RESOLUTION NO. 18- 1522

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF MIAMI LAKES, FLORIDA, PURSUANT TO SUBSECTION 13-305(f)(1) OF THE TOWN OF MIAMI LAKES LAND DEVELOPMENT CODE; PERTAINING TO A VARIANCE FROM SECTION 13-545(d) TO PERMIT A THREE (3) STORY BUILDING, AND A VARIANCE FROM SECTION 13-545(c) REDUCING REQUIRED FRONT SETBACK FROM 25 FEET TO 20 FEET; PERTAINING TO A REQUEST IN ACCORDANCE WITH SECTION 13-304(h) OF THE TOWN OF MIAMI LAKES LAND DEVELOPMENT CODE FOR SITE PLAN APPROVAL; ALL BEING SUBMITTED FOR THE PROPERTY LOCATED AT 14575 NW 77TH AVENUE, AS PROVIDED AT EXHIBIT "A", MIAMI LAKES, FLORIDA, FOLIO NOS. 32-2023-001-0541, 32-2023-001-0550, AND 32-2023-001-0560, AS DESCRIBED AT EXHIBIT "B"; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FINDINGS; PROVIDING FOR APPEAL; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Subsection 13-304 of the Town of Miami Lakes ("Town") Land Development Code ("LDC"), Alari Holdings I, LLC and Global Lakeside Development, LLC, (the "Applicant") applied to the Town for approval of a Site Plan, entitled "Proposed Office Building for: Alari 1, LLC," dated stamped received February 22, 2018, consisting of 10 sheets, as prepared by Alberto O. Gonzalez Architect, PA. a copy of the Site Plan (the "Site Plan") being attached hereto as Exhibit "A", for property located at 14757 SW 77th Avenue, bearing Miami-Dade Tax Folio Nos. 32-2023-001-0541, 32-2023-001-0550, AND 32-2023-001-0560, and legally described on the survey as provided in Exhibit "B" ("Property"), and containing approximately 2.07 acres of land; and

WHEREAS, pursuant to Section 13-305(f)(1) of the Town's LDC, the Applicant is requesting relief from Section, 13-545(d) to increase the maximum permitted height from two (2) stories to three (3) stories, and relief from Section 13-545-(c), requesting to reduce the required front yard setback from twenty-five (25) to twenty (20) feet as further depicted on the Site Plan attached to this Resolution; and

WHEREAS, in accordance with Section 13-309 of the Town LDC, proper notice was mailed to the appropriate property owners of record, notice was posted at the property, and duly advertised in the newspaper; for a quasi-judicial public hearing on the Variance Requests and Site Plan as noticed for Tuesday, March 6, 2018, at 6:30 P.M. at Town Hall, 6601 Main Street, Miami Lakes, Florida; and all interested parties had the opportunity to address their comments to the Town Council; and

WHEREAS, on March 6, 2018, at the properly noticed quasi-judicial hearing held by the Town Council of the Town of Miami Lakes, after hearing testimony from staff, the applicant, the public, and other testimony, both verbal, and written, as incorporated herein by reference, the Town Council determined that the requested variances meet the criteria set forth by section 13-305(f)(1), and determined the submitted site plan meets the criteria of section 13-304(h) for approval; and

WHEREAS, the Town Council now desires to approve the Applicant's Variances and Site Plan requests.

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

Section 1. Recitals. The foregoing recitals are true and correct and are incorporated herein by this reference.

Section 2. Findings. In consideration of all the submitted evidenced, both verbal and written, as provided at the March 6, 2018 hearing, the Town Council finds, in accordance with Section 13-305(f)(1) of the Towns LDC, that the following variance requests:

1. Section 13-545(d) increase the maximum permitted height from two (2) stories to three (3) stories; and
2. Section 13-545(c) reducing the required front yard setback from twenty-five (25) feet to twenty (20) feet;

are in conditional compliance with the following criteria:

(1) *Practical difficulty.* The application may be considered under the requirements of practical difficulty as set forth herein. Any approval or approval with modifications and/or conditions, of a variance based on practical difficulty shall require a majority vote of the members of the Town Council or designated Town board present at the meeting. In order to authorize any variance application from the requirements of this chapter on the basis of practical difficulty, the Town Council or designated Town board shall balance the rights of property owners in the Town as a whole against the need of the individual property owner to deviate from the requirements of this chapter based on an evaluation of the factors below. All of the factors should be considered and given their due weight; however, no single factor is dispositive:

a. Whether the Town has received written support of the specifically identified variance requests from adjoining property owners;
b. Whether approval of the variance would be compatible with development patterns in the Town;
c. Whether the essential character of the neighborhood would be preserved;
d. Whether the variance can be approved without causing substantial detriment to adjoining properties;
e. Whether the variance would do substantial justice to the property owner as well as to other property owners justifying a relaxation of this chapter to provide substantial relief;
f. Whether the plight of the applicant is due to unique circumstances of the property and/or applicant which would render conformity with the strict requirements of this chapter unnecessarily burdensome; and
g. Whether the special conditions and circumstances which exist are the result of actions beyond the control of the applicant;

and in consideration of all the submitted evidenced, both verbal and written, as provided at the March 6, 2018 hearing, the Town Council finds, in accordance with and in accordance with Section 13-308(h), that the Application conditionally meets the criteria for Site Plan Approval which are as follows:

(1) In what respects the plan is or is not consistent with the Comprehensive Plan, the purpose and intent of the zoning district in which it is located and any design or planning studies adopted by the Town Council that include recommendations applicable to the design of the site under review.
(2) In what respects the plan is or is not in conformance with all applicable regulations of the zoning district in which it is located.
(3) In what respects the plan is or is not in conformance with Town code requirements including:
   a. The design and construction of streets, utility facilities and other essential services as may be required by the Town or other governmental agencies.
   b. Internal and external circulation, including vehicular, bicycle and pedestrian. Circulation systems shall serve the needs of the development and be compatible

with, and functionally integrate with, circulation systems outside the development. Vehicular traffic from non-residential development shall be routed so as to minimize impacts on residential development.

(4) In what respects the plan is or is not consistent with good design standards in respect to all external relationships including but not limited to:

a. Design and architectural standards as provided at section 13-311.

b. Disposition of open space, use of screening or buffering where appropriate to provide a logical transition to existing, permitted or planned uses on adjoining properties.

c. Landscaping that enhances architectural features, strengthens vistas and important axes, provides shade, blocks noise generated by major roadways and intense-use areas and, to the maximum extent practicable, preserves existing trees on-site.

d. All outdoor lighting, signs or permanent outdoor advertising or identification features shall be designed as an integral part of and be harmonious with building design and the surrounding landscape.

e. Service areas shall be screened and so located as to minimize or eliminate visibility, to the greatest extent possible, from the public right-of-way and other properties.

f. Design of the site shall ensure adequate access for emergency vehicles and personnel.

g. Design of the site shall utilize strategies to provide for the conservation of energy and natural resources, including water.

(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 Variances. Pursuant to Section 13-305(f)(1) of the Towns LDC, the proposed Variances identified at Section 2 of this Resolution as so associated with plans entitled "Proposed Office Building for Alari 1, LLC," dated stamped received February 22, 2018, consisting of 10 sheets, as prepared by Alberto O. Gonzalez Architect, PA, a copy of the Site Plan (the "Site Plan") being attached hereto as Exhibit "A", is hereby Approved with the following condition:

1. The front setback area shall be further developed to better address the sidewalk as well as serve as an open urban space of entry into the future Par3 park.
2. Fencing is not permitted along the NW 77th Avenue
3. The northside setback shall be developed as a bicycle path, open to the public, granting entrance and passage into the future Par3 park.
4. All mechanical equipment shall be located on the roof.

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

Section 4. Approval of Site Plan. Pursuant to Section 13-304(h), the proposed Site Plan entitled "Proposed Office Building for: Alari 1, LLC," dated stamped received February 22, 2018, consisting of 10 sheets, as prepared by Alberto O. Gonzalez Architect, PA a copy of the Site Plan (the "Site Plan") being attached hereto as Exhibit "A", is hereby Approved with the following conditions:

1. The project shall be developed in substantial compliance with the approved Site Plan.
2. Approval of the Variance requests for a third floor and for a reduced front setback and any conditions related thereto.
3. Prior to the issuance of a building permit authorizing any construction, all required impact fees, including Mobility Fees, must be paid in full.
4. Prior to permitting, all civil plans must be finalized and in substantial compliance with the Site Plan.
5. Prior to permitting, the project shall secure all approvals for water and sewer and shall receive approval from the Miami-Dade Fire Rescue Department.
6. The Applicant shall obtain a Certificate of Use (CU), upon compliance with all the terms and conditions of this approval, the same subject to cancellation by the Town upon violation of any of the conditions. Business tax receipt shall be obtained if applicable.
7. The Applicant shall obtain all required building permits, within one (1) year of the date of this approval. If all required building permits are not obtained or an extension granted not within the prescribed time limit, this approval shall become null and void.
8. Compliance with all other applicable laws not specifically identified herein.
9. All fees associated with this request that are owed to the Town be paid in full prior to issuance of development order.

Section5. Violation 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 it must comply with all other applicable requirements of the Town LDC before it 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 6. Appeal. In accordance with Section 13-310 of the Town LDC, the Applicant, or any affected party may seek review of development orders of the Town Council by the filing of an appeal or writ of certiorari in the appropriate court as prescribed in the Florida Rules of Appellate Procedure.

Section 7. Final Order.

This is a Final Order.

Section 8. Effective Date. This Resolution shall become effective immediately upon adoption hereof.

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Passed and adopted this 6th day of March 2018.

The foregoing resolution was offered by Councilmember Daubert who moved its adoption. The motion was seconded by Councilmember Mestre and upon being put to a vote, the vote was as follows:

Mayor Manny Cid	Yes
Vice Mayor Frank Mingo	Yes
Councilmember Luis Collazo	Yes
Councilmember Tim Daubert	Yes
Councilmember Ceasar Mestre	Yes
Councilmember Nelson Rodriguez	Yes
Councilmember Marilyn Ruano	NO

Manny Cid
MAYOR

Attest:

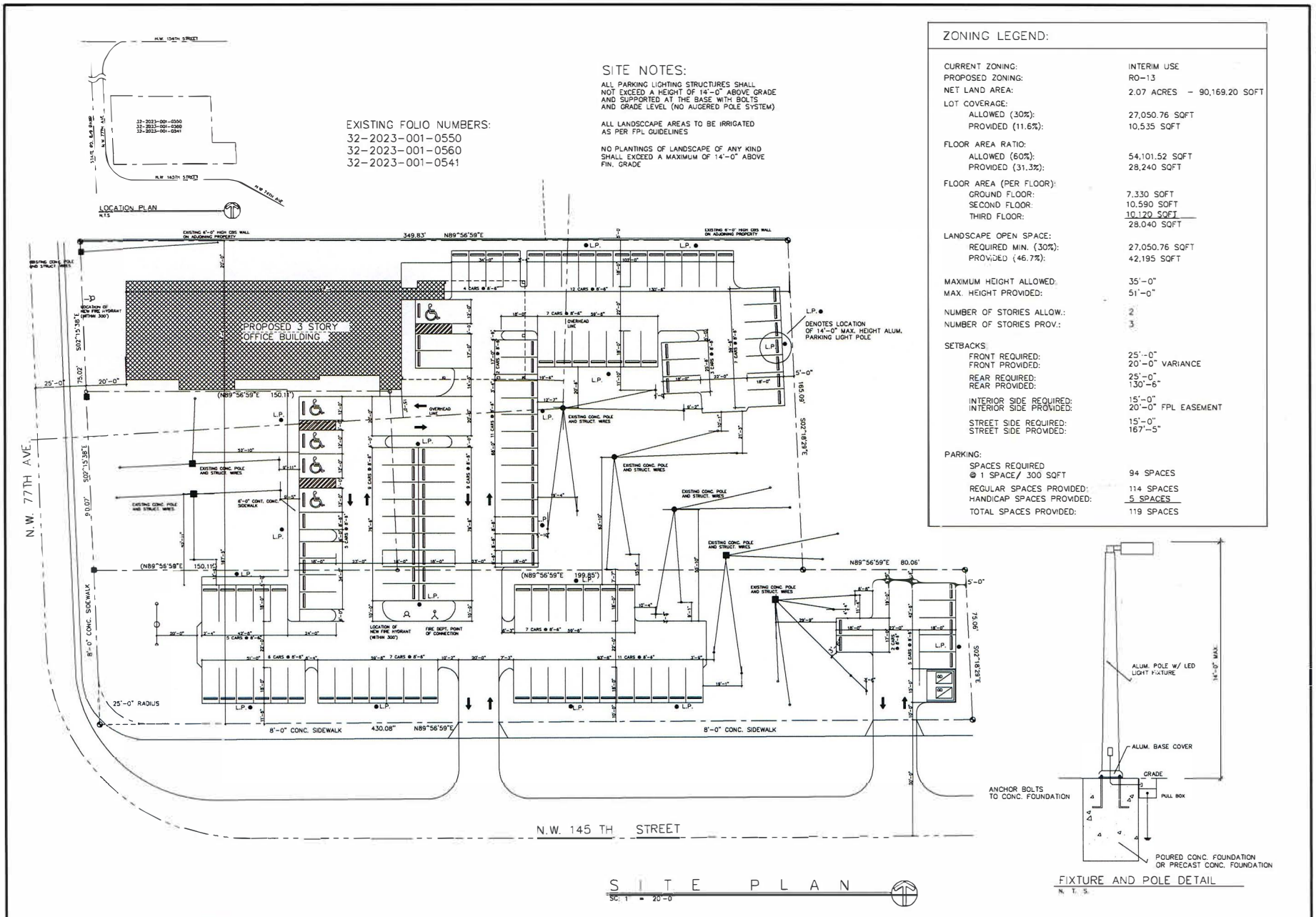
Gina Inguanzo
TOWN CLERK

Approved as to Form and Legal Sufficiency:

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

EXHIBIT A

SITE PLAN



SITE PLAN

SC. 1 = 20'-0"

ZONING LEGEND:

CURRENT ZONING:	INTERIM USE
PROPOSED ZONING:	RO-13
NET LAND AREA:	2.07 ACRES - 90,169.20 SQFT
LOT COVERAGE:	
ALLOWED (30%):	27,050.76 SQFT
PROVIDED (11.6%):	10,535 SQFT
FLOOR AREA RATIO:	
ALLOWED (60%):	54,101.52 SQFT
PROVIDED (31.3%):	28,240 SQFT
FLOOR AREA (PER FLOOR):	
GROUND FLOOR:	7,330 SQFT
SECOND FLOOR:	10,590 SQFT
THIRD FLOOR:	10,120 SQFT
	28,040 SQFT
LANDSCAPE OPEN SPACE:	
REQUIRED MIN. (30%):	27,050.76 SQFT
PROVIDED (46.7%):	42,195 SQFT
MAXIMUM HEIGHT ALLOWED:	35'-0"
MAX. HEIGHT PROVIDED:	51'-0"
NUMBER OF STORIES ALLOW.:	2
NUMBER OF STORIES PROV.:	3
SETBACKS:	
FRONT REQUIRED:	25'-0"
FRONT PROVIDED:	20'-0" VARIANCE
REAR REQUIRED:	25'-0"
REAR PROVIDED:	130'-6"
INTERIOR SIDE REQUIRED:	15'-0"
INTERIOR SIDE PROVIDED:	20'-0" FPL EASEMENT
STREET SIDE REQUIRED:	15'-0"
STREET SIDE PROVIDED:	167'-5"
PARKING:	
SPACES REQUIRED @ 1 SPACE/ 300 SQFT	94 SPACES
REGULAR SPACES PROVIDED:	114 SPACES
HANDICAP SPACES PROVIDED:	5 SPACES
TOTAL SPACES PROVIDED:	119 SPACES

FIXTURE AND POLE DETAIL

N. T. S.

REVISIONS	BY

ALBERT O. GONZALEZ ARCHITECT, PA
16400 NW 59TH AVE. MIAMI LAKES, FLORIDA 33014
(305) 827-8933 aog@bellsouth.net AA-26003246

PROPOSED OFFICE BUILDING FOR:
ALARI HOLDINGS 1, LLC
JOB ADDRESS: 14575 NW 77th AVE.
MIAMI LAKES, FLORIDA 305-827-8933

DATE

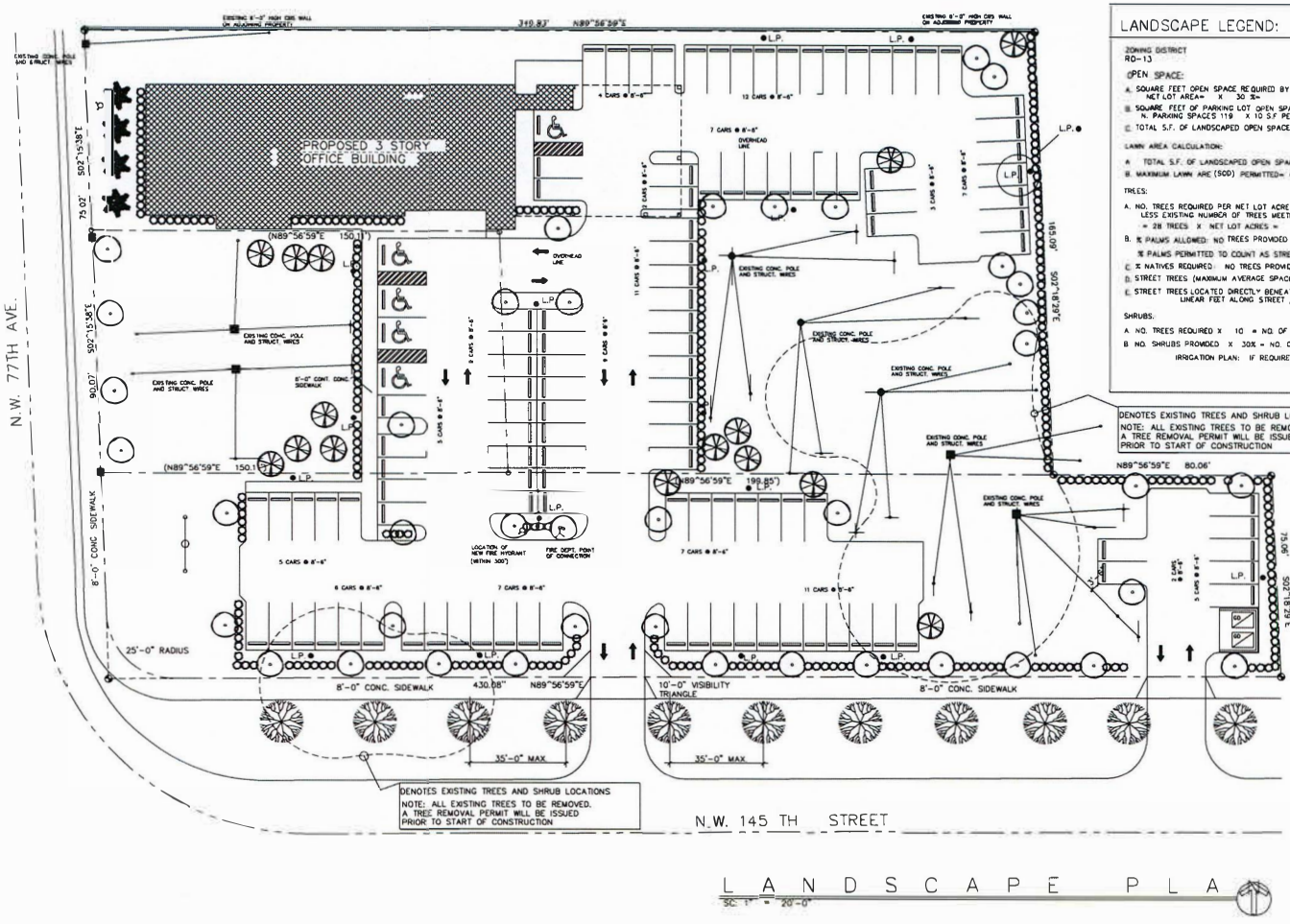
SCALE

DRAWN

JOB

SHEET
1 OF 6

AR-0011963



LANDSCAPE PLAN

SC. 1" = 20'-0"

