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 LOCAL PLANNING AGENCY AGENDA
Monday, November 10, 2025 – 6:30 PM
Community Center, 1401 Westward Drive, Miami Springs, Florida (In-person and virtually; See the end of the Agenda for additional information)

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

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

3. **Public Hearings**

   A) **Ordinance -** 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.

4. **Adjourn**

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

Monday, November 10, 2025 at 6:30 PM
Community Center, 1401 Westward Drive, 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
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	November 10, 2025
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 05-3119-010-0680
Current Future Land Use	05-3119-010-0620 (Single Family Residential Category) 05-3119-010-0680 (Single Family Residential Category)
Zoning District	05-3119-010-0620 (R-3C MULTIPLE FAMILY MEDIUM DENSITY) 05-3119-010-0680 (R-1B SINGLE FAMILY RESIDENTIAL)

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 ±6.86 net 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 two (2) southernmost parcels—identified by folio numbers 05-3119-010-0620 and 05-3119-010-0680—are designated Single Family Residential.
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 five 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

The Applicant is requesting a **Future Land Use Map (FLUM)** amendment to re-designate two parcels—identified by Folio Numbers 05-3119-010-0620 and 05-3119-010-0680—from Single Family Residential to Medical/Residential. This amendment would result in a uniform land use designation of Medical/Residential across all seven parcels consisting of the Property.[1]

The current Land Use Category of the two (2) southernmost parcels—identified by folio numbers 05-3119-010-0620 and 05-3119-010-0680 allows the following:

Single Family Residential Category: This category of land use allows single family detached homes on lots of at least 7,500 square feet of net area. Other uses allowed on land within this category include public parks, primary and secondary schools, houses of worship and public utility facilities necessary to serve the homes within this category. The 7,500 square foot lot size limitation shall not preclude the continued use, development or redevelopment of a home on a smaller lot where such lot or parcel was platted or otherwise of record prior to the adoption of this Plan. This land use category may be effectuated by one or more zoning districts, provided that all are consistent with the use provisions and none exceed the density restrictions stated herein. In addition to the 7,500 square foot minimum lot size, development shall not exceed 5 dwelling units per acre, including rights-of-way.

As designated on the City Future Land Use Map and defined above a Nursing, convalescent, extended-care home would not be an allowed use.

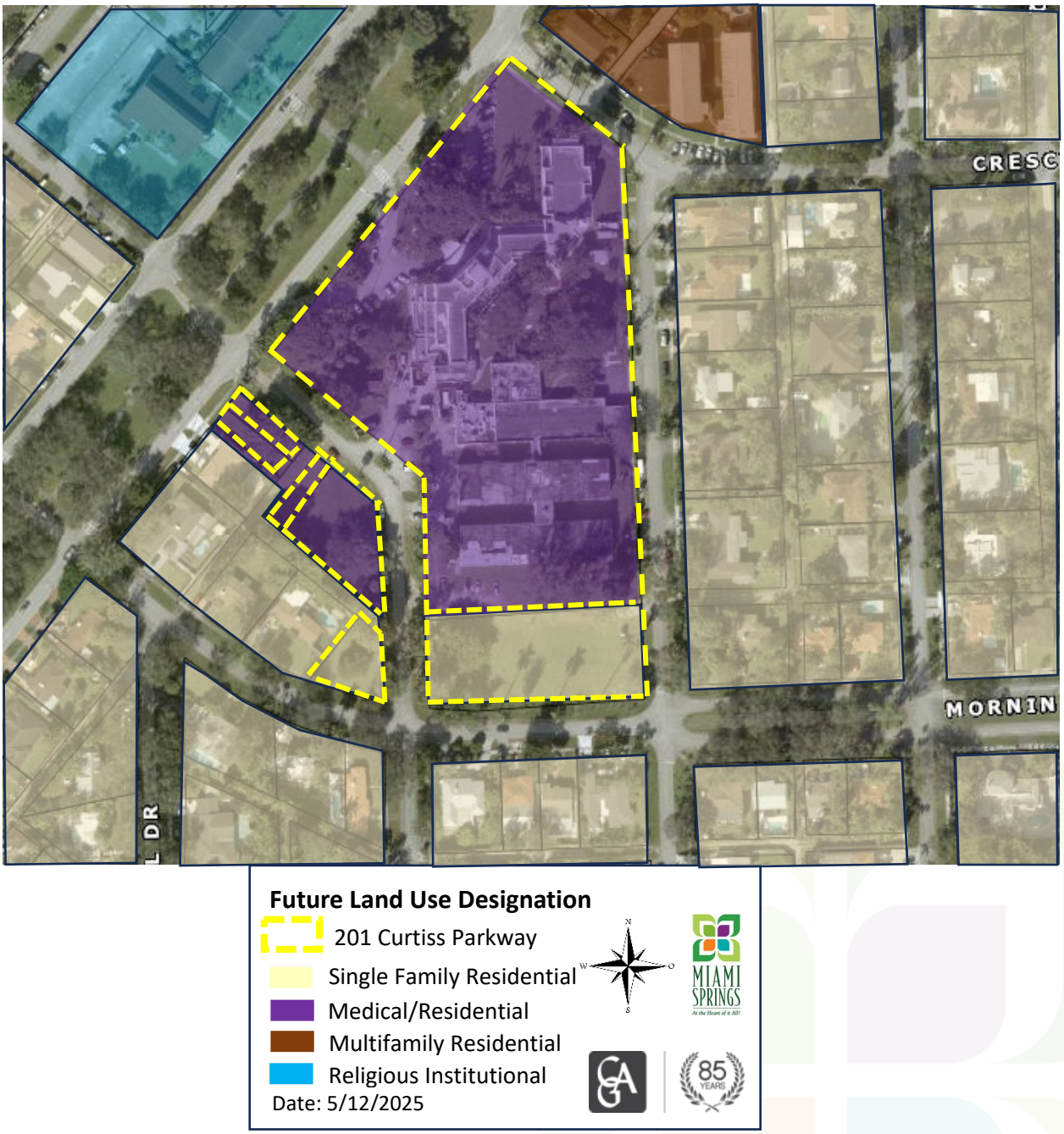
The proposed Land Use Category amendment would allow the following:

***Medical/Residential Category*:** This category of land use allows nursing homes and similar facilities for long term medical care in a residential environment. Buildings within this category shall be limited to a floor area ratio of 0.5.

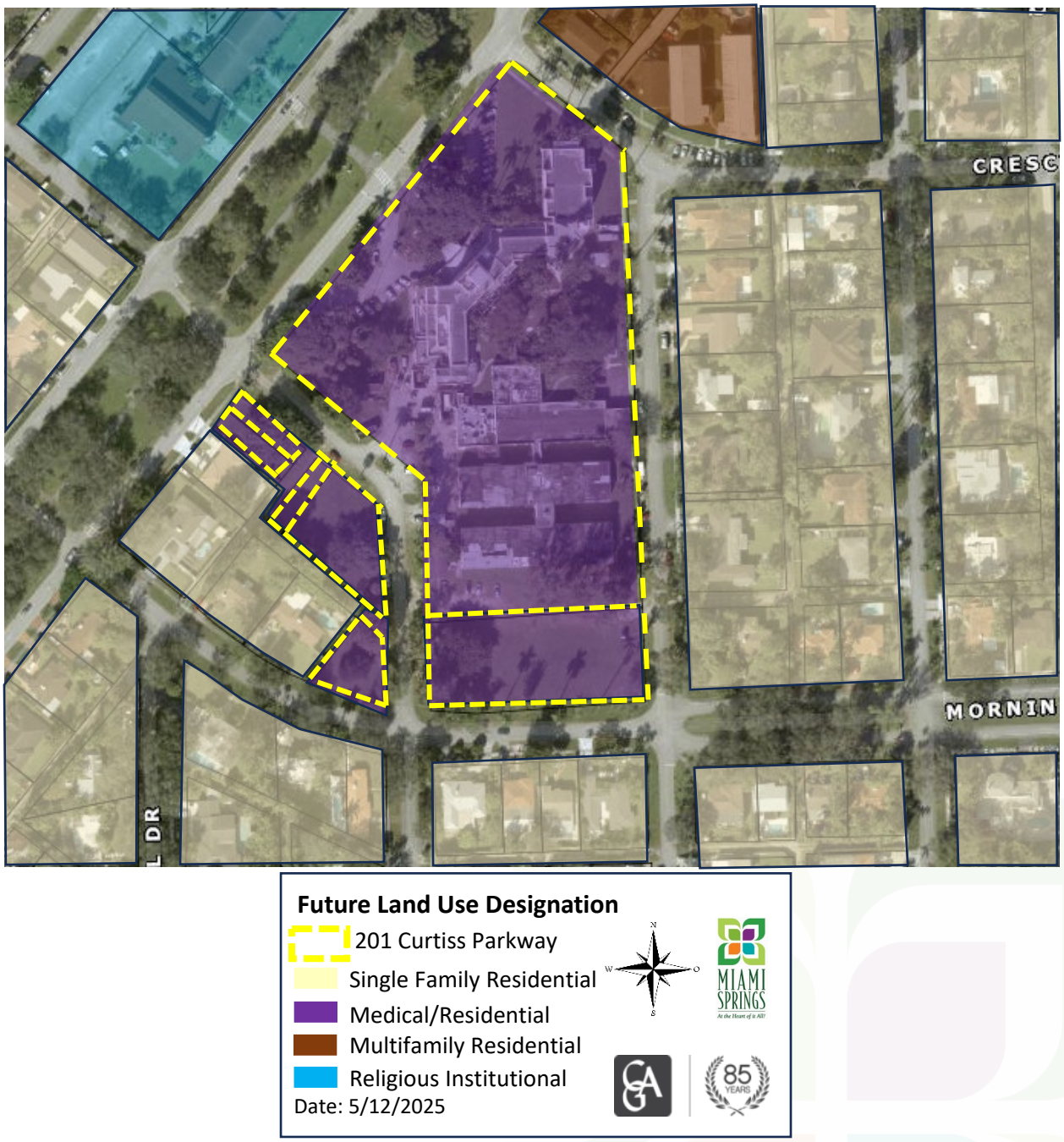
[1] In conjunction with its proposed rehabilitation and redevelopment of the Property, the Applicant has also separately applied for: **(a) a Zoning Map Amendment** to rezone the Property from its current designations of R-3C (Multiple Family Residential, Medium Density) and R-1B (Single Family Residential) to O-1 (Professional Office District). As part of this effort, the Applicant is proposing; **(b) a Zoning Code Text Amendment** to the O-1 district regulations to establish specific development standards for nursing, convalescent, and extended-care homes, which are already listed as a permitted use in the district; **(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 the development of a new surface parking lot to support the expanded use; and finally **(d) 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 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). The Ordinance 1st Reading will take place at a subsequent City Council hearing. Advertised notice ten (10) days prior to the Local Planning Agency (LPA) Hearing and the Ordinance 1st Reading shall be required. This would also apply for the Ordinance 2nd Reading, where 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.

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 two parcels (Folio Nos. 05-3119-010-0620 and 05-3119-010-0680) from Single Family Residential to Medical/Residential, aligning them with the designation of the remaining five parcels that made up the Property at 201 Curtiss Parkway. 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, 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
3. Survey
4. Architectural Plans
5. Landscape Plans
6. Civil Plans
7. Traffic Report
8. Proof of Notice 500-foot radius and Electors

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February 13, 2025

VIA ELECTRONIC MAIL

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

Re: 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 letter of intent in connection with the following requests: (i) land use map amendment, (ii) zoning change, (iii) zoning code amendment, (iv) site plan review, and (v) certificate of appropriateness.

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, with no increase in the number of patient beds. 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 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.

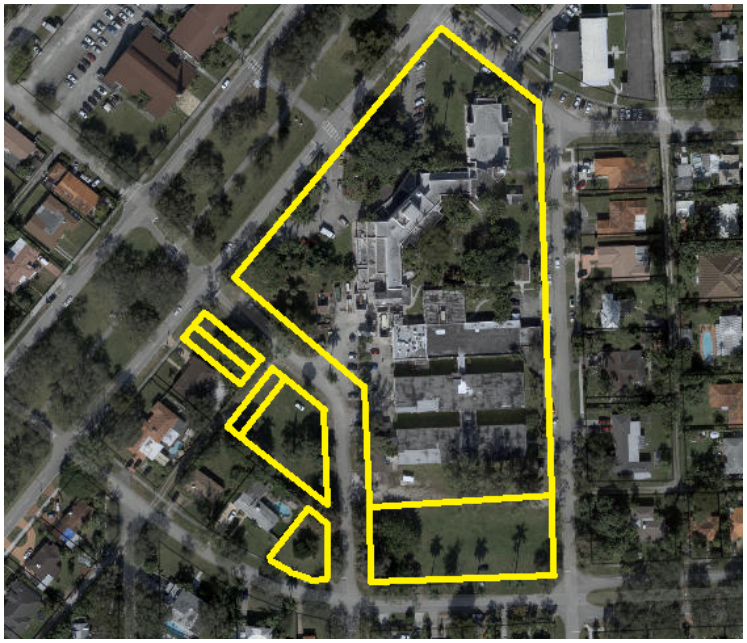

Figure 1. Aerial

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.

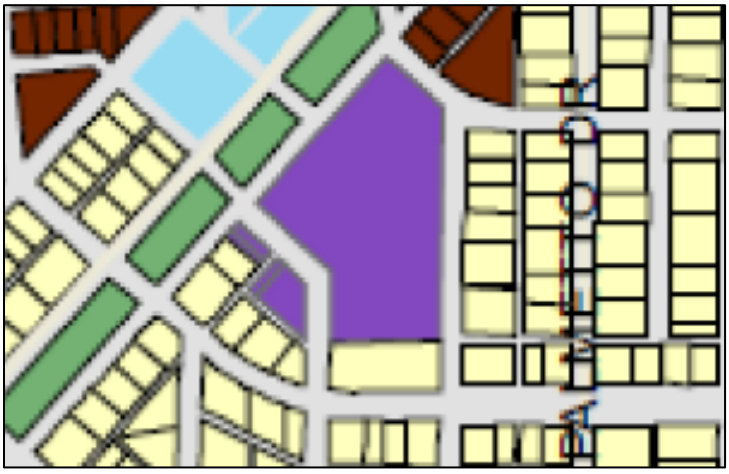

Figure 3. Future Land Use Map

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 and 05-3119-010-0620 are zoned R-3C, while the rest are zoned R-1B.

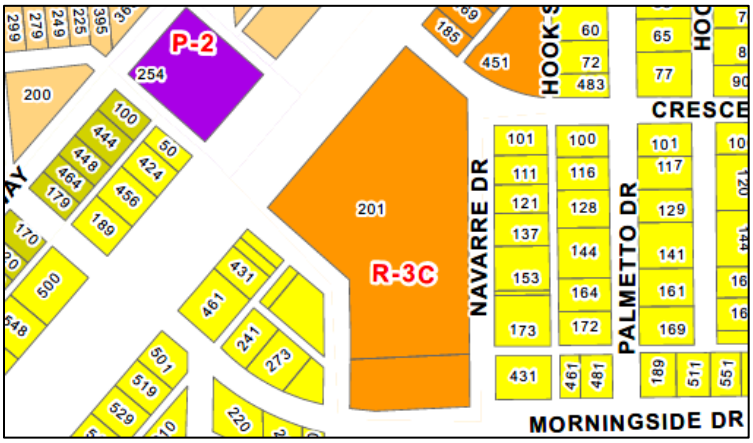

Figure 4. Zoning Map

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 Project will relocate 117 of these beds into private rooms within a new three-story building, with 39 beds per floor. No new beds are being added, and the proposal is strictly a relocation of beds to improve the quality of accommodations.

The Project does not increase the total number of beds but will significantly improve the efficiency and practicality of the site.

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 232 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, providing one space per three beds and one space per every two employees. The new 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 only 26% lot coverage, 49% green area, and minimal paved area at 6%.

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: (1) the planting of fifty-two (52) shade trees as street trees; (2) the installation of twenty-five (25) parking lot trees; (3) the retention of thirty (30) existing trees; (4) and the installation of 1,320 new shrubs. There will be some trees removed to accommodate the new development, but the Applicant is proposing on-site mitigation that exceeds the trees removed by over 11,000 square feet of canopy.

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. All of the existing buildings on the Property, including the historic structure, the Kellogg wing, and the 1970s buildings, will be repainted as part of the Project. The area surrounding the entrance to the hotel will be retained in place.

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.

Figure 5. Project Rendering.

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, (iv) site plan review, and (v) certificate of appropriateness.

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 entire Property 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 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 Property from R-3C and R-1B to O-1 (Professional Office District), which aligns with the current and intended use of the site. The O-1 designation expressly permits "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 the O-1 district regulations to add specific requirements for nursing, convalescent, and extended-care homes, which are already a permitted use in the district. The O-1 regulations have been in place for decades but there are currently no sites zoned O-1 in the City. In order to provide clarity for the Project and future similar uses in the City, the Applicant is proposing to amend the O-1 standards to incorporate regulations addressing:

- A maximum building height of forty-five (45) feet or three stories.
- A minimum lot size of 15,000 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 three (3) beds and one (1) space per two (2) employees, ensuring adequate on-site parking to meet operational needs.

These modifications will ensure that the zoning regulations appropriately accommodate the proposed use while maintaining consistency with the City's planning framework. As noted above, the proposed parking standard is based on the Florida Agency for Health Care Administration guidelines

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 O-1 district (as proposed to be amended). 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.

Improvements to Historic Structure / Certificate 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.

Pursuant to Section 153-58(D) of the City Code, a regular Certificate of Appropriateness may be approved administratively if the proposed work is classified as "maintenance or repair" or "minor restorations or rehabilitations." According to Section 153-60, "maintenance or repair"

includes actions taken to sustain the existing form, integrity, and material of a structure. Additionally, minor restorations or rehabilitations refer to changes that do not alter the overall character or feeling of the property.

As noted above, there are no substantive changes proposed to the historic structure beyond re-painting and landscaping improvements. Since the proposed structural development plans affect only the non-historic portion of the building and does not impact the designated historic elements, the Applicant requests administrative approval of the Certificate of Appropriateness rather than requiring a public hearing before the Historic Preservation Board.

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 establish 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

ORDINANCE NO. 2025-_____

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 _____, 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 _____, 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 _ day of _____, 2025, on a motion made by _____ and seconded by _____.

PASSED AND ADOPTED ON SECOND READING this ___ day of _____, 2022, 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 Fabian Perez-Crespo	_____
Councilmember Joseph Dion	_____
Councilmember Orlando Lamas	_____
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”

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.

Docusign Envelope ID: 409BDD9D-09E3-433C-B4C2-B477F952F60A

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 Fair Havens Propco LLC	Signature Signed by: CC2FE0D8AC6F485...
Email gpenn@brzoninglaw.com	Telephone No. 305-374-5300
Address 22 Pleasant Ridge Road, Spring Valley, NY 10977	

Application Type – Check the box, or circle, all options that apply

Requested Process(es)			
☐	Meeting ☐ Pre-application ☐ Development review	☑	Amendment(s) ☐ Comprehensive Plan ☑ Code ☑ FLU Map ☑ Zoning Map
☑	Site Plan review / Large-Scale Development ☐ Project type ☑ Additions and Renovations	☐	Street of Alley Vacation or Abandonment
☐	Variance / Special Exception Appeal / Conditional Use ☐ _____ ☐ _____	☐	Platting / Subdivision ☐ Tentative Plat ☐ Final Plat ☐ Waiver of Plat
☐	Vacation, Abandonment, and Closure of Streets, Easements, and Alleys		

AGENT AUTHORIZATION FORM

Development Address	201 Curtiss Parkway, Miami Springs, FL 33166
Folio Number(s)	05-3119-010-2480, 05-3119-010-0620, 05-3119-010-0630, 05-3119-010-0640
	05-3119-010-0680, 05-3119-010-0690, 05-3119-013-1010
Property Owner	Fair Havens Propco LLC

The undersigned, registered property owner(s) of the subject site, do hereby authorize

Graham Penn, of Bercow Radell Fernandez Larkin + Tapanes

Agent — 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	200 S Biscayne Blvd Suite 300 Miami, FL 33131
Telephone No.	305-374-5300
Mobile	
Email	gpenn@brzoninglaw.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 03 day of January, 2025, by Bent Philipson, the owner, who is ☑ personally known or ☐ produced the following identification _____ and by Graham Penn, if multiple, who is ☑ personally known or ☐ has produced the following identification _____.

Notary Public - Signature

STELLA M. VILARDI
Notary Public – Printed Name

STELLA M VILARDI
NOTARY PUBLIC, State of New York
No. 01VI6103407
Qualified in Nassau County
Commission Expires 12/29/2027

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 ca be submitted and the hearing advertised.

OWNER OR TENANT AFFIDAVIT

I(We), Bent Philipson, 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 of 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 03 day of January, 20 25, by Bent Philipson, 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

STELLA M. VILARDI
Notary Public – Printed Name

STELLA M VILARDI
NOTARY PUBLIC, State of New York
No. 01VI6103407
Qualified in Nassau County
Commission Expires 12/29/2027

CORPORATION, TRUSTEE, PARTNERSHIP, LIMITED PARTNERSHIP AFFIDAVIT

I(We), Bent Philipson, 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.

Fair Havens Propco LLC
Name of Entity

Corporate Seal

By Fair Havens Propco LLC	33.01 %
By Fair Havens Philipson TIC Member I LLC	11.41 %
By Fair Havens Philipson TIC Member II LLC	21.19 %
By Fair Havens Philipson TIC Member III LLC	34.39 %

Signature

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED before me, by means of ☑ physical presence or ☐ online notarization, this 03 day of January, 20 25, by Bent Philipson, 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

STELLA M. VILARDI
Notary Public – Printed Name

STELLA M VILARDI
NOTARY PUBLIC, State of New York
No. 01VI6103407
Qualified in Nassau County
Commission Expires 12/29/2027

ATTORNEY AFFIDAVIT

I, Graham Penn, being first duly sworn, depose and say that I am a State of Florida Attorney at Law, and I am the Attorney for the [X] 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 [x] physical presence or [ ] online notarization, this 13 day of February, 20 25, by Graham Penn, the owner, who is [X] personally known or [ ] produced the following identification _____.

Notary Public - Signature

Yeidy Montesino Perez
Notary Public – Printed Name

NOTARY PUBLIC STATE OF FLORIDA
YEIDY MONTESINO PEREZ
Commission # HH 596999
Expires January 24, 2029

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 01/03/2025

Full name Bent Philipson

Street address 201 Curtiss Parkway City Miami Springs

State Florida Zip 33166

Telephone 305-374-5300

Email gpenn@brzoninglaw.com

Signature

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED before me, by means of ☑ physical presence or ☐ online notarization, this 03 day of January, 20 25, by Bent Philipson, the owner, who is ☑ personally known or ☐ produced the following identification _____.

Notary Public - Signature

STELLA M. VILARDI
Notary Public – Printed Name

STELLA M VILARDI
NOTARY PUBLIC, State of New York
No. 01VI6103407
Qualified in Nassau County
Commission Expires 12/29/2027

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

NORTH

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
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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:

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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;

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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;

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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.

SEE SHEET 2

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.

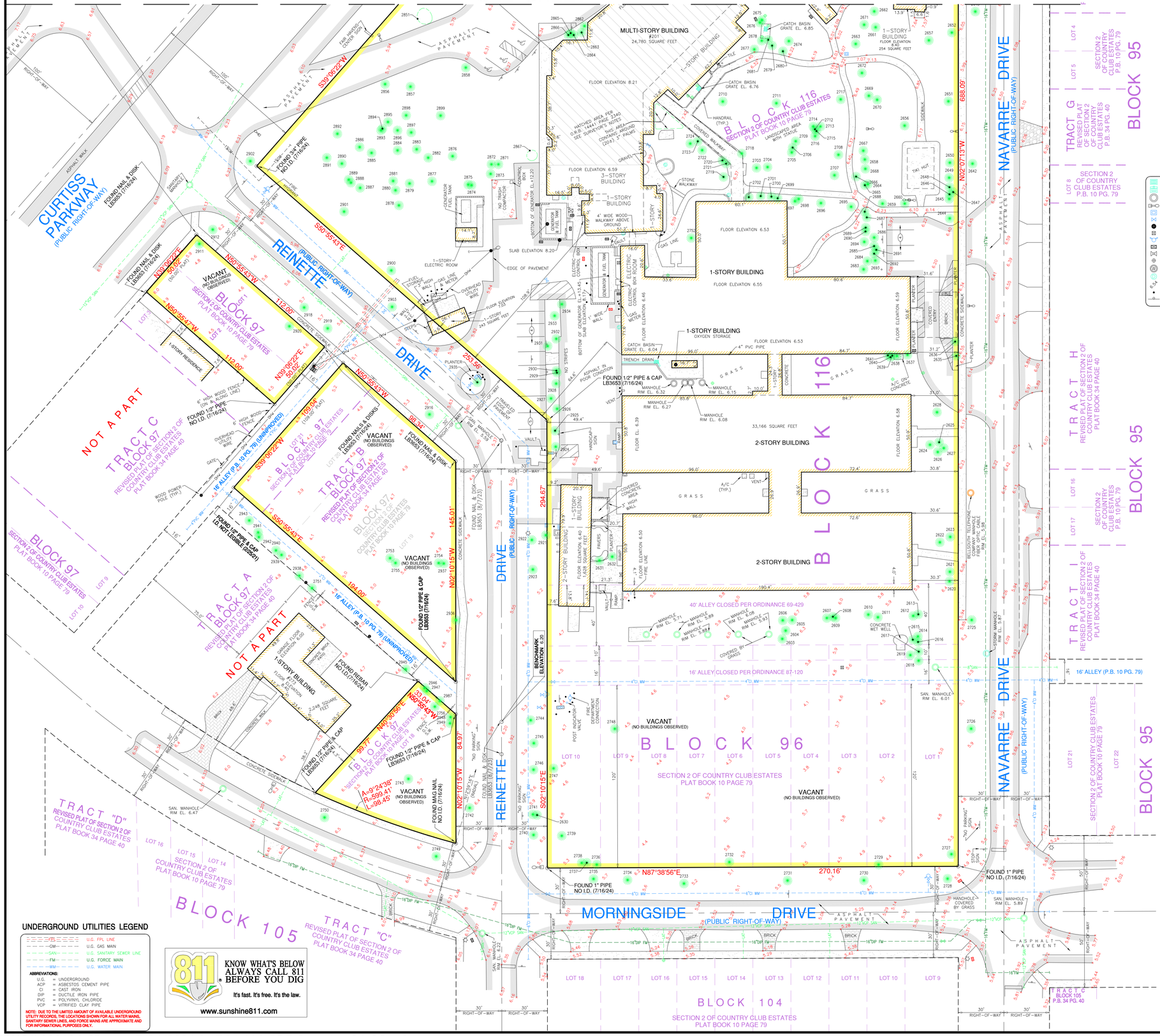
No.	Revision Description		
7	UPDATE SURVEY (7/16/24) PP	BLS	
6	REVISE BEARINGS (10/30/23)	GEM	
5	ADD U/G WATER & SAN. SEWER LINES BASED ON U/G UTILITY LOCATES PERFORMED BY OTHERS (7/6/23)	GEM	
4	UPDATE SURVEY & TREE SURVEY (6/7/23)	SJH	GEM
3	AMEND TO SHOW GENERATORS (5/3/21)	RLL	DANJR
O.N.	210285		

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
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
16' ALLEY (P.B. 10 PG. 79) (UNIMPROVED)
16' ALLEY CLOSED PER ORDINANCE 87-120
40' ALLEY CLOSED PER ORDINANCE 69-429
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" 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 (NO I.D.) (NOT LEGIBLE) (6/25/21)
FOUND 1/2" PIPE & CAP LB3653 (7/16/24)
FOUND 1/2" PIPE & CAP LB3653 (7/16/24)
FOUND NAILS & DISKS LB3653 (7/16/24)
FOUND NAIL & DISK LB3653 (8/7/23)
SET NAIL & DISK LB3653
SET MAG NAIL
SET 1/2" PIPE & CAP LB3653
SET 1/2" PIPE & CAP
BENCHMARK ELEVATION 8.80
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 ELEV. 6.39
FLOOR ELEVATION 6.40
FLOOR ELEVATION 6.50
SLAB ELEVATION 8.20
EDGE OF PAVEMENT
FLOOR ELEVATION 6.53
FLOOR ELEVATION 6.46
FLOOR ELEVATION 6.04
FLOOR ELEVATION 6.32
FLOOR ELEVATION 6.15
FLOOR ELEVATION 6.08
FLOOR ELEVATION 6.22
FLOOR ELEVATION 6.35
FLOOR ELEVATION 6.40
FLOOR ELEVATION 6.50
FLOOR ELEVATION 6.53
FLOOR ELEVATION 6.59
FLOOR ELEVATION 6.58
FLOOR ELEVATION 6.59
FLOOR ELEVATION 6.53
FLOOR ELEVATION 6.55
FLOOR ELEVATION 6.46

