CITY OF MIAMI SPRINGS, FLORIDA

Mayor Walter Fajet, Ed.D.

Vice Mayor Joseph Dion | **Councilman Jorge Santin**
Councilman Orlando Lamas | **Councilman Fabian Perez-Crespo**

Decorum: "Any person making impertinent or slanderous remarks or who becomes boisterous while addressing the City Council, shall be barred from further audience before the City Council by the Mayor, unless permission to continue or again address the City Council is granted by the majority vote of the City Council members present. In accordance with the foregoing, the City Council has determined that racial or ethnic slurs, personal attacks and comments unrelated to City matters or issues constitute prohibited comments from the podium."

CITY COUNCIL REGULAR MEETING AGENDA
Monday, February 9, 2026 – 7:00 PM
Community Center, 1401 Westward Drive, 2nd Floor, Miami Springs, Florida
(In-person and virtually; See the end of the Agenda for additional information)

1. **Call to Order/Roll Call**

2. **Invocation:**

   A) Led by Councilman Fabian Perez-Crespo

3. **Pledge of Allegiance:** Audience will lead the Pledge of Allegiance and Salute to the Flag.

4. **Agenda/Order of Business**

5. **Awards & Presentations**

   A) Presentation of the Miami Springs Employee Service Award recognizing **Thomas Cummings**, Public Works Sanitation Supervisor for his 40 years of service; and **Amanda Parsons**, Golf Pro Shop Clerk for her 5 years of dedicated service to the City

   B) Presentation of the Yard of the Month Award to the property at 217 Duval Drive, the Perrera Family

6. **Open Forum:** Persons wishing to speak on items of general City business, may do so in person or via email by following the instructions at the back of this agenda. The purpose of Open Forum is to encourage residents and members of the public to address their concerns and make comments on any item. **The City Council will not enter into a dialogue at this time. City staff will gladly address any question, issue, and/or**

comment after the meeting. The Mayor is the presiding officer of all Council meetings and shall conduct the meetings accordingly.

7. Approval of Council Minutes

A) January 26, 2026 - Local Planning Agency

B) January 26, 2026 – Regular Meeting

8. Reports from Boards & Commissions

9. Public Hearings

A) **Ordinance - Second Reading** — An Ordinance Of The City Of Miami Springs, Florida, [Approving/Approving With Conditions/Denying] A Small-Scale Amendment To The City's Future Land Use Map (FLUM) Designation For The Properties Generally Located At 201 Curtiss Parkway (Designated Property Folio Nos. 05-3119-010-0620 And 05-3119-010-0680) From "Single Family Residential" To "Medical/Residential"; Providing For Authorization; Providing For Conflicts; Providing For Severability; And Providing For An Effective Date.

B) **Ordinance - Second Reading** - An Ordinance Of The City Of Miami Springs, Florida, Creating Section 150-081 Of The City's Code Of Ordinances To Create A New Medical And Residential Care (MRC) Zoning District Permitting Nursing, Convalescent, And Extended-Care Homes; Assisted Living Facilities; And Accessory Uses And Structures Incidental Thereto And Establish Development Parameters Governing Development In The District; Providing For Severability; Providing For Codification; Providing For Implementation; Providing For Conflicts; And Providing For An Effective Date.

C) **Ordinance - Second Reading** - An Ordinance Of The City Of Miami Springs, Florida, Approving A Zoning Map Amendment To Rezone Approximately ±5.49 Net Acres Of Property Located At 201 Curtiss Parkway And Designated Property Folio Nos. 05-3119-010-2480 And 05-3119-010-0620, From R-3C Multiple Family Residential, Medium Density To MRC Medical And Residential Care; Providing For Findings; Providing For Recording; Providing For Conflicts; Providing For Severability; And Providing For An Effective Date.

D) **Resolution** - A Resolution Of The Mayor And The City Council Of The City Of Miami Springs, Florida, [Approving / Approving With Conditions / Denying] A Site Plan Application By Fair Havens Propco LLC For The Fair Havens Nursing & Rehabilitation Center Site Plan On The Property Located At The Approximately ±5.49 Net Acres Of Property Located At 201 Curtiss Parkway And Designated Property Folio Nos. 05-3119-010-2480 And 05-3119-010-0620; Providing For Conditions; And Providing For An Effective Date.

E) **Resolution** - A Resolution Of The Mayor And The City Council Of The City Of Miami Springs, Florida, Affirming A Recommendation Of The City's Board Of Adjustment To Approve With Conditions An Application By Ruben Diaz For The Property Located At 374 Hunting Lodge Drive (Property Folio No. 05-3024-006-0810) To Permit A 5- Foot

And 4-Inch Interior Side Setback Along The East Property Line Where A 15-Foot Interior Side Setback Would Otherwise Be Required; Providing For Conditions; Providing For Final Order; Providing For Violations; And Providing For An Effective Date.

10. Consent Agenda

A) **Resolution** - A Resolution Of The City Council Of The City Of Miami Springs, Florida, Approving The Appointment Of A Special Magistrate For Code Compliance Hearings; Providing For Authorization; And Providing For An Effective Date.

B) **Resolution -** A Resolution Of The Mayor And City Council Of The City Of Miami Springs, Florida, Ratifying The Issuance Of A Work Order To Bermello, Ajamil & Partners, Inc. For Preconstruction Activities, Bidding Assistance, And Project Management Services For The South Drive Stormwater And Roadway Improvements Project In The Amount Of $250,000; Authorizing The Issuance Of A Work Order To The Consultant For Construction Administration Services Relating To The Project In An Amount Not To Exceed $28,500; And Providing For An Effective Date.

11. Previous/Unfinished Business

12. New Business

13. Other Business

14. Reports & Recommendations

A) City Attorney

B) City Manager

C) City Clerk

D) City Council

15. Adjourn

CITY OF MIAMI SPRINGS
PUBLIC MEETING NOTICE
The City of Miami Springs will hold a Council meeting on:

Monday, February 9, 2026 at 7:00 PM
Community Center, 1401 Westward Drive, 2nd Floor, Miami Springs, Florida
(Physical Meeting Location)
The meeting agenda is available online at: https://www.miamisprings-fl.gov/meetings

Elected officials and City staff will participate from the physical meeting location.
Members of the public may attend the meeting in person at the physical meeting location, or, alternatively, may watch the meeting by following these instructions:

ATTEND THE MEETING IN PERSON AT THE PHYSICAL MEETING LOCATION

The meeting will be held in person at the physical meeting location stated above. Admission to the physical meeting location is on a first-come, first-serve basis and space is limited. Doors will open 30 minutes prior to the meeting start time.

WATCH AND/OR PARTICIPATE IN THE MEETING

- **YouTube:** https://www.youtube.com/channel/UC2at9KNnqUxZRSw1UkhdHLQ/featured
- **From your computer/mobile device:** https://www.miamisprings-fl.gov/meetings

Any person requiring special accommodations to access this proceeding is asked to advise the City at least 2 days before the proceeding by contacting the City Clerk at cityclerk@miamisprings-fl.gov.

PUBLIC COMMENTS WILL BE ACCEPTED BY THE FOLLOWING MEANS:

EMAILED COMMENTS: Members of the public may email their public comments to the City in advance of the meeting. Please email the City at **cityclerk@miamisprings-fl.gov** by 12:00 p.m. on the day of the meeting with the subject line "PUBLIC COMMENT" and the following information in the body of the email: Your Name, Address, if you are a hired Consultant or City Employee, and/or if you are engaged in Lobbying Activities and/or representing an organization. Please limit your comments to no more than 350 words. Public comments received via email may be read into the record during the public comment portion of the agenda, if any.

IN-PERSON COMMENTS: Members of the public may attend the meeting at the physical meeting location stated above and deliver their public comments in person during the public comment portion of the agenda.

A time limit may be imposed for each speaker during public comment.
Your cooperation is appreciated in observing the time limit.

Any person making impertinent or slanderous remarks or who becomes boisterous while addressing the City Council, shall be barred from further audience before the City Council by the Mayor, unless permission to continue or again address the City Council is granted by the majority vote of the City Council members present. In accordance with the foregoing, the City Council has determined that racial or ethnic slurs, personal attacks and comments unrelated to City matters or issues constitute prohibited comments when addressing the Council during public comments.

PUBLIC RECORDS

The meeting will be recorded for later viewing and is a public record. The virtual chat, if any, will be saved and is a public record. Minutes of the meeting will be taken and will be made available.

NOTICE PURSUANT TO §286.0105, FLORIDA STATUTES

IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE BOARD, AGENCY, OR COMMISSION WITH RESPECT TO ANY MATTER CONSIDERED AT THIS MEETING OR HEARING, HE OR SHE WILL NEED A RECORD OF THE PROCEEDINGS, AND FOR SUCH PURPOSE, HE OR SHE MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

AMERICANS WITH DISABILITIES ACT

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this proceeding is asked to advise the City at least 2 days before the proceeding by contacting the City Clerk's Office at 305-805-5006.

LOBBYING ACTIVITIES

In accordance with Section 33-01 of the City Code, adopting Section 2-11.1(s) of the Miami-Dade County Code, any person engaging in lobbying activities, as defined therein, must register at the City Clerk's Office before addressing the City Council on the agenda items or engaging in lobbying activities. Specifically, all persons, firms or corporations employed or retained by a principal who seeks to encourage the passage, defeat, or modifications of (1) ordinance, resolution, action or decision of the City Council; (2) any action, decision, recommendation of any City Board or Committee; or (3) any action, decision or recommendation of City personnel during the time period of the entire decision-making process on such action, decision or recommendation which will be heard or reviewed by the City Council, or a City Board or Committee shall register with the City before engaging in any lobbying activities on forms prepared for this purpose and shall state under oath his or her name, business address, the name and business address of each person or entity which has employed said registrant to lobby, and the specific issue on which he or she has been employed to lobby. A copy of the lobbyist registration form is available from the Office of the City Clerk and online at: https://www.miamisprings-fl.gov/cityclerk/lobbyist-registration-form-0.

Have questions or need additional information?
Write: cityclerk@miamisprings-fl.gov
Call: 305-805-5006
Mail: 201 Westward Drive, Miami Springs, FL 33166

City of Miami Springs, Florida

The Miami Springs **City Council** met in regular session on Monday, January 26, 2026 and during the meeting sat as the **Local Planning Agency.** The meetings were held in the Community Center, 1401 Westward Drive, 2nd Floor, , beginning at 6:30 p.m.

1. Call to Order/Roll Call

The following were present:
Mayor Walter Fajet, Ed. D.
Vice Mayor Joseph Dion
Councilman Jorge Santin
Councilman Fabian Perez-Crespo
Councilman Orlando Lamas (Absent)

Also Present:
City Manager JC Jimenez
Assistant City Manager Omar Luna
City Clerk Erika Gonzalez-Santamaria
City Attorney Haydee Sera
City Attorney Roger Pou
City Planner Silvia Vargas

2. Pledge of Allegiance

3. Public Hearing Item:

A) **Ordinance - First Reading** - An Ordinance Of The City Of Miami Springs, Florida, Amending Section 150-080 Of The City's Zoning Code To Provide Clearer Development Standards For Nursing And Extended-Care Homes; Providing For Severability; Providing For Codification; Providing For Implementation; Providing For Conflicts; And Providing For An Effective Date

City Attorney Roger Pou read the item by title for the record. The Mayor opened the public hearing.

Vice Mayor Dion made a recommendation to approve the Ordinance as proposed. Councilman Perez-Crespo seconded the motion, which carried 4-0 on roll call vote. The vote was as follows: Vice Mayor Dion, Councilman Santin, Councilman Perez-Crespo and Mayor Fajet voting Yes.

B) **Ordinance - First Reading** - An Ordinance Of The City Of Miami Springs, Florida, Creating Section 150-081 Of The City's Code Of Ordinances To Create A New Medical And Residential Care (MRC) Zoning District Permitting Nursing, Convalescent, And Extended-Care Homes; Assisted Living Facilities; And Accessory Uses And Structures Incidental Thereto And Establish Development Parameters Governing Development In The District; Providing For Severability; Providing For Codification; Providing For Implementation; Providing For Conflicts; And Providing For An Effective Date.

City Attorney Roger Pou read the item by title for the record. The Mayor opened the public hearing.

Councilman Santin made a recommendation to approve the Ordinance as proposed. Vice Mayor Dion seconded the motion, which carried 4-0 on roll call vote. The vote was as follows: Vice Mayor Dion, Councilman Santin, Councilman Perez-Crespo and Mayor Fajet voting Yes.

3. Adjourn.

There being no further business to be discussed the Local Planning Agency meeting was adjourned at 6:45 p.m.

_____
Dr. Walter Fajet
Mayor

ATTEST:

_____
Erika Gonzalez-Santamaria, MMC
City Clerk

City of Miami Springs, Florida

City Council Meeting
Regular Meeting Minutes
Monday, January 26, 2026 at 7:00 p.m.
Community Center, 1401 Westward Drive, 2nd Floor, Miami Springs, Florida
In-Person/Virtual Council Meeting

1. Call to Order/Roll Call: The meeting was called to order by the Mayor at 7:02 p.m.

Present were the following:
Mayor Walter Fajet, Ed.D.
Vice Mayor Joseph Dion
Councilman Jorge Santin
Councilman Fabian Perez-Crespo
Councilman Orlando Lamas (Absent)

City Manager JC Jimenez
City Clerk Erika Gonzalez, MMC
City Attorney Haydee Sera
City Attorney Roger Pou
Assistant City Manager Omar Luna
Police Chief Matthew Castillo
Public Works Director Juan Pena
City Planner Silvia Vargas

2. Invocation: Offered by Mayor Walter Fajet

3. Pledge of Allegiance: The audience led in the pledge.

4. Agenda / Order of Business:

Mayor Fajet requested to move up item 13A and discuss after Open Forum. Vice Mayor Dion moved to change the order of the agenda. Councilman Perez-Crespo seconded the motion, which carried 4-0 on voice vote. The vote was as follows: Vice Mayor Dion, Councilman Santin, Councilman Perez-Crespo and Mayor Fajet voting Yes.

5. Awards & Presentations:

A) Presentation of the Yard of the Month Award to 300 Hunting Lodge Drive - The Silverio Family

The Mayor presented the Yard of the Month Award to "The Silverio Family," residents of 300 Hunting Lodge Drive; were recognized as the January 2026 Yard of the Month recipient. The Mayor acknowledged the effort and dedication required to maintain the property and invited residents to visit and view the award-winning yard.

B) Presentation of the Miami Springs Employee Service Award recognizing Ariadna Miranda, Executive Assistant to Chief of Police for her 5 years of service; Juan Ramos, Public Works Refuse Truck Driver for his 5 years of dedicated service; and Eliezer Lopez, Police Detective for his 10 years of service to the City

The Mayor announced the presentation of an Employee Service Award and invited Public Works Director Juan Pena to make the presentation. Director Pena recognized Juan Ramos for five years of service to the City, commending him for his reliability, strong work ethic, professionalism, and safe driving record. Director Pena stated that Mr. Ramos is an outstanding employee and a valued member of the Public Works Department. The Mayor and City Council congratulated Mr. Ramos and thanked him for his service to the City.

6. Open Forum: The following members of the public addressed the City Council: Cindy Dwyer, 300 Morningside Drive.

7. Approval of Council Minutes:

A) January 12, 2026 – Regular Council Meeting

Vice Mayor Dion moved to approve the minutes of the Regular Council Meeting on January 12, 2026. Councilman Santin seconded the motion, which carried 4-0 on voice vote. The vote was as follows: Vice Mayor Dion, Councilman Santin, Councilman Perez-Crespo and Mayor Fajet voting Yes.

8. Reports from Boards & Commissions: None at this time.

9. Public Hearings:

A) **Ordinance - First Reading** - An Ordinance Of The City Of Miami Springs, Florida, Creating Section 150-081 Of The City's Code Of Ordinances To Create A New Medical And Residential Care (MRC) Zoning District Permitting Nursing, Convalescent, And Extended-Care Homes; Assisted Living Facilities; And Accessory Uses And Structures Incidental Thereto And Establish Development Parameters Governing Development In The District; Providing For Severability; Providing For Codification; Providing For Implementation; Providing For Conflicts; And Providing For An Effective Date.

City Attorney Roger Pou read Item 9A into the record and advised Council the items were quasi-judicial in nature, the public hearing could be conducted jointly for Items

9A and 9B, and each item must be voted on separately. Witnesses providing testimony were sworn by the City Clerk. The Mayor opened the public hearing and heard public comment from Cindy Dwyer, 300 Morningside Drive. The applicant's representative Graham Penn presented the revised proposal and summarized changes made since the prior hearing, including creation of a new MRC district limited to nursing home use, updated development standards, and revisions intended to address neighborhood impacts. Staff recommended approval of the revised proposals.

After some discussion, Councilman Perez-Crespo moved to approve the Ordinance on First Reading. Councilman Santin seconded the motion, which carried 3-1 on voice vote. The vote was as follows: Councilman Santin, Councilman Perez-Crespo and Mayor Fajet voting Yes; Vice Mayor Dion voting No.

B) **Ordinance - First Reading** - An Ordinance Of The City Of Miami Springs, Florida, Approving A Zoning Map Amendment To Rezone Approximately ±5.49 Net Acres Of Property Located At 201 Curtiss Parkway And Designated Property Folio Nos. 05-3119-010-2480 And 05-3119-010-0620, From R-3C Multiple Family Residential, Medium Density To MRC Medical And Residential Care; Providing For Findings; Providing For Recording; Providing For Conflicts; Providing For Severability; And Providing For An Effective Date.

Following discussion, Council considered Item 9B.

After some discussion, Councilman Perez-Crespo moved to approve the Ordinance on First Reading. Councilman Santin seconded the motion, which carried 3-1 on voice vote. The vote was as follows: Councilman Santin, Councilman Perez-Crespo and Mayor Fajet voting Yes; Vice Mayor Dion voting No.

10. Consent Agenda:

A) **Resolution** - A Resolution Of The Mayor And City Council Of The City Of Miami Springs, Florida, Approving The Issuance Of A Purchase Order To Ovas & Co, LLC For Citywide Asphalt Patching Services On An As-Needed Basis For Fiscal Year 2025-26 In An Amount Not To Exceed $25,000; Providing For A Waiver Of Competitive Bidding; Providing For Authorization; And Providing For An Effective Date.

B) **Resolution -** A Resolution Of The Mayor And City Council Of The City Of Miami Springs, Florida, Approving The Purchase Of One Rs3 Rear Steer Lightning Loader From Petersen Industries, Inc. In An Amount Not To Exceed $266,236.39 Utilizing The Terms And Conditions Of Sourcewell Contract No. 010825-Pii; Providing For Authorization; And Providing For An Effective Date.

C) **Resolution** - A Resolution Of The Mayor And City Council Of The City Of Miami Springs, Florida, Approving The Purchase Of Firearm Ammunition From Lawmen's & Shooters' Supply, Inc. In An Amount Not To Exceed Budgeted Funds

Utilizing The Terms And Conditions Of The Florida Department Of Management Services (FDMS) Contract No. 46000000-21-Stc Pursuant To Section 31-11(E)(5) Of The City Code; Providing For Authorization; And Providing For An Effective Date.

D) **Resolution** - A Resolution Of The Mayor And City Council Of The City Of Miami Springs, Florida, Approving And Adopting An Amended Fee Schedule; Providing For Authorization; And Providing For An Effective Date.

E) **Resolution -** A Resolution Of The Mayor And The City Council Of The City Of Miami Springs, Florida, Approving Agreements With Distreebutors, Inc. And SFM Landscape Services, LLC For Tree Trimming Services In An Amount Not To Exceed $25,000 For Fiscal Year 2025-26 And Budgeted Funds In Future Fiscal Years Utilizing The Terms And Conditions Of Miami-Dade County RTQ No. 02029 And School Board Of Broward County Contract No. RFP No. 25-164, Respectively; Providing For Authorization; Providing For Implementation; And Providing For An Effective Date.

Vice Mayor Dion moved to approve the Consent Agenda. Councilman Perez-Crespo seconded the motion, which carried 4-0 on voice vote. The vote was as follows: Vice Mayor Dion, Councilman Santin, Councilman Perez-Crespo and Mayor Fajet voting Yes.

11. Previous/Unfinished Business: None at this time.

12. New Business:

A) **Resolution** - A Resolution Of The Mayor And City Council Of The City Of Miami Springs, Florida, Approving A Professional Services Agreement With Zencity Technologies US Inc. For Community Engagement Software Services; Providing For A Waiver Of Competitive Bidding; Providing For Authorization; And Providing For An Effective Date.

The City Manager presented a resolution approving a Professional Services Agreement with Zencity Technologies U.S. Inc. for community engagement software services. The City Manager explained that the software consolidates the City's social media platforms into a single system, allows for scheduling and management of posts, captures resident feedback, supports surveys, and provides project-specific communication tools. The software will be funded through existing budgeted funds and is proposed as a two-year agreement.

Vice Mayor Dion moved to approve the Consent Agenda. Councilman Perez-Crespo seconded the motion, which carried 4-0 on voice vote. The vote was as follows: Vice Mayor Dion, Councilman Santin, Councilman Perez-Crespo and Mayor Fajet voting Yes.

B) **Resolution** - Special Election and Charter Language - NW 36th Street and Abraham Tract

The Mayor opened discussion regarding the proposed charter amendment ballot language and timing for the special election. Council discussed community outreach

needs, the limited timeframe to finalize ballot language, and options to adjust the election date. Staff advised key Supervisor of Elections submission deadlines and discussed estimated costs associated with holding the election on different dates.

Council reached consensus to schedule a Special City Council meeting for Monday, February 2, 2026, at 7:00 p.m. to further discuss the election timing and proposed ballot language, and staff was directed to request additional information from the Supervisor of Elections regarding availability and deadlines for alternate April election dates.

13. Other Business:

A) Request by Commissioner Orbis for Partial Closure of the Circle from 10:00 a.m. to 1:00 p.m. on Saturday, January 31st for the "Literacy Fair" Event

Angelo Remuzzgo, representing Miami-Dade County Commissioner Natalie Milian Orbis, thanked the City for its partnership and provided an overview of the upcoming Florida Literacy Week event, including a family-oriented Literacy Fair to be held on Saturday, January 31, 2026, from 10:00 a.m. to 1:00 p.m., at the Circle. The Mayor explained that the request involved a partial closure of one lane of the Circle, allowing traffic to continue to flow while accommodating the event.

Vice Mayor Dion moved to approve the request. Councilman Santin seconded the motion, which carried 4-0 on voice vote. The vote was as follows: Vice Mayor Dion, Councilman Santin, Councilman Perez-Crespo and Mayor Fajet voting Yes.

B) Request by Mayor Fajet to discuss the City's potential interest in utilizing space at the Miami Springs Middle School site for Police Department purposes once the school is officially transitioned and closed.

The Mayor introduced the discussion regarding the City's potential interest in utilizing space at the Miami Springs Middle School site if/when the facility is officially transitioned and closed. The City Manager reported that the School Board had approached the City to gauge interest in using a portion of the facility, potentially including relocation of the Police Department or other municipal uses. The City Manager advised that no formal proposal or cost information had been developed and requested direction from Council on whether to continue exploring the option.

Council provided consensus authorizing the City Manager and staff to further explore options with the School Board regarding potential municipal use of the site, subject to acceptable terms and conditions.

C) Discussion of Scout Fabian Perez-Crespo Jr.'s Eagle Scout Time Capsule Project proposal

The Mayor introduced the discussion regarding Scout Fabian Perez-Crespo Jr.'s Eagle Scout Time Capsule Project. Councilmember Perez-Crespo recused himself from participation and exited the Council Chambers due to a conflict of interest, as the applicant is his son. Scout Fabian Perez-Crespo Jr. presented his proposed Centennial

Time Capsule Project, to be completed as his Eagle Scout service project in collaboration with the City's Centennial Board and the Miami Springs Historical Society. The project is intended to commemorate the City's 100th anniversary, preserve community memories from 2026, and be opened in the year 2076. The Scout outlined the project scope, community participation, fundraising efforts, proposed timeline, and recommended burial location at the Miami Springs Circle.

Council expressed strong support for the project and discussed community involvement, fundraising, and long-term stewardship. By consensus, Council agreed to provide a $1,000 City contribution to support the project.

Vice Mayor Dion moved to approve use of a designated location at the Miami Springs Circle for the Eagle Scout Time Capsule Project. Councilman Santin seconded the motion, which carried 4-0 on voice vote. The vote was as follows: Vice Mayor Dion, Councilman Santin, Councilman Perez-Crespo and Mayor Fajet voting Yes.

14. Reports & Recommendations:

A) City Attorney

City Attorney's Haydee Sera and Roger Pou had no report at this time.

B) City Manager

City Manager JC Jimenez reported that the City's federal earmark, previously approved by the U.S. House of Representatives, was also approved by the U.S. Senate and is pending the President's signature. He noted that, while this is a positive development, staff is monitoring federal activity in Washington, D.C., including the possibility of a government shutdown, before confirming final approval and associated revenues.

Assistant City Manager Omar Luna advised that the proposed burial of the Centennial Time Capsule may be coordinated with the City's annual Christmas event scheduled for December 5, 2026, as a road closure is already planned for that date. He indicated staff would explore this option further and coordinate scheduling details. He also encouraged Council and the public to attend the City's upcoming Camp Out event, noting strong participation and advance sellout.

C) City Clerk

City Clerk Erika Gonzalez advised Council of a vacancy on the Retirement Pension Board for a Council-appointed member. The position has been vacant for approximately one year following the departure of the previous appointee. The City Clerk explained that the Board meets approximately six times per year, typically in the morning, with meetings lasting about one to one-and-a-half hours.

Council members were invited to submit names of interested candidates for consideration at a future Council meeting.

D) City Council

Councilman Santin extended New Year's greetings to the community and announced that the City's Centennial Gala will take place on February 7, 2026, at the Curtiss Mansion. He noted that a limited number of tickets remain available and encouraged the public to attend, highlighting the significant effort invested in planning the event.

Vice Mayor Dion announced an upcoming production at the Pelican Playhouse, featuring five short plays over six performances across two weekends. Performance dates include January 30 and 31, 2026, and February 1, 6, 7, and 8, 2026. He encouraged the community to attend and support local youth performers. Ticket information was provided, with advance purchase available online and tickets also available at the door.

Councilman Perez-Crespo thanked the Pilot Club of Miami for hosting its first annual Young Innovators Marketplace, recognizing the participating youth entrepreneurs and the City for hosting the event at the Community Center parking lot. He expressed hope that the event becomes an annual tradition. He also noted that the Miami Springs Women's Club recently launched a Garden Club and invited interested residents to attend the next meeting on February 14, 2026, at 10:00 a.m., at the Women's Club, emphasizing that membership is not required. Additionally, Councilman Perez-Crespo recognized the recent groundbreaking at Stafford Park for Danny Iglesias's Eagle Scout Project, honoring Officer Stafford and thanked City staff for coordinating the project and supporting Eagle Scout initiatives.

Mayor Fajet thanked City Council members, staff, and the community for their continued efforts and dedication in advancing the work of the City and supporting informed decision-making to improve Miami Springs.

15. Adjourn

There being no further business to be discussed the meeting was adjourned at 8:51 p.m.

Respectfully submitted:

_____
Erika Gonzalez, MMC
City Clerk

Adopted by the City Council on
This 9th day of February, 2026.

_____
Dr. Walter Fajet, Mayor

PURSUANT TO FLORIDA STATUTES 286.0105, THE CITY HEREBY ADVISES THE PUBLIC THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THIS COUNCIL WITH RESPECT TO ANY MATTER CONSIDERED AT ITS MEETING OR HEARING, HE OR SHE WILL NEED A RECORD OF THE PROCEEDINGS, AND THAT FOR SUCH PURPOSE, THE AFFECTED PERSON MAY NEED TO ENSURE THAT VERBATIM RECORD OF THE PROCEECING IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED THIS NOTICE DOES NOT CONSTITUTE CONSENT BY THE CITY FOR THE INTRODUCTION OR ADMISSION OF OTHERWISE INADMISSIBLE OR IRRELEVANT EVIDENCE, NOR DOES IT AUTHORIZE CHALLENGES OR APPEALS NOT OTHERWISE ALLOWED BY LAW.

City of Miami Springs
201 Westward Drive Miami Springs, FL 33166
Phone: (305) 805-5034 Fax: (305) 805-5036 Website: www.miamisprings-fl.gov

CITY OF MIAMI SPRINGS PLANNING DEPARTMENT

STAFF REPORT

TO	Local Planning Agency and City Council
FROM	Joshua Nogareda, Senior Planner Calvin, Giordano & Associates, Inc. Planning Consultant
CC:	Silvia Vargas Calvin, Giordano & Associates, Inc.
DATE	February 9, 2026
SUBJECT	Future Land Use Map amendment – 201 Curtiss Parkway

Case No.	N/A
Applicant(s)	Fairhaven Propco LLC ("Applicant")
Address	201 Curtiss Parkway ("Property")
Folio Number(s)	05-3119-010-0620
Current Future Land Use	05-3119-010-0620 (Single Family Residential Category)
Zoning District	05-3119-010-0620 (R-3C MULTIPLE FAMILY MEDIUM DENSITY)

Property

The subject property is the Miami Springs Nursing and Rehabilitation Center, located at 201 Curtiss Parkway (the "Property"). The Property is currently developed and is licensed to operate as a nursing home facility with a maximum capacity of 329 beds. The site includes approximately forty-four (44) parking spaces.

The Property is comprised of seven (7) parcels, totaling approximately ± 7.05 acres. Please see Figure 1. Aerial for a visual reference of the parcel layout and surrounding context. It consists of seven (7) lots located within Blocks 96 and 97, as recorded in the Public Records of Miami-Dade County in Plat Book 10, Page 79 (the "Plat").

Importantly, the site houses the original Miami Springs Hotel, also known as the Country Club Hotel, which was developed in 1927. This building is a designated historic structure under the City's regulations. Under the City's Future Land Use Map (FLUM), five (5) of the parcels are designated Medical/Residential. These include the following folio numbers: 05-3119-010-2480, 05-3119-013-1010, 05-3119-010-0690, 05-3119-010-0640, and 05-3119-010-0630. The remaining southernmost parcels—identified by Folio Nos. 05-3119-010-0620 and 05-3119-010-0680 are designated Single Family Residential Category on the City's Future Land Use Map.

It is noted that the public right-of-way for Reinette Drive separates parcels 05-3119-010-0620 and 05-3119-010-2480 from the remaining parcels to the west. While separated by the right-of-way, all seven parcels are under common ownership.

The full legal description is the following:

Lot 1, Block 97, SECTION 2 OF COUNTRY CLUB ESTATES, according to the Plat thereof, as recorded in Plat Book 10, at Page 79, of the Public Records of Miami-Dade County, Florida;
and
Lot 2, Block 97, SECTION 2 OF COUNTRY CLUB ESTATES, according to the Plat thereof, as recorded in Plat Book 10, Page 79, of the Public Records of Miami-Dade County, Florida;
and
according to the Plat thereto as recorded in Plat Book 34, at Page 40, of the Public Records of
Miami-Dade County, Florida, being identical wit Lots 19 and 20, Block 97, Section 2 of Country Club Estates, as recorded in Plat Book 10, at Page 79, of the Public Records of Miami-Dade County, Florida; and
All of Block 116, SECTION 2 OF COUNTRY CLUB ESTATES, according to the Plat thereof, as recorded in Plat Book 10, at Page 79, of the Public Records of Miami-Dade County, Florida,
and 40-foot alley lying South and adjacent, closed per ordinance 69-429, and North 10 feet of
Lots 1 through 10, Block 96, SECTION 2 OF COUNTRY CLUB ESTATES, according to the Plat thereof, as recorded in Plat Book 10, Page 79, of the Public Records of Miami-Dade County, Florida; and
South 120 feet of Lots 1 through 10, Block 96, and 16-foot alley lying North and adjacent, closed per ordinance 87-120, SECTION 2 OF COUNTRY CLUB ESTATES, according to the Plat thereof, as recorded in Plat Book 10, at Page 79, of the Public Records of Miami-Dade
County, Florida; and
Lot 18, Block 97, SECTION 2 OF COUNTRY CLUB ESTATES, according to the Plat thereof,

as recorded in Plat Book 10, at Page 79, of the Public Records of Miami-Dade County, Florida;
and
Lot 21, Block 97, SECTION 2 OF COUNTRY CLUB ESTATES, according to the Plat thereof, as recorded in Plat Book 10, at Page 79, of the Public Records of Miami-Dade County, Florida.

Figure 1. Aerial



Site Aerial
201 Curtiss Parkway
Date: 5/12/2025
0 100 Feet

Proposal

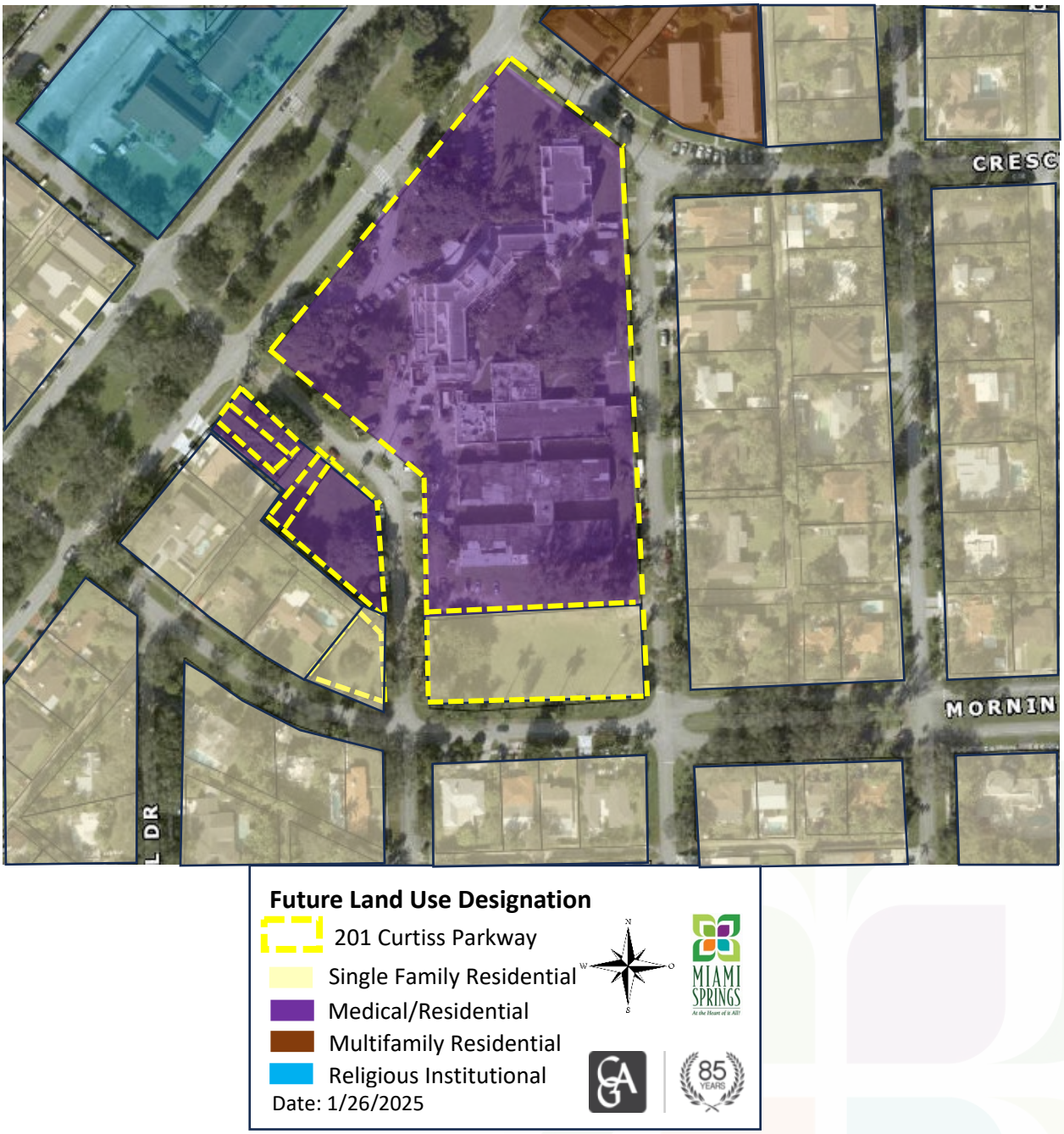
Following review of the application and the first reading, the Applicant revised the Future Land Use Map (FLUM) amendment request to clarify and narrow the scope of the proposed redesignation. Under the original request, the Applicant sought to redesignate two parcels identified as Folio Nos. 05-3119-010-0620 and 05-3119-010-0680 to the Medical/Residential land use category. Based on recommendations provided by the Zoning and Planning Board and direction from the City Council, the request was subsequently revised to remove Folio No. 05-3119-010-0680 from the FLUM amendment. Under the current proposal, the Applicant is requesting a Future Land Use Map (FLUM) amendment applicable solely to Folio No. 05-3119-010-0620, redesignating that parcel from the Single Family Residential Category to Medical/Residential. Folio No. 05-3119-010-0680 is no longer included in the FLUM amendment request and will retain its existing Single Family Residential Category designation. The remaining parcels that comprise the Miami Springs Nursing and Rehabilitation Center campus, including Folio No. 05-3119-010-2480, are already designated Medical/Residential on the Future Land Use Map and are not part of this FLUM amendment request.

Folio No. 05-3119-010-0620 is currently designated Single Family Residential Category on the City's Future Land Use Map and is zoned R-3C Multiple Family Medium Density pursuant to the City's Zoning Map. The Future Land Use Map and Zoning Map serve distinct planning functions, and the proposed FLUM amendment addresses land use policy designation only. Any zoning regulations, site development standards, or future development proposals remain subject to separate review and approval processes. The proposed amendment would allow the subject parcel to be designated Medical/Residential on the Future Land Use Map, consistent with the land use designation applied to the remainder of the campus. The amendment does not, by itself, authorize development, approve site improvements, or establish development intensity. Any future development activity would continue to be reviewed under applicable zoning, site plan, and permitting requirements.[1]

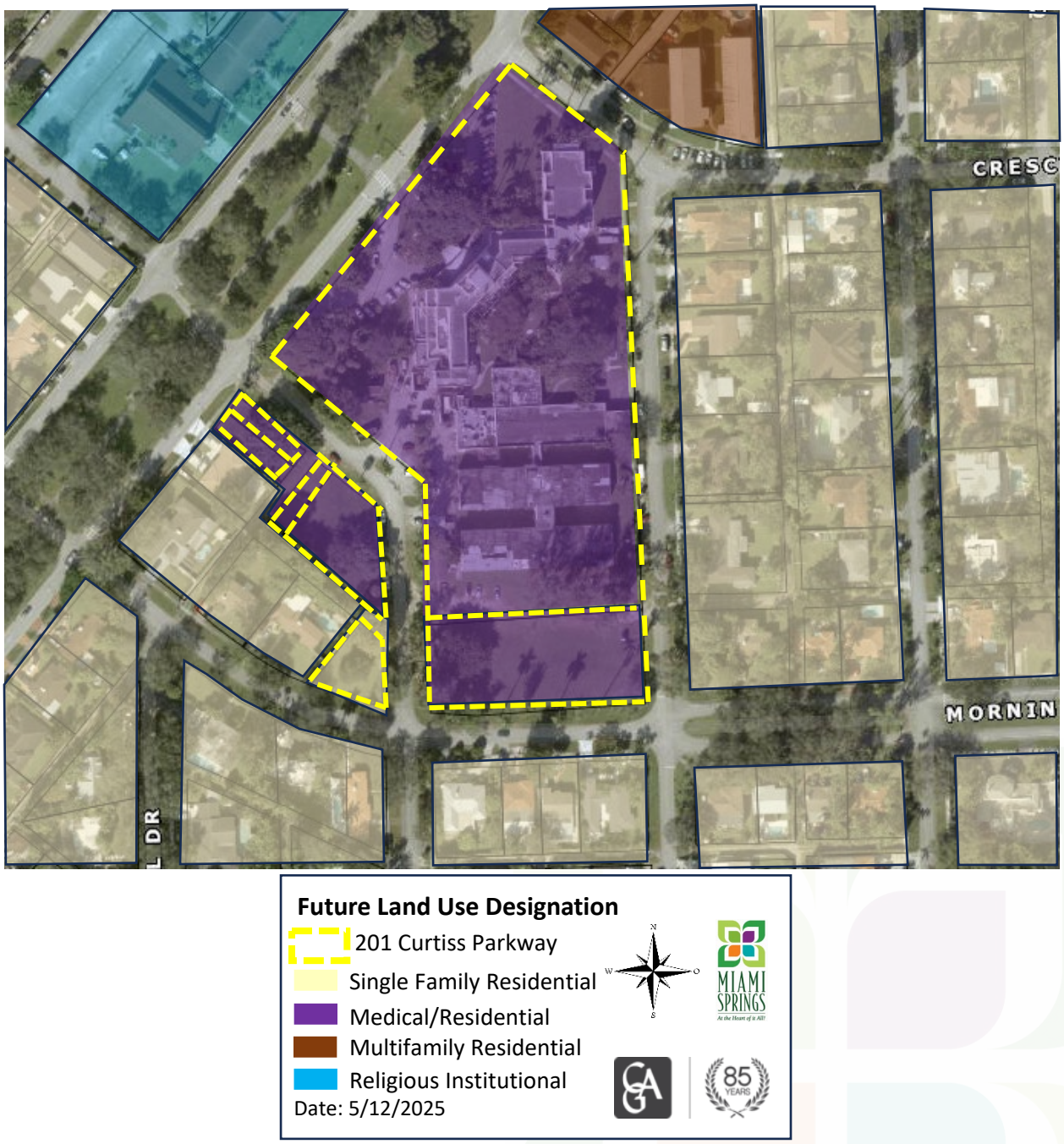
[1] In conjunction with its proposed rehabilitation and redevelopment of the Property, the Applicant has also separately applied for: **(a) a Zoning Map Amendment** to rezone the Property from its current designations of R-3C (Multiple Family Residential, Medium Density) to the new proposed MRC (Medical and Residential Care District). As part of this effort, the Applicant is proposing; **(b) a Zoning Code Text Amendment** to establish the new proposed MRC (Medical and Residential Care District) and its specific development standards for nursing, convalescent, and extended-care homes, which are supported by the FLUM designation Medical/Residential ; **(c) Site Plan Review** for the proposed redevelopment of the Property which will include renovation of the existing structures, construction of a new three-story building; and finally **(d) two Certificates of Appropriateness** from the City's Historic Preservation Board that have been approved for the rehabilitation of existing structures and the proposed new development. This Staff Report examines only the proposed FLUM Amendment. The Historic Preservation Board considered and approved both requested Certificates of Appropriateness with conditions at its September and October meetings. The Applicant's additional requests will be considered by the Council separately.

Future Land Use Map Amendment

Existing:



Proposed:



Process

The FLUM amendment requires a Public Hearing with the City Council sitting as the Local Planning Agency (LPA). Following the LPA meeting, the Ordinance moves to 1st Reading at a subsequent City Council hearing. Advertised notice ten (10) days prior to the Local Planning Agency (LPA) Hearing and the Ordinance 1st Reading was required. Public

noticing requirements also apply for the Ordinance 2nd Reading, where final adoption of the item would take place.

The review process would require the Applicant to prove the proposed use is consistent with the goals, objectives, and policies of the City's Comprehensive Plan, compatible with the character and purpose of the surrounding Future Land Use designations, and would not create unfavorable conditions that could affect the public health, safety, and welfare of the City and its residents.

History

The property located at 201 Curtiss Parkway was originally developed in 1927 as the Hotel Country Club aka Pueblo Hotel by aviation pioneer Glenn H. Curtiss. In 1930, the Property was sold to Dr. John Harvey Kellogg, who converted the hotel into the Miami-Battle Creek Sanitarium, a health resort focused on therapeutic wellness and lifestyle medicine. During World War II, the facility was leased to the Air Transport Command for use as a convalescent facility for military personnel. After the war, it reverted to the Kellogg operation and continued functioning as a wellness center.

In 1959, the site was sold to the Palms Spa Corporation and remained in health-related use. Over time, the Property transitioned into a senior care facility and changed ownership several times—first to Lutheran Services for the Elderly, and later to Fairhavens Realty Corp. LLC. In 2019, the Property was acquired by Fair Havens PropCo LLC, which continues to operate the site as the Miami Springs Nursing & Rehabilitation Center, a licensed 329-bed nursing facility.

The original hotel building, located at the northwest corner of the site, was formally designated a Historic Site by the City of Miami Springs Historic Preservation Board on February 23, 1984, pursuant to the City's Historic Preservation Ordinance. The property has seen several expansions throughout its history. The Kellogg Wing, added in the 1930s, marked the transition from hotel to sanitarium, while additional buildings constructed along Navarre Boulevard in the 1970s supported its long-term use as a nursing home.

Today, the site continues to serve as a nursing and rehabilitation center. However, like many care facilities, it experienced operational challenges during the COVID-19 pandemic, particularly related to room occupancy and shared accommodations. Although the facility is licensed for 329 beds, the current layout does not adequately support this number under modern healthcare standards that prioritize patient privacy, infection control, and quality of care.

To address these concerns, the applicant proposes to relocate 117 of the existing licensed beds into new rooms within a three-story addition. This proposal does not

increase the total number of beds; rather, it seeks to reconfigure existing capacity.

Analysis – Consistency with Comprehensive Plan

Florida law requires that amendments to the Future Land Use Map be evaluated for consistency with the adopted Comprehensive Plan. A Future Land Use Map amendment does not authorize development, increase intensity, or approve site improvements; rather, it establishes the policy framework within which future zoning and development applications are reviewed. Staff's analysis below evaluates whether the proposed amendment is consistent with the goals, objectives, and policies of the City of Miami Springs Comprehensive Plan.

CRITERION 1 - Future Land Use Categories and Mapping		
Purpose and Scope of the Amendment The Future Land Use Element is intended to ensure that land use designations accurately reflect existing and planned development patterns so that zoning and development regulations may be applied consistently. In this case, the Fair Havens property functions as a unified institutional campus, but the Future Land Use Map currently applies two different land use designations to portions of the same operating facility. The proposed amendment is limited to correcting this internal mapping inconsistency and does not introduce a new land use, expand institutional use into surrounding single-family neighborhoods, or approve development intensity.		
Applicable Policies	Analysis	Finding
Objective 1.1 – Future Land Use Categories	A portion of the Fair Havens property is designated Single Family Residential on the Future Land Use Map, while the remainder of the operating facility is designated Medical/Residential. The amendment changes the Single Family Residential portion to Medical/Residential so that the entire active nursing and rehabilitation campus is designated under the category intended for that use. This corrects a mapping inconsistency on an already developed institutional site without expanding non-residential use into surrounding single-family neighborhoods.	Consistent
Policy 1.1.1	Redesignating the Single Family Residential portion of the campus to Medical/Residential ensures the FLUM accurately reflects the longstanding institutional use. This allows the zoning and land development regulations to	Consistent

	function consistently and appropriately for this type of facility, as contemplated by Policy 1.1.1.	
Policy 1.1.2	Leaving a portion of an active institutional campus with a Single Family Residential designation creates internal inconsistency between the FLUM and actual conditions. The amendment resolves that inconsistency and ensures that all future development applications are reviewed under the appropriate Medical/Residential category.	Consistent
Policy 1.1.8 –Medical/Residential Category	The Fair Havens nursing and rehabilitation facility fits the Medical/Residential category description. Applying the Medical/Residential designation to the portion of the site currently shown as Single Family Residential aligns the FLUM with the existing and proposed institutional function. Future additions remain subject to all applicable zoning standards.	Consistent
CRITERION 2 - Protection of Historic Resources		
Applicable Policies	Analysis	Finding
Objective 1.5 – Protection of Historic Resources	The Fair Havens property includes the Pueblo Hotel portion, identified in the Comprehensive Plan as one of the City's most valuable historic resources. The FLUM amendment does not propose demolition, intensification, or physical alteration of the historic structure. All exterior work continues to require Certificate of Appropriateness review under the Historic Preservation Ordinance.	Consistent
Policy 1.5.1	The requested amendment does not change or weaken the historic preservation ordinance. Any proposed work affecting the Pueblo Hotel portion will continue to undergo Historic Preservation Board review.	Consistent
Policy 1.5.2	Aligning the FLUM designation with the existing institutional use provides a stable regulatory framework that supports continued investment in the campus, including required maintenance of the historic portion. The City's	Consistent

	ability to enforce building maintenance codes remains unchanged.	
Policy 1.5.3	The Pueblo Hotel portion remains designated as a historic resource irrespective of the FLUM category. The amendment does not affect the property's historic status or its protection under the preservation ordinance.	Consistent
CRITERION 3 - Public Facilities, Concurrency, and Infrastructure		
Policy 1.1.4	A Future Land Use Map amendment does not authorize construction, expansion, or specific intensities. Any future development—including the proposed addition included in the associated site plan application—must independently demonstrate concurrency compliance at the time of site plan or building permit review.	Consistent
CRITERION 4 - Provision of Appropriate Housing and Care Environments		
Objective 1.7 – Development of New Housing	Long-term nursing, rehabilitation, and assisted-living facilities serve as a specialized residential and care environment for existing and anticipated populations—particularly elderly and medically fragile residents. Ensuring that the entire campus carries a Medical/Residential designation supports continued provision of this essential housing and care type within a built-out community.	Consistent
Policy 1.7.2	The Medical/Residential category expressly accommodates "nursing homes and similar facilities for long term medical care in a residential environment." Applying this category consistently across the Fair Havens campus ensures the FLUM accurately reflects and supports this specialized housing type.	Consistent

Community Context and Demographic Overview

Miami Springs is a predominantly residential, built-out community with a long-term population that has remained generally stable. According to the population data contained in the City's adopted Water Supply Facilities Work Plan, the 2020 Census counted 13,809 residents, reflecting only a slight change from the 2010 Census

population of 13,859. Mid-decade population estimates in the Work Plan show similar values, with a 2015 estimate of 14,490 residents, further demonstrating that growth within the City has historically occurred at very modest rates.

The City's planning data also indicates that population projections for Miami Springs are closely aligned with those used by the Miami-Dade Water and Sewer Department (MDWASD). These projections anticipate incremental increases in population over future planning years, primarily within the range of 14,400–16,500 residents through 2040. This is consistent with Miami Springs' largely built-out land use pattern, its stable residential neighborhoods, and the absence of large tracts of undeveloped land.

These demographic characteristics are relevant to the FLUM amendment only to provide context—not because the amendment affects population or density. The Fair Havens nursing and rehabilitation campus is an established institutional use that has operated on this site for many years. The requested redesignation applies to one parcel within an existing unified campus and does not introduce new residential units, does not alter citywide growth expectations, and does not change the demographic profile of the surrounding area.

In this context, the FLUM amendment is a corrective action to reflect the existing medical/institutional use on a portion of the site currently mapped as Single Family Residential Category. Because the City's overall population trends are stable and consistent with long-term projections, the amendment does not generate new demographic impacts and fits within the established development pattern described in the City's adopted planning documents.

Recommendations

Staff has reviewed the proposed Future Land Use Map (FLUM) amendment and finds it consistent with the City's Comprehensive Plan and Code. The request seeks to redesignate one parcel (Folio Nos. 05-3119-010-0620) from Single Family Residential Category to Medical/Residential, aligning it with the designation of the main parcel that makes up the Property at 201 Curtiss Parkway (Property Folio No. 05-3119-010-2480). The amendment will create a unified land use designation across the site, supporting consistent and coordinated planning. Although the Medical/Residential category allows for greater intensity than Single Family Residential Category, any potential impacts will be addressed through the associated Site Plan Review. Staff recommends **approval** of the FLUM amendment as it (i) is consistent with the goals, objectives, and policies of the City's Comprehensive Plan; (ii) promotes land use consistency; (iii) supports cohesive site planning; (iv) will not adversely affect the surrounding neighborhood; (v) will be evaluated further through related applications to ensure compatibility; and (vi) is not contrary to the public health, safety, or welfare.

Attachments

Additionally, the following documents are attached to this report as reference to the Application.

1. Letter of Intent
2. Development Application (On file, available via the City Clerk's office)
3. Survey
4. Proposed Small-Scale Future Land Use Map Amendment

ORDINANCE NO. 2026-_____

AN ORDINANCE OF THE CITY OF MIAMI SPRINGS, FLORIDA, [APPROVING/APPROVING WITH CONDITIONS/DENYING] A SMALL-SCALE AMENDMENT TO THE CITY'S FUTURE LAND USE MAP (FLUM) DESIGNATION FOR THE PROPERTIES GENERALLY LOCATED AT 201 CURTISS PARKWAY (DESIGNATED PROPERTY FOLIO NOS. 05-3119-010-0620 AND 05-3119-010-0680) FROM "SINGLE FAMILY RESIDENTIAL" TO "MEDICAL/RESIDENTIAL"; PROVIDING FOR AUTHORIZATION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Fair Havens Propco LLC (the "Applicant") seeks an amendment to the City of Miami Springs' (the "City") Future Land Use Map ("FLUM") to change the FLUM designation of two parcels identified by Folio Nos. 05-3119-010-0620 and 05-3119-010-0680 from "Single Family Residential" to "Medical/Residential," to align these parcels with the existing "Medical/Residential" designation of the remaining five parcels that comprise the property generally located at 201 Curtiss Parkway (the "Property"), as legally described in Exhibit "A" attached hereto (the "FLUM Amendment"); and

WHEREAS, the Property consists of seven parcels totaling approximately ±6.86 net acres, is developed and operating as the Miami Springs Nursing and Rehabilitation Center (licensed for 329 beds), and includes the original 1927 Miami Springs Hotel (Country Club Hotel); and

WHEREAS, City Staff prepared a Staff Report and Recommendations containing data and analysis supporting the FLUM Amendment; and

WHEREAS, pursuant to Section 150.131 of the City's Code of Ordinances and Section 163.3174(4), Florida Statutes, the City Council, sitting as the Local Planning Agency ("LPA"), conducted a duly noticed public hearing on November 10, 2025, considered the application, the Staff Report, and public comment, and recommended [approval/approval with conditions/denial] of the FLUM Amendment; and

WHEREAS, after due notice, the City Council conducted public hearings on first and second reading on November 10, 2025, and _____, 2025, respectively, considered the LPA recommendation, the Staff Report, the application materials, and public comments, and found that the FLUM Amendment [meets/does not meet] the

requirements of applicable law, is [consistent/inconsistent] with the City's Comprehensive Plan, and [furthers/does not further] the Plan's goals, objectives, and policies; and

WHEREAS, the City Council further finds that aligning the two southern parcels' FLUM designation with the balance of the Property [is/is not] compatible with surrounding FLUM designations and [will/will not] adversely affect the public health, safety, and welfare.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF MIAMI SPRINGS, FLORIDA, AS FOLLOWS:

Section 1. Recitals. That the above recitals are confirmed, adopted, and incorporated herein and made a part hereof by reference.

Section 2. Decision. The City Council hereby [approves/approves with conditions/denies] an amendment to the City's FLUM to change the designation of the parcels identified by Folio Nos. 05-3119-010-0620 and 05-3119-010-0680 from "Single Family Residential" to "Medical/Residential," as more particularly described in Exhibit "A" attached hereto and incorporated herein.

Section 3. Authorization. That the City Manager, by and through the Director of Zoning and Planning, is authorized to make the necessary changes to the City's Comprehensive Plan FLUM to reflect the FLUM Amendment approved by this Ordinance.

Section 4. Conflicts. All Sections or parts of Sections of the Code of Ordinances, all ordinances or parts of ordinances, and all Resolutions, or parts of Resolutions, in conflict with this Ordinance are repealed to the extent of such conflict.

Section 5. Severability. That the provisions of this Ordinance are declared to be severable and if any section, sentence, clause or phrase of this Ordinance shall for any reason be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance but they shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

Section 6. Effective Date. That this Ordinance shall become effective immediately adoption on Second Reading, except that, pursuant to Section 163.3187(5)(c), Florida Statutes, the FLUM Amendment adopted by this Ordinance shall not become effective until 31 days adoption. If timely challenged, the FLUM Amendment

adopted by this Ordinance may not become effective until the state land planning agency or the Administration Commission, respectively, issues a final order determining that the adopted small scale development amendment is in compliance with Section 163.3184, Florida Statutes.

PASSED ON FIRST READING on the 10th day of November, 2025, on a motion made by _____ and seconded by _____.

PASSED AND ADOPTED ON SECOND READING this ___ day of _____, 2026, on a motion made by _____ and seconded by _____. Upon being put to a roll call vote, the vote was as follows:

Mayor Walter Fajet	_____
Vice Mayor Joseph Dion	_____
Councilmember Fabian Perez-Crespo	_____
Councilmember Jorge Santin	_____
Councilmember Orlando Lamas	_____

_____
WALTER FAJET
MAYOR

ATTEST:

_____
ERIKA GONZALEZ, MMC
CITY CLERK

APPROVED AS TO FORM AND LEGAL SUFFICIENCY
FOR THE USE AND RELIANCE OF THE CITY OF MIAMI SPRINGS ONLY:

_____
WEISS SEROTA HELFMAN COLE & BIERMAN, P.L.
CITY ATTORNEY

Exhibit “A”

LEGAL DESCRIPTION: (Real Property encompassing "Fair Havens Center")

Parcel 1:

Lot 1, Block 97, SECTION 2 OF COUNTRY CLUB ESTATES, according to the Plat thereof, as recorded in Plat Book 10, at Page 79, of the Public Records of Miami–Dade County, Florida and;

Parcel 2:

Lot 2, Block 97, SECTION 2 OF COUNTRY CLUB ESTATES, according to the Plat thereof, as recorded in Plat Book 10, at Page 79, of the Public Records of Miami–Dade County, Florida and;

Parcel 3:

Tract B, Block 97, REVISED PLAT OF SECTION 2 OF COUNTRY CLUB ESTATES, according to the plat thereof, as recorded in Plat Book 34, at Page 40, of the Public Records of Miami–Dade County, Florida, being identical with Lots 19 and 20, Block 97, Section 2 of Country Club Estates, as recorded in Plat Book 10, at Page 79, of the Public Records of Miami–Dade County, Florida and;

Parcel 4:

All of Block 116, SECTION 2 OF COUNTRY CLUB ESTATES, according to Plat thereof, as recorded in Plat Book 10, Page 79, of the Public Records of Miami–Dade County, Florida, and 40 foot alley lying south and adjacent, closed per Ordinance 69–429, and North 10 feet of Lots 1 through 10, Block 96, SECTION 2 OF COUNTRY CLUB ESTATES, according to the Plat thereof, as recorded in Plat Book 10, at Page 79, of the Public Records of Miami–Dade County, Florida and;

Parcel 5:

South 120 feet of Lots 1 through 10, Block 96, and 16 foot alley lying north and adjacent, closed per Ordinance 87–120, SECTION 2 OF COUNTRY CLUB ESTATES, according to the Plat thereof, as recorded in Plat Book 10, at Page 79, of the Public Records of Miami–Dade County, Florida and;

Parcel 6:

Lot 18, Block 97, SECTION 2 OF COUNTRY CLUB ESTATES, according to the Plat thereof, as recorded in Plat Book 10, at Page 79, of the Public Records of Miami–Dade County, Florida and;

Parcel 7:

Lot 21, Block 97, SECTION 2 OF COUNTRY CLUB ESTATES, according to the Plat thereof, as recorded in Plat Book 10, at Page 79, of the Public Records of Miami–Dade County, Florida.

BERCOW
RADELL
FERNANDEZ
LARKIN +
TAPANES

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Suite 300, Miami, FL 33131

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305.377.6229 office
305.377.6222 fax
gpenn@brzoninglaw.com

January 30, 2026

VIA ELECTRONIC MAIL

Ms. Silvia Vargas
City of Miami Springs
Zoning & Planning Department
201 Westward Drive
Miami Springs, FL 33166

Re: Revised and Updated Letter of Intent for the Miami Springs Nursing and Rehab Center Property Located at 201 Curtiss Parkway, Miami Springs, Florida

Dear Ms. Vargas,

This firm represents Fairhaven Propco LLC (the "Applicant"), the owner of the Miami Springs Nursing and Rehab Center located at 201 Curtiss Parkway (the "Property") in the City of Miami Springs (the "City"). This letter shall serve as the Applicant's revised and updated letter of intent in connection with the following requests: (i) land use map amendment, (ii) zoning change, (iii) zoning code amendment, and (iv) site plan review.

The approval of the requests will allow the Applicant to realize the most significant set of operational improvements to the Property in half a century. In sum, the proposed redevelopment will improve the lives of the Center's patients, set the Property on a path for continued success for its second century, and markedly improve the Center's parking and access.

Property Description. The Property is arguably the most well-known commercial site in the City. The site houses the original Miami Springs Hotel Country Club Hotel building, which was developed in 1927 and is a designated historic structure under the City's regulations. The original Hotel building was later joined by expansions developed in the 1930s (the Kellogg wing) when the hotel use was turned into a sanitarium and 1970s (the three buildings along Navarre Boulevard) when the site had already been operating as a nursing home for decades. To date, there has not

been an effort to comprehensively restore the existing historic structure and modernize the access and parking for the Property since its original construction. The existing nursing home use is licensed for 329 beds. The current number of parking spaces on the site is approximately forty-four (44).

The Property is comprised of seven parcels, totaling approximately 6.86 net acres in size. See Figure 1, Aerial, below. The Property consists of various lots on Blocks 96 and 97 recorded in the Public Records of Miami-Dade County Plat Book 10 at Page 79 (the "Plat"). For ease of reference, a summary of each parcel's property information is shown below, reflecting the associated Folio number, plat information, and square footage of each parcel. See Figure 2, Property Information, below.

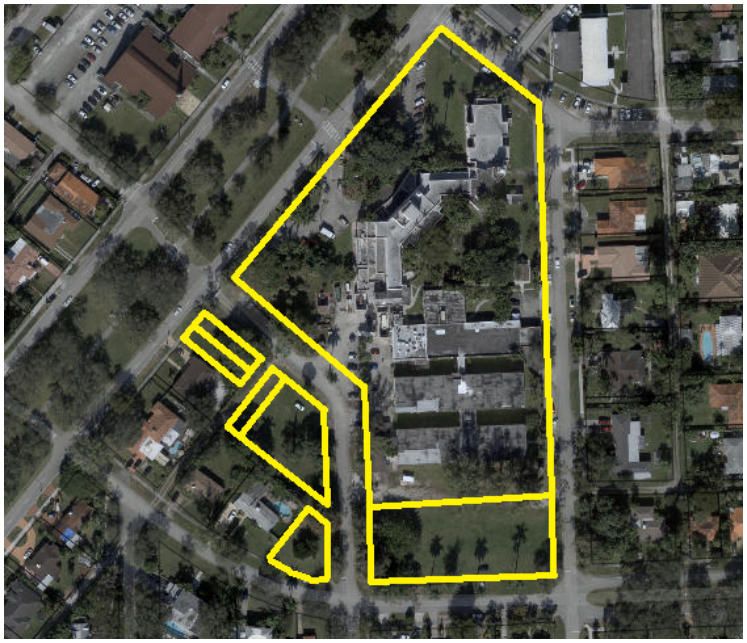


Figure 1. Aerial

Property Information Summary		
Folio No.	**Plat Information**	**Square Feet**
05-3119-010-2480	Block 96, Lot 116	196,553
05-3119-010-0620	Block 96, Lots 1-10	42,588
05-3119-010-0630	Block 97, Lot 1	2,800
05-3119-010-0640	Block 97, Lot 2	2,800
05-3119-010-0680	Block 97, Lot 18	10,768
05-3119-010-0690	Block 92, Lot 21	2,725
05-3119-013-1010	Blcok 97, Tract B	18,639

Figure 2. Property Information

Land Use. The majority of the Property is designated Medical/Residential under the City's Future Land Use Map, while some portions are designated Single Family Residential. See Figure 3, below. Specifically, the parcels with Folio numbers 05-3119-010-0620 and 05-3119-010-0680 are designated Single Family Residential, while the rest are Medical/Residential.

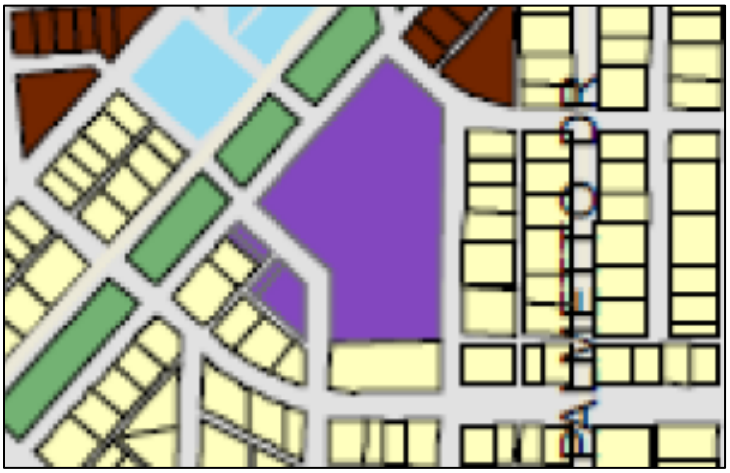


Figure 3. Future Land Use Map

According to the City's Comprehensive Plan, the Medical/Residential category of land use allows nursing home and similar facilities for long term medical care in a residential environment. Buildings in the Medical/Residential category are limited to a floor area ratio of 0.5 and are allowed a maximum density of 20 dwelling units per acre.

Zoning. The majority of the Property is zoned "R-3C" (multifamily) according to the City's Zoning Map, while some of the parcels are zoned R-1B (single-family). See Figure 4, below. Specifically, the parcels with Folio numbers 05-3119-010-2480 ("201 Curtiss North Parcel") and 05-3119-010-0620 ("201 Curtiss South Parcel") (collectively, the "201 Curtiss Parcels") are zoned R-3C, while the rest are zoned R-1B.

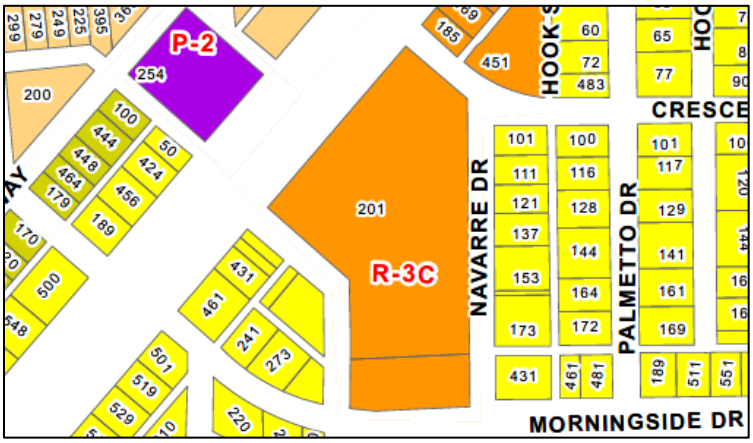


Figure 4. Zoning Map

Project. The proposed redevelopment of Miami Springs Nursing and Rehab Center represents the most significant enhancement to the Property in over half a century, improving both its functionality and aesthetic appeal while preserving its historic character. See Figure 5, below.

The Property currently accommodates 269 Skilled Nursing Facility (SNF) beds and 60 Assisted Living Facility (ALF) beds, totaling 329 beds. The Applicant is currently working, pursuant to approvals issued by the City's Historic Preservation Board, on a series of interior and exterior improvements to the existing historic building and Kellogg Wing. These improvements will include the complete replacement of interior structural elements with modern code-compliant elements as well as a comprehensive restoration of the building exterior. This work is intended to allow for the Center's licensed patients to be housed in the existing buildings on the site.

The Applicant has agreed to complete the restoration work on the historic structure before any new building construction moves forward on the Property. Moreover, the Applicant has agreed to return to the City for a site plan amendment if the total bed count is proposed to be increased.

Equally important to the improvements to patient comfort and care that will come with the Project, a new parking lot will be constructed to serve the nursing home and the front parking area along Curtiss Parkway will be strategically reconfigured, resulting in a total of 188 parking spaces (as noted above, the current parking count on the Property is only approximately 44 spaces).

The proposed parking calculations comply with the Florida Agency for Health Care Administration guidelines and provide one (1) space per two (2) patient beds. The future addition will encompass approximately 53,345 square feet, with designated areas for patient rooms, activities, office space, storage, and essential service areas. The development is designed to maintain a balanced site layout, with 31.9% lot coverage and 32.4% green area.

Along with the parking lot changes, access to the site from Curtiss Parkway is proposed to be improved, with the removal of driveways that meet the road at odd angles. These changes should significantly improve the functioning of the Property and its relationship with the neighborhood. At the same time, however, the Applicant is proposing to retain and improve the historic entry to the site.

Finally, the Project will include significant landscaping improvements, including enhanced buffering through the installation of street trees and extensive shrubbery throughout the site. These improvements are intended to soften the Project's visual impact, strengthen its interface with adjacent neighborhoods, and enhance the overall streetscape.

Existing Buildings. As noted above, the Miami Springs Nursing and Rehab Center is partially housed in a historically significant Pueblo Revival-style building, and its preservation is a priority of this Project. Policy 1.5.3 of the Comprehensive Plan identifies the Pueblo Hotel portion of the facility as one of the City's most valuable historic resources, and this redevelopment ensures its protection while improving its long-term functionality. Additionally, the Project aligns with Policy 1.13.1 of the Comprehensive Plan, which encourages the rehabilitation and adaptive reuse of historically valuable buildings. By modernizing the facility while maintaining the Property's architectural integrity, this Project will enhance the site's historic character and contribute to the City's overall design vision. Furthermore, the proposed parking improvements will provide much-needed relief, addressing long-standing parking challenges faced by the nursing home and its residents.

Improvements to Historic Structure / Certificates of Appropriateness. Fair Havens Nursing Home is a historically designated property, and any modifications to the site must comply with Chapter 153 of the City Code. The Applicant obtained approval from the Historic Preservation Board on September 23, 2025 for rehabilitation of the historic structure to address severe structural deficiencies and restore the building to its historic integrity. That approval authorized the most significant restoration of the building since its original construction, removing nearly a century of exterior alterations while upgrading exterior materials to modern standards. The restored structure will honor the building's historic design while ensuring it can continue to serve the Center's patients with dignity, safety, and comfort.

In addition, on October 23, 2025, the Applicant obtained approval of the site plan associated with the site improvements project. These prior approvals followed extensive coordination with the Historic Preservation Board over multiple public hearings and reflect a deliberate effort to balance historic preservation with contemporary operational needs.

Requests. The Applicant respectfully seeks approval of the following requests, as described below: (i) land use map amendment, (ii) zoning change, (iii) zoning code amendment, and (iv) site plan review.

Land Use Map Amendment. The Property is currently designated as both Medical/Residential and Single Family Residential on the City's Future Land Use Map. To align with objectives of the Comprehensive Plan and facilitate redevelopment, the Applicant requests an amendment to designate the 201 Curtiss South Parcel as Medical/Residential. This designation is necessary to facilitate the continued operation and enhancement of the nursing home while ensuring consistency in land use. Consolidating the designation on the 201 Curtiss Parcels will provide a more logical and cohesive planning approach, allowing for the efficient use of the site while maintaining compatibility with the surrounding area.

Zoning Change. The Applicant seeks to rezone the 201 Curtiss Parcels from R-3C to MRC (Medical and Residential Care District), which aligns with the current and intended use of the site. The MRC designation will expressly permit "nursing, convalescent, and extended-care homes. . . ." The proposed zoning change will ensure that the redevelopment is consistent with the City's land use policies and land development regulations and allows for the long-term operation of the facility while preserving the site's historic and functional integrity.

Zoning Code Text Amendment. The Applicant proposes an amendment to create an MRC – Medical and Residential Care District and to establish specific development standards for nursing, convalescent, and extended-care homes. These provisions are intended to promote compatibility with surrounding neighborhoods while providing a consistent regulatory framework for these facilities. Accordingly, the Applicant proposes the following development standards in the new MRC District:

- A maximum building height of forty-five (40) feet or three stories (allowing for rooftop mechanical and elevator overrides).
- A minimum lot size of 22,000 square feet.
- Setback requirements of fifteen (15) feet for front, side, and rear yards, with existing historic structures permitted to retain nonconforming setbacks.

- Parking requirements of one (1) space per two (2) beds.
- Pervious pavement requirements for parking areas.

Site Plan Review. Site plan review is required to evaluate the proposed redevelopment. The Applicant has submitted detailed plans demonstrating compliance with applicable development standards and the intent of the MRC district (as proposed to be created). The proposed redevelopment is designed to enhance the Property's functionality while preserving its historic character, maintaining compatibility with surrounding uses, and improving site efficiency. The site plan incorporates a balanced layout that includes necessary patient accommodations, staff facilities, and parking, ensuring that the development meets both regulatory requirements and the operational needs of the nursing home.

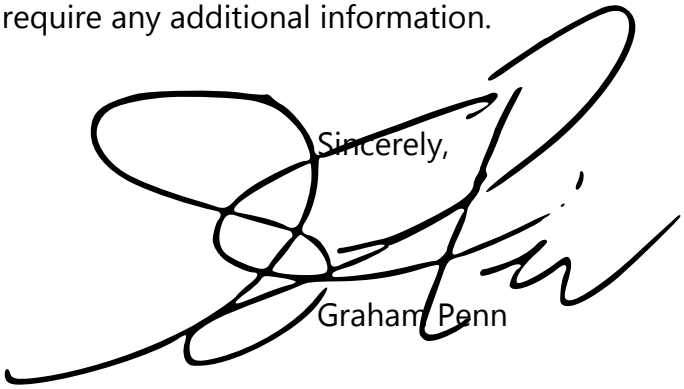
Evolution of Application. Since the initial filing of this application, the Applicant has refined their requests in response to ongoing coordination with the City and members of the public to tailor entitlements to improve the Project and better align it with the City's planning objectives. As originally submitted, the application requested: (i) a FLUM amendment designating the entire Property as Medical/Residential; (ii) rezoning of the entire Property from R-1B and R-3C to O-1; (iii) a zoning code text amendment modifying the O-1 district; and (iv) site plan approval for improvements across the entire Property.

Following continued coordination and review by the Zoning and Planning Board and City Council, the Applicant has modified their requests to limit the scope and more precisely tailor the proposed improvements. The Applicant believes these refinements are appropriate and beneficial in furthering the City's land use and zoning goals. As revised, the Applicant now requests: (i) FLUM amendment to designate only the 201 Curtiss Parcels as Medical/Residential; (ii) rezoning of only the 201 Curtiss Parcels to the proposed MRC district; (iii) a zoning code text amendment creating the MRC district; and (iv) site plan approval limited to improvements on the 201 Curtiss Parcels.

Conclusion. We are excited to be bringing a truly game-changing set of improvements to the Property. The proposed redevelopment represents a significant improvement to the Property, enhancing both its operational efficiency and historic preservation while maintaining compatibility with the City's planning objectives. The requested land use and zoning changes will ensure regulatory consistency, while the zoning code amendment will create clear development standards tailored to the needs of nursing, convalescent, and extended-care homes. The site plan has been carefully designed to balance functionality, aesthetics, and historic integrity and prepare the Property for another century of success.

For these reasons, the Applicant respectfully requests approval of the proposed amendments and entitlements. We appreciate the City's consideration of this application and look forward to working collaboratively throughout the review process. Please do not hesitate to contact us should you require any additional information.

Sincerely,

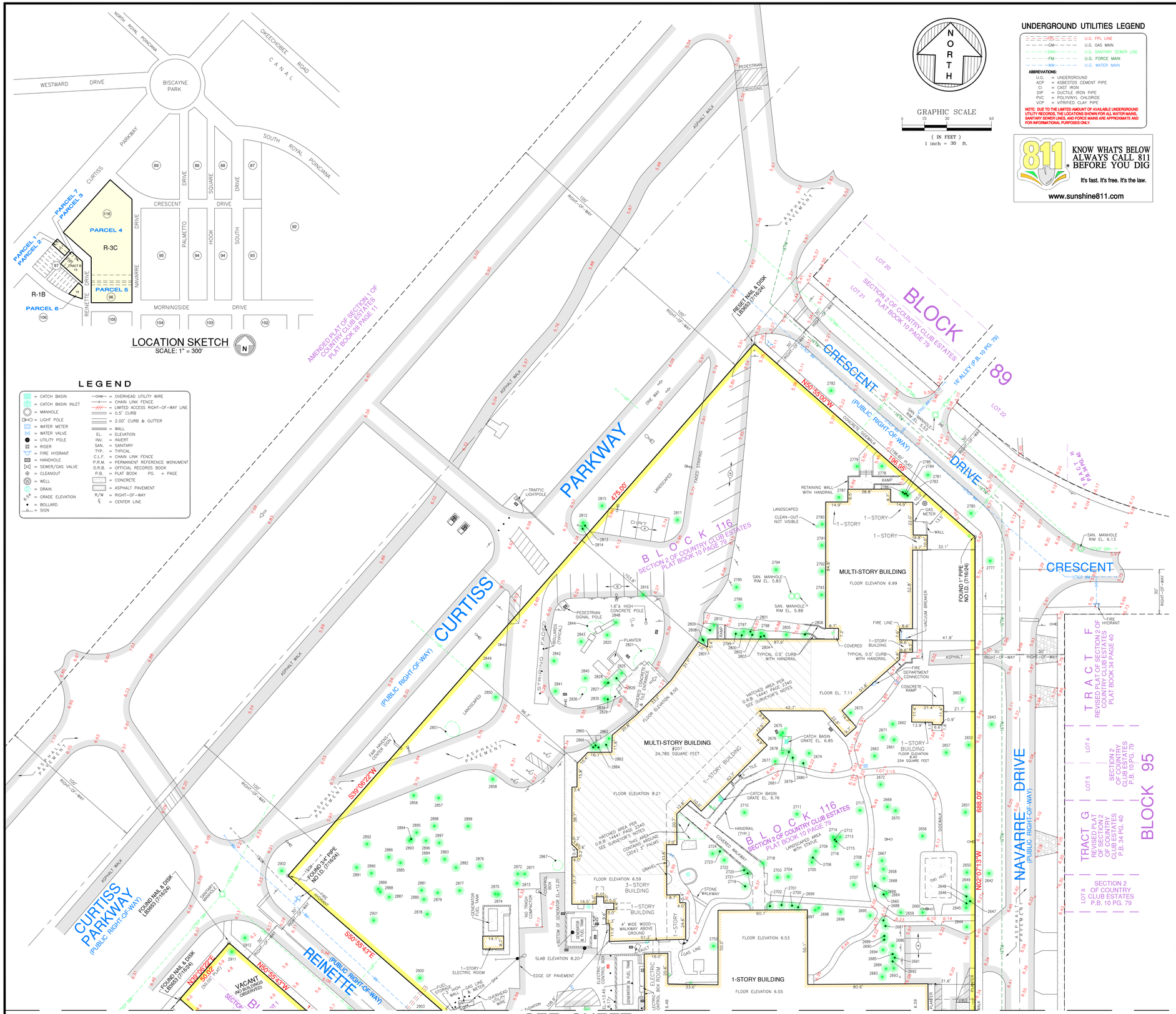


Graham Penn

LOCATION SKETCH
SCALE: 1" = 300'

LEGEND

- CATCH BASIN
- CATCH BASIN INLET
- MANHOLE
- LIGHT POLE
- WATER METER
- WATER VALVE
- UTILITY POLE
- RISER
- FIRE HYDRANT
- HANDHOLE
- SEWER/GAS VALVE
- CLEANOUT
- WELL
- DRAIN
- GRADE ELEVATION
- BOLLARD
- SIGN
- OHW = OVERHEAD UTILITY WIRE
- X = CHAIN LINK FENCE
- LIMITED ACCESS RIGHT-OF-WAY LINE
- 0.5' CURB
- 2.00' CURB & GUTTER
- WALL
- EL. = ELEVATION
- INV. = INVERT
- SAN. = SANITARY
- TYP. = TYPICAL
- C.L.F. = CHAIN LINK FENCE
- P.R.M. = PERMANENT REFERENCE MONUMENT
- O.R.B. = OFFICIAL RECORDS BOOK
- P.B. = PLAT BOOK PG. = PAGE
- CONCRETE
- ASPHALT PAVEMENT
- R/W = RIGHT-OF-WAY
- ℄ = CENTER LINE



GRAPHIC SCALE
0 15 30 60
(IN FEET)
1 inch = 30 ft.

UNDERGROUND UTILITIES LEGEND

- —FPL— U.G. FPL LINE
- —GM— U.G. GAS MAIN
- —SAN— U.G. SANITARY SEWER LINE
- —FM— U.G. FORCE MAIN
- —WM— U.G. WATER MAIN

ABBREVIATIONS:
U.G. = UNDERGROUND
ACP = ASBESTOS CEMENT PIPE
CI = CAST IRON
DIP = DUCTILE IRON PIPE
PVC = POLYVINYL CHLORIDE
VCP = VITRIFIED CLAY PIPE

NOTE: DUE TO THE LIMITED AMOUNT OF AVAILABLE UNDERGROUND UTILITY RECORDS, THE LOCATIONS SHOWN FOR ALL WATER MAINS, SANITARY SEWER LINES, AND FORCE MAINS ARE APPROXIMATE AND FOR INFORMATIONAL PURPOSES ONLY.

811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
It's fast. It's free. It's the law.
www.sunshine811.com

LEGAL DESCRIPTION: (Real Property encompassing "Fair Havens Center")

Parcel 1:

Lot 1, Block 97, SECTION 2 OF COUNTRY CLUB ESTATES, according to the Plat thereof, as recorded in Plat Book 10, at Page 79, of the Public Records of Miami-Dade County, Florida and;

Parcel 2:

Lot 2, Block 97, SECTION 2 OF COUNTRY CLUB ESTATES, according to the Plat thereof, as recorded in Plat Book 10, at Page 79, of the Public Records of Miami-Dade County, Florida and;

Parcel 3:

Tract B, Block 97, REVISED PLAT OF SECTION 2 OF COUNTRY CLUB ESTATES, according to the plat thereof, as recorded in Plat Book 34, at Page 40, of the Public Records of Miami-Dade County, Florida, being identical with Lots 19 and 20, Block 97, Section 2 of Country Club Estates, as recorded in Plat Book 10, at Page 79, of the Public Records of Miami-Dade County, Florida and;

Parcel 4:

All of Block 116, SECTION 2 OF COUNTRY CLUB ESTATES, according to Plat thereof, as recorded in Plat Book 10, Page 79, of the Public Records of Miami-Dade County, Florida, and 40 foot alley lying south and adjacent, closed per Ordinance 69-429, and North 10 feet of Lots 1 through 10, Block 96, SECTION 2 OF COUNTRY CLUB ESTATES, according to the Plat thereof, as recorded in Plat Book 10, at Page 79, of the Public Records of Miami-Dade County, Florida and;

Parcel 5:

South 120 feet of Lots 1 through 10, Block 96, and 16 foot alley lying north and adjacent, closed per Ordinance 87-120, SECTION 2 OF COUNTRY CLUB ESTATES, according to the Plat thereof, as recorded in Plat Book 10, at Page 79, of the Public Records of Miami-Dade County, Florida and;

Parcel 6:

Lot 18, Block 97, SECTION 2 OF COUNTRY CLUB ESTATES, according to the Plat thereof, as recorded in Plat Book 10, at Page 79, of the Public Records of Miami-Dade County, Florida and;

Parcel 7:

Lot 21, Block 97, SECTION 2 OF COUNTRY CLUB ESTATES, according to the Plat thereof, as recorded in Plat Book 10, at Page 79, of the Public Records of Miami-Dade County, Florida.

SURVEYOR'S NOTES:

- This site lies in Section 19, Township 53 South, Range 41 East, City of Miami Springs, Miami-Dade County, Florida.
- All documents are recorded in the Public Records of Miami-Dade County, Florida, unless otherwise noted.
- Lands shown hereon were NOT abstracted for restrictions, easements and/or rights-of-way of records.
- Deed Book 1675, Page 73 recorded January 24, 1936 restricts building setbacks to front 30', side 5', and rear 5'. Other restrictions affect parcel but not subject to location.
- O.R.B. 14441 Page 2340 gives historical preservation board control of architectural integrity of area hatched being the original Pueblo Hotel and the exteriors of all future construction and all healthy Wasingtonia palm trees located on the property.
- Bearings hereon are referred to an assumed value of N 00°00'00" E for the westerly right of way line of Navarre Drive and evidenced by (2) found 1" pipe.
- Elevations shown hereon are relative to the National Geodetic Vertical Datum of 1929, based on Miami-Dade County Bench Mark No. M-74, Elevation +9.41 Located at N.E. corner of Wing Wall Bridge over the Miami River.
- Lands shown hereon are located within an area having a Zone Designation AH (EL 7) by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 12086C0283L, for Community No. 120653, dated September 11, 2009, and index map revised September 11, 2009, and is relative to the National Geodetic Vertical Datum of 1929.
- Dimensions indicated hereon are field measured by electronic measurement, unless otherwise noted.
- Total lands shown hereon containing 267,080 square feet, or 6.131 acres, more or less.
- All horizontal control measurements are within a precision of 1:10,000.
- This map is intended to be displayed at the graphic scale shown hereon or smaller.
- Roof overhang not located unless otherwise shown.
- Trees shown are surveyed for their horizontal location and/or size. Identification and/or name verification of all trees should be confirmed by the Division of Forestry, a certified Arborist or a professional in that field.
- Underground improvements and/or underground encroachments not shown unless otherwise indicated.
- The approximate location of all utilities shown hereon were determined from As-Built plans and/or on-site locations and should be verified before construction.
- The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from the information available. Except for where accessible at sanitary and/or storm sewer structures, the surveyor has not physically located the underground utilities. This firm recommends that the underground utilities should be field verified prior to any new construction.
  NOTE: DUE TO THE LIMITED AMOUNT OF AVAILABLE UNDERGROUND UTILITY RECORDS, THE LOCATIONS SHOWN FOR ALL WATER MAINS, SANITARY SEWER LINES, AND FORCE MAINS ARE EXTREMELY APPROXIMATE AND FOR INFORMATIONAL PURPOSES ONLY.
- Legal description shown hereon based on information furnished by client and no claims as to ownership are made or implied.

SURVEYOR'S CERTIFICATION:

I hereby certify that this "Boundary & Topographic Survey" was made under my responsible charge on May 31, 2018, and last updated July 16, 2024, and meets the applicable codes as set forth in the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

"Not valid without the signature and original raised seal or a digital signature of the Florida Licensed Surveyor and Mapper shown below"

FORTIN, LEAVY, SKILES, INC., LB3653

By: _____
Daniel C. Fortin Jr., For The Firm
Surveyor and Mapper, LS6435
State of Florida.

This Drawing is the Property of Fortin, Leavy, Skiles, Inc. and is an Instrument of Service not to be Reproduced in Whole or in Part without the Express WRITTEN Permission of Same.

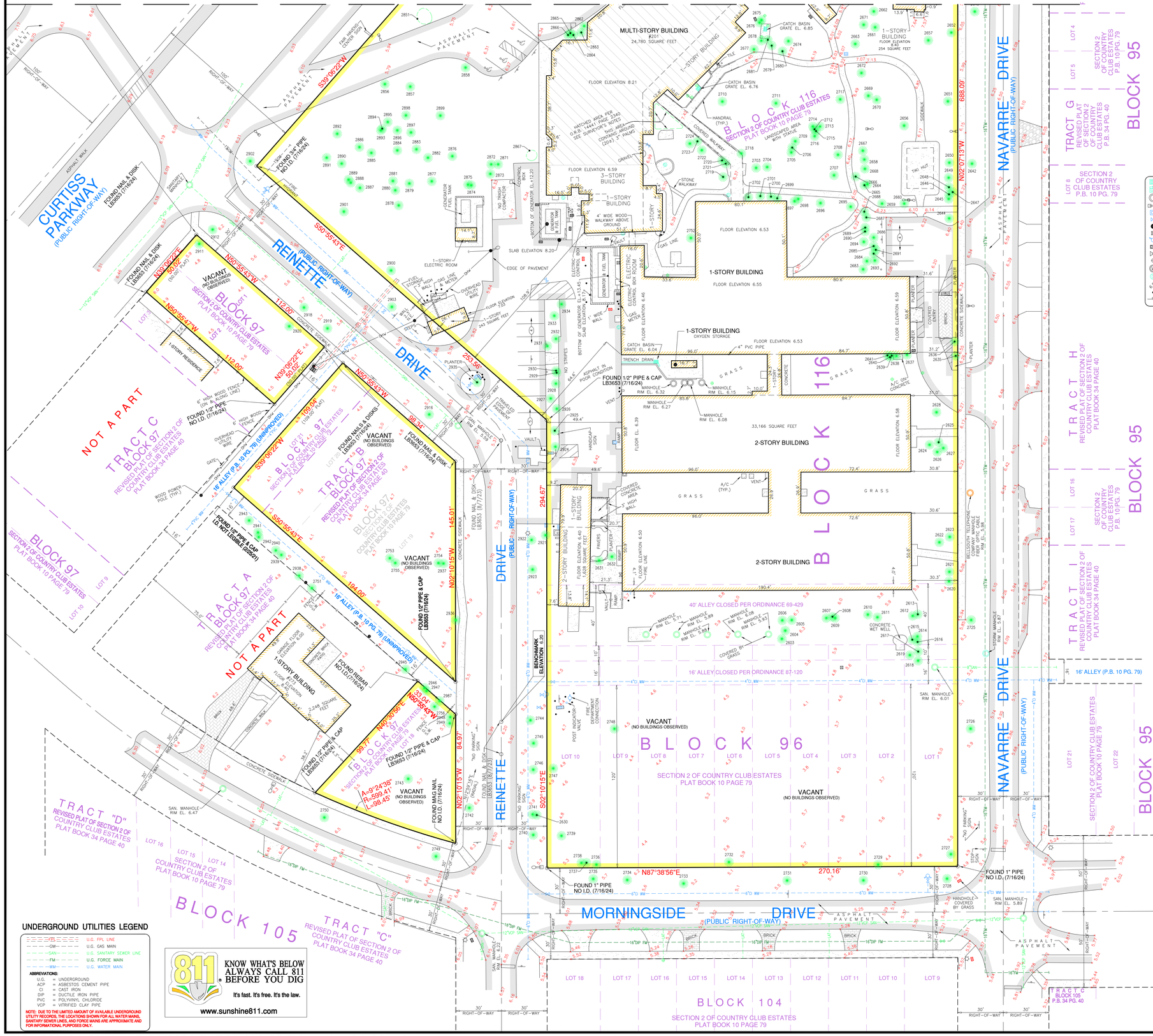
No.		Revision Description		
7	240445	UPDATE SURVEY (7/16/24) PP	BLS	
6	230475	REVISE BEARINGS (10/30/23)		GEM
5	230478	ADD U/G WATER & SAN. SEWER LINES BASED ON U/G UTILITY LOCATES PERFORMED BY OTHERS (8/7/23)		GEM
4	230475	UPDATE SURVEY & TREE SURVEY (8/7/23)		SJH GEM
3	210285	AMEND TO SHOW GENERATORS (5/3/21)		RLL DANR
No.	O.N.			

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 0003653
180 Northeast 168th Street / North Miami Beach, Florida 33162
Phone 305-653-4493 / Fax 305-651-7152 / Email fls@flssurvey.com

BOUNDARY & TOPOGRAPHIC SURVEY
FAIR HAVENS CENTER
CITY OF MIAMI SPRINGS, MIAMI-DADE COUNTY, FLORIDA

Original Date	5/31/18
Scale	1" = 30'
Drawn By	MAP
CAD No.	000184-SP
Plotted	7/23/24 9:06a
Ref. Dwg.	931168
Field Book	524/25 JWL & F.S. RLL
Job No.	180474
Dwg. No.	2018-086
Sheet	1 of 2

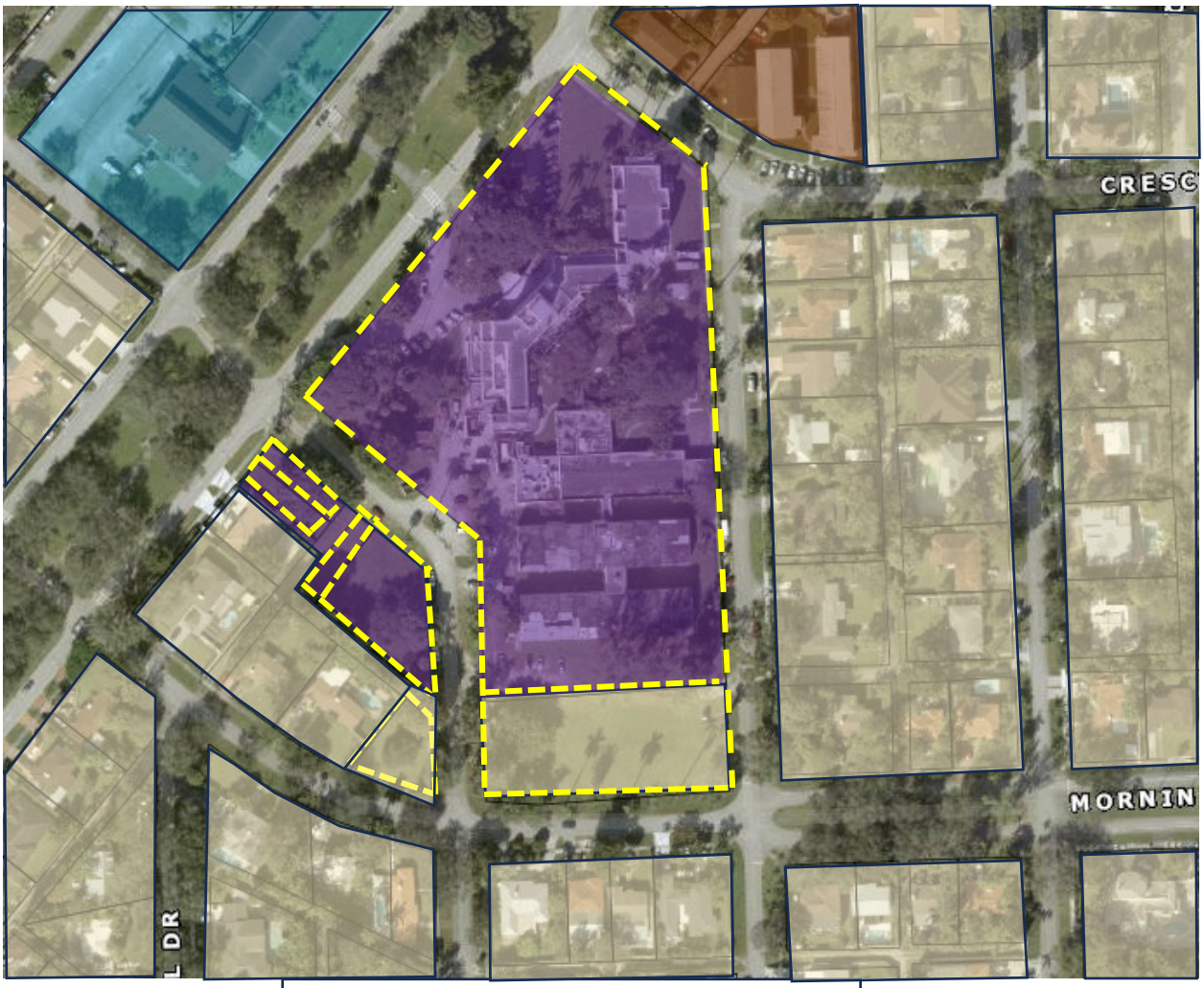
SEE SHEET 1


CURTISS PARKWAY
(PUBLIC RIGHT-OF-WAY)
REINETTE DRIVE
(PUBLIC RIGHT-OF-WAY)
NAVARRE DRIVE
(PUBLIC RIGHT-OF-WAY)
MORNINGSIDE DRIVE
(PUBLIC RIGHT-OF-WAY)
MULTI-STORY BUILDING
#201
24,780 SQUARE FEET
1-STORY BUILDING
1-STORY BUILDING
OXYGEN STORAGE
2-STORY BUILDING
33,166 SQUARE FEET
BLOCK 116
SECTION 2 OF COUNTRY CLUB ESTATES
PLAT BOOK 10 PAGE 79
BLOCK 97
SECTION 2 OF COUNTRY CLUB ESTATES
PLAT BOOK 10 PAGE 79
BLOCK 96
SECTION 2 OF COUNTRY CLUB ESTATES
PLAT BOOK 10 PAGE 79
BLOCK 105
SECTION 2 OF COUNTRY CLUB ESTATES
PLAT BOOK 10 PAGE 79
BLOCK 104
SECTION 2 OF COUNTRY CLUB ESTATES
PLAT BOOK 10 PAGE 79
BLOCK 95
SECTION 2 OF COUNTRY CLUB ESTATES
P.B. 10 PG. 79
TRACT A
BLOCK 97
REVISED PLAT OF SECTION 2 OF
COUNTRY CLUB ESTATES
PLAT BOOK 34 PAGE 40
TRACT B
BLOCK 97
REVISED PLAT OF SECTION 2 OF
COUNTRY CLUB ESTATES
PLAT BOOK 34 PAGE 40
TRACT C
BLOCK 97
REVISED PLAT OF SECTION 2 OF
COUNTRY CLUB ESTATES
PLAT BOOK 34 PAGE 40
TRACT "D"
REVISED PLAT OF SECTION 2 OF
COUNTRY CLUB ESTATES
PLAT BOOK 34 PAGE 40
TRACT "C"
REVISED PLAT OF SECTION 2 OF
COUNTRY CLUB ESTATES
PLAT BOOK 34 PAGE 40
TRACT G
REVISED PLAT OF SECTION 2 OF
COUNTRY CLUB ESTATES
PLAT BOOK 34 PAGE 40
TRACT H
REVISED PLAT OF SECTION 2 OF
COUNTRY CLUB ESTATES
PLAT BOOK 34 PAGE 40
TRACT C
BLOCK 105
P.B. 34 PG. 40
VACANT
(NO BUILDINGS OBSERVED)
NOT A PART
S39°06'22"W
688.09'
N02°07'13"W
S50°55'43"E
N39°04'22"E
50.00'
N50°55'43"W
112.00'
S39°06'22"W
100.00'
(100.00' PLAT)
253.56'
N50°55'43"W
99.34'
S39°06'22"W
145.01'
N02°10'15"W
194.00'
16' ALLEY (P.B. 10 PG. 79) (UNIMPROVED)
294.67'
N02°10'15"W
84.97'
S02°10'15"E
N87°38'56"E
270.16'
N87°38'56"E
33.04'
S50°55'43"E
S87°38'56"W
99.71'
A=9°24'38"
R=590.41'
L=98.45'
40' ALLEY CLOSED PER ORDINANCE 69-429
16' ALLEY CLOSED PER ORDINANCE 87-120
16' ALLEY (P.B. 10 PG. 79)
FOUND NAIL & DISK LB3653 (7/16/24)
FOUND 3/4" PIPE NO I.D. (7/16/24)
FOUND 1/2" PIPE & CAP LB3653 (7/16/24)
FOUND 1/2 PIPE NO I.D. (7/16/24)
FOUND 1/2" PIPE & CAP (NO LEGIBLE ID) (6/25/21)
FOUND REBAR NO I.D. (7/16/24)
FOUND 1" PIPE NO I.D. (7/16/24)
FOUND MAG NAIL NO I.D. (7/16/24)
FOUND NAIL & DISKS LB3653 (7/16/24)
FOUND NAIL & DISK LB3653 (8/7/23)
SET NAIL & DISK LB3653
SET MAG NAIL
FOUND 1/2" PIPE & CAP LB3653 (7/16/24)
FOUND 1/2" PIPE & CAP LB3653 (7/16/24)
FOUND 1" PIPE NO I.D. (7/16/24)
FOUND 1" PIPE NO I.D. (7/16/24)
BENCHMARK ELEVATION 6.80
SAN. MANHOLE RIM EL. 6.47
SAN. MANHOLE RIM EL. 6.22
SAN. MANHOLE RIM EL. 5.89
SAN. MANHOLE RIM EL. 6.01
SAN. MANHOLE RIM EL. 5.71
SAN. MANHOLE RIM EL. 5.89
SAN. MANHOLE RIM EL. 5.88
SAN. MANHOLE RIM EL. 5.93
SAN. MANHOLE RIM EL. 6.08
CATCH BASIN GRATE EL. 6.85
CATCH BASIN GRATE EL. 6.76
CATCH BASIN GRATE EL. 6.04
MANHOLE RIM EL. 6.32
MANHOLE RIM EL. 6.27
MANHOLE RIM EL. 6.15
MANHOLE RIM EL. 6.08
FLOOR ELEVATION 8.21
FLOOR ELEVATION 6.59
FLOOR ELEVATION 6.53
FLOOR ELEVATION 6.55
FLOOR ELEVATION 6.59
FLOOR ELEVATION 6.58
FLOOR EL. 6.39
FLOOR ELEVATION 6.40
FLOOR ELEVATION 6.50
SLAB ELEVATION 8.20
BOTTOM OF GENERATOR EL.+12.20
BOTTOM OF GENERATOR EL.+13.43
SLAB ELEVATION 8.43
ELECTRIC CONTROL BOX
ELECTRIC METER ELEVATION 6.46
GAS METER ELEVATION 6.33
GENERATOR & FUEL TANK
GENERATOR FUEL TANK
CONTROL BOX
NO TRASH COMPACTOR
1-STORY ELECTRIC ROOM
FUEL STORAGE 3' HIGH WALL
GAS METER
OVERHEAD UTILITY WIRE
1-STORY 243 SQUARE FEET
1-STORY STORAGE
1-STORY RESIDENCE
1-STORY STORAGE FLOOR ELEVATION 6.58
2,248 SQUARE FEET
1-STORY BUILDING
FLOOR ELEVATION 6.53
2,248 SQUARE FEET
1-STORY BUILDING
FLOOR ELEVATION 6.40
1,426 SQUARE FEET
1-STORY BUILDING
FLOOR ELEVATION 6.50
1,426

Attachment 4 - Small-Scale Future Land Use Map Amendment:

201 Curtiss Parkway

Existing:



Future Land Use

201 Curtiss Parkway

Single Family

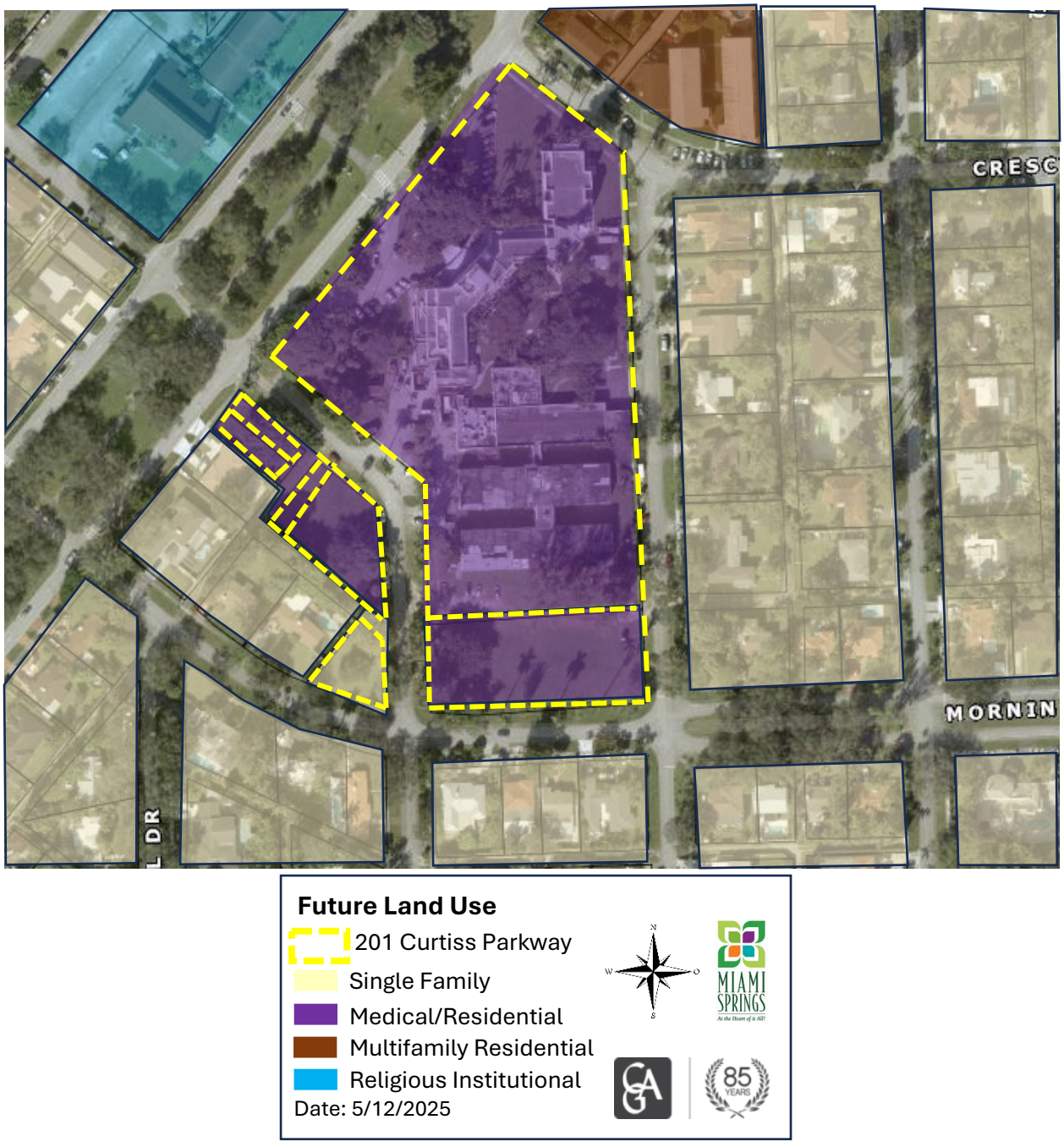
Medical/Residential

Multifamily Residential

Religious Institutional

Date: 1/26/2025

Proposed:


CRESC
MORNIN
L DR
Future Land Use
201 Curtiss Parkway
Single Family
Medical/Residential
Multifamily Residential
Religious Institutional
Date: 5/12/2025
MIAMI SPRINGS
85 YEARS

City of Miami Springs
201 Westward Drive Miami Springs, FL 33166
Phone: (305) 805-5034 Fax: (305) 805-5036 Website: www.miamisprings-fl.gov

CITY OF MIAMI SPRINGS PLANNING DEPARTMENT

STAFF REPORT

TO	City Council
FROM	Joshua Nogareda, Senior Planner Silvia Vargas, FAICP, Principal Planner Calvin, Giordano & Associates, Inc. Planning Consultant
CC:	City Manager, City Attorney
DATE	January 26, 2026
SUBJECT	Zoning Map and Zoning Text Amendment– 201 Curtiss Parkway

Case Nos.	Text Amendment: 03-ZP-25 Map Amendment: 04-ZP-25
Applicant(s)	Fairhaven Propco LLC ("Applicant")
Address	201 Curtiss Parkway (collectively, "the Property")
Folio Number(s)	05-3119-010-2480 & 05-3119-010-0620
Current Future Land Use	Medical/Residential: 05-3119-010-2480 Single-Family Residential: 05-3119-010-0620 Note: Concurrent application to redesignate the Single-Family Residential parcel to Medical-Residential was approved by City Council on 1st reading on November 11, 2025
Current Zoning District	R-3C MULTIPLE FAMILY MEDIUM DENSITY

Property

Located at 201 Curtiss Parkway, the subject property (the "Property") is comprised of seven (7) parcels, totaling approximately ±6.86 net acres located at 201 Curtiss Parkway, including the properties zoned R-3C Multiple Family Residential, Medium Density identified by Folio Nos. 05-3119-010-2480 and 05-3119-010-0620, and R-1B Single-Family Residential for parcels identified by Folio Nos. 05-3119-013-1010, 05-3119-010-0690, 05-3119-010-0640, 05-3119-010-0630, and 05-3119-010-0680.

The Property, licensed as a nursing home facility with a maximum capacity of 329 beds, operates as the Miami Springs Skilled Nursing and Rehabilitation Center. The site includes approximately forty-four (44) parking spaces.

Importantly, the site houses the original Miami Springs Hotel, also known as the Country Club Hotel, which was developed in 1927. This building is a designated historic structure under the City's regulations.

The full legal description, including all seven parcels, is the following:

Parcel 1:

Lot 1, Block 97, SECTION 2 OF COUNTRY CLUB ESTATES, according to the Plat thereof, as recorded in Plat Book 10, at Page 79, of the Public Records of Miami–Dade County, Florida and;

Parcel 2:

Lot 2, Block 97, SECTION 2 OF COUNTRY CLUB ESTATES, according to the Plat thereof, as recorded in Plat Book 10, at Page 79, of the Public Records of Miami–Dade County, Florida and;

Parcel 3:

Tract B, Block 97, REVISED PLAT OF SECTION 2 OF COUNTRY CLUB ESTATES, according to the plat thereof, as recorded in Plat Book 34, at Page 40, of the Public Records of Miami–Dade County, Florida, being identical with Lots 19 and 20, Block 97, Section 2 of Country Club Estates, as recorded in Plat Book 10, at Page 79, of the Public Records of Miami–Dade County, Florida and;

Parcel 4:

All of Block 116, SECTION 2 OF COUNTRY CLUB ESTATES, according to Plat thereof, as recorded in Plat Book 10, Page 79, of the Public Records of Miami–Dade County, Florida, and 40 foot alley lying south and adjacent, closed per Ordinance 69–429, and North 10 feet of Lots 1 through 10, Block 96, SECTION 2 OF COUNTRY CLUB ESTATES, according to the Plat thereof, as recorded in Plat Book 10, at Page 79, of the Public Records of Miami–Dade County, Florida and;

Parcel 5:

South 120 feet of Lots 1 through 10, Block 96, and 16 foot alley lying north and adjacent, closed per Ordinance 87–120, SECTION 2 OF COUNTRY CLUB ESTATES, according to the Plat thereof, as recorded in Plat Book 10, at Page 79, of the Public Records of Miami–Dade County, Florida and;

Parcel 6:

Lot 18, Block 97, SECTION 2 OF COUNTRY CLUB ESTATES, according to the Plat thereof, as recorded in Plat Book 10, at Page 79, of the Public Records of Miami–Dade County, Florida and;

Parcel 7:

Lot 21, Block 97, SECTION 2 OF COUNTRY CLUB ESTATES, according to the Plat thereof, as recorded in Plat Book 10, at Page 79, of the Public Records of Miami–Dade County, Florida.

Of the seven parcels listed above, only Parcels 4 and 5 (identified by Folio Nos. 05-3119-010-2480 and 05-3119-010-0620) are proposed for rezoning as part of the current request. Figure 1. *Site Aerial Map* provides a visual reference of the Property layout and surrounding context.

Figure 1. Site Aerial Map



Site Aerial Map

201 Curtiss Parkway

Date: 5/12/2025

0 100 Feet

Proposal Summary

The Applicant initially requested a zoning change for all seven (7) parcels, seeking to rezone them into a district that permits nursing, convalescent, and extended-care homes in order to accommodate the existing licensed nursing home facility. [1]

The Zoning and Planning Board (the "Board") considered the original request on December 2, 2025. Instead of approving the application as submitted, the Board voted to recommend that the City Council create a new zoning district specifically tailored to the Applicant's requested uses. On December 8, 2025, the City Council accepted the Board's recommendation.

Accordingly, at the direction of the City Council, the Applicant now proposes a Zoning Code Text Amendment to create Section 150-081, MRC – Medical and Residential Care District, establishing a new zoning district and associated development standards for nursing, convalescent, and extended-care homes.

Simultaneously, the applicant is requesting a Zoning Map Amendment to rezone the two indicated parcels, identified by Folio numbers 05-3119-010-2480 and 05-3119-010-0620 from R-3C - Multiple Family Residential, Medium Density zoning to the new MRC - Medical and Residential Care District zoning.

It is noted that the public right-of-way for Reinette Drive separates these two parcels from the remaining parcels that comprise the Applicant's Property.

The Property's existing zoning and proposed zoning reclassification are presented on the next pages.

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[1] The Applicant has also separately applied for: **(a) Site Plan Review** for the proposed redevelopment of the Property which will include renovation of the existing structures, construction of a new three-story building, and the development of a new surface parking lot to support the expanded use; **(b) Future Land Use Map (FLUM) amendment** to redesignate one parcel to the Medical/Residential category; and **(c) two Certificates of Appropriateness** from the City's Historic Preservation Board to approve the rehabilitation of existing structures and the proposed new development.

This Staff Report examines only the proposed Zoning Map and Zoning Code Text Amendments. Both requests are contingent upon the adoption of the FLUM amendment, which was considered on 1st reading by Council at their November 11th, 2025, meeting. The Site Plan Approval will be considered by Council separately, and its approval is contingent upon the FLUM, the Zoning Map and the Text Amendments all being approved by Council.

The Historic Preservation Board considered and approved both requested Certificates of Appropriateness with conditions at its September and October 2025 meetings.

Property History

The property located at 201 Curtiss Parkway was originally developed in 1927 as the Hotel Country Club aka Pueblo Hotel by aviation pioneer Glenn H. Curtiss. In 1930, the Property was sold to Dr. John Harvey Kellogg, who converted the hotel into the Miami-Battle Creek Sanitarium, a health resort focused on therapeutic wellness and lifestyle medicine. During World War II, the facility was leased to the Air Transport Command for use as a convalescent facility for military personnel. After the war, it reverted to the Kellogg operation and continued functioning as a wellness center.

In 1959, the site was sold to the Palms Spa Corporation and remained in health-related use. Over time, the Property transitioned into a senior care facility and changed ownership several times—first to Lutheran Services for the Elderly, and later to Fair Havens Realty Corp. LLC. In 2019, the Property was acquired by Fair Havens PropCo LLC, which continues to operate the site as the Miami Springs Nursing & Rehabilitation Center, a licensed 329-bed nursing facility.

The original hotel building, located at the northwest corner of the site, was formally designated a Historic Site by the City of Miami Springs Historic Preservation Board on February 23, 1984, pursuant to the City's Historic Preservation Ordinance. The property has seen several expansions throughout its history. The Kellogg Wing, added in the 1930s, marked the transition from hotel to sanitarium, while additional buildings constructed along Navarre Boulevard in the 1970s supported its long-term use as a nursing home.

Today, the site continues to serve as a nursing and rehabilitation center, providing 269 Skilled Nursing Facility (SNF) beds and 60 Assisted Living Facility (ALF) beds for a total of 329 beds. However, like many similar older facilities, the Miami Springs Nursing & Rehabilitation Center experienced operational challenges during the COVID-19 pandemic related to room occupancy and shared accommodations. Although the facility is licensed for the number of beds it provides, the current buildings do not adequately meet modern healthcare standards that prioritize patient privacy, infection control, and quality of care.

To address these concerns, the applicant, in a separate application seeking Site Plan approval, proposes to relocate 117 of the existing licensed beds into new rooms within a three-story addition. The proposal does **not** increase the total number of beds; rather, it seeks to redistribute existing capacity.

Figure 2. Zoning Map - Existing:



Figure 3. Zoning Map - Proposed:



The current zoning district includes the following standards:

R-3C Multiple-family Residential District (Sec. 150-062):

- Uses permitted: Any use permitted in the R-3A district (which include any use permitted in the R-1A district, multiple-family dwelling and apartment house not to exceed seven units, and hotels with restrictions); guest houses, tourists homes, boarding and lodging houses not to exceed 30 units; signs and parking in accordance with the respective provisions in the Code. Uses permitted in the R-1A district include single-family dwellings, conforming to the regulations for the district.
- Maximum building height: 40 feet or three stories.
- Minimum building site area: varies; for a two-family dwelling, 10,000 square feet per family unit; for a multiple-family dwelling, 2,400 square feet per family unit.
- Minimum front footage: 75 feet.
- Maximum lot coverage: 30 percent.
- Minimum floor area for multifamily: 600 sq. ft. per one bedroom unit; 750 sq. ft. per two-bedroom unit; 900 sq. t. per three-bedroom unit.
  Minimum setbacks:
  - Front yard: 30 feet.
  - Side yard: 10% of the average width of the lot or parcel. However, where any lot or parcel of property in this district adjoins a single-family residential district, the side yards must be at least 15 feet for a single-story structure, 20 feet for a 2-story structure; and 25 feet for a 3-story structure. Also, in that situation, off-street parking shall not go into the required side yards.
  - Rear yard: 20 feet.
- Screening/buffering: A minimum of 5 feet along any boundary of any lot or parcel of property which adjoins a residential district.

The Applicant proposes to amend the zoning code to create Section 150-081, MRC – Medical and Residential Care District, establishing the MRC Zoning District and associated development standards, with changes proposed as follows (text additions proposed by the Applicant are reflected in underline):

Sec. 150-081. MRC - Medical and residential care district.

(A) Purpose. There shall be a medical and residential care district, MRC, established for facilities that provide long-term care and supportive services to individuals with chronic medical conditions, mobility or physical impairments, or age-related needs that require assistance with daily living.

(B) Uses permitted. Nursing, convalescent, and extended-care homes; assisted living facilities; and accessory uses and structures that are clearly incidental, subordinate, and customarily associated to a permitted principal use; that do not exist independently of

such principal use; and that exist to serve the needs of patients, residents, or visitors of the facility.

(C) Building site area required. The minimum building site area required shall be a lot or parcel of land 22,000 square feet in area.

(D) Building height. The maximum building height shall be forty (40) feet or three (3) stories. Elevator and mechanical equipment projections may extend above the main structure, provided such features do not exceed ten (10) feet above the height of the parapet. All rooftop mechanical equipment shall be fully screened from adjacent properties.

(G) Building setbacks.

(1) All yards facing a street: fifteen (15) feet.

(2) Side yards: fifteen (15) feet.

(3) Rear yard: fifteen (15) feet.

(H) Residential buffer. The setback areas of side and rear yards abutting existing single family residential uses or zoning, as well as yards facing existing single family residential uses or zoning across streets of sixty (60) feet or less in width, must be developed with a densely planted greenbelt of not less than five (5) feet in width, penetrated only at points necessary for vehicular or pedestrian ingress or egress to the property.

(I) Parking. At least one (1) parking space for each two (2) beds for patients contained in such buildings.

(J) Pervious Pavement. Where feasible, all parking areas shall be constructed with pervious pavement systems, such as approved grid or cell systems, permeable pavers, pervious concrete, or porous asphalt capable of providing a minimum surface infiltration rate of at least 1.5 inches per hour (ASTM C1701 or equivalent). Native soils shall demonstrate an exfiltration rate of at least 0.5 inches per hour, or the system shall incorporate an engineered underdrain, subject to approval by the City Manager or designee.

(K) Pervious Surface. A minimum of twenty (20) percent of the lot area shall consist of pervious surface area.

(L) Lot Coverage. The maximum lot coverage shall not exceed sixty-five (65) percent of the lot area.

(M) Generators. A permanent emergency generator shall be required at any nursing, convalescent, or extended-care home. The installation of the required generator shall be subject to all permit requirements and shall be inspected and approved by the city and installed prior to the issuance of a certificate of use. The permanent generator shall have sufficient operating capacity, and either sufficient on-site fuel storage capacity (with sufficient fuel) or a continuous fuel source by means of permanently installed

infrastructure providing fuel to the site of the facility, to provide power to all permanently installed electrical power systems at the facility, as well as all medical equipment necessary to sustain life and health of patients and all residents and to power HVAC systems to maintain a temperature at or below 81 degrees Fahrenheit for at least 96 hours after a power outage, and a 72-hour supply of fuel on-site.

(N) Signs. See Signs, § 150-030. Nursing, convalescent and extended-care homes shall also have at a minimum the term "Nursing Home," "Convalescent Home" or "Extended-Care Home," as applicable, located on and oriented to the frontage on the street which provides actual and direct access to the front or principal entrance of the place of residence or facility in letters of no less than six (6) inches high and no more than what § 150-035 allows.

(O) Existing Nonconforming Historic Structures. Existing structures located on a historically designated site or a site developed with a historically designated structure may retain existing nonconforming setbacks, encroachments, and building height. Subject to the approval of the Historic Preservation Board, historic elements that exceed maximum building height limits may be re-introduced to historically-designated structures.

Staff Analysis

The zoning petition process requires the Applicant to demonstrate that the proposed use is consistent with the goals, objectives, and policies of the City, compatible with the character and purpose of the surrounding zoning designations and would not create unfavorable conditions that could affect the public health, safety, and welfare of the City and its residents.

Staff reviewed the proposed amendments and find that, contingent upon the approval of the associated Future Land Use Map (FLUM) amendment, the request to rezone and amend the regulations of the proposed zoning would be consistent with the City's Comprehensive Plan and Zoning Code. The applicant proposes to rezone two (2) parcels from R-3C (Multiple Family Residential, Medium Density) to MRC (Medical and Residential Care District). If the FLUM amendment is approved and the Medical/Residential designation is applied to all seven parcels, the proposed zoning would establish consistency between the Future Land Use Map and the Zoning Map.

The MRC District, as it would be defined in the proposed new Section 150-081 of the Zoning Code, will allow uses such as "nursing, convalescent, [and] extended-care homes," and provides a more appropriate zoning classification for the existing, legally nonconforming use operating on the site.

The intent of the proposed text amendment is to provide clearer development standards specifically for nursing and extended-care homes, supporting regulatory consistency for this project and potential future similar uses in the city. This amendment introduces improved, context-protective standards for the specific uses they regulate, including parking, lot coverage, impervious area, and buffering requirements that are not present today.

Any compatibility concerns will be addressed through the concurrent Site Plan Review process submitted as part of the development application.

Recommendations

Staff recommend **approval** of the Zoning Map Amendment, subject to the approval of the Future Land Use Map amendment, as the request:

1. Would align the site's zoning with the proposed Medical/Residential land use designation.
2. Supports the integration of a nonconforming use into a compatible, conforming zoning district.
3. Aligns with the goals, objectives, and policies of the City's Comprehensive Plan.
4. Is not anticipated to adversely affect the public health, safety, or welfare.

Staff also recommend **approval** of the Zoning Code Text Amendment.

Attachments

The following documents are attached to this report as reference to the Application.

1. Application (On file, available via the City Clerk's office)
2. Ordinance Amending Zoning Map
3. Ordinance Approving Zoning Text Amendment
4. Proposed Text Amendment – Exhibit A to Ordinance Approving Text Amendment (Applicant proposal)

ORDINANCE NO. 2026-_____

AN ORDINANCE OF THE CITY OF MIAMI SPRINGS, FLORIDA, CREATING SECTION 150-081 OF THE CITY'S CODE OF ORDINANCES TO CREATE A NEW MEDICAL AND RESIDENTIAL CARE (MRC) ZONING DISTRICT PERMITTING NURSING, CONVALESCENT, AND EXTENDED-CARE HOMES; ASSISTED LIVING FACILITIES; AND ACCESSORY USES AND STRUCTURES INCIDENTAL THERETO AND ESTABLISH DEVELOPMENT PARAMETERS GOVERNING DEVELOPMENT IN THE DISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR IMPLEMENTATION; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Miami Springs (the "City") finds it periodically necessary to amend its Code of Ordinances (the "Code") in order to update regulations and procedures to implement municipal goals and objectives; and

WHEREAS, the City Council seeks to clarify and strengthen the provisions applicable to nursing homes, convalescent, and extended-care homes; and

WHEREAS, Fairhaven Propco LLC (the "Applicant") has submitted a petition for a zoning text amendment to the City's Code of Ordinances requesting the creation of a new Medical and Residential Care (MRC) zoning district in accordance with the applicable procedures of the City's Zoning Code; and

WHEREAS, to achieve this objective, the Council has determined that the amendments set forth in Exhibit A attached hereto and incorporated herein should be adopted; and

WHEREAS, on _____, 2026, the Council convened in its capacity as the Local Planning Agency and recommended [approval/approval with modifications/denial] of the proposed Ordinance; and

WHEREAS, after reviewing the Local Planning Agency's recommendations, the recommendations of City staff, and comments from the public, the City Council finds that the proposed amendments to its Code of Ordinances and Land Development Regulations [are/are not] in compliance and consistent with Florida law and with its adopted Comprehensive Plan; and

WHEREAS, the City Council finds that this Ordinance [is/is not] in the best interest and welfare of the residents of the City.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF MIAMI SPRINGS, FLORIDA, AS FOLLOWS:

Section 1. Recitals. That the above recitals are confirmed, adopted, and incorporated herein and made a part hereof by reference.

Section 2. Amending Code. That the Code of Ordinances of the City of Miami Springs, Florida, is hereby amended by creating Section 150-081, which shall read as follows: See Exhibit A attached hereto and incorporated herein.

Section 3. Conflicts. All Sections or parts of Sections of the Code of Ordinances, all ordinances or parts of ordinances, and all Resolutions, or parts of Resolutions, in conflict with this Ordinance are repealed to the extent of such conflict.

Section 4. Severability. That the provisions of this Ordinance are declared to be severable and if any section, sentence, clause or phrase of this Ordinance shall for any reason be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance but they shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

Section 5. Codification. That it is the intention of the City Council and it is hereby ordained that the provisions of this Ordinance shall become and be made a part of the City Code, that the sections of this Ordinance may be renumbered or realtered to accomplish such intentions, and that the word Ordinance shall be changed to Section or other appropriate word.

Section 6. Effective Date. That this Ordinance shall become effective immediately upon adoption on second reading.

PASSED ON FIRST READING on the _ day of _____, 2026, on a motion made by _____ and seconded by _____.

PASSED AND ADOPTED ON SECOND READING this ___ day of _____, 2026, on a motion made by _____ and seconded by _____. Upon being put to a roll call vote, the vote was as follows:

Mayor Walter Fajet	_____
Vice Mayor Joseph Dion	_____
Councilmember Orlando Lamas	_____
Councilmember Fabian Perez-Crespo	_____

Councilmember Jorge Santin _____

_____
WALTER FAJET
MAYOR

ATTEST:

_____
ERIKA GONZALEZ, MMC
CITY CLERK

APPROVED AS TO FORM AND LEGAL SUFFICIENCY
FOR THE USE AND RELIANCE OF THE CITY OF MIAMI SPRINGS ONLY:

_____
WEISS SEROTA HELFMAN COLE & BIERMAN, P.L.
CITY ATTORNEY

Exhibit “A”

(See attached)

ARTICLE VIII. OFFICE DISTRICT

Sec. 150-081. MRC - Medical and residential care district.

(A) *Purpose.* There shall be a medical and residential care district, MRC, established for facilities that provide long-term care and supportive services to individuals with chronic medical conditions, mobility or physical impairments, or age-related needs that require assistance with daily living.

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Draft

City of Miami Springs
201 Westward Drive Miami Springs, FL 33166
Phone: (305) 805-5034 Fax: (305) 805-5036 Website: www.miamisprings-fl.gov

CITY OF MIAMI SPRINGS PLANNING DEPARTMENT

STAFF REPORT

TO	City Council
FROM	Joshua Nogareda, Senior Planner Silvia Vargas, FAICP, Principal Planner Calvin, Giordano & Associates, Inc. Planning Consultant
CC:	City Manager, City Attorney
DATE	January 26, 2026
SUBJECT	Zoning Map and Zoning Text Amendment– 201 Curtiss Parkway

Case Nos.	Text Amendment: 03-ZP-25 Map Amendment: 04-ZP-25
Applicant(s)	Fairhaven Propco LLC ("Applicant")
Address	201 Curtiss Parkway (collectively, "the Property")
Folio Number(s)	05-3119-010-2480 & 05-3119-010-0620
Current Future Land Use	Medical/Residential: 05-3119-010-2480 Single-Family Residential: 05-3119-010-0620 Note: Concurrent application to redesignate the Single-Family Residential parcel to Medical-Residential was approved by City Council on 1st reading on November 11, 2025
Current Zoning District	R-3C MULTIPLE FAMILY MEDIUM DENSITY

Property

Located at 201 Curtiss Parkway, the subject property (the "Property") is comprised of seven (7) parcels, totaling approximately ±6.86 net acres located at 201 Curtiss Parkway, including the properties zoned R-3C Multiple Family Residential, Medium Density identified by Folio Nos. 05-3119-010-2480 and 05-3119-010-0620, and R-1B Single-Family Residential for parcels identified by Folio Nos. 05-3119-013-1010, 05-3119-010-0690, 05-3119-010-0640, 05-3119-010-0630, and 05-3119-010-0680.

The Property, licensed as a nursing home facility with a maximum capacity of 329 beds, operates as the Miami Springs Skilled Nursing and Rehabilitation Center. The site includes approximately forty-four (44) parking spaces.

Importantly, the site houses the original Miami Springs Hotel, also known as the Country Club Hotel, which was developed in 1927. This building is a designated historic structure under the City's regulations.

The full legal description, including all seven parcels, is the following:

Parcel 1:

Lot 1, Block 97, SECTION 2 OF COUNTRY CLUB ESTATES, according to the Plat thereof, as recorded in Plat Book 10, at Page 79, of the Public Records of Miami–Dade County, Florida and;

Parcel 2:

Lot 2, Block 97, SECTION 2 OF COUNTRY CLUB ESTATES, according to the Plat thereof, as recorded in Plat Book 10, at Page 79, of the Public Records of Miami–Dade County, Florida and;

Parcel 3:

Tract B, Block 97, REVISED PLAT OF SECTION 2 OF COUNTRY CLUB ESTATES, according to the plat thereof, as recorded in Plat Book 34, at Page 40, of the Public Records of Miami–Dade County, Florida, being identical with Lots 19 and 20, Block 97, Section 2 of Country Club Estates, as recorded in Plat Book 10, at Page 79, of the Public Records of Miami–Dade County, Florida and;

Parcel 4:

All of Block 116, SECTION 2 OF COUNTRY CLUB ESTATES, according to Plat thereof, as recorded in Plat Book 10, Page 79, of the Public Records of Miami–Dade County, Florida, and 40 foot alley lying south and adjacent, closed per Ordinance 69–429, and North 10 feet of Lots 1 through 10, Block 96, SECTION 2 OF COUNTRY CLUB ESTATES, according to the Plat thereof, as recorded in Plat Book 10, at Page 79, of the Public Records of Miami–Dade County, Florida and;

Parcel 5:

South 120 feet of Lots 1 through 10, Block 96, and 16 foot alley lying north and adjacent, closed per Ordinance 87–120, SECTION 2 OF COUNTRY CLUB ESTATES, according to the Plat thereof, as recorded in Plat Book 10, at Page 79, of the Public Records of Miami–Dade County, Florida and;

Parcel 6:

Lot 18, Block 97, SECTION 2 OF COUNTRY CLUB ESTATES, according to the Plat thereof, as recorded in Plat Book 10, at Page 79, of the Public Records of Miami–Dade County, Florida and;

Parcel 7:

Lot 21, Block 97, SECTION 2 OF COUNTRY CLUB ESTATES, according to the Plat thereof, as recorded in Plat Book 10, at Page 79, of the Public Records of Miami–Dade County, Florida.

Of the seven parcels listed above, only Parcels 4 and 5 (identified by Folio Nos. 05-3119-010-2480 and 05-3119-010-0620) are proposed for rezoning as part of the current request. Figure 1. *Site Aerial Map* provides a visual reference of the Property layout and surrounding context.

Figure 1. Site Aerial Map



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Date: 5/12/2025

0 100 Feet

Proposal Summary

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- Minimum building site area: varies; for a two-family dwelling, 10,000 square feet per family unit; for a multiple-family dwelling, 2,400 square feet per family unit.
- Minimum front footage: 75 feet.
- Maximum lot coverage: 30 percent.
- Minimum floor area for multifamily: 600 sq. ft. per one bedroom unit; 750 sq. ft. per two-bedroom unit; 900 sq. t. per three-bedroom unit.
  Minimum setbacks:
  - Front yard: 30 feet.
  - Side yard: 10% of the average width of the lot or parcel. However, where any lot or parcel of property in this district adjoins a single-family residential district, the side yards must be at least 15 feet for a single-story structure, 20 feet for a 2-story structure; and 25 feet for a 3-story structure. Also, in that situation, off-street parking shall not go into the required side yards.
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The Applicant proposes to amend the zoning code to create Section 150-081, MRC – Medical and Residential Care District, establishing the MRC Zoning District and associated development standards, with changes proposed as follows (text additions proposed by the Applicant are reflected in underline):

Sec. 150-081. MRC - Medical and residential care district.

(A) Purpose. There shall be a medical and residential care district, MRC, established for facilities that provide long-term care and supportive services to individuals with chronic medical conditions, mobility or physical impairments, or age-related needs that require assistance with daily living.

(B) Uses permitted. Nursing, convalescent, and extended-care homes; assisted living facilities; and accessory uses and structures that are clearly incidental, subordinate, and customarily associated to a permitted principal use; that do not exist independently of

such principal use; and that exist to serve the needs of patients, residents, or visitors of the facility.

(C) Building site area required. The minimum building site area required shall be a lot or parcel of land 22,000 square feet in area.

(D) Building height. The maximum building height shall be forty (40) feet or three (3) stories. Elevator and mechanical equipment projections may extend above the main structure, provided such features do not exceed ten (10) feet above the height of the parapet. All rooftop mechanical equipment shall be fully screened from adjacent properties.

(G) Building setbacks.

(1) All yards facing a street: fifteen (15) feet.

(2) Side yards: fifteen (15) feet.

(3) Rear yard: fifteen (15) feet.

(H) Residential buffer. The setback areas of side and rear yards abutting existing single family residential uses or zoning, as well as yards facing existing single family residential uses or zoning across streets of sixty (60) feet or less in width, must be developed with a densely planted greenbelt of not less than five (5) feet in width, penetrated only at points necessary for vehicular or pedestrian ingress or egress to the property.

(I) Parking. At least one (1) parking space for each two (2) beds for patients contained in such buildings.

(J) Pervious Pavement. Where feasible, all parking areas shall be constructed with pervious pavement systems, such as approved grid or cell systems, permeable pavers, pervious concrete, or porous asphalt capable of providing a minimum surface infiltration rate of at least 1.5 inches per hour (ASTM C1701 or equivalent). Native soils shall demonstrate an exfiltration rate of at least 0.5 inches per hour, or the system shall incorporate an engineered underdrain, subject to approval by the City Manager or designee.

(K) Pervious Surface. A minimum of twenty (20) percent of the lot area shall consist of pervious surface area.

(L) Lot Coverage. The maximum lot coverage shall not exceed sixty-five (65) percent of the lot area.

(M) Generators. A permanent emergency generator shall be required at any nursing, convalescent, or extended-care home. The installation of the required generator shall be subject to all permit requirements and shall be inspected and approved by the city and installed prior to the issuance of a certificate of use. The permanent generator shall have sufficient operating capacity, and either sufficient on-site fuel storage capacity (with sufficient fuel) or a continuous fuel source by means of permanently installed

infrastructure providing fuel to the site of the facility, to provide power to all permanently installed electrical power systems at the facility, as well as all medical equipment necessary to sustain life and health of patients and all residents and to power HVAC systems to maintain a temperature at or below 81 degrees Fahrenheit for at least 96 hours after a power outage, and a 72-hour supply of fuel on-site.

(N) Signs. See Signs, § 150-030. Nursing, convalescent and extended-care homes shall also have at a minimum the term "Nursing Home," "Convalescent Home" or "Extended-Care Home," as applicable, located on and oriented to the frontage on the street which provides actual and direct access to the front or principal entrance of the place of residence or facility in letters of no less than six (6) inches high and no more than what § 150-035 allows.

(O) Existing Nonconforming Historic Structures. Existing structures located on a historically designated site or a site developed with a historically designated structure may retain existing nonconforming setbacks, encroachments, and building height. Subject to the approval of the Historic Preservation Board, historic elements that exceed maximum building height limits may be re-introduced to historically-designated structures.

Staff Analysis

The zoning petition process requires the Applicant to demonstrate that the proposed use is consistent with the goals, objectives, and policies of the City, compatible with the character and purpose of the surrounding zoning designations and would not create unfavorable conditions that could affect the public health, safety, and welfare of the City and its residents.

Staff reviewed the proposed amendments and find that, contingent upon the approval of the associated Future Land Use Map (FLUM) amendment, the request to rezone and amend the regulations of the proposed zoning would be consistent with the City's Comprehensive Plan and Zoning Code. The applicant proposes to rezone two (2) parcels from R-3C (Multiple Family Residential, Medium Density) to MRC (Medical and Residential Care District). If the FLUM amendment is approved and the Medical/Residential designation is applied to all seven parcels, the proposed zoning would establish consistency between the Future Land Use Map and the Zoning Map.

The MRC District, as it would be defined in the proposed new Section 150-081 of the Zoning Code, will allow uses such as "nursing, convalescent, [and] extended-care homes," and provides a more appropriate zoning classification for the existing, legally nonconforming use operating on the site.

The intent of the proposed text amendment is to provide clearer development standards specifically for nursing and extended-care homes, supporting regulatory consistency for this project and potential future similar uses in the city. This amendment introduces improved, context-protective standards for the specific uses they regulate, including parking, lot coverage, impervious area, and buffering requirements that are not present today.

Any compatibility concerns will be addressed through the concurrent Site Plan Review process submitted as part of the development application.

Recommendations

Staff recommend **approval** of the Zoning Map Amendment, subject to the approval of the Future Land Use Map amendment, as the request:

1. Would align the site's zoning with the proposed Medical/Residential land use designation.
2. Supports the integration of a nonconforming use into a compatible, conforming zoning district.
3. Aligns with the goals, objectives, and policies of the City's Comprehensive Plan.
4. Is not anticipated to adversely affect the public health, safety, or welfare.

Staff also recommend **approval** of the Zoning Code Text Amendment.

Attachments

The following documents are attached to this report as reference to the Application.

1. Application (On file, available via the City Clerk's office)
2. Ordinance Amending Zoning Map
3. Ordinance Approving Zoning Text Amendment
4. Proposed Text Amendment – Exhibit A to Ordinance Approving Text Amendment (Applicant proposal)

ORDINANCE NO. 2025-_____

AN ORDINANCE OF THE CITY OF MIAMI SPRINGS, FLORIDA, APPROVING A ZONING MAP AMENDMENT TO REZONE APPROXIMATELY ±5.49 NET ACRES OF PROPERTY LOCATED AT 201 CURTISS PARKWAY AND DESIGNATED PROPERTY FOLIO NOS. 05-3119-010-2480 AND 05-3119-010-0620, FROM R-3C MULTIPLE FAMILY RESIDENTIAL, MEDIUM DENSITY TO MRC MEDICAL AND RESIDENTIAL CARE; PROVIDING FOR FINDINGS; PROVIDING FOR RECORDING; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Fairhaven Propco LLC (the "Applicant") has submitted an application requesting a change to the existing zoning classification of approximately ±5.49 net acres of property located at 201 Curtiss Parkway, more particularly identified by Property Folio Numbers 05-3119-010-2480 and 05-3119-010-0620 (the "Property"), as legally described in Exhibit "A" attached hereto; and

WHEREAS, the Property is presently zoned R-3C Multiple Family Residential, Medium Density for the parcels identified by Folio Numbers 05-3119-010-2480 and 05-3119-010-0620; and

WHEREAS, the Application seeks to change the existing zoning classification for the Property from R-3C Multiple Family Residential, Medium Density, to the MRC Medical and Residential Care District in order to place the existing licensed nursing home facility into a zoning district in which nursing, convalescent, and extended-care homes are permitted uses (the "Application"); and

WHEREAS, after careful review and deliberation of the Application, City staff has determined that, subject to the approval of the associated Future Land Use Map amendment, the proposed rezoning is consistent with the City's Comprehensive Plan and in compliance with the City Code of Ordinances (the "Code"), and recommends approval, as set forth in the Staff Report dated January 26, 2026 and

WHEREAS, after a duly noticed public hearing on January 26, 2026, the Zoning and Planning Board (the "Board") considered presentations by the Applicant and the City, the Application, the Staff Report, and other evidence entered into the record, and, based

upon competent substantial evidence, voted to recommend [approval / approval with conditions / denial] of the Application; and

WHEREAS, pursuant to Section 163.3174(4), Florida Statutes, the City Council, sitting as the Local Planning Agency, held a duly advertised public hearing on ___, 2026, and recommended [approval / approval with conditions / denial] of the Application; and

WHEREAS, on January 26, 2026, the City Council conducted a duly noticed public hearing for first reading of the Ordinance, and, after considering the presentations by the Applicant and the City, the Application, the Staff Report, the Board's recommendation, and other evidence entered into the record, voted to approve the Application pursuant to Section 1.04 of the City Charter; and

WHEREAS, on _____, 2026, the City Council conducted a duly noticed public hearing for second reading of the Ordinance, and, after considering the presentations by the Applicant and the City, the Application, the Staff Report, the Board's recommendation, and other evidence entered into the record, voted to [approve / approve with conditions / deny] the Application pursuant to Section 1.04 of the City Charter; and

WHEREAS, the Mayor and City Council find that the proposed Application to change the zoning classification of the Property [is / is not] consistent with Florida Law, the City's Comprehensive Plan, and City Code, [furthers / does not further] the purpose, policies, and intent of same, and [is / is not] in the best interest of the City.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF MIAMI SPRINGS, FLORIDA, AS FOLLOWS:

Section 1. Recitals. That the above recitals are confirmed, adopted, and incorporated herein and made a part hereof by reference.

Section 2. Decision. The City Council hereby [approves / approves with conditions / denies] the Application requesting a change to the existing zoning classification for the Property from R-3C Multiple Family Residential, Medium Density, to MRC Medical and Residential Care District, as legally described in Exhibit "A" attached hereto and incorporated herein.

Section 3. Authorization. That the City Manager, by and through the Director of Zoning and Planning, is authorized to make the necessary changes to the City's Official

Zoning Map to reflect the change in zoning classification for the Property approved by this Ordinance.

Section 4. **Recording.** The City, or the Applicant if so requested by the City Clerk, shall record this Ordinance at the Applicant's sole expense in the Public Records of Miami-Dade County, Florida.

Section 5. **Conflicts.** All Sections or parts of Sections of the Code of Ordinances, all ordinances or parts of ordinances, and all Resolutions, or parts of Resolutions, in conflict with this Ordinance are repealed to the extent of such conflict.

Section 6. **Severability.** That the provisions of this Ordinance are declared to be severable and if any section, sentence, clause or phrase of this Ordinance shall for any reason be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance but they shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

Section 7. **Effective Date.** That this Ordinance shall become effective immediately adoption on Second Reading in accordance with law.

PASSED ON FIRST READING on the ____ day of _____, 2026, on a motion made by _____ and seconded by _____.

PASSED AND ADOPTED ON SECOND READING this ___ day of _____, 2026, on a motion made by _____ and seconded by _____. Upon being put to a roll call vote, the vote was as follows:

Mayor Walter Fajet	_____
Vice Mayor Joseph Dion	_____
Councilmember Orlando Lamas	_____
Councilmember Fabian Perez-Crespo	_____
Councilmember Jorge Santin	_____

_____
WALTER FAJET
MAYOR

ATTEST:

_____
ERIKA GONZALEZ, MMC
CITY CLERK

APPROVED AS TO FORM AND LEGAL SUFFICIENCY
FOR THE USE AND RELIANCE OF THE CITY OF MIAMI SPRINGS ONLY:

_____
WEISS SEROTA HELFMAN COLE & BIERMAN, P.L.
CITY ATTORNEY

Exhibit “A”

Parcel 4:

All of Block 116, SECTION 2 OF COUNTRY CLUB ESTATES, according to Plat thereof, as recorded in Plat Book 10, Page 79, of the Public Records of Miami–Dade County, Florida, and 40 foot alley lying south and adjacent, closed per Ordinance 69–429, and North 10 feet of Lots 1 through 10, Block 96, SECTION 2 OF COUNTRY CLUB ESTATES, according to the Plat thereof, as recorded in Plat Book 10, at Page 79, of the Public Records of Miami–Dade County, Florida and;

Parcel 5:

South 120 feet of Lots 1 through 10, Block 96, and 16 foot alley lying north and adjacent, closed per Ordinance 87–120, SECTION 2 OF COUNTRY CLUB ESTATES, according to the Plat thereof, as recorded in Plat Book 10, at Page 79, of the Public Records of Miami–Dade County, Florida and;

BERCOW
RADELL
FERNANDEZ
LARKIN +
TAPANES

ZONING, LAND USE AND ENVIRONMENTAL LAW

200 S. Biscayne Boulevard
Suite 300, Miami, FL 33131

www.brzoninglaw.com

305.377.6229 office
305.377.6222 fax
gpenn@brzoninglaw.com

January 30, 2026

VIA ELECTRONIC MAIL

Ms. Silvia Vargas
City of Miami Springs
Zoning & Planning Department
201 Westward Drive
Miami Springs, FL 33166

Re: Revised and Updated Letter of Intent for the Miami Springs Nursing and Rehab Center Property Located at 201 Curtiss Parkway, Miami Springs, Florida

Dear Ms. Vargas,

This firm represents Fairhaven Propco LLC (the "Applicant"), the owner of the Miami Springs Nursing and Rehab Center located at 201 Curtiss Parkway (the "Property") in the City of Miami Springs (the "City"). This letter shall serve as the Applicant's revised and updated letter of intent in connection with the following requests: (i) land use map amendment, (ii) zoning change, (iii) zoning code amendment, and (iv) site plan review.

The approval of the requests will allow the Applicant to realize the most significant set of operational improvements to the Property in half a century. In sum, the proposed redevelopment will improve the lives of the Center's patients, set the Property on a path for continued success for its second century, and markedly improve the Center's parking and access.

Property Description. The Property is arguably the most well-known commercial site in the City. The site houses the original Miami Springs Hotel Country Club Hotel building, which was developed in 1927 and is a designated historic structure under the City's regulations. The original Hotel building was later joined by expansions developed in the 1930s (the Kellogg wing) when the hotel use was turned into a sanitarium and 1970s (the three buildings along Navarre Boulevard) when the site had already been operating as a nursing home for decades. To date, there has not

been an effort to comprehensively restore the existing historic structure and modernize the access and parking for the Property since its original construction. The existing nursing home use is licensed for 329 beds. The current number of parking spaces on the site is approximately forty-four (44).

The Property is comprised of seven parcels, totaling approximately 6.86 net acres in size. See Figure 1, Aerial, below. The Property consists of various lots on Blocks 96 and 97 recorded in the Public Records of Miami-Dade County Plat Book 10 at Page 79 (the "Plat"). For ease of reference, a summary of each parcel's property information is shown below, reflecting the associated Folio number, plat information, and square footage of each parcel. See Figure 2, Property Information, below.

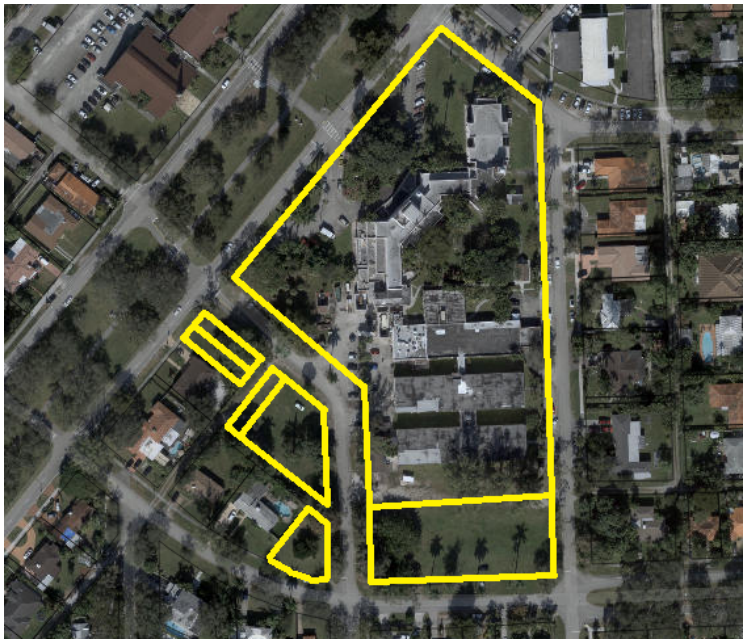


Figure 1. Aerial

Property Information Summary		
Folio No.	**Plat Information**	**Square Feet**
05-3119-010-2480	Block 96, Lot 116	196,553
05-3119-010-0620	Block 96, Lots 1-10	42,588
05-3119-010-0630	Block 97, Lot 1	2,800
05-3119-010-0640	Block 97, Lot 2	2,800
05-3119-010-0680	Block 97, Lot 18	10,768
05-3119-010-0690	Block 92, Lot 21	2,725
05-3119-013-1010	Blcok 97, Tract B	18,639

Figure 2. Property Information

Land Use. The majority of the Property is designated Medical/Residential under the City's Future Land Use Map, while some portions are designated Single Family Residential. See Figure 3, below. Specifically, the parcels with Folio numbers 05-3119-010-0620 and 05-3119-010-0680 are designated Single Family Residential, while the rest are Medical/Residential.

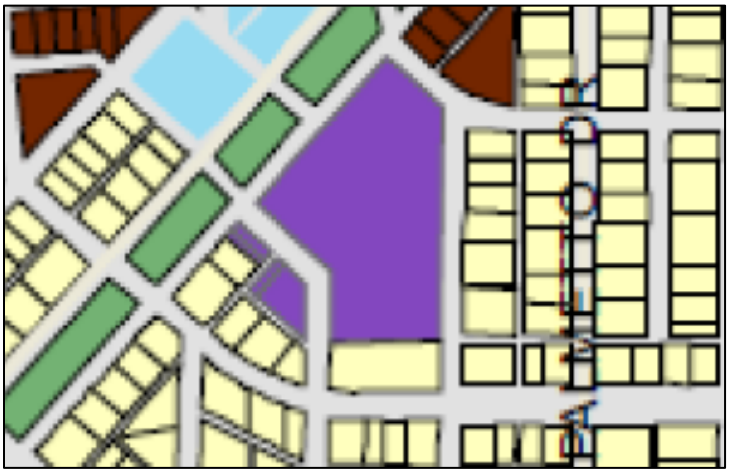


Figure 3. Future Land Use Map

According to the City's Comprehensive Plan, the Medical/Residential category of land use allows nursing home and similar facilities for long term medical care in a residential environment. Buildings in the Medical/Residential category are limited to a floor area ratio of 0.5 and are allowed a maximum density of 20 dwelling units per acre.

Zoning. The majority of the Property is zoned "R-3C" (multifamily) according to the City's Zoning Map, while some of the parcels are zoned R-1B (single-family). See Figure 4, below. Specifically, the parcels with Folio numbers 05-3119-010-2480 ("201 Curtiss North Parcel") and 05-3119-010-0620 ("201 Curtiss South Parcel") (collectively, the "201 Curtiss Parcels") are zoned R-3C, while the rest are zoned R-1B.

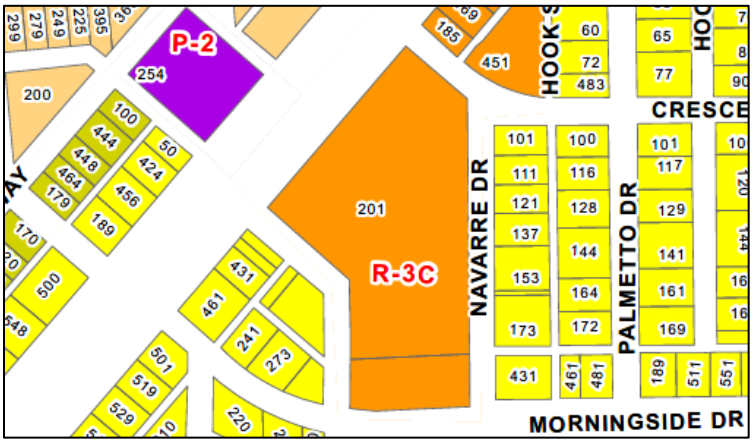


Figure 4. Zoning Map

Project. The proposed redevelopment of Miami Springs Nursing and Rehab Center represents the most significant enhancement to the Property in over half a century, improving both its functionality and aesthetic appeal while preserving its historic character. See Figure 5, below.

The Property currently accommodates 269 Skilled Nursing Facility (SNF) beds and 60 Assisted Living Facility (ALF) beds, totaling 329 beds. The Applicant is currently working, pursuant to approvals issued by the City's Historic Preservation Board, on a series of interior and exterior improvements to the existing historic building and Kellogg Wing. These improvements will include the complete replacement of interior structural elements with modern code-compliant elements as well as a comprehensive restoration of the building exterior. This work is intended to allow for the Center's licensed patients to be housed in the existing buildings on the site.

The Applicant has agreed to complete the restoration work on the historic structure before any new building construction moves forward on the Property. Moreover, the Applicant has agreed to return to the City for a site plan amendment if the total bed count is proposed to be increased.

Equally important to the improvements to patient comfort and care that will come with the Project, a new parking lot will be constructed to serve the nursing home and the front parking area along Curtiss Parkway will be strategically reconfigured, resulting in a total of 188 parking spaces (as noted above, the current parking count on the Property is only approximately 44 spaces).

The proposed parking calculations comply with the Florida Agency for Health Care Administration guidelines and provide one (1) space per two (2) patient beds. The future addition will encompass approximately 53,345 square feet, with designated areas for patient rooms, activities, office space, storage, and essential service areas. The development is designed to maintain a balanced site layout, with 31.9% lot coverage and 32.4% green area.

Along with the parking lot changes, access to the site from Curtiss Parkway is proposed to be improved, with the removal of driveways that meet the road at odd angles. These changes should significantly improve the functioning of the Property and its relationship with the neighborhood. At the same time, however, the Applicant is proposing to retain and improve the historic entry to the site.

Finally, the Project will include significant landscaping improvements, including enhanced buffering through the installation of street trees and extensive shrubbery throughout the site. These improvements are intended to soften the Project's visual impact, strengthen its interface with adjacent neighborhoods, and enhance the overall streetscape.

Existing Buildings. As noted above, the Miami Springs Nursing and Rehab Center is partially housed in a historically significant Pueblo Revival-style building, and its preservation is a priority of this Project. Policy 1.5.3 of the Comprehensive Plan identifies the Pueblo Hotel portion of the facility as one of the City's most valuable historic resources, and this redevelopment ensures its protection while improving its long-term functionality. Additionally, the Project aligns with Policy 1.13.1 of the Comprehensive Plan, which encourages the rehabilitation and adaptive reuse of historically valuable buildings. By modernizing the facility while maintaining the Property's architectural integrity, this Project will enhance the site's historic character and contribute to the City's overall design vision. Furthermore, the proposed parking improvements will provide much-needed relief, addressing long-standing parking challenges faced by the nursing home and its residents.

Improvements to Historic Structure / Certificates of Appropriateness. Fair Havens Nursing Home is a historically designated property, and any modifications to the site must comply with Chapter 153 of the City Code. The Applicant obtained approval from the Historic Preservation Board on September 23, 2025 for rehabilitation of the historic structure to address severe structural deficiencies and restore the building to its historic integrity. That approval authorized the most significant restoration of the building since its original construction, removing nearly a century of exterior alterations while upgrading exterior materials to modern standards. The restored structure will honor the building's historic design while ensuring it can continue to serve the Center's patients with dignity, safety, and comfort.

