

MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES
<http://www.miamidade.gov/building/home.asp>
10/22/2019 9:49:35 AM

Tracking #	Process #	Permit #
3219020889	M2019020889	2020004851

THIS COPY OF PLANS MUST BE AVAILABLE ON BUILDING SITE OR AN INSPECTION WILL NOT BE MADE.

Process #	Review	Disposition	Reviewer	Date
M2019020889	DERM CORE	A	HIDALGO, MARTA	9/13/2019
M2019020889	UPFRONT FEES	A	WEB APPLICATION ID	9/12/2019
M2019020889	WASA	A	CORTES, OZZY	10/22/2019
M2019020889	IMPACT FEES	A	INTERNET IMPACT FEES (IFS)	10/7/2019

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

9/13/2019

Issued Date: 9/13/2019

LENNAR HOMES LLC
730 NW 107 AVE 4TH FLOOR
MIAMI, FL 33172LYDIA CABRERA
, FL

RE: Sanitary Sewer Certification of Adequate Capacity

The Miami-Dade County Department of Regulatory and Economic Resources (RER) has received your application for approval of additional sewer flows for the following project which is more specifically described in the attached project summary.

Project Name: DUNNWOODY LAKE SUB. LOT 12/ BLK 2 M2019020889
Project Location: 8836 NW 161 ST, MIAMI LAKES, FL 000000000
Previous Use: VACANT LAND
Proposed Use: 2976 SF RESIDENCE
Previous Flow: 0 GPD
Total Calculated Flow: 210 GPD
Allocated Flow (additional sewer flows): 210 GPD
Sewer Utility: UNINCORPORATED DADE COUNTY
Receiving Pump Station: 30 - 1326

RER has evaluated your request in accordance with the terms and conditions set forth in Appendix A of the Consent Decree (CASE No. 1:12-CV-24400-FAM) between the United States of America and Miami-Dade County. RER hereby certifies that adequate treatment and transmission capacity is available for the above described project, pursuant to the criterion stipulated in Appendix A of said Consent Decree.

Furthermore, be advised that this approval does not constitute departmental approval for the proposed project and is subject to the terms and conditions set forth in the Consent Decree. Additional reviews and approvals may be required from other sections having jurisdiction over specific aspects of this project. Also, be advised that the gallons per day (GPD) flow determination indicated herein are for sewer allocation purposes only (in compliance with the Consent Decree requirements) and may not be representative of GPD flows used in calculating connection fees by the utility providing the service.

Be advised that this Sanitary Sewer Certification of Adequate Capacity (this letter) will expire within 90 days of the issue date if the applicant does not obtain a building process number from the corresponding building official. However, if the building process number has already been obtained, this letter will expire within 180 days of the expiration date of the process number. Finally, if a Building Permit was secured for this project, this letter will expire within 150 days of the expiration date of the Building Permit.

Should you have any questions regarding this matter, please contact the Miami-Dade Permitting and Inspecting Center (MDPIC) (786) 315-2800 or RER Office of Plan Review Services, Downtown Office (305) 372-6789.

Sincerely,

Lee N. Hefty
Director of Environmental Resources Management

For/By: _____
Cristian Guerrero, P.E., Chief of Environmental Plan Review.
Department of Regulatory and Economic Resources.

Miami Dade County Department of Regulatory And Economic Resources - Job Copy**3219020889 - 10/22/2019 9:49:35 AM****2019-ALL-03153.pdf**

Sanitary Sewer Certification of Adequate Capacity Project Summary:

Owner's Name: LENNAR HOMES LLC
Owner's Address: 730 NW 107 AVE 4TH FLOOR
MIAMI,, FL 33172

