

**RESOLUTION NO. 16-1372**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF MIAMI LAKES, FLORIDA, APPROVING A REQUEST IN ACCORDANCE WITH SECTION 13-303 OF THE TOWN OF MIAMI LAKES LAND DEVELOPMENT CODE FOR A CONDITIONAL USE FOR A NONPUBLIC EDUCATIONAL FACILITY; APPROVING A REQUEST IN ACCORDANCE WITH SECTION 13-304 OF THE TOWN OF MIAMI LAKES LAND DEVELOPMENT CODE FOR A SITE PLAN APPROVAL; SUBMITTED FOR PROPERTY LOCATED AT 15201 NW 79<sup>TH</sup> COURT, MIAMI LAKES, FLORIDA, FOLIO NUMBER 32-2022-009-0025, IN THE IU-C ZONING DISTRICT; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FINDINGS; PROVIDING FOR APPROVAL WITH A MODIFICATION; PROVIDING FOR CONDITIONS; PROVIDING FOR VIOLATION OF CONDITIONS; PROVIDING FOR APPEAL; AND, PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, Pursuant to Sections 13-303 and 13-304 of the Town of Miami Lakes (“Town”) Land Development Code (“LDC”), TGC 15201 Office, LLC (the “Applicant”) has applied to the Town for approval of a Conditional Use to allow a nonpublic educational facility, and site plan approval to construct a 51,200 square foot commuter college and associated site improvements, in the IU-C (Industrial Use - Conditional) Zoning District, for property located at 15201 NW 79<sup>th</sup> Court, Miami Lakes, Florida, Folio # 32-2022-009-0025; and

**WHEREAS**, Section 13-303 of the Town LDC sets forth the authority of the Town Council to consider and act upon an application for a conditional use; and

**WHEREAS**, Section 13-304 of the Town LDC sets forth the authority of the Town Council to consider and act upon the subject application for site plan approval; and

**WHEREAS**, in accordance with Subsection 13-309 of the Town LDC, proper notice was mailed to the appropriate property owners of record and the hearing was duly advertised in the

newspaper; the public hearing on the proposed Conditional Use and Site Plan was noticed for Tuesday, April 5, 2016, at 6:30 P.M. at Town Hall, 6601 Main Street, Miami Lakes, Florida; and all interested parties have had the opportunity to address their comments to the Town Council; and

**WHEREAS**, Town staff has reviewed the application and recommends approval with a modification, subject to conditions, of the request for a Conditional Use and Site Plan Approval, as set forth in the Town of Miami Lakes Staff Analysis and Recommendation, a copy of which is on file in the Town of Miami Lakes Clerk's Office and incorporated into this Resolution by reference.

**NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF MIAMI LAKES, FLORIDA, AS FOLLOWS:**

**Section 1. Recitals.** The above Recitals are true and correct and incorporated herein by this reference.

**Section 2. Findings.**

In accordance with Section 13-303, the Town Council finds that the Applicant, subject to the conditions in Section 5 below, meets the criteria for a conditional use approval which are as follows:

1. Land Use Compatibility; and
2. Sufficient Site Size, Site Specifications, and Infrastructure to Accommodate the Proposed Use; and
3. Compliance with the Comprehensive Plan and Land Development Code; and
4. Proper Use of Techniques; and
5. Hazardous Waste.

In accordance with Section 13-304, the Town Council finds that the Applicant, subject to the conditions in Section 5 below, meets the criteria for a site plan approval, which are as follows:

5. In what respects the plan is or is not in conformance with the Town policy in respect to sufficiency of ownership, guarantee for completion of all required improvements and the guarantee for continued maintenance.

**Section 3. Approval of Conditional Use.** The Conditional Use request to permit a nonpublic educational facility in the IU-C (Industrial Use - Conditional) Zoning District is hereby approved with conditions as set out in Section 5.

**Section 4. Approval of Site Plan With a Modification.** The Site Plan Approval request to construct a 51,200 square foot commuter college and associated site improvements in the IU-C (Industrial Use - Conditional) Zoning District is hereby approved with conditions as set out in Section 5, and subject to the following modification: Subject to Condition #9 below, the site plan shall be modified to provide an eight feet wide swale/street tree planting area between the NW 79<sup>th</sup> Court roadway and a sidewalk.

**Section 5. Conditions of Approval.** The Conditional Use is approved subject to the following conditions:

1. The Applicant shall obtain a Certificate of Use (CU), and Business Tax Receipt (BTR), and promptly renew the BTR annually, upon compliance with all the terms and conditions of this approval, the same subject to cancellation upon violation of any of the conditions.
2. Site Plan approval herein is for those plans shown in Exhibit A.
3. Schedules for university staff personnel shall be arranged such that there are not more than 50 staff members scheduled to be present on the campus Monday through Friday between the hours of 8:00 a.m. and 11:00 p.m., and not more than 25 staff members scheduled to be present on the campus on Saturdays between the hours of 8:00 a.m. and 6:00 p.m.
4. The maximum number of students allowed to be on the campus at any one time shall be 525. More specific restrictions according to days and time of day are as follows: classroom instruction Monday through Friday is limited to the hours of 9:00 a.m. to 2:00 p.m., during which no more than 375 students shall be scheduled to be in class, and from 6:00 p.m. to 11:00 p.m., during which no more than 525 students shall be scheduled to be in class. Classroom instruction on weekends is limited to Saturdays only between 8:00

a.m. and 6:00 p.m., during which no more than 525 students shall be scheduled to be in class. No classes are to take place on Sundays. Upon request by the Town, the university shall immediately make available class schedules and enrollment data to verify these thresholds are not exceeded. The Town may also verify compliance with these thresholds by on-site inspection. Exceeding these thresholds shall require that this conditional use approval be amended by resolution of the Town Council.

5. Any special events such as open houses shall require the Special Event Permit from the Town.
6. Prior to the issuance of a CU, the Applicant shall verify that a guide has been created to inform students about various routes to reach the campus and to encourage students to use existing smartphone applications to help avoid the most congested roadways at any given time. The Applicant shall also verify the method that will be used to distribute this guide to students. Continued utilization and distribution of this guide shall be obligatory, and failure to continue to maintain, update, distribute and make available this guide shall be deemed a violation of the LDC.
7. Prior to the issuance of a building permit authorizing construction of the parking lot, the Applicant shall show on building plans the proposed location of preferred carpool parking, bicycle parking in excess of LDC requirements and motorcycle parking. The Administrative Official may deny issuance of the building permit until these plans are deemed acceptable. No final zoning inspection shall be approved until the designation of these areas on the site is verified.
8. Prior to the issuance of a CU, the Applicant shall submit a plan, subject to approval by the Town, for a mid-block pedestrian crossing of NW 79<sup>th</sup> Court, from the subject property to the west side of NW 79<sup>th</sup> Court. Said mid-block pedestrian crossing shall be compliant with the Americans with Disabilities Act (ADA). The Applicant shall also be responsible for paying to the Town the cost of installing this crossing, prior to the issuance of a CU.
9. The modification of the site plan, as recommended above, shall be subject to verification by the Town of the feasibility of providing the eight feet wide swale and building a sidewalk in the resulting location. If deemed infeasible, the site plan may proceed without modification. If deemed feasible, the site plan shall be modified as necessary and presented to the Administrative Official for review and approval prior to the issuance of a building permit or tree removal permit, and the Applicant shall provide any necessary easement necessary to allow the construction and public use of a six feet wide sidewalk.
10. No trees shall be removed except in conformance with a tree removal permit issued by the Town. Mitigation of black olive trees shall be at a 1:1 ratio, consistent with the mass replanting/reforestation provisions of the Tree Removal Ordinance.
11. All signs require a separate sign permit.

12. The Applicant shall obtain all required building permits and a CU for all request(s) approved herein, within one (1) year of the date of this approval. If all required building permits and a CU are not obtained or an extension granted within the prescribed time limit, this approval shall become null and void.

**Section 6. Violations of Conditions.** Failure to adhere to the terms and conditions of this Resolution shall be considered a violation of the Town LDC and persons found violating the conditions shall be subject to the penalties prescribed by the Town LDC, including but not limited to, the revocation of any of the approval(s) granted in this Resolution. The Applicant understands and acknowledges that he must comply with all other applicable requirements of the Town LDC before he may commence operation, and that the foregoing approval in this Resolution may be revoked by the Town at any time upon a determination that the Applicant is in non-compliance with the Town LDC.

**Section 7. Appeal.** In accordance with Section 13-310 of the Town LDC, the Applicant or any affected person may appeal the decision of the Town Council by filing of a notice of appeal or writ of certiorari in accordance with the Florida Rules of Appellate Procedure.

**Section 8. Effective Date.** This Resolution shall take effect immediately upon its adoption.

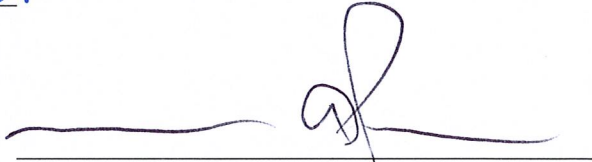
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**PASSED AND ADOPTED** this 5<sup>th</sup> day of April, 2016.

The foregoing resolution was moved for adoption by Councilman Lama. The motion was seconded by Councilman Mestre and upon being put to a vote, the vote was as follows:

Mayor Michael A. Pizzi, Jr.  
Vice Mayor Tim Daubert  
Councilmember Manny Cid  
Councilmember Tony Lama  
Councilmember Ceasar Mestre  
Councilmember Frank Mingo  
Councilmember Nelson Rodriguez

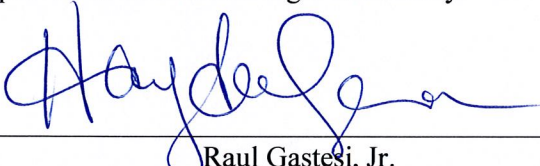
no  
absent  
no  
yes  
yes  
yes  
yes

  
Michael A. Pizzi, Jr.  
MAYOR

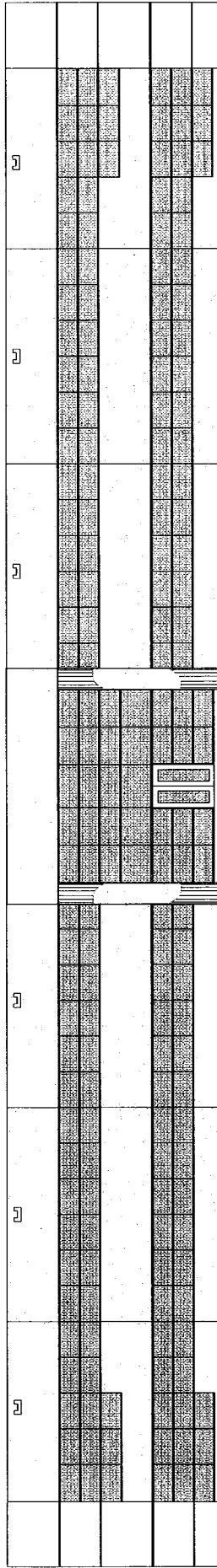
Attest:

  
Gina Inguanzo  
TOWN CLERK

Approved as to form and legal sufficiency:

  
Raul Gastesi, Jr.  
Gastesi & Associates, P.A.  
TOWN ATTORNEY

# Exhibit A



THE GRAHAM COMPANIES

15201 N.W. 79th COURT

# AGM BUILDING

MAM LAKES, FLORIDA 33014

## INDEX OF DRAWINGS:

### SKETCH OF SURVEY

- CIVIL
- C-1 TITLE SHEET
- C-2 CURB, WALL, WATER & SEWER
- C-3 DOMESTIC, IRRIGATION & FLOOD CONTROL
- C-4 BASE LINES, LATERAL PLAN
- C-5 WATER & SEWER DETAILS
- C-6 PAVING, GRADING & DRAINAGE
- C-7 PAVING, GRADING & DRAINAGE PLAN
- C-8 PAVING, GRADING & DRAINAGE
- C-9 PAVING, GRADING & DRAINAGE
- C-10 PAVING, GRADING & DRAINAGE DTLS.
- C-11 PAVING, GRADING & DRAINAGE DTLS.
- C-12 PAVING, GRADING & DRAINAGE
- C-13 PAVING, GRADING & DRAINAGE CROSS-SECTIONS
- C-14 PAVING, GRADING & DRAINAGE
- C-15 PAVING, GRADING & DRAINAGE
- C-16 PAVING, GRADING & DRAINAGE
- C-17 PAVING, GRADING & DRAINAGE
- C-18 EROSION & SEDIMENT CONTROL PLAN
- C-19 EROSION & SEDIMENT CONTROL
- ESC-1 EROSION & SEDIMENT CONTROL DETAILS
- ESC-2 EROSION & SEDIMENT CONTROL
- ESC-3 EROSION & SEDIMENT CONTROL DETAILS

