

RESOLUTION No. 26-161

A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING THE SITE PLAN FOR 8300 INVEST LLC, FOR THE PROPERTY LOCATED AT 8335 NW 56 STREET IN THE CITY OF DORAL, FLORIDA, PURSUANT TO SECTION 53-184(F) OF THE CITY'S LAND DEVELOPMENT CODE; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Chapter 53 "Administration", Article III. "Development Procedures", Sec. 53-184(f) of the City's Land Development Code, establishes the site plan review and approval procedures for site plans by the Mayor and City Council; and

WHEREAS, 8300 Invest LLC (the "Applicant") is seeking site plan approval for the development of the property located at 8335 NW 56th Street, in the City of Doral (the "City") further identified by Miami-Dade County Property Appraiser by Folio No. 35-3022-000-0490 (the "Property") as legally described in "Exhibit A" (the "Project"); and

WHEREAS, City staff finds that the proposed site plan, attached hereto as "Exhibit B," generally complies with the requirements and standards of the City's Land Development Code and Comprehensive Plan; and

WHEREAS, a zoning workshop was held on February 24, 2025, during which the public was afforded an opportunity to examine the Project and provide feedback; and

WHEREAS, the City Council reviewed the site plan application, the written and oral recommendations from the Planning and Zoning Department, and hereby finds competent substantial evidence to find the site plan is in compliance with the City's Comprehensive Plan and Land Development Regulations, and that the site plan maintains the basic intent and purpose of the zoning, subdivision or other land use regulations, which is to protect the general welfare of the public, and further finds that the site plan modification application should be granted.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, AS FOLLOWS:

Section 1. Recitals. The foregoing recitals are confirmed, adopted, and incorporated herein and made as part hereof by this reference.

Section 2. Findings and Conclusions. Based upon an analysis of the site plan application and standards for approval of a site plan under the City's Land Development Regulations, the City Council hereby finds and concludes that the Applicant's request for site plan, as more particularly set forth in "Exhibit B," is in compliance with the Comprehensive Plan and the Land Development Regulations of the City, and there is substantial competent evidence to support approval of the Application, subject to the conditions set forth herein.

Section 3. Approval. The Mayor and City Council hereby approve the site plan for 8300 Invest LLC, for the property located at 8335 NW 56th Street, further identified by Miami-Dade County Property Appraiser by Folio No. 35-3022-000-0490, as legally described in "Exhibit A." The site plan consists of a 17,368 square foot, multi bay, single-story warehouse building, including 15,230 square feet of warehouse space and 2,068 square feet of office area. The approval of the site plan is subject to the following conditions:

1. The Project shall be built in substantial compliance with the plans entitled "Mediterranea Centre II", prepared by Cabrera Ramos Architects, Inc., dated stamped received June 23, 2025.
2. The Project shall be landscaped in accordance with the landscape plan, digitally signed by James Santiago, dated stamped received June 23, 2025, as amended, and included with the site plan submittal.

3. The City of Doral Public Works Department has reviewed the subject application and recommends approval. Advisory comments below are necessary during site plan review process and implementation of the project:
 - o Approval is subject to review from City of Doral Public Works Department - Plans Review.
 - o Compliance with the applicable sections of the City's Land Development Code Chapter 77.
 - o Implementation of the proposed project dealing with roadway construction work, installation of signage, pavement markings and other needed items shall conform to all applicable requirements, standards and regulations of the latest version of the Manual on Uniform Traffic Control Devices (MUTCD), City of Doral, Miami-Dade County Department of Transportation and Public Works, and Miami-Dade Fire Rescue Department.
4. The Applicant shall comply with Ordinance No. 2015-09 "Public Arts Program," as amended, at the time of building permit (if applicable).
5. The Applicant shall comply with Chapter 63, "Green Building Incentives," of the City's Land Development Code at the time of building permit (if applicable).
6. The Applicant shall comply with the City's Floodplain Management regulations (Chapter 23, Article II, Floodplain Management) of the City's Code.
7. The Applicant shall provide the Building Department with a certified drainage inspection report prior to the issuance of a certificate of occupancy.
8. The property owner shall maintain the landscaping within the public rights-of-way adjacent to the property. Maintenance includes trees, plants, sod, and other landscape material.
9. The Applicant shall submit a Stormwater Pollution Prevention Plan (SWPPP) at time of building permit. The Plan should provide guidelines for implementing an erosion and sedimentation control program before the site is cleared or graded, including areas where topsoil will be removed and contours of slopes will be cleared. The Plan shall also include location and type of erosion control measures, storm water and sediment management systems, and a vegetative plan for temporary and permanent stabilization. The Plan shall remain on-site for the duration of the construction activity.
10. If more than one (1) acre of land is disturbed during construction the Contractor/Developer is responsible to obtain NPDES Stormwater permit