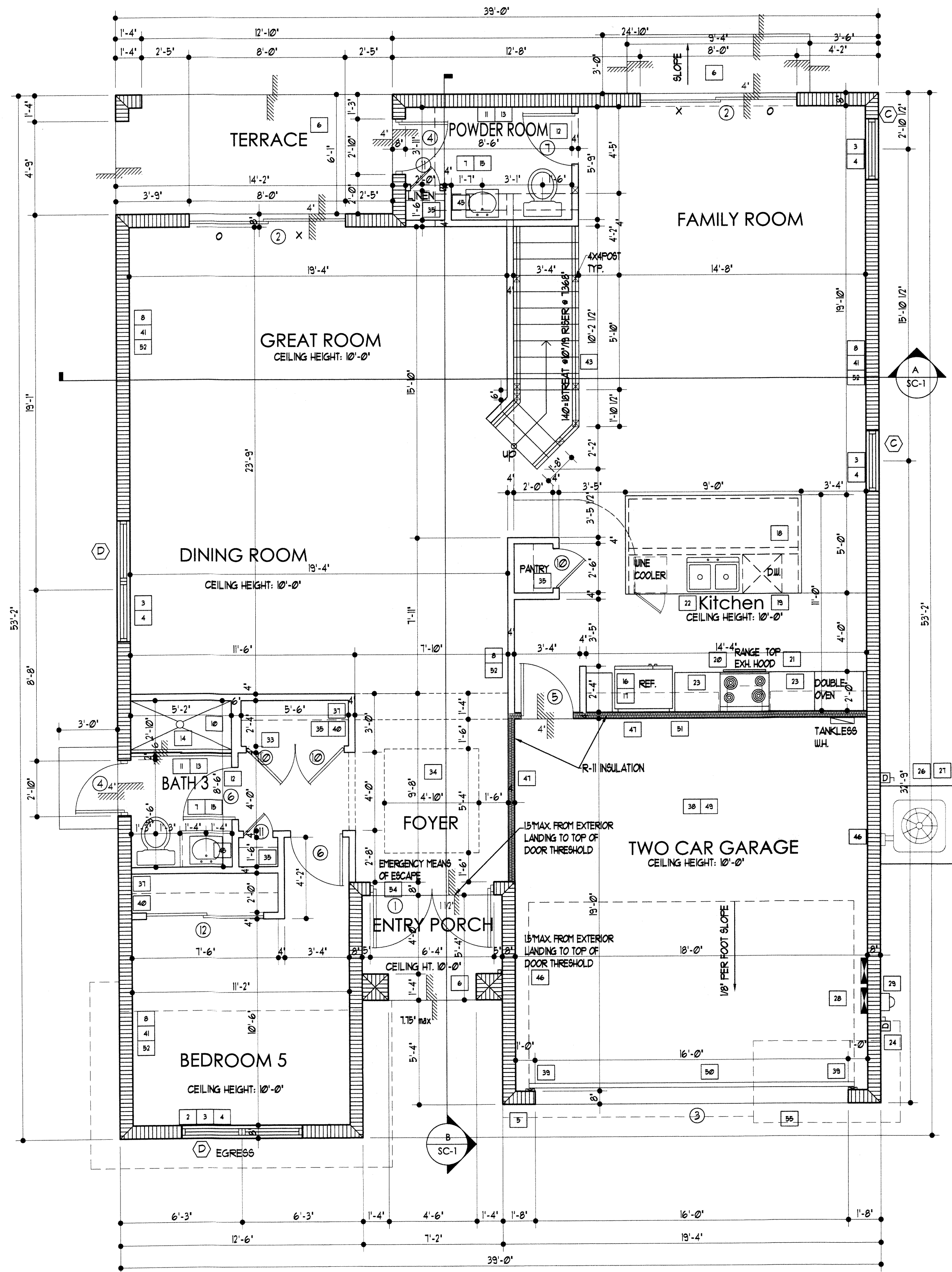
EEOS Allocation Number: 2019-ALLOCATION-03153

