioned request only. This review shall not be interpreted as DERM approval of potable water wells and/or onsite sewage treatment and disposal systems at the site.

This analysis is based on sanitary sewer infrastructure as it exists at the time of this application. Please be advised that sanitary sewer system infrastructure is constantly changing, and future applications related to this property will be reanalyzed based on the infrastructure that exists at the time of such future applications.

Conditions of Approval: None

Pollution Remediation Review

All construction plans (inclusive of drainage and lake excavations) and dewatering plans shall require the review and approval from the Environmental Monitoring and Restoration Division (EMRD) of DERM as it relates to environmental contamination issues. Be advised that supplemental environmental investigation and management of excavated material shall require prior DERM review and approval. Be advised that the EMRD review of this application does not constitute an approval of any site plans, drainage plans, or development plans that may be included as part of this application.

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

Any contaminated portion of the site that is proposed to be sold, transferred or dedicated (including, but not limited to, for public right-of-way) to any public entity shall be identified on the tentative and final plat plans for this development. If any contaminated portion of the site is proposed to be sold, transferred or dedicated to the County, please note that all soil, groundwater or surface water contaminants, solid waste, and methane must be disclosed to the applicable County department at the earliest stage possible. The applicable County departments would include all departments that would receive or manage the proposed property, and for example, would include Department of Parks and Recreation and Open Spaces (PROS) for a park and Department of Transportation and Public Works (DTPW) for road right-of-way. Please note that the presence of any such contamination, solid waste, or methane or a delay by the applicant in disclosing such contamination or impacts to the applicable County departments could result in the county declining to accept the proposed dedication. This may in turn result in the need for the developer to reconfigure or change previously approved site plans, or make other changes to the proposed development, which may require approval after public hearing.

If an applicant elects to address soil contamination, groundwater contamination, solid waste, and methane via a No Further Action with Conditions, each individual property owner will be required to execute a restrictive covenant.

Please note that nothing stated herein may be interpreted to limit or restrict an engineer's or other professional's responsibility to prepare plans accurately and completely for proposed rights-of-way as well as any other projects or plans.

Please contact Thomas Kux, P.G. of the DERM Environmental Monitoring and Restoration Division at Thomas.kux@miamidade.gov or (305)372-6700 should you have any questions.

Conditions of Approval: None

Tree Preservation

An aerial review of the subject properties indicates the presence of tree resources; however, the site plan entitled "Legalize Water Feature Excavation Violation #20240228461" prepared by Raymond J. Fowler, R.A., and dated as received by Miami-Dade County on November 18, 2024, was submitted with the subject application and indicates that tree resources onsite will not be removed.

Please note that 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.

In accordance with section 24-49.9 of the Code, all plants prohibited by Miami-Dade County shall be removed from all portions of the property prior to development, or redevelopment and developed parcels shall be maintained to prevent the growth or accumulation of prohibited species. Please contact Jackelyn Alberdi at Jackelyn.Alberdi@miamidade.gov regarding any additional information or concerns with this review.

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

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


cc: Eric Silva, Department of Regulatory and Economic Resources

Memorandum



Date: December 11, 2024

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

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

Subject: Zoning-Application Comments - Finger Farms, LLC
Application Z2024000251 - (Pre-App. Z2024P00204)

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: Finger Farms, LLC

Location: The proposed project is located at 23655 & 23855 SW 202nd Avenue with Folio Nos. 30-6822-000-0041 and 30-6822-000-0060, **Outside the Urban Development Boundary (UDB)**, in unincorporated Miami-Dade County.

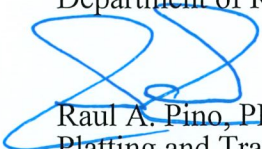
Proposed Development: The applicant is seeking an unusual use approval for lake excavation; non-use variances related to lake sloping requirements and provision of an earthen berm; modification to CZAB Resolution No. CZAB14-21-18. Unusual use, non-use variances, and modification to previous zoning resolution related to lake excavation for a water feature.

Water/Sewer: Per CDMP policy, extension of water and sewer infrastructure or connection to water and sewer infrastructure outside the UDB is not allowed unless found consistent with the goals and policies of the County's Comprehensive Development Master Plan (CDMP).

Should you have any questions, please contact Maria A. Valdes, Chief, Planning & Water Certification Section at (786) 552-8198 or mavald@miamidade.gov, Alfredo B. Sanchez at (786) 552-8237 or sanalf@miamidade.gov, or Suyapa Carbajal at (786) 552-8124 or suyapa.carbajal@miamidade.gov.

Date: December 30, 2024

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

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

Subject: Z2024000251
Name: Finger Farms, LLC
Location: North of SW 226 Street and East of SW 130 Avenue
Section 14 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 complies with Chapter 28 of the Miami-Dade County Code.

This application does not generate any additional trips.

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: November 27, 2024

To: Eric Silva, Assistant Director
Regulatory and Economic Resources

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

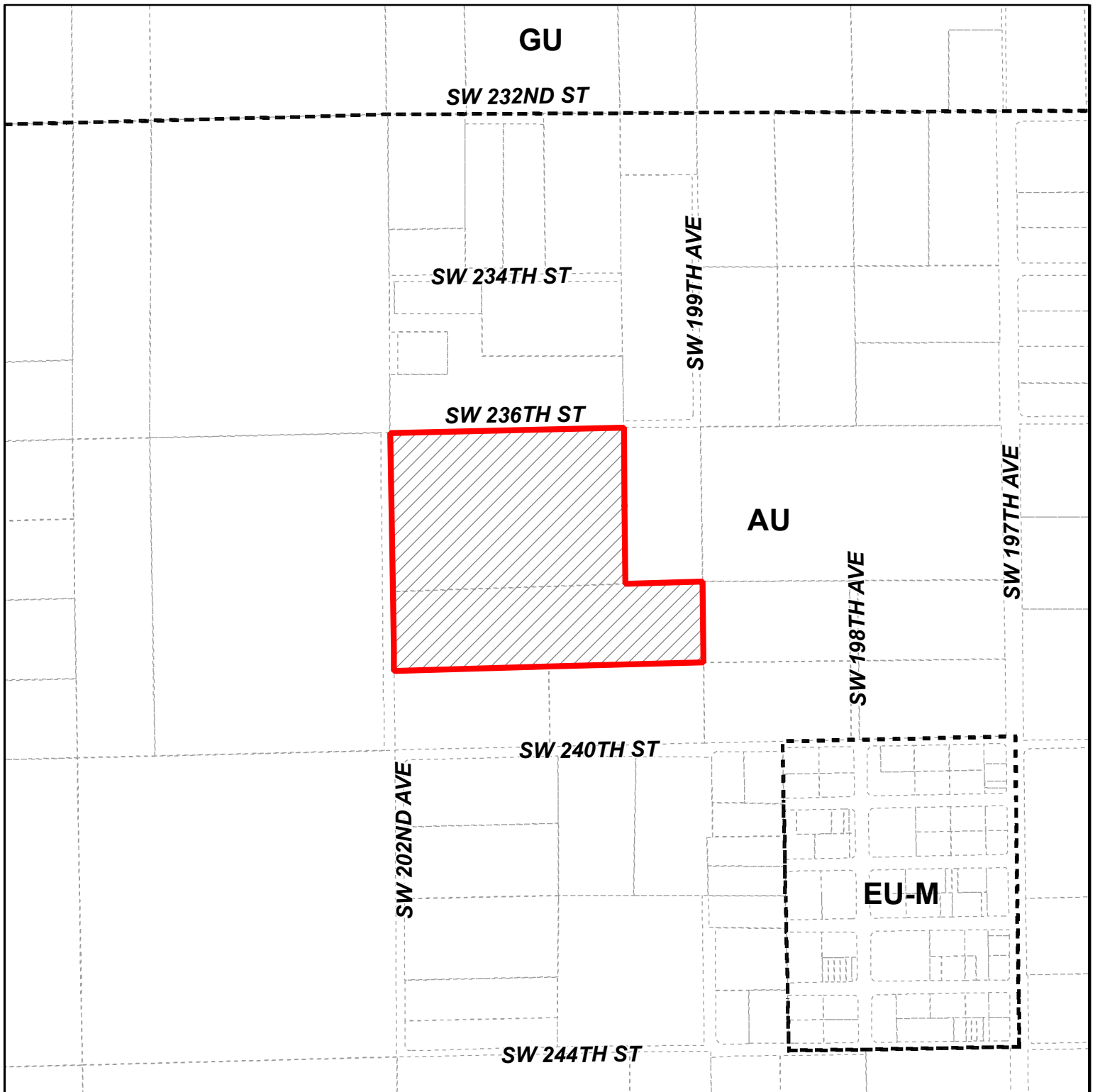
Subject: Z2024000251

The Miami-Dade Fire Rescue Department has **no objection** to request for unusual use and non-use variances approval uploaded to “EnerGov” on 11/27/2024.

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

Florida State Statute 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.





MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2024000251



Section: 22 Township: 56 Range: 38
 Applicant: Finger Farms, LLC
 Zoning Board: C14
 Commission District: 8
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

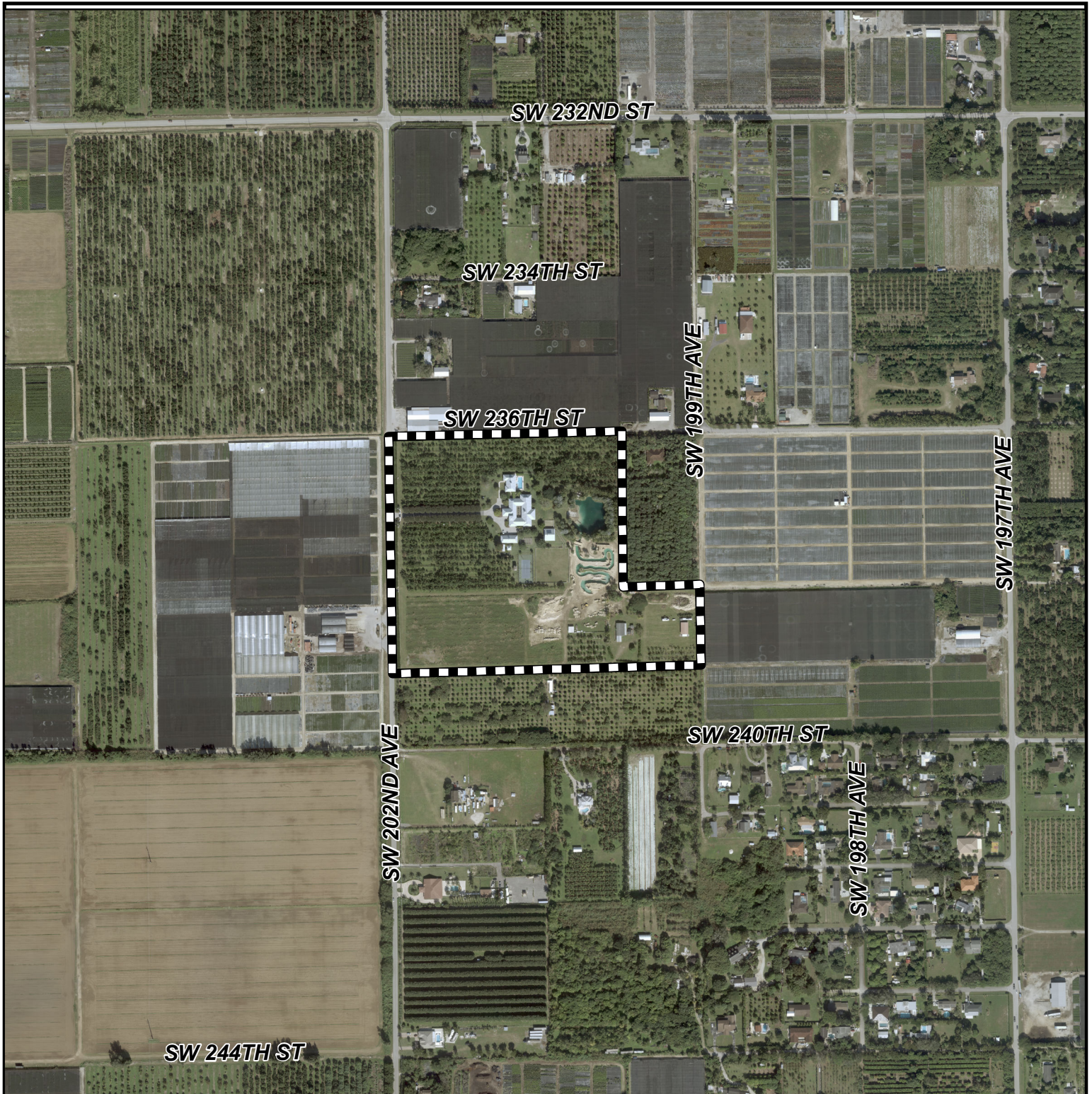
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-  Subject Property Case
-  Zoning