coverage through the Florida Department of Environmental Protection (FDEP), Construction Generic Permit (CGP). If the project is less than one (1) acre, but part of a larger common plan of development or sale that will ultimately disturb one or more acres, permit coverage is also required. Instructions to request and obtain a CGP can be found at: <http://www.dep.state.fl.us/water/stormwater/npdes/docs/cgp.pdf>.

Contractor/Developer should submit the Notice of Intent (NOI) with the appropriate processing fees to the NPDES Stormwater Notices Center. Contractor/Developer must apply for permit coverage at least two (2) days before construction begins.

11. Construction shall be permitted only during the hours set forth in Ordinance No. 2011-01 "Noise Ordinance."
12. The Applicant shall comply with all applicable conditions and requirements of the Miami-Dade County Department of Regulatory and Economic Resources, along with the tree removal permit documentation.
13. The Applicant shall comply with all applicable conditions and requirements of the Miami-Dade County Fire Rescue Department.
14. All applicable local, state, and federal permits must be obtained before commencement of the development.
15. Issuance of this development permit by the City of Doral does not in any way create any right on the part of an Applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the City of Doral for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

FAILURE BY THE CITY TO TIMELY ENFORCE ANY OF THE ABOVE CONDITIONS DOES NOT CONSTITUTE A WAIVER OF THE SAME AND IF THE APPLICANT, ITS SUCCESSORS, OR, ASSIGNS, DOES NOT PERFORM SUCH CONDITIONS WITHIN FIVE (5) DAYS AFTER WRITTEN NOTICE, THE CITY RETAINS THE RIGHT TO STOP CONSTRUCTION, IF NECESSARY, UNTIL THAT CONDITION IS MET. THE CITY RESERVES THE RIGHT TO ENFORCE THESE CONDITIONS BY ISSUING A CODE COMPLIANCE CITATION, REVOKING THIS RESOLUTION, AND/OR AVAILING ITSELF OF ANY AND ALL REMEDIES AVAILABLE AT LAW OR IN EQUITY. BY ACTING UNDER THIS APPROVAL, THE APPLICANT HEREBY CONSENTS TO ALL THESE TERMS AND CONDITIONS.

Section 4. Implementation. The City Manager and City Attorney are authorized to take any additional actions necessary to implement this Resolution, including making

any modifications, executing any documents and addendums as necessary to effectuate this Resolution, provided that such actions remain consistent with the Council's intent.

Section 5. Effective Date. This Resolution shall become effective immediately upon its adoption.

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

Mayor Christi Fraga	Yes
Vice Mayor Digna Cabral	Yes
Councilman Rafael Pineyro	Yes
Councilwoman Maureen Porras	Yes
Councilwoman Nicole Reinoso	Yes

PASSED AND ADOPTED this 12 day of August, 2026.



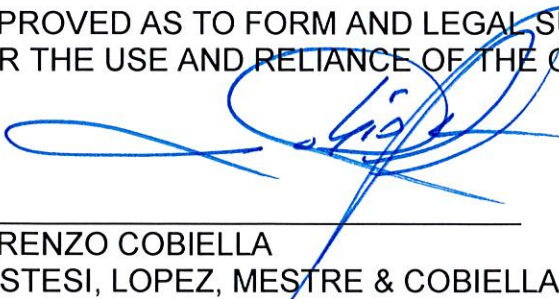
CHRISTI FRAGA, MAYOR

ATTEST:



CONNIE DIAZ, MMC
CITY CLERK

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



LORENZO COBIELLA
GASTESI, LOPEZ, MESTRE & COBIELLA, PLLC
CITY ATTORNEY

EXHIBIT “A”



