

**DEPARTMENT OF REGULATORY AND
ECONOMIC RESOURCES**

APPLICATION FOR DECORATIVE WALL

DEVELOPMENT SERVICES DIVISION
111 N.W. 1ST STREET, 11TH FLOOR
MIAMI, FL 33128
PH. (305) 375-2141

T- 25037

Name of Subdivision: ASPEN ESTATES EAST

Sec.: 11 Twp. : 57 Rge.: 38

Property Location: SW 300 STREET & SW 192 AVENUE

Zoning: A-2 District:

Contact person: Cynthia Caldevilla

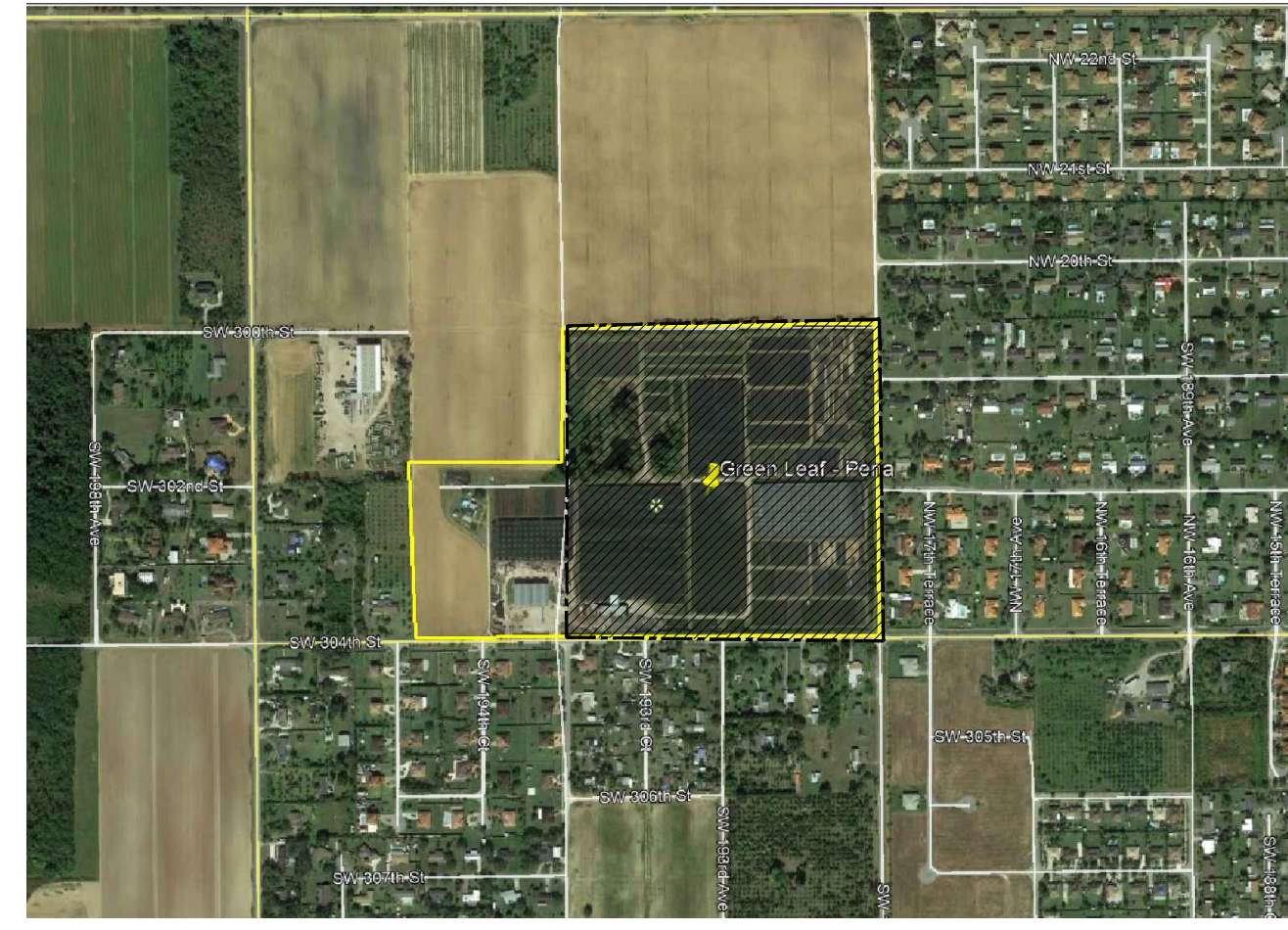
Contact Email: CMCaldevilla@drhorton.com

Address: 6123 Lyons Road, Suite 100, Coconut Creek, FL 33073

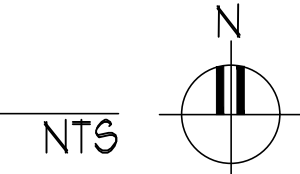
Phone: 954-949-3000

Please note that this application must be submitted along with the following items:

- Processing check for made payable to the “**Miami-Dade County**”
- Six (6) prints of the Decorative Wall
- All pertinent data concerning the Decorative Wall



LOCATION MAP



LEGAL DESCRIPTION

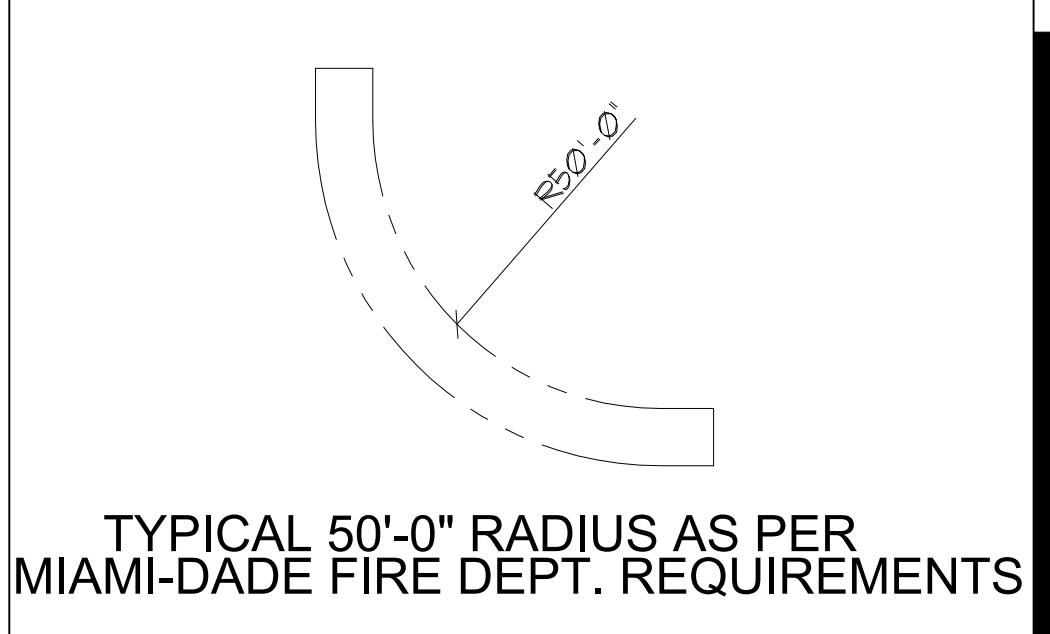
PARCEL 1:
TRACT 3, HOMESTEAD MANOR REVISED, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 32, AT PAGE 11 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL 2:
THE EAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 LESS THE SOUTH 35 FEET FOR THE ROAD RIGHT-OF-WAY, IN SECTION 11, TOWNSHIP 51 SOUTH, RANGE 38 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

