

MIAMI-DADE COUNTY

DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES

<http://www.miamidade.gov/building/home.asp>

2/25/2020 10:58:18 AM

Tracking #	Process #	Permit #
3220006677	M2020006677	2020032518

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

Process #	Review	Disposition	Reviewer	Date
M2020006677	DERM CORE	A	IZQUIERDO, GICELA	2/21/2020
M2020006677	IMPACT FEES	A	INTERNET IMPACT FEES (IFS)	2/11/2020
M2020006677	DERM PAVING & DRAINAGE	A	MATA, ROGELIO	1/30/2020
M2020006677	UPFRONT FEES	A	WEB APPLICATION ID	1/29/2020
M2020006677	DERM WETLANDS	A	HILL, NORTRIVAH	1/29/2020
M2020006677	WASA	A	CORTES, OZZY	2/11/2020

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
Disapproved	DERM	D	Disapproved
Impact fee assessed	PWIF	A	Impact fee assessed by Miami-Dade County
Approved	DERM	A	Approved

1/29/2020

Issued Date: 1/29/2020

LENNAR HOMES LLC

CAT PERMIT PROCESSING

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: New Single Family Residence / M2020006677
Project Location: 16045 NW 87 CT, , FL 33018
Previous Use: Vacant Land - 0 GPD.
Proposed Use: 3,439 Sq. Ft. Single Family Residence - 310 GPD.
Previous Flow: 0 GPD
Total Calculated Flow: 310 GPD
Allocated Flow (additional sewer flows): 310 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.

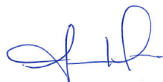
Furthermore, be advised that this approval does not constitute departmental approval for the proposed project and is subject to the terms and conditions set forth in the Consent Decree. Additional reviews and approvals may be required from other sections having jurisdiction over specific aspects of this 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: _____
Frank Lezcano, Engineer III - Environmental Plan Review.
Department of Regulatory and Economic Resources.

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

3220006677 - 2/25/2020 10:58:18 AM

2020-ALLOCATION-00284.pdf

Sanitary Sewer Certification of Adequate Capacity Project Summary:

Owner's Name: LENNAR HOMES LLC

Owner's Address:

EEOS Allocation Number: 2020-ALLOCATION-00284

Project: New Single Family Residence / M2020006677

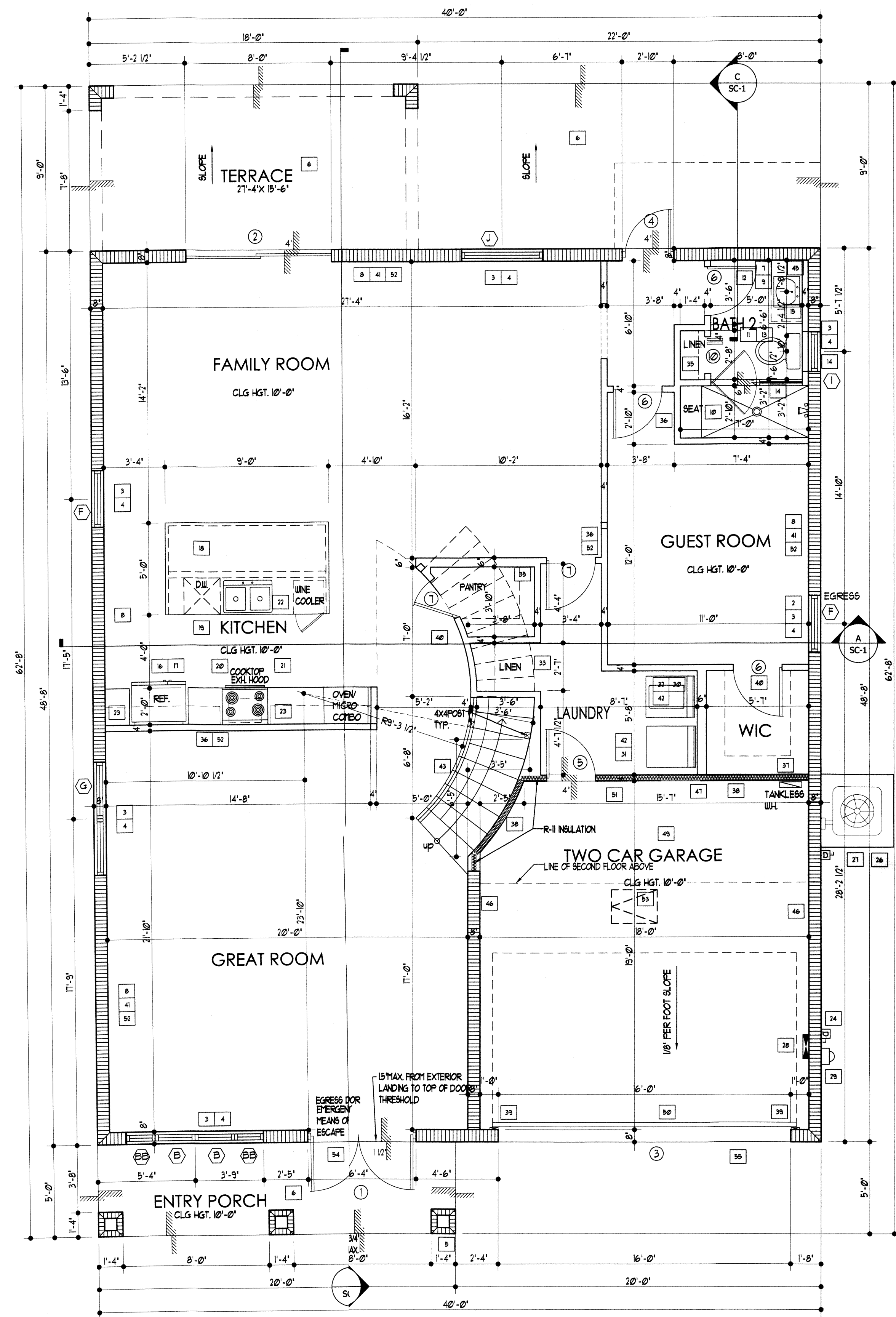
Proposed Use: 3,439 Sq. Ft. Single Family Residence - 310 GPD.