### LANDSCAPING

- R-10 IRRIGATION PLAN
- L-10 LANDSCAPE PLAN

**A R C H I T E C T**  
**THEODORE ROUX**  
 CORAL GABLES, FLORIDA

DATE : DECEMBER 22, 2016

**CIVIL ENGINEERING**  
**SCHWAB-SHAW & ASSOCIATES, INC.**  
 MIAMI, FLORIDA

**STRUCTURAL ENGINEER**  
**DONALD HODGETTS, P.E.**  
 SOUTH MIAMI, FLORIDA

**MECHANICAL & ELECTRICAL ENG.**  
**RPJ ENGINEERING, INC.**  
 FT. LAUDERDALE, FLORIDA

JOB NO. 1566

### ARCHITECTURAL

- A-00 ABBREVIATIONS & SYMBOL LEGEND
- A-10 OVERALL SITE PLAN, SITE DATA
- A-11 SITE DETAILS
- A-12 DAMPSTER ENCLOSURE DETAILS
- A-13 GROUND FLOOR REFLECTED CEILING PLAN
- A-14 GROUND FLOOR REFLECTED CEILING PLAN
- A-15 LIFE SAFETY GROUND FLOOR PLAN
- A-16 SECOND FLOOR REFLECTED CEILING PLAN
- A-17 LIFE SAFETY SECOND FLOOR PLAN
- A-18 LIFE SAFETY SECOND FLOOR PLAN
- A-19 DOOR & FINISH SCHEDULE
- A-20 BUILDING ELEVATIONS
- A-21 BUILDING ELEVATIONS
- A-22 WALL SECTIONS
- A-23 WALL SECTIONS
- A-24 RESTROOM PLAN, DETAILS
- A-25 RESTROOM ELEVATIONS
- A-26 WINDOW DETAILS
- A-27 WINDOW DETAILS
- A-28 STAR # 1 PLANS & SECTION
- A-29 STAR # 2 PLANS & SECTION
- A-30 STAR # 3 PLANS & SECTION
- A-31 WALL TYPES
- A-32 PENETRATION FRESTOP DETAILS

### STRUCTURAL

- S-10 FOUNDATION PLAN
- S-20 SECOND FLOOR FRAMING PLAN
- S-30 ROOF FRAMING PLAN
- S-40 BEAM COLUMN SLAB SCHEDULES
- S-50 STAIR SHAFT SECTIONS
- S-60 STAIR SECTION
- S-70 STAIR SECTIONS
- S-80 STRUCTURAL NOTES

### FIRE SPRINKLER PLAN

- FP-1 FIRE UNDERGROUND PLAN
- FP-2 FIRST FLOOR FIRE SPRINKLER PLAN
- FP-3 SECOND FLOOR FIRE SPRINKLER PLAN

### PLUMBING

- P-101 GROUND FLOOR PLAN - PLUMBING
- P-102 SECOND FLOOR PLAN - PLUMBING
- P-103 TOILET ROOM FLOOR PLANS - PLUMBING
- P-104 WATER PIPING ISOMETRIC & STORM DRAIN
- P-105 SPRING DETAIL
- P-106 WATER PIPING ISOMETRIC, DETAILS, & SCHEDULES

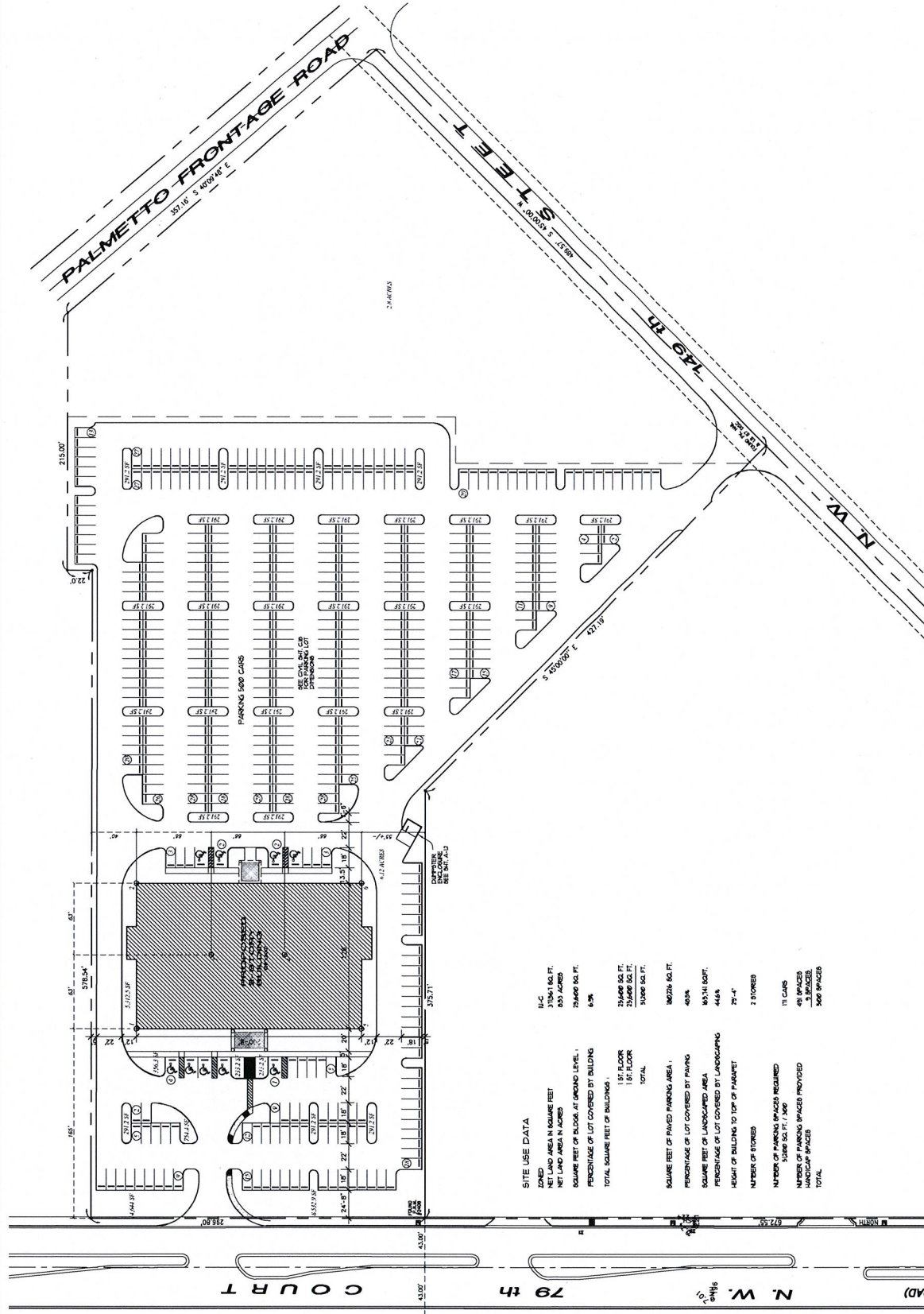
### AIR CONDITIONING

- AC-1 GROUND FLOOR PLAN- HVAC
- AC-2 SECOND FLOOR PLAN- HVAC
- AC-3 ROOF PLAN- HVAC
- AC-4 SCHEDULES- HVAC
- AC-5 DETAILS- HVAC
- AC-6 DETAILS- HVAC

### ELECTRICAL

- E-1 ELECTRICAL SITE PLAN
- E-2 LIGHTING LEVEL PLAN & POLE DETAIL
- E-3 GROUND FLOOR ELEC. LIGHTING PLAN
- E-4 SECOND FLOOR ELEC. LIGHTING PLAN
- E-5 ROOF PLAN ELEC. LIGHTING PLAN
- E-6 SECOND FLOOR ELEC. POWER PLAN
- E-7 ELECTRICAL ROOF PLAN
- E-8 ENLARGED ST & 2ND FLOOR ELECTRICAL ROOM PLAN
- E-9 REBAR DIAGRAMS, DETAILS, & GENERAL NOTES
- E-10 PANEL SCHEDULES & DETAILS





OVERALL  
SITE PLAN  
SCALE: 1" = 40'-0"

**SITE USE DATA**

ZONED	RL-C
NET LAND AREA IN SQUARE FEET	37041.00 SQ. FT.
NET LAND AREA IN ACRES	857.40 ACRES
SQUARE FEET OF BLOCK AT GROUND LEVEL	28400.00 SQ. FT.
PERCENTAGE OF LOT COVERED BY BUILDING	6.5%
TOTAL SQUARE FEET OF BUILDING	28400.00 SQ. FT.
1ST FLOOR	28400.00 SQ. FT.
1.5F FLOOR	28400.00 SQ. FT.
TOTAL	56800.00 SQ. FT.
SQUARE FEET OF PAVED PARKING AREA	180726.00 SQ. FT.
PERCENTAGE OF LOT COVERED BY PARKING	48.8%
SQUARE FEET OF LANDSCAPED AREA	185741.00 SQ. FT.
PERCENTAGE OF LOT COVERED BY LANDSCAPING	44.8%
HEIGHT OF BUILDING TO TOP OF PARAPET	77'-4"
NUMBER OF STORES	2 STORES
NUMBER OF PARKING SPACES REQUIRED	111 CARS
5000 SQ. FT. / CAR	49 SPACES
NUMBER OF PARKING SPACES PROVIDED	3 SPACES
HANDICAP SPACES	300 SPACES
TOTAL	303 SPACES



DATE

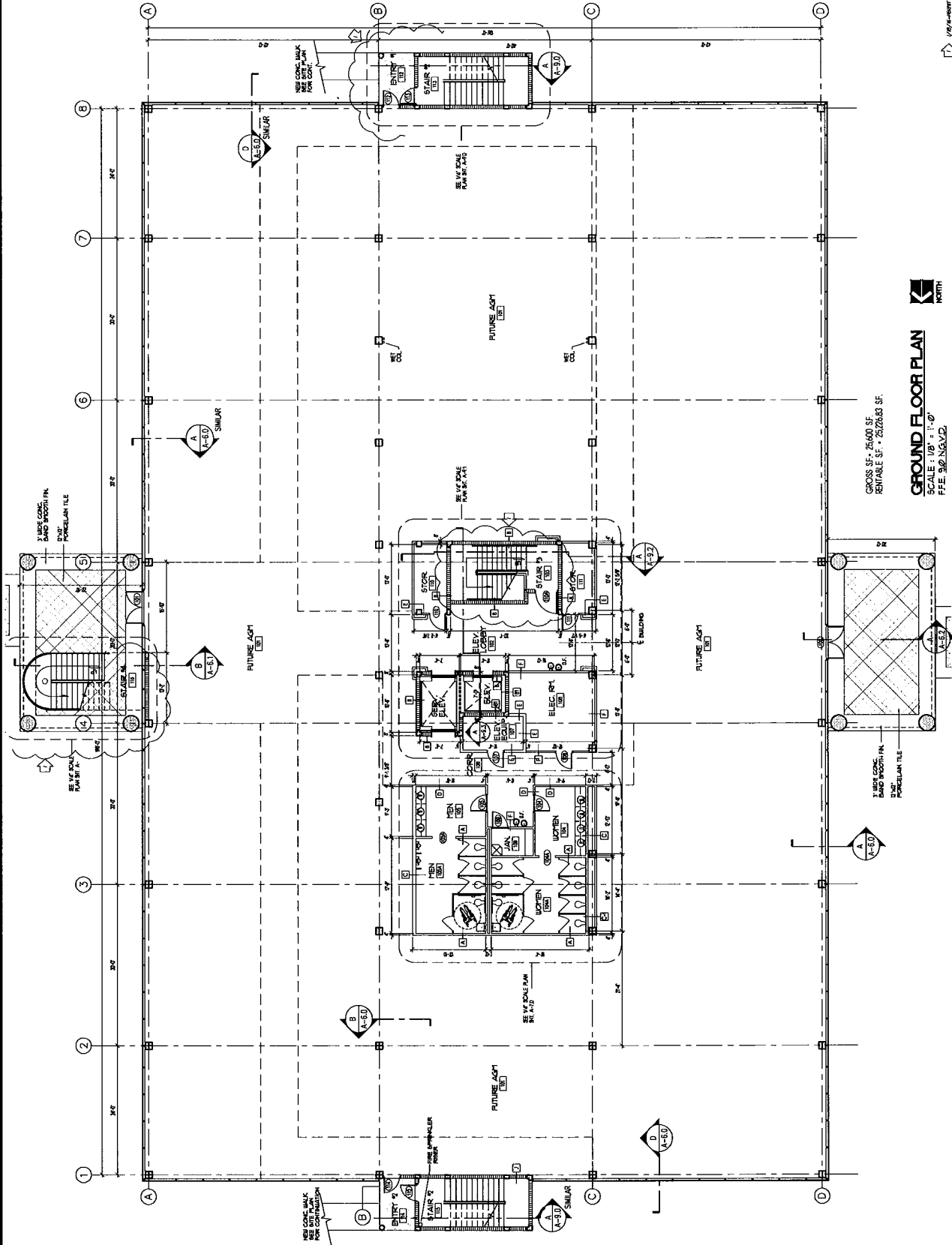


11150 SW 15th Avenue  
Miami, FL 33185  
Phone: 305.443.1119

PROJECT NO. 1556

DATE: 12-22-15

## A-2.0



GROSS SF. = 75400 SF.  
RENTABLE SF. = 25,276.83 SF.