SKETCH CREATED ON: Monday, November 25, 2024

REVISION	DATE	BY



MIAMI-DADE COUNTY
AERIAL YEAR 2024

Process Number
Z2024000251

Legend
 Subject Property

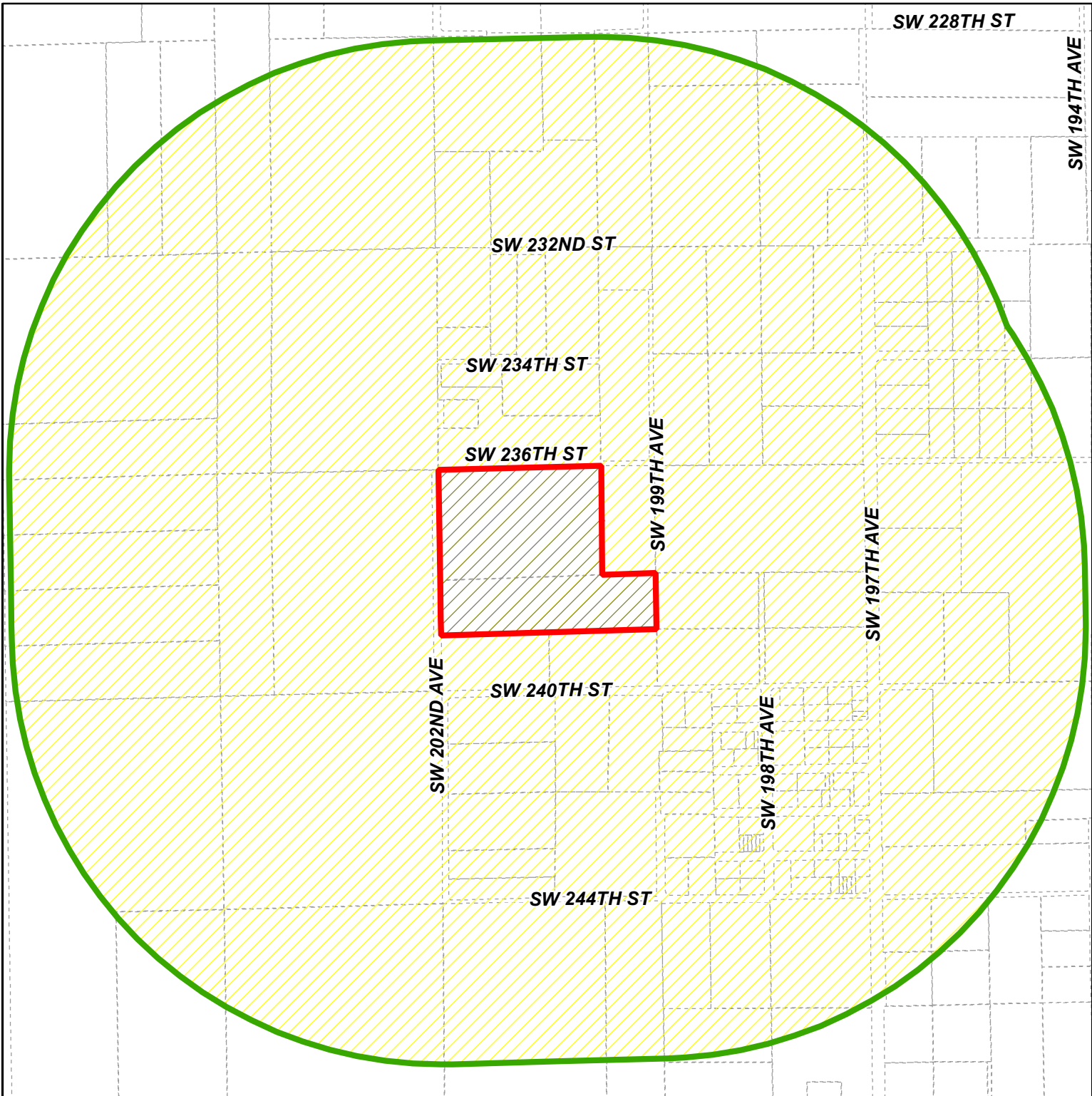


Section: 22 Township: 56 Range: 38
Applicant: Finger Farms, LLC
Zoning Board: C14
Commission District: 8
Drafter ID: EDUARDO CESPEDES
Scale: NTS



SKETCH CREATED ON: Monday, November 25, 2024

REVISION	DATE	BY






MIAMI-DADE COUNTY
RADIUS MAP

Section: 22 Township: 56 Range: 38
 Applicant: Finger Farms, LLC
 Zoning Board: C14
 Commission District: 8
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Process Number
Z2024000251
 RADIUS: 2640

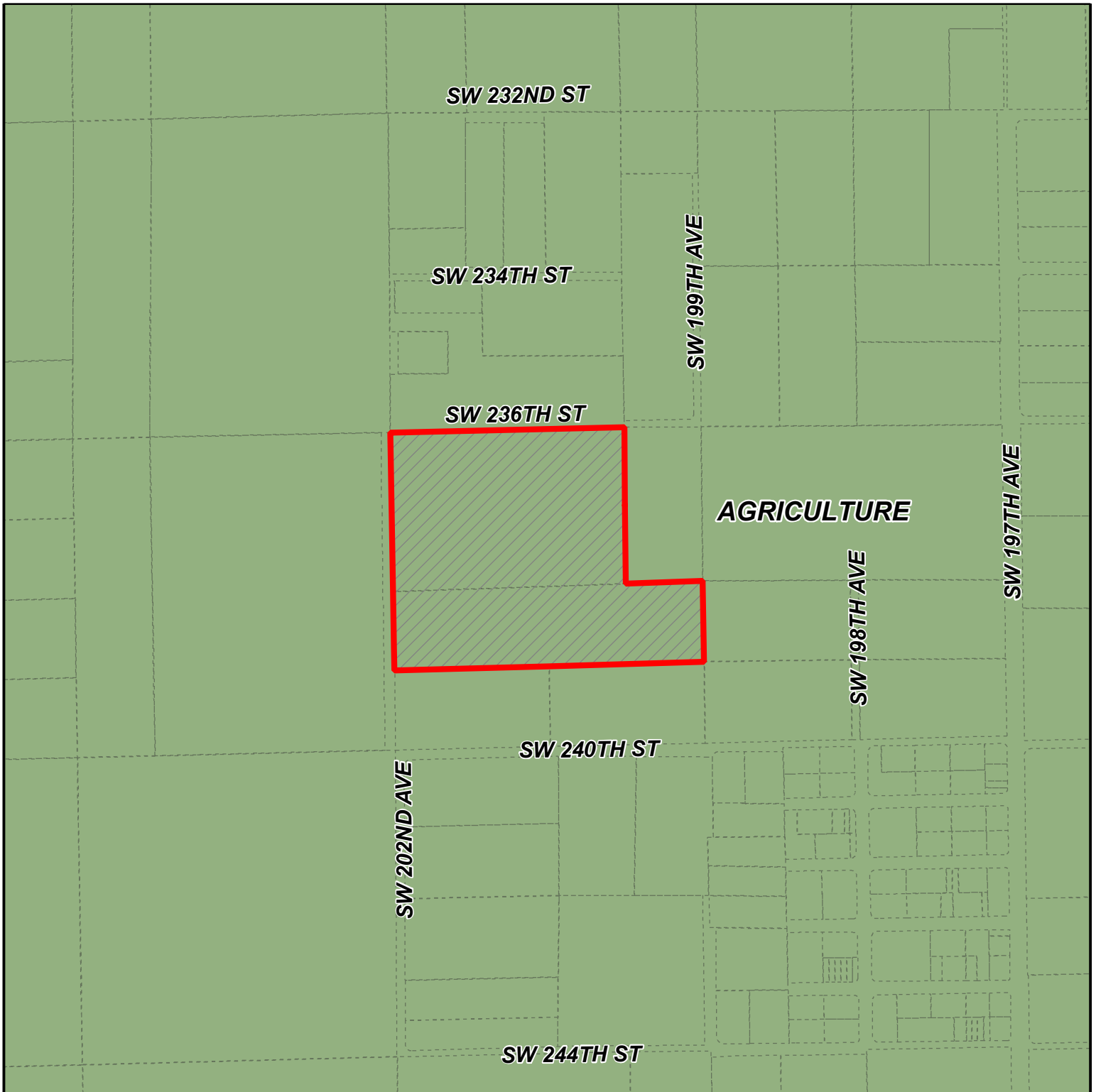
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-  Subject Property
-  Buffer
-  Property Boundaries



SKETCH CREATED ON: Monday, November 25, 2024

REVISION	DATE	BY




MIAMI-DADE COUNTY
CDMP MAP

Process Number
Z2024000251

Section: 22 Township: 56 Range: 38
 Applicant: Finger Farms, LLC
 Zoning Board: C14
 Commission District: 8
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Legend

 Subject Property Case



SKETCH CREATED ON: Monday, November 25, 2024

REVISION	DATE	BY

RECEIVED

MIAMI-DADE COUNTY

PROCESS NO.: Z24-251

DATE: APR 9 2025

BY: CABR

CONSULTANT

RAYMOND JOHN FOWLER
ARCHITECT, INC.
815 NORTH HOMESTEAD BOULEVARD,
HOMESTEAD, FLORIDA 33030
Telephone: 305.951.2458
Fax: 305.951.2457
r.fowler@rjfai.com

FINGER FARMS LLC
23855 SW 202 AVE
MIAMI, FL

PROJECT DESCRIPTION:
LEGALIZE
WATER FEATURE
EXCAVATION
VIOLATION
#20240228461

DATE	DESCRIPTION
08.30.2024	REVIEW DRAFT
10.30.2024	REVISION PER CITY COMMENTS
04.02.2025	FINAL

SHEET TITLE
EXISTING SITE PLAN

SP-1

FLOOD LEGEND: FLOOD ZONE AH 1
EXISTING SITE DATA FOR FINGER FARMS
FOID # 23855 SW 202 AVE IN MIAMI DADE COUNTY, FLORIDA
ADDRESS: 23855 SW 202 AVE IN MIAMI DADE COUNTY, FLORIDA
LEGAL DESCRIPTION:
THE NW 1/4 OF THE SW 1/4 OF THE NE 1/4 OF THE NE 1/4 OF THE NE 1/4 OF SECTION 22-56-38 OF RANGE 30, TOWNSHIP 24 SOUTH, RANGE 80 WEST, MIAMI DADE COUNTY, FLORIDA
HIGHEST CROWN OF ROAD: 9.16 NGVD. SEE CERTIFIED SURVEY DATED 08/14/24 AS PREPARED BY: SALES BERTONE AND HARTING INC BY: SAH SHAH, REGISTERED SURVEYOR AND MAPPER, L.C. # 221, STATE OF FLORIDA.
BASE FLOOD ELEVATION REQUIRED: BASED UPON FLOOD ZONE AH 1 = 12' + 10.00'
NOVD
EXISTING FLOOR ELEVATIONS:
FIRST FLOOR ELEVATION HAZARD RESISTANCE: +11.07' NGVD
GUEST COTTAGE ELEVATION: +8.01' NGVD
ONE STORY BARN ELEVATION: +8.01' NGVD
GUEST HOUSE ELEVATION: +8.01' NGVD
ADJACENT GRADE ELEVATION NEXT TO BUILDING: EXISTING: +7.99' NGVD

ALL ELECTRICAL, MECHANICAL, AND PLUMBING WILL BE PLACED AT OR ABOVE THE BASE FLOOD ELEVATION (B.F.E.). ALL AREAS BELOW B.F.E. SHALL BE PROVIDED WITH A MINIMUM OF TWO (2) OPENINGS HAVING A GSA NET AREA OF NO LESS THAN ONE SQUARE INCH OF OPENING FOR EVERY SQUARE FOOT OF ENCLOSED AREA SUBJECT TO FLOODING. THE BOTTOM OF THE OPENING WILL BE HIGHER THAN ONE (1) FOOT ABOVE GRADE AND LOCATED ON OPPOSITE SIDE OF THE ENCLOSED AREA. OPENINGS WILL BE EQUIPPED WITH SCREENS OR DOORS. FLOOD RESISTANT MATERIALS WILL BE USED BELOW B.F.E.
ALTERNATIVELY, A CERTIFICATE BY P.E. ON THE PLAN NOTES INDICATING THAT THE DESIGN WILL ALLOW FOR THE AUTOMATIC REGULATION OF THE HYDROSTATIC FLOOD FORCES ON EXTERIOR WALLS. THE SITE WILL BE GRADED IN A MANNER TO PREVENT THE FLOODING OF ADJACENT PROPERTIES. WHERE NECESSARY, INTERCEPTOR SHADES WILL BE COORDINATED ON THE SITE WITH NO ENCROACHMENT OVER ADJACENT PROPERTIES.