CITY OF DORAL

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **August 12, 2026, at 6:00 p.m.** the City of Doral City Council will hold a Public Hearing **to consider a site plan.** The Hearing will take place at the **City of Doral Government Center Council Chambers**, located at **8401 NW 53 Terrace, Doral, Florida 33166.**

The City of Doral proposes to adopt the following Resolution:

Resolution No. 26-

A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING THE SITE PLAN FOR 8300 INVEST LLC, FOR THE PROPERTY LOCATED AT 8335 NW 56 STREET IN THE CITY OF DORAL, FLORIDA, PURSUANT TO SECTION 53-184(F) OF THE CITY'S LAND DEVELOPMENT CODE; AND PROVIDING FOR AN EFFECTIVE DATE

HEARING NO.: 26-08-DOR-01

APPLICANT: 8300 Invest LLC (the "Applicant")

PROJECT NAME: Mediterranea Centre II Site Plan

PROPERTY OWNER: 8300 Invest LLC

LOCATION: 8335 NW 56 Street, Doral, FL

FOLIO NUMBER: 35-3022-000-0490

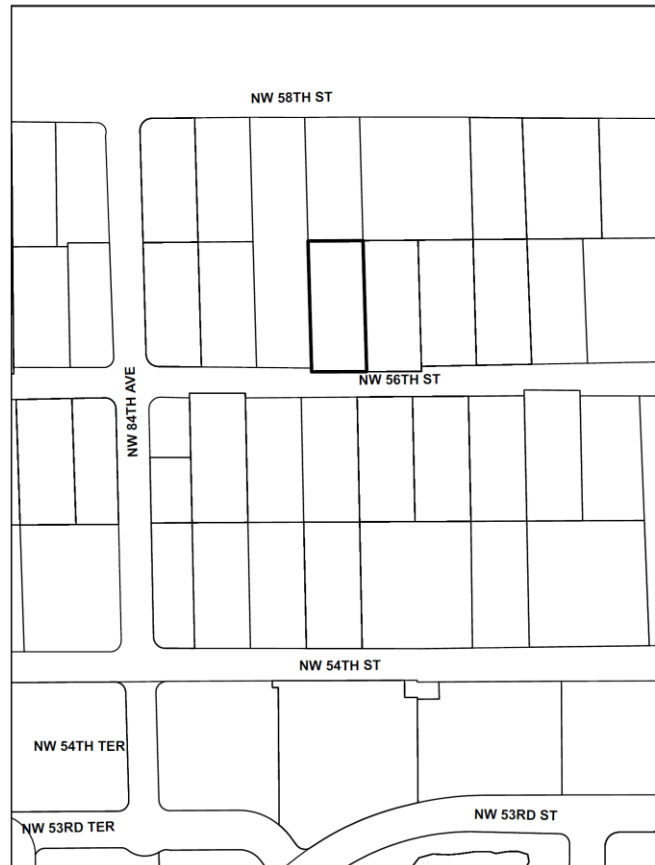
SIZE OF PROPERTY: ±0.926 acres

FUTURE LAND USE MAP CATEGORY: Industrial

ZONING DISTRICT: Industrial District (I) and Downtown Doral Art District (DDAD)

REQUEST: The Applicant proposes to develop a 17,368 square foot multi-bay warehouse building, with 15,230 SF of Warehouse area and 2,068 SF of office use.