**GROUND FLOOR PLAN**



NORTH

SCALE = 1/8" = 1'-0"  
P.F.E. 500, 150, 125

1/16" = 1'-0" CORNERS



SPL

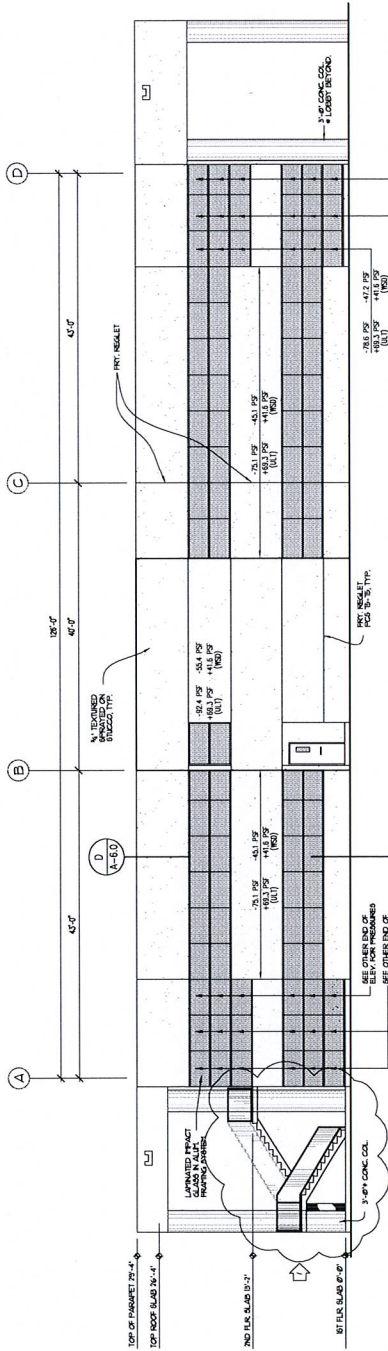


Theodore Roux AIA  
118 Columbia Avenue  
Miami, Florida 33134  
Phone: (305) 944-5119

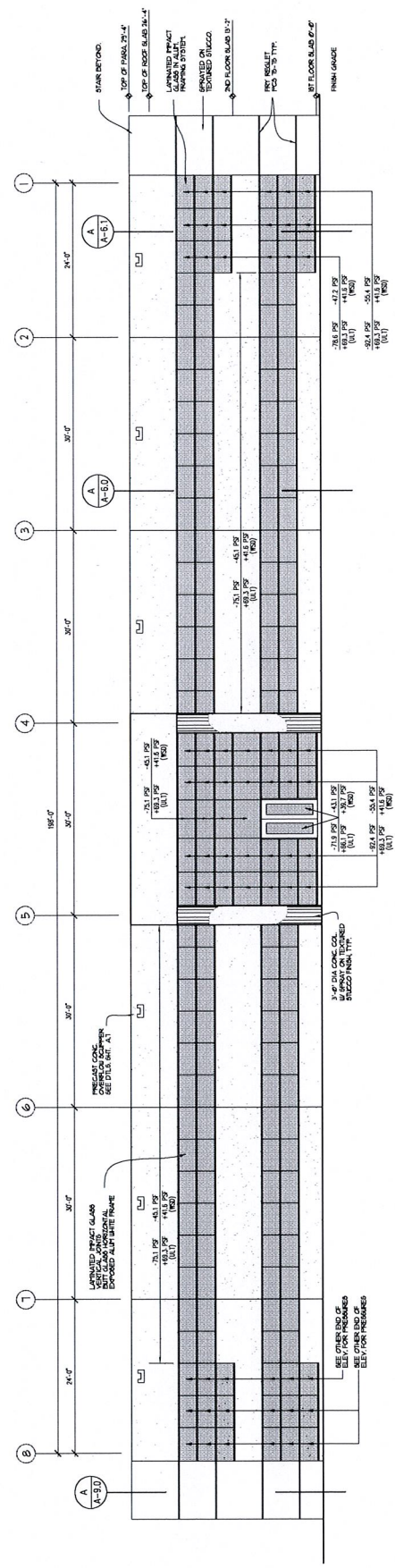
Rev. No. 1556

Date: 12-22-13

## A-5.0



**NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**WEST ELEVATION**  
SCALE: 1/8" = 1'-0"





SOIL



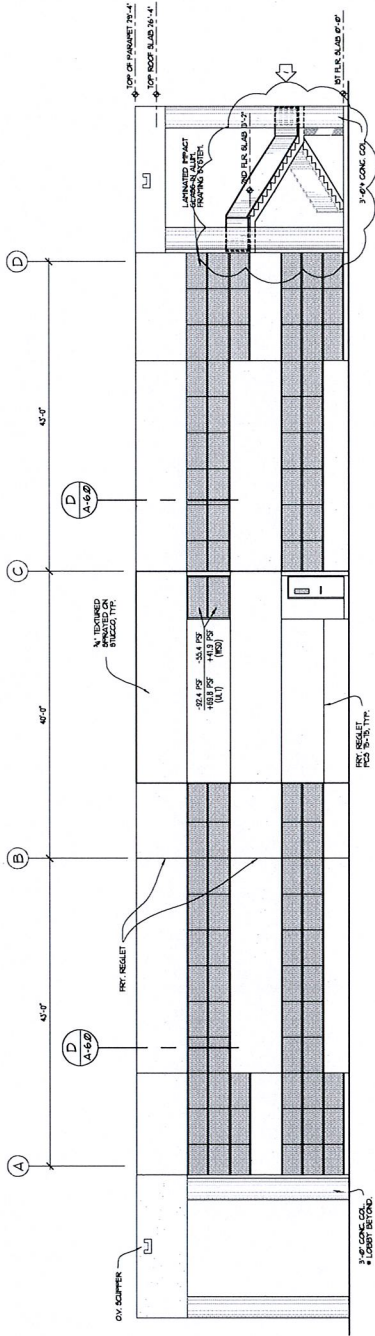
Theodore Roux AIA  
116 Chicago Avenue  
Miami, Florida 33136  
Phone: (305) 371-1115

Proj. No: 1558

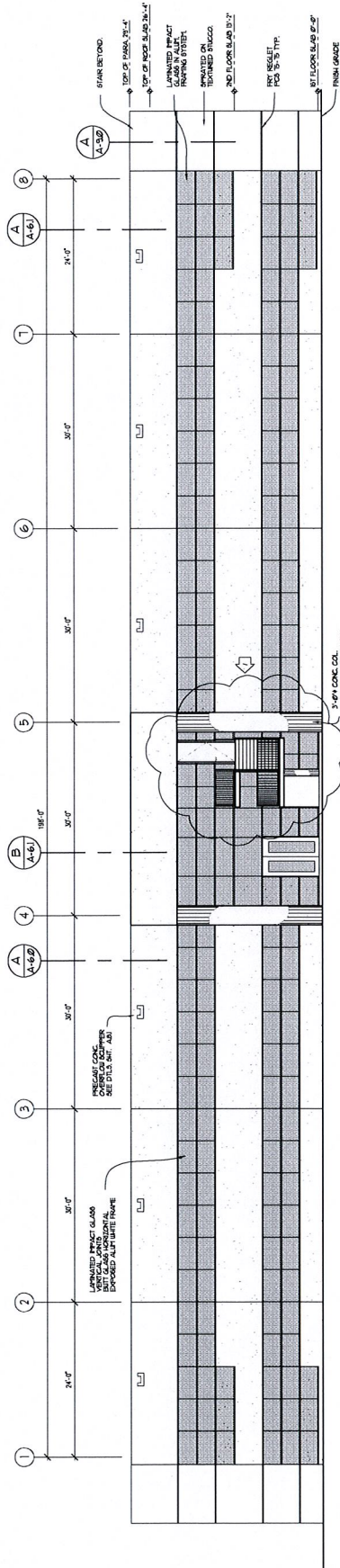
Date: 12-22-15

A-5.1

05/16 - REVT. CORRECT

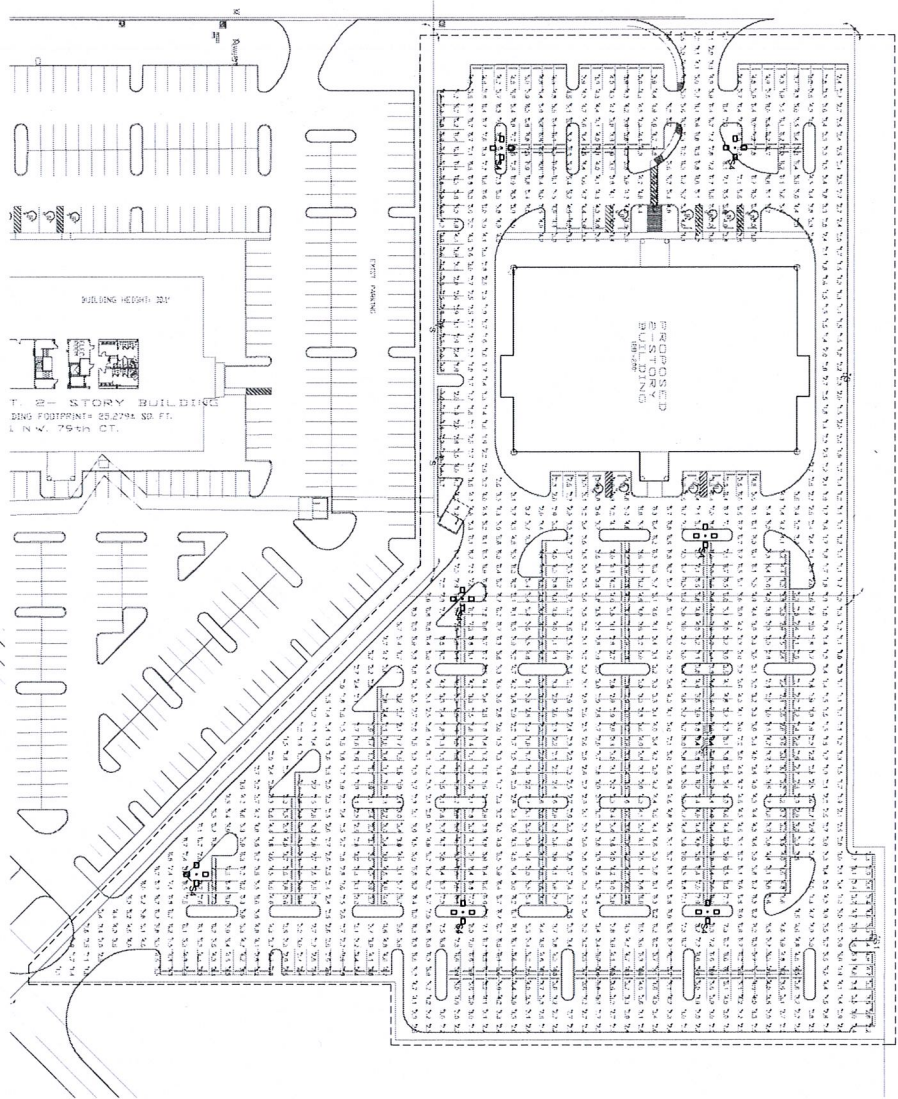


**SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**EAST ELEVATION**  
SCALE: 1/8" = 1'-0"

**SITE LIGHTING PLAN (PHOTOMETRICS)**  
 SCALE: 1/8" = 1'-0"



**STATISTICS**

Category	Grid	Area	Area	Area	Area
Development	1	4,216	9,416	1,616	9,416

**SURFACE SCHEDULE**

Surface	Material	Color	Symbol	Area
Development	ASPH	01	X	9,416
Development	CONC	02	Y	1,616
Development	GRASS	03	Z	9,416