Project: DUNNWOODY LAKE SUB. LOT 12/ BLK 2 M2019020889

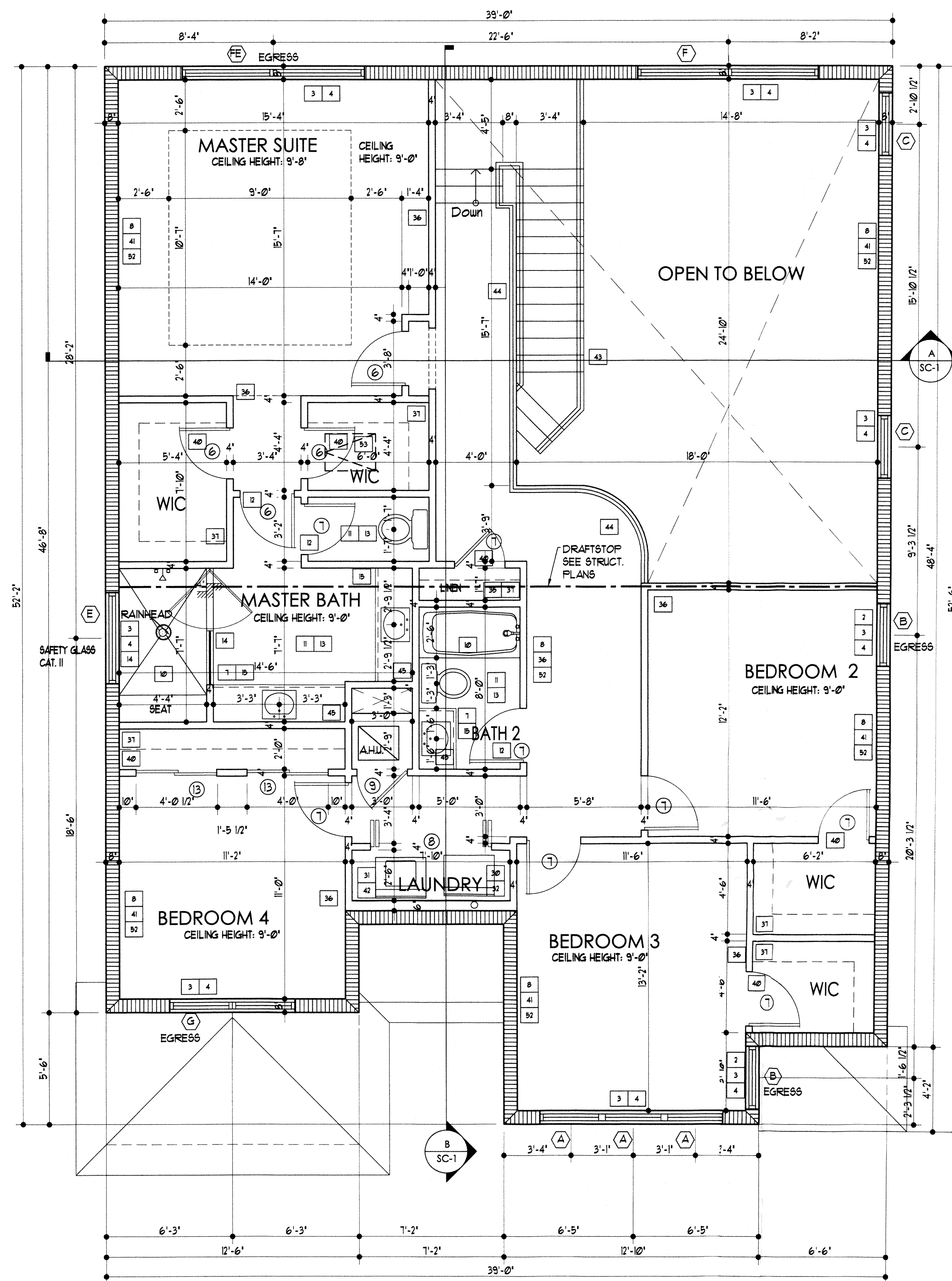
Proposed Use: 2976 SF RESIDENCE

Pump Station: 30-1326
Projected NAPOT: 1.42
Proposed Projected NAPOT: 1.43

Folio	Lot/Block Bldg Proc #	Address	Flow (GPD)	Sewer Status	Sewer Cert Date	Sewer Recert Date	Exp. Date
3220160000040	12/2 BLR2019-3741	8836 NW 161 ST	210	APP	9/13/2019		
Total:			210 GPD				



FIRST FLOOR PLAN - MODEL 2976



SECOND FLOOR PLAN - MODEL 2976

SQUARE FOOTAGE CALCS

FIRST FLOOR LIVING AREA:	1,492 SQ.FT.
SECOND FLOOR LIVING AREA:	1,484 SQ.FT.
TOTAL LIVING AREA:	2,976 SQ.FT.
GARAGE:	314 SQ.FT.
ENTRY PORCH:	38 SQ.FT.
TERRACE:	86 SQ.FT.
TOTAL BUILDING AREA:	3,414 SQ.FT.



ISSUANCE FOR

☐ BIDDING ☐ CONSTRUCTION ☐ PERMIT

REV1
REV2
REV3
REV4

AFFIX SEAL HERE

Client: LENNAR HOMES

Address: 730 NW 107TH AVENUE, 3RD FLOOR

Address: MIAMI, FLORIDA 33172

Phone: 305-559-1951

Plan: DUNNWOODY LAKES- MODEL 2976

Job No.: 0011131

Drawn By: 1/4"=1'-0"

Scale: 02.02.18

Date: 02.02.18

Lot: 1

Block: 1

EDWARD SILVA, ARCHITECT

REG. No. 0011131

8900 SW 117 AVE #B107, MIAMI, FLORIDA 33186

(305) 275-8383 / FAX - (305) 275-8381

E.S.A.