SITE AND PROJECT DATA:

FOID #:	23-8523-000-0041
PARCEL:	23-8523-000-0041
PARCEL AREA:	653,923 SQ. FT.
TRACKS:	
FRONT (feet):	50.00 REQUIRED / 486.67 EXISTING
REAR:	25.00 REQUIRED / 2,364.70 EXISTING
NORTH SIDE:	11.00 REQUIRED / + 177.30 EXISTING
SOUTH SIDE:	15.00 REQUIRED / + 272.00 EXISTING
FINISH FLOOR ELEVATION REFERENCE:	11.07' NGVD EXISTING
FIRST FLOOR ELEVATION:	11.07' NGVD EXISTING
GARAGE FINISH FLOOR ELEVATION, DETACHED:	10.17' NGVD EXISTING
BASE LEVEL FLOOR:	8.01' NGVD EXISTING
CROWN OF ROAD:	9.16' NGVD
BUILDING HEIGHT:	N/A
BUILDING AREA - ALL BE BEING EXISTING:	4,586.50 EXISTING
MAX HOUSE SF:	2,384.50 EXISTING
GUEST HOUSE SF:	1,204.50 EXISTING
DETACHED GARAGE SF:	300.50 EXISTING
POOL HOUSE SF:	300.50 EXISTING
BARS SF:	148.50 EXISTING
LOT COVERAGE: 85% ALLOWED:	HOURS SF ALLOWED: 11,481.50 EXISTING

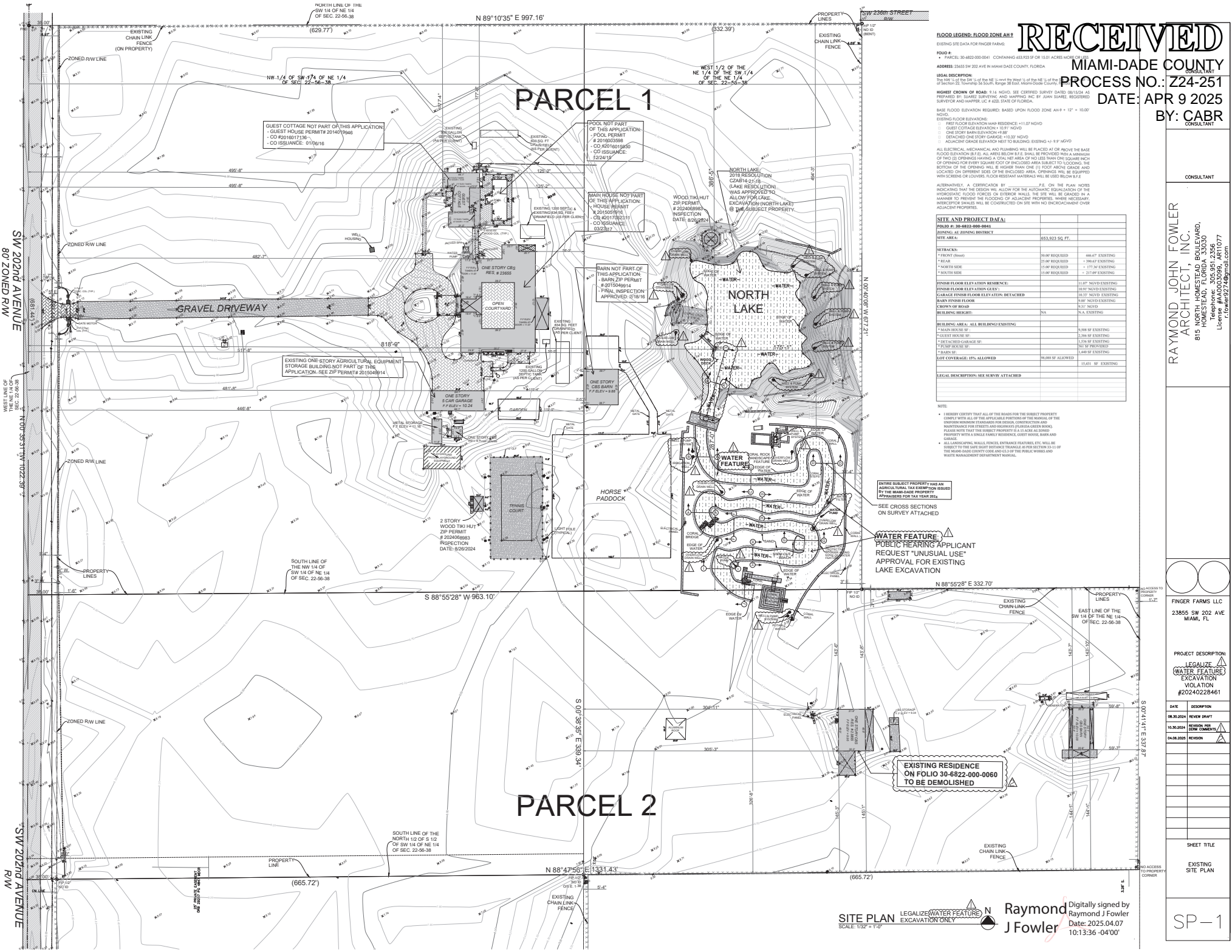
LEGAL DESCRIPTION: SEE SURVEY ATTACHED

NOTE:
I HEREBY CERTIFY THAT ALL OF THE ABOVE FOR THE SUBJECT PROPERTY COMPLY WITH ALL OF THE APPLICABLE PROVISIONS OF THE MANUAL OF THE UNIFORM MINIMUM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE FOR STREETS AND HIGHWAYS FOR BUILT-UP AREAS. PLEASE NOTE THAT THE SUBJECT PROPERTY IS A 1/4 AC ADJACENT PROPERTY WITH A SINGLE FAMILY RESIDENCE, GUEST HOUSE, BARN AND GARAGE.
ALL LANDSCAPING, WALLS, FENCES, ENTRANCE FEATURES, ETC. WILL BE SUBJECT TO THE SOUTH DRAINAGE TRAILER PER SECTION 11.1 OF THE MIAMI DADE COUNTY CODE AND ALL OF THE PUBLIC WORKS AND WATER MANAGEMENT DEPARTMENT MANUALS.

ENTIRE SUBJECT PROPERTY HAS AN AGRICULTURAL TAX EXEMPTION ISSUED BY THE MIAMI-DADE PROPERTY APPRAISER FOR 2024 YEAR. SEE CROSS SECTIONS ON SURVEY ATTACHED.

WATER FEATURE
PUBLIC HEARING REQUEST "UNUSUAL USE" APPROVAL FOR EXISTING LAKE EXCAVATION

EXISTING RESIDENCE ON FOLIO 30-6822-000-0060 TO BE DEMOLISHED



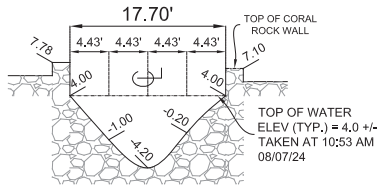
SITE PLAN
SCALE: 1/32" = 1'-0"

Raymond J Fowler
Digitally signed by Raymond J Fowler
Date: 2025.04.07 10:13:36 -0400

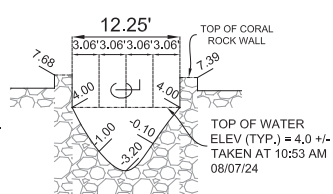
SCALE: 1" = 5'



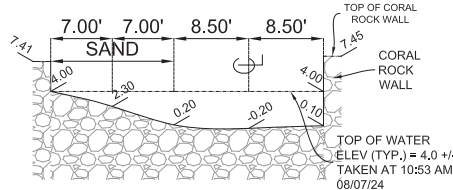
**SECTION A-A:
 PROFILE VIEW
 (LOOKING NORTH)**
 NOT TO SCALE



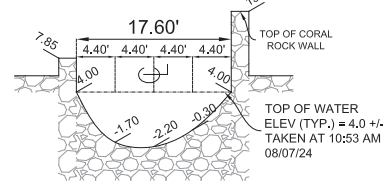
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 PROFILE VIEW
 (LOOKING NORTH)**
 NOT TO SCALE



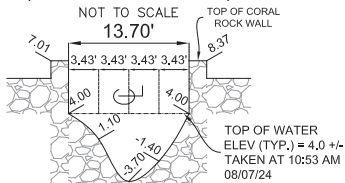
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 PROFILE VIEW
 (LOOKING NORTH)**
 NOT TO SCALE



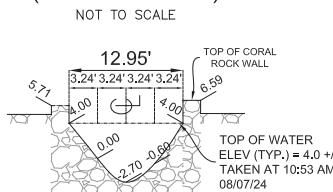
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 NOT TO SCALE



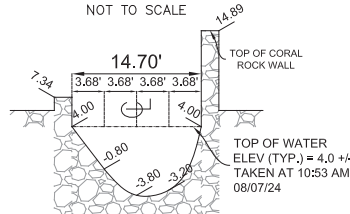
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 PROFILE VIEW
 (LOOKING NORTH)**
 NOT TO SCALE



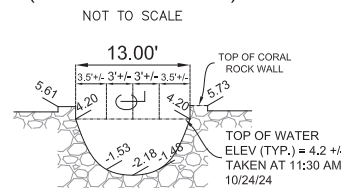
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 PROFILE VIEW
 (LOOKING EAST)**
 NOT TO SCALE



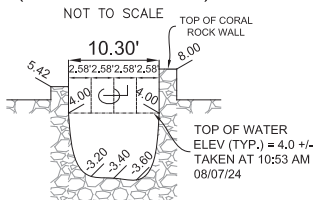
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 PROFILE VIEW
 (LOOKING EAST)**
 NOT TO SCALE



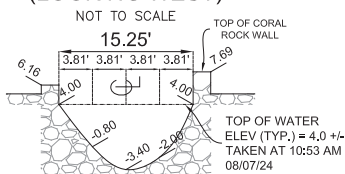
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 PROFILE VIEW
 (LOOKING NORTH)**
 NOT TO SCALE



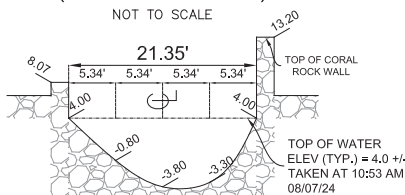
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 PROFILE VIEW
 (LOOKING WEST)**
 NOT TO SCALE



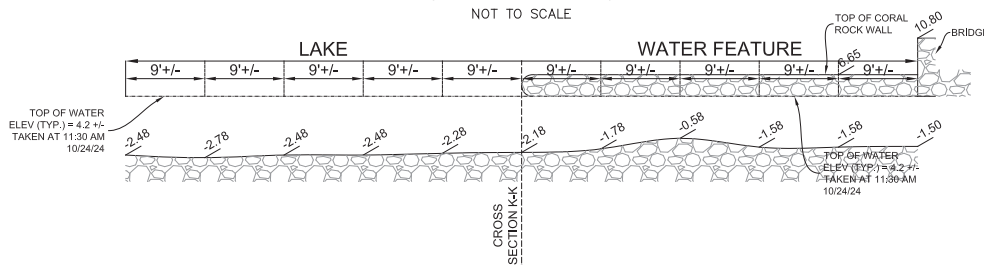
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 PROFILE VIEW
 (LOOKING WEST)**
 NOT TO SCALE



**SECTION I-I:
 PROFILE VIEW
 (LOOKING NORTH)**
 NOT TO SCALE



**SECTION L-L:
 PROFILE VIEW
 (LOOKING EAST)**
 NOT TO SCALE



ABBREVIATIONS:	SYMBOLS:
A = VMC DETECTION	ASPHALT CONCRETE
AC = AIR CONCOURSE PAVEMENT	BRICK PAVING
CC = CONCRETE COUNTY RECORDS	CONCRETE
BL = BLOCK	GRAVEL
BO = BOARD OF SURVEYS	GRAVEL WITH SAND
BR = BRICK	GRAVEL WITH SAND AND STUCCO
BU = BURIED	GRAVEL WITH SAND AND STUCCO
CA = CATCH BASIN	GRAVEL WITH SAND AND STUCCO
CD = CONCRETE DETENTION	GRAVEL WITH SAND AND STUCCO
CG = CURB & GUTTER	GRAVEL WITH SAND AND STUCCO
CH = CONCRETE	GRAVEL WITH SAND AND STUCCO
CI = CONCRETE	GRAVEL WITH SAND AND STUCCO
CO = CONCRETE	GRAVEL WITH SAND AND STUCCO
CP = CONCRETE	GRAVEL WITH SAND AND STUCCO
CS = CONCRETE	GRAVEL WITH SAND AND STUCCO
CT = CONCRETE	GRAVEL WITH SAND AND STUCCO
CU = CONCRETE	GRAVEL WITH SAND AND STUCCO
CV = CONCRETE	GRAVEL WITH SAND AND STUCCO
... (many more symbols) (many more symbols) ...

SOUTH LAKE NOTES (08/26/24)

- IN ACCORDANCE WITH FLORIDA DEPARTMENT OF HEALTH, INTEROFFICE INFORMATION MEMORANDUM HSES 11-206 WE HAVE DETERMINED THAT, (AS SHOWN ON SURVEY PREPARED BY LONGITUDE SURVEYORS DATED NOVEMBER 17, 2017 PROJECT NO. 17242.1.00).
- THE SOUTHERN LAKE IS AN ARTIFICIAL PERMANENT NON-TOTAL SURFACE WATER BODY AND IS PERVIOUS, CUT INTO NATURAL LIMESTONE.
- THE MEAN ANNUAL FLOOD LINE (MAFL) ELEVATION IS 6.5' NGVD29. THIS ELEVATION WAS DETERMINED BY INTERPOLATING THE GROUNDWATER CONTOURS SHOWN ON THE MIAMI-DADE COUNTY PUBLIC WORKS MANUAL DETAIL W.C.21 AVERAGE YEARLY HIGHEST GROUND WATER LEVEL 1986-79.
- THE LOCATION OF THE MAFL 6.5' ELEVATION CONTOUR COINCIDES WITH THE LIMITS OF THE SOUTH LAKE.
- THE SUBJECT PROPERTY FALLS WITHIN MIAMI-DADE COUNTY FLOOD CRITERIA 8.6 FEET, MORE OR LESS, AS DEPICED ON THE PLAT OF "AMENDED PLAT OF CRITERIA MAP", RECORDED IN PLAT BOOK 120, PAGE 13, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY DIRECTION AND MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 6A-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTE.