**LUMINAIRE LOCATIONS**

No.	Label	X	Y	Z	Height	Beam
1	54	100.0	100.0	30.0	30.0	0.0
2	54	100.0	100.0	30.0	30.0	0.0
3	54	100.0	100.0	30.0	30.0	0.0
4	54	100.0	100.0	30.0	30.0	0.0
5	54	100.0	100.0	30.0	30.0	0.0
6	54	100.0	100.0	30.0	30.0	0.0
7	54	100.0	100.0	30.0	30.0	0.0
8	54	100.0	100.0	30.0	30.0	0.0
9	54	100.0	100.0	30.0	30.0	0.0
10	54	100.0	100.0	30.0	30.0	0.0
11	54	100.0	100.0	30.0	30.0	0.0
12	54	100.0	100.0	30.0	30.0	0.0

**LUMINAIRE SCHEDULE**

Symbol	Label	Qty	Comments	Description	Label	Qty	Comments	Description	Label	Qty	Comments
1	54	1	150W LED 2000K	150W LED 2000K	54	1	150W LED 2000K	150W LED 2000K	54	1	150W LED 2000K
2	54	1	150W LED 2000K	150W LED 2000K	54	1	150W LED 2000K	150W LED 2000K	54	1	150W LED 2000K
3	54	1	150W LED 2000K	150W LED 2000K	54	1	150W LED 2000K	150W LED 2000K	54	1	150W LED 2000K

**NOTES**

1. CALCULATIONS WERE PERFORMED ACCORDING TO THE IESNA HANDBOOK. ALL CALCULATIONS WERE PERFORMED USING THE IESNA HANDBOOK. ALL CALCULATIONS WERE PERFORMED USING THE IESNA HANDBOOK.
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11. ALL CALCULATIONS WERE PERFORMED USING THE IESNA HANDBOOK. ALL CALCULATIONS WERE PERFORMED USING THE IESNA HANDBOOK.
12. ALL CALCULATIONS WERE PERFORMED USING THE IESNA HANDBOOK. ALL CALCULATIONS WERE PERFORMED USING THE IESNA HANDBOOK.



DATE: 12-22-15  
 SHEET: 1556  
 E 100A



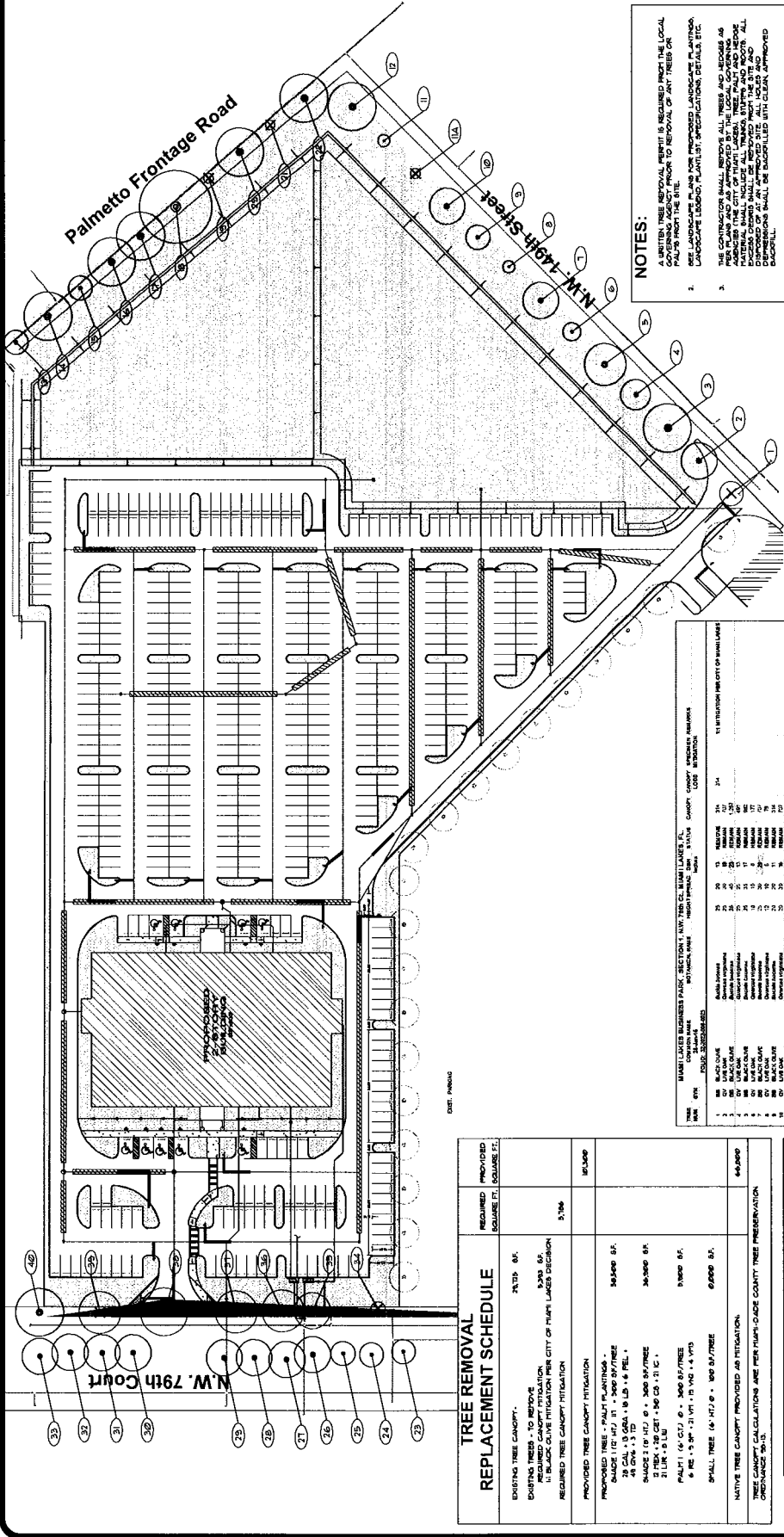
**AGM BUILDING**  
 MIAMI LAKES FLORIDA







Project information including date (02/11/2011), owner (The Graham Companies), and location (115 George Avenue, Miami Lakes, Florida 33003).



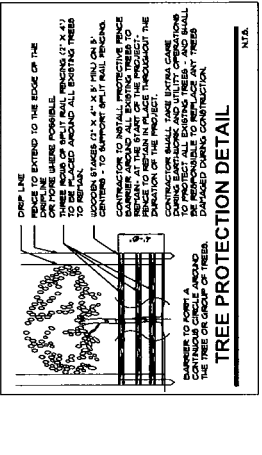
- NOTES: 1. A WRITTEN TREE REMOVAL PERMIT IS REQUIRED FROM THE LOCAL GOVERNING AGENCY PRIOR TO REMOVAL OF ANY TREES ON THE PROPERTY... 2. THE CONSTRUCTION SHALL BE LIMITED TO THE APPROVED SCHEDULE... 3. THE CITY OF MIAMI LAKES, TREE PAULS AND BODINE ENGINEERS SHALL BE RESPONSIBLE FOR THE SITE AND ALL... 4. LOCATIONS SHOWN FOR THE EXISTING TREES AND PAULS ARE APPROVED... 5. ALL INVASIVE EXOTIC VEGETATION AND ANY OTHER PLANTS... AND MAINTENANCE SHALL GUARANTEE CONTROL OF THE INVASION.



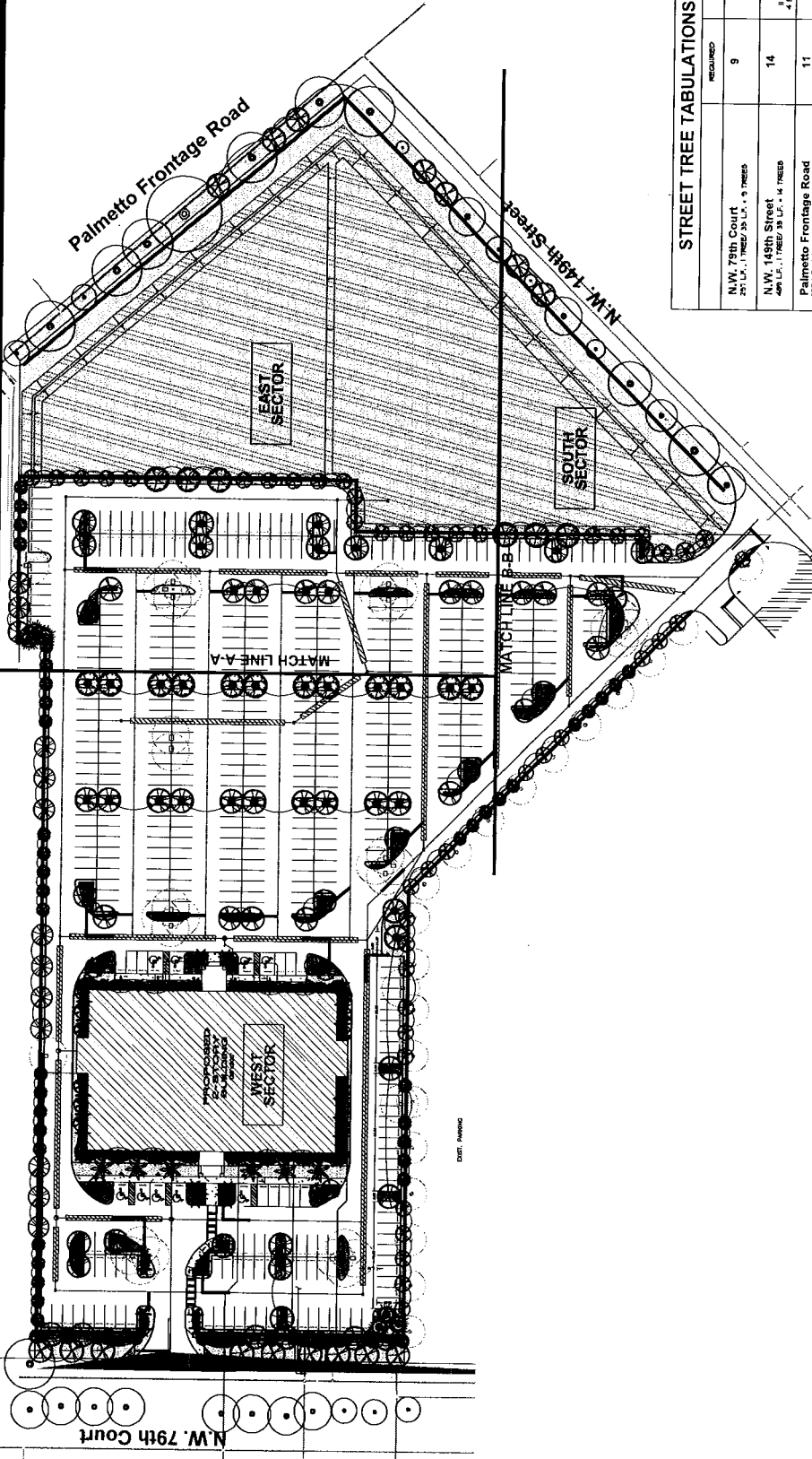
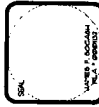
TREE DISPOSITION PLAN

Table with 8 columns: TREE #, TREE SPECIES, SIZE, LOCATION, REMOVAL METHOD, REMOVAL DATE, COST ESTIMATE, and REMOVAL NOTES.

Table with 3 columns: TREE #, TREE SPECIES, and TREE REMOVAL SCHEDULE (REQUIRED vs PROVIDED).



JFS Design Inc. LANDSCAPE ARCHITECTURE. Website: www.jfsdesign.com, Phone: (561) 261-1111.

