



# FINAL AGENDA

Community Zoning Appeals Board 14  
Naranja Park, 14150 SW 264 Street, Miami, FL  
Thursday, July 10, 2025 at 6:30 pm

## PREVIOUSLY DEFERRED

A. Z2024000165 Menorah Rental, LLC 24-165 56-39-22 N

## APPEALS

## CURRENT

1. Z2022000257 BAAAMA X, LLC 22-257 57-38-11 N

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

PH: Z24-165

July 10, 2025

Item No. A

<b>Recommendation Summary</b>	
<b>Commission District</b>	8
<b>Applicant</b>	Menorah Rental LLC.
<b>Summary of Request</b>	The applicant seeks to permit a proposed detached decorative element to wit: Steel Menorah with a greater height than is permitted by code.
<b>Location</b>	24500 SW 142 Avenue, Miami-Dade County, Florida
<b>Property Size</b>	±2 acres
<b>Existing Zoning</b>	AU, Agriculture District
<b>Existing Land Use</b>	Single-family residence, agricultural uses
<b>2030-2040 CDMP Land Use Designation</b>	Agriculture (See attached Zoning Recommendation Addendum)
<b>Comprehensive Plan Consistency</b>	Consistent with the LUP map, and the interpretative text and policies of the CDMP
<b>Applicable Zoning Code Section(s)</b>	Section 33-311(A)(4)(b), Non-Use Variances From Other Than Airport Regulations (See attached Zoning Recommendation Addendum)
<b>Recommendation</b>	<b>Modified approval with conditions, to permit a maximum height of 20 feet.</b>

This application was deferred from the June 12, 2025 meeting of the Community Zoning Appeals Board (CZAB) 14, in order to allow the applicant to work with staff regarding the height of the proposed Menorah.

The public hearing on this item was held.

**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:**

The ±2.0-acre subject property is located Outside the Urban Development Boundary (UBD), lying 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', which is a greater height than permitted by code (maximum 12' height permitted).

This application was deferred by CZAB 14 at the June 12, 2025 meeting, where the board instructed that the applicant work with staff regarding the height for the proposed Menorah. The Board unanimously agreed that the proposed height of the decorative element (Steel Menorah)

is excessive in nature and had required Zoning staff to determine an acceptable and less intensive height for the proposed decorative element structure that would be compatible with the surrounding area. Staff has since worked with the applicant on the same, and notes that the applicant has agreed to reduce the height for the proposed Steel Menorah down to 20-feet. Based on the foregoing, staff finds that the request is deemed less intensive and may be considered for a modified approval with conditions.

<b><u>NEIGHBORHOOD CHARACTERISTICS</u></b>		
	<b>Zoning and Existing Use</b>	<b>Land Use Designation</b>
<b>Subject Property</b>	AU; single-family residence, agricultural uses	AU, Agriculture District
<b>North</b>	AU; single-family residence, agricultural uses	AU, Agriculture District
<b>South</b>	AU; single-family residence, agricultural uses	AU, Agriculture District
<b>East</b>	AU; vacant land	AU, Agriculture District
<b>West</b>	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 decorative element or any other 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 height of 40', where a maximum height of 12' is otherwise permitted for such structures that identify as decorative elements. When the aforementioned request is 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 is excessive, and would be **incompatible** with the surrounding area.

The submitted plan depicts existing agricultural uses, including an existing two-story single-family residence and a detached guesthouse on the subject property. 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. As such, staff opines that 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. Staff had opined that a decorative element of this size would not be in keeping with the zoning intent and would introduce an out-of-scale feature into a district specifically designed to remain visually and functionally agricultural and residential in nature, and therefore of a scale in keeping with such uses. In addition, staff noted that the proposed Menorah would exceed the height of all existing structures on the property and nearby properties, and its scale would therefore draw undue visual attention and disrupt the compatibility among uses in the area. Staff opined that, as proposed, the variance request with a height of 40-feet for the decorative element is excessive and fails to meet the basic intent of the surrounding rural environment, and would be **incompatible** with the existing residential and agricultural uses, and contrary to the standards and limitations set forth by the AU zoning regulations. Accordingly, staff had recommended **denial** of the request as proposed under the application to permit the detached decorative element (Steel Menorah) structure with a height of 40', where a maximum of 12' is otherwise permitted by code.

However, when considering an acceptable height for the proposed decorative element that would be less intensive and would be more consistent and **compatible** with the surrounding neighborhood, staff recommends a **modified approval** that would instead allow the proposed Steel Menorah to be at a **maximum height of 20'** measured from grade to the highest point or element of said decorative element. Staff opines that a scaled-down (modified) version of the proposed decorative element on the subject site would be comparable to, and appropriate for the area, and would not be an obvious departure from the aesthetic character of the immediate vicinity. Staff further opines that although a 20' high Steel Menorah would still exceed the maximum height permitted by regulations for such elements by over 8 feet, the increase in height would be internal to the subject site, and would not create a significant visual impact in the area. Furthermore, staff notes that the (modified) proposed height of 20-feet would be within the 35-foot height for the existing single-family residence making the proposed decorative element structure less intensive on the subject site. Based on the foregoing, staff recommends as a condition for the **modified approval** that the proposed detached Steel Menorah be at a maximum height of 20'. **As such, staff recommends modified approval with conditions of the application to permit a maximum height of 20 feet for the detached decorative element to wit: Steel Menorah, under Section 33-311(A)(4)(b), the Non-Use Variance (NUV) From Other Than Airport Regulations Standards.**

**ACCESS, CIRCULATION AND PARKING:** Not applicable.

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

**OTHER:** Not applicable.

**RECOMMENDATION:**

**Modified approval with conditions, to permit a maximum height of 20 feet.**

**CONDITIONS FOR APPROVAL:**

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 in the approval of the plan, the same be substantially in accordance with that submitted for the hearing, entitled, "Zoning Hearing for Proposed Steel Menorah Accessory Structure", as prepared by Design all Engineering Your Space., dated stamped received 6/30/2025 consisting of a total 11 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 the use be established and maintained in accordance with the approved plan.
4. That the applicants obtain a building permit for all non-permitted structures, if applicable, from the Department of Regulatory and Economic Resources within 90 days of the expiration of the final appeal period of this application, unless a time extension is granted by the Director of the Department.

ES:JB:SS:EA:JH

*Eric Silva*

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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

<b>NEIGHBORHOOD SERVICES PROVIDER COMMENTS</b>	
<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

<b>Agriculture (page I-71)</b>	<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><b>Sec. 33-20. - Accessory structures and ancillary uses.</b></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><b>Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations</b></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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## ZONING RECOMMENDATION ADDENDUM

*Menorah Rental LLC.*

*Z24-165*

<p><b>Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations</b></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.

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**APPLICANT**

**ADDRESS**

PENDING

Z2024000165

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**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

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

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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

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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 142<sup>nd</sup> 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](mailto:mavald@miamidade.gov), Alfredo B. Sanchez at (786) 552-8237 or [sanalf@miamidade.gov](mailto:sanalf@miamidade.gov), or Suyapa Carbajal at (786) 552-8124 or [suyapa.carbajal@miamidade.gov](mailto:suyapa.carbajal@miamidade.gov).

# Memorandum



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

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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

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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](mailto: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

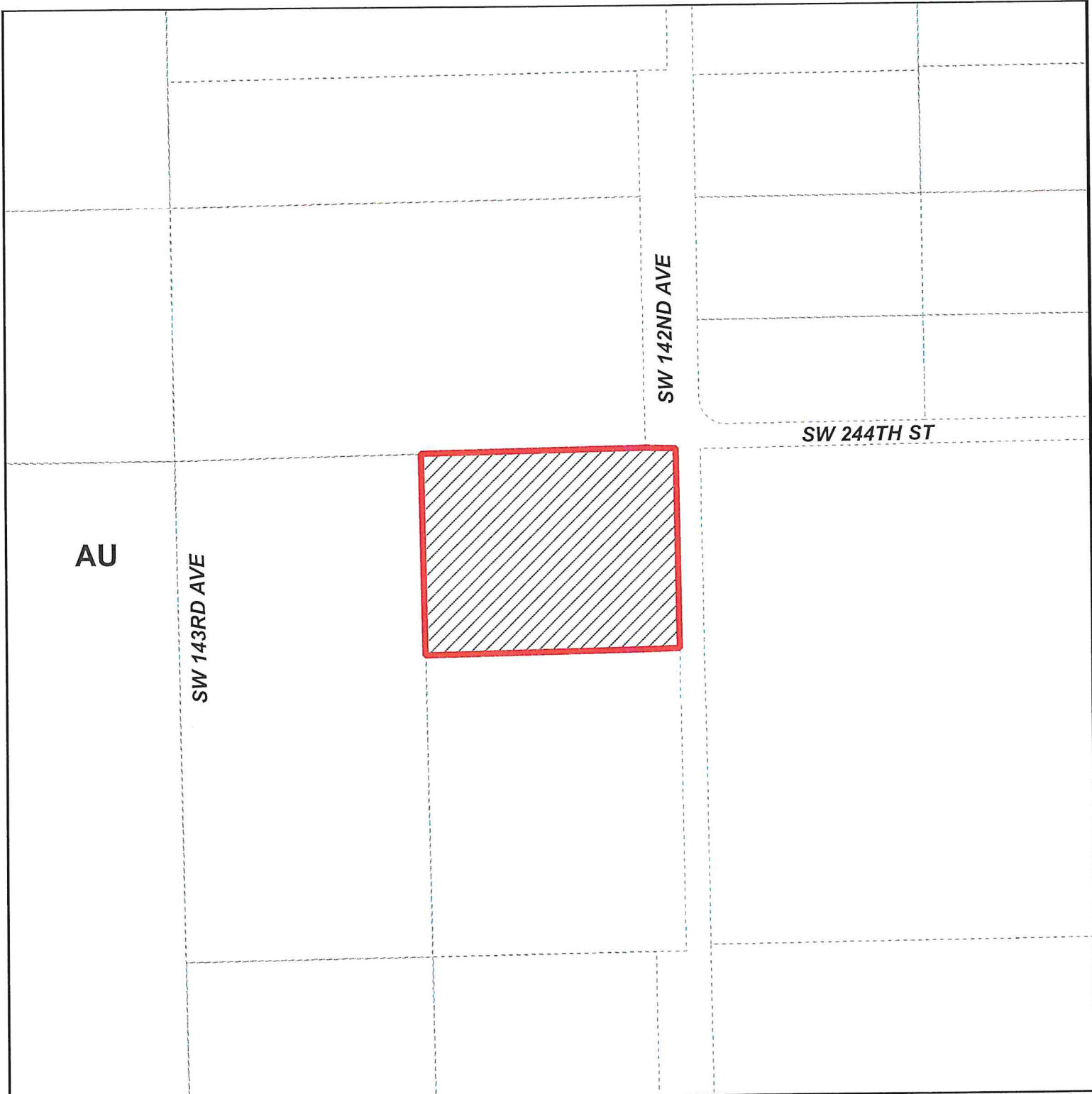
**From:** Sarah Cody, Historic Preservation Chief  
Department of Regulatory and Economic Resources

**Subject:** Zoning Review Z2024-000165 Adriel Gonzalez

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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](mailto: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
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**MIAMI-DADE COUNTY**  
**AERIAL YEAR 2024**

Process Number  
**Z2024000165**

**Legend**  
 Subject Property

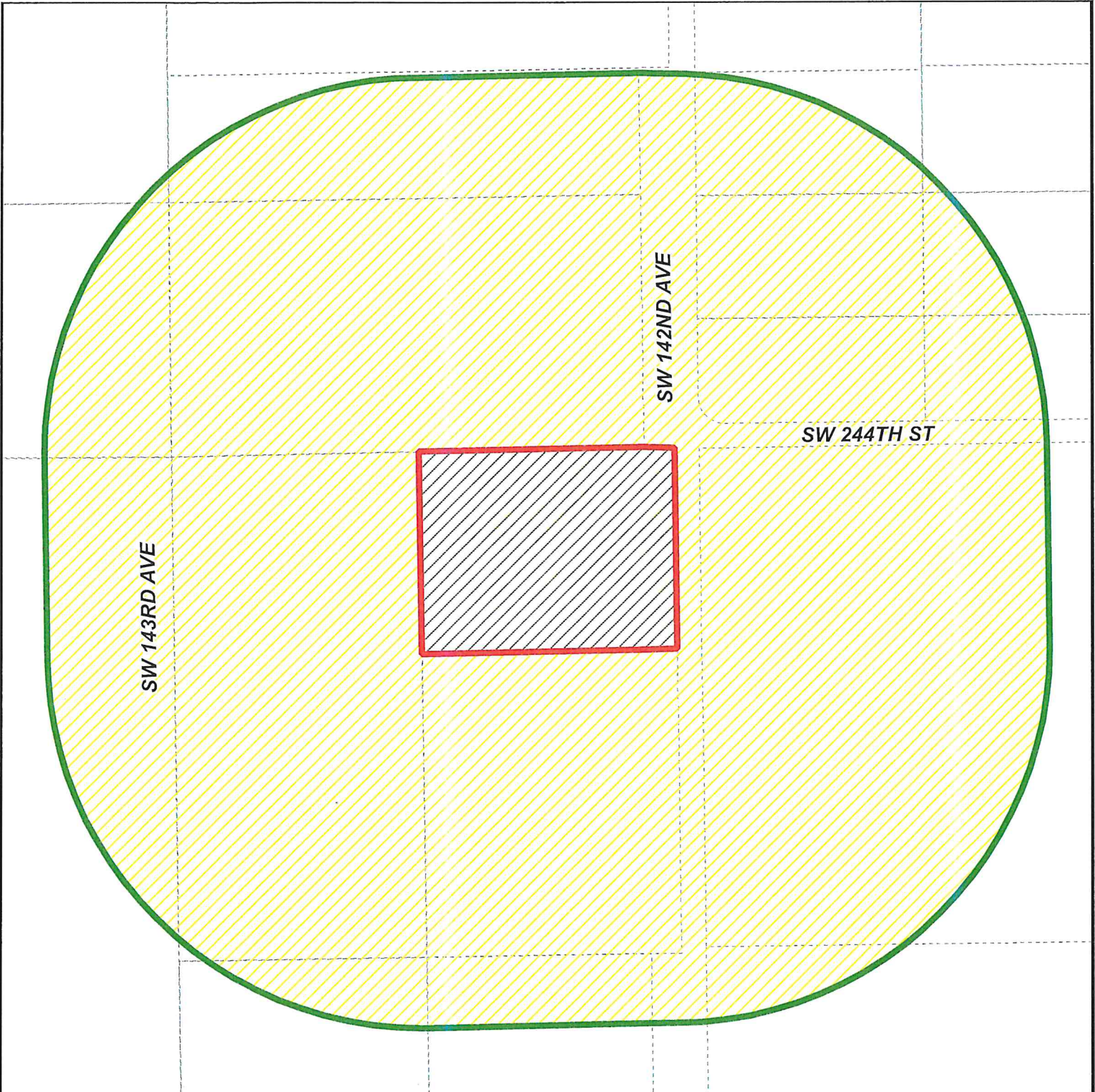


Section: 22 Township: 56 Range: 39  
 Applicant: Adriel Reyes Gonzalez  
 Zoning Board: C14  
 Commission District: 8  
 Drafter ID: EDUARDO CESPEDES  
 Scale: NTS



SKETCH CREATED ON: Friday, January 17, 2025

REVISION	DATE	BY
		14






**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

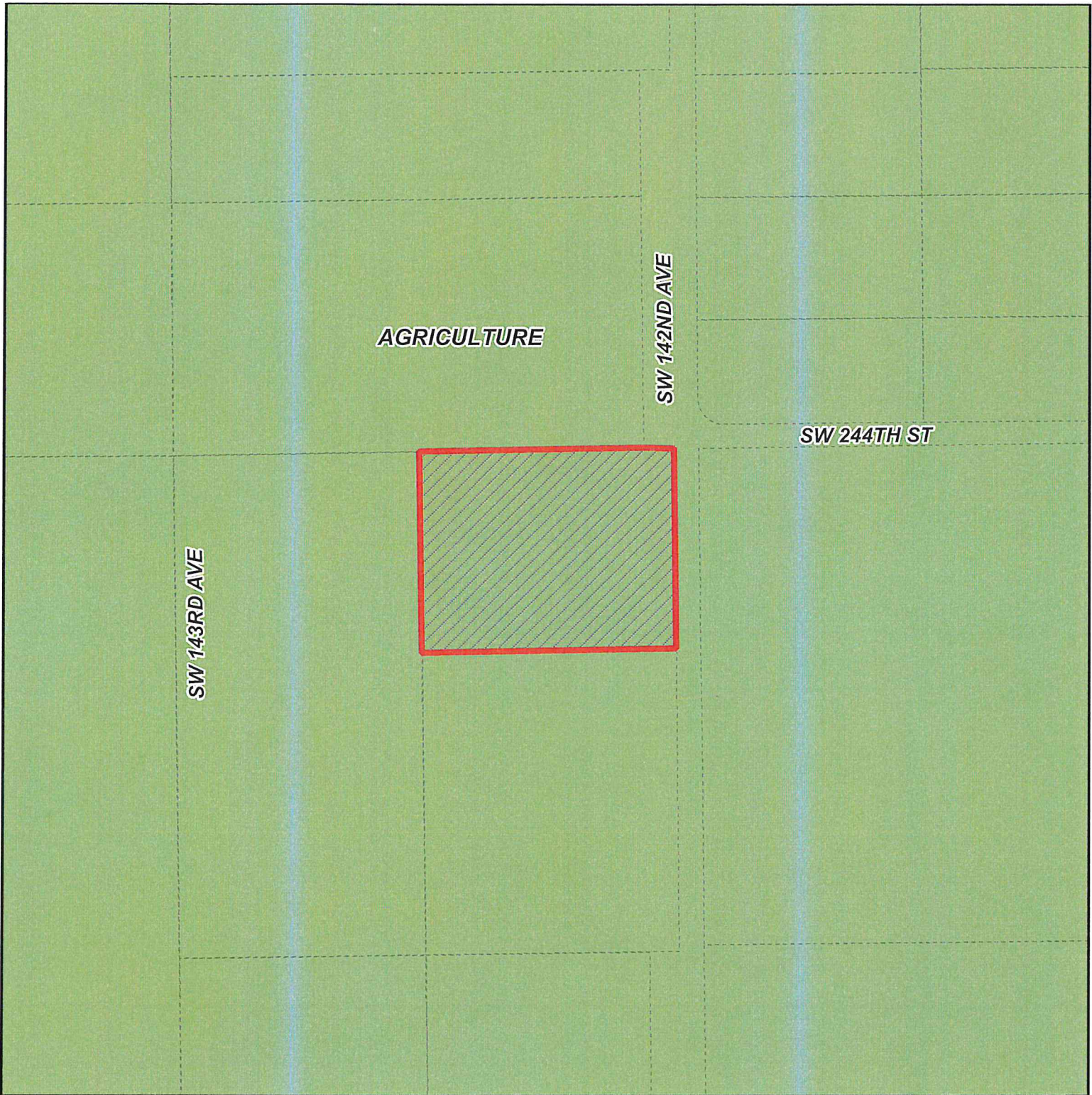
**Legend**

-  Subject Property
-  Buffer
-  Property Boundaries



SKETCH CREATED ON: Friday, January 17, 2025

REVISION	DATE	BY
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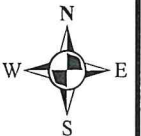
**MIAMI-DADE COUNTY**  
**CDMP MAP**

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
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# ZONING HEARING FOR PROPOSED STEEL MENORAH ACCESSORY STRUCTURE

24500 SW 142 Ave.  
Miami, FL 33032

## SHOP DRAWINGS

### INDEX OF DRAWINGS

SHEET	DESCRIPTION	COVER PAGE
SD-0.0	COVER PAGE	
SD-0.1	GENERAL NOTES	
SD-0.2	GENERAL NOTES	
SD-0.3	GENERAL NOTES	
SD-0.4	SITE PLAN	
SD-1.0	MENORAH PLAN VIEW	
SD-1.1	MENORAH ELEVATION & SECTION	
SD-1.2	CONNECTION DETAILS	
SD-1.3	CONNECTION DETAILS	
SD-1.4	ARMS DIMENSIONS	
SD-2.0	SCHEDULES	

**RIE CIVIL, INC.**  
MIAMI-DADE COUNTY  
PROJECT NO. Z-4-165

**BEST MAT**  
ENGINEERING  
YOUNG & RUBICAM  
2701 NW 59 Street  
Ft. Lauderdale, FL 33315  
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DESIGN IS EXCLUSIVE. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES.

Project Name: ZONING HEARING FOR PROPOSED STEEL MENORAH ACCESSORY STRUCTURE  
Address: 24500 SW 142 AVE, HOWESTEAR, MIAMI, FL 33032

NO.	DATE	DESCRIPTION
1	02/25/2025	ISSUED
2	02/25/2025	ISSUED
3	02/25/2025	ISSUED
4	02/25/2025	ISSUED
5	02/25/2025	ISSUED
6	02/25/2025	ISSUED
7	02/25/2025	ISSUED
8	02/25/2025	ISSUED
9	02/25/2025	ISSUED
10	02/25/2025	ISSUED

DESIGN: LYENA RODRIGUEZ  
DRAWN: LYENA RODRIGUEZ  
CHECKED: LYENA RODRIGUEZ  
DATE: 02/25/2025  
PROJECT NO: Z-4-165  
SHEET NO: 001  
SHEET TOTAL: 001

LYENA RODRIGUEZ  
Florida P.E. #91288

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# 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 UNDER-GROUND 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 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 RESETING 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 DRAWING 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), 9th EDITION.
- ACI 318-19, BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE.
- ASCE 7-22, MINIMUM DESIGN LOADS AND ASSOCIATED CRITERIA FOR BUILDINGS AND OTHER STRUCTURES.
- THIS 402-16, BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES.
- THIS 602-16, SPECIFICATIONS FOR MASONRY STRUCTURES.
- ASC-2017, STEEL CONSTRUCTION MANUAL, 15th EDITION.
- ANSI/ASC 360-16, SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS.
- ANSI D1.1-01.1M-2020, STRUCTURAL WELDING CODE - STEEL
- ANSI/MNC 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 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.....  $V_{ref} = 132$  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.



RIE CONSULTING, INC.  
 MIAMI-DADE COUNTY  
 PROJECT NO. Z4-165  
 BESTWAY 2025  
 ENGINEERED FOUNDATION (SOL)  
 210 NW 47 Street  
 Ft. Lauderdale, FL 33309  
 (954) 561-8300  
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 DESIGN IS SOLELY FOR CONSTRUCTION. CONTRACTOR SHALL BE SOLELY RESPONSIBLE TO OBTAIN ALL PERMITS.

ZONING HEARING FOR  
 PROPOSED STEEL  
 MENORAH ACCESSORY  
 STRUCTURE  
 ADDRESS: 2400 BY 142 AVE, HOWESTEAD,  
 FL 33027, United States

NO.	DATE	REVISION



GENERAL NOTES  
 DATE: 11-04-2024

SD-0.1

**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 GREATER 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 LIME ROCK 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 2800 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 2907.2)
  - 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
- GRAUT: ..... 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 ASTM 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"

**REINFORCING STEEL:**

1. REINFORCING BARS CONFORMING TO ASTM A-615 GRADE 60, INCLUDING COLUMN AND BEAM TIES.
2. WELDED FIRE FABRIC CONFORMING TO ASTM 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 AISC SPECIFICATIONS NINTH EDITION.
2. STRUCTURAL STEEL SHALL MEET THE FOLLOWING REQUIREMENTS UNLESS NOTED OTHERWISE ON THE DRAWINGS:

TYPE	ASTM	GRADE	Fy
RECTANGULAR TUBING (HSS)	A500	---	46 KSI
ANCHOR BOLTS	A307	---	36 KSI
STRUCTURAL BOLTS	A325	---	---
ERECTOR 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.



**RECENTLY**  
**MIA-MI-DADE COUNTY**  
**PROFESSIONAL ENGINEER**  
**2025**  
**74-165**  
**BASEGAWAT 2025**  
**ENGINEERING FOUNDRY INC.**  
**1700 N. W. 55 Street**  
**FT. LAUDERDALE, FL 33311**  
**PH: 954-582-2000**  
**WWW.BASEGAWAT.COM**  
**CS-3118**

**ZONING HEARING FOR PROPOSED STEEL MENORAH ACCESSORY STRUCTURE**

Project Name: ZONING HEARING FOR PROPOSED STEEL MENORAH ACCESSORY STRUCTURE  
 ADDRESS: 2402 W. 112 AVE, HOOVER, TX, 75041-2033, TX

DATE	NO.	DATE	BY	REVISION

**GENERAL NOTES**

SD-0.2

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**SLAB ON FILL/PLACED ACCORDING TO ACI 302J**

**-JOINTS:**

-ISOLATION JOINTS MUST BE USED AT JUNCTIONS WITH WALLS AND COLUMNS. USE 1/2" THICK PRE-CURVED 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	8" THICK.....	20 FT
5" THICK.....	13 FT	9" THICK.....	23 FT
6" THICK.....	15 FT	10" THICK.....	25 FT
7" THICK.....	18 FT		

WHEN CONCRETING AND OPERATING ARE CONCLUDED FOR THE DAY, CONSTRUCTION JOINTS SHALL BE FORMED WITH BURKE KEPTED KOLD METAL JOINT FORM OR APPROVED EQUAL.

**-VAPOR BARRIERS:**

WATERPROOF MEMBRANES (OVERLAPPED 6" AT JOINTS) WITH A PERMEANCE OF LESS THAN 0.3% PERUS 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 1.

**-FINISHING:**

NO PREPARATIVE 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.

**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 LAWS 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.

**RIE CONSULTING**

**MIA MIAMI-DADE COUNTY**  
PROFESSIONAL ENGINEER: Z14-165

**BASTIEN & ASSOCIATES**  
ENGINEERING CONSULTANTS  
2025

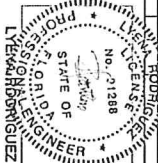


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Fax: 305.575.1112  
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**ZONING HEARING FOR PROPOSED STEEL MENORAH ACCESSORY STRUCTURE**

Address: 2400 SW 142 Ave, Hovestead, FL 33033, United States

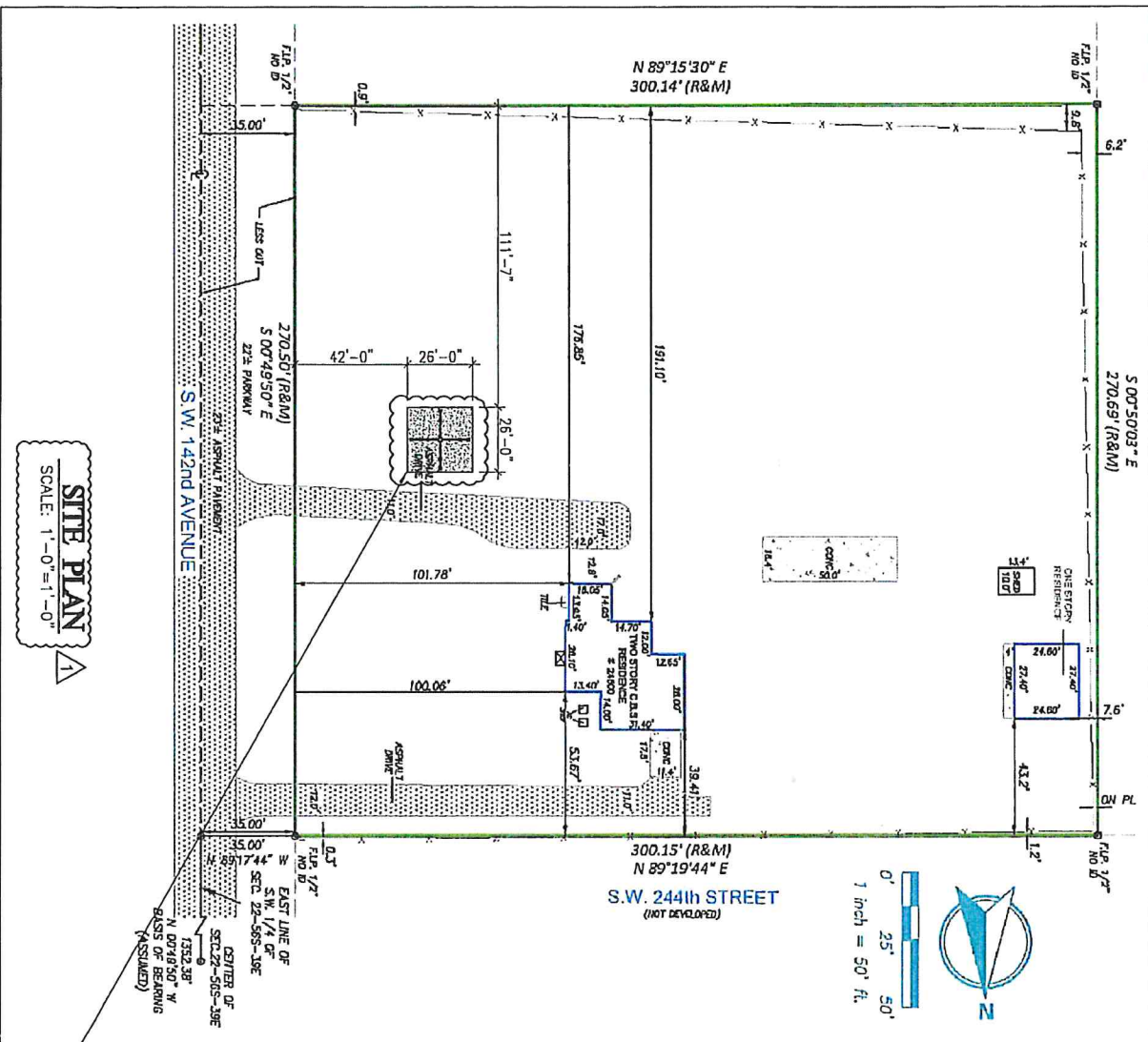
NO.	DATE	DESCRIPTION
1	01/15/2025	ISSUED FOR PERMITTING
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8	01/15/2025	ISSUED FOR PERMITTING
9	01/15/2025	ISSUED FOR PERMITTING
10	01/15/2025	ISSUED FOR PERMITTING



**GENERAL NOTES**

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FLORIDA BUILDING CODE, THE FLORIDA ELECTRICAL CODE, THE FLORIDA MECHANICAL CODE, THE FLORIDA PLUMBING CODE, THE FLORIDA GAS CODE, THE FLORIDA FIRE CODE, THE FLORIDA ENERGY CODE, THE FLORIDA ENVIRONMENTAL CODE, THE FLORIDA HEALTH CODE, THE FLORIDA OCCUPANCY CODE, THE FLORIDA SAFETY CODE, THE FLORIDA WELFARE CODE, THE FLORIDA ZONING CODE, THE FLORIDA LAND USE CODE, THE FLORIDA TRANSPORTATION CODE, THE FLORIDA UTILITIES CODE, THE FLORIDA WATER CODE, THE FLORIDA WASTE CODE, THE FLORIDA AIR QUALITY CODE, THE FLORIDA SOIL CONSERVATION CODE, THE FLORIDA FLOOD CONTROL CODE, THE FLORIDA COASTAL MANAGEMENT CODE, THE FLORIDA HISTORIC PRESERVATION CODE, THE FLORIDA ARCHITECTURAL CODE, THE FLORIDA LANDMARKS CODE, THE FLORIDA CULTURAL HERITAGE CODE, THE FLORIDA RECREATION CODE, THE FLORIDA TOURISM CODE, THE FLORIDA EDUCATION CODE, THE FLORIDA HEALTH CARE CODE, THE FLORIDA SOCIAL SERVICES CODE, THE FLORIDA COMMUNITY DEVELOPMENT CODE, THE FLORIDA HOUSING CODE, THE FLORIDA INFRASTRUCTURE CODE, THE FLORIDA TRANSPORTATION CODE, THE FLORIDA UTILITIES CODE, THE FLORIDA WATER CODE, THE FLORIDA WASTE CODE, THE FLORIDA AIR QUALITY CODE, THE FLORIDA SOIL CONSERVATION CODE, THE FLORIDA FLOOD CONTROL CODE, THE FLORIDA COASTAL MANAGEMENT CODE, THE FLORIDA HISTORIC PRESERVATION CODE, THE FLORIDA ARCHITECTURAL CODE, THE FLORIDA LANDMARKS CODE, THE FLORIDA CULTURAL HERITAGE CODE, THE FLORIDA RECREATION CODE, THE FLORIDA TOURISM CODE, THE FLORIDA EDUCATION CODE, THE FLORIDA HEALTH CARE CODE, THE FLORIDA SOCIAL SERVICES CODE, THE FLORIDA COMMUNITY DEVELOPMENT CODE, THE FLORIDA HOUSING CODE, THE FLORIDA INFRASTRUCTURE CODE.

**SD-0.3**



**SITE PLAN**  
SCALE: 1"=0'=1'-0"

ZONING INFORMATION:	
MUNI ZONE: 9000 AU	
EXISTING TWO STORY C.B.S RESIDENCE AREA	81,217.74 SF
(MAIN BUILDING)	1575.47 SF
EXISTING DETACHED ONE STORY RESIDENCE AREA	674.04 SF
EXISTING DETACHED SHED AREA	134.00 SF
EXISTING PAVED AREA (WITH CONCRETE AND ASPHALT)	4585.56 SF
PROPOSED NEW STEEL MENORAH AREA	672.00 SF
<b>PROPOSED TOTAL BUILDING AREA:</b>	<b>3155.51 SF</b>
(3155.51 / 81217.74 x 100) = 3.88 % LOT COVERAGE	
<b>PROPOSED GREEN AREA:</b>	
(81,217.74 SF - 4585.56 SF - 3155.51 SF) = 73,476.67 SF	
(73,476.67 / 81,217.74 x 100) = 90.47 % GREEN AREA	
<b>PROPOSED STEEL MENORAH HEIGHT: 40'-0"</b>	

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 MENORAH

SEE SD-1.0

SD-0.4

**PROFESSIONAL SEAL**  
STATE OF FLORIDA  
No. 01288  
LARRY GENSE  
REGISTERED PROFESSIONAL ENGINEER  
MECHANICAL

**PROJECT INFORMATION**

Project Name: ZONING HEARING FOR PROPOSED STEEL MENORAH ACCESSORY STRUCTURE

ADDRESS: 24000 SW 142 AVE, HOWESTEAD, FL 33032, United States

DATE: 11/11/2025

SCALE: AS SHOWN

PROJECT NO: 24000

DATE: 11/11/2025

**DESIGNER INFORMATION**

DESIGNER: BASTENKAMP ENGINEERING & ARCHITECTURE, INC.

ADDRESS: 24000 SW 142 AVE, HOWESTEAD, FL 33032, United States

DATE: 11/11/2025

SCALE: AS SHOWN

PROJECT NO: 24000

DATE: 11/11/2025

**CLIENT INFORMATION**

CLIENT: BASTENKAMP ENGINEERING & ARCHITECTURE, INC.

ADDRESS: 24000 SW 142 AVE, HOWESTEAD, FL 33032, United States

DATE: 11/11/2025

SCALE: AS SHOWN

PROJECT NO: 24000

DATE: 11/11/2025

**NOTES**

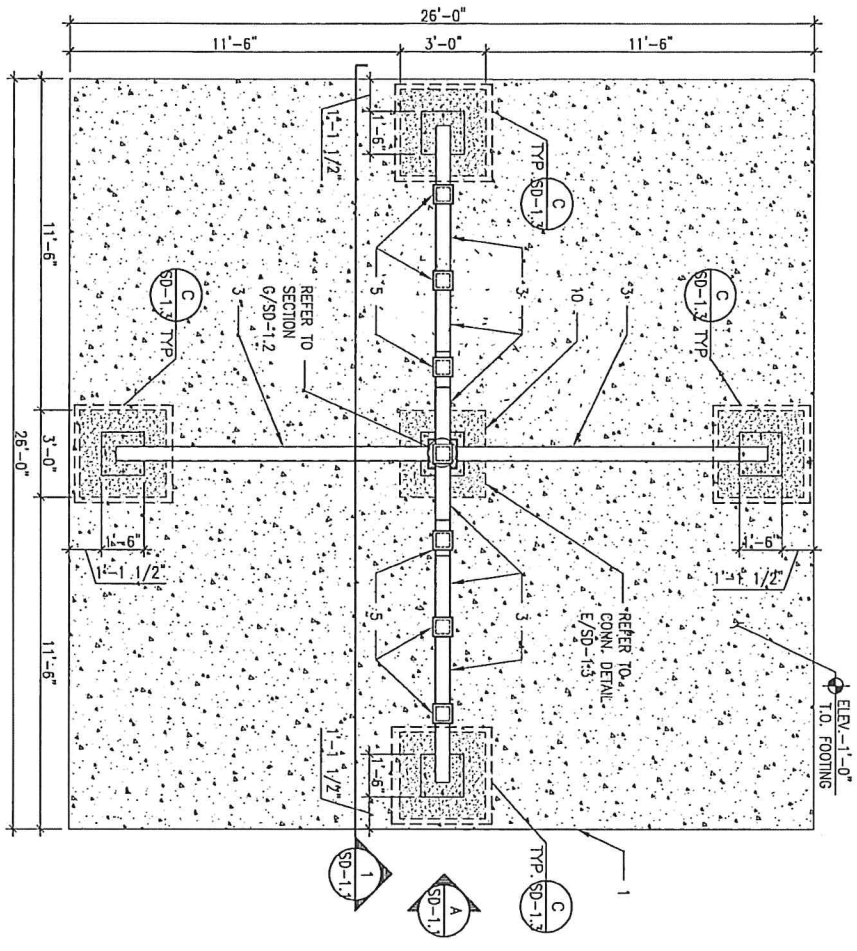
1. THIS SITE PLAN IS A PRELIMINARY DESIGN AND IS SUBJECT TO CHANGE WITHOUT NOTICE.

2. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

3. THE DESIGNER IS NOT RESPONSIBLE FOR ANY CONSTRUCTION DEFECTS OR OMISSIONS.

4. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

5. THE DESIGNER IS NOT RESPONSIBLE FOR ANY CONSTRUCTION DEFECTS OR OMISSIONS.



**A MENORAH PLAN VIEW**  
 SD-1.0 SCALE: 1/4"=1'-0"

- 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 $\frac{1}{2}$ " (STEEL: Fy=46 KSI)
  4. HSS 3x3x $\frac{1}{8}$ " (STEEL: Fy=46 KSI) WELDED ALL AROUND TO HSS 12x12x $\frac{1}{2}$ " & HSS 6x6x $\frac{1}{2}$ " W/  $\frac{1}{8}$ " THK. FILLET
  5. HSS 8x2x $\frac{1}{8}$ " x 8 LENGTH (STEEL: Fy=46 KSI) WELDED ALL AROUND TO HSS 6x6x $\frac{1}{2}$ " W/  $\frac{1}{8}$ " THK. FILLET; & TO  $\frac{1}{8}$ " THK. INTERIOR END CAP (2 CAP PER TUBE) W/  $\frac{1}{8}$ " THK. FILLET
  6.  $\frac{1}{2}$ " 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 $\frac{1}{2}$ " W/  $\frac{1}{4}$ " THK. FILLET
  8. (4) 8"x16"x $\frac{3}{8}$ " THK STEEL PLATE (FOR COLUMN SPLICE), WELDED ALL AROUND TO HSS 12x12x $\frac{1}{2}$ " W/  $\frac{1}{8}$ " THK. FILLET
  9. 18"x18"x $\frac{3}{4}$ " THK. STEEL PLATE ATTACHED TO CONCRETE FOOTING W/ (8) 3/4" $\phi$  THOSS (TIE HD, STAINLESS STEEL) W/ 6" $\phi$  MIN. EMBEDMENT, BY SIMPSON OR SIMILAR APPROVED, & WELDED ALL AROUND TO HSS 12x12x $\frac{1}{2}$ " W/  $\frac{1}{8}$ " THK. FILLET; & WELDED ALL AROUND TO HSS 6x6x $\frac{1}{2}$ " W/  $\frac{1}{4}$ " THK. FILLET
  10. 35"x35"x12" HIGH SQUARE CLOSURE POUR (FOR STEEL COLUMN PROTECTION) PLACE AFTER STRUCTURE DEAD LOAD IS APPLIED.
  11. 3/4" $\phi$  THOSS (TIE HD, STAINLESS STEEL) W/ 6" $\phi$  MIN. EMBEDMENT, BY SIMPSON OR SIMILAR APPROVED

THIS DRAWING HAS BEEN REVIEWED BY THE PROFESSIONAL ENGINEER AND ARCHITECT FOR THE PROJECT AND THE DESIGN IS IN ACCORDANCE WITH THE PROFESSIONAL ENGINEERING AND ARCHITECTURE ACT AND THE PROFESSIONAL ENGINEERING AND ARCHITECTURE BOARD OF REGULATION AND CONTROL. THE PROFESSIONAL ENGINEER AND ARCHITECT ARE NOT RESPONSIBLE FOR THE DESIGN OF THE STRUCTURE OR THE CONSTRUCTION OF THE SAME. THE PROFESSIONAL ENGINEER AND ARCHITECT ARE NOT RESPONSIBLE FOR THE DESIGN OF THE STRUCTURE OR THE CONSTRUCTION OF THE SAME. THE PROFESSIONAL ENGINEER AND ARCHITECT ARE NOT RESPONSIBLE FOR THE DESIGN OF THE STRUCTURE OR THE CONSTRUCTION OF THE SAME.

**SD-1.0**  
 DATE: 11-16-2024

**PLAN VIEW**

**PROFESSIONAL ENGINEER**  
 STATE OF FLORIDA  
 NO. 01288  
 BESTMAN ENGINEERING SOLUTIONS

NO.	REVISION	DATE	BY	CHKD.
1	ISSUE FOR PERMIT			
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**ZONING HEARING FOR PROPOSED STEEL MENORAH ACCESSORY STRUCTURE**  
 ADDRESS: 24500 SW 142 AVE, HOMESTEAD, FL 33033, United States

**PROJECT #**  
**DATE**  
**SCALE**  
**BY**  
**CHKD.**  
**DATE**

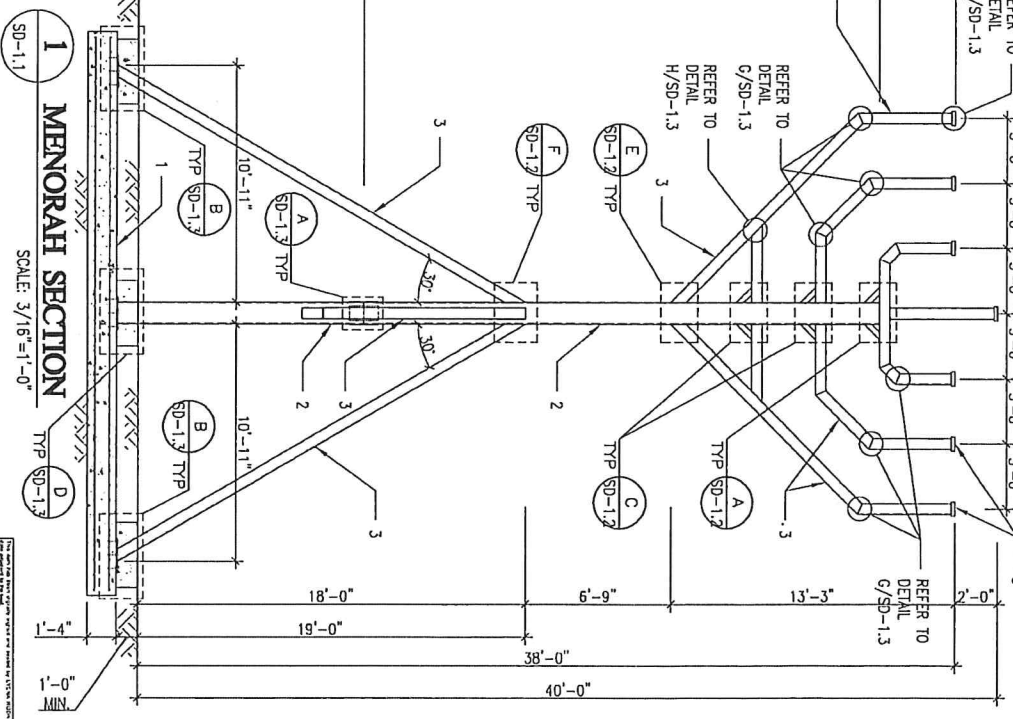
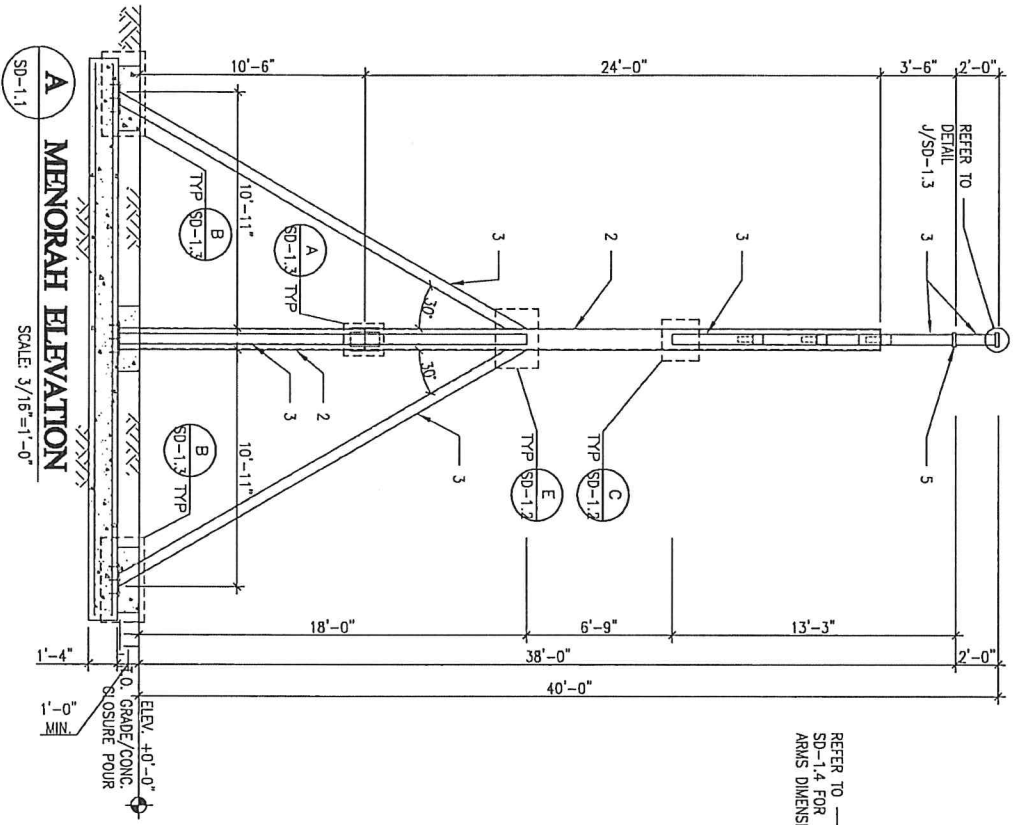
**PROJECT INFORMATION**  
**DATE**  
**SCALE**  
**BY**  
**CHKD.**  
**DATE**

**PROJECT INFORMATION**  
**DATE**  
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**BY**  
**CHKD.**  
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**PROJECT INFORMATION**  
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**PROJECT INFORMATION**  
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**SCALE**  
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**CHKD.**  
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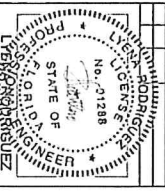
- LEGEND:**
1. CONCRETE FOOTING F26.0. SEE SCHEDULE ON SHEET
  2. HSS 12x12x $\frac{3}{8}$  (STEEL: F<sub>y</sub>=46 KSI)
  3. HSS 6x6x $\frac{3}{8}$  (STEEL: F<sub>y</sub>=46 KSI)
  5. HSS 8x2x $\frac{3}{8}$  x 8 LENGTH (STEEL: F<sub>y</sub>=46 KSI) WELDED ALL AROUND TO HSS 6x6x $\frac{3}{8}$  W/  $\frac{3}{16}$ " THK FILLET; & TO  $\frac{3}{8}$ " THK INTERIOR END CAP (2 CAP PER TUBE) W/  $\frac{3}{8}$ " THK FILLET



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DATE: 11-14-2021  
 ELEVATION & SECTION  
 SD-1.1

NO.	DATE	BY	CHKD.	DESC.
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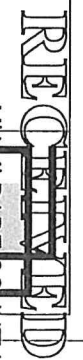
PROJECT NO. SD-1.1  
 SHEET NO. 11/17  
 DATE: 11/14/21  
 SCALE: AS SHOWN  
 L.S. & S.E. KRAWINKEL, P.E.  
 ENGINEER

Project Name: ZONING HEARING FOR PROPOSED STEEL MENORAH ACCESSORY STRUCTURE  
 ADDRESS: 24500 SW 142 AVE, HOUSTEAD, FL 33033, United States

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 DESIGN IS COMPLETE, CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.



DATE: 11-14-2021  
 PROJECT NO: Z 4-165  
 ENGINEER: BAISWANTH N. SINGOL  
 MIA MI-DADE COUNTY  
 PROPOSED: 2025



**RECREATION WORLD**  
**MIA MIL-DADE COUNTY**  
**PROPOSED ZONING**  
**BATSON WATKINS**  
 ENGINEER  
 2122 NW 23 Street  
 Ft. Lauderdale, FL 33309  
 (754) 511-2000  
 www.batsonwatkins.com

PROJECT NO. Z-4-165  
 DATE: 11/14/2025

DATE: 11/14/2025

**REVISIONS**

NO.	DATE	DESCRIPTION

**PROJECT INFORMATION**

NO.	DATE	DESCRIPTION

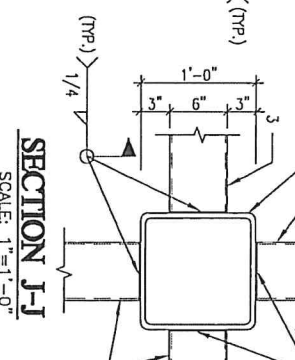
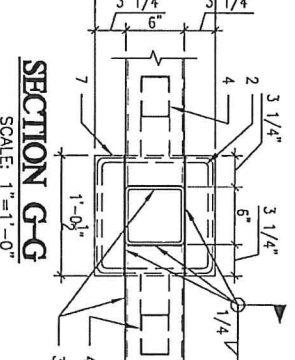
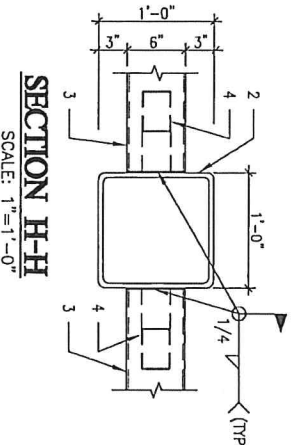
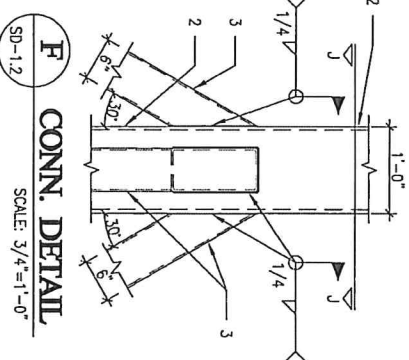
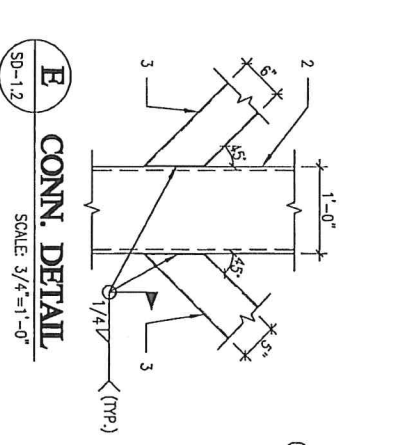
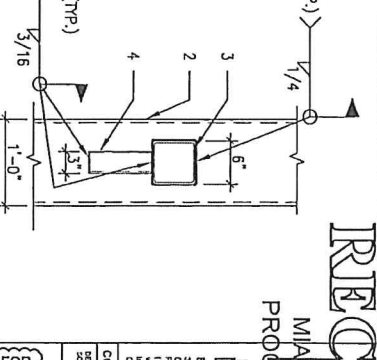
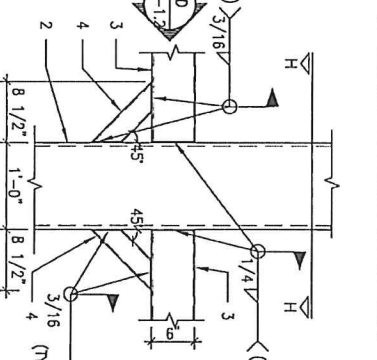
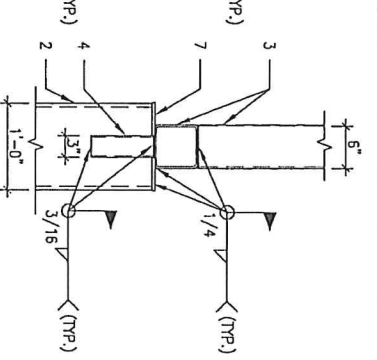
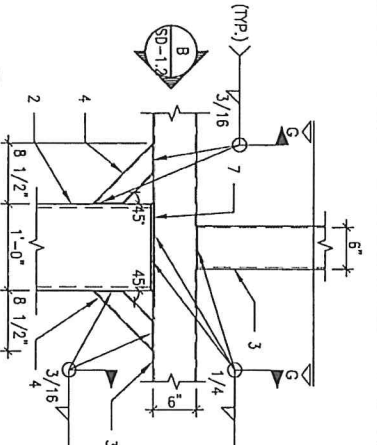
**PROJECT NAME:** ZONING HEARING FOR PROPOSED STEEL MENORAH ACCESSORY STRUCTURE  
**ADDRESS:** 24500 SW 142 AVE, HOUSTEAD, FL 33032, United States

**DESIGNER:** BATES WATKINS  
**ENGINEER:** BATES WATKINS  
**DATE:** 11/14/2025

**PROFESSIONAL SEAL:**  
 STATE OF FLORIDA  
 PROFESSIONAL ENGINEER  
 No. 21288  
 BATES WATKINS

**CONNECTION DETAILS**

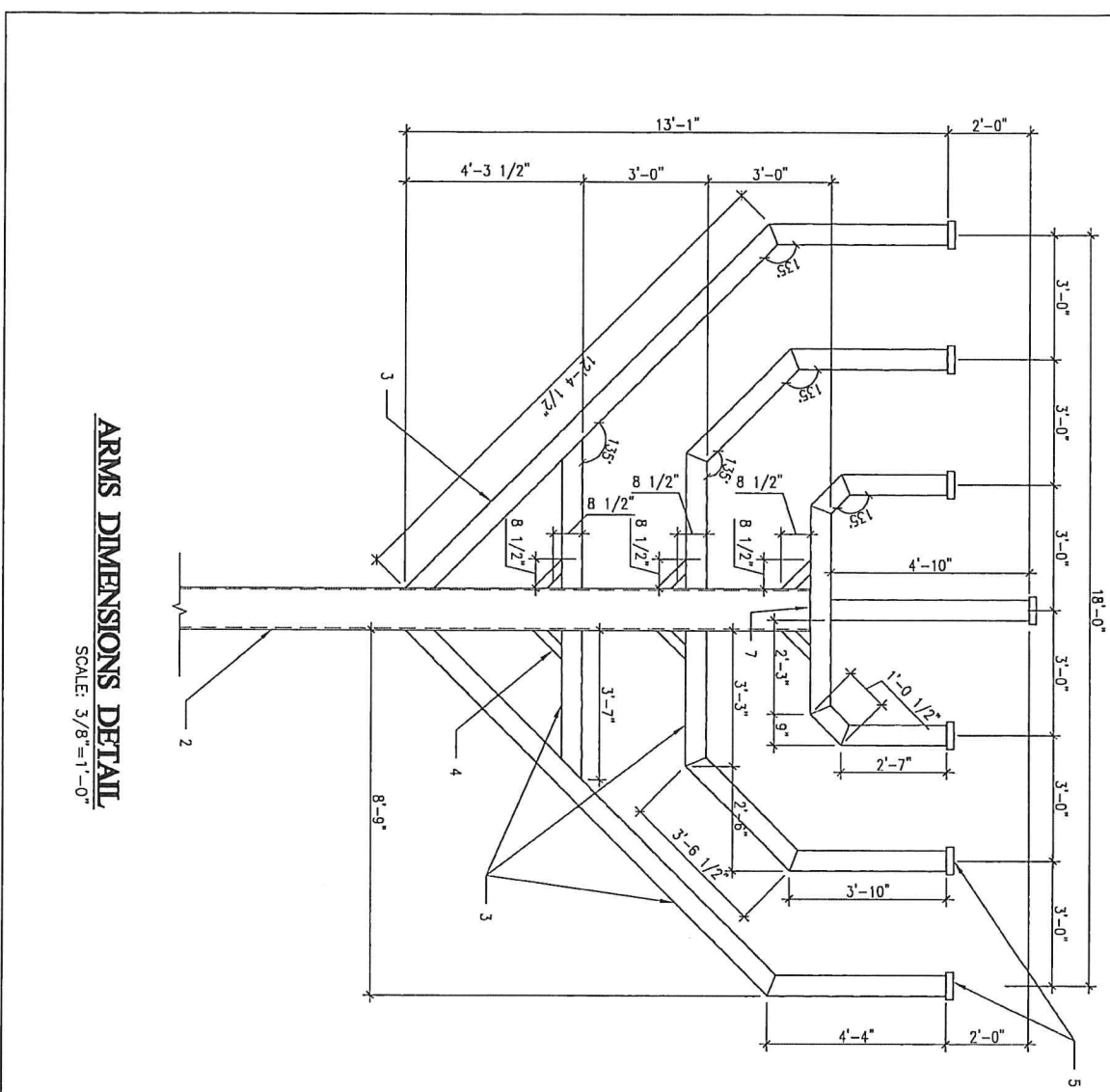
**SD-1.2**



- LEGEND:**
1. CONCRETE FOOTING F28.0. SEE SCHEDULE ON SHEET SD-2.0
  2. HSS 12x12x½ (STEEL, F<sub>y</sub>=46 KSI)
  3. HSS 6x6x½ (STEEL, F<sub>y</sub>=46 KSI)
  4. HSS 3x½x½ (STEEL, F<sub>y</sub>=46 KSI) WELDED ALL AROUND TO HSS 12x12x½ & HSS 6x6x½ W/ ⅜" THK. FILET
  7. 12-½" x 12-½" x ⅝" THK. STEEL PLATE WELDED ALL AROUND TO HSS 12x12x½ & HSS 6x6x½ W/ ⅝" THK. FILET

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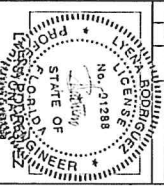
**ARMS DIMENSIONS DETAIL**  
 SCALE: 3/8"=1'-0"

- LEGEND:**
1. CONCRETE FOOTING F26.0, SEE SCHEDULE ON SHEET SD-2.0
  2. HSS 12x12x $\frac{1}{2}$ " (STEEL: F<sub>y</sub>=46 KSI)
  3. HSS 6x6x $\frac{1}{2}$ " (STEEL: F<sub>y</sub>=46 KSI)
  4. HSS 3x3x $\frac{1}{8}$ " (STEEL: F<sub>y</sub>=46 KSI) WELDED ALL AROUND TO HSS 12x12x $\frac{1}{2}$ " & HSS 6x6x $\frac{1}{2}$ " W/  $\frac{1}{8}$ " THK. FILET
  5. HSS 8x2x $\frac{1}{8}$ " x 8 LENGTH (STEEL: F<sub>y</sub>=46 KSI) WELDED ALL AROUND TO HSS 6x6x $\frac{1}{2}$ " W/  $\frac{1}{8}$ " THK. FILET; & TO  $\frac{1}{2}$ " THK. INTERIOR END CAP (2 CAP PER TUBE) W/  $\frac{1}{8}$ " THK. FILET
  6.  $\frac{1}{2}$ " 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 $\frac{1}{2}$ " W/  $\frac{1}{4}$ " THK. FILET
  8. (4) 8 x 16 x  $\frac{3}{8}$ " THK. STEEL PLATE (FOR COLUMN SPLICE), WELDED ALL AROUND TO HSS 12x12x $\frac{1}{2}$ " W/  $\frac{1}{8}$ " THK. FILET
  9. 18 x 18 x  $\frac{1}{2}$ " THK. STEEL PLATE ATTACHED TO CONCRETE FOOTING W/ (3) 3/4" THOSS (THEN HD, STAINLESS STEEL) W/ 6x $\frac{1}{2}$ " MIN. EMBEDMENT, BY SIMPSON OR SIMILAR APPROVED, & WELDED ALL AROUND TO HSS 12x12x $\frac{1}{2}$ " W/  $\frac{1}{8}$ " THK. FILET; & WELDED ALL AROUND TO HSS 6x6x $\frac{1}{2}$ " W/  $\frac{1}{4}$ " THK. FILET
  10. 36 x 36 x 12" HIGH SQUARE CLOSURE POUR (FOR STEEL COLUMN PROTECTION) PLACE AFTER STRUCTURE DEAD LOAD IS APPLIED.
  11. 3/4" THOSS (THEN HD, STAINLESS STEEL) W/ 6x $\frac{1}{2}$ " MIN. EMBEDMENT, BY SIMPSON OR SIMILAR APPROVED

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**SD-1.4**  
 DATE: 11-14-2024

**ARMS DETAIL**



NO.	DATE	BY	DESCRIPTION
1	11/14/24	NJK	ISSUED FOR PERMIT

Project Name: **ZONING HEARING FOR PROPOSED STEEL MENORAH ACCESSORY STRUCTURE**  
 Address: 24500 RW 142 AVE, HOMESTEAD, FL 33033, United States

DESIGN BY: N. J. KASONGOL  
 CHECKED BY: N. J. KASONGOL  
 DATE: 11/14/24



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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"	(39) #5 B & T	(39) #5 B & T	ISOLATED FOOTING

- NOTE:  
 1. CONTRACTOR TO PROVIDE NUMBER OF CORNER BARS AS FOOTING LONGITUDINAL REINF. 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	TENSION EMBEDMENT			COMPRESSION EMBEDMENT			HOOKED BARS (TENSION ONLY)					
	MIN BAR SPACING (IN)	TOP BARS NOTE 3	OTHER BARS NOTE 4	TOP BARS NOTE 4	OTHER BARS NOTE 4	TOP BARS NOTE 4	3000 PSI	4000 PSI	5000 PSI	3000 PSI	4000 PSI	5000 PSI
3	1	22	17	19	15	17	8	8	8	8.5	7.5	7
4	1	29	22	25	19	22	11	9	9	11	10	9
5	1 1/4	36	28	31	24	28	14	12	11	14	12	11
6	1 1/2	43	33	37	29	33	16	14	14	17	14.5	13
7	1 3/4	51	40	44	35	40	19	17	16	19.5	17	15
8	2	60	48	52	42	48	22	19	18	22	19	17
9	2 1/4	71	57	62	50	57	26	21	20	25	21	19
10	2 1/2	84	67	73	60	67	30	24	23	28	24	22
11	2 3/4	101	78	87	73	81	34	27	25	31	27	24

**GENERAL NOTES**

- 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).
- ALL LENGTHS ARE IN INCHES.
- 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.
- TOP BARS ARE BARS SO PLACED THAT 12 INCHES OR MORE OF FRESH CONCRETE IS CAST IN MEMBER BELOW REINFORCEMENT.
- SEE CONCRETE NOTES FOR SPECIFIED CONCRETE STRENGTH.
- 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.
- MULTIPLY THE ABOVE LENGTHS BY 1.33 FOR CONCRETE WITH LIGHTWEIGHT AGGREGATE.
- MULTIPLY THE ABOVE LENGTHS BY 1.5 FOR EPOXY COATED REINFORCING.
- MULTIPLY THE ABOVE LENGTHS BY 1.5 FOR BARS SPACED LESS THAN 2db CLEAR.
- 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.

**LAP SPlice LENGTH (Lst & Lsc) IN CONCRETE**

BAR SIZE	TENSION LAP SPlice (Lst)	COMPRESSION LAP SPlice (Lsc)
3	22	17
4	29	23
5	36	28
6	43	34
7	51	40
8	60	48
9	71	57
10	84	67
11	101	81

**GENERAL NOTES**

- 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).
- ALL LENGTHS ARE IN INCHES.
- SPICES SHALL BE STAGGERED MINIMUM OF 24" O.C.
- SEE CONCRETE NOTES FOR SPECIFIED CONCRETE STRENGTH.
- 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.
- MULTIPLY THE ABOVE LENGTHS BY 1.33 FOR CONCRETE WITH LIGHTWEIGHT AGGREGATE.
- MULTIPLY THE ABOVE LENGTHS BY 1.5 FOR EPOXY COATED REINFORCING.
- MULTIPLY THE ABOVE LENGTHS BY 1.5 FOR BARS SPACED LESS THAN 2db CLEAR.
- 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.

**IRIE CREATIVE FIRM**  
 MIAMI-DADE COUNTY  
 PROFESSIONAL ENGINEER  
 No. 11416

**BASF-KIMMEL**  
 ENGINEERING & ARCHITECTURE  
 2025  
 No. 11416

**ZONING HEARING FOR PROPOSED STEEL MENORAH ACCESSORY STRUCTURE**

ADDRESS: 24500 SW 142 AVE, HOUSTEAD, FL 33033, United States



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 DESIGN ALL RIGHTS RESERVED  
 2025



**SD-2.0**  
 SCHEDULES  
 DATE: 11/01/2024

**DISCLOSURE OF INTEREST\***

**RECEIVED**

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: 2024-165  
DATE: APR 10 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.]

MANATEE COUNTY  
PROCESS NO. 221165  
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.

[Signature]  
(Notary Public)



My commission expires October 31, 2025

\*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: Z22-257**

**July 10, 2025**

Item No. 1

<b>Recommendation Summary</b>	
<b>Commission District</b>	8
<b>Applicant</b>	BAAAMA X LLC
<b>Summary of Requests</b>	The applicant seeks approval of a district boundary change on the subject property from AU, Agriculture District, to EU-M, Single-Family Modified Estate District. In addition, the applicant is also requesting non-use variances to allow for reduced lot area and frontage, as well as to permit access to the lots via private drives.
<b>Location</b>	Lying on southeast corner of SW 296 Street and SW 197 Avenue, Miami-Dade County, Florida.
<b>Property Size</b>	±20.31gross (±18.13net) Acres
<b>Existing Zoning</b>	AU, Agriculture
<b>Existing Land Use</b>	Vacant land
<b>2030-2040 CDMP Land Use Designation</b>	Estate Density Residential, 1 - 2.5 dua, <i>(see attached Zoning Recommendation Addendum)</i>
<b>Comprehensive Plan Consistency</b>	Consistent with the LUP map, interpretative text, goals, objectives, and policies of the CDMP
<b>Applicable Zoning Code Section(s)</b>	Section 33-311, District Boundary Change Section 33-311(A)(4)(b) Non-Use Variances from Other Than Airport Regulations <i>(see attached Zoning Recommendation Addendum)</i>
<b>Recommendation</b>	<b>Approval of request #1, subject to the Board's acceptance of the proffered covenant and approval with conditions of requests #2, and #3.</b>

**REQUESTS:**

- (1) DISTRICT BOUNDARY CHANGE from AU, Agricultural District to EU-M, Estate Modified District.
- (2) NON-USE VARIANCE to permit lots with a lot area varying from 11,625 sq. ft. to 20,580 sq. ft. (12,000 sq. ft. gross required) and a lot frontage varying from 75' to 107.84' (100' required).
- (3) NON-USE VARIANCE of zoning and subdivision regulations requiring lots to have frontage on a public right-of-way; to waive same to permit the proposed single-family residential lots with 0' of frontage (100' required) and to permit access to a public street by means of private drives.

Plans are on file and may be examined in the Department of Regulatory and Economic Resources, entitled "SW 296 ST ASSEMBLAGE," prepared by Pascual Perez Kiliddjian Starr Architecture, consisting of 24 sheets date-stamped received 4/24/2025, and 58 sheets date-stamped received 3/5/2025. Landscape plans, prepared by Witkin Hults + Partners, consisting of 15 sheets dated stamped received 4/24/2025. Civil plans, prepared by Ford Engineers, Inc., consisting of 13 sheets dated stamped received 3/5/2025 and 1 sheet dated stamped received

4/24/2025. The full submittal includes a total of 111 sheets. Please note that the plans may be modified at the public hearing.

**PROJECT DESCRIPTION:**

The applicant seeks to rezone the ±20.31gross (±18.13net) acres parcel from AU, Agricultural District, to EU-M, Estate Modified District (request #1). In addition, the applicant is requesting ancillary non-use variances to permit a proposed single-family residential development with lot areas ranging from 11,625 to 20,580 square feet, where a minimum of 12,000 square feet (gross) minimum is required, and lot frontages ranging from 75 feet to 107.84 feet, where 100 feet minimum is required (Request #2). The applicant also requests a variance to allow lots with zero (0) feet of frontage on a public right-of-way, where 100 feet minimum is required, and to permit access to a public street via private drives (Request #3).

<b><u>NEIGHBORHOOD CHARACTERISTICS</u></b>		
	<b>Zoning and Existing Use</b>	<b>Land Use Designation</b>
<b>Subject Property</b>	AU; vacant land	Estate Density Residential (1 – 2.5, dua)
<b>North</b>	AU; Single-family residences/ lime groves	Estate Density Residential (1 – 2.5, dua)
<b>South</b>	AU; warehouse and storage	Estate Density Residential (1 – 2.5, dua)
<b>East</b>	City of Homestead; vacant land	Estate Density Residential (1 – 2.5, dua)
<b>West</b>	AU; Vacant land /Agricultural/ single-family residence	Agriculture

**NEIGHBORHOOD COMPATIBILITY:**

The subject property is currently zoned AU (Agricultural District) and is comprised of vacant land. It is located at the southeast corner of SW 296 Street and SW 197 Avenue. The surrounding area includes agricultural, residential, and vacant land uses. To the north, the property is bordered by AU zoned land developed with single-family residences and lime groves. To the south, the adjacent properties are also zoned AU and include structures used for agricultural warehousing and storage. East of the property lies vacant land within the City of Homestead. To the west, the site is adjacent to AU zoned parcels outside of the Urban Development Boundary (UDB) characterized by agricultural uses, vacant land, and a single-family residence. The area surrounding the subject property reflects a gradual shift from urban and suburban residential development within the UDB toward more rural and agricultural uses outside the boundary. The proposed rezoning to EU-M, which allows for single-family residential lots, is consistent with this transition. The proposed development serves as a compatible buffer between the more intense residential zoning to the east (within the City of Homestead) and the agricultural character to the west, outside the UDB.

**SUMMARY OF THE IMPACTS:**

The approval of this application will allow the applicant to rezone the subject property to EU-M zoning in order to provide additional housing in the area, which could have traffic impacts as

well as impacts on other County services. Based on memoranda from the departments reviewing this application, the additional impacts will be minimal and will not cause their facilities and services to operate below their adopted levels of service standards. Staff notes from the Platting and Traffic Review section of the Department of Regulation and Economic Resources (RER) in their memorandum that the application meets the traffic concurrency criteria generating 63 PM peak hour vehicle trips and does not exceed the acceptable Level of Service (LOS) in the area.

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

The subject property is located within the Urban Development Boundary (UDB) and is designated as **Estate Density Residential**. *This category allows a range in density from a minimum of 1 to a maximum of 2.5 dwelling units per gross acre and is characterized by single family housing, e.g., single-family detached, cluster, zero lot line and townhouses.* This allows the applicant to develop the ±20.31gross (±18.13net) acres parcel with a maximum of 50 residential units allowed under the aforementioned CDMP threshold as the maximum density allowed under the CDMP Estate Density Residential threshold on the LUP map. Additionally, staff notes that the proposed CDMP Land Use Element Interpretative Text states developments using the workforce housing program allows applicants a 25% density increase for workforce housing. This would allow the applicant to develop the ±20.31gross (±18.13net) acres parcel with a maximum of 63 residential units. The applicant seeks a district boundary change from AU to EU-M. Staff notes that the workforce developments developed under the proposed EU-M zoning district allows residences with 100' of lot frontage, and 12,000 sq. ft. of gross lot area. Under this condition, staff opines the rezoning approval of the subject property to EU-M would be **consistent** with the Estate Density Residential designation on the LUP map. As part of this application, the applicant has proffered a Declaration of Restrictions that, among other provisions, limits the number of proposed units to 62, includes a conceptual site plan, and specifies the number of units to be developed as Workforce Housing.

The CDMP Land Use Element interpretative text indicates that *Compatibility shall be determined in accordance with Policy LU-4A.* The **Land Use Element Policy LU-4A** sets forth the criteria to determine compatibility and states *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.* Staff notes that the EU-M zoning district currently exists adjacent to the subject property on the east and south. Staff opines that the district boundary change to EU-M, keeps within the existing character of the residential neighborhood and will not result in an intensification or development of the site beyond the scale of the surrounding residential area, and would not be out of character with same.

Furthermore, the CDMP Land Use Element, **Objective LU-4**, states that Miami-Dade County shall, by the year 2030, 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, as such, this application further this policy as the EU-M district is consistent with the **Estate Density Residential** land use category, the density threshold of CDMP Estate Density Residential Communities LUP map designation for projects using the Workforce Housing Program, and is consistent with the neighborhood. Based on the forgoing and for reasons that will be expanded upon in the zoning analysis below, staff opines that this application is both

**consistent** with the Estate Density Residential designation on the CDMP LUP map, the CDMP interpretive text and **consistent** with the surrounding area.

### **ZONING ANALYSIS:**

The applicant is seeking approval of a request for a district boundary change from AU, Agricultural District to EU-M, Single-Family Modified Estate District on the subject parcel (request #1). When the applicant's request to rezone the subject parcel is analyzed under Section 33-311, District Boundary Change, staff opines that the approval of the application would not have an unfavorable impact on the environment, the natural resources, or the economy of the County and would be **compatible** with the surroundings when considering the necessity and reasonableness in relation to the present and future development of the area concerned. Section 33-311 of the Code states that the purpose of the Code is to provide a comprehensive plan and design to among other things, lessen congestion on the highways and promote health, safety, morals, convenience, and general welfare, with the view of giving reasonable consideration among other things to the character of the district or area and its peculiar suitability for particular uses. Staff supports the district boundary change and opines that based on the Comprehensive Development Master Plan land use designation of Estate Density Residential, and for the reasons explained in the Comprehensive Development Master Plan Analysis section, the request for a zone change on the subject property to EU-M is **consistent** with the CDMP designation of the parcel on the CDMP Land Use Plan map, and **compatible** with the natural transition of residential zoning trend of development in the surrounding area.

Staff notes that the approval of the applicant's request to rezone the property will be consistent with the Estate Density Residential designation of the parcel on the CDMP Land Use Plan map. Further, staff opines that approval of this request will not have a negative impact on the surrounding roadways or transportation facilities based on the recommendations and/or information contained in memoranda from the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER). Their memorandum also indicates that the proposed development will meet the traffic concurrency criteria for an Initial Development Order. Said memorandum indicates that the proposed development will generate 63 PM daily peak hour vehicle trips, which does not exceed the acceptable Level of Service (LOS) on the surrounding roadways as specified in the memorandum. Additionally, staff notes that the memorandum from the Environmental Division of RER indicates that the proposed rezoning meets the Level of Service (LOS) standards for an initial development order and therefore will not have an unfavorable impact on the natural resources of Miami-Dade County.

Furthermore, as previously noted, the proposed development is compatible with the transitional trend of the development in the area. Staff's research of the area found a similar approval for EU-M zoning in the surrounding area. For example, a 9.59-acre tract of land located south of the subject parcel was approved pursuant to Resolution #CZAB14-15-21 to permit a district boundary change from AU, Agricultural District and EU-M, Estate Modified District to EU-M, Estate Modified District. As such, staff opines the approval of EU-M zoning would be consistent with the character of the surrounding area, would be compatible with same and consistent with the Estate Density Residential designation of the parcel on the CDMP Land Use Plan map. **Staff, therefore, recommends approval of the request #1, subject to the Board's acceptance of the proffered covenant under Section 33-311, District Boundary Change.**

When the requests to permit lots varying from 11,625 sq. ft. to 20,580 sq. ft. (12,000 sq. ft. gross required) and a lot frontage varying from 75' to 107.84' (100' required) (request #2) and to permit the proposed single-family residential lots with 0' of frontage (100' required) on a public right-of-way, to permit access to a public street by means of private drives (request #3) are analyzed under Section 33-311(A)(4)(b), Non-Use Variance standards, staff opines that the approval will be compatible with the surrounding neighborhood and would not be an obvious departure from the aesthetic character of the area and would be **compatible** with the surrounding area. Additionally, the submitted site plan demonstrates that the smallest proposed lot is 11,625 gross square feet, which is only 375 square feet less than the required minimum, representing a minor reduction that does not negatively impact the overall lot pattern or neighborhood compatibility. The marginal variance from the required lot size will not detriment the surrounding agricultural and residential land uses as the variance very likely will not even be perceptible. In addition, the requests to permit lot frontage varying from 75' to 107.84' (100' required) (request #2) and to have frontage on a public right-of-way; to waive same to permit the proposed single-family residential lots with 0' of frontage (100' required) and to permit access to a public street by means of private drives (request #3) would not affect the stability and appearance of the community, would not resolve in an obvious departure from the aesthetic character of the surrounding area and would be **compatible** with the surrounding area. As depicted on the proposed Site Plan the proposed houses reflect a variety of models that will blend in well with the EU-M district requirements. In addition, the applicant is proposing to dedicate various roadways, including three north/south avenues and three east/west streets. Not only will these dedications accommodate the proposed lot frontages allowing for adequate access and egress from each of the parcels, but it will improve connectivity to the surrounding neighborhoods. Further, the development will comply with the workforce housing design criteria and development parameters pursuant to Code Section 33-193.12, which require, among other things, compatibility with surrounding uses. The lots and the lot frontages proposed will accommodate estate single-family residences that will conform to all other applicable zoning regulations. **Therefore, based on the aforementioned analysis, staff recommends approval with conditions of requests #2 and #3, under Section 33-311(A)(4)(b), Non-Use Variance From Other Than Airport Regulations Standards.**

**ACCESS, CIRCULATION AND PARKING:** The submitted site plan depicts two (2) ingress/egress point of direct vehicular and pedestrian access along SW 300 Street and one (1) ingress/egress point of direct vehicular and pedestrian access along SW 197 Avenue and SW 296 Street. Parking and driveways are internal to the site, with the required parking provided as surface parking lots located towards the front of the proposed residential dwelling units.

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

**OTHER:** Not applicable.

**RECOMMENDATION:** Approval of request #1, subject to the Board's acceptance of the proffered covenant and approval with conditions of requests #2 and #3.

**CONDITIONS FOR APPROVAL:** for requests #2 and #3 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 in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "SW 296 ST ASSEMBLAGE," prepared by Pascual Perez Kiliddjian Starr Architecture, consisting of 24 sheets date-stamped received 4/24/2025, and 58 sheets date-stamped received 3/5/2025. Landscape plans, prepared by Witkin Hults + Partners, consisting of 15 sheets dated stamped received 4/24/2025. Civil plans, prepared by Ford Engineers, Inc., consisting of 12 sheets dated stamped received 3/5/2025 and 1 sheet dated stamped received 4/24/2025. The full submittal includes a total of 110 sheets. Please note that the plans may be modified at the public hearing.
3. That the use be established and maintained in accordance with the approved plan.
4. That the applicant complies with all the applicable conditions, requirements recommendations, requests, and other provisions of the Division of Environmental Resources of the Department of Regulatory and Economic Resources, as contained in its memorandum.
5. That the applicant complies with all the applicable conditions, requirements recommendations, requests, and other provision of the Miami-Dade County Department of Transportation and Public Works (DTPW), as contained in its memorandum.
6. That the applicant complies with all the applicable conditions, requirements recommendations, requests, and other provision of the Miami-Dade Water and Sewer Department, as contained in its memorandum.

ES:JB:SS:EA

*Eric Silva*

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

# ZONING RECOMMENDATION ADDENDUM

BAAAMA X LLC  
PH: Z22-257

<b>NEIGHBORHOOD SERVICES PROVIDER COMMENTS</b>	
<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>Building and Neighborhood Compliance</i>	<i>No objection</i>
<i>Miami-Dade County School Board</i>	<i>No objection</i>
<i>Fire Rescue</i>	<i>No objection</i>
<i>Department of Transportation and Public Works</i>	<i>No objection*</i>
<i>Water and Sewer Department</i>	<i>No objection*</i>
<i>*Subject to conditions in their memorandum.</i>	

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

<b>Estate Density</b> <i>(Pg. I-31)</i>	<i>The Adopted 2030 and 2040 Land Use Plan designates the subject property as being within the Urban Development Boundary for <b>Estate Density</b>. 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 dwelling units per gross acre.</i>
<b>Objective LU-4</b> <i>(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>
<b>Policy LU-4A</b> <i>(Page 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>

## PERTINENT ZONING REQUIREMENTS/STANDARDS

<b>Section 33-311 District Boundary Change</b>	<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>
<b>Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations.</b>	<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>

*Building and Neighborhood Compliance*

**ENFORCEMENT HISTORY**

BAAAMA X LLC/BAKES, JODIE

29675 RICHARD RD  
MIAMI-DADE COUNTY, FLORIDA.

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**APPLICANT**

**ADDRESS**

Pending

Z2022000257

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**DATE**

**HEARING NUMBER**

**FOLIO: 30-7811-000-0090**

**REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:**

May 6, 2025

**NEIGHBORHOOD REGULATIONS:**

There are no open/closed cases in CMS.

**BUILDING SUPPORT REGULATIONS:**

There are no open/closed cases in BSS.

**VIOLATOR:**

BAAAMA X LLC/BAKES, JODIE


**OUTSTANDING LIENS AND FINES:**

There are no outstanding liens or fines.

# Memorandum

**Date:** November 15, 2024

**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:** Z2022000257-2<sup>nd</sup> Review  
BAAAMA X LLC  
SW 296<sup>th</sup> Street and 197<sup>th</sup> Avenue  
DBC from AG to EU-M; NUV for lot coverage, lot area and lot  
frontage and administrative adjustments to permit reductions of  
setbacks to develop detached single family homes.  
(AU) (20.29 acres)  
11-57-38

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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.

### Potable Water Supply and Wastewater Disposal

This application requests a district boundary change from AU to EU-M for a 62-residential lot development. The application does not include the total gross area for each single-family residence proposed to be developed. Pursuant to section 33-49 of the Code, the minimum lot area in an EU-M district shall be 15,000 square feet and the maximum lot coverage should be 30%, translating into a maximum single-family residence of 4,500 square feet gross area on a 15,000 square foot lot.

Pursuant to the Code, based on the development proposed and analysis of public water and sewer infrastructure in the area, the proposed 62 residential lots are within feasible distance to connect to public water and public sanitary sewer mains owned and operated by the City of Homestead and is also within feasible distance to Miami-Dade Water and Sewer Department public water and sanitary sewer mains. In accordance with the Code, the proposed development shall connect to the public water and public sanitary sewer system. 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.

Please be advised that public water and public 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.

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 utility and the Environmental Permitting Section of RER.

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

Existing public water and sewer facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

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

*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: That the property owner submit a covenant in accordance with the requirements of section 24-43.4(2)(b)(iii) of the Code.**

**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.**

#### 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@miamidade.gov](mailto:dermwatercontrol@miamidade.gov) for further information regarding permitting procedures and requirements.

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

#### Pollution Remediation Review

DERM does not have records of current contamination issues on the subject site. However, based on the current/past agricultural use of the site, DERM review and approval of a Phase 1 and Phase 2 Environmental Site Assessment prepared in accordance with ASTM standards may be required 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 may be required. Further, all construction plans (inclusive of drainage) and dewatering plans may 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 engineers or other professionals responsibility to prepare plans accurately and completely for proposed

rights-of-way as well as any other projects or plans. Please contact Thomas Kux, P.G. at Thomas.kux@miamidade.gov if you have any questions.

