Department of Regulatory and Economic Resources
Development Services Division
111 NW 1st Street , Suite 1110
Miami, Florida 33128-1902
T 305-375-2800
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FINAL AGENDA

Community Zoning Appeals Board 14
Naranja Park, 14150 SW 264 Street, Miami, FL
Thursday, February 13, 2025 at 6:30 pm

PREVIOUSLY DEFERRED

APPEALS

CURRENT

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

Official Zoning Agenda
COMMUNITY ZONING APPEALS BOARD

COMMUNITY ZONING APPEALS BOARD - AREA 14

MEETING OF FEBRUARY 13, 2025

NARANJA PARK

14150 SW 264 STREET, MIAMI, FLORIDA

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

ALL PARTIES SHOULD BE PRESENT AT THAT TIME

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

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

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

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

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

SWEARING IN OF WITNESSES

I. Sunset Review
II. Selection of Chair and Vice Chair

1. FOUR ACES PROPERTIES IV, LLC. Z2024000135 **Area 14/District 08**

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

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

OR IN THE ALTERNATIVE

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

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

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

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

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

Protests: 3 Waivers: 0

APPROVED: _____ DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____ DEFERRED: _____

NOTICE

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

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

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

Miami-Dade County Department of Regulatory and Economic Resources
Staff Report to Community Zoning Appeals Board No. 14

PH: Z24-135 **February 13, 2025**
Item No. 1

Recommendation Summary	
Commission District	8
Applicant	Four Aces Properties IV, LLC
Summary of Requests	The applicant seeks to permit a rezoning of the subject property from EU-M (minimum 15,000 sq. ft. lots) to RU-1 (minimum 7,500 sq. ft. lots), which would allow the property to be developed with more residential units than currently allowed. In the alternative, the applicant seeks to allow a non-use variance request for proposed workforce housing lots on the EU-M zoned subject property to have less lot width than permitted under the workforce housing standards.
Location	Located between SW 286 Street and SW 288 Street (Biscayne Drive) and between SW 172 Avenue (McMinn Road) and SW 177 Avenue (Krome Avenue), Miami-Dade County, Florida.
Property Size	±31.05-gross (±23.73-net) Acres
Existing Zoning	EU-M, Estate Modified District
Existing Land Use	Vacant Land
2030-2040 CDMP Land Use Designation	Estate Density Residential (1 to 2.5 DU/Ac) *(see attached Zoning Recommendation Addendum)*
Comprehensive Plan Consistency	Consistent with the LUP map interpretative text, goals, objectives, and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311, District Boundary Change, Section 33-311(A)(4)(b), Non-Use Variance Standards From Other Than Airport Regulations *(see attached Zoning Recommendation Addendum)*
Recommendation	**Denial with prejudice of request #1, and modified approval with conditions for 88 units of the alternate request #2 (97 units), subject to the Board's acceptance of the proffered covenant.**

REQUESTS:

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

OR IN THE ALTERNATIVE

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

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

PROJECT HISTORY AND DESCRIPTION:

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

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

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

NEIGHBORHOOD COMPATIBILITY:

The ±31.05-gross (±23.73-net) Acres subject property consists of an existing vacant property with groves. The area surrounding the subject property is characterized by parcels that are zoned EU-M, AU and GU. The large 27.32-acre parcel abutting the subject site to the north was rezoned to EU-M, allowing a 78-unit residential development by BCC action on January 30, 2025. The parcels to the south consist of single-family residences and vacant lots; single family residences to the east; and a vacant lot is located to the west of the subject site across from SW 177 Avenue.

The subject property itself is located immediately east of and just inside the Urban Development Boundary (UDB) which runs along SW 177 Avenue also known as Krome Avenue.

SUMMARY OF THE IMPACTS:

The approval of this application will allow the applicant to either rezone the property, or in the alternative, to have lots with reduced widths, in order to develop the subject site with additional housing, including workforce housing, in this area of the County. Based on memoranda from the departments reviewing this application, any additional impacts will not cause their facilities and services to operate below their adopted levels of service standards. The Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER) state in their memorandum that the application will generate approximately 97 PM peak hour vehicle trips. Staff notes that the application may add to the population in the area and may bring additional noise into the neighborhood.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

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

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

urbanizing area that is currently comprised of single-family residences including estate and large lot residences that are zoned AU, EU-1 or EU-M, and is just inside and directly adjacent to the Urban Development Boundary (UDB) that is to the west of the site and runs along runs along SW 177 Avenue/Krome Avenue.

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

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

ZONING ANALYSIS:

The applicant seeks approval of a request for a district boundary change from EU-M, Estate Modified Residential District to RU-1, Single-Family Residential District, on the subject parcel (request #1). When the aforementioned request to rezone the 31.05-gross acre subject parcel to RU-1 (minimum 7,500 square foot lots) is analyzed under Section 33-311, District Boundary Change, staff opines that approval of the request would not be compatible with the surrounding area for the following reasons. Staff notes that the EU-M zoning district allows a minimum lot depth of 115' whereas the RU-1 district does not have a minimum lot depth. Additionally, the minimum front setback in the EU-M zoning district is 25 feet and in the RU-1 district the minimum front setback is 15 feet for 50% of the lineal footage of the width of the house and 25 feet for the balance; except the front setback can be 20 feet for attached garages. Further, staff notes that the maximum lot coverage permitted under the EU-M zoning district is 30% while 40% is permitted

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

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

Staff notes that based on the memoranda submitted by other departments reviewing the application, approval of the application will not cause their facilities and services to operate below their adopted levels of service standards. The Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER), does not object to the application and indicate in their memorandum that the application will meet the traffic concurrency criteria for an Initial Development Order. Their memorandum, dated December 10, 2024, indicates that the application will generate approximately 97 PM peak hour vehicle trips, which does not exceed the acceptable Level of Service (LOS) on the surrounding roadways. Further, the Division of Environmental Resources Management of the Department of Regulatory and Economic Resources in their memorandum dated December 6, 2024, indicate that the application meets all

applicable LOS standards for an initial development order as specified in the adopted CDMP for potable water service, wastewater disposal, and flood protection. In addition, the other departments reviewing the application, including the Miami-Dade Fire Rescue Department, Park, Recreation and Open Spaces (PROS) Department, as well as the Water and Sewer Department, do not object to the application. Further, the Miami-Dade County Public Schools (MDCPS) memorandum dated July 23, 2024, indicates that at this time, all levels have sufficient capacity available to serve the application. Based on the aforementioned department memoranda, staff opines that approval of the applicant's alternative request #2 would be **compatible** with the character of the surrounding neighborhood, when considering the necessity and reasonableness of the rezoning in relation to the present and future development of the area. **As such, staff recommends a modified approval with conditions for 88 units of the alternate request #2 (97 units), subject to the Board's acceptance of the proffered covenant, under Section 33-311(A)(4)(b), Non-Use Variance Standards from Other Than Airport Regulations.**

ACCESS, CIRCULATION AND PARKING: N/A

NEIGHBORHOOD SERVICES PROVIDER COMMENTS: See attached.

OTHER: N/A

RECOMMENDATION:

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

CONDITIONS FOR APPROVAL: for request #2 only.

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

2. That in the approval of the plan, the same be subsequently in accordance with that submitted for the hearing entitled "Four Acres Properties IV by Lennar Homes" as prepared by Pascual Perez Kiliddjian Starr, consisting of 100 sheets, dated stamped received 10/21/24, and "Four Acres properties IV" as prepared by W H P Witkin Hults + Partners, consisting of 27 sheets dated stamped received 10/21/24 for a total of 127 sheets.

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

4. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources as indicated in the memorandum dated December 10, 2024.

5. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the of the Water and Sewer Department as contained in its memorandum dated September 13, 2024.

6. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the Traffic Engineering Division (TED) of the Department of Transportation and Public Works (DTPW) as indicated in its memorandum dated December 4, 2024.

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

ES:JB:SS:PM

Eric Silva

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

ZONING RECOMMENDATION ADDENDUM

Four Aces Properties IV, LLC
PH: Z24-135

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

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

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

PERTINENT ZONING REQUIREMENTS/STANDARDS

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

Sec. 33-49. - Table of minimum widths, area of lots, maximum lot coverage, and minimum building sizes

District	*Families*	*Min. Width*	*Min. Lot Area (Sq. Ft.)*	*Max. Lot Coverage (% of Lot Area)*	*Min. Bldg. Size (Cu. Ft.)*
District	Families	Min. Width	Min. Lot Area (Sq. Ft.)	Max. Lot Coverage (% of Lot Area)	Min Bldg. Size (Cu Ft)
RU-1	1	New sub.-75'	7,500	40%	8,500

EU-M	1	Prior to 5-9-57 100′	15,000	30%	12,500
		New sub.-120′ (Min. depth 115′)	15,000	30%	12,500

Sec. 33-50. - Table of setback lines in residential and estate districts.

District/ Families	*Front (Ft.)*	*Rear (Ft.)*	*Interior Side (Ft.)*	*Side Street (Ft.)*
RU-1: One	15 for 50% of the lineal footage of the width of the house and 25 for balance; except 20 for attached garages	15 for 50% of the lineal footage of the width of the house and 25 for balance	10% lot width min.—5' max.—7½'	15

EU-M: One	25	25	—	15	25
Acc. bldg.	75	7½		20	30
Canopy carport	5	5	—	2	5

Sec. 33-193.11. - Intensity standards.	

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

Building and Neighborhood Compliance

ENFORCEMENT HISTORY

FOUR ACES PPOPERTIES IV, LLC/ADRIAN PEDRO	SW 174 AVE AND SW 268 ST MIAMI-DADE COUNTY, FLORIDA.
APPLICANT	**ADDRESS**
Pending	Z2024000135
DATE	**HEARING NUMBER**

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

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:
August 1, 2024

NEIGHBORHOOD REGULATIONS:
There are no open/closed cases in CMS

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

VIOLATOR:
FOUR ACES PROPERTIES IV, LLC/ADRIAN, PEDRO

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

Memorandum

Date: December 6, 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: Z2024000135-4th Review
Four Aces Properties IV, LLC
Located between SW 286th & 288th Street and between SW 172nd & 177th Avenue
DBC from EU-M to RU-1 and non-use variance of lot frontage (EU-M) (31.05 Acres)
06-57-39

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

Public Water and Sanitary Sewer Review

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

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

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

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

Existing public water and sewer facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development

order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

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

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

Conditions of Approval: None

Water Control Review

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

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

Any proposed development shall comply with county and federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the LOS standards for flood protection set forth in the CDMP subject to compliance with the conditions required for this proposed development order.

Pursuant to section 24-48.1(1)(f) of the Code, a DERM Class VI Permit may be required for the construction of the proposed surface water management system for the development. Please contact the DERM Water Control Section (305) 372-6681 for additional information.

Conditions of Approval: None

Tree Preservation Review

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

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

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

Conditions of Approval: None

Pollution Remediation Review

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

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

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

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

Please contact Thomas Kux at Thomas.Kux@miamidade.gov if you have any questions.

Conditions of Approval: None

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

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

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

cc: Eric Silva, Department of Regulatory and Economic Resources

Memorandum

Date: September 13, 2024

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

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

Subject: Zoning Application Comments - Four Aces Properties IV, LLC
Application No. Z2024000135 - Revision # 1 - (Pre-App. No. Z24P-095)

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. *The applicant is advised to consult with their engineer and WASD's Plans Review staff to finalize points of connection and capacity approval.*

Application Name: Four Aces Properties IV, LLC

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

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

The estimated total water demand for the proposed project will be 30,070 gallons per day (gpd). Per email dated July 3, 2024, from Applicant's Representative Ms. Amanda Naldjieff, the premix of models is not available at this time. Therefore, to calculate the water demand, it was assumed that each single-family residence will have a gross floor area between 3,001 sq. ft. and 5,000 sq. ft.

Due to the project's proximity to the UDB, this project was reviewed by a WASD UDB project review team on January 9, 2024, in accordance with CDMP Policy WS-2E. A second meeting will be required as there is an addendum to the WASD Agreement No. 32470.

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

An addendum for WASD Agreement No. 32470 was requested on August 12, 2024, for the subject development, and points of connection are pending to be issued.

Since this property is connecting to WASD's water system for the first time, the developer is required to install a water main along one entire boundary of the property, as per WASD's Rules & Regulations, Section 2.02(1) and 2.04(2)(d).

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

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

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

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

Any public water main extension within the property shall be 8-inch minimum diameter. If two (2) or more fire hydrants are to be connected to a public water main extension, then the water system shall be looped with two (2) points of connections. *Final points of connections and capacity approval to connect to the water system will be provided at the time the Agreement No. 32470 is offered.*

There is an active Water Supply Certification (WSC) for the subject project which will be revised at the time the addendum for WASD Agreement No. 32470 is finalized. The WSC letter shall remain active in accordance with terms and conditions specified in said certification. The Certification is required to assure adequate water supply is available to all water users of the WASD as required by 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.

Since this property is connecting to WASD sewer system for the first time, the developer is required to install a gravity sewer main along one entire boundary of the property, as per WASD Rules & Regulations, Section 3.02(6) and 3.04(2)(d).

At this time, there is a WASD Agreement No. 31806 (points of connection are pending to be issued) in the vicinity of the subject project that will bring a public pump station to the area. If the infrastructure for said agreement is conveyed by the time this project is ready for construction, the developer may connect to a future gravity sewer in SW 286th Street, that will be abutting the northern boundary of the subject property and extend an 8-inch gravity sewer to the subject site as required to abut and provide sewer service to the proposed development, provided there is sufficient depth and that there are no obstacles that would preclude construction of the sewer system. *Final points of connection and capacity approval to connect to the sewer system will be provided at the time the addendum to the WASD Agreement No. 32470 is finalized.*

If the infrastructure with WASD Agreement No. 31806 is not conveyed by the time this project is ready for construction, the developer shall contact WASD to evaluate the sewer connection for the proposed development.

Please note that the previous site plan submitted with this zoning application was disapproved since the Public Pump Station was not shown on it. However, since this project will be connecting to the gravity sewer main proposed by the abutting project with WASD Agreement No. 31806, the Public Pump Station shown on the revised site plan submitted with this application shall be removed.

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

Memorandum

MIAMI-DADE COUNTY

Date: December 10, 2024

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

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

Subject: Z2024000135
Name: Four Aces Properties IV, LLC
Location: SW 286 Street and SW 288 Street and between SW 172 Avenue & 177 Avenue,
Section 06 Township 57 South Range 39 East

The Department of Regulatory and Economic Resources Platting and Traffic Review Section has reviewed the subject application and has **no objections.**

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

This application **does** meet the traffic concurrency criteria for an Initial Development Order. It will generate an approximately **97 PM** peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveals that the addition of this new trip **does not** exceed the acceptable level of service of the following roadways:

STA.#	LOCATION	LOS PRESENT	LOS W/PROJECT
9212	Krome Avenue north of SW 288 Street	C	C
9864	SW 167 Avenue north of SW 288 Street	D	D
9932	SW 288 Street west of US 1	C	C
9936	SW 296 Street west of US 1	C	C
F 0043	Krome Avenue south of SW 296 Street	C	C

Notes: PM =Post Meridiem
The PM peak hour refers to the highest hour of vehicle trips generated during the afternoon peak hours of 4-6 PM

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

Standard Conditions:

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

Memorandum

Date: September 13, 2024

To: Eric Silva, Assistant Director
Regulatory and Economic Resources

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

Subject: Z2024000135

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

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

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

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

Memorandum

Date: Wednesday, December 4, 2024

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

PROJECT DESCRIPTION:

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

PROJECT LOCATION:

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

COMMENTS/RECOMMENDATION:

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

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

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

From:	HERRERA, ANA I
To:	Amanda.Naldjieff@hklaw.com
Cc:	Simon, Nathaly; Garcia, Jeannette C.; RODRIGUEZ, IVAN M; CASTILLO, DENISE; Concurrency Management; Stillings, Noel (RER)
Subject:	School Concurrency Determination for Four Aces Properties IV, LLC (Z2024000135) (SP3024072300564)
Date:	Thursday, September 19, 2024 3:01:00 PM
Attachments:	Four Aces Properties IV LLC (Z2024000135) (SP3024072300564).pdf

Dear Applicant:

Pursuant to State Statutes and the Interlocal Agreement for Public School Facility Planning, the above-referenced application was reviewed for compliance with Public School Concurrency. Accordingly, attached please find the School District's Concurrency Determination. As you will note, the applicable Level of Service (LOS) standards of 100% Florida Inventory of School Housing (FISH) have been met at the three school levels and, as such, capacity has been reserved for a one-year period, under Master Concurrency Number MA3024072300564.

The reservation term for this Site Plan will expire on September 16, 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; 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.

Ana Herrera
District Coordinator
Growth Management
Office of Governmental Affairs and Land Use
Facilities Design and Construction
Miami-Dade County Public Schools
1450 N.E. Second Avenue
Miami, Florida 33132
(305) 995-4603

Concurrency Management System (CMS)

Miami-Dade County Public Schools

Miami-Dade County Public Schools

Concurrency Management System

School Concurrency Determination

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

Applicant's Name: **Four Aces Properties IV, LLC**

Address/Location: **between SW 286 Street and SW 288 street (Biscayne Drive) and between SW 172 Avenue (McMinn Road) and SW 177 Avenue (Krome Avenue)**

Master Folio Number: **3079060000295**

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

PROPOSED # OF UNITS: **97**

SINGLE-FAMILY DETACHED UNITS: **97**

SINGLE-FAMILY ATTACHED UNITS: **0**

MULTIFAMILY UNITS: **0**

CONCURRENCY SERVICE AREA SCHOOLS						
CSA Id	Facility Name	Net Available Capacity	Seats Required	Seats Taken	LOS Met	Source Type
161	AVOCADO EL - SOUTH DADE MID (ELEM COMP)	179	18	18	YES	Current CSA
5003	SOUTH DADE MIDDLE (MID COMP)	71	10	10	YES	Current CSA
7701	SOUTH DADE SENIOR	-28	13	0	NO	Current CSA
7701	SOUTH DADE SENIOR	0	13	0	NO	Current CSA Five Year Plan
ADJACENT SERVICE AREA SCHOOLS						
7781	FELIX VARELA SENIOR	83	13	13	YES	Adjacent CSA
*An Impact reduction of **33.18%** included for charter and magnet schools (Schools of Choice).						

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

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

MDCPS Administrator

MDCPS Authorized Signature

1450 NE 2 Avenue, Room 525, Miami, Florida 33132 / 305-995-7285 / concurrency@dadeschools.net

Memorandum

MIAMI-DADE COUNTY

Date: July 22, 2024

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

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

A. Zizold

Subject: Z2024000135 – Four Acres Properties IV LLC

Applicant Name: Four Acres Properties IV LLC.

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

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

Current Park Benefit District Area Conditions: Existing County-owned Park and recreation facilities, both Areawide and Local, serving Park Benefit District 3 are shown on the attached map in Figure 1. County-owned local parks that are within three miles of the subject application are described below in Table A.

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

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

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

Recommendations: PROS offers the following recommendations:

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

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

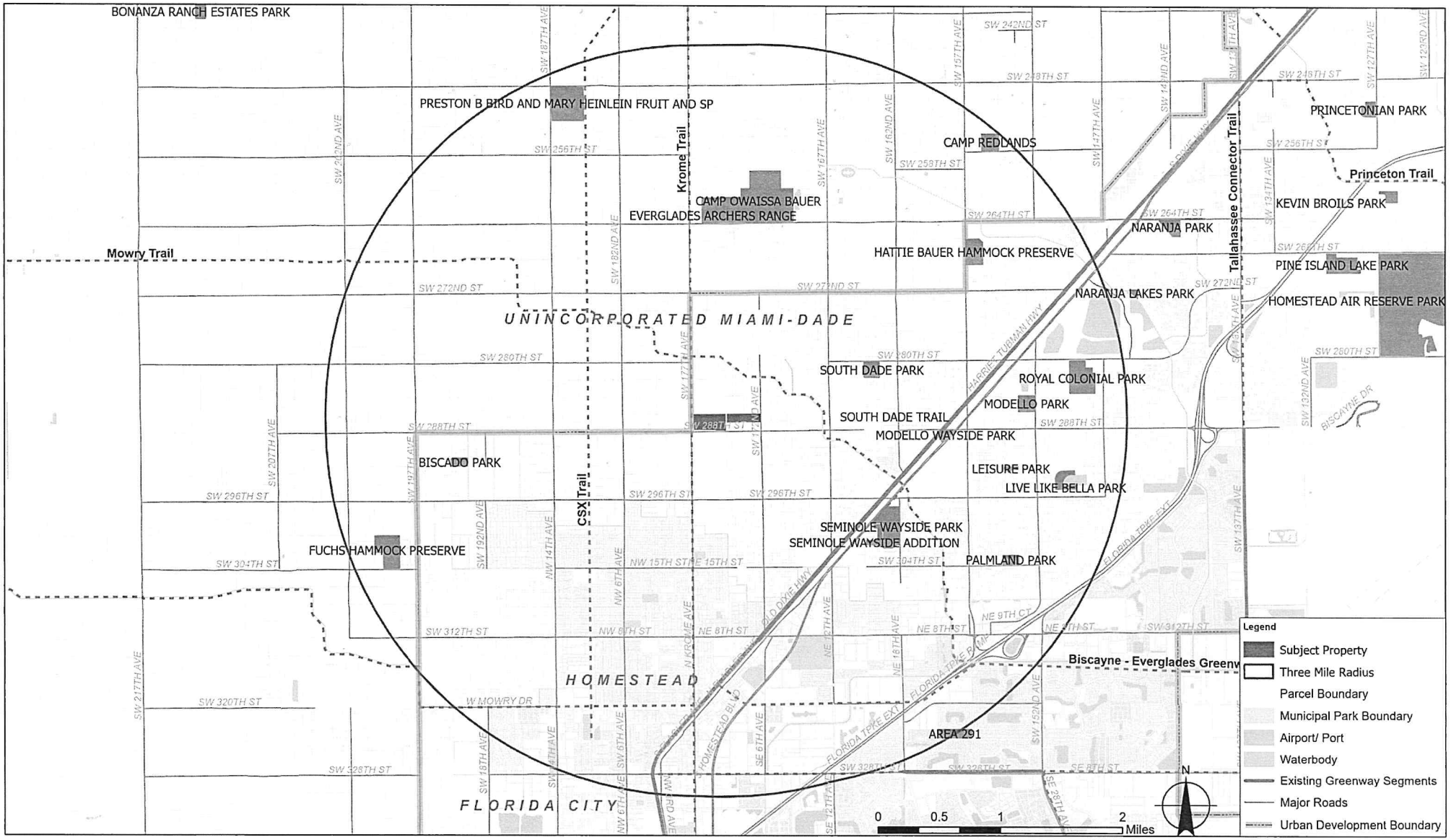
Objective ROS-1
Provide a comprehensive system of public and private sites for recreation, including but limited to public spaces, natural preserve and cultural areas, greenways, trails, playgrounds, parkways, beaches and public access to beaches, open space, waterways, and other recreational facilities and programs serving the entire County; and local parks and recreation programs adequately meeting the needs of Miami-Dade County's unincorporated population.

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

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

AZ: at sk AT
Attachment

FIGURE 1: Z20240000153 - Four Acres Properties IV LLC
MIAMI-DADE COUNTY PARKS, RECREATION AND OPEN SPACES DEPARTMENT ANALYSIS



Signature: Alissa Turtletaub

Email: alissa.turtletaub@miamidade.gov

Signature: Alejandro Zizold

Email: alejandro.zizold@miamidade.gov

Z2024-135 Four Aces Properties IV LLC

Final Audit Report 2024-07-30

Created:	2024-07-30 (Eastern Daylight Time)
By:	Sol Kohen (sol.kohen@miamidade.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAARDDRYw4yAs1QUr26mTnJHoHyboBcufUJ
Number of Documents:	1
Document page count:	4
Number of supporting files:	0
Supporting files page count:	0

"Z2024-135 Four Aces Properties IV LLC" History

Document created by Sol Kohen (sol.kohen@miamidade.gov)
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Document e-signed by Alejandro Zizold (alejandro.zizold@miamidade.gov)
Signature Date: 2024-07-30 - 5:04:33 PM EDT - Time Source: server- IP address: 168.149.133.104

Agreement completed.

2024-07-30 - 5:04:33 PM EDT

Adobe Acrobat Sign

Memorandum

Date: December 3, 2024

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

From: Amina N. Newsome, PHCD Division Director AN
Public Housing & Community Development (PHCD)

Subject: Zoning Application Comments
Application No.: Z2024000135
Applicant: Four Aces Properties IV, LLC
Location: Located South of SW 286 St between SW 172 Ave and SW 177 Ave
Folio No(s).: 30-7906-000-0295; 30-7906-000-0330

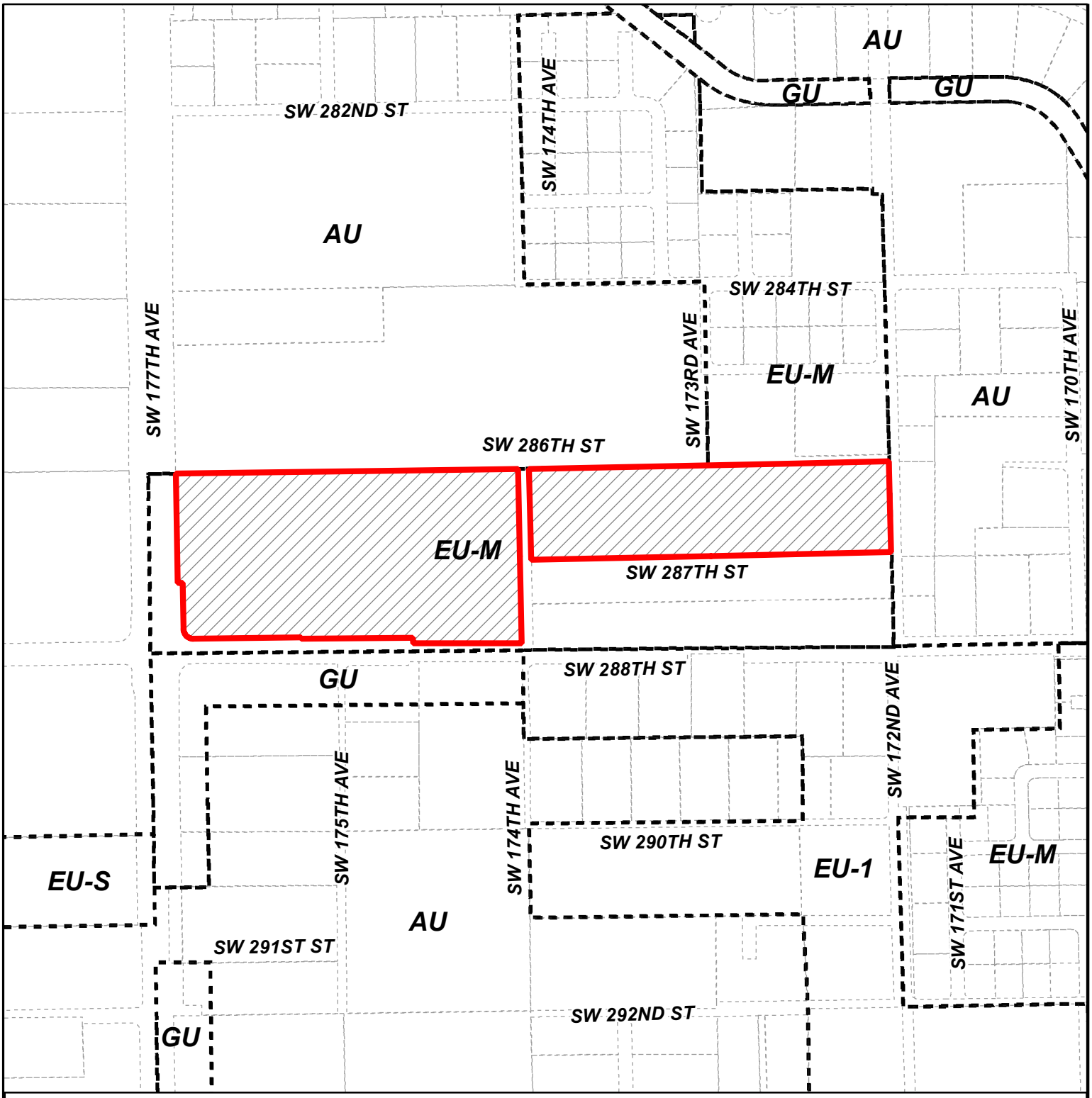
Public Housing and Community Development (PHCD) has reviewed the proposed development for the subject zoning application.

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
- Contribution-in-lieu fee requests and Acknowledgment of Payment: Shawn Topps - (786) 469-2209 or Shawn.Topps@miamidade.gov
- Impact fee waiver requests: Leyani Sosa - (786) 469-2185 or Leyani.Sosa@miamidade.gov or Mayra Diaz Mayra.Diaz2@miamidade.gov
- Infill Housing Reviews: Oscar Barco - (786) 469-4226 or Oscar.Barco@miamidade.gov
- Workforce/Affordable Housing zoning reviews: Jamila Llewelyn - (786) 469-4124 or Jamila.Llewelyn@miamidade.gov

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



MIAMI-DADE COUNTY

HEARING MAP

Process Number

Z2024000135

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

Legend

Subject Property Case

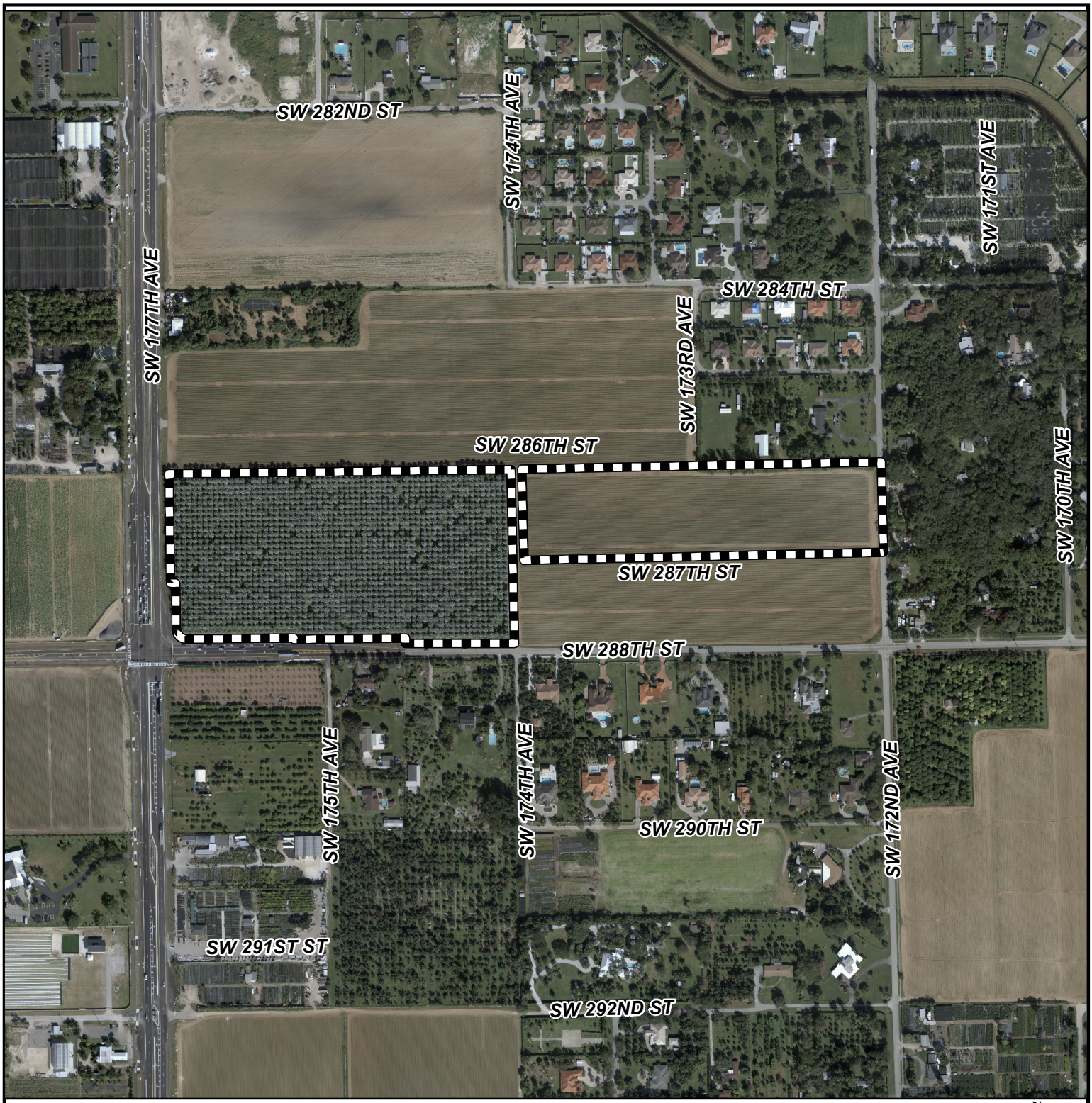
Zoning

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MIAMI-DADE COUNTY

SKETCH CREATED ON: Tuesday, July 2, 2024

REVISION	DATE	BY



MIAMI-DADE COUNTY

AERIAL YEAR 2021

Process Number

Z2024000135

Legend

Subject Property

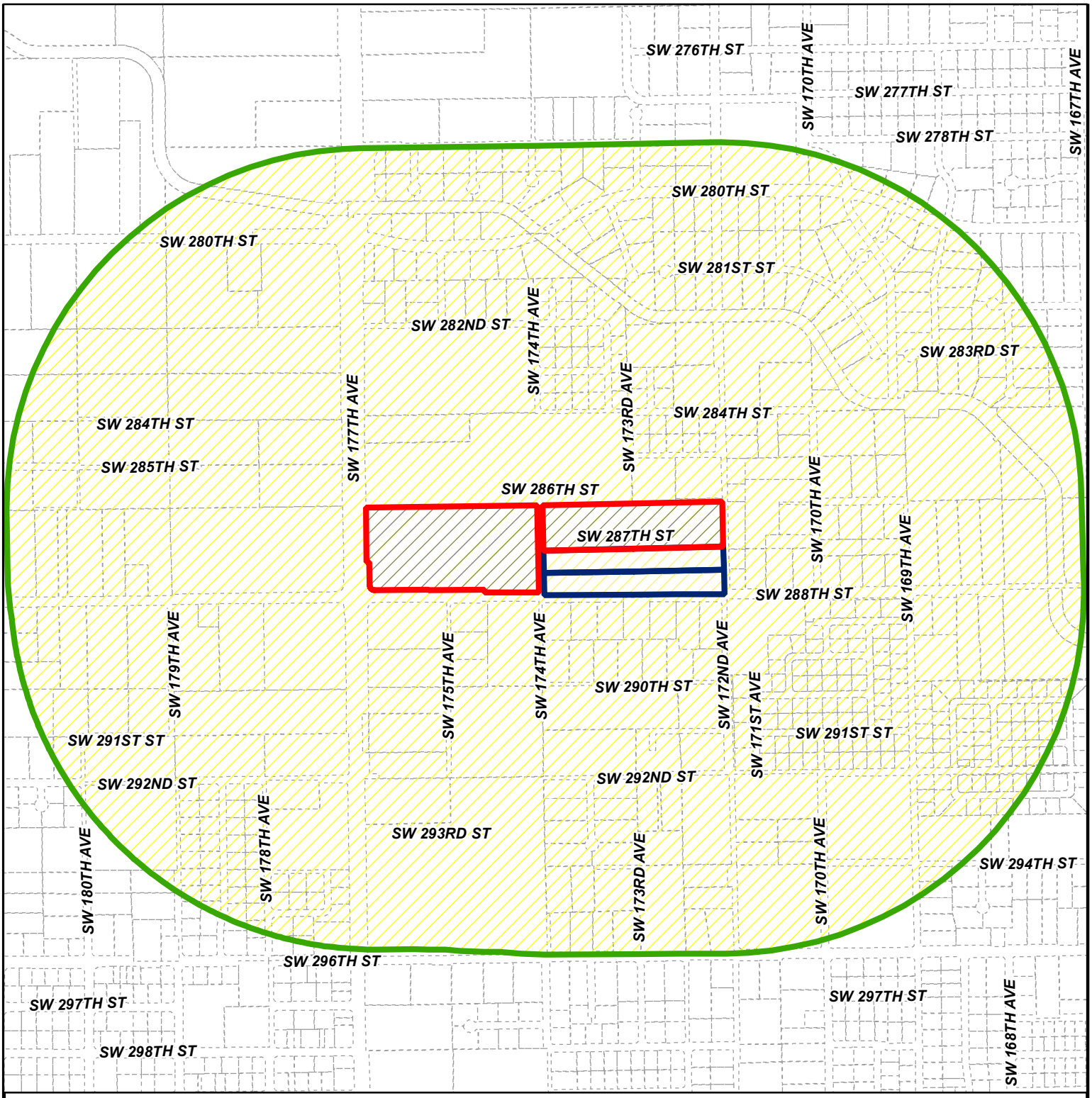
N
W E
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Section: 06 Township: 57 Range: 39
Applicant: Lennar Homes, LLC
Zoning Board: C14
Commission District: 8
Drafter ID: EDUARDO CESPEDES
Scale: NTS

MIAMI-DADE COUNTY

SKETCH CREATED ON: Tuesday, July 2, 2024

REVISION	DATE	BY



MIAMI-DADE COUNTY

RADIUS MAP

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

Process Number

Z2024000135

RADIUS: 2640

Legend

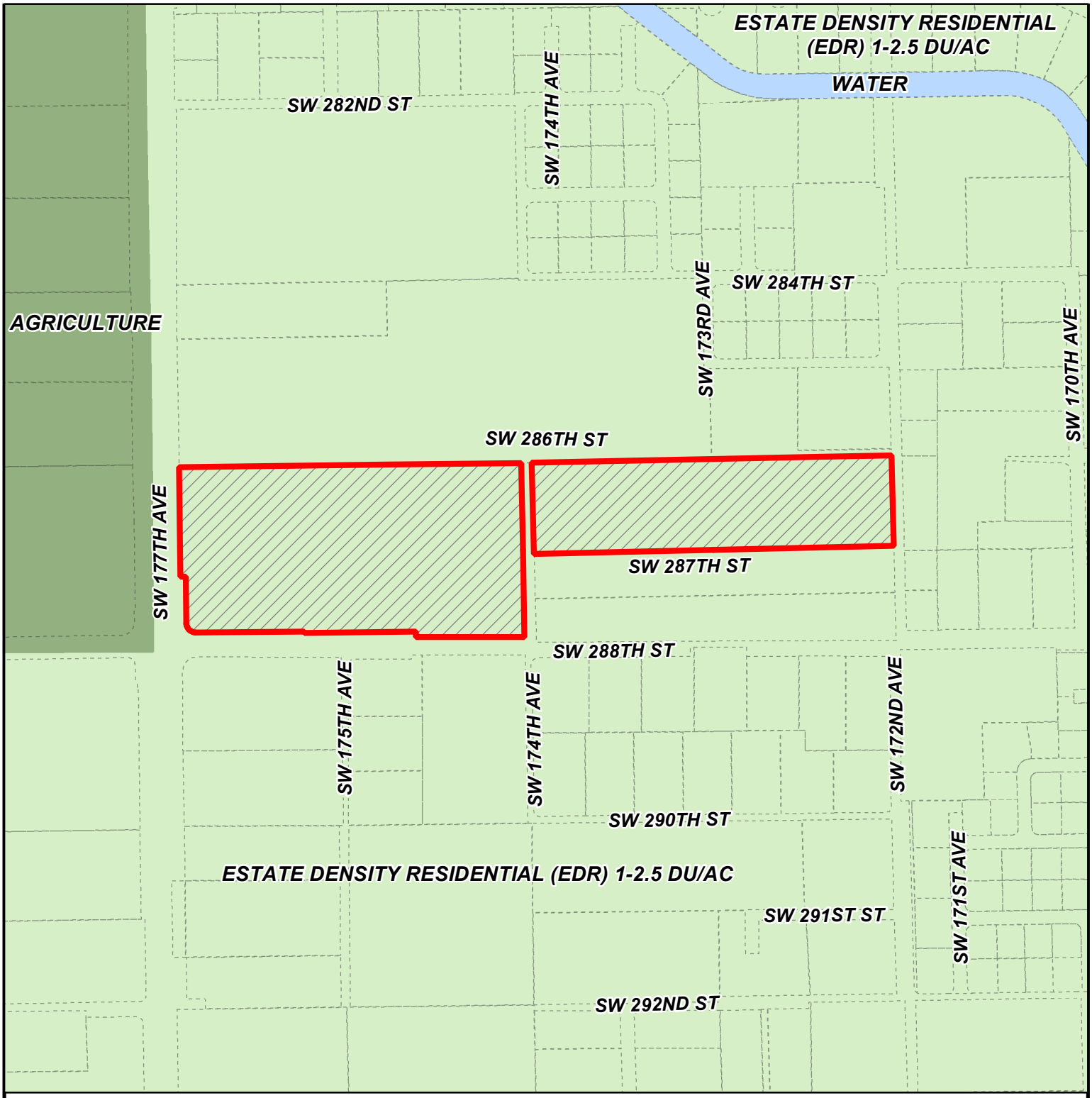
- Subject Property
- Contiguous Properties
- Buffer
- Property Boundaries

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W E
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MIAMI-DADE COUNTY

SKETCH CREATED ON: Tuesday, July 2, 2024

REVISION	DATE	BY



MIAMI-DADE COUNTY

CDMP MAP

Process Number

Z2024000135

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

Legend

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Subject Property Case

MIAMI-DADE COUNTY

SKETCH CREATED ON: Tuesday, July 2, 2024

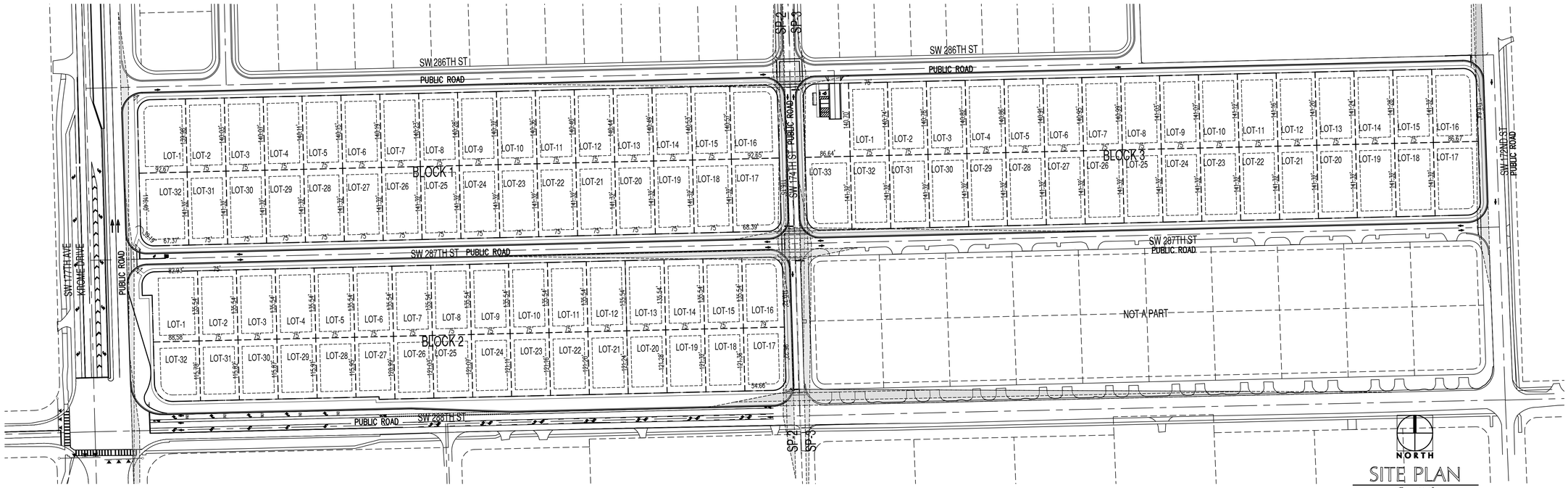
REVISION	DATE	BY

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

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

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

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



SITE PLAN
1" = 100'

PASCUAL PEREZ KILIDDJIAN STARR
ARCHITECTS + PLANNERS
LICENSE # AA 26001357
EDGARDO PEREZ , AIA
LICENSE No. : AR 0015394
MARIO P. PASCUAL , AIA
LICENSE No. : AR 0008254
PETER KILIDDJIAN, RA
LICENSE No. : AR 0093067
ANDREW STARR, RA
LICENSE No. : AR 0095130
AT THE BEACON CENTER
1330 NW 84th AVENUE
DORAL, FLORIDA 33126
TELEPHONE :(305) 592-1363
FACSIMILE : (305) 592-6865
http://www.ppkarch.com
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REVISIONS:

OWNER:
LENNAR HOMES

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

SEAL:

SITE PLAN

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

SP-1

SHEET NO. :

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SITE PLAN
1" = 50'

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REVISIONS:

OWNER:
LENNAR HOMES

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

SEAL:

SITE PLAN

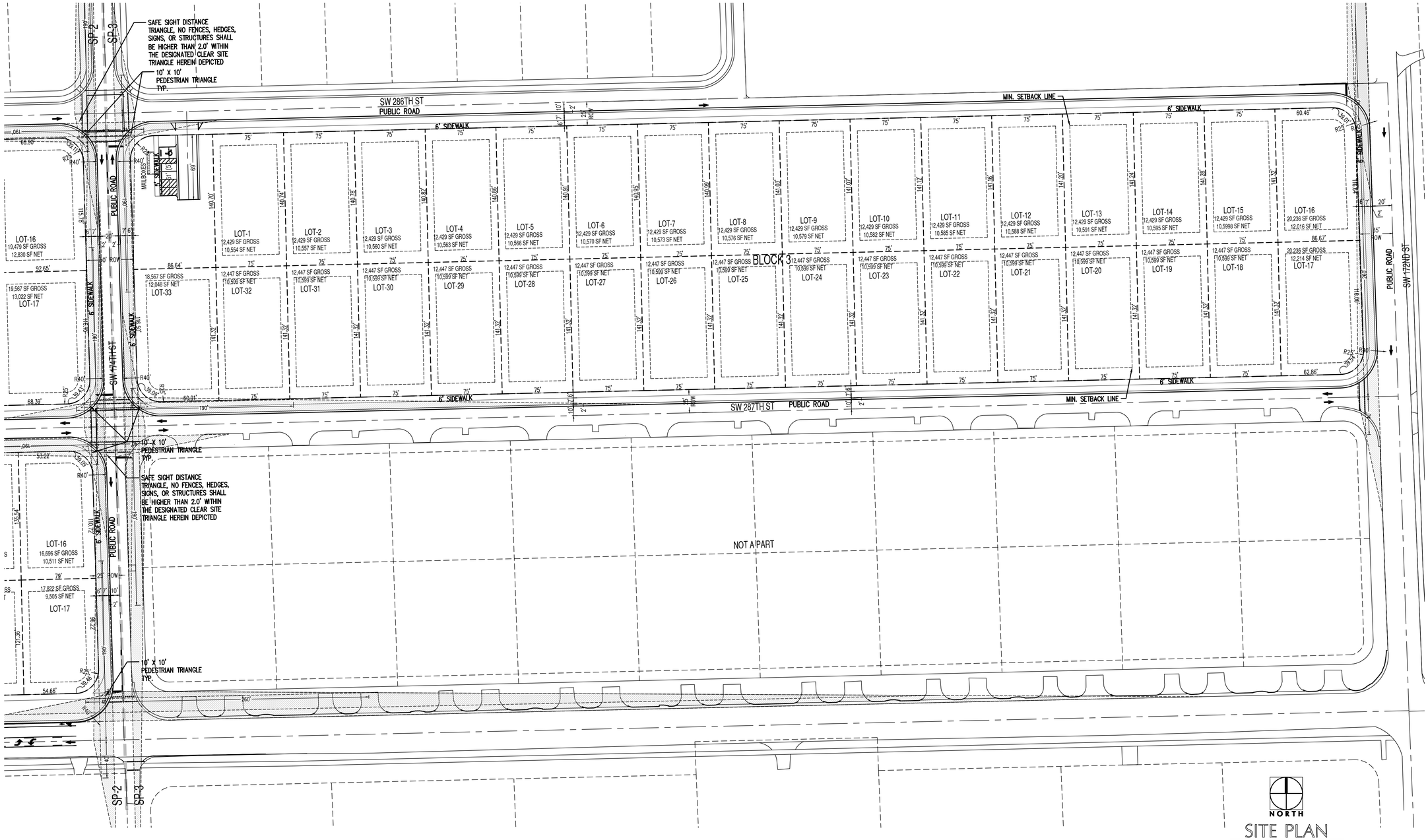
SITE PLAN
DATE : 2024-09-30
SCALE : AS SHOWN
DRAWN : AJS
CHECK BY: PPK
JOB NO. :

SP-2

SHEET NO. :

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MIAMI-DADE COUNTY
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SITE PLAN
1" = 50'

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REVISIONS:

OWNER:
LENNAR HOMES

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

SEAL:

SITE PLAN

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

SP-3

SHEET NO. :

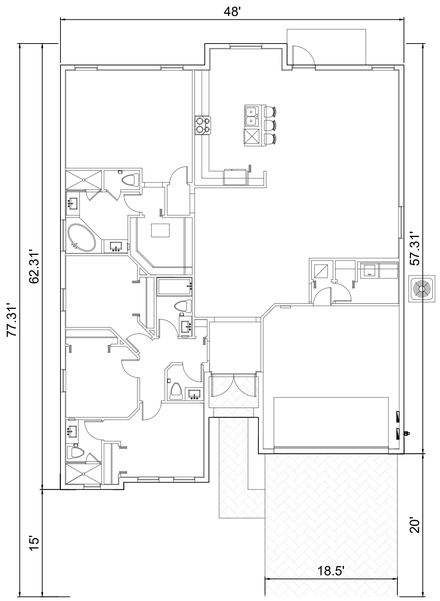
RECEIVED

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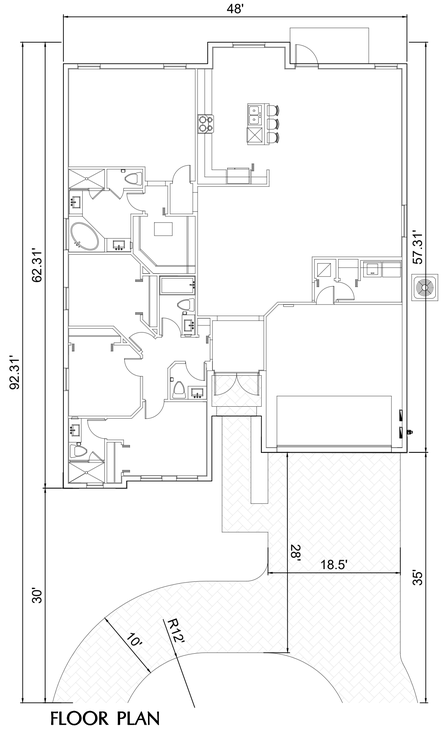
SITE DATA			
LOT COVERAGE BY LOT			
BLOCK 1			
LOT	SF LOT (NET AREA)	(SF) BLDG. FOOTPRINT	(%) LOT COVERAGE PROVIDED
LOT 1	12,857.00	2,692.00	20.94%
LOT 2	10,500.00	2,692.00	25.64%
LOT 3	10,503.00	2,692.00	25.63%
LOT 4	10,507.00	2,692.00	25.62%
LOT 5	10,510.00	2,692.00	25.61%
LOT 6	10,513.00	2,692.00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

BLOCK 2			
LOT 1	12,766.00	2,692.00	21.09%
LOT 2	10,165.00	2,692.00	26.48%
LOT 3	10,165.00	2,692.00	26.48%
LOT 4	10,165.00	2,692.00	26.48%
LOT 5	10,165.00	2,692.00	26.48%
LOT 6	10,165.00	2,692.00	26.48%
LOT 7	10,165.00	2,692.00	26.48%
LOT 8	10,165.00	2,692.00	26.48%
LOT 9	10,165.00	2,692.00	26.48%
LOT 10	10,165.00	2,692.00	26.48%
LOT 11	10,165.00	2,692.00	26.48%
LOT 12	10,165.00	2,692.00	26.48%
LOT 13	10,165.00	2,692.00	26.48%
LOT 14	10,165.00	2,692.00	26.48%
LOT 15	10,165.00	2,692.00	26.48%
LOT 16	10,511.00	2,692.00	25.61%
LOT 17	9,505.00	2,692.00	28.32%
LOT 18	9,101.00	2,692.00	29.58%
LOT 19	9,098.00	2,692.00	29.59%
LOT 20	9,094.00	2,692.00	29.60%
LOT 21	9,091.00	2,692.00	29.61%
LOT 22	9,088.00	2,692.00	29.62%
LOT 23	9,085.00	2,692.00	29.63%
LOT 24	9,082.00	2,692.00	29.64%
LOT 25	9,079.00	2,692.00	29.65%
LOT 26	9,076.00	2,692.00	29.66%
LOT 27	8,852.00	2,692.00	30.41%
LOT 28	8,695.00	2,692.00	30.96%
LOT 29	8,692.00	2,692.00	30.97%
LOT 30	8,688.00	2,692.00	30.99%
LOT 31	8,685.00	2,692.00	31.00%
LOT 32	9,972.00	2,692.00	27.00%
BLOCK 3			
LOT 1	10,554.00	2,692.00	25.51%
LOT 2	10,557.00	2,692.00	25.50%
LOT 3	10,560.00	2,692.00	25.49%
LOT 4	10,563.00	2,692.00	25.49%

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



FLOOR PLAN
SCALE: 1" = 10'



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

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

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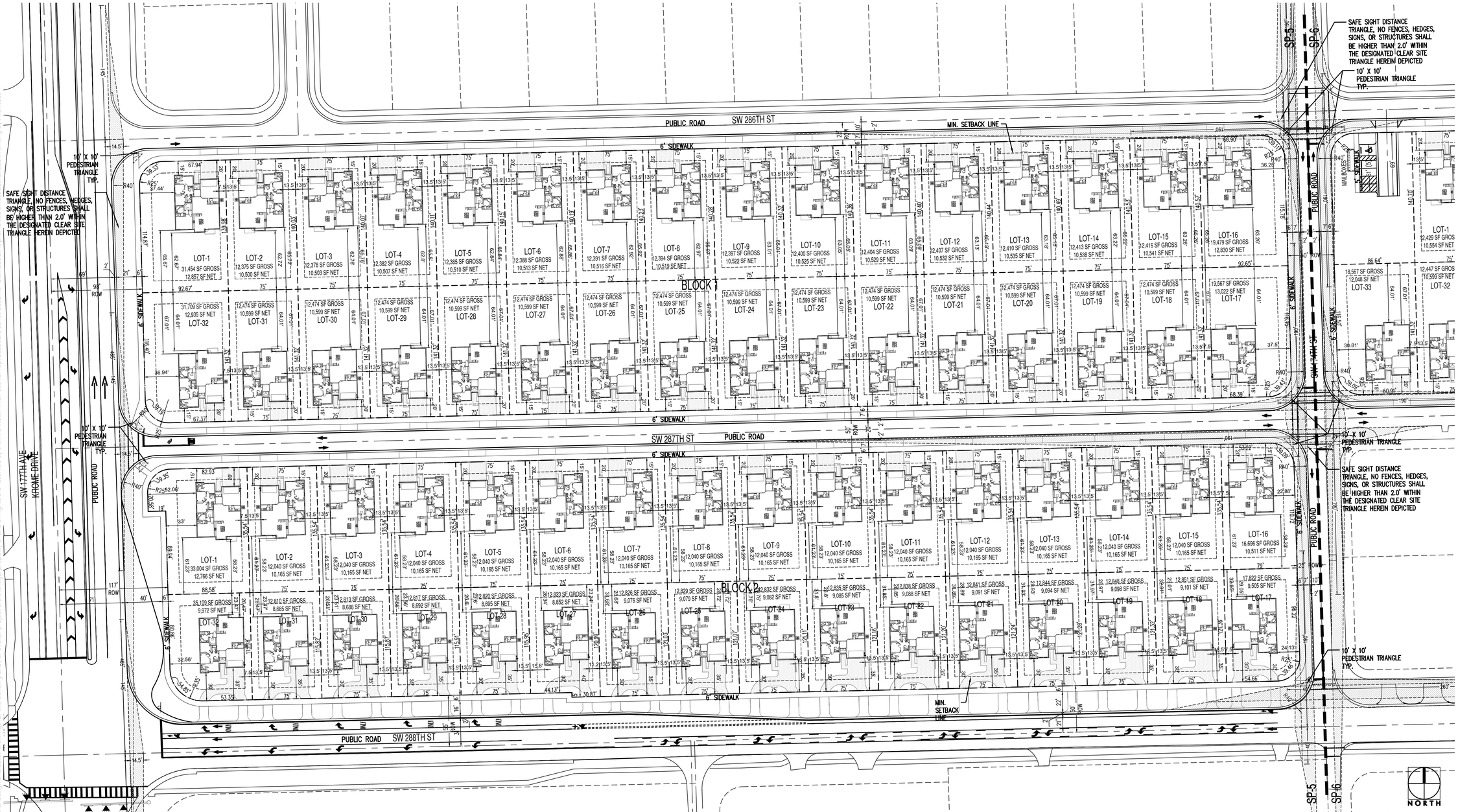
SITE PLAN

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

SP-4

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SITE PLAN
MODEL 2244
1" = 50'

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SITE PLAN

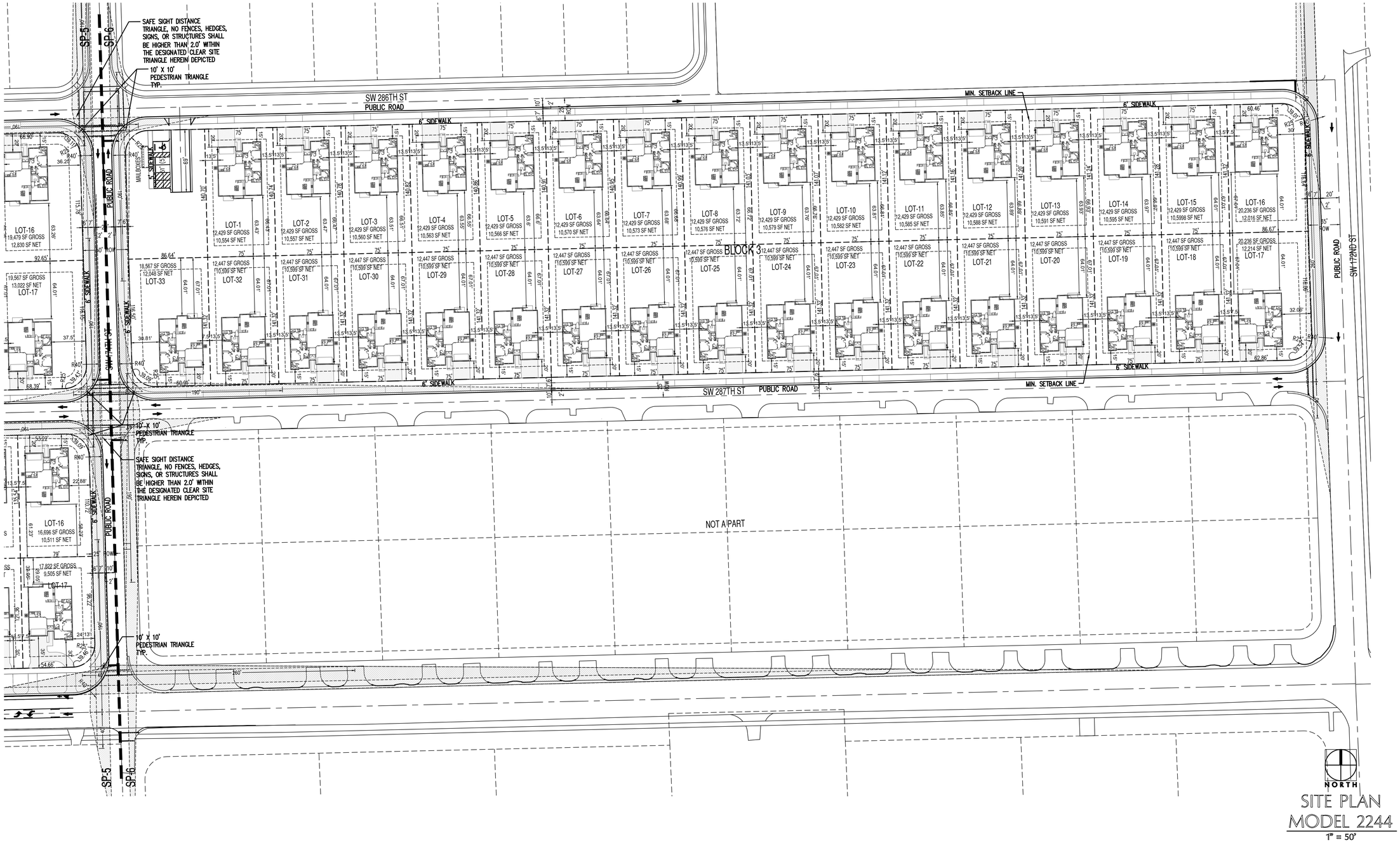
MODEL 2244

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

SP-5

SHEET NO. :

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SITE PLAN
MODEL 2244
1" = 50'

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SITE PLAN

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

SP-6
SHEET NO. :

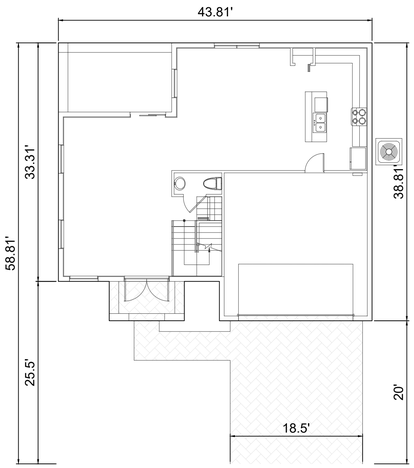
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MIAMI-DADE COUNTY
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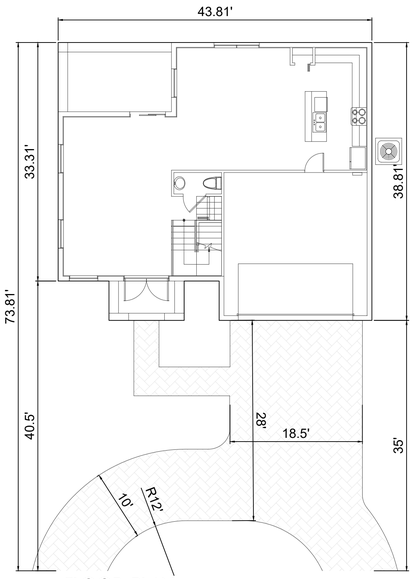
SITE DATA			
LOT COVERAGE BY LOT			
BLOCK 1			
LOT	SF LOT (NET AREA)	(SF) BLDG. FOOTPRINT	(%) LOT COVERAGE PROVIDED
LOT 1	12,857.00	1,637.00	12.73%
LOT 2	10,500.00	1,637.00	15.59%
LOT 3	10,503.00	1,637.00	15.59%
LOT 4	10,507.00	1,637.00	15.58%
LOT 5	10,510.00	1,637.00	15.58%
LOT 6	10,513.00	1,637.00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

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

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



FLOOR PLAN
SCALE: 1" = 10'



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

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

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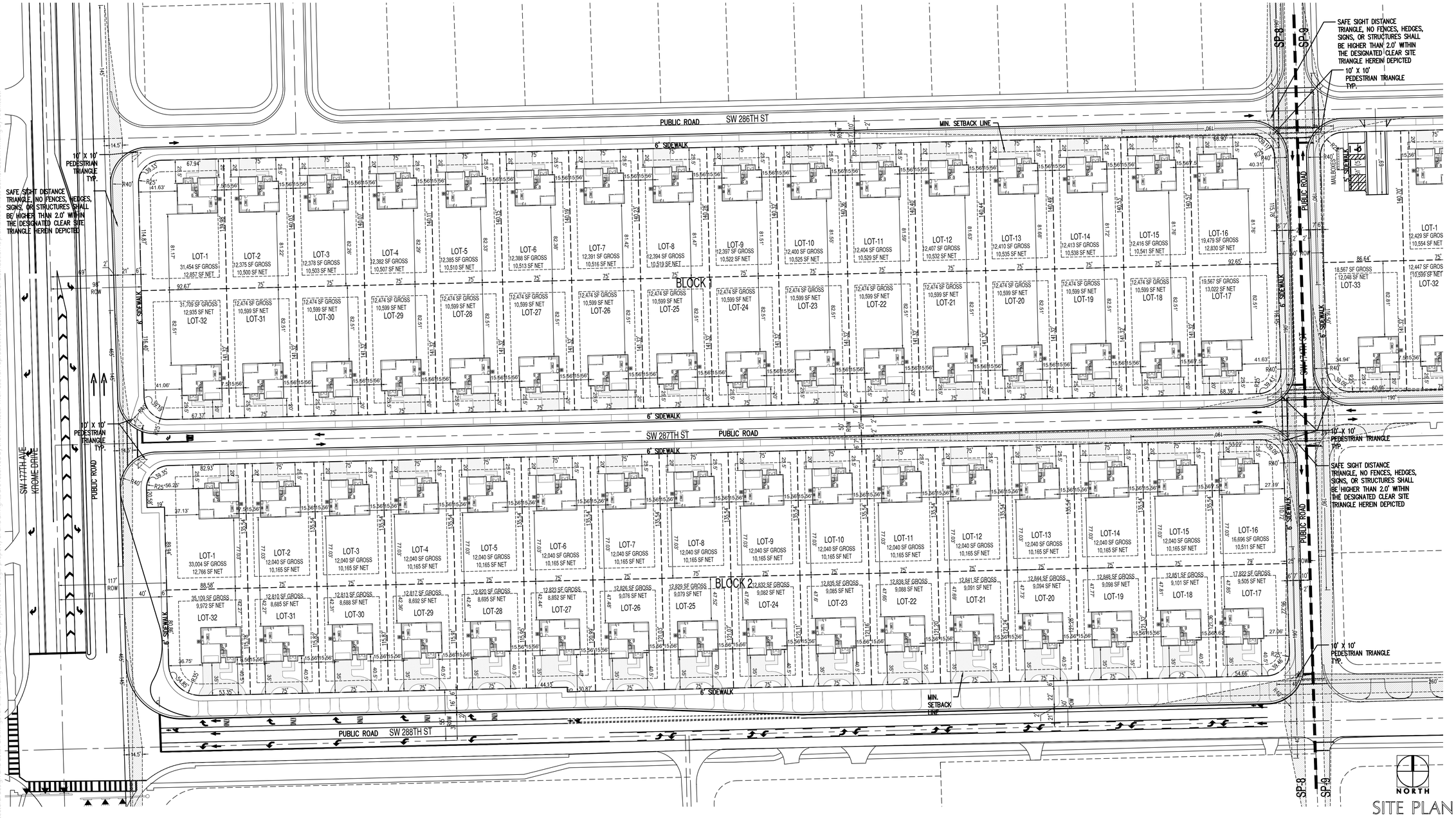
SITE PLAN