TOWN OF MIAMI LAKES

PLUMBING

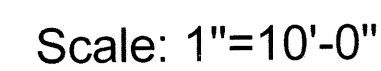
REVIEWED

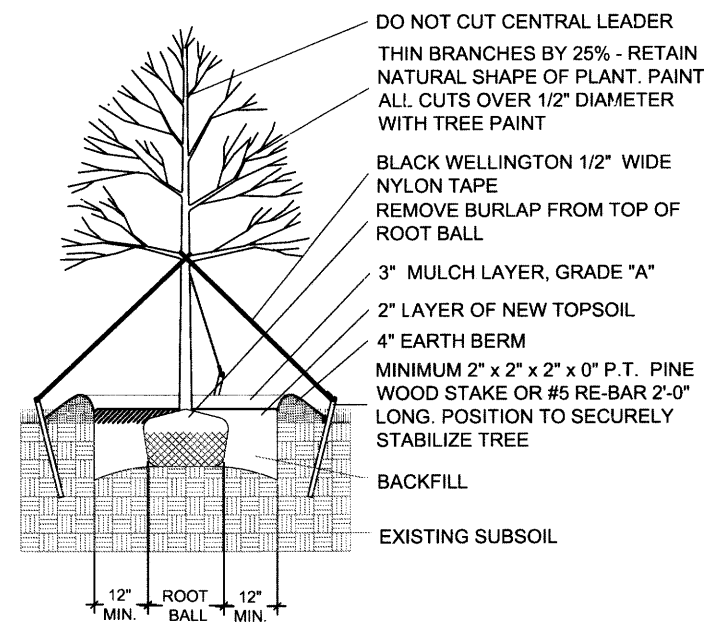
BY: _____

DATE: _____

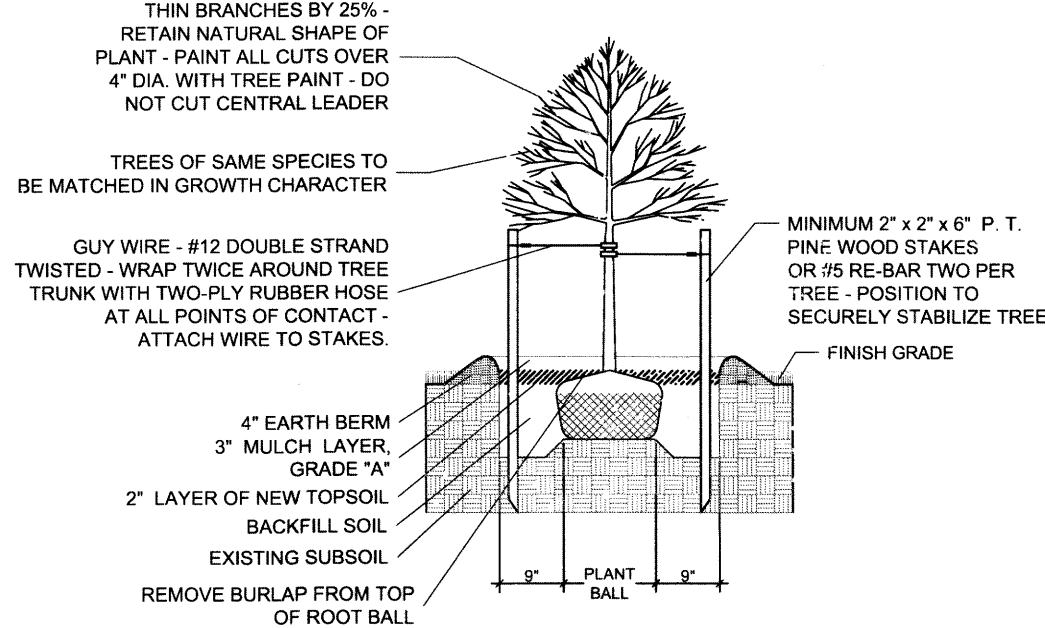
A-1

of

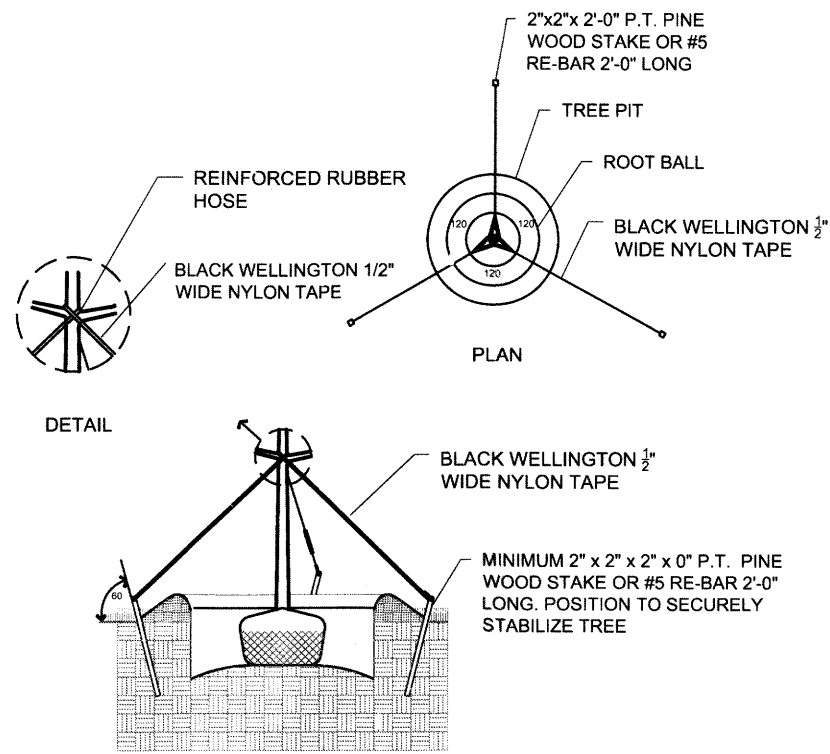




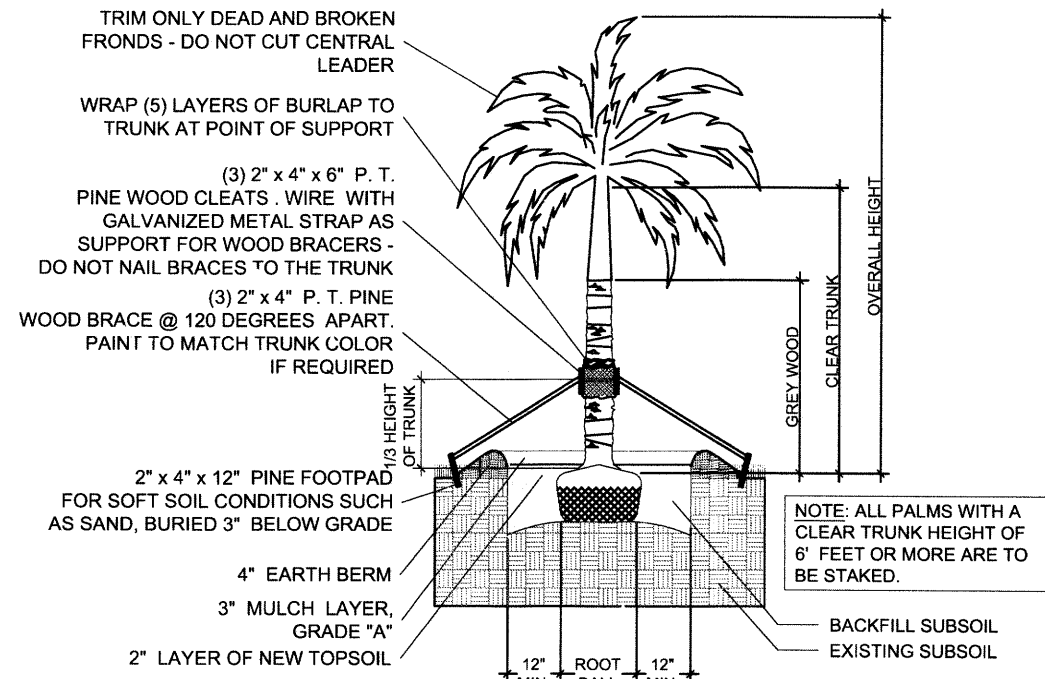
LARGE TREE PLANTING DETAIL



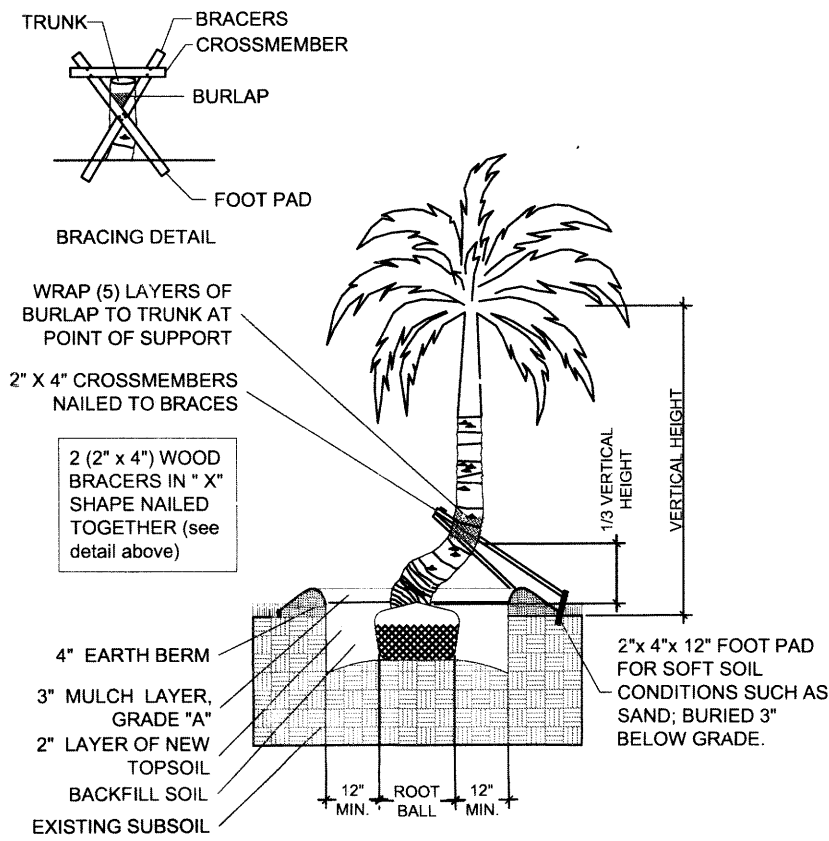