Pump Station: 30-1326

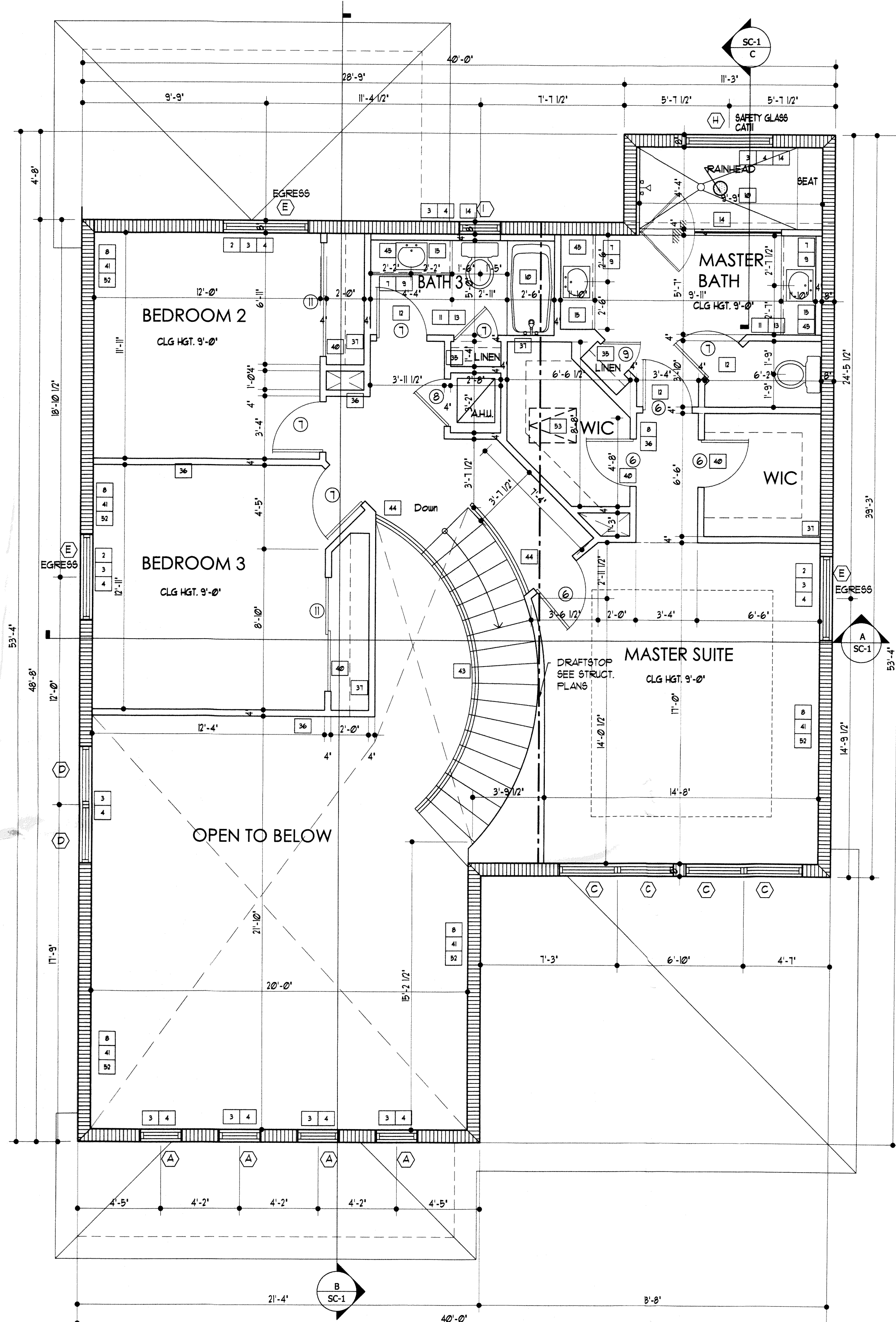
Projected NAPOT: 0.66

Proposed Projected NAPOT: 0.68

Folio	Lot/Block Bldg Proc #	Address	Flow (GPD)	Sewer Status	Sewer Cert Date	Sewer Recert Date	Exp. Date
3220160000040	/ BLR-2020-0409	16045 NW 87th Ct.	310	APP	1/29/2020		
Total:			310 GPD				

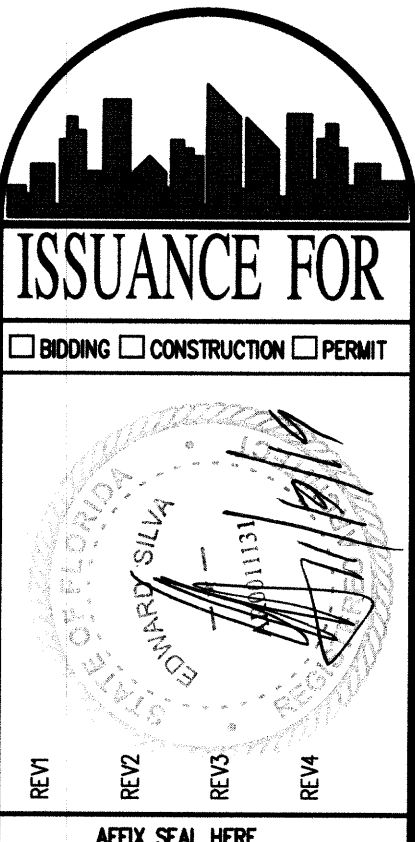


FIRST FLOOR PLAN - MODEL 2817



SECOND FLOOR PLAN - MODEL 2817

SQUARE FOOTAGE CAICS	
FIRST FLOOR LIVING AREA:	588 SQFT.
SECOND FLOOR LIVING AREA:	230 SQFT.
TOTAL LIVING AREA:	215 SQFT.
GARAGE:	162 SQFT.
ENTRY PORCH:	20 SQFT.
TERRACE:	162 SQFT.
TOTAL BUILDING AREA :	3439 SQFT.



Client: LENNAR HOMES
 Address: 730 NW 107TH AVENUE, 3RD FLOOR
 Address: MIAMI, FLORIDA 33172
 Phone: 305-559-1951
 Plan: DUNNWOODY LAKES - MODEL 2817
 FLOOR PLAN

Job No.:
 Drawn By: 1/4"=1'-0"
 Scale: 04-05-16
 Date:
 Lot:
 Block:

EDWARD SILVA, ARCHITECT
 REG. No. 0011131
 8900 SW 117 AVE #B107, MIAMI, FLORIDA 33186
 (305) 275-8383 / FAX - (305) 275-8381

E.S.A.