Juan A. Suarez,
 License No. LS6220

JUAN A. SUAREZ
 PROFESSIONAL SURVEYOR & MAPPER
 STATE OF FLORIDA, # 6220

PROJECT:
 DATE OF FIELD SURVEY: 07/29/2024
 JOB #: 24032602
 PROJECT NAME: FINGER FARMS
 CAD FILE(C): FINGER FARMS
 PARTY CHIEF: MUNOZ
 SHEET 3 OF 3

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: Finger Farms LLC (100% owned by Semper Fi Mothership LLC)

<u>NAME AND ADDRESS</u>	<u>Semper Fi Mothership LLC:</u>	<u>Percentage of Stock</u>
<u>Tevya Finger</u>	<u>6538 Collins Avenue PMB 512, Miami Beach, FL 33141</u>	<u>99%</u>
<u>Rachel Finger</u>	<u>6538 Collins Avenue PMB 512, Miami Beach, FL 33141</u>	<u>1%</u>

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: _____

<u>NAME AND ADDRESS</u>	<u>Percentage of Interest</u>
_____	_____
_____	_____
_____	_____
_____	_____

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: _____

<u>NAME AND ADDRESS</u>	<u>Percent of Ownership</u>
_____	_____
_____	_____
_____	_____
_____	_____

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

NAME OF PURCHASER: _____

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

Date of contract: _____

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

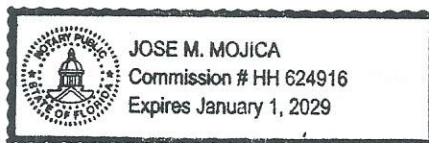
NOTICE: For changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

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

Signature: Rachel Fige (Applicant)

Sworn to and subscribed before me this 16 day of January, 2025. Affiant is personally known to me or has produced _____ as identification.

[Signature]
(Notary Public)



My commission expires _____

*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.

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: Finger Farms LLC (100% owned by Semper Fi Mothership LLC)

<u>NAME AND ADDRESS</u>	<u>Semper Fi Mothership LLC:</u>	<u>Percentage of Stock</u>
<u>Tevya Finger</u>	<u>6538 Collins Avenue PMB 512, Miami Beach, FL 33141</u>	<u>99%</u>
<u>Rachel Finger</u>	<u>6538 Collins Avenue PMB 512, Miami Beach, FL 33141</u>	<u>1%</u>

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: _____

<u>NAME AND ADDRESS</u>	<u>Percentage of Interest</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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: _____

<u>NAME AND ADDRESS</u>	<u>Percent of Ownership</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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: _____

<u>NAME, ADDRESS AND OFFICE (if applicable)</u>	<u>Percentage of Interest</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Date of contract: _____

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

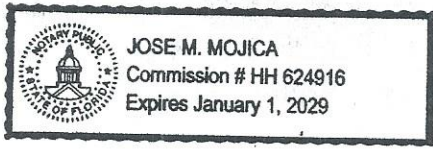
NOTICE: For changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

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

Signature: *Jfi* _____
(Applicant)

Sworn to and subscribed before me this 16 day of January, 2025. Affiant is personally known to me or has produced _____ as identification.

[Signature]
(Notary Public)



My commission expires _____

*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.

**Miami-Dade County Department of Regulatory and Economic Resources
Staff Report to Community Zoning Appeals Board 14**

PH: Z24-279

June 12, 2025

Item No. 3

Recommendation Summary	
Commission District	9
Applicant	Rafael J. Alvarez and Marlene C. Alvarez
Summary of Requests	The applicant seeks to allow a district boundary change from GU (Interim District) to AU (minimum 5-gross acre lot) in order to build a single-family residence. Additionally, the applicant seeks to allow a parcel of land with less area than required by Code.
Location	Lying on the south side of SW 186 Street, approximately 334.81 feet west of SW 197 Avenue, aka 19776 SW 186 Street, Miami-Dade County, FL
Property Size	2.56-gross Acres
Existing Zoning	GU, Interim District
Existing Land Use	Vacant land
2030-2040 CDMP Land Use Designation	Agriculture <i>(See attached Zoning Recommendation Addendum)</i>
Comprehensive Plan Consistency	Inconsistent with the interpretative text, goals, objectives, and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311 Standards for District Boundary Change and Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations <i>(See attached Zoning Recommendation Addendum)</i>
Recommendation	Denial without prejudice.

REQUESTS:

- (1) DISTRICT BOUNDARY CHANGE from GU (Interim District) to AU (Agricultural District).
- (2) NON-USE VARIANCE to permit a parcel of land with an area of 2.56 gross acres (5 gross acres required)

Plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled "New Residence for Ralph Alvarez" as prepared by Jorrin and Associates, Inc., dated stamped received 3/17/2025 consisting of a total of 5 sheets. Plans may be modified at public hearing.

PROJECT HISTORY AND DESCRIPTION:

Staff notes that the 2.56-gross acre subject property was part of a larger tract of land. Per resolution 4-ZAB-183-69 a variance of zoning regulations requiring all trailers to be within approved trailer parks, to waive same and to permit a trailer as a residence on the subject property. However, in 1983, the large parcel had been subdivided and the properties sold. Currently, the subject property is a vacant 2.56-gross acre parcel of land that is zoned as GU, Interim District. The applicant seeks to re-zone the property to AU, Agricultural district and to deem the lot as a buildable site with less lot area than required.

<u>NEIGHBORHOOD CHARATERISTICS</u>		
	Zoning and Existing Use	Land Use Designation
Subject Property	GU; vacant land	Agriculture
North	GU; agricultural	Agriculture
South	GU; single-family residence	Agriculture
East	GU; single family residence and nursery	Agriculture
West	GU; nursery	Agriculture

NEIGHBORHOOD COMPATIBILITY:

The 2.56-gross acre subject property is currently vacant and located lying on the south side of SW 186 Street, approximately 334.81 feet west of SW 197 Avenue, aka 19776 SW 186 Street. The area surrounding the subject property is primarily characterized by vacant land and farmland with associated agricultural-related service buildings and a single-family residence to the south. Additionally, the subject property is located outside of the Urban Development Boundary (UDB).

SUMMARY OF THE IMPACTS:

The approval of this application will allow the applicants to legalize an existing sub-standard GU zoned parcel which is trended Agriculture, in order to be able to build a single-family residence on the property. However, staff opines that the approval of the application could lead to the proliferation of substandard lots within the immediate area that is mostly characterized by agricultural uses, with large GU-zoned parcels consisting of existing single-family residences, or vacant land and agricultural groves.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The ±2.56-gross acre subject property is located outside the Urban Development Boundary (UDB) and the Comprehensive Development Master Plan (CDMP) Adopted 2030-2040 Land Use Plan (LUP) map designates the site as **Agriculture**. The CDMP interpretative text for the Agriculture land use category states that *the principal uses in this area should be agriculture, uses ancillary to and directly supportive of agriculture and farm residences. In order to protect the agricultural industry, uses incompatible with agriculture, and uses and facilities that support or encourage urban development are not allowed in this area. Residential development that occurs in this area is allowed at a density of no more than one unit per five acres. Creation of new parcels smaller than five acres for residential use may be approved in the Agriculture area only if the immediate area surrounding the subject parcel on three or more contiguous sides is predominantly and lawfully parcelized in a similar manner, and if a division of the subject parcel would not precipitate additional land division in the area.* Staff’s research indicates that the subject site is not surrounded on three or more contiguous sides by other properties that are predominately and lawfully parcelized. Staff notes that Section33-280(1) of the Miami-Dade County Zoning Code permits lots platted or purchased under a contract for deed or that were deeded prior to April 12, 1974 to be exempted from the 5-acre lot area minimum and the 200’ lot frontage minimum. Properties that meet the 1974 grandfathering criteria require a minimum of one acre and 150’ frontage. Although the single-family residences located to the east and south immediately adjacent to the subject parcel were both built with building permits, staff was not able to find any records that proved that the properties were legally parcelized. As evidence by the

aforementioned research, staff opines that the proposed lot does not have three sides lawfully parcelized in the same manner and, therefore, does not meet the three-sided rule of the interpretative text of CDMP for residential use on less than 5 acres in the Agricultural LUP Map designation. Furthermore, as part of one set of the requests, the applicant seeks approval of a district boundary change from GU to AU on the subject property, and with less lot area than otherwise required for an AU zoned lot. Notwithstanding, staff opines that approval of a zone change to AU, Agricultural District, on a small site that is located within an area mostly characterized by agricultural uses, with single-family residences on large parcels, or consist of groves and vacant land, would be out of character with and **incompatible** with the existing neighborhood when considering the necessity and reasonableness of said request, and would be **inconsistent** with the uses allowed under the aforementioned Agricultural Land use category text.

Based on the foregoing, and for the reasons that will be expanded upon in the zoning analysis, staff opines that approval of the request to permit a 2.56-gross acre subject parcel in an area that has existing, large agricultural zoned parcels would be **inconsistent** with the CDMP, as it does not meet the criteria outlined in the interpretative text for properties designated Agriculture on the CDMP LUP map.

ZONING ANALYSIS:

When the request for a District Boundary Change from GU, Interim District, to AU, Agricultural District (request #1) is analyzed under Section 33-311 of the Code, staff opines that the approval of this request would be **inconsistent** with the interpretative text of the CDMP, and be denied without prejudice. 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. As such, staff opines that the applicants' request for a zone change may have a negative impact on the existing neighborhood, services and traffic flow. Currently, the subject site is located within an area characterized by vacant or agricultural land and residential uses. Staff opines that approval of the request on a site that is located within an area mostly characterized by agricultural uses, with single-family residences on large parcels, or consist of groves and vacant land, would be out of character with and **incompatible** with the surrounding neighborhood when considering the necessity and reasonableness in relation to the present and future development of the area concerned.

When the request to permit a parcel of land with a lot area of 2.56 gross acres, where a minimum of 5-gross acres is otherwise required (request#2) is analyzed under Section 33-311(A)(4)(b), Non-Use Variance Standards, staff opines that approval of same would not maintain the basic intent and purpose of the zoning, subdivision and other land use regulations and, therefore, would be **incompatible** and out of character with the surrounding area, affecting the stability and appearance of the community. The subject property, Lying on the south side of SW 186 Street, approximately 334.81 feet west of SW 197 Avenue, aka 19776 SW 186 Street, is in an area developed under the Agricultural district development standards where you are required to have a parcel of land with a minimum of 5 acres in order to develop the land with a single-family residence. Staff notes that Section 33-280(1) of the Miami-Dade County Zoning Code permits lots platted or purchased under a contract for deed or that were deeded prior to April 12, 1974 to be exempted from the 5-acre lot area minimum and the 200' lot frontage minimum. Staff acknowledges that the request 2 is inextricably intertwined with request # 1 for District Boundary change that also does not meet the CDMP criteria and has been recommended for **denial** by

staff. For these reasons, staff opines that the approval of the request for less lot area to allow future development on an excessively substandard parcel will be incompatible with the character of the neighborhood.

It is important to mention that staff research found that this property was part of a larger track of land and pursuant to Resolution #4-ZAB-183-69 the property was approved for a variance of zoning regulations requiring all trailers to be within approved trailer parks, to waive same and to permit a trailer as a residence on the subject property. However, in 1983, the large parcel had been subdivided and the properties sold. Staff research also found other similar approvals in the area for properties that although were recommended for denial by staff when the parcel did not meet the three-sided rule as mentioned in their CDMP analysis, had been approved pursuant to Resolutions #CZAB14-53-05 (19880 SW 186 Street), #CZAB14-15-98 (20100 SW 190 Street) and #CZAB143700 (for folio 3068020000135).

Staff also notes that based on the memoranda submitted by other departments reviewing the application, approval of this application would not have an unfavorable effect on the economy of Miami-Dade County, would not tend to create a fire or other equally or greater dangerous hazard, or provoke excessive overcrowding of people, or provoke a nuisance. The Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER) in their memorandum states that they have no objections to the application and that this application will only generate 1 additional vehicular trip. Further, the Division of Environmental Resources Management of the Department of Regulatory and Economic Resources in their memorandum indicates that the request under this application does not entail any environmental concerns and that they have no objections to the application and that approval of the request will not impact services in the area. In addition, the memorandum from the Miami-Dade Fire Rescue Department and the Water and Sewer Department indicates no objection to the application as well. Based on the aforementioned department memoranda, staff opines that the request will not result in, among other things, excessive noise or cause undue or excessive burden on public facilities.

Notwithstanding, and as previously mentioned, the land designated in the CDMP for Agriculture allows for the creation of a parcel smaller than 5 acres in size when the adjacent sites have been lawfully parceled in the same manner on three or more sides immediately surrounding the subject property. Staff's research could not find similar approvals adjacent to this property for the creation of parcels with less lot area than allowed by Code, therefore the property does not meet the three-sided rule. Staff opines approval of the application would lead to the proliferation of sub-standard lots within the immediate vicinity. As such, staff opines that approval of this application would be **inconsistent** with the CDMP and said request should not be approved. **As such, staff recommend denial without prejudice of request #1 under Section 33-311 Standards for District Boundary Change and #2 under section 33-311 (A)(4)(b), Non-Use Variances Standards From Other Than Airport Regulations.**

ACCESS, CIRCULATION AND PARKING: Not applicable.

NEIGHBORHOOD SERVICES PROVIDER COMMENTS: See attached.

OTHER: Not applicable.

RECOMMENDATION: Denial without prejudice.

CONDITIONS FOR APPROVAL: None.