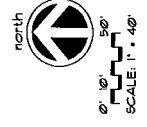


**STREET TREE TABULATIONS**

	REQUIRED	PROVIDED
N.W. 79th Court 31' L.A., 1 TREE/30 L.A., 9 TREES	9	9 9 20/6
N.W. 149th Street 48' L.A., 1 TREE/30 L.A., 14 TREES	14	15 14 10/10 1 10/10
Palmetto Frontage Road 31' L.A., 1 TREE/30 L.A., 11 TREES	11	11 9 10/10 2 10/10
TOTALS	34	35

NOTE: PROPOSED STREET TREE PLANTINGS ARE SHOWN TO BE INSIDE OF THE PROPERTY. PROPOSED STREET TREES ALONG PALMETTO FRONTAGE ROAD CANNOT BE SET IN THE GRADE PLANTING.

REMOVAL OF ANY AND ALL TREES AND PALMS WILL REQUIRE A WRITTEN TREE REMOVAL PERMIT FROM THE CITY OF MIAMI. ALL TREES TO BE REMOVED OR ANY TREES FROM THE SEE TO-LAND TREE DISPOSITION PLAN, TREE INVENTORY, STATUS AND DISPOSITION. SEE SECTOR LANDSCAPE PLANS L-3, L-4, L-5 FOR PLANTING PLANS, PLANTLIST DETAILS, SPECIFICATIONS, ETC.



**SITE LANDSCAPE PLAN**

**LANDSCAPE LEGEND - CHAPTER 18A  
SITE DATA**

ORDINANCE 30-33

11 trees per acre  
100 sq ft min  
100 sq ft min

REQUIREMENTS	REQUIRED	PROVIDED
A. No. trees required per acre, 10 trees per acre	34	35
B. No. of trees provided per acre, 34	34	35
C. % Native Required	54	54
D. No. of native trees provided, 18	18	18
E. No. of trees provided, 34	34	35
F. No. of trees provided, 34	34	35
G. No. of trees provided, 34	34	35
H. No. of trees provided, 34	34	35
I. No. of trees provided, 34	34	35
J. No. of trees provided, 34	34	35
K. No. of trees provided, 34	34	35
L. No. of trees provided, 34	34	35
M. No. of trees provided, 34	34	35
N. No. of trees provided, 34	34	35
O. No. of trees provided, 34	34	35
P. No. of trees provided, 34	34	35
Q. No. of trees provided, 34	34	35
R. No. of trees provided, 34	34	35
S. No. of trees provided, 34	34	35
T. No. of trees provided, 34	34	35
U. No. of trees provided, 34	34	35
V. No. of trees provided, 34	34	35
W. No. of trees provided, 34	34	35
X. No. of trees provided, 34	34	35
Y. No. of trees provided, 34	34	35
Z. No. of trees provided, 34	34	35

**LANDSCAPE LEGEND - CHAPTER 18A  
SITE DATA**

ORDINANCE 30-33

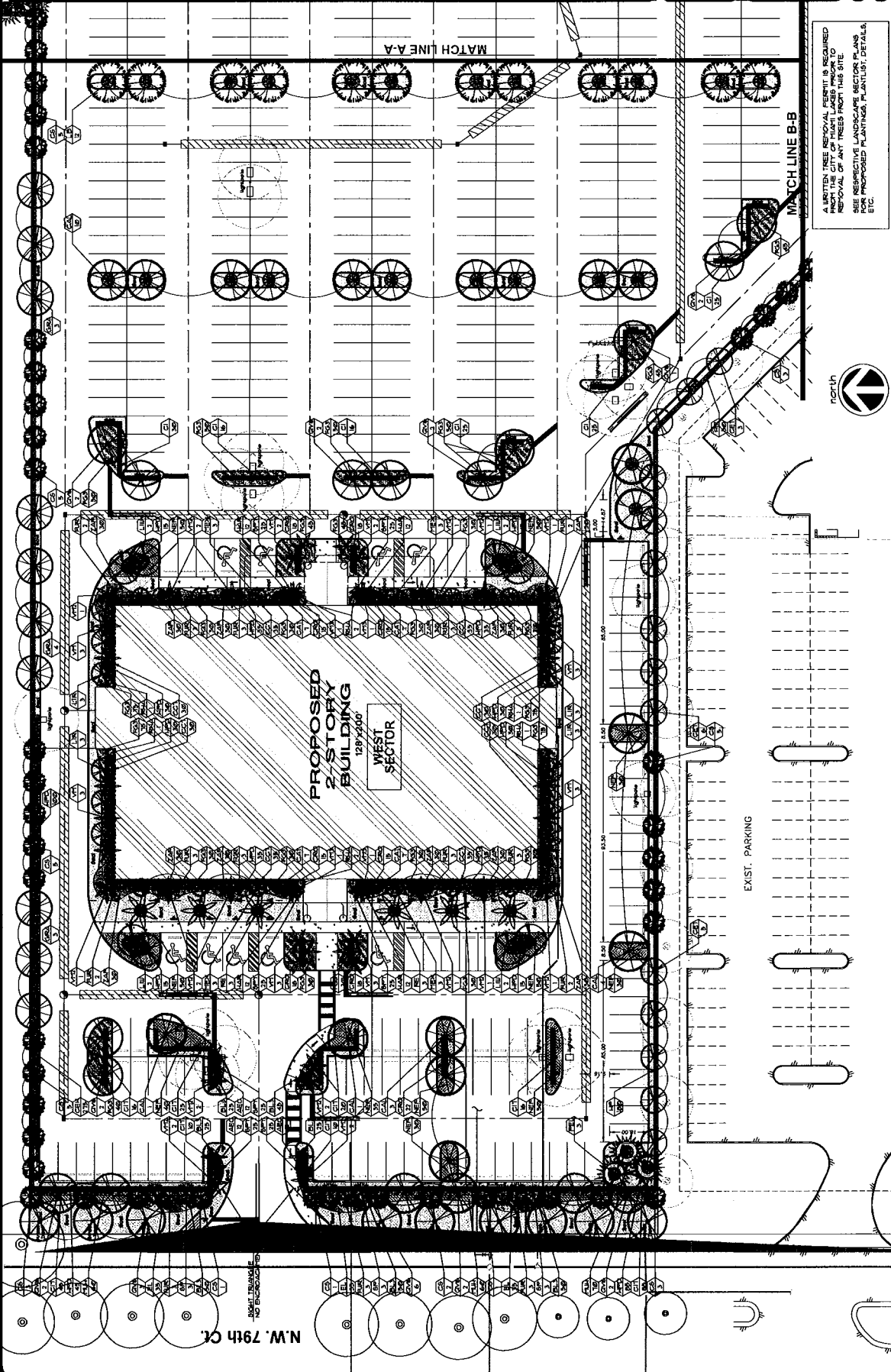
11 trees per acre  
100 sq ft min  
100 sq ft min

REQUIREMENTS	REQUIRED	PROVIDED
A. Square feet of open space required by Chapter 18A, 100 sq ft per tree	3400	3500
B. Square feet of open space provided by Chapter 18A, 3500 sq ft	3500	3500
C. Total A/F of open space required by Chapter 18A, 3400	3400	3500
D. Total A/F of open space provided by Chapter 18A, 3500	3500	3500
E. Total A/F of open space provided by Chapter 18A, 3500	3500	3500
F. Total A/F of open space provided by Chapter 18A, 3500	3500	3500
G. Total A/F of open space provided by Chapter 18A, 3500	3500	3500
H. Total A/F of open space provided by Chapter 18A, 3500	3500	3500
I. Total A/F of open space provided by Chapter 18A, 3500	3500	3500
J. Total A/F of open space provided by Chapter 18A, 3500	3500	3500
K. Total A/F of open space provided by Chapter 18A, 3500	3500	3500
L. Total A/F of open space provided by Chapter 18A, 3500	3500	3500
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P. Total A/F of open space provided by Chapter 18A, 3500	3500	3500
Q. Total A/F of open space provided by Chapter 18A, 3500	3500	3500
R. Total A/F of open space provided by Chapter 18A, 3500	3500	3500
S. Total A/F of open space provided by Chapter 18A, 3500	3500	3500
T. Total A/F of open space provided by Chapter 18A, 3500	3500	3500
U. Total A/F of open space provided by Chapter 18A, 3500	3500	3500
V. Total A/F of open space provided by Chapter 18A, 3500	3500	3500
W. Total A/F of open space provided by Chapter 18A, 3500	3500	3500
X. Total A/F of open space provided by Chapter 18A, 3500	3500	3500
Y. Total A/F of open space provided by Chapter 18A, 3500	3500	3500
Z. Total A/F of open space provided by Chapter 18A, 3500	3500	3500



JFS Design Inc.  
LANDSCAPE ARCHITECTS  
12345 SW 15th Ave  
Miami, FL 33184  
(305) 555-1234  
www.jfsdesign.com

DATE: \_\_\_\_\_  
BY: \_\_\_\_\_



A WRITTEN TREE REMOVAL PERMIT IS REQUIRED FOR THE REMOVAL OF ANY TREES FROM THIS SITE. SEE RESPECTIVE LANDSCAPE SECTOR PLANS FOR PROPOSED PLANTING, PLANTLIST, DETAILS, ETC.

WEST SECTOR  
LANDSCAPE PLAN



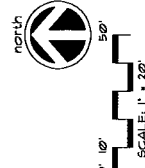
SCALE: 1" = 70'

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Miami, FL 33184  
(305) 555-1234  
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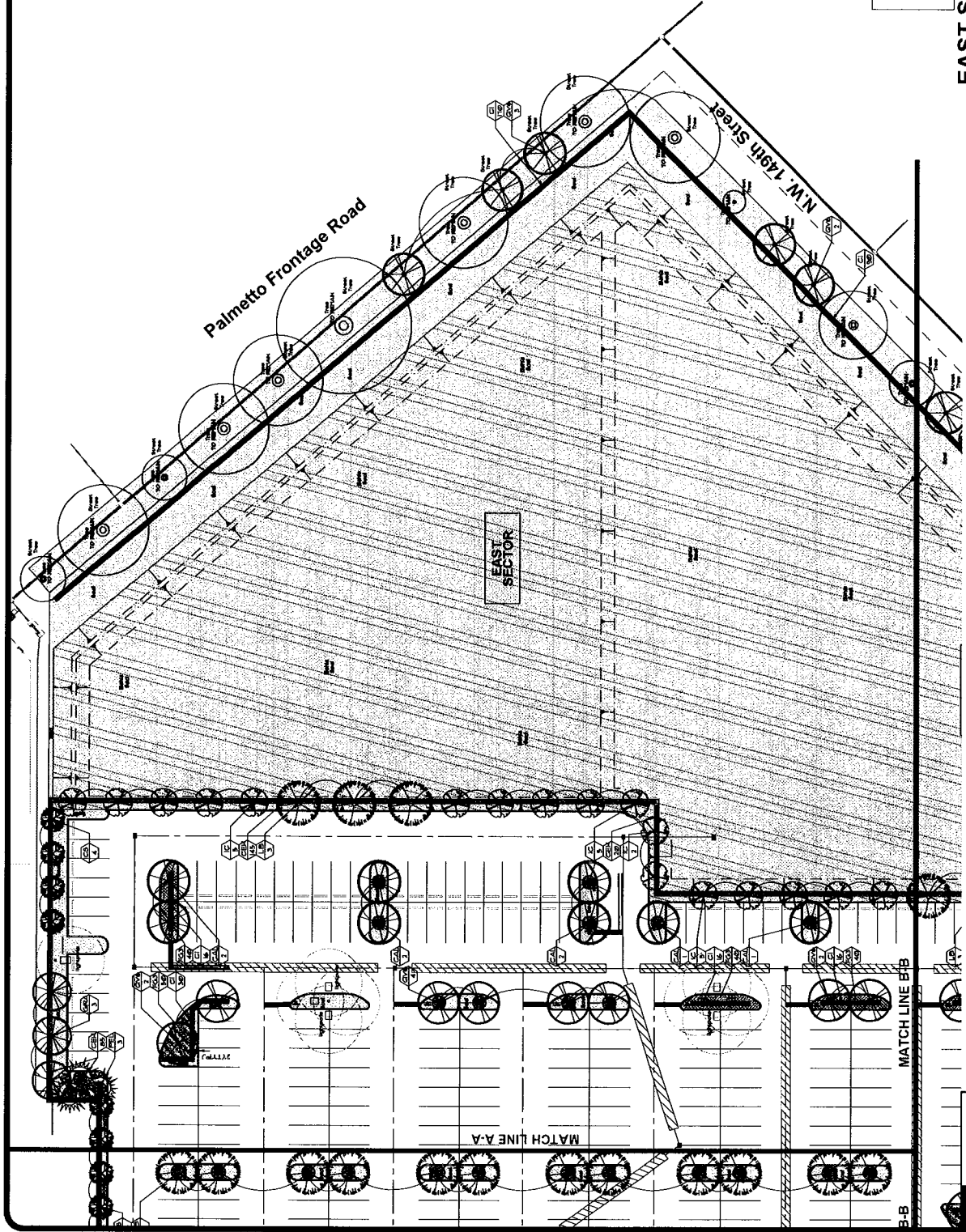


THESE PLANS ARE  
THE PROPERTY OF  
JFS DESIGN INC.  
DATE: 08/20/2015  
BY: JFS  
SCALE: 1" = 20'



A LISTED TREE REMOVAL PERMIT IS REQUIRED FROM THE CITY OF MIAMI LAKES PRIOR TO REMOVAL OF ANY TREES FROM THIS SITE. SEE RESPECTIVE LANDSCAPE SECTOR PLANS FOR PROPOSED PLANTINGS, PLANTLIST, DETAILS, ETC.