LANDSCAPE LEGEND:

ZONING DISTRICT RO-13 — NET LOT AREA: 90,169.20 SQFT — ACRES: 2.07

OPEN SPACE:	REQUIRED	PROVIDED
A. SQUARE FEET OPEN SPACE REQUIRED BY CHAPTER 33, AS INDICATED ON SITE PLAN: NET LOT AREA= X 30 %=	27,050.76	
B. SQUARE FEET OF PARKING LOT OPEN SPACE REQUIRED BY CHAPTER 18A, AS INDICATED ON SITE PLAN: N. PARKING SPACES 119 X 10 S.F. PER PARKING SPACE =	1,190 SQFT	
C. TOTAL S.F. OF LANDSCAPED OPEN SPACE REQUIRED BY CHAPTER 33: A X B=	28,240.76	42,195 SQFT
LAWN AREA CALCULATION:		
A TOTAL S.F. OF LANDSCAPED OPEN SPACE REQUIRED BY CHAPTER 33		
B. MAXIMUM LAWN ARE (SOD) PERMITTED= 42,195 SQFT X .30 S.F.= 12,658 SQFT	12,658	13,650
TREES:		
A. NO. TREES REQUIRED PER NET LOT ACRE LESS EXISTING NUMBER OF TREES MEETING MINIMUM REQUIREMENTS = 28 TREES X NET LOT ACRES =	58	64
B. % PALMS ALLOWED: NO TREES PROVIDED X 30% = 17	17	4
% PALMS PERMITTED TO COUNT AS STREET TREES ON 1:1 BASIS X 30% = 34		
C. % NATIVES REQUIRED: NO TREES PROVIDED X 30% =		
D. STREET TREES (MAXIMUM AVERAGE SPACING OF 35' O.C.). LINEAR FEE ALONG STREET / 35=	11	11
E. STREET TREES LOCATED DIRECTLY BENEATH POWER LINES (MAXIMUM AVERAGE SPACING OF 25' O.C.): LINEAR FEET ALONG STREET / 25 =		
SHRUBS:		
A. NO. TREES REQUIRED X 10 = NO. OF SHRUBS ALLOWED	580	640
B. NO. SHRUBS PROVIDED X 30% = NO. OF NATIVE SHRUBS REQUIRED	188	190
IRRIGATION PLAN: IF REQUIRED BY CHAPTER 33		

DENOTES EXISTING TREES AND SHRUB LOCATIONS
NOTE: ALL EXISTING TREES TO BE REMOVED.
A TREE REMOVAL PERMIT WILL BE ISSUED PRIOR TO START OF CONSTRUCTION

TREE / SHRUBS LEGEND:

- LIVE OAK (STREET TREES) — 11 TREES
- CANDLEBRUSH (CASSIA ALATA) — 41 TREES
- LEMON BOTTLEBRUSH (CALLISTEMON CITRINUS) — 23 TREES
- ROYAL PALM (ROYSTONEA REGIA) — 4 TREES
- COCOPLUM HEDGE (CHRYSOBALANUS ICACO) — 640 UNITS

NOTE: NO TREES OR SHRUBS SHALL EXCEED A MAXIMUN HEIGHT OF 14'-0" AT MATURITY

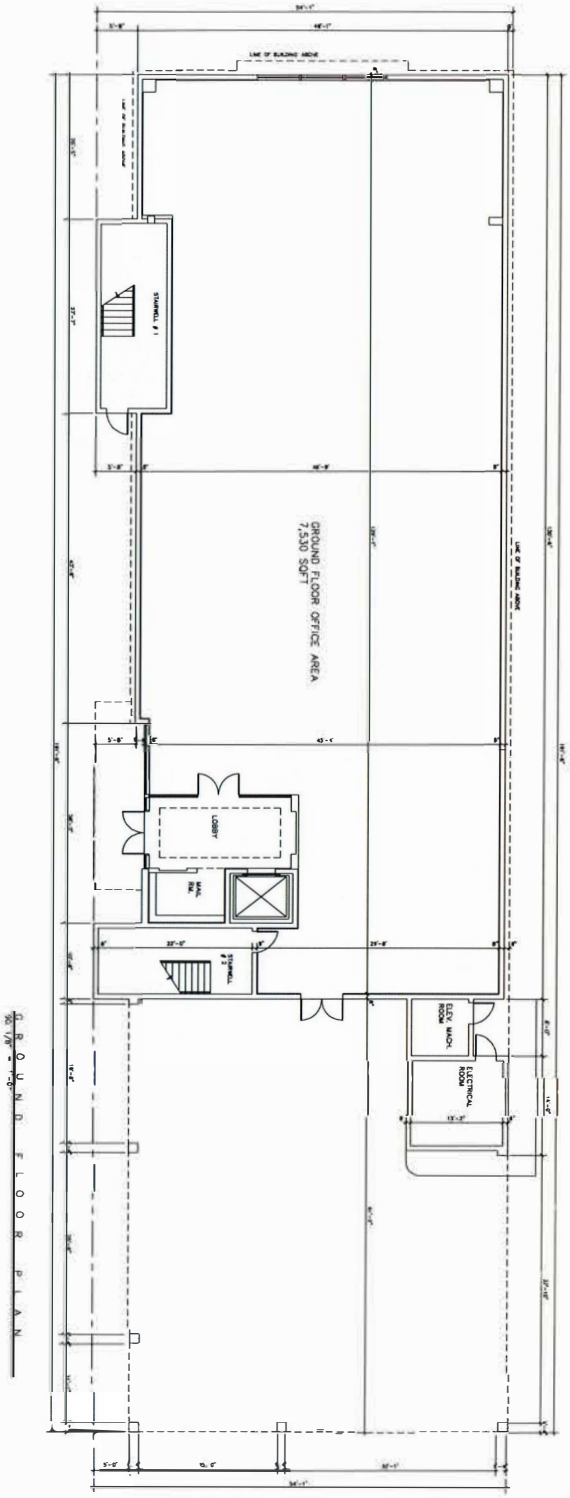
REVISIONS	BY

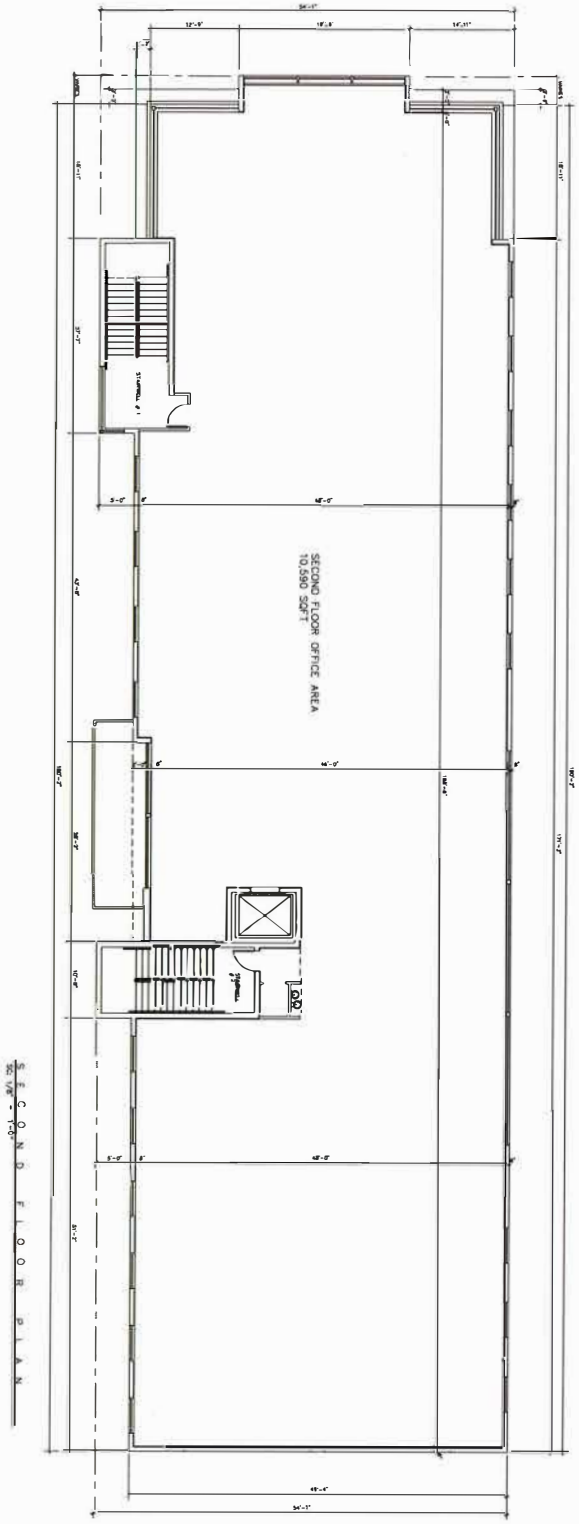
ALBERT O. GONZALEZ ARCHITECT, PA
16400 NW 59TH AVE. MIAMI LAKES, FLORIDA 33014
(305) 827-8933 aog@bellsouth.net AA-26003246

PROPOSED OFFICE BUILDING FOR:
ALARI HOLDINGS 1, LLC
JOB ADDRESS: 14575 NW 77th AVE.
MIAMI LAKES, FLORIDA 305-827-8933

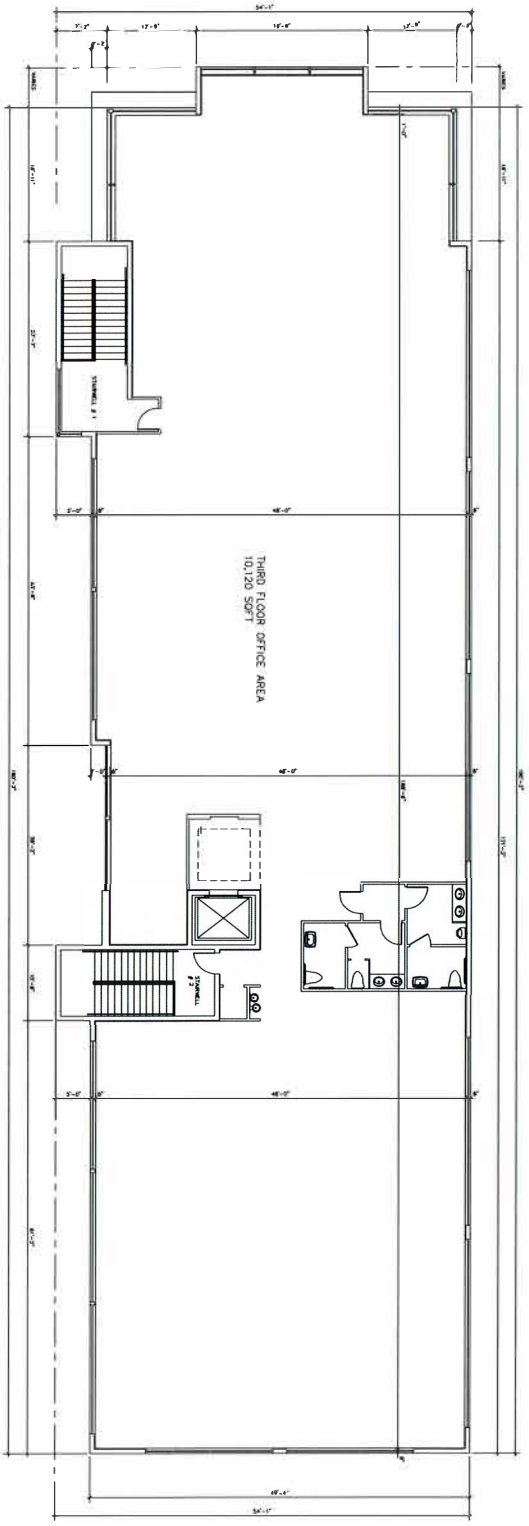
DATE
SCALE
DRAWN
JOB
SHEET 2 OF 6

AR-0011963





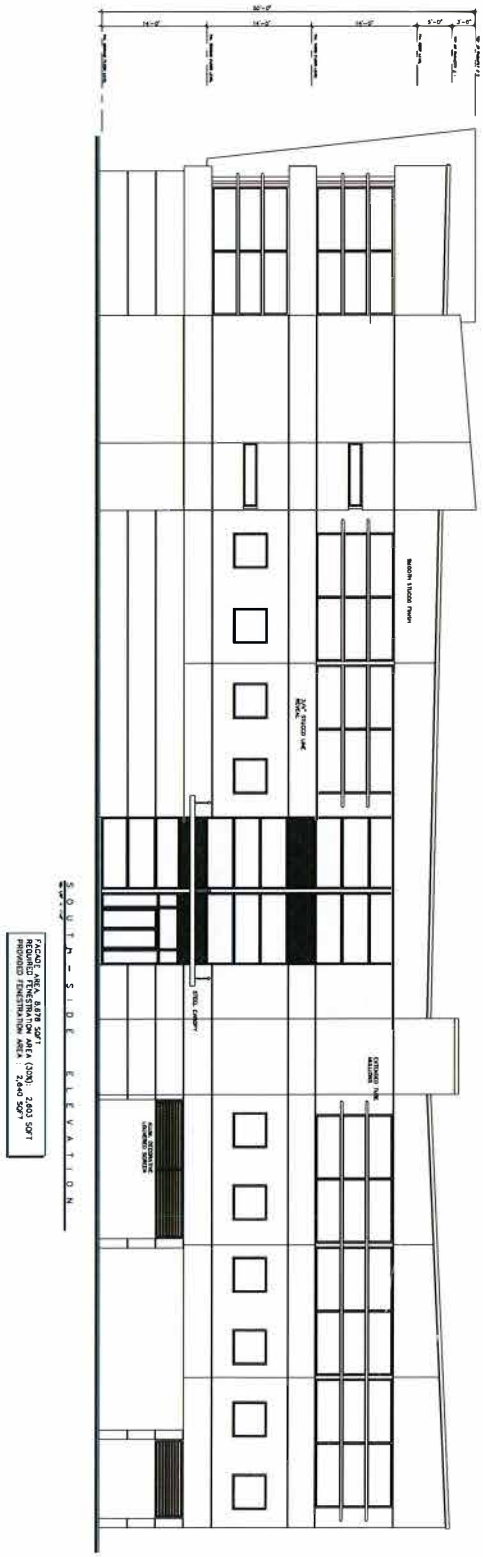
AR-0011943	3 OF 6	JOB	DRAWN	SCALE	DATE	PROPOSED OFFICE BUILDING FOR: ALARI HOLDINGS 1, LLC JOB ADDRESS: 14575 NW 77th AVE. MIAMI LAKES, FLORIDA 305-827-8933	ALBERT O. GONZALEZ ARCHITECT, PA 16400 NW 59TH AVE. MIAMI LAKES. FLORIDA 33014 (305) 827-8933 aog@bellsouth.net AA-26003246	REVISIONS	BY

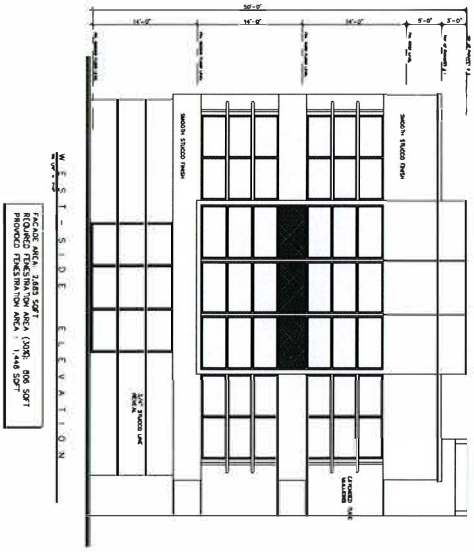


THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"

AR-0011963	SHEET 4 OF 6	JOB	DRAWN	SCALE	DATE	PROPOSED OFFICE BUILDING FOR: ALARI HOLDINGS 1, LLC JOB ADDRESS: 14575 NW 77th AVE. MIAMI LAKES, FLORIDA 305-827-8933	ALBERT O. GONZALEZ ARCHITECT, PA 16400 NW 59TH AVE. MIAMI LAKES, FLORIDA 33014 (305) 827-8933 aog@bellsouth.net AA-26003246

REVISIONS | BY



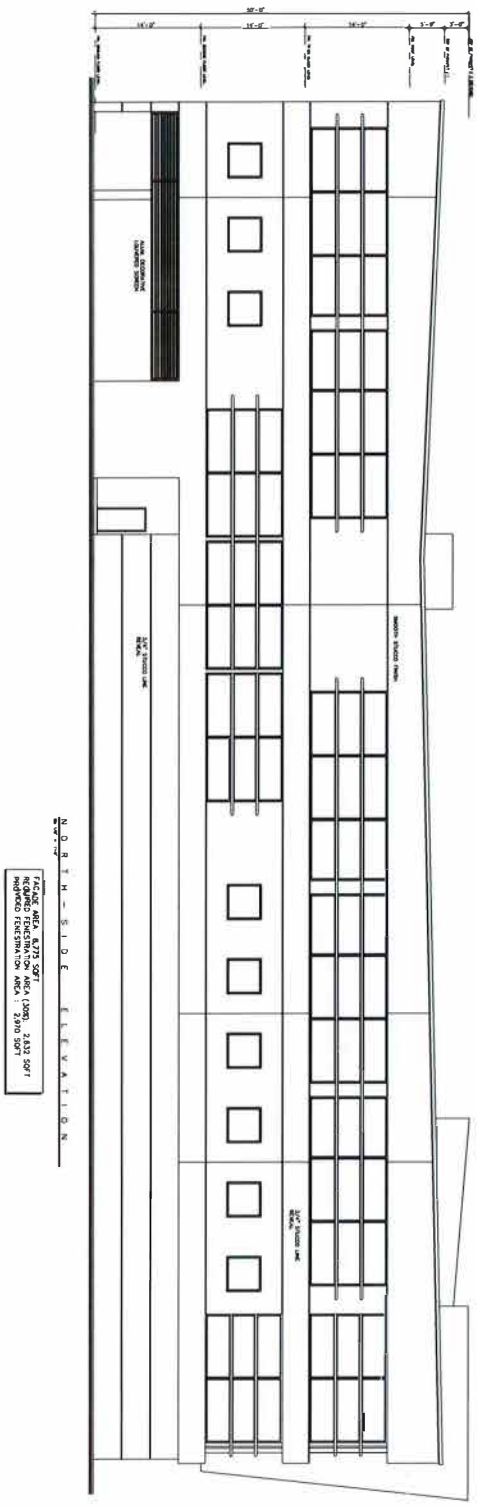


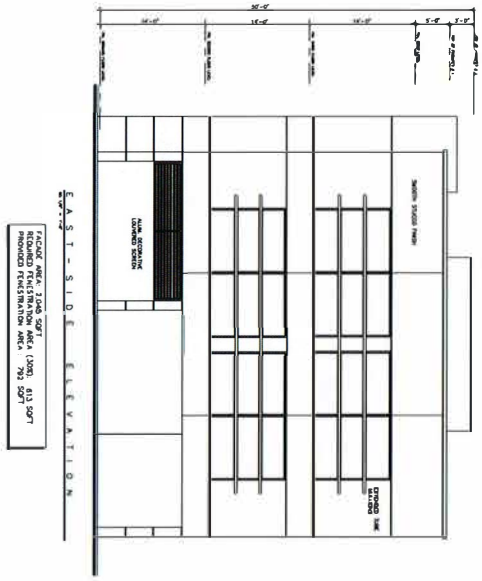
AE-00119863	SHEET 5 OF 6	JOB	DRAWN	SCALE	DATE