Location Map

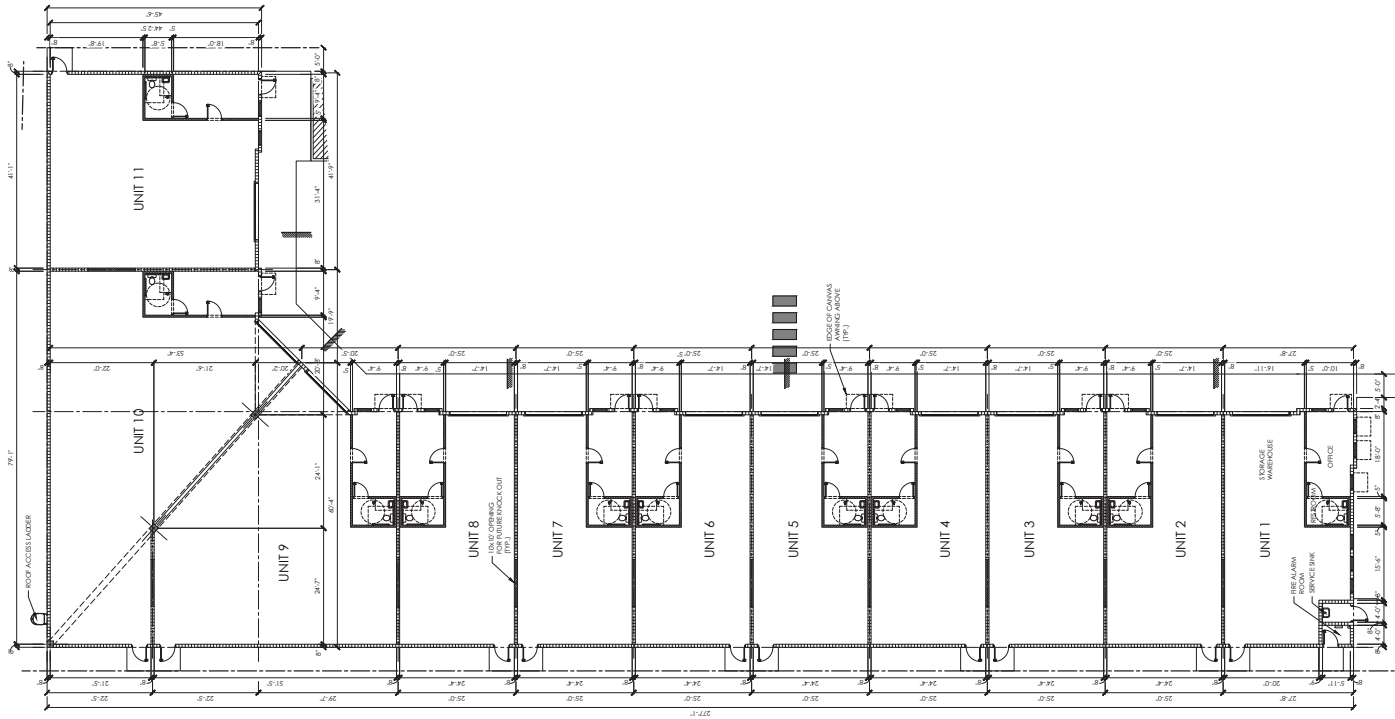


Inquiries regarding the item may be directed to the Planning and Zoning Department at 305-59-DORAL or via email at planningandzoning@cityofdoral.com

Pursuant to Section 286.0105, Florida Statutes, if a person decides to appeal any decisions made by the City Council with respect to any matter considered at such meeting or hearing, they will need a record of the proceedings and, for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. This notice does not constitute consent by the City for introduction or admission of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals not otherwise allowed by law. Persons with disabilities requiring accommodations in order to participate in this public hearing should contact the Office of the City Clerk at 8401 NW 53 Terrace, Doral, Florida, telephone number (305) 593-6730, no later than three (3) business days prior to such proceedings.

Connie Diaz, MMC
City Clerk, City of Doral

EXHIBIT “B”



RECEIVED
By: [Signature]
Date: 08/07/2024

REVISIONS:

Owner: 8300 INVEST LLC
Project Location: 8335 NW 56 Street, Doral, FL 33166
Folio Number: 35-3022-000-0490



CABRERA RAMOS
Architects, Inc.