EAST SECTOR  
LANDSCAPE PLAN



JFS Design Inc.  
LANDSCAPE ARCHITECTURE  
www.jfsdesign.com  
11000 S.W. 15th St.  
Miami, FL 33185  
Phone: 305.866.9900  
Fax: 305.866.9901  
Email: info@jfsdesign.com



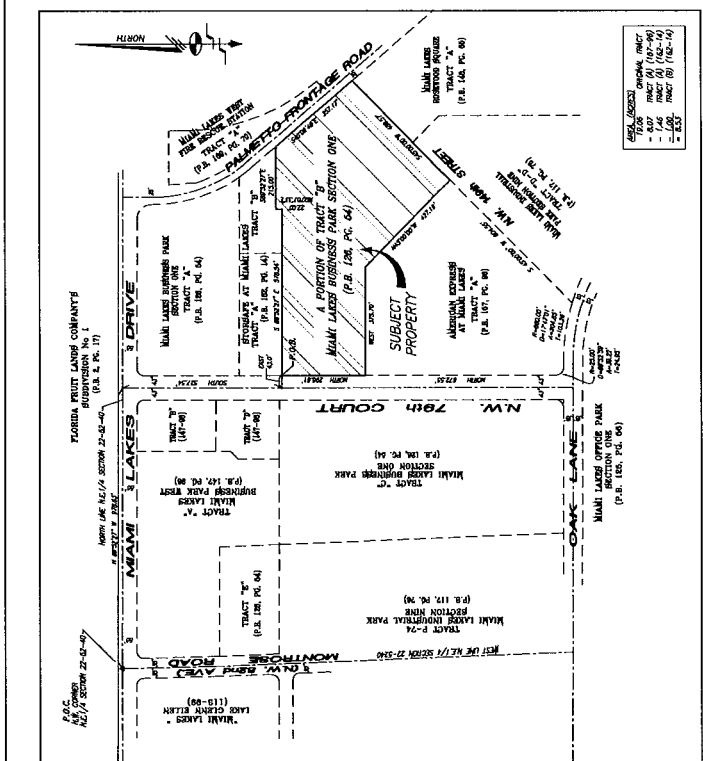


**GENERAL NOTES:**

1. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.
2. ALL BEARINGS ARE TRUE BEARINGS.
3. ALL CURVES ARE FULL CIRCLES UNLESS OTHERWISE NOTED.
4. ALL DISTANCES ARE MEASURED ALONG THE CENTERLINE OF THE ROAD OR RAILROAD UNLESS OTHERWISE NOTED.
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61. ALL DISTANCES ARE MEASURED ALONG THE CENTERLINE OF THE ROAD OR RAILROAD UNLESS OTHERWISE NOTED.

**TREE TABLE:**

TABLE NO.	COMMON NAME	SPECIES	DIAM. AT B.R.	HT.	DBH	FT.	INCHES
1	BLACK OLIVE	"Quercus nigra"	13	25	30		
2	OAK	"Quercus nigra"	18	25	30		
3	BLACK OLIVE	"Quercus nigra"	23	25	40		
4	OAK	"Quercus nigra"	13	25	40		
5	BLACK OLIVE	"Quercus nigra"	17	25	35		
6	OAK	"Quercus nigra"	6	18	15		
7	BLACK OLIVE	"Quercus nigra"	20	25	30		
8	OAK	"Quercus nigra"	6	12	10		
9	BLACK OLIVE	"Quercus nigra"	11	20	30		
10	OAK	"Quercus nigra"	6	15	10		
11	BLACK OLIVE	"Quercus nigra"	21	25	40		
12	OAK	"Quercus nigra"	13	15	20		
13	BLACK OLIVE	"Quercus nigra"	22	30	40		
14	OAK	"Quercus nigra"	21	25	40		
15	BLACK OLIVE	"Quercus nigra"	11	25	30		
16	OAK	"Quercus nigra"	17	25	40		
17	BLACK OLIVE	"Quercus nigra"	22	30	40		
18	OAK	"Quercus nigra"	17	25	40		
19	BLACK OLIVE	"Quercus nigra"	6	15	10		
20	OAK	"Quercus nigra"	6	15	10		
21	BLACK OLIVE	"Quercus nigra"	6	15	10		
22	OAK	"Quercus nigra"	6	15	10		
23	BLACK OLIVE	"Quercus nigra"	12	30	40		
24	OAK	"Quercus nigra"	11	25	30		
25	BLACK OLIVE	"Quercus nigra"	11	25	30		
26	OAK	"Quercus nigra"	21	30	30		
27	BLACK OLIVE	"Quercus nigra"	12	25	30		
28	OAK	"Quercus nigra"	12	25	30		
29	BLACK OLIVE	"Quercus nigra"	12	25	30		
30	OAK	"Quercus nigra"	12	25	30		
31	BLACK OLIVE	"Quercus nigra"	12	25	30		
32	OAK	"Quercus nigra"	12	25	30		
33	BLACK OLIVE	"Quercus nigra"	14	20	30		
34	OAK	"Quercus nigra"	6	15	10		
35	BLACK OLIVE	"Quercus nigra"	15	25	30		
36	OAK	"Quercus nigra"	17	25	35		
37	BLACK OLIVE	"Quercus nigra"	15	30	35		
38	OAK	"Quercus nigra"	23	30	40		
39	BLACK OLIVE	"Quercus nigra"	15	35	35		
40	OAK	"Quercus nigra"	16	35	40		
41	BLACK OLIVE	"Quercus nigra"	10				
42	OAK	"Quercus nigra"	14				
43	BLACK OLIVE	"Quercus nigra"	19				
44	OAK	"Quercus nigra"	17				
45	BLACK OLIVE	"Quercus nigra"	17				
46	OAK	"Quercus nigra"	17				
47	BLACK OLIVE	"Quercus nigra"	18				
48	OAK	"Quercus nigra"	18				
49	BLACK OLIVE	"Quercus nigra"	17				
50	OAK	"Quercus nigra"	12				
51	BLACK OLIVE	"Quercus nigra"	13				
52	OAK	"Quercus nigra"	12				
53	BLACK OLIVE	"Quercus nigra"	15				
54	OAK	"Quercus nigra"	15				
55	BLACK OLIVE	"Quercus nigra"	16				
56	OAK	"Quercus nigra"	15				
57	BLACK OLIVE	"Quercus nigra"	15				
58	OAK	"Quercus nigra"	13				
59	BLACK OLIVE	"Quercus nigra"	13				
60	OAK	"Quercus nigra"	12				
61	BLACK OLIVE	"Quercus nigra"	15				



**SECTION OF PARCELS**  
SCALE: 1"=200'

**SURVEYOR'S NOTES:**

- 1) BEARINGS SHOWN HEREON REFER TO AN ASSUMED BEARING OF NORTH ALONG THE EAST RIGHT-OF-WAY OF N.W. 79TH COURT BETWEEN N.W. 154TH STREET & OAK LANE.
- 2) PROPERTY AS SHOWN HEREON CONTAINS 371,448 SQ. FT. (8.527 ACRES)
- 3) UNLESS OTHERWISE NOTED, THIS PLAT HAS NOT ATTEMPTED TO LOCATE FOOTINGS AND/OR FOUNDATIONS.
- 4) FOUNDATIONS ARE SHOWN FOR THE EXISTING BUILINGS NAMED HEREON. THE ATTACHED EXPLANATION DOES NOT EXTEND TO ANY UNNAMED BUILINGS.
- 5) PROPERTY SHOWN HEREON FALLS WITHIN FEDERAL FLOOD ZONE HAZARD "X" (EL. 6 FEET PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 170688 0112 L OF MAP DATED SEPTEMBER 2009). THIS PROPERTY IS NOT INSURED AGAINST FLOOD DAMAGE UNLESS THE OWNER HAS TAKEN STEPS TO LOCATE UNDERGROUND TANKS.
- 6) DISTANCES ALONG BOUNDARY OF SUBJECT PROPERTY ARE RECORDED AND MEASURED, UNLESS OTHERWISE NOTED.
- 7) THIS BOUNDARY SURVEY IS SUBJECT TO EASEMENTS, RIGHTS-OF-WAY AND OTHER MATTERS THAT MIGHT BE REFLECTED ON A SEARCH OF TITLE OF THE SUBJECT LANDS.
- 8) ELEVATIONS SHOWN HEREON REFER TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D.) AND ARE EXPRESSED IN FEET.
- 9) C/A, ELEV. 8.23' (N.G.V.D.)
- 10) H-440-R LOCATED AT: N.W. 164 ST - 163' SOUTH OF C/A & N.W. 77 CT - 71' EAST OF C/A, ELEV. 8.23' (N.G.V.D.)
- 11) H-440-R LOCATED AT: N.W. 149 ST (OAK LANE) - 60' SOUTH OF C/A & N.W. 82 ME (MONTICLOSA RD) 158' EAST OF REGISTERED C/A, ELEV. 8.23' (N.G.V.D.)
- 12) THERE ARE NO ADJACENT ENCUMBRANCES, OTHER THAN THOSE SHOWN HEREON.

**LEGAL DESCRIPTION:**

TRACT "B", MIAMI LAKES BUSINESS PARK SECTION ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 126 AT PAGE 54, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LESS THOSE PORTIONS RE-PLATTED AS TRACT "A", "AMERICAN EXPRESS AT MIAMI LAKES", AND TRACTS "X", "Y", AND "Z", STORPAGES AT MIAMI LAKES, BOTH RECORDED IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, RESPECTIVELY IN PLAT BOOK 187 AT PAGE 36 AND PLAT BOOK 182 AT PAGE 14, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING AT THE SOUTHWEST CORNER OF THE AFORESAID TRACT "X", STORPAGE AT MIAMI LAKES; THENCE SOUTH 89 DEGREES 02 MINUTES 27 SECONDS EAST FOR 878.64 FEET; THENCE NORTH 0 DEGREES 07 MINUTES 33 SECONDS EAST FOR 22.00 FEET; THENCE WEST ALONG THE LINE OF SAID TRACT "X", MIAMI LAKES BUSINESS PARK SECTION ONE, (SAID LAST 3 COURSES BEING ALONG THE BOUNDARIES OF THE AFORESAID TRACTS "X" AND "Y", STORPAGE AT MIAMI LAKES); THENCE SOUTH 40 DEGREES 09 MINUTES 48 SECONDS EAST ALONG THE NORTHEASTLY LINE OF SAID TRACT "B", MIAMI LAKES BUSINESS PARK SECTION ONE, FOR 397.17 FEET TO THE MOST EASTERLY CORNER OF SAID TRACT "B", MIAMI LAKES BUSINESS PARK SECTION ONE; THENCE SOUTH 45 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE SOUTHWESTLY LINE OF SAID TRACT "B", MIAMI LAKES BUSINESS PARK SECTION ONE, FOR 489.57 FEET; THENCE NORTH 46 DEGREES 00 MINUTES 00 SECONDS WEST FOR 427.19 FEET; THENCE WEST FOR 376.20 FEET TO THE NORTHEAST CORNER OF THE AFORESAID TRACT "X", AMERICAN EXPRESS AT MIAMI LAKES; (SAID LAST 2 COURSES BEING ALONG THE BOUNDARY OF THE AFORESAID TRACT "X", AMERICAN EXPRESS AT MIAMI LAKES); THENCE NORTH ALONG THE WEST BOUNDARY OF SAID TRACT "B", MIAMI LAKES BUSINESS PARK SECTION ONE FOR 298.81 FEET TO THE POINT OF BEGINNING, ALL LINE AND BEING WITHIN THE TOWN OF MIAMI LAKES AND CONTAINING 8.53 ACRES MORE OR LESS.