Eric Silva

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

ZONING RECOMMENDATION ADDENDUM

Rafael J. Alvarez and Marlene C. Alvarez
PH: Z24-279

NEIGHBORHOOD SERVICES PROVIDER COMMENTS	
<i>Division of Environmental Resource Management (RER)</i>	<i>No objection</i>
<i>Platting and Traffic Review Section (RER)</i>	<i>No objection</i>
<i>Fire Rescue</i>	<i>No objection</i>
<i>Water & Sewer WASD</i>	<i>No objection</i>
<i>Building and Neighborhood Compliance (BNC)</i>	<i>No objection</i>
<i>*Subject to conditions in their memorandum.</i>	

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

<p>Agriculture (Pg. I-58)</p>	<p><i>The area designated as "Agriculture" contains the best agricultural land remaining in Miami-Dade County. As stated in the Miami-Dade County Strategic Plan, approved in 2003 by the Board of County Commissioners, protection of viable agriculture is a priority. The principal uses in this area should be agriculture, uses ancillary to and directly supportive of agriculture and farm residences. Uses ancillary to and directly supportive of agriculture are defined as those uses related to preserving, processing, packaging or selling of agricultural products from Florida, and farm supplies, as well as sale and service of farm machinery and implements, subject to the requirements of Chapter 24 of the County Code. Uses ancillary to, and necessary to support the rural residential community of the agricultural area may also be approved, including houses of worship. However, schools shall not be approved in Agriculture areas but should be located inside the UDB in accordance with Policy EDU-2.A.</i></p> <p><i>In order to protect the agricultural industry, uses incompatible with agriculture, and uses and facilities that support or encourage urban development are not allowed in this area. Residential development that occurs in this area is allowed at a density of no more than one unit per five acres. Creation of new parcels smaller than five acres for residential use may be approved in the Agriculture area only if the immediate area surrounding the subject parcel on three or more contiguous sides is predominantly and lawfully parcelized in a similar manner, and if a division of the subject parcel would not precipitate additional land division in the area. No business or industrial use should be approved in the area designated Agriculture unless the use is directly supportive of local agricultural production, and is located on an existing arterial roadway, and has adequate water supply and sewage disposal in accordance with Chapter 24 of the County Code, and the development order specifies the approved use(s); however, agricultural processing facilities for produce grown in Florida are not restricted to locating on an existing arterial roadway. Other uses, including utility uses compatible with agriculture and with the rural residential character may be approved in the Agriculture area only if deemed to be a public necessity, or if deemed to be in the public interest and the applicant demonstrates that no suitable site for the use exists outside the Agriculture area.</i></p> <p><i>Also included in the Agriculture area are enclaves of estate density residential use approved and grandfathered by zoning, ownership patterns and platting activities which predate this Plan. The grandfather provisions of the Miami-Dade Zoning Code shall continue to apply in this area except that lots smaller than 15,000 square feet in area are not grandfathered hereby. Moreover, all existing lawful uses and zoning deemed to be consistent with this Plan unless such use or zoning: (a) is found through a subsequent planning study, as provided in Policy LU-4E, to be inconsistent with the foregoing grandfather provisions or with the CDMP as provided in the section of this chapter titled "Concepts and Limitations of the Land Use Plan Map". This paragraph does not, however, authorize the approval or expansion of any use inconsistent with this plan. To the contrary, it is the intent of this Plan to contain and prevent the expansion of inconsistent development in the Agriculture area.</i></p>
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ZONING RECOMMENDATION ADDENDUM

Rafael J. Alvarez and Marlene C. Alvarez

PH: Z24-279

Section 33-49	<i>For the districts enumerated in this section, the minimum width and area of lots, the maximum lot coverage, and minimum building sizes shall be as set forth in the following table:</i>						
			Old sub.-None	3,750	30%		
		2 singles	New sub.-75'	7,500	30%		
			Old sub.-50'	5,550	30%		
		duplex	New sub.-75'	7,500	30%		
			Old sub.-50'	5,550	30%		
		3 or 4 unit	75'	7,500	40%		
		5 or more units	100'	500 per fam. 10,000 min.	40%		
		RU-4A	1	New sub.-75'	7,500	35%	
				Old sub.-None	3,750	30%	
			2 singles	New sub.-75'	7,500	30%	
				Old sub.-50'	5,550	30%	
			duplex	New sub.-75'	7,500	30%	
				Old sub.-50'	5,550	30%	
			3 or 4 unit	75'	7,500	40%	
		5 or more units	100'	500 per fam. 10,000 min.	40%		
		EU-M	1	Prior to 5-9-57 100'	15,000	30%	12,500
				New sub.-120' (Min. depth 115')	15,000	30%	12,500
		EU-S	1	125' (Min. depth 135')	25,000 (inc. r/w)	30%	15,000
		EU-1	1	Prior to 4-17-51 100'	1 ac. (inc. r/w)	15%	15,000
				New sub.-125'	1 ac. (inc. r/w)	15%	15,000
		EU-1C	1	150'	2½ ac. (inc. r/w)	15%	17,500
		EU-2	1	200'	5 ac. (inc. r/w)	15%	17,500
		AU	1	Prior to 2-13-51 100'	10,000	25%	7,500
				New sub.-200'	5 ac. (inc. r/w)	15%	7,500

PERTINENT ZONING REQUIREMENTS/STANDARDS

Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations	<i>Upon appeal or direct application in specific cases, the Board shall hear and grant applications for non-use variances from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required.</i>
Section 33-311	(A) <i>The Community Zoning Appeals Boards are advised that the purpose of zoning and regulations is to provide a comprehensive plan and design to lessen the congestion in the</i>

ZONING RECOMMENDATION ADDENDUM

Rafael J. Alvarez and Marlene C. Alvarez

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<p>District Boundary Change</p>	<p><i>highways; to secure safety from fire, panic and other dangers, to promote health, safety, morals, convenience and the general welfare; to provide adequate light and air; to prevent the overcrowding of land and water; to avoid undue concentration of population; to facilitate the adequate provisions of transportation, water, sewerage, schools, parks and other public requirements, with the view of giving reasonable consideration among other things to the character of the district or area and its peculiar suitability for particular uses and with a view to conserving the value of buildings and property and encouraging the most appropriate use of land and water throughout the County.</i></p> <p>(F) Section 33-311 provides that the Board shall take into consideration, among other factors the extent to which:</p> <ol style="list-style-type: none"> (1) <i>The development permitted by the application, if granted, conforms to the Comprehensive Development Master Plan for Miami-Dade County, Florida; is consistent with applicable area or neighborhood studies or plans, and would serve a public benefit warranting the granting of the application at the time it is considered;</i> (2) <i>The development permitted by the application, if granted, will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts; the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment; and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development;</i> (3) <i>The development permitted by the application, if granted, will have a favorable or unfavorable impact on the economy of Miami-Dade County, Florida;</i> (4) <i>The development permitted by the application, if granted, will efficiently use or unduly burden water, sewer, solid waste disposal, recreation, education or other necessary public facilities which have been constructed or planned and budgeted for construction;</i> (5) <i>The development permitted by the application, if granted, will efficiently use or unduly burden or affect public transportation facilities, including mass transit, roads, streets and highways which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways.</i>
<p>Sec. 33-280. - Lot area and width.</p>	<p><i>Lots for any use in AU District shall contain a minimum of five (5) acres, and have a minimum street frontage of two hundred (200) feet. Credit shall be given towards lot area requirements for right-of-way dedication from the site.</i></p> <p><i>It is provided, however, that non-residential, agricultural uses shall be allowed, on a lot that is less than five (5) acres, only if: (1) the lot is located outside the Urban Development Boundary as shown on the Land Use Plan Map of the Comprehensive Development Master Plan; and (2) the lot has been created by recorded warranty deed; and (3) the property owner has recorded a restrictive covenant on the property on a form approved by the Director that discloses that the property is solely for non-residential agricultural uses and that there is no right to a residential use of the property. Non-residential agricultural use of a property that is less than five (5) acres shall only be permitted upon the submission to the Department of a certified copy of the recorded restrictive covenant required above.</i></p> <p><i>Exceptions to be foregoing requirements shall be as follows:</i></p> <ol style="list-style-type: none"> (1) <i>Lots platted prior to April 12, 1974, or lots for which tentative plats have been approved as of April 12, 1974, and finally approved and recorded within ninety (90) days from April 12, 1974, or lots purchased under a contract for deed or deeded prior to April 12, 1974, and which lots contain a minimum of one (1) acre in lot area and have a minimum street frontage of one hundred fifty (150) feet for any use provided for in this section except poultry raising; or lots for the raising of one hundred (100) poultry or more containing a minimum lot area of two and one-half (2½) acres. Credit shall be given for right-of-way</i>

ZONING RECOMMENDATION ADDENDUM

Rafael J. Alvarez and Marlene C. Alvarez

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	<p><i>dedication from the site for both frontage and area computations. If contiguous property of more than the minimum area and frontage indicated herein, but less than the five (5) acres required by this section is already under one (1) ownership on April 12, 1974, such property shall be considered as one (1) parcel of land and cannot be divided or used except as one (1) lot.</i></p>
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Building and Neighborhood Compliance

ENFORCEMENT HISTORY

ALVAREZ, RALPH

N/A
MIAMI-DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

Pending

Z2024000279

DATE

HEARING NUMBER

FOLIO: 30-6803-000-0069

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:

April 14, 2025

NEIGHBORHOOD REGULATIONS:

There are no open/closed cases in CMS

BUILDING SUPPORT REGULATIONS:

There are no open/closed cases in BSS.

VIOLATOR:

ALVAREZ, RAPH

OUTSTANDING LIENS AND FINES:


There are not outstanding liens or fines.

Memorandum

MIAMI-DADE
COUNTY

Date: April 11, 2025

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

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

Subject: Z2024000279-1st Review
Rafael J. Marlene C. Torres
The S side of SW 186th Street, approximately 334.81 feet west of the
centerline of SW 197th Avenue
DBC from GU to AU and NUV for lot size requirements for proposed SFR
(GU) (2.56 Acres)
03-56-38

The Department of Regulatory and Economic Resources – Division of Environmental Resources Management (DERM) has reviewed the above referenced zoning application for compliance with the requirements of Chapter 24 of the Miami-Dade County Code (the Code) for potable water service and wastewater disposal. Based on the information provided, this zoning application is approved pursuant to section 24-43.1 of the Code related to potable water supply and wastewater disposal.

Potable Water Supply and Wastewater Disposal

Based on feasible distance requirements in the Code and the site plan submitted with this application, the property is not currently within feasible distance to connect to public water and public sanitary sewers. Consequently, the proposed single-family residence would have to be served by an on-site drinking water supply well as source of potable water, and by an onsite sewage treatment and disposal system (OSTDS) as a means for the disposal of the domestic liquid waste. DERM has no objection to the proposed development provided it complies with the minimum lot size requirements per section 24-43.1(a) of the Code. In accordance with the Code, the minimum lot size for a single-family residence served by an on-site drinking water supply and an OSTDS shall be 20,328 square feet (gross). Based on the available information, the proposed development does comply with the above-mentioned lot size requirements.

DERM requires that groundwater quality in the area is such that drinking water standards can be met by the proposed water supply system. A minimum separation distance of 100 feet is required between any well and all OSTDSs, all surface waters and any other source of contamination.

Notwithstanding the foregoing, the DERM approval of the on-site drinking water supply well will be subject to compliance with the minimum drinking water standards for a potable water supply well, including DERM review and approval of the on-site well and water treatment system.

This analysis is based on water and sanitary sewer infrastructure as it exists at the time of this application. Please be advised that water and sanitary sewer system infrastructure is constantly changing, and future applications related to this property will be reanalyzed based on the infrastructure that exists at the time of such future applications.

Conditions of approval: none

Stormwater Management

The proposed development is located outside the Urban Development Boundary (UDB) where flood protection is required. prior to any future development order approval, the applicant must provide a conceptual stormwater management master plan demonstrating the retention of the 100-year/3-day storm event on site, pursuant to section 24.42.8(4)(c)(i)(6) of the Code.

Any proposed development shall comply with county and federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the LOS standards for flood protection set forth in the CDMP subject to compliance with the conditions required for this proposed development order.

Conditions of approval: none

Pollution Remediation

Based on the current/past agricultural use of the site, DERM requires that a Phase 1 and Phase 2 Environmental Site Assessment prepared in accordance with ASTM standards be conducted at the site prior to site development and prior to the submittal of site development plans through the building department review process. DERM review and approval of said documents shall be required. Further, all construction plans (inclusive of drainage) and dewatering plans shall require the review and approval from the Environmental Monitoring and Restoration Division of DERM (EMRD) as it relates to environmental contamination issues. Be advised that the EMRD review of this application does not constitute an approval of any site plans, drainage plans, or development plans that may be included as part of this application.

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

Any contaminated portion of the site that is proposed to be sold, transferred or dedicated (including, but not limited to, for public right-of-way) to any public entity shall be identified on the tentative and final plat plans for this development. If any contaminated portion of the site is proposed to be sold, transferred or dedicated to the County, please note that all soil, groundwater or surface water contaminants, solid waste, and methane must be disclosed to the applicable County department at the earliest stage possible. The applicable County departments would include all departments that would receive or manage the proposed property, and for example, would include PROS for a park and DTPW for road right-of-way. Please note that the presence of any such contamination, solid waste, or methane or a delay by the applicant in disclosing such contamination or impacts to the applicable County departments could result in the county declining to accept the proposed dedication. This may in turn result in the need for the developer to reconfigure or change previously approved site plans, or make other changes to the proposed development, which may require approval after public hearing.

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

rights-of-way as well as any other projects or plans. Please contact Thomas Kux, P.G. at Thomas.kux@miamidade.gov if you have any questions.