PARCEL 3:
THE WEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 LESS THE NORTH 25 FEET AND LESS THE WEST 25 FEET FOR ROAD RIGHT-OF-WAY, IN SECTION 11, TOWNSHIP 51 SOUTH, RANGE 38 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

SITE INFORMATION:

ZONING:	A-2 **
ADDRESS:	19355, 19475 SW 304th STREET HOMESTEAD, FL 33031
GROSS AREA:	1,630,015 SQ.FT. OR 37.42 ACRES
NET AREA:	1,603,444 SQ.FT. OR 36.81 ACRES
TOTAL UNITS =	14
1.98 UNITS PER GROSS ACRE - 2.01 UNITS PER NET AREA	
A-2 LOTS (21,780 SQ. FT. MIN.)	25
** OTHER LOTS (+ 16,000 SQ. FT.)	49
A-2 SETBACK REQUIREMENTS:	
FRONT:	50 FT.
REAR:	25 FT.
STREET SIDE YARDS:	25 FT.
INT. SIDE YARDS:	10% OF LOT WIDTH
MAX HEIGHT:	3 STORIES OR 35 FT.
FLOOR AREA MIN:	1500 SQ. FT.
MAX LOT COVERAGE: SINGLE FAMILY	50%
** DENOTES A VARIANCE IS NEEDED.	



ROADWAY/SITE NOTE:

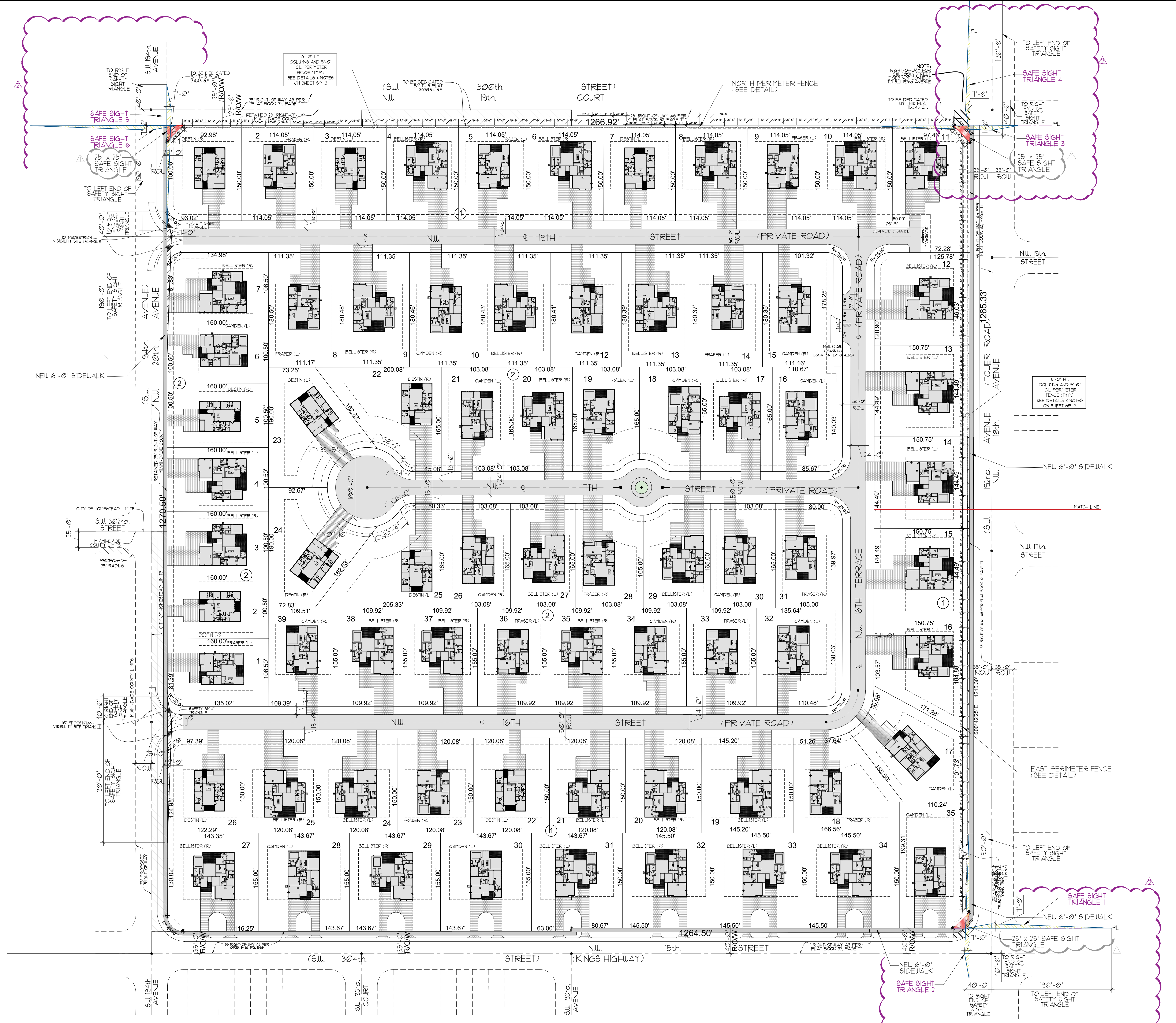
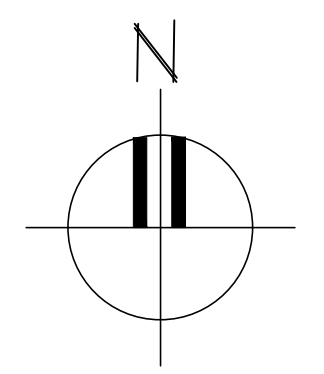
AS PER SEC. 25-116 - PRIVATE STREETS:
THE IMPROVED ROADWAY ON ALL PRIVATE STREETS SHALL BE AT LEAST TWENTY-FOUR (24) FEET WIDE, EXCLUSIVE OF THE CURB AND GUTTER.

ALL ROADWAYS IN ASPEN ESTATES EAST (CITY OF HOMESTEAD) ARE TWENTY-FOUR (24) FEET WIDE AND ARE DESIGNATED PRIVATE.