SMALL TREE PLANTING DETAIL



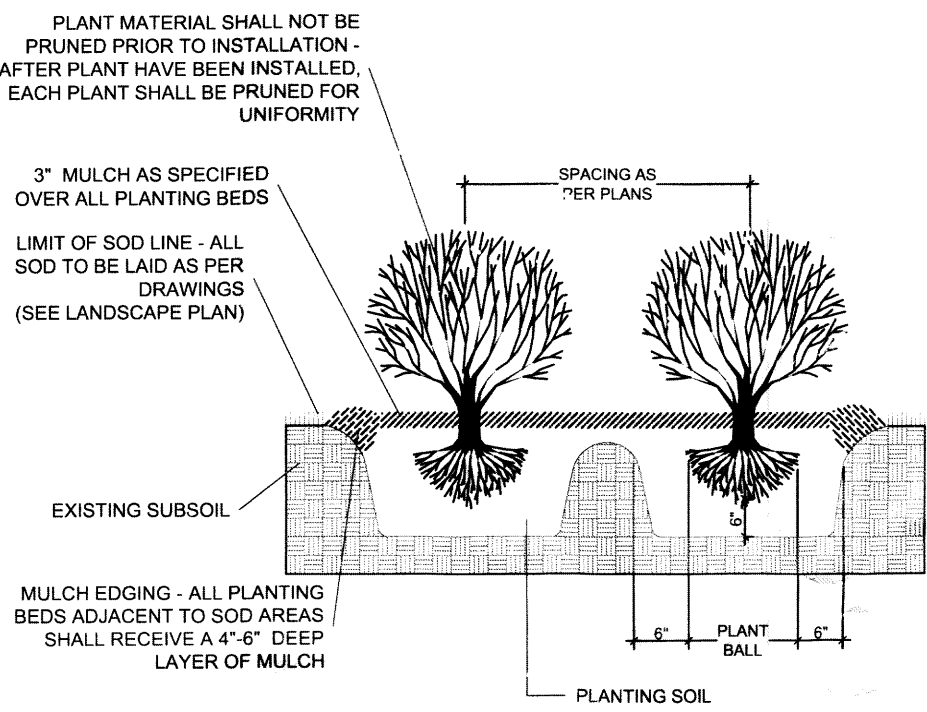
TYPICAL TREE GUYING DETAIL



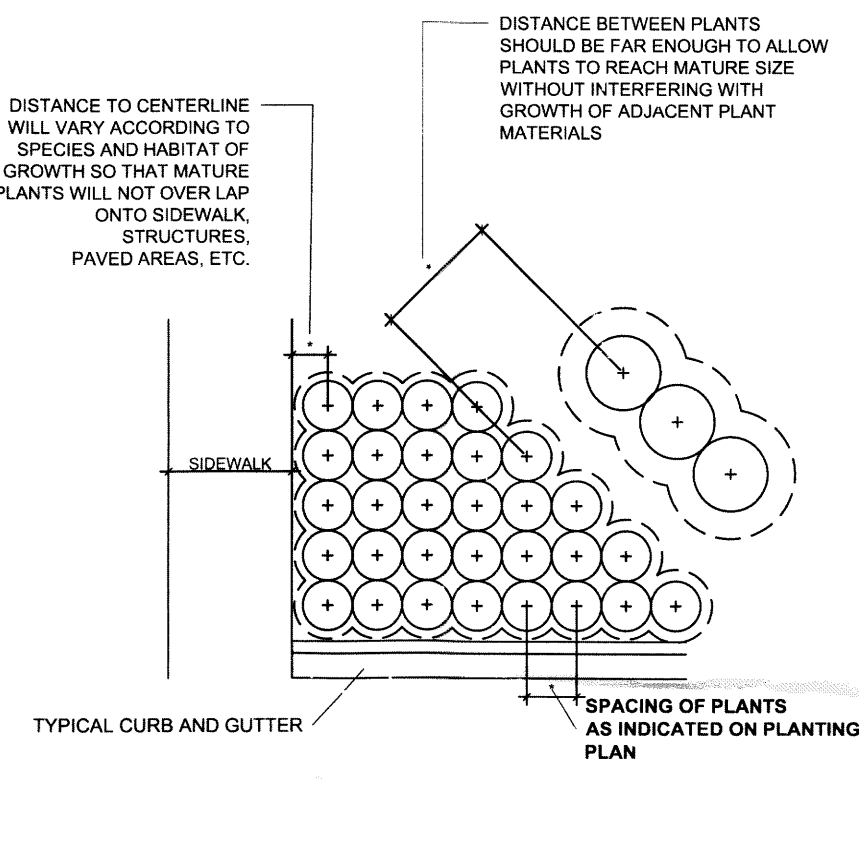
STRAIGHT TRUNK PALM PLANTING DETAIL



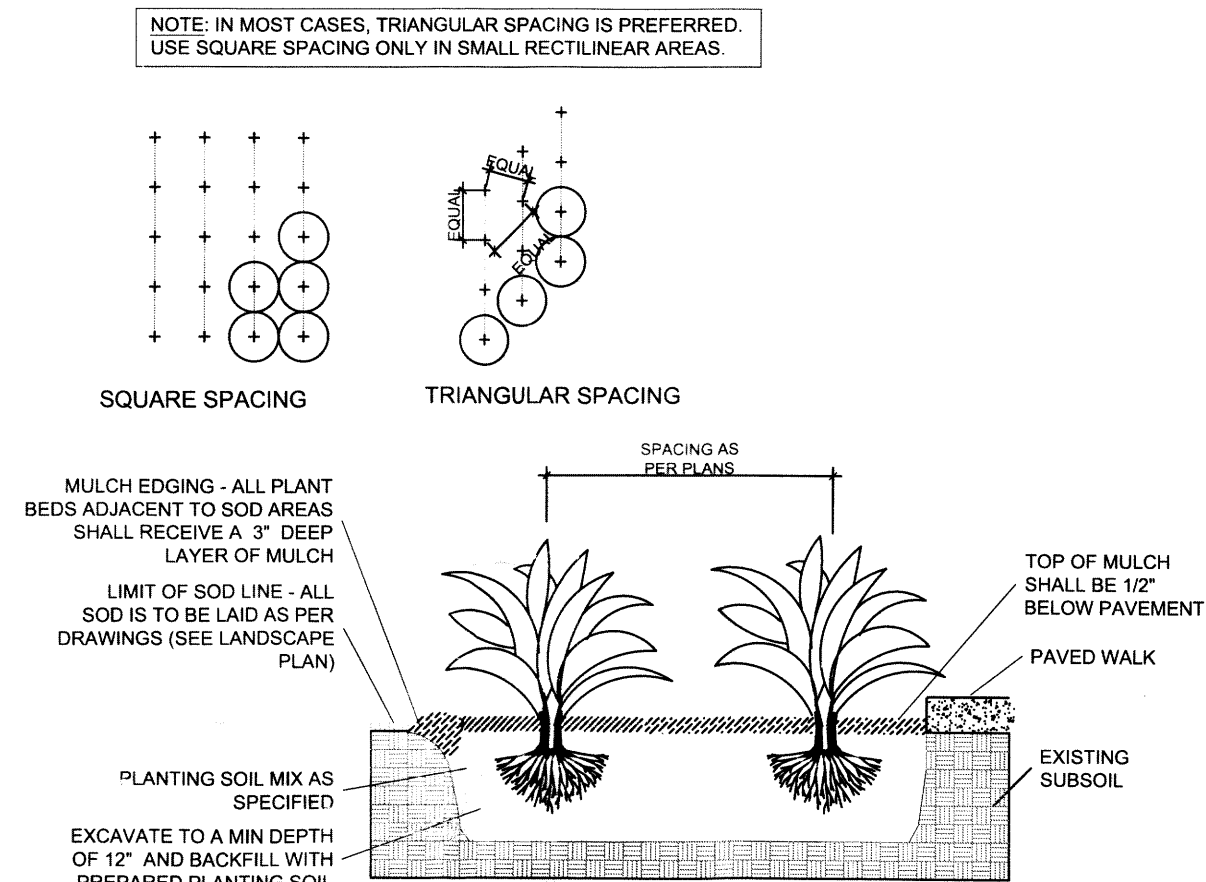
CURVED TRUNK PALM PLANTING DETAIL



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 'Floritam' 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 uniformly 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 or 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
DESIGN GROUP

307 south 21st avenue hollywood, florida
phone: 954.923.9881 facsimile: 954.923.9889
www.witkindesign.com

Dunnwoody Lake

Miami Lakes, Florida

LANDSCAPE DETAILS

Project:

Revisions:

Seal:

Lic. # LA0000889
Member: A.S.L.A.