PROPOSED OFFICE BUILDING FOR:
ALARI HOLDINGS 1, LLC
JOB ADDRESS: 14575 NW 77th AVE.
MIAMI LAKES, FLORIDA 305-827-8933

ALBERT O. GONZALEZ ARCHITECT, PA
16400 NW 59TH AVE. MIAMI LAKES, FLORIDA 33014
(305) 827-8933 aog@bellsouth.net AA-26003246

REVISIONS	BY





AR-0011963	SHEET 6 OF 6	JOB	DRAWN	SCALE	DATE	PROPOSED OFFICE BUILDING FOR: ALARI HOLDINGS 1, LLC JOB ADDRESS: 14575 NW 77th AVE. MIAMI LAKES, FLORIDA 305-827-8933	ALBERT O. GONZALEZ ARCHITECT, PA 16400 NW 59TH AVE. MIAMI LAKES, FLORIDA 33014 (305) 827-8933 aog@bellsouth.net AA-26003248	REVISIONS	BY

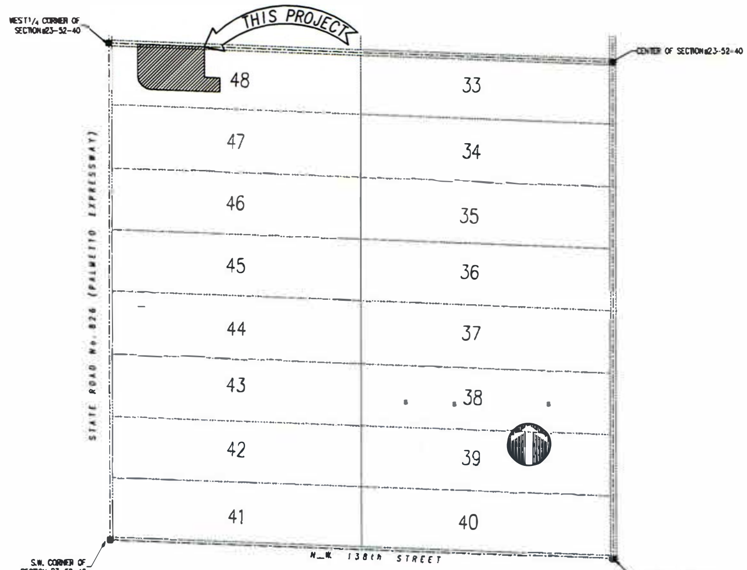
N. W. 77TH AVENUE (STREET VIEW)

GENERAL NOTES:

1) All work shall be performed in accordance with the requirements, specifications and standards of the City of Miami Lakes Public Works Dept. and D.E.R.M.
2) The plans have been prepared with the best information available to the engineer. The Engineering Contractor **MUST** notify "SUNSHINE STATE ONE-CALL OF FLORIDA", Phone No. 811 48 hours prior to start of excavation and / or construction. If any discrepancies are encountered to the extent that a "Field Revision" is required, Engineer **MUST** be notified immediately.
3) Deviations from the approved plans shall not be permitted by the Engineering Contractor without the written consent of the Engineer of Record, the City of Miami Lakes Public Works Dept. and D.E.R.M.
4) All elevations refer to the National Geodetic Vertical Datum (NGVD).
5) All existing structures and utilities shall be protected at all times during the excavation and construction. Neither the Engineer nor the Owner / Developer shall be responsible for damages resulting from the Engineering Contractor's work. All existing pavement, utilities (above & below ground), or surface features disturbed during construction shall be restored to equal or better condition by the engineering contractor in accordance with Miami-Dade County Public Works Standards and Specifications or as directed by the Engineer / Inspector.
6) Services connected with you safety are not part of this plan / contract.
7) Underground Contractor shall comply with the Trench Safety Act, HB 3183, Florida Statutes, which incorporates, but is not limited to, the following:
   a. OSHA Standard 29 C.F.R. Part 1926, Subpart P, Excavation and Trenches
   b. 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.
   c. Adhere to any special shoring requirements of the state or other governmental agency.
8) All geometric layout to be performed in accordance with the approved final plat for this project.
9) Engineering Contractor shall coordinate maintenance of traffic (MOT) during construction with the Miami-Dade Public Works Department and shall meet the requirements of the State of Florida "Manual on Traffic Control and Safe Practices for Street and Highway Construction".
10) All muck, peat and / or clay with high percentage of organic material and / or existing unsuitable fill material shall be removed to natural limerock or sand within the proposed Right-of-Way or proposed pavement areas (if within private property). For detailed specifications, see M-DCPWD specifications Section 30.
11) No runoff from this project shall be discharged into any adjacent property.
12) If there is any work to be done within areas privately owned (not dedicated as public right-of-way), written permission from owners of said areas shall be obtained prior to commencement of any work.
13) Asphalt pavement shall be constructed as follows:
   a. Asphaltic Concrete Surface Course 1" thick (Type FC-9.5)
   b. Limerock base course, primed, 8" thick
   c. Stabilized subgrade 12" thick (min.)
14) Minimum Finish Floor Elevation (F.F.E.) = 8.30 (NGVD)
15) Miami-Dade County Flood Criteria 6.60 (NGVD)
16) October Water Table Elevation (per WC 2.2): 3.0 (NGVD)

ENGINEER'S NOTES:

A. All existing pavement, utilities (above & below ground), or surface features disturbed during construction of this project shall be restored to equal or better condition by the contractor in accordance with Miami-Dade County Public Works Standards and Specifications or as directed by the City of Miami Lakes Public Works Inspector.
B. Underground Contractor shall comply with the Trench Safety Act, HB 3183, Florida Statutes, which incorporates, but is not limited to, the following:
   a. OSHA Standard 29 C.F.R. Part 1926, Subpart P, Excavation and Trenches
   b. 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.
   c. Adhere to any special shoring requirements of the state or other governmental agency.
C. Engineer is not responsible for the safety of the excavation or design and construction of any shoring.
D. All existing utilities and features (above and below ground) have been shown in accordance with the best available information, utility atlases and records obtained by Owners. [illegible] CTOR SHALL BE SOLELY RESPONSIBLE TO VERIFY THE [illegible] LITIES AND FEATURES (ABOVE AND BELOW GROUND) WHETHER SHOWN OR NOT, AND MUST NOTIFY THE ENGINEER OF ANY DISCREPANCIES WHICH MAY AFFECT DESIGN AND/OR INSTALLATION PRIOR TO BEGINNING CONSTRUCTION.
E. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR VERIFYING PLATTED OR DEDICATED RIGHTS-OF-WAY, EASEMENTS, PROPERTY LINES, ZONED STREET AND/OR SETBACK LINES PRIOR TO THE START OF CONSTRUCTION. OWNER AND/OR CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY RIGHTS-OF-WAY AND/OR EASEMENTS NECESSARY TO COMPLETE THE WORK.



LOCATION MAP
THE SOUTHWEST 1/4 OF
SECTION 23, TOWNSHIP 52 SOUTH, RANGE 40 EAST
MIAMI-DADE COUNTY, FLORIDA
SCALE: 1" = 300'

EARTHWORK NOTES:

1. The contractor's bid for earthwork shall include the excavation, removal and proper disposal of all materials, of whatever character within the limits of construction. All topsoil that is suitable for landscaping or grassing operations may be stockpiled nearby for such use if approved by owner. Where muck, marl, rock, clay or other material within the limits of construction is unsuitable in its original position, the contractor shall excavate such material in its entirety and backfill with suitable material which shall be compacted in place to conform to the required grades and sections as shown on the plans. It is the contractor's responsibility to verify the suitability of the material present on-site and include the removal and replacement of same in his bid price. The contractor shall make his own estimate on the volume of material actually required to obtain the cross sections or grades as shown on the plans.
2. All materials removed become the property of the Contractor and are to be removed completely away from the site by him. Do not store or permit debris to accumulate on the site. Remove all grass, plants, vegetation an organic material from same area.
3. Wherever excavations for utilities are made below the grades indicated on the plans, granular material free of organic or other deleterious material shall be used to restore the area to the proper grade, and shall be compacted to 98% of maximum density at optimum moisture pursuant to AASHTO T-180.
4. Contractor shall clean up, repair or replace at no cost to Owner all property damaged by reason of required work. All patchwork shall match existing and be performed in a neat and workmanlike manner by craftsmen skilled in the trade involved. In newly graded areas take every precaution and temporary measures necessary, to prevent damages from erosion of freshly graded areas. Where any settlement or washing may occur prior to acceptance of the work, repair and re-establish grades to the required elevations and slopes at no additional cost to the Owner. This applies to damage to the newly graded areas within the construction limits and damage to adjacent properties by eroded material.

TRAFFIC GENERAL NOTES & CONDITIONS

1) Engineer shall prepare signing & pavement markings plans in a separate sheet (1" = 50' scale minimum)
2) Engineer shall visit site & verify field conditions before preparing proposed signing & pavement marking plans.
3) Contractor shall be responsible for the removal of all pavement markings and signs conflicting with the proposed roadway construction.
4) Contractor shall be responsible for the installation of all pavement markings and signs as shown in the plans and applicable traffic design standards.
5) Contractor shall be responsible for matching existing pavement markings at the beginning and at the ends of the project, and at all intersecting side streets.
6) Contractor shall be responsible for the installation of reflective pavement markings along the entire length of the project.
7) Any signing material, including supports to be removed, shall be delivered by the contractor to Miami-Dade County's Traffic Signal and Signs Maintenance Facility located at 7100 N.W. 36th Street, Miami, Florida.
8) Sign assembly locations shown in the plans which are in conflict with street lighting utilities, driveways, pedestrian ramps, etc. may be adjusted as directed by the Engineer / Inspector.
   Contractor shall be responsible for providing pedestrian ramps where sidewalks existing or proposed (ADA – PWM).

DRAINAGE STRUCTURES DATA:

1) Drainage structures shall be "Exfiltration Trench" types as per Standard Detail SD 8.1.
2) All catch basins shall be Type "P" (SD 2.6). Frames shall be as per Miami-Dade County Standard Detail SD 2.1 (1 of 2). Bottom elevations of inlets shall be set as shown on the Drainage Structure Table.
3) Exfiltration trenches shall be 15 feet deep, 4 feet wide with 18" perforated High Density Polyethylene (HDPE) pipe. Pipe invert elevations shall be set in accordance with Drainage Structure Table.
4) Prior to installing drainage system filter fabric and ballast rock, the contractor shall notify the engineer for inspection.

ENGINEER'S CERTIFICATION:

I HEREBY CERTIFY: That this plan was prepared under my direction and to the best of my knowledge and belief complies with the intent of the "MANUAL OF UNIFORM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE FOR STREETS AND HIGHWAYS" as adopted by the State of Florida legislature, Chapter 72-328 FS.

	PAVING, GRADING, DRAINAGE & PAVEMENT MARKING PLAN SHEET INDEX
Sheet	Sheet Title
C-0.0	THIS SHEET
C-1.0	PAVING & GRADING PLAN
C-1.1	DRAINAGE DETAILS
C-1.2	PROJECT CROSS SECTION
C-2.0	PAVEMENT MARKINGS & SIGNS
C-2.1	PAVEMENT MARKING DETAILS
C-3.0	WATER – SEWER PLAN AND DETAILS

US SOUTH
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14347 Commerce Way,
Miami, FL 33016
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APPROVALS

DESIGNED: E.R.	CHECKED: E.R.
DRAWN: Y.P.	FINAL CHECK: E.R.
FILE No.: B 16-9007	

DATE | DESCRIPTION | REVISION No.

N.W. 77th AVENUE & 145 St.
FOLIOS: 32-2023-001-0541 / 0550 / 0560
MIAMI LAKES, FL

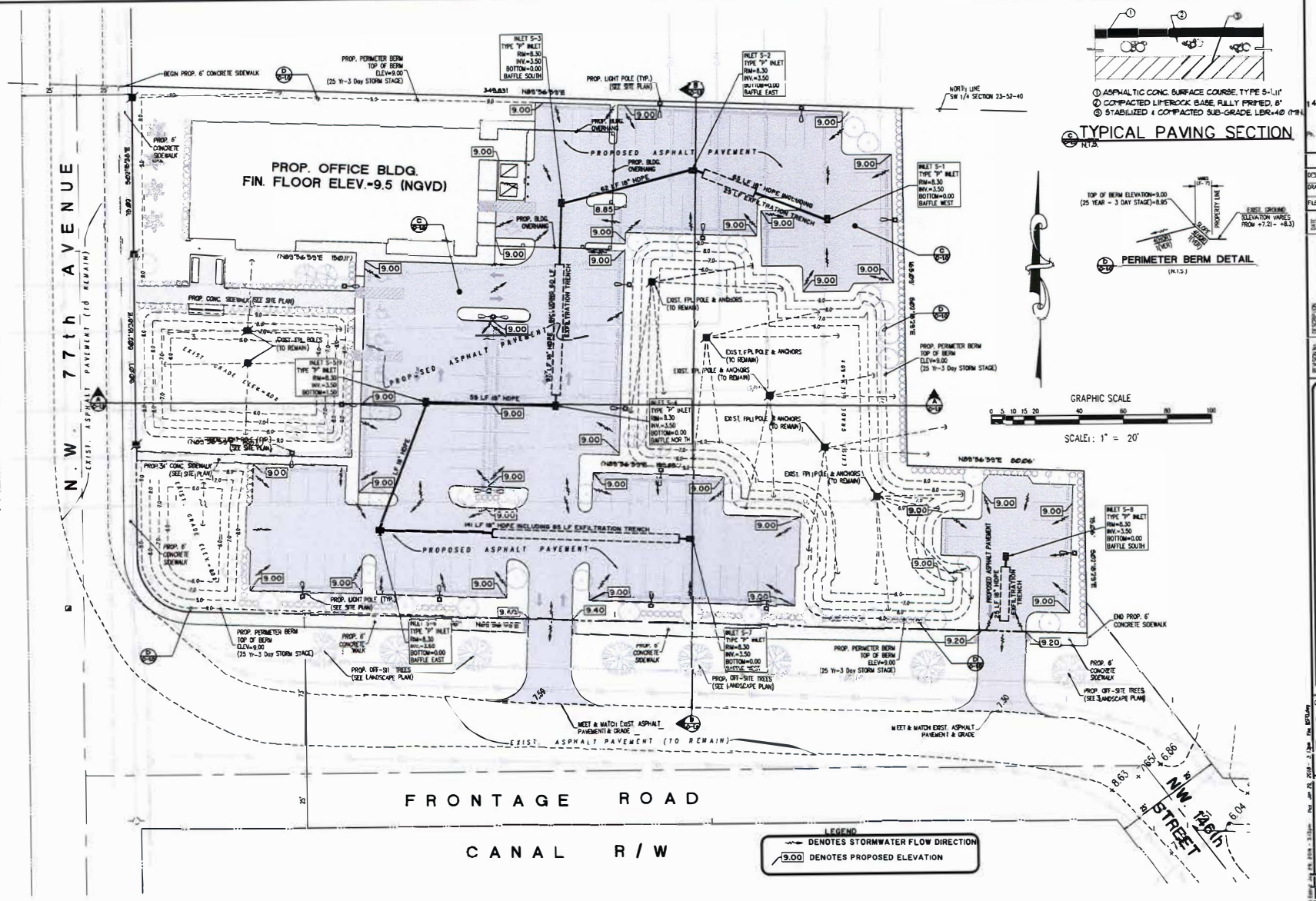
DRAWING TITLE:
CONCEPTUAL WATER, SEWER, PAVING & DRAINAGE

Eduardo Rodriguez Jr. P.E.
Project Manager
State of Florida – License No. 56197
Date: ____

DATE: 01/29/2018 | SCALE: AS SHOWN

SHEET C-0.0

OF - SHEETS



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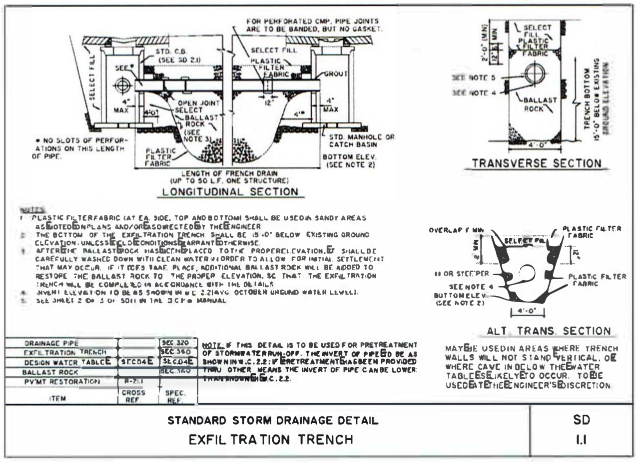
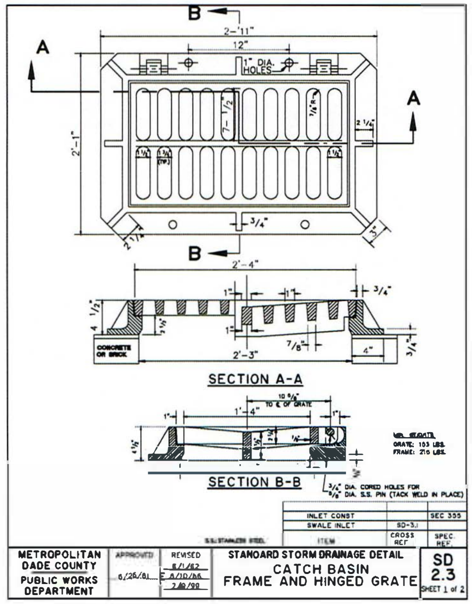
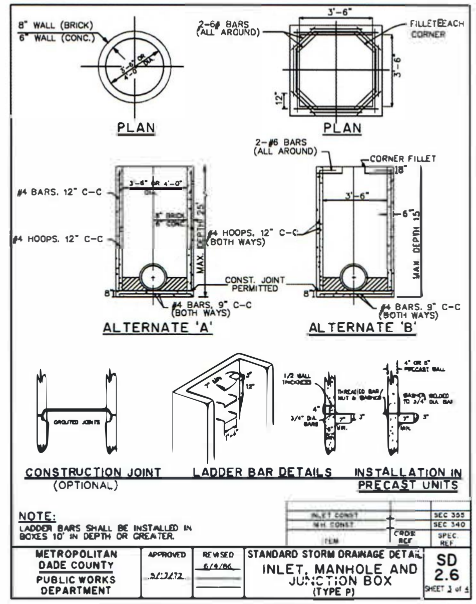
Eduardo Rodriguez Jr. P.E.
Project Manager
State of Florida - License No. 56197
Date:

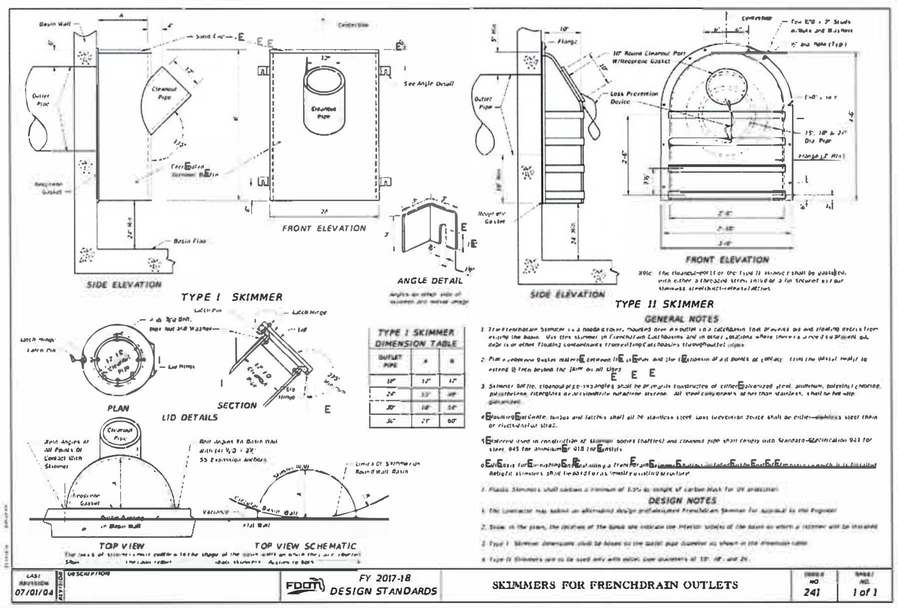
DATE: 01/29/2018 SCALE: AS SHOWN
SHEET C-1.0
OF - SHEETS

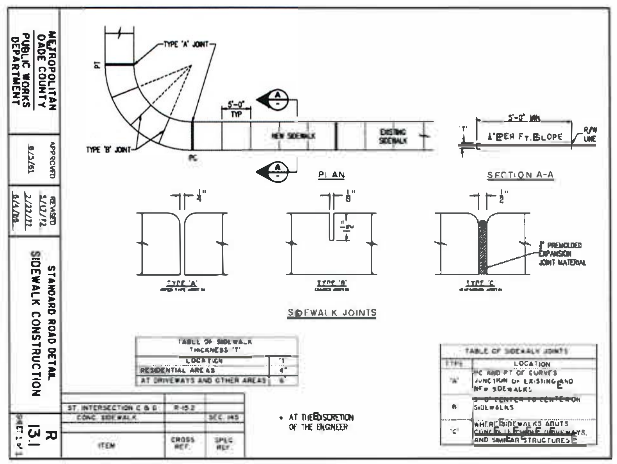
PAVING & GRADING PLAN











US SOUTH
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APPROVALS

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DRAWN: Y.P. FINAL CHECK: E.R.
FILE No.: 8 16-9007

N.W.77th AVENUE & 145 St.
FOLIOS: 32-2023-001-0541 / 0550 / 0560
MIAMI LAKES, FL

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Eduardo Rodriguez Jr. P.E.
Project Manager
State of Florida - License No. 56197
Date:

DATE: 01/29/2018 SCALE: AS SHOWN
SHEET C-1.1
OF - SHEETS

PAVING & GRADING DETAILS

SECTION 'A'
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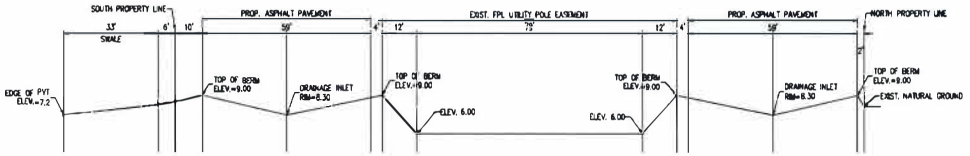

SECTION 'B'
NTS

PROJECT CROSS SECTION

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APPROVALS

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FILE No.: B 16-9007

NO.	DESCRIPTION	DATE

N.W.77th AVENUE & 145 St.
FOLIOS: 32-2023-001-0541 / 0550 / 0560
MIAMI LAKES, FL

DRAWING TITLE:
CONCEPTUAL WATER, SEWER, PAVING & DRAINAGE

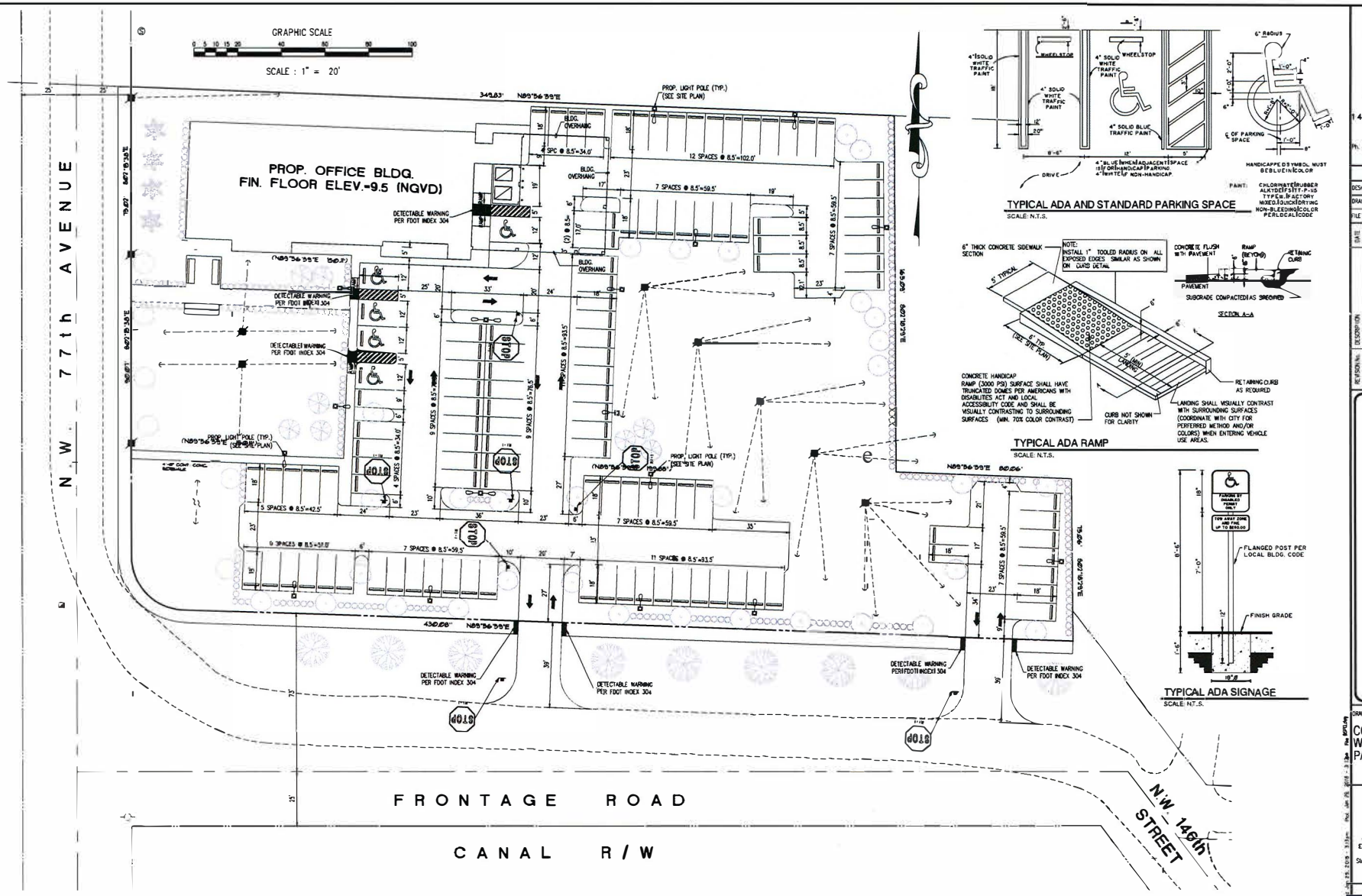
Eduardo Rodriguez Jr. P.E.
Project Manager
State of Florida - License No. 56197
Date

DATE: 01/29/2018 | SCALE: AS SHOWN

SHEET C-1.2

OF - SHEETS

Last Saved: July 23, 2018 3:13pm Plot: Jan 29, 2018 - 3:13pm File: EPD.dwg



TYPICAL ADA AND STANDARD PARKING SPACE

SCALE: N.T.S.

TYPICAL ADA RAMP

SCALE: N.T.S.

TYPICAL ADA SIGNAGE

SCALE: N.T.S.

PAVEMENT MARKINGS & SIGNS PLAN

US SOUTH
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APPROVALS

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FILE No.: B 16-9007

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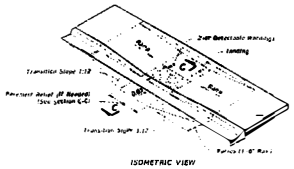
N.W.77th AVENUE & 145 St.
FOLIOS: 32-2023-001-0541 / 0550 / 0560
MIAMI LAKES, FL

DRAWING TITLE:
CONCEPTUAL
WATER, SEWER,
PAVING & DRAINAGE

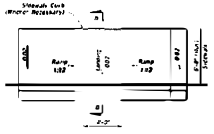
Eduardo Rodriguez Jr. P.E.
Project Manager
State of Florida - License No. 56197
Date:

DATE: 01/29/2018 | SCALE: AS SHOWN

SHEET C-2.0
OF - SHEETS

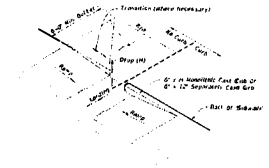


ISOMETRIC VIEW

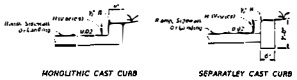


PLAN VIEW

CR-C

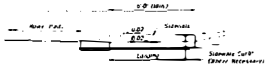


CONSTRUCTION OF SIDEWALK CURB IN CUT SECTIONS

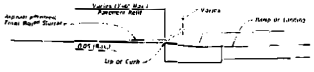


MONOLITHIC CAST CURB SEPARATELY CAST CURB

SIDEWALK CURB OPTIONS



SECTION B-B



SECTION C-C

SIDEWALK CURB RAMPS CR-C AND SIDEWALK CURB

LAST REVISION 11/01/16	DESCRIPTION:	FDOT FY 2017-18 DESIGN STANDARDS	DETECTABLE WARNINGS AND SIDEWALK CURB RAMPS	INDEX NO. 304	SHEET NO. 3 of 8

PAVEMENT MARKING DETAILS

US SOUTH
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APPROVALS

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FILE No.: B 16-9007

REVISION No.	DESCRIPTION	DATE

N.W.77th AVENUE & 145 St.
FOLIOS: 32-2023-001-0541 / 0550 / 0560
MIAMI LAKES, FL

DRAWING TITLE:
CONCEPTUAL WATER, SEWER, PAVING & DRAINAGE

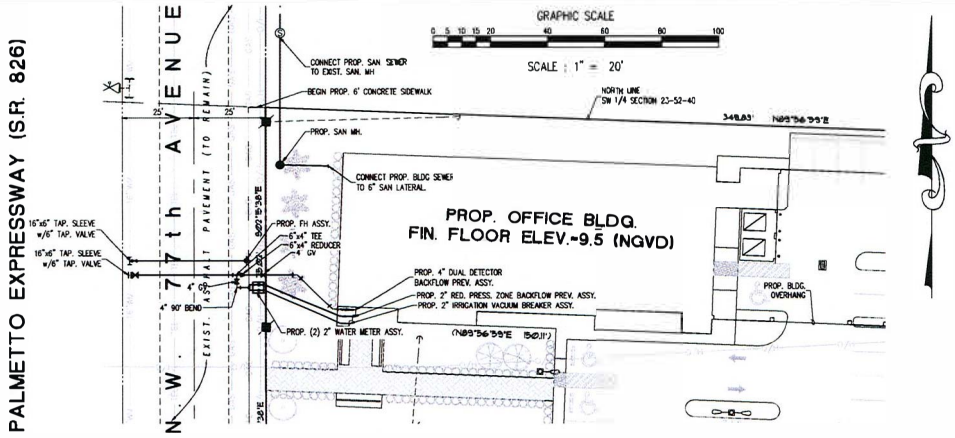
Eduardo Rodriguez Jr. P.E.
Project Manager
State of Florida - License no. 56197
Date:

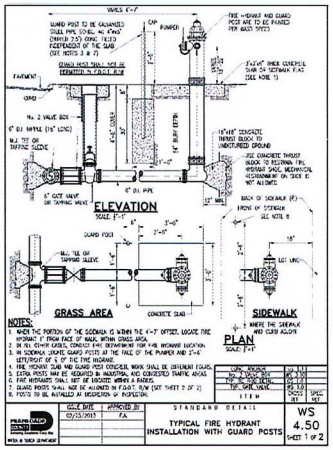
DATE: 01/29/2018 | SCALE: AS SHOWN

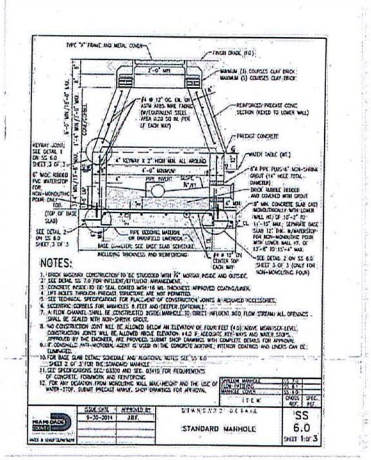
SHEET C-2.1

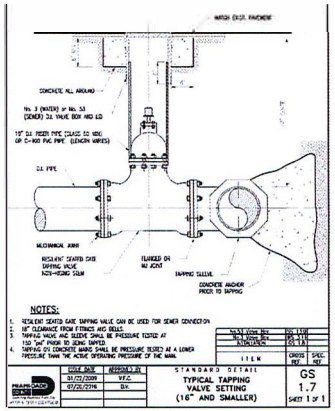
OF - SHEETS

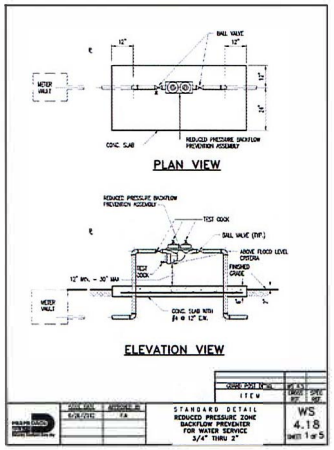
Last Saved Jan 29, 2018 - 3:32pm Plot Jan 29, 2018 - 3:33pm

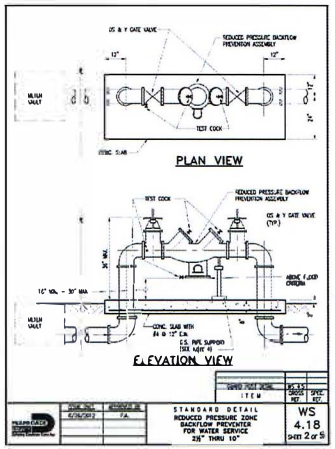


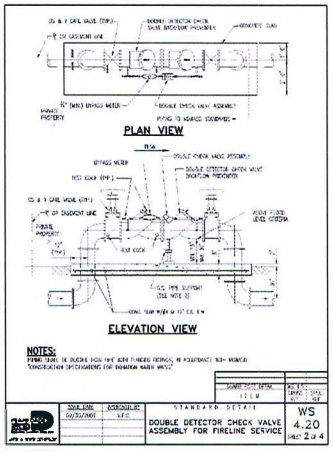


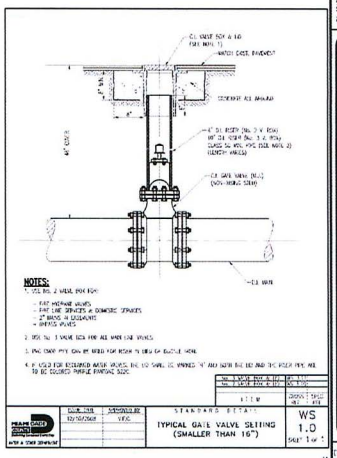












WATER & SEWER PLAN AND DETAILS

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APPROVALS

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FILE No.: B 16-9007

DATE	DESCRIPTION	ELEVATION No.

