

MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES
<http://www.miamidade.gov/building/home.asp>
8/20/2019 5:01:35 PM

Tracking #	Process #	Permit #
3219016763	M2019016763	2019075245

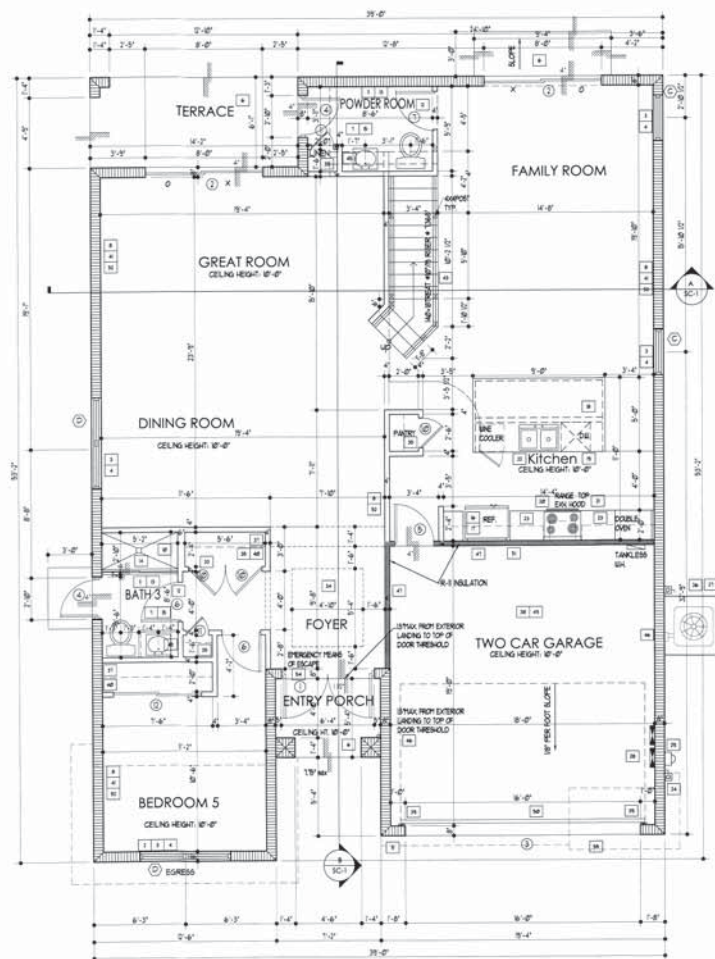
THIS COPY OF PLANS MUST BE AVAILABLE ON BUILDING SITE OR AN INSPECTION WILL NOT BE MADE.				
Process #	Review	Disposition	Reviewer	Date
M2019016763	UPFRONT FEES	A	WEB APPLICATION ID	7/9/2019
M2019016763	DERM CORE	A	QUINTANILLA, GRACE	7/11/2019
M2019016763	IMPACT FEES	A	INTERNET IMPACT FEES (IFS)	8/8/2019
M2019016763	DERM WETLANDS	A	FEENEY, KELLY	7/11/2019
M2019016763	DERM PAVING & DRAINAGE	A	IGNACIO, CAMILO	8/20/2019
M2019016763	DERM TREES	A	FEENEY, KELLY	7/16/2019
M2019016763	WASA	A	THOMAS, TIESHA	7/18/2019

Disclaimer.