Drawing: Landscape Details

Date: 10/10/2016

Scale: See Left

Drawn by: TGW

Sheet No.:

L-2

Cad Id.: 2015-107



Department of Regulatory and Economic Resources

Impact Fee Assessment

Process Number: M2019020889-0

Batch:

Collection Number:

Folio: 3220160050570

Site Address: 8836 NW 161 ST

Fee Payer:

Assessment Date: 09/12/2019

Disclaimer Note: *ROAD/FIRE/POL/PKS impact fees
will increase on 10/1/2019*

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

3219020889 - 10/22/2019 9:49:35 AM

M2019020889 - Impact Fee Assessment.pdf

Examiner Date Time Stamp Dep Trade Stamp Name

Keith Richardson 9/12/2019 3:22:04 PM A PWIF Impact fee assessed

Lydiacabrera@catpermitprocessing.com

NOTE: ALL SHEETS 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

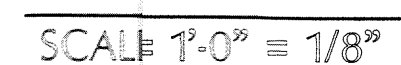
m2019020889 3219020889 BLR2019-3741

PROVIDE MUNICIPAL PROCESS NUMBER HERE				
LOCATION OF IMPROVEMENTS	Job Address <u>8836 NW 161 TER.</u>		CONTRACTOR INFORMATION	Contractor No. _____
	Folio <u>32-2016-005-0570</u>			Last four (4) digits of Qualifier No. _____
TYPE OF IMPROVEMENTS	Lot _____ Block _____		OWNER'S NAME	Contractor Name <u>Lennar Homes</u>
	Subdivision _____ PBpg. _____			Qualifier Name <u>Phil Serrate</u>
PERMIT TYPE	Metes and bounds _____		ARCHITECT / ENGINEER	Address <u>730 NW 107 Ave.</u>
				City <u>Miami</u> State <u>FL</u> Zip <u>33172</u>
REVIEW STATUS	☐ New Construction on Vacant Land		OWNER'S NAME	Current use of property <u>Residential</u>
	☐ Demolish			Description of Work <u>NEW MASTER MODEL</u>
PERSON TO PICK UP PLANS	☐ Alteration Interior		OWNER'S NAME	Sq. Ft. <u>3,474</u> Units _____ Floors _____
	☐ Alteration Exterior			Value of Work <u>\$282,262.00</u>
FIRE SPECIAL REQUEST PLAN REVIEW (SRI)	☐ Relocation of Structure		OWNER'S NAME	Owner <u>Lennar Homes</u>
	☐ Enclosure			Address _____
FIRE SPECIAL REQUEST PLAN REVIEW (SRI)	☐ Repair		OWNER'S NAME	City _____ State _____ Zip _____
	☐ Repair Due to Fire			Phone _____
FIRE SPECIAL REQUEST PLAN REVIEW (SRI)	☐ Foundation Only		OWNER'S NAME	Last four (4) digits of Owner's Social Security No. _____
	☐ Tent			Owner's Social Security No. _____
FIRE SPECIAL REQUEST PLAN REVIEW (SRI)	☐ MBLD* Category _____		OWNER'S NAME	Owner _____
	☐ MELE _____			Address _____
FIRE SPECIAL REQUEST PLAN REVIEW (SRI)	☐ MPLU _____		OWNER'S NAME	City _____ State _____ Zip _____
	☐ MLPG _____			Phone _____
FIRE SPECIAL REQUEST PLAN REVIEW (SRI)	☐ MMEC _____		OWNER'S NAME	Last four (4) digits of Owner's Social Security No. _____
	☐ FIRE _____			Owner's Social Security No. _____
FIRE SPECIAL REQUEST PLAN REVIEW (SRI)	☐ Chg. Contractor		OWNER'S NAME	Owner _____
	☐ Re-Issue			Address _____
FIRE SPECIAL REQUEST PLAN REVIEW (SRI)	☐ Re-Stamp		OWNER'S NAME	City _____ State _____ Zip _____
	☐ Revision			Phone _____
FIRE SPECIAL REQUEST PLAN REVIEW (SRI)	☐ Not Applicable for Fire		OWNER'S NAME	Last four (4) digits of Owner's Social Security No. _____
				Owner's Social Security No. _____
FIRE SPECIAL REQUEST PLAN REVIEW (SRI)	Name <u>Lydia Cabrera</u>		OWNER'S NAME	Owner _____
	Address <u>730 NW 107 Ave.</u>			Address _____
FIRE SPECIAL REQUEST PLAN REVIEW (SRI)	City <u>Miami</u> State <u>FL</u> Zip <u>33172</u>		OWNER'S NAME	City _____ State _____ Zip _____
	Phone <u>(305) 970-1692</u>			Phone _____
FIRE SPECIAL REQUEST PLAN REVIEW (SRI)	I am requesting a Special Request Plan Review (SRI) to be scheduled as soon as possible. There is a minimum charge of one-hour. Please contact the Fire Department for current rate.		OWNER'S NAME	Owner _____
	1st Request: _____ Date: _____			Address _____
FIRE SPECIAL REQUEST PLAN REVIEW (SRI)	2nd Request: _____ Date: _____		OWNER'S NAME	City _____ State _____ Zip _____
	3rd Request: _____ Date: _____			Phone _____
FIRE SPECIAL REQUEST PLAN REVIEW (SRI)	If the applicant is a known named violator with: unpaid civil penalties; unpaid administrative costs of hearing; unpaid County investigative, enforcement, testing, or monitoring costs; or unpaid liens, or any combination thereof, which are owed to Miami-Dade County pursuant to the provisions of the Code of Miami-Dade County, Florida, a hold on the review may be placed on this application.		OWNER'S NAME	Owner _____
				Address _____
FIRE SPECIAL REQUEST PLAN REVIEW (SRI)			OWNER'S NAME	City _____ State _____ Zip _____
				Phone _____

