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

Z23-046 June 20, 2024
Item No. 3A

Recommendation Summary				
Commission District	8			
Applicants	VVMB Holdings, LLC			
Summary of	The application seeks to allow a lake excavation, as well as a			
Requests	complex of buildings to be used as a single-family residence. Additionally, the application seeks to allow a proposed detached shade house to setback less than required by code, a proposed detached private equipment garage structure to be larger than			
	permitted by the code and vehicular access from both SW 172 Avenue and SW 170 Avenue.			
Location	Lying at the NW corner of SW 294 Street and SW 170 Avenue, Miami-Dade County, Florida			
Property Size	+/- 4.54 Acres			
Existing Zoning	EU-1, Single-Family One Acre Estate District			
Existing Land Use	Vacant Land			
2030-2040	Estate Density Residential 1 to 2.5 dua			
CDMP Land Use	(see attached Zoning Recommendation Addendum)			
Designation	,			
Comprehensive Plan Consistency	Consistent with the interpretative text, goals, objectives and policies of the CDMP			
Applicable Zoning	Section 33-311(A)(3), Standards For Special Exceptions, Unusual			
Code Section(s)	Uses and New Uses			
	Section 33-311(A)(4)(b) Non-Use Variances From Other Than			
	Airport Regulations			
Recommendation	Approval with conditions.			

BOARD OF COUNTY COMMISSIONERS' JURISDICTION:

This Board has jurisdiction over this application pursuant to Section 20-42(e), which states "If a Community Council, in its capacity as a Community Zoning Appeals Board, does not have sufficient elected or appointed members in office to constitute a quorum at the time an application for zoning action is ready to be noticed for public hearing before that Community Council, such application shall be noticed and scheduled for public hearing directly before the Board of County Commissioners on the next available zoning agenda."

PROCEDURAL HISTORY:

This item would have been scheduled for the June 26, 2024, meeting of the Community Zoning Appeals Board (CZAB) 14, however CZAB 14 did not have enough members in office to constitute quorum at the time this application was ready to be noticed for public hearing.

REQUESTS:

- (1) UNUSUAL USE to permit a lake excavation.
- (2) UNUSUAL USE to permit a complex of buildings to be used as a single-family residence.
- (3) NON-USE VARIANCE to permit a proposed detached shade house to setback 4'-3" (20' required) from the interior side (north) property line.

- (4) NON-USE VARIANCE to permit a detached private equipment garage structure to be 2,116 square feet (500 sq. ft. maximum permitted).
- (5) NON-USE VARIANCE to permit vehicular access from both SW 172 Avenue and SW 170 Avenue roadways (not permitted).

Plans are on file and may be examined in the Department of Regulatory and Economic Resources, entitled "The Farmstead", as prepared by Urban Robot LLC, consisting of 22 sheets dated stamped received 4/4/2024, and civil plans consisting of 8 sheets dated stamped received 10/18/2023, for a total of 30 sheets. Plans may be modified at public hearing.

PROJECT HISTORY AND DESCRIPTION:

On May 18, 1978, pursuant to Resolution No. Z-136-78, the subject property received approval of a District Boundary Change from AU, Agricultural District to EU-1, Single-Family One Acre Estate Residential District.

The applicant seeks to permit a complex of buildings to be used as a single-family residence, and also requesting an unusual use to permit a lake excavation on the subject site. Additionally, as part of this zoning application, the applicant also seeks non-use variances to permit a proposed detached shade house structure to setback less than required from the interior side property line, allow a proposed detached garage structure to be larger than permitted, and to allow vehicular access from both SW 172 Avenue and SW 170 Avenue roadways. The current application consists of four parcels which the applicant intends to unite and use as a single parcel

NEIGHBORHOOD CHARACTERISTICS					
Zoning and Existing Use Land Use Designation					
Subject Property	EU-1; Vacant	Estate Density Residential (1 to 2.5 dua)			
North	EU-1; single family residence, Agricultural	Estate Density Residential (1 to 2.5 dua)			
South	EU-1, AU; religious facility	Estate Density Residential (1 to 2.5 dua)			
East	AU; education facility/elementary school	Estate Density Residential (1 to 2.5 dua)			
West	EU-1; single family residences	Estate Density Residential (1 to 2.5 dua)			

NEIGHBORHOOD COMPATIBILITY:

The subject property is a vacant parcel of approximately 4.54-acre (197,762 sq. ft.) in size and is located on the NW corner of SW 294 Street and SW 170 Avenue, Miami-Dade County, Florida. The subject property is surrounded by EU-1 zoned properties to the north and west currently developed as residential. The property to the south is zoned EU-1 and AU and is developed as a religious facility. Additionally, the property to the east is zoned AU and is developed with a public educational facility.

SUMMARY OF THE IMPACTS:

The approval of this application will allow the applicant to construct a single-family home with accessory buildings. 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) stated in their memorandum that the application will generate approximately 1 PM peak hour vehicle trip.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The subject property is designated as Estate Density Residential 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 density range is typically characterized by detached estate homes which utilize only a small portion of the total parcel. Clustering, and a variety of housing types may, however, be authorized. This category allows the applicant to develop the 4.54-acre subject site with up to a total of 11 residential units as the maximum density allowed under the CDMP Estate Density Residential threshold on the LUP map. The applicant seeks to build a complex of buildings to be used as a single-family residence, which staff notes is below the maximum allowed under the density threshold of the CDMP Estate Density Residential designation. Staff further opines that approval of the application would be consistent with the Estate Density Residential LUP map designation.

ZONING ANALYSIS:

The subject property is located on the NW corner of SW 294 Street and SW 170 Avenue, Miami-Dade County, Florida in an area characterized by residential, religious facilities and educational facilities. The zoning on the property is EU-1, Single-Family One Acre Estate Residential District. In 1978, pursuant to Resolution No. Z-136-78, the Board of County Commissioners had approved a zone change from AU to EU-1 on the subject site.

The applicant is now proposing to unify the four parcels and develop the subject property with a single-family home. As part of this application, the applicant is proposing an unusual use to permit a lake excavation (request #1) in order to develop a lake on the property, and a complex of buildings to be used as one single-family residence (request #2). When the requests #1 and #2 are analyzed under Section 33-311(A)(3) (Special Exceptions, Unusual Uses and New Uses), staff opines that considering the necessity for and reasonableness of such applied for exception and use in relation to the present and future development of the area concerned and the compatibility of the applied for exception and use with the area and its development, approval of the requests would be **compatible** with the abutting residential, religious facility and public school. Additionally, staff notes that the proposed lake and complex of buildings are located internal to this 4.54-acre site behind the proposed single-family residence and are visually buffered from the surrounding properties by trees and landscaping located between the lake and all property lines.

The proposed lake and complex of buildings will not cause an undue or excessive burden on public facilities, including water and sewer as indicated in the memoranda from the Division of Environmental Resources Management (DERM) of the Department of Regulatory and Economic Resources (RER). Staff notes that due to the design of the single-family residence, it is subject to Section 33-13 of the Code, which states: a complex of buildings used or intended to be used as one (1) private home and residence containing the usual sleeping quarters, cooking,

living, sanitary, ventilating, lighting and heating facilities where there is but one (1) kitchen and dining facility, both contained in the same building, although other residential rooms may be in separate buildings but so planned and situated as to be used only as a residence by one (1) family and not as separate rental units, may be permitted if approved after public hearing. The submitted plans depict the approximately 12,091 sq. ft. proposed 2-story principal building in the front, and a proposed detached 1,047 sq. ft. gym. As noted above, the proposed detached 1,047 sq. ft. gym building is comprised of an open area labeled gym, a storage, and a restroom. Staff notes that the location of the proposed gym structure, together with the proposed principal structure, pool and accessory buildings encompasses the request for a complex of buildings to be used as a single-family residence. Additionally, staff notes that the proposed structure meets all the setback requirements from all the property lines. Although no negative visual impacts are anticipated from the subject request, staff notes that the subject property will be buffered by a proposed 6' high privacy wall and trees located along all the property lines, which staff opines, in addition to the existing and proposed landscaping, minimizes any negative visual impacts the rear building may have on the adjacent properties. However, in staff's opinion, the floor plan for the proposed gym structure could easily be converted by future owners into a separate rental unit, resulting in a possibility for a multi-family development on the site, which is not a permitted use in the EU-1 District. Staff's research found no similar approval in the area to permit a complex of buildings to be used as a single-family residence. Therefore, staff recommends as a condition for approval that the applicant provides a Declaration of Use that would restrict the property to a single-family use only. Further, as previously mentioned, the proposed lake and complex of buildings are directly supportive and ancillary to the construction of the proposed single-family residence on the subject property. Therefore, staff recommends approval with conditions of requests #1 and #2 under Section 33-311(A)(3), Special Exceptions, **Unusual Uses and New Uses.**

When requests #3, #4, to permit a proposed detached shade house structure to setback 4'-3" (20' required) from the interior side (north) property line and a detached private equipment garage structure to be 2,116 sq. ft. in area, where a maximum of 500 sq. ft. is permitted by code, are reviewed under Section 33-311(A)(4)(b), Non-Use Variance (NUV) From Other Than Airport Regulations Standards, staff has no objections and opines that that the approval with conditions of these requests would be compatible with the surrounding area, would not be detrimental to the neighborhood and would not affect the appearance of the community. Staff further opines that any visual impacts generated from these requests will likewise be diminished by the ample landscaping proposed in the form of trees and shrubs around the perimeter of the property, as well as a proposed 6' high privacy wall located along the property, which, staff opines, buffers any visual intrusion of the larger lot coverages on the surrounding properties. Staff recommends as a condition for approval that the 6' privacy wall along the property lines be maintained as a visual buffer. If the privacy wall should be removed or destroyed, the property owner shall install a cbs wall, opaque fence or hedge that must be 3' high at the time of planting and that shall grow to and be maintained at a minimum height of 6' in accordance with Section 33-11(h) of the County Code. Additionally, the proposed metal shade structure shall be constructed as an open sided structure and not be enclosed in any manner except for as depicted on plans. Therefore, staff recommends approval with conditions of requests #3 and #4 under Section 33-311(A)(4)(b), Non-Use Variance (NUV) Standards From Other Than Airport Regulations.

Similarly, when request #5, to permit vehicular access from both SW 172 Avenue and SW 170 Avenue roadways (not permitted) is analyzed under Section 33-311(A)(4)(b), Non-Use Variance (NUV) From Other Than Airport Regulations Standards, staff has no objections. The request for a non-use variance of Section 28-14(F) of the Code, in order to permit driveways to access both SW 170 Avenue and SW 172 Avenue would not be detrimental to the neighborhood and would

not affect the overall appearance of the community. Pursuant to Sec. 28-14(f)(c) of the Code, a decorative wall with a combination of fence and landscaping that provides a satisfactory buffer is required for double frontage lots. As such, the applicant is proposing a decorative wall with landscaping along the rear of the property abutting SW 170 Avenue, providing only a 35' gated driveway to provide limited access to SW 170 Avenue. As stated in the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER) memorandum dated February 27, 2024, staff has no objections to the final proposed site plan and the additional rear vehicular access. As such, staff recommends approval with conditions of request #5 under Section 33-311(A)(4)(b), Non-Use Variance (NUV) Standards From Other Than Airport Regulations

As previously mentioned, staff notes that the memorandum from the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER) indicates that they have no objections to these requests subject to conditions in their memorandum, and that the application will only generate approximately 1 PM peak hour vehicle trip, meeting the traffic concurrency criteria set for an initial development order. The Division of Environmental Resources Management of the Department of Regulatory and Economic Resources memorandum also indicates that approval will not result in a reduction in the LOS standards for potable water supply, wastewater disposal, or flood protection. Staff notes that the County's Fire Rescue Department in their memorandum has no objections to this request, and staff opines that approval of this application would not create a fire or become a hazard on the subject site. Based on the aforementioned department memoranda, staff opines that approval with conditions of the application will not result in, among other things, excessive noise or traffic, cause undue or excessive burden on public facilities, nor provoke excessive overcrowding and concentration of people, when considering the necessity for and reasonableness of the applied for exceptions in relation to the present and future development of the area and the compatibility of the applied for exceptions with the area and its development.

Staff opines that the proposed single-family residence, as well as the accessory structures and the additional vehicular access, are all designed and arranged in a manner that would not be detrimental to the neighborhood or create adverse privacy impacts on adjacent residences, and that approval with conditions of these requests would be **compatible** with the surrounding area. As such, approval of this application would not be an obvious departure from the aesthetic character of the immediate vicinity, and the setback encroachments and greater lot coverages are not likely to have a major visual impact on the abutting properties. **Based on the foregoing, staff recommends approval with conditions of the application under Section 33-311(A)(3) and Section 33-311(A)(4)(b) of the Code.**

ACCESS, CIRCULATION AND PARKING: The submitted plans indicate one (1) direct point of vehicular ingress and egress provided along SW 172 Avenue and a single gated driveway accessing SW 170 Avenue.

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

OTHER: Not applicable.

RECOMMENDATION:

Approval with conditions.

CONDITIONS FOR APPROVAL:

- 1. That a site plan be submitted to and meet with the approval of the Director of the Department of Regulatory and Economic Resources or its successor Department upon the submittal of an application for a building permit and/or Certificate of Use; said plan must include among other things but not be limited to, location of structure or structures, exits and entrances, drainage, walls, fences, landscaping, etc.
- 2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "The Farmstead", as prepared by Urban Robot LLC, consisting of 22 sheets dated stamped received 4/4/2024, and civil plans consisting of 8 sheets dated stamped received 10/18/2023, for a total of 30 sheets. Plans may be modified at public hearing.
- 3. That the use be established and maintained in accordance with the approved plan.
- 4. That the applicant obtains a building permit for the proposed lake, if applicable, from the Department of Regulatory and Economic Resources within 90 days of the expiration of the final appeal period of this application, unless a time extension is granted by the Director of the Department.
- 5. That if the plan is modified at the public hearing, the applicant is required to submit revised plans showing the changes and to apply for a Lake Excavation Permit for the additional excavation on the site.
- 6. That except for reflecting ponds and water features with a maximum depth of 6' as stated in Section 33-16(a)(5) of the Code, no additional lake excavation shall be permitted on the property.
- 7. That no additional excavated material shall be removed from the premises and all excavated material from the proposed ponds shall be used to improve the property described in the application.
- 8. That the proposed 6' high privacy wall with hedges and mature trees along the front, rear, and interior sides property lines be maintained as a visual buffer, and that if the privacy wall and/or hedge is removed or destroyed, the applicant shall install a 6' high cbs wall, opaque fence, or chain link fence with a hedge 3' high at the time of planting, which shall grow to and be maintained at a minimum height of 6,' in accordance with Section 33-11(h) of the County Code.
- 9. That the applicant shall comply with all applicable conditions and requirements of the Department of Regulatory and Economic Resources' Division of Environmental Resources Management, the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources, and the Miami-Dade Fire Rescue Department as contained in their memoranda pertaining to this application.
- 10. That any official inspector of Miami-Dade County, or its agents duly authorized, may have the privilege at any time during normal working hours of entering and inspecting the use of the premises to determine whether or not the conditions herein agreed to are being complied with.

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- 11. That the required amount of landscaping shall remain and be maintained on the property at all times.
- 12. That the applicant submits a Declaration of Use to the Department of Regulatory and Economic Resources restricting the use of the subject property only to a single-family residence prior to the issuance of a building permit.

ES:JB:SS:RG:EA

Eric Silva, AICP, Assistant Director

Tic Silva

Development Services Division Miami-Dade County Department of

Regulatory and Economic Resources

ZONING RECOMMENDATION ADDENDUM

VVMB Holdings, LLC Z23-046

NEIGHBORHOOD SERVICES PROVIDER COMMENTS*			
Division of Environmental Resources Management (RER) No objection			
Platting and Traffic Review Section (RER)	No objection*		
Fire Rescue Department	No objection		
Water and Sewer Department (WASD)	No objection		
Building and Neighborhood Compliance (BNC) No objection			
*Subject to conditions in their memorandum.			

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

Estate Density	This density range is typically characterized by detached estates which utilize only a small
Residential	portion of the total parcel. Clustering, and a variety of housing types may, however, be
(Pg. I-29)	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.