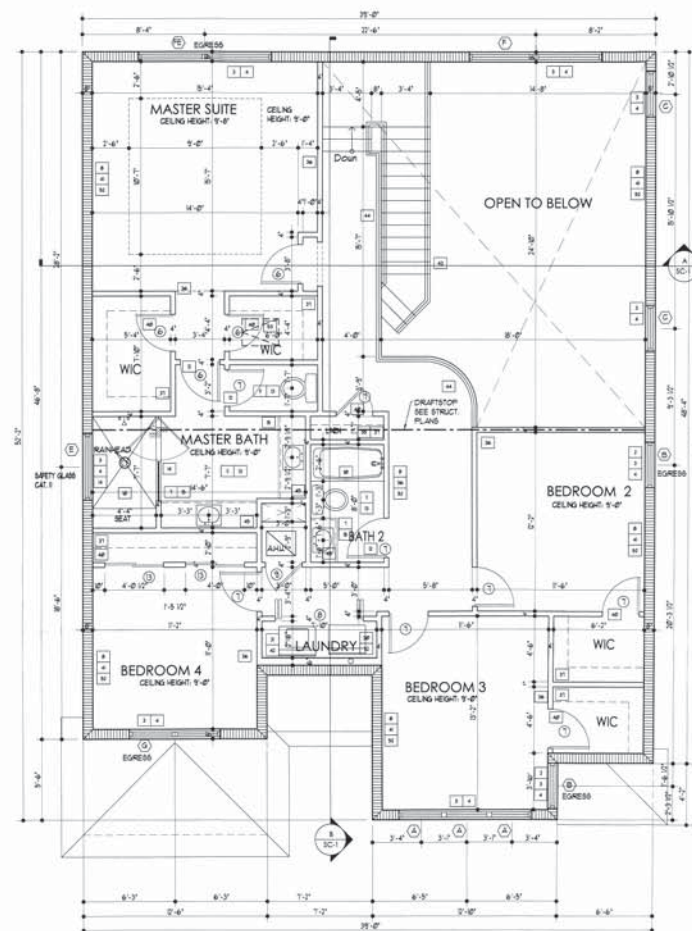
Subject to compliance with all Federal, State, and County Laws, rules and regulations. Miami-Dade County assumes no responsibility for accuracy of or results of these plans.

NOTICE: In addition to the requirements of this permit, there may be additional restrictions applicable to the property that may be found in the public records of this county, and there may be additional permits required from other governmental entities such as water management districts, state agencies or federal agencies.

Stamp Name	Trade	Disposition	Stamp Description
Impact fee assessed	PWIF	A	Impact fee assessed by Miami-Dade County



FIRST FLOOR PLAN - MODEL 2976



SECOND FLOOR PLAN - MODEL 2976

SQUARE FOOTAGE CALCS

FIRST FLOOR LIVING AREA	1,432 SQFT
SECOND FLOOR LIVING AREA	1,484 SQFT
TOTAL LIVING AREA	2,916 SQFT
GARAGE	314 SQFT
ENTRY PORCH	38 SQFT
TERRACE	86 SQFT
TOTAL BUILDING AREA	3,474 SQFT



Client: LENNAR HOMES
Address: 730 NW 107TH AVENUE, 3RD FLOOR
Address: MIAMI, FLORIDA 33172
Phone: 305-559-1951
Plan: DUNNWOODY LAKES - MODEL 2976
FLOOR PLAN

Drawn By: JLS
Scale: 1/8" = 1'-0"
Date: 03-22-18
Lot:
Block:

EDWARD SILVA, ARCHITECT
REG. No. 001131
8900 SW 117 AVE #B07, MIAMI, FLORIDA 33186
(305) 275-8383 / FAX: (305) 275-5381

E.S.A.

A-1

of



Department of Regulatory and Economic Resources

Impact Fee Assessment

Process Number: M2019016763-0

Batch:

Collection Number:

Folio: 3220160050720

Site Address: 16031 NW 89 CT

Fee Payer:

Assessment Date: 07/10/2019

Disclaimer Note: *ROAD/FIRE/POL/PKS impact fees
will increase on 10/1/2018*

Online Payment available at:

<https://www8.miamidade.gov/apps/rer/ImpactFeesPayments/default.aspx>

Payment can be made by Credit Card, Cash, Check or Cashiers's Check

Payable to Miami Dade County

Fee Type	Dist Id	Category Code	Cat Suffix	Category Description	Units	Fee	Extended Amount	Deferred Amount
AREA								\$0.00
	3.0	5002	00	UNIT SIZE (SQ FT)	3,474	\$0.9180	\$3,189.13	
FIRE								\$0.00
	2.0	2007	00	RESIDENTIAL	1	\$432.6150	\$432.62	
PKIM								\$0.00
	1.5	4201	00	SFR DETACHED-IMPR-1	1	\$1,928.5005	\$1,928.50	
PKOS								\$0.00
	1.5	4101	00	SFR DETACHED-OPEN-1	1	\$2,092.0726	\$2,092.07	
POLC								\$0.00
	1.0	3001	00	RESIDENTIAL	1	\$564.5299	\$564.53	
ROAD								\$0.00
	3.0	210	00	SINGLE-FAMILY DETACHED	1	\$9,463.5770	\$9,463.58	
SCHL								\$0.00
	3.0	5001	00	RESIDENTIAL UNIT	1	\$612.0000	\$612.00	