THIS ROADWAY UPDATE WAS SUGGESTED BY THE CORRADINO GROUP ON THE MARCH 2, 2022 SITE PLAN REVIEW. (PH2021-52)
ROADWAYS WERE UPDATED ON SITE PLAN ON APRIL 15, 2022. (PLEASE SEE ROADWAY DIMENSIONS)

SITE PLAN
14 LOTS

1/64" = 1'-0"



NOTE:
ALL VACANT LAND INFORMATION FOR "GREENLEAF" USED FOR THIS DRAWING WAS ACQUIRED FROM SURVEY PROVIDED BY D.R. HORTON, FORD, ARMSTRONGS & FERNANDEZ & NIM, BY HORN CONSULTING ENGINEERS INC. UNDER PROJECT # 19-006-5400 AND DATED 04-15-2021.

REVISIONS	BY
1-1-22-25	MB

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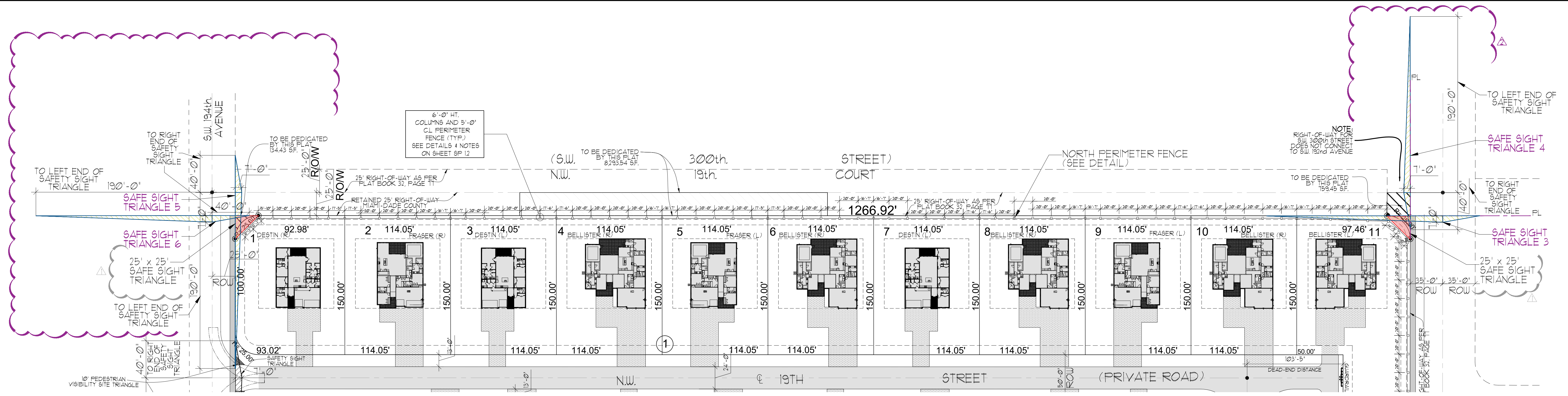
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PROJECT:
ASPEN ESTATES EAST
CITY OF HOMESTEAD, FLORIDA

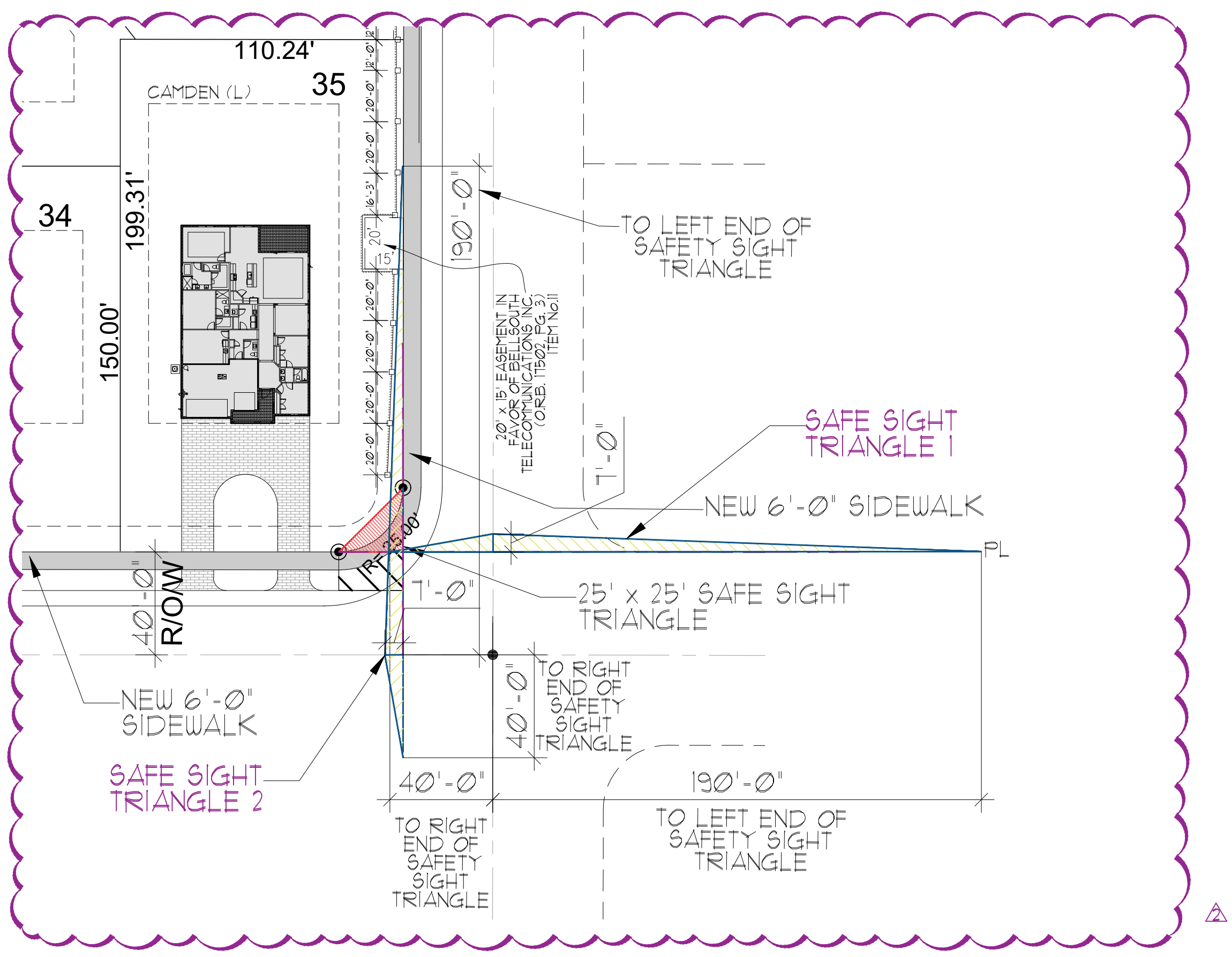
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CHECKED: C.A.S.
DATE: JANUARY 2021
SCALE: AS SHOWN
JOB NO.