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

SP-7
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SITE PLAN
MODEL 2565
1" = 50'

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SITE PLAN

MODEL 2565

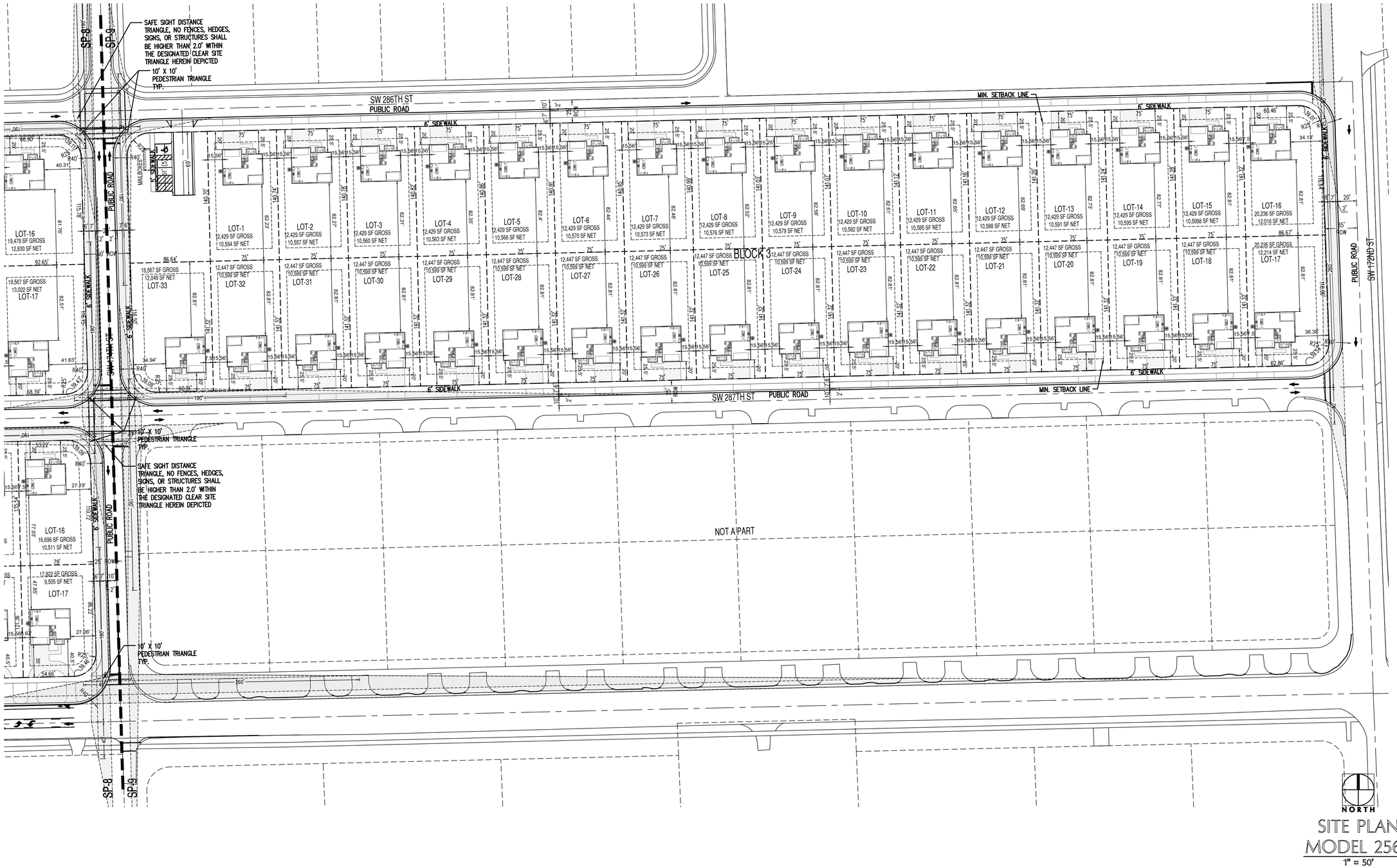
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SITE PLAN
MODEL 2565
1" = 50'

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SITE PLAN

MODLE 2565

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

SP-9

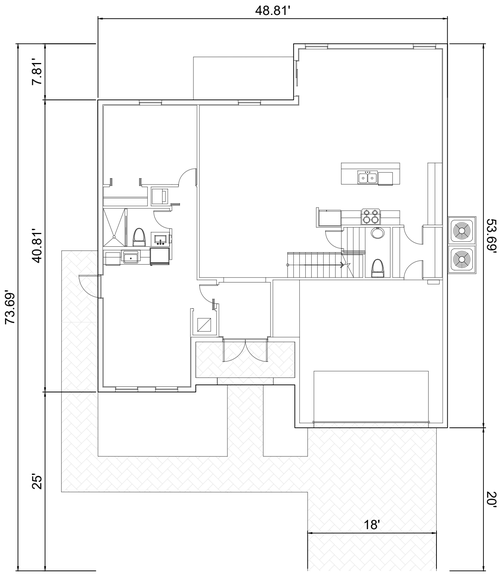
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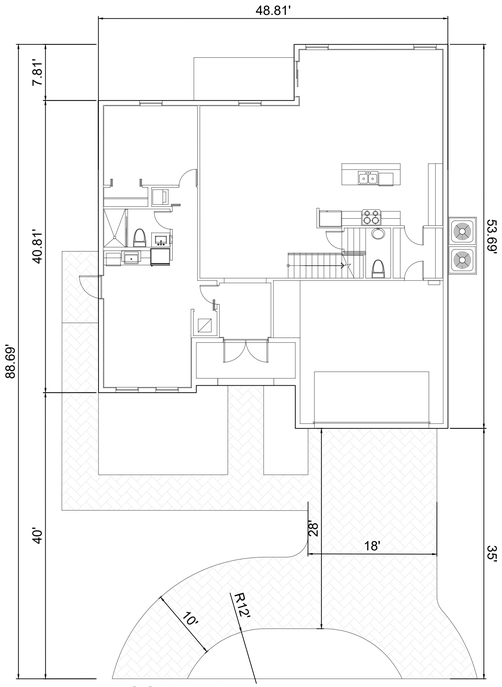
SITE DATA			
LOT COVERAGE BY LOT			
BLOCK 1			
LOT	SF LOT (NET AREA)	(SF) BLDG. FOOTPRINT	(%) LOT COVERAGE PROVIDED
LOT 1	12,857.00	2,255.00	17.54%
LOT 2	10,500.00	2,255.00	21.48%
LOT 3	10,503.00	2,255.00	21.47%
LOT 4	10,507.00	2,255.00	21.46%
LOT 5	10,510.00	2,255.00	21.46%
LOT 6	10,513.00	2,255.00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

BLOCK 2			
LOT 1	12,766.00	2,255.00	17.66%
LOT 2	10,165.00	2,255.00	22.18%
LOT 3	10,165.00	2,255.00	22.18%
LOT 4	10,165.00	2,255.00	22.18%
LOT 5	10,165.00	2,255.00	22.18%
LOT 6	10,165.00	2,255.00	22.18%
LOT 7	10,165.00	2,255.00	22.18%
LOT 8	10,165.00	2,255.00	22.18%
LOT 9	10,165.00	2,255.00	22.18%
LOT 10	10,165.00	2,255.00	22.18%
LOT 11	10,165.00	2,255.00	22.18%
LOT 12	10,165.00	2,255.00	22.18%
LOT 13	10,165.00	2,255.00	22.18%
LOT 14	10,165.00	2,255.00	22.18%
LOT 15	10,165.00	2,255.00	22.18%
LOT 16	10,511.00	2,255.00	21.45%
LOT 17	9,505.00	2,255.00	23.72%
LOT 18	9,101.00	2,255.00	24.78%
LOT 19	9,098.00	2,255.00	24.79%
LOT 20	9,094.00	2,255.00	24.80%
LOT 21	9,091.00	2,255.00	24.80%
LOT 22	9,088.00	2,255.00	24.81%
LOT 23	9,085.00	2,255.00	24.82%
LOT 24	9,082.00	2,255.00	24.83%
LOT 25	9,079.00	2,255.00	24.84%
LOT 26	9,076.00	2,255.00	24.85%
LOT 27	8,852.00	2,255.00	25.47%
LOT 28	8,695.00	2,255.00	25.93%
LOT 29	8,692.00	2,255.00	25.94%
LOT 30	8,688.00	2,255.00	25.96%
LOT 31	8,685.00	2,255.00	25.96%
LOT 32	9,972.00	2,255.00	22.61%
BLOCK 3			
LOT 1	10,554.00	2,255.00	21.37%
LOT 2	10,557.00	2,255.00	21.36%
LOT 3	10,560.00	2,255.00	21.35%
LOT 4	10,563.00	2,255.00	21.35%

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



FLOOR PLAN
SCALE 1" = 10'



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

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

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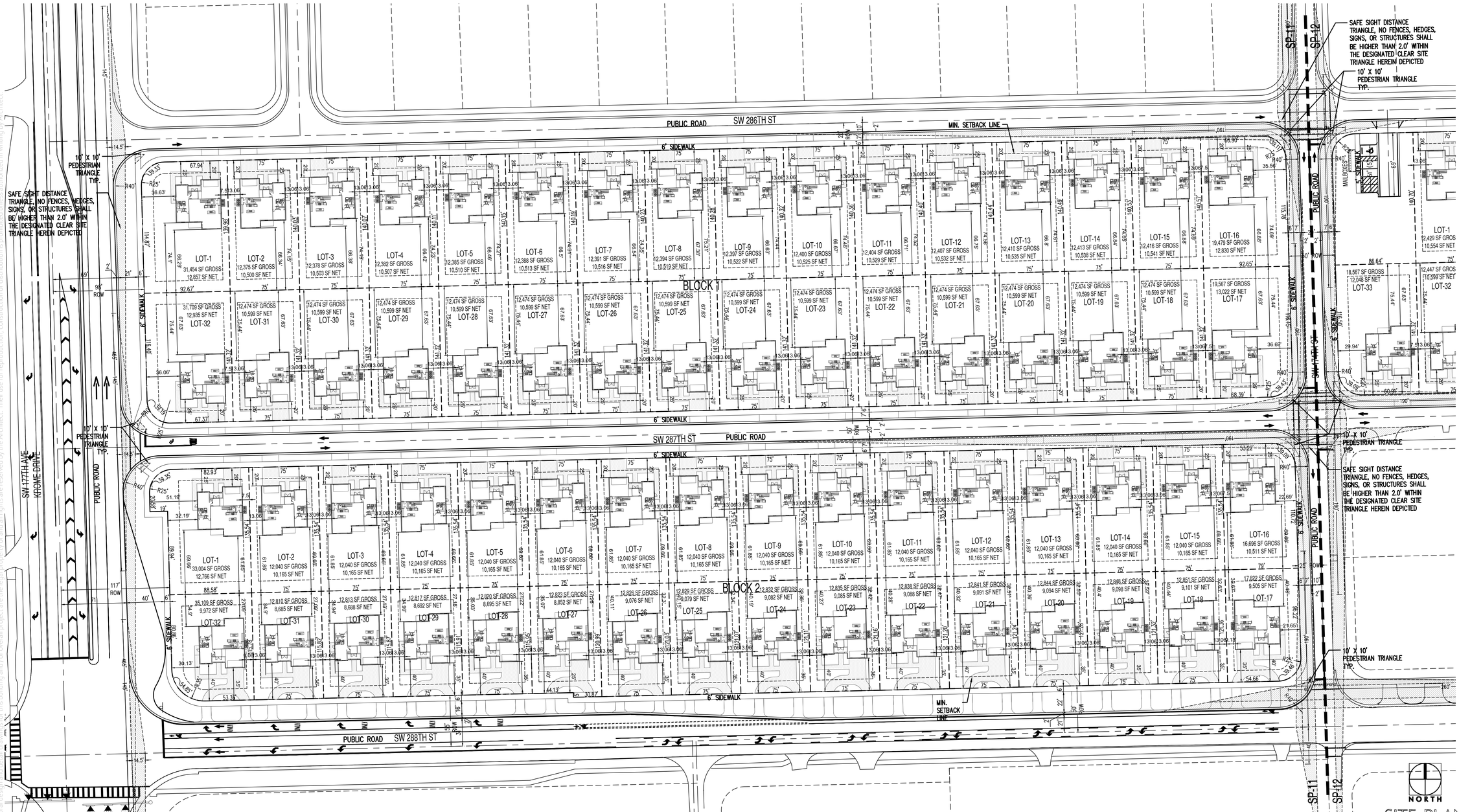
SITE PLAN

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

SP-10
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SITE PLAN
MODEL 2854
1" = 50'

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SITE PLAN

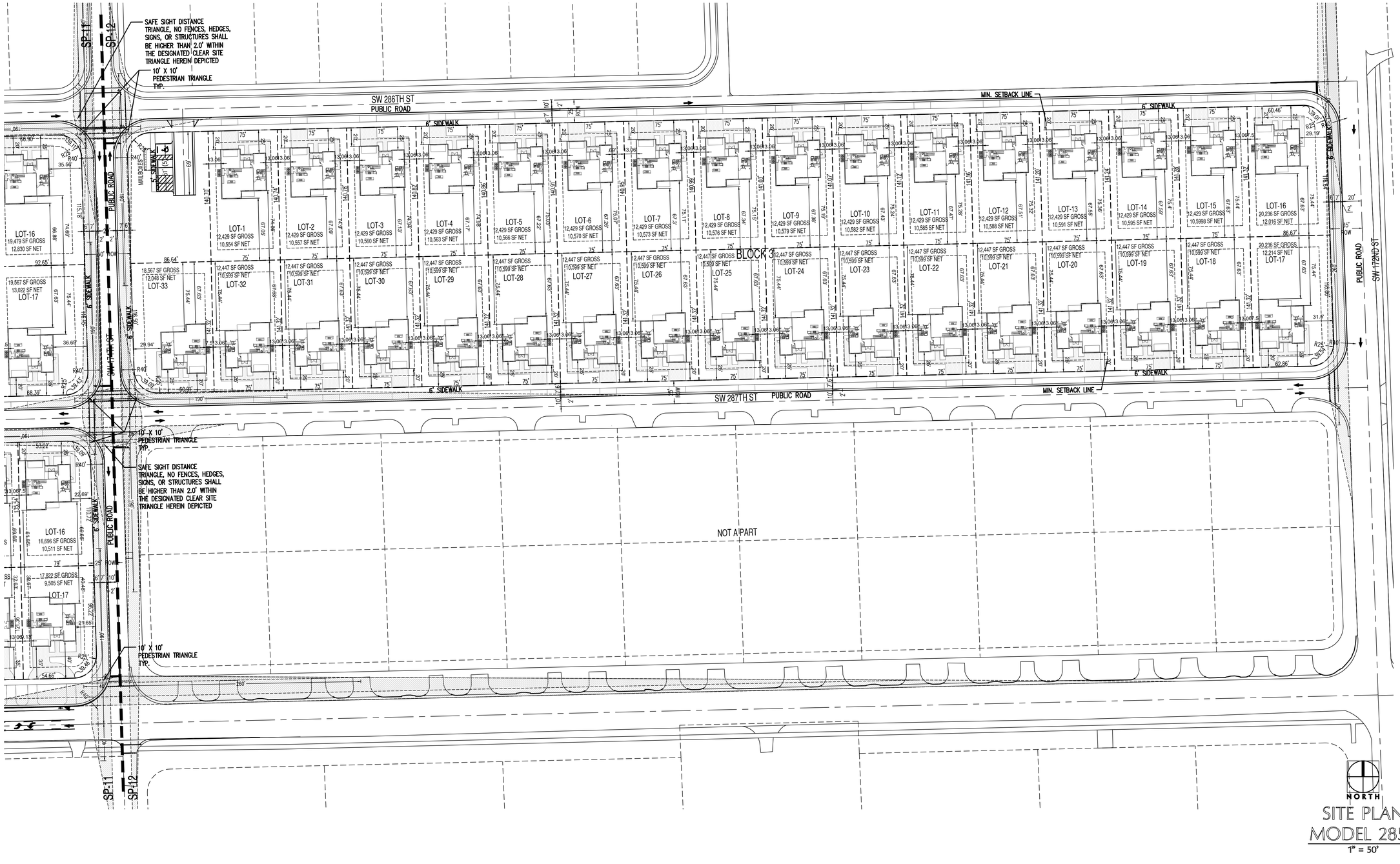
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DATE :	2024-09-30
SCALE :	AS SHOWN
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JOB NO. :	24-18

SP-11

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SITE PLAN
MODEL 2854
1" = 50'

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SITE PLAN

MODEL 2854

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

SP-12

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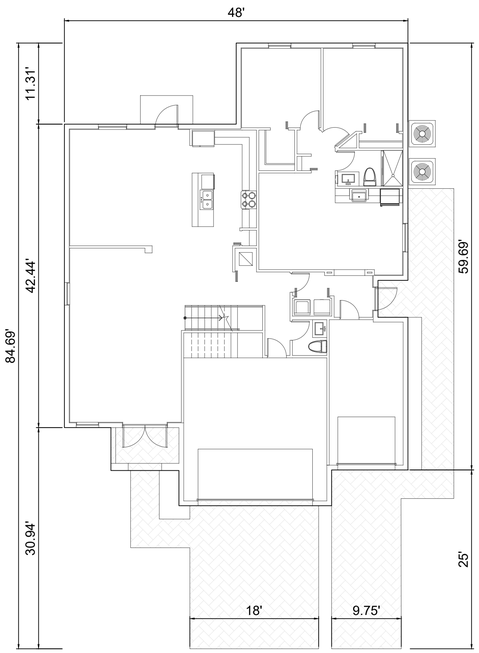
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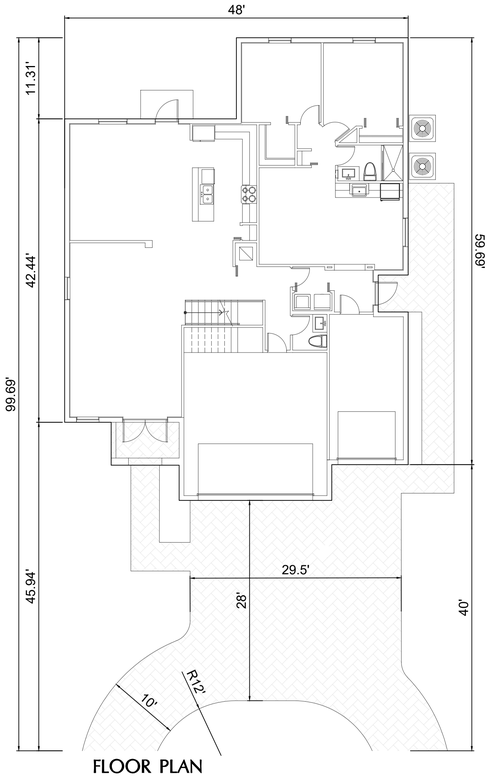
SITE DATA			
LOT COVERAGE BY LOT			
BLOCK 1			
LOT	SF LOT (NET AREA)	(SF) BLDG. FOOTPRINT	(%) LOT COVERAGE PROVIDED
LOT 1	12,857.00	2,661.00	20.70%
LOT 2	10,500.00	2,661.00	25.34%
LOT 3	10,503.00	2,661.00	25.34%
LOT 4	10,507.00	2,661.00	25.33%
LOT 5	10,510.00	2,661.00	25.32%
LOT 6	10,513.00	2,661.00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

BLOCK 2			
LOT 1	12,766.00	2,661.00	20.84%
LOT 2	10,165.00	2,661.00	26.18%
LOT 3	10,165.00	2,661.00	26.18%
LOT 4	10,165.00	2,661.00	26.18%
LOT 5	10,165.00	2,661.00	26.18%
LOT 6	10,165.00	2,661.00	26.18%
LOT 7	10,165.00	2,661.00	26.18%
LOT 8	10,165.00	2,661.00	26.18%
LOT 9	10,165.00	2,661.00	26.18%
LOT 10	10,165.00	2,661.00	26.18%
LOT 11	10,165.00	2,661.00	26.18%
LOT 12	10,165.00	2,661.00	26.18%
LOT 13	10,165.00	2,661.00	26.18%
LOT 14	10,165.00	2,661.00	26.18%
LOT 15	10,165.00	2,661.00	26.18%
LOT 16	10,511.00	2,661.00	25.32%
LOT 17	9,505.00	2,661.00	28.00%
LOT 18	9,101.00	2,661.00	29.24%
LOT 19	9,098.00	2,661.00	29.25%
LOT 20	9,094.00	2,661.00	29.26%
LOT 21	9,091.00	2,661.00	29.27%
LOT 22	9,088.00	2,661.00	29.28%
LOT 23	9,085.00	2,661.00	29.29%
LOT 24	9,082.00	2,661.00	29.30%
LOT 25	9,079.00	2,661.00	29.31%
LOT 26	9,076.00	2,661.00	29.32%
LOT 27	8,852.00	2,661.00	30.06%
LOT 28	8,695.00	2,661.00	30.60%
LOT 29	8,692.00	2,661.00	30.61%
LOT 30	8,688.00	2,661.00	30.63%
LOT 31	8,685.00	2,661.00	30.64%
LOT 32	9,972.00	2,661.00	26.68%
BLOCK 3			
LOT 1	10,554.00	2,661.00	25.21%
LOT 2	10,557.00	2,661.00	25.21%
LOT 3	10,560.00	2,661.00	25.20%
LOT 4	10,563.00	2,661.00	25.19%

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



FLOOR PLAN
SCALE: 1" = 10'



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

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

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SITE PLAN

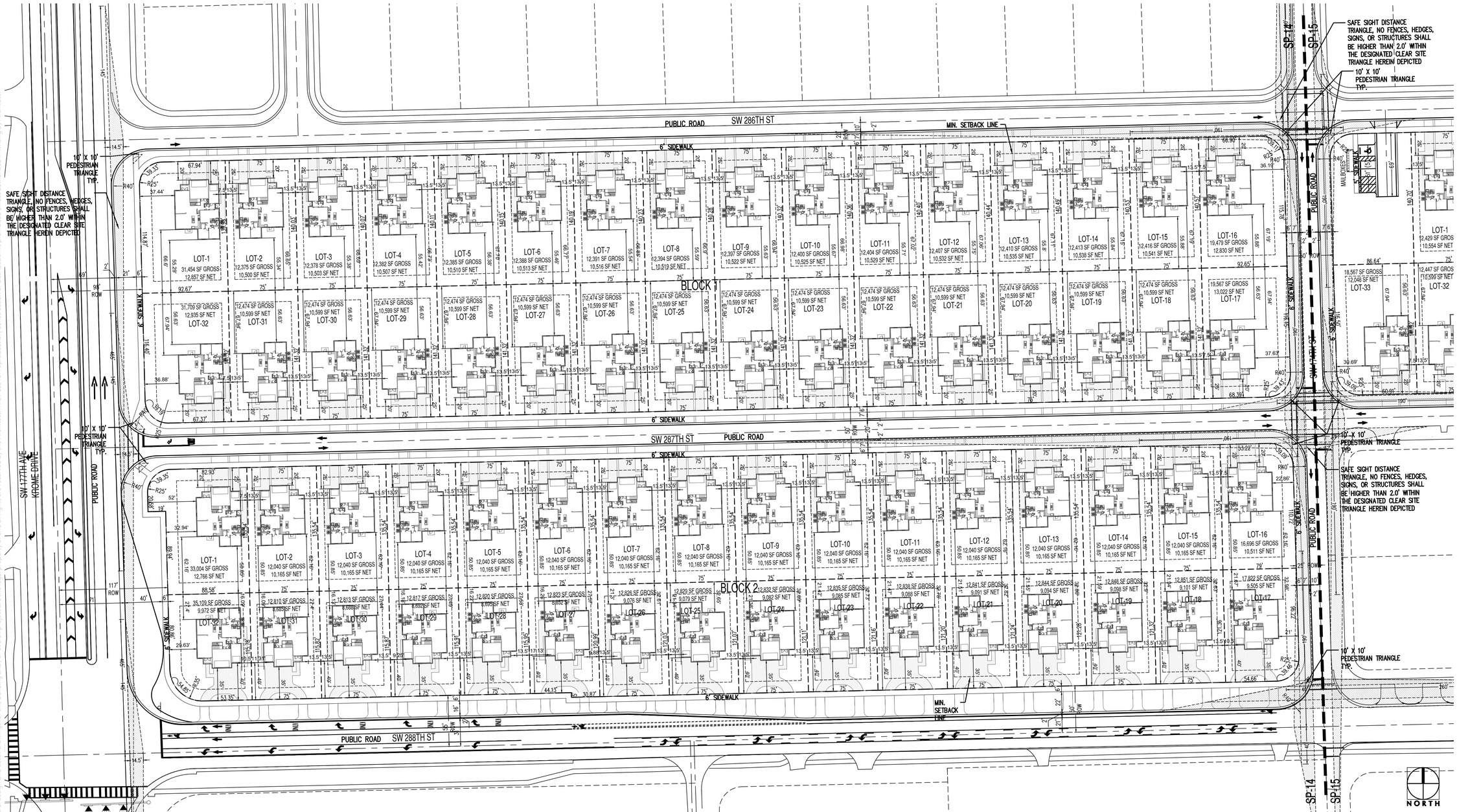
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SITE PLAN
MODEL 3098
1" = 50'

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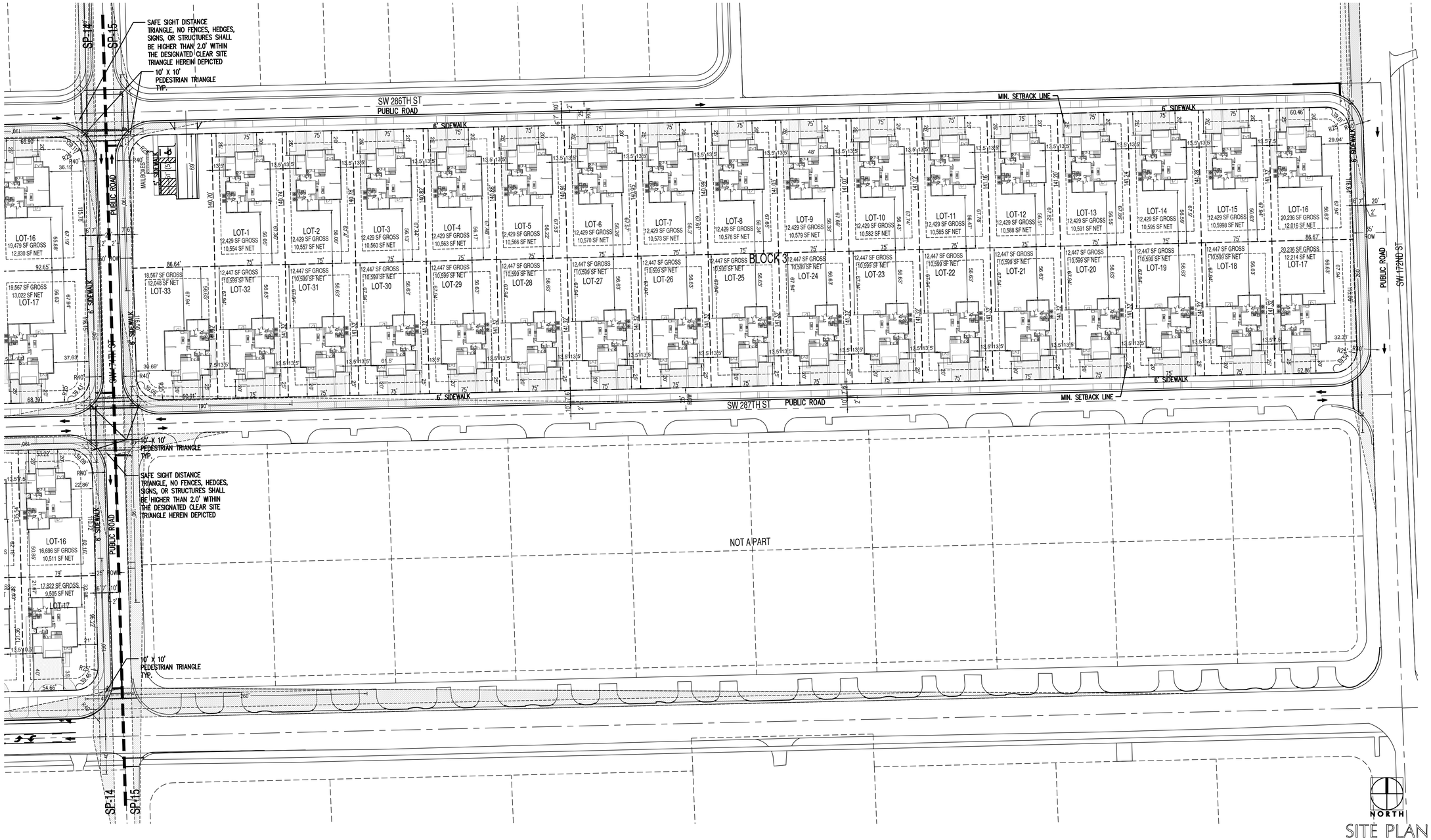
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JOB NO. :	24-18

SP-14

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SITE PLAN
MODEL 3098
1" = 50'

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SITE PLAN

MODEL 3098

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

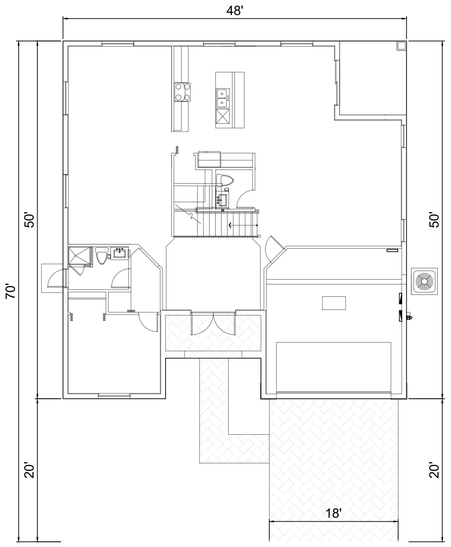
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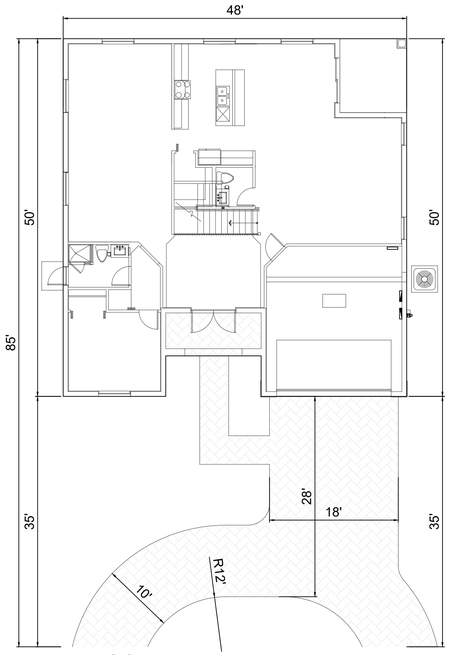
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DATE: OCT 21 2024
BY: ISA

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

BLOCK 2			
LOT 1	12,766.00	2,324.00	18.20%
LOT 2	10,165.00	2,324.00	22.86%
LOT 3	10,165.00	2,324.00	22.86%
LOT 4	10,165.00	2,324.00	22.86%
LOT 5	10,165.00	2,324.00	22.86%
LOT 6	10,165.00	2,324.00	22.86%
LOT 7	10,165.00	2,324.00	22.86%
LOT 8	10,165.00	2,324.00	22.86%
LOT 9	10,165.00	2,324.00	22.86%
LOT 10	10,165.00	2,324.00	22.86%
LOT 11	10,165.00	2,324.00	22.86%
LOT 12	10,165.00	2,324.00	22.86%
LOT 13	10,165.00	2,324.00	22.86%
LOT 14	10,165.00	2,324.00	22.86%
LOT 15	10,165.00	2,324.00	22.86%
LOT 16	10,511.00	2,324.00	22.11%
LOT 17	9,505.00	2,324.00	24.45%
LOT 18	9,101.00	2,324.00	25.54%
LOT 19	9,098.00	2,324.00	25.54%
LOT 20	9,094.00	2,324.00	25.56%
LOT 21	9,091.00	2,324.00	25.56%
LOT 22	9,088.00	2,324.00	25.57%
LOT 23	9,085.00	2,324.00	25.58%
LOT 24	9,082.00	2,324.00	25.59%
LOT 25	9,079.00	2,324.00	25.60%
LOT 26	9,076.00	2,324.00	25.61%
LOT 27	8,852.00	2,324.00	26.25%
LOT 28	8,695.00	2,324.00	26.73%
LOT 29	8,692.00	2,324.00	26.74%
LOT 30	8,688.00	2,324.00	26.75%
LOT 31	8,685.00	2,324.00	26.76%
LOT 32	9,972.00	2,324.00	23.31%
BLOCK 3			
LOT 1	10,554.00	2,324.00	22.02%
LOT 2	10,557.00	2,324.00	22.01%
LOT 3	10,560.00	2,324.00	22.01%
LOT 4	10,563.00	2,324.00	22.00%
LOT 5	10,566.00	2,324.00	22.00%
LOT 6	10,570.00	2,324.00	21.99%
LOT 7	10,573.00	2,324.00	21.98%
LOT 8	10,576.00	2,324.00	21.97%
LOT 9	10,579.00	2,324.00	21.97%
LOT 10	10,582.00	2,324.00	21.96%
LOT 11	10,585.00	2,324.00	21.96%
LOT 12	10,588.00	2,324.00	21.95%
LOT 13	10,591.00	2,324.00	21.94%
LOT 14	10,595.00	2,324.00	21.93%
LOT 15	10,598.00	2,324.00	21.93%
LOT 16	12,016.00	2,324.00	19.34%
LOT 17	12,214.00	2,324.00	19.03%
LOT 18	10,599.00	2,324.00	21.93%
LOT 19	10,599.00	2,324.00	21.93%
LOT 20	10,599.00	2,324.00	21.93%
LOT 21	10,599.00	2,324.00	21.93%
LOT 22	10,599.00	2,324.00	21.93%
LOT 23	10,599.00	2,324.00	21.93%
LOT 24	10,599.00	2,324.00	21.93%
LOT 25	10,599.00	2,324.00	21.93%
LOT 26	10,599.00	2,324.00	21.93%
LOT 27	10,599.00	2,324.00	21.93%
LOT 28	10,599.00	2,324.00	21.93%
LOT 29	10,599.00	2,324.00	21.93%
LOT 30	10,599.00	2,324.00	21.93%
LOT 31	10,599.00	2,324.00	21.93%
LOT 32	10,599.00	2,324.00	21.93%
LOT 33	12,048.00	2,324.00	19.29%



FLOOR PLAN
SCALE: 1" = 10'



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

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

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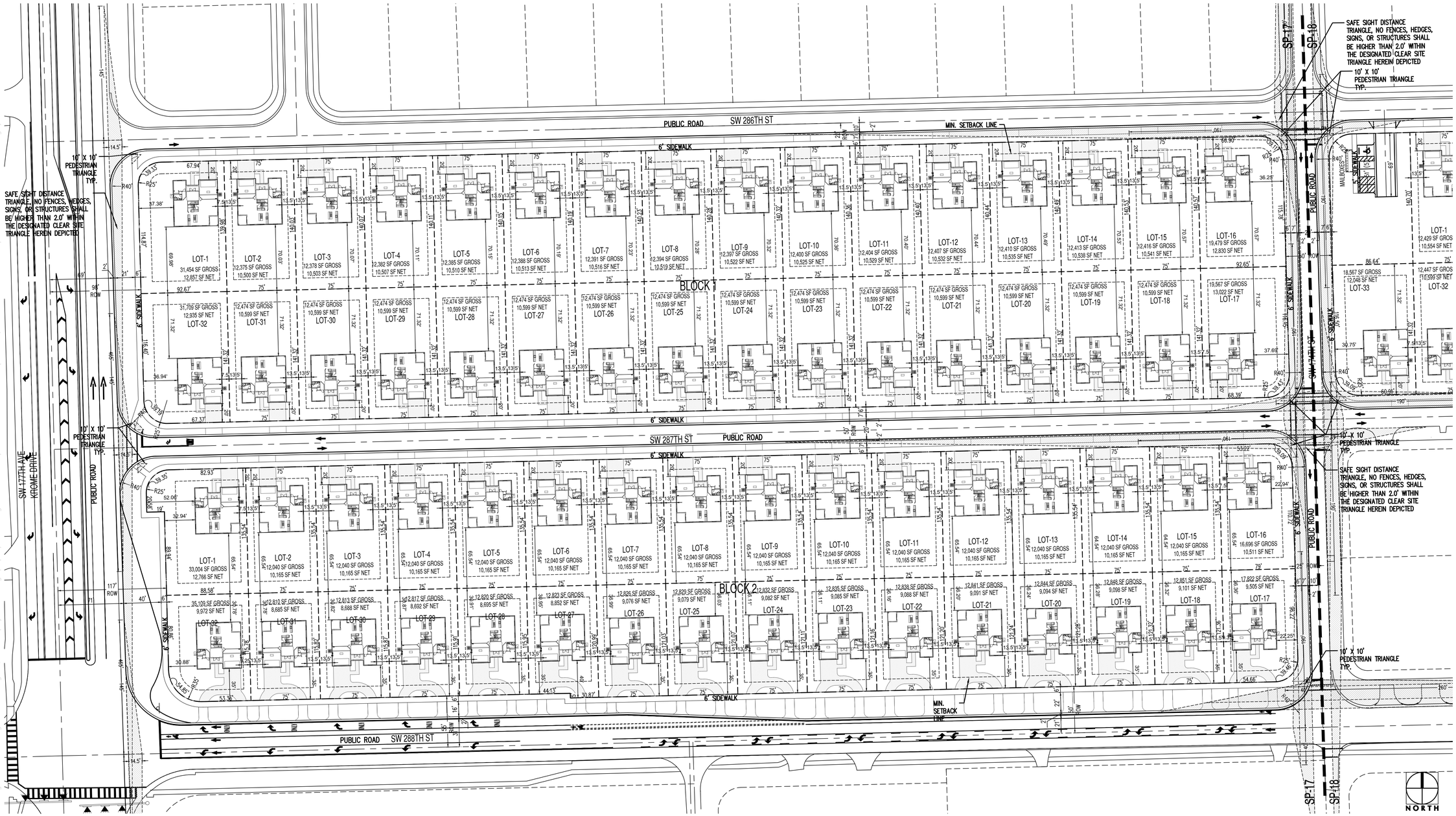
SEAL:

SITE PLAN

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

SP-16
SHEET NO. :

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DATE: OCT 21 2024
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SITE PLAN
MODEL 3266
1" = 50'

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BY: LENNAR HOMES
MIAMI-DADE COUNTY, FLORIDA

SEAL:

SITE PLAN

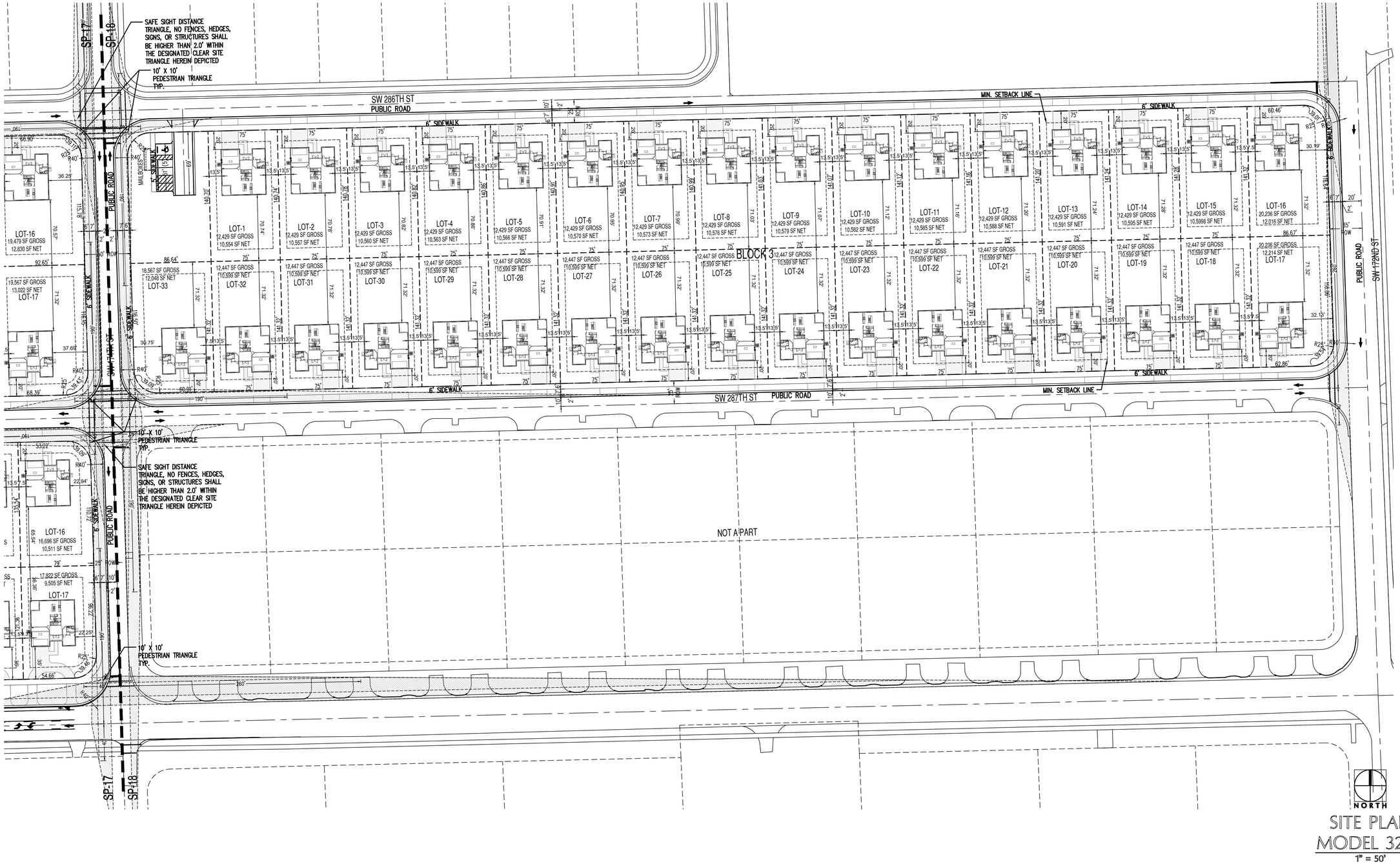
MODEL 3266

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

SP-17

SHEET NO. :

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PROCESS NO.: Z24-135
DATE: OCT 21 2024
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SITE PLAN
MODEL 3266
1" = 50'

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MIAMI-DADE COUNTY, FLORIDA

SEAL:

SITE PLAN

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

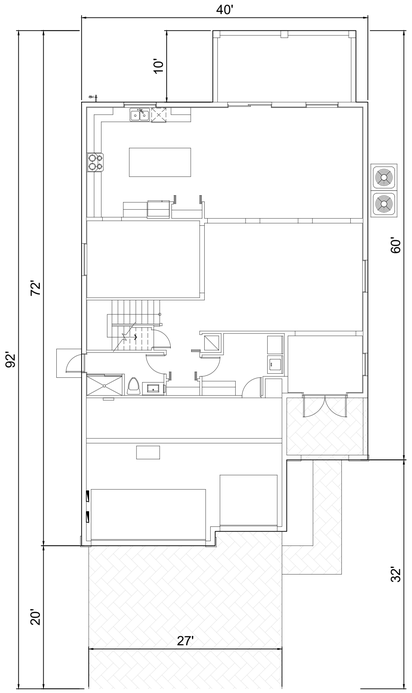
SP-18
SHEET NO. :

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

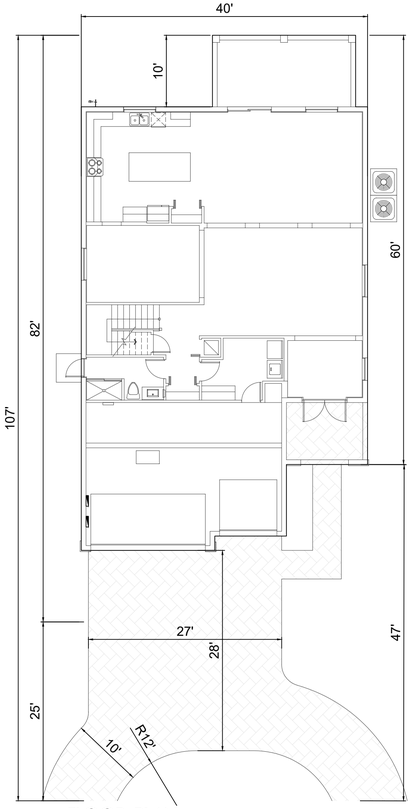
SITE DATA			
LOT COVERAGE BY LOT			
BLOCK 1			
LOT	SF LOT (NET AREA)	(SF) BLDG. FOOTPRINT	(%) LOT COVERAGE PROVIDED
LOT 1	12,857.00	2,523.00	19.62%
LOT 2	10,500.00	2,523.00	24.03%
LOT 3	10,503.00	2,523.00	24.02%
LOT 4	10,507.00	2,523.00	24.01%
LOT 5	10,510.00	2,523.00	24.01%
LOT 6	10,513.00	2,523.00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

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

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



FLOOR PLAN
SCALE 1" = 10'



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

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

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BY: LENNAR HOMES
MIAMI-DADE COUNTY, FLORIDA

SEAL:

SITE PLAN

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

SP-19
SHEET NO. :

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



SITE PLAN
MODEL 3611
1" = 50'

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BY: LENNAR HOMES
MIAMI-DADE COUNTY, FLORIDA

SEAL:

SITE PLAN

MODEL 3611

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

SP-20

SHEET NO. :

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



SITE PLAN
MODEL 3611
1" = 50'

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MIAMI-DADE COUNTY, FLORIDA

SEAL:

SITE PLAN

MODEL 3611

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

SP-21

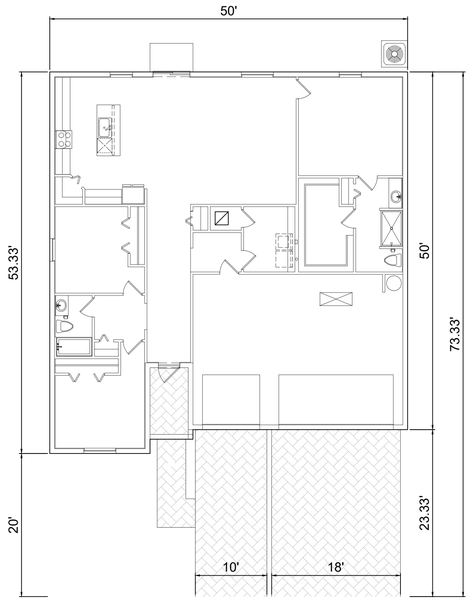
SHEET NO. :

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

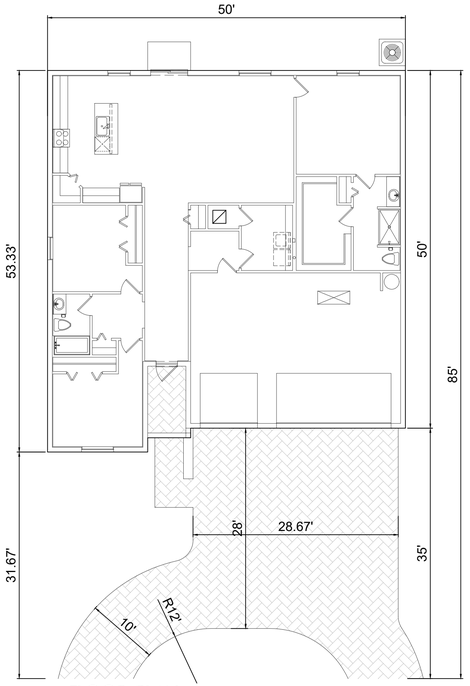
SITE DATA			
LOT COVERAGE BY LOT			
BLOCK 1			
LOT	SF LOT (NET AREA)	(SF) BLDG. FOOTPRINT	(%) LOT COVERAGE PROVIDED
LOT 1	12,857.00	2,555.00	19.87%
LOT 2	10,500.00	2,555.00	24.33%
LOT 3	10,503.00	2,555.00	24.33%
LOT 4	10,507.00	2,555.00	24.32%
LOT 5	10,510.00	2,555.00	24.31%
LOT 6	10,513.00	2,555.00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

BLOCK 2			
LOT 1	12,766.00	2,555.00	20.01%
LOT 2	10,165.00	2,555.00	25.14%
LOT 3	10,165.00	2,555.00	25.14%
LOT 4	10,165.00	2,555.00	25.14%
LOT 5	10,165.00	2,555.00	25.14%
LOT 6	10,165.00	2,555.00	25.14%
LOT 7	10,165.00	2,555.00	25.14%
LOT 8	10,165.00	2,555.00	25.14%
LOT 9	10,165.00	2,555.00	25.14%
LOT 10	10,165.00	2,555.00	25.14%
LOT 11	10,165.00	2,555.00	25.14%
LOT 12	10,165.00	2,555.00	25.14%
LOT 13	10,165.00	2,555.00	25.14%
LOT 14	10,165.00	2,555.00	25.14%
LOT 15	10,165.00	2,555.00	25.14%
LOT 16	10,511.00	2,555.00	24.31%
LOT 17	9,505.00	2,555.00	26.88%
LOT 18	9,101.00	2,555.00	28.07%
LOT 19	9,098.00	2,555.00	28.08%
LOT 20	9,094.00	2,555.00	28.10%
LOT 21	9,091.00	2,555.00	28.10%
LOT 22	9,088.00	2,555.00	28.11%
LOT 23	9,085.00	2,555.00	28.12%
LOT 24	9,082.00	2,555.00	28.13%
LOT 25	9,079.00	2,555.00	28.14%
LOT 26	9,076.00	2,555.00	28.15%
LOT 27	8,852.00	2,555.00	28.86%
LOT 28	8,695.00	2,555.00	29.38%
LOT 29	8,692.00	2,555.00	29.39%
LOT 30	8,688.00	2,555.00	29.41%
LOT 31	8,685.00	2,555.00	29.42%
LOT 32	9,972.00	2,555.00	25.62%
BLOCK 3			
LOT 1	10,554.00	2,555.00	24.21%
LOT 2	10,557.00	2,555.00	24.20%
LOT 3	10,560.00	2,555.00	24.20%
LOT 4	10,563.00	2,555.00	24.19%

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



FLOOR PLAN
SCALE 1" = 10'



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

MODELP001- ASPIRE	
AREA CALCULATION & DATA	
TOTAL A/C	**1,839 SF**
GARAGE	652 SF
COVERED ENTRY	64 SF
TOTAL GROSS	**2,555 SF**
LOT COVERAGE	2,555 SF

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ANDREW STARR, RA
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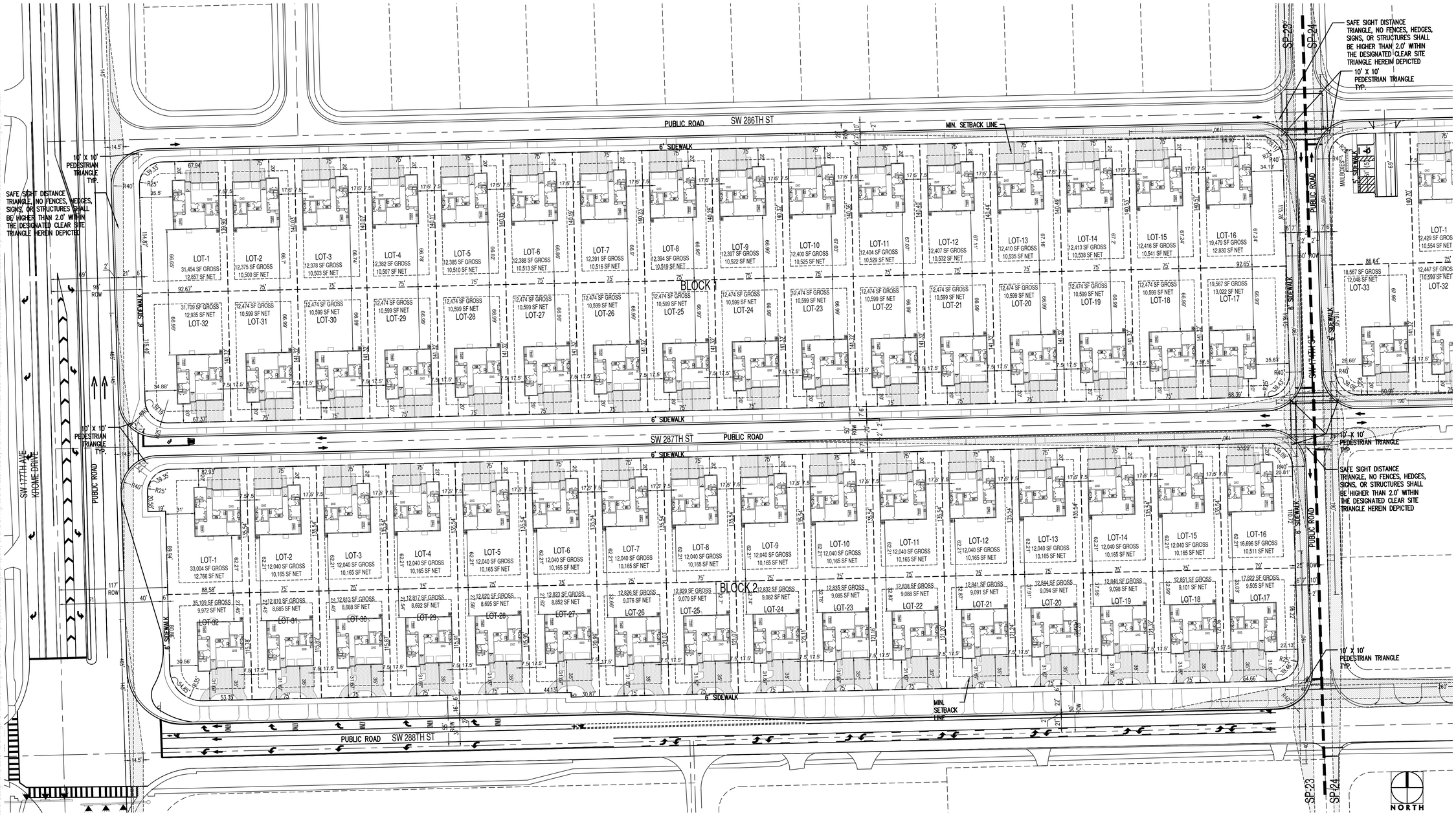
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SITE PLAN

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

SP-22
SHEET NO. :

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MIAMI-DADE COUNTY
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SITE PLAN
MODEL P001- ASPIRE
1" = 50'

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BY: LENNAR HOMES
MIAMI-DADE COUNTY, FLORIDA

SEAL:

SITE PLAN

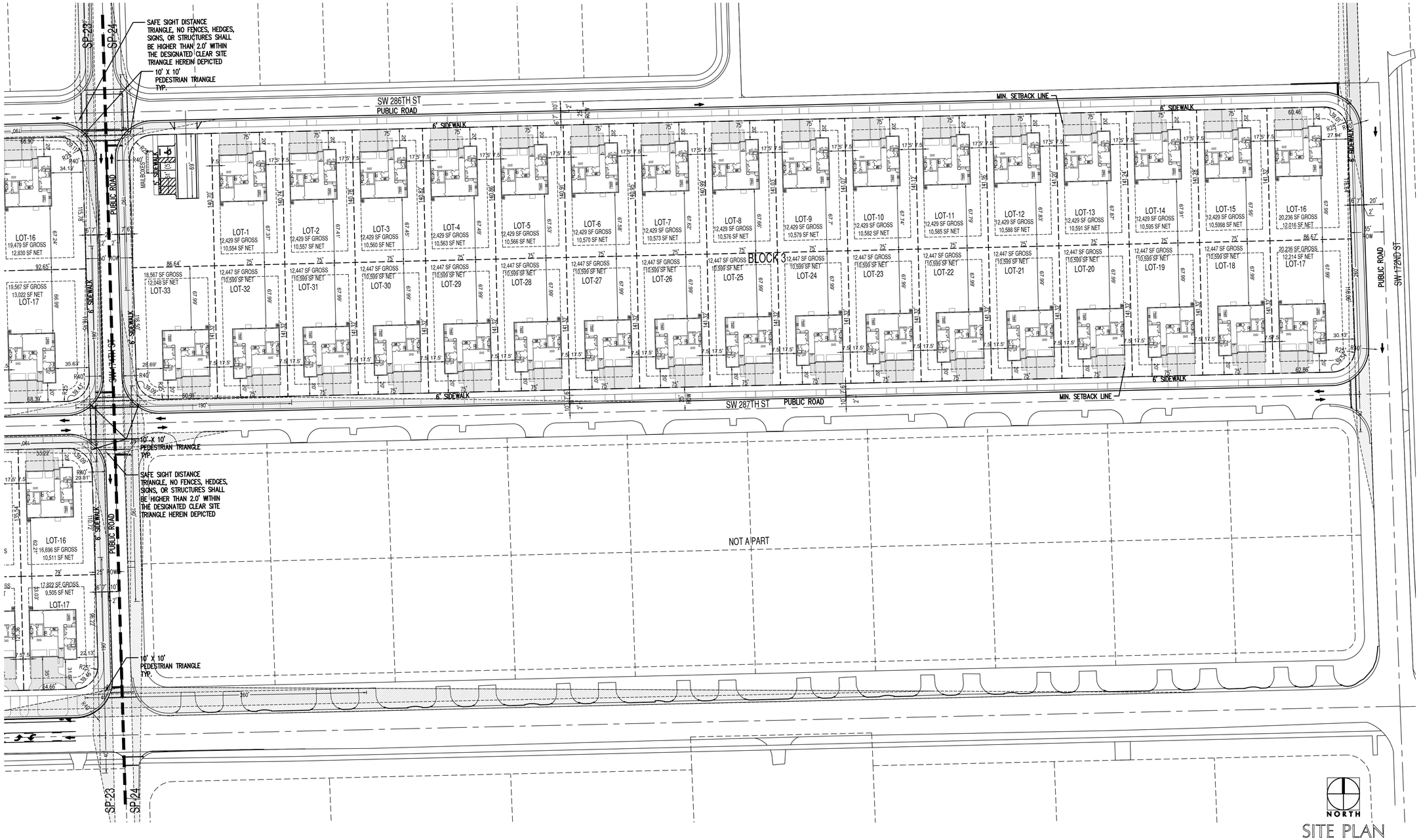
MODEL P001- ASPIRE

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

SP-23

SHEET NO. :

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BY: ISA



SITE PLAN
MODEL P001-ASPIRE
1" = 50'

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SITE PLAN

MODEL P001-ASPIRE

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

SP-24

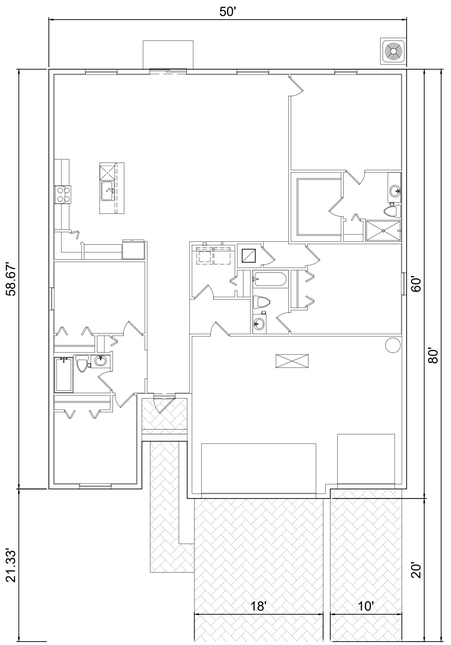
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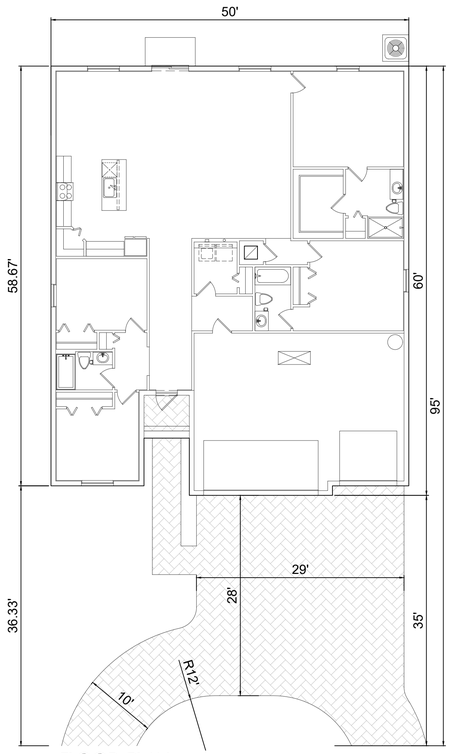
SITE DATA			
LOT COVERAGE BY LOT			
BLOCK 1			
LOT	SF LOT (NET AREA)	(SF) BLDG. FOOTPRINT	(%) LOT COVERAGE PROVIDED
LOT 1	12,857.00	2,919.00	22.70%
LOT 2	10,500.00	2,919.00	27.80%
LOT 3	10,503.00	2,919.00	27.79%
LOT 4	10,507.00	2,919.00	27.78%
LOT 5	10,510.00	2,919.00	27.77%
LOT 6	10,513.00	2,919.00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

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

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



FLOOR PLAN
SCALE: 1" = 10'



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

MODELP002- BRAVO	
AREA CALCULATION & DATA	
TOTAL A/C	**2,200 SF**
GARAGE	672 SF
COVERED ENTRY	47 SF
TOTAL GROSS	**2,919 SF**
LOT COVERAGE	2,919 SF

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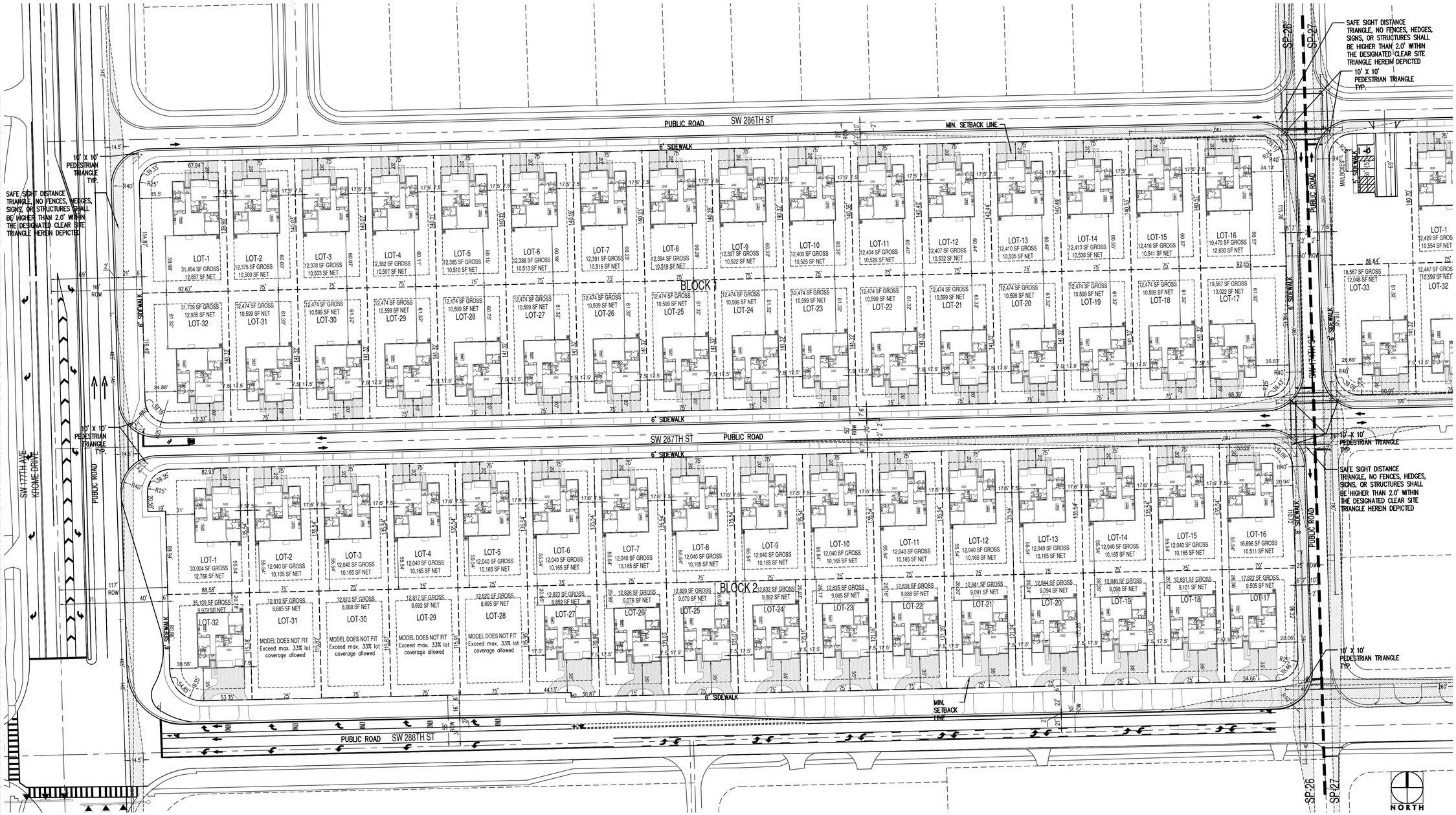
SITE PLAN

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

SP-25
SHEET NO. :

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



SITE PLAN
MODEL P002- BRAVO
1" = 50'

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BY: LENNAR HOMES
MIAMI-DADE COUNTY, FLORIDA