**Conditions of Approval: None**

Natural Forest Communities Review

This application must comply with Miami-Dade County's CDMP and the Code. The project area does not contain county-designated Natural Forest Community (NFC) but there is a privately owned NFC property directly across SW 197<sup>th</sup> Avenue. The development and use of the subject property must avoid adverse environmental impacts to the NFC, including the storage of construction materials adjacent to the NFC, drainage, and erosion. In addition, the applicant is advised that management of the nearby NFC may require the use of prescribed burns to assist in controlling exotic and invasive species. The applicant's property lies within the potential smoke dispersion corridor of this NFC. Consequently, the applicant's property may be affected by the periodic smoke events from the prescribed burns or unexpected wildfires.

The subject application requests a district boundary change to EU-M. However, the landscape plan and the supporting materials submitted do not contain adequate information to determine possible future NFC impacts, specifically, impacts associated with any required future improvements to SW 197<sup>th</sup> Avenue. DERM recommends that future development plans clearly show any proposed or potential NFC impacts and include cross sections for road improvements adjacent to the NFC properties to determine if sloping, drainage, and related features would potentially impact the adjacent NFC. A modification to the site plans to avoid and minimize impacts to the NFC or a Miami-Dade County NFC removal permit may be required.

The applicant is advised to contact Tim Joyner of the Tree and Forest Resources Section at tfrs@miamidade.gov or at (305)372-6574 for any questions regarding the NFC.

The applicant is advised that per section 18A-12 of the Code, prohibited species shall not be planted on any site and controlled species shall not be planted within 500 feet of the native plant community. Please refer to the Landscape Manual of the Department of Planning and Zoning for a list of these controlled landscaping plants.

**Conditions of Approval: None**

Environmentally Endangered Lands Review

The following are advisory comments: The subject property is located immediately east of land on the EEL Program acquisition list approved by the Board of County Commissioners, known as Bowers Pineland. A property's placement on the list does not put restrictions on that property. The EEL Program becomes just another potential buyer of the property because we only purchase land from willing sellers. As an advisory comment, Bowers pineland is County-designated Natural Forest Community and federally-designated Critical Habitat for Florida Brickell bush and Carter's sandflax.

The subject property is also within approximately 700 feet of Fuchs Hammock Preserve and approximately 1500 feet from Fuchs Hammock Addition Preserve; both EEL Preserves that are public conservation land managed by the Miami-Dade County Environmentally Endangered Lands (EEL) Program.

The following information is provided as an advisory comment. Management of Fuchs Addition will include the use of periodic prescribed burning, which reduces the threat of wildfire and maintains the ecological integrity of this globally-imperiled habitat. Prescribed burning, which may occur as frequently as every three years, is beneficial to wildlife and the rare plant species present in the Preserve.

The application for a District Boundary Change from agricultural to EUM to develop 62 single-family units will allow increased residential density that does not exist today. Any increase in residential density adjacent to fire-prone and fire-dependent plant communities may inhibit the County's ability to perform prescribed burns on said plant communities. The subject property lies within the potential smoke dispersion corridor so, consequently, it may be affected by periodic smoke events from prescribed burns or unexpected wildfires. Property owners that own property within a certain distance of the preserve are usually notified in writing of potential prescribed burns twice per year.

For more information regarding the aforementioned EEL Preserves or the EEL Program, please contact the Director of the EEL Program, Janet Gil, at [janet.gil@miamidade.gov](mailto:janet.gil@miamidade.gov)

**Conditions of Approval: None**

Tree Preservation Review

An aerial review of the subject property does not indicate the presence of tree resources. 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.

The proposed development lies within 500 feet of a County designated NFC. According to the landscape code for Miami-Dade County, controlled species may not be planted within 500 feet of a native plant community (including NFCs). Please refer to the Landscape Manual of the Department of Planning and Zoning for a list of these controlled landscaping plants.

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.

The applicant is advised to contact Tree & Forest Resources Section staff at (305)372-6574 for additional information regarding tree permitting procedures and requirements

**Conditions of Approval: None**

DERM Enforcement History Review

The subject property has no open and one (1) closed enforcement records for violations of Chapter 24 of the Code. Please contact the Enforcement Section if you require additional information. There are no outstanding DERM liens or fines for the subject property.

Folio No. 30-7811-000-0090:

RICHARD RAOD ESTATES, LLC. (DERM closed ile No. TREE-431):

Unpaid penalties: \$0.00

Paid penalties & surcharge: \$110.00

Paid Settlement Costs: \$100.00

Unpaid Administrative costs of hearing: \$0.00

Paid County investigative, enforcement, testing, or monitoring costs: \$0.00 (testing costs)

Paid County Administrative Costs: \$0.00

Unpaid Liens: \$0.00

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 30, 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 (WASD)

**Subject:** Zoning Application Comments - Avocado Drive West Subdivision  
Application No. Z2022000257 - Revision # 4

The Water and Sewer Department has reviewed the proposed development for the subject zoning application. **Please note that the approval of the subject application is conditioned to the subject property connecting to a future public pump station which will be provided by the property with Folio No. 10-7811-002-0010.** Additional requirements may be needed at the time of permitting. The information provided below is preliminary and it does not affect the Zoning process.

At the time of development, the applicant is advised to consult with the project's engineer and WASD's Plans Review staff to finalize points of connection and capacity approval. A WASD Agreement and/or a Verification Form will be required.

Application Name: Avocado Drive West Subdivision

Location: The proposed project is located on approximately 20.31 gross acres at 29675 Richard Road, with Folio No. 30-7811-000-0090, within and abutting the Urban Development Boundary (UDB) on the west side of the subject property, in unincorporated Miami-Dade County.

Proposed Development: The Applicant is requesting a Zoning District Boundary Change from AU (Agricultural District) to EU-M (Single-Family Estate Modified District) with non-use variances from the required minimum lot size pursuant to Miami-Dade County Code ("Code") Section 33-193.11(A)(1), the maximum lot coverage pursuant to Code Section 33-193.11(A)(1), and the minimum lot frontage pursuant to Code Section 33-193.11(A)(1) and the subdivision regulations to develop 62 Single-Family Residences. Per email dated November 18, 2024, from Mr. Andrew J. Starr, AIA, (Project Architect), Mr. Starr stated to assume that the 62 Single-Family Residences will be over 3,001 square feet. Therefore, it was assumed that the 62 Single-Family Residences will be between 3,001 to 5,000 square feet.

The estimated water demand for the proposed project will be 19,220 gallons per day (gpd).

*Due to the project's proximity to the UDB, the subject project was reviewed by a WASD UDB project review team on July 16, 2024, in accordance with the County's CDMP Policy WS-2E. A second meeting will be required as there is a WASD Agreement No. 31808 which will include 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 System. Currently, there is adequate treatment and water supply capacity, consistent with Policy WS-2 A (1) of the CDMP.

The proposed development is included in a WASD Agreement No. 31808 that was requested on February 11, 2025, for a total development of 181 Single-Family Residences (between 3001 - 5000 sq. ft.). Said agreement includes Folio Nos. 30-7811-000-0090, 10-7811-000-0081, and 10-7811-002-0010, and points of connection are pending to be issued.

At this time, there is a WASD Agreement No. 32977 (points of connection issued on 4/10/2025) located south of the subject property that will bring a proposed 16-inch water main at the intersection of SW 192<sup>nd</sup> Avenue and SW 316<sup>th</sup> Street. If the infrastructure for said agreement is conveyed by the time this project is ready for construction, the developer may connect to the proposed 16-inch water main (Plans Under Review) at the intersection of SW 192<sup>nd</sup> Avenue and SW 316<sup>th</sup> Street and extend the same 16-inch water main northerly along SW 192<sup>nd</sup> Avenue to SW 296<sup>th</sup> Street, then extend the same 16-inch water main westerly along SW 296<sup>th</sup> Street (Section Line) to the northwestern corner of the subject property (SW 197<sup>th</sup> Avenue).

If the infrastructure with WASD Agreement No. 32977 is not conveyed by the time this project is ready for construction, there is a 16-inch water main (E31693D00A-2) located at the intersection of SW 192<sup>nd</sup> Avenue and SW 320<sup>th</sup> Street, to where the developer may connect and extend a new 16-inch water main northerly along SW 192<sup>nd</sup> Avenue to SW 296<sup>th</sup> Street, then extend the same 16-inch water main westerly along SW 296<sup>th</sup> Street (Section Line) to the northwestern corner of the subject property (SW 197<sup>th</sup> Avenue).

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 (2) points of connection. Final points of connections and capacity approval to connect to the water system will be provided at the time the water hydraulic modeling analysis is performed, and the WASD Agreement is offered.

A Water Supply Certification (WSC) will be required for the proposed development. Said Certification will be issued at the time the WASD Agreement No. 31808 is offered. The WSC letter shall remain active in accordance with terms and conditions specified in said certification. The WSC required is 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.

A Public Pump Station will be required. Said public pump station will be included in the property with Folio No. 10-7811-002-0010, as specified in the WASD Modeling Analysis dated April 4, 2025, and confirmed by email dated 11/25/2024 from Mr. Marc Szasz, Sr. Land Development Manager with the Lennar Corporation.

**Therefore, the subject project with this application will be required to connect to the future Public Pump Station to be provided within the property with Folio No. 10-7811-002-0010. WASD's approval of the subject application is conditioned upon the subject project connecting to said future Public Pump Station.**

At this time, there is a WASD Agreement No. 32977 (points of connection issued on 4/10/2025) located south of the subject property that will bring a proposed 16-inch force main in SW 316<sup>th</sup> Street, west of SW 188<sup>th</sup> Avenue. If the infrastructure for said agreement is conveyed by the time this project is ready for construction, the developer may connect to the proposed 16-inch force main in SW 316<sup>th</sup> Street, west of SW 188<sup>th</sup> Avenue and extend a new 12-inch force main westerly along SW 316<sup>th</sup> Street to SW 192<sup>nd</sup> Avenue, thence extend a new 8-inch force main northerly along SW 192<sup>nd</sup> Avenue to SW 296<sup>th</sup> Street, then continue extending to a point as required to provide service to the new public pump station.

If the infrastructure with WASD Agreement No. 32977 is not conveyed by the time this project is ready for construction, there is an existing 24-inch force main (ES5630-5) located in SW 328<sup>th</sup> Street and SW 180<sup>th</sup> Avenue, to where the developer may connect and extend a new 16-inch force main westerly along SW 328<sup>th</sup> Street to SW 187<sup>th</sup> Avenue, thence extend the same 16-inch force main northerly along SW 187<sup>th</sup> Avenue to SW 316<sup>th</sup> Street, thence extend the same 16-inch force main westerly along SW 316<sup>th</sup> Street to west of SW 188<sup>th</sup> Avenue, thence extend a new 12-inch force main westerly along SW 316<sup>th</sup> Street to SW 192<sup>nd</sup> Avenue, thence extend a new 8-inch force main northerly along SW 192<sup>nd</sup> Avenue to SW 296<sup>th</sup> Street, then continue extending to a point as required to provide service to the new public pump station.

Additionally, the developer shall connect to the aforementioned future Public Pump Station and extend a minimum of 8-in gravity sewer mains at full depth, in public Rights-of-Way (R/W) as required to provide service to all the properties within the proposed development. Final points of connection and capacity approval to connect to the sewer system will be provided at the time the sewer hydraulic modeling analysis is performed, and the WASD Agreement is offered.

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

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 [mavald@miamidade.gov](mailto:mavald@miamidade.gov), Alfredo B. Sanchez at (786) 552-8237 or [sanalf@miamidade.gov](mailto:sanalf@miamidade.gov), or Pedro P. Vera Carballes at (786) 552-8144 or [pedro.veracarballes@miamidade.gov](mailto:pedro.veracarballes@miamidade.gov).

# Memorandum



**Date:** December 19, 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:** Z2022000257  
Name: BAAAMA VIII, LLC  
Location: Southeast Corner of SW 197 Avenue & SW 312 Street  
Section 14 Township 57 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** a platting in accordance with Chapter 28 of the Miami-Dade County Code. Any right-of-way dedications and/or improvements required will be accomplished thru the recording of a plat.

This application **does** meet the traffic concurrency criteria for an Initial Development Order. It will generate **63 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
9888	SW 197 Avenue north of SW 288 Street	C	C
9938	SW 296 Street east of SW 197 Avenue	C	C
9954	SW 328 Street west of US 1	D	D

The request herein, constitutes an Initial Development Order only, and one or more traffic concurrency determinations will subsequently be required before development will be permitted.

Notes: PM =Post Meridiem

The PM peak hour refers to the highest hour of vehicle trips generated during the afternoon peak hours of 4-6 PM

### Standard Conditions:

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

# Memorandum



**Date:** May 01, 2025

**To:** Eric Silva, Assistant Director  
Regulatory and Economic Resources

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

**Subject:** 2022000257

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The Miami-Dade Fire Rescue Department has **no objection** to the site plan uploaded in “EnerGov” on 04/24/2025.

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](mailto:acuello@miamidade.gov) or call 305-775-3357.

# Memorandum



**Date:** Tuesday, April 29, 2025

**To:** Eric Silva  
Assistant Director, Zoning Division  
Department of Regulatory and Economic Resources (RER)

**From:** Miguel Soria, P.E.  
Assistant Director Highway Engineering  
Department of Transportation and Public Works

**Subject:** Review of Z2022000257  
Applicant Name: BAAAMA X, LLC

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

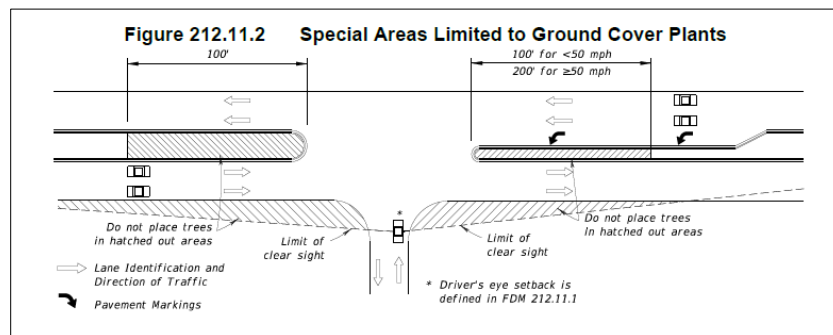
## PROJECT LOCATION:

The property is located on the southeast corner of SW 197<sup>th</sup> Avenue and SW 296<sup>th</sup> Street in Miami-Dade County.

## COMMENTS/RECOMMENDATION:

### I. CONDITIONS:

1. This development is approved to develop a residential community consisting of 62 detached single-family residences. In the case that the land use information is modified, a new site plan/traffic study must be submitted for review.
2. According to the latest FDOT FDM manual Section 212.11.6, trees may not be placed within the hatched-out areas of the sight triangles, as illustrated below.



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

## **RODRIGUEZ, IVAN M**

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**From:** RODRIGUEZ, IVAN M  
**Sent:** Monday, August 12, 2024 1:14 PM  
**To:** jodie@thinklabventures.com; Brian S. Adler  
**Cc:** Concurrency Management; Garcia, Jeannette C.; Simon, Nathaly; Stillings, Noel (RER); Rodriguez, Leandro (RER)  
**Subject:** RE: BAAAMA X LLC Z2022000257 - Extension No. 2 (SP3022112100539)  
**Attachments:** BAAAMA X LLC Z2022000257 - Extension No. 2 (SP3022112100539).pdf

Dear Applicant,

We have processed your request to extend the school concurrency capacity reservation for the above-referenced application, under Master Concurrency Number MA3022112100539 . The school capacity reservation for this Site Plan application will expire on November 22, 2025.

Concurrency reservation may be extended for additional one-year periods, provided 1) Miami-Dade County confirms the application is still valid; 2) you request an extension at least 120 days prior to the expiration date, via email address [concurrency@dadeschools.net](mailto:concurrency@dadeschools.net), and 3) the total reservation period does not exceed six years from the original effective date of this certificate.

Failure to request an extension at least 120 days prior to the expiration date will result in revocation of the reservation, and a new application must be submitted. Extensions will be granted, upon payment of the corresponding review fee and acknowledgement from the local government. The reservation period may not exceed the term of the development approval issued by Miami-Dade County.

Should you have any questions, please feel free to contact us at 305-995-7285.

Ivan M. Rodriguez, Director  
Facilities Planning  
1450 NE 2 Ave., Suite 523  
Miami, Florida 33132  
305.995.4501



# Concurrency Management System (CMS)

Miami-Dade County Public Schools

## Miami-Dade County Public Schools

### Concurrency Management System School Concurrency Determination

MDCPS Application Number: **SP3022112100539** Local Government (LG): **Miami-Dade**  
 Date Application Received: **11/21/2022 4:16:17 PM** LG Application Number: **22022000257**  
 Type of Application: **Site Plan** Sub Type: **Redevelopment**

Applicant's Name: **BAAAMA X LLC**  
 Address/Location: **The southeast corner of SW 197 Ave and SW 296 St**  
 Master Folio Number: **3078110000090**  
 Additional Folio Number(s):

PROPOSED # OF UNITS: **62**  
 SINGLE-FAMILY DETACHED UNITS: **62**  
 SINGLE-FAMILY ATTACHED UNITS: **0**  
 MULTIFAMILY UNITS: **0**



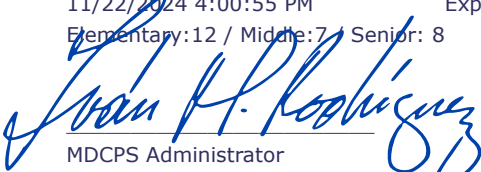
CONCURRENCY SERVICE AREA SCHOOLS						
CSA Id	Facility Name	Net Available Capacity	Seats Required	Seats Taken	LOS Met	Source Type
4611	REDONDO EL - SOUTH DADE MID (EL COMP)	48	12	12	YES	Current CSA
5003	SOUTH DADE MIDDLE (MID COMP)	13	7	7	YES	Current CSA
7701	SOUTH DADE SENIOR	34	8	8	YES	Current CSA


  

ADJACENT SERVICE AREA SCHOOLS
*An Impact reduction of <b>31.81%</b> 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: **MA3022112100539** Total Number of Units: **62**  
 Extension Number: **2**  
 Issue Date: **11/22/2024 4:00:55 PM** Expiration Date: **11/22/2025 4:00:55 PM**  
 Capacity Reserved: **Elementary: 12 / Middle: 7 / Senior: 8**

  
MDCPS Administrator

  
MDCPS Authorized Signature

# Memorandum



**Date:** November 25, 2024

**To:** Eric Silva, Assistant Director  
Development Services Division  
Regulatory and Economic Resources Department

**From:** Alejandro Zizold, Chief, Planning and Research  
Planning, Design and Construction Excellence Division  
Parks, Recreation and Open Spaces Department

**Subject:** Z2022000257 – Avocado Drive West Subdivision

**Applicant Name:** BAAAMA VIII LLC.

**Project Location:** The subject property is +/-20.31 Acres, and located on the southeast corner of SW 197<sup>th</sup> Avenue and SW 296<sup>th</sup> Street, in unincorporated Miami-Dade County (Folio Nos.: 30-7811-000-0090). The land is zoned for Agricultural/Residential 5 Acres Gross. The property's land use is Row and Field Cropland.

**Proposed Development:** The applicant seeks an Administrative Site Plan Review (ASPR) for the proposed development of 62 detached single-family residential units. The applicant is requesting a district boundary change from Agriculture (AU) to Single Family Estate Modified (EU-M). A non-use variance request is also submitted for a reduction in minimum lot size.

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

In close proximity to the proposed development is Biscayne-Everglades Greenway, which will be a 9.1-mile segment that will connect to other parts of the South Dade Greenway network, providing a non-motorized route of transportation for local residents.

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

NAME	ADDRESS	CLASS	ACREAGE	TYPE
Biscado Park	29150 SW 193RD AVE	Neighborhood Park	4.18	Local

**Impact and Demand:** This proposed development will produce a total number of 62 single-family residential dwelling units which would generate a residential population of 195 resulting in an impact of 0.53 acres of local parkland when analyzed using Miami-Dade County's minimum Level of Service standard for the provision of local recreation open space. Recreation and Open Space Element policies ROS-2a (i); (ii); (iii); (iv); and (v) provide for the establishment of Miami-Dade County's minimum Level of Service standard for the provision of local recreation open space. The project site is in PBD 3, which currently meets park concurrency requirements. However, there is no local park within a ½ mile walk, to meet equity access criteria for open space.

Although concurrency is met for local recreation open space within the overall area of PBD 3, there are no existing local parks meeting the ¼ - ½ mile spatial distribution as recommended in the Equity Access

Criteria developed in the Miami-Dade County Parks and Open Spaces System Master Plan (OSMP) and subsequently adopted as part of the Recreation and Open Space Element of the Comprehensive Development Master Plan.

**Recommendation:**

- To offset the lack of open space within walkable distance to residents, please include additional landscape, and seating areas to provide a sufficient park-like environment within the development boundaries. The optimal space may be determined wherever feasible, but the northwest corner of the development already has space to provide such outdoor amenities.

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.*

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

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

AZ: at sk  
Attachment



# Memorandum



**Date:** November 13, 2024

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

**From:** Amina N. Newsome, PHCD Division Director <sup>AN</sup>  
Public Housing & Community Development (PHCD)

**Subject:** Zoning Application Comments  
Application No.: Z2022000257  
Applicant: BAAAMA X, LLC  
Location: 29675 Richard Rd  
Folio No(s): 30-7811-000-0090

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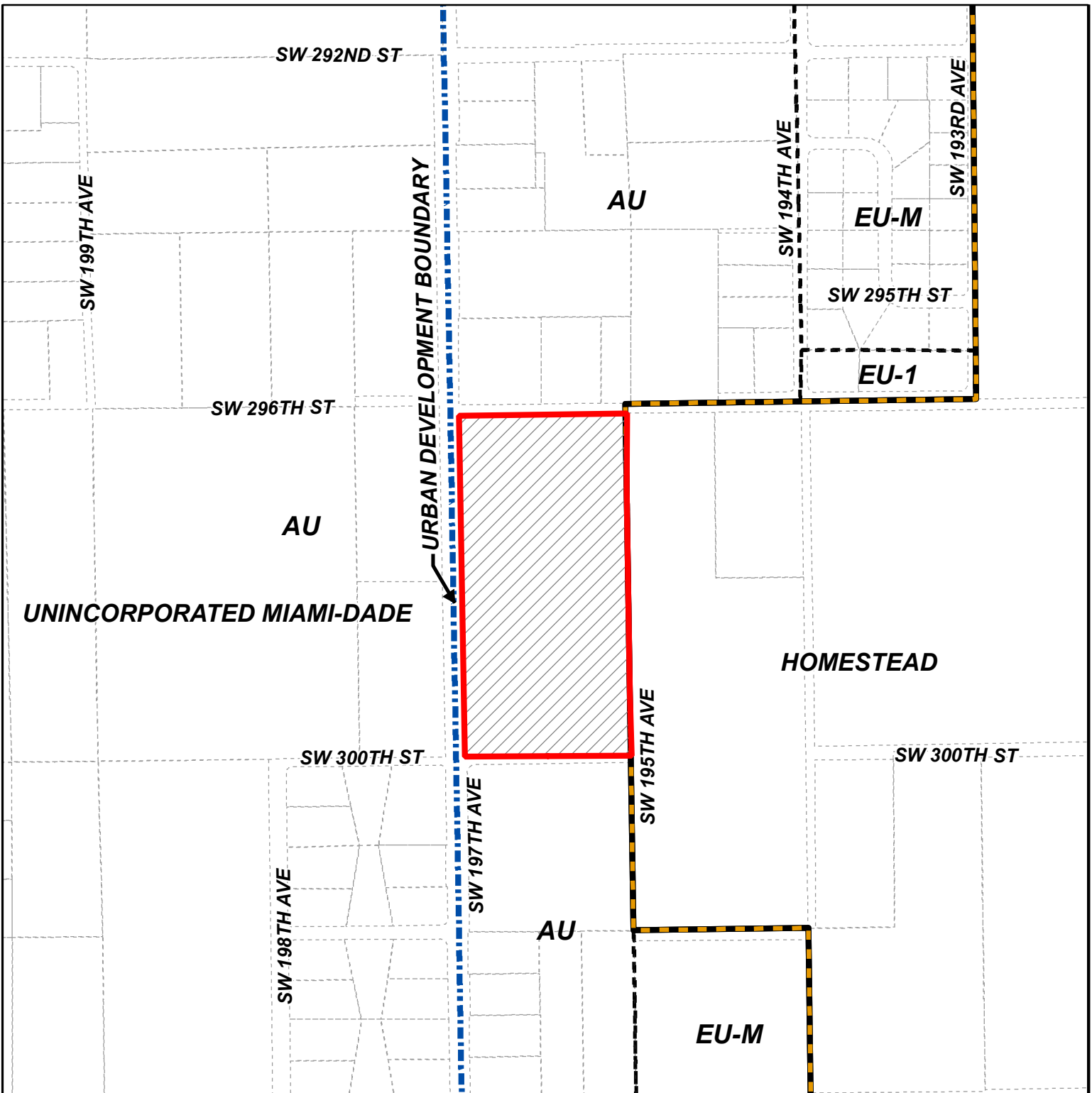
Public Housing and Community Development (PHCD) has reviewed the proposed development for the subject zoning application.

This is not an Infill Housing Program property.

For assistance with PHCD programs, please contact the following:

- Workforce Housing Agreements/Rental Regulatory Agreements/Compliance: Phyllis Tynes - (786) 469-4167 or [Phyllis.TynesSaunders@miamidade.gov](mailto:Phyllis.TynesSaunders@miamidade.gov)
- Contribution-in-lieu fee requests and Acknowledgment of Payment: Shawn Topps - (786) 469-2209 or Shawn Topps [Shawn.Topps@miamidade.gov](mailto:Shawn.Topps@miamidade.gov)
- Impact fee waiver requests: Leyani Sosa - (786) 469-2185 or Leyani Sosa [Leyani.Sosa@miamidade.gov](mailto:Leyani.Sosa@miamidade.gov) or Mayra Diaz [Mayra.Diaz2@miamidade.gov](mailto:Mayra.Diaz2@miamidade.gov)
- Infill Housing Reviews: Coralee Taylor (786) 469-4112 or Coralee Taylor [Coralee.Taylor@miamidade.gov](mailto:Coralee.Taylor@miamidade.gov)
- Workforce/Affordable Housing zoning reviews: Jamila Llewelyn - (786) 469-4124 or [Jamila.Llewelyn@miamidade.gov](mailto:Jamila.Llewelyn@miamidade.gov)

Cc: Gilberto Blanco, Planning Development Manager, RER  
Susan Furney, Development Services Intake Manager, RER



**MIAMI-DADE COUNTY**

**HEARING MAP**



Section: 11 Township: 57 Range: 38  
 Applicant: BAAAMA X LLC  
 Zoning Board: C14  
 Commission District: 8  
 Drafter ID: EDUARDO CESPEDES  
 Scale: NTS

Process Number

**Z2022000257**



**Legend**

-  Subject Property Case
-  Zoning






SKETCH CREATED ON: Thursday, November 3, 2022

REVISION	DATE	BY



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

Process Number  
**Z2022000257**

- Legend**
-  Subject Property
  -  UDB
  -  Municipalities

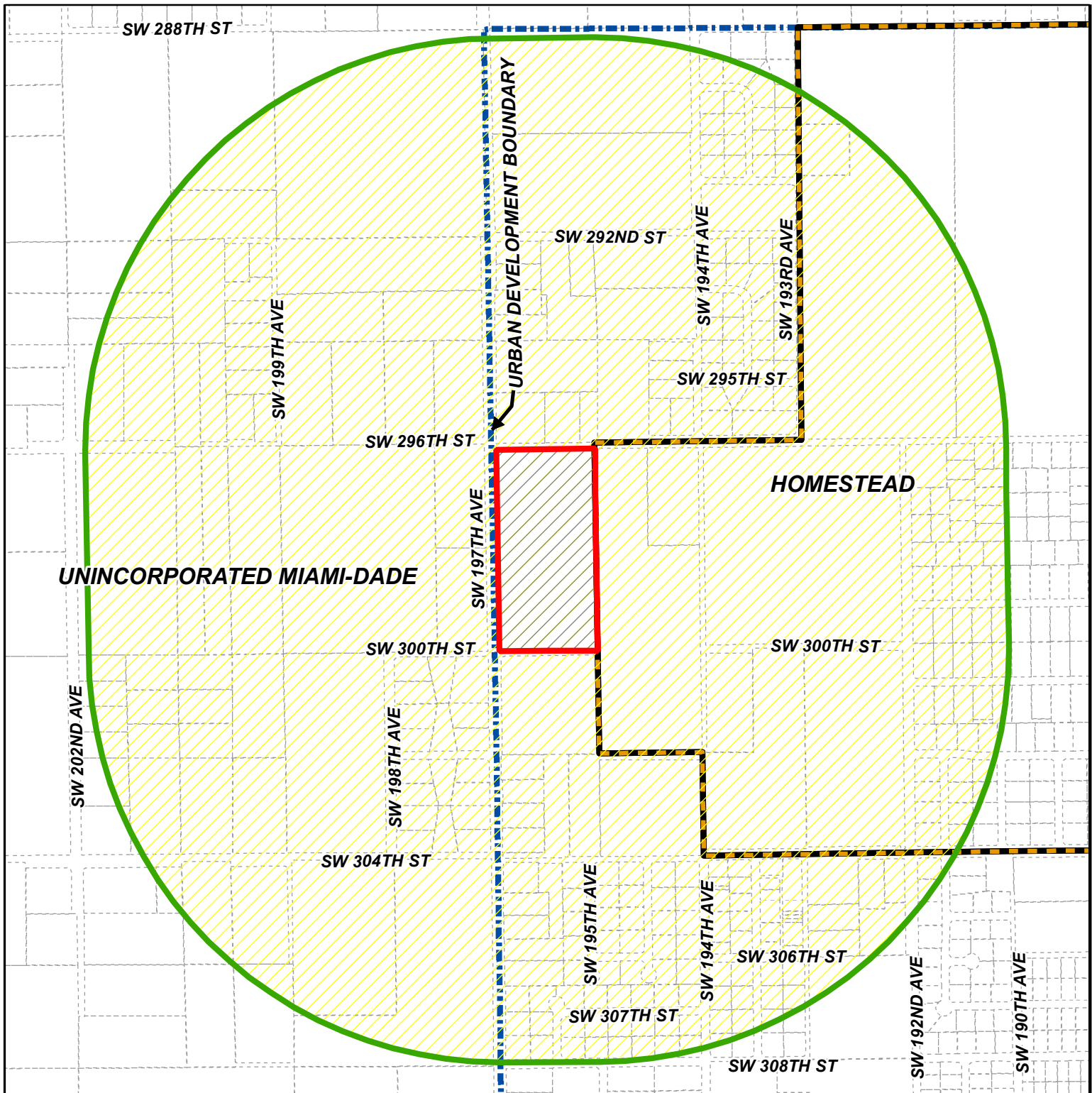


Section: 11 Township: 57 Range: 38  
 Applicant: BAAAMA X LLC  
 Zoning Board: C14  
 Commission District: 8  
 Drafter ID: EDUARDO CESPEDES  
 Scale: NTS



SKETCH CREATED ON: Thursday, November 3, 2022

REVISION	DATE	BY








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

Section: 11 Township: 57 Range: 38  
 Applicant: BAAAMA X LLC  
 Zoning Board: C14  
 Commission District: 8  
 Drafter ID: EDUARDO CESPEDES  
 Scale: NTS

Process Number  
**Z2022000257**  
 RADIUS: 2640

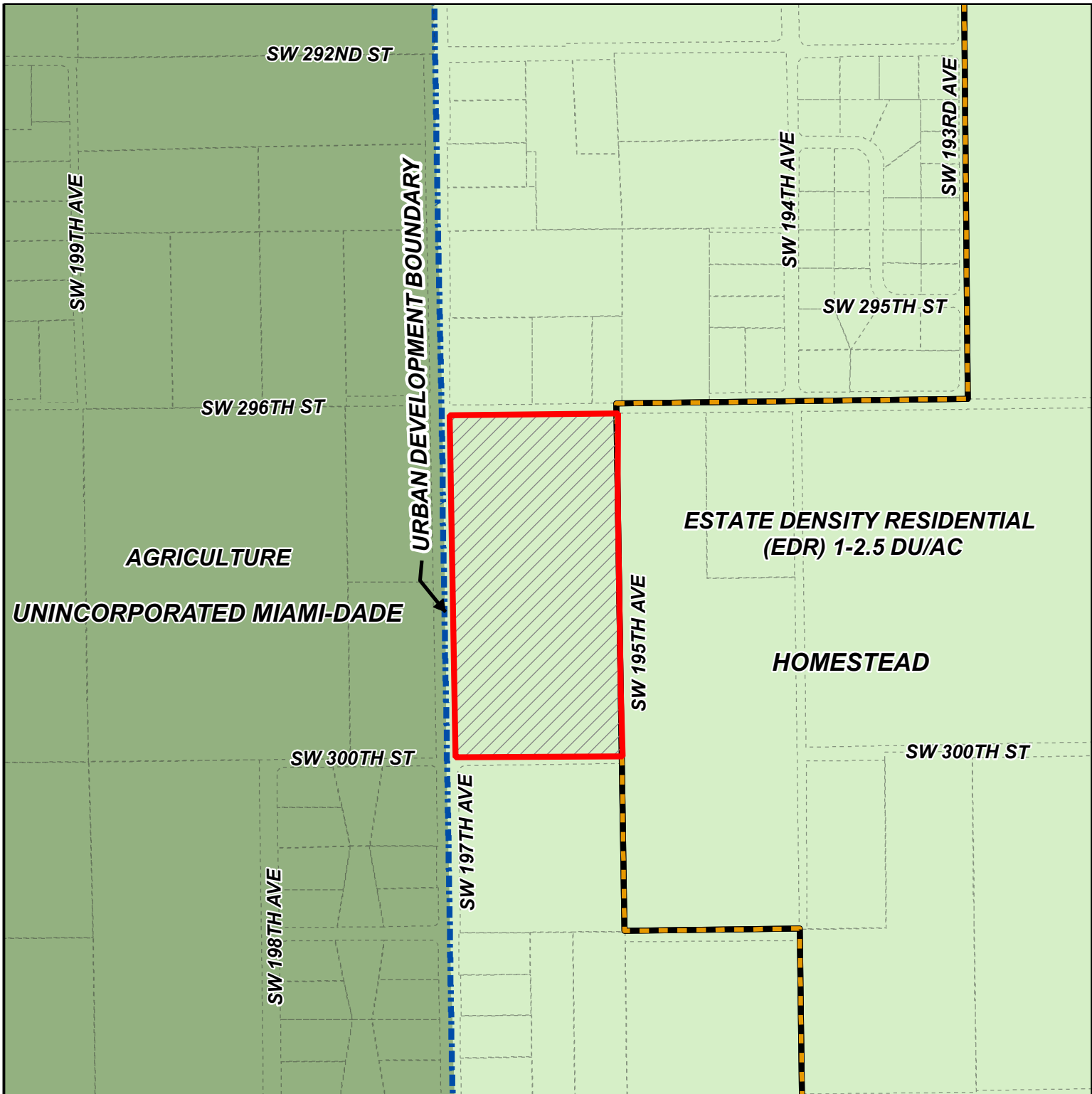
**Legend**

-  Subject Property
-  Buffer
-  Municipalities
-  Property Boundaries
-  UDB



SKETCH CREATED ON: Thursday, November 3, 2022

REVISION	DATE	BY



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

Process Number  
**Z2022000257**



Section: 11 Township: 57 Range: 38  
 Applicant: BAAAMA X LLC  
 Zoning Board: C14  
 Commission District: 8  
 Drafter ID: EDUARDO CESPEDES  
 Scale: NTS

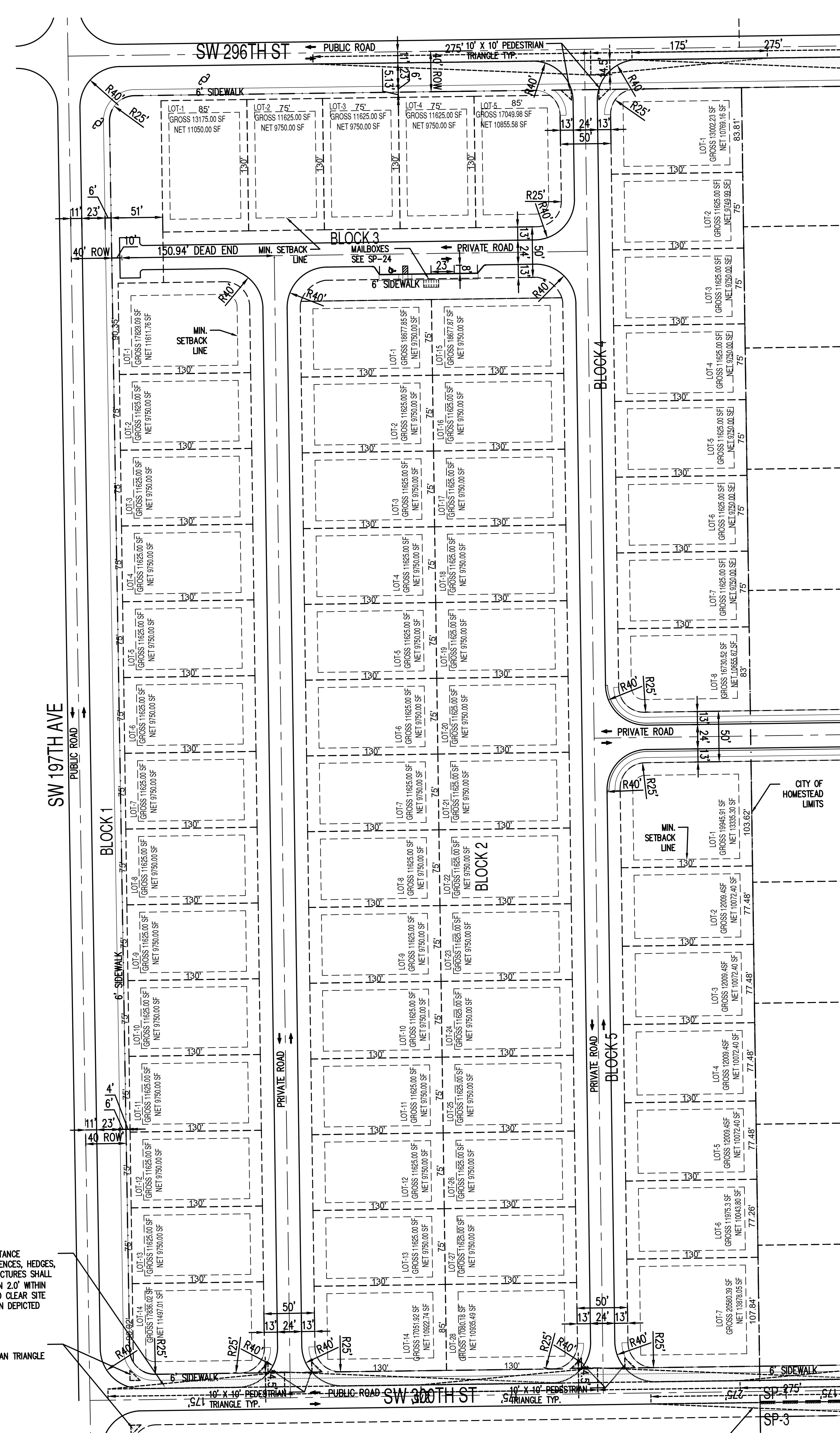
**Legend**

 Subject Property Case



SKETCH CREATED ON: Thursday, November 3, 2022

REVISION	DATE	BY



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

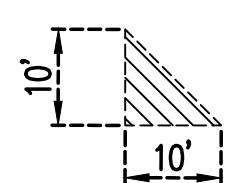
10' X 10' PEDESTRIAN TRIANGLE TYP.

SITE DATA		
	SF	ACRES
GROSS AREA TO E OF SW 296HT AND SW 197TH AVE.	884,913.72	20.31
GROSS AREA SURVEY	815,124.00	18.71
ROW DEDICATIONS SURVEY	25,443.00	0.58
NET AREA SURVEY	789,681.00	18.13
	#	DUA
DENSITY		
ESTATE DENSITY MAX. 2 DUA	51	
25% WHU BONUS	13	
TOTAL DENSITY PERMITTED	63	3.393
TOTAL DENSITY PROVIDED	62	
	SF	%
AREA CALCULATIONS		
SFH LOT AREA	624,851.21	79.13
MAILBOXES	5,063.56	0.64
PEDESTRIAN SIDEWALKS	1,183.14	0.15
VEHICULAR PAVED AREAS	74,574.16	9.44
UNENCUMBERED GREEN OPEN AREA	84,008.93	10.64
TOTAL	789,681.00	100.00
ZONING	EU-M WITH WHU INTENSITY STANDARDS*	
	REQUIRED	PROVIDED
LOT FRONTAGE	100'	75' (MIN)**
LOT DEPTH	NA	130' (MIN)
LOT AREA (INCLUDING ROW)	12,000 SF	11,625 SF**
LOT COVERAGE	MAX. 33%	32.63%
HEIGHT	2 STORIES - 35'	2 STORIES - 30'
FRONT SETBACK	12.5'	15'
GARAGE SETBACK		20'
REAR SETBACK	12.5'	38'
INTERIOR SIDE SETBACK	7.5'	7.5'
SIDE STREET SETBACK	12.5'	25.5'

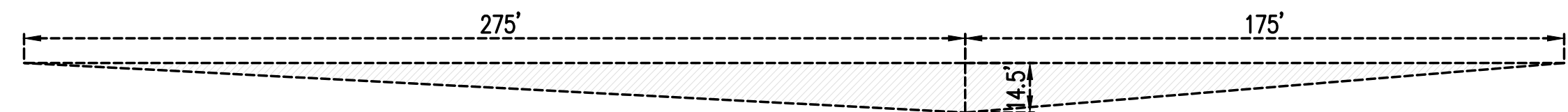
\* PER ADMINISTRATIVE ADJUSTMENT SEC.33-193.11 (D) OF THE MIAMI-DADE CODE OF ORDINANCES.  
\*\*VARIANCE REQUIRED

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

SAFE SIGHT DISTANCE TRIANGLE DIAGRAMS



PEDESTRIAN SAFE SIGHT DISTANCE TRIANGLE



SAFE SIGHT DISTANCE TRIANGLE  
2 LANE UNDIVIDED FOR 35 MPH DESIGN SPEED  
USED ON SW 296th St & SW 300th St

NOTE:  
THE SAFE SIGHT DISTANCE TRIANGLES DEPICTED ON THIS PROJECT HAVE BEEN DRAWN ACCORDING TO THE FDOT DESIGN STANDARDS 2013



SITE PLAN  
1" = 60'

OWNER:  
LENNAR HOMES

SW 296TH ST ASSEMBLAGE  
BY: LENNAR HOMES  
MIAMI-DADE COUNTY, FLORIDA

SEAL:

SITE PLAN

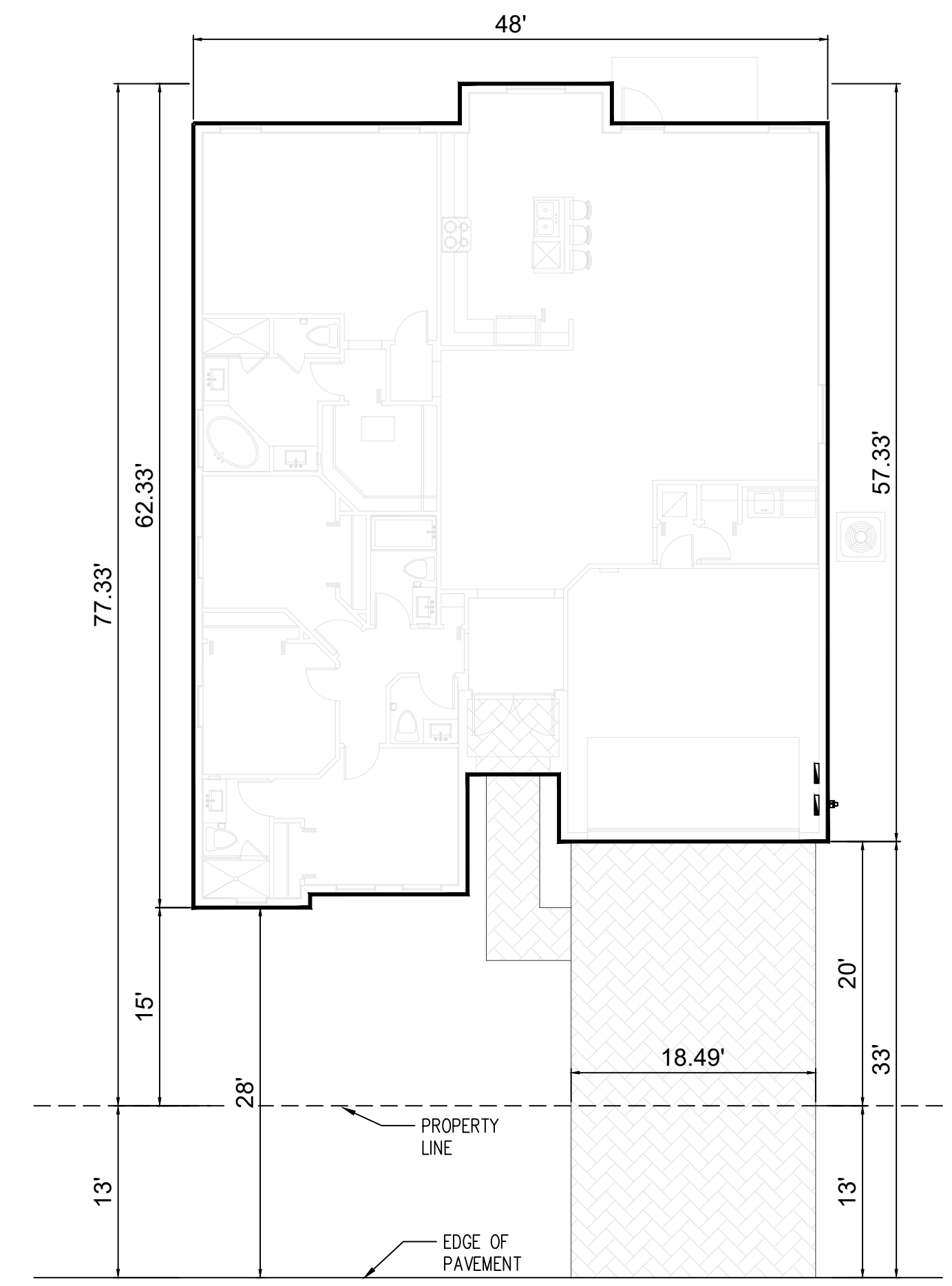
SITE PLAN  
DATE: 2025-04-14  
SCALE: AS SHOWN  
DRAWN: AJS  
CHECK BY: PPK  
JOB NO.:

SP-1

SHEET NO.:

SITE DATA			
LOT COVERAGE BY LOT			
BLOCK 1			
LOT	SF LOT (NET AREA)	(SF) BLDG. FOOTPRINT	(%) LOT COVERAGE PROVIDED
LOT 1	11,611.76	2,692.00	23.18%
LOT 2	9,750.00	2,692.00	27.61%
LOT 3	9,750.00	2,692.00	27.61%
LOT 4	9,750.00	2,692.00	27.61%
LOT 5	9,750.00	2,692.00	27.61%
LOT 6	9,750.00	2,692.00	27.61%
LOT 7	9,750.00	2,692.00	27.61%
LOT 8	9,750.00	2,692.00	27.61%
LOT 9	9,750.00	2,692.00	27.61%
LOT 10	9,750.00	2,692.00	27.61%
LOT 11	9,750.00	2,692.00	27.61%
LOT 12	9,750.00	2,692.00	27.61%
LOT 13	9,750.00	2,692.00	27.61%
LOT 14	11,497.01	2,692.00	23.41%
BLOCK 2			
LOT 1	9,750.00	2,692.00	27.61%
LOT 2	9,750.00	2,692.00	27.61%
LOT 3	9,750.00	2,692.00	27.61%
LOT 4	9,750.00	2,692.00	27.61%
LOT 5	9,750.00	2,692.00	27.61%
LOT 6	9,750.00	2,692.00	27.61%
LOT 7	9,750.00	2,692.00	27.61%
LOT 8	9,750.00	2,692.00	27.61%
LOT 9	9,750.00	2,692.00	27.61%
LOT 10	9,750.00	2,692.00	27.61%
LOT 11	9,750.00	2,692.00	27.61%
LOT 12	9,750.00	2,692.00	27.61%
LOT 13	9,750.00	2,692.00	27.61%
LOT 14	10,922.74	2,692.00	24.65%
LOT 15	9,750.00	2,692.00	27.61%
LOT 16	9,750.00	2,692.00	27.61%
LOT 17	9,750.00	2,692.00	27.61%

LOT 18	9,750.00	2,692.00	27.61%
LOT 19	9,750.00	2,692.00	27.61%
LOT 20	9,750.00	2,692.00	27.61%
LOT 21	9,750.00	2,692.00	27.61%
LOT 22	9,750.00	2,692.00	27.61%
LOT 23	9,750.00	2,692.00	27.61%
LOT 24	9,750.00	2,692.00	27.61%
LOT 25	9,750.00	2,692.00	27.61%
LOT 26	9,750.00	2,692.00	27.61%
LOT 27	9,750.00	2,692.00	27.61%
LOT 28	10,922.74	2,692.00	24.65%
BLOCK 3			
LOT 1	10,855.58	2,692.00	24.80%
LOT 2	9,750.00	2,692.00	27.61%
LOT 3	9,750.00	2,692.00	27.61%
LOT 4	9,750.00	2,692.00	27.61%
LOT 5	11,050.00	2,692.00	24.36%
BLOCK 4			
LOT 1	10,769.16	2,692.00	25.00%
LOT 2	9,750.00	2,692.00	27.61%
LOT 3	9,750.00	2,692.00	27.61%
LOT 4	9,750.00	2,692.00	27.61%
LOT 5	9,750.00	2,692.00	27.61%
LOT 6	9,750.00	2,692.00	27.61%
LOT 7	9,750.00	2,692.00	27.61%
LOT 8	10,655.87	2,692.00	25.26%
BLOCK 5			
LOT 1	13,335.30	2,692.00	20.19%
LOT 2	10,072.40	2,692.00	26.73%
LOT 3	10,072.40	2,692.00	26.73%
LOT 4	10,072.40	2,692.00	26.73%
LOT 5	10,072.40	2,692.00	26.73%
LOT 6	10,043.80	2,692.00	26.80%
LOT 7	13,878.05	2,692.00	19.40%



FLOOR PLAN  
 SCALE: 1" = 10'

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

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MIAMI-DADE COUNTY  
PROCESS NO.: Z22-257  
DATE: APR 24 2025  
BY: ISA



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.

  
NORTH  
SITE PLAN  
MODEL 2244  
1" = 60'

**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 FLORIDA 33126  
TELEPHONE: (305) 592-1363  
FACSIMILE: (305) 592-4865  
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REVISIONS:

OWNER:  
LENNAR HOMES

**SW 296TH ST ASSEMBLAGE**  
BY: **LENNAR HOMES**  
MIAMI-DADE COUNTY, FLORIDA

SEAL:

SITE PLAN

MODEL 2244  
DATE: 2025-04-14  
SCALE: AS SHOWN  
DRAWN: CG  
CHECK BY: PPKS  
JOB NO.: 24-40

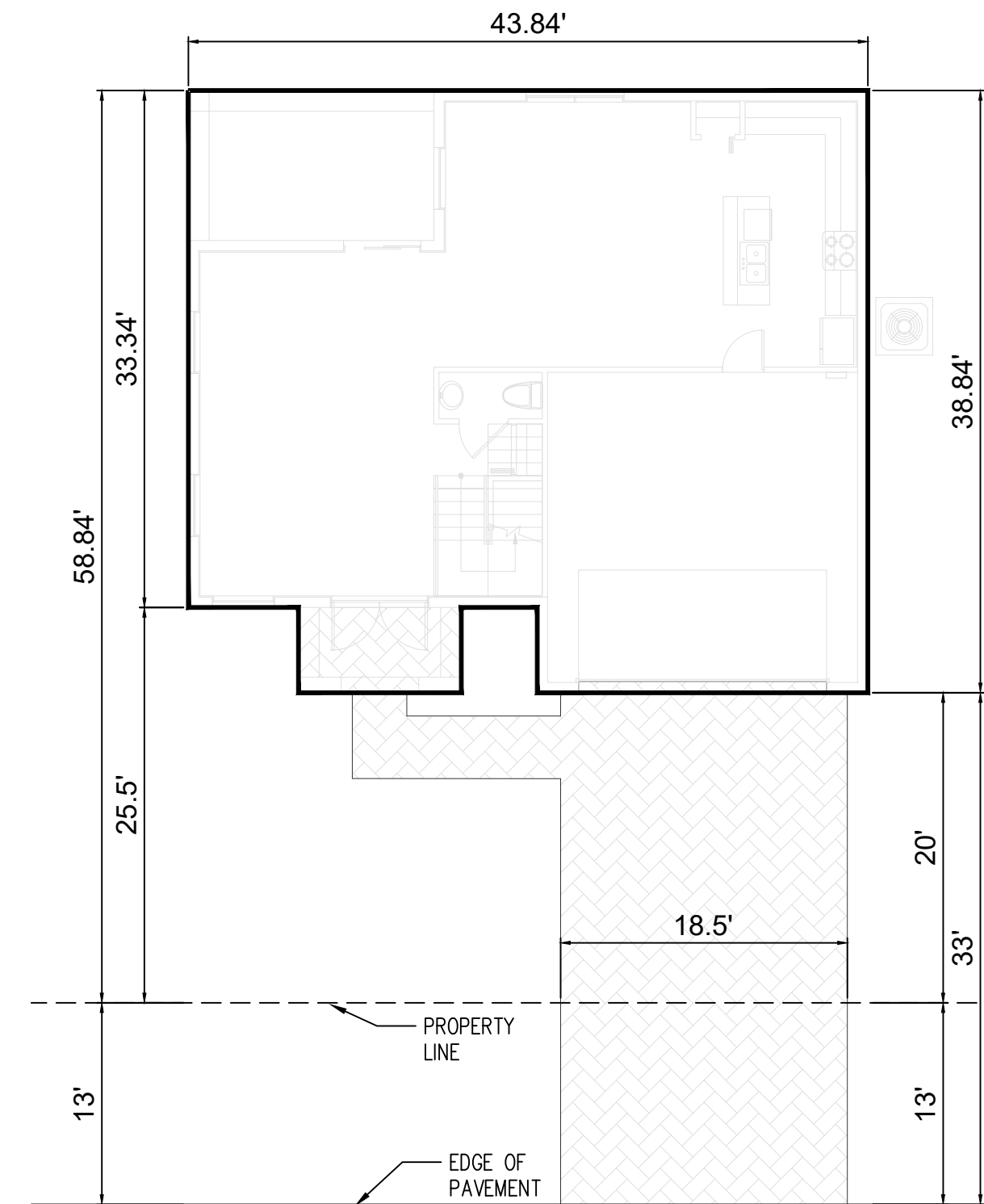
**SP-3**

SHEET NO.:

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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	11,611.76	1,637.00	14.10%
LOT 2	9,750.00	1,637.00	16.79%
LOT 3	9,750.00	1,637.00	16.79%
LOT 4	9,750.00	1,637.00	16.79%
LOT 5	9,750.00	1,637.00	16.79%
LOT 6	9,750.00	1,637.00	16.79%
LOT 7	9,750.00	1,637.00	16.79%
LOT 8	9,750.00	1,637.00	16.79%
LOT 9	9,750.00	1,637.00	16.79%
LOT 10	9,750.00	1,637.00	16.79%
LOT 11	9,750.00	1,637.00	16.79%
LOT 12	9,750.00	1,637.00	16.79%
LOT 13	9,750.00	1,637.00	16.79%
LOT 14	11,497.01	1,637.00	14.24%
BLOCK 2			
LOT 1	9,750.00	1,637.00	16.79%
LOT 2	9,750.00	1,637.00	16.79%
LOT 3	9,750.00	1,637.00	16.79%
LOT 4	9,750.00	1,637.00	16.79%
LOT 5	9,750.00	1,637.00	16.79%
LOT 6	9,750.00	1,637.00	16.79%
LOT 7	9,750.00	1,637.00	16.79%
LOT 8	9,750.00	1,637.00	16.79%
LOT 9	9,750.00	1,637.00	16.79%
LOT 10	9,750.00	1,637.00	16.79%
LOT 11	9,750.00	1,637.00	16.79%
LOT 12	9,750.00	1,637.00	16.79%
LOT 13	9,750.00	1,637.00	16.79%
LOT 14	10,922.74	1,637.00	14.99%
LOT 15	9,750.00	1,637.00	16.79%
LOT 16	9,750.00	1,637.00	16.79%
LOT 17	9,750.00	1,637.00	16.79%

LOT 18	9,750.00	1,637.00	16.79%
LOT 19	9,750.00	1,637.00	16.79%
LOT 20	9,750.00	1,637.00	16.79%
LOT 21	9,750.00	1,637.00	16.79%
LOT 22	9,750.00	1,637.00	16.79%
LOT 23	9,750.00	1,637.00	16.79%
LOT 24	9,750.00	1,637.00	16.79%
LOT 25	9,750.00	1,637.00	16.79%
LOT 26	9,750.00	1,637.00	16.79%
LOT 27	9,750.00	1,637.00	16.79%
LOT 28	10,922.74	1,637.00	14.99%
BLOCK 3			
LOT 1	10,855.58	1,637.00	15.08%
LOT 2	9,750.00	1,637.00	16.79%
LOT 3	9,750.00	1,637.00	16.79%
LOT 4	9,750.00	1,637.00	16.79%
LOT 5	11,050.00	1,637.00	14.81%
BLOCK 4			
LOT 1	10,769.16	1,637.00	15.20%
LOT 2	9,750.00	1,637.00	16.79%
LOT 3	9,750.00	1,637.00	16.79%
LOT 4	9,750.00	1,637.00	16.79%
LOT 5	9,750.00	1,637.00	16.79%
LOT 6	9,750.00	1,637.00	16.79%
LOT 7	9,750.00	1,637.00	16.79%
LOT 8	10,655.87	1,637.00	15.36%
BLOCK 5			
LOT 1	13,335.30	1,637.00	12.28%
LOT 2	10,072.40	1,637.00	16.25%
LOT 3	10,072.40	1,637.00	16.25%
LOT 4	10,072.40	1,637.00	16.25%
LOT 5	10,072.40	1,637.00	16.25%
LOT 6	10,043.80	1,637.00	16.30%
LOT 7	13,878.05	1,637.00	11.80%



FLOOR PLAN

SCALE: 1" = 10'

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

RECEIVED

MIAMI-DADE COUNTY  
PROCESS NO.: Z22-257  
DATE: APR 24 2025  
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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REVISIONS:

OWNER:  
LENNAR HOMES

**SW 296TH ST ASSEMBLAGE**  
BY: **LENNAR HOMES**  
MIAMI-DADE COUNTY, FLORIDA

SEAL:

SITE PLAN

MODEL 2565  
DATE: 2025-04-14  
SCALE: AS SHOWN  
DRAWN: CG  
CHECK BY: PPKS  
JOB NO.: 24-40



**SITE PLAN**  
MODEL 2565  
1" = 60'

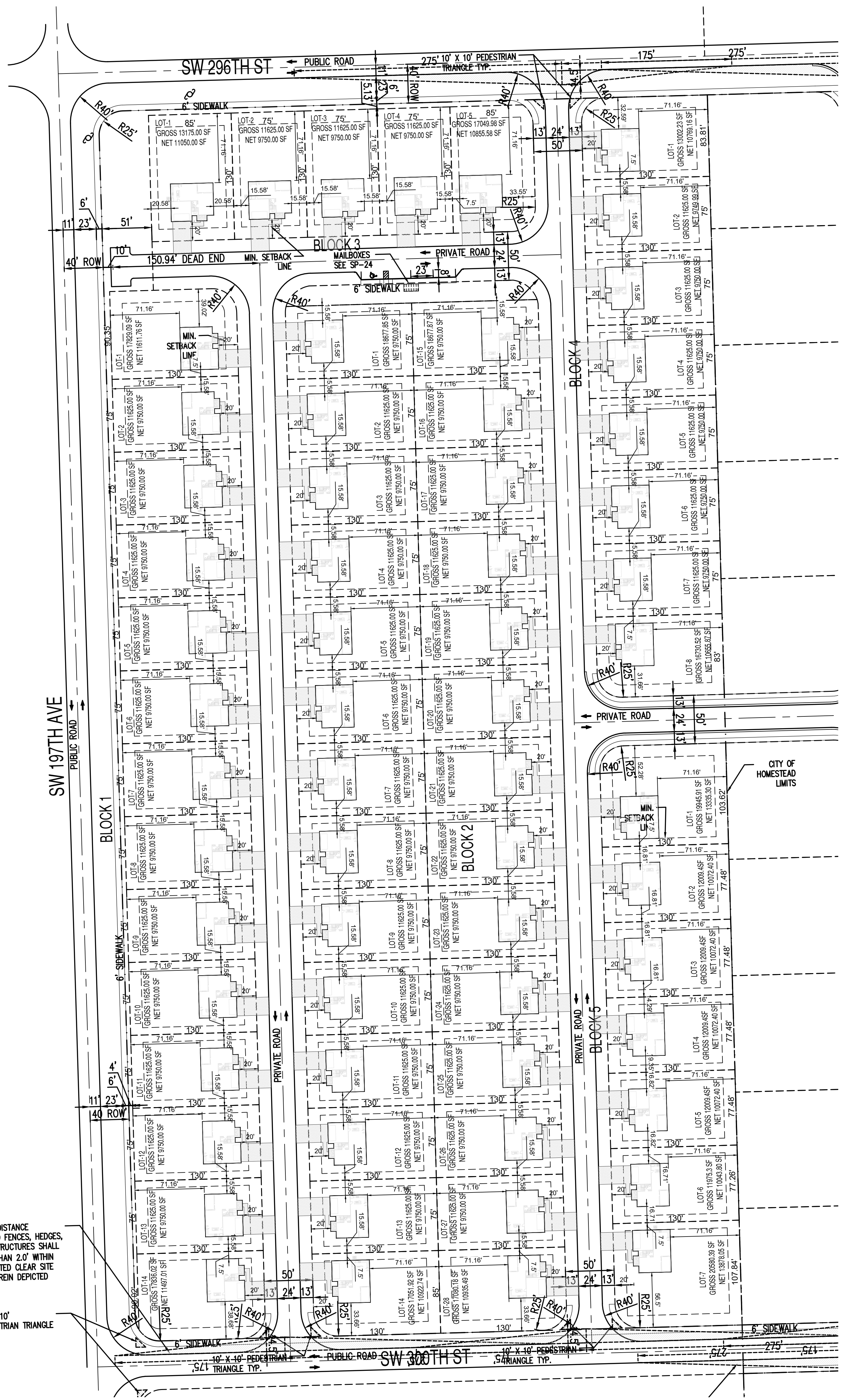
**SP-5**

SHEET NO.:

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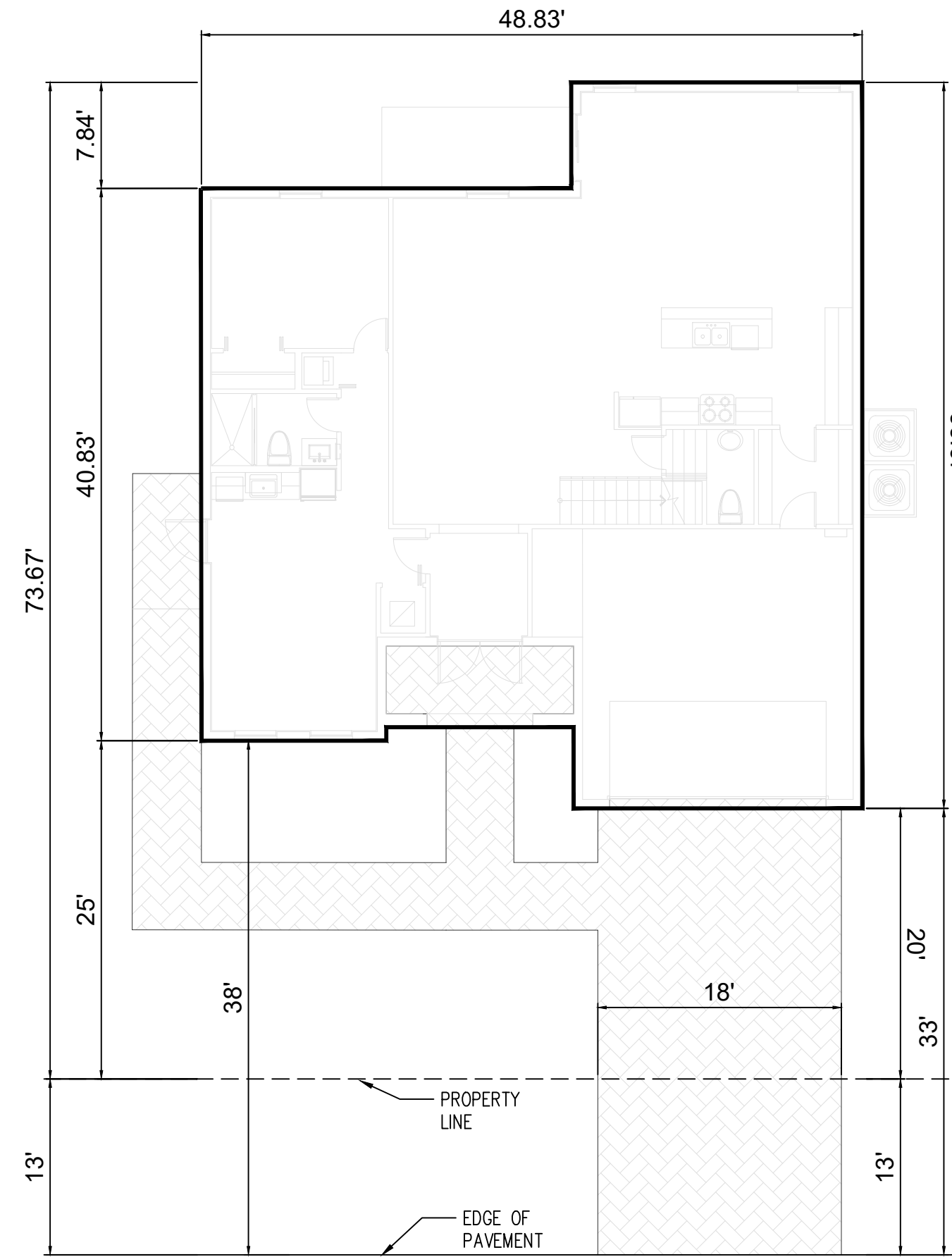
SAFE SIGHT DISTANCE  
TRIANGLE, NO FENCES, HEDGES,  
SIGNS, OR STRUCTURES SHALL  
BE HIGHER THAN 2.0' WITHIN  
THE DESIGNATED CLEAR SITE  
TRIANGLE HEREIN DEPICTED

10' X 10'  
PEDESTRIAN  
TRIANGLE  
TYP.



SITE DATA			
LOT COVERAGE BY LOT			
BLOCK 1			
LOT	SF LOT (NET AREA)	(SF) BLDG. FOOTPRINT	(%) LOT COVERAGE PROVIDED
LOT 1	11,611.76	2,255.00	19.42%
LOT 2	9,750.00	2,255.00	23.13%
LOT 3	9,750.00	2,255.00	23.13%
LOT 4	9,750.00	2,255.00	23.13%
LOT 5	9,750.00	2,255.00	23.13%
LOT 6	9,750.00	2,255.00	23.13%
LOT 7	9,750.00	2,255.00	23.13%
LOT 8	9,750.00	2,255.00	23.13%
LOT 9	9,750.00	2,255.00	23.13%
LOT 10	9,750.00	2,255.00	23.13%
LOT 11	9,750.00	2,255.00	23.13%
LOT 12	9,750.00	2,255.00	23.13%
LOT 13	9,750.00	2,255.00	23.13%
LOT 14	11,497.01	2,255.00	19.61%
BLOCK 2			
LOT 1	9,750.00	2,255.00	23.13%
LOT 2	9,750.00	2,255.00	23.13%
LOT 3	9,750.00	2,255.00	23.13%
LOT 4	9,750.00	2,255.00	23.13%
LOT 5	9,750.00	2,255.00	23.13%
LOT 6	9,750.00	2,255.00	23.13%
LOT 7	9,750.00	2,255.00	23.13%
LOT 8	9,750.00	2,255.00	23.13%
LOT 9	9,750.00	2,255.00	23.13%
LOT 10	9,750.00	2,255.00	23.13%
LOT 11	9,750.00	2,255.00	23.13%
LOT 12	9,750.00	2,255.00	23.13%
LOT 13	9,750.00	2,255.00	23.13%
LOT 14	10,922.74	2,255.00	20.65%
LOT 15	9,750.00	2,255.00	23.13%
LOT 16	9,750.00	2,255.00	23.13%
LOT 17	9,750.00	2,255.00	23.13%

LOT 18	9,750.00	2,255.00	23.13%
LOT 19	9,750.00	2,255.00	23.13%
LOT 20	9,750.00	2,255.00	23.13%
LOT 21	9,750.00	2,255.00	23.13%
LOT 22	9,750.00	2,255.00	23.13%
LOT 23	9,750.00	2,255.00	23.13%
LOT 24	9,750.00	2,255.00	23.13%
LOT 25	9,750.00	2,255.00	23.13%
LOT 26	9,750.00	2,255.00	23.13%
LOT 27	9,750.00	2,255.00	23.13%
LOT 28	10,922.74	2,255.00	20.65%
BLOCK 3			
LOT 1	10,855.58	2,255.00	20.77%
LOT 2	9,750.00	2,255.00	23.13%
LOT 3	9,750.00	2,255.00	23.13%
LOT 4	9,750.00	2,255.00	23.13%
LOT 5	11,050.00	2,255.00	20.41%
BLOCK 4			
LOT 1	10,769.16	2,255.00	20.94%
LOT 2	9,750.00	2,255.00	23.13%
LOT 3	9,750.00	2,255.00	23.13%
LOT 4	9,750.00	2,255.00	23.13%
LOT 5	9,750.00	2,255.00	23.13%
LOT 6	9,750.00	2,255.00	23.13%
LOT 7	9,750.00	2,255.00	23.13%
LOT 8	10,655.87	2,255.00	21.16%
BLOCK 5			
LOT 1	13,335.30	2,255.00	16.91%
LOT 2	10,072.40	2,255.00	22.39%
LOT 3	10,072.40	2,255.00	22.39%
LOT 4	10,072.40	2,255.00	22.39%
LOT 5	10,072.40	2,255.00	22.39%
LOT 6	10,043.80	2,255.00	22.45%
LOT 7	13,878.05	2,255.00	16.25%



**FLOOR PLAN**

SCALE: 1/8" = 1'-0"

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

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MARIO P. PASCUAL, AIA

LICENSE No.: AR 0008254

PETER KILIDDJIAN, RA

LICENSE No.: AR 0093067

ANDREW STARR, RA

LICENSE No.: AR 0095130

AT THE BEACON CENTER  
1330 NW 84th AVENUE  
CORAL FLORIDA 33126

TELEPHONE: (305) 592-1363

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REVISIONS:

OWNER:

LENNAR HOMES

**SW 296TH ST ASSEMBLAGE**  
BY: **LENNAR HOMES**  
MIAMI-DADE COUNTY, FLORIDA

SEAL:

SITE PLAN

MODEL 2854

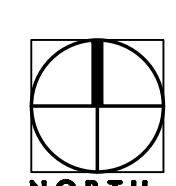
DATE: 2025-04-14

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DRAWN: CG

CHECK BY: PPKS

JOB NO.: 24-40

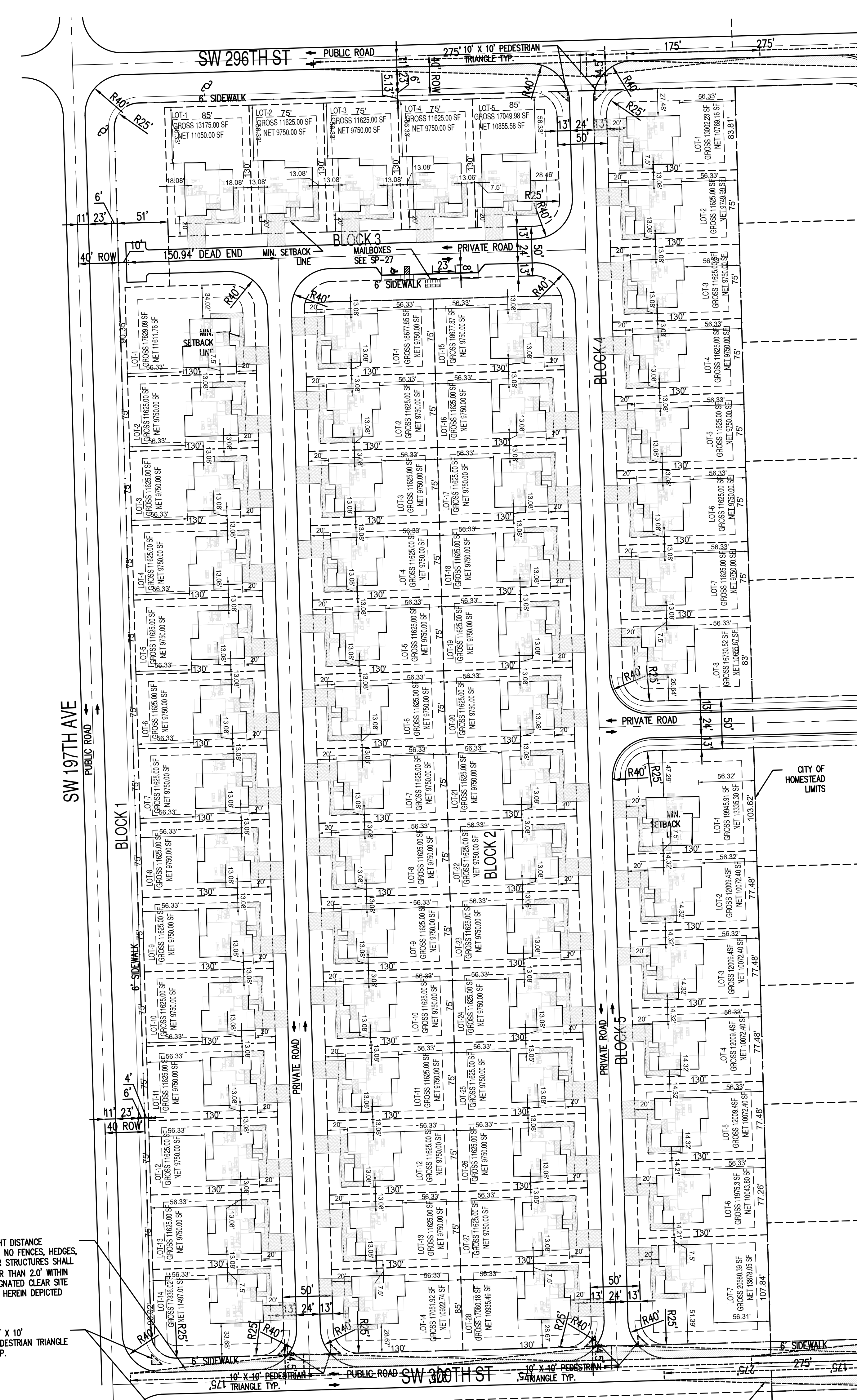


**SITE PLAN  
MODEL 2854**

1" = 60'

**SP-7**

SHEET NO.:



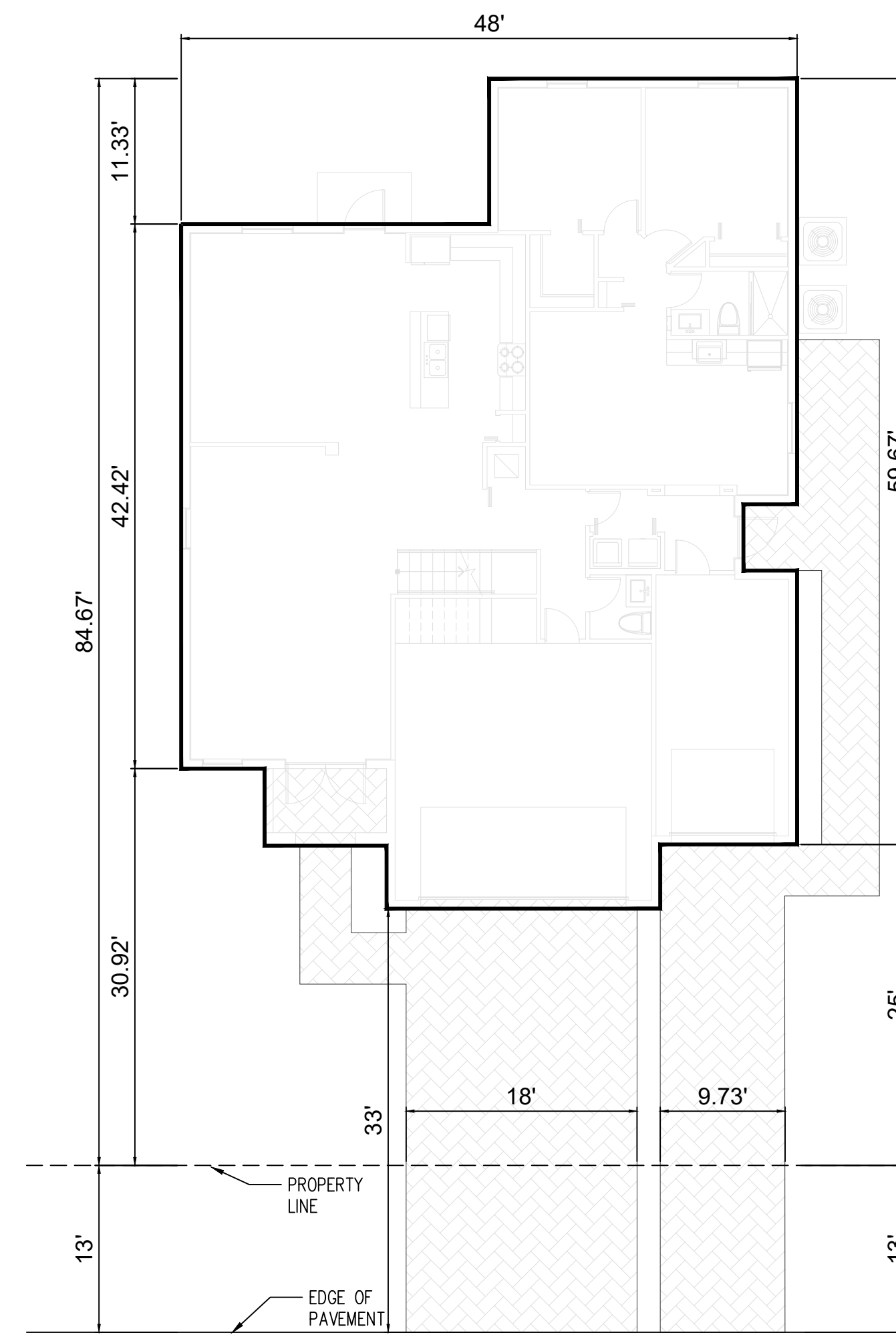
SAFE SIGHT DISTANCE  
TRIANGLE. NO FENCES, HEDGES,  
SIGNS, OR STRUCTURES SHALL  
BE HIGHER THAN 2' 0" WITHIN  
THE DESIGNATED CLEAR SITE  
TRIANGLE HEREIN DEPICTED

10' x 10'  
PEDESTRIAN  
TRIANGLE  
TYP.

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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	11,611.76	2,661.00	22.92%
LOT 2	9,750.00	2,661.00	27.29%
LOT 3	9,750.00	2,661.00	27.29%
LOT 4	9,750.00	2,661.00	27.29%
LOT 5	9,750.00	2,661.00	27.29%
LOT 6	9,750.00	2,661.00	27.29%
LOT 7	9,750.00	2,661.00	27.29%
LOT 8	9,750.00	2,661.00	27.29%
LOT 9	9,750.00	2,661.00	27.29%
LOT 10	9,750.00	2,661.00	27.29%
LOT 11	9,750.00	2,661.00	27.29%
LOT 12	9,750.00	2,661.00	27.29%
LOT 13	9,750.00	2,661.00	27.29%
LOT 14	11,497.01	2,661.00	23.15%
BLOCK 2			
LOT 1	9,750.00	2,661.00	27.29%
LOT 2	9,750.00	2,661.00	27.29%
LOT 3	9,750.00	2,661.00	27.29%
LOT 4	9,750.00	2,661.00	27.29%
LOT 5	9,750.00	2,661.00	27.29%
LOT 6	9,750.00	2,661.00	27.29%
LOT 7	9,750.00	2,661.00	27.29%
LOT 8	9,750.00	2,661.00	27.29%
LOT 9	9,750.00	2,661.00	27.29%
LOT 10	9,750.00	2,661.00	27.29%
LOT 11	9,750.00	2,661.00	27.29%
LOT 12	9,750.00	2,661.00	27.29%
LOT 13	9,750.00	2,661.00	27.29%
LOT 14	10,922.74	2,661.00	24.36%
LOT 15	9,750.00	2,661.00	27.29%
LOT 16	9,750.00	2,661.00	27.29%
LOT 17	9,750.00	2,661.00	27.29%

LOT 18	9,750.00	2,661.00	27.29%
LOT 19	9,750.00	2,661.00	27.29%
LOT 20	9,750.00	2,661.00	27.29%
LOT 21	9,750.00	2,661.00	27.29%
LOT 22	9,750.00	2,661.00	27.29%
LOT 23	9,750.00	2,661.00	27.29%
LOT 24	9,750.00	2,661.00	27.29%
LOT 25	9,750.00	2,661.00	27.29%
LOT 26	9,750.00	2,661.00	27.29%
LOT 27	9,750.00	2,661.00	27.29%
LOT 28	10,922.74	2,661.00	24.36%
BLOCK 3			
LOT 1	10,855.58	2,661.00	24.51%
LOT 2	9,750.00	2,661.00	27.29%
LOT 3	9,750.00	2,661.00	27.29%
LOT 4	9,750.00	2,661.00	27.29%
LOT 5	11,050.00	2,661.00	24.08%
BLOCK 4			
LOT 1	10,769.16	2,661.00	24.71%
LOT 2	9,750.00	2,661.00	27.29%
LOT 3	9,750.00	2,661.00	27.29%
LOT 4	9,750.00	2,661.00	27.29%
LOT 5	9,750.00	2,661.00	27.29%
LOT 6	9,750.00	2,661.00	27.29%
LOT 7	9,750.00	2,661.00	27.29%
LOT 8	10,655.87	2,661.00	24.97%
BLOCK 5			
LOT 1	13,335.30	2,661.00	19.95%
LOT 2	10,072.40	2,661.00	26.42%
LOT 3	10,072.40	2,661.00	26.42%
LOT 4	10,072.40	2,661.00	26.42%
LOT 5	10,072.40	2,661.00	26.42%
LOT 6	10,043.80	2,661.00	26.49%
LOT 7	13,878.05	2,661.00	19.17%



FLOOR PLAN

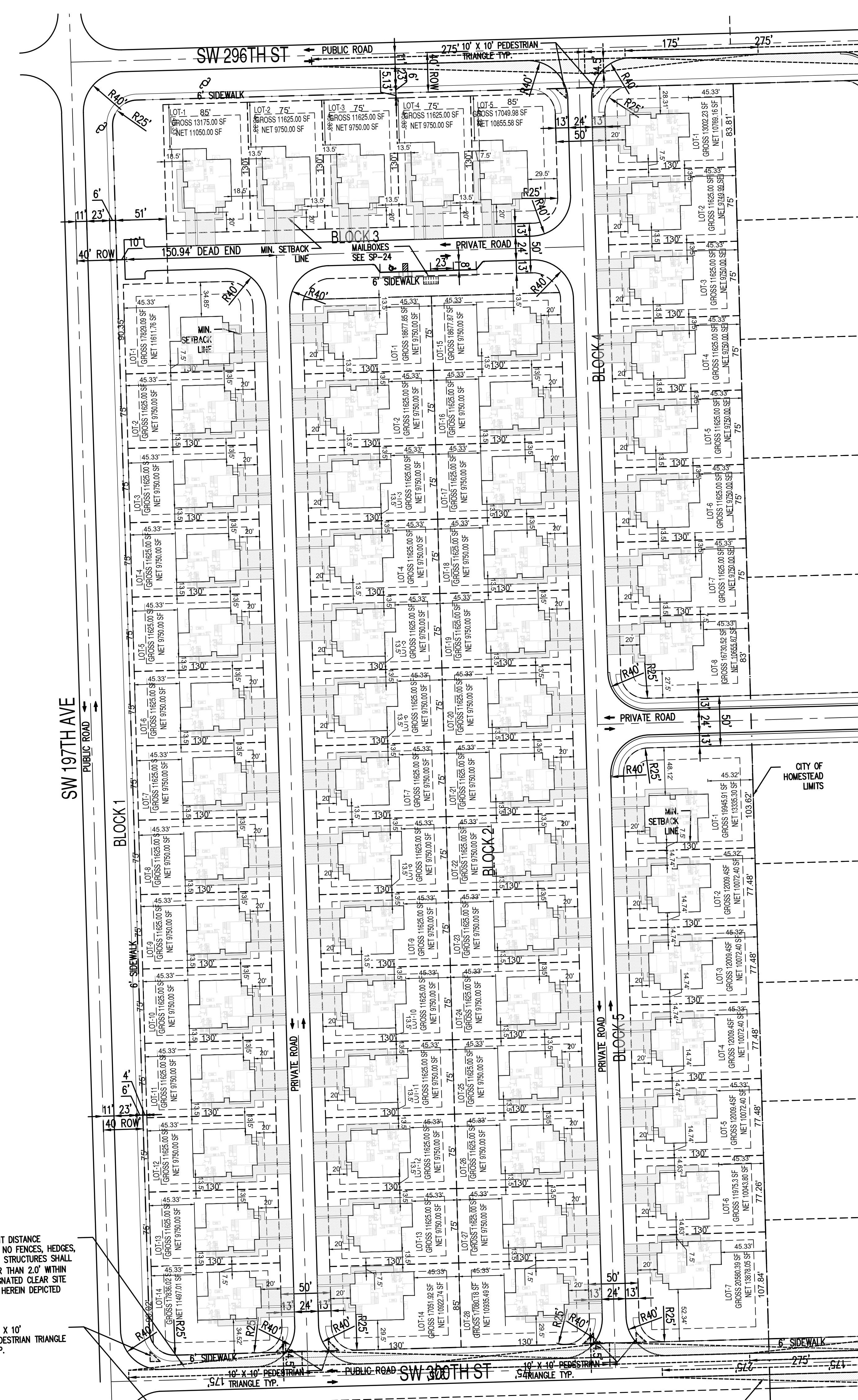
SCALE: 1" = 10'

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

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MIAMI-DADE COUNTY  
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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.