FAIR HAVENS NURSING & REHAB CENTER

201 CURTISS PARKWAY
MIAMI SPRINGS, FLORIDA

REV - 1
02. 07. 2025

BELLON ARCHITECTURE

BELLON ARCHITECTURE
12930 S.W. 128 Street Suite 203
MIAMI, FL 33186

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	MLWK	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(IED)	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(E)(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

SURVEY
DANIEL C. FORTIN JR.
ADDRESS: 180 Northeast 168 th Street /North Miami Beach, Florida 33162
PHONE: 305-6534493 FAX 305-6517152

AS-101	SURVEY
AS-102	SURVEY

CIVIL
GERARDO ZAMORA
ADDRESS: 6601 Southwest 80Th Street - Suite 109 - SOUTH MIAMI, FLORIDA
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
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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
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A-0.0	DRAWIN INDEX, PROJECT INFORMATION
A-1.0	EXISTING SITE PLAN
A-2.0	CONCEPTUAL SITE PLAN
A-3.0	PROPOSED 1st FLOOR PLAN
A-3.1	PROPOSED 2 nd FLOOR PLAN
A-3.2	PROPOSED 3 nd 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 232 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		

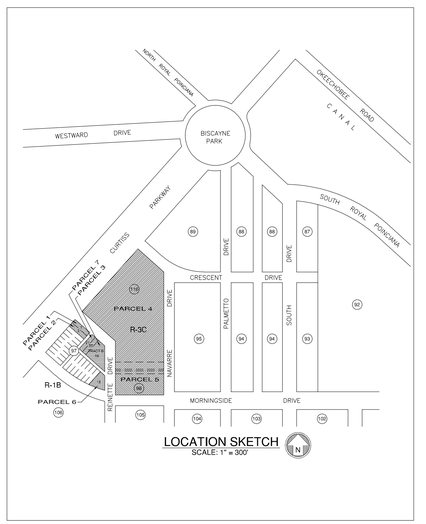
OCCUPANT LOAD (FBC, TABLE 1004.1.2 - MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT)	BEDROOMS AREA	27,642 S.F. / 120 =	230	OCCUPANTS
	ACTIVITIES AREA	2,518 S.F. / 15 =	168	OCCUPANTS
	OFFICE AREA	576 S.F. / 150 =	4	OCCUPANTS
	STORAGE AREA	1,181 S.F. / 500 =	2	OCCUPANTS
	LOBBY AREA	0 S.F. / 15 =	0	OCCUPANTS
	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 / 3	=	110 PARKING
	110 EMPLOYEE ONE SHIFT / 2	=	55 PARKING
	TOTAL PARKING REQUIRE	=	165 PARKING
	TOTAL PARKING PROVIDED	=	232 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* = 0.52		
	* BASED ON GROSS SITE AREA		

AREA CALCULATION	LOT AREA (GROSS)	=	356.886 sq. ft	
	LOT AREA (NET)	=	298.970 sq. ft	
	LOT COVERAGE	=	76.553 sq. ft	26 %
	GREEN AREA	=	145,464 sq. ft	49 %
	PAVEMENT AREA	=	17.813 sq. ft	6 %



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SUITE 203
MIAMI, FLORIDA 33186
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201 CURTISS PARKWAY
MIAMI SPRINGS, FLORIDA 33166

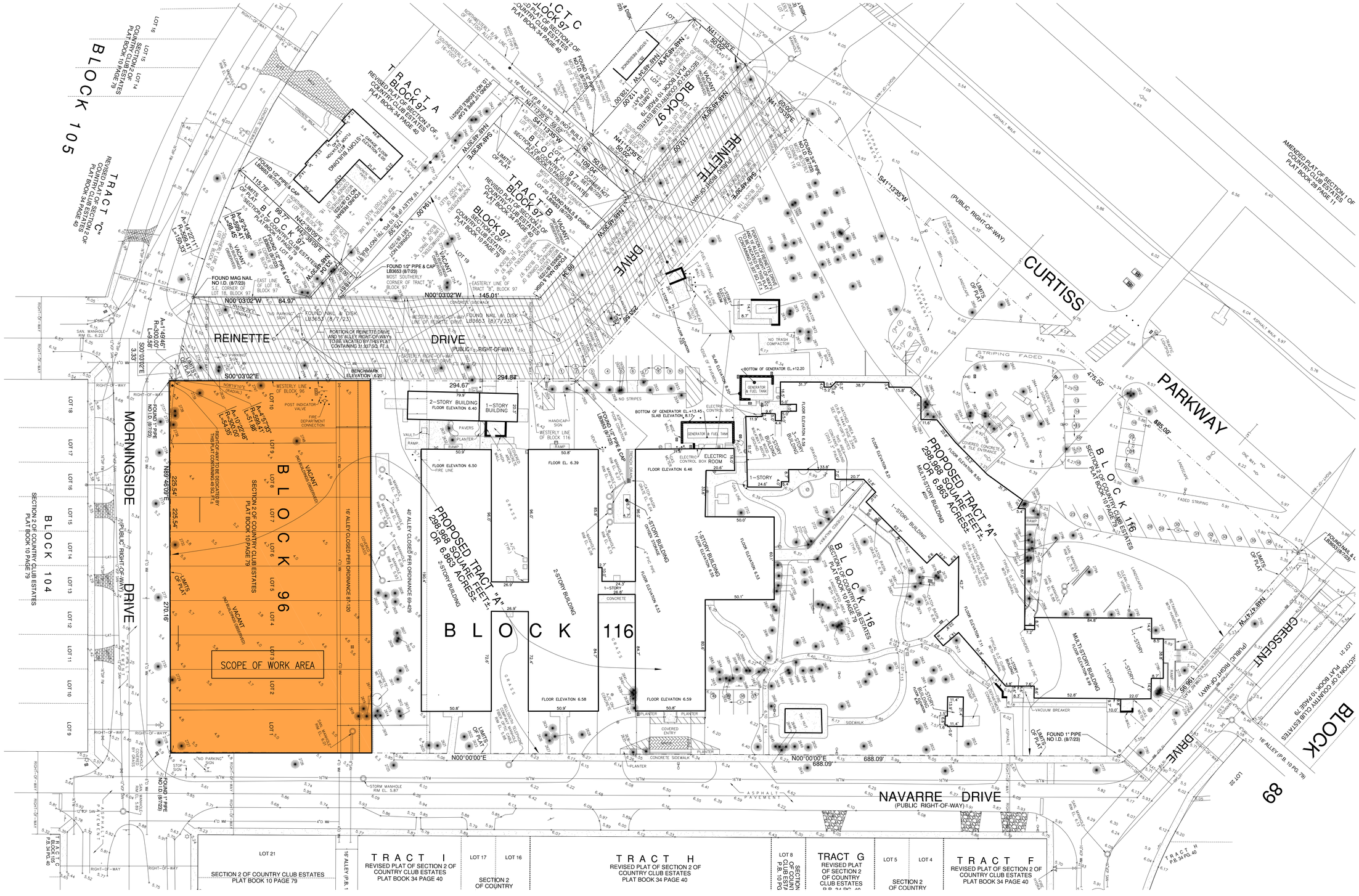
MARK	DATE	DESCRIPTION

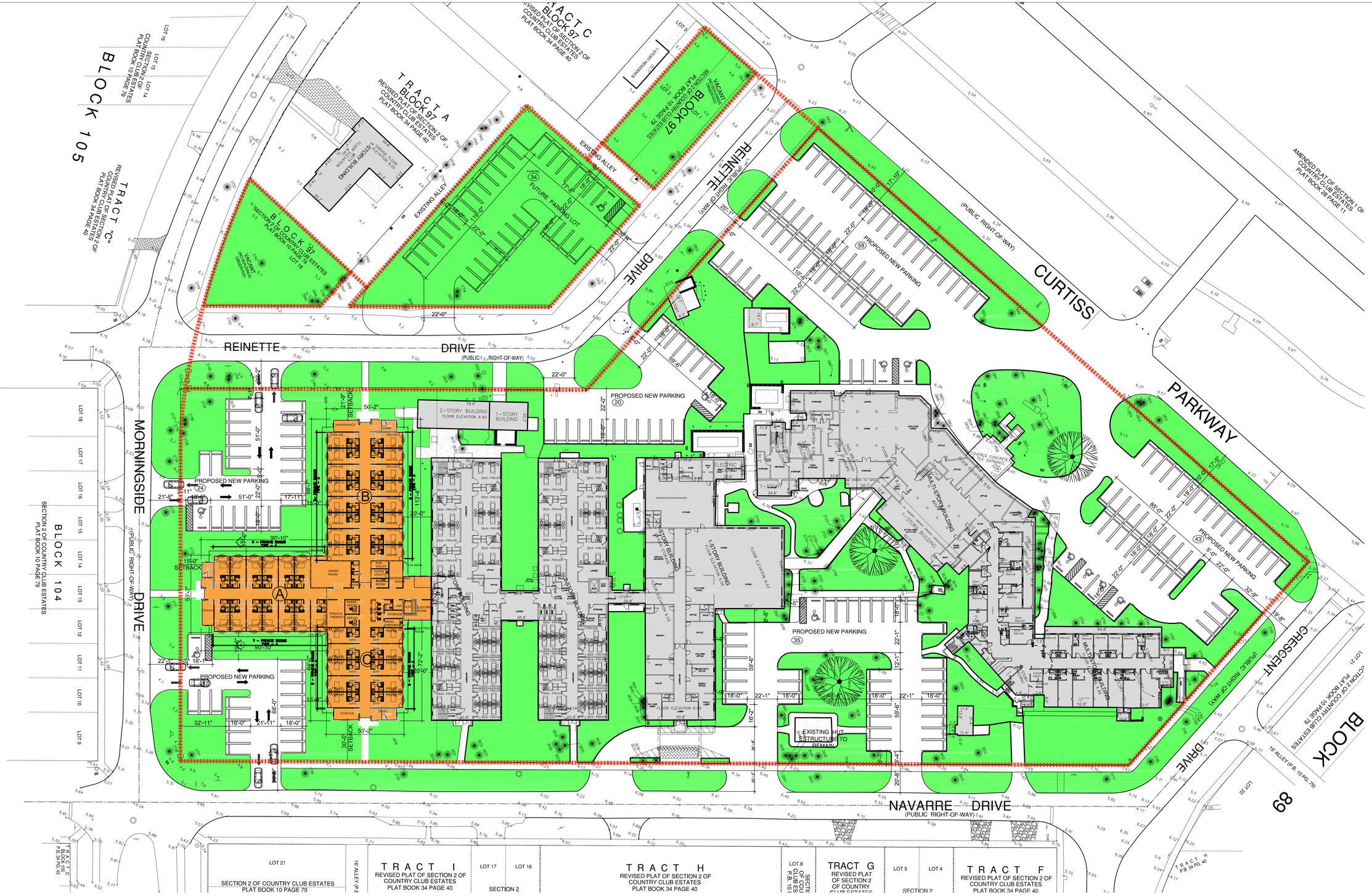
PROJECT No. BN-410
DRAWN BY:
CHECKED BY:
DATE:

LEOPOLDO BELLON, AIA (AR-8737)

SHEET TITLE
DRAWING INDEX, PROJECT INFORMATION & ABBREVIATIONS

SHEET A-0.0 OF


SCOPE OF WORK AREA
PROPOSED TRACT "A"
298,968 SQUARE FEET±
OR 6.863 ACRES±
2-STORY BUILDING
1-STORY BUILDING
3-STORY BUILDING
MULTI-STORY BUILDING
BLOCK 116
BLOCK 96
BLOCK 105
BLOCK 104
BLOCK 97
REINETTE DRIVE
(PUBLIC RIGHT-OF-WAY)
MORNINGSIDE DRIVE
(PUBLIC RIGHT-OF-WAY)
CURTISS PARKWAY
(PUBLIC RIGHT-OF-WAY)
NAVARRE DRIVE
(PUBLIC RIGHT-OF-WAY)
CRESCENT DRIVE
(PUBLIC RIGHT-OF-WAY)
TRACT A
REVISED PLAT OF SECTION 2 OF COUNTRY CLUB ESTATES
PLAT BOOK 34 PAGE 40
TRACT B
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 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
PLAT BOOK 34 PAGE 40
TRACT H
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
SECTION 2 OF COUNTRY CLUB ESTATES
PLAT BOOK 10 PAGE 79
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" PIPE NO I.D. (8/7/23)
FOUND 1/2" PIPE & CAP LB3663 (8/7/23)
FOUND NAIL & DISK LB3663 (8/7/23)
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°47'17"W 196.55'
S41°13'35"W 475.00'
N41°13'35"E 50.00'
N48°46'25"W 115.78'
N42°28'25"E 99.77'
S48°46'25"E 115.78'
S00°03'02"E 3.33'
S89°53'22"E 89.55'
N89°53'22"W 89.55'
PORTION OF REINETTE DRIVE AND 16' ALLEY RIGHT-OF-WAYS TO BE VACATED BY THIS PLAT CONTAINING 31,837 SQ. FT.±
RIGHT-OF-WAY TO BE DEDICATED BY THIS PLAT CONTAINING 49,302 FT.±
16' ALLEY CLOSED PER ORDINANCE 89-129
40' ALLEY CLOSED PER ORDINANCE 89-129
16' ALLEY (P.B. 10 PG. 79)
16' ALLEY (P.B. 10 PG. 79) (NOT BUILT)
VACANT (NO BUILDING OBSERVED)
VACANT (NO BUILDING OBSERVED)
VACANT (NO BUILDING OBSERVED



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

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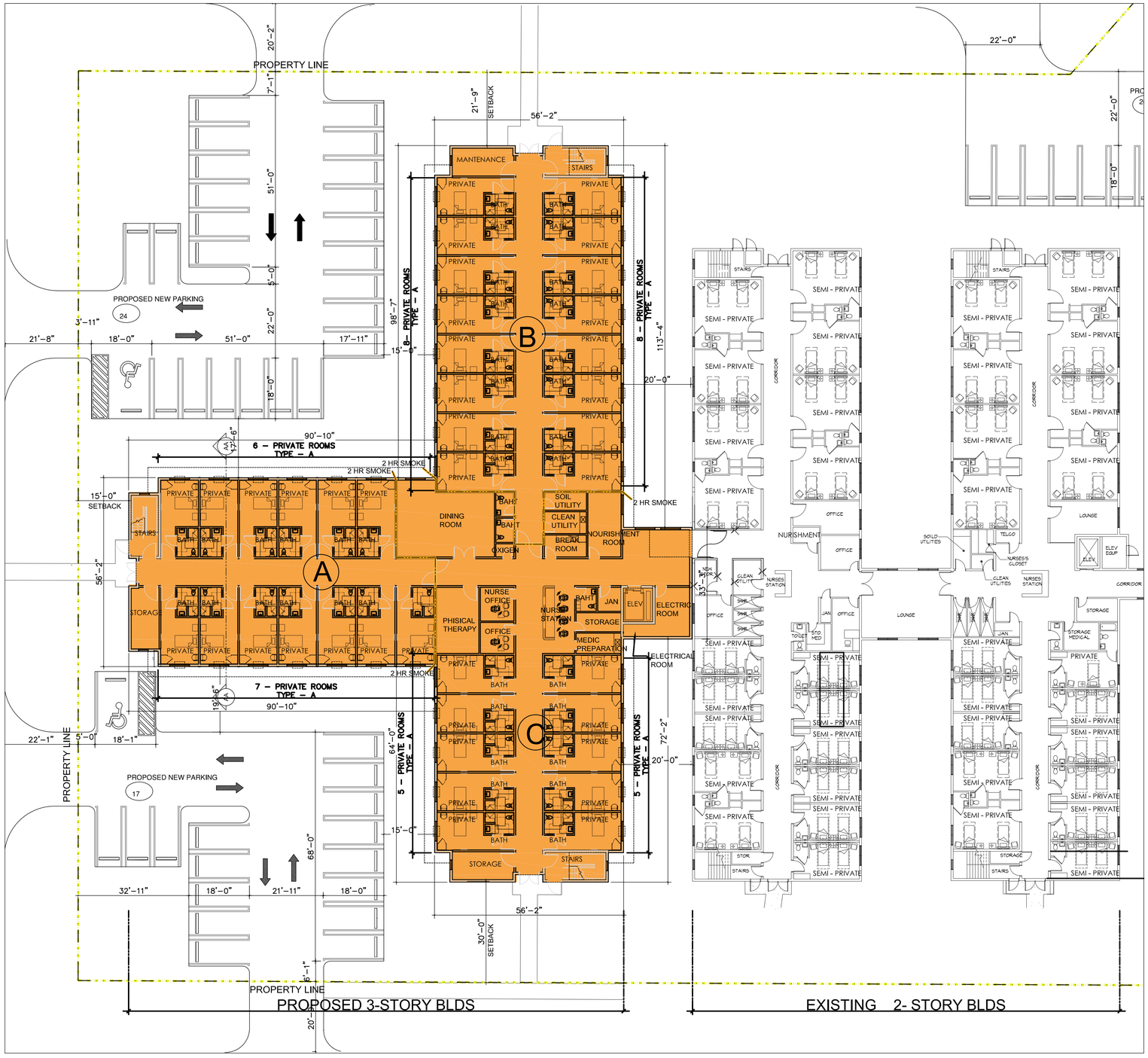
LEOPOLDO BELLON, AIA (AR-8737)

SHEET TITLE

A-2.0

SHEET OF



1 PROPOSED AND EXISTING SNF 1st FLOOR PLAN

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

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LEOPOLDO BELLON, AIA (AR-8737)

SHEET TITLE

A-3.0

SHEET OF

1 PROPOSED 2 nd FLOOR PLAN

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

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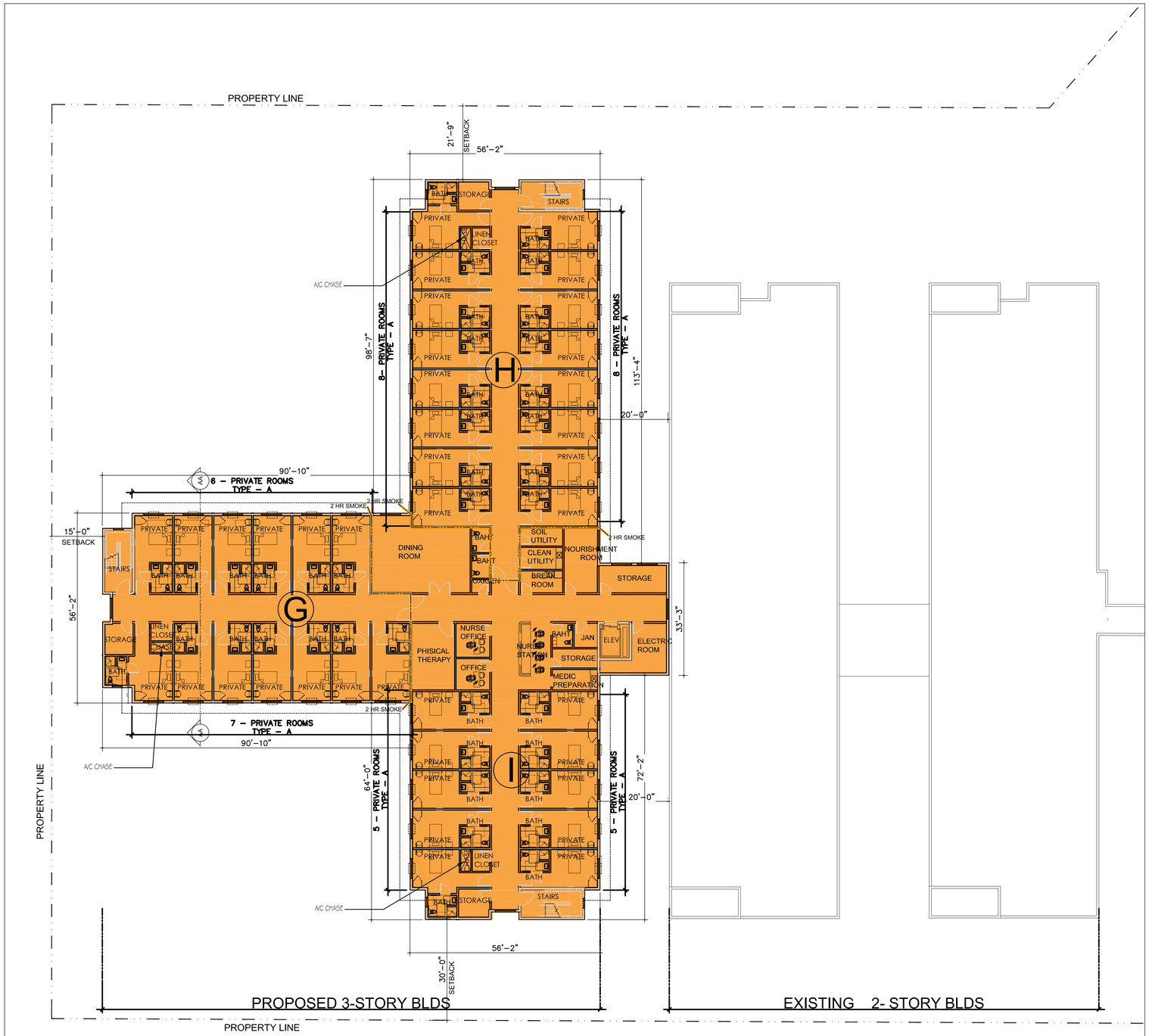
LEOPOLDO BELLON, AIA (AR-8737)

SHEET TITLE

A-3.1

SHEET OF



1 PROPOSED 3 nd FLOOR PLAN

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

BELLÓN architecture

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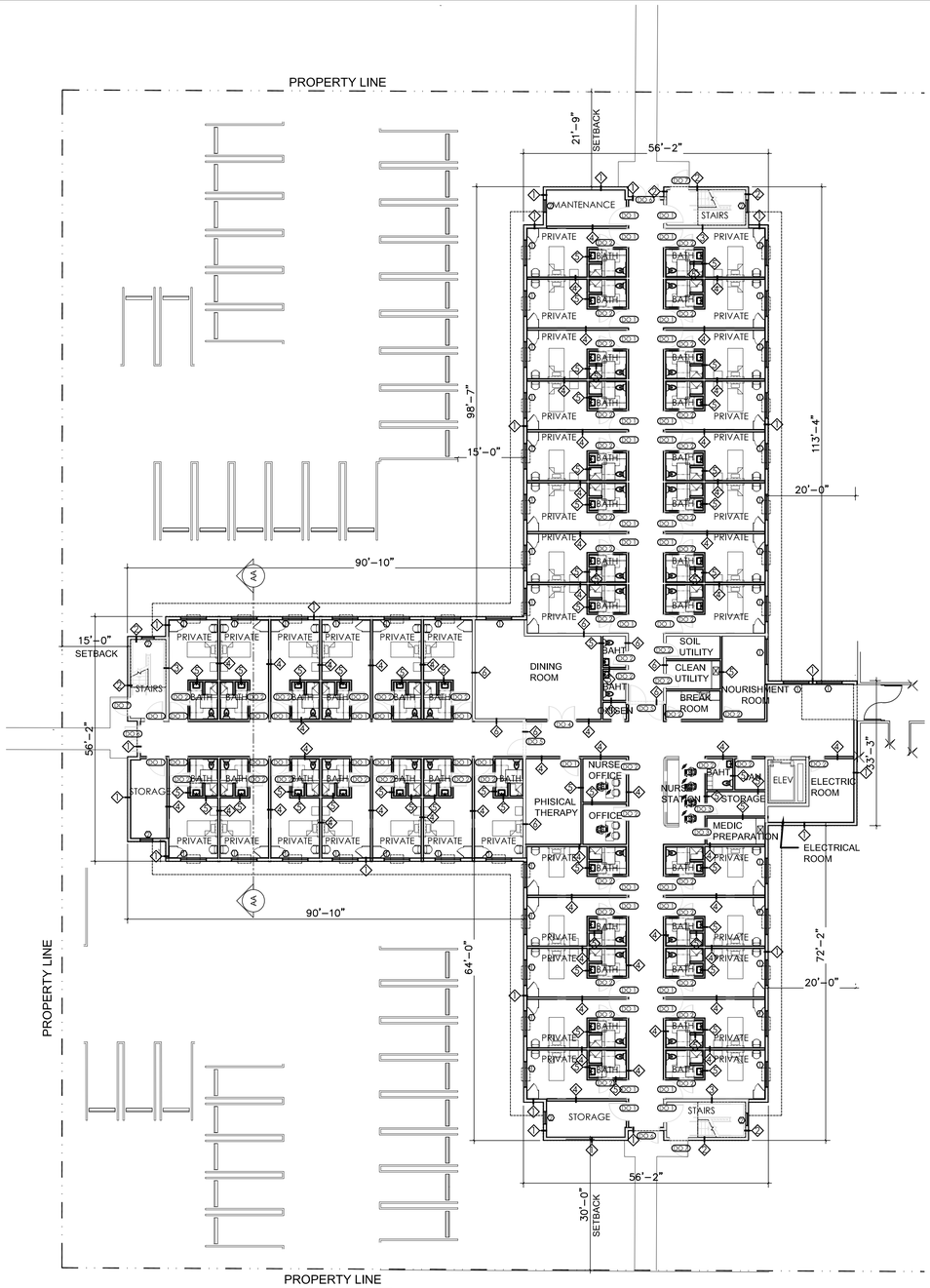
SHEET TITLE

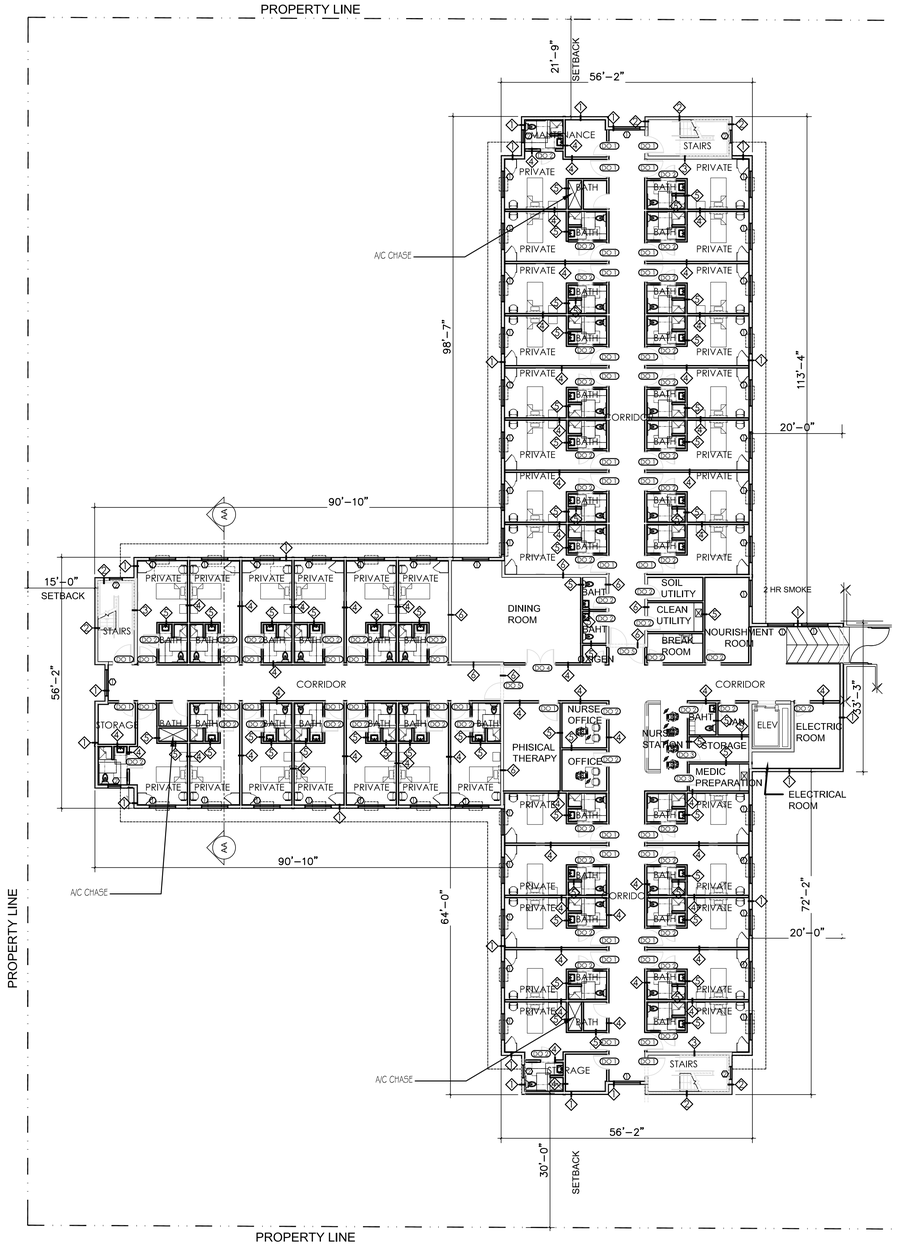
A-3.2

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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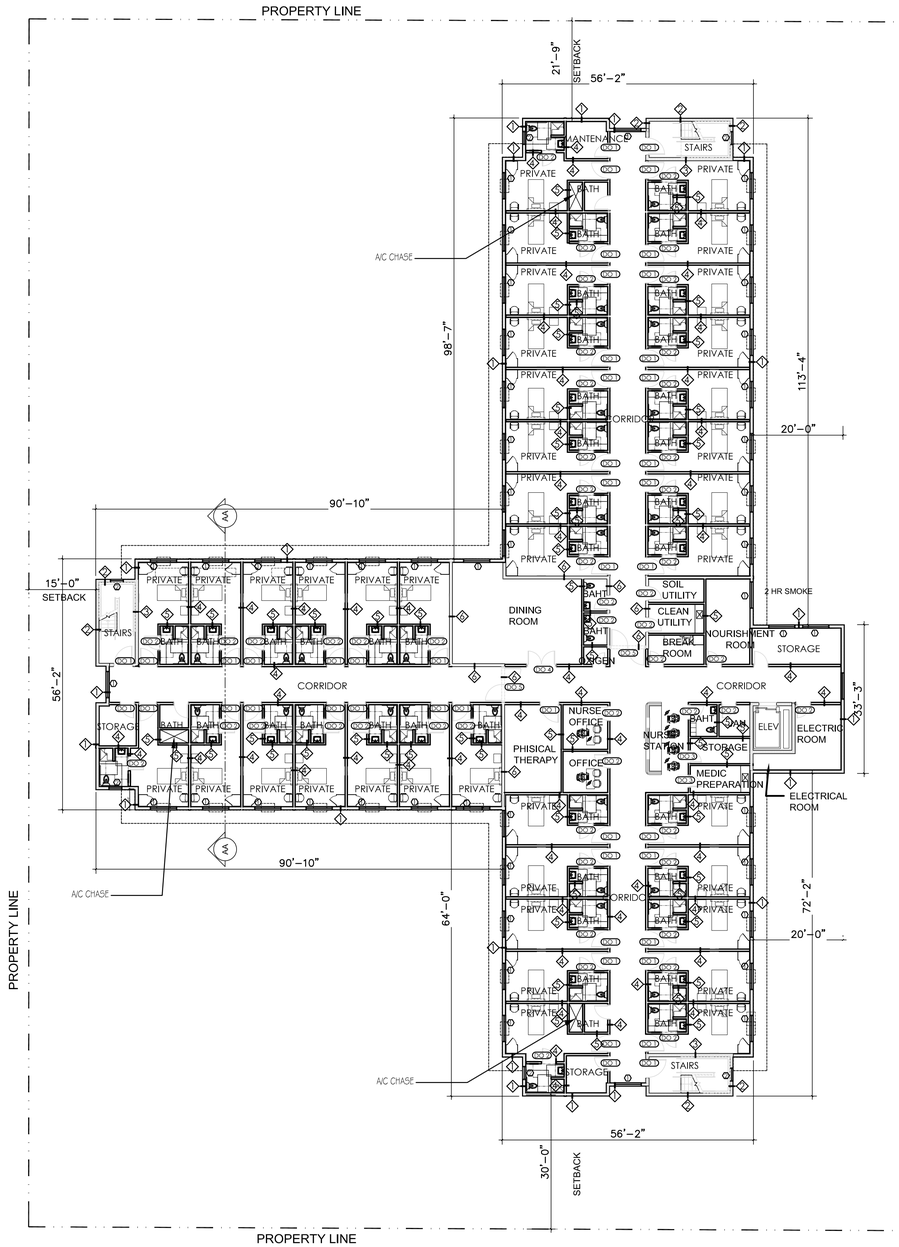
LEOPOLDO BELLON, AIA (AR-8737)