Conditions of approval: none

Tree Preservation

An aerial review of the subject property indicates the presence of tree resources; however, the site plan entitled "New Residences" prepared by Silvia V. Jorin, R.A., and dated as received by Miami-Dade County on March 17, 2025, was submitted with the subject application and indicates that tree resources onsite will not be removed. Please note that 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.

In accordance with section 24-49.9 of the Code, all plants prohibited by Miami-Dade County shall be removed from all portions of the property prior to development, or redevelopment and developed parcels shall be maintained to prevent the growth or accumulation of prohibited species. Please contact Jackelyn Alberdi at Jackelyn.Alberdi@miamidade.gov regarding any additional information or concerns with this review.

Conditions of approval: none

Enforcement History

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

Concurrency Review Summary

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

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

cc: Eric Silva, Department of Regulatory and Economic Resources

Memorandum



Date: April 9, 2025

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

Subject: Zoning Application Comments - Alvarez Residence
Application No. Z2024000279

A handwritten signature in blue ink that reads "Maria Valdes". The signature is written in a cursive style.

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: Alvarez Residence

Location: The proposed project is located on the south side of SW 186th Street, approximately F334.81 feet west of the centerline of SW 197th Avenue, with Folio No. 30-6803-000-0069, **Outside the Urban Development Boundary (UDB)**, in unincorporated Miami-Dade County.

Proposed Development: The applicant is requesting a District Boundary change from GU (Interim District) to AU (Agricultural District) and a non-use variance to permit the construction of a single-family residence.

Recommendation: WASD has no objections to this application. There is no connection to public water and sewer infrastructure outside the UDB. Per CDMP policy, water and sewer infrastructure outside the UDB is not allowed unless found consistent with the goals and policies of the CDMP.

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 Ramirez at (786) 552-8121 or benita.ramirez@miamidade.gov.

Memorandum



Date: April 9, 2025

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

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

Subject: Z2024000279
Name: Rafael J. Alvarez and Marlene C. Alvarez
Location: Southside of SW 186 Street, West of the Centerline of SW 197 Avenue
Section 03 Township 56 South Range 38 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 **1 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
9880	SW 186 Street east of SW 177 Avenue	C	C

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: March 20, 2025

To: Eric Silva, Assistant Director
Regulatory and Economic Resources

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

Subject: Z2024000279

The Miami-Dade Fire Rescue Department has **no objection** to the site plan uploaded to “EnerGov” on 03/17/2025.

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

Florida State Statute 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: April 8, 2025

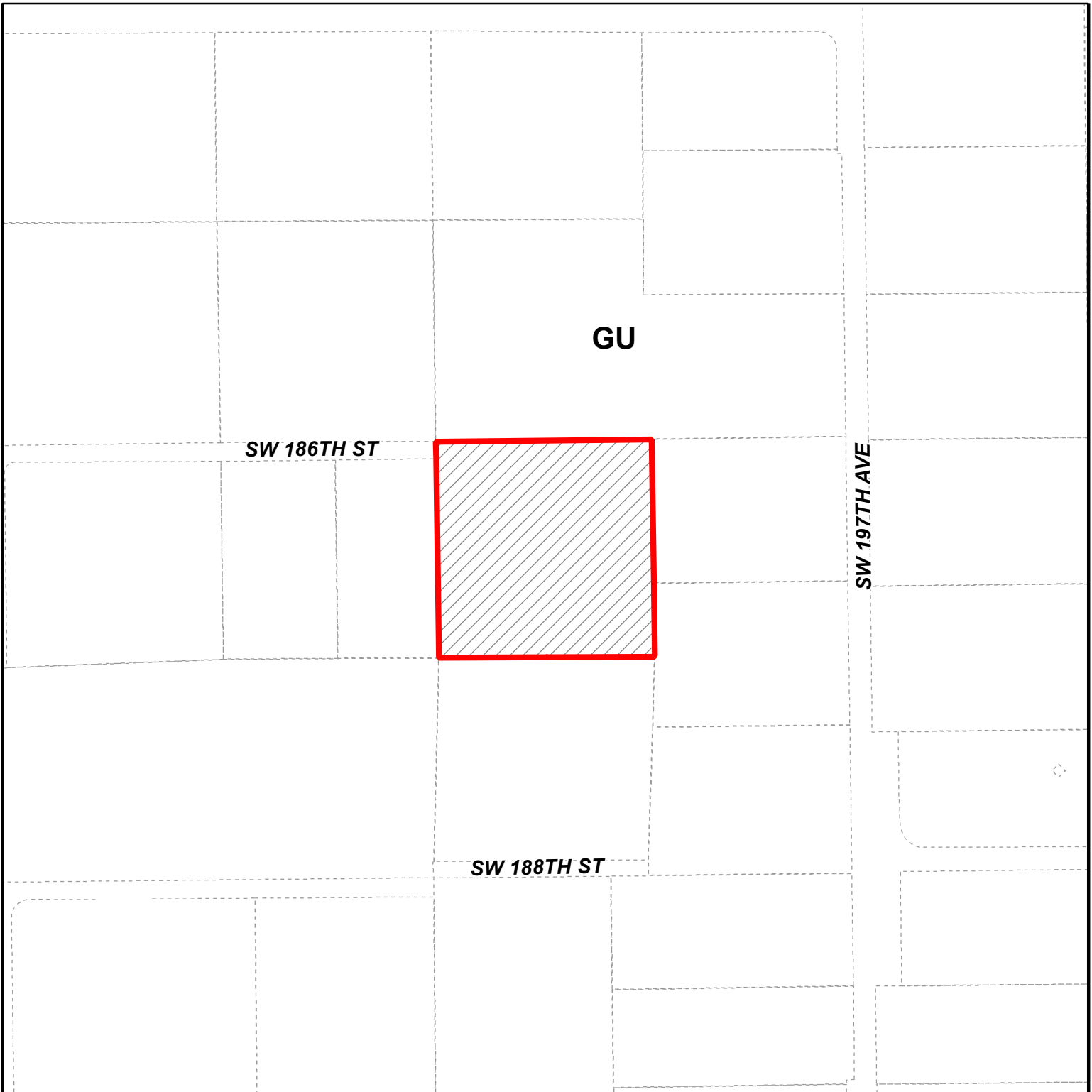
To: Eric Silva, Assistant Director for Development Services
Department of Regulatory and Economic Resources

From: Sarah Cody, Historic Preservation Chief
Department of Regulatory and Economic Resources

Subject: Zoning Review Z2024-000279 Rafael J Alvarez and Marlene C Alvarez

The Miami-Dade County Office of Historic Preservation has reviewed the subject application and has no comments or objections.

For any questions, please contact Sarah Cody at (305) 375-4438 or via email at sarah.cody@miamidade.gov.



MIAMI-DADE COUNTY



HEARING MAP

Section: 03 Township: 56 Range: 38
 Applicant: Ralph Alvarez
 Zoning Board: C14
 Commission District: 9
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Process Number
Z2024000279



Legend

-  Subject Property Case
-  Zoning




SKETCH CREATED ON: Thursday, March 20, 2025

REVISION	DATE	BY



MIAMI-DADE COUNTY
AERIAL YEAR 2024

Process Number
Z2024000279

Legend
 Subject Property

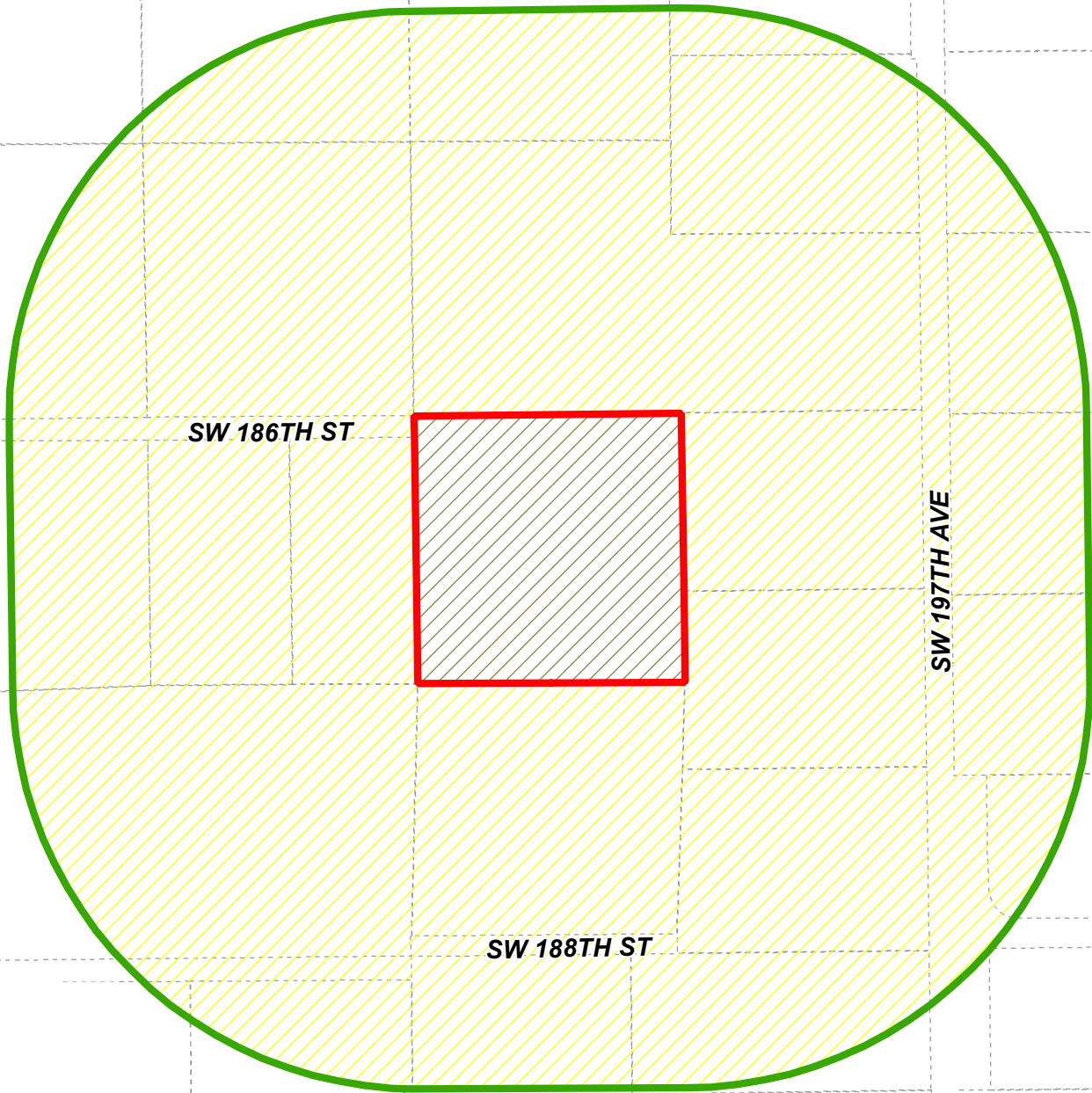


Section: 03 Township: 56 Range: 38
Applicant: Ralph Alvarez
Zoning Board: C14
Commission District: 9
Drafter ID: EDUARDO CESPEDES
Scale: NTS



SKETCH CREATED ON: Thursday, March 20, 2025

REVISION	DATE	BY






MIAMI-DADE COUNTY
RADIUS MAP

Section: 03 Township: 56 Range: 38
Applicant: Ralph Alvarez
Zoning Board: C14
Commission District: 9
Drafter ID: EDUARDO CESPEDES
Scale: NTS