© 2001 PASCUAL, PEREZ, KILIDDUJAN & ASSOCIATES - ARCHITECTS - PLANNERS
The architectural design and detail drawings for this building and / or overall project are the legal property of and all



PAVERS
NOT TO SCALE



Lennar/DunnWoody Lakes SFR 50s

Lot	Blk	Address	Model	Permit #	Process #
113596	12	02	8836 NW 161 TER	2410	10

m2019020889 8836 NW 161 TER
3219020889

JOB COPY

TOWN OF MIAMI LAKES				
THIS COPY OF PLANS MUST BE AVAILABLE ON BUILDING SITE OR NO INSPECTION WILL BE GIVEN				
SECTION	APPROVED		DISAPPROVED	
	BY	DATE	BY	DATE
1	KEG	9/11/19		
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Plan 19-1178



Address: 8836 NW 161 TER.
Folio #: 32-2016-005-0570
MDC Process #: m2019020889
MDC Tracking #: 3219020889
Job Description: TYPICAL SFR MODEL 2976 3,474SF

Master Permit #: BLR2019-3741

Sub Permit #: _____

Revision #: _____

OFFICE USE ONLY

ZONING	☐ Approved <u>9.18.19</u> Date <u>RS</u> Initials	Date	Disapproved	☐ Approved _____ Date _____ Initials	Date	Disapproved	☐ Approved _____ Date _____ Initials	Date	Disapproved	
ROOFING	☐ Approved _____ Date _____ Initials	Date	Disapproved	☐ Approved _____ Date _____ Initials	Date	Disapproved	☐ Approved _____ Date _____ Initials	Date	Disapproved	
PLUMBING	☐ Approved <u>9/10/19</u> Date _____ Initials	Date	Disapproved <u>HAZ</u>	☐ Approved <u>9-11-19</u> Date _____ Initials	Date	Disapproved	☐ Approved _____ Date _____ Initials	Date	Disapproved	

PLANS CHECKED-OUT

DATE	NAME

PLANS CHECKED-IN

DATE	NAME

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

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

3219020889 - 10/22/2019 9:49:35 AM

TCMOL 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: 8836 NW 161 TER

Unit #:

Folio #: 32- 2016-005- 0570 Owner-Builder: ☒

Master Permit #: _____

Sub Permit #: _____

Revision #: _____

OWNER INFORMATION	LEGAL USE/WORK
NAME: Lennar Homes	Current Use of Property: Vacant SFR -
Address: 730 NW 107th Avenue 3rd Floor	Job Description: Model 2910 MASTER BLR201901025
City, State, Zip Miami, FL 33172	LOT 12 BLK 02
Phone #: 786-326-8380 Cell #: 786-348-3251	JOB COST \$ 282,202 AREA/LENGTH: 3174 SF/LF
Email Address: lydiacabrera@catpermitprocessing.com	Residential ☒ Multi-Family ☐ Commercial ☐ Industrial ☐
Company Name: Lennar Homes	Code in Effect: _____
Qualifier Name: Phil Serrate	Occupancy: _____
License # CGC062343	Construction Type: _____
Address 730 NW 107th Avenue 3rd Floor	Flood Zone/B.F.E.: _____ F.F.E.: _____
City, State, Zip Miami, FL 33172	Firm Name: ESA Architects
Phone #: 305-970-1692 Cell #: 786-348-3251	A/E of record: Ed Silva
Email Address: lydiacabrera@catpermitprocessing.com	License # 0011131
	Address 8900 SW 117 Ave, #B107
	City, State, Zip Miami, FL 33186
	Phone #: 305-275-8383 Cell #: 786-326-8380
	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 ☐ P/W	☐ 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	X
Signature of Owner or Owner's Agent	Signature of Qualifier
Phil Serrate	Phil Serrate
Print Name of Owner or Owner's Agent	Print Name of Qualifier

STATE OF Florida COUNTY OF Dade

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

by Phil Serrate MARIA LEVY
MY COMMISSION # FF 988551
EXPIRES: September 3, 2020
Personally known ☒ or Not ☐ 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 MARIA LEVY
MY COMMISSION # FF 988551
EXPIRES: September 3, 2020
Personally known ☒ or Not ☐ 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.