SHEET TITLE

A-4.0

SHEET OF



1 PROPOSED 3rd FLOOR (SCHEDULES)

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

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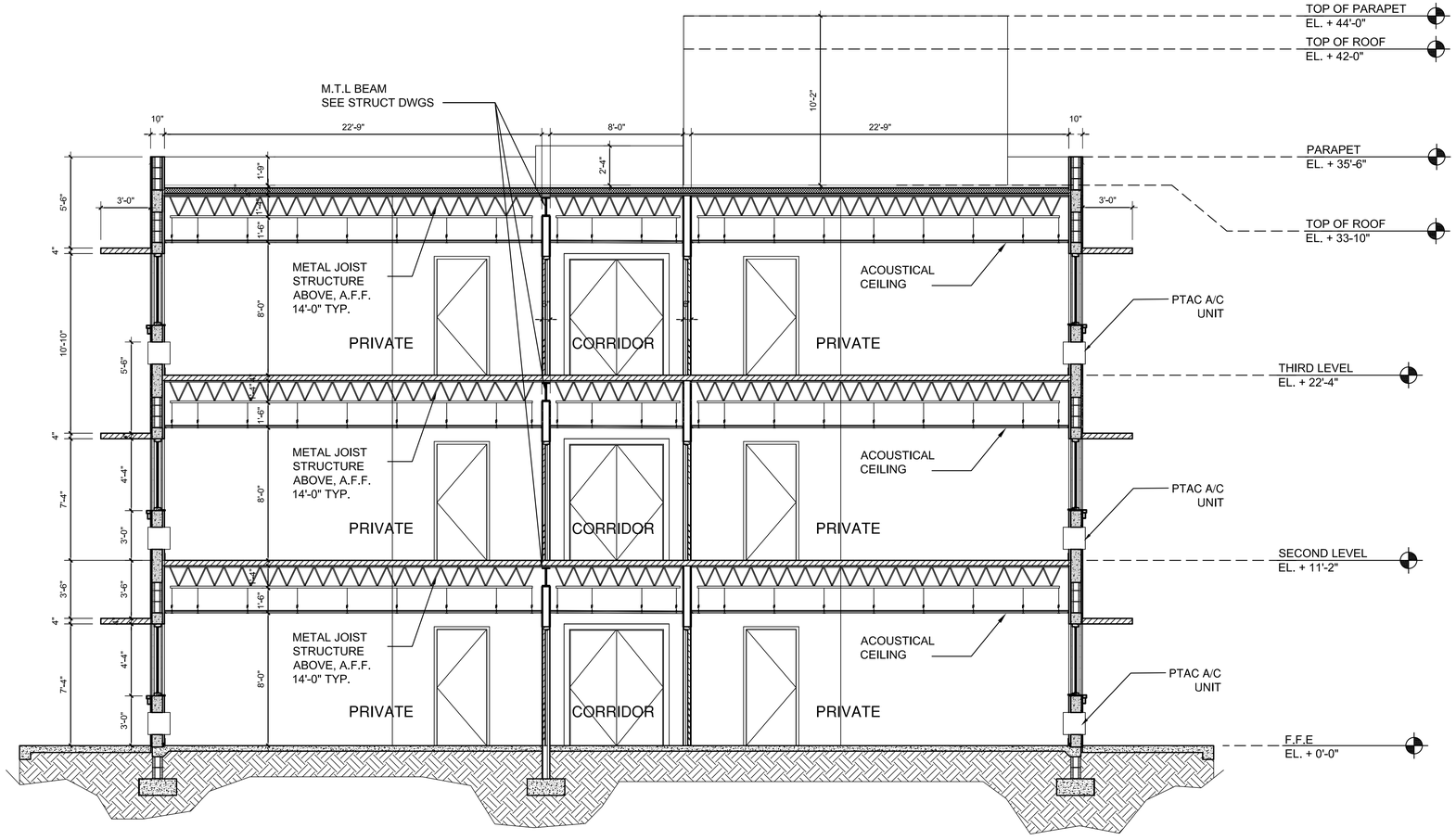
SHEET TITLE

A-4.1

SHEET OF



1 BLDG SECTION AA
SCALE: 1/4" = 1'-0"

BELLÓN
architecture

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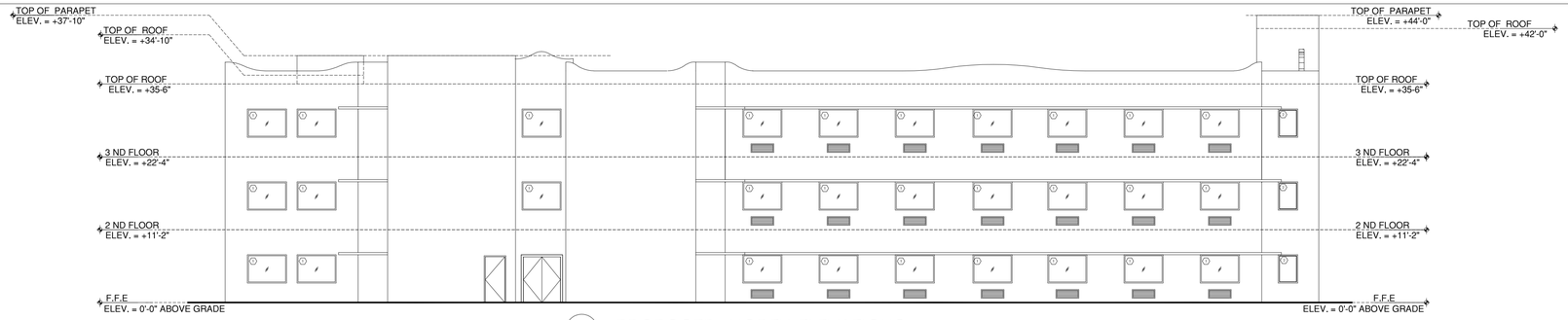
SHEET TITLE

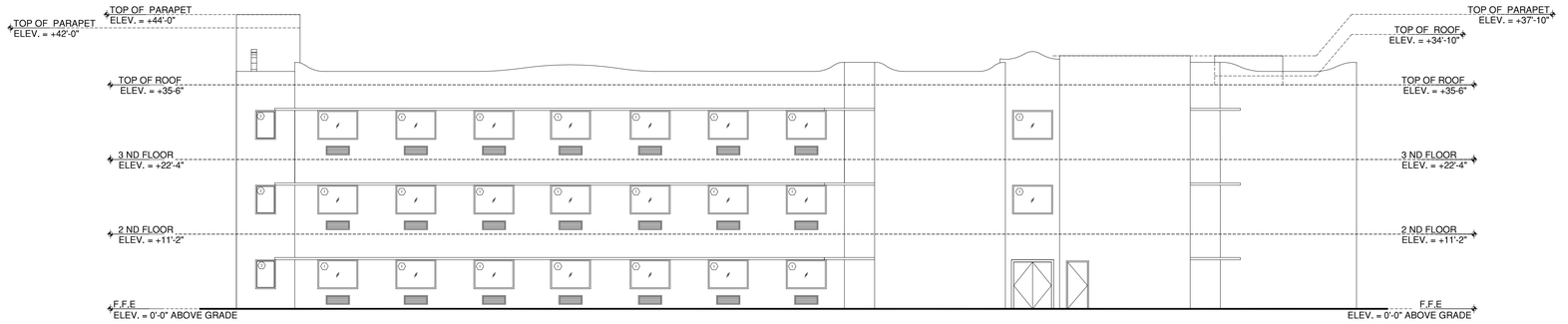
A-5.0
BLDG SECTION

SHEET # OF #



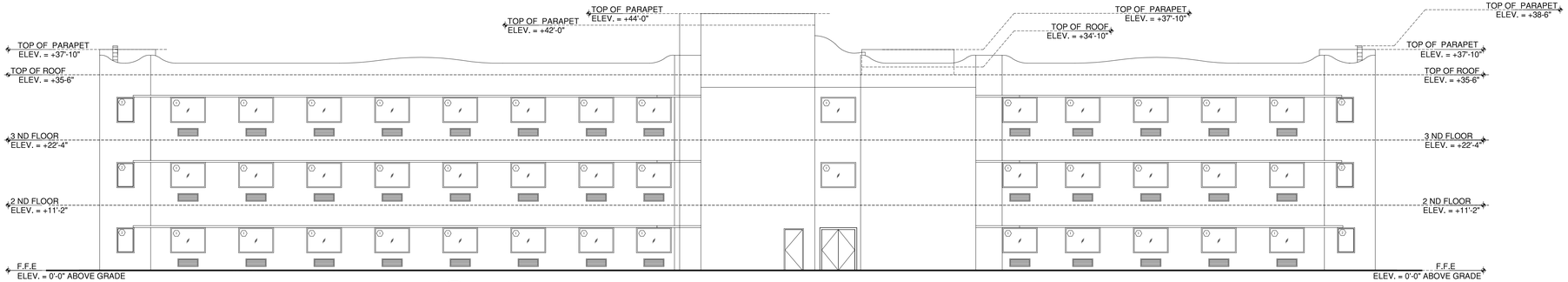
1 PROPOSED NORTH ELEVATIONS

SCALE: 1' 0" = 3/32"



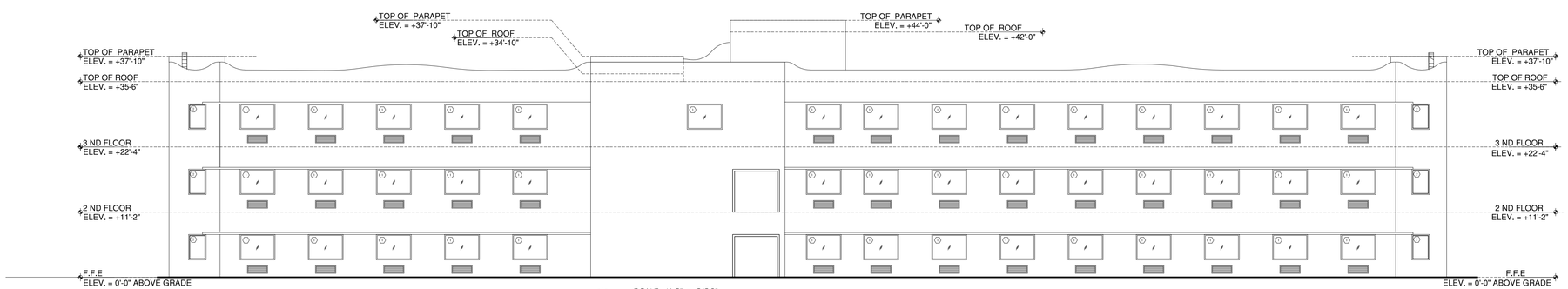
2 PROPOSED SOUTH ELEVATIONS

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

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SHEET TITLE

A-6.0

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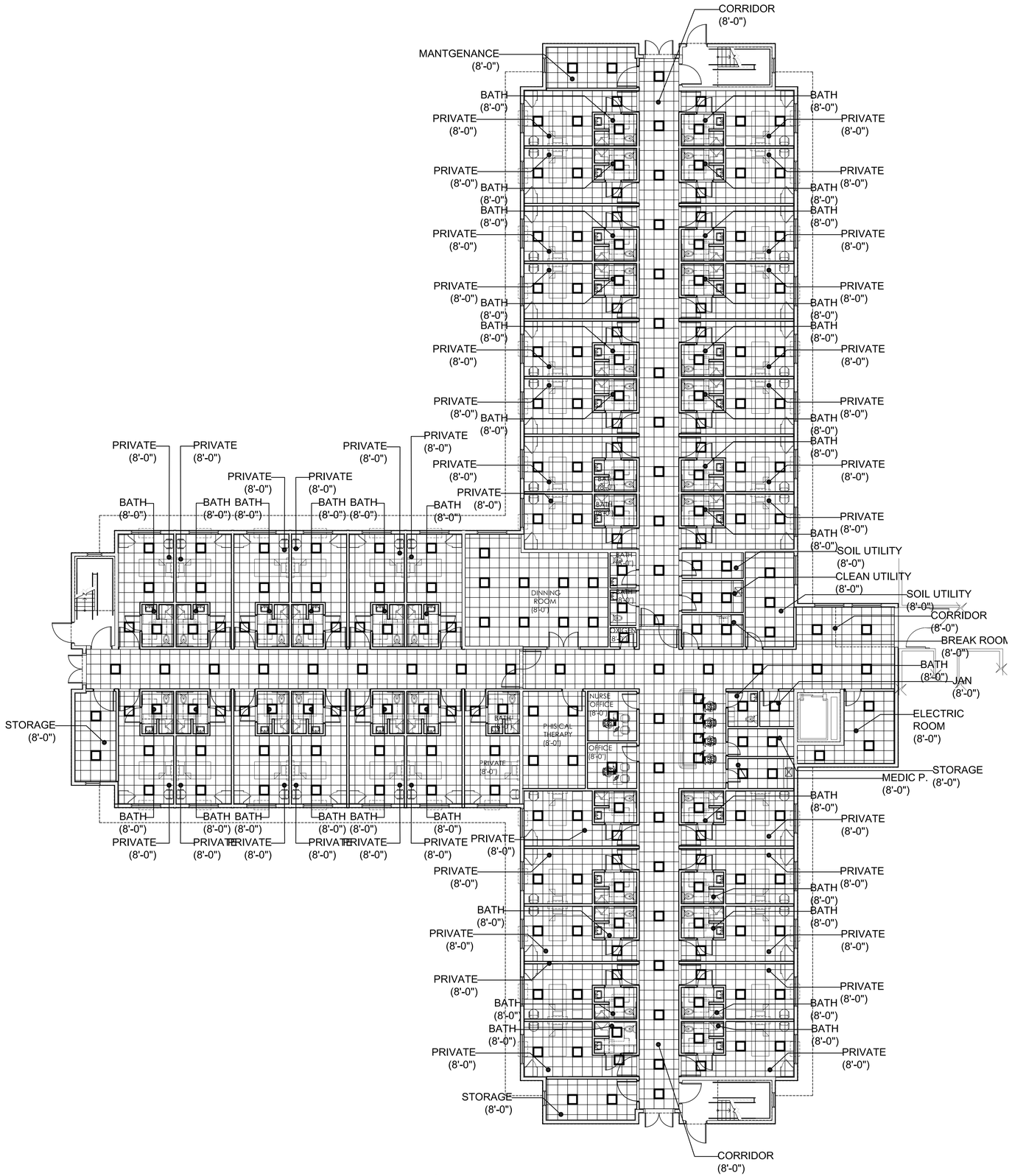

1 REFLECTED CEILING PLAN FIRST FLOOR

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

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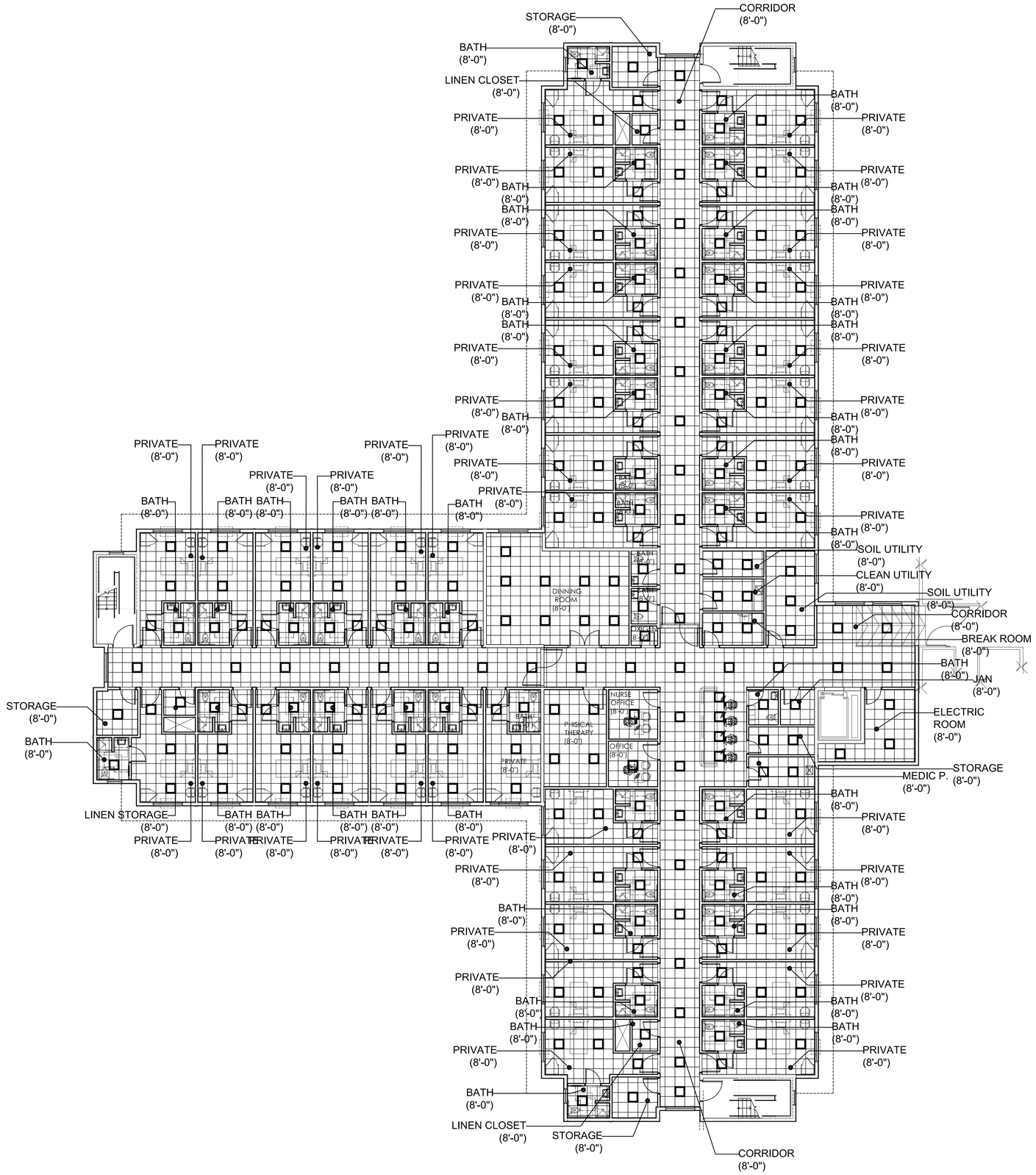
SHEET TITLE

A-7.0

SHEET OF



1 REFLECTED CEILING PLAN SECOND FLOOR

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

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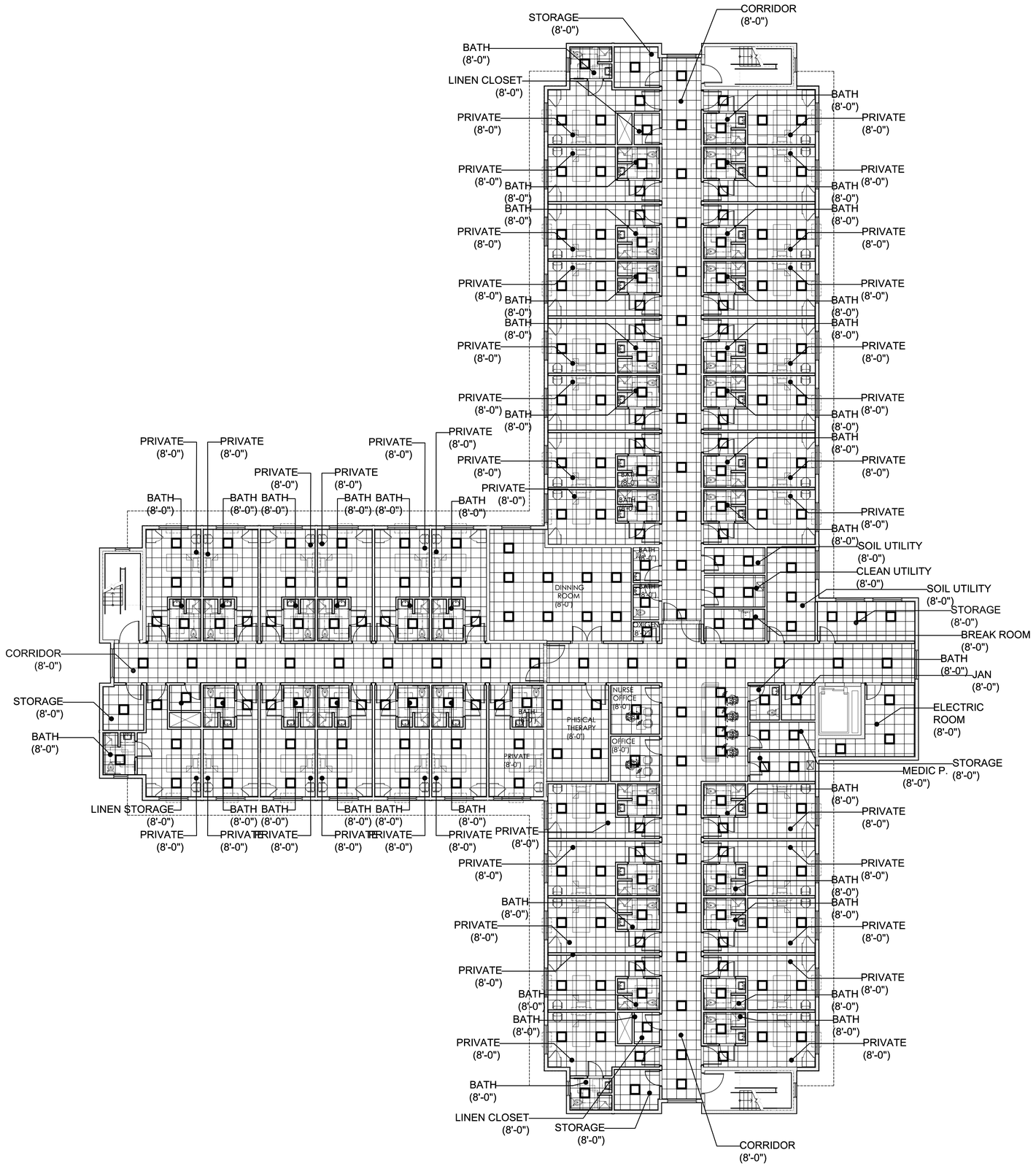
SHEET TITLE

A-7.1

SHEET OF



1 REFLECTED CEILING PLAN THIRD FLOOR

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

BELLÓN architecture

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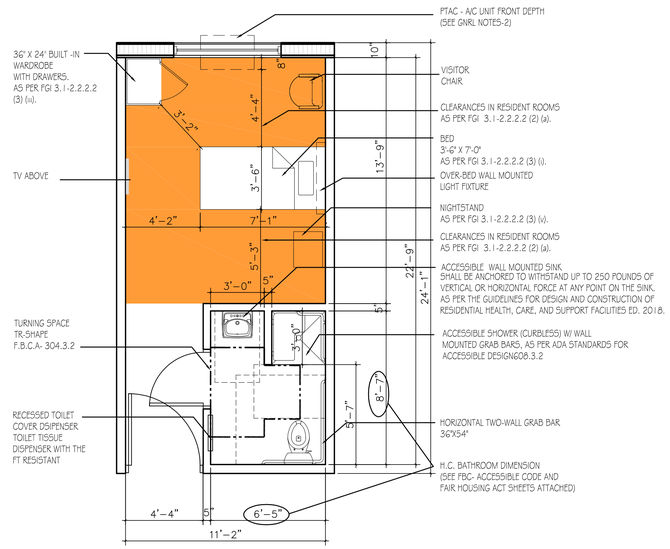
SHEET TITLE

A-7.2

SHEET OF

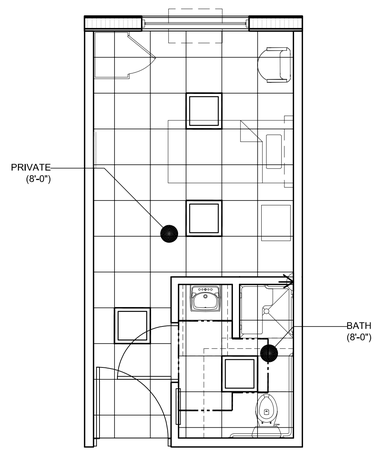


CORRIDOR

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.
- 2'x4' FLUORESCENT LIGHT
- 2'x2' 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:

LEOPOLDO BELLON, AIA (AR-8737)