Assessment Total Amount: \$18,282.43

Deferral Amount: \$0.00

Current Balance Due: \$18,282.43

Miami Dade County Department of Regulatory And Economic Resources - Job Copy

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M2019016763 - Impact Fee Assessment.pdf

Examiner Date Time Stamp Dept Trade Stamp Name:

Keith Richardson 7/10/2019 10:24:11 AM A PWIF Impact fee assessed

Lydia Cabreria @ catpermitprocessing.com

NOTE: ALL SHEET MUST BE REVIEWED
MIAMI-DADE COUNTY DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES

Herbert S. Saffir Permitting and Inspection Center
11805 SW 26th Street (Coral Way) • Miami, Florida 33175-2474 • (786) 315-2000

**APPLICATION FOR MUNICIPAL PERMIT APPLICANTS
THAT REQUIRE PLAN REVIEW FROM MIAMI-DADE FIRE RESCUE
AND/OR ENVIRONMENTAL SERVICES**

m2019016763 3219016763 PL2019-2831

PROVIDE MUNICIPAL PROCESS NUMBER HERE			
LOCATION OF IMPROVEMENTS	Job Address <u>16031 NW 89 CT</u> Folio <u>32- 2016 005 0720</u> Lot _____ Block _____ Subdivision <u>Dunn Woody Lakes</u> PBpg _____ Metes and bounds _____		CONTRACTOR INFORMATION Contractor No. <u>DRYRUN</u> Last four (4) digits of Qualifier No. _____ Contractor Name <u>DRYRUN</u> Qualifier Name _____ Address _____ City _____ State _____ Zip _____
	TYPE OF IMPROVEMENTS ☒ New Construction on Vacant Land ☐ Alteration Interior ☐ Alteration Exterior ☐ Relocation of Structure ☐ Enclosure ☐ Repair ☐ Repair Due to Fire ☐ Demolish ☐ Shell Only ☐ Addition Attached ☐ Addition Detached ☐ Re-Roof ☐ Foundation Only ☐ Tent		
PERMIT TYPE	REVIEW STATUS ☒ MBLD* Category <u>02</u> ☐ MELE ☐ MLPG ☐ MMEC ☐ FIRE	☐ Chg. Contractor ☐ Re-Issue ☐ Re-Stamp ☐ Revision ☐ Not Applicable for Fire	Current use of property <u>VACANT</u> Description of Work <u>New SFR</u> Sq. Ft. <u>3474</u> Units _____ Floors _____ Value of Work <u>282262.00</u>
			OWNER'S NAME Owner <u>LENNAR HOMES</u> Address <u>730 NW 107TH AVE</u> City <u>MIAMI</u> State <u>FL</u> Zip _____ Phone <u>786-348-3251</u> Last four (4) digits of _____ Owner's Social Security No. _____
PERSON TO PICK UP PLANS	Name <u>CAT PERMIT PROCESSING INC.</u> Address <u>18973 SW 33RD COURT</u> City <u>MIRAMAR</u> State <u>FL</u> Zip <u>33029</u> Phone <u>786-348-3251</u>		ARCHITECT / ENGINEER Owner _____ Address _____ City _____ State _____ Zip _____ Phone _____
FIRE SPECIAL REQUEST PLAN REVIEW (SRI)	I am requesting a Special Request Plan Review (SRI) to be scheduled as soon as possible at the rate of \$190 for the first hour and \$65 per each additional hour in addition to the review fees. Minimum charge one-hour. 1 st Request: _____ Date: _____ 2 nd Request: _____ Date: _____ 3 rd Request: _____ Date: _____		
OPTIONAL PLAN REVIEW (OPR)	I am requesting Optional Plan Review (OPR) to be scheduled as soon as possible at the rate of \$75 for each discipline. Additional review fees may apply. 1 st Request: _____ Date: _____ 2 nd Request: _____ Date: _____ 3 rd Request: _____ Date: _____		