8335 NW 56 STREET, SUITE 100
DORAL, FL 33126
TEL: 305.593.0250 FAX: 305.593.8862
AA, C001621

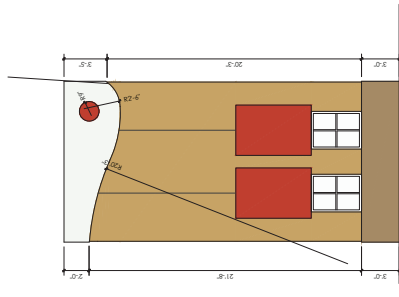
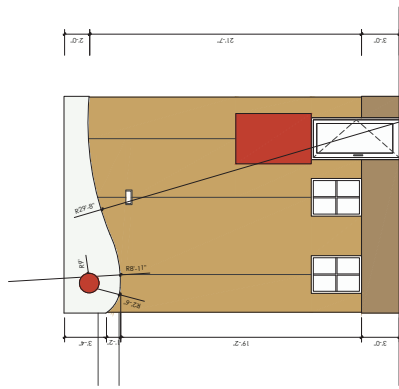
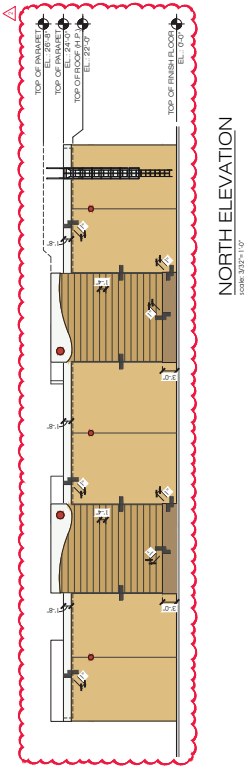
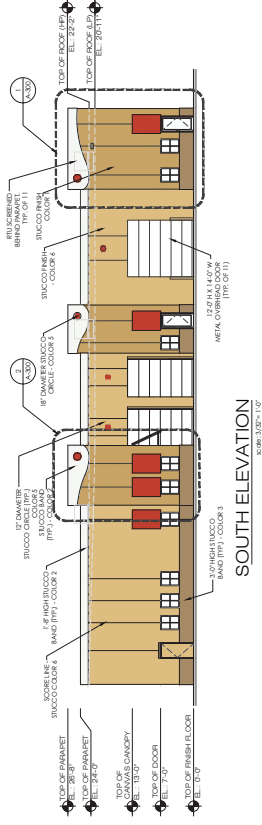
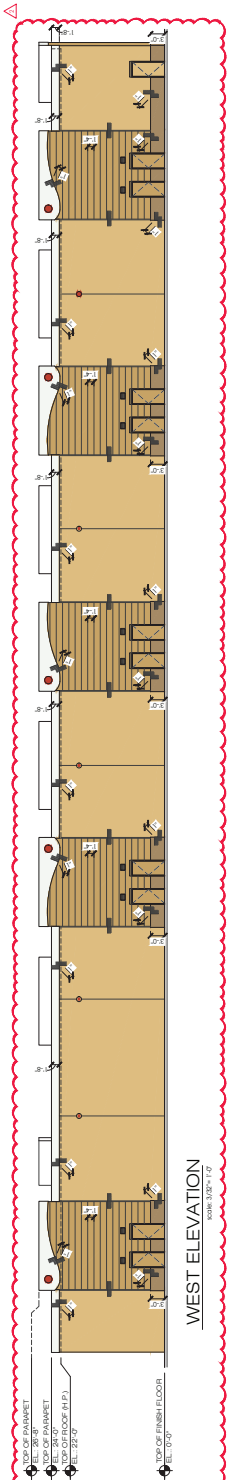
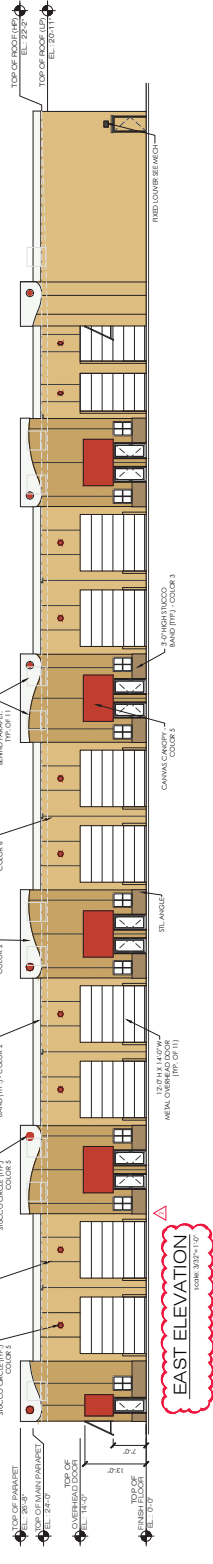
ANGIE A. CABRERA, JR., P.A.
Principal Architect
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Principal Architect
ANGIE A. CABRERA, JR., P.A.
Principal Architect