N.W.77th AVENUE & 145 St.
FOLIOS: 32-2023-001-0541 / 0550 / 0560
MIAMI LAKES, FL

DRAWING TITLE:
CONCEPTUAL WATER, SEWER, PAVING & DRAINAGE

Eduardo Rodriguez Jr. P.E.
Project Manager
State of Florida – License No. 56197
Date:

DATE: 01/29/2018 SCALE: AS SHOWN

SHEET C-3.0

OF - SHEETS

Last Edited: Jan 29, 2018 - 3:13pm Plot: Jan 29, 2018 - 3:13pm File: WSPLAN

DRAINAGE REPORT

for:

"MIAMI LAKES OFFICE BUILDING"

A subdivision of a portion of the Northwest ¼ of

Section 23, Township 52 South, Range 40 East,

City of Miami Lakes, Miami-Dade County, Florida

(Basin C-8)

January, 2018

Prepared by:

U.S. SOUTH ENGINEERING & TESTING LABORATORY, Inc.
14347 Commerce Way
Miami, Fl. 33016
(305) 558-2588

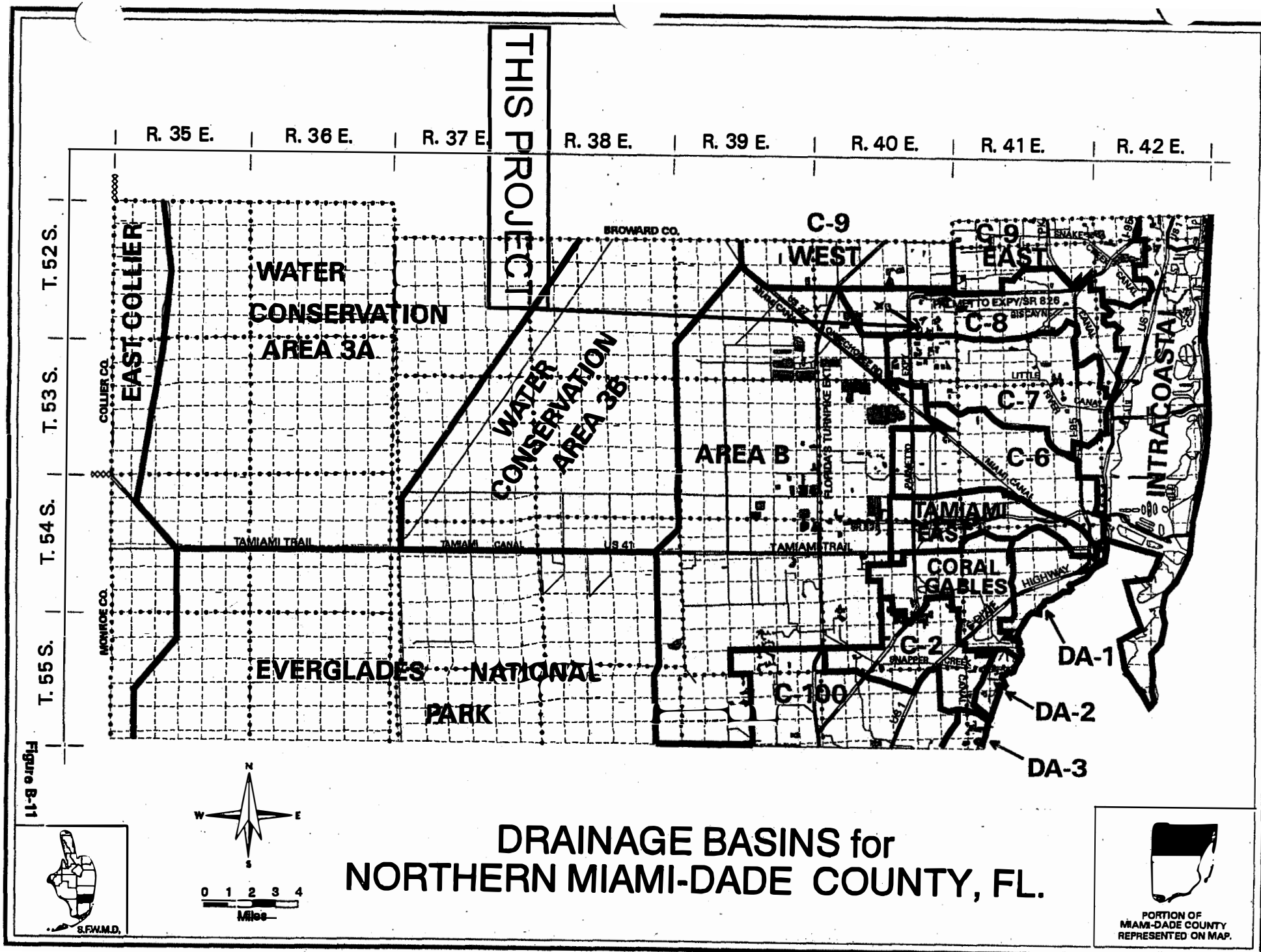

Figure B-11

DRAINAGE BASINS for NORTHERN MIAMI-DADE COUNTY, FL.

INTRODUCTION

Purpose

This report and calculations have been prepared to accompany a Site Plan approval application to the city of Miami Lakes.
The subject property will be developed as a three story office building with parking:
The final result of the flood routing will demonstrate that the maximum stages reached do not exceed the designed finish floor elevation (Elev. 9.5) for the 100 year – 3 day storm event.
The surface water management system consists of drainage inlets and pipes directing storm water run-off through a network of exfiltration trenches. Overflow will be directed to an on-site dry retention area.
The first inch of runoff shall be dispersed through an interconnect network of French drains (170 LF provided, 83 LF required).

Design Criteria

- LEGAL DESCRIPTION: Portion of Tract 48 of "FLORIDA FRUIT LANDS COMPANY SUBDIVISION No. 1", of Section 23, Township 52 South, Range 40 East, according the plat thereof as recorded in Plat Book 2, at Page 17, of the Public Records of Miami-Dade County, Florida.
- Project is located North of N.W. 145th Street & east of N.W. 77th Avenue.
- All land areas to be filled to Miami-Dade County Flood Criteria.
- All elevations refer to N.G.V.D.
- Miami-Dade County Flood Criteria = +6.5 (NGVD)
- Proposed Minimum Finish Floor Elevation: +9.50 (NGVD)
- Maximum peak flood routing stage for 100 year – 3 day storm event: 9.21 (NGVD)
- Maximum flood routing stage for 25 year – 3 day storm event:8.96 (NGVD)
- Maximum flood routing stage for 10 year – 24 hr. storm event:8.59 (NGVD)
- Existing natural ground elevation = +6.0 (NGVD) (average)
- Average Yearly Lowest groundwater elevation = +2.0 N.G.V.D. (W.C. – 2.3)
- Average October groundwater elevation = +3.0 N.G.V.D. (W.C. – 2.2)

Summary of Drainage Areas

Gross Area= 2.053 acres
Total Building Area: **0.170** acres
Total dry retention Area: **0.693** acres
Open Land Area (Gross Area – Buildings – Lakes): (2.053 – 0.170 – 0.693 = **1.189** acres
Total Impervious Area: **1.033** acres

- Roof Area: 0.170 acres
- Pavement & Sidewalks: 0.863 acres

Total Pervious Area **0.326** acres
Assumed runoff coefficient:

- Filled areas = 0.8
- Pervious areas = 0.3

Pervious & Impervious Areas

On-Site Areas	%
0.326 Acres Pervious	15.90
0.863 Acres Impervious	42.03
0.170 Acres (Bldg.)	8.30
0.693 Acres (dry retention area)	33.77

Flood Routing Data

Depth of groundwater from filled surface = +8.20 (average) – 3.0 = 5.2 ft
Available groundwater storage (From SFWMD Permit Manual):
8.18 inches (under pervious areas)
Groundwater storage weighted for pervious areas = 8.18 x 0.1590= ***1.30 inches***

STAGE / STORAGE

	DRY RETENTION		OPEN LAND		TOTAL "A"
Stage (ft)	Area (Acres)	Storage (acre/feet)	Area (Acres)	Storage (acre/feet)	Storage (acre/feet)
6.00	0.69	0.00	0.00	0.00	*0.00*
6.50	0.69	0.35	0.00	0.00	*0.35*
7.00	0.69	0.69	0.00	0.00	*0.69*
7.50	0.69	1.04	0.13	0.01	*1.05*
8.00	0.69	1.39	0.46	0.16	*1.55*
8.50	0.69	1.73	0.79	0.48	*2.21*
9.00	0.69	2.08	1.12	0.95	*3.03*
9.50	0.69	2.43	1.19	1.55	*3.97*

Water Quality Calculation

Total Project Area: 2.053 acres
Total Impervious Area: 0.863 acres (50.33%)

- Building Area: 0.170 acres (8.30%)
- Pavement/Concrete/Sidewalks: 0.863 acres (42.03%)

Total Pervious Area: 0.326 acres (15.90%)
Dry Retention area: 0.693 acres (33.77%)

For water quality treatment, the first inch of runoff from the entire site, or the amount of 2½ inches times the percentage of imperviousness shall be treated, whichever is greater.

1. First inch of runoff:
    a. Volume required = 1 inch x 2.053 ÷ 12 = 0.171 acre feet
2. 2½ inches times the percentage of imperviousness[1]:
    a. Volume required = 2½ x 0.4203 = 1.05 inches
    b. Volume to be treated =1.05 (inches) x 2.05 (acres) ÷ 12 = 0.179 acre-feet
3. Condition 2 is greater than Condition 2 therefore:
4. Volume to be treated: **0.179** acre-feet

Drainage trench required (see attached calculations) 308 *L.F.* required (8.3985 acre/inches treated0= 0.700 acre/feet).
Drainage trench provided (see attached calculations) **170 L.F.**

Rainfall Constants

For Flood Routing computations (Cascade)

100 year rainfall quantity: 13.72 inches (3.28 inch rainfall credit applied)
25 year rainfall quantity: 10.72 inches (3.28 inch rainfall credit applied)
10 year rainfall quantity: 7.0 inches (from Permit Manual 10 year map)

Conclusion

This analysis and corresponding calculations prove that the storm water retention system designed for this project exceeds the local and state requirements for storm water management systems.

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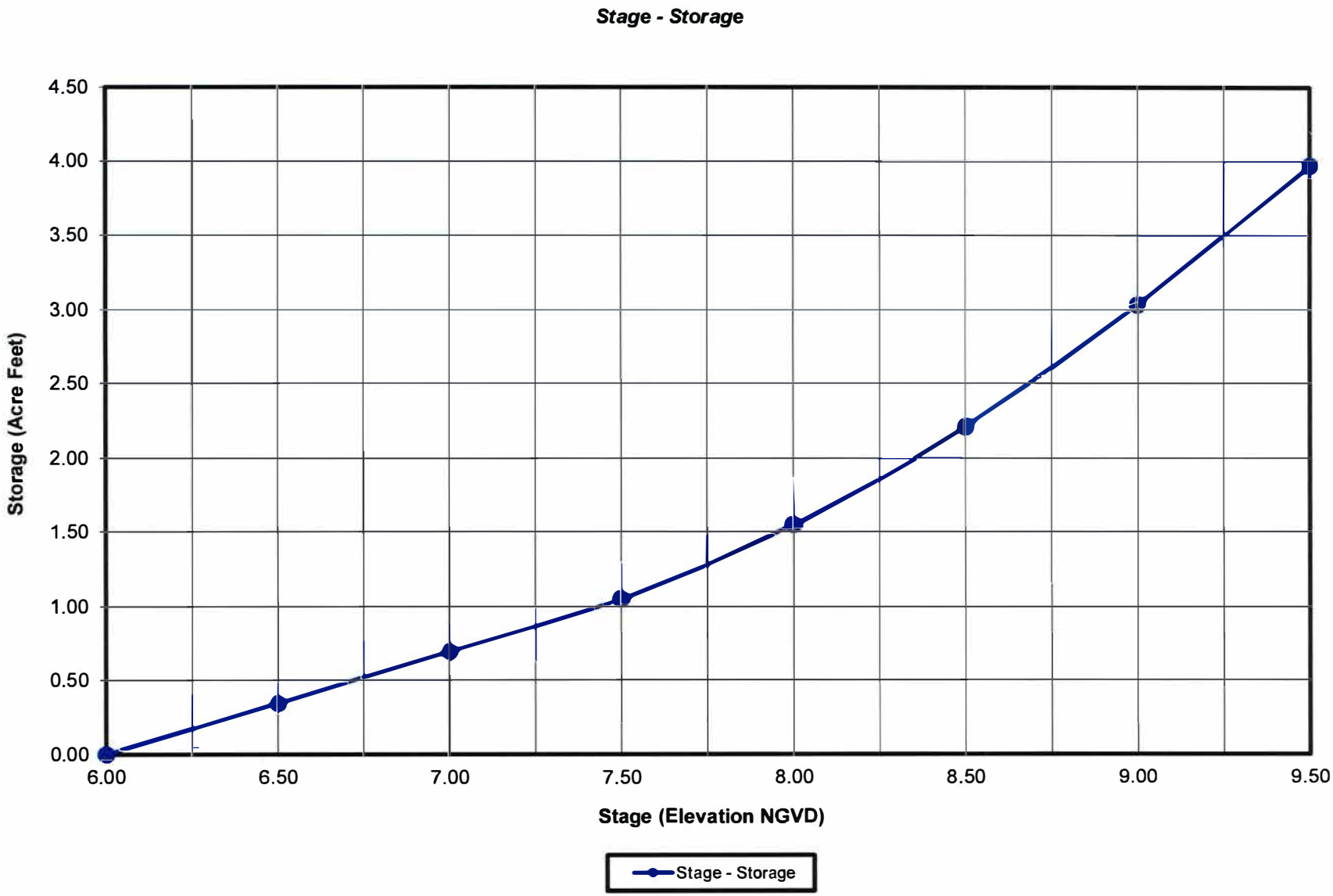
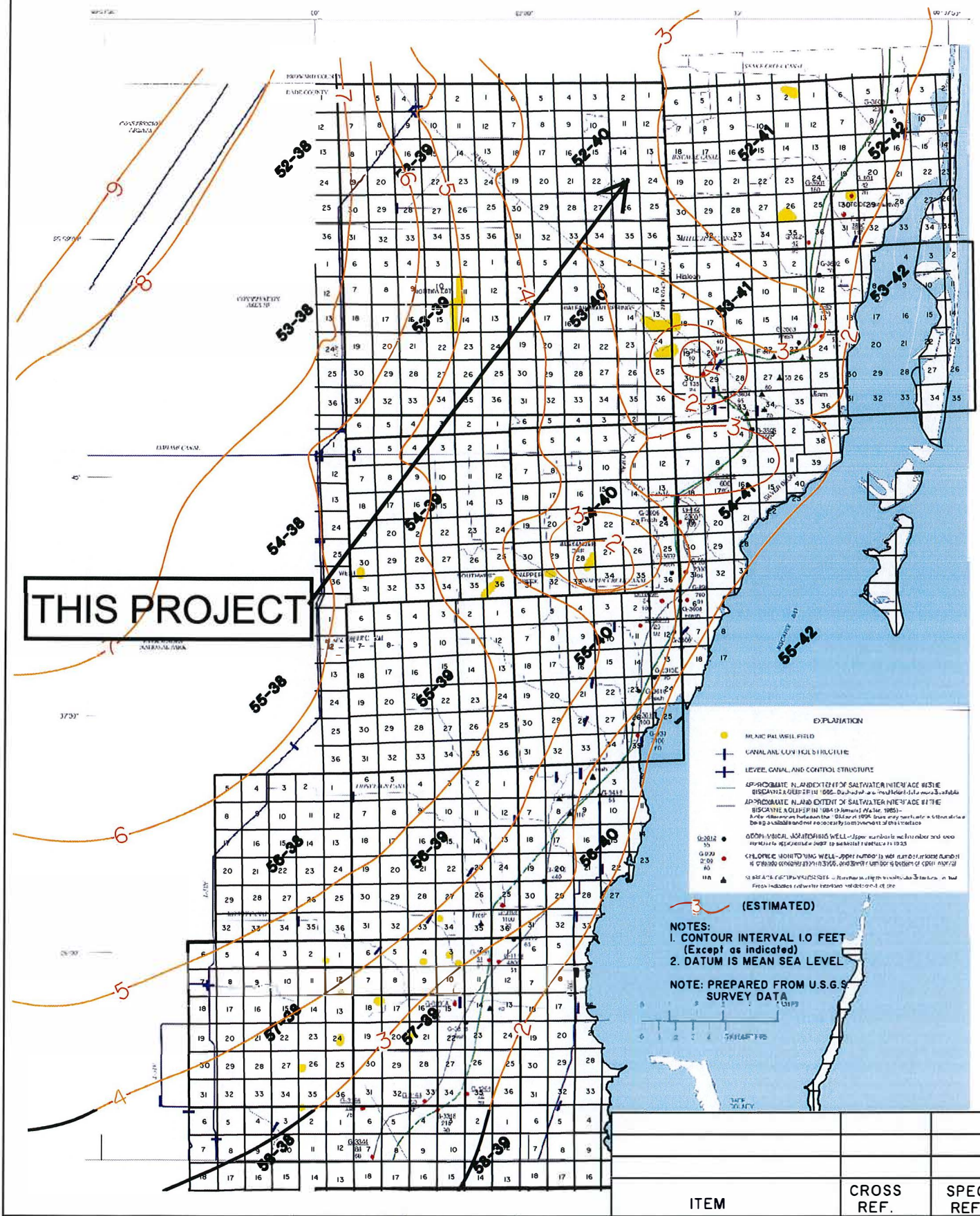
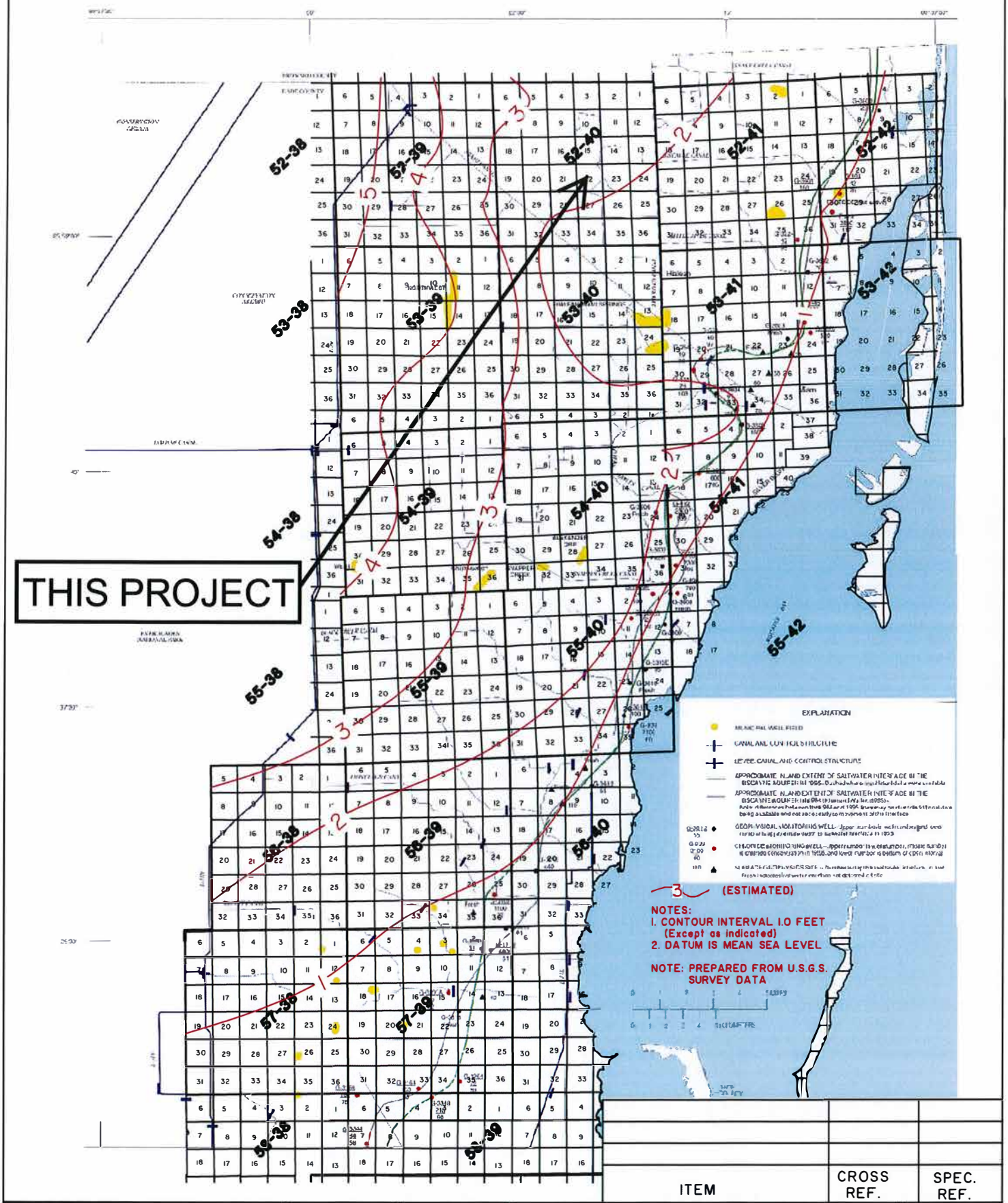
[1] Pursuant to SFWMD Permit Manual (2013), roof and stormwater retention area may be deducted from site area for water quality calculation purposes (Part IV – Stormwater Quality, Section 4.2.2(c).