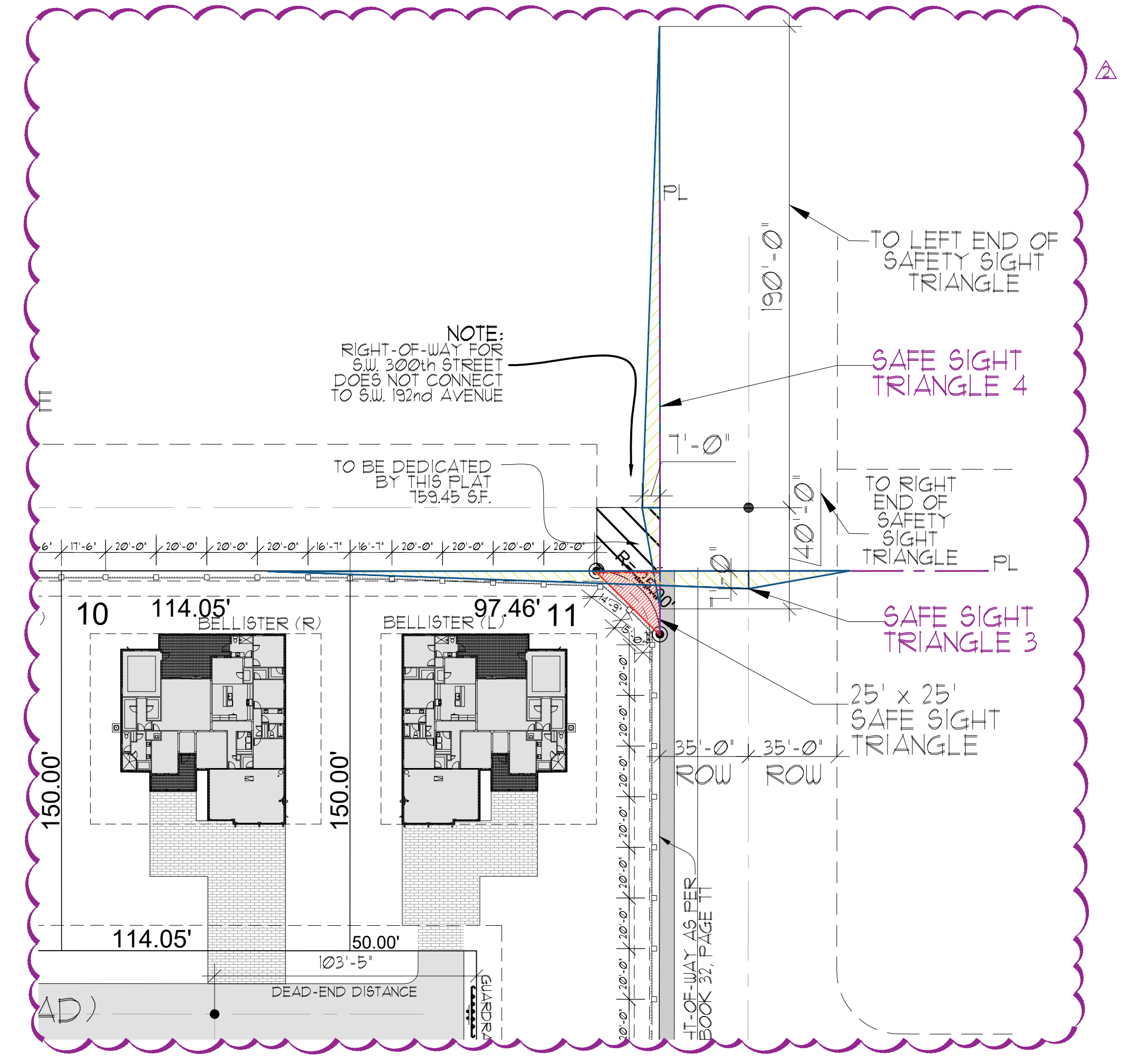
SHEET



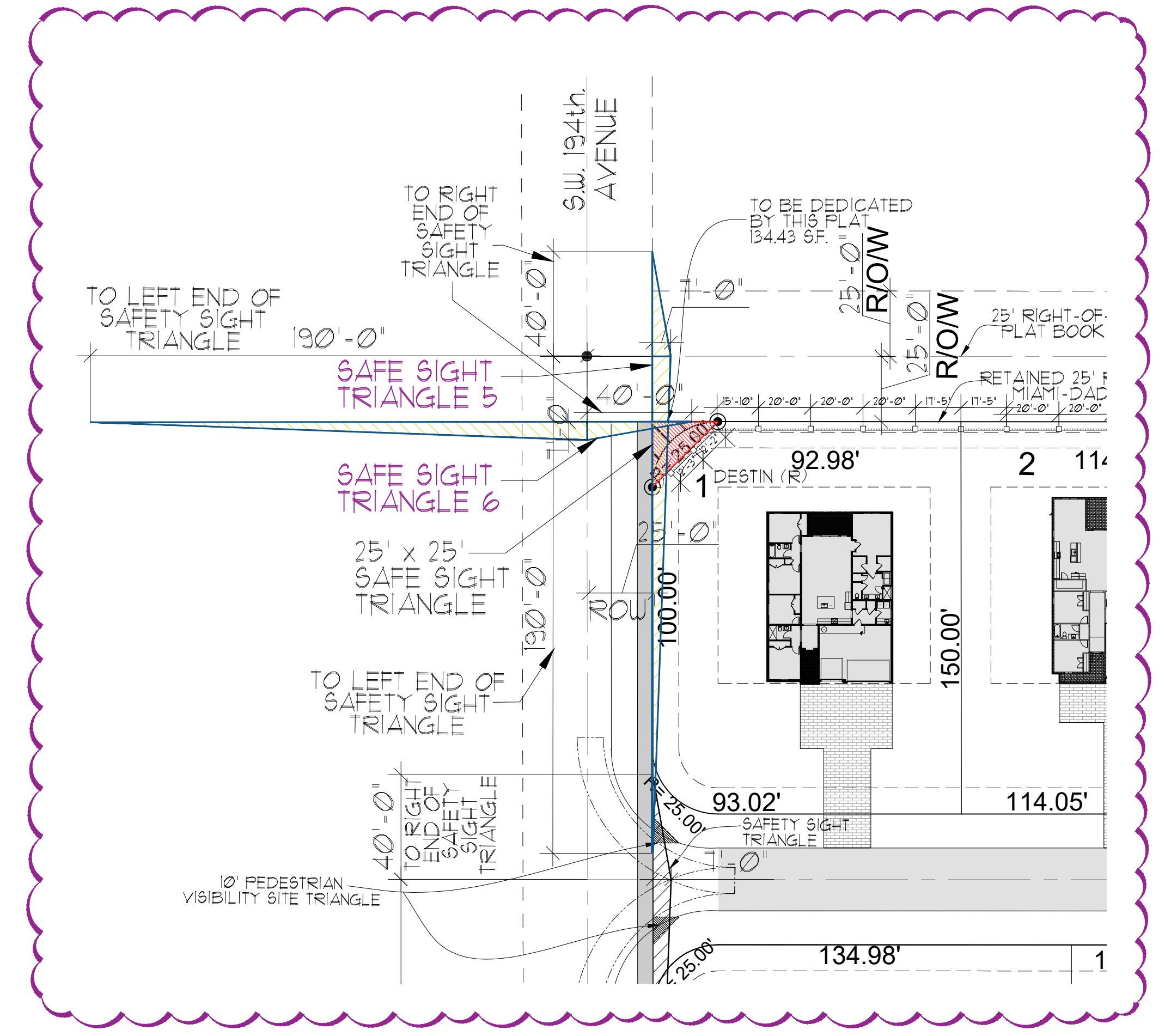
FENCE PLAN
LOCATION:NORTH
1:40



SW 192ND SAFETY SIGHT TRIANGLE 1 & 2
LOCATION:SOUTH
1:40



SW 192ND SAFETY SIGHT TRIANGLE 3 & 4
LOCATION:NORTH
1:40



SW 194TH SAFETY SIGHT TRIANGLE 5 & 6
LOCATION:NORTH
1:40

REVISIONS	BY
1-2021	MB
2-2021	MB
3-2021	MB
4-2021	MB
5-2021	MB
6-2021	MB
7-2021	MB
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9-2021	MB
10-2021	MB
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1-22-25	MB