In addition, on October 23, 2025, the Applicant obtained approval of the site plan associated with the site improvements project. These prior approvals followed extensive coordination with the Historic Preservation Board over multiple public hearings and reflect a deliberate effort to balance historic preservation with contemporary operational needs.

Requests. The Applicant respectfully seeks approval of the following requests, as described below: (i) land use map amendment, (ii) zoning change, (iii) zoning code amendment, and (iv) site plan review.

Land Use Map Amendment. The Property is currently designated as both Medical/Residential and Single Family Residential on the City's Future Land Use Map. To align with objectives of the Comprehensive Plan and facilitate redevelopment, the Applicant requests an amendment to designate the 201 Curtiss South Parcel as Medical/Residential. This designation is necessary to facilitate the continued operation and enhancement of the nursing home while ensuring consistency in land use. Consolidating the designation on the 201 Curtiss Parcels will provide a more logical and cohesive planning approach, allowing for the efficient use of the site while maintaining compatibility with the surrounding area.

Zoning Change. The Applicant seeks to rezone the 201 Curtiss Parcels from R-3C to MRC (Medical and Residential Care District), which aligns with the current and intended use of the site. The MRC designation will expressly permit "nursing, convalescent, and extended-care homes. . . ." The proposed zoning change will ensure that the redevelopment is consistent with the City's land use policies and land development regulations and allows for the long-term operation of the facility while preserving the site's historic and functional integrity.

Zoning Code Text Amendment. The Applicant proposes an amendment to create an MRC – Medical and Residential Care District and to establish specific development standards for nursing, convalescent, and extended-care homes. These provisions are intended to promote compatibility with surrounding neighborhoods while providing a consistent regulatory framework for these facilities. Accordingly, the Applicant proposes the following development standards in the new MRC District:

- A maximum building height of forty-five (40) feet or three stories (allowing for rooftop mechanical and elevator overrides).
- A minimum lot size of 22,000 square feet.
- Setback requirements of fifteen (15) feet for front, side, and rear yards, with existing historic structures permitted to retain nonconforming setbacks.

- Parking requirements of one (1) space per two (2) beds.
- Pervious pavement requirements for parking areas.

Site Plan Review. Site plan review is required to evaluate the proposed redevelopment. The Applicant has submitted detailed plans demonstrating compliance with applicable development standards and the intent of the MRC district (as proposed to be created). The proposed redevelopment is designed to enhance the Property's functionality while preserving its historic character, maintaining compatibility with surrounding uses, and improving site efficiency. The site plan incorporates a balanced layout that includes necessary patient accommodations, staff facilities, and parking, ensuring that the development meets both regulatory requirements and the operational needs of the nursing home.

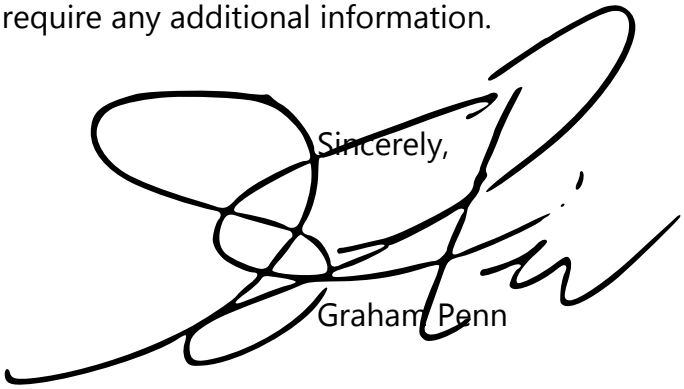
Evolution of Application. Since the initial filing of this application, the Applicant has refined their requests in response to ongoing coordination with the City and members of the public to tailor entitlements to improve the Project and better align it with the City's planning objectives. As originally submitted, the application requested: (i) a FLUM amendment designating the entire Property as Medical/Residential; (ii) rezoning of the entire Property from R-1B and R-3C to O-1; (iii) a zoning code text amendment modifying the O-1 district; and (iv) site plan approval for improvements across the entire Property.

Following continued coordination and review by the Zoning and Planning Board and City Council, the Applicant has modified their requests to limit the scope and more precisely tailor the proposed improvements. The Applicant believes these refinements are appropriate and beneficial in furthering the City's land use and zoning goals. As revised, the Applicant now requests: (i) FLUM amendment to designate only the 201 Curtiss Parcels as Medical/Residential; (ii) rezoning of only the 201 Curtiss Parcels to the proposed MRC district; (iii) a zoning code text amendment creating the MRC district; and (iv) site plan approval limited to improvements on the 201 Curtiss Parcels.

Conclusion. We are excited to be bringing a truly game-changing set of improvements to the Property. The proposed redevelopment represents a significant improvement to the Property, enhancing both its operational efficiency and historic preservation while maintaining compatibility with the City's planning objectives. The requested land use and zoning changes will ensure regulatory consistency, while the zoning code amendment will create clear development standards tailored to the needs of nursing, convalescent, and extended-care homes. The site plan has been carefully designed to balance functionality, aesthetics, and historic integrity and prepare the Property for another century of success.

For these reasons, the Applicant respectfully requests approval of the proposed amendments and entitlements. We appreciate the City's consideration of this application and look forward to working collaboratively throughout the review process. Please do not hesitate to contact us should you require any additional information.

Sincerely,

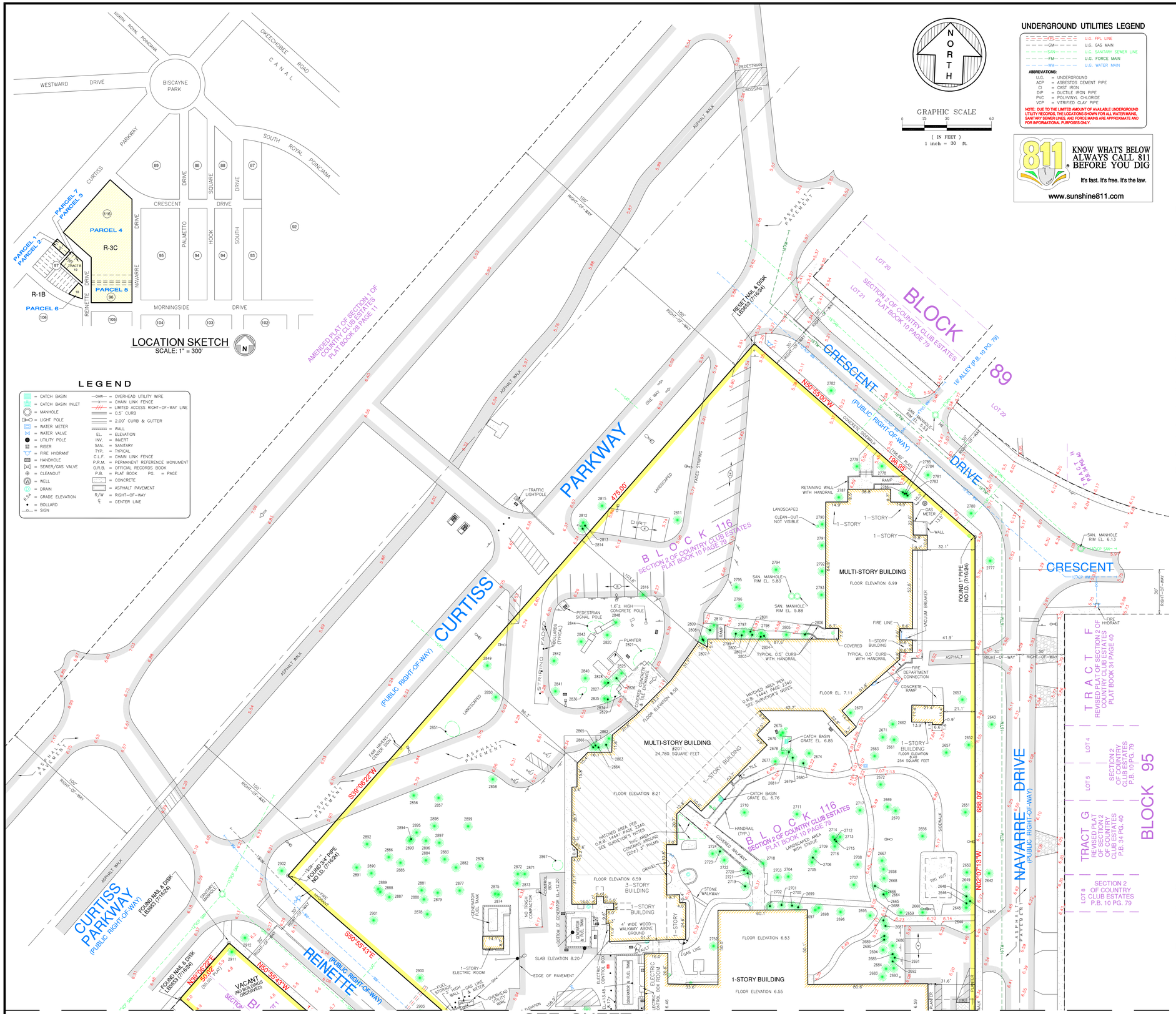


Graham Penn

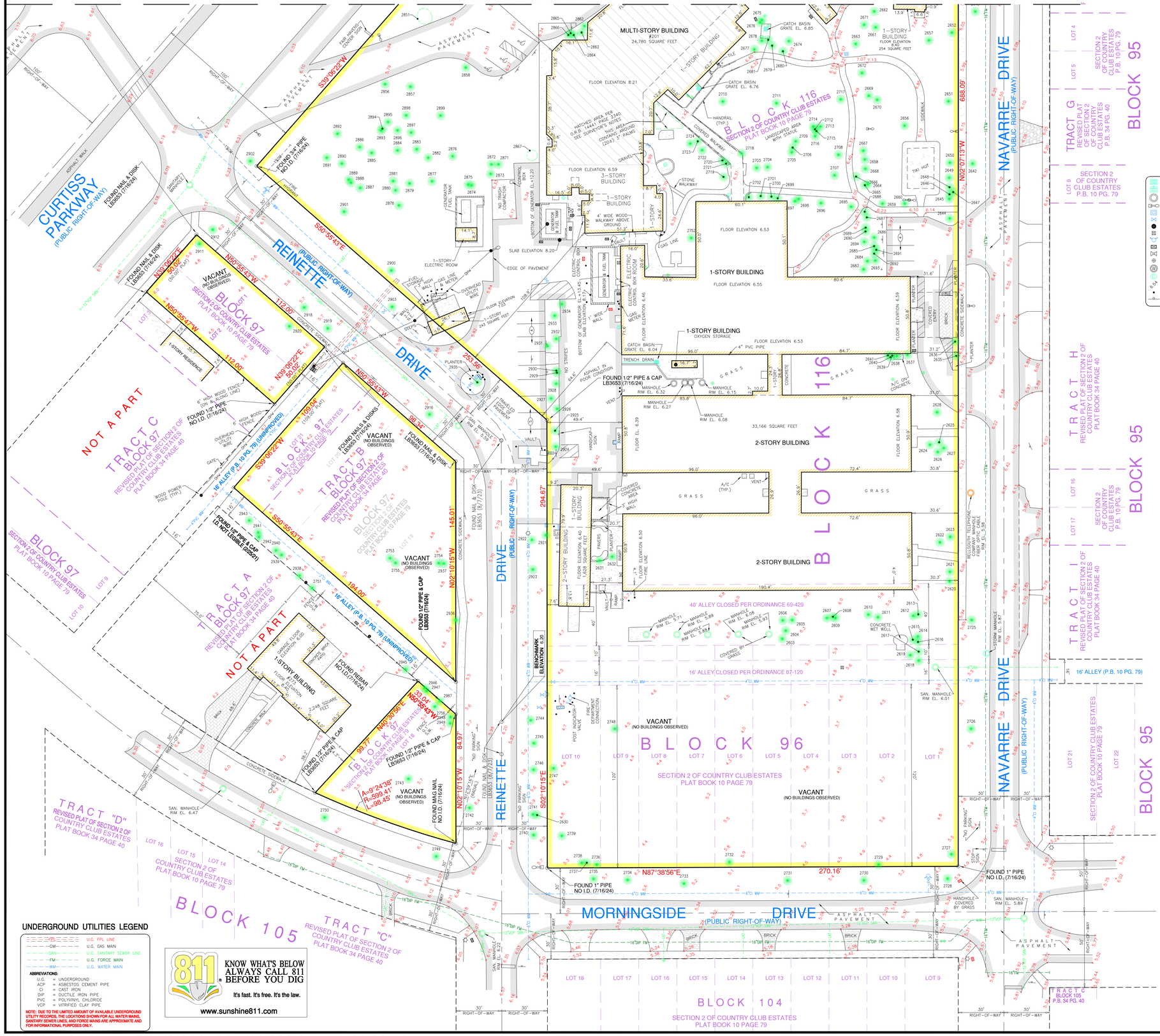
LOCATION SKETCH
SCALE: 1" = 300'

LEGEND

- CATCH BASIN
- CATCH BASIN INLET
- MANHOLE
- LIGHT POLE
- WATER METER
- WATER VALVE
- UTILITY POLE
- RISER
- FIRE HYDRANT
- HANDHOLE
- SEWER/GAS VALVE
- CLEANOUT
- WELL
- DRAIN
- GRADE ELEVATION
- BOLLARD
- SIGN
- OHW = OVERHEAD UTILITY WIRE
- X = CHAIN LINK FENCE
- LIMITED ACCESS RIGHT-OF-WAY LINE
- 0.5' CURB
- 2.00' CURB & GUTTER
- WALL
- EL. = ELEVATION
- INV. = INVERT
- SAN. = SANITARY
- TYP. = TYPICAL
- C.L.F. = CHAIN LINK FENCE
- P.R.M. = PERMANENT REFERENCE MONUMENT
- O.R.B. = OFFICIAL RECORDS BOOK
- P.B. = PLAT BOOK PG. = PAGE
- CONCRETE
- ASPHALT PAVEMENT
- R/W = RIGHT-OF-WAY
- ℄ = CENTER LINE


AMENDED PLAT OF SECTION 1 OF COUNTRY CLUB ESTATES PLAT BOOK 28 PAGE 11
PARKWAY
CURTISS
DRIVE
BLOCK 116
SECTION 2 OF COUNTRY CLUB ESTATES PLAT BOOK 10 PAGE 79
LOT 26
LOT 21
LOT 22
89
88
95
94
93
92
CRESCENT
(PUBLIC RIGHT-OF-WAY)
N50°55'00"W
186.55'
475.00'
S39°05'00"E
S39°05'22"W
S30°55'43"E
N30°05'22"E
N59°55'43"W
60.00'
N02°07'13"W
698.09'
CURTISS PARKWAY
(PUBLIC RIGHT-OF-WAY)
REINETTE
(PUBLIC RIGHT-OF-WAY)
NAVARRE DRIVE
(PUBLIC RIGHT-OF-WAY)
SECTION BI
TRACT F
REVISED PLAT OF SECTION 2 OF COUNTRY CLUB ESTATES PLAT BOOK 34 PAGE 40
TRACT G
REVISED PLAT OF SECTION 2 OF COUNTRY CLUB ESTATES P.B. 34 PG. 40
SECTION 2 OF COUNTRY CLUB ESTATES P.B. 10 PG. 79
LOT 4
LOT 5
LOT 8
BLOCK 95
MULTI-STORY BUILDING
#201
24,780 SQUARE FEET
1-STORY BUILDING
1-STORY BUILDING
1-STORY BUILDING
1-STORY BUILDING
1-STORY BUILDING
4 STORY
4" WIDE WOOD WALKWAY ABOVE GROUND
FOUND NAIL & DISK LB3653 (7/16/24)
FOUND 3/4" PIPE NO I.D. (7/16/24)
FOUND 1" PIPE NO I.D. (7/16/24)
RESET NAIL & DISK LB3653 (7/16/24)
VACANT (NO BUILDING OBSERVED)
SAN. MANHOLE RIM EL. 6.13
SAN. MANHOLE RIM EL. 5.83
SAN. MANHOLE RIM EL. 5.88
PEDESTRIAN CROSSING
ASPHALT WALK
ASPHALT PAVEMENT
TRAFFIC LIGHTPOLE
PEDESTRIAN SIGNAL POLE
1.6'± HIGH CONCRETE POLE
PLANTER
RETAINING WALL WITH HANDRAIL
LANDSCAPED
CLEAN-OUT NOT VISIBLE
GAS METER
WALL
RAMP
TYPICAL 0.5' CURB WITH HANDRAIL
COVERED
VACUUM BREAKER
FIRE LINE
FIRE DEPARTMENT CONNECTION
CONCRETE RAMP
CATCH BASIN GRATE EL. 6.85
CATCH BASIN GRATE EL. 6.76
HANDRAIL (TYP.)
COVERED WALKWAY
STONE WALKWAY
SIDEWALK
TIKI HUT
FLOOR ELEVATION 8.21
FLOOR ELEVATION 6.59
FLOOR ELEVATION 6.53
FLOOR ELEVATION 6.55
FLOOR ELEVATION 7.11
FLOOR ELEVATION 8.50
SLAB ELEVATION 8.20
EDGE OF PAVEMENT
HATCHED AREA PER O.R.B. 14441 PAGE 2340 SEE SURVEYOR'S NOTES
CONTAINED GROUND (20±) 3" PALMS
LANDSCAPED AREA WITH STATUE
1-STORY ELECTRIC ROOM
ELECTRIC BOX ROOM
GENERATOR FUEL TANK
ADDITIONAL FUEL TANK
NO. TRUCK COMPACTOR
BOTTOM OF GENERATOR EL.+12.20
FUEL STORAGE 1" HIGH
GAS METER
OVERHEAD UTILITY WIRE
GAS LINE
ELECTRIC BOX
ELEVATOR
WATER
WALK
FIRE HYDRANT
SANITARY MANHOLE
FIRE HYDRANT
FIRE HYDRANT
FIRE HYDRANT

SEE SHEET 1


CURTISS PARKWAY
(PUBLIC RIGHT-OF-WAY)
REINETTE DRIVE
(PUBLIC RIGHT-OF-WAY)
NAVARRE DRIVE
(PUBLIC RIGHT-OF-WAY)
MORNINGSIDE DRIVE
(PUBLIC RIGHT-OF-WAY)
MULTI-STORY BUILDING
#201
24,780 SQUARE FEET
1-STORY BUILDING
1-STORY BUILDING
OXYGEN STORAGE
2-STORY BUILDING
33,166 SQUARE FEET
1-STORY BUILDING
1-STORY BUILDING
1-STORY BUILDING
1-STORY BUILDING
1-STORY BUILDING
1-STORY BUILDING
1-STORY BUILDING
1-STORY BUILDING
1-STORY BUILDING
1-STORY BUILDING
BLOCK 116
SECTION 2 OF COUNTRY CLUB ESTATES
PLAT BOOK 10 PAGE 79
BLOCK 97
SECTION 2 OF COUNTRY CLUB ESTATES
PLAT BOOK 10 PAGE 79
BLOCK 96
SECTION 2 OF COUNTRY CLUB ESTATES
PLAT BOOK 10 PAGE 79
BLOCK 105
SECTION 2 OF COUNTRY CLUB ESTATES
PLAT BOOK 10 PAGE 79
BLOCK 104
SECTION 2 OF COUNTRY CLUB ESTATES
PLAT BOOK 10 PAGE 79
BLOCK 95
SECTION 2 OF COUNTRY CLUB ESTATES
P.B. 10 PG. 79
TRACT A
BLOCK 97
REVISED PLAT OF SECTION 2 OF
COUNTRY CLUB ESTATES
PLAT BOOK 34 PAGE 40
TRACT B
BLOCK 97
REVISED PLAT OF SECTION 2 OF
COUNTRY CLUB ESTATES
PLAT BOOK 34 PAGE 40
TRACT "C"
REVISED PLAT OF SECTION 2 OF
COUNTRY CLUB ESTATES
PLAT BOOK 34 PAGE 40
TRACT "D"
REVISED PLAT OF SECTION 2 OF
COUNTRY CLUB ESTATES
PLAT BOOK 34 PAGE 40
TRACT G
REVISED PLAT OF SECTION 2 OF
COUNTRY CLUB ESTATES
PLAT BOOK 34 PAGE 40
TRACT H
REVISED PLAT OF SECTION 2 OF
COUNTRY CLUB ESTATES
PLAT BOOK 34 PAGE 40
TRACT C
BLOCK 105
P.B. 34 PG. 40
VACANT
(NO BUILDINGS OBSERVED)
NOT A PART
FOUND NAIL & DISK LB3653 (7/16/24)
FOUND 3/4" PIPE NO I.D. (7/16/24)
FOUND 1/2" PIPE NO I.D. (7/16/24)
FOUND 1/2" PIPE & CAP LB3653 (7/16/24)
FOUND 1" PIPE NO I.D. (7/16/24)
FOUND REBAR NO I.D. (7/16/24)
FOUND MAG NAIL NO I.D. (7/16/24)
FOUND 1/2" PIPE & CAP I.D. NOT LEGIBLE (6/25/21)
FOUND 1/2" PIPE & CAP LB3653 (7/16/24)
FOUND NAILS & DISKS LB3653 (7/16/24)
FOUND NAIL & DISK LB3653 (8/7/23)
S39°06'22"W
S50°55'43"E
N39°06'22"E
N50°55'43"W
112.00'
50.00'
253.56'
145.01'
194.00'
294.67'
270.16'
N02°10'15"W
S02°10'15"E
N87°38'56"E
S87°38'56"W
N02°07'13"W
688.09'
84.97'
33.04'
N40°30'06"E
A=9°24'38"
R=590.41'
L=98.45'
100' RIGHT-OF-WAY
16' ALLEY (P.B. 10 PG. 79) (UNIMPROVED)
16' ALLEY CLOSED PER ORDINANCE 87-120
40' ALLEY CLOSED PER ORDINANCE 69-429
FLOOR ELEVATION 8.21
FLOOR ELEVATION 6.59
FLOOR ELEVATION 6.53
FLOOR ELEVATION 6.55
FLOOR ELEVATION 6.59
FLOOR ELEVATION 6.58
SLAB ELEVATION 8.20
EDGE OF PAVEMENT
BENCHMARK ELEVATION 8.00
CATCH BASIN GRATE EL. 6.85
CATCH BASIN GRATE EL. 6.76
CATCH BASIN GRATE EL. 6.04
MANHOLE RIM EL. 6.32
MANHOLE RIM EL. 6.27
MANHOLE RIM EL. 6.15
MANHOLE RIM EL. 6.08
SAN. MANHOLE RIM EL. 6.47
SAN. MANHOLE RIM EL. 6.01
SAN. MANHOLE RIM EL. 5.89
SAN. MANHOLE RIM EL. 6.22
MANHOLE COVERED BY GRASS
HANDICAP SIGN
NO PARKING SIGN
STOP SIGN
FIRE HYDRANT
POST INDICATOR VALVE
FIRE DEPARTMENT CONNECTION
GENERATOR & FUEL TANK
ELECTRIC CONTROL BOX
ELECTRIC METER
GAS METER
OVERHEAD UTILITY WIRE
CONTROL BOX
NO TRASH COMPACTOR
GENERATOR FUEL TANK
SANITARY MANHOLE
VAULT
A/C (TYP.)
A/C ON CONCRETE
HANDRAIL (TYP.)
COVERED WALKWAY
STONE WALKWAY
4' WIDE WOOD WALKWAY ABOVE GROUND
LANDSCAPED AREA WITH STATUE
HATCHED AREA PER O.R.B. 14441 PG. 2340 SEE SURVEYOR'S NOTE #3
TWO AREAS CONTAINING APPROX. (20) 7' PALMS
ONE AREA CONTAINING APPROX. (7) 7' PALMS
TRENCH DRAIN
4" PVC PIPE
CONCRETE WET WELL
COVERED BY GRASS
SOUTH TELEPHONE BELLSOUTH FIBER OPTIC CABLE
SOUTH FLORIDA WATER MANAGEMENT DISTRICT CANAL C-102
SIDEWALK
CONCRETE SIDEWALK
BRICK PAVERS
PLANTER
COVERED ENTRY
BRICK
ASPHALT PAVEMENT
GRASS
VACANT
(NO BUILDINGS OBSERVED)
1-STORY RESIDENCE
1-STORY ELECTRIC ROOM
1-STORY STORAGE
1-STORY GARAGE
2-STORY GARAGE
2,248 SQUARE FEET
2,243 SQUARE FEET
2,243 SQUARE FEET
2,243

LEGAL DESCRIPTIONS

Parcel 1:
Lot 1, Block 97, SECTION 2 OF COUNTRY CLUB ESTATES, according to the Plat thereof, as recorded in Plat Book 10, at Page 79, of the Public Records of Miami-Dade County, Florida and;

Parcel 2:
Lot 2, Block 97, SECTION 2 OF COUNTRY CLUB ESTATES, according to the Plat thereof, as recorded in Plat Book 10, at Page 79, of the Public Records of Miami-Dade County, Florida and;

Parcel 3:
Tract B, Block 97, REVISED PLAT OF SECTION 2 OF COUNTRY CLUB ESTATES, according to the plat thereof, as recorded in Plat Book 34, at Page 40, of the Public Records of Miami-Dade County, Florida, being identical with Lots 19 and 20, Block 97, Section 2 of Country Club Estates, as recorded in Plat Book 10, at Page 79, of the Public Records of Miami-Dade County, Florida and;

Parcel 4:
All of Block 116, SECTION 2 OF COUNTRY CLUB ESTATES, according to Plat thereof, as recorded in Plat Book 10, Page 79, of the Public Records of Miami-Dade County, Florida, and 40 foot alley lying south and adjacent, closed per Ordinance 69-429, and North 10 feet of Lots 1 through 10, Block 96, SECTION 2 OF COUNTRY CLUB ESTATES, according to the Plat thereof, as recorded in Plat Book 10, at Page 79, of the Public Records of Miami-Dade County, Florida and;

Parcel 5:
South 120 feet of Lots 1 through 10, Block 96, and 16 foot alley lying north and adjacent, closed per Ordinance 87-120, SECTION 2 OF COUNTRY CLUB ESTATES, according to the Plat thereof, as recorded in Plat Book 10, at Page 79, of the Public Records of Miami-Dade County, Florida and;

Parcel 6:
Lot 18, Block 97, SECTION 2 OF COUNTRY CLUB ESTATES, according to the Plat thereof, as recorded in Plat Book 10, at Page 79, of the Public Records of Miami-Dade County, Florida and;

Parcel 7:
Lot 21, Block 97, SECTION 2 OF COUNTRY CLUB ESTATES, according to the Plat thereof, as recorded in Plat Book 10, at Page 79, of the Public Records of Miami-Dade County, Florida.

GENERAL NOTES

1. CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE AND FEDERAL BUILDING CODES. PERMIT SHALL BE POSTED ON A VISIBLE PLACE AT ALL TIMES. ALL PERMITS UTILITY AND METER CONNECTIONS FEES SHALL BE OBTAINED AND PAID FOR BY DE CONTRACTOR.
2. ALL WORKS, MATERIALS AND EQUIPMENT UTILIZED IN THIS PROJECT SHALL CONFORM TO STANDARDS PUBLISHED BY RECOGNIZED PROFESSIONAL AND INDUSTRY ORGANIZATIONS AND BE IN STRICT ACCORDANCE WITH THE MANUFACTURES RECOMMENDATIONS AND SPECIFICATIONS.
3. CONTRACTORS SHALL BE RESPONSIBLE FOR VISITING THE SITE PRIOR TO BUILDING AND FAMILIARIZING HIM/HERSELF WITH EXISTING CONDITIONS AFFECTING THE WORK, INCLUDING BUT NOT LIMITED TO PRIVATE AND PUBLIC UTILITIES ON AND OFF SITE, ACCESS ROADS AND OTHER SUPPORTS.
4. CONTRACTOR TO REMOVE, RELOCATE OR RE-ROUTE AS NECESSARY ELECTRICAL, GAS WATER OR ANY OTHER UTILITY LINES ENCOUNTERED AND SHALL COORDINATE THIS WORK WITH ALL LOCAL UTILITY COMPANIES.
5. CONTRACTOR MUST NOTIFY ARCHITECT IMMEDIATELY OF ANY UNEXPECTED OR UNKNOWN CONDITIONS, DISCREPANCIES IN THE DRAWINGS IN THE FIELD PRIOR TO PROCEEDING WITH WORKS OR SHOP FABRICATIONS.
6. CONTRACTOR SHALL NOTIFY ARCHITECT FOR CLARIFICATION PRIOR TO BUILDING OF ANY DISCREPANCY BETWEEN ARCHITECTURAL, ELECTRICAL, MECHANICAL AND PLUMBING DRAWINGS. BID SHALL BE BASED ON THE MOST STRINGENT REQUIREMENT.
7. CONTRACTOR IS TO OBTAIN WRITTEN APPROVAL FORM OWNER AND ARCHITECT TO ANY CHANGES OR DEVIATION FROM CONTRACT DOCUMENTS.
8. CONTRACTOR SHALL PREPARE AND MAINTAIN ALL CONSTRUCTION AREAS, AS WELL AS SURROUNDING AREAS FREE OR DEBRIS OR HAZARDOUS EQUIPMENT ALL TIMES.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND/OR REPLACEMENT OF ANY ITEMS DAMAGED DURING CONSTRUCTION OR CLEAN-UP. CONSTRUCTION PERSONNEL SHALL BE CONFINED TO THE LIMITS OF THE CONSTRUCTION AREA. ALL OSHA REGULATIONS FOR THE CONSTRUCTIONS AREAS SHALL BE STRICTLY FOLLOWED.
10. DISCREPANCIES.
    - IN DISCREPANCIES OR CONFLICTS IN THE CONTRACT DOCUMENTS, THE MORE STRICT REQUIREMENTS WILL APPLY.
    - THE CONTRACTOR SHALL HAVE ALL ITEMS OR DETAILS CLARIFIED WITH THE ARCHITECT PRIOR TO SUBMITTING A BID, OTHERWISE THE ARCHITECT'S INTERPRETATION SHALL BE FINAL.
    - ON-SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ANY DISCREPANCY SHALL BE REPORTED TO THE ARCHITECT AT ONCE BEFORE PROCEEDING.
11. DRAWINGS ARE NOT TO BE SCALED. DIMENSIONS SHALL BE FOLLOWED.
12. ALL DIMENSIONS ARE BASED ON NOMINAL SIZES OF MEMBERS AND ARE GIVEN TO THE OUTER FACE OF SUCH MEMBERS, NOT TO FACE OF FINISH MATERIALS UNLESS OTHERWISE NOTED ON DRAWINGS.
13. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR APPROVAL BEFORE COMMENCING FABRICATION AND/OR INSTALLATION OF ALL APPLICABLE ITEMS FOR CONSTRUCTION. ALL SHOP DRAWINGS DIMENSIONS SHALE BE FIELD VERIFIED, REVIEWED AND APPROVED BY CONTRACTOR BEFORE SUBMITTAL FOR ADDITIONAL REQUIREMENTS.
14. THE CONTRACTOR SHALL BE AWARE THAT SPECIFIC FIRE-RATED SEPARATION WITHIN THE BUILDING'S CONSTRUCTION ARE REQUIRED BY CODE.
15. THE USE OF SPECIFIC MATERIALS AND COMBINATIONS OF MATERIALS WITHIN FIRE-RATED ASSEMBLIES AS CALLED FOR ON THE DRAWINGS AND SPECIFICATIONS ARE FOR THE PURPOSE OF ACHIEVING THOSE REQUIRED FIRE SEPARATION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT CHANGE IN MATERIAL THAT ARE REQUESTED BY OR MADE BY CONTRACTOR AND/OR IT'S SUB-CONTRACTORS, FROM THOSE MATERIALS DRAWN OR SPECIFIED, DOES NOT IN ANY WAY AFFECT OR LESSEN THE REQUIRED FIRE RATED CONSTRUCTION ASSEMBLY.
16. WHERE CONCRETE MASONRY UNIT (CMU) IS INDICATED TO HAVE AN SPECIFIC HOURLY FIRE RATING, THIS SHALL BE TAKEN AS THE MINIMUM ALLOWED.
17. ALL WOOD FRAMING, INCLUDING PLYWOOD, WHICH IS CONCEALED WITHIN WALLS OR CEILINGS OR USED FOR SUPPORT OF WALLS AND CEILINGS SHALL MEET CODE REQUIREMENTS. PRESSURE TREATED WOOD SHALL BE USED WHERE IN CONTACT WITH CONCRETE OR MASONRY OR IN CONTACT WITH THE ELEMENTS (EXTERIOR).
18. ALL PIPING TO BE SLEEVED TROUGH SLAB. CONTRACTOR TO FULLY SEAL SPACE AROUND PIPES WITH A 2-HOUR U.L. APPROVED FIRE RESISTIVE "THE" GLASS FIBER SATING INSULATION AS MANUFACTURED BY U.S. GYPSUM CO. COMPLYING WITH ASST. E-119.
19. CONTRACTOR TO SUBMIT A MINIMUM OF FIVE (5) SETS OF COMPLETE SHOPS DRAWINGS OR AS SUBMITTALS FOR APPROVAL BEFORE COMMENCING FABRICATION AND OR INSTALLATION OF ALL APPLICABLE ITEMS OF CONSTRUCTION. ALL SHOP DRAWINGS DIMENSIONS SHALL BE FIELD-VERIFIED AND REVIEWED AND APPROVED BY THE CONTRACTOR BEFORE SUBMITTAL, AND SO NOTED.
20. CONTRACTOR TO FURNISH AND INSTALL ALL METAL AND WOOD BLOCKING REQUIRED FOR WALL-MOUNTED OR BRACED FIXTURE, MILLWORK, FIELD-VERIFIED AND REVIEWED AND APPROVED BY THE CONTRACTOR BEFORE SUBMITTAL AND SO NOTED. SHELVES, BATHROOMS FIXTURES AND ACCESSORIES OR BY THE ITEMS DESCRIBED IN INTERIOR DESIGN AND ARCHITECTURAL DRAWINGS.
21. IN ADDITION TO WALL TYPES SHOWN ON PLANS, THE CONTRACTOR SHALL REFER TO THE ROOM FINISH SCHEDULE, INTERIOR ELEVATIONS AND DETAILS FOR ADDITIONAL INFORMATION REGARDING FINISHES.
22. CONTRACTOR SHALL COORDINATE WITH MECHANICAL AND ELECTRICAL CONTRACTORS THE LOCATION OF ALL ACCESS PANELS SO AS TO ALLOW FOR PROPER EQUIPMENT ACCESSIBILITY, MAINTENANCE AND/OR OPERATION OF THE BUILDING SYSTEMS. THE OMISSIONS OF ANY OF ALL ACCESS PANELS DOES NOT RELIEVES THE CONTRACTOR OF THE RESPONSIBILITY FROM PROVIDING AND INSTALLING SUCH PANELS OR DOORS.
23. CONTRACTOR TO PROVIDE ACCESS PANELS FOR ALL A/C FIRE DAMPERS WHERE APPLICABLE.
24. CONTRACTOR SHALL PAINT ALL VISIBLE SURFACES OF FACTORY PRIMED OR FACTORY PAINT FINISHED EQUIPMENT, A/C, GRILLS OR REGISTERS, COVERS ETC. UNLESS SPECIFICALLY RATED OTHERWISE VERIFY AND COORDINATE COLORS WITH INTERIOR DESIGN AND ARCHITECT.
25. BEFORE INSTALLATION, THE CONTRACTOR SHALL COORDINATE WITH THE ARCHITECT THE EXACT MOUNTING LOCATION OF ALL SWITCHES, WALL RECEPTACLES PLUGS, THERMOSTATS AND OTHER WALL MOUNTED FIXTURE.
26. ALL INTERIOR AND EXTERIOR JOINTS BETWEEN DIFFERENT MATERIALS OR FINISHES SHALL RECEIVE A BEAD OF CAULKING TO MATCH COLORS OF ADJACENT SURFACES. COORDINATE COLORS WITH THE ARCHITECT.
27. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL DEBRIS AND CONSTRUCTION MATERIALS FROM THE SITE (REFER TO NOTE #9). CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR PROPERTY CLEANING ALL AREAS PRIOR TO FINAL ACCEPTANCE BY THE OWNER INCLUDING BUT NOT LIMITED TO WINDOWS, STOREFRONTS, FLOORS, CARPETS, WALLS, DOORS, ETC.
28. UPON COMPLETION OF THIS PROJECT, THE CONTRACTOR SHALL GIVE THE OWNER A COMPLETE SET OF AS BUILT ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS ALONG WITH THE WRITTEN GUARANTIES, OPERATION AND MAINTENANCE MANUALS OF ALL EQUIPMENT AND FINISHED INSTALLED. THE CONTRACTOR SHALL MAINTAIN A CURRENT SET OF AS-BUILT DRAWINGS. INFORMATION SHALL BE REORDERED BY THE CONTRACTOR AS CONSTRUCTION PROGRESSES.
29. BUILDINGS AND STRUCTURES HEREIN PROVIDED FOR UNDER DIVISION 3, 4 ,5,6 AND 7 MEET THE REQUIREMENTS FOR IMPACT RESISTIBILITY, AS REQUIRED BY SECTION 2315 OF THE FLORIDA BUILDING CODE, AND ARE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH CONDITION II, TABLE 9 OF THE ASCE 7-98.
30. CONTRACTOR TO SUBMIT PRODUCT APPROVAL TO THE BUILDING DEPARTMENT FOR ALL WINDOWS, DOORS, HURRICANE SHUTTERS AND ALL COMPONENTS REQUIRING PRODUCT APPROVAL PRIOR TO THE SUBMITTAL OF SHOP DRAWINGS.
31. ANY DAMAGE TO EXISTING STRUCTURES IN THE CONSTRUCTION OF NEW WORK SHALL BE REPAIRED TO EQUIVALENT OR BETTER THAN ORIGINAL CONDITION AT CONTRACTOR EXPENSE.
32. CONTRACTOR SHALL PROVIDE PROPER SAFEGUARD IN COMPLIANCE WITH CODES DURING ALL PHASES OF CONSTRUCTION.
33. CONTRACTOR TO INSTALL BARRIERS AS NECESSARY AND REQUIRED AROUND PERIMETER OF CONSTRUCTION UNITS TO PROTECT THE PUBLIC AND OR ADJACENT PROPERTY.
34. COORDINATE ALL DEMOLITION WORK WITH ALL OTHERS TO INSURE WORK WITH PROGRESS WITHOUT INTERRUPTIONS AND MINIMUM DELAYS. COORDINATE AND SCHEDULE THE WORK WITH THE OWNER WHERE POSSIBLE DISTURBANCE MAY OCCUR AND WHERE RELOCATING OF OTHER POTENTIAL DISRUPTIONS OF OWNER'S FUNCTIONS AND SERVICES MAY OCCUR. ALL WORK AFFECTING OWNER'S FUNCTIONS AND ACTIVITIES INCLUDING ACCOMPLISHING WORK BY PHASING WITH OWNER'S APPROVAL.
35. IN THE EVENT THAT THE G.C. EFFECTS TO HAVE MORE THAN (1) CONCRETE POUR/DAY THE G.C. WILL BE RESPONSIBLE FOR ANY ADDITIONAL CITY IMPOSED INSPECTION COSTS.

ABBREVIATIONS

ACCRY	ACCESSORY	JAN	JANITOR
ACOUS	ACOUSTIC(AL)	JST	JOIST
A/C	AIR CONDITIONER	JT	JOINT
A.F.F	ABOVE FINISHED FLOOR		
AL. ALUM	ALUMINUM	KIT	KITCHEN
ALT	ALTERNATE	KO	KNOCKOUT
ANOD	ANODIZED	KPL	KICK PLATE
A.O.R.	ARCHITECT OF RECORD		
APPL	APPLIANCE	LAD	LADDER
ARCH	ARCHITECT(URAL)	LAV	LAVATORY
ASPH	ASPHALT	LB	POUND
A.T.O.S.	ABOVE TOP OF SLAB/ SHEATHING	LBL	LABEL
AUTO	AUTOMATIC	L.L	LIVE LOAD
AVG	AVERAGE	L.P	LOW POINT
		LT	LIGHT
BD	BOARD	LTL	LINTEL
B.L	BUILDING LINE	LVLG	LEVELING
BLDG	BUILDING	LW	LIGHTWEIGHT
BLKG	BLOCKING	LW.C	LIGHTWEIGHT CONCRETE
BOLLD	BOLLARD	LVR	LOUVER
BR	BEDROOM		
BOTT	BOTTOM	MAS	MASONRY
		MAT	MATERIAL(S)
CAB	CABINET	MAX	MAXIMUM
CEM	CEMENT(ITIOUS)	M.C	MEDICINE CABINET
CER	CERAMIC	MECH	MECHANIC(AL)
C.F	CUBIC FOOT	MEMB	MEMBRANE
C.I	CAST IRON	MEZZ	MEZZANINE
C.I.P	CAST-IN-PLACE	MFD	MANUFACTURED
CIR	CIRCUMFERENCE	MFR	MANUFACTURER
CIRC	CIRCLE	MIN	MINIMUM
C.J	CONTROL JOINT	MISC	MISCELLANEOUS
C.L	CENTER LINE	MIR	MIRROR
CLG	CEILING	ML/WK	MILLWORK
C.M.U	CONCRETE MASONRY UNIT	M.O	MANSONRY OPENING
C.O	CLEAN OUT	MOD	MODULAR
COATG	COATING	MOIST	MOISTURE
COL	COLUMN	MOT	MOTOR(IZED)
COILG	COILING	MTD	MOUNTED
CONC	CONCRETE	MTL	METAL
CONST	CONSTRUCTION	MULL	MULLION
CONT	CONTINUOUS, CONTINUATION		
CONTR	CONTRACT(OR)	N.I.C	NOT IN CONTRACT
CORR	CORRUGATED	NOM	NOMINAL
COV	COVER	N.T.S	NOT TO SCALE
CPT	CARPET		
C.Y	CUBIC YARD	O.C	ON CENTER
		O.D	OUTSIDE DIAMETER
DBL	DOUBLE	OF.D	OVERFLOW DRAIN
DEMO	DEMOLISH / DEMOLITION	OF.R.D	OVERFLOW ROOF DRAIN
DEPT	DEPARTMENT	OF.S	OVERFLOW SCUPPER
DES	DESIGN(ED)	OH	OVERHEAD
DET	DETAIL	OPNG	OPENING(S)
D.F	DRINKING FOUNTAIN	OPR	OPERABLE
D.L	DEAD LOAD	ORNA	ORNAMENTAL
DIA	DIAMETER	OVFL	OVFL
DIAG	DIAGONAL	OVHD	OVERHEAD
DIFF	DIFFUSER		
DIM	DIMENSION	PART	PARTITION
DISP	DISPENSER	P.B	PANIC BAR
DIV	DIVISION	P.BD	PARTICLE BOARD
DN	DOWN	PC.C	PRE-CAST CONCRETE
DNSP	DOWNSPOUT	PEDRN	PEDESTRIAN
DR	DOOR	PKG	PARKING
DRA	DRAIN	PL	PLATE
DSCON	DISCONNECT	PLAM	PLASTIC LAMINATE
DW	DISHWASHER	PLAS	PLASTER
DWG	DRAWING	P.L.F	POUNDS PER LINEAR FOOT
DWR	DRAWER	PLSTC	PLASTIC
		PLYWD	PLYWOOD
EA	EACH	PNL	PANEL
E.B	EXPANSION BOLT	POLYST	POLYSTRENE
E.J	EXPANSION JOINT	PORT	PORTABLE
ELAST	ELASTOMERIC	PREFAB	PREFABRICATED
ELEC	ELECTRICAL	PREFIN	PREFINISHED
ELEV	ELEVATION	PRTECN	PROTECTION
EMER	EMERGENCY	P.S.F	POUNDS PER SQUARE FOOT
EMBED	EMBED(DED, ING)	P.S.I	POUNDS PER SQUARE INCH
ENGR	ENGINEER(ED)	P.T	PRESSURE-TREATED
ENTR	ENTRANCE	PWD	PLYWOOD
E.O.R	ENGINEER OF RECORD	PVMT	PAVEMENT
E.P	ELECTRICAL PANEL		
EQ	EQUAL	RAD	RADIUS. RADIAL
ESC	ESCALATOR	R.D	ROOF DRAIN
EQUIP	EQUIPMENT	R.D.L	ROOF DRAIN LEADER
E.W.C	ELECTRICAL WATER COOLER	RDR	READER
E.W.H	ELECTRICAL WATER HEATER	RECES	RECESSED
EXH	EXHAUST	RECPT	RECEPTACLE
EXIST	EXISTING	REF	REFER(ENCE)
EXPS	EXPOSE(D)	REFL	REFLECTED
EXT	EXTERIOR	REFR	REFRIGERATOR
		REINF	REINFORCED(D)(ING)(MENT)
F.A	FIRE ALARM	REQD	REQUIRED
FAB	FABRICATION	RESIL	RESILIENT
F.D	FLOOR DRAIN	RESIS	RESIST(ANT)(IVE)
F.E	FIRE EXTINGUISHER	RFG	ROOFING
F.E.C	FIRE EXTINGUISHER IN CABINET	RM	ROOM
F.F.E	FINISHED FLOOR ELEVATION	R.O	ROUGH OPENING
F.H.C	FIRE HOSE IN CABINET	R.O.W	RIGHT-OF-WAY
FIN	FINISH		
FLDG	FOLDING	S.C	SOLID CORE
FLR	FLOOR(ING)	SCRN	SCREEN
FLUR	FLUORESCENT	SECT	SECTION
FP	FIREPROOF	SECUR	SECURITY
FPLC	FIREPLACE	S.F.	SQUARE FEET
F.R	FIRE RAT(ING)(ED)	SHORG	SHORING
FRMG	FRAMING	SIM	SIMILAR
F.RT	FIRE RETARDANT	SPKR	SPEAKER
FTNG	FOOTING	S.S	STAINLESS STEEL
FURN	FURNITURE	STA	STATION
FURR	FURRED	STD	STANDARD
FXD	FIXED	STL	STEEL
FXTR	FIXTURE	STOR	STORAGE
GD	GRAD(IE)(ING)	STRFR	STOREFRONT
GA	GAUGE	STRUCT	STRUCTURE, STRUCTURAL
G.B	GRAB BAR	SURF	SURFACE
GA	GAUGE	SUSP	SUSPENDED
G.F.RC	GLASS FIBER REINFORCED	SYS	SYSTEM(S)
G.F.R.G	GLASS FIBER REINFORCED GYPSUM		
G.F.R.P	GLAS FIBER REINFORCED PLASTER	TEL	TELEPHONE
GL	GLASS	T&G	TONGUE AND GROOVE
G.W.H	GAS WATER HEATER	THK	THICK (NESS)
G.W.B	GYPSUM WALL BOARD	T.O.B	TOP OF BEAM
GYP	GYPSUM	T.O.S	TOP OF SLAB
		TRAF	TRAFFIC
HACPD	HANDICAPPED	TRTD	TREATED
H.B	HOSE BIB	TYP	TYPICAL
H.C	HOLLOW CORE		
HD	HEAD	UC	UNDERCUT
H.DTY	HEAVY DUTY	UNDRLAY	UNDERLAYMENT
HDWD	HARDWOOD	U.N.O	UNLESS NOTED OTHERWISE
HDWR	HARDWARE	UTIL	UTILITY
HORIZ	HORIZONTAL		
H.P	HIGH POINT	W.C	WATER CLOSET
HR	HOUR	V.C.T	VINYL COMPOSITION TILE
HT	HEIGHT	VERT	VERTICAL
HVAC	HEATING, VENTILATION AND A/C	WD	WOOD
		V.I.F	VERIFY IN FIELD
INFILTR	INFILTRATION	V.T.R	VENTILATION THRU ROOF
INSTRUM	INSTRUMENT(ATION)		
INSUL	INSULATION	WT	WEIGHT
INT	INTERIOR	WTRPRF	WATERPROOFING
INTLK	INTERLOCK(ING)	W.W.F	WELDED WIRE FABRIC

CONSULTANTS INFO & DRAWING INDEX

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DANIEL C. FORTIN JR.
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PHONE: 305-6534493 FAX 305-6517152

AS-101	SURVEY
AS-102	SURVEY

CIVIL
GERARDO ZAMORA
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PHONE: 305-2737801

C1-DS	STORMWATER POLLUTION PREVENTION PLAN
C2-DS	STORMWATER POLLUTION PREVENTION DETAILS PLAN
C3-DS	PAVING, GRADING & DRAINAGE PLAN
C4-DS	PAVEMENT MARKING & SINNAGE PLAN
C5-DS	PAVING & DRAINAGE DETAILS PLAN
C6-DS	PAVING & DRAINAGE DETAILS PLAN
C7-DS	PAVING & DRAINAGE DETAILS PLAN
C8-DS	PAVING & DRAINAGE DETAILS PLAN
WS1-DS	COVER SHEET
WS2-DS	WATER & SEWER NOTES PLAN
WS3-DS	WATER MAIN EXTENSION & SEWER PLAN

LANDSCAPE
BRANDON WHITE
12930 SW 128th STREET, SUITE 203. MIAMI, FL 33186
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L-01	LANDSCAPE PLAN
L-02	LANDSCAPE PLAN
L-03	LANDSCAPE PLAN
L-04	LANDSCAPE PLAN
L-05	LANDSCAPE PLAN
L-06	LANDSCAPE PLAN
L-07	LANDSCAPE PLAN
L-08	LANDSCAPE PLAN

ARCHITECTURE
BELLON ARCHITECTURE
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A-0.0	DRAWIN INDEX, PROJECT INFORMATION
A-1.0	EXISTING SITE PLAN
A-2.0	CONCEPTUAL SITE PLAN
A-2.1	CROSS SECTIONS
A-3.0	PROPOSED 1st FLOOR PLAN
A-3.1	PROPOSED 2 nd FLOOR PLAN
A-3.2	PROPOSED 3 rd FLOOR PLAN
A-4.0	PROPOSED 1st & 2 nd FLOOR SCHEDULES
A-4.1	PROPOSED 3 nd FLOOR SCHEDULES
A-5.0	BLDG SECTION
A-6.0	BLDG ELEVATIONS
A-7.0	REFLECTED CEILING PLAN FIRST FLOOR
A-7.1	REFLECTED CEILING PLAN SECOND FLOOR
A-7.2	REFLECTED CEILING PLAN THIRD FLOOR
A-8.0	PROPOSED FLOOR PLAN PRIVATE ROOM
A-9.0	RENDERS
LSP-1	LIFE SAFETY GROUND FLOOR PLAN
LSP-2	LIFE SAFETY SECOND FLOOR PLAN
LSP-3	LIFE SAFETY THIRD FLOOR PLAN

PROJECT & CODE INFORMATION

LEGAL JURISDICTION		MIAMI SPRINGS, FLORIDA
ZONING		R-3C COMMERCIAL DISTRICT
ADOPTED CODES	BUILDING	2023 FLORIDA BUILDING CODE, BUILDING, 8th EDITION
	MECHANICAL	2023 FLORIDA BUILDING CODE, MECHANICAL, 8th EDITION
	ELECTRICAL	2017 NATIONAL ELECTRIC CODE
	PLUMBING	2023 FLORIDA BUILDING CODE, PLUMBING 8th EDITION
	ACCESSIBILITY	2023 FLORIDA BUILDING CODE, ACCESSIBILITY, 8th EDITION
	FIRE PREVENTION	2023 FIRE PREVENTION CODE, 8th EDITION
	LIFE SAFETY	2021 NFPA 101 LIFE SAFETY CODE
	HEALTH CARE	NFPA 99 HEALTH CARE FACILITIES CODE 2024
		GUIDELINES FOR DESIGN & CONSTRUCTION OF RESIDENTIAL HEALTH CARE & SUPPORT FACILITIES 2022

SCOPE OF WORK & OTHER CODE INFORMATION

SCOPE OF WORK:
THE EXISTING LICENSED BUILDING ACCOMMODATES 269 SKILLED NURSING FACILITY (SNF) BEDS AND 60 ASSISTED LIVING FACILITY (ALF) BEDS, TOTALING 329 BEDS. WE ARE PROPOSING TO RELOCATE 117 BEDS INTO PRIVATE ROOMS WITHIN A NEW THREE-STORY BUILDING, WHICH WILL HAVE 39 BEDS PER FLOOR. ADDITIONALLY, WE PLAN TO CONSTRUCT A NEW PARKING LOT FOR THIS BUILDING AND RECONFIGURE THE FRONT PARKING AREA AT CURTISS PARKWAY, PROVIDING A TOTAL OF 165 PARKING SPACES.

TENANT AREAS 3 FLOORS x 17,781 S.F.= 53,345 S.F.	BEDROOMS AREA	27,642 S.F.
	ACTIVITIES AREA	2,518 S.F.
	KITCHEN AREA	0 S.F.
	OFFICE AREA	576 S.F.
	STORAGE AREA	1,181 S.F.
	LOBBY AREA	0 S.F.
	SERVICE & CORRIDORS AREA	21,428 S.F.
	TOTAL AREA	53,345 S.F.

OCCUPANCY (FBC CHAPTER 3 SECTION 304.1)		GROUP 'I-2' (HEALTH CARE)		
MINIMUM INTERIOR FINISH CLASSIFICATION AS PER FBC, TABLE 803.5	SPRINKLERED	EXITS	ACCESS	OTHER
		B	C	C
	CLASS A	FLAME SPREAD INDEX 0-25, SMOKE DEVELOPMENT INDEX 0-450		
	CLASS B	FLAME SPREAD INDEX 26-75, SMOKE DEVELOPMENT INDEX 0-450		
	CLASS C	FLAME SPREAD INDEX 76-200, SMOKE DEVELOPMENT INDEX 0-450		
BLDG. CONSTRUCTION TYPE AS PER FBC, TABLE 601		TYPE I-B, SPRINKLERED		

OCCUPANT LOAD (FBC, TABLE 1004.1.2 - MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT)	BEDROOMS AREA	27,642 S.F. / 120 =	230	OCCUPANTS
	ACTIVITIES AREA	2,518 S.F. / 15 =	168	OCCUPANTS
	OFFICE AREA	576 S.F. / 150 =	4	OCCUPANTS
	STORAGE AREA	1,181 S.F. / 500 =	2	OCCUPANTS
	LOBBY AREA	0 S.F. / 15 =	0	OCCUPANTS
	TOTAL OCCUPANT LOAD		404	OCCUPANTS

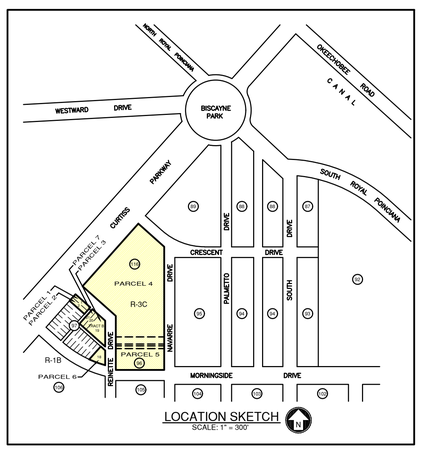
COMMON PATH, DEAD-END & TRAVEL DISTANCE LIMITS (BY OCCUPANCY), AS PER NFPA 101, TABLE A.7.6.). SEE ALSO TABLE 1015.1 ON THIS SHEET	COMMON PATH LIMIT	DEAD END LIMIT	TRAVEL DISTANCE LIMIT
	NOT REQUIRED	NOT REQUIRED	200 FEET
FLOOR SURFACE (AS PER-FBC, 1003.4)	WALKING SURFACES OF THE MEANS OF EGRESS SHALL HAVE A SLIP-RESISTANT SURFACE AND BE SECURELY ATTACHED		
ALTERATION LEVEL AS PER FBC SECTION 6	ALTERATION LEVEL 2 (ADDITION TO EXIST. BLDG.)		
REHAB. WORK CATEGORY AS PER NFPA 43.2.2.1	43.2.2.1.7 ADDITION		

PARKING CALCULATION	329 BEDS / 2	=	165 PARKING
	TOTAL PARKING REQUIRE	=	165 PARKING
	TOTAL PARKING PROVIDED	=	188 PARKING

CONSTRUCTION AREA F.A.R.	EXISTING CONSTRUCTION AREA	=	109,143 sq. ft
	NEW BUILDING AREA	=	53,345 sq. ft
	TOTAL CONSTRUCTION AREA	=	162,488 sq.ft
	PROPOSED FAR* = 0.67		
	* BASED ON GROSS SITE AREA		

AREA CALCULATION	LOT AREA (GROSS)	=	307.26 sq. ft	
	LOT AREA (NET)	=	239.830 sq. ft	
	LOT COVERAGE	=	76.553 sq. ft	31.9 %
	GREEN AREA	=	77.577 sq. ft	32.4 %
	PAVEMENT AREA	=	85.700 sq. ft	35.7 %

HISTORICALLY STRUCTURE	EXISTING STRUCTURES LOCATED ON A HISTORICALLY DESIGNATED SITE, OR SITE DEVELOPED WITH A HISTORICALLY DESIGNATED STRUCTURE, MAY RETAIN EXISTING NONCONFORMING SETBACKS OR ENCROACHMENTS



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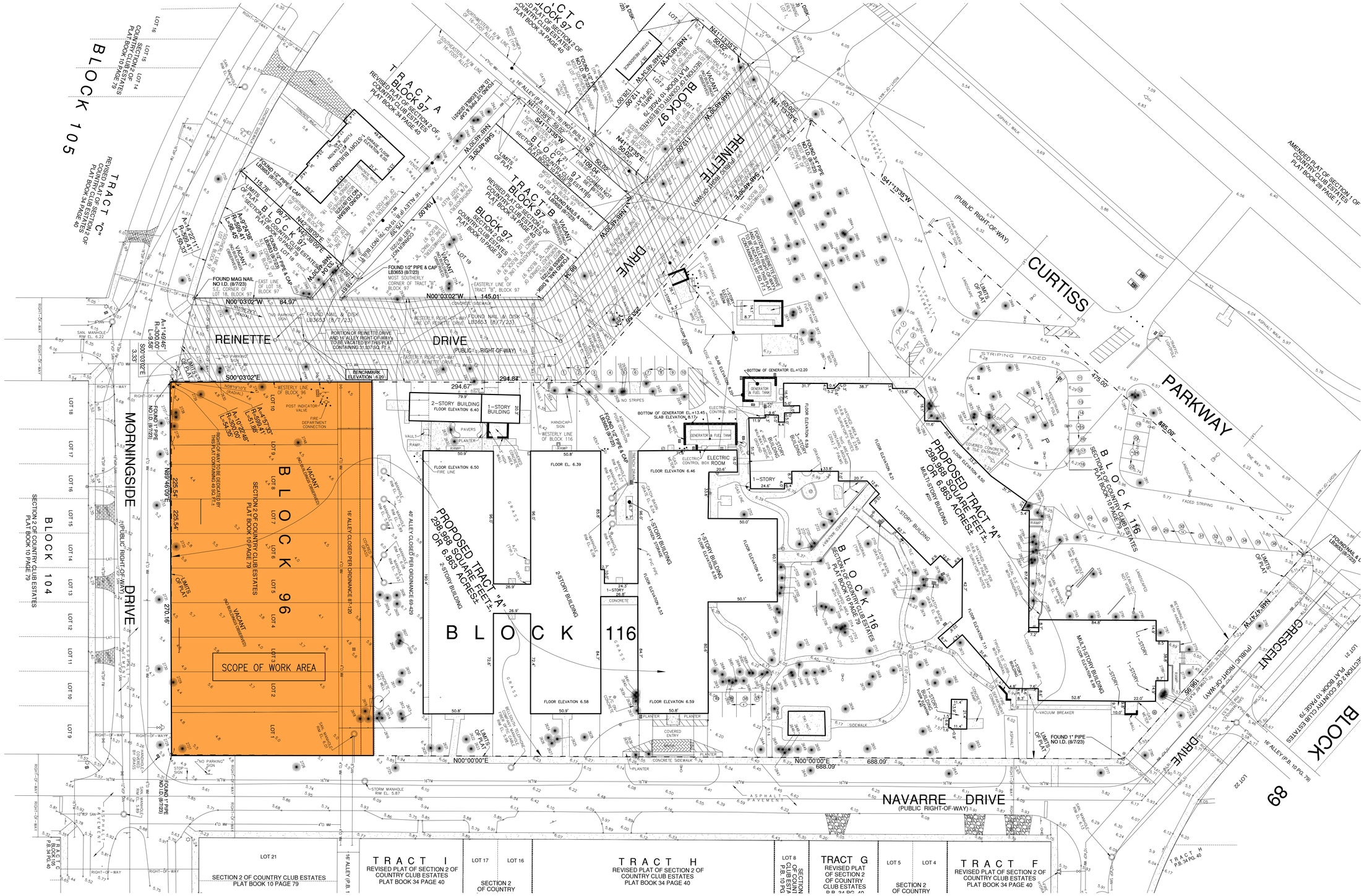
MARK	DATE	DESCRIPTION

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DATE:

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SHEET TITLE
DRAWING INDEX, PROJECT INFORMATION & ABBREVIATIONS

A-0.0
SHEET OF


SCOPE OF WORK AREA
PROPOSED TRACT "A" 298,968 SQUARE FEET±, OR 6.863 ACRES±
REINETTE DRIVE (PUBLIC RIGHT-OF-WAY)
CURTISS PARKWAY (PUBLIC RIGHT-OF-WAY)
NAVARRE DRIVE (PUBLIC RIGHT-OF-WAY)
MORNINGSIDE DRIVE (PUBLIC RIGHT-OF-WAY)
BLOCK 96
BLOCK 116
BLOCK 97
BLOCK 105
BLOCK 104
TRACT A BLOCK 97
TRACT B BLOCK 97
TRACT "C"
TRACT I
TRACT H
TRACT G
TRACT F
2-STORY BUILDING FLOOR ELEVATION 6.40
1-STORY BUILDING
3-STORY BUILDING
MULTI-STORY BUILDING FLOOR ELEVATION 6.49
ELECTRIC CONTROL BOX ROOM
GENERATOR & FUEL TANK
BENCHMARK ELEVATION = 6.20
FOUND MAG NAIL NO I.D. (8/7/23)
FOUND 1/2" PIPE & CAP LB3653 (8/7/23)
FOUND 1" PIPE NO I.D. (8/7/23)
FOUND 1" PIPE NO I.D. (8/7/23)
FOUND 3/4" PIPE NO I.D. (8/7/23)
FOUND 1/2" PIPE & CAP LB3653 (8/7/23)
FOUND NAIL & DISK LB3653 (8/7/23)
FOUND 1/2" PIPE & CAP LB3653 (8/7/23)
FOUND 1/2" PIPE & CAP LB3653 (8/7/23)
FOUND 1/2" PIPE & CAP LB3653 (8/7/23)
FOUND NAILS & DISKS (8/7/23)
FOUND NAIL & DISK (8/7/23)
FOUND NAIL & DISK LB3653 (8/7/23)
FOUND NAIL & DISK LB3653 (8/7/23)
FOUND NAIL & DISK LB3653

LUMINAIRE SCHEDULE											
SYMBOL	QTY	LABEL	ARRANGEMENT	MANUFACTURER	CATALOG NUMBER	MOUNTING	EMERGENCY	LLF	LUMINAIRE LUMENS	LUMINAIRE WATTS	ARRANGEMENT WATTS
		SA	Single	Lithonia Lighting	DSXO LED P7 40K 70CRI BLC4 RPA	POLE MOUNTED@ 16' A.F.G.	N/A	0.900	15261	170.81	170.81
		SB	Back-Back	Lithonia Lighting	DSXO LED P7 40K 70CRI TSW RPA	POLE MOUNTED@ 16' A.F.G.	N/A	0.900	31557	170.81	341.62

LEGEND:

- ACCESSIBLE ROUTE FROM ACCESS PARKING TO BLDG. ENTRANCE. 206.2
- ACCESSIBLE ROUTE FROM PUBLIC STREETS, SIDEWALKS, AND PUBLIC TRANSPORTATION STOPS TO ACCESSIBLE ENTRANCES

PAVERS NOTE:

ALL PARKING LOT SHOWN ON SITE PLAN SHALL BE PAVED WITH PERMEABLE PAVERS MANUFACTURED BY TEM PAVERS SYSTEMS, OR APPROVED EQUAL.

I CONCEPTUAL SITE PLAN
SCALE: 1'-0" = 1/32'

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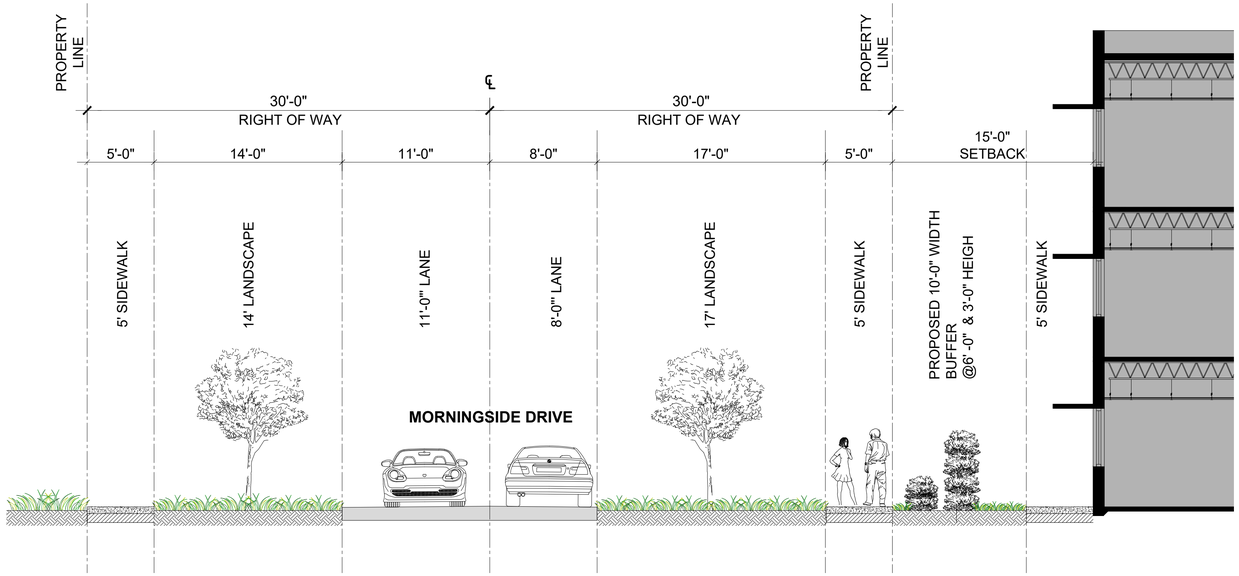
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SHEET TITLE

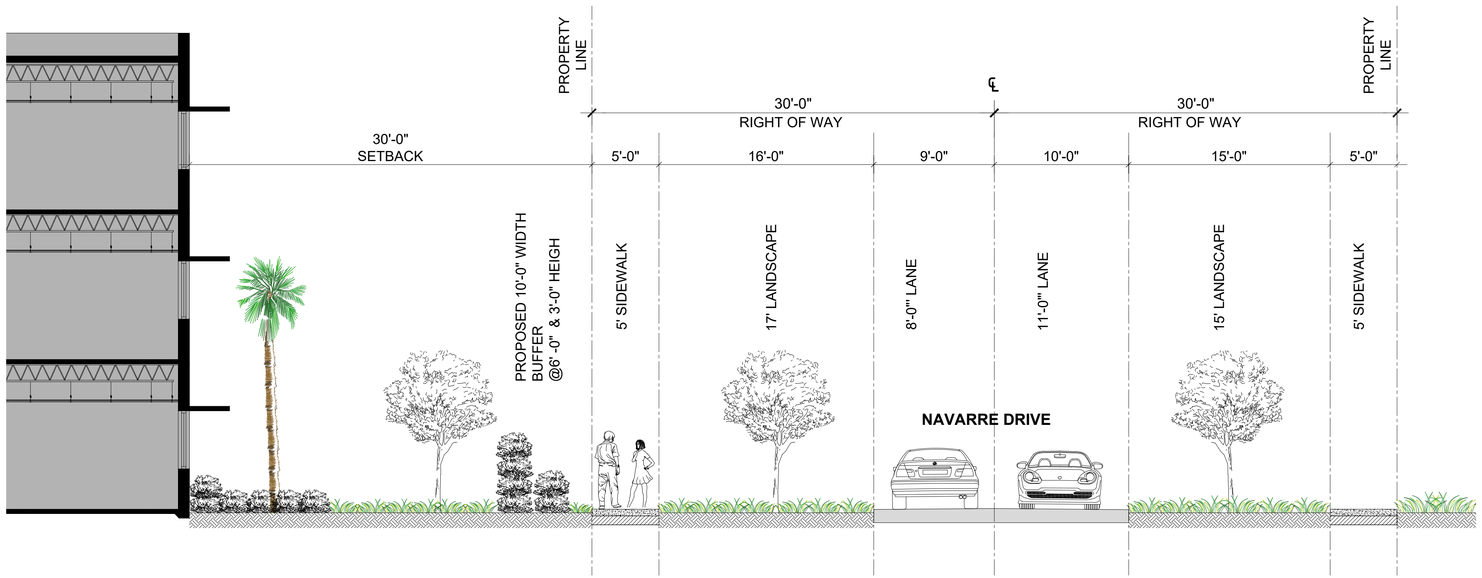
A-2.0

SHEET OF



A STREET CROSS SECTION - MORNINGSIDE DRIVE

SCALE: 1'-0" = 3/16'



B STREET CROSS SECTION - NAVARRE DRIVE

SCALE: 1'-0" = 3/16'

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SHEET TITLE

A-2.1

SHEET OF



1 PROPOSED AND EXISTING SNF 1st FLOOR PLAN

SCALE: 1/16" = 1'-0"

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SHEET TITLE

A-3.0

SHEET OF



1 PROPOSED 2 nd FLOOR PLAN

SCALE: 1/16" = 1'-0"

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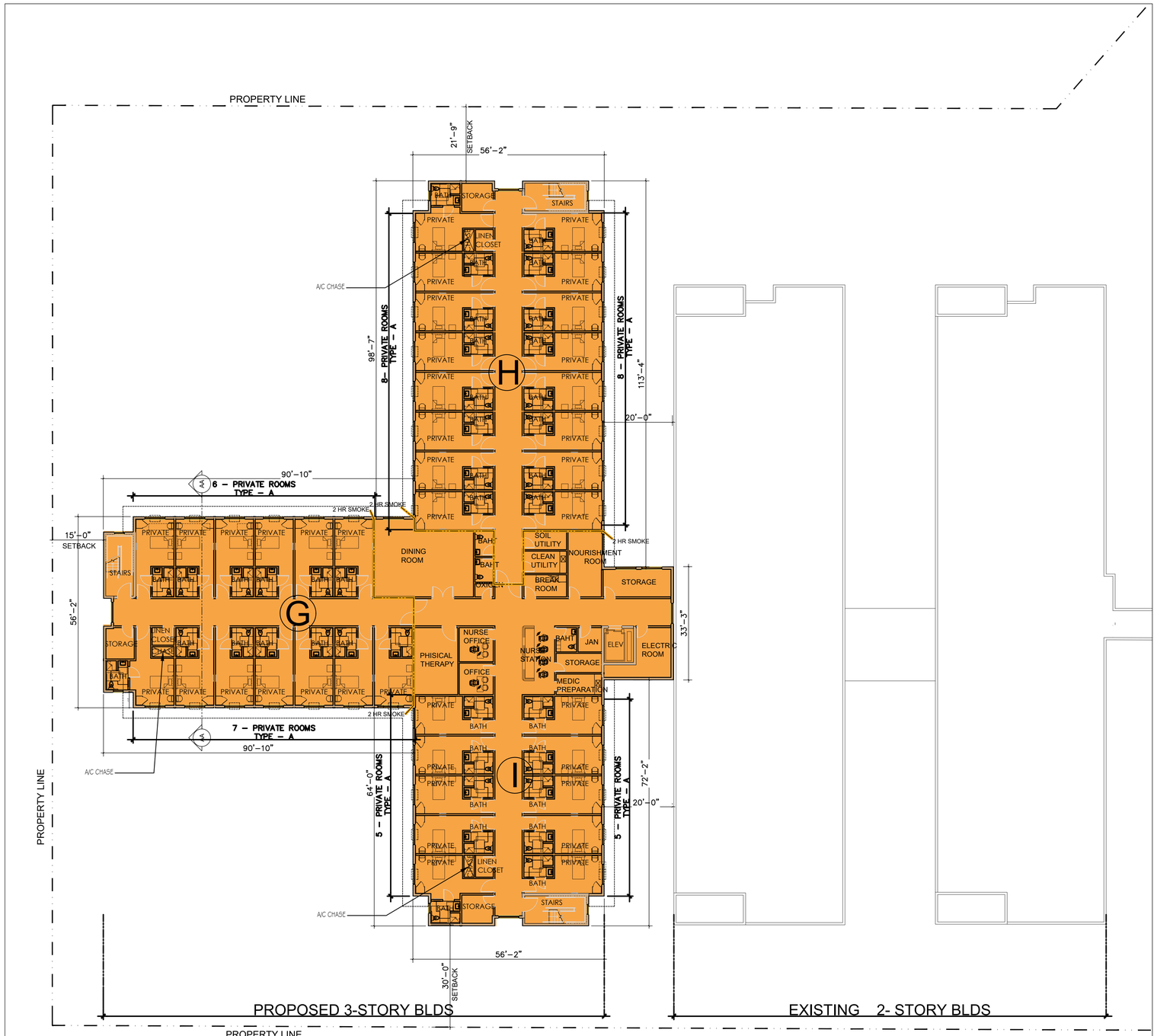
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SHEET TITLE

A-3.1

SHEET OF



1 PROPOSED 3 nd FLOOR PLAN

SCALE: 1/16" = 1'-0"

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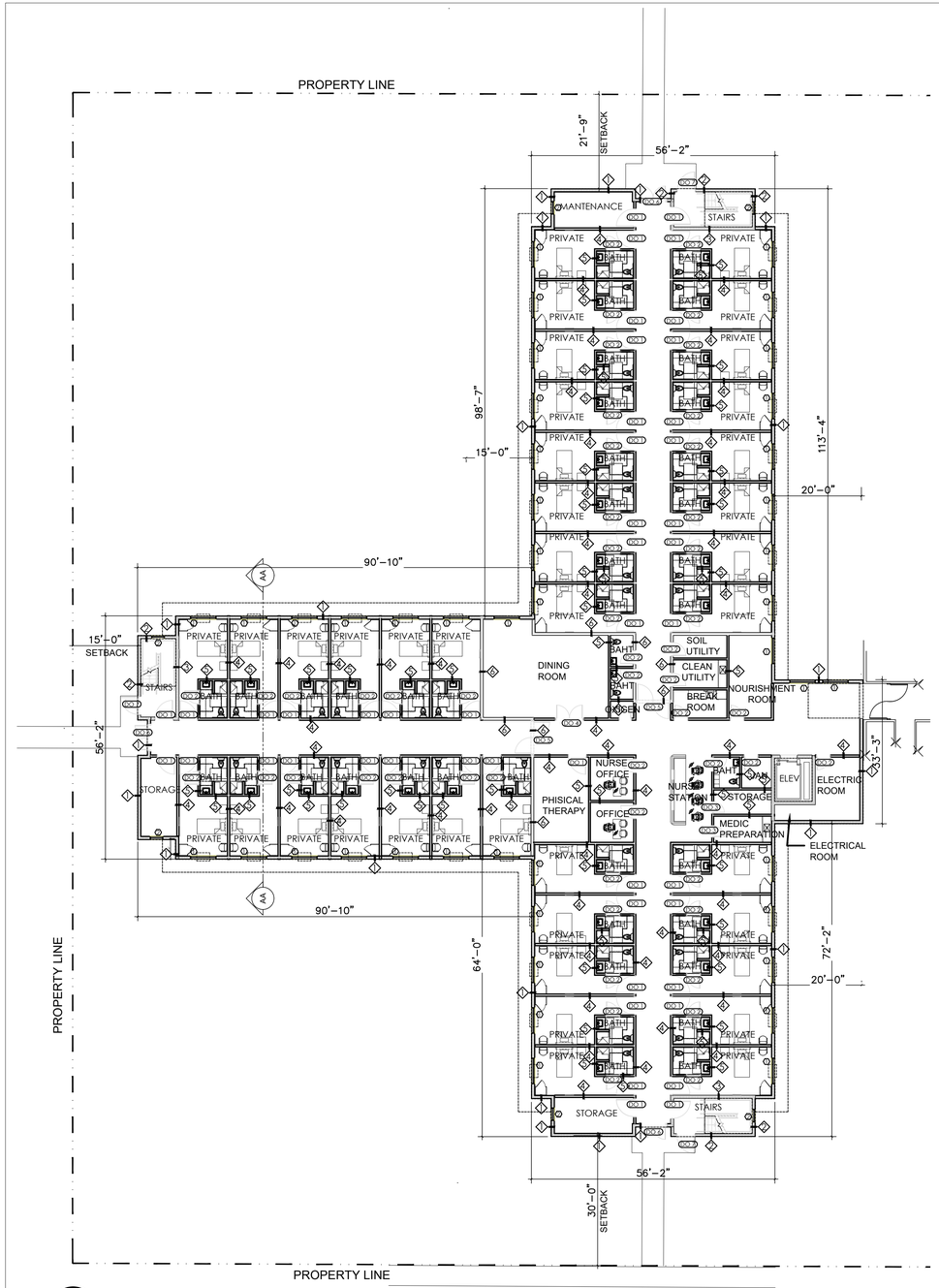
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SHEET TITLE

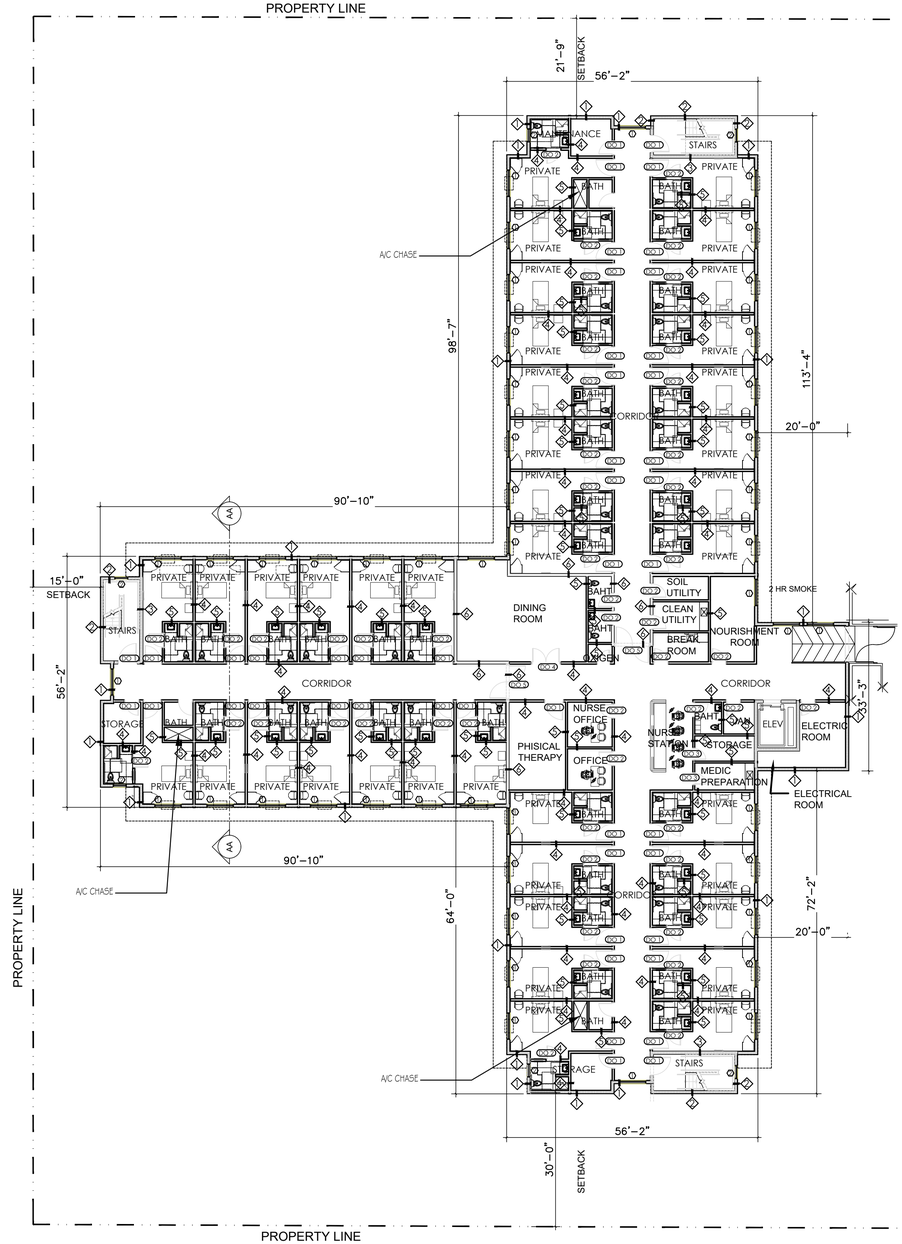
A-3.2

SHEET OF



1 PROPOSED 1st FLOOR (SCHEDULES)

SCALE: 1/16" = 1'-0"



2 PROPOSED 2nd FLOOR (SCHEDULES)

SCALE: 1/16" = 1'-0"

WINDOW SCHEDULE

OPENING	LOCATION	TYPE	OPENING SIZE		REMARKS
			WIDTH	HEIGHT	
1	FACADES	FIXED	6'-0"	4'-4"	IMPACT RESISTANT ASSEMBLY CAT II. 1 HR. FIRE RATED ASSEMBLY.
2	FACADES	FIXED	3'-0"	4'-4"	IMPACT RESISTANT ASSEMBLY CAT II. 1 HR. FIRE RATED ASSEMBLY.

DOOR SCHEDULE

DOOR SYMBOL	ROOM NAMES	DOOR					FRAME			FIRE RATING LABEL	REMARKS
		WIDTH (INT.)	HEIGHT	MAT.	TYPE	GLASS	MAT.	JAMB	HEAD		
DOOR 1	PRIVATE - STAIR MANTENANCE	4'-0"	7'-0"	SC	SWING	---	AL	•	•	2 HOURS	MAIN DOOR PEEP HOLE
DOOR 2	OFICCE - BATHROOMS	3'-0"	7'-0"	HC	SWING	---	HC	•	•		
DOOR 3	STORAGE - MED. PREP.	2'-6"	7'-0"	HC	SWING	---	HC	•	•		DOUBLE DOOR LOUVERS
DOOR 4	DININ ROOM	6'-0"	7'-0"	HC	SLIDING	---	HC	•	•		
DOOR 5	CORRIDOR SMOKE COMP.	7'-4"	7'-0"	HC	BIFOLD	---	HC	•	•		DOUBLE DOOR LOUVERS
DOOR 6	EXIT CORRIDOR	5'-8"	7'-0"	HC	BIFOLD	---	HC	•	•		DOUBLE DOOR LOUVERS
DOOR 7	EXIT STAIR	4'-0"	7'-0"	HC	BIFOLD	---	HC	•	•		DOUBLE DOOR LOUVERS



3 PROPOSED WINDOWS ELEVATION

SCALE: 1/8" = 1'-0"

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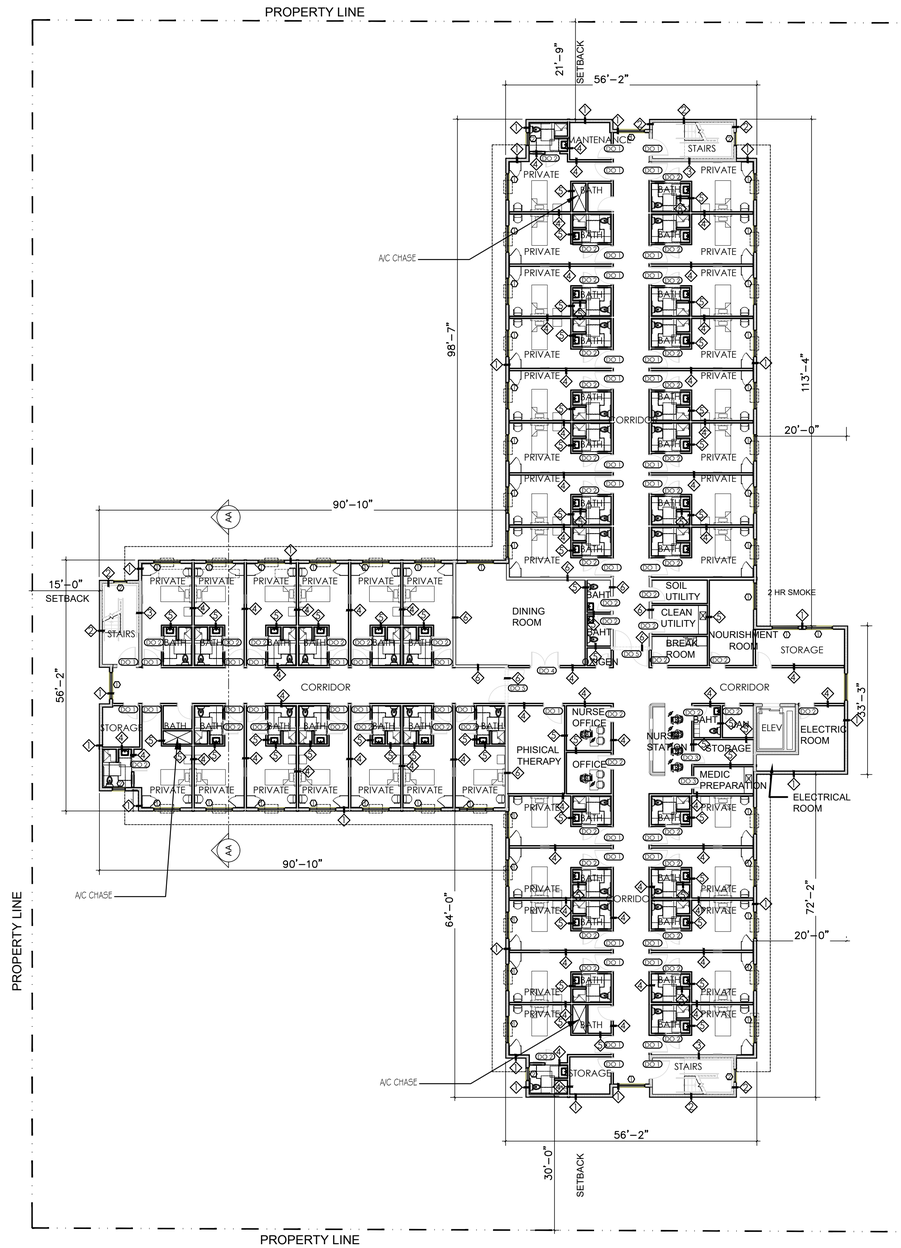
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LEOPOLDO BELLON, AIA

SHEET TITLE

A-4.0

SHEET OF



1 PROPOSED 3rd FLOOR (SCHEDULES)

SCALE: 1/16" = 1'-0"

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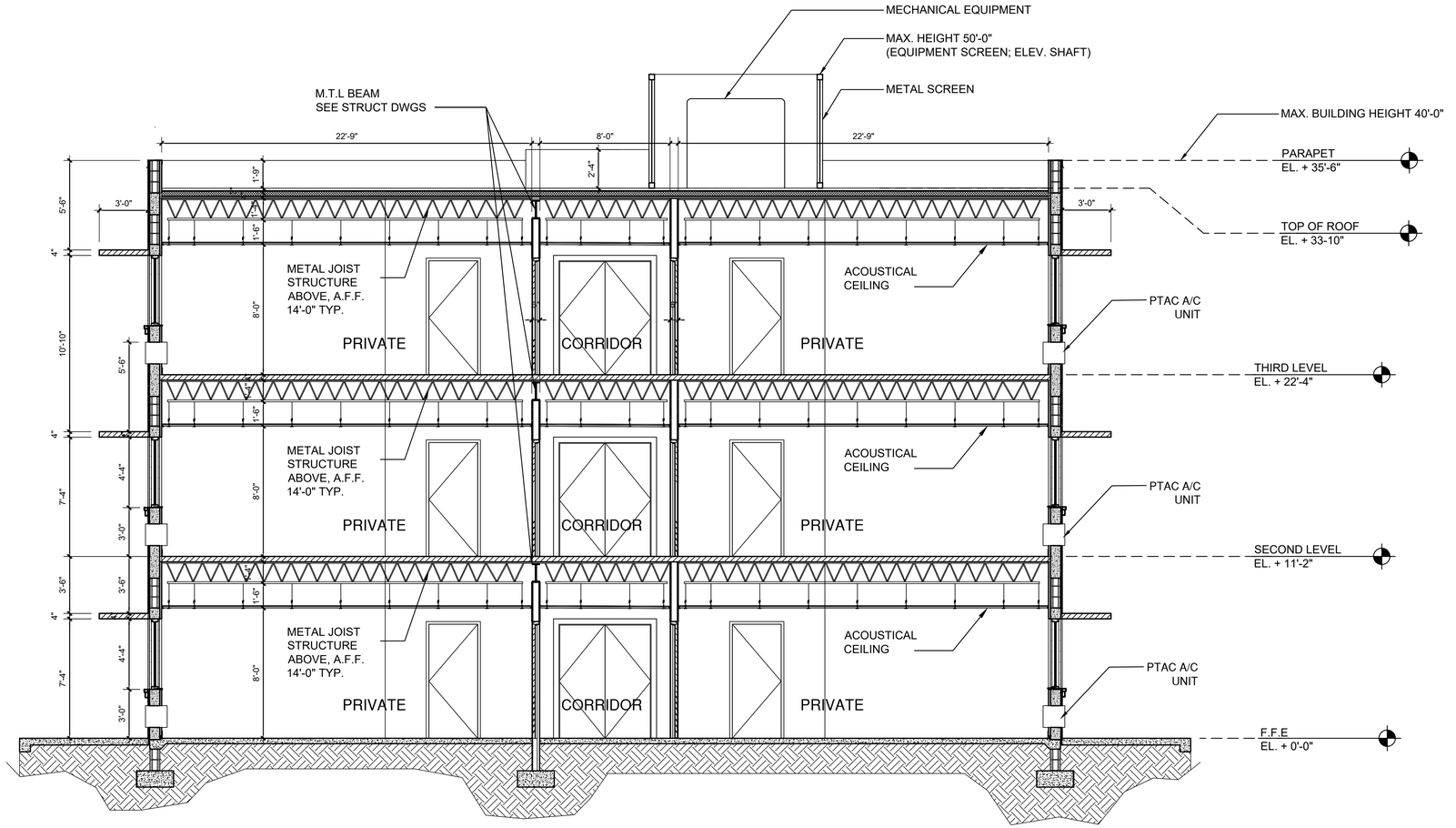
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SHEET TITLE

A-4.1

SHEET OF



1 BLDG SECTION AA

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

BELLON architecture

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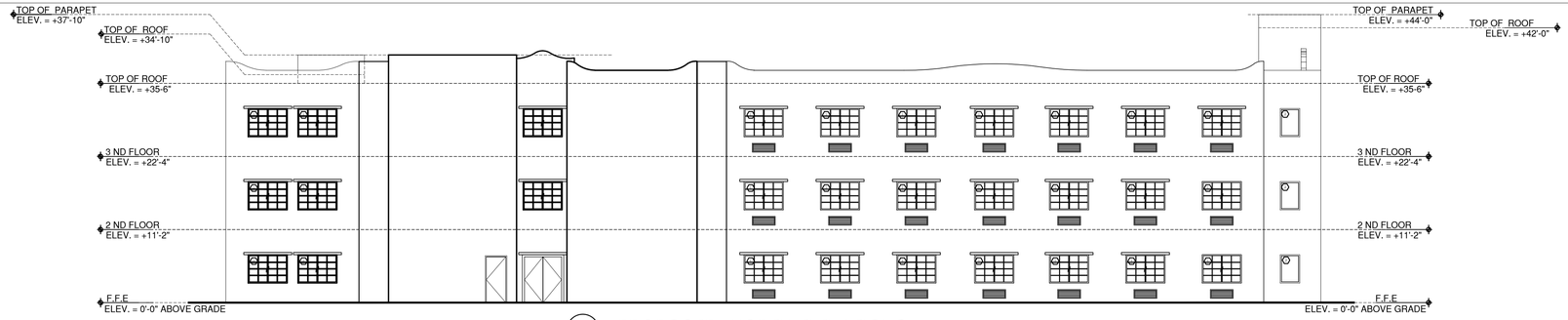
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LEOPOLDO BELLON, AIA

SHEET TITLE

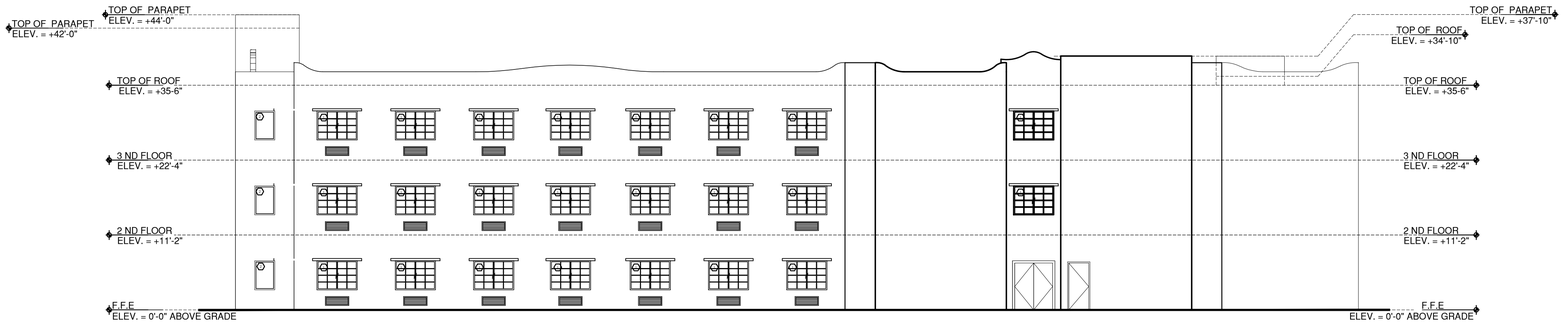
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BLDG SECTION

SHEET # OF #



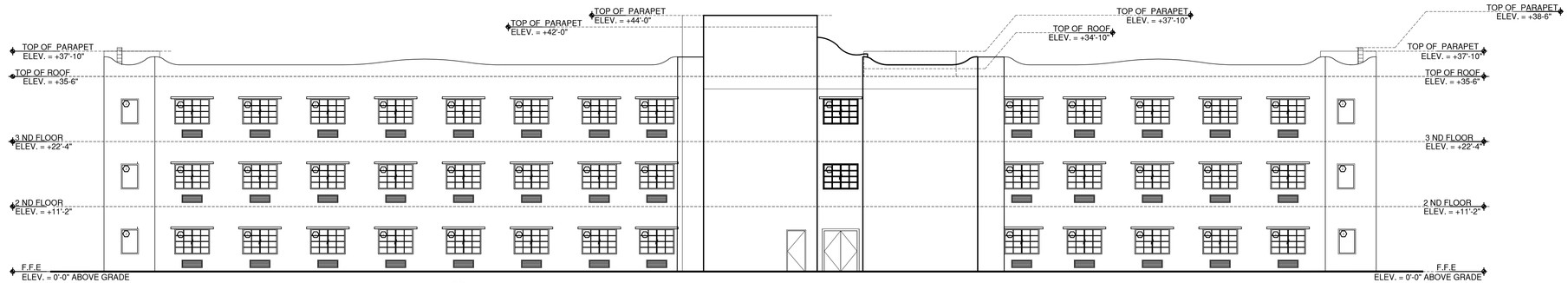
1 PROPOSED NORTH ELEVATIONS

SCALE: 1' 0" = 3/32"



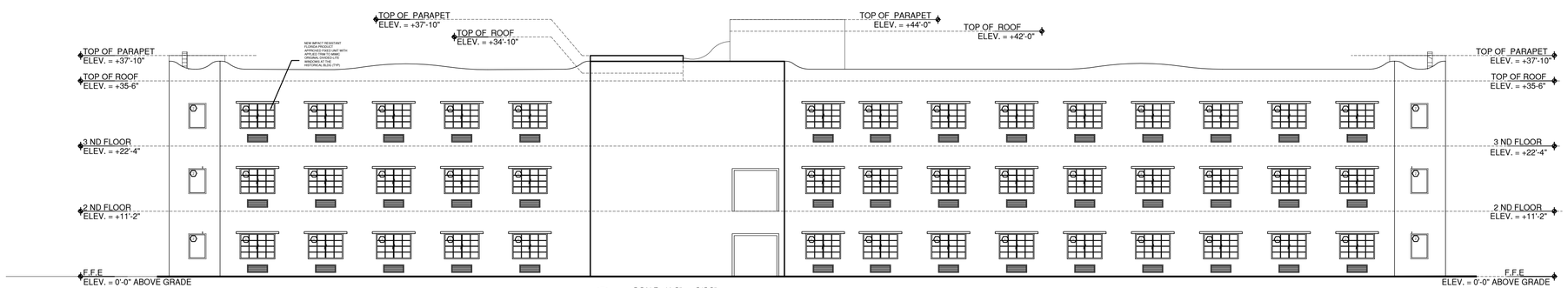
2 PROPOSED SOUTH ELEVATIONS

SCALE: 1' 0" = 3/32"



3 PROPOSED EAST ELEVATIONS

SCALE: 1' 0" = 3/32"



4 PROPOSED WEST ELEVATIONS

SCALE: 1' 0" = 3/32"

ELEVATIONS FINISH

COLOR :

SHERWIN- WILLIANS

EXTERIOR	-ARCHITECTURAL
SUPER PAINT	- LATEX
FLAT	- IFC 8012NP

WHITE CREAN MATCH
CUSTON SHER-COLOR MATCH

CCE*COLORANT	OZ	32	64	128
B1-BLACK	-	9	-	-
R2-MAROON	-	9	-	-
Y3-DEEP GOLD	-	50	1	1

FIVE GALLON	EXTRA WHITE
A8OWO2151	651149502

STUCCO /MASONRY

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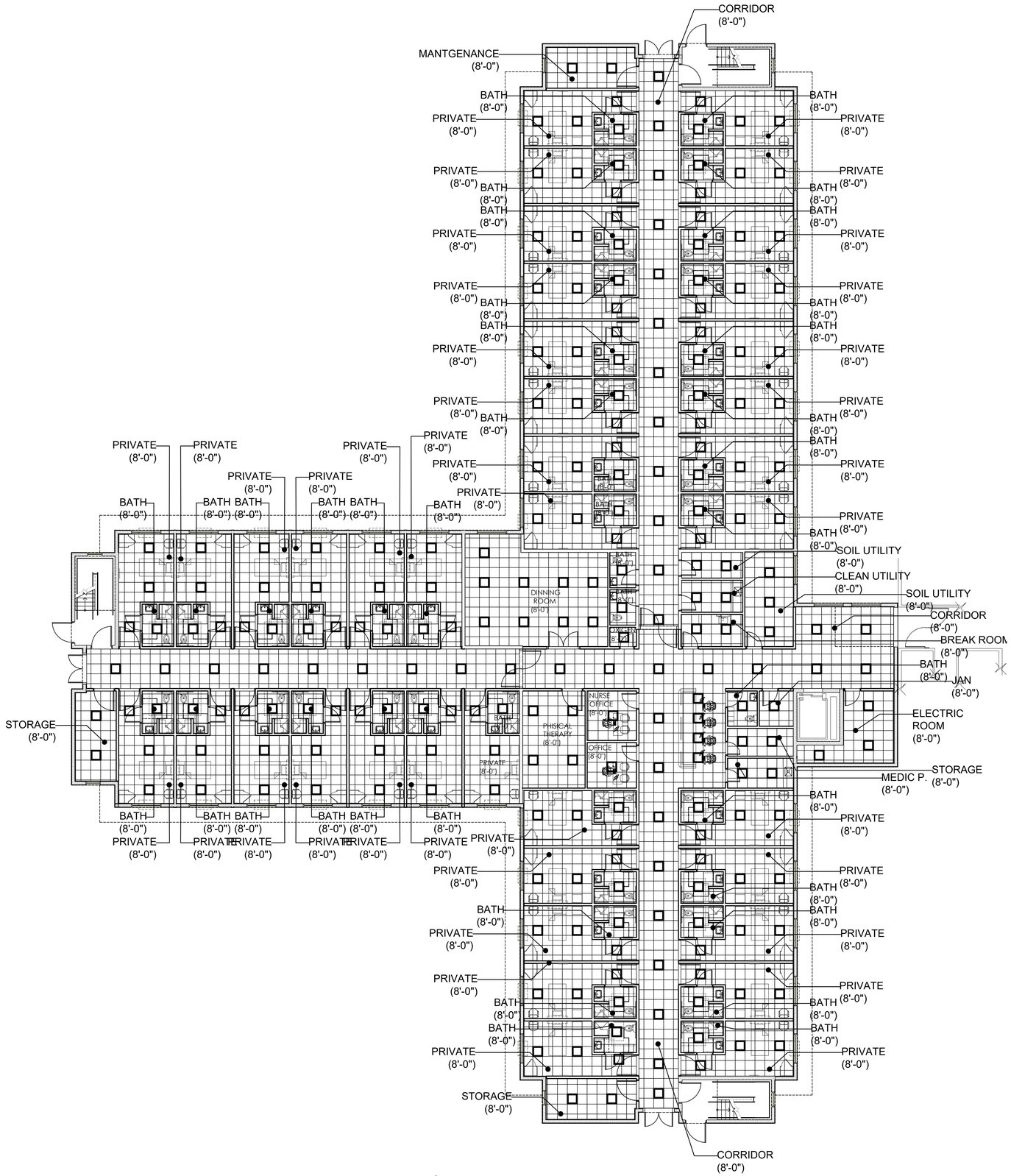
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AR-8737

LEOPOLDO BELLON, AIA

SHEET TITLE

A-6.0

SHEET OF



1 REFLECTED CEILING PLAN FIRST FLOOR

SCALE: 1/16"= 1'-0"

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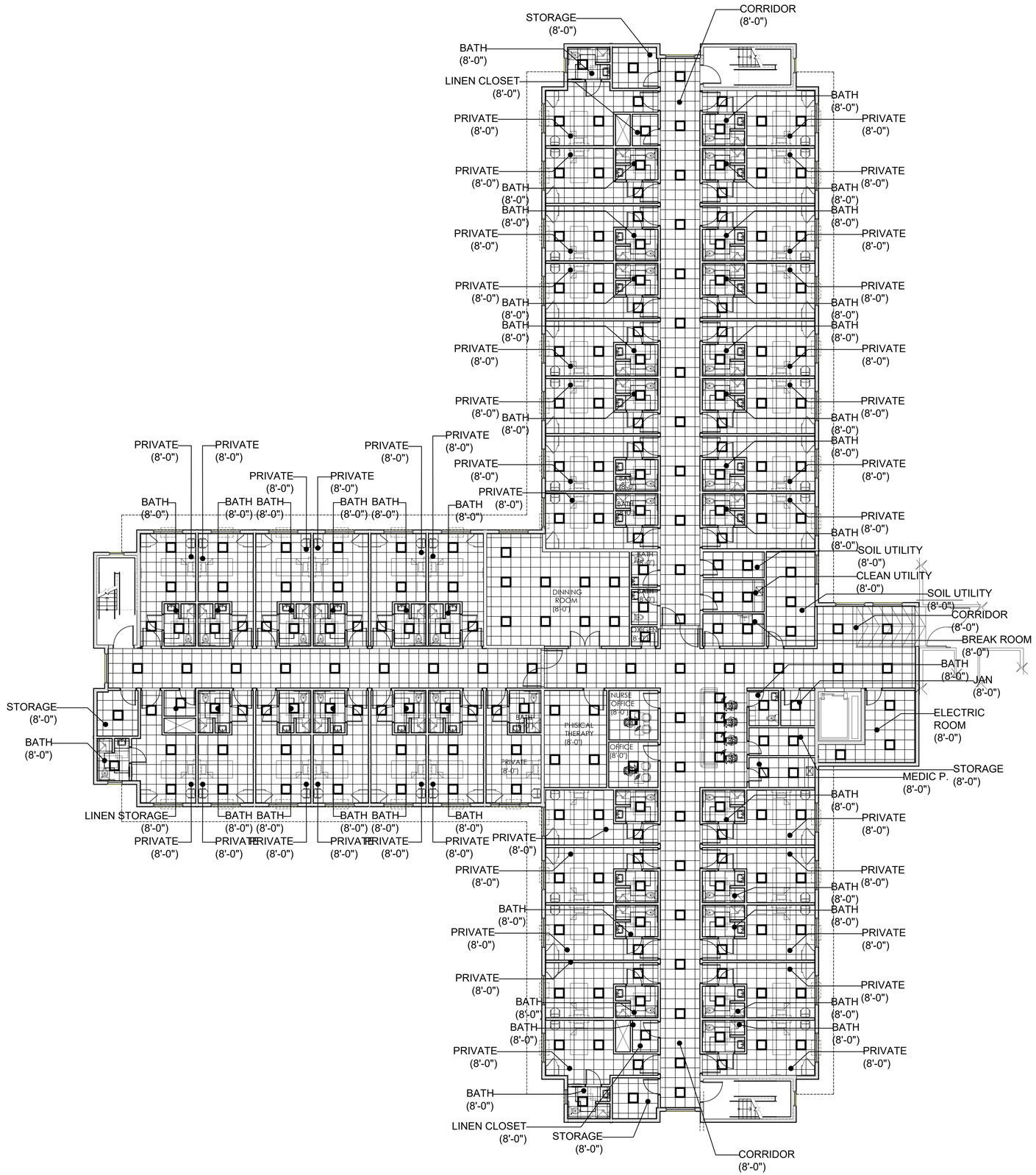
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A-7.0

SHEET OF



1 REFLECTED CEILING PLAN SECOND FLOOR

SCALE: 3/32"= 1'-0"

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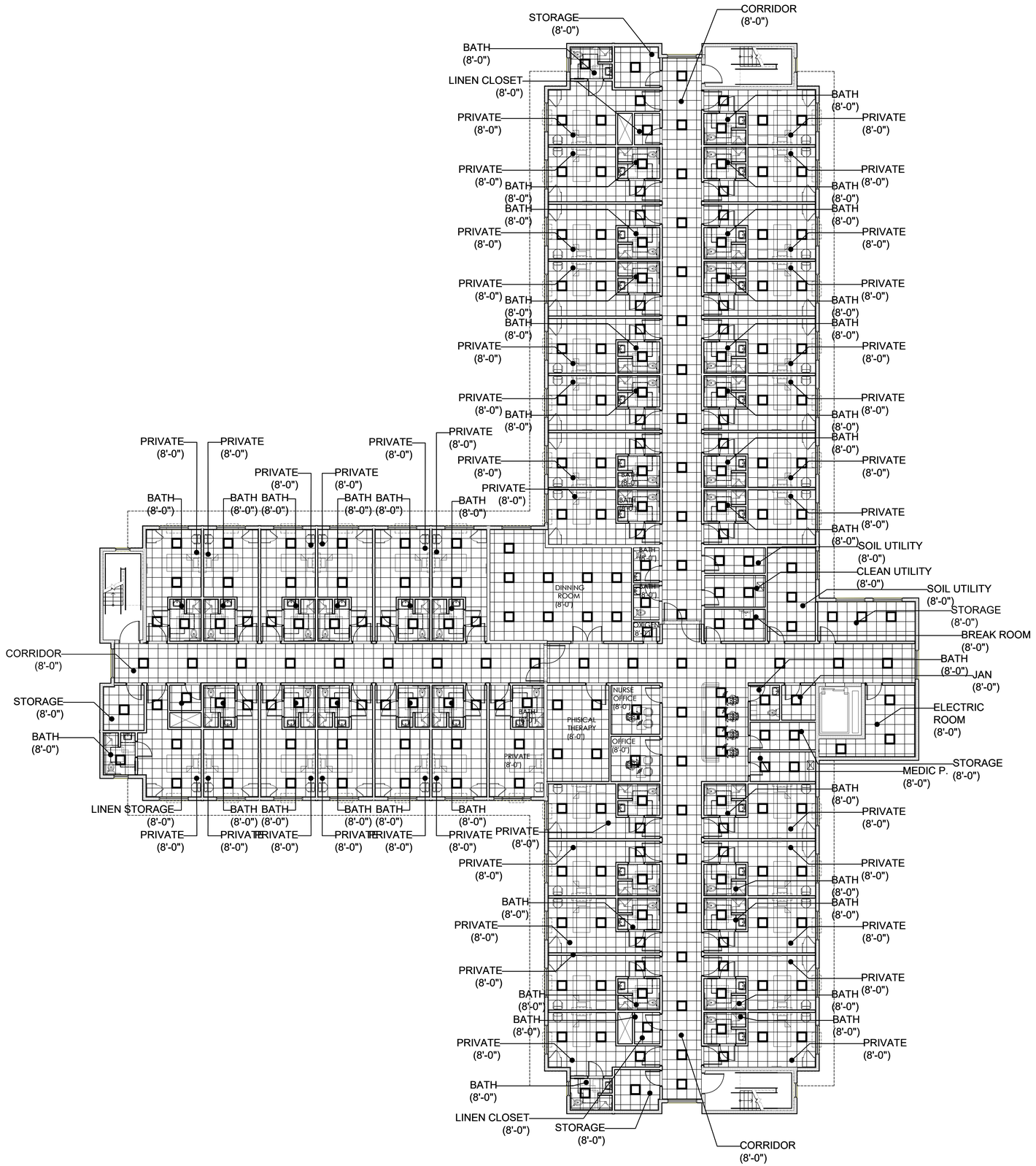
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A-7.1

SHEET OF



1 REFLECTED CEILING PLAN THIRD FLOOR

SCALE: 3/32"= 1'-0"

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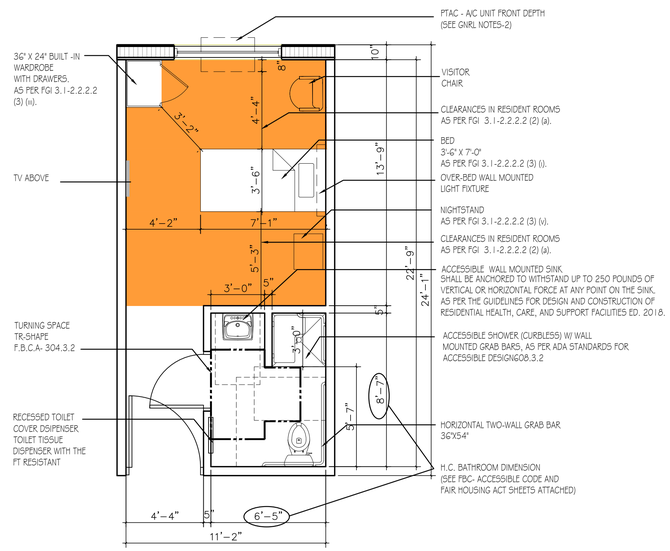
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SHEET TITLE

A-7.2

SHEET OF

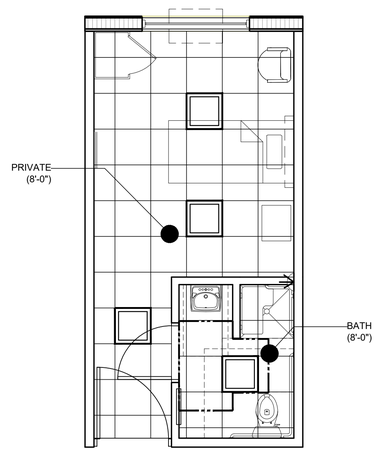


CORRIDOR

GROSS S.F. = 277 SQ/FT
CLEAR FLOOR AREA (MIN. REQ) = 121 SQ/FT
CLEAR FLOOR AREA ACTUAL = 123 SQ/FT

PROPOSED FLOOR PLAN
PRIVATE ROOM

(A) SCALE: 1/4" = 1'-0" TYP. A FOR 1st AND 2nd FLOOR



PROPOSED - RCP
PRIVATE ROOM

(B) SCALE: 1/4" = 1'-0" TYP. A FOR 1st AND 2nd FLOOR

CEILING FINISH LEGEND

* LEGEND: 0/0/8'-0" = TYPE / FINISH / HEIGHT

FOR TYPE - SEE "CEILING TYPE AND ACCESSORIES"
FOR FINISH - SEE " CEILING AND ACCESSORY FINISHED"
FOR HEIGHT - HEIGHT INDICATED IS NOMINAL HEIGHT ABOVE FINISHED FLOOR.
ADJUST AND COORDINATE CEILING HEIGHT TO ACCOMMODATE DUCT, LIGHTS, ETC.

CEILING TYPES AND ACCESSORIES

*A/ -2X2 SUSPENDED, LAY-IN ACOUSTICAL TILE CEILING SYSTEM - ROCKFON PACIFIC SQUARE TEGULAR NARROW, ITEM NUMBER: SLN 220

A2 - 2' X 4' MOISTURE RESISTANT TILE CEILING SYSTEM.

B/ - 2 X 4 SUSPENDED, LAY-IN ACOUSTICAL TILE CEILING SYSTEM-ROCKFON KORAL SQUARE LAY-IN, ITEM NUMBER: SQ1101-

E/ -SINGLE LAYER 5/8" THICK GYPSUM BOARD ATTACHED TO SUSPENDED METAL FRAMING.

F/ -SINGLE LAYER 5/8" THICK GYPSUM DROP HEADER (6" METAL STUD)

G/ -DECORATIVE WOOD CROWN MOLDING ATTACHED TO SUSPENDED FRAMING SYSTEM, SEE SPECIFIC DETAILS ON I.D. DRAWINGS.

H/ -1-HOUR RATED MEMBRANE CONSISTING OF ONE LAYER 5/8" THICK TYPE - X GYPSUM ON 1/2" METAL FURRING ATTACHED TO THE UNDERSIDE OF STRUCTURAL FRAMING ABOVE.

M/ -BATHROOM / WET AREA CEILINGS.
SINGLE LAYER 1/2" MOISTURE RESISTANT GYP. BOARD. CEILING. ATTACHED TO SUSPENDED METAL FRAMING ATTACHED TO STRUCTURE.

O/ -SINGLE LAYER 1/2" CEMENT BOARD WITH STUCCO ON METAL FURRING ATTACHED TO METAL SUSPENSION SYSTEM ATTACHED TO METAL FURRING ON STRUCTURE ABOVE.

T/ -DRESS UNDERSIDE OF SLAB AS REQUIRED TO BE SMOOTH AND FLUSH; THEN APPLY KNOCK-DOWN TEXTURE.

U/ -DRESS UNDERSIDE OF SLAB AS REQUIRED TO BE SMOOTH AND FLUSH.

V/ -SUSPENDED METAL LATH AND EXTERIOR WIND LOADED STUCCO SYSTEM. SEE SHEET LS__ FOR WIND LOAD INFORMATION. INSTALL PER NOA.

REFLECTED CEILING NOTES

* PRIOR TO INSTALLATION, CONFIRM THAT REQUIRED ONE-HOUR RATED GYP. BRD. SYSTEM ATTACHED TO THE UNDERSIDE OF THE ROOF FRAMING THOUGHOUT THE ENTIRE BUILDING IS INTACT AND COMPLETE. SUSPENSION SYSTEMS (INC. MEP) MUST BE ANCHORED THROUGH THE RATED GYP. BRD. SYSTEM DIRECTLY INTO SOLID FRAMING AND NOT SUSPENDED FROM THE RATED GYP. BRD. CEILING.

1. G.C. TO SUBMIT CEILING PLAN INDICATING PROPOSED LOCATIONS FOR ALL CEILING ACCESS PANELS, TO ARCHITECT FOR APPROVAL, PRIOR TO INSTALLATION OR G.C. WILL BE RESPONSIBLE FOR RELOCATING AFTER INSTALLATION.

2. COORDINATION WITH OTHER WORK. CONTRACTOR SHALL COORDINATE WITH OTHER WORKS : SUPPORTED BY
OR PENETRATING THROUGH CEILING, INCLUDING MECHANICAL AND ELECTRICAL WORK AND PARTITION SYSTEMS,
DUCTWORK ABOVE SUSPENSION SYSTEMS SHALL BE COMPLETE, AND PERMANENT HEATING AND COOLING
SYSTEMS OPERATING, INSTALLATION OF CONDUIT ABOVE SUSPENSION SYSTEMS SHALL BE COMPLETE BEFORE
INSTALLATION OF SUSPENSION SYSTEMS.

3. PROTECTION CONTRACTOR SHALL PROTECT COMPLETED WORK ABOVE SUSPENSION SYSTEMS FROM DAMAGE DURING
THE INSTALLATION OF SUSPENSION SYSTEMS.

4. EXISTING CONDITIONS. BUILDING SHALL BE ENCLOSED WITH ALL WINDOWS AND EXTERIOR DOORS IN PLACE AND
GLAZED, AND THE ROOF WATERTIGHT BEFORE INSTALLATION OF SUSPENSION SYSTEMS. WET WORK SHALL BE IN
PLACE, COMPLETED AND NOMINALLY DRY WITH HVAC SYSTEM IN CONTINUOUS OPERATION. MAINTAIN CLIMATE
CONDITIONS TO RANGE FROM 60°F,(16°C) TO 85°F(29°C) AND RELATIVE HUMIDITY OF NOT MORE THAN 70%
BEFORE INSTALLATION OF CEILING SYSTEMS.

REFLECTED CEILING LEGEND

- 24" x 24" ACOUSTICAL CEILING TILE GRID
- GWB CEILING, SOFFIT OR ARCH
- STUCCO ON PAPER BACKED METAL LATH 1/2" CDX PLYWOOD SHEATING ON THE UNDERSIDE OF ALL EXTERIOR DOUBLE TEES.
- 2x4' FLUORESCENT LIGHT
- 2x2' FLUORESCENT LIGHT
- HI-HAT
- WALL WASHER
- SURFACE MOUNTED LIGHT
- WALL SCONCE

LEGEND

- EXISTING 8" CONCRETE MASONRY WALL TO REMAIN
- NEW 8" CMU WALL - #5 @ 32" O.C. IN FULLY GROUTED BLOCK CELLS
- EXISTING INTERIOR PARTITION TO REMAIN
- NEW STUD PARTITION - SEE FINISH SCHEDULE
- EXISTING CONCRETE / STEEL COLUMN TO REMAIN
- (1) NEW DOOR TAG
- (A) NEW WINDOW TAG
- CEILING MOUNTED FIXTURE
- WALL MOUNTED FIXTURE
- RECESS CAN FIXTURE.

GENERAL NOTES

1. REFER TO SHEET --- FOR WALL TYPE DETAILS.
2. REFER TO SHEET --- FOR DOOR SCHEDULE DETAILS
3. REFER TO SHEET --- FOR WINDOW SCHEDULE
4. ALL DIMENSIONS ARE FACE OF THE STUDS OR FACE OF MASONRY UNLESS NOTED OTHERWISE.
5. TENANT PARTITIONS ARE DIMENSIONED TO CENTERLINE UNLESS SHOWN OTHERWISE
6. FIELD MEASURED ALL LOCATIONS FRO CABINETS AND INTERIOR MILLWORK PRIOR TO FABRICATION.
7. ALL PENETRATION THROUGH RATED WALLS ARE TO BE APPROPRIATELY PROTECTED.SEE SHEET --- FOR FIRE RATE
8. VERIFY ALL DOORS AND WINDOW ROUGH OPENING SIZES WITH SELECTED DOOR AND WINDOW MANUFACTURES
9. BEARING WALLS ARE FIRE-RATED FOR STRUCTURAL PURPOSED ONLY UNLESS NOTED OTHERWISE
10. PROVIDE COATED WIRE SHELF WITH HANGER ROD AT ALL CLOSETS, UNLESS OTHERWISE NOTED. TYPICAL MOUNTING HEIGHT SHALL PLACE SHELF AR 5'-6" ABOVE THE FLOOR, EXCEPT AT ACCESSIBLE UNITS PLACE SHELF AT 4'-0" ABOVE THE FLOOR
11. ALL CABINET TOE KICKS ARE 4" UNLESS OTHERWISE NOTED.
12. PROVIDE SOLID WOOD BLOCKING TO SUPPORT ALL WALL HUNG ITEMS INCLUDING BUT NOT LIMITED TO: BATH ACCESSORIES , CABINETRY, SHELVING, CLOTHING RODS, WINDOW TREATMENT AND APPLIANCES SUCH AS TELEVISION. SOME ITEMS HAVE ADDITIONAL CODE REQUIEMS FOR SUPPORT.

INTERIOR FINISH NOTES

1. SEE I.D. DRAWINGS FOR ALL WALL , CEILING, AND FLOORS FINISHES AND TEXTURES
2. SEE I.D. DRAWINGS FOR DETAILS AND ACCESSORIES.

INTERIORS KEYNOTES

1. SEE I.D. DRAWING FOR MATERIALS AND RELATED DETAILS.
2. 48" HIGH MIRROR (SEE ELEVATION FOR WIDTH)
3. 24"X36" TWO WALL GRAB BAR WITH BLOCKING AS PER CODE .(SEE SPECIFICATION)
4. 42" GRAB BAR WITH BLOCKING AS PER BUILDING CODE(SEE SPECIFICATIONS)
5. TOILET TISSUES ROLL- TYPE DISPENSER
6. 24" TOWEL BAR @ 48" A.F.F.
7. 36" GRAB BAR WITH BLOCKING AS PER BUILDING CODE. (SPECIFICATIONS)
8. 24" GRAB BAR WITH BLOCKING AS PER BUILDING CODE.(SEE SPECIFICATIONS)
9. 18" GRAB BAR WITH BLOCKING AS PER BUILDING CODE.(SEE SPECIFICATIONS)
10. SHOWER CURTAIN AND ROD
11. PAPER TOWEL DISPENSER-(SEE SPECIFICATIONS)
12. SOAP DISPENSER-(SEE SPECIFICATIONS)
13. DECORATIVE SURFACE MOUNTED LIGHT FIXTURE, CENTERED OVER CABINET. (SEE SPECIFICATIONS)
14. TYPICAL BASEBOARD- (SEE I.D. DRAWINGS)
15. PLASTIC LAMINATE COUNTERTOP & BACKSLASH
16. PLUMBING FIXTURE - (SEE ENGINEERS PLUMBING DRAWINGS)
17. TYPICAL FINISHED GYPSUM BOARD WALL FINISH. (SEE I.D. DRAWINGS)
18. VANITY SUPPORT STRUCTURE AND REMOVABLE ACCESS PANEL- SEE I.D. DRAWINGS FOR STYLE AND FINISH SIDE PANEL TO FOLLOW PROFILE OF SLOPED SIDE.
19. WALL MOUNTED, LAVATORIES AND HAND-WASHING FACILITIES SHALL BE ANCHORED TO WITHSTAND UP TO 250 POUNDS OF VERTICAL OR HORIZONTAL FORCE AT ANY POINT ON THE SINK, AS PER THE GUIDELINES FOR DESIGN AND CONSTRUCTION OF RESIDENTIAL HEALTH, CARE, AND SUPPORT FACILITIES ED. 2018.

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SHEET TITLE

A-8.0

SHEET OF













1 RENDERS
SCALE: N/N

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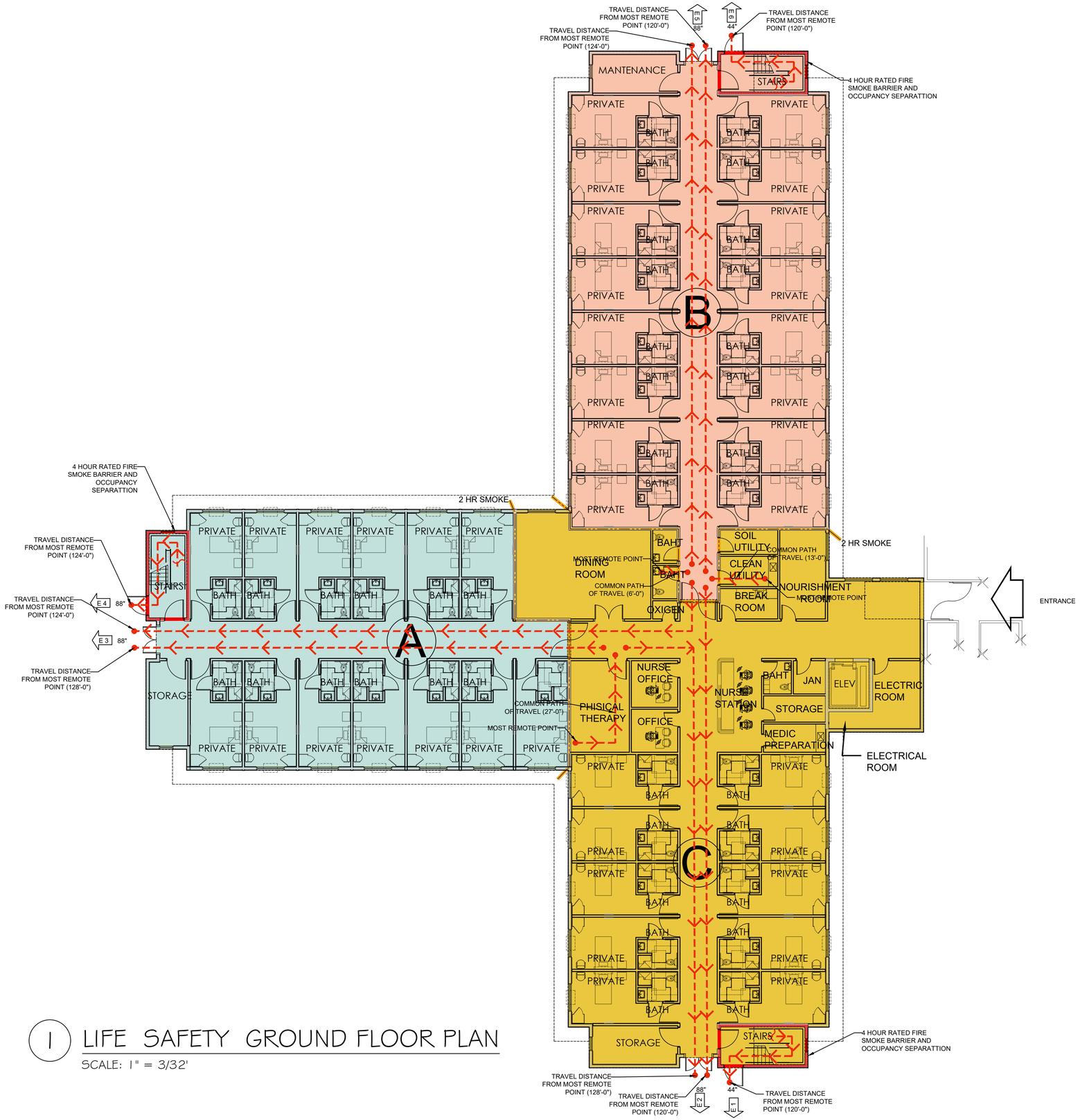
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1 LIFE SAFETY GROUND FLOOR PLAN

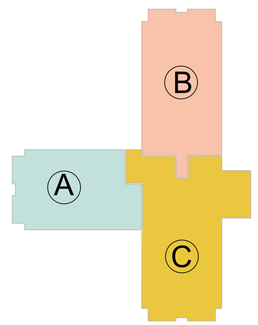
SCALE: 1" = 3/32'

SYMBOL LEGEND

	TRAVEL DISTANCE TO SMOKE BARRIER
	EMERGENCY EXIT SIGN:SHADING REPRESENTS LIT FACEARROWS REPRESENT CHEVRONS
	EMERGENCY EGRESS LIGHT
	COMBINATION: EMERGENCY EXIT SIGN/EXIT EGRESS LIGHT
FEC	RECESSED FIRE EXTINGUISHER CABINET
FE	WALL HUNG FIRE EXTINGUISHER
FEK	WALL HUNG FIRE EXTINGUISHER, TYPE K
F	MANUAL FIRE ALARM PULL STATION
S	CEILING MOUNTED FIRE ALARM/SMOKE DETECTOR
S-CO	CEILING MOUNTED FIRE ALARM/SMOKE DETECTOR CARBON
A	WALL MOUNTED FIRE ALARM PULL STATION
H	HORN STROBE WALL MOUNTED
A	CEILING MOUNTED FIRE ALARM-AUDIO/VISUAL
	PRIMARY EXITS / HORIZONTAL EXIT
H	THERMAL DETECTOR
	SPLINKLER
	LIFE SAFETY FLURESCENT FIXTURE
B	PUSH BUTTON DOOR ACCESS CONTROL
K	KEYPAD DOOR ACCESS CONTROL
D	MAGNETIC HOLD-OPEN DEVICE
	SPECIAL LOCKING DELAYED EGRESS AS PER IBC 1008.1.9.6
B	PUSH BUTTON DOOR ACCESS CONTROL

WALL FIRE RATING LEGEND

1-Hour - Separation of Smoke Compartment	
1-Hour - Fire Barrier	
2-Hour - Fire/Smoke Wall	
2-4 Hour - Fire Wall	



2 KEY PLAN

N/ SCALE

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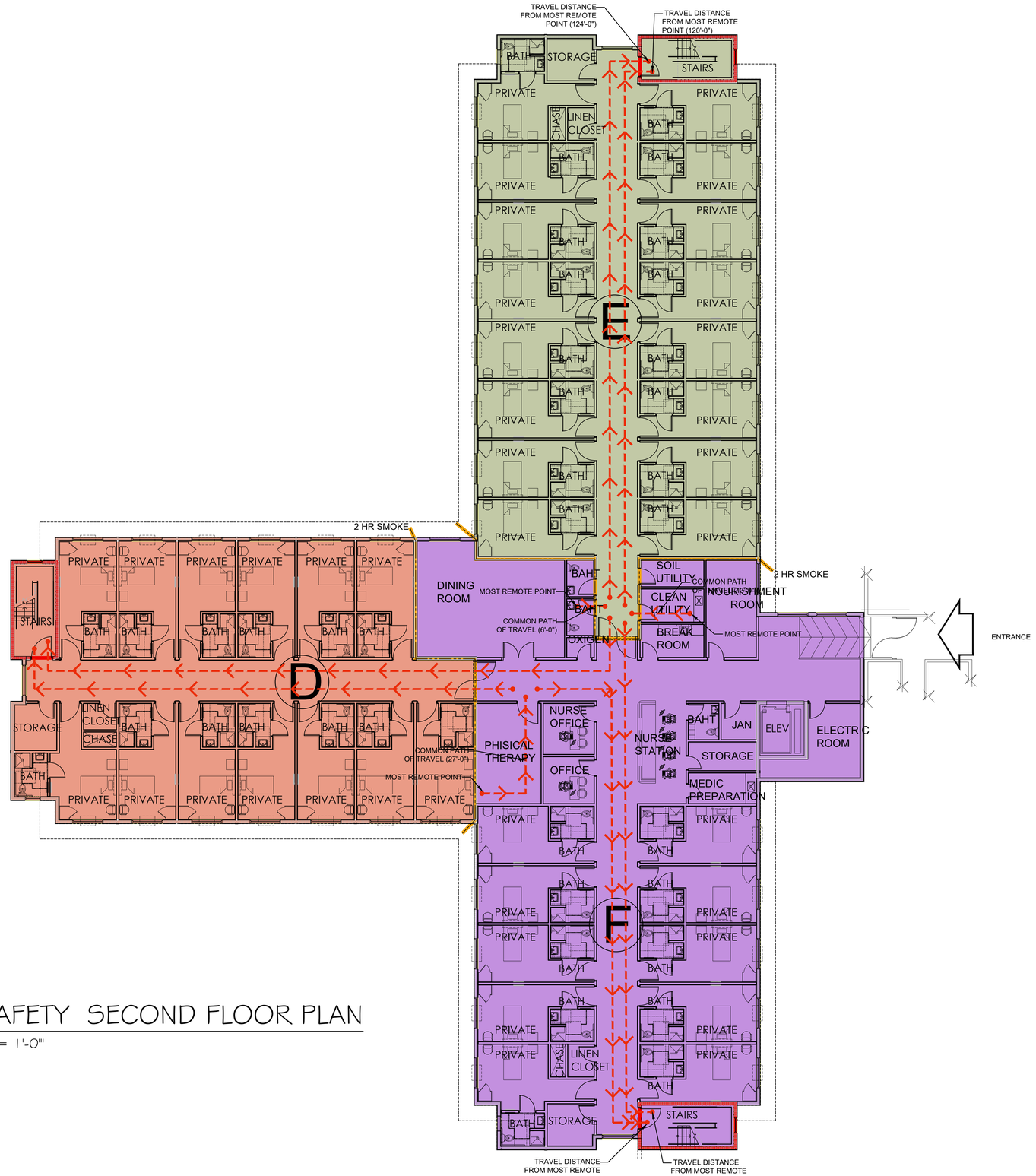
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LSP-1

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1 LIFE SAFETY SECOND FLOOR PLAN

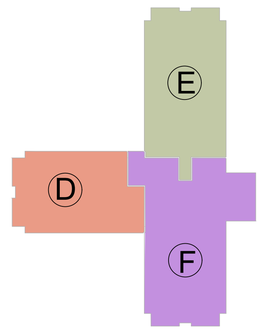
SCALE: 3/32" = 1'-0"

SYMBOL LEGEND

	TRAVEL DISTANCE TO SMOKE BARRIER
	EMERGENCY EXIT SIGN:SHADING REPRESENTS LIT FACEARROWS REPRESENT CHEVRONS
	EMERGENCY EGRESS LIGHT
	COMBINATION: EMERGENCY EXIT SIGN/EXIT EGRESS LIGHT
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WALL FIRE RATING LEGEND

1-Hour - Separation of Smoke Compartment	
1-Hour - Fire Barrier	
2-Hour - Fire/Smoke Wall	
2-4 Hour - Fire Wall	



2 KEY PLAN

N/ SCALE

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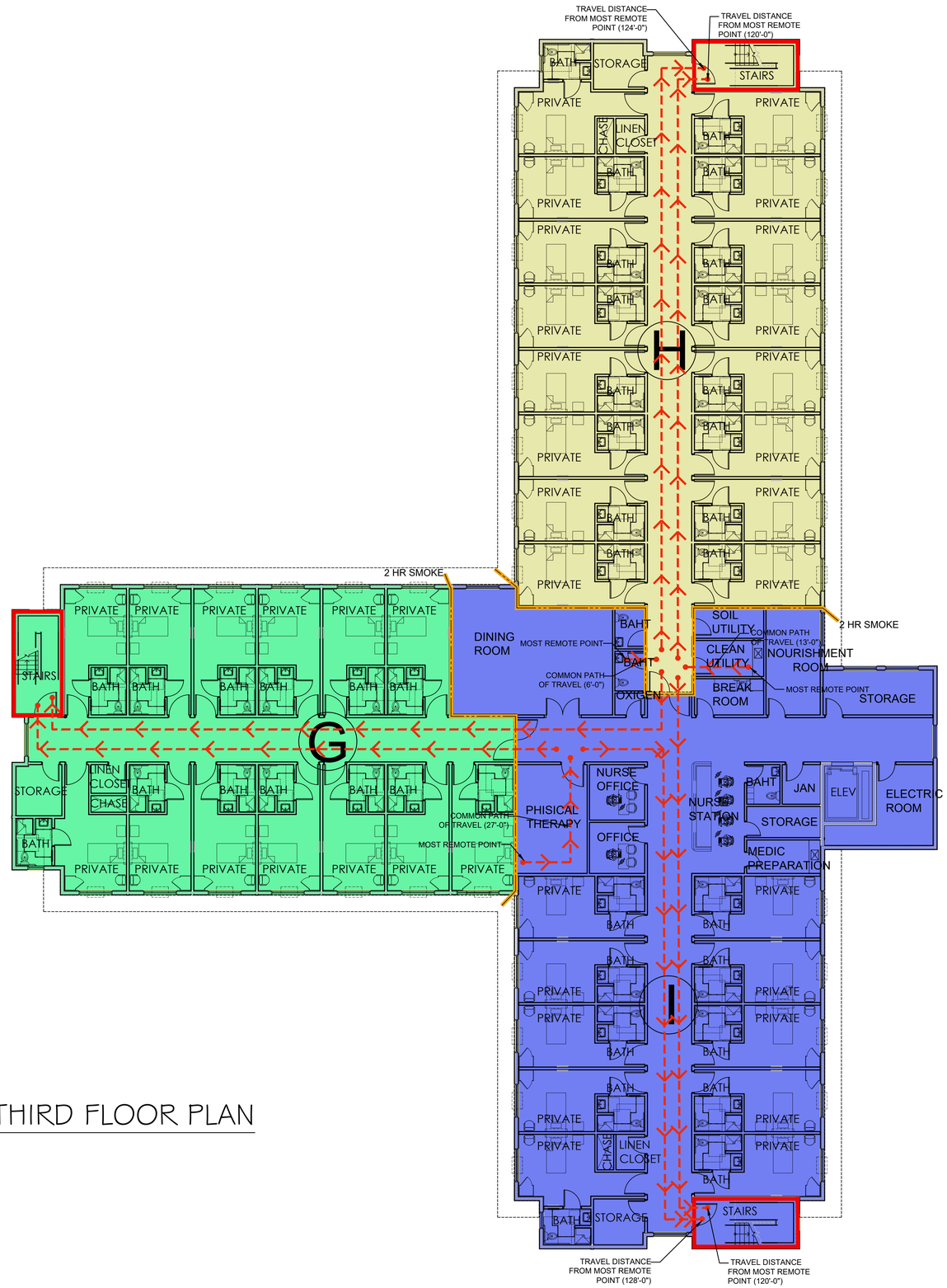
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LSP-2

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1 LIFE SAFETY THIRD FLOOR PLAN

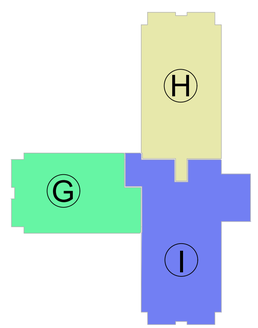
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SYMBOL LEGEND

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	EMERGENCY EGRESS LIGHT
	COMBINATION: EMERGENCY EXIT SIGN/EXIT EGRESS LIGHT
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B	PUSH BUTTON DOOR ACCESS CONTROL

WALL FIRE RATING LEGEND

1-Hour - Separation of Smoke Compartment	
1-Hour - Fire Barrier	
2-Hour - Fire/Smoke Wall	
2-4 Hour - Fire Wall	



2 KEY PLAN

N/ SCALE

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SHEET OF

Draft Tree Resource Evaluation for Fair Havens Center, Miami Springs

Prepared for:

Miami Springs Nursing & Rehab

2901 Stirling Road, Suite 200

Fort Lauderdale, FL 33312

Attn: Jeremie Paritzky, Vice President of Operations

Prepared by:

Jeff Shimonski

President, Tropical Designs of Florida

Member, American Society of Consulting Arborists

ISA Certified Arborist FL-1052A

Tree Risk Assessment Qualification

305-773-9406

Jeff@TropicalArboriculture.com

August 1, 2025

Summary

I performed a tree resource evaluation at the Fair Havens Center located at 201 Curtiss Parkway, Miami Springs during the month of August 2025. The approximate locations of these trees and palms can be found on the schematic in Appendix B.

The evaluation in Appendix A includes measurements, condition rating and recommended radius of the tree protection zone (TPZ) for each tree and palm.

I rate trees and palms in accordance with ANSI A300 (Part 5) – 2005, Annex A, Management Report Information. Trees and palms are rated Good, Moderate or Poor, see Appendix C. I recommend the removal of trees or palms that I rate as Poor.

I also followed the Levels and Scope of Tree Risk Assessment from the ANSI A300 Part 9- 2017: Levels of tree risk assessment; Level 1 limited visual tree risk assessment, Level 2 basic tree risk assessment, and Level 3 advanced tree risk assessment. The scope of this report/evaluation was limited to a Level 2 Assessment for all trees onsite.

To perform all measurements, I used a forestry diameter measuring tape and a measuring wheel. I rounded-off to the nearest inch when measuring trunk diameter; heights and canopy diameters are approximate.

Appendix D contains the ANSI A300 definitions of Tree Protection Zone (TPZ) and Critical Root Zone (CRZ). The TPZs that I have assigned to the trees on this site are sufficient to maintain CRZs as well as the TPZs.

It is important to note that when structures are next to, or had previously been next to trees, there may be no roots, or no roots of significance, from that tree underneath the footprint of the structure and therefore the CRZ can change. This includes adjacent curbs, sidewalks, and asphalt pavement.

Appendix F contains information on Root Management, and the potential amount of roots that can be removed, from the ANSI A300 Part 8: Tree, Shrub, and Other Woody Plant Management-Standard Practices (Root Management).

Appendix G contains quotes from ANSI A-300 Standards and Best Management Practices and another palm resource addressing damage to the trunks of palms and their susceptibility to the fungal pathogen *Thielaviopsis paradoxa.*

Any arboricultural work done on trees that extend into the powerlines or are within 10 feet of an electrical conductor measured radially, the arborist performing the work must be an Incidental Line Clearance Arborist as identified by American National Standard ANSI Z133-2017.

Currently there are no photos added to this draft report

The color and brightness on some photos has been adjusted to provide contrast and clarity to the subject matter. This follows the Basic section on Enhancement Techniques found in Section 11, Best Practices for Documenting Image Enhancement in a document produced by SWGIT Scientific Working Group Imaging Technology, www.SWGIT.org.