DATE: 05/17/2024
DRAWN: CSA
CHECKED BY: MAC JR.
JOB NO.: 291324

Resa
Ramo
Botta
s-
Botta
SHEET NO. A-200

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

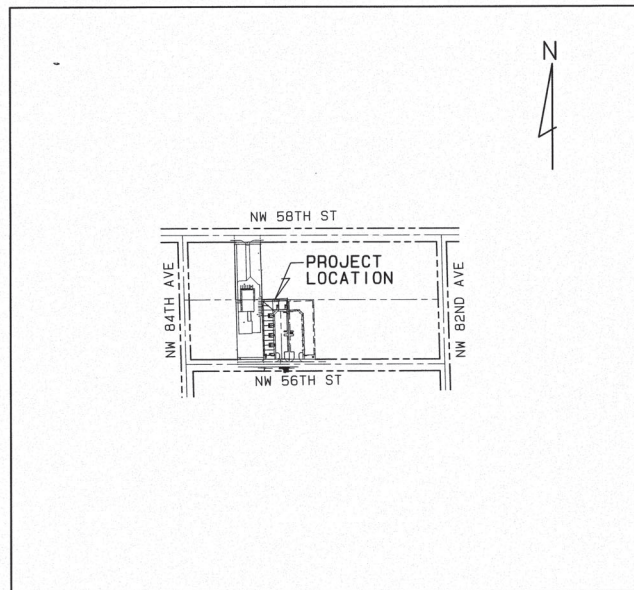


BUILDING COLORS	
BENJAMIN MOORE COLORS	
1	COLOR 1 - PRINCEZEN GOLD - HC 14
2	COLOR 2 - CHARLIE LACE - 2 D1-70
3	COLOR 3 - WOODSAGE TAN - HC 20
4	COLOR 4 - ALUM SURF - CLEAR ANODIZED ALUM
5	COLOR 5 - RAVENING RED - 2008-10
6	COLOR 6 - CHESTEROWN BUFF - HC 9

MEDITERRANEA CENTRE I I
A FLEX SPACE BUILDING
AT
8335 NW 56TH STREET
DORAL, FLORIDA

OWNER
8300 INVEST LLC

8330 NW 58TH STREET
DORAL, FLORIDA 33166
(305) 513-4501



LOCATION SKETCH

ENGINEERS:

FLAGLER 113, LLC
CIVIL ENGINEERS

8550 W. FLAGLER STREET, SUITE 113
MIAMI, FLORIDA 33144
TEL (305) 551-6267
FAX (305) 551-4542

LIST OF DRAWINGS:

C-0	COVER SHEET AND LOCATION MAP
C-1	SITE AND PAVING PLAN
C-2	SITE AND PAVING DETAILS
C-3	GRADING AND DRAINAGE PLAN
C-4	STORM DRAINAGE DETAILS
CMS-0	WATER AND SEWER COVER SHEET
CMS-1	SITE UTILITIES PLAN
CMS-2	WATER AND SEWER PROFILES

LEGAL DESCRIPTION:

THE EAST 132.20 FEET OF THE WEST 528.80 FEET OF THE SOUTH 1/2 OF
THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF
SECTION 22, TOWNSHIP 63 SOUTH, RANGE 40 EAST, LESS THE SOUTH 25
FEET THEREOF, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA, ALSO
KNOWN AS TRACT 17, BLOCK 2, OF HAMPTON ACRES, UNRECORDED PLAT.



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED
BY RODOLFO J. VARGAS ON THE DATE INDICATED TO
THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT
CONSIDERED SIGNED AND SEALED AND THE SIGNATURE
MAY BE VERIFIED ON ANY ELECTRONIC COPIES.

RODOLFO J. VARGAS
PE # 35648 4/1/24

RODOLFO J. VARGAS
PE # 35648

CERTIFICATE OF AUTH • 5529
dated: May 30, 2024
cad ref: 40047-10

C-0

NW 84TH AVENUE

NOT SUBDIVIDED

ADJACENT BUILDING

SRP 41' 40" E 132.24'