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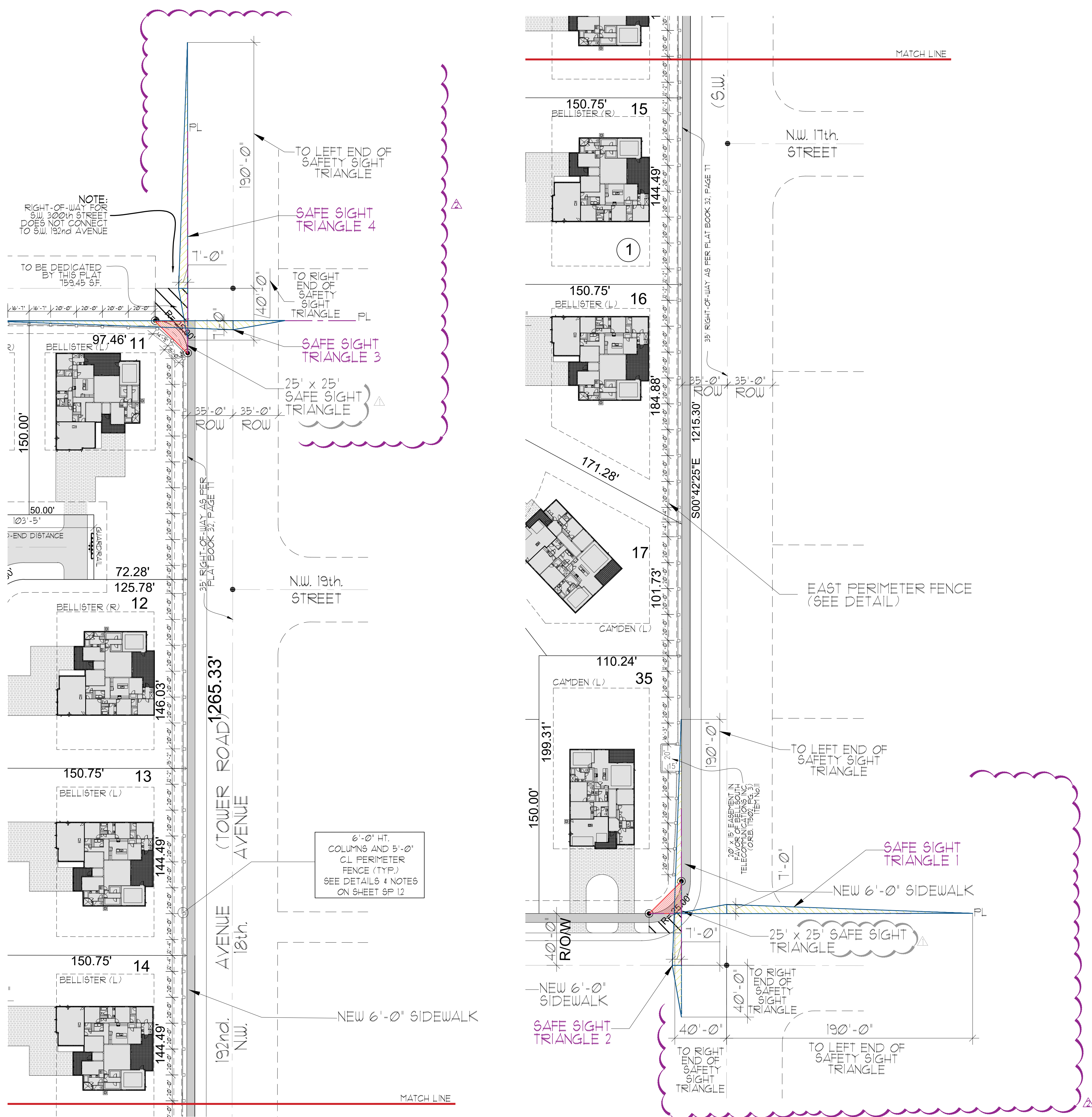
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CITY OF HOMESTEAD, FLORIDA