**Department of Regulatory and Economic Resources
Impact Fee Assessment**

Process Number: M2020006677-0

Batch:

Collection Number:

Folio: 3220160050400

Site Address: 16045 NW 87 CT

CP*: N

Assessment Date: 01/29/2020

Fee Payer:

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

Online Payment available at:

CP*: Exempt from Public Records 119.071 Florida Statutes
Y: Exempt
N: No Exempt
Blank: No info

<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)	3,439	\$0.9180	\$3,157.00	
FIRE								\$0.00
	2.0	2007	00	RESIDENTIAL	1	\$440.4021	\$440.40	
PKIM								\$0.00
	1.5	4201	00	SFR DETACHED-IMPR-1	1	\$1,963.2135	\$1,963.21	
PKOS								\$0.00
	1.5	4101	00	SFR DETACHED-OPEN-1	1	\$2,129.7299	\$2,129.73	
POLC								\$0.00
	1.0	3001	00	RESIDENTIAL	1	\$574.6915	\$574.69	
ROAD								\$0.00
	3.0	210	00	SINGLE-FAMILY DETACHED	1	\$9,769.6280	\$9,769.63	
SCHL								\$0.00
	3.0	5001	00	RESIDENTIAL UNIT	1	\$612.0000	\$612.00	

Assessment Total Amount: \$18,646.66

Deferral Amount: \$0.00

Current Balance Due: \$18,646.66

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

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M2020006677-Impact_Fee_Assessment.pdf