Appendix – A – Measurements and condition rating

	Scientific name	Common name	DBH	H/Ct	Canopy	Condition	TPZ
2603	Casuarina equisetifolia	Australian pine	36"	65'	62'	Invasive	12'
2604	Casuarina equisetifolia	Australian pine	34"	65'	45'	Invasive	12'
2605	Melaleuca quinquenervia	Paper bark	36"	35'	26'	Invasive	12'
2606	Melaleuca quinquenervia	Paper bark	10"	23'	14'	Invasive	8'
2607	Melaleuca quinquenervia	Paper bark	13"	35'	16'	Invasive	8'
2608	Melaleuca quinquenervia	Paper bark	14"	30'	10'	Invasive	8'
2609	Melaleuca quinquenervia	Paper bark	24"	45'	14'	Invasive	10'
2610	Casuarina equisetifolia	Australian pine	30"	110'	50'	Invasive	12'
2610a	Melaleuca quinquenervia	Paper bark	12"	35'	10'	Invasive	8'
2611	Melaleuca quinquenervia	Paper bark	36"	50'	30'	Invasive	12'
2612	Melaleuca quinquenervia	Paper bark	17"	45'	20'	Invasive	8'
2613	Melaleuca quinquenervia	Paper bark	14"	40'	18'	Invasive	8'
2614	Schefflera actinophylla	Umbrella tree	40"	45'	28'	Invasive	12'
2615	Melaleuca quinquenervia	Paper bark	16"	70'	24'	Invasive	8'
2616	Schefflera actinophylla	Umbrella tree	15"	35'	38'	Invasive	8'
2617	Melaleuca quinquenervia	Paper bark	22"	40'	24'	Invasive	10'
2618	Casuarina equisetifolia	Australian pine	28"	70'	66'	Invasive	12'
2619	Melaleuca quinquenervia	Paper bark	34"	40'	26'	Invasive	12'
2620	Mangifera indica	Mango	8"	17'	23'	Good	5'
2621	Thrinax radiata x 4 tks	Florida thatch palm	15"	28'	14'	Good	4'
2622	Thrinax radiata	Florida thatch palm	3"	23'	4'	Good	4'
2623	Thrinax radiata x 2 tks	Florida thatch palm	7"	30'	10'	Good	4'
2624	Thrinax radiata	Florida thatch palm	4"	23'	5'	Good	4'
2625	Hyophorbe verschaffeltii	Spindle palm	4"	23'	5'	Good	4'
2626	Hyophorbe verschaffeltii	Spindle palm	9"	12'	6'	Good	4'
2627	Hyophorbe verschaffeltii	Spindle palm	11"	10'	6'	Good	4'
2628	Dypsis lutescens	Areca palm	16"	13'	22'	Good	4'
2629							
2630	Sabal palmetto	Sabal palm	10"	28'	22'	Good	4'
2631	Coccoloba diversifolia	Pigeon plum	7"	20'	16'	Good	4'
2632	Coccoloba diversifolia	Pigeon plum	19"	28'	36'	Good	6'
2633							
2534							
2635	Quercus virginiana	Live oak	24"	45'	62'	Good	10'
2636	Adonidia merrillii	Christmas palm	6"	12'	8'	Good	3'
2637	Ptychosperma elegans	Solitare palm	3"	22'	5'	Good	3'
2638	Not onsite						
2639	Ptychosperma elegans	Solitare palm	3"	22'	6'	Good	3'

2640	Ptychosperma elegans	Solitare palm	3"			Dead	
2641	Ptychosperma elegans x 2 tks	Solitare palm	6"	22'	6'	Good	3'
2642	Melaleuca quinquenervia	Paper bark	34"	26'	18'	Dead	
2643	Roystonea regia	Royal palm	16"	70'	24'	Good	4'
2644	Adonidia merrillii	Christmas palm	5"	12'	5'	Poor	3'
2645	Ptychosperma elegans x 2 tks	Solitare palm	5"	22'	7'	Good	3'
2646	Ptychosperma elegans x 5 tks	Solitare palm	15"	23'	14'	Good	3'
2647	Ptychosperma elegans	Solitare palm	4"	25'	5'	Good	3'
2648	Ptychosperma elegans x 3 tks	Solitare palm	7"	23'	8'	Good	3'
2649	Ptychosperma elegans	Solitare palm	4"	28'	5'	Good	3'
2650	Ptychosperma elegans	Solitare palm	4"	28'	5'	Good	3'
2651	Bursera simaruba	Gumbo limbo	13"	25'	32'	Good	6'
2652	Ptychosperma elegans x 4 tks	Solitare palm	12"	22'	14'	Good	3'
2653	Bursera simaruba	Gumbo limbo	17"	16'	20'	Good	6'
2653a	Mangifera indica	Mango	3"	15'	7'	Poor	3'
2654							
2655							
2656							
2657	Annona species	Sugar apple	7"	17'	16'	Moderate	5'
2658	Adonidia merrillii	Christmas palm	4"	35'	8'	Good	3'
2659	Ptychosperma elegans	Solitare palm	4"	28'	6'	Good	3'
2660	Ptychosperma elegans	Solitare palm	4"	28'	5'	Good	4'
2661	Sabal palmetto	Sabal palm	14"	18'	14'	Good	4'
2662	Sabal palmetto	Sabal palm	14"	21'	14'	Good	4'
2663	Dypsis lutescens	Areca palm	8"	6'	14'	Moderate	3'
2663a	Adonidia merrillii	Christmas palm	6"	18'	4'	Moderate	3'
2664	Ptychosperma elegans x 2 tks	Solitare palm	6"	33'	8'	Good	3'
2665	Ptychosperma elegans	Solitare palm	3"	35'	6'	Good	3'
2666	Adonidia merrillii	Christmas palm	6"	17'	10'	Good	3'
2667	Ficus aurea	Strangler fig	62"	100'	138'	Good	14'
2668	Adonidia merrillii x 18 tks	Christmas palm	90"	25'	28'	Good	4'
2669	Adonidia merrillii x 3 tks	Christmas palm	16"	30'	42'	Good	3'
2670	Schinus terebinthifolius	Brazilian pepper	54"	40'	52'	Invasive	6'
2671	Adonidia merrillii x 5 tks	Christmas palm	54"	30'	38'	Good	4'
2672	Adonidia merrillii x 5 tks	Christmas palm	28"	16'	24'	Good	4'
2683	Adonidia merrillii x 4 tks	Christmas palm	20"	18'	14'	Good	4'
2684	Adonidia merrillii x 3 tks	Christmas palm	16"	20'	12'	Good	4'
2685	Adonidia merrillii x 3 tks	Christmas palm	15"	23'	18'	Good	4'
2686	Adonidia merrillii x 2 tks	Christmas palm	10"	20'	12'	Good	4'
2687	Adonidia merrillii x 3 tks	Christmas palm	16"	22'	16'	Good	4'
2688	Adonidia merrillii	Christmas palm	6"	20'	8'	Good	4'

2689	Ptychosperma elegans	Solitare palm	2"			Dead	
2670							
2671	Adonidia merrillii x 9 tks	Christmas palm	54"	30'	38'	Good	4'
2683	Adonidia merrillii x 4 tks	Christmas palm	20"	18'	14'	Good	4'
2684	Adonidia merrillii x 3 tks	Christmas palm	16"	20'	12'	Good	4'
2685	Adonidia merrillii x 3 tks	Christmas palm	15"	23'	18'	Good	4'
2686	Adonidia merrillii x 2 tks	Christmas palm	10"	20'	12'	Good	4'
2687	Adonidia merrillii x 3 tks	Christmas palm	16"	22'	16'	Good	4'
2688	Adonidia merrillii	Christmas palm	6"	20'	8'	Good	4'
2689	Ptychosperma elegans	Solitare palm	2"			Dead	
2690	Adonidia merrillii	Christmas palm	6"	18'	8'	Good	4'
2691	Adonidia merrillii	Christmas palm	5"	14'	8'	Good	4'
2692	Adonidia merrillii	Christmas palm	6"	18'	8'	Good	4'
2693	Adonidia merrillii x 2 tks	Christmas palm	11"	17'	8'	Moderate	4'
2694	Adonidia merrillii x 12 tks	Christmas palm	58"	22'	28'	Good	4'
2695	Adonidia merrillii x 10 tks	Christmas palm	54"	28'	32'	Good	4'
2696	Adonidia merrillii x 12 tks	Christmas palm	62"	28'	32'	Good	4'
2697							
2698	Adonidia merrillii x 7 tks	Christmas palm	44"	28'	28'	Good	4'
2699	Adonidia merrillii	Christmas palm	5"	16'	8'	Good	4'
2700	Ptychosperma elegans	Solitare palm	3"	23'	6'	Good	3'
2701	Adonidia merrillii x 2 tks	Christmas palm	12"	22'	17'	Good	4'
2702	Not onsite						
2707	Roystonea regia	Royal palm	15"	50'	34'	Good	5'
2708	Ptychosperma elegans x 6 tks	Solitare palm	14"	32'	28'	Good	3'
2709							
2710							
2711							
2712	Ptychosperma elegans x 4 tks	Solitare palm	8"	36'	14'	Good	3'
2713	Schefflera actinophylla	Umbrella tree	10"	50'	28'	Poor	8'
2714	Ptychosperma elegans x 2 tks	Solitare palm	4"	28'	12'	Good	3'
2715	Ptychosperma elegans x 4 tks	Solitare palm	11"	32'	10'	Good	3'
2716	Clusia rosea	Autograph tree	10"	35'	45'	Poor	8'
2717	Melia azedarach		18"	45'	48'	Good	6'
2725	Melaleuca quinquenervia	Paper bark	26"	35'	38'	Invasive	10'
2726	Melaleuca quinquenervia	Paper bark	39"	50'	38'	Invasive	10'
2727	Quercus virginiana	Live oak	26"	60'	72'	Poor	10'
2728	Melaleuca quinquenervia	Paper bark	40"	50'	25'	Invasive	10'
2729	Roystonea regia	Royal palm	20"	60'	28'	Good	5'

2730	Washingtonia filifera	Washingtonia palm	13"	60'	8'	Good	5'
2731	Roystonea regia	Royal palm	18"	60'	26'	Good	5'
2732	Casuarina equisetifolia	Australian pine	41"	35'	30'	Poor	10'
2733	Roystonea regia	Royal palm	17"	60'	24'	Good	5'
2734	Melaleuca quinquenervia	Paper bark	49"	60'	42'	Invasive	10'
2735	Melaleuca quinquenervia	Paper bark	17"	24'		Dead	
2736	Pithecellobium dulce	Madras thorn	57"	55'	45'	Moderate	12'
2737	Roystonea regia	Royal palm	20"	70'	40'	Good	5'
2738	Casuarina equisetifolia	Australian pine	29"	70'	46'	Invasive	12'
2739	Casuarina equisetifolia	Australian pine	40"	100'	62'	Invasive	12'
2740	Melaleuca quinquenervia	Paper bark	38"	50'	35'	Invasive	12'
2741	Melaleuca quinquenervia	Paper bark	34"	55'	26'	Invasive	12'
2742	Melaleuca quinquenervia	Paper bark	34"	60'	45'	Invasive	12'
2743	Calophyllum brasiliense	Beautyleaf	20"	30'	44'	Good	8'
2744	Melaleuca quinquenervia	Paper bark	29"	35'	30'	Invasive	8'
2745	Melaleuca quinquenervia	Paper bark	36"	55'	42'	Invasive	10'
2746	Melaleuca quinquenervia	Paper bark	34"	40'	24'	Invasive	10'
2747	Sabal palmetto	Sabal palm	30"	28'	32'	Good	4'
2748	Ficus elastica	Rubber tree	134"	70'	80'	Poor	12'
2749	Quercus virginiana	Live oak	12"	28'	34'	Good	8'
2750	Quercus virginiana	Live oak	16"	30'	36'	Good	8'
2751							
2752							
2753	Sabal palmetto	Sabal palm	10"	20'	18'	Good	4'
2754							
2755	Ficus aurea	Strangler fig	28"	60'	66'	Poor	10'
2777	Roystonea regia	Royal palm	15"	70'	26'	Good	5'
2778	Roystonea regia	Royal palm	22"	70'	30'	Good	5'
2779	Roystonea regia	Royal palm	22"	70'	30'	Good	5'
2780	Melaleuca quinquenervia	Paper bark	33"	30'	30'	Invasive	8'
2781	Ficus aurea	Strangler fig	60"	60'	60'	Good	10'
2782	Melaleuca quinquenervia	Paper bark	35"	45'	38'	Invasive	10'
2783	Ptychosperma elegans	Solitare palm	3"	20'	8'	Good	3'
2784	Ptychosperma elegans	Solitare palm	3"	24'	8'	Good	3'
2785	Ptychosperma elegans	Solitare palm	3"	20'	8'	Good	3'
2786	Ptychosperma elegans	Solitare palm	4"	24'	8'	Good	3'
2787	Not onsite						
2788							
2789							
2790	Not onsite						
2791	Not onsite						

2792	Not onsite						
2793							
2794	Roystonea regia	Royal palm	19"	75'	26'	Good	5'
2795	Roystonea regia	Royal palm	12"	35'	26'	Good	5'
2796	Washingtonia filifera	Washingtonia palm	11"	70'	10'	Good	5'
2797	Roystonea regia	Royal palm	17"	35'	24'	Good	5'
2798	Bursera simaruba	Gumbo limbo	26"	35'	30'	Moderate	8'
2799	Ptychosperma elegans x 2 tks	Solitare palm	8"	35'	10'	Good	3'
2800	Ptychosperma elegans x 2 tks	Solitare palm	9"	35'	14'	Good	3'
2801	Ptychosperma elegans	Solitare palm	4"	20'	8'	Good	3'
2802	Ptychosperma elegans	Solitare palm	4"	24'	8'	Good	3'
2803	Ptychosperma elegans	Solitare palm	4"	30'	6'	Good	3'
2804	Ptychosperma elegans x 2 tks	Solitare palm	7"	34'	16'	Good	3'
2805	Ptychosperma elegans x 2 tks	Solitare palm	6"	20'	14'	Good	3'
2806	Ptychosperma elegans	Solitare palm	4"	20'	10'	Good	3'
2807							
2808	Adonidia merrillii x 3 tks	Christmas palm	15"	28'	18'	Good	4'
2809	Ptychosperma elegans	Solitare palm	4"	16'	8'	Moderate	3'
2810	Ptychosperma elegans	Solitare palm	3"	17'	8'	Good	3'
2811							
2812	Roystonea regia	Royal palm	24"	45'	26'	Good	5'
2813	Roystonea regia	Royal palm	18"	40'	28'	Good	5'
2814	Sabal palmetto	Sabal palm	14"	20'	14'	Good	4'
2815	Bursera simaruba	Gumbo limbo	11"	26'	58'	Good	8'
2816	Ficus benghalensis	Banyan tree	120"	90'	135'	Good	12'
2817							
2818							
2819							
2820	Bursera simaruba	Gumbo limbo	13"	35'	36'	Moderate	6'
2821	Adonidia merrillii x 20 tks	Christmas palm	100"	28'	10'	Good	4'
2822							
2823							
2824							
2825	Adonidia merrillii	Christmas palm	5"	17'	10'	Good	4'
2826	Adonidia merrillii	Christmas palm	5"	20'	10'	Good	4'
2827	Adonidia merrillii x 2 tks	Christmas palm	11"	17'	14'	Good	4'
2828	Adonidia merrillii	Christmas palm	5"	16'	8'	Good	4'
2829	Adonidia merrillii x 9 tks	Christmas palm	54"	28'	8'	Good	4'
2834	Adonidia merrillii	Christmas palm	5"	11'	6'	Good	4'
2835	Adonidia merrillii	Christmas palm	4"	20'	4'	Good	4'

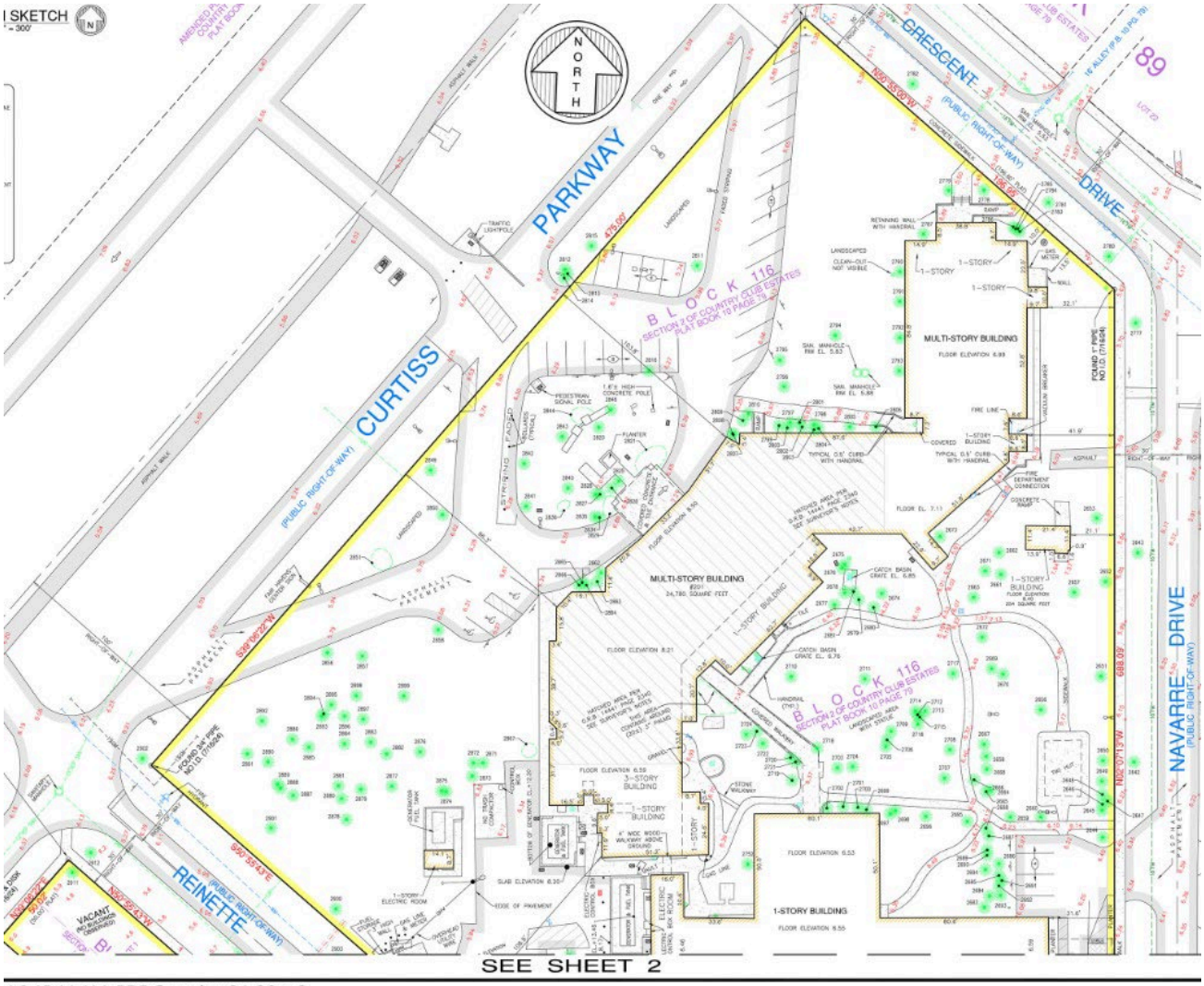
2840	Adonidia merrillii	Christmas palm	5"	12'	6'	Good	4'
2841	Washingtonia filifera	Washingtonia palm	12"	70'	12'	Good	5'
2842	Washingtonia filifera x 2 tks	Washingtonia palm	20"	70'	35'	Moderate	5'
2848	Phoenix sylvestris	Sylvester palm	12"	6'	14'	Poor	4'
2849	Roystonea regia	Royal palm	19"	40'	26'	Good	5'
2850	Washingtonia filifera	Washingtonia palm	10"	70'	6'	Good	5'
2851	Roystonea regia x 9 tks	Royal palm	175"	50'	58'	Moderate	5'
2856	Roystonea regia	Royal palm	13"	55'	26'	Good	5'
2857	Roystonea regia	Royal palm	18"	35'	28'	Good	5'
2858	Washingtonia filifera	Washingtonia palm	12"	45'	8'	Good	5'
2862	Adonidia merrillii x 3 tks	Christmas palm	20"	22'	14'	Good	4'
2863	Adonidia merrillii	Christmas palm	7"	28'	10'	Good	4'
2864	Adonidia merrillii	Christmas palm	6"	16'	10	Good	4'
2865	Adonidia merrillii x 2 tks	Christmas palm	9"	22'	8'	Good	4'
2866	Adonidia merrillii	Christmas palm	6"	14'	8'	Good	4'
2867	Adonidia merrillii x 9 tks	Christmas palm	46"	20'	28'	Good	4'
2871	Adonidia merrillii	Christmas palm	5"	20'	12'	Good	4'
2872	Quercus laurifolia	Laurel oak	16"	45'	42'	Good	8'
2873	Dimocarpus longan	Longan	13"	13'	12'	Good	5'
2874	Ptychosperma elegans	Solitare palm	3"	23'	28'	Good	3'
2875	Bursera simaruba	Gumbo limbo	12"	18'	18'	Moderate	5'
2876	Mangifera indica	Mango	5"	18'	6'	Good	4'
2877	Sabal palmetto	Sabal palm	9"	28'	8'	Good	4'
2878	Sabal palmetto	Sabal palm	9"	30'	8'	Good	4'
2879	Sabal palmetto	Sabal palm	8"	30'	8'	Good	4'
2880	Sabal palmetto	Sabal palm	10"	30'	8'	Good	4'
2881	Sabal palmetto	Sabal palm	13"	28'	8'	Good	4'
2882	Sabal palmetto	Sabal palm	8"	30'	14'	Good	4'
2883	Sabal palmetto	Sabal palm	7"	28'	6'	Good	4'
2884	Sabal palmetto	Sabal palm	9"	30'	8'	Good	4'
2885	Sabal palmetto	Sabal palm	8"	32'	14'	Good	4'
2886	Sabal palmetto	Sabal palm	8"	32'	16'	Good	4'
2887	Sabal palmetto	Sabal palm	10"	28'	16'	Good	4'
2888	Roystonea regia	Royal palm	13"	26'	26'	Good	5'
2889	Sabal palmetto	Sabal palm	9"	11'	18'	Good	4'
2890	Sabal palmetto	Sabal palm	7"	30'	14'	Moderate	4'
2891	Pseudobombax ellipticum	Shaving brush tree	105"	90'	98'	Good	14'
2892	Calophyllum brasiliense	Beautyleaf	24"	20'	22'	Good	8'

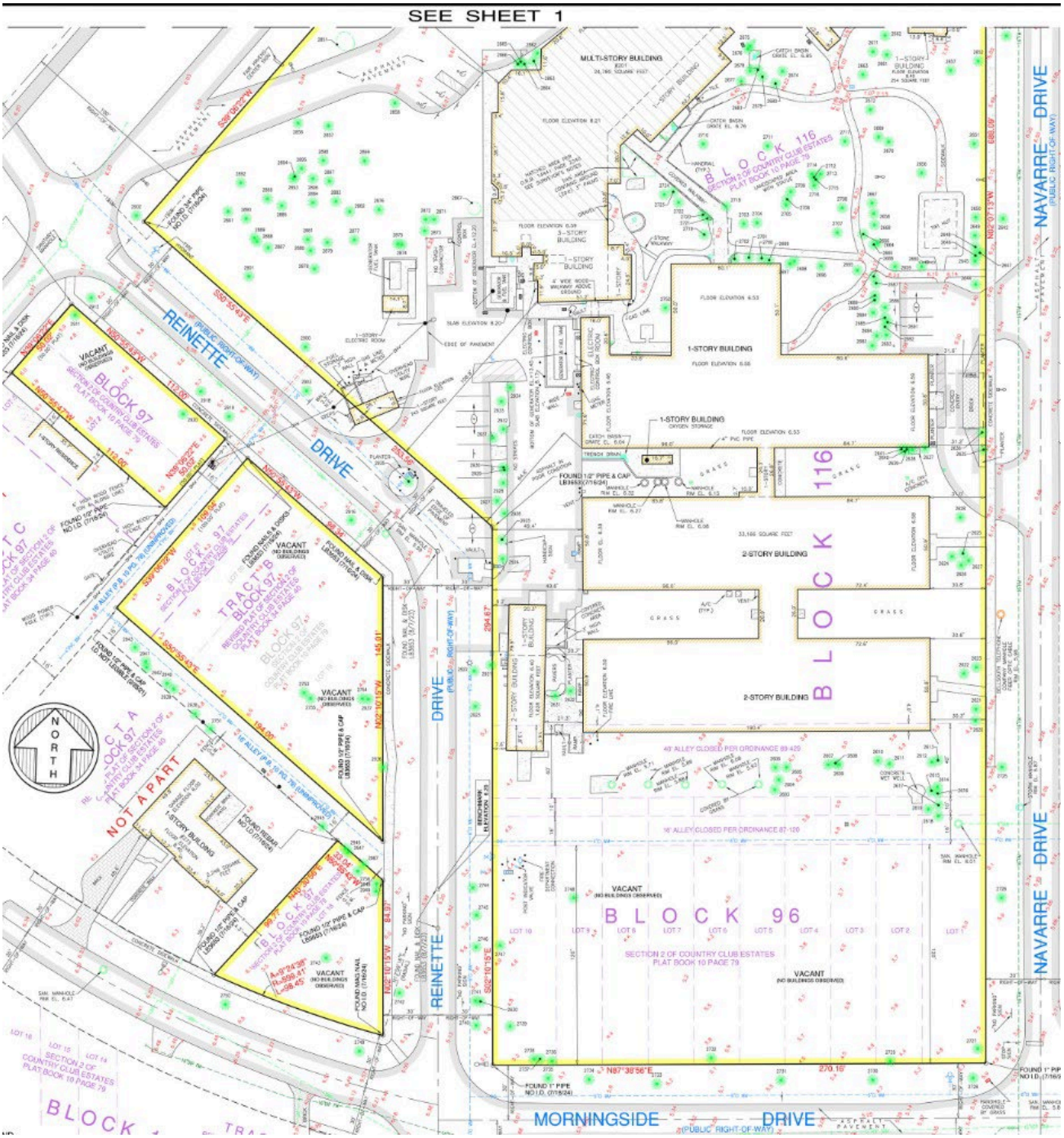
2893	Sabal palmetto	Sabal palm	7"	26'	12'	Good	4'
2894	Dimocarpus longan	Longan	21"	25'	24'	Good	8'
2895	Thrinax radiata	Florida thatch palm	4"	30'	8'	Good	4'
2896	Quercus virginiana	Live oak	14"	45'	38'	Good	8'
2897	Dimocarpus longan	Longan	20"	35'	38'	Good	6'
2898	Ficus benjamina	Weeping fig	16"	35'	38'	Poor	8'
2899	Schefflera actinophylla	Umbrella tree	31"	25'	32'	Invasive	8'
2900	Bucida buceras	Black olive	46"	70'	85'	Good	12'
2901	Sabal palmetto	Sabal palm	7"	24'	6'	Good	4'
2902	Melaleuca quinquenervia	Paper bark	44"	40'	35'	Invasive	10'
2902a	Bursera simaruba	Gumbo limbo	6"	20'	14'	Moderate	5'
2903	Sabal palmetto	Sabal palm	10"	17'	10'	Good	4'
2911	Bursera simaruba	Gumbo limbo	16"	28'	24'	Moderate	6'
2912	Melaleuca quinquenervia	Paper bark	44"	50'	32'	Invasive	10'
2916	Sabal palmetto	Sabal palm	9"	17'	10'	Good	4'
2918	Melaleuca quinquenervia	Paper bark	42"	35'	22'	Invasive	10'
2919	Melaleuca quinquenervia	Paper bark	35"	50'	25'	Invasive	10'
2920	Ficus benghalensis	Banyan tree	168"	100'	114'	Good	14'
2924	Washingtonia filifera	Washingtonia palm	15"	24'	16'	Good	5'
2925	Washingtonia filifera	Washingtonia palm	16"	28'	16'	Good	5'
2926	Washingtonia filifera	Washingtonia palm	15"	28'	17'	Good	5'
2927	Washingtonia filifera	Washingtonia palm	15"	28'	18'	Good	5'
2928	Roystonea regia	Royal palm	13"	16'	24'	Moderate	5'
2929	Tabebuia umbellata	Yellow tabebuia	7"	14'	14'	Good	4'
2930	Adonidia merrillii x 2 tks	Christmas palm	11"	12'	12'	Good	3'
2931	Tabebuia umbellata	Yellow tabebuia	11"	20'	20'	Good	4'
2932	Washingtonia filifera	Washingtonia palm	17"	40'	16'	Good	5'
2933	Mangifera indica	Mango	15"	20'	25'	Good	6'
2934	Washingtonia filifera	Washingtonia palm	17"	32'	16'	Good	5'
2935							
2936	Sabal palmetto	Sabal palm	14"	24'	16'	Good	4'
2937	Ficus aurea	Strangler fig	82"	60'	46'	Moderate	10'
2946	Ficus benjamina	Weeping fig	28"	50'	40'	Poor	10'
2947	Ficus benjamina	Weeping fig	8"	50'	20'	Poor	8'
2948	Lagerstroemia speciosa	Queens crape myrtle	32"	80'	48'	Moderate	10'
2949	Schefflera actinophylla	Umbrella tree	25"	35'	36'	Invasive	8'

2987	Schefflera actinophylla	Umbrella tree	14"	30'	18'	Invasive	6'

- **TPZ is the radius of tree protection. The measurement is from the outside of the trunk. The TPZ is equal to the CRZ. If there are curbs, roadways, or other structures adjacent to the root plate, the CRZ will likely end at that structure or curb.**
  - **The canopy diameter is approximate and measured in one direction.**
  - **H/Ct is approximate overall height of trees and approximate overall height of clear trunk on palms.**
  - **DBH is measured at 4.5 feet above grade & rounded off to the nearest inch. A "0" in the DBH column denotes no trunk at 4.5 feet above grade.**
  - **I recommend the removal of trees and palms, which I have rated to be in poor condition.**
  - **I do not recommend the relocation of palms in poor or moderate condition. Trees in good condition are generally relocatable, but relocation should be determined on an individual basis.**
  - **Plant names change on a regular basis. The plant names in this document follow the generally accepted names found in *Betrock's* PlantFinder.**
  - **Many of the species of tree onsite are indicated as "Invasive" in the condition rating column as Miami-Dade County Derm requires these species to be removed upon the development of a site. It should be noted that many of the trees listed as invasive are in poor condition too and should be removed.**

Appendix – B – Approximate tree and palm locations




SEE SHEET 1
REINETTE
DRIVE
NAVARRE
DRIVE
MORNINGSIDE
DRIVE
BLOCK 116
BLOCK 97
BLOCK 96
TRACT B
BLOCK 97
2-STORY BUILDING
1-STORY BUILDING
VACANT
NORTH
NOT A PART

Appendix – C - ANSI A300 (Part 5) - 2005, Annex A

Management report information

Examples of suitability ratings

Good: These are trees with good health and structural stability that have the potential for longevity at the site.

Moderate: Trees in this category have fair health and/or structural defects that may be abated with treatment. Trees in this category require more intense management and monitoring and may have shorter lifespans than those in the "good" category.

Poor: Trees in this category are in poor health or have significant defects in structure that cannot be abated with treatment. These trees can be expected to decline regardless of management. The species or individual tree may possess either characteristics that are undesirable in landscape settings or be unsuited for use areas.

Appendix – D – Critical Root Zone and Tree Protection Zone

ANSI A 300 (Part 5) – 2012 Management of Trees and Shrubs during Site Planning, Site Development and Construction

Critical Root Zone (CRZ): The minimum volume of roots necessary to have for tree health and stability.

Tree Protection Zone (TPZ): The area surrounding a tree defined by a specified distance, in which excavation and other construction – related activities should be avoided. The TPZ is variable depending on species, factors, age and health of the plant, soil conditions, and proposed construction. The zone may be accomplished by physical barriers or soil protection layers or treatments.

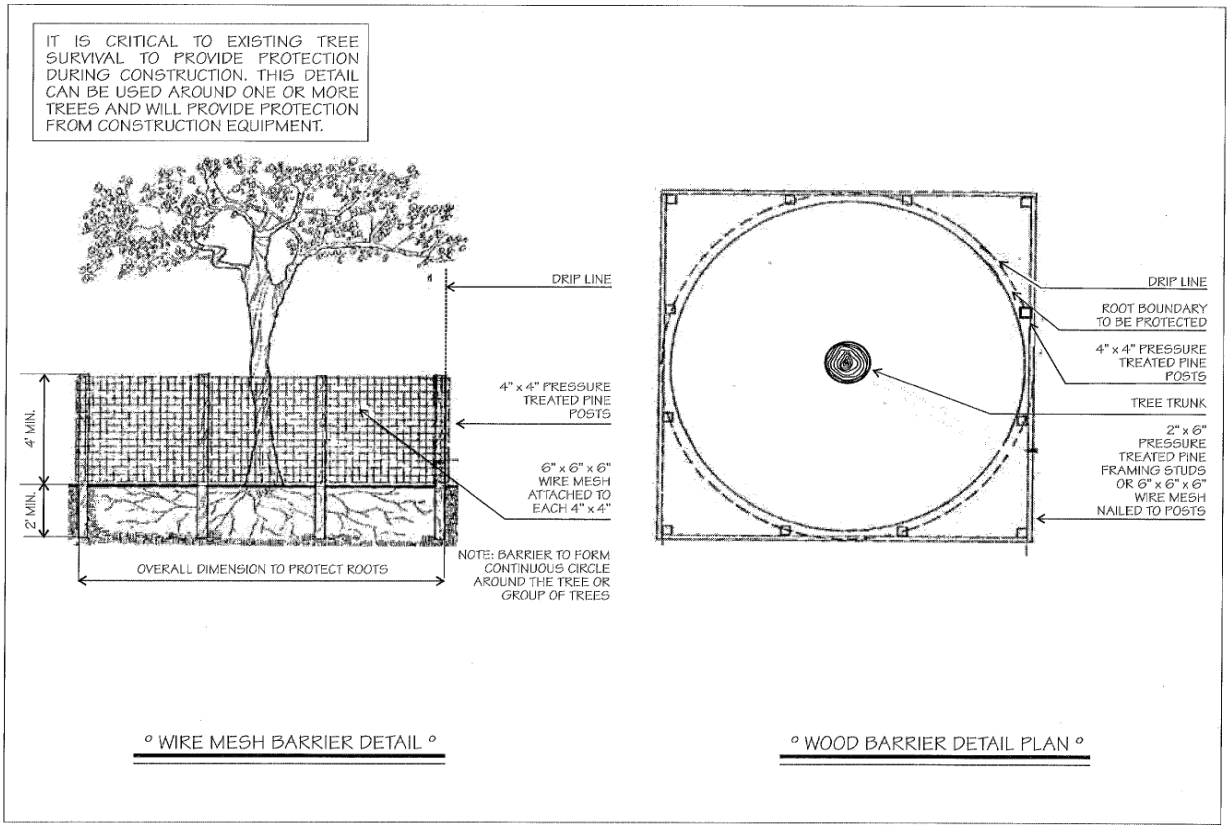
ANSI A300 (Part 5) – 2012 54.7

A tree protection zone (TPZ) shall be delineated around all trees to be protected during a project.

- **54.7.1 The area and dimensions of the TPZ should be calculated on the basis of species tolerance, age, and health, root structure, rooting depth, and soil conditions.**

Appendix – E – Schematic for tree protection during construction

TREE PROTECTION AND SUPPORT



Appendix – F – ANSI A300 – 2023 Root Management Practices

12.5 Root Management Practices

12.5.9.3 The pruning cut should be the smallest diameter that meets the objective.

12.5.10.1 When non-selective root cutting is necessary, roots shall be cut as far from the trunk as practical.

12.5.10.2 Minimum distance from the trunk for root cutting should be adjusted according to trunk diameter, species tolerance to root loss, tree age, health, and site condition.

Root Management – Special companion publication to the ANSI A300 Part 8: Tree, Shrub, and Other Woody Plant Management--Standard Practices (Root Management)

Page 21: Consequences of Root Pruning on Tree Stability

Root loss can affect tree health and stability. Cutting roots at a distance greater than six times the trunk diameter (dbh) minimizes the likelihood of affecting both health and stability. At that distance, approximately 25% of the root system would be lost. Cutting roots closer to the tree is more likely to compromise stability.

Appendix – G – Palm Pruning Practices and ANSI 300 – 2023 Tree Care Standards

5.6 Pruning Palms, cycads, and plants with similar form



Fig. 5.6.1 Palm pruning practices.

5.6.3 Living fronds should not be removed except to provide clearance.

5.6.11 Climbing spurs should not be used to climb live palms.

Ornamental Palm Horticulture, The University of Florida Press Second Edition 2017 Timothy K. Broschat, Alan W. Meerow, and Monica L. Elliott

Diseases of Field-Grown Palms

Thielaviopsis **trunk or bud rot is increasing in frequency on palms in Florida. This soil-borne fungus generally enters the palm through wounds and causes the disintegration of the trunk. This disease can be largely prevented by using care when removing leaves or handling dug palms. When removing leaves, always keep the pruning tool oriented parallel to the trunk and not perpendicular to it, and do not attempt to pull off leaves that are firmly attached. Wounds caused by these practices are readily colonized by** ***Thielaviopsis paradoxa.***

Climbing Palms for Maintenance Work

When climbing palms for canopy maintenance, the use of climbing spikes is not recommended. "Spiking" is a prescription for future problems. The holes left by these devices will never heal and ***Thielaviopsis paradoxa*** **has been known to colonize such wounds. Only lift vehicles, ladders, or pulley/sling systems should be used with palms.**

Pruning Palms

Any trunk wounds caused by careless pruning, climbing spikes, or pulling off old leaves before they completely abscise or rot off can result in unsightly scars and provide entry sites for thielaviopsis trunk rot.

Appendix – H - Assumptions and Limiting Conditions

Tropical Designs of Florida, Inc.
Arboricultural and Horticultural Consulting
Qualifications, Assumptions, and Limiting Conditions

Any legal description provided to the consultant is assumed to be correct. Any titles or ownership of properties are assumed to be good and marketable. All property is appraised or evaluated as though free and clear, under responsible ownership and competent management.

All property is presumed to be in conformance with applicable codes, ordinances, statutes, or other regulations.

Care has been taken to obtain information from reliable sources. However, the consultant cannot be responsible for the accuracy of information provided by others.

The consultant shall not be required to give testimony or to attend meetings, hearings, conferences, mediations, arbitrations, or trials by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services.

This report and any appraisal value expressed herein represent the opinion of the consultant, and the consultant's fee is not contingent upon the reporting of a specified appraisal value, a stipulated result, or the occurrence of a subsequent event.

Sketches, drawings, and photographs in this report are intended for use as visual aids, are not necessarily to scale, and should not be construed as engineering or architectural reports or surveys. The reproduction of information generated by architects, engineers, or other consultants on any sketches, drawings, or photographs is only for coordination and ease of reference. Inclusion of said information with any drawings or other documents does not constitute a representation Tropical Designs of Florida, Inc. as to the sufficiency or accuracy of said information.

Unless otherwise expressed: a) this report covers only the examined items and their condition at the time of inspection: and b) the inspection is limited to visual examination of accessible items without dissection, excavation, probing, or coring. There is no warranty or guarantee, expressed or implied, that structural problems or deficiencies of plants or property may not arise in the future.

Appendix – I - Certification of Performance

Tropical Designs of Florida, Inc.
Arboricultural and Horticultural Consulting

I, Jeff Shimonski, certify:

- That I have personally inspected the trees and/or the property referred to in this report and have stated my findings accurately. The extent of the evaluation is stated in the attached report;
- That I have no current or prospective interest in the vegetation or the property that is the subject of this report and have no personal interest or bias with respect to the parties involved;
- That the analysis, opinions, and conclusions stated herein are my own;
- That my analysis, opinions, and conclusions were developed, and this report has been prepared according to commonly accepted arboricultural practices;
- That no one provided significant professional assistance to the consultant, except as indicated within the report;
- That my compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party.

I further certify that I am a member of the American Society of Consulting Arborists and acknowledge, accept, and adhere to the ASCA Standards of Professional Practice. I am an International Society of Arboriculture Certified Arborist FL-1052A, I am ISA Tree Risk Assessment Qualified and have been involved in the practice of arboriculture and the study of trees for over 50 years.

Signed: Jeff Shimonski

ISA Certification number: FL-1052A

Dated: August 1, 2025

Landscape Data:

Multi-Family Residential (R-3C)	Required	Provided
Swale Trees One(1) 12' ht. swale tree (clear trunk 6' and min 3" cal.) per 35 linear feet or portion thereof, of street frontage of property wherein said improvements are proposed. All small trees to be planted will be not less than 2" in diameter measured 6" above the ground, and 6' ht. ((1)-14' ht. palm tree = 1 street tree) Required Provided Curtiss Parkway ..... (395'/35') = 12 Trees 7 Pigeon Plums 5 Gumbos Morningside Drive .....(228'/35') = 8 Trees 6 Pigeon Plums 2 Gumbos Reinette Drive .....(427'/35') = 12 Trees 6 Pigeon Plums 6 Gumbos Navarre Drive .....(581'/35') = 15 Trees 9 Pigeon Plums 6 Gumbos Cresent Drive .....(175'/35') = 5 Trees 3 Pigeon Plums 2 Gumbos	52 Trees	52 Trees 31 Pigeon Plums 21 Gumbo Limbos
Lot Trees 28 trees per acre of net lot area.	59 Trees (2.09 Acres x 28)	96 Trees 13 Live Oak Trees 16 Orange Geiger Trees 53 Existing Palms (2:1) 14 Existing Trees
Maximum Lawn Area 40% maximum of required open space. Required open space = 20% of net area. = .4 x 90,955 sf = 18,191 sf	90,955 x .4 36,382 SF	32,516 SF
Minimum Tree Sizes Shade trees: 2.5" cal., 12' height., 5' clear trunk Palm trees: 10' minimum height (2 palms = 1 required tree, maximum 30% of requirement)		
Off-Street Parking Trees Two(2) 12' ht. tree (clear trunk 5' and min 2.5" cal.) per every 100 linear feet of parking for each parking row. The required trees shall be graded Florida No. 1 or better.and shall be properly braced. A 2.5' ht. evergreen hedge placed at 2.5' on center shall be provided adjacent to front, side, and rear lot lines.	34 Trees (1,721 LF / 100)	36 Trees 24 Silver Buttonwood Trees 12 Green Buttonwood Trees
Shrubs Required 10 shrubs per required tree.	145 Trees x 10 = 1,450 Shrubs	5,148 Shrubs 4,423 Proposed Shrubs 725 Existing Shrubs
Protective Screening Required Where any lot or parcel of property adjoins a residential district, a 5' strip of land along the boundary of the residential district shall be set aside and used for planting.		
Percentage of Native Plants Provided		100% of the Trees are Native 23% of the Shrubs are Native

Landscape Notes:

- Alternative plant species for required landscape may be permitted subject to review and approval by the Miami Springs Planning Department prior to installation.
- All prohibited exotic or invasive species shall be removed from the entire site prior to the issuance of a Certificate of Occupancy.
- All required landscaping shall be installed prior to the issuance of a Certificate of Occupancy.
- No Cypress Mulch is to be used on site. Eucalyptus or Melaleuca Mulch is to be used in a 3" consistent layer in all planting beds.
- Enhanced landscaping beyond minimum requirements will conform to all applicable sections of the Miami Springs Landscape Manual.
- This plan has been designed to meet the tree planting requirements contained within the FPL document entitled 'Plant the Right Tree in the Right Place' and Miami Springs Landscape Manual.
- For existing or proposed utilities, no tree shall be planted where it could, at mature height conflict with overhead power lines.
- Tree species shall be selected as to minimize conflicts with existing or proposed utilities.
- See engineer's plans for all underground & overhead utilities and field locate all prior to installation; contact Landscape Designer/Owner regarding any conflicts.
- All site drainage by others.
- City assumes liability and maintenance of trees placed outside of property line.
- Landscape adjacent to vehicular traffic to be maintained to preserve sight line visibility.

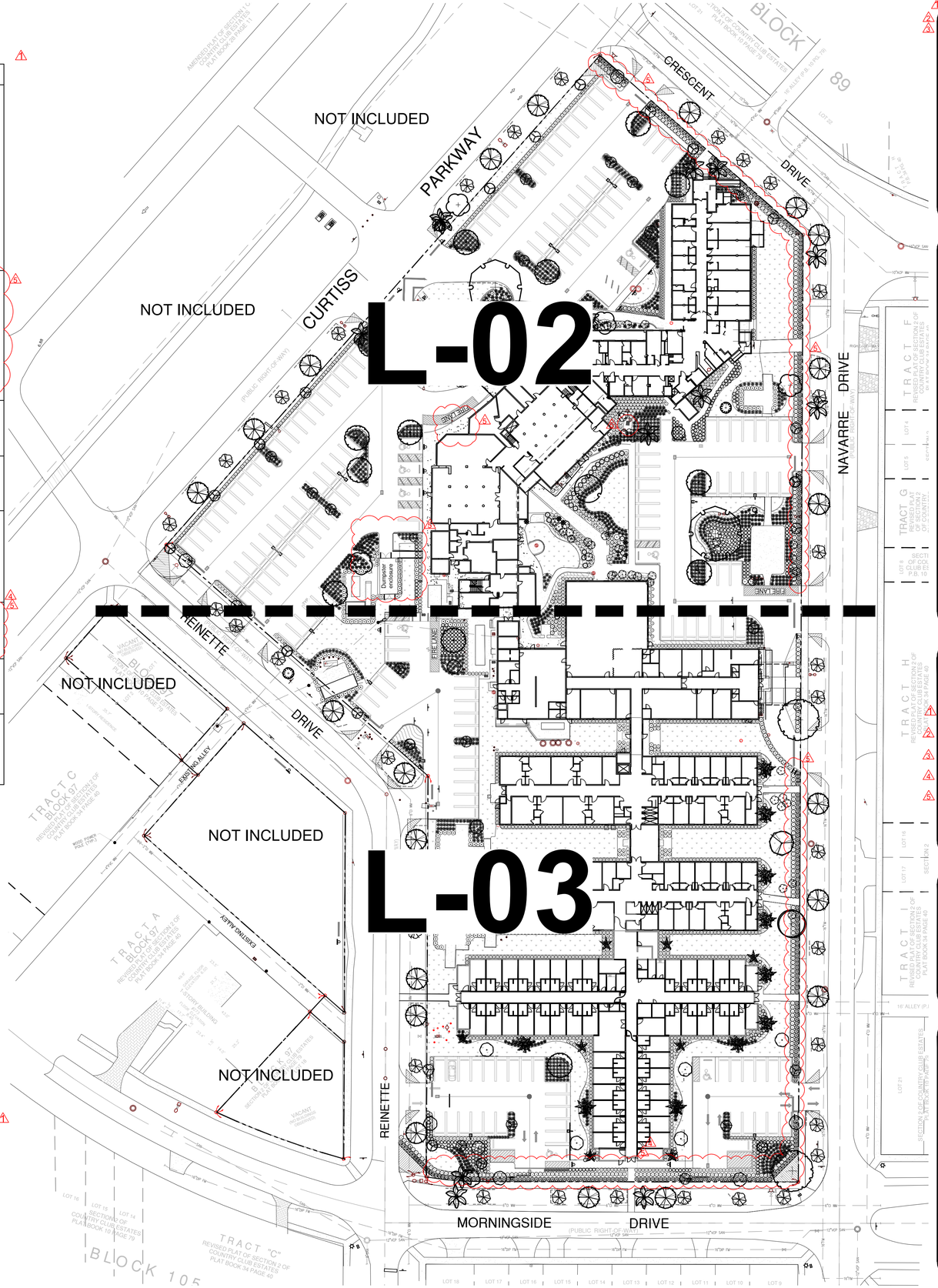
-Tree Relocation Note: Do not relocate without obtaining permit from the Miami Springs. Existing tree(s) to be relocated require root pruning by a qualified professional prior to relocation. If the tree(s) does not survive after relocation and is dead or in poor health at time of final inspection, mitigation will be required through payment into the tree preservation fund, equal to $350 per every 2" tree mitigation owed.

-Irrigation Note: Per Article 9: 9.4(4): Irrigation. All landscaped areas shall receive 100% coverage by means of an automatic sprinkler system designed and constructed in accordance with the Miami Springs Code of Ordinances, the Florida Building Code, State Law, and the regulations of the South Florida Water Management District. Failure to maintain or disconnection of the irrigation system shall be a violation of these regulations.

-Trees and palms to be Florida No. 1 or better, as defined by the Florida department of agriculture, division of plant industry in "Grades and Standards for Nursery Plants, Part II, Palms and Trees

Paul A. Goulas

Know what's below. Call before you dig.



Project Team

Landscape Architect:

LANDSCAPE ARCHITECTURAL SERVICES, LLC

Brandon White | Owner
772-834-1357 | brandon@las-fl.com
Paul Goulas | Owner
772-631-8400 | paul@las-fl.com
1708 SE Joy Haven Street
Port St. Lucie, Fl. 34983

Architect:

BELLON ARCHITECTURE
12930 SW 128th Street
Suite 203
Miami, FL 33186
Office: 305-278-7776
amy@bellonglobal.com

Proposed Improvements

201 Curtiss Parkway, Miami Springs, FL 33166

Landscape Plan

Revisions		
Date	Init.	Description
02.06.25	DC	Initial Submittal
08.15.25	TA	Revised per Comments
11.07.25	SZ	Revised per Comments
11.24.25	TA	Revised per Comments
12.02.25	SZ	Revised per Comments
01.29.26	TA	Revised per Comments

REGISTERED LANDSCAPE ARCHITECT
PAUL A. GOULAS
LA 6666807
STATE OF FLORIDA

PAUL GOULAS, RLA
FLORIDA REG. # LA6666807

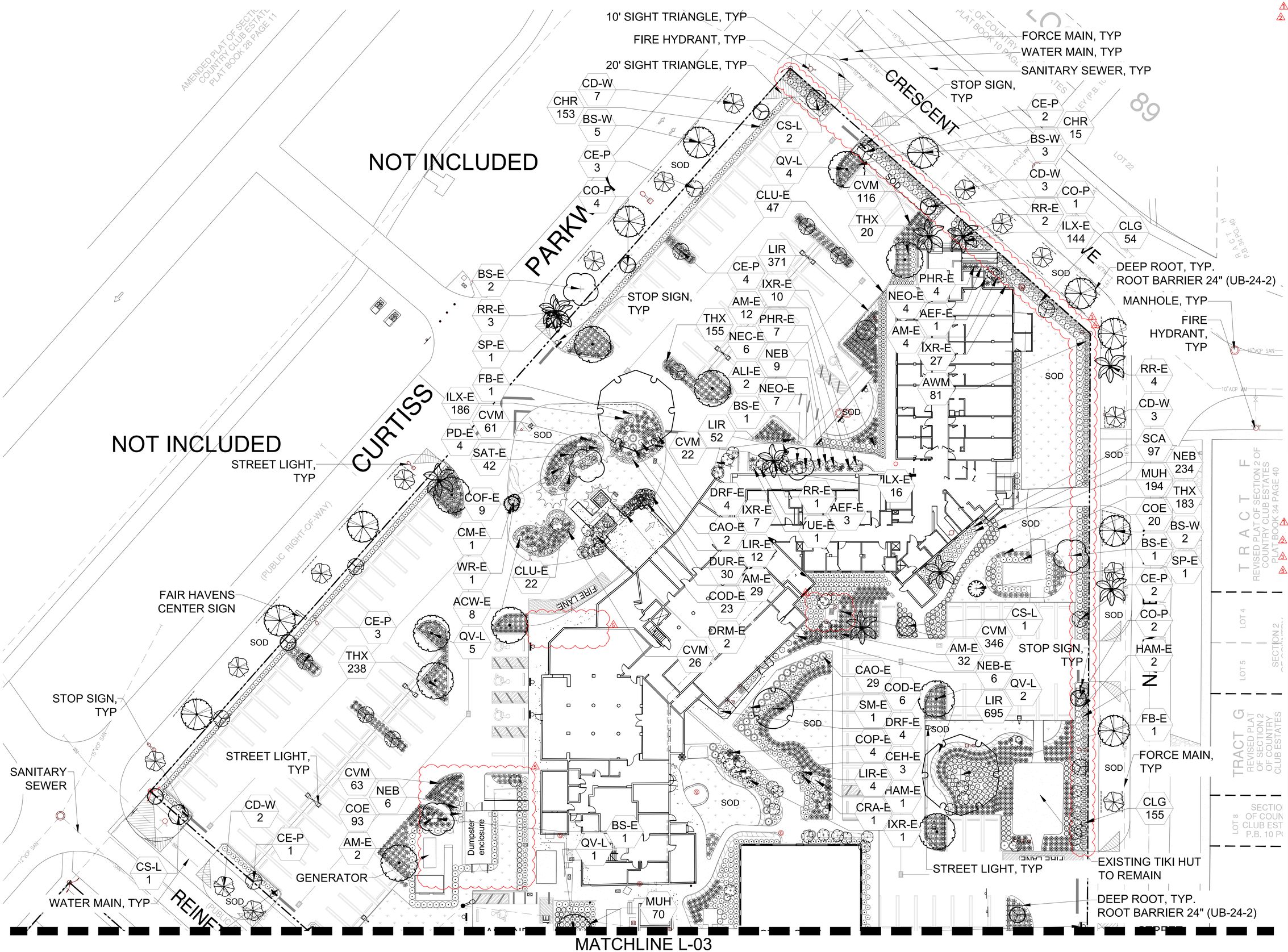
Drawn By:	DC
Checked By:	BW
Municipal Project:	
Scale:	

NORTH

SCALE: 1" = 40'

0 10' 20' 80'

L-01



Project Team

Landscape Architect:

LANDSCAPE ARCHITECTURAL SERVICES, LLC

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Architect:

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201 Curtiss Parkway, Miami Springs, FL 33166

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11.07.25	SZ	Revised per Comments 2
11.24.25	TA	Revised per Comments 3
01.29.26	TA	Revised per Comments 4

REGISTERED LANDSCAPE ARCHITECT
PAUL A. GOULAS
LA 6666807
STATE OF FLORIDA

PAUL GOULAS, RLA
FLORIDA REG. # LA6666807

Drawn By: DC
Checked By: BW
Municipal Project:
Scale:

NORTH

SCALE: 1" = 20'

0 10' 20' 40'

L-02

MATCHLINE L-02

NOT INCLUDED

NOT INCLUDED

NOT INCLUDED

REINETTE DRIVE

DRIVE (PUBLIC RIGHT-OF-WAY)

MORNINGSIDE DRIVE

WATER MAIN, TYP

STOP SIGN, TYP

CHR 25

SP-E 1

SOD

GENERATOR

DEEP ROOT, TYP. ROOT BARRIER 24" (UB-24-2)

CE-P 1

CHR 27

EXISTING ALLEY

EXISTING ALLEY

STOP SIGN, TYP

GAS LINE AND METER

THX 183

MANHOLE, TYP

CE-P 2

STOP SIGN, TYP

MUH 70

SCA 48

STOP SIGN, TYP

NEB 43

ILX-E 8

SCA 322

ALI-E 3

CHR-E 21

NEO-E 6

DEEP ROOT, TYP. ROOT BARRIER 24"

STREET LIGHT, TYP

CD-W 7

QV-E 2

MUH 67

AM-E 9

FORCE MAIN, TYP

CHR 39

LIR 406

AM-R 7

CS-L 2

COE 55

RR-E 2

SP-R 2

CE-R 1

MUH 25

WAS-R 8

AWM 122

BS-W 3

MI-E 1

STORM MANHOLE, TYP

SANITARY SEWER, TYP

WATER MAIN, TYP

CD-W 4

CHR 40

BS-W 6

CO-P 4

CLG 41

STREET LIGHT, TYP

CVM 27

POM 8

RR-E 1

CS-L 10

AM-R 3

NEB 47

QV-L 1

THX 60

LIR 346

CVM 77

SCA 303

MUH 31

CE-P 4

CE-P 2

THX 16

CHR 45

MUH 33

CO-P 1

CLG 33

CVM 52

STOP SIGN, TYP

FIRE HYDRANT, TYP

DEEP ROOT, TYP. ROOT BARRIER 24" (UB-24-2)

MUH 87

AWM 116

PIT 1

POM 9

CLG 33

CD-W 6

BS-W 2

RR-E 2

SANITARY SEWER, TYP

WATER MAIN, TYP

20' SIGHT TRIANGLE, TYP

SOD

VACANT (NO BUILDINGS OBSERVED)

1-STORY RESIDENCE

1-STORY BUILDING

TRACT C BLOCK 97 REVISED PLAT OF SECTION 2 OF COUNTRY CLUB ESTATES PLAT BOOK 34 PAGE 40

TRACT A BLOCK 97 REVISED PLAT OF SECTION 2 OF COUNTRY CLUB ESTATES PLAT BOOK 10 PAGE 79

LOT 16 LOT 15 LOT 14 SECTION 2 OF COUNTRY CLUB ESTATES PLAT BOOK 10 PAGE 79

TRACT

WOOD POWER POLE (TYP.)

4"PVC IW

2"I WM

6"CI WM

16"DIP FM

12"VCP SAN

SAN

IE

Project Team

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REGISTERED LANDSCAPE ARCHITECT PAUL A. GOULAS LA 6666807 STATE OF FLORIDA

PAUL GOULAS, RLA
FLORIDA REG. # LA6666807

Drawn By: DC
Checked By: BW
Municipal Project:
Scale:

NORTH

SCALE: 1" = 20'

0 10' 20' 40'

L-03

Plant Schedule:

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE
EXISTING TREES						
	AM-E	88	Adonidia merrillii	Christmas Palm	Existing to Remain	
	BS-E	5	Bursera simaruba	Gumbo Limbo	Existing to Remain	
	CM-E	1	Caryota mitis	Fishtail Palm	Existing to Remain	
	FB-E	2	Ficus benghalensis	Banyan	Existing to Remain	
	MI-E	1	Mangifera indica	Mango	Existing to Remain	
	PD-E	4	Phoenix sylvestris	Wild Date Palm	Existing to Remain	
	PIT	1	Pithecellobium dulce	Madras Thorn	Existing to Remain	
	QV-E	2	Quercus virginiana	Live Oak	Existing to Remain	
	RR-E	15	Roystonea regia	Royal Palm	Existing to Remain	
	SP-E	3	Sabal palmetto	Sabal Palm	Existing to Remain	
	SM-E	1	Swietenia mahagoni	Mahogany	Existing to Remain	
	WR-E	1	Washingtonia robusta	Washington Palm	Existing to Remain	
LOT TREES						
	CS-L	16	Cordia sebestena	Orange Geiger Tree	FG, 12' HT, 2.5" CAL MIN, 5' CT, SP	Yes
	QV-L	13	Quercus virginiana	Live Oak	FG, 15' HT, 2.5" CAL, 5' CT, SP	Yes
PARKING LOT TREES						
	CO-P	12	Conocarpus erectus	Green Buttonwood	FG, 15' HT, 2.5" CAL, 5' CT, SP	Yes
	CE-P	24	Conocarpus erectus 'sericeus'	Silver Buttonwood	FG, 12' HT, 2.5" CAL MIN, 5' CT, SP	Yes
RELOCATED TREES						
	AM-R	10	Adonidia merrillii	Manila Palm	Relocated on Site	
	CE-R	1	Conocarpus erectus `Sericeus`	Silver Buttonwood	Relocated on Site	
	SP-R	2	Sabal palmetto	Sabal Palm	Relocated on Site	
	WAS-R	8	Washingtonia filifera	California Fan Palm	Relocated on Site	
SWALE TREES						
	BS-W	21	Bursera simaruba	Gumbo Limbo	FG, 15' HT, 3" CAL, 6' CT, SP	Yes
	CD-W	32	Coccoloba diversifolia	Pigeon Plum	FG, 15' HT, 3" CAL, 6' CT, SP	Yes

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE
SHRUBS						
	AWM	319	Acalypha wilkenesiana `Mosaica`	Copperleaf	CG, 36" OA, FTB	No
	CHR	344	Chrysobalanus icaco `Redtip`	Red Tip Cocoplum	CG, 30" OA, 30" OC, F	Yes
	CLG	315	Clusia guttifera	Small-Leaf Clusia	CG, 6` HT x 3` SPR, FTB	No
	CVM	790	Codiaeum variegatum `Mammey`	Mammey Croton	CG, 30" OA, 30" OC, F	No
	COE	168	Conocarpus erectus	Green Buttonwood	CG, 30" OA, 30" OC, F	Yes
	MUH	507	Muhlenbergia capillaris	Pink Muhly Grass	CG, 30" OA, 30" OC, F	Yes
	NEB	339	Nephrolepis biserrata	Macho Fern	CG, 30" OA, 30" OC, F	No
	POM	17	Podocarpus macrophyllus	Podocarpus	CG, 30" OA, 30" OC, F	No
	SCA	769	Schefflera arboricola	Green Schefflera	CG, 30" OA, 30" OC, F	No
	THX	855	Thaumatophyllum xanadu	Xanadu Philodendron	CG, 30" OA, 30" OC, F	No
EXISTING SHRUBS						
	ACW-E	8	Acalypha wilkesiana	Copperleaf	Existing to Remain	
	AEF-E	4	Aechmea fasciata	Silver Vase Plant	Existing to Remain	
	ALI-E	5	Alcantarea imperialis	Imperial Bromeliad	Existing to Remain	
	CAO-E	31	Carex oshimensis	Japanese Sedge	Existing to Remain	
	CEH-E	3	Cereus hildmannianus	Hedge Cactus	Existing to Remain	
	CHR-E	21	Chrysobalanus icaco 'Red Tip'	Red Tip Coco Plum	Existing to Remain	
	CLU-E	69	Clusia guttifera	Small Leaf Clusia	Existing to Remain	
	COD-E	29	Codiaeum variegatum 'Mammy'	Mammy Croton	Existing to Remain	
	COP-E	4	Codiaeum variegatum 'Petra'	Petra Croton	Existing to Remain	
	COF-E	9	Cordyline fruticosa	Ti Plant	Existing to Remain	
	CRA-E	1	Crinum asiaticum	Crinum Lily	Existing to Remain	
	DRF-E	8	Dracaena fragrans 'Massangeana'	Corn Stalk Dracaena	Existing to Remain	
	DRM-E	2	Dracaena marginata	Dracaena	Existing to Remain	
	DUR-E	30	Duranta repens	Gold Mound	Existing to Remain	
	HAM-E	3	Hamelia patens	Firebush	Existing to Remain	
	ILX-E	354	Ilex vomitoria 'Nana'	Dwarf Yaupon Holly	Existing to Remain	
	IXR-E	45	Ixora coccinea 'Nora Grant'	Nora Grant Pink Ixora	Existing to Remain	
	LIR-E	16	Liriope muscari 'Big Blue'	Big Blue Lilyturf	Existing to Remain	
	NEC-E	6	Neoregelia cruenta	Cruenta Bromeliad	Existing to Remain	
	NEO-E	17	Neoregelia spp.	Bromeliad	Existing to Remain	
	NEB-E	6	Nephrolepis biserrata	Macho Fern	Existing to Remain	
	PHR-E	11	Philodendron x 'Rojo Congo'	Rojo Congo Philodendron	Existing to Remain	
	SAT-E	42	Schefflera arboricola 'Trinette'	Trinette Variegated Schefflera	Existing to Remain	
	YUE-E	1	Yucca elephantipes	Giant Yucca	Existing to Remain	

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE
GROUND COVERS						
	LIR	1,870	Liriope muscari 'Big Blue'	Big Blue Lilyturf	CG, 12" OA, 12" OC, F	No

Project Team

Landscape Architect:

LANDSCAPE ARCHITECTURAL SERVICES, LLC

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Proposed Improvements

201 Curtiss Parkway, Miami Springs, FL 33166

Landscape Plan

Revisions

Date	Init.	Description
02.06.25	DC	Initial Submittal
08.15.25	TA	Revised per Comments
11.07.25	SZ	Revised per Comments
11.24.25	TA	Revised per Comments
12.02.25	SZ	Revised per Comments
01.29.26	TA	Revised per Comments

REGISTERED LANDSCAPE ARCHITECT
PAUL A. GOULAS
LA 6666807
STATE OF FLORIDA

PAUL GOULAS, RLA
FLORIDA REG. # LA6666807

Drawn By: DC
Checked By: BW
Municipal Project:
Scale:

NORTH

SCALE: 1" = NTS

0 0 0 0

L-04

Existing Tree Disposition:

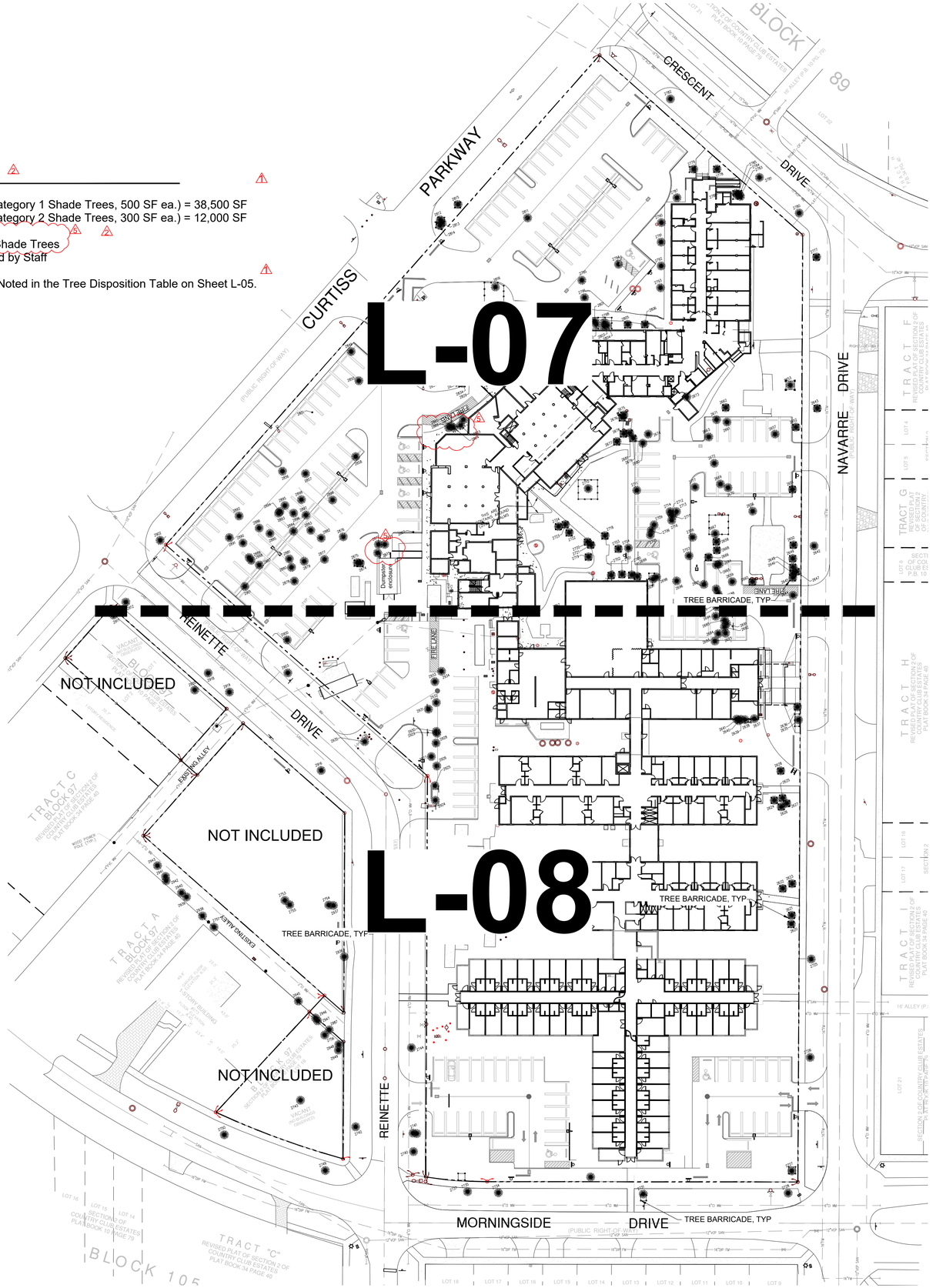
	TREE NUMBER	SCIENTIFIC NAME	COMMON NAME	D.B.H. (INCHES)	HEIGHT (FEET)	SPREAD (FEET)	TPZ (FEET)	CONDITION	CANOPY AREA (SF)	DISPOSITION	REQUIRED REPLACMENT (SF)
**	2603	Casuarina equisetifolia	Australian Pine	36	65	62	12	Invasive	0	To be removed	NA
**	2604	Casuarina equisetifolia	Australian Pine	34	65	45	12	Invasive	0	To be removed	NA
**	2605	Melaleuca quinuenervia	Paper Bark	36	35	26	12	Invasive	0	To be removed	NA
	2606	Melaleuca quinuenervia	Paper Bark	10	23	14	8	Invasive	0	To be removed	NA
*	2607	Melaleuca quinuenervia	Paper Bark	13	35	16	8	Invasive	0	To be removed	NA
*	2608	Melaleuca quinuenervia	Paper Bark	14	30	10	8	Invasive	0	To be removed	NA
**	2609	Melaleuca quinuenervia	Paper Bark	24	45	14	10	Invasive	0	To be removed	NA
**	2610	Casuarina equisetifolia	Australian Pine	30	110	50	12	Invasive	0	To be removed	NA
*	2610a	Melaleuca quinuenervia	Paper Bark	12	35	10	8	Invasive	0	To be removed	NA
**	2611	Melaleuca quinuenervia	Paper Bark	36	50	30	12	Invasive	0	To be removed	NA
*	2612	Melaleuca quinuenervia	Paper Bark	17	45	20	8	Invasive	0	To be removed	NA
*	2613	Melaleuca quinuenervia	Paper Bark	14	40	18	8	Invasive	0	To be removed	NA
**	2614	Schefflera actinophylla	Umbrella Tree	40	45	28	12	Invasive	0	To be removed	NA
**	2615	Melaleuca quinuenervia	Paper Bark	16	70	24	8	Invasive	0	To be removed	NA
**	2616	Schefflera actinophylla	Umbrella Tree	15	35	38	8	Invasive	0	To be removed	NA
**	2617	Melaleuca quinuenervia	Paper Bark	22	40	24	10	Invasive	0	To be removed	NA
**	2618	Casuarina equisetifolia	Australian Pine	28	70	66	12	Invasive	0	To be removed	NA
**	2619	Melaleuca quinuenervia	Paper Bark	34	40	26	12	Invasive	0	To be removed	NA
	2620	Mangifera indica	Mango	8	17	23	5	Good	415	To remain	
*	2621	Thrinax radiata x 4 tks	Florida Thatch Palm	15	28	14	4	Good	154	To remain	
	2622	Thrinax radiata	Florida Thatch Palm	3	23	4	4	Good	0	To remain	
	2623	Thrinax radiata x 2 tks	Florida Thatch Palm	7	30	10	4	Good	79	To remain	
	2624	Thrinax radiata	Florida Thatch Palm	4	23	5	4	Good	20	To remain	
	2625	Hyophorbe verschaffeltii	Spindle Palm	4	23	5	4	Good	20	To remain	
	2626	Hyophorbe verschaffeltii	Spindle Palm	9	12	6	4	Good	28	To remain	
	2627	Hyophorbe verschaffeltii	Spindle Palm	11	10	6	4	Good	28	To remain	
*	2628	Dypsis lutescens	Areca Palm	16	13	22	4	Good	380	To remain	
	2630	Sabal palmetto	Sabal Palm	10	28	22	4	Good	380	To remain	
	2631	Coccoloba diversifolia	Pigeon Plum	7	20	16	4	Good	201	To remain	
**	2632	Coccoloba diversifolia	Pigeon Plum	19	28	36	6	Good	1018	To remain	
**	2635	Quercus virginiana	Live Oak	24	45	62	10	Good	3019	To remain	
	2636	Adonidia merrillii	Christmas Palm	6	12	8	3	Good	50	To remain	
	2637	Ptychosperma elegans	Solitare Palm	3	22	6	3	Good	0	To remain	
	2638	Not Onsite							0	To remain	
	2639	Ptychosperma elegans	Solitare Palm	3	22	6	3	Good	0	To remain	
	2640	Ptychosperma elegans	Solitare Palm	3				Dead	0	To remain	
	2641	Ptychosperma elegans x 2 tks	Solitare Palm	6	22	6	3	Good	28	To remain	
**	2642	Melaleuca quinuenervia	Paper Bark	34	26	18	NA	Dead	0	To be removed	NA
**	2643	Roystonea regia	Royal Palm	16	70	24	4	Good	452	To Remain	
	2644	Adonidia merrillii	Christmas Palm	5	12	5	3	Poor	20	To be removed	20
	2645	Ptychosperma elegans x 2 tks	Solitare Palm	5	22	7	3	Good	38	To remain	
*	2646	Ptychosperma elegans x 5 tks	Solitare Palm	15	23	14	3	Good	154	To remain	
	2647	Ptychosperma elegans	Solitare Palm	4	25	5	3	Good	20	To remain	
	2648	Ptychosperma elegans x 3tks	Solitare Palm	7	23	8	3	Good	50	To remain	
	2649	Ptychosperma elegans	Solitare Palm	4	28	5	3	Good	20	To remain	
	2650	Ptychosperma elegans	Solitare Palm	4	28	5	3	Good	20	To remain	
*	2651	Bursera simaruba	Gumbo Limbo	13	25	32	6	Good	804	To remain	
**	2652	Ptychosperma elegans x 4 tks	Solitare Palm	12	22	14	3	Good	154	To remain	
**	2653	Bursera simaruba	Gumbo Limbo	17	16	20	6	Good	314	To remain	
	2653a	Mangifera indica	Mango	3	15	7	3	Poor	38	To be removed	NA
**	2656	Adonidia merrillii	Christmas Palm	4	22	16			201	Previously removed	201
*	2657	Annona species	Sugar Apple	7	17	16	5	Moderate	201	To be removed	201
	2658	Adonidia merrillii	Christmas Palm	4	35	8	3	Good	50	To remain	
	2659	Ptychosperma elegans	Solitare Palm	4	28	6	3	Good	28	To remain	
	2660	Ptychosperma Elegans	Solitare Palm	4	28	5	4	Good	20	To remain	
**	2661	Sabal palmetto	Sabal Palm	14	18	14	4	Good	154	To relocated	
**	2662	Sabal palmetto	Sabal Palm	14	21	14	4	Good	154	To remain	
	2663	Dypsis lutescens	Areca Palm	8	6	14	3	Moderate	154	To be removed	154
	2663a	Adonidia merrillii	Christmas Palm	6	18	4	3	Moderate	13	To be removed	13
	2664	Ptychosperma elegans x 2 tks	Solitare Palm	6	33	8	3	Good	50	To be removed	50
	2665	Ptychosperma elegans	Solitare Palm	3	35	6	3	Good	0	To be removed	NA
	2666	Adonidia merrillii	Christmas Palm	6	17	10	3	Good	79	To be relocated	
**	2667	Ficus aurea	Strangler Fig	62	100	138	14	Good	14957	To remain	
**	2668	Adonidiamerrillii x 18 tks	Christmas Palm	90	25	29	4	Good	661	To remain	
**	2669	Adonidia merrillii x 3tks	Christmas Palm	16	30	42	3	Good	1385	To be removed	1385
**	2670	Schinus terebinthifolius	Brazilian Pepper	54	40	52	6	Invasive	2124	To be removed	NA
**	2671	Adonidia merrillii x 5 tks	Christmas Palm	54	30	38	4	Good	1134	To be removed	2268
**	2672	Adonidia merrillii x 5 tks	Christmas Palm	28	16	24	4	Good	452	To be relocated	
*	2673	Roystonea regia	Royal Palm	16	45	20			314	Previously removed	314
**	2674	Roystonea regia	Royal Palm	18	50	30			707	Previously removed	1414
*	2675	Unidentified Tree	Tree	16	45	30			707	Previously removed	707
	2676	Unidentified Palm	Palm	5	35	20			314	Previously removed	314
**	2677	Adonidia merrillii	Christmas Palm	30	25	20			314	Previously removed	628
	2678	Adonidia merrillii	Christmas Palm	4	40	18			254	Previously removed	254
	2679	Unidentified Palm	Palm	6	24	16			201	Previously removed	201
*	2680	Conocarpus erectus	Silver Buttonwood	12	20	18			254	To remain	
*	2681	Unidentified Tree	Tree	14	20	20			314	Previously removed	314
**	2683	Adonidia merrillii x 4 tks	Christmas Palm	20	18	14	4	Good	154	To be relocated	
**	2684	Adonidia Merrillii x 3 tks	Christmas Palm	15	20	12	4	Good	113	To be relocated	
*	2685	Adonidia merrillii x 3tks	Christmas Palm	15	23	18	4	Good	254	To be removed	254
	2686	Adonidia merrillii x 2 tks	Christmas Palm	10	20	12	4	Good	113	To be relocated	
*	2687	Adonidia Merrillii x 3 tks	Christmas Palm	16	22	16	4	Good	201	To be removed	201
	2688	Adonidia merrillii	Christmas Palm	6	20	8	4	Good	50	To be relocated	
	2689	Ptychosperma elegans	Solitare Palm	2				Dead	0	To be removed	NA
	2690	Adonidia merrillii	Christmas Palm	6	18	8	4	Good	50	To be relocated	
	2691	Adonidia merrillii	Christmas Palm	5	14	8	4	Good	50	To be relocated	
	2692	Adonidia Merrillii	Christmas Palm	6	18	8	4	Good	50	To be relocated	
	2693	Adonidia merrillii x 2 tks	Christmas Palm	11	17	8	4	Moderate	50	To be removed	50
*	2694	Adonidia merrillii x 12 tks	Christmas Palm	58	22	28	4	Good	616	To be removed	1232
**	2695	Adonidia merrillii x 10 tks	Christmas Palm	54	28	32	4	Good	804	To be removed	1608
**	2696	Adonidia merrillii x 12 tks	Christmas Palm	62	28	32	4	Good	804	To be removed	1608
**	2697	Unidentified Palm	Palm	48	28	22			380	Previously removed	760
**	2698	Adonidia merrillii x 7 tks	Christmas Palm	44	28	28	4	Good	616	To remain	
	2699	Adonidia merrillii	Christmas Palm	5	16	8	4	Good	50	To remain	
	2700	Ptychosperma elegans	Solitare Palm	3	23	6	3	Good	0	To remain	
*	2701	Adonidia merrillii x 2 tks	Christmas Palm	12	22	17	4	Good	227	To remain	
	2702	Not Onsite								To remain	
	2703	Unidentified Tree	Tree	5	10	10			79	Previously removed	79
	2704	Unidentified Palm	Palm	4	25	14			154	Previously removed	154
	2705	Unidentified Palm	Palm	4	25	14			154	Previously removed	154
	2706	Unidentified Palm	Palm	4	25	14			154	Previously removed	154
*	2707	Roystonea regia	Royal Palm	15	50	34	5	Good	908	To be removed	908
**	2708	Ptychosperma elegans x 6tks	Solitar Palm	14	32	28	3	Good	616	To be removed	616
**	2709	Unidentified Tree	Tree	15	24	25			491	Previously removed	491
**	2710	Unidentified Tree	Tree	30	40	40			1257	Previously removed	2513
*	2711	Unidentified Tree	Tree	12	20	30			707	Previously removed	707
	2712	Ptychosperma elegans x 4 tks	Solitare Palm	8	36	14	3	Good	154	To be removed	154
	2713	Scheffera actinophylla	Umbrella Tree	10	50	28	8	Good	616	To be removed	616
	2714	Ptychosperma elegans x 2 tks	Solitare Palm	4	28	12	3	Good	113	To be removed	113
	2715	Ptychosperma elegans x 4 tks	Solitare Palm	11	32	10	3	Good	79	To be removed	79
	2716	Clusia rosea	Autograph Tree	10	35	45	8	Poor	1590	To be removed	1590
*	2717	Melia azedarach	Chinaberry Tree	18	45	48	6	Good	1810	To be removed	3619
	2718	Unidentified Palm	Palm	4 (Twin)	25	20	20		314	Previously removed	314
**	2719	Unidentified Palm	Palm	36	25	20	20		314	Previously removed	628
**	2720	Unidentified Palm	Palm	30	25	20	20		314	Previously removed	628
	2721	Unidentified Palm	Palm	4	24	18	18		254	Previously removed	254
	2722	Unidentified Palm	Palm	5	28	18	18		254	Previously removed	254
	2723	Unidentified Palm	Palm	4	28	18	18		254	Previously removed	254
	2724	Unidentified Palm	Palm	4	28	18	18		254	Previously removed	254
**	2725	Melaleuca quinquenervia	Paper Bark	26	35	38	10	Invasive	1134	To be removed	NA
**	2726	Melaleuca quinquenervia	Paper Bark	39	50	38	10	Invasive	1134	To be removed	NA
**	2727	Quercus virginiana	Live Oak	26	60	72	10	Poor	4072	To remain	
**	2728	Melaleuca quinquenervia	Paper Bark	40	50	25	10	Invasive	491	To be removed	NA
*	2729	Roystonea regia	Royal Palm	20	60	28	5	Good	616	To remain	
*	2730	Washingtonia filifera	Washingtonia Palm	13	60	8	5	Good	50	To remain	
**	2731	Roystonea regia	Royal Palm	18	60	8	5	Good	50	To remain	
**	2732	Casuarina equisetifolia	Australian Pine	41	35	30	10	Poor	707	To be removed	1414
*	2733	Roystonea regia	Royal Palm	17	60	24	5	Good	452	To remain	
*	2734	Melaleuca quinquenervia	Paper Bark	49	60	42	10	Invasive	1385	To be removed	NA
*	2735	Melaleuca quinquenervia	Paper Bark	17	24	0	0	Dead	0	To be removed	
**	2736	Pithecellobium dulce	Madras Thorn	57	55	45	12	Moderate	1590	To remain	
**	2737	Roystonea regia	Royal Palm	20	70	40	5	Good	1257	To remain	
**	2738	Casuarina equisetifolia	Australian Pine	29	70	46	12	Invasive	1662	To be removed	NA
**	2739	Casuarina equisetifolia	Australian Pine	40	100	62	12	Invasive	3019	To be removed	NA
**	2740	Melaleuca quinquenervia	Paper Bark	38	50	35	12	Invasive	962	To be removed	NA
**	2741	Melaleuca quinquenervia	Paper Bark	34	55	26	12	Invasive	531	To be removed	NA
**	2742	Melaleuca quinquenervia	Paper Bark	34	60	45	12	Invasive	1590	To be removed	NA
**	2743	Calophyllum brasiliense	Beautyleaf	20	30	44	8	Good	1521	To remain	
**	2744	Melaleuca quinquenervia	Paper Bark	29	35	30	8	Invasive	707	To be removed	NA
**	2745	Melaleuca quinquenervia	Paper Bark	36	55	42	10	Invasive	1385	To be removed	NA
**	2746	Melaleuca quinquenervia	Paper Bark	34	40	24	10	Invasive	452	To be removed	NA
**	2747	Sabal palmetto	Sabal Palm	30	28	32	4	Good	804	To remain	
**	2748	Ficus elastica	Rubber Tree	134	70	80	12	Poor	5027	To remain	
*	2749	Quercus virginiana	Live Oak	12	28	34	8	Good	908	To remain	
*	2750	Quercus virginiana	Live Oak	16	30	36	8	Good	1018	To remain	
*	2751	Unidentified Tree	Tree					Dead	0	Previously removed	NA
	2752	Unidentified Palm	Palm	7	24	10			79	Previously removed	79
	2753	Sabal palmetto	Sabal Palm	10	20	18	4	Good	254	To be removed	254
**	2754	Unidentified Tree	Tree	40	24	34			908	Previously removed	1816
**	2755	Ficus aurea	Strangler Fig	28	60	66	10	Poor	3421	To be removed	6842
	2756	Unidentified Tree	Tree	10	20	20	20		314	Previously removed	314
*	2777	Roystonea regia	Royal Palm	15	70	26	5	Good	531	To remain	
**	2778	Roystonea regia	Royal Palm	22	70	30	5	Good	707	To remain	
**	2779	Roystonea regia	Royal Palm	22	70	30	5	Good	707	To remain	
**	2780	Melaleuca quinquenervia	Paper Bark	33	30	30	8	Invasive	707	To be removed	NA
**	2781	Ficus aurea	Strangler Fig	60	60	60	10	Good	2827	To be removed	5655
**	2782	Melaleuca quinquenervia	Paper Bark	35	45	38	10	Invasive	1134	To be removed	NA
	2783	Ptychosperma elegans	Solitare Palm	3	20	8	3	Good	0	To remain	
	2784	Ptychosperma elegans	Solitare Palm	3	24	8	3	Good	0	To remain	
	2785	Ptychosperma elegans	Solitare Palm	3	20	8	3	Good	0	To remain	NA
	2786	Ptychosperma elegans	Solitare Palm	4	24	8	3	Good	50	To remain	
	2787	Not Onsite							0		NA
	2790	Not Onsite							0		NA
	2791	Not Onsite							0		NA
	2792	Not Onsite							0		NA
	2793	Unidentified Palm	Palm	10	12	12			113	Previously removed	113
**	2794	Roystonea regia	Royal Palm	19	75	26	5	Good	531	To be removed	1062
*	2795	Roystonea regia	Royal Palm	12	35	26	5	Good	531	To be removed	531
	2796	Washingtonia filifera	Washingtonia Palm	11	70	10	5	Good	79	To be Relocated	
*	2797	Roystonea regia	Royal Palm	17	35	24	5	Good	452	To remain	
**	2798	Bursera simaruba	Gumbo Limbo	26	35	30	8	Moderate	707	To remain	
	2799	Ptychosperma elegans x 2 tks	Solitare Palm	8	35	19	3	Good	284	To remain	
	2800	Ptychosperma elegans x 2 tks	Solitare Palm	9	35	14	3	Good	154	To remain	
	2801	Ptychosperma elegans	Solitare Palm	4	20	8	3	Good	50	To remain	
	2802	Ptychosperma elegans	Solitare Palm	4	24	8	3	Good	50	To remain	
	2803	Ptychosperma elegans	Solitare Palm	4	30	6	3	Good	28	To remain	
	2804	Ptychosperma elegans x 2 tks	Solitare Palm	7	34	16	3	Good	201	To remain	
	2805	Ptychosperma elegans x 2 tks	Solitare Palm	6	20	14	3	Good	154	To remain	
	2806	Ptychosperma elegans	Solitare Palm	4	20	10	3	Good	79	To remain	
	2807		Christmas Palm	7	24	16	16		201	To remain	
*	2808	Adonidia merrillii x 3 tks	Christmas Palm	15	28	18	4	Good	254	To remain	
	2809	Ptychosperma elegans	Solitare Palm	4	16	8	3	Moderate	50	To remain	
	2810	Ptychosperma elegans	Solitare Palm	3	17	8	3	Good	0	To remain	
**	2811	Unidentified Palm	Palm	18	48	20	20		314	Previously removed	628
**	2812	Roystonea regia	Royal Palm	24	45	26	5	Good	531	To remain	
**	2813	Roystonea regia	Royal Palm	18	40	28	5	Good	616	To remain	
*	2814	Sabal palmetto	Sabal Palm	14	20	14	4	Good	154	To remain	
	2815	Bursera simaruba	Gumbo Limbo	11	26	58	8	Good	2642	To remain	
**	2816	Ficus benghalensis	Banyan Tree	120	90	135	12	Good	14314	To remain	
**	2820	Bursera simaruba	Gumbo Limbo	13	35	36	6	Moderate	1018	To remain	
**	2821	Adonidia merrillii x 20 tks	Christmas Palm	100	28	10	4	Good	79	To remain	
	2825	Adonidia merrillii	Christmas Palm	5	17	10	4	Good	79	To remain	
	2826	Adonidia merrillii	Christmas Palm	5	20	10	4	Good	79	To remain	
	2827	Adonidia merrillii x 2 tks	Christmas Palm	11	17	14	4	Good	154	To remain	
	2828	Adonidia merrillii	Christmas Palm	5	16	8	4	Good	50	To remain	
**	2829	Adonidia merrillii x 9 tks	Christmas Palm	54	28	8	4	Good	50	To remain	
	2834	Adonidia merrillii	Christmas Palm	5	11	6	4	Good	28	To remain	
	2835	Adonidia merrillii	Christmas Palm	4	20	4	4	Good	13	To remain	
*	2836	Unidentified Palm	Palms (Cluster)	15	24	14	14		154	Previously removed	154
	2840	Adonidia merrillii	Christmas Palm	5	12	6	4	Good	28	To remain	
*	2841	Washingtonia filifera	Washingtonia Palm	12	70	12	5	Good	113	To remain	
**	2842	Washingtonia filifera x 2 tks	Washingtonia Palm	20	70	35	5	Moderate	962	To remain	
**	2843	Unidentified Palm	Palm	21	24	14	14		154	Previously removed	308
**	2844	Unidentified Palm	Palms (Cluster)	45	24	14	14		154	Previously removed	308
**	2848	Phoenix sylvestris	Sylvester Palm	12	6	14	4	Poor	154	To remain	
**	2849	Roystonea regia	Royal Palm	19	40	26	5	Good	531	To remain	
	2850	Washingtonia filifera	Washingtonia Palm	10	70	6	5	Good	28	To remain	
**	2851	Roystonea x 9 tks	Royal Palms (Cluster)	175	50	58	5	Moderate	2642	To be removed	5284
**	2856	Roystonea regia	Royal Palm	13	55	26	5	Good	531	To be removed	531
**	2857	Roystonea regia	Royal Palm	18	35	28	5	Good	616	To be removed	1232
**	2858	Washingtonia filifera	Washingtonia Palm	12	45	8	5	Good	50	To be Relocated	
**	2862	Adonidia merrillii x 3 tks	Christmas Palm	20	22	14	4	Good	154	To be removed	308
	2863	Adonidia merrillii	Christmas Palm	7	28	10	4	Good	79	To be removed	79
	2864	Adonidia merrillii	Christmas Palm	6	16	10	4	Good	79	To be removed	79
	2865	Adonidia merrillii x 2 tks	Christmas Palm	9	22	8	4	Good	50	To be removed	50
	2866	Adonidia merrillii	Christmas Palm	6	14	8	4	Good	50	To be removed	50
*	2867	Adonidia merrillii x 9 tks	Christmas Palm	46	20	26	4	Good	616	To remain	
	2871	Adonidia merrillii	Christmas Palm	5	20	12	4	Good	113	To be removed	113
	2872	Quercus laurifolia	Laurel Oak	16	45	42	8	Good	1385	To be removed	1385
**	2873	Dimocarpus longan	Longan	13	13	13	5	Good	133	To be removed	133
	2874	Ptychosperma elegans	Solitare Palm	3	23	28	3	Good	0	To remain	
*	2875	Bursera simaruba	Gumbo Limbo	12	18	18	5	Moderate	254	To remain	
	2876	Mangifera indica	Mango	5	14	16	16	Good	201	To be removed	201
	2877	Sabal palmetto	Sabal Palm	9	28	8	4	Good	50	To be removed	50
	2878	Sabal palmetto	Sabal Palm	9	30	8	4	Good	50	To be removed	50
	2879	Sabal palmetto	Sabal Palm	8	30	8	4	Good	50	To be removed	50
	2880	Sabal palmetto	Sabal Palm	10	30	8	4	Good	50	To be removed	50
*	2881	Sabal palmetto	Sabal Palm	13	28	8	4	Good	50	To be removed	50
	2882	Sabal palmetto	Sabal Palm	8	30	14	4	Good	154	To be removed	154
	2883	Sabal palmetto	Sabal Palm	7	28	6	4	Good	28	To be removed	28
	2884	Sabal palmetto	Sabal Palm	9	30	8	4	Good	50	To be removed	50
	2885	Sabal palmetto	Sabal Palm	8	32	14	4	Good	154	To be removed	154
	2886	Sabal palmetto	Sabal Palm	8	32	16	4	Good	201	To be removed	201
	2887	Sabal palmetto	Sabal Palm	10	28	16	4	Good	201	To be removed	201
*	2888	Roystonea regia	Royal Palm	13	26	26	5	Good	531	To be removed	531
	2889	Sabal palmetto	Sabal Palm	9	11	18	4	Good	254	To be relocated	
	2890	Sabal palmetto	Sabal Palm	7	30	14	4	Moderate	154	To be removed	154
**	2891	Pseudobombax ellipticum	Shaving Brush tree	105	90	98	14	Good	7543	To be removed	15086
**	2892	Calophyllum brasiliense	Beautyleaf	24	20	22	8	Good	380	To be removed	760
	2893	Sabal palmetto	Sabal Palm	7	26	12	4	Good	113	To be removed	113
**	2894	Dimocarpus longan	Longan	21	25	24	8	Good	452	To be removed	905
	2895	Thrinax radiata	Florida Thatch Palm	4	30	8	4	Good	50	To be removed	50
**	2896	Quercus virginiana	Live Oak	14	45	38	8	Good	1134	To be removed	1134
**	2897	Dimocarpus longan	Longan	20	35	38	6	Good	1134	To be removed	2268
*	2898	Ficus benjamina	Weeping Fig	16	35	38	8	Poor	1134	To be removed	1134
**	2899	Scheffera actinophylla	Umbrella Tree	31	25	32	8	Invasive	804	To be removed	NA
**	2900	Bucida buceras	Black Olive	46	70	85	12	Good	5675	To be removed	11349
	2901	Sabal palmetto	Sabal Palm	7	24	6	4	Good	28	To be removed	28
**	2902	Melaleuca quinquenervia	Paper Bark	44	40	35	10	Invasive	962	To be removed	NA
	2902a	Bursera simaruba	Gumbo Limbo	6	20	14	5	Moderate	154	To be removed	154
	2903	Sabal palmetto	Sabal Palm	10	17	10	4	Good	79	To remain	
	2911	Bursera simaruba	Gumbo Limbo	6	20	14	5	Moderate	154	To remain	
**	2912	Melaleuca quinquenervia	Paper Bark	44	50	32	10	Invasive	804	To be removed	NA
	2916	Sabal palmetto	Sabal Palm	9	17	10	4	Good	79	To remain	
**	2918	Melaleuca quinquenervia	Paper Bark	42	35	22	10	Invasive	380	To be removed	NA
**	2919	Melaleuca quinquenervia	Paper Bark	35	50	25	10	Invasive	491	To be removed	NA
**	2920	Ficus benghalensis	Banyan Tree	168	100	114	14	Good	10207	To remain	
**	2921	Unidentified Tree	Tree	26	75	50	50		1963	Previously removed	3927
**	2922	Unidentified Palm	Palm	20	70	24	24		452	Previously removed	905
**	2923	Unidentified Palm	Palm	18	65	24	24		452	Previously removed	905
*	2924	Washingtonia filifera	Washingtonia Palm	15	24	16	5	Good	201	To be Relocated	
*	2925	Washingtonia filifera	Washingtonia Palm	16	28	16	5	Good	201	To be Relocated	
*	2926	Washingtonia filifera	Washingtonia Palm	15	28	17	5	Good	227	To be Relocated	
*	2927	Washingtonia filifera	Washingtonia Palm	15	28	18	5	Good	254	To be Relocated	
*	2928	Roystonea regia	Royal Palm	13	16	24	5	Moderate	452	To be removed	452
	2929	Tabebuia umbellata	Yellow tabebuia	7	14	14	4	Good	154	To be removed	154
	2930	Adonidia merrillii x 2 tks	Christmas Palm	11	12	12	3	Good	113	To be relocated	
	2931	Tabebuia umbellata	Yellow tabebuia	11	20	20	4	Good	314	To be removed	314
*	2932	Washingtonia filifera x 2 tks	Washingtonia Palm	17	40	16	5	Good	201	To be Relocated	
*	2933	Mangifera indica	Mango	15	20	25	6	Good	491	To be removed	491
	2934	Washingtonia filifera x 2 tks	Washingtonia Palm	17	32	16	5	Good	201	To be Relocated	
**	2935	Unidentified Palm	Palm	20	50	24	24		452	Previously removed	905
*	2936	Sabal palmetto	Sabal Palm	14	24	16	4	Good	201	To remain	
**	2937	Ficus aurea	Strangler fig	82	60	46	10	Moderate	1662	To remain	
**	2938	Unidentified Tree	Tree	36	30	34	34		908	Previously removed	1816
**	2939	Unidentified Palm	Palm	14	25	20	20		314	Previously removed	314
*	2940	Unidentified Palm	Palm	14	25	20	20		314

Mitigation Data:

Total Existing Canopy Replacement Required:* 105,444 SF
Mitigation Trees Provided Onsite: 50,500 SF (77 Category 1 Shade Trees, 500 SF ea.) = 38,500 SF
(40 Category 2 Shade Trees, 300 SF ea.) = 12,000 SF

Total Canopy Area to be Mitigated via Trust Fund: 54,944 SF
Equivalent Tree Replacement to be Mitigated via Trust Fund: 110 Category 1 Shade Trees
Total Required Trust Fund Contribution: To be Determined by Staff

* Includes Specimen Trees 18" DBH or Greater Requiring Double Mitigation as Noted in the Tree Disposition Table on Sheet L-05.



Project Team

Landscape Architect:

LANDSCAPE ARCHITECTURAL SERVICES, LLC

Brandon White | Owner
772-834-1357 | brandon@las-fl.com
Paul Goulas | Owner
772-631-8400 | paul@las-fl.com
1708 SE Joy Haven Street
Port St. Lucie, Fl. 34983

Architect:

BELLON ARCHITECTURE
12930 SW 128th Street
Suite 203
Miami, FL 33186
Office: 305-278-7776
amy@bellonglobal.com

Proposed Improvements

201 Curtiss Parkway, Miami Springs, FL 33166

Overall Tree Disposition Plan

Revisions

	Date	Init.	Description
1	02.06.25	DC	Initial Submittal
2	08.15.25	TA	Revised per Comments
3	11.07.25	SZ	Revised per Comments
4	11.24.25	TA	Revised per Comments
5	01.29.26	TA	Revised per Comments

REGISTERED LANDSCAPE ARCHITECT
PAUL A. GOULAS
LA 6666807
STATE OF FLORIDA

PAUL GOULAS, RLA
FLORIDA REG. # LA6666807

Drawn By:	DC
Checked By:	BW
Municipal Project:	
Scale:	

NORTH

SCALE: 1" = 40'

0 10' 20' 80'

L-06

NOT INCLUDED

NOT INCLUDED

PARKWAY

CURTISS

CRESCENT

DRIVE

NAVARRE DRIVE

REINETTE

(PUBLIC RIGHT-OF-WAY)

AMENDED PLAT OF SEC... COUNTRY CLUB ESTA... PLAT BOOK 28 PAGE 1...

...F COUNTRY CLUB ESTATES AT BOOK 10 PAGE 79

16' ALLEY (P.B. 10 PG. 79)

LOT 22

89

FIRE LANE

Dumpster enclosure

THIS AREA CONTAINS APPROXIMATELY 30 PALMS (20+)

TREE BARRICADE, TYP

MATCHLINE L-08

VACANT (NO BUILDINGS OBSERVED)

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Drawn By: DC
Checked By: BW
Municipal Project:
Scale:

NORTH

SCALE: 1" = 40'

0 10' 20' 80'

L-07

MATCHLINE L-07

TREE BARRICADE, TYP

NOT INCLUDED

REINETTE DRIVE (PUBLIC RIGHT-OF-WAY)

FIRE LANE

VACANT (NO BUILDINGS OBSERVED)

BLOCK 97 LOT 1 SECTION 2 OF COUNTRY CLUB ESTATES PLAT BOOK 34 PAGE 79

1-STORY RESIDENCE

EXISTING ALLEY

TRACT C BLOCK 97 REVISED PLAT OF SECTION 2 OF COUNTRY CLUB ESTATES PLAT BOOK 34 PAGE 40

WOOD POWER POLE (TYP.)

NOT INCLUDED

TRACT A BLOCK 97 REVISED PLAT OF SECTION 2 OF COUNTRY CLUB ESTATES PLAT BOOK 34 PAGE 40

EXISTING ALLEY

TREE BARRICADE, TYP

1-STORY BUILDING

GARAGE FLOOR ELEVATION 8.00

FLOOR ELEVATION 9.40

NOT INCLUDED

BLOCK 97 SECTION 2 OF COUNTRY CLUB ESTATES PLAT BOOK 34 PAGE 79 LOT 18

VACANT (NO BUILDINGS OBSERVED)

REINETTE DRIVE (PUBLIC RIGHT-OF-WAY)

TREE BARRICADE, TYP

TREE BARRICADE, TYP

MORNINGSIDE DRIVE

LOT 16 LOT 15 LOT 14 SECTION 2 OF COUNTRY CLUB ESTATES PLAT BOOK 34 PAGE 40

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PAUL A. GOULAS
LA 6666807
STATE OF FLORIDA

PAUL GOULAS, RLA
FLORIDA REG. # LA6666807

Drawn By: DC
Checked By: BW
Municipal Project:
Scale:

NORTH

SCALE: 1" = 40'

0 10' 20' 80'

L-08

LANDSCAPE SPECIFICATIONS:

PART 1: GENERAL CONDITIONS

1.01 SCOPE:
A. The landscape contract includes the supplying and planting of all trees, shrubs, vines, and ground cover together with all necessary labor, equipment, tools and materials needed for the successful completion, execution and maintenance of the landscape plans.

1.02 AGENCY STANDARDS:
A. Grades and standards of plant materials to be used shall be true to name, size, condition and graded Florida #1 or better as stated in: Grades and Standards of Florida Plant Materials published by the State of Florida Department of Agriculture, Tallahassee, Florida.

1.03 SITE EXAMINATION:
A. The Landscape Contractor shall personally examine the site and fully acquaint him/herself with all of the existing conditions in order that no mis-understanding may afterwards arise as to the character or extent of the work to be performed, and additionally, in order to acquaint him/herself with all precautions to be taken in order to avoid injury to property or persons. No additional compensation will be granted because of any unusual difficulties which may be encountered in the execution or maintenance of any portion of the work.

1.04 ERRORS AND OMISSIONS:
A. The plant list is a part of the drawings and is furnished as a convenience. The plant list indicates the name, size and quantities of specific plant materials as called for and is located on the drawings. The Landscape Contractor is responsible for his/her own quantity count, and any discrepancy between drawings and plant list shall be considered as correct on the drawings.

B. The Landscape Contractor shall not take advantage of errors or omissions in the specifications or contract drawings. Full instruction will be given if such errors are discovered. Upon the discovery of any discrepancies in, or omissions from the drawings or documents, or should the Landscape Contractor be in doubt as to their meaning, the Landscape Architect shall be notified and will determine the actions necessary to each query.

C. If plans and specifications are found to disagree after the contract is awarded, the Landscape Architect shall be the judge as to which was intended.

1.05 EXECUTION OF THE WORK:
A. The Landscape Contractor shall have his labor crews controlled and directed by a Foreman well versed in plant materials, planting methods, reading blueprints, and coordination between job and nursery in order to execute installation correctly and in a timely manner.

B. The Landscape Contractor shall provide a competent English-speaking Foreman on the project at all times, who shall be fully authorized as the Contractor's agent on the work. The Superintendent shall be capable of reading and thoroughly understanding the Plans, Specifications and other Contract Documents. If the Superintendent is deemed incompetent by the Landscape Architect, he (the superintendent) shall be immediately replaced.

C. The Landscape Contractor shall be available for any meetings with the Owner and/or Landscape Architect during implementation of the job. Any additional work or changes required as a result of failure to communicate with the Owner or Landscape Architect during implementation will be the responsibility of the Landscape Contractor.

1.06 PROTECTION OF PUBLIC AND PROPERTY:
A. The Landscape Contractor shall protect all materials and work against injury from any cause and shall provide and maintain all necessary safeguards for the protection of the public. He shall be held responsible for any damage or injury to persons or property which may occur as a result of his fault or negligence in the execution of the work, i.e. damage to underground pipes or cables.

1.07 CHANGES AND EXTRAS:
A. The Contractor shall not start work on any changes or "extras" in the project until a written agreement setting forth the adjusted prices has been executed by the Owner and the Contractor. Any work performed on changes or "extras" prior to execution of a written agreement may or may not be compensated for by the Owner at his discretion.

1.08 GUARANTEE:
A. The Landscape Contractor shall furnish a written guarantee warranting all materials, workmanship and plant materials, except sod, for a period of ONE (1) YEAR from the time of completion and acceptance by the Landscape Architect and Owner. Sod shall be guaranteed to 90 calendar days after acceptance by the Landscape Architect and Owner. All plant material shall be alive and in satisfactory condition and growth for each specific kind of plant at the end of the guarantee period. The guaranteeing of plant material shall be construed to mean complete and immediate replacement with plant material of the same variety, type, size, quality and grade as that of the originally specified material. During the guarantee period it shall be the Landscape Contractor's responsibility to immediately replace any dead or unhealthy material as determined by the Landscape Architect. The guarantee will be null and void if plant material is damaged by lightning, hurricane force winds, or any other acts of God, as well as vandalism or lack of proper maintenance.

B. At the end of the specified guarantee period, any plant required under this contract that is dead or not in satisfactory condition, as determined by the Landscape Architect, shall be replaced. The Landscape Contractor shall be responsible for the full replacement cost of plant materials for the first replacement and share subsequent replacement (s) costs equally with the Owner, should the replacement plant fail to survive.

1.09 CARE AND MAINTENANCE:
A. The Landscape Contractor shall be responsible for the care and maintenance of all plant materials and irrigation when applicable until final acceptance by the Owner or Landscape Architect.

B. The Owner agrees to execute the instructions for such care and maintenance.

1.10 SAFETY:
A. It shall be the responsibility of the Landscape Contractor to protect all persons from injury and to avoid property damage. Adequate warning devices shall be placed and maintained during the progress of the work.

B. It shall be the contractor's responsibility to conform to all local, state, and federal safety laws and codes including the Federal Occupational Safety And Health Act (O.S.H.A.).

1.11 CONTRACTOR QUALIFICATION:
A. The Owner may require the apparent contractor (s) to qualify him/herself to be a responsible entity by furnishing any or all of the following documentary data:
1. A financial statement showing assets and liabilities of the company current to date.
2. A listing of not less than (3) completed projects of similar scope and nature.
3. Permanent name and address of place of business.
4. The number of regular employees of the organization and length of time the organization has been in business under the present name.

1.12 INSURANCE AND BONDING:
A. The contractor (s) shall submit proof of insurance for this job for the time period that the work is done. The minimum amount of insurance shall be $300,000.00 per person and $300,000.00 per aggregate or as required by owner and agreed to in the contract.
The successful bidder shall be required to have this coverage in effect before beginning work on the site.

B. The Owner shall have the right to require the Contractor to furnish bonds covering faithful performance of the Contract and payment obligations arising thereunder as stipulated in bidding requirements or specifically required in the Contract Documents on the date of execution of the Contract.

1.13 PERMITS AND CERTIFICATES:
A. All contractors shall secure and pay for all permits and certificates required for his/her class of work.

PART 2: MATERIALS

2.01 PLANT MATERIALS:
A. A complete list of plants is shown on the drawings, including a schedule of quantities, sizes, and such other requirements deemed necessary. In the event discrepancies occur, the specifications on the drawings shall govern.

B. Substitutions: Substitutions of plant materials or changes in size or spacing of materials will be permitted ONLY upon written authorization by the Owner or the Landscape Architect. If plant material is not of sufficient size to meet applicable codes, a letter of variance from the appropriate agency must be obtained by the Contractor prior to issuance of any change order. If material of smaller size is to be accepted, the quantity of material shall be increased, at no additional cost to the Owner, to meet the intent of the drawings.

C. All plant materials shall have a habit of growth that is normal for the species and shall be healthy, vigorous and equal to or exceed the measurements specified in the plant list, which are the minimum acceptable sizes. Plants shall be measured before pruning with branches in normal position. Any necessary pruning shall be done at the time of planting.

D. All plant materials shall be nursery grown, unless otherwise noted, Florida #1 or better and shall comply with all required inspections, grading standards and plant regulations as set forth by the Florida Department of Agriculture's Grades and Standards for Nursery Plants, most current addition and Grades and Standards for Nursery Plants, most current addition.

E. Plants that do not have the normal balance of height and spread typical for the respective plant shall not be acceptable.

F. The Landscape Contractor shall install each plant to display its best side. Adjustments may be required if plants are not installed properly and/or approved by the Landscape Architect at no additional cost to owner.

2.02 INSPECTION
A. The Landscape Architect and Owner may inspect trees and shrubs at place of growth or at site before planting, for compliance with requirements for genus, species, variety, size and quality. The Landscape Architect and Owner retain the right to further inspect trees and shrubs for size and condition of balls and root systems, insects, injuries and latent defects, and to reject unsatisfactory or defective material at any time during progress of work. Rejected plant materials shall be immediately removed from project site.

2.03 PROTECTION OF PLANT MATERIALS:
A. Balled and burlapped plants (B & B) shall be dug with firm natural balls of earth of sufficient diameter and depth to encompass the fibrous and feeding root system necessary for full recovery of the plant. Balls shall be firmly wrapped with burlap similar materials and bound with cord, rope, or wire mesh. All collected plants shall be balled and burlapped.

B. Plants with broken, damaged or insufficient rootballs will be rejected.

C. All plant material shall be protected from possible bark injury or breakage of branches. All plants transported by open trucks shall be adequately covered to prevent windburn, drying or damage to plants.

D. Plants which cannot be planted immediately on delivery to the site shall be covered with moist soil, mulch or other protection from the drying of wind and sun. All plants shall be watered as necessary by the Landscape Contractor until planted.

2.04 STORAGE:
A. All plant materials shall be stored on the site in designated areas, specified by the Landscape Architect or Owner's agent.

B. No plant material shall be stored longer than seventy-two (72) hours unless approved by by Landscape Architect and/or owner.

C. The Landscape Architect reserves the right to reject any plant materials not in conformance with these specifications.

D. All rejected material shall be immediately removed from the site and replaced with acceptable material at no cost to the Owner.

2.05 PROTECTION DURING PLANTING:
A. Trees moved by winch or crane shall be thoroughly protected from chain marks, girdling or bark slippage by means of burlap, wood battens or other approved methods. Battens shall NOT be attached to the tree with nails.

2.06 PLANTING SOIL:
A. Planting soil for all plantings shall consist of existing native soil and shall be free of debris, roots, clay, stones, plants or other foreign materials which might be a hindrance to planting operations or be detrimental to good growth.

2.07 FERTILIZER:
A. Commercial fertilizer shall comply with the state fertilizer laws. Nitrogen shall not be less than 40% from organic source. Inorganic chemical nitrogen shall not be derived from the sodium form of nitrate. Fertilizers shall be delivered to the site in unopened original containers, each bearing the manufacturer's guaranteed analysis. Any fertilizer that becomes caked or otherwise damaged shall be rejected.

B. Thoroughly mixed 3 lbs. of commercial fertilizer to each cubic yard of planting soil.

C. Tabletized fertilizer shall be Agriform planting tablets 20-10-5 formula, 21 gram or equal. All trees and shrubs shall be fertilized with tabletized fertilizer as follows. While backfilling plant holes, fertilizer tablets shall be equally spaced and placed adjacent to the ball mid-way in depth in accordance with the following rates:

1 gallon container	1 tablet
3 gallon container	2 tablets
5 gallon container	3 tablets
7 gallon	5 tablets

Large tubs, wire baskets, grow bags, and balled and burlapped material shall have 1 tablet for each 1/2 inch of trunk diameter (measured 3 feet from ground) or for each foot of height or spread of larger shrub material.
The Landscape Architect reserves the right to inspect and review the application of fertilizer.

2.08 MULCH:
A. Mulch material shall be clean, dry, free of weeds, seeds and pests, moistened at the time of application to prevent wind displacement. Cypress &/or Red mulch is prohibited.

B. All trees and shrub beds shall receive 3" mulch immediately after planting and thoroughly watered. Apply 2" max on tree & palm rootballs, keep away from tree & palm trunks or as required by local jusidiction.

PART 3: EXECUTION
3.01 DIGGING:
A. The Landscape Contractor shall exercise care in digging and other work so as not to damage existing work, including overhead wires, underground pipes and cables and the pipes and hydrants of watering systems. Should such overhead or underground obstructions be encountered which interfere with planting, the Owner shall be consulted and contractor will adjust the location of plants to clear such obstruction. The Contractor shall be responsible for the immediate repair of any damage caused by his work.

3.02 GRADING:
A. Grading for drainage, swales, etc. to within 4 inches of the finished grade to be provided by others.

B. It shall be the responsibility of the Landscape Contractor to provide the final grading during the course of landscape installation so as to bring sod and planting areas to their proper elevations in relation to walks, paving, drain structures, and other site conditions. The site grading plan must be checked prior to installation of sod to insure that drainage and other conditions will NOT be modified.

3.03 PLANTING:
A. Planting shall take place during favorable weather conditions.

B. The Contractor shall call for utility locates and ascertain the location of all utilities and easements so proper precautions can be taken not to damage or encroach on them.

C. Tree Planting shall be located where it is shown on the plan. No planting holes shall be dug until the proposed locations have been staked on the ground by the Contractor.

D. Excavation of holes shall extend to the required subgrades as specified on the planting diagrams located in the planting plans. Plant pits shall be circular in outline and shall have a profile which conforms to the aforementioned "Tree and Shrub Planting Diagrams".

E. A representative number of planting pits (a minimum of one in every 25 feet throughout the entire site) shall be tested for proper drainage. See Landscape Plan for complete testing methods and requirements.

F. Planting pits shall be excavated to the following dimensions and refilled with a mixture of (1/2) planting soil (1/2) existing native soil:
1 Gallon material (1 gal.): 12" x 12" x 12" min.
3 Gallon material (3 gal.): 20" x 20" x 18" min.
Lerio material (7 gal.): 30" x 30" x 24" min.
Field grown material and trees: 1-1/2 times width of ball and depth of ball plus 12" min.

G. No planting or laying of sod shall be initiated until the area has been cleaned of existing sod or other plant materials, rough grass, weeds, debris, stones etc. and the ground has been brought to an even grade, with positive drainage away from buildings and towards drain inlets and swales and approved by Landscape Architect or owner's rep.

H. Each plant shall be planted in an individual hole as specified for trees, shrubs, and vines.

I. All plants shall be set to ultimate finished grade. No filling will be permitted around trunks or stems. All ropes, wire, stakes, etc., shall be removed from sides and top of the ball and removed from hole before filling in.

J. All flagging ribbon shall be removed from trees and shrubs before planting.

K. Excess excavation (fill) from all holes shall be removed from the site, at no additional expense to Owner.

L. All palms shall be backfilled with sand, thoroughly washed in during planting operations and with a shallow saucer depression left at the soil line for future waterings. Saucer areas shall be top-dressed two (2") inches deep with topsoil raked and left in a neat, clean manner.

3.04 PRUNING:
A. Remove dead and broken branches from all plant material. Prune to retain typical growth habit of individual plants with as much height and spread as possible in a manner which will preserve the plant's natural character.

3.05 GUYING:
A. All trees over six (6') feet in height shall, immediately after setting to proper grade, be guyed with three sets of two strands, No. 12 gauge malleable galvanized iron, in tripod fashion. See Detail.

B. Wires shall not come in direct contact with the tree but shall be covered with an approved protection device at all contact points. Wires shall be fastened in such a manner as to avoid pulling crotches apart.

D. Stake & Brace all trees larger than 12' oa. See detail.
Stakes shall be 2" x 2" lumber of sufficient length to satisfactorily support each tree.

E. Turnbuckles for guying trees shall be galvanized or cadmium plated and shall be of adequate size and strength to properly maintain tight guy wires.

3.06 WATER:
A. Each plant or tree shall be thoroughly watered in after planting. Watering of all newly installed plant materials shall be the responsibility of the Landscape Contractor until final acceptance by the Landscape Architect.

B. See General Notes of Landscape Plan for water source.

3.07 SOD:

A. The Landscape Contractor shall sod all areas indicated on the drawings.

B. It shall be the responsibility of the Landscape Contractor to fine grade all landscape areas, eliminating all bumps, depressions, sticks, stones, and other debris.

C. The sod shall be firm, tough texture, having a compacted growth of grass with good root development. It shall contain no noxious weeds, or any other objectionable vegetation, fungus, insects, or disease. The soil embedded in the sod shall be good clean earth, free from stones and debris.

D. Before being cut and lifted, the sod shall have been mowed at least three times with a lawn mower, with the final mowing not more than seven days before the sod is cut. The sod shall be carefully cut into uniform dimensions.

E. 6-6-6 fertilizer with all trace elements is to be applied at the rate of 40 lbs. per 1,000 sq. ft. prior to laying sod.

F. Solid sod shall be laid with closely abutting, staggered joints with a tamped or rolled, even surface.

G. The finished level of all sod areas after settlement shall be one (1") inch below the top of abutting curbs, walks, paving and wood borders to allow for building turf.

H. If in the opinion of the Landscape Architect, top dressing is necessary after rolling, clean yellow sand will be evenly applied over the entire surface and thoroughly washed in.

3.08 SEEDING:
A. The Landscape Contractor shall remove all vegetation and rocks larger than (1") in diameter from areas to be seeded, scarify the area, then apply fertilizer at a rate of 500 lbs. per acre.

B. Application: Argentine Bahia Grass seed - 200 Pounds per acre mixed with common hulled Bermuda seed - 30 lbs. per acre. All other seed mixtures shall be applied per the manufacturer's instructions.

C. Roll immediately after seeding with a minimum 500 pound roller, then apply straw mulch at the rate of 2,500 pounds per acre.

D. Apply fertilizer at the rate of 150 lbs. per acre 45-60 days after seeding.

3.09 CLEANING UP:
A. The contractor shall at all times keep the premises free from accumulations of waste materials or rubbish caused by his employees or work. He shall leave all paved areas "broom clean" when completed with his work.

3.10 MAINTENANCE:
A. Maintenance shall begin immediately after each plant is installed and shall continue until all planting has been accepted by the Owner or Landscape Architect. Maintenance shall include watering, weeding, removal of dead materials, resetting plants to proper grades or upright positions, spraying, restoration of planting saucer and/or any other necessary operations.

B. Proper protection to lawn areas shall be provided and any damage resulting from planting operations shall be repaired promptly.

C. Replacement of plants during the maintenance period shall be the responsibility of the Contractor, excluding vandalism or damage on the part of others, lighting, or hurricane force winds, until final acceptance.

D. In the event that weeds or other undesirable vegetation become prevalent, it shall be the Contractor's responsibility to remove them.

E. Trees or other plant material which fall or are blown over during the maintenance period will be reset by the Contractor at no additional expense to the Owner, the only exception being hurricane force winds.

3.11 COMPLETION, INSPECTION AND ACCEPTANCE:
A. Completion of the work shall mean the full and exact compliance and conformity with the provisions expressed or implied in the Drawings and in the Specifications, including the complete removal of all trash, debris, soil or other waste created by the Landscape Contractor.

B. Inspection of work to determine completion of contract, exclusive of the possible replacement of plants, will be made by the Owner and/or Landscape Architect at the conclusion of all planting and at the request of the Landscape Contractor.

C. All plant material shall be alive and in good growing condition for each specified kind of plant at the time of acceptance. The rating of each plant according to Florida Grades and Standards shall be equal to or better than that called for on the plans and in these Specifications at the time of final inspection and acceptance.

D. After inspection, the Landscape Contractor will be notified by the Owner of the acceptance of all plant material and workmanship, exclusive of the possible replacement of plants subject to guarantee.

DRAINAGE TESTING/DRAINAGE CHANNEL REQUIREMENTS

PRIOR TO PLANTING ALL PLANTING PITS SELECTED FOR TESTING SHALL BE TESTED IN THE FOLLOWING MANNER

A. DIG EACH PLANTING PIT TO THE MINIMUM SPECIFIED SIZE.

B. FILL PLANTING PIT WITH TWELVE INCHES (12") OF WATER. IF THE WATER LEVEL DROPS FOUR (4") OR MORE WITHIN FOUR (4) HOURS, THE DRAINAGE IS SUFFICIENT AND A DRAINAGE CHANNEL IS NOT REQUIRED IF THE WATER LEVEL DROPS LESS THAN FOUR INCHES (4") WITHIN THE FOUR (4) HOUR PERIOD, A DRAINAGE CHANNEL IS REQUIRED.

C. WHERE REQUIRED, THE DRAINAGE CHANNEL MUST EXTEND DOWN THROUGH THE NON POROUS SOIL AND INTO POROUS SOIL. (SEE DETAIL)

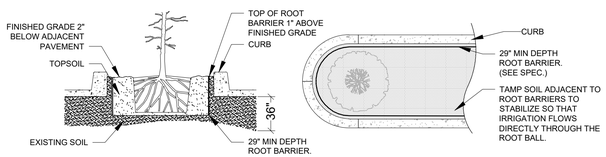
D. ALL MATERIAL REMOVED FROM THE DRAINAGE CHANNEL SHALL BE DISCARDED.

E. WHEN BACKFILLING PLANTING PITS WITH PLANTING MIXTURE, CARE MUST BE TAKEN TO KEEP THE CONSISTENCY OF THE SOIL MIX THE SAME THROUGHOUT THE PLANTING PIT AND DRAINAGE CHANNEL.

B. Make all cuts with sharp instruments flush with trunk or adjacent branch, in such a manner as to insure elimination of stubs. Cuts made at right angles to line of growth will not be permitted.

C. Trees shall not be poled or topped.

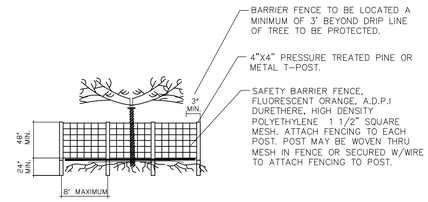
D. Remove all trimmings from site.



SPECIAL APPLICATIONS ROOT BARRIER DETAIL

NOT TO SCALE

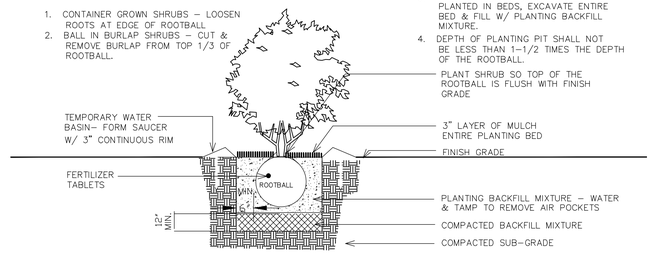
NOTES:
1- ROOT BARRIER SHALL BE "BIO-BARRIER 29" DEPTH OR APPROVED EQUAL.
2- ROOT BARRIER SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.



NOTE: BARRIER TO FORM CONTINUOUS CIRCLE AROUND THE TREE OR GROUP OF TREES. SEE PLAN FOR LOCATION OF TREES TO REMAIN. BARRIER MUST BE IN PLACE BEFORE CONSTRUCTION BEGINS.

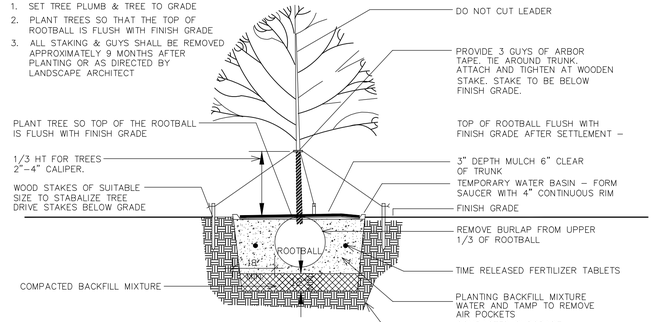
EXISTING TREE PROTECTION DETAIL

NOTES:
1. CONTAINER GROWN SHRUBS – LOOSEN ROOTS AT EDGE OF ROOTBALL
2. BALL IN BURLAP SHRUBS – CUT & REMOVE BURLAP FROM TOP 1/3 OF ROOTBALL.
3. WHERE SHUBS & GROUNDCOVER ARE PLANTED IN BEDS, EXCAVATE ENTIRE BED & FILL W/ PLANTING BACKFILL MIXTURE.
4. DEPTH OF PLANTING PIT SHALL NOT BE LESS THAN 1-1/2 TIMES THE DEPTH OF THE ROOTBALL.



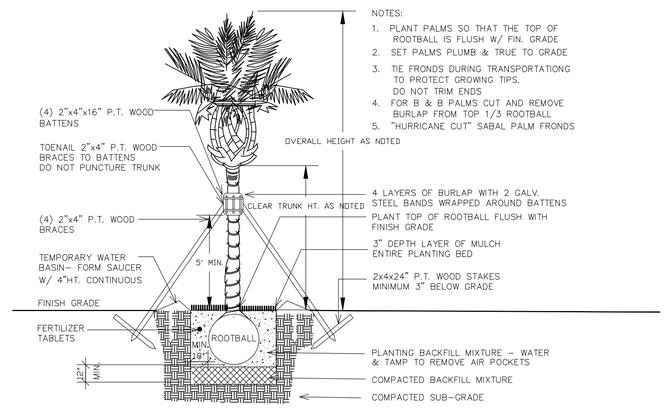
SHRUB PLANTING DETAIL

1. SET TREE PLUMB & TREE TO GRADE
2. PLANT TREES SO THAT THE TOP OF ROOTBALL IS FLUSH WITH FINISH GRADE
3. ALL STAKING & GUYS SHALL BE REMOVED APPROXIMATELY 9 MONTHS AFTER PLANTING OR AS DIRECTED BY LANDSCAPE ARCHITECT



TREE STAKING DETAIL

NOTES:
1. PLANT PALMS SO THAT THE TOP OF ROOTBALL IS FLUSH W/ FIN. GRADE
2. SET PALMS PLUMB & TRUE TO GRADE
3. TIE FRONDS DURING TRANSPORTATIONG TO PROTECT GROWING TIPS. DO NOT TRIM ENDS
4. FOR B & B PALMS CUT AND REMOVE BURLAP FROM TOP 1/3 ROOTBALL
5. "HURRICANE CUT" SABAL PALM FRONDS



Project Team

Landscape Architect:

LANDSCAPE ARCHITECTURAL SERVICES, LLC

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Paul Goulas | Owner
772-631-8400 | paul@las-fl.com
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Office: 305-278-7776
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Proposed Improvements

201 Curtiss Parkway, Miami Springs, FL 33166

Details & Specifications

Revisions		
Date	Init.	Description
02.06.25	DC	Initial Submittal
1 08.15.25	TA	Revised per Comments
2 11.07.25	SZ	Revised per Comments
3 11.24.25	TA	Revised per Comments
4 01.29.26	TA	Revised per Comments

REGISTERED LANDSCAPE ARCHITECT
PAUL A. GOULAS
LA 6666807
STATE OF FLORIDA

PAUL GOULAS, RLA
FLORIDA REG. # LA6666807

Drawn By:	DC
Checked By:	BW
Municipal Project:	
Scale:	

NORTH

SCALE: 1" = NTS

0 0 0 0

L-09

STORMWATER POLLUTION PREVENTION PLAN

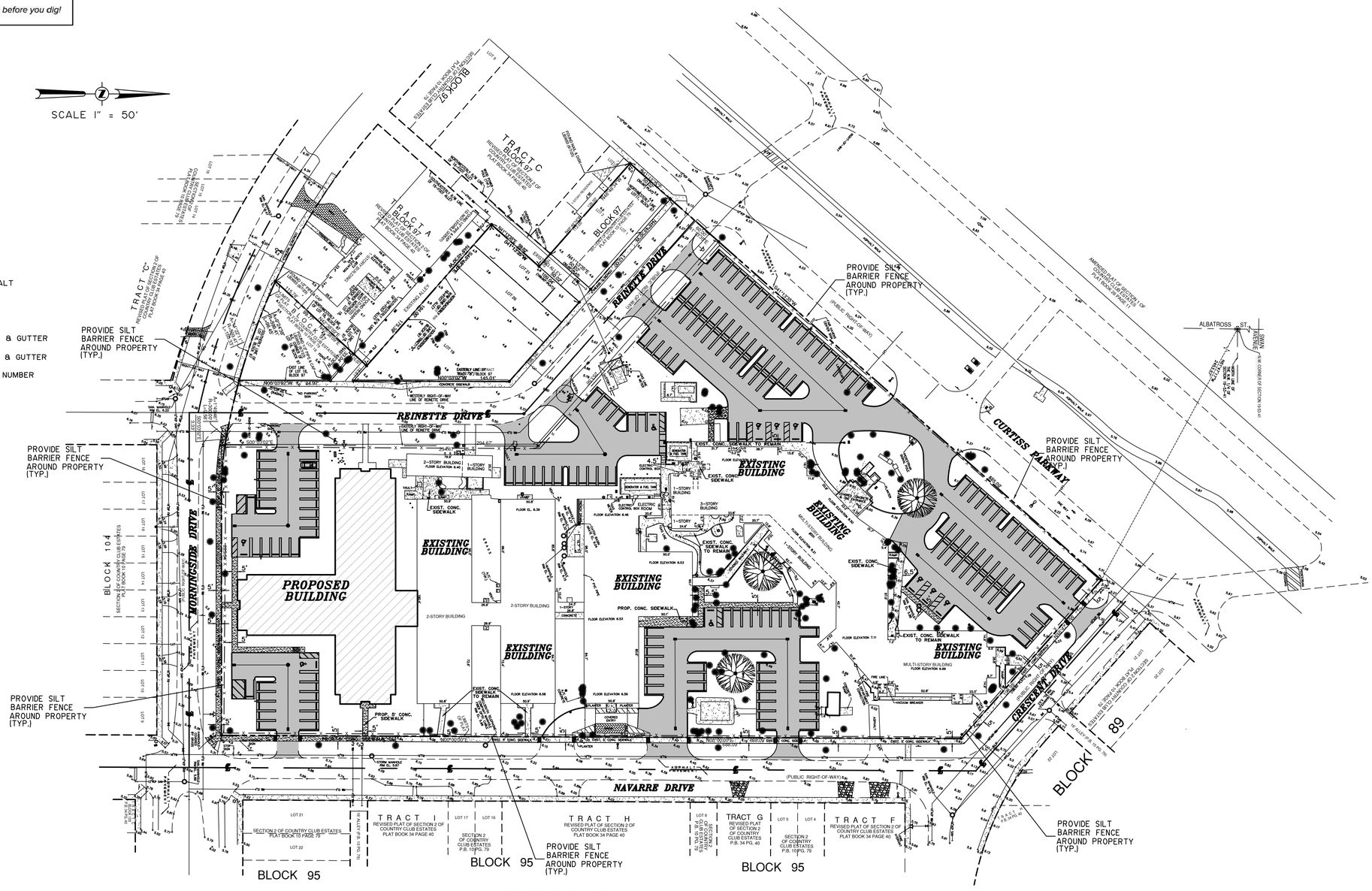
Sunshine811

Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.

Check positive response codes before you dig!

NOTE:
ALL ELEVATIONS SHOWN ON PLAN ARE BASED ON NGVD (1929) DATUM AND AS SHOWN ON THE PLANS.

SCALE 1" = 50'



STORMWATER POLLUTION PREVENTION PRACTICES: NPDES

1. TREE PROTECTION AND PRUNING SHALL BE ACCOMPLISHED AS DETAILED IN LANDSCAPE PLANS AND AS PER CURRENT LANDSCAPE ORDINANCE.
2. THE STORMWATER POLLUTION PREVENTION PLAN, SWPPP, SUBMITTED TO PUBLIC WORKS, SHALL DESCRIBE IN DETAIL HOW THE CONSTRUCTION EFFORT WILL BE PHASED WITH REGARDS TO MINIMIZING EROSION PROBLEMS BY THE USE OF TEMPORARY AND PERMANENT EROSION CONTROL MEASURES, FOR THE VARIOUS SEQUENCES OF CONSTRUCTION OPERATIONS. ANY MODIFICATIONS MUST BE APPROVED BY VILLAGE OF PINECREST - NPDES SECTION, DEPARTMENT OF PUBLIC WORKS.
3. ENVIRONMENTAL CONTROL FEATURES AS PROVIDED IN THE SWPP, ARE TO BE INSTALLED AT ALL AREAS OF EXCAVATION OR FILL FOR DRAINAGE SYSTEM, OR STRUCTURE CONSTRUCTION PRIOR TO SUCH EXCAVATION OR FILL. INLET ENTRANCES ARE ALSO TO BE PROTECTED FROM SILTATION
4. ALL ENVIROMENTAL CONTROL FEATURES ARE TO BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT IN ACCORDANCE WITH N.P.D.E.S. REQUIREMENTS. THE CONTRACTOR MUST INSURE THAT ALL EROSION CONTROL FEATURES FUNCTION PROPEERLY AT ALL TIMES.
5. ALL EROSION AND MATERIAL DEPOSITS MUST BE CONTAINED WITHIN THE PROJECT LIMITS.
6. ANY DAMAGED OR INEFFECTIVE ROCK BAGS ARE TO BE REPLACED WITH NEW ONES. THE LOCATION OF ROCK BAGS INSTALLATION IS AS MENTIONED IN THE THE SWPP PLANS. THE PROJCET ENGINEER MAY SPECIFY OTHER AREAS AS NECESSARY.
7. DITCH BOTTOM INLETS SHALL BE PROTECTED FROM SEDIMENT INTAKE UNTIL PROJECT IS COMPLETE. ELEVATION OF GROUND OUTSIDE INLET TOP SHALL NOT BE HIGHER THAN INLET TOP. ROCK BAGS SHALL BE INSTALLED AROUND INLET TOP. COMPLETED INLETS IN PAVBED AREAS SHALL ALSO BE PROTECTED WITH ROCK BAGS TO PREVENT SEDIMENT INTAKE.
8. CURB INLETS ALSO SHALL BE PROTECTED FROM SEDIMENT INTAKE UNTIL THE PROJECT IS COMPLETE. ALL EXPOSED SLOPED MATERIAL ADJACENT TO INLET, SHALL BE COVERED WITH EROSION CONTROL MATTING WITH OUTER LIMITS PROTECTED BY ROCK BAGS.
9. STOCKPILED MATERIAL SHALL NOT BE LEFT IN EROSION PRONE AREAS UNLESS PROTECTED BY COVER OR ROCK BAGS.
10. INSPECTION OF EROSION CONTROL MEASURES AND CONDITION OF ADJACENT PROPERTIES, SHALL BE PERFORMED DAILY BY THE CONTRACTOR'S REPRESENTATIVE AND THE PROJECT ENGINEER. DEFICIENCIES SHALL BE NOTED AND CORRECTED.
11. ANY OFFSITE SEDIMENT DISCHARGE TO A MUNICIPAL SEPARATE STORM WATER SYSTEM ARISING FROM THE CONTRACTOR'S ACTIVITIES IS NOT
12. THE USE OF SANITARY SEWERS, FRENCH DRAINS, COVER DITCHES AND/OR ROCK DRAINS FOR THE DISPOSAL OF WASTEWATER IS EXPRESSLY PROHIBITED.

GERARDO ZAMORA LICENSE No. 44207 STATE OF FLORIDA PROFESSIONAL ENGINEER

1/30/2026

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY GERARDO ZAMORA JR P.E. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED & SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

GERARDO ZAMORA P.E.
CIVIL ENGINEER
P.E. No. 44207
E.B. 0006791
STATE OF FLORIDA

PROJECT No. 2025-14 DATE: 2/2/2025

ZAMORA & ASSOCIATES, INC.
ENGINEERING LAND PLANNING
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BELLÓN architecture
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MIAMI, FLORIDA 33186
T. (305) 278-7776
AA-26002616
ARCHITECTURE
LAND PLANNING
INTERIORS
CONSTRUCTION MANAGEMENT
CONSULTANTS

MIAMI SPRINGS NURSING & REHAB CENTER
201 CURTISS PARKWAY
MIAMI SPRINGS, FLORIDA 33166

MARK	DATE	DESCRIPTION

PROJECT No.
DRAWN BY:
CHECKED BY:
DATE:

LEOPOLDO BELLON, AIA

SHEET TITLE

C-1

SHEET OF

STORMWATER POLLUTION PREVENTION DETAILS PLAN

I. PROJECT / SITE DESCRIPTION

A. CONSTRUCTION ACTIVITY:
CONSTRUCTION OF NEW BUILDING, ROADWAY, SIDEWALKS, LANDSCAPE, UTILITIES AND DRAINAGE SYSTEM.

B. MAJOR SOIL DISTURBING ACTIVITIES:
INSTALLATION OF DRAINGE SYSTEM
CLEARING AND GRUBBING
INSTALLATION OF UTILITIES
CONSTRUCTION OF BUILDING FOUNDATIONS

C. TOTAL PROJECT AREA;
ACRES

D. RUNOFF COEFFICIENT
BEFORE
AFTER

E. LOCATION OF DRAINAGE AREAS AND OUTFALLS
ALL DRAINAGE TO BE VIA UNDERGROUND EXFILTRATION TRENCHES., I5 FEET DEEP.
NO OUTFALLS ARE BEING PROPOSED.

F. NAME OF RECEIVING WATERS
ALL DRAINAGE TO BE VIA UNDERGROUND EXFILTRATION TRENCHES., NO DISCHARGE

2. NARRATIVE - SEQUENCE OF SOIL DISTURBANCE ACTIVITIES

A. EROSION AND SEDIMENT CONTROL
I. STABILIZATION PRACTICES:
THE CONTRACTOR WILL MAINTAIN THE INLET PROTECTION, SILT FENCE AND ILL ALSO PROVIDE DUST CONTROL.

2. STRUCTURAL PRACTICES
SILT FENCE
SYNTHETIC BALES
FILTER FABRIC

B. DESCRIPTION OF STORM WATER MANAGEMENT
CONTRACTOR SHALL INSTALL AND MAINTAIN THE EROSION AND SEDIMENT CONTROL. DESCRIBED HEREIN, AFTER ANY RAIN EVENT, THE CONTRACTOR WILL REPAIR OR REPLACE ANT AFFECTED CONTROLS (SILT FENCES, FILTER FABRIC, SYNTHETIC BALES)

C. OTHER CONTROLS:

I. WASTE DISPOSAL:
ANY CONSTRUCTION DEBRIS GENERATED AS A RESULT OF THIS PROJECT WILL BE DISPOSED OF OFF - SITTE AT AN APPROPRIATE WASTE DISPOSAL FACILITY
A) CONCRETE WASH OUT LOCATIONS WILL BE PROVIDED IN AREAS WHERE THE DISPOSAL MATERIALS WILL BE CONTAINED SO AS TO PREVENT DISCHARGE OUTSIDE OF THE PROJECT LIMITS AND INTO THE WATERWAYS.
B) NEW AND EXISTING DRAINAGE STRUCTURES WILL BE PROTECTED WITH SYNTHETIC BALES AND/OR FILTER FABRIC.
C) STAGING AREAS WILL BE LOCATED WITHIN THE PROJECT WORK ZONE UNLESS REQUESTED OTHERWISE FOR APPROVAL.
D) LITER WILL BE DEPOSITED IN APPROPRIATE LOCATIONS. A DUMPSTER MAY BE PROVIDED AT THE SITE DEPENDING ON THE AMOUNT OF LITER GENERATED.
E) LOADED TRUCKS WILL BE COVERED WITH TARPS.
F) SWEEPERS AND/OR WATER TRUCKS WILL BE PROVIDED TO REDUCE DUST DAILY.
G) SOIL PREVENTION TRACKING WILL BE INSTALLED AS PER THE SWPP AND/OR AS DIRECTED BY CITY INSPECTOR.

2. OFF SITE VEHICLE TRACKING
LOADED HAUL TRUCKS TO BE COVERED WITH TARPAULIN
EXCESS DIRT ON ROAD REMOVED DAILY
STABILIZED CONSTRUCTION ENTRANCE
WATER TRUCK SCHEDULING
STREET SEEPING (DAILY)

4. FERTILIZERS, PESTICIDES AND TREES:
NUTRIENT FILTERS WILL BE PROVIDED TO THE PLATERS PROTECT ALL TREES WITHIN PROJECT LIMITS THAT ARE TO REMAIN AS PER FDOT INDEX No. 544

5. TOXIC SUBSTANCE:
TOXIC SUNSTANCES WILL NOT BE STORED AT THE SITE.

6 NON-STORM WATER DISCHARGE (INCLUDED SPILL REPORTING)
NO NON STORM WATER DISCHARGES ARE ANTICIPATED AT THIS TIME. CONTAMINATED SOIL OR GROUNDWATER ENCOUNTERED SHALL BE REPORTED IMMEDIATELY TO THE CITY PERSONNEL IN ACORDANCE WITH PW BULLETIN No. 25. WHEN DEWATERING IS IMPLEMENTED THE WATER WILL BE DEPOSITED IN A CONTROL AREA ON-SITE TO PREVENT OFF-SITE DISCHARGE AT APPROVED BY PERMIT.

7. EROSION CONTRAOL DEVICES:
LOCATION AND TYPES OF ALL EROSION CONTROL DEVICES SHALL BE INSTALLED AS DIRECTED BY PLAN AND/OR BY THE CITY OF MIAMI. CONTRACTOR SHALL IMPLEMENT THE SWPP AS PER CONTRACT PLANS. HOWEVER IT MAY BE REVISED BASED ON ACTUAL FIELD CONDITIONS AT THE TIME WORK IS BEING PERFORMED. FIELD MODIFICATIONS WILL BE APPROVED BY THE CITY OF MIAMI.
MONITORING SHALL BE PERFORMED ON WEEKLY BASIS AND AFTER A I/2" STORM EVENT WILL ROUTINE MAINTENANCE AND REPLACEMENT OF ANY DEVICES AS REQUIRED.
CONTAINMENT OF REMOVAL OF POLLUTANTS SHALL BE IN ACCORDANCE WITH ALL APPLICABLE STATE AND CITY OF MIAMI REGULATIONS AND/OR FDOT STANDARD SPECIFICATIONS. THE RESPONSIBLE PEROSNS FOR MONITORING AND MAINTAINING THE EROSION CONTROL DEVICES SHALL BE
DISPOSED OF OFF - SITTE AT AN APPROPRIATE WASTE DISPOSAL FACILITY

3. MAINTENANCE

ALL MEASURES WILL MAINTAINED IN GOOD WORKING ORDER; IF A REPAIR IS NECESSARY, IT WILL BE INITIATED WITHIN 24 HOURS OF THE REPORT.
BUILT UP SEDIMENT WILL BE REMOVED FROM SILT FENCE WHEN IT HAS REACHED I-3 OF THE HEIGHT OF THE FENCE.
PROTECT ALL INLETS SURROUNDING THE CONSTRUCTION SITE.
STREET SWEEPING AND DUST PREVENTION MUST BE IMPLEMENTED DAILY.

4. INSPECTION:

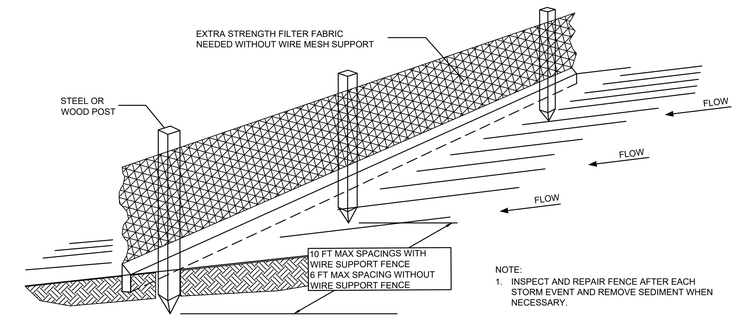
A) QUALIFIED PERSONNEL FROM THE CITY AND CONTRACTOR SHALL INSPECT THE FOLLOWING ITEMS DAILY THROUGHOUT THE CONSTRUCTION.

B) PREPARATION OF THE CONTRACTORS WEEKLY REPORT OF INSPECTION, MAINTENANCE AND REPAIRS FOR THE CONTROL AND ABATEMENT OF EROSION AND WATER POLLUTION SHALL BE INCLUDED IN THE COST OF THE RESPECTIVE PAY ITEMS. WHERE SITES HAVE BEEN FINALLY STABILIZED, INSPECTIONS SHALL BE CONDUCTED WEEKLY AND SHALL INCLUDE THE FOLLOWING;
DISTURBED ARES OF THE SITE THAT HAVE NOT BEEN FINALLY STABILIZED
AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION
STRUCTURAL CONTROLS
STORM WATER MANAGEMENT SYTEMS
LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE
STREET SWEEPING AND DUST CONTROL

C) A MAINTENANCE INSPECTION REPORT WILL BE MADE AFTER EACH INSPECTION. IF REPAIR IS NECESSARY, IF WILL BE INITIATED WITHIN 24 HOURS OF THE REPORT.

D) REMOVE EXCESS DIRT FROM ALL ROADS ADJACENT TO PROJECT AREA ON A DAILY BASIS.

E) SEDIMENT FOUND IN RAINAGE INSPECTION WILL REQUIRE DRAINGE SYSTEM CLEANING BY CONTRACTOR.

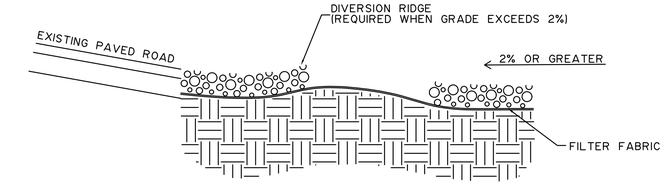


STANDARD DETAIL
N.T.S
TRENCH WITH NATIVE BACKFILL

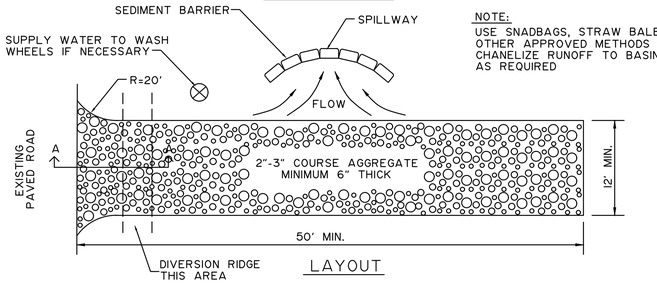
ALTERNATE DETAIL
N.T.S
TRENCH WITH GRAVEL

SILT FENCE INSTALLATION
N.T.S

NOTE:
1. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
2. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
3. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.



SECTION A-A

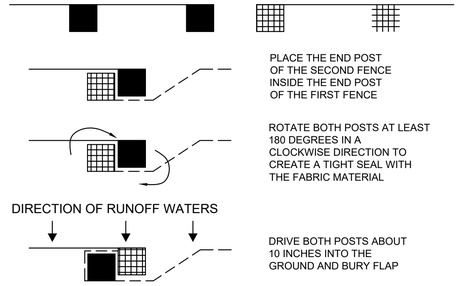


LAYOUT

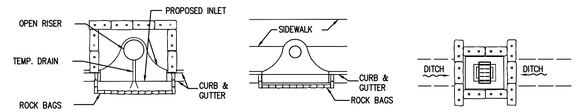
NOTE:
USE SNADBAGS, STRAW BALES OR OTHER APPROVED METHODS TO CHANELIZE RUNOFF TO BASIN AS REQUIRED

NOTE:
1) THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THAIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2) WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
3) WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

CONSTRUCTION AREA- WASHOUT AREA
N.T.S.



SILT FENCE ATTACHMENT DETAIL
N.T.S



PARTIAL INLET
COMPLETED INLET
DITCH BOTTOM INLET

PROTECTION AROUND INLETS OR SIMILAR STRUCTURES

GERARDO ZAMORA LICENSE No. 44207 STATE OF FLORIDA PROFESSIONAL ENGINEER

11/7/2025

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E.B. 0006791
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6601 SOUTHWEST 80th STREET SUITE 109
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LAND PLANNING
INTERIORS
CONSTRUCTION MANAGEMENT
CONSULTANTS

MIAMI SPRINGS NURSING & REHAB CENTER
201 CURTISS PARKWAY
MIAMI SPRINGS, FLORIDA 33166

MARK	DATE	DESCRIPTION

PROJECT No. BELLO
DRAWN BY:
CHECKED BY:
DATE:

LEOPOLDO BELLON, AIA

SHEET TITLE

C-2

SHEET OF

PAVING, GRADING & DRAINAGE PLAN

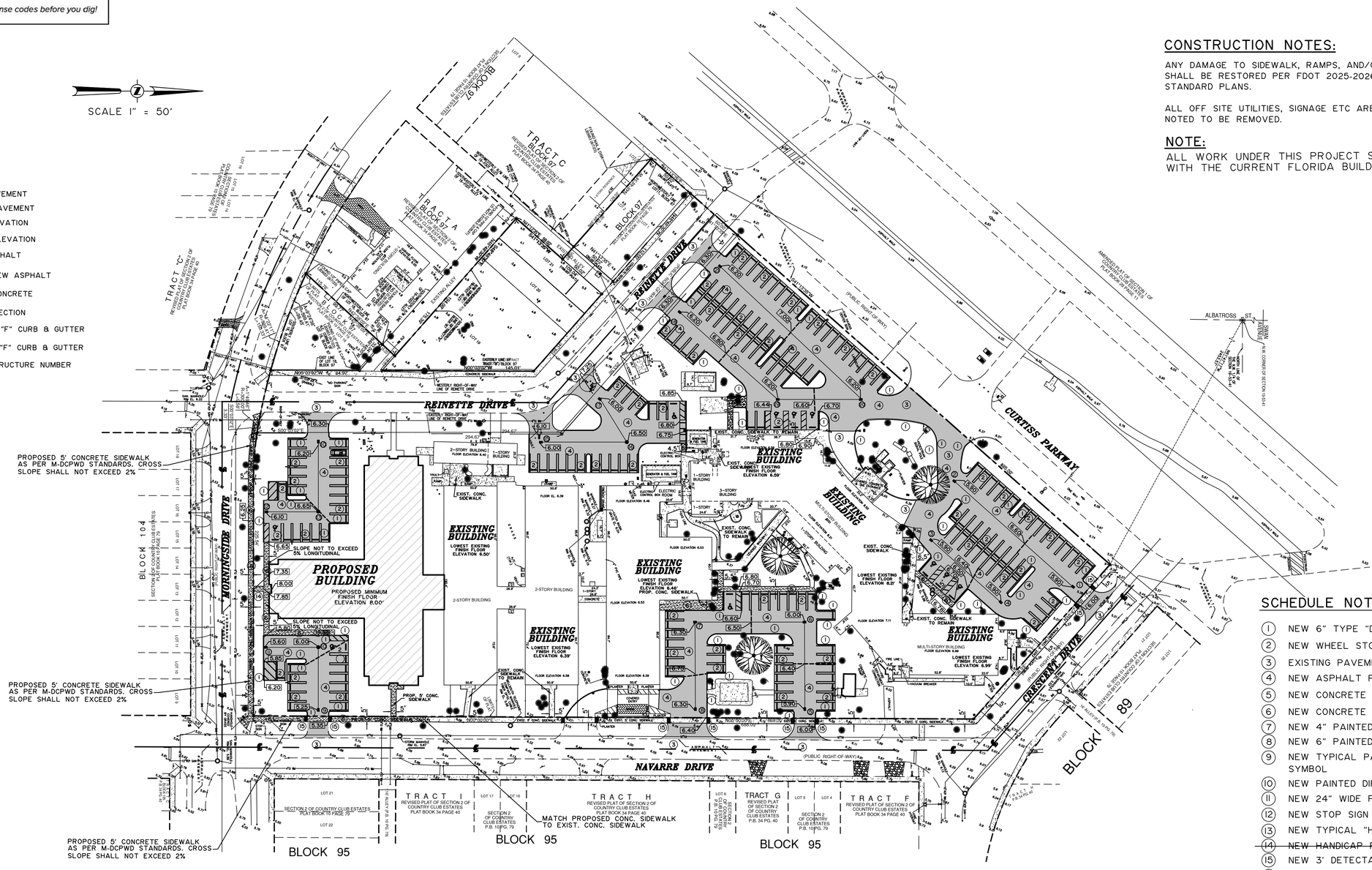
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Check positive response codes before you dig!

NOTE:
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SCALE 1" = 50'



LEGEND

- EXISTING PAVEMENT
- PROPOSED PAVEMENT
- 9.10 EXISTING ELEVATION
- 10.9 PROPOSED ELEVATION
- EXISTING ASPHALT
- PROPOSED NEW ASPHALT
- PROPOSED CONCRETE
- RUN OFF DIRECTION
- EXIST. TYPE "F" CURB & GUTTER
- PROP. TYPE "F" CURB & GUTTER
- (1) DRAINAGE STRUCTURE NUMBER

CONSTRUCTION NOTES:

ANY DAMAGE TO SIDEWALK, RAMPS, AND/OR CURB AND GUTTER SHALL BE RESTORED PER FDOT 2025-2026 ROADWAY DESIGN STANDARD PLANS.

ALL OFF SITE UTILITIES, SIGNAGE ETC ARE TO REMAIN UNLESS NOTED TO BE REMOVED.

NOTE:

ALL WORK UNDER THIS PROJECT SHALL CONFORM WITH THE CURRENT FLORIDA BUILDING CODE.

SCHEDULE NOTES

1. NEW 6" TYPE "D" CONCRETE CURB
2. NEW WHEEL STOP/BUMPER
3. EXISTING PAVEMENT LINE
4. NEW ASPHALT PAVEMENT
5. NEW CONCRETE PAVEMENT
6. NEW CONCRETE SIDEWALK (6" THICK)
7. NEW 4" PAINTED WHITE STRIPING (DOUBLE)
8. NEW 6" PAINTED WHITE STRIPING
9. NEW TYPICAL PAINTED "WHITE" HANDICAP SYMBOL
10. NEW PAINTED DIRECTIONAL ARROW
11. NEW 24" WIDE PAINTED WHITE STOP BAR
12. NEW STOP SIGN (RI-1)
13. NEW TYPICAL "HANDICAP" SIGN
14. ~~NEW HANDICAP RAMP (1:12 MAX SLOPE)~~
15. NEW 3' DETECTABLE WARNING
16. ~~NEW LIGHT POLES~~
17. NEW 24" WHITE STRIPING (6' O.C.)
18. NEW 12" WHITE STRIPING
19. NEW "DO NOT ENTER" SIGN
20. NEW 8" WHITE STRIPING
21. NEW 12" WHITE STRIPING (5' O.C.)
22. NEW 25' OF 2-6" YELLOW-T STRIPING

NOTE TO CONTRACTOR

CONTRACTOR SHALL FAMILIARIZE THEMSELF WITH THE SOILS REPORT PREPARED UNIVERSAL SOILS AND SHALL IMPLEMENT ALL RECOMMENDATIONS IDENTIFIED. CONTRACTOR TO NOTIFY ENGINEER IF THERE IS A DISCREPANCY BETWEEN THE PLANS AND THE REPORT.

HANDICAP PARKING SPACES:

ALL HANDICAP PARKING SPACES AND ACCESS AISLES SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION.

GERARDO ZAMORA LICENSE No. 44207 STATE OF FLORIDA PROFESSIONAL ENGINEER

1/30/2026

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GERARDO ZAMORA P.E.
CIVIL ENGINEER
P.E. No. 44207
E.B. 0006791
STATE OF FLORIDA

PROJECT No. 2025-14 DATE: 2/2/2025

ZAMORA & ASSOCIATES, INC.
ENGINEERING LAND PLANNING
6601 SOUTHWEST 80th STREET SUITE 109
SOUTH MIAMI, FLORIDA (305) 273-7801

BELLÓN architecture

12930 S.W. 128 STREET
SUITE 203
MIAMI, FLORIDA 33186
T. (305) 278-7776
AA-26002616
ARCHITECTURE
LAND PLANNING
INTERIORS
CONSTRUCTION MANAGEMENT

CONSULTANTS

MIAMI SPRINGS NURSING & REHAB CENTER
201 CURTISS PARKWAY
MIAMI SPRINGS, FLORIDA 33166

MARK	DATE	DESCRIPTION

PROJECT No. 2025-14
DRAWN BY:
CHECKED BY:
DATE:

LEOPOLDO BELLON, AIA

SHEET TITLE

C-3

SHEET OF

PAVEMENT MARKING & SIGNAGE PLAN

Sunshine811

Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.

Check positive response codes before you dig!

NOTE:
SEE LANDSCAPING PLANS FOR SIGHT VISIBILITY LINES SHOWING THAT NO TREES ARE WITHIN THE SITE VISIBILITY TRIANGLES.

NOTE:
ALL ELEVATIONS SHOWN ON PLAN ARE BASED ON NGVD (1929) DATUM AND AS SHOWN ON THE PLANS.

NOTE:
ALL SIGNAGE AND STRIPING SHALL COMPLY WITH CURRENT CITY OF MIAMI SPRINGS, MIAMI DADE COUNTY PUBLIC WORKS TRAFFIC DEPARTMENT AND MUTCD STANDARDS AND SPECIFICATIONS (LATEST EDITION).

ALL DRIVE AISLE, PARKIN SPACES AND HANDICAP SPACES DIMENSIONS ARE SHOWN ON THE SITE PLAN PREPARED BY BELLON ACHITECTRE.

NOTE:
CONTRACTOR SHALL BE PROVIDE TO MIAMI SPRINGS COPIES OF ALL OUTSIDE AGENCY APPROVALS AND COORDINATO PRIOR TO LOCAL PERMIT ISSUANCE OR COMMENCEMENT OF WORK. OUTSIDE AHGENCIES INCLUDE BUT ARE NOT LIMITED TO FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) NOI, MIAMI-DADE COUNTY PUBLIC WORKS, MIAMI-DADE WATER & SEWER DEPT (WASA), FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT).

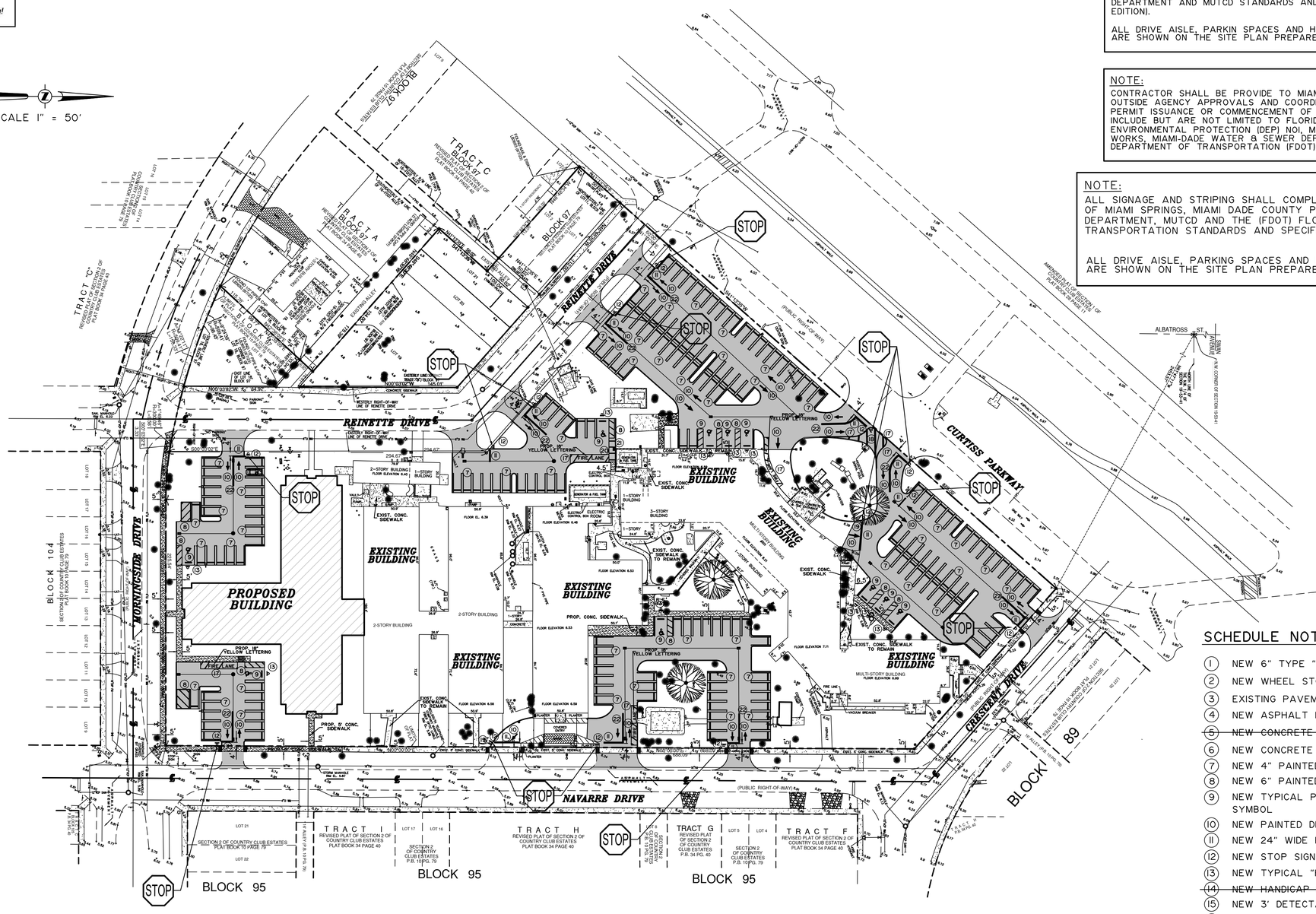
NOTE:
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ALL DRIVE AISLE, PARKING SPACES AND HANDICAP SPACES DIMENSIONS ARE SHOWN ON THE SITE PLAN PREPARED BY BELLON ACHITECTURE.

SCALE 1" = 50'

LEGEND

- EXISTING PAVEMENT
- PROPOSED PAVEMENT
- -9.0 EXISTING ELEVATION
- 10.9 PROPOSED ELEVATION
- EXISTING ASPHALT
- PROPOSED NEW ASPHALT
- PROPOSED CONCRETE
- RUN OFF DIRECTION
- EXIST. TYPE "F" CURB & GUTTER
- PROP. TYPE "F" CURB & GUTTER
- (1) DRAINAGE STRUCTURE NUMBER



SCHEDULE NOTES

1. NEW 6" TYPE "D" CONCRETE CURB
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13. NEW TYPICAL "HANDICAP" SIGN
14. ~~NEW HANDICAP RAMP (1:12 MAX SLOPE)~~
15. NEW 3' DETECTABLE WARNING
16. ~~NEW LIGHT POLES~~
17. NEW 8" YELLOW STRIPING (THERMOPLASTIC)
18. NEW 18" YELLOW CHEVRON (THERMOPLASTIC)
19. NEW "DO NOT ENTER" SIGN
20. NEW 8" WHITE STRIPING
21. NEW 12" WHITE STRIPING (5' O.C.)
22. NEW 25' OF 2-6" YELLOW-T STRIPING

PROJECT No. 2025-14 DATE: 2/2/2025

STOP STOP SIGNS SHALL BE RI-1, 30" X30" HIGH INTENSITY AS PER MUTCD STANDARDS

DO NOT ENTER — DO NOT ENTER SIGNS SHALL BE R5-1, 30" X30" HIGH INTENSITY AS PER MUTCD STANDARDS

NOTE:
ALL SIGNAGE AND STRIPING SHALL COMPLY WITH CURRENT CITY OF MIAMI SPRINGS, MIAMI DADE COUNTY PUBLIC WORKS TRAFFIC DEPARTMENT, MUTCD AND THE (FDOT) FLORIDA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS LAEST EDITION).

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GERARDO ZAMORA LICENSE No. 44207 STATE OF FLORIDA PROFESSIONAL ENGINEER

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CONSULTANTS

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201 CURTISS PARKWAY
MIAMI SPRINGS, FLORIDA 33166

MARK	DATE	DESCRIPTION

PROJECT No.
BELLO
DRAWN BY:
CHECKED BY:
DATE:

LEOPOLDO BELLON, AIA

SHEET TITLE

C-4

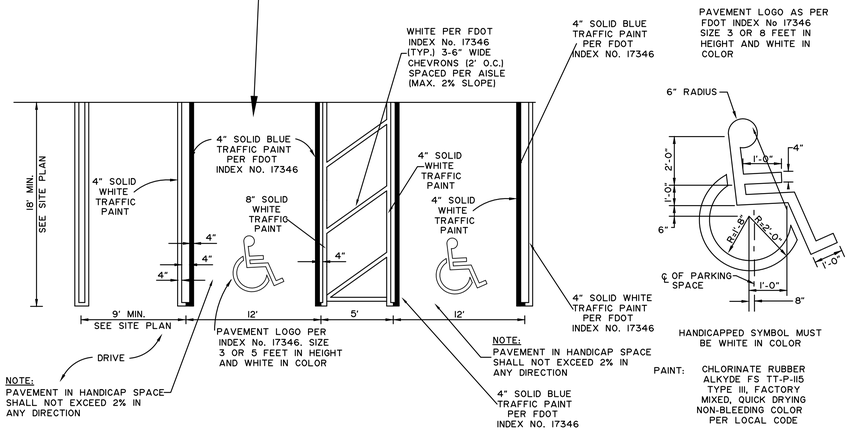
SHEET OF

PAVING & DRAINAGE DETAILS PLAN

GENERAL NOTES:

1. All materials and labor under the project shall conform to Miami-Dade County Public Works Department, Florida Department of Transportation (FDOT) and Miami-Dade County DERM Standards and Specifications.
2. For site dimensions and geometry see Boundary & Site Plan.
3. Elevations shown are based on N.G.V. Datum and as shown on Survey.
4. Underground utility information is taken from the best available sources, but should be verified by contractor in the field with the appropriate utility agency prior to commencement of any work. Existing utility lines other than those indicated in this drawing may be on site. The contractor is warned to proceed with caution with all work. He is to make all possible investigation as to possible unmarked utility lines.
5. Contractor shall adjust any utility lids and/or covers in project area to the finished grade.
6. Any apparent discrepancies in the plans and field condition shall be brought to the attention of the Engineer before proceeding with the
7. Contractor shall notify the Owner's representative and Engineer if soil condition encountered is unsuitable for construction. Furthermore all existing organic materials shall be removed from beneath areas of new asphalt or concrete pavement and from proposed building locations. The full depth of all existing organic and deleterious material within the right of way and utility/drainage easements shall be removed. No material of FDOT Class A-5, A-7 or A-8 shall be allowed.
8. The Contractor shall restore all areas disturbed by this construction to a condition equal to, or better than, that now existing.
9. Typical Pavement Section:
   1.5" Type S-III Asphaltic Concrete surface course 6" Limerock base (Minimum LBR 100), compact to 98% of maximum density as determined by AASHTO T-180 and 6" concrete slab on well compacted subgrade compact to 98% of maximum density as determined by AASHTO T-180.
10. Fill shall be placed in 12" layers loose thickness, measured and compacted to 95% of maximum density as determined by AASHTO T-180. Fill shall be locally acceptable and suitable for fill purposes. The top 12" of fill or cut (Minimum LBR 40) under pavement base shall be compacted to 98% of maximum density as determined by AASHTO T-180.
11. All seepage structures shall be French Drain with 15" perforated HDPE (S.D. 1.1) shall be used. Bottom of trench to be elevation 15 feet deep and trench width to be 4'. Provide masonry plug at end of French Drain invert of pipe to be at elevation 2.00.
12. The property is located in flood zone X , Elevation - feet, as per current Map No. 12186 C 0442 L dated September 11, 2009.
13. Water level elevation as determined by Miami-Dade County DERM W.C. 2.2A is at Elevation 3.20 Feet.
14. Backround information obtained from Boundary Survey prepared by ECS Professional Land Surveyors Inc. Dated January 8, 2023.
15. All signage and markings shall conform to the requirements of Miami-Dade County, Florida.
16. This site lies in Section 36, Township 54 S, Range 40 East in Miami-Dade County.
17. All repairs to the existing pavement shall receive saw-cut edges prior to relaying asphalt. Utility piping or wiring less than four (4) inches in diameter requires a Schedule 40 PVC casing pipe with sand backfills under paved areas only.
18. Prime coat shall be applied at a rate of 0.25 gallons per square yard. Prime and tack coat for base shall conform to the requirements and specifications of sections 300-1 through 300-7 of FDOT standards specifications.
19. Base and subgrade density tests shall be conducted for a maximum 7000 square feet of finished pavement.
20. Proctors shall be performed on all material, subgrade and base and any subsequent changes in materials. Limerock bearing ratios, sieve analysis and densities required by contract documents shall be submitted to the City.
21. Minimum longitudinal slope of pavement shall be 0.3%.
22. Minimum transverse slope of the pavement shall be one percent for parking areas.
23. The property parcel I.D. number is 30-4936-007-0030, Miami-Dade County, Florida

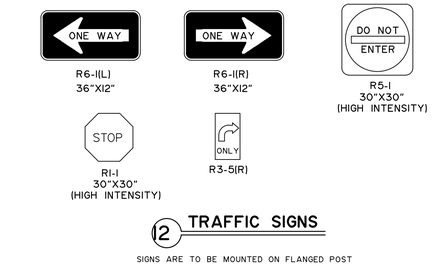
NOTE:
SEE SITE PLAN PREPARED BY BELLON ARCHITECTURE AND SHEET C-4 FOR NUMBER OF HANDICAP SPACES AND HICH SIDE THE AISLE IS ON.