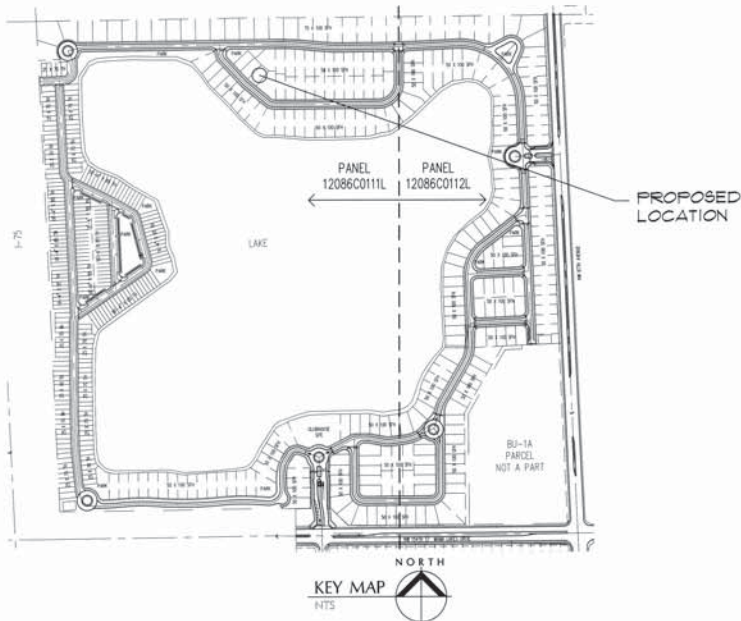
Miami Dade County Department of Regulatory and Economic Resources - Job Copy

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MDC Permit Application.pdf

6. 3001 PASCUAL PEREZ KILIDDJIAN & ASSOCIATES, ARCHITECTS, PLANNERS
COPYRIGHT © 2019 PASCUAL PEREZ KILIDDJIAN & ASSOCIATES, ARCHITECTS, PLANNERS
3219016763 - 8/20/2019 5:01:35 PM
SP-1.PDR



ZONING LEGEND

ZONING: RS-1-B	
Net Land Area	5,327 S.F.
Lot Coverage (excluding water pool)	31.84%
SETBACKS:	REQUIRED PROVIDED
Front	8' FOR NON OF WIDTH REMAINING AT 20' MINIMUM 20' AT GARAGE, RES 8-104 (V&V) 15'-0" / 20'-0"
Interior Side	5'-0"
Side Street	8'-0"
Back	8' FOR NON OF WIDTH REMAINING AT 20' MINIMUM 20' AT GARAGE, RES 8-104 (V&V) 20'-0"

ANY APPLICABLE RESOLUTIONS:

NOTICE:

In addition to the requirements of this permit, there may be additional requirements applicable to this property that may be found in the Public Records of this County, Section 95.57(2) Florida Statutes, effective 10/1/17.

A separate permit will be required for all driveway approaches and public right-of-way. Contact Public Works Department. The height of the fences, wall and hedges shall not exceed 10 feet in height within 10 feet of the edge of any driveway leading to any right-of-way. The height of fences is being measured from grade. Grade = Elevation of public sidewalk or crown of road.

NOTE:

This Plan has been prepared for the specific purpose of showing setbacks and utilities access in order to obtain a building permit. The exact location of the building upon the lot lines shall be measured from a legal drawing prepared by a certified surveyor.

NOTE: LOT LINE DIMENSIONS, BEARINGS AND LOT AREA INFORMATION PROVIDED IS BASED ON A PLAT PREPARED BY: FORD ENGINEERS, INC.

CROWN OF THE ROAD ELEVATION IS BASED ON PAVING AND DRAINAGE PLANS PREPARED BY: SRS ENGINEERING, INC.