PERTINENT ZONING REQUIREMENTS/STANDARDS

Sec. 28-14 Design standards	Double frontage or through lots shall be avoided except where essential to provide separation of residential development from traffic arteries or to overcome specific disadvantages of topography or orientation. A decorative masonry wall, or in the sole discretion of the plat division of the appropriate authority a combination of fence and landscaping that provides a satisfactory buffer may be required along the rear property line, across which there shall be no right of vehicular access.
Sec. 33-1 Definitions	(49) Garage, private. A structure not larger than five hundred (500) square feet in area for the private use solely for the owner or occupant of the principal building on a lot or of his family or domestic employees for the storage of noncommercial motor vehicles, and which has no public shop or mechanical service in connection therewith.
Sec. 33-13 Unusual uses.	Sec. 33-13 Unusual uses. (a)Prohibited in residential district. Any use of premises in a residential district which conflicts with normal and expected use in the district is prohibited. (b)Teaching music; raising poultry. The teaching of music for profit, the raising of poultry for sale, and other occupations which are operated as a business shall not be permitted in any district where such use obviously is in conflict with the prescribed and expected uses therein. (c)Reserved. (d)Cultural arts shall be classified as a business or industry for the purpose of this chapter, except as taught in a building located as specified in section on buildings of public assemblage. (e)Unusual and new uses. (ii)Residential complex. A complex of buildings used or intended to be used as one (1) private home and residence containing the usual sleeping quarters, cooking, living, sanitary, ventilating, lighting and heating facilities where there is but one (1) kitchen and dining facility, both contained in the same building, although other residential rooms may be in separate buildings but so planned and situated as to be used only as a residence by one (1) family and not as separate rental units, may be permitted if approved after public hearing; and if so approved, an exception may be granted to the requirements for the spacing between the buildings of the complex, and to the setbacks from the property lines where the same abuts a waterway, body of water, park, playground, golf course, railroad right-of-way and similar open spaces.

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

(a)
The minimum setback distances and spacing requirements in residential and estate districts shall be as follows:

District/F amilies	Front (Ft.)	Rear (Ft.)		Interior Side (Ft.)	Side Street (Ft.)
EU-M: One	25	25		15	25
Acc. bldg.	75	7½		20	30
Canopy carport	5	5		2	5
EU-1: One	50	25		15	25
Acc. bldg.				- same as EU-M accessory buildings -	
Canopy carport	28	5	_	2	5

Section 33-311(A)(3) Special Exception, Unusual and New Uses Special exceptions (for all applications other than public charter schools), unusual and new uses. Hear application for and grant or deny special exceptions, except applications for public charter schools; that is, those exceptions permitted by the regulations only upon approval after public hearing, new uses and unusual uses which by the regulations are only permitted upon approval after public hearing; provided the applied for exception or use, including exception for site or plot plan approval, in the opinion of the Community Zoning Appeals Board, would not have an unfavorable effect on the economy of Miami-Dade County, Florida, would not generate or result in excessive noise or traffic, cause undue or excessive burden on public facilities, including water, sewer, solid waste disposal, recreation, transportation, streets, roads, highways or other such facilities which have been constructed or which are planned and budgeted for construction, are accessible by private or public roads, streets or highways, tend to create a fire or other equally or greater dangerous hazards, or provoke excessive overcrowding or concentration of people or population, when considering the necessity for and reasonableness of such applied for exception or use in relation to the present and future development of the area concerned and the compatibility of the applied for exception or use with such area and its development.

Section 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.

Building and Neighborhood Compliance

ENFORCEMENT HISTORY

VVMB HOLDINGS, LLC N/A

MIAMI-DADE COUNTY, FLORIDA.

APPLICANT ADDRESS

PENDING Z2023000046

DATE HEARING NUMBER

FOLIO No: 30-7906-001-0032/30-7906-001-0033/30-7906-001-0031/30-7906-001-0030

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:

February 9, 2024

NEIGHBORHOOD REGULATIONS:

There are no open/closed cases in CMS.

BUILDING SUPPORT REGULATIONS:

There are no open/closed cases in BSS.

VIOLATOR:

VVMB HOLDINGS, LLC

OUTSTANDING LIENS AND FINES:

There are no outstanding Liens, Fines, or Fees.



Date: February 23, 2024

To: Lourdes M. Gomez, AICP, Director

Department of Regulatory and Economic Resources

From: Lisa M. Spadafina, RER Assistant Director Lisa Managers

Division of Environmental Resources Management

Subject: Z2023000046-6th Review

VVMB Holdings, LLC

West of the intersection of SW 170th Avenue and SW 294 Street

1. NUV to permit accessory structures, including a barn and garage, in front of

the main residence.

2. NUV to permit two (2) accessory garage structures to exceed 500 square

feet.

3. NUV of Section 28-14(F) pursuant to Section 28-19 to permit driveways to

access both SW 170th Avenue and SW 172nd Avenue.

4. Unusual use for a lake excavation

(EU-1) (4.54 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.

Potable Water Supply and Wastewater Disposal

According to DERM records, the property is located within the Miami-Dade County Water and Sewer Department (MDWASD) sewer service area and the City of Homestead water service area. The closest water main is a 12-inch water main that abuts the subject site along SW 170th Avenue. Please note, only the City of Homestead can provide points of connection to the public water system.

The latest MDWASD memo for this application dated February 22, 2024, states that MDWASD agreement no. 32423 was offered for the proposed development, since this property is connecting to MDWASD sewer system for the first time, and as per MDWASD rules and regulations the developer is required to install a gravity sewer main along one entire boundary of the property. In addition, if conveyed (Agreement No. 31055) by the time this project is ready for construction, the developer shall connect to a proposed 8-inch gravity sewer (ES31055D02A-3) within the public right-of-way at SW 292nd Street and SW 170th Avenue.

Based on feasible distance requirements in the Code, the site plan submitted with this application, and the MDWASD memo, the proposed development is within feasible distance, as defined in section 24-43.4 of the Code, to connect to public water and public sanitary sewers. Therefore, the proposed development shall connect to the public water and public sanitary sewer system in accordance with Code requirements.

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

Civil drawing for the required sewer main extension will need to be approved by the 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.

Conditions of Approval: None

Stormwater Management

Any development/ redevelopment involving 2 acres or more of impervious area shall require a DERM Surface Water Management General Permit 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 (305)372-6681 for further information regarding permitting procedures and requirements.

Stormwater shall be retained on site utilizing designed seepage or infiltration drainage system. Drainage plans shall provide for full on-site retention of the stormwater runoff generated by a 5-year/1-day storm event.

Site grading and development shall provide for the full retention of the 25-year/3-day storm event and shall also comply with the requirements of Chapter 11C of the Code, as well as with all State and Federal Criteria, and shall not cause flooding of adjacent properties.

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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)(b) of the Code, a DERM Class II Permit shall be required if the new proposed surface water management system will have an overflow outfall to any water body in Miami-Dade County, including, but not limited to, canals, rivers, lakes and/or tidal water bodies.

Conditions of Approval: None

Tree Preservation

This application must comply with Miami-Dade County's Comprehensive Development Master Plan (CDMP) and the Code. The subject properties do not contain Miami-Dade County designated Natural Forest Community (NFC) but contain remnant pine rockland habitat and several State-listed plants as identified by DERM staff in an onsite inspection performed on April 19, 2022. Pine rocklands are considered a globally imperiled habitat occupied by numerous listed species and would be subject to requirements of the CDMP and regulated under section 24-49 of the Code.

All development or redevelopment applications must comply with CON-8D of the CDMP, which states, "Where hammocks or pinelands are contained within prospective development sites, they shall be given priority for designation as landscape and open space areas and left intact. The extent of hammock and pineland area destroyed shall be minimized by the use of native plant buffers, clustering, large lot zoning, and/or reduced roadway widths. Care shall be exercised when developing adjacent land to minimize root damage and filling. Disturbance to the forest canopy and understory shall be minimized and confined to the least viable areas. Preservation areas shall be located and configured to protect rare, threatened, and endangered species and to allow for prescribed burning, where applicable. In the protected forest areas, understory vegetation and associated geologic features shall be protected and maintained in perpetuity."

The applicant has submitted a landscape plan (Sheet L003) in support of this application entitled "The Farmstead" prepared by Urban Robot LLC and dated as received by Miami-Dade County on January 31, 2024, which depicts the remnant pine rockland preservation areas as "Preserved Pine Rockland Area North 17,154 SF (0.39 acres)" and "Preserved Pine Rockland Area South 1,5920 SF (0.37 acres)". The pine rockland preservation areas shown on the referenced landscape plan are consistent with the preservation areas shown on the DERM-approved plat application under T-24775.

For questions about remnant pine rockland habitat, please contact Tim Joyner of the Tree and Forest Resources Section tfrs@miamidade.gov or (305)372-6574.

In addition, an aerial review of the subject properties indicates the presence of tree resources. On July 10, 2023, DERM Issued Tree Permit #2314766 for the subject properties. All approved work shall be performed in accordance with this permit. Section 24-49 of the Code provides for the preservation and protection of tree resources. If any additional trees subject to the tree preservation and protection provisions of the Code are to be removed/relocated and are not associated with Tree Permit #2314766, a new tree removal permit will be required.

Z2023000046-6th Review VVMB Holdings, LLC Page 4

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 meet 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 properties prior to development, or redevelopment and developed parcels shall be maintained to prevent the growth or accumulation of prohibited species. Please contact Jackelyn Alberdi at Jackelyn.Alberdi@miamidade.gov regarding any additional information or concerns with this review.

Conditions of Approval: None

Enforcement History

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

Concurrency Review Summary

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

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

cc: Eric Silva, Department of Regulatory and Economic Resources



Date: February 22, 2024

To: Eric Silva, AICP, Assistant Director

Development Services Division

Department of Regulatory and Economic Resources (RER)

From: Maria A. Valdes, CSM, LEED® Green Associate

Chief, Planning & Water Certification Section

Water and Sewer Department (WASD)

Subject: Zoning Application Comments - The Farmstead

Application No. Z2023000046 - Revision # 1

The Water and Sewer Department has reviewed the proposed development for the subject zoning application. WASD has no objections to this application. The information provided below is preliminary and it does not affect the Zoning process.

Application Name: The Farmstead

<u>Location</u>: The proposed project is located on approximately 4.54 acres at the northwest corner of the intersection of SW 294th Street and SW 170th Avenue, with Folio Nos. 30-7906-001-0030, 30-7906-001-0031, 30-7906-001-0032, and 30-7906-001-0033, in unincorporated Miami-Dade County.

<u>Proposed Development</u>: The applicant is proposing to build a new Single-Family Residence over 5,000 square feet along with a detached caretaker's house.

The estimated total water demand for the proposed project will be 510 gallons per day (gpd).

<u>Water</u>: The proposed development is located within the City of Homestead's water service area. Please consult with their Utility Department for infrastructure available to serve the proposed development.

<u>Water Conservation</u>: 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

<u>Sewer</u>: 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.

On December 28, 2023, WASD Agreement No. 32423 was offered for the subject development. Per approved points of connection (P.O.C.) dated November 6, 2023, 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).

Zoning Application No. Z2023000046 - Revision # 1 The Farmstead February 22, 2024 Page 2

Therefore, if conveyed (Agreement No. 31055) by the time this project is ready for construction, the developer shall connect to a proposed 8-inch gravity sewer (ES31055D02A-3) in SW 292nd Street and SW 170th Avenue and extend the same 8-inch gravity sewer southerly at full depth along SW 170th Avenue to SW 294th Street, provided there is sufficient depth and that there are no obstacles that would preclude construction of the sewer system.

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

Additional Services Program (ASP): The following properties along the aforesaid proposed 8-inch gravity sewer extension shall receive sewer services: 30-7906-001-0020 (29275 SW 172nd Avenue)

The sewage flow from the proposed development will be transmitted to Pump Station (P.S.) No. 1150 and P.S. No. 692B. Both pump stations are currently in OK Moratorium Code Status. Below is the existing and projected Nominal Average Pump Operating Time (NAPOT) for both pump stations.

P.S. No. 1150

Existing NAPOT: 0.78 hrs.

Proposed Development: 510 gpd Proposed Projected NAPOT: 0.81 hrs.

P.S. No. 692B

Existing NAPOT: 4.10 hrs.

Proposed Development: 510 gpd Proposed Projected NAPOT: 4.10 hrs.

Note to the Developer:

- 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.
- 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 <u>United States of America, State of Florida and State of Florida Department of Environmental Protection v. Miami-Dade County</u>, Case No. 1:12-cv-24400-FAM, as well as all other current, subsequent or future enforcement and regulatory actions and proceedings.

Zoning Application No. Z2023000046 - Revision # 1 The Farmstead February 22, 2024 Page 3

> 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 <a href="mailto:mai

Memorandum MIAMI-DADE

Date:

February 27, 2024

To:

Nathan Kogon, Assistant Director

Department of Regulatory and Economic Resources

From:

Raul A. Pino, PLS, Chief

Platting and Traffic Review Section

Department of Regulatory and Economic Resources

Subject:

Z2023000046

Name: VVMB Holdings, LLC

Location: Northwest Corner of SW 294 Street and SW 170 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 dedications per Miami-Dade Chapter 33-133 and Chapter 28 and/or improvements required will be accomplished thru the recording of a plat.

This application **does** meet the traffic concurrency criteria for an Initial Development Order. It will generate approximately **1 PM** peak hour vehicle trip. 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	LOS
		PRESENT	W/PROJECT
9864	SW 167 Avenue north of SW 288 Street	С	С

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

Notes: PM =Post Meridiem

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

Standard Conditions:

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



Date: February 01, 2024

To: Nathan M. Kogon, Assistant Director

Regulatory and Economic Resources

From: Alejandro G Cuello, Principal Planner

Miami-Dade Fire Rescue Department

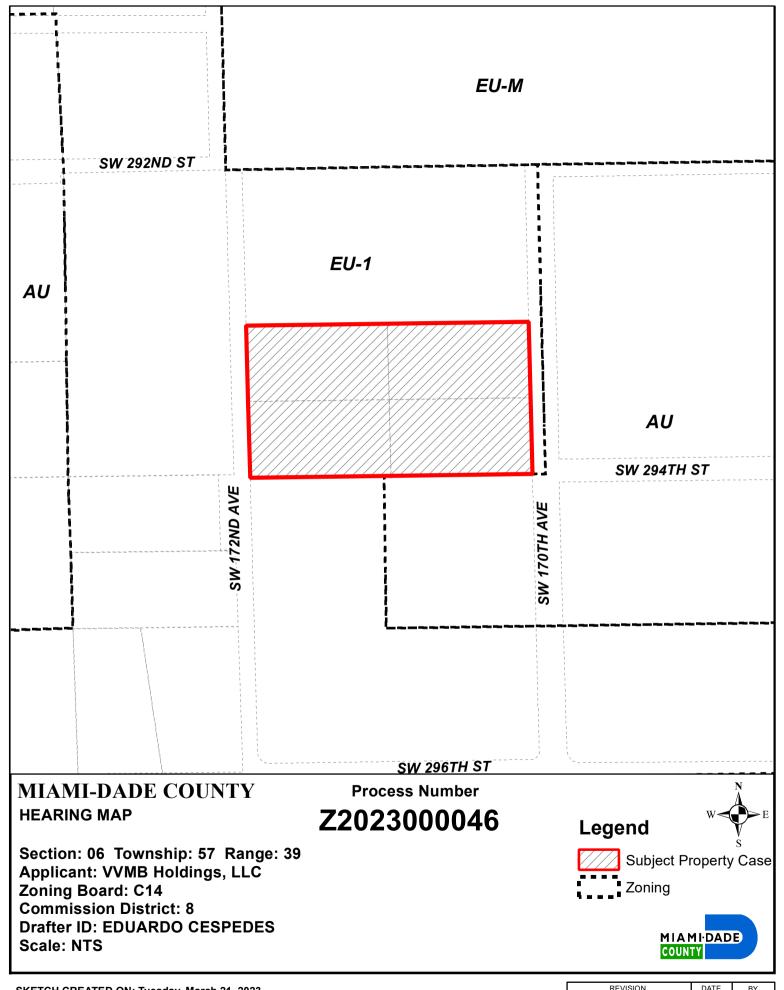
Subject: Z2023000046

The Miami-Dade Fire Rescue Department has **no objection** to the site plan uploaded in "EnerGov" on 1/31/2024. Single family home.