  
NORTH  
SITE PLAN  
MODEL 3098  
1" = 60'

**PASCUAL  
PEREZ  
KILIDDJIAN  
STARR**  
ARCHITECTS + PLANNERS

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LICENSE No.: AR 0008254  
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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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OWNER:  
LENNAR HOMES

**SW 296TH ST ASSEMBLAGE**  
BY: **LENNAR HOMES**  
MIAMI-DADE COUNTY, FLORIDA

SEAL:

SITE PLAN

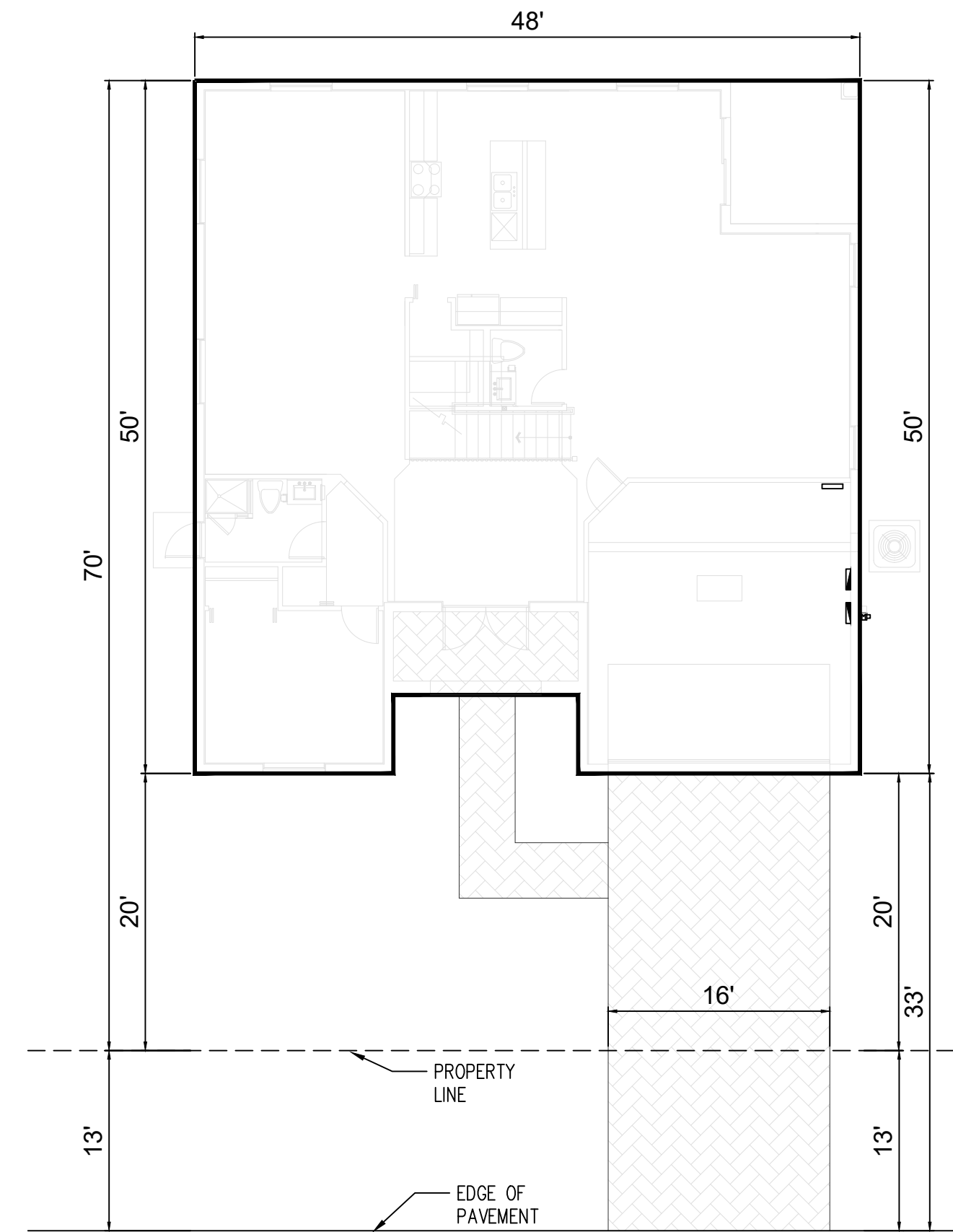
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DATE: 2025-04-14  
SCALE: AS SHOWN  
DRAWN: CG  
CHECK BY: PPKS  
JOB NO.: 24-40

**SP-9**

SHEET NO.:

SITE DATA			
LOT COVERAGE BY LOT			
BLOCK 1			
LOT	SF LOT (NET AREA)	(SF) BLDG. FOOTPRINT	(%) LOT COVERAGE PROVIDED
LOT 1	11,611.76	2,324.00	20.01%
LOT 2	9,750.00	2,324.00	23.84%
LOT 3	9,750.00	2,324.00	23.84%
LOT 4	9,750.00	2,324.00	23.84%
LOT 5	9,750.00	2,324.00	23.84%
LOT 6	9,750.00	2,324.00	23.84%
LOT 7	9,750.00	2,324.00	23.84%
LOT 8	9,750.00	2,324.00	23.84%
LOT 9	9,750.00	2,324.00	23.84%
LOT 10	9,750.00	2,324.00	23.84%
LOT 11	9,750.00	2,324.00	23.84%
LOT 12	9,750.00	2,324.00	23.84%
LOT 13	9,750.00	2,324.00	23.84%
LOT 14	11,497.01	2,324.00	20.21%
BLOCK 2			
LOT 1	9,750.00	2,324.00	23.84%
LOT 2	9,750.00	2,324.00	23.84%
LOT 3	9,750.00	2,324.00	23.84%
LOT 4	9,750.00	2,324.00	23.84%
LOT 5	9,750.00	2,324.00	23.84%
LOT 6	9,750.00	2,324.00	23.84%
LOT 7	9,750.00	2,324.00	23.84%
LOT 8	9,750.00	2,324.00	23.84%
LOT 9	9,750.00	2,324.00	23.84%
LOT 10	9,750.00	2,324.00	23.84%
LOT 11	9,750.00	2,324.00	23.84%
LOT 12	9,750.00	2,324.00	23.84%
LOT 13	9,750.00	2,324.00	23.84%
LOT 14	10,922.74	2,324.00	21.28%
LOT 15	9,750.00	2,324.00	23.84%
LOT 16	9,750.00	2,324.00	23.84%
LOT 17	9,750.00	2,324.00	23.84%

LOT 18	9,750.00	2,324.00	23.84%
LOT 19	9,750.00	2,324.00	23.84%
LOT 20	9,750.00	2,324.00	23.84%
LOT 21	9,750.00	2,324.00	23.84%
LOT 22	9,750.00	2,324.00	23.84%
LOT 23	9,750.00	2,324.00	23.84%
LOT 24	9,750.00	2,324.00	23.84%
LOT 25	9,750.00	2,324.00	23.84%
LOT 26	9,750.00	2,324.00	23.84%
LOT 27	9,750.00	2,324.00	23.84%
LOT 28	10,922.74	2,324.00	21.28%
BLOCK 3			
LOT 1	10,855.58	2,324.00	21.41%
LOT 2	9,750.00	2,324.00	23.84%
LOT 3	9,750.00	2,324.00	23.84%
LOT 4	9,750.00	2,324.00	23.84%
LOT 5	11,050.00	2,324.00	21.03%
BLOCK 4			
LOT 1	10,769.16	2,324.00	21.58%
LOT 2	9,750.00	2,324.00	23.84%
LOT 3	9,750.00	2,324.00	23.84%
LOT 4	9,750.00	2,324.00	23.84%
LOT 5	9,750.00	2,324.00	23.84%
LOT 6	9,750.00	2,324.00	23.84%
LOT 7	9,750.00	2,324.00	23.84%
LOT 8	10,655.87	2,324.00	21.81%
BLOCK 5			
LOT 1	13,335.30	2,324.00	17.43%
LOT 2	10,072.40	2,324.00	23.07%
LOT 3	10,072.40	2,324.00	23.07%
LOT 4	10,072.40	2,324.00	23.07%
LOT 5	10,072.40	2,324.00	23.07%
LOT 6	10,043.80	2,324.00	23.14%
LOT 7	13,878.05	2,324.00	16.75%



FLOOR PLAN

SCALE: 1" = 10'

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

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**SW 296TH ST ASSEMBLAGE**  
BY: **LENNAR HOMES**  
MIAMI-DADE COUNTY, FLORIDA

SEAL:

SITE PLAN

MODEL 3266  
DATE: 2025-04-14  
SCALE: AS SHOWN  
DRAWN: CG  
CHECK BY: PPKS  
JOB NO.: 24-40



SITE PLAN  
MODEL 3266  
1" = 60'

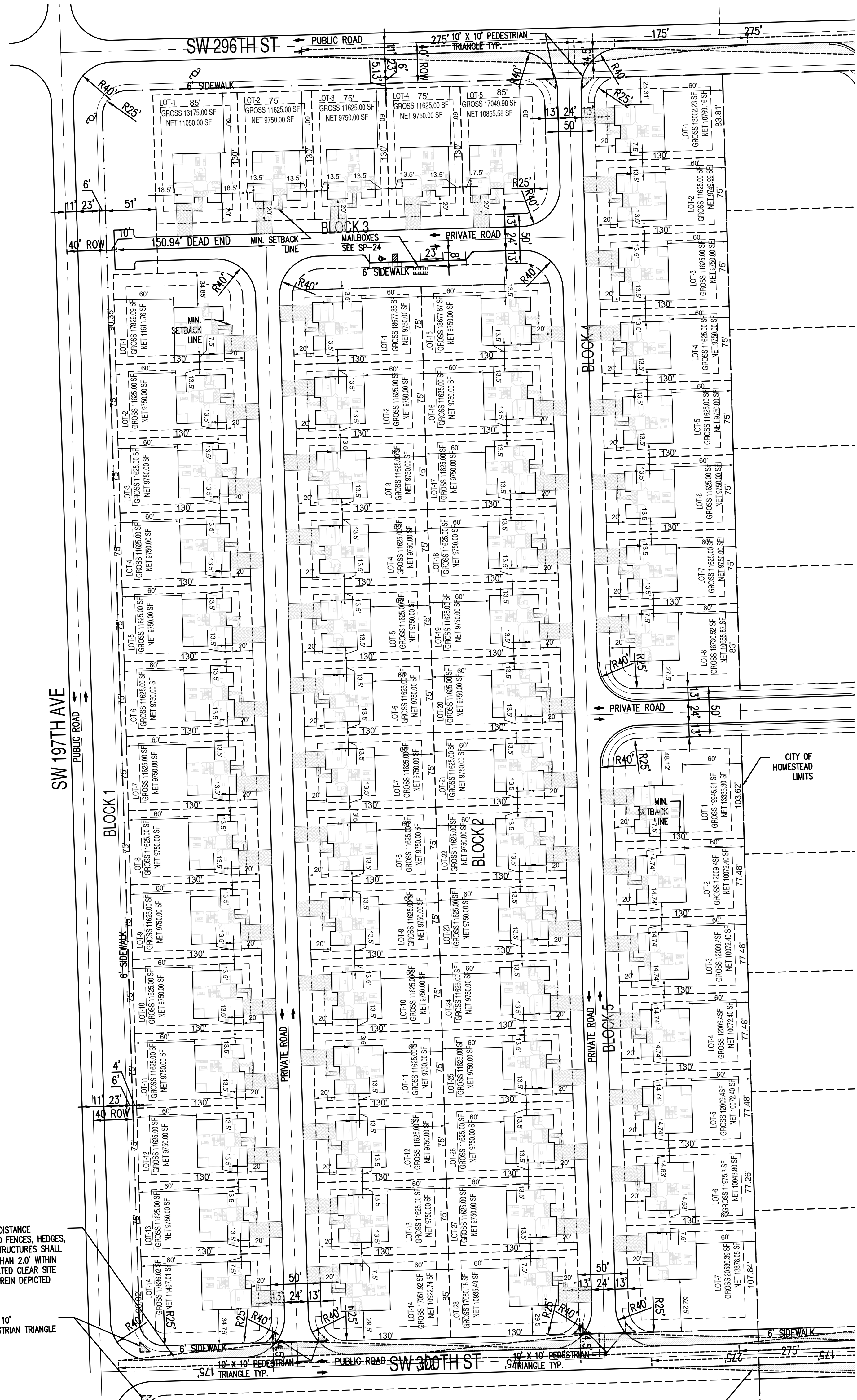
SP-11

SHEET NO.:

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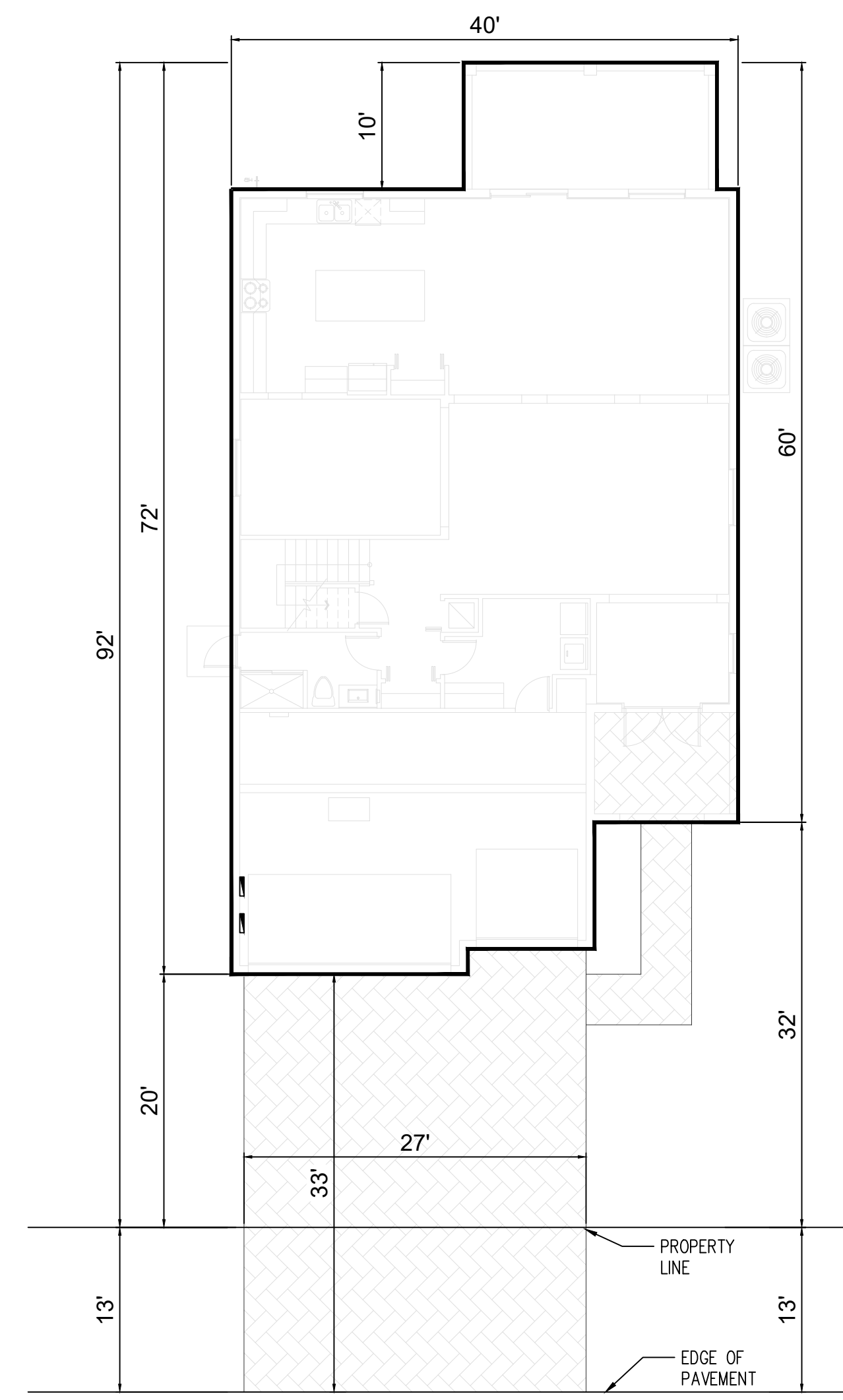
SAFE SIGHT DISTANCE  
TRIANGLE, NO FENCES, HEDGES,  
SIGNS, OR STRUCTURES SHALL  
BE HIGHER THAN 2.0' WITHIN  
THE DESIGNATED CLEAR SITE  
TRIANGLE HEREIN DEPICTED

10' X 10'  
PEDESTRIAN TRIANGLE  
TYP.



SITE DATA			
LOT COVERAGE BY LOT			
BLOCK 1			
LOT	SF LOT (NET AREA)	(SF) BLDG. FOOTPRINT	(%) LOT COVERAGE PROVIDED
LOT 1	11,611.76	2,523.00	21.73%
LOT 2	9,750.00	2,523.00	25.88%
LOT 3	9,750.00	2,523.00	25.88%
LOT 4	9,750.00	2,523.00	25.88%
LOT 5	9,750.00	2,523.00	25.88%
LOT 6	9,750.00	2,523.00	25.88%
LOT 7	9,750.00	2,523.00	25.88%
LOT 8	9,750.00	2,523.00	25.88%
LOT 9	9,750.00	2,523.00	25.88%
LOT 10	9,750.00	2,523.00	25.88%
LOT 11	9,750.00	2,523.00	25.88%
LOT 12	9,750.00	2,523.00	25.88%
LOT 13	9,750.00	2,523.00	25.88%
LOT 14	11,497.01	2,523.00	21.94%
BLOCK 2			
LOT 1	9,750.00	2,523.00	25.88%
LOT 2	9,750.00	2,523.00	25.88%
LOT 3	9,750.00	2,523.00	25.88%
LOT 4	9,750.00	2,523.00	25.88%
LOT 5	9,750.00	2,523.00	25.88%
LOT 6	9,750.00	2,523.00	25.88%
LOT 7	9,750.00	2,523.00	25.88%
LOT 8	9,750.00	2,523.00	25.88%
LOT 9	9,750.00	2,523.00	25.88%
LOT 10	9,750.00	2,523.00	25.88%
LOT 11	9,750.00	2,523.00	25.88%
LOT 12	9,750.00	2,523.00	25.88%
LOT 13	9,750.00	2,523.00	25.88%
LOT 14	10,922.74	2,523.00	23.10%
LOT 15	9,750.00	2,523.00	25.88%
LOT 16	9,750.00	2,523.00	25.88%
LOT 17	9,750.00	2,523.00	25.88%

LOT 18	9,750.00	2,523.00	25.88%
LOT 19	9,750.00	2,523.00	25.88%
LOT 20	9,750.00	2,523.00	25.88%
LOT 21	9,750.00	2,523.00	25.88%
LOT 22	9,750.00	2,523.00	25.88%
LOT 23	9,750.00	2,523.00	25.88%
LOT 24	9,750.00	2,523.00	25.88%
LOT 25	9,750.00	2,523.00	25.88%
LOT 26	9,750.00	2,523.00	25.88%
LOT 27	9,750.00	2,523.00	25.88%
LOT 28	10,922.74	2,523.00	23.10%
BLOCK 3			
LOT 1	10,855.58	2,523.00	23.24%
LOT 2	9,750.00	2,523.00	25.88%
LOT 3	9,750.00	2,523.00	25.88%
LOT 4	9,750.00	2,523.00	25.88%
LOT 5	11,050.00	2,523.00	22.83%
BLOCK 4			
LOT 1	10,769.16	2,523.00	23.43%
LOT 2	9,750.00	2,523.00	25.88%
LOT 3	9,750.00	2,523.00	25.88%
LOT 4	9,750.00	2,523.00	25.88%
LOT 5	9,750.00	2,523.00	25.88%
LOT 6	9,750.00	2,523.00	25.88%
LOT 7	9,750.00	2,523.00	25.88%
LOT 8	10,655.87	2,523.00	23.68%
BLOCK 5			
LOT 1	13,335.30	2,523.00	18.92%
LOT 2	10,072.40	2,523.00	25.05%
LOT 3	10,072.40	2,523.00	25.05%
LOT 4	10,072.40	2,523.00	25.05%
LOT 5	10,072.40	2,523.00	25.05%
LOT 6	10,043.80	2,523.00	25.12%
LOT 7	13,878.05	2,523.00	18.18%



FLOOR PLAN  
 SCALE: 1/8" = 1'-0"

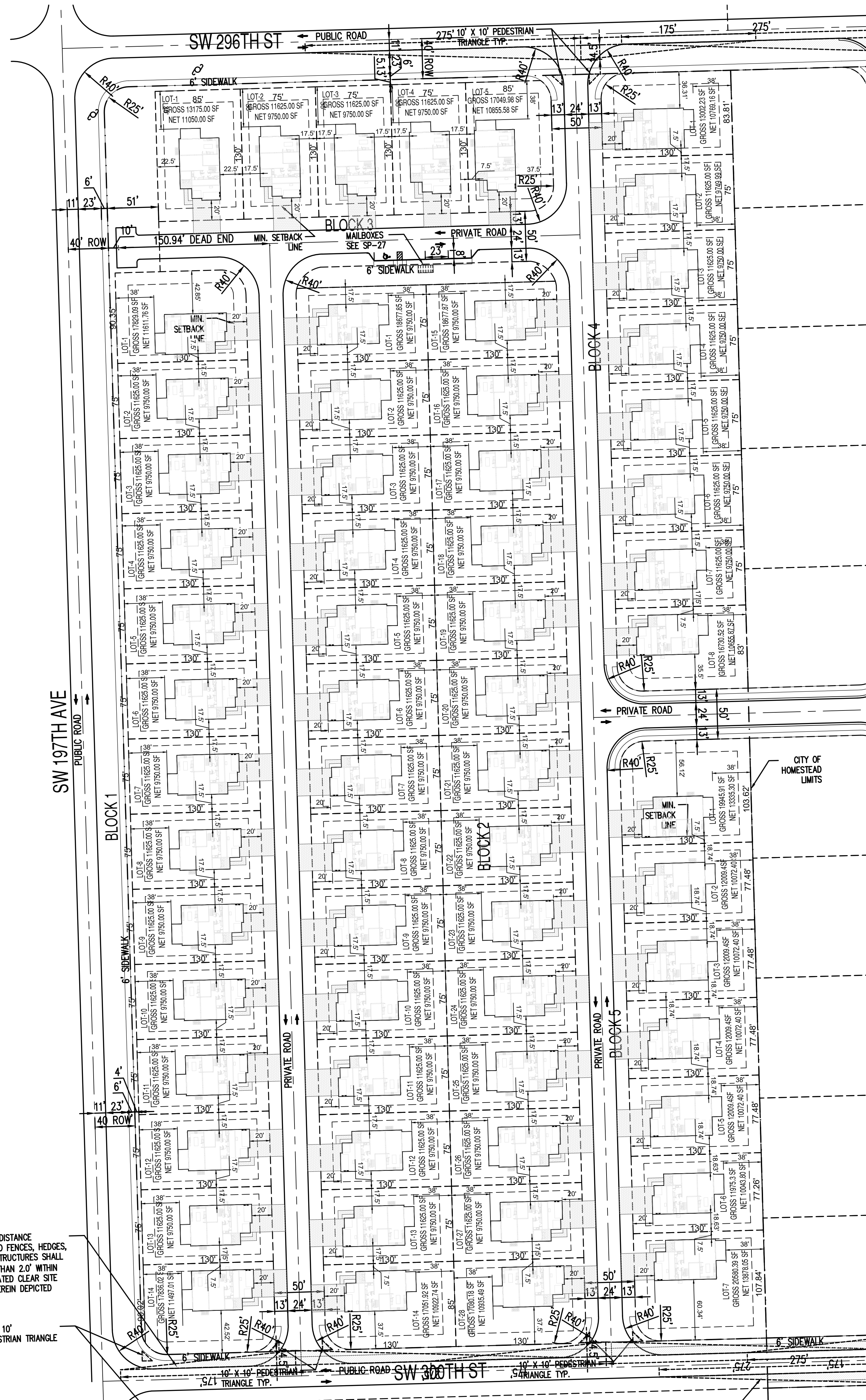
MODEL 3611 AREA CALCULATION & DATA	
A/C 1ST FLOOR	1,653 SF
A/C 2ND FLOOR	1,899 SF
<b>TOTAL A/C</b>	<b>3,552 SF</b>
GARAGE	572.0 SF
COVERED ENTRY	98.0 SF
COV. TERRACE	200.0 SF
<b>TOTAL GROSS</b>	<b>4,422 SF</b>
LOT COVERAGE	2,523 SF

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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.

  
NORTH  
SITE PLAN  
MODEL 3611  
1" = 60'

**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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CORAL GABLES, FLORIDA 33126  
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REVISIONS:

OWNER:  
LENNAR HOMES

SW 296TH ST ASSEMBLAGE  
BY: LENNAR HOMES  
MIAMI-DADE COUNTY, FLORIDA

SEAL:

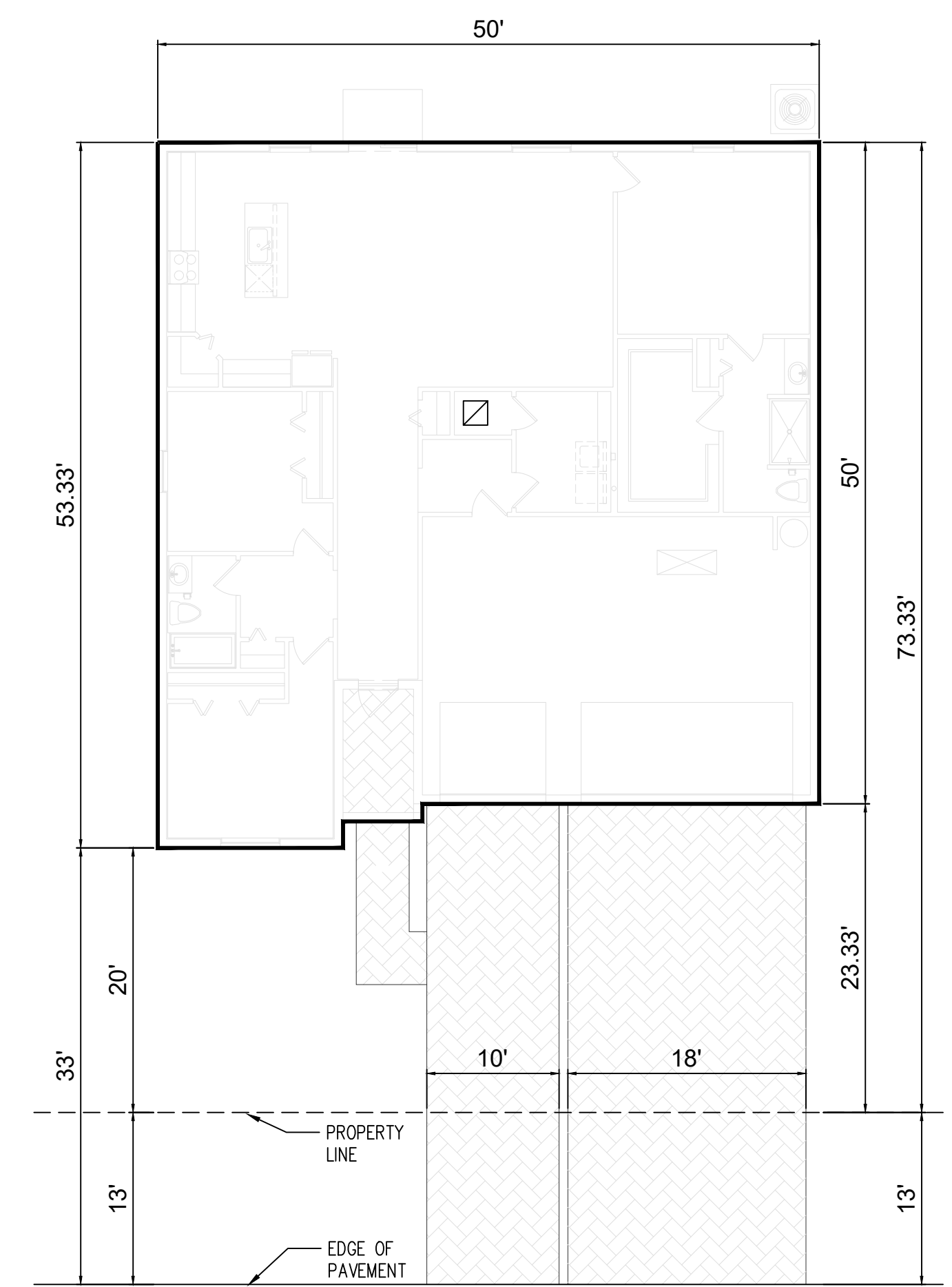
SITE PLAN

MODEL 3611  
DATE: 2025-04-14  
SCALE: AS SHOWN  
DRAWN: CG  
CHECK BY: PPKS  
JOB NO.: 24-40

SP-13  
SHEET NO.:

SITE DATA			
LOT COVERAGE BY LOT			
BLOCK 1			
LOT	SF LOT (NET AREA)	(SF) BLDG. FOOTPRINT	(%) LOT COVERAGE PROVIDED
LOT 1	11,611.76	2,555.00	22.00%
LOT 2	9,750.00	2,555.00	26.21%
LOT 3	9,750.00	2,555.00	26.21%
LOT 4	9,750.00	2,555.00	26.21%
LOT 5	9,750.00	2,555.00	26.21%
LOT 6	9,750.00	2,555.00	26.21%
LOT 7	9,750.00	2,555.00	26.21%
LOT 8	9,750.00	2,555.00	26.21%
LOT 9	9,750.00	2,555.00	26.21%
LOT 10	9,750.00	2,555.00	26.21%
LOT 11	9,750.00	2,555.00	26.21%
LOT 12	9,750.00	2,555.00	26.21%
LOT 13	9,750.00	2,555.00	26.21%
LOT 14	11,497.01	2,555.00	22.22%
BLOCK 2			
LOT 1	9,750.00	2,555.00	26.21%
LOT 2	9,750.00	2,555.00	26.21%
LOT 3	9,750.00	2,555.00	26.21%
LOT 4	9,750.00	2,555.00	26.21%
LOT 5	9,750.00	2,555.00	26.21%
LOT 6	9,750.00	2,555.00	26.21%
LOT 7	9,750.00	2,555.00	26.21%
LOT 8	9,750.00	2,555.00	26.21%
LOT 9	9,750.00	2,555.00	26.21%
LOT 10	9,750.00	2,555.00	26.21%
LOT 11	9,750.00	2,555.00	26.21%
LOT 12	9,750.00	2,555.00	26.21%
LOT 13	9,750.00	2,555.00	26.21%
LOT 14	10,922.74	2,555.00	23.39%
LOT 15	9,750.00	2,555.00	26.21%
LOT 16	9,750.00	2,555.00	26.21%
LOT 17	9,750.00	2,555.00	26.21%

LOT 18	9,750.00	2,555.00	26.21%
LOT 19	9,750.00	2,555.00	26.21%
LOT 20	9,750.00	2,555.00	26.21%
LOT 21	9,750.00	2,555.00	26.21%
LOT 22	9,750.00	2,555.00	26.21%
LOT 23	9,750.00	2,555.00	26.21%
LOT 24	9,750.00	2,555.00	26.21%
LOT 25	9,750.00	2,555.00	26.21%
LOT 26	9,750.00	2,555.00	26.21%
LOT 27	9,750.00	2,555.00	26.21%
LOT 28	10,922.74	2,555.00	23.39%
BLOCK 3			
LOT 1	10,855.58	2,555.00	23.54%
LOT 2	9,750.00	2,555.00	26.21%
LOT 3	9,750.00	2,555.00	26.21%
LOT 4	9,750.00	2,555.00	26.21%
LOT 5	11,050.00	2,555.00	23.12%
BLOCK 4			
LOT 1	10,769.16	2,555.00	23.73%
LOT 2	9,750.00	2,555.00	26.21%
LOT 3	9,750.00	2,555.00	26.21%
LOT 4	9,750.00	2,555.00	26.21%
LOT 5	9,750.00	2,555.00	26.21%
LOT 6	9,750.00	2,555.00	26.21%
LOT 7	9,750.00	2,555.00	26.21%
LOT 8	10,655.87	2,555.00	23.98%
BLOCK 5			
LOT 1	13,335.30	2,555.00	19.16%
LOT 2	10,072.40	2,555.00	25.37%
LOT 3	10,072.40	2,555.00	25.37%
LOT 4	10,072.40	2,555.00	25.37%
LOT 5	10,072.40	2,555.00	25.37%
LOT 6	10,043.80	2,555.00	25.44%
LOT 7	13,878.05	2,555.00	18.41%



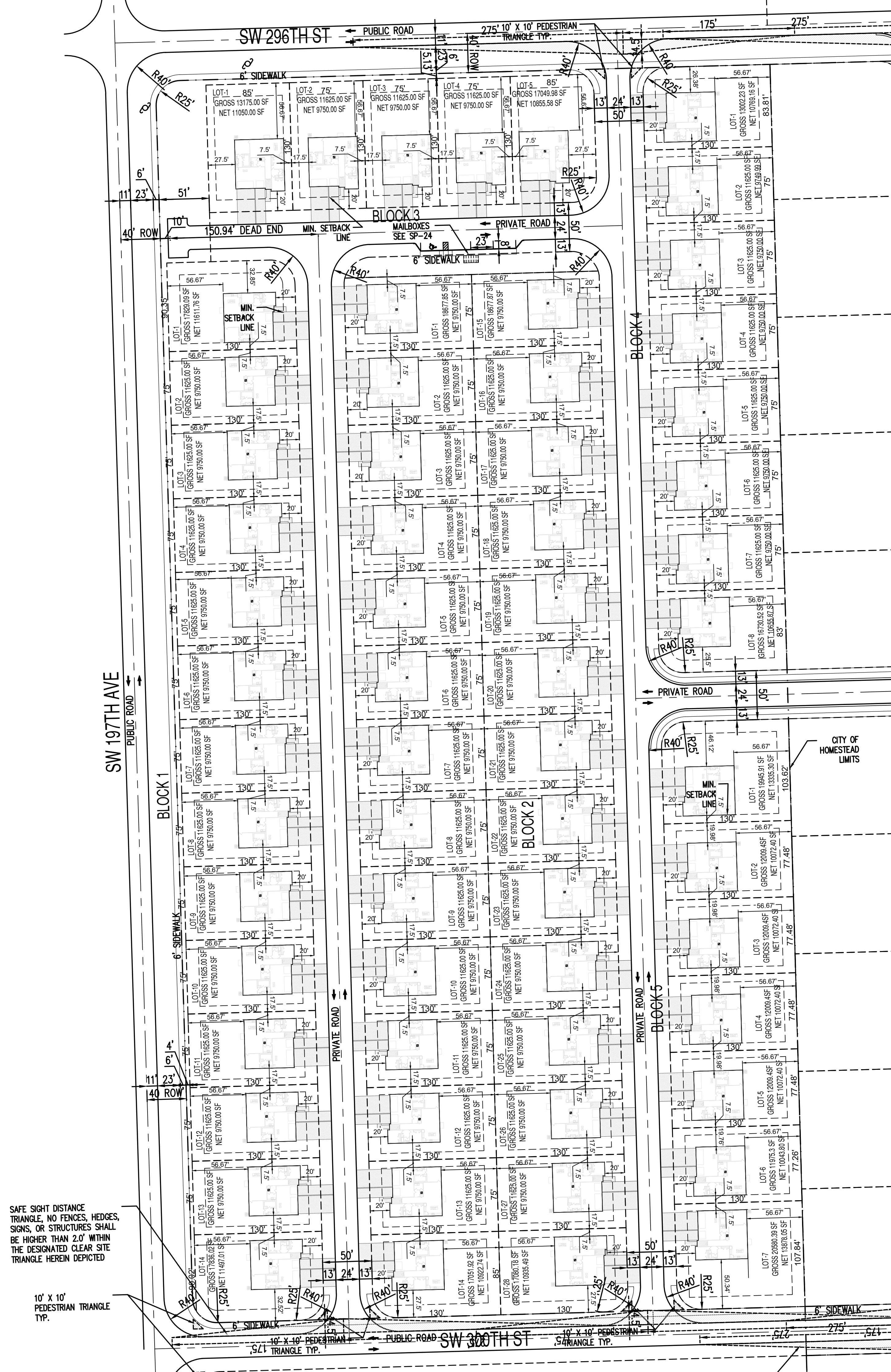
FLOOR PLAN  
 SCALE 1" = 10'

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

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OWNER:  
LENNAR HOMES

**SW 296TH ST ASSEMBLAGE**  
BY: **LENNAR HOMES**  
MIAMI-DADE COUNTY, FLORIDA

SEAL:

SITE PLAN

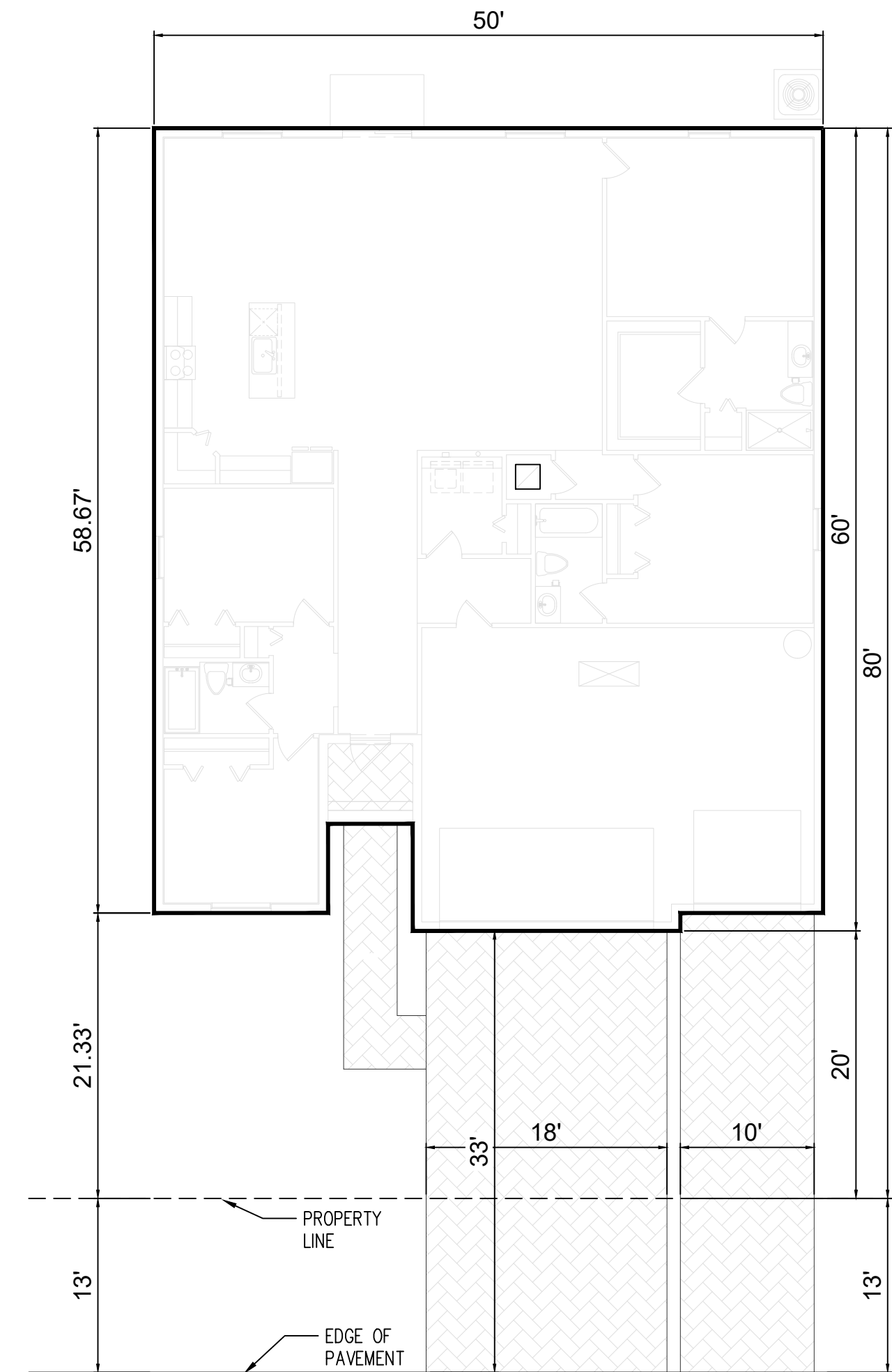
MODEL P001- ASPIRE  
DATE: 2025-04-14  
SCALE: AS SHOWN  
DRAWN: CG  
CHECK BY: PPKS  
JOB NO.: 24-40

NORTH  
SITE PLAN  
MODEL P001- ASPIRE  
1" = 60'

**SP-15**  
SHEET NO.:

SITE DATA			
LOT COVERAGE BY LOT			
BLOCK 1			
LOT	SF LOT (NET AREA)	(SF) BLDG. FOOTPRINT	(%) LOT COVERAGE PROVIDED
LOT 1	11,611.76	2,919.00	25.14%
LOT 2	9,750.00	2,919.00	29.94%
LOT 3	9,750.00	2,919.00	29.94%
LOT 4	9,750.00	2,919.00	29.94%
LOT 5	9,750.00	2,919.00	29.94%
LOT 6	9,750.00	2,919.00	29.94%
LOT 7	9,750.00	2,919.00	29.94%
LOT 8	9,750.00	2,919.00	29.94%
LOT 9	9,750.00	2,919.00	29.94%
LOT 10	9,750.00	2,919.00	29.94%
LOT 11	9,750.00	2,919.00	29.94%
LOT 12	9,750.00	2,919.00	29.94%
LOT 13	9,750.00	2,919.00	29.94%
LOT 14	11,497.01	2,919.00	25.39%
BLOCK 2			
LOT 1	9,750.00	2,919.00	29.94%
LOT 2	9,750.00	2,919.00	29.94%
LOT 3	9,750.00	2,919.00	29.94%
LOT 4	9,750.00	2,919.00	29.94%
LOT 5	9,750.00	2,919.00	29.94%
LOT 6	9,750.00	2,919.00	29.94%
LOT 7	9,750.00	2,919.00	29.94%
LOT 8	9,750.00	2,919.00	29.94%
LOT 9	9,750.00	2,919.00	29.94%
LOT 10	9,750.00	2,919.00	29.94%
LOT 11	9,750.00	2,919.00	29.94%
LOT 12	9,750.00	2,919.00	29.94%
LOT 13	9,750.00	2,919.00	29.94%
LOT 14	10,922.74	2,919.00	26.72%
LOT 15	9,750.00	2,919.00	29.94%
LOT 16	9,750.00	2,919.00	29.94%
LOT 17	9,750.00	2,919.00	29.94%

LOT 18	9,750.00	2,919.00	29.94%
LOT 19	9,750.00	2,919.00	29.94%
LOT 20	9,750.00	2,919.00	29.94%
LOT 21	9,750.00	2,919.00	29.94%
LOT 22	9,750.00	2,919.00	29.94%
LOT 23	9,750.00	2,919.00	29.94%
LOT 24	9,750.00	2,919.00	29.94%
LOT 25	9,750.00	2,919.00	29.94%
LOT 26	9,750.00	2,919.00	29.94%
LOT 27	9,750.00	2,919.00	29.94%
LOT 28	10,922.74	2,919.00	26.72%
BLOCK 3			
LOT 1	10,855.58	2,919.00	26.89%
LOT 2	9,750.00	2,919.00	29.94%
LOT 3	9,750.00	2,919.00	29.94%
LOT 4	9,750.00	2,919.00	29.94%
LOT 5	11,050.00	2,919.00	26.42%
BLOCK 4			
LOT 1	10,769.16	2,919.00	27.11%
LOT 2	9,750.00	2,919.00	29.94%
LOT 3	9,750.00	2,919.00	29.94%
LOT 4	9,750.00	2,919.00	29.94%
LOT 5	9,750.00	2,919.00	29.94%
LOT 6	9,750.00	2,919.00	29.94%
LOT 7	9,750.00	2,919.00	29.94%
LOT 8	10,655.87	2,919.00	27.39%
BLOCK 5			
LOT 1	13,335.30	2,919.00	21.89%
LOT 2	10,072.40	2,919.00	28.98%
LOT 3	10,072.40	2,919.00	28.98%
LOT 4	10,072.40	2,919.00	28.98%
LOT 5	10,072.40	2,919.00	28.98%
LOT 6	10,043.80	2,919.00	29.06%
LOT 7	13,878.05	2,919.00	21.03%



FLOOR PLAN

SCALE: 1" = 10'

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

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MIAMI-DADE COUNTY, FLORIDA

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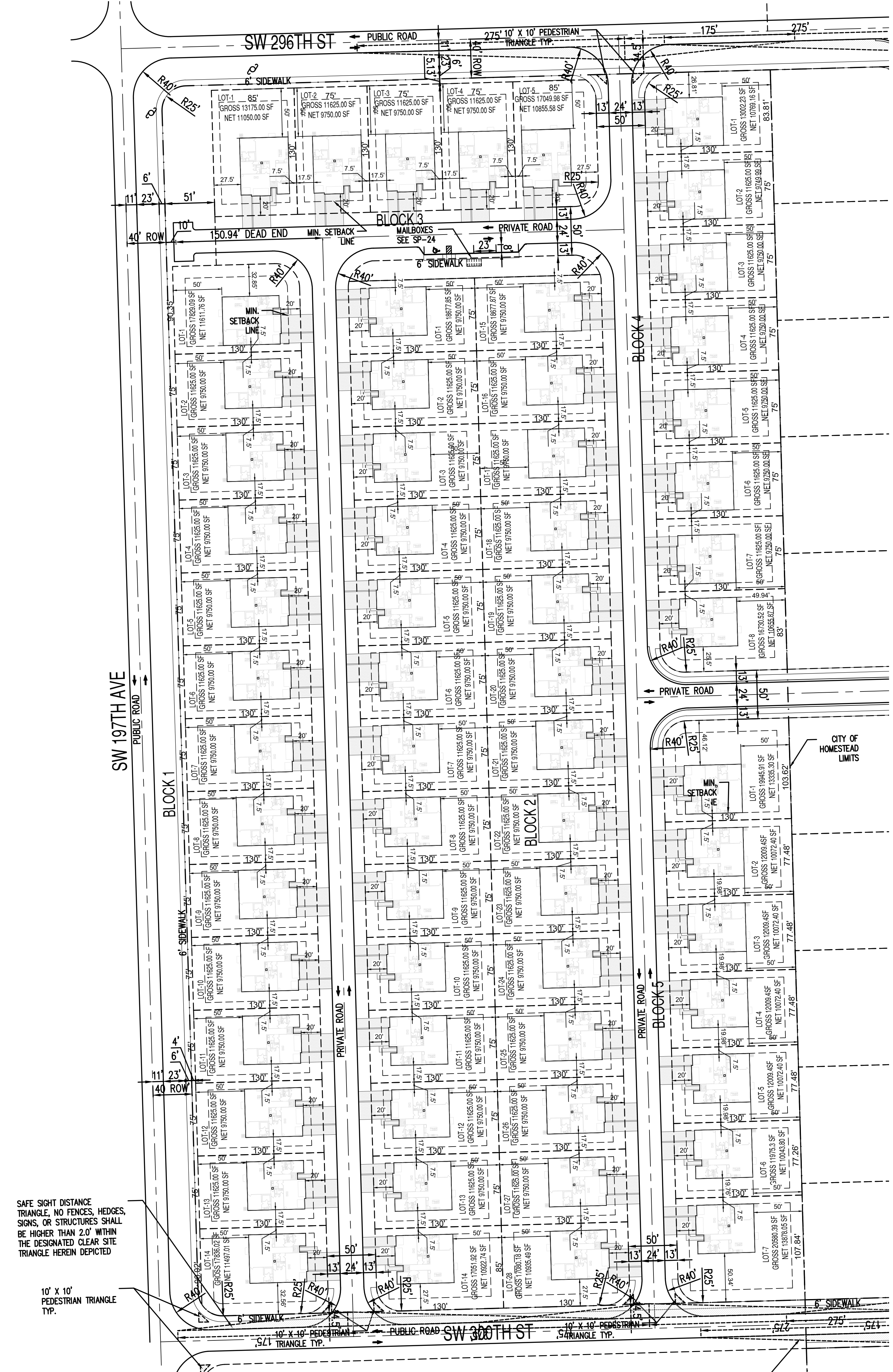
SITE PLAN

MODEL P002- BRAVO  
DATE: 2025-04-14  
SCALE: AS SHOWN  
DRAWN: CG  
CHECK BY: PPKS  
JOB NO.: 24-40

SP-17

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

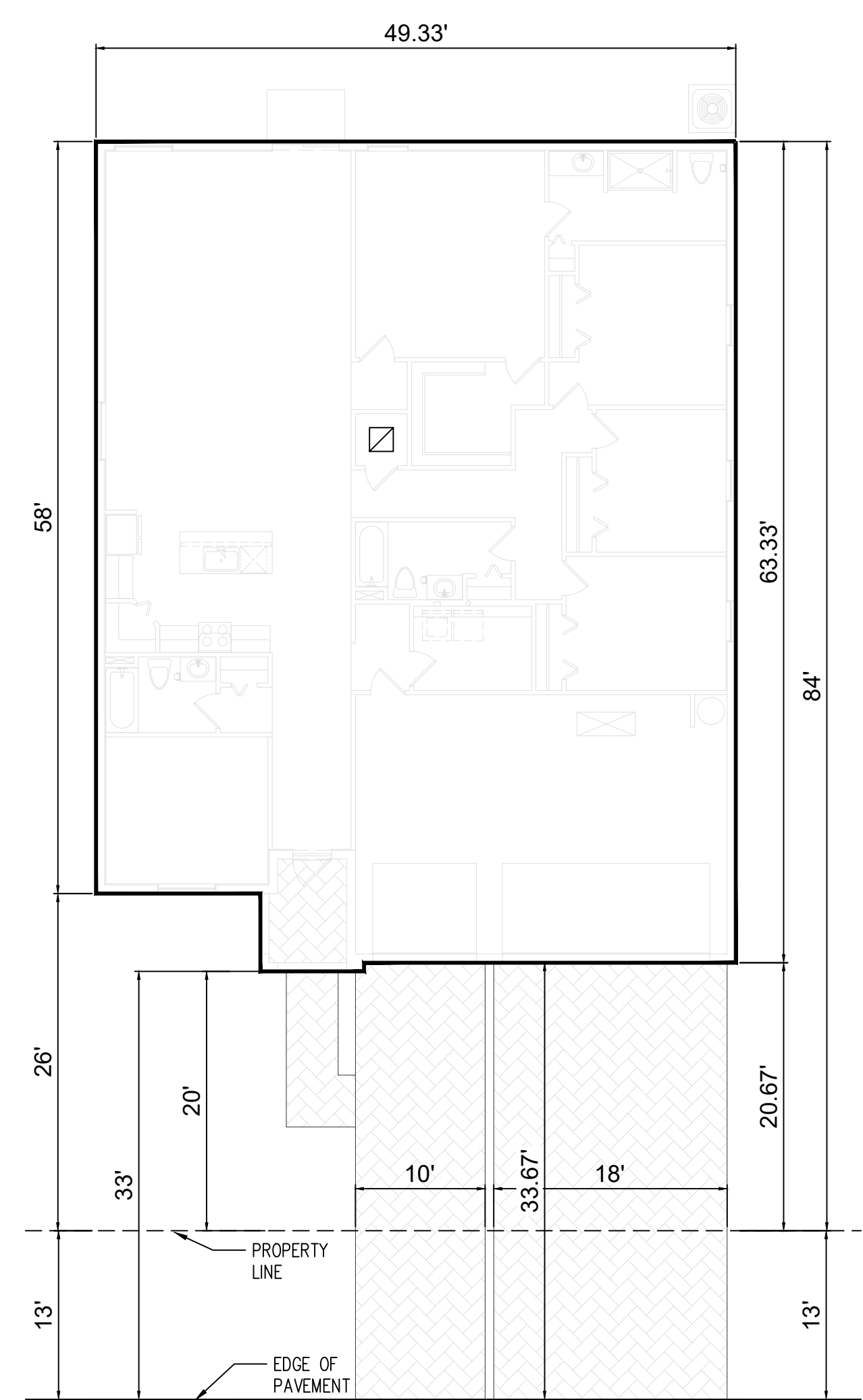
10' X 10'  
PEDESTRIAN TRIANGLE  
TYP.

NORTH  
SITE PLAN  
MODEL P002- BRAVO  
1" = 60'

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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	11,611.76	3,062.00	26.37%
LOT 2	9,750.00	3,062.00	31.41%
LOT 3	9,750.00	3,062.00	31.41%
LOT 4	9,750.00	3,062.00	31.41%
LOT 5	9,750.00	3,062.00	31.41%
LOT 6	9,750.00	3,062.00	31.41%
LOT 7	9,750.00	3,062.00	31.41%
LOT 8	9,750.00	3,062.00	31.41%
LOT 9	9,750.00	3,062.00	31.41%
LOT 10	9,750.00	3,062.00	31.41%
LOT 11	9,750.00	3,062.00	31.41%
LOT 12	9,750.00	3,062.00	31.41%
LOT 13	9,750.00	3,062.00	31.41%
LOT 14	11,497.01	3,062.00	26.63%
BLOCK 2			
LOT 1	9,750.00	3,062.00	31.41%
LOT 2	9,750.00	3,062.00	31.41%
LOT 3	9,750.00	3,062.00	31.41%
LOT 4	9,750.00	3,062.00	31.41%
LOT 5	9,750.00	3,062.00	31.41%
LOT 6	9,750.00	3,062.00	31.41%
LOT 7	9,750.00	3,062.00	31.41%
LOT 8	9,750.00	3,062.00	31.41%
LOT 9	9,750.00	3,062.00	31.41%
LOT 10	9,750.00	3,062.00	31.41%
LOT 11	9,750.00	3,062.00	31.41%
LOT 12	9,750.00	3,062.00	31.41%
LOT 13	9,750.00	3,062.00	31.41%
LOT 14	10,922.74	3,062.00	28.03%
LOT 15	9,750.00	3,062.00	31.41%
LOT 16	9,750.00	3,062.00	31.41%
LOT 17	9,750.00	3,062.00	31.41%

LOT 18	9,750.00	3,062.00	31.41%
LOT 19	9,750.00	3,062.00	31.41%
LOT 20	9,750.00	3,062.00	31.41%
LOT 21	9,750.00	3,062.00	31.41%
LOT 22	9,750.00	3,062.00	31.41%
LOT 23	9,750.00	3,062.00	31.41%
LOT 24	9,750.00	3,062.00	31.41%
LOT 25	9,750.00	3,062.00	31.41%
LOT 26	9,750.00	3,062.00	31.41%
LOT 27	9,750.00	3,062.00	31.41%
LOT 28	10,922.74	3,062.00	28.03%
BLOCK 3			
LOT 1	10,855.58	3,062.00	28.21%
LOT 2	9,750.00	3,062.00	31.41%
LOT 3	9,750.00	3,062.00	31.41%
LOT 4	9,750.00	3,062.00	31.41%
LOT 5	11,050.00	3,062.00	27.71%
BLOCK 4			
LOT 1	10,769.16	3,062.00	28.43%
LOT 2	9,750.00	3,062.00	31.41%
LOT 3	9,750.00	3,062.00	31.41%
LOT 4	9,750.00	3,062.00	31.41%
LOT 5	9,750.00	3,062.00	31.41%
LOT 6	9,750.00	3,062.00	31.41%
LOT 7	9,750.00	3,062.00	31.41%
LOT 8	10,655.87	3,062.00	28.74%
BLOCK 5			
LOT 1	13,335.30	3,062.00	22.96%
LOT 2	10,072.40	3,062.00	30.40%
LOT 3	10,072.40	3,062.00	30.40%
LOT 4	10,072.40	3,062.00	30.40%
LOT 5	10,072.40	3,062.00	30.40%
LOT 6	10,043.80	3,062.00	30.49%
LOT 7	13,878.05	3,062.00	22.06%



FLOOR PLAN  
 SCALE: 1" = 30'

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

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OWNER:  
LENNAR HOMES

**SW 296TH ST ASSEMBLAGE**  
BY: **LENNAR HOMES**  
MIAMI-DADE COUNTY, FLORIDA

SEAL:

**SITE PLAN**

MODEL P003- CREST

DATE: 2025-04-14  
SCALE: AS SHOWN  
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JOB NO.: 24-40

**SP-19**

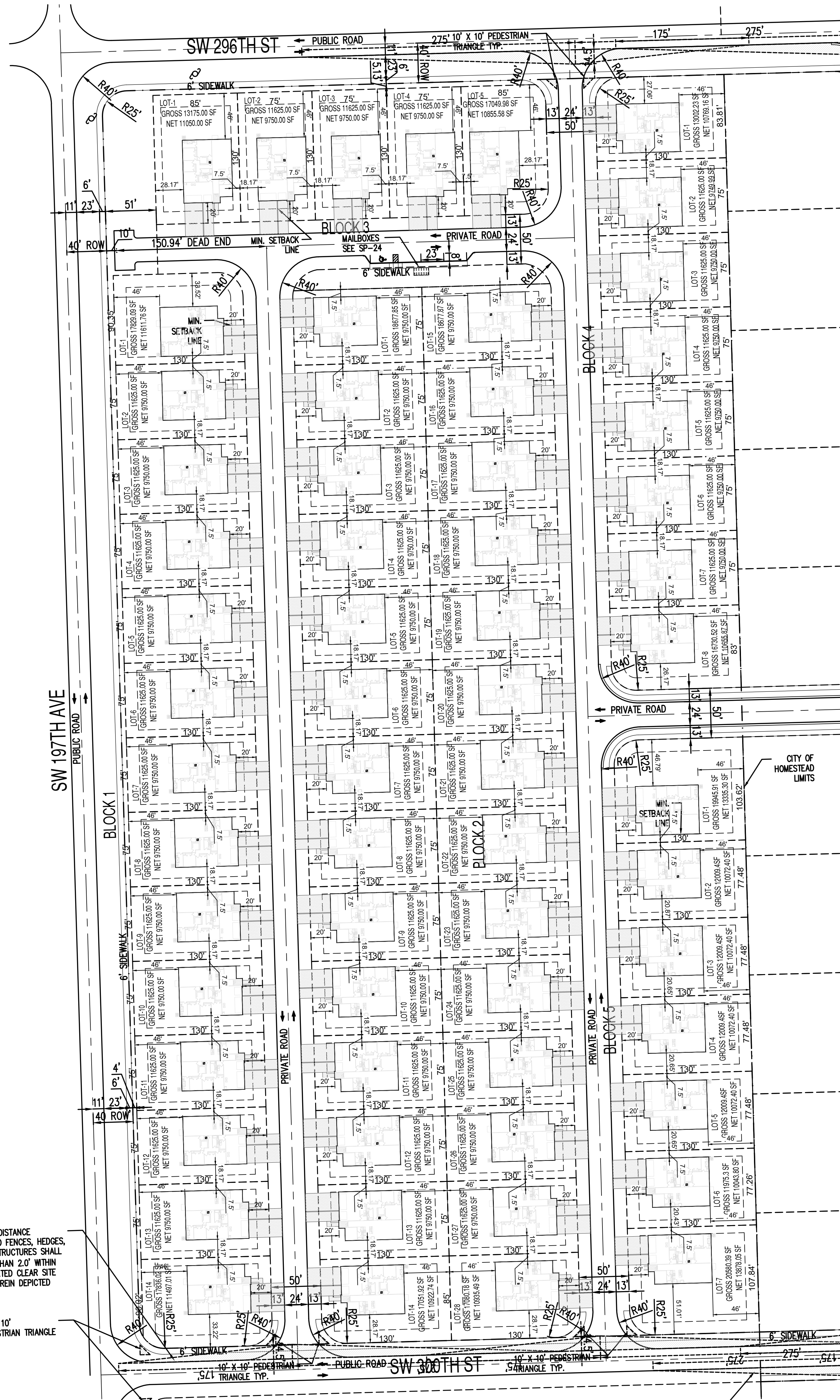
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SAFE SIGHT DISTANCE  
TRIANGLE, NO FENCES, HEDGES,  
SIGNS, OR STRUCTURES SHALL  
BE HIGHER THAN 2.0' WITHIN  
THE DESIGNATED CLEAR SITE  
TRIANGLE HEREIN DEPICTED

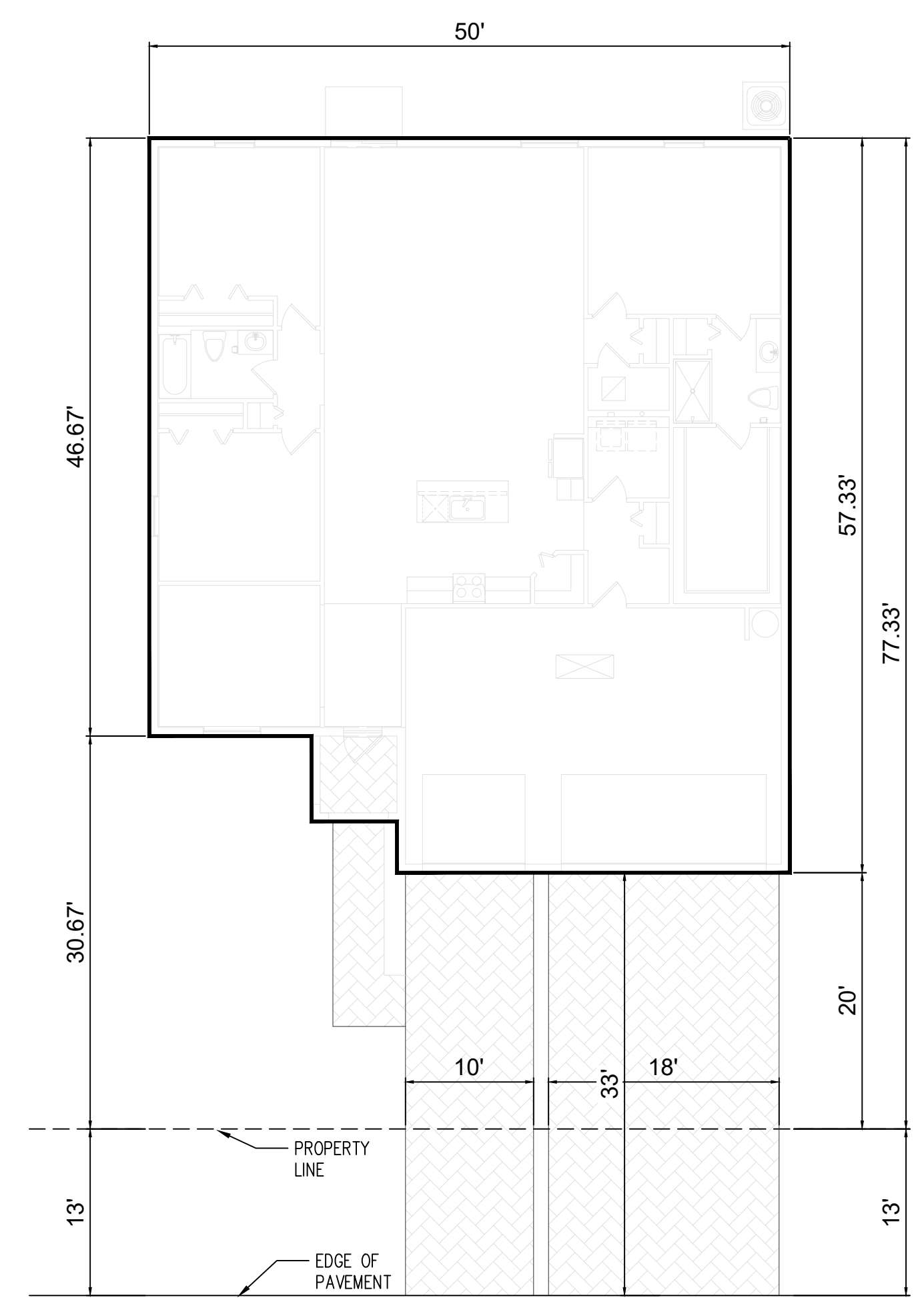
10' X 10'  
PEDESTRIAN TRIANGLE  
TYP.



  
NORTH  
**SITE PLAN**  
**MODEL P003- CREST**  
1" = 60'

SITE DATA			
LOT COVERAGE BY LOT			
BLOCK 1			
LOT	SF LOT (NET AREA)	(SF) BLDG. FOOTPRINT	(%) LOT COVERAGE PROVIDED
LOT 1	11,611.76	2,706.00	23.30%
LOT 2	9,750.00	2,706.00	27.75%
LOT 3	9,750.00	2,706.00	27.75%
LOT 4	9,750.00	2,706.00	27.75%
LOT 5	9,750.00	2,706.00	27.75%
LOT 6	9,750.00	2,706.00	27.75%
LOT 7	9,750.00	2,706.00	27.75%
LOT 8	9,750.00	2,706.00	27.75%
LOT 9	9,750.00	2,706.00	27.75%
LOT 10	9,750.00	2,706.00	27.75%
LOT 11	9,750.00	2,706.00	27.75%
LOT 12	9,750.00	2,706.00	27.75%
LOT 13	9,750.00	2,706.00	27.75%
LOT 14	11,497.01	2,706.00	23.54%
BLOCK 2			
LOT 1	9,750.00	2,706.00	27.75%
LOT 2	9,750.00	2,706.00	27.75%
LOT 3	9,750.00	2,706.00	27.75%
LOT 4	9,750.00	2,706.00	27.75%
LOT 5	9,750.00	2,706.00	27.75%
LOT 6	9,750.00	2,706.00	27.75%
LOT 7	9,750.00	2,706.00	27.75%
LOT 8	9,750.00	2,706.00	27.75%
LOT 9	9,750.00	2,706.00	27.75%
LOT 10	9,750.00	2,706.00	27.75%
LOT 11	9,750.00	2,706.00	27.75%
LOT 12	9,750.00	2,706.00	27.75%
LOT 13	9,750.00	2,706.00	27.75%
LOT 14	10,922.74	2,706.00	24.77%
LOT 15	9,750.00	2,706.00	27.75%
LOT 16	9,750.00	2,706.00	27.75%
LOT 17	9,750.00	2,706.00	27.75%

LOT 18	9,750.00	2,706.00	27.75%
LOT 19	9,750.00	2,706.00	27.75%
LOT 20	9,750.00	2,706.00	27.75%
LOT 21	9,750.00	2,706.00	27.75%
LOT 22	9,750.00	2,706.00	27.75%
LOT 23	9,750.00	2,706.00	27.75%
LOT 24	9,750.00	2,706.00	27.75%
LOT 25	9,750.00	2,706.00	27.75%
LOT 26	9,750.00	2,706.00	27.75%
LOT 27	9,750.00	2,706.00	27.75%
LOT 28	10,922.74	2,706.00	24.77%
BLOCK 3			
LOT 1	10,855.58	2,706.00	24.93%
LOT 2	9,750.00	2,706.00	27.75%
LOT 3	9,750.00	2,706.00	27.75%
LOT 4	9,750.00	2,706.00	27.75%
LOT 5	11,050.00	2,706.00	24.49%
BLOCK 4			
LOT 1	10,769.16	2,706.00	25.13%
LOT 2	9,750.00	2,706.00	27.75%
LOT 3	9,750.00	2,706.00	27.75%
LOT 4	9,750.00	2,706.00	27.75%
LOT 5	9,750.00	2,706.00	27.75%
LOT 6	9,750.00	2,706.00	27.75%
LOT 7	9,750.00	2,706.00	27.75%
LOT 8	10,655.87	2,706.00	25.39%
BLOCK 5			
LOT 1	13,335.30	2,706.00	20.29%
LOT 2	10,072.40	2,706.00	26.87%
LOT 3	10,072.40	2,706.00	26.87%
LOT 4	10,072.40	2,706.00	26.87%
LOT 5	10,072.40	2,706.00	26.87%
LOT 6	10,043.80	2,706.00	26.94%
LOT 7	13,878.05	2,706.00	19.50%



**FLOOR PLAN**  
 SCALE: 1" = 10'

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

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PROCESS NO.: Z22-257  
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KILIDDJIAN  
STARR**

ARCHITECTS + PLANNERS

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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 GABLES, FLORIDA 33126  
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REVISIONS:

OWNER:  
LENNAR HOMES

**SW 296TH ST ASSEMBLAGE**  
BY: **LENNAR HOMES**  
MIAMI-DADE COUNTY, FLORIDA

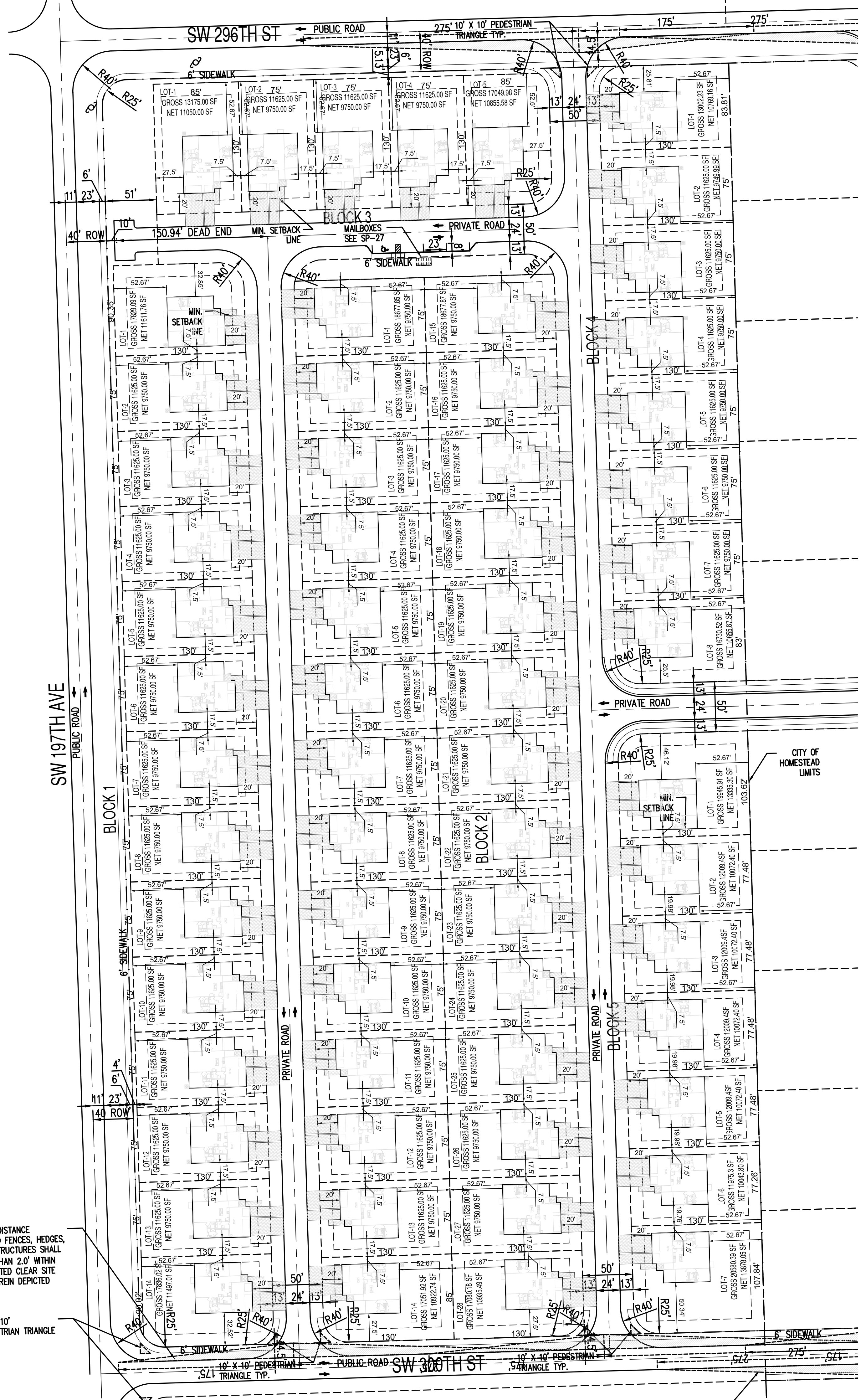
SEAL:

SITE PLAN

MODEL P004- FRONTIER  
DATE: 2025-04-14  
SCALE: AS SHOWN  
DRAWN: CG  
CHECK BY: PPKS  
JOB NO.: 24-40

**SP-21**

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.



**SITE PLAN**  
**MODEL P004- FRONTIER**  
1" = 60'

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 1330 NW 84th AVENUE  
 DORAL, FLORIDA 33126  
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REVISIONS:

OWNER:  
 LENNAR HOMES

SW 296TH ST ASSEMBLAGE  
 BY: LENNAR HOMES  
 MIAMI-DADE COUNTY, FLORIDA

SEAL:

SITE PLAN

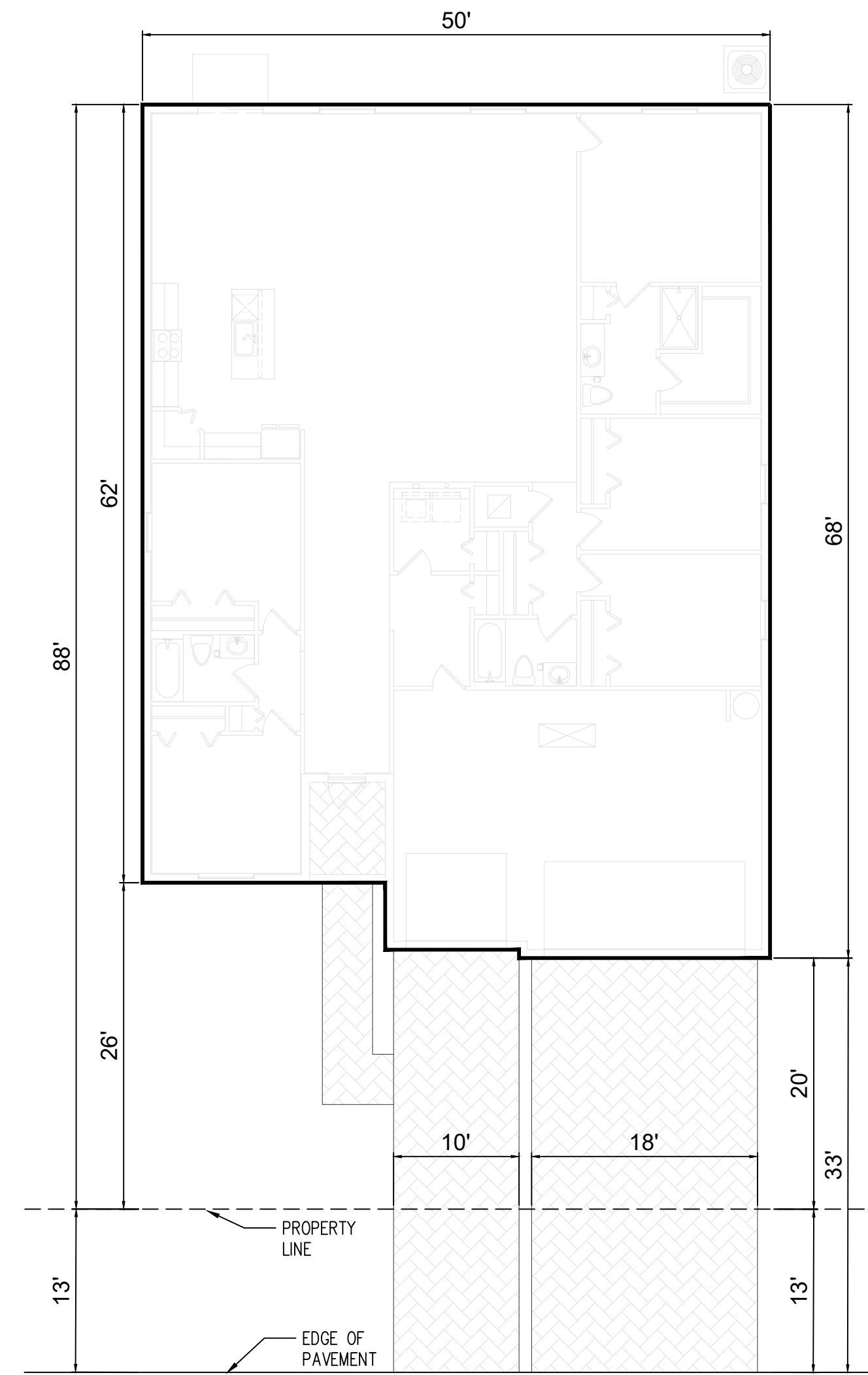
MODEL P005-HERITAGE  
 DATE: 2025-04-14  
 SCALE: AS SHOWN  
 DRAWN: CG  
 CHECK BY: PPKS  
 JOB NO.: 24-40

SP-22

SHEET NO.:

SITE DATA			
LOT COVERAGE BY LOT			
BLOCK 1			
LOT	SF LOT (NET AREA)	(SF) BLDG. FOOTPRINT	(%) LOT COVERAGE PROVIDED
LOT 1	11,611.76	3,277.00	28.22%
LOT 2	MODEL DOES NOT FIT		
LOT 3	MODEL DOES NOT FIT		
LOT 4	MODEL DOES NOT FIT		
LOT 5	MODEL DOES NOT FIT		
LOT 6	MODEL DOES NOT FIT		
LOT 7	MODEL DOES NOT FIT		
LOT 8	MODEL DOES NOT FIT		
LOT 9	MODEL DOES NOT FIT		
LOT 10	MODEL DOES NOT FIT		
LOT 11	MODEL DOES NOT FIT		
LOT 12	MODEL DOES NOT FIT		
LOT 13	MODEL DOES NOT FIT		
LOT 14	11,497.01	3,277.00	28.50%
BLOCK 2			
LOT 1	MODEL DOES NOT FIT		
LOT 2	MODEL DOES NOT FIT		
LOT 3	MODEL DOES NOT FIT		
LOT 4	MODEL DOES NOT FIT		
LOT 5	MODEL DOES NOT FIT		
LOT 6	MODEL DOES NOT FIT		
LOT 7	MODEL DOES NOT FIT		
LOT 8	MODEL DOES NOT FIT		
LOT 9	MODEL DOES NOT FIT		
LOT 10	MODEL DOES NOT FIT		
LOT 11	MODEL DOES NOT FIT		
LOT 12	MODEL DOES NOT FIT		
LOT 13	MODEL DOES NOT FIT		
LOT 14	10,922.74	3,277.00	30.00%
LOT 15	MODEL DOES NOT FIT		
LOT 16	MODEL DOES NOT FIT		
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	10,922.74	3,277.00	30.00%
BLOCK 3			
LOT 1	10,855.58	3,277.00	30.19%
LOT 2	MODEL DOES NOT FIT		
LOT 3	MODEL DOES NOT FIT		
LOT 4	MODEL DOES NOT FIT		
LOT 5	11,050.00	3,277.00	29.66%
BLOCK 4			
LOT 1	10,769.16	3,277.00	30.43%
LOT 2	MODEL DOES NOT FIT		
LOT 3	MODEL DOES NOT FIT		
LOT 4	MODEL DOES NOT FIT		
LOT 5	MODEL DOES NOT FIT		
LOT 6	MODEL DOES NOT FIT		
LOT 7	MODEL DOES NOT FIT		
LOT 8	10,655.87	3,277.00	30.75%
BLOCK 5			
LOT 1	13,335.30	3,277.00	24.57%
LOT 2	10,072.40	3,277.00	32.53%
LOT 3	10,072.40	3,277.00	32.53%
LOT 4	10,072.40	3,277.00	32.53%
LOT 5	10,072.40	3,277.00	32.53%
LOT 6	10,043.80	3,277.00	32.63%
LOT 7	13,878.05	3,277.00	23.61%



FLOOR PLAN  
 SCALE: 1" = 10'

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

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REVISIONS:

OWNER:  
LENNAR HOMES

**SW 296TH ST ASSEMBLAGE**  
BY: **LENNAR HOMES**  
MIAMI-DADE COUNTY, FLORIDA

SEAL:

SITE PLAN

MODEL P005- HERITAGE  
DATE: 2025-04-14  
SCALE: AS SHOWN  
DRAWN: CG  
CHECK BY: PPKS  
JOB NO.: 24-40

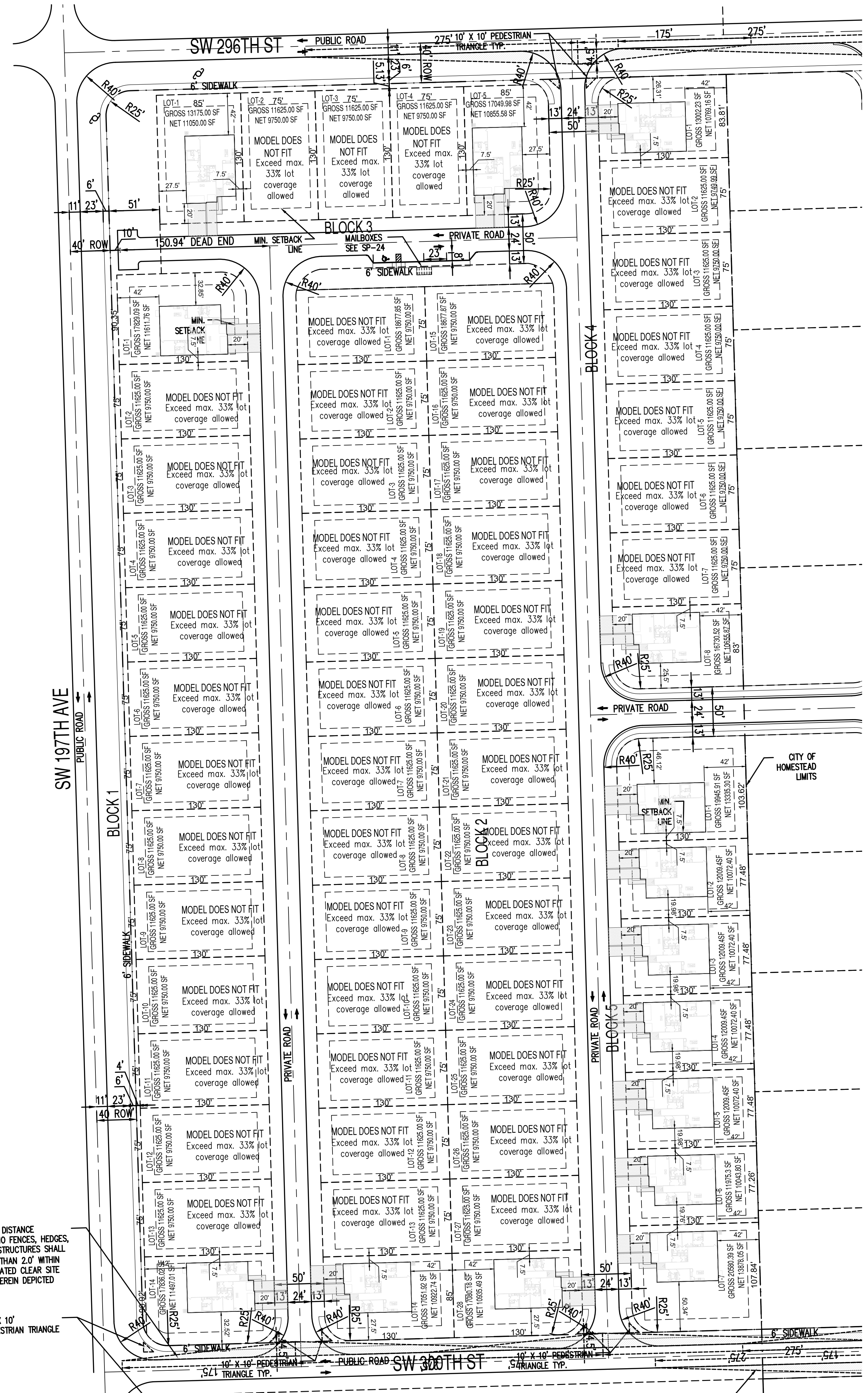
**SP-23**

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THE DESIGNATED CLEAR SITE  
TRIANGLE HEREIN DEPICTED

10' X 10'  
PEDESTRIAN  
TRIANGLE  
TYP.