Stage - Storage
4.50
4.00
3.50
3.00
2.50
2.00
1.50
1.00
0.50
0.00
Storage (Acre Feet)
6.00
6.50
7.00
7.50
8.00
8.50
9.00
9.50
Stage (Elevation NGVD)
Stage - Storage



ITEM	CROSS REF.	SPEC. REF.

METROPOLITAN DADE COUNTY PUBLIC WORKS DEPARTMENT	APPROVED 4/5/72	REVISED 2/19/75 4/14/77	DESIGN STANDARDS AVERAGE OCTOBER GROUND WATER LEVEL 1960-75	WC 2.2 SHEET 1 of 1



ITEM	CROSS REF.	SPEC. REF.

METROPOLITAN DADE COUNTY PUBLIC WORKS DEPARTMENT	APPROVED 4/5/72	REVISED 2/19/75 4/14/77	DESIGN STANDARDS AVERAGE MAY GROUND WATER LEVEL 1960-75	WC 2.4 SHEET 1 of 1

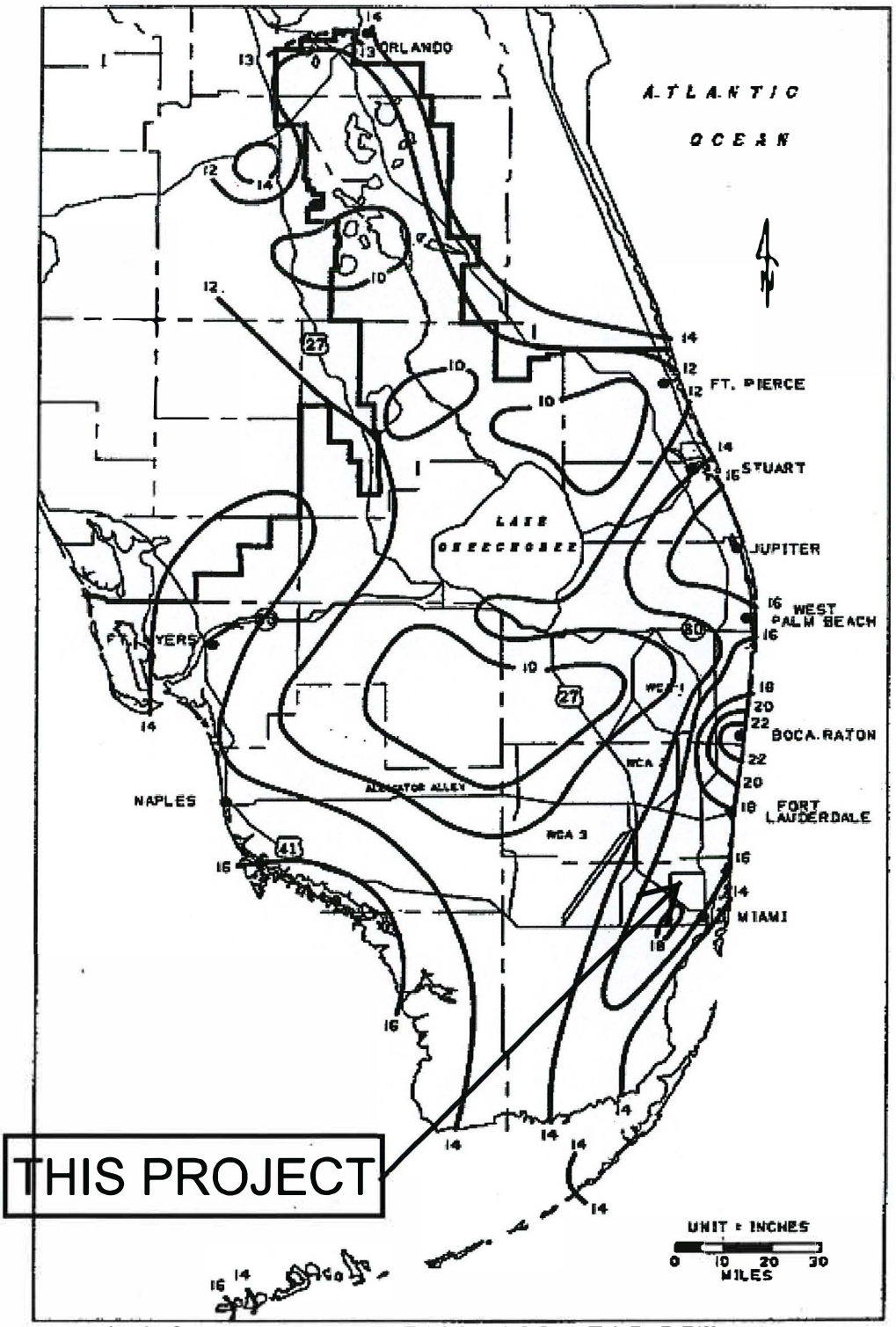


FIGURE C-9. 3-DAY RAINFALL: 100-YEAR RETURN PERIOD

Project Name: Zone2017-0614
Reviewer: 2a
Project Number: U.S.S.
Period Begin: Jan 25, 2018;0000 hr End: Jan 28, 2018;0000 hr Duration: 72 hr
Time Step: 0.2 hr, Iterations: 10

Basin 1: Retention Area

Method: Santa Barbara Unit Hydrograph
Rainfall Distribution: SFWMD - 3day
Design Frequency: 100 year
3 Day Rainfall: 13.7201 inches
Area: 0.693003 acres
Ground Storage: 1.3 inches
Time of Concentration: 1 hours
Initial Stage: 6 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
6.00	0.00
6.50	0.35
7.00	0.69
7.50	1.04
8.00	1.39
8.50	1.73
9.00	2.08
9.50	2.43

Basin 2: Paving

Method: Santa Barbara Unit Hydrograph
Rainfall Distribution: SFWMD - 3day
Design Frequency: 100 year
3 Day Rainfall: 13.7201 inches
Area: 1.189 acres
Ground Storage: 1.3 inches
Time of Concentration: 1 hours
Initial Stage: 7.3 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
7.30	0.00
7.50	0.01
8.00	0.16
8.50	0.48
9.00	0.95
9.50	1.55

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
Retention Area	7.01	72.00	6.00	0.00
Paving	9.21	72.00	7.30	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
Retention Area	0.70	0.00	0.00	0.00	0.70	0.00
Paving	1.20	0.00	0.00	0.00	1.20	0.00

Miami Lakes Office Building

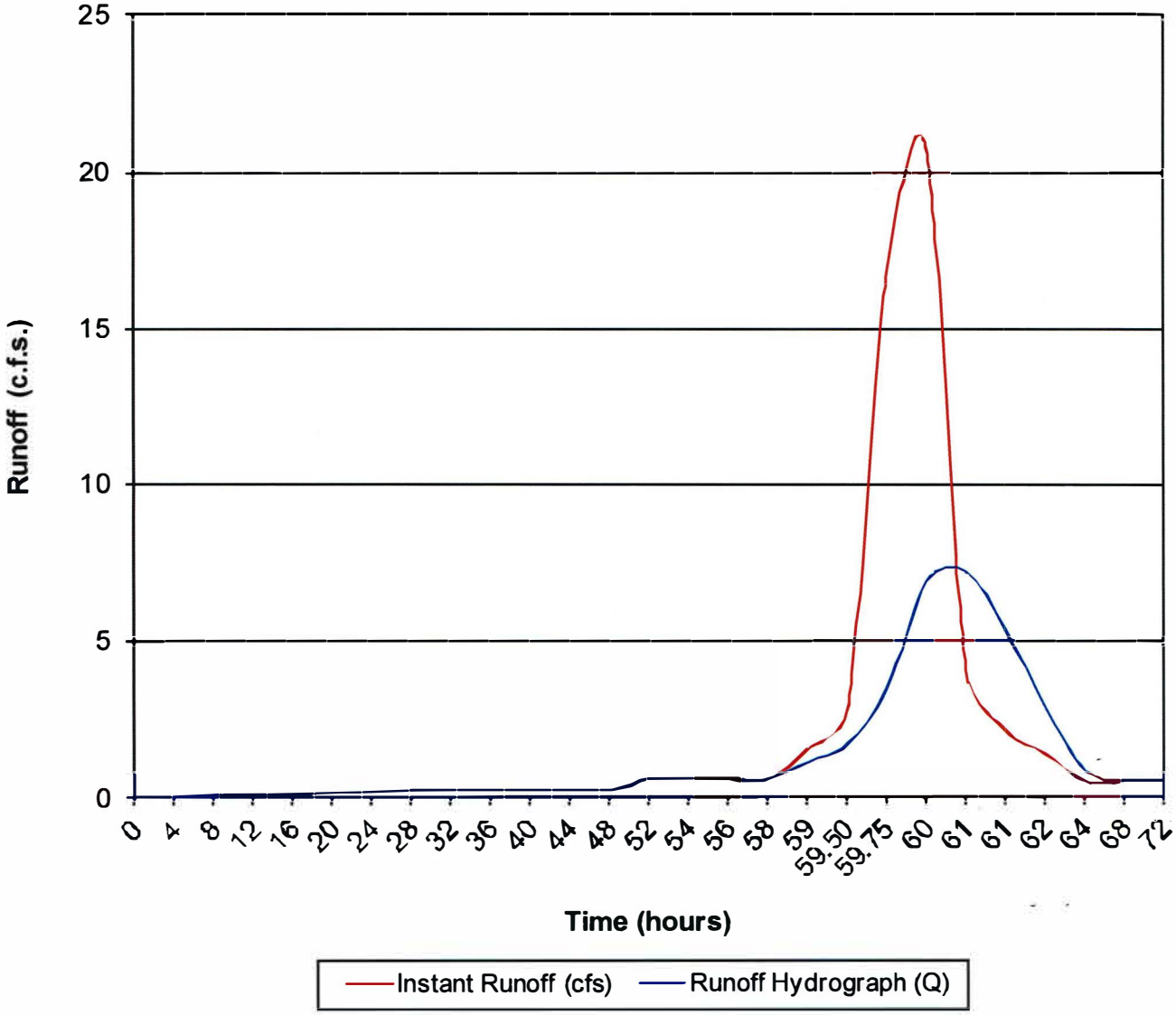
100 Year - 72 hour Event

Time of Concentration (Hr.):	1.00
Impervious Area (Acres):	1.03
Pervious Area (Acres):	1.02
Total Land Area (Acres):	2.05
Pervious Percentage:	49.76%
Available Soil Storage (inches):	8.18
Weighted Soil Storage (inches):	1.30
Rainfall:	13.72
Frequency (year):	100
Duration (hours):	72

Time (Hours)	Ratio (P/P24)	Cumulative Rain (in)	Runoff (in)	Cumulative Runoff (AF)	Instant Runoff (cfs)	Runoff Hydrograph (Q)
0.00	0.000	0.00	0.00	0.00	0.00	0.00
4.00	0.024	0.33	0.00	0.00	0.02	0.00
8.00	0.049	0.67	0.10	0.02	0.07	0.06
12.00	0.073	1.00	0.27	0.05	0.10	0.09
16.00	0.097	1.33	0.49	0.08	0.12	0.12
20.00	0.122	1.67	0.73	0.13	0.13	0.13
24.00	0.146	2.00	1.00	0.17	0.15	0.14
28.00	0.182	2.49	1.41	0.24	0.22	0.21
32.00	0.217	2.98	1.84	0.31	0.22	0.22
36.00	0.253	3.47	2.28	0.39	0.23	0.23
40.00	0.288	3.95	2.73	0.47	0.23	0.23
44.00	0.324	4.44	3.19	0.54	0.24	0.23
48.00	0.359	4.93	3.65	0.62	0.22	0.24
52.00	0.444	6.10	4.77	0.82	0.58	0.57
54.00	0.487	6.68	5.34	0.91	0.58	0.58
56.00	0.530	7.27	5.91	1.01	0.58	0.58
58.00	0.572	7.85	6.48	1.11	0.56	0.58
59.00	0.628	8.62	7.23	1.24	1.55	1.14
59.50	0.678	9.30	7.91	1.35	2.77	1.68
59.75	0.828	11.36	9.94	1.70	16.65	3.46
60.00	1.015	13.93	12.48	2.13	20.85	6.86
60.50	1.088	14.93	13.47	2.30	4.08	7.21
61.00	1.126	15.45	13.99	2.39	2.12	5.37
62.00	1.177	16.15	14.69	2.51	1.43	2.91
64.00	1.213	16.65	15.18	2.59	0.51	0.85
68.00	1.286	17.65	16.18	2.76	0.51	0.52
72.00	1.359	18.65	17.17	2.93	0.51	0.51

SBUH (MLakes).xlsx

Santa Barbara Urban Hydrograph (100 Year)



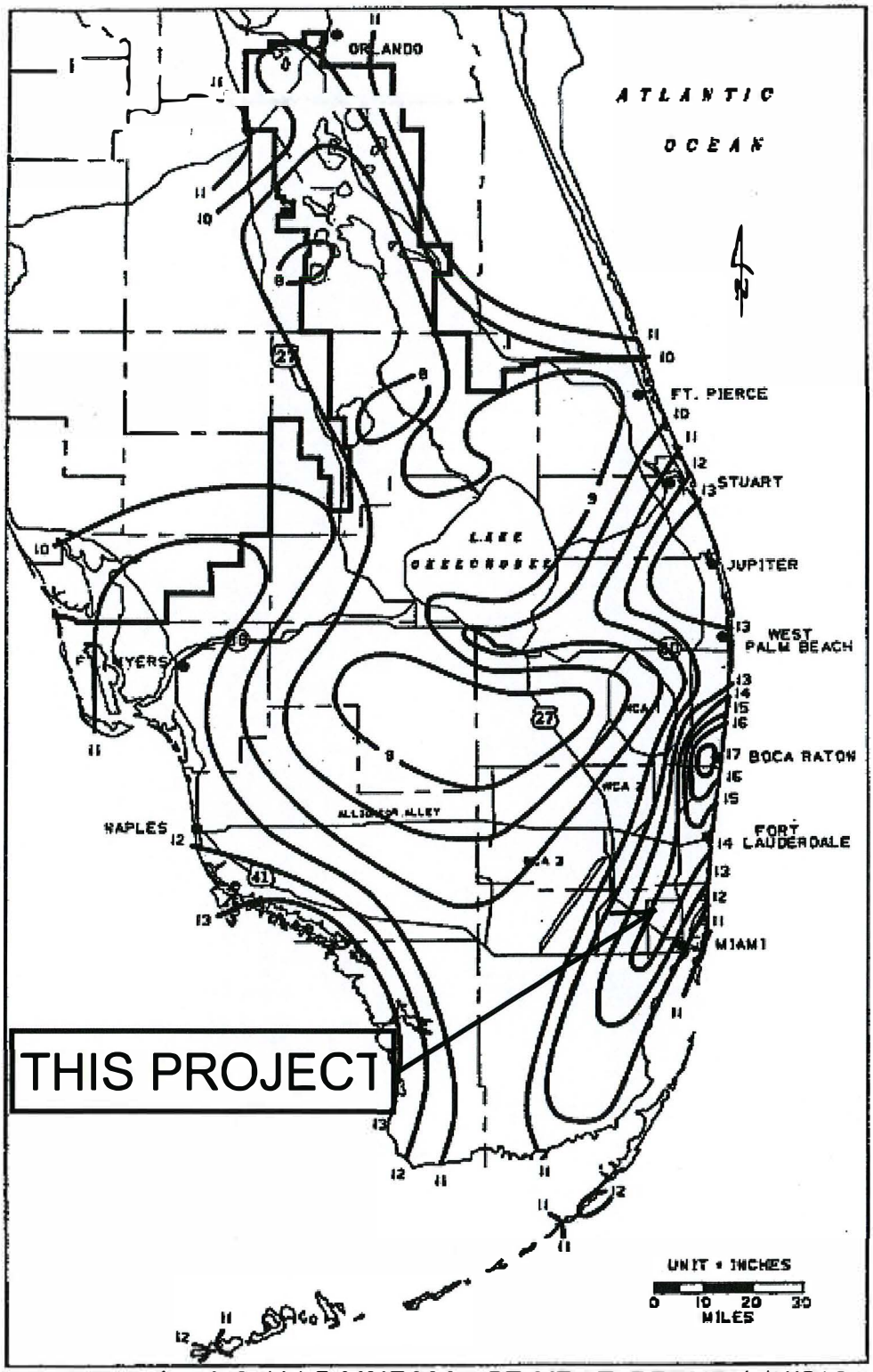


FIGURE C-8. 3-DAY RAINFALL: 25-YEAR RETURN PERIOD

Project Name: Zone2017-0614
Reviewer: 2a
Project Number: U.S.S.
Period Begin: Jan 25, 2018;0000 hr End: Jan 28, 2018;0000 hr Duration: 72 hr
Time Step: 0.2 hr, Iterations: 10

Basin 1: Retention Area

Method: Santa Barbara Unit Hydrograph
Rainfall Distribution: SFWMD - 3day
Design Frequency: 25 year
3 Day Rainfall: 10.72 inches
Area: 0.693003 acres
Ground Storage: 1.3 inches
Time of Concentration: 1 hours
Initial Stage: 6 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
6.00	0.00
6.50	0.35
7.00	0.69
7.50	1.04
8.00	1.39
8.50	1.73
9.00	2.08
9.50	2.43

Basin 2: Paving

Method: Santa Barbara Unit Hydrograph
Rainfall Distribution: SFWMD - 3day
Design Frequency: 25 year
3 Day Rainfall: 10.72 inches
Area: 1.189 acres
Ground Storage: 1.3 inches
Time of Concentration: 1 hours
Initial Stage: 7.3 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
7.30	0.00
7.50	0.01
8.00	0.16
8.50	0.48
9.00	0.95
9.50	1.55

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
Retention Area	6.77	72.00	6.00	0.00
Paving	8.96	72.00	7.30	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
Retention Area	0.53	0.00	0.00	0.00	0.53	0.00
Paving	0.91	0.00	0.00	0.00	0.91	0.00