**Schubert, Shickin & Associates, Inc.**  
 SURVEYORS  
 2500 N.W. 110th Ave., Suite 100  
 Fort Lauderdale, FL 33309  
 Phone: (954) 571-1111  
 Fax: (954) 571-1112  
 Email: info@schubertshickin.com

DATE: 11/13/10  
 SHEET: 1 OF 4

**BOUNDARY SURVEY**  
 PREPARED FOR: GRUBMAN COMPANIES

Section 22, Township 22 South, Range 4 East, Miami-Dade County, Florida

THIS IS A "Boundary Survey."

**SURVEYOR'S CERTIFICATION:**  
 I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY OF THE PROPERTY DESCRIBED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECORDED, SURVEYED, AND DRAWN UNDER MY SUPERVISION AND DIRECTION. THIS IS A BOUNDARY SURVEY AND I AM A LICENSED SURVEYOR IN THE STATE OF FLORIDA. I AM A MEMBER OF THE FLORIDA SURVEYING BOARD OF SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 461.17, FLORIDA ADMINISTRATIVE CODE.

DATE: 11/13/10  
 SHEET: 1 OF 4













Schwelbke  
Shiskin &  
Associates, Inc.  
CIVIL ENGINEERS  
LAND PLANNERS  
LULU PLANNERS  
LARRY  
MILWAUKEE, WI 53233  
TEL: (905) 852-7010  
FAX: (905) 852-4884

REVISIONS

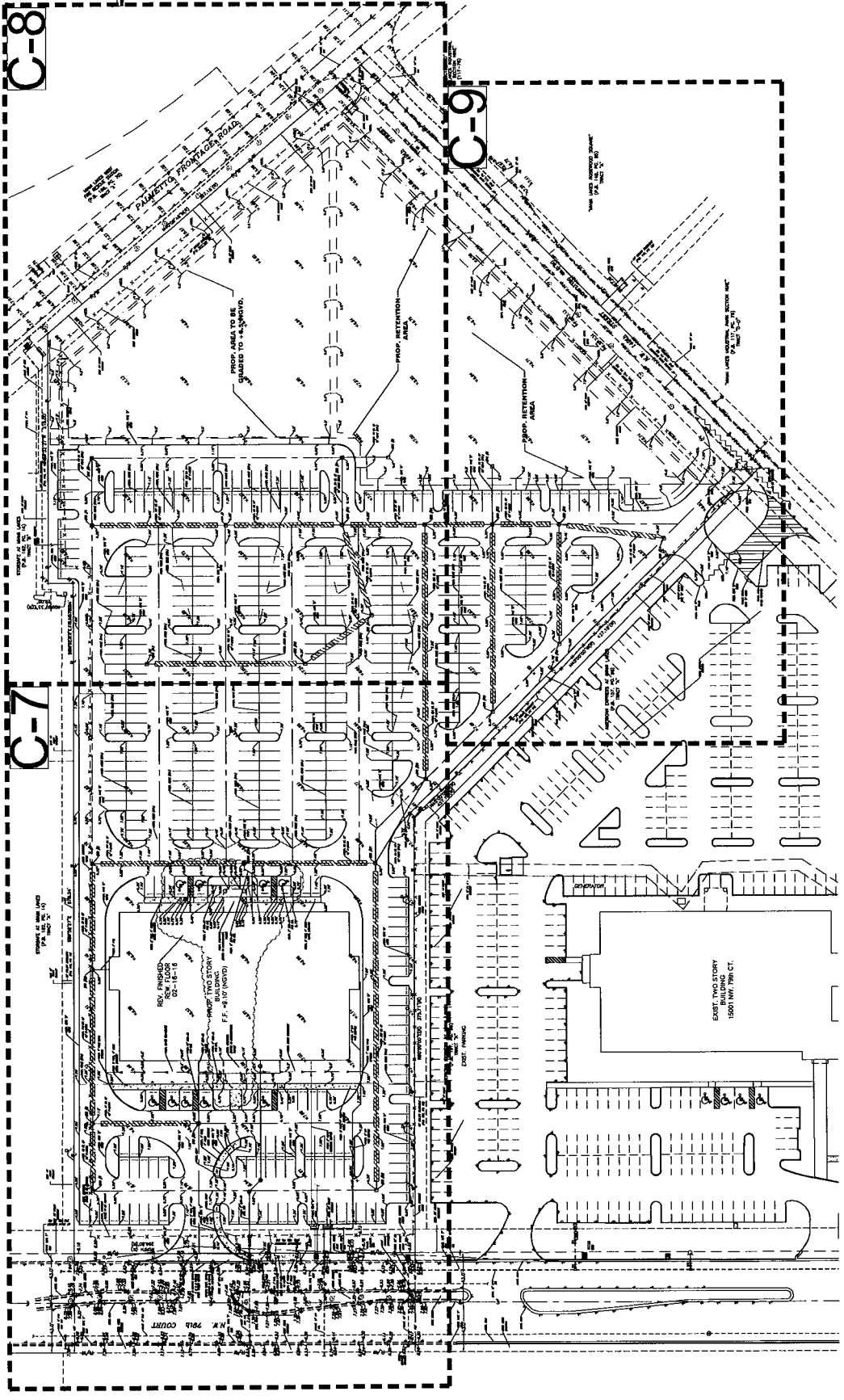
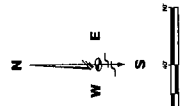
NO.	DESCRIPTION	BY	DATE

**ANA G. MENDEZ UNIVERSITY**  
PAYING, GRADING AND DRAINAGE  
OVERALL PLAN  
Town of Miami Lakes, Florida Sec. 22, Twp. 52, Rge. 40

Drawn By: MFC Date: 12/02/10  
Checked By: JMB Date: 12/02/10  
Order No: 104287-01  
Drawing Title: Overall Plan  
Drawing No: 05-01-14

By: **Hernandez, J. Mendez**  
Professional  
Registered Engineer No. 509593  
State of Florida

Scale: As Shown  
File No: **AJ-5389**  
Dwg. No.: **C-6**  
OF: 11



C-8

C-9

C-7

**PROPOSED FEATURES LEGEND:**

- 1. DASHED RETENTION LINE
- 2. DASHED PROPOSED DRIVEWAY
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- 99. EXISTING DRIVEWAY
- 100. EXISTING DRIVEWAY

NOT TO SCALE. SEE PLAN FOR DIMENSIONS AND DETAILS. ALL DIMENSIONS ARE IN FEET AND INCHES. UNLESS OTHERWISE SPECIFIED, DIMENSIONS ARE TO FACE.



*Schweebe*  
Shislin &  
Associates, Inc.  
LAND SURVEYORS  
LAND PLANNERS  
LAND ENGINEERS  
LAP#07  
3240 CORPORATE WAY  
MIAMI, FL 33156-7010  
TEL: (305) 552-8884  
FAX: (305) 552-8894

REV	REVISIONS

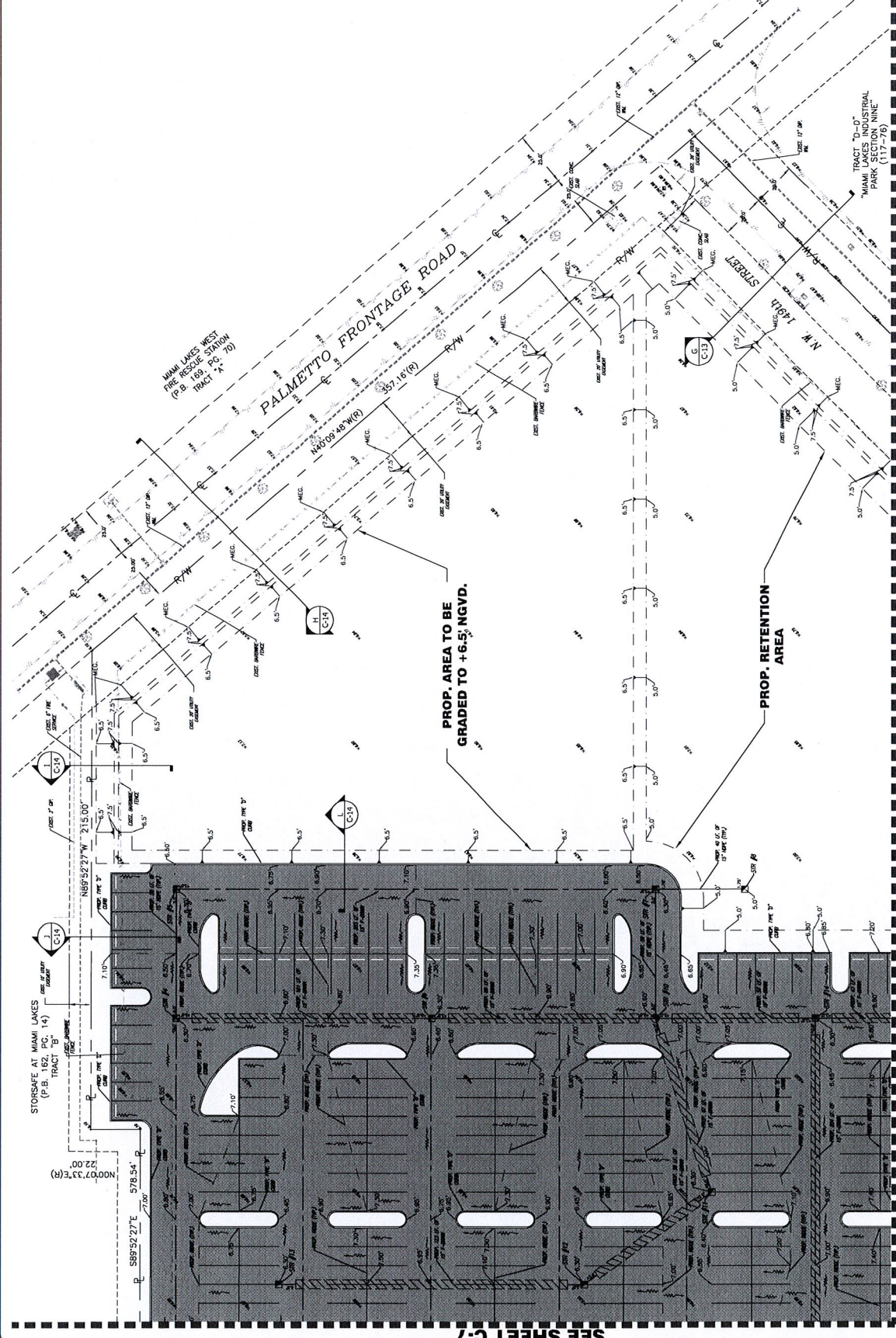
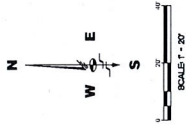
**ANA G. KENDER UNIVERSITY**  
PAYING, GRADING AND DRAINAGE  
PLAN  
Town of Miami Lakes, Florida Sec. 22, Twp. 52, Rge. 40

Drawn By: EDC Date: 10/22/10  
Checked By: EDC Date: 10/22/10  
Owner: ANA G. KENDER UNIVERSITY  
Drawing Status: PERMITS  
Project No.: 10-03-10-14

By: **Hernandez, J. Neves**  
Professional Engineer No. 59565  
State of Florida

Sheet: As Noted  
Plan No.: **AJ-C39**

Dwg. No.: **C-8**  
DT: 10-27



**SEE SHEET C-9**

STORAGE AT MIAMI LAKES  
(P.B. TRACT 14)  
N82°13'33"E 222.00'  
N00°07'33"E 578.54'  
N86°52'27"W 215.00'

PROP. AREA TO BE  
GRADED TO +6.5' NGVD.