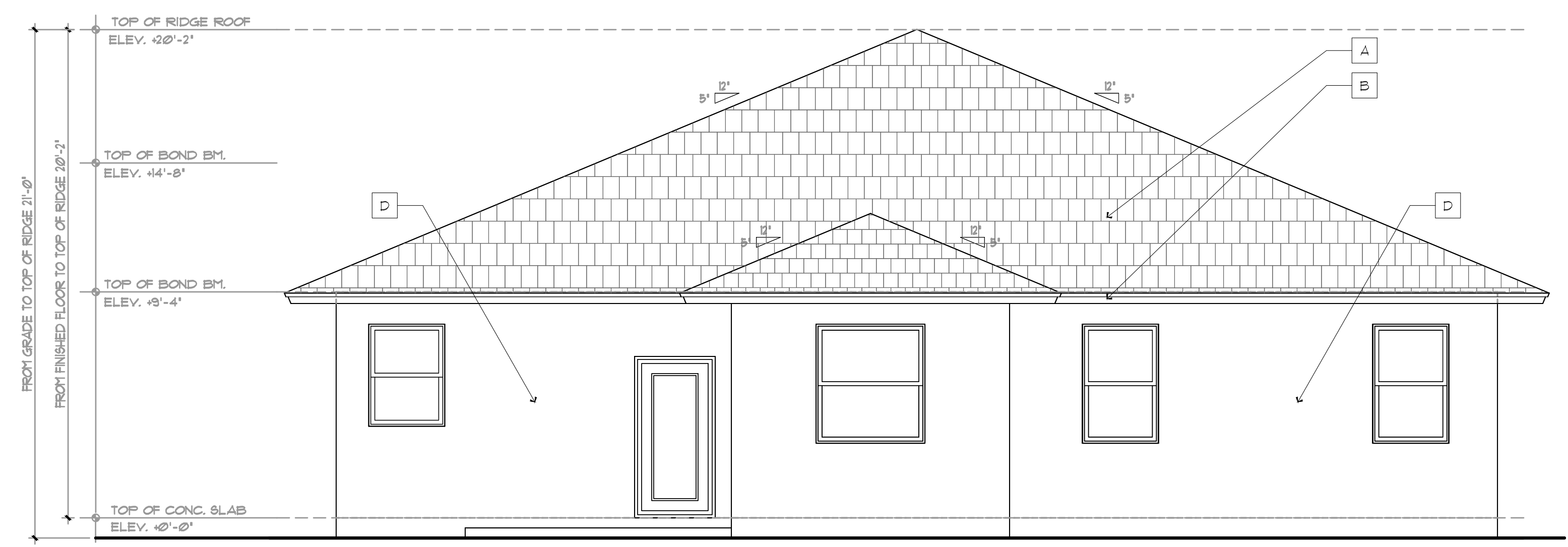


**MODEL P005- HERITAGE**  
SITE PLAN  
NORTH  
1" = 60'





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



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

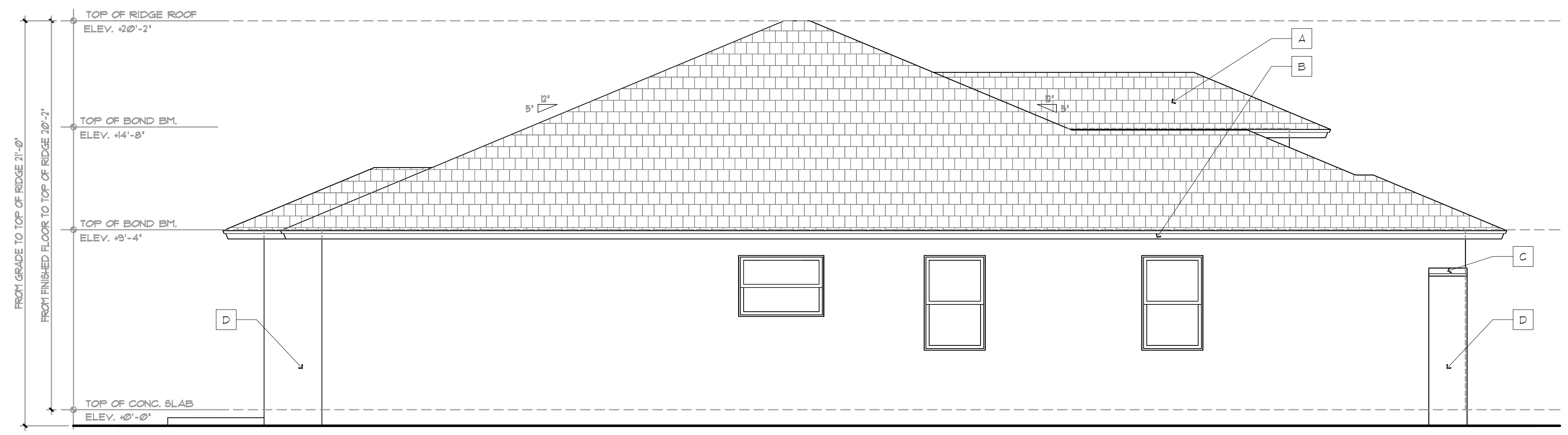
**LEGEND**

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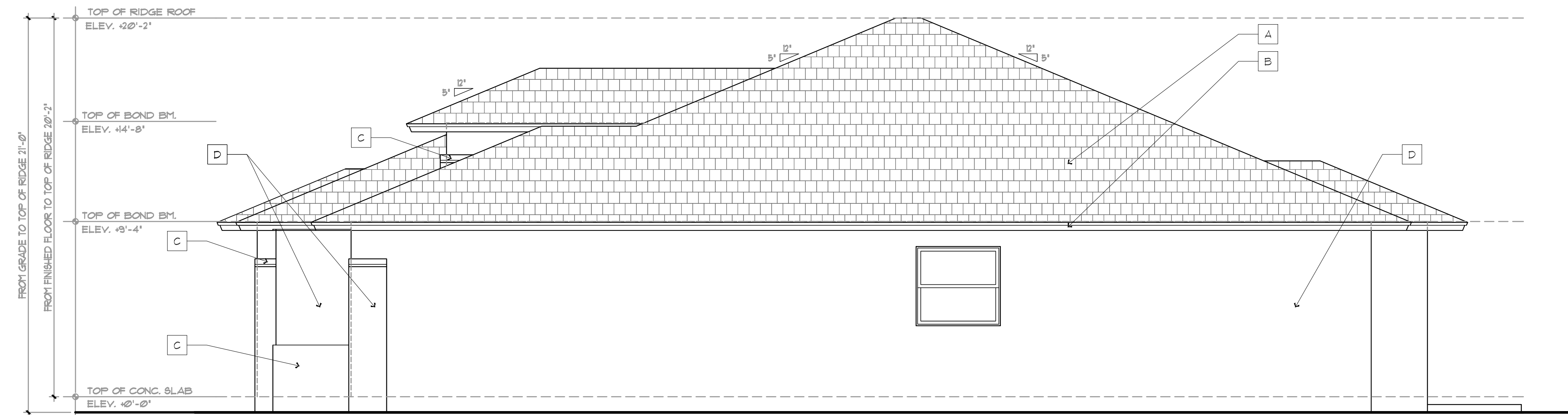
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- LEGEND**
- A CEMENT TILE ROOF (TYPICAL)
  - B 2X8 SMOOTH FINISH WOOD FASCIA (TYPICAL)
  - C SMOOTH FINISH CEMENTITIOUS MATERIAL TRIM
  - D TEXTURED CEMENTITIOUS MATERIAL FINISH
  - E DECORATIVE STONE VENEER
  - F LIGHT FIXTURE



**UNIT 2244 - LEFT SIDE ELEVATION**

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



**UNIT 2244 - RIGHT SIDE ELEVATION**

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



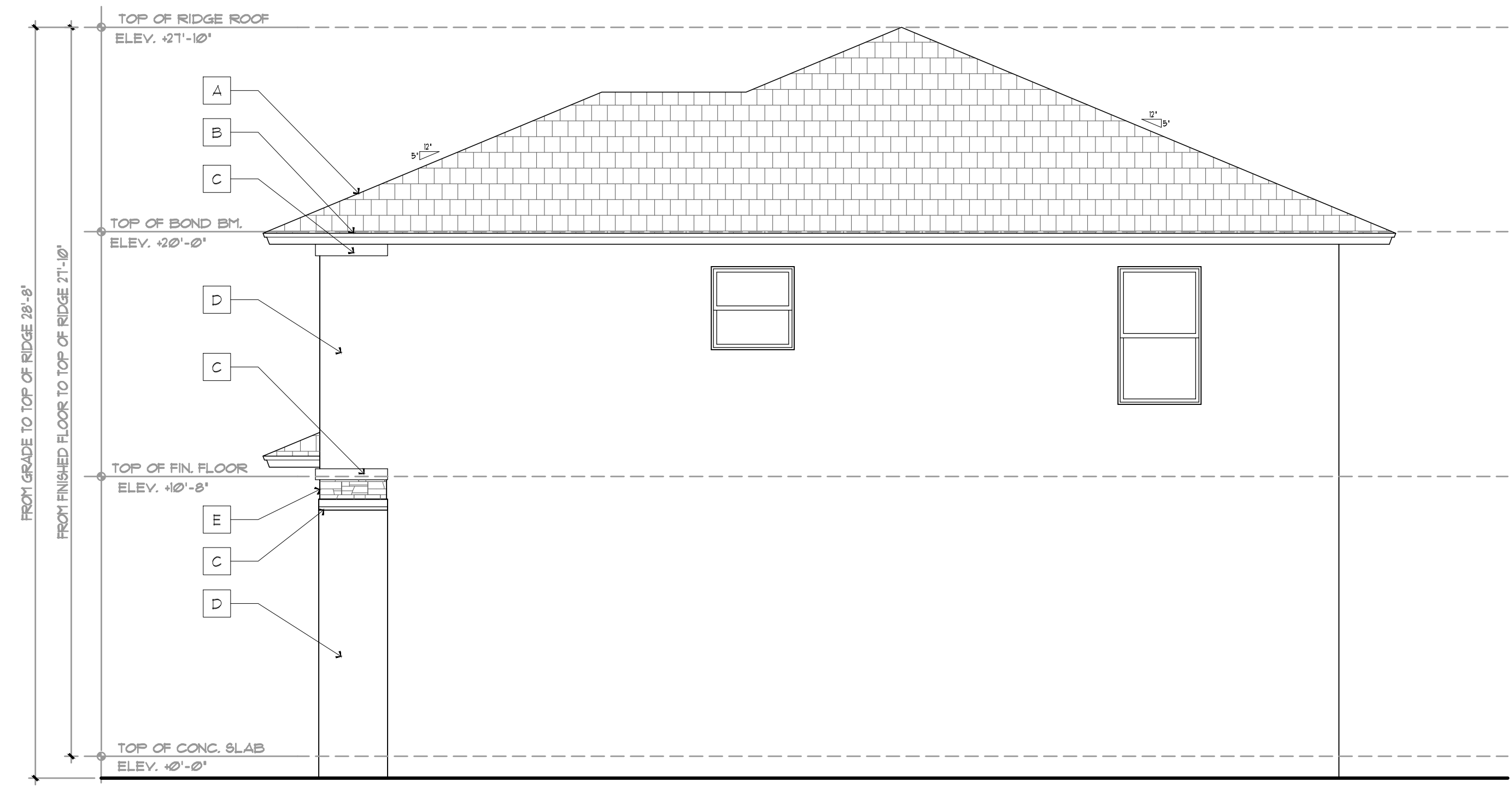
**UNIT 2565 - FRONT ELEVATION**  
 SCALE: 1/4" = 1'-0"



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

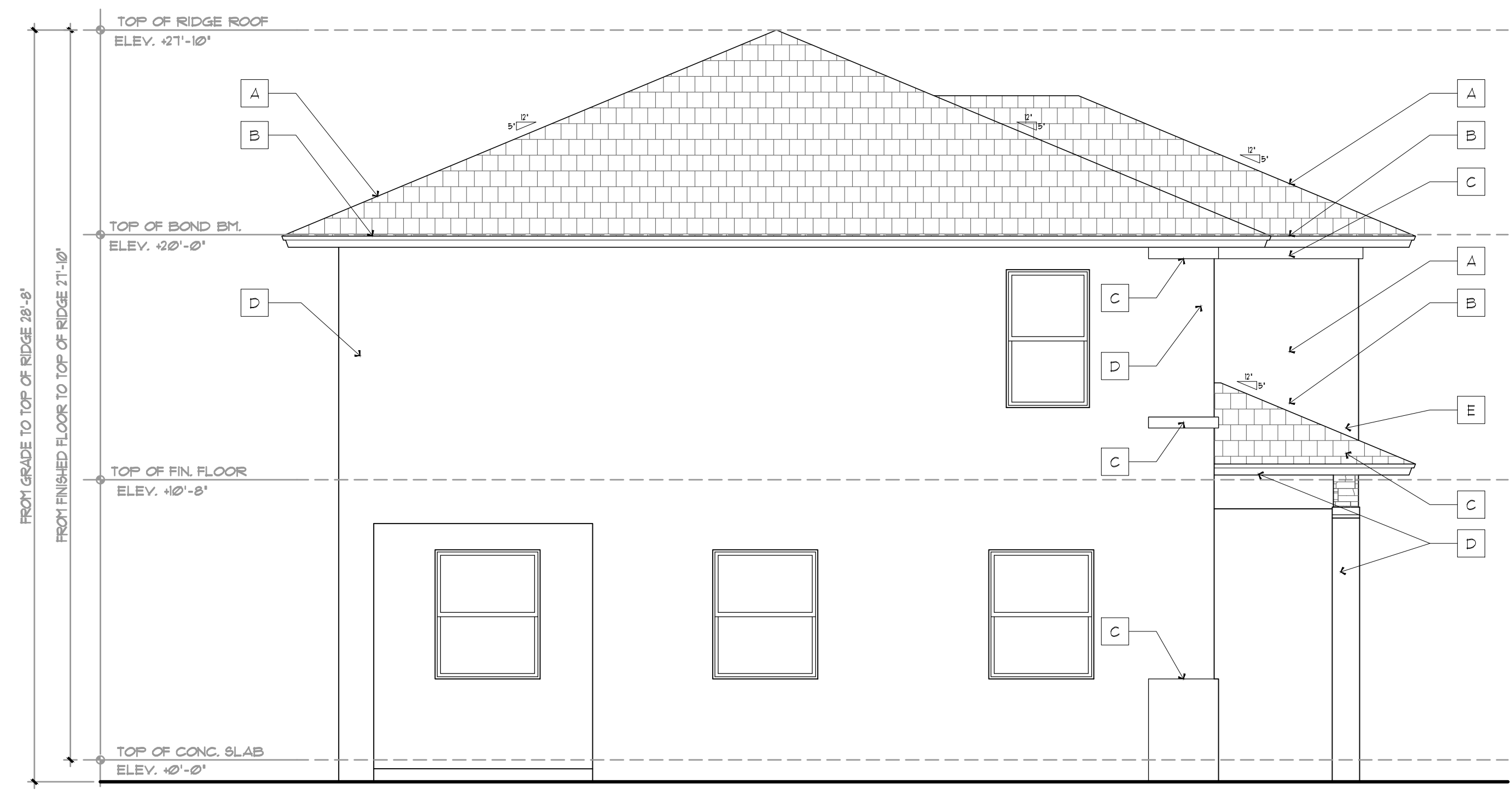
- LEGEND**
- A CEMENT TILE ROOF (TYPICAL)
  - B 2x8 SMOOTH FINISH WOOD FASCIA (TYPICAL)
  - C SMOOTH FINISH CEMENTITIOUS MATERIAL TRIM
  - D TEXTURED CEMENTITIOUS MATERIAL FINISH
  - E DECORATIVE STONE VENEER
  - F DECORATIVE MOTIF
  - G WALL MOUNTED EXTERIOR LIGHT FIXTURE

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**UNIT 2565 - RIGHT ELEVATION**

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



**UNIT 2565 - LEFT ELEVATION**

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

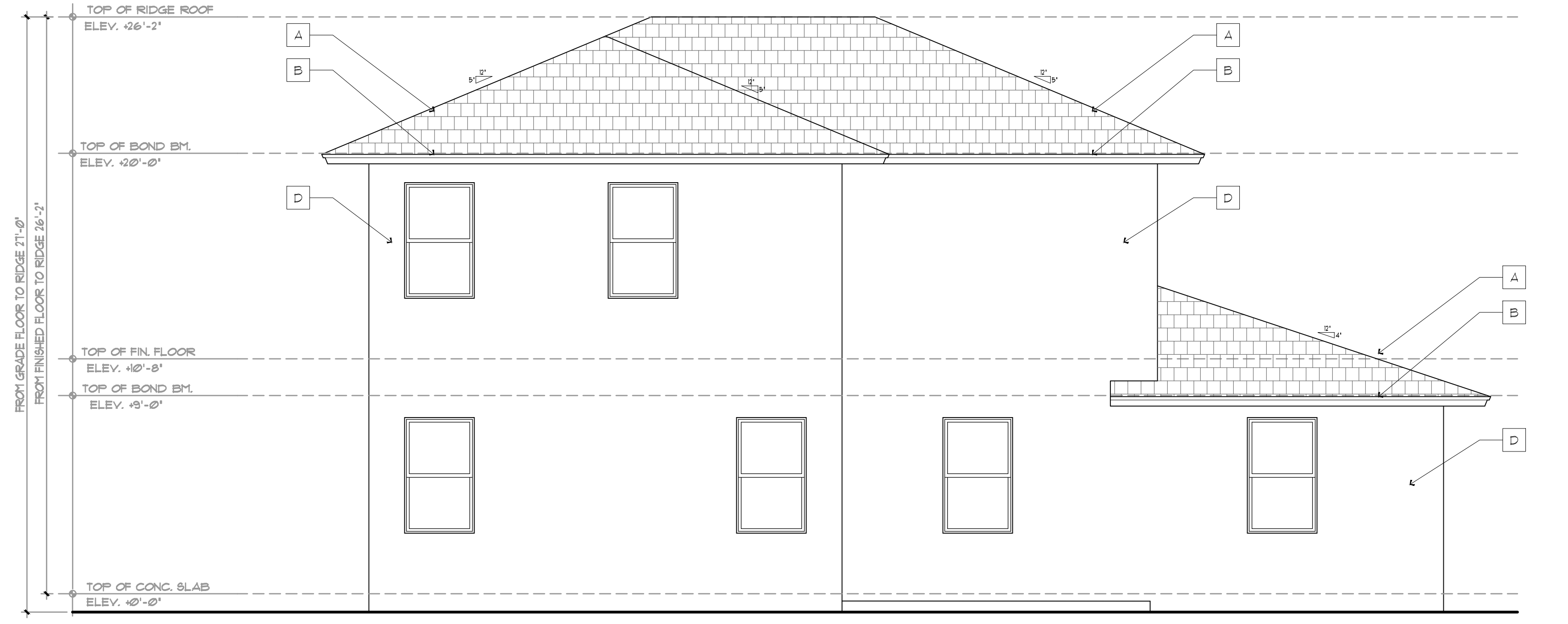
### LEGEND

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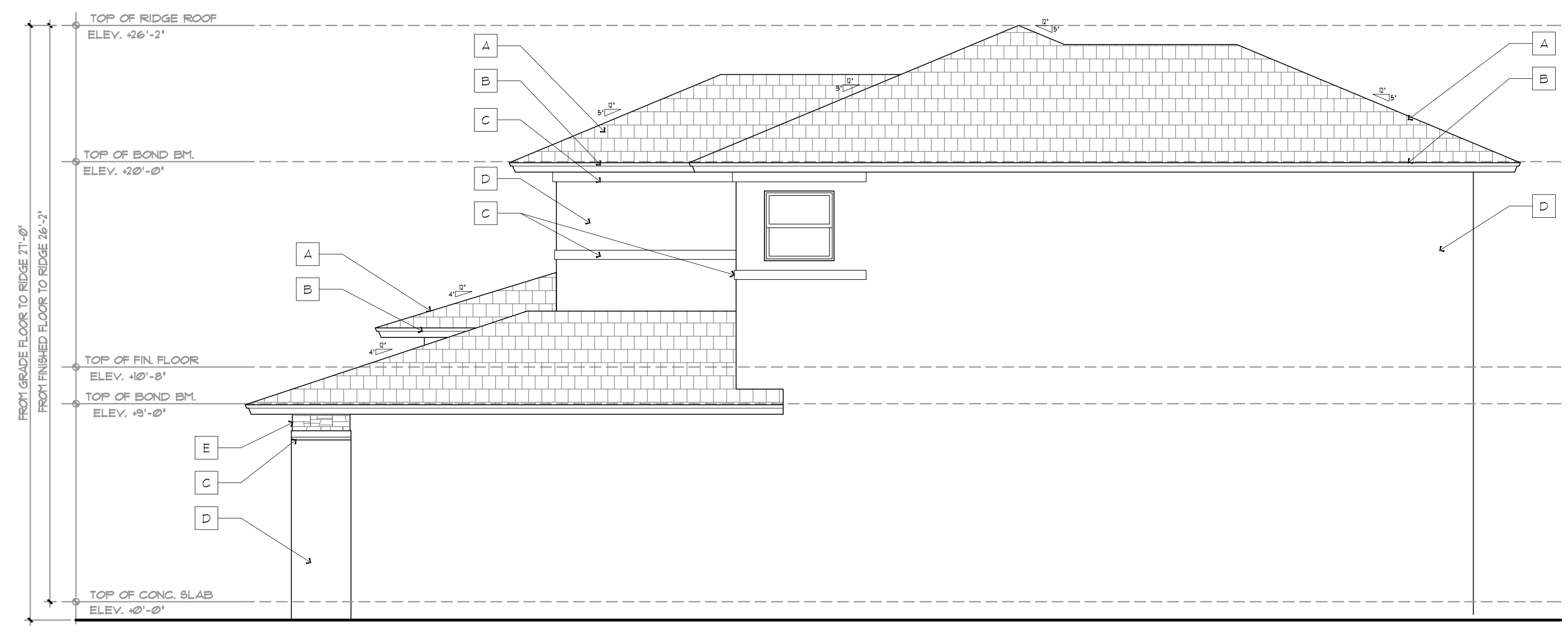
**UNIT 2854 - FRONT ELEVATION**  
 SCALE: 1/4" = 1'-0"



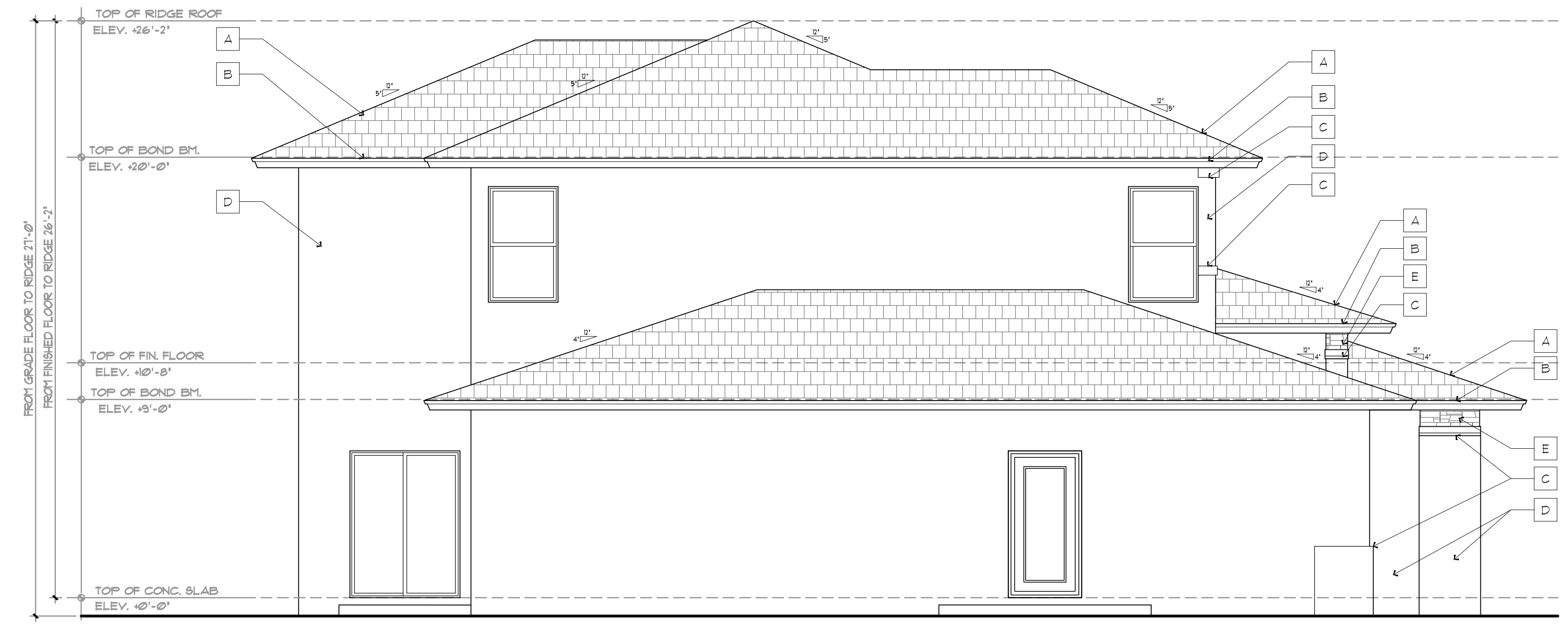
**UNIT 2854 - REAR ELEVATION**  
 SCALE: 1/4" = 1'-0"

- 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"

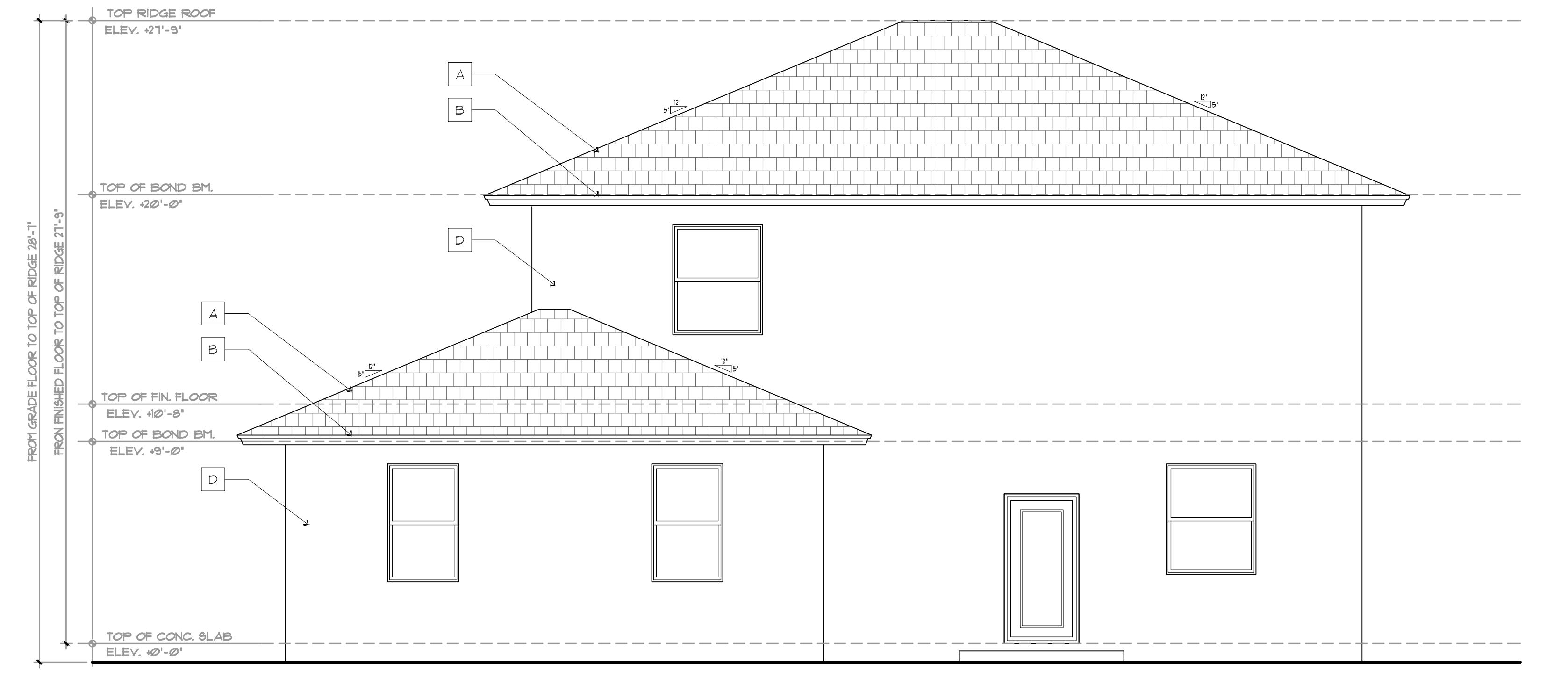
**LEGEND**

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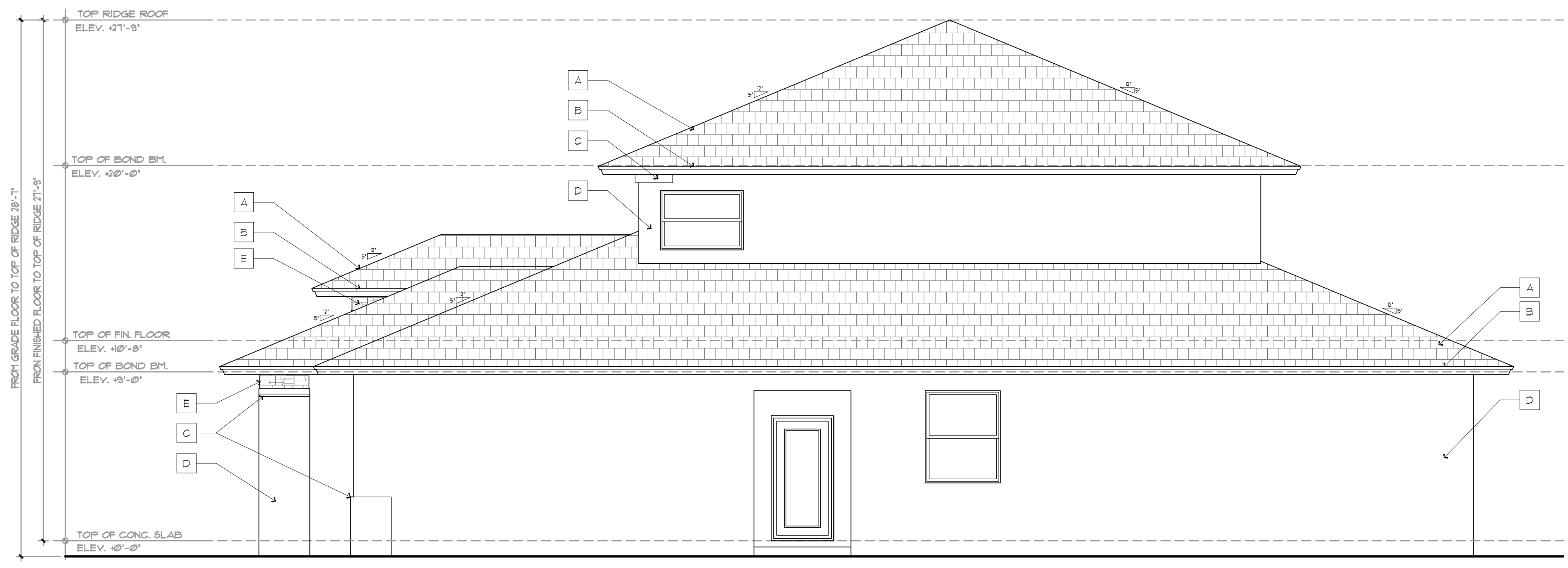
**UNIT 3098 - FRONT ELEVATION**  
 SCALE: 1/4" = 1'-0"



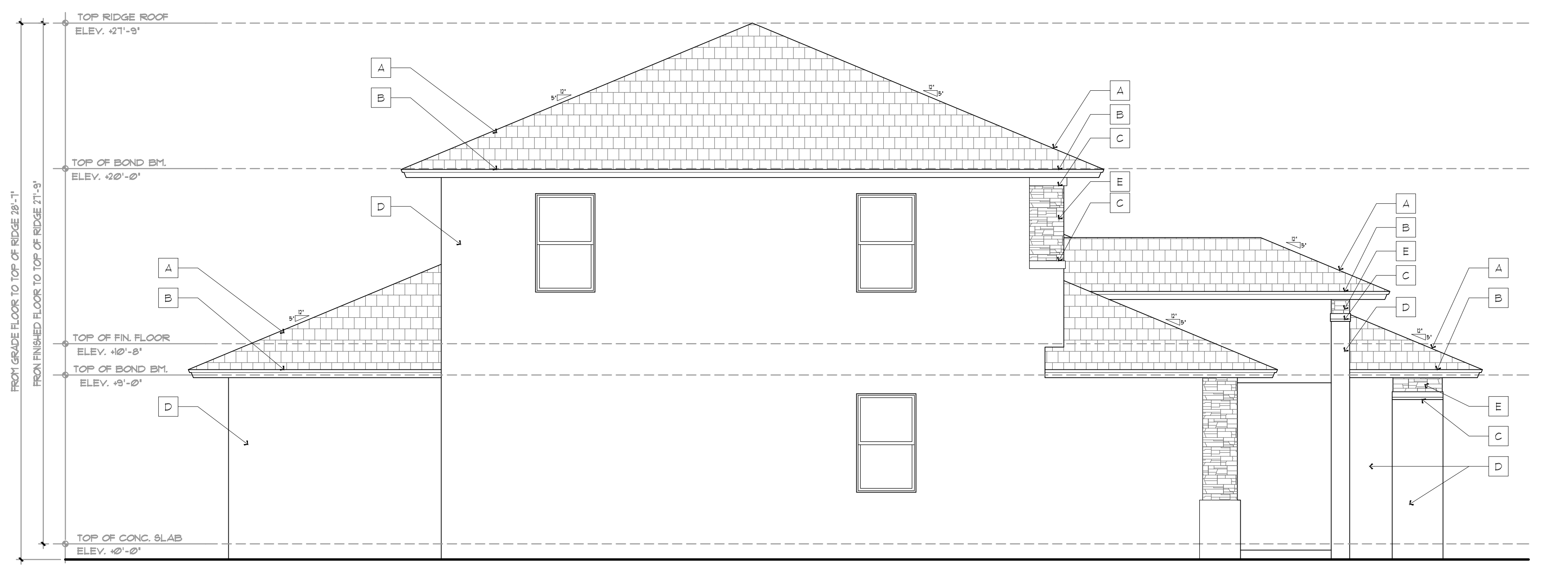
**UNIT 3098 - REAR ELEVATION**  
 SCALE: 1/4" = 1'-0"

- 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

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



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

**LEGEND**

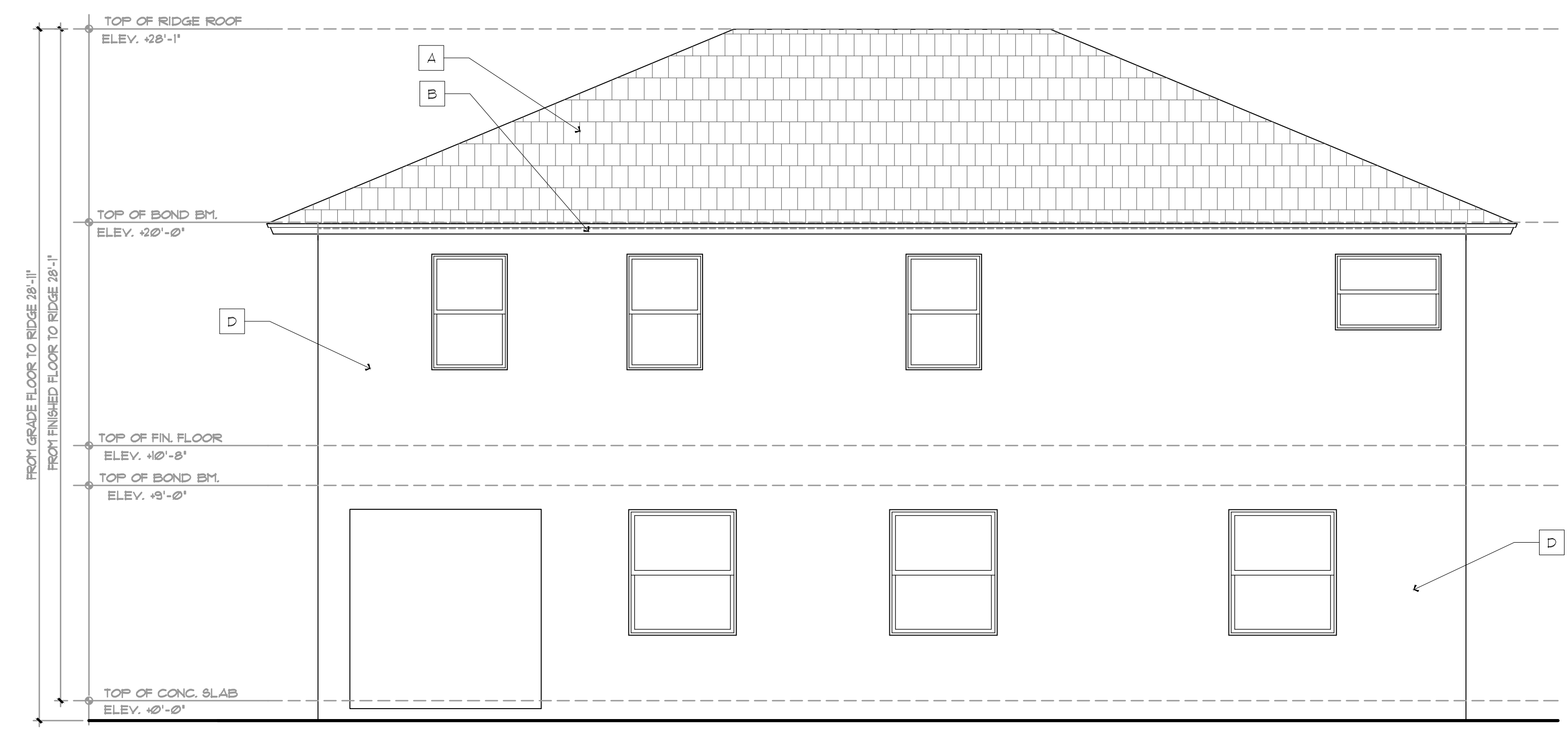
- A CEMENT TILE ROOF (TYPICAL)
- B 2x8 SMOOTH FINISH WOOD FASCIA (TYPICAL)
- C SMOOTH FINISH CEMENTITIOUS MATERIAL TRIM
- D TEXTURED CEMENTITIOUS MATERIAL FINISH
- E DECORATIVE STONE VENEER
- F DECORATIVE MOTIF
- G WALL MOUNTED EXTERIOR LIGHT FIXTURE

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**UNIT 3266 - FRONT ELEVATION**

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



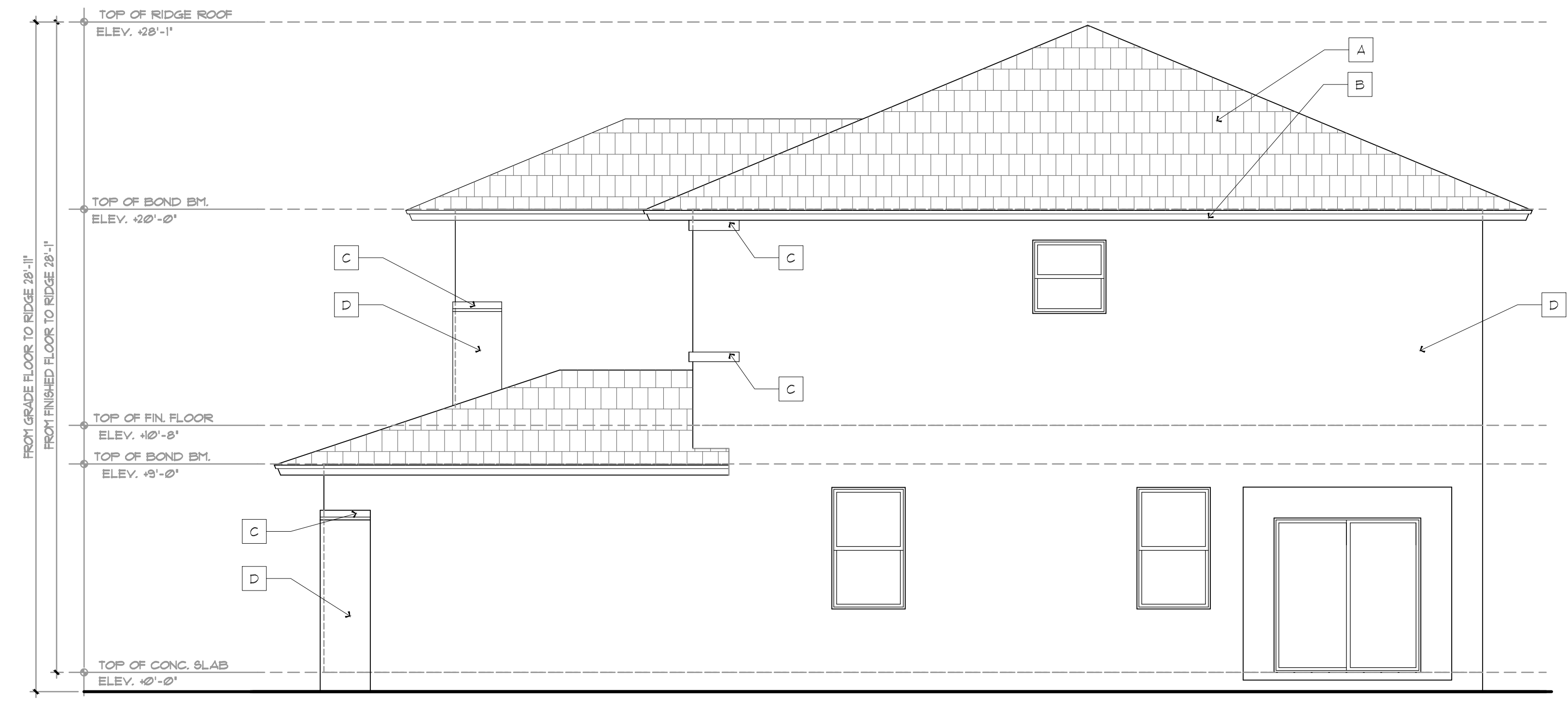
**UNIT 3266 - REAR ELEVATION**

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

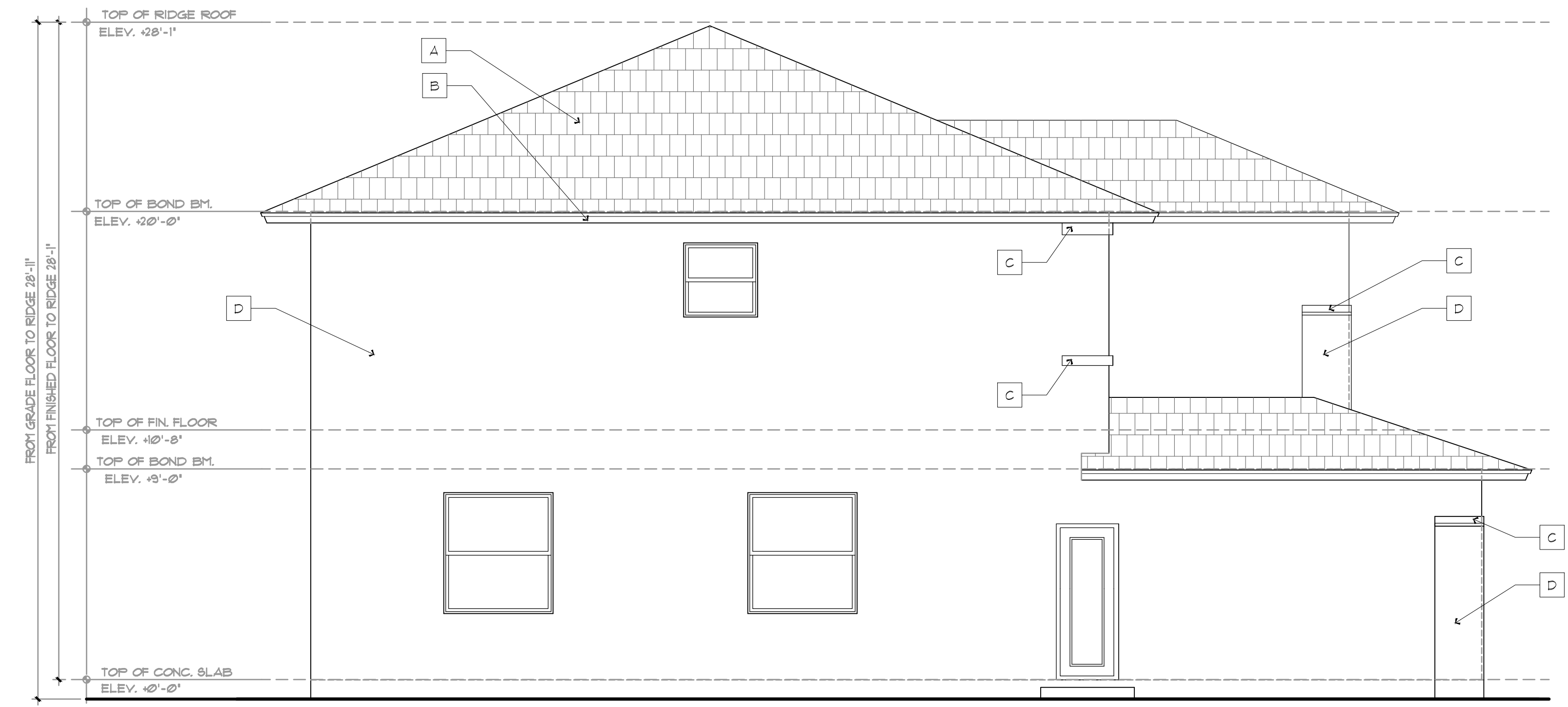
**LEGEND**

- 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

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**UNIT 3611 - FRONT ELEVATION**

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

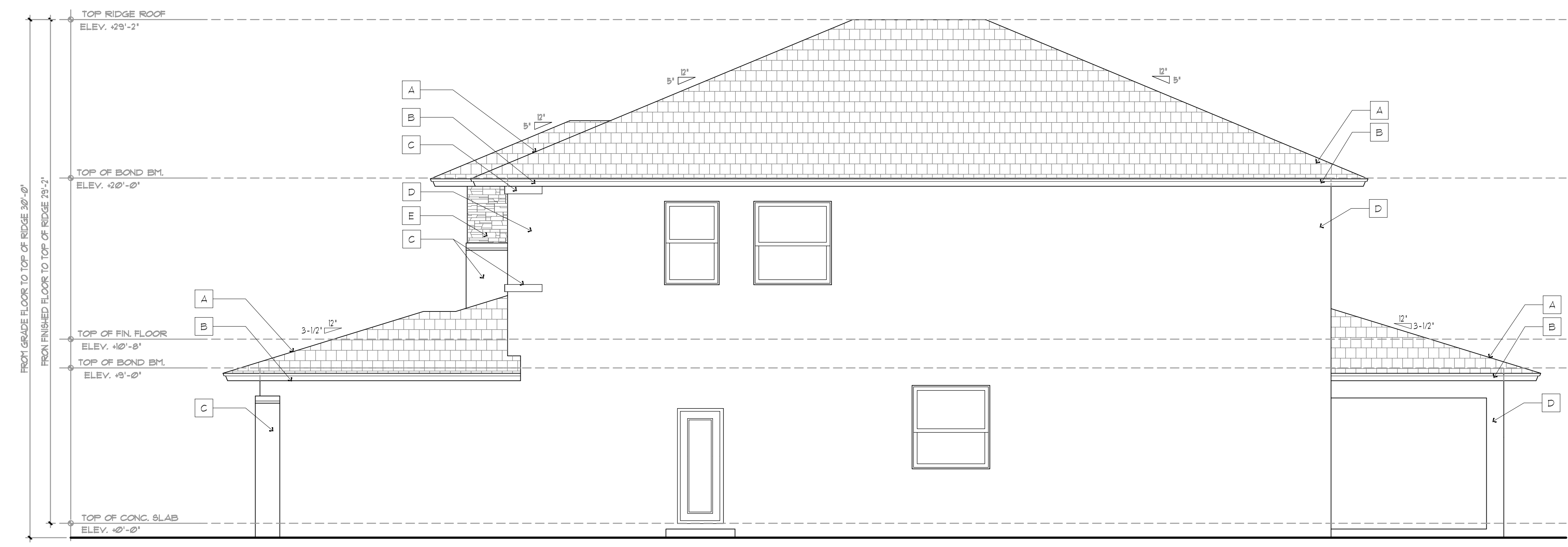


**UNIT 3611 - REAR ELEVATION**

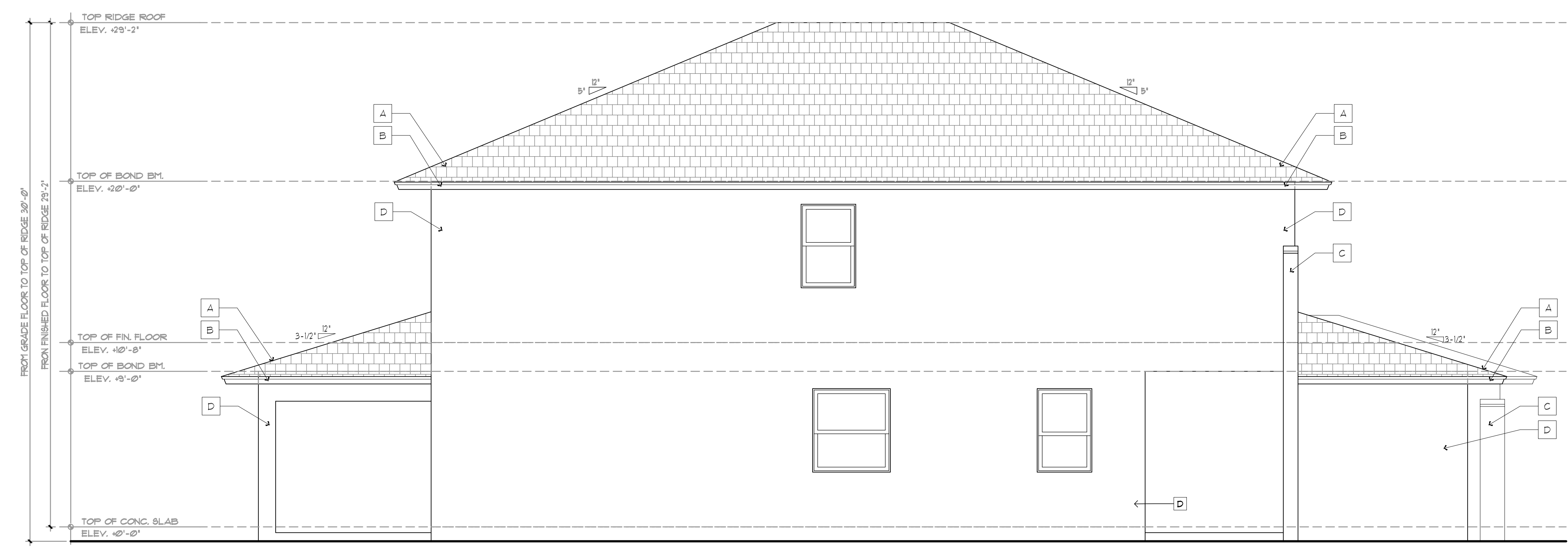
SCALE: 1/4" = 1'-0"

**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 C.M.U. WALL
- F WALL MOUNTED EXTERIOR LIGHT FIXTURE



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



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

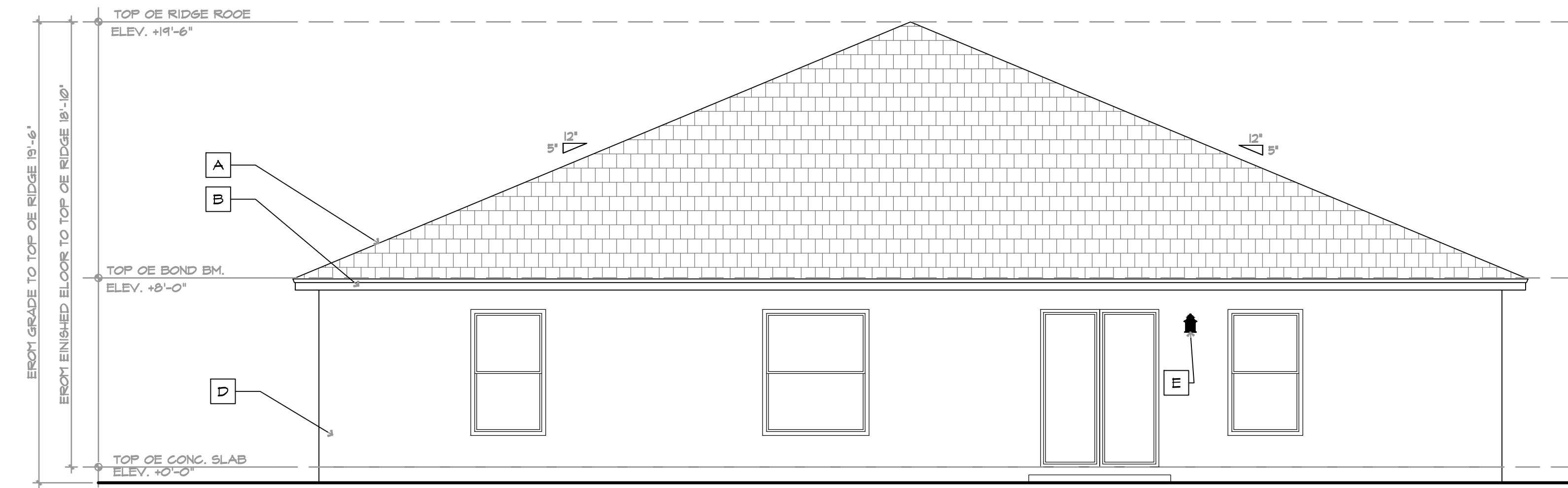
### LEGEND

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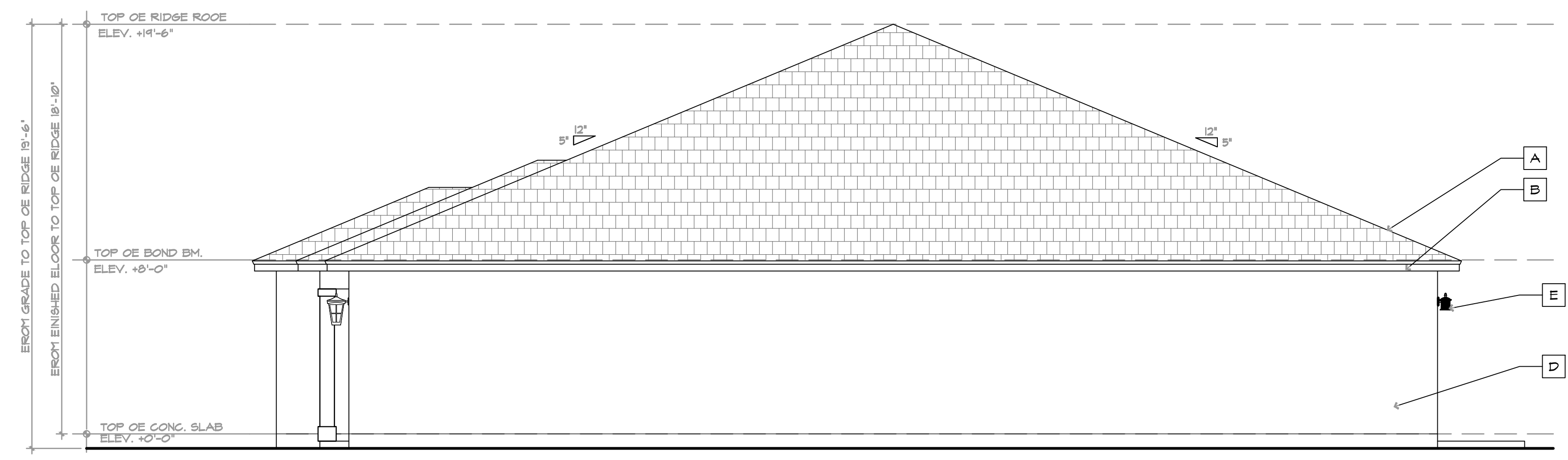
**UNIT P001-ASPIRE - FRONT ELEVATION**  
 (OPTION G)  
 SCALE: 1/4" = 1'-0"



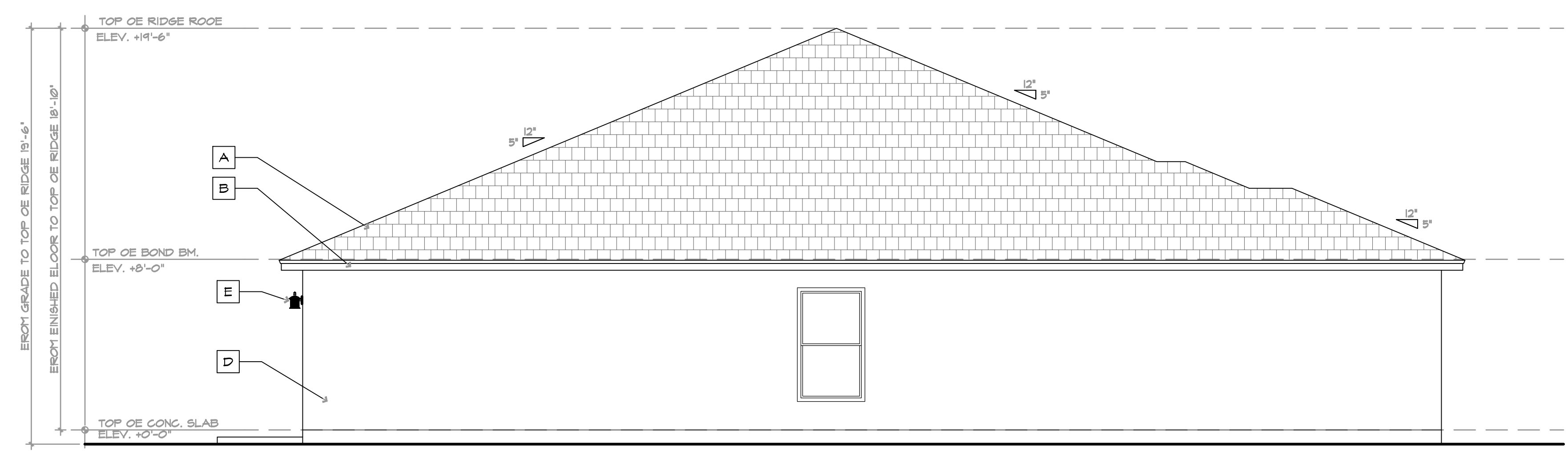
**UNIT P001-ASPIRE - REAR ELEVATION**  
 (OPTION G)  
 SCALE: 1/4" = 1'-0"

- LEGEND**
- A** CEMENT TILE ROOF (TYPICAL)
  - B** 2X8 SMOOTH FINISH WOOD EAVES (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

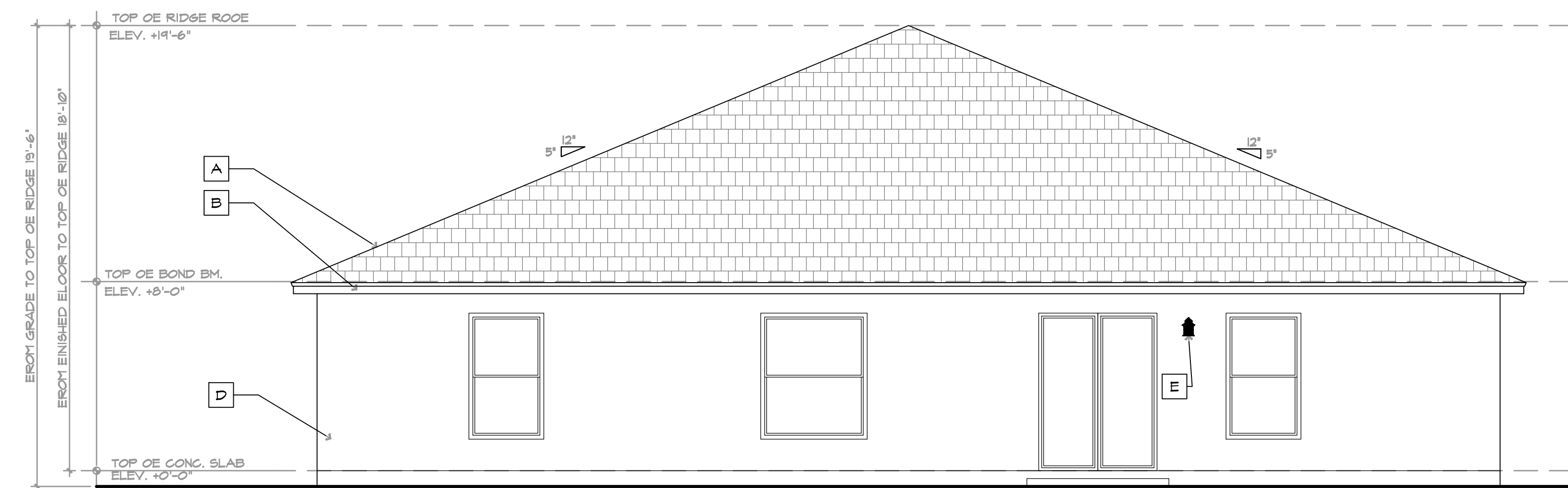
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UNIT P001-ASPIRE - FRONT ELEVATION

(OPTION H)

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



UNIT P001-ASPIRE - REAR ELEVATION

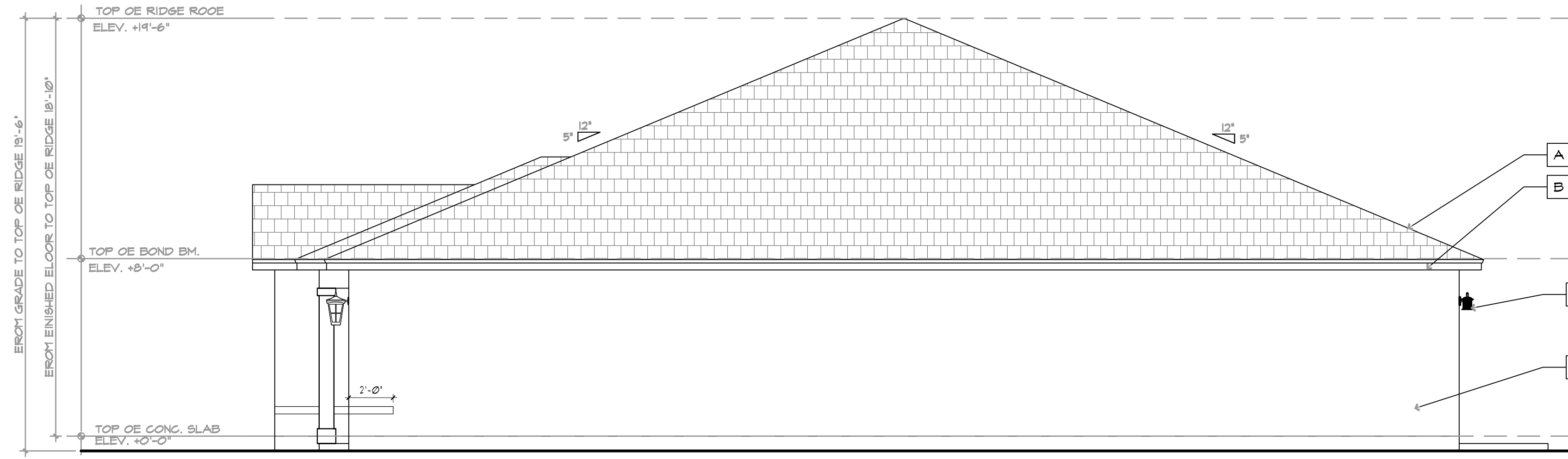
(OPTION H)

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

### LEGEND

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

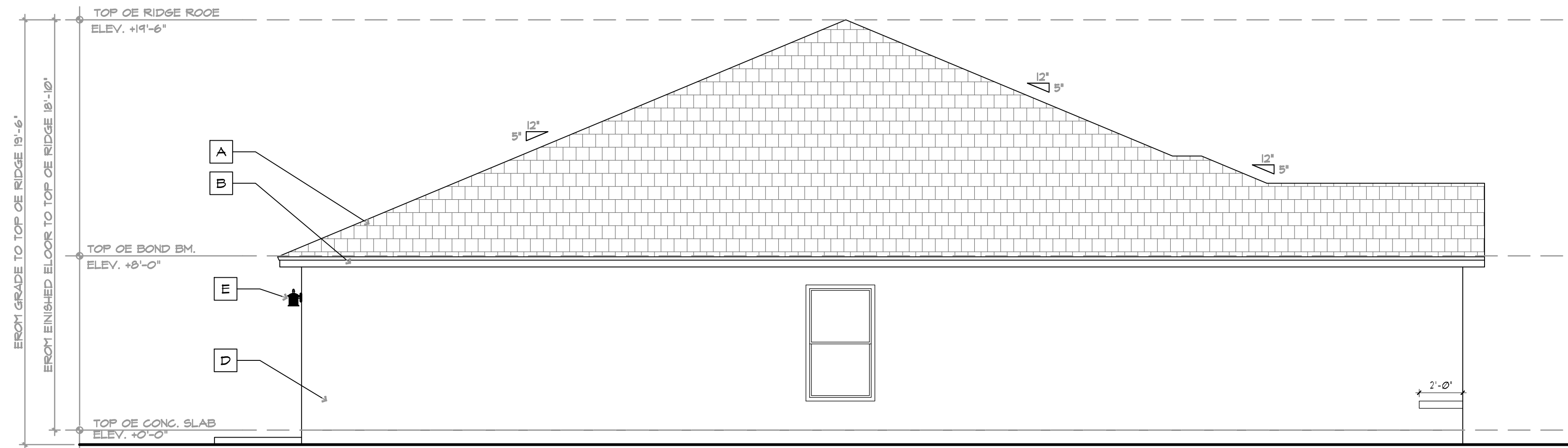
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### UNIT P001-ASPIRE - RIGHT SIDE ELEVATION

(OPTION H)

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



### UNIT P001-ASPIRE - LEFT SIDE ELEVATION

(OPTION H)

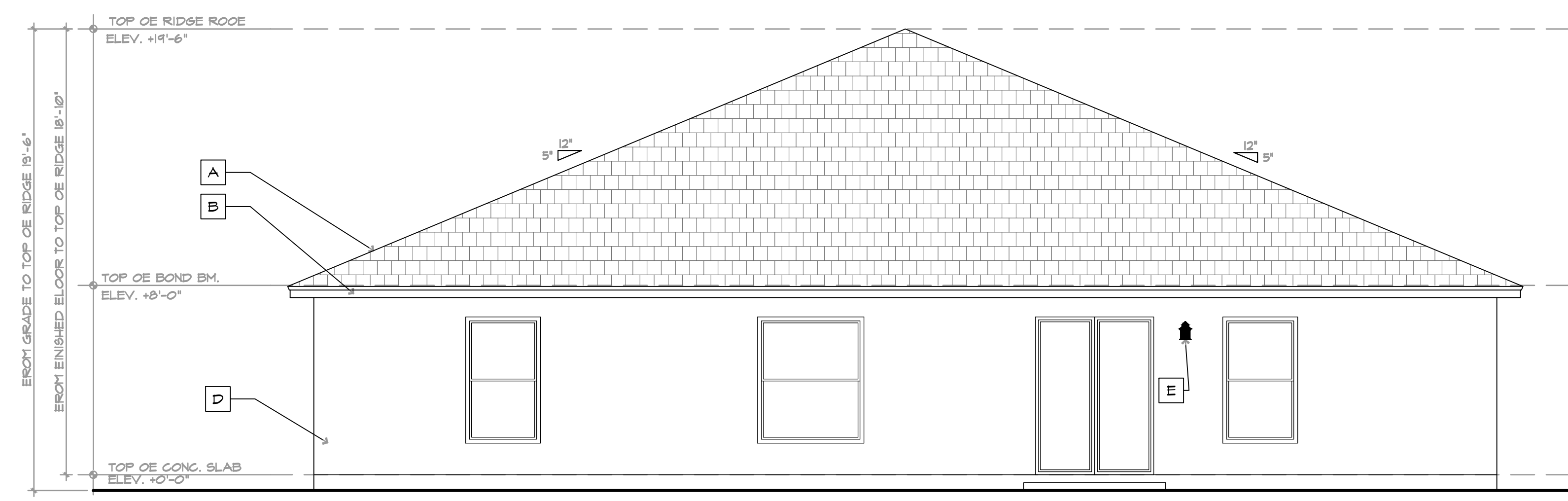
SCALE: 1/4" = 1'-0"

### 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



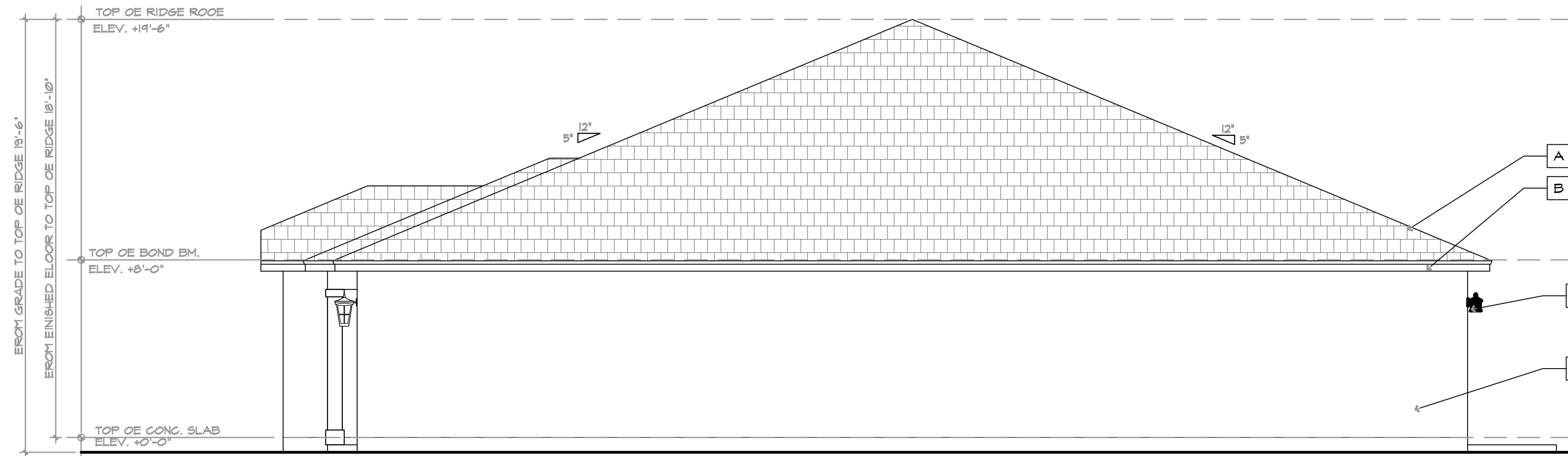
**UNIT P001-ASPIRE - FRONT ELEVATION**  
 (OPTION I)  
 SCALE: 1/4" = 1'-0"



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

**LEGEND**

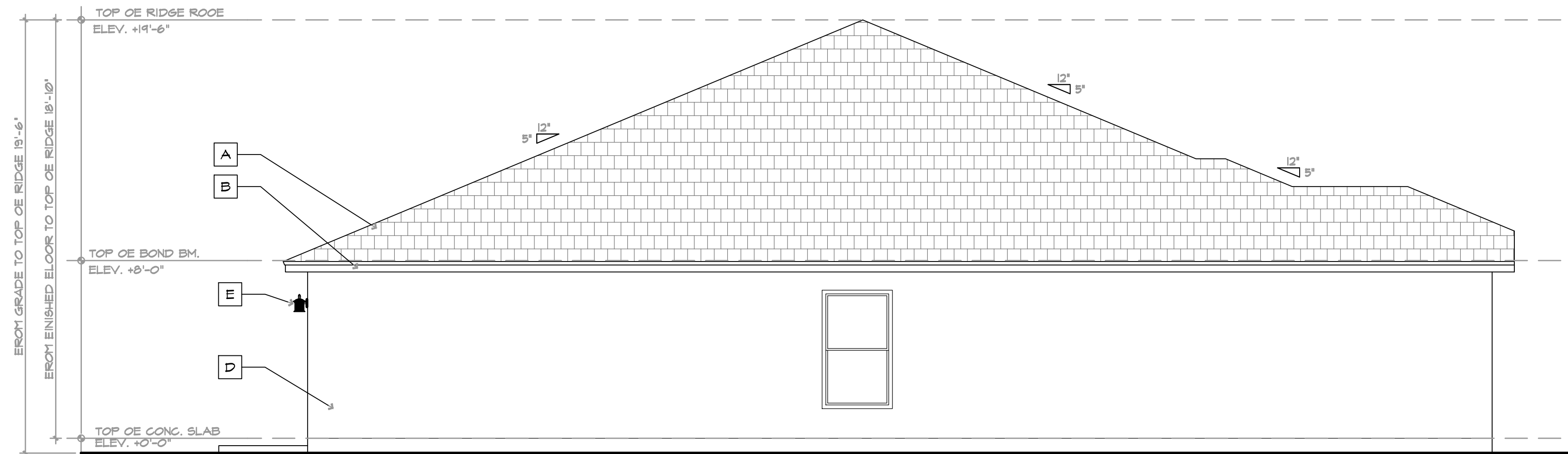
- A** CEMENT TILE ROOF (TYPICAL)
- B** 2X8 SMOOTH FINISH WOOD EASCIA (TYPICAL)
- C** SMOOTH FINISH CEMENTITIOUS MATERIAL TRIM
- D** TEXTURED CEMENTITIOUS MATERIAL FINISH
- E** LIGHT FIXTURE



UNIT P001-ASPIRE - RIGHT SIDE ELEVATION

(OPTION 1)

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



UNIT P001-ASPIRE - LEFT SIDE ELEVATION

(OPTION 1)

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

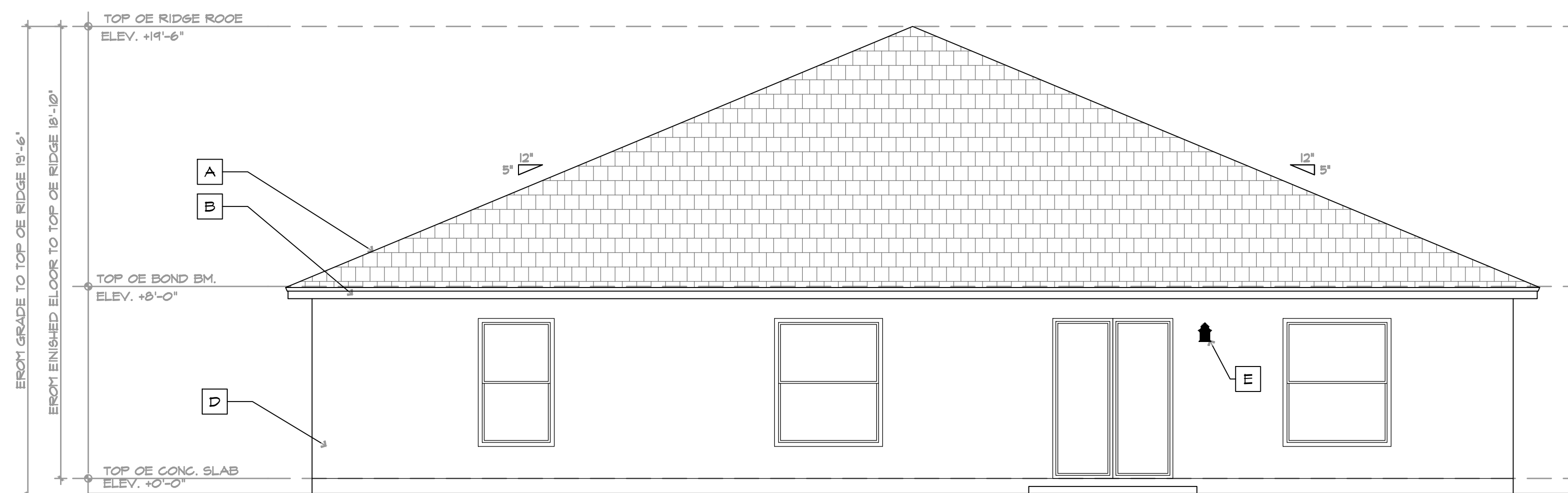
**LEGEND**

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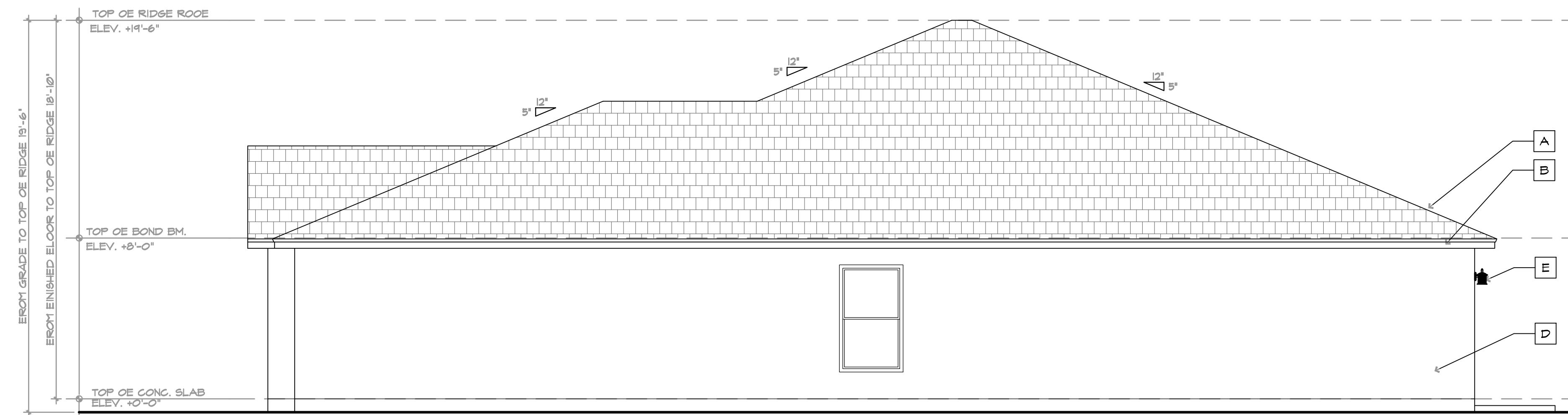
UNIT P002-BRAVO - FRONT ELEVATION  
 (OPTION A)  
 SCALE: 1/4" = 1'-0"



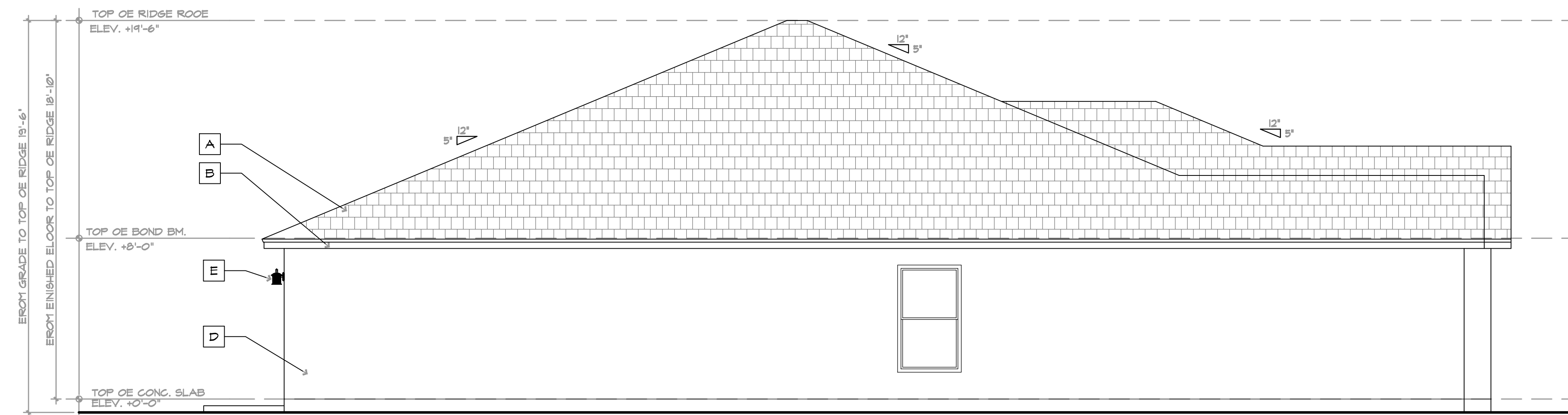
UNIT P002-BRAVO - REAR ELEVATION  
 (OPTION A)  
 SCALE: 1/4" = 1'-0"