PROP BLDG

UNIT 10

UNIT 9

UNIT 8

UNIT 7

UNIT 6

UNIT 5

UNIT 4

UNIT 3

UNIT 2

UNIT 1

UNIT 11

UNIT 12

UNIT 13

UNIT 14

UNIT 15

UNIT 16

UNIT 17

UNIT 18

UNIT 19

UNIT 20

UNIT 21

UNIT 22

UNIT 23

UNIT 24

UNIT 25

UNIT 26

UNIT 27

UNIT 28

UNIT 29

UNIT 30

UNIT 31

UNIT 32

UNIT 33

UNIT 34

UNIT 35

UNIT 36

UNIT 37

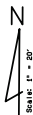
UNIT 38

UNIT 39

UNIT 40

EXIST BLDG

FIB FL EL. + 6.60



LEGEND:

EXISTING	PROPOSED
1" MILLING AND REBURFACING SEE DETAIL C-2	
LIGHT DUTY PAVEMENT SEE DETAIL C-2	
HEAVY DUTY PAVEMENT SEE DETAIL C-2	
HANDICAPPED PARKING SPACES	
TRAFFIC SIGN	
REFERENCE LINE	
RIGHT-OF-WAY LINE	
PROPERTY LINE	
CURB	
CURB & GUTTER	
DIRECTIONAL ARROW	
PEDESTRIAN RAMP	
NO. OF PARKING SPACES	
CONCRETE WHEELSTOP	

GENERAL NOTES:

1. ALL RADII ARE TO FACE OF CURB.
2. TOPOGRAPHIC PROVIDED BY ROYAL POINT LAND SURVEYORS, INC. MIAMI-DADE COUNTY, FLORIDA.
3. ALL SLOPES SHALL CONFORM WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" (MUTCD), DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION.
4. ALL EXISTING PAVEMENT CONNECTIONS MUST BE SAW-CUT TO PROVIDE A NEAT STRAIGHT EDGE.
5. CONTRACTOR TO COORDINATE MAINTENANCE OF TRAFFIC DURING CONSTRUCTION WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION AND MIAMI-DADE COUNTY AND SHALL BE IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" (MUTCD), DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION.
6. IN THE EVENT THAT EXISTING CONDITIONS VARY FROM THOSE INDICATED ON THE SITE PLAN, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING THE SAME IMMEDIATELY.
7. FOR SITE PLAN DETAILS SEE SHEET C-2.
8. ALL WORK TO BE DONE IN ACCORDANCE WITH METROPOLITAN MIAMI-DADE COUNTY AND MIAMI-DADE COUNTY STANDARDS AND SPECIFICATIONS AND APPLICABLE PERMITS.
9. CONTRACTOR SHALL PROVIDE AS-BUILT DRAWINGS CERTIFIED BY A PROFESSIONAL LAND SURVEYOR FOR ALL WORK PERFORMED, INCLUDING VERTICAL, AND HORIZONTAL, INFORMATION AND ANY EXISTING UTILITY ENCOUNTERED DURING CONSTRUCTION.
10. CONTRACTOR SHALL RETAIN THE SERVICES OF A REGISTERED SURVEYOR IN THE STATE OF FLORIDA TO LAY OUT THE WORK.
11. BUILDING TO BE LAID OUT FROM ARCHITECTURAL PLANS.
12. CONTRACTOR SHALL MAINTAIN AN EROSION CONTROL FENCE AROUND THE ENTIRE PERIMETER OF THE PROJECT IN ACCORDANCE WITH FDOT STANDARD INDEX 100. EROSION CONTROL FENCE SHALL BE OPERATIONAL DURING THE ENTIRE PERIOD OF CONSTRUCTION.

Rodolfo Vargas
Fournier

PROFESSIONAL LAND SURVEYOR
NO. 35648
STATE OF FLORIDA
EXPIRATION DATE 12/31/25

THIS PLAN AND BEEN EXAMINED AND FOUND TO BE IN ACCORDANCE WITH THE LOCAL, PRIVATE ORDINANCE OF THIS JURISDICTION AND NOT BE IN VIOLATION OF ANY APPLICABLE LAW, RULE, OR REGULATION.