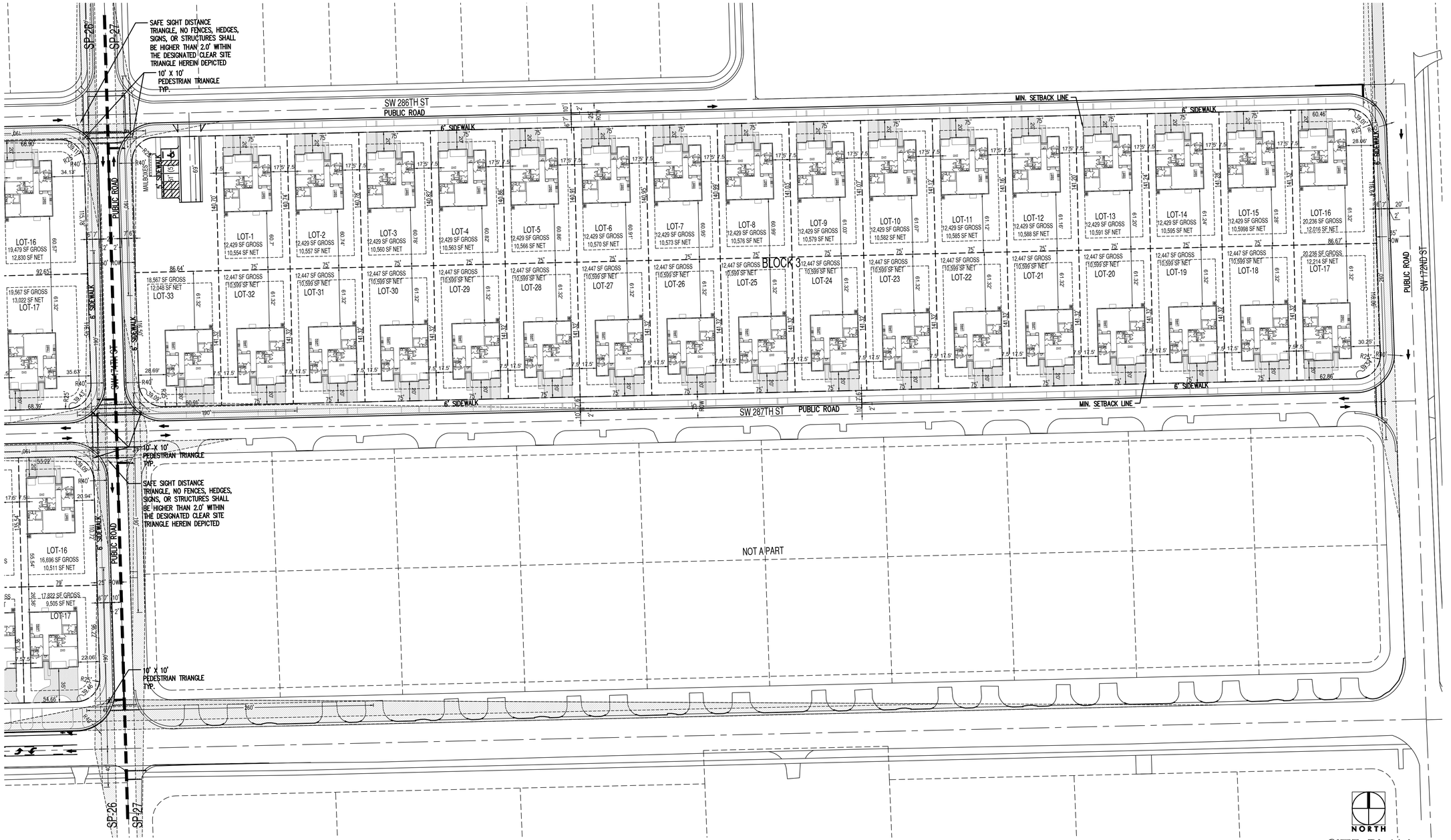
SEAL:

SITE PLAN

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

SP-26
SHEET NO. :

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SITE PLAN
MODEL P002-BRAVO
1" = 50'

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

SEAL:

SITE PLAN

MODEL P002-BRAVO

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

SP-27

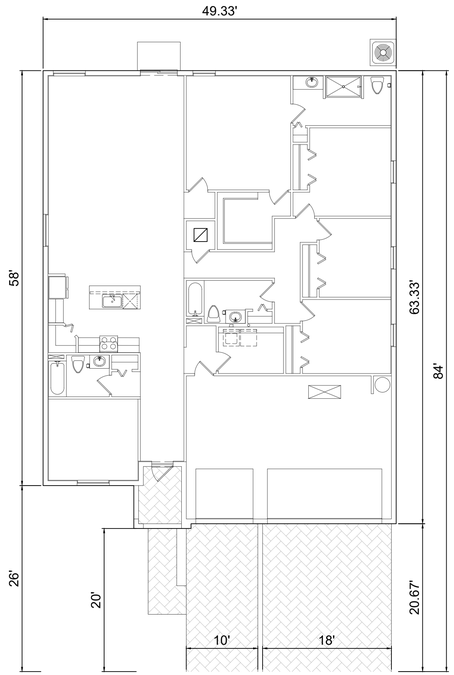
SHEET NO. :

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

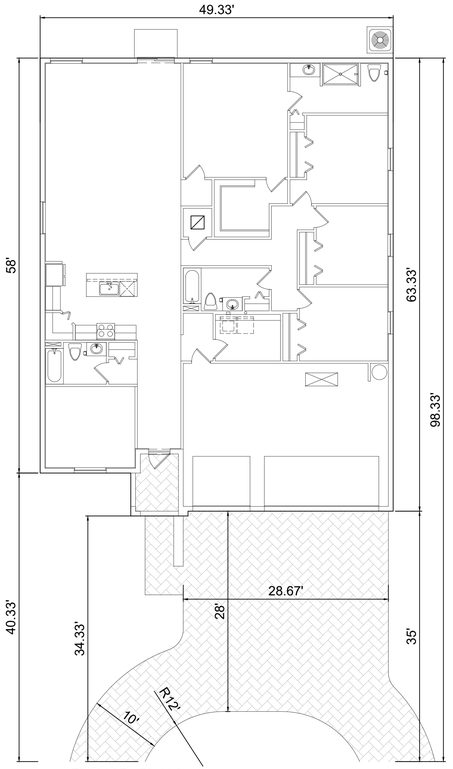
SITE DATA			
LOT COVERAGE BY LOT			
BLOCK 1			
LOT	SF LOT (NET AREA)	(SF) BLDG. FOOTPRINT	(%) LOT COVERAGE PROVIDED
LOT 1	12,857.00	3,062.00	23.82%
LOT 2	10,500.00	3,062.00	29.16%
LOT 3	10,503.00	3,062.00	29.15%
LOT 4	10,507.00	3,062.00	29.14%
LOT 5	10,510.00	3,062.00	29.13%
LOT 6	10,513.00	3,062.00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

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

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



FLOOR PLAN
SCALE: 1" = 10'



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

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

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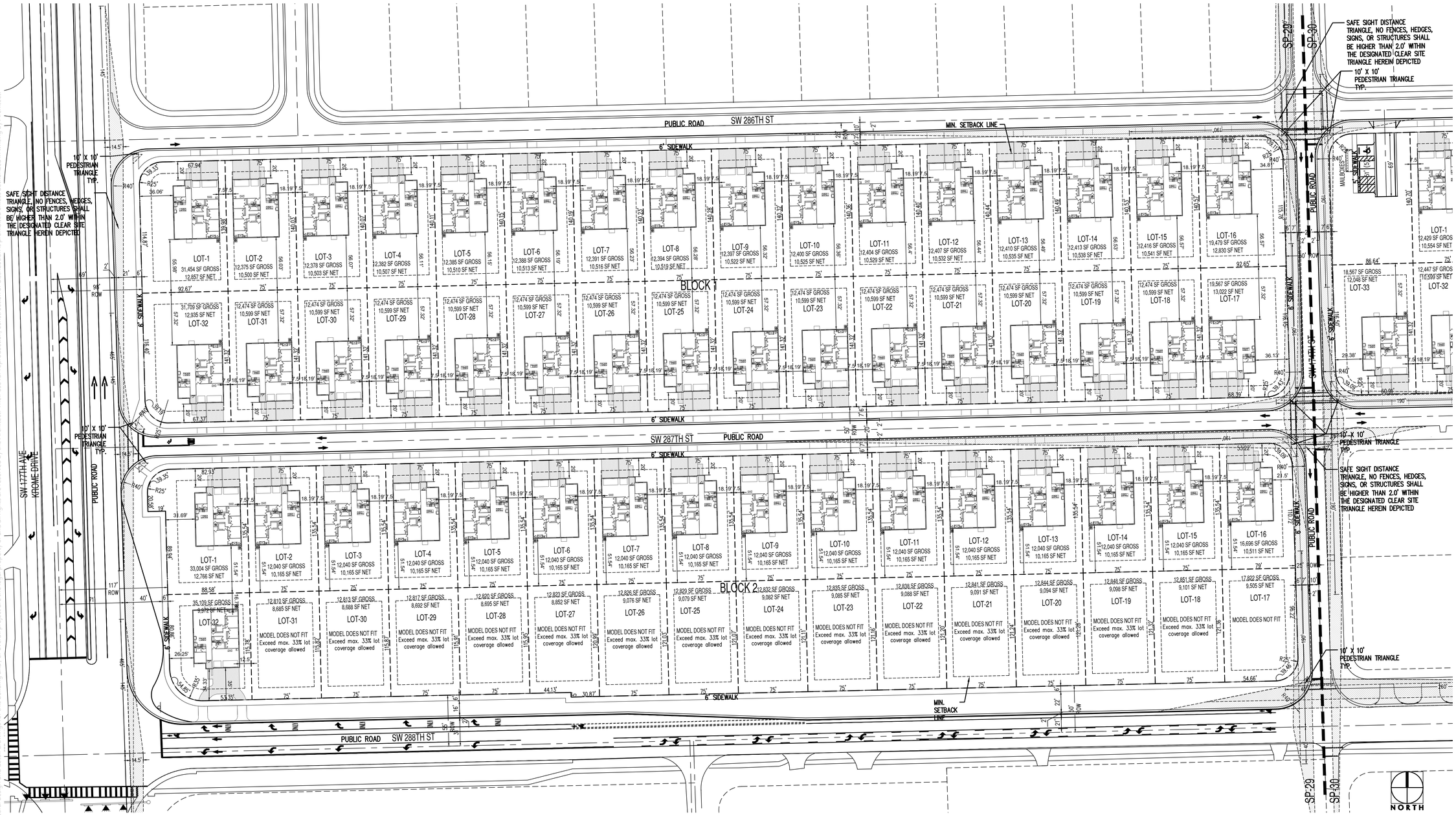
SITE PLAN

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

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SITE PLAN
MODEL P003- CREST
1" = 50'

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MIAMI-DADE COUNTY, FLORIDA

SEAL:

SITE PLAN

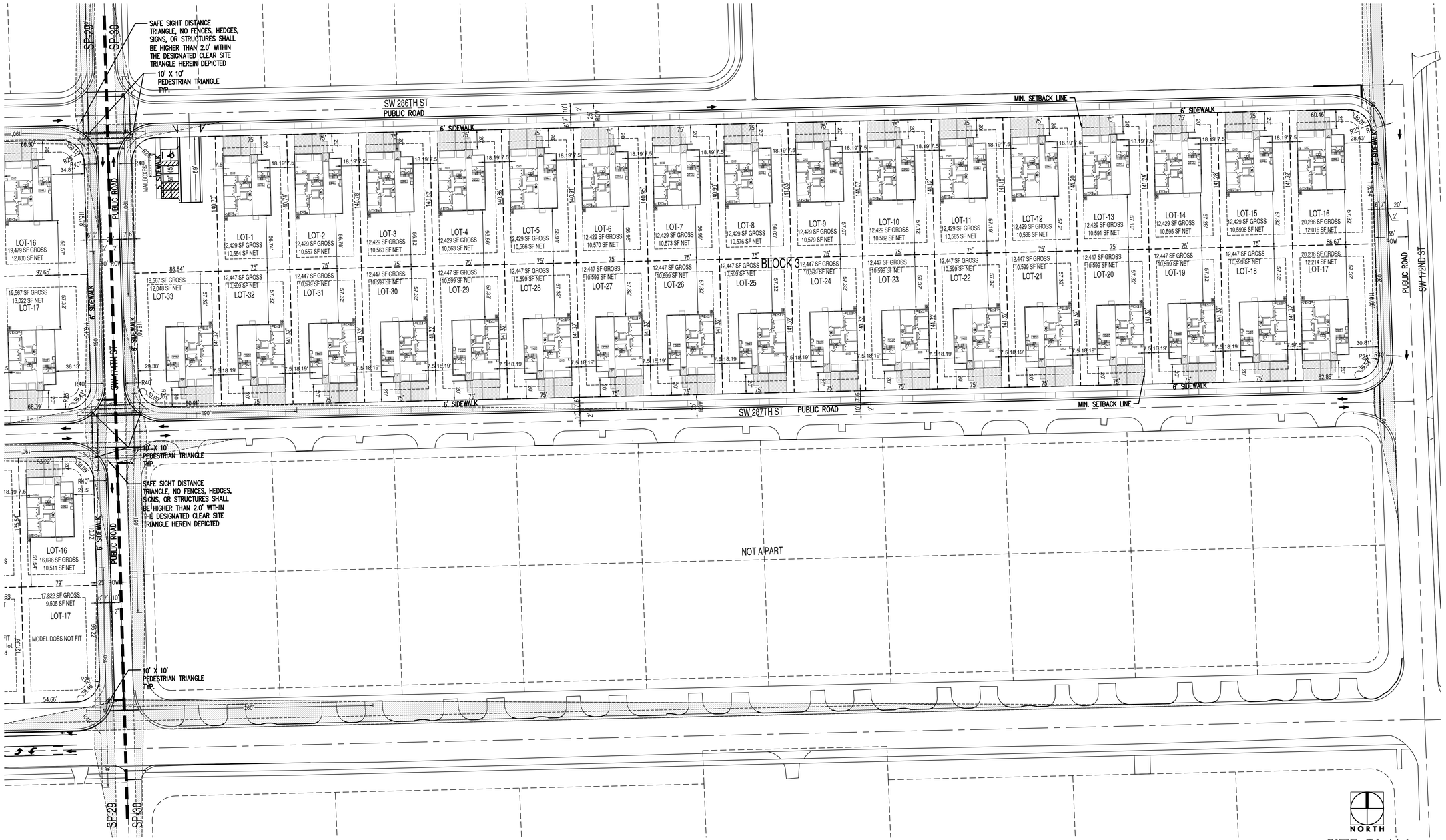
MODEL P003- CREST

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

SP-29

SHEET NO. :

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PROCESS NO.: Z24-135
DATE: OCT 21 2024
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SITE PLAN
MODEL P003-CREST
1" = 50'

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SEAL:

SITE PLAN

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

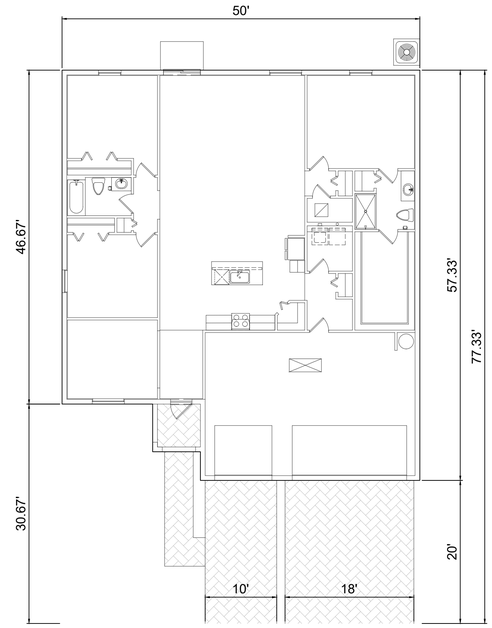
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SHEET NO. :

RECEIVED
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DATE: OCT 21 2024
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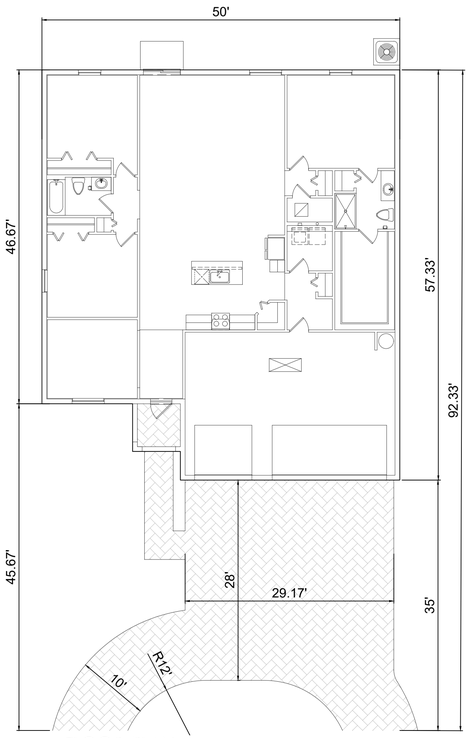
SITE DATA			
LOT COVERAGE BY LOT			
BLOCK 1			
LOT	SF LOT (NET AREA)	(SF) BLDG. FOOTPRINT	(%) LOT COVERAGE PROVIDED
LOT 1	12,857.00	2,706.00	21.05%
LOT 2	10,500.00	2,706.00	25.77%
LOT 3	10,503.00	2,706.00	25.76%
LOT 4	10,507.00	2,706.00	25.75%
LOT 5	10,510.00	2,706.00	25.75%
LOT 6	10,513.00	2,706.00	25.74%
LOT 7	10,516.00	2,706.00	25.73%
LOT 8	10,519.00	2,706.00	25.72%
LOT 9	10,522.00	2,706.00	25.72%
LOT 10	10,525.00	2,706.00	25.71%
LOT 11	10,529.00	2,706.00	25.70%
LOT 12	10,532.00	2,706.00	25.69%
LOT 13	10,535.00	2,706.00	25.69%
LOT 14	10,538.00	2,706.00	25.68%
LOT 15	10,541.00	2,706.00	25.67%
LOT 16	12,830.00	2,706.00	21.09%
LOT 17	13,022.00	2,706.00	20.78%
LOT 18	10,599.00	2,706.00	25.53%
LOT 19	10,599.00	2,706.00	25.53%
LOT 20	10,599.00	2,706.00	25.53%
LOT 21	10,599.00	2,706.00	25.53%
LOT 22	10,599.00	2,706.00	25.53%
LOT 23	10,599.00	2,706.00	25.53%
LOT 24	10,599.00	2,706.00	25.53%
LOT 25	10,599.00	2,706.00	25.53%
LOT 26	10,599.00	2,706.00	25.53%
LOT 27	10,599.00	2,706.00	25.53%
LOT 28	10,599.00	2,706.00	25.53%
LOT 29	10,599.00	2,706.00	25.53%
LOT 30	10,599.00	2,706.00	25.53%
LOT 31	10,599.00	2,706.00	25.53%
LOT 32	12,935.00	2,706.00	20.92%

BLOCK 2			
LOT 1	12,766.00	2,706.00	21.20%
LOT 2	10,165.00	2,706.00	26.62%
LOT 3	10,165.00	2,706.00	26.62%
LOT 4	10,165.00	2,706.00	26.62%
LOT 5	10,165.00	2,706.00	26.62%
LOT 6	10,165.00	2,706.00	26.62%
LOT 7	10,165.00	2,706.00	26.62%
LOT 8	10,165.00	2,706.00	26.62%
LOT 9	10,165.00	2,706.00	26.62%
LOT 10	10,165.00	2,706.00	26.62%
LOT 11	10,165.00	2,706.00	26.62%
LOT 12	10,165.00	2,706.00	26.62%
LOT 13	10,165.00	2,706.00	26.62%
LOT 14	10,165.00	2,706.00	26.62%
LOT 15	10,165.00	2,706.00	26.62%
LOT 16	10,511.00	2,706.00	25.74%
LOT 17	9,505.00	2,706.00	28.47%
LOT 18	9,101.00	2,706.00	29.73%
LOT 19	9,098.00	2,706.00	29.74%
LOT 20	9,094.00	2,706.00	29.76%
LOT 21	9,091.00	2,706.00	29.77%
LOT 22	9,088.00	2,706.00	29.78%
LOT 23	9,085.00	2,706.00	29.79%
LOT 24	9,082.00	2,706.00	29.80%
LOT 25	9,079.00	2,706.00	29.81%
LOT 26	9,076.00	2,706.00	29.81%
LOT 27	8,852.00	2,706.00	30.57%
LOT 28	8,695.00	2,706.00	31.12%
LOT 29	8,692.00	2,706.00	31.13%
LOT 30	8,688.00	2,706.00	31.15%
LOT 31	8,685.00	2,706.00	31.16%
LOT 32	9,972.00	2,706.00	27.14%
BLOCK 3			
LOT 1	10,554.00	2,706.00	25.64%
LOT 2	10,557.00	2,706.00	25.63%
LOT 3	10,560.00	2,706.00	25.63%
LOT 4	10,563.00	2,706.00	25.62%

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



FLOOR PLAN
SCALE: 1" = 10'



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

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

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LENNAR HOMES

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

SEAL:

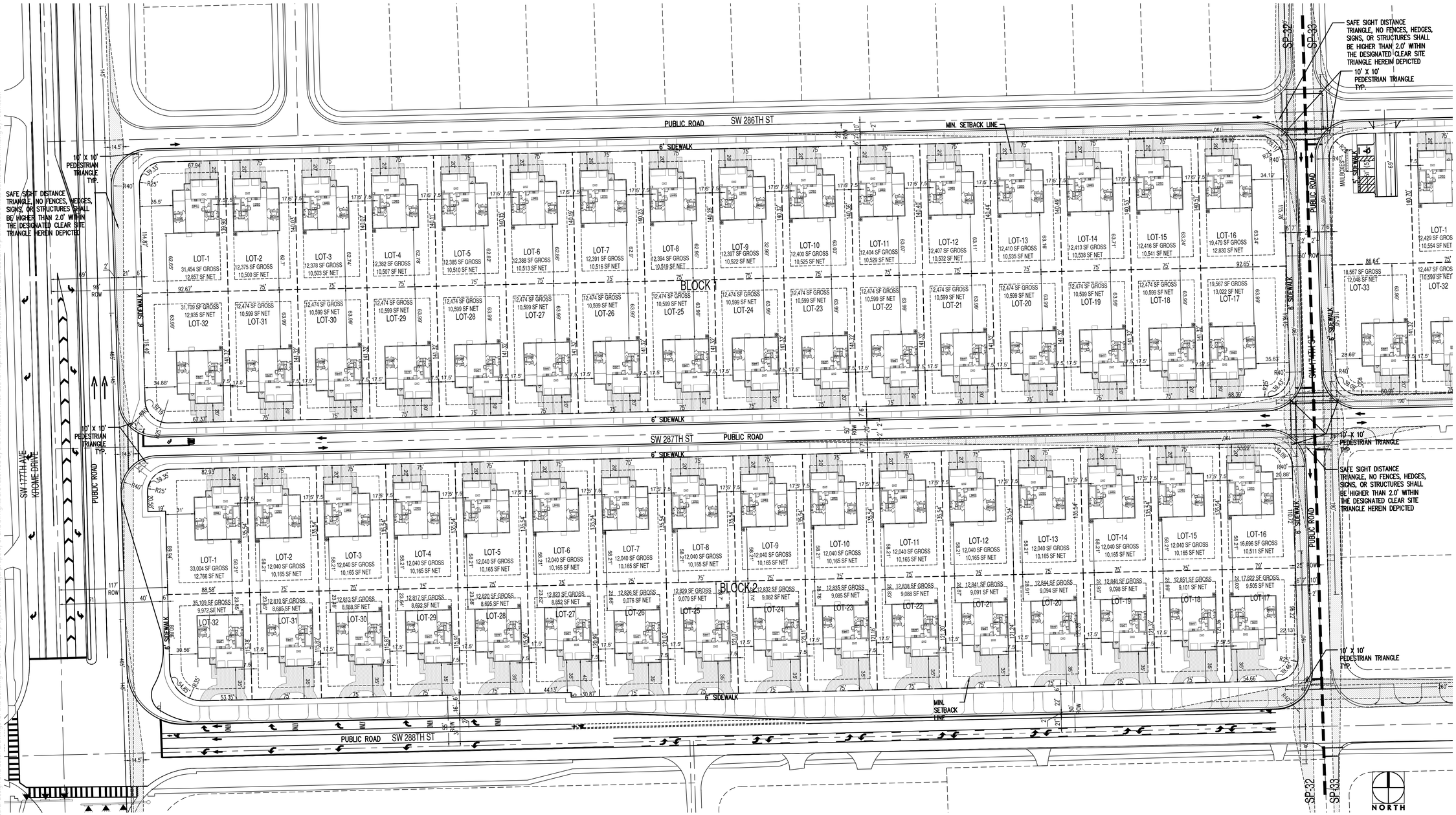
SITE PLAN

MODEL P004-FRONTIER
DATE : 2024-09-30
SCALE : AS SHOWN
DRAWN : CG
CHECK BY: PPKS
JOB NO. : 24-18

SP-31
SHEET NO. :

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



SITE PLAN
MODEL P004- FRONTIER
1" = 50'

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MARIO P. PASCUAL , AIA
LICENSE No. : AR 0008254
PETER KILIDDJIAN, RA
LICENSE No. : AR 0093067
ANDREW STARR, RA
LICENSE No. : AR 0095130
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1330 NW 84th AVENUE
DORAL, FLORIDA 33126
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SEAL:

SITE PLAN

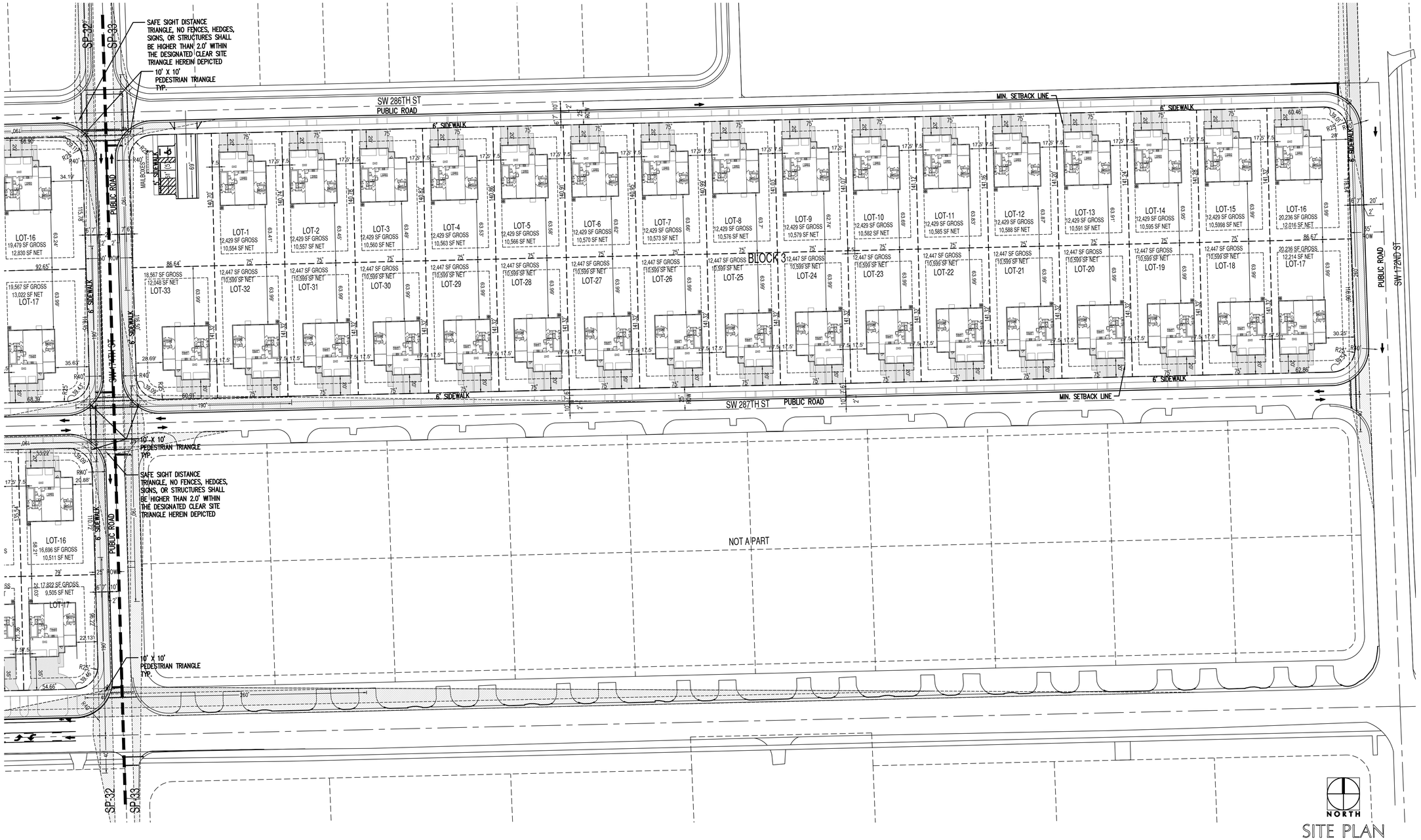
MODEL P004- FRONTIER

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

SP-32

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SITE PLAN
MODEL P004-FRONTIER
1" = 50'

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SEAL:

SITE PLAN

MODEL P004-FRONTIER

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

SP-33

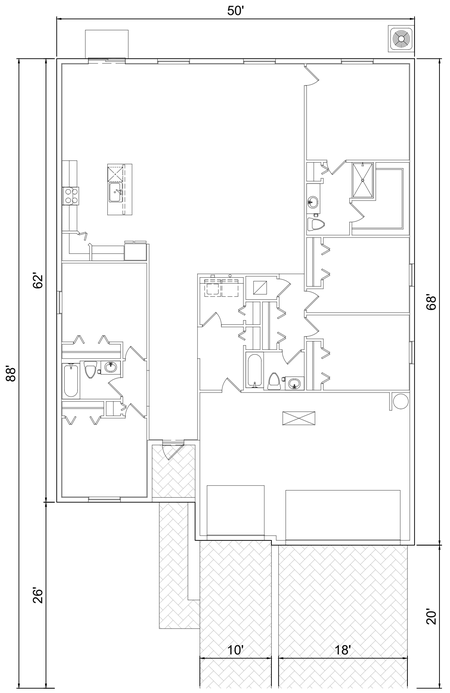
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DATE: OCT 21 2024
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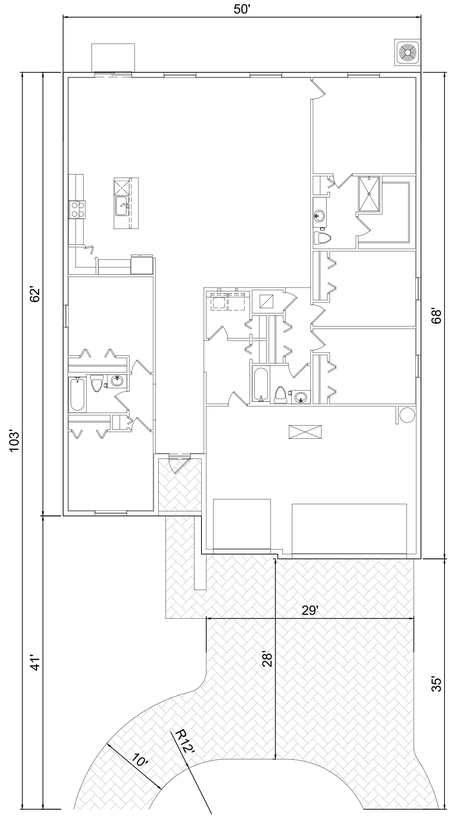
SITE DATA			
LOT COVERAGE BY LOT			
BLOCK 1			
LOT	SF LOT (NET AREA)	(SF) BLDG. FOOTPRINT	(%) LOT COVERAGE PROVIDED
LOT 1	12,857.00	3,277.00	25.49%
LOT 2	10,500.00	3,277.00	31.21%
LOT 3	10,503.00	3,277.00	31.20%
LOT 4	10,507.00	3,277.00	31.19%
LOT 5	10,510.00	3,277.00	31.18%
LOT 6	10,513.00	3,277.00	31.17%
LOT 7	10,516.00	3,277.00	31.16%
LOT 8	10,519.00	3,277.00	31.15%
LOT 9	10,522.00	3,277.00	31.14%
LOT 10	10,525.00	3,277.00	31.14%
LOT 11	10,529.00	3,277.00	31.12%
LOT 12	10,532.00	3,277.00	31.11%
LOT 13	10,535.00	3,277.00	31.11%
LOT 14	10,538.00	3,277.00	31.10%
LOT 15	10,541.00	3,277.00	31.09%
LOT 16	12,830.00	3,277.00	25.54%
LOT 17	13,022.00	3,277.00	25.17%
LOT 18	10,599.00	3,277.00	30.92%
LOT 19	10,599.00	3,277.00	30.92%
LOT 20	10,599.00	3,277.00	30.92%
LOT 21	10,599.00	3,277.00	30.92%
LOT 22	10,599.00	3,277.00	30.92%
LOT 23	10,599.00	3,277.00	30.92%
LOT 24	10,599.00	3,277.00	30.92%
LOT 25	10,599.00	3,277.00	30.92%
LOT 26	10,599.00	3,277.00	30.92%
LOT 27	10,599.00	3,277.00	30.92%
LOT 28	10,599.00	3,277.00	30.92%
LOT 29	10,599.00	3,277.00	30.92%
LOT 30	10,599.00	3,277.00	30.92%
LOT 31	10,599.00	3,277.00	30.92%
LOT 32	12,935.00	3,277.00	25.33%

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

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



FLOOR PLAN
SCALE: 1" = 10'



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

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

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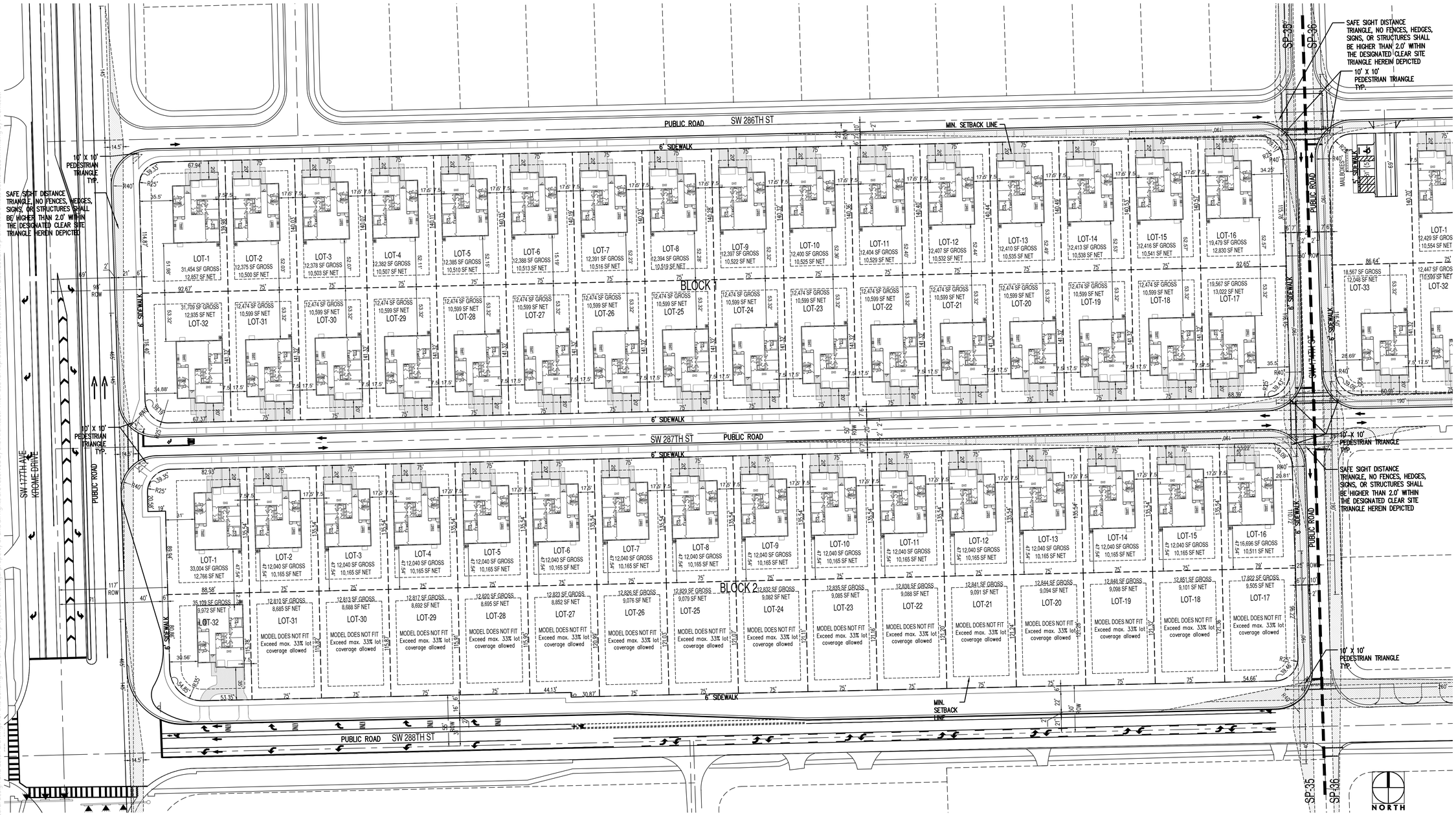
SITE PLAN

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

SP-34
SHEET NO. :

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SITE PLAN
MODEL P005- HERITAGE
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SITE PLAN

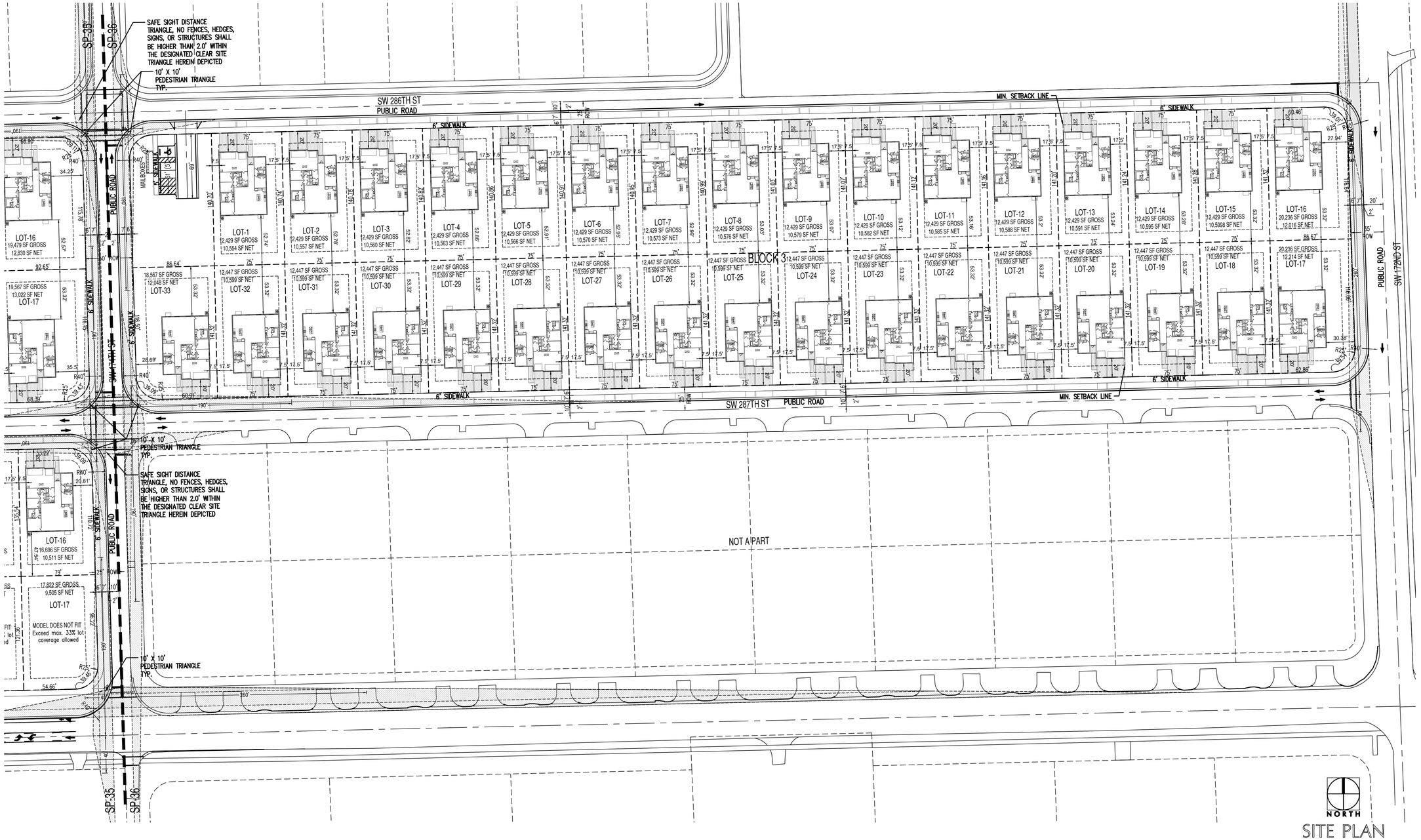
MODEL P005- HERITAGE

DATE :	2024-09-30
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SITE PLAN
MODEL P005-HERITAGE
1" = 50'

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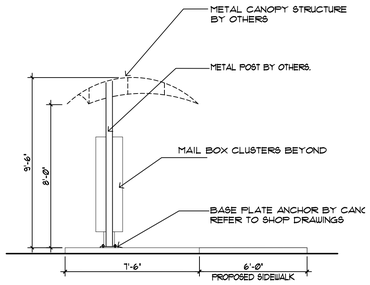
MODEL P005-HERITAGE

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

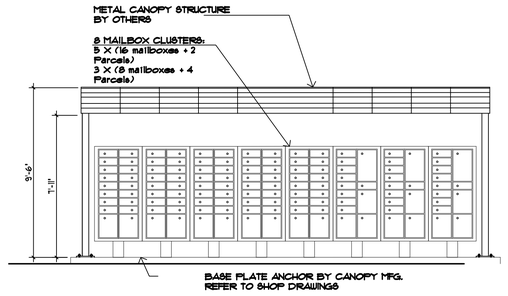
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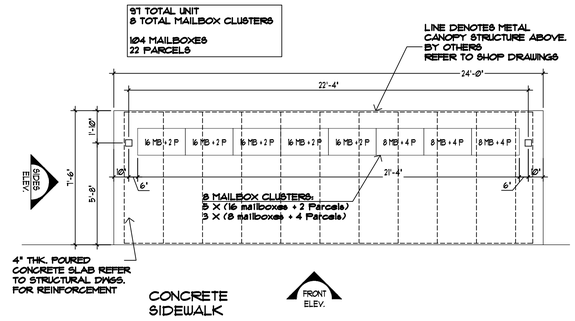
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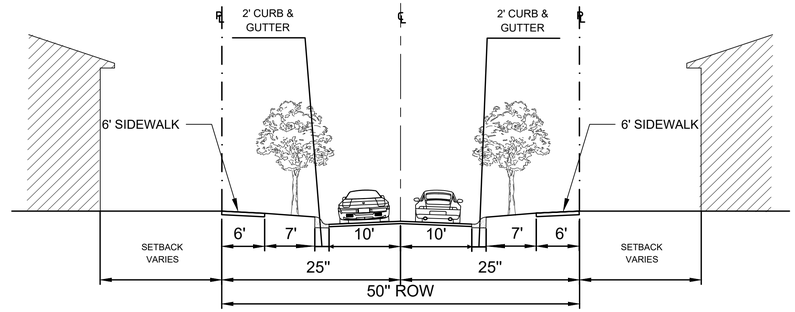
MAIL KIOSKO SIDE ELEVATION
SCALE: 1/4" = 1'-0"



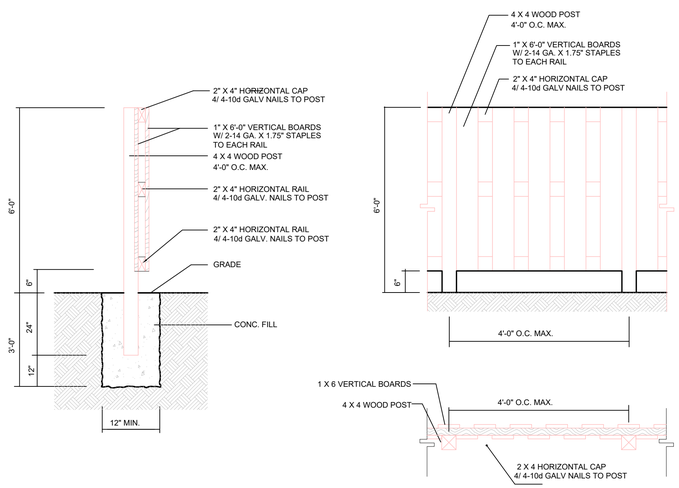
MAIL KIOSKO FRONT ELEVATION
SCALE: 1/4" = 1'-0"



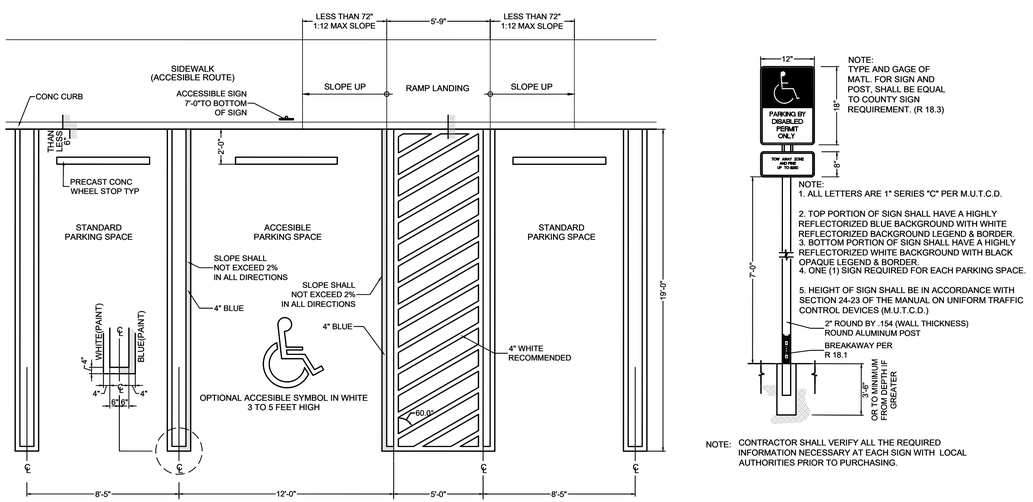
MAIL KIOSKO PLAN
SCALE: 1/4" = 1'-0"



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



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



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

NOTE:
TYPE AND GAGE OF MATL. FOR SIGN AND POST, SHALL BE EQUAL TO COUNTY SIGN REQUIREMENT. (R 18.3)

NOTE:
1. ALL LETTERS ARE 1" SERIES "C" PER M.U.T.C.D.

2. TOP PORTION OF SIGN SHALL HAVE A HIGHLY REFLECTORIZED BLUE BACKGROUND WITH WHITE REFLECTORIZED BACKGROUND LEGEND & BORDER.
3. BOTTOM PORTION OF SIGN SHALL HAVE A HIGHLY REFLECTORIZED WHITE BACKGROUND WITH BLACK OPAQUE LEGEND & BORDER.
4. ONE (1) SIGN REQUIRED FOR EACH PARKING SPACE.

5. HEIGHT OF SIGN SHALL BE IN ACCORDANCE WITH SECTION 24-23 OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.)

2" ROUND BY .154 (WALL THICKNESS) ROUND ALUMINUM POST
BREAKAWAY PER R 18.1

NOTE: CONTRACTOR SHALL VERIFY ALL THE REQUIRED INFORMATION NECESSARY AT EACH SIGN WITH LOCAL AUTHORITIES PRIOR TO PURCHASING.

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BY: LENNAR HOMES
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SEAL:

SITE PLAN

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

SP-37

SHEET NO. :

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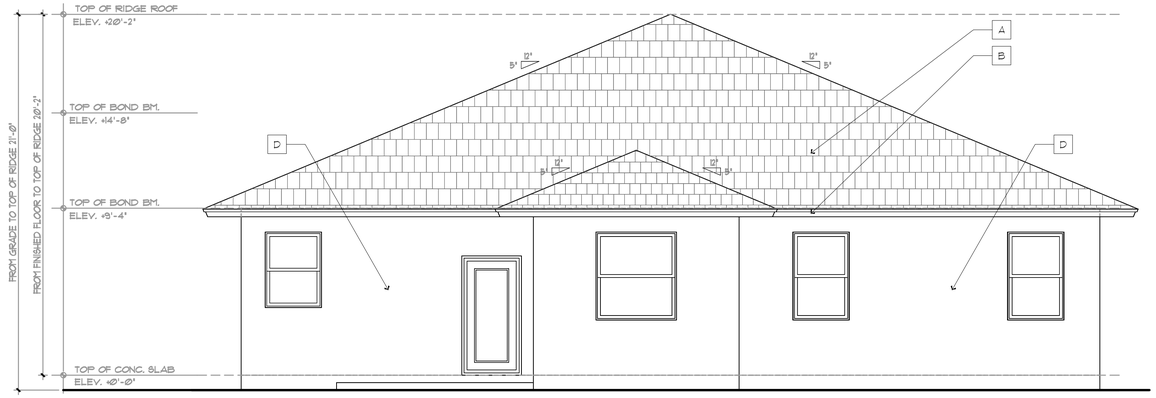


UNIT 2244 - FRONT ELEVATION

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



UNIT 2244 - REAR ELEVATION

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

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MIAMI-DADE COUNTY, FLORIDA

SEAL:

UNIT 2244

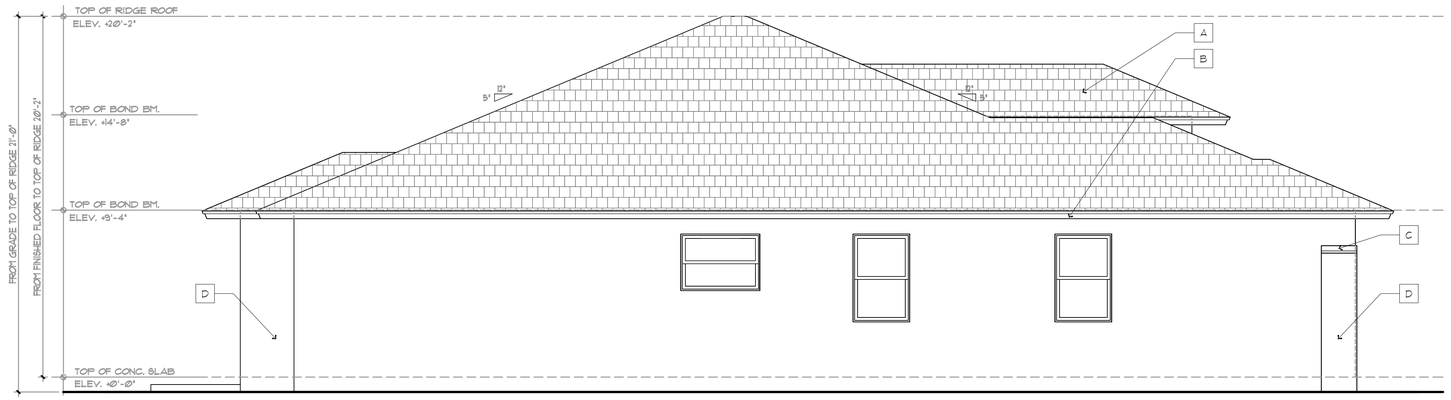
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DATE :	2024-08-16
SCALE :	AS SHOWN
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JOB NO. :	24-18

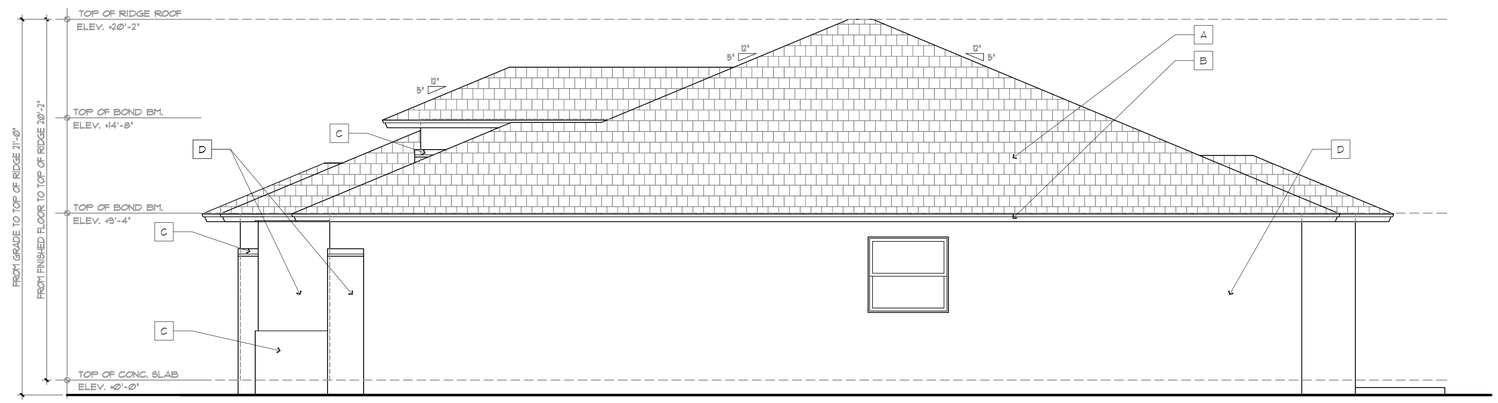
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UNIT 2244 - LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



UNIT 2244 - RIGHT 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 LIGHT FIXTURE

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

LEGEND

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



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

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UNIT 2565

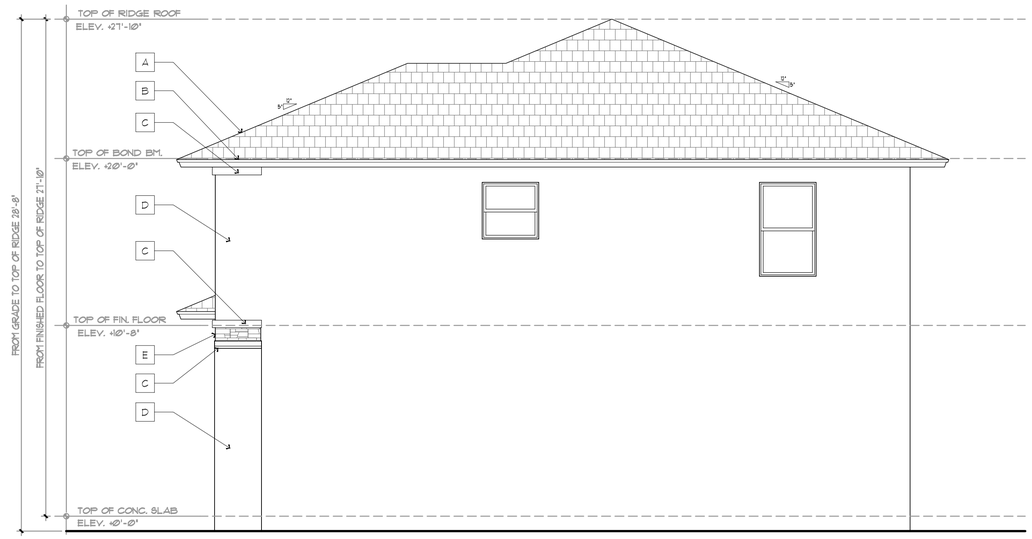
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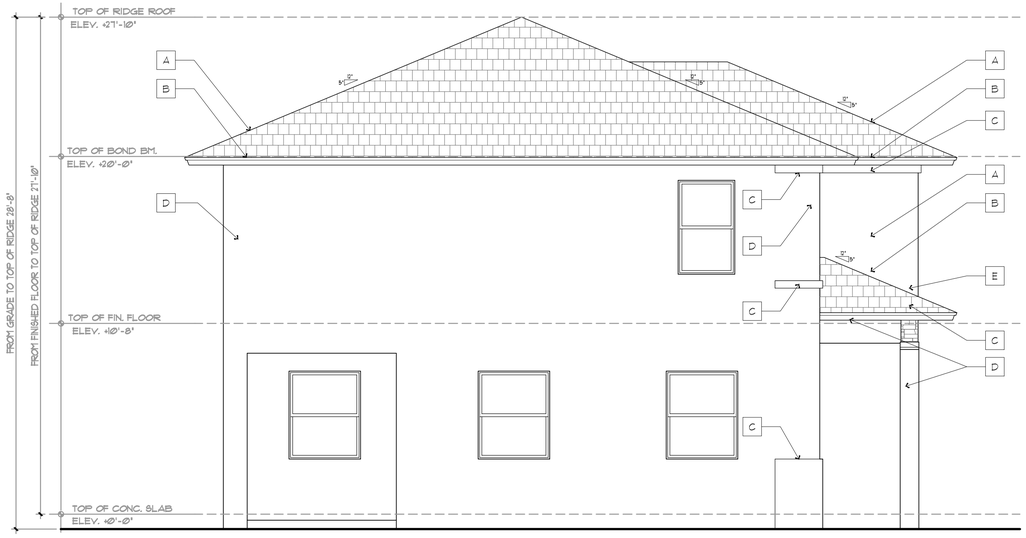


UNIT 2565 - RIGHT ELEVATION

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

LEGEND

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



UNIT 2565 - LEFT ELEVATION

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

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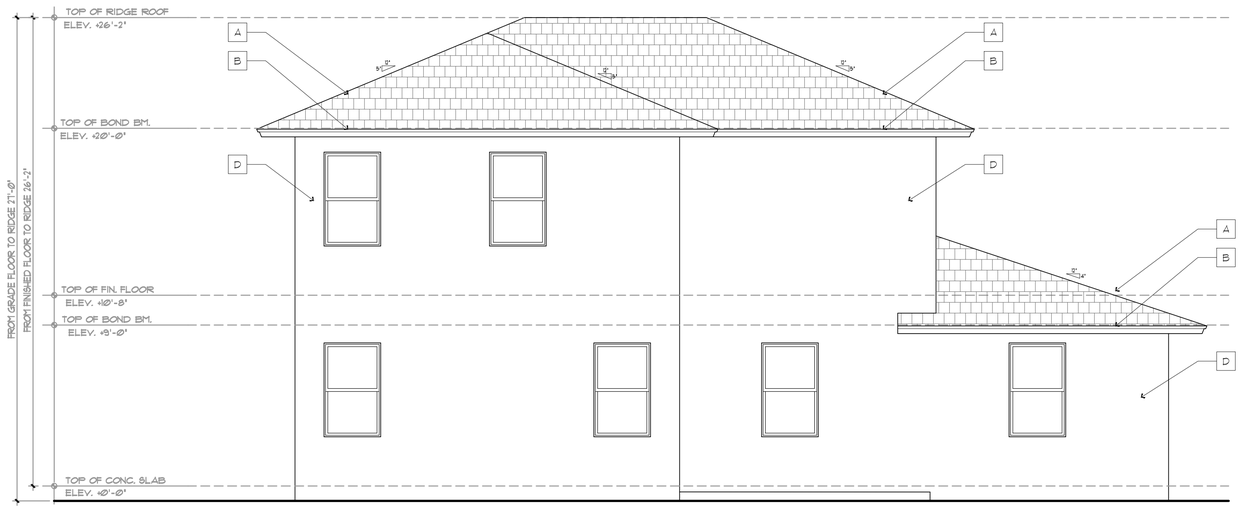
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UNIT 2854 - FRONT ELEVATION
SCALE: 1/4" = 1'-0"



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

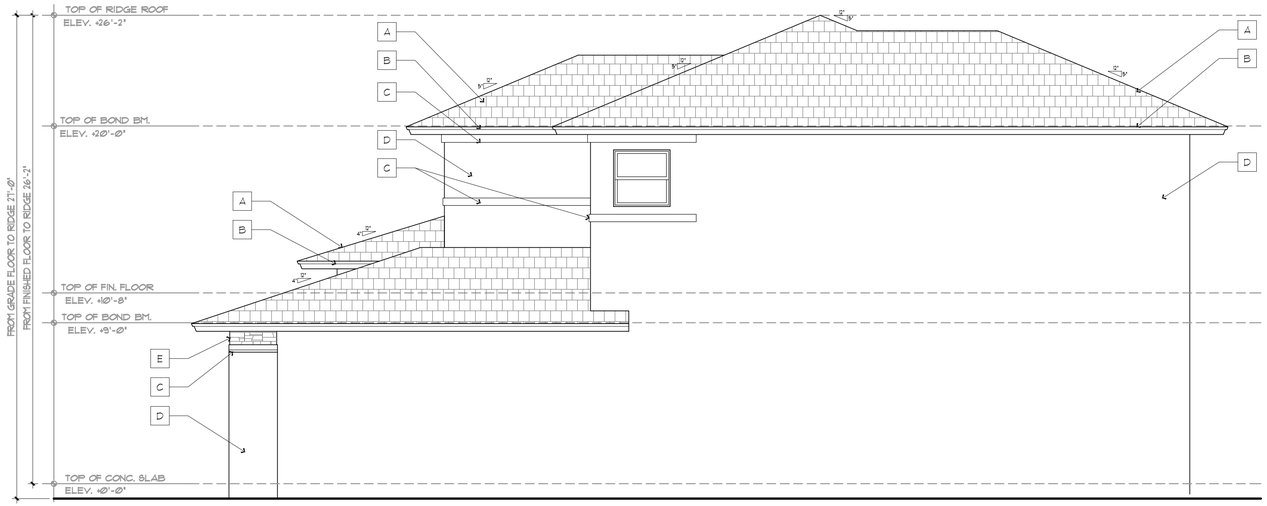
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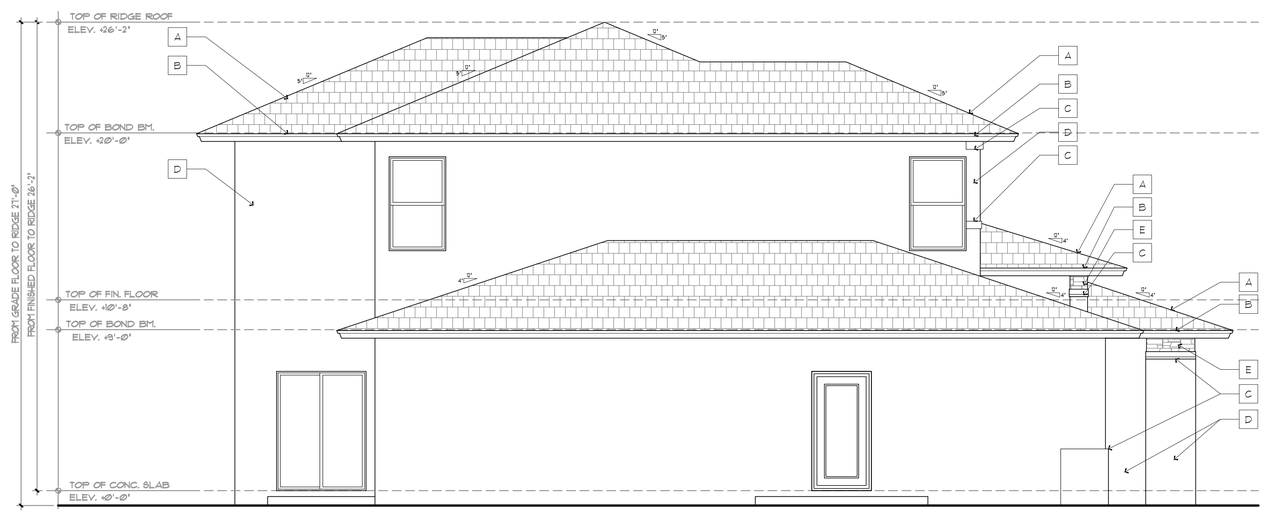
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UNIT 2854 - RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



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 2854

ELEVATIONS

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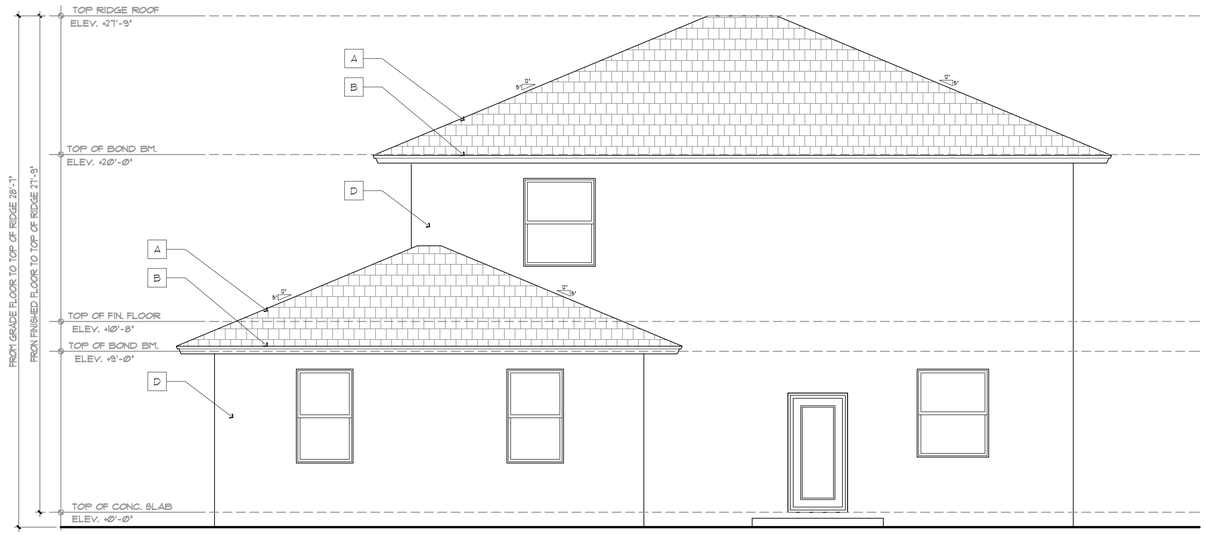