**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"



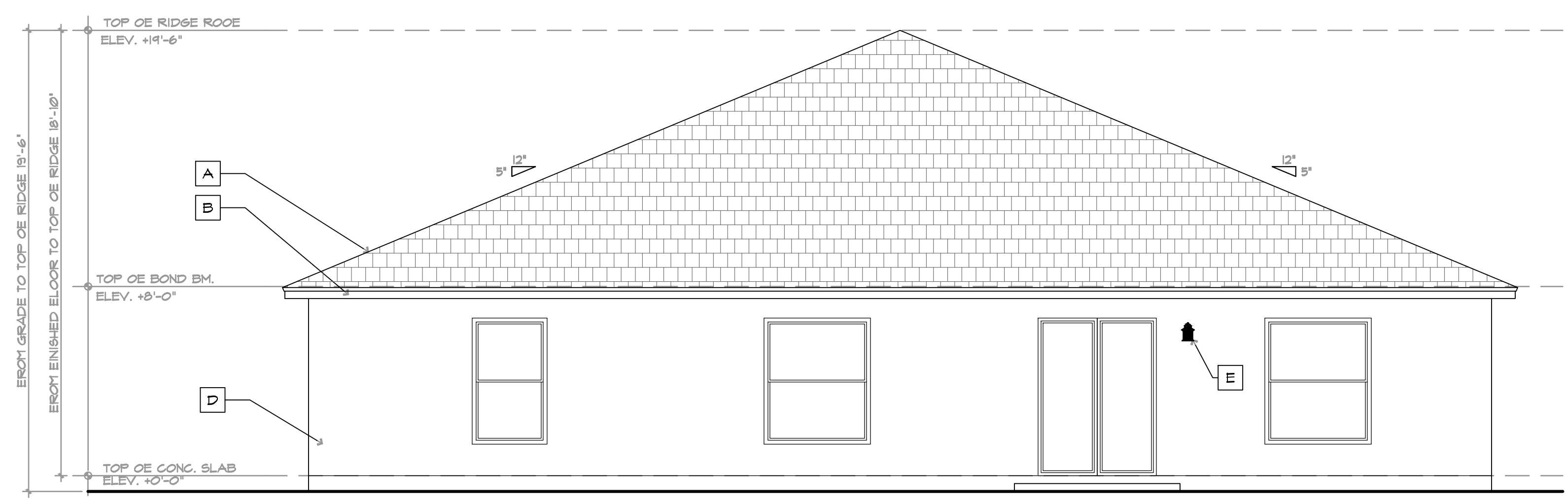
UNIT P002-BRAVO - LEFT SIDE ELEVATION  
(OPTION A)  
SCALE: 1/4" = 1'-0"

### 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



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

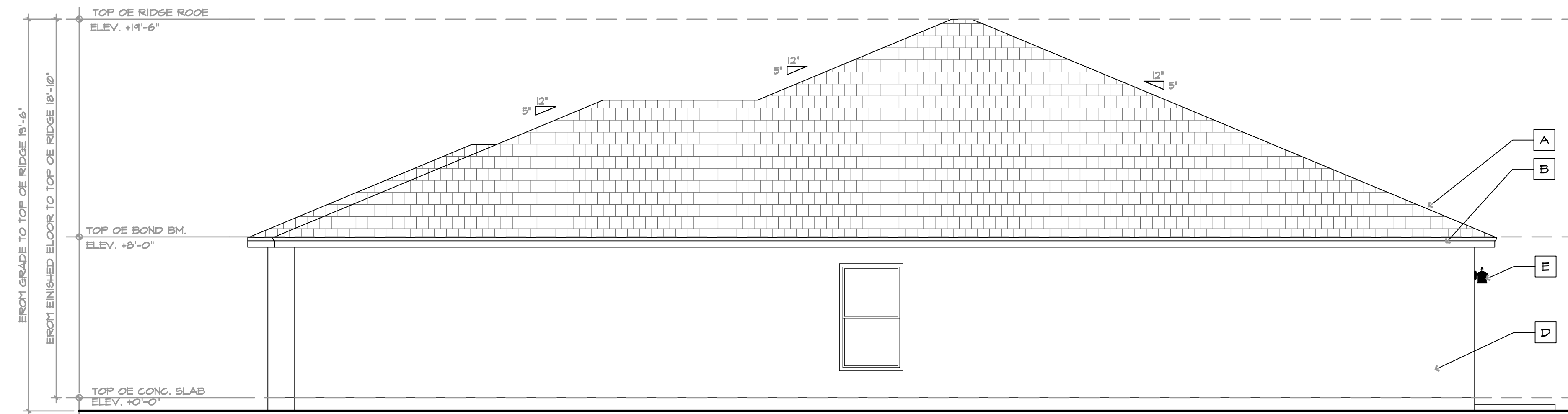


UNIT P002-BRAVO - REAR ELEVATION  
 (OPTION G)  
 SCALE: 1/4" = 1'-0"

**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

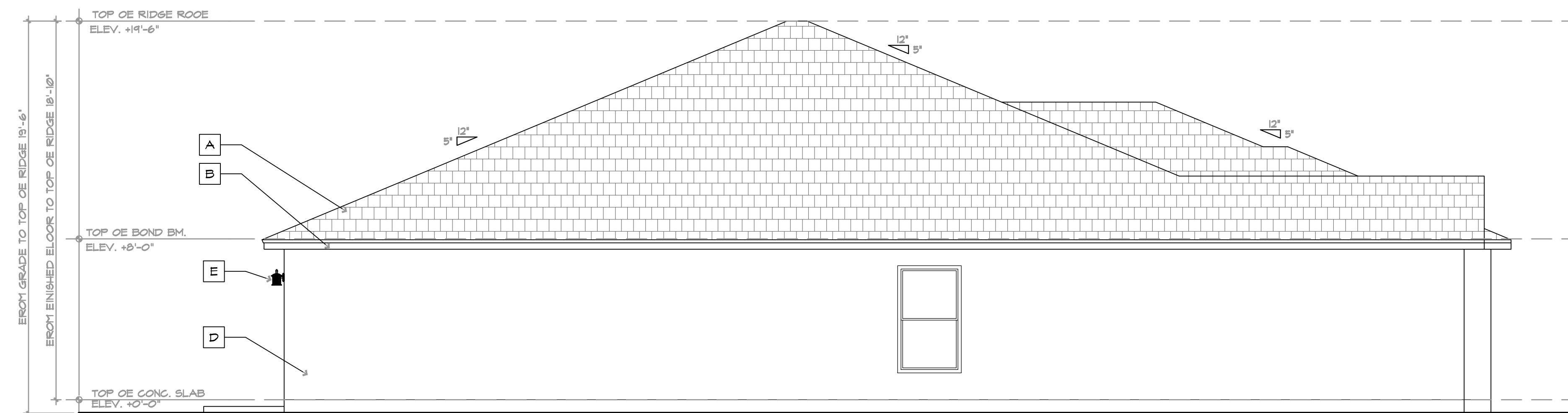
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UNIT P002-BRAVO - RIGHT SIDE ELEVATION

(OPTION G)

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



UNIT P002-BRAVO - LEFT SIDE ELEVATION

(OPTION G)

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

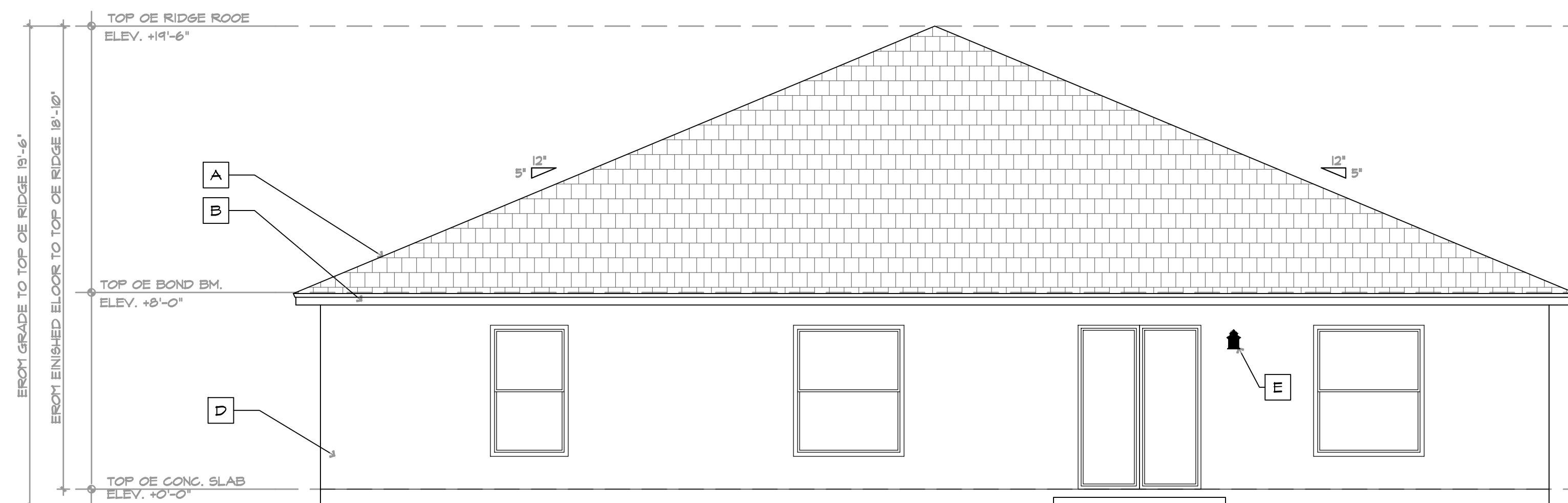
LEGEND

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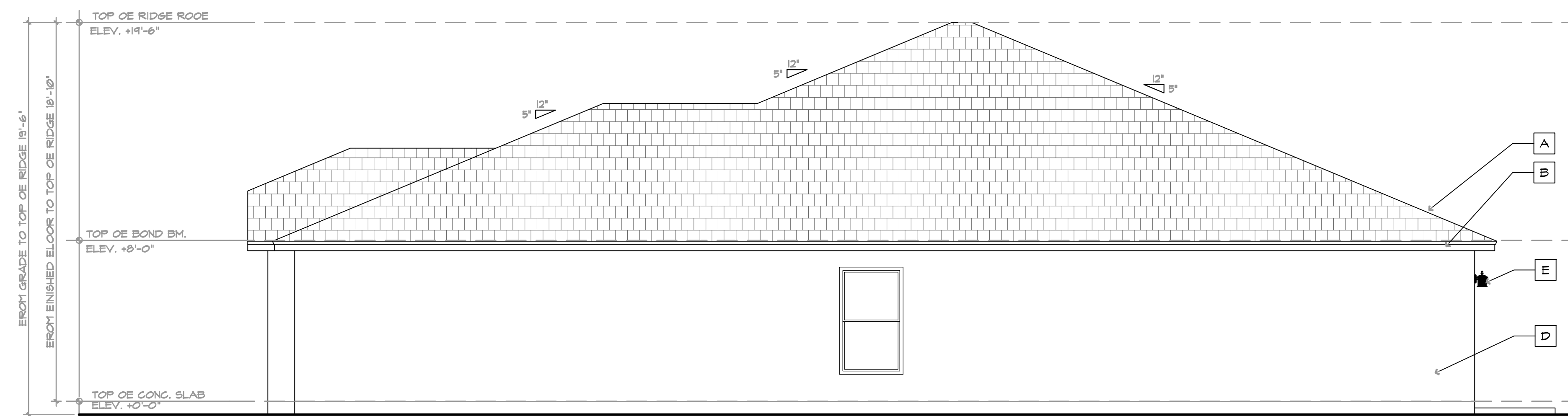
UNIT P002-BRAVO - FRONT ELEVATION  
(OPTION H)  
SCALE: 1/4" = 1'-0"



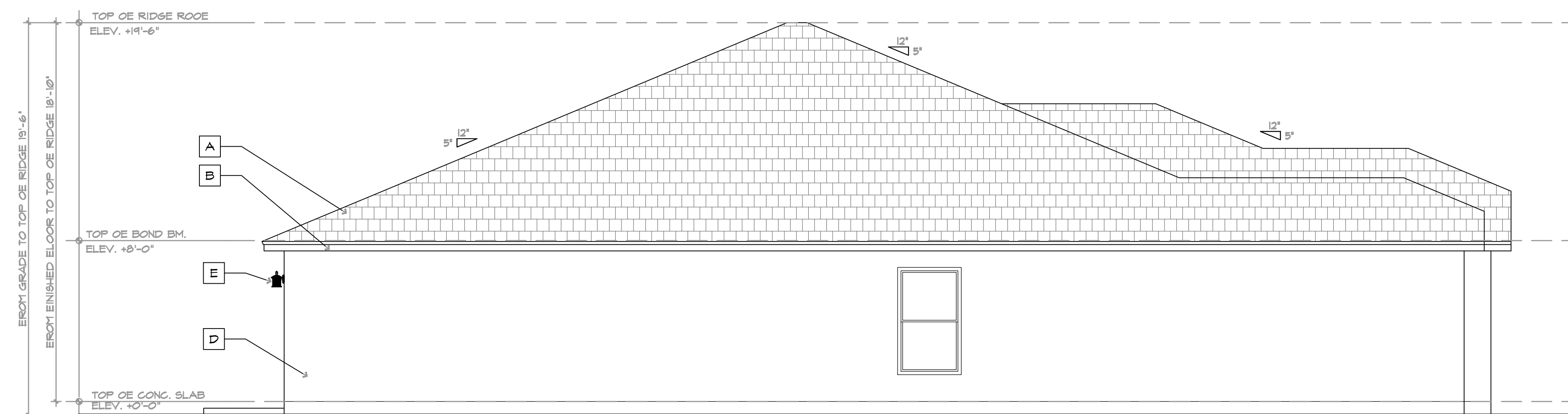
UNIT P002-BRAVO - REAR ELEVATION  
(OPTION H)  
SCALE: 1/4" = 1'-0"

### LEGEND

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



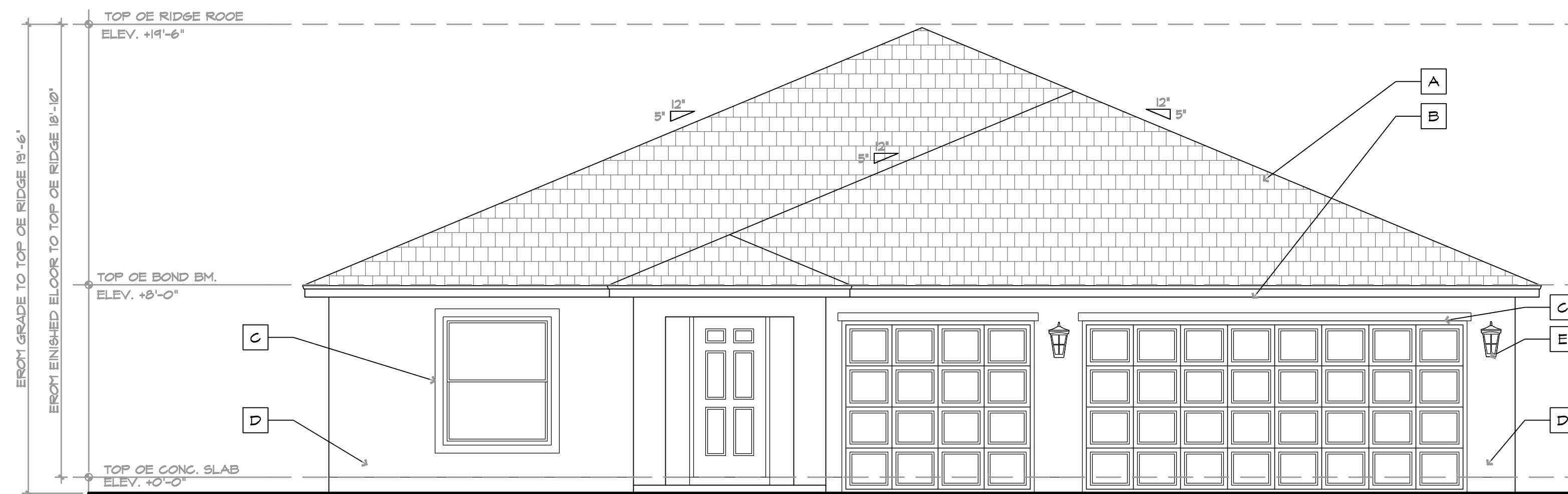
UNIT P002-BRAVO - RIGHT SIDE ELEVATION  
 (OPTION H)  
 SCALE: 1/4" = 1'-0"



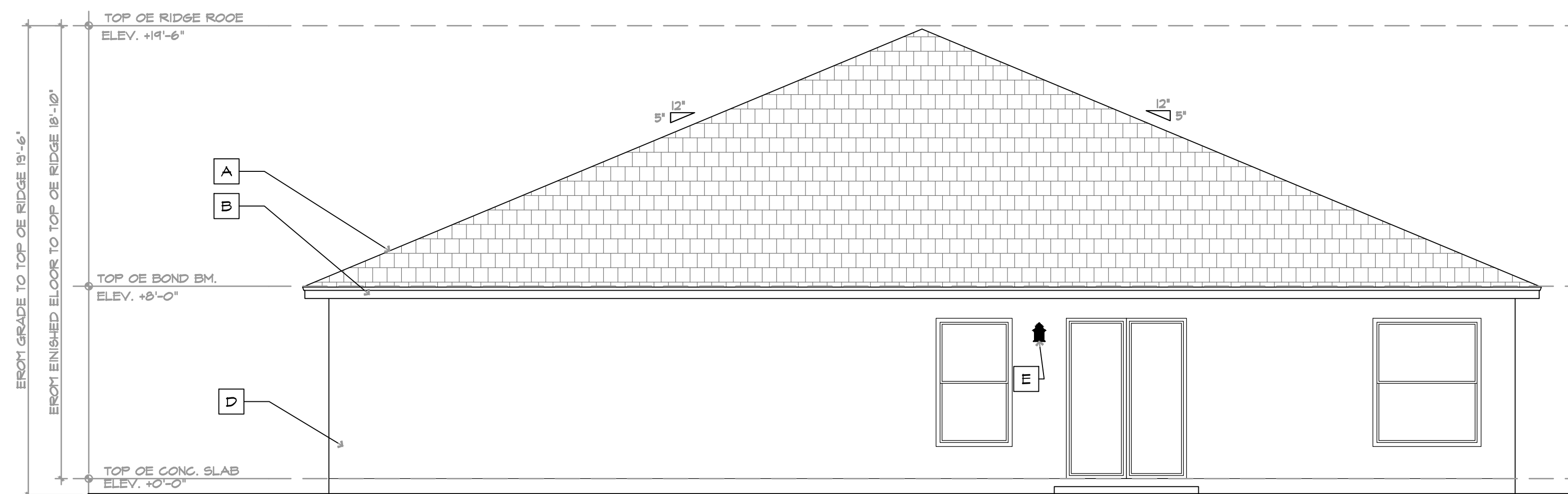
UNIT P002-BRAVO - LEFT SIDE ELEVATION  
 (OPTION H)  
 SCALE: 1/4" = 1'-0"

### 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



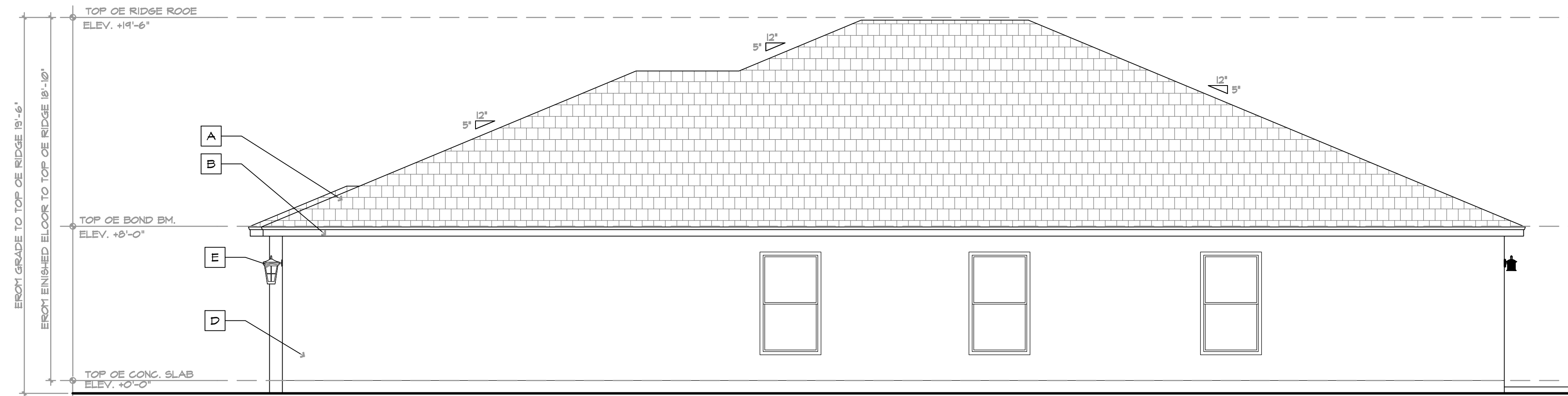
**UNIT P003-CREST - FRONT ELEVATION**  
 (OPTION G)  
 SCALE: 1/4" = 1'-0"



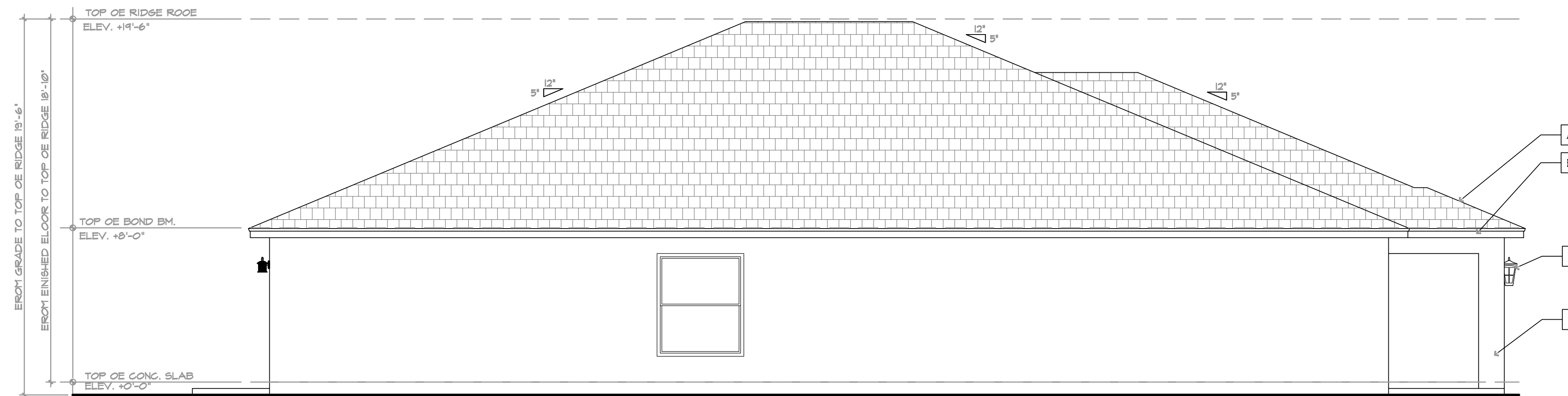
**UNIT P003-CREST - REAR ELEVATION**  
 (OPTION G)  
 SCALE: 1/4" = 1'-0"

### 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



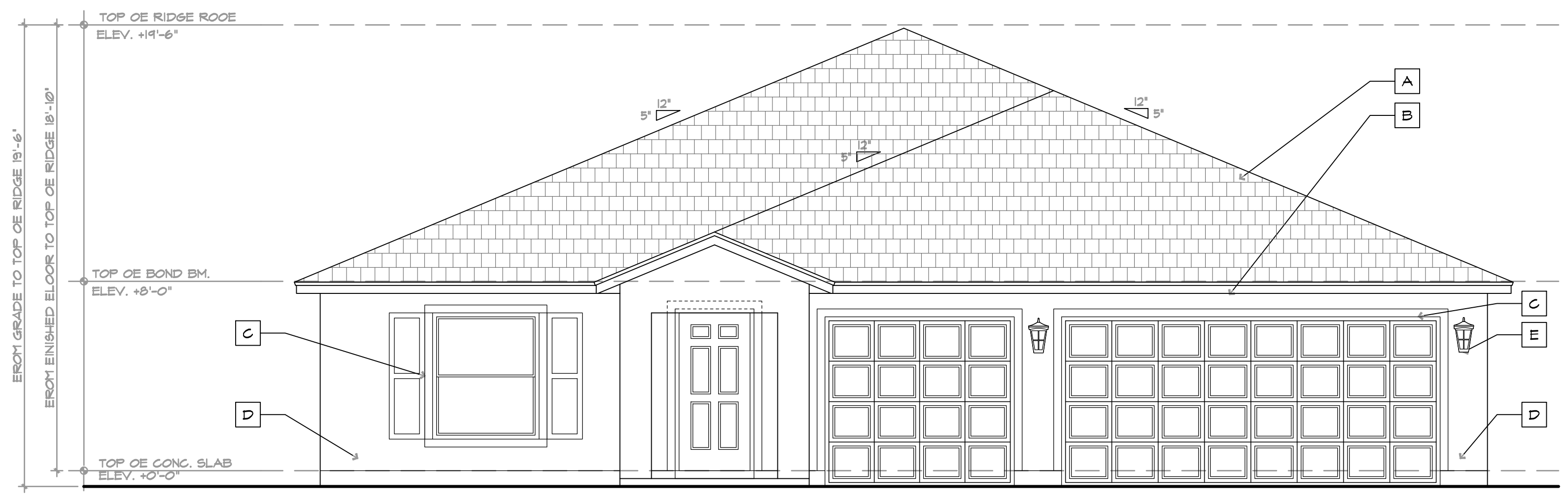
UNIT P003-CREST - RIGHT SIDE ELEVATION  
(OPTION G)  
SCALE: 1/4" = 1'-0"



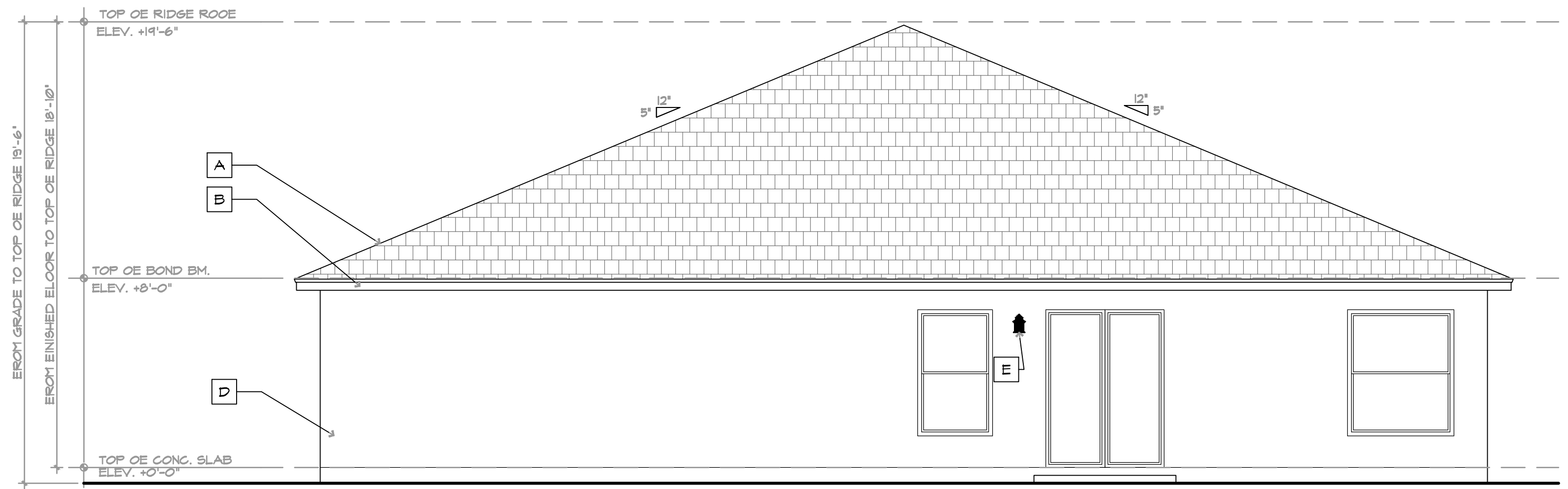
UNIT P003-CREST - LEFT SIDE ELEVATION  
(OPTION G)  
SCALE: 1/4" = 1'-0"

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"

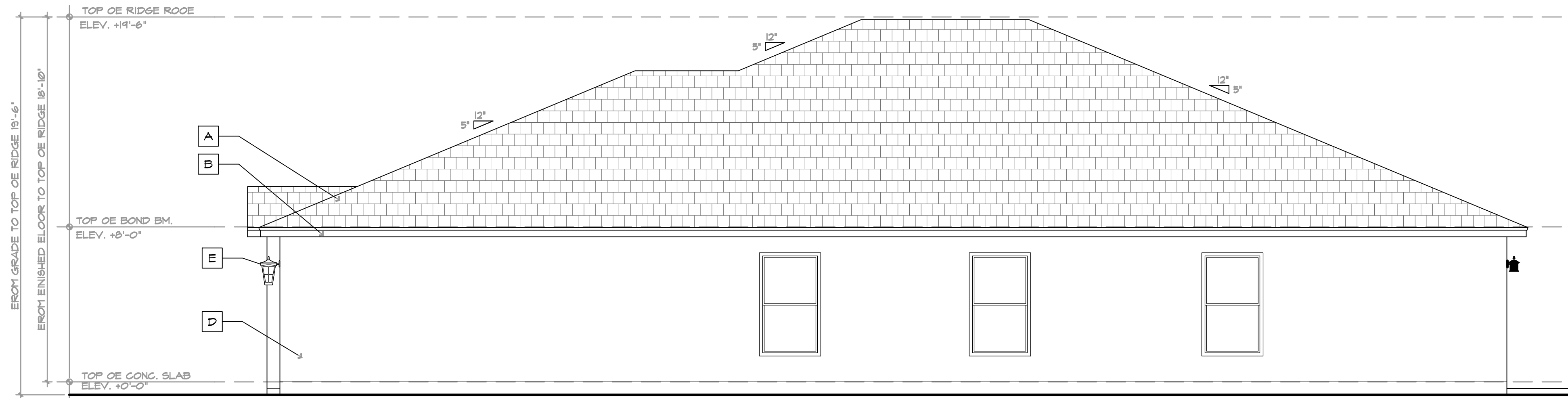


UNIT P003-CREST - REAR ELEVATION  
 (OPTION H)  
 SCALE: 1/4" = 1'-0"

**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

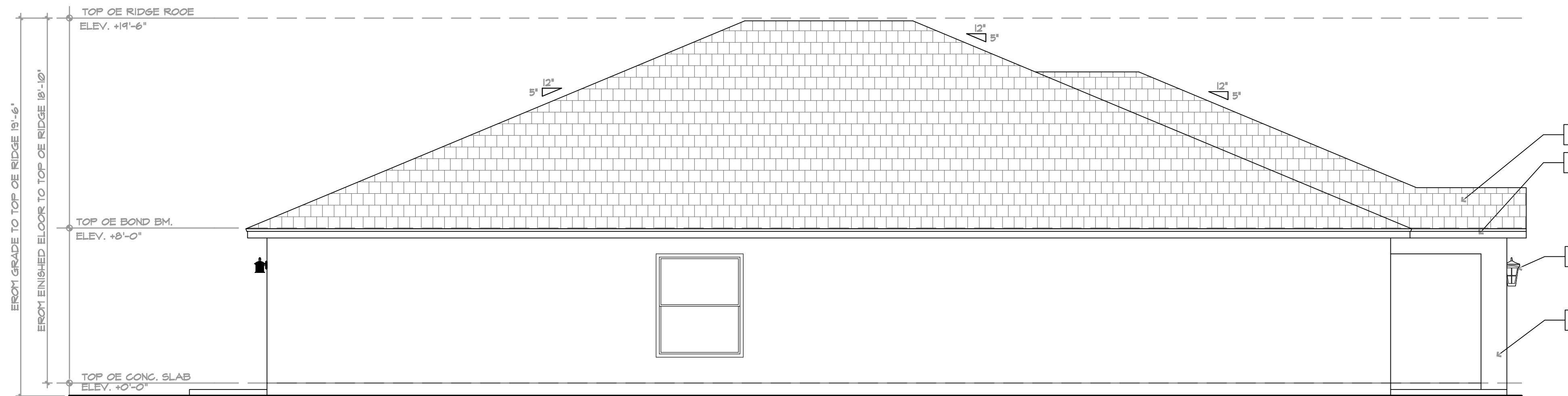
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UNIT P003-CREST - RIGHT SIDE ELEVATION

(OPTION H)

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



UNIT P003-CREST - LEFT SIDE ELEVATION

(OPTION H)

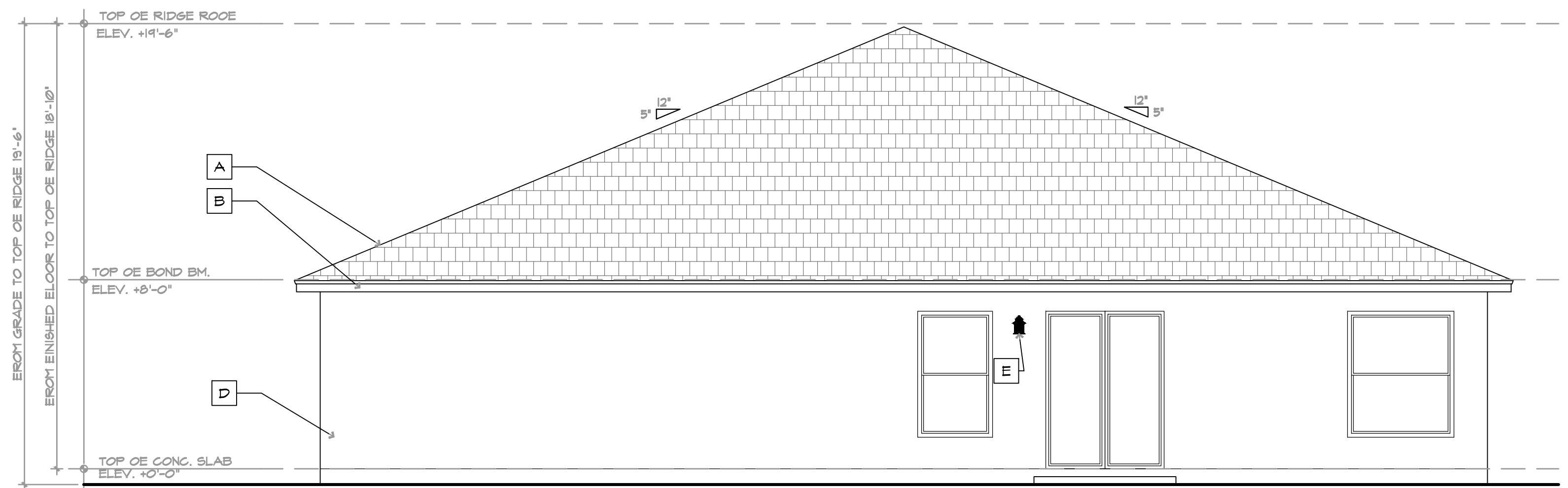
SCALE: 1/4" = 1'-0"

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



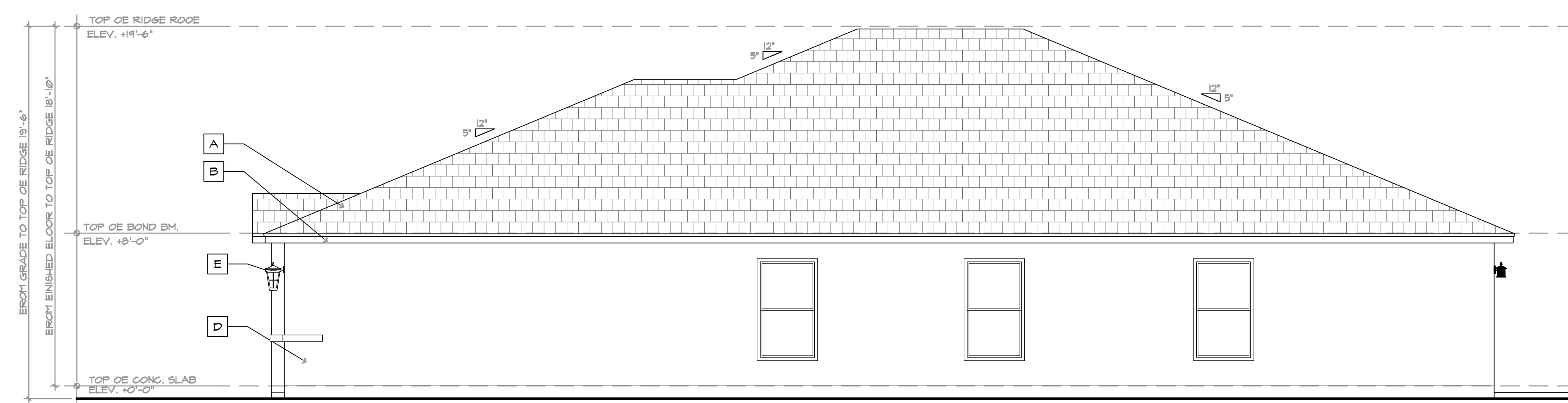
UNIT P003-CREST - FRONT ELEVATION  
(OPTION I)  
SCALE: 1/4" = 1'-0"



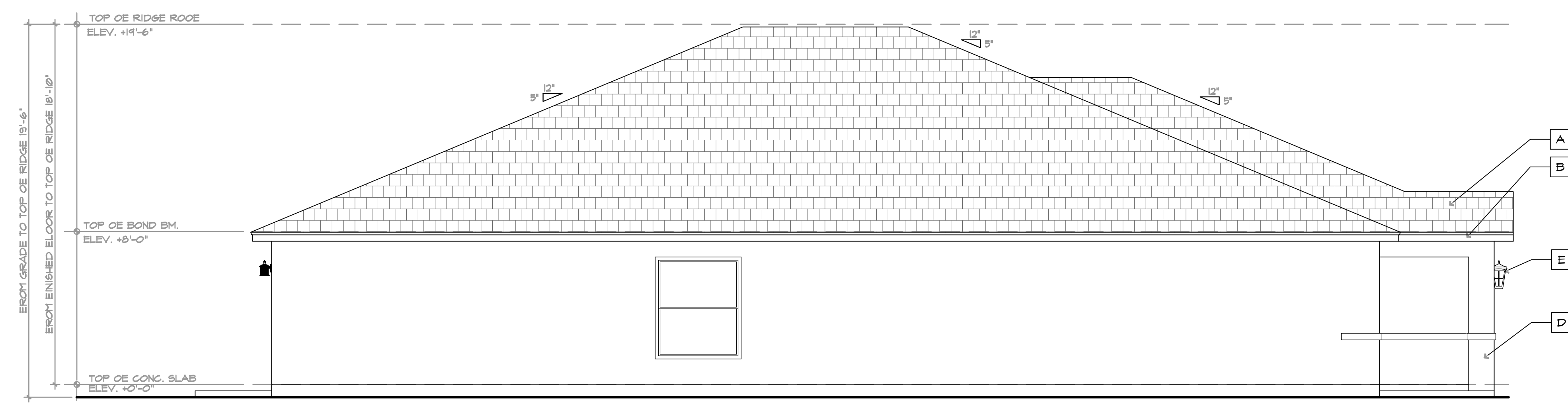
UNIT P003-CREST - REAR ELEVATION  
(OPTION I)  
SCALE: 1/4" = 1'-0"

- 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

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

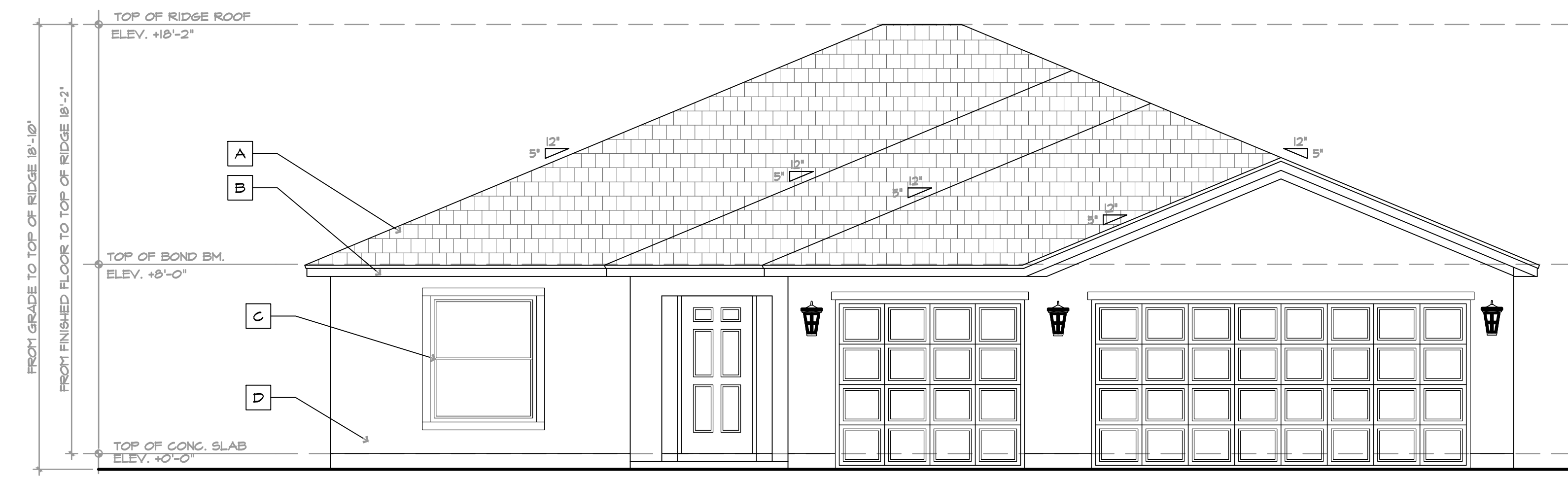


UNIT P003-CREST - LEFT SIDE ELEVATION  
(OPTION I)  
SCALE: 1/4" = 1'-0"

LEGEND

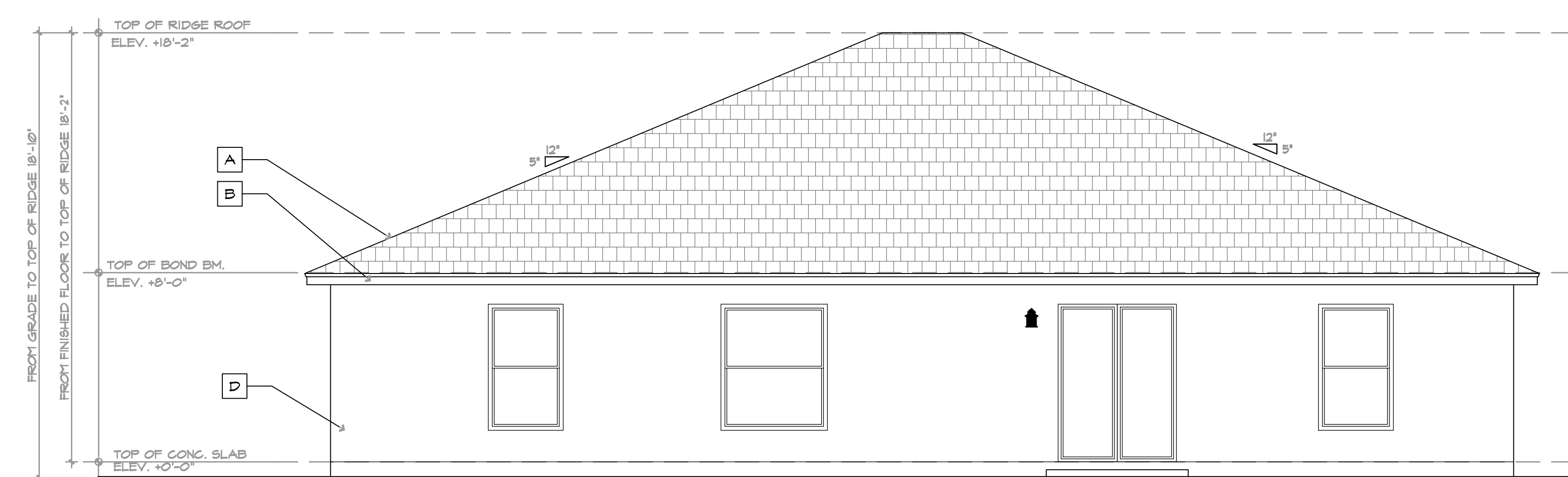
- A CEMENT TILE ROOF (TYPICAL)
- B 2X8 SMOOTH FINISH WOOD FASCIA (TYPICAL)
- C SMOOTH FINISH CEMENTITIOUS MATERIAL TRIM
- D TEXTURED CEMENTITIOUS MATERIAL FINISH
- E LIGHT FIXTURE

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UNIT P004-FRONTIER - FRONT ELEVATION  
(OPTION A)

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



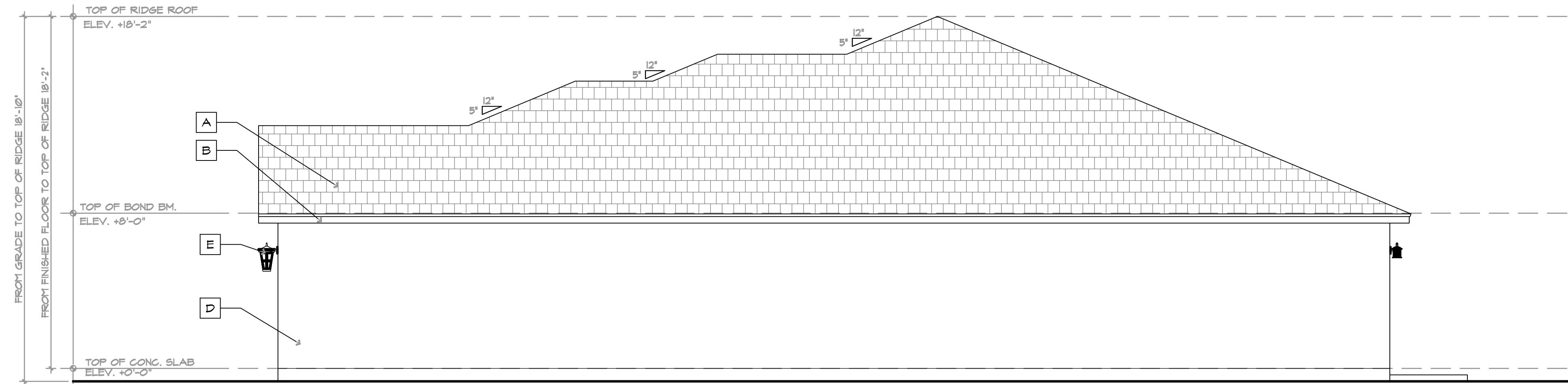
UNIT P004-FRONTIER - REAR ELEVATION  
(OPTION A)

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

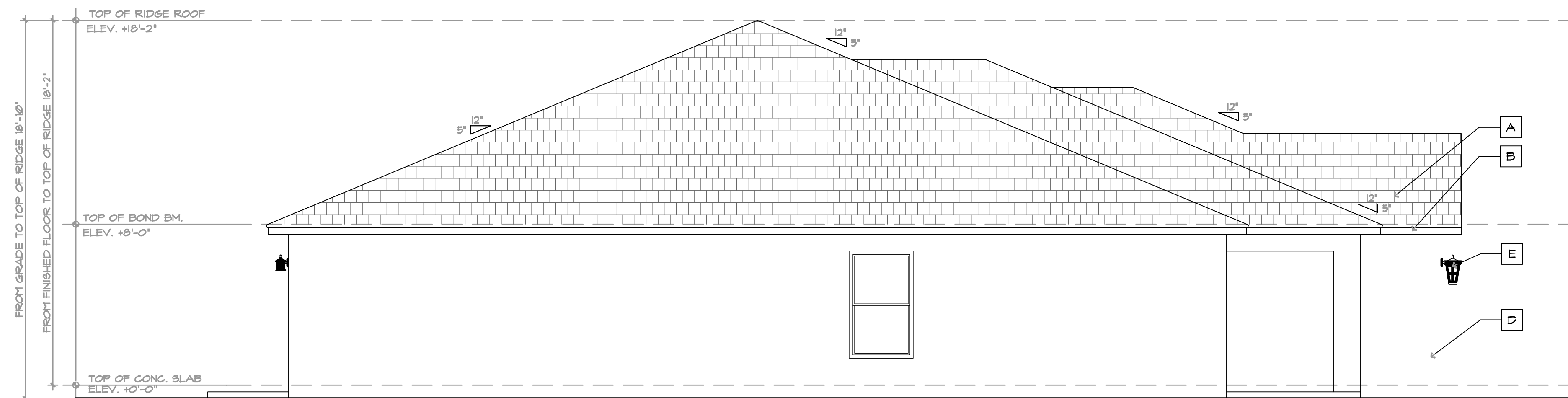
### LEGEND

- 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

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UNIT P004-FRONTIER - RIGHT SIDE ELEVATION  
 (OPTION A)  
 SCALE: 1/4" = 1'-0"

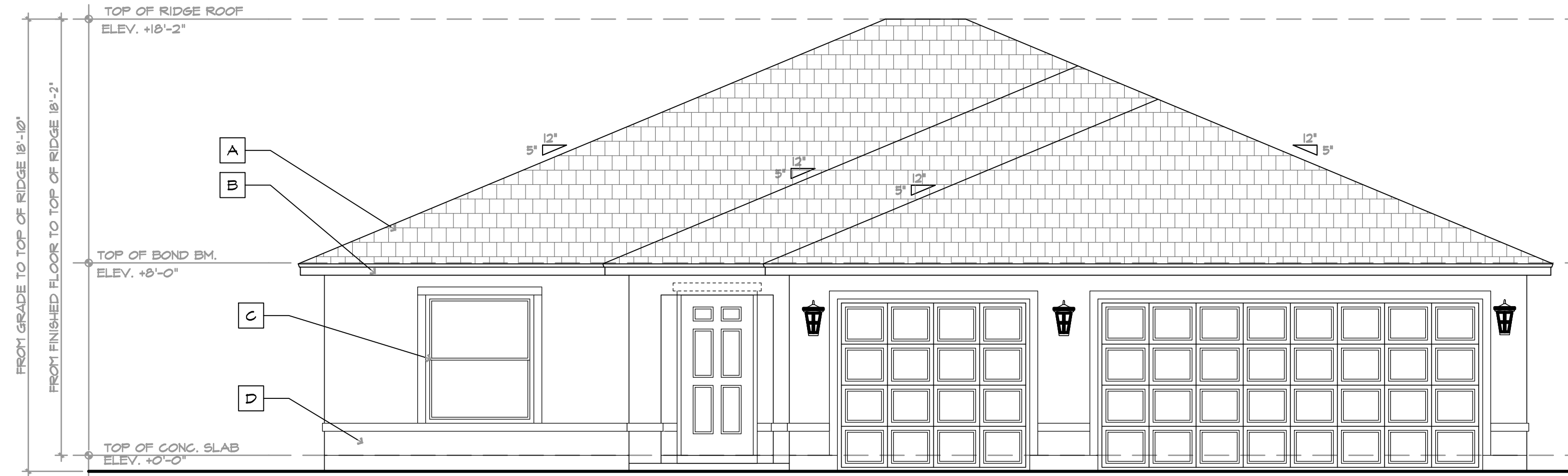


UNIT P004-FRONTIER - LEFT SIDE ELEVATION  
 (OPTION A)  
 SCALE: 1/4" = 1'-0"

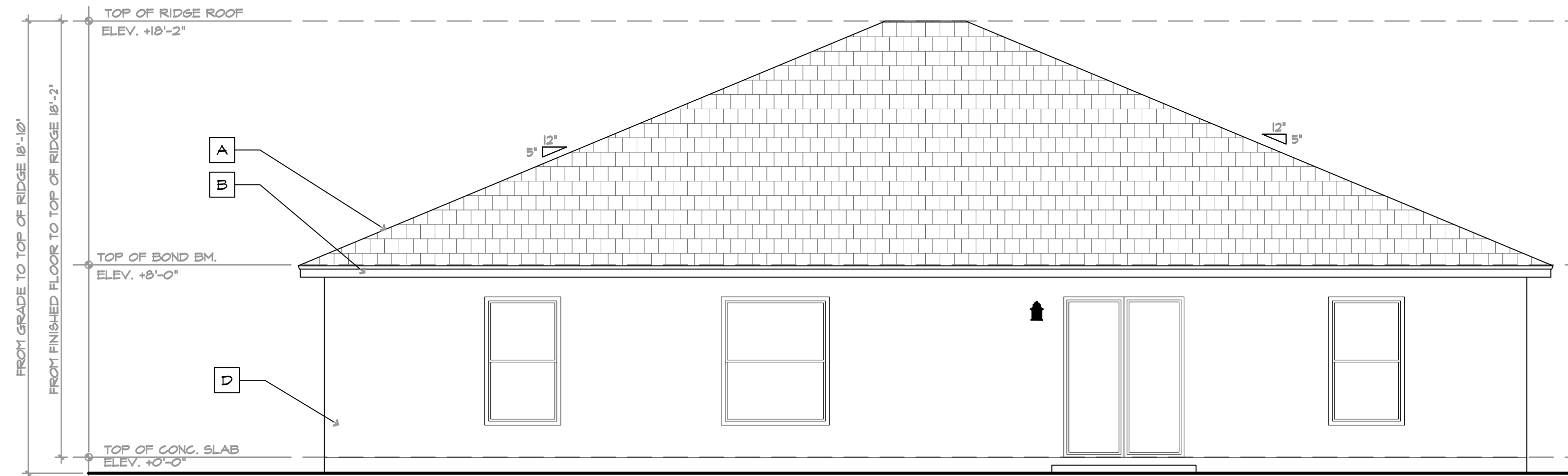
### LEGEND

- A CEMENT TILE ROOF (TYPICAL)
- B 2X8 SMOOTH FINISH WOOD 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 G)  
 SCALE: 1/4" = 1'-0"

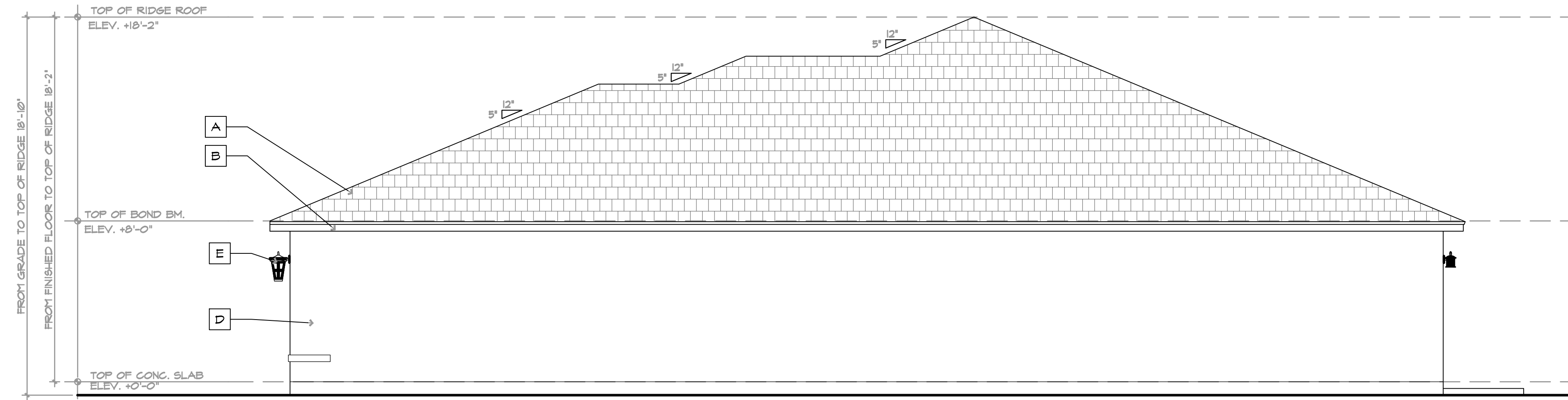


UNIT P004-FRONTIER - REAR ELEVATION  
 (OPTION G)  
 SCALE: 1/4" = 1'-0"

**LEGEND**

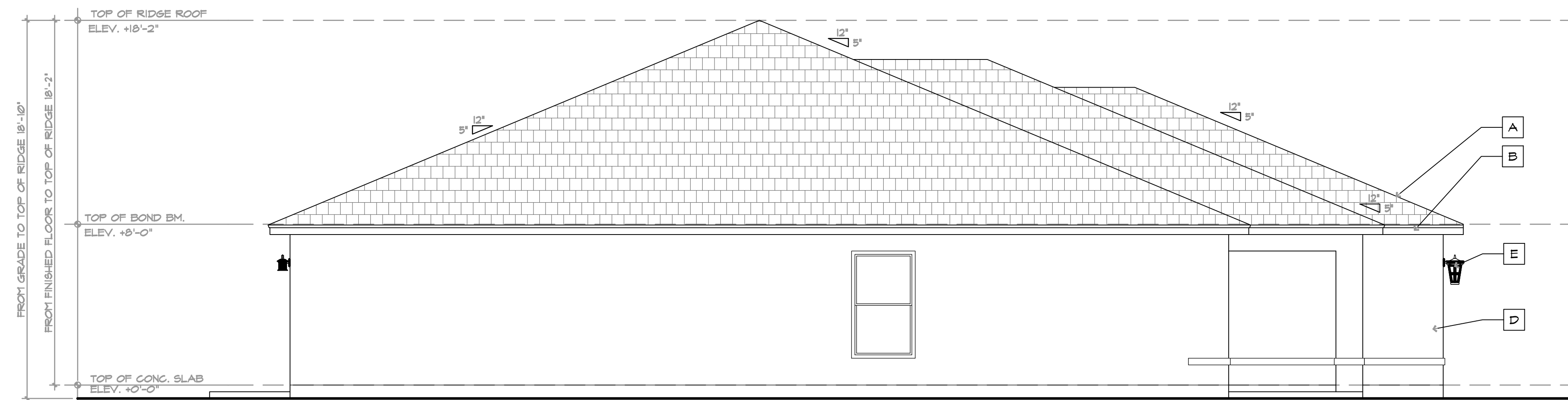
- A CEMENT TILE ROOF (TYPICAL)
- B 2X8 SMOOTH FINISH WOOD EASCIA (TYPICAL)
- C SMOOTH FINISH CEMENTITIOUS MATERIAL TRIM
- D TEXTURED CEMENTITIOUS MATERIAL FINISH
- E LIGHT FIXTURE

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

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

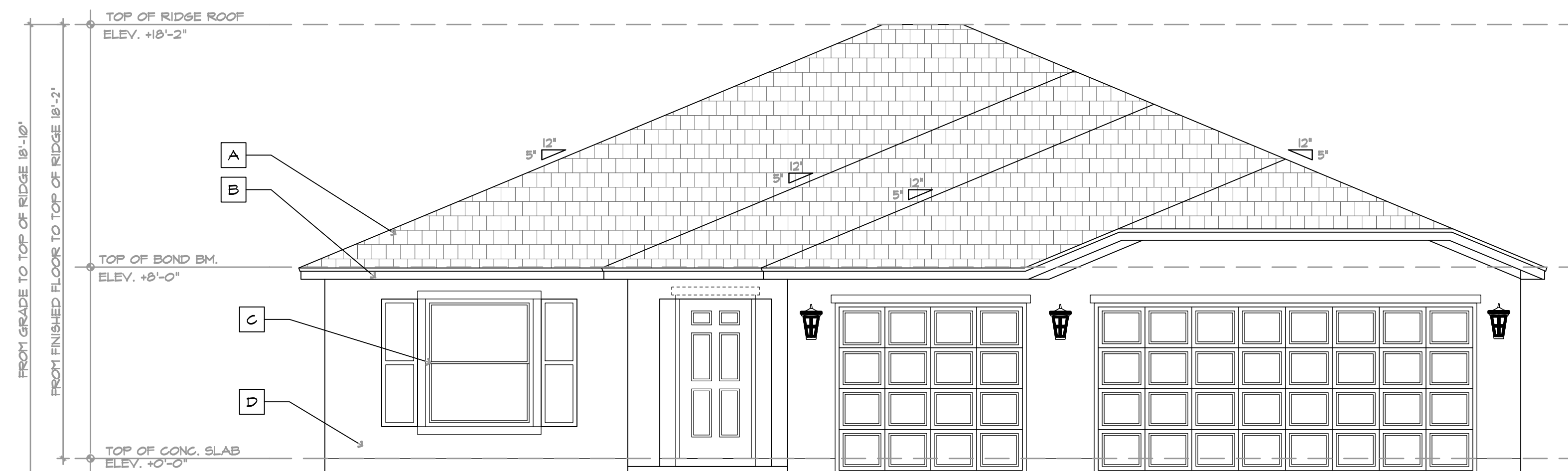


UNIT P004-FRONTIER - LEFT SIDE ELEVATION  
(OPTION G)

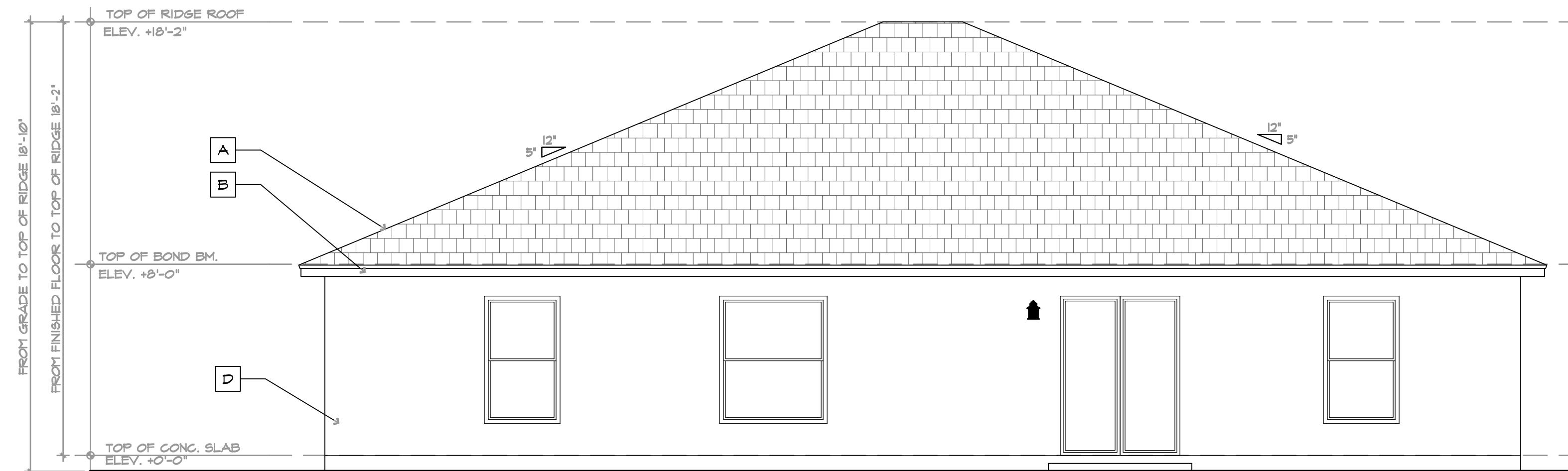
SCALE: 1/4" = 1'-0"

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



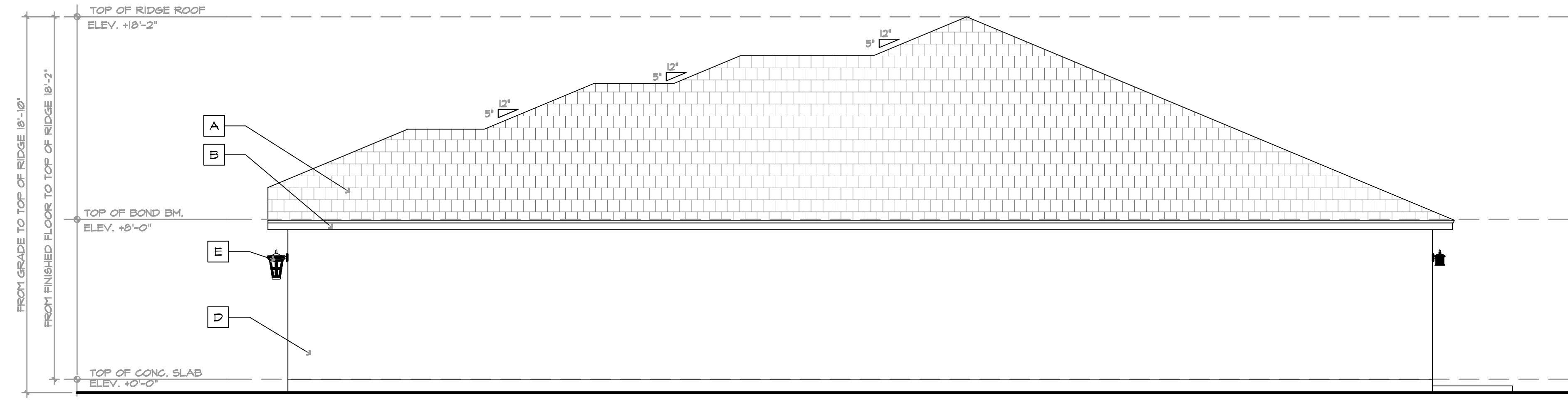
UNIT P004-FRONTIER - FRONT ELEVATION  
(OPTION H)  
SCALE: 1/4" = 1'-0"



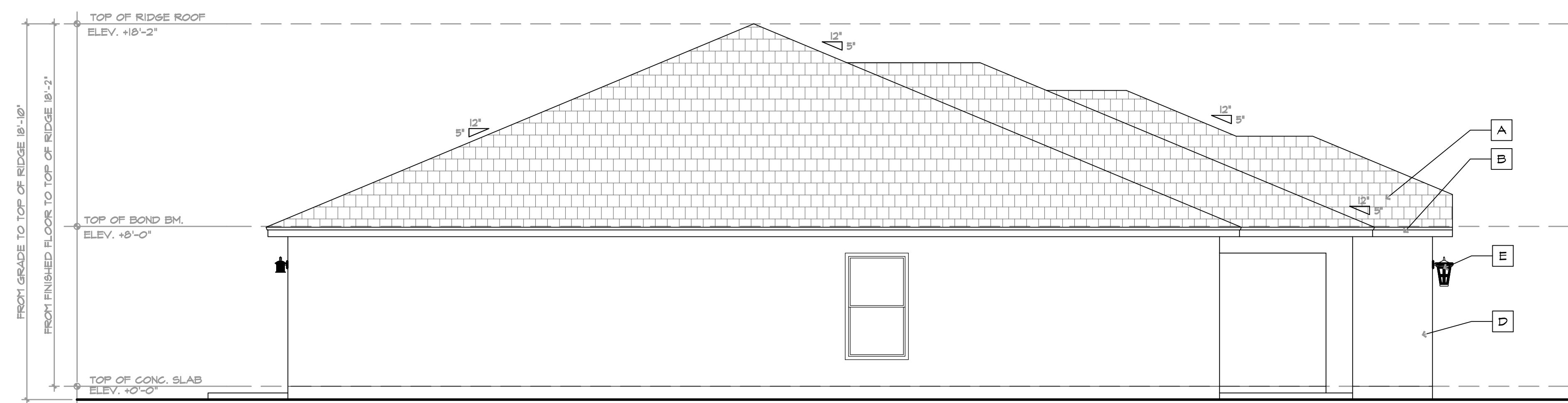
UNIT P004-FRONTIER - REAR ELEVATION  
(OPTION H)  
SCALE: 1/4" = 1'-0"

- LEGEND**
- A CEMENT TILE ROOF (TYPICAL)
  - B 2x8 SMOOTH FINISH WOOD 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 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

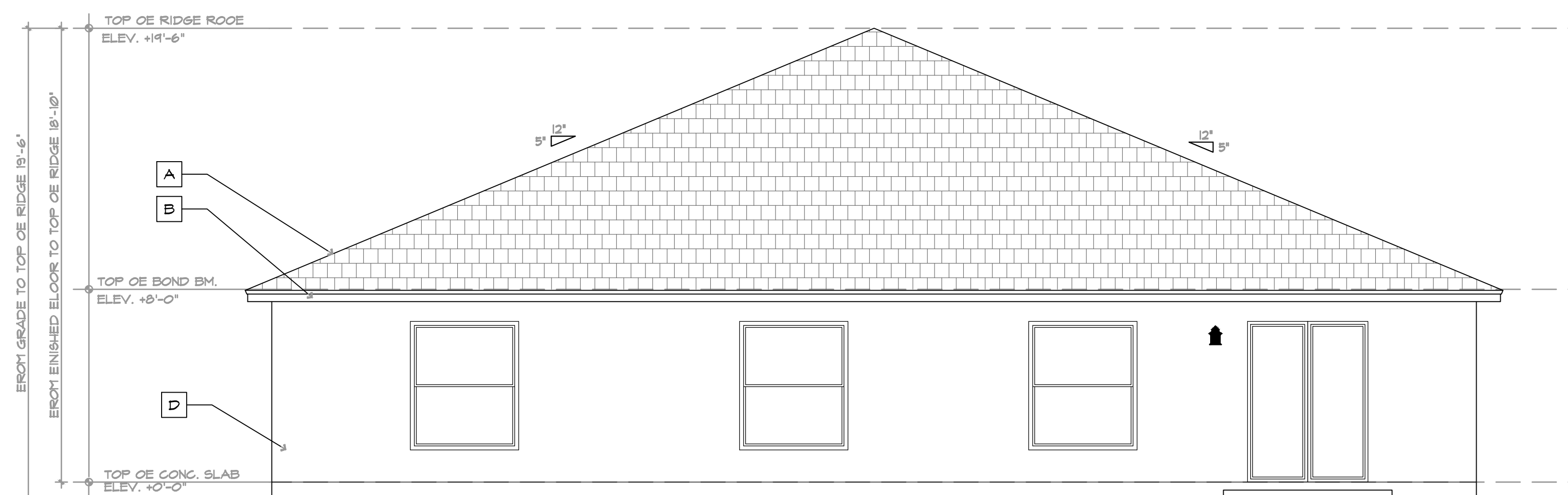
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UNIT P005-HERITAGE - FRONT ELEVATION

(OPTION G)

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



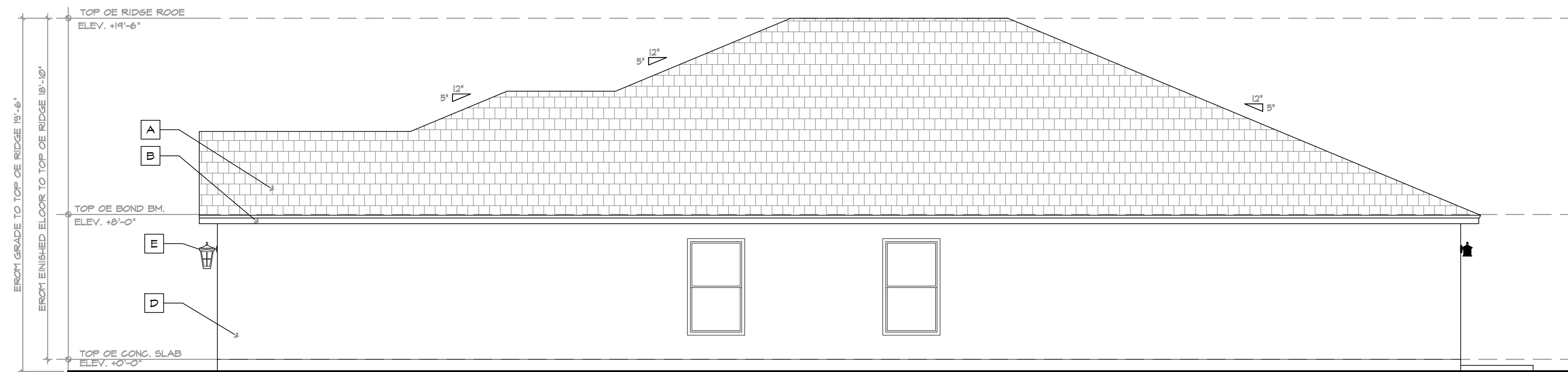
UNIT P005-HERITAGE - REAR ELEVATION

(OPTION G)

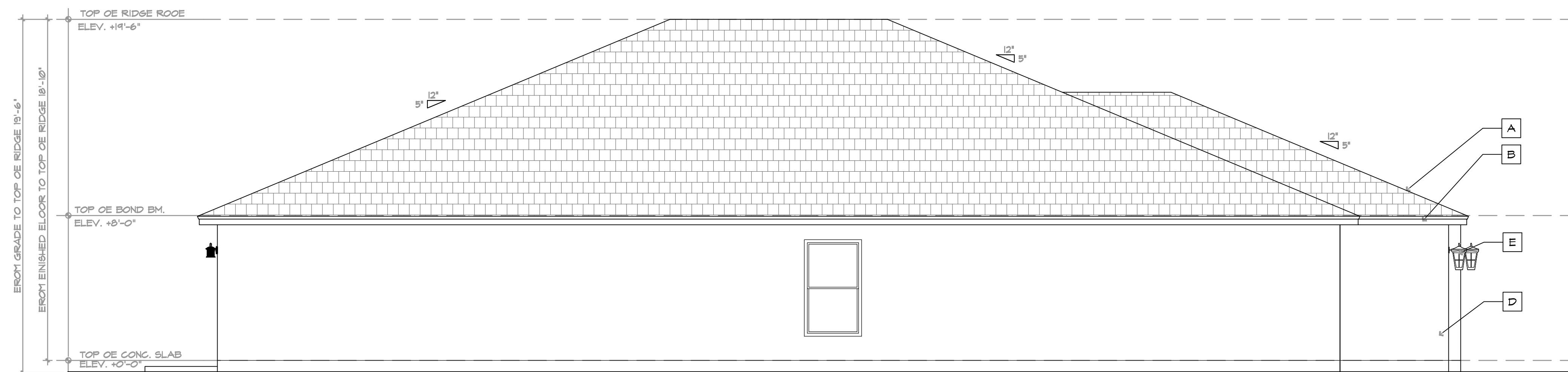
SCALE: 1/4" = 1'-0"

### 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



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



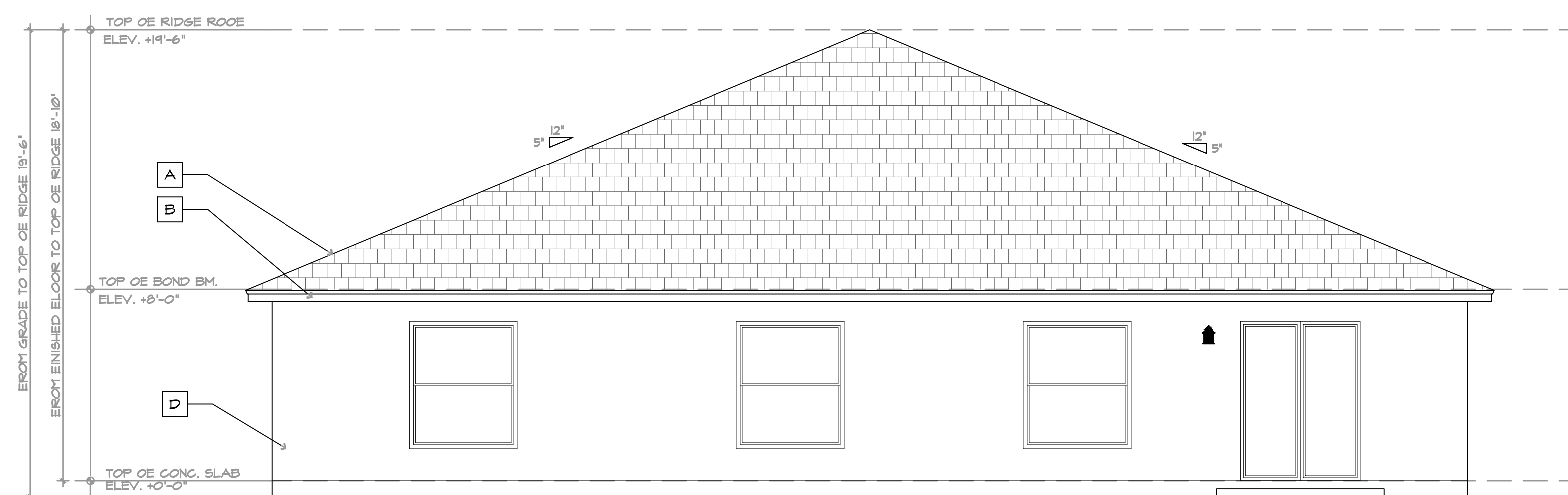
UNIT P005-HERITAGE - LEFT SIDE ELEVATION  
(OPTION G)  
SCALE: 1/4" = 1'-0"

LEGEND

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



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

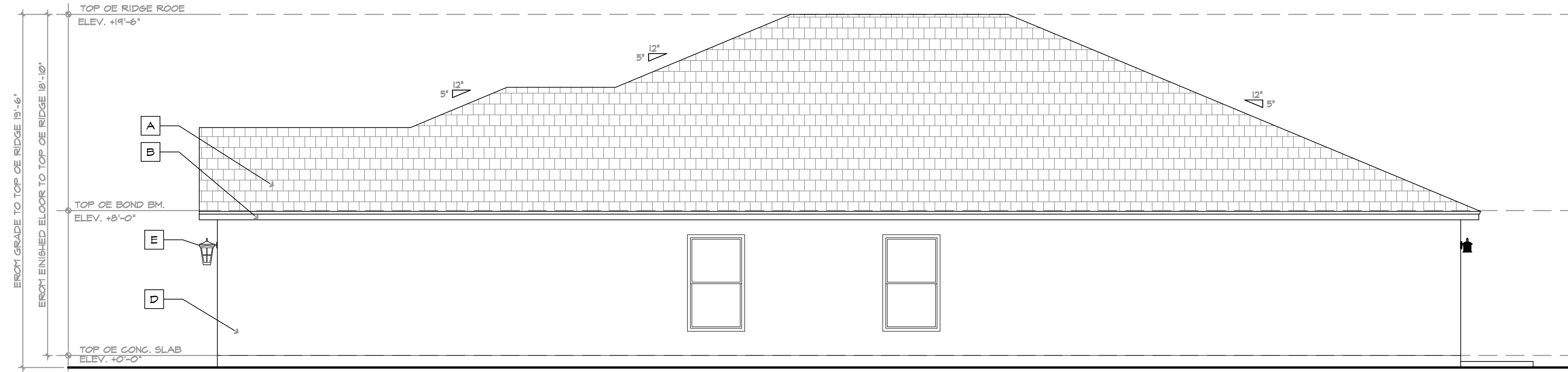


UNIT P005-HERITAGE - REAR ELEVATION  
(OPTION H)  
SCALE: 1/4" = 1'-0"

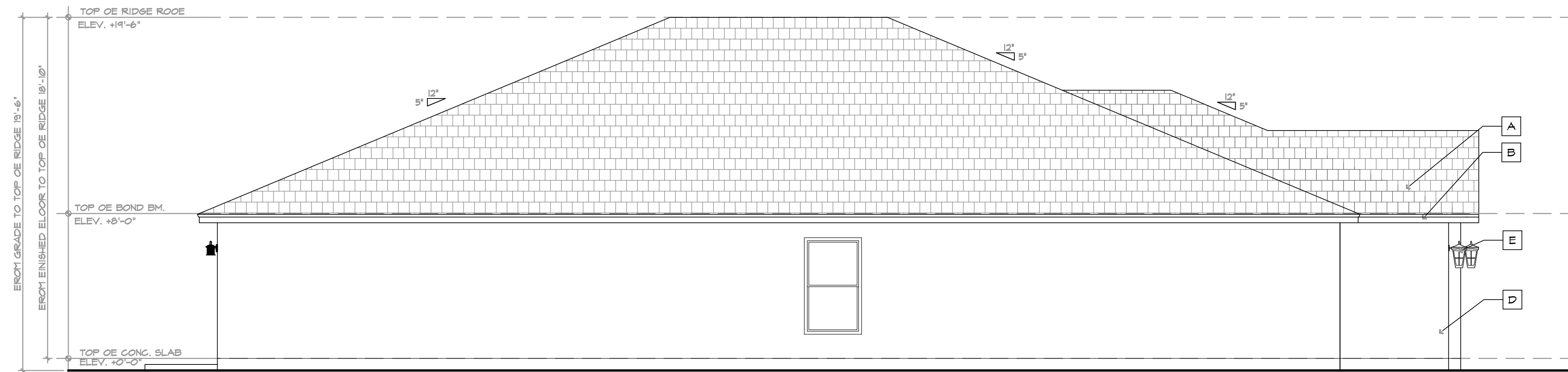
### LEGEND

- A CEMENT TILE ROOF (TYPICAL)
- B 2X8 SMOOTH FINISH WOOD FASCIA (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

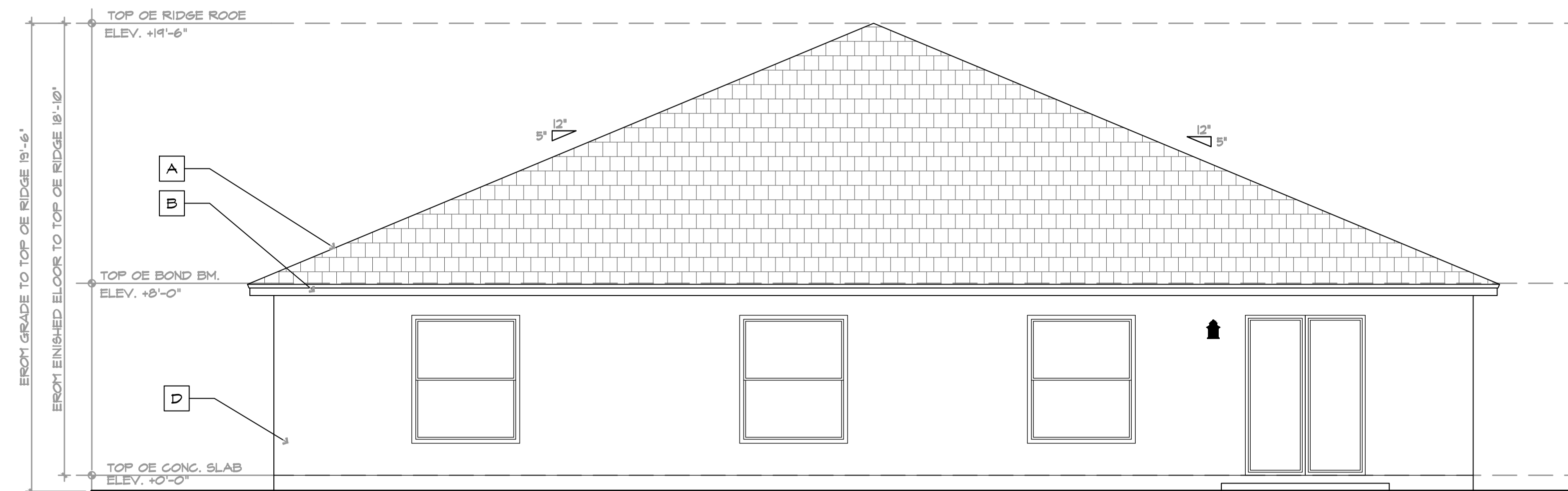
- A CEMENT TILE ROOF (TYPICAL)
- B 2X8 SMOOTH FINISH WOOD EASCIA (TYPICAL)
- C SMOOTH FINISH CEMENTITIOUS MATERIAL TRIM
- D TEXTURED CEMENTITIOUS MATERIAL FINISH
- E LIGHT FIXTURE



UNIT P005-HERITAGE - FRONT ELEVATION

(OPTION I)

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



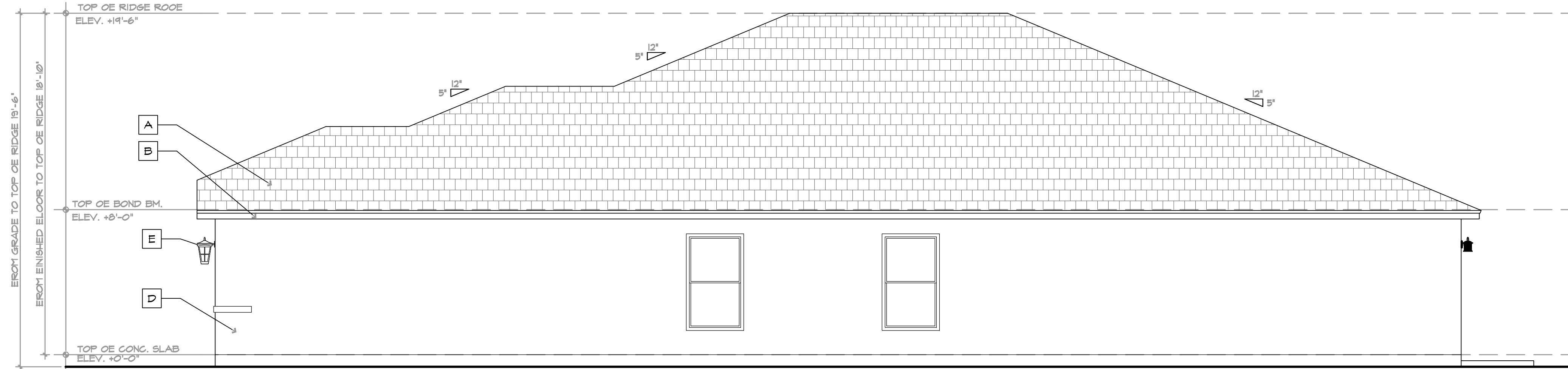
UNIT P005-HERITAGE - REAR ELEVATION

(OPTION I)