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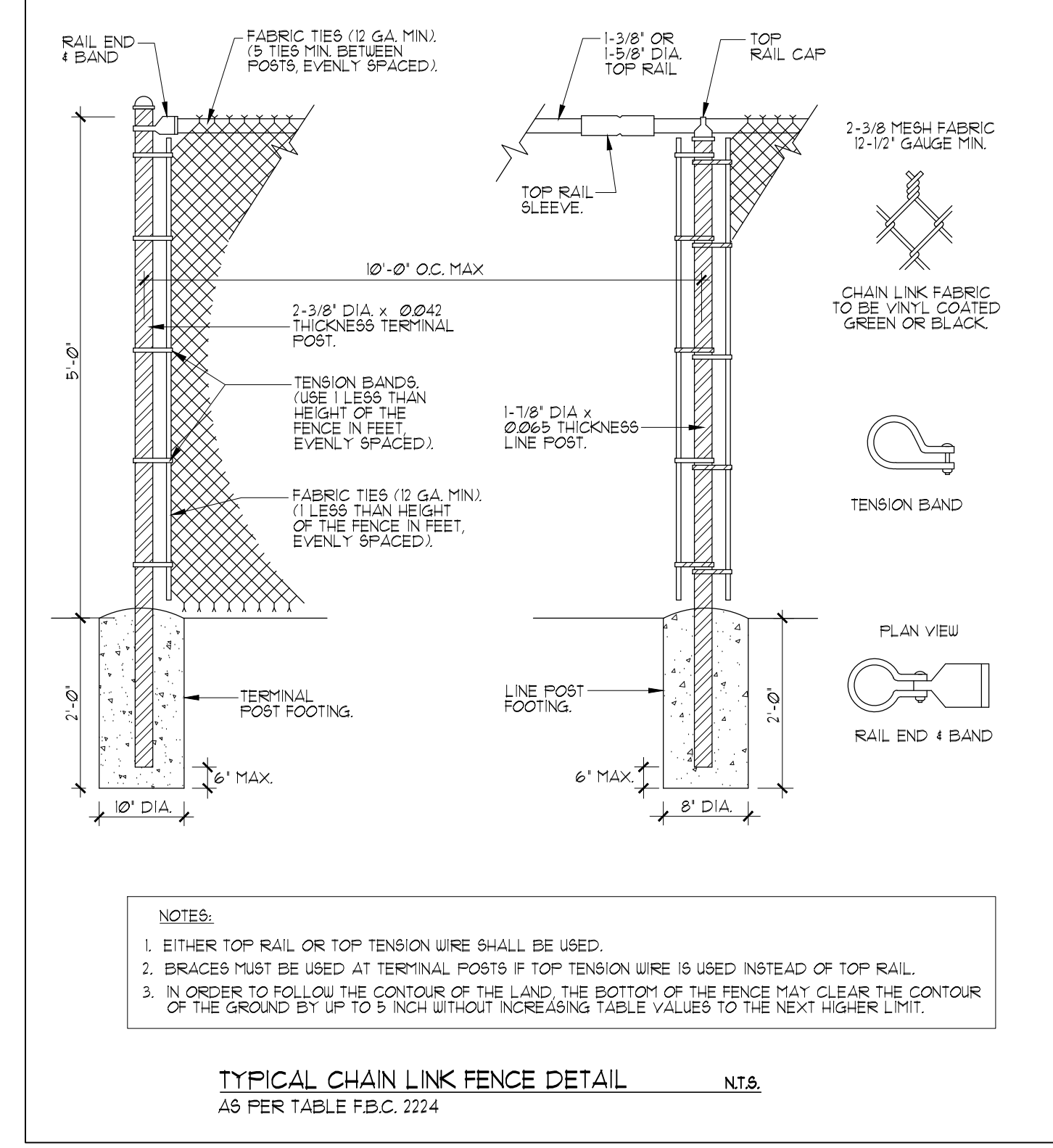
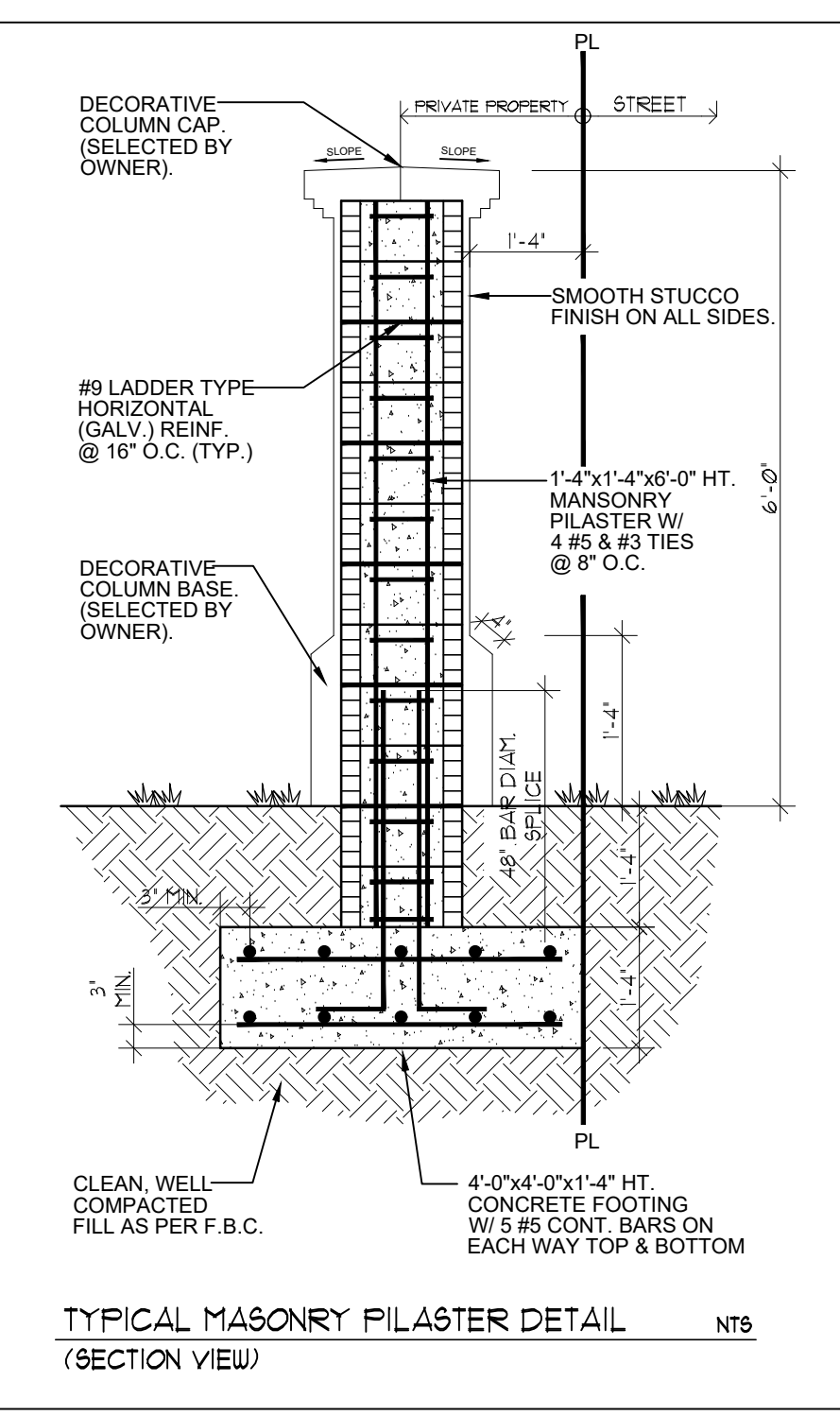
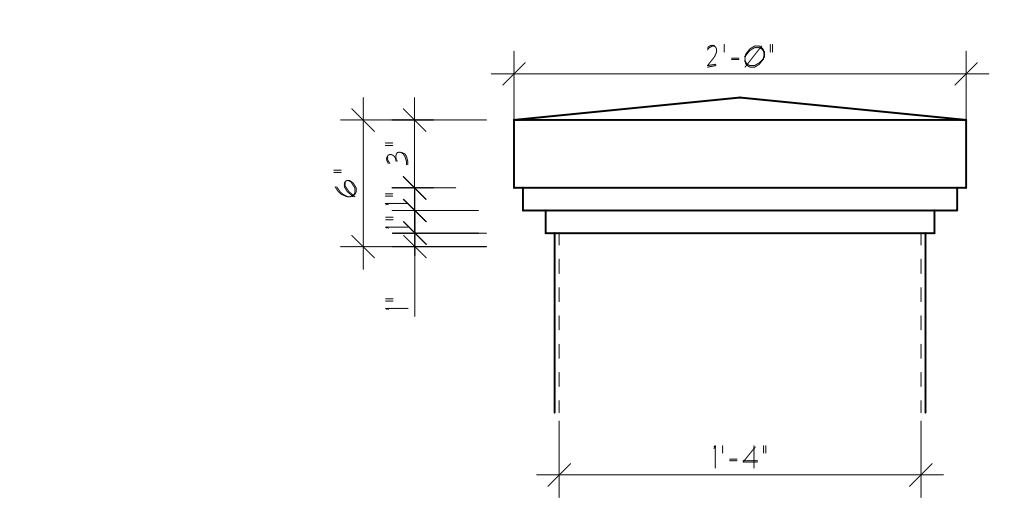