8 9 TYPICAL PARKING SPACES MARKINGS

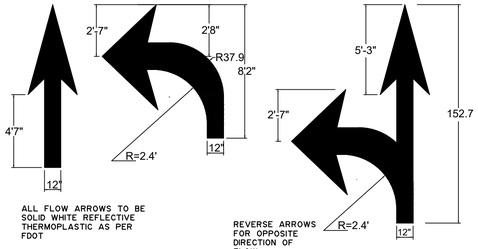
NOTE:
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HANDICAP PARKING SPACES:
ALL HANDICAP PARKING SPACES AND ACCESS AISLES SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION.

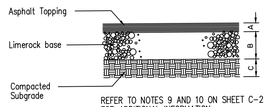


12 TRAFFIC SIGNS

SIGNS ARE TO BE MOUNTED ON FLANGED POST



10 DIRECTIONAL ARROWS



REFER TO NOTES 9 AND 10 ON SHEET C-2 FOR ADDITIONAL INFORMATION

DIMENSION & TYPE

Concrete Section	A	B	C
STANDARD	1.5"	6"	12"

ASPHALT PAVEMENT DETAIL

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201 CURTISS PARKWAY
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LEOPOLDO BELLON, AIA

SHEET TITLE

C-5

SHEET OF

GERARDO ZAMORA LICENSE No. 44207 STATE OF FLORIDA PROFESSIONAL ENGINEER

11/7/2025

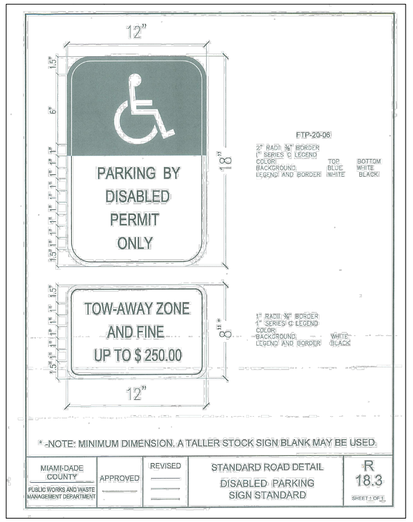
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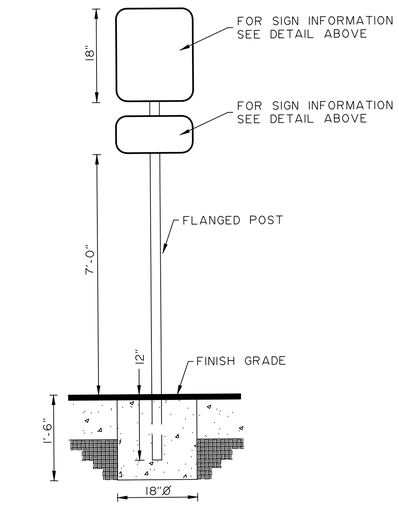
PROJECT No. 2025-14 DATE: 2/2/2025

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ENGINEERING LAND PLANNING
6601 SOUTHWEST 80th STREET SUITE 109
SOUTH MAIMI, FLORIDA (305) 273-7801

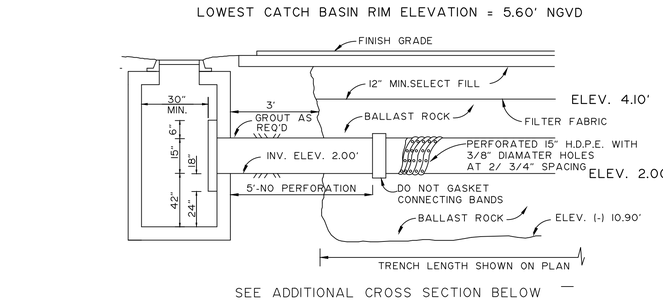
PAVING & DRAINAGE DETAILS PLAN

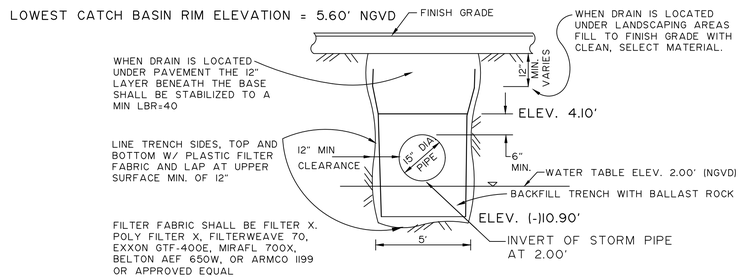


13 HANDICAPPED SIGN DETAIL



13 HANDICAPPED SIGN DETAIL



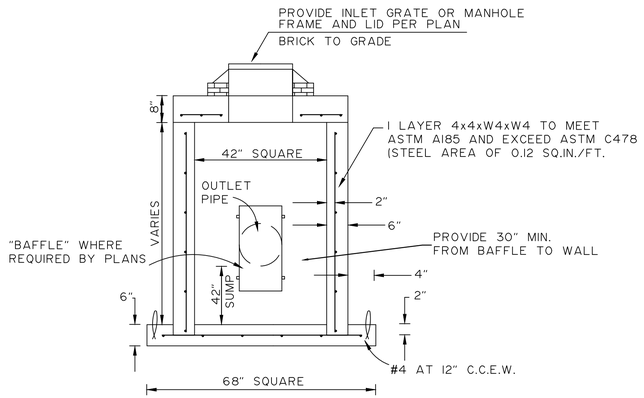


EXFILTRATION TRENCH

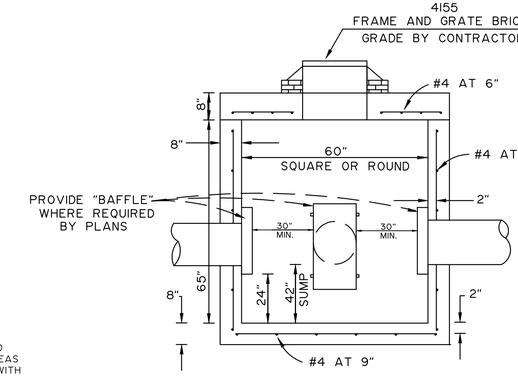
NOTES:

1. THE BOTTOM OF THE EXFILTRATION TRENCH SHALL BE AT LEAST 15 FEET DEEP UNLESS FIELD CONDITIONS WARRANT OTHERWISE.
2. AFTER THE BALLAST ROCK HAS BEEN PLACED TO THE PROPER ELEVATION, IT SHALL BE CAREFULLY WASHED DOWN WITH CLEAN WATER IN ORDER TO ALLOW FOR ININTIAL SETTLEMENT THAT MAY OCCUR. IF IT DOES TAKE PLACE, ADDITIONAL BALLAST ROCK WILL BE ADDED TO RESTORE THE BALLAST ROCK TO THE PROPER ELEVATION, SO THAT THE EXFILTRATION TRENCH WILL BE COMPLETED IN ACCORDANCE WITH THE DETAILS.

EXFILTRATION TRENCH

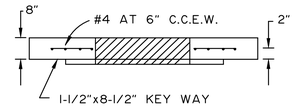


42" STRUCTURE



BOTTOM SLAB AND WALL
POURED MONOLITHIC

60" STRUCTURE



4000 PSI CONCRETE @ 28 DAYS
TYPE II CEMENT

TOP SLAB

GERARDO ZAMORA LICENSE No. 44207 STATE OF FLORIDA PROFESSIONAL ENGINEER

11/7/2025

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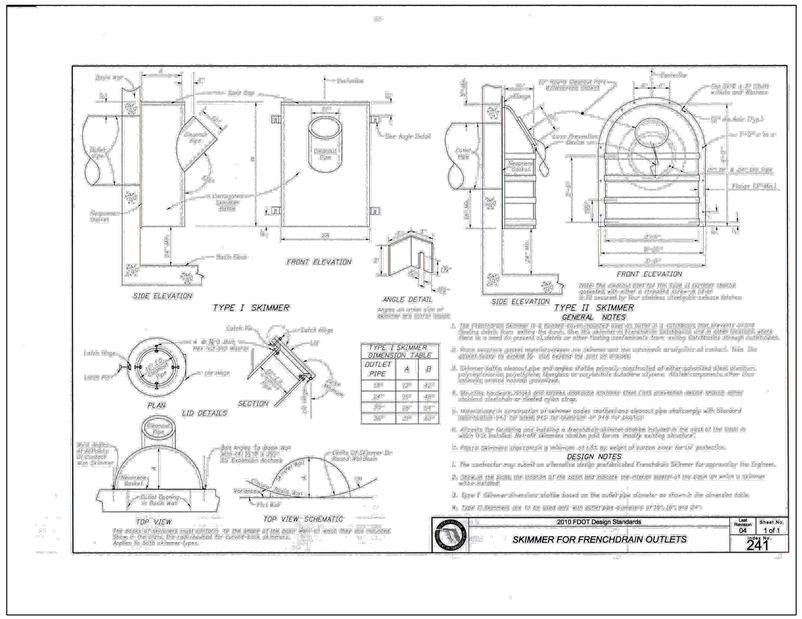
LEOPOLDO BELLON, AIA

SHEET TITLE

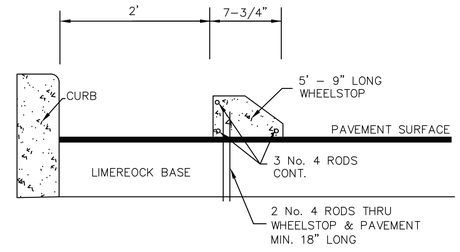
C-6

SHEET OF

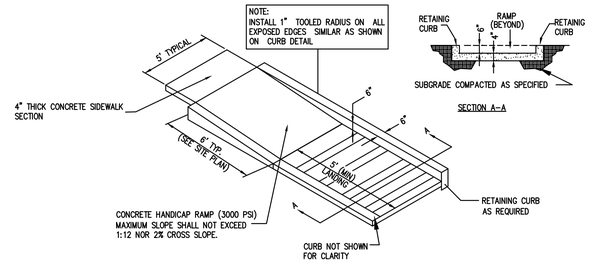
PAVING & DRAINAGE DETAILS PLAN



BAFFLE DETAIL



WHEEL STOP DETAIL



14 HANDICAP RAMP

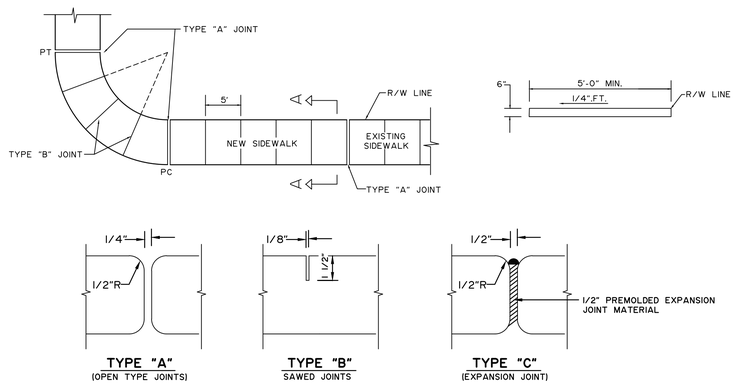


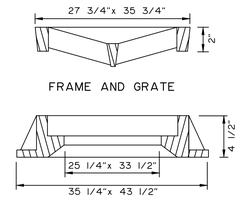


TABLE OF SIDEWALK THICKNESS - "T"	
LOCATION	"T"
RESEDENTIAL AREAS	4"
AT DRIVEWAYS AND OTHER AREAS	6"

TABLE OF SIDEWALK JOINTS	
TYPE	LOCATION
"A"	P.C. AND P.T. CURVES JUNCTION OF EXISTING AND NEW SIDEWALKS
"B"	5'-0" CENTER TO CENTER ON SIDEWALKS
"C"	× WHERE SIDEWALK ABUTS CONCRETE CURBS, DRIVEWAYS, AND SIMILAR STRUCTURES

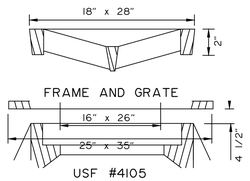
× = AT THE DISCRETION OF THE ENGINEER

SIDEWALK CONSTRUCTION



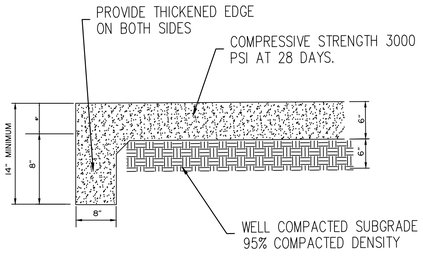
USF #4155 FRAME AND GRATE

TO BE INSTALLED ON 60" STRUCTURE



USF #4105 FRAME AND GRATE

TO BE INSTALLED ON 42" STRUCTURE



CONCRETE SIDEWALK DETAIL ADJACENT TO PAVEMENT

GERARDO ZAMORA LICENSE No. 44207 STATE OF FLORIDA PROFESSIONAL ENGINEER

11/7/2025

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12930 S.W. 128 STREET
SUITE 203
MIAMI, FLORIDA 33186
T. (305) 278-7776
AA-26002616
ARCHITECTURE
LAND PLANNING
INTERIORS
CONSTRUCTION MANAGEMENT
CONSULTANTS

MIAMI SPRINGS NURSING & REHAB CENTER
201 CURTISS PARKWAY
MIAMI SPRINGS, FLORIDA 33166

MARK	DATE	DESCRIPTION

PROJECT No. 2021.10
DRAWN BY:
CHECKED BY:
DATE:

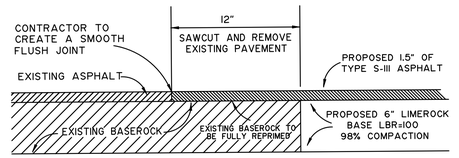
LEOPOLDO BELLON, AIA

SHEET TITLE

C-7

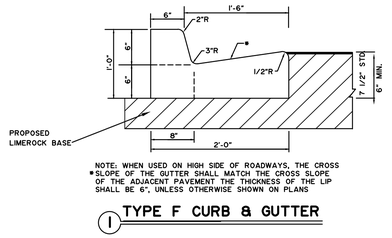
SHEET OF

PAVING & DRAINAGE DETAILS PLAN



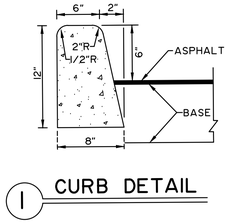
DETAIL FOR MATCHING EXISTING PAVEMENT

(BUTT JOINT)
N.T.S.



NOTE: WHEN USED ON HIGH SIDE OF ROADWAYS, THE CROSS SLOPE OF THE GUTTER SHALL MATCH THE CROSS SLOPE OF THE ADJACENT PAVEMENT THE THICKNESS OF THE LIP SHALL BE 6", UNLESS OTHERWISE SHOWN ON PLANS

1 TYPE F CURB & GUTTER



1 CURB DETAIL

BELLÓN
architecture

12930 S.W. 128 STREET
SUITE 203
MIAMI, FLORIDA 33186

T. (305) 278-7776

AA-26002616

ARCHITECTURE
LAND PLANNING
INTERIORS
CONSTRUCTION MANAGEMENT

CONSULTANTS

MIAMI SPRINGS NURSING & REHAB CENTER
201 CURTISS PARKWAY
MIAMI SPRINGS, FLORIDA 33166

MARK	DATE	DESCRIPTION

PROJECT No. 2025-14
DRAWN BY:
CHECKED BY:
DATE:

LEOPOLDO BELLON, AIA

SHEET TITLE

C-8

SHEET OF

GERARDO ZAMORA LICENSE No. 44207 STATE OF FLORIDA PROFESSIONAL ENGINEER

11/7/2025

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY GERARDO ZAMORA JR P.E. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED & SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

GERARDO ZAMORA P.E.
CIVIL ENGINEER
P.E. No. 44207
E.B. 0006791
STATE OF FLORIDA

PROJECT No. 2025-14 DATE: 2/2/2025

ZAMORA & ASSOCIATES, INC.
ENGINEERING LAND PLANNING
6601 SOUTHWEST 80th STREET SUITE 109
SOUTH MAIMI, FLORIDA (305) 273-7801

SITE GARBAGE TRUCK PATH PLAN

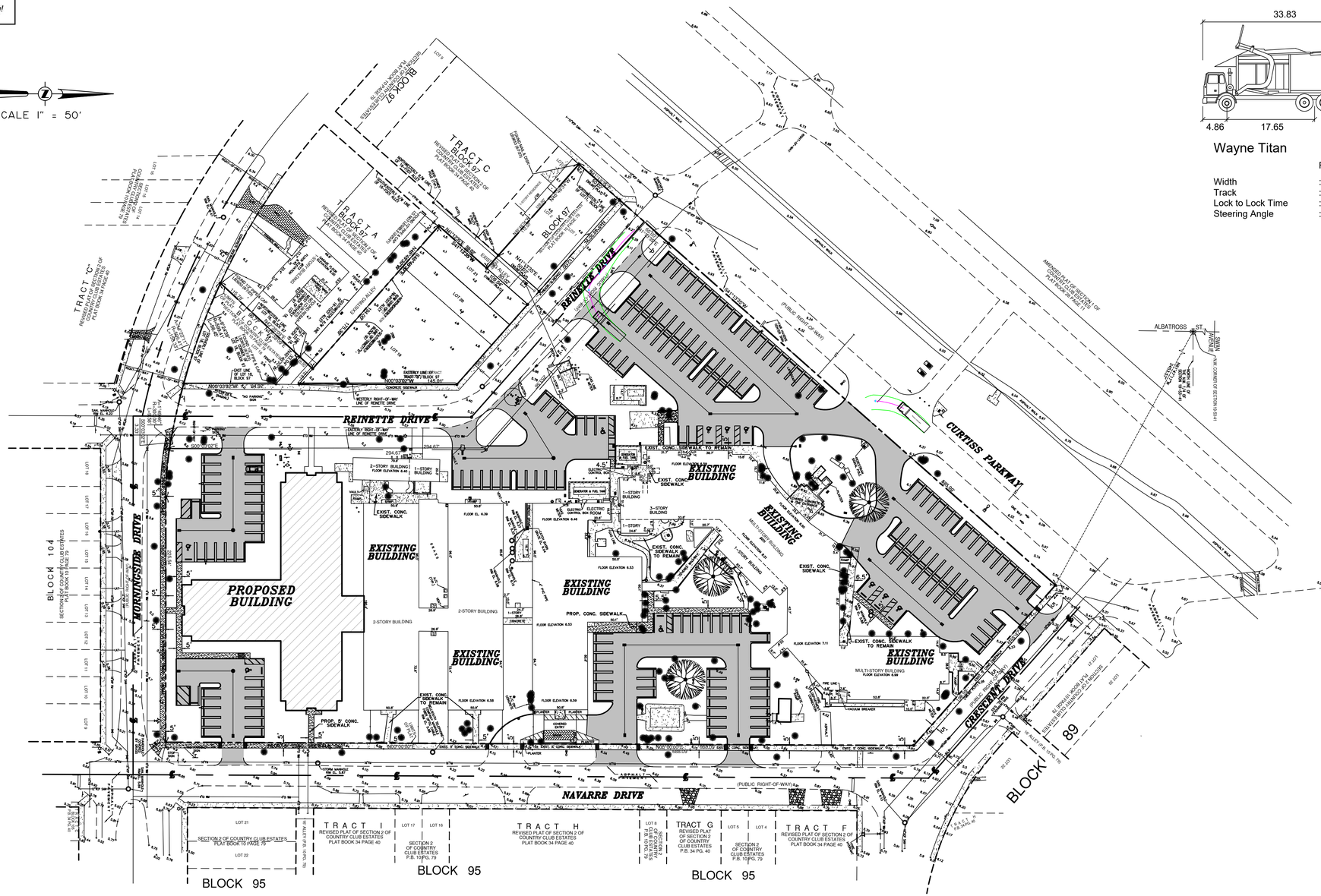
NOTE:
ALL ELEVATIONS SHOWN ON PLAN ARE BASED ON NGVD (1929) DATUM AND AS SHOWN ON THE PLANS.

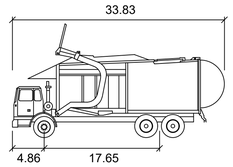
Sunshine811

Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.

Check positive response codes before you dig!

SCALE 1" = 50'





Wayne Titan

	Feet
Width	: 8.46
Track	: 8.01
Lock to Lock Time	: 6.0 s
Steering Angle	: 45.0 deg

GERARDO ZAMORA LICENSE No. 44207 STATE OF FLORIDA PROFESSIONAL ENGINEER

1/30/2026

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY GERARDO ZAMORA JR P.E. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED & SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

GERARDO ZAMORA P.E.
CIVIL ENGINEER
P.E. No. 44207
E.B. 0006791
STATE OF FLORIDA

PROJECT No. 2025-14 DATE: 2/2/2025

ZAMORA & ASSOCIATES, INC.
ENGINEERING LAND PLANNING
6601 SOUTHWEST 80th STREET SUITE 109
SOUTH MAIMI, FLORIDA (305) 273-7801

BELLÓN architecture
12930 S.W. 128 STREET
SUITE 203
MIAMI, FLORIDA 33186
T. (305) 278-7776
AA-26002616
ARCHITECTURE
LAND PLANNING
INTERIORS
CONSTRUCTION MANAGEMENT
CONSULTANTS

MIAMI SPRINGS NURSING & REHAB CENTER
201 CURTISS PARKWAY
MIAMI SPRINGS, FLORIDA 33166

MARK	DATE	DESCRIPTION

PROJECT No. 25-170
DRAWN BY:
CHECKED BY:
DATE:

LEOPOLDO BELLON, AIA

SHEET TITLE

C-9

SHEET OF

Sunshine811

Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.

Check positive response codes before you dig!

MIAMI SPRINGS NURSING & REHAB CENTER

AGREEMENT ID No.

201 CURTISS PARKWAY

MIAMI SPRINGS, FLORIDA 33166

LEGAL DESCRIPTION:

Lot 1, Block 97, SECTION 2 OF COUNTRY CLUB ESTATES, according to the Plat thereof, as recorded in Plat Book 10, at Page 79, of the Public Records of Miami-Dade County, Florida and;

AND

Lot 2, Block 97, SECTION 2 OF COUNTRY CLUB ESTATES, according to the Plat thereof, as recorded in Plat Book 10, at Page 79, of the Public Records of Miami-Dade County, Florida and;

AND

Tract B, Block 97, REVISED PLAT OF SECTION 2 OF COUNTRY CLUB ESTATES, according to the plat thereof, as recorded in Plat Book 34, at Page 40, of the Public Records of Miami-Dade County, Florida, being identical with Lots 19 and 20, Block 97, Section 2 of Country Club Estates, as recorded in Plat Book 10, at Page 79, of the Public Records of Miami-Dade County, Florida and;

AND

All of Block 116, SECTION 2 OF COUNTRY CLUB ESTATES, according to Plat thereof, as recorded in Plat Book 10, Page 79, of the Public Records of Miami-Dade County, Florida, and 40 foot alley lying south and adjacent, closed per Ordinance 69-429, and North 10 feet of Lots 1 through 10, Block 96, SECTION 2 OF COUNTRY CLUB ESTATES, according to the Plat thereof, as recorded in Plat Book 10, at Page 79, of the Public Records of Miami-Dade County, Florida and;

AND

South 120 feet of Lots 1 through 10, Block 96, and 16 foot alley lying north and adjacent, closed per Ordinance 87-120, SECTION 2 OF COUNTRY CLUB ESTATES, according to the Plat thereof, as recorded in Plat Book 10, at Page 79, of the Public Records of Miami-Dade County, Florida and;

AND

Lot 18, Block 97, SECTION 2 OF COUNTRY CLUB ESTATES, according to the Plat thereof, as recorded in Plat Book 10, at Page 79, of the Public Records of Miami-Dade County, Florida and;

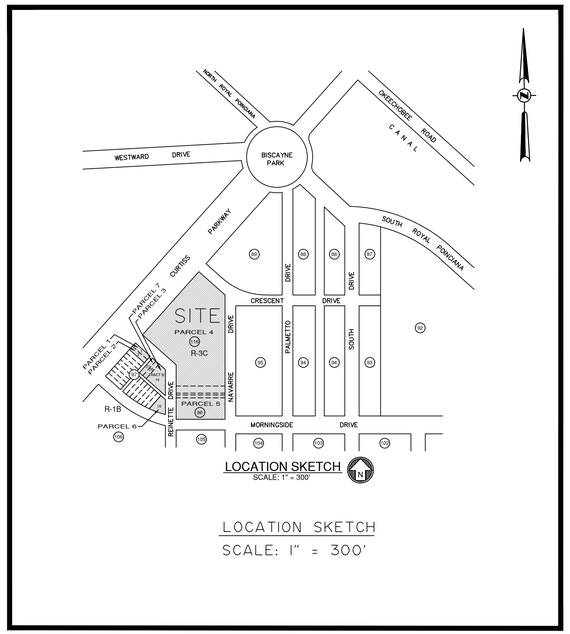
AND

Lot 21, Block 97, SECTION 2 OF COUNTRY CLUB ESTATES, according to the Plat thereof, as recorded in Plat Book 10, at Page 79, of the Public Records of Miami-Dade County, Florida.

AN EXPRESS PURPOSE OF THIS PLAT IS TO CLOSE, VACATE, ABANDON, AND DISCONTINUE FROM PUBLIC USE THAT PORTION OF REINETTE DRIVE, CONTAINED WITHIN THIS PLAT:

That portion of the 60 foot Right-of-Way of Reinette Drive and also portions of the 16 foot alleys adjacent to Block 97, SECTION 2 OF COUNTRY CLUB ESTATES, according to the plat thereof as recorded in Plat Book 10 at Page 79, and Block 97 of the REVISED PLAT OF SECTION 2 OF COUNTRY CLUB ESTATES of Plat Book 34, Page 40 both of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

Begin at the most Northerly corner of Lot 1, of said Block 97 of SECTION 2 OF COUNTRY CLUB ESTATES; thence N41°13'35"E along the Northeasterly extension of the Northwesterly line of said Lot 1 also being the Southeasterly Right-of-Way line of Curtiss Parkway also known as "The Parkway" on said plat of SECTION 2 OF COUNTRY CLUB ESTATES for 60.00 feet to the most Westerly corner of Block 116 of said plat of SECTION 2 OF COUNTRY CLUB ESTATES; the following two (2) courses being along the Northeasterly and Easterly Right-of-Way line of said Reinette Drive; (1) thence S48°48'30"E along the Southwesterly line of said Block 116 for 253.56 feet; (2) thence S00°03'02"E along the West line of said Block 116 and its Southerly extension thereof and also the West Line of Block 96 of said plat of SECTION 2 OF COUNTRY CLUB ESTATES for 291.34 feet to a point on a circular curve whose radius point bears N08°19'10"E; thence Northwesterly along said radius curve, leading to the right, having for its elements a central angle of 1°49'46", radius of 300.00 feet for an arc distance of 9.58 feet to a point of compound curvature; thence continue Northwesterly along a 599.41 foot radius curve, leading to the right, being the Southeasterly extension of the Southerly line of Lot 18 of said Block 97, through a central angle of 4°57'33" for an arc distance of 51.88 feet to the Southeast corner of said Lot 18; thence N00°03'02"W along the East line of said Lot 18, also being the Westerly Right-of-Way line of Reinette Drive for 84.97 feet to the Northeast corner of said Lot 18; thence N48°48'30"W along the Northeasterly line of said Lot 18, also being Southwesterly Right-of-Way line of said 16.00 foot alley for 33.04 feet to the most Northerly corner of said Lot 18; thence N42°38'09"E along the Northeasterly extension of the Northwesterly line of said Lot 18 for 16.00 feet; thence S48°48'30"E along the Southwesterly line of Tract "B", Block 97 of said REVISED PLAT OF SECTION 2 OF COUNTRY CLUB ESTATES, also being the Northeasterly Right-of-Way of said 16.00 foot alley for 18.61 feet to the most Southerly corner of said Tract "B"; thence N00°03'02"W along the Easterly line of said Tract "B" and Westerly Right-of-Way line of said Reinette Drive for 145.01 Feet to the most Easterly Northeast corner of said Tract "B"; thence N48°48'30"W along the Southwesterly Right-of-Way line of said Reinette Drive, also being the Northeasterly line of said Tract "B" and Lot 21 of said Block 97, Plat Book 10, Page 79 for 98.34 feet to the most Northerly corner of said Lot 21; thence S41°13'35"W along the Northwesterly line of said Lot 21, also being the Southeasterly line of said 16.00 foot alley for 50.02 feet; thence N48°48'34"W along the Southeasterly extension of the Southwesterly line of Lot 2, Block 97 of said Plat Book 10, Page 79 for 16.00 feet to the most Southerly corner of said Lot 2; thence N41°13'35"E along the Southeasterly line of said Lots 1 and 2, Block 97, also being the Northwesterly Right-of-Way line of said 16.00 foot alley for 50.02 feet to the most Easterly corner of said Lot 1, Block 97; thence N48°48'30"W along the Northeasterly line of said Lot 1, Block 97, also being said Southwesterly Right-of-Way line of Reinette Drive for 112.00 feet to the POINT OF BEGINNING.



LOCATION SKETCH
SCALE: 1" = 300'

LOCATION SKETCH
SCALE: 1" = 300'

INDEX OF CIVIL DRAWINGS

WS-1	COVER SHEET
WS-2	WATER & SEWER NOTES PLAN
WS-3	WATER MAIN EXTENSION & SEWER SERVICE PLAN

(NOT PART OF M-DWASD NOTES NOR APPROVAL)

RER-DERM WATER-SEWER GENERAL NOTES

1. A horizontal distance of at least 6 feet, and preferably 10 feet (outside to outside), shall be maintained between gravity or pressure sewer pipes and water pipes. The minimum horizontal separation can be reduced to 3 feet for vacuum-type sewers or for gravity sewers where the top of the sewer pipe is at least 6 inches below the bottom of the water pipe. When the above specified horizontal distance criteria cannot be met due to an existing underground facility conflict, smaller separations are allowed if one of the following is met:
   a) The sewer pipes are designed and constructed equal to the water pipe and pressure tested at 150 psi.
   b) The sewer is encased in a watertight carrier pipe or concrete.
   c) The top of the sewer is at least 18 inches below the bottom of the water pipe.
2. A vertical distance of at least 12 inches (outside to outside) shall be maintained between any water and sewer mains with sewer pipes preferably crossing under water mains. The minimum vertical separation can be reduced to 6 inches for vacuum-type sewers or for gravity sewers where the sewer pipe is below the water main. The crossing shall be arranged so that all water main joints are at least 6 feet from all joints in gravity and pressure sewer pipes. This distance can be reduced to 3 feet for vacuum-type sewers. When the above specified vertical distance criteria cannot be met due to an existing underground facility conflict, smaller separations are allowed if one of the following is met:
   a) The sewer pipes are designed and constructed equal to the water pipe and pressure tested at 150 psi.
   b) The sewer is encased in a watertight carrier pipe or concrete.
3. Air release valves shall be provided at high points of new force main sanitary sewers.
4. Gravity sanitary sewers constructed within a public wellfield protection area shall be C-900 PVC or Ductile Iron Pipe. The maximum allowable exfiltration rate of gravity sanitary sewers constructed in a public wellfield protection area shall be:
   a) Residential Land Uses. Fifty (50) gallons per inch pipe diameter per mile per day, based on a minimum two (2) hour test having a minimum of two (2) feet of positive head above the crown of the pipe.
   b) Non-Residential Land Uses. Twenty (20) gallons per inch pipe diameter per mile per day, based on a minimum two (2) hour test having a minimum of two (2) feet of positive head above the crown of the pipe.
   c) Any observed leaks or any obviously defective joints or pipes shall be replaced even when the total leakage is below that allowed.
5. The maximum allowable exfiltration rate of gravity sanitary sewers constructed outside a public wellfield protection area shall be one hundred (100) gallons per inch pipe diameter per mile per day, based on a minimum two (2) hour test having a minimum of two (2) feet of positive head above the crown of the pipe. Any observed leaks or any obviously defective joints or pipes shall be replaced even when the total leakage is below that allowed.
6. Forcemain sanitary sewers constructed within a public wellfield protection area shall be ductile iron, C-900 PVC, HDPE or reinforced concrete pressure sewer pipes.
7. The maximum allowable exfiltration/leakage rate of forcemain sanitary sewers shall be:
   a) Ductile Iron, C-900 PVC, HDPE and PVC Pipe. The allowable leakage rate specified in American Water Works Association Standard (AWWAS) C600-82 at a test pressure of 100 psi for a duration of not less than two (2) hours.
   b) Reinforced Concrete Pressure Pipe. Half (1/2) the allowable leakage rate specified in AWWA C600-82 at a test pressure of 100 psi for a duration of not less than two (2) hours.
   c) Any observed leaks or any obviously defective joints or pipes shall be replaced even when the total leakage is below that allowed.
8. The contractor shall verify nature, depth, and character of existing underground utilities prior to start of construction.
9. In no case shall a contractor install utility pipes, conduits, cables, etc. in the same trench above an existing water or sewer pipe except where they cross.
10. If any area of the work site is found to contain buried solid waste and/or ground or ground water contamination, the following shall apply:
    a) All work in the area shall follow all applicable safety requirements (e.g., OSHA, etc.) and notification must be provided to the appropriate agencies.
    b) Immediately notify the Environmental Monitoring and Restoration Division (EMRD). The EMRD can be contacted at (305) 372-6700.
    c) If contaminated soils and/or buried solid waste material is excavated during construction, then they require proper handling and disposal in accordance with the local, state and federal regulations. Be advised that the landfill owner/operator is the final authority on disposal and may have requirements beyond those provided by herein. If disposal within a Miami-Dade County owned landfill (Class I landfill) is appropriate and selected, please contact the Miami-Dade County Department of Solid Waste Management at (305) 594-6666 for information.
    d) The reuse of contaminated soils that are not returned to the original excavation requires prior approval of a Soil Management Plan from the Environmental Monitoring and Restoration Division. The EMRD can be contacted at (305) 372-6700.
11. Pumps must comply with the National Electrical Code (NEC) requirements for Class I, Group D, Division 1 locations (Explosion Proof).
12. The contractor is advised that a Tree Removal/Relocation Permit may be required prior to the removal and/or relocation of tree resources. Prior to removing or relocating any trees, the Contractor shall notify the Tree and Forest Resources Section of DERM at (305) 372-6574 or via e-mail at: tfrs@miamidade.gov., or contact the municipality with tree ordinance jurisdiction to obtain any required permits. Those trees not interfering with the construction shall be protected in place in accordance with the provisions of Section 24-49.5 of the Miami-Dade Code.
13. Please note that the demolition, removal, and/or disturbance of existing underground utilities that contain asbestos- cement pipes (ACP) are subject to the provisions of 40 CFR-61 Subpart M. Therefore, pursuant to the provisions of 40 CFR-61-145, a NOTICE OF DEMOLITION OR ASBESTOS RENOVATION form must be filed with the Air Quality Management Division (AQMD) of DERM, at least ten (10) working days prior to starting of any work. Note that the backfilling and burial of crushed ACP would cause these locations to be considered active disposal sites and subject to 40 CFR-61.154, and 40 CFR-61.151 a year after project completion.
    Existing standard operating procedures, as well as applicable federal, state and local regulatory criteria, must be followed and implemented to minimize any potential release of fugitive emissions, especially during project construction activities. The AQMD can be contacted via email at asbestos@miamidade.gov or 305-372-6925.

Rev. 4/30/2018

p:\pollution regulation\delegated ere permitting\ere-core_extensions\sewer extension\forms and package\ie application package\ie permit package\package march-2017\rer-derm-notes official last one revised(2018)4(29).doc



11/7/2025

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY GERARDO ZAMORA JR P.E. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED & SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

GERARDO ZAMORA P.E.
CIVIL ENGINEER
P.E. No. 44207
E.B. 0006791
STATE OF FLORIDA

PROJECT No. 2023-12 DATE: 1/18/2023

ZAMORA & ASSOCIATES, INC.
ENGINEERING LAND PLANNING
6601 SOUTHWEST 80th STREET SUITE 109
SOUTH MAIMI, FLORIDA (305) 273-7801

1. ALL MATERIALS AND LABOR UNDER THIS PROJECT SHALL BE IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE MIAMI-DADE WATER AND SEWER DEPARTMENT AND SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS AVAILABLE AND ON FILE WITH THE DEPARTMENT. SUBMIT SHOP DRAWINGS FOR ALL MATERIALS.
2. COVER OVER WATER OR SEWER FORCE MAINS SHALL BE 4'-0" MIN.
3. ALL MAIN LINE VALVES SHALL BE INSTALLED COMPLETE WITH 10" RISER PIPES AND NO. 3 OR 53 VALVE BOXES. FIRE HYDRANTS AND SERVICE VALVES SHALL BE INSTALLED COMPLETE WITH 6" RISER PIPES AND NO. 2 VALVE BOXES.
4. ALL FORCE MAIN SERVICE CONNECTIONS INTO PRESSURE TRANSMISSION MAINS SHALL HAVE A SHUT OFF VALVE AND CHECK VALVE AT THE POINT OF ENTRY.
5. ALL GRAVITY SYSTEMS SHALL BE CONSTRUCTED IN ACCORDANCE WITH DEPARTMENT STANDARDS.
6. ALL WATER METERS WILL BE INSTALLED BY THE MIAMI-DADE WATER AND SEWER DEPARTMENT, PROVIDING THE APPROPRIATE CHARGES HAVE BEEN PREPAID.
7. FIRE HYDRANT REQUIREMENTS (NUMBER AND LOCATION) SHALL BE AS REQUIRED BY MIAMI-DADE COUNTY FIRE DEPARTMENT OR THE APPROPRIATE FIRE AGENCY WITH INSTALLATION IN ACCORDANCE WITH DEPARTMENT STANDARDS.
8. CONTRACTOR MUST CALL MOWASD INSPECTION DIVISION TO ARRANGE FOR A PRECONSTRUCTION MEETING 2 FULL BUSINESS DAYS PRIOR TO PROPOSED START OF CONSTRUCTION. CONTACT ONE CALL CENTER 48 HRS PRIOR TO EXCAVATION.
9. CONTRACT INSPECTOR WILL INSPECT ANY FACILITIES APPROVED BY THE DEPARTMENT. ALL OTHER REQUIREMENTS OF THE PERMITTING AGENCY SHALL BE IN ACCORDANCE WITH THEIR STANDARDS AND REQUIREMENTS.
10. WORK PERFORMED UNDER THIS PROJECT WILL NOT BE CONSIDERED AS COMPLETE UNTIL FINAL ACCEPTANCE OF THE SYSTEM BY THE DEPARTMENT AND UNTIL THE FOLLOWING DOCUMENTS ARE RECEIVED AND APPROVED BY THE DEPARTMENT:
    a. EASEMENTS, IF REQUIRED
    b. CONTRACTOR'S WAIVER AND RELEASE OF LIEN
    c. ABSOLUTE BILL OF SALE
    d. I. CONTRACTOR'S LETTER OF WARRANTY (I.E., LETTER AGREEMENT)
       II DEVELOPER'S CONTRACT BOND (I.E., CONTRACT AGREEMENT).
    e. "RECORD DRAWING" PRINTS (24"x 36") SHOWING SPECIFIC LOCATIONS, DEPTH, ETC. OF ALL WATER AND SEWER FACILITIES AS LOCATED BY A LICENSED SURVEYOR & MAPPER, ALONG WITH PRINTS OF "RECORD DRAWINGS" WHICH HAVE BEEN SIGNED AND SEALED BY A REGISTERED SURVEYOR & MAPPER. (No. OF PRINTS: 3-FOR WATER, 4-FOR GRAVITY SEWER AND 5-FOR FORCE MAIN OR PUMP STATION PROJECTS). Submittal of final CAD Files required.
    f. H.R.S. LETTER OF RELEASE REQUIRED FOR ALL WATER PROJECTS.
    g. BILL OF SALE SKETCH (8½" x 11") FOR WATER AND SEWER, SEPARATELY
11. ALL NEW CONNECTIONS FROM EXISTING DEPARTMENT MAINS TO BE MADE BY DEPARTMENT FORCES ONLY. THE CONTRACTOR TO EXCAVATE AT REQUIRED LOCATIONS, PROVIDE AND INSTALL MATERIAL WITH FITTINGS, PRIOR TO TAP.
12. AN APPROVED PAVING AND DRAINAGE PLAN MUST BE SUBMITTED TO MDWASD FOR ALL NEW SUBDIVISIONS PRIOR TO APPROVAL OF WATER AND SEWER PERMIT PLANS, UPON REQUEST.
13. UNLESS OTHERWISE SPECIFIED, ALL TAPS 20 INCHES AND SMALLER FOR CONNECTIONS TO EXISTING MAINS WILL BE DONE BY DEPARTMENT FORCES. UNDER NO CIRCUMSTANCES WILL THE CONTRACTOR BE PERMITTED TO TAP EXISTING MAINS IN THE SIZE RANGE SPECIFIED ABOVE. THE TAPPING SLEEVE AND TAPPING VALVE ARE FURNISHED AND INSTALLED BY THE CONTRACTOR UNDER THE SUPERVISION OF THE INSPECTOR.

ITEM	CROSS REF.	SPEC. REF.

ISSUE DATE	APPROVED BY
03/01/2010	V.F.C.
07/20/2016	D.V.

STANDARD DETAIL
STANDARD REQUIREMENTS WATER AND SEWER CONSTRUCTION

GS 0.5 SHEET 1 OF 2

MIAMI-DADE COUNTY Delivering Excellence Every Day
WATER & SEWER DEPARTMENT

1. AT THE COMPLETION OF ANY WATER AND SEWER JOB EITHER DONATION OR CONTRACT, THE CONTRACTOR SHALL SUBMIT:
    a. RECORD DRAWING PRINTS WHICH HAVE BEEN SIGNED AND SEALED BY A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER (QTY. OF PRINTS AS REQUIRED BY THE DEPARTMENT).
2. "RECORD DRAWING" FORMAT:
    a. 24"x 36" PRINTS
    b. PDF FILE
    c. CADD FILE (DWG OR DXF) ROTATED AND TRANSLATED TO STATE PLANE COORDINATES NAD 83 FLORIDA EAST ZONE
    d. THE WORDS "RECORD DRAWING" IN LARGE LETTERS
    e. TITLE BLOCK WITH DEPARTMENT DS, DW OR ER NUMBER AND PERTINENT INFORMATION
    f. PREFERRED SCALE TO BE 1"= 40' HORIZONTALLY AND 1"= 4' VERTICALLY*
    g. STREET NOMENCLATURE
    h. SEPARATE RECORD DRAWINGS FOR WATER AND SEWER
    i. SEPARATE WATER AND SEWER PROFILE
    j. STATIONING STARTING WITH 0+00 AT PERMANENT REFERENCE POINT (I.E. ℄, ℄, ETC.) OR AS SHOWN ON DESIGN PERMIT PLANS, AND TO RUN CONTINUOUSLY TO END OF MAIN
    k. EASEMENTS, IF ANY, TIED TO PERMANENT REFERENCE POINT
    l. IDENTIFY ALL CONTROL LINES (I.E. BLDG. LINE, PROPERTY LINE, R/W, ETC.)
    m. ALL "PROPOSED" INFORMATION TO BE REMOVED FROM PRINTS, LEAVING ONLY RECORD DRAWING INFORMATION REFLECTED IN DRAWINGS
3. WATER "RECORD DRAWINGS" MUST INCLUDE:
    a. PLANS SHOWING PIPE SIZE, MATERIAL AND OFFSET OF MAIN, DEFLECTIONS (IF ANY), STATION OF SERVICES, HYDRANTS, VALVES, FITTINGS, IF ANY, ALL IN STATE PLANE COORDINATES. UTILITY CROSSINGS SHALL BE CLEARLY IDENTIFIED AND LOCATED.
    b. PROFILE SHOWING TOP OF GROUND AND TOP OF PIPE ELEVATIONS AT EVERY 100' STATION AND AT ANY CHANGE IN GRADE (WITH CORRESPONDING STATION), PIPE SIZE AND PIPE MATERIALS REFERENCED TO PLAN.
4. SEWER "RECORD DRAWINGS" MUST INCLUDE:
    a. PLAN SHOWING MANHOLE NUMBER, PIPE SIZE AND PIPE MATERIAL OF PIPE, DEFLECTION, SLOPE OF GRAVITY SEWER, LOCATION OF LATERALS WITH REFERENCE TO MANHOLE AND CLEANOUTS.
    b. THE NORTHERLY AND EASTERLY COORDINATES ON ALL FIELD OBTAINED MEASUREMENTS AND PROVIDED ON ALL RECORD DRAWING SUBMITTALS
    c. PROFILE SHOWING MANHOLE NUMBER (AS PER PLAN), RIM AND INVERT ELEVATIONS (IF MORE THAN ONE INVERT, LABEL NORTH, SOUTH, ETC.), AND STATION STARTING AT 0+00 AT DOWNSTREAM MANHOLE.
5. FORCE MAIN "RECORD DRAWING" SAME AS WATER MAIN.
6. EACH RECORD DRAWING SHALL SHOW THE FLORIDA STATE PLANE COORDINATES (CURRENT READJUSTMENT) OF ALL THE MANHOLES AND VALVES AND OF AT LEAST TWO HORIZONTAL CONTROL POINTS PROPERLY IDENTIFIED AND LOCATED WITHIN THE PROJECT.

* OTHER SCALE MAY BE PERMITTED, BUT MUST BE APPROVED BY THE DEPARTMENT PRIOR TO PREPARATION OF DRAWINGS.

ITEM	CROSS REF.	SPEC. REF.

ISSUE DATE	APPROVED BY
03/11/2009	V.F.C.
07/20/2016	D.V.

STANDARD DETAIL
"RECORD DRAWING" REQUIREMENTS

GS 0.5 SHEET 2 OF 2

MIAMI-DADE COUNTY Delivering Excellence Every Day
WATER & SEWER DEPARTMENT

BELLÓN architecture

12930 S.W. 128 STREET
SUITE 203
MIAMI, FLORIDA 33186

T. (305) 278-7776

AA-26002616

ARCHITECTURE
LAND PLANNING
INTERIORS

CONSTRUCTION MANAGEMENT

CONSULTANTS

MIAMI SPRINGS NURSING & REHAB CENTER
201 CURTISS PARKWAY
MIAMI SPRINGS, FLORIDA 33166

MARK	DATE	DESCRIPTION

PROJECT No. 2023-12
DRAWN BY:
CHECKED BY:
DATE:

LEOPOLDO BELLON, AIA

SHEET TITLE

WS-1

SHEET OF

WATER & SEWER NOTES PLAN

LEGEND

- EXISTING PAVEMENT LINE
- PROPOSED PAVEMENT LINE
- 9.10 EXISTING ELEVATION
- [10.9] PROPOSED ELEVATION
- PROPOSED CONCRETE
- PROPOSED ASPHALT PAVEMENT
- RUN OFF DIRECTION
- EXIST. TYPE "F" CURB & GUTTER
- PROP. TYPE "F" CURB & GUTTER
- (1) DRAINAGE STRUCTURE NUMBER
- DENOTES EXITING WATER OR SEWER MAIN
- DENOTES PROPOSED WATER OR SEWER MAIN
- DENOTES PROPERTY LINE
- DENOTES CENTER LINE OR BASE LINE
- R/W DENOTES RIGHT OF WAY LINE
- DENOTES PROPOSED BACKFLOW PREVENTOR
- DENOTES PROPOSED GATE VALVE
- DENOTES EXISTING GATE VALVE
- DENOTES PLUG
- DENOTES PROPOSED FIRE HYDRANT
- DENOTES WATER SERVICE & WATER METER
- PROP. DENOTES PROPOSED ITEM
- DENOTES EXISTING PLUG & F.V.O
- DENOTES PROPOSED PLUG & F.V.O
- DENOTES AIR RELEASE VALVE
- C.O. DENOTES CLEAN OUT
- EXIST SOD DENOTES SOD

NOTE (NOT PART OF M-DWASD NOTES NOR APPROVAL)
Underground utility information is taken from the best available sources, but should be verified by contractor in the field with the appropriate utility agency prior to commencement of any work.

Existing utility lines other than those indicated in this drawing may be on site. The contractor is warned to proceed with caution with all work. He is to make all possible investigation as to possible unmarked utility lines.

HEALTH DEPARTMENT NOTES:

(NOT PART OF W.A.S.D. NOTES NOR APPROVAL)

WATER MAIN HORIZONTAL SEPARATIONS

SEPARATIONS SHALL BE MEASURED OUTSIDE EDGE TO OUTSIDE EDGE BETWEEN WATER MAINS AND, STORM SEWERS, STORMWATER FORCE MAINS, OR RECLAIMED WATER LINES, SHALL 3 FEET MINIMUM.

BETWEEN WATER MAINS AND VACUUM TYPE SEWER PREFERABLY 10 FT. AND AT LEAST 3 FEET MINIMUM.

GRAVITY OR PRESSURE SANITARY SEWERS, WASTEWATER FORCE MAINS OR RECLAIMED WATER PREFERABLY 10 FT. AND AT LEAST 6 FT. MAY BE REDUCED TO 3 FT. WHERE BOTTOM OF WATER MAINS IS AT LEAST 6 INCHES ABOVE TOP OF SEWER.

10 FT. TO ANY PART OF ON-SITE SEWER TREATMENT OR DISPOSAL SYSTEM.

WATER MAIN VERTICAL SEPARATIONS

SEPARATIONS BETWEEN WATER MAINS AND GRAVITY SEWER, VACUUM TYPE SEWER, OR STORM SEWERS TO BE PREFERABLY 12 INCHES, OR AT LEAST 6 INCHES ABOVE OR AT LEAST 12 INCHES IF BELOW.

PRESSURE SANITARY SEWER, WASTEWATER OR STORMWATER FORCE MAIN, OR RECLAIMED WATER AT LEAST 12 INCHES ABOVE OR BELOW. ✳

✳NOTE: CENTER 1-FULL LENGTH OF WATER MAIN PIPE AT CROSSINGS; ALTERNATIVELY ARRANGE PIPES SO JOINT ARE AT LEAST 3 FEET FROM JOINTS IN VACUUM, STORM OR STORM FORCE MAINS. AT LEAST 6 FEET FROM JOINTS IN GRAVITY OR PRESSURE SEWERS, WASTEWATER FORCE MAINS OR RECLAIMED WATER.

GENERAL NOTES: (NOT PART OF W.A.S.D. APPROVAL)

1. ALL MATERIALS AND LABOR UNDER THIS PROJECT SHALL CONFORM TO THE MIAMI DADE WATER & SEWER DEPARTMENT AND FLORIDA BUILDING CODE STANDARDS AND SPECIFICATIONS.
2. EXISTING UTILITY LINES OTHER THAN THOSE INDICATED IN THIS DRAWING MAY BE ON SITE. THE CONTRACTOR IS WARNED TO PROCEED WITH CAUTION WITH ALL WORK. HE IS TO MAKE ALL POSSIBLE INVESTIGATION AS TO POSSIBLE UNMARKED UTILITY LINES.
3. ALL CLEANOUTS IN DRIVEWAY TO HAVE TRAFFIC BEARING CAP.
4. COORDINATE WATER AND SEWER WORK WITH MECHANICAL AND PLUMBING PLANS.
5. PROVIDE ASPHALT PAVEMENT RESTORATION AS PER MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT AND ALSO AS PER THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.

SEWER CLEANOUT NOTE:

ALL PROPOSED SANITARY SEWER CLEANOUTS THAT ARE CONSTRUCTED IN GRASS AREAS SHALL BE INSTALLED PER SS 21.0

ALL PROPOSED SANITARY SEWER CLEANOUTS THAT ARE CONSTRUCTED IN CONCRETE SIDEWALK SHALL BE INSTALLED PER SS 22.0

ALL PROPOSED SANITARY SEWER CLEANOUTS THAT ARE CONSTRUCTED IN DRIVEWAY SHALL BE INSTALLED PER SS 13.0

UNDERGROUND CONTRACTOR: (NOT PART OF M-DWASD NOTES NOR APPROVAL)

A. Underground Contractor shall comply with the Trench Safety Act, HB 3183, Florida Statutes, which incorporates, but is not limited to, the following:
   1. OSHA Standard 29 C.F.R. Part 1926, Subpart P, Excavation and Trenches.
   2. Contract bids for trench excavations (in excess of 5 feet deep) shall include reference to the safety standards, written assurance of compliance, and a separate item identifying the cost of compliance.
   3. Adhere to any special shoring requirements of the state or other political subdivision.
B. Engineer is not responsible for the safety of the excavation or design and construction of any shoring.

NOTE:
ALL EXISTING MAINS BEING IMPACTED BY THIS PROJECT AND ALL PROPOSED WATER, & SEWER FORCE MAINS & FITTINGS TO BE RESTRAINED AS PER G.S. 2.0.

FOR ALL PROJECTS WHERE REMOVAL OF UTILITY LINES IS PROPOSED

1. All existing utilities being removed and/or relocated must remain active and in service, until such time when new replacing utilities have been installed, in service, accepted by the Department and all related services from the existing mains have been transferred to the new ones, by a licensed contractor under the supervision of WASD licensed operator and WASD donations inspector under the scope and jurusdiction of the contractor's right-of-way permit.
2. All water and/or sewer facilities located in private property shall be removed after all installed services from them have been transferred to the already installed and in service new mains. Any associated exclusive easements shall be closed and released after the removal of the existing water and/or sewer facilities.

THE FOLLOWING ACTIVITIES ON EXISTING WATER SERVICES AND/OR EXISTING WATER MAINS SUCH AS:

CUT AND PLUGS
WATER MAIN OFFSETS
INTERCONNECTIONS
SERVICE INSTALLATIONS/RETIREMENT/SERVICE TRANSFERS
HYDRANT INSTALLATION / RETIREMENTS / RELOCATIONS
ANY WORK THAT MAY AFFECT THE QUALITY AND/OR QUANTITY OF WASD'S WATER. TRANSMISSION AND DISTRIBUTION SYSTEM.

SHALL BEPERFORMED BY A LICENSED CONTRACTOR UNDER THE SUPERVISION OF WASD LICENSED OPERATOR AND WASD DONATIONS INSPECTOR UNDER THE SCOPE AND JURISDICTION OF THE CONTRACTOR'S RIGHT OF WAY PERMIT. PRIOR TO ANY WORK BEING DONE, THE LICENSED CONTRACTOR SHALL COORDINATE WITH WASD DONATION INSPECTOR FOR THE SCHEDULING OF LICENSED OPERATOR TO BE PRESENT FOR THE PROPOSED ACTIVITY.

GERARDO ZAMORA LICENSE No. 44207 STATE OF FLORIDA PROFESSIONAL ENGINEER

11/7/2025

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY GERARDO ZAMORA JR P.E. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED & SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

GERARDO ZAMORA P.E.
CIVIL ENGINEER
P.E. No. 44207
E.B. 0006791
STATE OF FLORIDA

PROJECT No. 2023-12 DATE: 1/18/2023

ZAMORA & ASSOCIATES, INC.
ENGINEERING LAND PLANNING
6601 SOUTHWEST 80th STREET SUITE 109
SOUTH MAIMI, FLORIDA (305) 273-7801

BELLÓN architecture
12930 S.W. 128 STREET
SUITE 203
MIAMI, FLORIDA 33186
T. (305) 278-7776
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ARCHITECTURE
LAND PLANNING
INTERIORS
CONSTRUCTION MANAGEMENT
CONSULTANTS

MIAMI SPRINGS NURSING & REHAB CENTER
201 CURTISS PARKWAY
MIAMI SPRINGS, FLORIDA 33166

MARK	DATE	DESCRIPTION

PROJECT No. 2023.12
DRAWN BY:
CHECKED BY:
DATE:

LEOPOLDO BELLON, AIA

SHEET TITLE

WS-2

SHEET OF

WATER MAIN EXTENSION & SEWER PLAN

Sunshine811

Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.

Check positive response codes before you dig!

SCALE 1" = 40'

NOTE:
ALL ELEVATIONS SHOWN ARE REFERRED TO N.G.V. DATUM (1929)

NOTE:
ALL SEWER LATERALS CROSSING A DRAINAGE TRENCH SHALL BE AS PER MDWASD DETAIL S.S. 5.0.

NOTE:
WATER METERS WILL NOT BE INSTALLED IF THE METER BOXES ARE IN A DRIVING SURFACE.

NOTE:
DEFLECTIONS ARE TO BE 2.5° MAXIMUM.

PROP. 402' OF 12" D.I.P. WATER MAIN

PROP. 12" X 12" TAPPING SLEEVE W/12" TAPPING VALVE.

EXIST. 12" D.I.P. WATER MAIN (NO AS BUILT) FIELD VERIFY EXACT LOCATION

EXIST. 6" C.I. WATER MAIN TO BE TRANSFERRED TO NEW 12" D.I.P. WATER MAIN

EXIST. FIRE HYDRANT

PROP. 283' OF 12" D.I.P. WATER MAIN

EXIST. 6" C.I. WATER MAIN TO BE TRANSFERRED TO NEW 12" D.I.P. WATER MAIN

EXIST. SAN. SEWER MH

PROP. 12" X 12" TEE W/12" G.V. (N & E)

EXIST. 6" C.I. WATER MAIN (NO AS BUILT)

EXIST. 4" C.I. WATER MAIN TO BE CUT & CAPPED

EXIST. CONC. SIDEWALK TO REMAIN

EXISTING BUILDING

PROPOSED BUILDING

EXIST. 4" C.I. WATER MAIN (NO AS BUILT) TO BE REMOVED

PROP. CONC. SIDEWALK

EXIST. CONC. SIDEWALK

EXIST. 12" D.I.P. WATER MAIN (NO AS BUILT)

PROP. 402' OF 12" D.I.P. WATER MAIN

EXIST. 12" D.I.P. WATER MAIN (NO AS BUILT)

CUT IN NEW 12" X 6" WYE AND CONNECT NEW 6" PVC (C-900) SAN. SEWER LATERAL

PROP. 30'- 6" PVC (C-900) SEWER LATERAL

EXIST. 6" C.I. WATER MAIN (NO AS BUILT)

PROP. 6" D.I.P. FIRE LINE

PROP. 4" REDUCED PRESSURE BACKFLOW PREVENTOR ASSEMBLY

PROP. 4" WATER METER

PROP. 12" X 6" TEE

EXIST. 6" C.I. WATER MAIN TO BE TRANSFERRED TO NEW 12" D.I.P. WATER MAIN

PROP. 12" X 6" TEE

PROP. 5' CONC. SIDEWALK

PROP. 6" X 6" TAPPING SLEEVE W/6" TAPPING VALVE.

PROP. 6" X 6" TEE W/12" G.V., PLUG (E) & 2" F.V.O.

PROP. 6" DOUBLE DETECTOR CHECK VALVE ASSEMBLY

EXIST. 4" C.I. WATER MAIN TO BE CUT & CAPPED

EXIST. FIRE HYDRANT

EXIST. SAN. SEWER MH

NOTE:
ALL EXISTING MAINS BEING IMPACTED BY THIS PROJECT AND ALL PROPOSED WATER, & SEWER FORCE MAINS & FITTINGS TO BE RESTRAINED AS PER G.S. 2.0.

NOTE: (NOT PART OF M-DWASD NOTES NOR APPROVAL)
TRENCHING AND BACFILLING FOR PIPING SYSTEMS SHALL BE AS PER MDWASD SPECIFICATIONS SECTION 2315

REINETTE DRIVE

CRESCENT DRIVE

CURTISS PARKWAY

NAVARRE DRIVE

MORNINGSIDE DRIVE

ALBATROSS ST.

SWAN AVENUE

BLOCK 97

BLOCK 104

BLOCK 95

BLOCK 89

TRACT A REVISED PLAT OF SECTION 2 OF COUNTRY CLUB ESTATES PLAT BOOK 34 PAGE 40

TRACT C REVISED PLAT OF SECTION 2 OF COUNTRY CLUB ESTATES PLAT BOOK 34 PAGE 40

TRACT I REVISED PLAT OF SECTION 2 OF COUNTRY CLUB ESTATES PLAT BOOK 34 PAGE 40

TRACT H REVISED PLAT OF SECTION 2 OF COUNTRY CLUB ESTATES PLAT BOOK 34 PAGE 40

TRACT G REVISED PLAT OF SECTION 2 OF COUNTRY CLUB ESTATES P.B. 34 PG. 40

TRACT F REVISED PLAT OF SECTION 2 OF COUNTRY CLUB ESTATES PLAT BOOK 34 PAGE 40

SECTION 2 OF COUNTRY CLUB ESTATES P.B. 10 PG. 79

AMENDED PLAT OF SECTION 1 OF COUNTRY CLUB ESTATES PLAT BOOK 28 PAGE 1

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AA-26002616

ARCHITECTURE
LAND PLANNING
INTERIORS

CONSTRUCTION MANAGEMENT

CONSULTANTS

MIAMI SPRINGS NURSING & REHAB CENTER
201 CURTISS PARKWAY
MIAMI SPRINGS, FLORIDA 33166

MARK	DATE	DESCRIPTION

PROJECT No.
DRAWN BY:
CHECKED BY:
DATE:

GERARDO ZAMORA LICENSE No. 44207 STATE OF FLORIDA PROFESSIONAL ENGINEER

1/30/2026

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY GERARDO ZAMORA JR P.E. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED & SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

GERARDO ZAMORA P.E.
CIVIL ENGINEER
P.E. No. 44207
E.B. 0006791
STATE OF FLORIDA

PROJECT No. 2023-12 DATE: 1/18/2023

ZAMORA & ASSOCIATES, INC.
ENGINEERING LAND PLANNING
6601 SOUTHWEST 80th STREET SUITE 109
SOUTH MAIMI, FLORIDA (305) 273-7801

LEOPOLDO BELLON, AIA

SHEET TITLE

WS-3

SHEET OF

March 7, 2025; **Revised: January 25, 2026**

City Planner
City of Miami Springs
Zoning and Planning Department
201 Westward Drive
Miami Springs, FL 33166

Re: Traffic Study Methodology
Fair Havens
Project No.: 2023010072

Salutations:

Vala Group, Inc. was retained to prepare a trip-generation statement for the Miami Springs Nursing and Rehabilitation Center. The site operates as a nursing home and Assisted Living Facility (ALF) and the owners plan to make improvements to the site and buildings without increasing the number of nursing home or ALF beds. The site plan for the project incorporates a balanced layout that includes necessary patient accommodations, staff facilities, and parking, ensuring that the development meets both regulatory requirements and the operational needs of the nursing home. The approximately 6.86-acre site comprises seven parcels (Folio Nos.: 05-3119-010-2480; 05-3119-010-0620; 05-3119-010-0640; 05-3119-010-0630; 05-3119-010-0690; 05-3119-010-1010; & 05-3119-010-0680) and is at 201 Curtiss Parkway, Miami Springs, Florida. **Figure 1** below shows the site location. **Attachment A** contains the site plan, survey, and property-appraiser data. We prepared trip generation calculations to confirm that no increase in traffic is expected from the proposed site modifications.

Figure 1 – Site Aerial Photograph



3 Bentwood Road, Palm Beach Gardens, FL 33418 Tel: 561.445.6684 Valagroupcorp@gmail.com

Project Trip Generation

The proposed development is not increasing the number of nursing home or ALF beds. Therefore, no increase in vehicle trip generation is expected as a result of the proposed site and building modifications. We estimated the trip generation using the Institute of Transportation Engineers' *Trip Generation Manual*, *11th Edition*. **Table 1** summarizes the trip-generation calculations and **Attachment B** contains the ITE trip generation calculations and data.

Table 1 Trip Generation Summary

Table 1 - Trip Generation Estimates

Land Use		Size	Daily	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
Existing	Nursing Home	269 Beds	823	27	11	38	11	23	34
	Assisted Living Facility	60 Beds	156	7	4	11	5	9	14
	Subtotal		979	34	15	49	16	32	48
Proposed	Nursing Home	269 Beds	823	27	11	38	11	23	34
	Assisted Living Facility	60 Beds	156	7	4	11	5	9	14
	Subtotal		979	34	15	49	16	32	48
Net New Trips (Proposed less Existing)			**0**	**0**	**0**	**0**	**0**	**0**	**0**

** Based on 11th Edition ITE Trip Generation Manual*

Should you have any questions or comments regarding this methodology, please do not hesitate to contact me.

Sincerely,
Vala Group, Inc.



This item has been digitally signed and sealed by John P. Kim, PE on the date adjacent to the seal.

Printed Copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

John P Kim
John P Kim
2026.01.25
22:49:28-05'00'

John P. Kim, P.E.
Senior Project Manager

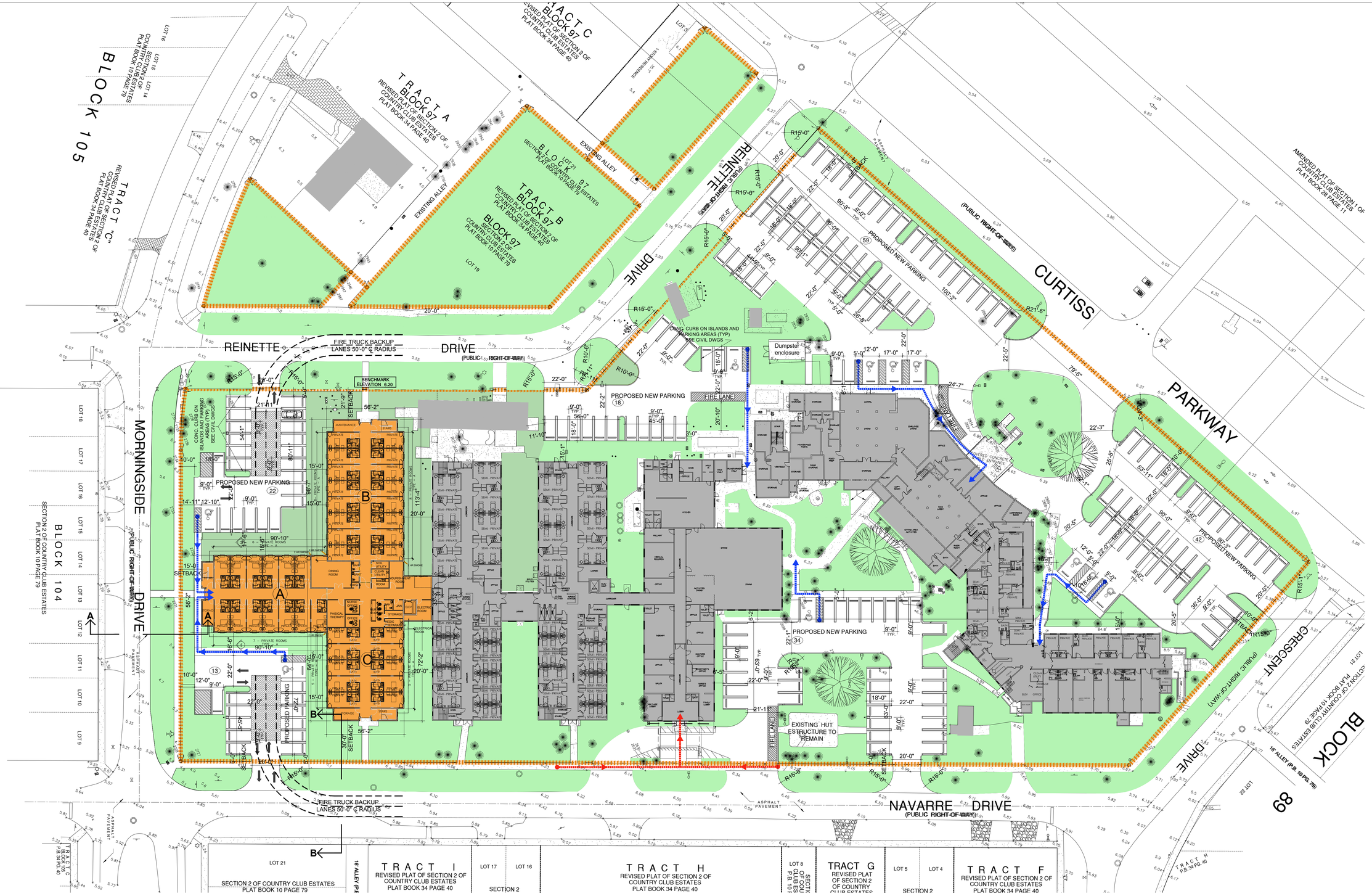
JPK/jgk

Attachments

Attachment A – Site Plan, Survey & Property Appraiser Data
Attachment B – Trip Generation Calculations & Data

ATTACHMENT

Site Plan, Survey &
Property Appraiser Data



LUMINAIRE SCHEDULE											
SYMBOL	QTY	LABEL	ARRANGEMENT	MANUFACTURER	CATALOG NUMBER	MOUNTING	EMERGENCY	LLF	LUMINAIRE LUMENS	LUMINAIRE WATTS	ARRANGEMENT WATTS
		SA	Single	Lithonia Lighting	DSXO LED P7 40K 70CRI BLC4 RPA	POLE MOUNTED% 16' A.F.G.	N/A	0.900	15261	170.81	170.81
		SB	Back-Back	Lithonia Lighting	DSXO LED P7 40K 70CRI TSW RPA	POLE MOUNTED% 16' A.F.G.	N/A	0.900	31557	170.81	341.62

LEGEND:

- ACCESSIBLE ROUTE FROM ACCESS PARKING TO BLDG. ENTRANCE. 206.2
- ACCESSIBLE ROUTE FROM PUBLIC STREETS, SIDEWALKS, AND PUBLIC TRANSPORTATION STOPS TO ACCESSIBLE ENTRANCES

PAVERS NOTE:

ALL PARKING LOT SHOWN ON SITE PLAN SHALL BE PAVED WITH PERMEABLE PAVERS MANUFACTURED BY TEM PAVERS SYSTEMS, OR APPROVED EQUAL.

I CONCEPTUAL SITE PLAN
SCALE: 1'-0" = 1/32'

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T. (305) 278-7776

AA-26002616

ARCHITECTURE
LAND PLANNING
INTERIORS
CONSTRUCTION MANAGEMENT

CONSULTANTS

MIAMI SPRINGS NURSING & REHAB CENTER
201 CURTISS PARKWAY
MIAMI SPRINGS, FLORIDA 33166

MARK	DATE	DESCRIPTION

PROJECT No. BN-410
DRAWN BY:
CHECKED BY:
DATE:

LEOPOLDO BELLON, AIA

SHEET TITLE

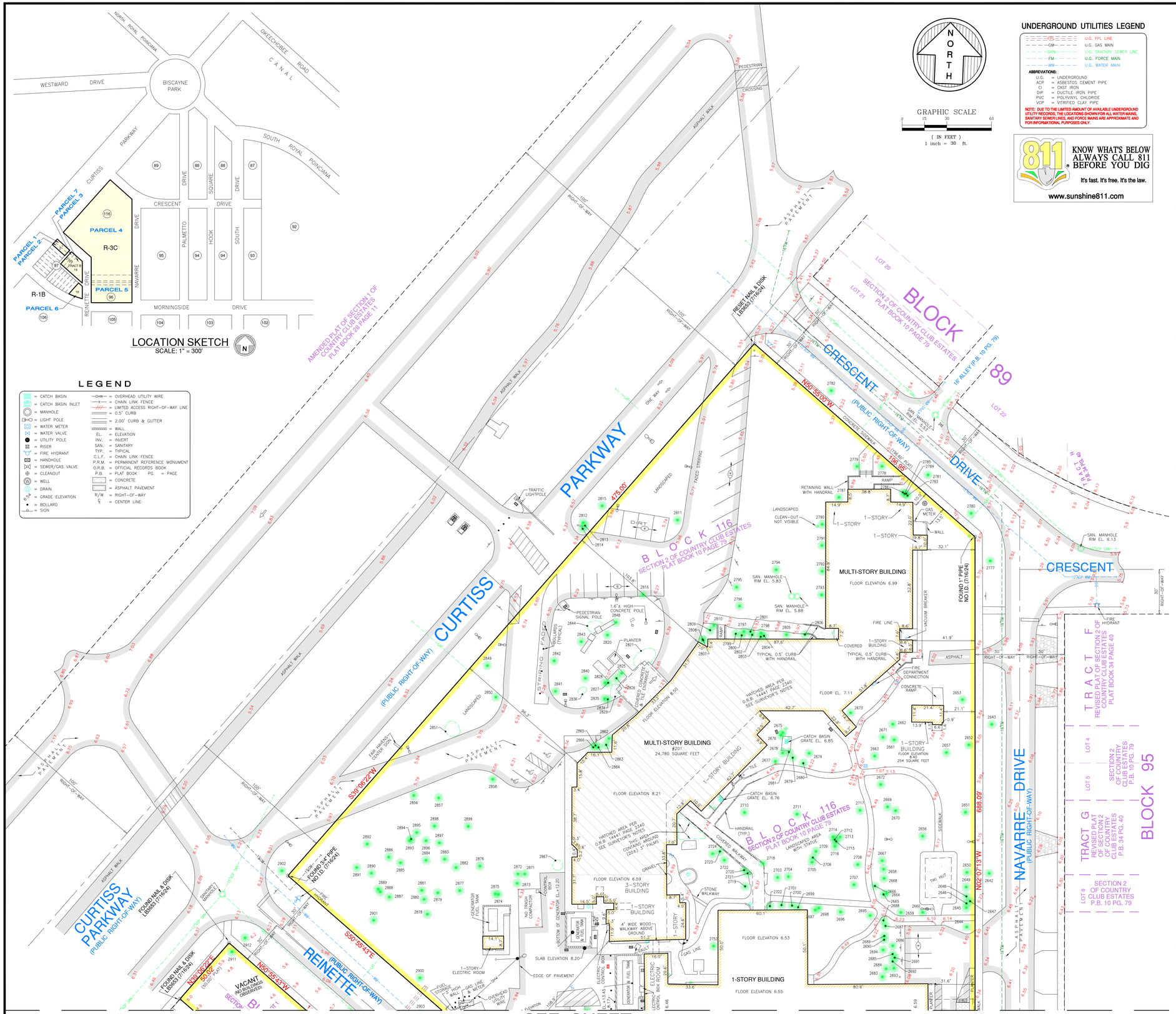
A-2.0

SHEET OF

LOCATION SKETCH
SCALE: 1" = 300'

LEGEND

- CATCH BASIN
- CATCH BASIN INLET
- MANHOLE
- LIGHT POLE
- WATER METER
- WATER VALVE
- UTILITY POLE
- RISER
- FIRE HYDRANT
- HANDHOLE
- SEWER/GAS VALVE
- CLEANOUT
- WELL
- DRAIN
- GRADE ELEVATION
- BOLLARD
- SIGN
- OHW = OVERHEAD UTILITY WIRE
- X = CHAIN LINK FENCE
- LIMITED ACCESS RIGHT-OF-WAY LINE
- 0.5' CURB
- 2.00' CURB & GUTTER
- WALL
- EL. = ELEVATION
- INV. = INVERT
- SAN. = SANITARY
- TYP. = TYPICAL
- C.L.F. = CHAIN LINK FENCE
- P.R.M. = PERMANENT REFERENCE MONUMENT
- O.R.B. = OFFICIAL RECORDS BOOK
- P.B. = PLAT BOOK PG. = PAGE
- CONCRETE
- ASPHALT PAVEMENT
- R/W = RIGHT-OF-WAY
- ℄ = CENTER LINE



SEE SHEET 2

UNDERGROUND UTILITIES LEGEND

- U.G. FPL LINE
- U.G. GAS MAIN
- U.G. SANITARY SEWER LINE
- U.G. FORCE MAIN
- U.G. WATER MAIN

ABBREVIATIONS:
U.G. = UNDERGROUND
ACP = ASBESTOS CEMENT PIPE
CI = CAST IRON
DIP = DUCTILE IRON PIPE
PVC = POLYVINYL CHLORIDE
VCP = VITRIFIED CLAY PIPE

NOTE: DUE TO THE LIMITED AMOUNT OF AVAILABLE UNDERGROUND UTILITY RECORDS, THE LOCATIONS SHOWN FOR ALL WATER MAINS, SANITARY SEWER LINES, AND FORCE MAINS ARE APPROXIMATE AND FOR INFORMATIONAL PURPOSES ONLY.

GRAPHIC SCALE
0 15 30 60
(IN FEET)
1 inch = 30 ft.

811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
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LEGAL DESCRIPTION: (Real Property encompassing "Fair Havens Center")

Parcel 1:

Lot 1, Block 97, SECTION 2 OF COUNTRY CLUB ESTATES, according to the Plat thereof, as recorded in Plat Book 10, at Page 79, of the Public Records of Miami–Dade County, Florida and;

Parcel 2:

Lot 2, Block 97, SECTION 2 OF COUNTRY CLUB ESTATES, according to the Plat thereof, as recorded in Plat Book 10, at Page 79, of the Public Records of Miami–Dade County, Florida and;

Parcel 3:

Tract B, Block 97, REVISED PLAT OF SECTION 2 OF COUNTRY CLUB ESTATES, according to the plat thereof, as recorded in Plat Book 34, at Page 40, of the Public Records of Miami–Dade County, Florida, being identical with Lots 19 and 20, Block 97, Section 2 of Country Club Estates, as recorded in Plat Book 10, at Page 79, of the Public Records of Miami–Dade County, Florida and;

Parcel 4:

All of Block 116, SECTION 2 OF COUNTRY CLUB ESTATES, according to Plat thereof, as recorded in Plat Book 10, Page 79, of the Public Records of Miami–Dade County, Florida, and 40 foot alley lying south and adjacent, closed per Ordinance 69–429, and North 10 feet of Lots 1 through 10, Block 96, SECTION 2 OF COUNTRY CLUB ESTATES, according to the Plat thereof, as recorded in Plat Book 10, at Page 79, of the Public Records of Miami–Dade County, Florida and;

Parcel 5:

South 120 feet of Lots 1 through 10, Block 96, and 16 foot alley lying north and adjacent, closed per Ordinance 87–120, SECTION 2 OF COUNTRY CLUB ESTATES, according to the Plat thereof, as recorded in Plat Book 10, at Page 79, of the Public Records of Miami–Dade County, Florida and;

Parcel 6:

Lot 18, Block 97, SECTION 2 OF COUNTRY CLUB ESTATES, according to the Plat thereof, as recorded in Plat Book 10, at Page 79, of the Public Records of Miami–Dade County, Florida and;

Parcel 7:

Lot 21, Block 97, SECTION 2 OF COUNTRY CLUB ESTATES, according to the Plat thereof, as recorded in Plat Book 10, at Page 79, of the Public Records of Miami–Dade County, Florida.

SURVEYOR'S NOTES:

- This site lies in Section 19, Township 53 South, Range 41 East, City of Miami Springs, Miami–Dade County, Florida.
- All documents are recorded in the Public Records of Miami–Dade County, Florida, unless otherwise noted.
- Lands shown hereon were NOT abstracted for restrictions, easements and/or rights–of–way of records.
- Deed Book 1675, Page 73 recorded January 24, 1936 restricts building setbacks to front 30', side 5', and rear 5'. Other restrictions affect parcel but not subject to location.
- O.R.B. 14441 Page 2340 gives historical preservation board control of architectural integrity of area hatched being the original Pueblo Hotel and the exteriors of all future construction and all healthy Wasingtonia palm trees located on the property.
- Bearings hereon are referred to an assumed value of N 00°00'00" E for the westerly right of way line of Navarre Drive and evidenced by (2) found 1" pipe.
- Elevations shown hereon are relative to the National Geodetic Vertical Datum of 1929, based on Miami–Dade County Bench Mark No. M–74, Elevation +9.41 Located at N.E. corner of Wing Wall Bridge over the Miami River.
- Lands shown hereon are located within an area having a Zone Designation AH (EL 7) by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 12086C0283L, for Community No. 120653, dated September 11, 2009, and index map revised September 11, 2009, and is relative to the National Geodetic Vertical Datum of 1929.
- Dimensions indicated hereon are field measured by electronic measurement, unless otherwise noted.
- Total lands shown hereon containing 267,080 square feet, or 6.131 acres, more or less.
- All horizontal control measurements are within a precision of 1:10,000.
- This map is intended to be displayed at the graphic scale shown hereon or smaller.
- Roof overhang not located unless otherwise shown.
- Trees shown are surveyed for their horizontal location and/or size. Identification and/or name verification of all trees should be confirmed by the Division of Forestry, a certified Arborist or a professional in that field.
- Underground improvements and/or underground encroachments not shown unless otherwise indicated.
- The approximate location of all utilities shown hereon were determined from As–Built plans and/or on–site locations and should be verified before construction.
- The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from the information available. Except for where accessible at sanitary and/or storm sewer structures, the surveyor has not physically located the underground utilities. This firm recommends that the underground utilities should be field verified prior to any new construction.
  NOTE: DUE TO THE LIMITED AMOUNT OF AVAILABLE UNDERGROUND UTILITY RECORDS, THE LOCATIONS SHOWN FOR ALL WATER MAINS, SANITARY SEWER LINES, AND FORCE MAINS ARE EXTREMELY APPROXIMATE AND FOR INFORMATIONAL PURPOSES ONLY.
- Legal description shown hereon based on information furnished by client and no claims as to ownership are made or implied.

SURVEYOR'S CERTIFICATION:

I hereby certify that this "Boundary & Topographic Survey" was made under my responsible charge on May 31, 2018, and last updated July 16, 2024, and meets the applicable codes as set forth in the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

"Not valid without the signature and original raised seal or a digital signature of the Florida Licensed Surveyor and Mapper shown below"

FORTIN, LEAVY, SKILES, INC., LB3653

By: _____
Daniel C. Fortin Jr., For The Firm
Surveyor and Mapper, LS6435
State of Florida.

This Drawing is the Property of Fortin, Leavy, Skiles, Inc. and is an Instrument of Service not to be Reproduced in Whole or in Part without the Express WRITTEN Permission of Same.

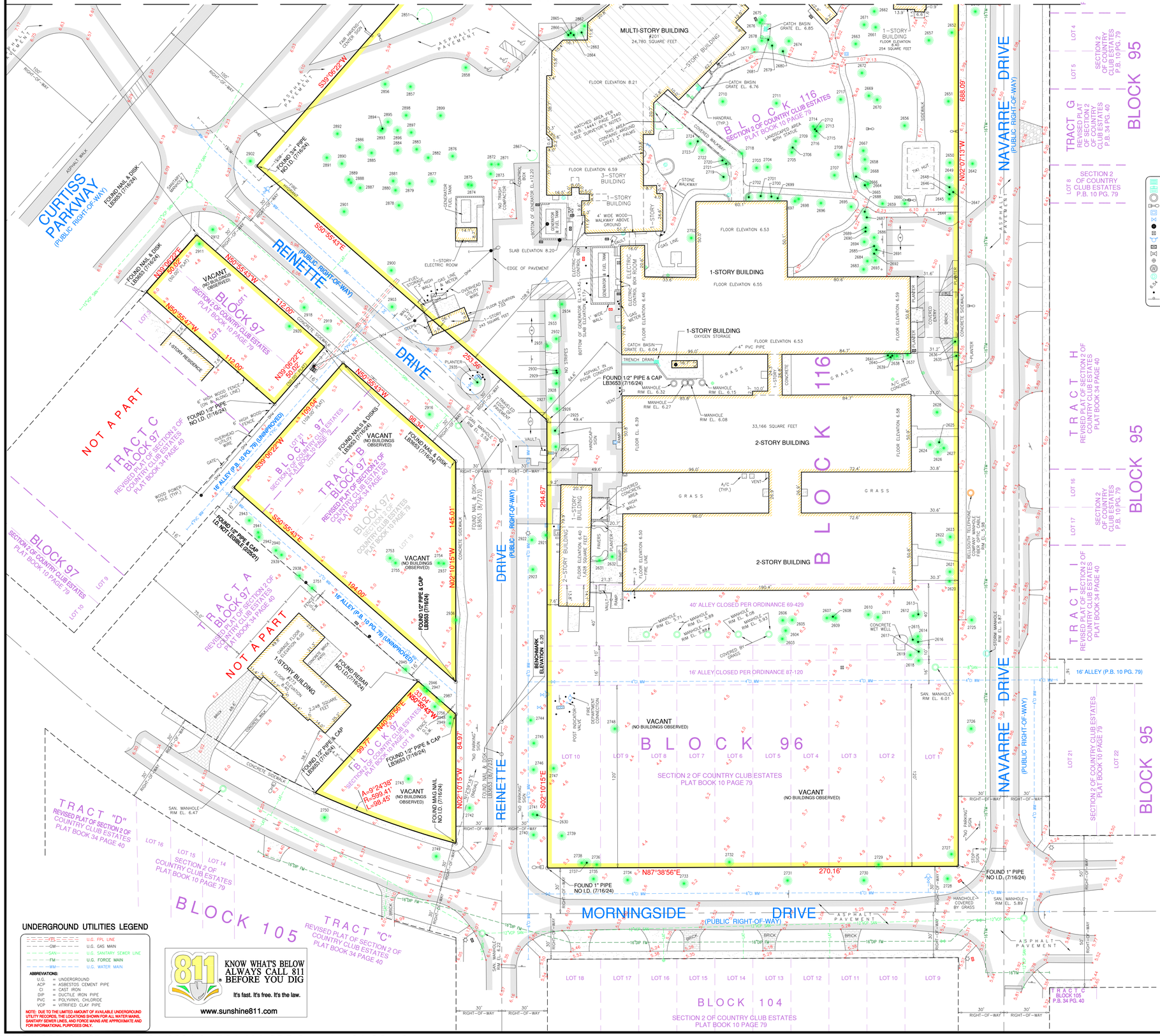
No.		Revision Description		
7	240445	UPDATE SURVEY (7/16/24) PP	BLS	
6	230475	REVISE BEARINGS (10/30/23)		GEM
5	230478	ADD U/G WATER & SAN. SEWER LINES BASED ON U/G UTILITY RECORDS PROVIDED BY CLIENT (9/7/23)		GEM
4	230475	UPDATE SURVEY & TREE SURVEY (8/7/23)		SJH GEM
3	210285	AMEND TO SHOW GENERATORS (5/3/21)		RLL DANR
No.	O.N.			

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 0003653
180 Northeast 168th Street / North Miami Beach, Florida 33162
Phone 305-653-4493 / Fax 305-651-7152 / Email fls@flssurvey.com

BOUNDARY & TOPOGRAPHIC SURVEY
FAIR HAVENS CENTER
CITY OF MIAMI SPRINGS, MIAMI-DADE COUNTY, FLORIDA

Original Date	5/31/18
Scale	1" = 30'
Drawn By	MAP
CAD No.	000184-SP
Plotted	7/23/24 9:06a
Ref. Dwg.	931168
Field Book	524/25 JWL & F.S. RLL
Job No.	180474
Dwg. No.	2018-086
Sheet	1 of 2

SEE SHEET 1


CURTISS PARKWAY
(PUBLIC RIGHT-OF-WAY)
REINETTE DRIVE
(PUBLIC RIGHT-OF-WAY)
NAVARRE DRIVE
(PUBLIC RIGHT-OF-WAY)
MORNINGSIDE DRIVE
(PUBLIC RIGHT-OF-WAY)
MULTI-STORY BUILDING
#201
24,780 SQUARE FEET
1-STORY BUILDING
1-STORY BUILDING
OXYGEN STORAGE
2-STORY BUILDING
33,166 SQUARE FEET
1-STORY BUILDING
1-STORY BUILDING
1-STORY BUILDING
1-STORY BUILDING
1-STORY BUILDING
1-STORY BUILDING
1-STORY BUILDING
1-STORY BUILDING
BLOCK 116
SECTION 2 OF COUNTRY CLUB ESTATES
PLAT BOOK 10 PAGE 79
BLOCK 97
SECTION 2 OF COUNTRY CLUB ESTATES
PLAT BOOK 10 PAGE 79
BLOCK 96
SECTION 2 OF COUNTRY CLUB ESTATES
PLAT BOOK 10 PAGE 79
BLOCK 105
SECTION 2 OF COUNTRY CLUB ESTATES
PLAT BOOK 10 PAGE 79
BLOCK 104
SECTION 2 OF COUNTRY CLUB ESTATES
PLAT BOOK 10 PAGE 79
BLOCK 95
SECTION 2 OF COUNTRY CLUB ESTATES
P.B. 10 PG. 79
TRACT A
BLOCK 97
REVISED PLAT OF SECTION 2 OF
COUNTRY CLUB ESTATES
PLAT BOOK 34 PAGE 40
TRACT B
BLOCK 97
REVISED PLAT OF SECTION 2 OF
COUNTRY CLUB ESTATES
PLAT BOOK 34 PAGE 40
TRACT "C"
REVISED PLAT OF SECTION 2 OF
COUNTRY CLUB ESTATES
PLAT BOOK 34 PAGE 40
TRACT "D"
REVISED PLAT OF SECTION 2 OF
COUNTRY CLUB ESTATES
PLAT BOOK 34 PAGE 40
TRACT G
REVISED PLAT OF SECTION 2 OF
COUNTRY CLUB ESTATES
PLAT BOOK 34 PAGE 40
TRACT H
REVISED PLAT OF SECTION 2 OF
COUNTRY CLUB ESTATES
PLAT BOOK 34 PAGE 40
TRACT C
BLOCK 105
P.B. 34 PG. 40
NOT A PART
NOT A PART
VACANT
(NO BUILDINGS OBSERVED)
VACANT
(NO BUILDINGS OBSERVED)
VACANT
(NO BUILDINGS OBSERVED)
VACANT
(NO BUILDINGS OBSERVED)
1-STORY RESIDENCE
1-STORY RESIDENCE
1-STORY RESIDENCE

PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Summary Report

Generated On: 01/31/2025

PROPERTY INFORMATION

Folio	05-3119-010-0640
Property Address	0 , FL
Owner	FAIR HAVENS PROPCO LLC , FAIR HAVENS PHILIPSON TIC MEMBER , I LLC , FAIR HAVENS PHILIPSON TIC MEMBER , II LLC
Mailing Address	22 PLEASANT RIDGE RD SPRING VALLEY, FL 10977
Primary Zone	0600 SINGLE FAMILY,1401-1550 S
Primary Land Use	0081 VACANT RESIDENTIAL : VACANT LAND
Beds / Baths /Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	2,800 Sq.Ft
Year Built	0



ASSESSMENT INFORMATION

Year	2024	2023	2022
Land Value	$142,800	$112,000	$89,600
Building Value	$0	$0	$0
Extra Feature Value	$0	$0	$0
Market Value	$142,800	$112,000	$89,600
Assessed Value	$108,416	$98,560	$89,600

BENEFITS INFORMATION

Benefit	Type	2024	2023	2022
Non-Homestead Cap	Assessment Reduction	$34,384	$13,440	

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

SHORT LEGAL DESCRIPTION

19 53 41 PB 10-79
COUNTRY CLUB ESTS SEC 2
LOT 2 BLK 97
LOT SIZE SITE VALUE
OR 19210-0644-0645 07/2000 6(8)

TAXABLE VALUE INFORMATION

Year	2024	2023	2022
COUNTY			
Exemption Value	$0	$0	$0
Taxable Value	$108,416	$98,560	$89,600
SCHOOL BOARD			
Exemption Value	$0	$0	$0
Taxable Value	$142,800	$112,000	$89,600
CITY			
Exemption Value	$0	$0	$0
Taxable Value	$108,416	$98,560	$89,600
REGIONAL			
Exemption Value	$0	$0	$0
Taxable Value	$108,416	$98,560	$89,600

SALES INFORMATION

Previous Sale	Price	OR Book-Page	Qualification Description
12/17/2019	$29,065,700	31768-1992	Qual on DOS, multi-parcel sale
07/01/2000	$8,524,000	19210-0644	Other disqualified

The Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at http://www.miamidade.gov/info/disclaimer.asp

PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Summary Report

Generated On: 01/31/2025

PROPERTY INFORMATION

Folio	05-3119-010-0630
Property Address	0 , FL
Owner	FAIR HAVENS PROPCO LLC , FAIR HAVENS PHILIPSON TIC MEMBER , I LLC , FAIR HAVENS PHILIPSON TIC MEMBER , II LLC
Mailing Address	22 PLEASANT RIDGE RD SPRING VALLEY, FL 10977
Primary Zone	0600 SINGLE FAMILY,1401-1550 S
Primary Land Use	0081 VACANT RESIDENTIAL : VACANT LAND
Beds / Baths /Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	2,800 Sq.Ft
Year Built	0



ASSESSMENT INFORMATION

Year	2024	2023	2022
Land Value	$142,800	$112,000	$89,600
Building Value	$0	$0	$0
Extra Feature Value	$0	$0	$0
Market Value	$142,800	$112,000	$89,600
Assessed Value	$108,416	$98,560	$89,600

BENEFITS INFORMATION

Benefit	Type	2024	2023	2022
Non-Homestead Cap	Assessment Reduction	$34,384	$13,440	

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

SHORT LEGAL DESCRIPTION

19 53 41 PB 10-79
COUNTRY CLUB ESTS SEC 2
LOT 1 BLK 97
LOT SIZE SITE VALUE
OR 19210-0644-0645 07/2000 6(8)

TAXABLE VALUE INFORMATION

Year	2024	2023	2022
COUNTY			
Exemption Value	$0	$0	$0
Taxable Value	$108,416	$98,560	$89,600
SCHOOL BOARD			
Exemption Value	$0	$0	$0
Taxable Value	$142,800	$112,000	$89,600
CITY			
Exemption Value	$0	$0	$0
Taxable Value	$108,416	$98,560	$89,600
REGIONAL			
Exemption Value	$0	$0	$0
Taxable Value	$108,416	$98,560	$89,600

SALES INFORMATION

Previous Sale	Price	OR Book-Page	Qualification Description
12/17/2019	$29,065,700	31768-1992	Qual on DOS, multi-parcel sale
07/01/2000	$8,524,000	19210-0644	Other disqualified

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PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Summary Report

Generated On: 01/31/2025

PROPERTY INFORMATION

Folio	05-3119-010-0690
Property Address	0 , FL
Owner	FAIR HAVENS PROPCO LLC , FAIR HAVENS PHILIPSON TIC MEMBER , I LLC , FAIR HAVENS PHILIPSON TIC MEMBER , II LLC
Mailing Address	22 PLEASANT RIDGE RD SPRING VALLEY, FL 10977
Primary Zone	3702 MULTI-FAMILY
Primary Land Use	1081 VACANT LAND - COMMERCIAL : VACANT LAND
Beds / Baths /Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	2,725 Sq.Ft
Year Built	0



ASSESSMENT INFORMATION

Year	2024	2023	2022
Land Value	$109,000	$109,000	$89,925
Building Value	$0	$0	$0
Extra Feature Value	$0	$0	$0
Market Value	$109,000	$109,000	$89,925
Assessed Value	$108,808	$98,917	$89,925

BENEFITS INFORMATION

Benefit	Type	2024	2023	2022
Non-Homestead Cap	Assessment Reduction	$192	$10,083	

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

SHORT LEGAL DESCRIPTION

19 53 41 PB 10-79
COUNTRY CLUB ESTS SEC 2
LOT 21 BLK 97
LOT SIZE SITE VALUE
OR 19210-0644 07/2000 6(8)

TAXABLE VALUE INFORMATION

Year	2024	2023	2022
COUNTY			
Exemption Value	$0	$0	$0
Taxable Value	$108,808	$98,917	$89,925
SCHOOL BOARD			
Exemption Value	$0	$0	$0
Taxable Value	$109,000	$109,000	$89,925
CITY			
Exemption Value	$0	$0	$0
Taxable Value	$108,808	$98,917	$89,925
REGIONAL			
Exemption Value	$0	$0	$0
Taxable Value	$108,808	$98,917	$89,925

SALES INFORMATION

Previous Sale	Price	OR Book-Page	Qualification Description
12/17/2019	$29,065,700	31768-1992	Qual on DOS, multi-parcel sale
07/01/2000	$8,524,000	19210-0644	Other disqualified

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PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Summary Report

Generated On: 01/31/2025

PROPERTY INFORMATION

Folio	05-3119-010-0680
Property Address	0 , FL
Owner	FAIR HAVENS PROPCO LLC , FAIR HAVENS PHILIPSON TIC MEMBER , I LLC , FAIR HAVENS PHILIPSON TIC MEMBER , II LLC
Mailing Address	22 PLEASANT RIDGE RD SPRING VALLEY, FL 10977
Primary Zone	0600 SINGLE FAMILY,1401-1550 S
Primary Land Use	0081 VACANT RESIDENTIAL : VACANT LAND
Beds / Baths /Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	10,768 Sq.Ft
Year Built	0



ASSESSMENT INFORMATION

Year	2024	2023	2022
Land Value	$438,432	$342,525	$274,020
Building Value	$0	$0	$0
Extra Feature Value	$0	$0	$0
Market Value	$438,432	$342,525	$274,020
Assessed Value	$286,643	$260,585	$236,896

BENEFITS INFORMATION

Benefit	Type	2024	2023	2022
Non-Homestead Cap	Assessment Reduction	$151,789	$81,940	$37,124

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

SHORT LEGAL DESCRIPTION

COUNTRY CLUB ESTS SEC 2

PB 10-79

LOT 18 BLK 97

LOT SIZE 10768 SQ FT

OR 19210-0644-0645 07/2000 6(8)

TAXABLE VALUE INFORMATION

Year	2024	2023	2022
COUNTY			
Exemption Value	$0	$0	$0
Taxable Value	$286,643	$260,585	$236,896
SCHOOL BOARD			
Exemption Value	$0	$0	$0
Taxable Value	$438,432	$342,525	$274,020
CITY			
Exemption Value	$0	$0	$0
Taxable Value	$286,643	$260,585	$236,896
REGIONAL			
Exemption Value	$0	$0	$0
Taxable Value	$286,643	$260,585	$236,896

SALES INFORMATION

Previous Sale	Price	OR Book-Page	Qualification Description
12/17/2019	$29,065,700	31768-1992	Qual on DOS, multi-parcel sale
07/01/2000	$8,524,000	19210-0644	Other disqualified
11/01/1989	$151,000	14350-2755	Deeds that include more than one parcel
05/01/1989	$0	14179-2209	Sales which are disqualified as a result of examination of the deed

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PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Summary Report

Generated On: 01/31/2025

PROPERTY INFORMATION

Folio	05-3119-013-1010
Property Address	0 , FL
Owner	FAIR HAVENS PROPCO LLC , FAIR HAVENS PHILIPSON TIC MEMBER , I LLC , FAIR HAVENS PHILIPSON TIC MEMBER , II LLC
Mailing Address	22 PLEASANT RIDGE RD SPRING VALLEY, FL 10977
Primary Zone	0600 SINGLE FAMILY,1401-1550 S
Primary Land Use	0081 VACANT RESIDENTIAL : VACANT LAND
Beds / Baths /Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	18,639 Sq.Ft
Year Built	0



ASSESSMENT INFORMATION

Year	2024	2023	2022
Land Value	$611,296	$477,575	$382,060
Building Value	$0	$0	$0
Extra Feature Value	$0	$0	$0
Market Value	$611,296	$477,575	$382,060
Assessed Value	$384,530	$349,573	$317,794

BENEFITS INFORMATION

Benefit	Type	2024	2023	2022
Non-Homestead Cap	Assessment Reduction	$226,766	$128,002	$64,266

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

SHORT LEGAL DESCRIPTION

19 53 41 .32 AC PB 34-40
REV PL SEC 2 COUNTRY CLUB ESTS
TRACT B BLK 97
LOT SIZE IRREGULAR
OR 19210-0644-0645 07/2000 6(8)

TAXABLE VALUE INFORMATION

Year	2024	2023	2022
COUNTY			
Exemption Value	$0	$0	$0
Taxable Value	$384,530	$349,573	$317,794
SCHOOL BOARD			
Exemption Value	$0	$0	$0
Taxable Value	$611,296	$477,575	$382,060
CITY			
Exemption Value	$0	$0	$0
Taxable Value	$384,530	$349,573	$317,794
REGIONAL			
Exemption Value	$0	$0	$0
Taxable Value	$384,530	$349,573	$317,794

SALES INFORMATION

Previous Sale	Price	OR Book-Page	Qualification Description
12/17/2019	$29,065,700	31768-1992	Qual on DOS, multi-parcel sale
07/01/2000	$8,524,000	19210-0644	Other disqualified

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OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 5/15/2023

Property Information	
Folio:	05-3119-010-2480
Property Address:	201 CURTISS PKWY Miami Springs, FL 33166-5222
Owner	FAIR HAVENS PROPCO LLC FAIR HAVENS PHILIPSON TIC MEMBER I LLC
Mailing Address	22 PLEASANT RIDGE RD SPRING VALLEY, FL 10977 USA
PA Primary Zone	3702 MULTI-FAMILY
Primary Land Use	7443 HOME FOR THE AGED : HEALTH CARE
Beds / Baths / Half	0 / 0 / 0
Floors	1
Living Units	269
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	101,614 Sq.Ft
Lot Size	196,553 Sq.Ft
Year Built	Multiple (See Building Info.)



Assessment Information			
Year	2022	2021	2020
Land Value	$5,306,931	$5,306,931	$5,306,931
Building Value	$9,633,069	$8,443,069	$7,383,069
XF Value	$0	$0	$0
Market Value	$14,940,000	$13,750,000	$12,690,000
Assessed Value	$14,940,000	$13,750,000	$12,690,000

Taxable Value Information			
	2022	2021	2020
County			
Exemption Value	$0	$0	$0
Taxable Value	$14,940,000	$13,750,000	$12,690,000
School Board			
Exemption Value	$0	$0	$0
Taxable Value	$14,940,000	$13,750,000	$12,690,000
City			
Exemption Value	$0	$0	$0
Taxable Value	$14,940,000	$13,750,000	$12,690,000
Regional			
Exemption Value	$0	$0	$0
Taxable Value	$14,940,000	$13,750,000	$12,690,000

Benefits Information				
Benefit	Type	2022	2021	2020
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
12/17/2019	$29,065,700	31768-1992	Qual on DOS, multi-parcel sale
07/01/2000	$8,524,000	19210-0644	Other disqualified

Short Legal Description
19 53 41
COUNTRY CLUB ESTS SEC 2 PB 10-79
ALL BLK 116 &
40FT ALLEY LYG S & ADJ CLOSED PER
ORD 69-429 & N10FT LOTS 1 THRU 10

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Version:

OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 5/15/2023

Property Information	
Folio:	05-3119-010-0620
Property Address:	
Owner	FAIR HAVENS PROPCO LLC FAIR HAVENS PHILIPSON TIC MEMBER I LLC
Mailing Address	22 PLEASANT RIDGE RD SPRING VALLEY, FL 10977 USA
PA Primary Zone	3702 MULTI-FAMILY
Primary Land Use	0081 VACANT RESIDENTIAL : VACANT LAND
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	42,588 Sq.Ft
Year Built	0



Assessment Information			
Year	2022	2021	2020
Land Value	$1,362,816	$1,362,816	$1,362,816
Building Value	$0	$0	$0
XF Value	$0	$0	$0
Market Value	$1,362,816	$1,362,816	$1,362,816
Assessed Value	$1,362,816	$1,362,816	$1,362,816

Benefits Information				
Benefit	Type	2022	2021	2020
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description
19 53 41
COUNTRY CLUB ESTS SEC 2 PB 10-79
S120FT LOTS 1 THRU 10 BLK 96
& 16FT ALLEY LYG N & ADJ CLOSED
PER ORD 87-120

Taxable Value Information	2022	2021	2020
County			
Exemption Value	$0	$0	$0
Taxable Value	$1,362,816	$1,362,816	$1,362,816
School Board			
Exemption Value	$0	$0	$0
Taxable Value	$1,362,816	$1,362,816	$1,362,816
City			
Exemption Value	$0	$0	$0
Taxable Value	$1,362,816	$1,362,816	$1,362,816
Regional			
Exemption Value	$0	$0	$0
Taxable Value	$1,362,816	$1,362,816	$1,362,816

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
12/17/2019	$29,065,700	31768-1992	Qual on DOS, multi-parcel sale
07/01/2000	$8,524,000	19210-0644	Other disqualified

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Version:

ATTACHMENT B

Trip Generation Calculations & Data

TABLE 1 - TRIP GENERATION ANALYSIS

DAILY

Land Use		ITE Code	Size	Trip Generation Rate	In	Out	Total Trips		
							In	Out	Total
Existing	Nursing Home	620	269 Beds	T = 3.06 (X)	50%	50%	412	411	823
	Assisted Living Facility	254	60 Beds	T = 2.6 (X)	50%	50%	78	78	156
						Subtotal	490	489	979
Proposed	Nursing Home	620	269 Beds	T = 3.06 (X)	50%	50%	412	411	823
	Assisted Living Facility	254	60 Beds	T = 2.6 (X)	50%	50%	78	78	156
						Subtotal	490	489	979
Net New Trips (Proposed less Existing)							**0**	**0**	**0**

AM PEAK HOUR

Land Use		ITE Code	Size	Trip Generation Rate	In	Out	Total Trips		
							In	Out	Total
Existing	Nursing Home	620	269 Beds	T = 0.14 (X)	72%	28%	27	11	38
	Assisted Living Facility	254	60 Beds	T = 0.18 (X)	60%	40%	7	4	11
						Subtotal	34	15	49
Proposed	Nursing Home	620	269 Beds	T = 0.14 (X)	72%	28%	27	11	38
	Assisted Living Facility	254	60 Beds	T = 0.18 (X)	60%	40%	7	4	11
						Subtotal	34	15	49
Net New Trips (Proposed less Existing)							**0**	**0**	**0**

PM PEAK HOUR

Land Use		ITE Code	Size	Trip Generation Rate	In	Out	Total Trips		
							In	Out	Total
Existing	Nursing Home	620	269 Beds	T = 0.11 (X) + 3.98	33%	67%	11	23	34
	Assisted Living Facility	254	60 Beds	T = 0.24 (X)	39%	61%	5	9	14
						Subtotal	16	32	48
Proposed	Nursing Home	620	269 Beds	T = 0.11 (X) + 3.98	33%	67%	11	23	34
	Assisted Living Facility	254	60 Beds	T = 0.24 (X)	39%	61%	5	9	14
						Subtotal	16	32	48
Net New Trips (Proposed less Existing)							**0**	**0**	**0**

** Based on 11th Edition ITE Trip Generation Manual*

Land Use: 620
Nursing Home

Description

A nursing home is a facility whose primary function is to provide care for persons who are unable to care for themselves. Examples include rest homes, chronic care, and convalescent homes. Skilled nurses and nursing aides are present 24 hours a day at these sites. Residents often require treatment from a registered healthcare professional for ongoing medical issues. A nursing home resident is not capable of operating a vehicle. Traffic is entirely generated by employees, visitors, and deliveries. Assisted living (Land Use 254) and continuing care retirement community (Land Use 255) are related uses.

Additional Data

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (https://www.ite.org/technical-resources/topics/trip-and-parking-generation/).

The average numbers of person trips per vehicle trip at the three general urban/suburban sites at which both person trip and vehicle trip data were collected were as follows:

- 1.0 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 7 and 9 a.m.
- 1.1 during Weekday, AM Peak Hour of Generator
- 1.5 during Weekday, PM Peak Hour of Generator

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Alberta (CAN), Florida, New Hampshire, New Jersey, New York, Ontario, Canada, and Texas.

Source Numbers

436, 502, 598, 734, 878, 971, 972

Nursing Home
(620)

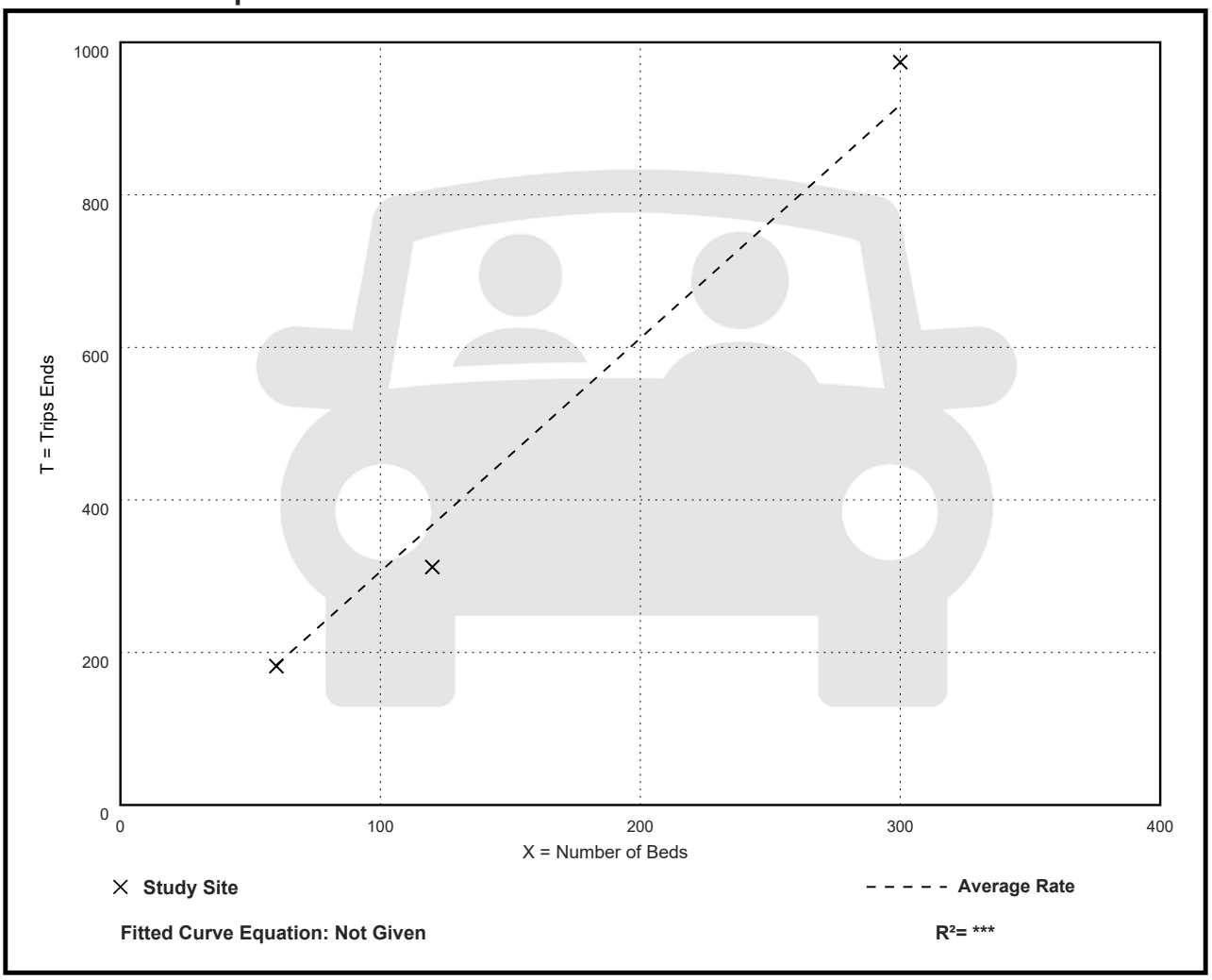
Vehicle Trip Ends vs: Beds
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 3
Avg. Num. of Beds: 160
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Bed

Average Rate	Range of Rates	Standard Deviation
3.06	2.60 - 3.25	0.33

Data Plot and Equation



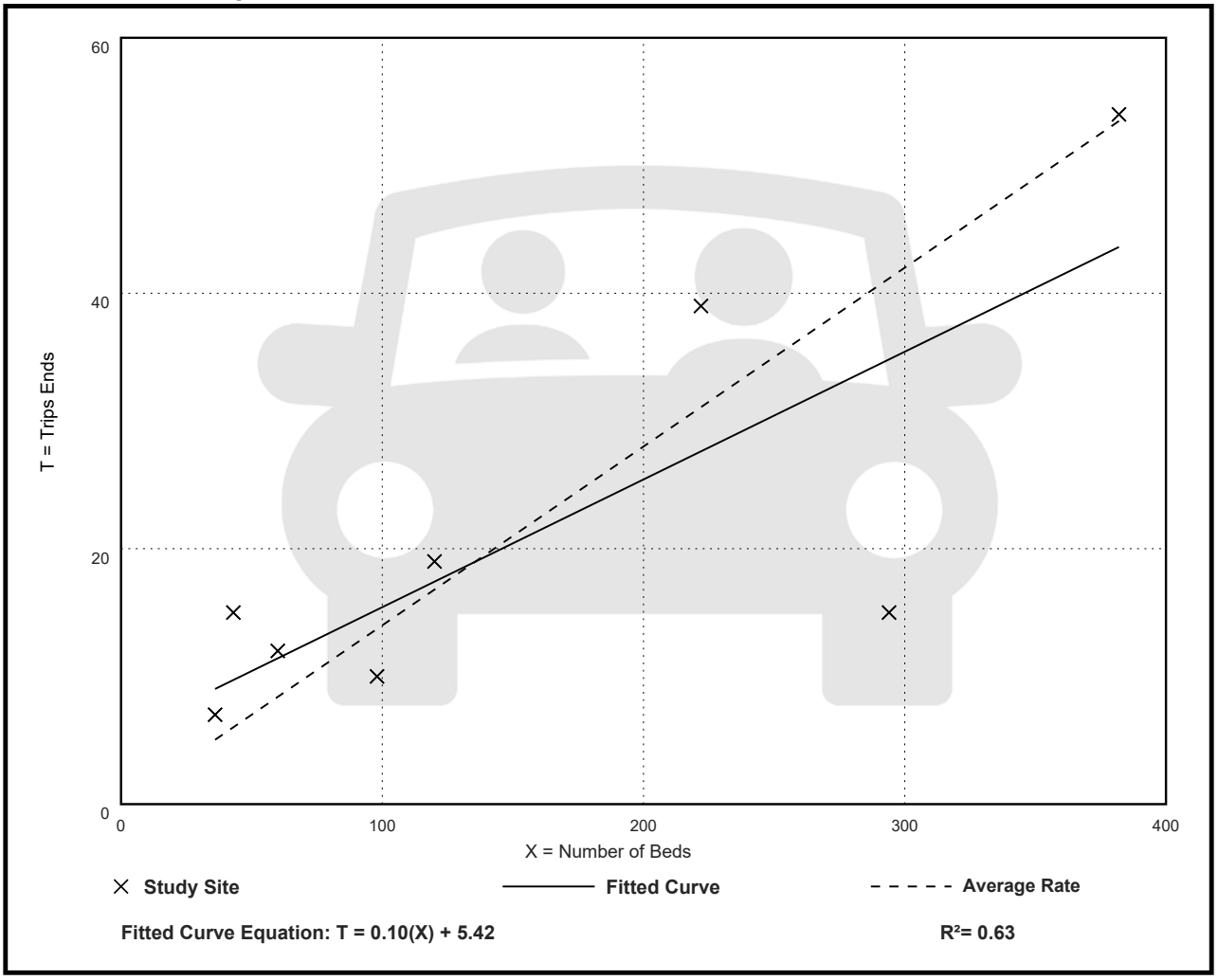
Nursing Home
(620)

Vehicle Trip Ends vs: Beds
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 8
Avg. Num. of Beds: 157
Directional Distribution: 72% entering, 28% exiting

Vehicle Trip Generation per Bed

Average Rate	Range of Rates	Standard Deviation
0.14	0.05 - 0.35	0.07

Data Plot and Equation



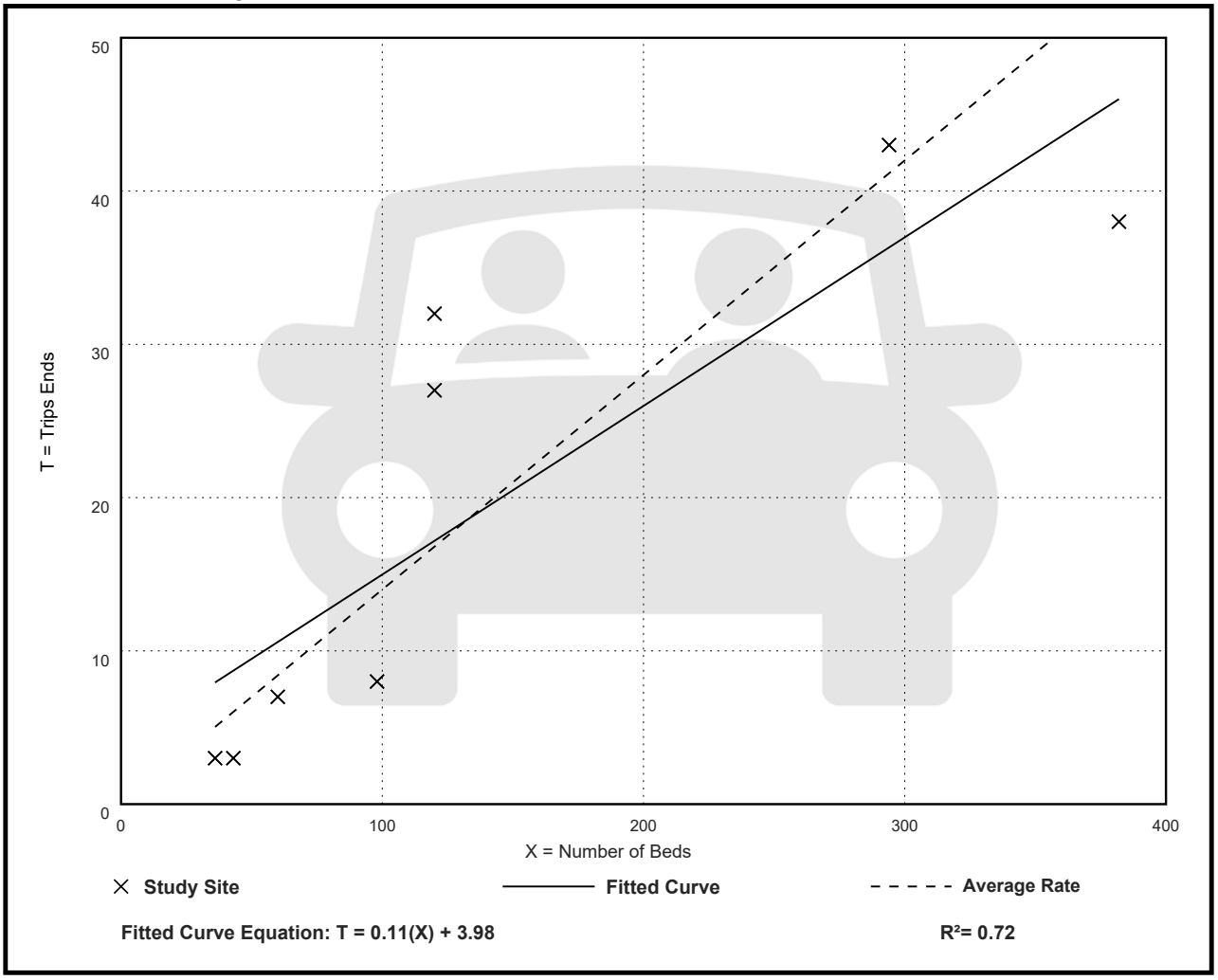
Nursing Home
(620)

Vehicle Trip Ends vs: Beds
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 8
Avg. Num. of Beds: 144
Directional Distribution: 33% entering, 67% exiting

Vehicle Trip Generation per Bed

Average Rate	Range of Rates	Standard Deviation
0.14	0.07 - 0.27	0.06

Data Plot and Equation



Fitted Curve Equation: T = 0.11(X) + 3.98

R^2= 0.72

Land Use: 254
Assisted Living

Description

An assisted living complex is a residential setting that provides either routine general protective oversight or assistance with activities necessary for independent living to persons with mental or physical limitations. The typical resident has difficulty managing in an independent living arrangement but does not require nursing home care. Its centralized services typically include dining, housekeeping, social and physical activities, medication administration, and communal transportation.

The complex commonly provides separate living quarters for each resident. Alzheimer's and ALS care are commonly offered at an assisted living facility. Living quarters for these patients may be located separately from the other residents.

Assisted care commonly bridges the gap between independent living and a nursing home. In some areas of the country, an assisted living residence may be called personal care, residential care, or domiciliary care. Staff may be available at an assisted care facility 24 hours a day, but skilled medical care—which is limited in nature—is not required. Congregate care facility (Land Use 253), continuing care retirement community (Land Use 255), and nursing home (Land Use 620) are related uses.

Additional Data

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (https://www.ite.org/technical-resources/topics/trip-and-parking-generation/).

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Connecticut, New Jersey, New York, Oregon, Pennsylvania, Tennessee, Texas, and Utah.

Source Numbers

244, 573, 581, 611, 725, 876, 877, 912, 1016, 1029

Assisted Living
(254)

Vehicle Trip Ends vs: Beds
On a: Weekday

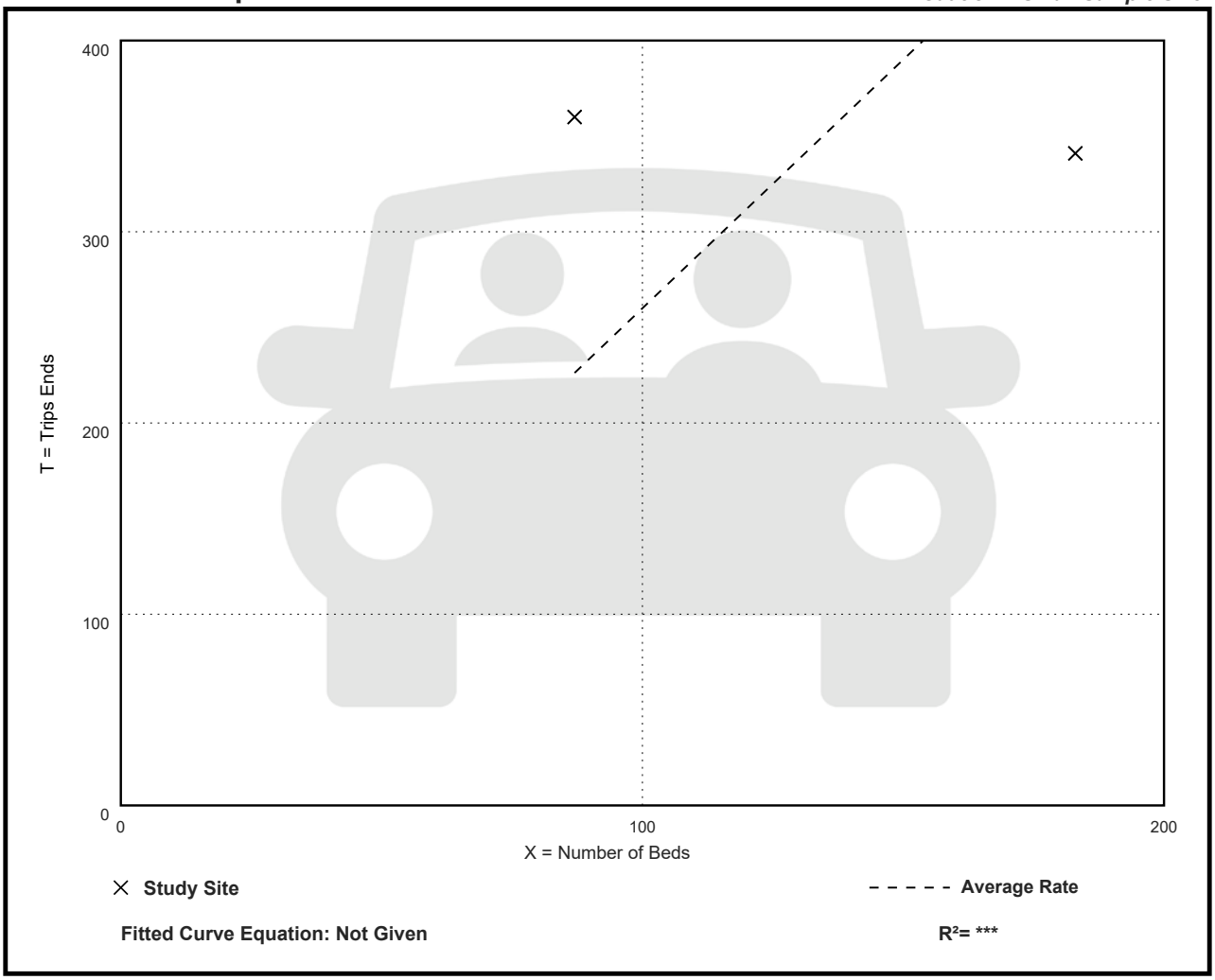
Setting/Location: General Urban/Suburban
Number of Studies: 2
Avg. Num. of Beds: 135
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Bed

Average Rate	Range of Rates	Standard Deviation
2.60	1.86 - 4.14	***

Data Plot and Equation

Caution – Small Sample Size



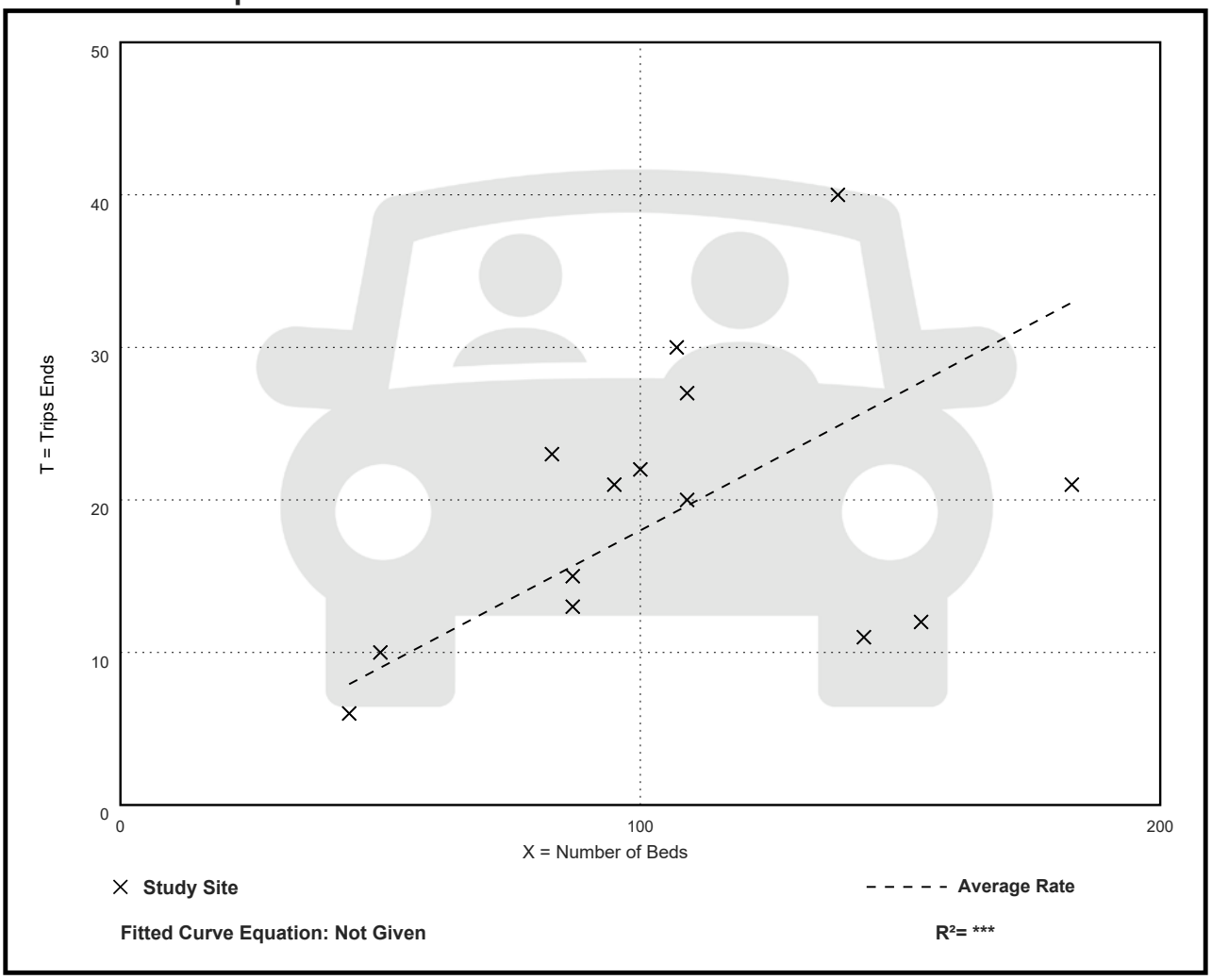
Assisted Living
(254)

Vehicle Trip Ends vs: Beds
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 14
Avg. Num. of Beds: 106
Directional Distribution: 60% entering, 40% exiting

Vehicle Trip Generation per Bed

Average Rate	Range of Rates	Standard Deviation
0.18	0.08 - 0.29	0.08

Data Plot and Equation



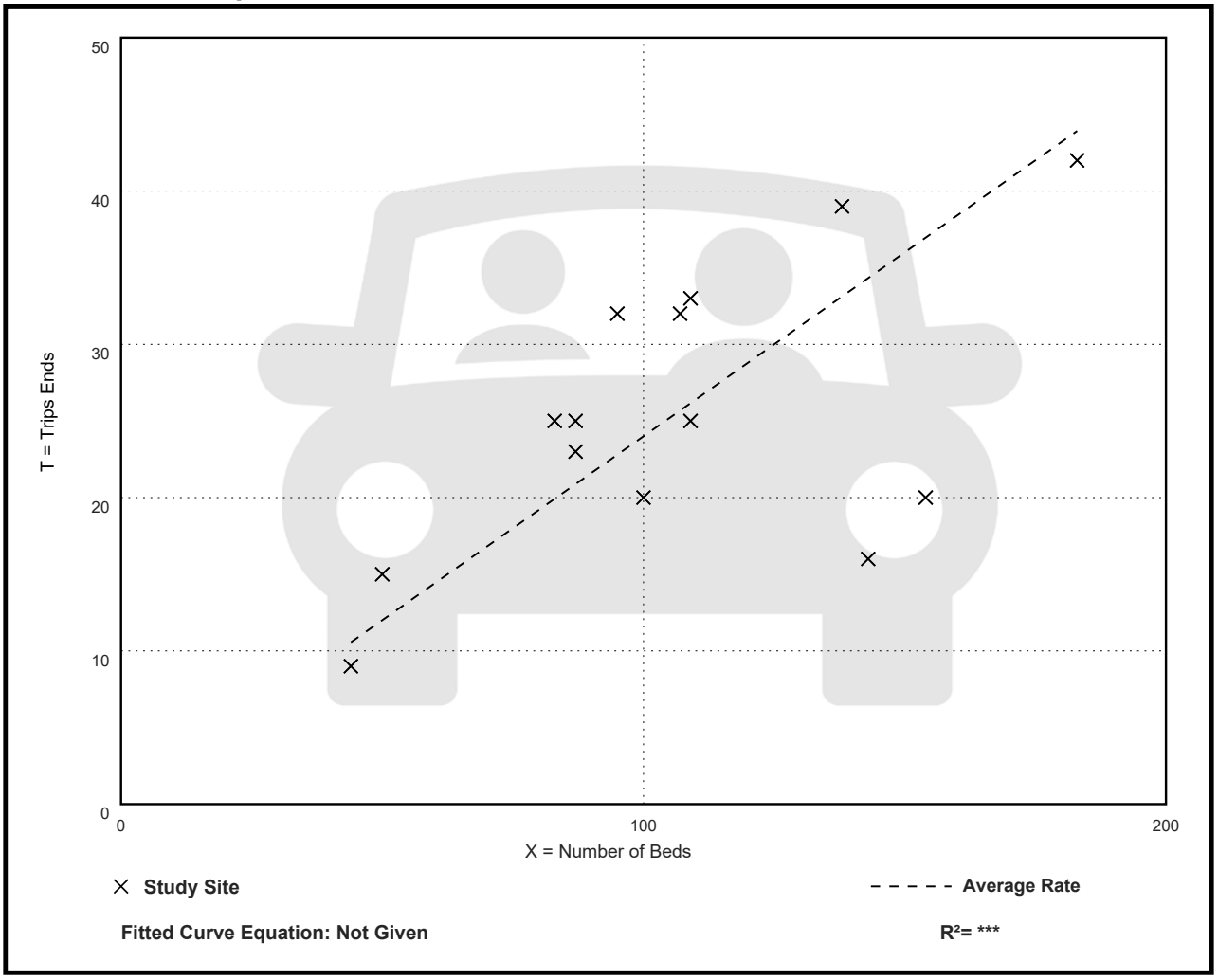
Assisted Living
(254)

Vehicle Trip Ends vs: Beds
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 14
Avg. Num. of Beds: 106
Directional Distribution: 39% entering, 61% exiting

Vehicle Trip Generation per Bed

Average Rate	Range of Rates	Standard Deviation
0.24	0.11 - 0.34	0.07

Data Plot and Equation



City of Miami Springs
201 Westward Drive Miami Springs, FL 33166
Phone: (305) 805-5034 Fax: (305) 805-5036 Website: www.miamisprings-fl.gov

CITY OF MIAMI SPRINGS PLANNING DEPARTMENT

STAFF REPORT

TO	Zoning and Planning Board/City Council
FROM	Josh Nogareda, Senior Planner jnogareda@cgasolutions.com Silvia Vargas, Principal Planner svargas@cgasolutions.com Calvin, Giordano & Associates, Inc. Planning Consultant
CC	JC Jimenez, City Manager Haydee Sera and Roger Pou, City Attorney
DATE	February 9, 2026
SUBJECT	Site Plan review

Property Information

Project No.	05-ZP-25
Applicant(s)	Fairhaven Propco LLC ("Applicant")
Site Address(es)	201 Curtiss Parkway ("Property")
Site Acreage	± 7.05 acres (± 307,268 sq. ft.)
Folio Number(s)	05-3119-010-2480 and 05-3119-010-0620

Property Future Land Use Map and Zoning Designation

Future Land Use	Medical/Residential (proposed)
Zoning District (Proposed)	Medical and Residential Care (MRC) (proposed)
Existing Land Use	Nursing Home

Property

Located at 201 Curtiss Parkway, the subject property (the "Property") is comprised of seven (7) parcels developed with the Miami Springs Skilled Nursing and Rehabilitation Center, a licensed nursing home facility with a maximum capacity of 329 beds, consisting of 269 Skilled Nursing Facility (SNF) beds and 60 Assisted Living Facility (ALF)

beds. The Property has historically functioned as a unified campus and contains multiple buildings developed over time.
Importantly, the site includes the original Miami Springs Hotel, also known as the Country Club Hotel, which was constructed in 1927 and is a designated historic structure under the City's Historic Preservation regulations.

The full legal description, including all seven parcels, is the following:

Parcel 1:

Lot 1, Block 97, SECTION 2 OF COUNTRY CLUB ESTATES, according to the Plat thereof, as recorded in Plat Book 10, at Page 79, of the Public Records of Miami–Dade County, Florida and;

Parcel 2:

Lot 2, Block 97, SECTION 2 OF COUNTRY CLUB ESTATES, according to the Plat thereof, as recorded in Plat Book 10, at Page 79, of the Public Records of Miami–Dade County, Florida and;

Parcel 3:

Tract B, Block 97, REVISED PLAT OF SECTION 2 OF COUNTRY CLUB ESTATES, according to the plat thereof, as recorded in Plat Book 34, at Page 40, of the Public Records of Miami–Dade County, Florida, being identical with Lots 19 and 20, Block 97, Section 2 of Country Club Estates, as recorded in Plat Book 10, at Page 79, of the Public Records of Miami–Dade County, Florida and;

Parcel 4:

All of Block 116, SECTION 2 OF COUNTRY CLUB ESTATES, according to Plat thereof, as recorded in Plat Book 10, Page 79, of the Public Records of Miami–Dade County, Florida, and 40 foot alley lying south and adjacent, closed per Ordinance 69–429, and North 10 feet of Lots 1 through 10, Block 96, SECTION 2 OF COUNTRY CLUB ESTATES, according to the Plat thereof, as recorded in Plat Book 10, at Page 79, of the Public Records of Miami–Dade County, Florida and;

Parcel 5:

South 120 feet of Lots 1 through 10, Block 96, and 16 foot alley lying north and adjacent, closed per Ordinance 87–120, SECTION 2 OF COUNTRY CLUB ESTATES, according to the Plat thereof, as recorded in Plat Book 10, at Page 79, of the Public Records of Miami–Dade County, Florida and;

Parcel 6:

Lot 18, Block 97, SECTION 2 OF COUNTRY CLUB ESTATES, according to the Plat thereof, as recorded in Plat Book 10, at Page 79, of the Public Records of Miami–Dade County, Florida and;

Parcel 7:

Lot 21, Block 97, SECTION 2 OF COUNTRY CLUB ESTATES, according to the Plat thereof, as recorded in Plat Book 10, at Page 79, of the Public Records of Miami–Dade County, Florida.

Of the seven parcels listed above, only Parcels 4 and 5—as labeled and identified on Figure 1, Site Aerial Map— (corresponding to Folio Nos. 05-3119-010-2480 and 05-3119-010-0620) are included within the scope of the current Site Plan application and proposed improvements. The proposed site plan improvements are limited to these parcels only. The remaining parcels that comprise the larger campus are not included in the scope of the Site Plan review or approval.

Figure 1, Site Aerial Map, provides a visual reference of the overall Property layout, identifies Parcels 4 and 5 subject to the Site Plan review, and illustrates the surrounding context.

Figure 1. Site Aerial Map



Site Aerial Map

201 Curtiss Parkway

Date: 2/9/2026

0 100 Feet

Adjacent Land Use Map Classifications and Zoning Districts

North	**Future Land Use**	MULTIFAMILY RESIDENTIAL
	Zoning District	R-3C MULTIPLE FAMILY MEDIUM DENSITY
	Existing Land Use	MULTIFAMILY
East	**Future Land Use**	SINGLE FAMILY RESIDENTIAL
	Zoning District	R-1B SINGLE FAMILY RESIDENTIAL
	Existing Land Use	SINGLE FAMILY
South	**Future Land Use**	SINGLE FAMILY RESIDENTIAL
	Zoning District	R-1B SINGLE FAMILY RESIDENTIAL
	Existing Land Use	SINGLE FAMILY
West	**Future Land Use**	SINGLE FAMILY RESIDENTIAL
	Zoning District	R-1B SINGLE FAMILY RESIDENTIAL
	Existing Land Use	SINGLE FAMILY

Proposal Summary

The Applicant initially submitted a site plan concept that contemplated redevelopment activities across the broader Miami Springs Nursing & Rehabilitation Center campus, which consists of seven (7) parcels located at 201 Curtiss Parkway.

The Zoning and Planning Board (the "Board") reviewed the associated zoning applications on December 2, 2025. Rather than proceeding with a campus-wide redevelopment framework, the Board recommended that the City Council pursue a more tailored regulatory approach specific to nursing, convalescent, and extended-care facilities.

On December 8, 2025, the City Council accepted the Board's recommendation and directed the Applicant to proceed with a companion Zoning Code Text Amendment to establish a new Medical and Residential Care (MRC) zoning district, along with a Zoning Map Amendment applicable to two (2) parcels identified by Folio Nos. 05-3119-010-2480 and 05-3119-010-0620.

Originally, the Applicant requested a Future Land Use Map (FLUM) amending two parcels identified as Folio Nos. 05-3119-010-0620 and 05-3119-010-0680. However, pursuant to recommendations provided by the Zoning and Planning Board and directions from the City Council, the request was revised. Under the current proposal, the FLUM amendment request is limited solely to Folio No. 05-3119-010-0620, and Folio No. 05-3119-010-0680 will retain its existing Single-Family Residential Future Land Use

designation. Folio No. 05-3119-010-2480 is already designated for medical use on the Future Land Use Map and is not part of the FLUM amendment request.

Consistent with the direction provided by the Board and City Council, the Applicant subsequently refined the scope of the development proposal. The current Site Plan application is limited to Parcels 4 and 5, identified on Figure 1, Site Aerial Map, corresponding to Folio Nos. 05-3119-010-2480 and 05-3119-010-0620, and does not extend to the remaining parcels that comprise the larger campus. It is noted that the public right-of-way for Reinette Drive separates these parcels from the remainder of the Property.

The Site Plan request includes construction of a new three-story building to accommodate the relocation of 117 existing licensed beds, as well as reconfiguration and improvement of on-site parking and internal circulation within the subject parcels. As proposed, the Site Plan provides 188 parking spaces, maintains lot coverage of approximately 31.9 percent, and provides approximately 32.4 percent green area within the area subject to the Site Plan review, and is in substantial compliance with the development standards proposed under the companion request to establish the Medical and Residential Care (MRC) zoning district.

Property History

The property located at 201 Curtiss Parkway was originally developed in 1927 as the Hotel Country Club aka Pueblo Hotel by aviation pioneer Glenn H. Curtiss. In 1930, the Property was sold to Dr. John Harvey Kellogg, who converted the hotel into the Miami-Battle Creek Sanitarium, a health resort focused on therapeutic wellness and lifestyle medicine. During World War II, the facility was leased to the Air Transport Command for use as a convalescent facility for military personnel. After the war, it reverted to the Kellogg operation and continued functioning as a wellness center.

In 1959, the site was sold to the Palms Spa Corporation and remained in health-related use. Over time, the Property transitioned into a senior care facility and changed ownership several times—first to Lutheran Services for the Elderly, and later to Fair Havens Realty Corp. LLC. In 2019, the Property was acquired by Fair Havens PropCo LLC, which continues to operate the site as the Miami Springs Nursing & Rehabilitation Center, a licensed 329-bed nursing facility.

The original hotel building, located at the northwest corner of the site, was formally designated a Historic Site by the City of Miami Springs Historic Preservation Board on February 23, 1984, pursuant to the City's Historic Preservation Ordinance. The property has seen several expansions throughout its history. The Kellogg Wing, added in the 1930s, marked the transition from hotel to sanitarium, while additional buildings constructed along Navarre Boulevard in the 1970s supported its long-term use as a nursing home.

Today, the site continues to serve as a nursing and rehabilitation center, providing 269 Skilled Nursing Facility (SNF) beds and 60 Assisted Living Facility (ALF) beds for a total of 329 beds. However, like many similar older facilities, the Miami Springs Nursing & Rehabilitation Center experienced operational challenges during the COVID-19 pandemic related to room occupancy and shared accommodations. Although the facility is licensed for the number of beds it provides, the current buildings do not adequately meet modern healthcare standards that prioritize patient privacy, infection control, and quality of care.

To address these concerns, the applicant is seeking Site Plan approval to relocate 117 of the existing licensed beds into new rooms within a three-story addition located on Parcels 4 and 5, as identified on Figure 1, Site Aerial Map.

Project Description

The Applicant proposes improvements to a portion of the existing Miami Springs Nursing & Rehabilitation Center property located at 201 Curtiss Parkway. The scope of the Site Plan application is limited to Parcels 4 and 5, as identified on Figure 1, Site Aerial Map, which together form part of the larger seven-parcel campus. The facility is licensed for a maximum of, and operates with, 329 beds.

The proposal includes construction of a new three-story, approximately 53,345-square-foot connected structure that will allow for the relocation of 117 of the existing skilled nursing beds into new rooms within the new building addition, without increasing the total number of licensed beds. The project also includes reconfiguration of on-site parking and internal circulation within the subject parcels. As proposed, the Site Plan provides a total of 188 off-street parking spaces, based on AHCA parking guidelines.

Within the area subject to the Site Plan review, the proposed improvements maintain approximately 31.9 percent lot coverage, approximately 32.4 percent green area, and approximately 35.7 percent paved area.

As a condition of approval, the Applicant shall be required to execute a Unity of Title or Covenant-in-Lieu of Unity of Title for the parcels subject to the Site Plan, in a form acceptable to the City Attorney.

Approval of the Site Plan is contingent upon approval of the concurrent Future Land Use Map (FLUM) Amendment (applicable only to Folio No. 05-3119-010-0620), Zoning Code Text Amendment to establish the Medical and Residential Care (MRC) zoning district, and Zoning Map Amendment, which together establish the regulatory framework enabling the proposed redevelopment.

Development Review

Staff have evaluated the proposed development for consistency with the provisions of the new proposed 'Sec. 150-081. MRC - Medical and residential care district'. The following table summarizes the outcome of the Staff's review.

Sec. 150-081. MRC - Medical and residential care district (proposed).		
Regulation	**Standard / Requirement(proposed)**	**Provided**
		Skilled Nursing Facility (SNF) and Assisted Living Facility (ALF) occupancy
Sec. 150-081.Permitted uses		
Sec. 150-081		Nursing, convalescent, and extended-care homes; assisted living facilities
Sec. 150-081 Setbacks		
Front (Curtiss Pkwy)	All yards facing a street: fifteen (15) feet	103.8' (existing)
Sides (Reinette Dr and Navarre/Crescent Dr)	All yards facing a street: fifteen (15) feet	Reinette Dr -15' Navarre Dr - 30' Crescent Dr – existing non-conforming setback (unchanged)
Rear (Morningside Dr)	All yards facing a street: fifteen (15) feet	15'
Sec. 150-081 Height		
Max. height The maximum building height shall be forty (40) feet or three (3) stories	40 feet 3 Stories	Top of roof: 35-6" Top of parapet: 37'-10" Number of stories: 3
Sec. 150-081 Parking Requirements.		

At least one (1) parking space for each two (2) beds for patients contained in such buildings.	329 BEDS/ 2 = 165 Spaces TOTAL PARKING REQUIRED = 165 Spaces	TOTAL PARKING PROVIDED 188 PARKING

Recommendations

The proposed Site Plan significantly modernizes the Miami Springs Skilled Nursing and Rehabilitation Center campus for the first time in over fifty years, improving landscaping buffering, and internal circulation and connectivity to the surrounding area. The proposal does not increase capacity of the existing facility but enhances the functionality and aesthetics of the buildings and campus. Staff recommends **approval** contingent upon approval by Council of the concurrent FLUM amendment, Amendment of the Zoning Code to create the New Medical and Residential Care District (MRC), and Rezoning property to MRC, and subject to the following conditions.

General Conditions

1. Plans submitted for building permit shall substantially comply with the following documents. Determination of substantial compliance shall be made by the City:

    - Boundary Survey: Prepared by Fortin, Leavy, Skiles, Inc., updated July 16, 2024, and signed by Daniel C. Fortin, PSM.
    - Architectural Plan Set: Prepared by Bellon Architecture dated January 30, 2026, and signed by Leopoldo Bellon.
    - Engineering Plan Set: Prepared by Zamora & Associates, Inc. dated January 30, 2026 and signed by Gerardo Zamora.
    - Landscape Plan Set: Prepared by Landscape Architectural Services, LLC. Revised January 29, 2026, and signed by Paul Goulas.
    - Arborist Report: Prepared by Jeff Shimonski dated August 1, 2025.
    - Traffic Study: Prepared by Vala Group revised January 25, 2026.

2. This development order shall expire two (2) years from the date of adoption of this Resolution. To avoid expiration of the site plan, the Applicant shall apply for and obtain a building permit for substantial construction prior to the expiration of the timeframes set forth above.

3. No new development application shall be accepted, and no building permit or certificate of occupancy shall be issued for the property until all application fees, cost

recovery deposits and payments, and outstanding fees and fines related to the property (including fees related to any previous development proposal applications on the property), have been paid in full.

Pre-Building Permit Conditions.

Prior to the issuance of a building permit, the Applicant shall:

1. Submit a Unity of Title or a Covenant-in-Lieu of Unity of Title, in a form acceptable to the City Attorney, unifying Folio Nos. 05-3119-010-2480 and 05-3119-010-0620, as identified on Figure 1, Site Aerial Map, prior to recordation and prior to building permit issuance.

2. Prior to issuance of a Certificate of Occupancy, all side and rear yard setback areas abutting existing single-family residential uses or zoning, as well as yards facing existing single-family residential uses or zoning across streets sixty (60) feet or less in width, shall be developed with a densely planted greenbelt with a minimum width of five (5) feet. The required greenbelt shall be penetrated only where necessary to provide vehicular or pedestrian ingress or egress to the property and shall be maintained in perpetuity.

3. Provide sidewalk segments to ensure continuous pedestrian connectivity along all street-facing sides of the Property. The permit plan site layout shall include sidewalks along Curtiss Parkway, Morningside, Navarre and Reinette Drives, as well as any site locations where sidewalks are missing or deficient.

4. Submit a Paving, Grading and Drainage (PGD) Plan, prepared by an engineer registered in the State of Florida, with spot elevations, contours (not less than 0.5-foot intervals) and cross sections.

5. Provide finished floor elevation (FFE) and minimum elevations for water proofing on the PGD Plan. The PGD Plan shall include labels for all swales/berms top and bottom width, elevations and label all side slopes (H:V). Areas of special concern shall include swales/berms along property boundaries.

6. Submit an offsite public (ROW) improvements plan. This plan shall summarize the quantities (square yards/linear feet, etc.) for all improvements and restoration on the right of way including but not limited to milling and repaving, utility trench restoration, turf restoration, curb and gutter, sidewalk, turn lanes, signals, and public utilities. Offsite work to be shown on a separate plan for clarity and accompanied by a detailed engineer's probable cost estimate.

7. Submit a Maintenance of Traffic (MOT) Plan to ensure safe passage of both pedestrians and motorists during construction. In the event the Public Works Department determines that off-duty police officers are required for the direction and safety of traffic and the general public, the Applicant shall coordinate with the City Police Department for the assignment of off-duty police officers, which shall be given first priority to perform the off-duty police services pursuant to Sec. 96-26 of the Code of Ordinances.

8. Submit a Stormwater Pollution Prevention Plan (SWPPP), for all phases of construction including demolition, that shall comply with the applicable requirements of Chapter 53, Division 3 of the Code of Ordinances.

9. Provide proof of coordination, approved plans/permits and/or agreements with all outside agencies to include Florida Department of Environmental Protection (FDEP) NOI, Miami-Dade County Public Works (MDCPW), Miami-Dade County Water and Sewer Dept. (WASD) and Miami-Dade County Environmental Resources Management (DERM).

10. Provide at least one (1) electric vehicle (EV) charging station on the Property. The location shall be identified on the permit plans.

11. Evaluate opportunities to include designated low-speed vehicle (LSV) parking spaces without having to reduce the required parking or impairing circulation. If feasible to provide, such spaces shall be identified on the permit plans and shall provide appropriate signage.

12. All tree removal shall be permitted and carried out in compliance with the provisions of Sec. 54-06 of the City Code.

13. Tree replacement shall follow the provisions of Sec. 54-06(f)(2)(e). If replacement is not feasible on-site, then alternative off-site replacement shall be required, or, as a last alternative, there shall be a contribution made to the City tree trust fund for the full equivalent value of the replacement tree or trees.

14. Existing trees that will remain shall be protected during construction per Sec. 54-06(G). Include in the permit plans a detail of the tree protection barrier and locate on the plan where they will be placed.

15. Signage is subject to separate permitting and approval by the City.

16. Consider adding a historic building marker or plaque reflecting the building's historical and architectural significance. The design shall comply with the limitations of Sec. 150-035 and be submitted for review and approval by the Historic Preservation Board and the Zoning and Planning Department.

17. All parking areas shall be constructed using pervious pavement systems, including but not limited to approved grid/cell systems, permeable pavers, pervious concrete, or porous asphalt. Such systems shall provide a minimum surface infiltration rate of 1.5 inches per hour, as demonstrated in accordance with ASTM C1701 or an equivalent standard. Native soils shall demonstrate an exfiltration rate of at least 0.5 inches per hour; where this standard cannot be met, the pervious pavement system shall include an engineered underdrain, subject to approval by the City Manager or designee.

Historic Compliance condition

1. Development of the site plan is conditioned upon full compliance with the Certificate of Appropriateness approved by the Historic Preservation Board for the designated historic structure on the site, including all conditions of approval set forth in the associated Historic Preservation Board resolution. No building permit, phased permit, or certificate of occupancy for development of the proposed new building and related improvements shall be issued unless and until:

    a. Completion of all construction, repair and preservation treatment shown on the approved Certificate of Appropriateness and related plans and drawings is confirmed; and

    b. The City confirms that the restoration work affecting the historic structure has been completed in substantial conformance with the approved Certificate of Appropriateness and its conditions, as determined by the Historic Preservation Board or its designee. Compliance with the Certificate of Appropriateness shall be verified independently of this Site Plan approval and shall remain under the exclusive jurisdiction of the Historic Preservation Board pursuant to Chapter 153 of the City Code.

Attachments

1. Development Application (On file, available through the City Clerk's office)
2. Letter of Intent
3. Survey
4. Architectural Plan Set
5. Civil Engineering Plan Set
6. Landscape Plan Set
7. Arborist Report
8. Traffic Study

RESOLUTION NO. 2026 - _____

A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF MIAMI SPRINGS, FLORIDA, [APPROVING / APPROVING WITH CONDITIONS / DENYING] A SITE PLAN APPLICATION BY FAIR HAVENS PROPCO LLC FOR THE FAIR HAVENS NURSING & REHABILITATION CENTER SITE PLAN ON THE PROPERTY LOCATED AT THE APPROXIMATELY ±5.49 NET ACRES OF PROPERTY LOCATED AT 201 CURTISS PARKWAY AND DESIGNATED PROPERTY FOLIO NOS. 05-3119-010-2480 AND 05-3119-010-0620; PROVIDING FOR CONDITIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Fair Havens Propco LLC (the "Applicant") has submitted a Site Plan Application pursuant to the City of Miami Springs Code of Ordinances (the "Code") for redevelopment of the Miami Springs Nursing & Rehabilitation Center property (the "Application"); and

WHEREAS, the Site Plan Application applies to the two (2) parcels totaling approximately 5.49-acres under common ownership, legally described in Exhibit "A" and identified by the following Miami-Dade County Folio Nos. 05-3119-010-2480 and 05-3119-010-0620 (collectively, the "Property"); and

WHEREAS, the Application proposes to build a new three-story structure of approximately 53,345 square feet along with associated renovations to existing facilities, landscaping, parking improvements, and revised internal circulation patterns throughout Property; and

WHEREAS, on _____, 2026, the City Council conducted a duly noticed public hearing, and, after considering the presentations by the Applicant and the City, the Application, the Staff Report, and other evidence entered into the record, voted to [approve / approve with conditions / deny] the Application in accordance with the law; and

WHEREAS, the Mayor and City Council find that the Site Plan [meets/does not meet] the requirements of the City Code; is consistent with the City's Comprehensive Plan and furthers the purpose, goals, objectives, and policies of same; and

WHEREAS, the Mayor and City Council find that this Resolution is in the best interest and welfare of the citizens of the City.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF MIAMI SPRINGS, FLORIDA, AS FOLLOWS:

Section 1. Recitals. The above recitals are true and correct and are incorporated herein by this reference.

Section 2. Decision. The City Council hereby [approves/approves with conditions/denies] the Site Plan attached hereto as Exhibit "B" with the conditions set forth herein.