Process Number
Z2024000279
RADIUS: 500

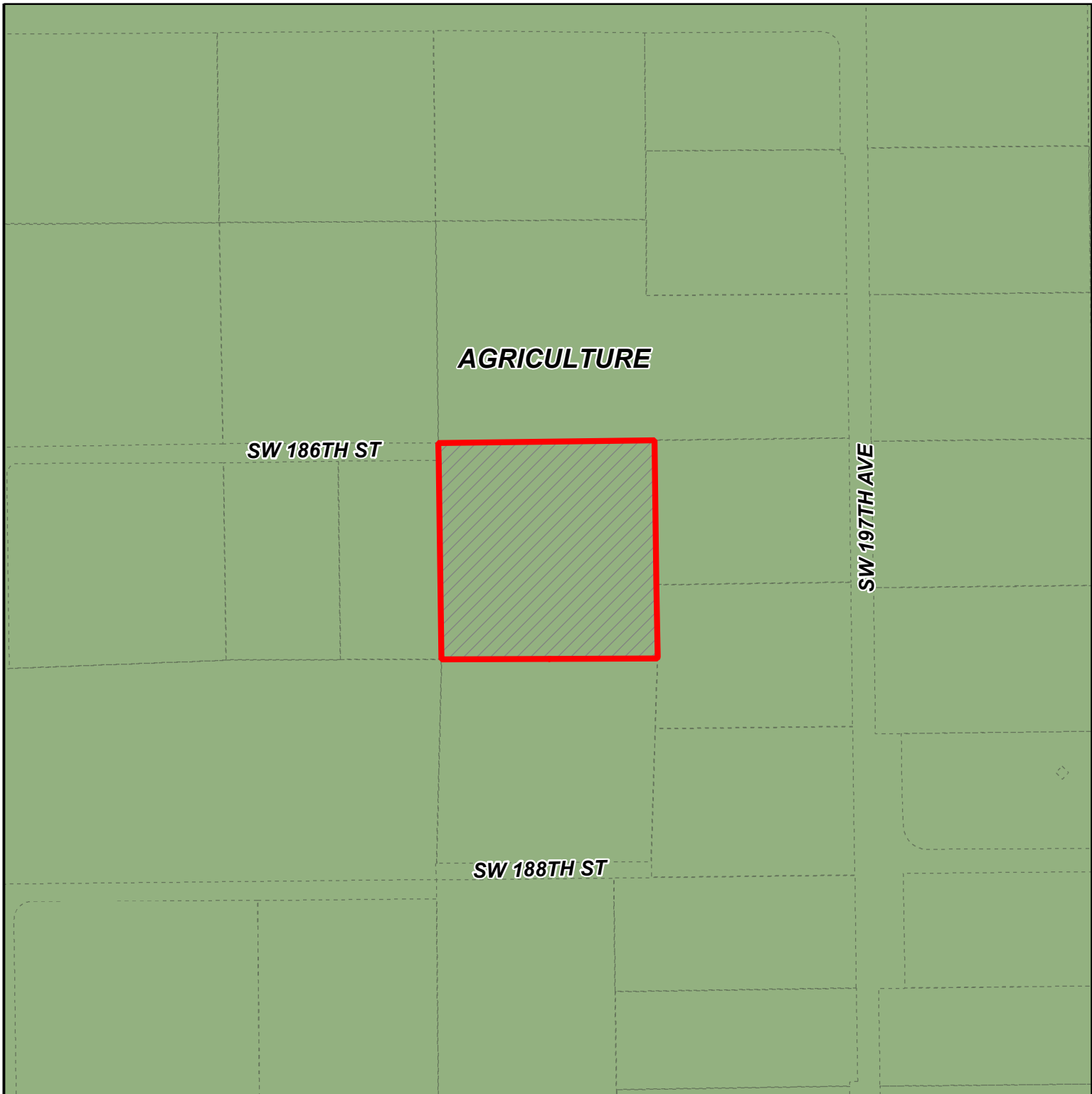
Legend

-  Subject Property
-  Buffer
-  Property Boundaries



SKETCH CREATED ON: Thursday, March 20, 2025

REVISION	DATE	BY



MIAMI-DADE COUNTY

CDMP MAP

Process Number
Z2024000279

Section: 03 Township: 56 Range: 38
 Applicant: Ralph Alvarez
 Zoning Board: C14
 Commission District: 9
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

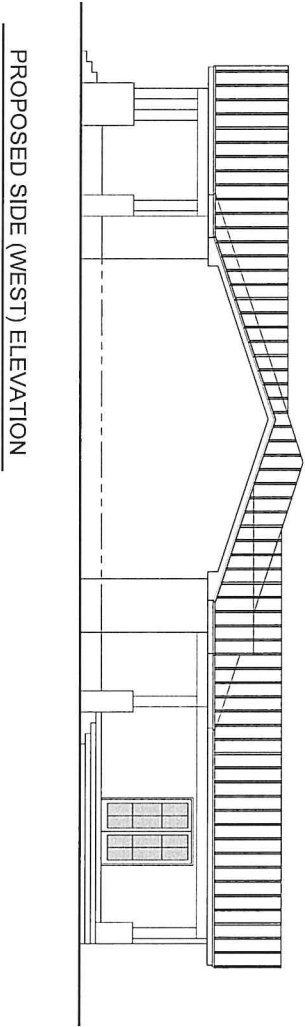
Legend

 Subject Property Case



SKETCH CREATED ON: Thursday, March 20, 2025

REVISION	DATE	BY



PROPOSED SIDE (WEST) ELEVATION

REVISIONS	DATE

Jorin and Associates, Inc.
 Architects and Planners
 1627 Brickell Ave. Unit 1906
 Miami, Florida 33128 Tel. (305)854-3633
 Silvia V. Jorin A.I.A., R.A. #6412 AA25001515

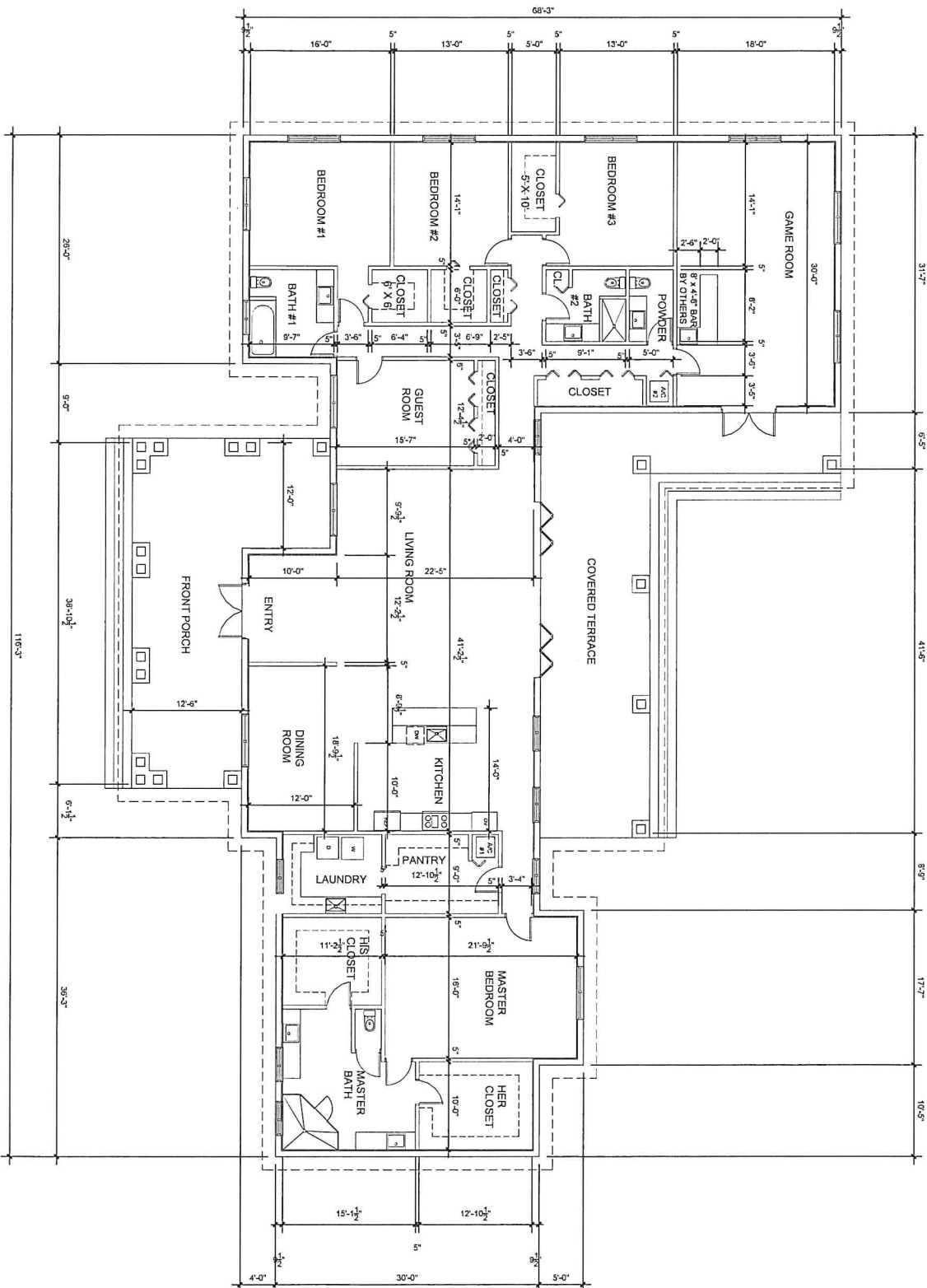
NEW RESIDENCE
 For Ralph Alvarez
 19776 SW 186th Street
 Miami-Dade 33187, Florida

DRAWN	CHECKED

DATE: _____
 SIGNATURE: _____
 APPROVED: _____
 JORIN V.
 SHEET: _____

A-4

OF SHEETS



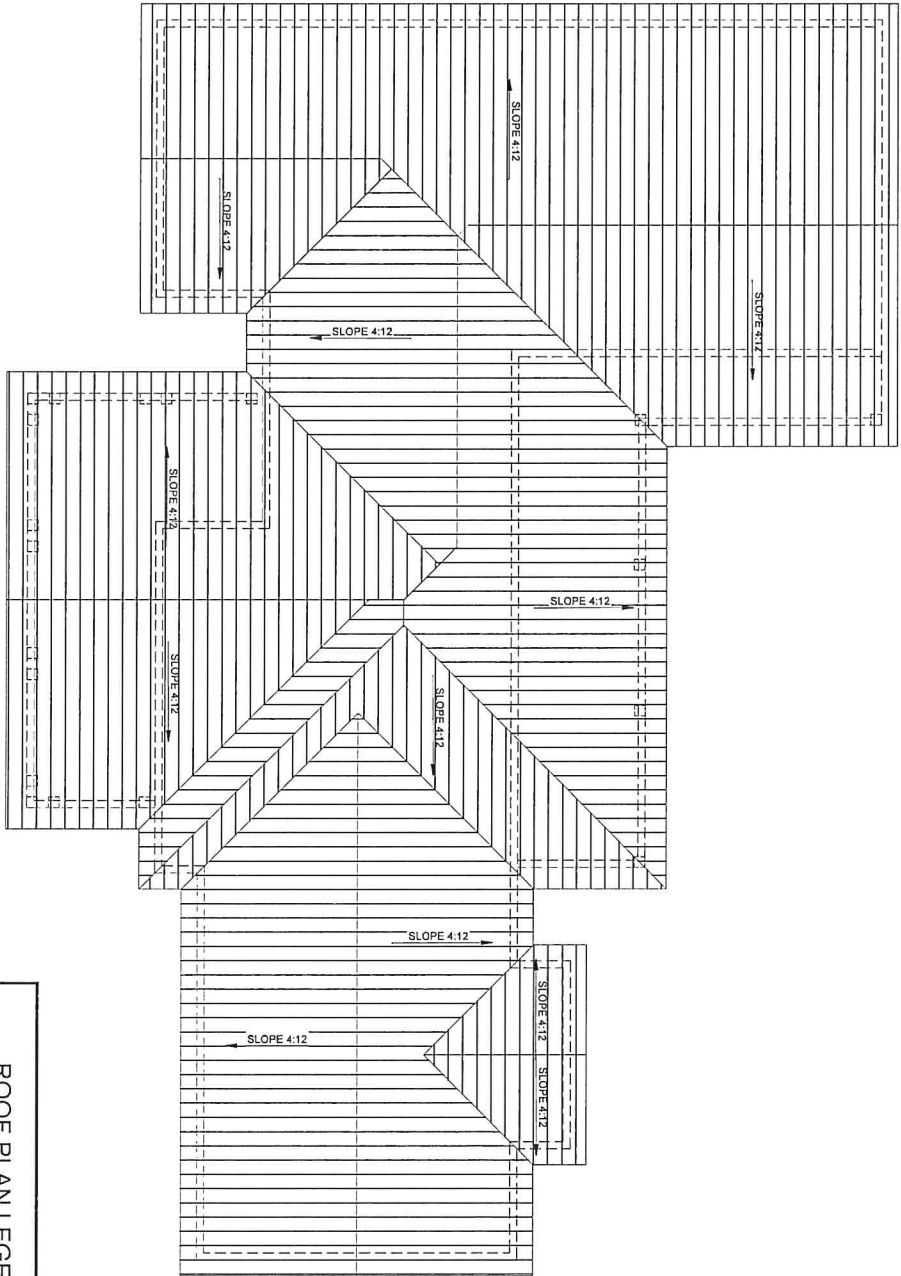
PROPOSED FLOOR PLAN
 SCALE: 3/16"=1'-0"
 N

DATE	CHECKED	SHAWN
DATE	DATE	
SCALE	SCALE	
AS NOTED	AS NOTED	
JOB NO.	JOB NO.	
SHEET	SHEET	
A-1		

NEW RESIDENCE
 For Ralph Alvarez
 19776 SW 186th Street
 Miami-Dade 33187, Florida

Jorin and Associates, Inc.
 Architects and Planners
 1627 Brickell Ave. Unit 1906
 Miami, Florida 33129 Tel. (305)854-3633
 Steve V. Jorin A.I.A., P.A. #2413 AA25001515

REVISIONS	DATE



PROPOSED FLOOR PLAN
 SCALE: 3/16"=1'-0"

ROOF PLAN LEGEND

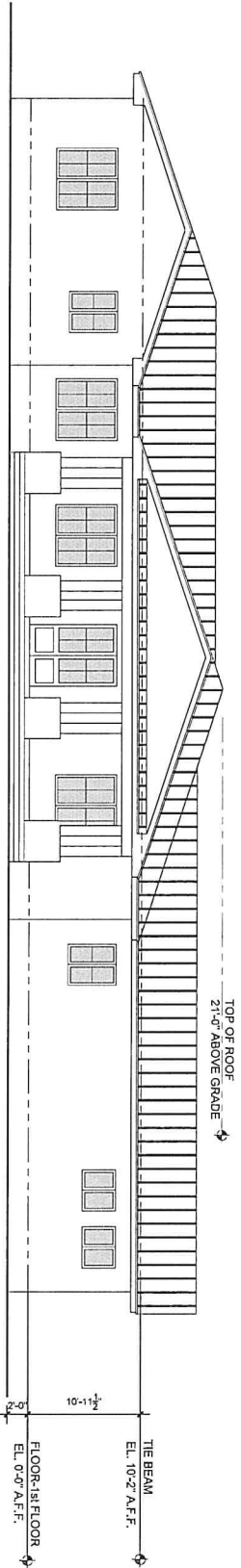
ALL ROOFS TO BE:
 METAL ROOFING, SLOPE 4:12