SHEET TITLE

A-8.0

SHEET OF

1 RENDERS
SCALE: N/N

BELLÓN architecture

12930 S.W. 128 STREET
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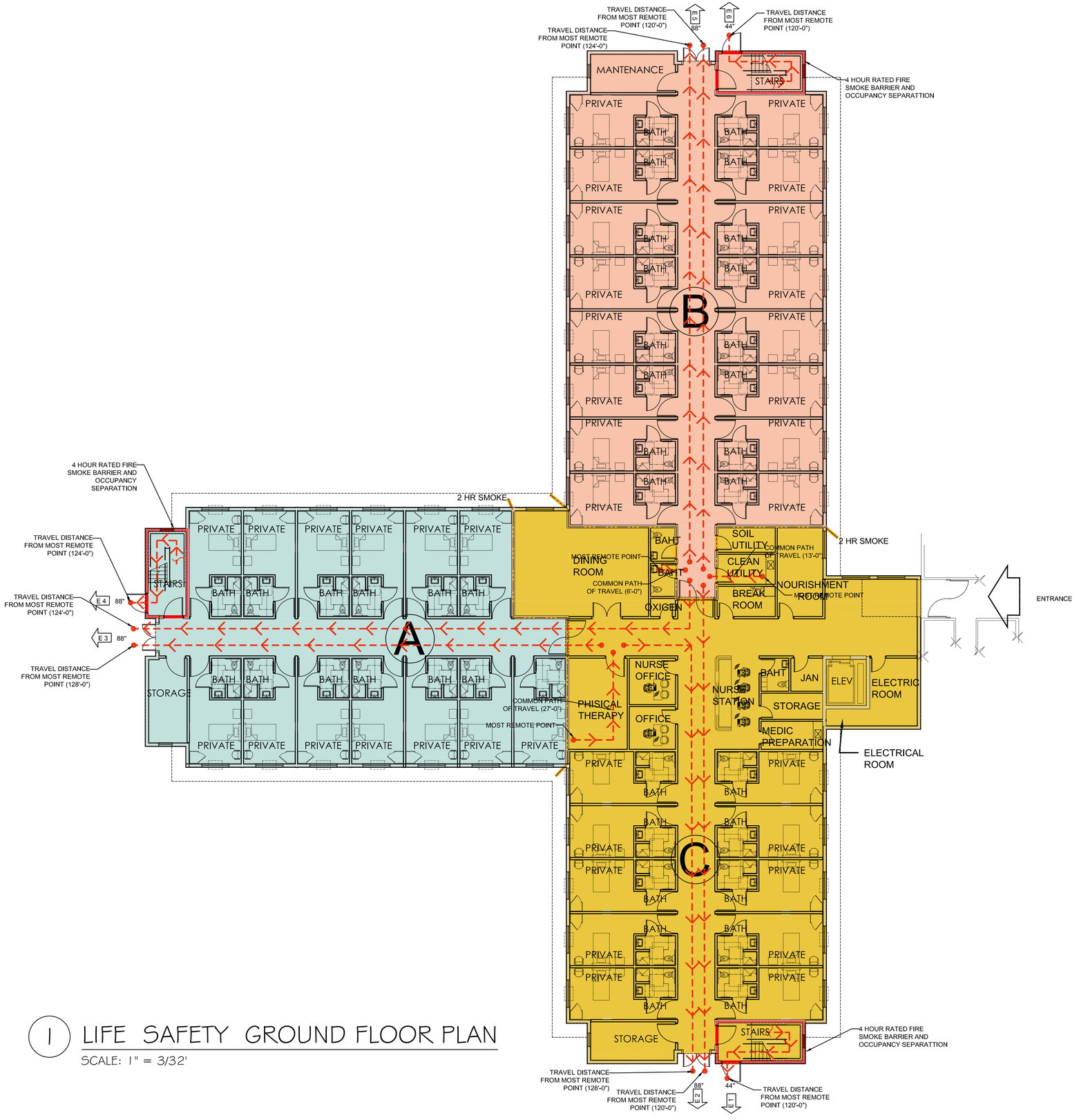
STATE OF FLORIDA · LEOPOLDO BELLON · AR-8737 · REGISTERED ARCHITECT

LEOPOLDO BELLON, AIA (AR-8737)

SHEET TITLE

A-9.0

SHEET # OF #



1 LIFE SAFETY GROUND FLOOR PLAN

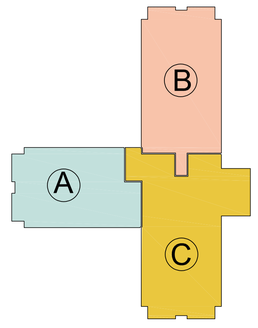
SCALE: 1" = 3/32'

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

BELLÓN architecture

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CHECKED BY:

DATE:

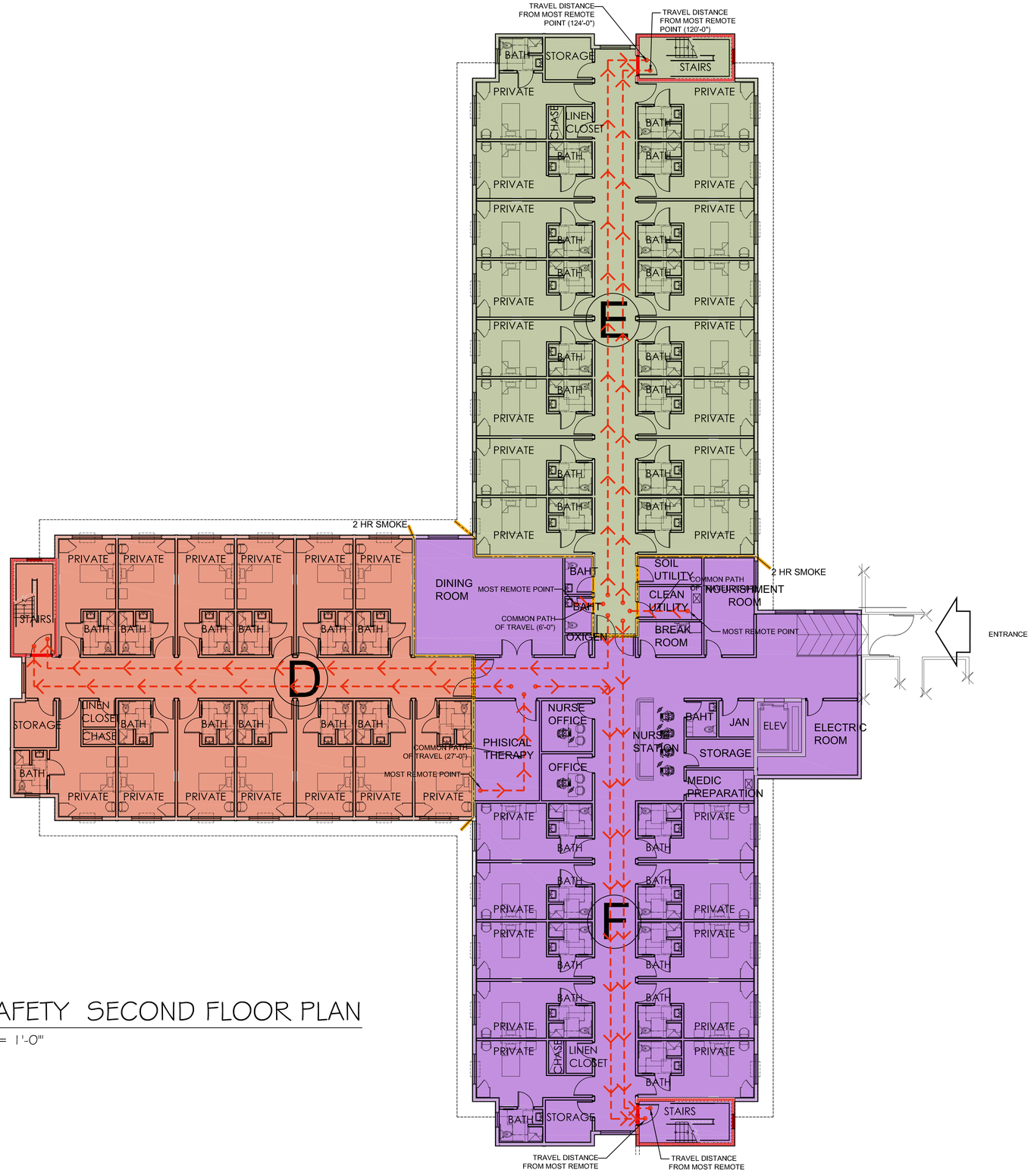
STATE OF FLORIDA · LEOPOLDO BELLON · AR-8737 · REGISTERED ARCHITECT

LEOPOLDO BELLON, AIA (AR-8737)

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
FE	WALL HUNG FIRE EXTINGUISHER
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F	MANUAL FIRE ALARM PULL STATION
S	CEILING MOUNTED FIRE ALARM/SMOKE DETECTOR
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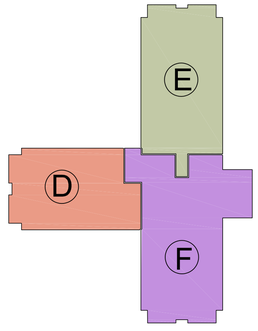
A	WALL MOUNTED FIRE ALARM PULL STATION
H	HORN STROBE WALL MOUNTED
A	CEILING MOUNTED FIRE ALARM-AUDIO/VISUAL
	PRIMARY EXITS / HORIZONTAL EXIT
H	THERMAL DETECTOR
	SPLINKLER
	LIFE SAFETY FLURESCENT FIXTURE
B	PUSH BUTTON DOOR ACCESS CONTROL
K	KEYPAD DOOR ACCESS CONTROL
D	MAGNETIC HOLD-OPEN DEVICE
	SPECIAL 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

BELLON architecture

12930 S.W. 128 STREET
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ARCHITECTURE
LAND PLANNING
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CONSTRUCTION MANAGEMENT

CONSULTANTS

MIAMI SPRINGS NURSING & REHAB CENTER
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MIAMI SPRINGS, FLORIDA 33166

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DRAWN BY:
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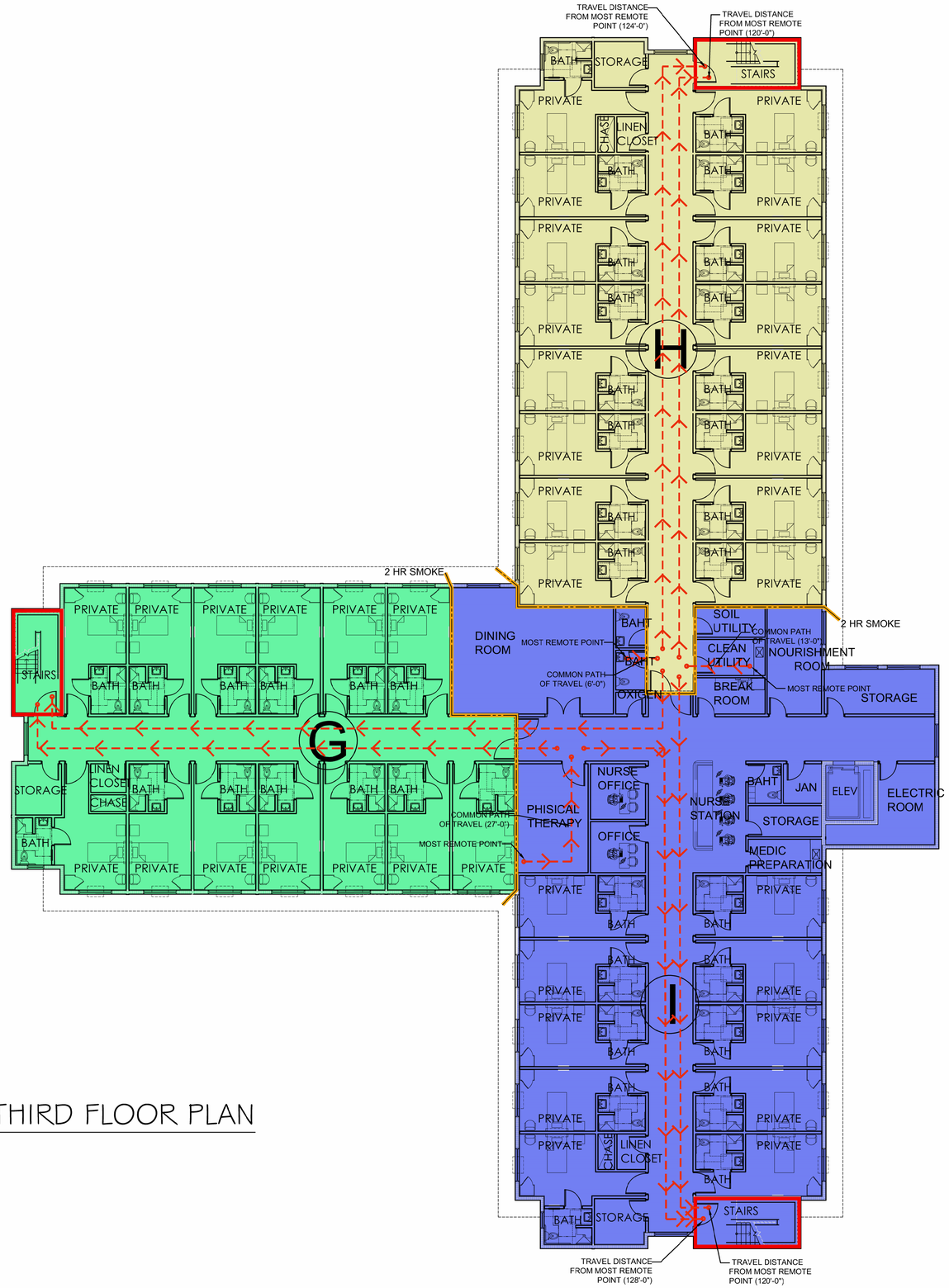
DATE:

LEOPOLDO BELLON, AIA (AR-8737)

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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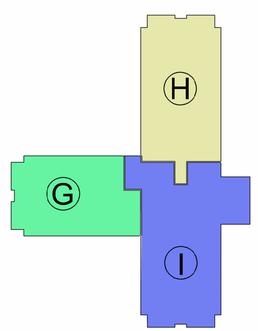
WALL FIRE RATING LEGEND

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

BELLON architecture

12930 S.W. 128 STREET
SUITE 203
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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 (AR-8737)

SHEET TITLE

LSP-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) Curtiss Parkway ..... (395'/35') = 12 Trees Morningside Drive .....(228'/35') = 8 Trees Reinette Drive .....(427'/35') = 12 Trees Navarre Drive .....(581'/35') = 15 Trees Cresent Drive .....(175'/35') = 5 Trees	52 Trees	52 Trees 30 Pigeon Plums 22 Gumbo Limbos
Lot Trees 28 trees per acre of net lot area.	59 Trees (2.09 Acres x 28)	78 Trees 13 Live Oak Trees 18 Orange Geiger Trees 17 Existing Palms (2:1) 30 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	35,558 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.	21 Trees (1,047 LF / 100)	25 Trees 13 Silver Buttonwood Trees 12 Green Buttonwood Trees
Shrubs Required 10 shrubs per required tree.	132 Trees x 10 = 1,320 Shrubs	1,320 Shrubs 464 Proposed Shrubs 856 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..		

Landscape Notes:

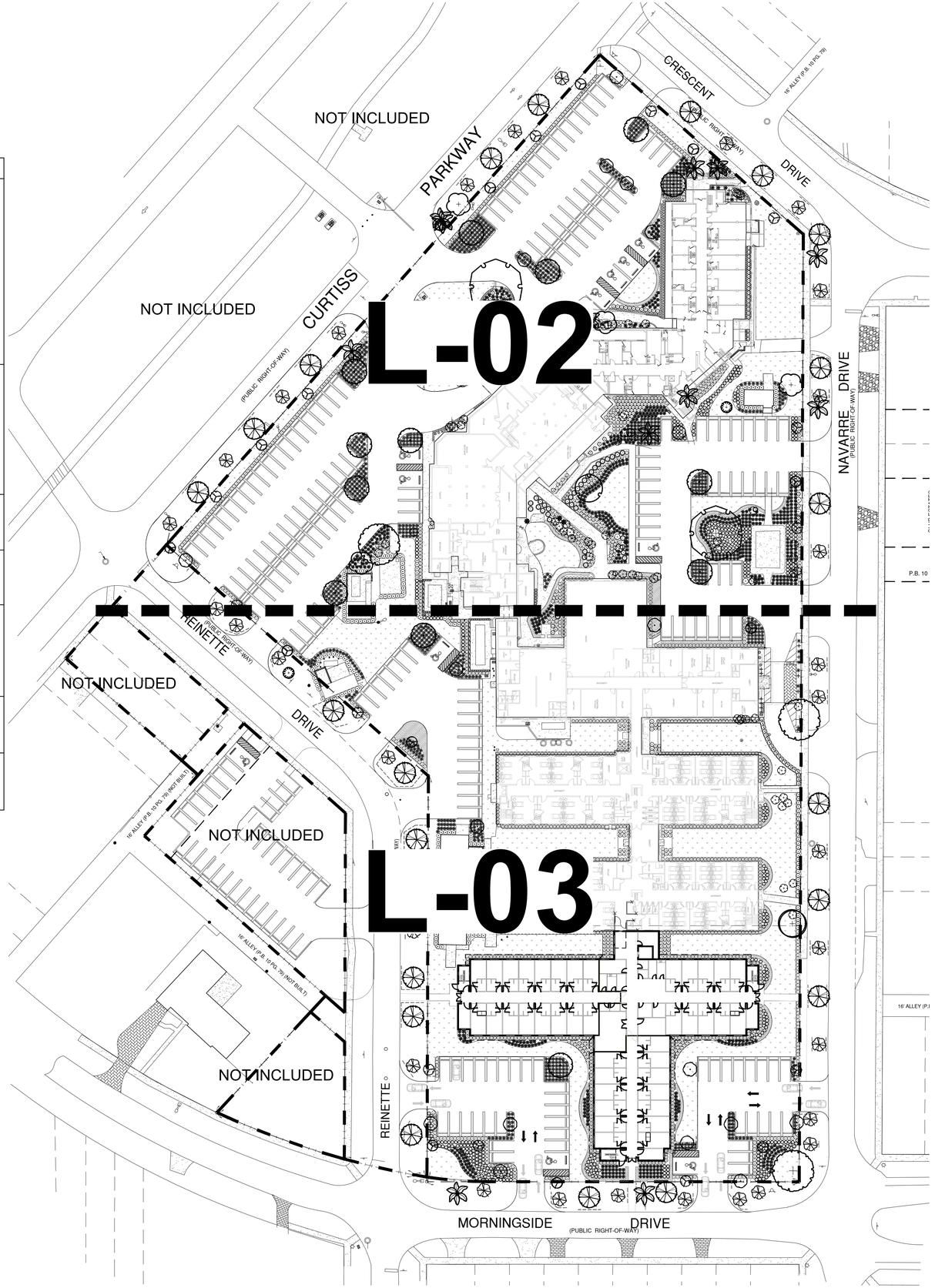
- Alternative plant species for required landscape may be permitted subject to review and approval by the Miami Springs Planning Department prior to installation.
- All prohibited exotic or invasive species shall be removed from the entire site prior to the issuance of a Certificate of Occupancy.
- All 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.

Digitally signed by Paul A. Goulas
Date: 2025.02.06 20:54:37-05'00'

811 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

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

PAUL GOULAS, RLA
FLORIDA REG. # LA6666807

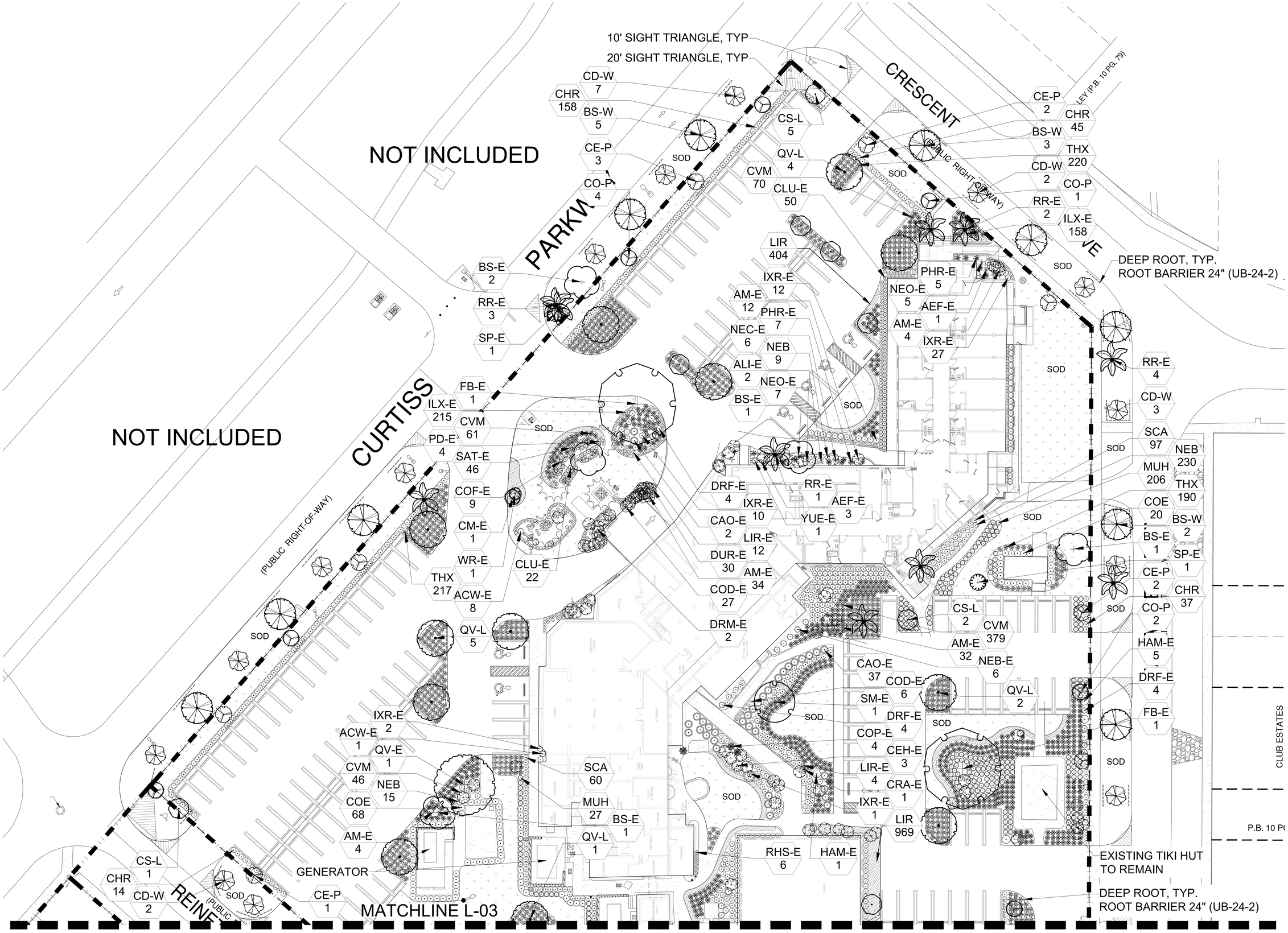
Drawn By:	DC
Checked By:	BW
Municipal Project:	
Scale:	

NORTH

SCALE: 1" = 40'

0 10' 20' 80'

L-01



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Landscape Plan

Revisions

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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" = 20'

0 10' 20' 40'

L-02

MATCHLINE L-02

NOT INCLUDED

NOT INCLUDED

NOT INCLUDED

REINETTE (PUBLIC RIGHT-OF-WAY)

16' ALLEY (P.B. 10 PG. 79) (NOT BUILT)

16' ALLEY (P.B. 10 PG. 79) (NOT BUILT)

DRIVE (PUBLIC RIGHT-OF-WAY)

REINETTE

MORNINGSIDE DRIVE (PUBLIC RIGHT-OF-WAY)

GENERATOR

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

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

DEEP ROOT, TYP.
ROOT BARRIER 24"

20' SIGHT TRIANGLE, TYP

10' SIGHT TRIANGLE, TYP

CUD 14
CD-W 2
SOD
CE-P 1
SP-E 1
DF
CE-P 1
CHR 27
COE 88
RR-E 2
CD-W 4
BS-W 6
CS-L 5
CO-P 4
CD-W 6
BS-W 2
RR-E 2
NEB 43
CHR-E 58
SCA 322
ILX-E 8
ALI-E 3
NEO-E 14
NEC-E 5
CD-W 7
AM-E 14
QV-E 2
AEF-E 1
MUH 127
LIR 519
CHR 23
CHR 103
BS-W 3
MI-E 1
NEB 47
QV-L 1
THX 250
LIR 523
CHR 55
MUH 165
SCA 294
CVM 102
CE-P 4
THX 48
CS-L 5
CO-P 1
CVM 86

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02.06.25	DC	Initial Submittal

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
EXISTING TREES					
	AM-E	100	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
	QV-E	3	Quercus virginiana	Live Oak	Existing to Remain
	RR-E	14	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	18	Cordia sebestena	Orange Geiger Tree	FG, 12` HT x 6` SPR, 3" C, SP
	QV-L	13	Quercus virginiana	Live Oak	FG, 12` HT x 6` SPR, 3" C, SP
PARKING LOT TREES					
	CO-P	12	Conocarpus erectus	Green Buttonwood	FG, 12' HT, 2.5" CAL MIN, 5' CT, SP
	CE-P	13	Conocarpus erectus 'sericeus'	Silver Buttonwood	FG, 12' HT, 2.5" CAL MIN, 5' CT, SP
SWALE TREES					
	BS-W	21	Bursera simaruba	Gumbo Limbo	FG, 12' HT, 3" CAL MIN, 6' CT, SP
	CD-W	31	Coccoloba diversifolia	Pigeon Plum	FG, 12` HT, 3" DBH MIN, STD, SP

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
SHRUBS					
	CHR	462	Chrysobalanus icaco `Redtip`	Red Tip Cocoplum	CG, 30" OA, 30" OC, F
	CVM	744	Codiaeum variegatum `Mammey`	Mammey Croton	CG, 30" OA, 30" OC, F
	COE	176	Conocarpus erectus	Green Buttonwood	CG, 30" OA, 30" OC, F
	MUH	525	Muhlenbergia capillaris	Pink Muhly Grass	CG, 30" OA, 30" OC, F
	NEB	338	Nephrolepis biserrata	Macho Fern	CG, 30" OA, 30" OC, F
	SCA	773	Schefflera arboricola	Green Schefflera	CG, 30" OA, 30" OC, F
	THX	926	Thaumatophyllum xanadu	Xanadu Philodendron	CG, 30" OA, 30" OC, F
EXISTING SHRUBS					
	ACW-E	9	Acalypha wilkesiana	Copperleaf	Existing to Remain
	AEF-E	5	Aechmea fasciata	Silver Vase Plant	Existing to Remain
	ALI-E	5	Alcantarea imperialis	Imperial Bromeliad	Existing to Remain
	CAO-E	39	Carex oshimensis	Japanese Sedge	Existing to Remain
	CEH-E	3	Cereus hildmannianus	Hedge Cactus	Existing to Remain
	CHR-E	58	Chrysobalanus icaco 'Red Tip'	Red Tip Coco Plum	Existing to Remain
	CLU-E	72	Clusia guttifera	Small Leaf Clusia	Existing to Remain
	COD-E	33	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	12	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	6	Hamelia patens	Firebush	Existing to Remain
	ILX-E	381	Ilex vomitoria 'Nana'	Dwarf Yaupon Holly	Existing to Remain
	IXR-E	52	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	22	Neoregelia spp.	Bromeliad	Existing to Remain
	NEB-E	6	Nephrolepis biserrata	Macho Fern	Existing to Remain
	PHR-E	12	Philodendron x 'Rojo Congo'	Rojo Congo Philodendron	Existing to Remain
	RHS-E	6	Rhoeo spathacea	Oyster Plant	Existing to Remain
	SAT-E	46	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	SPACING
GROUND COVERS						
	LIR	2,415	Liriope muscari 'Big Blue'	Big Blue Lilyturf	CG, 12" OA, 12" OC, F	12" o.c.