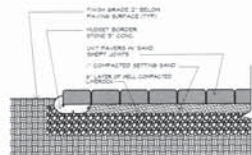
FLOOD INFORMATION

FLOOD ZONE:	"X"
PANEL NUMBER:	III of 1031
MAP NUMBER:	12086C011L
DATE:	SEPT. 11, 2009
BASE FLOOD ELEV.:	+6.00'
PROPOSED FF. ELEV.:	+9.31'
PROP. AC PAD ELEV.:	+9.31'
PROPOSED GARAGE ELEV.:	+8.83'
HIGHEST ELEV. OF ROAD:	+1.61'
HIGHEST BACK OF SIDEWALK ELEV.:	+1.11'

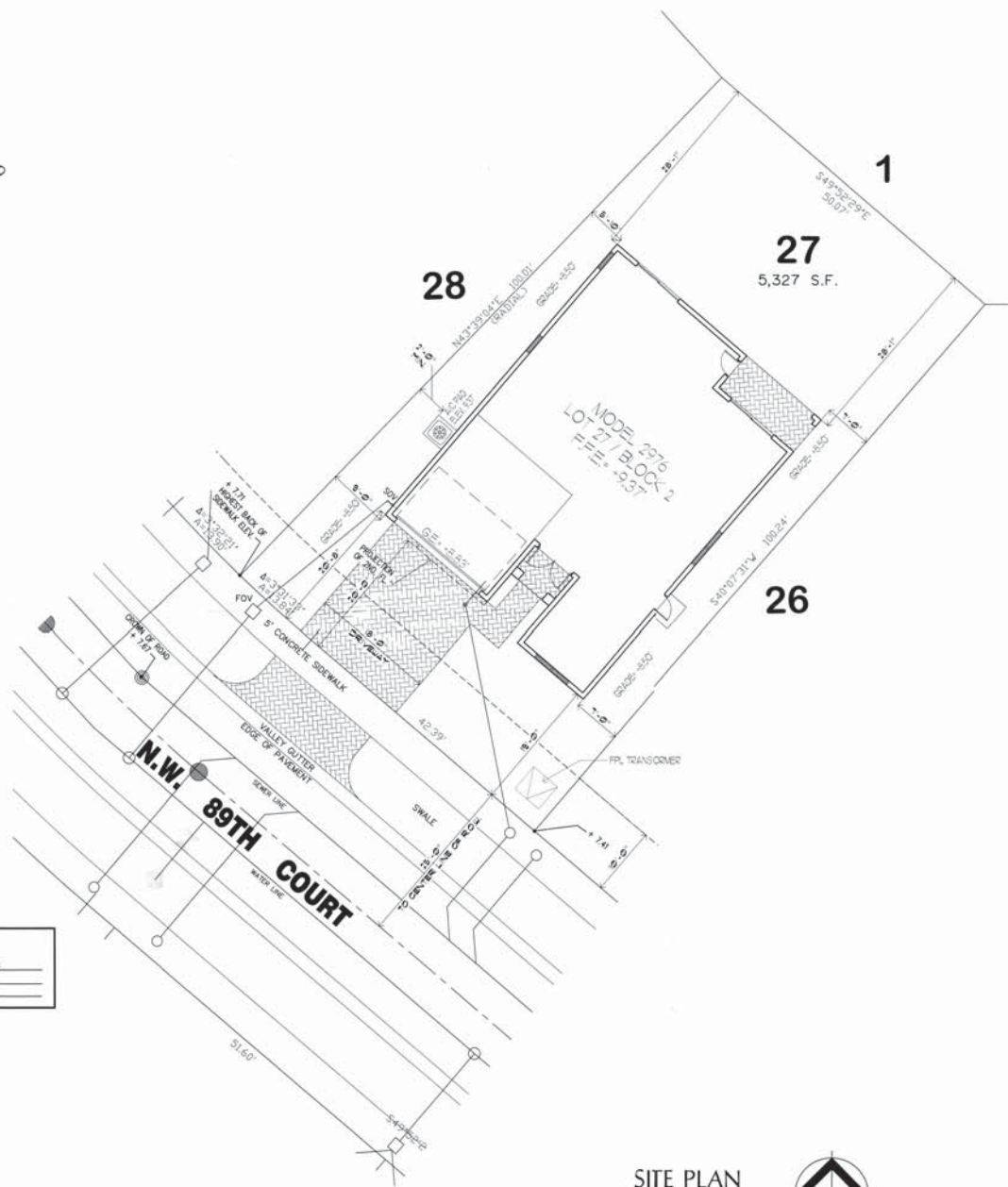
LOMR-F Case No: 16-04-6238-A

LEGAL DESCRIPTION

LEGAL DESCRIPTION: LOT 11, BLOCK 1, SUBDIVISION: DUNNWOODY LAKE
PD: PG DEVELOPMENT NAME: DUNNWOODY
LOCATED AT (ADDRESS):



PAVERS
NOT TO SCALE



SITE PLAN

SCALE: 1" = 1/8"



PASCUAL PEREZ KILIDDJIAN & ASSOCIATES
ARCHITECTS - PLANNERS
LICENSE # AA 2600357
EDGARDO PEREZ, AIA
LICENSE No.: AR 0019394
MARKO P. PASCUAL, AIA
LICENSE No.: AR 0008254
PETER KILIDDJIAN, AIA
LICENSE No.: AR 0090307

AT THE BEACON CENTER
1300 NW 84th AVENUE
DORAL, FLORIDA 33126
TELEPHONE: (305) 592-1861
FACSIMILE: (305) 592-6865
http://www.ppkarch.com

REVISIONS:

OWNER:
LENNAR HOMES
730 NW 107th AVENUE
MIAMI, FLORIDA 33127

DUNNWOODY
BY
LENNAR HOMES
CITY OF HIALEAH, FLORIDA



PLOT PLAN
MODEL 295

LOT 11 - BLOCK 1
DATE: 12/8/19
SCALE: AS SHOWN
DRAWN: CR
CHECK BY:
JOB NO.: 1542

SP-1

SHEET NO.:

Lennar/DunnWoody Lakes SFR 50s

113597	27	02	16031 NW 89 CT	2976	BUR-2019-2851	C	mx19016763
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JOB COPY

BLR2019-2831

16031 NW 89 CT