DATE	
CHECKED	
DATE	
SIGNATURE	
APPROVED	
JORRIN	
SHEET	
A-2	
OF SHEETS	9

NEW RESIDENCE
 For Ralph Alvarez
 19776 SW 186th Street
 Miami-Dade 33187, Florida

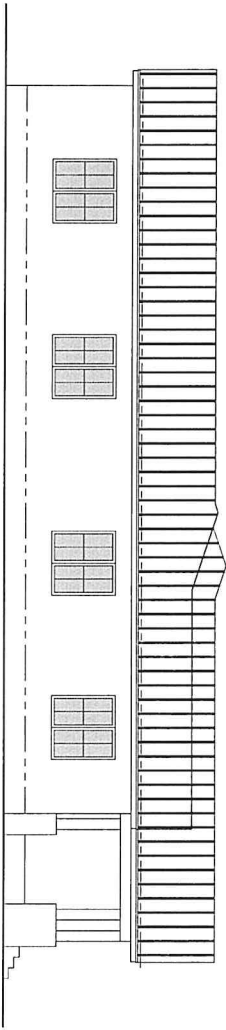
Jorin and Associates, Inc.
 Architects and Planners
 1627 Brickell Ave. Unit 1906
 Miami, Florida 33129 Tel. (305)854-3633
 Silvia V. Jorin A.I.A., R.A. #6413 AA25001515

REVISIONS	DATE

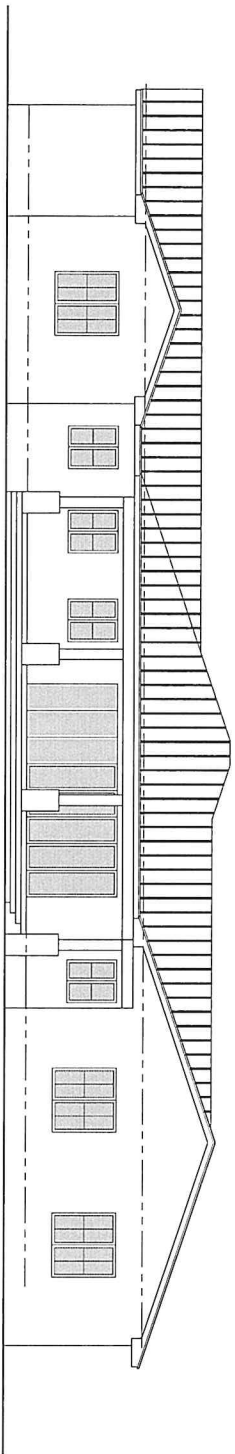


PROPOSED FRONT (NORTH) ELEVATION

SCALE: 3/16"=1'-0"



PROPOSED SIDE (EAST) ELEVATION



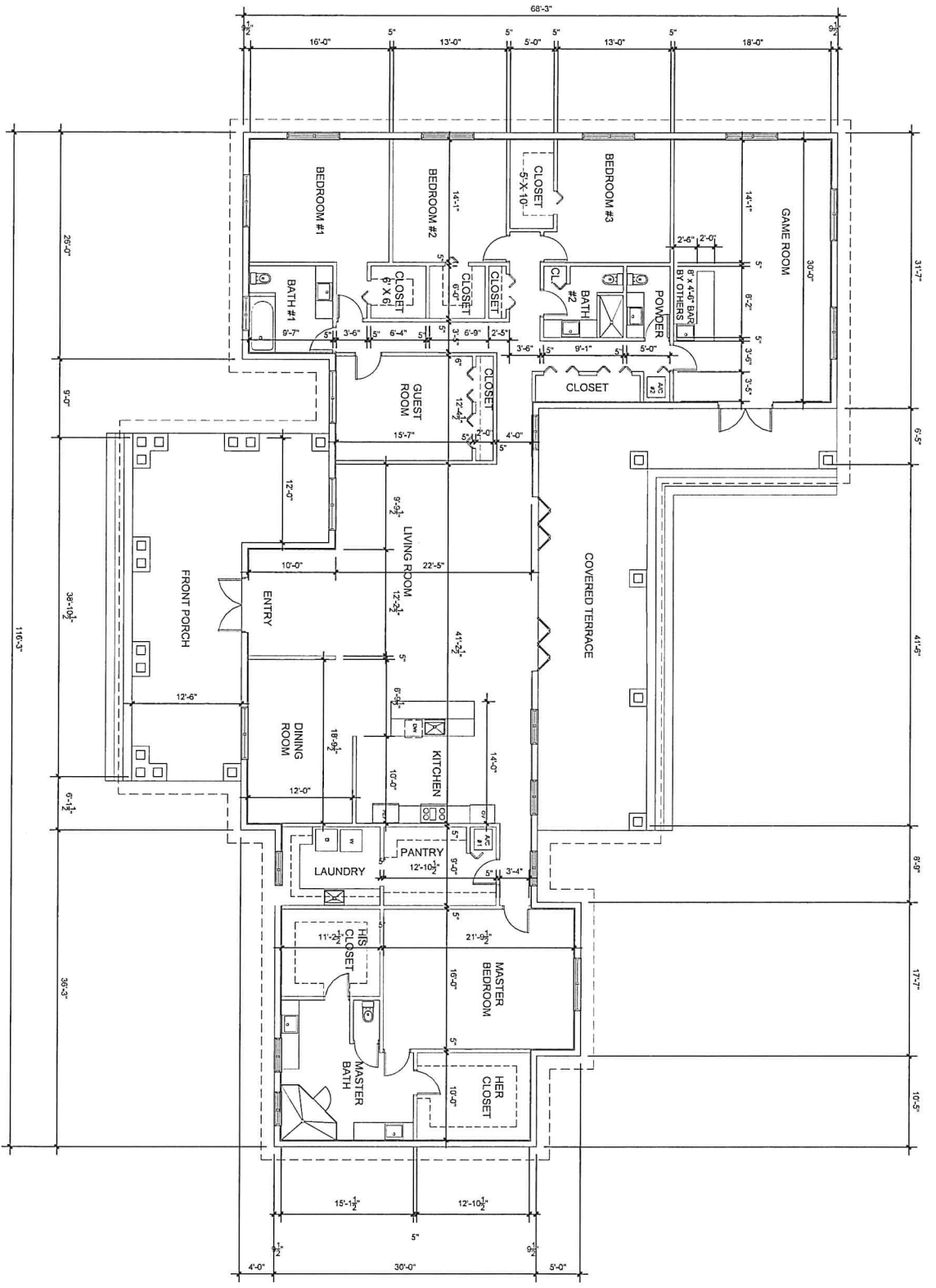
PROPOSED REAR (SOUTH) ELEVATION

DRAWN	
CHECKED	
DATE	
SIGNATURE	
APPROVED	
JOB NO.	
SHEET	
	A-3
	SHEETS

NEW RESIDENCE
 For Ralph Alvarez
 19776 SW 186th Street
 Miami-Dade 33187, Florida

Jorin and Associates, Inc.
 Architects and Planners
 1627 Brickell Ave. Unit #506
 Miami, Florida 33129 Tel. (305)854-3633
 Silvia V. Jorin A.I.A., R.A. #6413 AA25001515

REVISIONS	DATE



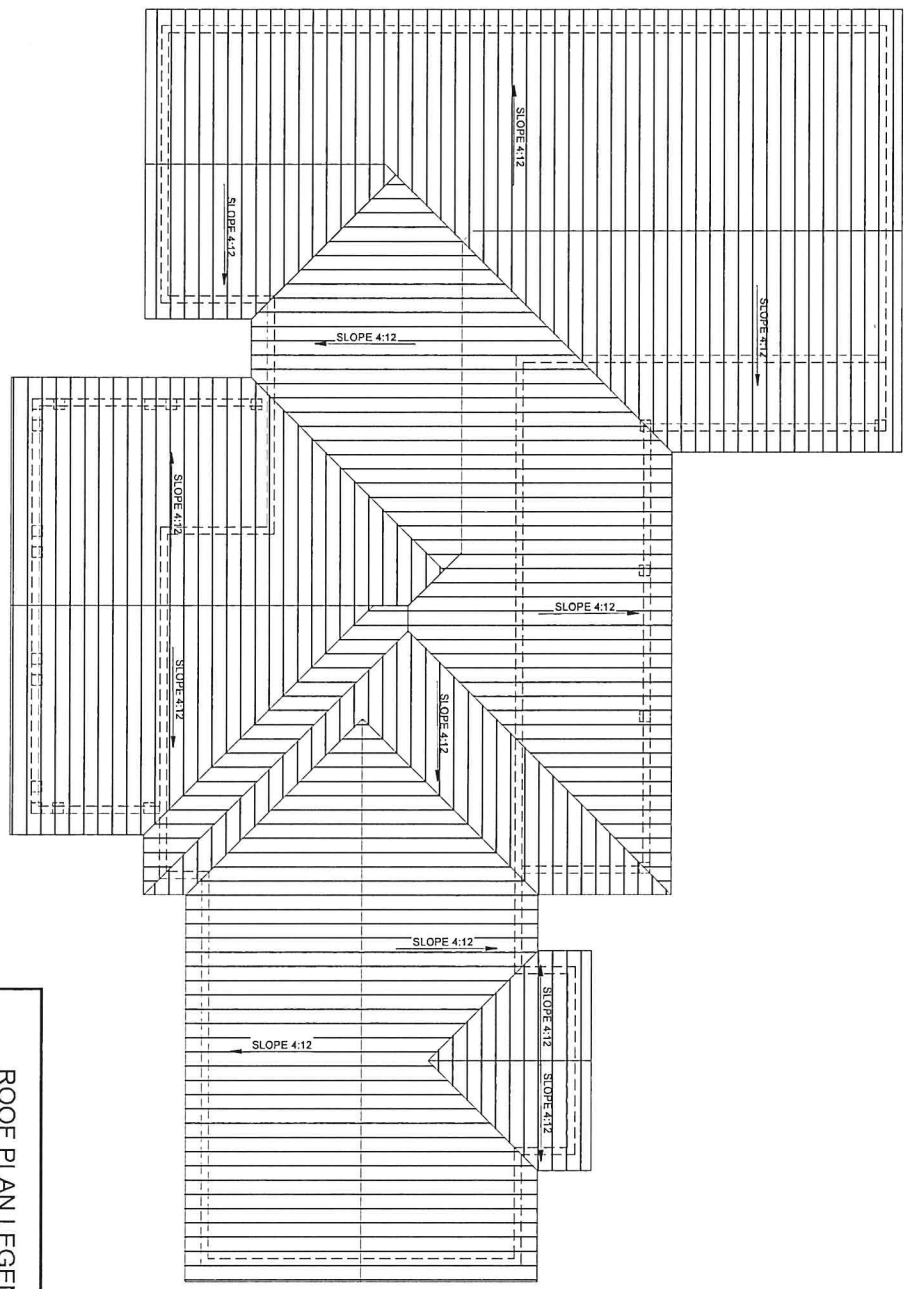
PROPOSED FLOOR PLAN
 SCALE 3/16"=1'-0"
 N

DATE	
CHECKED	
DATE	
SCALE	
ASSIGNED	
JOB NO.	
SHEET	A-1
DRAWN	

NEW RESIDENCE
 For Ralph Alvarez
 19776 SW 186th Street
 Miami-Dade 33187, Florida

Jorin and Associates, Inc.
 Architects and Planners
 1627 Brickell Ave. Unit 1906
 Miami, Florida 33129 Tel. (305)854-3633
 S&A V. Jorin A.I.A. R.A. 85413 AA25001515

REVISIONS	DATE



PROPOSED FLOOR PLAN
 SCALE: 3/16"=1'-0"

ROOF PLAN LEGEND

ALL ROOFS TO BE
 METAL ROOFING, SLOPE 4:12

DRAWN	CHECKED
DATE	DATE
SIGNATURE	SIGNATURE
JOB NO.	JOB NO.
SHEET	SHEET
A-2	
OF	SHEETS

NEW RESIDENCE
 For Ralph Alvarez
 19776 SW 186th Street
 Miami-Dade 33187, Florida

Jorin and Associates, Inc.
 Architects and Planners
 1627 Brickell Ave. Unit 1906
 Miami, Florida 33129 Tel. (305)854-3633
 Silvia V. Jorin A.I.A., R.A., #5413 AA25001515

REVISIONS	DATE

RECEIVED

MIAMI-DADE COUNTY
PROCESS NO.: Z24-279
DATE: MAR 17 2025
BY: ISA



View from Northwest side of property Folio 30-6803-000-0069

RECEIVED

MIAMI-DADE COUNTY
PROCESS NO.: Z24-279
DATE: MAR 17 2025
BY: ISA



View from Southeast corner of property (Grove) Folio 30-6803-000-0069

RECEIVED

MIAMI-DADE COUNTY
PROCESS NO.: Z24-279
DATE: MAR 17 2025
BY: ISA



View from Southeast corner of property Folio 30-6803-000-0069

RECEIVED

MIAMI-DADE COUNTY
PROCESS NO.: Z24-279
DATE: MAR 17 2025
BY: ISA



RECEIVED

MIAMI-DADE COUNTY

PROCESS NO.: Z24-279

DATE: MAR 17 2025

BY: ISA



RECEIVED

MIAMI-DADE COUNTY
PROCESS NO.: Z24-279
DATE: MAR 17 2025
BY: ISA

View of grove from Southeast side of property Folio 30-6803-000-0069