Project Team

Landscape Architect:

LANDSCAPE ARCHITECTURAL SERVICES, LLC

Brandon White | Owner
772-834-1357 | brandon@las-fl.com
Paul Goulas | Owner
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Architect:

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Proposed Improvements

201 Curtiss Parkway, Miami Springs, FL 33166

Landscape Plan

Revisions		
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Scale:

NORTH

SCALE: 1" = NTS

0 0 0 0

L-04

Existing Trees:

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
2636	Palm	6	20	10
2637	Palm	3	12	28
2638	Palm	3	12	28
2639	Palm	3	12	28
2640	Palm	3	12	28
2641	Palm	5	28	12
*2642	Melaleuca	32	36	18
2643	Royal Palm	18	60	18
2644	Christmans Palm	6	22	8
2645	Christmans Palm	3 (Twin)	27	18
2646	Christmans Palm	4"-3"	30	16
2647	Christmans Palm	4	30	16
2648	Christmans Palm	3 (Triple)	30	16
2649	Christmans Palm	4	30	16
2650	Christmans Palm	4	30	16
2651	Gumbo Limbo	13	20	20
2652	Christmans Palm	4"-3"	22	14
2653	Gumbo Limbo	9	20	18
2656	Christmans Palm	4	22	16
2657	Mango	7	22	18
2658	Palm	4	24	16
2659	Palm	4	28	12
2660	Palm	4	28	12
2661	Cabbage Palm	14	24	20
2662	Cabbage Palm	12	24	20
2663	Christmans Palm	7	24	12
2664	Christmans Palm	3 (Twin)	30	18
2665	Christmans Palm	4	30	18
2666	Christmans Palm	6	24	14
2667	Ficus	55	55	55
2668	Palm	40"-48" (M/T)	30	30
2669	Palm	40"-48" (M/T)	30	30
2670	Holly	36 (M/T)	32	32
2671	Palm	48 M/T	24	24
2672	Palm	5"-6"	24	22
2673	Royal	16 (Twin)	45	20
2674	Royal	18 (Triple)	50	30
2675	Tree	16	45	30
2676	Palm	5 (Twin)	35	20
2677	Christmans Palm	30 M/T	25	20
2678	Christmans Palm	4 (Twin)	40	18
2679	Palm	3 (Triple)	24	16
2680	Silver Buttonwood	12	20	18
2681	Tree	7 (Twin)	20	20
2683	Palm	4-6	25	20
2684	Palm	5 (Triple)	25	20
2685	Palm	5 (Triple)	25	20
2686	Palm	6 (Twin)	25	20
2687	Palm	6 (Triple)	25	20
2688	Palm	7	25	20
2689	Palm	4	28	20
2690	Palm	7	25	20
2691	Palm	5	25	18
2692	Palm	8	25	18
2693	Palm	6 (Twin)	25	18
2694	Palm	48 M/T	28	22
2695	Palm	48 M/T	28	22
2696	Palm	48 M/T	28	22
2697	Palm	48 M/T	28	22
2698	Palm	8	25	20
2699	Palm	6	24	14
2700	Palm	3	24	10
2701	Tree	6 (Twin)	25	18
2702	Tree	24 M/T	23	20
2703	Tree	5	10	10
2704	Palm	4	25	14
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
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	18
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	5	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	12	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 & Schefflera	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	25	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	36	30	34
2939	Palm	14	25	20
2940	Palm	14	25	20
2941	Palm	20	24	24
*2942	Schefflera	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
*2987	Schefflera	3 (Triple)	24	24

Denotes Trees to be removed

∗ Denotes Trees exempt from mitigation/invasive

Mitigation Data:

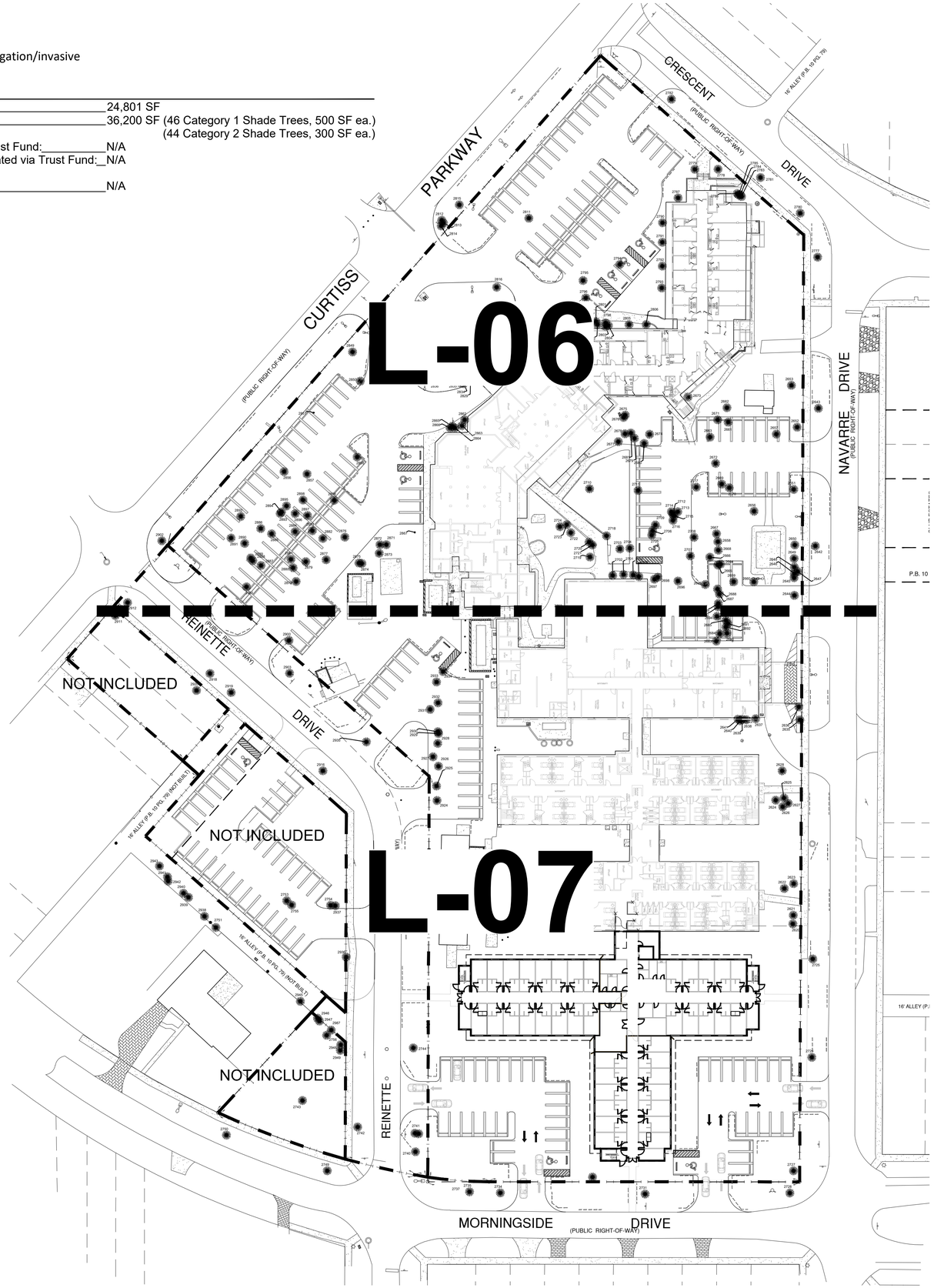
Total Existing Canopy to be Removed:_____24,801 SF

Mitigation Trees Provided Onsite:_____36,200 SF (46 Category 1 Shade Trees, 500 SF ea.)
(44 Category 2 Shade Trees, 300 SF ea.)

Total Canopy Area to be Mitigated via Trust Fund:_____N/A

Equivalent Tree Replacement to be Mitigated via Trust Fund:_N/A

Total Required Trust Fund Contribution:_____N/A



Project Team

Landscape Architect:

LANDSCAPE ARCHITECTURAL SERVICES, LLC

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Architect:

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Proposed Improvements

201 Curtiss Parkway, Miami Springs, FL 33166

Overall Tree Disposition Plan

Revisions

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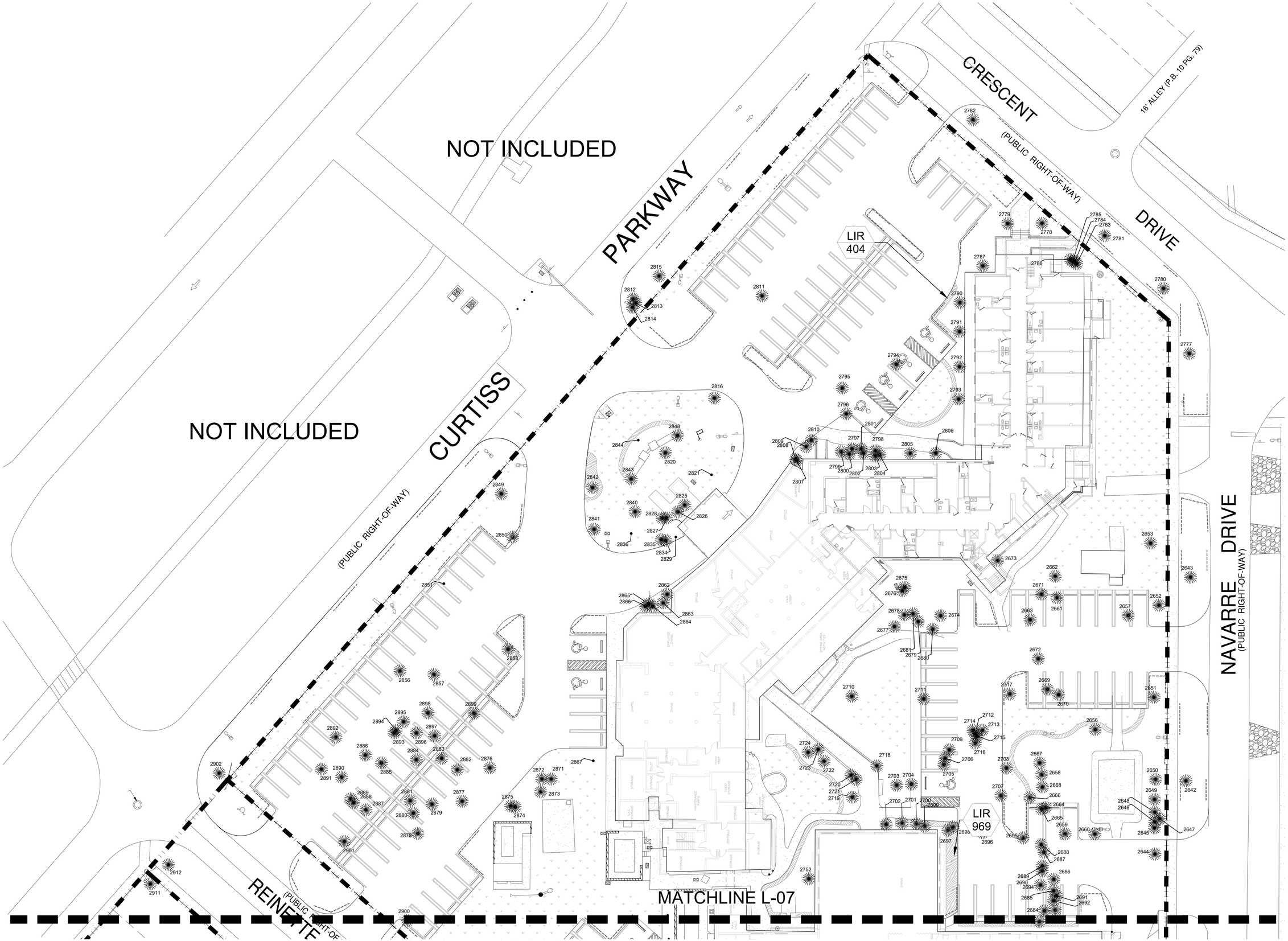
Municipal Project:	
Scale:	

NORTH

SCALE: 1" = 40'

0 10' 20' 80'

L-05



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Landscape Architect:

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0 10' 20' 80'

L-06

MATCHLINE L-06

NOT INCLUDED

NOT INCLUDED

NOT INCLUDED

REINETTE (PUBLIC RIGHT-OF-WAY)

DRIVE

16' ALLEY (P.B. 10 PG. 79) (NOT BUILT)

16' ALLEY (P.B. 10 PG. 79) (NOT BUILT)

DRIVE (PUBLIC RIGHT-OF-WAY)

REINETTE

MORNINGSIDE DRIVE

Project Team

Landscape Architect:

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Scale:	

NORTH

SCALE: 1" = 40'

0 10' 20' 80'

L-07

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.

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

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)

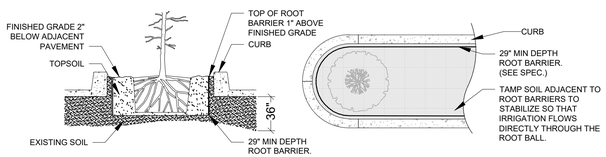
D. ALL MATERIAL REMOVED FROM THE DRAINAGE CHANNEL SHALL BE DISCARDED.

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.

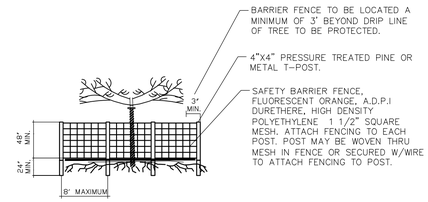
D. Remove all trimmings from site.



SPECIAL APPLICATIONS ROOT BARRIER DETAIL

NOT TO SCALE

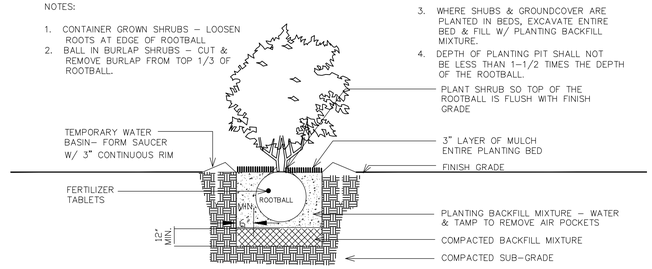
NOTES:
1- ROOT BARRIER SHALL BE "BIO-BARRIER 29" DEPTH OR APPROVED EQUAL.
2- ROOT BARRIER SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.



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.

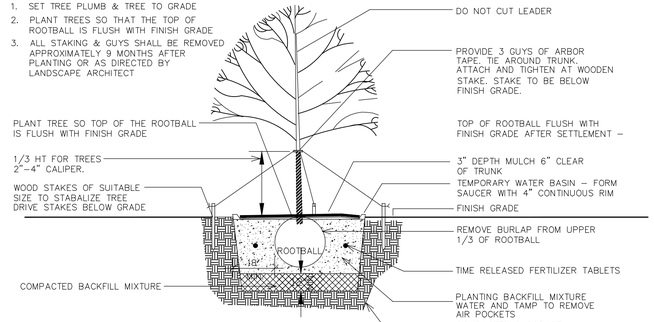
EXISTING TREE PROTECTION DETAIL

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.



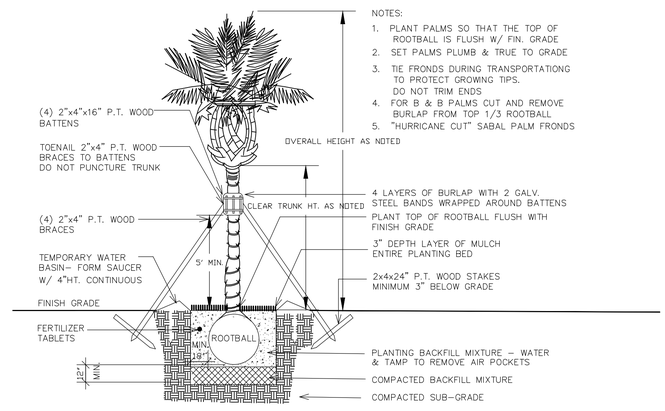
SHRUB PLANTING DETAIL

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

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

Details & Specifications

Revisions		
Date	Init.	Description
02.06.25	DC	Initial Submittal

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-08

STORMWATER POLLUTION PREVENTION PLAN

Sunshine811

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

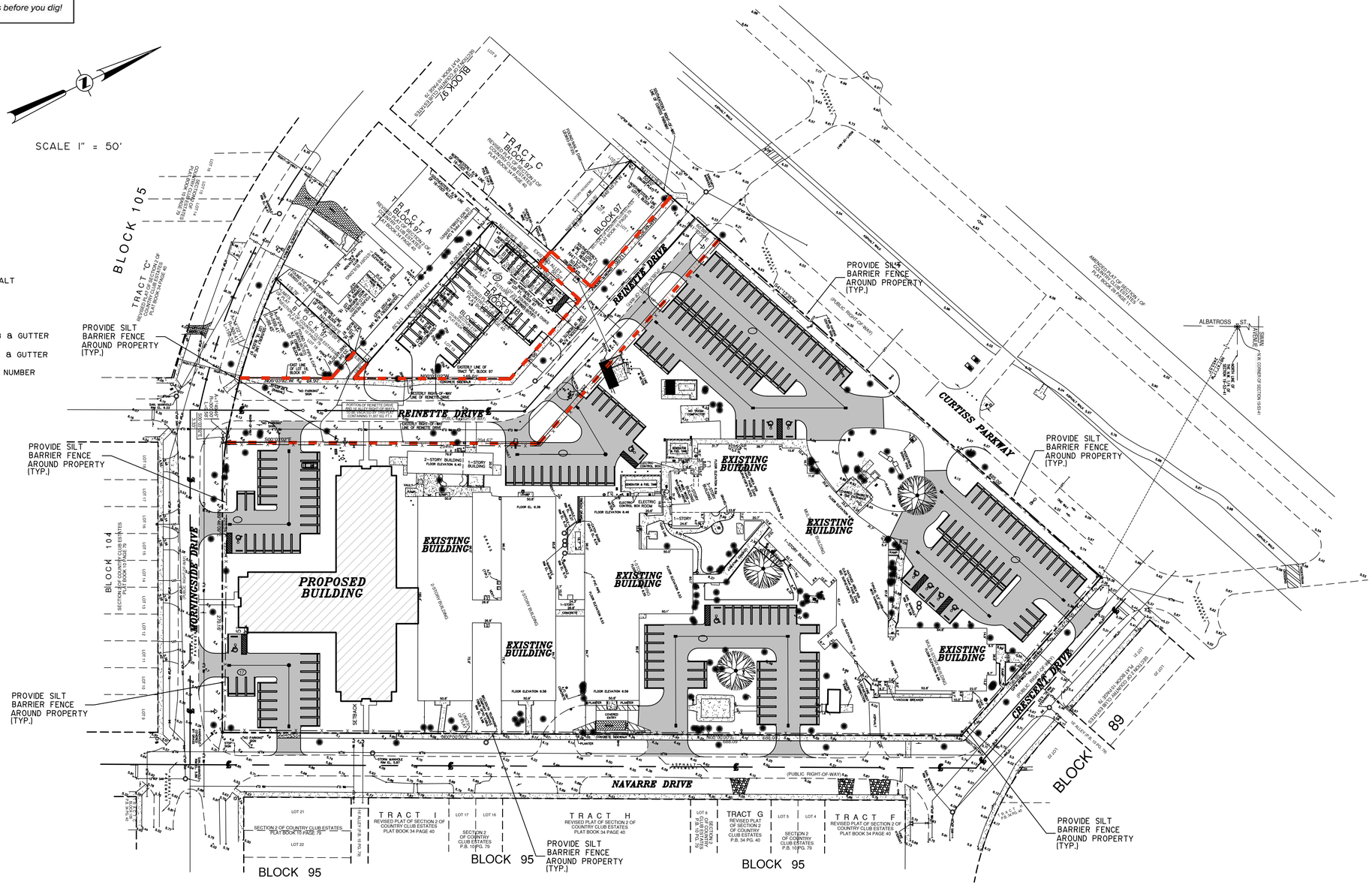
Check positive response codes before you dig!

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

SCALE 1" = 50'

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



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 ARISNG 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

2/6/2025

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 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-1

SHEET OF

STORMWATER POLLUTION PREVENTION DETAILS PLAN

1. 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 1/2" 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:

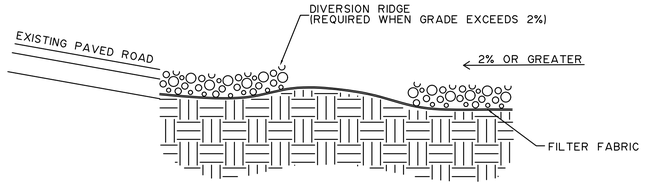
A) QUALIFIED PERSONNEL FROM THE CITY AND CONTRACTOR SHALL INSPECT THE FOLLOWING ITEMS DAILY THROUGHOUT THE CONSTRUCTION.

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

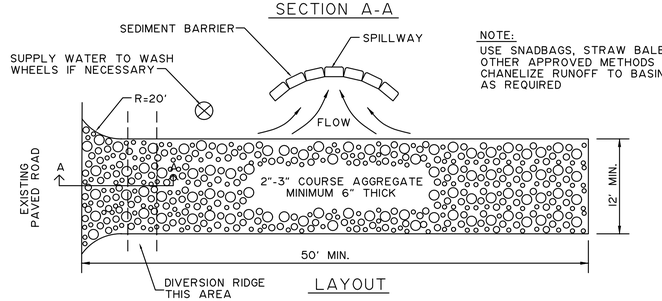
C) A MAINTENANCE INSPECTION REPORT WILL BE MADE AFTER EACH INSPECTION. IF REPAIR IS NECESSARY, IF WILL BE INITIATED WITHIN 24 HOURS OF THE REPORT.

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.



SECTION A-A



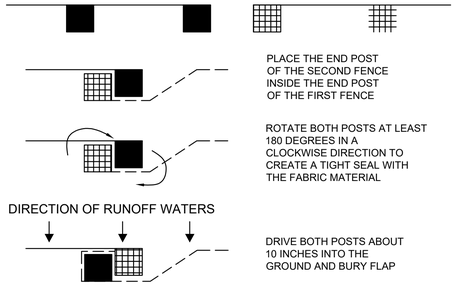
NOTE:
USE SNADBAGS, STRAW BALES OR OTHER APPROVED METHODS TO CHANELIZE RUNOFF TO BASIN AS REQUIRED

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.

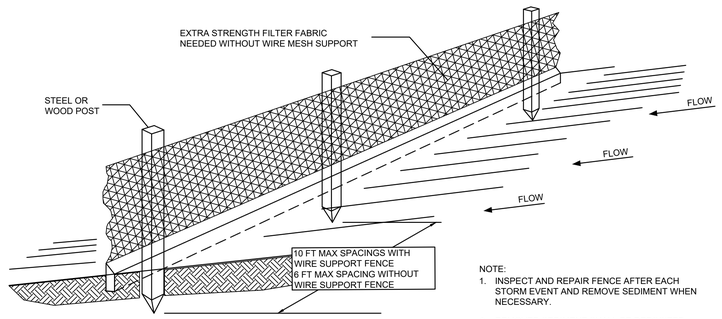
CONSTRUCTION AREA- WASHOUT AREA

N.T.S.

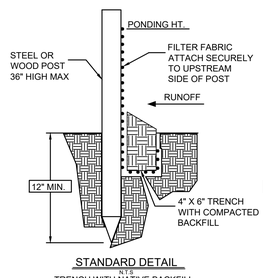


SILT FENCE ATTACHMENT DETAIL

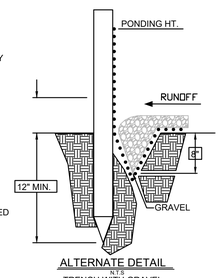
N.T.S



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.



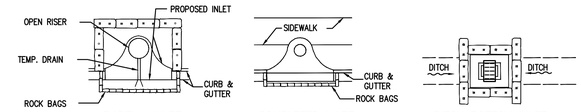
STANDARD DETAIL
N.T.S
TRENCH WITH NATIVE BACKFILL



ALTERNATE DETAIL
N.T.S
TRENCH WITH GRAVEL

SILT FENCE INSTALLATION

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

2/6/2025

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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.

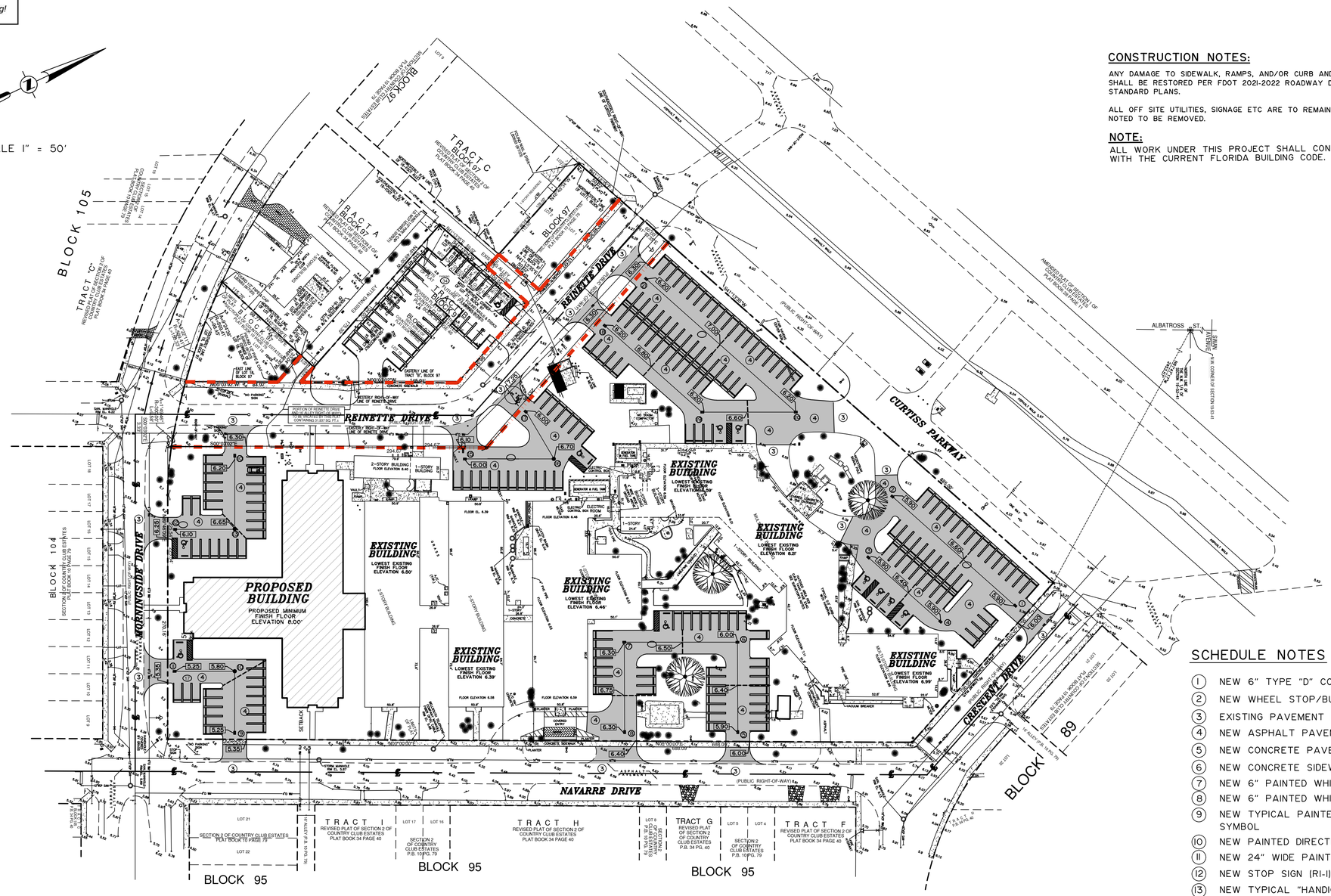
Check positive response codes before you dig!

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

SCALE 1" = 50'

LEGEND

- EXISTING PAVEMENT
- PROPOSED PAVEMENT
- -9.90 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 2021-2022 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 (BLACK)
6. NEW CONCRETE SIDEWALK (6" THICK)
7. NEW 6" 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 (R1-1)
13. NEW TYPICAL "HANDICAP" SIGN
14. NEW HANDICAP RAMP (1:12 MAX SLOPE)
15. NEW CONCRETE BOLLARD
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 "PEDESTRIAN CROSSING" SIGN

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.