Section 3. Conditions. The approval granted by this Resolution is subject to compliance with the following conditions, to which the Applicant stipulated and agreed to at the public hearing:

A. General Conditions.

1. Plans submitted for building permit shall substantially comply with the following documents. Determination of substantial compliance shall be made by the City:
   - Boundary Survey: Prepared by Fortin, Leavy, Skiles, Inc., updated July 16, 2024, and signed by Daniel C. Fortin, PSM.
   - Architectural Plan Set: Prepared by Bellon Architecture dated January 30, 2026, and signed by Leopoldo Bellon.
   - Engineering Plan Set: Prepared by Zamora & Associates, Inc. dated January 30, 2026 and signed by Gerardo Zamora.
   - Landscape Plan Set: Prepared by Landscape Architectural Services, LLC. Revised January 29, 2026, and signed by Paul Goulas.
   - Arborist Report: Prepared by Jeff Shimonski dated August 1, 2025.
   - Traffic Study: Prepared by Vala Group revised January 25, 2026.
2. This development order shall expire two (2) years from the date of adoption of this Resolution. To avoid expiration of the site plan, the Applicant shall apply for and obtain a building permit for substantial construction prior to the expiration of the timeframes set forth above.
3. No new development application shall be accepted, and no building permit or certificate of occupancy shall be issued for the property until all application fees, cost recovery deposits and payments, and outstanding

fees and fines related to the property (including fees related to any previous development proposal applications on the property), have been paid in full.

B. Pre-Building Permit Conditions.

Prior to the issuance of a building permit, the Applicant shall:

1. Submit a Unity of Title or a Covenant-in-Lieu of Unity of Title, in a form acceptable to the City Attorney, unifying Folio Nos. 05-3119-010-2480 and 05-3119-010-0620 prior to recordation and prior to building permit issuance.
2. Prior to issuance of a Certificate of Occupancy, all side and rear yard setback areas abutting existing single-family residential uses or zoning, as well as yards facing existing single-family residential uses or zoning across streets sixty (60) feet or less in width, shall be developed with a densely planted greenbelt with a minimum width of five (5) feet. The required greenbelt shall be penetrated only where necessary to provide vehicular or pedestrian ingress or egress to the property and shall be maintained in perpetuity.
3. Provide sidewalk segments to ensure continuous pedestrian connectivity along all street-facing sides of the Property. The permit plan site layout shall include sidewalks along Curtiss Parkway, Morningside, Navarre and Reinette Drives, as well as any site locations where sidewalks are missing or deficient.
4. Submit a Paving, Grading and Drainage (PGD) Plan, prepared by an engineer registered in the State of Florida, with spot elevations, contours (not less than 0.5-foot intervals) and cross sections.
5. Provide finished floor elevation (FFE) and minimum elevations for water proofing on the PGD Plan. The PGD Plan shall include labels for all swales/berms top and bottom width, elevations and label all side slopes (H:V). Areas of special concern shall include swales/berms along property boundaries.
6. Submit an offsite public right-of-way (ROW) improvements plan. This plan shall summarize the quantities (square yards/linear feet, etc.) for all improvements and restoration on the right of way including but not limited

to milling and repaving, utility trench restoration, turf restoration, curb and gutter, sidewalk, turn lanes, signals, and public utilities. Offsite work to be shown on a separate plan for clarity and accompanied by a detailed engineer's probable cost estimate.

7. Submit a Maintenance of Traffic (MOT) Plan to ensure safe passage of both pedestrians and motorists during construction. In the event the Public Works Department determines that off-duty police officers are required for the direction and safety of traffic and the general public, the Applicant shall coordinate with the City Police Department for the assignment of off-duty police officers, which shall be given first priority to perform the off-duty police services pursuant to Sec. 96-26 of the Code of Ordinances.
8. Submit a Stormwater Pollution Prevention Plan (SWPPP), for all phases of construction including demolition, that shall comply with the applicable requirements of Chapter 53, Division 3 of the Code of Ordinances.
9. Provide proof of coordination, approved plans/permits and/or agreements with all outside agencies to include Florida Department of Environmental Protection (FDEP) NOI, Miami-Dade County Public Works (MDCPW), Miami-Dade County Water and Sewer Dept. (WASD) and Miami-Dade County Environmental Resources Management (DERM).
10. Provide at least one (1) electric vehicle (EV) charging station on the Property. The location shall be identified on the permit plans.
11. Evaluate opportunities to include designated low-speed vehicle (LSV) parking spaces without having to reduce the required parking or impairing circulation. If feasible to provide, such spaces shall be identified on the permit plans and shall provide appropriate signage.
12. All tree removal shall be permitted and carried out in compliance with the provisions of Sec. 54-06 of the City Code.
13. Tree replacement shall follow the provisions of Sec. 54-06(f)(2)(e). If replacement is not feasible on-site, then alternative off-site replacement shall be required, or, as a last alternative, there shall be a contribution made to the City tree trust fund for the full equivalent value of the replacement tree

or trees.

14. Existing trees that will remain shall be protected during construction per Sec. 54-06(G). Include in the permit plans a detail of the tree protection barrier and locate on the plan where they will be placed.
15. Signage is subject to separate permitting and approval by the City.
16. Applicant shall provide a historic building marker or plaque reflecting the building's historical and architectural significance. The design shall comply with the limitations of Sec. 150-035 and be submitted for review and approval by the Historic Preservation Board and the Zoning and Planning Department.
17. All parking areas shall be constructed using pervious pavement systems, including but not limited to approved grid/cell systems, permeable pavers, pervious concrete, or porous asphalt. Such systems shall provide a minimum surface infiltration rate of 1.5 inches per hour, as demonstrated in accordance with ASTM C1701 or an equivalent standard. Native soils shall demonstrate an exfiltration rate of at least 0.5 inches per hour; where this standard cannot be met, the pervious pavement system shall include an engineered underdrain, subject to approval by the City Manager or designee.

C. Historic Compliance Conditions.

1. Development of the site plan is conditioned upon full compliance with the Certificate of Appropriateness approved by the Historic Preservation Board for the designated historic structure on the site, including all conditions of approval set forth in the associated Historic Preservation Board resolution. No building permit, phased permit, or certificate of occupancy for development of the proposed new building and related improvements shall be issued unless and until:
    a. Completion of all construction, repair and preservation treatment shown on the approved Certificate of Appropriateness and related plans and drawings is confirmed; and

b. The City confirms that the restoration work affecting the historic structure has been completed in substantial conformance with the approved Certificate of Appropriateness and its conditions, as determined by the Historic Preservation Board or its designee. Compliance with the Certificate of Appropriateness shall be verified independently of this Site Plan approval and shall remain under the exclusive jurisdiction of the Historic Preservation Board pursuant to Chapter 153 of the City Code.

.

Section 4. Violation of Conditions, Limitations of Approval. Noncompliance with the terms and conditions of this approval will be considered a violation, and penalties may include but are not limited to revocation of the approval granted by this resolution. The issuance of this development permit does not in any way create a vested right(s) on the part of the Applicant to obtain a permit from a county, state, or federal agency, and does not create any liability on the part of the municipality for issuance of the permit if the Applicant fails to obtain requisite approvals or does not fulfill the obligations imposed by a county, state or federal agency or undertakes actions that result in a violation of county, state, or federal law.

Section 5. Effective Date. This Resolution shall be in force and take effect immediately upon its passage and adoption.

The foregoing Resolution was offered by _____ who moved its adoption. The motion was seconded by _____ and upon being put to a vote, the vote was as follows:

Mayor Walter Fajet	_____
Vice Mayor Joseph Dion	_____
Councilmember Orlando Lamas	_____
Councilmember Fabian Perez-Crespo	_____
Councilmember Jorge Santin	_____

PASSED AND ADOPTED this ____ day of _____, 2026.

_____

WALTER FAJET
MAYOR

ATTEST:

_____
ERIKA GONZALEZ, MMC
CITY CLERK

APPROVED AS TO FORM AND LEGAL SUFFICIENCY
FOR THE USE AND RELIANCE OF THE CITY OF MIAMI SPRINGS ONLY:

_____
WEISS SEROTA HELFMAN COLE & BIERMAN, P.L.
CITY ATTORNEY

EXHIBIT A

Legal Description

Parcel 1:

Lot 1, Block 97, SECTION 2 OF COUNTRY CLUB ESTATES, according to the Plat thereof, as recorded in Plat Book 10, at Page 79, of the Public Records of Miami–Dade County, Florida and;

Parcel 2:

Lot 2, Block 97, SECTION 2 OF COUNTRY CLUB ESTATES, according to the Plat thereof, as recorded in Plat Book 10, at Page 79, of the Public Records of Miami–Dade County, Florida and;

Parcel 3:

Tract B, Block 97, REVISED PLAT OF SECTION 2 OF COUNTRY CLUB ESTATES, according to the plat thereof, as recorded in Plat Book 34, at Page 40, of the Public Records of Miami–Dade County, Florida, being identical with Lots 19 and 20, Block 97, Section 2 of Country Club Estates, as recorded in Plat Book 10, at Page 79, of the Public Records of Miami–Dade County, Florida and;

Parcel 4:

All of Block 116, SECTION 2 OF COUNTRY CLUB ESTATES, according to Plat thereof, as recorded in Plat Book 10, Page 79, of the Public Records of Miami–Dade County, Florida, and 40 foot alley lying south and adjacent, closed per Ordinance 69–429, and North 10 feet of Lots 1 through 10, Block 96, SECTION 2 OF COUNTRY CLUB ESTATES, according to the Plat thereof, as recorded in Plat Book 10, at Page 79, of the Public Records of Miami–Dade County, Florida and;

Parcel 5:

South 120 feet of Lots 1 through 10, Block 96, and 16 foot alley lying north and adjacent, closed per Ordinance 87–120, SECTION 2 OF COUNTRY CLUB ESTATES, according to the Plat thereof, as recorded in Plat Book 10, at Page 79, of the Public Records of Miami–Dade County, Florida and;

Parcel 6:

Lot 18, Block 97, SECTION 2 OF COUNTRY CLUB ESTATES, according to the Plat thereof, as recorded in Plat Book 10, at Page 79, of the Public Records of Miami–Dade County, Florida and;

Parcel 7:

Lot 21, Block 97, SECTION 2 OF COUNTRY CLUB ESTATES, according to the Plat thereof, as recorded in Plat Book 10, at Page 79, of the Public Records of Miami–Dade County, Florida.

EXHIBIT B

Proposed Site Plan

(See attached)

BERCOW
RADELL
FERNANDEZ
LARKIN +
TAPANES

ZONING, LAND USE AND ENVIRONMENTAL LAW

200 S. Biscayne Boulevard
Suite 300, Miami, FL 33131

www.brzoninglaw.com

305.377.6229 office
305.377.6222 fax
gpenn@brzoninglaw.com

January 30, 2026

VIA ELECTRONIC MAIL

Ms. Silvia Vargas
City of Miami Springs
Zoning & Planning Department
201 Westward Drive
Miami Springs, FL 33166

Re: Revised and Updated Letter of Intent for the Miami Springs Nursing and Rehab Center Property Located at 201 Curtiss Parkway, Miami Springs, Florida

Dear Ms. Vargas,

This firm represents Fairhaven Propco LLC (the "Applicant"), the owner of the Miami Springs Nursing and Rehab Center located at 201 Curtiss Parkway (the "Property") in the City of Miami Springs (the "City"). This letter shall serve as the Applicant's revised and updated letter of intent in connection with the following requests: (i) land use map amendment, (ii) zoning change, (iii) zoning code amendment, and (iv) site plan review.

The approval of the requests will allow the Applicant to realize the most significant set of operational improvements to the Property in half a century. In sum, the proposed redevelopment will improve the lives of the Center's patients, set the Property on a path for continued success for its second century, and markedly improve the Center's parking and access.

Property Description. The Property is arguably the most well-known commercial site in the City. The site houses the original Miami Springs Hotel Country Club Hotel building, which was developed in 1927 and is a designated historic structure under the City's regulations. The original Hotel building was later joined by expansions developed in the 1930s (the Kellogg wing) when the hotel use was turned into a sanitarium and 1970s (the three buildings along Navarre Boulevard) when the site had already been operating as a nursing home for decades. To date, there has not

been an effort to comprehensively restore the existing historic structure and modernize the access and parking for the Property since its original construction. The existing nursing home use is licensed for 329 beds. The current number of parking spaces on the site is approximately forty-four (44).

The Property is comprised of seven parcels, totaling approximately 6.86 net acres in size. See Figure 1, Aerial, below. The Property consists of various lots on Blocks 96 and 97 recorded in the Public Records of Miami-Dade County Plat Book 10 at Page 79 (the "Plat"). For ease of reference, a summary of each parcel's property information is shown below, reflecting the associated Folio number, plat information, and square footage of each parcel. See Figure 2, Property Information, below.

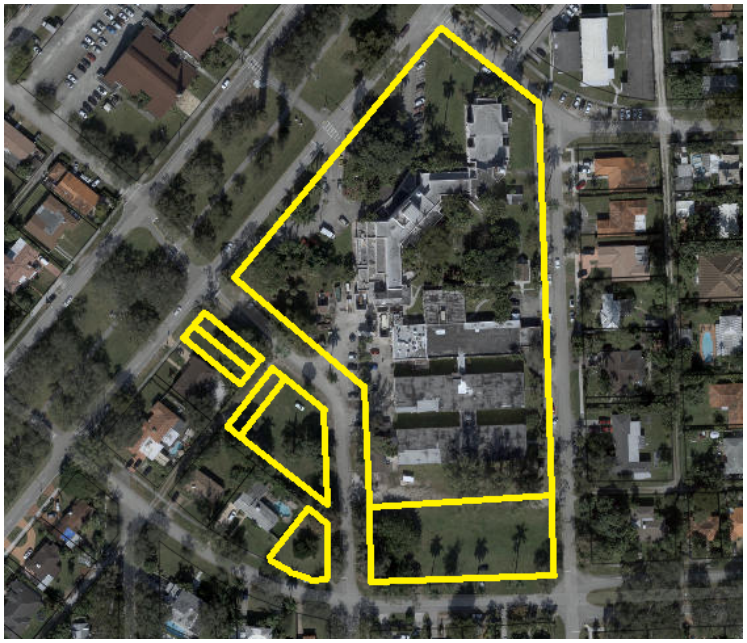


Figure 1. Aerial

Property Information Summary		
Folio No.	**Plat Information**	**Square Feet**
05-3119-010-2480	Block 96, Lot 116	196,553
05-3119-010-0620	Block 96, Lots 1-10	42,588
05-3119-010-0630	Block 97, Lot 1	2,800
05-3119-010-0640	Block 97, Lot 2	2,800
05-3119-010-0680	Block 97, Lot 18	10,768
05-3119-010-0690	Block 92, Lot 21	2,725
05-3119-013-1010	Blcok 97, Tract B	18,639

Figure 2. Property Information

Land Use. The majority of the Property is designated Medical/Residential under the City's Future Land Use Map, while some portions are designated Single Family Residential. See Figure 3, below. Specifically, the parcels with Folio numbers 05-3119-010-0620 and 05-3119-010-0680 are designated Single Family Residential, while the rest are Medical/Residential.

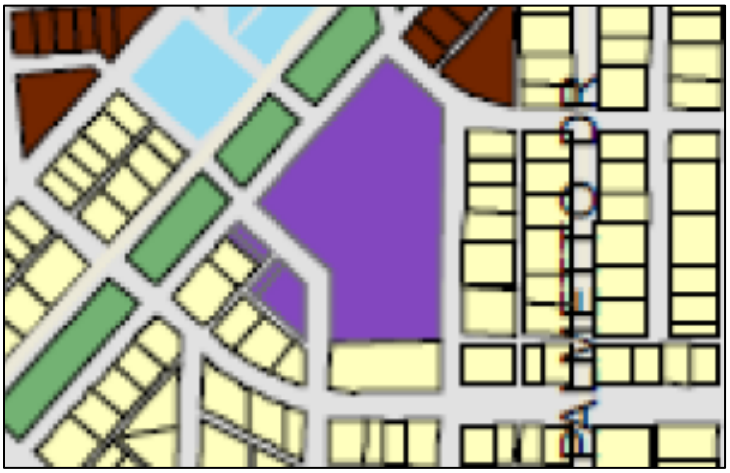


Figure 3. Future Land Use Map

According to the City's Comprehensive Plan, the Medical/Residential category of land use allows nursing home and similar facilities for long term medical care in a residential environment. Buildings in the Medical/Residential category are limited to a floor area ratio of 0.5 and are allowed a maximum density of 20 dwelling units per acre.

Zoning. The majority of the Property is zoned "R-3C" (multifamily) according to the City's Zoning Map, while some of the parcels are zoned R-1B (single-family). See Figure 4, below. Specifically, the parcels with Folio numbers 05-3119-010-2480 ("201 Curtiss North Parcel") and 05-3119-010-0620 ("201 Curtiss South Parcel") (collectively, the "201 Curtiss Parcels") are zoned R-3C, while the rest are zoned R-1B.

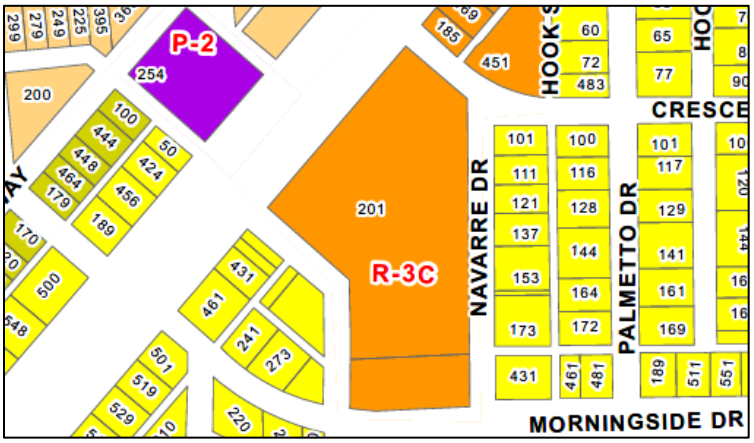


Figure 4. Zoning Map

Project. The proposed redevelopment of Miami Springs Nursing and Rehab Center represents the most significant enhancement to the Property in over half a century, improving both its functionality and aesthetic appeal while preserving its historic character. See Figure 5, below.

The Property currently accommodates 269 Skilled Nursing Facility (SNF) beds and 60 Assisted Living Facility (ALF) beds, totaling 329 beds. The Applicant is currently working, pursuant to approvals issued by the City's Historic Preservation Board, on a series of interior and exterior improvements to the existing historic building and Kellogg Wing. These improvements will include the complete replacement of interior structural elements with modern code-compliant elements as well as a comprehensive restoration of the building exterior. This work is intended to allow for the Center's licensed patients to be housed in the existing buildings on the site.

The Applicant has agreed to complete the restoration work on the historic structure before any new building construction moves forward on the Property. Moreover, the Applicant has agreed to return to the City for a site plan amendment if the total bed count is proposed to be increased.

Equally important to the improvements to patient comfort and care that will come with the Project, a new parking lot will be constructed to serve the nursing home and the front parking area along Curtiss Parkway will be strategically reconfigured, resulting in a total of 188 parking spaces (as noted above, the current parking count on the Property is only approximately 44 spaces).

The proposed parking calculations comply with the Florida Agency for Health Care Administration guidelines and provide one (1) space per two (2) patient beds. The future addition will encompass approximately 53,345 square feet, with designated areas for patient rooms, activities, office space, storage, and essential service areas. The development is designed to maintain a balanced site layout, with 31.9% lot coverage and 32.4% green area.

Along with the parking lot changes, access to the site from Curtiss Parkway is proposed to be improved, with the removal of driveways that meet the road at odd angles. These changes should significantly improve the functioning of the Property and its relationship with the neighborhood. At the same time, however, the Applicant is proposing to retain and improve the historic entry to the site.

Finally, the Project will include significant landscaping improvements, including enhanced buffering through the installation of street trees and extensive shrubbery throughout the site. These improvements are intended to soften the Project's visual impact, strengthen its interface with adjacent neighborhoods, and enhance the overall streetscape.

Existing Buildings. As noted above, the Miami Springs Nursing and Rehab Center is partially housed in a historically significant Pueblo Revival-style building, and its preservation is a priority of this Project. Policy 1.5.3 of the Comprehensive Plan identifies the Pueblo Hotel portion of the facility as one of the City's most valuable historic resources, and this redevelopment ensures its protection while improving its long-term functionality. Additionally, the Project aligns with Policy 1.13.1 of the Comprehensive Plan, which encourages the rehabilitation and adaptive reuse of historically valuable buildings. By modernizing the facility while maintaining the Property's architectural integrity, this Project will enhance the site's historic character and contribute to the City's overall design vision. Furthermore, the proposed parking improvements will provide much-needed relief, addressing long-standing parking challenges faced by the nursing home and its residents.

Improvements to Historic Structure / Certificates of Appropriateness. Fair Havens Nursing Home is a historically designated property, and any modifications to the site must comply with Chapter 153 of the City Code. The Applicant obtained approval from the Historic Preservation Board on September 23, 2025 for rehabilitation of the historic structure to address severe structural deficiencies and restore the building to its historic integrity. That approval authorized the most significant restoration of the building since its original construction, removing nearly a century of exterior alterations while upgrading exterior materials to modern standards. The restored structure will honor the building's historic design while ensuring it can continue to serve the Center's patients with dignity, safety, and comfort.

In addition, on October 23, 2025, the Applicant obtained approval of the site plan associated with the site improvements project. These prior approvals followed extensive coordination with the Historic Preservation Board over multiple public hearings and reflect a deliberate effort to balance historic preservation with contemporary operational needs.

Requests. The Applicant respectfully seeks approval of the following requests, as described below: (i) land use map amendment, (ii) zoning change, (iii) zoning code amendment, and (iv) site plan review.

Land Use Map Amendment. The Property is currently designated as both Medical/Residential and Single Family Residential on the City's Future Land Use Map. To align with objectives of the Comprehensive Plan and facilitate redevelopment, the Applicant requests an amendment to designate the 201 Curtiss South Parcel as Medical/Residential. This designation is necessary to facilitate the continued operation and enhancement of the nursing home while ensuring consistency in land use. Consolidating the designation on the 201 Curtiss Parcels will provide a more logical and cohesive planning approach, allowing for the efficient use of the site while maintaining compatibility with the surrounding area.

Zoning Change. The Applicant seeks to rezone the 201 Curtiss Parcels from R-3C to MRC (Medical and Residential Care District), which aligns with the current and intended use of the site. The MRC designation will expressly permit "nursing, convalescent, and extended-care homes. . . ." The proposed zoning change will ensure that the redevelopment is consistent with the City's land use policies and land development regulations and allows for the long-term operation of the facility while preserving the site's historic and functional integrity.

Zoning Code Text Amendment. The Applicant proposes an amendment to create an MRC – Medical and Residential Care District and to establish specific development standards for nursing, convalescent, and extended-care homes. These provisions are intended to promote compatibility with surrounding neighborhoods while providing a consistent regulatory framework for these facilities. Accordingly, the Applicant proposes the following development standards in the new MRC District:

- A maximum building height of forty-five (40) feet or three stories (allowing for rooftop mechanical and elevator overrides).
- A minimum lot size of 22,000 square feet.
- Setback requirements of fifteen (15) feet for front, side, and rear yards, with existing historic structures permitted to retain nonconforming setbacks.

- Parking requirements of one (1) space per two (2) beds.
- Pervious pavement requirements for parking areas.

Site Plan Review. Site plan review is required to evaluate the proposed redevelopment. The Applicant has submitted detailed plans demonstrating compliance with applicable development standards and the intent of the MRC district (as proposed to be created). The proposed redevelopment is designed to enhance the Property's functionality while preserving its historic character, maintaining compatibility with surrounding uses, and improving site efficiency. The site plan incorporates a balanced layout that includes necessary patient accommodations, staff facilities, and parking, ensuring that the development meets both regulatory requirements and the operational needs of the nursing home.

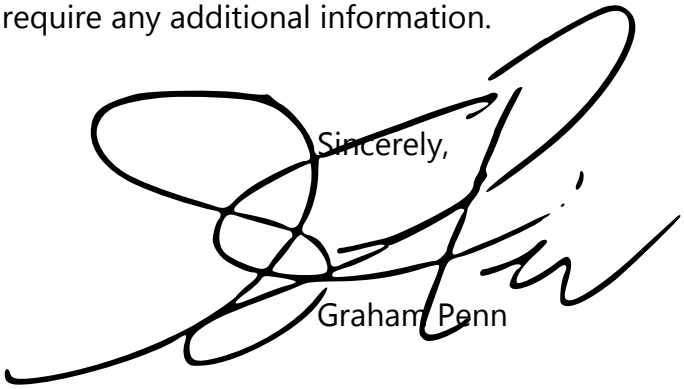
Evolution of Application. Since the initial filing of this application, the Applicant has refined their requests in response to ongoing coordination with the City and members of the public to tailor entitlements to improve the Project and better align it with the City's planning objectives. As originally submitted, the application requested: (i) a FLUM amendment designating the entire Property as Medical/Residential; (ii) rezoning of the entire Property from R-1B and R-3C to O-1; (iii) a zoning code text amendment modifying the O-1 district; and (iv) site plan approval for improvements across the entire Property.

Following continued coordination and review by the Zoning and Planning Board and City Council, the Applicant has modified their requests to limit the scope and more precisely tailor the proposed improvements. The Applicant believes these refinements are appropriate and beneficial in furthering the City's land use and zoning goals. As revised, the Applicant now requests: (i) FLUM amendment to designate only the 201 Curtiss Parcels as Medical/Residential; (ii) rezoning of only the 201 Curtiss Parcels to the proposed MRC district; (iii) a zoning code text amendment creating the MRC district; and (iv) site plan approval limited to improvements on the 201 Curtiss Parcels.

Conclusion. We are excited to be bringing a truly game-changing set of improvements to the Property. The proposed redevelopment represents a significant improvement to the Property, enhancing both its operational efficiency and historic preservation while maintaining compatibility with the City's planning objectives. The requested land use and zoning changes will ensure regulatory consistency, while the zoning code amendment will create clear development standards tailored to the needs of nursing, convalescent, and extended-care homes. The site plan has been carefully designed to balance functionality, aesthetics, and historic integrity and prepare the Property for another century of success.

For these reasons, the Applicant respectfully requests approval of the proposed amendments and entitlements. We appreciate the City's consideration of this application and look forward to working collaboratively throughout the review process. Please do not hesitate to contact us should you require any additional information.

Sincerely,

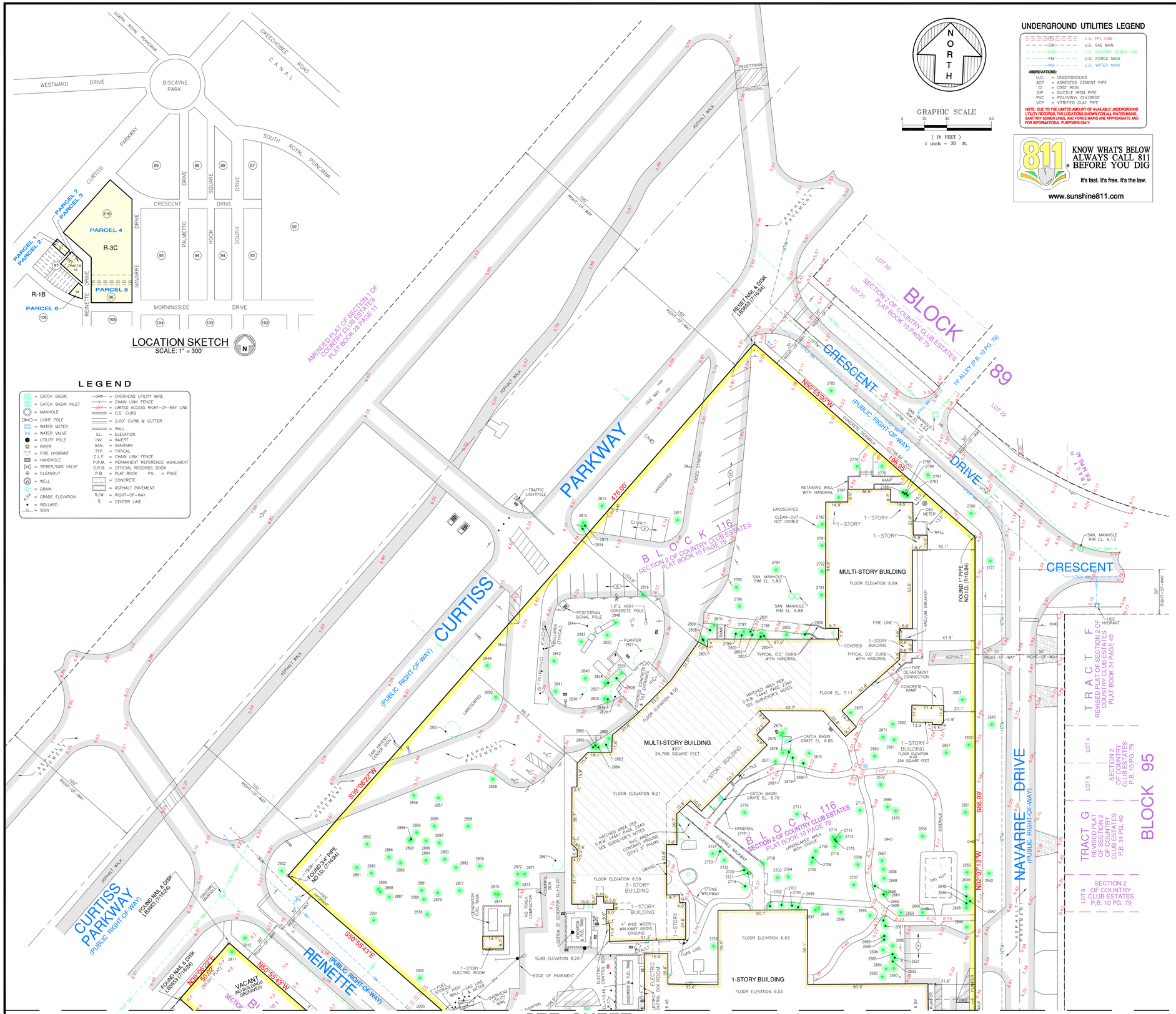


Graham Penn

LOCATION SKETCH
SCALE: 1" = 300'

LEGEND

- CATCH BASIN
- CATCH BASIN INLET
- MANHOLE
- LIGHT POLE
- WATER METER
- WATER VALVE
- UTILITY POLE
- RISER
- FIRE HYDRANT
- HANDHOLE
- SEWER/GAS VALVE
- CLEANOUT
- WELL
- DRAIN
- GRADE ELEVATION
- BOLLARD
- SIGN
- OHW = OVERHEAD UTILITY WIRE
- CHAIN LINK FENCE
- LIMITED ACCESS RIGHT-OF-WAY LINE
- 0.5' CURB
- 2.00' CURB & GUTTER
- WALL
- EL. = ELEVATION
- INV. = INVERT
- SAN. = SANITARY
- TYP. = TYPICAL
- C.L.F. = CHAIN LINK FENCE
- P.R.M. = PERMANENT REFERENCE MONUMENT
- O.R.B. = OFFICIAL RECORDS BOOK
- P.B. = PLAT BOOK PG. = PAGE
- CONCRETE
- ASPHALT PAVEMENT
- R/W = RIGHT-OF-WAY
- ℄ = CENTER LINE



GRAPHIC SCALE
0 15 30 60
(IN FEET)
1 inch = 30 ft.

UNDERGROUND UTILITIES LEGEND

- U.G. FPL LINE
- U.G. GAS MAIN
- U.G. SANITARY SEWER LINE
- U.G. FORCE MAIN
- U.G. WATER MAIN

ABBREVIATIONS:
U.G. = UNDERGROUND
ACP = ASBESTOS CEMENT PIPE
CI = CAST IRON
DIP = DUCTILE IRON PIPE
PVC = POLYVINYL CHLORIDE
VCP = VITRIFIED CLAY PIPE

NOTE: DUE TO THE LIMITED AMOUNT OF AVAILABLE UNDERGROUND UTILITY RECORDS, THE LOCATIONS SHOWN FOR ALL WATER MAINS, SANITARY SEWER LINES, AND FORCE MAINS ARE APPROXIMATE AND FOR INFORMATIONAL PURPOSES ONLY.

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LEGAL DESCRIPTION: (Real Property encompassing "Fair Havens Center")

Parcel 1:

Lot 1, Block 97, SECTION 2 OF COUNTRY CLUB ESTATES, according to the Plat thereof, as recorded in Plat Book 10, at Page 79, of the Public Records of Miami-Dade County, Florida and;

Parcel 2:

Lot 2, Block 97, SECTION 2 OF COUNTRY CLUB ESTATES, according to the Plat thereof, as recorded in Plat Book 10, at Page 79, of the Public Records of Miami-Dade County, Florida and;

Parcel 3:

Tract B, Block 97, REVISED PLAT OF SECTION 2 OF COUNTRY CLUB ESTATES, according to the plat thereof, as recorded in Plat Book 34, at Page 40, of the Public Records of Miami-Dade County, Florida, being identical with Lots 19 and 20, Block 97, Section 2 of Country Club Estates, as recorded in Plat Book 10, at Page 79, of the Public Records of Miami-Dade County, Florida and;

Parcel 4:

All of Block 116, SECTION 2 OF COUNTRY CLUB ESTATES, according to Plat thereof, as recorded in Plat Book 10, Page 79, of the Public Records of Miami-Dade County, Florida, and 40 foot alley lying south and adjacent, closed per Ordinance 69-429, and North 10 feet of Lots 1 through 10, Block 96, SECTION 2 OF COUNTRY CLUB ESTATES, according to the Plat thereof, as recorded in Plat Book 10, at Page 79, of the Public Records of Miami-Dade County, Florida and;

Parcel 5:

South 120 feet of Lots 1 through 10, Block 96, and 16 foot alley lying north and adjacent, closed per Ordinance 87-120, SECTION 2 OF COUNTRY CLUB ESTATES, according to the Plat thereof, as recorded in Plat Book 10, at Page 79, of the Public Records of Miami-Dade County, Florida and;

Parcel 6:

Lot 18, Block 97, SECTION 2 OF COUNTRY CLUB ESTATES, according to the Plat thereof, as recorded in Plat Book 10, at Page 79, of the Public Records of Miami-Dade County, Florida and;

Parcel 7:

Lot 21, Block 97, SECTION 2 OF COUNTRY CLUB ESTATES, according to the Plat thereof, as recorded in Plat Book 10, at Page 79, of the Public Records of Miami-Dade County, Florida.

SURVEYOR'S NOTES:

- This site lies in Section 19, Township 53 South, Range 41 East, City of Miami Springs, Miami-Dade County, Florida.
- All documents are recorded in the Public Records of Miami-Dade County, Florida, unless otherwise noted.
- Lands shown hereon were NOT abstracted for restrictions, easements and/or rights-of-way of records.
- Deed Book 1675, Page 73 recorded January 24, 1936 restricts building setbacks to front 30', side 5', and rear 5'. Other restrictions affect parcel but not subject to location.
- O.R.B. 14441 Page 2340 gives historical preservation board control of architectural integrity of area hatched being the original Pueblo Hotel and the exteriors of all future construction and all healthy Wasingtonia palm trees located on the property.
- Bearings hereon are referred to an assumed value of N 00°00'00" E for the westerly right of way line of Navarre Drive and evidenced by (2) found 1" pipe.
- Elevations shown hereon are relative to the National Geodetic Vertical Datum of 1929, based on Miami-Dade County Bench Mark No. M-74, Elevation +9.41 Located at N.E. corner of Wing Wall Bridge over the Miami River.
- Lands shown hereon are located within an area having a Zone Designation AH (EL 7) by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 12086C0283L, for Community No. 120653, dated September 11, 2009, and index map revised September 11, 2009, and is relative to the National Geodetic Vertical Datum of 1929.
- Dimensions indicated hereon are field measured by electronic measurement, unless otherwise noted.
- Total lands shown hereon containing 267,080 square feet, or 6.131 acres, more or less.
- All horizontal control measurements are within a precision of 1:10,000.
- This map is intended to be displayed at the graphic scale shown hereon or smaller.
- Roof overhang not located unless otherwise shown.
- Trees shown are surveyed for their horizontal location and/or size. Identification and/or name verification of all trees should be confirmed by the Division of Forestry, a certified Arborist or a professional in that field.
- Underground improvements and/or underground encroachments not shown unless otherwise indicated.
- The approximate location of all utilities shown hereon were determined from As-Built plans and/or on-site locations and should be verified before construction.
- The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from the information available. Except for where accessible at sanitary and/or storm sewer structures, the surveyor has not physically located the underground utilities. This firm recommends that the underground utilities should be field verified prior to any new construction.
  NOTE: DUE TO THE LIMITED AMOUNT OF AVAILABLE UNDERGROUND UTILITY RECORDS, THE LOCATIONS SHOWN FOR ALL WATER MAINS, SANITARY SEWER LINES, AND FORCE MAINS ARE EXTREMELY APPROXIMATE AND FOR INFORMATIONAL PURPOSES ONLY.
- Legal description shown hereon based on information furnished by client and no claims as to ownership are made or implied.

SURVEYOR'S CERTIFICATION:

I hereby certify that this "Boundary & Topographic Survey" was made under my responsible charge on May 31, 2018, and last updated July 16, 2024, and meets the applicable codes as set forth in the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

"Not valid without the signature and original raised seal or a digital signature of the Florida Licensed Surveyor and Mapper shown below"

FORTIN, LEAVY, SKILES, INC., LB3653

By: _____
Daniel C. Fortin, Jr., For The Firm
Surveyor and Mapper, LS6435
State of Florida.

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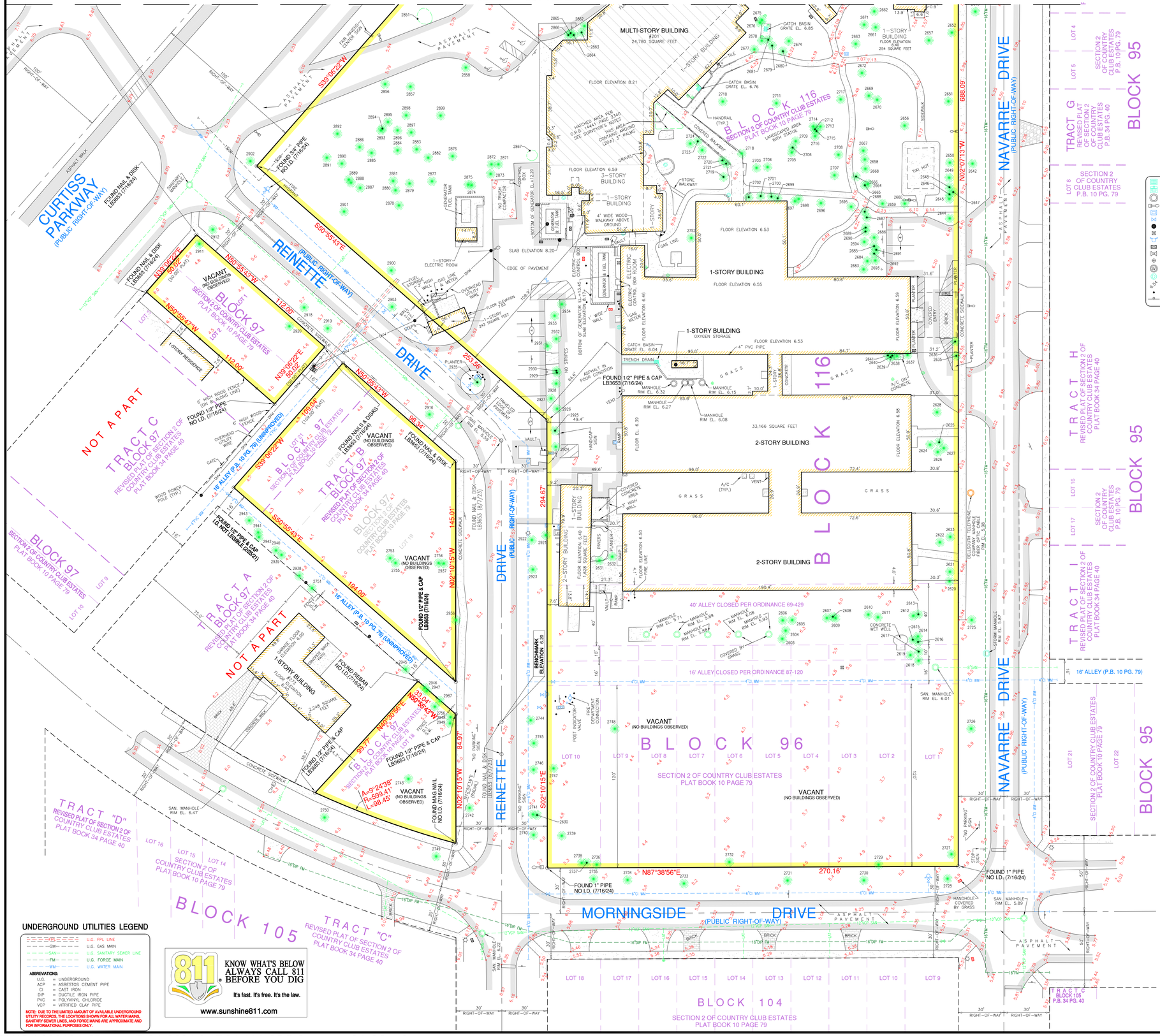
No.		Revision Description
7	240445	UPDATE SURVEY (7/16/24) PP
6	230475	REVISE BEARINGS (10/30/23)
5	230478	ADD U/G WATER & SAN. SEWER LINES BASED ON U/G UTILITY LOCATES PERFORMED BY OTHERS (9/7/23)
4	230475	UPDATE SURVEY & TREE SURVEY (8/7/23)
3	210285	AMEND TO SHOW GENERATORS (5/3/21)
No.	O.N.	

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653
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BOUNDARY & TOPOGRAPHIC SURVEY
FAIR HAVENS CENTER
CITY OF MIAMI SPRINGS, MIAMI-DADE COUNTY, FLORIDA

Original Date	5/31/18
Scale	1" = 30'
Drawn By	MAP
CAD No.	000184-SP
Plotted	7/23/24 9:06a
Ref. Dwg.	931168
Field Book	524/25 JWL & F.S. RLL
Job No.	180474
Dwg. No.	2018-086
Sheet	1 of 2

SEE SHEET 1



TREE TABLE

TREE NUMBER	COMMON NAME	D.B.H. (INCHES)	HEIGHT (FEET)	SPREAD (FEET)
2720	Palm	30 M/T	25	20
2721	Palm	4	24	18
2722	Palm	5	28	18
2723	Palm	4	28	18
2724	Palm	4	28	18
2725	Melaleuca	33	38	25
2726	Melaleuca	40	38	32
2727	Oak	26	45	45
2728	Melaleuca	40	48	27
2729	Royal Palm	22	5	20
2730	Palm	14	55	12
2731	Royal Palm	20	55	20
2732	Australian Pine	48	40	35
2733	Royal Palm	20	60	20
2734	Melaleuca	60	50	45
2735	Melaleuca	36	40	20
2736	Black Olive	40	55	50
2737	Royal Palm	20	60	25
2738	Australian Pine	30	50	45
2739	Australian Pine	40	60	45
2740	Melaleuca	38	50	-
2741	Melaleuca	36	50	-
2742	Melaleuca & Fig	40	42	45
2743	Tree	20	30	40
2744	Melaleuca	30	28	30
2745	Melaleuca	38	65	60
2746	Melaleuca	52	38	40
2747	Cabbage Palm	12 (Triple)	34	30
2748	Rubber Tree	144	34	75
2749	Oak	10	25	25
2750	Oak	12	25	25
2751	Dead	-	-	-
2752	Palm	7	24	10
2753	Palm	12	24	20
2754	Mango	40	24	34
2755	Holly	60	30	40
2756	Tree	10	20	20
2777	Royal Palm	16	42	20
2778	Royal Palm	22	42	22
2779	Royal Palm	22	42	22
2780	Melaleuca	36	26	26
2781	Melaleuca & Strangler Fig	36	37	30
2782	Melaleuca & Strangler Fig	36	30	26
2783	Palm	3 (Twin)	30	10
2784	Palm	3	30	10
2785	Palm	3	30	10
2786	Palm	3	30	10
2787	Palm	10	12	18
2790	Palm	10	12	12
2791	Palm	10	12	12
2792	Palm	10	12	12
2793	Palm	10	12	12
2794	Royal Palm	24	66	22
2795	Royal Palm	12	36	24
2796	Washingtonia Palm	12	48	18
2797	Royal Palm	18	36	24
2798	Gumbo Limbo	12 (Twin)	30	24
2799	Christmans Palm	4 (Twin)	30	14
2800	Christmans Palm	4	30	14
2801	Christmans Palm	4	25	14
2802	Christmans Palm	4	25	14
2803	Christmans Palm	4	30	14
2804	Christmans Palm	4	30	14
2805	Christmans Palm	4 (Twin)	25	16
2806	Christmans Palm	4	24	16
2807	Christmans Palm	7	24	16
2808	Christmans Palm	4	24	16
2809	Christmans Palm	4	22	16
2810	Christmans Palm	4	24	16
2811	Royal Palm	18	48	20
2812	Royal Palm	24	50	25
2813	Royal Palm	19	35	25
2814	Cabbage Palm	14	25	18
2815	Gumbo Limbo	10	20	20
2816	Banyon	72" (N/S) x 108" (E/W)	38	80
2820	Gumbo Limbo	16	24	24
2821	Palms (Cluster)	6" (Nineteen in total)	25	14
2825	Palm	6	22	16
2826	Palm	6	25	16
2827	Palm	5 (Twin)	24	16
2828	Palm	4	24	16
2829	Palms (Cluster)	6" (Eight in total)	24	16
2834	Palm	5	20	16
2835	Palm	5	24	16
2836	Palms (Cluster)	3"-5" (Five in total)	24	14
2840	Palm	5	22	16
2841	Washingtonia Palm	12	55	18
2842	Washingtonia Palm	12 (Twin)	55	24
2843	Palm	3 (Seven in total)	24	14
2844	Palms (Cluster)	3" (Fifteen in total)	24	14
2848	Palms	36 (Cluster)	22	20
2849	Royal Palm	24	40	24
2850	Washingtonia Palm	10	48	18
2851	Royal Palms (Cluster)	15" (Nine in total)	45	20
2856	Royal Palm	15	55	24
2857	Royal Palm	20	42	24
2858	Washingtonia Palm	14	60	18
2862	Christmans Palm	6 (Triple)	30	16
2863	Christmans Palm	7	30	12
2864	Christmans Palm	6	24	12
2865	Christmans Palm	6	30	12
2866	Christmans Palm	6	28	12
2867	Palms (Cluster)	6" (Nine in total)	26	14
2871	Christmans Palm	6	26	14
2872	Oak	18	35	35
2873	Tree	12	24	12
2874	Gumbo Limbo	4 (Twin)	15	15
2875	Palm	4	28	6
2876	Mango	4	14	16
2877	Washingtonia Palm	10	36	12
2878	Washingtonia Palm	9	36	12
2879	Washingtonia Palm	10	40	12
2880	Washingtonia Palm	10	40	12
2881	Washingtonia Palm	12	36	12
2882	Washingtonia Palm	9	30	12
2883	Washingtonia Palm	6	24	12
2884	Washingtonia Palm	10	28	12
2885	Washingtonia Palm	9	36	12
2886	Washingtonia Palm	8	30	12
2887	Palm	10	36	18
2888	Royal Palm	12	36	18
2889	Cabbage Palm	12	22	22
2890	Cabbage Palm	9	26	18
2891	Banyon	90	36	60
2892	Tree	5"-6"	18	18
2893	Palm	4	20	12
2894	Tree	6 (Triple)	30	20
2895	Palm	4	30	12
2896	Oak	12	34	28
2897	Tree	18	20	20
2898	Ficus	12	25	30
2899	Scheffera & Strangler Fig	30	32	30
2900	Black Olive	48	48	58
2901	Palm	7	28	12
2902	Melaleuca & Scheffera	40	30	30
2903	Cabbage Palm & Fig	15	22	18
2911	Gumbo Limbo	20	25	20
2912	Melaleuca	40	36	36
2916	Cabbage Palm	12	24	18
2918	Melaleuca	30	30	24
2919	Melaleuca	36	30	24
2920	Banyon	80	40	70
2921	Australian Pine	26	75	50
2922	Royal Palm	20	70	24
2923	Royal Palm	18	65	24
2924	Palm	20	27	20
2925	Palm	18	30	20
2926	Palm	16	27	20
2927	Royal	15	32	24
2928	Tree	7	12	12
2929	Palm	6	20	14
2930	Palm	7	24	14
2931	Tree	10	20	20
2932	Washingtonia Palm	18	50	24
2933	Mango	9	24	24
2934	Washingtonia Palm	18	40	24
2935	Royal Palm	20	50	24
2936	Cabbage Palm	15	35	18
2937	Banyon	40	34	34
2938	Banyon	30	30	34
2939	Palm	14	25	20
2940	Palm	14	25	20
2941	Palm	20	24	24
2942	Scheffera	16	25	24
2943	Banyon	15	30	30
2945	Palm	12	12	12
2946	Ficus	18	36	24
2947	Ficus	7	25	20
2948	Crape Myrtle	36	60	55
2949	Scheffera	10 (Twin)	27	25
2967	Scheffera	3 (Triple)	24	24

M/T = Multi Trunk

TREE TABLE

TREE NUMBER	COMMON NAME	D.B.H. (INCHES)	HEIGHT (FEET)	SPREAD (FEET)
2603	Australian Pine	36	70	50
2604	Australian Pine	32	70	50
2605	Melaleuca	15 (Twin)	35	35
2606	Melaleuca	12	25	22
2607	Melaleuca	20	40	32
2608	Melaleuca	12 (Twin)	40	32
2609	Australian Pine	32	70	50
2610	Melaleuca	10	40	12
2611	Melaleuca	10"-15" (Triple)	40	30
2612	Melaleuca	16	38	28
2613	Melaleuca	15	40	25
2614	Scheffera Tree	9 (Triple)	30	30
2615	Scheffera Tree	12	34	34
2616	Melaleuca	10 (Twin)	40	34
2617	Melaleuca	10"-15" (Twin)	40	35
2618	Melaleuca	15 (Triple)	40	35
2619	Australian Pine	30	70	60
2620	Mango	5	15	15
2621	Palm	4" (Four in total)	30	15
2622	Palm	4	27	6
2623	Palm	4 (Twin)	30	12
2624	Palm	6	18	8
2625	Palm	6	18	8
2626	Palm	6	18	8
2627	Palm	4	30	8
2628	Palm	20	18	18
2630	Cabbage Palm	15	25	18
2631	Tree	6	22	18
2632	Tree	15	30	24
2635	Oak	24	36	50
2704	Palm	6	20	10
2705	Palm	4	25	14
2706	Palm	4	25	14
2707	Royal Palm	24	42	22
2708	Palm	6"-3"	25	20
2709	Tree	15	24	25
2710	Mahogany Tree	30	40	40
2711	Silk Floss	12	20	30
2712	Scheffera Tree	15	28	20
2713	Palm	4"-3"	25	18
2714	Palm	4 (Twin)	24	18
2715	Palm	3 (Twin)	24	18
2716	Palm	3 (Twin)	24	18
2717	Tree	12	30	32
2718	Palm	4 (Twin)	25	20
2719	Palm	36 M/T	25	20

LEGEND

- = CATCH BASIN
- = CATCH BASIN INLET
- = MANHOLE
- = LIGHT POLE
- = WATER METER
- = WATER VALVE
- = UTILITY POLE
- = RISER
- = FIRE HYDRANT
- = HANDHOLE
- = SEWER/GAS VALVE
- = CLEANOUT
- = WELL
- = DRAIN
- = GRADE ELEVATION
- = BOLLARD
- = SIGN
- = OVERHEAD UTILITY WIRE
- = CHAIN LINK FENCE
- = LIMITED ACCESS RIGHT-OF-WAY LINE
- = 0.5" CURB
- = 2.00' CURB & GUTTER
- = WALL
- EL. = ELEVATION
- INV. = INVERT
- SAN. = SANITARY
- TYP. = TYPICAL
- C.L.F. = CHAIN LINK FENCE
- P.R.M. = PERMANENT REFERENCE MONUMENT
- O.R.B. = OFFICIAL RECORDS BOOK
- P.B. = PLAT BOOK PG. = PAGE
- = CONCRETE
- = ASPHALT PAVEMENT
- R/W = RIGHT-OF-WAY
- ℄ = CENTER LINE

NORTH

GRAPHIC SCALE
0 15 30 60
(IN FEET)
1 inch = 30 ft.

UNDERGROUND UTILITIES LEGEND

- U.G. FPL LINE
- U.G. GAS MAIN
- U.G. SANITARY SEWER LINE
- U.G. FORCE MAIN
- U.G. WATER MAIN

ABBREVIATIONS:
U.G. = UNDERGROUND
ACP = ASBESTOS CEMENT PIPE
CI = CAST IRON
DIP = DUCTILE IRON PIPE
PVC = POLYVINYL CHLORIDE
VCP = VITRIFIED CLAY PIPE

NOTE: DUE TO THE LIMITED AMOUNT OF AVAILABLE UNDERGROUND UTILITY RECORDS, THE LOCATIONS SHOWN FOR ALL WATER MAINS, SANITARY SEWER LINES, AND FORCE MAINS ARE APPROXIMATE AND FOR INFORMATIONAL PURPOSES ONLY.

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No.	Revision Description	
7	UPDATE SURVEY (7/16/24) PP	BLS
6	REVISE BEARINGS (10/30/23)	GEM
5	ADD U/G WATER & SAN. SEWER LINES BASED ON U/G UTILITY LOCATES PERFORMED BY OTHERS	GEM
4	UPDATE SURVEY & TREE SURVEY (6/7/23)	SJH GEM
3	AMEND TO SHOW GENERATORS (5/3/21)	RLL DANJR

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 0003653
180 Northeast 168th Street / North Miami Beach, Florida 33162
Phone 305-653-4493 / Fax 305-651-7152 / Email fls@flssurvey.com

BOUNDARY & TOPOGRAPHIC SURVEY
FAIR HAVENS CENTER
CITY OF MIAMI SPRINGS, MIAMI-DADE COUNTY, FLORIDA

Original Date	5/31/18
Scale	1" = 30'
Drawn By	MAP
CAD No.	000184-SP
Plotted	7/23/24 9:06a
Ref. Dwg.	931168
Field Book	524/25 JWL & F.S. RLL
Job No.	180474
Dwg. No.	2018-086
Sheet	2 of 2

LEGAL DESCRIPTIONS

Parcel 1:
Lot 1, Block 97, SECTION 2 OF COUNTRY CLUB ESTATES, according to the Plat thereof, as recorded in Plat Book 10, at Page 79, of the Public Records of Miami-Dade County, Florida and;

Parcel 2:
Lot 2, Block 97, SECTION 2 OF COUNTRY CLUB ESTATES, according to the Plat thereof, as recorded in Plat Book 10, at Page 79, of the Public Records of Miami-Dade County, Florida and;

Parcel 3:
Tract B, Block 97, REVISED PLAT OF SECTION 2 OF COUNTRY CLUB ESTATES, according to the plat thereof, as recorded in Plat Book 34, at Page 40, of the Public Records of Miami-Dade County, Florida, being identical with Lots 19 and 20, Block 97, Section 2 of Country Club Estates, as recorded in Plat Book 10, at Page 79, of the Public Records of Miami-Dade County, Florida and;

Parcel 4:
All of Block 116, SECTION 2 OF COUNTRY CLUB ESTATES, according to Plat thereof, as recorded in Plat Book 10, Page 79, of the Public Records of Miami-Dade County, Florida, and 40 foot alley lying south and adjacent, closed per Ordinance 69-429, and North 10 feet of Lots 1 through 10, Block 96, SECTION 2 OF COUNTRY CLUB ESTATES, according to the Plat thereof, as recorded in Plat Book 10, at Page 79, of the Public Records of Miami-Dade County, Florida and;

Parcel 5:
South 120 feet of Lots 1 through 10, Block 96, and 16 foot alley lying north and adjacent, closed per Ordinance 87-120, SECTION 2 OF COUNTRY CLUB ESTATES, according to the Plat thereof, as recorded in Plat Book 10, at Page 79, of the Public Records of Miami-Dade County, Florida and;

Parcel 6:
Lot 18, Block 97, SECTION 2 OF COUNTRY CLUB ESTATES, according to the Plat thereof, as recorded in Plat Book 10, at Page 79, of the Public Records of Miami-Dade County, Florida and;

Parcel 7:
Lot 21, Block 97, SECTION 2 OF COUNTRY CLUB ESTATES, according to the Plat thereof, as recorded in Plat Book 10, at Page 79, of the Public Records of Miami-Dade County, Florida.

GENERAL NOTES

1. CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE AND FEDERAL BUILDING CODES. PERMIT SHALL BE POSTED ON A VISIBLE PLACE AT ALL TIMES. ALL PERMITS UTILITY AND METER CONNECTIONS FEES SHALL BE OBTAINED AND PAID FOR BY DE CONTRACTOR.
2. ALL WORKS, MATERIALS AND EQUIPMENT UTILIZED IN THIS PROJECT SHALL CONFORM TO STANDARDS PUBLISHED BY RECOGNIZED PROFESSIONAL AND INDUSTRY ORGANIZATIONS AND BE IN STRICT ACCORDANCE WITH THE MANUFACTURES RECOMMENDATIONS AND SPECIFICATIONS.
3. CONTRACTORS SHALL BE RESPONSIBLE FOR VISITING THE SITE PRIOR TO BUILDING AND FAMILIARIZING HIM/HERSELF WITH EXISTING CONDITIONS AFFECTING THE WORK, INCLUDING BUT NOT LIMITED TO PRIVATE AND PUBLIC UTILITIES ON AND OFF SITE, ACCESS ROADS AND OTHER SUPPORTS.
4. CONTRACTOR TO REMOVE, RELOCATE OR RE-ROUTE AS NECESSARY ELECTRICAL, GAS WATER OR ANY OTHER UTILITY LINES ENCOUNTERED AND SHALL COORDINATE THIS WORK WITH ALL LOCAL UTILITY COMPANIES.
5. CONTRACTOR MUST NOTIFY ARCHITECT IMMEDIATELY OF ANY UNEXPECTED OR UNKNOWN CONDITIONS, DISCREPANCIES IN THE DRAWINGS IN THE FIELD PRIOR TO PROCEEDING WITH WORKS OR SHOP FABRICATIONS.
6. CONTRACTOR SHALL NOTIFY ARCHITECT FOR CLARIFICATION PRIOR TO BUILDING OF ANY DISCREPANCY BETWEEN ARCHITECTURAL, ELECTRICAL, MECHANICAL AND PLUMBING DRAWINGS. BID SHALL BE BASED ON THE MOST STRINGENT REQUIREMENT.
7. CONTRACTOR IS TO OBTAIN WRITTEN APPROVAL FORM OWNER AND ARCHITECT TO ANY CHANGES OR DEVIATION FROM CONTRACT DOCUMENTS.
8. CONTRACTOR SHALL PREPARE AND MAINTAIN ALL CONSTRUCTION AREAS, AS WELL AS SURROUNDING AREAS FREE OR DEBRIS OR HAZARDOUS EQUIPMENT ALL TIMES.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND/OR REPLACEMENT OF ANY ITEMS DAMAGED DURING CONSTRUCTION OR CLEAN-UP. CONSTRUCTION PERSONNEL SHALL BE CONFINED TO THE LIMITS OF THE CONSTRUCTION AREA. ALL OSHA REGULATIONS FOR THE CONSTRUCTIONS AREAS SHALL BE STRICTLY FOLLOWED.
10. DISCREPANCIES.
    - IN DISCREPANCIES OR CONFLICTS IN THE CONTRACT DOCUMENTS, THE MORE STRICT REQUIREMENTS WILL APPLY.
    - THE CONTRACTOR SHALL HAVE ALL ITEMS OR DETAILS CLARIFIED WITH THE ARCHITECT PRIOR TO SUBMITTING A BID, OTHERWISE THE ARCHITECT'S INTERPRETATION SHALL BE FINAL.
    - ON-SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ANY DISCREPANCY SHALL BE REPORTED TO THE ARCHITECT AT ONCE BEFORE PROCEEDING.
11. DRAWINGS ARE NOT TO BE SCALED. DIMENSIONS SHALL BE FOLLOWED.
12. ALL DIMENSIONS ARE BASED ON NOMINAL SIZES OF MEMBERS AND ARE GIVEN TO THE OUTER FACE OF SUCH MEMBERS, NOT TO FACE OF FINISH MATERIALS UNLESS OTHERWISE NOTED ON DRAWINGS.
13. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR APPROVAL BEFORE COMMENCING FABRICATION AND/OR INSTALLATION OF ALL APPLICABLE ITEMS FOR CONSTRUCTION. ALL SHOP DRAWINGS DIMENSIONS SHALE BE FIELD VERIFIED, REVIEWED AND APPROVED BY CONTRACTOR BEFORE SUBMITTAL FOR ADDITIONAL REQUIREMENTS.
14. THE CONTRACTOR SHALL BE AWARE THAT SPECIFIC FIRE-RATED SEPARATION WITHIN THE BUILDING'S CONSTRUCTION ARE REQUIRED BY CODE.
15. THE USE OF SPECIFIC MATERIALS AND COMBINATIONS OF MATERIALS WITHIN FIRE-RATED ASSEMBLIES AS CALLED FOR ON THE DRAWINGS AND SPECIFICATIONS ARE FOR THE PURPOSE OF ACHIEVING THOSE REQUIRED FIRE SEPARATION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT CHANGE IN MATERIAL THAT ARE REQUESTED BY OR MADE BY CONTRACTOR AND/OR IT'S SUB-CONTRACTORS, FROM THOSE MATERIALS DRAWN OR SPECIFIED, DOES NOT IN ANY WAY AFFECT OR LESSEN THE REQUIRED FIRE RATED CONSTRUCTION ASSEMBLY.
16. WHERE CONCRETE MASONRY UNIT (CMU) IS INDICATED TO HAVE AN SPECIFIC HOURLY FIRE RATING, THIS SHALL BE TAKEN AS THE MINIMUM ALLOWED.
17. ALL WOOD FRAMING, INCLUDING PLYWOOD, WHICH IS CONCEALED WITHIN WALLS OR CEILINGS OR USED FOR SUPPORT OF WALLS AND CEILINGS SHALL MEET CODE REQUIREMENTS. PRESSURE TREATED WOOD SHALL BE USED WHERE IN CONTACT WITH CONCRETE OR MASONRY OR IN CONTACT WITH THE ELEMENTS (EXTERIOR).
18. ALL PIPING TO BE SLEEVED TROUGH SLAB. CONTRACTOR TO FULLY SEAL SPACE AROUND PIPES WITH A 2-HOUR U.L. APPROVED FIRE RESISTIVE "THE" GLASS FIBER SATING INSULATION AS MANUFACTURED BY U.S. GYPSUM CO. COMPLYING WITH ASST. E-119.
19. CONTRACTOR TO SUBMIT A MINIMUM OF FIVE (5) SETS OF COMPLETE SHOPS DRAWINGS OR AS SUBMITTALS FOR APPROVAL BEFORE COMMENCING FABRICATION AND OR INSTALLATION OF ALL APPLICABLE ITEMS OF CONSTRUCTION. ALL SHOP DRAWINGS DIMENSIONS SHALL BE FIELD-VERIFIED AND REVIEWED AND APPROVED BY THE CONTRACTOR BEFORE SUBMITTAL, AND SO NOTED.
20. CONTRACTOR TO FURNISH AND INSTALL ALL METAL AND WOOD BLOCKING REQUIRED FOR WALL-MOUNTED OR BRACED FIXTURE, MILLWORK, FIELD-VERIFIED AND REVIEWED AND APPROVED BY THE CONTRACTOR BEFORE SUBMITTAL AND SO NOTED. SHELVES, BATHROOMS FIXTURES AND ACCESSORIES OR BY THE ITEMS DESCRIBED IN INTERIOR DESIGN AND ARCHITECTURAL DRAWINGS.
21. IN ADDITION TO WALL TYPES SHOWN ON PLANS, THE CONTRACTOR SHALL REFER TO THE ROOM FINISH SCHEDULE, INTERIOR ELEVATIONS AND DETAILS FOR ADDITIONAL INFORMATION REGARDING FINISHES.
22. CONTRACTOR SHALL COORDINATE WITH MECHANICAL AND ELECTRICAL CONTRACTORS THE LOCATION OF ALL ACCESS PANELS SO AS TO ALLOW FOR PROPER EQUIPMENT ACCESSIBILITY, MAINTENANCE AND/OR OPERATION OF THE BUILDING SYSTEMS. THE OMISSIONS OF ANY OF ALL ACCESS PANELS DOES NOT RELIEVES THE CONTRACTOR OF THE RESPONSIBILITY FROM PROVIDING AND INSTALLING SUCH PANELS OR DOORS.
23. CONTRACTOR TO PROVIDE ACCESS PANELS FOR ALL A/C FIRE DAMPERS WHERE APPLICABLE.
24. CONTRACTOR SHALL PAINT ALL VISIBLE SURFACES OF FACTORY PRIMED OR FACTORY PAINT FINISHED EQUIPMENT, A/C, GRILLS OR REGISTERS, COVERS ETC. UNLESS SPECIFICALLY RATED OTHERWISE VERIFY AND COORDINATE COLORS WITH INTERIOR DESIGN AND ARCHITECT.
25. BEFORE INSTALLATION, THE CONTRACTOR SHALL COORDINATE WITH THE ARCHITECT THE EXACT MOUNTING LOCATION OF ALL SWITCHES, WALL RECEPTACLES PLUGS, THERMOSTATS AND OTHER WALL MOUNTED FIXTURE.
26. ALL INTERIOR AND EXTERIOR JOINTS BETWEEN DIFFERENT MATERIALS OR FINISHES SHALL RECEIVE A BEAD OF CAULKING TO MATCH COLORS OF ADJACENT SURFACES. COORDINATE COLORS WITH THE ARCHITECT.
27. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL DEBRIS AND CONSTRUCTION MATERIALS FROM THE SITE (REFER TO NOTE #9). CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR PROPERTY CLEANING ALL AREAS PRIOR TO FINAL ACCEPTANCE BY THE OWNER INCLUDING BUT NOT LIMITED TO WINDOWS, STOREFRONTS, FLOORS, CARPETS, WALLS, DOORS, ETC.
28. UPON COMPLETION OF THIS PROJECT, THE CONTRACTOR SHALL GIVE THE OWNER A COMPLETE SET OF AS BUILT ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS ALONG WITH THE WRITTEN GUARANTIES, OPERATION AND MAINTENANCE MANUALS OF ALL EQUIPMENT AND FINISHED INSTALLED. THE CONTRACTOR SHALL MAINTAIN A CURRENT SET OF AS-BUILT DRAWINGS. INFORMATION SHALL BE REORDERED BY THE CONTRACTOR AS CONSTRUCTION PROGRESSES.
29. BUILDINGS AND STRUCTURES HEREIN PROVIDED FOR UNDER DIVISION 3, 4, 5,6 AND 7 MEET THE REQUIREMENTS FOR IMPACT RESISTIBILITY, AS REQUIRED BY SECTION 2315 OF THE FLORIDA BUILDING CODE, AND ARE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH CONDITION II, TABLE 9 OF THE ASCE 7-98.
30. CONTRACTOR TO SUBMIT PRODUCT APPROVAL TO THE BUILDING DEPARTMENT FOR ALL WINDOWS, DOORS, HURRICANE SHUTTERS AND ALL COMPONENTS REQUIRING PRODUCT APPROVAL PRIOR TO THE SUBMITTAL OF SHOP DRAWINGS.
31. ANY DAMAGE TO EXISTING STRUCTURES IN THE CONSTRUCTION OF NEW WORK SHALL BE REPAIRED TO EQUIVALENT OR BETTER THAN ORIGINAL CONDITION AT CONTRACTOR EXPENSE.
32. CONTRACTOR SHALL PROVIDE PROPER SAFEGUARD IN COMPLIANCE WITH CODES DURING ALL PHASES OF CONSTRUCTION.
33. CONTRACTOR TO INSTALL BARRIERS AS NECESSARY AND REQUIRED AROUND PERIMETER OF CONSTRUCTION UNITS TO PROTECT THE PUBLIC AND OR ADJACENT PROPERTY.
34. COORDINATE ALL DEMOLITION WORK WITH ALL OTHERS TO INSURE WORK WITH PROGRESS WITHOUT INTERRUPTIONS AND MINIMUM DELAYS. COORDINATE AND SCHEDULE THE WORK WITH THE OWNER WHERE POSSIBLE DISTURBANCE MAY OCCUR AND WHERE RELOCATING OF OTHER POTENTIAL DISRUPTIONS OF OWNER'S FUNCTIONS AND SERVICES MAY OCCUR. ALL WORK AFFECTING OWNER'S FUNCTIONS AND ACTIVITIES INCLUDING ACCOMPLISHING WORK BY PHASING WITH OWNER'S APPROVAL.
35. IN THE EVENT THAT THE G.C. EFFECTS TO HAVE MORE THAN (1) CONCRETE POUR/DAY THE G.C. WILL BE RESPONSIBLE FOR ANY ADDITIONAL CITY IMPOSED INSPECTION COSTS.

ABBREVIATIONS

ACCRY	ACCESSORY	JAN	JANITOR
ACOUS	ACOUSTIC(AL)	JST	JOIST
A/C	AIR CONDITIONER	JT	JOINT
A.F.F	ABOVE FINISHED FLOOR		
AL. ALUM	ALUMINUM	KIT	KITCHEN
ALT	ALTERNATE	KO	KNOCKOUT
ANOD	ANODIZED	KPL	KICK PLATE
A.O.R.	ARCHITECT OF RECORD		
APPL	APPLIANCE	LAD	LADDER
ARCH	ARCHITECT(URAL)	LAV	LAVATORY
ASPH	ASPHALT	LB	POUND
A.T.O.S.	ABOVE TOP OF SLAB/ SHEATHING	LBL	LABEL
AUTO	AUTOMATIC	LL	LIVE LOAD
AVG	AVERAGE	L.P	LOW POINT
		LT	LIGHT
BD	BOARD	LTL	LINTEL
B.L	BUILDING LINE	LVLG	LEVELING
BLDG	BUILDING	LW	LIGHTWEIGHT
BLKG	BLOCKING	LW.C	LIGHTWEIGHT CONCRETE
BOLLD	BOLLARD	LVR	LOUVER
BR	BEDROOM		
BOTT	BOTTOM	MAS	MASONRY
		MAT	MATERIAL(S)
CAB	CABINET	MAX	MAXIMUM
CEM	CEMENT(ITIOUS)	M.C	MEDICINE CABINET
CER	CERAMIC	MECH	MECHANIC(AL)
C.F	CUBIC FOOT	MEMB	MEMBRANE
C.I	CAST IRON	MEZZ	MEZZANINE
C.I.P	CAST-IN-PLACE	MFD	MANUFACTURED
CIR	CIRCUMFERENCE	MFR	MANUFACTURER
CIRC	CIRCLE	MIN	MINIMUM
C.J	CONTROL JOINT	MISC	MISCELLANEOUS
C.L	CENTER LINE	MIR	MIRROR
CLG	CEILING	ML/WK	MILLWORK
C.M.U	CONCRETE MASONRY UNIT	M.O	MANSONRY OPENING
C.O	CLEAN OUT	MOD	MODULAR
COATG	COATING	MOIST	MOISTURE
COL	COLUMN	MOT	MOTOR(IZED)
COILG	COILING	MTD	MOUNTED
CONC	CONCRETE	MTL	METAL
CONST	CONSTRUCTION	MULL	MULLION
CONT	CONTINUOUS, CONTINUATION		
CONTR	CONTRACT(OR)	N.I.C	NOT IN CONTRACT
CORR	CORRUGATED	NOM	NOMINAL
COV	COVER	N.T.S	NOT TO SCALE
CPT	CARPET		
C.Y	CUBIC YARD	O.C	ON CENTER
		O.D	OUTSIDE DIAMETER
DBL	DOUBLE	OF.D	OVERFLOW DRAIN
DEMO	DEMOLISH / DEMOLITION	OF.R.D	OVERFLOW ROOF DRAIN
DEPT	DEPARTMENT	OF.S	OVERFLOW SCUPPER
DES	DESIGN(ED)	OH	OVERHEAD
DET	DETAIL	OPNG	OPENING(S)
D.F	DRINKING FOUNTAIN	OPR	OPERABLE
D.L	DEAD LOAD	ORNA	ORNAMENTAL
DIA	DIAMETER	OVFL	OVFL
DIAG	DIAGONAL	OVHD	OVERHEAD
DIFF	DIFFUSER		
DIM	DIMENSION	PART	PARTITION
DISP	DISPENSER	P.B	PANIC BAR
DIV	DIVISION	P.BD	PARTICLE BOARD
DN	DOWN	PC.C	PRE-CAST CONCRETE
DNSP	DOWNSPOUT	PEDRN	PEDESTRIAN
DR	DOOR	PKG	PARKING
DRA	DRAIN	PL	PLATE
DSCON	DISCONNECT	PLAM	PLASTIC LAMINATE
DW	DISHWASHER	PLAS	PLASTER
DWG	DRAWING	P.L.F	POUNDS PER LINEAR FOOT
DWR	DRAWER	PLSTC	PLASTIC
		PLYWD	PLYWOOD
EA	EACH	PNL	PANEL
E.B	EXPANSION BOLT	POLYST	POLYSTRENE
E.J	EXPANSION JOINT	PORT	PORTABLE
ELAST	ELASTOMERIC	PREFAB	PREFABRICATED
ELEC	ELECTRICAL	PREFIN	PREFINISHED
ELEV	ELEVATION	PRTECN	PROTECTION
EMER	EMERGENCY	P.S.F	POUNDS PER SQUARE FOOT
EMBED	EMBED(DED, ING)	P.S.I	POUNDS PER SQUARE INCH
ENGR	ENGINEER(ED)	P.T	PRESSURE-TREATED
ENTR	ENTRANCE	PWD	PLYWOOD
E.O.R	ENGINEER OF RECORD	PVMT	PAVEMENT
E.P	ELECTRICAL PANEL		
EQ	EQUAL	RAD	RADIUS. RADIAL
ESC	ESCALATOR	R.D	ROOF DRAIN
EQUIP	EQUIPMENT	R.D.L	ROOF DRAIN LEADER
E.W.C	ELECTRICAL WATER COOLER	RDR	READER
E.W.H	ELECTRICAL WATER HEATER	RECES	RECESSED
EXH	EXHAUST	RECPT	RECEPTACLE
EXIST	EXISTING	REF	REFER(ENCE)
EXPS	EXPOSE(D)	REFL	REFLECTED
EXT	EXTERIOR	REFR	REFRIGERATOR
		REINF	REINFORCED(D)(ING)(MENT)
F.A	FIRE ALARM	REQD	REQUIRED
FAB	FABRICATION	RESIL	RESILIENT
F.D	FLOOR DRAIN	RESIS	RESIST(ANT)(IVE)
F.E	FIRE EXTINGUISHER	RFG	ROOFING
F.E.C	FIRE EXTINGUISHER IN CABINET	RM	ROOM
F.F.E	FINISHED FLOOR ELEVATION	R.O	ROUGH OPENING
F.H.C	FIRE HOSE IN CABINET	R.O.W	RIGHT-OF-WAY
FIN	FINISH		
FLDG	FOLDING	S.C	SOLID CORE
FLR	FLOOR(ING)	SCRN	SCREEN
FLUR	FLUORESCENT	SECT	SECTION
FP	FIREPROOF	SECUR	SECURITY
FPLC	FIREPLACE	S.F.	SQUARE FEET
F.R	FIRE RAT(ING)(ED)	SHORG	SHORING
FRMG	FRAMING	SIM	SIMILAR
F.RT	FIRE RETARDANT	SPKR	SPEAKER
FTNG	FOOTING	S.S	STAINLESS STEEL
FURN	FURNITURE	STA	STATION
FURR	FURRED	STD	STANDARD
FXD	FIXED	STL	STEEL
FXTR	FIXTURE	STOR	STORAGE
GD	GRAD(IE)(ING)	STRFR	STOREFRONT
GA	GAUGE	STRUCT	STRUCTURE, STRUCTURAL
G.B	GRAB BAR	SURF	SURFACE
GA	GAUGE	SUSP	SUSPENDED
G.F.RC	GLASS FIBER REINFORCED	SYS	SYSTEM(S)
G.F.R.G	GLASS FIBER REINFORCED GYPSUM		
G.F.R.P	GLAS FIBER REINFORCED PLASTER	TEL	TELEPHONE
GL	GLASS	T&G	TONGUE AND GROOVE
G.W.H	GAS WATER HEATER	THK	THICK (NESS)
G.W.B	GYPSUM WALL BOARD	T.O.B	TOP OF BEAM
GYP	GYPSUM	T.O.S	TOP OF SLAB
		TRAF	TRAFFIC
HACPD	HANDICAPPED	TRTD	TREATED
H.B	HOSE BIB	TYP	TYPICAL
H.C	HOLLOW CORE		
HD	HEAD	UC	UNDERCUT
H.DTY	HEAVY DUTY	UNDRLAY	UNDERLAYMENT
HDWD	HARDWOOD	U.N.O	UNLESS NOTED OTHERWISE
HDWR	HARDWARE	UTIL	UTILITY
HORIZ	HORIZONTAL		
H.P	HIGH POINT	W.C	WATER CLOSET
HR	HOUR	V.C.T	VINYL COMPOSITION TILE
HT	HEIGHT	VERT	VERTICAL
HVAC	HEATING, VENTILATION AND A/C	WD	WOOD
		V.I.F	VERIFY IN FIELD
INFILTR	INFILTRATION	V.T.R	VENTILATION THRU ROOF
INSTRUM	INSTRUMENT(ATION)		
INSUL	INSULATION	WT	WEIGHT
INT	INTERIOR	WTRPRF	WATERPROOFING
INTLK	INTERLOCK(ING)	W.W.F	WELDED WIRE FABRIC

CONSULTANTS INFO & DRAWING INDEX

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PHONE: 305-6534493 FAX 305-6517152

AS-101	SURVEY
AS-102	SURVEY

CIVIL
GERARDO ZAMORA
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PHONE: 305-2737801

C1-DS	STORMWATER POLLUTION PREVENTION PLAN
C2-DS	STORMWATER POLLUTION PREVENTION DETAILS PLAN
C3-DS	PAVING, GRADING & DRAINAGE PLAN
C4-DS	PAVEMENT MARKING & SINNAGE PLAN
C5-DS	PAVING & DRAINAGE DETAILS PLAN
C6-DS	PAVING & DRAINAGE DETAILS PLAN
C7-DS	PAVING & DRAINAGE DETAILS PLAN
C8-DS	PAVING & DRAINAGE DETAILS PLAN
WS1-DS	COVER SHEET
WS2-DS	WATER & SEWER NOTES PLAN
WS3-DS	WATER MAIN EXTENSION & SEWER PLAN

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L-01	LANDSCAPE PLAN
L-02	LANDSCAPE PLAN
L-03	LANDSCAPE PLAN
L-04	LANDSCAPE PLAN
L-05	LANDSCAPE PLAN
L-06	LANDSCAPE PLAN
L-07	LANDSCAPE PLAN
L-08	LANDSCAPE PLAN

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A-0.0	DRAWIN INDEX, PROJECT INFORMATION
A-1.0	EXISTING SITE PLAN
A-2.0	CONCEPTUAL SITE PLAN
A-2.1	CROSS SECTIONS
A-3.0	PROPOSED 1st FLOOR PLAN
A-3.1	PROPOSED 2 nd FLOOR PLAN
A-3.2	PROPOSED 3 rd FLOOR PLAN
A-4.0	PROPOSED 1st & 2 nd FLOOR SCHEDULES
A-4.1	PROPOSED 3 nd FLOOR SCHEDULES
A-5.0	BLDG SECTION
A-6.0	BLDG ELEVATIONS
A-7.0	REFLECTED CEILING PLAN FIRST FLOOR
A-7.1	REFLECTED CEILING PLAN SECOND FLOOR
A-7.2	REFLECTED CEILING PLAN THIRD FLOOR
A-8.0	PROPOSED FLOOR PLAN PRIVATE ROOM
A-9.0	RENDERS
LSP-1	LIFE SAFETY GROUND FLOOR PLAN
LSP-2	LIFE SAFETY SECOND FLOOR PLAN
LSP-3	LIFE SAFETY THIRD FLOOR PLAN

PROJECT & CODE INFORMATION

LEGAL JURISDICTION		MIAMI SPRINGS, FLORIDA
ZONING		R-3C COMMERCIAL DISTRICT
ADOPTED CODES	BUILDING	2023 FLORIDA BUILDING CODE, BUILDING, 8th EDITION
	MECHANICAL	2023 FLORIDA BUILDING CODE, MECHANICAL, 8th EDITION
	ELECTRICAL	2017 NATIONAL ELECTRIC CODE
	PLUMBING	2023 FLORIDA BUILDING CODE, PLUMBING 8th EDITION
	ACCESSIBILITY	2023 FLORIDA BUILDING CODE, ACCESSIBILITY, 8th EDITION
	FIRE PREVENTION	2023 FIRE PREVENTION CODE, 8th EDITION
	LIFE SAFETY	2021 NFPA 101 LIFE SAFETY CODE
	HEALTH CARE	NFPA 99 HEALTH CARE FACILITIES CODE 2024
		GUIDELINES FOR DESIGN & CONSTRUCTION OF RESIDENTIAL HEALTH CARE & SUPPORT FACILITIES 2022

SCOPE OF WORK & OTHER CODE INFORMATION

SCOPE OF WORK:
THE EXISTING LICENSED BUILDING ACCOMMODATES 269 SKILLED NURSING FACILITY (SNF) BEDS AND 60 ASSISTED LIVING FACILITY (ALF) BEDS, TOTALING 329 BEDS. WE ARE PROPOSING TO RELOCATE 117 BEDS INTO PRIVATE ROOMS WITHIN A NEW THREE-STORY BUILDING, WHICH WILL HAVE 39 BEDS PER FLOOR. ADDITIONALLY, WE PLAN TO CONSTRUCT A NEW PARKING LOT FOR THIS BUILDING AND RECONFIGURE THE FRONT PARKING AREA AT CURTISS PARKWAY, PROVIDING A TOTAL OF 165 PARKING SPACES.

TENANT AREAS 3 FLOORS x 17,781 S.F.= 53,345 S.F.	BEDROOMS AREA	27,642 S.F.
	ACTIVITIES AREA	2,518 S.F.
	KITCHEN AREA	0 S.F.
	OFFICE AREA	576 S.F.
	STORAGE AREA	1,181 S.F.
	LOBBY AREA	0 S.F.
	SERVICE & CORRIDORS AREA	21,428 S.F.
	TOTAL AREA	53,345 S.F.

OCCUPANCY (FBC CHAPTER 3 SECTION 304.1)		GROUP 'I-2' (HEALTH CARE)		
MINIMUM INTERIOR FINISH CLASSIFICATION AS PER FBC, TABLE 803.5	SPRINKLERED	EXITS	ACCESS	OTHER
		B	C	C
	CLASS A	FLAME SPREAD INDEX 0-25, SMOKE DEVELOPMENT INDEX 0-450		
	CLASS B	FLAME SPREAD INDEX 26-75, SMOKE DEVELOPMENT INDEX 0-450		
	CLASS C	FLAME SPREAD INDEX 76-200, SMOKE DEVELOPMENT INDEX 0-450		
BLDG. CONSTRUCTION TYPE AS PER FBC, TABLE 601		TYPE I-B, SPRINKLERED		

OCCUPANT LOAD (FBC, TABLE 1004.1.2 - MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT)	BEDROOMS AREA	27,642 S.F. / 120 =	230	OCCUPANTS
	ACTIVITIES AREA	2,518 S.F. / 15 =	168	OCCUPANTS
	OFFICE AREA	576 S.F. / 150 =	4	OCCUPANTS
	STORAGE AREA	1,181 S.F. / 500 =	2	OCCUPANTS
	LOBBY AREA	0 S.F. / 15 =	0	OCCUPANTS
	TOTAL OCCUPANT LOAD		404	OCCUPANTS

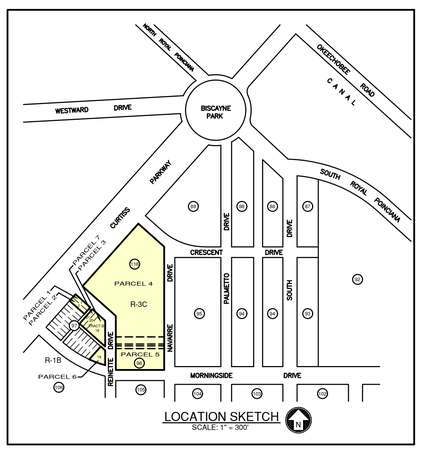
COMMON PATH, DEAD-END & TRAVEL DISTANCE LIMITS (BY OCCUPANCY), AS PER NFPA 101, TABLE A.7.6.). SEE ALSO TABLE 1015.1 ON THIS SHEET	COMMON PATH LIMIT	DEAD END LIMIT	TRAVEL DISTANCE LIMIT
	NOT REQUIRED	NOT REQUIRED	200 FEET
FLOOR SURFACE (AS PER-FBC, 1003.4)	WALKING SURFACES OF THE MEANS OF EGRESS SHALL HAVE A SLIP-RESISTANT SURFACE AND BE SECURELY ATTACHED		
ALTERATION LEVEL AS PER FBC SECTION 6		ALTERATION LEVEL 2 (ADDITION TO EXIST. BLDG.)	
REHAB. WORK CATEGORY AS PER NFPA 43.2.2.1		43.2.2.1.7 ADDITION	

PARKING CALCULATION	329 BEDS / 2	=	165 PARKING
	TOTAL PARKING REQUIRE	=	165 PARKING
	TOTAL PARKING PROVIDED	=	188 PARKING

CONSTRUCTION AREA F.A.R.	EXISTING CONSTRUCTION AREA	=	109,143 sq. ft
	NEW BUILDING AREA	=	53,345 sq. ft
	TOTAL CONSTRUCTION AREA	=	162,488 sq.ft
	PROPOSED FAR* = 0.67		
	* BASED ON GROSS SITE AREA		

AREA CALCULATION	LOT AREA (GROSS)	=	307.26 sq. ft	
	LOT AREA (NET)	=	239.830 sq. ft	
	LOT COVERAGE	=	76.553 sq. ft	31.9 %
	GREEN AREA	=	77.577 sq. ft	32.4 %
	PAVEMENT AREA	=	85.700 sq. ft	35.7 %

HISTORICALLY STRUCTURE	EXISTING STRUCTURES LOCATED ON A HISTORICALLY DESIGNATED SITE, OR SITE DEVELOPED WITH A HISTORICALLY DESIGNATED STRUCTURE, MAY RETAIN EXISTING NONCONFORMING SETBACKS OR ENCROACHMENTS



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MARK	DATE	DESCRIPTION

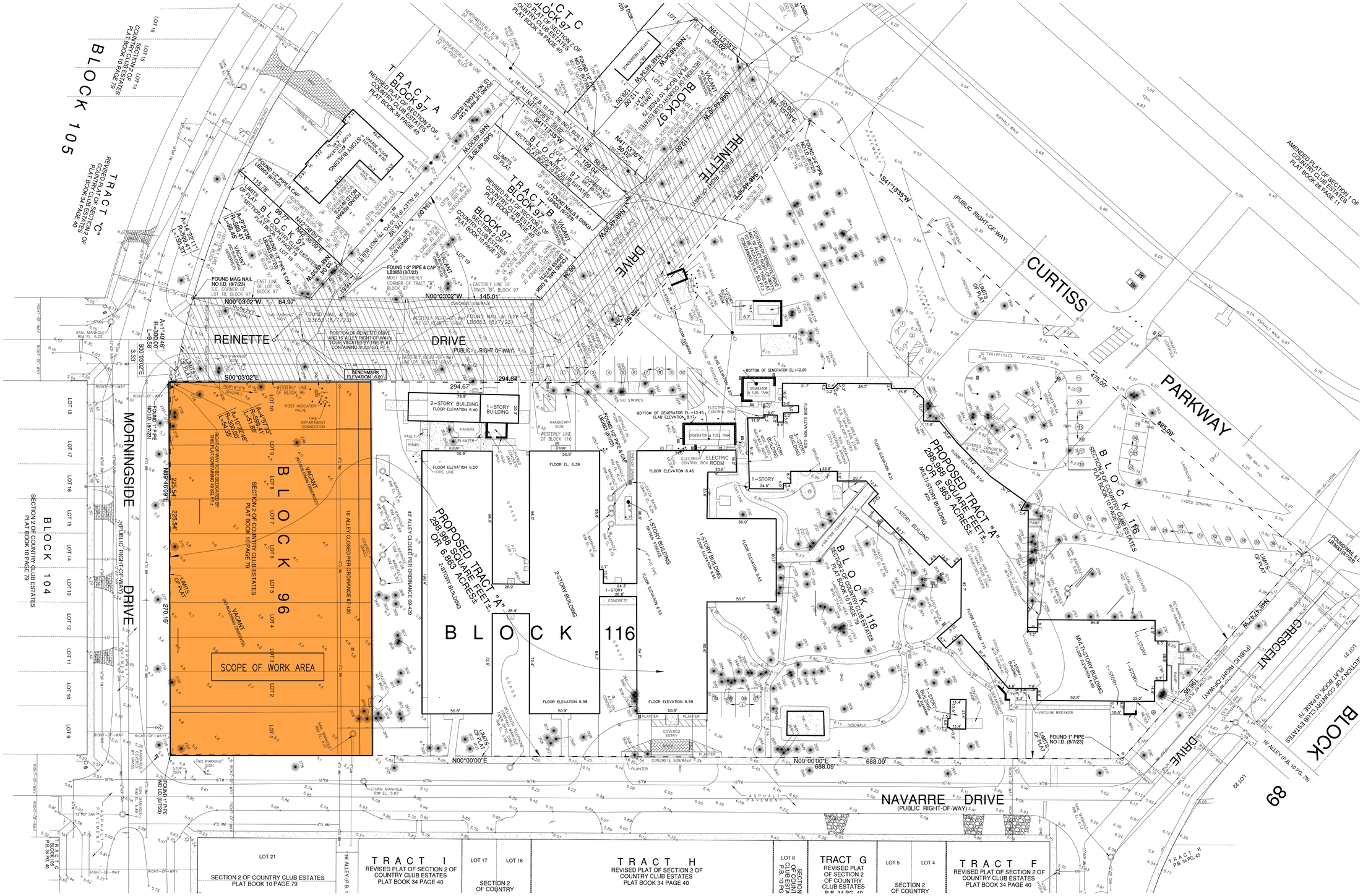
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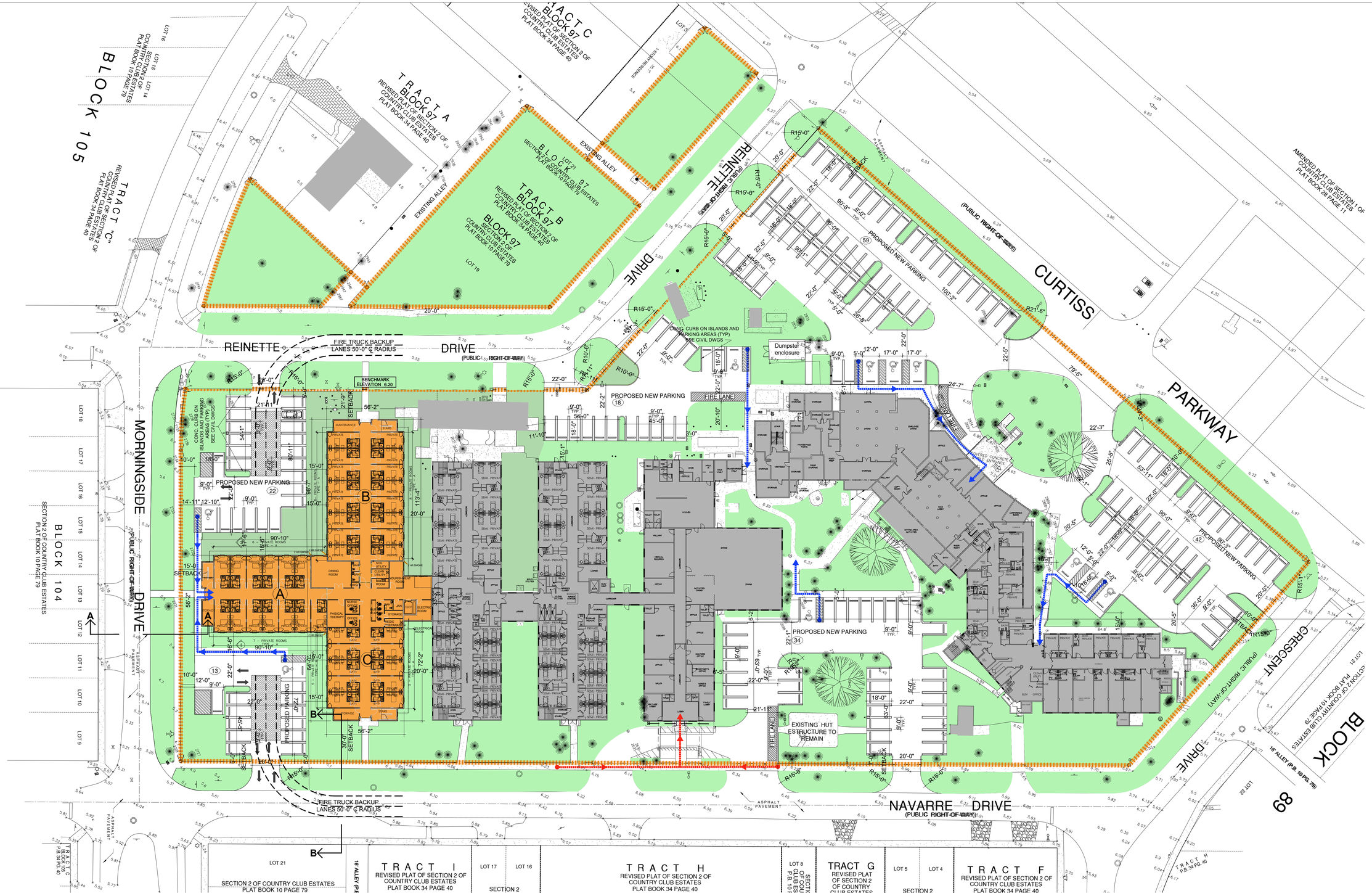
LEOPOLDO BELLON, AIA

SHEET TITLE
DRAWING INDEX, PROJECT INFORMATION & ABBREVIATIONS

A-0.0

SHEET OF


SCOPE OF WORK AREA
PROPOSED TRACT "A"
298,968 SQUARE FEET±
OR 6.863 ACRES±
CURTISS PARKWAY
(PUBLIC RIGHT-OF-WAY)
REINETTE DRIVE
(PUBLIC RIGHT-OF-WAY)
NAVARRE DRIVE
(PUBLIC RIGHT-OF-WAY)
MORNINGSIDE DRIVE
(PUBLIC RIGHT-OF-WAY)
GRESCENT DRIVE
(PUBLIC RIGHT-OF-WAY)
BLOCK 96
BLOCK 116
BLOCK 105
BLOCK 104
BLOCK 97
BLOCK K
TRACT A
TRACT B
TRACT C
TRACT "C"
TRACT I
TRACT H
TRACT G
TRACT F
2-STORY BUILDING
FLOOR ELEVATION 6.40
1-STORY BUILDING
FLOOR ELEVATION 6.50
FLOOR EL. 6.39
FLOOR ELEVATION 6.58
FLOOR ELEVATION 6.59
FLOOR ELEVATION 6.46
FLOOR ELEVATION 6.53
FLOOR ELEVATION 6.35
FLOOR ELEVATION 6.21
FLOOR ELEVATION 6.50
FLOOR ELEVATION 6.89
BENCHMARK ELEVATION = 6.20
N00°03'02"W 84.97'
N00°03'02"W 145.01'
S00°03'02"E 294.67'
N00°00'00"E 688.09'
S89°46'09"E 225.54'
N89°46'09"W 270.16'
S41°13'35"E 50.00'
N41°13'35"W 50.00'
S41°13'35"E 98.77'
N41°13'35"W 109.54'
S00°03'02"E 3.33'
A=1°49'46" R=300.00' L=9.58'
A=41°22'11" R=350.41' L=150.23'
A=9°24'28" R=368.45' L=60.51'
A=1°22'48" R=300.00' L=7.23'
A=14°37'20" R=359.41' L=91.86'
A=1°22'48" R=300.00' L=7.23'
A=90°00'00" R=50.00' L=78.54
A=90°00'00" R=50.00' L=78.54
RIGHT-OF-WAY TO BE DEDICATED BY THIS PLAT CONTAINING 49 SQ. FT.±
PORTION OF REINETTE DRIVE AND 16' ALLEY RIGHT-OF-WAYS TO BE VACATED BY THIS PLAT CONTAINING 31,837 SQ. FT.±
LIMITS OF PLAT
SECTION 2 OF COUNTRY CLUB ESTATES PLAT BOOK 10 PAGE 79
REVISED PLAT OF SECTION 2 OF COUNTRY CLUB ESTATES PLAT BOOK 34 PAGE 40
AMENDED PLAT OF SECTION 1 OF COUNTRY CLUB ESTATES PLAT BOOK 28 PAGE 17
FOUND MAG NAIL NO I.D. (8/7/23)
FOUND 1/2" PIPE & CAP LB3653 (8/7/23)
FOUND 1" PIPE NO I.D. (8/7/23)
FOUND 1" PIPE NO LB. (8/7/23)
FOUND 3/4" PIPE NO I.D. (8/7/23)
FOUND NAIL & DISK LB3653 (8/7/23)
FOUND NAILS & DISKS (8/7/23)
FOUND NAIL & DISK (NO ID) (8/7/23)
FOUND 1/2" PIPE & CAP LB3653



LUMINAIRE SCHEDULE											
SYMBOL	QTY	LABEL	ARRANGEMENT	MANUFACTURER	CATALOG NUMBER	MOUNTING	EMERGENCY	LLF	LUMINAIRE LUMENS	LUMINAIRE WATTS	ARRANGEMENT WATTS
		SA	Single	Lithonia Lighting	DSXO LED P7 40K 70CRI BLC4 RPA	POLE MOUNTED 16' A.F.G.	N/A	0.900	15261	170.81	170.81
		SB	Back-Back	Lithonia Lighting	DSXO LED P7 40K 70CRI TSW RPA	POLE MOUNTED 16' A.F.G.	N/A	0.900	31557	170.81	341.62

LEGEND:

- ACCESSIBLE ROUTE FROM ACCESS PARKING TO BLDG. ENTRANCE. 206.2
- ACCESSIBLE ROUTE FROM PUBLIC STREETS, SIDEWALKS, AND PUBLIC TRANSPORTATION STOPS TO ACCESSIBLE ENTRANCES

PAVERS NOTE:

ALL PARKING LOT SHOWN ON SITE PLAN SHALL BE PAVED WITH PERMEABLE PAVERS MANUFACTURED BY TEM PAVERS SYSTEMS, OR APPROVED EQUAL.

I CONCEPTUAL SITE PLAN
SCALE: 1'-0" = 1/32'

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MARK	DATE	DESCRIPTION

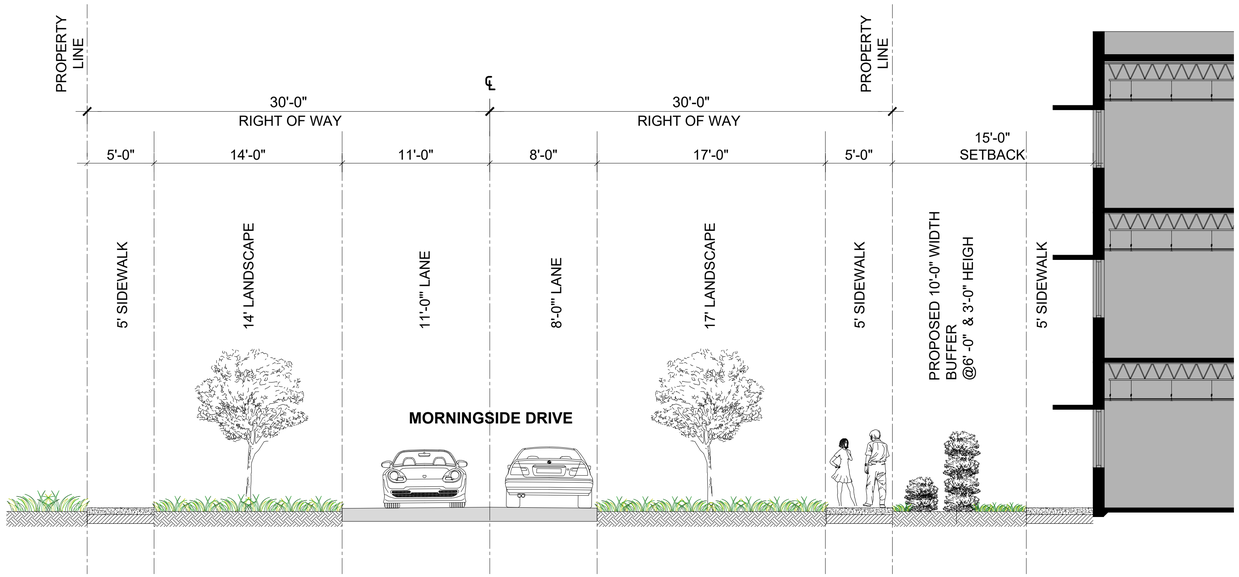
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LEOPOLDO BELLON, AIA

SHEET TITLE

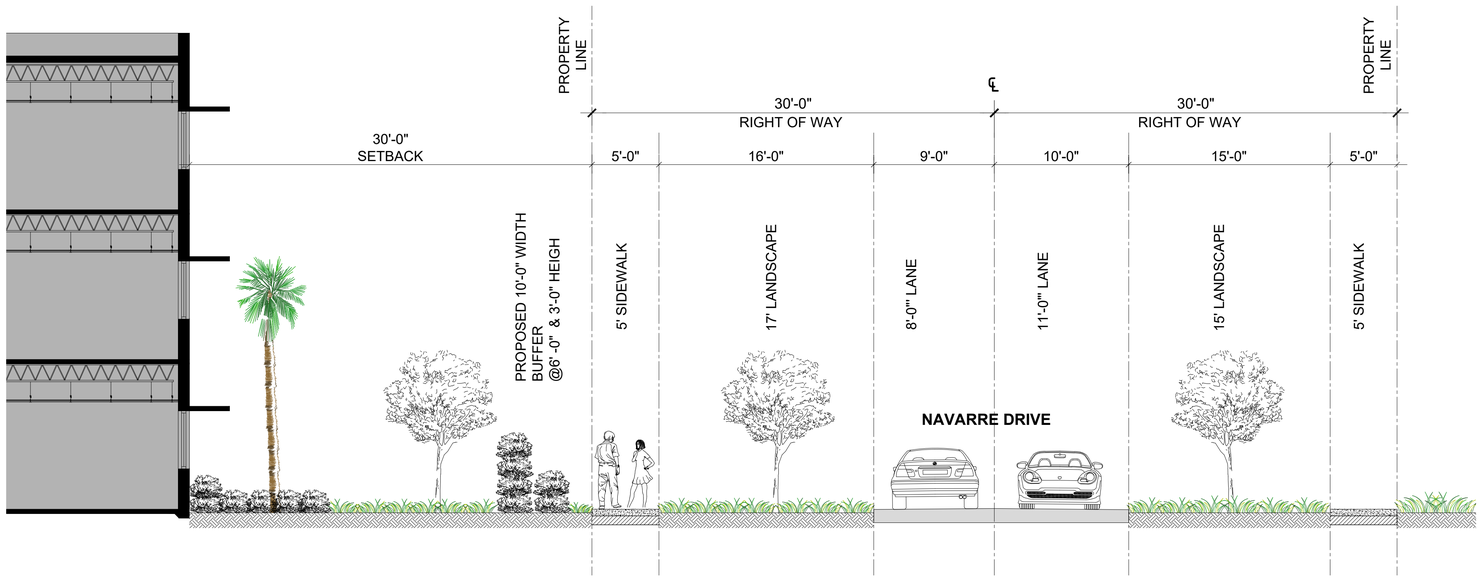
A-2.0

SHEET OF



A STREET CROSS SECTION - MORNINGSIDE DRIVE

SCALE: 1'-0" = 3/16'



B STREET CROSS SECTION - NAVARRE DRIVE

SCALE: 1'-0" = 3/16'

BELLÓN architecture

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INTERIORS
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SHEET TITLE

A-2.1

SHEET OF



1 PROPOSED AND EXISTING SNF 1st FLOOR PLAN

SCALE: 1/16" = 1'-0"

BELLÓN architecture

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LEOPOLDO BELLON

SHEET TITLE

A-3.0

SHEET OF



1 PROPOSED 2 nd FLOOR PLAN

SCALE: 1/16" = 1'-0"

BELLON architecture

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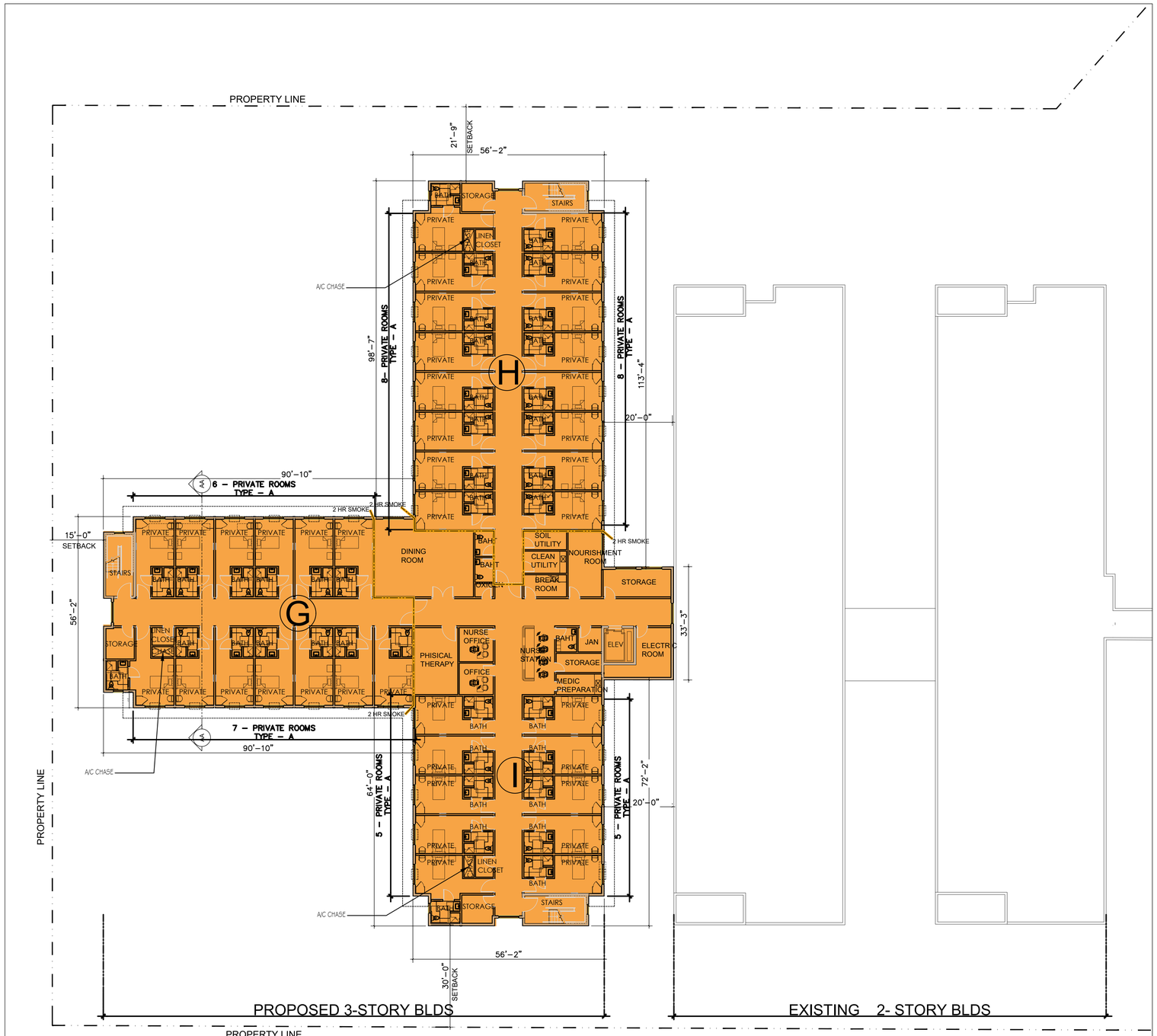
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LEOPOLDO BELLON, AIA

SHEET TITLE

A-3.1

SHEET OF



1 PROPOSED 3 nd FLOOR PLAN
SCALE: 1/16" = 1'-0"

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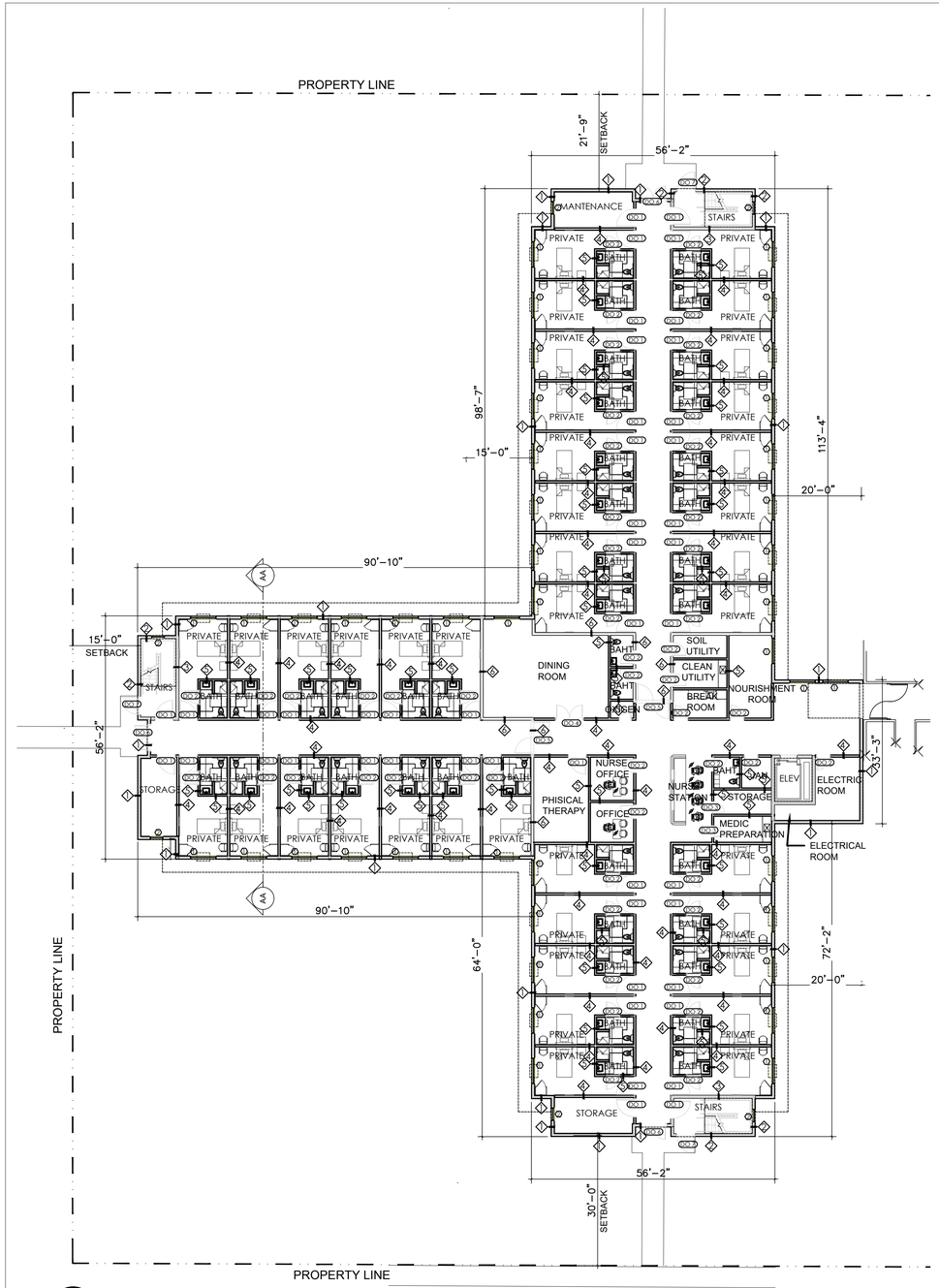
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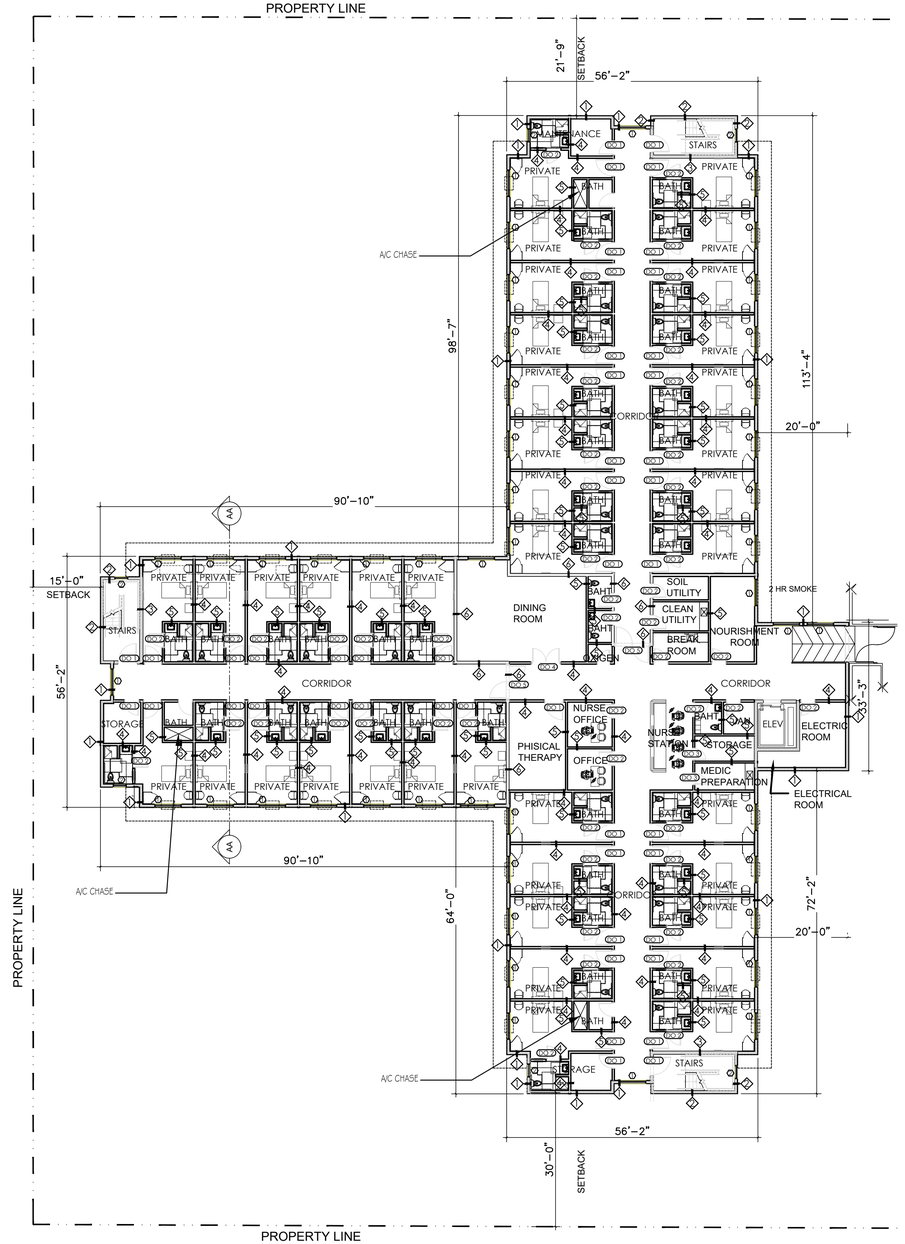
A-3.2

SHEET OF



1 PROPOSED 1st FLOOR (SCHEDULES)

SCALE: 1/16" = 1'-0"



2 PROPOSED 2nd FLOOR (SCHEDULES)

SCALE: 1/16" = 1'-0"

WINDOW SCHEDULE

OPENING	LOCATION	TYPE	OPENING SIZE		REMARKS
			WIDTH	HEIGHT	
1	FACADES	FIXED	6'-0"	4'-4"	IMPACT RESISTANT ASSEMBLY CAT II. 1 HR. FIRE RATED ASSEMBLY.
2	FACADES	FIXED	3'-0"	4'-4"	IMPACT RESISTANT ASSEMBLY CAT II. 1 HR. FIRE RATED ASSEMBLY.

DOOR SCHEDULE

DOOR SYMBOL	ROOM NAMES	DOOR					FRAME			FIRE RATING LABEL	REMARKS
		WIDTH (INT.)	HEIGHT	MAT.	TYPE	GLASS	MAT.	JAMB	HEAD		
DOOR 1	PRIVATE - STAIR MANTENANCE	4'-0"	7'-0"	SC	SWING	---	AL	•	•	2 HOURS	MAIN DOOR PEEP HOLE
DOOR 2	OFICCE - BATHROOMS	3'-0"	7'-0"	HC	SWING	---	HC	•	•		
DOOR 3	STORAGE - MED. PREP.	2'-6"	7'-0"	HC	SWING	---	HC	•	•		DOUBLE DOOR LOUVERS
DOOR 4	DININ ROOM	6'-0"	7'-0"	HC	SLIDING	---	HC	•	•		
DOOR 5	CORRIDOR SMOKE COMP.	7'-4"	7'-0"	HC	BIFOLD	---	HC	•	•		DOUBLE DOOR LOUVERS
DOOR 6	EXIT CORRIDOR	5'-8"	7'-0"	HC	BIFOLD	---	HC	•	•		DOUBLE DOOR LOUVERS
DOOR 7	EXIT STAIR	4'-0"	7'-0"	HC	BIFOLD	---	HC	•	•		DOUBLE DOOR LOUVERS



3 PROPOSED WINDOWS ELEVATION

SCALE: 1/8" = 1'-0"

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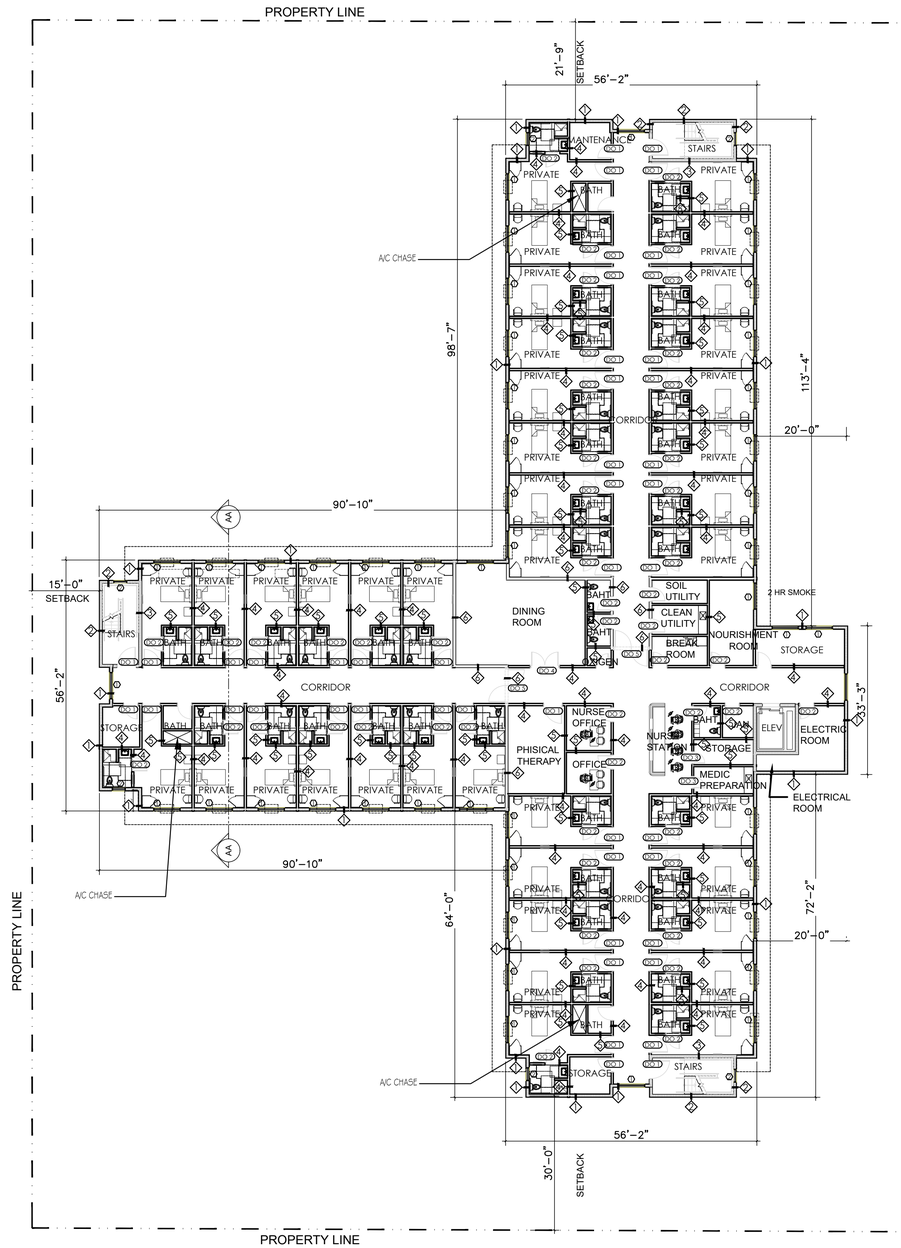
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LEOPOLDO BELLON, AIA

SHEET TITLE

A-4.0

SHEET OF



1 PROPOSED 3rd FLOOR (SCHEDULES)

SCALE: 1/16" = 1'-0"

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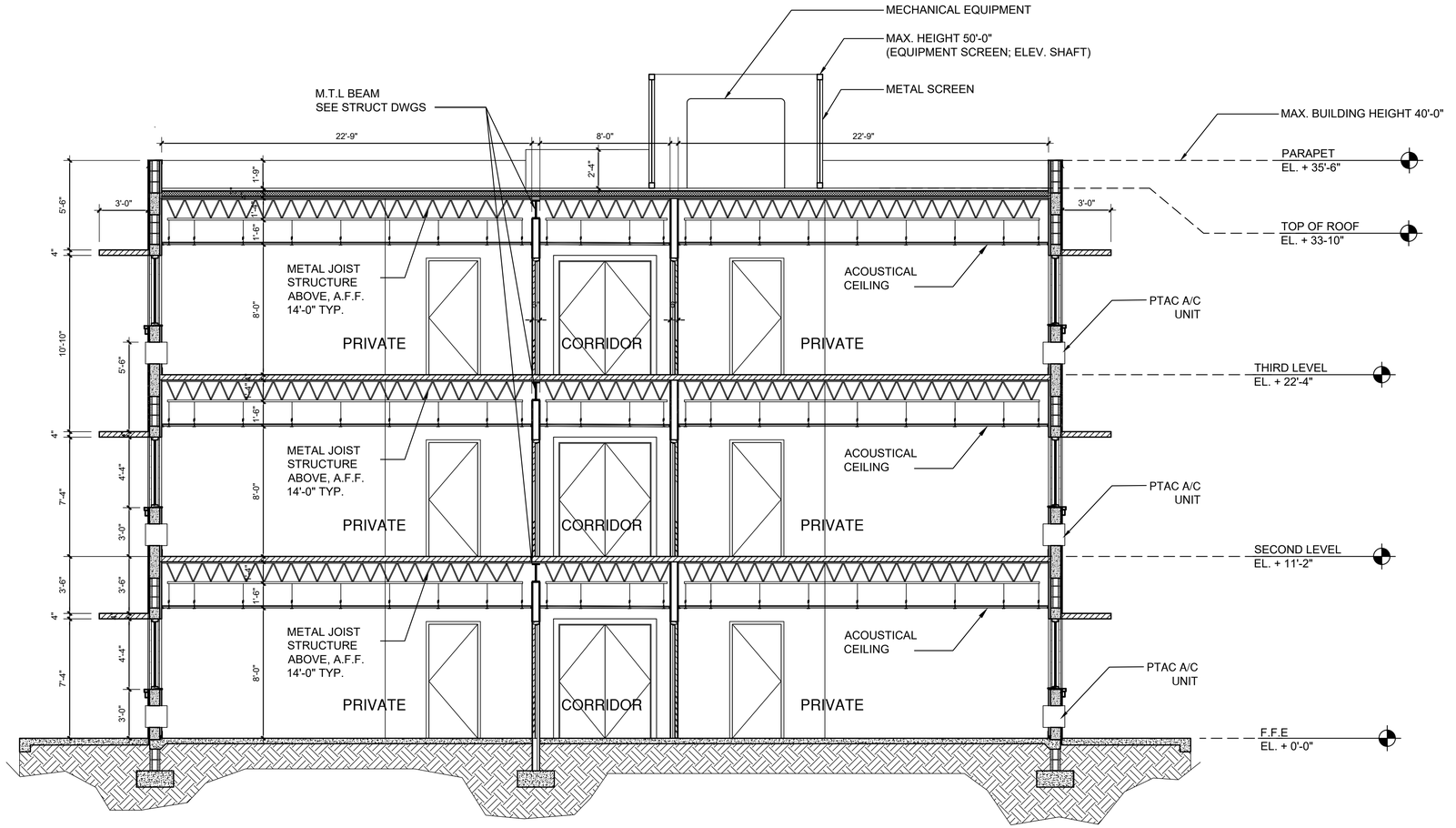
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LEOPOLDO BELLON, AIA

SHEET TITLE

A-4.1

SHEET OF



1 BLDG SECTION AA

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

BELLON architecture

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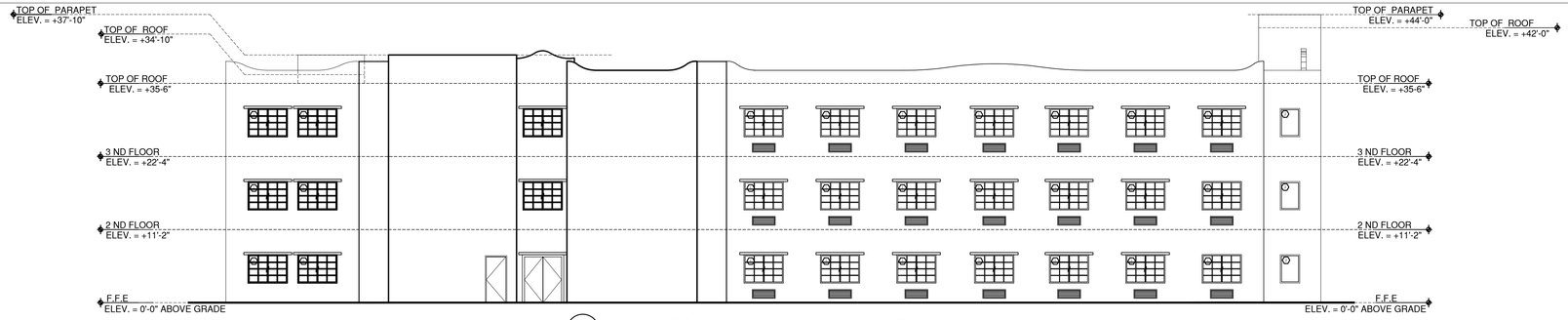
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LEOPOLDO BELLON, AIA

SHEET TITLE

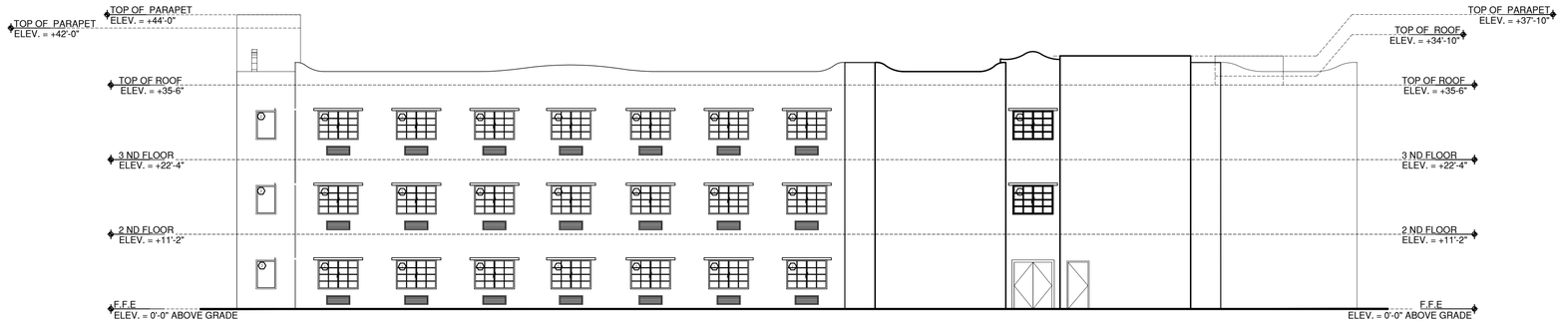
A-5.0
BLDG SECTION

SHEET # OF #



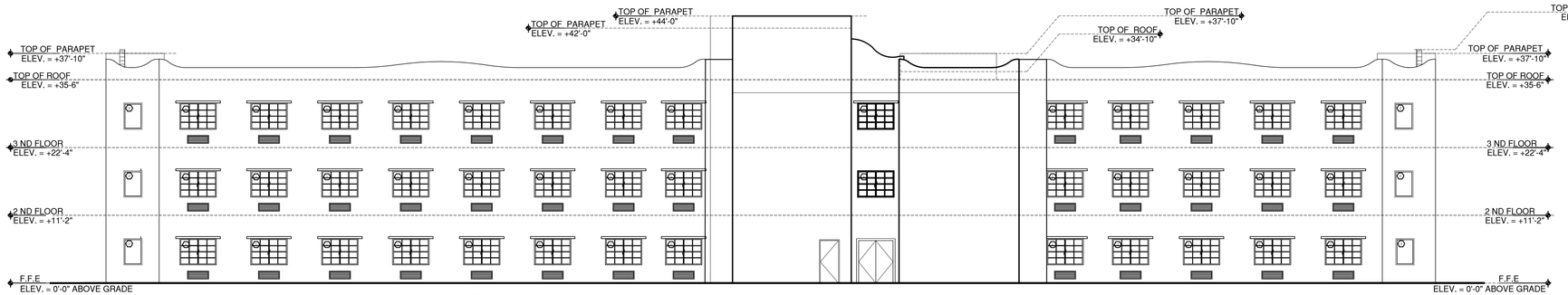
1 PROPOSED NORTH ELEVATIONS

SCALE: 1' 0" = 3/32"



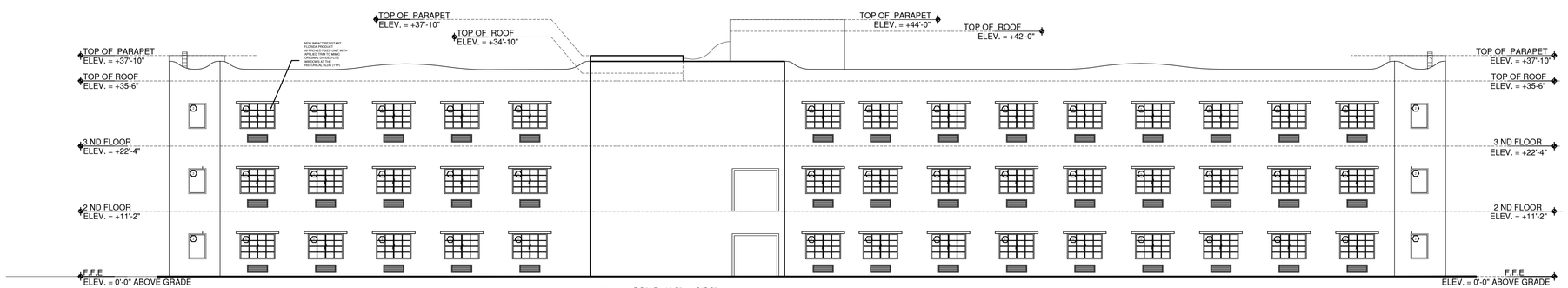
2 PROPOSED SOUTH ELEVATIONS

SCALE: 1' 0" = 3/32"



3 PROPOSED EAST ELEVATIONS

SCALE: 1' 0" = 3/32"



4 PROPOSED WEST ELEVATIONS

SCALE: 1' 0" = 3/32"

ELEVATIONS FINISH

COLOR :

SHERWIN- WILLIANS

EXTERIOR	-ARCHITECTURAL
SUPER PAINT	- LATEX
FLAT	- IFC 8012NP

WHITE CREAN MATCH
CUSTON SHER-COLOR MATCH

CCE*COLORANT	OZ	32	64	128
B1-BLACK	-	9	-	-
R2-MAROON	-	9	-	-
Y3-DEEP GOLD	-	50	1	1

FIVE GALLON	EXTRA WHITE
A8OWO2151	651149502

STUCCO /MASONRY

BELLON architecture

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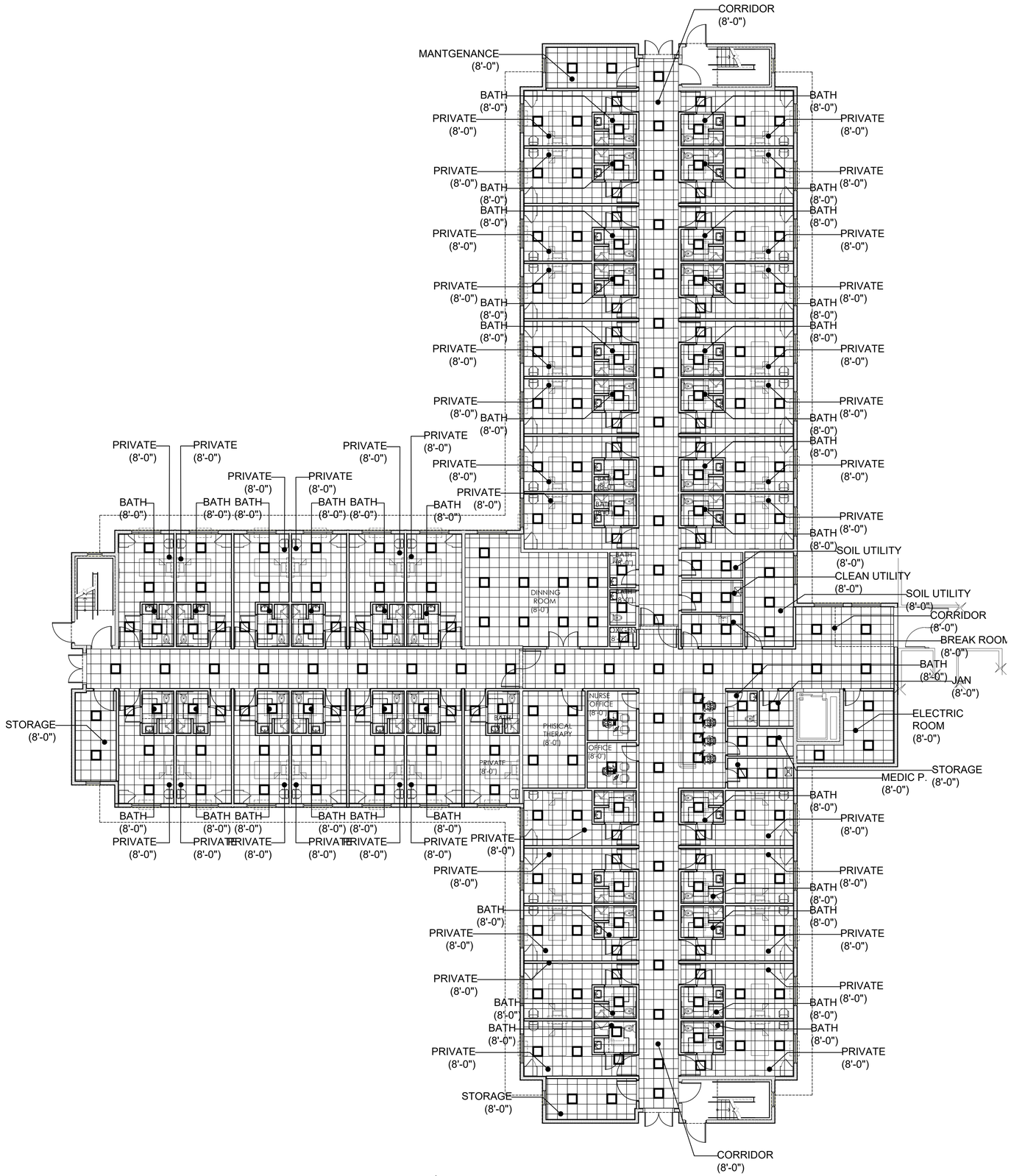
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AR-8737

LEOPOLDO BELLON, AIA

SHEET TITLE

A-6.0

SHEET OF



1 REFLECTED CEILING PLAN FIRST FLOOR

SCALE: 1/16"= 1'-0"

BELLON architecture

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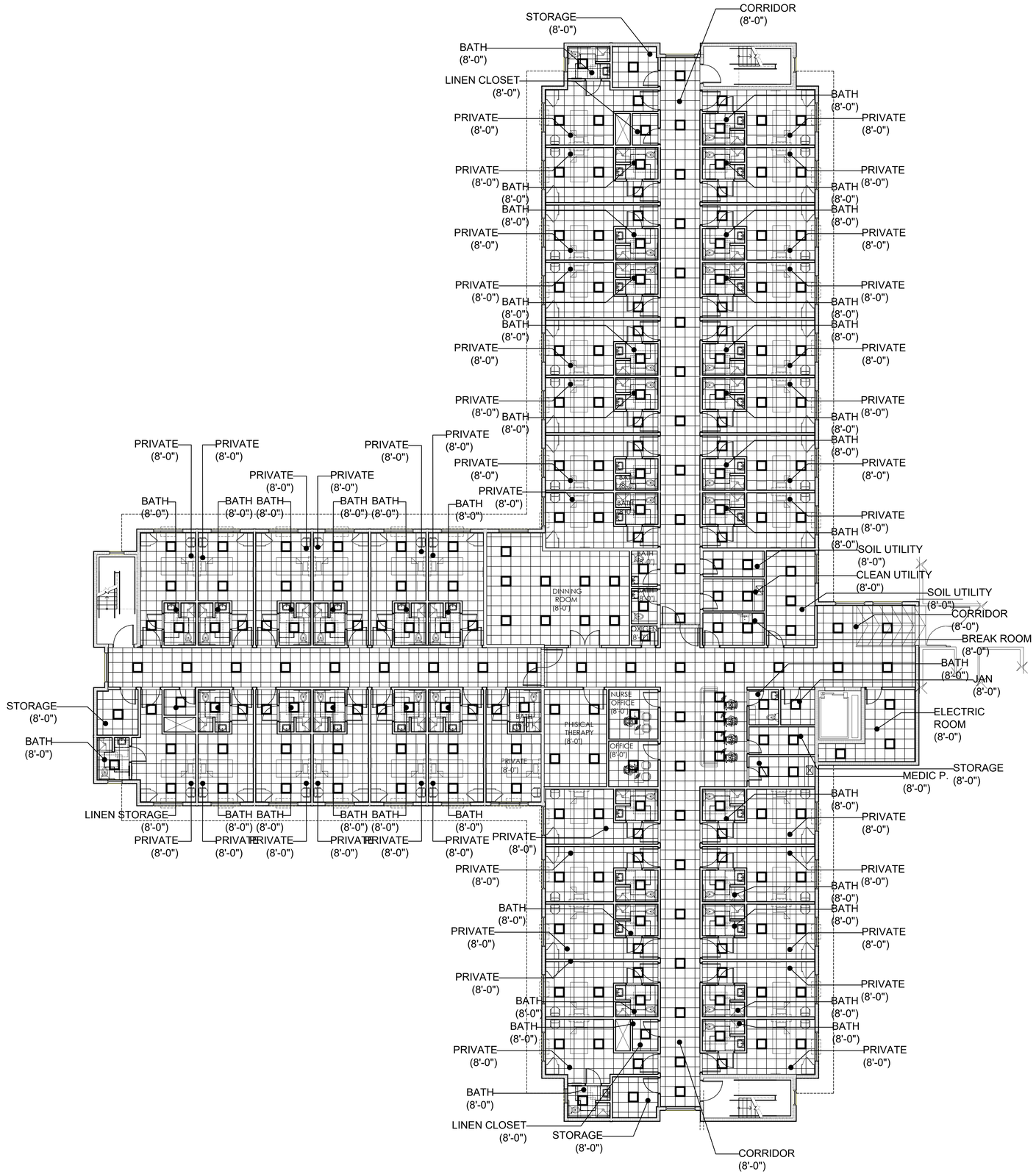
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LEOPOLDO BELLON, AIA

SHEET TITLE

A-7.0

SHEET OF



1 REFLECTED CEILING PLAN SECOND FLOOR

SCALE: 3/32"= 1'-0"

BELLON architecture

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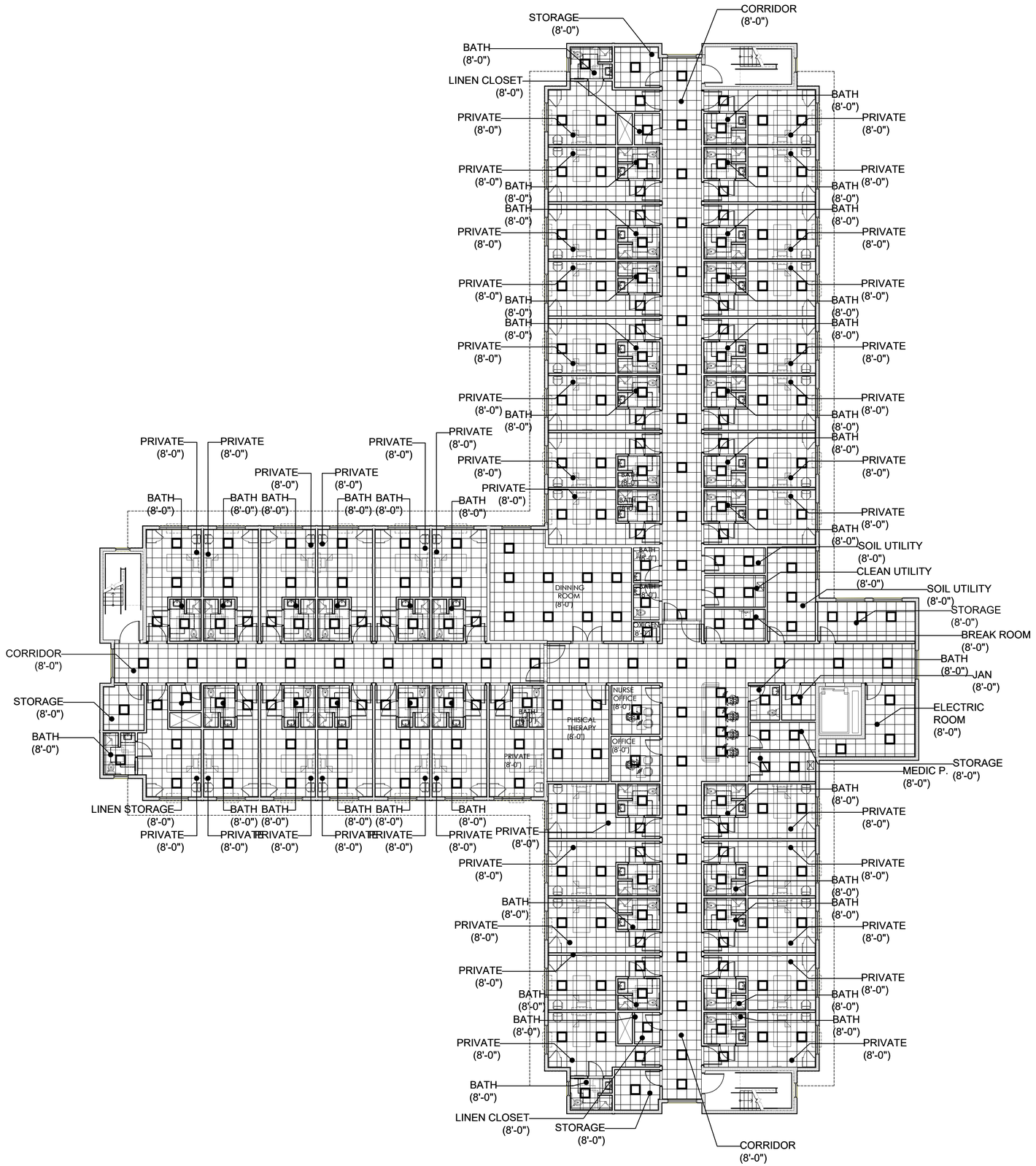
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SHEET TITLE

A-7.1

SHEET OF



1 REFLECTED CEILING PLAN THIRD FLOOR

SCALE: 3/32"= 1'-0"

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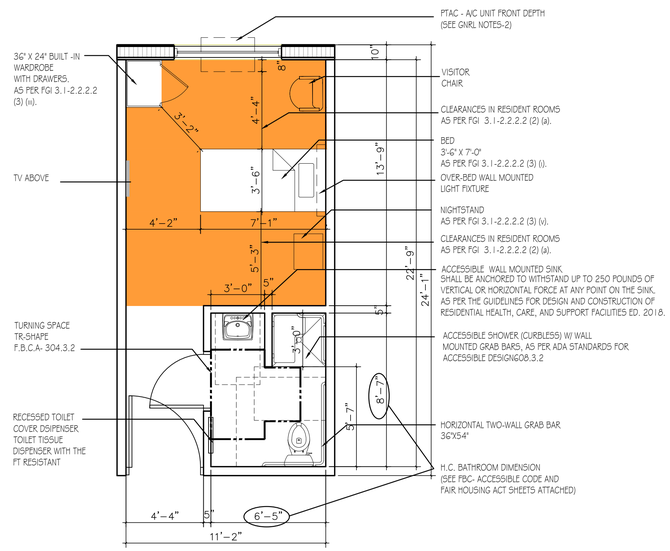
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SHEET TITLE

A-7.2

SHEET OF

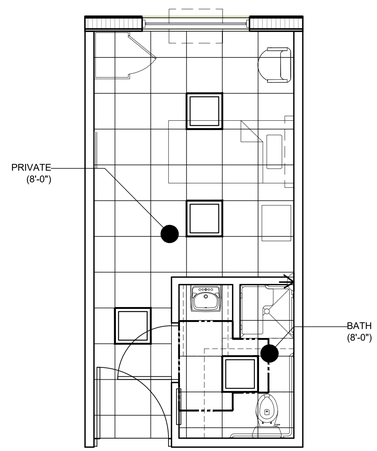


CORRIDOR

GROSS S.F. = 277 SQ/FT
CLEAR FLOOR AREA (MIN. REQ) = 121 SQ/FT
CLEAR FLOOR AREA ACTUAL = 123 SQ/FT

PROPOSED FLOOR PLAN
PRIVATE ROOM

(A) SCALE: 1/4" = 1'-0" TYP. A FOR 1st AND 2nd FLOOR



PROPOSED - RCP
PRIVATE ROOM

(B) SCALE: 1/4" = 1'-0" TYP. A FOR 1st AND 2nd FLOOR

CEILING FINISH LEGEND

* LEGEND: 0/0/8'-0" = TYPE / FINISH / HEIGHT

FOR TYPE - SEE "CEILING TYPE AND ACCESSORIES"
FOR FINISH - SEE " CEILING AND ACCESSORY FINISHED"
FOR HEIGHT - HEIGHT INDICATED IS NOMINAL HEIGHT ABOVE FINISHED FLOOR.
ADJUST AND COORDINATE CEILING HEIGHT TO ACCOMMODATE DUCT, LIGHTS, ETC.

CEILING TYPES AND ACCESSORIES

*A/ -2X2 SUSPENDED, LAY-IN ACOUSTICAL TILE CEILING SYSTEM - ROCKFON PACIFIC SQUARE TEGULAR NARROW, ITEM NUMBER: SLN 220

A2 - 2' X 4' MOISTURE RESISTANT TILE CEILING SYSTEM.

B/ - 2 X 4 SUSPENDED, LAY-IN ACOUSTICAL TILE CEILING SYSTEM-ROCKFON KORAL SQUARE LAY-IN, ITEM NUMBER: SQ1101-

E/ -SINGLE LAYER 5/8" THICK GYPSUM BOARD ATTACHED TO SUSPENDED METAL FRAMING.

F/ -SINGLE LAYER 5/8" THICK GYPSUM DROP HEADER (6" METAL STUD)

G/ -DECORATIVE WOOD CROWN MOLDING ATTACHED TO SUSPENDED FRAMING SYSTEM, SEE SPECIFIC DETAILS ON I.D. DRAWINGS.

H/ -1-HOUR RATED MEMBRANE CONSISTING OF ONE LAYER 5/8" THICK TYPE - X GYPSUM ON 1/2" METAL FURRING ATTACHED TO THE UNDERSIDE OF STRUCTURAL FRAMING ABOVE.

M/ -BATHROOM / WET AREA CEILINGS.
SINGLE LAYER 1/2" MOISTURE RESISTANT GYP. BOARD. CEILING. ATTACHED TO SUSPENDED METAL FRAMING ATTACHED TO STRUCTURE.

O/ -SINGLE LAYER 1/2" CEMENT BOARD WITH STUCCO ON METAL FURRING ATTACHED TO METAL SUSPENSION SYSTEM ATTACHED TO METAL FURRING ON STRUCTURE ABOVE.

T/ -DRESS UNDERSIDE OF SLAB AS REQUIRED TO BE SMOOTH AND FLUSH; THEN APPLY KNOCK-DOWN TEXTURE.

U/ -DRESS UNDERSIDE OF SLAB AS REQUIRED TO BE SMOOTH AND FLUSH.

V/ -SUSPENDED METAL LATH AND EXTERIOR WIND LOADED STUCCO SYSTEM. SEE SHEET LS__ FOR WIND LOAD INFORMATION. INSTALL PER NOA.

REFLECTED CEILING NOTES

* PRIOR TO INSTALLATION, CONFIRM THAT REQUIRED ONE-HOUR RATED GYP. BRD. SYSTEM ATTACHED TO THE UNDERSIDE OF THE ROOF FRAMING THOUGHOUT THE ENTIRE BUILDING IS INTACT AND COMPLETE. SUSPENSION SYSTEMS (INC. MEP) MUST BE ANCHORED THROUGH THE RATED GYP. BRD. SYSTEM DIRECTLY INTO SOLID FRAMING AND NOT SUSPENDED FROM THE RATED GYP. BRD. CEILING.

1. G.C. TO SUBMIT CEILING PLAN INDICATING PROPOSED LOCATIONS FOR ALL CEILING ACCESS PANELS, TO ARCHITECT FOR APPROVAL, PRIOR TO INSTALLATION OR G.C. WILL BE RESPONSIBLE FOR RELOCATING AFTER INSTALLATION.

2. COORDINATION WITH OTHER WORK. CONTRACTOR SHALL COORDINATE WITH OTHER WORKS : SUPPORTED BY
OR PENETRATING THROUGH CEILING, INCLUDING MECHANICAL AND ELECTRICAL WORK AND PARTITION SYSTEMS,
DUCTWORK ABOVE SUSPENSION SYSTEMS SHALL BE COMPLETE, AND PERMANENT HEATING AND COOLING
SYSTEMS OPERATING, INSTALLATION OF CONDUIT ABOVE SUSPENSION SYSTEMS SHALL BE COMPLETE BEFORE
INSTALLATION OF SUSPENSION SYSTEMS.

3. PROTECTION CONTRACTOR SHALL PROTECT COMPLETED WORK ABOVE SUSPENSION SYSTEMS FROM DAMAGE DURING
THE INSTALLATION OF SUSPENSION SYSTEMS.

4. EXISTING CONDITIONS. BUILDING SHALL BE ENCLOSED WITH ALL WINDOWS AND EXTERIOR DOORS IN PLACE AND
GLAZED, AND THE ROOF WATERTIGHT BEFORE INSTALLATION OF SUSPENSION SYSTEMS. WET WORK SHALL BE IN
PLACE, COMPLETED AND NOMINALLY DRY WITH HVAC SYSTEM IN CONTINUOUS OPERATION. MAINTAIN CLIMATE
CONDITIONS TO RANGE FROM 60°F,(16°C) TO 85°F(29°C) AND RELATIVE HUMIDITY OF NOT MORE THAN 70%
BEFORE INSTALLATION OF CEILING SYSTEMS.

REFLECTED CEILING LEGEND

- 24" x 24" ACOUSTICAL CEILING TILE GRID
- GWB CEILING, SOFFIT OR ARCH
- STUCCO ON PAPER BACKED METAL LATH 1/2" CDX PLYWOOD SHEATING ON THE UNDERSIDE OF ALL EXTERIOR DOUBLE TEES.
- 2x4' FLUORESCENT LIGHT
- 2x2' FLUORESCENT LIGHT
- HI-HAT
- WALL WASHER
- SURFACE MOUNTED LIGHT
- WALL SCONCE

LEGEND

- EXISTING 8" CONCRETE MASONRY WALL TO REMAIN
- NEW 8" CMU WALL - #5 @ 32" O.C. IN FULLY GROUTED BLOCK CELLS
- EXISTING INTERIOR PARTITION TO REMAIN
- NEW STUD PARTITION - SEE FINISH SCHEDULE
- EXISTING CONCRETE / STEEL COLUMN TO REMAIN
- (1) NEW DOOR TAG
- (A) NEW WINDOW TAG
- CEILING MOUNTED FIXTURE
- WALL MOUNTED FIXTURE
- RECESS CAN FIXTURE.

GENERAL NOTES

1. REFER TO SHEET --- FOR WALL TYPE DETAILS.
2. REFER TO SHEET --- FOR DOOR SCHEDULE DETAILS
3. REFER TO SHEET --- FOR WINDOW SCHEDULE
4. ALL DIMENSIONS ARE FACE OF THE STUDS OR FACE OF MASONRY UNLESS NOTED OTHERWISE.
5. TENANT PARTITIONS ARE DIMENSIONED TO CENTERLINE UNLESS SHOWN OTHERWISE
6. FIELD MEASURED ALL LOCATIONS FRO CABINETS AND INTERIOR MILLWORK PRIOR TO FABRICATION.
7. ALL PENETRATION THROUGH RATED WALLS ARE TO BE APPROPRIATELY PROTECTED.SEE SHEET --- FOR FIRE RATE
8. VERIFY ALL DOORS AND WINDOW ROUGH OPENING SIZES WITH SELECTED DOOR AND WINDOW MANUFACTURES
9. BEARING WALLS ARE FIRE-RATED FOR STRUCTURAL PURPOSED ONLY UNLESS NOTED OTHERWISE
10. PROVIDE COATED WIRE SHELF WITH HANGER ROD AT ALL CLOSETS, UNLESS OTHERWISE NOTED. TYPICAL MOUNTING HEIGHT SHALL PLACE SHELF AR 5'-6" ABOVE THE FLOOR, EXCEPT AT ACCESSIBLE UNITS PLACE SHELF AT 4'-0" ABOVE THE FLOOR
11. ALL CABINET TOE KICKS ARE 4" UNLESS OTHERWISE NOTED.
12. PROVIDE SOLID WOOD BLOCKING TO SUPPORT ALL WALL HUNG ITEMS INCLUDING BUT NOT LIMITED TO: BATH ACCESSORIES , CABINETRY, SHELVING, CLOTHING RODS, WINDOW TREATMENT AND APPLIANCES SUCH AS TELEVISION. SOME ITEMS HAVE ADDITIONAL CODE REQUIEMS FOR SUPPORT.