Examiner Date Time Stamp Desq Trade Stamp Name

James Gattorno 1/29/2020 2:19:27 PM A FWIF Impact fee assessed

LydiaCabrera@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

3220006677 3220006677 BLR2020-0409

PROVIDE MUNICIPAL PROCESS NUMBER HERE

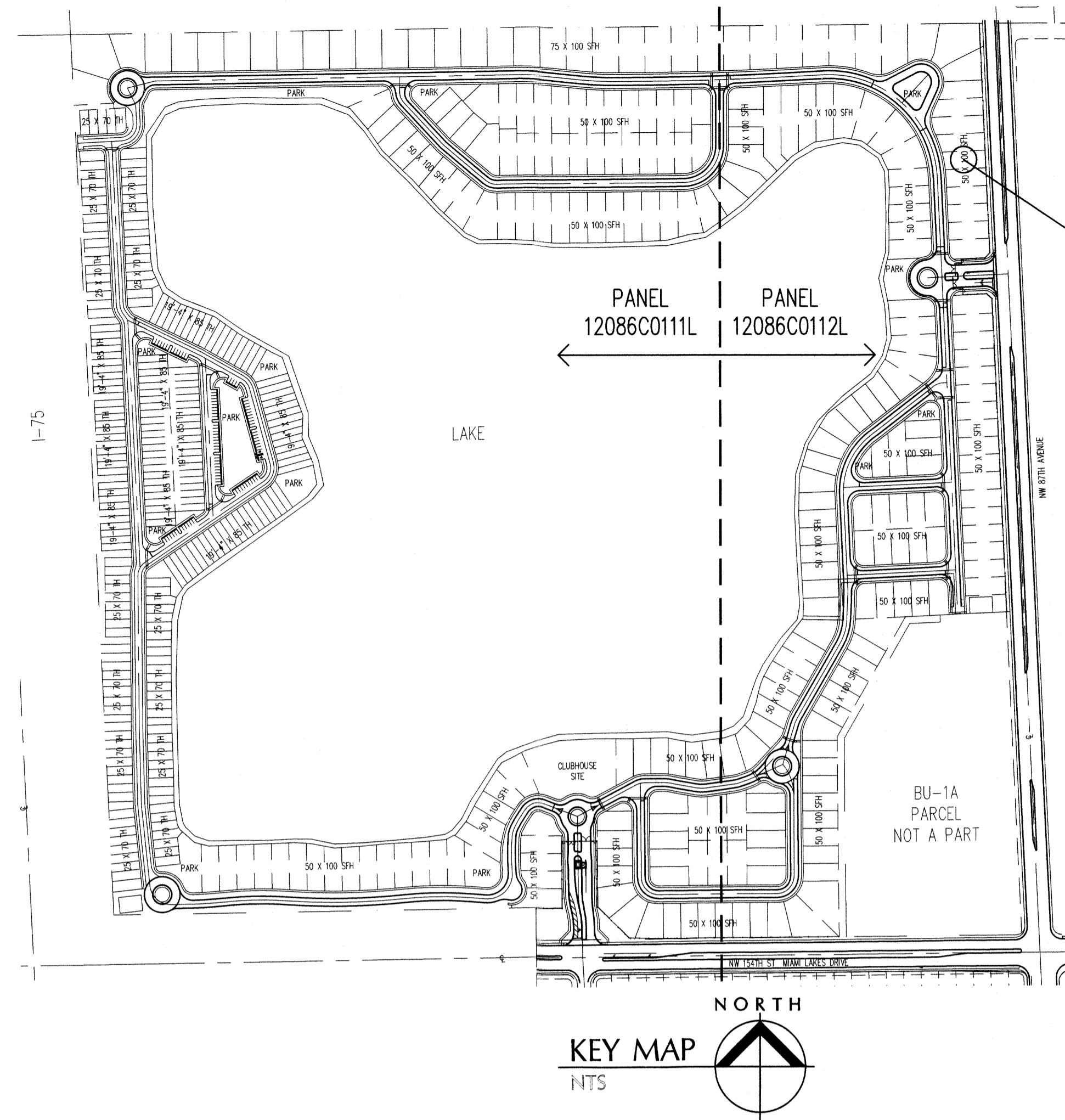
LOCATION OF IMPROVEMENTS	Job Address <u>16045 NW 87 CT</u>		CONTRACTOR INFORMATION	Contractor No. <u>DRYRUN</u>
	Folio <u>32-2016-005- 0400</u>			Last four (4) digits of Qualifier No. _____
TYPE OF IMPROVEMENTS	Lot <u>40</u> Block <u>01</u>		OWNER'S NAME	Contractor Name <u>DRYRUN</u>
	Subdivision <u>Dunn Woody Lakes 50</u> P/Bpg _____			Qualifier Name _____
PERMIT TYPE	REVIEW STATUS	[] Demolish [] Shell Only [] Addition Attached [] Addition Detached [] Re-Roof [] Foundation Only [] Tent	OWNER'S NAME	Address _____
				[X] New Construction on Vacant Land [] Alteration Interior [] Alteration Exterior [] Relocation of Structure [] Enclosure [] Repair [] Repair Due to Fire