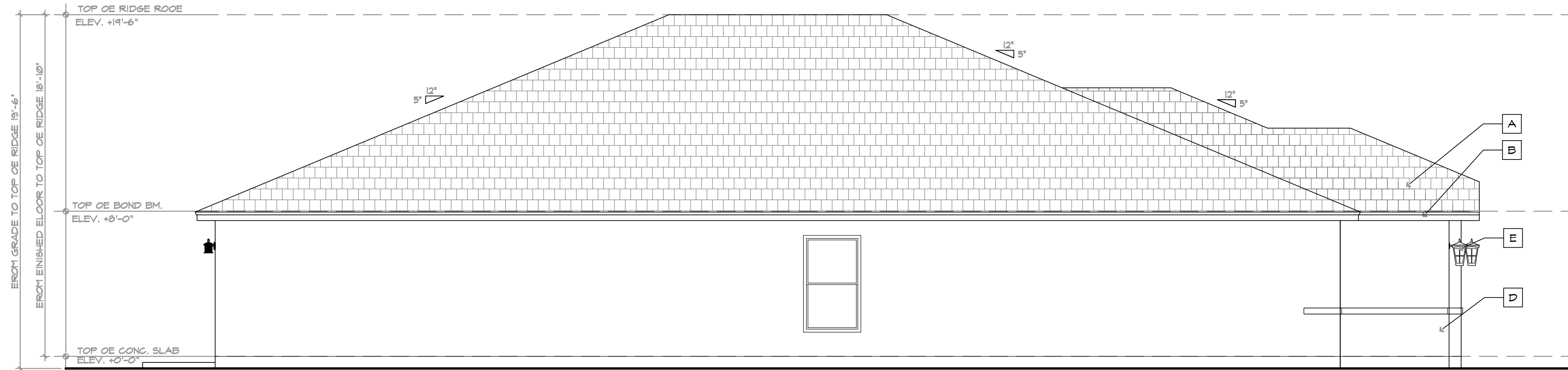
SCALE: 1/4" = 1'-0"

### 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



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

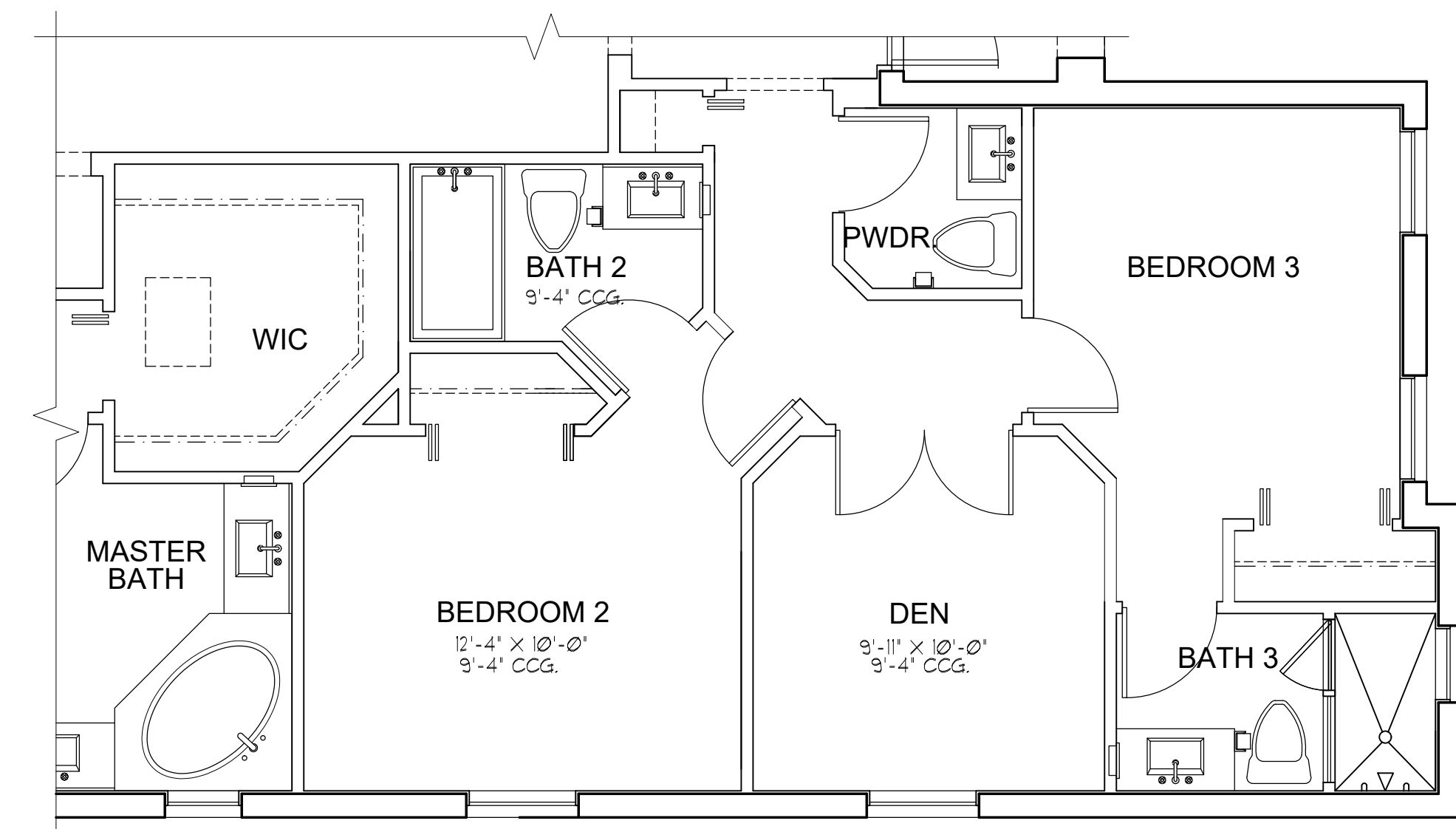


UNIT P005-HERITAGE - LEFT SIDE ELEVATION  
(OPTION 1)  
SCALE: 1/4" = 1'-0"

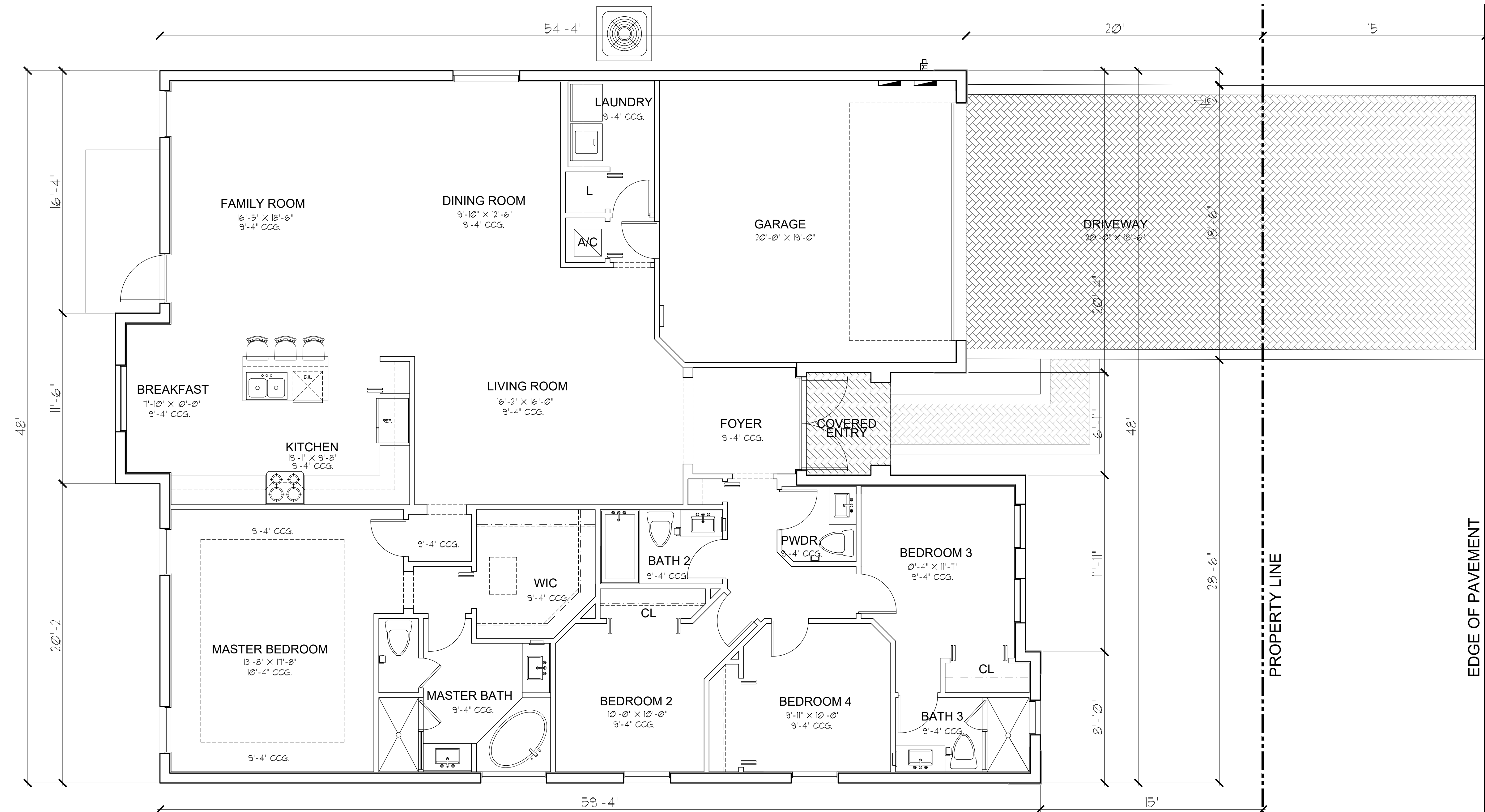
LEGEND

- 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

AREA CALCULATION & DATA	
TOTAL A/C	2,249 SF
GARAGE	413.0 SF
COVERED ENTRY	30.0 SF
<b>TOTAL GROSS</b>	<b>2,692 SF</b>
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:  
 LENNAR HOMES

**SW 296TH ST ASSEMBLAGE**  
 BY: Lennar Homes  
 MIAMI-DADE COUNTY, FLORIDA

SEAL:  
 UNIT 2244

FLOOR PLAN  
 DATE: 2024-10-08  
 SCALE: AS SHOWN  
 DRAWN BY: CG  
 CHECK BY: PPKS  
 JOB NO.: 24-40

**A-1.0**

SHEET NO.:

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DATE: MAR 5 2025  
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MARIO P. PASCUAL, AIA  
LICENSE No.: AR 0008254  
PETER KILIDDJIAN, RA  
LICENSE No.: AR 0093067  
ANDREW STARR, RA  
LICENSE No.: AR 0095130

AT THE BEACON CENTER  
1330 NW 84th AVENUE  
DORAL, FLORIDA 33126  
TELEPHONE: (305) 592-1363  
FACSIMILE: (305) 592-6865  
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OWNER:  
LENNAR HOMES

SW 296TH ST ASSEMBLAGE  
BY: LENNAR HOMES  
MIAMI-DADE COUNTY, FLORIDA

SEAL:

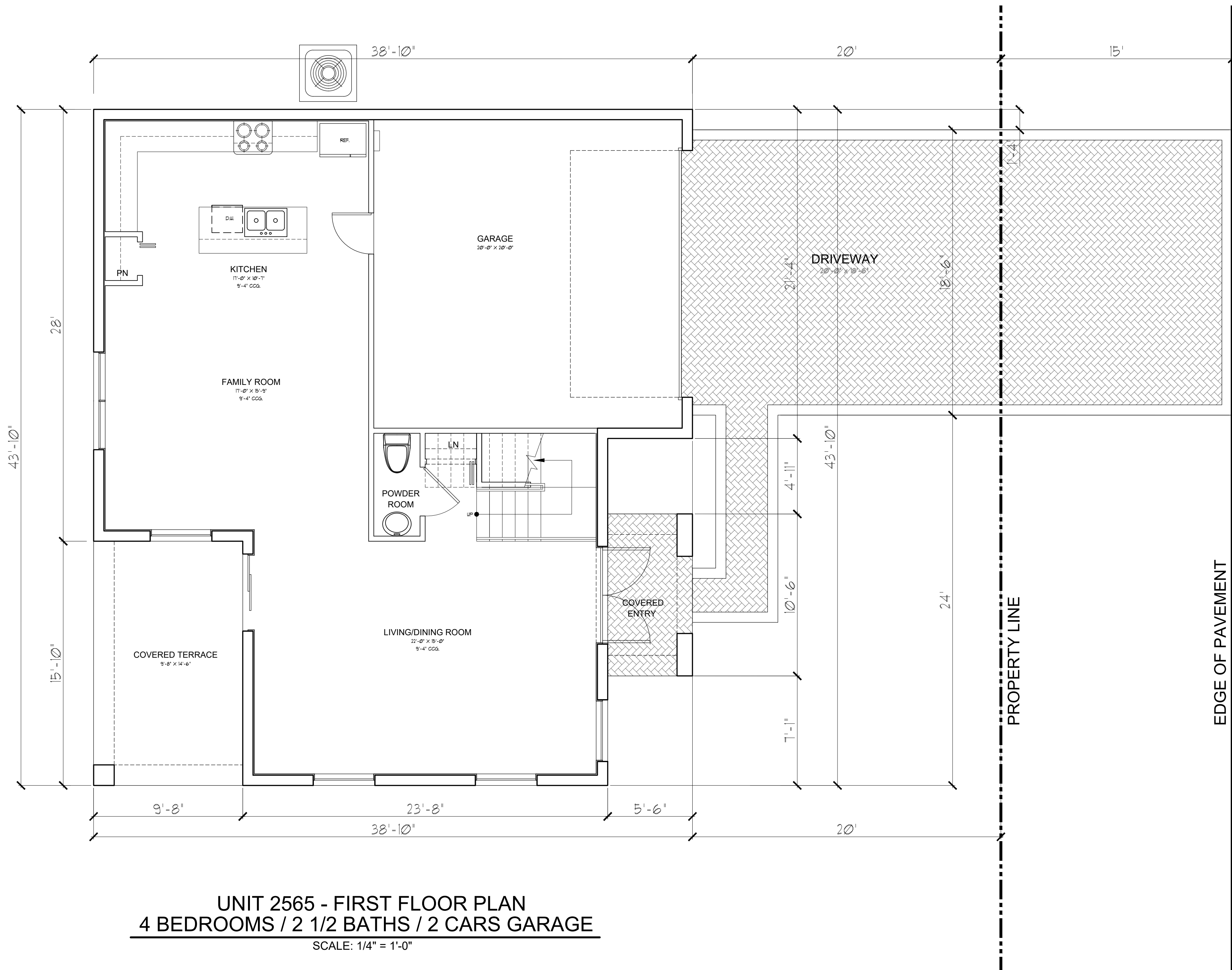
UNIT 2565

FIRST FLOOR PLAN  
DATE: 2024-10-08  
SCALE: AS SHOWN  
DRAWN: CG  
CHECK BY: PPKS  
JOB NO.: 24-40

## A-2.0

SHEET NO.:

AREA CALCULATION & DATA	
A/C 1ST FLOOR	995 SF
A/C 2ND FLOOR	1,527 SF
<b>TOTAL A/C</b>	<b>2,522 SF</b>
GARAGE	431.0 SF
COVERED ENTRY	58.0 SF
COV. TERRACE	153.0 SF
<b>TOTAL GROSS</b>	<b>3,164 SF</b>
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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BY: LENNAR HOMES  
MIAMI-DADE COUNTY, FLORIDA

SEAL:

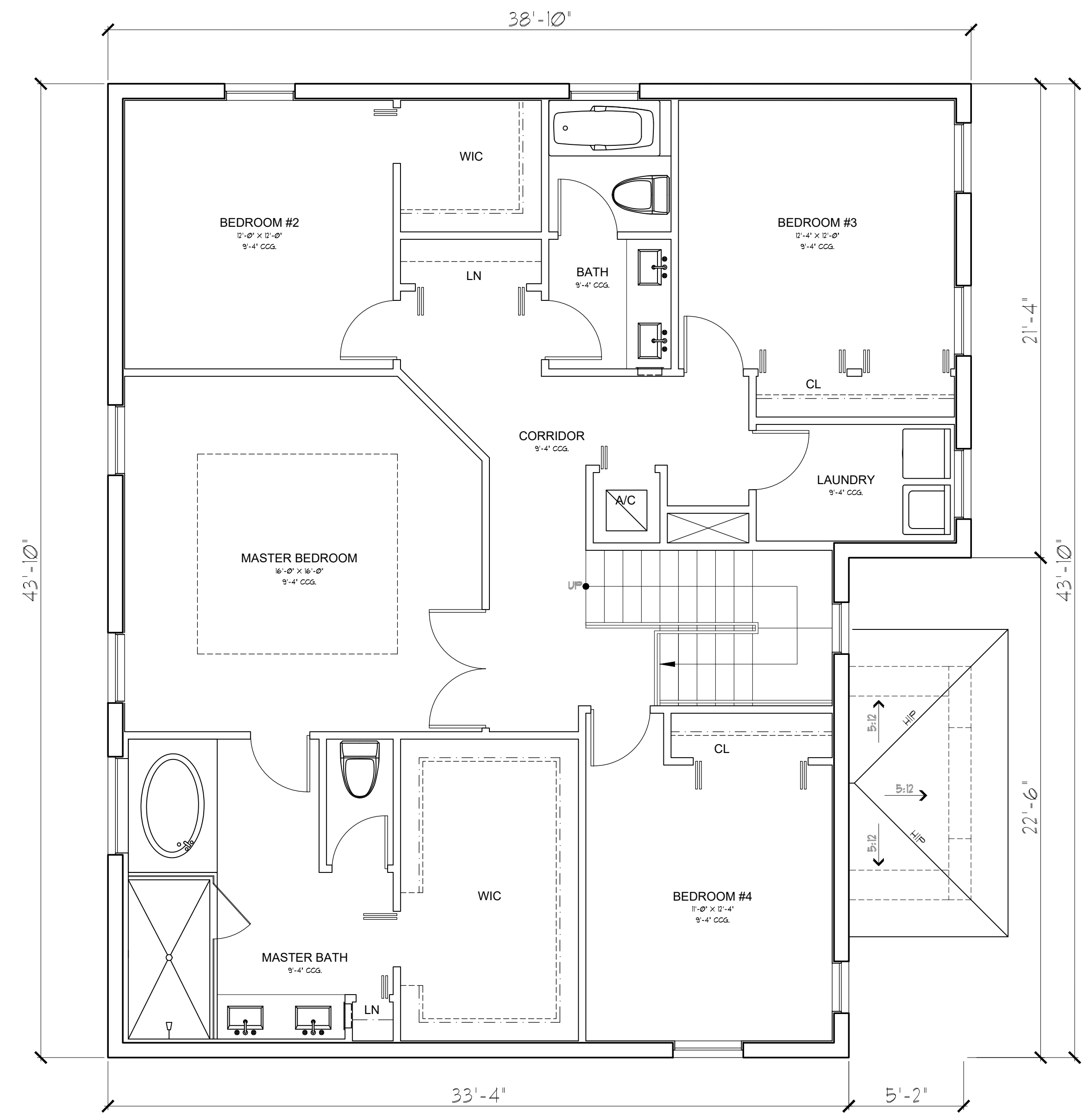
UNIT 2565

SECOND FLOOR PLAN  
DATE: 2024-10-08  
SCALE: AS SHOWN  
DRAWN: CG  
CHECK BY: PPKS  
JOB NO.: 24-40

A-2.2

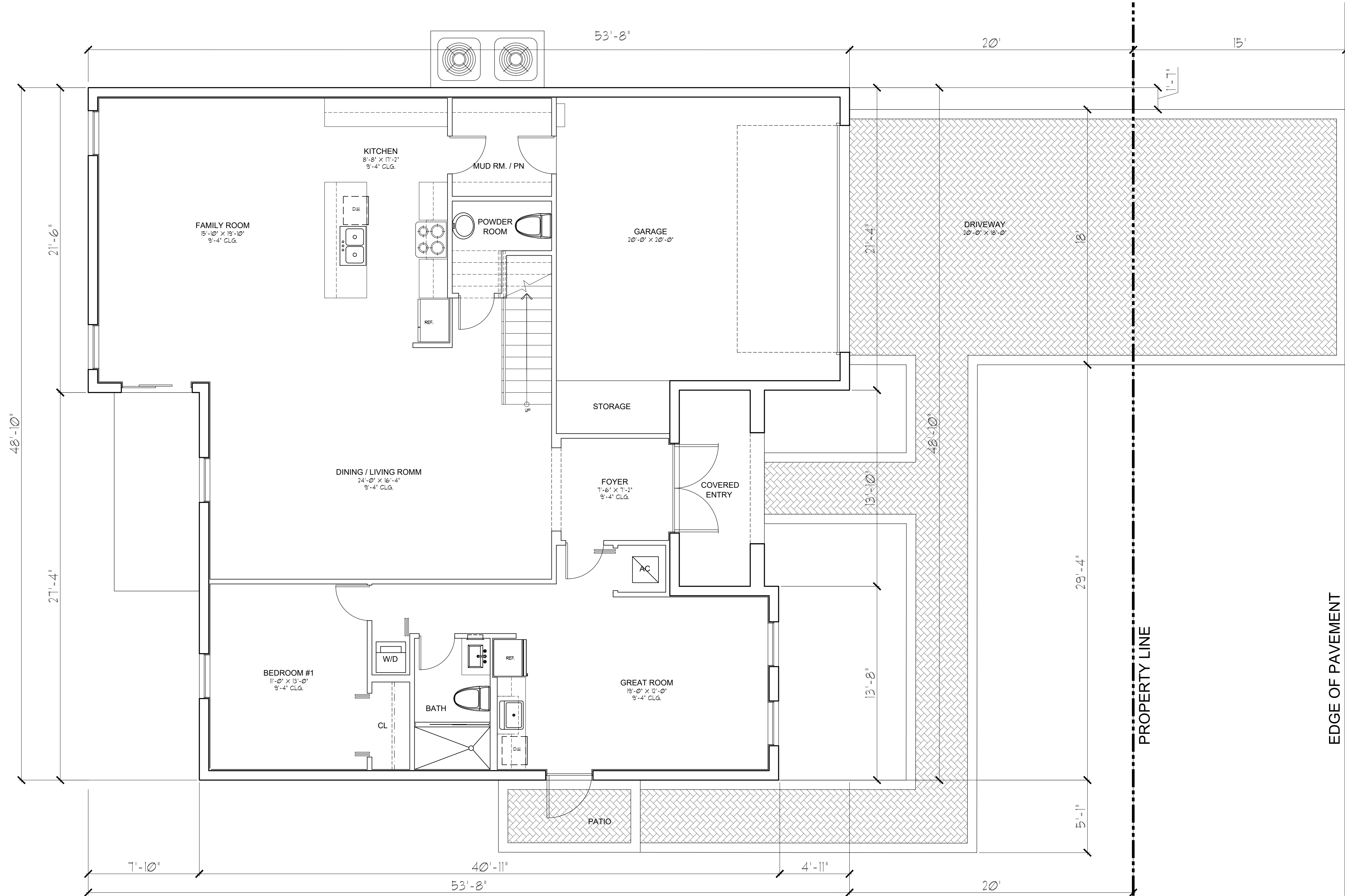
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**UNIT 2565 - SECOND FLOOR PLAN**  
**4 BEDROOMS / 2 1/2 BATHS / 2 CARS GARAGE**  
SCALE: 1/4" = 1'-0"

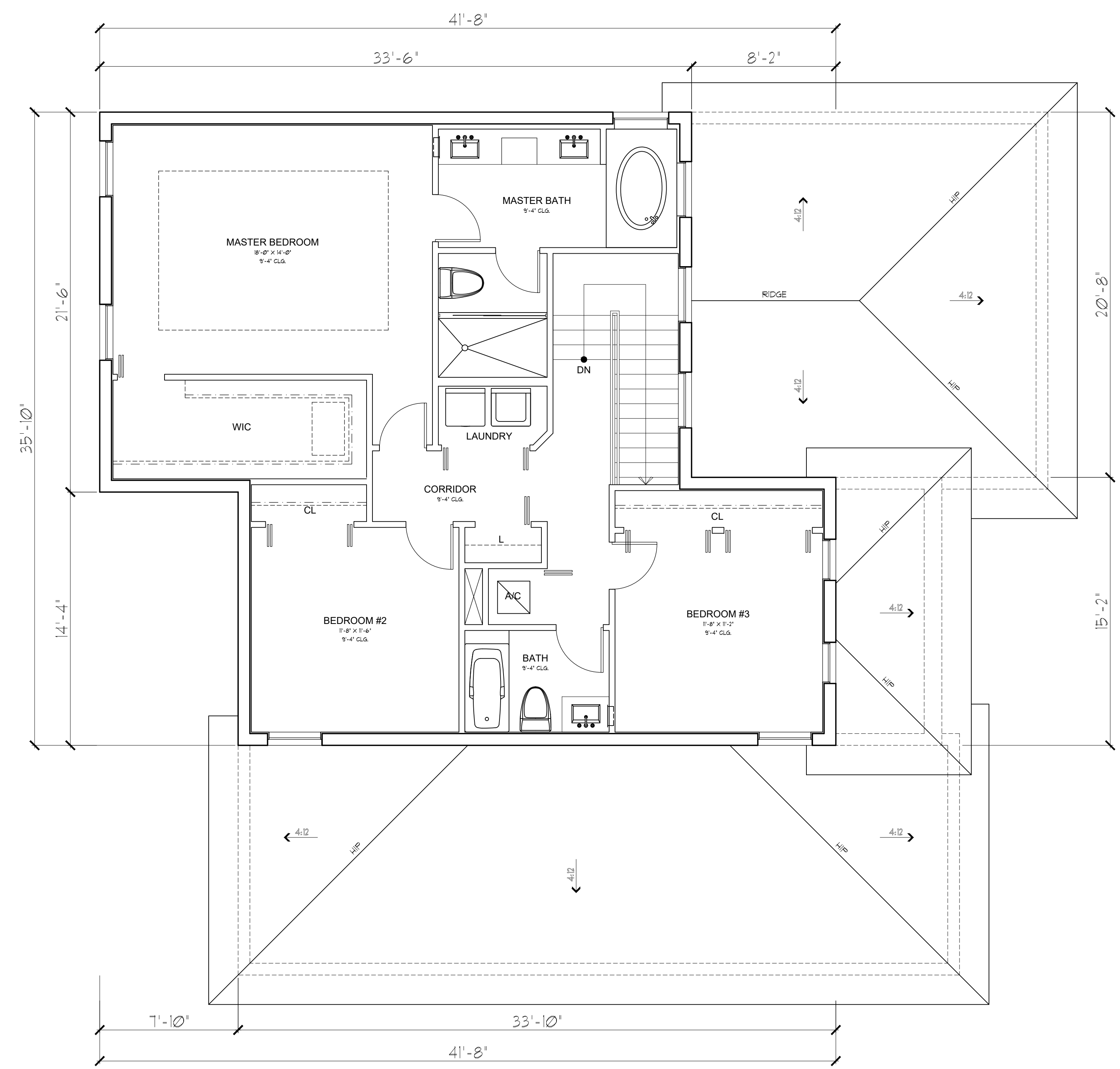
AREA CALCULATION & DATA	
A/C 1ST FLOOR	1,707 SF
A/C 2ND FLOOR	1,180 SF
<b>TOTAL A/C</b>	<b>2,887 SF</b>
GARAGE	465.0 SF
COVERED ENTRY	83.0 SF
<b>TOTAL GROSS</b>	<b>3,435 SF</b>
LOT. COVERAGE	2,255 SF



**UNIT 2854 - FIRST FLOOR PLAN**  
**4 BEDROOMS / 3 1/2 BATHS / 2 CARS GARAGE**

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

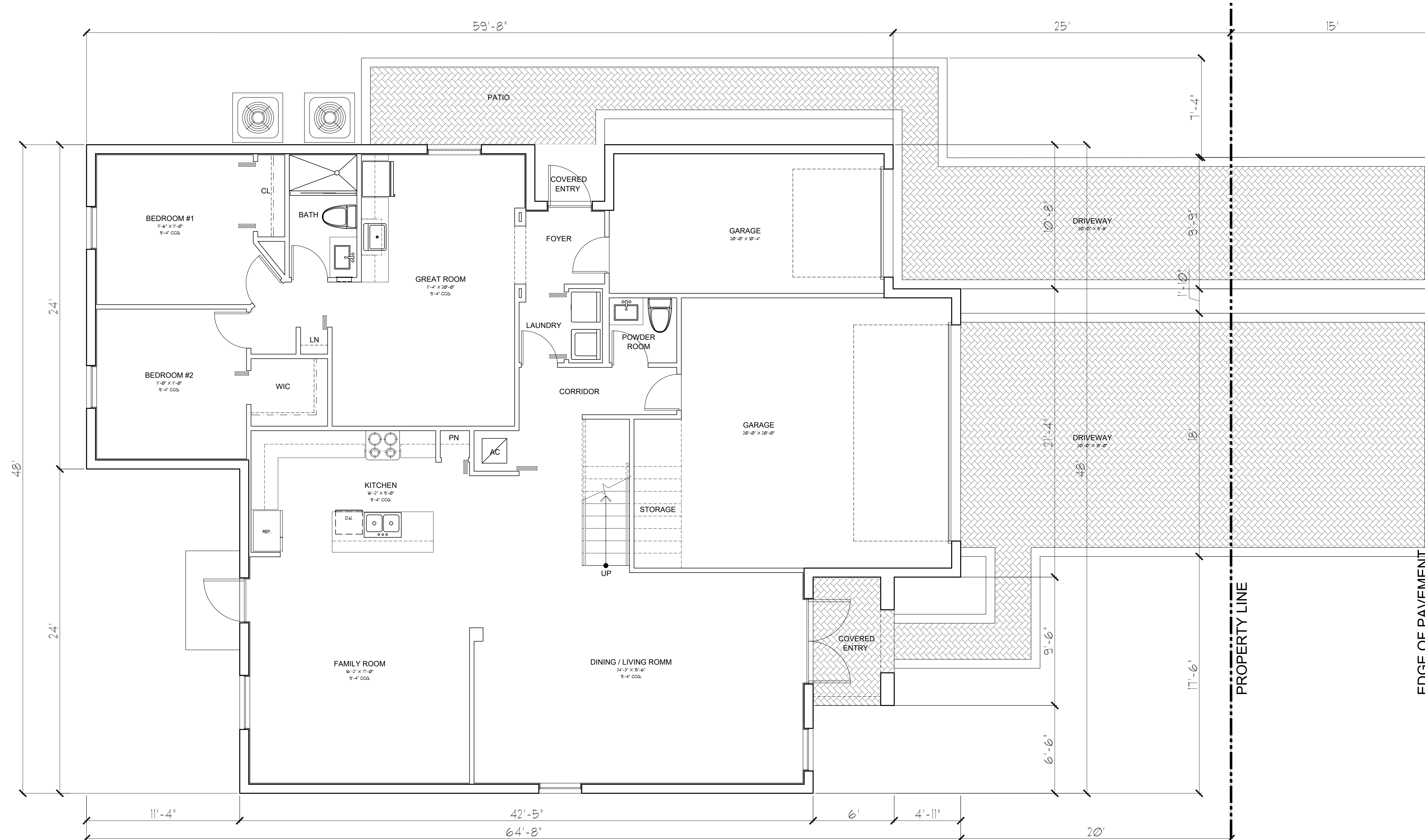
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**UNIT 2854 - SECOND FLOOR PLAN**  
**4 BEDROOMS / 3 1/2 BATHS / 2 CARS GARAGE**  
SCALE: 1/4" = 1'-0"

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AREA CALCULATION & DATA	
A/C 1ST FLOOR	1,885 SF
A/C 2ND FLOOR	1,200 SF
<b>TOTAL A/C</b>	<b>3,085 SF</b>
GARAGE 1	468.0 SF
GARAGE 2	229.0 SF
COVERED ENTRY 1	57.0 SF
COVERED ENTRY 2	22.0 SF
<b>TOTAL GROSS</b>	<b>3,861 SF</b>
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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BY: LENNAR HOMES  
MIAMI-DADE COUNTY, FLORIDA

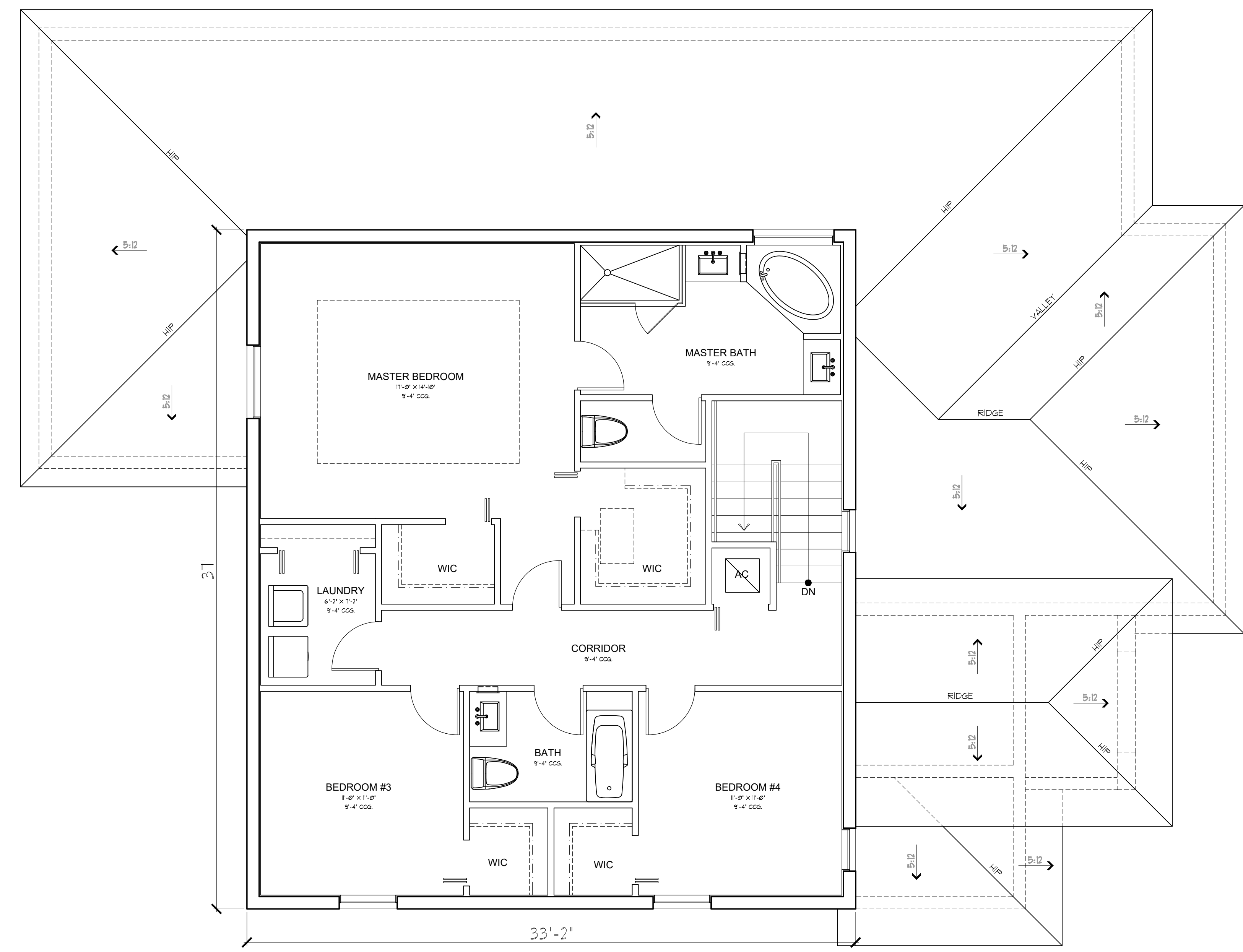
SEAL:

UNIT 3098

SECOND FLOOR PLAN  
DATE: 2024-08-16  
SCALE: AS SHOWN  
DRAWN: CG  
CHECK BY: PPKS  
JOB NO.: 24-40

A-4.1

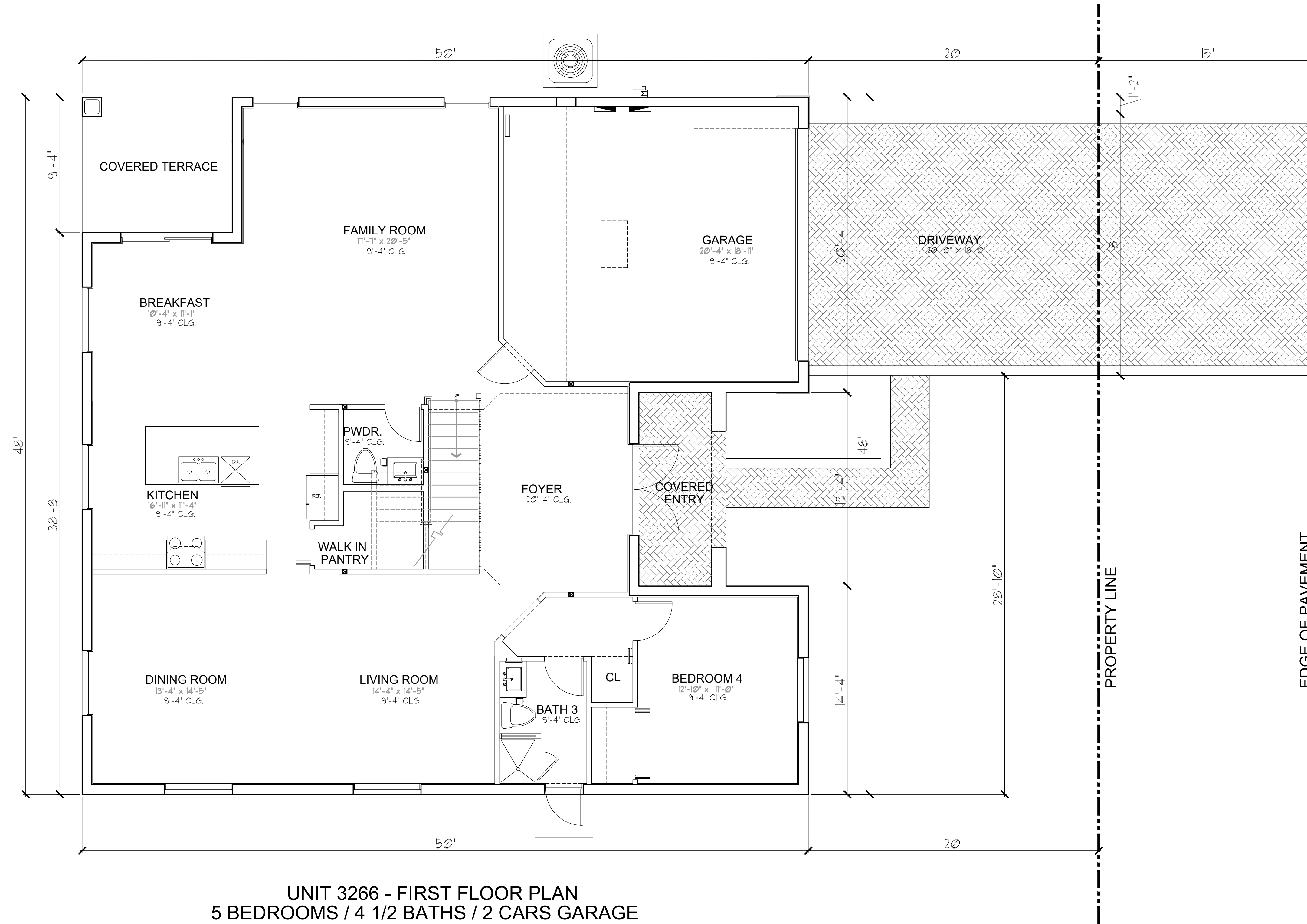
SHEET NO.:



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

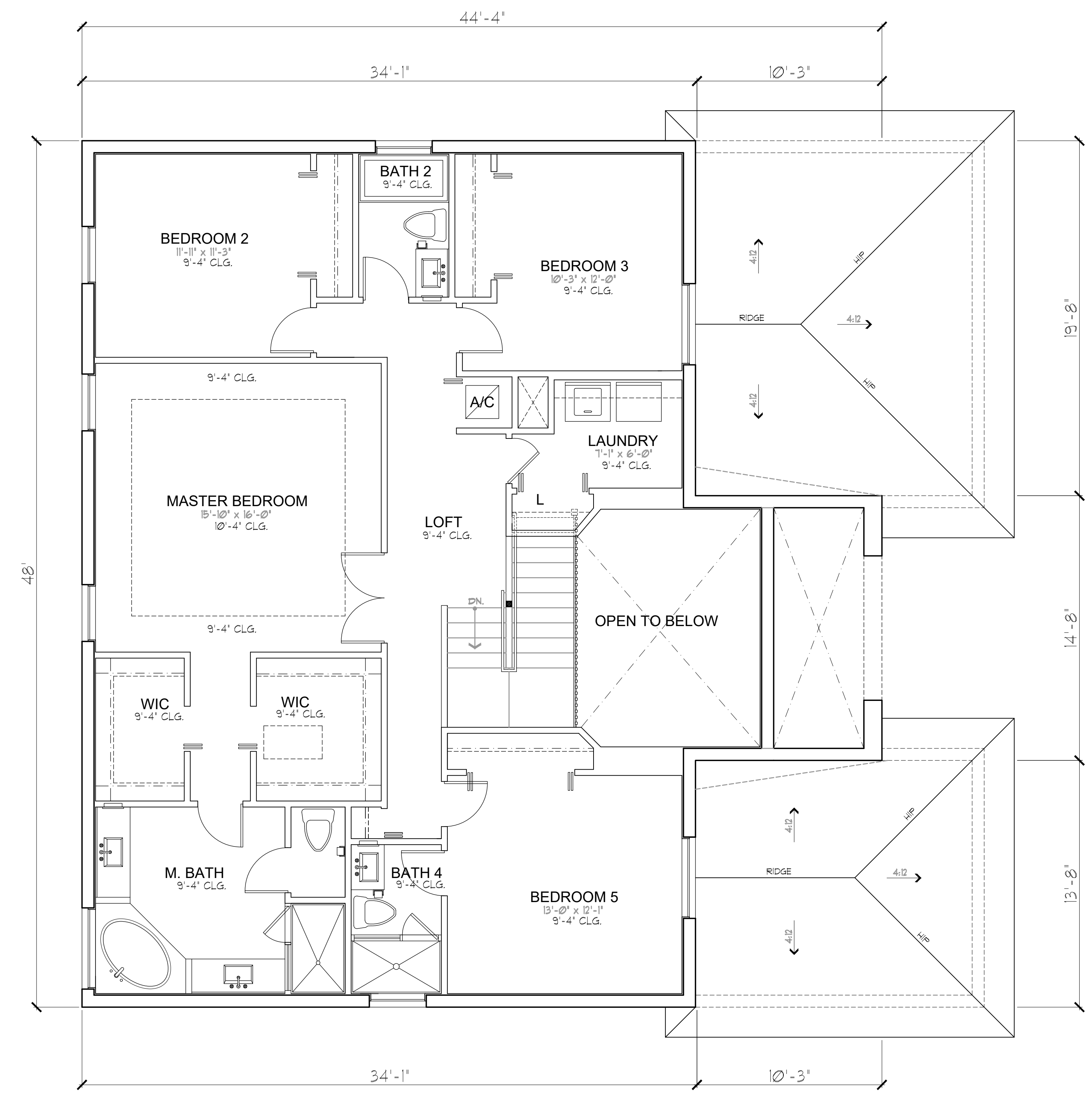
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AREA CALCULATION & DATA	
A/C 1ST FLOOR	1,732 SF
A/C 2ND FLOOR	1,512 SF
<b>TOTAL A/C</b>	<b>3,244 SF</b>
GARAGE	416.0 SF
COVERED ENTRY	80.0 SF
COV. TERRACE	96.0 SF
<b>TOTAL GROSS</b>	<b>3,836 SF</b>
LOT COVERAGE	2,324.0 SF



**UNIT 3266 - FIRST FLOOR PLAN**  
**5 BEDROOMS / 4 1/2 BATHS / 2 CARS GARAGE**  
SCALE: 1/4" = 1'-0"

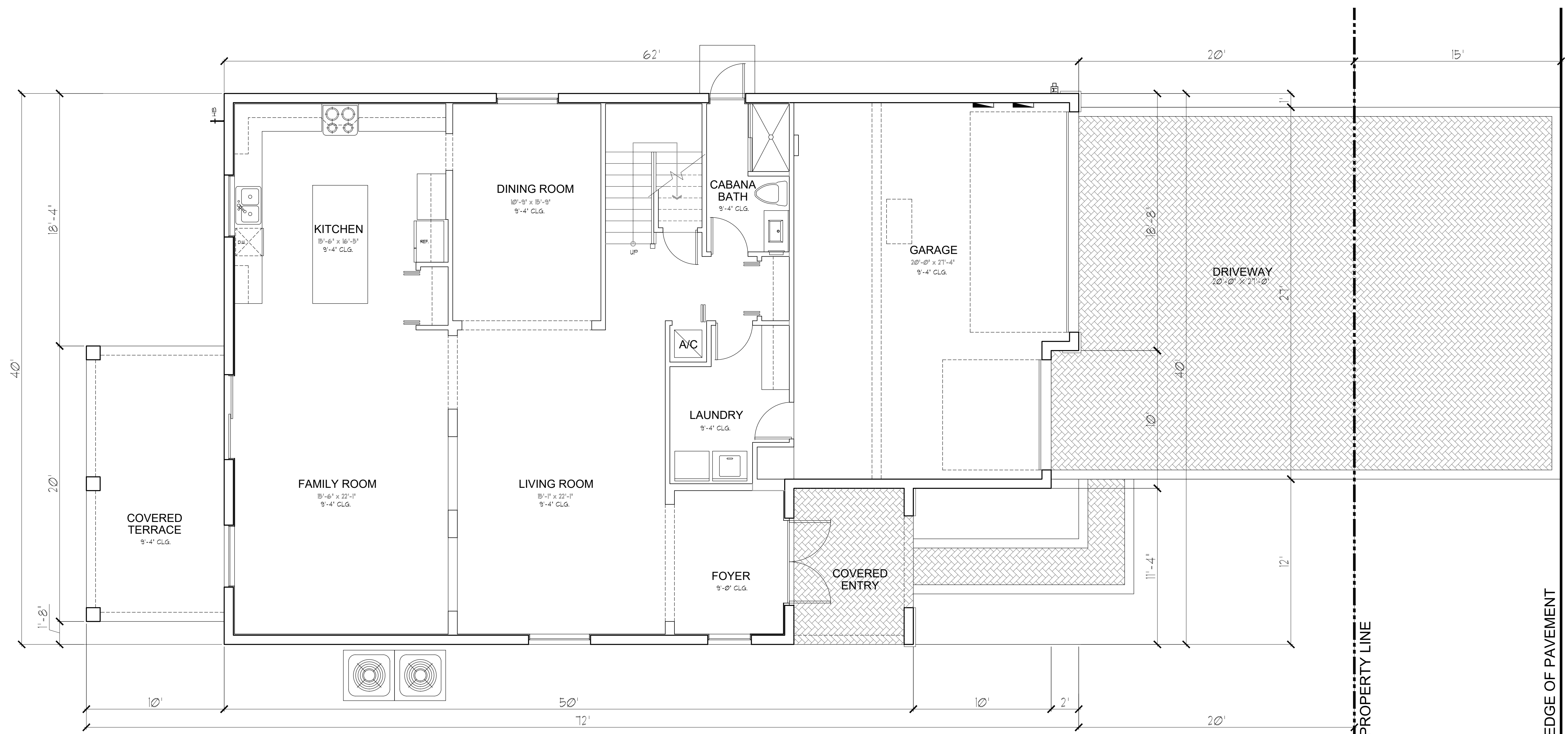
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**UNIT 3266 - SECOND FLOOR PLAN**  
**5 BEDROOMS / 4 1/2 BATHS / 2 CARS GARAGE**  
SCALE: 1/4" = 1'-0"

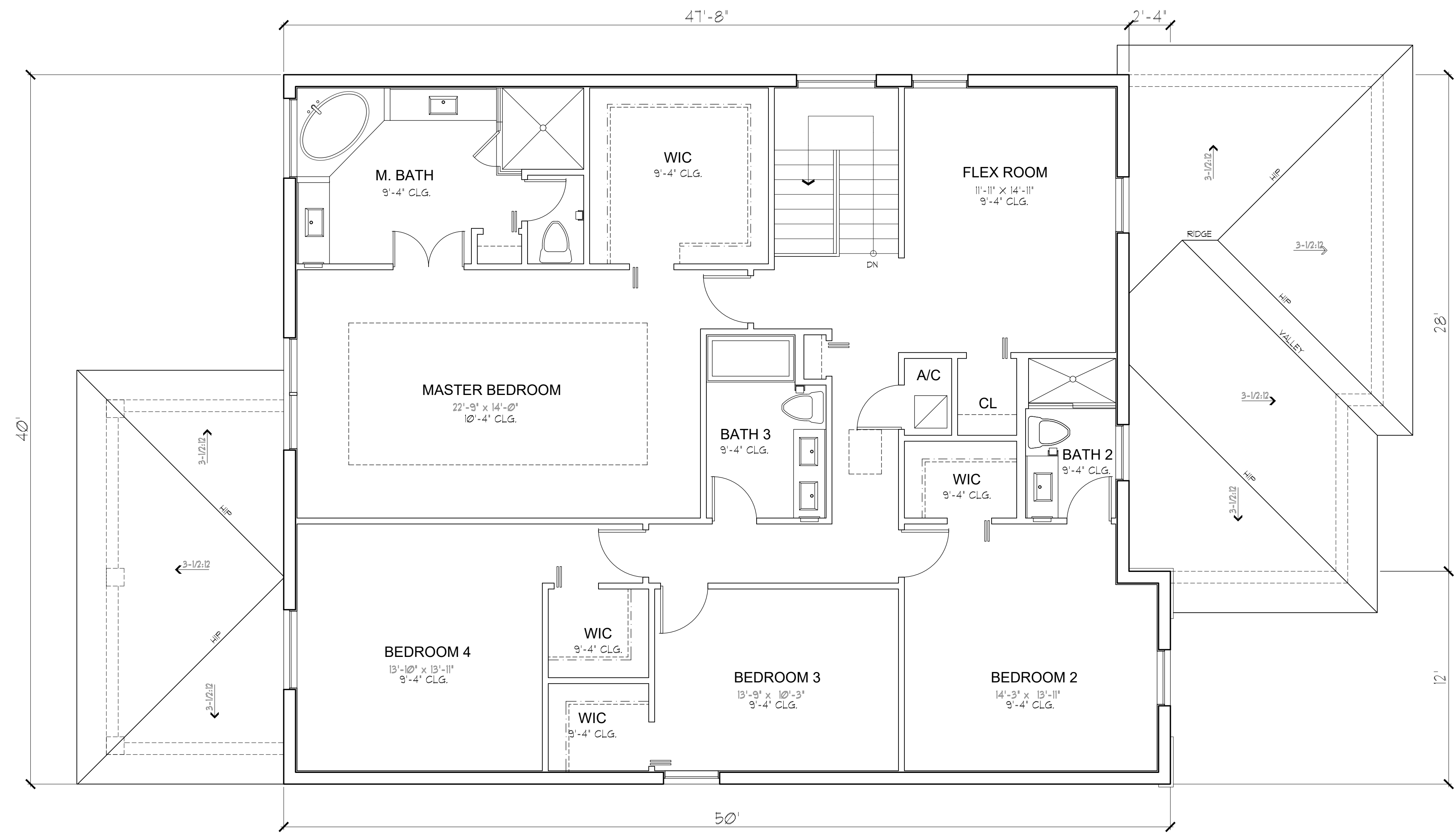
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AREA CALCULATION & DATA	
A/C 1ST FLOOR	1,653 SF
A/C 2ND FLOOR	1,899 SF
<b>TOTAL A/C</b>	<b>3,552 SF</b>
GARAGE	572.0 SF
COVERED ENTRY	98.0 SF
COV. TERRACE	200.0 SF
<b>TOTAL GROSS</b>	<b>4,422 SF</b>
LOT COVERAGE	2,523 SF



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

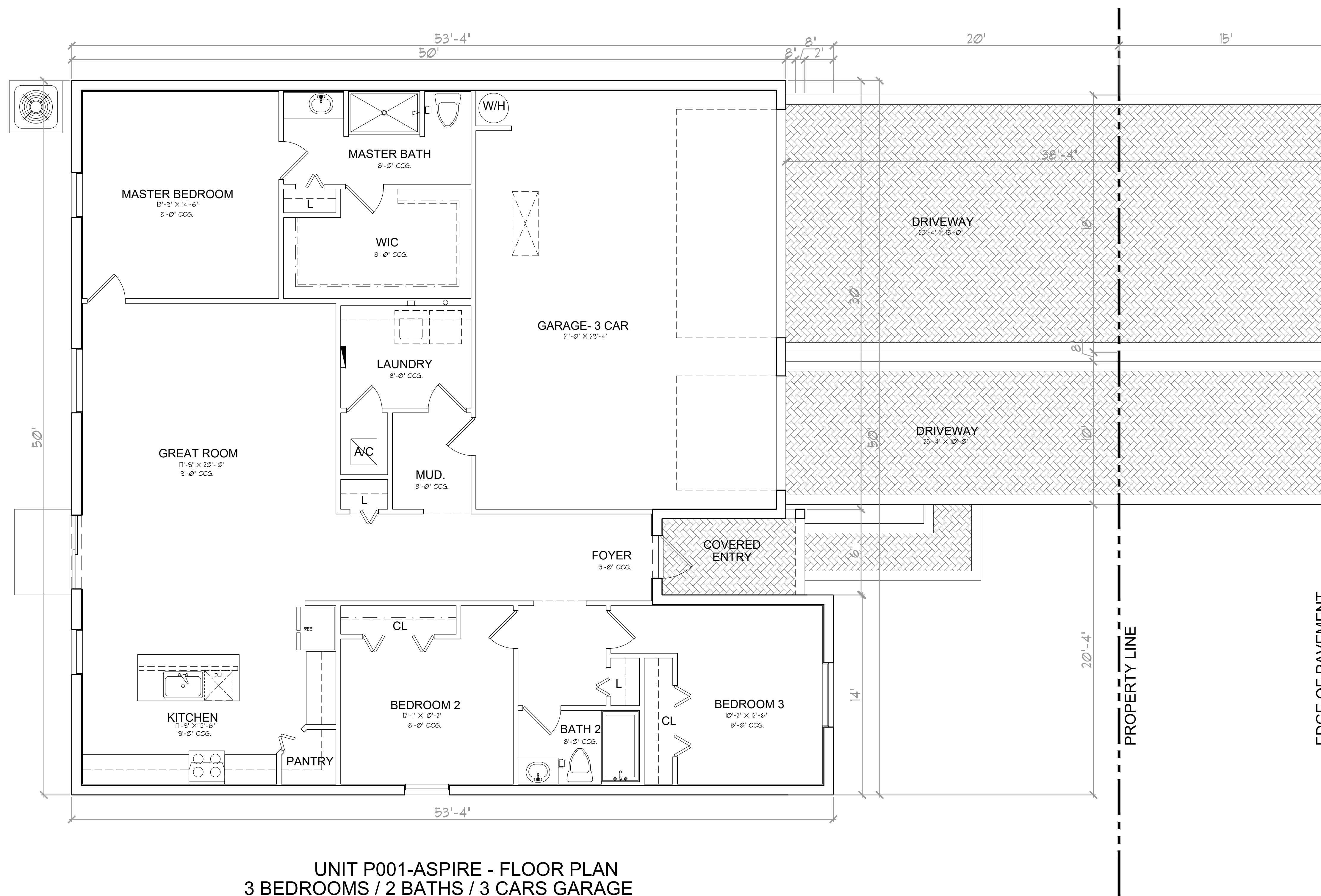
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**UNIT 3611 - SECOND FLOOR PLAN**  
**4 BEDROOMS / 4 BATHS / 3 CARS GARAGE**

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

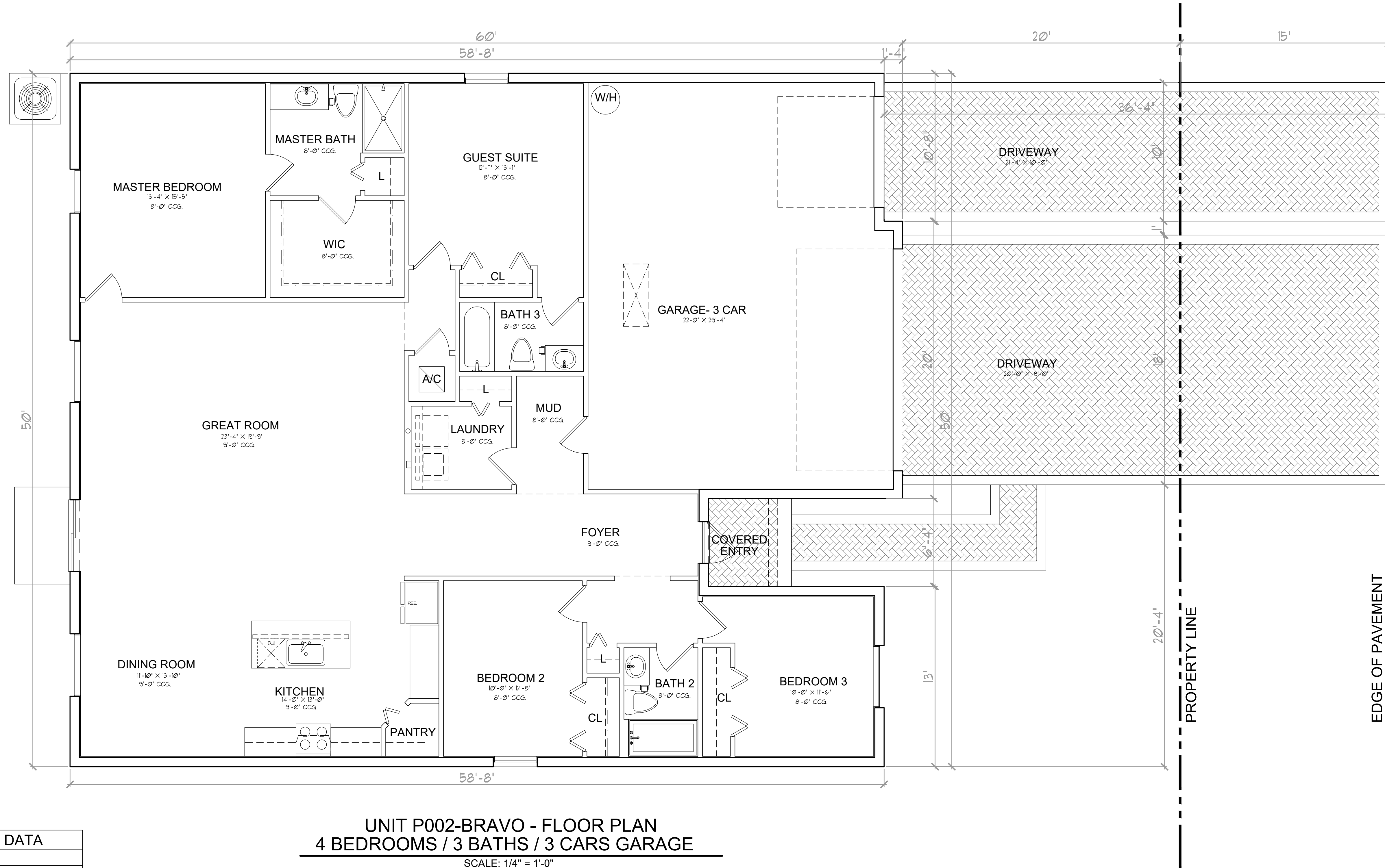
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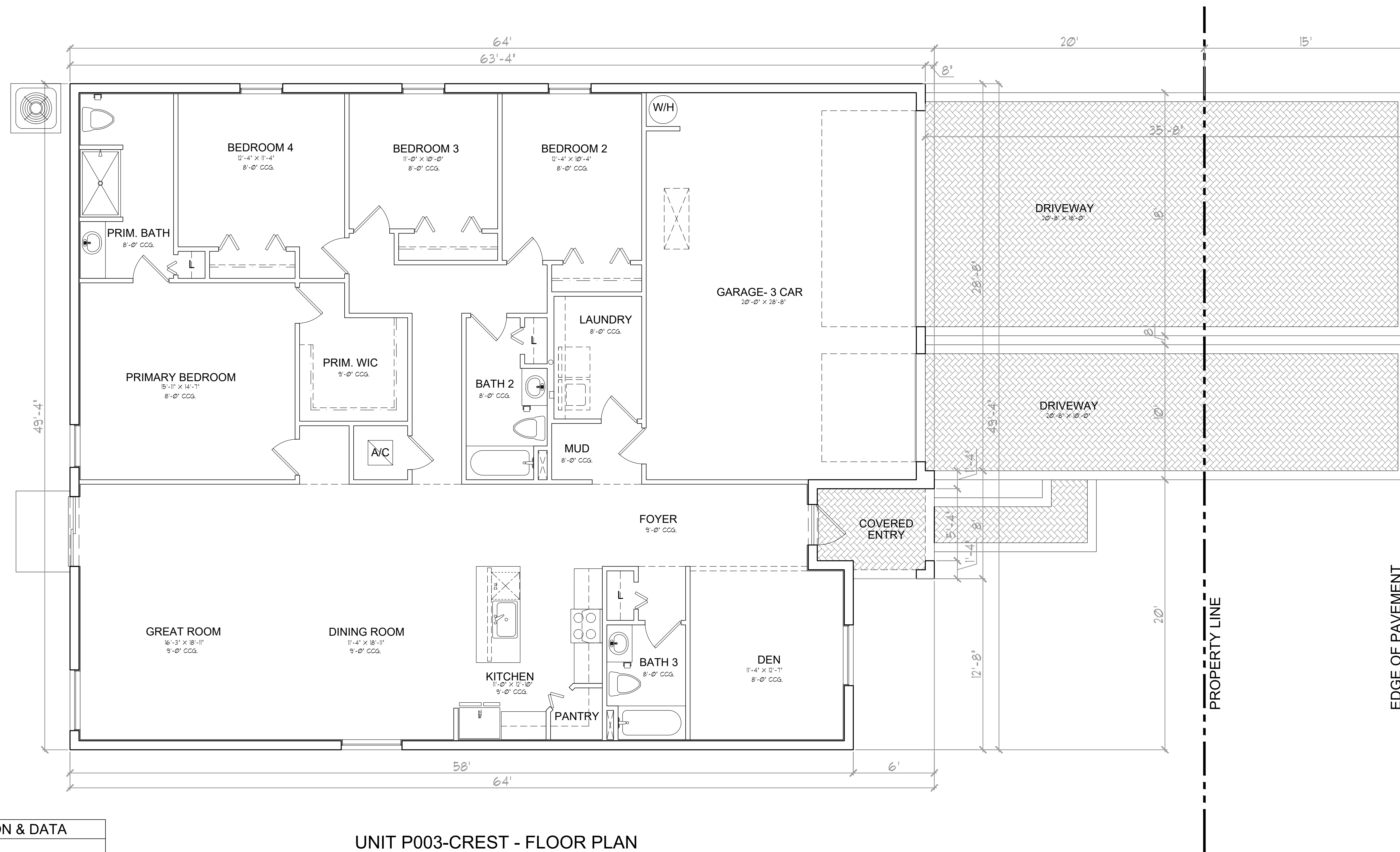


AREA CALCULATION & DATA	
TOTAL A/C	1,839 SF
GARAGE	652 SF
COVERED ENTRY	64 SF
<b>TOTAL GROSS</b>	<b>2,555 SF</b>
LOT COVERAGE	2,555 SF

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

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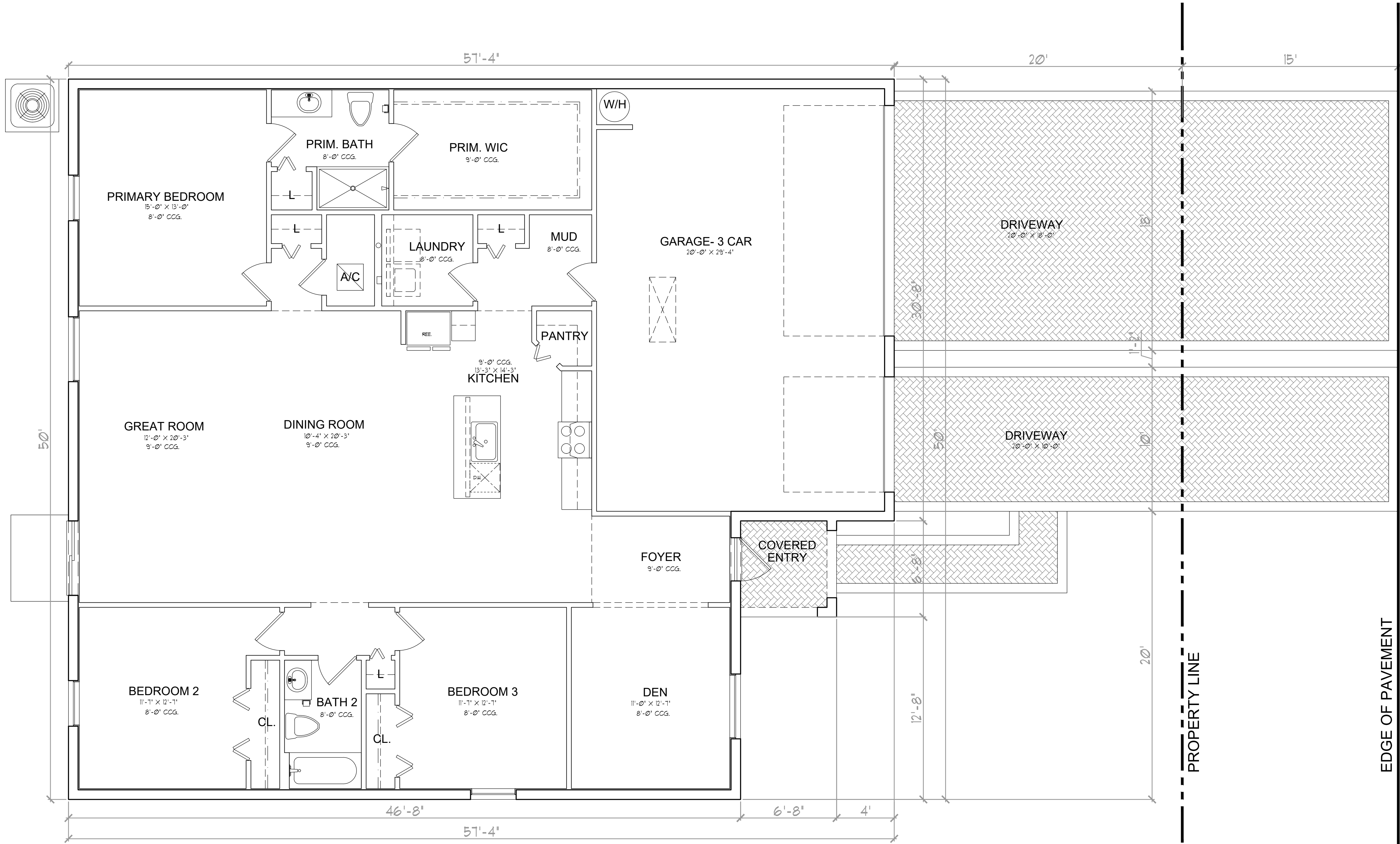




AREA CALCULATION & DATA	
TOTAL A/C	2,389 SF
GARAGE	606 SF
COVERED ENTRY	67 SF
<b>TOTAL GROSS</b>	<b>3,062 SF</b>
LOT COVERAGE	3,062 SF

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

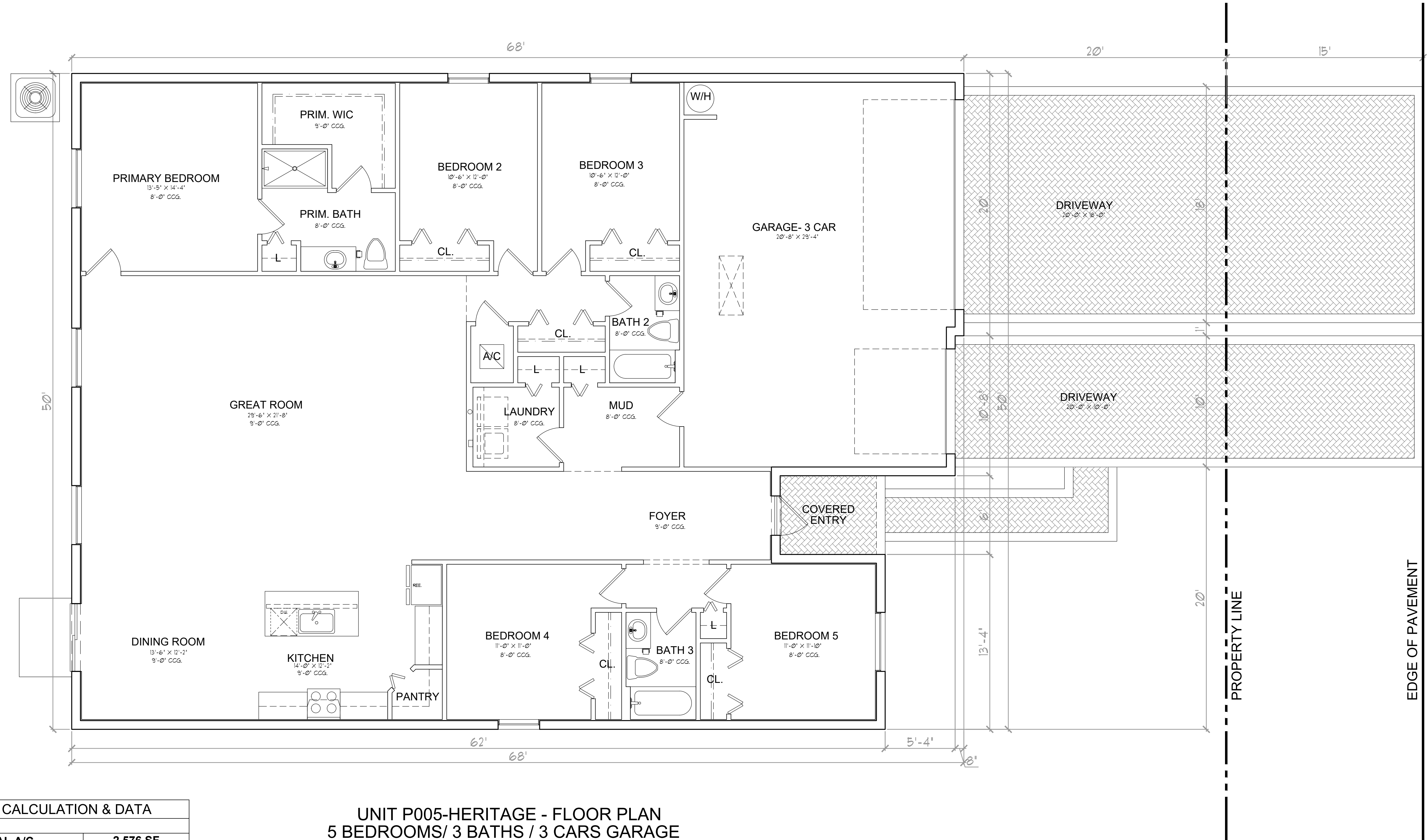
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AREA CALCULATION & DATA	
TOTAL A/C	2,029 SF
GARAGE	623 SF
COVERED ENTRY	54 SF
<b>TOTAL GROSS</b>	<b>2,706 SF</b>
LOT COVERAGE	2,706 SF

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

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

**UNIT P005-HERITAGE - FLOOR PLAN**  
**5 BEDROOMS/ 3 BATHS / 3 CARS GARAGE**

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







LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

Zoning District: EU-M Net Lot Area 10,915 s.f. 0.25 acres

	REQUIRED	PROVIDED
<b>LAWN AREA CALCULATION</b>		
A. <u>10,915</u> total s.f. of Net Lot Area		
B. Maximum lawn area (sod) permitted = <u>50</u> % x <u>10,915</u> s.f. =	5,458	3,650
<b>TREES</b>		
A. No. trees required per net lot acre		
Less existing number of trees meeting minimum requirements = <u>9</u> trees x net lot acres =	3	3
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.): _____ linear feet along street / 25 =	N/A	N/A
F. Total Trees Required	9	9
A + D + E = <u>9</u> Total Trees		
<b>SHRUBS</b>		
A. No. trees required x 10 = No. of shrubs allowed	90	90
B. No. shrubs allowed x 30% = No. of native shrubs required	27	63
	SEE LANDSCAPE	

LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

Zoning District: EU-M Net Lot Area 9,750 s.f. 0.2 acres

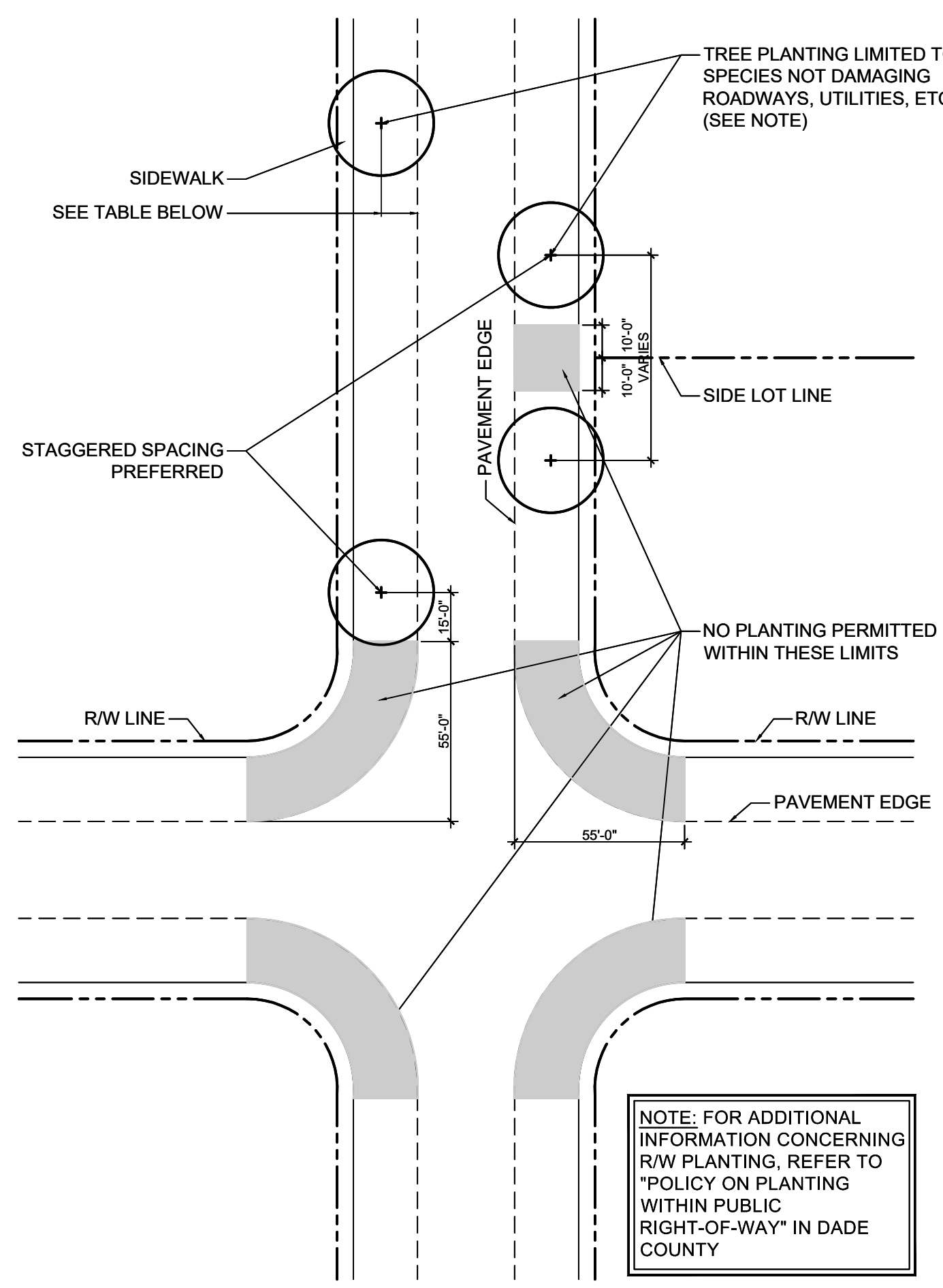
	REQUIRED	PROVIDED
<b>LAWN AREA CALCULATION</b>		
A. <u>9,750</u> total s.f. of Net Lot Area		
B. Maximum lawn area (sod) permitted = <u>50</u> % x <u>9,750</u> s.f. =	4,875	3,420
<b>TREES</b>		
A. No. trees required per net lot acre		
Less existing number of trees meeting minimum requirements = <u>2</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	1
E. Street trees located directly beneath power lines (maximum average spacing of 25' o.c.): _____ linear feet along street / 25 =	N/A	N/A
F. Total Trees Required	4	4
A + D + E = <u>4</u> Total Trees		
<b>SHRUBS</b>		
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**

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NATIVE	NOTES
<b>TREES</b>						
	BS	1	Bursera simaruba Gumbo Limbo	8' HT. X 4' SPR. 1.5" CAL.	Y	-
	TH	1	Tabebuia heterophylla Pink Tabebuia	10' HT. X 4' SPR. X 2" CAL.	N	-
<b>PALM TREES</b>						
	VM2	1	Veitchia montgomeryana 'Double' Montgomery Palm	10' O.A. HT. MIN.	N	-
	VM	1	Veitchia montgomeryana 'Single' Montgomery Palm	10' O.A. HT. MIN.	N	-
<b>SHRUBS</b>						
	CG	33	Clusia guttifer Small Leaf Clusia	24" HT. X 24" SPR. / 24" O.C.	Y	-
<b>SHRUB AREAS</b>						
	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	-
<b>GROUND COVERS</b>						
	FM	65	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 2244 INTERIOR**

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NATIVE	NOTES
<b>TREES</b>						
	BS	1	Bursera simaruba Gumbo Limbo	8' HT. X 4' SPR. 1.5" CAL.	Y	-
<b>PALM TREES</b>						
	VM2	1	Veitchia montgomeryana 'Double' Montgomery Palm	10' O.A. HT. MIN.	N	-
	VM	1	Veitchia montgomeryana 'Single' Montgomery Palm	10' O.A. HT. MIN.	N	-
<b>SHRUBS</b>						
	CG	21	Clusia guttifer Small Leaf Clusia	24" HT. X 24" SPR. / 24" O.C.	Y	-
<b>SHRUB AREAS</b>						
	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	-
<b>GROUND COVERS</b>						
	FM	55	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

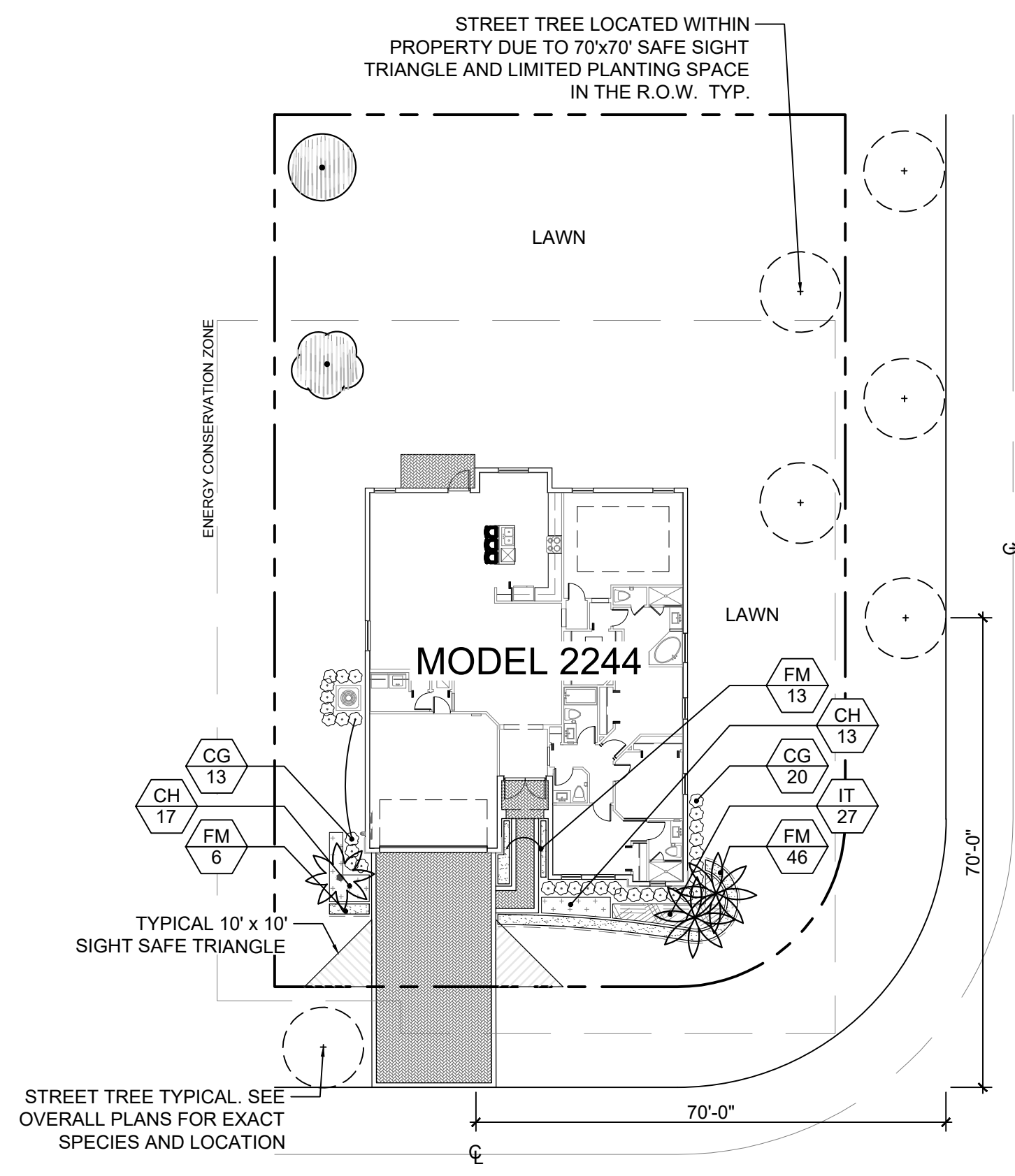


### Public R.O.W. Planting Setback

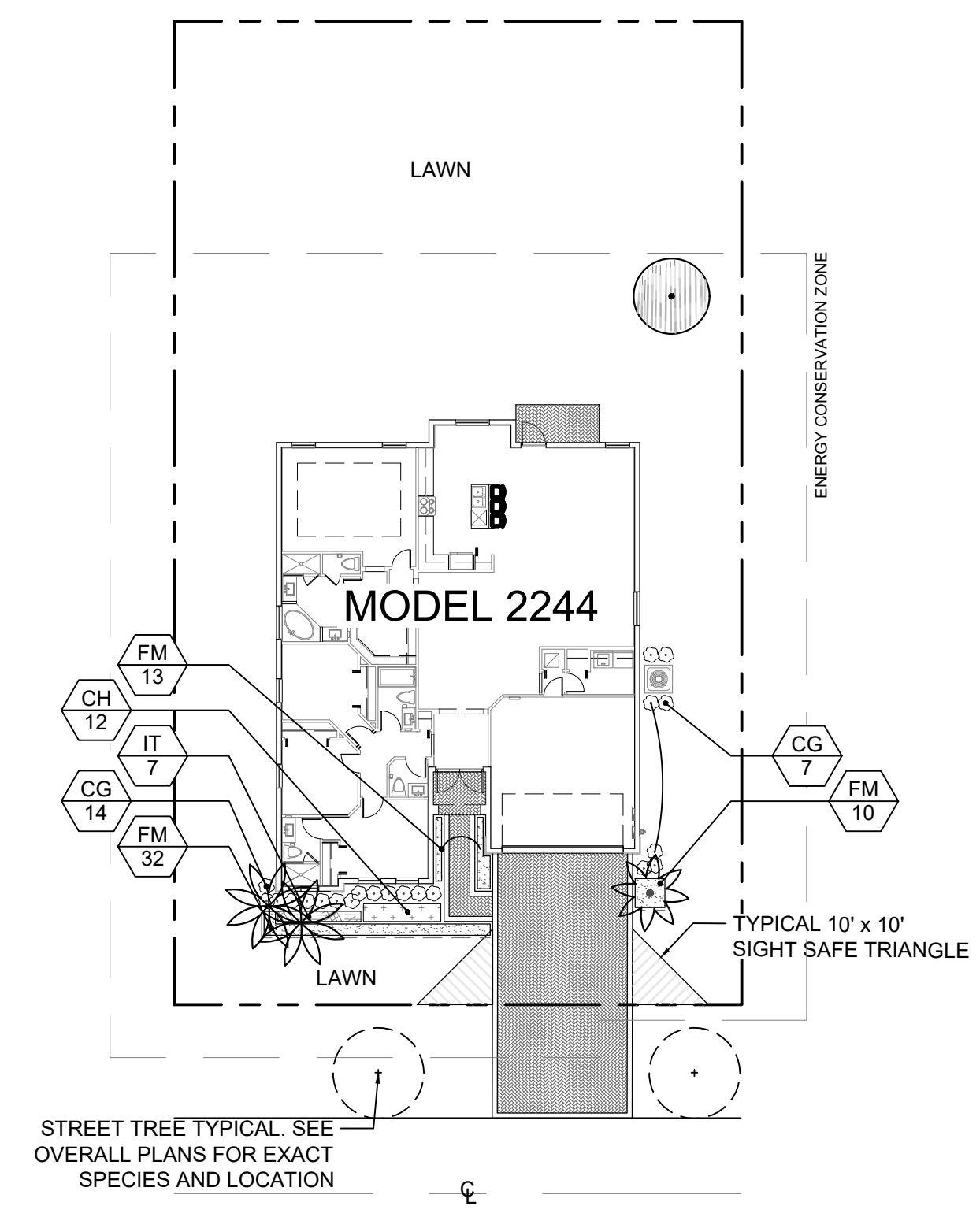
SCALE: 1" = 40'-0"