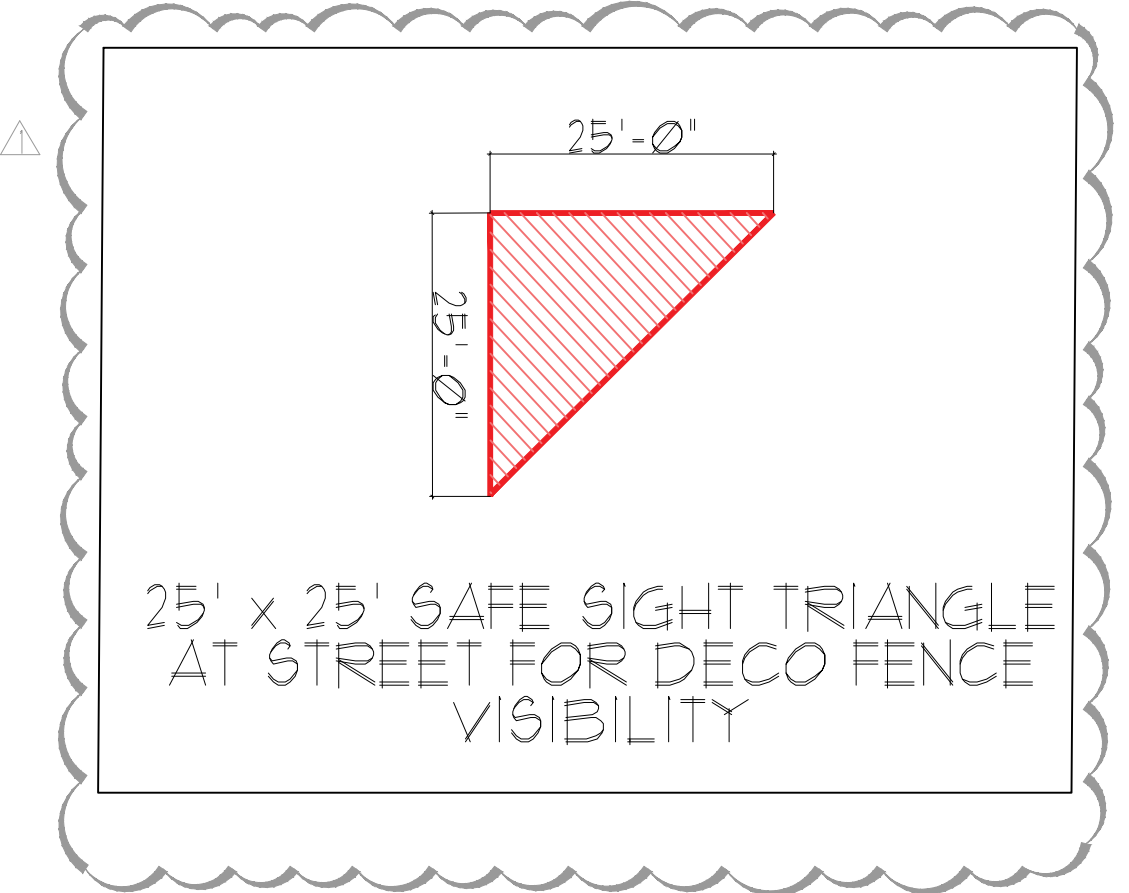
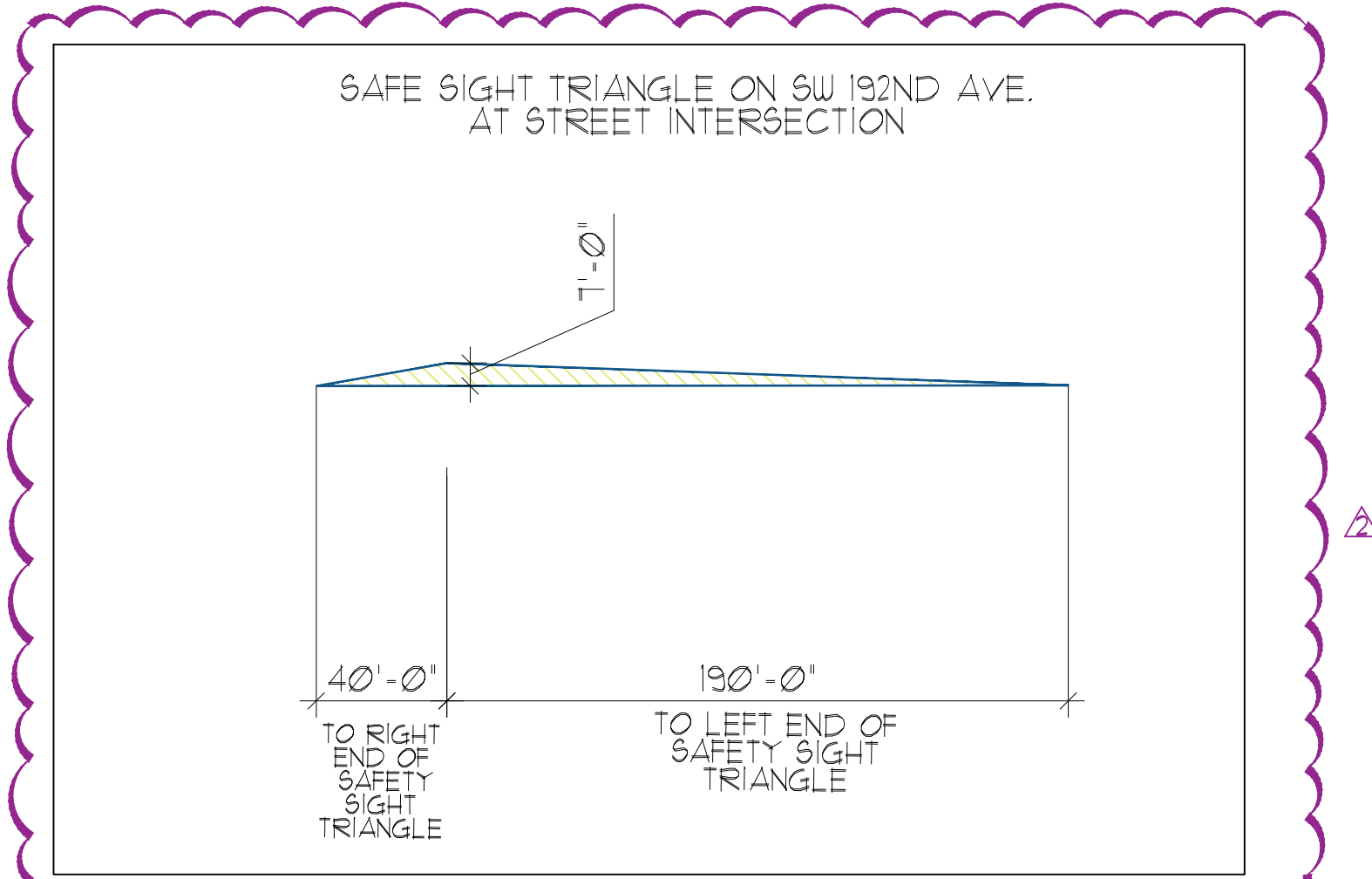
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DATE: JANUARY 2021
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SHEET