PERSON TO PICK UP PLANS	[X] MBLD* Category <u>02</u> [] MELE _____ [] MLPG _____ [] MMEC _____ [] FIRE _____	[] Chg. Contractor [] Re-Issue [] Re-Stamp [] Revision [] Not Applicable for Fire	ARCHITECT / ENGINEER	Owner <u>LENNAR HOMES</u>
				Address <u>730 NW 107TH AVE</u>
FIRE SPECIAL REQUEST PLAN REVIEW (SRI)	Name <u>CAT PERMIT PROCESSING INC.</u>			Address _____
	Address <u>13010 Stirling Road SW</u>			City _____ State _____ Zip _____
OPTIONAL PLAN REVIEW (OPR)	City <u>Ranches</u> State <u>FL</u> Zip <u>33330</u>			Phone _____
	Phone <u>786-348-3251</u>			Owner _____
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: _____		
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

3220006677 2/25/2020 10:58:18 AM

MDC Permit Application.pdf

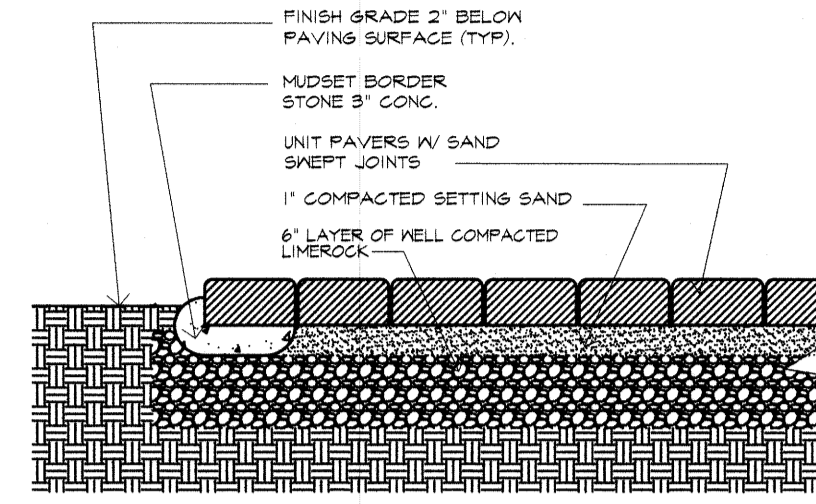
PASCUAL PEREZ, KILIDDJIAN & ASSOCIATES - ARCHITECTS - PLANNERS
 and detail drawings for this building and / or overall project are the legal property of and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by Architect.