GERARDO ZAMORA LICENSE No. 44207 ★ STATE OF FLORIDA ★ PROFESSIONAL ENGINEER

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SHEET TITLE

C-3

SHEET OF

PAVEMENT MARKING & SIGNAGE PLAN

Sunshine811

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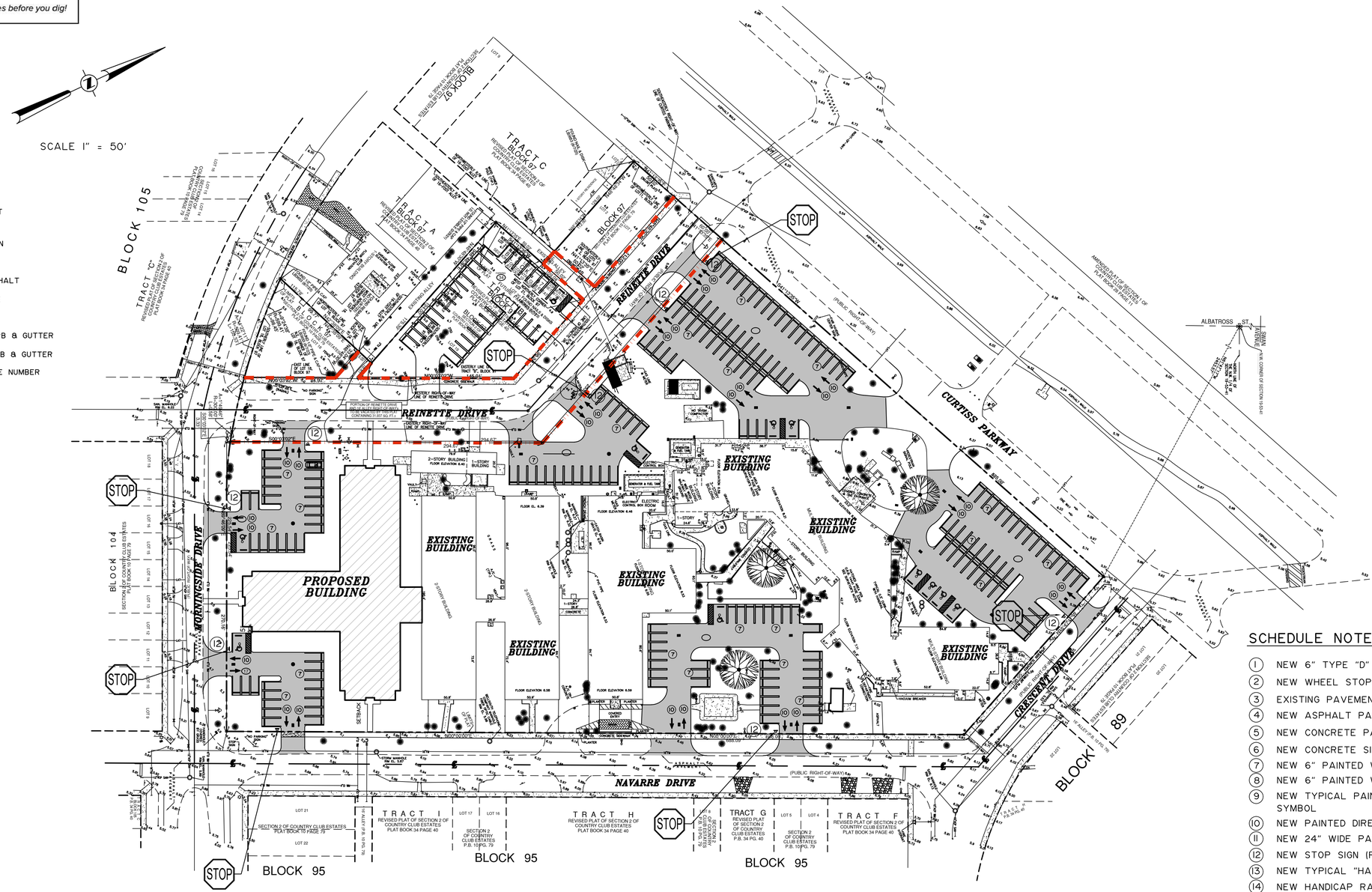

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LEOPOLDO BELLON, AIA

SHEET TITLE

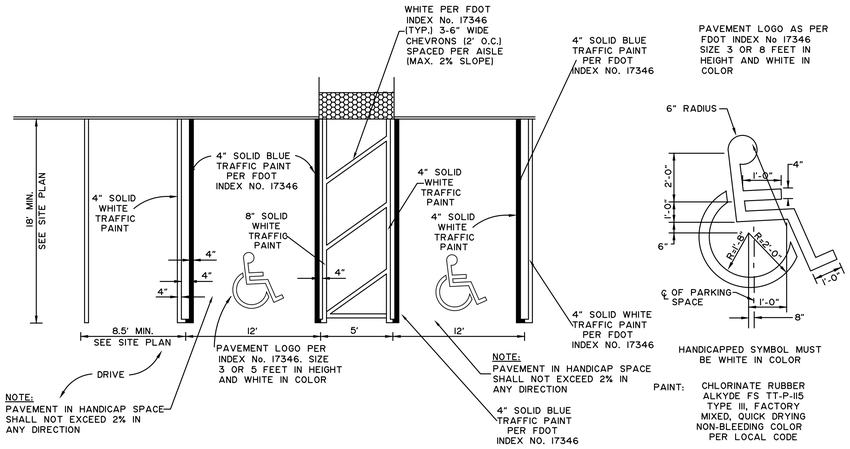
C-4

SHEET OF

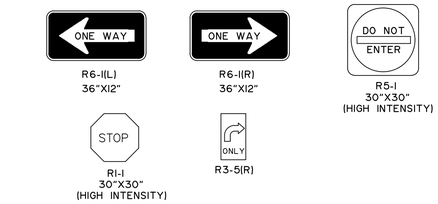
PAVING & DRAINAGE DETAILS PLAN

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 4.20.
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 4.20 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

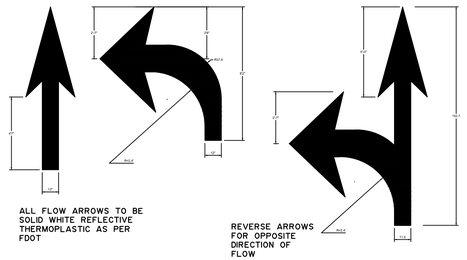


8 9 TYPICAL PARKING SPACES MARKINGS

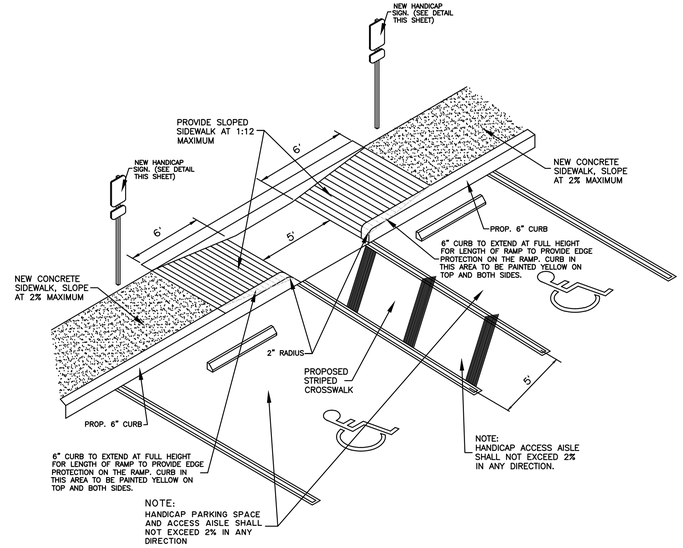


12 TRAFFIC SIGNS

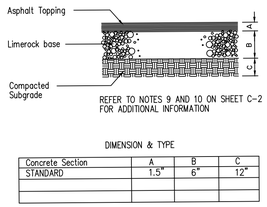
SIGNS ARE TO BE MOUNTED ON FLANGED POST



10 DIRECTIONAL ARROWS



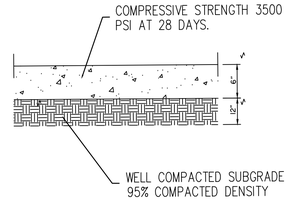
HANDICAP RAMP



DIMENSION & TYPE

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

ASPHALT PAVEMENT DETAIL



CONCRETE PAVEMENT DETAIL

GERARDO ZAMORA LICENSE No. 44207 STATE OF FLORIDA PROFESSIONAL ENGINEER

2/6/2025

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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.
DRAWN BY:
CHECKED BY:
DATE:

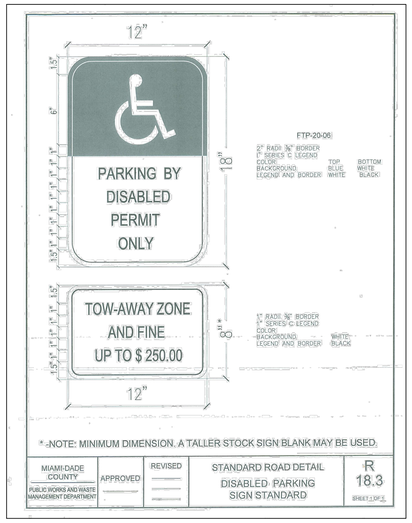
LEOPOLDO BELLON, AIA

SHEET TITLE

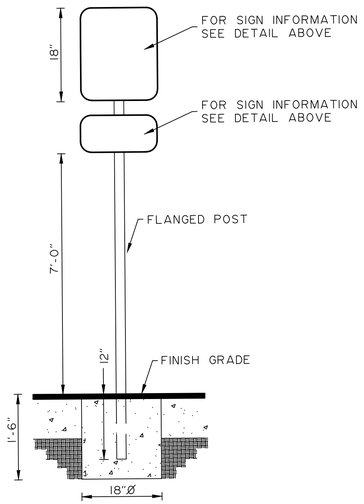
C-5

SHEET OF

PAVING & DRAINAGE DETAILS PLAN

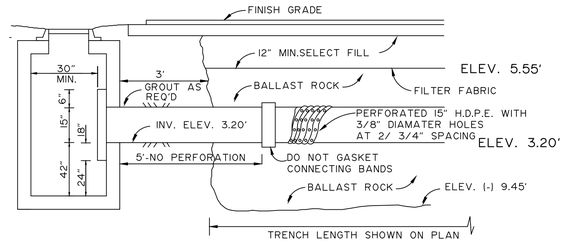


13 HANDICAPPED SIGN DETAIL



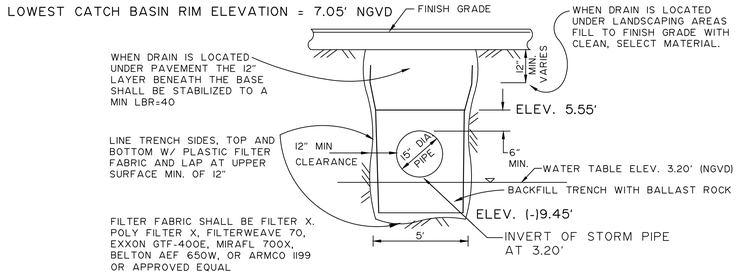
13 HANDICAPPED SIGN DETAIL

LOWEST CATCH BASIN RIM ELEVATION = 7.05' NGVD



SEE ADDITIONAL CROSS SECTION BELOW

LOWEST CATCH BASIN RIM ELEVATION = 7.05' NGVD

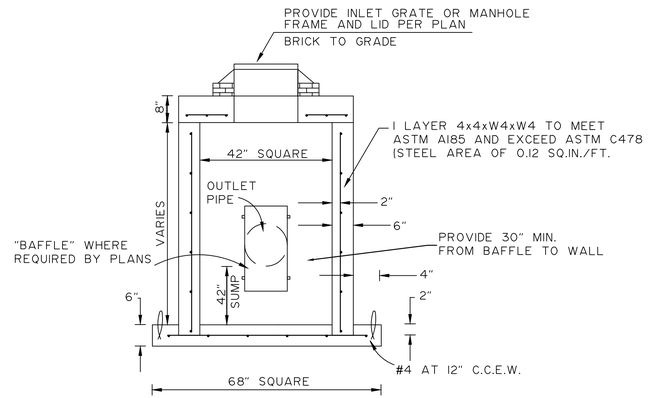


EXFILTRATION TRENCH

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

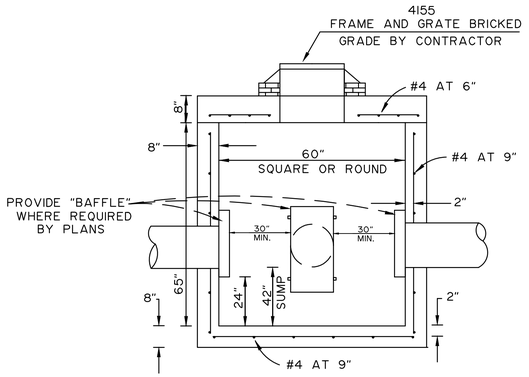


42" STRUCTURE

STRUCTURE TABLE

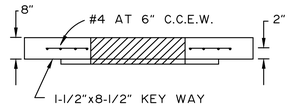
NO.	TYPE	RIM ELEV.	BOTTOM ELEV.	INVERT ELEV.	BAFFLES (1/2 OF 18" PIPE) No.	BAFFLES (1/2 OF 18" PIPE) LOCATION
1	60" INLET	7.15'	(-) 0.30	(+) 3.20	2	N & E
2	60" INLET	7.05'	(-) 0.30	(+) 3.20	2	N & S
3	60" INLET	7.05'	(-) 0.30	(+) 3.20	3	N, S & E
4	60" INLET	7.05'	(-) 0.30	(+) 3.20	2	N & S
5	60" INLET	7.05'	(-) 0.30	(+) 4.00 (+) 3.20	1 1	NORTH SOUTH
6	60" INLET	7.15'	(-) 0.30	(+) 3.20	2	N & S
7	60" INLET	7.05'	(-) 0.30	(+) 3.20	2	N & S
8	72" INLET	7.05'	(-) 0.30	(+) 3.20	4	N,S,E & W
9	60" INLET	7.05'	(-) 0.30	(+) 3.20	2	N & S
10	60" INLET	7.15'	(-) 0.30	(+) 3.20	3	N,E & W
11	60" INLET	7.15'	(-) 0.50	(+) 3.20	2	N & W
12	60" INLET	7.05'	(-) 0.30	(+) 3.20	2	N & S
13	60" INLET	7.05'	(-) 0.30	(+) 3.20	3	N, S & W
14	60" INLET	7.05'	(-) 0.30	(+) 3.20	2	N & S
15	60" INLET	7.05'	(-) 0.30	(+) 4.00 (+) 3.20	1 1	NORTH SOUTH
~~16~~	~~42" INLET~~	~~7.50'~~	~~(+) 1.20~~	~~(+) 3.20~~	~~0~~	
17	42" INLET	7.50'	(+) 1.20	(+) 3.20	0	- - -
~~18~~	~~42" INLET~~	~~7.50'~~	~~(+) 1.20~~	~~(+) 3.20~~	~~0~~	
19	60" INLET	8.10'	(-) 0.30	(+) 3.20	2	N & S *
20	60" INLET	8.10'	(-) 0.30	(+) 3.20	2	N & S *

* DENOTES BAFFLE TO BE INVERTED, TOP OF BAFFLE TO BE AT ELEVATION 6.65'



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

2/6/2025

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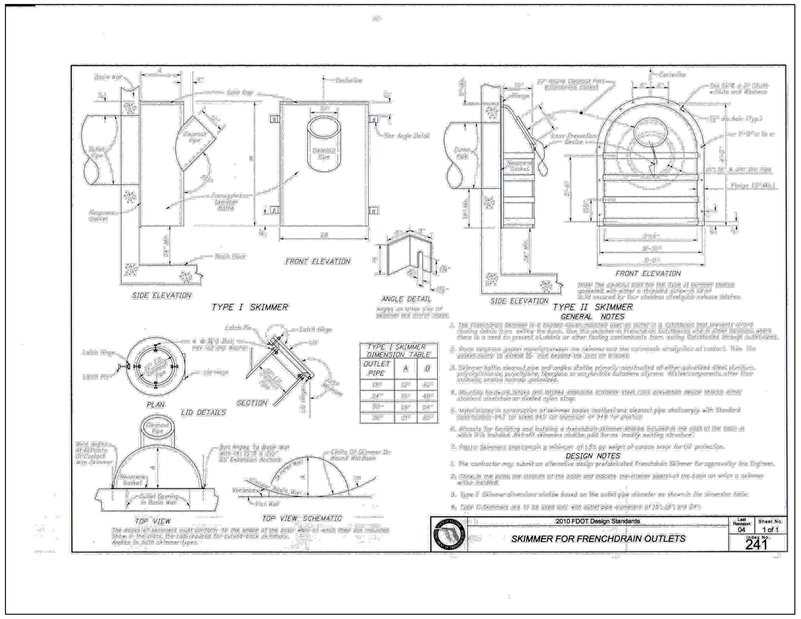
LEOPOLDO BELLON, AIA

SHEET TITLE

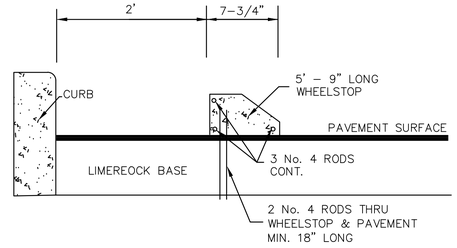
C-6

SHEET OF

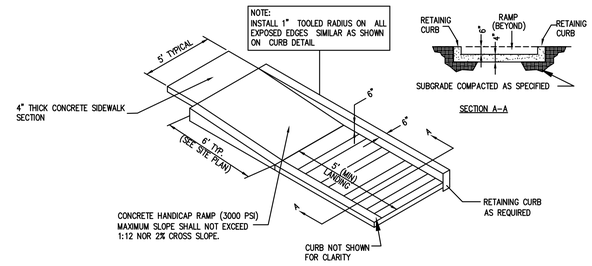
PAVING & DRAINAGE DETAILS PLAN



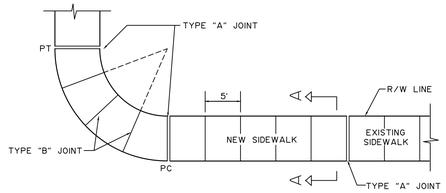
BAFFLE DETAIL



WHEEL STOP DETAIL



14 HANDICAP RAMP



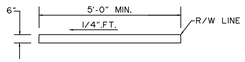
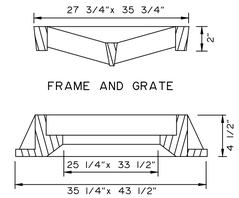


TABLE OF SIDEWALK THICKNESS - "T"	
LOCATION	"T"
RESEDENTIAL AREAS	4"
AT DRIVEWAYS AND OTHER AREAS	6"

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

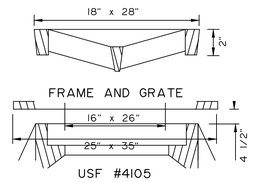
× = AT THE DISCRETION OF THE ENGINEER

SIDEWALK CONSTRUCTION



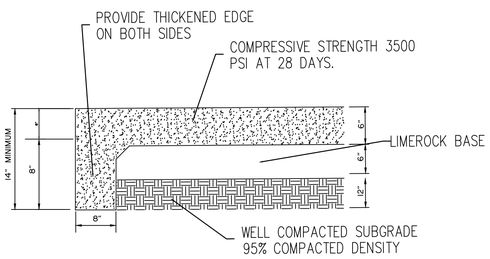
USF #4155
FRAME AND GRATE

TO BE INSTALLED ON 60" STRUCTURE



USF #4105
FRAME AND GRATE

TO BE INSTALLED ON 42" STRUCTURE



CONCRETE PAVEMENT DETAIL

GERARDO ZAMORA LICENSE No. 44207 STATE OF FLORIDA PROFESSIONAL ENGINEER

2/6/2025

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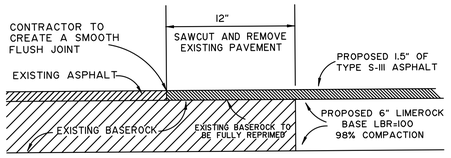
LEOPOLDO BELLON, AIA

SHEET TITLE

C-7

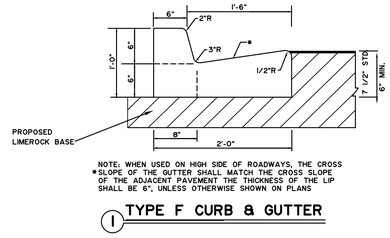
SHEET OF

PAVING & DRAINAGE DETAILS PLAN



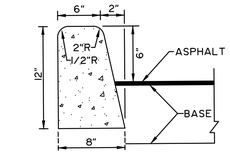
DETAIL FOR MATCHING EXISTING PAVEMENT

(BUTT JOINT)
N.T.S.

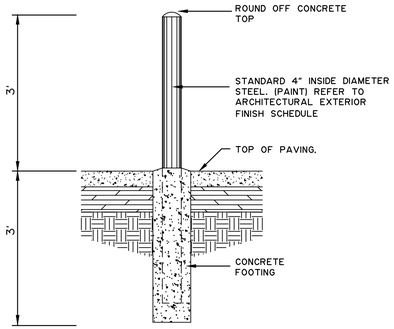


NOTE: WHEN USED ON HIGH SIDE OF ROADWAYS, THE CROSS SLOPE OF THE GUTTER SHALL MATCH THE CROSS SLOPE OF THE ADJACENT PAVEMENT THE THICKNESS OF THE LIP SHALL BE 6", UNLESS OTHERWISE SHOWN ON PLANS

1 TYPE F CURB & GUTTER



1 CURB DETAIL



BOLLARD DETAIL

GERARDO ZAMORA LICENSE No. 44207 STATE OF FLORIDA PROFESSIONAL ENGINEER

2/6/2025

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201 CURTISS PARKWAY
MIAMI SPRINGS, FLORIDA 33166

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PROJECT No. 2025.10
DRAWN BY:
CHECKED BY:
DATE:

LEOPOLDO BELLON, AIA

SHEET TITLE

C-8

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;

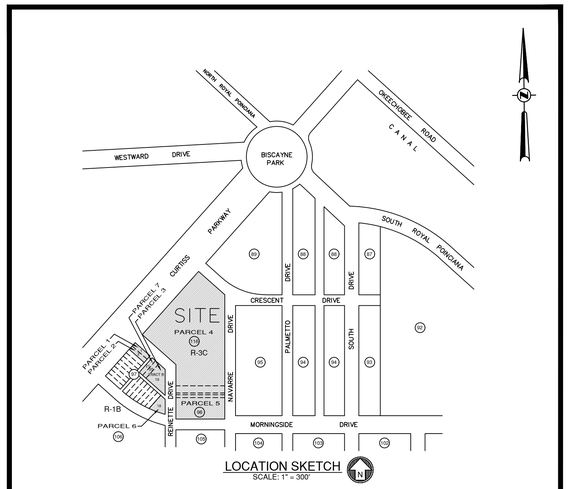
AND

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 cen permitting\new-core_extension\sewer extension\forms and package\se application package\se permit package\package march-2017\rer-derm-notes official last one-revised2018-0429.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 MDWASD 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

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 OF 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

GERARDO ZAMORA LICENSE No. 44207 STATE OF FLORIDA PROFESSIONAL ENGINEER

2/9/2025

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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.
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
- P/L 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 jurisdiction 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

2/9/2025

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
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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.
BELLO
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. 283' 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

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. (IN & E)

EXIST. 6" C.I. WATER MAIN (NO AS BUILT)

EXIST. 4" C.I. WATER MAIN TO BE CUT & CAPPED

EXIST. FIRE HYDRANT

EXIST. 4" C.I. WATER MAIN (NO AS BUILT) TO BE REMOVED

EXIST. 12" D.I.P. WATER MAIN (NO AS BUILT)

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. 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. FIRE HYDRANT

EXIST. SAN. SEWER MH

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

2/9/2025

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E.B. 0006791
STATE OF FLORIDA

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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

March 7, 2025

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 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.

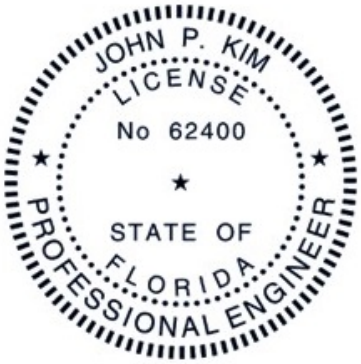
Table 1 Trip Generation Summary

Land Use		Size	Daily	Weekday Morning Peak Hour			Weekday Afternoon 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 Digitally signed by John P Kim
Date: 2025.03.07 14:20:23 -05'00'

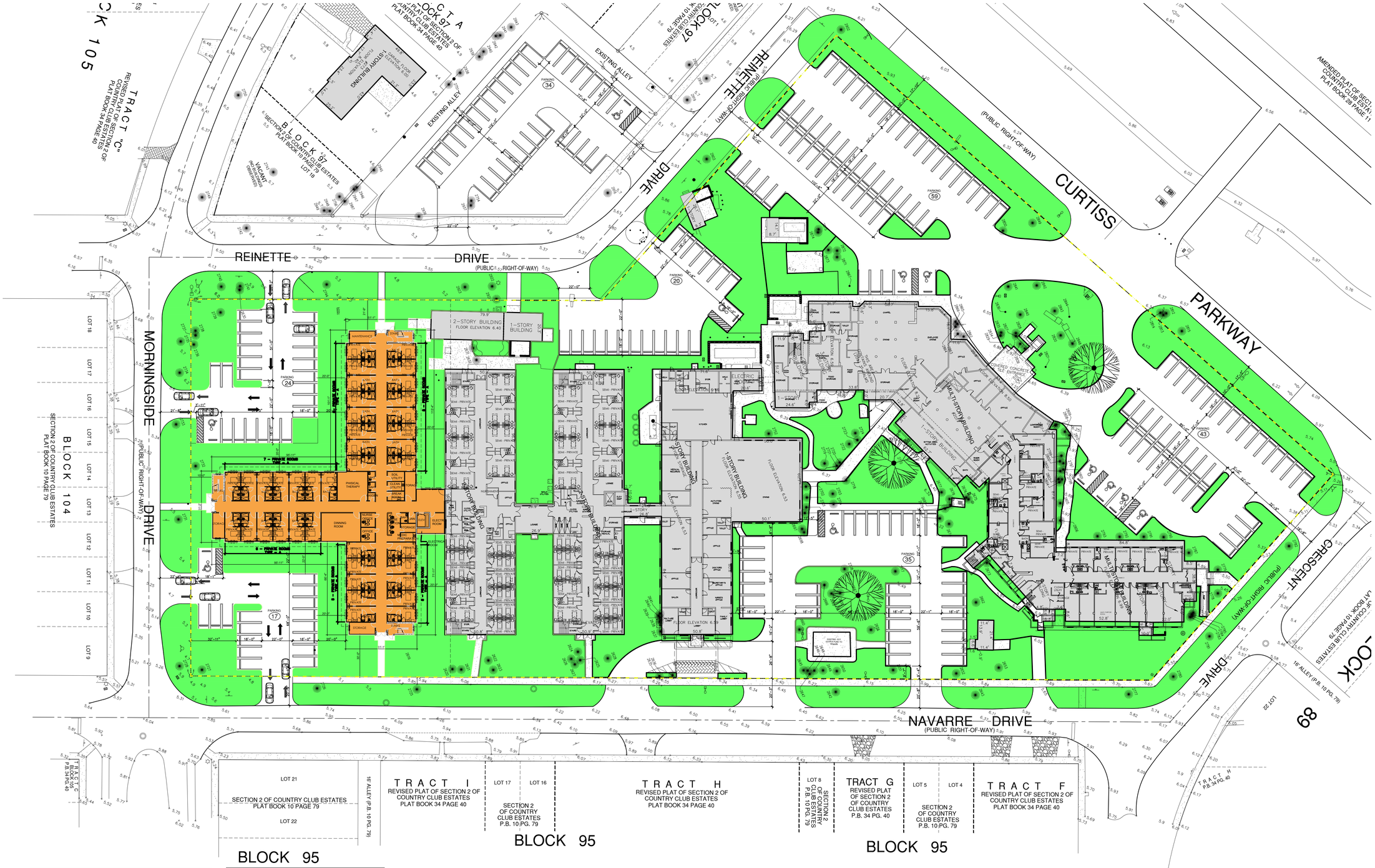
John P. Kim, P.E.
Senior Project Manager

JPK/jgk

Attachments
Attachment A – Site Plan & Property Appraiser Data
Attachment B – Trip Generation Calculations & Data

ATTACHMENT A

Site Plan &
Property Appraiser Data


REINETTE DRIVE (PUBLIC RIGHT-OF-WAY)
CURTISS PARKWAY
MORNINGSIDE DRIVE (PUBLIC RIGHT-OF-WAY)
NAVARRE DRIVE (PUBLIC RIGHT-OF-WAY)
CRESCENT DRIVE (PUBLIC RIGHT-OF-WAY)
RENETTE DRIVE (PUBLIC RIGHT-OF-WAY)
EXISTING ALLEY
16' ALLEY (P.B. 10 PG. 79)
2-STORY BUILDING FLOOR ELEVATION 6.40
1-STORY BUILDING
1-STORY BUILDING FLOOR ELEVATION 6.39
2-STORY BUILDING
MULTI-STORY BUILDING
ELECTRIC
FLOOR ELEVATION 6.39
FLOOR ELEVATION 6.53
FLOOR ELEVATION 6.63
FLOOR ELEVATION 6.23
FLOOR ELEVATION 6.33
FLOOR ELEVATION 6.43
FLOOR ELEVATION 6.53
FLOOR ELEVATION 6.63
FLOOR ELEVATION 6.73
FLOOR ELEVATION 6.83
FLOOR ELEVATION 6.93
FLOOR ELEVATION 7.03
FLOOR ELEVATION 7.13
FLOOR ELEVATION 7.23
FLOOR ELEVATION 7.33
FLOOR ELEVATION 7.43
FLOOR ELEVATION

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

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**

MORNING 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**

AFTERNOON 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*

Nursing Home
(620)