SP-12

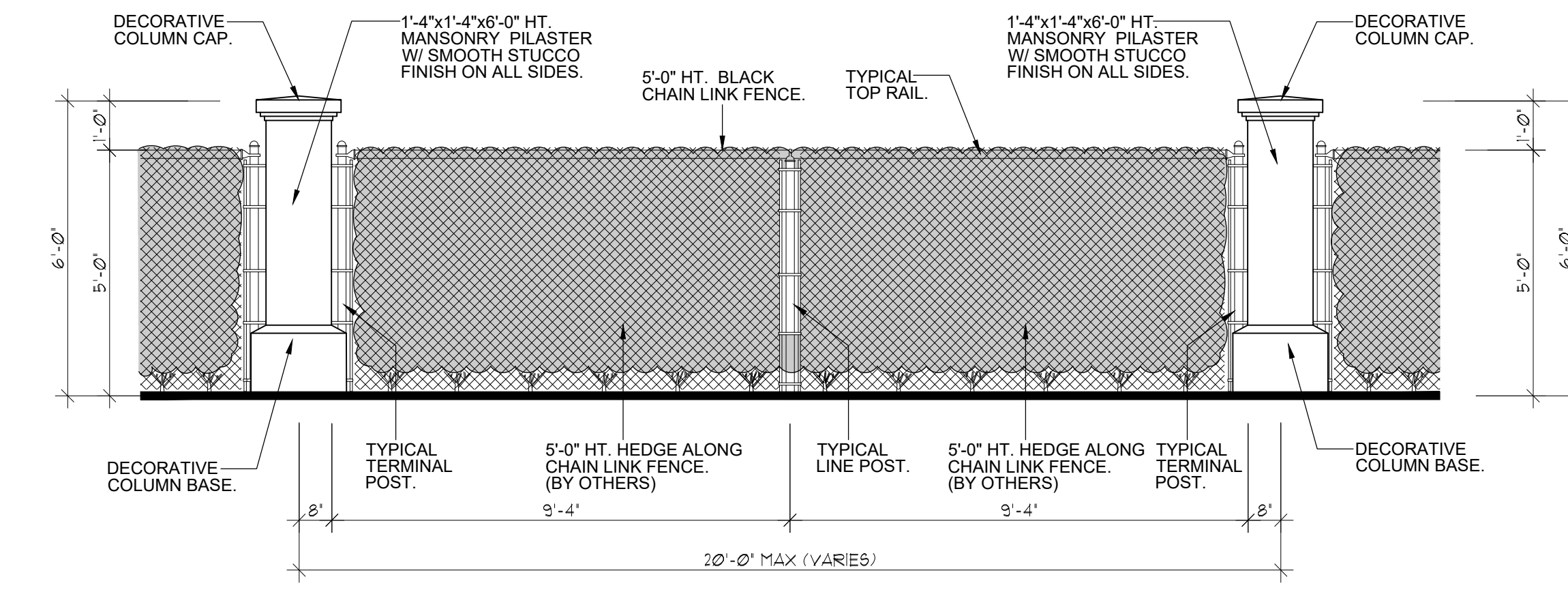
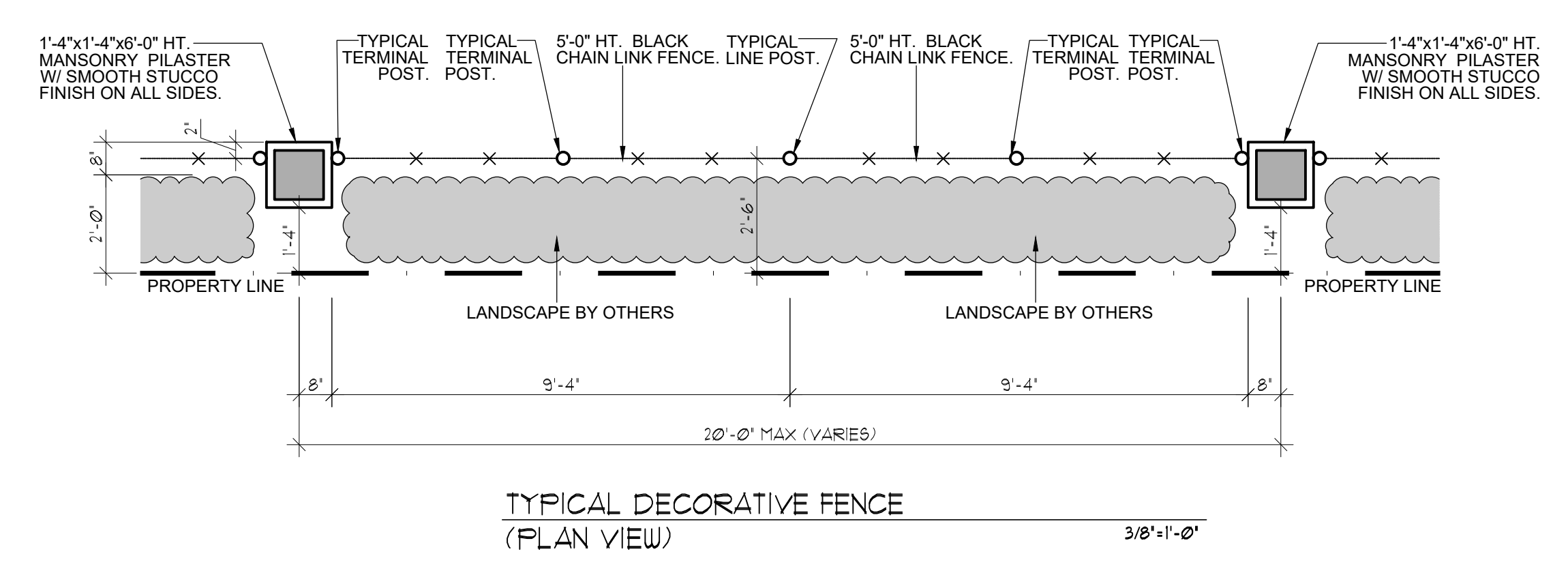


FENCE PLAN
LOCATION: EAST
1:40



SCOPE OF FENCE WORK NOTES:

- COLUMN SPACING VARIES. DIMENSIONS TO BE COORDINATED ON-SITE.
- COLUMN SPACING DIMENSIONS ARE FROM CENTER TO CENTER.
- CONTRACTOR TO VERIFY ALL DIMENSIONS AND FINAL COLUMN AND FENCE LOCATION ON-SITE. (TYPICAL DETAILS PROVIDED)



REVISIONS	BY
1-22-25	MS

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SHEET
6P-13