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 2244 LANDSCAPE PLAN

Scale: 1"=20'-0"

**WITKIN HULTS + PARTNERS**

INCORPORATED

300 South Biscayne Blvd., Suite 1000  
 Miami, FL 33133  
 Phone: 305.423.9888 | Fax: 305.423.9889  
 www.witkindesign.com

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**SW 296th ASSEMBLAGE**

MIAMI DADE COUNTY

TYPICAL MODEL 2244 LANDSCAPE PLAN

Project:

Revisions:	Date:	By:

Seal:

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

Drawing: Typical Model 2244  
 Landscape Plan  
 Date: 10/10/2024  
 Scale: See Left  
 Drawn by: LBC  
 Sheet No.:

**L-4**

Cad Id.: 2024-053



LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

Zoning District: EU-M Net Lot Area 10,915 s.f. 0.25 acres

	REQUIRED	PROVIDED
<b>LAWN AREA CALCULATION</b>		
A. <u>10,915</u> total s.f. of Net Lot Area		
B. Maximum lawn area (sod) permitted = <u>50</u> % x <u>10,915</u> s.f. =	<u>5,458</u>	<u>3,650</u>
<b>TREES</b>		
A. No. trees required per net lot acre Less existing number of trees meeting minimum requirements = <u>9</u> trees x net lot acres =	<u>3</u>	<u>3</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>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>        </u> linear feet along street / 25' =	<u>N/A</u>	<u>N/A</u>
F. Total Trees Required A + D + E = <u>9</u> Total Trees	<u>9</u>	<u>9</u>
<b>SHRUBS</b>		
A. No. trees required x 10 = No. of shrubs allowed	<u>90</u>	<u>90</u>
B. No. shrubs allowed x 30% = No. of native shrubs required	<u>27</u>	<u>69</u>
	SEE LANDSCAPE	

LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

Zoning District: EU-M Net Lot Area 9,750 s.f. 0.2 acres

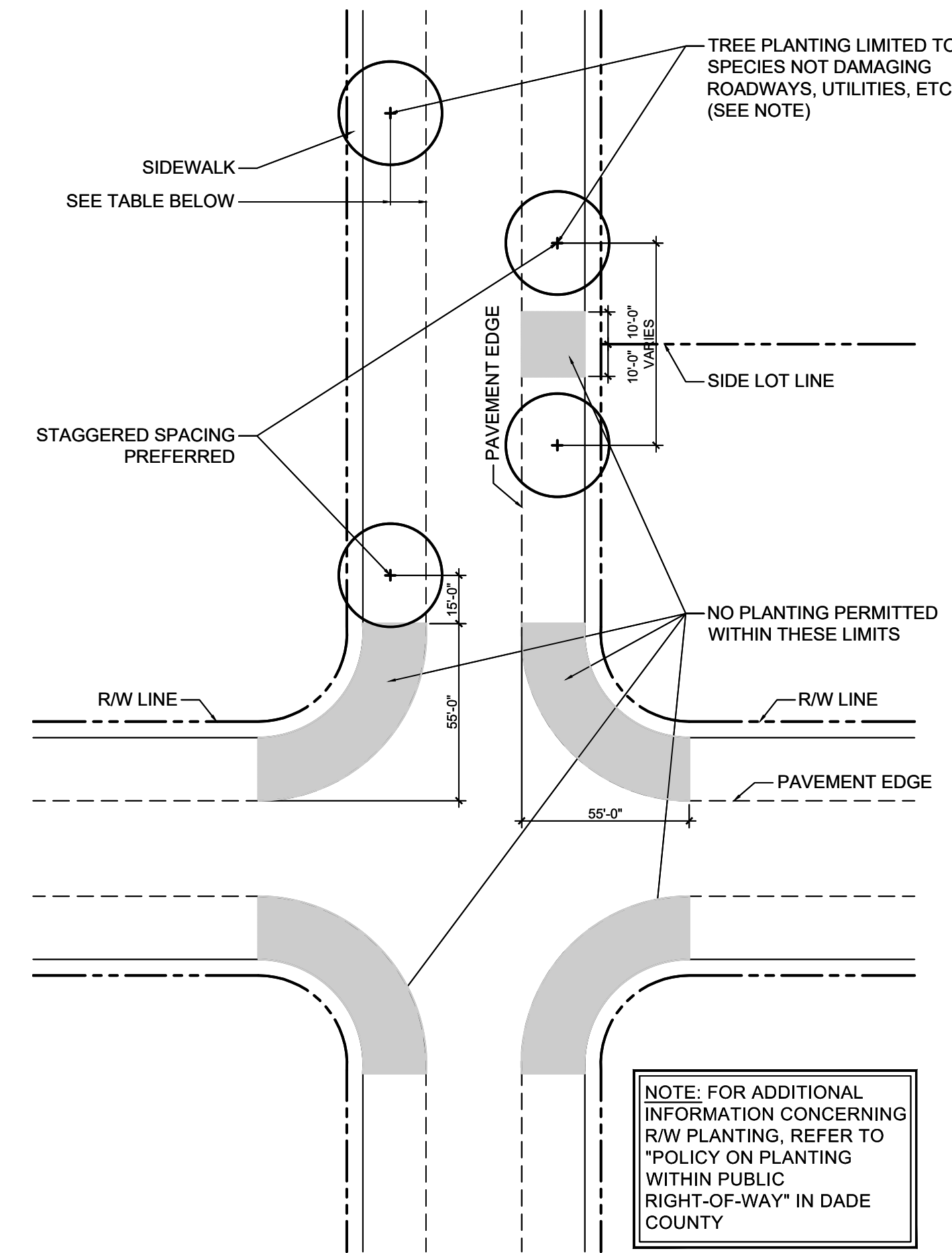
	REQUIRED	PROVIDED
<b>LAWN AREA CALCULATION</b>		
A. <u>9,750</u> total s.f. of Net Lot Area		
B. Maximum lawn area (sod) permitted = <u>50</u> % x <u>9,750</u> s.f. =	<u>4,875</u>	<u>3,420</u>
<b>TREES</b>		
A. No. trees required per net lot acre Less existing number of trees meeting minimum requirements = <u>9</u> trees x 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.): <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>        </u> 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>
<b>SHRUBS</b>		
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>33</u>
	SEE LANDSCAPE	

**PLANT SCHEDULE 2854 CORNER**

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NATIVE	NOTES
<b>TREES</b>						
	CES	1	Conocarpus erectus sericeus Silver Buttonwood	8' HT. X 4' SPR. 1.5" CAL.	Y	-
	TH	1	Tabebuia heterophylla Pink Tabebuia	10' HT. X 4' SPR. X 2" CAL.	N	-
<b>PALM TREES</b>						
	VM2	2	Veitchia montgomeryana 'Double' Montgomery Palm	10' O.A. HT. MIN.	N	-
<b>SHRUBS</b>						
	CG	50	Clusia guttifer Small Leaf Clusia	24" HT. X 24" SPR. / 24" O.C.	Y	-
<b>SHRUB AREAS</b>						
	CV	21	Codiaeum variegatum 'Golden Dust' Gold Dust Croton	18" HT. X 18" SPR. / 18" O.C.	N	-
	TF	19	Tripsacum floridanum Florida Fakahatchee Grass	24" HT. X 24" SPR. / 24" O.C.	Y	-
<b>GROUND COVERS</b>						
	FM	26	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 2854 INTERIOR**

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NATIVE	NOTES
<b>TREES</b>						
	CES	1	Conocarpus erectus sericeus Silver Buttonwood	8' HT. X 4' SPR. 1.5" CAL.	Y	-
<b>PALM TREES</b>						
	VM2	2	Veitchia montgomeryana 'Double' Montgomery Palm	10' O.A. HT. MIN.	N	-
<b>SHRUBS</b>						
	CG	23	Clusia guttifer Small Leaf Clusia	24" HT. X 24" SPR. / 24" O.C.	Y	-
<b>SHRUB AREAS</b>						
	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	-
<b>GROUND COVERS</b>						
	FM	34	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		

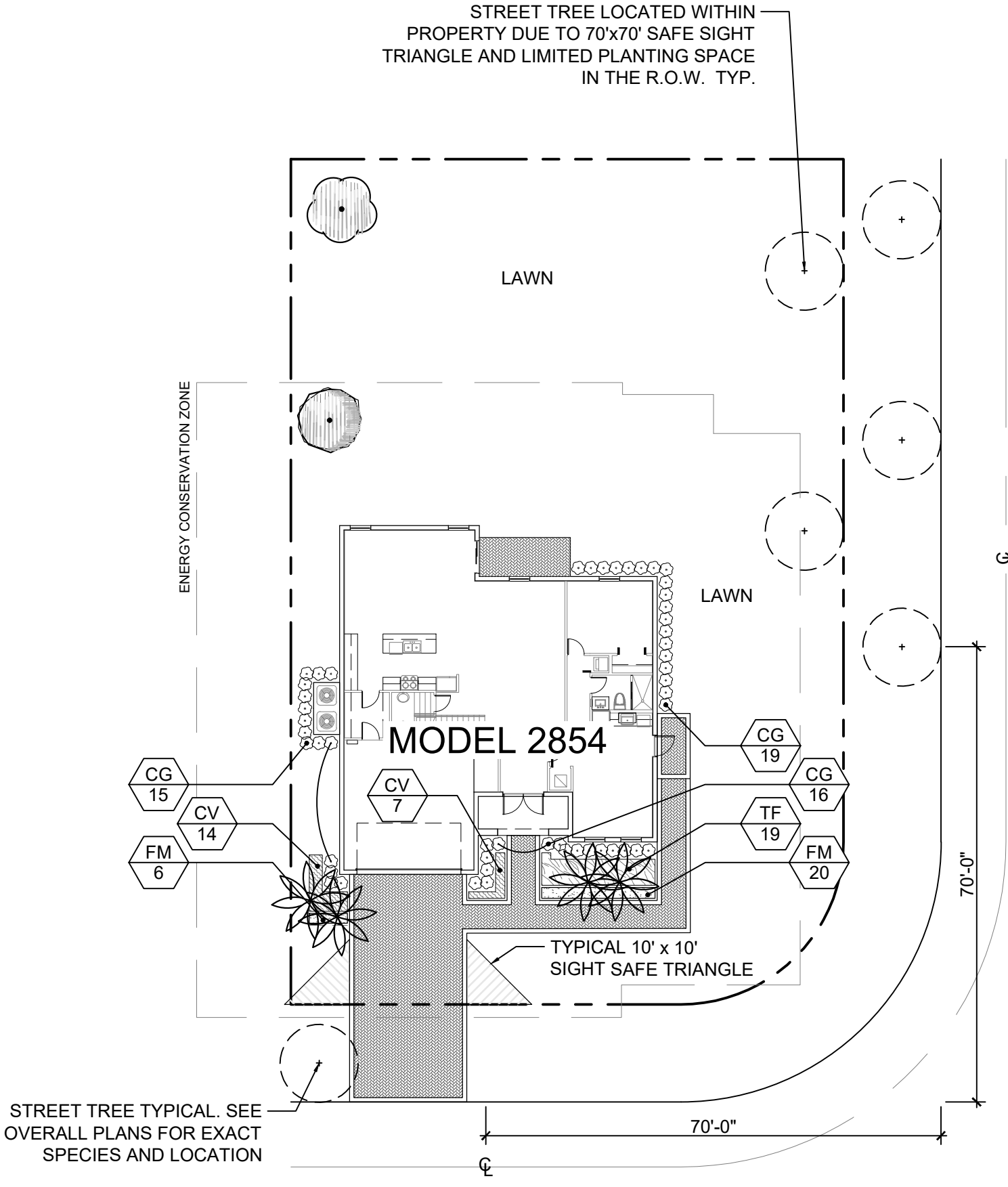


**Public R.O.W. Planting Setback**

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'

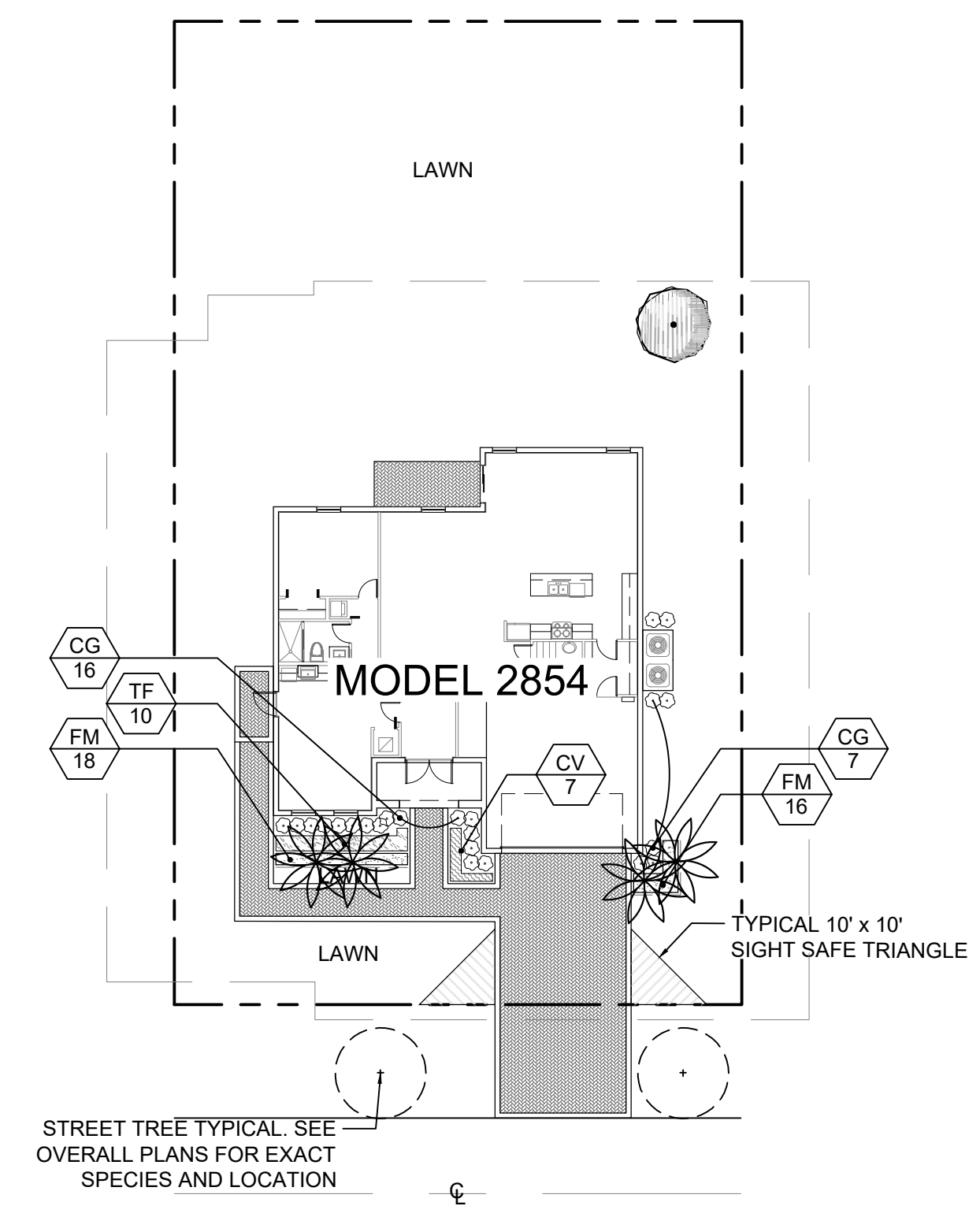
- LANDSCAPE NOTES:**
- NO TREES SHALL BE PLANTED ON TOP OR ADJACENT TO PROPOSED FRENCH DRAINS OR INLETS.
  - ALL LANDSCAPE INSIDE THE PROPERTY ADJACENT TO DRIVEWAYS SHALL COMPLY WITH THE 10' x 10' SAFE SIGHT-TRIANGLE, PER SE, 33-11 OF MIAMI-DADE COUNTY CODE.
  - SEE PUBLIC R.O.W. PLANTING SETBACK DETAILS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



**TYPICAL INTERIOR LOT**

**WITKIN HULTS + PARTNERS**  
Landscape Architecture  
301 South Bay Street, Suite 200  
Miami, FL 33131  
Phone: 305.375.9881 | Fax: 305.375.9889  
www.witkindesign.com

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**SW 296th ASSEMBLAGE**  
MIAMI DADE COUNTY  
TYPICAL MODEL 2854 LANDSCAPE PLAN

Revisions: \_\_\_\_\_ Date: \_\_\_\_\_ By: \_\_\_\_\_

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

Drawing: Typical Model 2854  
Landscape Plan  
Date: 10/10/2024  
Scale: See Left  
Drawn by: LBC  
Sheet No.: \_\_\_\_\_  
Cad Id.: 2024-053

LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

Zoning District: EU-M Net Lot Area 10,915 s.f. 0.25 acres

	REQUIRED	PROVIDED
<b>LAWN AREA CALCULATION</b>		
A. <u>10,915</u> total s.f. of Net Lot Area		
B. Maximum lawn area (sod) permitted = <u>50</u> % x <u>10,915</u> s.f. =	5,458	3,650
<b>TREES</b>		
A. No. trees required per net lot acre		
Less existing number of trees meeting minimum requirements		
= <u>9</u> trees x net lot acres =	3	3
B. % Palms Allowed: No. trees required x 30% =	1	1
C. % Natives Required: No. trees provided x 30% =	1	2
D. Street trees (maximum average spacing of 35' o.c.):		
<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	9	9
A + D + E = <u>9</u> Total Trees		
<b>SHRUBS</b>		
A. No. trees required x 10 = No. of shrubs allowed	90	90
B. No. shrubs allowed x 30% = No. of native shrubs required	27	74

SEE LANDSCAPE

LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

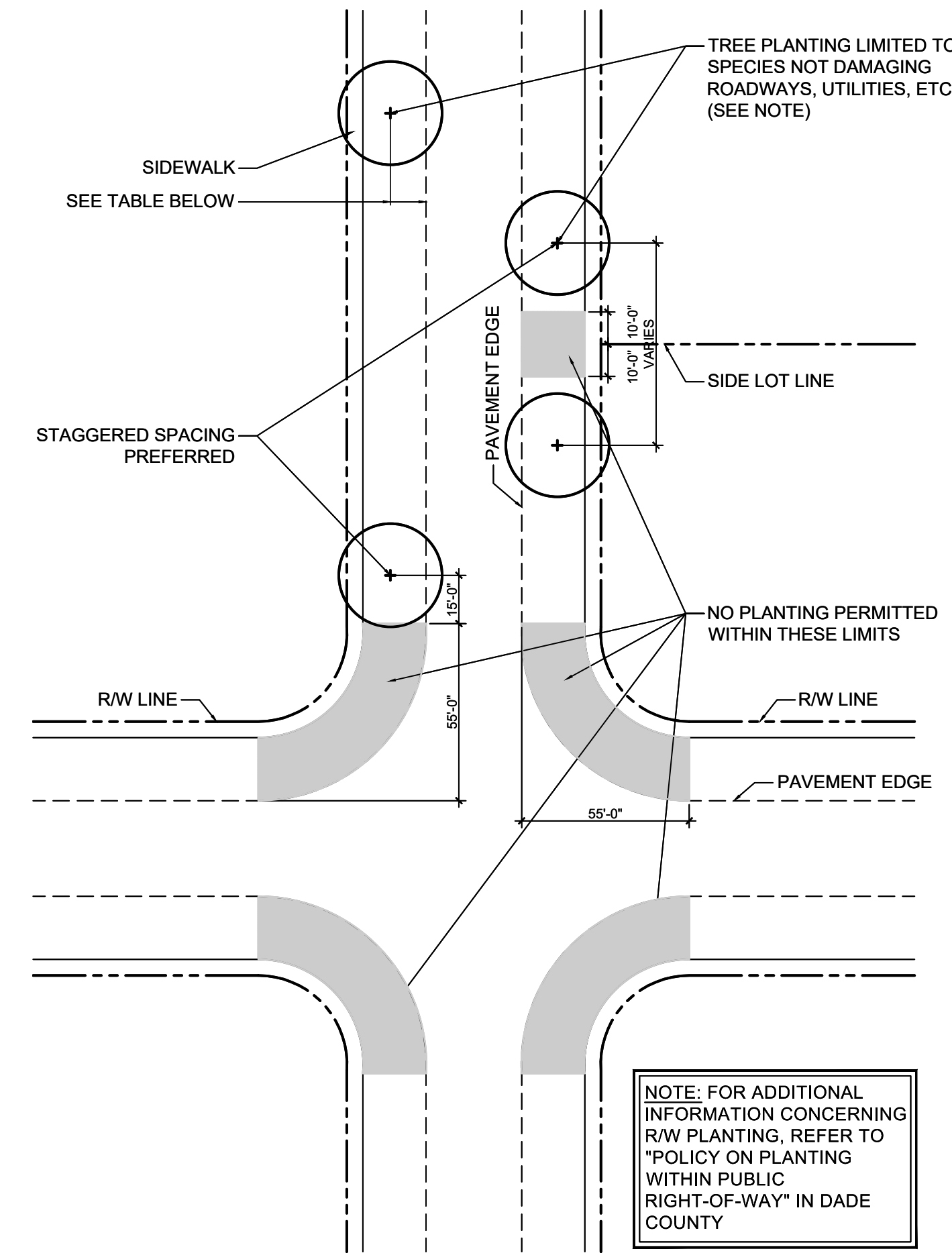
Zoning District: EU-M Net Lot Area 9,750 s.f. 0.2 acres

	REQUIRED	PROVIDED
<b>LAWN AREA CALCULATION</b>		
A. <u>9,750</u> total s.f. of Net Lot Area		
B. Maximum lawn area (sod) permitted = <u>50</u> % x <u>9,750</u> s.f. =	4,875	3,420
<b>TREES</b>		
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		
<b>SHRUBS</b>		
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 CORNER**

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NATIVE	NOTES
<b>TREES</b>						
	CO	1	Chrysophyllum oliviforme Satinleaf	8' HT. X 4' SPR. 1.5" CAL.	Y	-
	CE	1	Conocarpus erectus Green Buttonwood	8' HT. X 4' SPR. 1.5" CAL.	Y	-
<b>PALM TREES</b>						
	VM2	1	Veitchia montgomeryana 'Double' Montgomery Palm	10' O.A. HT. MIN.	N	-
	VM	1	Veitchia montgomeryana 'Single' Montgomery Palm	10' O.A. HT. MIN.	N	-
<b>SHRUBS</b>						
	CE2	34	Conocarpus erectus Green Buttonwood	24" HT. X 24" SPR. / 24" O.C.	Y	
<b>SHRUB AREAS</b>						
	HP	40	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	-
<b>GROUND COVERS</b>						
	FM	65	Ficus microcarpa Green Island ficus	15" HT. X 15" SPR. / 15" O.C.	N	-
	As Required		Stenotaphrum secundatum 'Florant' ST. AUGUSTINE GRASS	SOLID EVEN SOD		



**Public R.O.W. Planting Setback**

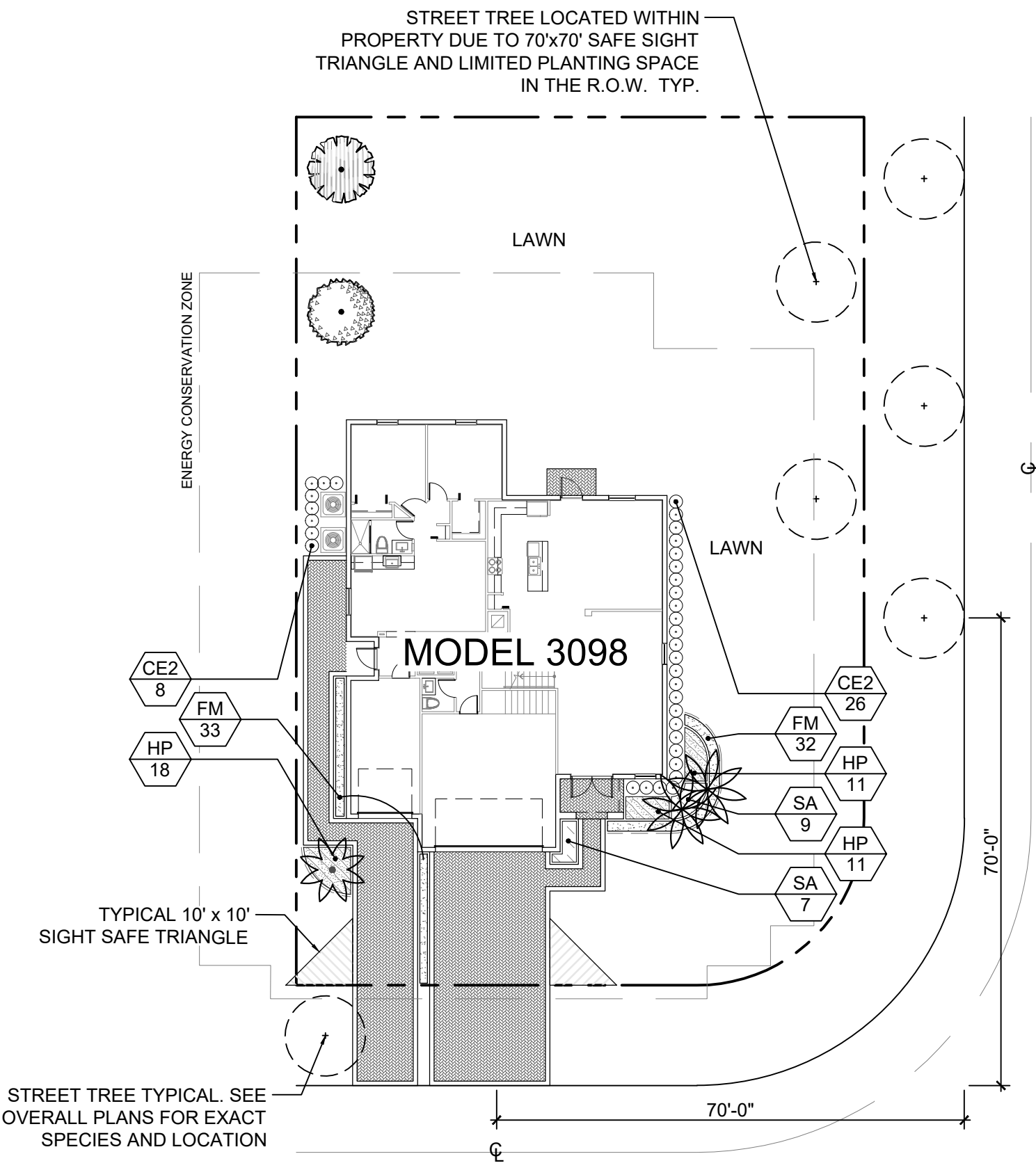
SCALE: 1" = 40'-0"

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 3098 INTERIOR**

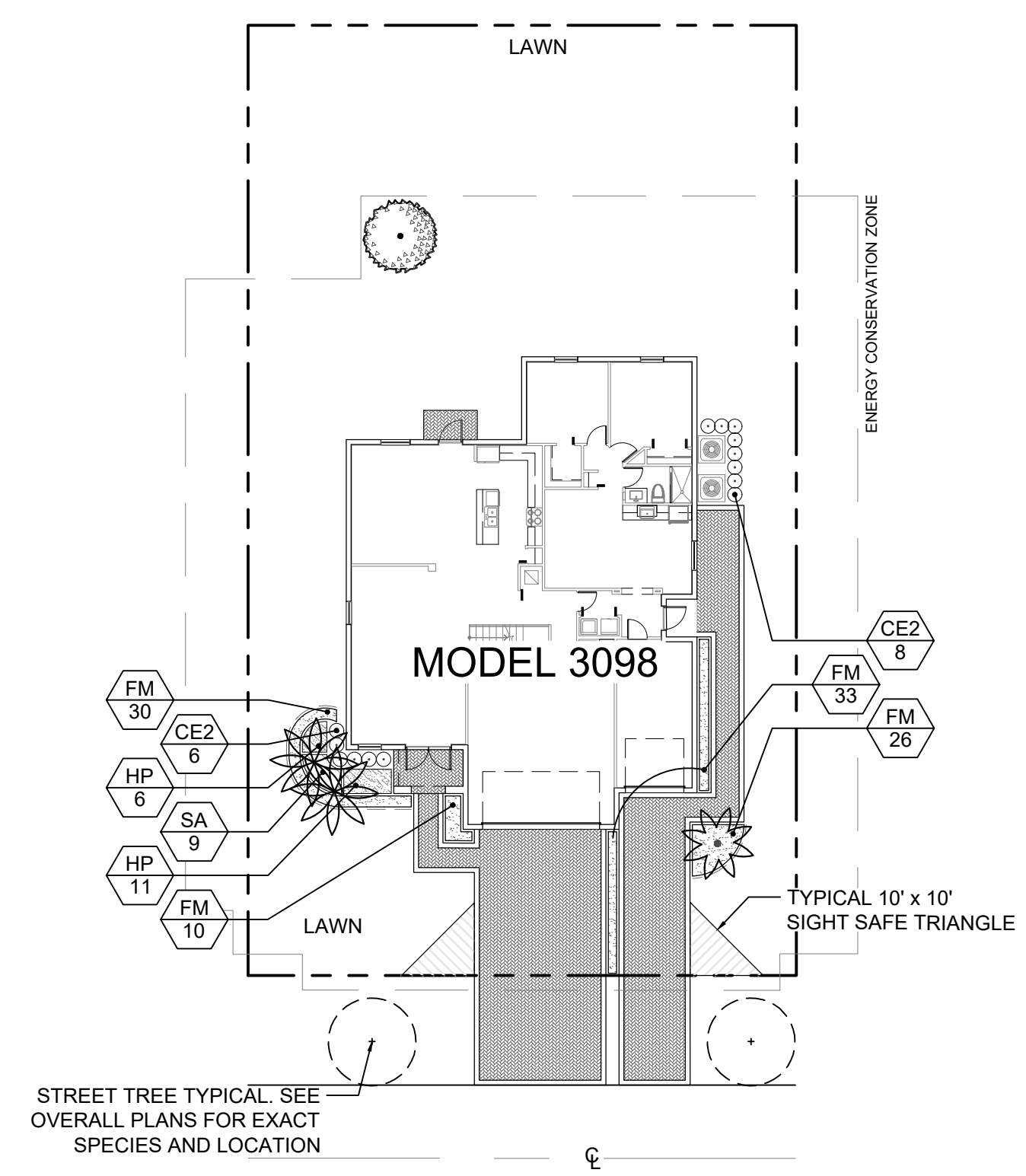
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NATIVE	NOTES
<b>TREES</b>						
	CO	1	Chrysophyllum oliviforme Satinleaf	8' HT. X 4' SPR. 1.5" CAL.	Y	-
<b>PALM TREES</b>						
	VM2	1	Veitchia montgomeryana 'Double' Montgomery Palm	10' O.A. HT. MIN.	N	-
	VM	1	Veitchia montgomeryana 'Single' Montgomery Palm	10' O.A. HT. MIN.	N	-
<b>SHRUBS</b>						
	CE2	14	Conocarpus erectus Green Buttonwood	24" HT. X 24" SPR. / 24" O.C.	Y	
<b>SHRUB AREAS</b>						
	HP	17	Hamelia patens Firebush	18" HT. X 18" SPR. / 18" O.C.	Y	-
	SA	9	Schefflera arboricola 'Trinette' Variegated Schefflera	18" HT. X 18" SPR. / 18" O.C.	N	-
<b>GROUND COVERS</b>						
	FM	99	Ficus microcarpa Green Island ficus	15" HT. X 15" SPR. / 15" O.C.	N	-
	As Required		Stenotaphrum secundatum 'Florant' ST. AUGUSTINE GRASS	SOLID EVEN SOD		



**TYPICAL CORNER LOT**

**TYPICAL MODEL 3098 LANDSCAPE PLAN**

Scale: 1"=20'-0"



**TYPICAL INTERIOR LOT**

**WITKIN HULTS + PARTNERS**  
 Landscape Architecture  
 301 South Biscayne Blvd., Suite 1000  
 Miami, FL 33133  
 Phone: 305.454.9289 Fax: 305.454.9289  
 www.witkindesign.com

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**SW 296th ASSEMBLAGE**  
 MIAMI DADE COUNTY  
 TYPICAL MODEL 3098 LANDSCAPE PLAN

Revisions: \_\_\_\_\_ Date: \_\_\_\_\_ By: \_\_\_\_\_

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

Drawing: Typical Model 3098  
 Landscape Plan  
 Date: 10/10/2024  
 Scale: See Left  
 Drawn by: LBC  
 Sheet No.: \_\_\_\_\_  
 Cad Id.: 2024-053













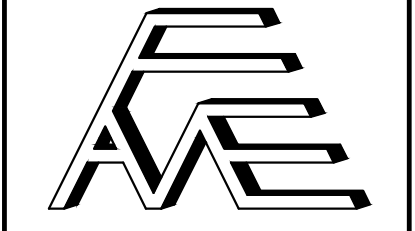
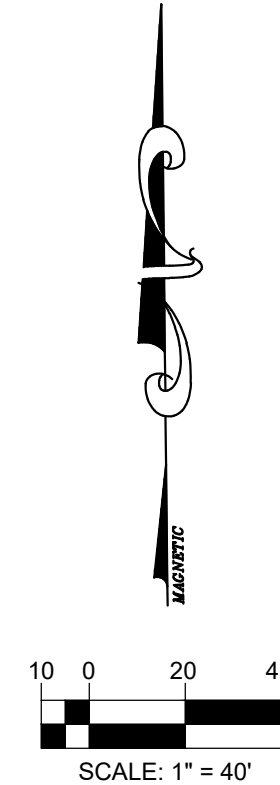
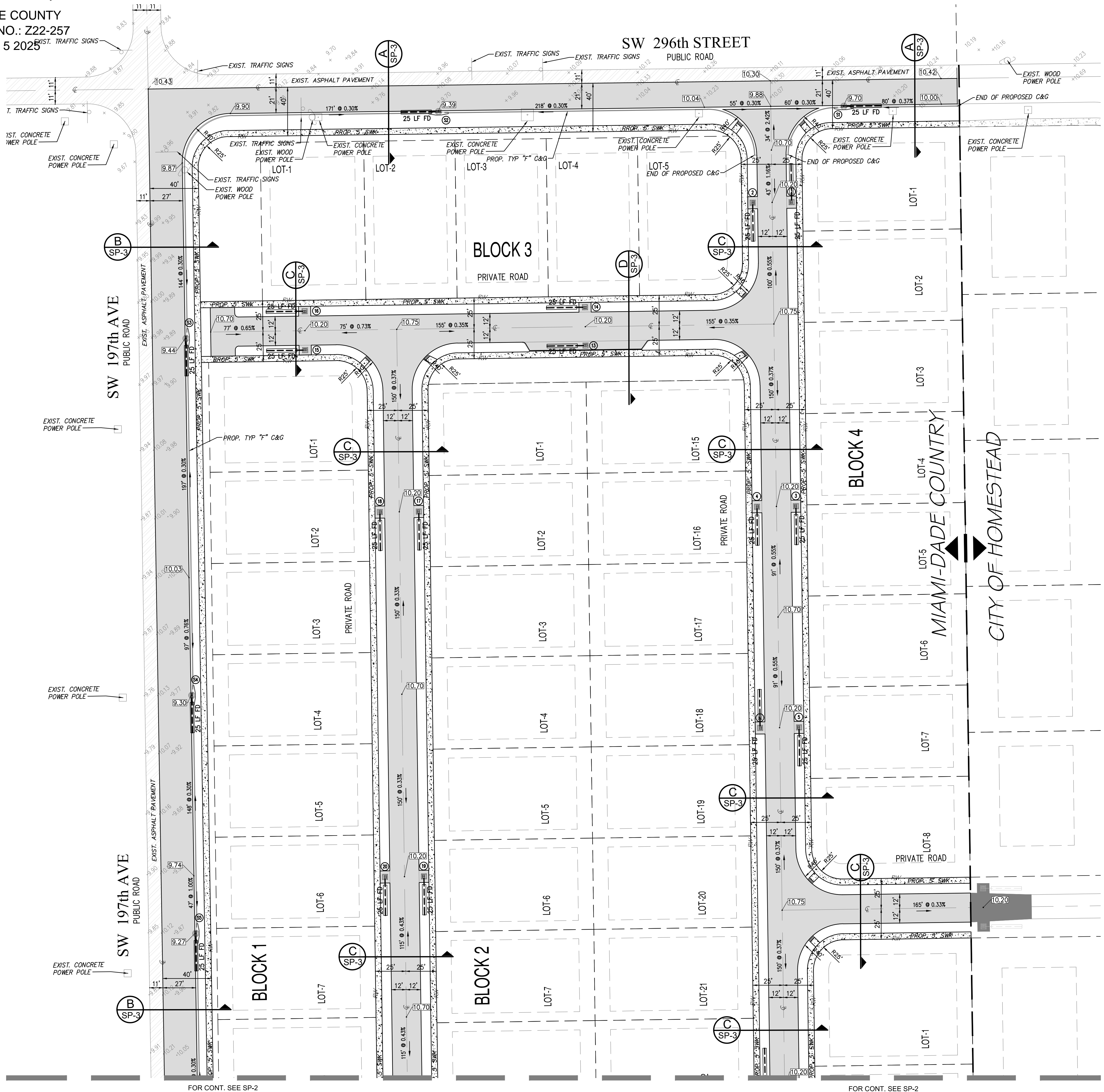






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PROCESS NO.: Z22-257  
DATE: MAR 5 2025  
BY: ISA



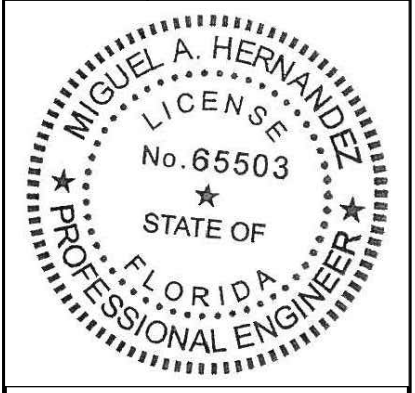
FORD ENGINEERS, INC.  
1950 N.W. 94th AVENUE, 2nd FLOOR  
MIAMI, FLORIDA 33172  
PH. (305) 477-8472  
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RECORD OF REVISION

No.	DATE	DESCRIPTION

**SW 296TH ST ASSEMBLAGE**  
TYPE OF PROJECT: PAVING AND DRAINAGE PLANS  
CLIENT: LENNAR HOMES INC.  
CLIENT ADDRESS: 5858 BLUE ASSOCIATES, 8th FLOOR MIAMI, FL 33156  
PROJ. LOC.: MIAMI-DADE COUNTY, FLORIDA



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CERT. OF AUTHORIZATION No. 6921  
SCALE: 1"=40'  
DESIGNED BY: MF  
DRAWN BY: MF  
CHECKED BY: M. HERNANDEZ  
SET #: SEE LABELS  
DATE: 02/26/2025  
PROJECT No: 24-0040

SHEET:  
**SP-1**  
2 OF 11

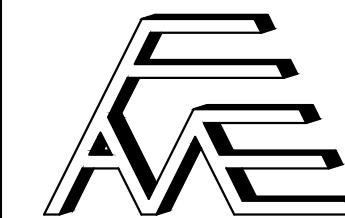
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FOR CONT. SEE SP-2

FOR CONT. SEE SP-2

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PROCESS NO.: Z22-257  
DATE: MAR 5 2025  
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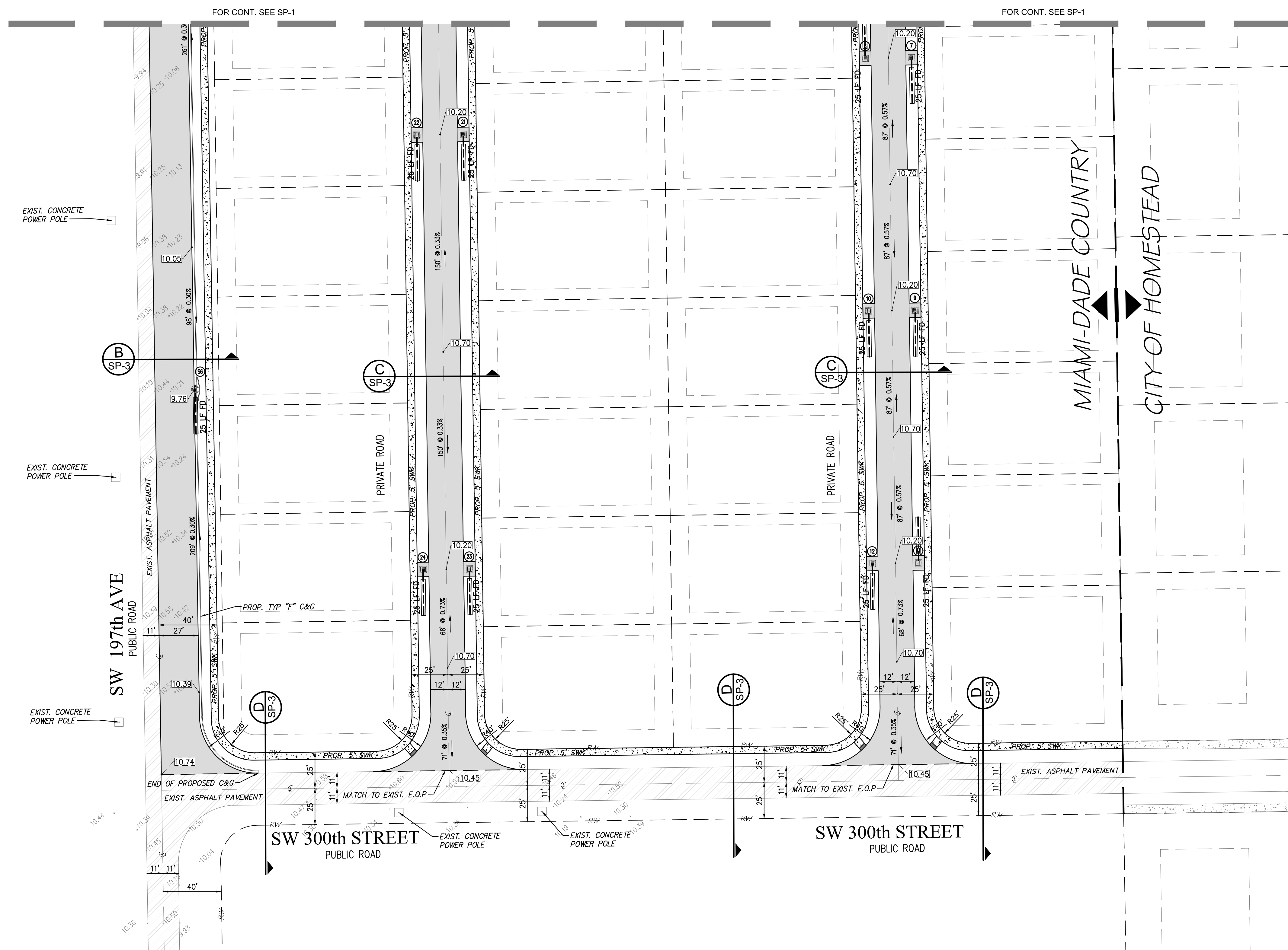
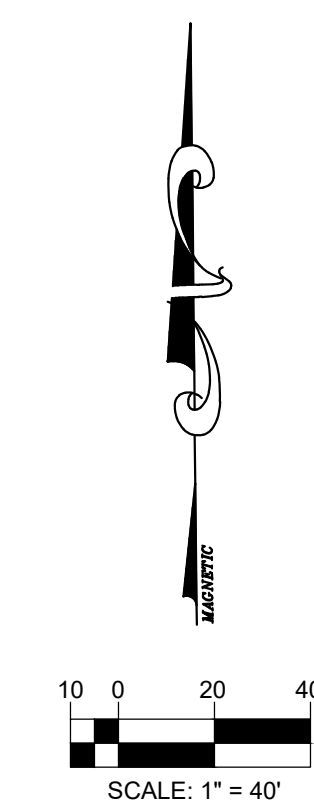


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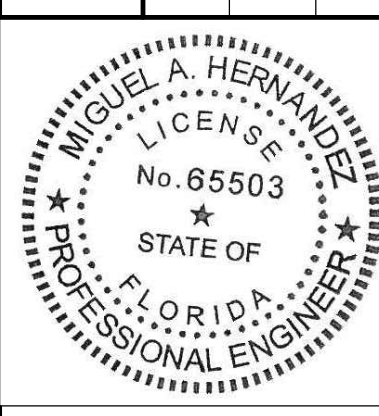
RECORD OF REVISION

No.	DATE	DESCRIPTION



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**SW 296TH ST ASSEMBLAGE**  
 TYPE OF PROJECT: **PAVING AND DRAINAGE PLANS**  
 CLIENT: **LENNAR HOMES INC.**  
 CLIENT ADDRESS: 5555 BLUE LAGOON DRIVE, 5th FLOOR MIAMI, FL 33126  
 PROJ. LOC: MIAMI-DADE COUNTY, FLORIDA

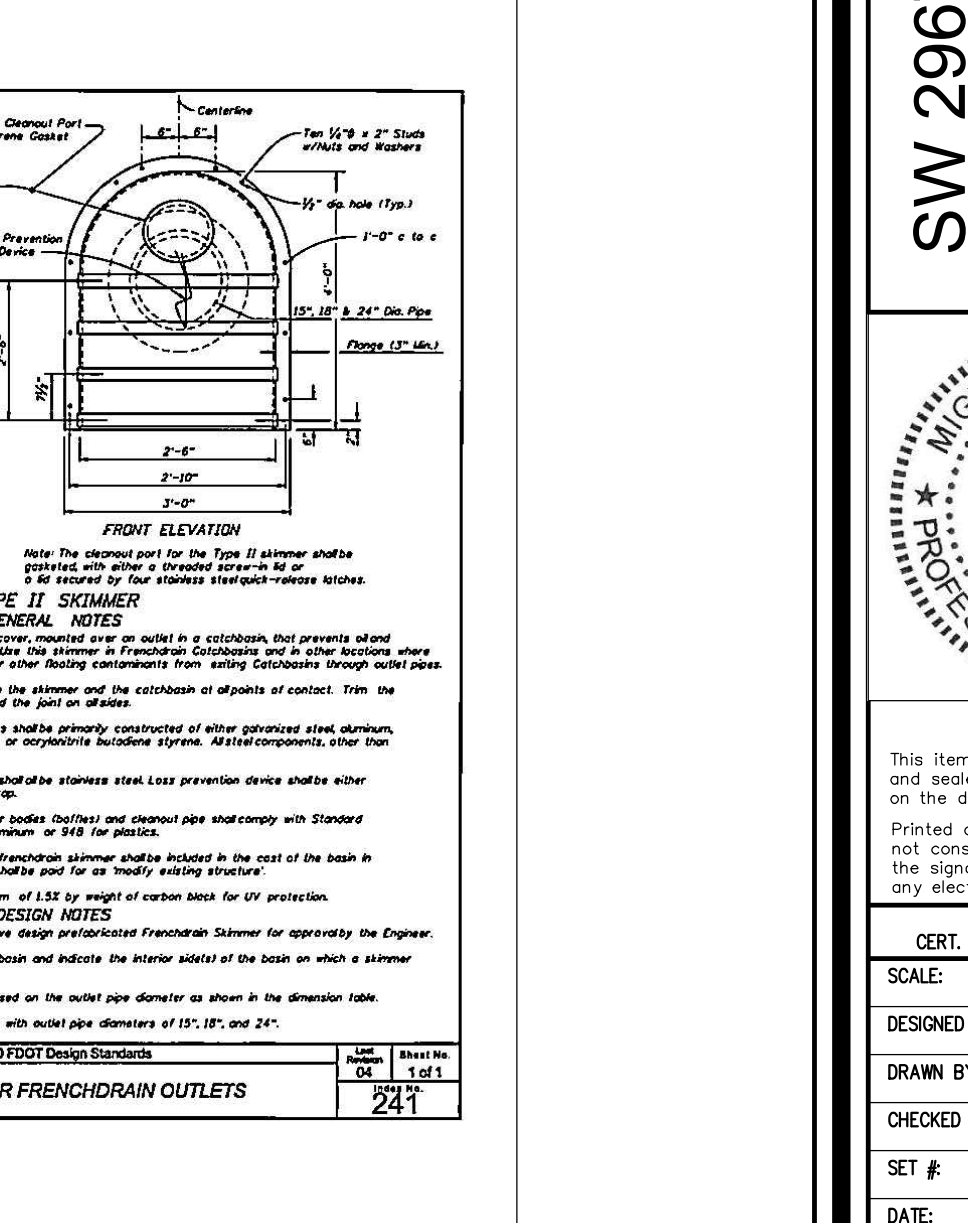
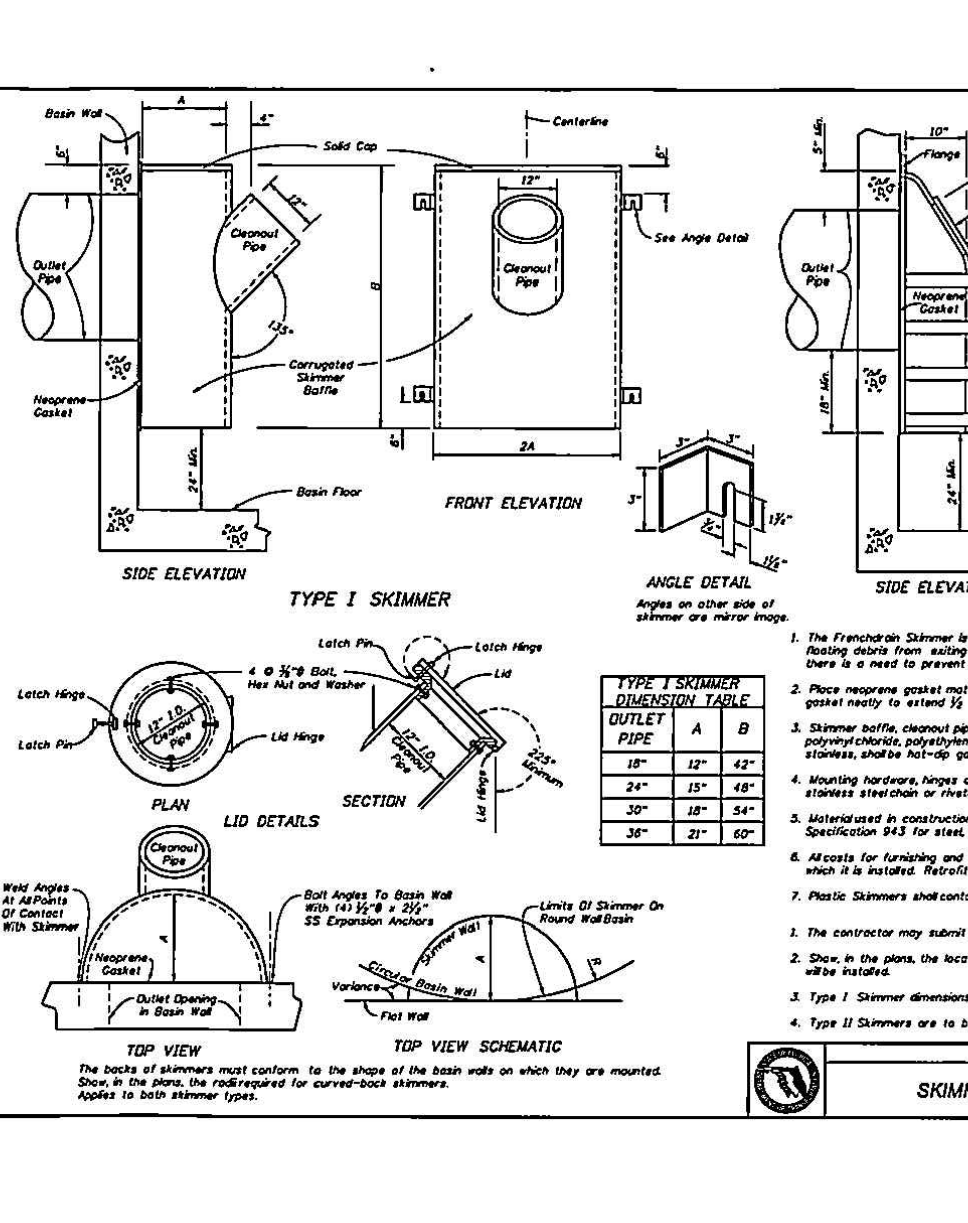
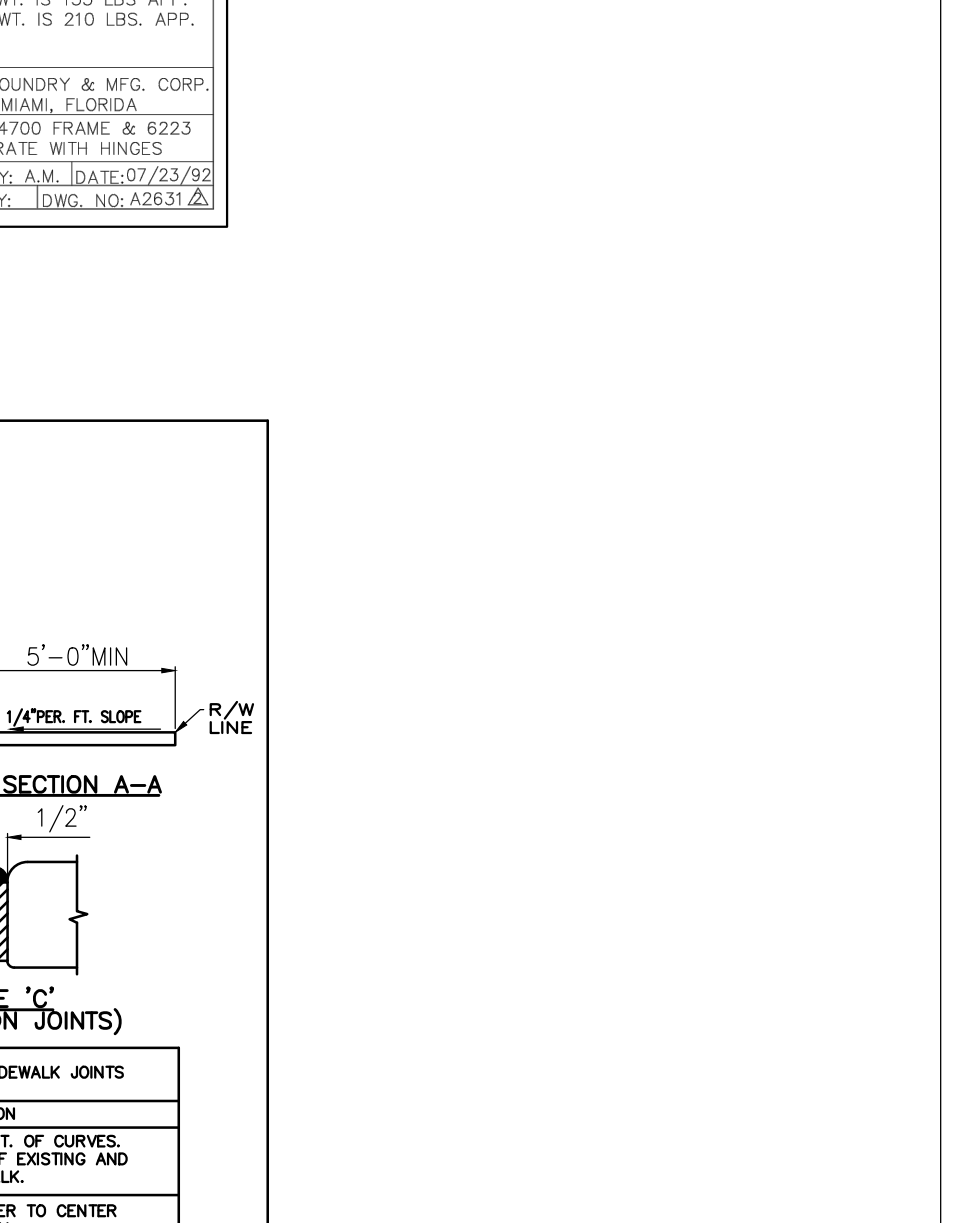
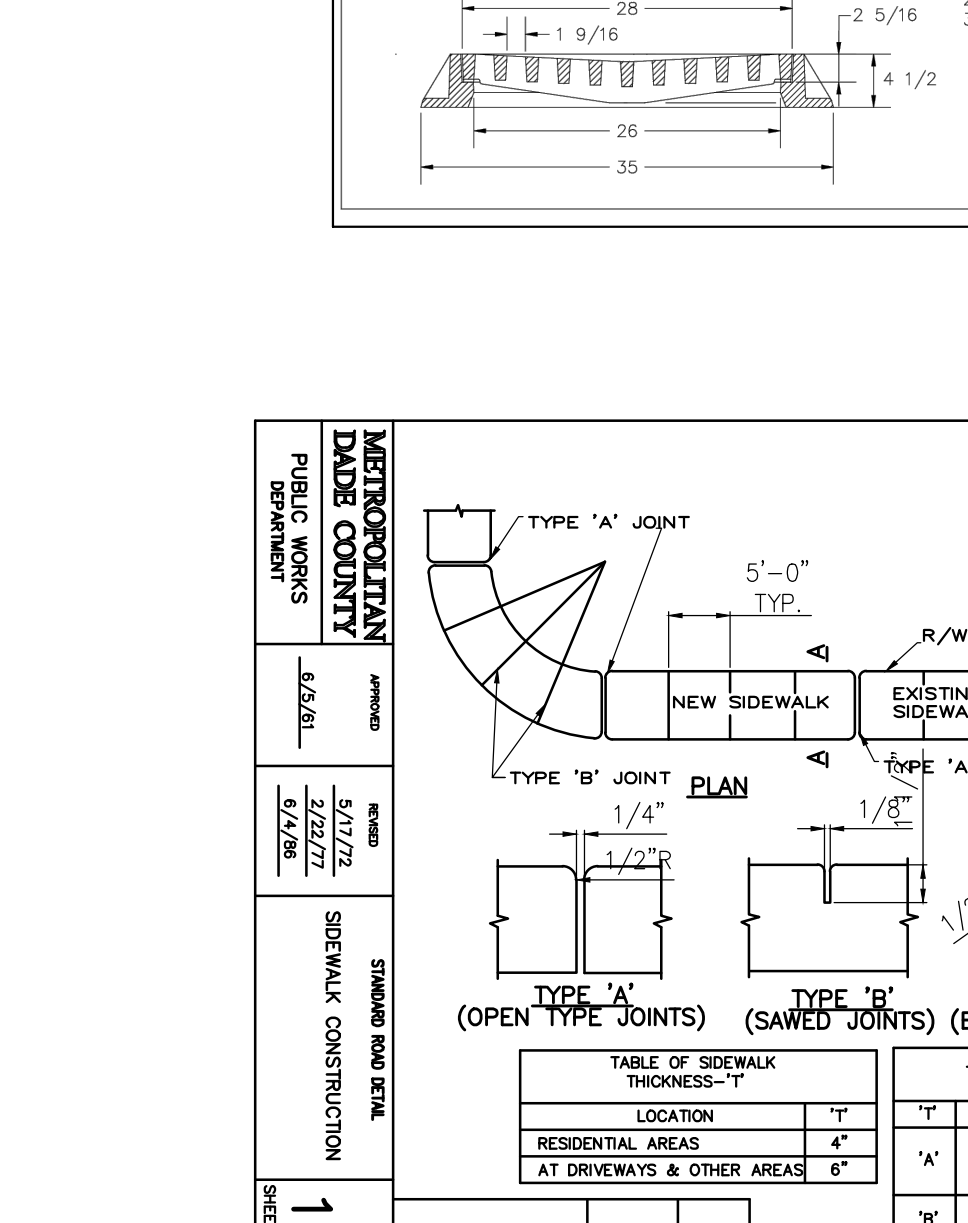
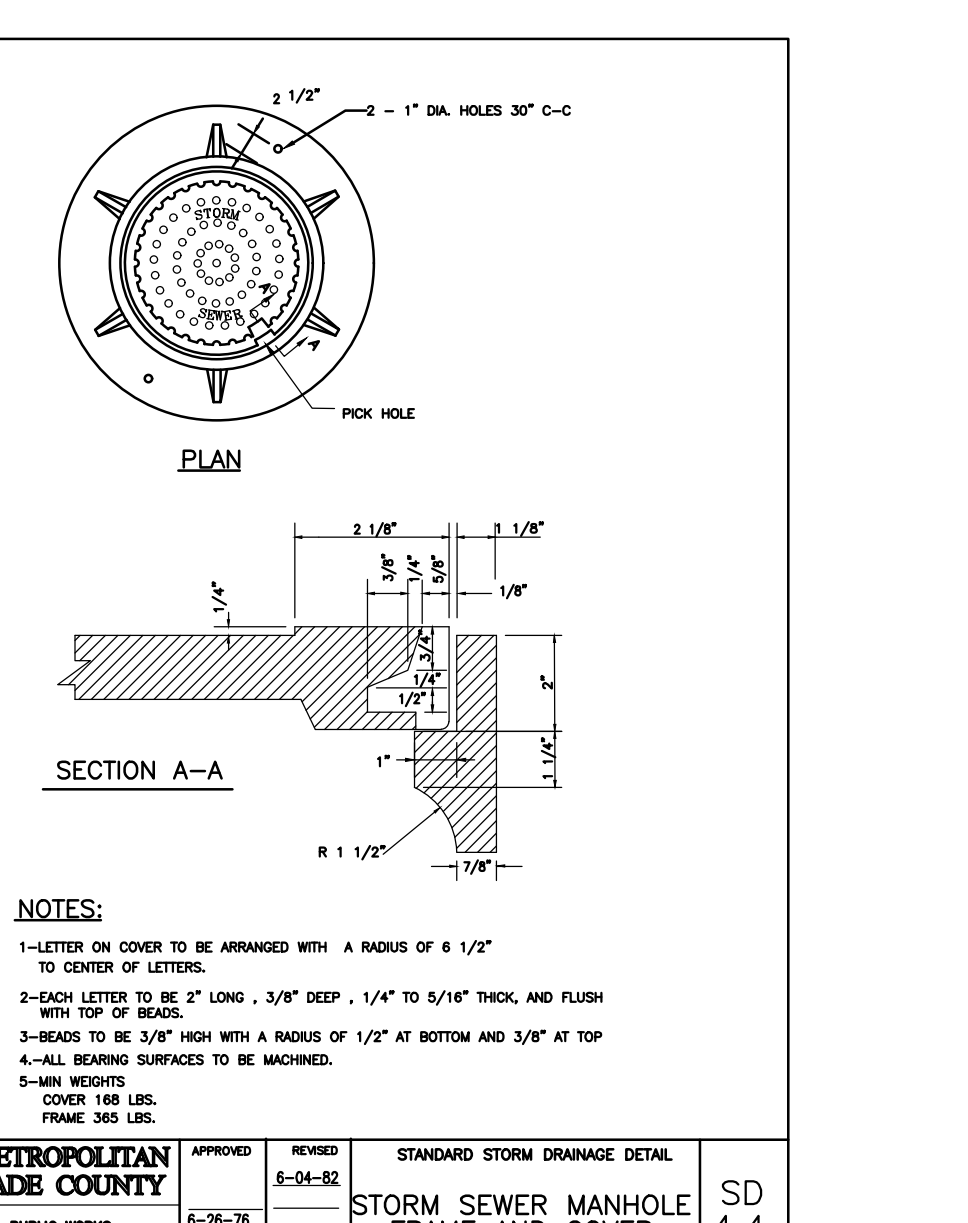
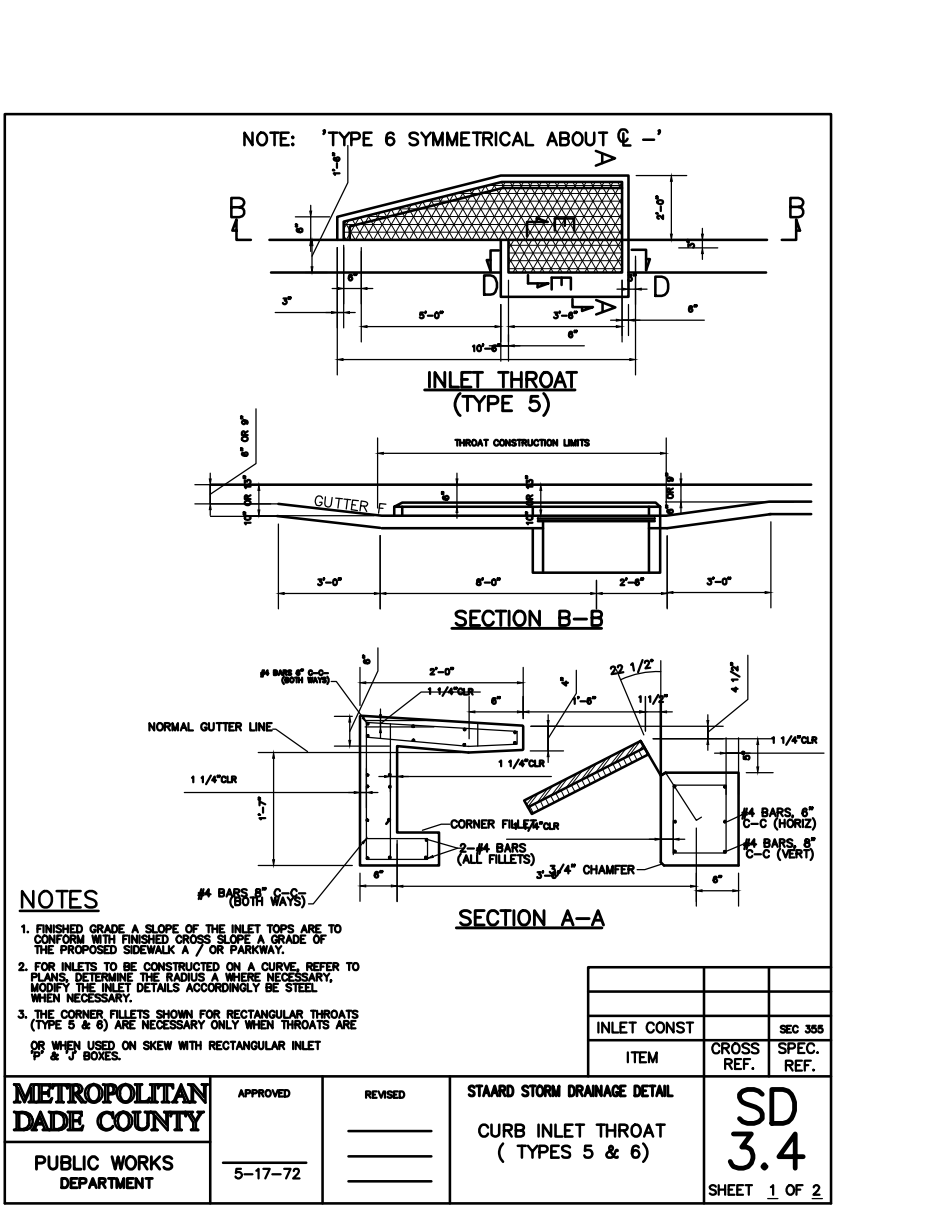
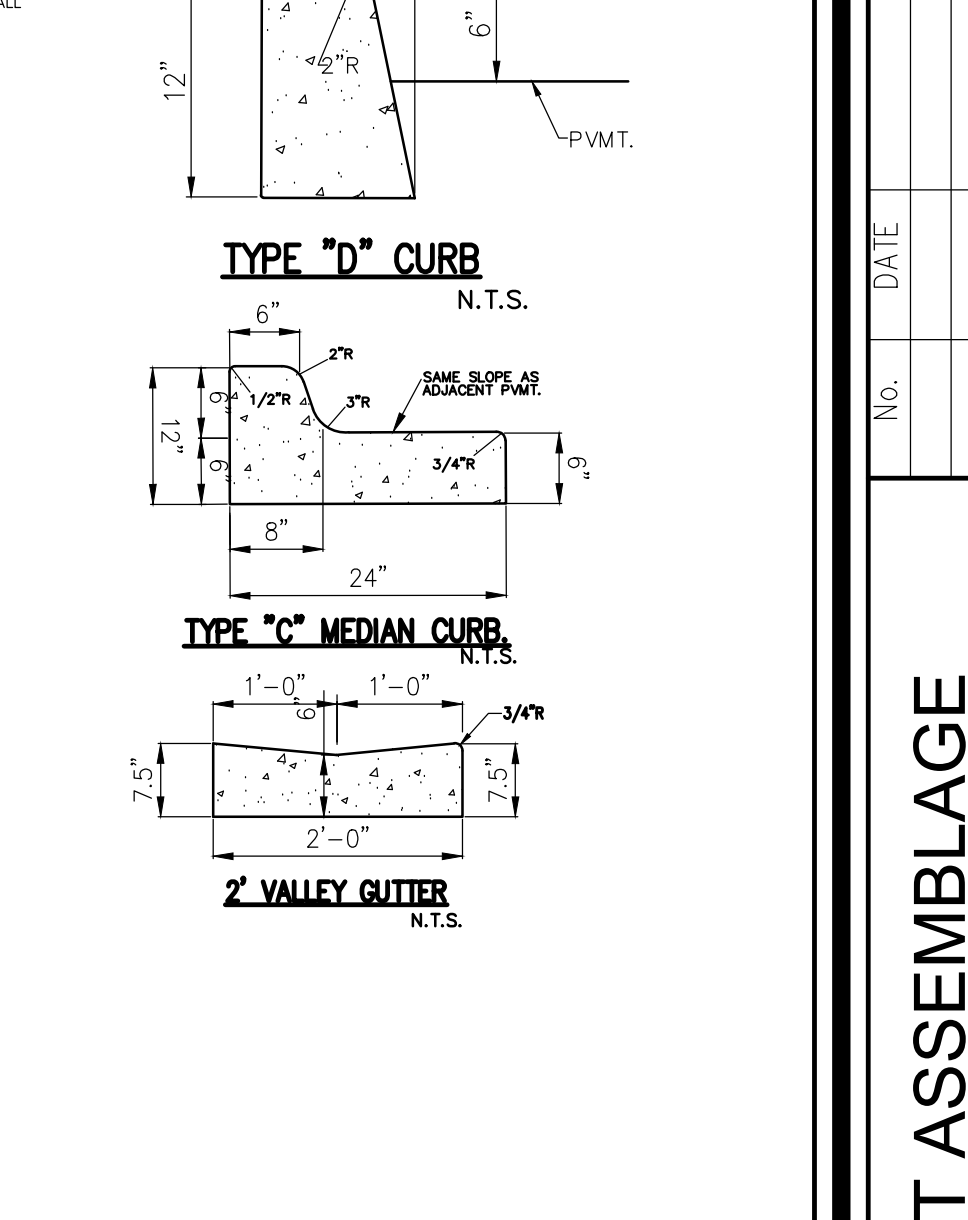
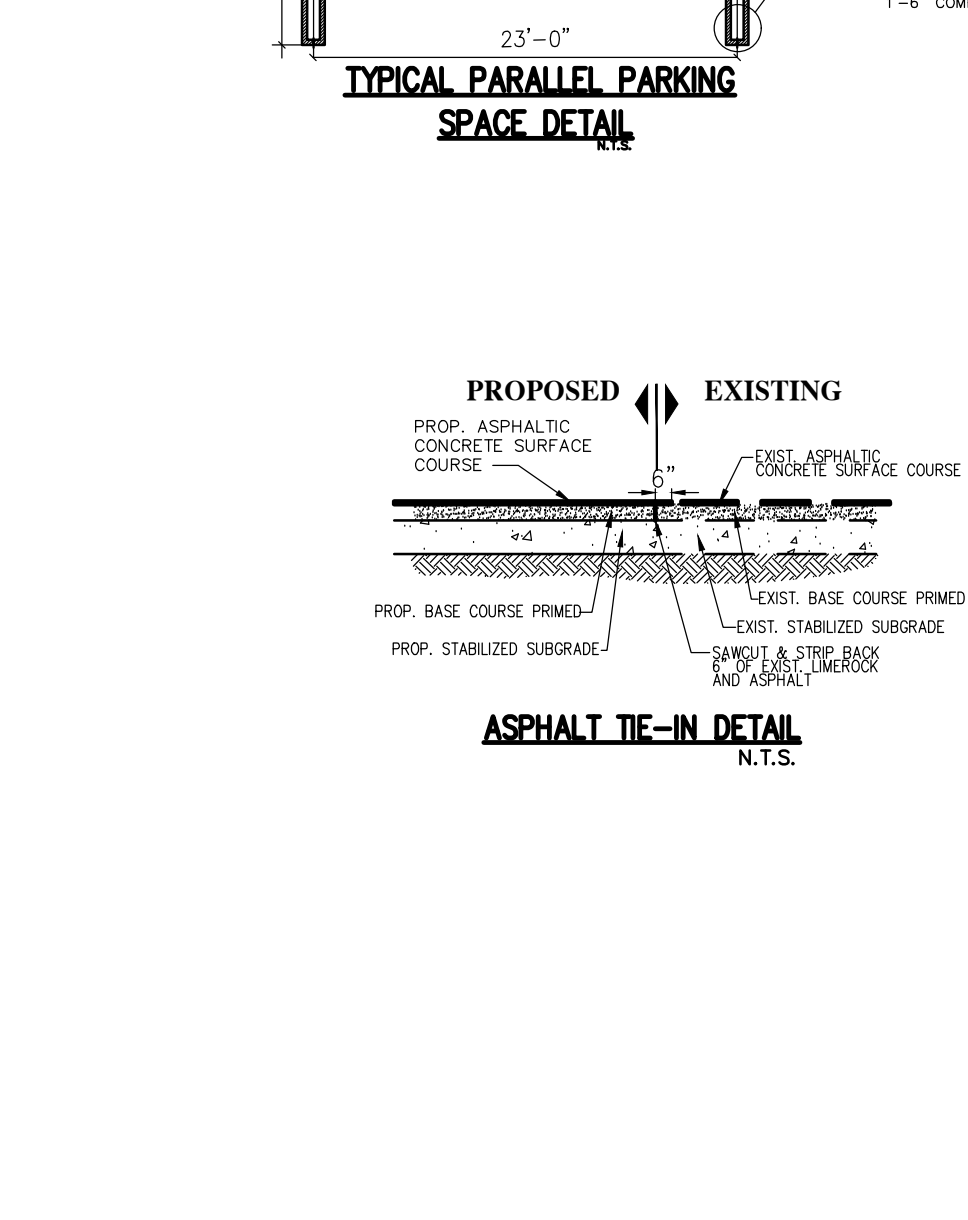
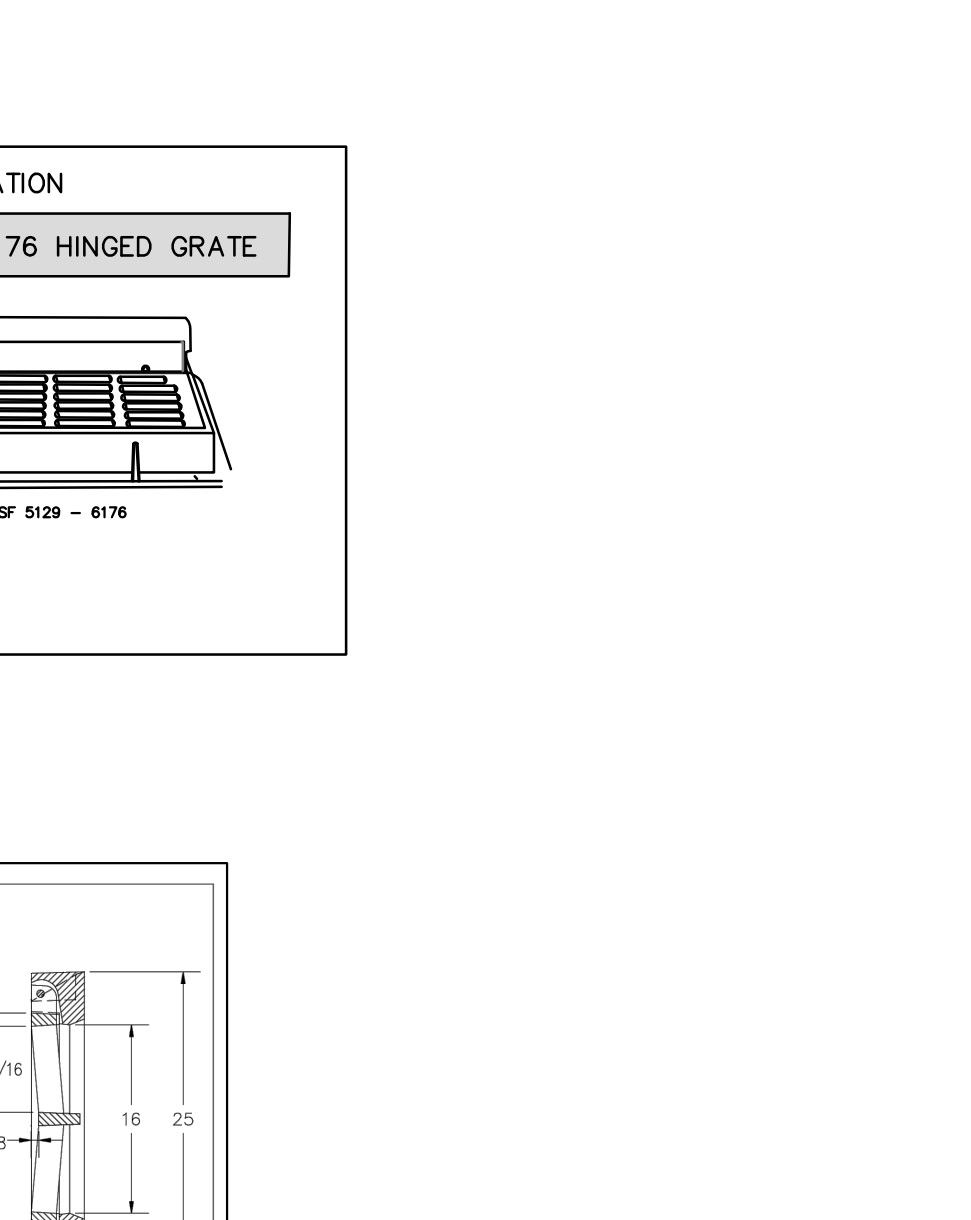
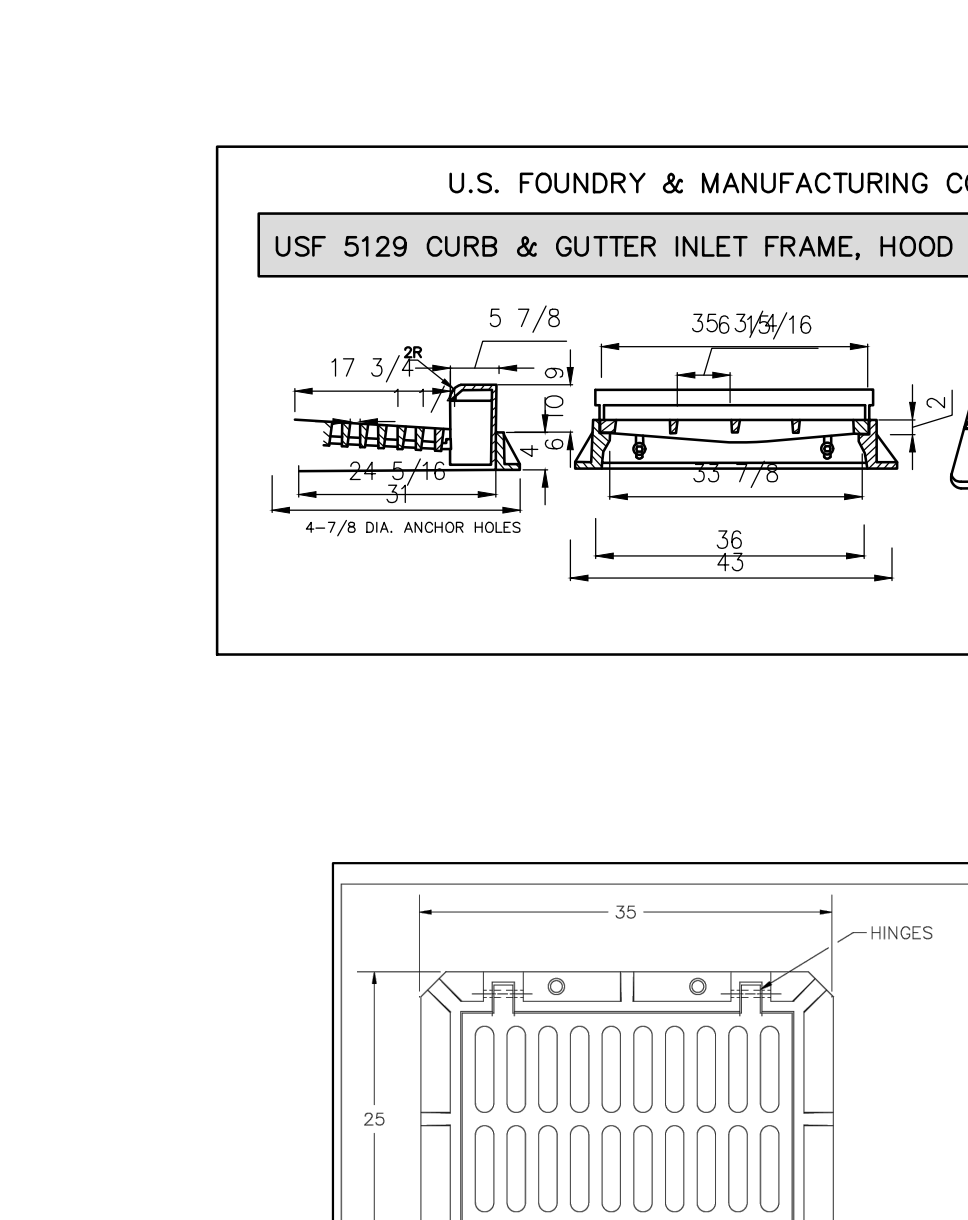
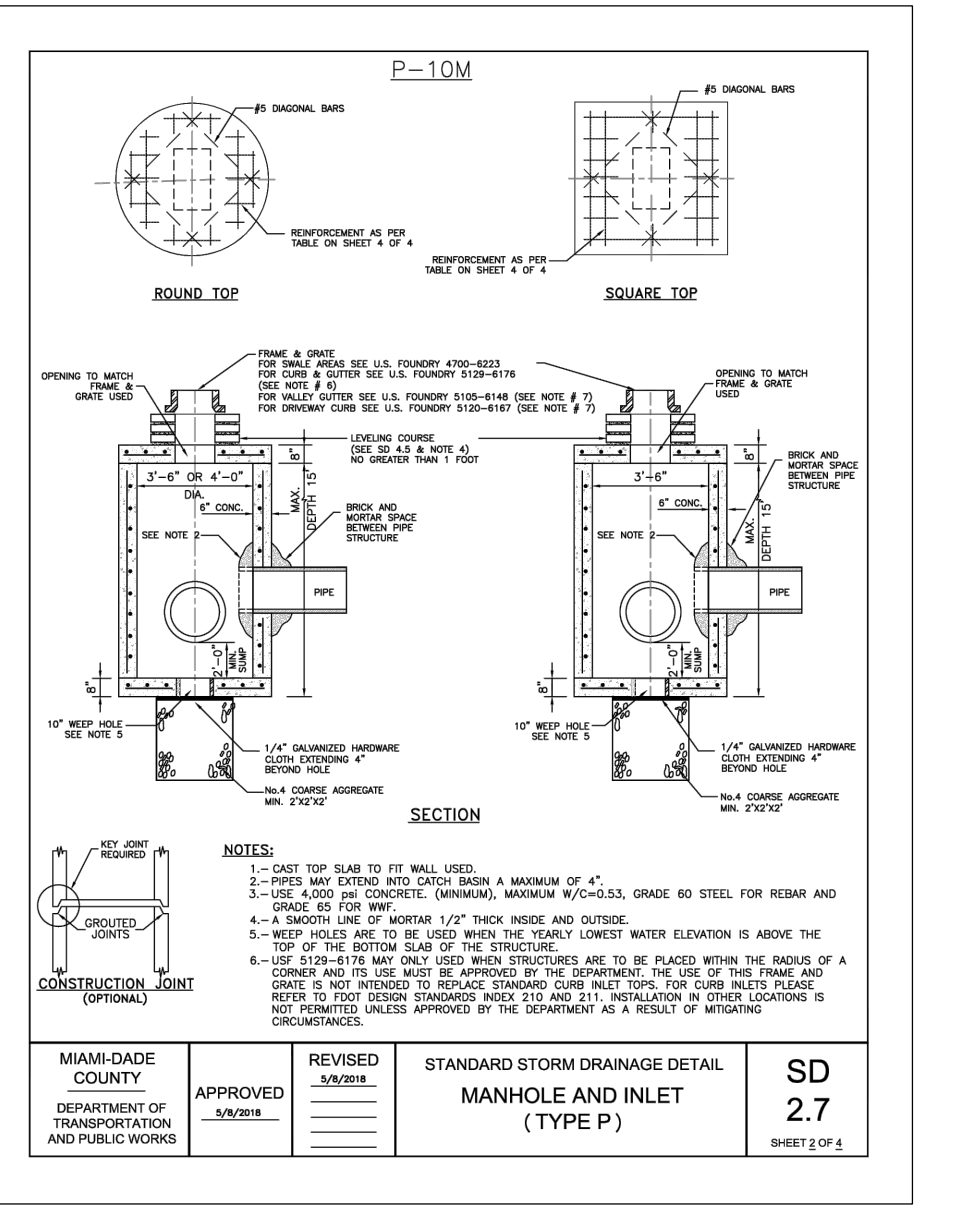
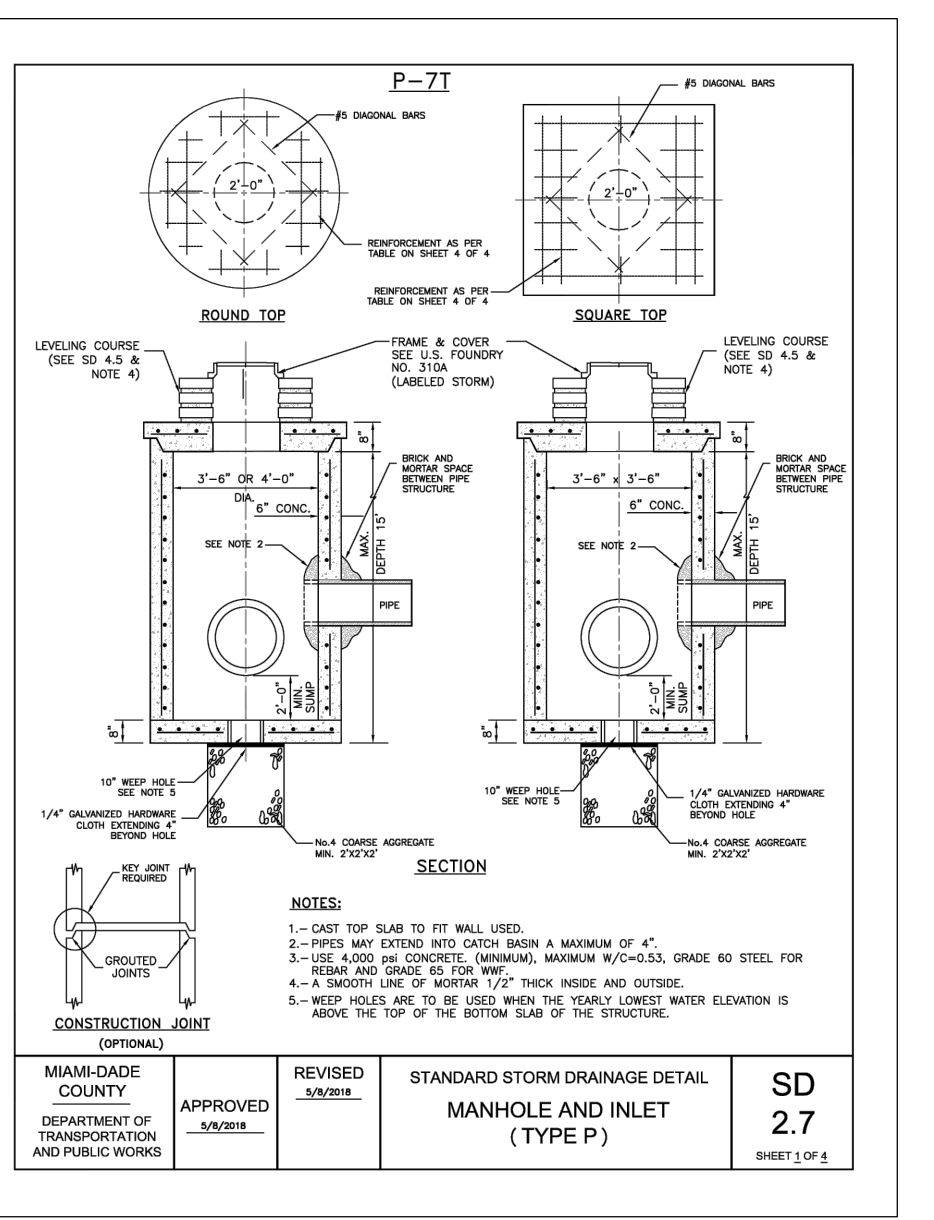
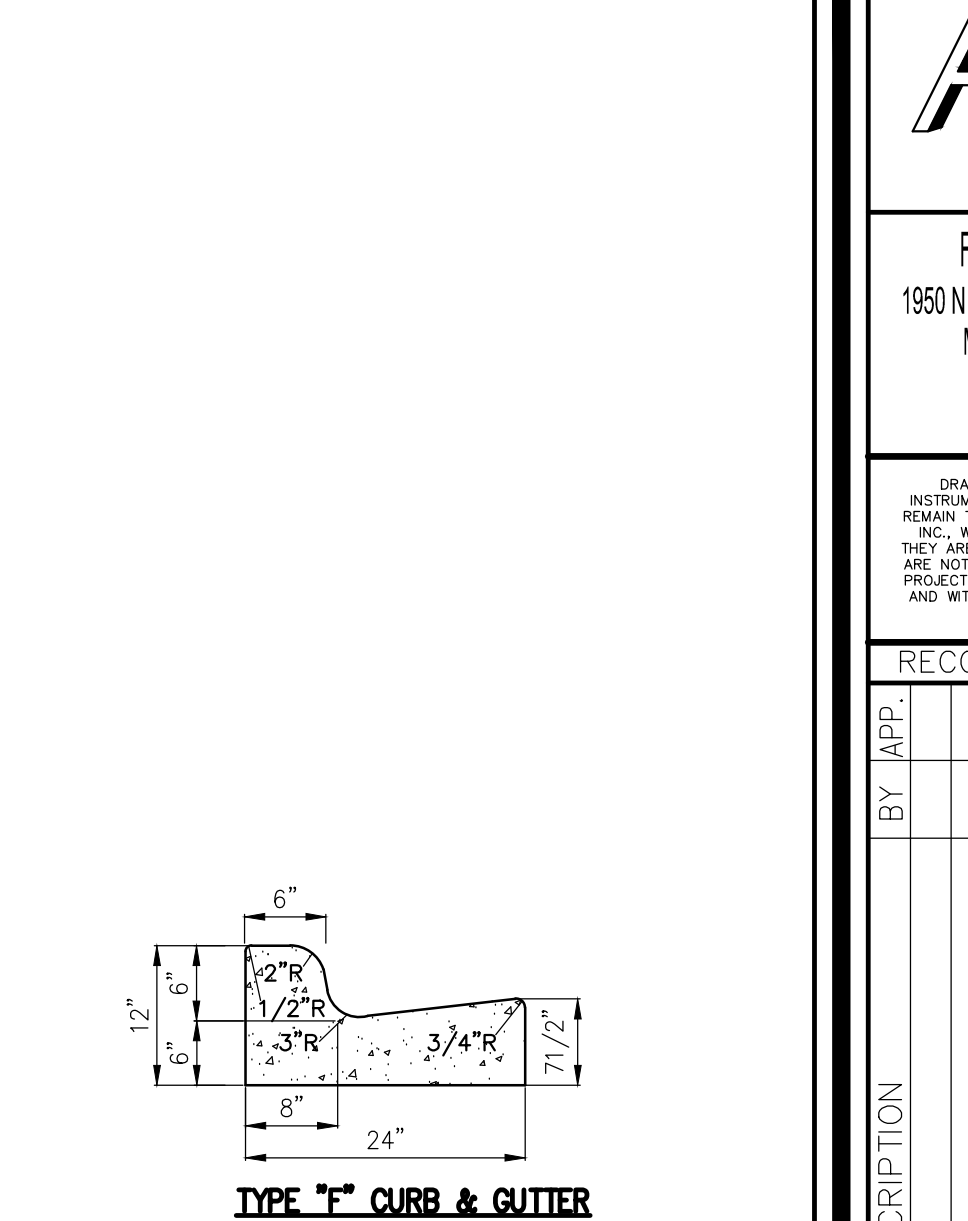
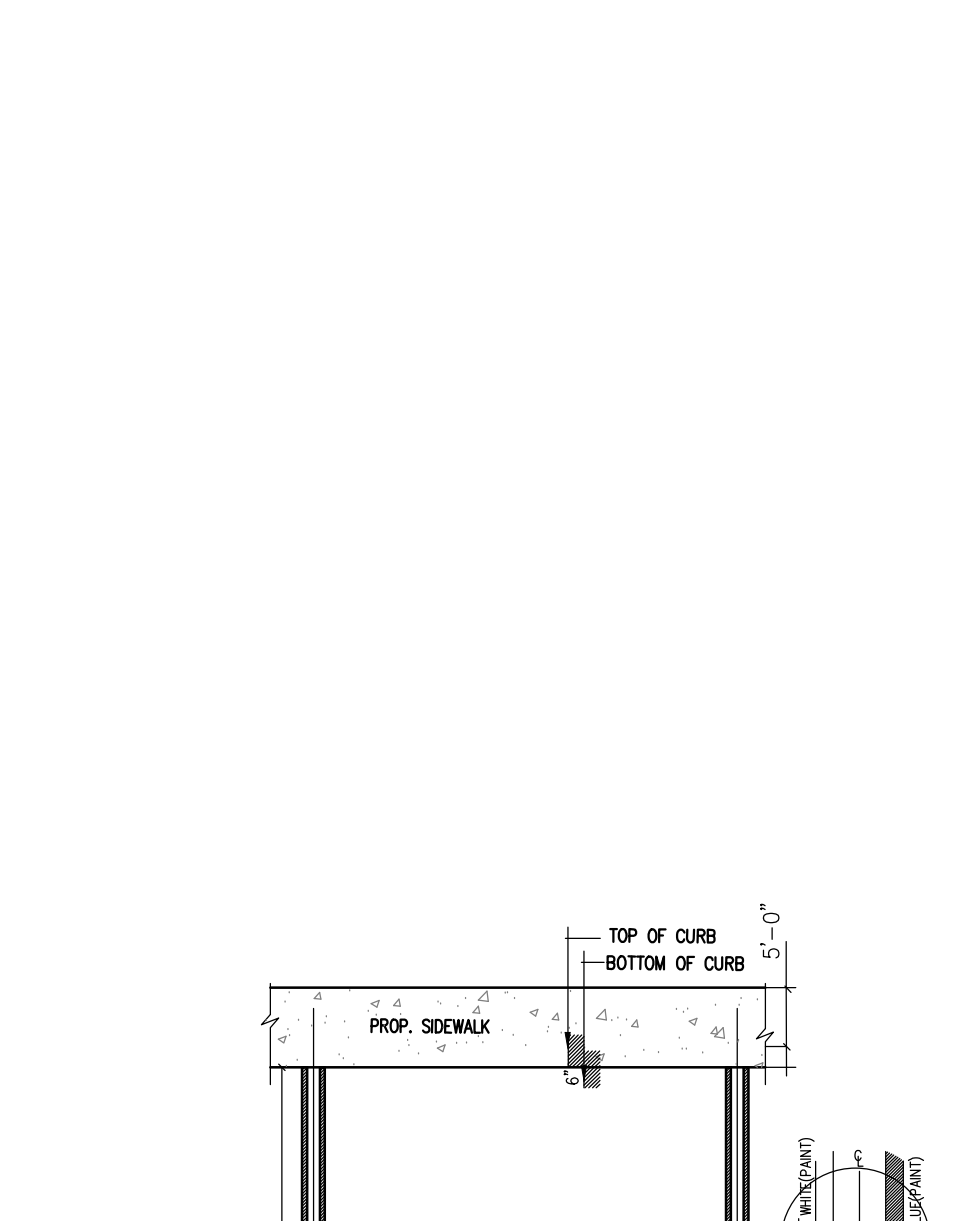
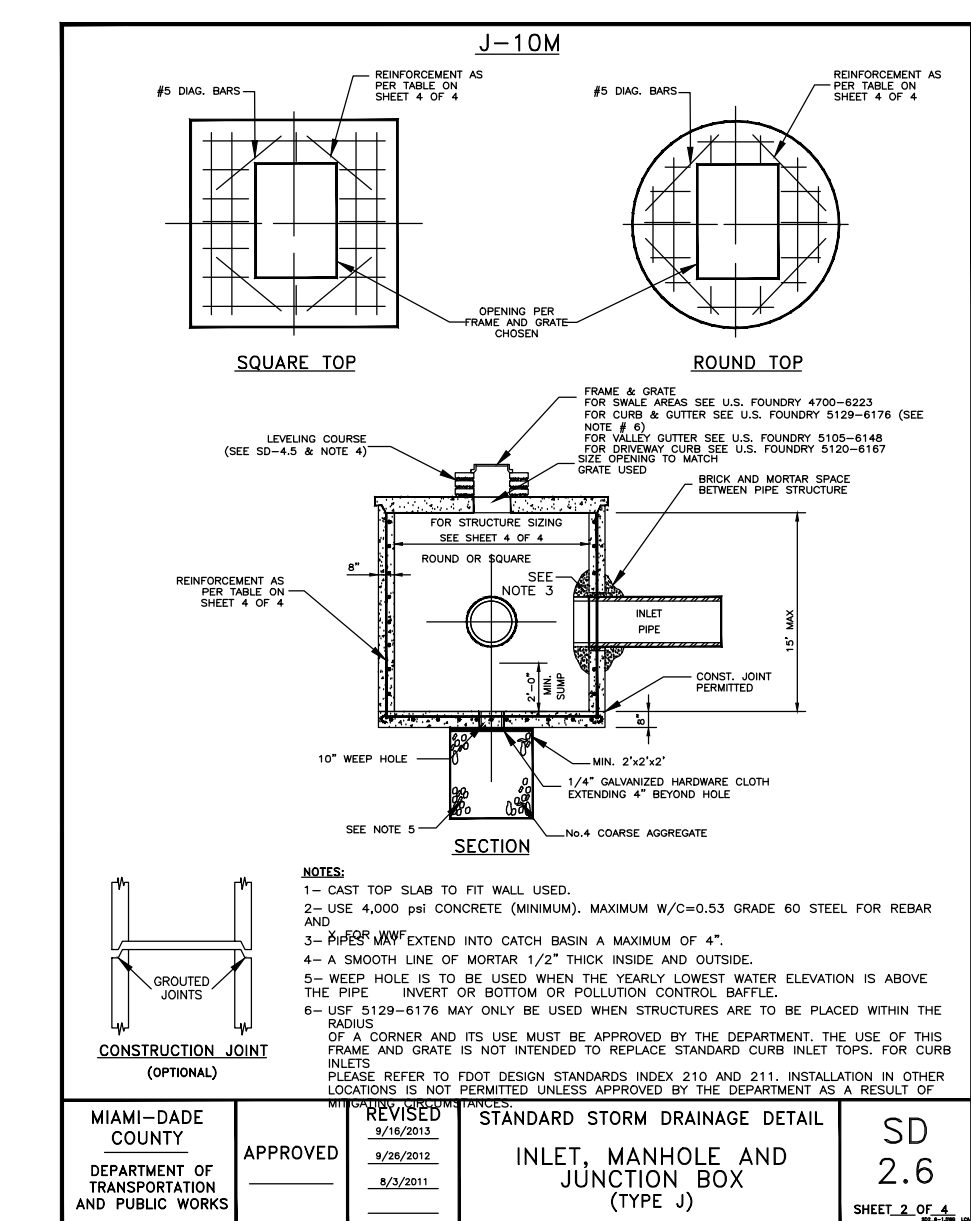
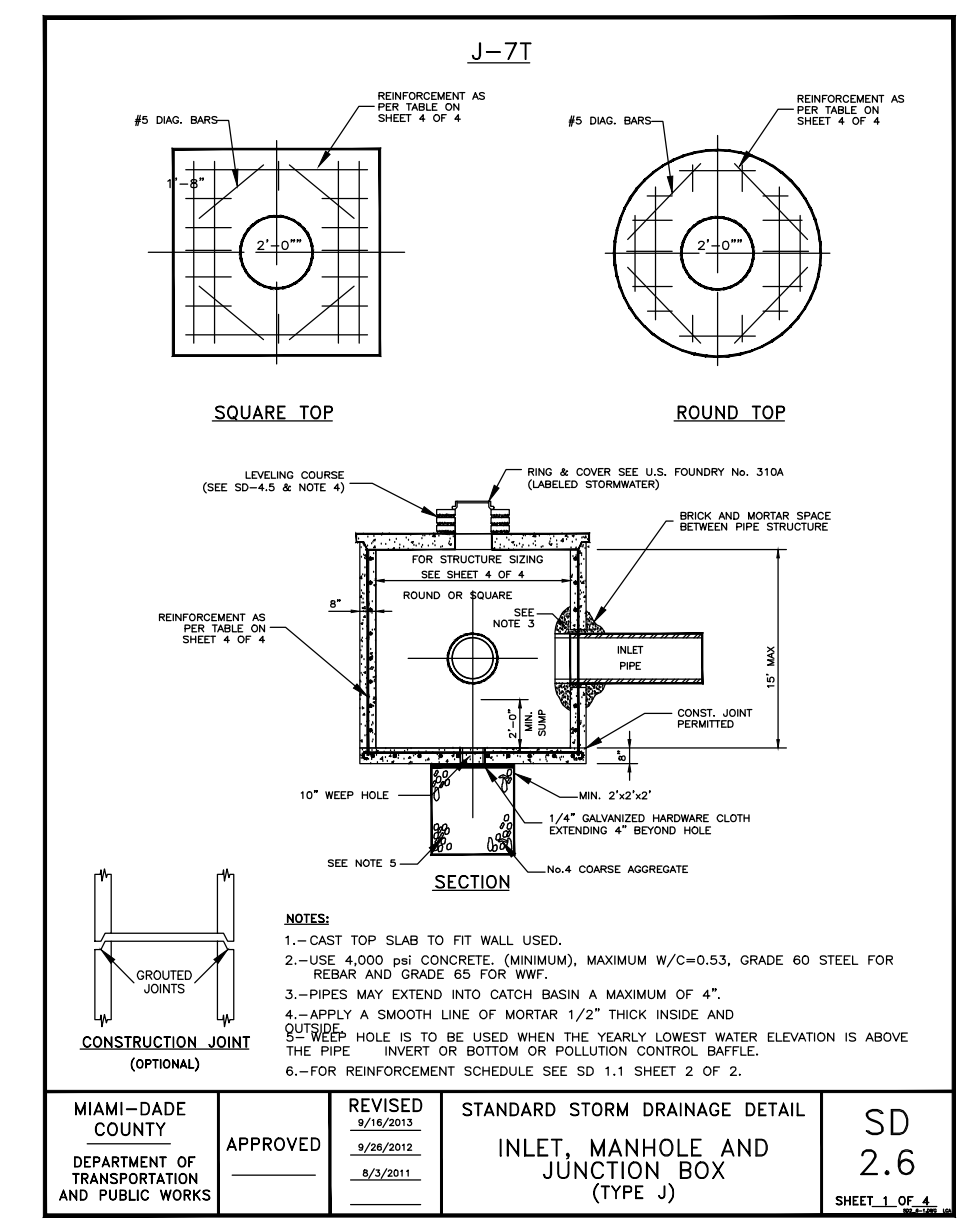
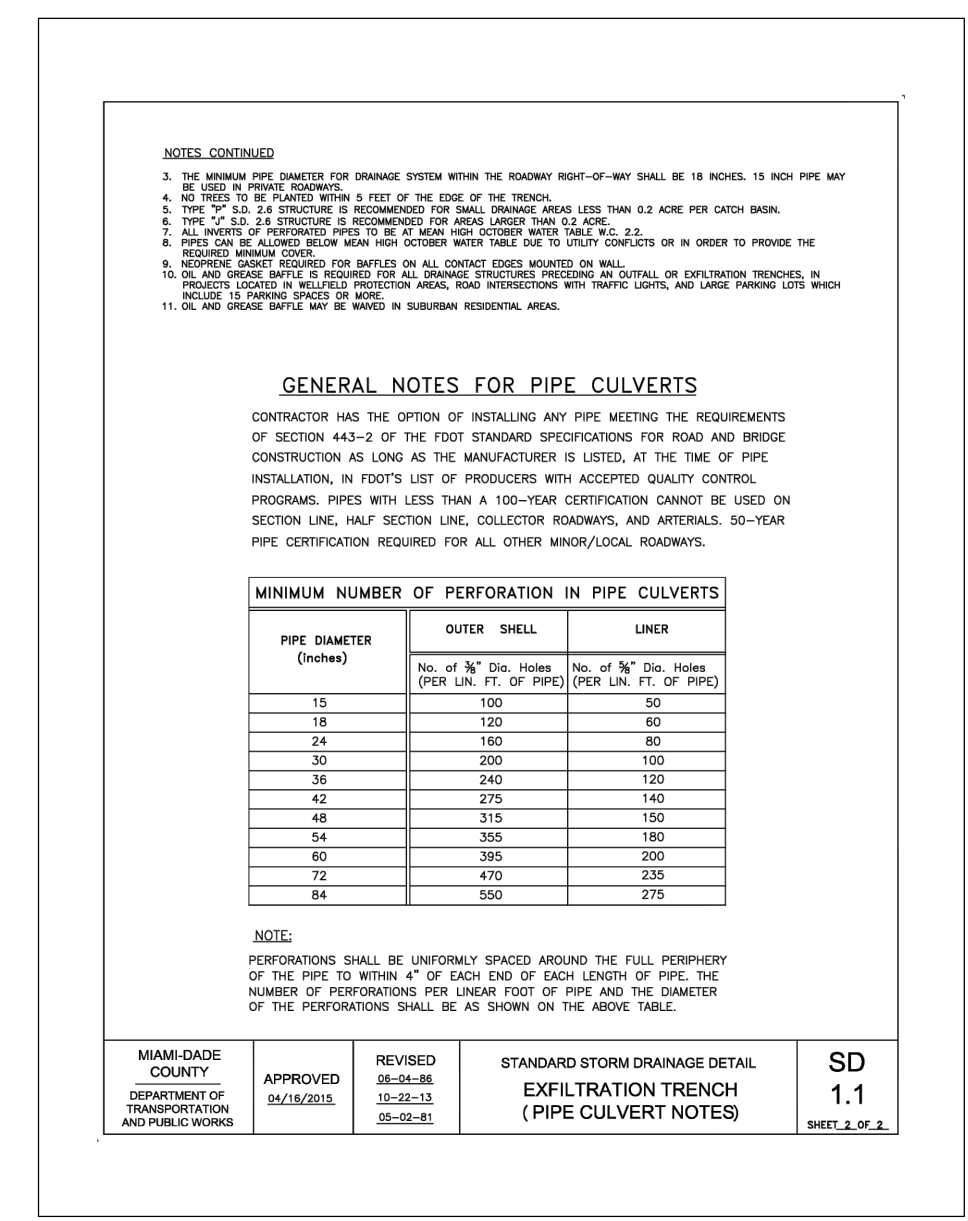
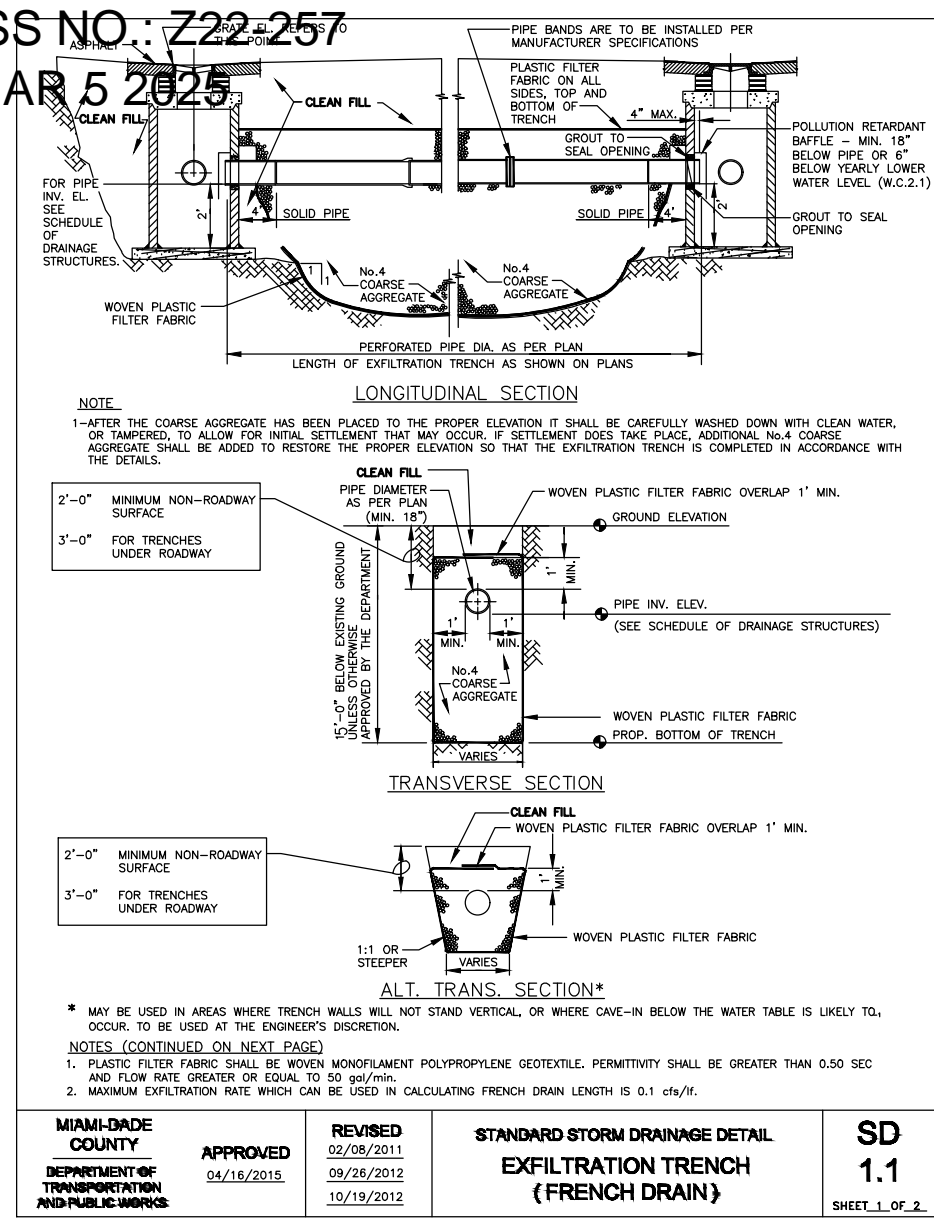