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

Florida State 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.



SKETCH CREATED ON: Tuesday, March 21, 2023

REVISION	DATE	BY



MIAMI-DADE COUNTY AERIAL YEAR 2015

Process Number

Z2023000046

Legend
Subject Property



Section: 06 Township: 57 Range: 39 Applicant: VVMB Holdings, LLC

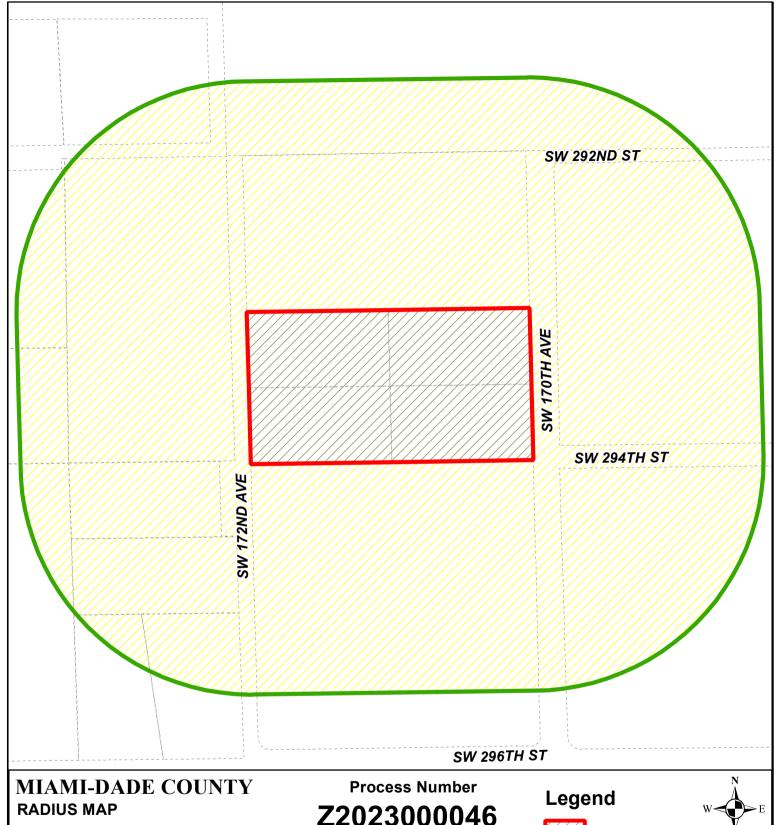
Zoning Board: C14 Commission District: 8

Drafter ID: EDUARDO CESPEDES

Scale: NTS



SKETCH CREATED ON: Tuesday, March 21, 2023	REVISION	DATE	BY	



Section: 06 Township: 57 Range: 39

Applicant: VVMB Holdings, LLC

Zoning Board: C14 Commission District: 8

Drafter ID: EDUARDO CESPEDES

Scale: NTS

Z2023000046

RADIUS: 500

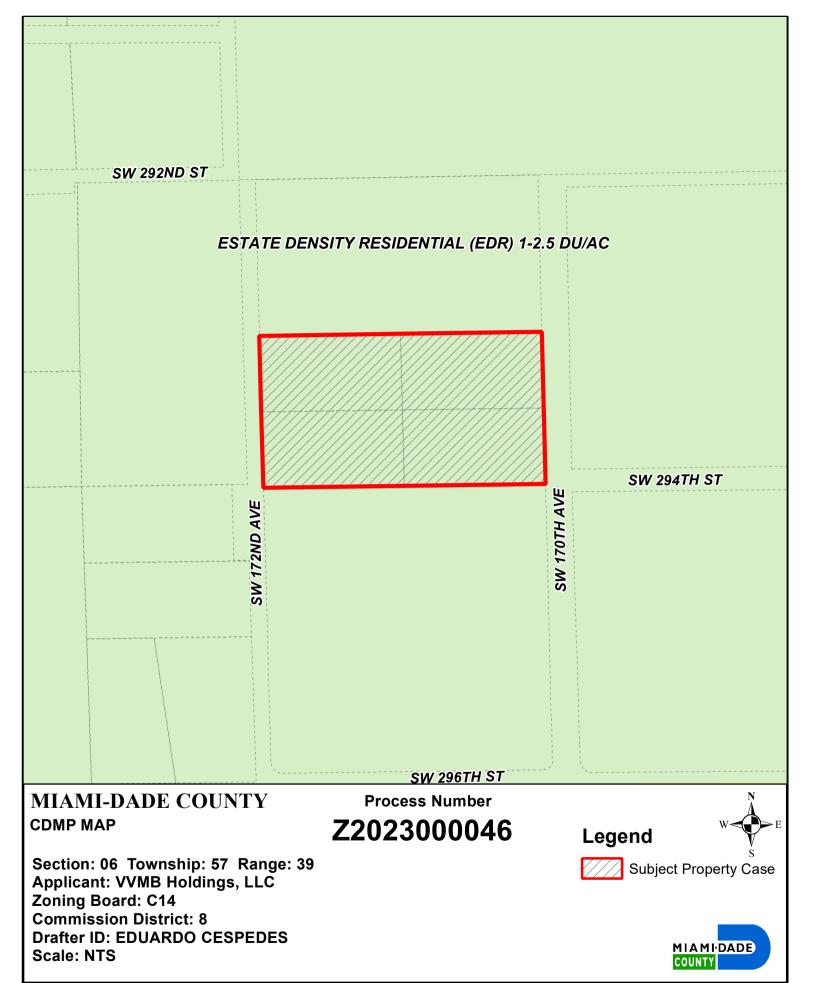
Subject Property



Property Boundaries



REVISION	DATE	BY
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SKETCH CREATED ON: Tuesday, March 21, 2023

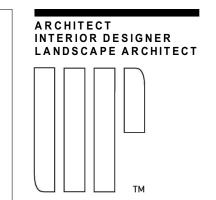
REVISION DATE BY

MIAMI-DADE COUNTY PROCESS NO.: Z23-046

DATE: MPR 4 2024 BY: ISA

В





URBAN ROBOT LLC 420 LINCOLN ROAD, S. 600 MIAMI BEACH, FL 33139 T. 786.246.4857

OWNER:

VVMB HOLDINGS LLC

STRUCTURAL ENGINEER:

YHCE ENGINEERING 99 NW 27 AVE MIAMI, FL 33125 T (305) 969-YHCE

M.E.P. ENGINEERS: DONOLLI ASSOCIATES ENGINEERING 215 ARI WAY MIAMI BEACH, FL. 33141 T (305) 607-4925

CIVIL ENGINEER:

MILLER LEGG 5747 N ANDREWS WAY FORT LAUDERDALE, FL 33309 T (954) 436-7000

WRITTEN DIMENSIONS ON THIS DRAWING SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS.

Rev	Date	Description	

RENDERED PERSPECTIVE

MIAMI-DADE COUNTY

DATE: MPR 4 2024 BY: ISA

PROCESS NO.: Z23-046

12

ARCHITECT INTERIOR DESIGNER LANDSCAPE ARCHITECT

URBAN ROBOT LLC 420 LINCOLN ROAD, S. 600 MIAMI BEACH, FL 33139 T. 786.246.4857

OWNER:

VVMB HOLDINGS LLC

STRUCTURAL ENGINEER: YHCE ENGINEERING 99 NW 27 AVE MIAMI, FL 33125 T (305) 969-YHCE

M.E.P. ENGINEERS:

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Rev	Date	Description

RENDERED PERSPECTIVE



MIAMI-DADE COUNTY PROCESS NO.: Z23-046 DATE: MPR 4 2024 BY: ISA

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ARCHITECT INTERIOR DESIGNER LANDSCAPE ARCHITECT

URBAN ROBOT LLC 420 LINCOLN ROAD, S. 600 MIAMI BEACH, FL 33139 T. 786.246.4857

OWNER: VVMB HOLDINGS LLC

STRUCTURAL ENGINEER: YHCE ENGINEERING 99 NW 27 AVE MIAMI, FL 33125 T (305) 969-YHCE

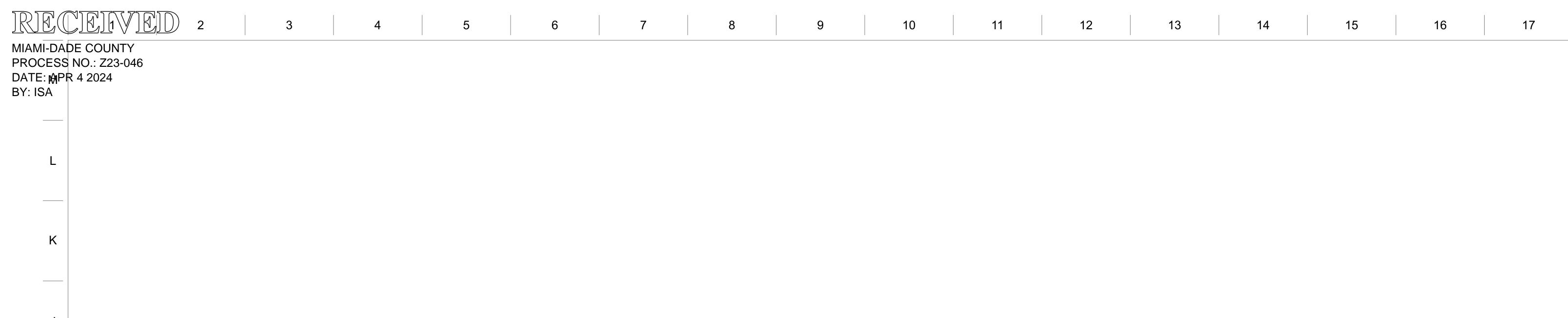
M.E.P. ENGINEERS: DONOLLI ASSOCIATES ENGINEERING 215 ARI WAY MIAMI BEACH, FL. 33141 T (305) 607-4925

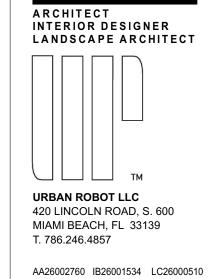
CIVIL ENGINEER: MILLER LEGG 5747 N ANDREWS WAY FORT LAUDERDALE, FL 33309 T (954) 436-7000

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REVI	SIONS	
Rev	Date	Description
04	2/12/24	OWNER CHANGES

RENDERED SITE PLAN





OWNER:

STRUCTURAL ENGINEER:

YHCE ENGINEERING
99 NW 27 AVE
MIAMI, FL 33125
T (305) 969-YHCE

M.E.P. ENGINEERS:

DONOLLI ASSOCIATES ENGINEERING
215 ARI WAY
MIAMI BEACH, FL. 33141
T (305) 607-4925

CIVIL ENGINEER:

MILLER LEGG
5747 N ANDREWS WAY
FORT LAUDERDALE, FL 33309
T (954) 436-7000

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SW 172ND AVE

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JJ / SV / AB

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MIAMI-DADE COUNTY PROCESS NO.: Z23-046 DATE: MPR 4 2024 BY: ISA

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URBAN ROBOT LLC
420 LINCOLN ROAD, S. 600
MIAMI BEACH, FL 33139
T. 786.246.4857

AA26002760 IB26001534 LC26000510
OWNER:

VVMB HOLDINGS LLC

ARCHITECT INTERIOR DESIGNER LANDSCAPE ARCHITECT

STRUCTURAL ENGINEER:

YHCE ENGINEERING
99 NW 27 AVE

YHCE ENGINEERING
99 NW 27 AVE
MIAMI, FL 33125
T (305) 969-YHCE
M.E.P. ENGINEERS:

DONOLLI ASSOCIATES ENGINEERING 215 ARI WAY MIAMI BEACH, FL. 33141 T (305) 607-4925 CIVIL ENGINEER:

MILLER LEGG 5747 N ANDREWS WAY FORT LAUDERDALE, FL 33309 T (954) 436-7000

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SW 172ND AVE
HOMESTEAD, FL 33030

REVISIONS

Rev Date Description

04 2/12/24 OWNER CHANGES

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REVISIONS

Rev Date Description
04 2/12/24 OWNER CHANGES

ARCHITECT INTERIOR DESIGNER LANDSCAPE ARCHITECT

URBAN ROBOT LLC 420 LINCOLN ROAD, S. 600 MIAMI BEACH, FL 33139 T. 786.246.4857

VVMB HOLDINGS LLC

YHCE ENGINEERING 99 NW 27 AVE MIAMI, FL 33125 T (305) 969-YHCE

M.E.P. ENGINEERS:

CIVIL ENGINEER:

MILLER LEGG 5747 N ANDREWS WAY FORT LAUDERDALE, FL 33309 T (954) 436-7000

OWNER:

AA26002760 IB26001534 LC26000510

STRUCTURAL ENGINEER:

DONOLLI ASSOCIATES ENGINEERING 215 ARI WAY MIAMI BEACH, FL. 33141 T (305) 607-4925

WRITTEN DIMENSIONS ON THIS DRAWING SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS.

SEAL

2116
PROJECT NO.

2/12/24
Date

JJ / SV / AB
DRAWN / CHECKED

RENDERED EAST

ELEVATION





ARCHITECT
INTERIOR DESIGNER
LANDSCAPE ARCHITECT

TM

URBAN ROBOT LLC
420 LINCOLN ROAD, S. 600
MIAMI BEACH, FL 33139
T. 786.246.4857

15

16

STRUCTURAL ENGINEER:

YHCE ENGINEERING
99 NW 27 AVE
MIAMI, FL 33125
T (305) 969-YHCE

M.E.P. ENGINEERS:

M.E.P. ENGINEERS:

DONOLLI ASSOCIATES ENGINEERING
215 ARI WAY
MIAMI BEACH, FL. 33141
T (305) 607-4925

CIVIL ENGINEER:

MILLER LEGG
5747 N ANDREWS WAY
FORT LAUDERDALE, FL 33309
T (954) 436-7000

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MIAMI-DADE COUNTY PROCESS NO.: Z23-046 DATE: APR 4 2024 BY: ISA

THE FARMSTEAD

SW 172ND AVE. HOMESTEAD, FL 33030

DESIGN ARCHITECT:



VVMB HOLDINGS LLC

420 LINCOLN RD S.600 | MIAMI BEACH FL 33139 T. 786.246.4857 | F. 786.768.2537 HTTP://WWW.URBANROBOT.NET UNITED THE URBAN ROBOT LLC

PROJECT INFORMATION:

OWNER: STRUCTURAL ENGINEER: MEP ENGINEER:

MIAMI, FL 33125

T: (305) 969-YHCE F: (305)

DONOLLI ASSOCIATES ENGINEERING YHCE ENGINEERING 99 NW 27 AVENUE

215 ARI WAY MIAMI BEACH, FL. 33141 T (305) 607-4925

CIVIL ENGINEER:

APPLICABLE CODES:

- FLORIDA BUILDING CODE, BUILDING (FBC-B), 7th EDITION 2020.

- FLORIDA BUILDING CODE, RESIDENTIAL (FBC-R), 7th EDITION 2020.

- FLORIDA FIRE PREVENTION CODE (FFPC) SIXTH EDITION, BASED ON NFPA 101 (2015 EDITION)

- ASME A17.1 2013 SAFETY CODE FOR ELEVATORS AND ESCALATORS AND ALL OTHER APPLICABLE LOCAL, STATE & FEDERAL REGULATIONS REFER TO MEP-FP PLANS FOR ADDITIONAL CODE REQUIREMENTS

SCOPE OF WORK:

NEW CONSTRUCTION OF A TWO STORY SINGLE FAMILY RESIDENCE

WITH ALL ASSOCIATED MECHANICAL, PLUMBING, ELECTRICAL COMPONENTS TO SERVE THE NEW SPACES.