Miami Lakes Office Building

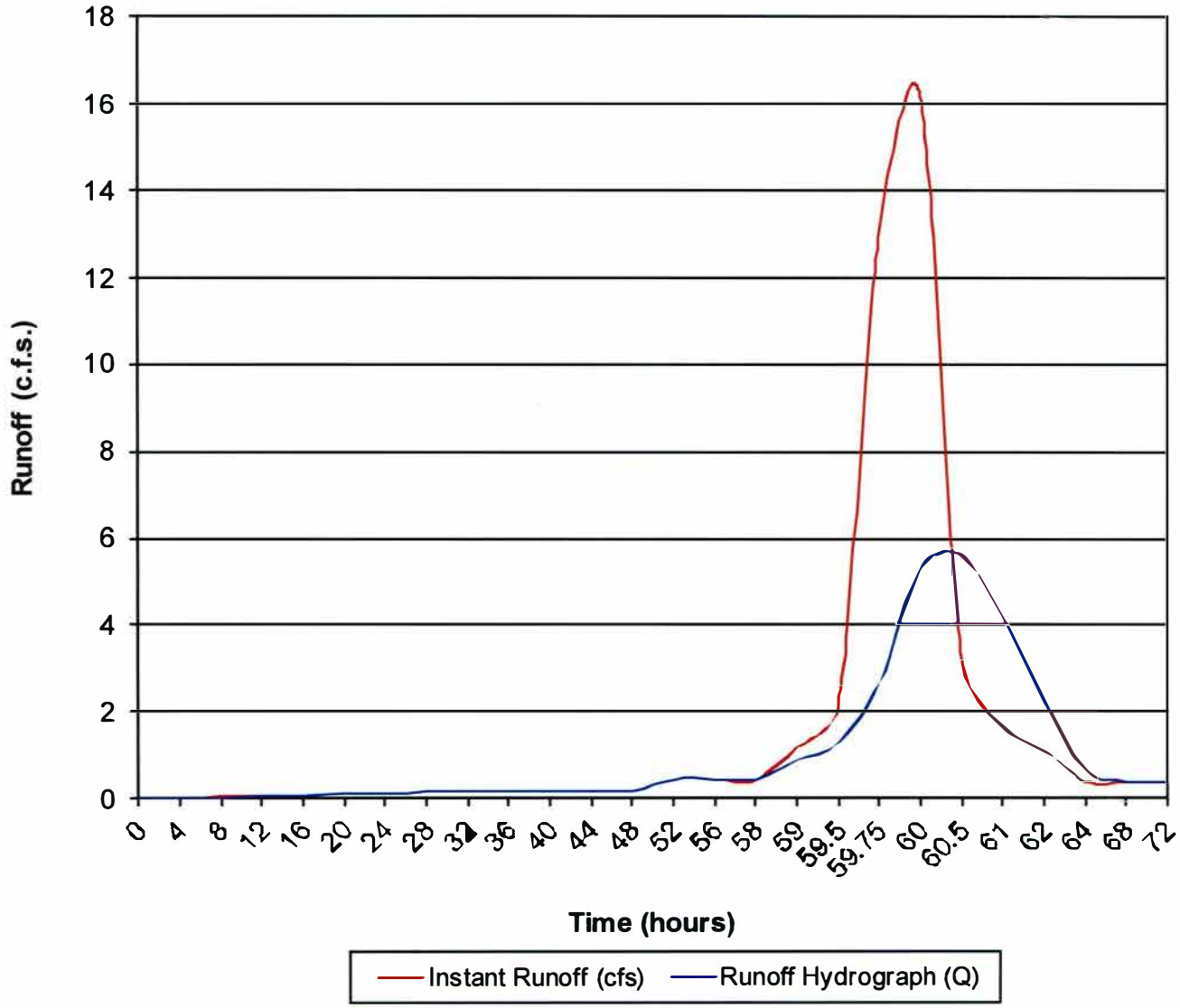
25 Year - 72 hour Event

Time of Concentration (Hr.):	1.00
Impervious Area (Acres):	1.03
Pervious Area (Acres):	1.02
Total Land Area (Acres):	2.05
Pervious Percentage:	49.76%
Available Soil Storage (inches):	8.18
Weighted Soil Storage (inches):	1.30
Rainfall:	10.72
Frequency (year):	25
Duration (hours):	72

Time (Hours)	Ratio (P/P24)	Cumulative Rain (in)	Runoff (in)	Cumulative Runoff (AF)	Instant Runoff (cfs)	Runoff Hydrograph (Q)
0.00	0.000	0.00	0.00	0.00	0.00	0.00
4.00	0.024	0.26	0.00	0.00	0.00	0.00
8.00	0.049	0.52	0.04	0.01	0.04	0.03
12.00	0.073	0.78	0.15	0.03	0.06	0.06
16.00	0.097	1.04	0.29	0.05	0.08	0.08
20.00	0.122	1.30	0.46	0.08	0.09	0.09
24.00	0.146	1.57	0.65	0.10	0.11	0.10
28.00	0.182	1.95	0.95	0.16	0.16	0.16
32.00	0.217	2.33	1.27	0.22	0.17	0.16
36.00	0.253	2.71	1.60	0.27	0.17	0.17
40.00	0.288	3.09	1.94	0.33	0.18	0.17
44.00	0.324	3.47	2.28	0.39	0.18	0.18
48.00	0.359	3.85	2.63	0.45	0.17	0.18
52.00	0.444	4.76	3.49	0.60	0.44	0.44
56.00	0.530	5.68	4.37	0.75	0.45	0.45
58.00	0.572	6.13	4.81	0.82	0.44	0.45
59.00	0.628	6.73	5.39	0.92	1.20	0.88
59.50	0.678	7.27	5.91	1.01	2.14	1.30
59.75	0.828	8.88	7.49	1.28	12.92	2.68
60.00	1.015	10.88	9.46	1.62	16.20	5.32
60.50	1.088	11.66	10.24	1.75	3.17	5.60
61.00	1.126	12.07	10.64	1.82	1.65	4.17
62.00	1.177	12.62	11.18	1.91	1.11	2.26
64.00	1.213	13.01	11.57	1.98	0.40	0.66
68.00	1.286	13.79	12.34	2.11	0.40	0.40
72.00	1.359	14.57	13.12	2.24	0.40	0.40

SBUH (MLakes).xlsx

Santa Barbara Urban Hydrograph (25 Year)



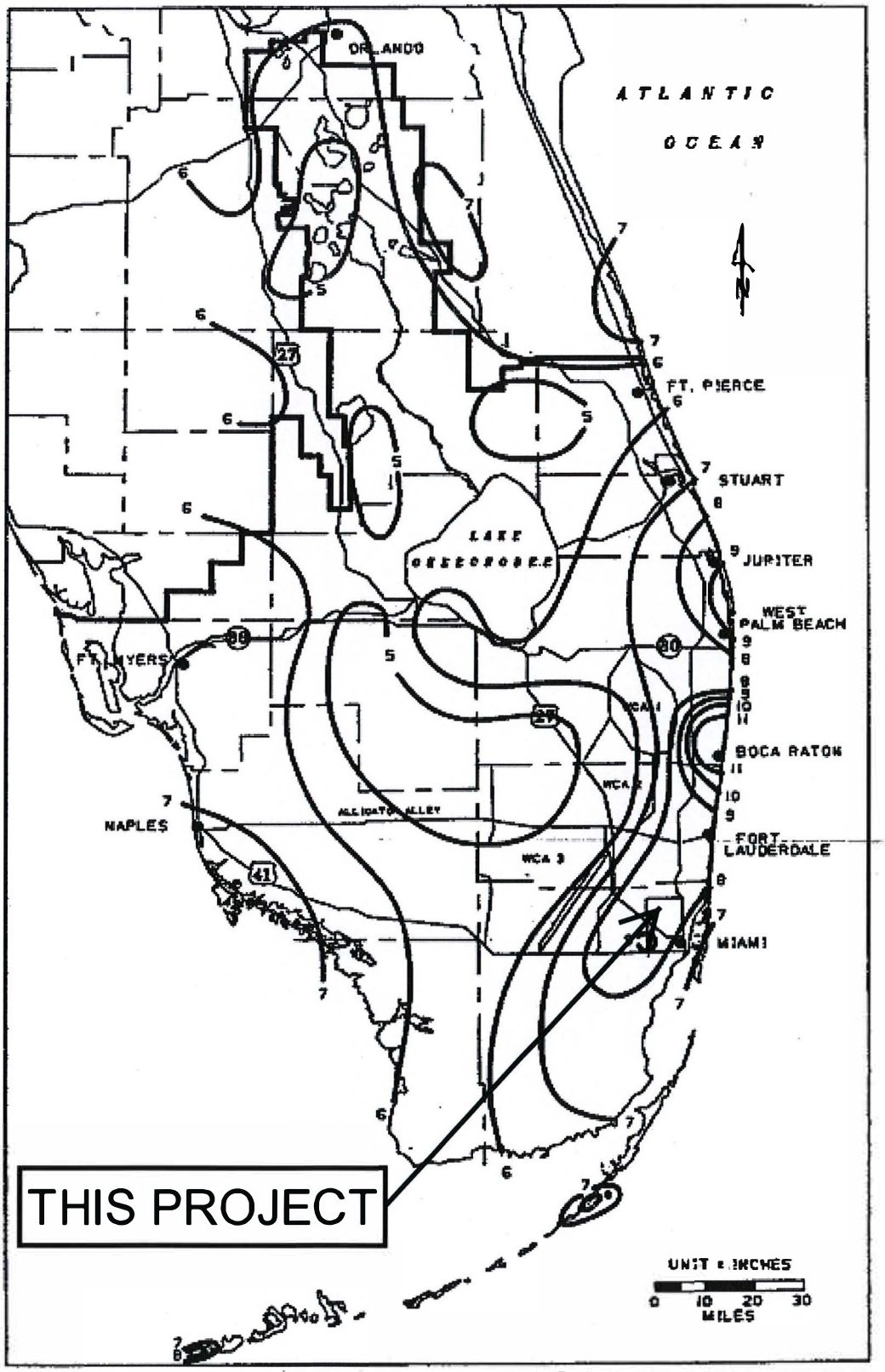


FIGURE C-4. 1-DAY RAINFALL: 10-YEAR RETURN PERIOD

Project Name: Zone2017-0614
Reviewer: 2a
Project Number: U.S.S.
Period Begin: Jan 25, 2018;0000 hr End: Jan 28, 2018;0000 hr Duration: 72 hr
Time Step: 0.2 hr, Iterations: 10

Basin 1: Retention Area

Method: Santa Barbara Unit Hydrograph
Rainfall Distribution: SFWMD - 24 hr
Design Frequency: 10 year
1 Day Rainfall: 7 inches
Area: 0.693003 acres
Ground Storage: 1.3 inches
Time of Concentration: 1 hours
Initial Stage: 6 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
6.00	0.00
6.50	0.35
7.00	0.69
7.50	1.04
8.00	1.39
8.50	1.73
9.00	2.08
9.50	2.43

Basin 2: Paving

Method: Santa Barbara Unit Hydrograph
Rainfall Distribution: SFWMD - 24 hr
Design Frequency: 10 year
1 Day Rainfall: 7 inches
Area: 1.189 acres
Ground Storage: 1.3 inches
Time of Concentration: 1 hours
Initial Stage: 7.3 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
7.30	0.00
7.50	0.01
8.00	0.16
8.50	0.48
9.00	0.95
9.50	1.55

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
Retention Area	6.47	35.00	6.00	0.00
Paving	8.59	34.80	7.30	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
Retention Area	0.33	0.00	0.00	0.00	0.33	0.00
Paving	0.56	0.00	0.00	0.00	0.56	0.00

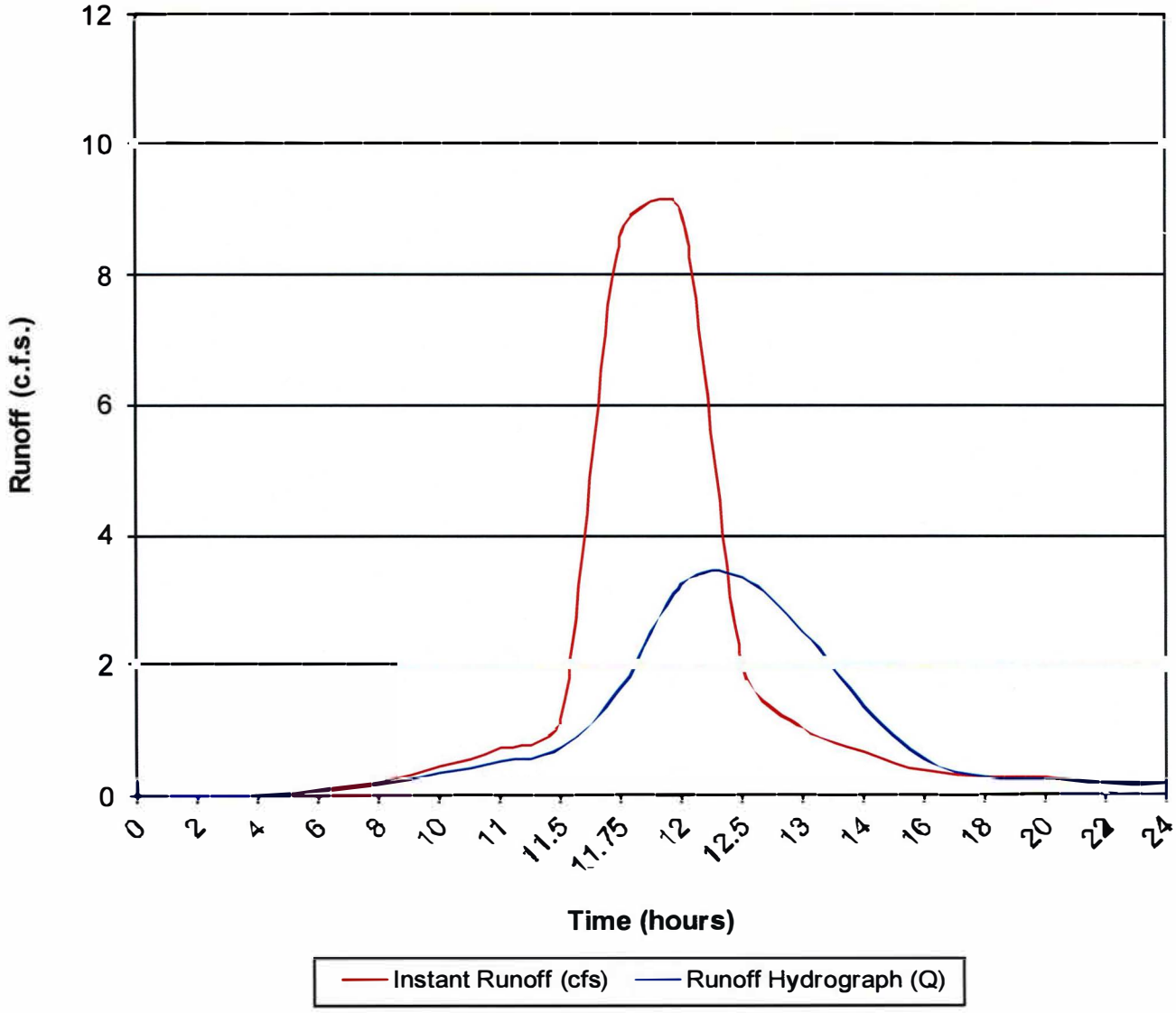
Miami Lakes Office Building
10 Year - 24 hour Event

Time of Concentration (Hr.):	1.00
Impervious Area (Acres):	1.03
Pervious Area (Acres):	1.02
Total Land Area (Acres):	2.05
Pervious Percentage:	49.76%
Available Soil Storage (inches):	8.18
Weighted Soil Storage (inches):	1.30
Rainfall:	7.00
Frequency (year):	10
Duration (hours):	24

Time (Hours)	Ratio (P/P24)	Cumulative Rain (in)	Runoff (in)	Cumulative Runoff (AF)	Instant Runoff (cfs)	Runoff Hydrograph (Q)
0.00	0.000	0.00	0.00	0.00	0.00	0.00
2.00	0.020	0.14	0.00	0.00	0.00	0.00
4.00	0.045	0.32	0.00	0.00	0.01	0.00
6.00	0.083	0.58	0.06	0.01	0.10	0.06
8.00	0.137	0.96	0.24	0.04	0.23	0.18
10.00	0.213	1.49	0.60	0.10	0.46	0.36
11.00	0.269	1.88	0.90	0.15	0.73	0.52
11.50	0.319	2.23	1.19	0.20	1.20	0.74
11.75	0.488	3.42	2.24	0.38	8.58	1.66
12.00	0.656	4.59	3.33	0.57	8.99	3.24
12.50	0.729	5.10	3.82	0.65	2.02	3.35
13.00	0.767	5.37	4.07	0.70	1.04	2.52
14.00	0.818	5.73	4.42	0.75	0.66	1.38
16.00	0.880	6.16	4.83	0.83	0.39	0.56
18.00	0.916	6.41	5.08	0.87	0.28	0.29
20.00	0.952	6.66	5.32	0.91	0.28	0.25
22.00	0.976	6.83	5.49	0.94	0.17	0.18
24.00	1.000	7.00	5.65	0.97	0.17	0.17

SBUH (MLakes).xlsx

Santa Barbara Urban Hydrograph (10 Year)



U.S. South Engineering
14347 Commerce Way
Miami, FL. 33016
(305) 558-2588

PROJECT: **Miami Lakes Office**
JOB No:

DATE: 11/1/2017

VOLUME TREATED (V) $V = C_w \times A \times R$

TRENCH LENGTH FORMULAS **

IF Ds > Du $$L = \frac{V}{K(2H_2D_U - D_U^2 + 2H_2D_S) + 1.39 \times 10^{-4}(WD_U)}$$

IF Du > Ds $$L = \frac{V}{K(H_2W + 2H_2D_U - D_U^2 + 2H_2D_S) + 1.39 \times 10^{-4}(WD_U)}$$

**** Taken from South Florida Water Management District Permitting Information Manual (2013).**

BASE DATA

Grate Elevation:	8.00	(N.G.V.D.)	
Water-Table Table Elev:	3.00	(WC 2.2.)	(Wt)
Trench Depth (ft):	15		
Bottom Trench Elevation:	-7.00		(bottom)
Impervious Area Coefficient:	0.90	(constant)	(Ci)
Sodded Swale Area Coefficient:	0.30	(constant)	(Cs)
Grassed Lot Area Coefficient:	0.40	(constant)	(Cg)
Roof Area Coefficient	1.00	(constant)	(Cr)
Rainfall (Inches):	6.20	(in.)	(i)
Trench width (ft):	4	(feet)	(w)
Depth to Water Table (H2)	5.00	(feet)	(H2)
Unsaturated Depth	3.33	(feet)	(Du)
Saturated Depth	10.00	(feet)	(Ds)

Table

Drainage Area	Total
Gross Area (ft2):	89408
Grassed Area (ft2):	44407
Lot Coverage (%):	100%
Impervious Area (ft2):	37579
Roof Area (ft2):	7422
Weighted Coefficient (Cw):	0.6600
Volume of Runoff (Acre-inch.)(Q):	8.3985
Conductivity Coefficient (k)	7.00E-04

Length of Trench required (LF):	**83**
Trench length provided (LF):	***170***

Project Name:
Project Number:

U.S. South Engineering

MASS DIAGRAM

Drainage Area Distribution

Gross Area ft²	Lot Area ft²	R/W Area ft²	Grass Area ft²	(Cg)	Roof Area ft²	(Cr)	Swale Area ft²	(Cs)	Impervious ft²	(Ci)
89408	89408	0	44407	0.3	7422	1.0	0	0.4	37579	0.9

System Storage Data

C factor for Pervious Areas:	0.35
C factor for Impervious Areas:	0.95
Total Drainage Area (Acres):	2.053
Impervious Areas (Acres):	1.033
Pervious Areas (Acres):	1.019
Exfiltration Rate (ft³/sec/LF):	0.0859
Run-off Coefficient (Cw):	0.610
Storage available (ft³/1000):	**0.9800**
Trench Length Required:	**71**
Trench Length Provided:	***140***
Trench Length Safety Factor:	2.0