INTERIOR FINISH NOTES

1. SEE I.D. DRAWINGS FOR ALL WALL , CEILING, AND FLOORS FINISHES AND TEXTURES
2. SEE I.D. DRAWINGS FOR DETAILS AND ACCESSORIES.

INTERIORS KEYNOTES

1. SEE I.D. DRAWING FOR MATERIALS AND RELATED DETAILS.
2. 48" HIGH MIRROR (SEE ELEVATION FOR WIDTH)
3. 24"X36" TWO WALL GRAB BAR WITH BLOCKING AS PER CODE .(SEE SPECIFICATION)
4. 42" GRAB BAR WITH BLOCKING AS PER BUILDING CODE(SEE SPECIFICATIONS)
5. TOILET TISSUES ROLL- TYPE DISPENSER
6. 24" TOWEL BAR @ 48" A.F.F.
7. 36" GRAB BAR WITH BLOCKING AS PER BUILDING CODE. (SPECIFICATIONS)
8. 24" GRAB BAR WITH BLOCKING AS PER BUILDING CODE.(SEE SPECIFICATIONS)
9. 18" GRAB BAR WITH BLOCKING AS PER BUILDING CODE.(SEE SPECIFICATIONS)
10. SHOWER CURTAIN AND ROD
11. PAPER TOWEL DISPENSER-(SEE SPECIFICATIONS)
12. SOAP DISPENSER-(SEE SPECIFICATIONS)
13. DECORATIVE SURFACE MOUNTED LIGHT FIXTURE, CENTERED OVER CABINET. (SEE SPECIFICATIONS)
14. TYPICAL BASEBOARD- (SEE I.D. DRAWINGS)
15. PLASTIC LAMINATE COUNTERTOP & BACKSLASH
16. PLUMBING FIXTURE - (SEE ENGINEERS PLUMBING DRAWINGS)
17. TYPICAL FINISHED GYPSUM BOARD WALL FINISH. (SEE I.D. DRAWINGS)
18. VANITY SUPPORT STRUCTURE AND REMOVABLE ACCESS PANEL- SEE I.D. DRAWINGS FOR STYLE AND FINISH SIDE PANEL TO FOLLOW PROFILE OF SLOPED SIDE.
19. WALL MOUNTED, LAVATORIES AND HAND-WASHING FACILITIES SHALL BE ANCHORED TO WITHSTAND UP TO 250 POUNDS OF VERTICAL OR HORIZONTAL FORCE AT ANY POINT ON THE SINK, AS PER THE GUIDELINES FOR DESIGN AND CONSTRUCTION OF RESIDENTIAL HEALTH, CARE, AND SUPPORT FACILITIES ED. 2018.

BELLON architecture
12930 S.W. 128 STREET
SUITE 203
MIAMI, FLORIDA 33186
T. (305) 278-7776
AA-26002616
ARCHITECTURE
LAND PLANNING
INTERIORS
CONSTRUCTION MANAGEMENT

CONSULTANTS

MIAMI SPRINGS NURSING & REHAB CENTER
201 CURTISS PARKWAY
MIAMI SPRINGS, FLORIDA 33166

MARK	DATE	DESCRIPTION

PROJECT No. BN-410
DRAWN BY:
CHECKED BY:
DATE:

STATE OF FLORIDA · LEOPOLDO BELLON · REGISTERED ARCHITECT · AR-8737

LEOPOLDO BELLON, AIA

SHEET TITLE

A-8.0

SHEET OF













1 RENDERS
SCALE: N/N

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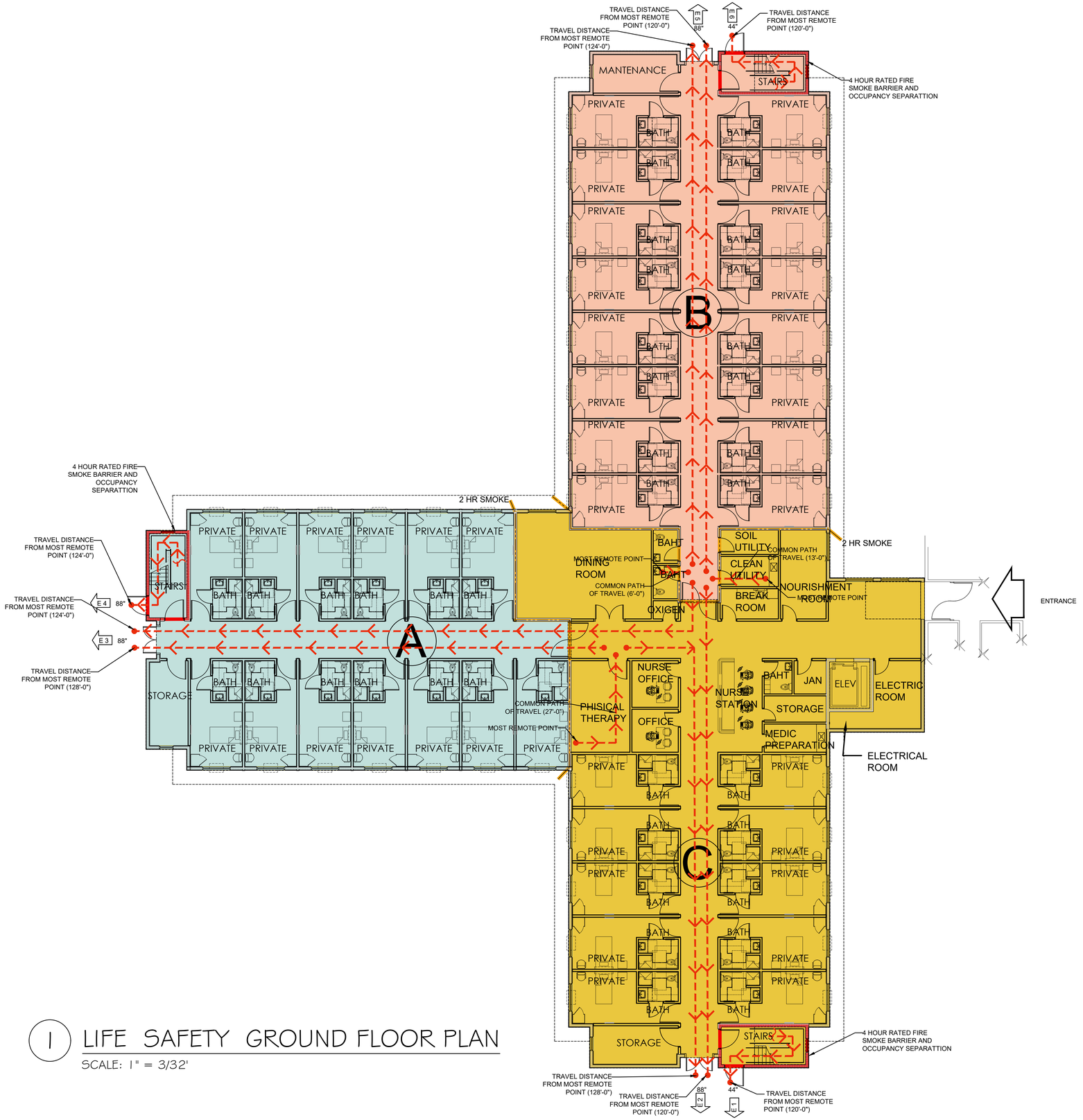
STATE OF FLORIDA
LEOPOLDO BELLON
REGISTERED ARCHITECT
AR-8737

LEOPOLDO BELLON, AIA

SHEET TITLE

A-9.0

SHEET # OF #



1 LIFE SAFETY GROUND FLOOR PLAN

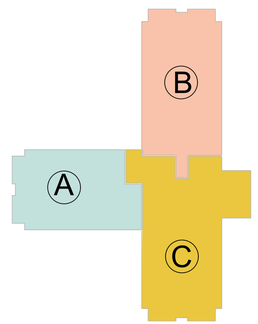
SCALE: 1" = 3/32'

SYMBOL LEGEND

	TRAVEL DISTANCE TO SMOKE BARRIER
	EMERGENCY EXIT SIGN:SHADING REPRESENTS LIT FACEARROWS REPRESENT CHEVRONS
	EMERGENCY EGRESS LIGHT
	COMBINATION: EMERGENCY EXIT SIGN/EXIT EGRESS LIGHT
FEC	RECESSED FIRE EXTINGUISHER CABINET
FE	WALL HUNG FIRE EXTINGUISHER
FEK	WALL HUNG FIRE EXTINGUISHER, TYPE K
F	MANUAL FIRE ALARM PULL STATION
S	CEILING MOUNTED FIRE ALARM/SMOKE DETECTOR
S-CO	CEILING MOUNTED FIRE ALARM/SMOKE DETECTOR CARBON
A	WALL MOUNTED FIRE ALARM PULL STATION
H	HORN STROBE WALL MOUNTED
A	CEILING MOUNTED FIRE ALARM-AUDIO/VISUAL
	PRIMARY EXITS / HORIZONTAL EXIT
H	THERMAL DETECTOR
	SPLINKLER
	LIFE SAFETY FLURESCENT FIXTURE
B	PUSH BUTTON DOOR ACCESS CONTROL
K	KEYPAD DOOR ACCESS CONTROL
D	MAGNETIC HOLD-OPEN DEVICE
	SPECIAL LOCKING DELAYED EGRESS AS PER IBC 1008.1.9.6
B	PUSH BUTTON DOOR ACCESS CONTROL

WALL FIRE RATING LEGEND

1-Hour - Separation of Smoke Compartment	
1-Hour - Fire Barrier	
2-Hour - Fire/Smoke Wall	
2-4 Hour - Fire Wall	



2 KEY PLAN

N/ SCALE

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PROJECT No. BN-410

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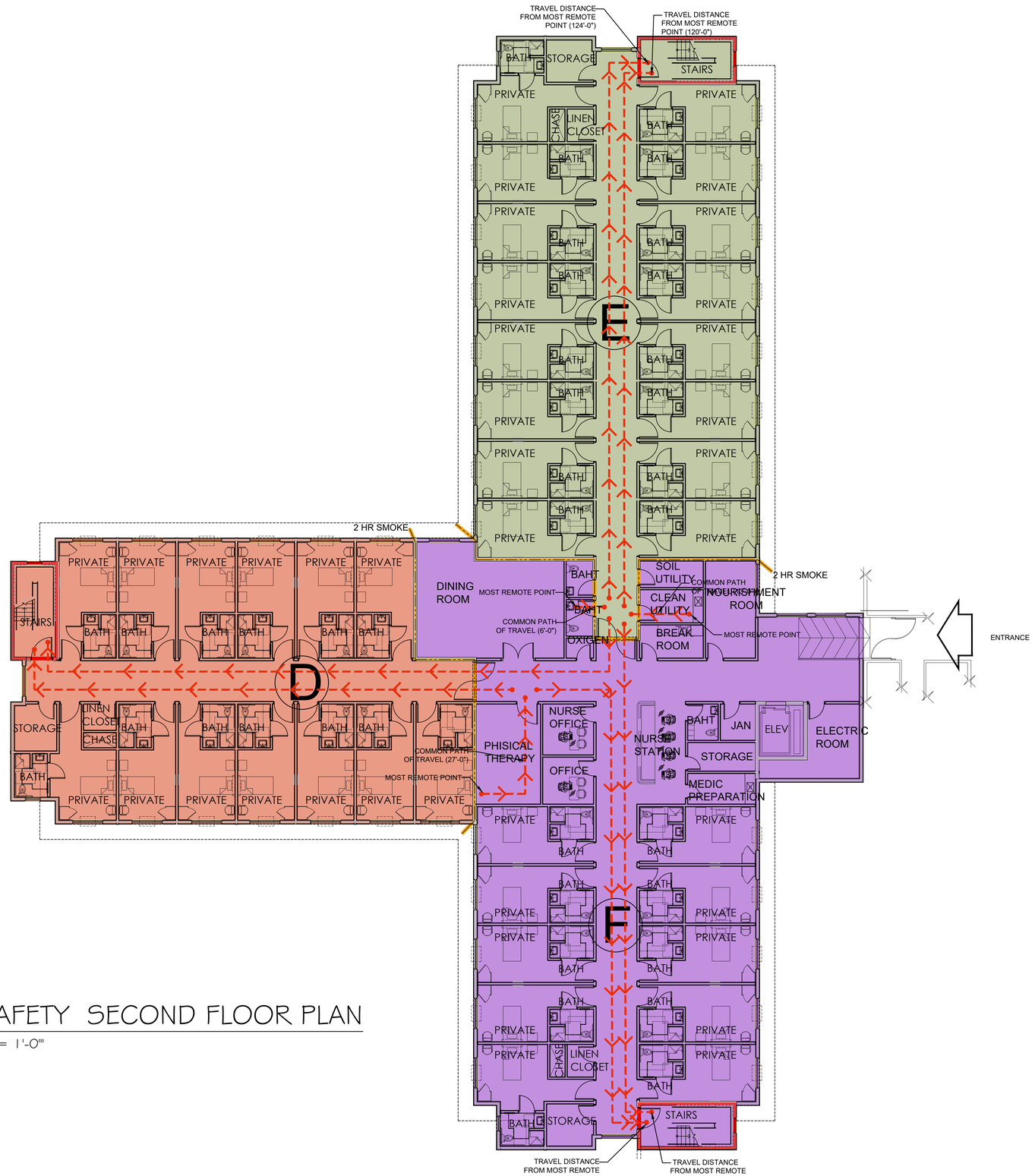
DATE:

LEOPOLDO BELLON, AIA

SHEET TITLE

LSP-1

SHEET OF



1 LIFE SAFETY SECOND FLOOR PLAN

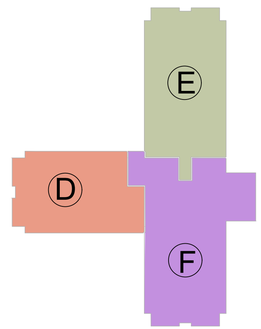
SCALE: 3/32" = 1'-0"

SYMBOL LEGEND

	TRAVEL DISTANCE TO SMOKE BARRIER
	EMERGENCY EXIT SIGN:SHADING REPRESENTS LIT FACEARROWS REPRESENT CHEVRONS
	EMERGENCY EGRESS LIGHT
	COMBINATION: EMERGENCY EXIT SIGN/EXIT EGRESS LIGHT
FEC	RECESSED FIRE EXTINGUISHER CABINET
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A	WALL MOUNTED FIRE ALARM PULL STATION
H	HORN STROBE WALL MOUNTED
A	CEILING MOUNTED FIRE ALARM-AUDIO/VISUAL
	PRIMARY EXITS / HORIZONTAL EXIT
H	THERMAL DETECTOR
	SPLINKLER
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D	MAGNETIC HOLD-OPEN DEVICE
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B	PUSH BUTTON DOOR ACCESS CONTROL

WALL FIRE RATING LEGEND

1-Hour - Separation of Smoke Compartment	
1-Hour - Fire Barrier	
2-Hour - Fire/Smoke Wall	
2-4 Hour - Fire Wall	



2 KEY PLAN

N/ SCALE

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201 CURTISS PARKWAY
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MARK	DATE	DESCRIPTION

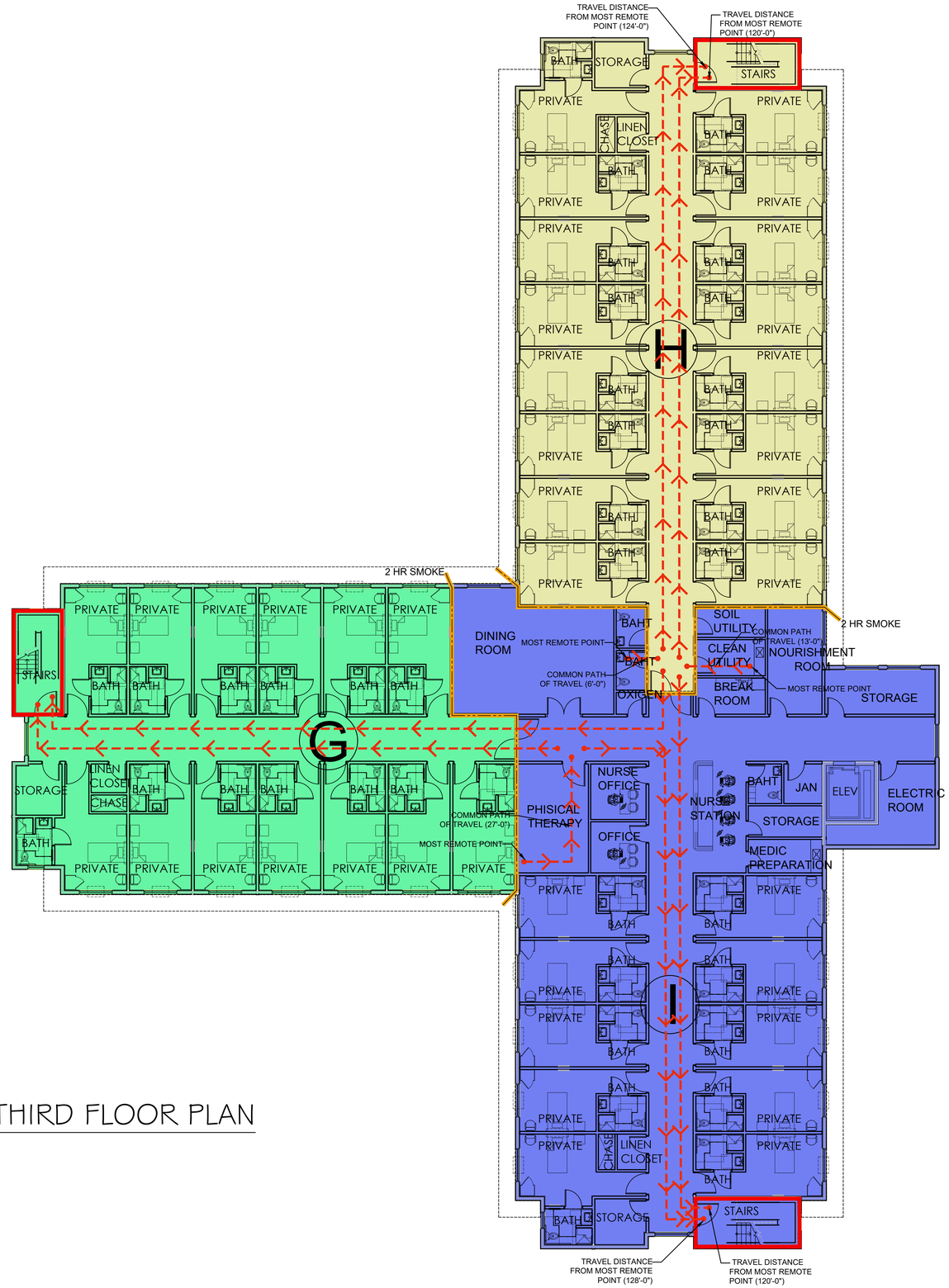
PROJECT No. BN-410
DRAWN BY:
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DATE:

LEOPOLDO BELLON, AIA

SHEET TITLE

LSP-2

SHEET OF



1 LIFE SAFETY THIRD FLOOR PLAN

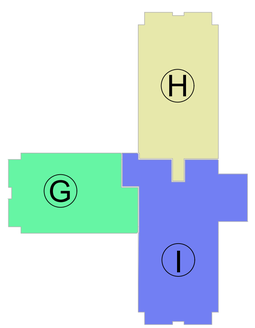
SCALE: 3/32" = 1'-0"

SYMBOL LEGEND

	TRAVEL DISTANCE TO SMOKE BARRIER
	EMERGENCY EXIT SIGN:SHADING REPRESENTS LIT FACEARROWS REPRESENT CHEVRONS
	EMERGENCY EGRESS LIGHT
	COMBINATION: EMERGENCY EXIT SIGN/EXIT EGRESS LIGHT
FEC	RECESSED FIRE EXTINGUISHER CABINET
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WALL FIRE RATING LEGEND

1-Hour - Separation of Smoke Compartment	
1-Hour - Fire Barrier	
2-Hour - Fire/Smoke Wall	
2-4 Hour - Fire Wall	



2 KEY PLAN

N/ SCALE

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PROJECT No. BN-410

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CHECKED BY:

DATE:

LEOPOLDO BELLON, AIA

SHEET TITLE

LSP-3

SHEET OF

STORMWATER POLLUTION PREVENTION PLAN

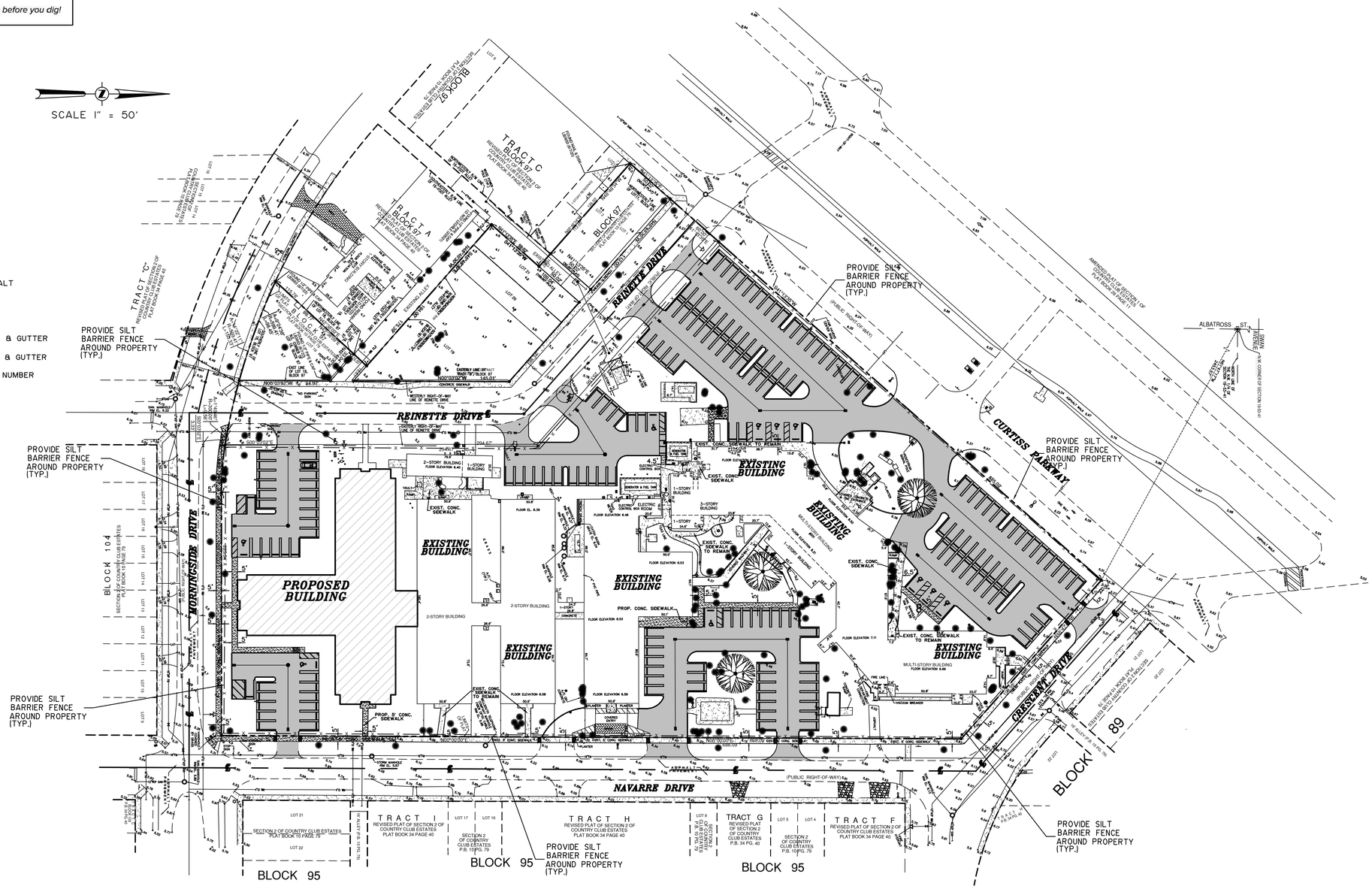
Sunshine811

Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.

Check positive response codes before you dig!

NOTE:
ALL ELEVATIONS SHOWN ON PLAN ARE BASED ON NGVD (1929) DATUM AND AS SHOWN ON THE PLANS.

SCALE 1" = 50'



STORMWATER POLLUTION PREVENTION PRACTICES: NPDES

1. TREE PROTECTION AND PRUNING SHALL BE ACCOMPLISHED AS DETAILED IN LANDSCAPE PLANS AND AS PER CURRENT LANDSCAPE ORDINANCE.
2. THE STORMWATER POLLUTION PREVENTION PLAN, SWPPP, SUBMITTED TO PUBLIC WORKS, SHALL DESCRIBE IN DETAIL HOW THE CONSTRUCTION EFFORT WILL BE PHASED WITH REGARDS TO MINIMIZING EROSION PROBLEMS BY THE USE OF TEMPORARY AND PERMANENT EROSION CONTROL MEASURES, FOR THE VARIOUS SEQUENCES OF CONSTRUCTION OPERATIONS. ANY MODIFICATIONS MUST BE APPROVED BY VILLAGE OF PINECREST - NPDES SECTION, DEPARTMENT OF PUBLIC WORKS.
3. ENVIRONMENTAL CONTROL FEATURES AS PROVIDED IN THE SWPP, ARE TO BE INSTALLED AT ALL AREAS OF EXCAVATION OR FILL FOR DRAINAGE SYSTEM, OR STRUCTURE CONSTRUCTION PRIOR TO SUCH EXCAVATION OR FILL. INLET ENTRANCES ARE ALSO TO BE PROTECTED FROM SILTATION
4. ALL ENVIROMENTAL CONTROL FEATURES ARE TO BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT IN ACCORDANCE WITH N.P.D.E.S. REQUIREMENTS. THE CONTRACTOR MUST INSURE THAT ALL EROSION CONTROL FEATURES FUNCTION PROPEERLY AT ALL TIMES.
5. ALL EROSION AND MATERIAL DEPOSITS MUST BE CONTAINED WITHIN THE PROJECT LIMITS.
6. ANY DAMAGED OR INEFFECTIVE ROCK BAGS ARE TO BE REPLACED WITH NEW ONES. THE LOCATION OF ROCK BAGS INSTALLATION IS AS MENTIONED IN THE THE SWPP PLANS. THE PROJCET ENGINEER MAY SPECIFY OTHER AREAS AS NECESSARY.
7. DITCH BOTTOM INLETS SHALL BE PROTECTED FROM SEDIMENT INTAKE UNTIL PROJECT IS COMPLETE. ELEVATION OF GROUND OUTSIDE INLET TOP SHALL NOT BE HIGHER THAN INLET TOP. ROCK BAGS SHALL BE INSTALLED AROUND INLET TOP. COMPLETED INLETS IN PAVBED AREAS SHALL ALSO BE PROTECTED WITH ROCK BAGS TO PREVENT SEDIMENT INTAKE.
8. CURB INLETS ALSO SHALL BE PROTECTED FROM SEDIMENT INTAKE UNTIL THE PROJECT IS COMPLETE. ALL EXPOSED SLOPED MATERIAL ADJACENT TO INLET, SHALL BE COVERED WITH EROSION CONTROL MATTING WITH OUTER LIMITS PROTECTED BY ROCK BAGS.
9. STOCKPILED MATERIAL SHALL NOT BE LEFT IN EROSION PRONE AREAS UNLESS PROTECTED BY COVER OR ROCK BAGS.
10. INSPECTION OF EROSION CONTROL MEASURES AND CONDITION OF ADJACENT PROPERTIES, SHALL BE PERFORMED DAILY BY THE CONTRACTOR'S REPRESENTATIVE AND THE PROJECT ENGINEER. DEFICIENCIES SHALL BE NOTED AND CORRECTED.
11. ANY OFFSITE SEDIMENT DISCHARGE TO A MUNICIPAL SEPARATE STORM WATER SYSTEM ARISING FROM THE CONTRACTOR'S ACTIVITIES IS NOT
12. THE USE OF SANITARY SEWERS, FRENCH DRAINS, COVER DITCHES AND/OR ROCK DRAINS FOR THE DISPOSAL OF WASTEWATER IS EXPRESSLY PROHIBITED.

GERARDO ZAMORA LICENSE No. 44207 STATE OF FLORIDA PROFESSIONAL ENGINEER

1/30/2026

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY GERARDO ZAMORA JR P.E. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED & SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

GERARDO ZAMORA P.E.
CIVIL ENGINEER
P.E. No. 44207
E.B. 0006791
STATE OF FLORIDA

PROJECT No. 2025-14 DATE: 2/2/2025

ZAMORA & ASSOCIATES, INC.
ENGINEERING LAND PLANNING
6601 SOUTHWEST 80th STREET SUITE 109
SOUTH MIAMI, FLORIDA (305) 273-7801

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INTERIORS
CONSTRUCTION MANAGEMENT
CONSULTANTS

MIAMI SPRINGS NURSING & REHAB CENTER
201 CURTISS PARKWAY
MIAMI SPRINGS, FLORIDA 33166

MARK	DATE	DESCRIPTION

PROJECT No.
DRAWN BY:
CHECKED BY:
DATE:

LEOPOLDO BELLON, AIA

SHEET TITLE

C-1

SHEET OF

STORMWATER POLLUTION PREVENTION DETAILS PLAN

I. PROJECT / SITE DESCRIPTION

A. CONSTRUCTION ACTIVITY:
CONSTRUCTION OF NEW BUILDING, ROADWAY, SIDEWALKS, LANDSCAPE, UTILITIES AND DRAINAGE SYSTEM.

B. MAJOR SOIL DISTURBING ACTIVITIES:
INSTALLATION OF DRAINGE SYSTEM
CLEARING AND GRUBBING
INSTALLATION OF UTILITIES
CONSTRUCTION OF BUILDING FOUNDATIONS

C. TOTAL PROJECT AREA;
ACRES

D. RUNOFF COEFFICIENT
BEFORE
AFTER

E. LOCATION OF DRAINAGE AREAS AND OUTFALLS
ALL DRAINAGE TO BE VIA UNDERGROUND EXFILTRATION TRENCHES., I5 FEET DEEP.
NO OUTFALLS ARE BEING PROPOSED.

F. NAME OF RECEIVING WATERS
ALL DRAINAGE TO BE VIA UNDERGROUND EXFILTRATION TRENCHES., NO DISCHARGE

2. NARRATIVE - SEQUENCE OF SOIL DISTURBANCE ACTIVITIES

A. EROSION AND SEDIMENT CONTROL
I. STABILIZATION PRACTICES:
THE CONTRACTOR WILL MAINTAIN THE INLET PROTECTION, SILT FENCE AND ILL ALSO PROVIDE DUST CONTROL.

2. STRUCTURAL PRACTICES
SILT FENCE
SYNTHETIC BALES
FILTER FABRIC

B. DESCRIPTION OF STORM WATER MANAGEMENT
CONTRACTOR SHALL INSTALL AND MAINTAIN THE EROSION AND SEDIMENT CONTROL. DESCRIBED HEREIN, AFTER ANY RAIN EVENT, THE CONTRACTOR WILL REPAIR OR REPLACE ANT AFFECTED CONTROLS (SILT FENCES, FILTER FABRIC, SYNTHETIC BALES)

C. OTHER CONTROLS:

I. WASTE DISPOSAL:
ANY CONSTRUCTION DEBRIS GENERATED AS A RESULT OF THIS PROJECT WILL BE DISPOSED OF OFF - SITTE AT AN APPROPRIATE WASTE DISPOSAL FACILITY
A) CONCRETE WASH OUT LOCATIONS WILL BE PROVIDED IN AREAS WHERE THE DISPOSAL MATERIALS WILL BE CONTAINED SO AS TO PREVENT DISCHARGE OUTSIDE OF THE PROJECT LIMITS AND INTO THE WATERWAYS.
B) NEW AND EXISTING DRAINAGE STRUCTURES WILL BE PROTECTED WITH SYNTHETIC BALES AND/OR FILTER FABRIC.
C) STAGING AREAS WILL BE LOCATED WITHIN THE PROJECT WORK ZONE UNLESS REQUESTED OTHERWISE FOR APPROVAL.
D) LITER WILL BE DEPOSITED IN APPROPRIATE LOCATIONS. A DUMPSTER MAY BE PROVIDED AT THE SITE DEPENDING ON THE AMOUNT OF LITER GENERATED.
E) LOADED TRUCKS WILL BE COVERED WITH TARPS.
F) SWEEPERS AND/OR WATER TRUCKS WILL BE PROVIDED TO REDUCE DUST DAILY.
G) SOIL PREVENTION TRACKING WILL BE INSTALLED AS PER THE SWPP AND/OR AS DIRECTED BY CITY INSPECTOR.

2. OFF SITE VEHICLE TRACKING
LOADED HAUL TRUCKS TO BE COVERED WITH TARPAULIN
EXCESS DIRT ON ROAD REMOVED DAILY
STABILIZED CONSTRUCTION ENTRANCE
WATER TRUCK SCHEDULING
STREET SEEPING (DAILY)

4. FERTILIZERS, PESTICIDES AND TREES:
NUTRIENT FILTERS WILL BE PROVIDED TO THE PLATERS PROTECT ALL TREES WITHIN PROJECT LIMITS THAT ARE TO REMAIN AS PER FDOT INDEX No. 544

5. TOXIC SUBSTANCE:
TOXIC SUNSTANCES WILL NOT BE STORED AT THE SITE.

6 NON-STORM WATER DISCHARGE (INCLUDED SPILL REPORTING)
NO NON STORM WATER DISCHARGES ARE ANTICIPATED AT THIS TIME. CONTAMINATED SOIL OR GROUNDWATER ENCOUNTERED SHALL BE REPORTED IMMEDIATELY TO THE CITY PERSONNEL IN ACORDANCE WITH PW BULLETIN No. 25. WHEN DEWATERING IS IMPLEMENTED THE WATER WILL BE DEPOSITED IN A CONTROL AREA ON-SITE TO PREVENT OFF-SITE DISCHARGE AT APPROVED BY PERMIT.

7. EROSION CONTRAOL DEVICES:
LOCATION AND TYPES OF ALL EROSION CONTROL DEVICES SHALL BE INSTALLED AS DIRECTED BY PLAN AND/OR BY THE CITY OF MIAMI. CONTRACTOR SHALL IMPLEMENT THE SWPP AS PER CONTRACT PLANS. HOWEVER IT MAY BE REVISED BASED ON ACTUAL FIELD CONDITIONS AT THE TIME WORK IS BEING PERFORMED. FIELD MODIFICATIONS WILL BE APPROVED BY THE CITY OF MIAMI.
MONITORING SHALL BE PERFORMED ON WEEKLY BASIS AND AFTER A I/2" STORM EVENT WILL ROUTINE MAINTENANCE AND REPLACEMENT OF ANY DEVICES AS REQUIRED.
CONTAINMENT OF REMOVAL OF POLLUTANTS SHALL BE IN ACCORDANCE WITH ALL APPLICABLE STATE AND CITY OF MIAMI REGULATIONS AND/OR FDOT STANDARD SPECIFICATIONS. THE RESPONSIBLE PEROSNS FOR MONITORING AND MAINTAINING THE EROSION CONTROL DEVICES SHALL BE
DISPOSED OF OFF - SITTE AT AN APPROPRIATE WASTE DISPOSAL FACILITY

3. MAINTENANCE

ALL MEASURES WILL MAINTAINED IN GOOD WORKING ORDER; IF A REPAIR IS NECESSARY, IT WILL BE INITIATED WITHIN 24 HOURS OF THE REPORT.
BUILT UP SEDIMENT WILL BE REMOVED FROM SILT FENCE WHEN IT HAS REACHED I-3 OF THE HEIGHT OF THE FENCE.
PROTECT ALL INLETS SURROUNDING THE CONSTRUCTION SITE.
STREET SWEEPING AND DUST PREVENTION MUST BE IMPLEMENTED DAILY.

4. INSPECTION:

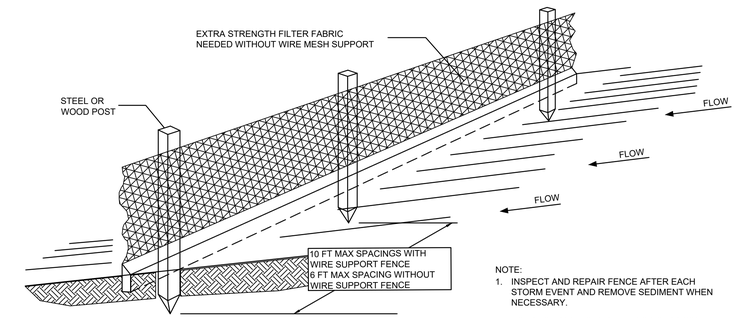
A) QUALIFIED PERSONNEL FROM THE CITY AND CONTRACTOR SHALL INSPECT THE FOLLOWING ITEMS DAILY THROUGHOUT THE CONSTRUCTION.

B) PREPARATION OF THE CONTRACTORS WEEKLY REPORT OF INSPECTION, MAINTENANCE AND REPAIRS FOR THE CONTROL AND ABATEMENT OF EROSION AND WATER POLLUTION SHALL BE INCLUDED IN THE COST OF THE RESPECTIVE PAY ITEMS. WHERE SITES HAVE BEEN FINALLY STABILIZED, INSPECTIONS SHALL BE CONDUCTED WEEKLY AND SHALL INCLUDE THE FOLLOWING;
DISTURBED ARES OF THE SITE THAT HAVE NOT BEEN FINALLY STABILIZED
AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION
STRUCTURAL CONTROLS
STORM WATER MANAGEMENT SYTEMS
LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE
STREET SWEEPING AND DUST CONTROL

C) A MAINTENANCE INSPECTION REPORT WILL BE MADE AFTER EACH INSPECTION. IF REPAIR IS NECESSARY, IF WILL BE INITIATED WITHIN 24 HOURS OF THE REPORT.

D) REMOVE EXCESS DIRT FROM ALL ROADS ADJACENT TO PROJECT AREA ON A DAILY BASIS.

E) SEDIMENT FOUND IN RAINAGE INSPECTION WILL REQUIRE DRAINGE SYSTEM CLEANING BY CONTRACTOR.

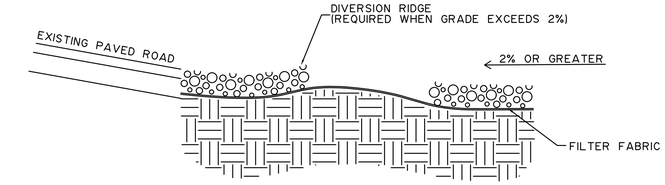


STANDARD DETAIL
N.T.S
TRENCH WITH NATIVE BACKFILL

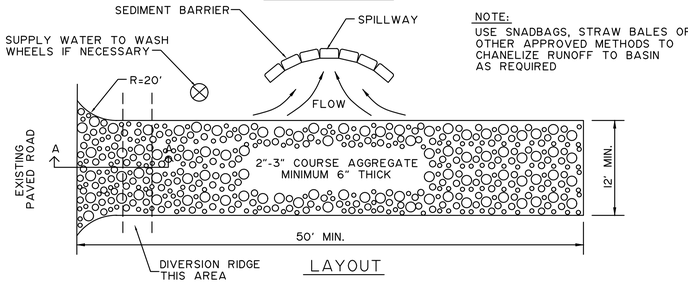
ALTERNATE DETAIL
N.T.S
TRENCH WITH GRAVEL

SILT FENCE INSTALLATION
N.T.S

NOTE:
1. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
2. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
3. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.



SECTION A-A

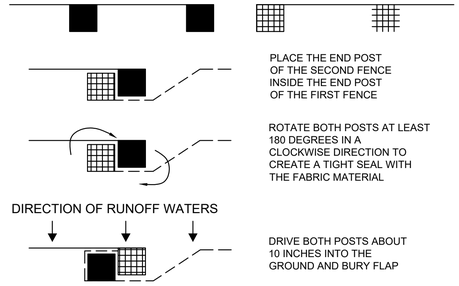


NOTE:
USE SNADBAGS, STRAW BALES OR OTHER APPROVED METHODS TO CHANELIZE RUNOFF TO BASIN AS REQUIRED

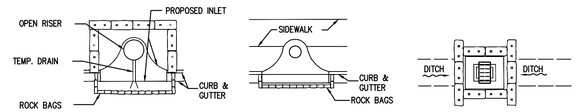
LAYOUT

NOTE:
1) THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THAIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2) WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
3) WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

CONSTRUCTION AREA- WASHOUT AREA
N.T.S.



SILT FENCE ATTACHMENT DETAIL
N.T.S



PARTIAL INLET
COMPLETED INLET
DITCH BOTTOM INLET

PROTECTION AROUND INLETS OR SIMILAR STRUCTURES

GERARDO ZAMORA LICENSE No. 44207 STATE OF FLORIDA PROFESSIONAL ENGINEER

11/7/2025

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GERARDO ZAMORA P.E.
CIVIL ENGINEER
P.E. No. 44207
E.B. 0006791
STATE OF FLORIDA

PROJECT No. 2025-14 DATE: 2/2/2025

ZAMORA & ASSOCIATES, INC.
ENGINEERING LAND PLANNING
6601 SOUTHWEST 80th STREET SUITE 109
SOUTH MAIMI, FLORIDA (305) 273-7801

BELLÓN architecture
12930 S.W. 128 STREET
SUITE 203
MIAMI, FLORIDA 33186
T. (305) 278-7776
AA-26002616
ARCHITECTURE
LAND PLANNING
INTERIORS
CONSTRUCTION MANAGEMENT
CONSULTANTS

MIAMI SPRINGS NURSING & REHAB CENTER
201 CURTISS PARKWAY
MIAMI SPRINGS, FLORIDA 33166

MARK	DATE	DESCRIPTION

PROJECT No. BELLO
DRAWN BY:
CHECKED BY:
DATE:

LEOPOLDO BELLON, AIA

SHEET TITLE

C-2

SHEET OF

PAVING, GRADING & DRAINAGE PLAN

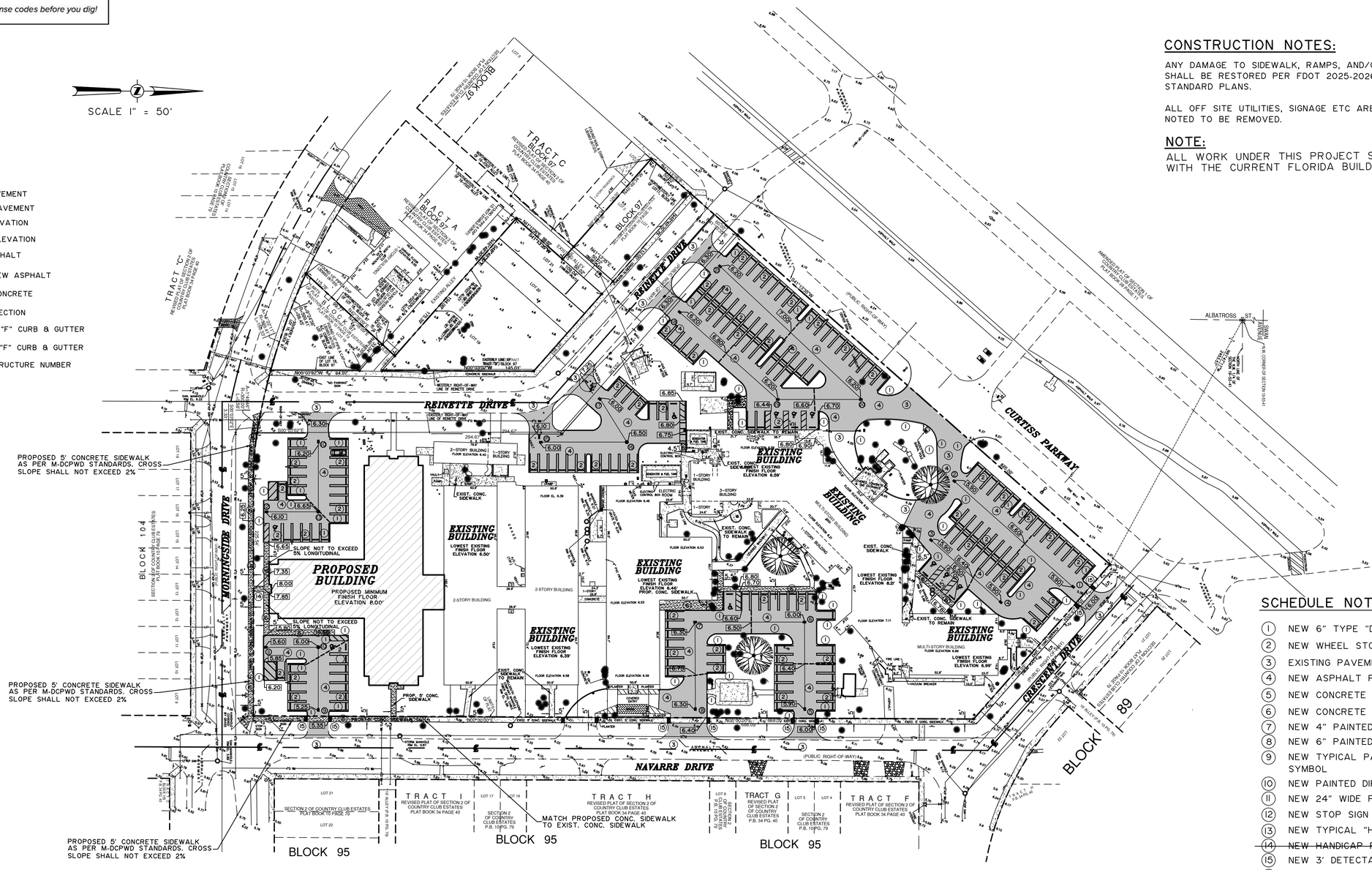
Sunshine811

Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.

Check positive response codes before you dig!

NOTE:
ALL ELEVATIONS SHOWN ON PLAN ARE BASED ON NGVD (1929) DATUM AND AS SHOWN ON THE PLANS.

SCALE 1" = 50'


REINETTE DRIVE
NAVARRE DRIVE
CURTISS PARKWAY
CRESSEY DRIVE
MORNINGSIDE DRIVE
ALBATROSS ST.
PROPOSED BUILDING
PROPOSED MINIMUM FINISH FLOOR ELEVATION 8.00'
EXISTING BUILDING
EXISTING BUILDING TO REMAIN
PROPOSED 5' CONCRETE SIDEWALK AS PER M-DCPWD STANDARDS. CROSS SLOPE SHALL NOT EXCEED 2%
SLOPE NOT TO EXCEED 5% LONGITUDINAL
MATCH PROPOSED CONC. SIDEWALK TO EXIST. CONC. SIDEWALK
TRACT C BLOCK 97
TRACT A BLOCK 97
BLOCK 97
BLOCK 104
BLOCK 95
TRACT I
TRACT H
TRACT G
TRACT F
LOT 21
LOT 22
LOT 17
LOT 16
LOT 8
LOT 5
LOT 4
SECTION 2 OF COUNTRY CLUB ESTATES PLAT BOOK 10 PAGE 79
REVISED PLAT OF SECTION 2 OF COUNTRY CLUB ESTATES PLAT BOOK 34 PAGE 40
AMENDED PLAT OF SECTION 1 OF COUNTRY CLUB ESTATES PLAT BOOK 28 PAGE 17
(PUBLIC RIGHT-OF-WAY)
PROP. 5' CONC. SIDEWALK
EXIST. CONC. SIDEWALK
EXIST. CONC. SIDEWALK TO REMAIN
LOWEST EXISTING FINISH FLOOR ELEVATION 6.50'
LOWEST EXISTING FINISH FLOOR ELEVATION 6.40'
LOWEST EXISTING FINISH FLOOR ELEVATION 6.39'
LOWEST EXISTING FINISH FLOOR ELEVATION 8.07'
LOWEST EXISTING FINISH FLOOR ELEVATION 6.99'
LOWEST EXISTING FINISH FLOOR ELEVATION 6.39'
2-STORY BUILDING
1-STORY BUILDING
3-STORY BUILDING
MULTI-STORY BUILDING
FLOOR ELEVATION 6.53
FLOOR ELEVATION 6.58
FLOOR ELEVATION 7.11
FLOOR ELEVATION 6.46
FLOOR ELEVATION 6.39
FLOOR ELEVATION 6.99
FLOOR ELEVATION 8.07
FLOOR ELEVATION 6.80
FLOOR EL. 6.39
EXIST. CONC. SIDEWALK TO REMAIN
PROPOSED 5' CONCRETE SIDEWALK AS PER M-DCPWD STANDARDS. CROSS SLOPE SHALL NOT EXCEED 2%
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MATCH PROPOSED CONC. SIDEWALK TO EXIST. CONC. SIDEWALK
BLOCK 95
BLOCK 89
SLOPE NOT TO EXCEED 5% LONGITUDINAL
SLOPE NOT TO EXCEED 5% LONGITUDINAL
PROP. 5' CONC. SIDEWALK
EXIST. CONC. SIDEWALK TO REMAIN
EXIST. CONC. SIDEWALK
EXIST. CONC. SIDEWALK TO REMAIN
EXIST. CONC. SIDEWALK TO REMAIN
EXIST. CONC. SIDEWALK
EXIST. CONC. SIDEWALK TO REMAIN
EXIST. CONC. SIDEWALK TO REMAIN
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PAVEMENT MARKING & SIGNAGE PLAN

Sunshine811

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Check positive response codes before you dig!

NOTE:
SEE LANDSCAPING PLANS FOR SIGHT VISIBILITY LINES SHOWING THAT NO TREES ARE WITHIN THE SITE VISIBILITY TRIANGLES.

NOTE:
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NOTE:
ALL SIGNAGE AND STRIPING SHALL COMPLY WITH CURRENT CITY OF MIAMI SPRINGS, MIAMI DADE COUNTY PUBLIC WORKS TRAFFIC DEPARTMENT AND MUTCD STANDARDS AND SPECIFICATIONS (LATEST EDITION).

ALL DRIVE AISLE, PARKIN SPACES AND HANDICAP SPACES DIMENSIONS ARE SHOWN ON THE SITE PLAN PREPARED BY BELLON ACHITECTRE.

NOTE:
CONTRACTOR SHALL BE PROVIDE TO MIAMI SPRINGS COPIES OF ALL OUTSIDE AGENCY APPROVALS AND COORDINATO PRIOR TO LOCAL PERMIT ISSUANCE OR COMMENCEMENT OF WORK. OUTSIDE AHGENCIES INCLUDE BUT ARE NOT LIMITED TO FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) NOI, MIAMI-DADE COUNTY PUBLIC WORKS, MIAMI-DADE WATER & SEWER DEPT (WASA), FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT).

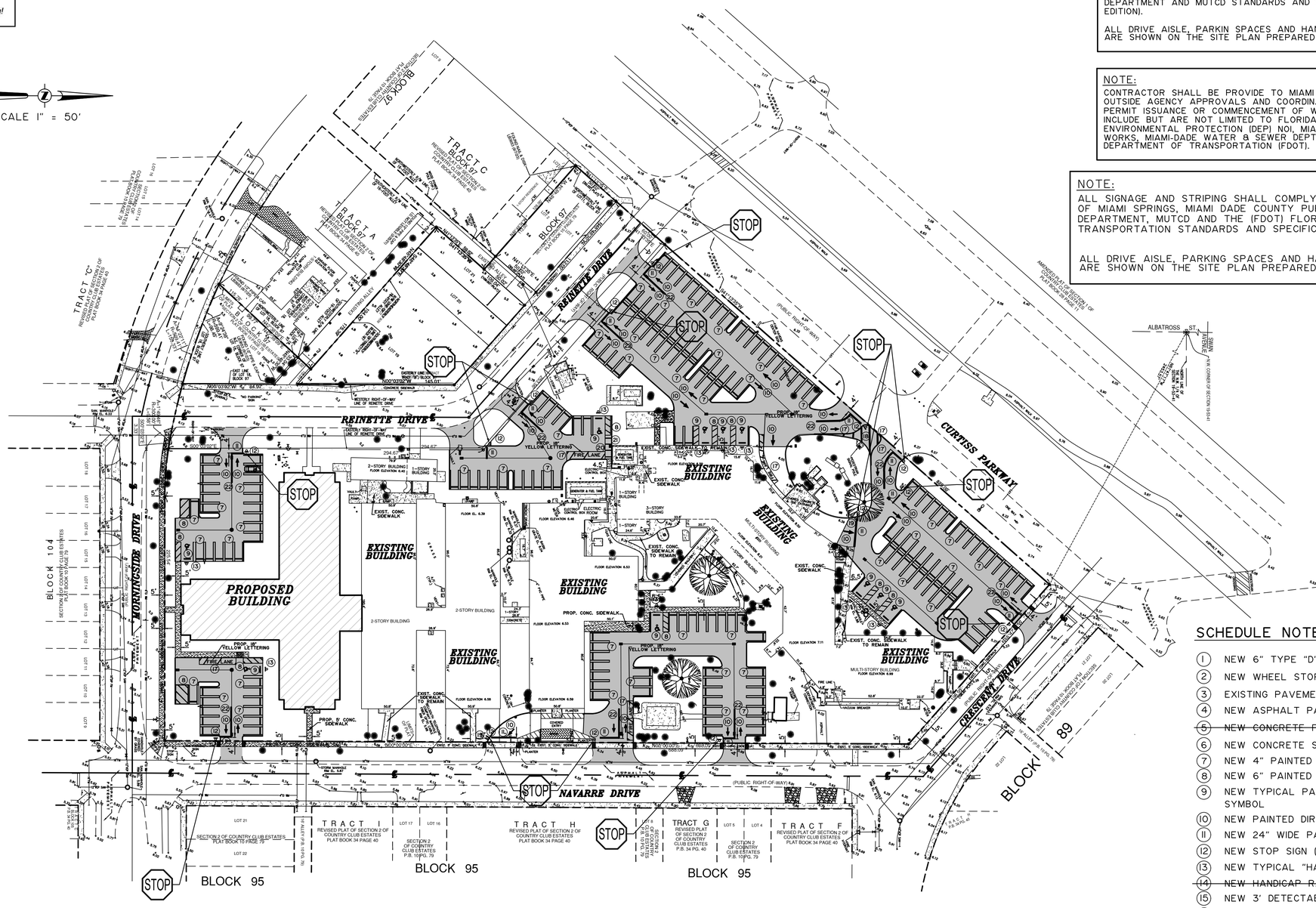
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SCALE 1" = 50'

LEGEND

- EXISTING PAVEMENT
- PROPOSED PAVEMENT
- -9.0 EXISTING ELEVATION
- 10.9 PROPOSED ELEVATION
- EXISTING ASPHALT
- PROPOSED NEW ASPHALT
- PROPOSED CONCRETE
- RUN OFF DIRECTION
- EXIST. TYPE "F" CURB & GUTTER
- PROP. TYPE "F" CURB & GUTTER
- (1) DRAINAGE STRUCTURE NUMBER



SCHEDULE NOTES

1. NEW 6" TYPE "D" CONCRETE CURB
2. NEW WHEEL STOP/BUMPER
3. EXISTING PAVEMENT LINE
4. NEW ASPHALT PAVEMENT
5. ~~NEW CONCRETE PAVEMENT~~
6. NEW CONCRETE SIDEWALK (6" THICK)
7. NEW 4" PAINTED WHITE STRIPING (DOUBLE)
8. NEW 6" PAINTED WHITE STRIPING
9. NEW TYPICAL PAINTED "WHITE" HANDICAP SYMBOL
10. NEW PAINTED DIRECTIONAL ARROW
11. NEW 24" WIDE PAINTED WHITE STOP BAR
12. NEW STOP SIGN (RI-1)
13. NEW TYPICAL "HANDICAP" SIGN
14. ~~NEW HANDICAP RAMP (1:12 MAX SLOPE)~~
15. NEW 3' DETECTABLE WARNING
16. ~~NEW LIGHT POLES~~
17. NEW 8" YELLOW STRIPING (THERMOPLASTIC)
18. NEW 18" YELLOW CHEVRON (THERMOPLASTIC)
19. NEW "DO NOT ENTER" SIGN
20. NEW 8" WHITE STRIPING
21. NEW 12" WHITE STRIPING (5' O.C.)
22. NEW 25' OF 2-6" YELLOW-T STRIPING

PROJECT No. 2025-14 DATE: 2/2/2025

STOP STOP SIGNS SHALL BE RI-1, 30" X30" HIGH INTENSITY AS PER MUTCD STANDARDS

DO NOT ENTER — DO NOT ENTER SIGNS SHALL BE R5-1, 30" X30" HIGH INTENSITY AS PER MUTCD STANDARDS

NOTE:
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GERARDO ZAMORA LICENSE No. 44207 STATE OF FLORIDA PROFESSIONAL ENGINEER

1/30/2026

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MIAMI SPRINGS, FLORIDA 33166

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DATE:

LEOPOLDO BELLON, AIA

SHEET TITLE

C-4

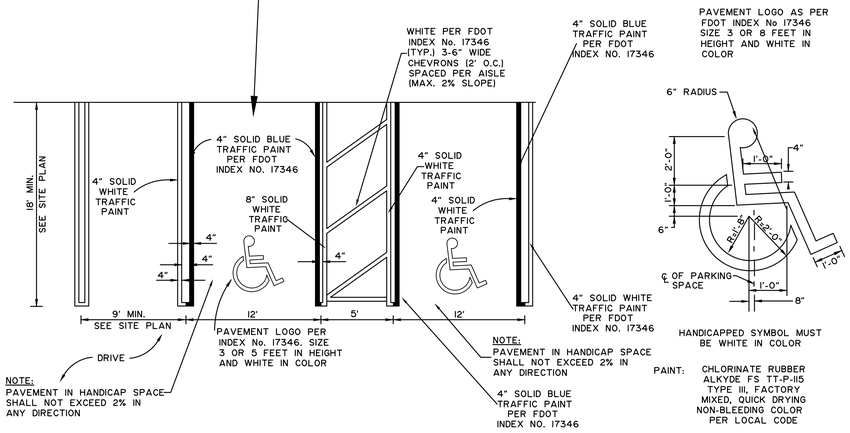
SHEET OF

PAVING & DRAINAGE DETAILS PLAN

GENERAL NOTES:

1. All materials and labor under the project shall conform to Miami-Dade County Public Works Department, Florida Department of Transportation (FDOT) and Miami-Dade County DERM Standards and Specifications.
2. For site dimensions and geometry see Boundary & Site Plan.
3. Elevations shown are based on N.G.V. Datum and as shown on Survey.
4. Underground utility information is taken from the best available sources, but should be verified by contractor in the field with the appropriate utility agency prior to commencement of any work. Existing utility lines other than those indicated in this drawing may be on site. The contractor is warned to proceed with caution with all work. He is to make all possible investigation as to possible unmarked utility lines.
5. Contractor shall adjust any utility lids and/or covers in project area to the finished grade.
6. Any apparent discrepancies in the plans and field condition shall be brought to the attention of the Engineer before proceeding with the
7. Contractor shall notify the Owner's representative and Engineer if soil condition encountered is unsuitable for construction. Furthermore all existing organic materials shall be removed from beneath areas of new asphalt or concrete pavement and from proposed building locations. The full depth of all existing organic and deleterious material within the right of way and utility/drainage easements shall be removed. No material of FDOT Class A-5, A-7 or A-8 shall be allowed.
8. The Contractor shall restore all areas disturbed by this construction to a condition equal to, or better than, that now existing.
9. Typical Pavement Section:
   1.5" Type S-III Asphaltic Concrete surface course 6" Limerock base (Minimum LBR 100), compact to 98% of maximum density as determined by AASHTO T-180 and 6" concrete slab on well compacted subgrade compact to 98% of maximum density as determined by AASHTO T-180.
10. Fill shall be placed in 12" layers loose thickness, measured and compacted to 95% of maximum density as determined by AASHTO T-180. Fill shall be locally acceptable and suitable for fill purposes. The top 12" of fill or cut (Minimum LBR 40) under pavement base shall be compacted to 98% of maximum density as determined by AASHTO T-180.
11. All seepage structures shall be French Drain with 15" perforated HDPE (S.D. 1.1) shall be used. Bottom of trench to be elevation 15 feet deep and trench width to be 4'. Provide masonry plug at end of French Drain invert of pipe to be at elevation 2.00.
12. The property is located in flood zone X , Elevation - feet, as per current Map No. 12186 C 0442 L dated September 11, 2009.
13. Water level elevation as determined by Miami-Dade County DERM W.C. 2.2A is at Elevation 3.20 Feet.
14. Backround information obtained from Boundary Survey prepared by ECS Professional Land Surveyors Inc. Dated January 8, 2023.
15. All signage and markings shall conform to the requirements of Miami-Dade County, Florida.
16. This site lies in Section 36, Township 54 S, Range 40 East in Miami-Dade County.
17. All repairs to the existing pavement shall receive saw-cut edges prior to relaying asphalt. Utility piping or wiring less than four (4) inches in diameter requires a Schedule 40 PVC casing pipe with sand backfills under paved areas only.
18. Prime coat shall be applied at a rate of 0.25 gallons per square yard. Prime and tack coat for base shall conform to the requirements and specifications of sections 300-1 through 300-7 of FDOT standards specifications.
19. Base and subgrade density tests shall be conducted for a maximum 7000 square feet of finished pavement.
20. Proctors shall be performed on all material, subgrade and base and any subsequent changes in materials. Limerock bearing ratios, sieve analysis and densities required by contract documents shall be submitted to the City.
21. Minimum longitudinal slope of pavement shall be 0.3%.
22. Minimum transverse slope of the pavement shall be one percent for parking areas.
23. The property parcel I.D. number is 30-4936-007-0030, Miami-Dade County, Florida

NOTE:
SEE SITE PLAN PREPARED BY BELLON ARCHITECTURE AND SHEET C-4 FOR NUMBER OF HANDICAP SPACES AND HICH SIDE THE AISLE IS ON.



8 9 TYPICAL PARKING SPACES MARKINGS

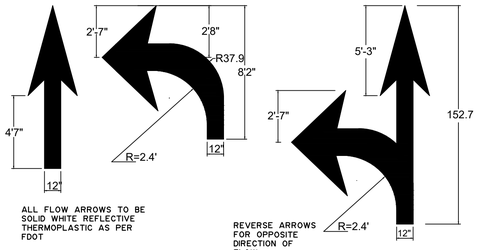
NOTE:
SEE SITE PLAN PREPARED BY BELLON ARCHITECTURE FOR ALL SITE, DRIVE AISLES, PARKING AND HANDICAP SPACES DIMENSIONS.

HANDICAP PARKING SPACES:
ALL HANDICAP PARKING SPACES AND ACCESS AISLES SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION.

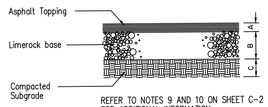


12 TRAFFIC SIGNS

SIGNS ARE TO BE MOUNTED ON FLANGED POST



10 DIRECTIONAL ARROWS



DIMENSION & TYPE

Concrete Section	A	B	C
STANDARD	1.5"	6"	12"

ASPHALT PAVEMENT DETAIL

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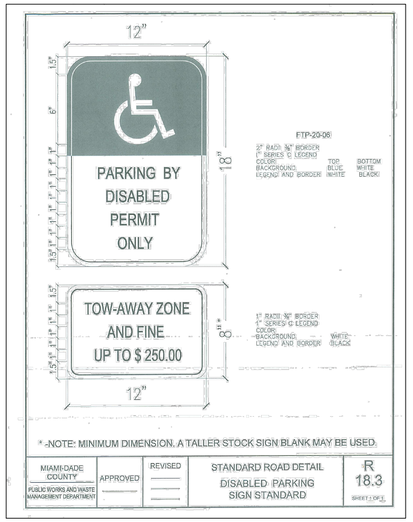
LEOPOLDO BELLON, AIA

SHEET TITLE

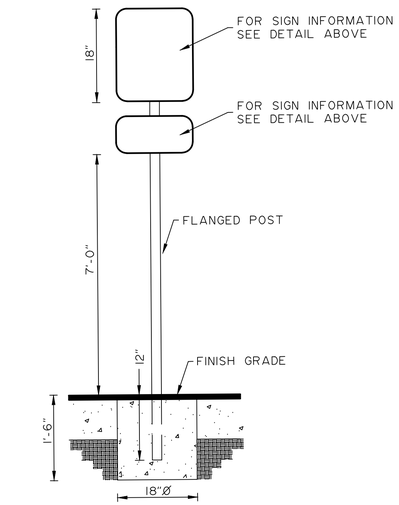
C-5

SHEET OF

PAVING & DRAINAGE DETAILS PLAN

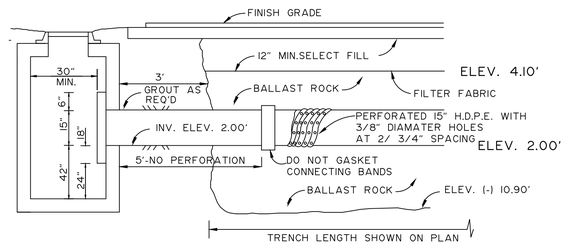


13 HANDICAPPED SIGN DETAIL



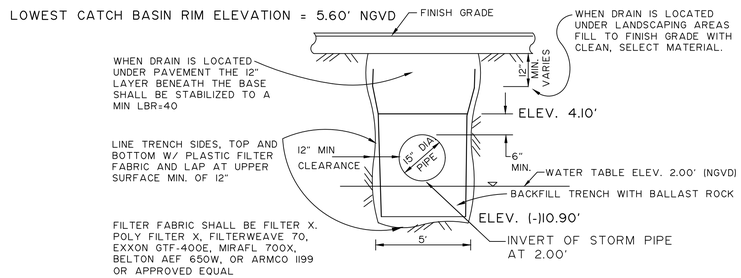
13 HANDICAPPED SIGN DETAIL

LOWEST CATCH BASIN RIM ELEVATION = 5.60' NGVD



SEE ADDITIONAL CROSS SECTION BELOW

LOWEST CATCH BASIN RIM ELEVATION = 5.60' NGVD

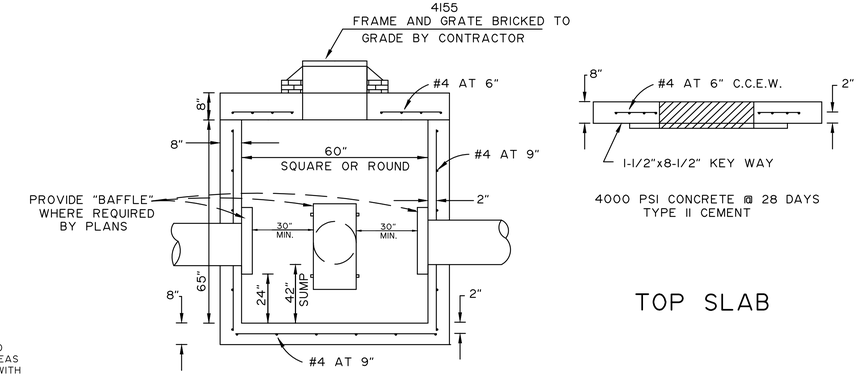


EXFILTRATION TRENCH

NOTES:

1. THE BOTTOM OF THE EXFILTRATION TRENCH SHALL BE AT LEAST 15 FEET DEEP UNLESS FIELD CONDITIONS WARRANT OTHERWISE.
2. AFTER THE BALLAST ROCK HAS BEEN PLACED TO THE PROPER ELEVATION, IT SHALL BE CAREFULLY WASHED DOWN WITH CLEAN WATER IN ORDER TO ALLOW FOR ININTIAL SETTLEMENT THAT MAY OCCUR. IF IT DOES TAKE PLACE, ADDITIONAL BALLAST ROCK WILL BE ADDED TO RESTORE THE BALLAST ROCK TO THE PROPER ELEVATION, SO THAT THE EXFILTRATION TRENCH WILL BE COMPLETED IN ACCORDANCE WITH THE DETAILS.

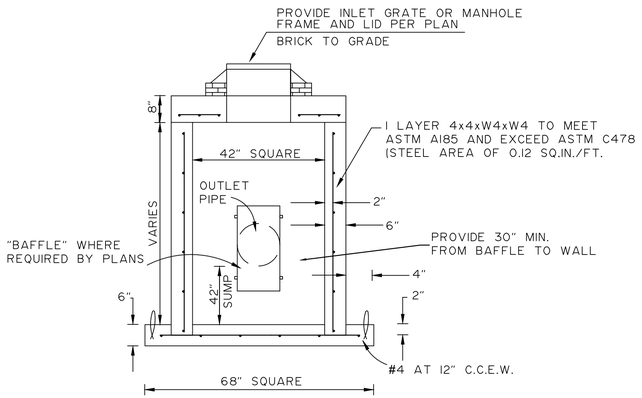
EXFILTRATION TRENCH



TOP SLAB

BOTTOM SLAB AND WALL
POURED MONOLITHIC

60" STRUCTURE



42" STRUCTURE

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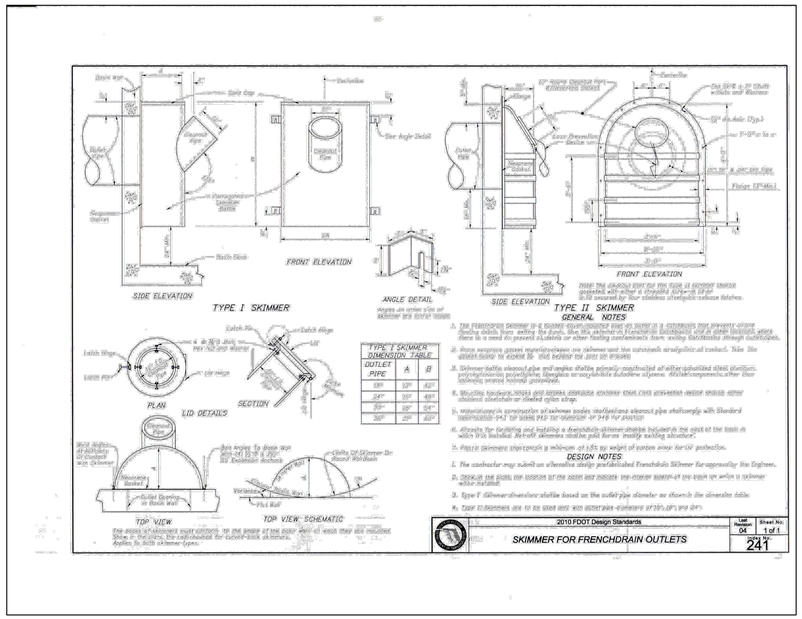
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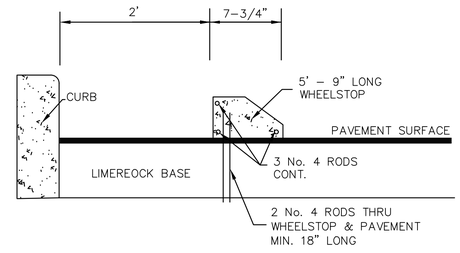
C-6

SHEET OF

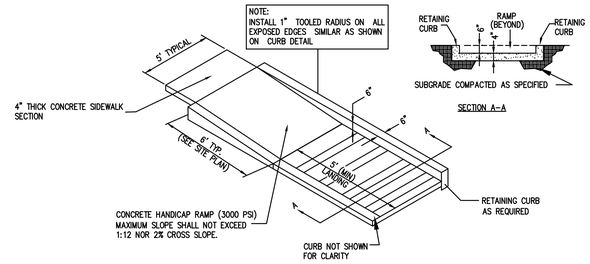
PAVING & DRAINAGE DETAILS PLAN



BAFFLE DETAIL



WHEEL STOP DETAIL



14 HANDICAP RAMP

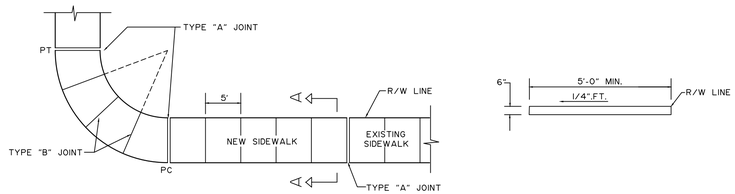
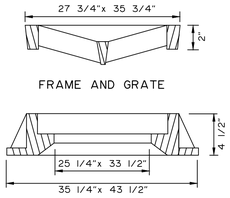


TABLE OF SIDEWALK THICKNESS - "T"	
LOCATION	"T"
RESEDENTIAL AREAS	4"
AT DRIVEWAYS AND OTHER AREAS	6"

TABLE OF SIDEWALK JOINTS	
TYPE	LOCATION
"A"	P.C. AND P.T. CURVES JUNCTION OF EXISTING AND NEW SIDEWALKS
"B"	5'-0" CENTER TO CENTER ON SIDEWALKS
"C"	× WHERE SIDEWALK ABUTS CONCRETE CURBS, DRIVEWAYS, AND SIMILAR STRUCTURES

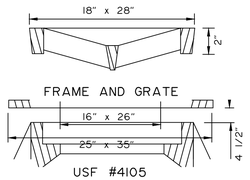
× = AT THE DISCRETION OF THE ENGINEER

SIDEWALK CONSTRUCTION



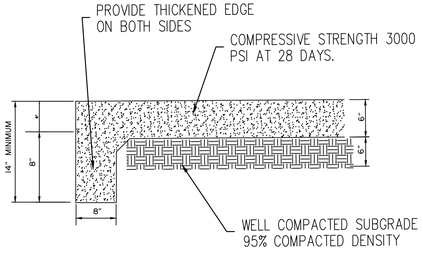
USF #4155 FRAME AND GRATE

TO BE INSTALLED ON 60" STRUCTURE



USF #4105 FRAME AND GRATE

TO BE INSTALLED ON 42" STRUCTURE



CONCRETE SIDEWALK DETAIL ADJACENT TO PAVEMENT

GERARDO ZAMORA LICENSE No. 44207 STATE OF FLORIDA PROFESSIONAL ENGINEER

11/7/2025

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY GERARDO ZAMORA JR P.E. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED & SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

GERARDO ZAMORA P.E.
CIVIL ENGINEER
P.E. No. 44207
E.B. 0006791
STATE OF FLORIDA

PROJECT No. 2025-14 DATE: 2/2/2025

ZAMORA & ASSOCIATES, INC.
ENGINEERING LAND PLANNING
6601 SOUTHWEST 80th STREET SUITE 109
SOUTH MAIMI, FLORIDA (305) 273-7801

BELLÓN architecture
12930 S.W. 128 STREET
SUITE 203
MIAMI, FLORIDA 33186
T. (305) 278-7776
AA-26002616
ARCHITECTURE
LAND PLANNING
INTERIORS
CONSTRUCTION MANAGEMENT
CONSULTANTS

MIAMI SPRINGS NURSING & REHAB CENTER
201 CURTISS PARKWAY
MIAMI SPRINGS, FLORIDA 33166

MARK	DATE	DESCRIPTION

PROJECT No. 2025.10
DRAWN BY:
CHECKED BY:
DATE:

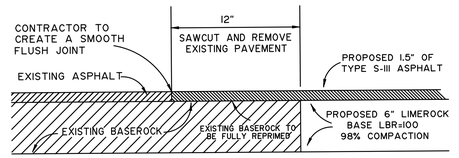
LEOPOLDO BELLON, AIA

SHEET TITLE

C-7

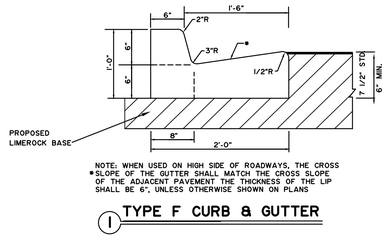
SHEET OF

PAVING & DRAINAGE DETAILS PLAN



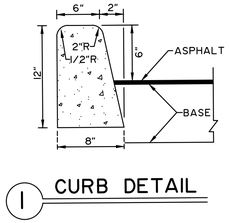
DETAIL FOR MATCHING EXISTING PAVEMENT

(BUTT JOINT)
N.T.S.



NOTE: WHEN USED ON HIGH SIDE OF ROADWAYS, THE CROSS * SLOPE OF THE GUTTER SHALL MATCH THE CROSS SLOPE OF THE ADJACENT PAVEMENT THE THICKNESS OF THE LIP SHALL BE 6", UNLESS OTHERWISE SHOWN ON PLANS

1 TYPE F CURB & GUTTER



1 CURB DETAIL

BELLÓN architecture

12930 S.W. 128 STREET
SUITE 203
MIAMI, FLORIDA 33186

T. (305) 278-7776

AA-26002616

ARCHITECTURE
LAND PLANNING
INTERIORS
CONSTRUCTION MANAGEMENT

CONSULTANTS

MIAMI SPRINGS NURSING & REHAB CENTER
201 CURTISS PARKWAY
MIAMI SPRINGS, FLORIDA 33166

MARK	DATE	DESCRIPTION

PROJECT No. 2025-14
DRAWN BY:
CHECKED BY:
DATE:

LEOPOLDO BELLON, AIA

SHEET TITLE

C-8

SHEET OF

GERARDO ZAMORA LICENSE No. 44207 STATE OF FLORIDA PROFESSIONAL ENGINEER

11/7/2025

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GERARDO ZAMORA P.E.
CIVIL ENGINEER
P.E. No. 44207
E.B. 0006791
STATE OF FLORIDA

PROJECT No. 2025-14 DATE: 2/2/2025

ZAMORA & ASSOCIATES, INC.
ENGINEERING LAND PLANNING
6601 SOUTHWEST 80th STREET SUITE 109
SOUTH MAIMI, FLORIDA (305) 273-7801

SITE GARBAGE TRUCK PATH PLAN

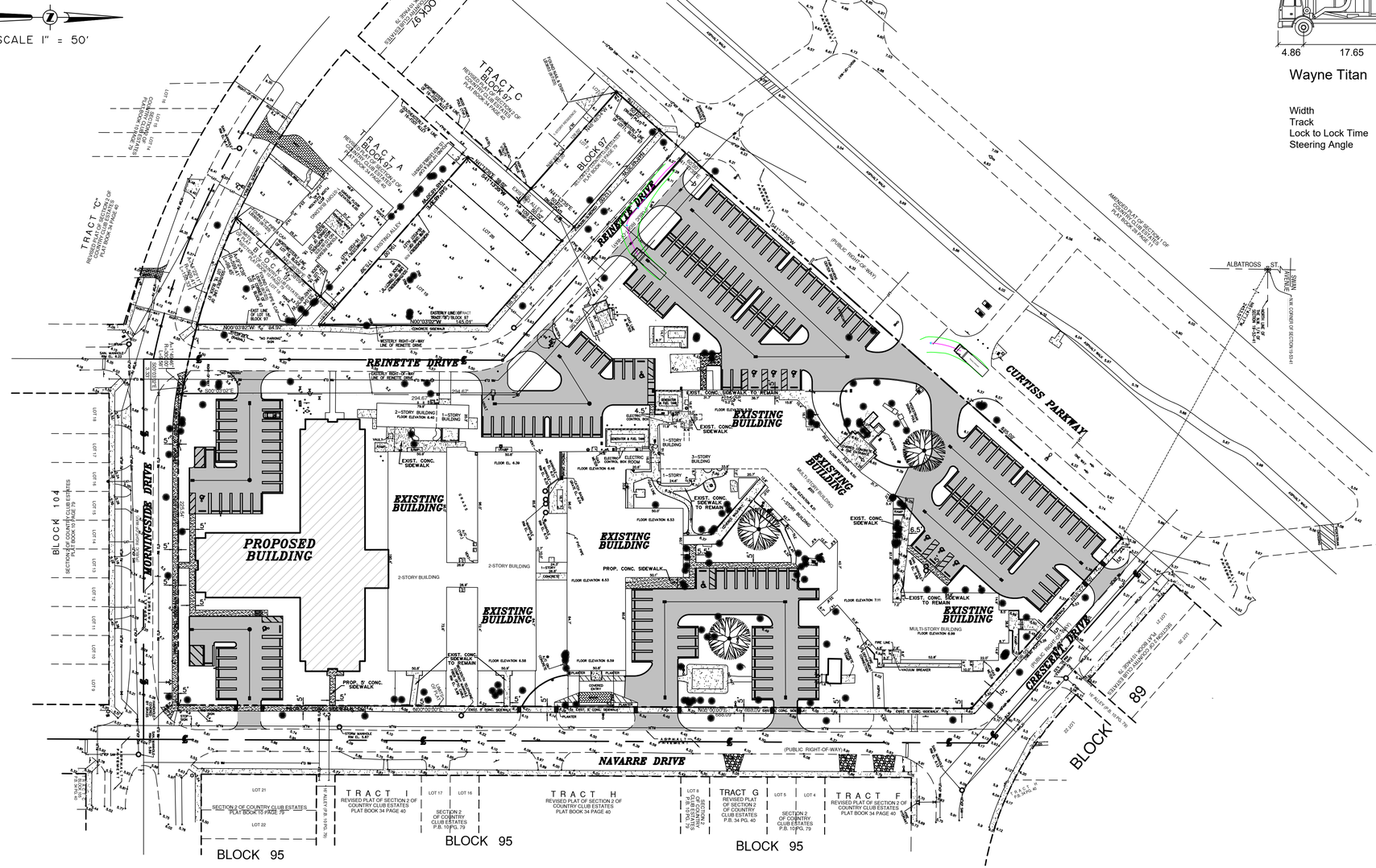
Sunshine811

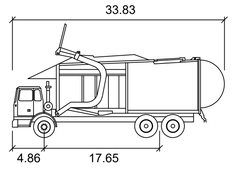
Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.

Check positive response codes before you dig!

NOTE:
ALL ELEVATIONS SHOWN ON PLAN ARE BASED ON NGVD (1929) DATUM AND AS SHOWN ON THE PLANS.

SCALE 1" = 50'





Wayne Titan

	Feet
Width	: 8.46
Track	: 8.01
Lock to Lock Time	: 6.0 s
Steering Angle	: 45.0 deg

BELLÓN architecture

12930 S.W. 128 STREET
SUITE 203
MIAMI, FLORIDA 33186

T. (305) 278-7776

AA-26002616

ARCHITECTURE
LAND PLANNING
INTERIORS

CONSTRUCTION MANAGEMENT

CONSULTANTS

MIAMI SPRINGS NURSING & REHAB CENTER
201 CURTISS PARKWAY
MIAMI SPRINGS, FLORIDA 33166

MARK	DATE	DESCRIPTION

PROJECT No. 25-14
DRAWN BY:
CHECKED BY:
DATE:

LEOPOLDO BELLON, AIA

SHEET TITLE

C-9

SHEET OF

GERARDO ZAMORA LICENSE No. 44207 STATE OF FLORIDA PROFESSIONAL ENGINEER

1/30/2026

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY GERARDO ZAMORA JR P.E. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED & SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

GERARDO ZAMORA P.E.
CIVIL ENGINEER
P.E. No. 44207
E.B. 0006791
STATE OF FLORIDA

PROJECT No. 2025-14 DATE: 2/2/2025

ZAMORA & ASSOCIATES, INC.
ENGINEERING LAND PLANNING
6601 SOUTHWEST 80th STREET SUITE 109
SOUTH MAIMI, FLORIDA (305) 273-7801

Sunshine811

Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.

Check positive response codes before you dig!

MIAMI SPRINGS NURSING & REHAB CENTER

AGREEMENT ID No.

201 CURTISS PARKWAY

MIAMI SPRINGS, FLORIDA 33166

LEGAL DESCRIPTION:

Lot 1, Block 97, SECTION 2 OF COUNTRY CLUB ESTATES, according to the Plat thereof, as recorded in Plat Book 10, at Page 79, of the Public Records of Miami-Dade County, Florida and;

AND

Lot 2, Block 97, SECTION 2 OF COUNTRY CLUB ESTATES, according to the Plat thereof, as recorded in Plat Book 10, at Page 79, of the Public Records of Miami-Dade County, Florida and;

AND

Tract B, Block 97, REVISED PLAT OF SECTION 2 OF COUNTRY CLUB ESTATES, according to the plat thereof, as recorded in Plat Book 34, at Page 40, of the Public Records of Miami-Dade County, Florida, being identical with Lots 19 and 20, Block 97, Section 2 of Country Club Estates, as recorded in Plat Book 10, at Page 79, of the Public Records of Miami-Dade County, Florida and;

AND

All of Block 116, SECTION 2 OF COUNTRY CLUB ESTATES, according to Plat thereof, as recorded in Plat Book 10, Page 79, of the Public Records of Miami-Dade County, Florida, and 40 foot alley lying south and adjacent, closed per Ordinance 69-429, and North 10 feet of Lots 1 through 10, Block 96, SECTION 2 OF COUNTRY CLUB ESTATES, according to the Plat thereof, as recorded in Plat Book 10, at Page 79, of the Public Records of Miami-Dade County, Florida and;

AND

South 120 feet of Lots 1 through 10, Block 96, and 16 foot alley lying north and adjacent, closed per Ordinance 87-120, SECTION 2 OF COUNTRY CLUB ESTATES, according to the Plat thereof, as recorded in Plat Book 10, at Page 79, of the Public Records of Miami-Dade County, Florida and;

AND

Lot 18, Block 97, SECTION 2 OF COUNTRY CLUB ESTATES, according to the Plat thereof, as recorded in Plat Book 10, at Page 79, of the Public Records of Miami-Dade County, Florida and;

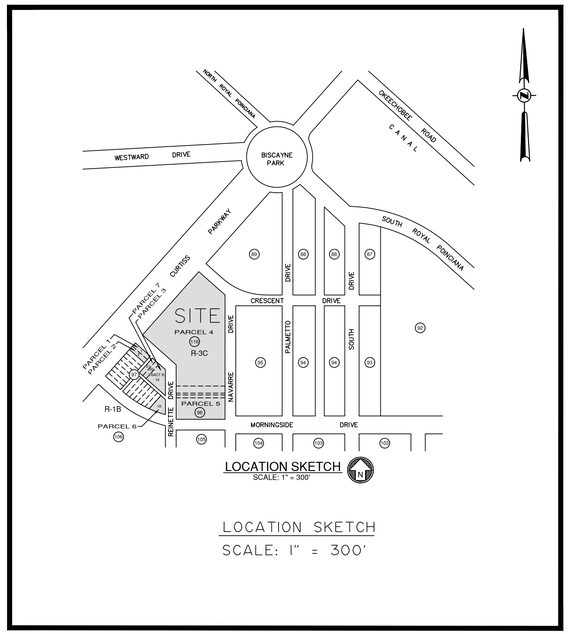
AND

Lot 21, Block 97, SECTION 2 OF COUNTRY CLUB ESTATES, according to the Plat thereof, as recorded in Plat Book 10, at Page 79, of the Public Records of Miami-Dade County, Florida.

AN EXPRESS PURPOSE OF THIS PLAT IS TO CLOSE, VACATE, ABANDON, AND DISCONTINUE FROM PUBLIC USE THAT PORTION OF REINETTE DRIVE, CONTAINED WITHIN THIS PLAT:

That portion of the 60 foot Right-of-Way of Reinette Drive and also portions of the 16 foot alleys adjacent to Block 97, SECTION 2 OF COUNTRY CLUB ESTATES, according to the plat thereof as recorded in Plat Book 10 at Page 79, and Block 97 of the REVISED PLAT OF SECTION 2 OF COUNTRY CLUB ESTATES of Plat Book 34, Page 40 both of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

Begin at the most Northerly corner of Lot 1, of said Block 97 of SECTION 2 OF COUNTRY CLUB ESTATES; thence N41°13'35"E along the Northeasterly extension of the Northwesterly line of said Lot 1 also being the Southeasterly Right-of-Way line of Curtiss Parkway also known as "The Parkway" on said plat of SECTION 2 OF COUNTRY CLUB ESTATES for 60.00 feet to the most Westerly corner of Block 116 of said plat of SECTION 2 OF COUNTRY CLUB ESTATES; the following two (2) courses being along the Northeasterly and Easterly Right-of-Way line of said Reinette Drive; (1) thence S48°48'30"E along the Southwesterly line of said Block 116 for 253.56 feet; (2) thence S00°03'02"E along the West line of said Block 116 and its Southerly extension thereof and also the West Line of Block 96 of said plat of SECTION 2 OF COUNTRY CLUB ESTATES for 291.34 feet to a point on a circular curve whose radius point bears N08°19'10"E; thence Northwesterly along said radius curve, leading to the right, having for its elements a central angle of 1°49'46", radius of 300.00 feet for an arc distance of 9.58 feet to a point of compound curvature; thence continue Northwesterly along a 599.41 foot radius curve, leading to the right, being the Southeasterly extension of the Southerly line of Lot 18 of said Block 97, through a central angle of 4°57'33" for an arc distance of 51.88 feet to the Southeast corner of said Lot 18; thence N00°03'02"W along the East line of said Lot 18, also being the Westerly Right-of-Way line of Reinette Drive for 84.97 feet to the Northeast corner of said Lot 18; thence N48°48'30"W along the Northeasterly line of said Lot 18, also being Southwesterly Right-of-Way line of said 16.00 foot alley for 33.04 feet to the most Northerly corner of said Lot 18; thence N42°38'09"E along the Northeasterly extension of the Northwesterly line of said Lot 18 for 16.00 feet; thence S48°48'30"E along the Southwesterly line of Tract "B", Block 97 of said REVISED PLAT OF SECTION 2 OF COUNTRY CLUB ESTATES, also being the Northeasterly Right-of-Way of said 16.00 foot alley for 18.61 feet to the most Southerly corner of said Tract "B"; thence N00°03'02"W along the Easterly line of said Tract "B" and Westerly Right-of-Way line of said Reinette Drive for 145.01 Feet to the most Easterly Northeast corner of said Tract "B"; thence N48°48'30"W along the Southwesterly Right-of-Way line of said Reinette Drive, also being the Northeasterly line of said Tract "B" and Lot 21 of said Block 97, Plat Book 10, Page 79 for 98.34 feet to the most Northerly corner of said Lot 21; thence S41°13'35"W along the Northwesterly line of said Lot 21, also being the Southeasterly line of said 16.00 foot alley for 50.02 feet; thence N48°48'34"W along the Southeasterly extension of the Southwesterly line of Lot 2, Block 97 of said Plat Book 10, Page 79 for 16.00 feet to the most Southerly corner of said Lot 2; thence N41°13'35"E along the Southeasterly line of said Lots 1 and 2, Block 97, also being the Northwesterly Right-of-Way line of said 16.00 foot alley for 50.02 feet to the most Easterly corner of said Lot 1, Block 97; thence N48°48'30"W along the Northeasterly line of said Lot 1, Block 97, also being said Southwesterly Right-of-Way line of Reinette Drive for 112.00 feet to the POINT OF BEGINNING.



LOCATION SKETCH
SCALE: 1" = 300'

LOCATION SKETCH
SCALE: 1" = 300'

INDEX OF CIVIL DRAWINGS

WS-1	COVER SHEET
WS-2	WATER & SEWER NOTES PLAN
WS-3	WATER MAIN EXTENSION & SEWER SERVICE PLAN

(NOT PART OF M-DWASD NOTES NOR APPROVAL)

RER-DERM WATER-SEWER GENERAL NOTES

1. A horizontal distance of at least 6 feet, and preferably 10 feet (outside to outside), shall be maintained between gravity or pressure sewer pipes and water pipes. The minimum horizontal separation can be reduced to 3 feet for vacuum-type sewers or for gravity sewers where the top of the sewer pipe is at least 6 inches below the bottom of the water pipe. When the above specified horizontal distance criteria cannot be met due to an existing underground facility conflict, smaller separations are allowed if one of the following is met:
   a) The sewer pipes are designed and constructed equal to the water pipe and pressure tested at 150 psi.
   b) The sewer is encased in a watertight carrier pipe or concrete.
   c) The top of the sewer is at least 18 inches below the bottom of the water pipe.
2. A vertical distance of at least 12 inches (outside to outside) shall be maintained between any water and sewer mains with sewer pipes preferably crossing under water mains. The minimum vertical separation can be reduced to 6 inches for vacuum-type sewers or for gravity sewers where the sewer pipe is below the water main. The crossing shall be arranged so that all water main joints are at least 6 feet from all joints in gravity and pressure sewer pipes. This distance can be reduced to 3 feet for vacuum-type sewers. When the above specified vertical distance criteria cannot be met due to an existing underground facility conflict, smaller separations are allowed if one of the following is met:
   a) The sewer pipes are designed and constructed equal to the water pipe and pressure tested at 150 psi.
   b) The sewer is encased in a watertight carrier pipe or concrete.
3. Air release valves shall be provided at high points of new force main sanitary sewers.
4. Gravity sanitary sewers constructed within a public wellfield protection area shall be C-900 PVC or Ductile Iron Pipe. The maximum allowable exfiltration rate of gravity sanitary sewers constructed in a public wellfield protection area shall be:
   a) Residential Land Uses. Fifty (50) gallons per inch pipe diameter per mile per day, based on a minimum two (2) hour test having a minimum of two (2) feet of positive head above the crown of the pipe.
   b) Non-Residential Land Uses. Twenty (20) gallons per inch pipe diameter per mile per day, based on a minimum two (2) hour test having a minimum of two (2) feet of positive head above the crown of the pipe.
   c) Any observed leaks or any obviously defective joints or pipes shall be replaced even when the total leakage is below that allowed.
5. The maximum allowable exfiltration rate of gravity sanitary sewers constructed outside a public wellfield protection area shall be one hundred (100) gallons per inch pipe diameter per mile per day, based on a minimum two (2) hour test having a minimum of two (2) feet of positive head above the crown of the pipe. Any observed leaks or any obviously defective joints or pipes shall be replaced even when the total leakage is below that allowed.
6. Forcemain sanitary sewers constructed within a public wellfield protection area shall be ductile iron, C-900 PVC, HDPE or reinforced concrete pressure sewer pipes.
7. The maximum allowable exfiltration/leakage rate of forcemain sanitary sewers shall be:
   a) Ductile Iron, C-900 PVC, HDPE and PVC Pipe. The allowable leakage rate specified in American Water Works Association Standard (AWWAS) C600-82 at a test pressure of 100 psi for a duration of not less than two (2) hours.
   b) Reinforced Concrete Pressure Pipe. Half (1/2) the allowable leakage rate specified in AWWA C600-82 at a test pressure of 100 psi for a duration of not less than two (2) hours.
   c) Any observed leaks or any obviously defective joints or pipes shall be replaced even when the total leakage is below that allowed.
8. The contractor shall verify nature, depth, and character of existing underground utilities prior to start of construction.
9. In no case shall a contractor install utility pipes, conduits, cables, etc. in the same trench above an existing water or sewer pipe except where they cross.
10. If any area of the work site is found to contain buried solid waste and/or ground or ground water contamination, the following shall apply:
    a) All work in the area shall follow all applicable safety requirements (e.g., OSHA, etc.) and notification must be provided to the appropriate agencies.
    b) Immediately notify the Environmental Monitoring and Restoration Division (EMRD). The EMRD can be contacted at (305) 372-6700.
    c) If contaminated soils and/or buried solid waste material is excavated during construction, then they require proper handling and disposal in accordance with the local, state and federal regulations. Be advised that the landfill owner/operator is the final authority on disposal and may have requirements beyond those provided by herein. If disposal within a Miami-Dade County owned landfill (Class I landfill) is appropriate and selected, please contact the Miami-Dade County Department of Solid Waste Management at (305) 594-6666 for information.
    d) The reuse of contaminated soils that are not returned to the original excavation requires prior approval of a Soil Management Plan from the Environmental Monitoring and Restoration Division. The EMRD can be contacted at (305) 372-6700.
11. Pumps must comply with the National Electrical Code (NEC) requirements for Class I, Group D, Division 1 locations (Explosion Proof).
12. The contractor is advised that a Tree Removal/Relocation Permit may be required prior to the removal and/or relocation of tree resources. Prior to removing or relocating any trees, the Contractor shall notify the Tree and Forest Resources Section of DERM at (305) 372-6574 or via e-mail at: tfrs@miamidade.gov., or contact the municipality with tree ordinance jurisdiction to obtain any required permits. Those trees not interfering with the construction shall be protected in place in accordance with the provisions of Section 24-49.5 of the Miami-Dade Code.
13. Please note that the demolition, removal, and/or disturbance of existing underground utilities that contain asbestos- cement pipes (ACP) are subject to the provisions of 40 CFR-61 Subpart M. Therefore, pursuant to the provisions of 40 CFR-61-145, a NOTICE OF DEMOLITION OR ASBESTOS RENOVATION form must be filed with the Air Quality Management Division (AQMD) of DERM, at least ten (10) working days prior to starting of any work. Note that the backfilling and burial of crushed ACP would cause these locations to be considered active disposal sites and subject to 40 CFR-61.154, and 40 CFR-61.151 a year after project completion.
    Existing standard operating procedures, as well as applicable federal, state and local regulatory criteria, must be followed and implemented to minimize any potential release of fugitive emissions, especially during project construction activities. The AQMD can be contacted via email at asbestos@miamidade.gov or 305-372-6925.

Rev. 4/30/2018

p:\pollution regulation\delegated em permitting\new-core_extension\sewer extension\forms and package\ie application package\ie permit package\package march-2017\wr-derm-notes official last one revised(2018)4(29).doc

1. ALL MATERIALS AND LABOR UNDER THIS PROJECT SHALL BE IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE MIAMI-DADE WATER AND SEWER DEPARTMENT AND SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS AVAILABLE AND ON FILE WITH THE DEPARTMENT. SUBMIT SHOP DRAWINGS FOR ALL MATERIALS.
2. COVER OVER WATER OR SEWER FORCE MAINS SHALL BE 4'-0" MIN.
3. ALL MAIN LINE VALVES SHALL BE INSTALLED COMPLETE WITH 10" RISER PIPES AND NO. 3 OR 53 VALVE BOXES. FIRE HYDRANTS AND SERVICE VALVES SHALL BE INSTALLED COMPLETE WITH 6" RISER PIPES AND NO. 2 VALVE BOXES.
4. ALL FORCE MAIN SERVICE CONNECTIONS INTO PRESSURE TRANSMISSION MAINS SHALL HAVE A SHUT OFF VALVE AND CHECK VALVE AT THE POINT OF ENTRY.
5. ALL GRAVITY SYSTEMS SHALL BE CONSTRUCTED IN ACCORDANCE WITH DEPARTMENT STANDARDS.
6. ALL WATER METERS WILL BE INSTALLED BY THE MIAMI-DADE WATER AND SEWER DEPARTMENT, PROVIDING THE APPROPRIATE CHARGES HAVE BEEN PREPAID.
7. FIRE HYDRANT REQUIREMENTS (NUMBER AND LOCATION) SHALL BE AS REQUIRED BY MIAMI-DADE COUNTY FIRE DEPARTMENT OR THE APPROPRIATE FIRE AGENCY WITH INSTALLATION IN ACCORDANCE WITH DEPARTMENT STANDARDS.
8. CONTRACTOR MUST CALL MOWASD INSPECTION DIVISION TO ARRANGE FOR A PRECONSTRUCTION MEETING 2 FULL BUSINESS DAYS PRIOR TO PROPOSED START OF CONSTRUCTION. CONTACT ONE CALL CENTER 48 HRS PRIOR TO EXCAVATION.
9. CONTRACT INSPECTOR WILL INSPECT ANY FACILITIES APPROVED BY THE DEPARTMENT. ALL OTHER REQUIREMENTS OF THE PERMITTING AGENCY SHALL BE IN ACCORDANCE WITH THEIR STANDARDS AND REQUIREMENTS.
10. WORK PERFORMED UNDER THIS PROJECT WILL NOT BE CONSIDERED AS COMPLETE UNTIL FINAL ACCEPTANCE OF THE SYSTEM BY THE DEPARTMENT AND UNTIL THE FOLLOWING DOCUMENTS ARE RECEIVED AND APPROVED BY THE DEPARTMENT:

a. EASEMENTS, IF REQUIRED
b. CONTRACTOR'S WAIVER AND RELEASE OF LIEN
c. ABSOLUTE BILL OF SALE
d. 1. CONTRACTOR'S LETTER OF WARRANTY (I.E., LETTER AGREEMENT)
   ii DEVELOPER'S CONTRACT BOND (I.E., CONTRACT AGREEMENT).
e. "RECORD DRAWING" PRINTS (24"x 36") SHOWING SPECIFIC LOCATIONS, DEPTH, ETC. OF ALL WATER AND SEWER FACILITIES AS LOCATED BY A LICENSED SURVEYOR & MAPPER, ALONG WITH PRINTS OF "RECORD DRAWINGS" WHICH HAVE BEEN SIGNED AND SEALED BY A REGISTERED SURVEYOR & MAPPER. (No. OF PRINTS: 3-FOR WATER, 4-FOR GRAVITY SEWER AND 5-FOR FORCE MAIN OR PUMP STATION PROJECTS). Submittal of final CAD Files required.
f. H.R.S. LETTER OF RELEASE REQUIRED FOR ALL WATER PROJECTS.
g. BILL OF SALE SKETCH (8½" x 11") FOR WATER AND SEWER, SEPARATELY

11. ALL NEW CONNECTIONS FROM EXISTING DEPARTMENT MAINS TO BE MADE BY DEPARTMENT FORCES ONLY. THE CONTRACTOR TO EXCAVATE AT REQUIRED LOCATIONS, PROVIDE AND INSTALL MATERIAL WITH FITTINGS, PRIOR TO TAP.
12. AN APPROVED PAVING AND DRAINAGE PLAN MUST BE SUBMITTED TO MDWASD FOR ALL NEW SUBDIVISIONS PRIOR TO APPROVAL OF WATER AND SEWER PERMIT PLANS, UPON REQUEST.
13. UNLESS OTHERWISE SPECIFIED, ALL TAPS 20 INCHES AND SMALLER FOR CONNECTIONS TO EXISTING MAINS WILL BE DONE BY DEPARTMENT FORCES. UNDER NO CIRCUMSTANCES WILL THE CONTRACTOR BE PERMITTED TO TAP EXISTING MAINS IN THE SIZE RANGE SPECIFIED ABOVE. THE TAPPING SLEEVE AND TAPPING VALVE ARE FURNISHED AND INSTALLED BY THE CONTRACTOR UNDER THE SUPERVISION OF THE INSPECTOR.

ITEM	CROSS REF.	SPEC. REF.

ISSUE DATE	APPROVED BY
03/01/2010	V.F.C.
07/20/2016	D.V.

STANDARD DETAIL
STANDARD REQUIREMENTS WATER AND SEWER CONSTRUCTION

GS 0.5 SHEET 1 OF 2

MIAMI-DADE COUNTY Delivering Excellence Every Day
WATER & SEWER DEPARTMENT

1. AT THE COMPLETION OF ANY WATER AND SEWER JOB EITHER DONATION OR CONTRACT, THE CONTRACTOR SHALL SUBMIT:
   a. RECORD DRAWING PRINTS WHICH HAVE BEEN SIGNED AND SEALED BY A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER (QTY. OF PRINTS AS REQUIRED BY THE DEPARTMENT).
2. "RECORD DRAWING" FORMAT:
   a. 24"x 36" PRINTS
   b. PDF FILE
   c. CADD FILE (DWG OR DXF) ROTATED AND TRANSLATED TO STATE PLANE COORDINATES NAD 83 FLORIDA EAST ZONE
   d. THE WORDS "RECORD DRAWING" IN LARGE LETTERS
   e. TITLE BLOCK WITH DEPARTMENT DS, DW OR ER NUMBER AND PERTINENT INFORMATION
   f. PREFERRED SCALE TO BE 1"= 40' HORIZONTALLY AND 1"= 4' VERTICALLY*
   g. STREET NOMENCLATURE
   h. SEPARATE RECORD DRAWINGS FOR WATER AND SEWER
   i. SEPARATE WATER AND SEWER PROFILE
   j. STATIONING STARTING WITH 0+00 AT PERMANENT REFERENCE POINT (I.E. ℄, ℄, ETC.) OR AS SHOWN ON DESIGN PERMIT PLANS, AND TO RUN CONTINUOUSLY TO END OF MAIN
   k. EASEMENTS, IF ANY, TIED TO PERMANENT REFERENCE POINT
   l. IDENTIFY ALL CONTROL LINES (I.E. BLDG. LINE, PROPERTY LINE, R/W, ETC.)
   m. ALL "PROPOSED" INFORMATION TO BE REMOVED FROM PRINTS, LEAVING ONLY RECORD DRAWING INFORMATION REFLECTED IN DRAWINGS
3. WATER "RECORD DRAWINGS" MUST INCLUDE:
   a. PLANS SHOWING PIPE SIZE, MATERIAL AND OFFSET OF MAIN, DEFLECTIONS (IF ANY), STATION OF SERVICES, HYDRANTS, VALVES, FITTINGS, IF ANY, ALL IN STATE PLANE COORDINATES. UTILITY CROSSINGS SHALL BE CLEARLY IDENTIFIED AND LOCATED.
   b. PROFILE SHOWING TOP OF GROUND AND TOP OF PIPE ELEVATIONS AT EVERY 100' STATION AND AT ANY CHANGE IN GRADE (WITH CORRESPONDING STATION), PIPE SIZE AND PIPE MATERIALS REFERENCED TO PLAN.
4. SEWER "RECORD DRAWINGS" MUST INCLUDE:
   a. PLAN SHOWING MANHOLE NUMBER, PIPE SIZE AND PIPE MATERIAL OF PIPE, DEFLECTION, SLOPE OF GRAVITY SEWER, LOCATION OF LATERALS WITH REFERENCE TO MANHOLE AND CLEANOUTS.
   b. THE NORTHERLY AND EASTERLY COORDINATES ON ALL FIELD OBTAINED MEASUREMENTS AND PROVIDED ON ALL RECORD DRAWING SUBMITTALS
   c. PROFILE SHOWING MANHOLE NUMBER (AS PER PLAN), RIM AND INVERT ELEVATIONS (IF MORE THAN ONE INVERT, LABEL NORTH, SOUTH, ETC.), AND STATION STARTING AT 0+00 AT DOWNSTREAM MANHOLE.
5. FORCE MAIN "RECORD DRAWING" SAME AS WATER MAIN.
6. EACH RECORD DRAWING SHALL SHOW THE FLORIDA STATE PLANE COORDINATES (CURRENT READJUSTMENT) OF ALL THE MANHOLES AND VALVES AND OF AT LEAST TWO HORIZONTAL CONTROL POINTS PROPERLY IDENTIFIED AND LOCATED WITHIN THE PROJECT.

* OTHER SCALE MAY BE PERMITTED, BUT MUST BE APPROVED BY THE DEPARTMENT PRIOR TO PREPARATION OF DRAWINGS.

ITEM	CROSS REF.	SPEC. REF.

ISSUE DATE	APPROVED BY
03/11/2009	V.F.C.
07/20/2016	D.V.

STANDARD DETAIL
"RECORD DRAWING" REQUIREMENTS

GS 0.5 SHEET 2 OF 2

MIAMI-DADE COUNTY Delivering Excellence Every Day
WATER & SEWER DEPARTMENT

GERARDO ZAMORA LICENSE No. 44207 STATE OF FLORIDA PROFESSIONAL ENGINEER

11/7/2025

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GERARDO ZAMORA P.E.
CIVIL ENGINEER
P.E. No. 44207
E.B. 0006791
STATE OF FLORIDA

PROJECT No. 2023-12 DATE: 1/18/2023

ZAMORA & ASSOCIATES, INC.
ENGINEERING LAND PLANNING
6601 SOUTHWEST 80th STREET SUITE 109
SOUTH MAIMI, FLORIDA (305) 273-7801

BELLÓN architecture
12930 S.W. 128 STREET
SUITE 203
MIAMI, FLORIDA 33186
T. (305) 278-7776
AA-26002616
ARCHITECTURE
LAND PLANNING
INTERIORS
CONSTRUCTION MANAGEMENT
CONSULTANTS

MIAMI SPRINGS NURSING & REHAB CENTER
201 CURTISS PARKWAY
MIAMI SPRINGS, FLORIDA 33166

MARK	DATE	DESCRIPTION

PROJECT No. 2023-12
DRAWN BY:
CHECKED BY:
DATE:

LEOPOLDO BELLON, AIA

SHEET TITLE

WS-1

SHEET OF

WATER & SEWER NOTES PLAN

LEGEND

- EXISTING PAVEMENT LINE
- PROPOSED PAVEMENT LINE
- 9.10 EXISTING ELEVATION
- [10.9] PROPOSED ELEVATION
- PROPOSED CONCRETE
- PROPOSED ASPHALT PAVEMENT
- RUN OFF DIRECTION
- EXIST. TYPE "F" CURB & GUTTER
- PROP. TYPE "F" CURB & GUTTER
- (1) DRAINAGE STRUCTURE NUMBER
- DENOTES EXITING WATER OR SEWER MAIN
- DENOTES PROPOSED WATER OR SEWER MAIN
- DENOTES PROPERTY LINE
- DENOTES CENTER LINE OR BASE LINE
- R/W DENOTES RIGHT OF WAY LINE
- DENOTES PROPOSED BACKFLOW PREVENTOR
- DENOTES PROPOSED GATE VALVE
- DENOTES EXISTING GATE VALVE
- DENOTES PLUG
- DENOTES PROPOSED FIRE HYDRANT
- DENOTES WATER SERVICE & WATER METER
- PROP. DENOTES PROPOSED ITEM
- DENOTES EXISTING PLUG & F.V.O
- DENOTES PROPOSED PLUG & F.V.O
- DENOTES AIR RELEASE VALVE
- C.O. DENOTES CLEAN OUT
- EXIST SOD DENOTES SOD

NOTE (NOT PART OF M-DWASD NOTES NOR APPROVAL)
Underground utility information is taken from the best available sources, but should be verified by contractor in the field with the appropriate utility agency prior to commencement of any work.

Existing utility lines other than those indicated in this drawing may be on site. The contractor is warned to proceed with caution with all work. He is to make all possible investigation as to possible unmarked utility lines.

HEALTH DEPARTMENT NOTES:

(NOT PART OF W.A.S.D. NOTES NOR APPROVAL)

WATER MAIN HORIZONTAL SEPARATIONS

SEPARATIONS SHALL BE MEASURED OUTSIDE EDGE TO OUTSIDE EDGE BETWEEN WATER MAINS AND, STORM SEWERS, STORMWATER FORCE MAINS, OR RECLAIMED WATER LINES, SHALL 3 FEET MINIMUM.

BETWEEN WATER MAINS AND VACUUM TYPE SEWER PREFERABLY 10 FT. AND AT LEAST 3 FEET MINIMUM.

GRAVITY OR PRESSURE SANITARY SEWERS, WASTEWATER FORCE MAINS OR RECLAIMED WATER PREFERABLY 10 FT. AND AT LEAST 6 FT. MAY BE REDUCED TO 3 FT. WHERE BOTTOM OF WATER MAINS IS AT LEAST 6 INCHES ABOVE TOP OF SEWER.

10 FT. TO ANY PART OF ON-SITE SEWER TREATMENT OR DISPOSAL SYSTEM.

WATER MAIN VERTICAL SEPARATIONS

SEPARATIONS BETWEEN WATER MAINS AND GRAVITY SEWER, VACUUM TYPE SEWER, OR STORM SEWERS TO BE PREFERABLY 12 INCHES, OR AT LEAST 6 INCHES ABOVE OR AT LEAST 12 INCHES IF BELOW.

PRESSURE SANITARY SEWER, WASTEWATER OR STORMWATER FORCE MAIN, OR RECLAIMED WATER AT LEAST 12 INCHES ABOVE OR BELOW. ✳

✳NOTE: CENTER 1-FULL LENGTH OF WATER MAIN PIPE AT CROSSINGS; ALTERNATIVELY ARRANGE PIPES SO JOINT ARE AT LEAST 3 FEET FROM JOINTS IN VACUUM, STORM OR STORM FORCE MAINS. AT LEAST 6 FEET FROM JOINTS IN GRAVITY OR PRESSURE SEWERS, WASTEWATER FORCE MAINS OR RECLAIMED WATER.

GENERAL NOTES: (NOT PART OF W.A.S.D. APPROVAL)

1. ALL MATERIALS AND LABOR UNDER THIS PROJECT SHALL CONFORM TO THE MIAMI DADE WATER & SEWER DEPARTMENT AND FLORIDA BUILDING CODE STANDARDS AND SPECIFICATIONS.
2. EXISTING UTILITY LINES OTHER THAN THOSE INDICATED IN THIS DRAWING MAY BE ON SITE. THE CONTRACTOR IS WARNED TO PROCEED WITH CAUTION WITH ALL WORK. HE IS TO MAKE ALL POSSIBLE INVESTIGATION AS TO POSSIBLE UNMARKED UTILITY LINES.
3. ALL CLEANOUTS IN DRIVEWAY TO HAVE TRAFFIC BEARING CAP.
4. COORDINATE WATER AND SEWER WORK WITH MECHANICAL AND PLUMBING PLANS.
5. PROVIDE ASPHALT PAVEMENT RESTORATION AS PER MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT AND ALSO AS PER THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.

SEWER CLEANOUT NOTE:

ALL PROPOSED SANITARY SEWER CLEANOUTS THAT ARE CONSTRUCTED IN GRASS AREAS SHALL BE INSTALLED PER SS 21.0

ALL PROPOSED SANITARY SEWER CLEANOUTS THAT ARE CONSTRUCTED IN CONCRETE SIDEWALK SHALL BE INSTALLED PER SS 22.0

ALL PROPOSED SANITARY SEWER CLEANOUTS THAT ARE CONSTRUCTED IN DRIVEWAY SHALL BE INSTALLED PER SS 13.0

UNDERGROUND CONTRACTOR: (NOT PART OF M-DWASD NOTES NOR APPROVAL)

A. Underground Contractor shall comply with the Trench Safety Act, HB 3183, Florida Statutes, which incorporates, but is not limited to, the following:
   1. OSHA Standard 29 C.F.R. Part 1926, Subpart P, Excavation and Trenches.
   2. Contract bids for trench excavations (in excess of 5 feet deep) shall include reference to the safety standards, written assurance of compliance, and a separate item identifying the cost of compliance.
   3. Adhere to any special shoring requirements of the state or other political subdivision.
B. Engineer is not responsible for the safety of the excavation or design and construction of any shoring.

NOTE:
ALL EXISTING MAINS BEING IMPACTED BY THIS PROJECT AND ALL PROPOSED WATER, & SEWER FORCE MAINS & FITTINGS TO BE RESTRAINED AS PER G.S. 2.0.

FOR ALL PROJECTS WHERE REMOVAL OF UTILITY LINES IS PROPOSED

1. All existing utilities being removed and/or relocated must remain active and in service, until such time when new replacing utilities have been installed, in service, accepted by the Department and all related services from the existing mains have been transferred to the new ones, by a licensed contractor under the supervision of WASD licensed operator and WASD donations inspector under the scope and jurusdiction of the contractor's right-of-way permit.
2. All water and/or sewer facilities located in private property shall be removed after all installed services from them have been transferred to the already installed and in service new mains. Any associated exclusive easements shall be closed and released after the removal of the existing water and/or sewer facilities.

THE FOLLOWING ACTIVITIES ON EXISTING WATER SERVICES AND/OR EXISTING WATER MAINS SUCH AS:

CUT AND PLUGS
WATER MAIN OFFSETS
INTERCONNECTIONS
SERVICE INSTALLATIONS/RETIREMENT/SERVICE TRANSFERS
HYDRANT INSTALLATION / RETIREMENTS / RELOCATIONS
ANY WORK THAT MAY AFFECT THE QUALITY AND/OR QUANTITY OF WASD'S WATER. TRANSMISSION AND DISTRIBUTION SYSTEM.

SHALL BEPERFORMED BY A LICENSED CONTRACTOR UNDER THE SUPERVISION OF WASD LICENSED OPERATOR AND WASD DONATIONS INSPECTOR UNDER THE SCOPE AND JURISDICTION OF THE CONTRACTOR'S RIGHT OF WAY PERMIT. PRIOR TO ANY WORK BEING DONE, THE LICENSED CONTRACTOR SHALL COORDINATE WITH WASD DONATION INSPECTOR FOR THE SCHEDULING OF LICENSED OPERATOR TO BE PRESENT FOR THE PROPOSED ACTIVITY.

GERARDO ZAMORA LICENSE No. 44207 STATE OF FLORIDA PROFESSIONAL ENGINEER

11/7/2025

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GERARDO ZAMORA P.E.
CIVIL ENGINEER
P.E. No. 44207
E.B. 0006791
STATE OF FLORIDA

PROJECT No. 2023-12 DATE: 1/18/2023

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MIAMI SPRINGS NURSING & REHAB CENTER
201 CURTISS PARKWAY
MIAMI SPRINGS, FLORIDA 33166

MARK	DATE	DESCRIPTION

PROJECT No. 2023.12
DRAWN BY:
CHECKED BY:
DATE:

LEOPOLDO BELLON, AIA

SHEET TITLE

WS-2

SHEET OF

WATER MAIN EXTENSION & SEWER PLAN

Sunshine811

Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.

Check positive response codes before you dig!

SCALE 1" = 40'

NOTE:
ALL ELEVATIONS SHOWN ARE REFERRED TO N.G.V. DATUM (1929)

NOTE:
ALL SEWER LATERALS CROSSING A DRAINAGE TRENCH SHALL BE AS PER MDWASD DETAIL S.S. 5.0.

NOTE:
WATER METERS WILL NOT BE INSTALLED IF THE METER BOXES ARE IN A DRIVING SURFACE.

NOTE:
DEFLECTIONS ARE TO BE 2.5° MAXIMUM.

PROP. 402' OF 12" D.I.P. WATER MAIN

PROP. 12" X 12" TAPPING SLEEVE W/12" TAPPING VALVE.

EXIST. 12" D.I.P. WATER MAIN (NO AS BUILT) FIELD VERIFY EXACT LOCATION

EXIST. 6" C.I. WATER MAIN TO BE TRANSFERRED TO NEW 12" D.I.P. WATER MAIN

EXIST. FIRE HYDRANT

PROP. 283' OF 12" D.I.P. WATER MAIN

EXIST. 6" C.I. WATER MAIN TO BE TRANSFERRED TO NEW 12" D.I.P. WATER MAIN

EXIST. SAN. SEWER MH

PROP. 12" X 12" TEE W/12" G.V. (N & E)

EXIST. 6" C.I. WATER MAIN (NO AS BUILT)

EXIST. 4" C.I. WATER MAIN TO BE CUT & CAPPED

EXIST. CONC. SIDEWALK TO REMAIN

EXISTING BUILDING

PROPOSED BUILDING

EXIST. 4" C.I. WATER MAIN (NO AS BUILT) TO BE REMOVED

PROP. CONC. SIDEWALK

EXIST. CONC. SIDEWALK

EXIST. 12" D.I.P. WATER MAIN (NO AS BUILT)

PROP. 402' OF 12" D.I.P. WATER MAIN

EXIST. 12" D.I.P. WATER MAIN (NO AS BUILT)

CUT IN NEW 12" X 6" WYE AND CONNECT NEW 6" PVC (C-900) SAN. SEWER LATERAL

PROP. 30'- 6" PVC (C-900) SEWER LATERAL

EXIST. 6" C.I. WATER MAIN (NO AS BUILT)

PROP. 4" REDUCED PRESSURE BACKFLOW PREVENTOR ASSEMBLY

PROP. 4" WATER METER

PROP. 12" X 6" TEE

EXIST. 6" C.I. WATER MAIN TO BE TRANSFERRED TO NEW 12" D.I.P. WATER MAIN

PROP. 12" X 6" TEE

PROP. 6" X 6" TAPPING SLEEVE W/6" TAPPING VALVE.

PROP. 6" X 6" TEE W/12" G.V., PLUG (E) & 2" F.V.O.

PROP. 6" DOUBLE DETECTOR CHECK VALVE ASSEMBLY

EXIST. 4" C.I. WATER MAIN TO BE CUT & CAPPED

EXIST. FIRE HYDRANT

EXIST. SAN. SEWER MH

PROP. 6" D.I.P. FIRE LINE

PROP. 5' CONC. SIDEWALK

EXIST. 2" D.I.P. WATER MAIN (NO AS BUILT)

REINETTE DRIVE

MORNINGSIDE DRIVE

CURTISS PARKWAY

CRESCENT DRIVE

NAVARRE DRIVE

ALBATROSS ST.

SWAN AVENUE

BLOCK 104

BLOCK 95

BLOCK 89

TRACT A, BLOCK 97 — REVISED PLAT OF SECTION 2 OF COUNTRY CLUB ESTATES PLAT BOOK 34 PAGE 40

TRACT B, BLOCK 97 — REVISED PLAT OF SECTION 2 OF COUNTRY CLUB ESTATES PLAT BOOK 34 PAGE 40

TRACT C, BLOCK 97 — REVISED PLAT OF SECTION 2 OF COUNTRY CLUB ESTATES PLAT BOOK 34 PAGE 40

TRACT "C" — REVISED PLAT OF SECTION 2 OF COUNTRY CLUB ESTATES PLAT BOOK 34 PAGE 40

TRACT I — REVISED PLAT OF SECTION 2 OF COUNTRY CLUB ESTATES PLAT BOOK 34 PAGE 40

TRACT H — REVISED PLAT OF SECTION 2 OF COUNTRY CLUB ESTATES PLAT BOOK 34 PAGE 40

TRACT G — REVISED PLAT OF SECTION 2 OF COUNTRY CLUB ESTATES P.B. 34 PG. 40

TRACT F — REVISED PLAT OF SECTION 2 OF COUNTRY CLUB ESTATES PLAT BOOK 34 PAGE 40

NOTE: (NOT PART OF M-DWASD NOTES NOR APPROVAL)
TRENCHING AND BACFILLING FOR PIPING SYSTEMS SHALL BE AS PER MDWASD SPECIFICATIONS SECTION 2315

NOTE:
ALL EXISTING MAINS BEING IMPACTED BY THIS PROJECT AND ALL PROPOSED WATER, & SEWER FORCE MAINS & FITTINGS TO BE RESTRAINED AS PER G.S. 2.0.

GERARDO ZAMORA LICENSE No. 44207 STATE OF FLORIDA PROFESSIONAL ENGINEER

1/30/2026

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GERARDO ZAMORA P.E.
CIVIL ENGINEER
P.E. No. 44207
E.B. 0006791
STATE OF FLORIDA

PROJECT No. 2023-12 DATE: 1/18/2023

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INTERIORS
CONSTRUCTION MANAGEMENT

CONSULTANTS

MIAMI SPRINGS NURSING & REHAB CENTER
201 CURTISS PARKWAY
MIAMI SPRINGS, FLORIDA 33166

MARK	DATE	DESCRIPTION

PROJECT No.
DRAWN BY:
CHECKED BY:
DATE:

LEOPOLDO BELLON, AIA

SHEET TITLE

WS-3

SHEET OF

Landscape Data:

Multi-Family Residential (R-3C)	Required	Provided
Swale Trees One(1) 12' ht. swale tree (clear trunk 6' and min 3" cal.) per 35 linear feet or portion thereof, of street frontage of property wherein said improvements are proposed. All small trees to be planted will be not less than 2" in diameter measured 6" above the ground, and 6' ht. ((1)-14' ht. palm tree = 1 street tree) Required Provided Curtiss Parkway ..... (395'/35') = 12 Trees 7 Pigeon Plums 5 Gumbos Morningside Drive .....(228'/35') = 8 Trees 6 Pigeon Plums 2 Gumbos Reinette Drive .....(427'/35') = 12 Trees 6 Pigeon Plums 6 Gumbos Navarre Drive .....(581'/35') = 15 Trees 9 Pigeon Plums 6 Gumbos Cresent Drive .....(175'/35') = 5 Trees 3 Pigeon Plums 2 Gumbos	52 Trees	52 Trees 31 Pigeon Plums 21 Gumbo Limbos
Lot Trees 28 trees per acre of net lot area.	59 Trees (2.09 Acres x 28)	96 Trees 13 Live Oak Trees 16 Orange Geiger Trees 53 Existing Palms (2:1) 14 Existing Trees
Maximum Lawn Area 40% maximum of required open space. Required open space = 20% of net area. = .4 x 90,955 sf = 18,191 sf	90,955 x .4 36,382 SF	32,516 SF
Minimum Tree Sizes Shade trees: 2.5" cal., 12' height., 5' clear trunk Palm trees: 10' minimum height (2 palms = 1 required tree, maximum 30% of requirement)		
Off-Street Parking Trees Two(2) 12' ht. tree (clear trunk 5' and min 2.5" cal.) per every 100 linear feet of parking for each parking row. The required trees shall be graded Florida No. 1 or better.and shall be properly braced. A 2.5' ht. evergreen hedge placed at 2.5' on center shall be provided adjacent to front, side, and rear lot lines.	34 Trees (1,721 LF / 100)	36 Trees 24 Silver Buttonwood Trees 12 Green Buttonwood Trees
Shrubs Required 10 shrubs per required tree.	145 Trees x 10 = 1,450 Shrubs	5,148 Shrubs 4,423 Proposed Shrubs 725 Existing Shrubs
Protective Screening Required Where any lot or parcel of property adjoins a residential district, a 5' strip of land along the boundary of the residential district shall be set aside and used for planting.		
Percentage of Native Plants Provided		100% of the Trees are Native 23% of the Shrubs are Native

Landscape Notes:

- Alternative plant species for required landscape may be permitted subject to review and approval by the Miami Springs Planning Department prior to installation.
- All prohibited exotic or invasive species shall be removed from the entire site prior to the issuance of a Certificate of Occupancy.
- All required landscaping shall be installed prior to the issuance of a Certificate of Occupancy.
- No Cypress Mulch is to be used on site. Eucalyptus or Melaleuca Mulch is to be used in a 3" consistent layer in all planting beds.
- Enhanced landscaping beyond minimum requirements will conform to all applicable sections of the Miami Springs Landscape Manual.
- This plan has been designed to meet the tree planting requirements contained within the FPL document entitled 'Plant the Right Tree in the Right Place' and Miami Springs Landscape Manual.
- For existing or proposed utilities, no tree shall be planted where it could, at mature height conflict with overhead power lines.
- Tree species shall be selected as to minimize conflicts with existing or proposed utilities.
- See engineer's plans for all underground & overhead utilities and field locate all prior to installation; contact Landscape Designer/Owner regarding any conflicts.
- All site drainage by others.
- City assumes liability and maintenance of trees placed outside of property line.
- Landscape adjacent to vehicular traffic to be maintained to preserve sight line visibility.

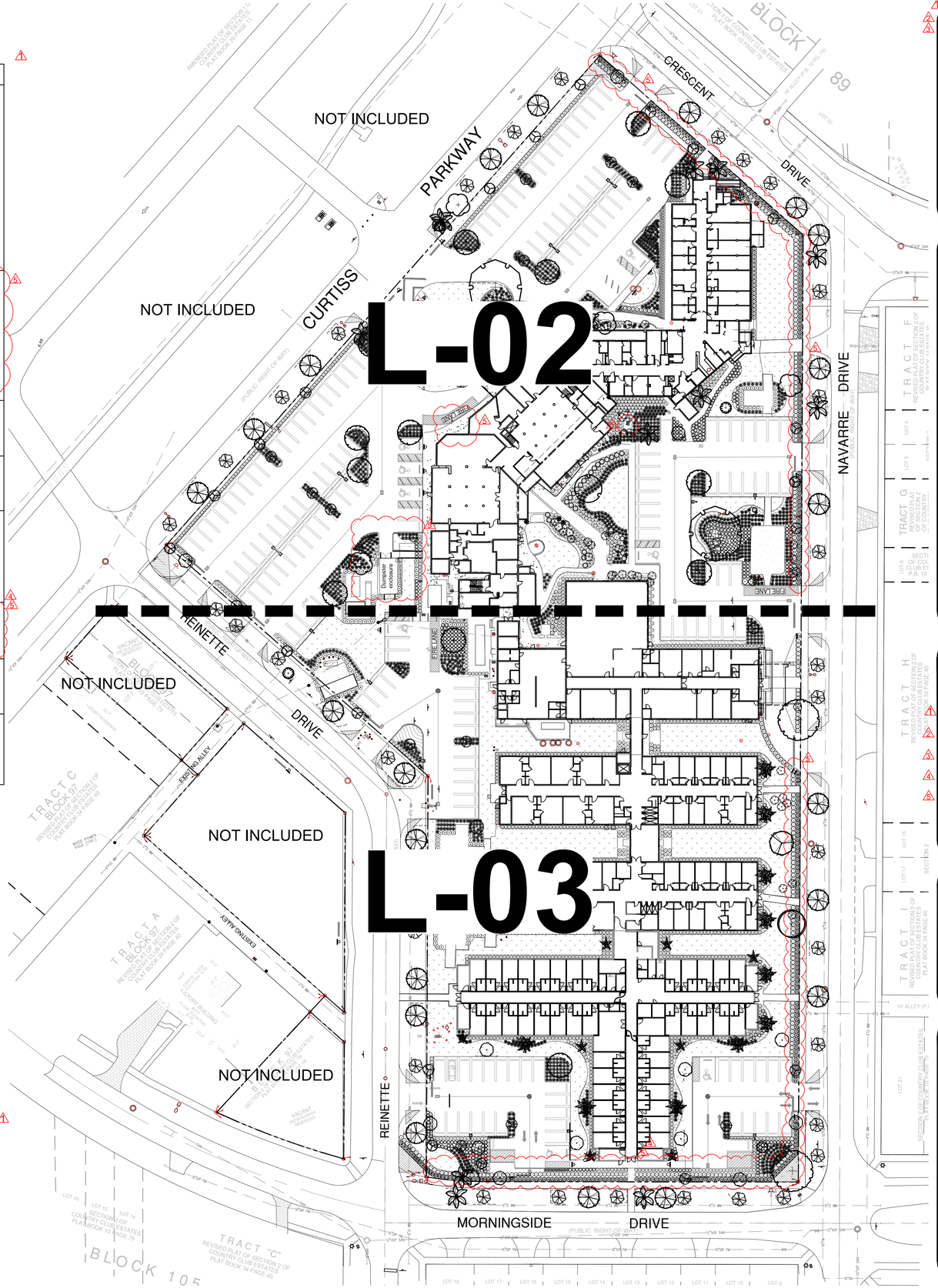
-Tree Relocation Note: Do not relocate without obtaining permit from the Miami Springs. Existing tree(s) to be relocated require root pruning by a qualified professional prior to relocation. If the tree(s) does not survive after relocation and is dead or in poor health at time of final inspection, mitigation will be required through payment into the tree preservation fund, equal to $350 per every 2" tree mitigation owed.

-Irrigation Note: Per Article 9: 9.4(4): Irrigation. All landscaped areas shall receive 100% coverage by means of an automatic sprinkler system designed and constructed in accordance with the Miami Springs Code of Ordinances, the Florida Building Code, State Law, and the regulations of the South Florida Water Management District. Failure to maintain or disconnection of the irrigation system shall be a violation of these regulations.

-Trees and palms to be Florida No. 1 or better, as defined by the Florida department of agriculture, division of plant industry in "Grades and Standards for Nursery Plants, Part II, Palms and Trees

Paul A. Goulas

Know what's below. Call before you dig.



Project Team

Landscape Architect:

LANDSCAPE ARCHITECTURAL SERVICES, LLC

Brandon White | Owner
772-834-1357 | brandon@las-fl.com
Paul Goulas | Owner
772-631-8400 | paul@las-fl.com
1708 SE Joy Haven Street
Port St. Lucie, Fl. 34983

Architect:

BELLON ARCHITECTURE
12930 SW 128th Street
Suite 203
Miami, FL 33186
Office: 305-278-7776
amy@bellonglobal.com

Proposed Improvements

201 Curtiss Parkway, Miami Springs, FL 33166

Landscape Plan

Revisions		
Date	Init.	Description
02.06.25	DC	Initial Submittal
08.15.25	TA	Revised per Comments
11.07.25	SZ	Revised per Comments
11.24.25	TA	Revised per Comments
12.02.25	SZ	Revised per Comments
01.29.26	TA	Revised per Comments

REGISTERED LANDSCAPE ARCHITECT
PAUL A. GOULAS
LA 6666807
STATE OF FLORIDA

PAUL GOULAS, RLA
FLORIDA REG. # LA6666807

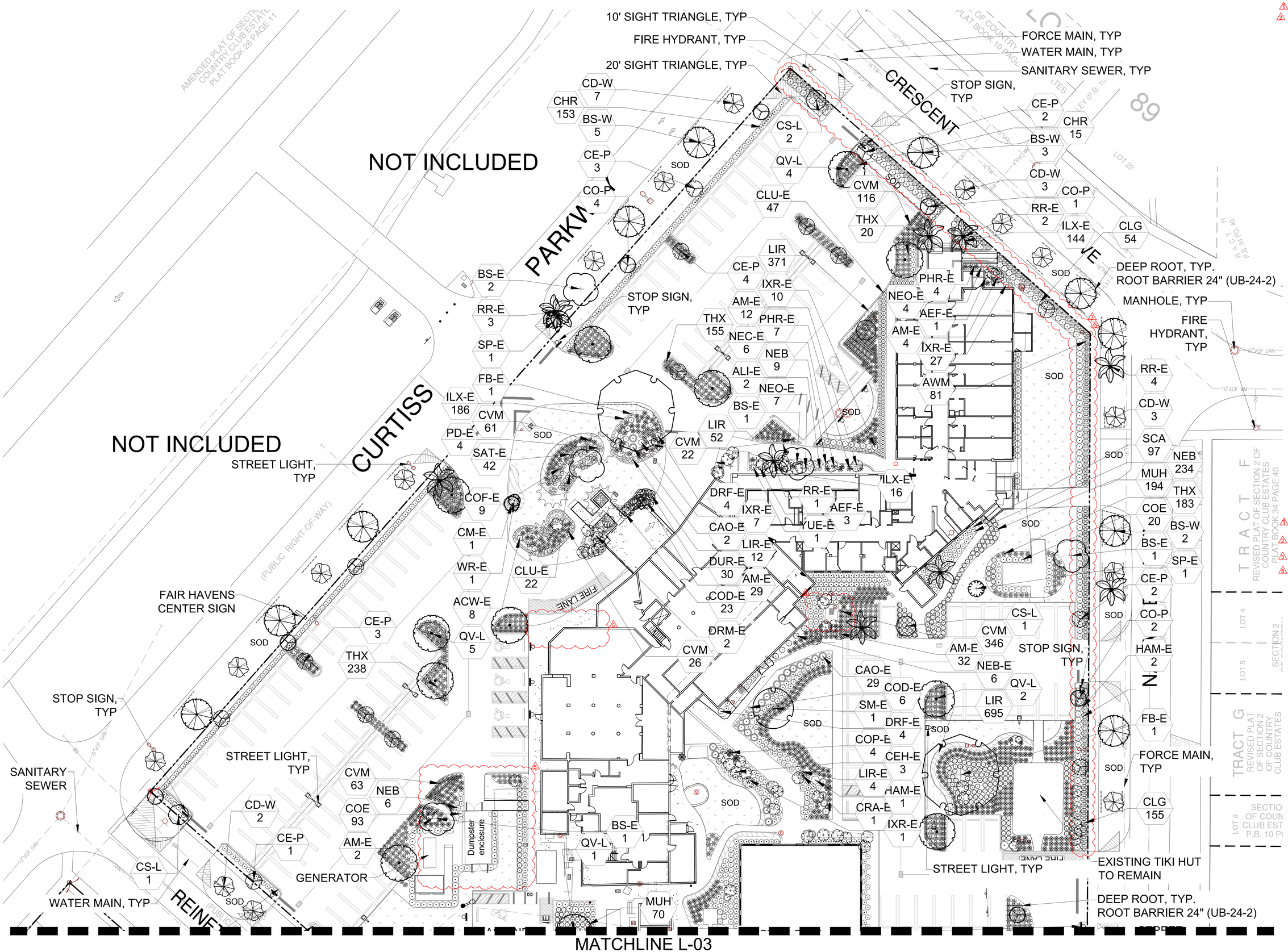
Drawn By:	DC
Checked By:	BW
Municipal Project:	
Scale:	

NORTH

SCALE: 1" = 40'

0 10' 20' 80'

L-01



Project Team

Landscape Architect:

LANDSCAPE ARCHITECTURAL SERVICES, LLC

Brandon White | Owner
772-834-1357 | brandon@las-fl.com
Paul Goulas | Owner
772-631-8400 | paul@las-fl.com
1708 SE Joy Haven Street
Port St. Lucie, Fl. 34983

Architect:

BELLON ARCHITECTURE
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Miami, FL 33186
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Proposed Improvements

201 Curtiss Parkway, Miami Springs, FL 33166

Landscape Plan

Revisions

Date	Init.	Description
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08.15.25	TA	Revised per Comments
11.07.25	SZ	Revised per Comments
11.24.25	TA	Revised per Comments
01.29.26	TA	Revised per Comments

REGISTERED LANDSCAPE ARCHITECT
PAUL A. GOULAS
LA 6666807
STATE OF FLORIDA

PAUL GOULAS, RLA
FLORIDA REG. # LA6666807

Drawn By: DC
Checked By: BW
Municipal Project:
Scale:

NORTH

SCALE: 1" = 20'

0 10' 20' 40'

L-02

MATCHLINE L-02

NOT INCLUDED

NOT INCLUDED

NOT INCLUDED

REINETTE DRIVE

DRIVE (PUBLIC RIGHT-OF-WAY)

MORNINGSIDE DRIVE

WATER MAIN, TYP

STOP SIGN, TYP

CHR 25

SP-E 1

SOD

GENERATOR

DEEP ROOT, TYP. ROOT BARRIER 24" (UB-24-2)

CE-P 1

EXISTING ALLEY

VACANT (NO BUILDINGS OBSERVED)

1-STORY RESIDENCE

TRACT C BLOCK 97 REVISED PLAT OF SECTION 2 OF COUNTRY CLUB ESTATES PLAT BOOK 34 PAGE 40

WOOD POWER POLE (TYP.)