OCCUPANCY TYPE:

RESIDENTIAL GROUP R-3 [PER FBC CHAPTER 310.5]

CONSTRUCTION TYPE:

IIB [PER FBC TABLE 601]



SUBMITTAL: ZONING HEARING APPLICATION

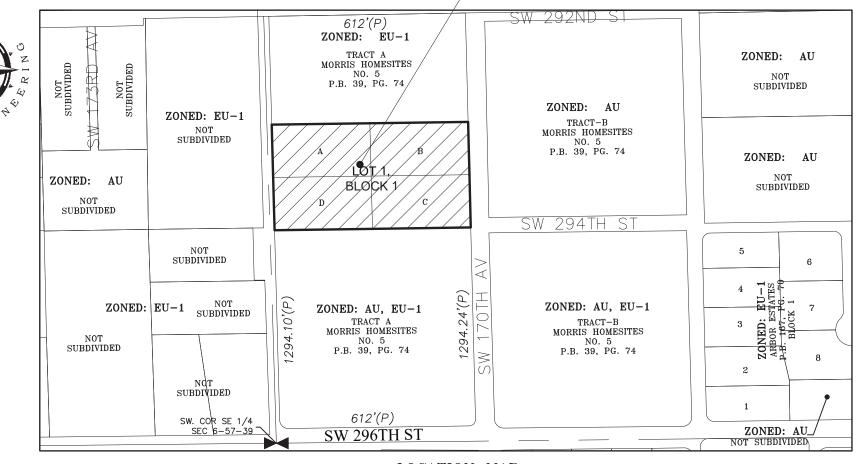
DATE: 2/12/24

REVISIONS: ZONING HEARING APPLICATION FIRST SUBMISSION - 2/21/23

ZONING HEARING APPLICATION COMMENTS - 05/25/23 ZONING HEARING APPLICATION COMMENTS - 08/10/23 ZONING HEARING APPLICATION COMMENTS - 09/21/23 ZONING HEARING - OWNER CHANGES - 02/12/24

> **COVER SHEET** G-000

TY -046	R REVISED SHEETS U UNREVISED SHEETS X NEW SHEETS D DELETED SHEETS	INDEX OF DRAWINGS	ZONING HEARING COMMENTS 05/25/23	ZONING HEARING COMMENTS 08/10/23	ZONING HEARING COMMENTS 09/21/23	OWNER CHANGES 02/12/24
	ZONING HEARING APPLICA	TION SET				
		G-000 COVER SHEET	R	R	R	R
		G-001 INDEX OF DRAWINGS	R	R	R	R
	OTHER		U	U		
		A-001 RENDERED PERSPECTIVE A-002 RENDERED PERSPECTIVE	U	U	U II	U
		A-003 RENDERED SITE PLAN	U	U	U	 R
		A-004 RENDERED WEST GARAGE ELEVATION	U	U	U	U
		A-005 RENDERED WEST ELEVATION	U	U	U	R
	A	A-006 RENDERED EAST ELEVATION	U	U	U	R
		A-007 RENDERED SOUTH ELEVATION	U	U	U	U
	SITE					
		A-100 SITE PHOTOGRAPHS	U	U	U	U
		A-101 BOUNDARY SURVEY	U	U	U	U
		A-102 SITE PLAN A-103 GROUND FLOOR - OVERALL	R	R	κ 	 В
		A-104 SECOND FLOOR - OVERALL	R	U	U	U
		A-105 GUEST HOUSE AND EQUIPMENT GARAGE	R	R	U	U
	ELEVATIONS					
		A-201 OVERALL BUILDING ELEVATIONS	U	U	U	R
		A-202 OVERALL BUILDING ELEVATIONS	U	U	U	R
		A-203 ELEVATIONS - GUEST HOUSE AND EQUIPMENT GARAGE	U	R	U	U
		A-204 ELEVATIONS - GYM, POOL CABANA & SHADE HOUSE	R	R	U	U
		A-205 ELEVATIONS- PRINCIPAL BUILDING EXTENSION				X
	LANDSCAPE					
		L000 COVER SHEET	R	R	R	 R
		L001 TREE SURVEY	U	U	U	U
		L002 TREE SURVEY	U	U	U	U
	l	L003 SITE PHOTOS	U	U	U	U
	l	L004 SITE PLAN	U	R	R	R
		L005 TREE PROTECTION & REPLACEMENT PLAN WEST	R	U	R	R
		L006 TREE PROTECTION & REPLACEMENT PLAN EAST	R	U	R	U
		L007 TREE DISPOSITION SCHEDULE TREES TO PROTECT	U	U	U	U
		L008 TREE DISPOSITION SCHEDULE TREES TO REMOVE L009 TREE DISPOSITION SCHEDULE AND CALCULATIONS	U	U	U	
		L200 PLANTING PLAN WEST	U	II		
		L201 PLANTING PLAN WEST	U	U	R	U.
		L202 PLANTING DETAILS	U	U	U	U
	CIVIL & EXCAVATION PLANS	S				
		C0.0 COVER SHEET	R	U	R	-
		C1.0 GENERAL NOTES & SPECIFICATIONS	R	U	U	<u>-</u>
		C1.1 CIVIL LEGEND, ABBREVIATIONS, & SYMBOLS	R	U	U	-
		C3.0 SITE GEOMETRY, MARKING & SIGNAGE PLAN	R	U	R	-
		C4.0 SITE PAVING, GRADING, & DRAINAGE PLAN		U	R	-
		C4.2 TYPICAL CROSS SECTIONS C6.0 STORMWATER BOLL LITION PREVENTION BLAN	R	U	U	<u>-</u>
		C6.0 STORMWATER POLLUTION PREVENTION PLAN	R	U	U	-



MIAMI-DADE COUNTY, FLORIDA LYING IN SECTION 6, TOWNSHIP 57 SOUTH, RANGE 39 EAST SCALE 1"=300'

LEGAL DESCRIPTION:

THE SOUTH 1/2 OF THE NORTH 1/2 OF TRACT A OF REVISED PLAT OF MORRIS HOMESITES NO.5 AS RECORDED IN PLAT BOOK 39, PAGE 74, OF THE PUBLIC RECORDS OF MIAMI -DADE COUNTY, FLORIDA DESCRIBED AS:

PARCEL A: THE NORTH 1/2 OF THE WEST 1/2 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF TRACT A OF REVISED PLAT OF MORRIS HOMESITES NO.5 AS RECORDED IN PLAT BOOK 39, PAGE 74, OF THE PUBLIC RECORDS OF MIAMI -DADE. COUNTY, FLORIDA. PARCEL IDENTIFICATION NO. 30-7906-001-0030.

PARCEL B: THE NORTH 1/2 OF THE EAST 1/2 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF TRACT A OF REVISED PLAT OF MORRIS HOMESITES NO.5 AS RECORDED IN PLAT BOOK 39, PAGE 74, OF THE PUBLIC RECORDS OF MIAMI -DADE. COUNTY, FLORIDA.

PARCEL C: THE SOUTH 1/2 OF THE EAST 1/2 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF TRACT A OF REVISED PLAT OF MORRIS HOMESITES NO.5 AS RECORDED IN PLAT BOOK 39, PAGE 74, OF THE PUBLIC RECORDS OF MIAMI —DAD.E PARCEL IDENTIFICATION NO. 30-7906-001-0033.

PARCEL D: THE SOUTH 1/2 OF THE WEST 1/2 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF TRACT A OF REVISED PLAT OF MORRIS HOMESITES NO.5 AS RECORDED IN PLAT BOOK 39, PAGE 74, OF THE PUBLIC RECORDS OF MIAMI —DADE. PARCEL IDENTIFICATION NO. 30-7906-001-0031.

SURVEYOR NOTES:

- THE LIMITS OF THE SUBJECT PROPERTY WERE CALCULATED UTILIZING MIAMI-DADE COUNTY ENGINEERING DEPARTMENT TOWNSHIP MAP FOR TOWNSHIP 57 SOUTH, RANGE 39 EAST.
- LEGAL DESCRIPTION WAS OBTAINED FROM MIAMI-DADE COUNTY PROPERTY APPRAISER WEBSITE BASED ON FOLIO NUMBERS AS PROVIDED BY CLIENT. THE GEOMETRY OF THE TREE PRESERVATION AREAS (NORTH/SOUTH) WERE PROVIDED BY THE CLIENT IN CAD FORMAT.
- SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION OF THE TREE PRESERVATION AREAS
- THIS SITE LIES IN SECTION 6, TOWNSHIP 57 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA.
- THE PURPOSE OF THIS PLAT IS TO UNITE PARCELS "A" THROUGH "D" INTO ONE LOT.
- FOLIO 30-7906-001-0030, 30-7906-001-0031, 30-7906-001-0032 AND 30-7906-001-0033
- BEARINGS SHOWN HEREON ARE RELATIVE TO THE STATE PLANE COORDINATES, FLORIDA EAST ZONE, NORTH AMERICAN DATUM (NAD) OF 83/2011.
- UNDERGROUND IMPROVEMENTS AND/OR UNDERGROUND ENCROACHMENTS, WHERE THEY ARE NOT VISIBLE AT SURFACE GROUND LEVEL, ARE NOT SHOWN
- THE LOCATION OF VISIBLE UTILITIES SHOWN HEREON WERE FIELD LOCATED. NO ATTEMPT WAS MADE BY THE SURVEYOR TO LOCATE UNDERGROUND
- THE SYMBOLS SHOWN HEREON ARE FOR REFERENCE AND ARE NOT SHOWN TO SCALE.
- NO ATTEMPT WAS MADE BY THE SURVEYOR TO DETERMINE MINERAL RIGHTS OWNERSHIP AND/OR RIGHTS-OF-ENTRY APPURTENANT THERETO.
- THE ACCURACY OF THE SURVEY MEASUREMENTS SHOWN HEREON IS BASED ON THE TYPE OF SURVEY AND EXPECTED USE OF THE SURVEY. REDUNDANT MEASUREMENTS AND COMPUTATION RECORDS SUBSTANTIATE THE SURVEY MAP. REDUNDANCY OF MEASUREMENTS WAS OBTAINED BY MULTIPLE OCCUPATIONS OF FOUND AND SET CONTROL POINTS. THESE METHODS HAVE BEEN TESTED BY BEC AND FOUND TO HAVE AN EXPECTED ACCURACY OF ± 0.07 FEET HORIZONTALLY, \pm 0.05 FEET VERTICALLY ON HARD SURFACES, AND \pm 0.2 FEET ON GROUND SURFACES.
- THERE MAY BE RESTRICTIONS AFFECTING THIS PROPERTY FOUND IN THE LAWS OF, MIAMI-DADE COUNTY, AND THE STATE OF FLORIDA.
- ADJACENT PROPERTIES SHOWN HEREON ARE NOT PART OF THE BOUNDARY AND TOPOGRAPHIC SURVEY/TENTATIVE PLAT. THEY ARE FOR REFERENCES
- LANDS SHOWN HEREON HAVE NOT BEEN ABSTRACTED FOR EASEMENTS, RIGHTS OF WAY, OR OTHER MATTERS OF RECORD.
- ELEVATIONS SHOWN HEREON ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29),SHOWING CONVERSION OF NAVD 88 TO NGVD 29 (+1.55 FT), AND ARE REFERENCED TO THE FOLLOWING MIAMI-DADE COUNTY BENCHMARKS:
 - A) BM NAME: "N-51", PK NAIL AND BRASS WASHER IN CONC PAD FOR FIRE HYDRANT. SW 296 ST --- 47' SOUTH OF C/L SW 172 AVE --- 25' EAST OF C/L
- A) BM NAME: "N-50", PK NAIL AND BRASS WASHER IN CONC SIDEWALK. SW 288 ST --- 48' SOUTH OF C/L SW 172 AVE --- 26' EAST OF C/L

SURVEYOR'S CERTIFICATION:

I hereby certify that the attached "BOUNDARY & TOPOGRAPHIC SURVEY/ TENTATIVE PLAT" complies with the Standards of Practice for Surveying and Mapping set forth by the State of Florida Board of Professional Surveyors and Mappers in chapter 5J—17, Florida Administrative Code, pursuant to chapter 472.027, Florida Statutes.

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

Biscayne Engineering Company, Inc. 529 West Flagler Street, Miami, FL. 33130 305-324-7671 State of Florida Department of Agriculture LB-0000129

SURVEY DATE: 03-14-2022



THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 5J-17-062, F.A.C. THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED AND THE ANY ELECTRONIC COPIES.

LICENSE No. 5666 STATE OF FLORIDA

SIGNED. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNATURE MUST BE VERIFIED ON

529 TEL

QRIAR

03-87197

SHEET No.

1 of 2

SECTION CORNER

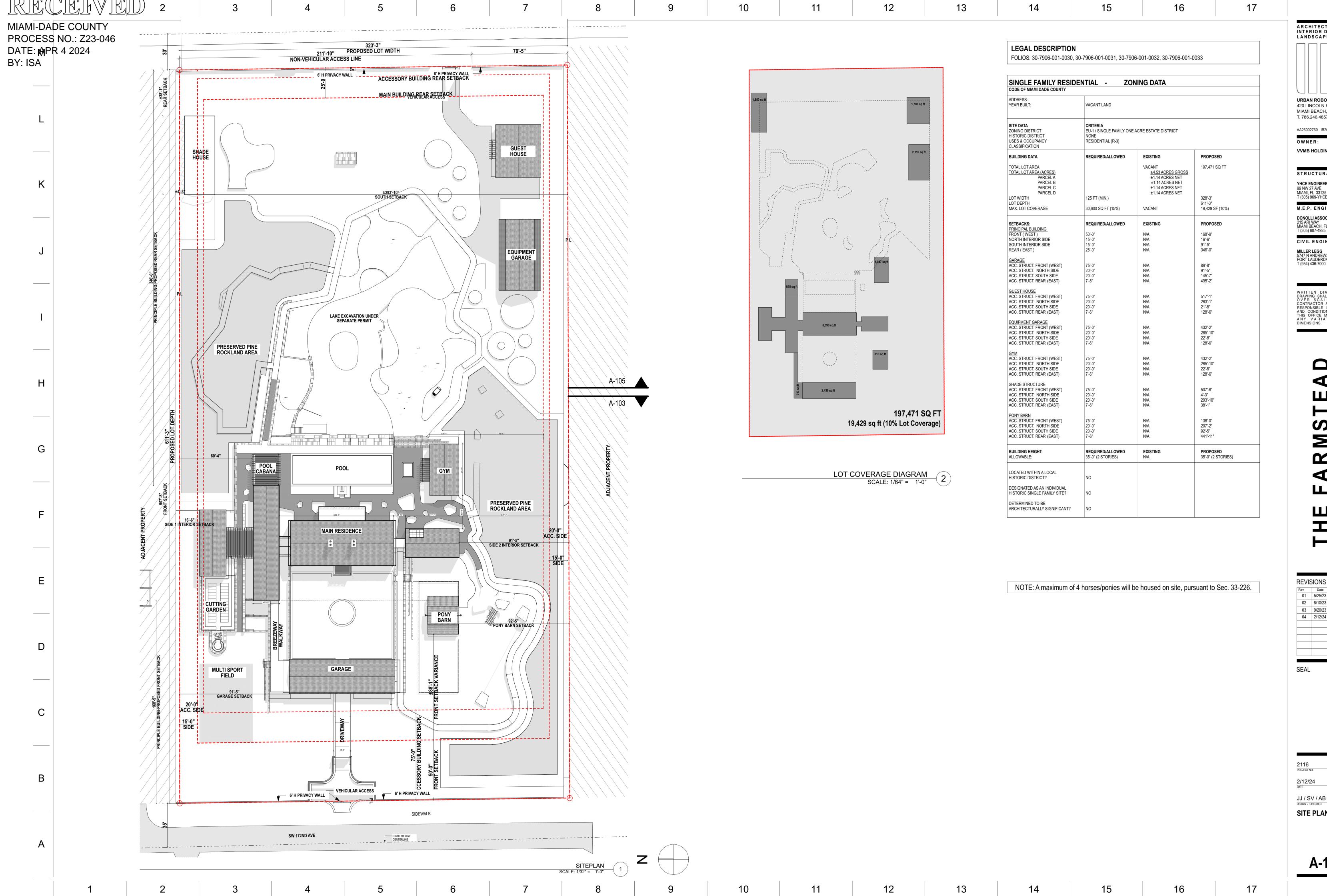
CENTER LINE -----SECTION LINE -----CHAIN LINK FENCE X X X