UNIT 3098 - FRONT ELEVATION

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

LEGEND

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



UNIT 3098 - REAR ELEVATION

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

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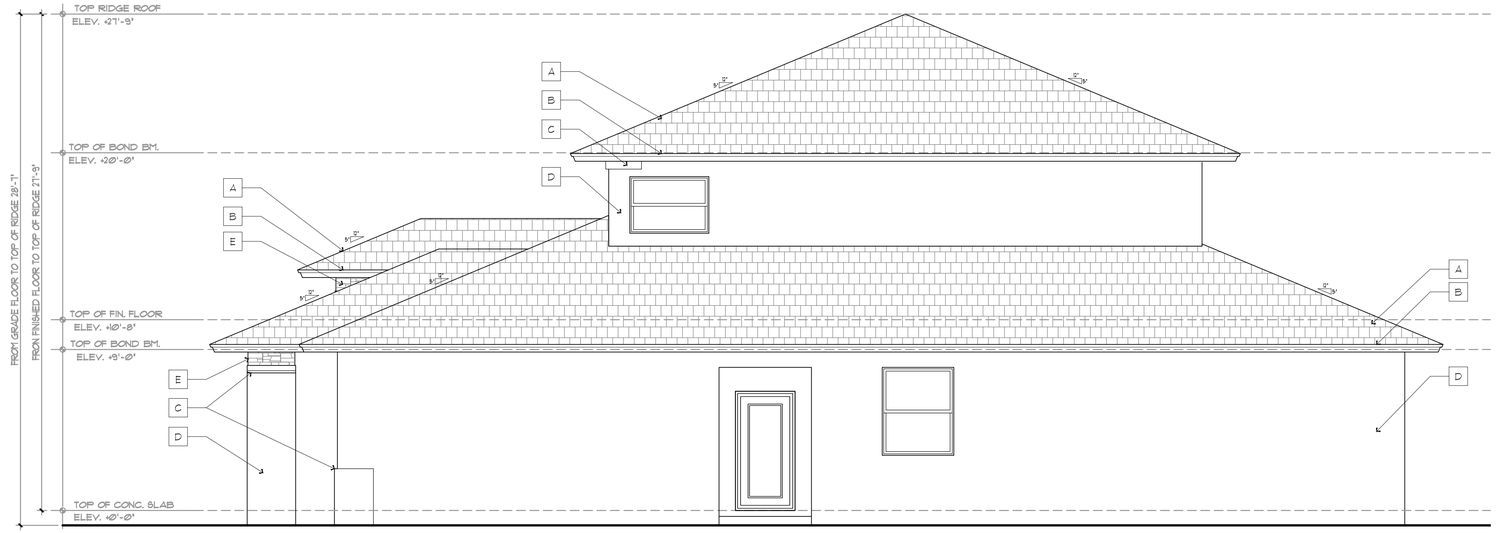
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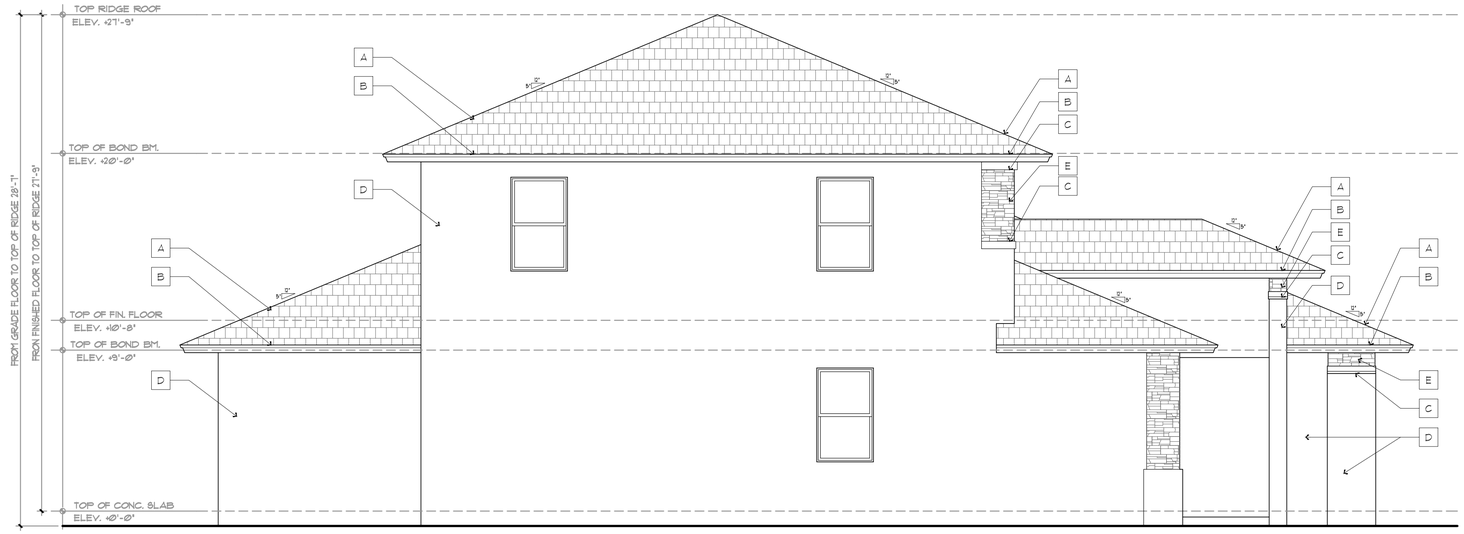
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UNIT 3098 - RIGHT ELEVATION

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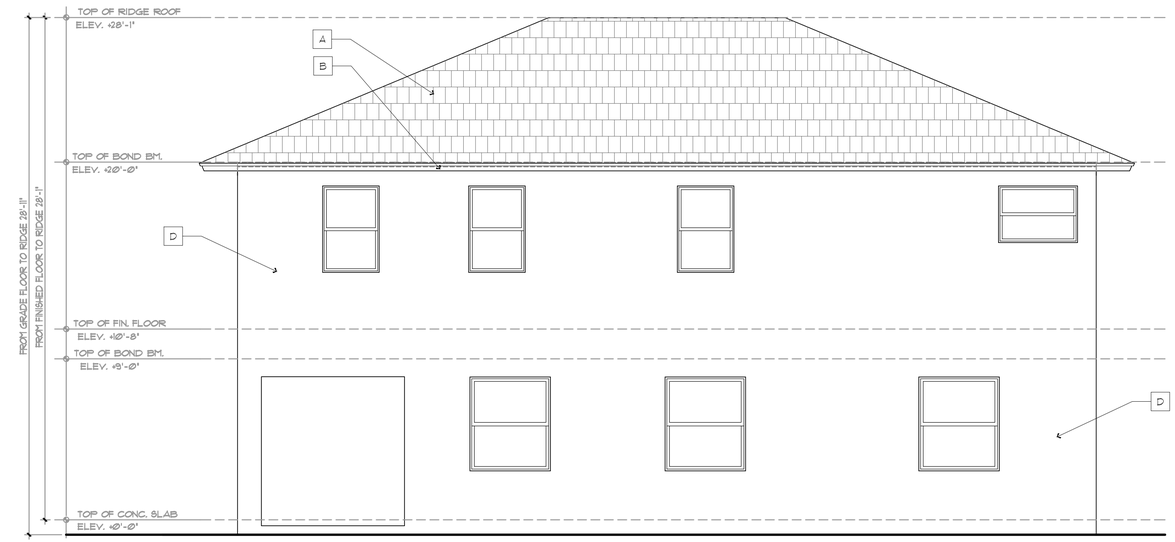
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UNIT 3266 - FRONT ELEVATION
SCALE: 1/4" = 1'-0"

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
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- G WALL MOUNTED EXTERIOR LIGHT FIXTURE



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

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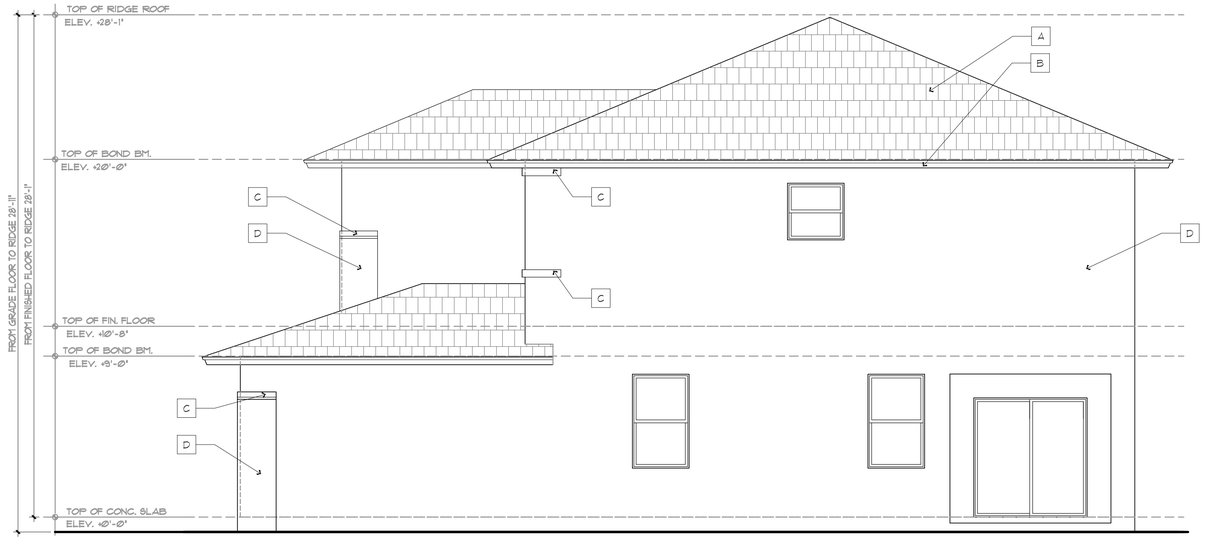
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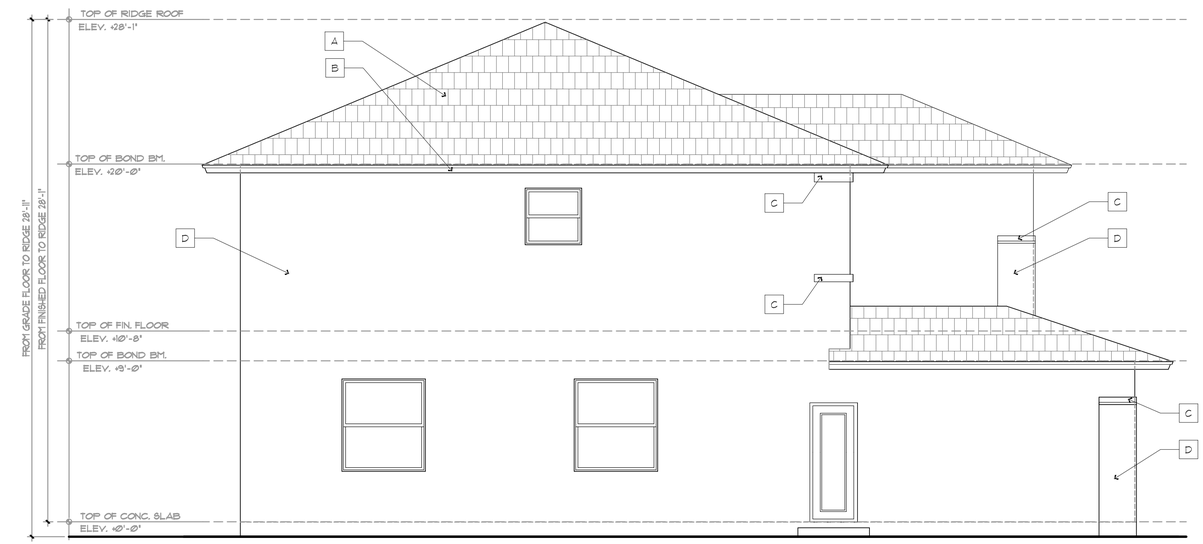
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UNIT 3266 - RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

LEGEND

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



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

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BY: LENNAR HOMES
MIAMI-DADE COUNTY, FLORIDA

SEAL:

UNIT 3266

ELEVATIONS

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

A-5.4

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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

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UNIT 3611

ELEVATIONS

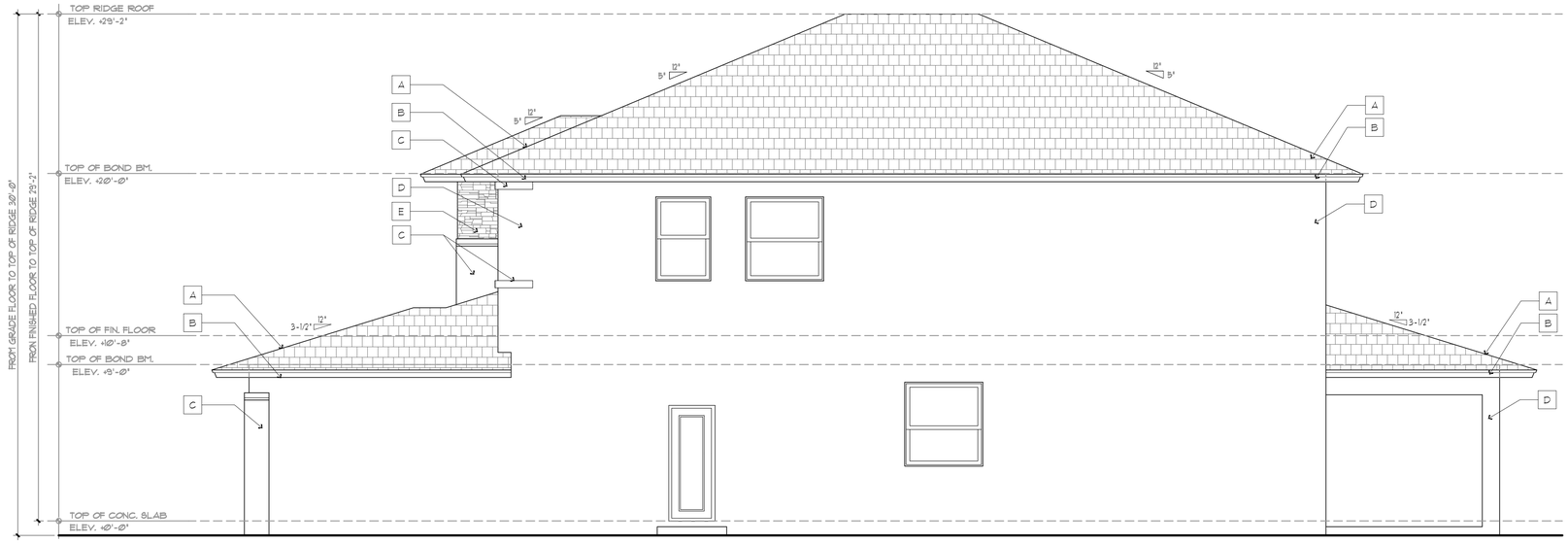
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CHECK BY:	PPKS
JOB NO. :	24-18

A-6.3

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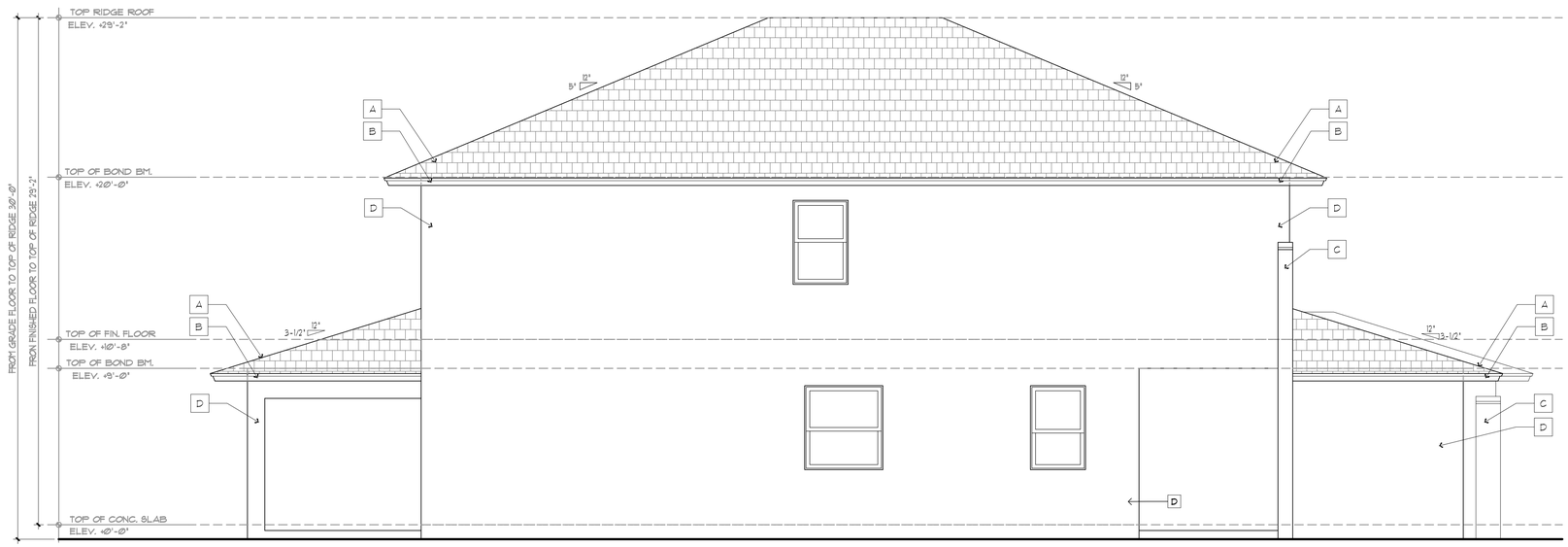
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UNIT 3611 - RIGHT ELEVATION

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



UNIT 3611 - LEFT ELEVATION

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

LEGEND

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

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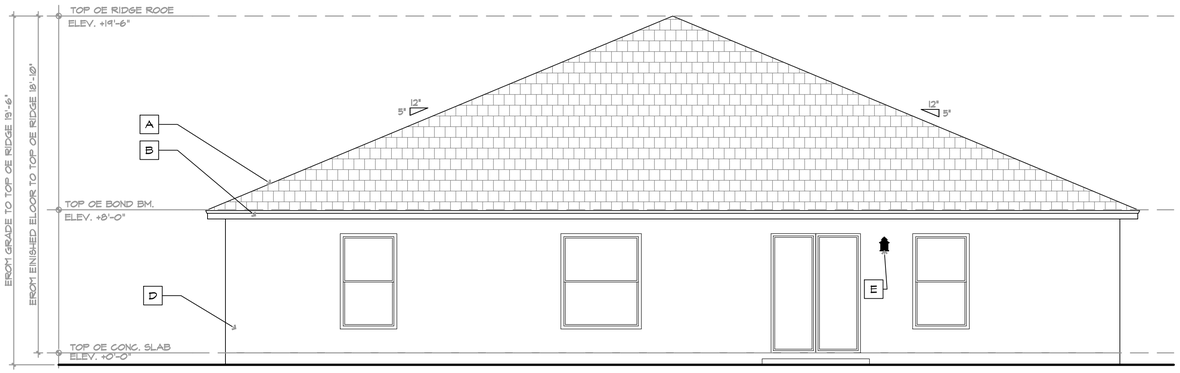
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UNIT P001-ASPIRE - FRONT ELEVATION
(OPTION G)
SCALE: 1/4" = 1'-0"

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



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

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SEAL:

UNIT P001-ASPIRE

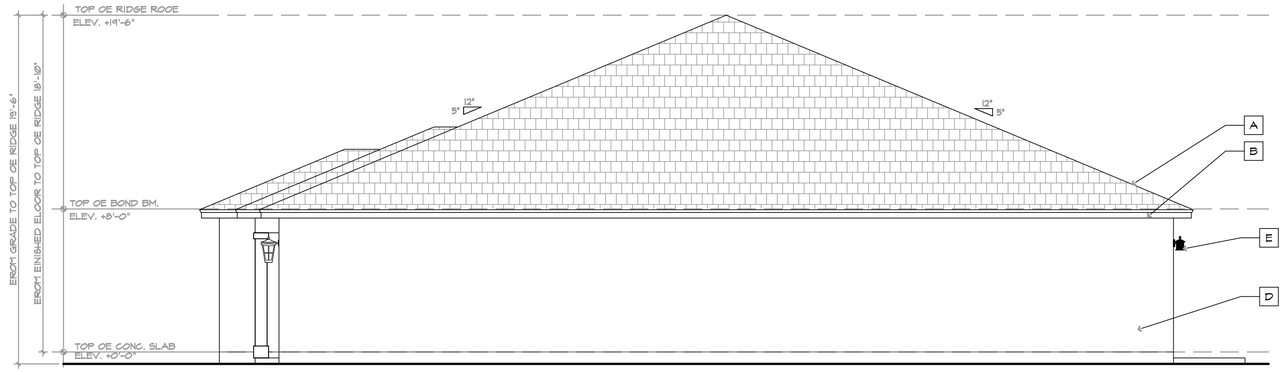
ELEVATIONS
OPTION G

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

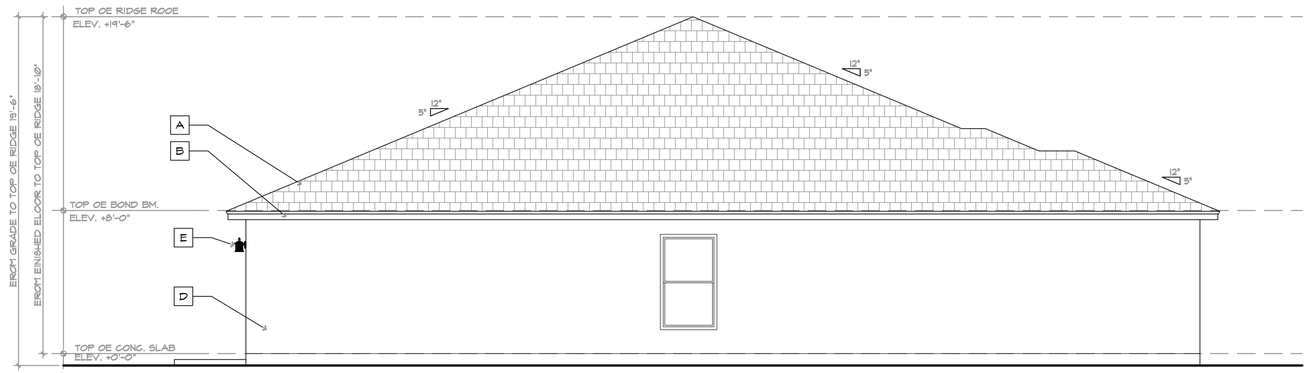
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UNIT P001-ASPIRE - RIGHT SIDE ELEVATION
(OPTION G)
SCALE: 1/4" = 1'-0"



UNIT P001-ASPIRE - LEET 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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A-7.2

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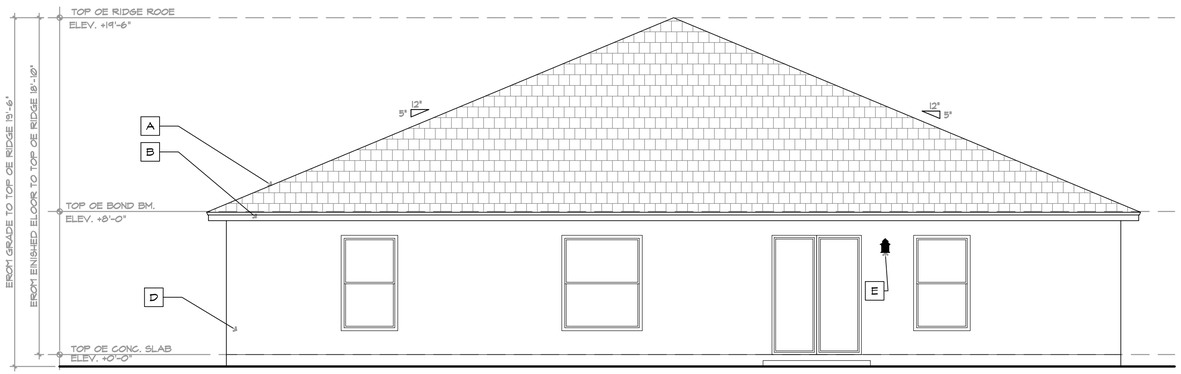
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UNIT P001-ASPIRE - FRONT ELEVATION

(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 FASCIA (TYPICAL)
- C SMOOTH FINISH CEMENTITIOUS MATERIAL TRIM
- D TEXTURED CEMENTITIOUS MATERIAL FINISH
- E LIGHT FIXTURE

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UNIT P001-ASPIRE

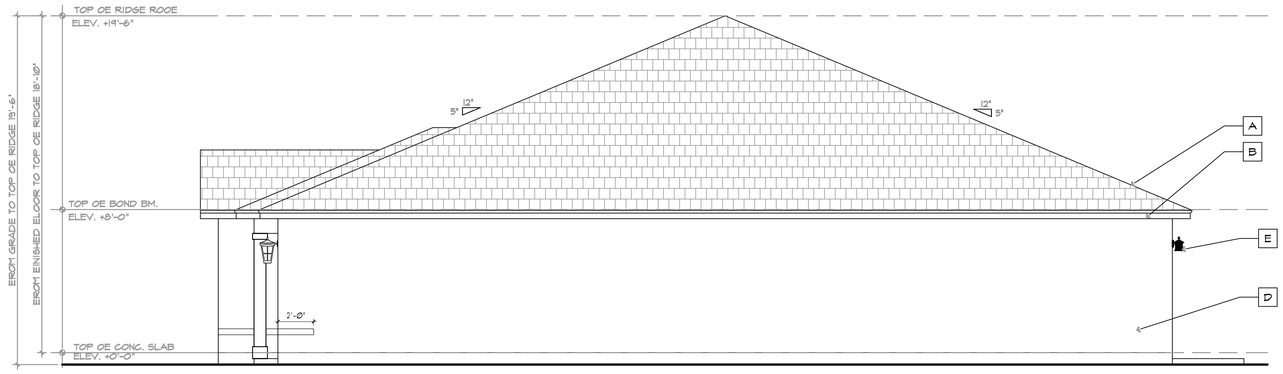
ELEVATIONS
OPTION H

DATE : 2024-09-30
SCALE : AS SHOWN
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CHECK BY: PPKS
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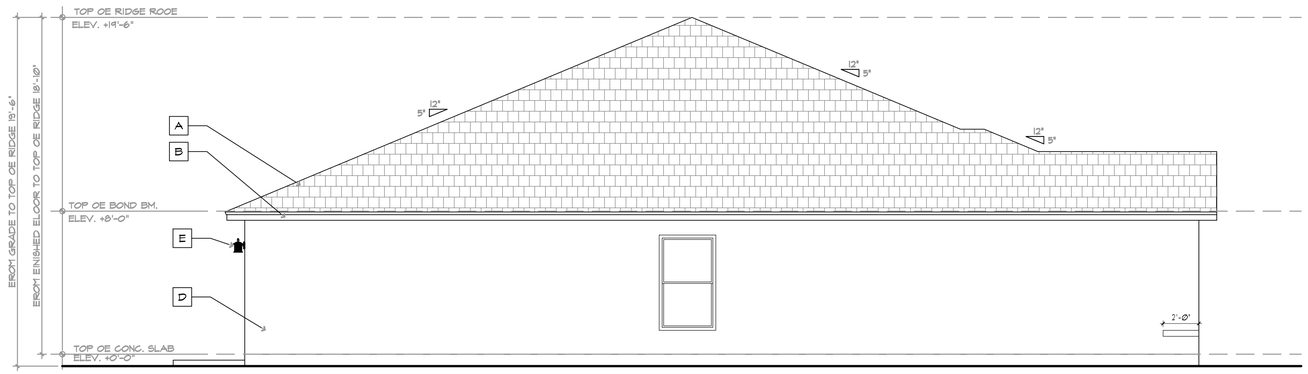
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UNIT P001-ASPIRE - RIGHT SIDE ELEVATION
(OPTION H)
SCALE: 1/4" = 1'-0"



UNIT P001-ASPIRE - LEET 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 P001-ASPIRE

ELEVATIONS
OPTION H

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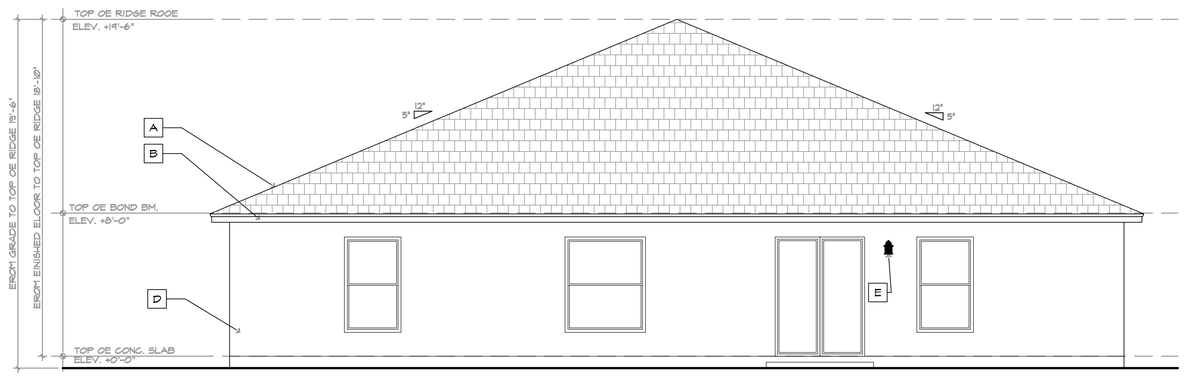
UNIT P001-ASPIRE - FRONT ELEVATION

(OPTION I)

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

LEGEND

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



UNIT P001-ASPIRE - REAR ELEVATION

(OPTION I)

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

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UNIT P001-ASPIRE

ELEVATIONS
OPTION I

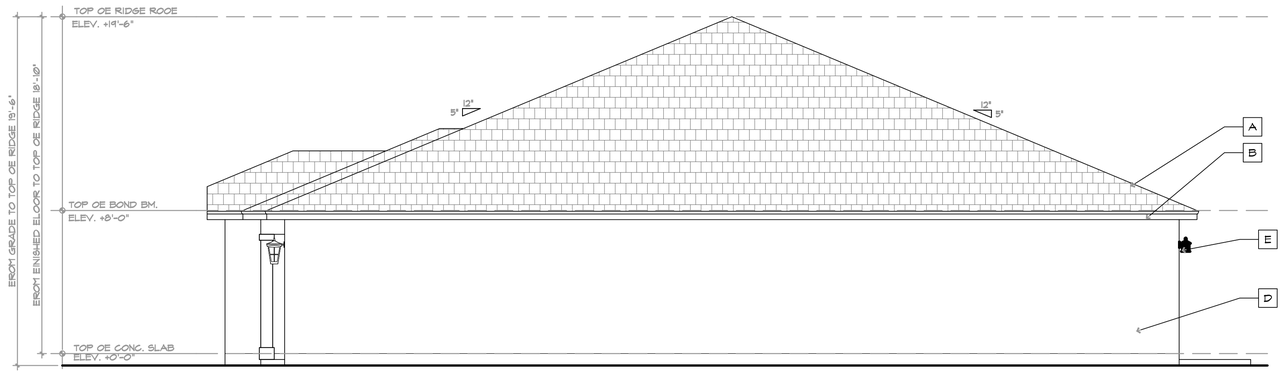
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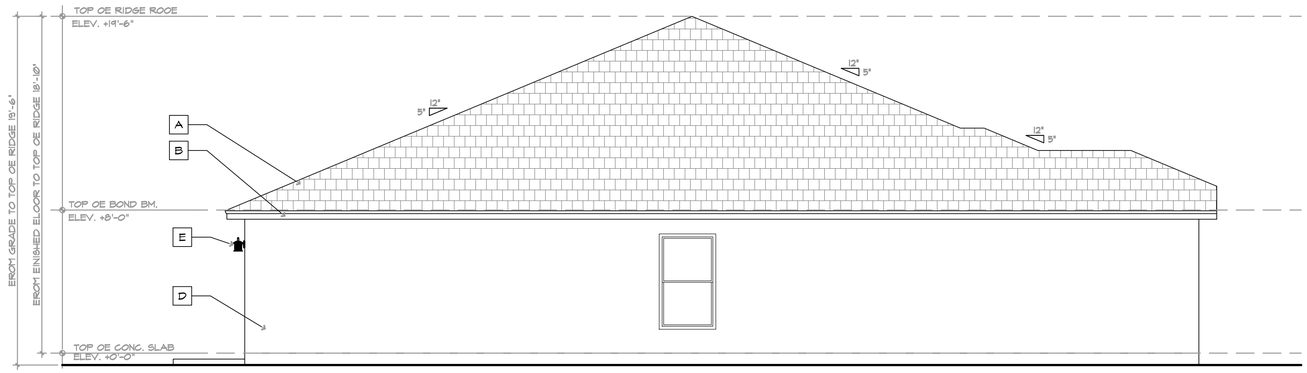
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UNIT P001-ASPIRE - RIGHT SIDE ELEVATION
(OPTION I)
SCALE: 1/4" = 1'-0"



UNIT P001-ASPIRE - LEET 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 P001-ASPIRE

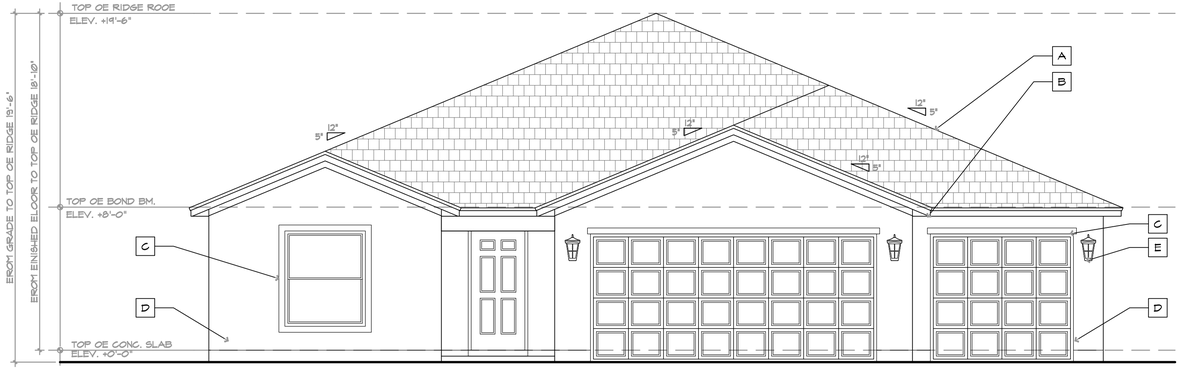
ELEVATIONS
OPTION I

DATE : 2024-09-30
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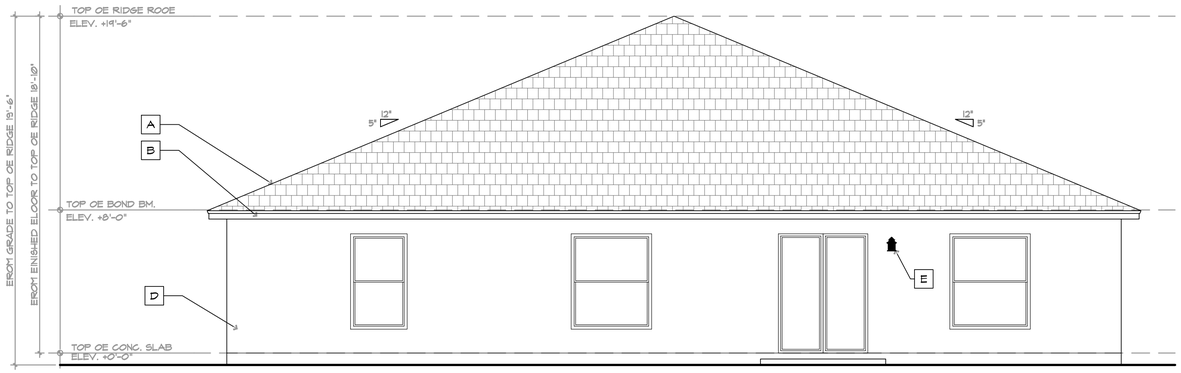
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UNIT P002-BRAVO - FRONT ELEVATION
(OPTION A)
SCALE: 1/4" = 1'-0"



LEGEND

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

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

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SEAL:

UNIT P002-BRAVO

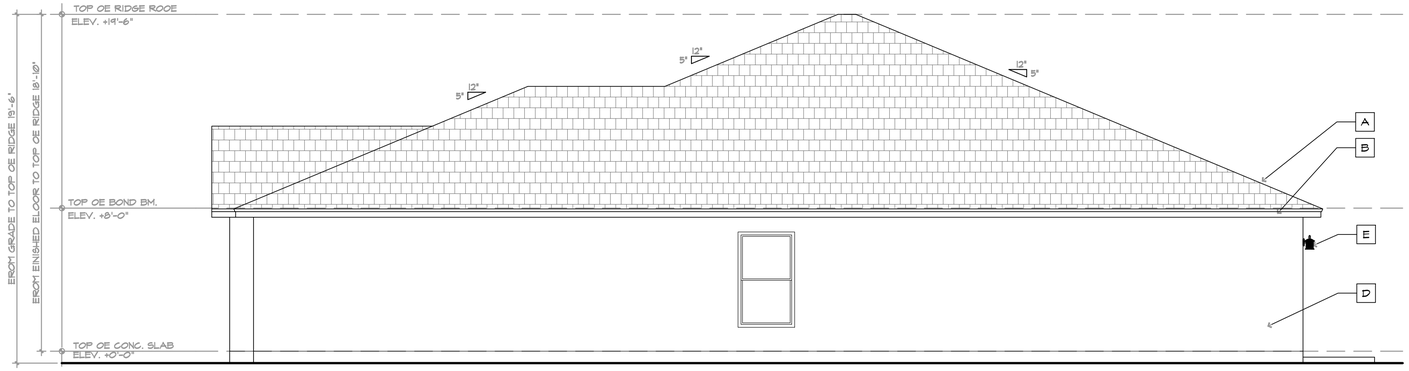
ELEVATIONS
OPTION A

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

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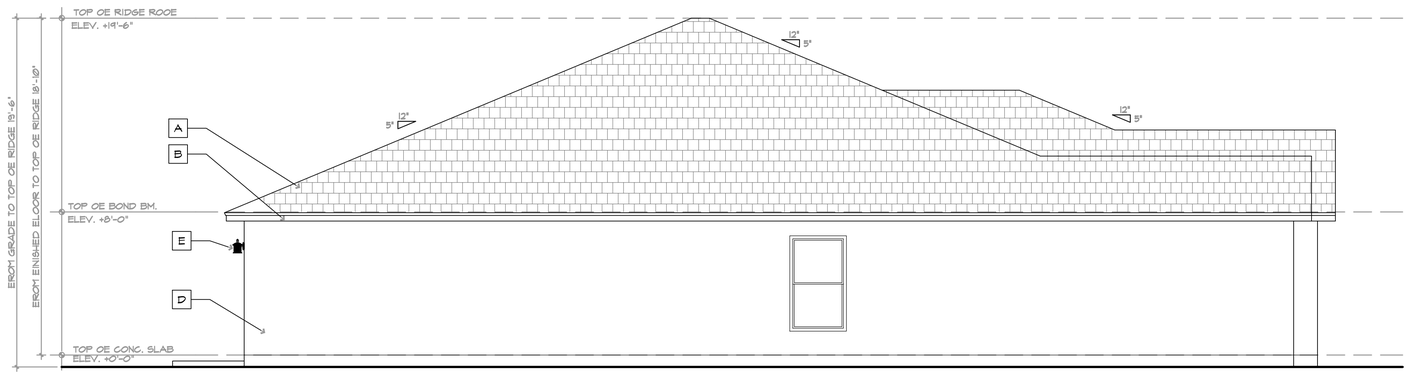
UNIT P002-BRAVO - RIGHT SIDE ELEVATION

(OPTION A)

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

LEGEND

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



UNIT P002-BRAVO - LEFT SIDE ELEVATION

(OPTION A)

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

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MIAMI-DADE COUNTY, FLORIDA

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UNIT P002-BRAVO

ELEVATIONS
OPTION A

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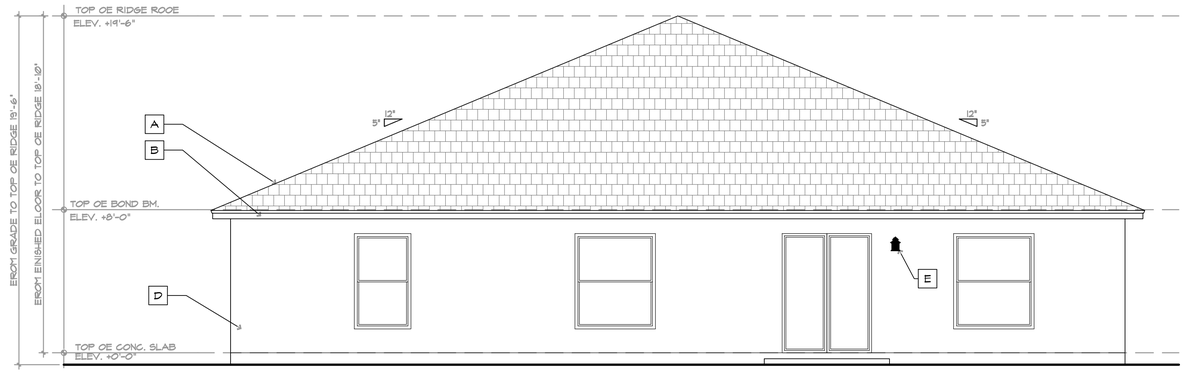
UNIT P002-BRAVO - FRONT ELEVATION

(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



UNIT P002-BRAVO - REAR ELEVATION

(OPTION G)

SCALE: 1/4 = 1'-0"

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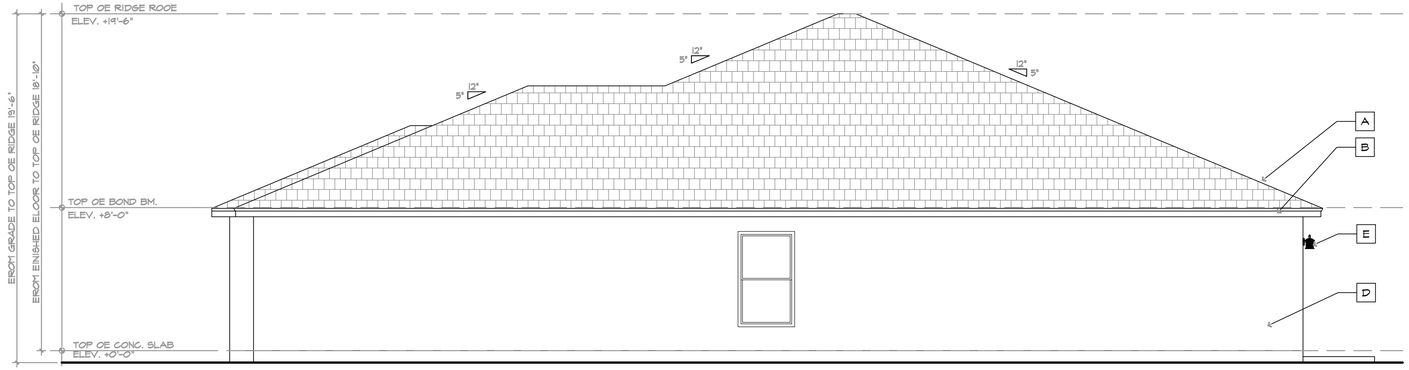
ELEVATIONS
OPTION G

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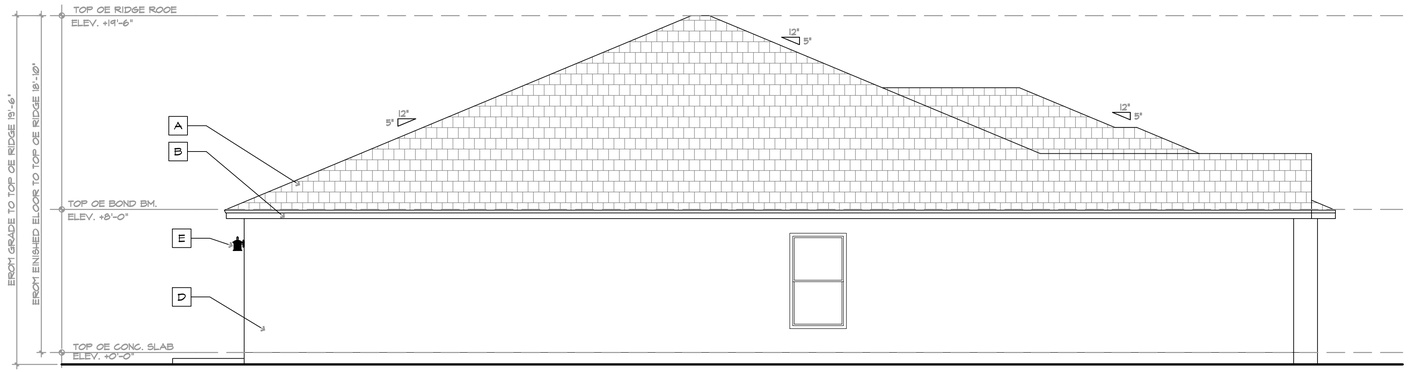
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UNIT P002-BRAVO - RIGHT SIDE ELEVATION
(OPTION G)
SCALE: 1/4" = 1'-0"



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

LEGEND

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

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UNIT P002-BRAVO

ELEVATIONS
OPTION G

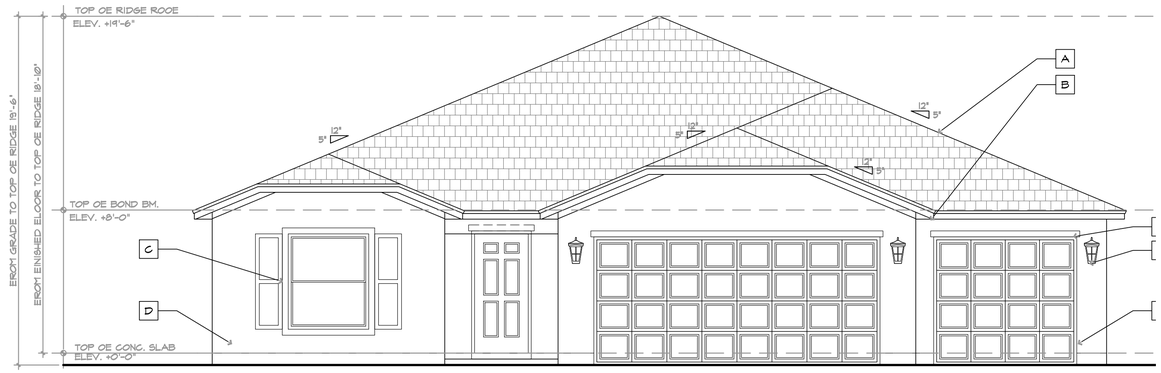
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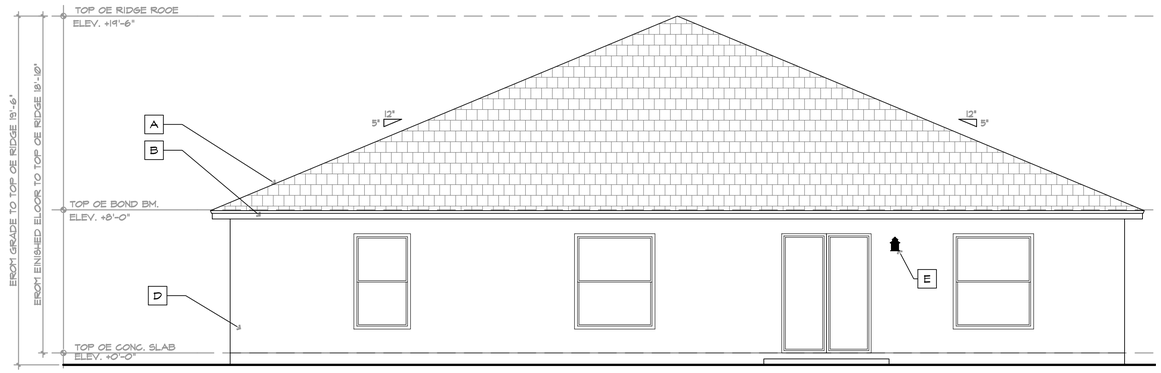
UNIT P002-BRAVO - FRONT ELEVATION

(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 - REAR ELEVATION

(OPTION H)

SCALE: 1/4 = 1'-0"

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UNIT P002-BRAVO

ELEVATIONS
OPTION H

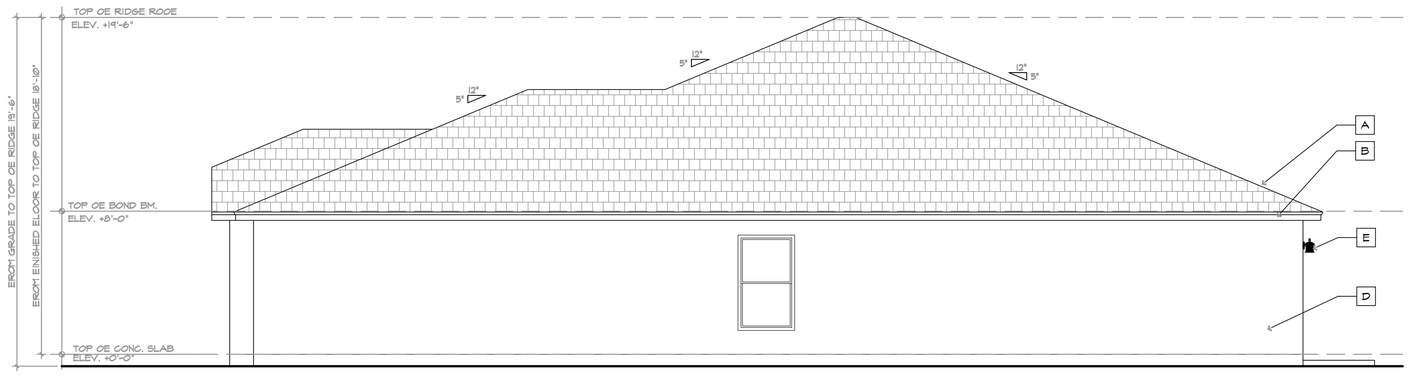
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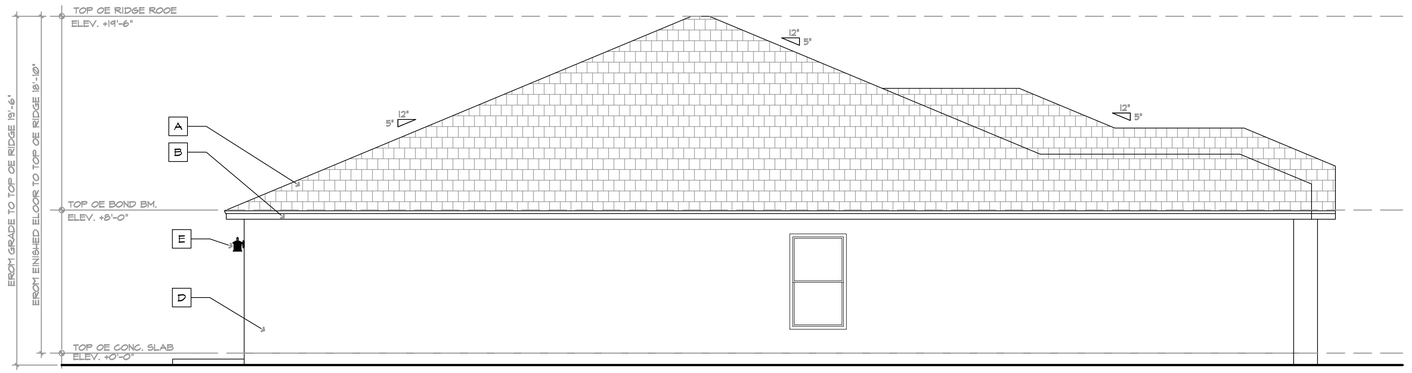
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UNIT P002-BRAVO - RIGHT SIDE ELEVATION
(OPTION H)
SCALE: 1/4" = 1'-0"

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



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

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UNIT P002-BRAVO

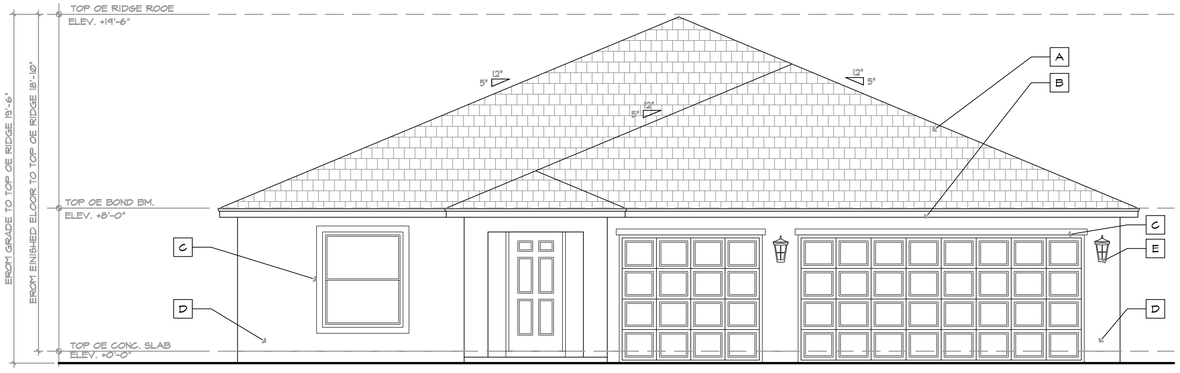
ELEVATIONS
OPTION H

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DRAWN : CG
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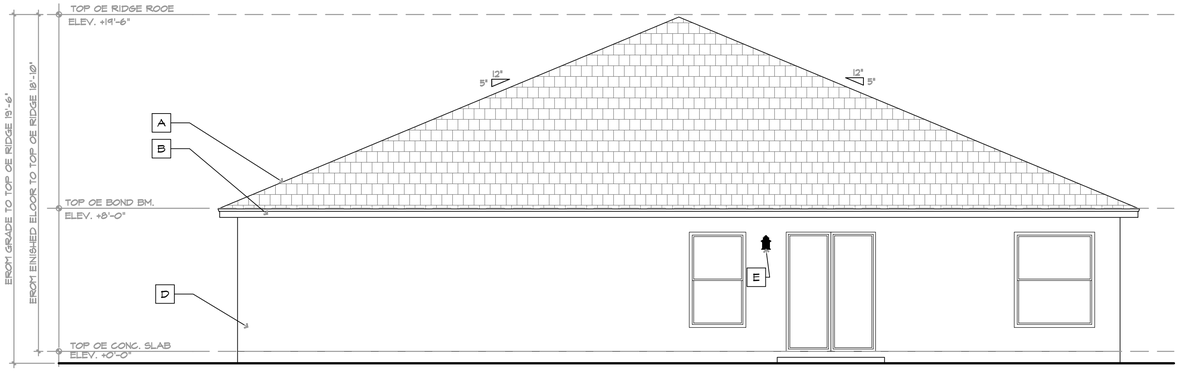
UNIT P003-CREST - FRONT ELEVATION

(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



UNIT P003-CREST - REAR ELEVATION

(OPTION G)

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

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UNIT P003-CREST

ELEVATIONS
OPTION G

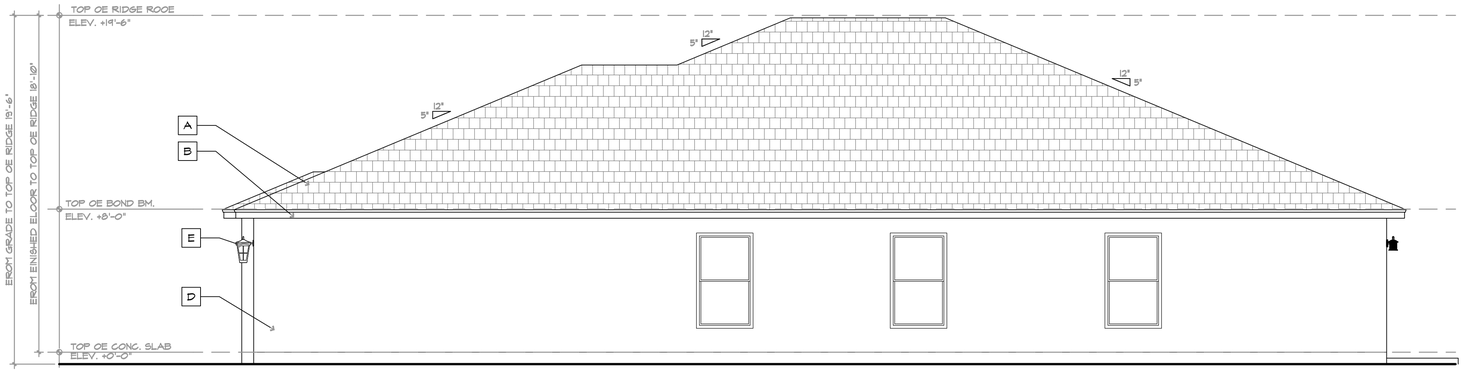
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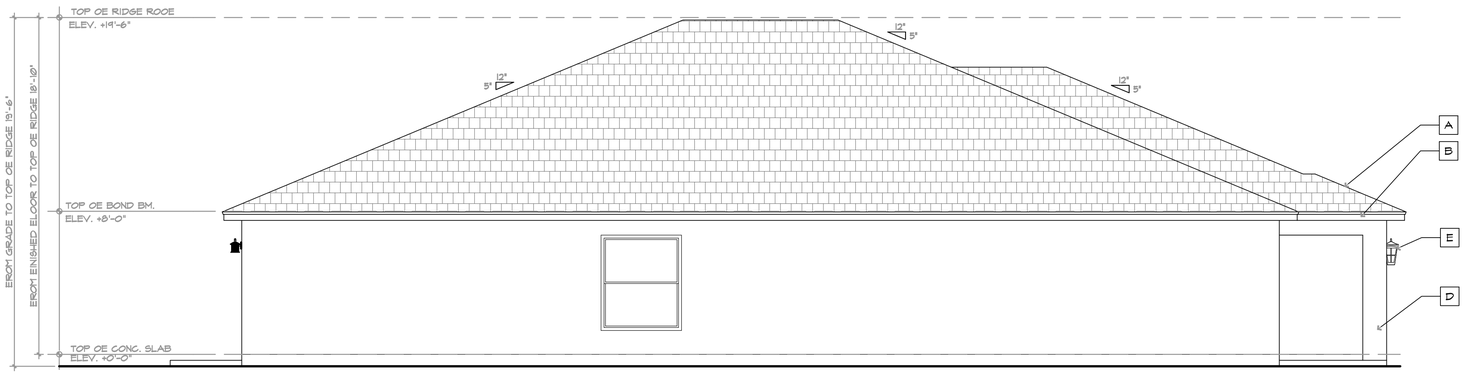
UNIT P003-CREST - RIGHT SIDE ELEVATION

(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



UNIT P003-CREST - LEFT SIDE ELEVATION

(OPTION G)

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

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UNIT P003-CREST

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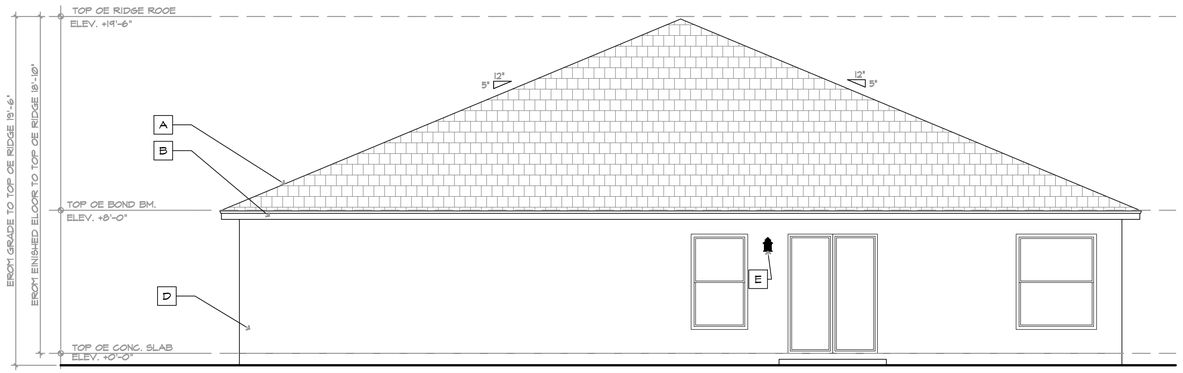
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UNIT P003-CREST - FRONT ELEVATION
(OPTION H)
SCALE: 1/4" = 1'-0"

LEGEND

- A CEMENT TILE ROOF (TYPICAL)
- B 2X8 SMOOTH FINISH WOOD FASCIA (TYPICAL)
- C SMOOTH FINISH CEMENTITIOUS MATERIAL TRIM
- D TEXTURED CEMENTITIOUS MATERIAL FINISH
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UNIT P003-CREST - REAR ELEVATION
(OPTION H)
SCALE: 1/4" = 1'-0"

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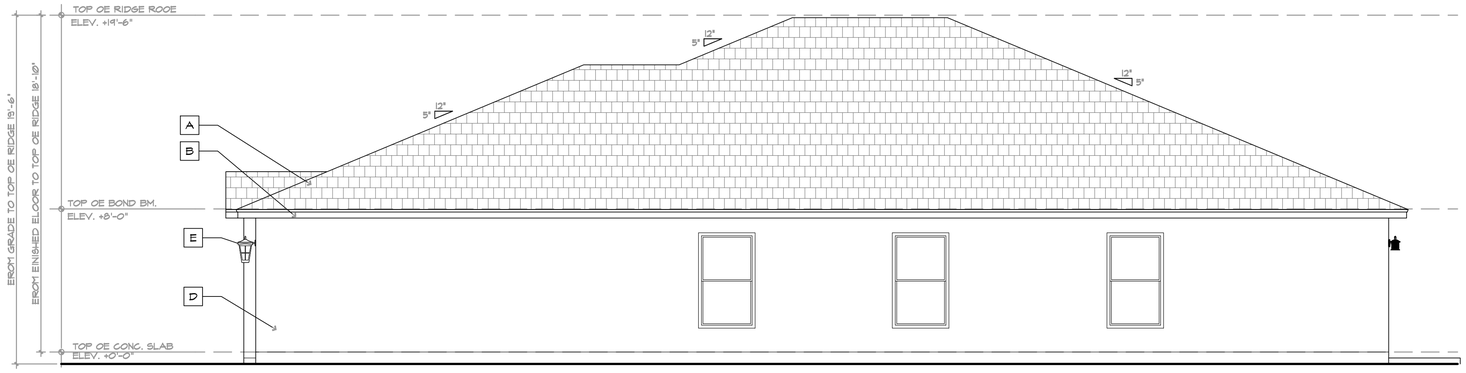
ELEVATIONS
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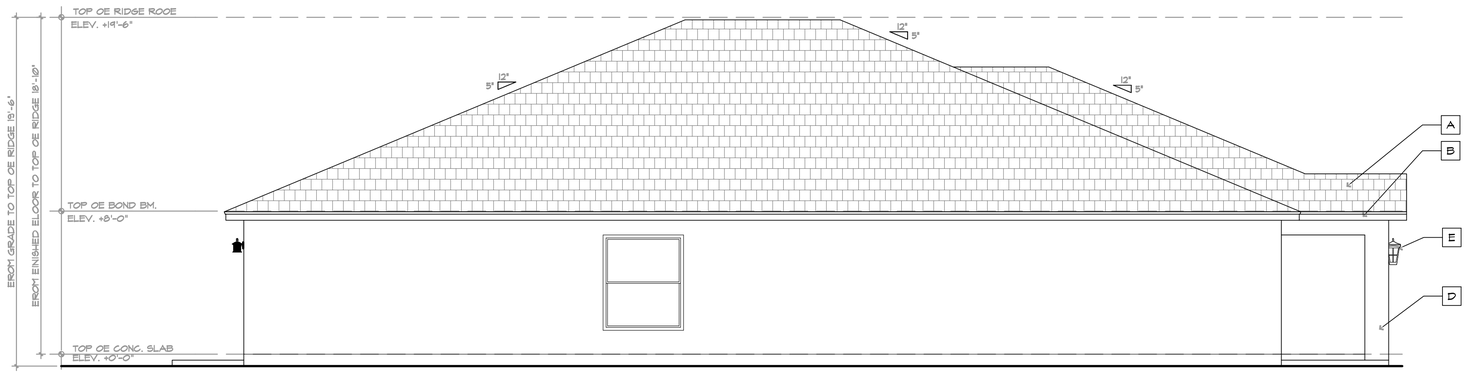
UNIT P003-CREST - RIGHT SIDE ELEVATION

(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



UNIT P003-CREST - LEFT SIDE ELEVATION

(OPTION H)

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

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SEAL:

UNIT P003-CREST

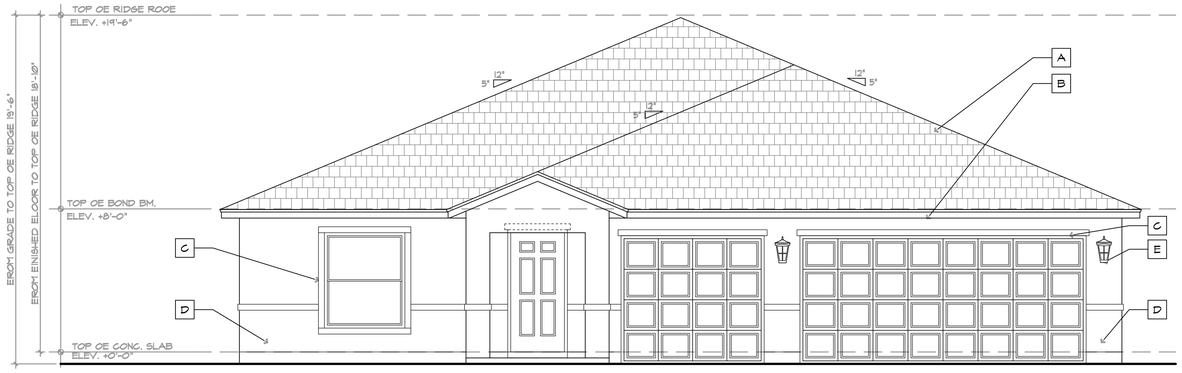
ELEVATIONS
OPTION H

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CHECK BY: PPKS
JOB NO. :

A-9.4

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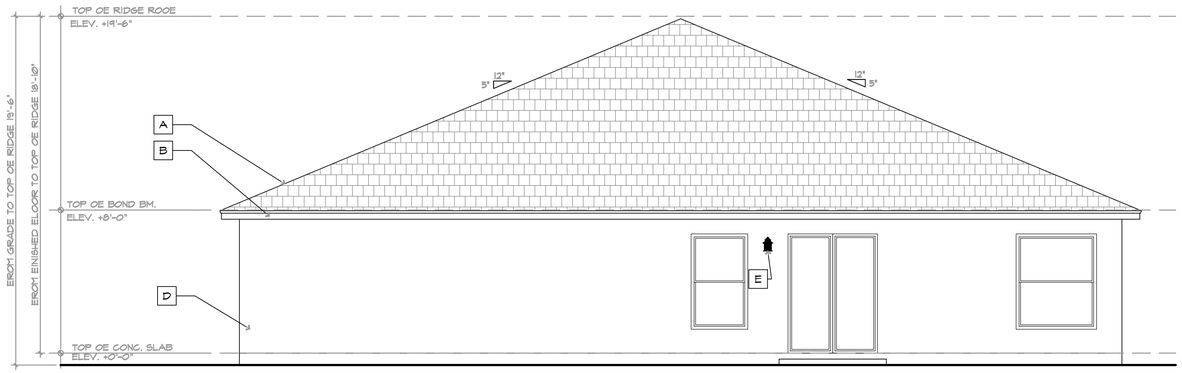
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UNIT P003-CREST - FRONT ELEVATION

(OPTION I)

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



LEGEND

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

UNIT P003-CREST - REAR ELEVATION

(OPTION I)

SCALE: 1/4 = 1'-0"