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CIVIL ENGINEER  
 CERT. OF AUTHORIZATION No. 6921  
 SCALE: 1"=40'  
 DESIGNED BY: MF  
 DRAWN BY: MF  
 CHECKED BY: M. HERNANDEZ  
 SET #: SEE LABELS  
 DATE: 02/26/2025  
 PROJECT No: **24-0040**

SHEET:  
**SP-2**  
3 OF 11





MIAMI-DADE COUNTY DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS	APPROVED	REVISION	STANDARD STORM DRAINAGE DETAIL EXFILTRATION TRENCH (FRENCH DRAIN)	SD 1.1
MIAMI-DADE COUNTY DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS	APPROVED	REVISION	STANDARD STORM DRAINAGE DETAIL INLET, MANHOLE AND JUNCTION BOX (TYPE J)	SD 2.6
MIAMI-DADE COUNTY DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS	APPROVED	REVISION	STANDARD STORM DRAINAGE DETAIL MANHOLE AND INLET (TYPE P)	SD 2.7
MIAMI-DADE COUNTY DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS	APPROVED	REVISION	STANDARD STORM DRAINAGE DETAIL CURB INLET THROAT (TYPES 5 & 6)	SD 3.4
MIAMI-DADE COUNTY DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS	APPROVED	REVISION	STANDARD STORM DRAINAGE DETAIL STANDARD SEWER MANHOLE FRAME AND COVER	SD 4.4

MIAMI-DADE COUNTY DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS	APPROVED	REVISION	STANDARD STORM DRAINAGE DETAIL CURB INLET THROAT (TYPES 5 & 6)	SD 3.4
MIAMI-DADE COUNTY DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS	APPROVED	REVISION	STANDARD STORM DRAINAGE DETAIL STANDARD SEWER MANHOLE FRAME AND COVER	SD 4.4

MIAMI-DADE COUNTY DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS	APPROVED	REVISION	STANDARD STORM DRAINAGE DETAIL CURB INLET THROAT (TYPES 5 & 6)	SD 3.4
MIAMI-DADE COUNTY DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS	APPROVED	REVISION	STANDARD STORM DRAINAGE DETAIL STANDARD SEWER MANHOLE FRAME AND COVER	SD 4.4

MIAMI-DADE COUNTY DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS	APPROVED	REVISION	STANDARD STORM DRAINAGE DETAIL CURB INLET THROAT (TYPES 5 & 6)	SD 3.4
MIAMI-DADE COUNTY DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS	APPROVED	REVISION	STANDARD STORM DRAINAGE DETAIL STANDARD SEWER MANHOLE FRAME AND COVER	SD 4.4

MIAMI-DADE COUNTY DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS	APPROVED	REVISION	STANDARD STORM DRAINAGE DETAIL CURB INLET THROAT (TYPES 5 & 6)	SD 3.4
MIAMI-DADE COUNTY DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS	APPROVED	REVISION	STANDARD STORM DRAINAGE DETAIL STANDARD SEWER MANHOLE FRAME AND COVER	SD 4.4

MIAMI-DADE COUNTY DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS	APPROVED	REVISION	STANDARD STORM DRAINAGE DETAIL CURB INLET THROAT (TYPES 5 & 6)	SD 3.4
MIAMI-DADE COUNTY DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS	APPROVED	REVISION	STANDARD STORM DRAINAGE DETAIL STANDARD SEWER MANHOLE FRAME AND COVER	SD 4.4

**FORD ENGINEERS, INC.**  
1850 N.W. 94th AVENUE, 2nd FLOOR  
MIAMI, FLORIDA 33172  
PH (305) 477-6472  
FAX (305) 477-8054

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**RECORD OF REVISION**

NO.	DATE	DESCRIPTION

**SW 296TH ST ASSEMBLAGE**  
TYPE OF PROJECT: PAVING AND DRAINAGE DETAILS  
CLIENT: LENNAR HOMES INC.  
CLIENT ADDRESS: 5555 BLUE LAGOON DRIVE, 5TH FLOOR, MIAMI, FL 33156

**MIGUEL A. HERNANDEZ**  
LICENSE No. 65503  
STATE OF FLORIDA  
PROFESSIONAL ENGINEER

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CHECKED BY: M. HERNANDEZ  
SET # SEE LABELS  
DATE: 02/26/2025  
PROJECT No: 24-0040  
SHEET: SP-4  
5 OF 11

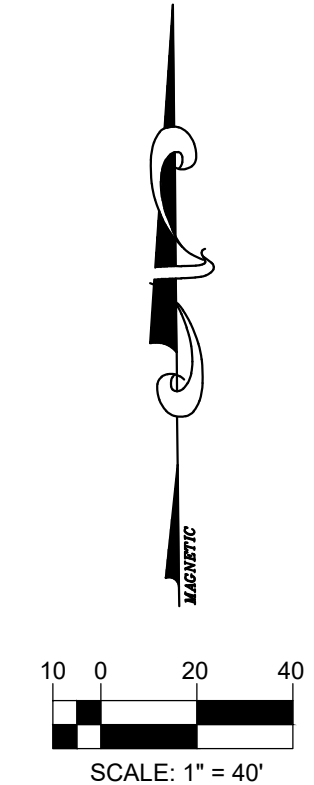
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MIAMI-DADE COUNTY  
PROCESS NO.: Z22-257  
DATE: MAR 5 2025  
BY: ISA

SW 296th STREET  
PUBLIC ROAD

SW 197th AVE  
PUBLIC ROAD

SW 197th AVE  
PUBLIC ROAD



FORD ENGINEERS, INC.  
1950 N.W. 94th AVENUE, 2nd FLOOR  
MIAMI, FLORIDA 33172  
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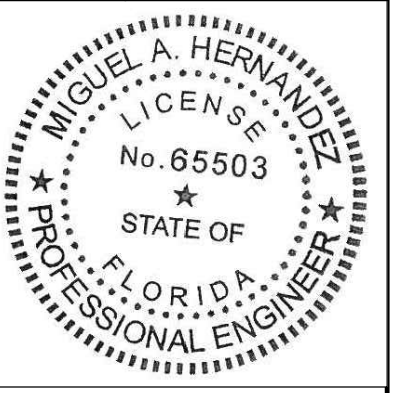
RECORD OF REVISION

No.	DATE	DESCRIPTION	BY	APP.

SW 296TH ST ASSEMBLAGE

TYPE OF PROJECT: DRAINAGE BASIN AREAS

CLIENT: LENNAR HOMES INC.  
CLIENT ADDRESS: 5505 BLUE LAGOON DRIVE, 5th FLOOR MIAMI, FL 33126



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CERT. OF AUTHORIZATION No. 6921  
SCALE: 1"=40'  
DESIGNED BY: MF  
DRAWN BY: MF  
CHECKED BY: M. HERNANDEZ  
SET #: SEE LABELS  
DATE: 02/26/2025  
PROJECT No: 24-0040

SHEET:  
**SP-5**  
6 OF 11

FOR CONT. SEE SP-6

FOR CONT. SEE SP-6

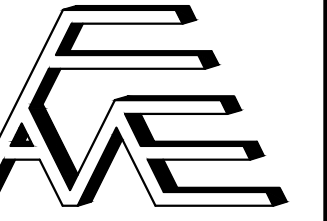
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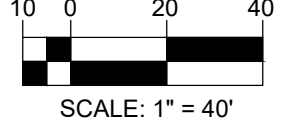
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MIAMI-DADE COUNTY  
PROCESS NO.: Z22-257  
DATE: MAR 5 2025  
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FOR CONT. SEE SP-7

FOR CONT. SEE SP-7

INLET PROTECTION  
(GRATE) SEDIMENT SACKS  
(SEE DETAILS) (TYP.)

PROP. TEMPORARY  
SILT FENCE

PROPOSED  
CONSTRUCTION  
ENTRANCE &  
ACCESS DOOR

GEOHAY PROTECTION  
AROUND INLET (TYP.)

PROPOSED  
CONSTRUCTION  
ENTRANCE &  
ACCESS DOOR

PROP. TEMPORARY  
SILT FENCE

SW 300th STREET  
PUBLIC ROAD

PROP. TEMPORARY  
SILT FENCE

SW 300th STREET  
PUBLIC ROAD

SW 197th AVE  
PUBLIC ROAD

PRIVATE ROAD

PRIVATE ROAD

MIAMI-DADE COUNTY  
CITY OF HOMESTEAD

RECORD OF REVISION

No.	DATE	DESCRIPTION	BY	APP.

SW 296TH ST ASSEMBLAGE

TYPE OF PROJECT: EROSION PLAN

CLIENT: LENNAR HOMES INC.

CLIENT ADDRESS: 5506 BLUE LAGOON DRIVE, 9th FLOOR MIAMI, FL 33156  
PROJ. LOC.: MIAMI-DADE COUNTY, FLORIDA



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CIVIL ENGINEER  
CERT. OF AUTHORIZATION No. 6921

SCALE: 1"=40'

DESIGNED BY: MF

DRAWN BY: MF

CHECKED BY: M. HERNANDEZ

SET # SEE LABELS

DATE: 02/26/2025

PROJECT No: 24-0040

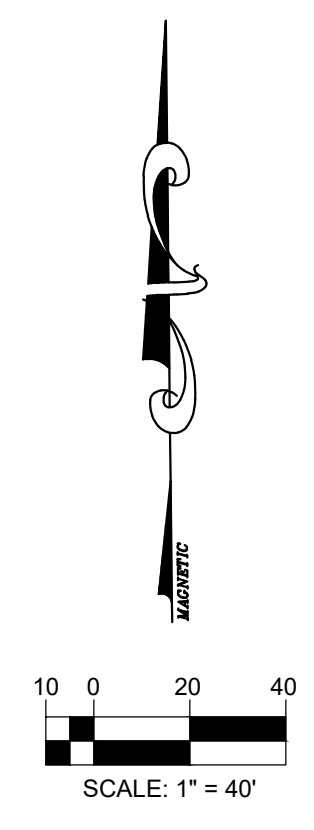
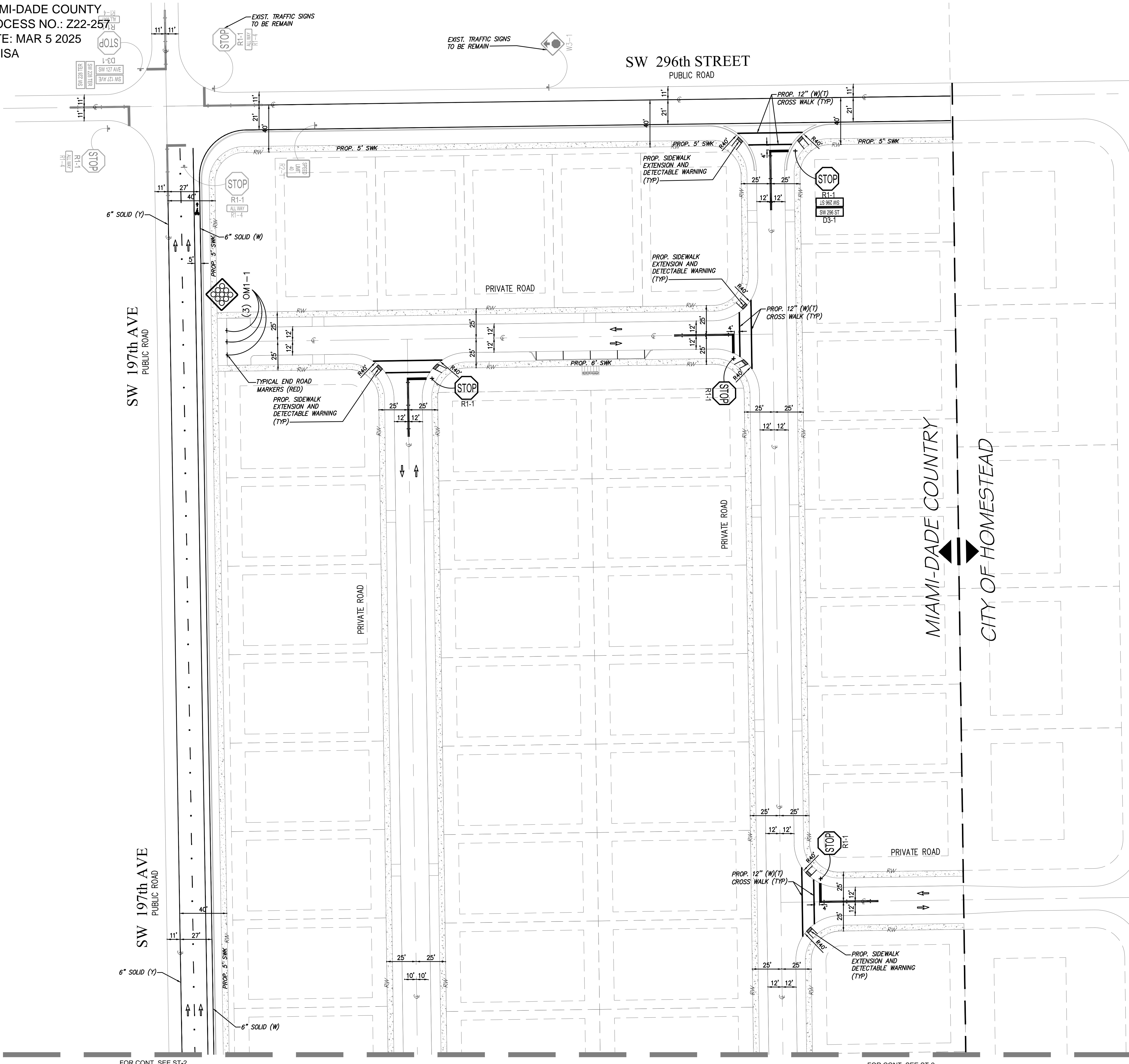
SHEET:

SP-8  
9 OF 11

C:\Users\mhuertas\OneDrive - fordcorp\Project Files\24-0040 REDLANDS 296th ASSEMBLAGE\296th BAA\MA-PE\NO (MIAMI-DADE)\DWG\SITE PLAN SUBMITTAL PERMIT\296th BAA\MA-PE\NO (HOMESTEAD)\_SP-11.dwg Drawn by: MFUENTES Feb 26, 2025 1:48pm

RECEIVED

MIAMI-DADE COUNTY  
PROCESS NO.: Z22-257  
DATE: MAR 5 2025  
BY: ISA



**FORD ENGINEERS, INC.**  
 1950 N.W. 94th AVENUE, 2nd FLOOR  
 MIAMI, FLORIDA 33172  
 PH. (305) 477-6472  
 FAX (305) 477-8054

DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF FORD ENGINEERS, INC. WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. THEY ARE NOT TO BE USED BY OWNER OR OTHER PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO FORD ENGINEERS, INC.

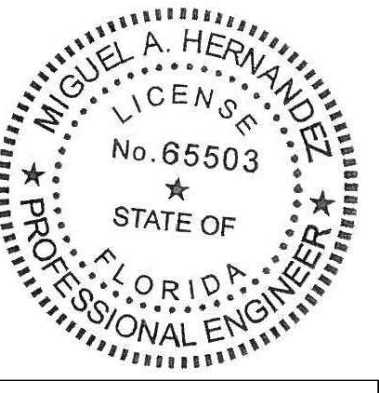
RECORD OF REVISION

No.	DATE	DESCRIPTION	BY	APP.

**SW 296TH ST ASSEMBLAGE**

TYPE OF PROJECT: **STRIPING & SIGNAGE PLANS**

CLIENT: **LENNAR HOMES INC.**  
 PROD. LOC.: MIAMI-DADE COUNTY, FLORIDA



This item has been digitally signed and sealed by Miguel A. Hernandez, P.E. on the date adjacent to the seal.  
 Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

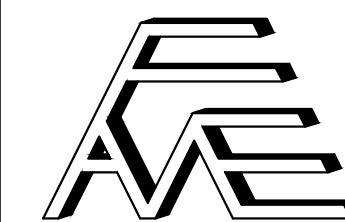
CIVIL ENGINEER  
 CERT. OF AUTHORIZATION No. 6921  
 SCALE: 1"=40'  
 DESIGNED BY: MF  
 DRAWN BY: MF  
 CHECKED BY: M. HERNANDEZ  
 SET #: SEE LABELS  
 DATE: 02/26/2025  
 PROJECT No: **24-0040**

SHEET: **ST-1**  
10 OF 11

C:\Users\mfernandez\OneDrive - Ford\Project Files\24-0040 REDLANDS 296th ASSEMBLAGE\296th ASSEMBLAGE\DWG\SITE PLAN SUBMITTAL PERMIT\296th ASSEMBLAGE\HOMESTEAD\SP-VI.dwg - Drawn by: M. FERNANDEZ Feb 26, 2025 - 1:50pm

FOR CONT. SEE ST-2

FOR CONT. SEE ST-2



FORD ENGINEERS, INC.  
 1950 N.W. 94th AVENUE, 2nd FLOOR  
 MIAMI, FLORIDA 33172  
 PH. (305) 477-8472  
 FAX (305) 477-8064

DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF FORD ENGINEERS, INC. WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS COMPLETED OR NOT. THEY ARE NOT TO BE USED BY OWNER OR OTHER PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO FORD ENGINEERS, INC.

RECORD OF REVISION

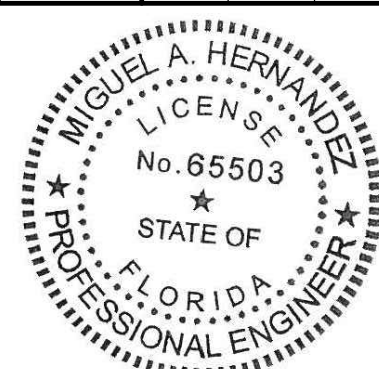
NO.	DATE	DESCRIPTION	BY APP.

SW 296TH ST ASSEMBLAGE

TYPE OF PROJECT: TRUCK FIRE ACCESS

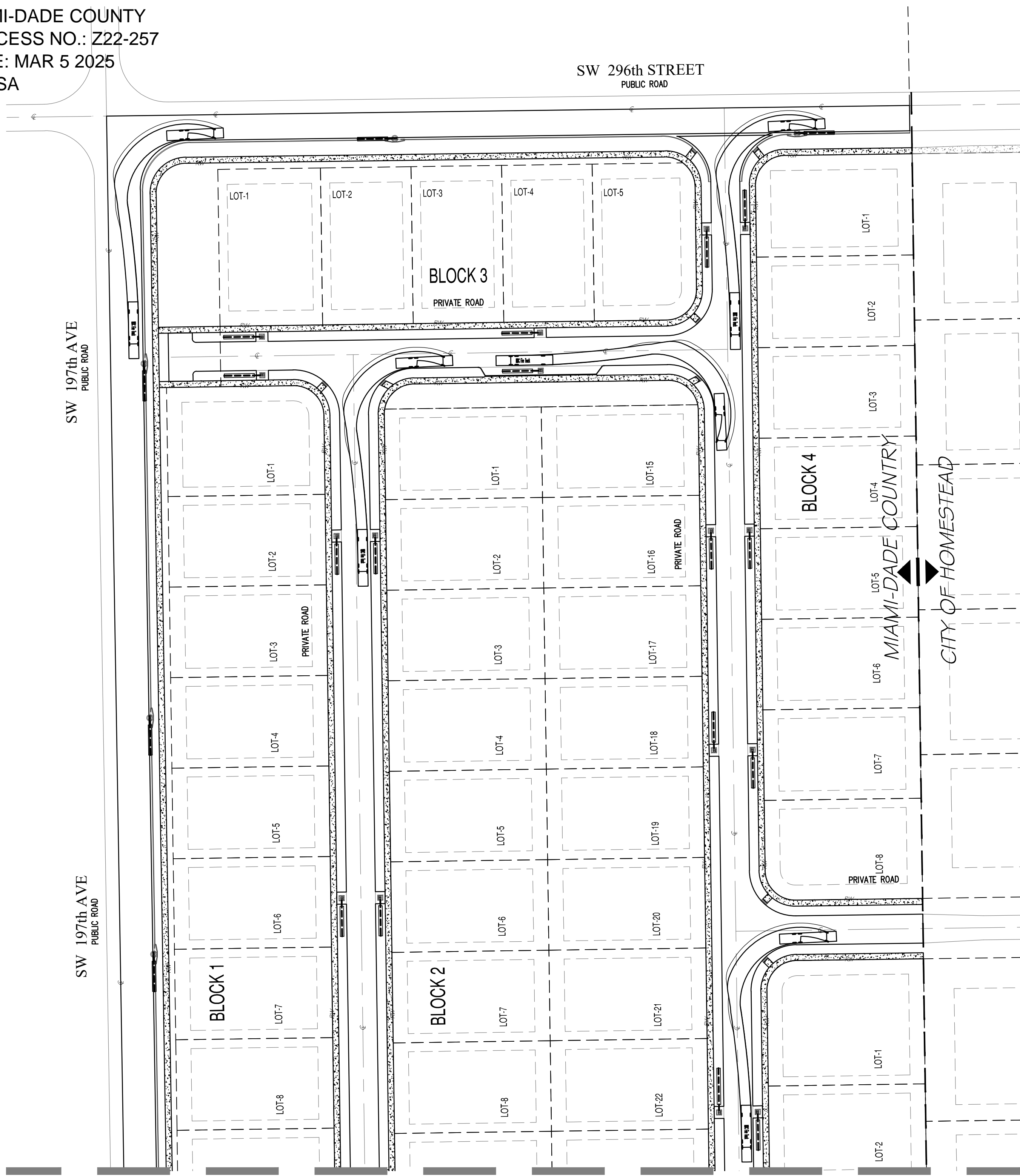
CLIENT: LENNAR HOMES INC.

PROJ. LOC.: MIAMI-DADE COUNTY, FLORIDA

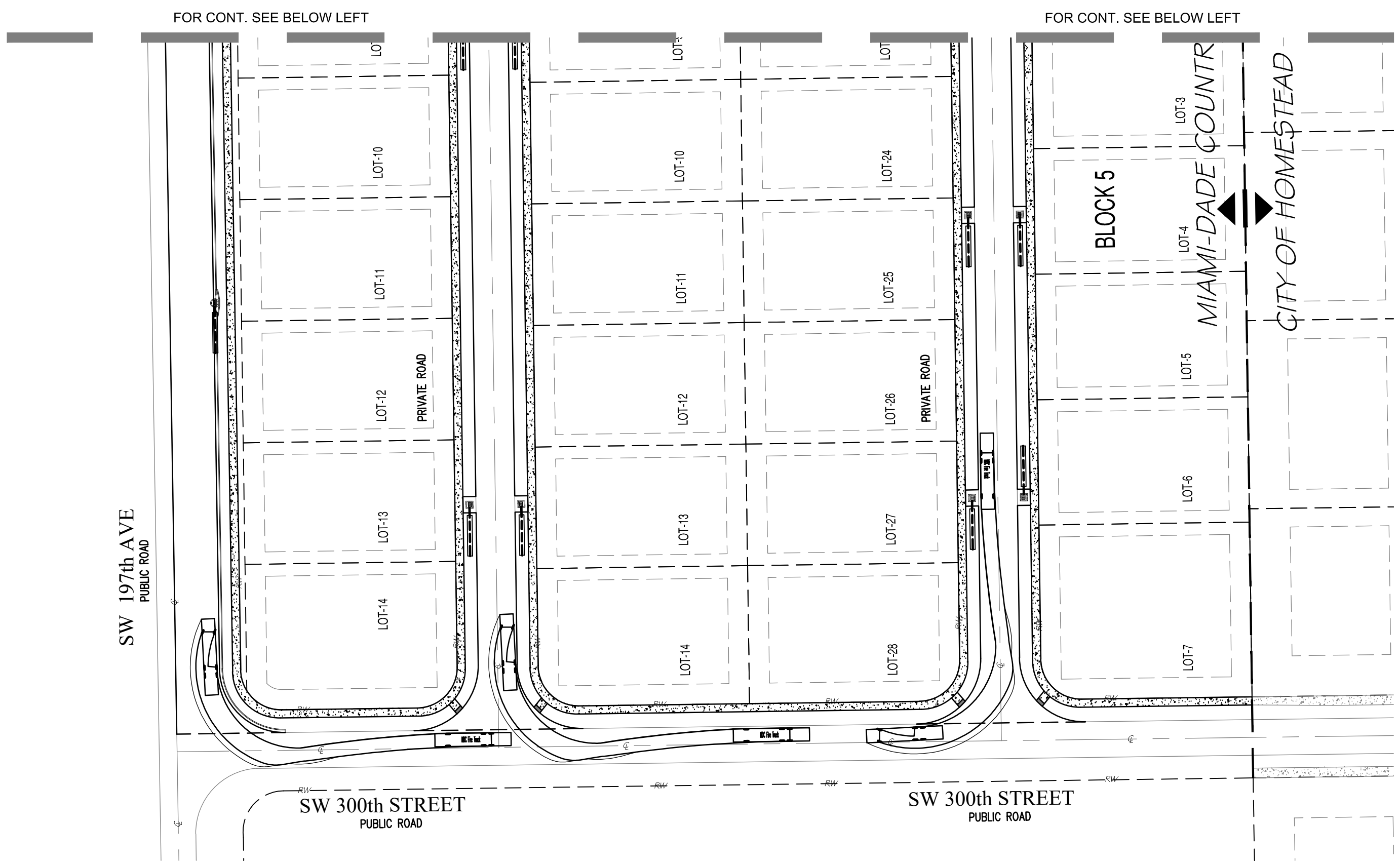


This item has been digitally signed and sealed by Miguel A. Hernandez, PE on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

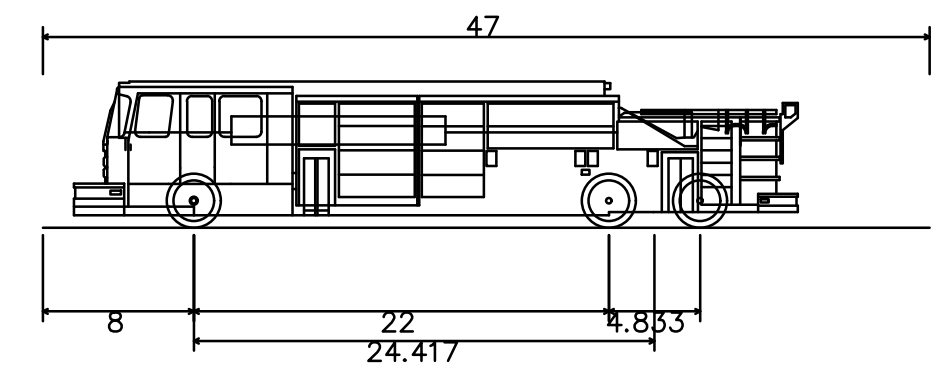
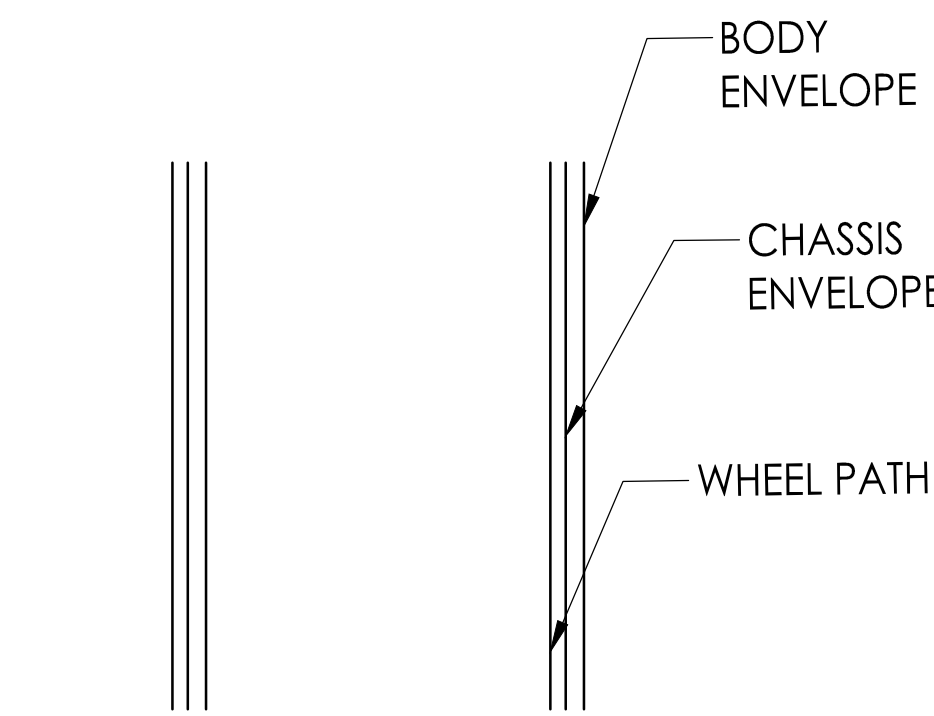
CIVIL ENGINEER  
 CERT. OF AUTHORIZATION No. 6921  
 SCALE: AS SHOWN  
 DESIGNED BY: MF  
 DRAWN BY: MF  
 CHECKED BY: M. HERNANDEZ  
 SET #: SEE LABELS  
 DATE: 02/26/2025  
 PROJECT No: 24-0040



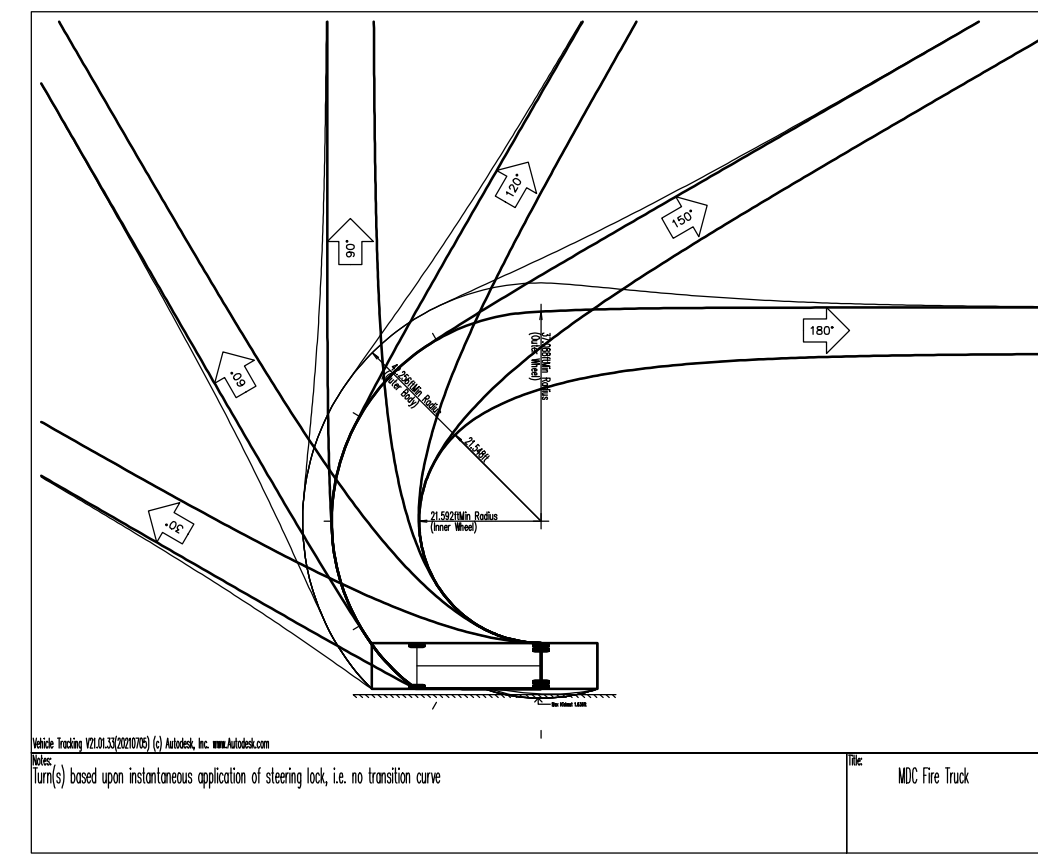
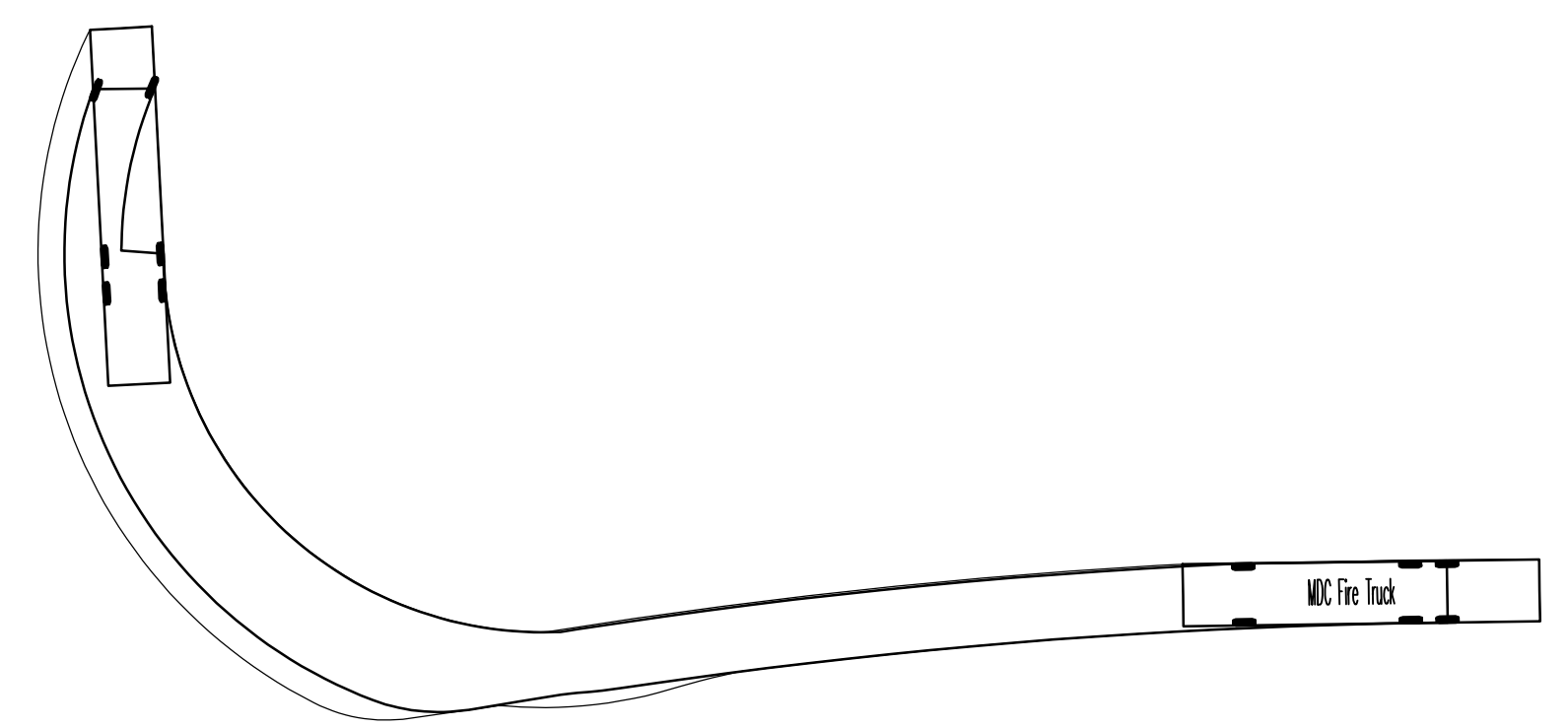
SCALE 1"=60'



SCALE 1"=60'



MDC Fire Truck  
 Overall Length 47.000ft  
 Overall Width 8.167ft  
 Overall Body Height 7.745ft  
 Min Body Ground Clearance 0.656ft  
 Track Width 8.167ft  
 Lock-to-lock time 5.00s  
 Max Wheel Angle 40.00°

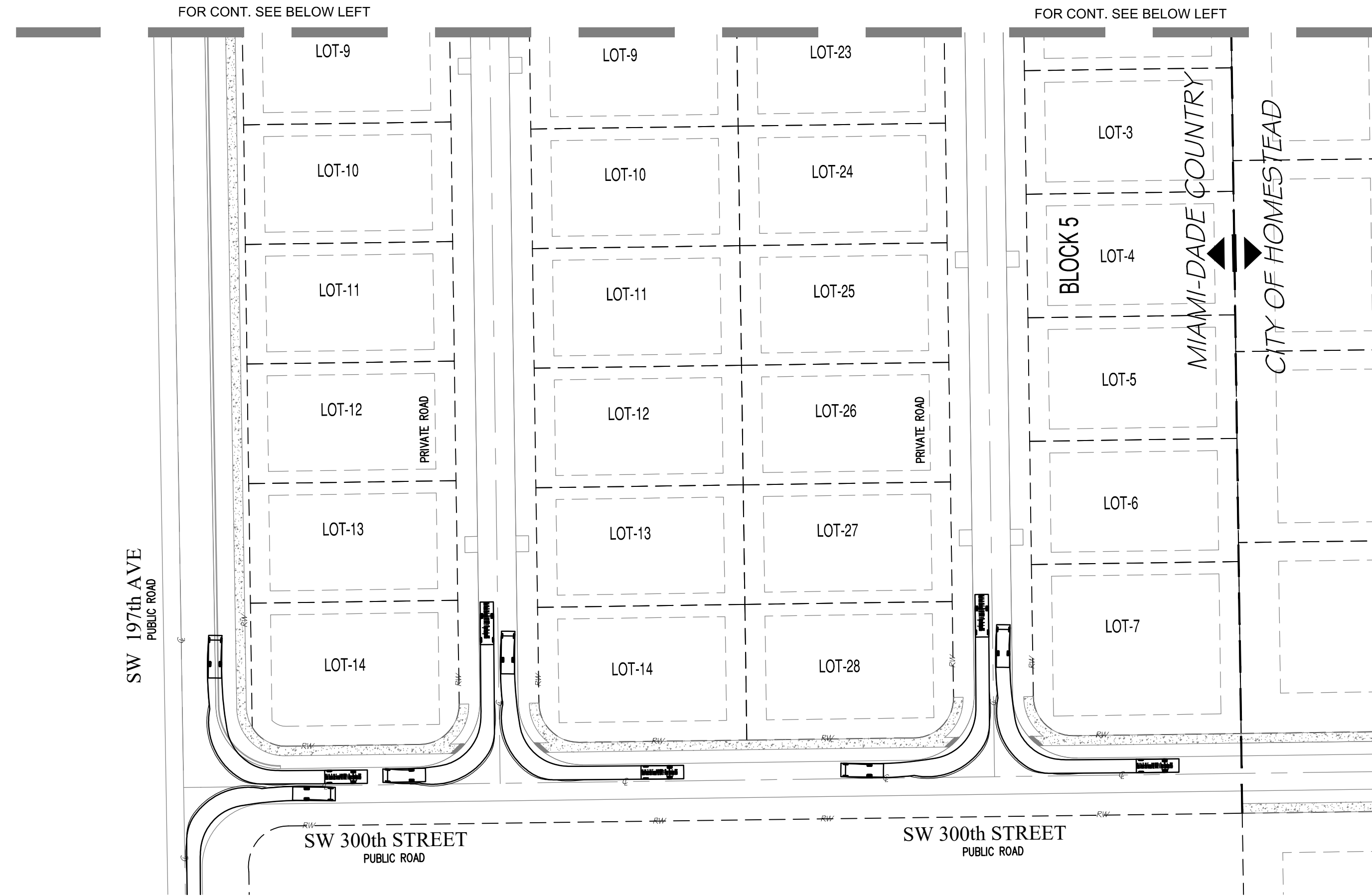


C:\Users\mfuentes\OneDrive - Fordco\Project Files\24-0040 REDUNDOS 296th ASSEMBLAGE\296th BAAMA-PENCO (MIAMI-DADE)\DWG\SITE PLAN SUBMITTAL PERMIT\296th BAAMA-PENCO (HOMESTEAD) SP-V1.dwg Drawn by MFUENTES Feb 26, 2025 - 1:54pm

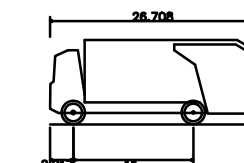
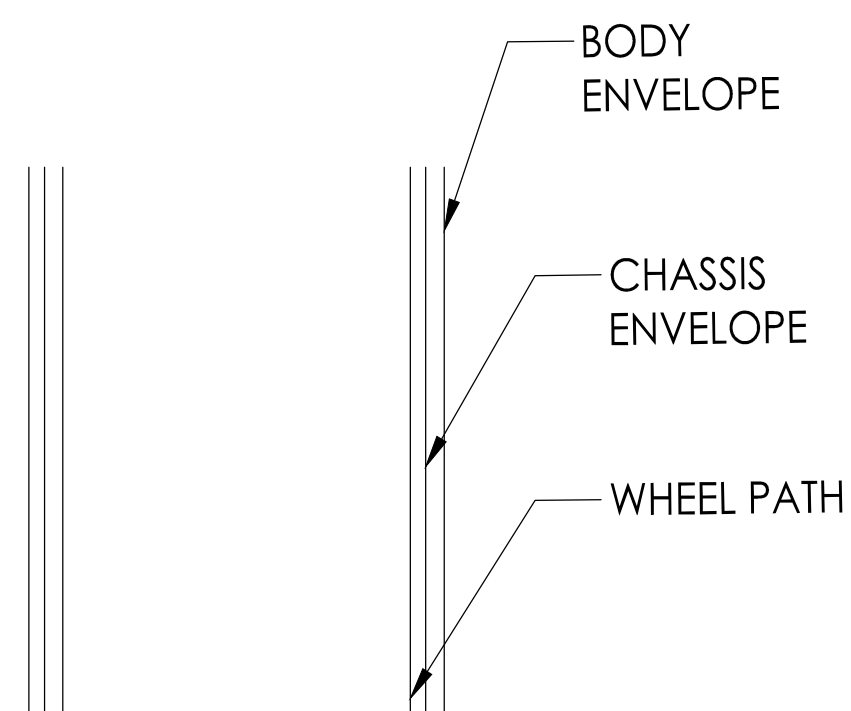




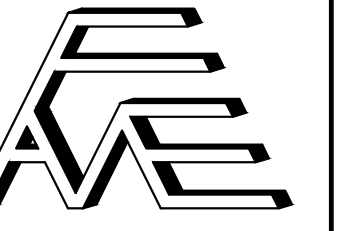
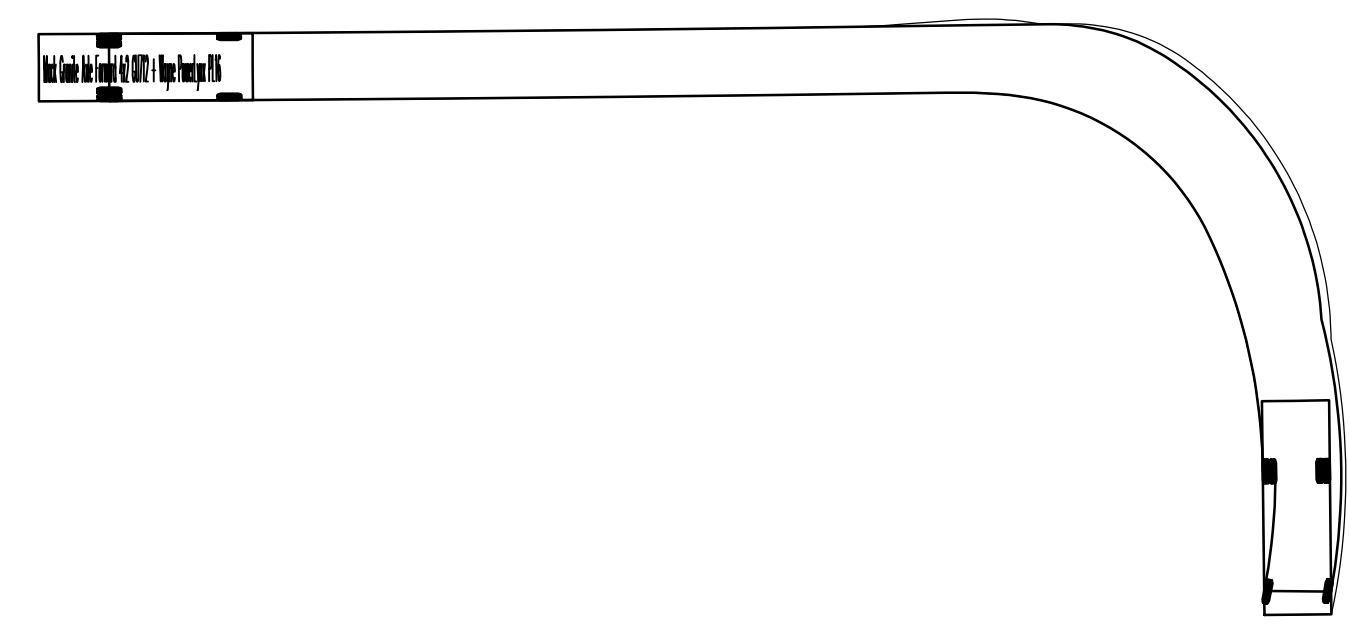
SCALE 1"=60'



SCALE 1"=60'



Mock Granite Axle Forward 4x2 QUT12 - Wayne PowerLinx FL18  
 Overall Length 28.75ft  
 Overall Width 8.25ft  
 Overall Height 13.75ft  
 Min Body Ground Clearance 8.25ft  
 Track Width 8.25ft  
 Lock-to-lock time 6.5sec  
 Curb to Curb Turning Radius 29.300ft



FORD ENGINEERS, INC.  
 1950 N.W. 94th AVENUE, 2nd FLOOR  
 MIAMI, FLORIDA 33172  
 PH. (305) 477-8472  
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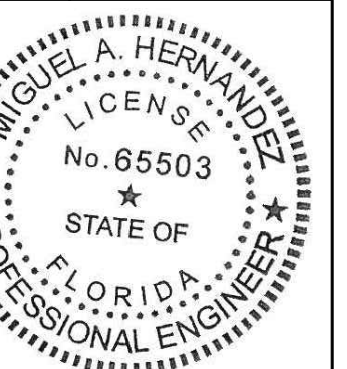
DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF FORD ENGINEERS, INC., WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. THEY ARE NOT TO BE USED BY OWNER OR OTHER PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO FORD ENGINEERS, INC.

RECORD OF REVISION

No.	DATE	DESCRIPTION	BY	APP.

SW 296TH ST ASSEMBLAGE

TYPE OF PROJECT: TRUCK TRASH ACCESS  
 CLIENT: LENNAR HOMES INC.  
 CLIENT ADDRESS: 5505 BLUE LAGOON DRIVE, 5TH FLOOR MIAMI, FL 33156



This item has been digitally signed and sealed by Miguel A. Hernandez, PE on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

CIVIL ENGINEER  
 CERT. OF AUTHORIZATION No. 6921  
 SCALE: AS SHOWN  
 DESIGNED BY: MF  
 DRAWN BY: MF  
 CHECKED BY: M. HERNANDEZ  
 SET #: SEE LABELS  
 DATE: 02/26/2025  
 PROJECT No: 24-0040

SHEET:  
**GT**  
 1 OF 1

**RECEIVED** MIAMI-DADE COUNTY PROCESSING CENTER DATE: MAR 5 2025 BY: ISA

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: BAAAMA X LLC, a Florida limited liability company

NAME AND ADDRESS	Percentage of Stock
<u>BAAAMA Holdings, LLC</u>	<u>100%</u>
<u>c/o ThinkLab Ventures</u>	
<u>15000 NW 44<sup>th</sup> Avenue, Third Floor, Opa Locka, Florida</u>	
<u>*Ashley Abess Irrevocable Trust, Leonard Abess, Trustee</u>	<u>33.33333333%</u>
<u>* Matthew Abess Irrevocable Trust, Leonard Abess, Trustee</u>	<u>33.33333333%</u>
<u>*Brett Abess Irrevocable Trust, Leonard Abess, Trustee</u>	<u>33.33333333%</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: \_\_\_\_\_

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

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: \_\_\_\_\_

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

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

NAME OF PURCHASER: Lennar Homes, LLC

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

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

**RECEIVED**

any contingent claims or interests in any real property, list all individuals or officers, if a corporation, partnership or trust: **MAY 19 10 59 AM DADE COUNTY PROCESS NO. 222-257 DATE: MAR 5 2025 BY: ISA**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

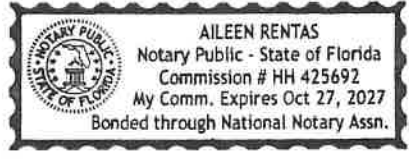
The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

BAAAMA X LLC, a Florida limited liability company

By: Jodie Bakes  
Print Name: Jodie Bakes  
Title: Manager

Sworn to and subscribed before me this 15 day of OCTOBER, 2024. Affiant is personally known to me or has produced \_\_\_\_\_ as identification.

[Signature]  
(Notary Public)



My commission expires 10/27/2027

\*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.

**EXHIBIT "A"**

LEGAL DESCRIPTION:

THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 LESS THE WEST 35 FEET AND THE NORTH 35 FEET THEREOF, FOR RIGHT-OF-WAY, IN SECTION 11, TOWNSHIP 57 SOUTH, RANGE 38 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

RECEIVED

MIAMI-DADE COUNTY  
PROCESS NO: Z22-257  
DATE: OCT 24 2022  
BY: ISA



RECEIVED

MIAMI-DADE COUNTY  
PROCESS NO: Z22-257  
DATE: OCT 24 2022  
BY: ISA



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 BAAAMA X, LLC, a Florida limited liability company (hereinafter, referred to as the "Owner"), holds fee simple title to that certain  $\pm$  20.31 gross acre parcel of land, located on the southeast corner of SW 296<sup>th</sup> Street (Avocado Drive) and SW 197<sup>th</sup> Avenue, in unincorporated Miami-Dade County (the "County"), and identified by the Property Appraiser's Office under Tax Folio No. 30-7811-000-0090, 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. Z2022000257 (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 sixty-two (62) single-family residential dwelling units ("Density Limitation"), including any workforce housing increase. Notwithstanding the limitation provided herein, pursuant to Chapter 33, Article XIIA 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 "SW 296TH ST Assemblage," with architectural plans prepared by Pascual, Perez, Kiliddjian and Starr, consisting of 82 sheets dated stamped received November \_\_, 2024, and landscape plans entitled "SW 296<sup>th</sup> Assemblage," as prepared by Witkin Hults + Partners, consisting of 15 sheets dated stamped received November \_\_, 2024, for a total of 97 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 five (5) 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 XIIA 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 joinders of all mortgagees, if any, provided that the same is also approved by the Board of County Commissioners or Community Zoning Appeals Board of Miami-Dade County, Florida, whichever by law has jurisdiction over such matters, or the Director as provided by the Miami-Dade County Code of Ordinances. It is provided, however, in the event that the Property is annexed to an existing municipality or the Property is incorporated into a new municipality, any modification, amendment, or

release shall not become effective until it is approved by such municipality and is thereafter approved by the Board of County Commissioners, in accordance with applicable procedures.

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

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

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

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

BAAAMA X, LLC, a Florida limited Liability company

\_\_\_\_\_  
Signature

By: \_\_\_\_\_

Name: Jodie Bakes

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 Jodie Bakes, as Manager of BAAAMA X, 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 WEST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 LESS THE WEST 35 FEET AND THE NORTH 35 FEET THEREOF, FOR RIGHT-OF-WAY, IN SECTION 11, TOWNSHIP 57 SOUTH, RANGE 38 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

PARCEL IDENTIFICATION NO: 30-7811-000-0090

H & K DRAFT / 3-5-2025

**OPINION OF TITLE**

**To: MIAMI-DADE COUNTY**

With the understanding that this Opinion of Title is furnished to Miami-Dade County, as an inducement for acceptance of a Covenant Running With the Land pursuant to Chapter 24, Code of Miami-Dade County, covering the real property, hereinafter described, it is hereby certified that I have examined Doma Title Insurance, Inc., Title Commitment No. CTS-2414631FL, covering the period from the beginning through the 24th day of February, 2025 at 8:00 a.m., (the "Title Evidence"), inclusive, for the real property described on **Exhibit "A"** attached hereto and made a part hereof by reference. I know of no reason that the Title Evidence is inaccurate or incomplete. as to the property more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

I am of the opinion that on the last mentioned date, the fee simple title to the above-described real property was vested in:

BAAAMA X LLC, a Florida limited liability company (the "Company")

Further, I am of the opinion that either Jodie Bakes as Managing Member or Leonard Abess as Manager, are each authorized to execute all documents on behalf of the Company. This is based on the State of Florida Division of Corporations' Sunbiz Website..

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

**1. RECORDED MORTGAGES:**

None.

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

None.

**3. GENERAL EXCEPTIONS:**

1. All taxes for the year 2025 and subsequent years.
2. Rights of persons other than the above owners who are in possession.
3. Facts that would be disclosed upon accurate survey.
4. Any unrecorded labor, mechanics' or materialmen's liens.

5. Zoning and other restrictions imposed by governmental authority.
6. Any lien provided by County Ordinance or by Chapter 159, Florida Statutes, in favor of any city, town, village or port authority for unpaid service charges for service by any water, sewer or gas system supplying the property.

4. **SPECIAL EXCEPTIONS:**

1. Easement in favor of BellSouth Telecommunications, Inc. d/b/a Southern Bell Telephone and Telegraph Company, a Georgia corporation recorded in Official Records Book 15931, Page 2258.

NOTE: All references herein are to the Public Records of Miami-Dade County, Florida.

I HEREBY CERTIFY that I have reviewed all the aforementioned encumbrances and exceptions and that none of them hinder or affect the recording or enforcement of the Covenant.

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

<u>Name</u>	<u>Interest</u>
BAAAMA X LLC, a Florida limited liability company	Owner

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

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

Respectfully submitted this 10th day of March, 2025.




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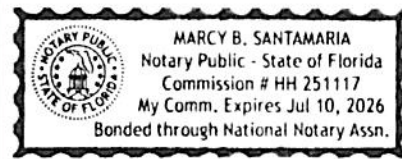
Jonathan S. Marcus  
 Florida Bar No. 333591  
 Holland & Knight LLP  
 P.O. Box 14070 (Zip Code 33302-4070)  
 515 East Las Olas Boulevard, Suite 1200  
 Fort Lauderdale, FL 33301  
 Telephone: (954) 468-7924

STATE OF FLORIDA

COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of  X  physical presence or \_\_\_\_\_ online notarization, this 10<sup>th</sup> day of March, 2025, by Jonathan S. Marcus, who is personally known to me.

*Marcy B. Santamaria*  
\_\_\_\_\_  
Notary Public, State of Florida at Large



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**EXHIBIT "A"**

The West 1/2 of the Northwest 1/4 of the Northwest 1/4 less the West 35 feet and the North 35 feet thereof, for Right-of-Way, in Section 11, Township 57 South, Range 38 East, of the Public Records of Miami-Dade County, Florida.