RIGHT-OF-WAY LINE ----- -- -- ---

- Development Information / Proposed Use: Proposed Single Family
- Residence of 6,669 square feet through phased construction including Pony Barn; 1,250 square feet, Chicken Coop; 175 square feet, Compost Area; 175 square feet, Shade House; 2,600 square feet, Lockers W/C; 360 square feet, Caretaker's Home/Office; 1,053 square feet, Equipment Garage; 2,400 square feet, and Garden shed; 1,200 square feet. (Aforementioned Development information provided by Client)

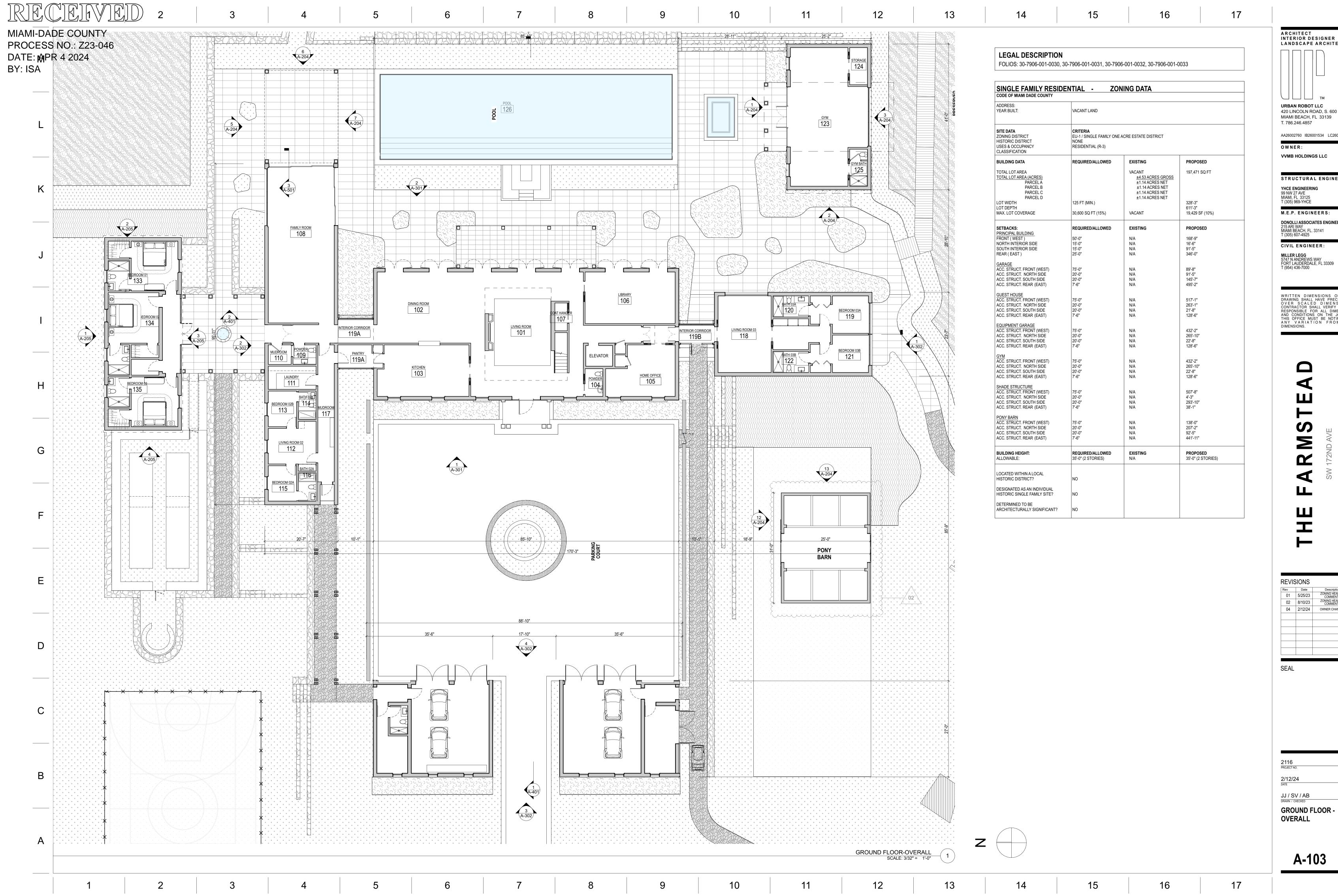
OVERHEAD WIRE -0/H -0/H -0/H -0/H -0/H -0/H -0/H -

MIKE J. BARTHOLOMEW, PRESIDENT, PSM, FOR THE FIRM PROFESSIONAL SURVEYOR AND MAPPER NO. 5666 STATE OF FLORIDA



ARCHITECT INTERIOR DESIGNER LANDSCAPE ARCHITECT **URBAN ROBOT LLC** 420 LINCOLN ROAD, S. 600 MIAMI BEACH, FL 33139 T. 786.246.4857 AA26002760 IB26001534 LC26000510 OWNER: **VVMB HOLDINGS LLC** STRUCTURAL ENGINEER: YHCE ENGINEERING 99 NW 27 AVE MIAMI, FL 33125 T (305) 969-YHCE M.E.P. ENGINEERS: DONOLLI ASSOCIATES ENGINEERING 215 ARI WAY MIAMI BEACH, FL. 33141 T (305) 607-4925 CIVIL ENGINEER: MILLER LEGG 5747 N ANDREWS WAY FORT LAUDERDALE, FL 33309 T (954) 436-7000 WRITTEN DIMENSIONS ON THIS DRAWING SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS

SITE PLAN

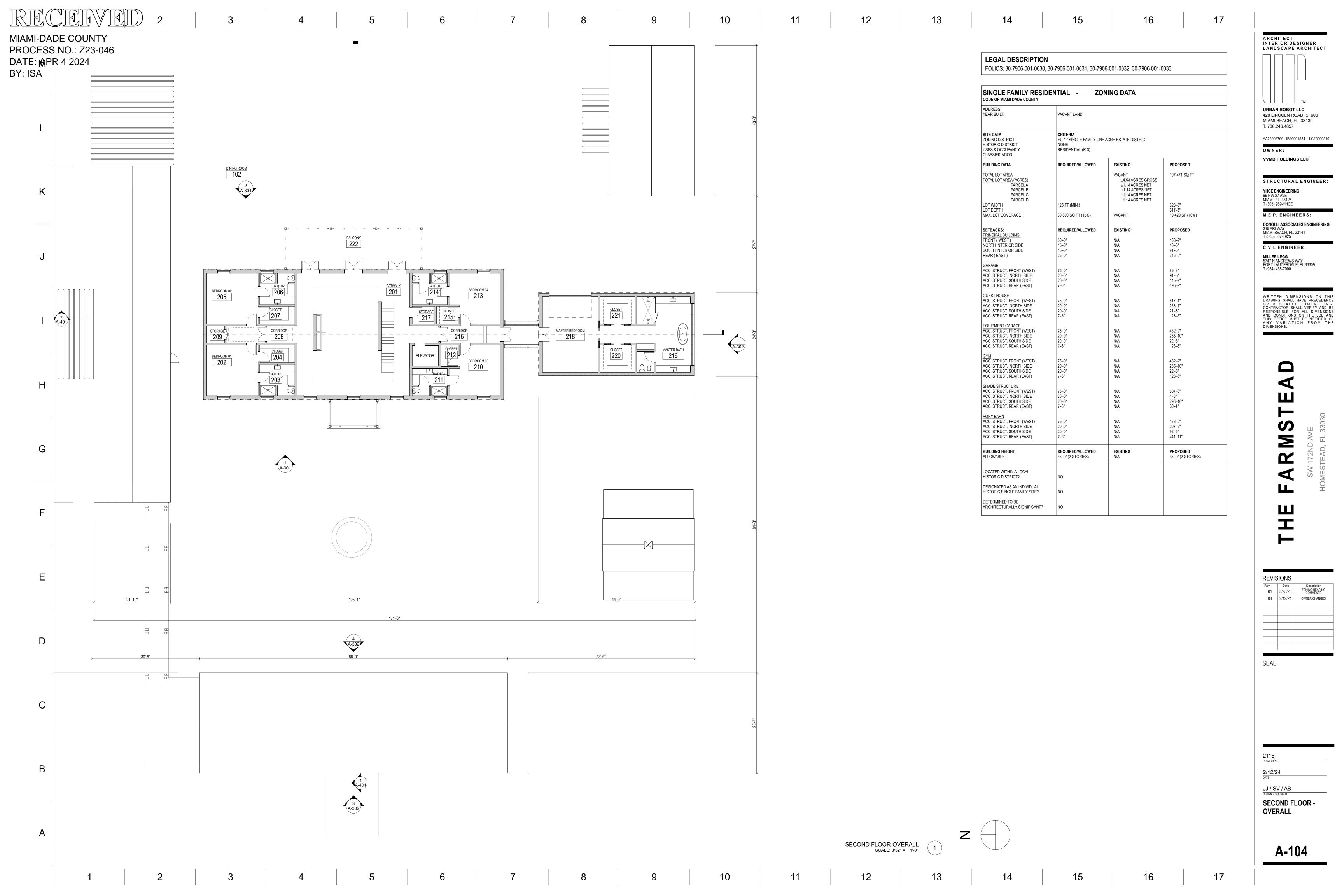


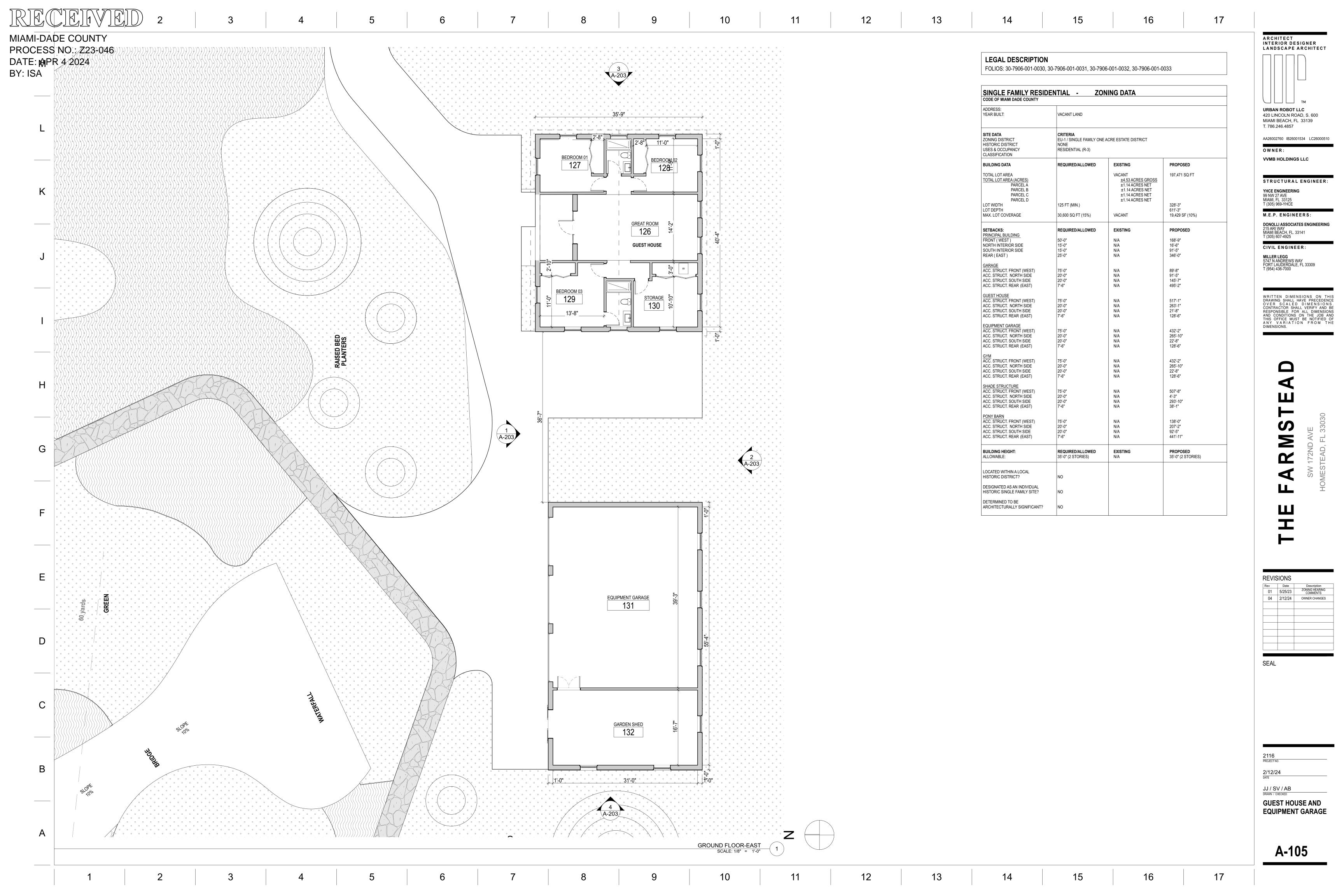
ARCHITECT INTERIOR DESIGNER LANDSCAPE ARCHITECT **URBAN ROBOT LLC** 420 LINCOLN ROAD, S. 600 MIAMI BEACH, FL 33139 AA26002760 IB26001534 LC26000510 **VVMB HOLDINGS LLC** STRUCTURAL ENGINEER:

M.E.P. ENGINEERS: DONOLLI ASSOCIATES ENGINEERING

WRITTEN DIMENSIONS ON THIS DRAWING SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS.