PROP. RETENTION  
AREA

**EXISTING UTILITIES LEGEND:**

- 1. EXISTING F/AL (MANHOLE AND COVER)
- 2. EXISTING F/AL (MANHOLE AND COVER)
- 3. EXISTING F/AL (MANHOLE AND COVER)
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- 100. PROPOSED F/AL (MANHOLE AND COVER)

Schwebske  
Skisikin &  
Associates, Inc.  
CIVIL ENGINEERS  
LAND PLANNERS  
1400 N. W. 57th Ave., Suite 201  
Miami, FL 33149  
Tel: (305) 552-7070  
Fax: (305) 552-1624

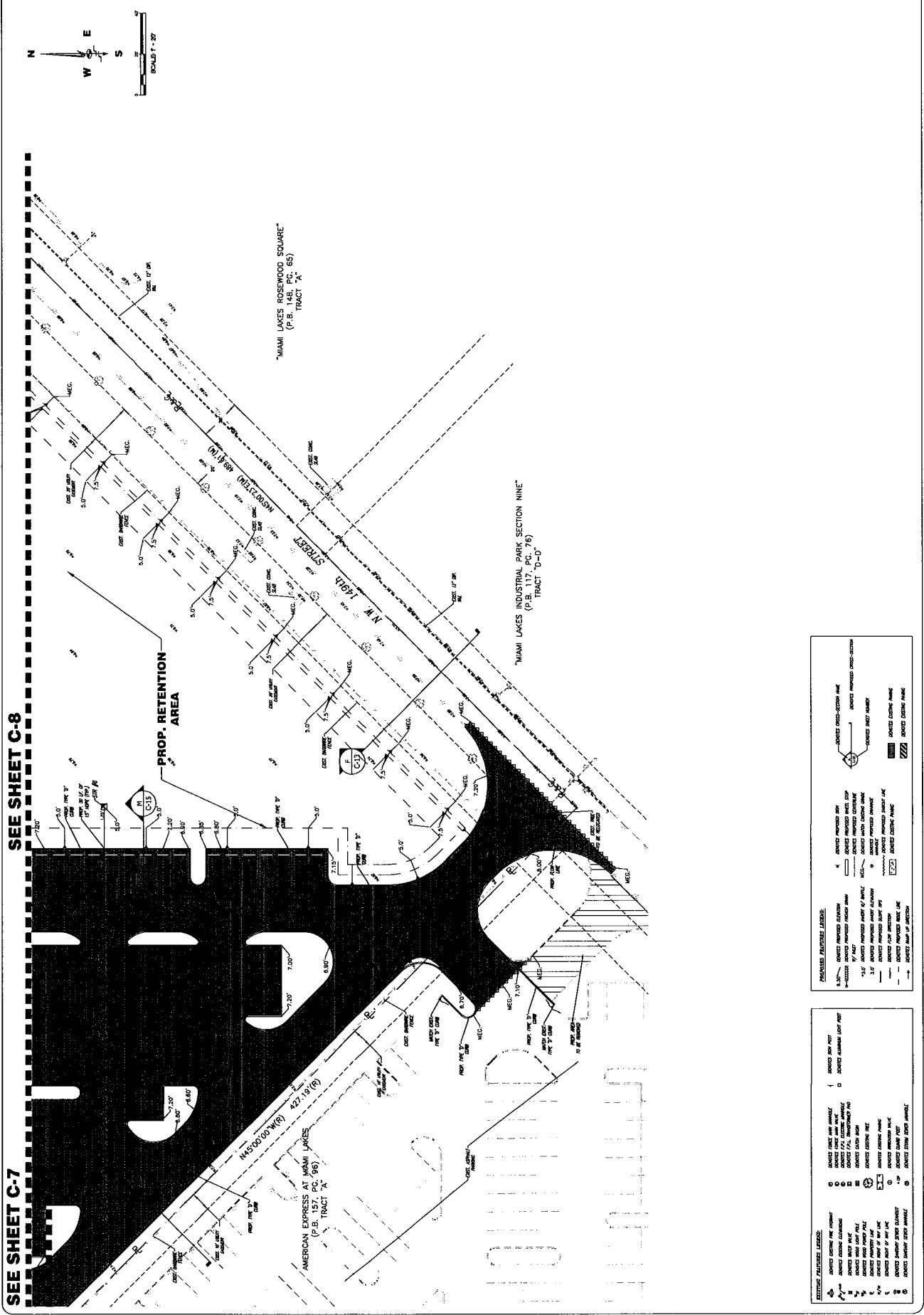
REVISIONS

NO.	REVISION

**ANA G. MENDER UNIVERSITY**  
PAYING, GRADING AND DRAINAGE  
PLAN  
Town of Miami Lakes, Florida Sec. 22, Twp. 52, Rge. 40

Drawn By: JSC Date: 10/27/13  
Checked By: JSC Date: 10/27/13  
Date: 10/27/13  
Drawing Title: PAYING, GRADING AND DRAINAGE PLAN  
Drawing No: 05-10-14  
By: **Hernando J. Novoa**  
Professional Engineer No. 50685  
State of Florida

Scale: As Noted  
Plan No. **AJ-539**  
Dwg. No. **C-9**  
OF



SEE SHEET C-8

SEE SHEET C-7

**PROPOSED FEATURES LEGEND**

1. 1/2" DASHED LINE	PROPOSED PAVING
2. 1/8" DASHED LINE	PROPOSED GRADING
3. 1/4" DASHED LINE	PROPOSED DRAINAGE
4. 3/8" DASHED LINE	PROPOSED UTILITY
5. 1/2" DASHED LINE	PROPOSED CURB
6. 3/4" DASHED LINE	PROPOSED GUTTER
7. 1" DASHED LINE	PROPOSED SIDEWALK
8. 1 1/2" DASHED LINE	PROPOSED DRIVEWAY
9. 2" DASHED LINE	PROPOSED DRIVEWAY
10. 3" DASHED LINE	PROPOSED DRIVEWAY
11. 4" DASHED LINE	PROPOSED DRIVEWAY
12. 5" DASHED LINE	PROPOSED DRIVEWAY
13. 6" DASHED LINE	PROPOSED DRIVEWAY
14. 8" DASHED LINE	PROPOSED DRIVEWAY
15. 10" DASHED LINE	PROPOSED DRIVEWAY
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22. 24" DASHED LINE	PROPOSED DRIVEWAY
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25. 30" DASHED LINE	PROPOSED DRIVEWAY
26. 32" DASHED LINE	PROPOSED DRIVEWAY
27. 34" DASHED LINE	PROPOSED DRIVEWAY
28. 36" DASHED LINE	PROPOSED DRIVEWAY
29. 38" DASHED LINE	PROPOSED DRIVEWAY
30. 40" DASHED LINE	PROPOSED DRIVEWAY
31. 42" DASHED LINE	PROPOSED DRIVEWAY
32. 44" DASHED LINE	PROPOSED DRIVEWAY
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34. 48" DASHED LINE	PROPOSED DRIVEWAY
35. 50" DASHED LINE	PROPOSED DRIVEWAY
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38. 56" DASHED LINE	PROPOSED DRIVEWAY
39. 58" DASHED LINE	PROPOSED DRIVEWAY
40. 60" DASHED LINE	PROPOSED DRIVEWAY

**EXISTING FEATURES LEGEND**

1. 1/2" DASHED LINE	EXISTING PAVING
2. 1/8" DASHED LINE	EXISTING GRADING
3. 1/4" DASHED LINE	EXISTING DRAINAGE
4. 3/8" DASHED LINE	EXISTING UTILITY
5. 1/2" DASHED LINE	EXISTING CURB
6. 3/4" DASHED LINE	EXISTING GUTTER
7. 1" DASHED LINE	EXISTING SIDEWALK
8. 1 1/2" DASHED LINE	EXISTING DRIVEWAY
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27. 34" DASHED LINE	EXISTING DRIVEWAY
28. 36" DASHED LINE	EXISTING DRIVEWAY
29. 38" DASHED LINE	EXISTING DRIVEWAY
30. 40" DASHED LINE	EXISTING DRIVEWAY
31. 42" DASHED LINE	EXISTING DRIVEWAY
32. 44" DASHED LINE	EXISTING DRIVEWAY
33. 46" DASHED LINE	EXISTING DRIVEWAY
34. 48" DASHED LINE	EXISTING DRIVEWAY
35. 50" DASHED LINE	EXISTING DRIVEWAY
36. 52" DASHED LINE	EXISTING DRIVEWAY
37. 54" DASHED LINE	EXISTING DRIVEWAY
38. 56" DASHED LINE	EXISTING DRIVEWAY
39. 58" DASHED LINE	EXISTING DRIVEWAY
40. 60" DASHED LINE	EXISTING DRIVEWAY

10/27/13, 10:00 AM, C:\Users\jnovoa\OneDrive\Documents\Projects\13-00000\13-00000.dwg, Plot No. 05-10-14, Scale: As Noted, Page 1



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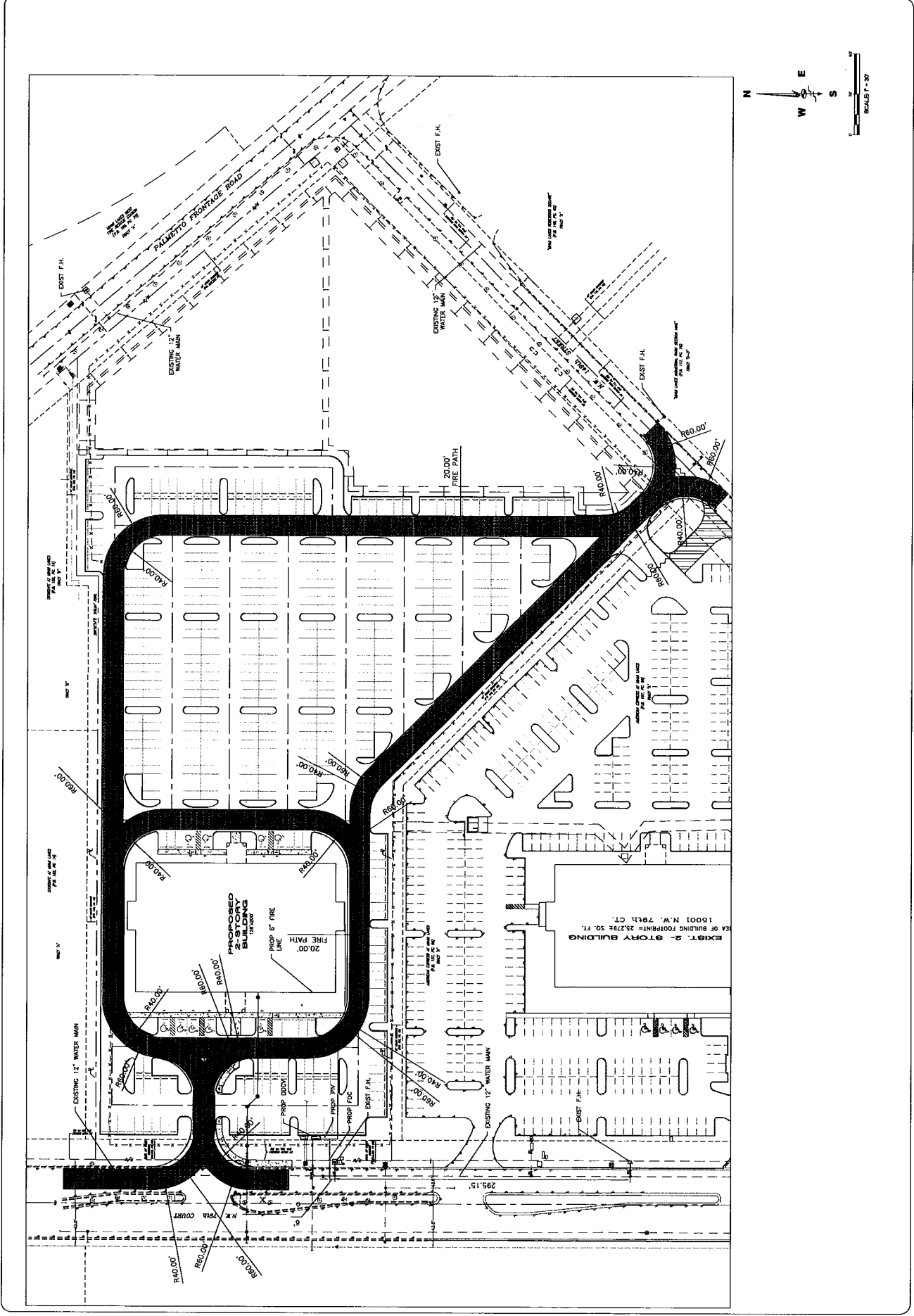
**ANA G. MENDER UNIVERSITY**  
FIRE ACCESS  
PLAN  
Town of Mount Lakes, Florida Sec. 22, Twp. 52, Rge. 40

Drawn By: BJC Date: 11/28/19  
Checked By: JSM Date: 12/10/19  
Title: FIRE ACCESS PLAN  
Project: ANA G. MENDER UNIVERSITY  
Drawing Number: 19-001-1-1  
Scale: AS SHOWN

Approved By: [Signature]  
Professional Engineer No. 50085  
State of Florida

Scale: As Shown  
File No: AJ-539  
Dwg. No.:

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