LEGAL DESCRIPTION

LEGAL DESCRIPTION: LOT 40, BLOCK 1, SUBDIVISION: DUNNWOODY LAKE
 P.B. _____ P.C. _____ DEVELOPMENT NAME: DUNNWOODY
 LOCATED AT (Address): _____

PROPOSED LOCATION



PAVERS
NOT TO SCALE

NOTE:

This Plot 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 within the lot lines shall be measured from a layout 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.**
 ALL CONDITIONS SHALL BE VERIFY ON THE FIELD.

FLOOD INFORMATION

FLOOD ZONE:	'X'
PANEL NUMBER :	112 of 1031
MAP NUMBER :	12086C0112L
DATE :	SEPT. 11, 2020
BASE FLOOD ELEV.:	+6.00
PROPOSED FF. ELEV.:	+9.27'
PROP. A/C PAD ELEV.:	+9.27'
PROPOSED GARAGE ELEV.:	+8.73'
HIGHEST ELEV. OF ROAD	+7.57
HIGHEST BACK OF SIDEWALK ELEV.:	+7.61

LOMR-F Case No: 16-04-6236A

ZONING LEGEND
SINGLE FAMILY 4 TOWNHOMES

ZONING: RM-1B
 Net Land Area: 5,895 S.F.
 Lot Coverage (everything under roof): 33.91%

SETBACKS: REQUIRED PROVIDED

Front	* 5' FOR 50% OF WIDTH, REMAINING AT 25' MINIMUM, 20' AT GARAGE, RES B-1334 (XXVI)	20'-0"
Interior Side	5'-0"	5'-0"
Side Street	5'-0"	N/A
Rear	** 5' FOR 50% OF WIDTH, REMAINING AT 25' MINIMUM, RES B-1334 (XXVI)	25'-6"

Area adjacent to lake or canal to be graded so as to prevent direct overland discharge of stormwater into lake or canal.
 Lot will be graded so as to prevent direct overland discharge of stormwater onto adjacent property. Applicant will provide certification prior to final inspection.

ANY APPLICABLE RESOLUTIONS:

NOTICE:
 In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the Public Records of this County, Section 553.79(10), Florida Statutes, effective 7/10/21.
 A separate permit will be required for all driveway approaches onto public right-of-way. Contact Public Works Department.
 The height of the fences, wall and hedges shall not exceed 2.5 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.

PASCUAL PEREZ KILIDDJIAN & ASSOCIATES ARCHITECTS - PLANNERS
 LICENSE # AA 26001357
 EDGARDO PEREZ, AIA LICENSE No.: AR 0015394
 MARIO P. PASCUAL, AIA LICENSE No.: AR 0008254
 PETER KILIDDJIAN, RA LICENSE No.: AR 0093067