GROUND FLOOR -

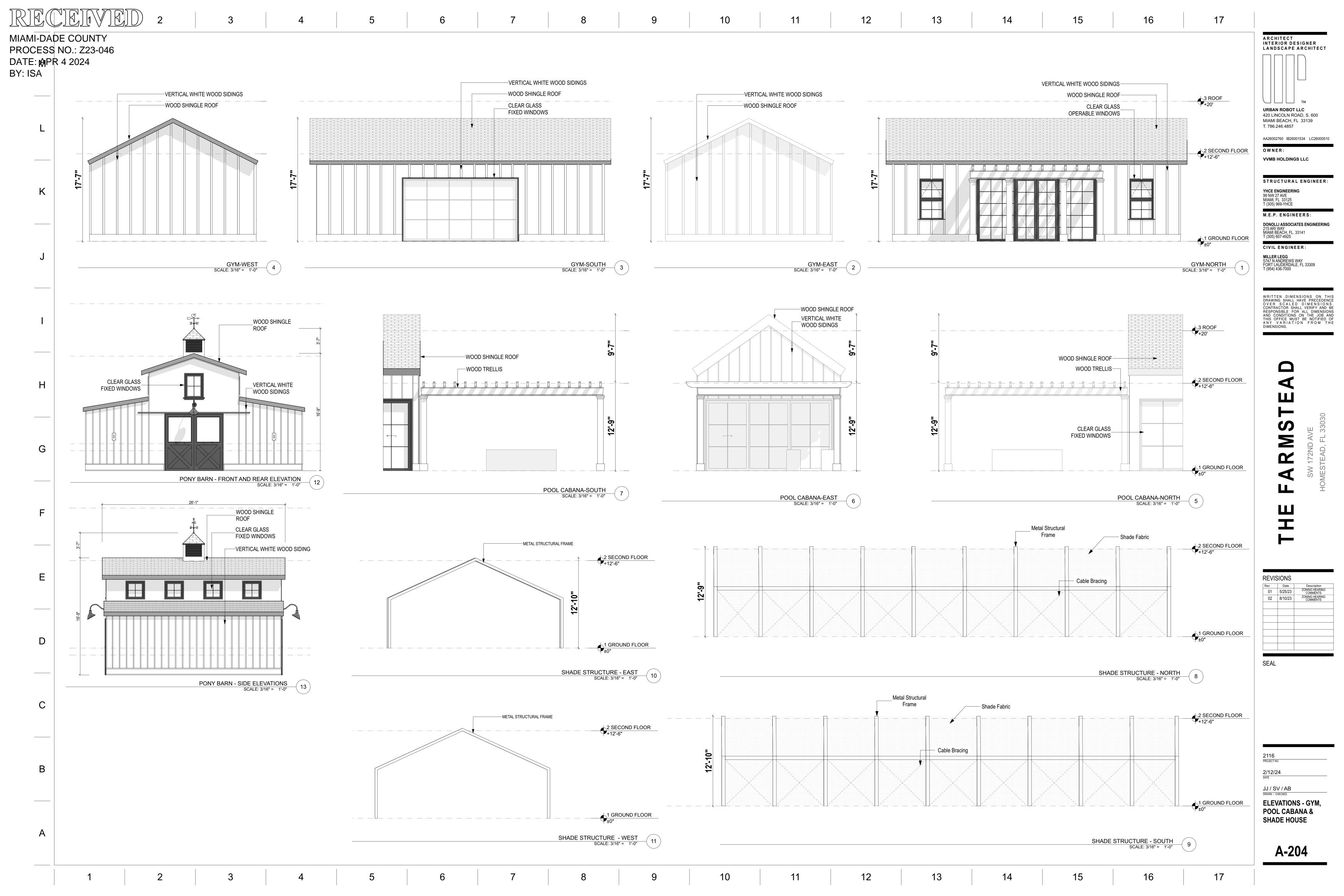








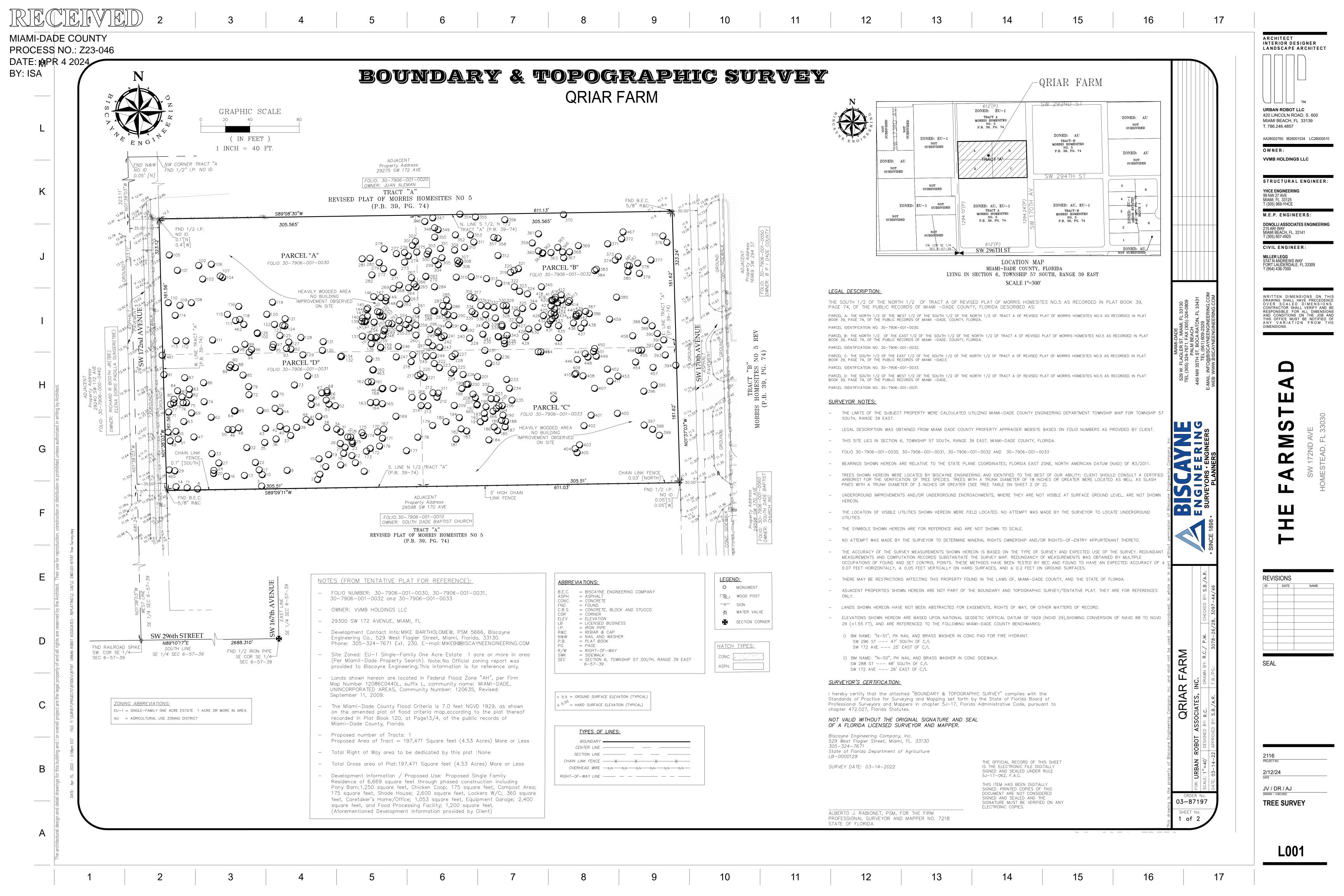


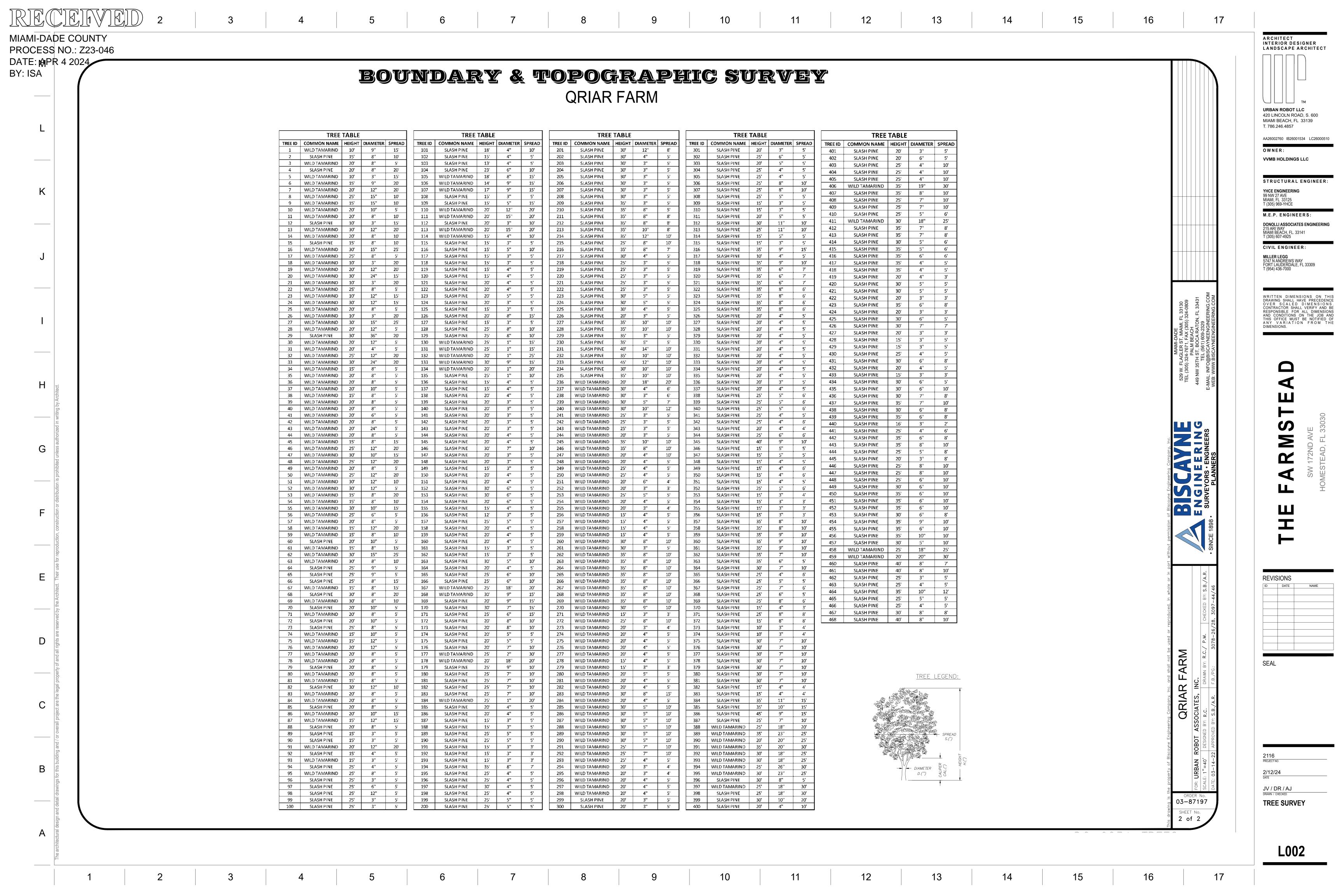


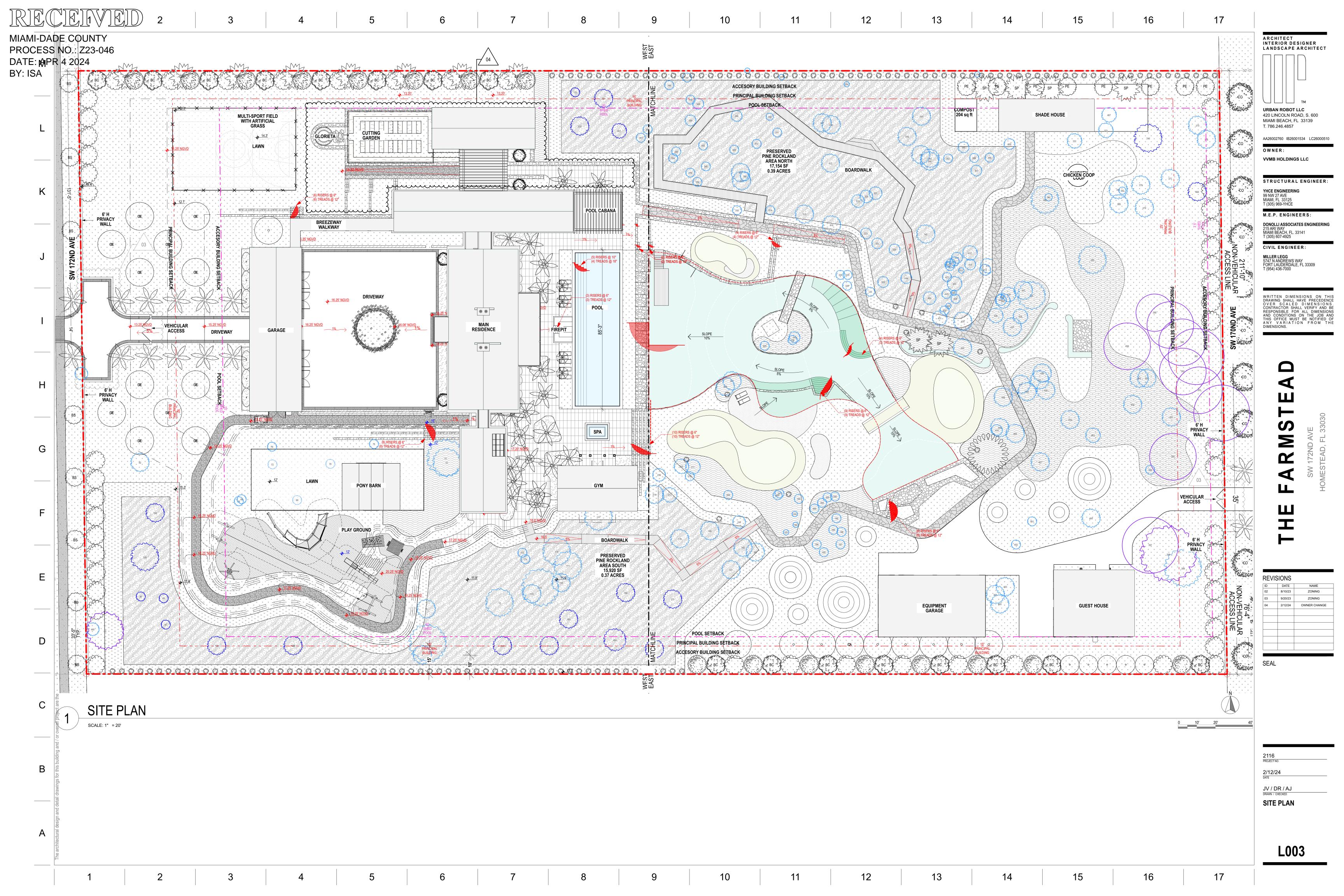


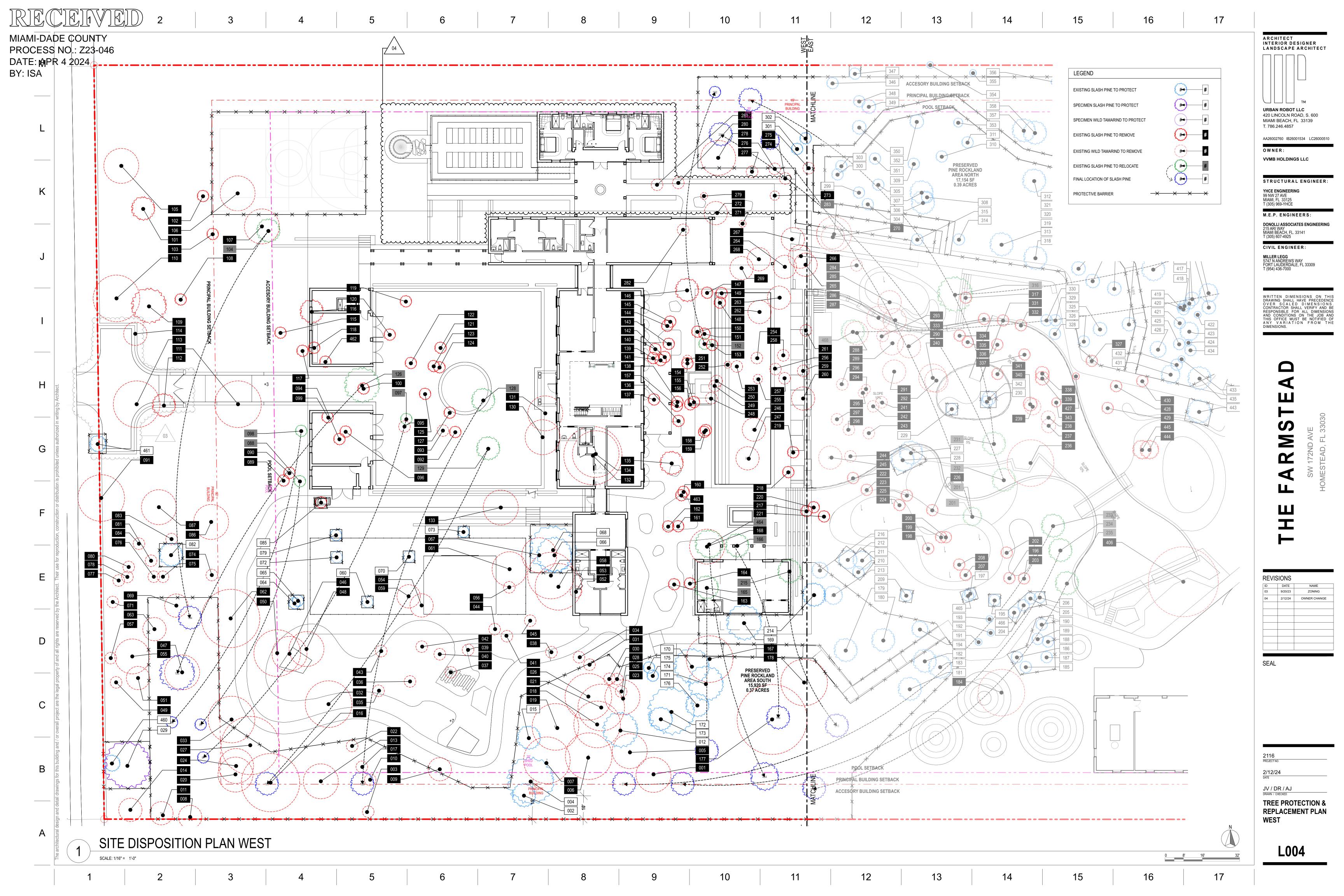
ZONING OWNER CHANGE

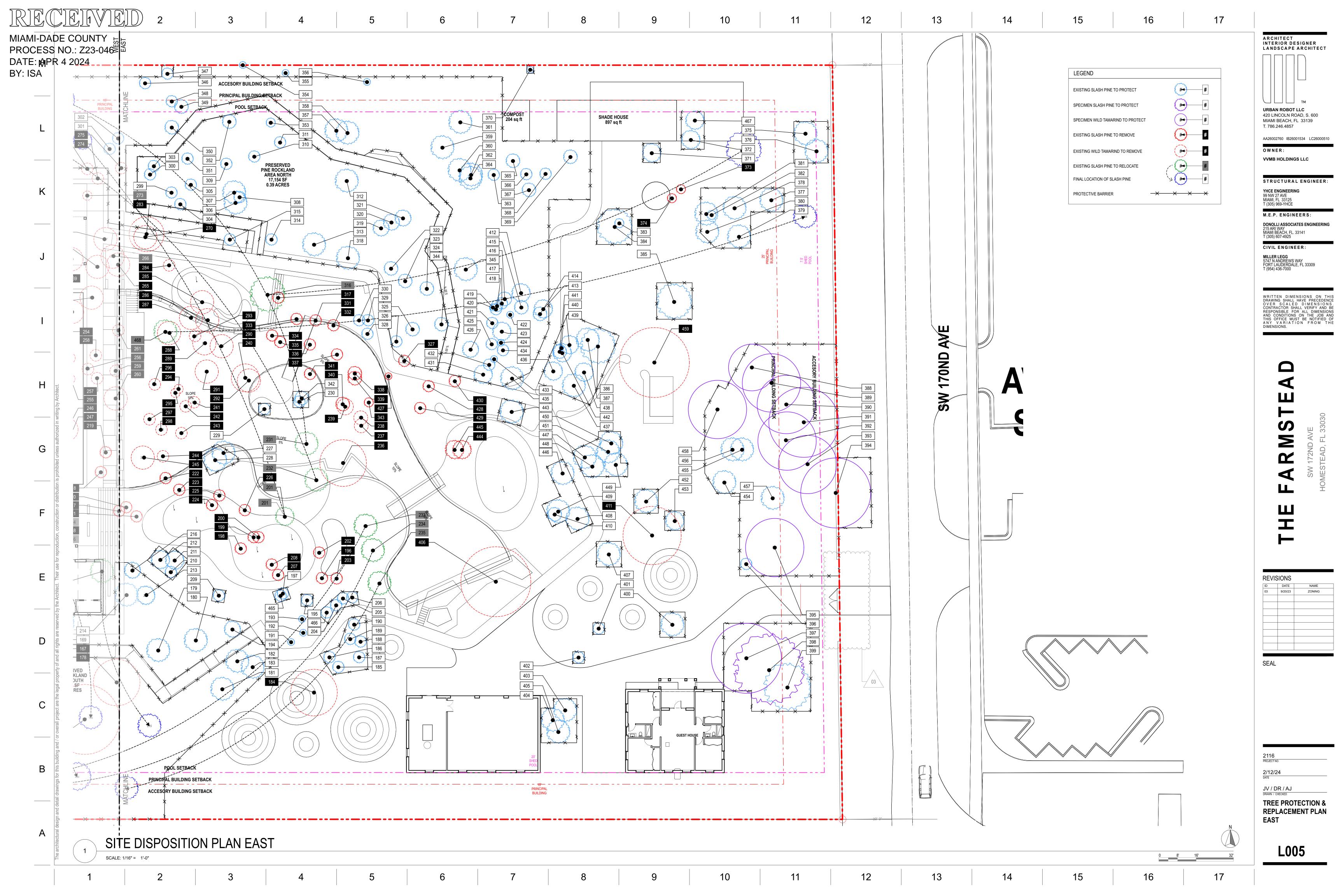
40. All planting material shall be guaranteed for a period of one year.