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UNIT P003-CREST

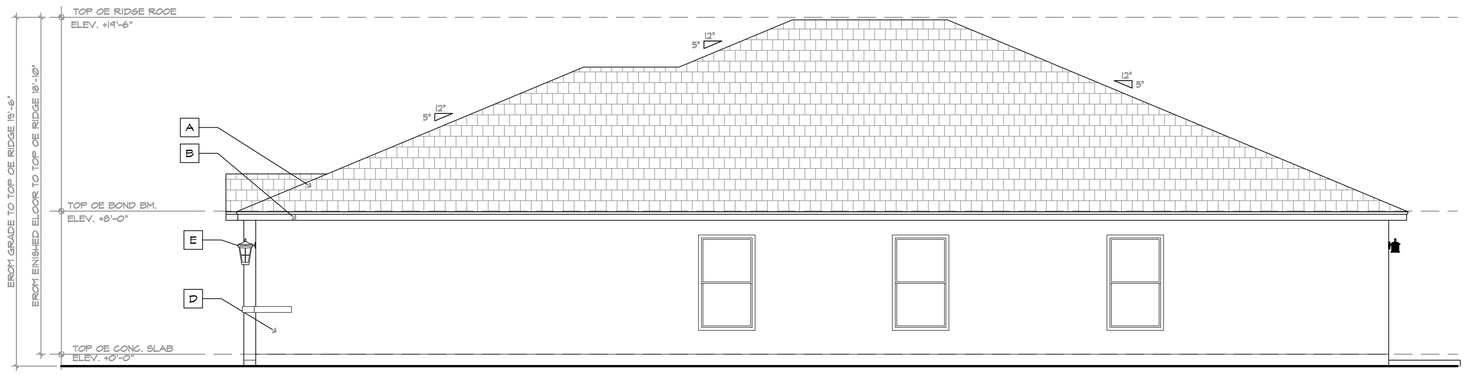
ELEVATIONS
OPTION I

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JOB NO. :

A-9.5

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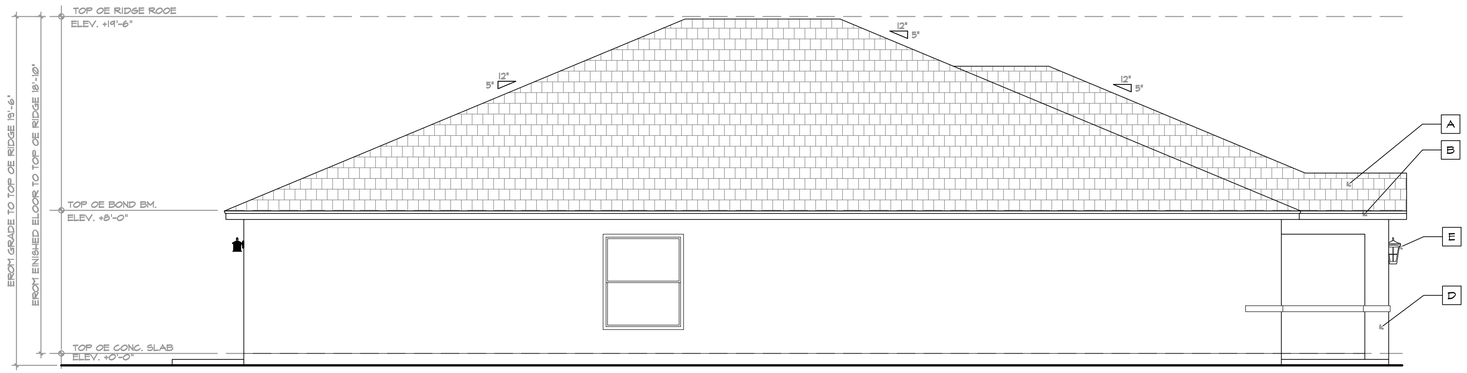
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UNIT P003-CREST - RIGHT SIDE ELEVATION

(OPTION I)

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



LEGEND

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

UNIT P003-CREST - LEFT SIDE ELEVATION

(OPTION I)

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

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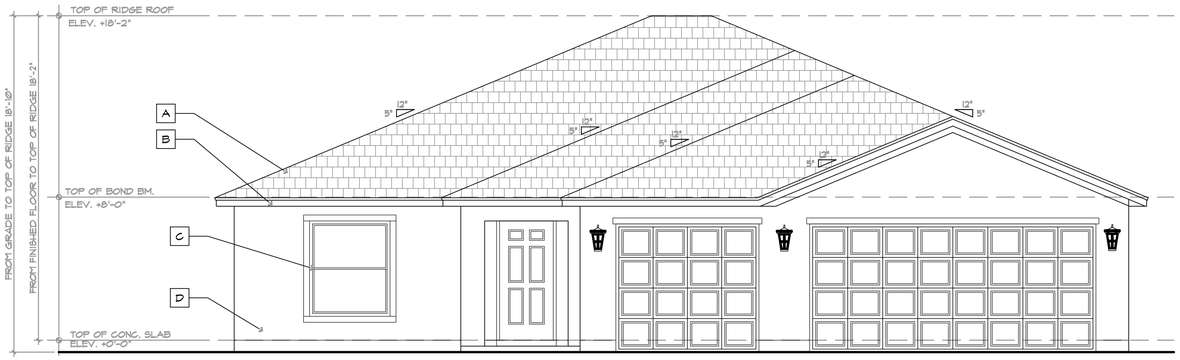
ELEVATIONS
OPTION I

DATE : 2024-09-30
SCALE : AS SHOWN
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CHECK BY: PPKS
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A-9.6

SHEET NO. :

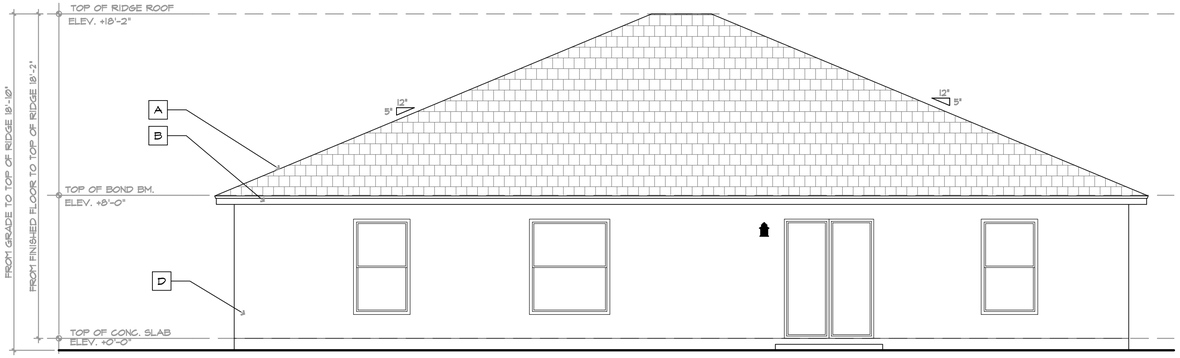
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UNIT P004-FRONTIER - FRONT ELEVATION
(OPTION A)
SCALE: 1/4" = 1'-0"

LEGEND

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



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

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UNIT P004-FRONTIER

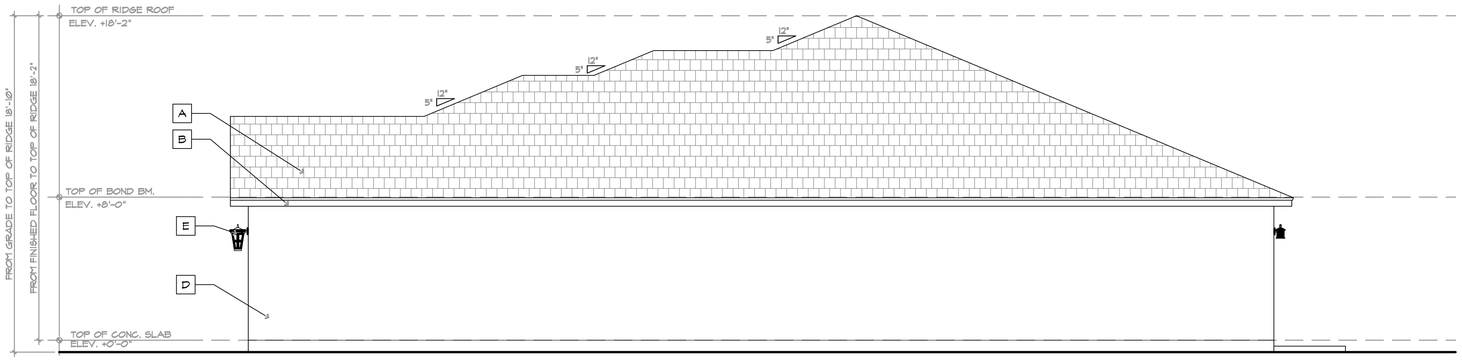
ELEVATIONS
OPTION A

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SCALE :	AS SHOWN
DRAWN :	CG
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JOB NO. :	

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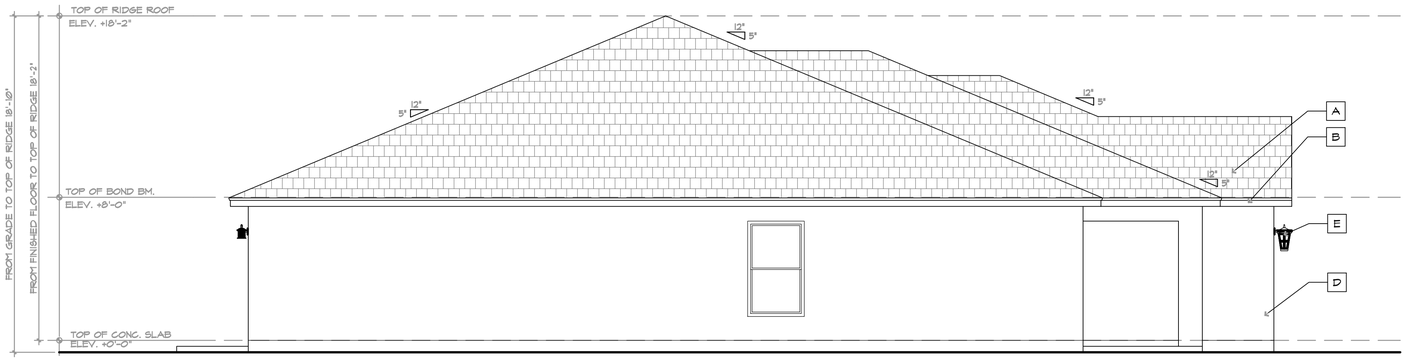
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UNIT P004-FRONTIER - RIGHT SIDE ELEVATION
(OPTION A)
SCALE: 1/4" = 1'-0"

LEGEND

- A CEMENT TILE ROOE (TYPICAL)
- B 2X8 SMOOTH EINISH WOOD EASCIA (TYPICAL)
- C SMOOTH EINISH CEMENTITIOUS MATERIAL TRIM
- D TEXTURED CEMENTITIOUS MATERIAL EINISH
- E LIGHT EIXTURE



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

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UNIT P004-FRONTIER

ELEVATIONS
OPTION A

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

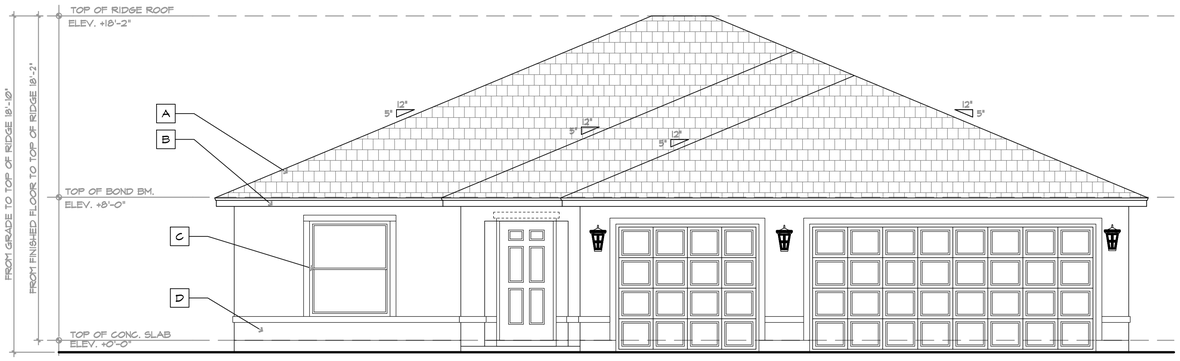
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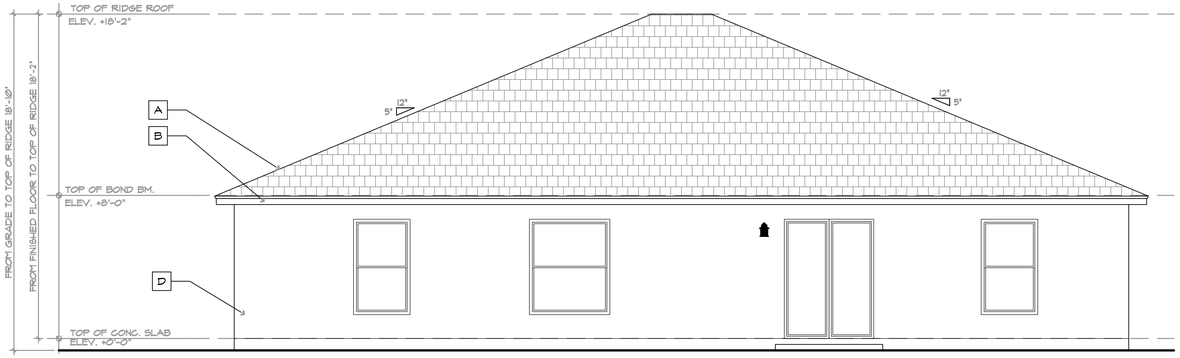
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UNIT P004-FRONTIER - FRONT ELEVATION
(OPTION G)
SCALE: 1/4" = 1'-0"

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



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

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SEAL:

UNIT P004-FRONTIER

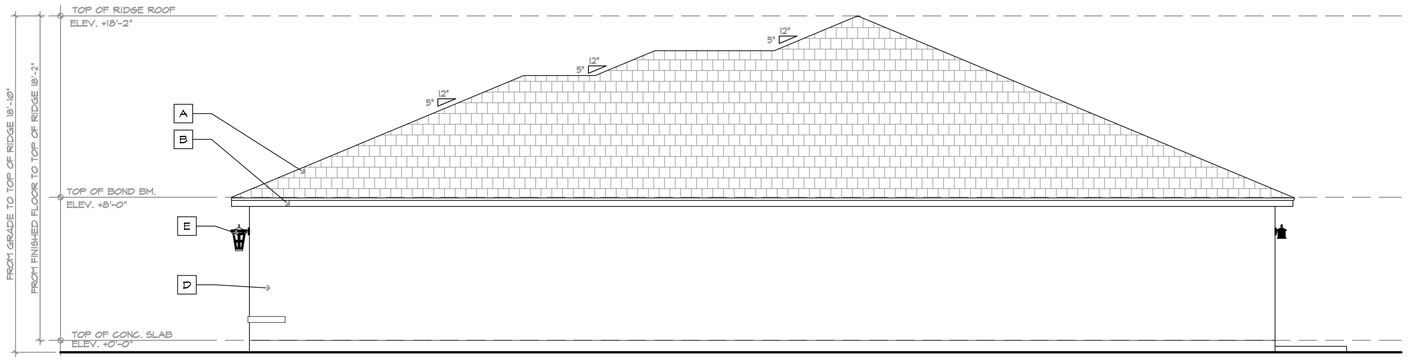
ELEVATIONS
OPTION G

DATE : 2024-09-30
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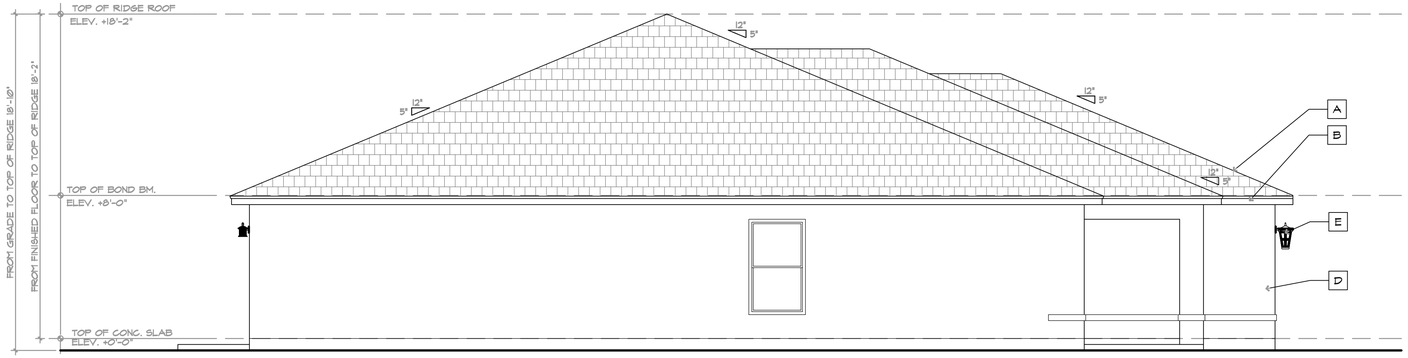
UNIT P004-FRONTIER - RIGHT SIDE ELEVATION

(OPTION G)

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

LEGEND

- A CEMENT TILE ROOE (TYPICAL)
- B 2X8 SMOOTH EINISH WOOD EASCIA (TYPICAL)
- C SMOOTH EINISH CEMENTITIOUS MATERIAL TRIM
- D TEXTURED CEMENTITIOUS MATERIAL EINISH
- E LIGHT EIXTURE



UNIT P004-FRONTIER - LEFT SIDE ELEVATION

(OPTION G)

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

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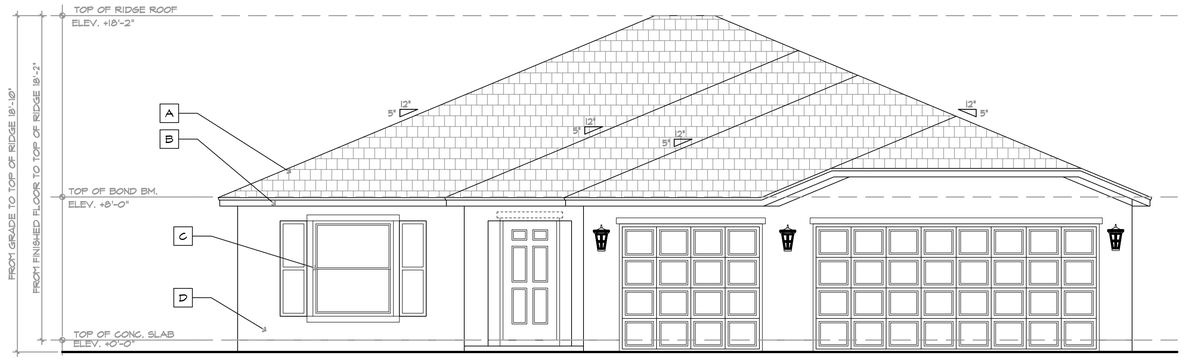
ELEVATIONS
OPTION G

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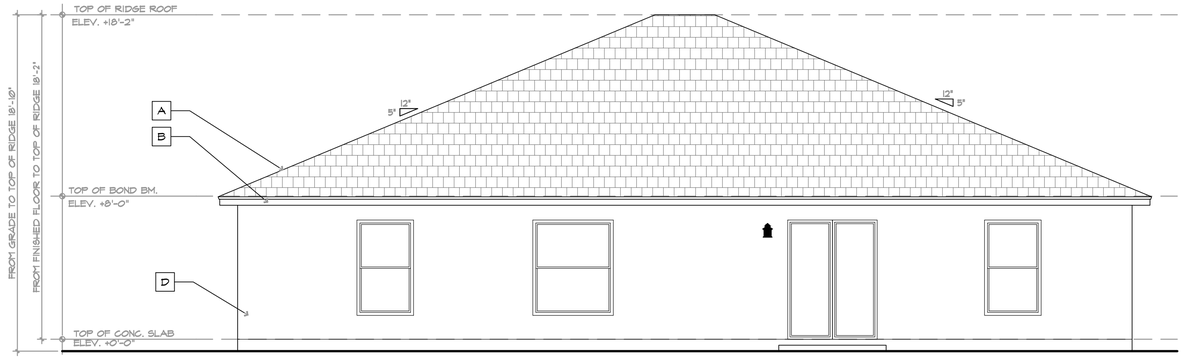
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UNIT P004-FRONTIER - FRONT ELEVATION
(OPTION H)
SCALE: 1/4" = 1'-0"

LEGEND

- A CEMENT TILE ROOE (TYPICAL)
- B 2X8 SMOOTH EINISH WOOD EASCIA (TYPICAL)
- C SMOOTH EINISH CEMENTITIOUS MATERIAL TRIM
- D TEXTURED CEMENTITIOUS MATERIAL EINISH
- E LIGHT EIXTURE



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

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UNIT P004-FRONTIER

ELEVATIONS
OPTION H

DATE : 2024-09-30
SCALE : AS SHOWN
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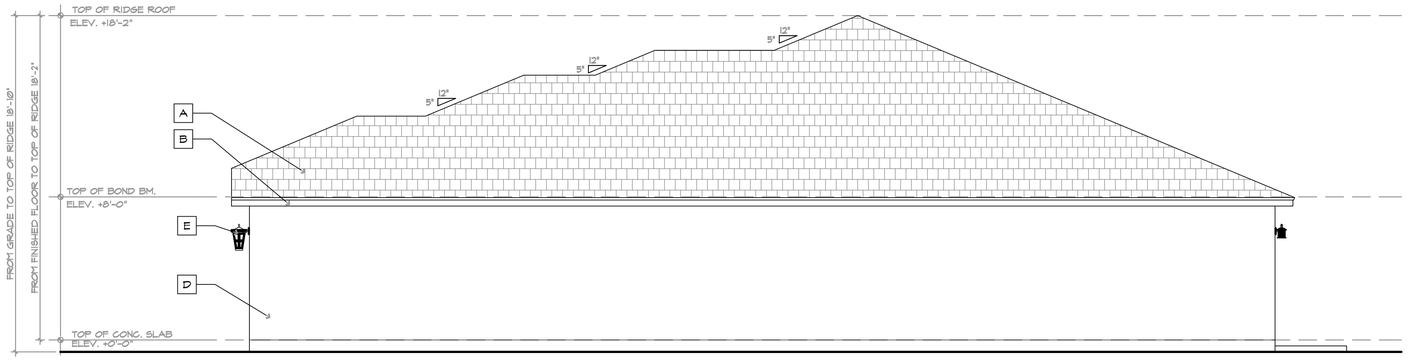
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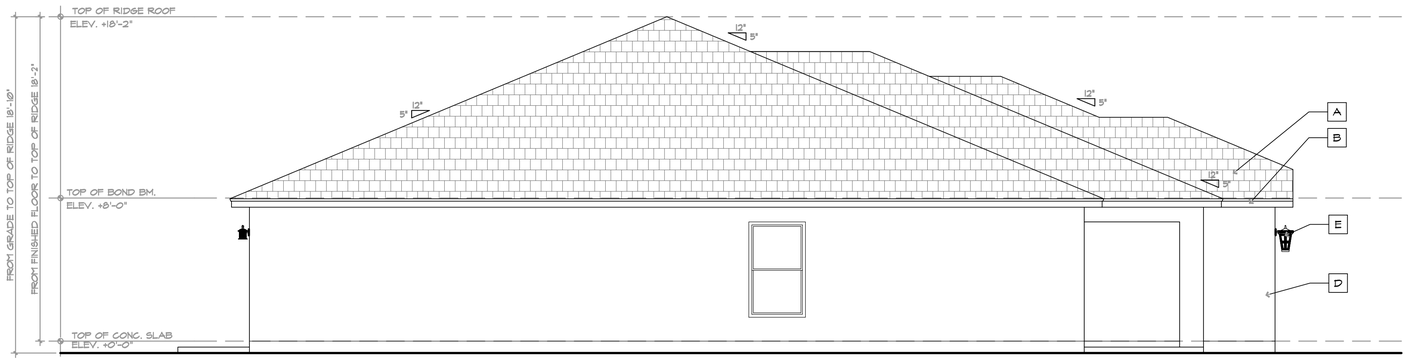
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UNIT P004-FRONTIER - RIGHT SIDE ELEVATION
(OPTION H)
SCALE: 1/4" = 1'-0"

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



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

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UNIT P004-FRONTIER

ELEVATIONS
OPTION H

DATE : 2024-09-30
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JOB NO. :

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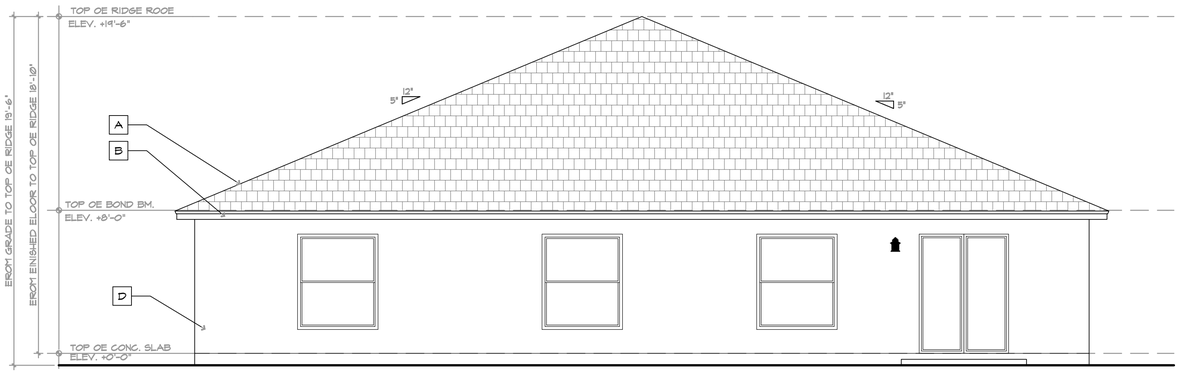
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UNIT P005-HERITAGE - FRONT ELEVATION
(OPTION G)
SCALE: 1/4" = 1'-0"

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



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

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MIAMI-DADE COUNTY, FLORIDA

SEAL:

UNIT P005-HERITAGE

ELEVATIONS
OPTION G

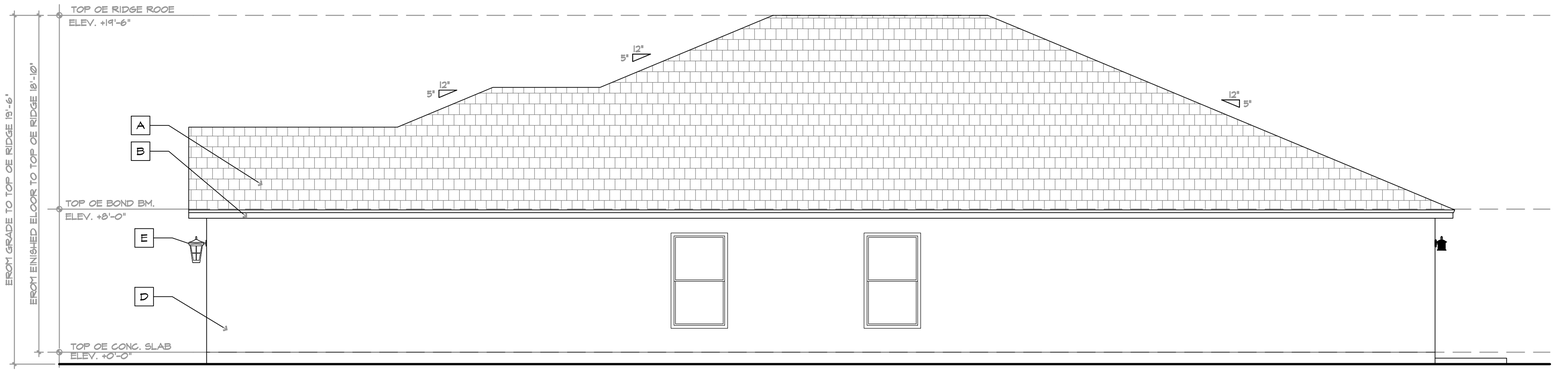
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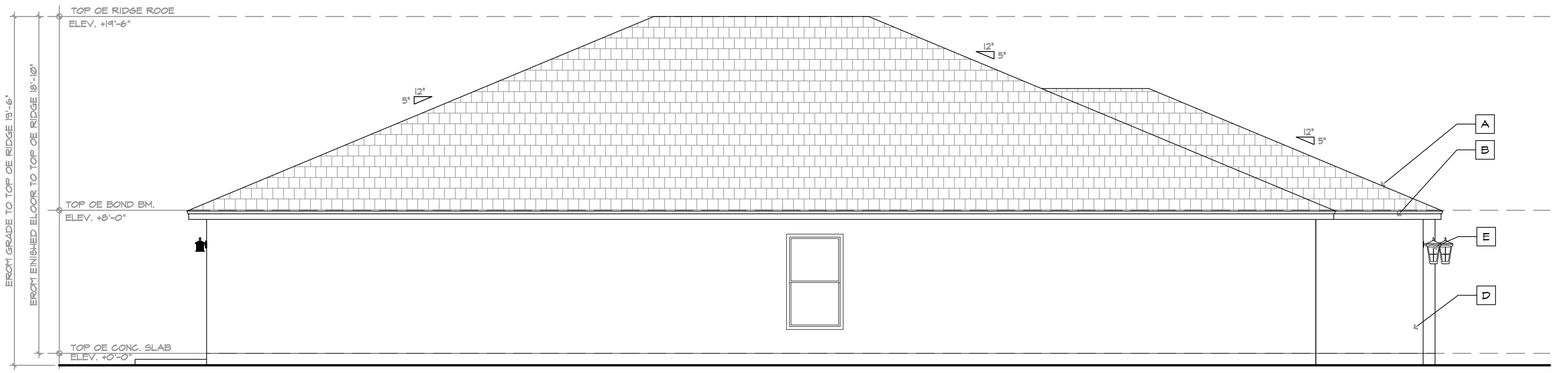
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UNIT P005-HERITAGE - RIGHT SIDE ELEVATION

(OPTION G)

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



UNIT P005-HERITAGE - LEFT SIDE ELEVATION

(OPTION G)

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

LEGEND

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

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UNIT P005-HERITAGE

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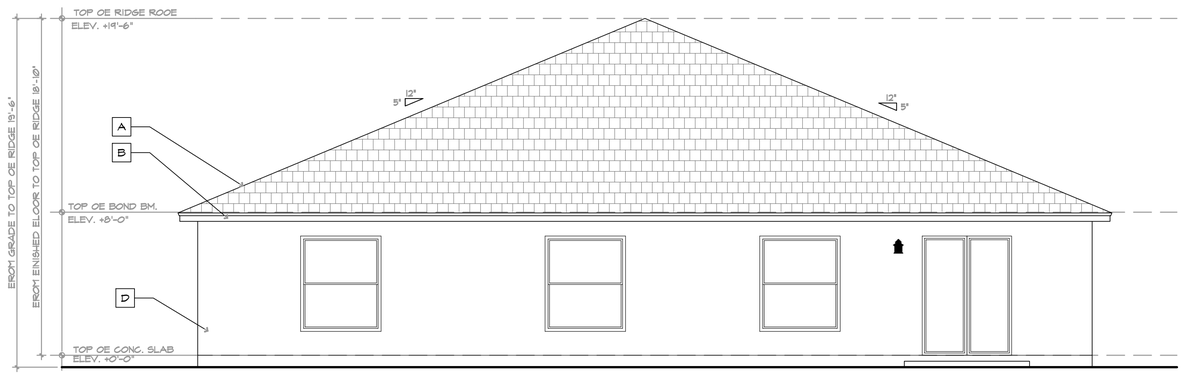
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UNIT P005-HERITAGE - FRONT ELEVATION
(OPTION H)
SCALE: 1/4" = 1'-0"

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

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UNIT P005-HERITAGE

ELEVATIONS
OPTION H

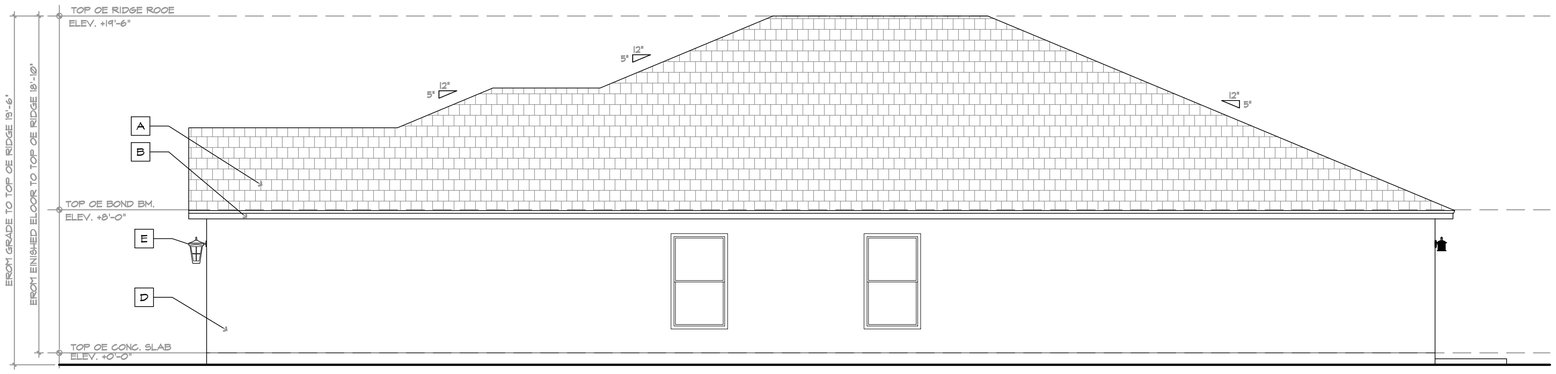
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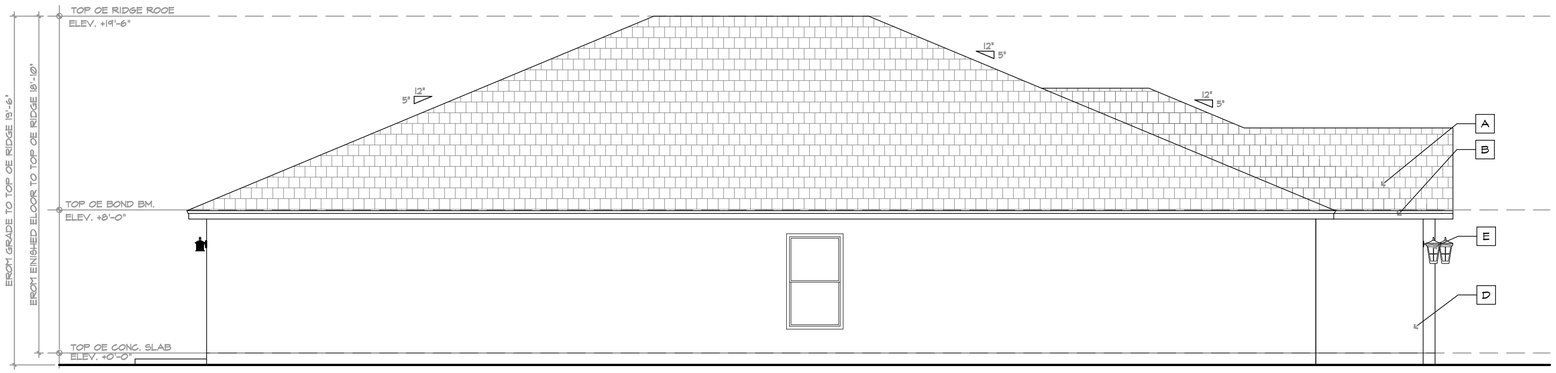
UNIT P005-HERITAGE - RIGHT SIDE ELEVATION

(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



UNIT P005-HERITAGE - LEFT SIDE ELEVATION

(OPTION H)

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

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UNIT P005-HERITAGE

ELEVATIONS
OPTION H

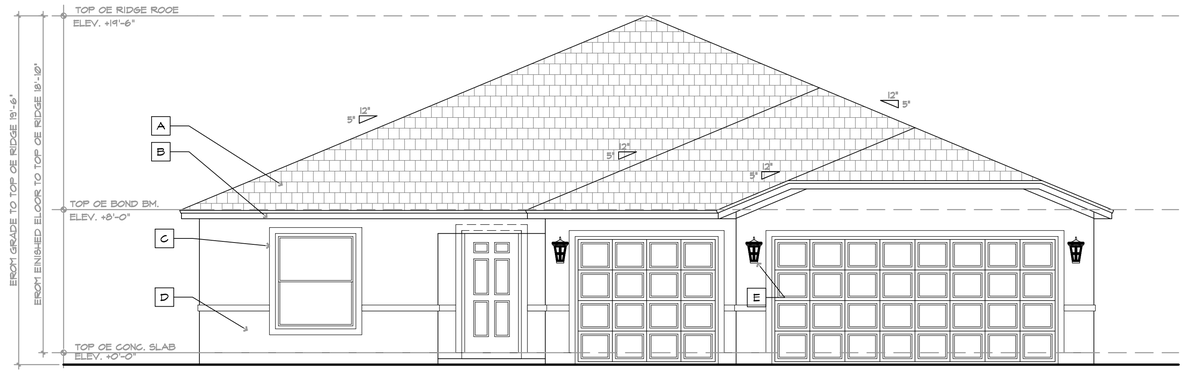
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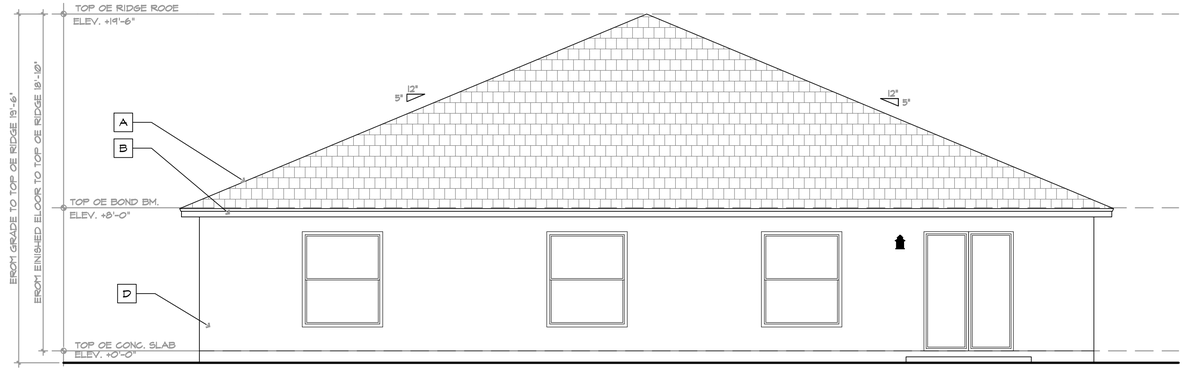
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UNIT P005-HERITAGE - FRONT ELEVATION
(OPTION I)
SCALE: 1/4" = 1'-0"

LEGEND

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



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

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UNIT P005-HERITAGE

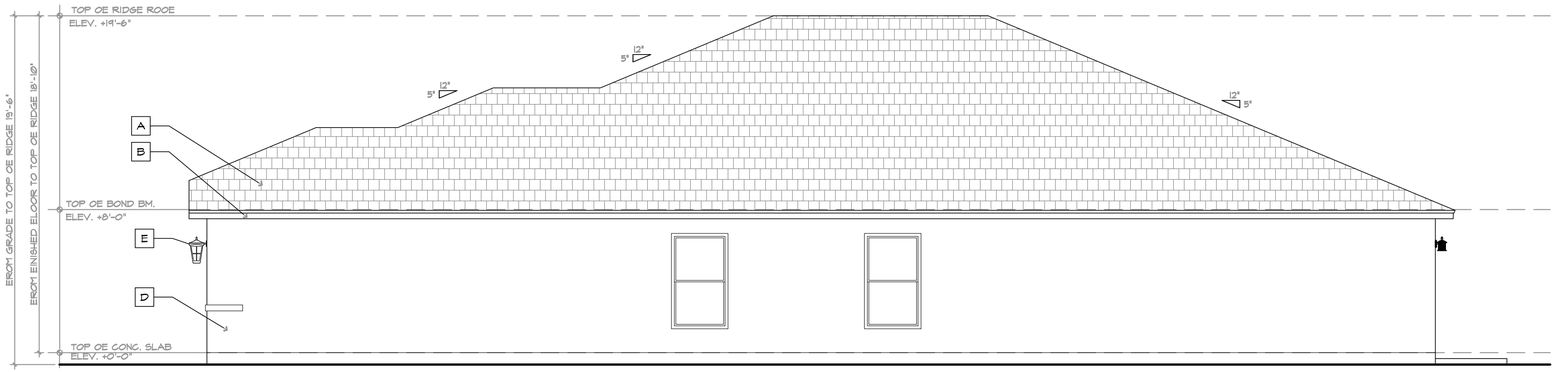
ELEVATIONS
OPTION I

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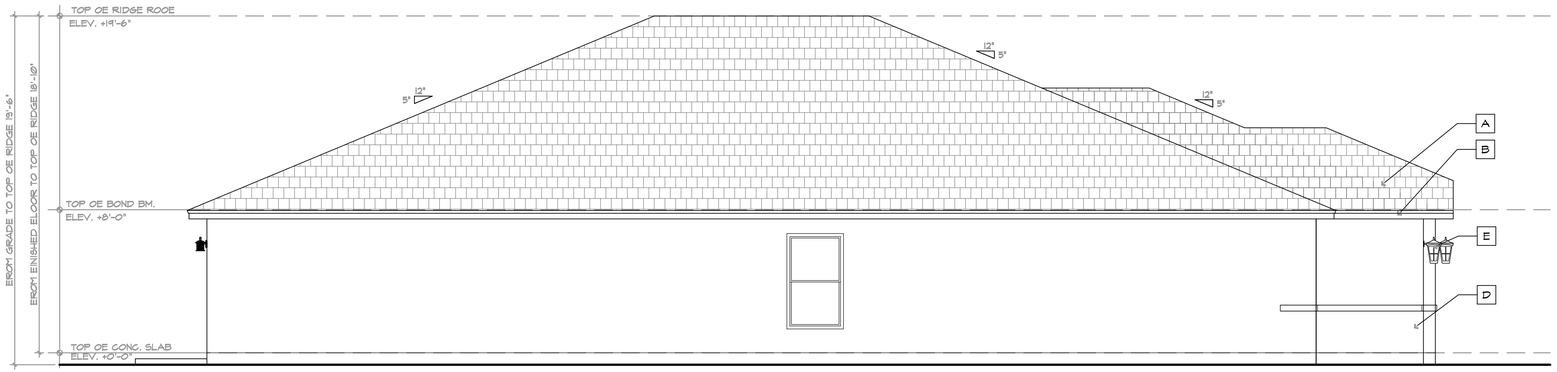
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UNIT P005-HERITAGE - RIGHT SIDE ELEVATION
(OPTION I)
SCALE: 1/4" = 1'-0"

LEGEND

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



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

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UNIT P005-HERITAGE

ELEVATIONS
OPTION I

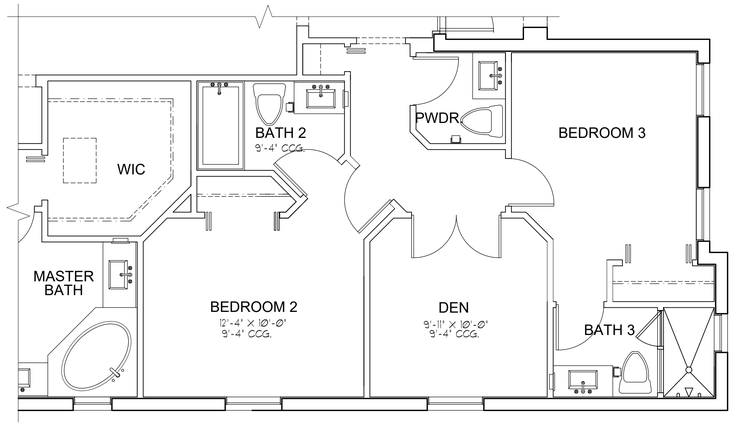
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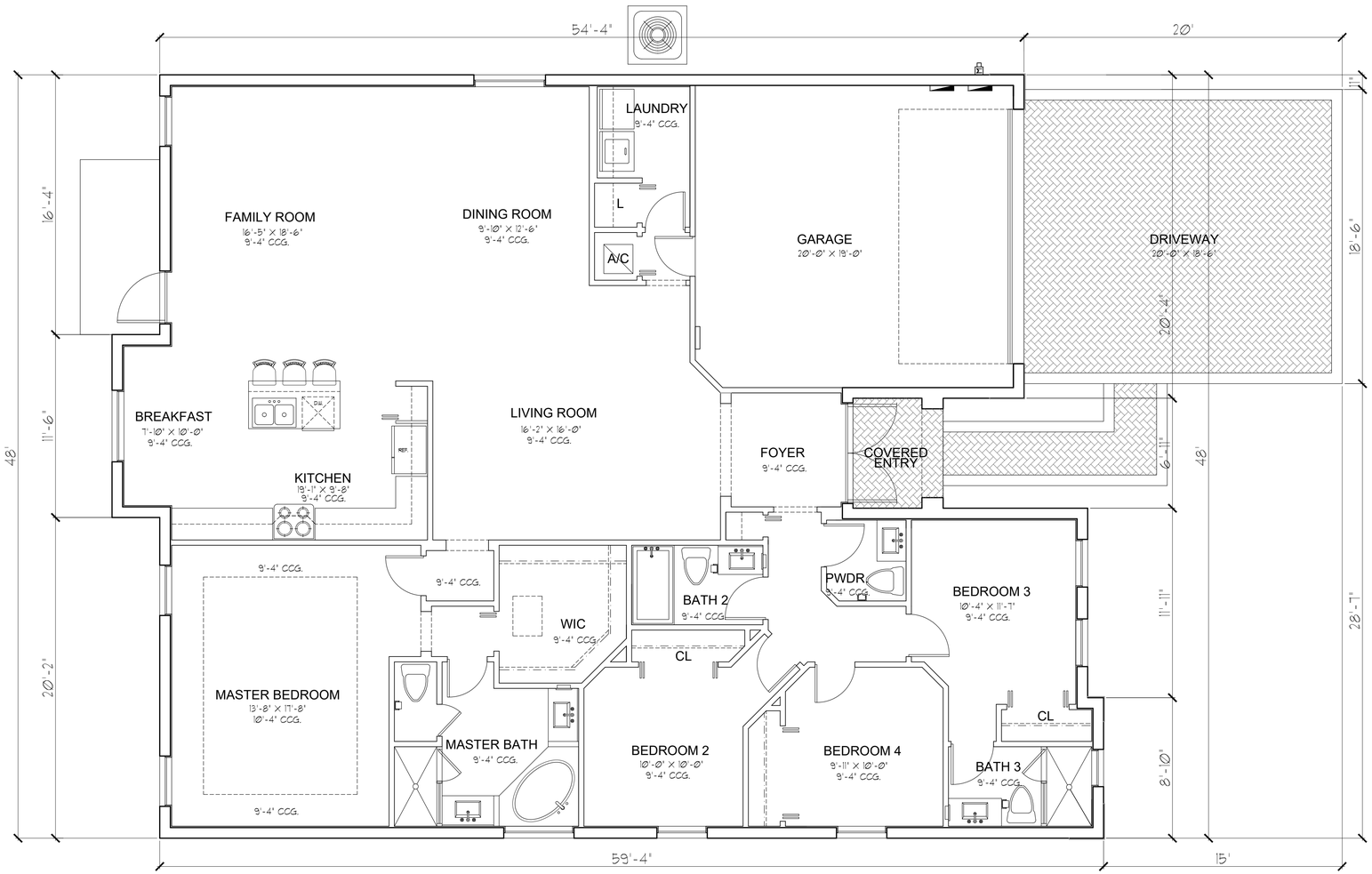
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AREA CALCULATION & DATA	
TOTAL A/C	**2,249 SF**
GARAGE	413.0 SF
COVERED ENTRY	30.0 SF
TOTAL GROSS	**2,692 SF**
LOT COVERAGE	2,692 SF



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



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

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UNIT 2244

FLOOR PLAN

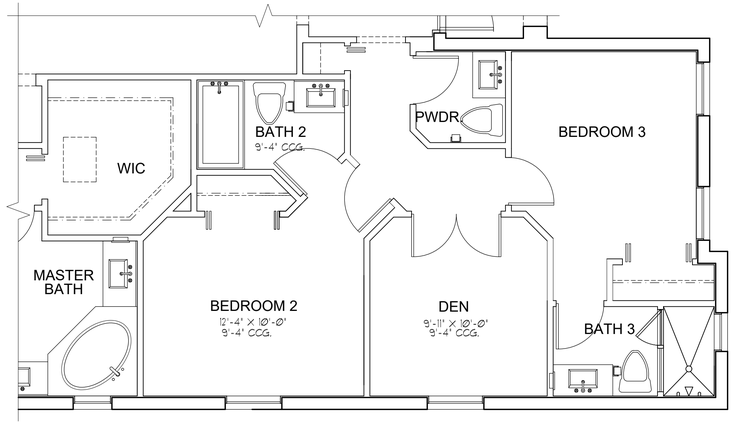
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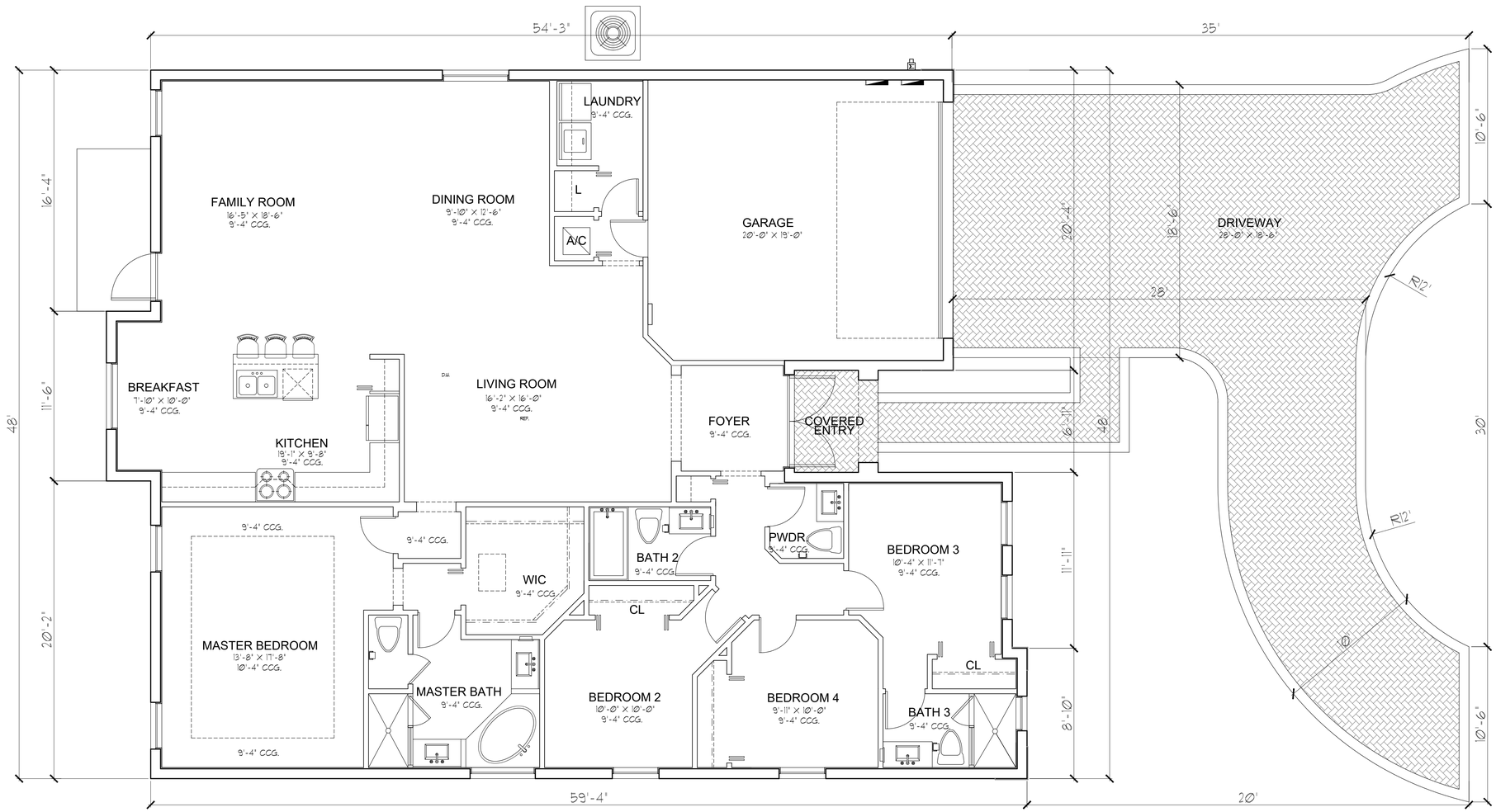
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AREA CALCULATION & DATA	
TOTAL A/C	**2,249 SF**
GARAGE	413.0 SF
COVERED ENTRY	30.0 SF
TOTAL GROSS	**2,692 SF**
LOT COVERAGE	2,692 SF



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



UNIT 2244 - FLOOR PLAN
(DRIVEWAY VARIATION FOR 288TH ST)
4 BEDROOMS / 3 1/2 BATHS / 2 CARS GARAGE
SCALE: 1/4" = 1'-0"

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UNIT 2244

FLOOR PLAN

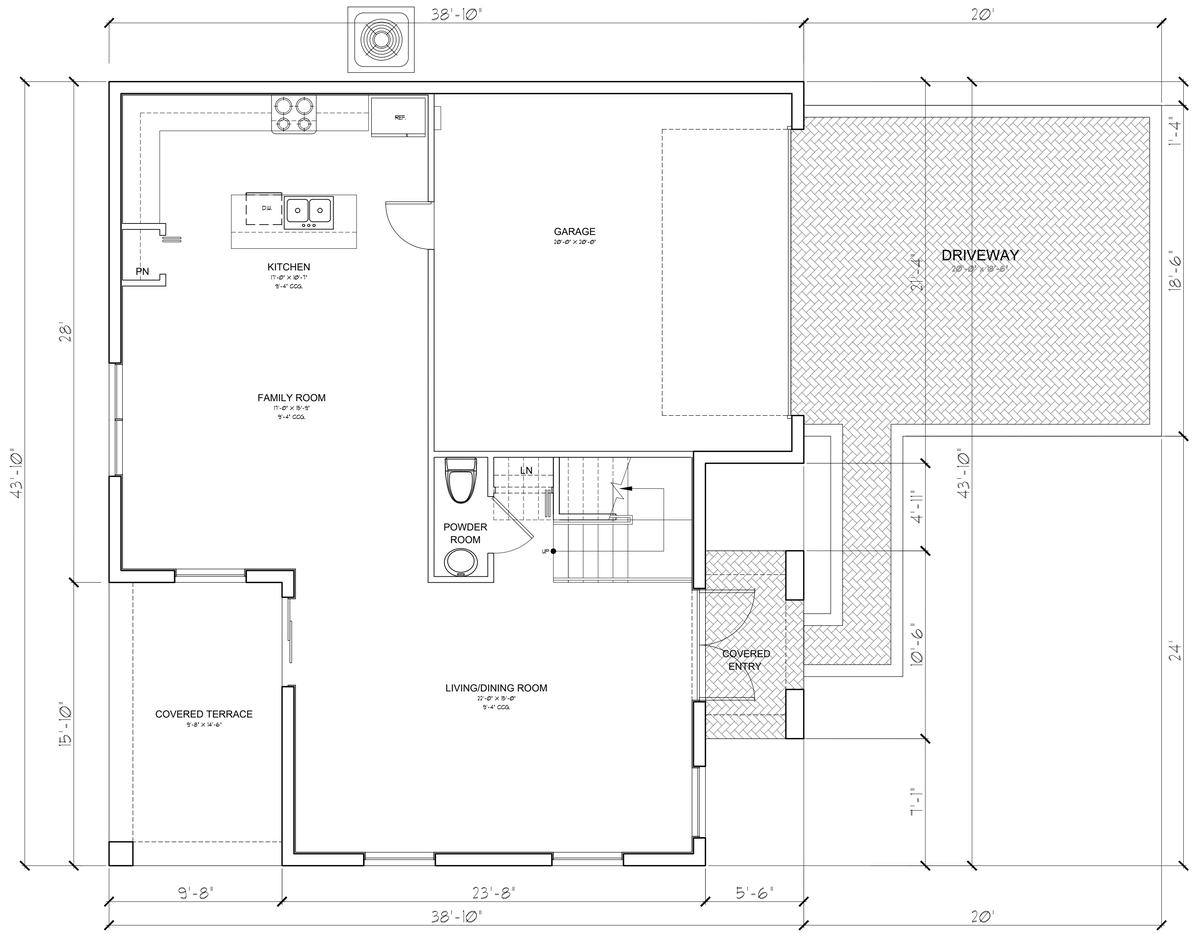
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AREA CALCULATION & DATA	
A/C 1ST FLOOR	995 SF
A/C 2ND FLOOR	1,527 SF
TOTAL A/C	**2,522 SF**
GARAGE	431.0 SF
COVERED ENTRY	58.0 SF
COV. TERRACE	153.0 SF
TOTAL GROSS	**3,164 SF**
LOT COVERAGE	1,637.0 SF



UNIT 2565 - FIRST FLOOR PLAN
4 BEDROOMS / 2 1/2 BATHS / 2 CARS GARAGE

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

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UNIT 2565

FIRST FLOOR PLAN

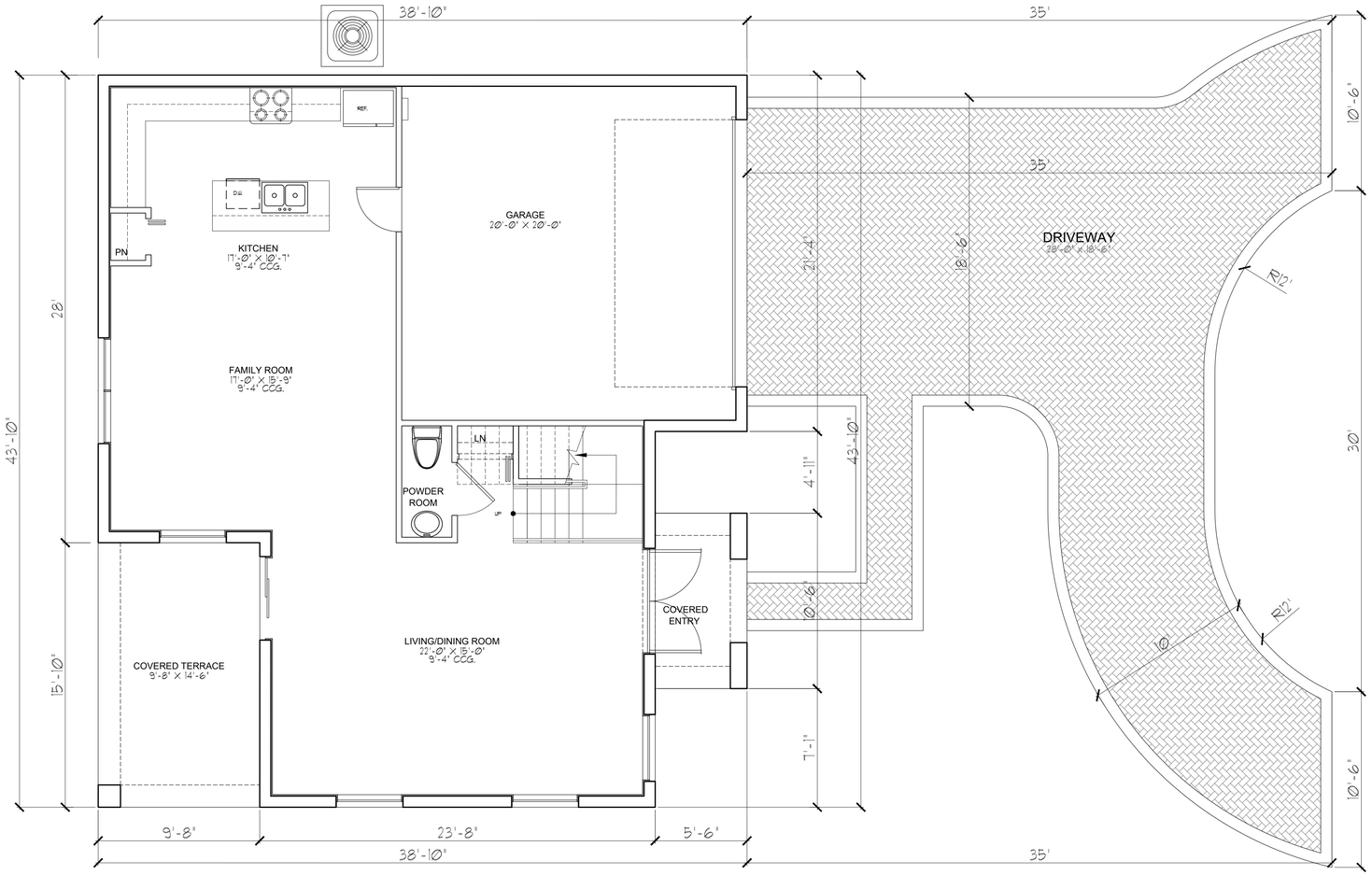
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AREA CALCULATION & DATA	
A/C 1ST FLOOR	995 SF
A/C 2ND FLOOR	1,527 SF
TOTAL A/C	**2,522 SF**
GARAGE	431.0 SF
COVERED ENTRY	58.0 SF
COV. TERRACE	153.0 SF
TOTAL GROSS	**3,164 SF**
LOT COVERAGE	1,637.0 SF



UNIT 2565 - FIRST FLOOR PLAN
(DRIVEWAY VARIATION FOR 288TH ST)

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

FIRST FLOOR PLAN

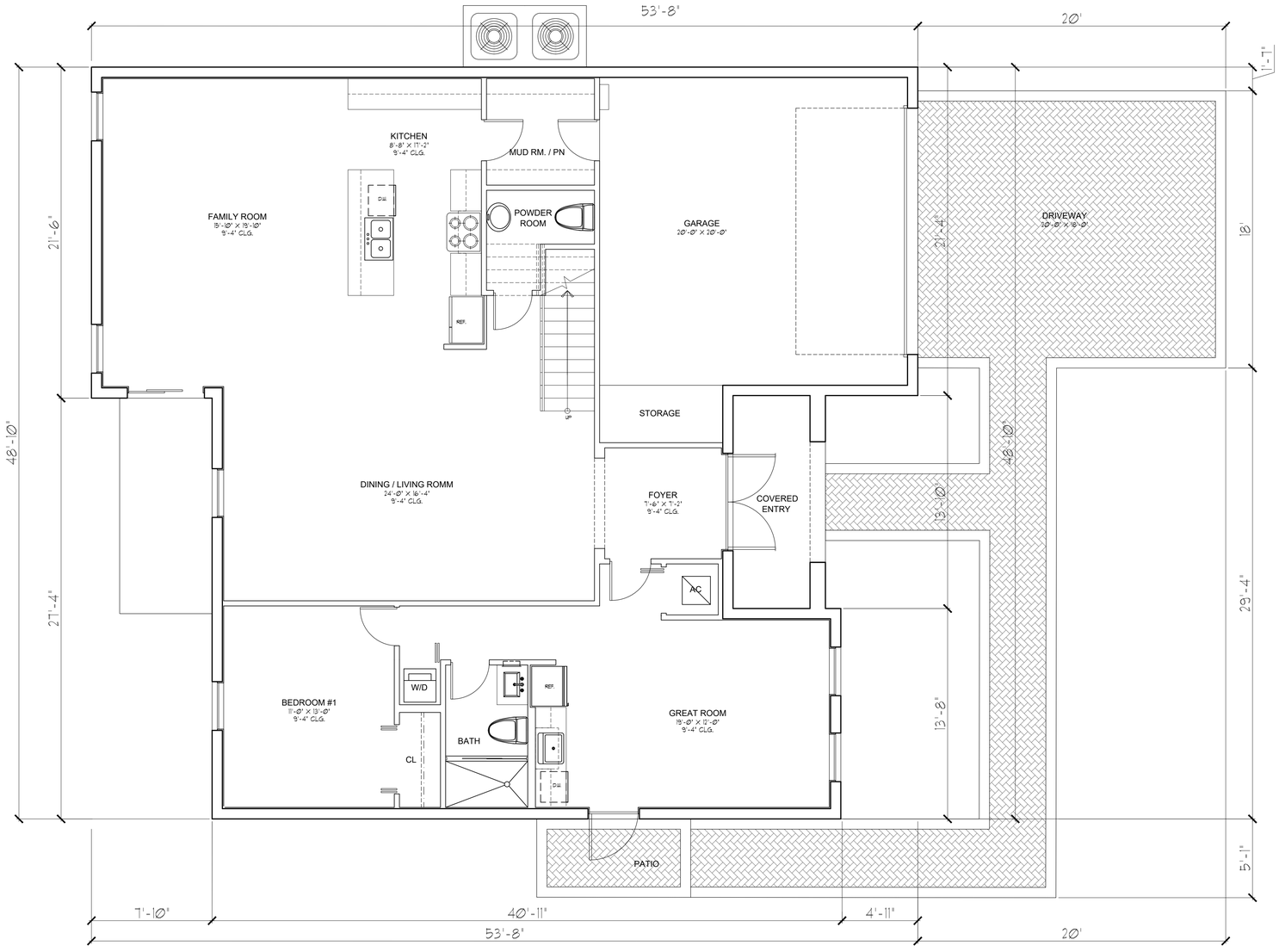
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AREA CALCULATION & DATA	
A/C 1ST FLOOR	1,707 SF
A/C 2ND FLOOR	1,180 SF
TOTAL A/C	**2,887 SF**
GARAGE	465.0 SF
COVERED ENTRY	83.0 SF
TOTAL GROSS	**3,435 SF**
LOT. COVERAGE	2,255 SF