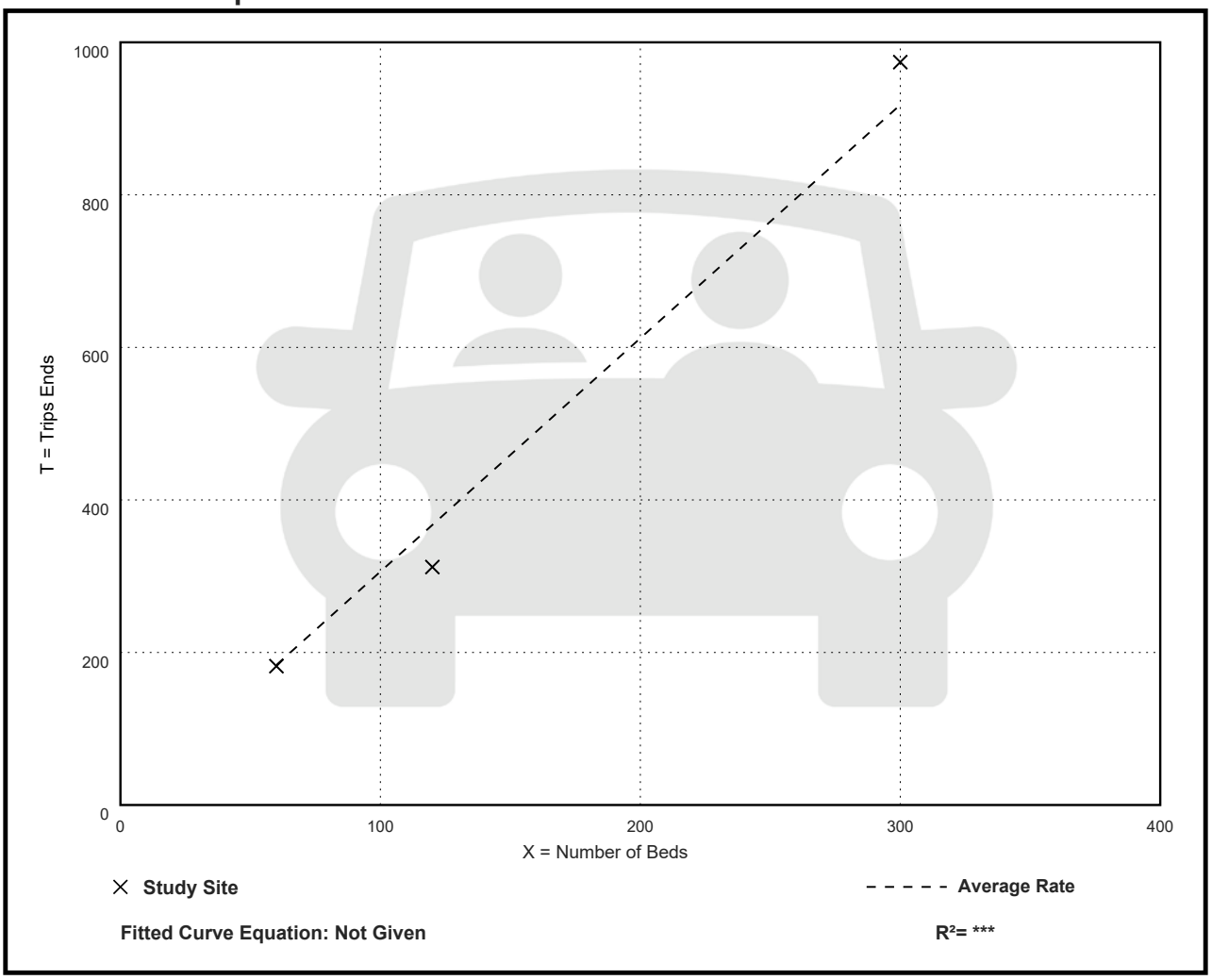
Vehicle Trip Ends vs: Beds
On a: Weekday

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



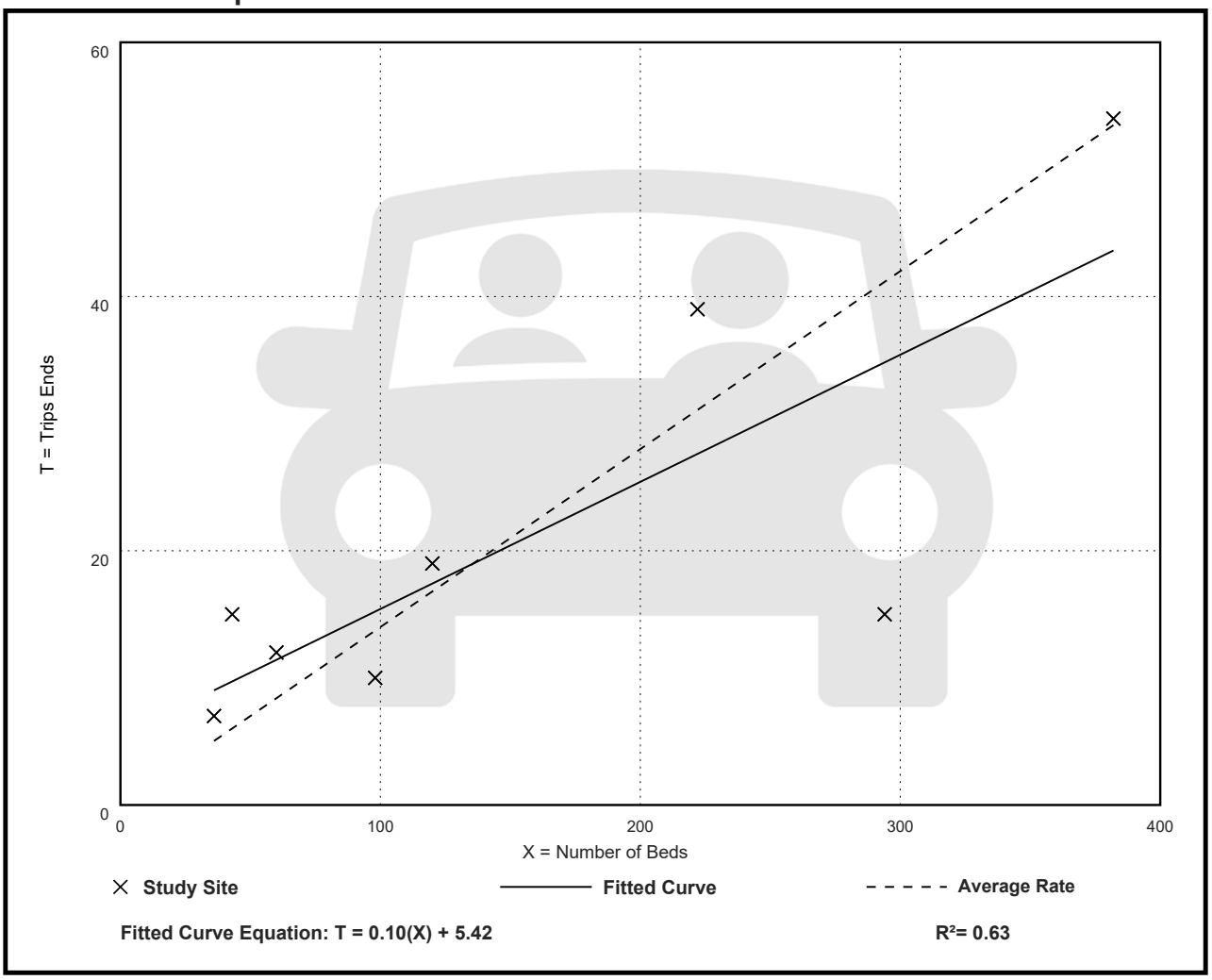
Nursing Home
(620)

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



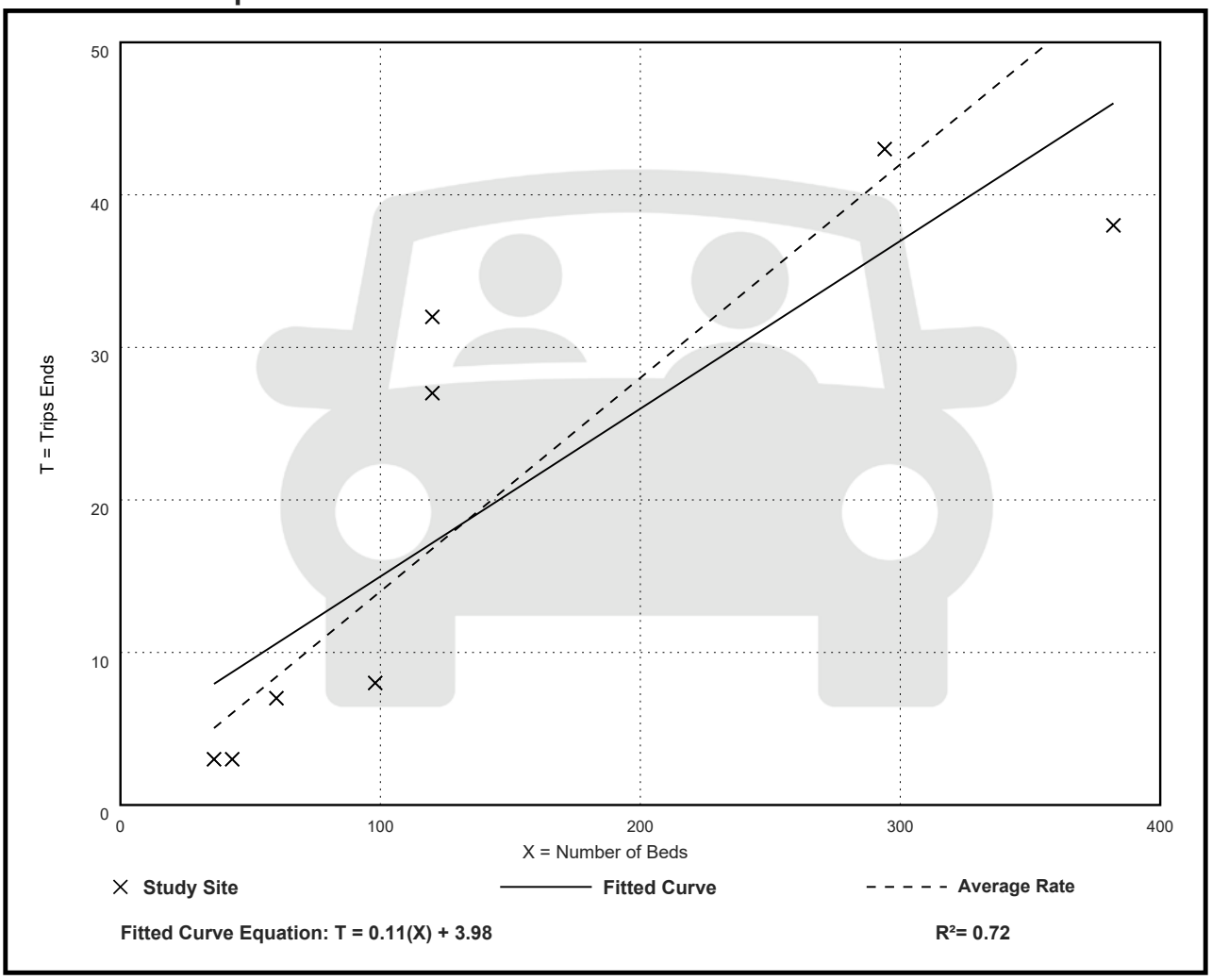
Nursing Home
(620)

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



Assisted Living
(254)

Vehicle Trip Ends vs: Beds
On a: Weekday

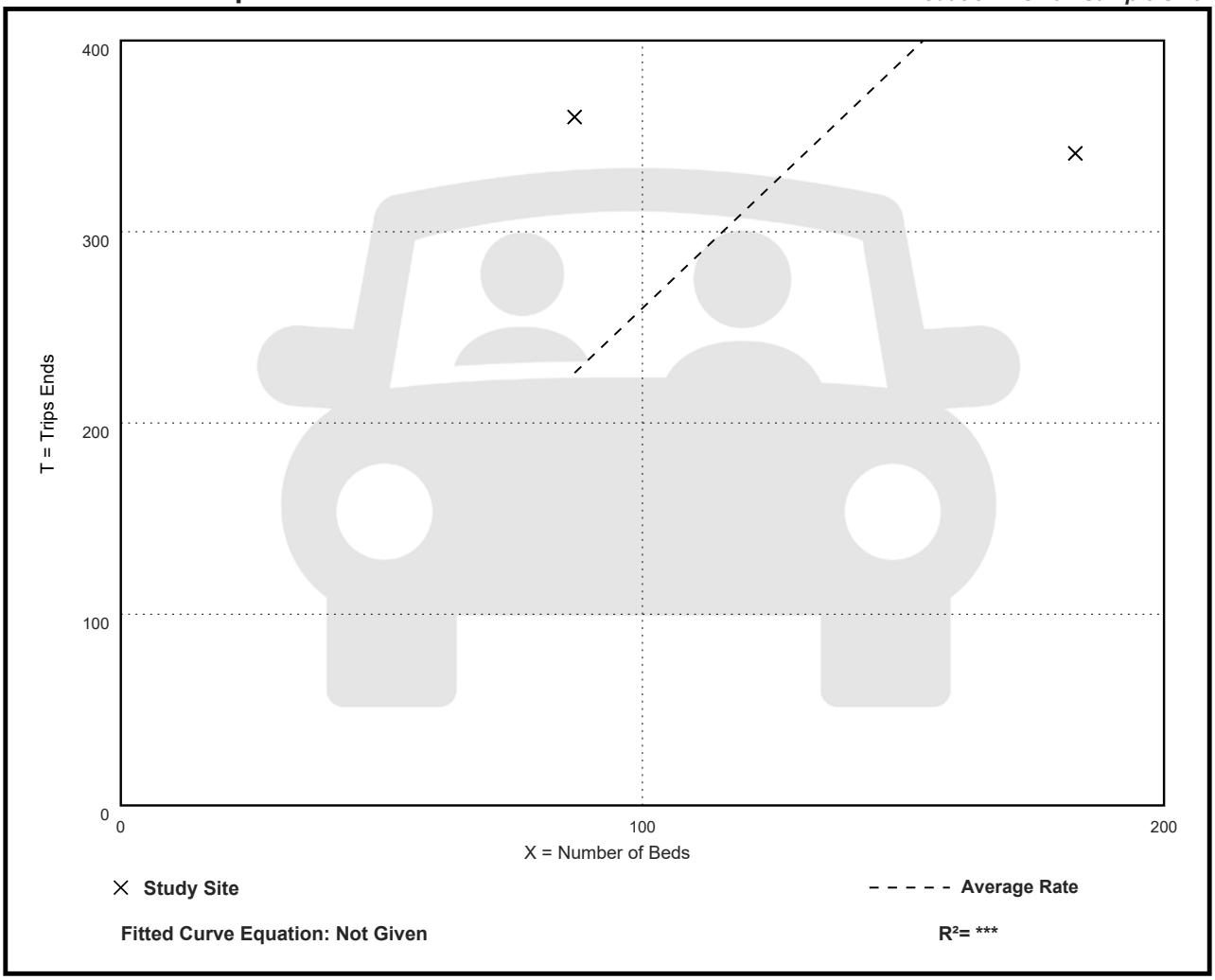
Setting/Location: General Urban/Suburban
Number of Studies: 2
Avg. Num. of Beds: 135
Directional Distribution: 50% entering, 50% exiting

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



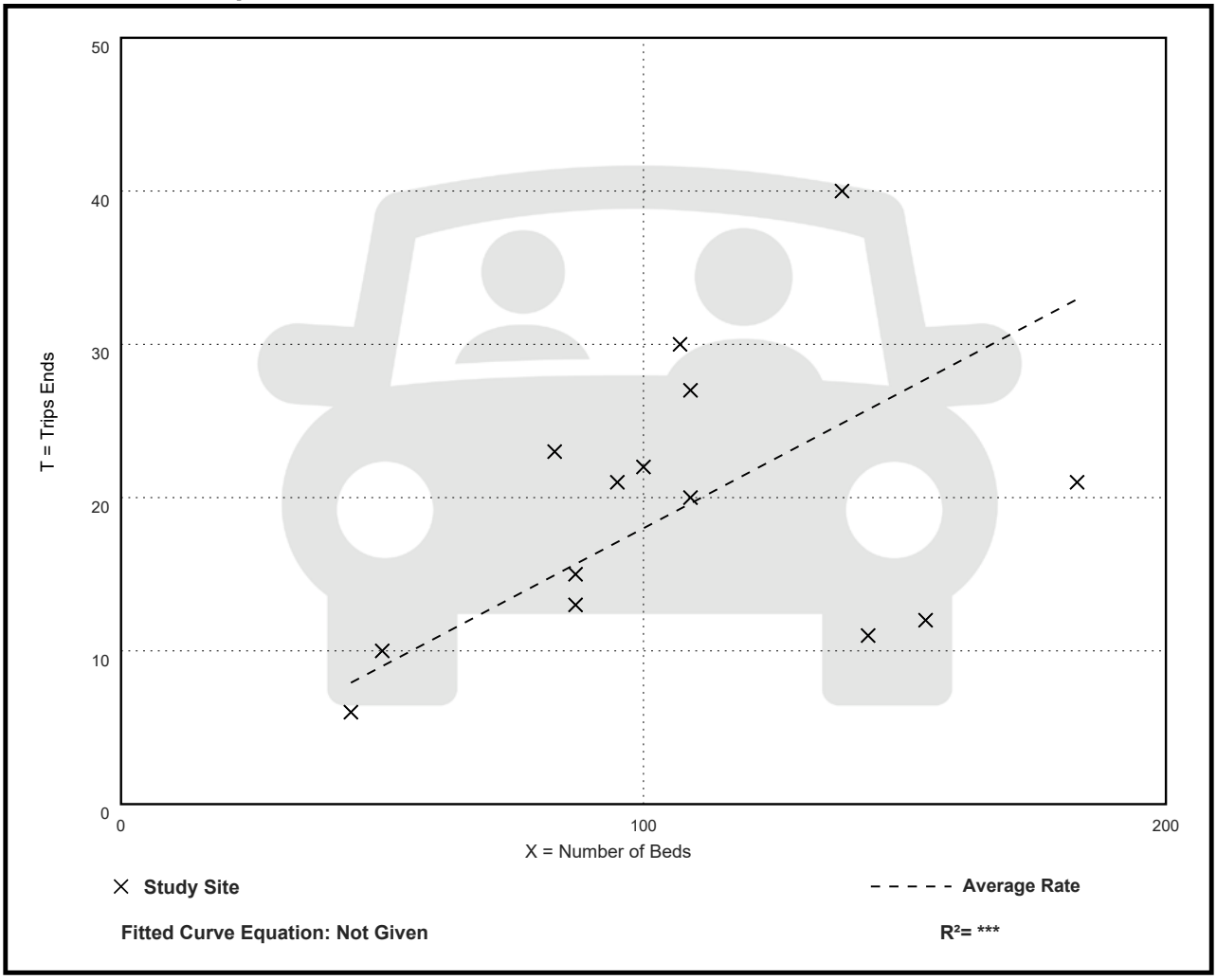
Assisted Living
(254)

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



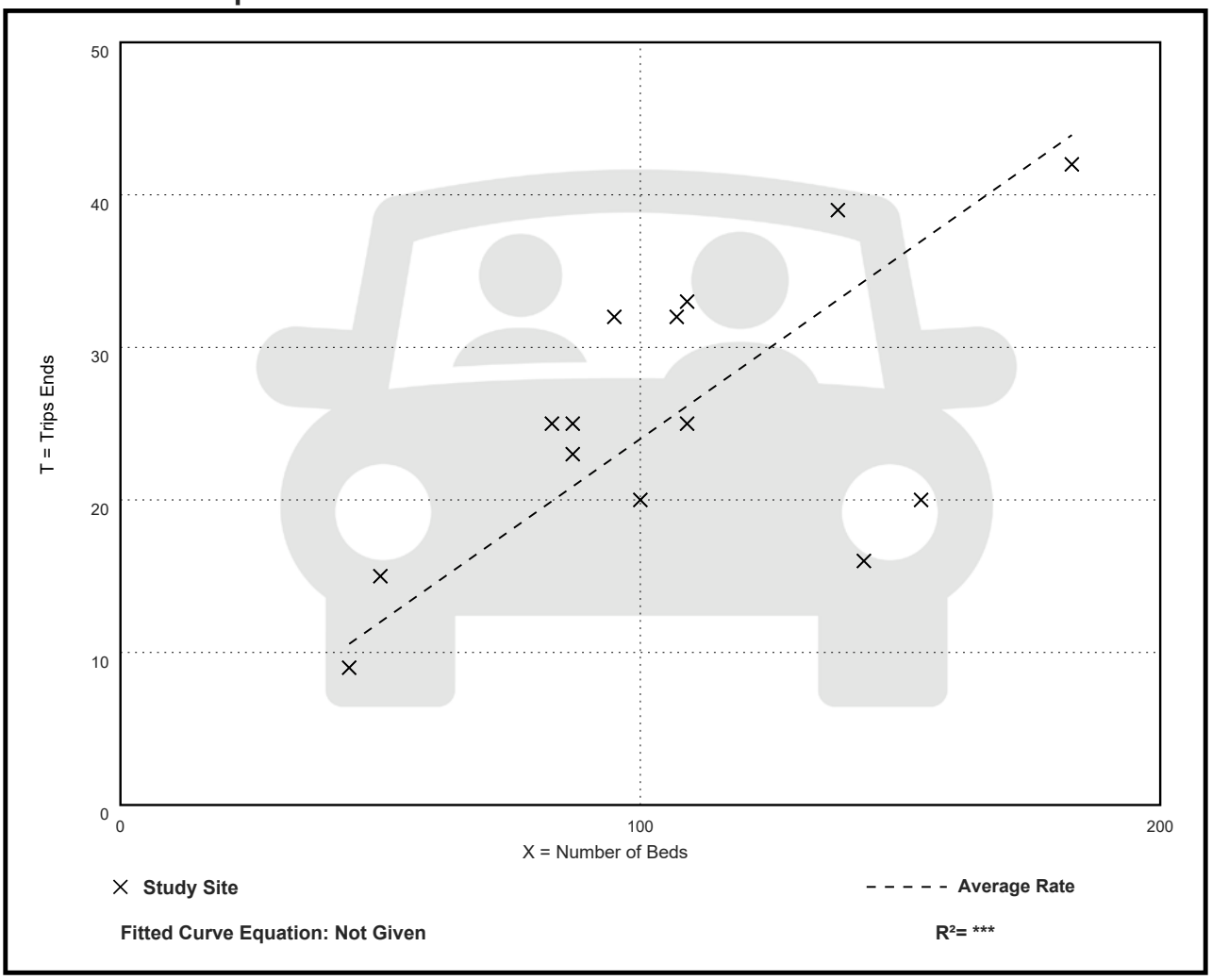
Assisted Living
(254)

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



rdr miami | public hearing notification services
certified lists of property owners within a specific radius + radius maps + mailing labels + mailouts + notice of public hearing site posting
rdrmiami.com | diana@rdrmiami.com | 305.498.1614

January 28, 2025

City of Miami Springs
201 Westward Drive
Miami Springs, FL 33166

Re: Property owners within 500 feet of:
SUBJECT: 201 Curtiss Parkway, Miami Springs, FL 33166
FOLIO NUMBER: 05-3119-010-2480

FOLIO NUMBERS: 05-3119-010-0620, 05-3119-010-0630, 05-3119-010-0640, 05-3119-010-0680, 05-3119-010-0690, 05-3119-013-1010

This is to certify that the attached ownership list, map and mailing labels are a complete and accurate representation of the real estate property and property owners within 500 feet radius of the external boundaries of the subject property listed above, including the subject property. This reflects the records on file in the Property Appraisers' Office as of 1/24/2025.

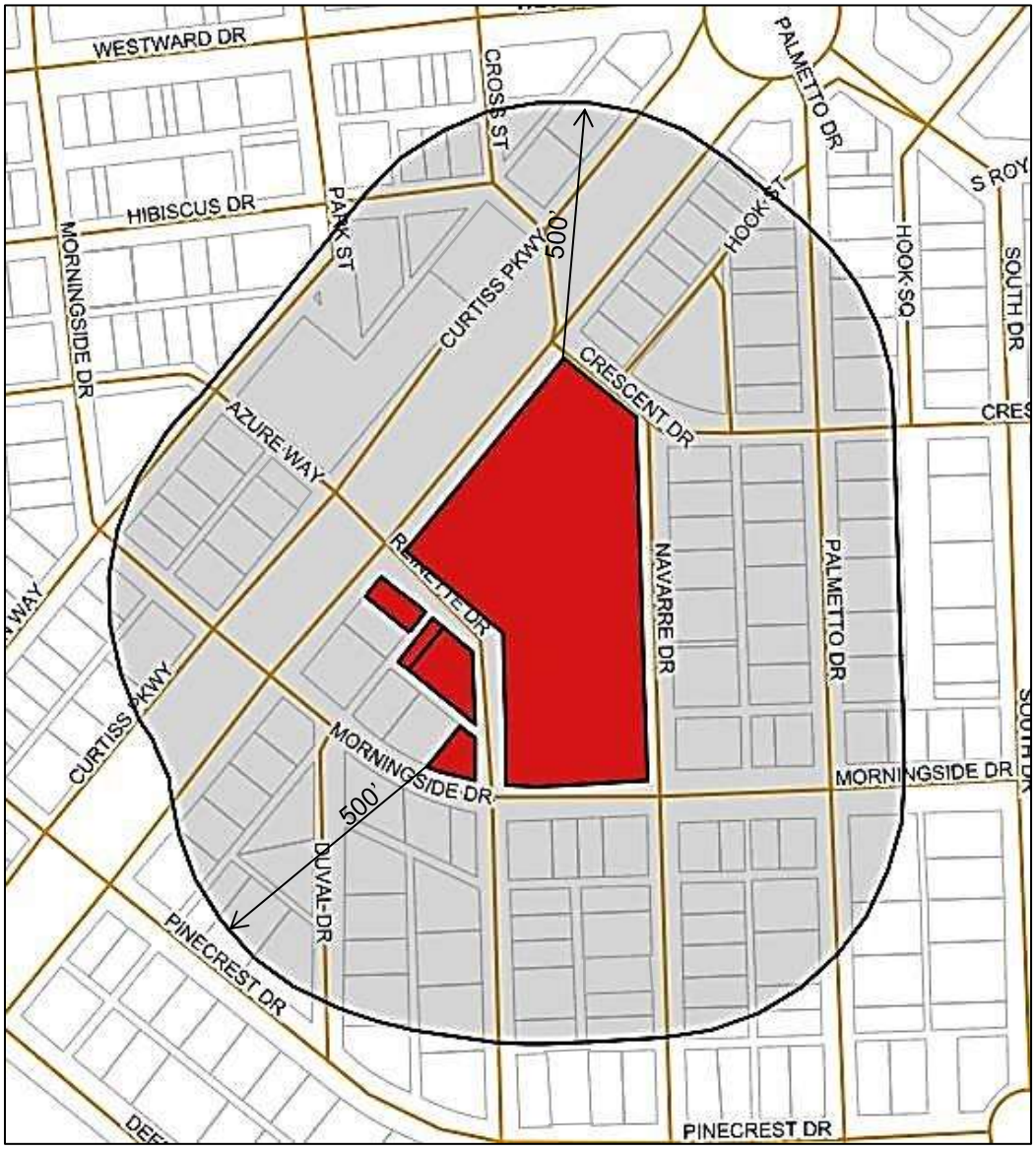
Sincerely,

RDR Miami | Diana B. Rio, LEED®AP

Total number of property owners without repetition: **117, including 0 international**

Rio Development Resources, LLC ("RDR") has used its best efforts in collecting the information published in this report and the findings contained in the report are based solely and exclusively on information provided by you and information gathered from public records and that local government. By acceptance of this report, you agree to hold RDR harmless and indemnify RDR from any and all losses, damages, liabilities and expenses which can be claimed against RDR caused by or related to this report.

500' RADIUS MAP (N.T.S.)