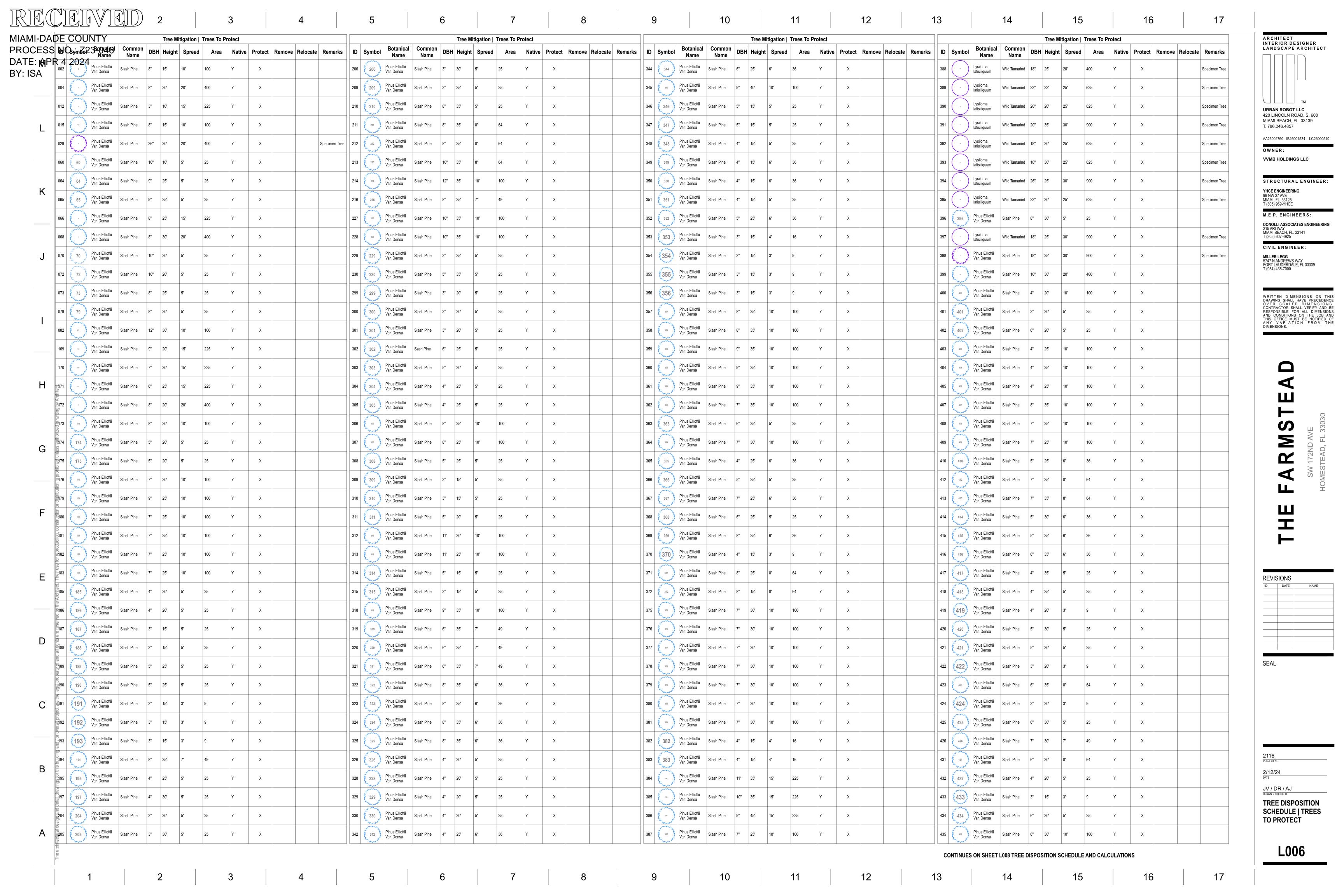




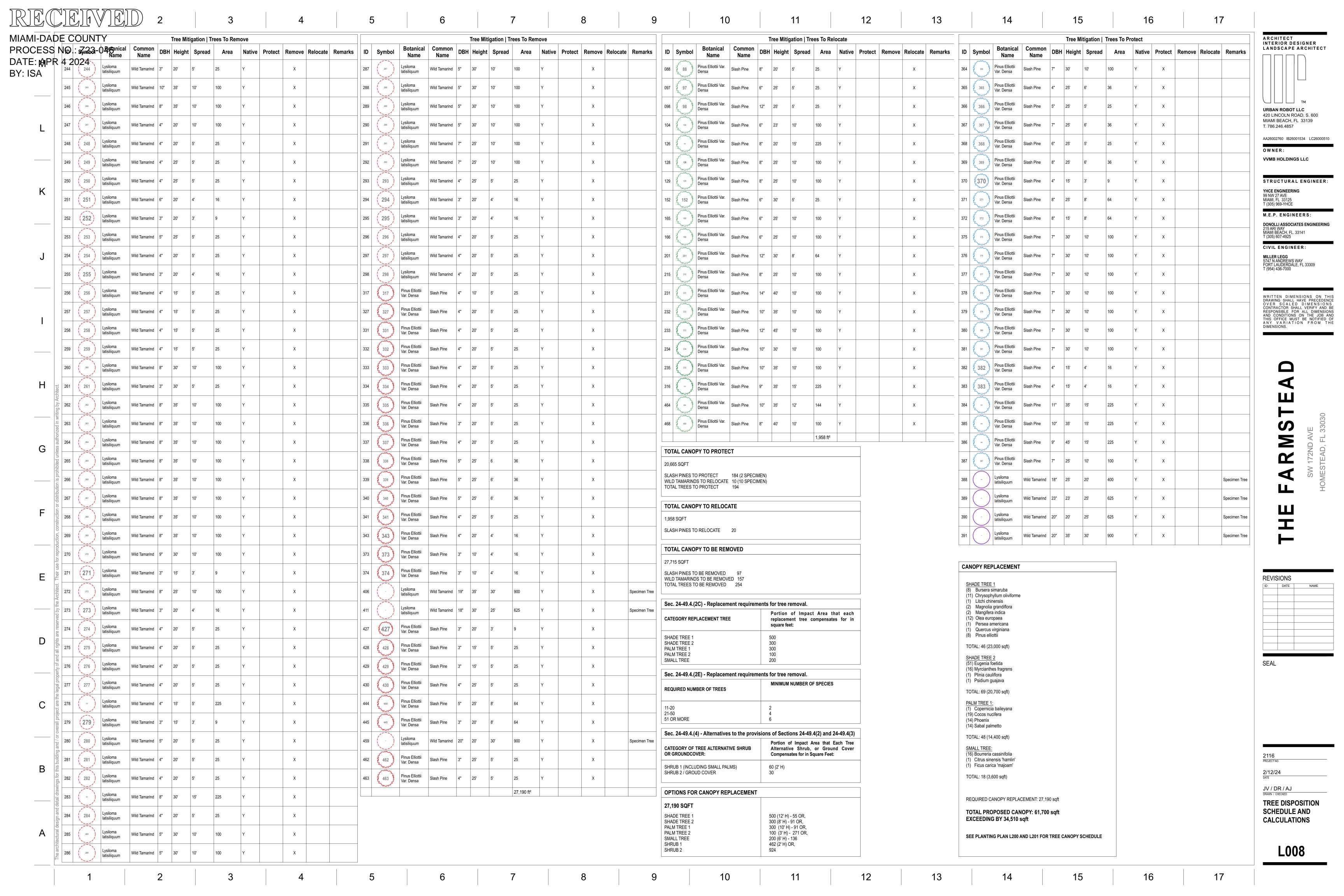


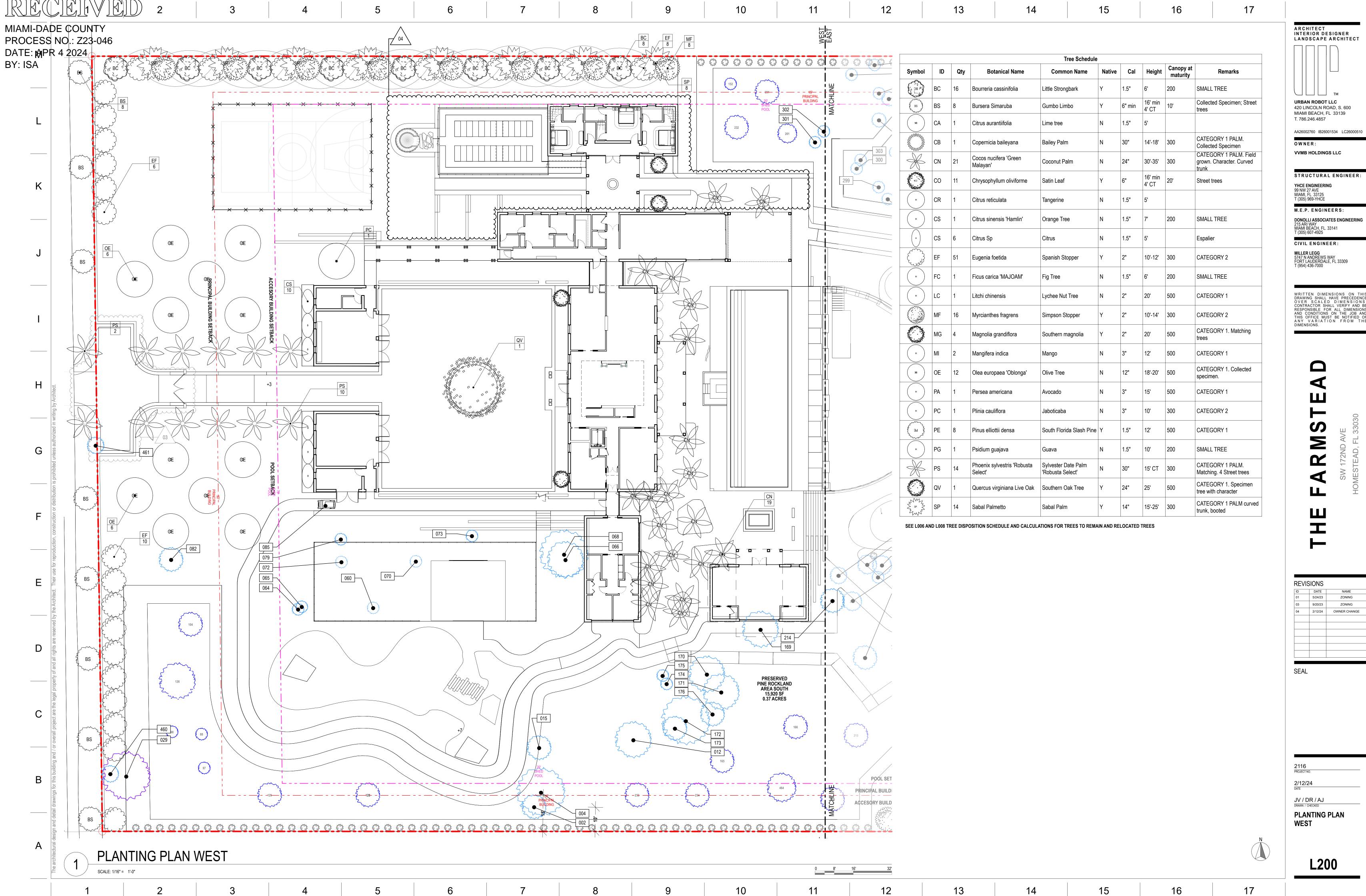






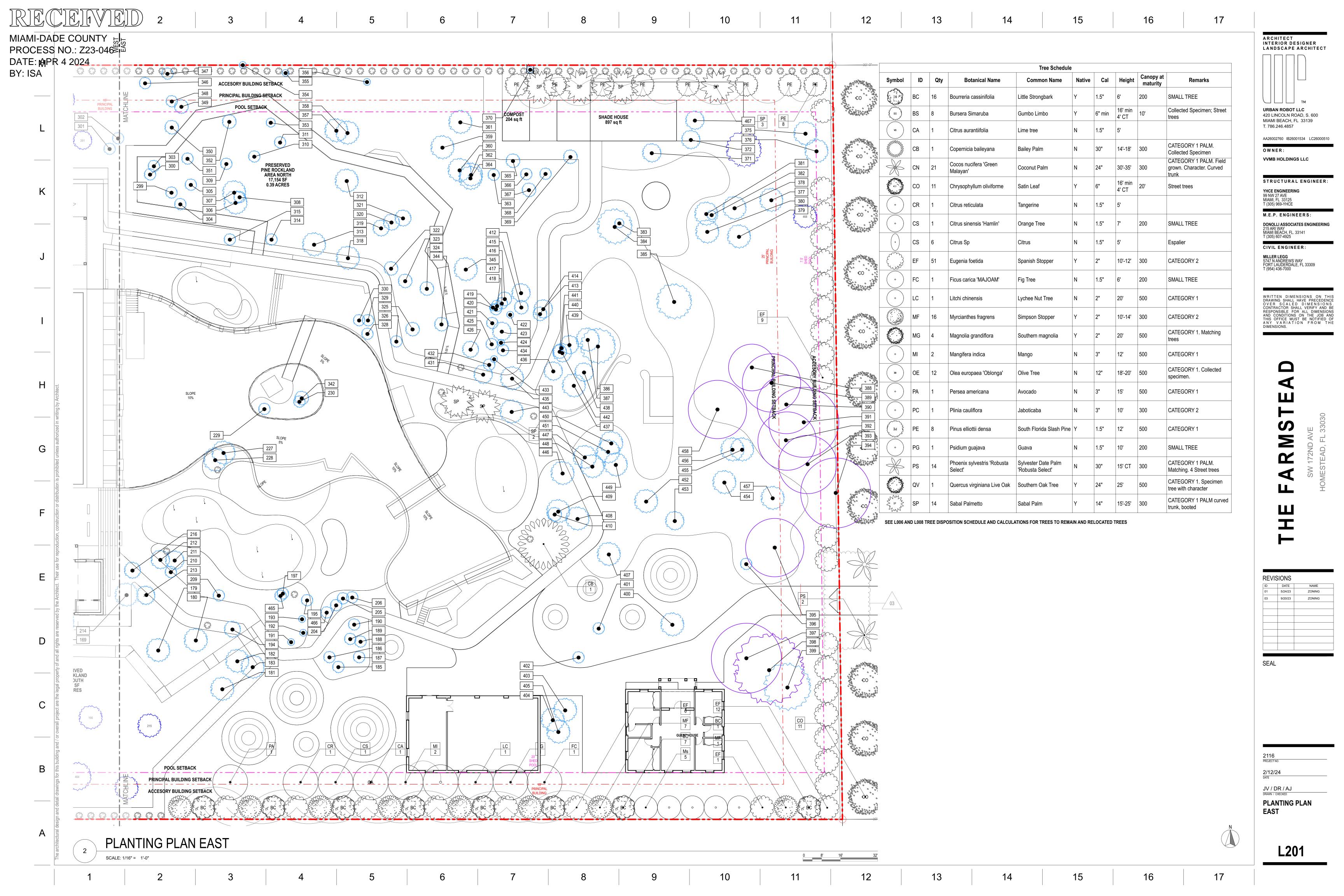


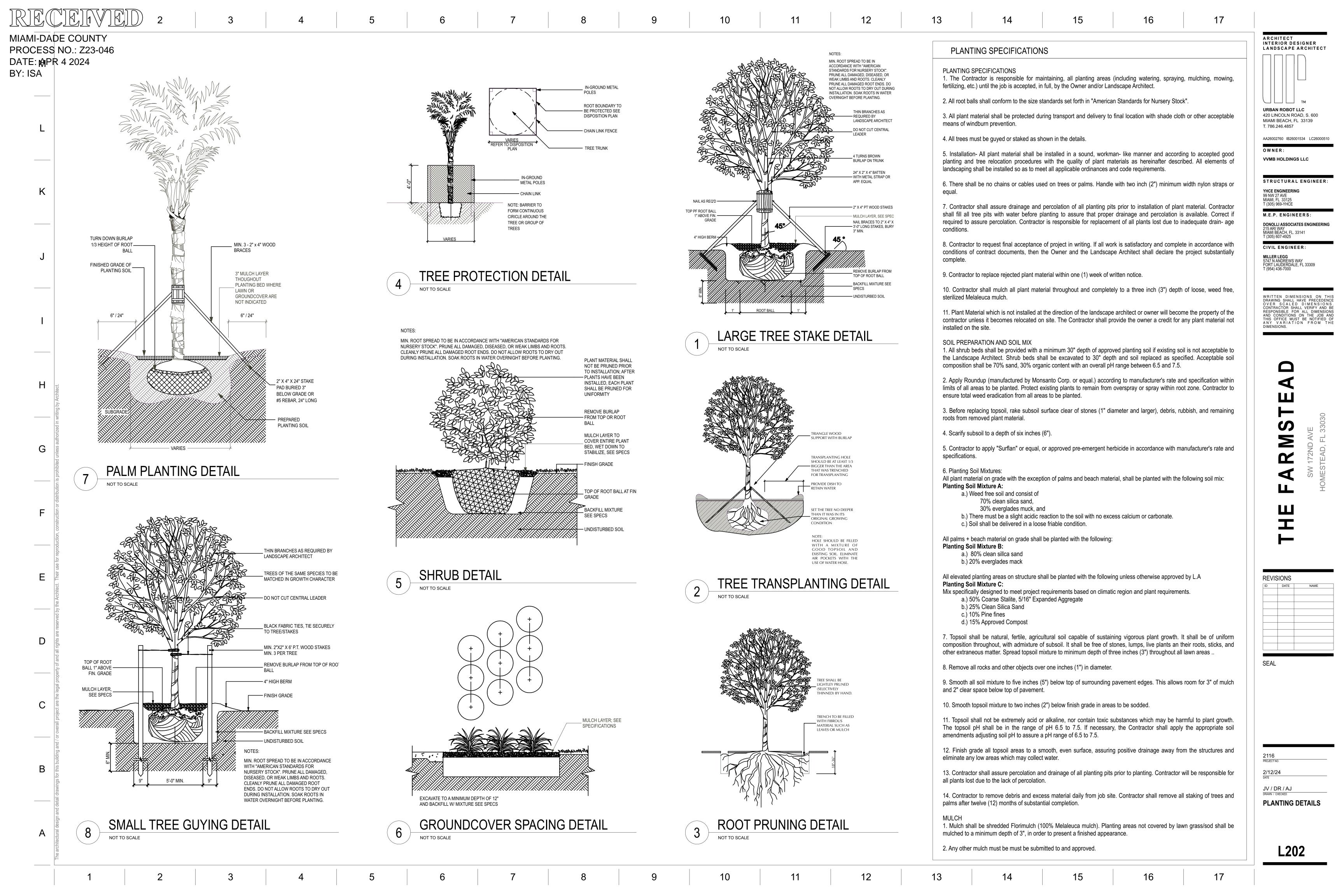




LANDSCAPE ARCHITECT AA26002760 IB26001534 LC26000510 STRUCTURAL ENGINEER:

WRITTEN DIMENSIONS ON THIS WRITTEN DIMENSIONS ON THIS DRAWING SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS







CORPORATION NAME: VVMB Holdings, LLC

RECEIVED

DISCLOSURE OF INTEREST*

MIAMI-DADE COUNTY PROCESS NO: Z23-046

DATE: MAR 15 2023 DATE: MAR 15 2023 owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

NAME AND ADDRESS	Percentage of Stock
Luis Felipe Neiva Silveira	100%
7901 Kingspointe Parkway, Suite 10	
Orlando, Florida 32819	
If a TRUST or ESTATE owns or leases the subject proper interest held by each. [Note: Where beneficiaries are other be made to identify the natural persons having the ultimate TRUST/ESTATE NAME:	r than natural persons, further disclosure sha
NAME AND ADDRESS	Percentage of Interes
,	
If a PARTNERSHIP owns or leases the subject property, I partners. [Note: Where partner(s) consist of other part entities, further disclosure shall be made to identify the n interests].	nership(s), corporation(s), trust(s) or similar
partners. [Note: Where partner(s) consist of other part entities, further disclosure shall be made to identify the n	nership(s), corporation(s), trust(s) or similar
partners. [Note: Where partner(s) consist of other part entities, further disclosure shall be made to identify the n interests].	nership(s), corporation(s), trust(s) or similar
partners. [Note: Where partner(s) consist of other part entities, further disclosure shall be made to identify the n interests]. PARTNERSHIP OR LIMITED PARTNERSHIP NAME:	nership(s), corporation(s), trust(s) or simila atural persons having the ultimate ownershi
partners. [Note: Where partner(s) consist of other part entities, further disclosure shall be made to identify the n interests]. PARTNERSHIP OR LIMITED PARTNERSHIP NAME:	nership(s), corporation(s), trust(s) or simila atural persons having the ultimate ownershi
partners. [Note: Where partner(s) consist of other part entities, further disclosure shall be made to identify the n interests]. PARTNERSHIP OR LIMITED PARTNERSHIP NAME:	nership(s), corporation(s), trust(s) or simila atural persons having the ultimate ownersh



MIAMI-DADE COUNTY

If there is a CONTRACT FOR PURCHASE by a Corporation, Trust or Partnership, list purchases by 23-046 including principal officers, stockholders, beneficiaries or partners. [Note: Where printippa是officers, 5 2023 stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or similarBY: ISA entities, further disclosure shall be made to identify natural persons having ultimate ownership interests].

NAME OF PURCHASER:	
NAME, ADDRESS AND OFFICE (if applicat	ble) Percentage of Interest