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

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

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FIRST FLOOR PLAN

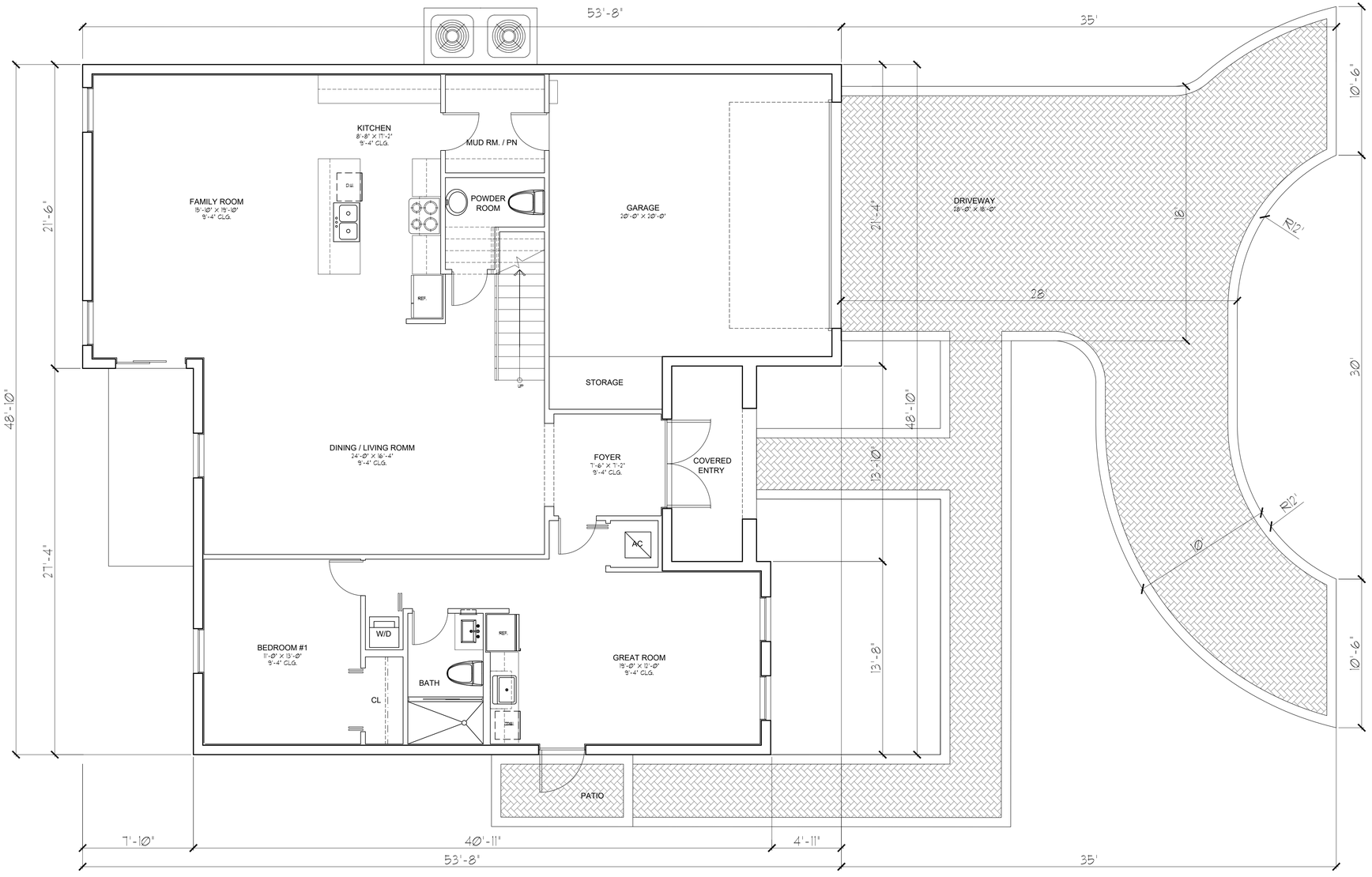
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AREA CALCULATION & DATA	
A/C 1ST FLOOR	1,707 SF
A/C 2ND FLOOR	1,180 SF
TOTAL A/C	**2,887 SF**
GARAGE	465.0 SF
COVERED ENTRY	83.0 SF
TOTAL GROSS	**3,435 SF**
LOT. COVERAGE	2,255 SF



UNIT 2854 - FIRST FLOOR PLAN
(DRIVEWAY VARIATION FOR 288TH ST)
4 BEDROOMS / 3 1/2 BATHS / 2 CARS GARAGE

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

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UNIT 2854

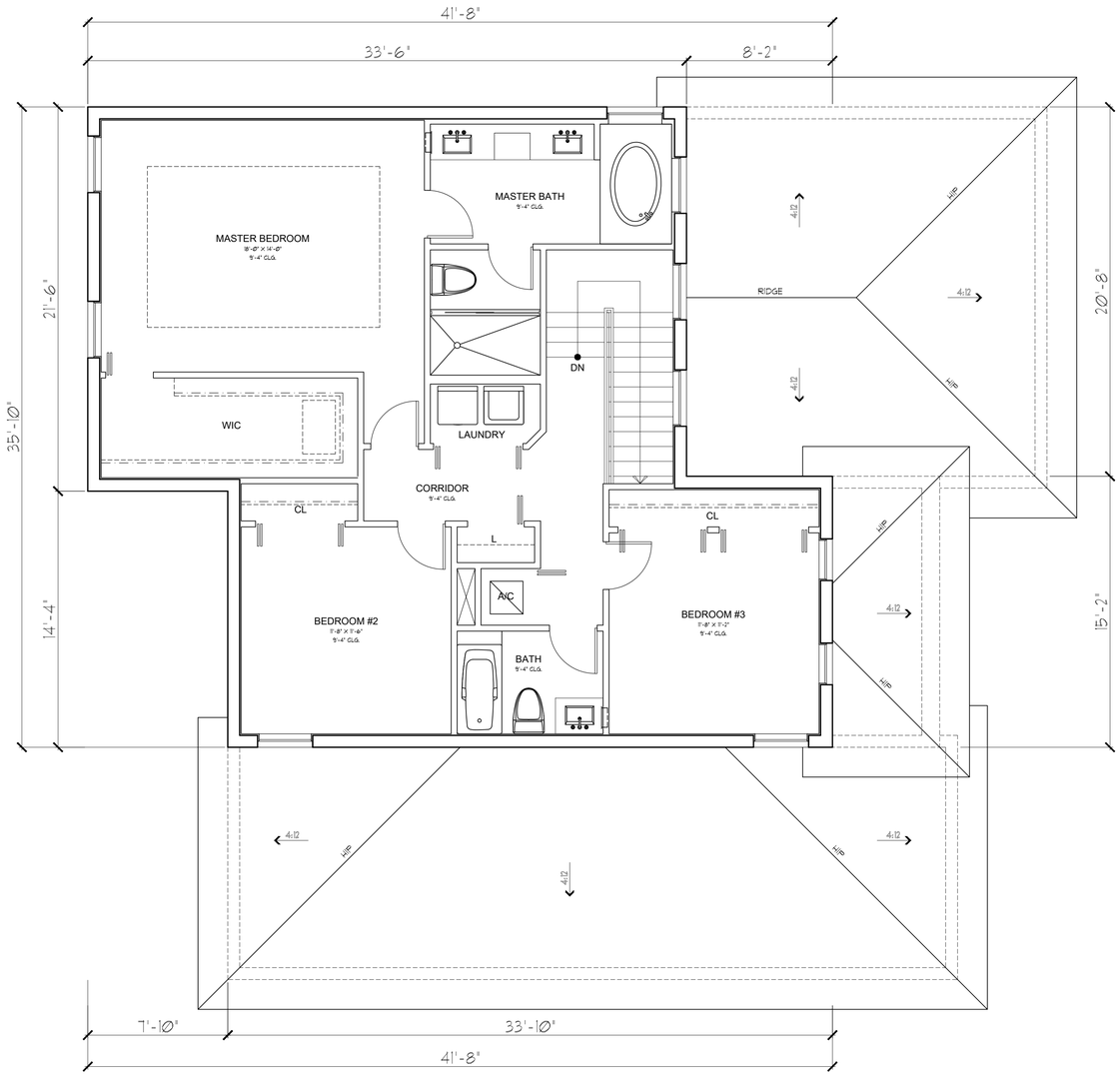
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UNIT 2854 - SECOND FLOOR PLAN
4 BEDROOMS / 3 1/2 BATHS / 2 CARS GARAGE
SCALE: 1/4" = 1'-0"

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SECOND FLOOR PLAN

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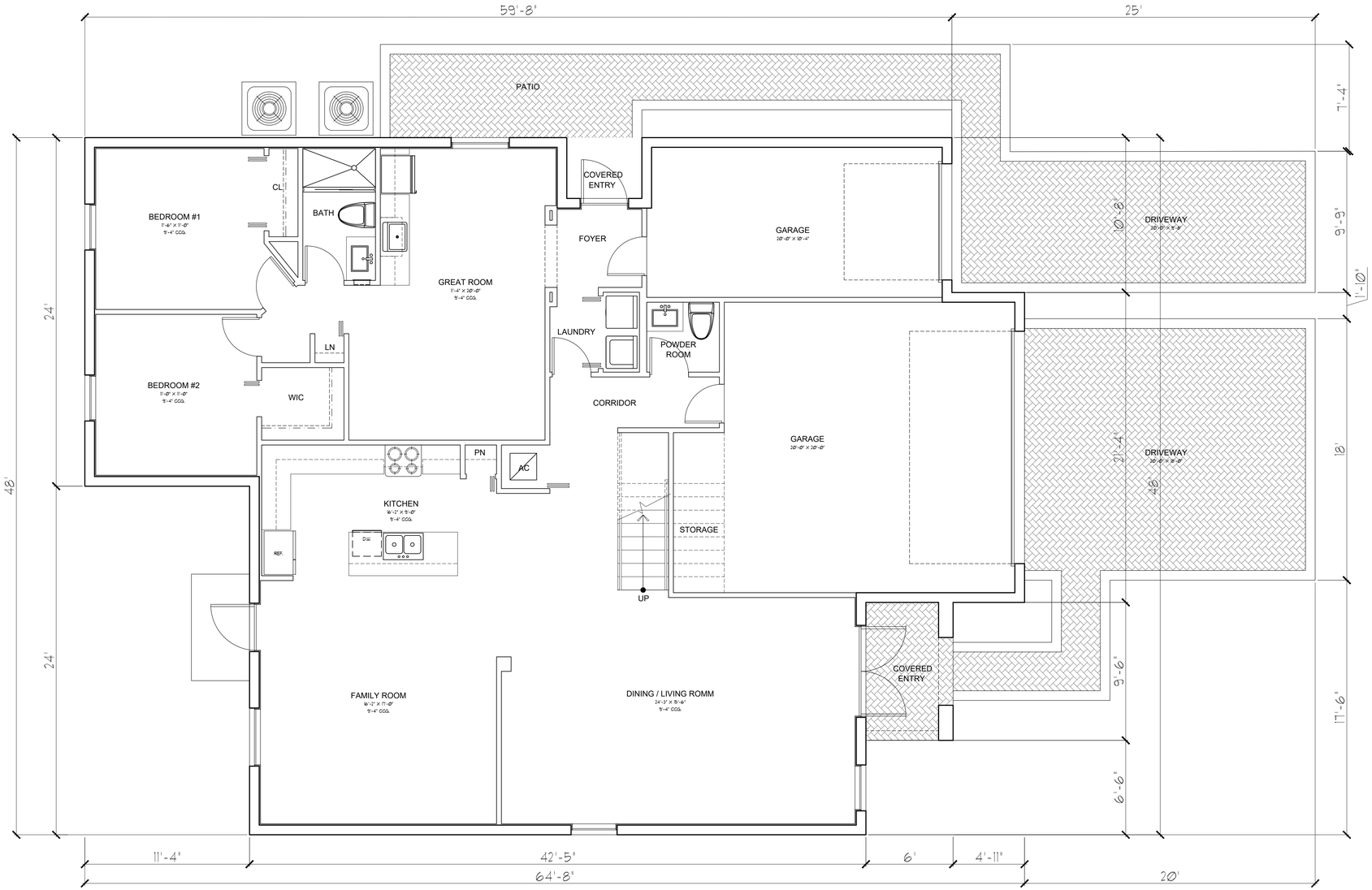
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AREA CALCULATION & DATA	
A/C 1ST FLOOR	1,885 SF
A/C 2ND FLOOR	1,200 SF
TOTAL A/C	**3,085 SF**
GARAGE 1	468.0 SF
GARAGE 2	229.0 SF
COVERED ENTRY 1	57.0 SF
COVERED ENTRY 2	22.0 SF
TOTAL GROSS	**3,861 SF**
LOT COVERAGE	2,661.0 SF



UNIT 3098 - FIRST FLOOR PLAN
5 BEDROOMS / 3 1/2 BATHS / 3 CARS GARAGE

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

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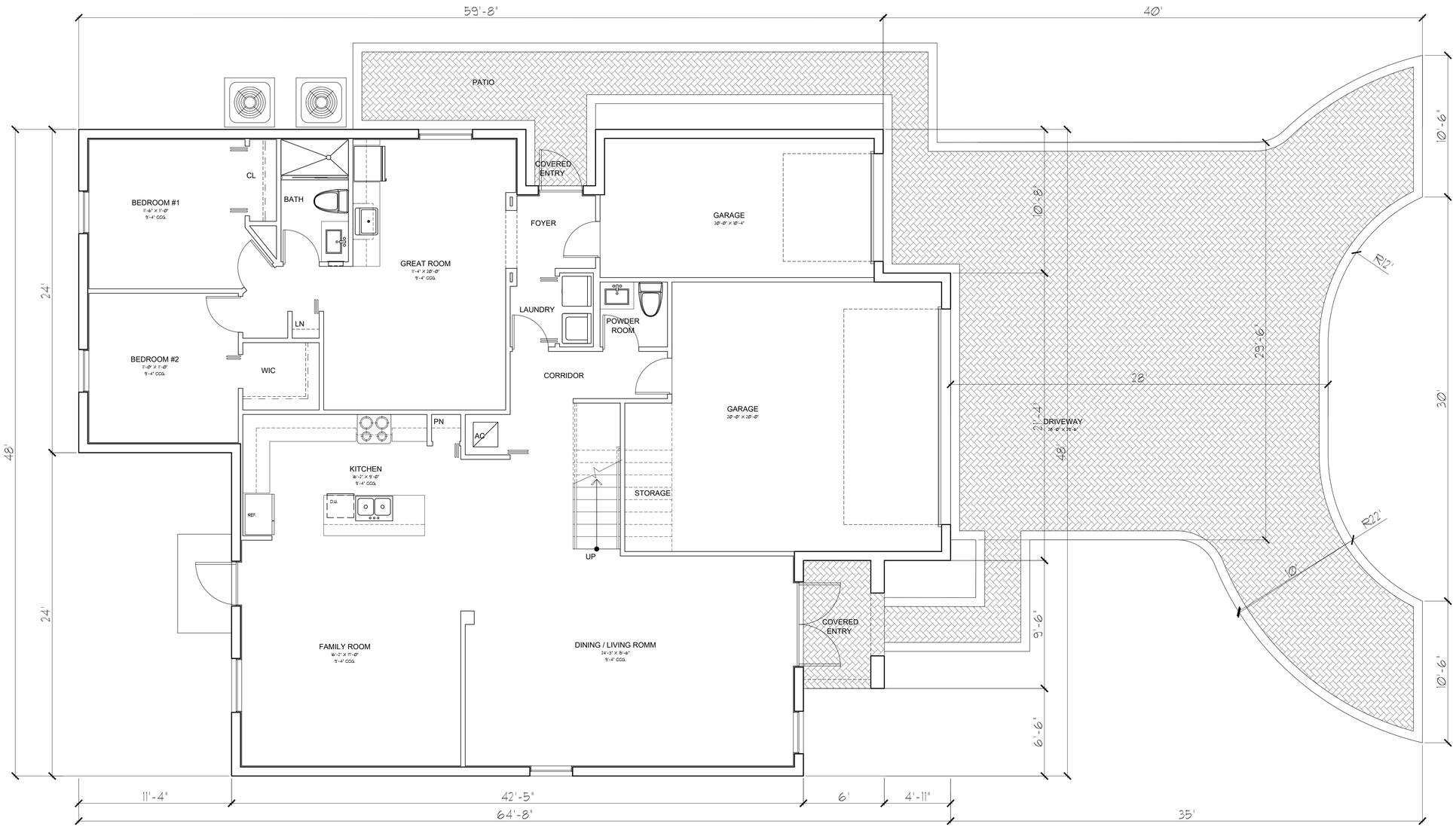
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AREA CALCULATION & DATA	
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A/C 2ND FLOOR	1,200 SF
TOTAL A/C	**3,085 SF**
GARAGE 1	468.0 SF
GARAGE 2	229.0 SF
COVERED ENTRY 1	57.0 SF
COVERED ENTRY 2	22.0 SF
TOTAL GROSS	**3,861 SF**
LOT COVERAGE	2,661.0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



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

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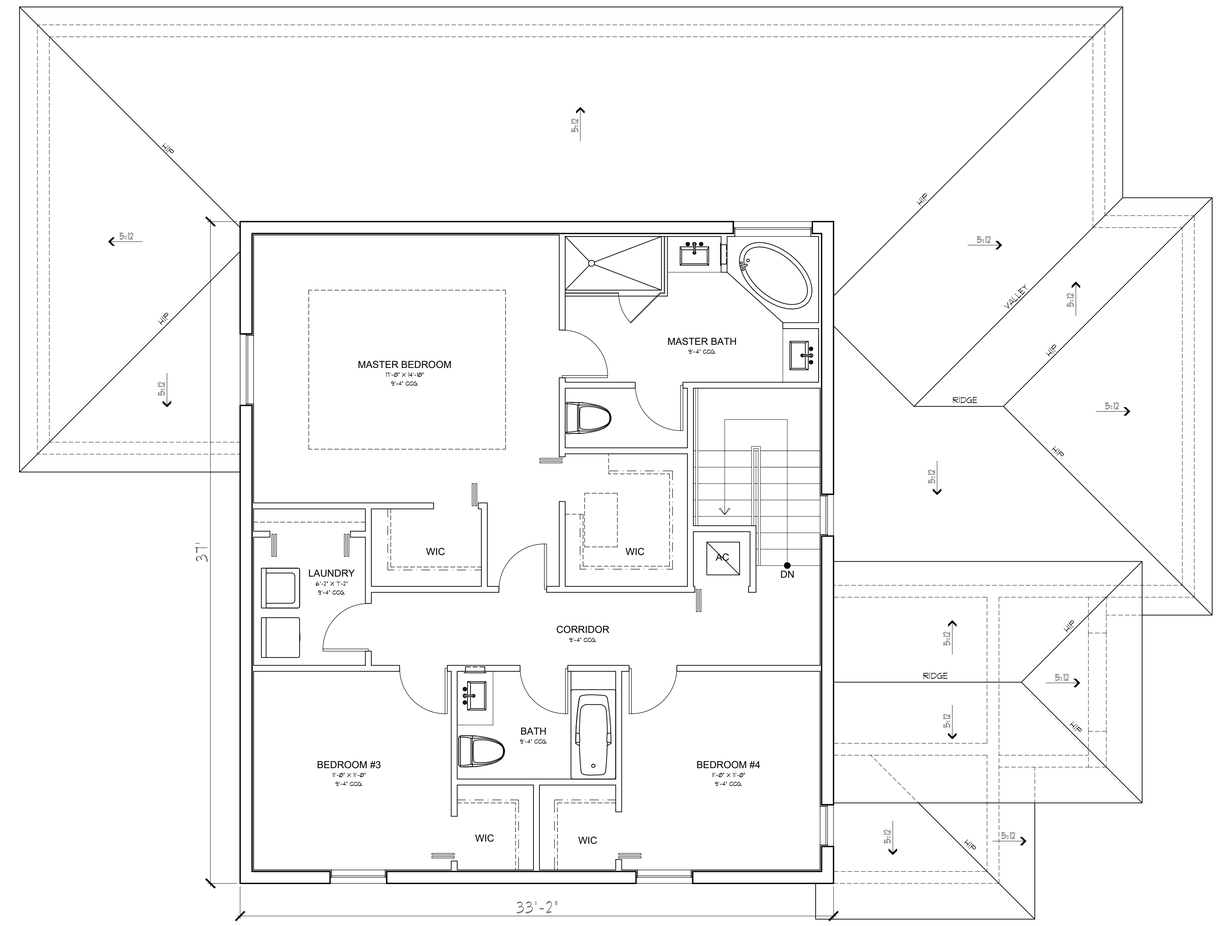
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UNIT 3098 - SECOND FLOOR PLAN
5 BEDROOMS / 3 1/2 BATHS / 3 CARS GARAGE

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

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SECOND FLOOR PLAN

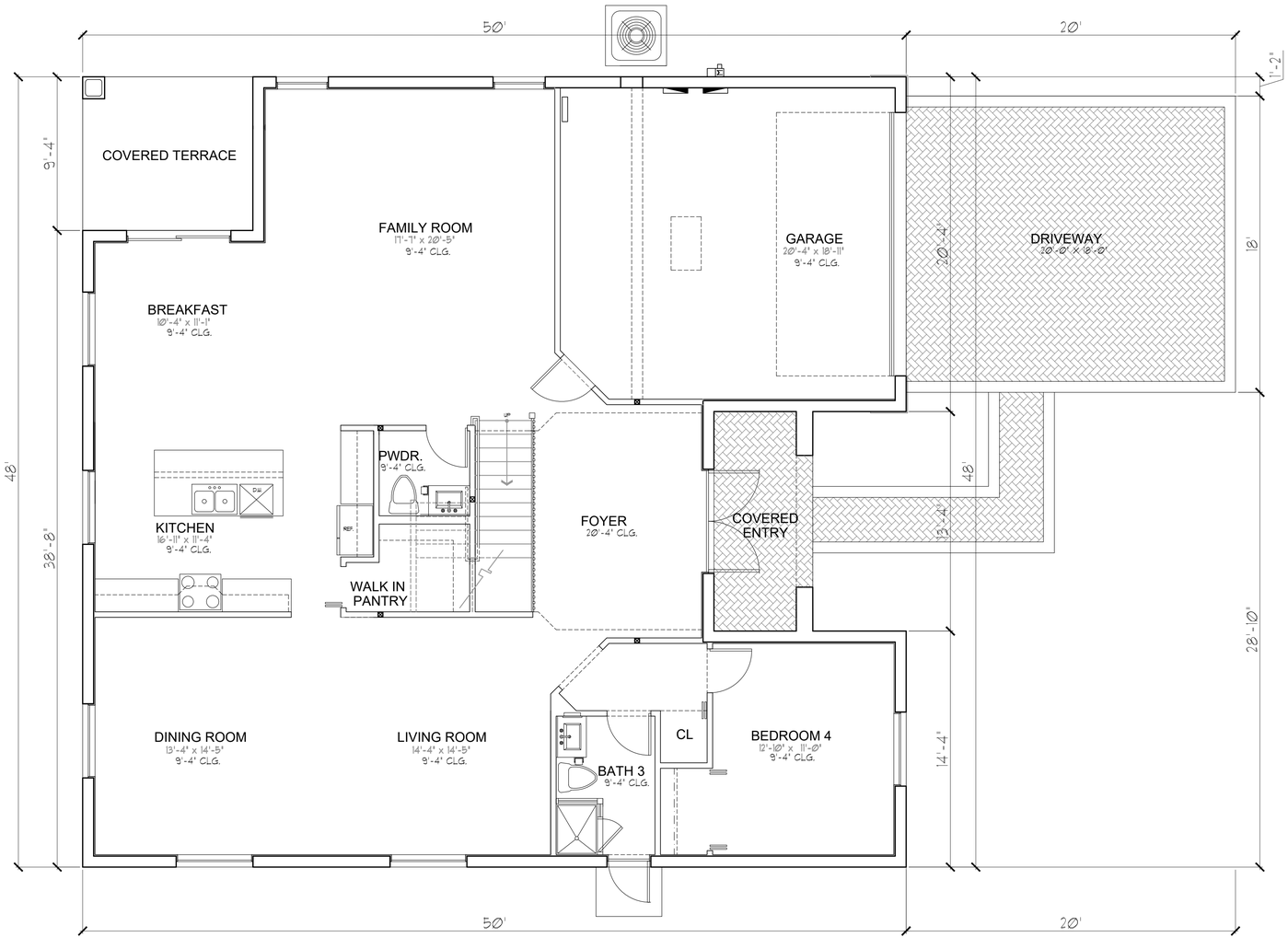
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AREA CALCULATION & DATA	
A/C 1ST FLOOR	1,732 SF
A/C 2ND FLOOR	1,512 SF
TOTAL A/C	**3,244 SF**
GARAGE	416.0 SF
COVERED ENTRY	80.0 SF
COV. TERRACE	96.0 SF
TOTAL GROSS	**3,836 SF**
LOT COVERAGE	2,324.0 SF



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

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

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UNIT 3266

FIRST FLOOR PLAN

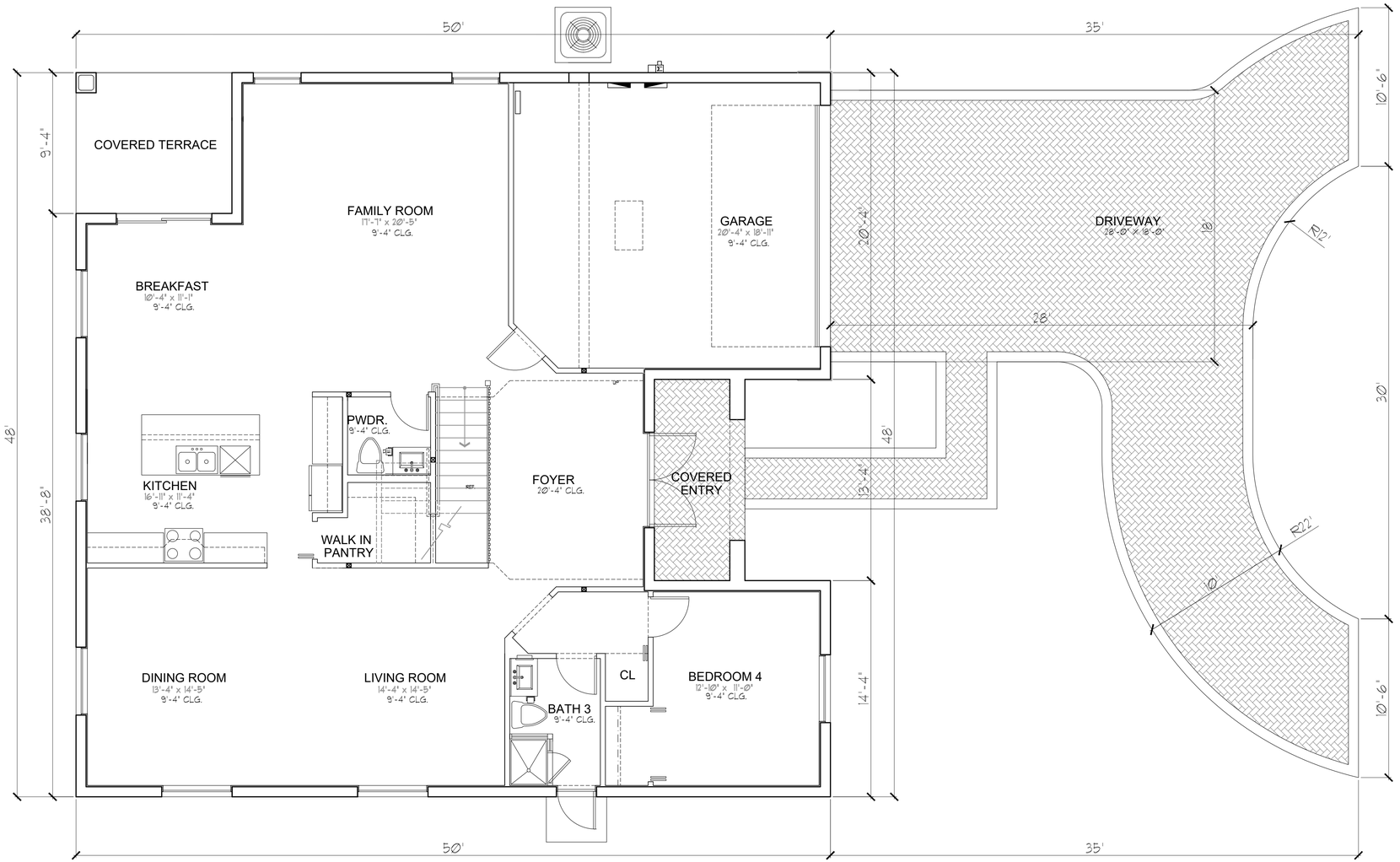
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AREA CALCULATION & DATA	
A/C 1ST FLOOR	1,732 SF
A/C 2ND FLOOR	1,512 SF
TOTAL A/C	**3,244 SF**
GARAGE	416.0 SF
COVERED ENTRY	80.0 SF
COV. TERRACE	96.0 SF
TOTAL GROSS	**3,836 SF**
LOT COVERAGE	2,324.0 SF



UNIT 3266 - FIRST FLOOR PLAN
(DRIVEWAY VARIATION FOR 288TH ST)
5 BEDROOMS / 4 1/2 BATHS / 2 CARS GARAGE

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

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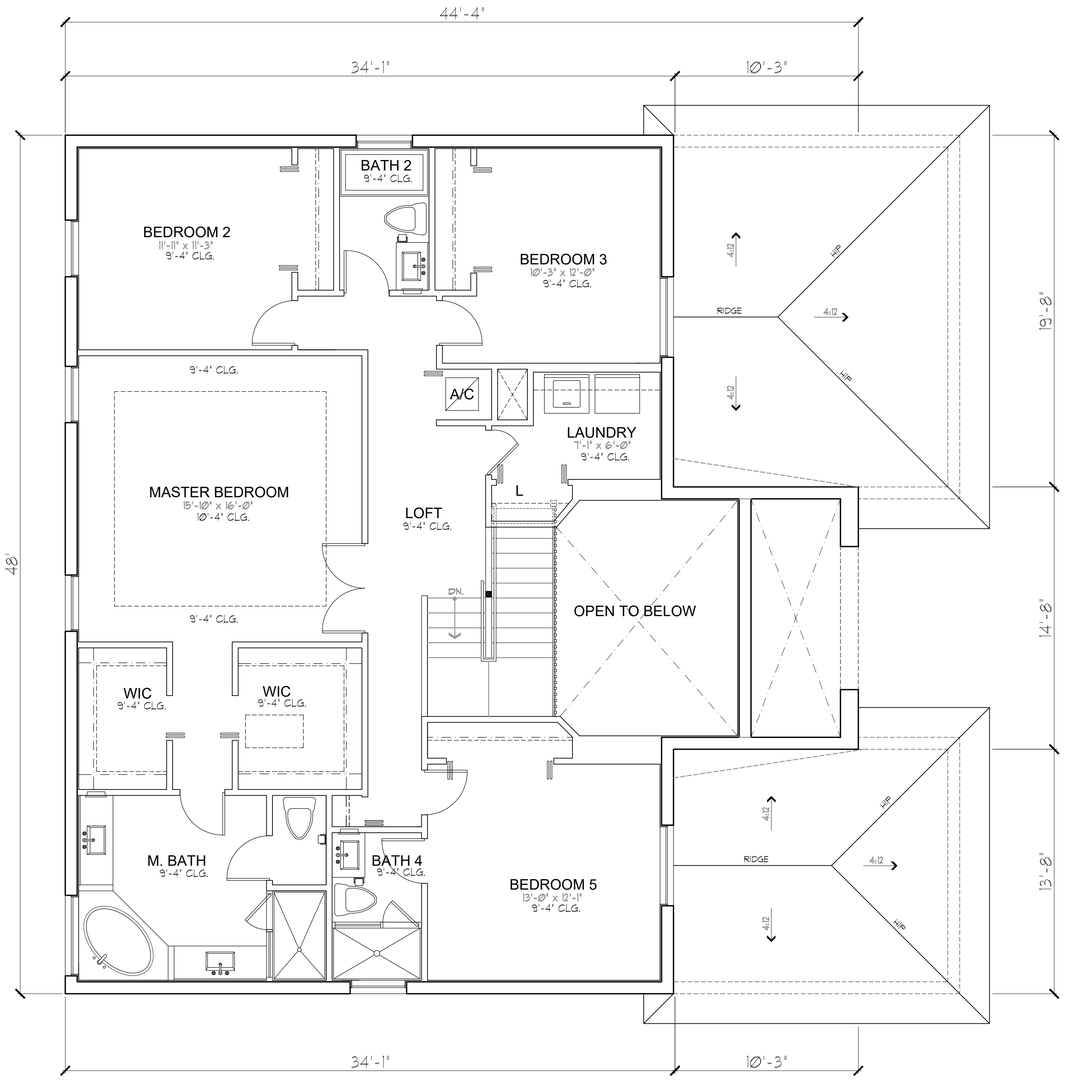
FIRST FLOOR PLAN

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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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SECOND FLOOR PLAN

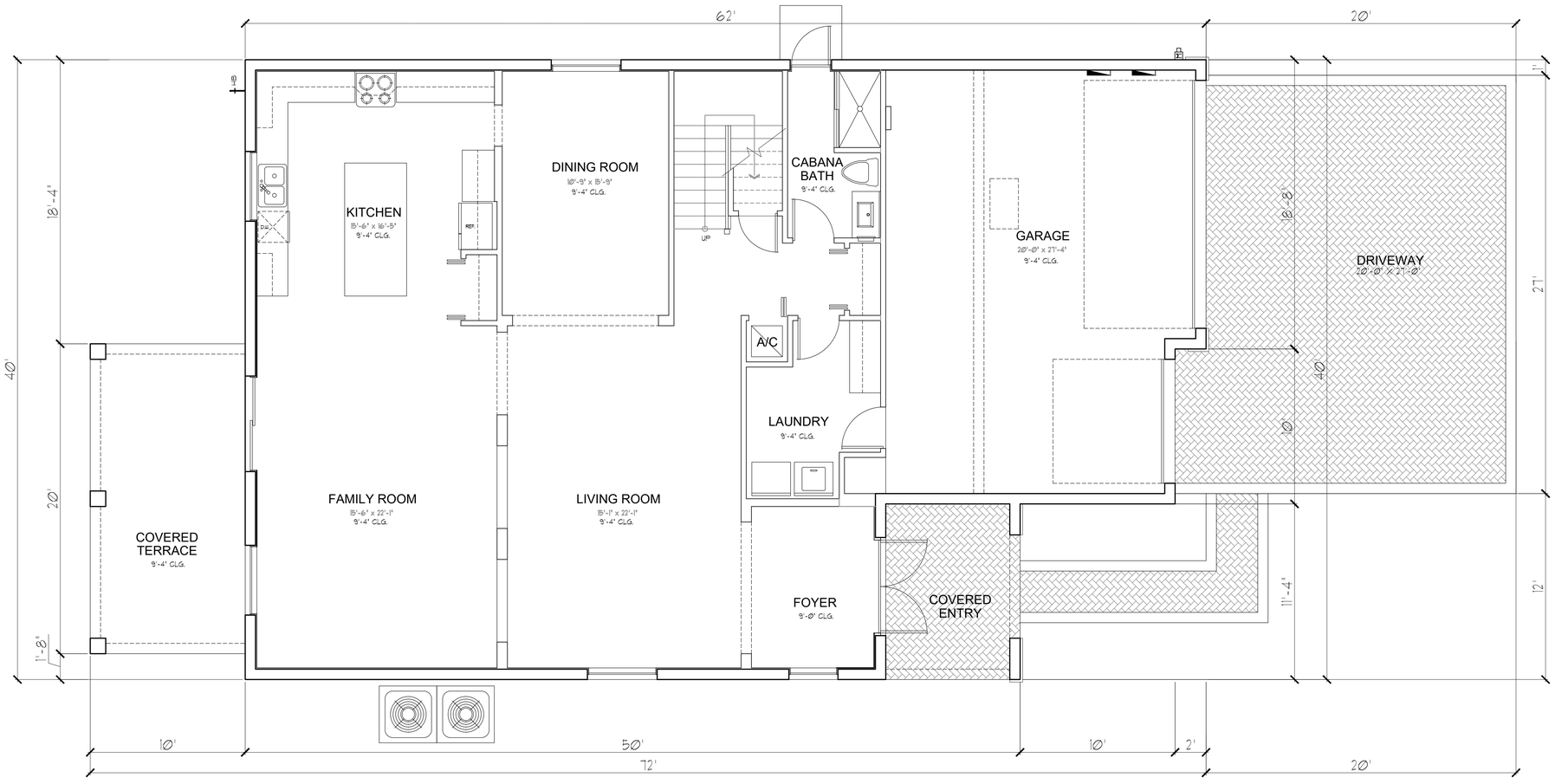
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AREA CALCULATION & DATA	
A/C 1ST FLOOR	1,653 SF
A/C 2ND FLOOR	1,899 SF
TOTAL A/C	**3,552 SF**
GARAGE	572.0 SF
COVERED ENTRY	98.0 SF
COV. TERRACE	200.0 SF
TOTAL GROSS	**4,422 SF**
LOT COVERAGE	2,523 SF



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

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

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LENNAR HOMES

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

SEAL:

UNIT 3611

FIRST FLOOR PLAN

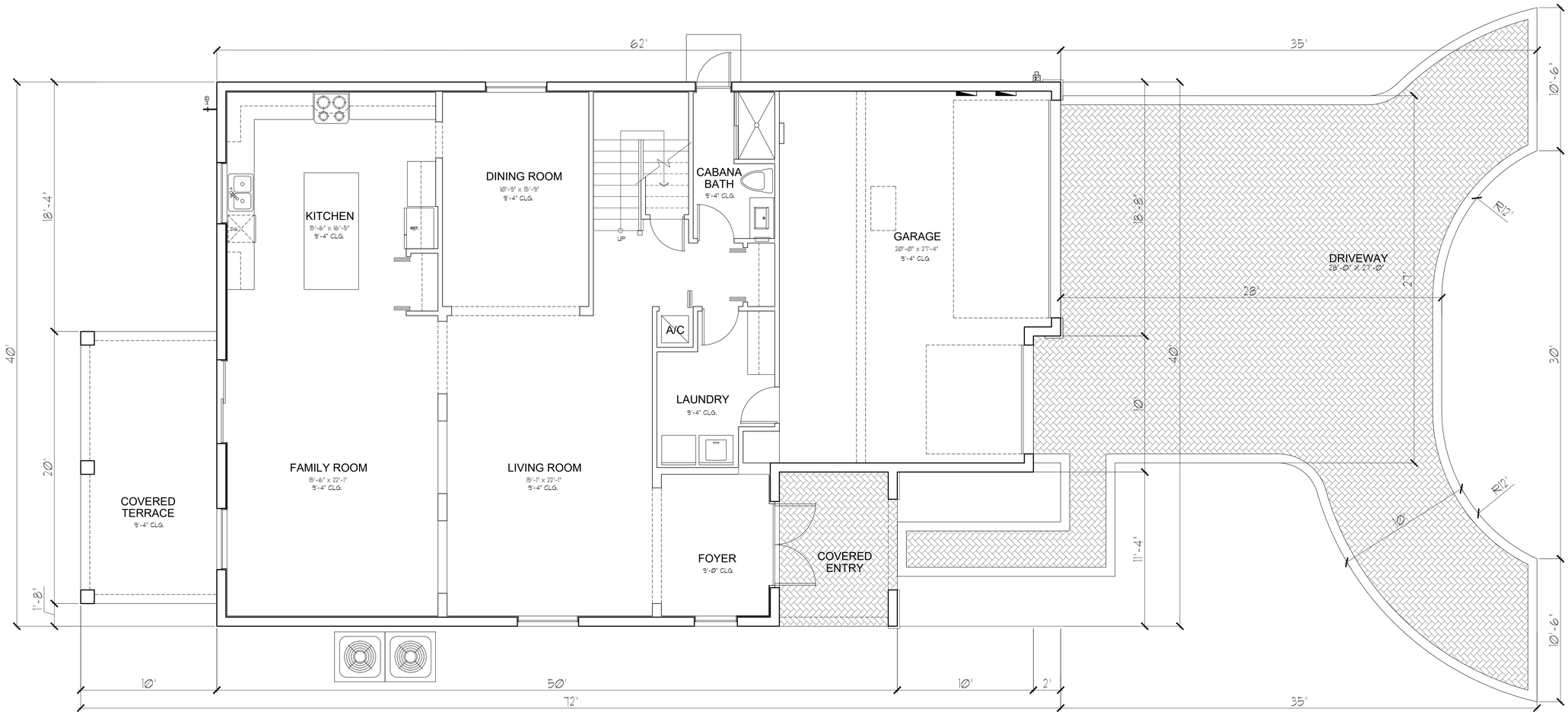
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AREA CALCULATION & DATA	
A/C 1ST FLOOR	1,653 SF
A/C 2ND FLOOR	1,899 SF
TOTAL A/C	**3,552 SF**
GARAGE	572.0 SF
COVERED ENTRY	98.0 SF
COV. TERRACE	200.0 SF
TOTAL GROSS	**4,422 SF**
LOT COVERAGE	2,523 SF



UNIT 3611 - FIRST FLOOR PLAN
(DRIVEWAY VARIATION FOR 288TH ST)
4 BEDROOMS / 4 BATHS / 3 CARS GARAGE

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

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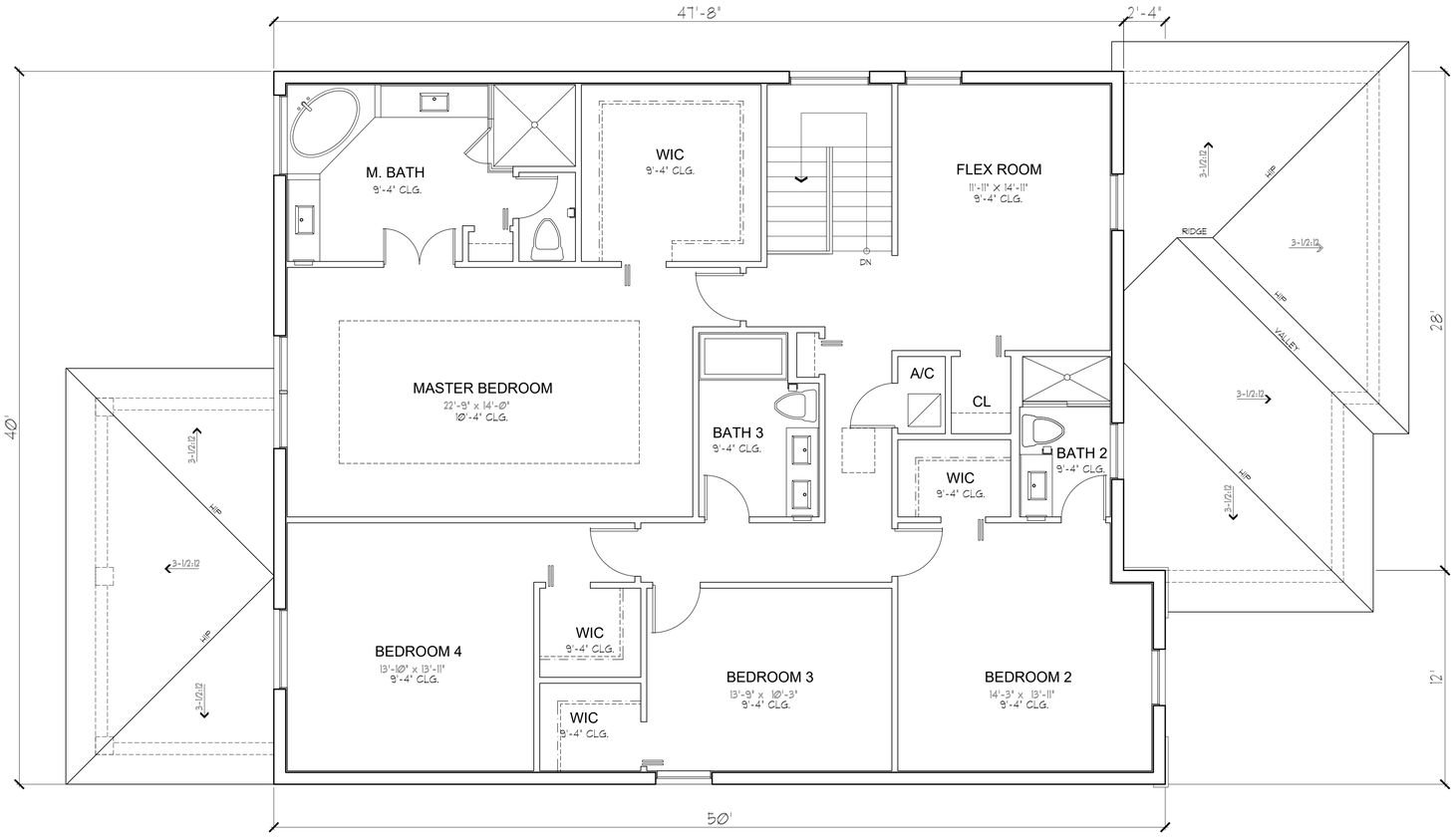
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UNIT 3611 - SECOND FLOOR PLAN
4 BEDROOMS / 4 BATHS / 3 CARS GARAGE
SCALE: 1/4" = 1'-0"

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SECOND FLOOR PLAN

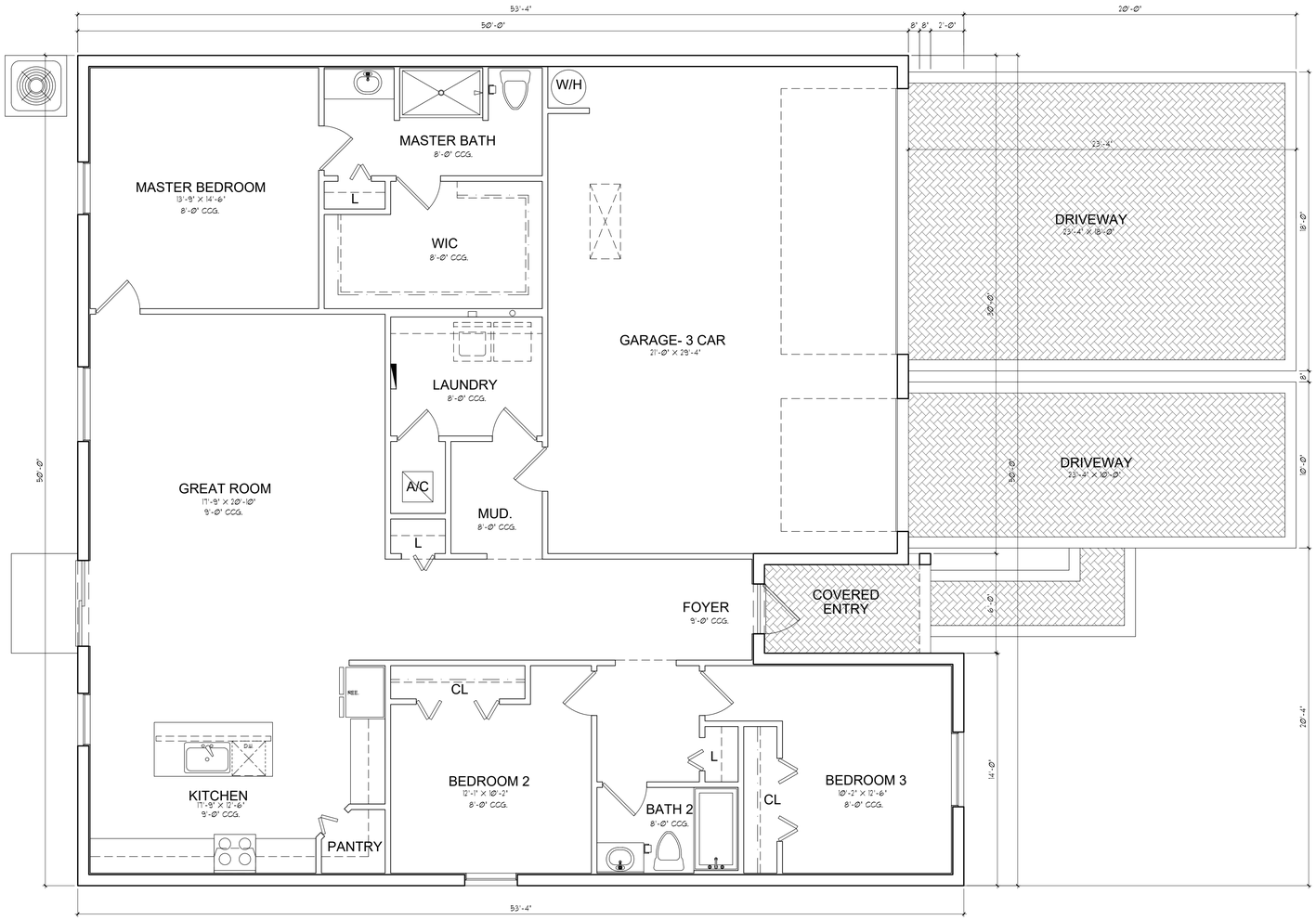
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UNIT P001-ASPIRE - FLOOR PLAN
3 BEDROOMS / 2 BATHS / 3 CARS GARAGE

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

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

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UNIT P001-ASPIRE

FLOOR PLAN

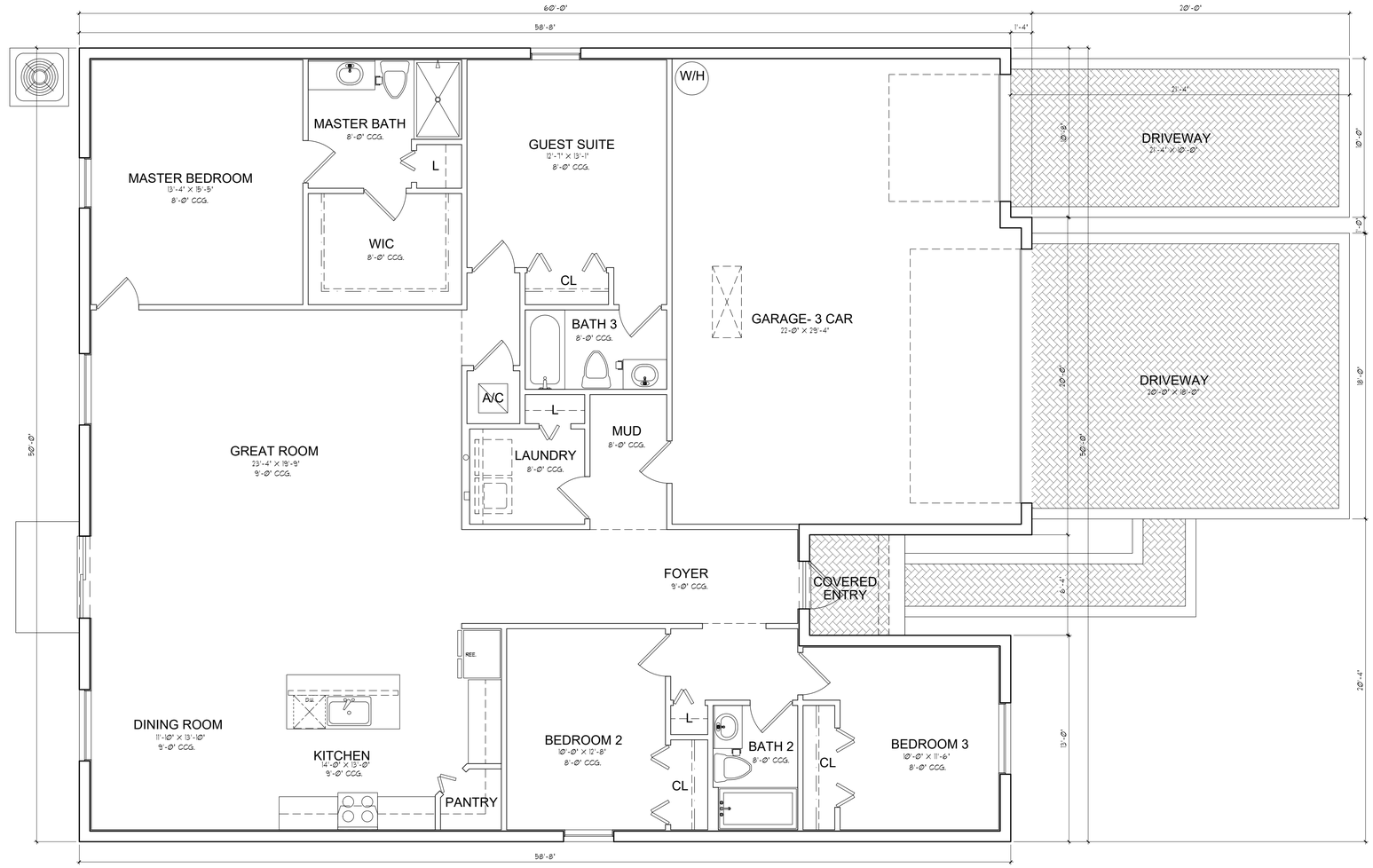
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UNIT P002-BRAVO - FLOOR PLAN
4 BEDROOMS / 3 BATHS / 3 CARS GARAGE

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

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

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UNIT P002-BRAVO

FLOOR PLAN

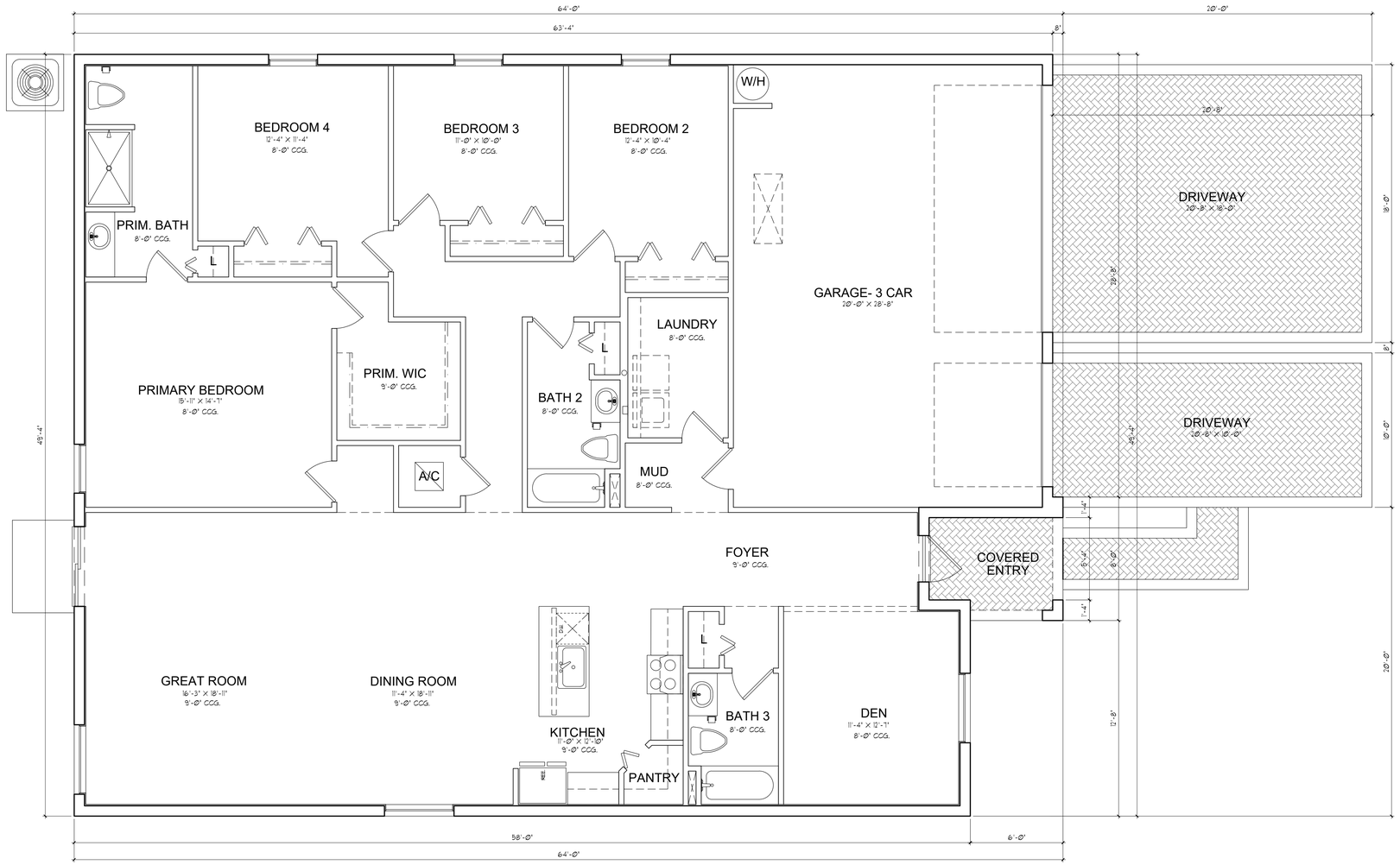
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UNIT P003-CREST - FLOOR PLAN
4 BEDROOMS+DEN / 3 BATHS / 3 CARS GARAGE

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

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

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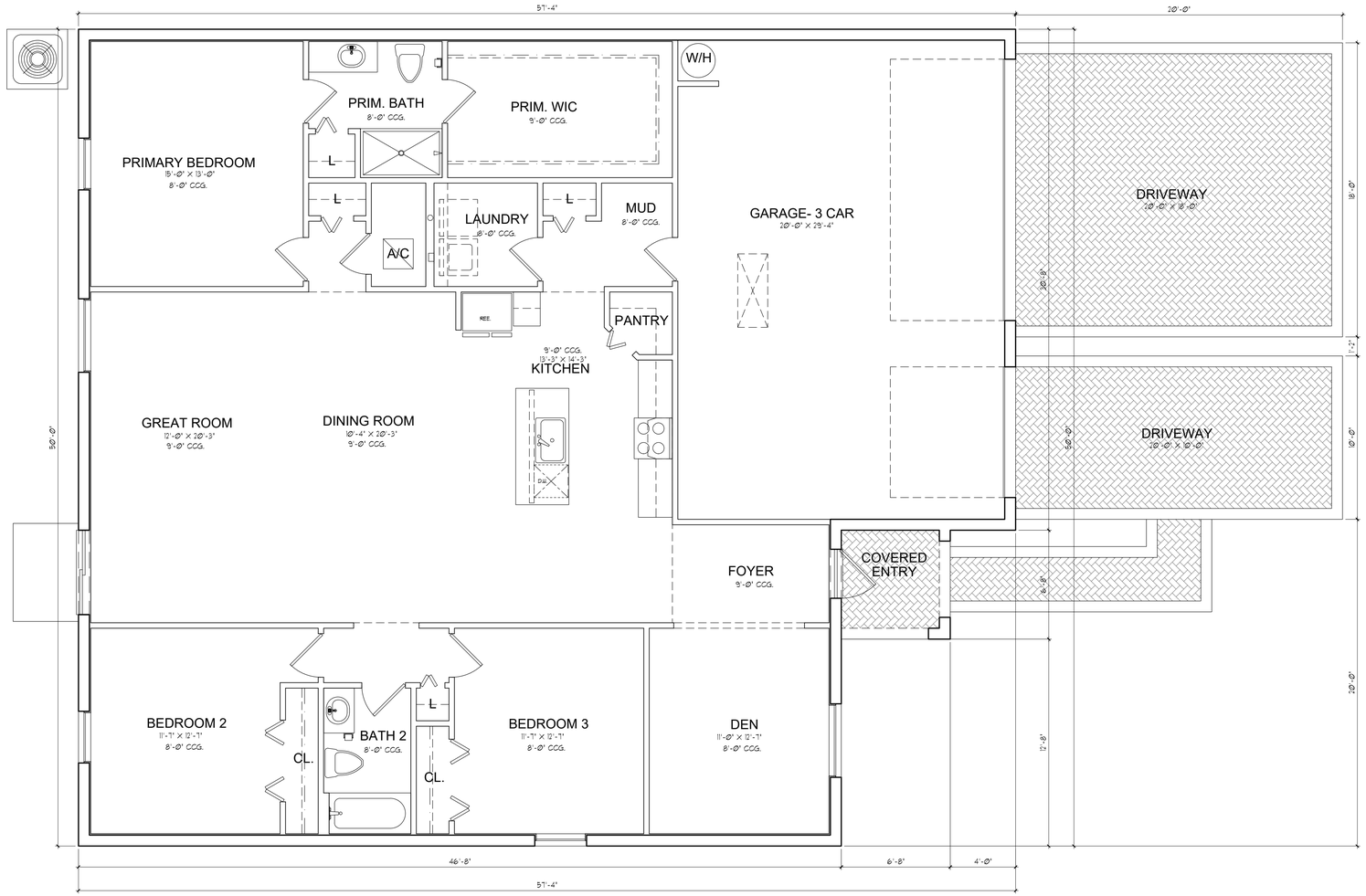
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DATE : 2024-09-30
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UNIT P004-FRONTIER - FLOOR PLAN
3 BEDROOMS+ DEN / 2 BATHS / 3 CARS GARAGE

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

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

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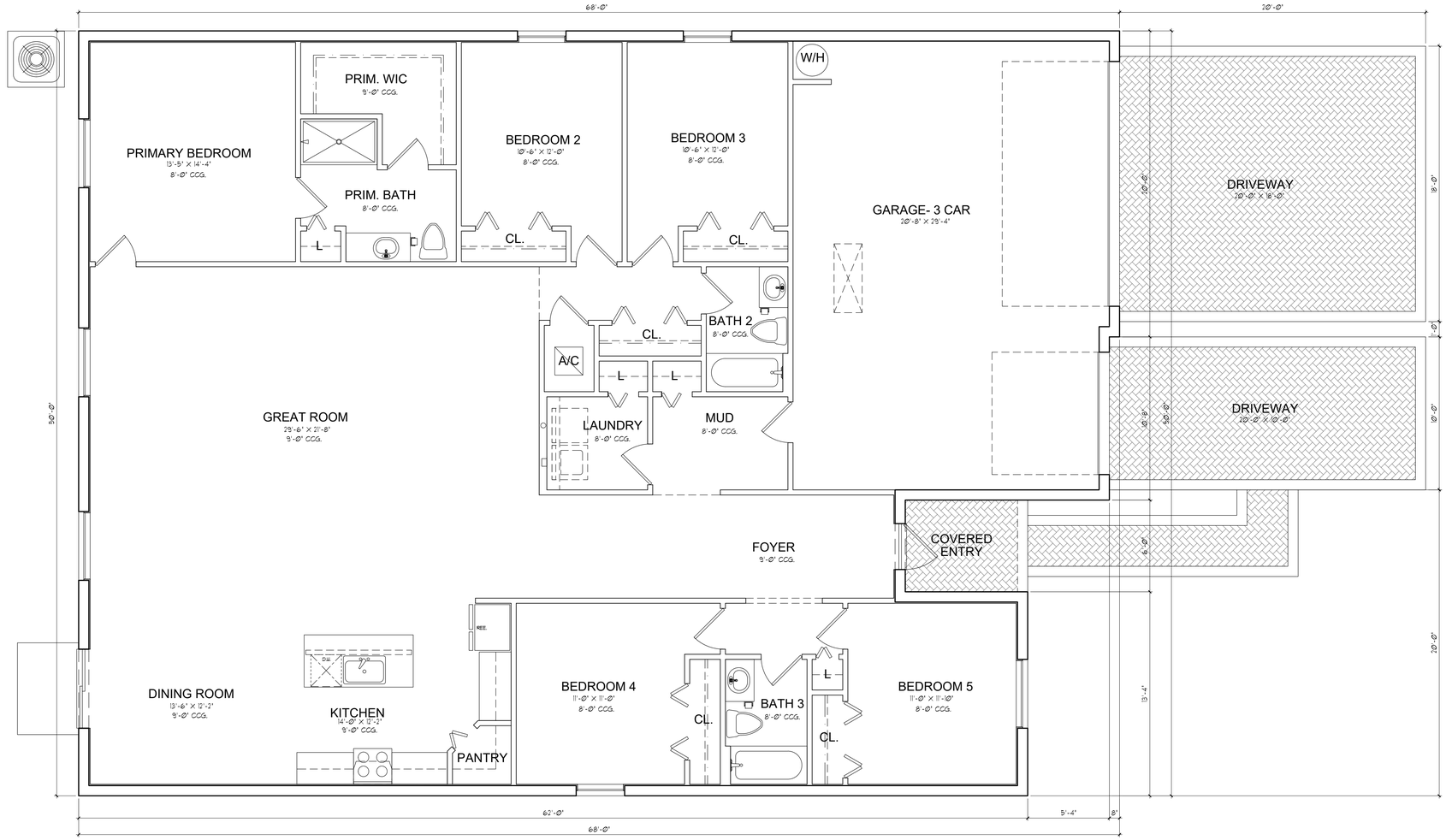
UNIT P004-FRONTIER

FLOOR PLAN
DATE : 2024-09-30
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UNIT P005-HERITAGE - FLOOR PLAN
5 BEDROOMS/ 3 BATHS / 3 CARS GARAGE

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

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

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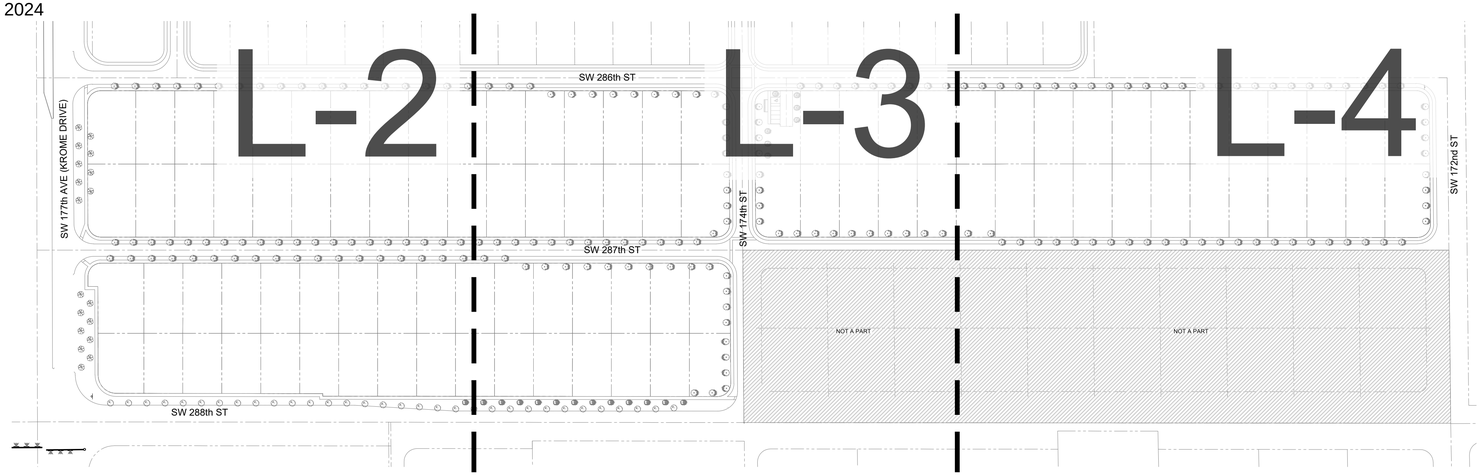
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KEY PLAN

N.T.S.