4"PVC IW

12"DIP FM

SAN

EXISTING ALLEY

STOP SIGN, TYP

1-STORY BUILDING

GARAGE FLOOR ELEVATION 6.00

FLOOR ELEVATION 12.70

TRACT A BLOCK 97 REVISED PLAT OF SECTION 2 OF COUNTRY CLUB ESTATES PLAT BOOK 34 PAGE 40

VACANT (NO BUILDINGS OBSERVED)

LOT 16

LOT 15

LOT 14

SECTION 2 OF COUNTRY CLUB ESTATES PLAT BOOK 10 PAGE 79

TRACT

REVISED

GAS LINE AND METER

THX 183

MANHOLE, TYP

CE-P 2

STOP SIGN, TYP

CHR 27

CS-L 2

COE 55

RR-E 2

SOD

6"CI WM

CD-W 4

CHR 40

BS-W 6

CO-P 4

CLG 41

DEEP ROOT, TYP. ROOT BARRIER 24" (UB-24-2)

MUH 87

AWM 116

PIT 1

MUH 70

SCA 48

STOP SIGN, TYP

NEB 43

ILX-E 8

SCA 322

ALI-E 3

CHR-E 21

NEO-E 6

DEEP ROOT, TYP. ROOT BARRIER 24"

STREET LIGHT, TYP

CD-W 7

QV-E 2

MUH 67

AM-E 9

FORCE MAIN, TYP

CHR 39

LIR 406

AM-R 7

SP-R 2

CE-R 1

MUH 25

WAS-R 8

AWM 122

BS-W 3

MI-E 1

STORM MANHOLE, TYP

SANITARY SEWER, TYP

WATER MAIN, TYP

CS-L 10

AM-R 3

NEB 47

QV-L 1

THX 60

LIR 346

CVM 77

SCA 303

MUH 31

CE-P 4

CE-P 2

THX 16

CHR 45

MUH 33

CO-P 1

CLG 33

CVM 52

STOP SIGN, TYP

STREET LIGHT, TYP

CVM 27

POM 8

RR-E 1

FIRE HYDRANT, TYP

POM 9

CLG 33

CD-W 6

BS-W 2

RR-E 2

20' SIGHT TRIANGLE, TYP

SANITARY SEWER, TYP

WATER MAIN, TYP

Project Team

Landscape Architect:

LANDSCAPE ARCHITECTURAL SERVICES, LLC

Brandon White | Owner
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Paul Goulas | Owner
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1708 SE Joy Haven Street
Port St. Lucie, Fl. 34983

Architect:

BELLON ARCHITECTURE
12930 SW 128th Street
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Miami, FL 33186
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Proposed Improvements

201 Curtiss Parkway, Miami Springs, FL 33166

Landscape Plan

Revisions

Date	Init.	Description
02.06.25	DC	Initial Submittal
08.15.25	TA	Revised per Comments
11.07.25	SZ	Revised per Comments
11.24.25	TA	Revised per Comments
12.02.25	SZ	Revised per Comments
01.29.26	TA	Revised per Comments

REGISTERED LANDSCAPE ARCHITECT PAUL A. GOULAS LA 6666807 STATE OF FLORIDA

PAUL GOULAS, RLA
FLORIDA REG. # LA6666807

Drawn By: DC
Checked By: BW
Municipal Project:
Scale:

NORTH

SCALE: 1" = 20'

0 10' 20' 40'

L-03

Plant Schedule:

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE
EXISTING TREES						
	AM-E	88	Adonidia merrillii	Christmas Palm	Existing to Remain	
	BS-E	5	Bursera simaruba	Gumbo Limbo	Existing to Remain	
	CM-E	1	Caryota mitis	Fishtail Palm	Existing to Remain	
	FB-E	2	Ficus benghalensis	Banyan	Existing to Remain	
	MI-E	1	Mangifera indica	Mango	Existing to Remain	
	PD-E	4	Phoenix sylvestris	Wild Date Palm	Existing to Remain	
	PIT	1	Pithecellobium dulce	Madras Thorn	Existing to Remain	
	QV-E	2	Quercus virginiana	Live Oak	Existing to Remain	
	RR-E	15	Roystonea regia	Royal Palm	Existing to Remain	
	SP-E	3	Sabal palmetto	Sabal Palm	Existing to Remain	
	SM-E	1	Swietenia mahagoni	Mahogany	Existing to Remain	
	WR-E	1	Washingtonia robusta	Washington Palm	Existing to Remain	
LOT TREES						
	CS-L	16	Cordia sebestena	Orange Geiger Tree	FG, 12' HT, 2.5" CAL MIN, 5' CT, SP	Yes
	QV-L	13	Quercus virginiana	Live Oak	FG, 15' HT, 2.5" CAL, 5' CT, SP	Yes
PARKING LOT TREES						
	CO-P	12	Conocarpus erectus	Green Buttonwood	FG, 15' HT, 2.5" CAL, 5' CT, SP	Yes
	CE-P	24	Conocarpus erectus 'sericeus'	Silver Buttonwood	FG, 12' HT, 2.5" CAL MIN, 5' CT, SP	Yes
RELOCATED TREES						
	AM-R	10	Adonidia merrillii	Manila Palm	Relocated on Site	
	CE-R	1	Conocarpus erectus `Sericeus`	Silver Buttonwood	Relocated on Site	
	SP-R	2	Sabal palmetto	Sabal Palm	Relocated on Site	
	WAS-R	8	Washingtonia filifera	California Fan Palm	Relocated on Site	
SWALE TREES						
	BS-W	21	Bursera simaruba	Gumbo Limbo	FG, 15' HT, 3" CAL, 6' CT, SP	Yes
	CD-W	32	Coccoloba diversifolia	Pigeon Plum	FG, 15' HT, 3" CAL, 6' CT, SP	Yes

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE
SHRUBS						
	AWM	319	Acalypha wilkenesiana `Mosaica`	Copperleaf	CG, 36" OA, FTB	No
	CHR	344	Chrysobalanus icaco `Redtip`	Red Tip Cocoplum	CG, 30" OA, 30" OC, F	Yes
	CLG	315	Clusia guttifera	Small-Leaf Clusia	CG, 6` HT x 3` SPR, FTB	No
	CVM	790	Codiaeum variegatum `Mammey`	Mammey Croton	CG, 30" OA, 30" OC, F	No
	COE	168	Conocarpus erectus	Green Buttonwood	CG, 30" OA, 30" OC, F	Yes
	MUH	507	Muhlenbergia capillaris	Pink Muhly Grass	CG, 30" OA, 30" OC, F	Yes
	NEB	339	Nephrolepis biserrata	Macho Fern	CG, 30" OA, 30" OC, F	No
	POM	17	Podocarpus macrophyllus	Podocarpus	CG, 30" OA, 30" OC, F	No
	SCA	769	Schefflera arboricola	Green Schefflera	CG, 30" OA, 30" OC, F	No
	THX	855	Thaumatophyllum xanadu	Xanadu Philodendron	CG, 30" OA, 30" OC, F	No
EXISTING SHRUBS						
	ACW-E	8	Acalypha wilkesiana	Copperleaf	Existing to Remain	
	AEF-E	4	Aechmea fasciata	Silver Vase Plant	Existing to Remain	
	ALI-E	5	Alcantarea imperialis	Imperial Bromeliad	Existing to Remain	
	CAO-E	31	Carex oshimensis	Japanese Sedge	Existing to Remain	
	CEH-E	3	Cereus hildmannianus	Hedge Cactus	Existing to Remain	
	CHR-E	21	Chrysobalanus icaco 'Red Tip'	Red Tip Coco Plum	Existing to Remain	
	CLU-E	69	Clusia guttifera	Small Leaf Clusia	Existing to Remain	
	COD-E	29	Codiaeum variegatum 'Mammy'	Mammy Croton	Existing to Remain	
	COP-E	4	Codiaeum variegatum 'Petra'	Petra Croton	Existing to Remain	
	COF-E	9	Cordyline fruticosa	Ti Plant	Existing to Remain	
	CRA-E	1	Crinum asiaticum	Crinum Lily	Existing to Remain	
	DRF-E	8	Dracaena fragrans 'Massangeana'	Corn Stalk Dracaena	Existing to Remain	
	DRM-E	2	Dracaena marginata	Dracaena	Existing to Remain	
	DUR-E	30	Duranta repens	Gold Mound	Existing to Remain	
	HAM-E	3	Hamelia patens	Firebush	Existing to Remain	
	ILX-E	354	Ilex vomitoria 'Nana'	Dwarf Yaupon Holly	Existing to Remain	
	IXR-E	45	Ixora coccinea 'Nora Grant'	Nora Grant Pink Ixora	Existing to Remain	
	LIR-E	16	Liriope muscari 'Big Blue'	Big Blue Lilyturf	Existing to Remain	
	NEC-E	6	Neoregelia cruenta	Cruenta Bromeliad	Existing to Remain	
	NEO-E	17	Neoregelia spp.	Bromeliad	Existing to Remain	
	NEB-E	6	Nephrolepis biserrata	Macho Fern	Existing to Remain	
	PHR-E	11	Philodendron x 'Rojo Congo'	Rojo Congo Philodendron	Existing to Remain	
	SAT-E	42	Schefflera arboricola 'Trinette'	Trinette Variegated Schefflera	Existing to Remain	
	YUE-E	1	Yucca elephantipes	Giant Yucca	Existing to Remain	

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE
GROUND COVERS						
	LIR	1,870	Liriope muscari 'Big Blue'	Big Blue Lilyturf	CG, 12" OA, 12" OC, F	No

Project Team

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REGISTERED LANDSCAPE ARCHITECT
PAUL A. GOULAS
LA 6666807
STATE OF FLORIDA

PAUL GOULAS, RLA
FLORIDA REG. # LA6666807

Drawn By: DC
Checked By: BW
Municipal Project:
Scale:

NORTH

SCALE: 1" = NTS

0 0 0 0

L-04

Existing Tree Disposition:

	TREE NUMBER	SCIENTIFIC NAME	COMMON NAME	D.B.H. (INCHES)	HEIGHT (FEET)	SPREAD (FEET)	TPZ (FEET)	CONDITION	CANOPY AREA (SF)	DISPOSITION	REQUIRED REPLACMENT (SF)
**	2603	Casuarina equisetifolia	Australian Pine	36	65	62	12	Invasive	0	To be removed	NA
**	2604	Casuarina equisetifolia	Australian Pine	34	65	45	12	Invasive	0	To be removed	NA
**	2605	Melaleuca quinuenervia	Paper Bark	36	35	26	12	Invasive	0	To be removed	NA
	2606	Melaleuca quinuenervia	Paper Bark	10	23	14	8	Invasive	0	To be removed	NA
*	2607	Melaleuca quinuenervia	Paper Bark	13	35	16	8	Invasive	0	To be removed	NA
*	2608	Melaleuca quinuenervia	Paper Bark	14	30	10	8	Invasive	0	To be removed	NA
**	2609	Melaleuca quinuenervia	Paper Bark	24	45	14	10	Invasive	0	To be removed	NA
**	2610	Casuarina equisetifolia	Australian Pine	30	110	50	12	Invasive	0	To be removed	NA
*	2610a	Melaleuca quinuenervia	Paper Bark	12	35	10	8	Invasive	0	To be removed	NA
**	2611	Melaleuca quinuenervia	Paper Bark	36	50	30	12	Invasive	0	To be removed	NA
*	2612	Melaleuca quinuenervia	Paper Bark	17	45	20	8	Invasive	0	To be removed	NA
*	2613	Melaleuca quinuenervia	Paper Bark	14	40	18	8	Invasive	0	To be removed	NA
**	2614	Schefflera actinophylla	Umbrella Tree	40	45	28	12	Invasive	0	To be removed	NA
**	2615	Melaleuca quinuenervia	Paper Bark	16	70	24	8	Invasive	0	To be removed	NA
**	2616	Schefflera actinophylla	Umbrella Tree	15	35	38	8	Invasive	0	To be removed	NA
**	2617	Melaleuca quinuenervia	Paper Bark	22	40	24	10	Invasive	0	To be removed	NA
**	2618	Casuarina equisetifolia	Australian Pine	28	70	66	12	Invasive	0	To be removed	NA
**	2619	Melaleuca quinuenervia	Paper Bark	34	40	26	12	Invasive	0	To be removed	NA
	2620	Mangifera indica	Mango	8	17	23	5	Good	415	To remain	
*	2621	Thrinax radiata x 4 tks	Florida Thatch Palm	15	28	14	4	Good	154	To remain	
	2622	Thrinax radiata	Florida Thatch Palm	3	23	4	4	Good	0	To remain	
	2623	Thrinax radiata x 2 tks	Florida Thatch Palm	7	30	10	4	Good	79	To remain	
	2624	Thrinax radiata	Florida Thatch Palm	4	23	5	4	Good	20	To remain	
	2625	Hyophorbe verschaffeltii	Spindle Palm	4	23	5	4	Good	20	To remain	
	2626	Hyophorbe verschaffeltii	Spindle Palm	9	12	6	4	Good	28	To remain	
	2627	Hyophorbe verschaffeltii	Spindle Palm	11	10	6	4	Good	28	To remain	
*	2628	Dypsis lutescens	Areca Palm	16	13	22	4	Good	380	To remain	
	2630	Sabal palmetto	Sabal Palm	10	28	22	4	Good	380	To remain	
	2631	Coccoloba diversifolia	Pigeon Plum	7	20	16	4	Good	201	To remain	
**	2632	Coccoloba diversifolia	Pigeon Plum	19	28	36	6	Good	1018	To remain	
**	2635	Quercus virginiana	Live Oak	24	45	62	10	Good	3019	To remain	
	2636	Adonidia merrillii	Christmas Palm	6	12	8	3	Good	50	To remain	
	2637	Ptychosperma elegans	Solitare Palm	3	22	6	3	Good	0	To remain	
	2638	Not Onsite							0	To remain	
	2639	Ptychosperma elegans	Solitare Palm	3	22	6	3	Good	0	To remain	
	2640	Ptychosperma elegans	Solitare Palm	3				Dead	0	To remain	
	2641	Ptychosperma elegans x 2 tks	Solitare Palm	6	22	6	3	Good	28	To remain	
**	2642	Melaleuca quinuenervia	Paper Bark	34	26	18	NA	Dead	0	To be removed	NA
**	2643	Roystonea regia	Royal Palm	16	70	24	4	Good	452	To Remain	
	2644	Adonidia merrillii	Christmas Palm	5	12	5	3	Poor	20	To be removed	20
	2645	Ptychosperma elegans x 2 tks	Solitare Palm	5	22	7	3	Good	38	To remain	
*	2646	Ptychosperma elegans x 5 tks	Solitare Palm	15	23	14	3	Good	154	To remain	
	2647	Ptychosperma elegans	Solitare Palm	4	25	5	3	Good	20	To remain	
	2648	Ptychosperma elegans x 3tks	Solitare Palm	7	23	8	3	Good	50	To remain	
	2649	Ptychosperma elegans	Solitare Palm	4	28	5	3	Good	20	To remain	
	2650	Ptychosperma elegans	Solitare Palm	4	28	5	3	Good	20	To remain	
*	2651	Bursera simaruba	Gumbo Limbo	13	25	32	6	Good	804	To remain	
**	2652	Ptychosperma elegans x 4 tks	Solitare Palm	12	22	14	3	Good	154	To remain	
**	2653	Bursera simaruba	Gumbo Limbo	17	16	20	6	Good	314	To remain	
	2653a	Mangifera indica	Mango	3	15	7	3	Poor	38	To be removed	NA
**	2656	Adonidia merrillii	Christmas Palm	4	22	16			201	Previously removed	201
*	2657	Annona species	Sugar Apple	7	17	16	5	Moderate	201	To be removed	201
	2658	Adonidia merrillii	Christmas Palm	4	35	8	3	Good	50	To remain	
	2659	Ptychosperma elegans	Solitare Palm	4	28	6	3	Good	28	To remain	
	2660	Ptychosperma Elegans	Solitare Palm	4	28	5	4	Good	20	To remain	
**	2661	Sabal palmetto	Sabal Palm	14	18	14	4	Good	154	To be relocated	
**	2662	Sabal palmetto	Sabal Palm	14	21	14	4	Good	154	To remain	
	2663	Dypsis lutescens	Areca Palm	8	6	14	3	Moderate	154	To be removed	154
	2663a	Adonidia merrillii	Christmas Palm	6	18	4	3	Moderate	13	To be removed	13
	2664	Ptychosperma elegans x 2 tks	Solitare Palm	6	33	8	3	Good	50	To be removed	50
	2665	Ptychosperma elegans	Solitare Palm	3	35	6	3	Good	0	To be removed	NA
	2666	Adonidia merrillii	Christmas Palm	6	17	10	3	Good	79	To be relocated	
**	2667	Ficus aurea	Strangler Fig	62	100	138	14	Good	14957	To remain	
**	2668	Adonidiamerrillii x 18 tks	Christmas Palm	90	25	29	4	Good	661	To remain	
**	2669	Adonidia merrillii x 3tks	Christmas Palm	16	30	42	3	Good	1385	To be removed	1385
**	2670	Schinus terebinthifolius	Brazilian Pepper	54	40	52	6	Invasive	2124	To be removed	NA
**	2671	Adonidia merrillii x 5 tks	Christmas Palm	54	30	38	4	Good	1134	To be removed	2268
**	2672	Adonidia merrillii x 5 tks	Christmas Palm	28	16	24	4	Good	452	To be relocated	
*	2673	Roystonea regia	Royal Palm	16	45	20			314	Previously removed	314
**	2674	Roystonea regia	Royal Palm	18	50	30			707	Previously removed	1414
*	2675	Unidentified Tree	Tree	16	45	30			707	Previously removed	707
	2676	Unidentified Palm	Palm	5	35	20			314	Previously removed	314
**	2677	Adonidia merrillii	Christmas Palm	30	25	20			314	Previously removed	628
	2678	Adonidia merrillii	Christmas Palm	4	40	18			254	Previously removed	254
	2679	Unidentified Palm	Palm	6	24	16			201	Previously removed	201
*	2680	Conocarpus erectus	Silver Buttonwood	12	20	18			254	To remain	
*	2681	Unidentified Tree	Tree	14	20	20			314	Previously removed	314
**	2683	Adonidia merrillii x 4 tks	Christmas Palm	20	18	14	4	Good	154	To be relocated	
**	2684	Adonidia Merrillii x 3 tks	Christmas Palm	15	20	12	4	Good	113	To be relocated	
*	2685	Adonidia merrillii x 3tks	Christmas Palm	15	23	18	4	Good	254	To be removed	254
	2686	Adonidia merrillii x 2 tks	Christmas Palm	10	20	12	4	Good	113	To be relocated	
*	2687	Adonidia Merrillii x 3 tks	Christmas Palm	16	22	16	4	Good	201	To be removed	201
	2688	Adonidia merrillii	Christmas Palm	6	20	8	4	Good	50	To be relocated	
	2689	Ptychosperma elegans	Solitare Palm	2				Dead	0	To be removed	NA
	2690	Adonidia merrillii	Christmas Palm	6	18	8	4	Good	50	To be relocated	
	2691	Adonidia merrillii	Christmas Palm	5	14	8	4	Good	50	To be relocated	
	2692	Adonidia Merrillii	Christmas Palm	6	18	8	4	Good	50	To be relocated	
	2693	Adonidia merrillii x 2 tks	Christmas Palm	11	17	8	4	Moderate	50	To be removed	50
*	2694	Adonidia merrillii x 12 tks	Christmas Palm	58	22	28	4	Good	616	To be removed	1232
**	2695	Adonidia merrillii x 10 tks	Christmas Palm	54	28	32	4	Good	804	To be removed	1608
**	2696	Adonidia merrillii x 12 tks	Christmas Palm	62	28	32	4	Good	804	To be removed	1608
**	2697	Unidentified Palm	Palm	48	28	22			380	Previously removed	760
**	2698	Adonidia merrillii x 7 tks	Christmas Palm	44	28	28	4	Good	616	To remain	
	2699	Adonidia merrillii	Christmas Palm	5	16	8	4	Good	50	To remain	
	2700	Ptychosperma elegans	Solitare Palm	3	23	6	3	Good	0	To remain	
*	2701	Adonidia merrillii x 2 tks	Christmas Palm	12	22	17	4	Good	227	To remain	
	2702	Not Onsite								To remain	
	2703	Unidentified Tree	Tree	5	10	10			79	Previously removed	79
	2704	Unidentified Palm	Palm	4	25	14			154	Previously removed	154
	2705	Unidentified Palm	Palm	4	25	14			154	Previously removed	154
	2706	Unidentified Palm	Palm	4	25	14			154	Previously removed	154
*	2707	Roystonea regia	Royal Palm	15	50	34	5	Good	908	To be removed	908
*	2708	Ptychosperma elegans x 6tks	Solitar Palm	14	32	28	3	Good	616	To be removed	616
**	2709	Unidentified Tree	Tree	15	24	25			491	Previously removed	491
**	2710	Unidentified Tree	Tree	30	40	40			1257	Previously removed	2513
*	2711	Unidentified Tree	Tree	12	20	30			707	Previously removed	707
	2712	Ptychosperma elegans x 4 tks	Solitare Palm	8	36	14	3	Good	154	To be removed	154
	2713	Schefflera actinophylla	Umbrella Tree	10	50	28	8	Good	616	To be removed	616
	2714	Ptychosperma elegans x 2 tks	Solitare Palm	4	28	12	3	Good	113	To be removed	113
	2715	Ptychosperma elegans x 4 tks	Solitare Palm	11	32	10	3	Good	79	To be removed	79
	2716	Clusia rosea	Autograph Tree	10	35	45	8	Poor	1590	To be removed	1590
*	2717	Melia azedarach	Chinaberry Tree	18	45	48	6	Good	1810	To be removed	3619
	2718	Unidentified Palm	Palm	4 (Twin)	25	20	20		314	Previously removed	314
**	2719	Unidentified Palm	Palm	36	25	20	20		314	Previously removed	628
**	2720	Unidentified Palm	Palm	30	25	20	20		314	Previously removed	628
	2721	Unidentified Palm	Palm	4	24	18	18		254	Previously removed	254
	2722	Unidentified Palm	Palm	5	28	18	18		254	Previously removed	254
	2723	Unidentified Palm	Palm	4	28	18	18		254	Previously removed	254
	2724	Unidentified Palm	Palm	4	28	18	18		254	Previously removed	254
**	2725	Melaleuca quinquenervia	Paper Bark	26	35	38	10	Invasive	1134	To be removed	NA
**	2726	Melaleuca quinquenervia	Paper Bark	39	50	38	10	Invasive	1134	To be removed	NA
**	2727	Quercus virginiana	Live Oak	26	60	72	10	Poor	4072	To remain	
**	2728	Melaleuca quinquenervia	Paper Bark	40	50	25	10	Invasive	491	To be removed	NA
*	2729	Roystonea regia	Royal Palm	20	60	28	5	Good	616	To remain	
*	2730	Washingtonia filifera	Washingtonia Palm	13	60	8	5	Good	50	To remain	
**	2731	Roystonea regia	Royal Palm	18	60	8	5	Good	50	To remain	
**	2732	Casuarina equisetifolia	Australian Pine	41	35	30	10	Poor	707	To be removed	1414
*	2733	Roystonea regia	Royal Palm	17	60	24	5	Good	452	To remain	
*	2734	Melaleuca quinquenervia	Paper Bark	49	60	42	10	Invasive	1385	To be removed	NA
*	2735	Melaleuca quinquenervia	Paper Bark	17	24	0	0	Dead	0	To be removed	
**	2736	Pithecellobium dulce	Madras Thorn	57	55	45	12	Moderate	1590	To remain	
**	2737	Roystonea regia	Royal Palm	20	70	40	5	Good	1257	To remain	
**	2738	Casuarina equisetifolia	Australian Pine	29	70	46	12	Invasive	1662	To be removed	NA
**	2739	Casuarina equisetifolia	Australian Pine	40	100	62	12	Invasive	3019	To be removed	NA
**	2740	Melaleuca quinquenervia	Paper Bark	38	50	35	12	Invasive	962	To be removed	NA
**	2741	Melaleuca quinquenervia	Paper Bark	34	55	26	12	Invasive	531	To be removed	NA
**	2742	Melaleuca quinquenervia	Paper Bark	34	60	45	12	Invasive	1590	To be removed	NA
**	2743	Calophyllum brasiliense	Beautyleaf	20	30	44	8	Good	1521	To remain	
**	2744	Melaleuca quinquenervia	Paper Bark	29	35	30	8	Invasive	707	To be removed	NA
**	2745	Melaleuca quinquenervia	Paper Bark	36	55	42	10	Invasive	1385	To be removed	NA
**	2746	Melaleuca quinquenervia	Paper Bark	34	40	24	10	Invasive	452	To be removed	NA
**	2747	Sabal palmetto	Sabal Palm	30	28	32	4	Good	804	To remain	
**	2748	Ficus elastica	Rubber Tree	134	70	80	12	Poor	5027	To remain	
*	2749	Quercus virginiana	Live Oak	12	28	34	8	Good	908	To remain	
*	2750	Quercus virginiana	Live Oak	16	30	36	8	Good	1018	To remain	
*	2751	Unidentified Tree	Tree					Dead	0	Previously removed	NA
	2752	Unidentified Palm	Palm	7	24	10			79	Previously removed	79
	2753	Sabal palmetto	Sabal Palm	10	20	18	4	Good	254	To be removed	254
**	2754	Unidentified Tree	Tree	40	24	34			908	Previously removed	1816
**	2755	Ficus aurea	Strangler Fig	28	60	66	10	Poor	3421	To be removed	6842
	2756	Unidentified Tree	Tree	10	20	20	20		314	Previously removed	314

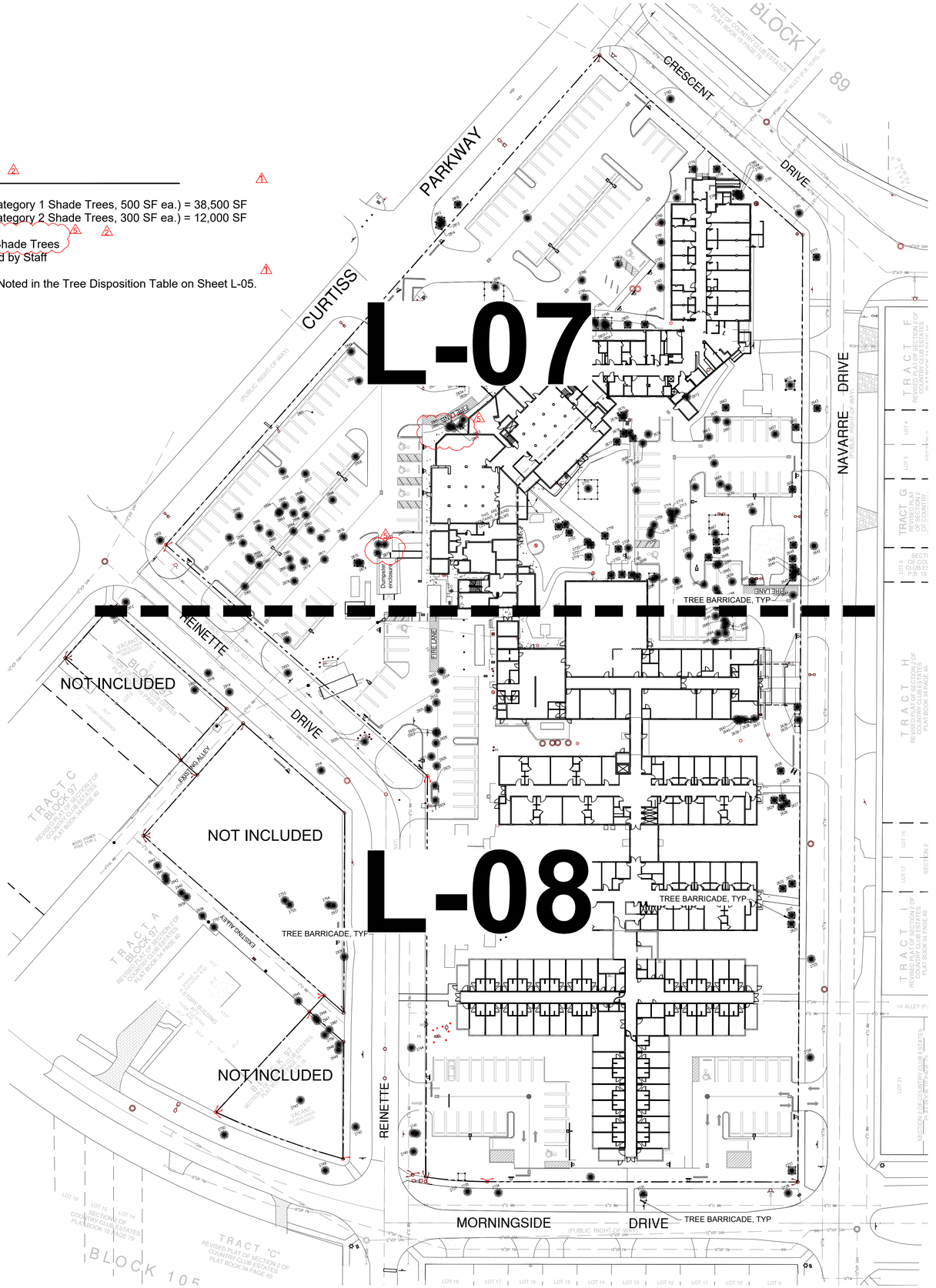
	TREE NUMBER	SCIENTIFIC NAME	COMMON NAME	D.B.H. (INCHES)	HEIGHT (FEET)	SPREAD (FEET)	TPZ (FEET)	CONDITION	CANOPY AREA (SF)	DISPOSITION	REQUIRED REPLACMENT (SF)
*	2777	Roystonea regia	Royal Palm	15	70	26	5	Good	531	To remain	
**	2778	Roystonea regia	Royal Palm	22	70	30	5	Good	707	To remain	
**	2779	Roystonea regia	Royal Palm	22	70	30	5	Good	707	To remain	
**	2780	Melaleuca quinquenervia	Paper Bark	33	30	30	8	Invasive	707	To be removed	NA
**	2781	Ficus aurea	Strangler Fig	60	60	60	10	Good	2827	To be removed	5655
**	2782	Melaleuca quinquenervia	Paper Bark	35	45	38	10	Invasive	1134	To be removed	NA
	2783	Ptychosperma elegans	Solitare Palm	3	20	8	3	Good	0	To remain	
	2784	Ptychosperma elegans	Solitare Palm	3	24	8	3	Good	0	To remain	
	2785	Ptychosperma elegans	Solitare Palm	3	20	8	3	Good	0	To remain	NA
	2786	Ptychosperma elegans	Solitare Palm	4	24	8	3	Good	50	To remain	
	2787	Not Onsite							0		NA
	2790	Not Onsite							0		NA
	2791	Not Onsite							0		NA
	2792	Not Onsite							0		NA
	2793	Unidentified Palm	Palm	10	12	12			113	Previously removed	113
**	2794	Roystonea regia	Royal Palm	19	75	26	5	Good	531	To be removed	1062
	2795	Roystonea regia	Royal Palm	12	35	26	5	Good	531	To be removed	531
	2796	Washingtonia filifera	Washingtonia Palm	11	70	10	5	Good	79	To be Relocated	
*	2797	Roystonea regia	Royal Palm	17	35	24	5	Good	452	To remain	
**	2798	Bursera simaruba	Gumbo Limbo	26	35	30	8	Moderate	707	To remain	
	2799	Ptychosperma elegans x 2 tks	Solitare Palm	8	35	19	3	Good	284	To remain	
	2800	Ptychosperma elegans x 2 tks	Solitare Palm	9	35	14	3	Good	154	To remain	
	2801	Ptychosperma elegans	Solitare Palm	4	20	8	3	Good	50	To remain	
	2802	Ptychosperma elegans	Solitare Palm	4	24	8	3	Good	50	To remain	
	2803	Ptychosperma elegans	Solitare Palm	4	30	6	3	Good	28	To remain	
	2804	Ptychosperma elegans x 2 tks	Solitare Palm	7	34	16	3	Good	201	To remain	
	2805	Ptychosperma elegans x 2 tks	Solitare Palm	6	20	14	3	Good	154	To remain	
	2806	Ptychosperma elegans	Solitare Palm	4	20	10	3	Good	79	To remain	
	2807		Christmas Palm	7	24	16	16		201	To remain	
*	2808	Adonidia merrillii x 3 tks	Christmas Palm	15	28	18	4	Good	254	To remain	
	2809	Ptychosperma elegans	Solitare Palm	4	16	8	3	Moderate	50	To remain	
	2810	Ptychosperma elegans	Solitare Palm	3	17	8	3	Good	0	To remain	
**	2811	Unidentified Palm	Palm	18	48	20	20		314	Previously removed	628
**	2812	Roystonea regia	Royal Palm	24	45	26	5	Good	531	To remain	
**	2813	Roystonea regia	Royal Palm	18	40	28	5	Good	616	To remain	
*	2814	Sabal palmetto	Sabal Palm	14	20	14	4	Good	154	To remain	
	2815	Bursera simaruba	Gumbo Limbo	11	26	58	8	Good	2642	To remain	
**	2816	Ficus benghalensis	Banyan Tree	120	90	135	12	Good	14314	To remain	
**	2820	Bursera simaruba	Gumbo Limbo	13	35	36	6	Moderate	1018	To remain	
**	2821	Adonidia merrillii x 20 tks	Christmas Palm	100	28	10	4	Good	79	To remain	
	2825	Adonidia merrillii	Christmas Palm	5	17	10	4	Good	79	To remain	
	2826	Adonidia merrillii	Christmas Palm	5	20	10	4	Good	79	To remain	
	2827	Adonidia merrillii x 2 tks	Christmas Palm	11	17	14	4	Good	154	To remain	
	2828	Adonidia merrillii	Christmas Palm	5	16	8	4	Good	50	To remain	
**	2829	Adonidia merrillii x 9 tks	Christmas Palm	54	28	8	4	Good	50	To remain	
	2834	Adonidia merrillii	Christmas Palm	5	11	6	4	Good	28	To remain	
	2835	Adonidia merrillii	Christmas Palm	4	20	4	4	Good	13	To remain	
*	2836	Unidentified Palm	Palms (Cluster)	15	24	14	14		154	Previously removed	154
	2840	Adonidia merrillii	Christmas Palm	5	12	6	4	Good	28	To remain	
*	2841	Washingtonia filifera	Washingtonia Palm	12	70	12	5	Good	113	To remain	
**	2842	Washingtonia filifera x 2 tks	Washingtonia Palm	20	70	35	5	Moderate	962	To remain	
**	2843	Unidentified Palm	Palm	21	24	14	14		154	Previously removed	308
**	2844	Unidentified Palm	Palms (Cluster)	45	24	14	14		154	Previously removed	308
**	2848	Phoenix sylvestris	Sylvester Palm	12	6	14	4	Poor	154	To remain	
**	2849	Roystonea regia	Royal Palm	19	40	26	5	Good	531	To remain	
	2850	Washingtonia filifera	Washingtonia Palm	10	70	6	5	Good	28	To remain	
**	2851	Roystonea x 9 tks	Royal Palms (Cluster)	175	50	58	5	Moderate	2642	To be removed	5284
**	2856	Roystonea regia	Royal Palm	13	55	26	5	Good	531	To be removed	531
**	2857	Roystonea regia	Royal Palm	18	35	28	5	Good	616	To be removed	1232
**	2858	Washingtonia filifera	Washingtonia Palm	12	45	8	5	Good	50	To be Relocated	
**	2862	Adonidia merrillii x 3 tks	Christmas Palm	20	22	14	4	Good	154	To be removed	308
	2863	Adonidia merrillii	Christmas Palm	7	28	10	4	Good	79	To be removed	79
	2864	Adonidia merrillii	Christmas Palm	6	16	10	4	Good	79	To be removed	79
	2865	Adonidia merrillii x 2 tks	Christmas Palm	9	22	8	4	Good	50	To be removed	50
	2866	Adonidia merrillii	Christmas Palm	6	14	8	4	Good	50	To be removed	50
*	2867	Adonidia merrillii x 9 tks	Christmas Palm	46	20	26	4	Good	616	To remain	
	2871	Adonidia merrillii	Christmas Palm	5	20	12	4	Good	113	To be removed	113
	2872	Quercus laurifolia	Laurel Oak	16	45	42	8	Good	1385	To be removed	1385
**	2873	Dimocarpus longan	Longan	13	13	13	5	Good	133	To be removed	133
	2874	Ptychosperma elegans	Solitare Palm	3	23	28	3	Good	0	To remain	
*	2875	Bursera simaruba	Gumbo Limbo	12	18	18	5	Moderate	254	To remain	
	2876	Mangifera indica	Mango	5	14	16	16	Good	201	To be removed	201
	2877	Sabal palmetto	Sabal Palm	9	28	8	4	Good	50	To be removed	50
	2878	Sabal palmetto	Sabal Palm	9	30	8	4	Good	50	To be removed	50
	2879	Sabal palmetto	Sabal Palm	8	30	8	4	Good	50	To be removed	50
	2880	Sabal palmetto	Sabal Palm	10	30	8	4	Good	50	To be removed	50
*	2881	Sabal palmetto	Sabal Palm	13	28	8	4	Good	50	To be removed	50
	2882	Sabal palmetto	Sabal Palm	8	30	14	4	Good	154	To be removed	154
	2883	Sabal palmetto	Sabal Palm	7	28	6	4	Good	28	To be removed	28
	2884	Sabal palmetto	Sabal Palm	9	30	8	4	Good	50	To be removed	50
	2885	Sabal palmetto	Sabal Palm	8	32	14	4	Good	154	To be removed	154
	2886	Sabal palmetto	Sabal Palm	8	32	16	4	Good	201	To be removed	201
	2887	Sabal palmetto	Sabal Palm	10	28	16	4	Good	201	To be removed	201
*	2888	Roystonea regia	Royal Palm	13	26	26	5	Good	531	To be removed	531
	2889	Sabal palmetto	Sabal Palm	9	11	18	4	Good	254	To be relocated	
	2890	Sabal palmetto	Sabal Palm	7	30	14	4	Moderate	154	To be removed	154
**	2891	Pseudobombax ellipticum	Shaving Brush tree	105	90	98	14	Good	7543	To be removed	15086
**	2892	Calophyllum brasiliense	Beautyleaf	24	20	22	8	Good	380	To be removed	760
	2893	Sabal palmetto	Sabal Palm	7	26	12	4	Good	113	To be removed	113
**	2894	Dimocarpus longan	Longan	21	25	24	8	Good	452	To be removed	905
	2895	Thrinax radiata	Florida Thatch Palm	4	30	8	4	Good	50	To be removed	50
*	2896	Quercus virginiana	Live Oak	14	45	38	8	Good	1134	To be removed	1134
**	2897	Dimocarpus longan	Longan	20	35	38	6	Good	1134	To be removed	2268
*	2898	Ficus benjamina	Weeping Fig	16	35	38	8	Poor	1134	To be removed	1134
**	2899	Schefflera actinophylla	Umbrella Tree	31	25	32	8	Invasive	804	To be removed	NA
**	2900	Bucida buceras	Black Olive	46	70	85	12	Good	5675	To be removed	11349
	2901	Sabal palmetto	Sabal Palm	7	24	6	4	Good	28	To be removed	28
**	2902	Melaleuca quinquenervia	Paper Bark	44	40	35	10	Invasive	962	To be removed	NA
	2902a	Bursera simaruba	Gumbo Limbo	6	20	14	5	Moderate	154	To be removed	154
	2903	Sabal palmetto	Sabal Palm	10	17	10	4	Good	79	To remain	
	2911	Bursera simaruba	Gumbo Limbo	6	20	14	5	Moderate	154	To remain	
**	2912	Melaleuca quinquenervia	Paper Bark	44	50	32	10	Invasive	804	To be removed	NA
	2916	Sabal palmetto	Sabal Palm	9	17	10	4	Good	79	To remain	
**	2918	Melaleuca quinquenervia	Paper Bark	42	35	22	10	Invasive	380	To be removed	NA
**	2919	Melaleuca quinquenervia	Paper Bark	35	50	25	10	Invasive	491	To be removed	NA
**	2920	Ficus benghalensis	Banyan Tree	168	100	114	14	Good	10207	To remain	
**	2921	Unidentified Tree	Tree	26	75	50	50		1963	Previously removed	3927
**	2922	Unidentified Palm	Palm	20	70	24	24		452	Previously removed	905
**	2923	Unidentified Palm	Palm	18	65	24	24		452	Previously removed	905
*	2924	Washingtonia filifera	Washingtonia Palm	15	24	16	5	Good	201	To be Relocated	
*	2925	Washingtonia filifera	Washingtonia Palm	16	28	16	5	Good	201	To be Relocated	
*	2926	Washingtonia filifera	Washingtonia Palm	15	28	17	5	Good	227	To be Relocated	
*	2927	Washingtonia filifera	Washingtonia Palm	15	28	18	5	Good	254	To be Relocated	
*	2928	Roystonea regia	Royal Palm	13	16	24	5	Moderate	452	To be removed	452
	2929	Tabebuia umbellata	Yellow tabebuia	7	14	14	4	Good	154	To be removed	154
	2930	Adonidia merrillii x 2 tks	Christmas Palm	11	12	12	3	Good	113	To be relocated	
	2931	Tabebuia umbellata	Yellow tabebuia	11	20	20	4	Good	314	To be removed	314
*	2932	Washingtonia filifera x 2 tks	Washingtonia Palm	17	40	16	5	Good	201	To be Relocated	
*	2933	Mangifera indica	Mango	15	20	25	6	Good	491	To be removed	491
	2934	Washingtonia filifera x 2 tks	Washingtonia Palm	17	32	16	5	Good	201	To be Relocated	
**	2935	Unidentified Palm	Palm	20	50	24	24		452	Previously removed	905
*	2936	Sabal palmetto	Sabal Palm	14	24	16	4	Good	201	To remain	
**	2937	Ficus aurea	Strangler fig	82	60	46	10	Moderate	1662	To remain	

Mitigation Data:

Total Existing Canopy Replacement Required:* 105,444 SF
Mitigation Trees Provided Onsite: 50,500 SF (77 Category 1 Shade Trees, 500 SF ea.) = 38,500 SF
(40 Category 2 Shade Trees, 300 SF ea.) = 12,000 SF

Total Canopy Area to be Mitigated via Trust Fund: 54,944 SF
Equivalent Tree Replacement to be Mitigated via Trust Fund: 110 Category 1 Shade Trees
Total Required Trust Fund Contribution: To be Determined by Staff

* Includes Specimen Trees 18" DBH or Greater Requiring Double Mitigation as Noted in the Tree Disposition Table on Sheet L-05.



Project Team

Landscape Architect:

LANDSCAPE ARCHITECTURAL SERVICES, LLC

Brandon White | Owner
772-834-1357 | brandon@las-fl.com
Paul Goulas | Owner
772-631-8400 | paul@las-fl.com
1708 SE Joy Haven Street
Port St. Lucie, Fl. 34983

Architect:

BELLON ARCHITECTURE
12930 SW 128th Street
Suite 203
Miami, FL 33186
Office: 305-278-7776
amy@bellonglobal.com

Proposed Improvements

201 Curtiss Parkway, Miami Springs, FL 33166

Overall Tree Disposition Plan

Revisions		
Date	Init.	Description
02.06.25	DC	Initial Submittal
08.15.25	TA	Revised per Comments
11.07.25	SZ	Revised per Comments
11.24.25	TA	Revised per Comments
01.29.26	TA	Revised per Comments

REGISTERED LANDSCAPE ARCHITECT
PAUL A. GOULAS
LA 6666807
STATE OF FLORIDA

PAUL GOULAS, RLA
FLORIDA REG. # LA6666807

Drawn By:	DC
Checked By:	BW
Municipal Project:	
Scale:	

NORTH

SCALE: 1" = 40'

0 10' 20' 80'

L-06

NOT INCLUDED

NOT INCLUDED

CURTISS PARKWAY

CRESCENT DRIVE

NAVARRE DRIVE

REINETTE

(PUBLIC RIGHT-OF-WAY)

AMENDED PLAT OF SEC... COUNTRY CLUB ESTA... PLAT BOOK 28 PAGE 1...

...F COUNTRY CLUB ESTATES AT BOOK 10 PAGE 79

16' ALLEY (P.B. 10 PG. 79)

LOT 22

89

RIGHT-OF-WAY

FIRE LANE

THIS AREA CONTAINS ABOVE GROUND (2) GAS TANKS

Dumpster enclosure

TREE BARRICADE, TYP

MATCHLINE L-08

VACANT (NO BUILDINGS RESERVED)

Project Team

Landscape Architect:

LANDSCAPE ARCHITECTURAL SERVICES, LLC

Brandon White | Owner
772-834-1357 | brandon@las-fl.com
Paul Goulas | Owner
772-631-8400 | paul@las-fl.com
1708 SE Joy Haven Street
Port St. Lucie, Fl. 34983

Architect:

BELLON ARCHITECTURE
12930 SW 128th Street
Suite 203
Miami, FL 33186
Office: 305-278-7776
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LA 6666807
STATE OF FLORIDA

PAUL GOULAS, RLA
FLORIDA REG. # LA6666807

Drawn By:	DC
Checked By:	BW
Municipal Project:	
Scale:	

NORTH

SCALE: 1" = 40'

0 10' 20' 80'

L-07

MATCHLINE L-07

TREE BARRICADE, TYP

NOT INCLUDED

REINETTE DRIVE (PUBLIC RIGHT-OF-WAY)

FIRE LANE

VACANT (NO BUILDINGS OBSERVED)

BLOCK 97 LOT 1 SECTION 2 OF COUNTRY CLUB ESTATES PLAT BOOK 34 PAGE 79

1-STORY RESIDENCE

EXISTING ALLEY

TRACT C BLOCK 97 REVISED PLAT OF SECTION 2 OF COUNTRY CLUB ESTATES PLAT BOOK 34 PAGE 40

WOOD POWER POLE (TYP.)

NOT INCLUDED

TRACT A BLOCK 97 REVISED PLAT OF SECTION 2 OF COUNTRY CLUB ESTATES PLAT BOOK 34 PAGE 40

EXISTING ALLEY

TREE BARRICADE, TYP

1-STORY BUILDING

GARAGE FLOOR ELEVATION 8.00

FLOOR ELEVATION 17.33

NOT INCLUDED

BLOCK 97 SECTION 2 OF COUNTRY CLUB ESTATES PLAT BOOK 34 PAGE 79 LOT 18

VACANT (NO BUILDINGS OBSERVED)

REINETTE DRIVE (PUBLIC RIGHT-OF-WAY)

TREE BARRICADE, TYP

TREE BARRICADE, TYP

MORNINGSIDE DRIVE

TREE BARRICADE, TYP

LOT 16 LOT 15 LOT 14 SECTION 2 OF COUNTRY CLUB ESTATES PLAT BOOK 34 PAGE 40

Project Team

Landscape Architect:

LANDSCAPE ARCHITECTURAL SERVICES, LLC

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01.29.26	TA	Revised per Comments

REGISTERED LANDSCAPE ARCHITECT PAUL A. GOULAS LA 6666807 STATE OF FLORIDA

PAUL GOULAS, RLA
FLORIDA REG. # LA6666807

Drawn By: DC
Checked By: BW
Municipal Project:
Scale:

NORTH

SCALE: 1" = 40'

0 10' 20' 80'

L-08

LANDSCAPE SPECIFICATIONS:

PART 1: GENERAL CONDITIONS

1.01 SCOPE:
A. The landscape contract includes the supplying and planting of all trees, shrubs, vines, and ground cover together with all necessary labor, equipment, tools and materials needed for the successful completion, execution and maintenance of the landscape plans.

1.02 AGENCY STANDARDS:
A. Grades and standards of plant materials to be used shall be true to name, size, condition and graded Florida #1 or better as stated in: Grades and Standards of Florida Plant Materials published by the State of Florida Department of Agriculture, Tallahassee, Florida.

1.03 SITE EXAMINATION:
A. The Landscape Contractor shall personally examine the site and fully acquaint him/herself with all of the existing conditions in order that no mis-understanding may afterwards arise as to the character or extent of the work to be performed, and additionally, in order to acquaint him/herself with all precautions to be taken in order to avoid injury to property or persons. No additional compensation will be granted because of any unusual difficulties which may be encountered in the execution or maintenance of any portion of the work.

1.04 ERRORS AND OMISSIONS:
A. The plant list is a part of the drawings and is furnished as a convenience. The plant list indicates the name, size and quantities of specific plant materials as called for and is located on the drawings. The Landscape Contractor is responsible for his/her own quantity count, and any discrepancy between drawings and plant list shall be considered as correct on the drawings.

B. The Landscape Contractor shall not take advantage of errors or omissions in the specifications or contract drawings. Full instruction will be given if such errors are discovered. Upon the discovery of any discrepancies in, or omissions from the drawings or documents, or should the Landscape Contractor be in doubt as to their meaning, the Landscape Architect shall be notified and will determine the actions necessary to each query.

C. If plans and specifications are found to disagree after the contract is awarded, the Landscape Architect shall be the judge as to which was intended.

1.05 EXECUTION OF THE WORK:
A. The Landscape Contractor shall have his labor crews controlled and directed by a Foreman well versed in plant materials, planting methods, reading blueprints, and coordination between job and nursery in order to execute installation correctly and in a timely manner.

B. The Landscape Contractor shall provide a competent English-speaking Foreman on the project at all times, who shall be fully authorized as the Contractor's agent on the work. The Superintendent shall be capable of reading and thoroughly understanding the Plans, Specifications and other Contract Documents. If the Superintendent is deemed incompetent by the Landscape Architect, he (the superintendent) shall be immediately replaced.

C. The Landscape Contractor shall be available for any meetings with the Owner and/or Landscape Architect during implementation of the job. Any additional work or changes required as a result of failure to communicate with the Owner or Landscape Architect during implementation will be the responsibility of the Landscape Contractor.

1.06 PROTECTION OF PUBLIC AND PROPERTY:
A. The Landscape Contractor shall protect all materials and work against injury from any cause and shall provide and maintain all necessary safeguards for the protection of the public. He shall be held responsible for any damage or injury to persons or property which may occur as a result of his fault or negligence in the execution of the work, i.e. damage to underground pipes or cables.

1.07 CHANGES AND EXTRAS:
A. The Contractor shall not start work on any changes or "extras" in the project until a written agreement setting forth the adjusted prices has been executed by the Owner and the Contractor. Any work performed on changes or "extras" prior to execution of a written agreement may or may not be compensated for by the Owner at his discretion.

1.08 GUARANTEE:
A. The Landscape Contractor shall furnish a written guarantee warranting all materials, workmanship and plant materials, except sod, for a period of ONE (1) YEAR from the time of completion and acceptance by the Landscape Architect and Owner. Sod shall be guaranteed to 90 calendar days after acceptance by the Landscape Architect and Owner. All plant material shall be alive and in satisfactory condition and growth for each specific kind of plant at the end of the guarantee period. The guaranteeing of plant material shall be construed to mean complete and immediate replacement with plant material of the same variety, type, size, quality and grade as that of the originally specified material. During the guarantee period it shall be the Landscape Contractor's responsibility to immediately replace any dead or unhealthy material as determined by the Landscape Architect. The guarantee will be null and void if plant material is damaged by lightning, hurricane force winds, or any other acts of God, as well as vandalism or lack of proper maintenance.

B. At the end of the specified guarantee period, any plant required under this contract that is dead or not in satisfactory condition, as determined by the Landscape Architect, shall be replaced. The Landscape Contractor shall be responsible for the full replacement cost of plant materials for the first replacement and share subsequent replacement (s) costs equally with the Owner, should the replacement plant fail to survive.

1.09 CARE AND MAINTENANCE:
A. The Landscape Contractor shall be responsible for the care and maintenance of all plant materials and irrigation when applicable until final acceptance by the Owner or Landscape Architect.

B. The Owner agrees to execute the instructions for such care and maintenance.

1.10 SAFETY:
A. It shall be the responsibility of the Landscape Contractor to protect all persons from injury and to avoid property damage. Adequate warning devices shall be placed and maintained during the progress of the work.

B. It shall be the contractor's responsibility to conform to all local, state, and federal safety laws and codes including the Federal Occupational Safety And Health Act (O.S.H.A.).

1.11 CONTRACTOR QUALIFICATION:
A. The Owner may require the apparent contractor (s) to qualify him/herself to be a responsible entity by furnishing any or all of the following documentary data:
1. A financial statement showing assets and liabilities of the company current to date.
2. A listing of not less than (3) completed projects of similar scope and nature.
3. Permanent name and address of place of business.
4. The number of regular employees of the organization and length of time the organization has been in business under the present name.

1.12 INSURANCE AND BONDING:
A. The contractor (s) shall submit proof of insurance for this job for the time period that the work is done. The minimum amount of insurance shall be $300,000.00 per person and $300,000.00 per aggregate or as required by owner and agreed to in the contract.
The successful bidder shall be required to have this coverage in effect before beginning work on the site.

B. The Owner shall have the right to require the Contractor to furnish bonds covering faithful performance of the Contract and payment obligations arising thereunder as stipulated in bidding requirements or specifically required in the Contract Documents on the date of execution of the Contract.

1.13 PERMITS AND CERTIFICATES:
A. All contractors shall secure and pay for all permits and certificates required for his/her class of work.

PART 2: MATERIALS

2.01 PLANT MATERIALS:
A. A complete list of plants is shown on the drawings, including a schedule of quantities, sizes, and such other requirements deemed necessary. In the event discrepancies occur, the specifications on the drawings shall govern.

B. Substitutions: Substitutions of plant materials or changes in size or spacing of materials will be permitted ONLY upon written authorization by the Owner or the Landscape Architect. If plant material is not of sufficient size to meet applicable codes, a letter of variance from the appropriate agency must be obtained by the Contractor prior to issuance of any change order. If material of smaller size is to be accepted, the quantity of material shall be increased, at no additional cost to the Owner, to meet the intent of the drawings.

C. All plant materials shall have a habit of growth that is normal for the species and shall be healthy, vigorous and equal to or exceed the measurements specified in the plant list, which are the minimum acceptable sizes. Plants shall be measured before pruning with branches in normal position. Any necessary pruning shall be done at the time of planting.

D. All plant materials shall be nursery grown, unless otherwise noted, Florida #1 or better and shall comply with all required inspections, grading standards and plant regulations as set forth by the Florida Department of Agriculture's Grades and Standards for Nursery Plants, most current addition and Grades and Standards for Nursery Plants, most current addition.

E. Plants that do not have the normal balance of height and spread typical for the respective plant shall not be acceptable.

F. The Landscape Contractor shall install each plant to display its best side. Adjustments may be required if plants are not installed properly and/or approved by the Landscape Architect at no additional cost to owner.

2.02 INSPECTION
A. The Landscape Architect and Owner may inspect trees and shrubs at place of growth or at site before planting, for compliance with requirements for genus, species, variety, size and quality. The Landscape Architect and Owner retain the right to further inspect trees and shrubs for size and condition of balls and root systems, insects, injuries and latent defects, and to reject unsatisfactory or defective material at any time during progress of work. Rejected plant materials shall be immediately removed from project site.

2.03 PROTECTION OF PLANT MATERIALS:
A. Balled and burlapped plants (B & B) shall be dug with firm natural balls of earth of sufficient diameter and depth to encompass the fibrous and feeding root system necessary for full recovery of the plant. Balls shall be firmly wrapped with burlap similar materials and bound with cord, rope, or wire mesh. All collected plants shall be balled and burlapped.

B. Plants with broken, damaged or insufficient rootballs will be rejected.

C. All plant material shall be protected from possible bark injury or breakage of branches. All plants transported by open trucks shall be adequately covered to prevent windburn, drying or damage to plants.

D. Plants which cannot be planted immediately on delivery to the site shall be covered with moist soil, mulch or other protection from the drying of wind and sun. All plants shall be watered as necessary by the Landscape Contractor until planted.

2.04 STORAGE:
A. All plant materials shall be stored on the site in designated areas, specified by the Landscape Architect or Owner's agent.

B. No plant material shall be stored longer than seventy-two (72) hours unless approved by by Landscape Architect and/or owner.

C. The Landscape Architect reserves the right to reject any plant materials not in conformance with these specifications.

D. All rejected material shall be immediately removed from the site and replaced with acceptable material at no cost to the Owner.

2.05 PROTECTION DURING PLANTING:
A. Trees moved by winch or crane shall be thoroughly protected from chain marks, girdling or bark slippage by means of burlap, wood battens or other approved methods. Battens shall NOT be attached to the tree with nails.

2.06 PLANTING SOIL:
A. Planting soil for all plantings shall consist of existing native soil and shall be free of debris, roots, clay, stones, plants or other foreign materials which might be a hindrance to planting operations or be detrimental to good growth.

2.07 FERTILIZER:
A. Commercial fertilizer shall comply with the state fertilizer laws. Nitrogen shall not be less than 40% from organic source. Inorganic chemical nitrogen shall not be derived from the sodium form of nitrate. Fertilizers shall be delivered to the site in unopened original containers, each bearing the manufacturer's guaranteed analysis. Any fertilizer that becomes caked or otherwise damaged shall be rejected.

B. Thoroughly mixed 3 lbs. of commercial fertilizer to each cubic yard of planting soil.

C. Tabletized fertilizer shall be Agriform planting tablets 20-10-5 formula, 21 gram or equal. All trees and shrubs shall be fertilized with tabletized fertilizer as follows. While backfilling plant holes, fertilizer tablets shall be equally spaced and placed adjacent to the ball mid-way in depth in accordance with the following rates:

1 gallon container	1 tablet
3 gallon container	2 tablets
5 gallon container	3 tablets
7 gallon	5 tablets

Large tubs, wire baskets, grow bags, and balled and burlapped material shall have 1 tablet for each 1/2 inch of trunk diameter (measured 3 feet from ground) or for each foot of height or spread of larger shrub material.
The Landscape Architect reserves the right to inspect and review the application of fertilizer.

2.08 MULCH:
A. Mulch material shall be clean, dry, free of weeds, seeds and pests, moistened at the time of application to prevent wind displacement. Cypress &/or Red mulch is prohibited.

B. All trees and shrub beds shall receive 3" mulch immediately after planting and thoroughly watered. Apply 2" max on tree & palm rootballs, keep away from tree & palm trunks or as required by local jusidiction.

PART 3: EXECUTION
3.01 DIGGING:
A. The Landscape Contractor shall exercise care in digging and other work so as not to damage existing work, including overhead wires, underground pipes and cables and the pipes and hydrants of watering systems. Should such overhead or underground obstructions be encountered which interfere with planting, the Owner shall be consulted and contractor will adjust the location of plants to clear such obstruction. The Contractor shall be responsible for the immediate repair of any damage caused by his work.

3.02 GRADING:
A. Grading for drainage, swales, etc. to within 4 inches of the finished grade to be provided by others.

B. It shall be the responsibility of the Landscape Contractor to provide the final grading during the course of landscape installation so as to bring sod and planting areas to their proper elevations in relation to walks, paving, drain structures, and other site conditions. The site grading plan must be checked prior to installation of sod to insure that drainage and other conditions will NOT be modified.

3.03 PLANTING:
A. Planting shall take place during favorable weather conditions.

B. The Contractor shall call for utility locates and ascertain the location of all utilities and easements so proper precautions can be taken not to damage or encroach on them.

C. Tree Planting shall be located where it is shown on the plan. No planting holes shall be dug until the proposed locations have been staked on the ground by the Contractor.

D. Excavation of holes shall extend to the required subgrades as specified on the planting diagrams located in the planting plans. Plant pits shall be circular in outline and shall have a profile which conforms to the aforementioned "Tree and Shrub Planting Diagrams".

E. A representative number of planting pits (a minimum of one in every 25 feet throughout the entire site) shall be tested for proper drainage. See Landscape Plan for complete testing methods and requirements.

F. Planting pits shall be excavated to the following dimensions and refilled with a mixture of (1/2) planting soil (1/2) existing native soil:
1 Gallon material (1 gal.): 12" x 12" x 12" min.
3 Gallon material (3 gal.): 20" x 20" x 18" min.
Lerio material (7 gal.): 30" x 30" x 24" min.
Field grown material and trees: 1-1/2 times width of ball and depth of ball plus 12" min.

G. No planting or laying of sod shall be initiated until the area has been cleaned of existing sod or other plant materials, rough grass, weeds, debris, stones etc. and the ground has been brought to an even grade, with positive drainage away from buildings and towards drain inlets and swales and approved by Landscape Architect or owner's rep.

H. Each plant shall be planted in an individual hole as specified for trees, shrubs, and vines.

I. All plants shall be set to ultimate finished grade. No filling will be permitted around trunks or stems. All ropes, wire, stakes, etc., shall be removed from sides and top of the ball and removed from hole before filling in.

J. All flagging ribbon shall be removed from trees and shrubs before planting.

K. Excess excavation (fill) from all holes shall be removed from the site, at no additional expense to Owner.

L. All palms shall be backfilled with sand, thoroughly washed in during planting operations and with a shallow saucer depression left at the soil line for future waterings. Saucer areas shall be top-dressed two (2") inches deep with topsoil raked and left in a neat, clean manner.

3.04 PRUNING:
A. Remove dead and broken branches from all plant material. Prune to retain typical growth habit of individual plants with as much height and spread as possible in a manner which will preserve the plant's natural character.

3.05 GUYING:
A. All trees over six (6') feet in height shall, immediately after setting to proper grade, be guyed with three sets of two strands, No. 12 gauge malleable galvanized iron, in tripod fashion. See Detail.

B. Wires shall not come in direct contact with the tree but shall be covered with an approved protection device at all contact points. Wires shall be fastened in such a manner as to avoid pulling crotches apart.

D. Stake & Brace all trees larger than 12' oa. See detail.
Stakes shall be 2" x 2" lumber of sufficient length to satisfactorily support each tree.

E. Turnbuckles for guying trees shall be galvanized or cadmium plated and shall be of adequate size and strength to properly maintain tight guy wires.

3.06 WATER:
A. Each plant or tree shall be thoroughly watered in after planting. Watering of all newly installed plant materials shall be the responsibility of the Landscape Contractor until final acceptance by the Landscape Architect.

B. See General Notes of Landscape Plan for water source.

3.07 SOD:

A. The Landscape Contractor shall sod all areas indicated on the drawings.

B. It shall be the responsibility of the Landscape Contractor to fine grade all landscape areas, eliminating all bumps, depressions, sticks, stones, and other debris.

C. The sod shall be firm, tough texture, having a compacted growth of grass with good root development. It shall contain no noxious weeds, or any other objectionable vegetation, fungus, insects, or disease. The soil embedded in the sod shall be good clean earth, free from stones and debris.

D. Before being cut and lifted, the sod shall have been mowed at least three times with a lawn mower, with the final mowing not more than seven days before the sod is cut. The sod shall be carefully cut into uniform dimensions.

E. 6-6-6 fertilizer with all trace elements is to be applied at the rate of 40 lbs. per 1,000 sq. ft. prior to laying sod.

F. Solid sod shall be laid with closely abutting, staggered joints with a tamped or rolled, even surface.

G. The finished level of all sod areas after settlement shall be one (1") inch below the top of abutting curbs, walks, paving and wood borders to allow for building turf.

H. If in the opinion of the Landscape Architect, top dressing is necessary after rolling, clean yellow sand will be evenly applied over the entire surface and thoroughly washed in.

3.08 SEEDING:
A. The Landscape Contractor shall remove all vegetation and rocks larger than (1") in diameter from areas to be seeded, scarify the area, then apply fertilizer at a rate of 500 lbs. per acre.

B. Application: Argentine Bahia Grass seed - 200 Pounds per acre mixed with common hulled Bermuda seed - 30 lbs. per acre. All other seed mixtures shall be applied per the manufacturer's instructions.

C. Roll immediately after seeding with a minimum 500 pound roller, then apply straw mulch at the rate of 2,500 pounds per acre.

D. Apply fertilizer at the rate of 150 lbs. per acre 45-60 days after seeding.

3.09 CLEANING UP:
A. The contractor shall at all times keep the premises free from accumulations of waste materials or rubbish caused by his employees or work. He shall leave all paved areas "broom clean" when completed with his work.

3.10 MAINTENANCE:
A. Maintenance shall begin immediately after each plant is installed and shall continue until all planting has been accepted by the Owner or Landscape Architect. Maintenance shall include watering, weeding, removal of dead materials, resetting plants to proper grades or upright positions, spraying, restoration of planting saucer and/or any other necessary operations.

B. Proper protection to lawn areas shall be provided and any damage resulting from planting operations shall be repaired promptly.

C. Replacement of plants during the maintenance period shall be the responsibility of the Contractor, excluding vandalism or damage on the part of others, lighting, or hurricane force winds, until final acceptance.

D. In the event that weeds or other undesirable vegetation become prevalent, it shall be the Contractor's responsibility to remove them.

E. Trees or other plant material which fall or are blown over during the maintenance period will be reset by the Contractor at no additional expense to the Owner, the only exception being hurricane force winds.

3.11 COMPLETION, INSPECTION AND ACCEPTANCE:
A. Completion of the work shall mean the full and exact compliance and conformity with the provisions expressed or implied in the Drawings and in the Specifications, including the complete removal of all trash, debris, soil or other waste created by the Landscape Contractor.

B. Inspection of work to determine completion of contract, exclusive of the possible replacement of plants, will be made by the Owner and/or Landscape Architect at the conclusion of all planting and at the request of the Landscape Contractor.

C. All plant material shall be alive and in good growing condition for each specified kind of plant at the time of acceptance. The rating of each plant according to Florida Grades and Standards shall be equal to or better than that called for on the plans and in these Specifications at the time of final inspection and acceptance.

D. After inspection, the Landscape Contractor will be notified by the Owner of the acceptance of all plant material and workmanship, exclusive of the possible replacement of plants subject to guarantee.

DRAINAGE TESTING/DRAINAGE CHANNEL REQUIREMENTS

PRIOR TO PLANTING ALL PLANTING PITS SELECTED FOR TESTING SHALL BE TESTED IN THE FOLLOWING MANNER

A. DIG EACH PLANTING PIT TO THE MINIMUM SPECIFIED SIZE.

B. FILL PLANTING PIT WITH TWELVE INCHES (12") OF WATER. IF THE WATER LEVEL DROPS FOUR (4") OR MORE WITHIN FOUR (4) HOURS, THE DRAINAGE IS SUFFICIENT AND A DRAINAGE CHANNEL IS NOT REQUIRED IF THE WATER LEVEL DROPS LESS THAN FOUR INCHES (4") WITHIN THE FOUR (4) HOUR PERIOD, A DRAINAGE CHANNEL IS REQUIRED.

C. WHERE REQUIRED, THE DRAINAGE CHANNEL MUST EXTEND DOWN THROUGH THE NON POROUS SOIL AND INTO POROUS SOIL. (SEE DETAIL)

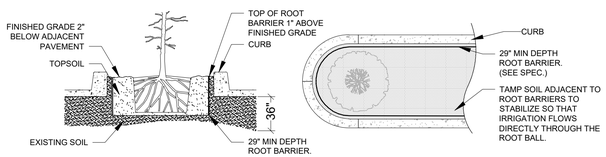
D. ALL MATERIAL REMOVED FROM THE DRAINAGE CHANNEL SHALL BE DISCARDED.

E. WHEN BACKFILLING PLANTING PITS WITH PLANTING MIXTURE, CARE MUST BE TAKEN TO KEEP THE CONSISTENCY OF THE SOIL MIX THE SAME THROUGHOUT THE PLANTING PIT AND DRAINAGE CHANNEL.

B. Make all cuts with sharp instruments flush with trunk or adjacent branch, in such a manner as to insure elimination of stubs. Cuts made at right angles to line of growth will not be permitted.

C. Trees shall not be poled or topped.

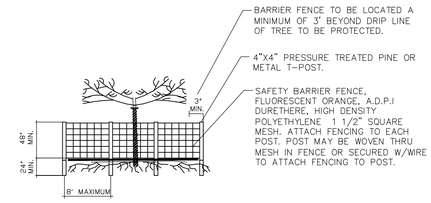
D. Remove all trimmings from site.



SPECIAL APPLICATIONS ROOT BARRIER DETAIL

NOT TO SCALE

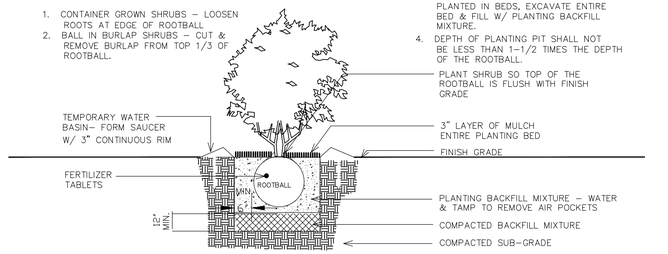
NOTES:
1- ROOT BARRIER SHALL BE "BIO-BARRIER 29" DEPTH OR APPROVED EQUAL.
2- ROOT BARRIER SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.



NOTE: BARRIER TO FORM CONTINUOUS CIRCLE AROUND THE TREE OR GROUP OF TREES. SEE PLAN FOR LOCATION OF TREES TO REMAIN. BARRIER MUST BE IN PLACE BEFORE CONSTRUCTION BEGINS.

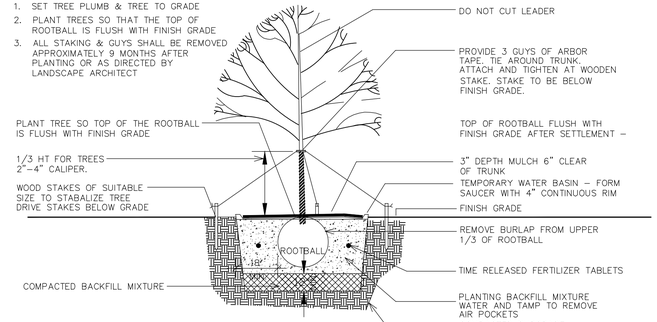
EXISTING TREE PROTECTION DETAIL

NOTES:
1. CONTAINER GROWN SHRUBS – LOOSEN ROOTS AT EDGE OF ROOTBALL
2. BALL IN BURLAP SHRUBS – CUT & REMOVE BURLAP FROM TOP 1/3 OF ROOTBALL.
3. WHERE SHUBS & GROUNDCOVER ARE PLANTED IN BEDS, EXCAVATE ENTIRE BED & FILL W/ PLANTING BACKFILL MIXTURE.
4. DEPTH OF PLANTING PIT SHALL NOT BE LESS THAN 1-1/2 TIMES THE DEPTH OF THE ROOTBALL.



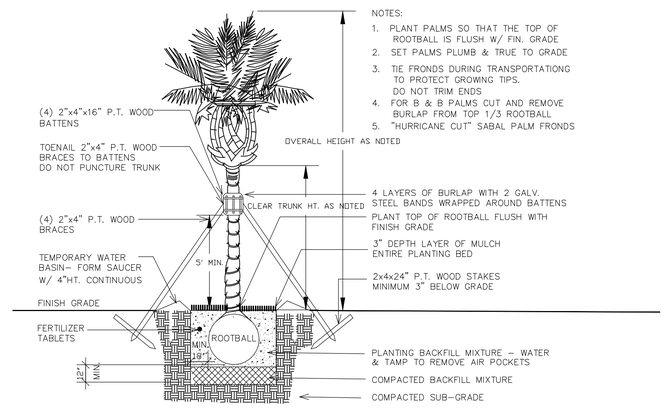
SHRUB PLANTING DETAIL

1. SET TREE PLUMB & TREE TO GRADE
2. PLANT TREES SO THAT THE TOP OF ROOTBALL IS FLUSH WITH FINISH GRADE
3. ALL STAKING & GUYS SHALL BE REMOVED APPROXIMATELY 9 MONTHS AFTER PLANTING OR AS DIRECTED BY LANDSCAPE ARCHITECT



TREE STAKING DETAIL

NOTES:
1. PLANT PALMS SO THAT THE TOP OF ROOTBALL IS FLUSH W/ FIN. GRADE
2. SET PALMS PLUMB & TRUE TO GRADE
3. TIE FRONDS DURING TRANSPORTATIONG TO PROTECT GROWING TIPS. DO NOT TRIM ENDS
4. FOR B & B PALMS CUT AND REMOVE BURLAP FROM TOP 1/3 ROOTBALL
5. "HURRICANE CUT" SABAL PALM FRONDS



Project Team

Landscape Architect:

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Proposed Improvements

201 Curtiss Parkway, Miami Springs, FL 33166

Details & Specifications

Revisions		
Date	Init.	Description
02.06.25	DC	Initial Submittal
08.15.25	TA	Revised per Comments
11.07.25	SZ	Revised per Comments
11.24.25	TA	Revised per Comments
01.29.26	TA	Revised per Comments

REGISTERED LANDSCAPE ARCHITECT
PAUL A. GOULAS
LA 6666807
STATE OF FLORIDA

PAUL GOULAS, RLA
FLORIDA REG. # LA6666807

Drawn By:	DC
Checked By:	BW
Municipal Project:	
Scale:	

NORTH

SCALE: 1" = NTS

0 0 0 0

L-09

Draft Tree Resource Evaluation for Fair Havens Center, Miami Springs

Prepared for:

Miami Springs Nursing & Rehab

2901 Stirling Road, Suite 200

Fort Lauderdale, FL 33312

Attn: Jeremie Paritzky, Vice President of Operations

Prepared by:

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ISA Certified Arborist FL-1052A

Tree Risk Assessment Qualification

305-773-9406

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August 1, 2025

Summary

I performed a tree resource evaluation at the Fair Havens Center located at 201 Curtiss Parkway, Miami Springs during the month of August 2025. The approximate locations of these trees and palms can be found on the schematic in Appendix B.

The evaluation in Appendix A includes measurements, condition rating and recommended radius of the tree protection zone (TPZ) for each tree and palm.

I rate trees and palms in accordance with ANSI A300 (Part 5) – 2005, Annex A, Management Report Information. Trees and palms are rated Good, Moderate or Poor, see Appendix C. I recommend the removal of trees or palms that I rate as Poor.

I also followed the Levels and Scope of Tree Risk Assessment from the ANSI A300 Part 9- 2017: Levels of tree risk assessment; Level 1 limited visual tree risk assessment, Level 2 basic tree risk assessment, and Level 3 advanced tree risk assessment. The scope of this report/evaluation was limited to a Level 2 Assessment for all trees onsite.

To perform all measurements, I used a forestry diameter measuring tape and a measuring wheel. I rounded-off to the nearest inch when measuring trunk diameter; heights and canopy diameters are approximate.

Appendix D contains the ANSI A300 definitions of Tree Protection Zone (TPZ) and Critical Root Zone (CRZ). The TPZs that I have assigned to the trees on this site are sufficient to maintain CRZs as well as the TPZs.

It is important to note that when structures are next to, or had previously been next to trees, there may be no roots, or no roots of significance, from that tree underneath the footprint of the structure and therefore the CRZ can change. This includes adjacent curbs, sidewalks, and asphalt pavement.

Appendix F contains information on Root Management, and the potential amount of roots that can be removed, from the ANSI A300 Part 8: Tree, Shrub, and Other Woody Plant Management-Standard Practices (Root Management).

Appendix G contains quotes from ANSI A-300 Standards and Best Management Practices and another palm resource addressing damage to the trunks of palms and their susceptibility to the fungal pathogen *Thielaviopsis paradoxa.*

Any arboricultural work done on trees that extend into the powerlines or are within 10 feet of an electrical conductor measured radially, the arborist performing the work must be an Incidental Line Clearance Arborist as identified by American National Standard ANSI Z133-2017.

Currently there are no photos added to this draft report

The color and brightness on some photos has been adjusted to provide contrast and clarity to the subject matter. This follows the Basic section on Enhancement Techniques found in Section 11, Best Practices for Documenting Image Enhancement in a document produced by SWGIT Scientific Working Group Imaging Technology, www.SWGIT.org.

Appendix – A – Measurements and condition rating

	Scientific name	Common name	DBH	H/Ct	Canopy	Condition	TPZ
2603	Casuarina equisetifolia	Australian pine	36"	65'	62'	Invasive	12'
2604	Casuarina equisetifolia	Australian pine	34"	65'	45'	Invasive	12'
2605	Melaleuca quinquenervia	Paper bark	36"	35'	26'	Invasive	12'
2606	Melaleuca quinquenervia	Paper bark	10"	23'	14'	Invasive	8'
2607	Melaleuca quinquenervia	Paper bark	13"	35'	16'	Invasive	8'
2608	Melaleuca quinquenervia	Paper bark	14"	30'	10'	Invasive	8'
2609	Melaleuca quinquenervia	Paper bark	24"	45'	14'	Invasive	10'
2610	Casuarina equisetifolia	Australian pine	30"	110'	50'	Invasive	12'
2610a	Melaleuca quinquenervia	Paper bark	12"	35'	10'	Invasive	8'
2611	Melaleuca quinquenervia	Paper bark	36"	50'	30'	Invasive	12'
2612	Melaleuca quinquenervia	Paper bark	17"	45'	20'	Invasive	8'
2613	Melaleuca quinquenervia	Paper bark	14"	40'	18'	Invasive	8'
2614	Schefflera actinophylla	Umbrella tree	40"	45'	28'	Invasive	12'
2615	Melaleuca quinquenervia	Paper bark	16"	70'	24'	Invasive	8'
2616	Schefflera actinophylla	Umbrella tree	15"	35'	38'	Invasive	8'
2617	Melaleuca quinquenervia	Paper bark	22"	40'	24'	Invasive	10'
2618	Casuarina equisetifolia	Australian pine	28"	70'	66'	Invasive	12'
2619	Melaleuca quinquenervia	Paper bark	34"	40'	26'	Invasive	12'
2620	Mangifera indica	Mango	8"	17'	23'	Good	5'
2621	Thrinax radiata x 4 tks	Florida thatch palm	15"	28'	14'	Good	4'
2622	Thrinax radiata	Florida thatch palm	3"	23'	4'	Good	4'
2623	Thrinax radiata x 2 tks	Florida thatch palm	7"	30'	10'	Good	4'
2624	Thrinax radiata	Florida thatch palm	4"	23'	5'	Good	4'
2625	Hyophorbe verschaffeltii	Spindle palm	4"	23'	5'	Good	4'
2626	Hyophorbe verschaffeltii	Spindle palm	9"	12'	6'	Good	4'
2627	Hyophorbe verschaffeltii	Spindle palm	11"	10'	6'	Good	4'
2628	Dypsis lutescens	Areca palm	16"	13'	22'	Good	4'
2629							
2630	Sabal palmetto	Sabal palm	10"	28'	22'	Good	4'
2631	Coccoloba diversifolia	Pigeon plum	7"	20'	16'	Good	4'
2632	Coccoloba diversifolia	Pigeon plum	19"	28'	36'	Good	6'
2633							
2534							
2635	Quercus virginiana	Live oak	24"	45'	62'	Good	10'
2636	Adonidia merrillii	Christmas palm	6"	12'	8'	Good	3'
2637	Ptychosperma elegans	Solitare palm	3"	22'	5'	Good	3'
2638	Not onsite						
2639	Ptychosperma elegans	Solitare palm	3"	22'	6'	Good	3'

2640	Ptychosperma elegans	Solitare palm	3"			Dead	
2641	Ptychosperma elegans x 2 tks	Solitare palm	6"	22'	6'	Good	3'
2642	Melaleuca quinquenervia	Paper bark	34"	26'	18'	Dead	
2643	Roystonea regia	Royal palm	16"	70'	24'	Good	4'
2644	Adonidia merrillii	Christmas palm	5"	12'	5'	Poor	3'
2645	Ptychosperma elegans x 2 tks	Solitare palm	5"	22'	7'	Good	3'
2646	Ptychosperma elegans x 5 tks	Solitare palm	15"	23'	14'	Good	3'
2647	Ptychosperma elegans	Solitare palm	4"	25'	5'	Good	3'
2648	Ptychosperma elegans x 3 tks	Solitare palm	7"	23'	8'	Good	3'
2649	Ptychosperma elegans	Solitare palm	4"	28'	5'	Good	3'
2650	Ptychosperma elegans	Solitare palm	4"	28'	5'	Good	3'
2651	Bursera simaruba	Gumbo limbo	13"	25'	32'	Good	6'
2652	Ptychosperma elegans x 4 tks	Solitare palm	12"	22'	14'	Good	3'
2653	Bursera simaruba	Gumbo limbo	17"	16'	20'	Good	6'
2653a	Mangifera indica	Mango	3"	15'	7'	Poor	3'
2654							
2655							
2656							
2657	Annona species	Sugar apple	7"	17'	16'	Moderate	5'
2658	Adonidia merrillii	Christmas palm	4"	35'	8'	Good	3'
2659	Ptychosperma elegans	Solitare palm	4"	28'	6'	Good	3'
2660	Ptychosperma elegans	Solitare palm	4"	28'	5'	Good	4'
2661	Sabal palmetto	Sabal palm	14"	18'	14'	Good	4'
2662	Sabal palmetto	Sabal palm	14"	21'	14'	Good	4'
2663	Dypsis lutescens	Areca palm	8"	6'	14'	Moderate	3'
2663a	Adonidia merrillii	Christmas palm	6"	18'	4'	Moderate	3'
2664	Ptychosperma elegans x 2 tks	Solitare palm	6"	33'	8'	Good	3'
2665	Ptychosperma elegans	Solitare palm	3"	35'	6'	Good	3'
2666	Adonidia merrillii	Christmas palm	6"	17'	10'	Good	3'
2667	Ficus aurea	Strangler fig	62"	100'	138'	Good	14'
2668	Adonidia merrillii x 18 tks	Christmas palm	90"	25'	28'	Good	4'
2669	Adonidia merrillii x 3 tks	Christmas palm	16"	30'	42'	Good	3'
2670	Schinus terebinthifolius	Brazilian pepper	54"	40'	52'	Invasive	6'
2671	Adonidia merrillii x 5 tks	Christmas palm	54"	30'	38'	Good	4'
2672	Adonidia merrillii x 5 tks	Christmas palm	28"	16'	24'	Good	4'
2683	Adonidia merrillii x 4 tks	Christmas palm	20"	18'	14'	Good	4'
2684	Adonidia merrillii x 3 tks	Christmas palm	16"	20'	12'	Good	4'
2685	Adonidia merrillii x 3 tks	Christmas palm	15"	23'	18'	Good	4'
2686	Adonidia merrillii x 2 tks	Christmas palm	10"	20'	12'	Good	4'
2687	Adonidia merrillii x 3 tks	Christmas palm	16"	22'	16'	Good	4'
2688	Adonidia merrillii	Christmas palm	6"	20'	8'	Good	4'

2689	Ptychosperma elegans	Solitare palm	2"			Dead	
2670							
2671	Adonidia merrillii x 9 tks	Christmas palm	54"	30'	38'	Good	4'
2683	Adonidia merrillii x 4 tks	Christmas palm	20"	18'	14'	Good	4'
2684	Adonidia merrillii x 3 tks	Christmas palm	16"	20'	12'	Good	4'
2685	Adonidia merrillii x 3 tks	Christmas palm	15"	23'	18'	Good	4'
2686	Adonidia merrillii x 2 tks	Christmas palm	10"	20'	12'	Good	4'
2687	Adonidia merrillii x 3 tks	Christmas palm	16"	22'	16'	Good	4'
2688	Adonidia merrillii	Christmas palm	6"	20'	8'	Good	4'
2689	Ptychosperma elegans	Solitare palm	2"			Dead	
2690	Adonidia merrillii	Christmas palm	6"	18'	8'	Good	4'
2691	Adonidia merrillii	Christmas palm	5"	14'	8'	Good	4'
2692	Adonidia merrillii	Christmas palm	6"	18'	8'	Good	4'
2693	Adonidia merrillii x 2 tks	Christmas palm	11"	17'	8'	Moderate	4'
2694	Adonidia merrillii x 12 tks	Christmas palm	58"	22'	28'	Good	4'
2695	Adonidia merrillii x 10 tks	Christmas palm	54"	28'	32'	Good	4'
2696	Adonidia merrillii x 12 tks	Christmas palm	62"	28'	32'	Good	4'
2697							
2698	Adonidia merrillii x 7 tks	Christmas palm	44"	28'	28'	Good	4'
2699	Adonidia merrillii	Christmas palm	5"	16'	8'	Good	4'
2700	Ptychosperma elegans	Solitare palm	3"	23'	6'	Good	3'
2701	Adonidia merrillii x 2 tks	Christmas palm	12"	22'	17'	Good	4'
2702	Not onsite						
2707	Roystonea regia	Royal palm	15"	50'	34'	Good	5'
2708	Ptychosperma elegans x 6 tks	Solitare palm	14"	32'	28'	Good	3'
2709							
2710							
2711							
2712	Ptychosperma elegans x 4 tks	Solitare palm	8"	36'	14'	Good	3'
2713	Schefflera actinophylla	Umbrella tree	10"	50'	28'	Poor	8'
2714	Ptychosperma elegans x 2 tks	Solitare palm	4"	28'	12'	Good	3'
2715	Ptychosperma elegans x 4 tks	Solitare palm	11"	32'	10'	Good	3'
2716	Clusia rosea	Autograph tree	10"	35'	45'	Poor	8'
2717	Melia azedarach		18"	45'	48'	Good	6'
2725	Melaleuca quinquenervia	Paper bark	26"	35'	38'	Invasive	10'
2726	Melaleuca quinquenervia	Paper bark	39"	50'	38'	Invasive	10'
2727	Quercus virginiana	Live oak	26"	60'	72'	Poor	10'
2728	Melaleuca quinquenervia	Paper bark	40"	50'	25'	Invasive	10'
2729	Roystonea regia	Royal palm	20"	60'	28'	Good	5'

2730	Washingtonia filifera	Washingtonia palm	13"	60'	8'	Good	5'
2731	Roystonea regia	Royal palm	18"	60'	26'	Good	5'
2732	Casuarina equisetifolia	Australian pine	41"	35'	30'	Poor	10'
2733	Roystonea regia	Royal palm	17"	60'	24'	Good	5'
2734	Melaleuca quinquenervia	Paper bark	49"	60'	42'	Invasive	10'
2735	Melaleuca quinquenervia	Paper bark	17"	24'		Dead	
2736	Pithecellobium dulce	Madras thorn	57"	55'	45'	Moderate	12'
2737	Roystonea regia	Royal palm	20"	70'	40'	Good	5'
2738	Casuarina equisetifolia	Australian pine	29"	70'	46'	Invasive	12'
2739	Casuarina equisetifolia	Australian pine	40"	100'	62'	Invasive	12'
2740	Melaleuca quinquenervia	Paper bark	38"	50'	35'	Invasive	12'
2741	Melaleuca quinquenervia	Paper bark	34"	55'	26'	Invasive	12'
2742	Melaleuca quinquenervia	Paper bark	34"	60'	45'	Invasive	12'
2743	Calophyllum brasiliense	Beautyleaf	20"	30'	44'	Good	8'
2744	Melaleuca quinquenervia	Paper bark	29"	35'	30'	Invasive	8'
2745	Melaleuca quinquenervia	Paper bark	36"	55'	42'	Invasive	10'
2746	Melaleuca quinquenervia	Paper bark	34"	40'	24'	Invasive	10'
2747	Sabal palmetto	Sabal palm	30"	28'	32'	Good	4'
2748	Ficus elastica	Rubber tree	134"	70'	80'	Poor	12'
2749	Quercus virginiana	Live oak	12"	28'	34'	Good	8'
2750	Quercus virginiana	Live oak	16"	30'	36'	Good	8'
2751							
2752							
2753	Sabal palmetto	Sabal palm	10"	20'	18'	Good	4'
2754							
2755	Ficus aurea	Strangler fig	28"	60'	66'	Poor	10'
2777	Roystonea regia	Royal palm	15"	70'	26'	Good	5'
2778	Roystonea regia	Royal palm	22"	70'	30'	Good	5'
2779	Roystonea regia	Royal palm	22"	70'	30'	Good	5'
2780	Melaleuca quinquenervia	Paper bark	33"	30'	30'	Invasive	8'
2781	Ficus aurea	Strangler fig	60"	60'	60'	Good	10'
2782	Melaleuca quinquenervia	Paper bark	35"	45'	38'	Invasive	10'
2783	Ptychosperma elegans	Solitare palm	3"	20'	8'	Good	3'
2784	Ptychosperma elegans	Solitare palm	3"	24'	8'	Good	3'
2785	Ptychosperma elegans	Solitare palm	3"	20'	8'	Good	3'
2786	Ptychosperma elegans	Solitare palm	4"	24'	8'	Good	3'
2787	Not onsite						
2788							
2789							
2790	Not onsite						
2791	Not onsite						

2792	Not onsite						
2793							
2794	Roystonea regia	Royal palm	19"	75'	26'	Good	5'
2795	Roystonea regia	Royal palm	12"	35'	26'	Good	5'
2796	Washingtonia filifera	Washingtonia palm	11"	70'	10'	Good	5'
2797	Roystonea regia	Royal palm	17"	35'	24'	Good	5'
2798	Bursera simaruba	Gumbo limbo	26"	35'	30'	Moderate	8'
2799	Ptychosperma elegans x 2 tks	Solitare palm	8"	35'	10'	Good	3'
2800	Ptychosperma elegans x 2 tks	Solitare palm	9"	35'	14'	Good	3'
2801	Ptychosperma elegans	Solitare palm	4"	20'	8'	Good	3'
2802	Ptychosperma elegans	Solitare palm	4"	24'	8'	Good	3'
2803	Ptychosperma elegans	Solitare palm	4"	30'	6'	Good	3'
2804	Ptychosperma elegans x 2 tks	Solitare palm	7"	34'	16'	Good	3'
2805	Ptychosperma elegans x 2 tks	Solitare palm	6"	20'	14'	Good	3'
2806	Ptychosperma elegans	Solitare palm	4"	20'	10'	Good	3'
2807							
2808	Adonidia merrillii x 3 tks	Christmas palm	15"	28'	18'	Good	4'
2809	Ptychosperma elegans	Solitare palm	4"	16'	8'	Moderate	3'
2810	Ptychosperma elegans	Solitare palm	3"	17'	8'	Good	3'
2811							
2812	Roystonea regia	Royal palm	24"	45'	26'	Good	5'
2813	Roystonea regia	Royal palm	18"	40'	28'	Good	5'
2814	Sabal palmetto	Sabal palm	14"	20'	14'	Good	4'
2815	Bursera simaruba	Gumbo limbo	11"	26'	58'	Good	8'
2816	Ficus benghalensis	Banyan tree	120"	90'	135'	Good	12'
2817							
2818							
2819							
2820	Bursera simaruba	Gumbo limbo	13"	35'	36'	Moderate	6'
2821	Adonidia merrillii x 20 tks	Christmas palm	100"	28'	10'	Good	4'
2822							
2823							
2824							
2825	Adonidia merrillii	Christmas palm	5"	17'	10'	Good	4'
2826	Adonidia merrillii	Christmas palm	5"	20'	10'	Good	4'
2827	Adonidia merrillii x 2 tks	Christmas palm	11"	17'	14'	Good	4'
2828	Adonidia merrillii	Christmas palm	5"	16'	8'	Good	4'
2829	Adonidia merrillii x 9 tks	Christmas palm	54"	28'	8'	Good	4'
2834	Adonidia merrillii	Christmas palm	5"	11'	6'	Good	4'
2835	Adonidia merrillii	Christmas palm	4"	20'	4'	Good	4'

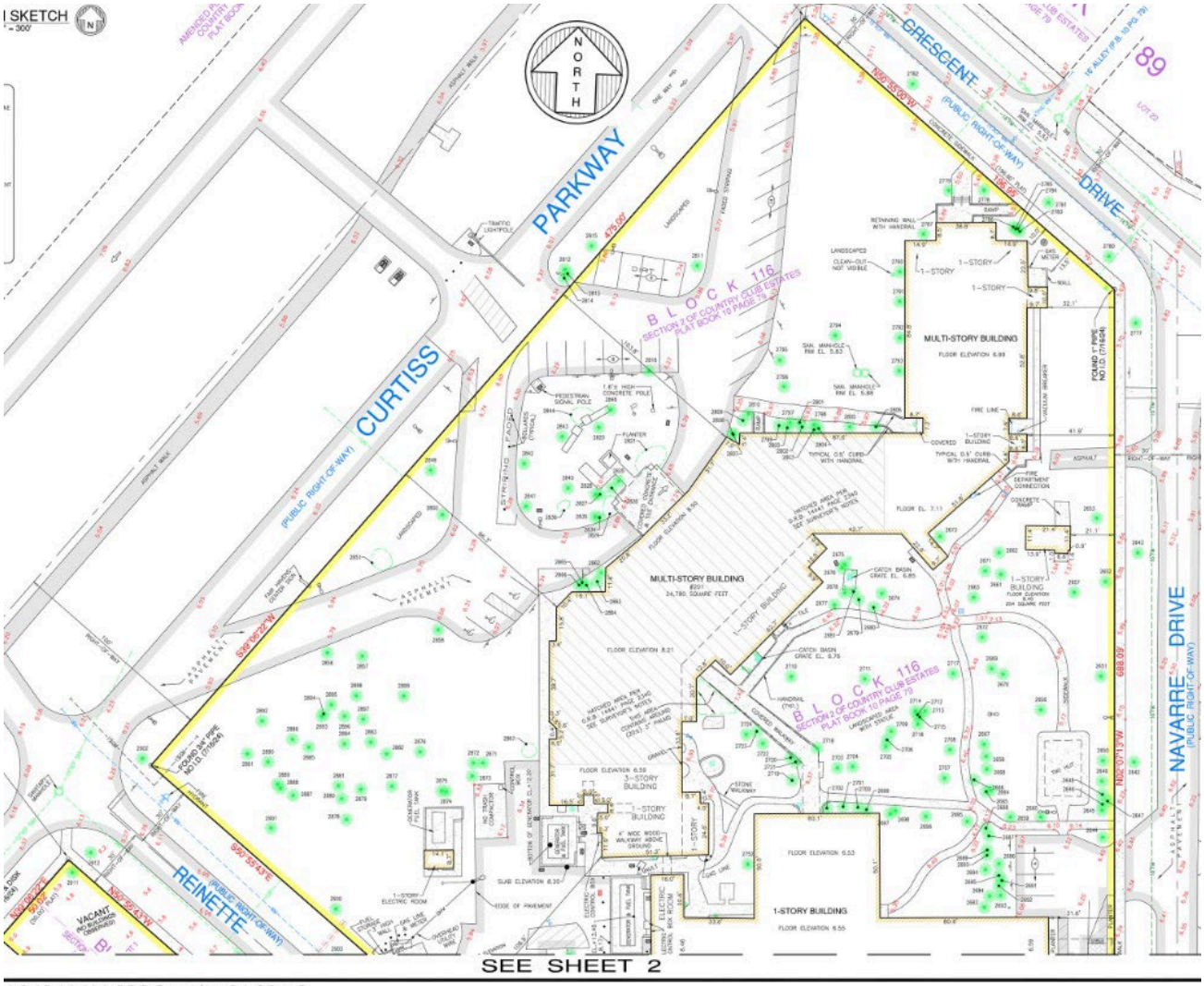
2840	Adonidia merrillii	Christmas palm	5"	12'	6'	Good	4'
2841	Washingtonia filifera	Washingtonia palm	12"	70'	12'	Good	5'
2842	Washingtonia filifera x 2 tks	Washingtonia palm	20"	70'	35'	Moderate	5'
2848	Phoenix sylvestris	Sylvester palm	12"	6'	14'	Poor	4'
2849	Roystonea regia	Royal palm	19"	40'	26'	Good	5'
2850	Washingtonia filifera	Washingtonia palm	10"	70'	6'	Good	5'
2851	Roystonea regia x 9 tks	Royal palm	175"	50'	58'	Moderate	5'
2856	Roystonea regia	Royal palm	13"	55'	26'	Good	5'
2857	Roystonea regia	Royal palm	18"	35'	28'	Good	5'
2858	Washingtonia filifera	Washingtonia palm	12"	45'	8'	Good	5'
2862	Adonidia merrillii x 3 tks	Christmas palm	20"	22'	14'	Good	4'
2863	Adonidia merrillii	Christmas palm	7"	28'	10'	Good	4'
2864	Adonidia merrillii	Christmas palm	6"	16'	10	Good	4'
2865	Adonidia merrillii x 2 tks	Christmas palm	9"	22'	8'	Good	4'
2866	Adonidia merrillii	Christmas palm	6"	14'	8'	Good	4'
2867	Adonidia merrillii x 9 tks	Christmas palm	46"	20'	28'	Good	4'
2871	Adonidia merrillii	Christmas palm	5"	20'	12'	Good	4'
2872	Quercus laurifolia	Laurel oak	16"	45'	42'	Good	8'
2873	Dimocarpus longan	Longan	13"	13'	12'	Good	5'
2874	Ptychosperma elegans	Solitare palm	3"	23'	28'	Good	3'
2875	Bursera simaruba	Gumbo limbo	12"	18'	18'	Moderate	5'
2876	Mangifera indica	Mango	5"	18'	6'	Good	4'
2877	Sabal palmetto	Sabal palm	9"	28'	8'	Good	4'
2878	Sabal palmetto	Sabal palm	9"	30'	8'	Good	4'
2879	Sabal palmetto	Sabal palm	8"	30'	8'	Good	4'
2880	Sabal palmetto	Sabal palm	10"	30'	8'	Good	4'
2881	Sabal palmetto	Sabal palm	13"	28'	8'	Good	4'
2882	Sabal palmetto	Sabal palm	8"	30'	14'	Good	4'
2883	Sabal palmetto	Sabal palm	7"	28'	6'	Good	4'
2884	Sabal palmetto	Sabal palm	9"	30'	8'	Good	4'
2885	Sabal palmetto	Sabal palm	8"	32'	14'	Good	4'
2886	Sabal palmetto	Sabal palm	8"	32'	16'	Good	4'
2887	Sabal palmetto	Sabal palm	10"	28'	16'	Good	4'
2888	Roystonea regia	Royal palm	13"	26'	26'	Good	5'
2889	Sabal palmetto	Sabal palm	9"	11'	18'	Good	4'
2890	Sabal palmetto	Sabal palm	7"	30'	14'	Moderate	4'
2891	Pseudobombax ellipticum	Shaving brush tree	105"	90'	98'	Good	14'
2892	Calophyllum brasiliense	Beautyleaf	24"	20'	22'	Good	8'

2893	Sabal palmetto	Sabal palm	7"	26'	12'	Good	4'
2894	Dimocarpus longan	Longan	21"	25'	24'	Good	8'
2895	Thrinax radiata	Florida thatch palm	4"	30'	8'	Good	4'
2896	Quercus virginiana	Live oak	14"	45'	38'	Good	8'
2897	Dimocarpus longan	Longan	20"	35'	38'	Good	6'
2898	Ficus benjamina	Weeping fig	16"	35'	38'	Poor	8'
2899	Schefflera actinophylla	Umbrella tree	31"	25'	32'	Invasive	8'
2900	Bucida buceras	Black olive	46"	70'	85'	Good	12'
2901	Sabal palmetto	Sabal palm	7"	24'	6'	Good	4'
2902	Melaleuca quinquenervia	Paper bark	44"	40'	35'	Invasive	10'
2902a	Bursera simaruba	Gumbo limbo	6"	20'	14'	Moderate	5'
2903	Sabal palmetto	Sabal palm	10"	17'	10'	Good	4'
2911	Bursera simaruba	Gumbo limbo	16"	28'	24'	Moderate	6'
2912	Melaleuca quinquenervia	Paper bark	44"	50'	32'	Invasive	10'
2916	Sabal palmetto	Sabal palm	9"	17'	10'	Good	4'
2918	Melaleuca quinquenervia	Paper bark	42"	35'	22'	Invasive	10'
2919	Melaleuca quinquenervia	Paper bark	35"	50'	25'	Invasive	10'
2920	Ficus benghalensis	Banyan tree	168"	100'	114'	Good	14'
2924	Washingtonia filifera	Washingtonia palm	15"	24'	16'	Good	5'
2925	Washingtonia filifera	Washingtonia palm	16"	28'	16'	Good	5'
2926	Washingtonia filifera	Washingtonia palm	15"	28'	17'	Good	5'
2927	Washingtonia filifera	Washingtonia palm	15"	28'	18'	Good	5'
2928	Roystonea regia	Royal palm	13"	16'	24'	Moderate	5'
2929	Tabebuia umbellata	Yellow tabebuia	7"	14'	14'	Good	4'
2930	Adonidia merrillii x 2 tks	Christmas palm	11"	12'	12'	Good	3'
2931	Tabebuia umbellata	Yellow tabebuia	11"	20'	20'	Good	4'
2932	Washingtonia filifera	Washingtonia palm	17"	40'	16'	Good	5'
2933	Mangifera indica	Mango	15"	20'	25'	Good	6'
2934	Washingtonia filifera	Washingtonia palm	17"	32'	16'	Good	5'
2935							
2936	Sabal palmetto	Sabal palm	14"	24'	16'	Good	4'
2937	Ficus aurea	Strangler fig	82"	60'	46'	Moderate	10'
2946	Ficus benjamina	Weeping fig	28"	50'	40'	Poor	10'
2947	Ficus benjamina	Weeping fig	8"	50'	20'	Poor	8'
2948	Lagerstroemia speciosa	Queens crape myrtle	32"	80'	48'	Moderate	10'
2949	Schefflera actinophylla	Umbrella tree	25"	35'	36'	Invasive	8'

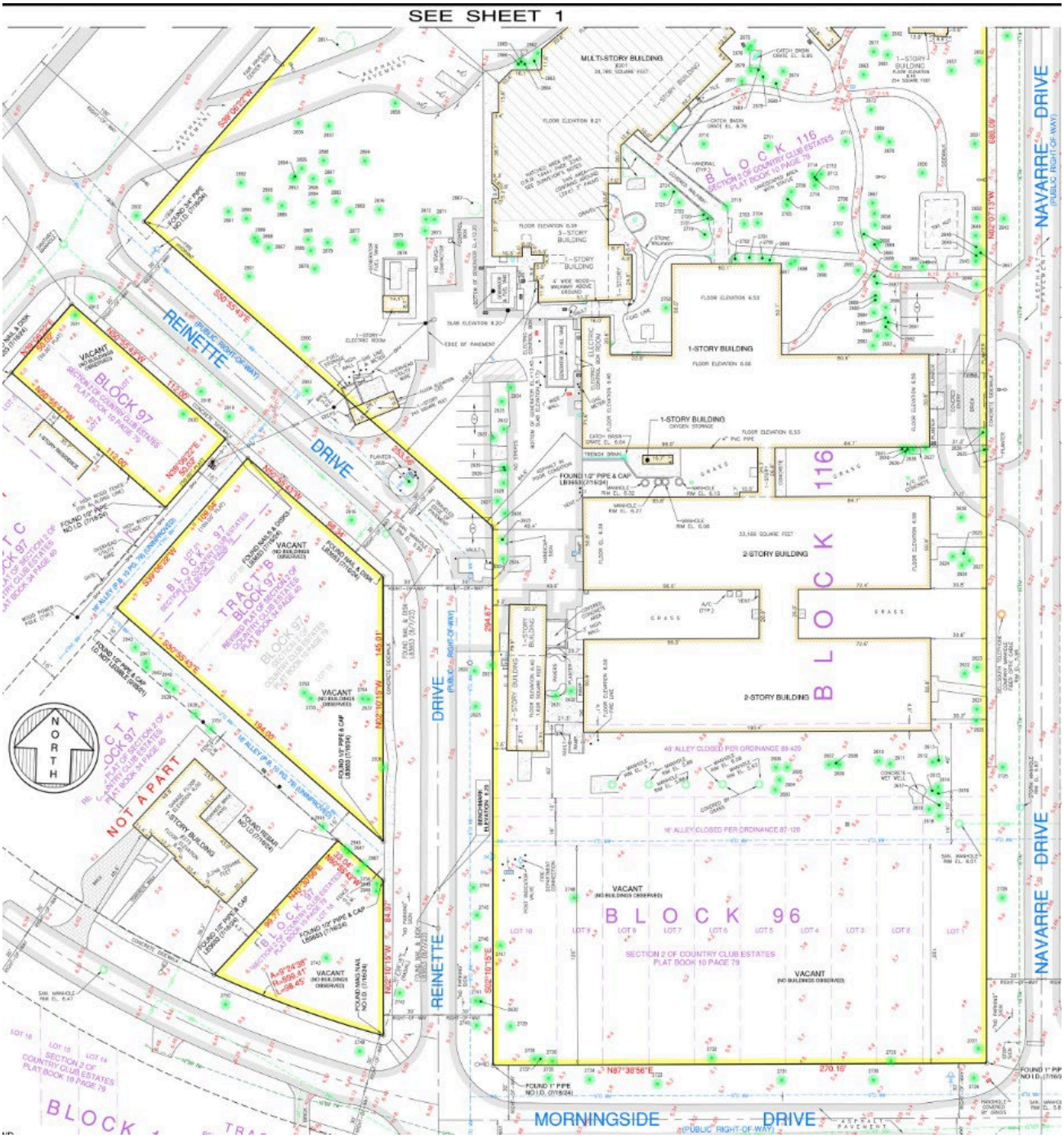
2987	Schefflera actinophylla	Umbrella tree	14"	30'	18'	Invasive	6'

- **TPZ is the radius of tree protection. The measurement is from the outside of the trunk. The TPZ is equal to the CRZ. If there are curbs, roadways, or other structures adjacent to the root plate, the CRZ will likely end at that structure or curb.**
  - **The canopy diameter is approximate and measured in one direction.**
  - **H/Ct is approximate overall height of trees and approximate overall height of clear trunk on palms.**
  - **DBH is measured at 4.5 feet above grade & rounded off to the nearest inch. A "0" in the DBH column denotes no trunk at 4.5 feet above grade.**
  - **I recommend the removal of trees and palms, which I have rated to be in poor condition.**
  - **I do not recommend the relocation of palms in poor or moderate condition. Trees in good condition are generally relocatable, but relocation should be determined on an individual basis.**
  - **Plant names change on a regular basis. The plant names in this document follow the generally accepted names found in *Betrock's* PlantFinder.**
  - **Many of the species of tree onsite are indicated as "Invasive" in the condition rating column as Miami-Dade County Derm requires these species to be removed upon the development of a site. It should be noted that many of the trees listed as invasive are in poor condition too and should be removed.**

Appendix – B – Approximate tree and palm locations



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SEE SHEET 1
REINETTE
DRIVE
NAVARRE
DRIVE
MORNINGSIDE
DRIVE
BLOCK 116
BLOCK 97
BLOCK 96
TRACT B
BLOCK 97
1-STORY BUILDING
2-STORY BUILDING
VACANT
NORTH
NOT A PART

Appendix – C - ANSI A300 (Part 5) - 2005, Annex A

Management report information

Examples of suitability ratings

Good: These are trees with good health and structural stability that have the potential for longevity at the site.

Moderate: Trees in this category have fair health and/or structural defects that may be abated with treatment. Trees in this category require more intense management and monitoring and may have shorter lifespans than those in the "good" category.

Poor: Trees in this category are in poor health or have significant defects in structure that cannot be abated with treatment. These trees can be expected to decline regardless of management. The species or individual tree may possess either characteristics that are undesirable in landscape settings or be unsuited for use areas.

Appendix – D – Critical Root Zone and Tree Protection Zone

ANSI A 300 (Part 5) – 2012 Management of Trees and Shrubs during Site Planning, Site Development and Construction

Critical Root Zone (CRZ): The minimum volume of roots necessary to have for tree health and stability.

Tree Protection Zone (TPZ): The area surrounding a tree defined by a specified distance, in which excavation and other construction – related activities should be avoided. The TPZ is variable depending on species, factors, age and health of the plant, soil conditions, and proposed construction. The zone may be accomplished by physical barriers or soil protection layers or treatments.

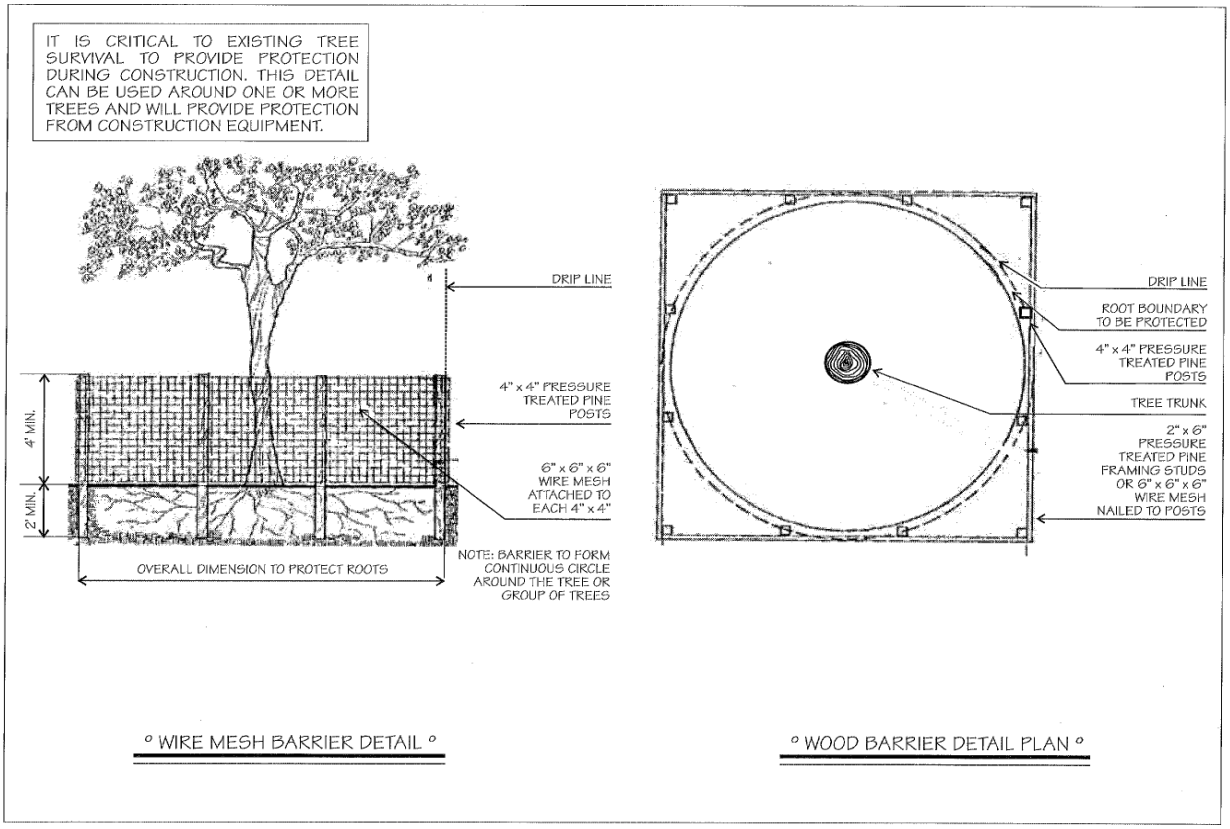
ANSI A300 (Part 5) – 2012 54.7

A tree protection zone (TPZ) shall be delineated around all trees to be protected during a project.

- **54.7.1 The area and dimensions of the TPZ should be calculated on the basis of species tolerance, age, and health, root structure, rooting depth, and soil conditions.**

Appendix – E – Schematic for tree protection during construction

TREE PROTECTION AND SUPPORT



Appendix – F – ANSI A300 – 2023 Root Management Practices

12.5 Root Management Practices

12.5.9.3 The pruning cut should be the smallest diameter that meets the objective.

12.5.10.1 When non-selective root cutting is necessary, roots shall be cut as far from the trunk as practical.

12.5.10.2 Minimum distance from the trunk for root cutting should be adjusted according to trunk diameter, species tolerance to root loss, tree age, health, and site condition.

Root Management – Special companion publication to the ANSI A300 Part 8: Tree, Shrub, and Other Woody Plant Management--Standard Practices (Root Management)

Page 21: Consequences of Root Pruning on Tree Stability

Root loss can affect tree health and stability. Cutting roots at a distance greater than six times the trunk diameter (dbh) minimizes the likelihood of affecting both health and stability. At that distance, approximately 25% of the root system would be lost. Cutting roots closer to the tree is more likely to compromise stability.

Appendix – G – Palm Pruning Practices and ANSI 300 – 2023 Tree Care Standards

5.6 Pruning Palms, cycads, and plants with similar form



Fig. 5.6.1 Palm pruning practices.

5.6.3 Living fronds should not be removed except to provide clearance.

5.6.11 Climbing spurs should not be used to climb live palms.

Ornamental Palm Horticulture, The University of Florida Press Second Edition 2017 Timothy K. Broschat, Alan W. Meerow, and Monica L. Elliott

Diseases of Field-Grown Palms

Thielaviopsis **trunk or bud rot is increasing in frequency on palms in Florida. This soil-borne fungus generally enters the palm through wounds and causes the disintegration of the trunk. This disease can be largely prevented by using care when removing leaves or handling dug palms. When removing leaves, always keep the pruning tool oriented parallel to the trunk and not perpendicular to it, and do not attempt to pull off leaves that are firmly attached. Wounds caused by these practices are readily colonized by** ***Thielaviopsis paradoxa.***

Climbing Palms for Maintenance Work

When climbing palms for canopy maintenance, the use of climbing spikes is not recommended. "Spiking" is a prescription for future problems. The holes left by these devices will never heal and ***Thielaviopsis paradoxa*** **has been known to colonize such wounds. Only lift vehicles, ladders, or pulley/sling systems should be used with palms.**

Pruning Palms

Any trunk wounds caused by careless pruning, climbing spikes, or pulling off old leaves before they completely abscise or rot off can result in unsightly scars and provide entry sites for thielaviopsis trunk rot.

Appendix – H - Assumptions and Limiting Conditions

Tropical Designs of Florida, Inc.
Arboricultural and Horticultural Consulting
Qualifications, Assumptions, and Limiting Conditions

Any legal description provided to the consultant is assumed to be correct. Any titles or ownership of properties are assumed to be good and marketable. All property is appraised or evaluated as though free and clear, under responsible ownership and competent management.

All property is presumed to be in conformance with applicable codes, ordinances, statutes, or other regulations.

Care has been taken to obtain information from reliable sources. However, the consultant cannot be responsible for the accuracy of information provided by others.

The consultant shall not be required to give testimony or to attend meetings, hearings, conferences, mediations, arbitrations, or trials by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services.

This report and any appraisal value expressed herein represent the opinion of the consultant, and the consultant's fee is not contingent upon the reporting of a specified appraisal value, a stipulated result, or the occurrence of a subsequent event.

Sketches, drawings, and photographs in this report are intended for use as visual aids, are not necessarily to scale, and should not be construed as engineering or architectural reports or surveys. The reproduction of information generated by architects, engineers, or other consultants on any sketches, drawings, or photographs is only for coordination and ease of reference. Inclusion of said information with any drawings or other documents does not constitute a representation Tropical Designs of Florida, Inc. as to the sufficiency or accuracy of said information.

Unless otherwise expressed: a) this report covers only the examined items and their condition at the time of inspection: and b) the inspection is limited to visual examination of accessible items without dissection, excavation, probing, or coring. There is no warranty or guarantee, expressed or implied, that structural problems or deficiencies of plants or property may not arise in the future.

Appendix – I - Certification of Performance

Tropical Designs of Florida, Inc.
Arboricultural and Horticultural Consulting

I, Jeff Shimonski, certify:

- That I have personally inspected the trees and/or the property referred to in this report and have stated my findings accurately. The extent of the evaluation is stated in the attached report;
- That I have no current or prospective interest in the vegetation or the property that is the subject of this report and have no personal interest or bias with respect to the parties involved;
- That the analysis, opinions, and conclusions stated herein are my own;
- That my analysis, opinions, and conclusions were developed, and this report has been prepared according to commonly accepted arboricultural practices;
- That no one provided significant professional assistance to the consultant, except as indicated within the report;
- That my compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party.

I further certify that I am a member of the American Society of Consulting Arborists and acknowledge, accept, and adhere to the ASCA Standards of Professional Practice. I am an International Society of Arboriculture Certified Arborist FL-1052A, I am ISA Tree Risk Assessment Qualified and have been involved in the practice of arboriculture and the study of trees for over 50 years.

Signed: Jeff Shimonski

ISA Certification number: FL-1052A

Dated: August 1, 2025

March 7, 2025; **Revised: January 25, 2026**

City Planner
City of Miami Springs
Zoning and Planning Department
201 Westward Drive
Miami Springs, FL 33166

Re: Traffic Study Methodology
Fair Havens
Project No.: 2023010072

Salutations:

Vala Group, Inc. was retained to prepare a trip-generation statement for the Miami Springs Nursing and Rehabilitation Center. The site operates as a nursing home and Assisted Living Facility (ALF) and the owners plan to make improvements to the site and buildings without increasing the number of nursing home or ALF beds. The site plan for the project incorporates a balanced layout that includes necessary patient accommodations, staff facilities, and parking, ensuring that the development meets both regulatory requirements and the operational needs of the nursing home. The approximately 6.86-acre site comprises seven parcels (Folio Nos.: 05-3119-010-2480; 05-3119-010-0620; 05-3119-010-0640; 05-3119-010-0630; 05-3119-010-0690; 05-3119-010-1010; & 05-3119-010-0680) and is at 201 Curtiss Parkway, Miami Springs, Florida. **Figure 1** below shows the site location. **Attachment A** contains the site plan, survey, and property-appraiser data. We prepared trip generation calculations to confirm that no increase in traffic is expected from the proposed site modifications.

Figure 1 – Site Aerial Photograph



3 Bentwood Road, Palm Beach Gardens, FL 33418 Tel: 561.445.6684 Valagroupcorp@gmail.com

Project Trip Generation

The proposed development is not increasing the number of nursing home or ALF beds. Therefore, no increase in vehicle trip generation is expected as a result of the proposed site and building modifications. We estimated the trip generation using the Institute of Transportation Engineers' *Trip Generation Manual*, *11th Edition*. **Table 1** summarizes the trip-generation calculations and **Attachment B** contains the ITE trip generation calculations and data.

Table 1 Trip Generation Summary

Table 1 - Trip Generation Estimates

Land Use		Size	Daily	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
Existing	Nursing Home	269 Beds	823	27	11	38	11	23	34
	Assisted Living Facility	60 Beds	156	7	4	11	5	9	14
	Subtotal		979	34	15	49	16	32	48
Proposed	Nursing Home	269 Beds	823	27	11	38	11	23	34
	Assisted Living Facility	60 Beds	156	7	4	11	5	9	14
	Subtotal		979	34	15	49	16	32	48
Net New Trips (Proposed less Existing)			**0**	**0**	**0**	**0**	**0**	**0**	**0**

** Based on 11th Edition ITE Trip Generation Manual*

Should you have any questions or comments regarding this methodology, please do not hesitate to contact me.

Sincerely,
Vala Group, Inc.



This item has been digitally signed and sealed by John P. Kim, PE on the date adjacent to the seal.

Printed Copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

John P Kim
John P Kim
2026.01.25
22:49:28-05'00'

John P. Kim, P.E.
Senior Project Manager

JPK/jgk

Attachments

Attachment A – Site Plan, Survey & Property Appraiser Data
Attachment B – Trip Generation Calculations & Data

ATTACHMENT

Site Plan, Survey &
Property Appraiser Data

LUMINAIRE SCHEDULE											
SYMBOL	QTY	LABEL	ARRANGEMENT	MANUFACTURER	CATALOG NUMBER	MOUNTING	EMERGENCY	LLF	LUMINAIRE LUMENS	LUMINAIRE WATTS	ARRANGEMENT WATTS
		SA	Single	Lithonia Lighting	DSXO LED P7 40K 70CRI BLC4 RPA	POLE MOUNTED@ 16' A.F.G.	N/A	0.900	15261	170.81	170.81
		SB	Back-Back	Lithonia Lighting	DSXO LED P7 40K 70CRI TSW RPA	POLE MOUNTED@ 16' A.F.G.	N/A	0.900	31557	170.81	341.62

LEGEND:

- ACCESSIBLE ROUTE FROM ACCESS PARKING TO BLDG. ENTRANCE. 206.2
- ACCESSIBLE ROUTE FROM PUBLIC STREETS, SIDEWALKS, AND PUBLIC TRANSPORTATION STOPS TO ACCESSIBLE ENTRANCES

PAVERS NOTE:

ALL PARKING LOT SHOWN ON SITE PLAN SHALL BE PAVED WITH PERMEABLE PAVERS MANUFACTURED BY TEM PAVERS SYSTEMS, OR APPROVED EQUAL.

I CONCEPTUAL SITE PLAN
SCALE: 1'-0" = 1/32'

BELLON architecture

12930 S.W. 128 STREET
SUITE 203
MIAMI, FLORIDA 33186
T. (305) 278-7776

AA-26002616

ARCHITECTURE
LAND PLANNING
INTERIORS
CONSTRUCTION MANAGEMENT

CONSULTANTS

MIAMI SPRINGS NURSING & REHAB CENTER
201 CURTISS PARKWAY
MIAMI SPRINGS, FLORIDA 33166

MARK	DATE	DESCRIPTION

PROJECT No. BN-410
DRAWN BY:
CHECKED BY:
DATE:

LEOPOLDO BELLON, AIA

SHEET TITLE

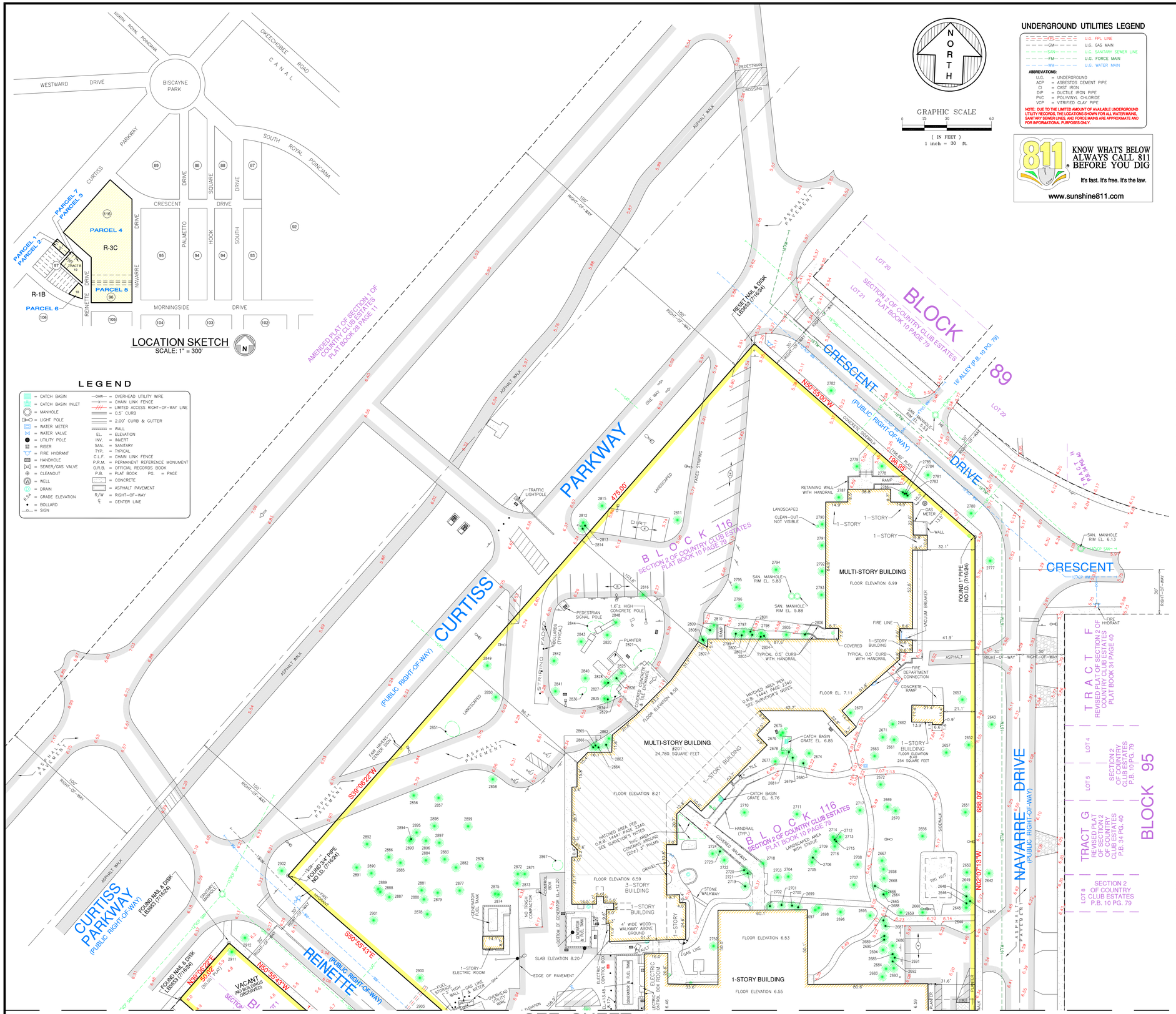
A-2.0

SHEET OF

LOCATION SKETCH
SCALE: 1" = 300'

LEGEND

- CATCH BASIN
- CATCH BASIN INLET
- MANHOLE
- LIGHT POLE
- WATER METER
- WATER VALVE
- UTILITY POLE
- RISER
- FIRE HYDRANT
- HANDHOLE
- SEWER/GAS VALVE
- CLEANOUT
- WELL
- DRAIN
- GRADE ELEVATION
- BOLLARD
- SIGN
- OHW = OVERHEAD UTILITY WIRE
- X = CHAIN LINK FENCE
- LIMITED ACCESS RIGHT-OF-WAY LINE
- 0.5' CURB
- 2.00' CURB & GUTTER
- WALL
- EL. = ELEVATION
- INV. = INVERT
- SAN. = SANITARY
- TYP. = TYPICAL
- C.L.F. = CHAIN LINK FENCE
- P.R.M. = PERMANENT REFERENCE MONUMENT
- O.R.B. = OFFICIAL RECORDS BOOK
- P.B. = PLAT BOOK PG. = PAGE
- CONCRETE
- ASPHALT PAVEMENT
- R/W = RIGHT-OF-WAY
- ℄ = CENTER LINE



GRAPHIC SCALE
0 15 30 60
(IN FEET)
1 inch = 30 ft.

UNDERGROUND UTILITIES LEGEND

- U.G. FPL LINE
- U.G. GAS MAIN
- U.G. SANITARY SEWER LINE
- U.G. FORCE MAIN
- U.G. WATER MAIN

ABBREVIATIONS:
U.G. = UNDERGROUND
ACP = ASBESTOS CEMENT PIPE
CI = CAST IRON
DIP = DUCTILE IRON PIPE
PVC = POLYVINYL CHLORIDE
VCP = VITRIFIED CLAY PIPE

NOTE: DUE TO THE LIMITED AMOUNT OF AVAILABLE UNDERGROUND UTILITY RECORDS, THE LOCATIONS SHOWN FOR ALL WATER MAINS, SANITARY SEWER LINES, AND FORCE MAINS ARE APPROXIMATE AND FOR INFORMATIONAL PURPOSES ONLY.

811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
It's fast. It's free. It's the law.
www.sunshine811.com

LEGAL DESCRIPTION: (Real Property encompassing "Fair Havens Center")

Parcel 1:

Lot 1, Block 97, SECTION 2 OF COUNTRY CLUB ESTATES, according to the Plat thereof, as recorded in Plat Book 10, at Page 79, of the Public Records of Miami–Dade County, Florida and;

Parcel 2:

Lot 2, Block 97, SECTION 2 OF COUNTRY CLUB ESTATES, according to the Plat thereof, as recorded in Plat Book 10, at Page 79, of the Public Records of Miami–Dade County, Florida and;

Parcel 3:

Tract B, Block 97, REVISED PLAT OF SECTION 2 OF COUNTRY CLUB ESTATES, according to the plat thereof, as recorded in Plat Book 34, at Page 40, of the Public Records of Miami–Dade County, Florida, being identical with Lots 19 and 20, Block 97, Section 2 of Country Club Estates, as recorded in Plat Book 10, at Page 79, of the Public Records of Miami–Dade County, Florida and;

Parcel 4:

All of Block 116, SECTION 2 OF COUNTRY CLUB ESTATES, according to Plat thereof, as recorded in Plat Book 10, Page 79, of the Public Records of Miami–Dade County, Florida, and 40 foot alley lying south and adjacent, closed per Ordinance 69–429, and North 10 feet of Lots 1 through 10, Block 96, SECTION 2 OF COUNTRY CLUB ESTATES, according to the Plat thereof, as recorded in Plat Book 10, at Page 79, of the Public Records of Miami–Dade County, Florida and;

Parcel 5:

South 120 feet of Lots 1 through 10, Block 96, and 16 foot alley lying north and adjacent, closed per Ordinance 87–120, SECTION 2 OF COUNTRY CLUB ESTATES, according to the Plat thereof, as recorded in Plat Book 10, at Page 79, of the Public Records of Miami–Dade County, Florida and;

Parcel 6:

Lot 18, Block 97, SECTION 2 OF COUNTRY CLUB ESTATES, according to the Plat thereof, as recorded in Plat Book 10, at Page 79, of the Public Records of Miami–Dade County, Florida and;

Parcel 7:

Lot 21, Block 97, SECTION 2 OF COUNTRY CLUB ESTATES, according to the Plat thereof, as recorded in Plat Book 10, at Page 79, of the Public Records of Miami–Dade County, Florida.

SURVEYOR'S NOTES:

- This site lies in Section 19, Township 53 South, Range 41 East, City of Miami Springs, Miami–Dade County, Florida.
- All documents are recorded in the Public Records of Miami–Dade County, Florida, unless otherwise noted.
- Lands shown hereon were NOT abstracted for restrictions, easements and/or rights–of–way of records.
- Deed Book 1675, Page 73 recorded January 24, 1936 restricts building setbacks to front 30', side 5', and rear 5'. Other restrictions affect parcel but not subject to location.
- O.R.B. 14441 Page 2340 gives historical preservation board control of architectural integrity of area hatched being the original Pueblo Hotel and the exteriors of all future construction and all healthy Wasingtonia palm trees located on the property.
- Bearings hereon are referred to an assumed value of N 00°00'00" E for the westerly right of way line of Navarre Drive and evidenced by (2) found 1" pipe.
- Elevations shown hereon are relative to the National Geodetic Vertical Datum of 1929, based on Miami–Dade County Bench Mark No. M–74, Elevation +9.41 Located at N.E. corner of Wing Wall Bridge over the Miami River.
- Lands shown hereon are located within an area having a Zone Designation AH (EL 7) by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 12086C0283L, for Community No. 120653, dated September 11, 2009, and index map revised September 11, 2009, and is relative to the National Geodetic Vertical Datum of 1929.
- Dimensions indicated hereon are field measured by electronic measurement, unless otherwise noted.
- Total lands shown hereon containing 267,080 square feet, or 6.131 acres, more or less.
- All horizontal control measurements are within a precision of 1:10,000.
- This map is intended to be displayed at the graphic scale shown hereon or smaller.
- Roof overhang not located unless otherwise shown.
- Trees shown are surveyed for their horizontal location and/or size. Identification and/or name verification of all trees should be confirmed by the Division of Forestry, a certified Arborist or a professional in that field.
- Underground improvements and/or underground encroachments not shown unless otherwise indicated.
- The approximate location of all utilities shown hereon were determined from As–Built plans and/or on–site locations and should be verified before construction.
- The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from the information available. Except for where accessible at sanitary and/or storm sewer structures, the surveyor has not physically located the underground utilities. This firm recommends that the underground utilities should be field verified prior to any new construction.
  NOTE: DUE TO THE LIMITED AMOUNT OF AVAILABLE UNDERGROUND UTILITY RECORDS, THE LOCATIONS SHOWN FOR ALL WATER MAINS, SANITARY SEWER LINES, AND FORCE MAINS ARE EXTREMELY APPROXIMATE AND FOR INFORMATIONAL PURPOSES ONLY.
- Legal description shown hereon based on information furnished by client and no claims as to ownership are made or implied.

SURVEYOR'S CERTIFICATION:

I hereby certify that this "Boundary & Topographic Survey" was made under my responsible charge on May 31, 2018, and last updated July 16, 2024, and meets the applicable codes as set forth in the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

"Not valid without the signature and original raised seal or a digital signature of the Florida Licensed Surveyor and Mapper shown below"

FORTIN, LEAVY, SKILES, INC., LB3653

By: _____
Daniel C. Fortin Jr., For The Firm
Surveyor and Mapper, LS6435
State of Florida.

This Drawing is the Property of Fortin, Leavy, Skiles, Inc. and is an Instrument of Service not to be Reproduced in Whole or in Part without the Express WRITTEN Permission of Same.

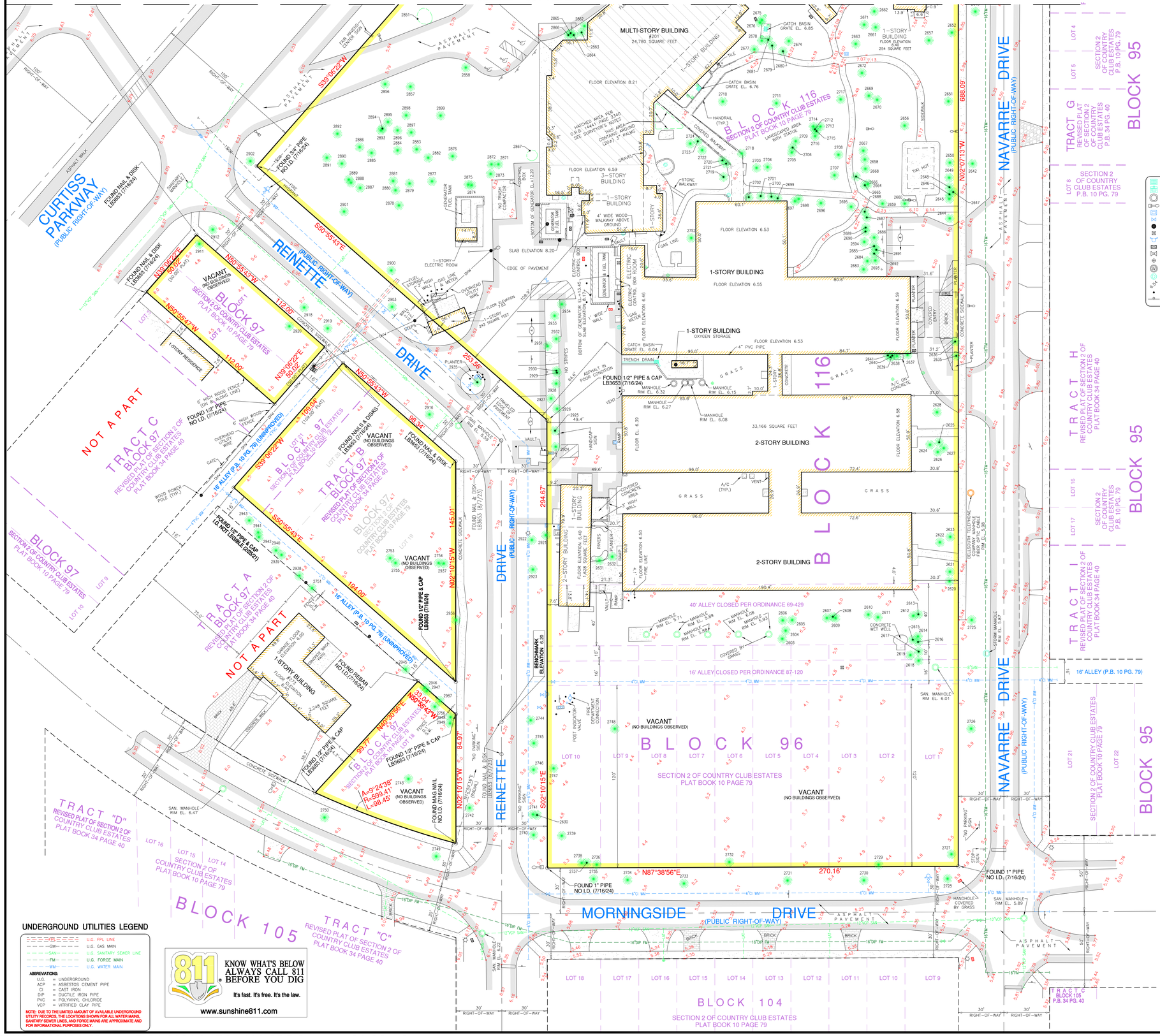
No.		Revision Description		
7	240445	UPDATE SURVEY (7/16/24) PP	BLS	
6	230475	REVISE BEARINGS (10/30/23)		GEM
5	230478	ADD U/G WATER & SAN. SEWER LINES BASED ON U/G UTILITY LOCATES PERFORMED BY OTHERS (9/7/23)		GEM
4	230475	UPDATE SURVEY & TREE SURVEY (8/7/23)		SJH GEM
3	210285	AMEND TO SHOW GENERATORS (5/3/21)		RLL DANR
No.	O.N.			

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 0003653
180 Northeast 168th Street / North Miami Beach, Florida 33162
Phone 305-653-4493 / Fax 305-651-7152 / Email fls@flssurvey.com

BOUNDARY & TOPOGRAPHIC SURVEY
FAIR HAVENS CENTER
CITY OF MIAMI SPRINGS, MIAMI-DADE COUNTY, FLORIDA

Original Date	5/31/18
Scale	1" = 30'
Drawn By	MAP
CAD No.	000184-SP
Plotted	7/23/24 9:06a
Ref. Dwg.	931168
Field Book	524/25 JWL & F.S. RLL
Job No.	180474
Dwg. No.	2018-086
Sheet	1 of 2

SEE SHEET 1


CURTISS PARKWAY
(PUBLIC RIGHT-OF-WAY)
REINETTE DRIVE
(PUBLIC RIGHT-OF-WAY)
NAVARRE DRIVE
(PUBLIC RIGHT-OF-WAY)
MORNINGSIDE DRIVE
(PUBLIC RIGHT-OF-WAY)
MULTI-STORY BUILDING
#201
24,780 SQUARE FEET
1-STORY BUILDING
1-STORY BUILDING
OXYGEN STORAGE
1-STORY BUILDING
FLOOR ELEVATION 6.55
2-STORY BUILDING
33,166 SQUARE FEET
1-STORY BUILDING
254 SQUARE FEET
1-STORY BUILDING
2,248 SQUARE FEET
1-STORY BUILDING
343 SQUARE FEET
1-STORY ELECTRIC ROOM
BLOCK 116
SECTION 2 OF COUNTRY CLUB ESTATES
PLAT BOOK 10 PAGE 79
BLOCK 97
SECTION 2 OF COUNTRY CLUB ESTATES
PLAT BOOK 10 PAGE 79
BLOCK 96
SECTION 2 OF COUNTRY CLUB ESTATES
PLAT BOOK 10 PAGE 79
BLOCK 105
SECTION 2 OF COUNTRY CLUB ESTATES
PLAT BOOK 10 PAGE 79
BLOCK 104
SECTION 2 OF COUNTRY CLUB ESTATES
PLAT BOOK 10 PAGE 79
BLOCK 95
SECTION 2 OF COUNTRY CLUB ESTATES
P.B. 10 PG. 79
TRACT G
REVISED PLAT OF SECTION 2 OF COUNTRY CLUB ESTATES
P.B. 34 PG. 40
TRACT H
REVISED PLAT OF SECTION 2 OF COUNTRY CLUB ESTATES
PLAT BOOK 34 PAGE 40
TRACT A
BLOCK 97
REVISED PLAT OF SECTION 2 OF COUNTRY CLUB ESTATES
PLAT BOOK 34 PAGE 40
TRACT B
BLOCK 97
REVISED PLAT OF SECTION 2 OF COUNTRY CLUB ESTATES
PLAT BOOK 34 PAGE 40
TRACT "D"
REVISED PLAT OF SECTION 2 OF COUNTRY CLUB ESTATES
PLAT BOOK 34 PAGE 40
TRACT "C"
REVISED PLAT OF SECTION 2 OF COUNTRY CLUB ESTATES
PLAT BOOK 34 PAGE 40
TRACT C
BLOCK 105
P.B. 34 PG. 40
NOT A PART
VACANT
(NO BUILDINGS OBSERVED)
1-STORY RESIDENCE
2-STORY BUILDING
FOUND 3/4" PIPE
NO I.D. (7/16/24)
FOUND NAIL & DISK
LB3653 (7/16/24)
FOUND 1/2" PIPE
NO I.D. (7/16/24)
FOUND 1/2" PIPE & CAP
LB3653 (7/16/24)
FOUND 1" PIPE
NO I.D. (7/16/24)
FOUND REBAR
NO I.D. (7/16/24)
FOUND MAG NAIL
NO I.D. (7/16/24)
FOUND 1/2" PIPE & CAP
I.D. NOT LEGIBLE (6/25/21)
FOUND NAILS & DISKS
LB3653 (7/16/24)
FOUND NAIL & DISK
LB3653 (8/7/23)
16' ALLEY (P.B. 10 PG. 79) (UNIMPROVED)
40' ALLEY CLOSED PER ORDINANCE 69-429
16' ALLEY CLOSED PER ORDINANCE 87-120
S39°06'22"W
N50°53'43"W
S50°53'43"E
N39°06'22"E
N50°53'43"W
S39°06'22"W
S50°53'43"E
N39°06'22"E
N50°53'43"W
S39°06'22"W
S50°53'43"E
N02°01'15"W
S02°01'15"E
N87°38'56"E
N02°07'13"W
112.00'
100.00'
253.56'
145.01'
294.67'
194.00'
84.97'
270.16'
688.09'
33.04'
98.77'
A=9°24'38"
R=590.41'
L=98.45'
N49°36'06"E
S50°53'43"W
BENCHMARK
ELEVATION 8.80
SLAB ELEVATION 8.20
EDGE OF PAVEMENT
FLOOR ELEVATION 8.21
FLOOR ELEVATION 6.59
FLOOR ELEVATION 6.53
FLOOR ELEVATION 6.55
FLOOR ELEVATION 6.59
FLOOR ELEVATION 6.58
FOUND 1" PIPE
NO I.D. (7/16/24)
FOUND 1" PIPE
NO I.D. (7/16/24)
SAN. MANHOLE
RIM EL. 6.47
SAN. MANHOLE
RIM EL. 6.22
SAN. MANHOLE
RIM EL. 5.89
SAN. MANHOLE
RIM EL. 6.01
MANHOLE
RIM EL. 6.32
MANHOLE
RIM EL. 6.27
MANHOLE
RIM EL. 6.15
MANHOLE
RIM EL. 6.08
CATCH BASIN
GRATE EL. 6.85
CATCH BASIN
GRATE EL. 6.76
CATCH BASIN
GRATE EL. 6.04
TRENCH DRAIN
HANDICAP SIGN
BENCH
TRASH COMPACTOR
GENERATOR FUEL TANK
GENERATOR & FUEL TANK
ELECTRIC CONTROL BOX
ELECTRIC METER
GAS METER
OVERHEAD UTILITY WIRE
CONTROL BOX
FIRE HYDRANT
CENTER #201
SANITARY MANHOLE
FIRE HYDRANT
CENTER #200
STEPS
WALL
HANDRAIL (TYP.)
COVERED WALKWAY
STONE WALKWAY
4' WIDE WOOD WALKWAY ABOVE GROUND
GRAVEL
PAVERS
PLANTER
PLANTER #2935
PLANTER #2925
PLANTER #2915
PLANTER #2905
CONCRETE SIDEWALK
BRICK
COVERED ENTRY
COVERED CONCRETE AREA
5' HIGH WALL
4' HIGH WALL
WOOD POWER POLE (TYP.)
OVERHEAD UTILITY WIRE
GATE
6' HIGH WOOD FENCE
(ON & NEAR PROP. LINE)
6' HIGH WOOD FENCE
(ON & NEAR PROP. LINE)
FENCE
CHAIN LINK FENCE
(ON & NEAR PROP. LINE)
A/C (TYP.)
A/C ON CONCRETE
VENT
GRASS
ASPHALT PAVEMENT
ASPHALT PAVEMENT
ASPHALT PAVEMENT

PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Summary Report

Generated On: 01/31/2025

PROPERTY INFORMATION

Folio	05-3119-010-0640
Property Address	0 , FL
Owner	FAIR HAVENS PROPCO LLC , FAIR HAVENS PHILIPSON TIC MEMBER , I LLC , FAIR HAVENS PHILIPSON TIC MEMBER , II LLC
Mailing Address	22 PLEASANT RIDGE RD SPRING VALLEY, FL 10977
Primary Zone	0600 SINGLE FAMILY,1401-1550 S
Primary Land Use	0081 VACANT RESIDENTIAL : VACANT LAND
Beds / Baths /Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	2,800 Sq.Ft
Year Built	0



ASSESSMENT INFORMATION

Year	2024	2023	2022
Land Value	$142,800	$112,000	$89,600
Building Value	$0	$0	$0
Extra Feature Value	$0	$0	$0
Market Value	$142,800	$112,000	$89,600
Assessed Value	$108,416	$98,560	$89,600

BENEFITS INFORMATION

Benefit	Type	2024	2023	2022
Non-Homestead Cap	Assessment Reduction	$34,384	$13,440	

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

SHORT LEGAL DESCRIPTION

19 53 41 PB 10-79
COUNTRY CLUB ESTS SEC 2
LOT 2 BLK 97
LOT SIZE SITE VALUE
OR 19210-0644-0645 07/2000 6(8)

TAXABLE VALUE INFORMATION

Year	2024	2023	2022
COUNTY			
Exemption Value	$0	$0	$0
Taxable Value	$108,416	$98,560	$89,600
SCHOOL BOARD			
Exemption Value	$0	$0	$0
Taxable Value	$142,800	$112,000	$89,600
CITY			
Exemption Value	$0	$0	$0
Taxable Value	$108,416	$98,560	$89,600
REGIONAL			
Exemption Value	$0	$0	$0
Taxable Value	$108,416	$98,560	$89,600

SALES INFORMATION

Previous Sale	Price	OR Book-Page	Qualification Description
12/17/2019	$29,065,700	31768-1992	Qual on DOS, multi-parcel sale
07/01/2000	$8,524,000	19210-0644	Other disqualified

The Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at http://www.miamidade.gov/info/disclaimer.asp

PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Summary Report

Generated On: 01/31/2025

PROPERTY INFORMATION

Folio	05-3119-010-0630
Property Address	0 , FL
Owner	FAIR HAVENS PROPCO LLC , FAIR HAVENS PHILIPSON TIC MEMBER , I LLC , FAIR HAVENS PHILIPSON TIC MEMBER , II LLC
Mailing Address	22 PLEASANT RIDGE RD SPRING VALLEY, FL 10977
Primary Zone	0600 SINGLE FAMILY,1401-1550 S
Primary Land Use	0081 VACANT RESIDENTIAL : VACANT LAND
Beds / Baths /Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	2,800 Sq.Ft
Year Built	0



ASSESSMENT INFORMATION

Year	2024	2023	2022
Land Value	$142,800	$112,000	$89,600
Building Value	$0	$0	$0
Extra Feature Value	$0	$0	$0
Market Value	$142,800	$112,000	$89,600
Assessed Value	$108,416	$98,560	$89,600

BENEFITS INFORMATION

Benefit	Type	2024	2023	2022
Non-Homestead Cap	Assessment Reduction	$34,384	$13,440	

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

SHORT LEGAL DESCRIPTION

19 53 41 PB 10-79
COUNTRY CLUB ESTS SEC 2
LOT 1 BLK 97
LOT SIZE SITE VALUE
OR 19210-0644-0645 07/2000 6(8)

TAXABLE VALUE INFORMATION

Year	2024	2023	2022
COUNTY			
Exemption Value	$0	$0	$0
Taxable Value	$108,416	$98,560	$89,600
SCHOOL BOARD			
Exemption Value	$0	$0	$0
Taxable Value	$142,800	$112,000	$89,600
CITY			
Exemption Value	$0	$0	$0
Taxable Value	$108,416	$98,560	$89,600
REGIONAL			
Exemption Value	$0	$0	$0
Taxable Value	$108,416	$98,560	$89,600

SALES INFORMATION

Previous Sale	Price	OR Book-Page	Qualification Description
12/17/2019	$29,065,700	31768-1992	Qual on DOS, multi-parcel sale
07/01/2000	$8,524,000	19210-0644	Other disqualified

The Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at http://www.miamidade.gov/info/disclaimer.asp

PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Summary Report

Generated On: 01/31/2025

PROPERTY INFORMATION

Folio	05-3119-010-0690
Property Address	0 , FL
Owner	FAIR HAVENS PROPCO LLC , FAIR HAVENS PHILIPSON TIC MEMBER , I LLC , FAIR HAVENS PHILIPSON TIC MEMBER , II LLC
Mailing Address	22 PLEASANT RIDGE RD SPRING VALLEY, FL 10977
Primary Zone	3702 MULTI-FAMILY
Primary Land Use	1081 VACANT LAND - COMMERCIAL : VACANT LAND
Beds / Baths /Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	2,725 Sq.Ft
Year Built	0



ASSESSMENT INFORMATION

Year	2024	2023	2022
Land Value	$109,000	$109,000	$89,925
Building Value	$0	$0	$0
Extra Feature Value	$0	$0	$0
Market Value	$109,000	$109,000	$89,925
Assessed Value	$108,808	$98,917	$89,925

BENEFITS INFORMATION

Benefit	Type	2024	2023	2022
Non-Homestead Cap	Assessment Reduction	$192	$10,083	

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

SHORT LEGAL DESCRIPTION

19 53 41 PB 10-79
COUNTRY CLUB ESTS SEC 2
LOT 21 BLK 97
LOT SIZE SITE VALUE
OR 19210-0644 07/2000 6(8)

TAXABLE VALUE INFORMATION

Year	2024	2023	2022
COUNTY			
Exemption Value	$0	$0	$0
Taxable Value	$108,808	$98,917	$89,925
SCHOOL BOARD			
Exemption Value	$0	$0	$0
Taxable Value	$109,000	$109,000	$89,925
CITY			
Exemption Value	$0	$0	$0
Taxable Value	$108,808	$98,917	$89,925
REGIONAL			
Exemption Value	$0	$0	$0
Taxable Value	$108,808	$98,917	$89,925

SALES INFORMATION

Previous Sale	Price	OR Book-Page	Qualification Description
12/17/2019	$29,065,700	31768-1992	Qual on DOS, multi-parcel sale
07/01/2000	$8,524,000	19210-0644	Other disqualified

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PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Summary Report

Generated On: 01/31/2025

PROPERTY INFORMATION

Folio	05-3119-010-0680
Property Address	0 , FL
Owner	FAIR HAVENS PROPCO LLC , FAIR HAVENS PHILIPSON TIC MEMBER , I LLC , FAIR HAVENS PHILIPSON TIC MEMBER , II LLC
Mailing Address	22 PLEASANT RIDGE RD SPRING VALLEY, FL 10977
Primary Zone	0600 SINGLE FAMILY,1401-1550 S
Primary Land Use	0081 VACANT RESIDENTIAL : VACANT LAND
Beds / Baths /Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	10,768 Sq.Ft
Year Built	0



ASSESSMENT INFORMATION

Year	2024	2023	2022
Land Value	$438,432	$342,525	$274,020
Building Value	$0	$0	$0
Extra Feature Value	$0	$0	$0
Market Value	$438,432	$342,525	$274,020
Assessed Value	$286,643	$260,585	$236,896

BENEFITS INFORMATION

Benefit	Type	2024	2023	2022
Non-Homestead Cap	Assessment Reduction	$151,789	$81,940	$37,124

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

SHORT LEGAL DESCRIPTION

COUNTRY CLUB ESTS SEC 2

PB 10-79

LOT 18 BLK 97

LOT SIZE 10768 SQ FT

OR 19210-0644-0645 07/2000 6(8)

TAXABLE VALUE INFORMATION

Year	2024	2023	2022
COUNTY			
Exemption Value	$0	$0	$0
Taxable Value	$286,643	$260,585	$236,896
SCHOOL BOARD			
Exemption Value	$0	$0	$0
Taxable Value	$438,432	$342,525	$274,020
CITY			
Exemption Value	$0	$0	$0
Taxable Value	$286,643	$260,585	$236,896
REGIONAL			
Exemption Value	$0	$0	$0
Taxable Value	$286,643	$260,585	$236,896

SALES INFORMATION

Previous Sale	Price	OR Book-Page	Qualification Description
12/17/2019	$29,065,700	31768-1992	Qual on DOS, multi-parcel sale
07/01/2000	$8,524,000	19210-0644	Other disqualified
11/01/1989	$151,000	14350-2755	Deeds that include more than one parcel
05/01/1989	$0	14179-2209	Sales which are disqualified as a result of examination of the deed

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PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Summary Report

Generated On: 01/31/2025

PROPERTY INFORMATION

Folio	05-3119-013-1010
Property Address	0 , FL
Owner	FAIR HAVENS PROPCO LLC , FAIR HAVENS PHILIPSON TIC MEMBER , I LLC , FAIR HAVENS PHILIPSON TIC MEMBER , II LLC
Mailing Address	22 PLEASANT RIDGE RD SPRING VALLEY, FL 10977
Primary Zone	0600 SINGLE FAMILY,1401-1550 S
Primary Land Use	0081 VACANT RESIDENTIAL : VACANT LAND
Beds / Baths /Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	18,639 Sq.Ft
Year Built	0



ASSESSMENT INFORMATION

Year	2024	2023	2022
Land Value	$611,296	$477,575	$382,060
Building Value	$0	$0	$0
Extra Feature Value	$0	$0	$0
Market Value	$611,296	$477,575	$382,060
Assessed Value	$384,530	$349,573	$317,794

BENEFITS INFORMATION

Benefit	Type	2024	2023	2022
Non-Homestead Cap	Assessment Reduction	$226,766	$128,002	$64,266

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

SHORT LEGAL DESCRIPTION

19 53 41 .32 AC PB 34-40
REV PL SEC 2 COUNTRY CLUB ESTS
TRACT B BLK 97
LOT SIZE IRREGULAR
OR 19210-0644-0645 07/2000 6(8)

TAXABLE VALUE INFORMATION

Year	2024	2023	2022
COUNTY			
Exemption Value	$0	$0	$0
Taxable Value	$384,530	$349,573	$317,794
SCHOOL BOARD			
Exemption Value	$0	$0	$0
Taxable Value	$611,296	$477,575	$382,060
CITY			
Exemption Value	$0	$0	$0
Taxable Value	$384,530	$349,573	$317,794
REGIONAL			
Exemption Value	$0	$0	$0
Taxable Value	$384,530	$349,573	$317,794

SALES INFORMATION

Previous Sale	Price	OR Book-Page	Qualification Description
12/17/2019	$29,065,700	31768-1992	Qual on DOS, multi-parcel sale
07/01/2000	$8,524,000	19210-0644	Other disqualified

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OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 5/15/2023

Property Information	
Folio:	05-3119-010-2480
Property Address:	201 CURTISS PKWY Miami Springs, FL 33166-5222
Owner	FAIR HAVENS PROPCO LLC FAIR HAVENS PHILIPSON TIC MEMBER I LLC
Mailing Address	22 PLEASANT RIDGE RD SPRING VALLEY, FL 10977 USA
PA Primary Zone	3702 MULTI-FAMILY
Primary Land Use	7443 HOME FOR THE AGED : HEALTH CARE
Beds / Baths / Half	0 / 0 / 0
Floors	1
Living Units	269
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	101,614 Sq.Ft
Lot Size	196,553 Sq.Ft
Year Built	Multiple (See Building Info.)



Assessment Information			
Year	2022	2021	2020
Land Value	$5,306,931	$5,306,931	$5,306,931
Building Value	$9,633,069	$8,443,069	$7,383,069
XF Value	$0	$0	$0
Market Value	$14,940,000	$13,750,000	$12,690,000
Assessed Value	$14,940,000	$13,750,000	$12,690,000

Taxable Value Information			
	2022	2021	2020
County			
Exemption Value	$0	$0	$0
Taxable Value	$14,940,000	$13,750,000	$12,690,000
School Board			
Exemption Value	$0	$0	$0
Taxable Value	$14,940,000	$13,750,000	$12,690,000
City			
Exemption Value	$0	$0	$0
Taxable Value	$14,940,000	$13,750,000	$12,690,000
Regional			
Exemption Value	$0	$0	$0
Taxable Value	$14,940,000	$13,750,000	$12,690,000

Benefits Information				
Benefit	Type	2022	2021	2020
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
12/17/2019	$29,065,700	31768-1992	Qual on DOS, multi-parcel sale
07/01/2000	$8,524,000	19210-0644	Other disqualified

Short Legal Description
19 53 41
COUNTRY CLUB ESTS SEC 2 PB 10-79
ALL BLK 116 &
40FT ALLEY LYG S & ADJ CLOSED PER
ORD 69-429 & N10FT LOTS 1 THRU 10

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Version:

OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 5/15/2023

Property Information	
Folio:	05-3119-010-0620
Property Address:	
Owner	FAIR HAVENS PROPCO LLC FAIR HAVENS PHILIPSON TIC MEMBER I LLC
Mailing Address	22 PLEASANT RIDGE RD SPRING VALLEY, FL 10977 USA
PA Primary Zone	3702 MULTI-FAMILY
Primary Land Use	0081 VACANT RESIDENTIAL : VACANT LAND
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	42,588 Sq.Ft
Year Built	0



Assessment Information			
Year	2022	2021	2020
Land Value	$1,362,816	$1,362,816	$1,362,816
Building Value	$0	$0	$0
XF Value	$0	$0	$0
Market Value	$1,362,816	$1,362,816	$1,362,816
Assessed Value	$1,362,816	$1,362,816	$1,362,816

Taxable Value Information			
	2022	2021	2020
County			
Exemption Value	$0	$0	$0
Taxable Value	$1,362,816	$1,362,816	$1,362,816
School Board			
Exemption Value	$0	$0	$0
Taxable Value	$1,362,816	$1,362,816	$1,362,816
City			
Exemption Value	$0	$0	$0
Taxable Value	$1,362,816	$1,362,816	$1,362,816
Regional			
Exemption Value	$0	$0	$0
Taxable Value	$1,362,816	$1,362,816	$1,362,816

Benefits Information				
Benefit	Type	2022	2021	2020
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
12/17/2019	$29,065,700	31768-1992	Qual on DOS, multi-parcel sale
07/01/2000	$8,524,000	19210-0644	Other disqualified

Short Legal Description
19 53 41
COUNTRY CLUB ESTS SEC 2 PB 10-79
S120FT LOTS 1 THRU 10 BLK 96
& 16FT ALLEY LYG N & ADJ CLOSED
PER ORD 87-120

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Version:

ATTACHMENT B

Trip Generation Calculations & Data

TABLE 1 - TRIP GENERATION ANALYSIS

DAILY

Land Use		ITE Code	Size	Trip Generation Rate	In	Out	Total Trips		
							In	Out	Total
Existing	Nursing Home	620	269 Beds	T = 3.06 (X)	50%	50%	412	411	823
	Assisted Living Facility	254	60 Beds	T = 2.6 (X)	50%	50%	78	78	156
						Subtotal	490	489	979
Proposed	Nursing Home	620	269 Beds	T = 3.06 (X)	50%	50%	412	411	823
	Assisted Living Facility	254	60 Beds	T = 2.6 (X)	50%	50%	78	78	156
						Subtotal	490	489	979
Net New Trips (Proposed less Existing)							**0**	**0**	**0**

AM PEAK HOUR

Land Use		ITE Code	Size	Trip Generation Rate	In	Out	Total Trips		
							In	Out	Total
Existing	Nursing Home	620	269 Beds	T = 0.14 (X)	72%	28%	27	11	38
	Assisted Living Facility	254	60 Beds	T = 0.18 (X)	60%	40%	7	4	11
						Subtotal	34	15	49
Proposed	Nursing Home	620	269 Beds	T = 0.14 (X)	72%	28%	27	11	38
	Assisted Living Facility	254	60 Beds	T = 0.18 (X)	60%	40%	7	4	11
						Subtotal	34	15	49
Net New Trips (Proposed less Existing)							**0**	**0**	**0**

PM PEAK HOUR

Land Use		ITE Code	Size	Trip Generation Rate	In	Out	Total Trips		
							In	Out	Total
Existing	Nursing Home	620	269 Beds	T = 0.11 (X) + 3.98	33%	67%	11	23	34
	Assisted Living Facility	254	60 Beds	T = 0.24 (X)	39%	61%	5	9	14
						Subtotal	16	32	48
Proposed	Nursing Home	620	269 Beds	T = 0.11 (X) + 3.98	33%	67%	11	23	34
	Assisted Living Facility	254	60 Beds	T = 0.24 (X)	39%	61%	5	9	14
						Subtotal	16	32	48
Net New Trips (Proposed less Existing)							**0**	**0**	**0**

** Based on 11th Edition ITE Trip Generation Manual*

Land Use: 620
Nursing Home

Description

A nursing home is a facility whose primary function is to provide care for persons who are unable to care for themselves. Examples include rest homes, chronic care, and convalescent homes. Skilled nurses and nursing aides are present 24 hours a day at these sites. Residents often require treatment from a registered healthcare professional for ongoing medical issues. A nursing home resident is not capable of operating a vehicle. Traffic is entirely generated by employees, visitors, and deliveries. Assisted living (Land Use 254) and continuing care retirement community (Land Use 255) are related uses.

Additional Data

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (https://www.ite.org/technical-resources/topics/trip-and-parking-generation/).

The average numbers of person trips per vehicle trip at the three general urban/suburban sites at which both person trip and vehicle trip data were collected were as follows:

- 1.0 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 7 and 9 a.m.
- 1.1 during Weekday, AM Peak Hour of Generator
- 1.5 during Weekday, PM Peak Hour of Generator

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Alberta (CAN), Florida, New Hampshire, New Jersey, New York, Ontario, Canada, and Texas.

Source Numbers

436, 502, 598, 734, 878, 971, 972

Nursing Home
(620)

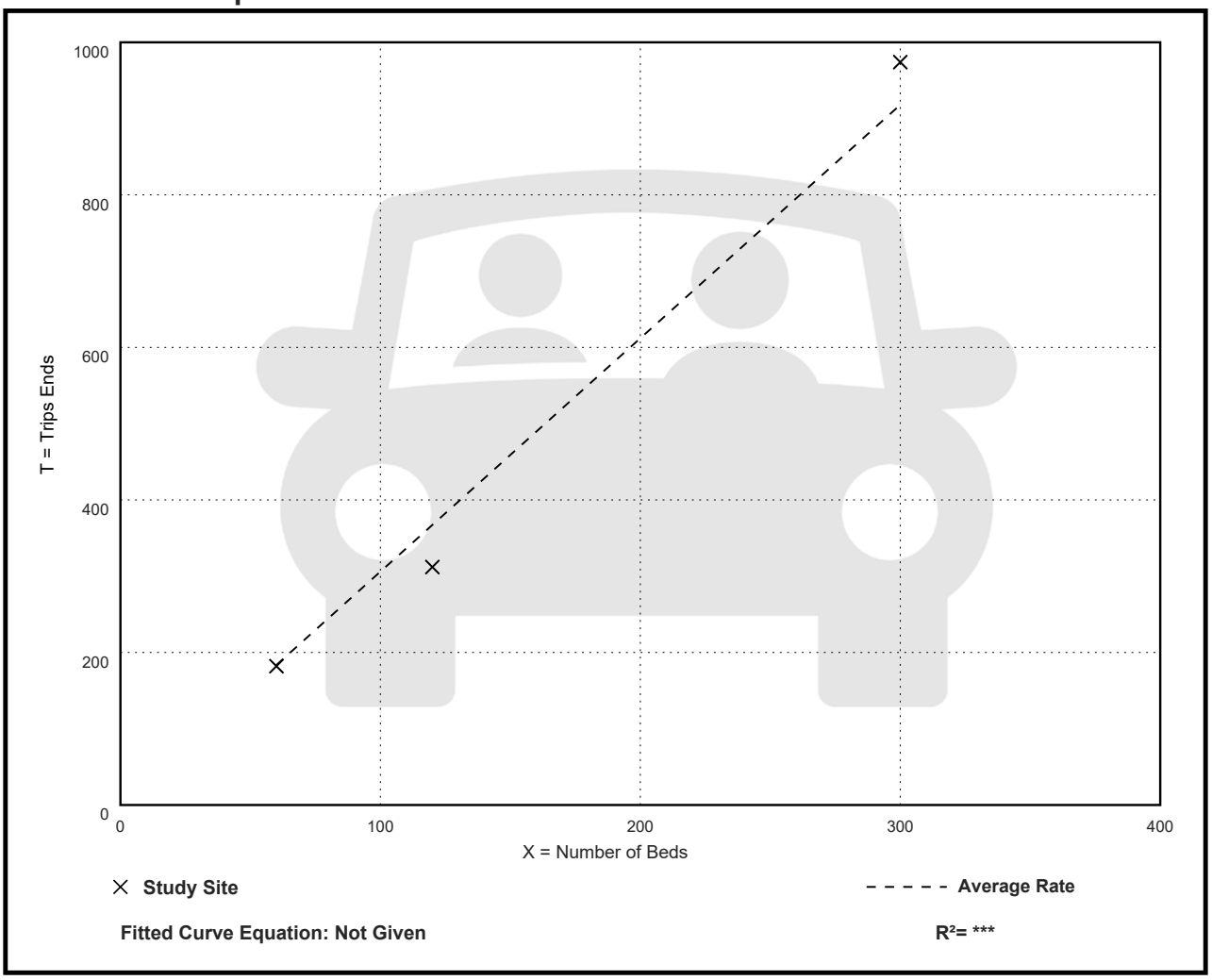
Vehicle Trip Ends vs: Beds
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 3
Avg. Num. of Beds: 160
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Bed

Average Rate	Range of Rates	Standard Deviation
3.06	2.60 - 3.25	0.33

Data Plot and Equation



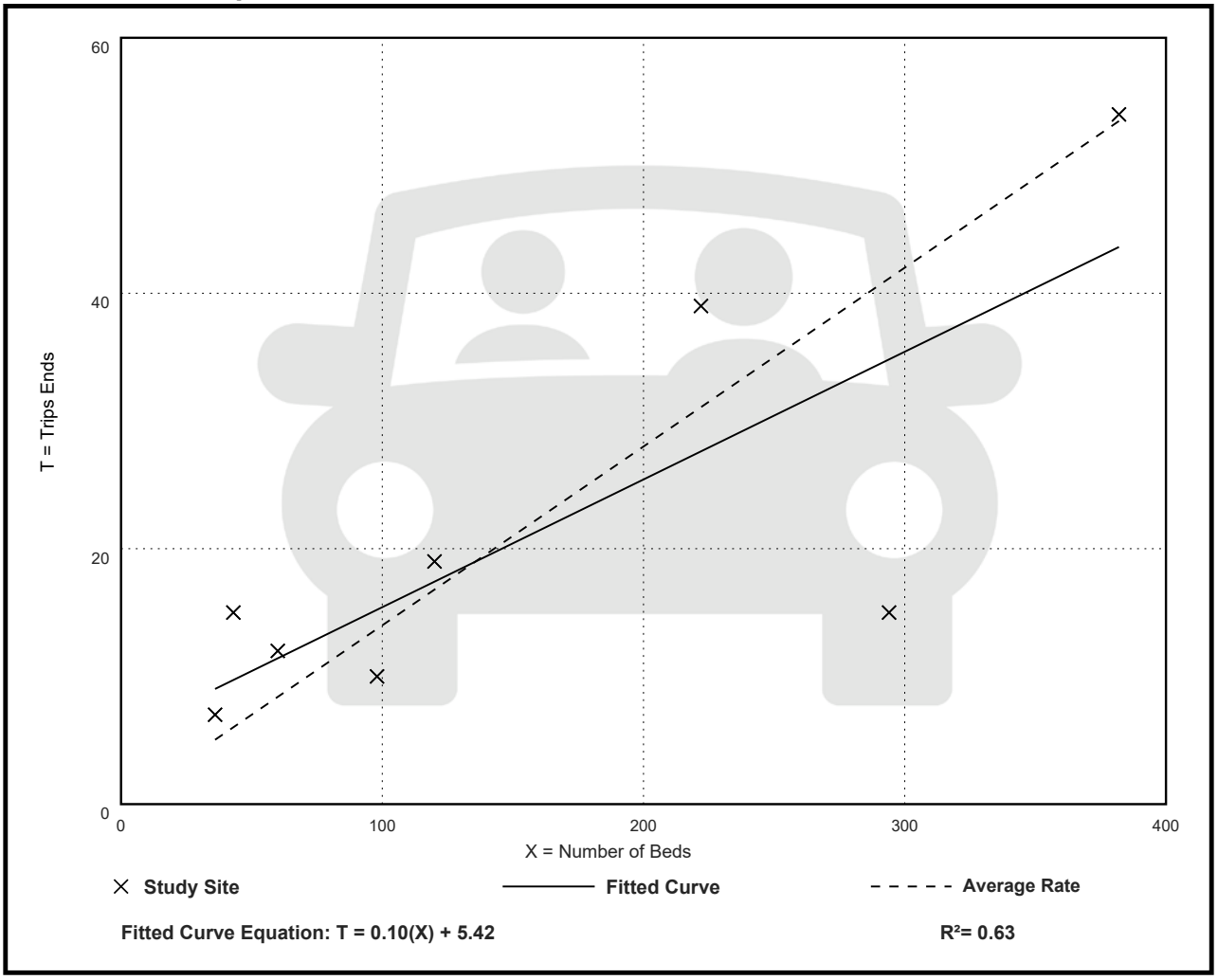
Nursing Home
(620)

Vehicle Trip Ends vs: Beds
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 8
Avg. Num. of Beds: 157
Directional Distribution: 72% entering, 28% exiting

Vehicle Trip Generation per Bed

Average Rate	Range of Rates	Standard Deviation
0.14	0.05 - 0.35	0.07

Data Plot and Equation



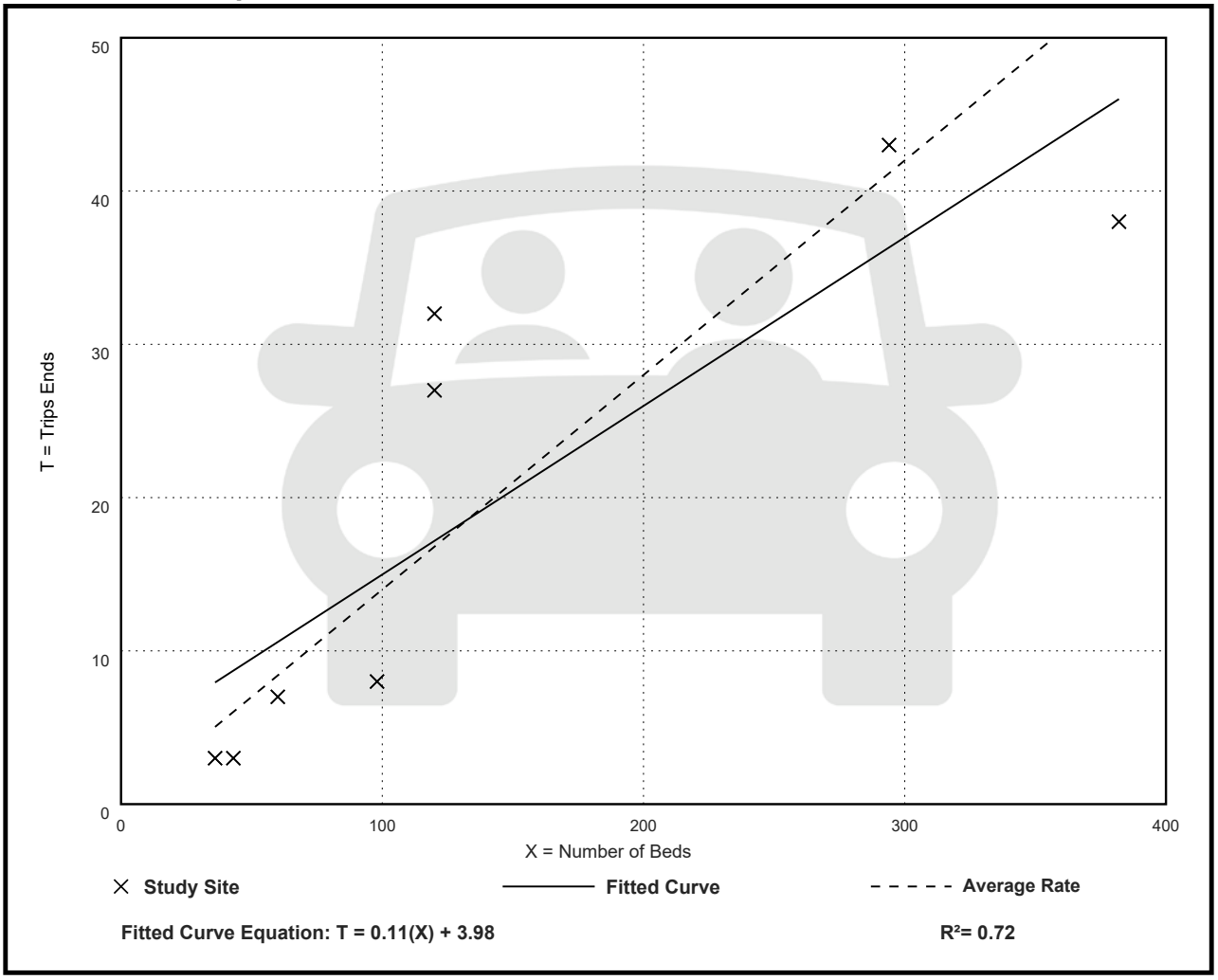
Nursing Home
(620)

Vehicle Trip Ends vs: Beds
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 8
Avg. Num. of Beds: 144
Directional Distribution: 33% entering, 67% exiting

Vehicle Trip Generation per Bed

Average Rate	Range of Rates	Standard Deviation
0.14	0.07 - 0.27	0.06

Data Plot and Equation



Fitted Curve Equation: T = 0.11(X) + 3.98

R^2= 0.72

Land Use: 254
Assisted Living

Description

An assisted living complex is a residential setting that provides either routine general protective oversight or assistance with activities necessary for independent living to persons with mental or physical limitations. The typical resident has difficulty managing in an independent living arrangement but does not require nursing home care. Its centralized services typically include dining, housekeeping, social and physical activities, medication administration, and communal transportation.