Date of contract:	
If any contingency clause or contract terms	
corporation, partnership or trust:	s involve additional parties, list all individuals or officers, if a
NOTICE: For changes of ownership or cha but prior to the date of final public	inges in purchase contracts after the date of the application, c hearing, a supplemental disclosure of interest is required.
The above is a full disclosure of all parties of inte	erest in this application to the চিভুঙা of my knowledge and belief.
Signature: Luis Felipe Neiva Silveira	
Signature.	(Applicant)
02/14/2023	
Sworn to and subscribed before me this	day of, 2023 Affiant is personally known to
me or has produced	as identification.
Belley Berena	,
Signed on 2020/20214 10:36:36-8.00 (Notary Public)	Betty Llerena Commission # HH 221018
My commission expires March 5, 2026	Notary Public - State of Florida My Commission Expires Mar 05, 2026
*Disclosure shall not be required of: 1) any	entity was bet assumed that the second of th

established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.



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RECEIVED

MIAMI-DADE COUNTY PROCESS NO: Z23-046 DATE: MAR 15 2023

BY: ISA

EXHIBIT A

Legal Description

The South 1/2 of the North 1/2 of Tract A of Revised Plat of Morris Homesites no. 5 as recorded in Plat Book 39, Page 74, of the Public Records of Miami-Dade County, Florida described as:

Parcel A: The North 1/2 of the West 1/2 of the South 1/2 of the North 1/2 of Tract A of Revised Plat of Morris Homesites No. 5 as recorded in Plat Book 39, Page 74, of the Public Records of Miami-Dade County, Florida.

Parcel Identification No. 30-7906-001-0030

Parcel B: The North 1/2 of the East 1/2 of the South 1/2 of the North 1/2 of Tract A of Revised Plat of Morris Homesites No. 5 as recorded in Plat Book 39, Page 74, of the Public Records of Miami-Dade County, Florida.

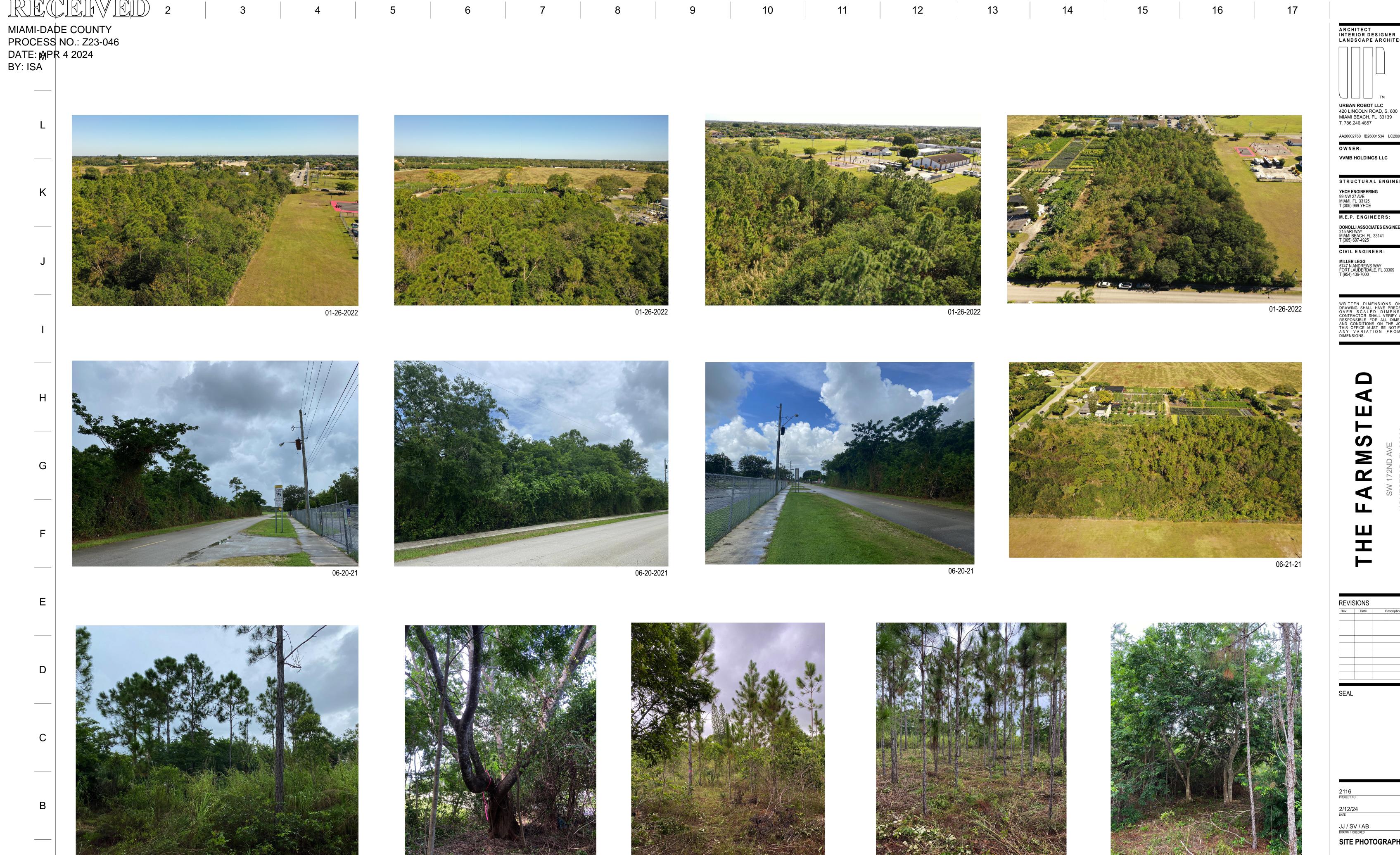
Parcel Identification No. 30-7906-001-0032

Parcel C: The South 1/2 of the East 1/2 of the South 1/2 of the North 1/2 of Tract A of Revised Plat of Morris Homesites No. 5 as recorded in Plat Book 39, Page 74, of the Public Records of Miami-Dade County, Florida.

Parcel Identification No. 30-7906-001-0033

Parcel D: The South 1/2 of the West 1/2 of the South 1/2 of the North 1/2 of Tract A of Revised Plat of Morris Homesites No. 5 as recorded in Plat Book 39, Page 74, of the Public Records of Miami-Dade County, Florida.





06-20-2021

06-20-2021

ARCHITECT INTERIOR DESIGNER LANDSCAPE ARCHITECT URBAN ROBOT LLC 420 LINCOLN ROAD, S. 600 MIAMI BEACH, FL 33139 T. 786.246.4857

STRUCTURAL ENGINEER: YHCE ENGINEERING 99 NW 27 AVE MIAMI, FL 33125 T (305) 969-YHCE

DONOLLI ASSOCIATES ENGINEERING 215 ARI WAY MIAMI BEACH, FL. 33141 T (305) 607-4925

CIVIL ENGINEER:

WRITTEN DIMENSIONS ON THIS DRAWING SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS.

A-100

06-20-2021

06-20-2021