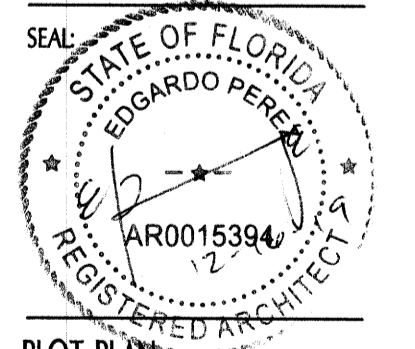
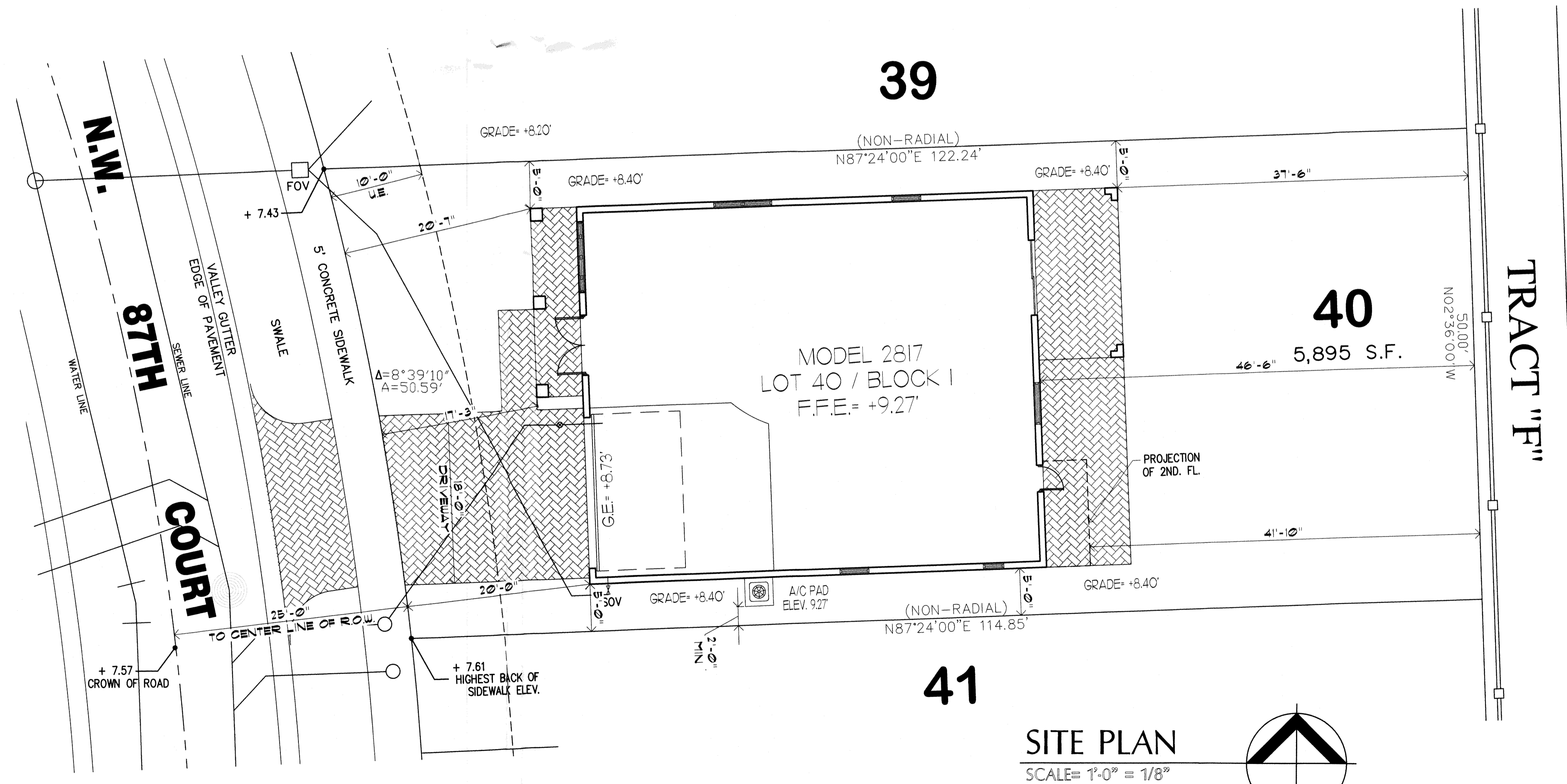
AT THE BEACON CENTER
 1300 NW 84th AVENUE
 DORAL, FLORIDA 33126
 TELEPHONE : (305) 592-1363
 FACSIMILE : (305) 592-6863
 http://www.ppkarch.com

COPYRIGHTED MATERIAL. UNLAWFUL TO REPRODUCE OR TRANSMIT IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. ANY REPRODUCTION OF THIS BUILDING AND/OR SITE PLAN OR ANY PART THEREOF WITHOUT THE WRITTEN PERMISSION OF PPK ARCHITECTS - PLANNERS IS STRICTLY PROHIBITED. THE USE OF THIS PLAN FOR REPRODUCTION OR TRANSMISSION IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF PPK ARCHITECTS - PLANNERS IS STRICTLY PROHIBITED.