[illegible]



Address: 16031 NW 89 CT
Folio #: 32-20160050720
MDC Process #: M2019016763
MDC Tracking #: 3219016763
Job Description: TYPICAL MODEL 2976

Master Permit #: BLR2019-2831

Sub Permit #: _____

Revision #: _____

OFFICE USE ONLY

ZONING	☐ Approved	Date	☐ Disapproved	BUILDING	☐ Approved	Date	☐ Disapproved	STRUCT.	☐ Approved	Date	☐ Disapproved
	Date				Date				Date		
	Initials				Initials				Initials		
ROOFING	☐ Approved	Date	☐ Disapproved	ELECT.	☐ Approved	Date	☐ Disapproved	MECH.	☐ Approved	Date	☐ Disapproved
	Date				Date				Date		
	Initials				Initials				Initials		
PLUMBING	☐ Approved	Date	☐ Disapproved	FLOOD	☐ Approved	Date	☐ Disapproved		☐ Approved	Date	☐ Disapproved
	Date				Date				Date		
	Initials				Initials				Initials		

PLANS CHECKED-OUT

DATE	NAME

PLANS CHECKED-IN

DATE	NAME

AMOUNTS	
BASE PERMIT	
ZONING FEE	
CODE COMPLIANCE FEE	
TECHNOLOGY FEE	
DBPR SURCH. STATE	
DBPR SURCH. BUILDING	
SCANNING FEE	
WORK W/O PERMIT FEE	
UPFRONT FEE PAID	250.00
BALANCE DUE:	

Miami Dade County Department of Regulatory and Economic Resources - Job Copy

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TOMOL Permit Application.pdf

Issuing Clerk: _____ Date: ____/____/____



6601 Main St • Miami Lakes, Florida, 33014
Office: (305) 827-4015 • Fax: (305) 558-9884
Website: www.miamilakes-fl.gov

BUILDING PERMIT APPLICATION

Job Address: 16031 NW 89 CT

Unit #:

Folio #: 32- 2016-005- 0720 Owner-Builder: ☒

Master Permit #: BLR-2019-2831 Sub Permit #: _____ Revision #: _____

OWNER INFORMATION	LEGAL USE/ WORK
NAME: Lennar Homes	Current Use of Property: Vacant
Address: 730 NW 107th Avenue 3rd Floor	Job Description: SFR Model 2976
City, State, Zip Miami, FL 33172	Master BLR20190625
Phone #: 786-326-8380 Cell #: 786-348-3251	Lot 27 Blk 02
Email Address: lydiacabrera@catpermitprocessing.com	JOB COST \$ 282,262.00 AREA/LENGTH: 3474 SF/LF
Company Name: Lennar Homes	Residential ☒ Multi-Family ☐ Commercial ☐ Industrial ☐
Qualifier Name: Phil Serrate	Code in Effect: _____
License # CGC062343	Occupancy: _____
Address 730 NW 107th Avenue 3rd Floor	Construction Type: _____
City, State, Zip Miami, FL 33172	Flood Zone/B.F.E.: _____ F.F.E.: _____
Phone #: 305-970-1692 Cell #: 786-348-3251	Firm Name: ESA Architects
Email Address: lydiacabrera@catpermitprocessing.com	A/E of record: Ed Silva
	License # 0011131
	Address 8900 SW 117 Ave, #B107
	City, State, Zip Miami, FL 33186
	Phone #: 305-275-8383 Cell #: 786-348-3251
	Email Address: anaros@bellsouth.net

CONTRACTOR INFORMATION	ARCHITECT/ ENGINEER
Permit Type -- Check only One	Change to Permit -- Check only One
☒ Building ☐ Electrical ☐ Mechanical ☐ Plumbing/Gas	☐ Extension ☐ Renewal ☐ Revision
☐ Paving/Drainage ☐ Sign ☐ Roofing ☐ PW	☐ Change Contractor ☐ Shop Drawing ☐ Cancellation

Application is hereby made to obtain a permit to do work and installation as indicated. I certify that no work or installation has commenced prior to the issuance of a permit and that all work will be performed to meet the standards, of all laws regulating construction in this jurisdiction. I understand that a separate permit must be secured for ELECTRICAL WORK, MECHANICAL, PLUMBING, SIGNS, WELLS, POOLS, RE-ROOFING, SHUTTERS, WINDOWS, FURNACES, BOILERS, HEATERS, TANKS, and AIR CONDITIONERS, etc. I understand that in signing this application I am responsible for the supervision and completion of the construction including scheduling of inspections and obtaining final inspections in accordance with the plans and specification WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOU PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR ATTORNEY OR LENDER BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT. OWNER/CONTRACTOR AFFIDAVIT: I Certify that all the foregoing information is accurate and that all work will be done in compliance with all applicable laws regulating construction and zoning.

X
Signature of Owner or Owner's Agent _____ Date 3/7/19
Phil Serrate
Print Name of Owner or Owner's Agent

X
Signature of Qualifier _____ Date 3/7/19
Phil Serrate
Print Name of Qualifier

STATE OF Florida COUNTY OF Dade

Sworn to and subscribed before me this 7th of March 2019

by Phil Serrate
Personally known ☒ or I.D. _____
MY COMMISSION # FF 988551
EXPIRES: September 3, 2020
Bonded Thru Notary Public Underwriters

STATE OF Florida COUNTY OF Dade

Sworn to and subscribed before me this 7th of March 2019

by Phil Serrate
Personally known ☒ or I.D. _____
MARIA LEVY
MY COMMISSION # FF 988551
EXPIRES: September 3, 2020
Bonded Thru Notary Public Underwriters

NOTICE: In addition to the requirements of this permit, there may be additional deed restrictions enforced by the homeowner's associations that may be applicable to this property that may be found in the public records of this county, and there may be additional permits required from other governmental entities such as water management districts, state agencies, or federal agencies.

NOTE: This application will be void if there are no reviews after six(6) months.