SUBJECT: 201 Curtiss Parkway, Miami Springs, FL 33166
FOLIO NUMBER: 05-3119-010-2480

FOLIO NUMBERS: 05-3119-010-0620, 05-3119-010-0630, 05-3119-010-0640, 05-3119-010-0680, 05-3119-010-0690, 05-3119-013-1010

NAME 1	NAME 2	NAME 3	ADDRESS	CITY	STATE	ZIP	COUNTRY
157 CURTISS PARKWAY LLC			3100 SW 109 CT	MIAMI	FL	33165	USA
264 NAVARRE LLC			264 NAVARRE DR	MIAMI SPRINGS	FL	33166	USA
265 REINETTE DR LLC			532 PALMETTO DR	MIAMI SPRINGS	FL	33166	USA
371 PARK BUILDING LLC			7055 SW 84 AVENUE	MIAMI	FL	33143	USA
ADRIANA M STEFFEN	STEVEN J STEFFEN		264 PALMETTO DR	MIAMI SPRINGS	FL	33166	USA
ALAN O BRYANT			520 GLEN WAY	MIAMI SPRINGS	FL	33166-5231	USA
ALBA RODRIGUEZ			260 MORNINGSIDE DR	MIAMI SPRINGS	FL	33166	USA
ALBERTO CRUZ			44 PALMETTO DR	MIAMI SPRINGS	FL	33166-5808	USA
ALEC MITCHELL SANCHEZ	ANA VICTORIA SOSA SANCHEZ		519 CURTISS PKWY	MIAMI SPRINGS	FL	33166	USA
ANA TOSCA			241 REINETTE DR	MIAMI SPRINGS	FL	33166-5834	USA
ANDREW KARL OBERMANN			481 MORNINGSIDE DR	MIAMI SPRINGS	FL	33166	USA
ANGEL A QUESADA &W	MONICA AMOR		100 AZURE WAY	MIAMI SPRINGS	FL	33166-5279	USA
AZURE WAY INVESTMNETS LLC			175 FOUNTAINBLEAU BLVD STE 1R	DORAL	FL	33172	USA
BETHSAIDA E MEJIA BONILLA	JOEL ALBERTO RODRIGUEZ WILLS		144 PALMETTO DR	MIAMI SPRINGS	FL	33166	USA
BETTY E COE LE	REM DEBRA COE DANLUCK	REM TINA DOWELL	101 HIBISCUS DR	MIAMI SPRINGS	FL	33166-5232	USA
CARL L DAHLBERG &W SHIRLEY ANN			431 MORNINGSIDE DR	MIAMI SPRINGS	FL	33166-5803	USA
CARLOS A CARRILLO JR	NATALIE L QUILES DE CARRILLO		222 PALMETTO DRIVE	MIAMI SPRINGS	FL	33166	USA
CARLOS GABRIEL DE CHENE	RHAIZZA YLEYAN VILLARREAL		380 MORNINGSIDE DR	MIAMI SPRINGS	FL	33166	USA
CARMEN CADENAS LE	REM CARMIN TAKEUCHI	REM JORGE E CADENAS	60 PALMETTO DR	MIAMI SPRINGS	FL	33166	USA
CHARLES GARCIA	JESSIKA MARIA FONTEBOA		224 NAVARRE DR	MIAMI SPRINGS	FL	33166	USA
CHARLES J HUTCHINGS &W SALLY M			1120 QUAIL AVE	MIAMI SPRINGS	FL	33166	USA
CHRISTIAN SALDANA			241 DUVAL DR	MIAMI SPRINGS	FL	33166	USA
CLAUDIA MARCELA BARCO			241 PALMETTO DR	MIAMI SPRINGS	FL	33166	USA
CONNOLLY GLEESON DSOUZA			189 PALMETTO DR	MIAMI SPRINGS	FL	33166	USA
CURRENT PROPERTY OWNER			50 AZURE WAY	MIAMI SPRINGS	FL	33166	USA
CURRENT PROPERTY OWNER			248 NAVARRE DR	MIAMI SPRINGS	FL	33166	USA
CURRENT PROPERTY OWNER			224 CURTISS PKWY	MIAMI SPRINGS	FL	33166	USA
CURTISS BUILDING LLC			62900 OVERSEAS HIGHWAY #16	MARATHON	FL	33050	USA
DAVID LOPEZ	SUSELL MICHEL		141 PALMETTO DR	MIAMI SPRINGS	FL	33166	USA
DEBORAH GOMEZ DEMOLINA TRS	DENISE CAPPELLETTI		114 HIBISCUS DR	MIAMI SPRINGS	FL	33166	USA
DEBRA ANN HUGHES			483 CRESCENT DR	MIAMI SPRINGS	FL	33166-5801	USA
EDDIE TRUJILLO &W MARIJULIA			257 NAVARRE DR	MIAMI SPRINGS	FL	33166-5817	USA
EDGAR E MANSILLA	SURAMA YAMEILY TOLEDO MANSILLA		424 CURTISS PKWY	MIAMI SPRINGS	FL	33166	USA
EGM HOLDINGS GROUP INC			4920 NW 165 ST	MIAMI LAKES	FL	33014	USA
ELIZABETH JEAN LLC			1510 NW 86 TER	PEMBROKE PINES	FL	33024	USA
ELSA L SAAVEDRA			529 CURTISS PARKWAY	MIAMI SPRINGS	FL	33166-5201	USA
ERIC H RICHEY	ADA R RICHEY		224 REINETTE DR	MIAMI SPRINGS	FL	33166	USA
ERIC VIDAL			431 CURTISS PKWY	MIAMI SPRINGS	FL	33166	USA
ERINN E COLLINSWORTH			464 GLEN WAY	MIAMI SPRINGS	FL	33166-5229	USA
FABIAN PEREZ CRESPO &W MAIBELYS			501 CURTISS PKWY	MIAMI SPRINGS	FL	33166	USA
FAIR HAVENS PROPCO LLC	FAIR HAVENS PHILIPSON TIC MEMBER	I LLC	22 PLEASANT RIDGE RD	SPRING VALLEY	NY	10977	USA
FELIX J GUARDIOLA &W SUSAN			116 PALMETTO DR	MIAMI SPRINGS	FL	33166-5810	USA
FLAVIANE PECCIN	TALAJ DAHIWALE		36 PALMETTO DR	MIAMI SPRINGS	FL	33166	USA
FRANK MARK AICHELMANN	LEA LUCIA FIALHO		164 PALMETTO DR	MIAMI SPRINGS	FL	33166	USA
GEORGE A ALVES	LISETTE M ALVES		240 REINETTE DR	MIAMI SPRINGS	FL	33166	USA
GEORGE ALVES &W LISETTE			240 REINETTE DR	MIAMI SPRINGS	FL	33166-5835	USA

GEORGE H THOMPSON			173 NAVARRE DR	MIAMI SPRINGS	FL	33166	USA
GEORGE S HOBBS II &W JOY			279 PINECREST DR	MIAMI SPRINGS	FL	33166-5864	USA
GRACE LUTHERAN CH OF MIA SPRGS			254 CURTISS PKWY	MIAMI SPRINGS	FL	33166	USA
JACK V PARRISH TRS	BETTY JO PARRISH TRS	JACK V PARRISH	265 NAVARRE DR	MIAMI SPRINGS	FL	33166	USA
JACOBO DELVALLE &W DENISE			585 CURTISS PKWY	MIAMI SPRINGS	FL	33166-5201	USA
JAMES E KEENER			170 MORNINGSIDE DRIVE	MIAMI SPRINGS	FL	33166	USA
JEANNE ELIZABETH MALDEN	JUNE ESABELLA MALDEN		100 PALMETTO DR	MIAMI SPRINGS	FL	33166	USA
JEANNE M RAYMOND	JEAN PIERRE RAYMOND		621 ORIOLE AVE	MIAMI SPRINGS	FL	33166	USA
JEANNETTE CASAL			220 MORNINGSIDE DR	MIAMI SPRINGS	FL	33166	USA
JENE ROSSANA SOTO DE MARTINEZ			121 NAVARRE DR	MIAMI SPRINGS	FL	33166	USA
JESSICA TRUJILLO			448 GLEN WAY	MIAMI SPRINGS	FL	33166	USA
JESUS VAZQUEZ			232-40 NAVARRE DR	MIAMI SPRINGS	FL	33166-5818	USA
JMC 1810 INC			510 HUNTING LODGE DRIVE	MIAMI SPRINGS	FL	33166	USA
JOEL CORUJO	CARMEN M DIAZ CORUJO		548 CURTISS PARKWAY	MIAMI SPRINGS	FL	33166	USA
JOHN J CUNNINGHAM	BARBARA Z CUNNINGHAM		137 NAVARRE DR	MIAMI SPRINGS	FL	33166	USA
JORGE MORENO			256 NAVARRE DR	MIAMI SPRINGS	FL	33166-5818	USA
JORGE VEIZAGA &W MARTHA			290 MORNINGSIDE DR	MIAMI SPRINGS	FL	33166-5868	USA
JOSE A ORTIZ	FREDDY J MONTERO		440 MORNINGSIDE DR	MIAMI SPRINGS	FL	33166	USA
JOSE F BURGOS	MIRNA BURGOS		350 MORNINGSIDE DR	MIAMI SPRINGS	FL	33166	USA
JOSE M DIAZ LE	CARMEN L VELUNZA LE	REM JULIO CESAR DIAZ	219 PINECREST DR	MIAMI SPRINGS	FL	33166-5864	USA
JOSE MIGUEL LOPEZ	VIVIANA STELLA PELAEZ		461 CURTISS PKWY	MIAMI SPRINGS	FL	33166	USA
JOSEFINA MOLAGUERO			PO BOX 661433	MIAMI SPRINGS	FL	33266	USA
JUAN A CALVO			210 DUVAL ST	MIAMI SPRINGS	FL	33166	USA
JUAN BUILES LE	LUZ BUILES LE	REM SANDRA DIAZ	289 PINECREST DR	MIAMI SPRINGS	FL	33166	USA
JUAN ROMERO			224 DUVAL DR	MIAMI SPRINGS	FL	33166	USA
JUDITH ANN MICHELSON	SIGURD DONALD MICHELSON		460 MORNINGSIDE DR	MIAMI SPRINGS	FL	33166	USA
LAURA RESTREPO	GERMAN SILVA		500 SW 23 AVE	MIAMI	FL	33135	USA
LILIA M RUMBLEY	OCTAVIO MILLA REYES	RENE FRANCISCO PINEDA MILLA	169 PALMETTO DR	MIAMI SPRINGS	FL	33166	USA
LINDA A BURNETT			153 NAVARRE DR	MIAMI SPRINGS	FL	33166-5805	USA
LINDA H CARLSON			147 CURTISS PARKWAY	MIAMI SPRINGS	FL	33166-5220	USA
LOUISE MACKENZIE LE	REM CHRISTINA L MACKENZIE TRS	REM LOUISE MACKENZIE LIVING TRUST	14035 SIERRA VISTA DR	ORLANDO	FL	32837	USA
MARIO MARTINEZ III	CAROL ROSE MARTINEZ		101 NAVARRE DR	MIAMI SPRINGS	FL	33166-5805	USA
MARK FREDENBURGH	INGRID FREDENBURGH		273 MORNINGSIDE DR	MIAMI SPRINGS	FL	33166	USA
MARK S HERNANDEZ	CHARLES J HUTCHINGS &W SALLY M		1120 QUAIL AVE	MIAMI SPRINGS	FL	33166-3136	USA
MAYRA S CORDES			111 NAVARRE DR	MIAMI SPRINGS	FL	33166-5805	USA
MIGUEL A BECERRA JR			53 PALMETTO DR	MIAMI SPRINGS	FL	33166	USA
MIGUEL VEIZAGA	FRIDA AMANDA FOLKESSON		233 NAVARRE DR	MIAMI SPRINGS	FL	33166	USA
MING HORNG YIN TRS	MING HORNG YIN AND CHIU SHIOW	PAN REV TR AGMT	41 PALMETTO DR	MIAMI SPRINGS	FL	33166	USA
MORNINGSIDE DRIVE PROERTY LLC			16255 SW 89 CT	PALMETTO BAY	FL	33157	USA
NIHAL B PERERA TR	PERERA LIVING TRUST		217 DUVAL DR	MIAMI SPRINGS	FL	33166-5867	USA
NINFA E OCAMPO			461 MORNINGSIDE DR	MIAMI SPRINGS	FL	33166	USA
NIRMAL RAMA NATHAN	JESSICA MATOS		77 PALMETTO DRIVE	MIAMI SPRINGS	FL	33166	USA
ONIX LEBRON &W SONIA			225 NAVARRE DR	MIAMI SPRINGS	FL	33166-5817	USA
OSARENKHOE INNEH	SARA INNEH		239 PINECREST DR	MIAMI SPRINGS	FL	33166	USA
OSWALDO M ADRIAN PINEDA	AGNEDY J SANCHEZ BENITEZ		480 MORNINGSIDE DR	MIAMI SPRINGS	FL	33166	USA
PALMETTO BRIDGE LLC			3921 ALTON RD #300	MIAMI BEACH	FL	33140	USA
PEDRO A CELIN	MARTHA CELIN	MICHAEL H ANDREOLI	1741 APACHE ST	MIAMI SPRINGS	FL	33166	USA

PHILIP M ROY	MARIBEL FREIRE		444 GLEN WAY	MIAMI SPRINGS	FL	33166	USA
RAM MIAMI SPRINGS LLC	C/O LEASING OFFICE		4156 NW 21 AVE	OAKLAND PARK	FL	33309	USA
RAMON VALDES-DENIS &W CAROLINA			240 PALMETTO DR	MIAMI SPRINGS	FL	33166-5822	USA
RANDALL LEE RAKESTRAW TRS	RANDALL LEE RAKESTRAW AND CYNTHIA	SUSAN DWYER REV LIVING TRUST	300 MORNINGSIDE DR	MIAMI SPRINGS	FL	33166	USA
RANDALL MCGEE &W JOELL			PO BOX 660322	MIAMI	FL	33266	USA
RENE GONZALES CAMACHO			1743 WESTWARD DR	MIAMI	FL	33166	USA
RICHARD C HITCHNER &L C HOGAN			257 REINETTE DR	MIAMI SPRINGS	FL	33166-5834	USA
RICHARD FERNANDEZ			128 PALMETTO DR	MIAMI SPRINGS	FL	33166	USA
ROBERTO J ORTIZ &W KATHLEEN R			225 DUVAL DR	MIAMI SPRINGS	FL	33166-5867	USA
ROEL RODRIGUEZ	CONSUELO RODRIGUEZ		456 CURTISS PKWY	MIAMI SPRINGS	FL	33166	USA
ROGELIO DEL RIO TRS	ROGELIO DEL RIO AND	TERRY ANNETTE DEL RIO REVOCABLE	225 REINETTE DR	MIAMI SPRINGS	FL	33166	USA
ROLANDO R ESTRADA	IVANA S ESTRADA		249 DUVAL DR	MIAMI SPRINGS	FL	33166	USA
ROSA SUAREZ			549 CURTISS PKWY	MIAMI SPRINGS	FL	33166-5201	USA
ROY APPLEGATE &W MARIE			249 NAVARRE DR	MIAMI SPRINGS	FL	33166-5817	USA
SELF HELP CREDIT UNION			301 W MAIN ST	DURHAM	NC	27701	USA
STEVEN J DE RENZO	GISEL GONZALEZ DE RENZO		65 PALMETTO DR	MIAMI SPRINGS	FL	33166	USA
TERRI MARGOLIS			400 MORNINGSIDE DR	MIAMI SPRINGS	FL	33166	USA
VICTOR CUETO JR	VIVIAN GONZALEZ CUETO		117 PALMETTO DR	MIAMI SPRINGS	FL	33166	USA
VINCENT MEDEL			330 MORNINGSIDE DR	MIAMI SPRINGS	FL	33166	USA
VIRGINIA PINO	JESUS A BRITO		161 PALMETTO DR	MIAMI SPRINGS	FL	33166	USA
WILLIAMS S BURNETT &W LINDA A			153 NAVARRE DR	MIAMI SPRINGS	FL	33166-5805	USA
XENIA E PEREZ			179 MORNINGSIDE DR	MIAMI SPRINGS	FL	33166	USA
YDELMA REYES	MIRTA MORALES		189 MORNINGSIDE DR	MIAMI SPRINGS	FL	33166	USA
YURISAN RIOS			256 PALMETTO DR	MIAMI SPRINGS	FL	33166	USA

157 CURTISS PARKWAY LLC
3100 SW 109 CT
MIAMI, FL 33165

264 NAVARRE LLC
264 NAVARRE DR
MIAMI SPRINGS, FL 33166

265 REINETTE DR LLC
532 PALMETTO DR
MIAMI SPRINGS, FL 33166

371 PARK BUILDING LLC
7055 SW 84 AVENUE
MIAMI, FL 33143

ADRIANA M STEFFEN
STEVEN J STEFFEN
264 PALMETTO DR
MIAMI SPRINGS, FL 33166

ALAN O BRYANT
520 GLEN WAY
MIAMI SPRINGS, FL 33166-5231

ALBA RODRIGUEZ
260 MORNINGSIDE DR
MIAMI SPRINGS, FL 33166

ALBERTO CRUZ
44 PALMETTO DR
MIAMI SPRINGS, FL 33166-5808

ALEC MITCHELL SANCHEZ
ANA VICTORIA SOSA SANCHEZ
519 CURTISS PKWY
MIAMI SPRINGS, FL 33166

ANA TOSCA
241 REINETTE DR
MIAMI SPRINGS, FL 33166-5834

ANDREW KARL OBERMANN
481 MORNINGSIDE DR
MIAMI SPRINGS, FL 33166

ANGEL A QUESADA &W
MONICA AMOR
100 AZURE WAY
MIAMI SPRINGS, FL 33166-5279

AZURE WAY INVESTMNETS LLC
175 FOUNTAINBLEAU BLVD STE 1R
DORAL, FL 33172

BETHSAIDA E MEJIA BONILLA
JOEL ALBERTO RODRIGUEZ WILLS
144 PALMETTO DR
MIAMI SPRINGS, FL 33166

BETTY E COE LE
REM DEBRA COE DANLUCK
REM TINA DOWELL
101 HIBISCUS DR
MIAMI SPRINGS, FL 33166-5232

CARL L DAHLBERG &W SHIRLEY ANN
431 MORNINGSIDE DR
MIAMI SPRINGS, FL 33166-5803

CARLOS A CARRILLO JR
NATALIE L QUILES DE CARRILLO
222 PALMETTO DRIVE
MIAMI SPRINGS, FL 33166

CARLOS GABRIEL DE CHENE
RHAIZZA YLEYAN VILLARREAL
380 MORNINGSIDE DR
MIAMI SPRINGS, FL 33166

CARMEN CADENAS LE
REM CARMIN TAKEUCHI
REM JORGE E CADENAS
60 PALMETTO DR
MIAMI SPRINGS, FL 33166

CHARLES GARCIA
JESSIKA MARIA FONTEBOA
224 NAVARRE DR
MIAMI SPRINGS, FL 33166

CHARLES J HUTCHINGS &W SALLY M
1120 QUAIL AVE
MIAMI SPRINGS, FL 33166

CHRISTIAN SALDANA
241 DUVAL DR
MIAMI SPRINGS, FL 33166

CLAUDIA MARCELA BARCO
241 PALMETTO DR
MIAMI SPRINGS, FL 33166

CONNOLLY GLEESON DSOUZA
189 PALMETTO DR
MIAMI SPRINGS, FL 33166

CURRENT PROPERTY OWNER
50 AZURE WAY
MIAMI SPRINGS, FL 33166

CURRENT PROPERTY OWNER
248 NAVARRE DR
MIAMI SPRINGS, FL 33166

CURRENT PROPERTY OWNER
224 CURTISS PKWY
MIAMI SPRINGS, FL 33166

CURTISS BUILDING LLC
62900 OVERSEAS HIGHWAY #16
MARATHON, FL 33050

DAVID LOPEZ
SUSELL MICHEL
141 PALMETTO DR
MIAMI SPRINGS, FL 33166

DEBORAH GOMEZ DEMOLINA TRS
DENISE CAPPELLETTI
114 HIBISCUS DR
MIAMI SPRINGS, FL 33166

DEBRA ANN HUGHES
483 CRESCENT DR
MIAMI SPRINGS, FL 33166-5801

EDDIE TRUJILLO &W MARIJULIA
257 NAVARRE DR
MIAMI SPRINGS, FL 33166-5817

EDGAR E MANSILLA
SURAMA YAMEILY TOLEDO MANSILLA
424 CURTISS PKWY
MIAMI SPRINGS, FL 33166

EGM HOLDINGS GROUP INC
4920 NW 165 ST
MIAMI LAKES, FL 33014

ELIZABETH JEAN LLC
1510 NW 86 TER
PEMBROKE PINES, FL 33024

ELSA L SAAVEDRA
529 CURTISS PARKWAY
MIAMI SPRINGS, FL 33166-5201

ERIC H RICHEY
ADA R RICHEY
224 REINETTE DR
MIAMI SPRINGS, FL 33166

ERIC VIDAL
431 CURTISS PKWY
MIAMI SPRINGS, FL 33166

ERINN E COLLINSWORTH
464 GLEN WAY
MIAMI SPRINGS, FL 33166-5229

FABIAN PEREZ CRESPO &W MAIBELYS
501 CURTISS PKWY
MIAMI SPRINGS, FL 33166

FAIR HAVENS PROPCO LLC
FAIR HAVENS PHILIPSON TIC MEMBER
I LLC
22 PLEASANT RIDGE RD
SPRING VALLEY, NY 10977

FELIX J GUARDIOLA &W SUSAN
116 PALMETTO DR
MIAMI SPRINGS, FL 33166-5810

FLAVIANE PECCIN
TALAJ DAHIWALE
36 PALMETTO DR
MIAMI SPRINGS, FL 33166

FRANK MARK AICHELMANN
LEA LUCIA FIALHO
164 PALMETTO DR
MIAMI SPRINGS, FL 33166

GEORGE A ALVES
LISETTE M ALVES
240 REINETTE DR
MIAMI SPRINGS, FL 33166

GEORGE ALVES &W LISETTE
240 REINETTE DR
MIAMI SPRINGS, FL 33166-5835

GEORGE H THOMPSON
173 NAVARRE DR
MIAMI SPRINGS, FL 33166

GEORGE S HOBBS II &W JOY
279 PINECREST DR
MIAMI SPRINGS, FL 33166-5864

GRACE LUTHERAN CH OF MIA SPRGS
254 CURTISS PKWY
MIAMI SPRINGS, FL 33166

JACK V PARRISH TRS
BETTY JO PARRISH TRS
JACK V PARRISH
265 NAVARRE DR
MIAMI SPRINGS, FL 33166

JACOBO DELVALLE &W DENISE
585 CURTISS PKWY
MIAMI SPRINGS, FL 33166-5201

JAMES E KEENER
170 MORNINGSIDE DRIVE
MIAMI SPRINGS, FL 33166

JEANNE ELIZABETH MALDEN
JUNE ESABELLA MALDEN
100 PALMETTO DR
MIAMI SPRINGS, FL 33166

JEANNE M RAYMOND
JEAN PIERRE RAYMOND
621 ORIOLE AVE
MIAMI SPRINGS, FL 33166

JEANNETTE CASAL
220 MORNINGSIDE DR
MIAMI SPRINGS, FL 33166

JENE ROSSANA SOTO DE MARTINEZ
121 NAVARRE DR
MIAMI SPRINGS, FL 33166

JESSICA TRUJILLO
448 GLEN WAY
MIAMI SPRINGS, FL 33166

JESUS VAZQUEZ
232-40 NAVARRE DR
MIAMI SPRINGS, FL 33166-5818

JMC 1810 INC
510 HUNTING LODGE DRIVE
MIAMI SPRINGS, FL 33166

JOEL CORUJO
CARMEN M DIAZ CORUJO
548 CURTISS PARKWAY
MIAMI SPRINGS, FL 33166

JOHN J CUNNINGHAM
BARBARA Z CUNNINGHAM
137 NAVARRE DR
MIAMI SPRINGS, FL 33166

JORGE MORENO
256 NAVARRE DR
MIAMI SPRINGS, FL 33166-5818

JORGE VEIZAGA &W MARTHA
290 MORNINGSIDE DR
MIAMI SPRINGS, FL 33166-5868

JOSE A ORTIZ
FREDDY J MONTERO
440 MORNINGSIDE DR
MIAMI SPRINGS, FL 33166

JOSE F BURGOS
MIRNA BURGOS
350 MORNINGSIDE DR
MIAMI SPRINGS, FL 33166

JOSE M DIAZ LE
CARMEN L VELUNZA LE
REM JULIO CESAR DIAZ
219 PINECREST DR
MIAMI SPRINGS, FL 33166-5864

JOSE MIGUEL LOPEZ
VIVIANA STELLA PELAEZ
461 CURTISS PKWY
MIAMI SPRINGS, FL 33166

JOSEFINA MOLAGUERO
PO BOX 661433
MIAMI SPRINGS, FL 33266

JUAN A CALVO
210 DUVAL ST
MIAMI SPRINGS, FL 33166

JUAN BUILES LE
LUZ BUILES LE
REM SANDRA DIAZ
289 PINECREST DR
MIAMI SPRINGS, FL 33166

JUAN ROMERO
224 DUVAL DR
MIAMI SPRINGS, FL 33166

JUDITH ANN MICHELSON
SIGURD DONALD MICHELSON
460 MORNINGSIDE DR
MIAMI SPRINGS, FL 33166

LAURA RESTREPO
GERMAN SILVA
500 SW 23 AVE
MIAMI, FL 33135

LILIA M RUMBLEY
OCTAVIO MILLA REYES
RENE FRANCISCO PINEDA MILLA
169 PALMETTO DR
MIAMI SPRINGS, FL 33166

LINDA A BURNETT
153 NAVARRE DR
MIAMI SPRINGS, FL 33166-5805

LINDA H CARLSON
147 CURTISS PARKWAY
MIAMI SPRINGS, FL 33166-5220

LOUISE MACKENZIE LE
REM CHRISTINA L MACKENZIE TRS
REM LOUISE MACKENZIE LIVING TRUST
14035 SIERRA VISTA DR
ORLANDO, FL 32837

MARIO MARTINEZ III
CAROL ROSE MARTINEZ
101 NAVARRE DR
MIAMI SPRINGS, FL 33166-5805

MARK FREDENBURGH
INGRID FREDENBURGH
273 MORNINGSIDE DR
MIAMI SPRINGS, FL 33166

MARK S HERNANDEZ
CHARLES J HUTCHINGS &W SALLY M
1120 QUAIL AVE
MIAMI SPRINGS, FL 33166-3136

MAYRA S CORDES
111 NAVARRE DR
MIAMI SPRINGS, FL 33166-5805

MIGUEL A BECERRA JR
53 PALMETTO DR
MIAMI SPRINGS, FL 33166

MIGUEL VEIZAGA
FRIDA AMANDA FOLKESSON
233 NAVARRE DR
MIAMI SPRINGS, FL 33166

MING HORNG YIN TRS
MING HORNG YIN AND CHIU SHIOW
PAN REV TR AGMT
41 PALMETTO DR
MIAMI SPRINGS, FL 33166

MORNINGSIDE DRIVE PROERTY LLC
16255 SW 89 CT
PALMETTO BAY, FL 33157

NIHAL B PERERA TR
PERERA LIVING TRUST
217 DUVAL DR
MIAMI SPRINGS, FL 33166-5867

NINFA E OCAMPO
461 MORNINGSIDE DR
MIAMI SPRINGS, FL 33166

NIRMAL RAMA NATHAN
JESSICA MATOS
77 PALMETTO DRIVE
MIAMI SPRINGS, FL 33166

ONIX LEBRON &W SONIA
225 NAVARRE DR
MIAMI SPRINGS, FL 33166-5817

OSARENKHOE INNEH
SARA INNEH
239 PINECREST DR
MIAMI SPRINGS, FL 33166

OSWALDO M ADRIAN PINEDA
AGNEDY J SANCHEZ BENITEZ
480 MORNINGSIDE DR
MIAMI SPRINGS, FL 33166

PALMETTO BRIDGE LLC
3921 ALTON RD #300
MIAMI BEACH, FL 33140

PEDRO A CELIN
MARTHA CELIN
MICHAEL H ANDREOLI
1741 APACHE ST
MIAMI SPRINGS, FL 33166

PHILIP M ROY
MARIBEL FREIRE
444 GLEN WAY
MIAMI SPRINGS, FL 33166

RAM MIAMI SPRINGS LLC
C/O LEASING OFFICE
4156 NW 21 AVE
OAKLAND PARK, FL 33309

RAMON VALDES-DENIS &W CAROLINA
240 PALMETTO DR
MIAMI SPRINGS, FL 33166-5822

RANDALL LEE RAKESTRAW TRS
RANDALL LEE RAKESTRAW AND CYNTHIA
SUSAN DWYER REV LIVING TRUST
300 MORNINGSIDE DR
MIAMI SPRINGS, FL 33166

RANDALL MCGEE &W JOELL
PO BOX 660322
MIAMI, FL 33266

RENE GONZALES CAMACHO
1743 WESTWARD DR
MIAMI, FL 33166

RICHARD C HITCHNER &L C HOGAN
257 REINETTE DR
MIAMI SPRINGS, FL 33166-5834

RICHARD FERNANDEZ
128 PALMETTO DR
MIAMI SPRINGS, FL 33166

ROBERTO J ORTIZ &W KATHLEEN R
225 DUVAL DR
MIAMI SPRINGS, FL 33166-5867

ROEL RODRIGUEZ
CONSUELO RODRIGUEZ
456 CURTISS PKWY
MIAMI SPRINGS, FL 33166

ROGELIO DEL RIO TRS
ROGELIO DEL RIO AND
TERRY ANNETTE DEL RIO REVOCABLE
225 REINETTE DR
MIAMI SPRINGS, FL 33166

ROLANDO R ESTRADA
IVANA S ESTRADA
249 DUVAL DR
MIAMI SPRINGS, FL 33166

ROSA SUAREZ
549 CURTISS PKWY
MIAMI SPRINGS, FL 33166-5201

ROY APPLEGATE &W MARIE
249 NAVARRE DR
MIAMI SPRINGS, FL 33166-5817

SELF HELP CREDIT UNION
301 W MAIN ST
DURHAM, NC 27701

STEVEN J DE RENZO
GISEL GONZALEZ DE RENZO
65 PALMETTO DR
MIAMI SPRINGS, FL 33166

TERRI MARGOLIS
400 MORNINGSIDE DR
MIAMI SPRINGS, FL 33166

VICTOR CUETO JR
VIVIAN GONZALEZ CUETO
117 PALMETTO DR
MIAMI SPRINGS, FL 33166

VINCENT MEDEL
330 MORNINGSIDE DR
MIAMI SPRINGS, FL 33166

VIRGINIA PINO
JESUS A BRITO
161 PALMETTO DR
MIAMI SPRINGS, FL 33166

WILLIAMS S BURNETT &W LINDA A
153 NAVARRE DR
MIAMI SPRINGS, FL 33166-5805

XENIA E PEREZ
179 MORNINGSIDE DR
MIAMI SPRINGS, FL 33166

YDELMA REYES
MIRTA MORALES
189 MORNINGSIDE DR
MIAMI SPRINGS, FL 33166

YURISAN RIOS
256 PALMETTO DR
MIAMI SPRINGS, FL 33166