REVISIONS:

OWNER:
 LENNAR HOMES
 730 NW 107th AVENUE
 MIAMI, FLORIDA 33172

DUNNWOODY
 BY
LENNAR HOMES
 CITY OF HIALEAH, FLORIDA



PLOT PLAN
MODEL 2817

LOT 40 - BLOCK 1
 DATE: 12/6/19
 SCALE: AS SHOWN
 DRAWN: CR
 CHECK BY:
 JOB NO.: 15-42

SP-1
 SHEET NO.:

Lennar/DunnWoody Lakes SFR 50s

Lot	Blk	Address	Model	Permit #	Process #
118231	40	01	16045 NW 87 CT	2817	C

M2620006677
3220006677

JOB COPY

BLR 2020-0409

16045 NW 87 CT

Master Permit BLR 2019-0624

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
ZONING				
LANDSCAPING				
PUBLICWORKS				
BUILDING				
UTILITIES				
HANDICAP				
STRUCTURAL				
ELECTRICAL				
PLUMBING				
MECHANICAL				
ENERGY				
FIRE				

City of Miami, State of Florida, State and County Laws, Rules and Regulations, and all other laws, ordinances, codes, and regulations in effect at the time of the application of this permit shall apply to the project. The applicant is responsible for the completion of the permit. The applicant may be required to provide additional information as requested by the staff of the County and Town.



Address: 16045 NW 87 CT
Folio #: 32-20160050400
MDC Process #: M2620006677
MDC Tracking #: 3220004677
Job Description: LENNAR TYPICAL MODEL 2817

Master Permit #: BLR2020-0409

Sub Permit #: _____

Revision #: _____

OFFICE USE ONLY

ZONING	<input type="checkbox"/> Approved	Date	Disapproved	BUILDING	<input type="checkbox"/> Approved	Date	Disapproved	STRUCT.	<input type="checkbox"/> Approved	Date	Disapproved
	Date				Date				Date		
	Initials				Initials				Initials		
ROOFING	<input type="checkbox"/> Approved	Date	Disapproved	ELECT.	<input type="checkbox"/> Approved	Date	Disapproved	MECH.	<input type="checkbox"/> Approved	Date	Disapproved
	Date				Date				Date		
	Initials				Initials				Initials		
PLUMBING	<input type="checkbox"/> Approved	Date	Disapproved	FLOOD	<input type="checkbox"/> Approved	Date	Disapproved		<input type="checkbox"/> 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
BALANCE DUE	

Miami Dade County Department of Regulatory and Economic Resources Job Copy

3220006677 - 2/25/2020 10:58:18 AM

TCM.L 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: 16045 NW 87 CT

Unit #:

Folio #: 32- 2016-005- 0400 Owner-Builder:

Master Permit #: BLR 2020 0409 Sub Permit #: _____ Revision #: _____

OWNER INFORMATION	NAME : Lennar Homes	LEGAL USE/ WORK	Current Use of Property: <u>Vacant SFR -</u>
	Address: 730 NW 107th Avenue 3rd Floor		Job Description <u>Model 2817 MASTER BLR20190624</u>
	City, State, Zip Miami, FL 33172		<u>LOT 40 BLK 01</u>
	Phone #: 786-326-8380 Cell #: 786-348-3251		JOB COST \$ <u>\$279,418.00</u> AREA/LENGTH: <u>3439</u> SF/LF
	Email Address: lydiacabrera@catpermitprocessing.com		Residential <input checked="" type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/>
CONTRACTOR INFORMATION	Company Name: Lennar Homes	ARCHITECT/ ENGINEER	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: <u>ESA Architects</u>
Phone #: 305-970-1692 Cell #: 786-348-3251	A/E of record: <u>Ed Silva</u>		
Email Address: lydiacabrera@catpermitprocessing.com	License # <u>0011131</u>		
Permit Type -- Check only One		Change to Permit -- Check only One	
<input checked="" type="checkbox"/> Building <input type="checkbox"/> Electrical <input type="checkbox"/> Mechanical <input type="checkbox"/> Plumbing/Gas <input type="checkbox"/> Paving/Drainage <input type="checkbox"/> Sign <input type="checkbox"/> Roofing <input type="checkbox"/> P/W		<input type="checkbox"/> Extension <input type="checkbox"/> Renewal <input type="checkbox"/> Revision <input type="checkbox"/> Change Contractor <input type="checkbox"/> Shop Drawing <input type="checkbox"/> 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 Phil Serrate Date 3/7/19
 Print Name of Owner or Owner's Agent

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

STATE OF Florida COUNTY OF Dade

STATE OF Florida COUNTY OF Dade

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

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

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
 by Phil Serrate MY COMMISSION # FF 988551 EXPIRES: September 3, 2020
 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.