Trench Data

Water Table Elevation (WC 2.2):	3.00
Grate Elevation:	8.00
Trench Width (ft):	4
Non-Saturated Top of Trench*:	6.50
Hydraulic Conductivity (k)(avg):	7.00E-04
Height to Water Table (ft)(H2):	5
Unsaturated Trench (ft)(Du):	3.50
Saturated Trench (ft)(Ds):	10
Pipe Diameter (inches):	18
Pipe Invert Elevation:	3.00
Percentage of Voids:	50%
Trench Depth (ft):	15

*(Assumes 24" minimum cover over pipe)

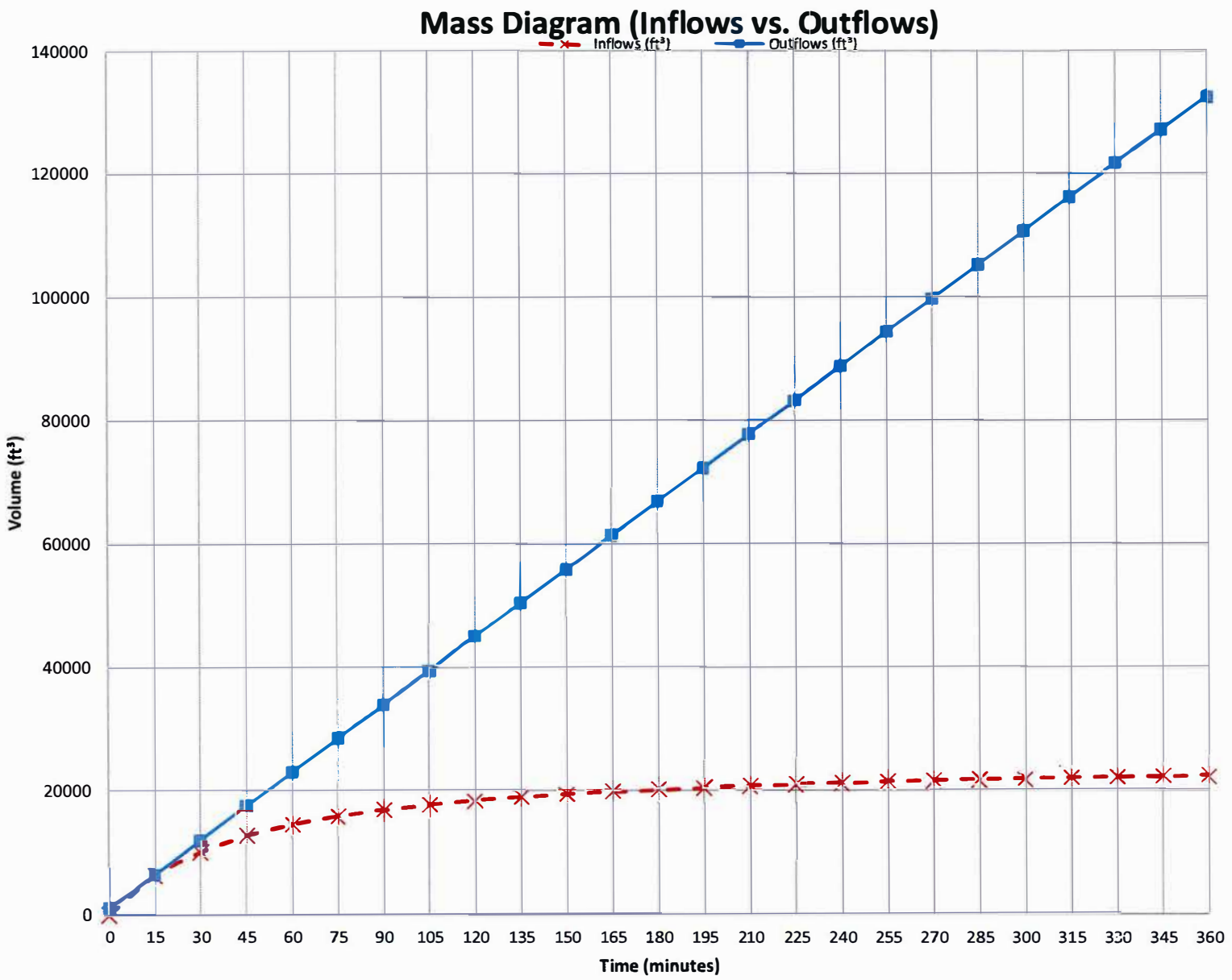
Run-off Generation Data

Volume of one inch of run-off (ft³):	7451
Storm Frequency (years):	5
Initial Time of Concentration (Tc):	10
Time to generate 1" of run-off (min.):	19

U.S. South Engineering

MASS DIAGRAM OF INFLOWS AND OUTFLOWS

Time (min.)	Intensity (in/hr)	Run-Off (ft^3/sec)	Inflows (ft^3)	Exfiltration (ft^3/sec)	Cumulative (ft^3)	System Storage(ft^3)	Outflows (ft^3)	Overflows (ft^3)
0	7.58	9.49	0	6.09	0	980	980	-980.0
15	5.64	7.07	6363	6.09	5484	980	6464	-101.4
30	4.50	5.63	10139	6.09	10969	980	11949	-1,809.6
45	3.74	4.68	12640	6.09	16453	980	17433	-4,793.6
60	3.20	4.00	14417	6.09	21938	980	22918	-8,500.3
75	2.79	3.50	15746	6.09	27422	980	28402	-12,655.9
90	2.48	3.11	16777	6.09	32906	980	33886	-17,109.5
105	2.23	2.79	17600	6.09	38391	980	39371	-21,770.9
120	2.03	2.54	18272	6.09	43875	980	44855	-26,583.0
135	1.86	2.32	18832	6.09	49360	980	50340	-31,508.0
150	1.71	2.14	19304	6.09	54844	980	55824	-36,519.5
165	1.59	1.99	19709	6.09	60328	980	61308	-41,599.0
180	1.48	1.86	20060	6.09	65813	980	66793	-46,732.8
195	1.39	1.74	20367	6.09	71297	980	72277	-51,910.6
210	1.31	1.64	20637	6.09	76782	980	77762	-57,124.6
225	1.23	1.55	20877	6.09	82266	980	83246	-62,368.8
240	1.17	1.46	21092	6.09	87750	980	88730	-67,638.5
255	1.11	1.39	21285	6.09	93235	980	94215	-72,929.6
270	1.06	1.32	21460	6.09	98719	980	99699	-78,239.3
285	1.01	1.26	21619	6.09	104203	980	105183	-83,564.9
300	0.97	1.21	21764	6.09	109688	980	110668	-88,904.3
315	0.92	1.16	21896	6.09	115172	980	116152	-94,255.9
330	0.89	1.11	22019	6.09	120657	980	121637	-99,618.1
345	0.85	1.07	22131	6.09	126141	980	127121	-104,989.8
360	0.82	1.03	22236	6.09	131625	980	132605	-110,369.8



Project No:

Project:

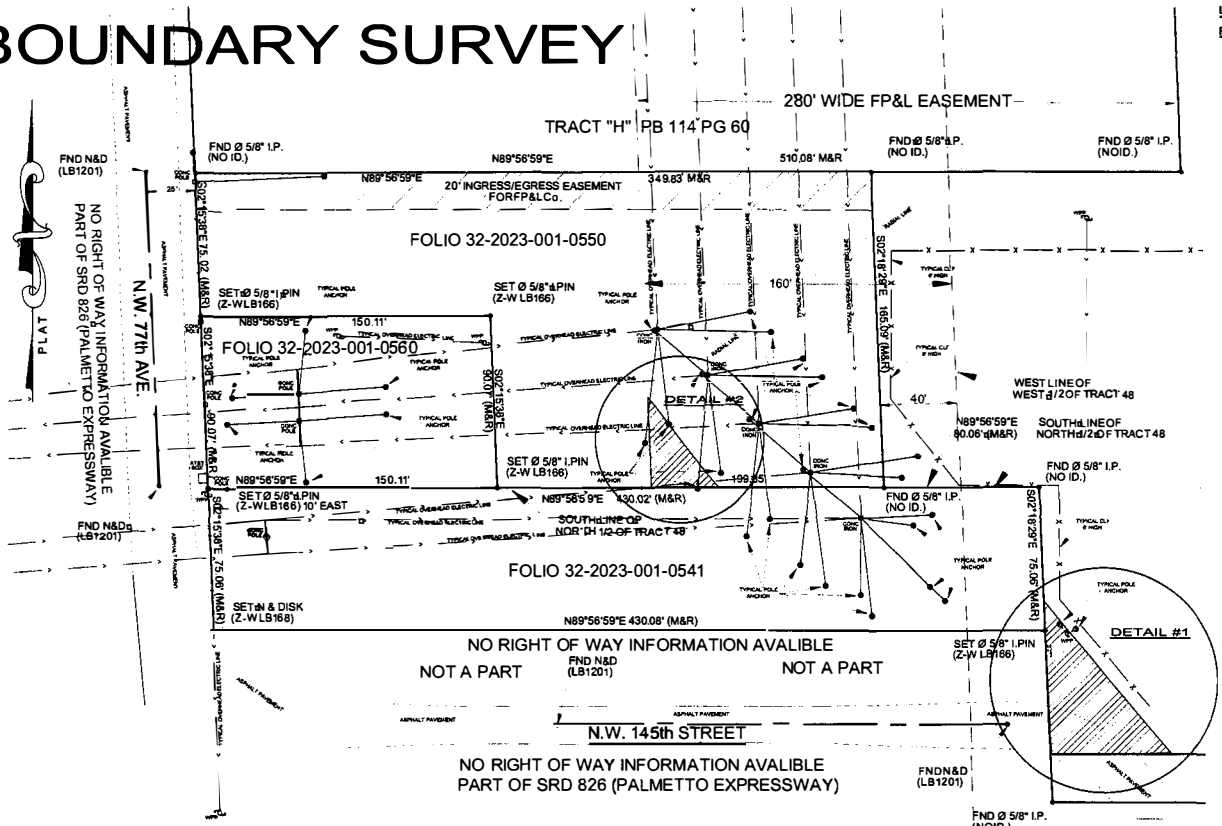
11/3/2017

Mass Diagram (MLakes).xlsx

EXHIBIT B

SURVEY

BOUNDARY SURVEY



SYMBOL LEGEND:

- LIGHT POLE
- TYPICAL STATION
- UTILITYPOLE
- MAILBOX
- ELECTRICBOX
- TRAFFIC SIGNAL BOX
- FIRE HYDRANT
- STORM SEWER/CATCH BASIN
- WATER METER
- SIGN
- TELEPHONE BOX
- WATER VALVE
- ELEVATIONS
- TRAFFIC LANE FLOW
- CENTER LINE
- MONUMENT LINE
- DIAMETER.

ABBREVIATIONS:

SURVEYOR'S NOTES:

1. EXAMINATION OF THE ABSTRACT OF THE TITLE WILL HAVE TO BE MADE TO DETERMINE RECORD INSTRUMENTS IF ANY, AFFECTING THE PROPERTY.
2. LOCATION AND IDENTIFICATION OF UNDERGROUND ENCROACHMENTS OR UTILITIES ON AND/OR ADJACENT TO THE PROPERTY WERE NOT SECURED AS SUCH INFORMATION WAS NOT REQUESTED
3. NO SEARCH OF PUBLIC RECORDS HAS BEEN MADE (BY THIS OFFICE) FOR ACCURACY AND OR OMISSIONS.
4. THIS CERTIFICATION IS ONLY FOR THE LANDS AS DESCRIBED, IT IS NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS, OR FREEDOM FROM ENCUMBRANCES. "TITLE" ABSTRACT NOT REVIEWED.
5. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY
6. THIS SURVEY MAY BE ENTIRELY PREPARED FOR THE EXCLUSIVE USE OF ENTITIES NAMED HEREON AND THE CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTY.
7. DIMENSIONS, BEARINGS OR ANGLES INDICATED HEREIN ARE MEASURED AND ARE THE SAME AS PLAT VALUES UNLESS OTHERWISE INDICATED
8. BEARINGS ARE BASED ON SHOWN PLAT VALUES (IF ANY) OR AN ASSUMED VALUE.
9. ALL RIGHTS OF WAYS SHOWN ARE PUBLIC UNLESS OTHERWISE NOTED
10. UTILITY FACILITIES WITHIN UTILITY EASEMENTS NOT NOTED AS VIOLATIONS, DRIVEWAYS OR PORTIONS THEREOF WITHIN ROADWAYS NOT NOTED AS VIOLATIONS ARE NOT ENCROACHMENTS.
11. R/W LINES DEPICTED HEREON ARE REFERENCED TO THE PLATS OF PUBLIC RECORD (LISTED BELOW) NO ADDITIONAL INFORMATION WAS PROVIDED TO THIS OFFICE REGARDING CHANGES IN RIGHTS OF WAY, DEDICATIONS, LOT LINES, PROPERTY LINES, ZONING ETC.
12. THIS DRAWING IS PROPERTY OF ZURWELLE-WHITTAKER, INC AND CANNOT BE REPRODUCED WITHOUT WRITTEN CONSENT
13. THE ELEVATION INFORMATION SHOWN HEREON (IF ANY) IS RELATIVE TO THE NATIONAL GEODETIC VERTICAL DATUM, (N.G.V.D.), OF 1929, UNLESS OTHER WISE NOTED
14. BENCHMARK USED: TBD ELEVATION WERE QUESTED
15. BOORDINATES SHOWN ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1983/1990 2007 NSRS ADJUSTMENT.
16. COORDINATE CONVERSIONS (IF ANY) HAVE BEEN CONVERTED USING CORPSCON VERSION 6.0.3, FROM U.S. ARMY CORPS OF ENGINEERS ALEXANDRIA, VIRGINIA.
17. ACCURACY OF HORIZONTAL CONTROL: (FOR EXPECTED USE OF LAND AS DERIVED BY 5J-17) THE FIELD MEASUREMENTS VERIFIED BY CALCULATIONS OF A CLOSED GEOMETRIC FIGURE BASED UPON FIELD INFORMATION TAKEN IN THE FIELD BY TOTAL STATION AND DGPS/GNSS.

RELATIVE DISTANCE ACCURACY FOR THIS SURVEY IS MORE OR LESS:

X	COMMERCIAL/HIGH RISK	LINEAR: 1 FOOT IN 10,000+ FEET
___	SUBURBAN	LINEAR: 1 FOOT IN 7,500 FEET
___	RURAL	LINEAR: 1 FOOT IN 5,000 FEET

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED "BOUNDARY SURVEY" WAS PREPARED UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THE SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027.

FLOOD INFORMATION:

COMMUNITY NUMBER	: 120686
PANEL NUMBER	: 12086C0114L
SUFFIX	: L
DATE OF FIRM	: 09-11-2009
FIRM ZONE	: AE
BASE FLOOD ELEVATION	: 6'
DATE FIELD WORK	: 10-30-2017
DATE DRAFTING	: 10-31-2017
DATE SIGNED AND SEALED	: 11-01-2017
REVISED FIELD SURVEY	: N/A

REVISIONS

DRAWN: JMRD	JOB No.: N/A
REVISED: EAMI	FIELD BOOK: J.C.CAREAGA
SHEET No.: 1 OF 1	SCALE: 1"=30'

PROJECT:

MACO GROUP, LLC

CERTIFIED TO: Alari Holdings, LLC

JUAN C. CAREAGA
PROFESSIONAL SURVEYOR AND MAPPER NO. LS6681
STATE OF FLORIDA

LEGAL DESCRIPTION: AS PER ORB 17359 PG'S 1892-1893

FROM FP&L COMPANY TO MIAMI-DADE COUNTY (POLITICAL SUBDIVISION)

A portion of the South ½ of Tract 48 of FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1, according to the plat thereof recorded in Plat Book 2 at Page 17 of the Public Records of Dade County, Florida, lying in the SW¼ of Section 23, Township 52 South, Range 40 East, Dade County, Florida, being more particularly described as follows:

SEE DETAIL #1

Begin at the point of intersection of the East line of the West 580.00 feet of said Tract 48, with the North line of the South 25.00 feet of said Tract 48; thence run N 2°37'30" W along the East line of the West 580.00 feet of said Tract 48 for a distance of 80.23 feet to a point; thence run S 39°28'54" E for a distance of 103.22 feet to the point of intersection with the North line of the South 25.00 feet of said Tract 48; thence run S 89°33'35" W along the North line of the South 25.00 feet of said Tract 48 for a distance of 61.96 feet to the Point of Beginning;

AND

A portion of the North ½ of said Tract 48, being more particularly described as follows:

SEE DETAIL #2

Commence at the point of intersection of the North line of said Tract 48 with the West line of the East 160.00 feet of the West ½ of said Tract 48; thence run S 02° 37'34" E along the West line of the East 160.00 feet of said Tract 48 forma distance of 117.86 feet to the point of intersection with the arc of a circular curve concave to the Northeast, the center of which bears N 53°38'38" E from said point of intersection, said point of intersection also being the Point of Beginning; thence run Southeasterly along the arc of said circular curve concave to the Northeast, having a radius of 1210.40 feet, through a central angle of 02°48'46", for an arc distance of 59.42 feet to the point of intersection with the South line of the North ½ of said Tract 48; thence run S 89°33'40" W along the South line of the North ½ of said Tract 48 for a distance of 34.22 feet to the point of intersection with the West line of the East 160.00 feet of the West ½ of said Tract 48; thence run N 02°37'34"W along the West line of the East 160.00 feet of the West ½ of said Tract 48 for a distance of 47.28 feet to the Point of Beginning.

LEGAL DESCRIPTION: NOTE, THIS LEGAL WILL COMPRISE THE TOTALITY OF THE LANDS SURVEYED.

THERE APPEARS TO BE SEVERAL INCONSISTENCIES WITH THE LEGAL DESCRIPTIONS PROVIDED. THEY ALSO CONFLICT WITH RIGHT OF WAY GRANTS (WITHIN THE "RED" HATCH) THAT WAS DEEDED TO MIAMI-DADE COUNTY FROM FP&L.

THIS FIRM HIGHLY RECOMMENDS THAT A TITLE SEARCH BE PERFORMED.
THERE IS A HIGH PROBABILITY OF FURTHER EASEMENTS AND DEDICATIONS NOT PROVIDED TO THIS OFFICE NOR SURVEYOR

THE NORTH ½ OF TRACT 48, LESS THE EAST 700' AND LESS THE PALMETTO EXPRESS WAY RIGHT OF WAY ON THE WEST SIDE OF TRACT 48.

AND

THE NORTH 75' OF THE SOUTH ½ OF TRACT 48, LESS THE EAST 620' AND LESS THE PALMETTO EXPRESS WAY RIGHT OF WAY ON THE WEST SIDE OF TRACT 48

LOCATION MAP (N.T.S.)

ZURWELLE-WHITTAKER, INC ESTAB. 1926
CONSULTING ENGINEERS AND SURVEYORS
900 WEST 49th STREET, SUITE 504, HIALEAH, FL 33012 PH: (305) 534-4668 FAX (305) 531-4589
CERTIFICATE OF AUTHORIZATION NO. LB0000166 EB 0028651 WWW.ZURWELLE-WHITTAKER.COM
MEMBER: FLORIDA LAND SURVEYOR'S COUNCIL, FLORIDA SURVEYING AND MAPPING SOCIETY

ZURWELLE - WHITTAKER
SURVEYORS & ENGINEERS SINCE 1926