NORTH

SHEET INDEX:

L-1 INDEX
L-2 OVERALL LANDSCAPE PLAN
L-3 OVERALL LANDSCAPE PLAN
L-4 OVERALL LANDSCAPE PLAN

TYPICAL SFH LANDSCAPE PLANS

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

LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

Zoning District: EU-M

Net Lot Area 1,033,878 s.f 23.73 acres

	REQUIRED	PROVIDED
LAWN AREA CALCULATION		
A. 1,033,878 total s.f. of Net Lot Area		
B. Maximum lawn area (sod) permitted = 50 % x 1,033,878 s.f. =	516,939	460,690
TREES		
A. No. trees required per net lot acre		
Less existing number of trees meeting minimum requirements		
= 9 trees x net lot acres =	214	*214
B. % Palms Allowed: No. trees required x 30% =	65	-
C. % Natives Required: No. trees provided x 30% =	65	*299
D. Street trees (maximum average spacing of 35' o.c.):		
8,625 linear feet along street =	247	247
E. Street trees located directly beneath power lines		
(maximum average spacing of 25' o.c.): _____ linear feet along street / 25 =	N/A	N/A
F. Total Trees Required		
A + D + E = 461 Total Trees	461	*461
SHRUBS		
A. No. trees required x 10 = No. of shrubs allowed	4,610	*5,843
B. No. shrubs allowed x 30% = No. of native shrubs required	1,383	*4,785

SEE LANDSCAPE

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

SFH Model 2244 (average)
Trees = 2 Shrubs = 60
Native Trees = 1 Native Shrubs = 43

SFH Model 2565 (average)
Trees = 2 Shrubs = 60
Native Trees = 1 Native Shrubs = 49

SFH Model 2854 (average)
Trees = 2 Shrubs = 60
Native Trees = 1 Native Shrubs = 46

SFH Model 3098 (average)
Trees = 2 Shrubs = 60
Native Trees = 1 Native Shrubs = 48

SFH Model 3266 (average)
Trees = 2 Shrubs = 60
Native Trees = 1 Native Shrubs = 53

SFH Model 3611 (average)
Trees = 2 Shrubs = 60
Native Trees = 1 Native Shrubs = 50

SFH Model P001 Aspire (average)
Trees = 2 Shrubs = 60
Native Trees = 1 Native Shrubs = 38

SFH Model P002 Bravo (average)
Trees = 2 Shrubs = 60
Native Trees = 1 Native Shrubs = 60

SFH Model P003 Crest (average)
Trees = 2 Shrubs = 60
Native Trees = 1 Native Shrubs = 33

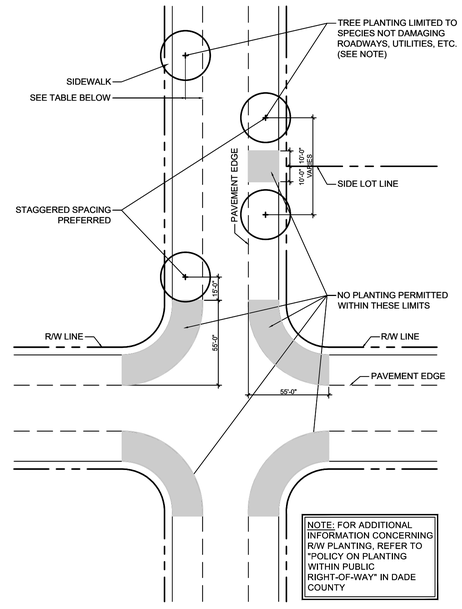
SFH Model P004 Frontier (average)
Trees = 2 Shrubs = 60
Native Trees = 1 Native Shrubs = 60

SFH Model P005 Heritage (average)
Trees = 2 Shrubs = 60
Native Trees = 1 Native Shrubs = 60

Total SFH X 97
Trees = 194 Shrubs = 5,820
Native Trees = 97 Native Shrubs = 4,762

PLANT SCHEDULE

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



Public R.O.W. Planting Setback

SCALE: 1" = 40'-0"

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

LANDSCAPE NOTES:

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

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Project: FOUR ACES PROPERTIES IV
MIAMI DADE COUNTY
INDEX

Revisions:	Date:	By:
Site Plan Coordination	06.22.2024	LBC
Zoning Comments (Round 2)	10.03.2024	LBC

Seal:

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

Drawing: Index
Date: 05/29/2024
Scale: See Left
Drawn by: LBC
Sheet No.: L-1
Cad Id.: 2024-027

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



OVERALL LANDSCAPE PLAN

Scale: 1"=40'-0"

NORTH

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Project: FOUR ACES PROPERTIES IV
MIAMI DADE COUNTY
LANDSCAPE PLAN

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

Seal:

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

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

L-2

Cad Id.: 2024-027

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



OVERALL LANDSCAPE PLAN

Scale: 1"=40'-0"

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Project:
FOUR ACES PROPERTIES IV
MIAMI DADE COUNTY
LANDSCAPE PLAN

Revisions:	Date:	By:
Site Plan Coordination	05.22.2024	LBC
Zoning Comments (Round 2)	10.03.2024	LBC

Seal:

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

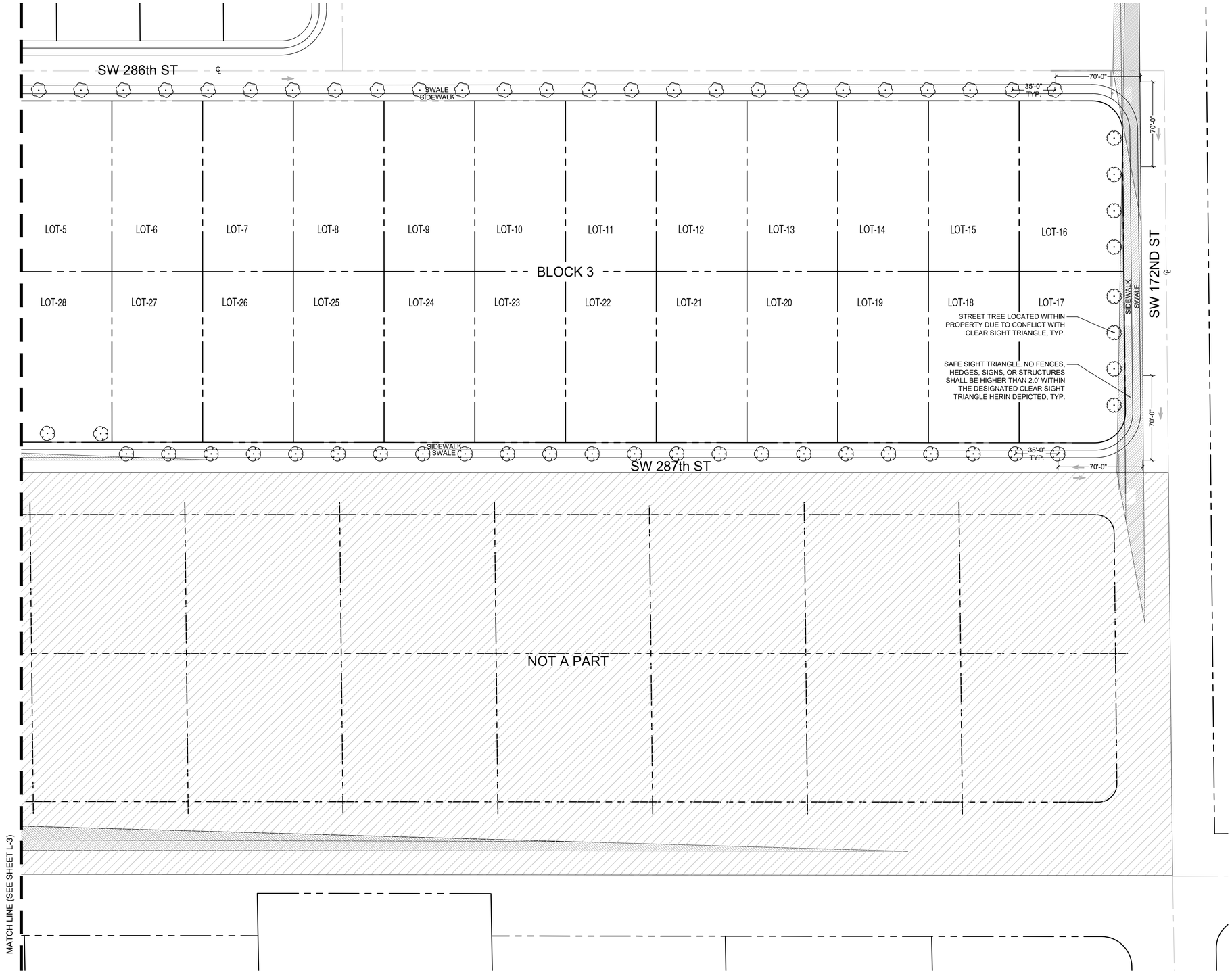
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Date: 05/29/2024
Scale: See Left
Drawn by: LBC
Sheet No.:

L-3

Cad Id.: 2024-027

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



OVERALL LANDSCAPE PLAN

Scale: 1"=40'-0"

NORTH

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Project:
FOUR ACES PROPERTIES IV
MIAMI DADE COUNTY
LANDSCAPE PLAN

Revisions:	Date:	By:
Site Plan Coordination	05.22.2024	LBC
Zoning Comments (Round 2)	10.03.2024	LBC

Seal:

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

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

L-4

Cad Id.: 2024-027

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

LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

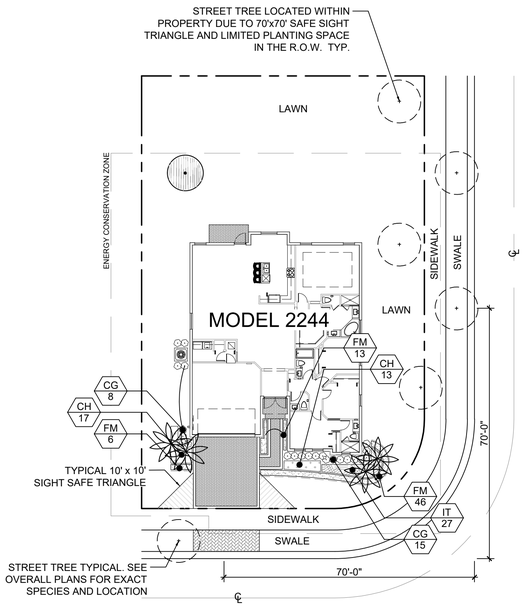
Zoning District: EU-M — Net Lot Area 9,534 s.f 0.22 acres

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

SEE LANDSCAPE

PLANT SCHEDULE 2244 CORNER

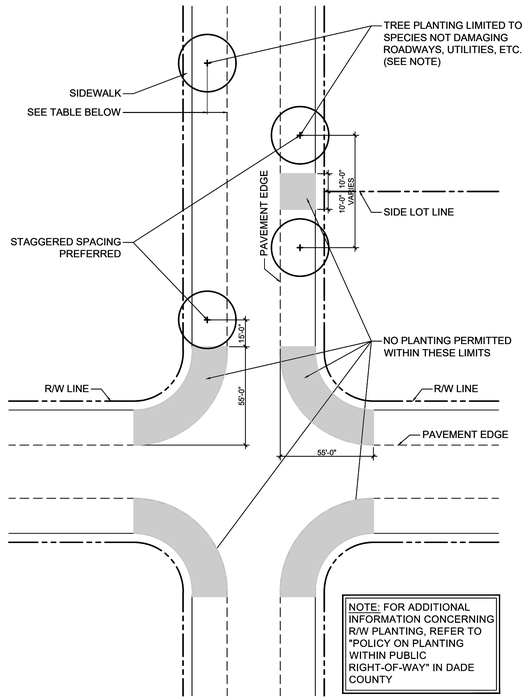
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NATIVE	NOTES
TREES						
	BS	1	Bursera simaruba Gumbo Limbo	10` HT. X 4` SPR. X 2" CAL.	Y	-
PALM TREES						
	VM2	2	Veitchia montgomeryana 'Double' Montgomery Palm	10` O.A. HT. MIN.	N	-
SHRUBS						
	CG	23	Clusia guttifera Small Leaf Clusia	24" HT. X 24" SPR. / 24" O.C.	Y	-
SHRUB AREAS						
	CH	30	Chrysobalanus icaco 'Red Tip' Red Tip Cocoplum	18" HT. X 18" SPR. / 18" O.C.	Y	-
	IT	27	Ixora taiwanensis Dwarf Ixora	18" HT. X 18" SPR. / 18" O.C.	N	-
GROUND COVERS						
	FM	65	Ficus microcarpa Green Island ficus	15" HT. X 15" SPR. / 15" O.C.	N	-
LAWN	As Required		Stenotaphrum secundatum 'Floratam' ST. AUGUSTINE GRASS	SOLID EVEN SOD		



TYPICAL CORNER LOT

TYPICAL MODEL 2244 LANDSCAPE PLAN

Scale: 1"=20'-0"



Public R.O.W. Planting Setback

SCALE: 1" = 40'-0"

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

LANDSCAPE NOTES:

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

LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

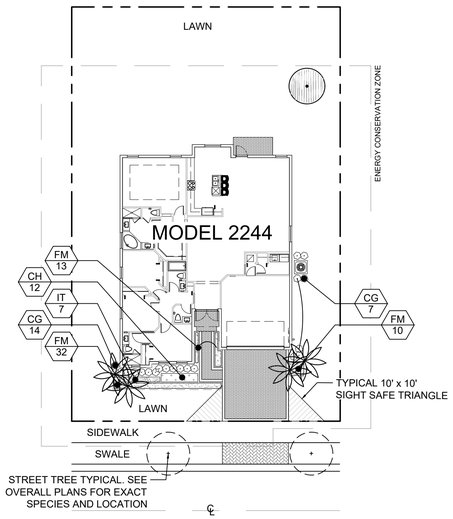
Zoning District: EU-M — Net Lot Area 8,664 s.f 0.2 acres

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

SEE LANDSCAPE

PLANT SCHEDULE 2244 INTERIOR

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NATIVE	NOTES
TREES						
	BS	1	Bursera simaruba Gumbo Limbo	10` HT. X 4` SPR. X 2" CAL.	Y	-
PALM TREES						
	VM2	2	Veitchia montgomeryana 'Double' Montgomery Palm	10` O.A. HT. MIN.	N	-
SHRUBS						
	CG	21	Clusia guttifera Small Leaf Clusia	24" HT. X 24" SPR. / 24" O.C.	Y	-
SHRUB AREAS						
	CH	12	Chrysobalanus icaco 'Red Tip' Red Tip Cocoplum	18" HT. X 18" SPR. / 18" O.C.	Y	-
	IT	7	Ixora taiwanensis Dwarf Ixora	18" HT. X 18" SPR. / 18" O.C.	N	-
GROUND COVERS						
	FM	55	Ficus microcarpa Green Island ficus	15" HT. X 15" SPR. / 15" O.C.	N	-
LAWN	As Required		Stenotaphrum secundatum 'Floratam' ST. AUGUSTINE GRASS	SOLID EVEN SOD		



TYPICAL INTERIOR LOT

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Project: FOUR ACES PROPERTIES IV
MIAMI DADE COUNTY
TYPICAL MODEL 2244 LANDSCAPE PLAN

Revisions:	Date:	By:
Site Plan Coordination	08.22.2024	LBC

Seal:

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

Drawing: Typical Model 2244 Landscape Plan
Date: 05/28/2024
Scale: See Left
Drawn by: LBC
Sheet No.: L-5
Cad Id.: 2024-027

Z:\2024\Installation\Commercial\Four Aces Properties IV - Peter Weber - Lennar 2024-027\Landscape\Tyndall\24-0135-E TYP Mod Aug 26, 2024

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

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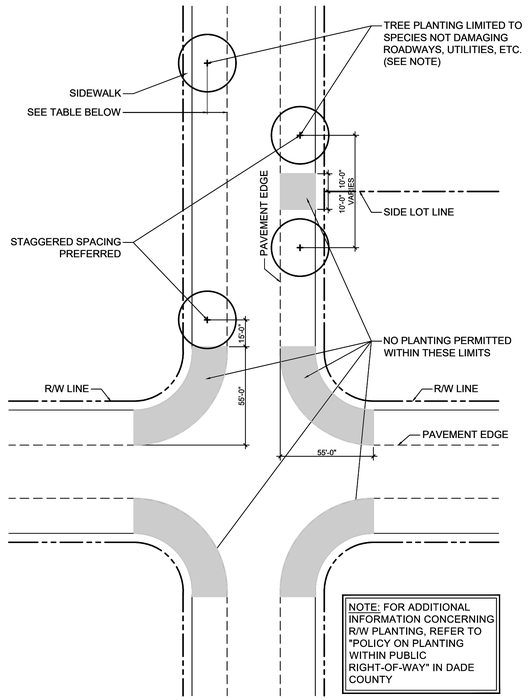
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F. Total Trees Required A + D + E = 8 Total Trees	8	8
SHRUBS		
A. No. trees required x 10 = No. of shrubs allowed	80	80
B. No. shrubs allowed x 30% = No. of native shrubs required	24	53

SEE LANDSCAPE

PLANT SCHEDULE 2244 CORNER CIRC DRVW

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



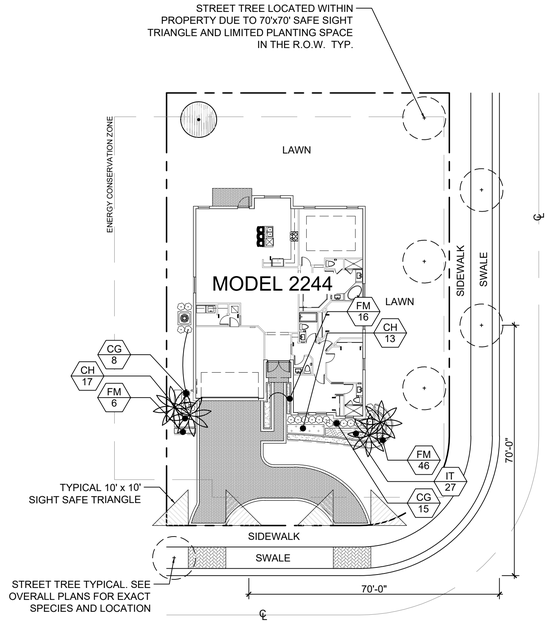
Public R.O.W. Planting Setback

SCALE: 1" = 40'-0"

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

LANDSCAPE NOTES:

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TYPICAL CORNER LOT

LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

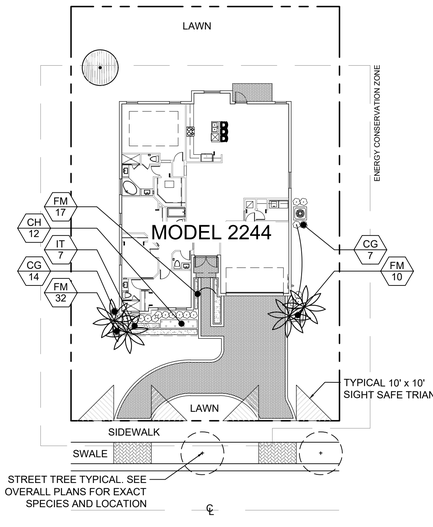
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C. % Natives Required: No. trees provided x 30% =	1	1
D. Street trees (maximum average spacing of 35' o.c.): 70 linear feet along street =	2	2
E. Street trees located directly beneath power lines (maximum average spacing of 25' o.c.)_____ linear feet along street / 25 =	N/A	N/A
F. Total Trees Required A + D + E = 4 Total Trees	4	4
SHRUBS		
A. No. trees required x 10 = No. of shrubs allowed	40	40
B. No. shrubs allowed x 30% = No. of native shrubs required	12	33

SEE LANDSCAPE

PLANT SCHEDULE 2244 INTERIOR CIRC DRVW

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



TYPICAL INTERIOR LOT

TYPICAL MODEL 2244 CIRCULAR DRIVEWAY LANDSCAPE PLAN

Scale: 1"=20'-0"

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phone: 954.923.2095 facsimile: 954.923.9689
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Project:
FOUR ACES PROPERTIES IV
MIAMI DADE COUNTY
TYPICAL MODEL 2244 CIRCULAR DRIVEWAY LANDSCAPE PLAN

Revisions:	Date:	By:
Site Plan Coordination	06.22.2024	LBC

Seal:

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

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

L-6

Cad Id.: 2024-027

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

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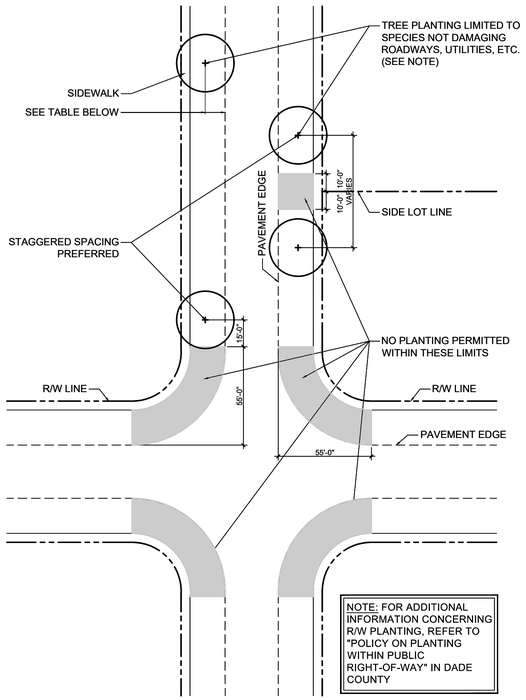
Zoning District: EU-M — Net Lot Area 9,534 s.f 0.22 acres

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

SEE LANDSCAPE

PLANT SCHEDULE 2565 CORNER

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



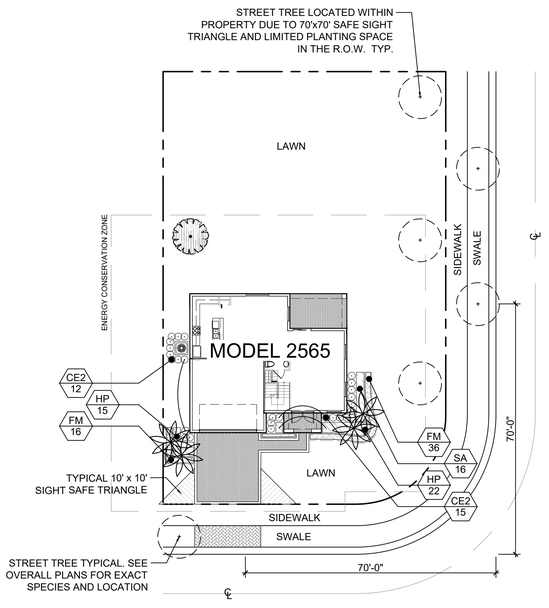
Public R.O.W. Planting Setback

SCALE: 1" = 40'-0"

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

LANDSCAPE NOTES:

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



TYPICAL CORNER LOT

TYPICAL MODEL 2565 LANDSCAPE PLAN

Scale: 1"=20'-0"

LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

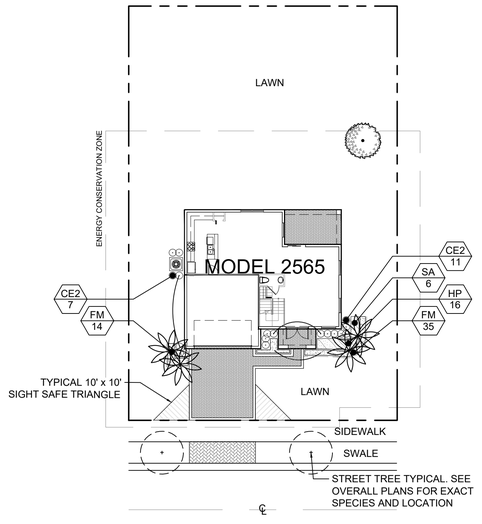
Zoning District: EU-M — Net Lot Area 8,664 s.f 0.2 acres

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

SEE LANDSCAPE

PLANT SCHEDULE 2565 INTERIOR

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



TYPICAL INTERIOR LOT

WITKIN HULTS + PARTNERS
307 south 21st avenue hollywood, florida
phone: 954.923.3669 fax/mfax: 954.923.9689
www.witkindesign.com

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Project: FOUR ACES PROPERTIES IV
MIAMI DADE COUNTY
TYPICAL MODEL 2565 LANDSCAPE PLAN

Revisions:	Date:	By:
Site Plan Coordination	08.22.2024	LBC

Seal:

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

Drawing: Typical Model 2565 Landscape Plan
Date: 05/28/2024
Scale: See Left
Drawn by: LBC
Sheet No.: L-7
Cad Id.: 2024-027

Z:\2024\Installation\Construction\For Four Aces Properties IV - Peter Weber - Lennar 2024-027\Landscape\Typical\2024-08-22 SLA TYP Mod Plan.dwg, Aug 26, 2024

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

LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

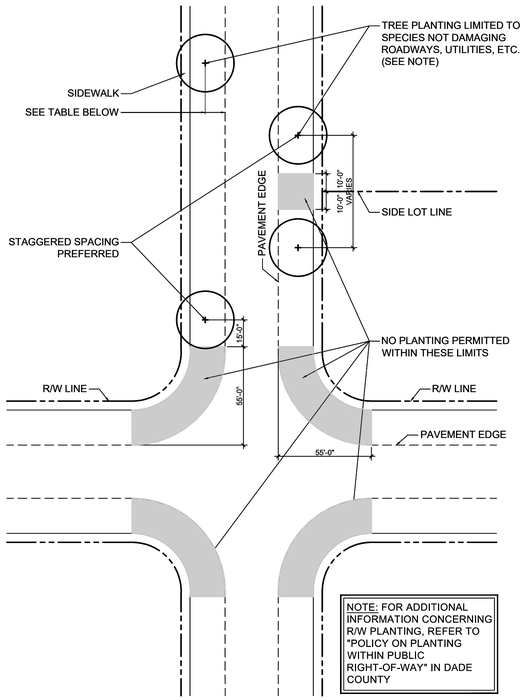
Zoning District: EU-M — Net Lot Area 9,534 s.f 0.22 acres

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

SEE LANDSCAPE

PLANT SCHEDULE 2565 CORNER CIRC DRVW

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



Public R.O.W. Planting Setback

SCALE: 1" = 40'-0"

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

LANDSCAPE NOTES:

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

LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

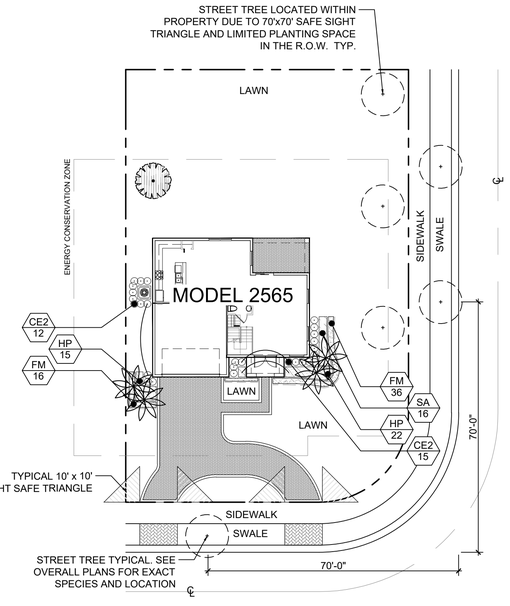
Zoning District: EU-M — Net Lot Area 8,664 s.f 0.2 acres

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

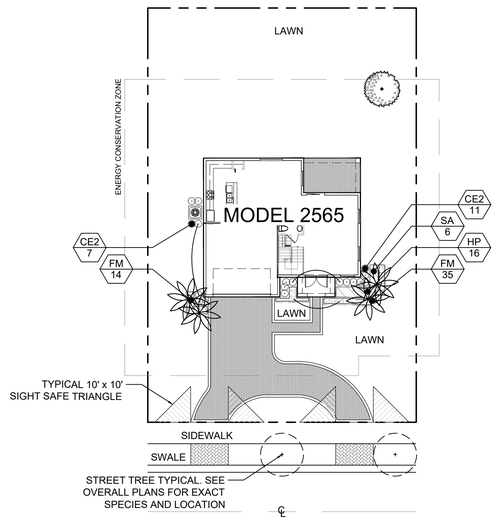
SEE LANDSCAPE

PLANT SCHEDULE 2565 INTERIOR CIRC DRVW

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



TYPICAL CORNER LOT



TYPICAL INTERIOR LOT

TYPICAL MODEL 2565 CIRCULAR DRIVEWAY LANDSCAPE PLAN

Scale: 1"=20'-0"

WITKIN HULTS + PARTNERS
307 south 21st avenue hollywood, florida
phone: 954.923.3689 facsimile: 954.923.9689
www.witkindesign.com

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THE DESIGN AND DRAWINGS HEREIN ARE THE INTELLECTUAL PROPERTY OF THIS LANDSCAPE ARCHITECT AND ARE PROTECTED UNDER THE COPYRIGHT PROTECTION ACT

Project: FOUR ACES PROPERTIES IV
MIAMI DADE COUNTY
TYPICAL MODEL 2565 CIRCULAR DRIVEWAY LANDSCAPE PLAN

Revisions:	Date:	By:
Site Plan Coordination	08.22.2024	LBC

Seal:

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

Drawing: Typical Model 2565 Circular Driveway Landscape Plan
Date: 05/28/2024
Scale: See Left
Drawn by: LBC
Sheet No.:

L-8

Cad Id.: 2024-027

Z:\2024\Applications\Corrected Four Aces Properties IV - Miss Alicia - Lennar 2024-0574 Initial\Set\2024.08.22 L1 TYP Plan.dwg, 08 - 2024

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

LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

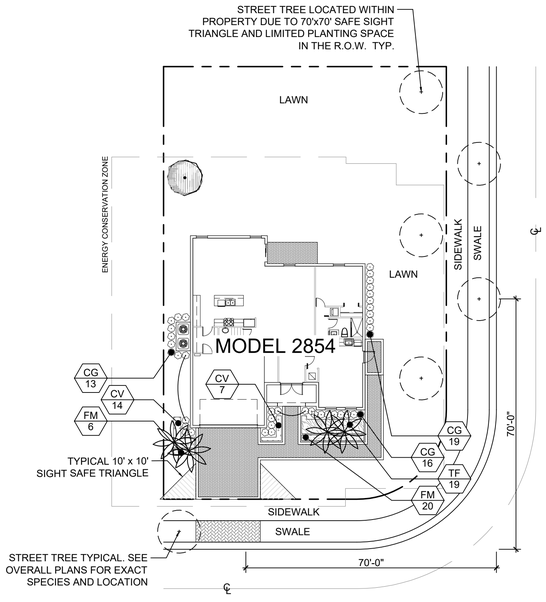
Zoning District: EU-M — Net Lot Area 9,534 s.f 0.22 acres

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

SEE LANDSCAPE

PLANT SCHEDULE 2854 CORNER

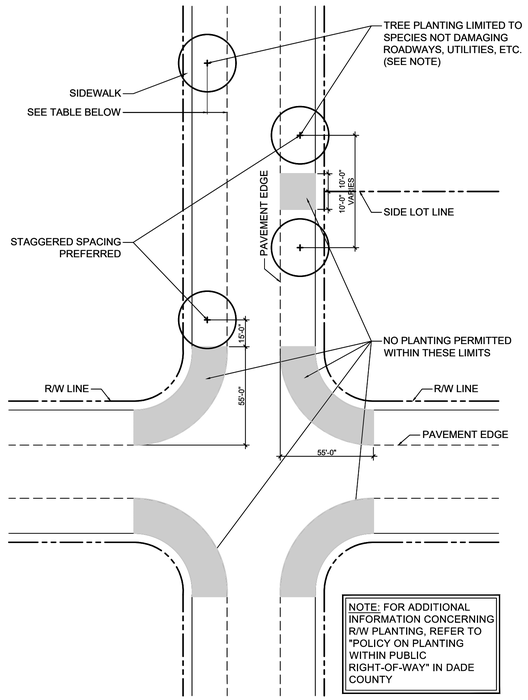
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER	NATIVE	NOTES
TREES							
	CES	1	Conocarpus erectus sericeus Silver Buttonwood	10` HT. X 4` SPR. X 2" CAL.	F.G.	Y	-
PALM TREES							
	VM2	2	Veitchia montgomeryana 'Double' Montgomery Palm	10` O.A. HT. MIN.	F.G.	N	-
SHRUBS							
	CG	40	Clusia guttifera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



TYPICAL CORNER LOT

TYPICAL MODEL 2854 LANDSCAPE PLAN

Scale: 1"=20'-0"



Public R.O.W. Planting Setback

SCALE: 1" = 40'-0"

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

LANDSCAPE NOTES:

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

LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

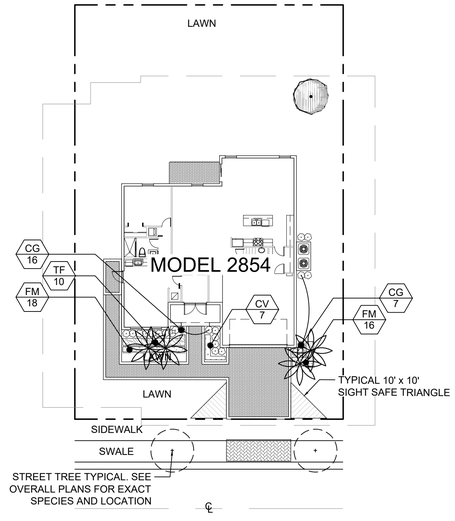
Zoning District: EU-M — Net Lot Area 8,664 s.f 0.2 acres

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

SEE LANDSCAPE

PLANT SCHEDULE 2854 INTERIOR

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



TYPICAL INTERIOR LOT

WITKIN HULTS + PARTNERS
307 south 21st avenue · hollywood, florida
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Project: FOUR ACES PROPERTIES IV
MIAMI DADE COUNTY
TYPICAL MODEL 2854 LANDSCAPE PLAN

Revisions:	Date:	By:
Site Plan Coordination	08.22.2024	LBC

Seal:

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

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

L-9

Cad Id.: 2024-027

Z:\2024\Installation\Construction\For Acet Properties IV - Peter Kiefer - Lennar 2854-CDT-Landscape\Tyndall\2024-08-22\L9 TYP Mod Plan.dwg, Aug 26, 2024

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

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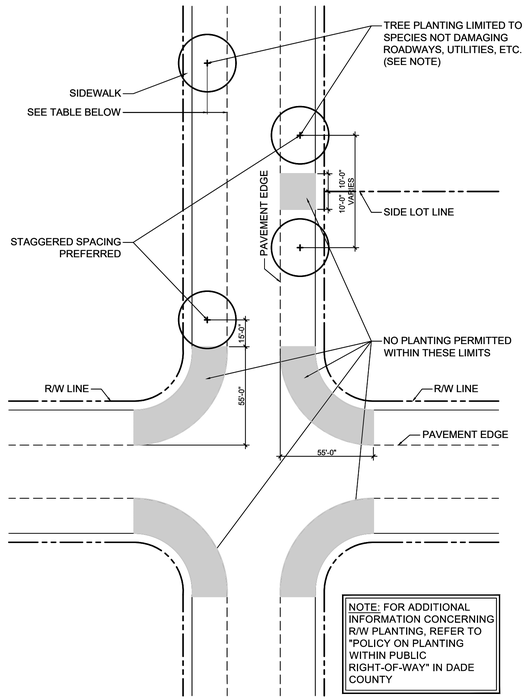
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A + D + E = 8 Total Trees	8	8
SHRUBS		
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B. No. shrubs allowed x 30% = No. of native shrubs required	24	59

SEE LANDSCAPE

PLANT SCHEDULE 2854 CORNER CIRC DRVW

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NATIVE	NOTES
TREES						
	CES	1	Conocarpus erectus sericeus Silver Buttonwood	10` HT. X 4` SPR. X 2" CAL.	Y	-
PALM TREES						
	VM2	2	Veitchia montgomeryana 'Double' Montgomery Palm	10` O.A. HT. MIN.	N	-
SHRUBS						
	CG	40	Clusia guttifera Small Leaf Clusia	24" HT. X 24" SPR. / 24" O.C.	Y	-
SHRUB AREAS						
	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	-
GROUND COVERS						
	FM	36	Ficus microcarpa Green Island ficus	15" HT. X 15" SPR. / 15" O.C.	N	-
LAWN	As Required		Stenotaphrum secundatum 'Floratam' ST. AUGUSTINE GRASS	SOLID EVEN SOD		



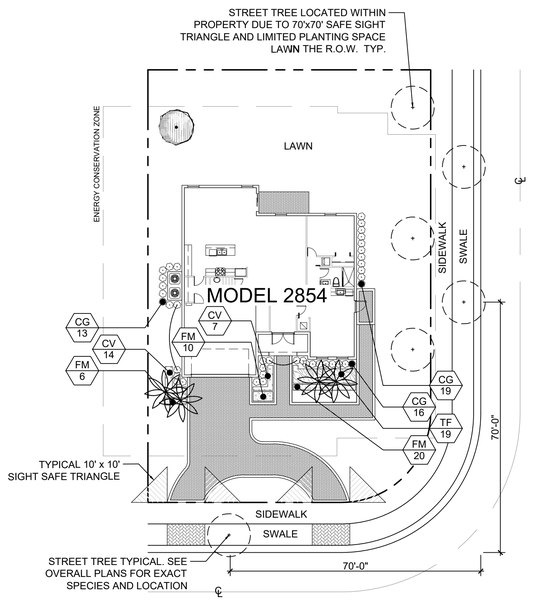
Public R.O.W. Planting Setback

SCALE: 1" = 40'-0"

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

LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

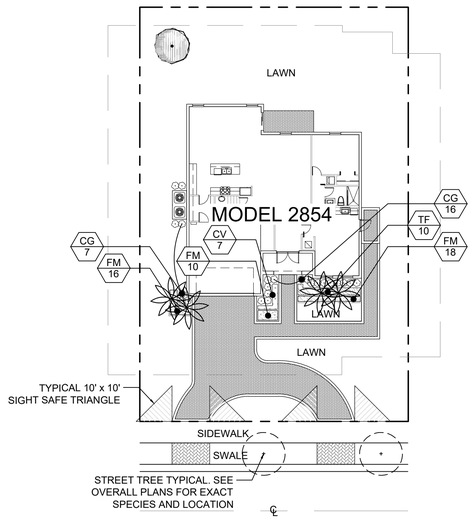
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C. % Natives Required: No. trees provided x 30% =	1	1
D. Street trees (maximum average spacing of 35' o.c.):		
70 linear feet along street =	2	2
E. Street trees located directly beneath power lines		
(maximum average spacing of 25' o.c.)_____ linear feet along street / 25 =	N/A	N/A
F. Total Trees Required		
A + D + E = 4 Total Trees	4	4
SHRUBS		
A. No. trees required x 10 = No. of shrubs allowed	40	40
B. No. shrubs allowed x 30% = No. of native shrubs required	12	33

SEE LANDSCAPE

PLANT SCHEDULE 2854 INTERIOR CIRC DRVW

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NATIVE	NOTES
TREES						
	CES	1	Conocarpus erectus sericeus Silver Buttonwood	10` HT. X 4` SPR. X 2" CAL.	Y	-
PALM TREES						
	VM2	2	Veitchia montgomeryana 'Double' Montgomery Palm	10` O.A. HT. MIN.	N	-
SHRUBS						
	CG	23	Clusia guttifera Small Leaf Clusia	24" HT. X 24" SPR. / 24" O.C.	Y	-
SHRUB AREAS						
	CV	7	Codiaeum variegatum 'Golden Dust' Gold Dust Croton	18" HT. X 18" SPR. / 18" O.C.	N	-
	TF	10	Tripsacum floridanum Florida Fakahatchee Grass	24" HT. X 24" SPR. / 24" O.C.	Y	-
GROUND COVERS						
	FM	44	Ficus microcarpa Green Island ficus	15" HT. X 15" SPR. / 15" O.C.	N	-
LAWN	As Required		Stenotaphrum secundatum 'Floratam' ST. AUGUSTINE GRASS	SOLID EVEN SOD		



TYPICAL INTERIOR LOT

TYPICAL MODEL 2854 CIRCULAR DRIVEWAY LANDSCAPE PLAN

Scale: 1"=20'-0"

WITKIN HULTS + PARTNERS
307 south 21st avenue · hollywood, florida
phone: 954.923.3689 · facsimile: 954.923.9689
www.witkindesign.com

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

Revisions:	Date:	By:
Site Plan Coordination	08.22.2024	LBC

Seal:

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

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

L-10

Cad Id.: 2024-027

Z:\2024\Projects\Corrected Four Aces Properties IV - Palm Aloha - Lennar 2854-2574 Interior\Dwgs\2854 SE 23rd CL TYP Dwy Aug 26, 2024

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

LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

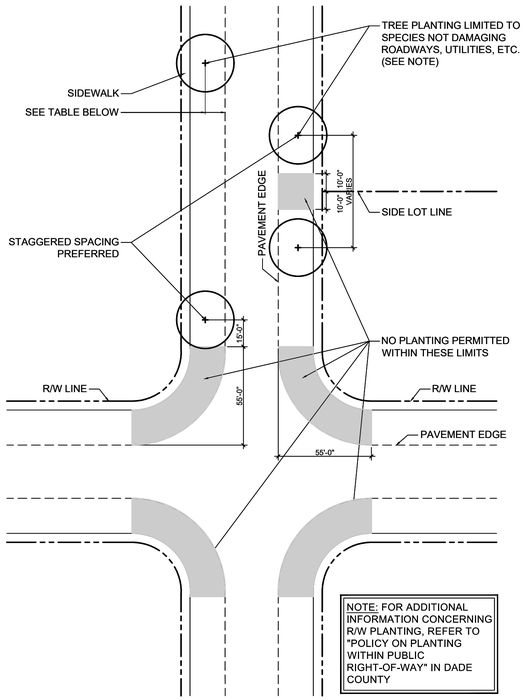
Zoning District: EU-M — Net Lot Area 9,534 s.f 0.22 acres

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

SEE LANDSCAPE

PLANT SCHEDULE 3098 CORNER

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NATIVE	NOTES
TREES						
	CO	1	Chrysophyllum oliviforme Satinleaf	10` HT. X 4` SPR. X 2" CAL.	Y	-
PALM TREES						
	VM2	2	Veitchia montgomeryana 'Double' Montgomery Palm	10` O.A. HT. MIN.	N	-
SHRUBS						
	CE2	24	Conocarpus erectus Green Buttonwood	24" HT. X 24" SPR. / 24" O.C.	Y	
SHRUB AREAS						
	HP	40	Hamelia patens Firebush	18" HT. X 18" SPR. / 18" O.C.	Y	-
	SA	16	Schefflera arboricola 'Trinette' Variegated Schefflera	18" HT. X 18" SPR. / 18" O.C.	N	-
GROUND COVERS						
	FM	65	Ficus microcarpa Green Island ficus	15" HT. X 15" SPR. / 15" O.C.	N	-
LAWN	As Required		Stenotaphrum secundatum 'Floratam' ST. AUGUSTINE GRASS	SOLID EVEN SOD		



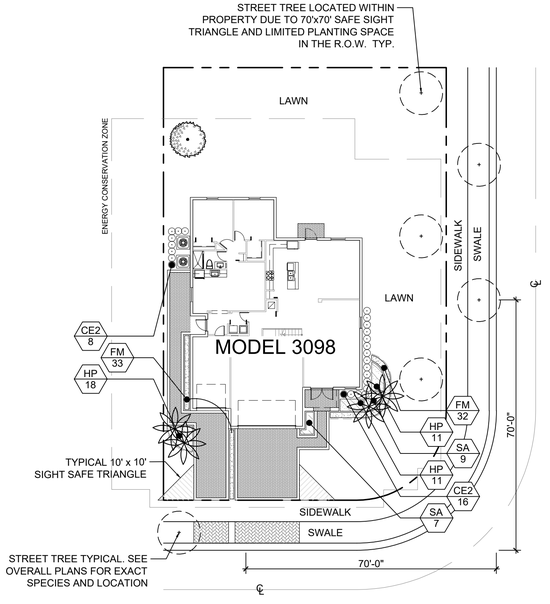
Public R.O.W. Planting Setback

SCALE: 1" = 40'-0"

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

LANDSCAPE NOTES:

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



TYPICAL CORNER LOT

TYPICAL MODEL 3098 LANDSCAPE PLAN

Scale: 1"=20'-0"

LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

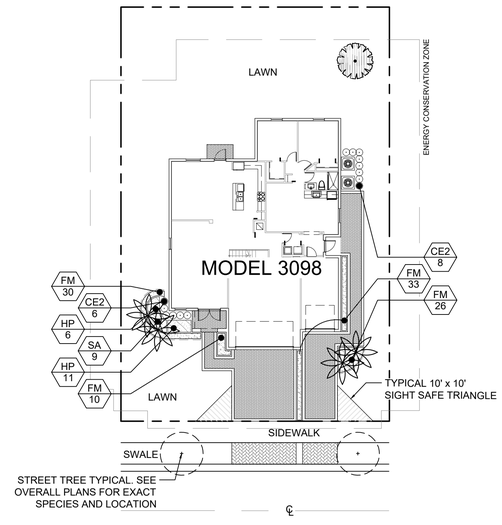
Zoning District: EU-M — Net Lot Area 8,664 s.f 0.2 acres

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

SEE LANDSCAPE

PLANT SCHEDULE 3098 INTERIOR

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NATIVE	NOTES
TREES						
	CE	1	Conocarpus erectus Green Buttonwood	10` HT. X 4` SPR. X 2" CAL.	Y	-
PALM TREES						
	VM2	2	Veitchia montgomeryana 'Double' Montgomery Palm	10` O.A. HT. MIN.	N	-
SHRUBS						
	CE2	14	Conocarpus erectus Green Buttonwood	24" HT. X 24" SPR. / 24" O.C.	Y	
SHRUB AREAS						
	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	-
GROUND COVERS						
	FM	99	Ficus microcarpa Green Island ficus	15" HT. X 15" SPR. / 15" O.C.	N	-
LAWN	As Required		Stenotaphrum secundatum 'Floratam' ST. AUGUSTINE GRASS	SOLID EVEN SOD		



TYPICAL INTERIOR LOT

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Project: FOUR ACES PROPERTIES IV
MIAMI DADE COUNTY
TYPICAL MODEL 3098 LANDSCAPE PLAN

Revisions:	Date:	By:
Site Plan Coordination	08.22.2024	LBC

Seal:

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

Drawing: Typical Model 3098 Landscape Plan
Date: 05/28/2024
Scale: See Left
Drawn by: LBC
Sheet No.:

L-11

Cad Id.: 2024-027

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

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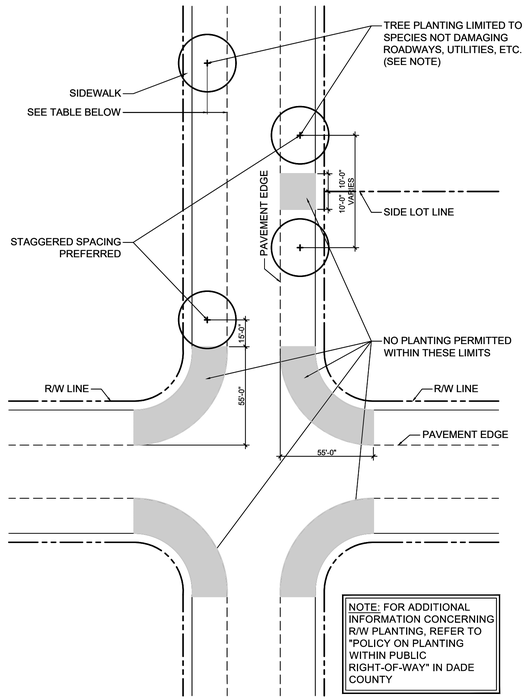
Zoning District: EU-M — Net Lot Area 9,534 s.f 0.22 acres

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

SEE LANDSCAPE

PLANT SCHEDULE 3098 CORNER CIRC DRVW

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



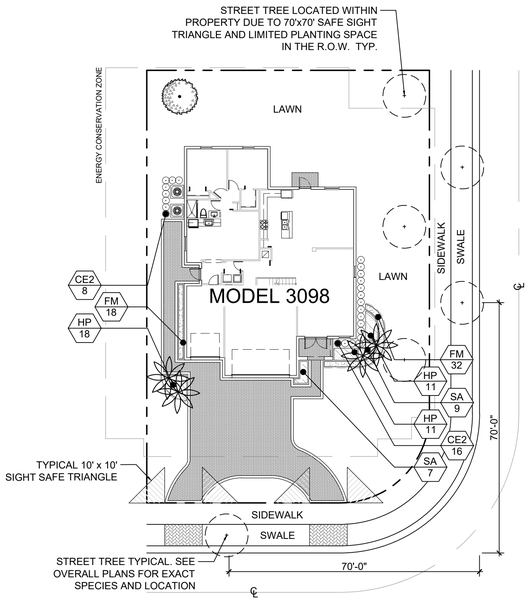
Public R.O.W. Planting Setback

SCALE: 1" = 40'-0"

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

LANDSCAPE NOTES:

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



TYPICAL CORNER LOT

LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

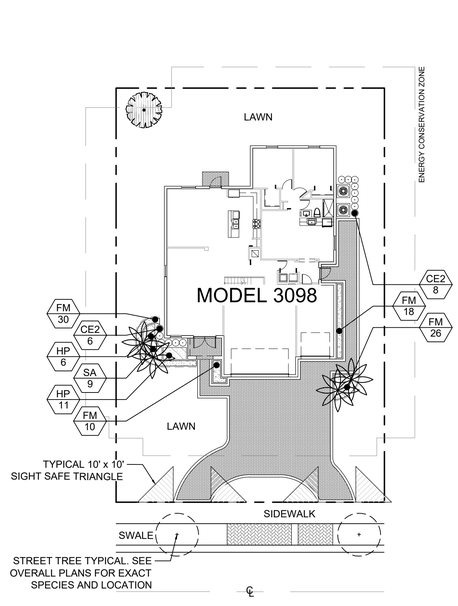
Zoning District: EU-M — Net Lot Area 8,664 s.f 0.2 acres

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

SEE LANDSCAPE

PLANT SCHEDULE 3098 INTERIOR CIRC DRVW

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



TYPICAL INTERIOR LOT

TYPICAL MODEL 3098 CIRCULAR DRIVEWAY LANDSCAPE PLAN

Scale: 1"=20'-0"

WITKIN HULTS + PARTNERS
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phone: 954.923.3689 facsimile: 954.923.9689
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Project: FOUR ACES PROPERTIES IV
MIAMI DADE COUNTY
TYPICAL MODEL 3098 CIRCULAR DRIVEWAY LANDSCAPE PLAN

Revisions:	Date:	By:
Site Plan Coordination	08.22.2024	LBC

Seal:

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

Drawing: Typical Model 3098 Circular Driveway Landscape Plan
Date: 05/28/2024
Scale: See Left
Drawn by: LBC
Sheet No.:

L-12

Cad Id.: 2024-027

Z:\2024\Residential\Commercial\Four Aces Properties IV - Pete Alfaro - Lennar 2024\Drawings\Submittals\08.22.24 SITE PLAN\L-12 TYP. Plan Aug 26, 2024

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

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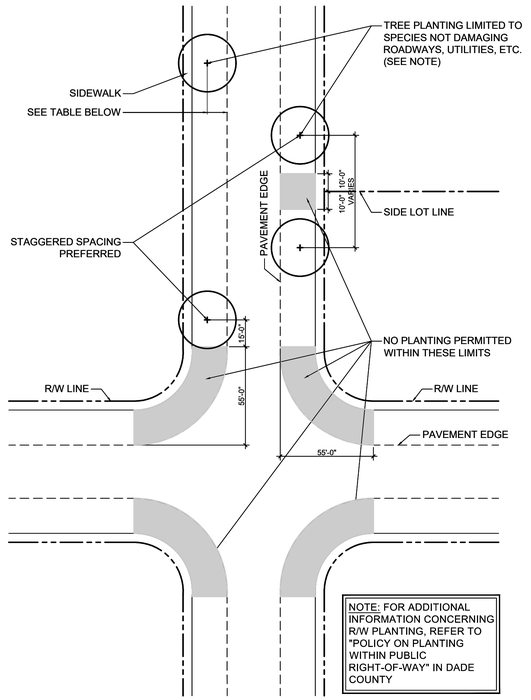
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LAWN AREA CALCULATION		
A. 9,534 total s.f. of Net Lot Area		
B. Maximum lawn area (sod) permitted = 50 % x 9,534 s.f. =	4,767	3,650
TREES		
A. No. trees required per net lot acre		
Less existing number of trees meeting minimum requirements		
= 9 trees x net lot acres =	2	2
B. % Palms Allowed: No. trees required x 30% =	1	1
C. % Natives Required: No. trees provided x 30% =	1	2
D. Street trees (maximum average spacing of 35' o.c.):		
185 linear feet along street =	6	6
E. Street trees located directly beneath power lines		
(maximum average spacing of 25' o.c.)_____ linear feet along street / 25 =	N/A	N/A
F. Total Trees Required		
A + D + E = 8 Total Trees	8	8
SHRUBS		
A. No. trees required x 10 = No. of shrubs allowed	80	80
B. No. shrubs allowed x 30% = No. of native shrubs required	24	65

SEE LANDSCAPE

PLANT SCHEDULE 3266 CORNER

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NATIVE	NOTES
TREES						
	BS	1	Bursera simaruba Gumbo Limbo	10` HT. X 4` SPR. X 2" CAL.	Y	-
PALM TREES						
	VM2	2	Veitchia montgomeryana 'Double' Montgomery Palm	10` O.A. HT. MIN.	N	-
SHRUBS						
	CG	34	Clusia guttifera Small Leaf Clusia	24" HT. X 24" SPR. / 24" O.C.	Y	-
SHRUB AREAS						
	CH	31	Chrysobalanus icaco 'Red Tip' Red Tip Cocoplum	18" HT. X 18" SPR. / 18" O.C.	Y	-
	DE	15	Duranta erecta 'Gold Mound' Gold Mound Dewdrops	18" HT. X 18" SPR. / 18" O.C.	N	-
GROUND COVERS						
	FM	66	Ficus microcarpa Green Island ficus	15" HT. X 15" SPR. / 15" O.C.	N	-
LAWN	As Required		Stenotaphrum secundatum 'Floratam' ST. AUGUSTINE GRASS	SOLID EVEN SOD		



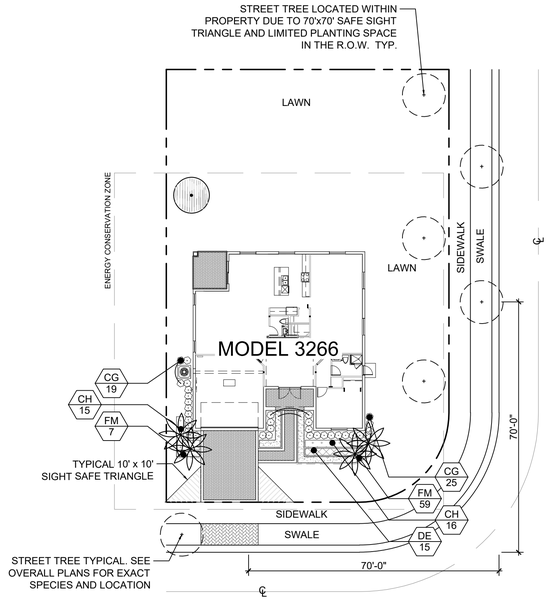
Public R.O.W. Planting Setback

SCALE: 1" = 40'-0"

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

LANDSCAPE NOTES:

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



TYPICAL CORNER LOT

TYPICAL MODEL 3266 LANDSCAPE PLAN

Scale: 1"=20'-0"

LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

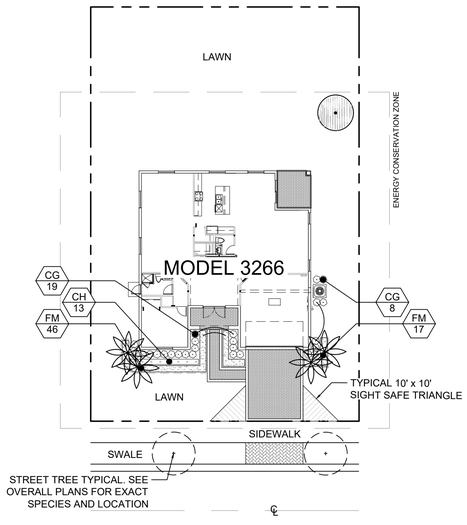
Zoning District: EU-M — Net Lot Area 8,664 s.f 0.2 acres

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

SEE LANDSCAPE

PLANT SCHEDULE 3266 INTERIOR

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NATIVE	NOTES
TREES						
	BS	1	Bursera simaruba Gumbo Limbo	10` HT. X 4` SPR. X 2" CAL.	Y	-
PALM TREES						
	VM2	2	Veitchia montgomeryana 'Double' Montgomery Palm	10` O.A. HT. MIN.	N	-
SHRUBS						
	CG	27	Clusia guttifera Small Leaf Clusia	24" HT. X 24" SPR. / 24" O.C.	Y	-
SHRUB AREAS						
	CH	13	Chrysobalanus icaco 'Red Tip' Red Tip Cocoplum	18" HT. X 18" SPR. / 18" O.C.	Y	-
GROUND COVERS						
	FM	80	Ficus microcarpa Green Island ficus	15" HT. X 15" SPR. / 15" O.C.	N	-
LAWN	As Required		Stenotaphrum secundatum 'Floratam' ST. AUGUSTINE GRASS	SOLID EVEN SOD		



TYPICAL INTERIOR LOT

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Project: FOUR ACES PROPERTIES IV
MIAMI DADE COUNTY
TYPICAL MODEL 3266 LANDSCAPE PLAN

Revisions:	Date:	By:
Site Plan Coordination	08.22.2024	LBC

Seal:

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

Drawing: Typical Model 3266 Landscape Plan
Date: 05/28/2024
Scale: See Left
Drawn by: LBC
Sheet No.:

L-13

Cad Id.: 2024-027

Z:\2024\Installation\Construction\For Acad Projects (V - Z)\Four Aces - Lennar (2024-027)\Landscape\Tyndall\2024-08-22\L3 TYP Mod Ag 08 - 2024

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

LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

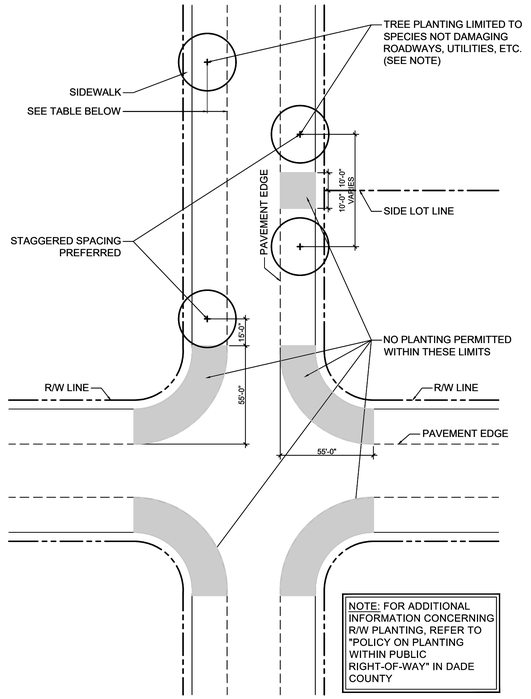
Zoning District: EU-M — Net Lot Area 9,534 s.f 0.22 acres

	REQUIRED	PROVIDED
LAWN AREA CALCULATION		
A. 9,534 total s.f. of Net Lot Area		
B. Maximum lawn area (sod) permitted = 50 % x 9,534 s.f. =	4,767	3,650
TREES		
A. No. trees required per net lot acre Less existing number of trees meeting minimum requirements = 9 trees x net lot acres =	2	2
B. % Palms Allowed: No. trees required x 30% =	1	1
C. % Natives Required: No. trees provided x 30% =	1	2
D. Street trees (maximum average spacing of 35' o.c.): 185 linear feet along street =	6	6
E. Street trees located directly beneath power lines (maximum average spacing of 25' o.c.)_____ linear feet along street / 25 =	N/A	N/A
F. Total Trees Required A + D + E = 8 Total Trees	8	8
SHRUBS		
A. No. trees required x 10 = No. of shrubs allowed	80	80
B. No. shrubs allowed x 30% = No. of native shrubs required	24	65

SEE LANDSCAPE

PLANT SCHEDULE 3266 CORNER CIRC DRVW

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



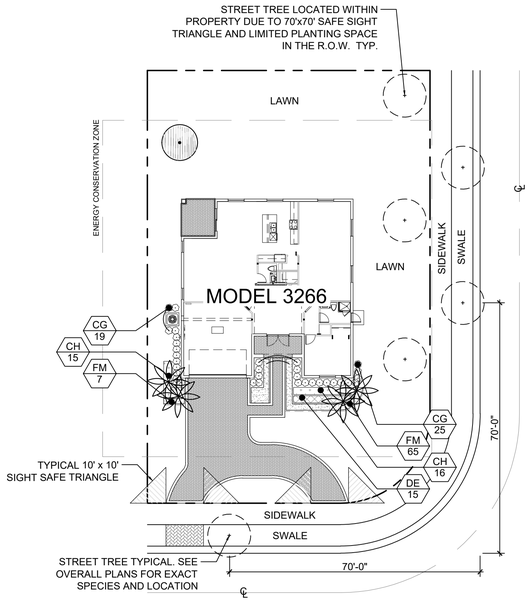
Public R.O.W. Planting Setback

SCALE: 1" = 40'-0"

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

LANDSCAPE NOTES:

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



TYPICAL CORNER LOT

LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

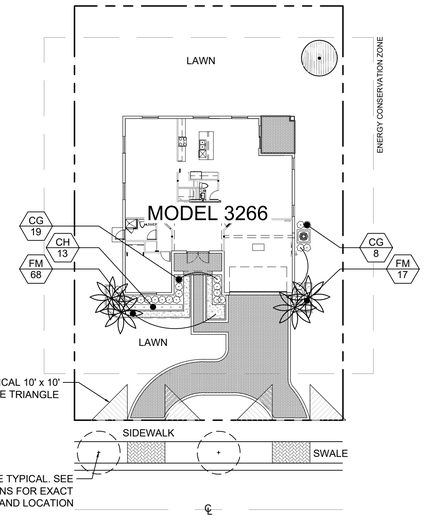
Zoning District: EU-M — Net Lot Area 8,664 s.f 0.2 acres

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

SEE LANDSCAPE

PLANT SCHEDULE 3266 INTERIOR CIRC DRVW

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



TYPICAL INTERIOR LOT

TYPICAL MODEL 3266 CIRCULAR DRIVEWAY LANDSCAPE PLAN

Scale: 1"=20'-0"

WITKIN HULTS + PARTNERS
307 south 21st avenue hollywood, florida
phone: 954.923.3000 facsimile: 954.923.9089
www.witkindesign.com

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Project: FOUR ACES PROPERTIES IV
MIAMI DADE COUNTY
TYPICAL MODEL 3266 CIRCULAR DRIVEWAY LANDSCAPE PLAN

Revisions:	Date:	By:
Site Plan Coordination	06.22.2024	LBC

Seal:

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

Drawing: Typical Model 3266 Circular Driveway Landscape Plan
Date: 05/28/2024
Scale: See Left
Drawn by: LBC
Sheet No.: L-14
Cad Id.: 2024-027

Z:\2024\Residential\Commercial\Four Aces Properties IV - Miss Kelly - Lakes 2024-074 Landscape\Construction\L-14 (3X3) TYP Plan.dwg, 05/28/2024 10:37:54 AM, LBC

RECEIVED

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

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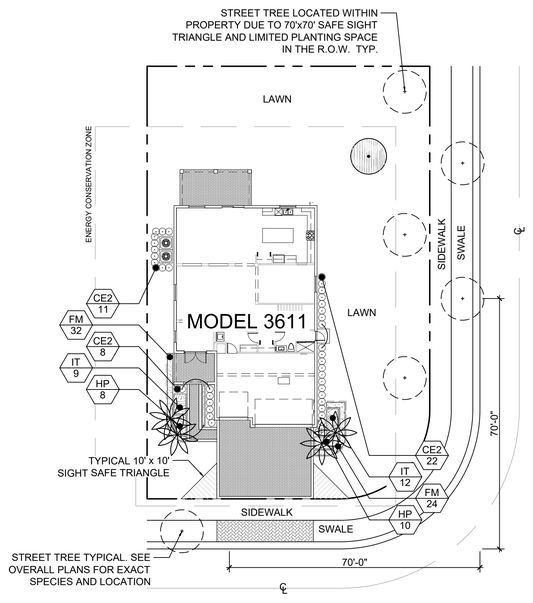
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TREES		
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D. Street trees (maximum average spacing of 35' o.c.): 185 linear feet along street =	6	6
E. Street trees located directly beneath power lines (maximum average spacing of 25' o.c.)_____ linear feet along street / 25 =	N/A	N/A
F. Total Trees Required A + D + E = 8 Total Trees	8	8
SHRUBS		
A. No. trees required x 10 = No. of shrubs allowed	80	80
B. No. shrubs allowed x 30% = No. of native shrubs required	24	59

SEE LANDSCAPE

PLANT SCHEDULE 3611 CORNER

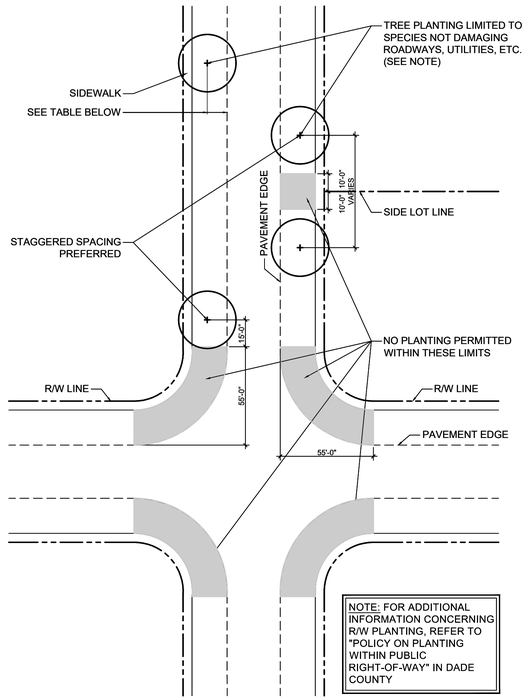
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NATIVE	NOTES
TREES						
	BS	1	Bursera simaruba Gumbo Limbo	10` HT. X 4` SPR. X 2" CAL.	Y	-
PALM TREES						
	VM2	2	Veitchia montgomeryana 'Double' Montgomery Palm	10` O.A. HT. MIN.	N	-
SHRUBS						
	CE2	41	Conocarpus erectus Green Buttonwood	24" HT. X 24"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



TYPICAL CORNER LOT

TYPICAL MODEL 3611 LANDSCAPE PLAN

Scale: 1"=20'-0"



Public R.O.W. Planting Setback

SCALE: 1" = 40'-0"

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

LANDSCAPE NOTES:

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LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

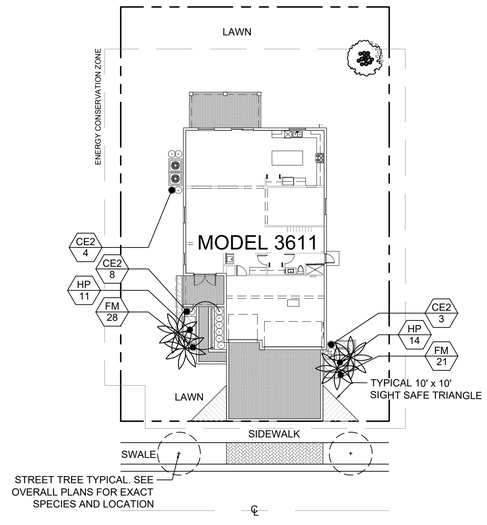
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E. Street trees located directly beneath power lines (maximum average spacing of 25' o.c.)_____ linear feet along street / 25 =	N/A	N/A
F. Total Trees Required A + D + E = 4 Total Trees	4	4
SHRUBS		
A. No. trees required x 10 = No. of shrubs allowed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