The complex commonly provides separate living quarters for each resident. Alzheimer's and ALS care are commonly offered at an assisted living facility. Living quarters for these patients may be located separately from the other residents.

Assisted care commonly bridges the gap between independent living and a nursing home. In some areas of the country, an assisted living residence may be called personal care, residential care, or domiciliary care. Staff may be available at an assisted care facility 24 hours a day, but skilled medical care—which is limited in nature—is not required. Congregate care facility (Land Use 253), continuing care retirement community (Land Use 255), and nursing home (Land Use 620) are related uses.

Additional Data

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (https://www.ite.org/technical-resources/topics/trip-and-parking-generation/).

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Connecticut, New Jersey, New York, Oregon, Pennsylvania, Tennessee, Texas, and Utah.

Source Numbers

244, 573, 581, 611, 725, 876, 877, 912, 1016, 1029

Assisted Living
(254)

Vehicle Trip Ends vs: Beds
On a: Weekday

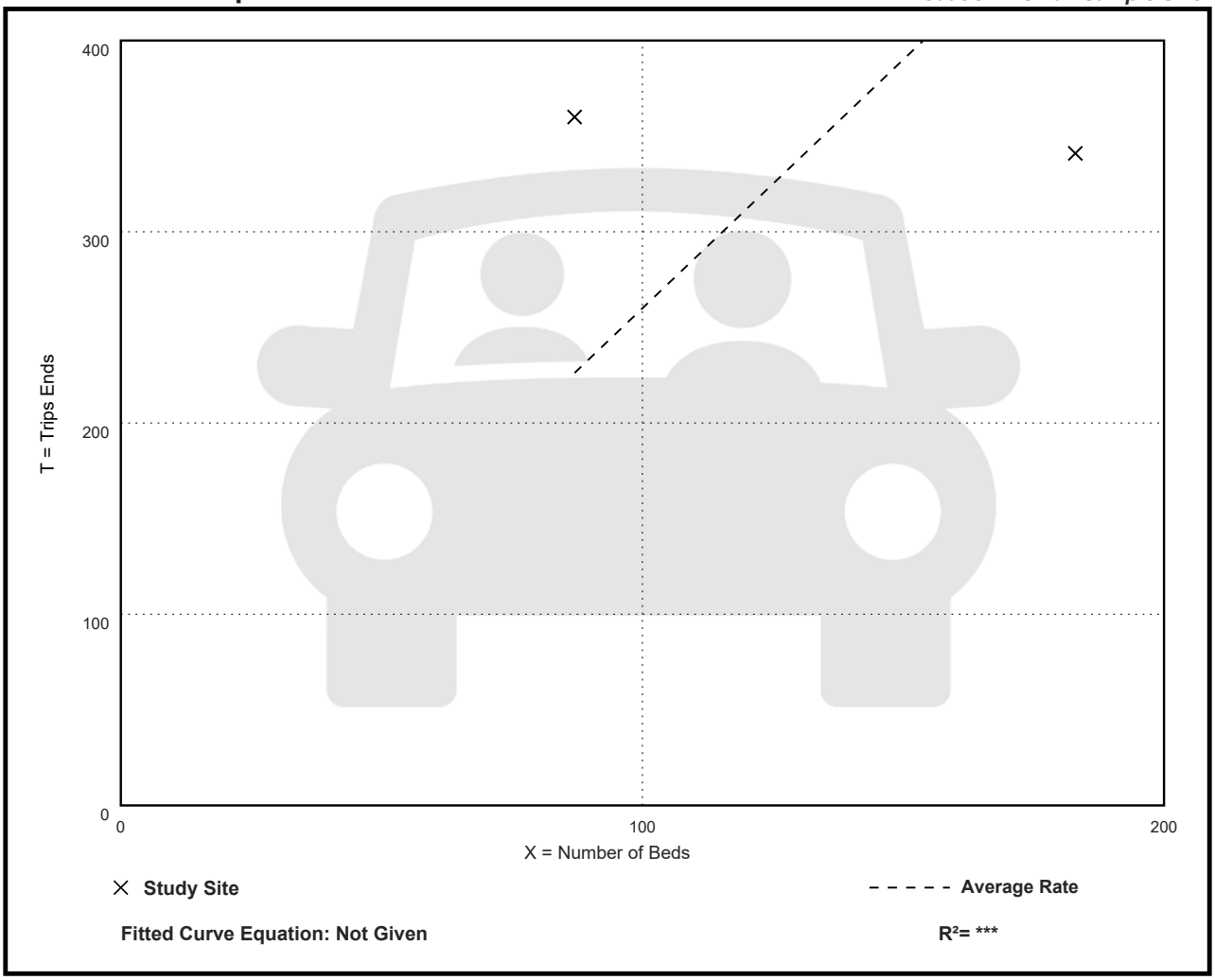
Setting/Location: General Urban/Suburban
Number of Studies: 2
Avg. Num. of Beds: 135
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Bed

Average Rate	Range of Rates	Standard Deviation
2.60	1.86 - 4.14	***

Data Plot and Equation

Caution – Small Sample Size



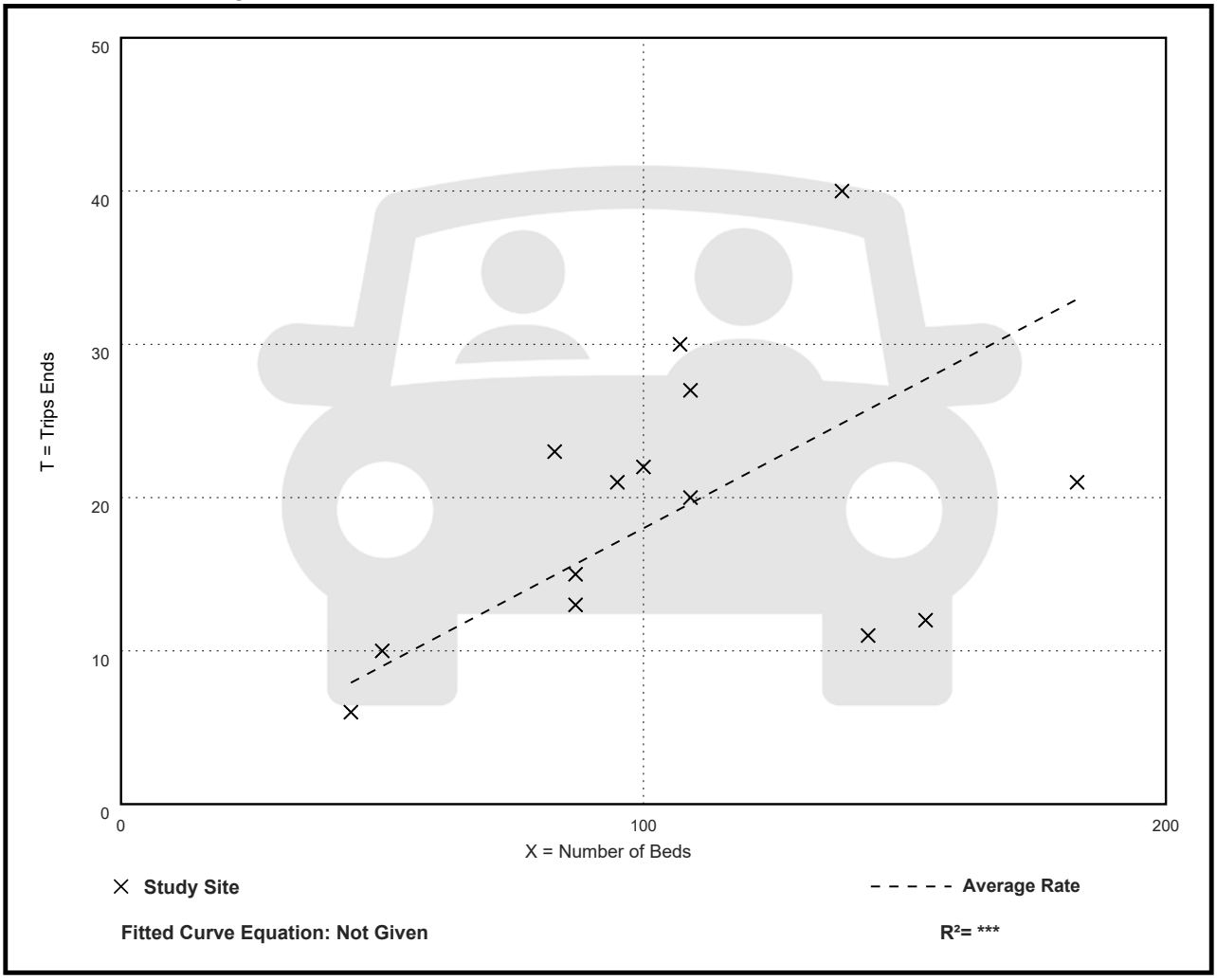
Assisted Living
(254)

Vehicle Trip Ends vs: Beds
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 14
Avg. Num. of Beds: 106
Directional Distribution: 60% entering, 40% exiting

Vehicle Trip Generation per Bed

Average Rate	Range of Rates	Standard Deviation
0.18	0.08 - 0.29	0.08

Data Plot and Equation



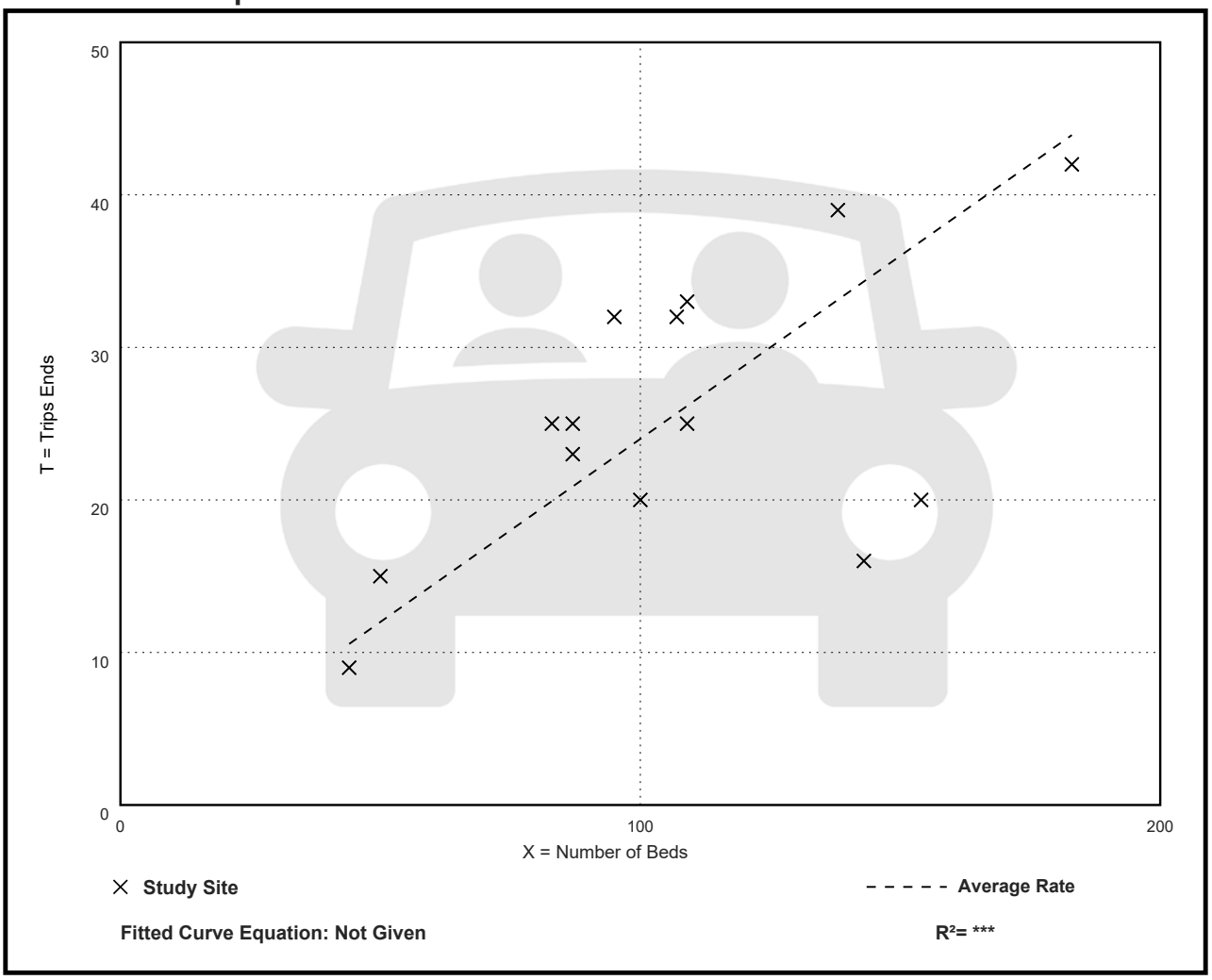
Assisted Living
(254)

Vehicle Trip Ends vs: Beds
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 14
Avg. Num. of Beds: 106
Directional Distribution: 39% entering, 61% exiting

Vehicle Trip Generation per Bed

Average Rate	Range of Rates	Standard Deviation
0.24	0.11 - 0.34	0.07

Data Plot and Equation



City of Miami Springs
201 Westward Drive Miami Springs, FL 33166
Phone: (305) 805-5034 Fax: (305) 805-5036 Website: www.miamisprings-fl.gov

CITY OF MIAMI SPRINGS PLANNING DEPARTMENT

STAFF REPORT

TO	Board of Adjustment / City Council
FROM	Josh Nogareda, Senior Planner Calvin, Giordano & Associates, Inc. Planning Consultant
CC:	Silvia Vargas, FAICP, Principal Planner City Manager, City Attorney
DATE OF HEARING(S)	February 2, 2026.
SUBJECT	Variance Application for Side Yard Setback Reduction

Case Number(s)	01-V-26
Applicant(s)	Relvy Moronta ("Applicant")
Address	374 Hunting Lodge ("Property")
Folio Number(s)	05-3024-006-0810
Zoning	R-1A Single-Family Residential
Lot Size	45,000 Sq.Ft

Summary of Request

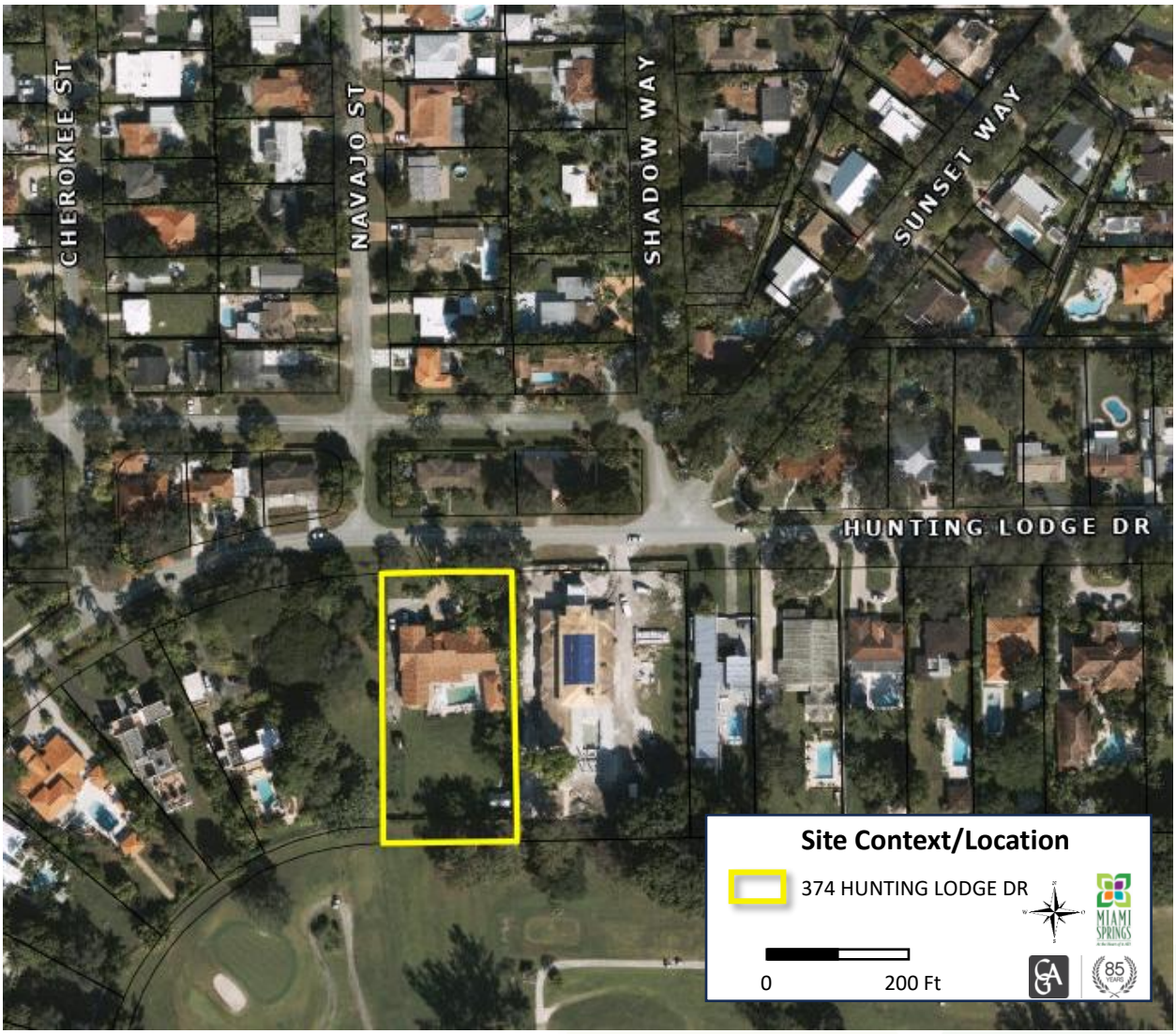
The Applicant seeks approval of a variance to reduce the required interior side yard setback along the east property line from 15 feet to 5 feet 4 inches to allow construction of an attached, covered canopy measuring approximately 11 feet in depth by 15 feet in width (totaling approximately 165 sq. ft.). The canopy is proposed to be attached to an existing detached accessory structure that is currently compliant with the required interior side yard setback, at approximately 15.55 feet from the east property line per survey. Nearly the entirety of the proposed canopy—its roof, supporting columns, and slab—would lie within the required 15-foot interior side setback, resulting in an encroachment of approximately ten (10) feet.

Property Description and Variance Context

The subject property fronts 150 feet on Hunting Lodge Drive and has a depth of 300 feet, for a total area of 45,000 sq. ft. The Property is developed with a one-story single-family residence of approximately 5,189 sq. ft. and a detached accessory structure located on the east interior side yard. Per survey (Prisma Land Surveyor LLC, Miguel J. Garay, PSM, signed July 24, 2025), the detached accessory structure maintains an interior east side setback of approximately 15.55 feet.

For accessory structures in the R-1A district, Sec. 150-041(A)(2)(b) requires an interior side yard equal to ten percent (10%) of the lot width. With a lot width of 150 feet, the required interior side yard is 15 feet. The existing detached accessory structure complies. The Applicant proposes to attach an 11'×15' canopy to the east face of that detached structure, reducing the interior side yard to approximately 5'-4" at the nearest point and thereby encroaching approximately 10 feet into the required side setback.

The Applicant's letter of intent cite (i) the east wall of the existing accessory structure being non-parallel to the east property line as a "geometric constraint," and (ii) privacy and lighting concerns related to a newly constructed residence to the east as 'hardships' for the variance. No photographs, sightline sketches, or technical materials have been provided to substantiate the privacy issue assertions or to demonstrate how the proposed canopy at ±5'-4" from the east line would resolve it. Claims that only two columns encroach are not consistent with the plans; the canopy, as proposed, places most of the covered area within the required 15-foot side setback. If the concern relates to alleged light spillover from the adjacent property, that issue must be addressed under Section 150-024 (Outdoor and Decorative Lighting) of the City Code through the Code Enforcement process. Such conditions do not constitute a hardship for purposes of a variance request.



Source: Miami Dade County Property Appraiser
Note: Boundaries shown are approximate and do not reflect surveyed property lines.

Request

Variance 1	
Request	To reduce the required interior side yard along the east property line from 15 ft to 5 ft 4 in to allow construction of an attached canopy measuring approximately 11 ft by 15 ft (approximately 165 sq ft).
Existing Condition	Existing accessory structure is set back approximately 15.55 ft from the east property line (compliant).
Required Condition	Sec. 150-041(A)(2)(b) – Minimum interior side yard for accessory structures = 10% of lot width (15 ft for 150-ft lot).
Proposed Condition	Canopy at ~5 ft 4 in from east line (~10 ft encroachment into required setback).

Applicant's Rationale (as stated in the Letter of Intent):

The Applicant states that the east wall of the existing accessory structure is not parallel to the east property line, creating a geometric constraint causing the canopy to extend into the side yard, and further cites privacy and lighting impacts from a newly constructed residence to the east. The Applicant contends the canopy would restore comfort and privacy in the outdoor area.

Staff Analysis

The detached accessory structure is compliant at ~15.55 ft; the encroachment is introduced solely by the new canopy's location and depth. The non-parallel condition cited by the Applicant does not establish a property-based hardship because, even if the wall were parallel, an 11-foot-deep canopy attached along this east face would still project into the 15-foot required setback. The Property's dimensions and configuration (per survey) afford multiple siting options for a shade structure elsewhere on site outside the required setbacks without needing variance relief. Privacy and lighting assertions are unsubstantiated in the record and, where lighting overspill is alleged, the Code provides a separate enforcement mechanism under Sec. 150-024. On the present record, literal enforcement of the 15-foot interior side setback does not result in an unnecessary hardship; reasonable use of the Property, including accessory use opportunities, remains available without setback relief.

The following analysis summarizes conditions of compliance for the existing and proposed development.

Relevant Zoning Standard	Required / Permitted	Existing (approx. as calculated by Staff)	Proposed (approx. as calculated by Staff)
Lot Coverage (Max)	40%	approximately 14.6%	15 %
Rear Yard Coverage (Max)	15% of 45,000 sq. ft. = 3,375 sq. ft allowed (current condition)	Estimated 100 sq. ft (existing sheds) approximately 0.44%	approximately 0.44%
Landscaped Pervious Area (Min)	30%	approximately 85.4%	approximately 85.4%
Front Setback (Min)	30 ft	75 ft (North)	75 ft (North)
Side Setback (Min)	10% of lot width (15 ft for 150-ft lot). For principal and accessory structures	Interior: 22'-10" ft (East principal) Interior: 19'-2" ft (West principal) Interior: 15'-6" ft (East accessory)	Interior: **5'-4" ft** (East accessory / canopy attachment)
Rear Setback (Min)	25 ft (principal) 5 ft (accessory)	+/- 135 ft (South)	+/- 135 ft (South)

Variance Criteria

The City of Miami Springs' Zoning Code provides property owners with the ability to request a variance from certain types of dimensional requirements when practical difficulties may create unnecessary hardships in the process of implementing the strict letter of Chapter 150 of the Code. Pursuant to Section 150-111, the following criteria shall be considered in the evaluation of a variance request. In its determination of what shall constitute such hardship, the Board shall not be bound by financial considerations affecting the applicant.

***Variance* Request:** To reduce the required interior side yard setback along the east property line from 15 ft to 5 ft 4 in to allow construction of an attached (to existing accessory structure) canopy measuring approximately 11 ft by 15 ft (totaling approximately 165 sq ft).

Criterion No. 1. The granting of the variance will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provision of the chapter will result in unnecessary hardship, and the spirit of the chapter shall be observed, and substantial justice done.

Applicant Justification:

Applicant provided general statements regarding privacy, lighting, and geometric limitations; "Correct" was listed without further detail.

Staff Analysis:

No "special condition" of the land has been demonstrated. The compliant detached structure at ~15.55 ft confirms that literal enforcement does not create an unnecessary hardship; the encroachment arises from the chosen canopy location and depth, not from a property-based constraint.
Determination regarding Criterion No 1: **Not met.**

Criterion No. 2. The variance shall not constitute any change in the districts shown on the zoning map.

Applicant Justification:

"*Correct*".

Staff Analysis:

Granting relief would not alter district boundaries or zoning designations.

Determination regarding Criterion No 2: **Met.**

Criterion No. 3. The variance shall not impair an adequate supply of light and air to adjacent property, or materially increase the danger of fire.

Applicant Justification:

"*Correct*".

Staff Analysis:

The required 15-foot interior side setback is intended to preserve adequate separation between structures to ensure a reasonable supply of light and air along shared residential property lines. The proposed reduction to approximately 5'-4" would place a roofed accessory structure substantially closer to the adjacent property than contemplated by the Code. The Applicant has not provided any plans, studies, or other documentation demonstrating that the proposed

encroachment would not impair the adjacent property's access to light and air. While compliance with applicable Building and Fire Code requirements is required, such compliance does not replace the zoning code's independent separation standards. Accordingly, this criterion is not satisfied.
Determination regarding Criterion No 3: **Not met.**

Criterion No. 4. The variance shall not materially diminish or impair established property values within the surrounding area.

Applicant Justification:

"Correct"

Staff Analysis:

The required 15-foot interior side setback establishes a consistent spatial buffer that contributes to neighborhood character and helps protect adjacent residential property values. Reducing this separation to approximately 5'-4" would introduce a covered accessory structure in close proximity to the shared property line, altering the established setback pattern and potentially affecting the perception of openness and privacy at the shared edge. The Applicant has not provided any evidence, studies, or comparable data demonstrating that the proposed encroachment would not materially diminish or impair established property values within the surrounding area. Accordingly, this criterion is not satisfied.

Determination regarding Criterion No 4: **Not met.**

Criterion No. 5. The variance shall not in any other respect impair the public health, safety, morals, and general welfare of the City.

Applicant Justification:

"Correct"

Staff Analysis:

The general welfare purpose of the Zoning Code is served through the consistent application of its dimensional standards. In this case, the Property has sufficient area and configuration to accommodate the proposed accessory use in compliance with the required 15-foot interior side yard without the need for variance relief. Granting a variance where compliance is practicably achievable would undermine uniform enforcement of the Code.

Determination regarding Criterion No 5: **Not Met**

CONSISTENCY WITH COMPREHENSIVE PLAN

Future Land Use Element – Policy 1.1.1

"All development orders and permits for future development and redevelopment activities shall be consistent with the goals, objectives, and policies of the Comprehensive Plan and the City's Land Development Code."

Housing Element – Policy 1.2.3
"Through land development code setback/bulk standards and through implementation of drainage improvements, the City shall help assure the continuation of stable residential neighborhoods."

Staff Consistency Review

Policy 1.1.1 requires adherence to the Land Development Code. For accessory structures, Sec. 150-041(A)(2)(b) requires an interior side yard equal to 10% of lot width (here, 15 ft). The variance seeks to reduce that standard to ~5'-4" despite the availability of compliant siting alternatives elsewhere on site (per survey and existing configuration). Policy 1.2.3 relies on consistent setback/bulk enforcement to maintain neighborhood stability. Granting a ±10-ft reduction where compliance is feasible would be inconsistent with these policies.

Determination: The application is not consistent with the Comprehensive Plan.

Recommendation

The Zoning and Planning Department staff recommends **DENIAL** of the requested variance.

The variance request, as presented, does not comply with four (4) of the five (5) criteria of Section 150-111.

Based on the analysis above, staff finds that the requested variance does not meet the criteria of Sec. 150-111 of the City Code. The subject property is a conforming lot in terms of width (150 feet) and depth (approximately 300 feet) with sufficient area to accommodate a canopy while complying with the required 15-foot interior side setback. The Applicant's stated hardship relates primarily to the geometry of the existing detached accessory structure and privacy/lighting concerns with the adjoining property; these do not constitute a land-based hardship under Sec. 150-111
If the Board of Adjustment finds in favor of recommending approval of the variance request to the City Council; Staff recommends incorporating the following conditions into the approval Resolution:

1. **Scope of Approval.** The reduced interior east side setback from 15 feet to 5 feet 4 inches shall be strictly limited to accommodate one attached canopy measuring approximately 11 feet by 15 feet (~165 sq. ft.) attached to the east face of the existing detached accessory structure as depicted on the plans submitted with this application. This approval is not transferable to any other covered structure or expansion within the required setback area.

2. **Substantial Conformance.** The Property shall be developed in substantial

conformance with the plans submitted for this application and the Boundary Survey (Prisma Land Surveyor LLC, Miguel J. Garay, PSM, signed July 24, 2025). Any material deviation shall require additional City review and approval.

3. **All Other Standards Apply.** Except for the approved interior east side setback reduction for the canopy, the project shall comply with all other applicable requirements of the R-1A district, including but not limited to height, lot coverage, pervious area, rear yard, and any applicable building, fire, and engineering standards.

4. **Expiration.** The variance approval shall expire one (1) year from the date of final City Council action if a building permit has not been obtained and construction commenced. Upon showing of unusual circumstances, the City Council may grant one six-month extension.

5. **Noncompliance.** Failure to comply with the conditions of approval shall constitute a violation of the City Code and may result in revocation of the variance approval in addition to any penalties authorized by law.

6. **Cost Recovery and Fees.** No new development application shall be accepted, and no building permit or certificate of occupancy shall be issued for the Property until all cost recovery obligations, publication and notice expenses, and any outstanding application or review fees due to the City of Miami Springs have been paid in full.

Attachments

1. Development Application (Available upon request at the City Clerk's Office)
2. Letter of intent
3. Survey
4. Plans
5. Resolution Draft

To:
City of Miami Springs
Planning & Zoning Department
201 Westward Drive
Miami Springs, FL 33166

Date: 10/1/25.

Re: Variance Request – Side Setback Reduction
Property Address: 374 Hunting Lodge Drive, Miami Springs, FL 33166

I am writing to respectfully request a variance from the side yard setback requirement for the above-referenced property. The zoning code requires a 15-foot side setback; we are requesting approval to reduce this to 5 feet 4 inches to accommodate a proposed canopy structure.

The hardship arises from the existing accessory structure located along the east side of the property. Because the east wall of this structure is not parallel to the property line, a geometric constraint is created. As a result, the proposed canopy columns extend into the required side yard setback, even though the design has been carefully developed to integrate harmoniously with the existing site conditions. In addition, the construction of a new adjacent house on the east side has compromised the house's privacy, making the canopy an important measure to restore comfort and enjoyment of the outdoor living area.

Benefits & Impact:

- **Owner's Benefit:** The canopy will provide shade and privacy for the outdoor living area, improving usability and comfort.
- **Neighborhood Impact:** The proposed structure will not negatively affect adjacent neighbors. The canopy has been designed in scale with the existing property and neighborhood character, ensuring visual harmony with surrounding residences.

We respectfully ask for your consideration and approval of this variance request. Thank you for your time and for reviewing this application.

Sincerely,

Ruben Andres DIAZ
[Owner's Full Name]

786 412 4493.
[Owner's Contact Information]

October 22nd, 2025

LOI – variance hardship criteria (verbatim): Provide separate, specific responses to each criterion in Section 150-111 (include the text verbatim in your LOI):

- Criterion No. 1: The granting of the variance will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provision of the chapter will result in unnecessary hardship, and the spirit of the chapter shall be observed, and substantial justice done.
  RESPONSE: Correct

- Criterion No. 2: The variance shall not constitute any change in the districts shown on the zoning map.
  RESPONSE: Correct

- Criterion No. 3: The variance shall not impair an adequate supply of light and air to adjacent property, or materially increase the danger of fire.
  RESPONSE: Correct

- Criterion No. 4: The variance shall not materially diminish or impair established property values within the surrounding area.
  RESPONSE: Correct

- Criterion No. 5: The variance shall not in any other respect impair the public health, safety, morals, and general welfare of the City.
  RESPONSE: Correct

Respectfully,



Ruben Diaz

Ruben Diaz
374 Hunting Lodge Drive
Miami Springs, FL 33166
rdiaz@capitolsteelstructures.com
(786)-412-4493

October 8th, 2025

City of Miami Springs
Planning and Zoning Department
201 Westward Drive
Miami Springs, FL 33166

Subject: Complaint Regarding Adjacent Construction Impacting Privacy

To Whom It May Concern,

I am writing to formally raise a concern regarding the construction of a new residence on the east side of my property located at 374 Hunting Lodge Drive. While I respect the rights of neighboring property owners to develop their land, the current construction is having a significant impact on the privacy and enjoyment of my home.

The design and placement of the new structure appear to compromise the privacy of my residence and backyard by elevated windows overseeing my entire back yard, back yard lighting that illuminates my entire back yard limiting my privacy. This situation not only disrupts the quiet enjoyment of my property but also raises questions about compliance with local zoning.

I respectfully request that the City review my proposed design, and can give me a variance for (2) small trellis column supports that may fall slightly into the setback.

Thank you for your attention to this matter. I look forward to your response.

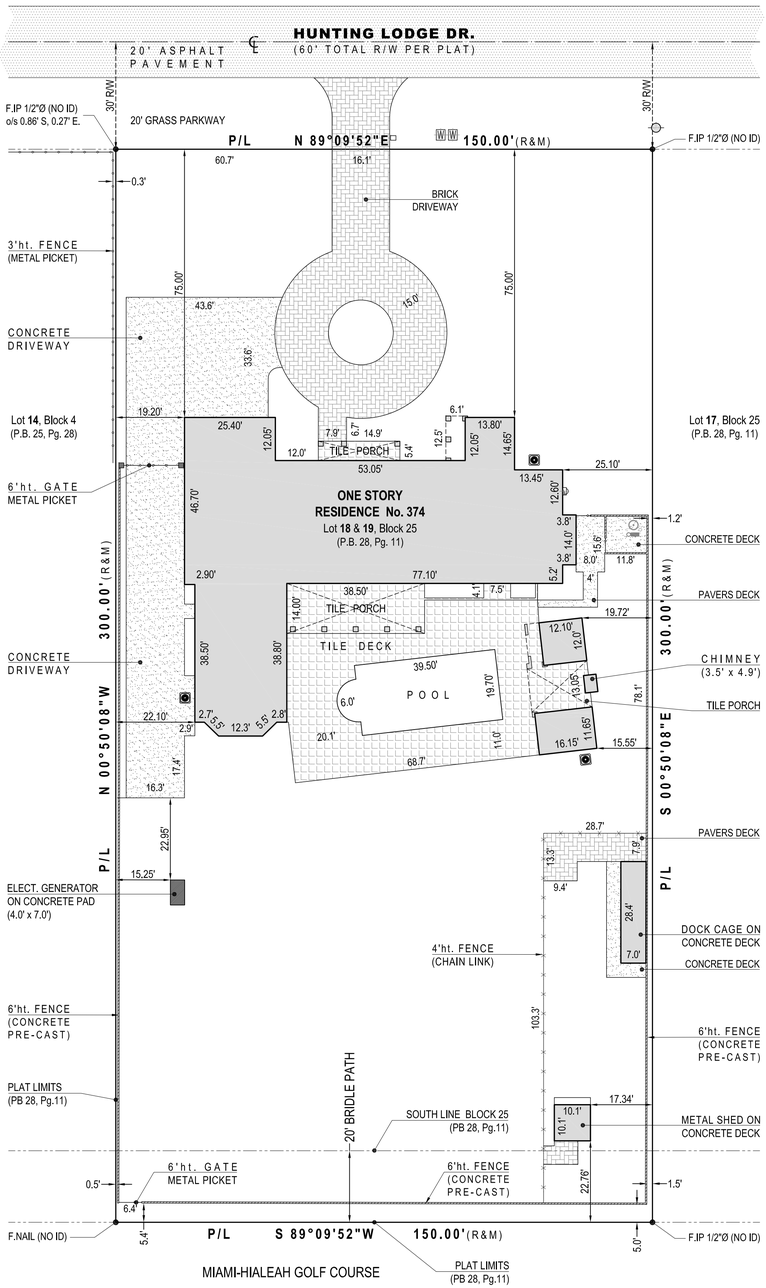
Sincerely,

Ruben A Diaz

Owner

MAP OF SURVEY:

SCALE 1" : 20'



5 0 10 20 30 40 50

GRAPHIC SCALE 1" : 20' (IN FEET)

LOCATION SKETCH:

SCALE: N.T.S.



SURVEYOR'S REPORT :

1. MAP OF BOUNDARY SURVEY FOR PROPERTY:
374 HUNTING LODGE DRIVE, MIAMI SPRINGS, FLORIDA 33166

2. LEGAL DESCRIPTION :
Lot 18 and 19, Block 25, OF AMENDED PLAT OF SECTION ONE, COUNTRY CLUB ESTATES; according to the Plat Thereof as Recorded in Plat Book 28 at Page 11, of the Public Record of MIAMI-DADE County, Florida; Lot 19 being also known as TRACT "E", Block 25, of the revised Plat of Portion of AMENDED PLAT OF SECTION ONE OF COUNTRY CLUB ESTATES, according to the Plat thereof, as recorded in Plat Book 34, Page 39, of the Public Record of Dade County, Florida, and Bridle Path lying South of and adjacent to said Lot 18 and Lot 19.

3. SOURCES OF DATA (HORIZONTAL CONTROL):
The North Arrow and Bearings as shown hereon are based of bearings value S89°09'52"W along the South line of N $\frac{1}{2}$ of Section 24-53-40

4. SOURCES OF DATA (VERTICAL CONTROL):

Flood information Based on the Flood Insurance Rate Map of the Federal Emergent Management Agency. (NGVD 1929)						
F.I.R.M. date	Flood Zone:	Base elevation:	Community:	Panel No.	Suffix:	BM used: N / A Elevation: N / A
09-11-2009	X	N/A	120653	0283	L	

5. ACCURACY :
The accuracy obtained by measurement and calculation of closed geometric figures was found to exceed this requirement.

6. LIMITATIONS :
- Since no other information other than what is cited in the Sources of Data were furnished, the Client is hereby advised that there may be legal restrictions on the Subject Property that are not shown on the Survey Map or contained within this Report that may be found in the Public Records of Miami-Dade County, or the records of any other public and private entities as their jurisdictions may appear.
- Land shown hereon were not abstracted for easements and/or right-of-way of record except as shown on the Record Plat if any.
- The Surveyor makes no representation as to ownership or possession of the Subject Property by any entitie or individual who may appear of public record.
- No excavation or determination was made as to how the Subject Property is served by utilities.
- No improvements were located, other than those shown.
- No underground foundations, improvements and/or utilities were located or shown hereon.
- This survey is exclusively for the use of the parties to whom it was certified.
- The elevations (if any) of well identified features as depicted on this survey and map were measured to an estimated vertical positional accuracy of 1/10 foot for natural ground surfaces and 1/100 foot for hardscape surfaces, including pavement, curbs, sidewalks and other manmade structures.
- This notice is required by the "Standards of Practice for Land Surveying in the State of Florida", pursuant to Section 5J-17.050 through5J-17.052 of the Florida Administrative Code and it's implementing law, Chapter 472.027 of the Florida Statutes.

Notice is hereby given that Sunshine State One Call of Florida, Inc. must be contacted at 1-800-432-4770 at least 48 hours in advance of any construction, excavation or demolition activity within, upon, abutting or adjacent to the Subject Property. This notice is given in compliance with the "Underground Facility Damage Prevention and Safety Act", pursuant to Chapter 556.101-111 of the Florida Statutes.

ABBREVIATIONS AND LEGEND:

A	=arc	°	=degrees	O.H.	=overhang	R / W	=right-of-way
B.B.Q.	=barbecue	E	=east	O.U.L.	=overhead utility line	SWK	=sidewalk
B.O.B.	=basis of bearings	ENC.	=encroachment	O.R.B.	=official record book	SEC.	=section
B.M.	=bench mark	FIP	=found iron pipe	P	=plat	S	=south
B.C.	=block corner	FIR	=found iron rebar	P.B.	=plat book	T	=tangent
BLDG.	=building	F.F.E.	=finish floor elevation	P.C.	=point of curvature	TWP.	=township
C.M.E.	=canal maintenance easement.	F.N&D.	=found nail and disc	P.G.	=page	U.E	=utility easement
		HT.	=high (height)	P.C.P.	=permanet control point	UTIL.	=utility
C.	=calculated	L.F.E.	=lowest floor elevetion	PKWY	=parkway	W	=west
CH.	=chord distance	L.M.E.	=lake maintenance easement	P / L	=property line		POOL EQUIPMENT
CH. B.	=chord bearing	L.S.	=land surveyor	PL	=planter		AIR CONDITIONER
C.B.S.	=concrete block structure	(M)	=measured distance	P.O.B	=point of beginning		FIRE HYDRANT
		M / L	=monument line	P.O.C	=point of commencement	C	CABLE TV BOX
CL	=clear	N / A	=not applicable	P.R.C	=point of revrse curvature	W	WATER METER
CONC.	=concrete	N & D	=nail & disc	P.R.M	=point of refernce monument	E	ELECTRIC BOX
Ø	=diameter	N.G.V.D.	=national geodetic vertical datum	P.T	=point of tagency	P	WIRE PULL BOX
D	=central angle	N	=north	R	=radius	FPL	FPL BOX
DH.	=drill hole	N.T.S	=not to scale	RNG	=range	CPP	CONCRETE POWER POLE
D.M.E.	=drainage maintenance easement	No.	=number	R / R	=railroad	WPP	WOOD POWER POLE

LP LIGHT POLE
MH UNKNOWN MANHOLE
CATCH BASIN
CHAIN LINK FENCE
WOOD FENCE
METAL BAR FENCE
CENTER LINE
SPOT ELEVATION
TEMPORARY BENCHMARK
WATER VALVE
SEWER VALVE
GAS VALVE
ELECTRIC METER
IRRIGATION WELL AND ELECTRIC PUMP

FOR MORE INFORMATION VISIT US ON THE WEB

CERTIFY TO : *RUBEN DIAZ; STEPHEN L. VINSON, JR.' P.A.; OLD REPUBLIC NATIONAL TITLE INSURANCE, CO.; BANCO POPULAR NORTH AMERICA, a New york StateCharted Commercial bank, ISAOA /ATIMA*

NOTICE: Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to Survey Maps and Reports by other than the signing party are prohibited without the written consent of the signing party.

SURVEYOR'S CERTIFICATE : I hereby certify: That this "Boundary and Topographic Survey" and Report resulting therefor was performed under my direction and is true and correct to the best of my knowledge and belief and further, that said "Boundary and Topographic Survey" meets the intent of the applicable provisions of the "Standards of Practice for Land Surveying in the State of Florida", pursuant to Section 5J-17.050 through 5J-17.052 of the Florida Administrative Code and it's implementing law, chapter 472.027 of the Florida Statutes.

By: _____.
Miguel J. Garay
Professional Surveyor and Mapper
No. 6594 State of Florida

8801 NW 176th Street Miami Lakes, Fl. 33018
P. 305_362_7926 **P.** 305_305_4143
M. madelin @ surveyinflorida.com

Date: 07-24-2025
Job No.18-8714F
Sheet No. 1 of 1

PRISMA LAND SURVEYORS LLC
SURVEYOR AND MAPPERS LB. 8036
north central and south florida



A CONTEXT PICTURE- EXISTING FRONT YARD
1:1.64



B CONTEXT PICTURE- EXISTING POOL TERRACE
1:1.63



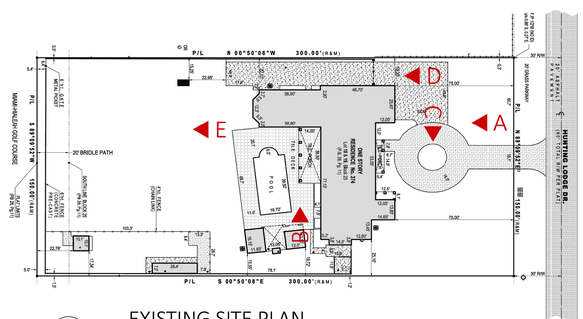
C CONTEXT PICTURE- DRIVEWAY



D CONTEXT PICTURE- SIDE ENTRY GATE
1:5.34



E CONTEXT PICTURE- EXISTING BACK YARD
1:1.63



1 EXISTING SITE PLAN
1/64" = 1'-0"

ZONING TABLE

MIAMI SPRINGS ZONING DATASHEET-ZONE 0800 SINGLE FAMILY

1. SUBDIVISION: COUNTRY CLUB ESTS AMD PL SEC1 2. PRIMARY ZONE: 0800 SINGLE FAMILY-1701- 1900 SQ
3. ZONE: R-1A- SINGLE FAMILY RESIDENTIAL 4. MUNICIPALITY: MIAMI SPRINGS 5. COUNTY: MIAMI DADE COUNTY.

	PERMITTED	EXISTING/ PROPOSED
BUILDING DISPOSITION LOT OCCUPATION		
A. LOT AREA	10,000 sf. MIN.	45,000 sf. (EXISTING)
B. LOT WIDTH	75 ft. MIN.	150'-0"(EXISTING)
C. LOT COVERAGE 1. PROPERTY 2. NEW CANOPY.	40% MAX. (18, 000 SF.) 15% MAX OF REAR YARD.	TOTAL 18.2% (8,117 sf.) 117 s.f. (0.99% OF REAR YARD AREA)
D. HEIGHT	2-STORIES	1-STORY (EXISTING)
BUILDING SETBACK		
A. PRINCIPAL FRONT	30'-0" MIN. (FROM BBL)	75'-0" (EXISTING)
B. REAR	25'-0" MIN. (FROM BBL)	135'-0" (EXISTING)
C. SIDE (EAST)	15'-0" minimum (10% of a 150' lot width)	20'-5" (EXISTING)
D. SIDE (WEST)		19'-2" (EXISTING)
ACCESSORY BUILDING SETBACK		
A. REAR YARD	5'-0" MIN. (FROM BBL)	130'-8" (EXISTING)
B. SIDE YARD	15'-0" mirimum (10% of a 150' lot width)	5'-4" (PROPOSED)
C. DISTANCE FROM MAIN HOUSE	10'-0" MIN.	10'-0" (EXISTING)

ARCHITECTURAL DESIGNER:
A4ART
PH.: 786.768.4661
EMAIL: relvy.mh@outlook.com
ARCHITECT:
LANDSCAPE:
MEP ENGINEER:
STRUCTURAL ENGINEER:

PROJECT:

DIAZ RESIDENCE

OUTDOOR
RENOVATION

FOLIO: 05-3024-006-0310
374 HUNTING LODGE DRIVE, MIAMI SPRING

REVISIONS:

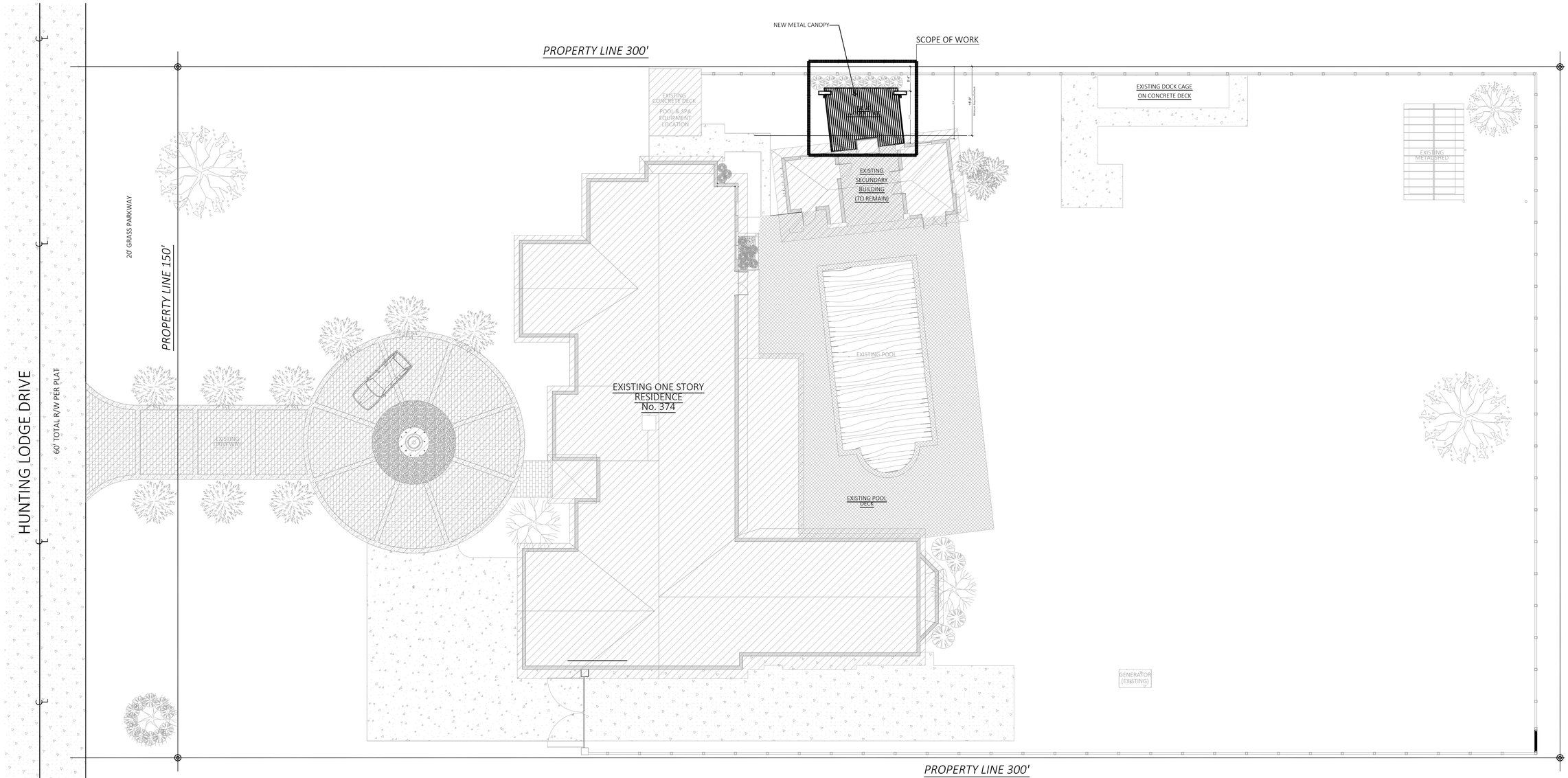
PROJECT NO.
25-614

TITLE:
ZONING TABLE & DIAGRAMS

DATE:
06/14/2025

SCALE:
AS SHOWN

DRAWING NO.:
A-001



A SITE PLAN
3/32" = 1'-0"

ARCHITECTURAL DESIGNER:
A4ART
PH.: 786.768.4661
EMAIL: relvy.mh@outlook.com
ARCHITECT:

LANDSCAPE:

MEP ENGINEER:

STRUCTURAL ENGINEER:

PROJECT:

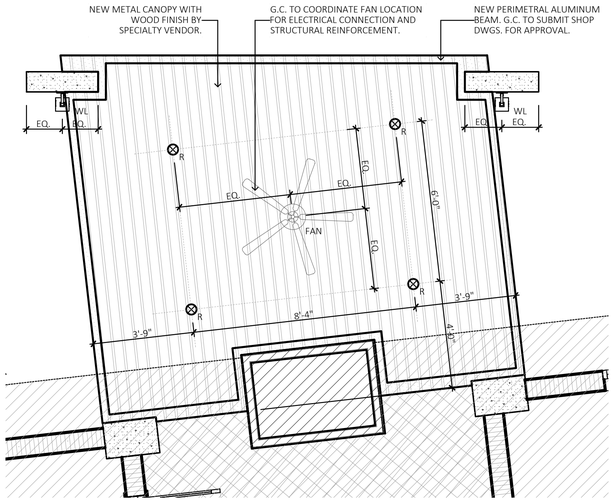
DIAZ RESIDENCE

METAL CANOPY
SETBACK VARIANCE

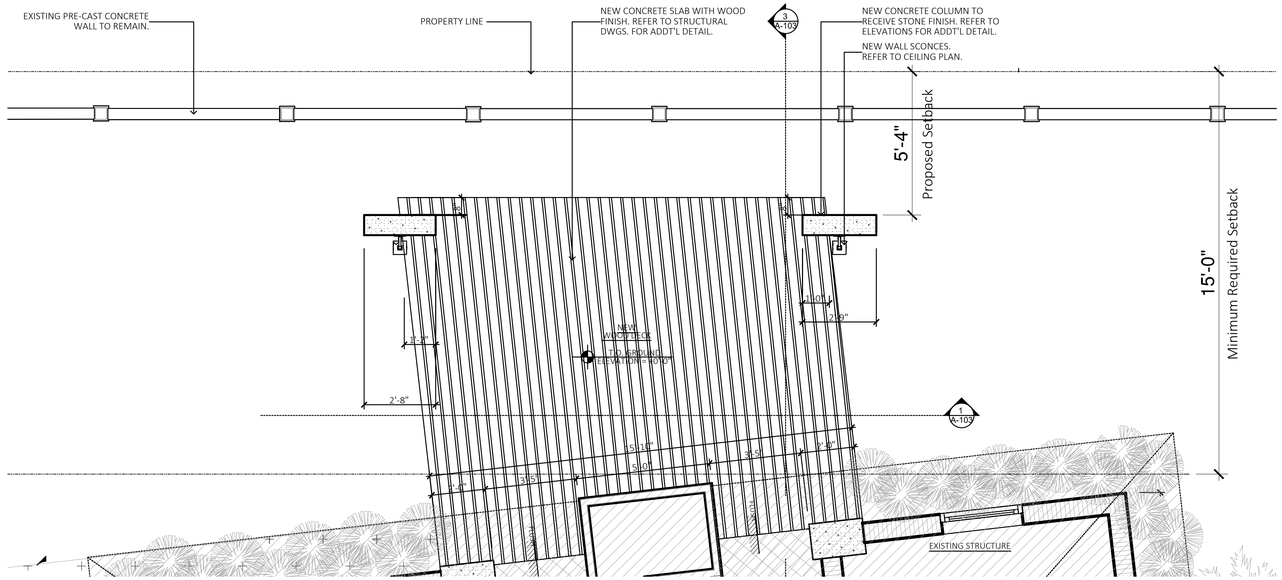
FOLIO: 05-3024-006-0810
374 HUNTING LODGE DRIVE, MIAMI SPRING

REVISIONS:

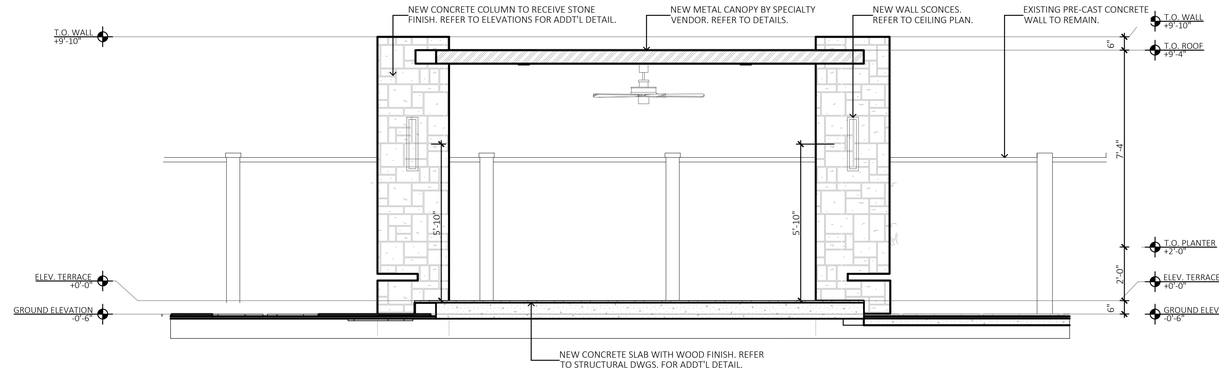
PROJECT NO.: 25-614
DATE: 10/21/2025
SCALE: AS SHOWN
TITLE: EAST GARDEN-PLAN DETAIL
DRAWING NO.: A-100



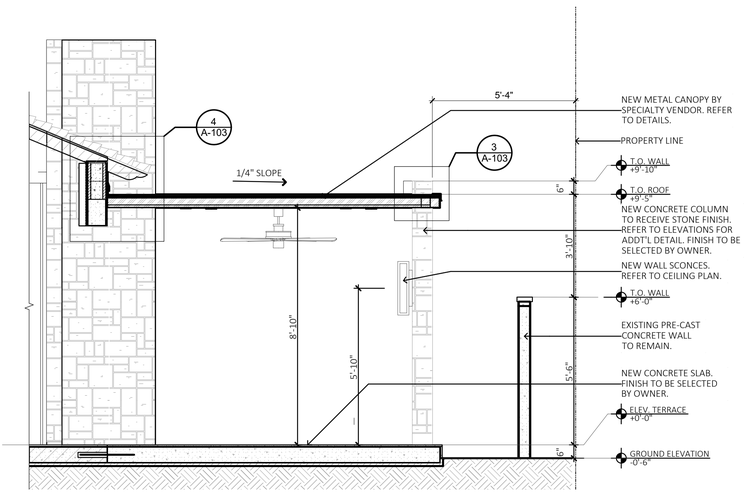
B CANOPY - CEILING PLAN
3/8" = 1'-0"



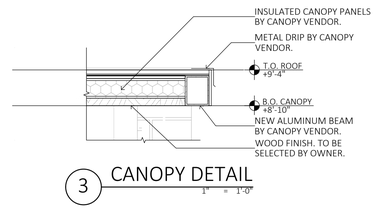
A EAST GARDEN AREA- PLAN DETAIL
3/8" = 1'-0"



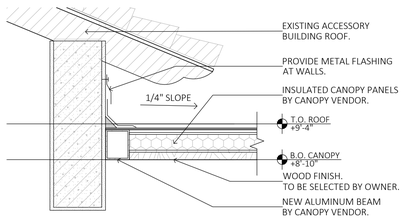
1 EAST GARDEN- SECTION
3/8" = 1'-0"



2 PROPOSED SITE PLAN
3/8" = 1'-0"



3 CANOPY DETAIL
1" = 1'-0"



4 CANOPY DETAIL
1" = 1'-0"

NOTES:

1. MILLWORK CONTRACTOR IS TO FIELD VERIFY ALL DIMENSIONS PRIOR TO START ON FABRICATION.
2. ALL DIMENSIONS SHOWN ARE APROXIMATE AND MUST BE VERIFIED.
3. ALL FINISHES NOTED ARE TO BE CONFIRMED BY APROVED SAMPLE.
4. MILLWORK FABRICATOR IS TO SUBMIT DETAILED SHOP DRAWINGS FOR APPROVAL.

GENERAL FRAMING NOTES

1. ALL FRAMING CONNECTIONS TO SLABS ARE TO BE COORINDATED. SEE STRUCT. DWGS FOR ADDIT'L INFO.
2. ALL WOOD BLOCKING OR PLYWOOD BACKING TO BE PROVIDED AS NEED
3. CONTRACTOR TO SUBMIT COMPLETE MILLWORK SHOP DWGS FOR APPROVAL.
4. ALL FINISH MILLWORK TO BE APPROVED BY OWNER

DIMMENSION NOTES

ALL DIMENSIONS TO EXTERIOR WALLS ARE TO THE INTERIOR FACE OF CMU.
ALL DIMMENSIONS TO BE VERIFIED ON FIELD PRIOR TO STAR PROJECT.

GENERAL NOTES:
1. REFER TO STRUCTURAL DWGS. FOR ALL FRAMING DETAILS, CONCRETE ANCHOR SPECS AND ADDITIONAL FRAMING INFORMATION.
2. REFER TO MEP DWGS. FOR ALL ELECTRICAL, LIGHTING SPECS, PLUMBING DETAILS AND ANY ADDITIONAL INFORMATION REGARDING ELECTRICAL AND PLUMBING.

ARCHITECTURAL DESIGNER:
PH.: 786.768.4661
EMAIL: relvy.mh@outlook.com
ARCHITECT:
LANDSCAPE:
MEP ENGINEER:
STRUCTURAL ENGINEER:

PROJECT:

DIAZ RESIDENCE

METAL CANOPY
SETBACK VARIANCE

FOLIO: 05-3024-006-0810
374 HUNTING LODGE DRIVE, MIAMI SPRING

REVISIONS:

PROJECT NO.: 25-614
DATE: 10/21/2025
SCALE: AS SHOWN
TITLE: EAST GARDEN- PLAN DETAIL
DRAWING NO.: A-101

RESOLUTION NO. 2026 - _____

A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF MIAMI SPRINGS, FLORIDA, AFFIRMING A RECOMMENDATION OF THE CITY'S BOARD OF ADJUSTMENT TO [DENY/APPROVE/ APPROVE WITH CONDITIONS] AN APPLICATION BY RUBEN DIAZ FOR THE PROPERTY LOCATED AT 374 HUNTING LODGE DRIVE (PROPERTY FOLIO NO. 05-3024-006-0810) TO PERMIT A 5- FOOT AND 4-INCH INTERIOR SIDE SETBACK ALONG THE EAST PROPERTY LINE WHERE A 15-FOOT INTERIOR SIDE SETBACK WOULD OTHERWISE BE REQUIRED; PROVIDING FOR CONDITIONS; PROVIDING FOR FINAL ORDER; PROVIDING FOR VIOLATIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, consistent with the requirements set forth in Section 150-111 of the City of Miami Springs Code of Ordinances (the "Code"), Relvy Moronta, the authorized representative, of Ruben Diaz, the owner, (collectively, the "Applicant") of 374 Hunting Lodge Drive, Miami Springs, Florida 33166 (Property Folio No. 05-3024-006-0810), as identified in the legal description attached hereto as Exhibit "A" (the "Property"), has submitted a variance application (the "Application") for the Property to permit a 5-foot and 4-inch interior side setback along the East property line (the "Variance") where a 15-foot interior side setback would otherwise be required; and

WHEREAS, Section 150-111(B)(4) of the City Code provides that the City's Board of Adjustment ("Board") has, among other duties and powers, the ability to "authorize…in specific cases the variance from the terms of [Chapter 150 of the City Code] as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provision of [Chapter 150 of the City Code] will result in unnecessary hardship, and so that the spirit of [Chapter 150 of the City Code] shall be observed and substantial justice done"; and

WHEREAS, City staff has reviewed the Application and recommends **denial**; and

WHEREAS, on February 2, 2026, after a duly noticed public hearing, the Board considered the presentations by the Applicant and the City, the Application, the Staff Report, and other evidence entered into the record, and based upon competent substantial evidence in the record, voted to [recommend approval/approval with conditions/denial] the Application; and

WHEREAS, Section 150-113 of the City Code provides that all case recommendations of the Board shall be reviewed at the next regular City Council meeting following the rendering of the Board's case recommendation, at which time the City Council shall either affirm the Board's recommendation or request a further meeting to be conducted on the recommendation with the City Council sitting as a Board of Appeals; and

WHEREAS, Section 150-113 of the City Code further provides that a motion to affirm the case recommendation of the Board shall constitute final City Council action on each case unless an Appellant, as defined therein, files a written "notice of appeal" with the City Clerk within 10 business days following the rendering of any case decision by the City Council; and

WHEREAS, the City Council has reviewed the Board's recommendation relating to the Application during a duly noticed public hearing on _____, 2026 in accordance with the law and desires to [affirm the case recommendation of the board / request a further meeting to be conducted on the recommendation with the City Council sitting as a board of appeals] in accordance with Section 150-113(B)(1)(b) of the City Code; and

WHEREAS, the City Council finds this Resolution is in the best interest and welfare of the citizens of the City.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF MIAMI SPRINGS, FLORIDA, AS FOLLOWS:

Section 1. Recitals. The foregoing recitals are confirmed, adopted, and incorporated herein and made a part hereof.

Section 2. Affirming Board Recommendation. That the City Council hereby [affirms / requests a further meeting to be conducted with the city council sitting as a board of appeals on] the Board's recommendation to approve with conditions the following variance(s) for the Property:

(i) The Variance requesting a 5-foot and 4-inch interior side setback along the East property line where a 15-foot interior side setback would otherwise be required

Section 3. Conditions. The Application approval shall be subject to the following conditions:

1. **Scope of Approval**. The reduced side setback from fifteen (15') feet to five feet four inches (5'4") shall be strictly limited to accommodate the attached one-story canopy structure measuring approximately eleven (11) feet in depth by fifteen (15) feet in width (±165 sq. ft.) as depicted on the variance plans submitted with the Application. This approval is not transferable to any other future construction or expansion within the required setback area.
2. **Substantial Conformance**. The Property shall be developed in substantial conformance with the plans submitted for this Application and the Boundary Survey prepared by Prisma Land Surveyor LLC, signed by Miguel J. Garay, PSM, dated July 24, 2025. Any material deviation shall require additional City review and approval.
3. **All Other Standards Apply**. Except for the approved side setback reduction, the project shall comply with all other applicable requirements of the R-1A Single-Family Residential District, including maximum lot coverage, height, and pervious area standards.
4. **Cost Recovery and Fees**. No new development application, and no building permit or certificate of occupancy shall be issued for the Property until all fees, dues, and cost recovery charges, including notice publication and mailings related to the Property have been paid in full.
5. **Expiration**. After the City Council has granted a variance, the variance so approved shall expire after one (1) year, measured from the date of final

Council action if the Applicant does not obtain a building permit and commence construction in accordance with the plans for which the variance was granted. If unusual circumstances exist, the variance may be extended by the City Council for an additional six-month period. No extensions beyond the time periods specified above are authorized.

6. **Noncompliance**. Noncompliance with the terms and conditions of this approval will be considered a violation, and penalties may include but are not limited to revocation of the approval granted by resolution.

Section 4. Final Order. The City Council's motion to affirm the case recommendation of the Board constitutes final City Council action on the Application unless a written notice of appeal is filed with the City Clerk within 10 business days following the rendering of any case decision by the City Council in accordance with Section 150-113(B)(1)(b) of the City Code. Further appeals from any final decisions of the City Council in regard to any case recommendation of the Board shall be maintained in accordance with the applicable appellate rules and procedures established by the laws of the State of Florida.

Section 5. Violation of Conditions, Limitations of Approval. Noncompliance with the terms and conditions of this approval will be considered a violation, and penalties may include but are not limited to revocation of the approval granted by this resolution. The issuance of this development permit does not in any way create a vested right(s) on the part of the Applicant to obtain a permit from a county, state, or federal agency, and does not create any liability on the part of the municipality for issuance of the permit if the Applicant fails to obtain requisite approvals or does not fulfill the obligations imposed by a county, state or federal agency or undertakes actions that result in a violation of county, state, or federal law.

Section 6. Effective Date. This Resolution shall be in force and take effect immediately upon its passage and adoption.

The foregoing Resolution was offered by _____ who moved its adoption. The motion was seconded by _____ and upon being put to a vote, the vote was as follows:

Mayor Walter Fajet	_____
Vice Mayor Jorge Santin	_____
Councilmember Fabian Perez-Crespo	_____
Councilmember Joseph Dion	_____
Councilmember Orlando Lamas	_____

PASSED AND ADOPTED this _____ day of _____, 2026.

_____
MAYOR WALTER FAJET

ATTEST:

_____
ERIKA GONZALEZ, MMC
CITY CLERK

APPROVED AS TO FORM AND LEGAL SUFFICIENCY
FOR THE USE AND RELIANCE OF THE CITY OF MIAMI SPRINGS ONLY:

_____
WEISS SEROTA HELFMAN COLE & BIERMAN, P.L.
CITY ATTORNEY

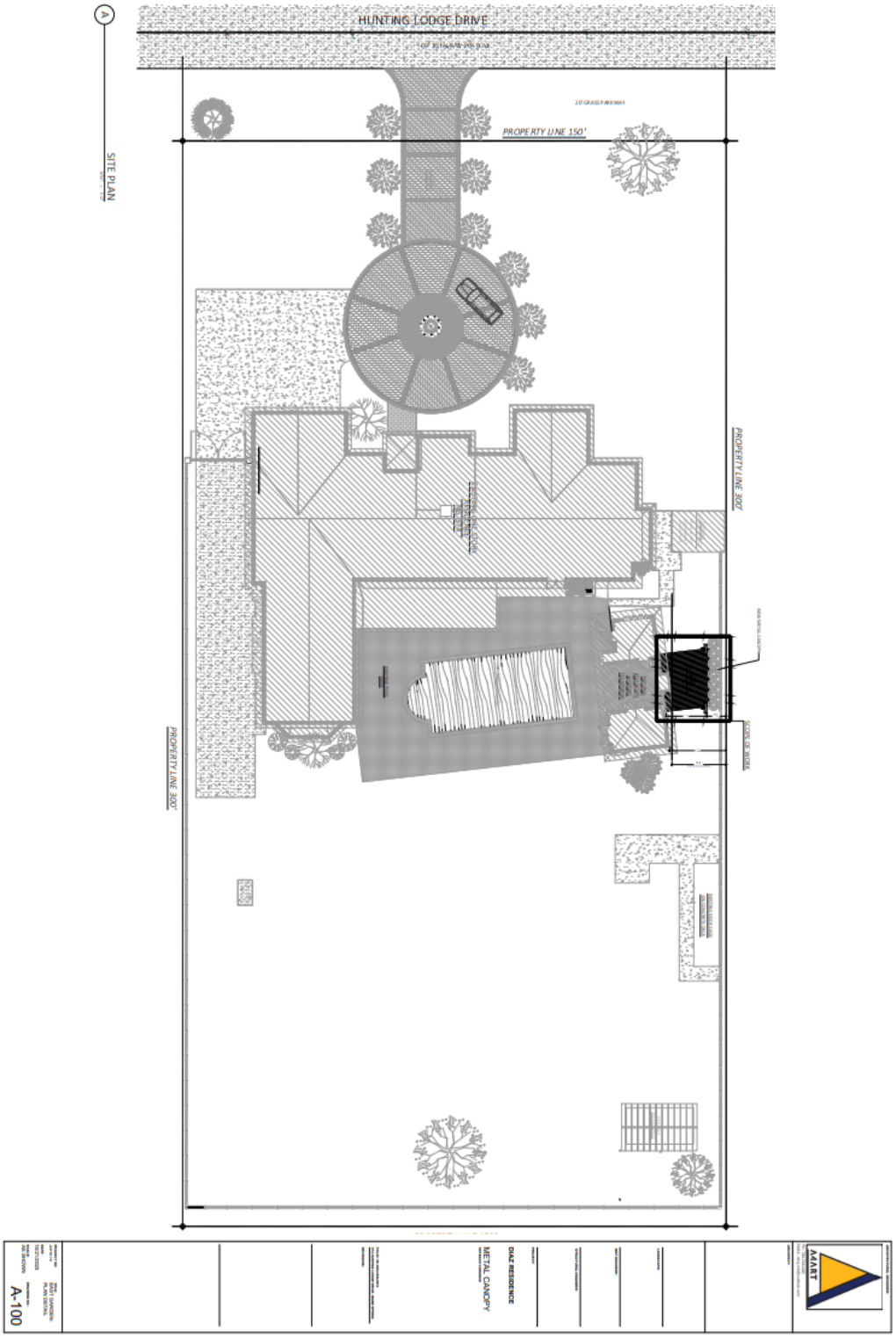
EXHIBIT A

Legal Description

Lot 18 and 19, Block 25, of Amended Plat of Section One, Country Club Estates; according to the Plat thereof as recorded in Plat Book 28 at Page 11, of the Public Record of Miami-Dade County, Florida; Lot 19 being also known as Tract “E,” Block 25, of the revised Plat of Portion of Amended Plat of Section One of Country Club Estates, according to the Plat thereof , as recorded in Plat Book 34, Page 39, of the Public Record of Dade County, Florida, and Bridle Path lying South of and adjacent to said Lot 18 and Lot 19.

EXHIBIT B

Proposed Addition Plan



City of Miami Springs
201 Westward Drive Miami Springs, FL 33166
Phone: (305) 805-5034 Fax: (305) 805-5036 Website: www.miamisprings-fl.gov

BASIC SUBMITTAL APPLICATION CHECKLIST

Mandatory Submittals – For all applications

☐ Complete Application Form, including all required forms and affidavits, signed by property owner or owner's representative. Forms may be downloaded from the City website or requested by emailing planning@miamisprings-fl.gov.

☐ Letter of Authorization from property owner, if different from Applicant.

☐ Letter of Intent signed by owner or owner's representative, which may include a narrative describing the project(s), whether the impact of the proposed development is favorable, adverse, or neutral on the economy, public services, environment, and housing supply of the City, and the relationship of the proposed project to surrounding, existing, and proposed Future Land Uses, and to existing zoning, and the City's Comprehensive Plan. This narrative may be provided as a document separate from the letter.
If variances, special exceptions, appeals, and/or conditional uses are being requested, the extent of these from the requirements shall be noted in the narrative.
If site plans are being requested, please refer to *Site Plan Application Guidelines Form*.

☐ Recent Property Survey prepared by a registered land surveyor that is less than one (1) year old accompanied by a written statement from the property owner that the survey accurately depicts the structures, landscaping, incidental furnishings or equipment and topographical features currently on the subject property according to Sec. 150-027.

☐ Engineering, Infrastructure, and Public Works requirements, if applicable.

☐ Two (2) full-size sets of paper plan showing the proposed development as described in the Letter of Intent.

☐ Digital copies of all required documents must be submitted via email or share-file service to planning@miamisprings-fl.gov.

☐ Application Fee and cost recovery deposit as shown in the Official Fee Schedule on the City's website.

Additional Submittals – Per Zoning Code or as determined by the Office of the City Planner or City Manager.

☐ Traffic Impact Statement (methodology/analysis), if applicable.

☐ For Temporary Plat applications. If the property owner is not an individual (e.g., LLC), an Opinion of Title must be submitted with the application.

☐ For Final Plat applications. Permanent Reference Markers (PRMs) shall be installed prior to the City Surveyor's final inspection.

Street/Alley Vacation requests associated with Plats or Site Plan approval requests may be submitted concurrently with those Plat or Site Plan approval applications. Variances associated with Site Plan approvals may be submitted together with the Site Plan application.

Applications shall be deemed incomplete until all mandatory and necessary additional submittals have been received by the City of Miami Springs Planning and Zoning Department and all fees due have been paid to the City

DEVELOPMENT APPLICATION

Instructions

Please print or type all the fields, except those for "Office Use Only." This application must be filled out accurately and completely; if an item is not applicable to your development, simply write "N/A".

Office Use Only	
Application No.	Date
Escrow No.	

Property Owner – acknowledgement and contact information

Under penalties of perjury, I declare that I have read the foregoing application and all attachments to the application and that the facts stated in it are true to the best of my knowledge and belief.

Name Ruben & Rosemary Diaz	Signature
Email rdiaz@capitolsteelstructures.com	Telephone No. 786-412-4493
Address 374 Hunting Lodge Drive Miami Springs, FL 33166	

Application Type – Check the box, or circle, all options that apply

Requested Process(es)			
	Meeting o Pre-application o Development review		Amendment(s) o Comprehensive Plan o Code o FLU Map o Zoning Map
	Site Plan review / Large-Scale Development o Project type o _____		Street of Alley Vacation or Abandonment
x	Variance / Special Exception Appeal / Conditional Use o _____ o _____		Platting / Subdivision o Tentative Plat o Final Plat o Waiver of Plat

Project Description

Name	Outdoor Renovation			
Address	374 Hunting Lodge Dr Miami Springs FL 33166			
Description	Variance request from the side yard setback requirement for the above-referenced project.			
Folio Number(s)	05-3024-006-0810			
Site Area	**Sq. Ft.**		**Acres**	1
Existing Use	**Existing**	residential	**Proposed**	
Residential Use	**Sq. Ft.**	5189	**# units**	1
Nonresidential Use (Sq. Ft.)	**Office**		**Retail**	
	Restaurant		**Other**	

Team Members, if applicable – contact information

Agent / Planner / Architect / Landscape Architect / Engineer / Land Use Attorney / Surveyor	
Name Relvy Moronta	Company A4ART
Telephone No. 786-768-4661	Email relvy.mh@outlook.com
Agent / Planner / Architect / Landscape Architect / Engineer / Land Use Attorney / Surveyor	
Name	Company
Telephone No.	Email
Agent / Planner / Architect / Landscape Architect / Engineer / Land Use Attorney / Surveyor	
Name	Company
Telephone No.	Email

☐ Check here if additional team members are involved. Please attach contact information for the remaining team members as a separate sheet.

AGENT AUTHORIZATION FORM

Development Address	374 Hunting Lodge Dr Miami Springs FL 33166
Folio Number(s)	05-3024-006-0810
Property Owner	Ruben Diaz

The undersigned, registered property owner(s) of the subject site, do hereby authorize

Relvy Moronta (Agent), of A4ART (Name of Company / Firm)

to act on my behalf and take all actions necessary for the processing, issuance, and acceptance of this application and all standard and special conditions associated.

Agent Address	5665 SW 7th ST Miami FL 33134
Telephone No.	786-768-4661
Mobile	786-768-4661
Email	relvy.mh@outlook.com

We hereby certify the above information submitted in this application is true and accurate to the best of our knowledge.

Owner signature _____ Agent signature _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED before me, by means of ■ physical presence or ☐ online notarization, this 22 day of October, 20 25, by _____, the owner, who is ■ personally known or ☐ produced the following identification _____ and by _____, if multiple, who is ☐ personally known or ☐ has produced the following identification _____.

Notary Public - Signature _____ Sonia Perez
Notary Public – Printed Name

Notary Public State of Florida
Sonia I Perez
My Commission HH 698196
Expires 7/29/2029

APPLICANT'S AFFIDAVIT FORM

The Undersigned, first being duly sworn depose that all answers to the questions in this application, and all supplementary documents made a part of the application are honest and true to the best of my(our) knowledge and belief. I(We) understand this application must be complete and accurate before the application can be submitted and the hearing advertised.

OWNER OR TENANT AFFIDAVIT

I(We), Ruben Diaz / Rosemary Diaz, being first duly sworn, depose and say that I am (We are) the ■ Owner ☐ Tenant of the property described, and which is the subject matter cf the proposed project and any related public hearing.

Owner/Tenant signature

Owner/Tenant signature

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED before me, by means of ■ physical presence or ☐ online notarization, this 22 day of October, 20 25, by Ruben Diaz & Rosemary Diaz, the owner, who is ■ personally known or ☐ produced the following identification _____ and by _____, if multiple, who is ■ personally known or ☐ has produced the following identification _____.

Notary Public - Signature

Sonia Perez
Notary Public – Printed Name

Notary Public State of Florida
Sonia I Perez
My Commission HH 698196
Expires 7/29/2029

CORPORATION, TRUSTEE, PARTNERSHIP, LIMITED PARTNERSHIP AFFIDAVIT

I(We), _____, being first duly sworn, depose and say that I am (We are) the ☐ President ☐ Vice-President ☐ Secretary ☐ Asst. Secretary of the aforesaid ☐ Corporation ☐ Trustee ☐ Partnership ☐ Limited Partnership, and as such, have been authorized by the corporation to file this application for public hearing; and that said corporation is the ☐ Owner ☐ Tenant of the property described herein and which is the subject matter of the proposed hearing.

NOTE: where the principal officers or stockholders consists of another Corporation(s), Trustee(s), Partnership(s), or similar entities, further disclosure shall be required to identity of the natural person(s) having the ultimate ownership interest in said entity.

Corporate Seal

_____
Name of Entity

By _____ _____ %

By _____ _____ %

By _____ _____ %

By _____ _____ %

_____
Signature

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED before me, by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 20_____, by _____, the owner, who is ☐ personally known or ☐ produced the following identification _____ and by _____, if multiple, who is ☐ personally known or ☐ has produced the following identification _____.

_____ Notary Public - Signature

_____ Notary Public – Printed Name

Stamp

ATTORNEY AFFIDAVIT

I, _____, being first duly sworn, depose and say that I am a State of Florida Attorney at Law, and I am the Attorney for the ☐ Owner ☐ Tenant of the property described, and which is the subject matter of the proposed hearing.

_____
Signature

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED before me, by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 20_____, by _____, the owner, who is ☐ personally known or ☐ produced the following identification _____.

_____ _____ Stamp
Notary Public - Signature Notary Public – Printed Name

COST RECOVERY AFFIDAVIT

I hereby acknowledge and consent to the payment of all applicable fees involved as part of this application process. These fees include but are not limited to application fees, postage, advertising. Attorney fees and any outside contractors, agents, or consultant regardless of the outcome of the public hearing.

Date 10/22/2025

Full name Ruben Diaz

Street address 374 Hunting Lodge Dr City Miami Springs

State FL Zip 33166

Telephone 786-412-4493

Email rdiaz@capitolsteelstructures.com

Signature

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED before me, by means of ■ physical presence or ☐ online notarization, this 22 day of October, 20 25, by Ruben Diaz, the owner, who is ■ personally known or ☐ produced the following identification _____.

Notary Public - Signature

Sonia Perez

Notary Public – Printed Name

Notary Public State of Florida
Sonia I Perez
My Commission HH 698196
Expires 7/29/2029

To:
City of Miami Springs
Planning & Zoning Department
201 Westward Drive
Miami Springs, FL 33166

Date: 10/1/25.

Re: Variance Request – Side Setback Reduction
Property Address: 374 Hunting Lodge Drive, Miami Springs, FL 33166

I am writing to respectfully request a variance from the side yard setback requirement for the above-referenced property. The zoning code requires a 15-foot side setback; we are requesting approval to reduce this to 5 feet 4 inches to accommodate a proposed canopy structure.

The hardship arises from the existing accessory structure located along the east side of the property. Because the east wall of this structure is not parallel to the property line, a geometric constraint is created. As a result, the proposed canopy columns extend into the required side yard setback, even though the design has been carefully developed to integrate harmoniously with the existing site conditions. In addition, the construction of a new adjacent house on the east side has compromised the house's privacy, making the canopy an important measure to restore comfort and enjoyment of the outdoor living area.

Benefits & Impact:

- **Owner's Benefit:** The canopy will provide shade and privacy for the outdoor living area, improving usability and comfort.
- **Neighborhood Impact:** The proposed structure will not negatively affect adjacent neighbors. The canopy has been designed in scale with the existing property and neighborhood character, ensuring visual harmony with surrounding residences.

We respectfully ask for your consideration and approval of this variance request. Thank you for your time and for reviewing this application.

Sincerely,

Ruben Andres DIAZ
[Owner's Full Name]

786 412 4493.
[Owner's Contact Information]

October 22nd, 2025

LOI – variance hardship criteria (verbatim): Provide separate, specific responses to each criterion in Section 150-111 (include the text verbatim in your LOI):

- Criterion No. 1: The granting of the variance will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provision of the chapter will result in unnecessary hardship, and the spirit of the chapter shall be observed, and substantial justice done.
  RESPONSE: Correct

- Criterion No. 2: The variance shall not constitute any change in the districts shown on the zoning map.
  RESPONSE: Correct

- Criterion No. 3: The variance shall not impair an adequate supply of light and air to adjacent property, or materially increase the danger of fire.
  RESPONSE: Correct

- Criterion No. 4: The variance shall not materially diminish or impair established property values within the surrounding area.
  RESPONSE: Correct

- Criterion No. 5: The variance shall not in any other respect impair the public health, safety, morals, and general welfare of the City.
  RESPONSE: Correct

Respectfully,



Ruben Diaz

Ruben Diaz
374 Hunting Lodge Drive
Miami Springs, FL 33166
rdiaz@capitolsteelstructures.com
(786)-412-4493

October 8th, 2025

City of Miami Springs
Planning and Zoning Department
201 Westward Drive
Miami Springs, FL 33166

Subject: Complaint Regarding Adjacent Construction Impacting Privacy

To Whom It May Concern,

I am writing to formally raise a concern regarding the construction of a new residence on the east side of my property located at 374 Hunting Lodge Drive. While I respect the rights of neighboring property owners to develop their land, the current construction is having a significant impact on the privacy and enjoyment of my home.

The design and placement of the new structure appear to compromise the privacy of my residence and backyard by elevated windows overseeing my entire back yard, back yard lighting that illuminates my entire back yard limiting my privacy. This situation not only disrupts the quiet enjoyment of my property but also raises questions about compliance with local zoning.

I respectfully request that the City review my proposed design, and can give me a variance for (2) small trellis column supports that may fall slightly into the setback.

Thank you for your attention to this matter. I look forward to your response.

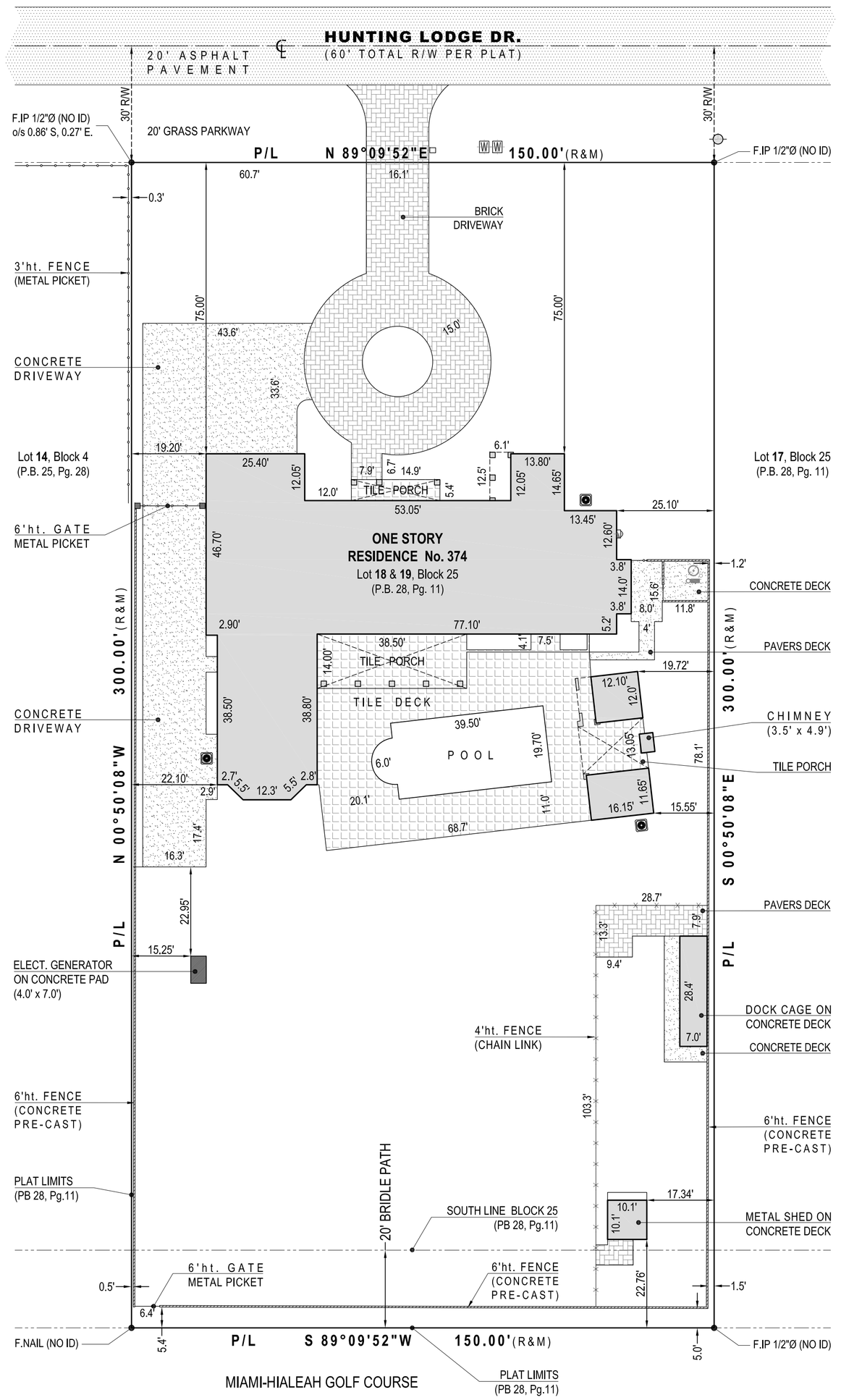
Sincerely,

Ruben A Diaz

Owner

MAP OF SURVEY:

SCALE 1" : 20'



5 0 10 20 30 40 50

GRAPHIC SCALE 1" : 20' (IN FEET)

LOCATION SKETCH:

SCALE: N.T.S.



SURVEYOR'S REPORT :

1. MAP OF BOUNDARY SURVEY FOR PROPERTY:
374 HUNTING LODGE DRIVE, MIAMI SPRINGS, FLORIDA 33166

2. LEGAL DESCRIPTION :
Lot 18 and 19, Block 25, OF AMENDED PLAT OF SECTION ONE, COUNTRY CLUB ESTATES; according to the Plat Thereof as Recorded in Plat Book 28 at Page 11, of the Public Record of MIAMI-DADE County, Florida; Lot 19 being also known as TRACT "E", Block 25, of the revised Plat of Portion of AMENDED PLAT OF SECTION ONE OF COUNTRY CLUB ESTATES, according to the Plat thereof, as recorded in Plat Book 34, Page 39, of the Public Record of Dade County, Florida, and Bridle Path lying South of and adjacent to said Lot 18 and Lot 19.

3. SOURCES OF DATA (HORIZONTAL CONTROL):
The North Arrow and Bearings as shown hereon are based of bearings value S89°09'52"W along the South line of N $\frac{1}{2}$ of Section 24-53-40

4. SOURCES OF DATA (VERTICAL CONTROL):

Flood information Based on the Flood Insurance Rate Map of the Federal Emergent Management Agency. (NGVD 1929)						
F.I.R.M. date	Flood Zone:	Base elevation:	Community:	Panel No.	Suffix:	BM used: N / A
09-11-2009	X	N/A	120653	0283	L	Elevation: N / A

5. ACCURACY :
The accuracy obtained by measurement and calculation of closed geometric figures was found to exceed this requirement.

6. LIMITATIONS :
- Since no other information other than what is cited in the Sources of Data were furnished, the Client is hereby advised that there may be legal restrictions on the Subject Property that are not shown on the Survey Map or contained within this Report that may be found in the Public Records of Miami-Dade County, or the records of any other public and private entities as their jurisdictions may appear.
- Land shown hereon were not abstracted for easements and/or right-of-way of record except as shown on the Record Plat if any.
- The Surveyor makes no representation as to ownership or possession of the Subject Property by any entitie or individual who may appear of public record.
- No excavation or determination was made as to how the Subject Property is served by utilities.
- No improvements were located, other than those shown.
- No underground foundations, improvements and/or utilities were located or shown hereon.
- This survey is exclusively for the use of the parties to whom it was certified.
- The elevations (if any) of well identified features as depicted on this survey and map were measured to an estimated vertical positional accuracy of 1/10 foot for natural ground surfaces and 1/100 foot for hardscape surfaces, including pavement, curbs, sidewalks and other manmade structures.
- This notice is required by the "Standards of Practice for Land Surveying in the State of Florida", pursuant to Section 5J-17.050 through5J-17.052 of the Florida Administrative Code and it's implementing law, Chapter 472.027 of the Florida Statutes.

Notice is hereby given that Sunshine State One Call of Florida, Inc. must be contacted at 1-800-432-4770 at least 48 hours in advance of any construction, excavation or demolition activity within, upon, abutting or adjacent to the Subject Property. This notice is given in compliance with the "Underground Facility Damage Prevention and Safety Act", pursuant to Chapter 556.101-111 of the Florida Statutes.

ABBREVIATIONS AND LEGEND:

A	=arc	°	=degrees	O.H.	=overhang	R / W	=right-of-way
B.B.Q.	=barbecue	E	=east	O.U.L.	=overhead utility line	SWK	=sidewalk
B.O.B.	=basis of bearings	ENC.	=encroachment	O.R.B.	=official record book	SEC.	=section
B.M.	=bench mark	FIP	=found iron pipe	P	=plat	S	=south
B.C.	=block corner	FIR	=found iron rebar	P.B.	=plat book	T	=tangent
BLDG.	=building	F.F.E.	=finish floor elevation	P.C.	=point of curvature	TWP.	=township
C.M.E.	=canal maintenance easement.	F.N&D.	=found nail and disc	PG.	=page	U.E	=utility easement
		HT.	=high (height)	P.C.P.	=permanet control point	UTIL.	=utility
C.	=calculated	L.F.E.	=lowest floor elevetion	PKWY	=parkway	W	=west
CH.	=chord distance	L.M.E.	=lake maintenance easement	P / L	=property line		POOL EQUIPMENT
CH. B.	=chord bearing	L.S.	=land surveyor	PL	=planter		AIR CONDITIONER
C.B.S.	=concrete block structure	(M)	=measured distance	P.O.B	=point of beginning		FIRE HYDRANT
		M / L	=monument line	P.O.C	=point of commencement		CABLE TV BOX
CL	=clear	N / A	=not applicable	P.R.C	=point of revrse curvature		WATER METER
CONC.	=concrete	N & D	=nail & disc	P.R.M	=point of refernce monument		ELECTRIC BOX
Ø	=diameter	N.G.V.D.	=national geodetic vertical datum	P.T	=point of tagency		WIRE PULL BOX
D	=central angle	N	=north	R	=radius		FPL BOX
DH.	=drill hole	N.T.S	=not to scale	RNG	=range		CONCRETE POWER POLE
D.M.E.	=drainage maintenance easement	No.	=number	R / R	=railroad		WOOD POWER POLE

LP LIGHT POLE
MH UNKNOWN MANHOLE
CATCH BASIN
CHAIN LINK FENCE
WOOD FENCE
METAL BAR FENCE
CENTER LINE
XXX SPOT ELEVATION
TEMPORARY BENCHMARK
WATER VALVE
SEWER VALVE
GAS VALVE
ELECTRIC METER
IRRIGATION WELL AND ELECTRIC PUMP

FOR MORE INFORMATION VISIT US ON THE WEB

CERTIFY TO : *RUBEN DIAZ; STEPHEN L. VINSON, JR.' P.A.; OLD REPUBLIC NATIONAL TITLE INSURANCE, CO.; BANCO POPULAR NORTH AMERICA, a New york StateCharted Commercial bank, ISAOA /ATIMA*

NOTICE: Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to Survey Maps and Reports by other than the signing party are prohibited without the written consent of the signing party.

SURVEYOR'S CERTIFICATE : I hereby certify: That this "Boundary and Topographic Survey" and Report resulting therefor was performed under my direction and is true and correct to the best of my knowledge and belief and further, that said "Boundary and Topographic Survey" meets the intent of the applicable provisions of the "Standards of Practice for Land Surveying in the State of Florida", pursuant to Section 5J-17.050 through 5J-17.052 of the Florida Administrative Code and it's implementing law, chapter 472.027 of the Florida Statutes.

By: Miguel J Garay Digitally signed by Miguel J Garay Date: 2025.07.24 15:16:09 -04'00'

Miguel J. Garay
Professional Surveyor and Mapper
No. 6594 State of Florida

8801 NW 176th Street Miami Lakes, Fl. 33018
P. 305_362_7926 **P.** 305_305_4143
M. madelin @ s u r v e y i n f l o r i d a . c o m

Date: 07-24-2025
Job No.18-8714F
Sheet No. 1 of 1

PRISMA LAND SURVEYORS LLC
SURVEYOR AND MAPPERS LB. 8036
north central and south florida



A CONTEXT PICTURE- EXISTING FRONT YARD
1:1.64



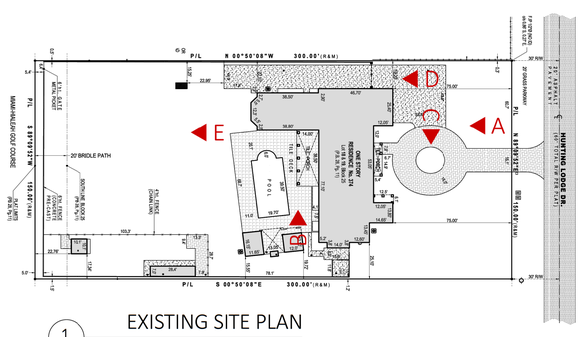
B CONTEXT PICTURE- EXISTING POOL TERRACE
1:1.63



C CONTEXT PICTURE- DRIVEWAY



D CONTEXT PICTURE- SIDE ENTRY GATE
1:5.34



1 EXISTING SITE PLAN
1/64" = 1'-0"



E CONTEXT PICTURE- EXISTING BACK YARD
1:1.63

ZONING TABLE

MIAMI SPRINGS ZONING DATASHEET-ZONE 0800 SINGLE FAMILY		
1. SUBDIVISION: COUNTRY CLUB ESTS AMD PL SEC1 2. PRIMARY ZONE: 0800 SINGLE FAMILY-1701- 1900 SQ 3. ZONE: R-1A- SINGLE FAMILY RESIDENTIAL 4. MUNICIPALITY: MIAMI SPRINGS 5. COUNTY: MIAMI DADE COUNTY.		
	PERMITTED	EXISTING/ PROPOSED
BUILDING DISPOSITION LOT OCCUPATION		
A. LOT AREA	10,000 sf. MIN.	45,000 sf. (EXISTING)
B. LOT WIDTH	75 ft. MIN.	150'-0"(EXISTING)
C. LOT COVERAGE 1. PROPERTY 2. NEW CANOPY.	40% MAX. (18, 000 SF.) 15% MAX OF REAR YARD.	TOTAL 18.2% (8,117 sf.) 117 s.f. (0.99% OF REAR YARD AREA)
D. HEIGHT	2-STORIES	1-STORY (EXISTING)
BUILDING SETBACK		
A. PRINCIPAL FRONT	30'-0" MIN. (FROM BBL)	75'-0" (EXISTING)
B. REAR	25'-0" MIN. (FROM BBL)	135'-0" (EXISTING)
C. SIDE (EAST)	15'-0" minimum (10% of a 150' lot width)	20'-5" (EXISTING)
D. SIDE (WEST)		19'-2" (EXISTING)
ACCESSORY BUILDING SETBACK		
A. REAR YARD	5'-0" MIN. (FROM BBL)	130'-8" (EXISTING)
B. SIDE YARD	15'-0" mirimum (10% of a 150' lot width)	5'-4" (PROPOSED)
C. DISTANCE FROM MAIN HOUSE	10'-0" MIN.	10'-0" (EXISTING)

ARCHITECTURAL DESIGNER:
A4ART
PH.: 786.768.4661
EMAIL: relvy.mh@outlook.com
ARCHITECT:
LANDSCAPE:
MEP ENGINEER:
STRUCTURAL ENGINEER:

PROJECT:

DIAZ RESIDENCE

OUTDOOR
RENOVATION

FOLIO: 05-3024-006-0310
374 HUNTING LODGE DRIVE, MIAMI SPRING

REVISIONS:

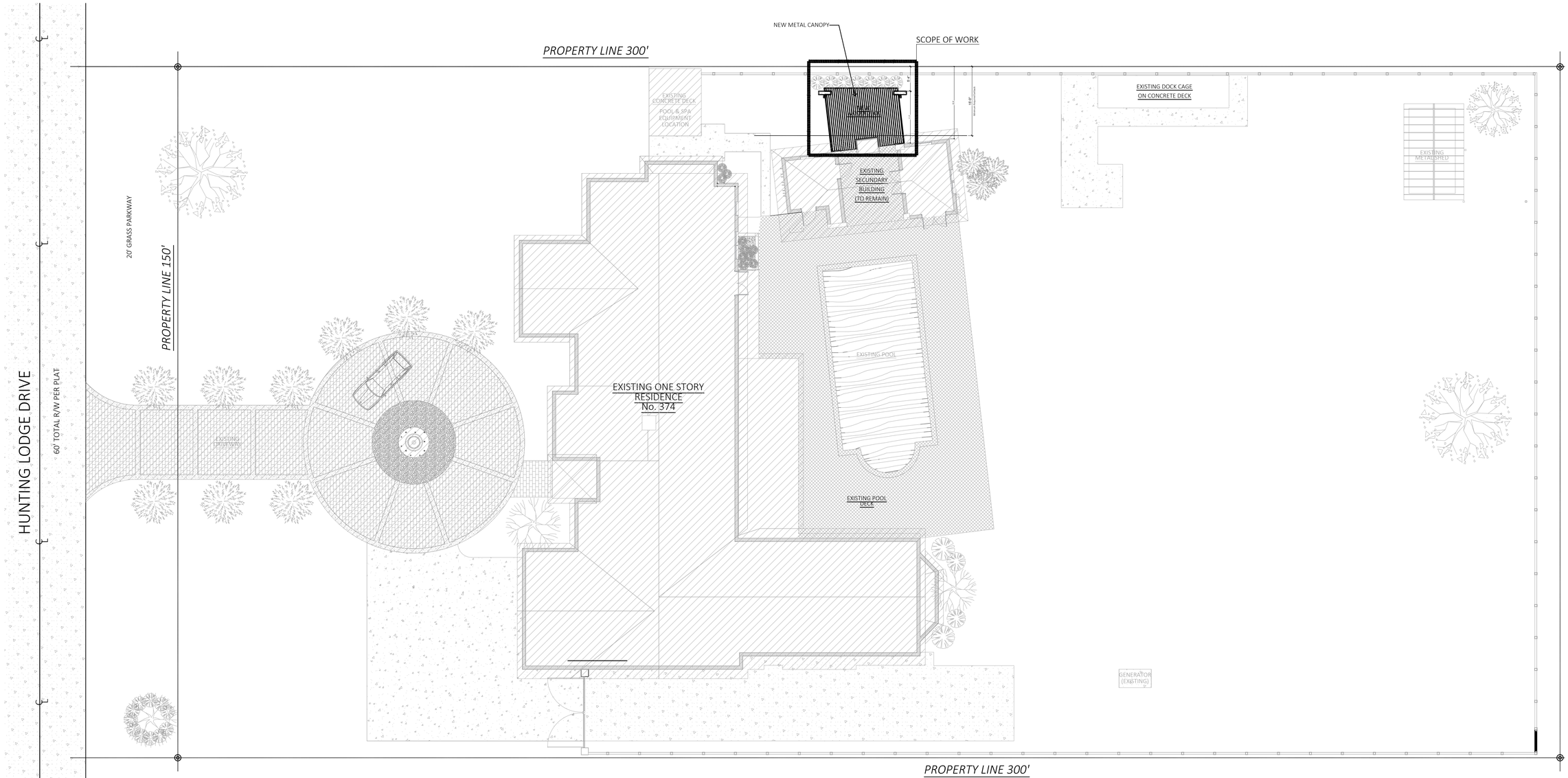
PROJECT NO.
25-614

TITLE:
ZONING TABLE & DIAGRAMS

DATE:
06/14/2025

SCALE:
AS SHOWN

DRAWING NO.:
A-001



A SITE PLAN
3/32" = 1'-0"

ARCHITECTURAL DESIGNER:
A4ART
PH.: 786.768.4661
EMAIL: relvy.mh@outlook.com
ARCHITECT:

LANDSCAPE:

MEP ENGINEER:

STRUCTURAL ENGINEER:

PROJECT:

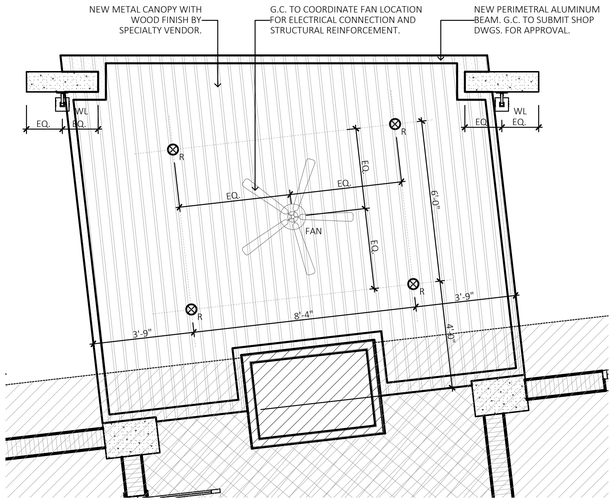
DIAZ RESIDENCE

METAL CANOPY
SETBACK VARIANCE

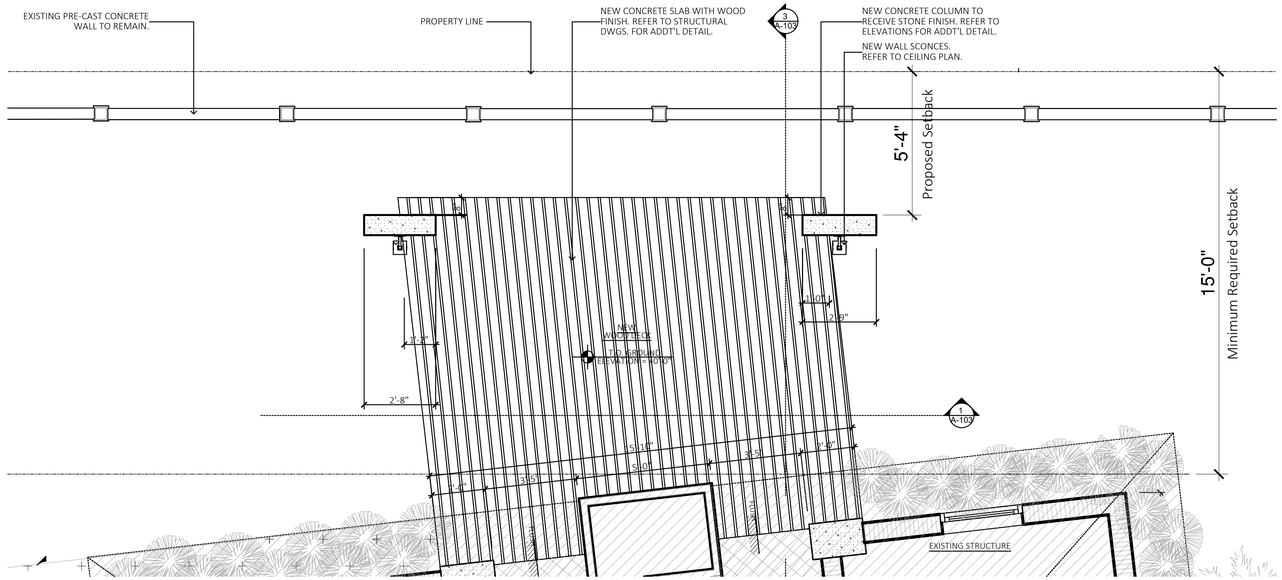
FOLIO: 05-3024-006-0810
374 HUNTING LODGE DRIVE, MIAMI SPRING

REVISIONS:

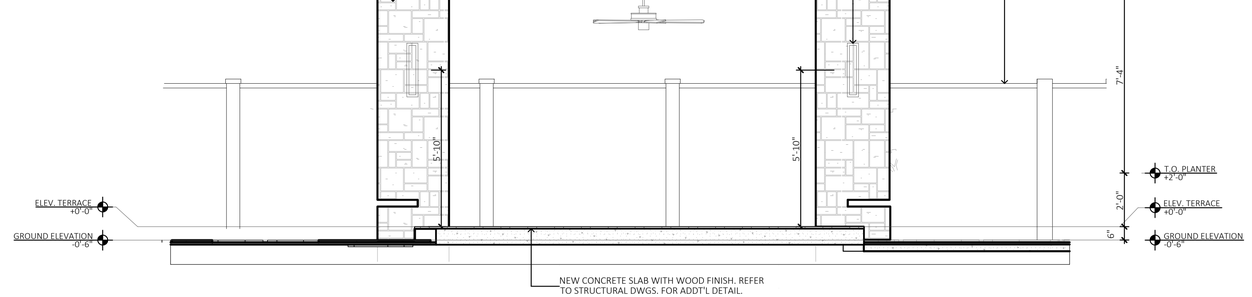
PROJECT NO.: 25-614
TITLE: EAST GARDEN-PLAN DETAIL
DATE: 10/21/2025
SCALE: AS SHOWN
DRAWING NO.: A-100



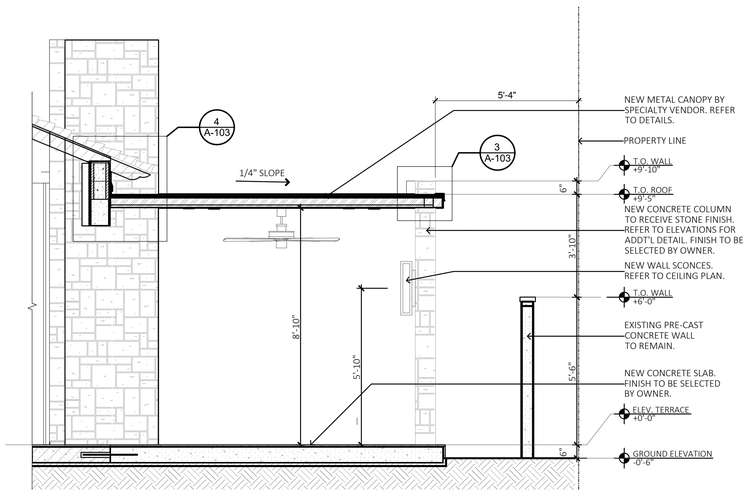
B CANOPY - CEILING PLAN
3/8" = 1'-0"



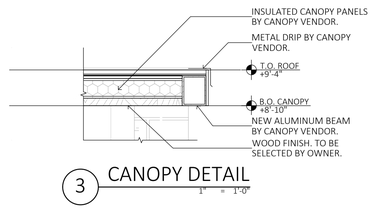
A EAST GARDEN AREA- PLAN DETAIL
3/8" = 1'-0"



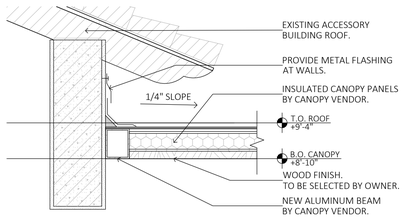
1 EAST GARDEN- SECTION
3/8" = 1'-0"



2 PROPOSED SITE PLAN
3/8" = 1'-0"



3 CANOPY DETAIL
1" = 1'-0"



4 CANOPY DETAIL
1" = 1'-0"

NOTES:

1. MILLWORK CONTRACTOR IS TO FIELD VERIFY ALL DIMENSIONS PRIOR TO START ON FABRICATION.
2. ALL DIMENSIONS SHOWN ARE APROXIMATE AND MUST BE VERIFIED.
3. ALL FINISHES NOTED ARE TO BE CONFIRMED BY APROVED SAMPLE.
4. MILLWORK FABRICATOR IS TO SUBMIT DETAILED SHOP DRAWINGS FOR APPROVAL.

GENERAL FRAMING NOTES

1. ALL FRAMING CONNECTIONS TO SLABS ARE TO BE COORINDATED. SEE STRUCT. DWGS FOR ADDIT'L INFO.
2. ALL WOOD BLOCKING OR PLYWOOD BACKING TO BE PROVIDED AS NEED
3. CONTRACTOR TO SUBMIT COMPLETE MILLWORK SHOP DWGS FOR APPROVAL.
4. ALL FINISH MILLWORK TO BE APPROVED BY OWNER

DIMMENSION NOTES

ALL DIMENSIONS TO EXTERIOR WALLS ARE TO THE INTERIOR FACE OF CMU.
ALL DIMMENSIONS TO BE VERIFIED ON FIELD PRIOR TO STAR PROJECT.

GENERAL NOTES:
1. REFER TO STRUCTURAL DWGS. FOR ALL FRAMING DETAILS, CONCRETE ANCHOR SPECS AND ADDITIONAL FRAMING INFORMATION.
2. REFER TO MEP DWGS. FOR ALL ELECTRICAL, LIGHTING SPECS, PLUMBING DETAILS AND ANY ADDITIONAL INFORMATION REGARDING ELECTRICAL AND PLUMBING.

ARCHITECTURAL DESIGNER:
PH.: 786.768.4661
EMAIL: relvy.mh@outlook.com
ARCHITECT:
LANDSCAPE:
MEP ENGINEER:
STRUCTURAL ENGINEER:

PROJECT:

DIAZ RESIDENCE

METAL CANOPY
SETBACK VARIANCE

FOLIO: 05-3024-006-0810
374 HUNTING LODGE DRIVE, MIAMI SPRING

REVISIONS:

PROJECT NO.: 25-614
DATE: 10/21/2025
SCALE: AS SHOWN
TITLE: EAST GARDEN- PLAN DETAIL
DRAWING NO.: A-101

RESOLUTION NO. 2026 - _____

A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF MIAMI SPRINGS, FLORIDA, AFFIRMING A RECOMMENDATION OF THE CITY'S BOARD OF ADJUSTMENT TO APPROVE WITH CONDITIONS AN APPLICATION BY RUBEN DIAZ FOR THE PROPERTY LOCATED AT 374 HUNTING LODGE DRIVE (PROPERTY FOLIO NO. 05-3024-006-0810) TO PERMIT A 5- FOOT AND 4-INCH INTERIOR SIDE SETBACK ALONG THE EAST PROPERTY LINE WHERE A 15-FOOT INTERIOR SIDE SETBACK WOULD OTHERWISE BE REQUIRED; PROVIDING FOR CONDITIONS; PROVIDING FOR FINAL ORDER; PROVIDING FOR VIOLATIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, consistent with the requirements set forth in Section 150-111 of the City of Miami Springs Code of Ordinances (the "Code"), Relvy Moronta, the authorized representative, of Ruben Diaz, the owner, (collectively, the "Applicant") of 374 Hunting Lodge Drive, Miami Springs, Florida 33166 (Property Folio No. 05-3024-006-0810), as identified in the legal description attached hereto as Exhibit "A" (the "Property"), has submitted a variance application (the "Application") for the Property to permit a 5-foot and 4-inch interior side setback along the East property line (the "Variance") where a 15-foot interior side setback would otherwise be required; and

WHEREAS, Section 150-111(B)(4) of the City Code provides that the City's Board of Adjustment ("Board") has, among other duties and powers, the ability to "authorize…in specific cases the variance from the terms of [Chapter 150 of the City Code] as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provision of [Chapter 150 of the City Code] will result in unnecessary hardship, and so that the spirit of [Chapter 150 of the City Code] shall be observed and substantial justice done"; and

WHEREAS, City staff has reviewed the Application and recommends **denial**; and

WHEREAS, on February 2, 2026, after a duly noticed public hearing, the Board considered the presentations by the Applicant and the City, the Application, the Staff Report, and other evidence entered into the record, and based upon competent substantial evidence in the record, voted to recommend approval with conditions of the Application; and

WHEREAS, Section 150-113 of the City Code provides that all case recommendations of the Board shall be reviewed at the next regular City Council meeting following the rendering of the Board's case recommendation, at which time the City Council shall either affirm the Board's recommendation or request a further meeting to be conducted on the recommendation with the City Council sitting as a Board of Appeals; and

WHEREAS, Section 150-113 of the City Code further provides that a motion to affirm the case recommendation of the Board shall constitute final City Council action on each case unless an Appellant, as defined therein, files a written "notice of appeal" with the City Clerk within 10 business days following the rendering of any case decision by the City Council; and

WHEREAS, the City Council has reviewed the Board's recommendation relating to the Application during a duly noticed public hearing on _____, 2026 in accordance with the law and desires to [affirm the case recommendation of the board / request a further meeting to be conducted on the recommendation with the City Council sitting as a board of appeals] in accordance with Section 150-113(B)(1)(b) of the City Code; and

WHEREAS, the City Council finds this Resolution is in the best interest and welfare of the citizens of the City.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF MIAMI SPRINGS, FLORIDA, AS FOLLOWS:

Section 1. Recitals. The foregoing recitals are confirmed, adopted, and incorporated herein and made a part hereof.

Section 2. Affirming Board Recommendation. That the City Council hereby [affirms / requests a further meeting to be conducted with the city council sitting as a board of appeals on] the Board's recommendation to approve with conditions the following variance(s) for the Property:

(i) The Variance requesting a 5-foot and 4-inch interior side setback along the East property line where a 15-foot interior side setback would otherwise be required

Section 3. Conditions. The Application approval shall be subject to the following conditions:

1. **Scope of Approval**. The reduced side setback from fifteen (15') feet to five feet four inches (5'4") shall be strictly limited to accommodate the attached one-story canopy structure measuring approximately eleven (11) feet in depth by fifteen (15) feet in width (±165 sq. ft.) as depicted on the variance plans submitted with the Application. This approval is not transferable to any other future construction or expansion within the required setback area.
2. **Substantial Conformance**. The Property shall be developed in substantial conformance with the plans submitted for this Application and the Boundary Survey prepared by Prisma Land Surveyor LLC, signed by Miguel J. Garay, PSM, dated July 24, 2025. Any material deviation shall require additional City review and approval.
3. **All Other Standards Apply**. Except for the approved side setback reduction, the project shall comply with all other applicable requirements of the R-1A Single-Family Residential District, including maximum lot coverage, height, and pervious area standards.
4. **Cost Recovery and Fees**. No new development application, and no building permit or certificate of occupancy shall be issued for the Property until all fees, dues, and cost recovery charges, including notice publication and mailings related to the Property have been paid in full.
5. **Expiration**. After the City Council has granted a variance, the variance so approved shall expire after one (1) year, measured from the date of final

Council action if the Applicant does not obtain a building permit and commence construction in accordance with the plans for which the variance was granted. If unusual circumstances exist, the variance may be extended by the City Council for an additional six-month period. No extensions beyond the time periods specified above are authorized.

6. **Noncompliance**. Noncompliance with the terms and conditions of this approval will be considered a violation, and penalties may include but are not limited to revocation of the approval granted by resolution.

Section 4. Final Order. The City Council's motion to affirm the case recommendation of the Board constitutes final City Council action on the Application unless a written notice of appeal is filed with the City Clerk within 10 business days following the rendering of any case decision by the City Council in accordance with Section 150-113(B)(1)(b) of the City Code. Further appeals from any final decisions of the City Council in regard to any case recommendation of the Board shall be maintained in accordance with the applicable appellate rules and procedures established by the laws of the State of Florida.

Section 5. Violation of Conditions, Limitations of Approval. Noncompliance with the terms and conditions of this approval will be considered a violation, and penalties may include but are not limited to revocation of the approval granted by this resolution. The issuance of this development permit does not in any way create a vested right(s) on the part of the Applicant to obtain a permit from a county, state, or federal agency, and does not create any liability on the part of the municipality for issuance of the permit if the Applicant fails to obtain requisite approvals or does not fulfill the obligations imposed by a county, state or federal agency or undertakes actions that result in a violation of county, state, or federal law.

Section 6. Effective Date. This Resolution shall be in force and take effect immediately upon its passage and adoption.

The foregoing Resolution was offered by _____ who moved its adoption. The motion was seconded by _____ and upon being put to a vote, the vote was as follows:

Mayor Walter Fajet	_____
Vice Mayor Jorge Santin	_____
Councilmember Fabian Perez-Crespo	_____
Councilmember Joseph Dion	_____
Councilmember Orlando Lamas	_____

PASSED AND ADOPTED this _____ day of _____, 2026.

_____
MAYOR WALTER FAJET

ATTEST:

_____
ERIKA GONZALEZ, MMC
CITY CLERK

APPROVED AS TO FORM AND LEGAL SUFFICIENCY
FOR THE USE AND RELIANCE OF THE CITY OF MIAMI SPRINGS ONLY:

_____
WEISS SEROTA HELFMAN COLE & BIERMAN, P.L.
CITY ATTORNEY

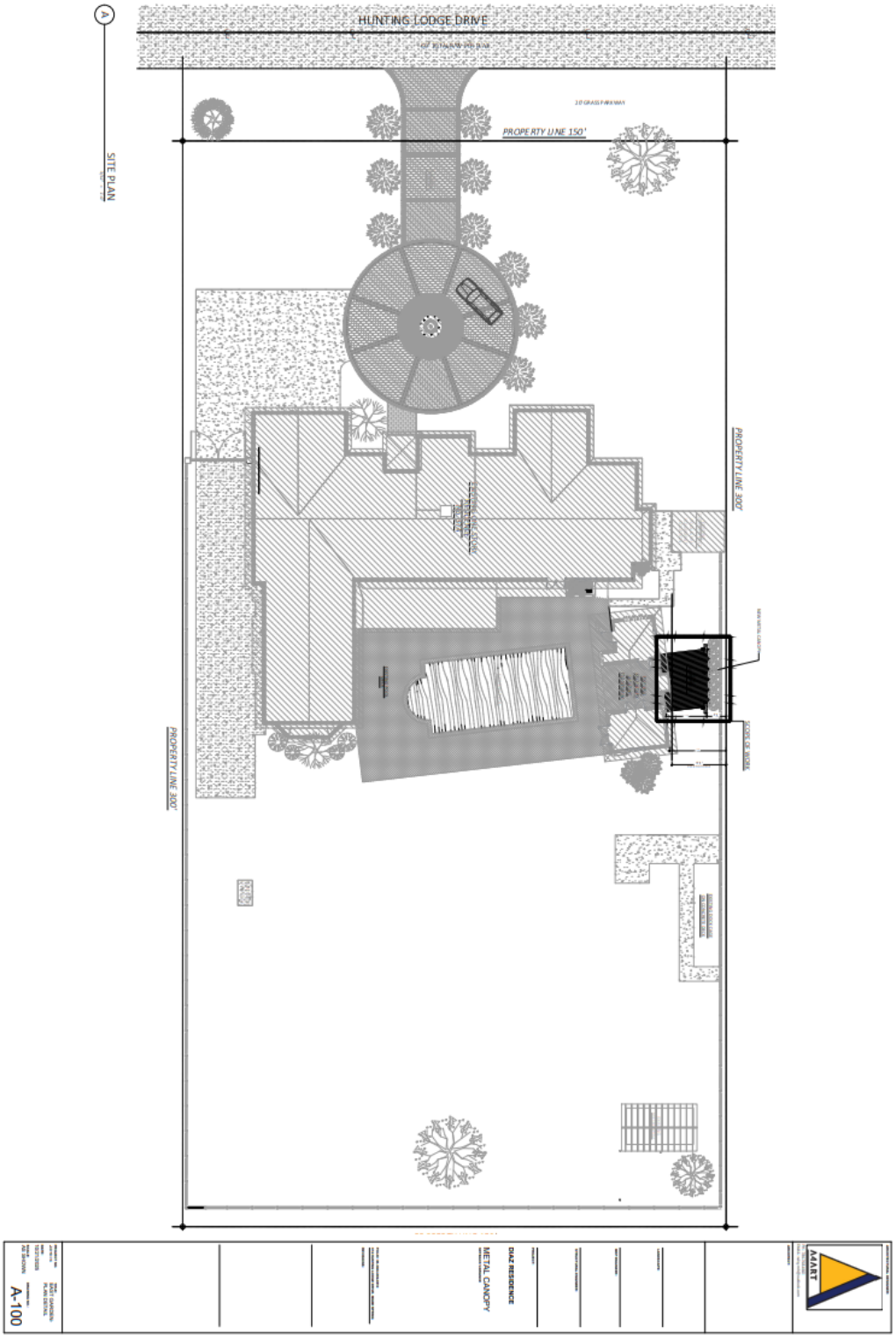
EXHIBIT A

Legal Description

Lot 18 and 19, Block 25, of Amended Plat of Section One, Country Club Estates; according to the Plat thereof as recorded in Plat Book 28 at Page 11, of the Public Record of Miami-Dade County, Florida; Lot 19 being also known as Tract “E,” Block 25, of the revised Plat of Portion of Amended Plat of Section One of Country Club Estates, according to the Plat thereof , as recorded in Plat Book 34, Page 39, of the Public Record of Dade County, Florida, and Bridle Path lying South of and adjacent to said Lot 18 and Lot 19.

EXHIBIT B

Proposed Addition Plan



RESOLUTION NO. 2026-_____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MIAMI SPRINGS, FLORIDA, APPROVING THE APPOINTMENT OF A SPECIAL MAGISTRATE FOR CODE COMPLIANCE HEARINGS; PROVIDING FOR AUTHORIZATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Section 32-62(8) of the Code of the City of Miami Springs ("City"), a Special Magistrate may be appointed by the City Council, or pursuant to City Council authorization, to preside over code compliance hearings; and

WHEREAS, the City is in need a Special Magistrate who is an attorney admitted to practice law in the state of Florida, in good standing with the Florida Bar, and who possesses a thorough understanding of City code compliance matters, the City Code, and all applicable laws and regulations; and

WHEREAS, on June 23, 2025, the City Council adopted Resolution No. 2025-4293, approving the appointment of the Law Offices Of Adorno & Cunill P.L. (the "Attorney") as a Local Hearing Officer for the purpose of presiding over proceedings relating to the City's automated traffic enforcement programs in accordance with Sections 316.0083 (the Mark Wandall Traffic Safety Program) and 316.1896, Florida Statutes, and Sections 70.02 (Red Light Camera Enforcement) and 70.03 (Speed Detection Systems in School Zones) of the City Code of Ordinances and authorizing the City Manager to negotiate and execute an agreement (the "Agreement") with the Attorney relating to same; and

WHEREAS, the Attorney has been determined to possess the qualifications to serve as the City's Special Magistrate; and

WHEREAS, the City Council desires to approve the appointment of the Attorney as a Special Magistrate for the City and authorize the City Manager to negotiate and execute an amendment (the "Amendment") to the Agreement with the Attorney in substantially the form attached hereto as Exhibit "A" for the provision of the Attorney's services as a Special Magistrate in an amount not to exceed budgeted funds pursuant to Section 32-62(8) of the City Code; and

WHEREAS, the City Council finds that this Resolution is in the best interest, health, and welfare of the residents of the City.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MIAMI SPRINGS, FLORIDA, AS FOLLOWS:

Section 1. Recitals. That each of the above-stated recitals are hereby adopted, confirmed, and incorporated herein.

Section 2. Approval. Pursuant to Section 32-62(8) of the City Code, the City Council hereby approves the appointment of the Attorney as the City's Special Magistrate.

Section 3. Authorization. That the City Council hereby authorizes the City Manager to negotiate and execute the Amendment with the Attorney in substantially the form attached hereto as Exhibit "A" in an amount not to exceed budgeted funds, subject to approval by the City Attorney as to form, content, and legal sufficiency. The City Manager is further authorized to take any action which is reasonably necessary to implement the intent and purpose of this Resolution.

Section 4. Effective Date. That this Resolution shall become effective immediately upon its adoption.

The foregoing Resolution was offered by _____ who moved its adoption. The motion was seconded by _____ and upon being put to a vote, the vote was as follows:

Mayor Walter Fajet	_____
Vice Mayor Joseph Dion	_____
Councilmember Fabian Perez-Crespo	_____
Councilmember Jorge Santin	_____
Councilmember Orlando Lamas	_____

PASSED AND ADOPTED this ___ day of _____, 2026.

_____
MAYOR WALTER FAJET

ATTEST:

_____
ERIKA GONZALEZ, MMC
CITY CLERK

APPROVED AS TO FORM AND LEGAL SUFFICIENCY
FOR THE USE AND RELIANCE OF THE CITY OF MIAMI SPRINGS ONLY:

_____
WEISS SEROTA HELFMAN COLE & BIERMAN, P.L.
CITY ATTORNEY

FIRST AMENDMENT TO

PROFESSIONAL SERVICES AGREEMENT

BETWEEN

THE CITY OF MIAMI SPRINGS

AND

LAW OFFICES OF ADORNO & CUNILL P.L.

THIS FIRST AMENDMENT to the **PROFESSIONAL SERVICES AGREEMENT** (the "First Amendment") is entered into as of the ___ day of _____, 2026, (the "Effective Date of First Amendment"), by and between the **CITY OF MIAMI SPRINGS,** a Florida municipal corporation, (the "City") and **LAW OFFICES OF ADORNO & CUNILL P.L.,** a Florida profit corporation (hereinafter, the "Contractor"), collectively referred to as the "Parties."

WHEREAS, on June 23, 2025, the City Council adopted Resolution No. 2025-4293, approving the appointment of the Contractor as a Local Hearing Officer for the purpose of presiding over proceedings relating to the City's automated traffic enforcement programs in accordance with Sections 316.0083 (the Mark Wandall Traffic Safety Program) and 316.1896, Florida Statutes, and Sections 70.02 (Red Light Camera Enforcement) and 70.03 (Speed Detection Systems in School Zones) of the City Code of Ordinances; and

WHEREAS, the City desires to amend (i) the scope of the services to include the performance of Special Magistrate services in accordance with the provisions of Article VIII, "Code Compliance Board" of Chapter 32, of the City Code, Chapter 162, Florida Statutes, and applicable laws and (ii) increase compensation from $150.00 per hour to $200.00 per hour; and

WHEREAS, the City and the Contractor have agreed to amend the Agreement as further set forth herein.

NOW, THEREFORE, for and in consideration of the mutual promises set forth herein, the City and Contractor agree as follows:

1. **Recitals Incorporated.** The above recitals are true and correct and incorporated herein.

2. **Conflict; Amendment Prevails.** In the event of any conflict or ambiguity between the terms and provisions of this First Amendment and the terms and provisions of the Agreement, the terms and provisions of this First Amendment shall control.

3. **Agreement Ratified**. Except as otherwise specifically set forth or modified herein, all terms in the Agreement are hereby ratified and affirmed and shall remain unmodified and in full force and effect in accordance with its terms.

4. **Defined Terms**. All initial capitalized terms used in this First Amendment but not otherwise defined herein shall have the same meaning ascribed thereto in the Agreement.

5. **Counterparts.** This First Amendment may be executed in counterparts, each of which shall be deemed an original, but all of which, when taken together, shall constitute one and the same instrument. An executed facsimile or electronic copy of this First Amendment shall have the same force and effect as an original hereof.

6. **Amending Section 2 of Agreement.** Section 2, "Scope of Services," of the Agreement is hereby amended as follows:[1]

2. Scope of Services.

2.1. Contactor shall perform the following Traffic Enforcement Services and Code Enforcement Services (collectively, the "Services") for the City:

2.1.1. *Local Hearing Officer Services*. Contractor shall perform the services of a Local Hearing Officer/Special Magistrate (the "Local Hearing Officer Services") in accordance with Sections 316.0083 (the Mark Wandall Traffic Safety Program) and 316.1896, Florida Statutes, and Section 70.02 (Red Light Camera Enforcement) and 70.03 (Speed Detection Systems in School Zones) of the City Code of Ordinances and applicable laws, as may be amended from time to time.

The City will provide clerical and administrative personnel as may be reasonably required by the Contractor for the proper performance of its duties as a Local Hearing Officer for the Traffic Enforcement Services.

2.1.2. *Special Magistrate Services*. Contractor shall perform the services of a Special Magistrate (the "Special Magistrate Services") in accordance with the provisions of Article VIII, "Code Compliance Board" of Chapter 32, of the City Code, Chapter 162, Florida Statutes, and applicable laws. The Special Magistrate Services shall include, but are not limited to, presiding over the City's code compliance violations; adopting rules for the conduct of hearings; hearing and deciding alleged violations of the City's Code of Ordinances; subpoenaing evidence and alleged violators and witnesses to its hearings; taking testimony under oath; assessing fines against violators of City Code provisions and ordinances; issuing findings of fact based on evidence of record and conclusions of law; and issuing orders having the

[1] Coding: ~~Strikethrough~~ words are deletions to the existing words. Underlined words are additions to the existing words.

force of law to command whatever steps are necessary to bring a violation into compliance.

The City Code Compliance Clerk or other City employees shall provide clerical and administrative personnel as may be reasonably required by the Contractor for the proper performance of its duties as Special Magistrate for the Special Magistrate Services.

2.2. ~~The City will provide clerical and administrative personnel as may be reasonably required by the Contractor for the proper performance of its duties.~~ The Contractor shall have no powers except as provided by this Agreement or by law.

7. **Amending Section 4 of Agreement.** Section 4, "Compensation and Payment," of the Agreement is hereby amended as follows:

4. Compensation and Payment.

4.1. In consideration for the Services to be provided by the Contractor, the City agrees to pay the Contractor at a rate of ~~$150.00~~ $200.00 per hour. In the event of the City's termination of this Contract prior to the end of the Contract Term, the City shall pay the Contractor for actual Services performed by the Contractor prior to the City's termination of this Contract. The Contractor shall receive no less than three hours of compensation for each hearing attended plus the prorated (at 15 minute intervals) hourly rate for any time in excess of three hours. Such initial three hour compensatory time shall be inclusive of travel time to and from the hearing in an amount of travel time not to exceed an hour. The Contractor may also be paid for reasonable hearing preparation time billed, legal research services, and preparation of orders. Reasonable expenses, including copy and printing charges (.15 per page) are acceptable.

***

8. **Nondiscrimination.** During the term of this Agreement, Contractor shall not discriminate against any of its employees or applicants for employment because of their race, color, religion, sex, or national origin, and will abide by all Federal and State laws regarding nondiscrimination.

9. **Attorneys Fees and Waiver of Jury Trial.**

   a. In the event of any litigation arising out of this Agreement, the prevailing party shall be entitled to recover its attorneys' fees and costs, including the fees and

expenses of any paralegals, law clerks and legal assistants, and including fees and expenses charged for representation at both the trial and appellate levels.

b. IN THE EVENT OF ANY LITIGATION ARISING OUT OF THIS AGREEMENT, EACH PARTY HEREBY KNOWINGLY, IRREVOCABLY, VOLUNTARILY AND INTENTIONALLY WAIVES ITS RIGHT TO TRIAL BY JURY.

[THIS SPACE INTENTIONALLY LEFT BLANK.
SIGNATURE PAGE FOLLOWS.]

IN WITNESS WHEREOF, the parties hereto have caused this First Amendment to be executed as of the day and year stated above.

CITY OF MIAMI SPRINGS

By: _____
J.C. Jimenez, ICMA-CM
City Manager

Attest:

By: _____
Erika Gonzalez, MMC
City Clerk

Approved as to form and legal sufficiency:

By: _____
Weiss Serota Helfman Cole & Bierman, P.L.
City Attorney

Addresses for Notice:
City of Miami Springs
Attn: City Manager
201 Westward Drive
Miami Springs, FL 33166
305-805-5011 (telephone)
jimenezjc@miamisprings-fl.gov (email)

With a copy to:
Weiss Serota Helfman Cole & Bierman, P.L.
Attn: Haydee Sera, Esq.
City of Miami Springs Attorney
2800 Ponce de Leon Boulevard, 12th Floor
Coral Gables, FL 33134
hsera@wsh-law.com (email)

CONTRACTOR

By: _____
Entity: Law Offices of Adorno & Cunill P.L.

Addresses for Notice:
1000 Brickell Avenue, Suite 1100
Miami, FL 33131-3014
305-381-9999 (telephone)
john@acfirm.com (email)

With a copy to:
_____
_____
_____
_____ (telephone)
_____ (email)

AGENDA MEMORANDUM

Meeting Date: **February 9, 2025**

To: The Honorable Mayor Walter Fajet and Members of the City Council

Via: JC Jimenez, City Manager

From: Juan Pena, Director of Public Works

Subject: Ratify and Authorize a Work Order with Bermello, Ajamil and Partners, Inc. for the South Drive Stormwater Improvement Project

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RECOMMENDATION: Staff recommends that the City Council ratify a work order with the City's engineers, Bermello, Ajamil and Partners, Inc. (B&A), for Tasks 1 through 3 of the South Drive/Forrest Drive Stormwater Improvements Project, in accordance with B&A's existing agreement with the City and the scope of services outlined in Exhibit "A," in an amount not to exceed $250,000 for preconstruction activities, bidding and contractor selection, and project management. Staff further recommends authorizing a work order for Task 4 – Limited Construction Administration Services, as detailed in Exhibit "B," in an amount not to exceed $28,500.

DISCUSSION: On December 12, 2022, the City Council authorized the execution of an agreement with the Florida Department of Environmental Protection (FDEP) for grant funding related to this project. The initial work order enabled the City's engineers to perform preconstruction services, including design, management of the bidding and procurement process, and overall project oversight. The additional work order provides limited construction administration services necessary to ensure coordination with the contractor and compliance with FDEP grant requirements throughout construction. The FDEP grant award provides funding to address recurring flooding issues impacting accessibility and public safety along the South Drive corridor between NW 36th Street and Royal Poinciana Boulevard. Project improvements include stormwater infrastructure enhancements, roadway beautification, landscape improvements, and the construction of a dedicated bike lane to improve bicyclist and pedestrian safety.

FISCAL IMPACT: None

RESOLUTION NO. 2026-_____

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF MIAMI SPRINGS, FLORIDA, RATIFYING THE ISSUANCE OF A WORK ORDER TO BERMELLO, AJAMIL & PARTNERS, INC. FOR PRECONSTRUCTION ACTIVITIES, BIDDING ASSISTANCE, AND PROJECT MANAGEMENT SERVICES FOR THE SOUTH DRIVE STORMWATER AND ROADWAY IMPROVEMENTS PROJECT IN THE AMOUNT OF $250,000; AUTHORIZING THE ISSUANCE OF A WORK ORDER TO THE CONSULTANT FOR CONSTRUCTION ADMINISTRATION SERVICES RELATING TO THE PROJECT IN AN AMOUNT NOT TO EXCEED $28,500; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on March 8, 2021, the City of Miami Springs (the "City") Council adopted Resolution No. 2021-3899 approving an agreement (the "Agreement") with Bermello Ajamil & Partners, Inc. (the "Consultant") pursuant to Request for Qualifications No. 01-19/20 for continuing professional services relating to architectural and engineering services; and

WHEREAS, on December 12, 2022, the City Council adopted a resolution accepting a State Appropriation Grant ("Grant") in the amount of $2,000,000 from the Florida Department of Environmental Protection (FDEP) for the South Drive Stormwater and Roadway Improvements Project (the "Project"); and

WHEREAS, the City has issued a work order to the Consultant based on the Consultant's Proposal dated October 9, 2022 ("First Proposal"), attached hereto as Exhibit "A," for preconstruction activities, bidding assistance, and project management services for the Project in the amount of $250,000; and

WHEREAS, the City is now in need of construction administration Services ("Services") for the Project; and

WHEREAS, the Consultant provided a proposal ("Second Proposal"), attached hereto as Exhibit "B," to perform the Services for the Project in an amount not to exceed $28,500; and

WHEREAS, the City has budgeted for the First Proposal and Second Proposal for the Project within the 2025-2026 fiscal year budget utilizing the Grant funding; and

WHEREAS, the City Council desires to ratify the work order with the Consultant attached hereto as Exhibit "A" in the amount of $250,000 and authorize the City Manager to issue a change order to the work order for the Services in an amount not to exceed $28,500, consistent with the Second Proposal and the Agreement; and

WHEREAS, the City Council finds that this Resolution is in the best interest and welfare of the residents of the City.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF MIAMI SPRINGS, FLORIDA, AS FOLLOWS:

Section 1. Recitals. The above recitals are confirmed, adopted, and incorporated herein and made a part hereof by reference.

Section 2. Ratification. That the City Council hereby ratifies the work order with the Consultant for the Project based on the First Proposal attached hereto as Exhibit "A" in the amount of $250,000.

Section 3. Authorization. That the City Council hereby authorizes the City Manager to issue a work order to the Consultant for the Services for the Project in an amount not to exceed $28,500, consistent with the Second Proposal attached hereto as Exhibit "B" and the Agreement.

Section 4. Effective Date. That this Resolution shall be effective immediately upon adoption.

The foregoing Resolution was offered by _____ who moved its adoption. The motion was seconded by _____ and upon being put to a vote, the vote was as follows:

Mayor Walter Fajet	_____
Vice Mayor Jorge Santin	_____
Councilmember Fabian Perez-Crespo	_____
Councilmember Joseph Dion	_____
Councilmember Orlando Lamas	_____

PASSED AND ADOPTED this _____ day of _____, 2026.

_____
MAYOR WALTER FAJET

ATTEST:

_____
ERIKA GONZALEZ, MMC
CITY CLERK

APPROVED AS TO FORM AND LEGAL SUFFICIENCY
FOR THE USE AND RELIANCE OF THE CITY OF MIAMI SPRINGS ONLY:

_____
WEISS SEROTA HELFMAN COLE & BIERMAN, P.L.
CITY ATTORNEY

October 9, 2022
SCOPE OF SERVICES
WORK AUTHORIZATION –
City of Miami Springs
South Drive Stormwater and Roadway improvements

1. INTRODUCTION

The City of Miami Springs was awarded Florida State funding under grant PLA0337 to provide roadway and landscape improvements and beautification, as well as, stormwater management, along the South Drive corridor from NW 36th Street on the south to South Royal Poinciana Blvd. on the north. This project will also improve accessibility, security, and crime protection by enhancing landscape features. In addition, the project will improve bicyclist/ pedestrian safety through the construction of on bike lane parallel to South Drive.

The City of Miami Springs has requested Bermello Ajamil and Partners (BA) to prepare a Scope of Work and fees for the design services under their current CCNA continuing services agreements with the City consultant(s) for grant management, field investigations (survey and geotechnical services), as well as, engineering services including the preparation of calculation and signed and sealed drawings required for permit approvals, construction submittals and construction management for the project.

2. PROJECT BACKGROUND:

This project addresses issues of flooding affecting the accessibility and safety of South Drive. In the event of severe weather South Drive is at risk of property damage and roadway failure which would result in inaccessibility, economic losses, and put constituents at risk. This project will follow the South Florida Water Management District (SFWMD) guidelines for stormwater management by mitigating flooding to help reduce the likelihood of roadway failure.

3. PROJECT DESCRIPTION:

This project will allow for improved road safety for constituents as well as the implementation of drainage and landscape improvements. The redevelopment will provide roadway and drainage improvements through SFWMD stormwater management guidelines along the South Drive corridor from NW 36th Street to South Royal Poinciana Blvd. This will also include construction of a bike lane parallel to South Drive to improve bicyclist and pedestrian safety.

4. PROJECT LOCATION:

The Project is located in the City of Miami Springs within Miami-Dade County (See Figure 1 for aerial image of site). The project area consists of the South Drive corridor from NW 36th Street to South Poinciana Blvd.

Latitude (decimal degrees):	**25.814810**
Longitude (decimal degrees):	**-80.280029**

The City of Miami Springs (City) owns, operates, and maintains the stormwater management system within its service area.



Figure 1 – Aerial Image of South Drive from NW 36 Street to South Royal Poinciana.

5. OBJECTIVE

The main objective of this project is the redevelopment of the South Drive corridor to improve the safety of pedestrians, cyclists, and motorists by improving roadway and landscape features. This project will implement Best Management Practice (BMPs) for water quality, drainage improvements, and flood mitigation in the area.

6. SCOPE OF WORK

This project consists of the redevelopment of the South Drive corridor to accommodate pedestrian, bicycle, and vehicular activity and to address their safety as well as to implement drainage and landscape improvements. This project will evaluate the existing conditions, stormwater management, and will improve connectivity of sidewalks for pedestrian safety, including landscape, permitting, engineering and landscape architectural design and cost estimating.

Task 1: Preconstruction Activities

1.1 Background information

Under this Sub-Task, BA shall review existing background information, including existing Stormwater Master Plan, O&M records and historic flooding events, existing permits and any additional information on the area, including easement agreements and maps of the project area, average groundwater level maps, MD County Flood Criteria Map and FEMA FIRM Map. BA will also conduct a site visit, which includes visual survey and documentation of the project area, general roadway and landscape conditions, pedestrian connectivity and context, and site programming areas, recreational uses and parking requirements, if any.

Deliverable:
BA shall prepare a report including a summary of existing condition of the South Drive area with site photos, site diagrams (as required to present existing conditions), and summary of issues and opportunities for the project area.

1.2 Topographical and tree Survey

During this Sub-task BA shall sub-contract the services for a professional surveyor to provide topographic information for the proposed study area, including ground elevations, location of utilities, ROW, and a tree survey for all trees and palms over 2" caliper measured at BH (52" above grade), indicating location in map, tree #, botanical name, common name, Overall Height (ft), DBH, Spread- width of canopy (ft), conditions and comments, as needed

Deliverable
Under this sub-task BA will provide the topographic survey for the project area as noted above

1.3 Subsurface Utility Engineering (SUE) and soft digs

BA shall subcontract and perform up to 10 soft dig/test holes to verify the size, depth, type of material, and horizontal location of existing utilities that may be along the South Drive corridor (within the topographic survey limits), which may affect the design of the drainage improvements.

Deliverables:
Records obtained through Sunshine design ticket process – one (1) hard copy
Soft Dig Report(s) – one (1) hard copy, and an electronic copy

1.4 Geotechnical

BA shall subcontract and perform six (6) percolation tests at depths of 15 feet for use in drainage calculations along South Drive. Sub-consultant shall inspect all samples, set up appropriate laboratory tests, perform appropriate analysis and prepare a report of recommendations for the purpose of documenting subsurface conditions encountered. The geotechnical report shall include test boring location plan as well as graphic logs of the soil test borings and results of laboratory test as performed.

Deliverables:
Geotechnical report including test boring location plan as well as graphic logs of the soil test borings and results of laboratory test as performed – one (1) hard copy, and an electronic copy.

1.5 Conceptual Design and Color Renderings

Beautification and landscape improvements in South Drive corridor includes the addition of one bike lane parallel to South drive, trees to be removed/replaced, and landscaping. Under this Sub-task, BA shall prepare one alternative landscape concept and rendering (approximately 100' long) with cross sections for this area, including bike lane, trees to be removed/replaced, landscaping and among other features shall be rendered in color and presented to City for review and comment. A single, preliminary concept plan prototype and cross section of the roadway shall be developed based on comments from the City.

Deliverables
BA shall prepare a report including the two conceptual plan alternatives with cross sections, the final conceptual plan of the preferred alternative and the perspective eye level graphic images of before and after application of the concept plans.

1.6 Design

Under this Sub-Task, BA will complete the design of the South Drive beautification and landscape improvements, as well as, stormwater and road improvements. Tasks include also obtaining all necessary permits for the project's construction.

The Design Development Task shall be divided into Subtasks for the Stormwater Design and the Landscape Beatification of South Drive, and the design of the roundabout as follows:

1.6.1 Stormwater Design for South Drive

Under this task, BA shall prepare a Conceptual Engineering Report as noted below:

a. *Advance preliminary stormwater management plans from 30% to 60%*
b. *Advance 60% stormwater management plans from 60% to 90% following review and comment from City and other applicable government agencies*
c. *Drainage Calculations*
d. *Final Opinion of Construction Costs*
e. *All required coordination with applicable government agencies in preparation of the DDs (60%) and CDs (90%)*

Deliverables:
The following deliverables shall be submitted to the City of Miami Springs

- *60% design drawings (24" X 36") – three (3) hard copies*
- *90% design documents (24" X 36") – three (3) hard copies*

1.6.2 South Drive Improvements Design

BA shall prepare a set of signed and sealed landscape drawing at 60% and 90% and specifications provided in the Issue for Bidding Submittal incorporating any changes that may result from addendums issued during the Design Development step.

Deliverables:
Under this task, BA shall submit the following deliverables to the City of Miami Springs:

- *60% design drawings (24" X 36") – five (5) hard copies*
- *90% design documents (24" X 36") – five (5) hard copies*

1.7 Permitting and construction documents

Coordinate with regulatory agencies regarding existing permitting and as-built drawings, as necessary.
Under this task, BA shall coordinate with each of the regulatory agencies having jurisdiction over the project to confirm the agency's design criteria at 60 percent; and after the 90% permit package submittal is completed, agencies with jurisdiction and required permits may include the following:

- *DERM*
- *FDOT/MD Traffic Division*
- *City of Miami Springs*

After 90% design completion, BA shall prepare and submit permit packages for the agencies listed above. This scope includes re-submittals for agency. Appropriate agency review comments shall be incorporated into the 100 percent documents.

Deliverables:
The following deliverables shall be submitted to the City of Miami Springs as part of this Subtask:

- *Agency meeting summary notes – one (1) hard copy and an electronic copy*
- *Two final copies of each permit application*
- *Response to 90% Design comments (via electronic delivery)*
- *Permits and approval by regulatory agencies, as needed*

Stormwater Improvements 100% Construction Submittal

- *Prepare 100% construction drawings, specifications and submittals.*
- *Final signed and sealed Drawings (electronic PDF and four (4) 22"x34")*

- *Final signed and sealed Specifications (electronic PDF and four (4) paper copies)*
- *Final AutoCAD drawing files*
- *Conceptual Opinion of Probable Construction Costs at 100%.*

Landscape Improvements 100% Construction Submittal

- *Prepare 100% construction drawings, specifications, and submittals*
- *Final signed and sealed drawings (electronic PDF and four (4) 22"x34") printed copies*
- *Final signed and sealed specifications (electronic PDF and four (4) paper copies)*
- *Final AutoCAD drawing files*
- *Conceptual Opinion of Probable Construction Costs final phase*

1.8 Cost estimates

BA will also provide preliminary/budget Opinion of Probable Construction Costs and schedule for the approved conceptual plan.

Deliverable
BA will submit Opinion of Probable Construction Costs reports at 30%, 60%, 90% and 100%.

1.9 BODR

Under this sub-task, BA will submit a preliminary design report (BODR- Basis of Design Report) to include the following sections:

- *Introduction*
- *Project description*
- *Project location*
- *Existing conditions*
- *Project objectives*
- *Preliminary/budget Opinion of Probable Construction Costs and schedule*

Deliverables
Draft Preliminary Engineering Report sections as described above. One (1) electronic copy
Final Preliminary Engineering Report sections as described above. One (1) electronic copy

Task 2: Bidding and Contractor Selection

Under this task BA will assist the City of Miami Springs in preparing a bid package, publish a public notice, solicit bids, conduct pre-bid meetings, and respond to bid questions in accordance with the City's procurement process, to select one or more qualified and licensed contractors to complete construction of the improved stormwater infrastructure.

Documentation:
BA will assist the City to in the bidding process including: 1) the public notice of advertisement for the bid; 2) the bid package; and 3) a written notice of selected contractor(s).

Task 3: Project Management

Under this Task, BA will provide project and grant management support including field engineering services and the organization of a kick-off and periodic meetings and/or teleconference calls with the City and FDEP staff to discuss project schedule, major milestones and review pertinent available data. BA shall also coordinate with FDEP project management and provide all forms and project updates, as required by the FDEP grant protocol.

Deliverables
BA staff will attend one (1) kick-off meeting, one (1) site visit with the City representatives. BA shall be responsible for the preparation of meeting agenda and minutes and will make them available to the City for review and approvals. Meeting minutes from periodic meetings, progress status reports and summary of inspections.

Task 4: Construction
Under this Phase, the City of Miami Springs will construct the South Drive Stormwater and Road Improvement Project, including landscape and roadway improvements.

Deliverables: *The Grantee will construct improved stormwater infrastructure in accordance with the construction contract documents.*

Documentation: *The Grantee will submit 1) a copy of the final design; 2) a signed acceptance of the completed work to date, as provided in the Grantee's Certification of Payment Request; and 3) a signed Engineer's Certification of Payment Request.*

PROJECT TIMELINE & BUDGET DETAIL:

The tasks must be completed by, and all documentation received by, the corresponding task end date. Cost reimbursable grant funding must not exceed the budget amounts as indicated below.

Task No.	Task Title	Budget Category	Grant Amount	Task Start Date	Task End Date
1	*Preconstruction Activities*	*Contractual Services*	*$200,000*	*07/01/2022*	*07/01/2023*
2	*Bidding and Contractor Selection*	*Contractual Services*	*$30,000*	*07/01/2022*	*07/01/2023*
3	*Project Management*	*Contractual Services*	*$20,000*	*07/01/2022*	*07/01/2023*
4	*Construction*	*Contractual Services*	*$1,750,000*	*07/01/2022*	*07/01/2023*
		Total:	*$2,000,000*		

Note: The budget for this project is estimated and subject to change as the project progresses. A change order or amendment is expected to reallocate the budget.

October 9, 2025

PROPOSAL
WORK AUTHORIZATION
City of Miami Springs

RE: Proposal – Limited Construction Administration Services
South Drive Improvements

This Proposal is made using the Continuing Professional Services between the City and Bermello, Ajamil & Partners, LLC (BA) and the City of Miami Springs

The City of Miami Springs has requested this proposal from BA for civil engineering and landscaping services for limited construction administration related to the construction of the South Drive Improvements. These services were shown as an optional scope in our original proposal and are intended to supplement the existing Purchase Order.

1. SCOPE OF WORK

The specific tasks included in this scope are outlined below. BA will provide the following limited construction phase services:

- Periodic construction observation and inspections
- Review of shop drawings and submittals
- Attendance at construction meetings (during civil construction, up to one meeting per week)
- Review and sign-off on contractor pay applications
- Coordination support during construction
- Responses to contractor Requests for Information for civil and landscaping issues(RFIs)
- Preparation of punch list and final inspection
- Review of as-built documents submitted by the contractor for general conformance with design intent (survey certification by others)
- Final project sign-off

2. SCHEDULE

Services will commence upon approval of this change order and will continue through project completion, estimated at 180 calendar days from issuance of Notice to Proceed. Should the work be extended beyond this period, BA will submit an amendment for additional fees

3. FEES

We propose to provide the above services on a lump sum basis of $24,300 plus $500 reimbursables.

4. CONDITIONS

Services authorized by the Client other than those specifically listed in the Scope of Services outlined herein, shall be considered Additional Services, for which the Client will compensate BA based on an additional fee that is mutually agreed upon.

We appreciate the opportunity to continue supporting the City of Miami Springs and contributing to the successful delivery of this important project. Please do not hesitate to contact us with any questions or clarifications regarding this proposal.

As always, the BA Team looks forward to working with you.

Regards,

Jose Lopez
Sr. Associate / Director of Environmental Engineering