SEE LANDSCAPE

PLANT SCHEDULE 3611 INTERIOR

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



TYPICAL INTERIOR LOT

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307 south 21st avenue hollywood, florida
phone: 954.923.3669 fassimile: 954.923.9689
www.witkindesign.com

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

Revisions:	Date:	By:
Site Plan Coordination	08.22.2024	LBC

Seal:

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

Drawing: Typical Model 3611 Landscape Plan
Date: 05/28/2024
Scale: See Left
Drawn by: LBC
Sheet No.: L-15
Cad Id.: 2024-027

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MIAMI-DADE COUNTY
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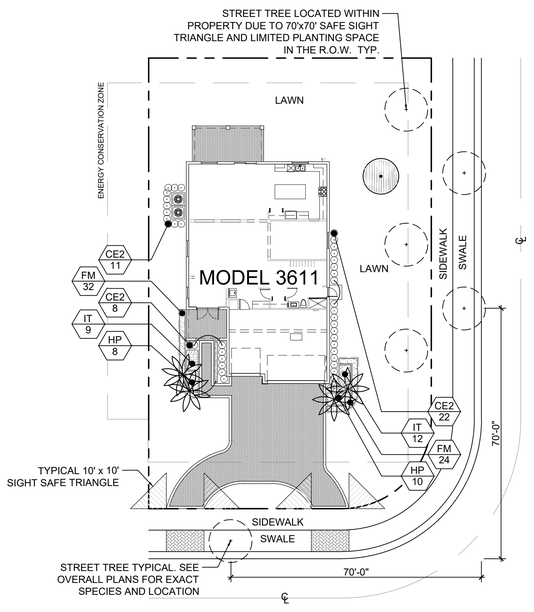
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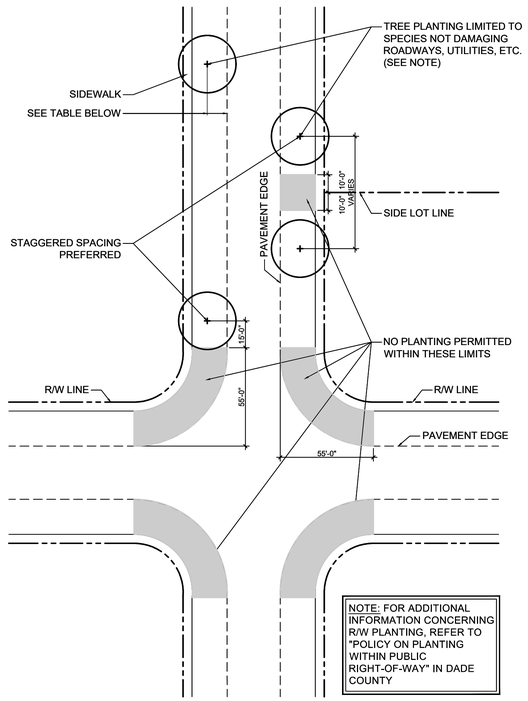
SEE LANDSCAPE

PLANT SCHEDULE 3611 CORNER CIRC DRVW

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



TYPICAL CORNER LOT



Public R.O.W. Planting Setback

SCALE: 1" = 40'-0"

	DESIGN SPEED		
ROADWAYS	BELOW 35 mph	35 - 45 mph	50 mph & ABOVE
NO CURB & GUTTER	6'	14'	30'
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LANDSCAPE NOTES:

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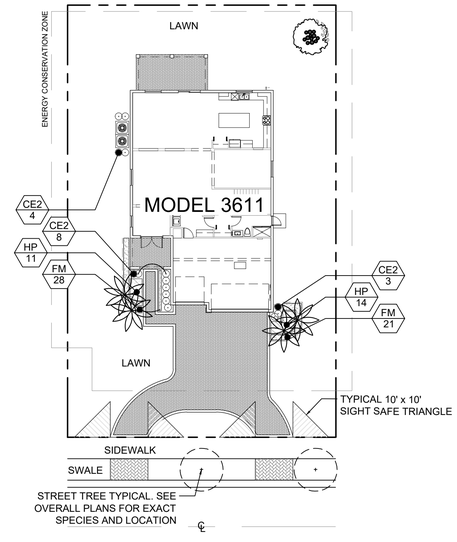
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D. Street trees (maximum average spacing of 35' o.c.): 70 linear feet along street =	2	2
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SEE LANDSCAPE

PLANT SCHEDULE 3611 INTERIOR CIRC DRVW

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



TYPICAL INTERIOR LOT

TYPICAL MODEL 3611 CIRCULAR DRIVEWAY LANDSCAPE PLAN

Scale: 1"=20'-0"

WITKIN HULTS + PARTNERS
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phone: 954.923.3689 facsimile: 954.923.9689
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MIAMI DADE COUNTY
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Revisions:	Date:	By:
Site Plan Coordination	08.22.2024	LBC

Seal:

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

Drawing: Typical Model 3611 Circular Driveway Landscape Plan
Date: 05/28/2024
Scale: See Left
Drawn by: LBC
Sheet No.: L-16
Cad Id.: 2024-027

Z:\2024\Projects\Commercial\Four Aces Properties IV - Pete Alvisi - Lennar 2024-074.vwx\Issued Sheets\PDF\24-074 TYP Ped Alg DR - 2024

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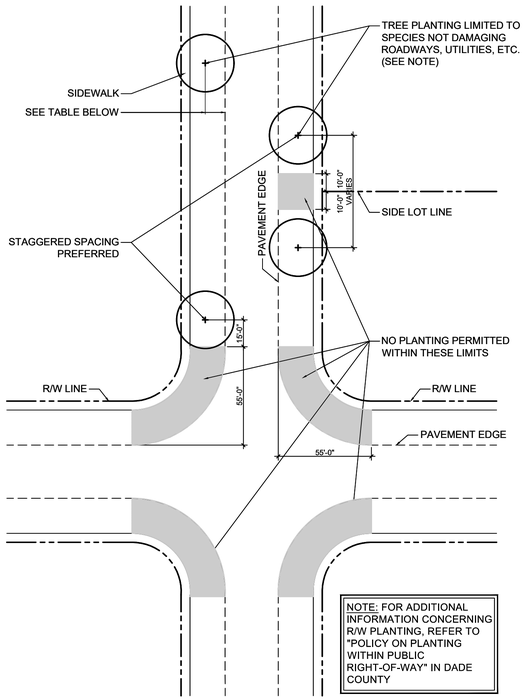
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180 linear feet along street =	6	6
E. Street trees located directly beneath power lines		
(maximum average spacing of 25' o.c.)_____ linear feet along street / 25 =	N/A	N/A
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A + D + E = 8 Total Trees	8	8
SHRUBS		
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B. No. shrubs allowed x 30% = No. of native shrubs required	24	35

SEE LANDSCAPE

PLANT SCHEDULE ASPIRE P001 CORNER

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



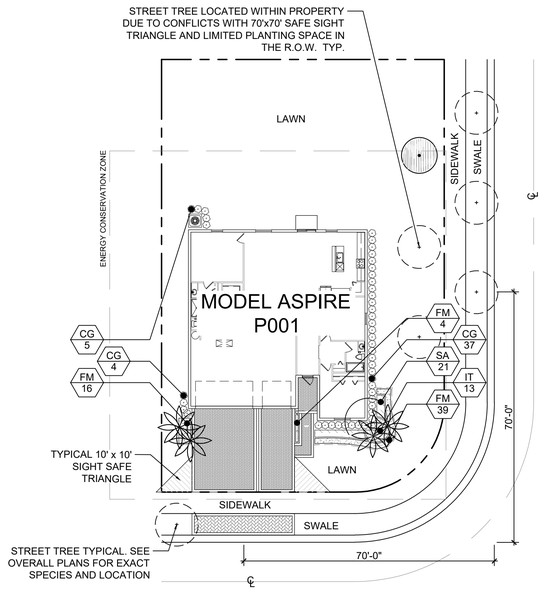
Public R.O.W. Planting Setback

SCALE: 1" = 40'-0"

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

LANDSCAPE NOTES:

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



TYPICAL CORNER LOT

LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

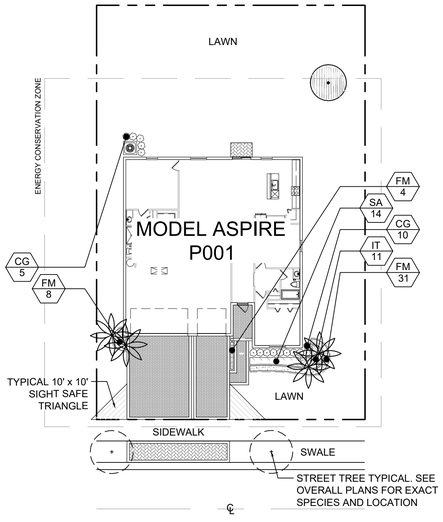
Zoning District: EU-M Net Lot Area 8,664 s.f 0.2 acres

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

SEE LANDSCAPE

PLANT SCHEDULE ASPIRE P001 INTERIOR

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



TYPICAL INTERIOR LOT

TYPICAL MODEL P001 ASPIRE LANDSCAPE PLAN

Scale: 1"=20'-0"

WITKIN HULTS + PARTNERS
307 south 21st avenue hollywood, florida
phone: 954.923.3689 facsimile: 954.923.9689
www.witkindesign.com

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Project: FOUR ACES PROPERTIES IV
MIAMI DADE COUNTY
TYPICAL MODEL P001 ASPIRE LANDSCAPE PLAN

Revisions:	Date:	By:
Site Plan Coordination	08.22.2024	LBC

Seal:

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

Drawing: Typical Model P001 Aspire Landscape Plan
Date: 05/28/2024
Scale: See Left
Drawn by: LBC
Sheet No.: L-17
Cad Id.: 2024-027

Z:\2024\Models\Corrected\Four Ace Properties IV - Pete Aiello - Lenar 2024-0574 Individual\Tyndall\24-05-28 2nd L1 TYP Pete Aiello.dwg, 5/28/2024 3:11:47 PM, Ana Ruiz, 1:1

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

LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

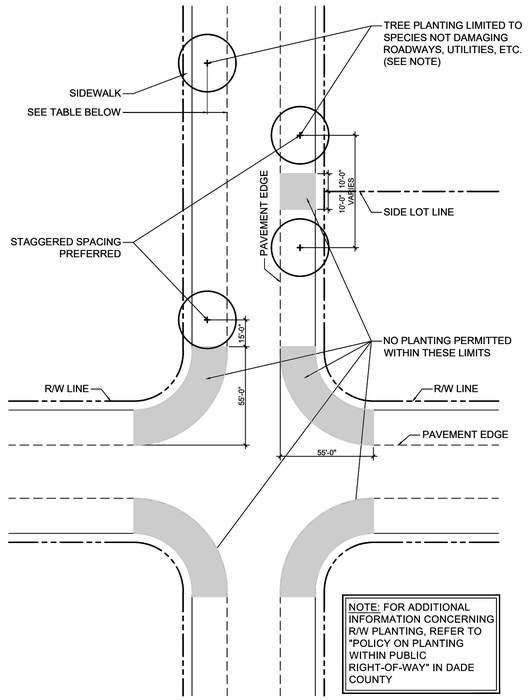
Zoning District: EU-M Net Lot Area 9,534 s.f 0.23 acres

	REQUIRED	PROVIDED
LAWN AREA CALCULATION		
A. 9,534 total s.f. of Net Lot Area		
B. Maximum lawn area (sod) permitted = 50 % x 9,534 s.f. =	4,767	3,650
TREES		
A. No. trees required per net lot acre Less existing number of trees meeting minimum requirements = 9 trees x net lot acres =	2	2
B. % Palms Allowed: No. trees required x 30% =	1	1
C. % Natives Required: No. trees provided x 30% =	1	1
D. Street trees (maximum average spacing of 35' o.c.): 180 linear feet along street =	6	6
E. Street trees located directly beneath power lines (maximum average spacing of 25' o.c.)_____ linear feet along street / 25 =	N/A	N/A
F. Total Trees Required A + D + E = 8 Total Trees	8	8
SHRUBS		
A. No. trees required x 10 = No. of shrubs allowed	80	80
B. No. shrubs allowed x 30% = No. of native shrubs required	24	35

SEE LANDSCAPE

PLANT SCHEDULE ASPIRE P001 CORNER CIRC DRVW

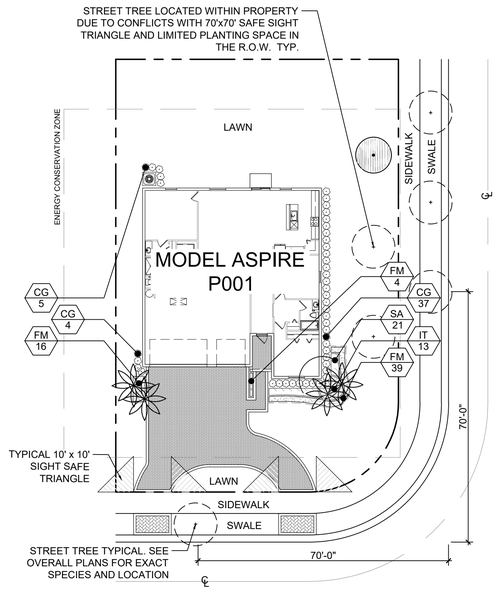
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NATIVE	NOTES
TREES						
	BS	1	Bursera simaruba Gumbo Limbo	10` HT. X 4` SPR. X 2" CAL.	Y	-
PALM TREES						
	VM2	2	Veitchia montgomeryana 'Double' Montgomery Palm	10` O.A. HT. MIN.	N	-
SHRUBS						
	CG	46	Clusia guttifera Small Leaf Clusia	24" HT. X 24" SPR.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



Public R.O.W. Planting Setback

SCALE: 1" = 40'-0"

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



TYPICAL CORNER LOT

LANDSCAPE NOTES:

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- ALL LANDSCAPE INSIDE THE PROPERTY ADJACENT TO DRIVEWAYS SHALL COMPLY WITH THE 10' x 10' SAFE SIGHT-TRIANGLE, PER SE, 33-11 OF MIAMI-DADE COUNTY CODE.
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- DRIVEWAYS AND APPROACHES MUST ADHERE TO MDC DETAILS. MUST BE FLARED OR MIN. 5'-0" RADIUS, AND SHALL NOT BE WIDER THAN 20'-0".
- ALL TREE DIMENSIONS ARE MEASURED FROM THE FACE OF TREE TRUNK.

LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

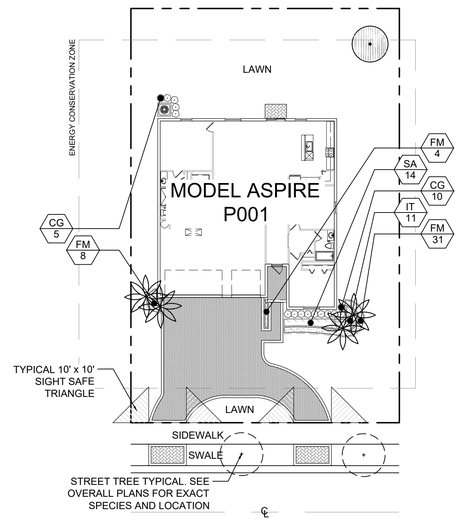
Zoning District: EU-M Net Lot Area 8,664 s.f 0.2 acres

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

SEE LANDSCAPE

PLANT SCHEDULE ASPIRE P001 INTERIOR CIRC DRVW

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



TYPICAL INTERIOR LOT

TYPICAL MODEL P001 ASPIRE CIRCULAR DRIVEWAY LANDSCAPE PLAN

Scale: 1"=20'-0"

WITKIN HULTS + PARTNERS
307 south 21st avenue hollywood, florida
phone: 954.923.3689 facsimile: 954.923.9689
www.witkindesign.com

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

Revisions:	Date:	By:
Site Plan Coordination	08.22.2024	LBC

Seal:

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

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

L-18

Cad Id.: 2024-027

Z:\2024\Applications\Community\Four Aces Properties IV - Aztec Aldea - Lennar 2024-027\Landscape\Tasks\2024-08-22 Site Plan Coordination\L-18 TYP Mod P001 Asp Circ Drwy.dwg, Aug 26, 2024

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

LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

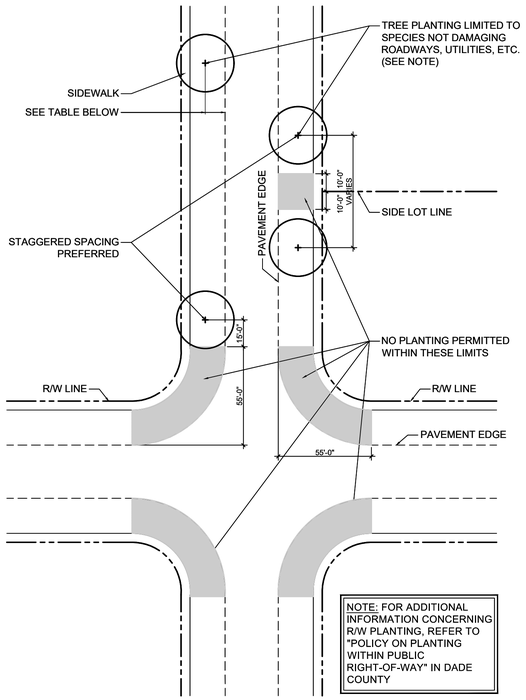
Zoning District: EU-M — Net Lot Area 9,534 s.f 0.23 acres

	REQUIRED	PROVIDED
LAWN AREA CALCULATION		
A. 9,534 total s.f. of Net Lot Area		
B. Maximum lawn area (sod) permitted = 50 % x 9,534 s.f. =	4,767	3,650
TREES		
A. No. trees required per net lot acre		
Less existing number of trees meeting minimum requirements = 9 trees x net lot acres =	2	2
B. % Palms Allowed: No. trees required x 30% =	1	1
C. % Natives Required: No. trees provided x 30% =	1	1
D. Street trees (maximum average spacing of 35' o.c.): 180 linear feet along street =	6	6
E. Street trees located directly beneath power lines (maximum average spacing of 25' o.c.) _____ linear feet along street / 25 =	N/A	N/A
F. Total Trees Required A + D + E = 8 Total Trees	8	8
SHRUBS		
A. No. trees required x 10 = No. of shrubs allowed	80	80
B. No. shrubs allowed x 30% = No. of native shrubs required	24	80

SEE LANDSCAPE

PLANT SCHEDULE BRAVO P002 CORNER

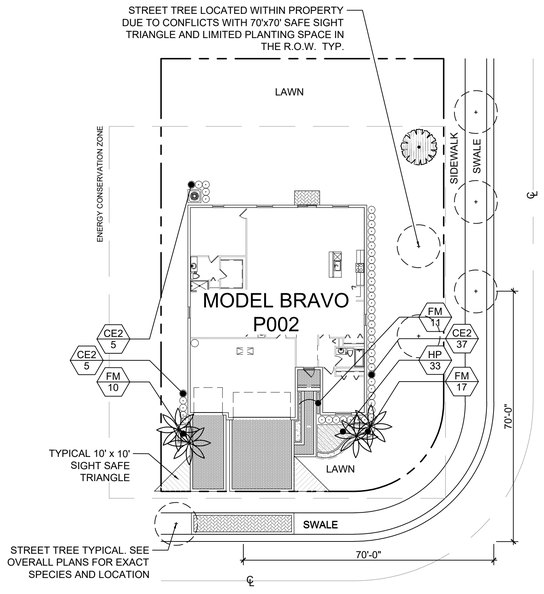
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NATIVE	NOTES
TREES						
	CE	1	Conocarpus erectus Green Buttonwood	10` HT. X 4` SPR. X 2" CAL.	Y	-
PALM TREES						
	VM2	2	Veitchia montgomeryana 'Double' Montgomery Palm	10` O.A. HT. MIN.	N	-
SHRUBS						
	CE2	47	Conocarpus erectus Green Buttonwood	24" HT.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



Public R.O.W. Planting Setback

SCALE: 1" = 40'-0"

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



TYPICAL CORNER LOT

LANDSCAPE NOTES:

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

TYPICAL MODEL P002 BRAVO LANDSCAPE PLAN

Scale: 1"=20'-0"

LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

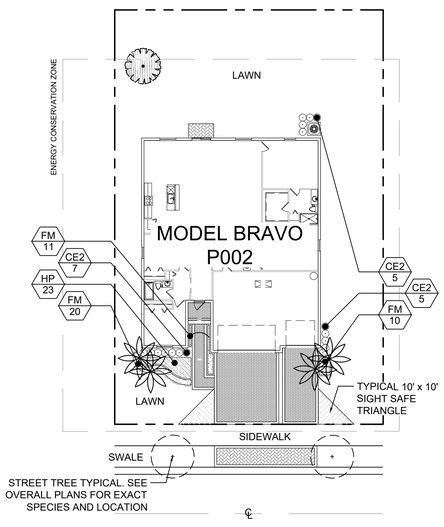
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TREES		
A. No. trees required per net lot acre		
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B. % Palms Allowed: No. trees required x 30% =	1	1
C. % Natives Required: No. trees provided x 30% =	1	1
D. Street trees (maximum average spacing of 35' o.c.): 70 linear feet along street =	2	2
E. Street trees located directly beneath power lines (maximum average spacing of 25' o.c.) _____ linear feet along street / 25 =	N/A	N/A
F. Total Trees Required A + D + E = 4 Total Trees	4	4
SHRUBS		
A. No. trees required x 10 = No. of shrubs allowed	40	40
B. No. shrubs allowed x 30% = No. of native shrubs required	12	40

SEE LANDSCAPE

PLANT SCHEDULE BRAVO P002 INTERIOR

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



TYPICAL INTERIOR LOT

WITKIN HULTS + PARTNERS
307 south 21st avenue hollywood, florida
phone: 954.923.4567 facsimile: 954.923.9689
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Project: FOUR ACES PROPERTIES IV
MIAMI DADE COUNTY
TYPICAL MODEL P002 BRAVO LANDSCAPE PLAN

Revisions:	Date:	By:
Site Plan Coordination	08.22.2024	LBC

Seal:

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

Drawing: Typical Model P002 Bravo Landscape Plan
Date: 05/28/2024
Scale: See Left
Drawn by: LBC
Sheet No.: L-19
Cad Id.: 2024-027

Z:\2024\Residential\Commercial\Four Aces Properties IV - Miss Abby - Lakes 2024\Cad\Landscape\Exhibits\SHEET 24 L19 TYP Plan Aug 26 - 2024

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

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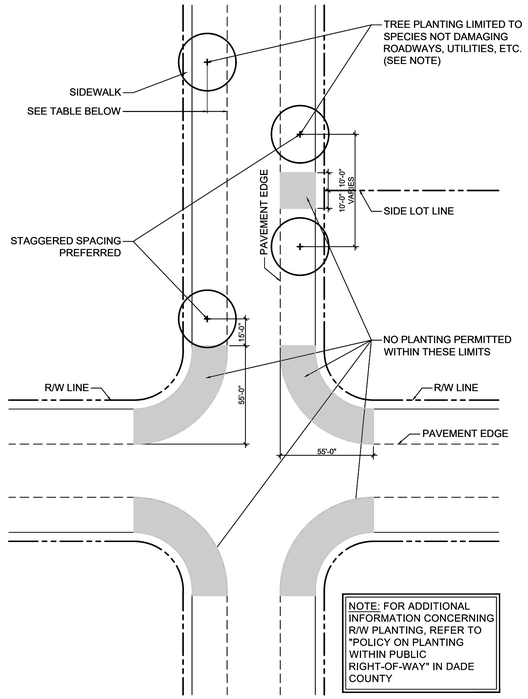
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D. Street trees (maximum average spacing of 35' o.c.): 180 linear feet along street =	6	6
E. Street trees located directly beneath power lines (maximum average spacing of 25' o.c.)_____ linear feet along street / 25 =	N/A	N/A
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SHRUBS		
A. No. trees required x 10 = No. of shrubs allowed	80	80
B. No. shrubs allowed x 30% = No. of native shrubs required	24	80

SEE LANDSCAPE

PLANT SCHEDULE BRAVO P002 CORNER CIRC DRVW

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



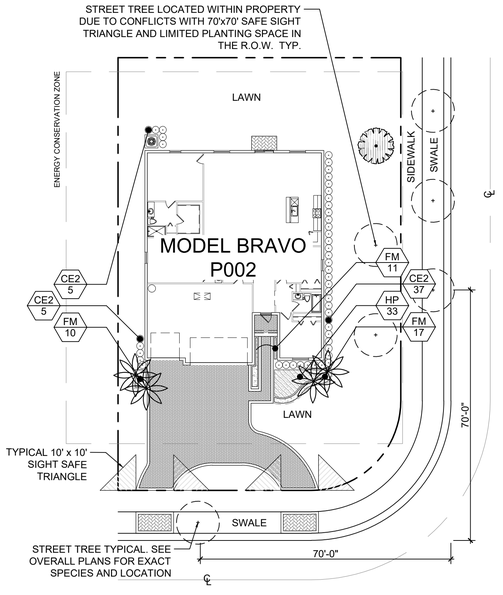
Public R.O.W. Planting Setback

SCALE: 1" = 40'-0"

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

LANDSCAPE NOTES:

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- ALL LANDSCAPE INSIDE THE PROPERTY ADJACENT TO DRIVEWAYS SHALL COMPLY WITH THE 10' x 10' SAFE SIGHT-TRIANGLE, PER SE, 33-11 OF MIAMI-DADE COUNTY CODE.
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TYPICAL CORNER LOT

LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

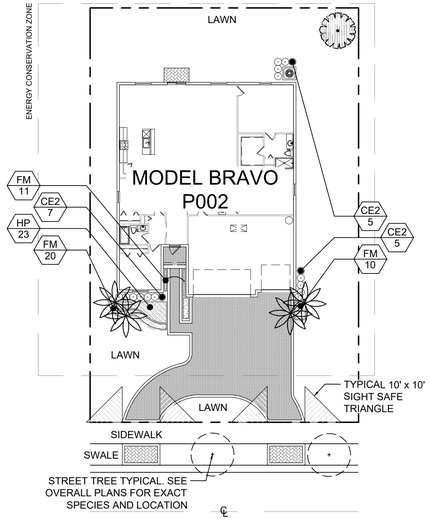
Zoning District: EU-M — Net Lot Area 8,664 s.f 0.2 acres

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

SEE LANDSCAPE

PLANT SCHEDULE BRAVO P002 INTERIOR CIRC DRVW

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



TYPICAL INTERIOR LOT

TYPICAL MODEL P002 BRAVO CIRCULAR DRIVEWAY LANDSCAPE PLAN

Scale: 1"=20'-0"

WITKIN HULTS + PARTNERS
307 south 21st avenue hollywood, florida
phone: 954.923.3689 facsimile: 954.923.9689
www.witkindesign.com

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

Revisions:	Date:	By:
Site Plan Coordination	08.22.2024	LBC

Seal:

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

Drawing: Typical Model P002 Bravo Circular Driveway Landscape Plan
Date: 05/28/2024
Scale: See Left
Drawn by: LBC
Sheet No.:
L-20
Cad Id.: 2024-027

Z:\Drafting\Projects\Four Aces Properties IV - Polar Actor - Lennar 2024\Z1-Landscape\Typical\P002 CIR DR TYP dwg Feb 26, 2024

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

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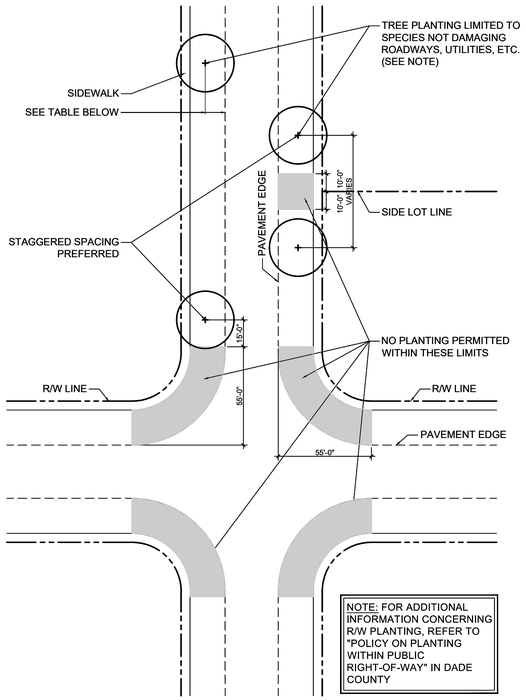
Zoning District: EU-M — Net Lot Area 9,534 s.f 0.23 acres

	REQUIRED	PROVIDED
LAWN AREA CALCULATION		
A. 9,534 total s.f. of Net Lot Area		
B. Maximum lawn area (sod) permitted = 50 % x 9,534 s.f. =	4,767	3,650
TREES		
A. No. trees required per net lot acre		
Less existing number of trees meeting minimum requirements = 9 trees x net lot acres =	2	2
B. % Palms Allowed: No. trees required x 30% =	1	1
C. % Natives Required: No. trees provided x 30% =	1	1
D. Street trees (maximum average spacing of 35' o.c.): 180 linear feet along street =	6	6
E. Street trees located directly beneath power lines (maximum average spacing of 25' o.c.)_____ linear feet along street / 25 =	N/A	N/A
F. Total Trees Required A + D + E = 8 Total Trees	8	8
SHRUBS		
A. No. trees required x 10 = No. of shrubs allowed	80	80
B. No. shrubs allowed x 30% = No. of native shrubs required	24	47

SEE LANDSCAPE

PLANT SCHEDULE CREST P003 CORNER

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



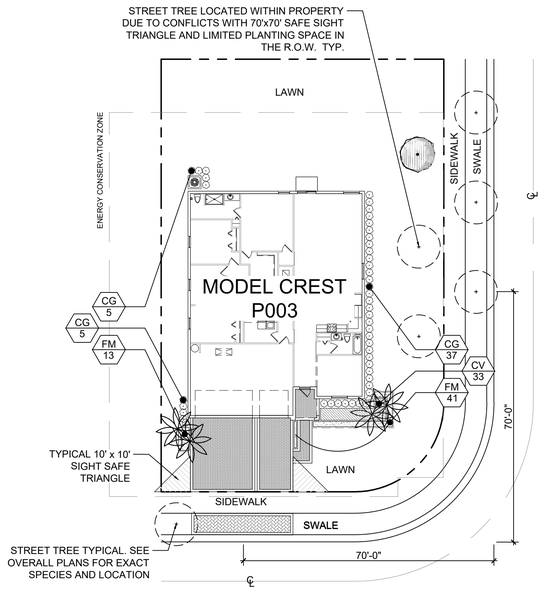
Public R.O.W. Planting Setback

SCALE: 1" = 40'-0"

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

LANDSCAPE NOTES:

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



TYPICAL CORNER LOT

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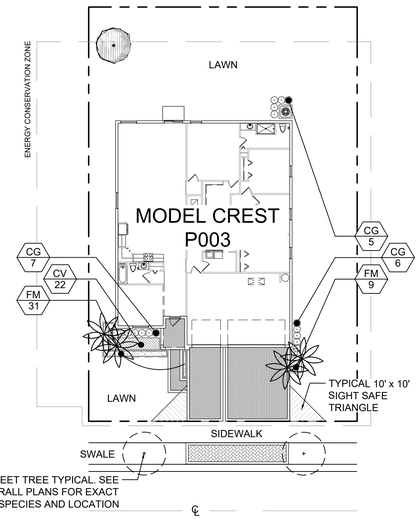
Zoning District: EU-M — Net Lot Area 8,664 s.f 0.2 acres

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

SEE LANDSCAPE

PLANT SCHEDULE CREST P003 INTERIOR

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



TYPICAL INTERIOR LOT

TYPICAL MODEL P003 CREST LANDSCAPE PLAN

Scale: 1"=20'-0"

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Project: FOUR ACES PROPERTIES IV
MIAMI DADE COUNTY
TYPICAL MODEL P003 CREST LANDSCAPE PLAN

Revisions:	Date:	By:
Site Plan Coordination	06.22.2024	LBC

Seal:

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

Drawing: Typical Model P003 Crest Landscape Plan
Date: 05/28/2024
Scale: See Left
Drawn by: LBC
Sheet No.: L-21
Cad Id.: 2024-027

Z:\2024\Applications\Community\Four Aces Properties IV - Peter Weber - Lennar (2024-027)\Landscape\Plans\2024-05-28 24-X TYP. Mod Reg Bk. 3D4

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

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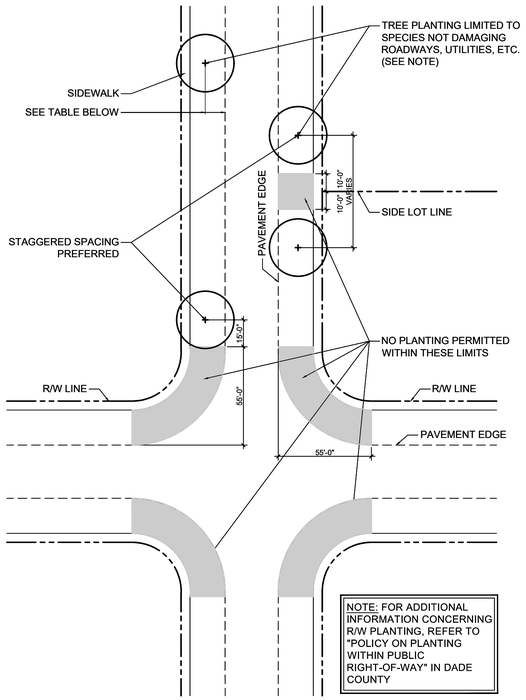
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	REQUIRED	PROVIDED
LAWN AREA CALCULATION		
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TREES		
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D. Street trees (maximum average spacing of 35' o.c.): 180 linear feet along street =	6	6
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SHRUBS		
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SEE LANDSCAPE

PLANT SCHEDULE CREST P003 CORNER CIRC DRVW

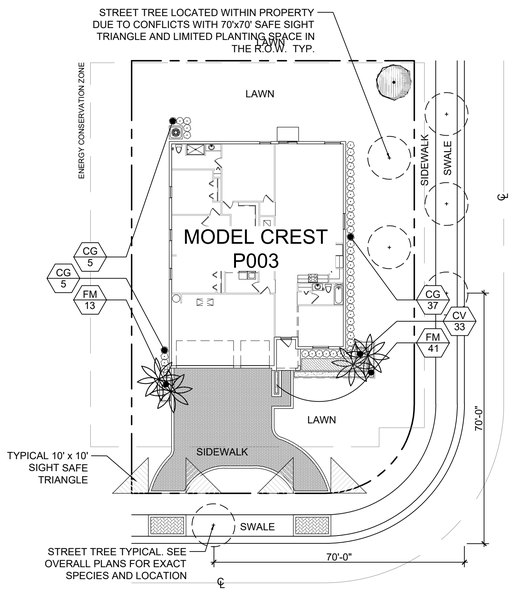
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NATIVE	NOTES
TREES						
	CES	1	Conocarpus erectus sericeus Silver Buttonwood	10` HT. X 4` SPR. X 2" CAL.	Y	-
PALM TREES						
	VM2	2	Veitchia montgomeryana 'Double' Montgomery Palm	10` O.A. HT. MIN.	N	-
SHRUBS						
	CG	47	Clusia guttifera Small Leaf Clusia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



Public R.O.W. Planting Setback

SCALE: 1" = 40'-0"

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



TYPICAL CORNER LOT

LANDSCAPE NOTES:

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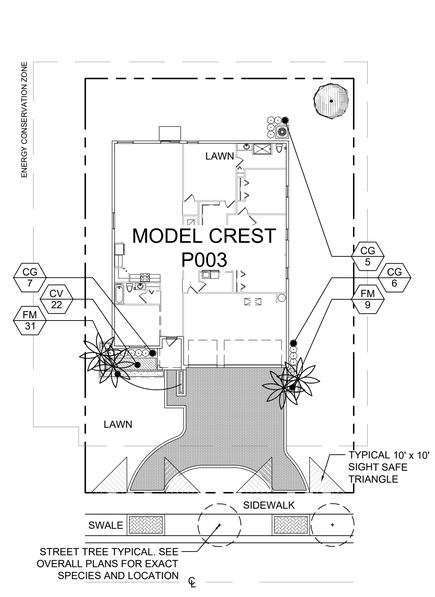
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E. Street trees located directly beneath power lines (maximum average spacing of 25' o.c.)_____ linear feet along street / 25 =	N/A	N/A
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SHRUBS		
A. No. trees required x 10 = No. of shrubs allowed	40	40
B. No. shrubs allowed x 30% = No. of native shrubs required	12	18

SEE LANDSCAPE

PLANT SCHEDULE CREST P003 INTERIOR CIRC DRVW

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



TYPICAL INTERIOR LOT

TYPICAL MODEL P003 CREST CIRCULAR DRIVEWAY LANDSCAPE PLAN

Scale: 1"=20'-0"

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

Revisions:	Date:	By:
Site Plan Coordination	08.22.2024	LBC

Seal:

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

Drawing: Typical Model P003 Crest Circular Driveway Landscape Plan
Date: 05/28/2024
Scale: See Left
Drawn by: LBC
Sheet No.: L-22
Cad Id.: 2024-027

Z:\2024\Models\Corrected\For Ave Properties IV - Prez Alder - Lenar 2024-0574 redesign\Sorted\2024-08-29 ALT TYP Prez Ave Pr..2024

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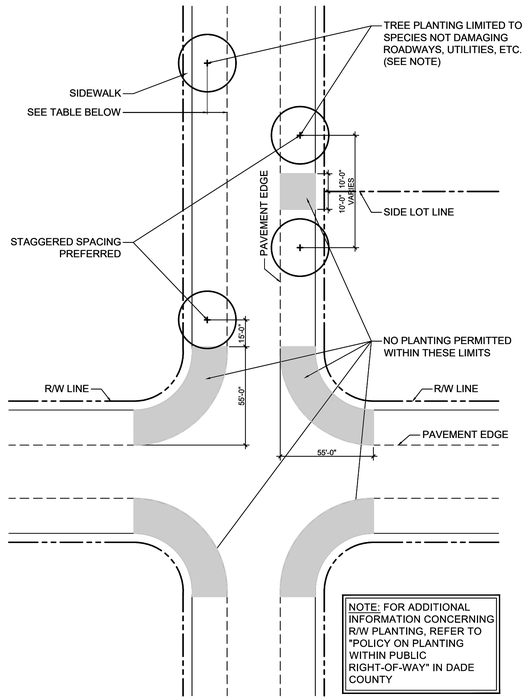
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SHRUBS		
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B. No. shrubs allowed x 30% = No. of native shrubs required	24	80

SEE LANDSCAPE

PLANT SCHEDULE FRONTIER P004 CORNER

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NATIVE	NOTES
TREES						
	CO	1	Chrysophyllum oliviforme Satinleaf	10` HT. X 4` SPR. X 2" CAL.	Y	-
PALM TREES						
	VM2	2	Veitchia montgomeryana 'Double' Montgomery Palm	10` O.A. HT. MIN.	N	-
SHRUBS						
	CE2	40	Conocarpus erectus Green Buttonwood	24" HT. X 24" SPR. / 24" O.C.	Y	
SHRUB AREAS						
	HP	40	Hamelia patens Firebush	18" HT. X 18" SPR. / 18" O.C.	Y	-
GROUND COVERS						
	FM	62	Ficus microcarpa Green Island ficus	15" HT. X 15" SPR. / 15" O.C.	N	-
LAWN	As Required		Stenotaphrum secundatum 'Floratam' ST. AUGUSTINE GRASS	SOLID EVEN SOD		



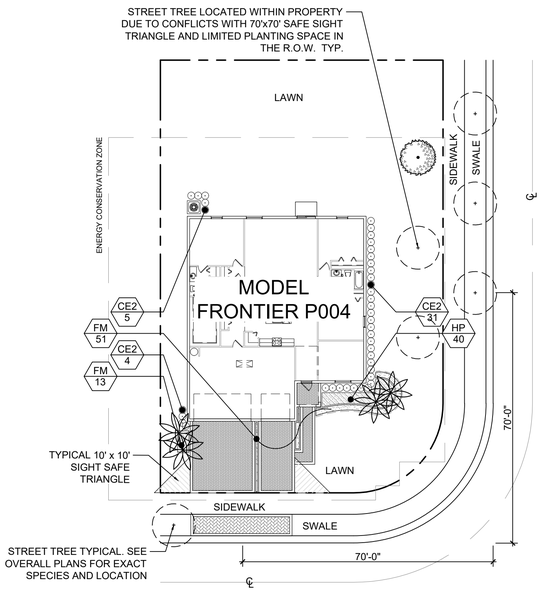
Public R.O.W. Planting Setback

SCALE: 1" = 40'-0"

	DESIGN SPEED		
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TYPICAL CORNER LOT

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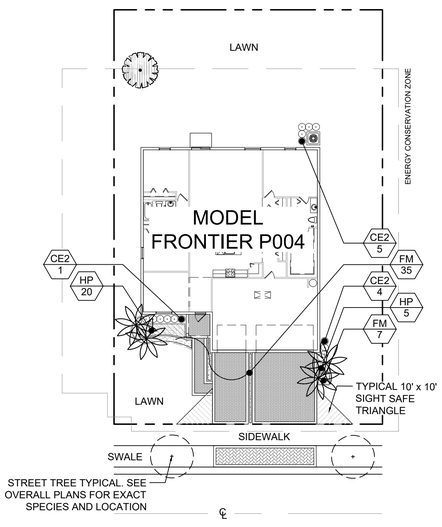
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SHRUBS		
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B. No. shrubs allowed x 30% = No. of native shrubs required	12	40

SEE LANDSCAPE

PLANT SCHEDULE FRONTIER P004 INTERIOR

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



TYPICAL INTERIOR LOT

TYPICAL MODEL P004 FRONTIER LANDSCAPE PLAN

Scale: 1"=20'-0"

WITKIN HULTS + PARTNERS
307 south 21st avenue hollywood, florida
phone: 954.923.3554 facsimile: 954.923.9689
www.witkindesign.com

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Project: FOUR ACES PROPERTIES IV
MIAMI DADE COUNTY
TYPICAL MODEL P004 FRONTIER LANDSCAPE PLAN

Revisions:	Date:	By:
Site Plan Coordination	08.22.2024	LBC

Seal:

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

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

Z:\2024\Models\Corrected\For Ave Properties IV - Pine Alley - Lenar 2024-0574 Individual\Typical\2024.08.22 SLC TYP Pine Alley.dwg, 10/21/2024 11:37:57 AM, isa

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

LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

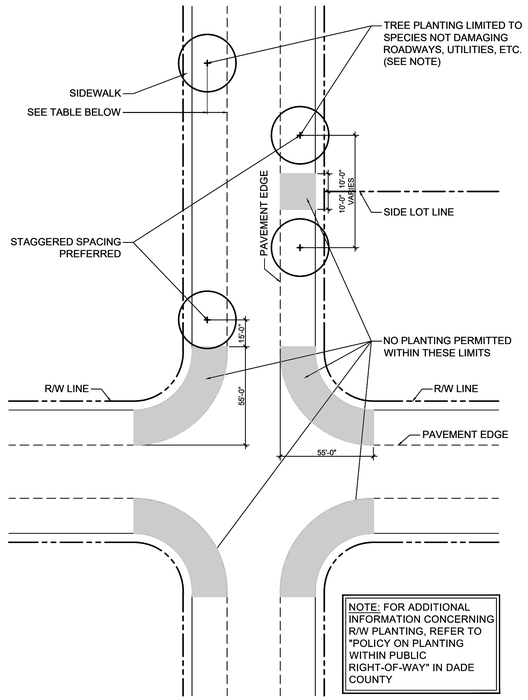
Zoning District: EU-M — Net Lot Area 9,534 s.f 0.23 acres

	REQUIRED	PROVIDED
LAWN AREA CALCULATION		
A. 9,534 total s.f. of Net Lot Area		
B. Maximum lawn area (sod) permitted = 50 % x 9,534 s.f. =	4,767	3,650
TREES		
A. No. trees required per net lot acre		
Less existing number of trees meeting minimum requirements = 9 trees x net lot acres =	2	2
B. % Palms Allowed: No. trees required x 30% =	1	1
C. % Natives Required: No. trees provided x 30% =	1	1
D. Street trees (maximum average spacing of 35' o.c.): 180 linear feet along street =	6	6
E. Street trees located directly beneath power lines (maximum average spacing of 25' o.c.)_____ linear feet along street / 25 =	N/A	N/A
F. Total Trees Required A + D + E = 8 Total Trees	8	8
SHRUBS		
A. No. trees required x 10 = No. of shrubs allowed	80	80
B. No. shrubs allowed x 30% = No. of native shrubs required	24	80

SEE LANDSCAPE

PLANT SCHEDULE FRONTIER P004 CORNER CIRC DRVW

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



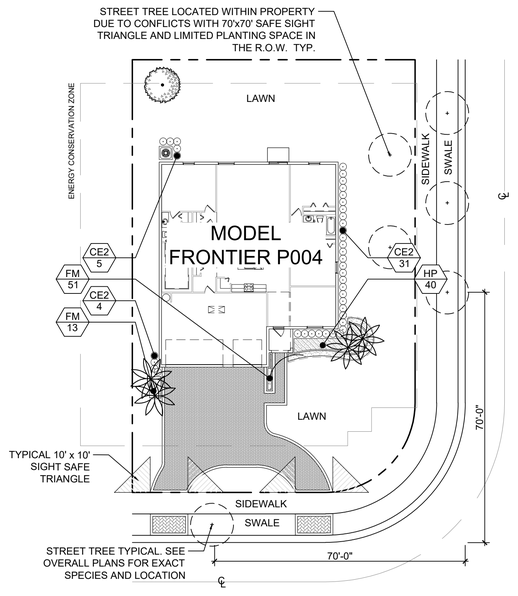
Public R.O.W. Planting Setback

SCALE: 1" = 40'-0"

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

LANDSCAPE NOTES:

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



TYPICAL CORNER LOT

LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

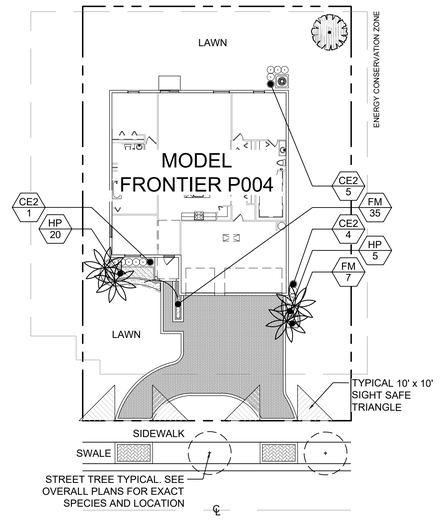
Zoning District: EU-M — Net Lot Area 8,664 s.f 0.2 acres

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

SEE LANDSCAPE

PLANT SCHEDULE FRONTIER P004 INTERIOR CIRC DRVW

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



TYPICAL INTERIOR LOT

TYPICAL MODEL P004 FRONTIER CIRCULAR DRIVEWAY LANDSCAPE PLAN

Scale: 1"=20'-0"

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

Revisions:	Date:	By:
Site Plan Coordination	08.22.2024	LBC

Seal:

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

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

L-24

Cad Id.: 2024-027

Z:\2024\Installation\Construction\For Acad Projects IV - Polar Kitten - Lennar 2024-027\Landscape\Tyndall\2024-08-22\L-5 TYP Mod Plan 08 - 2024

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

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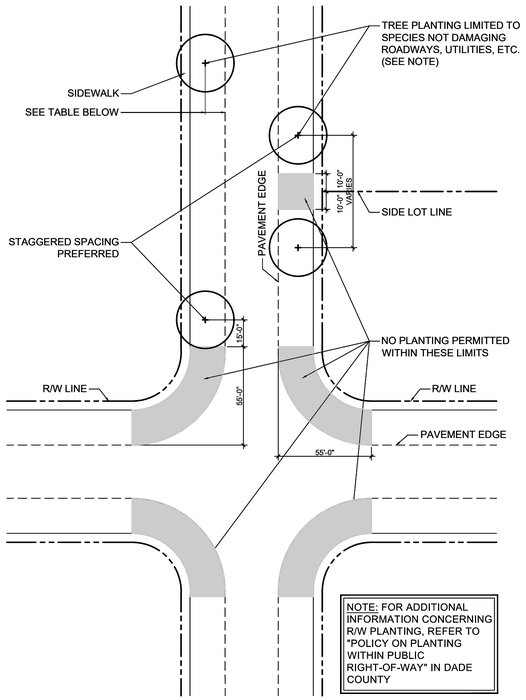
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	REQUIRED	PROVIDED
LAWN AREA CALCULATION		
A. 9,534 total s.f. of Net Lot Area		
B. Maximum lawn area (sod) permitted = 50 % x 9,534 s.f. =	4,767	3,650
TREES		
A. No. trees required per net lot acre		
Less existing number of trees meeting minimum requirements = 9 trees x net lot acres =	2	2
B. % Palms Allowed: No. trees required x 30% =	1	1
C. % Natives Required: No. trees provided x 30% =	1	1
D. Street trees (maximum average spacing of 35' o.c.): 180 linear feet along street =	6	6
E. Street trees located directly beneath power lines (maximum average spacing of 25' o.c.)_____ linear feet along street / 25 =	N/A	N/A
F. Total Trees Required A + D + E = 8 Total Trees	8	8
SHRUBS		
A. No. trees required x 10 = No. of shrubs allowed	80	80
B. No. shrubs allowed x 30% = No. of native shrubs required	24	80

SEE LANDSCAPE

PLANT SCHEDULE HERITAGE P005 CORNER

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



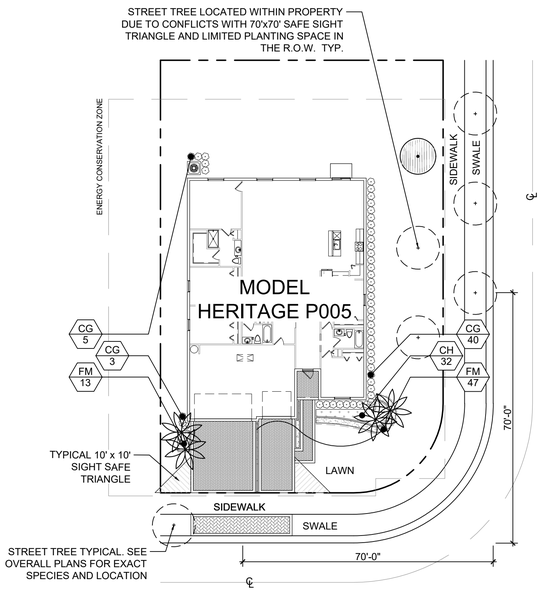
Public R.O.W. Planting Setback

SCALE: 1" = 40'-0"

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

LANDSCAPE NOTES:

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



TYPICAL CORNER LOT

LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

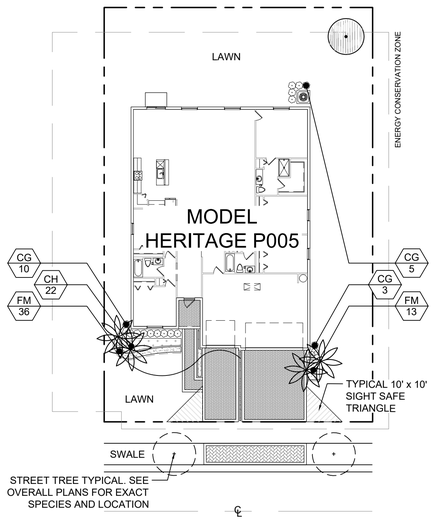
Zoning District: EU-M Net Lot Area 8,664 s.f 0.2 acres

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

SEE LANDSCAPE

PLANT SCHEDULE HERITAGE P005 INTERIOR

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NATIVE	NOTES
TREES						
	BS	1	Bursera simaruba Gumbo Limbo	10` HT. X 4` SPR. X 2" CAL.	Y	-
PALM TREES						
	VM2	2	Veitchia montgomeryana 'Double' Montgomery Palm	10` O.A. HT. MIN.	N	-
SHRUBS						
	CG	18	Clusia guttifera Small Leaf Clusia	24" HT. X 24" SPR. / 24" O.C.	Y	-
SHRUB AREAS						
	CH	22	Chrysobalanus icaco 'Red Tip' Red Tip Cocoplum	18" HT. X 18" SPR. / 18" O.C.	Y	-
GROUND COVERS						
	FM	49	Ficus microcarpa Green Island ficus	15" HT. X 15" SPR. / 15" O.C.	N	-
LAWN	As Required		Stenotaphrum secundatum 'Floratam' ST. AUGUSTINE GRASS	SOLID EVEN SOD		



TYPICAL INTERIOR LOT

TYPICAL MODEL P005 HERITAGE LANDSCAPE PLAN

Scale: 1"=20'-0"

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Project: FOUR ACES PROPERTIES IV
MIAMI DADE COUNTY
TYPICAL MODEL P005 HERITAGE LANDSCAPE PLAN

Revisions:	Date:	By:
Site Plan Coordination	08.22.2024	LBC

Seal:

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

Drawing: Typical Model P005 Heritage Landscape Plan
Date: 05/28/2024
Scale: See Left
Drawn by: LBC
Sheet No.: L-25
Cad Id.: 2024-027

Z:\2024\Models\Corrected\For Ave Properties IV - Print Ready - Latest 2024-0574 Landscape\Typical\2024-08-28 ALT TYP Plan Rev3.dwg, 10/21/2024 10:41:47 AM, ISA

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MIAMI-DADE COUNTY
PROCESS NO.: Z24-135
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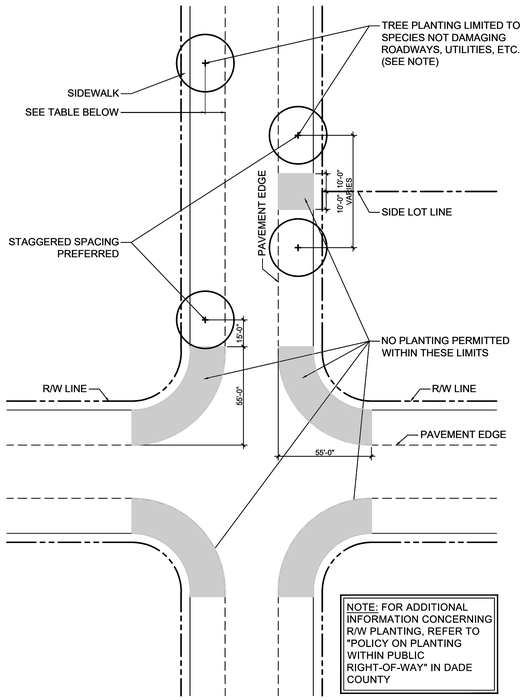
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D. Street trees (maximum average spacing of 35' o.c.):		
180 linear feet along street =	6	6
E. Street trees located directly beneath power lines		
(maximum average spacing of 25' o.c.)_____ linear feet along street / 25 =	N/A	N/A
F. Total Trees Required		
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SHRUBS		
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SEE LANDSCAPE

PLANT SCHEDULE HERITAGE P005 CORNER CIRC DRVW

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NATIVE	NOTES
TREES						
	BS	1	Bursera simaruba Gumbo Limbo	10` HT. X 4` SPR. X 2" CAL.	Y	-
PALM TREES						
	VM2	2	Veitchia montgomeryana 'Double' Montgomery Palm	10` O.A. HT. MIN.	N	-
SHRUBS						
	CG	48	Clusia guttifera Small Leaf Clusia	24" HT. X 24" SPR. / 24" O.C.	Y	-
SHRUB AREAS						
	CH	32	Chrysobalanus icaco 'Red Tip' Red Tip Cocoplum	18" HT. X 18" SPR. / 18" O.C.	Y	-
GROUND COVERS						
	FM	51	Ficus microcarpa Green Island ficus	15" HT. X 15" SPR. / 15" O.C.	N	-
LAWN	As Required		Stenotaphrum secundatum 'Floratam' ST. AUGUSTINE GRASS	SOLID EVEN SOD		



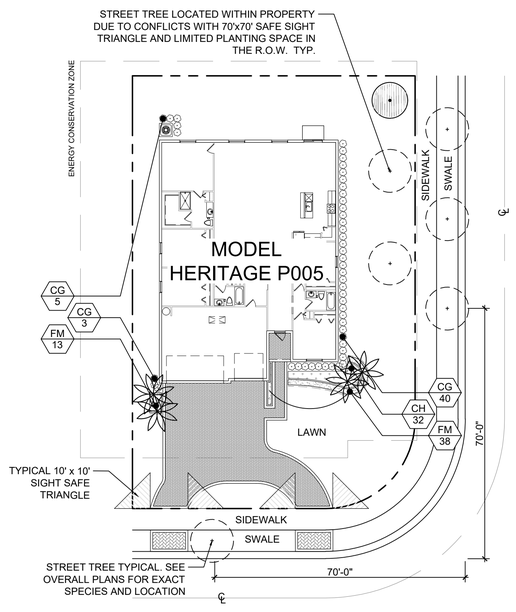
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TYPICAL CORNER LOT

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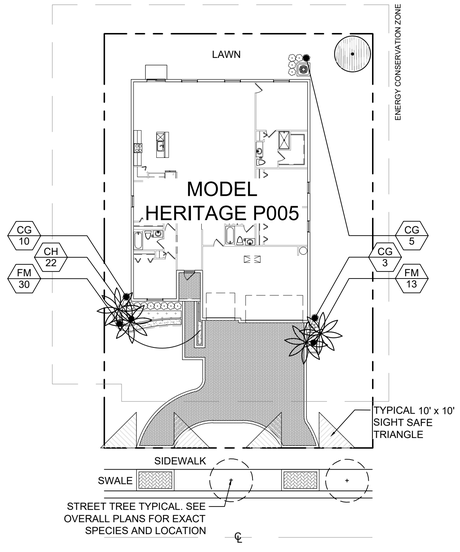
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C. % Natives Required: No. trees provided x 30% =	1	1
D. Street trees (maximum average spacing of 35' o.c.):		
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E. Street trees located directly beneath power lines		
(maximum average spacing of 25' o.c.)_____ linear feet along street / 25 =	N/A	N/A
F. Total Trees Required		
A + D + E = 4 Total Trees	4	4
SHRUBS		
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SEE LANDSCAPE

PLANT SCHEDULE HERITAGE P005 INTERIOR CIRC DRVW

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NATIVE	NOTES
TREES						
	BS	1	Bursera simaruba Gumbo Limbo	10` HT. X 4` SPR. X 2" CAL.	Y	-
PALM TREES						
	VM2	2	Veitchia montgomeryana 'Double' Montgomery Palm	10` O.A. HT. MIN.	N	-
SHRUBS						
	CG	18	Clusia guttifera Small Leaf Clusia	24" HT. X 24" SPR. / 24" O.C.	Y	-
SHRUB AREAS						
	CH	22	Chrysobalanus icaco 'Red Tip' Red Tip Cocoplum	18" HT. X 18" SPR. / 18" O.C.	Y	-
GROUND COVERS						
	FM	48	Ficus microcarpa Green Island ficus	15" HT. X 15" SPR. / 15" O.C.	N	-
LAWN	As Required		Stenotaphrum secundatum 'Floratam' ST. AUGUSTINE GRASS	SOLID EVEN SOD		



TYPICAL INTERIOR LOT

TYPICAL MODEL P005 HERITAGE CIRCULAR DRIVEWAY LANDSCAPE PLAN

Scale: 1"=20'-0"

WITKIN HULTS + PARTNERS
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phone: 954.923.3689 fax/mfax: 954.923.9689
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Project: FOUR ACES PROPERTIES IV
MIAMI DADE COUNTY
TYPICAL MODEL P005 HERITAGE CIRCULAR DRIVEWAY LANDSCAPE PLAN

Revisions:	Date:	By:
Site Plan Coordination	08.22.2024	LBC

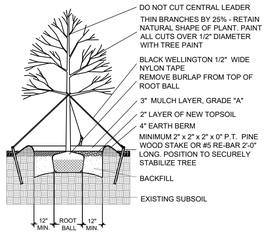
Seal:

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

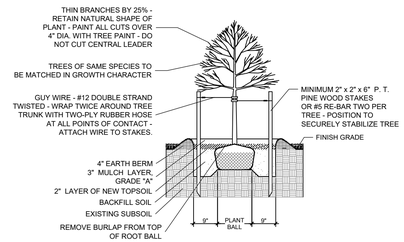
Drawing: Typical Model P005 Heritage Circular Driveway Landscape Plan
Date: 05/28/2024
Scale: See Left
Drawn by: LBC
Sheet No.: L-26
Cad Id.: 2024-027

Z:\2024\Installation\Construction\For Asset Properties IV - Peter Klebe - Lennar 2024-027\Landscape\Exhibits\24-10-23-L-T-P05 Ins Plan.dwg, Aug 26, 2024

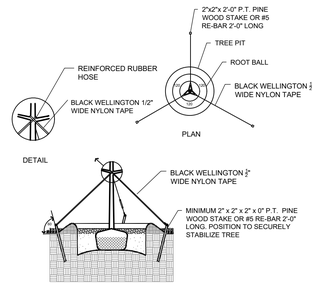
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DATE: OCT 21 2024
BY: ISA



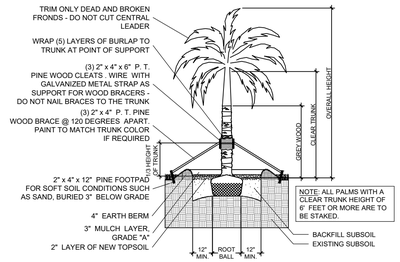
LARGE TREE PLANTING DETAIL



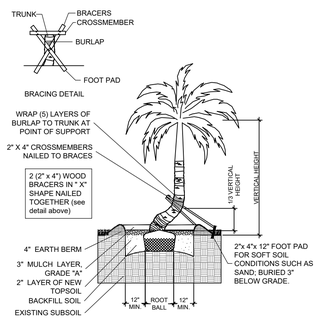
SMALL TREE PLANTING DETAIL



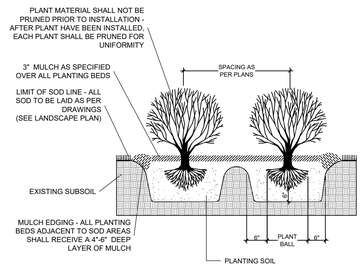
TYPICAL TREE GUYING DETAIL



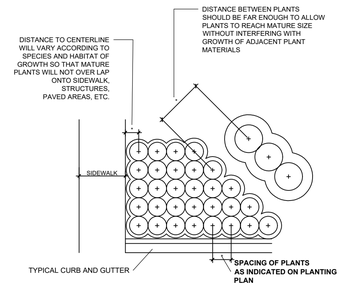
STRAIGHT TRUNK PALM PLANTING DETAIL



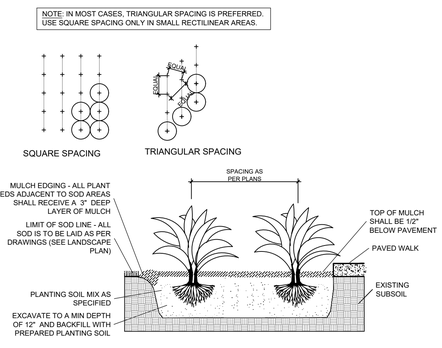
CURVED TRUNK PALM PLANTING DETAIL



TYPICAL SHRUB PLANTING DETAIL



TYPICAL CONTAINER SPACING DETAIL



TYPICAL GROUNDCOVER PLANTING DETAIL

PLANTING NOTES:

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

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

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

-No changes are to be made without the prior consent of the Landscape Architect and Owner. Additions and or deletions to the plant material must be approved by the project engineer.

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

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

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

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

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

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

SOD NOTES:

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

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

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

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

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

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

GENERAL NOTES:

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

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

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

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

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

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Project: FOUR ACES PROPERTIES IV
MIAMI DADE COUNTY
LANDSCAPE DETAILS

Revisions: Date: By:

Seal:

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

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

L-27

Cad Id.: 2024-027

Z:\2024\Submitted\Community\For Auto Properties IV - Palm Vistas - Lennar 2024-027\Landscape\Permit\2024-10-25(3) Plan Rvs 25 - 2024

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-135 DATE: OCT 18 2024 BY: CABR

This instrument was prepared by:

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

(Space Reserved for Clerk of the Court)

H & K DRAFT / 10-4-2024

DECLARATION OF RESTRICTIVE COVENANTS AND

WORKFORCE HOUSING AGREEMENT

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

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

1) The foregoing recitals are true and correct and are incorporated herein.

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

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 "Four Aces Properties IV," as prepared by Pascual, Perez, Kiliddjian and Starr, consisting of 86 sheets dated stamped received September 11, 2024, civil plans entitled "Peter Adrian for Four Aces Properties IV," as prepared by Hadonne, consisting of 7 sheets dated stamped received September 11, 2024, and landscape plans entitled "Four Aces Properties IV," as prepared by Witkin Hults + Partners, consisting of 27 sheets dated stamped received September 11, 2024, for a total of 120 sheets (the "Plans"). The Plans are on file with the County's Department of Regulatory and Economic Resources (the "Department").

4) Workforce Housing Commitment. The Owner agrees to set aside eight (8) of the dwelling units on the Property as "workforce housing units," as such term is defined in Section 33-193.6 of the County Code, in accordance with the provisions of Chapter 33, Article 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

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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,

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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.

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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]

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RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-135 DATE: OCT 18 2024 BY: CABR

The undersigned, Four Acres Properties IV, LLC, a Florida limited liability company, does hereby acknowledge that the terms of this agreement are and shall be binding upon the undersigned and its successors in title.

IN WITNESS WHEREOF, the Owner has executed this Declaration of Restrictions as of this ____ day of _____, 2024.

WITNESSES:

_____
Signature

_____
Printed Name
Address: _____

_____
Signature

_____
Printed Name
Address: _____

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

By: _____
Name: Pedro J. Adrian_____
Title: Manager_____

STATE OF FLORIDA)
) SS:
COUNTY OF MIAMI-DADE)

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

Witness my signature and official seal this _____ day of _____, 2024, in the County and State aforesaid.

_____
Notary Signature

_____
Print Name

_____
Commission Number

My Commission Expires: _____

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Section-Township-Range: 6-57-39
Folio Number: 30-7906-000-0295 and 30-7906-000-0330

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-135 DATE: OCT 18 2024 BY: CABR

EXHIBIT "A"

LEGAL DESCRIPTION

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

AND

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

H & K DRAFT / 10-4-2024

Section-Township-Range: 6-57-39
Folio Number: 30-7906-000-0295 and 30-7906-000-0330