DATE: MAY 30, 2024

SCALE: 1" = 20'

CAD REF: 40047-11

NW 56TH STREET

Scale: 1" = 20'

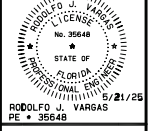
SITE AND PAVING PLAN

FLAGLER 113
LLC
CIVIL ENGINEERING

MEDITERRANEA CENTRE II
A FLEX SPACE BUILDING
AT
8335 NW 56TH STREET
DORAL, FLORIDA

no date revision/issue
A 5/31/25 REVISED PER CITY OF DORAL PERMITS

designed R. VARGAS
drawn N. SERRATE
checked L. SERRATE
approved R. VARGAS
proj no 40047-01
scale 1" = 20'
date MAY 30, 2024
cad ref 40047-11

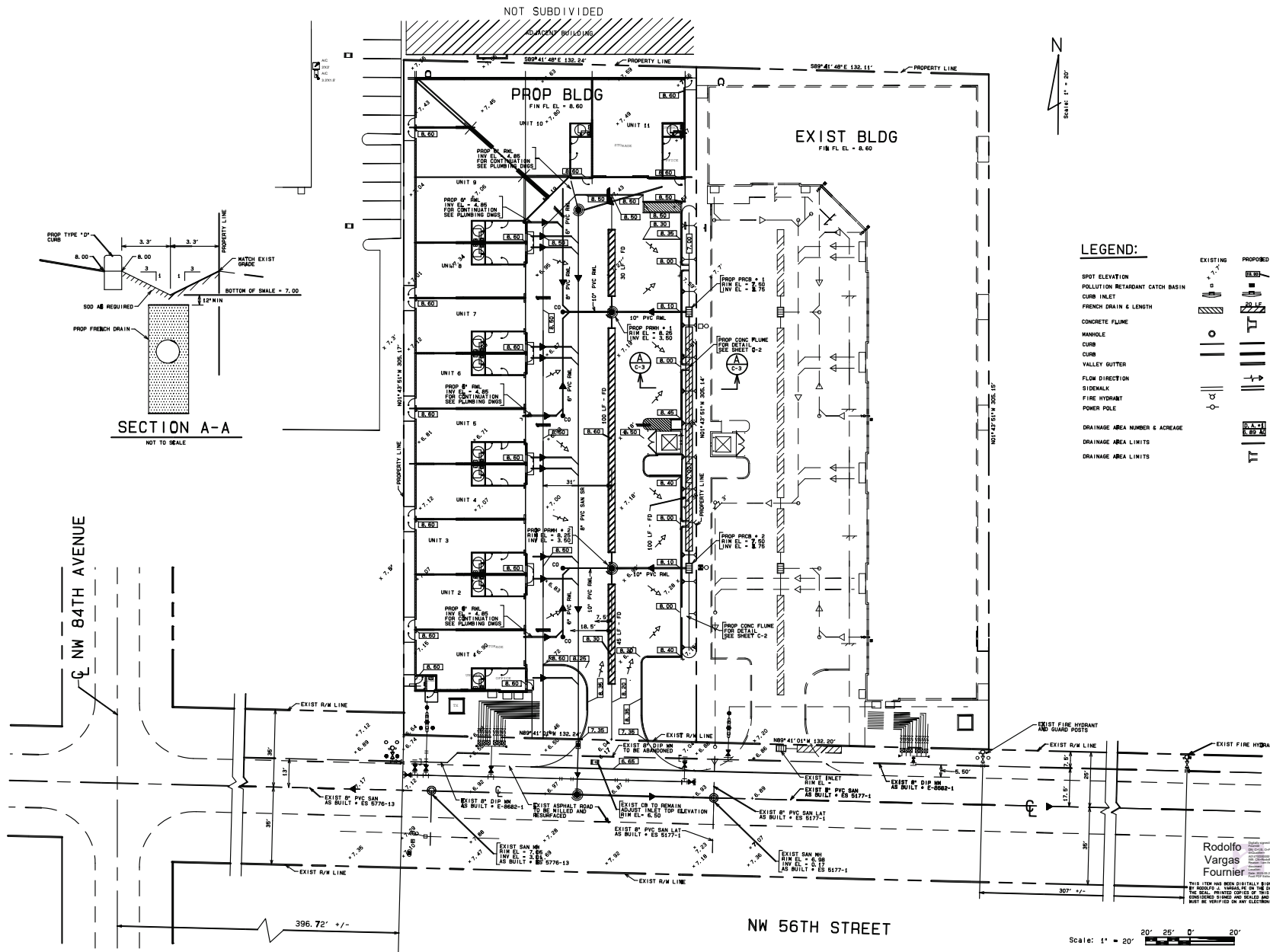
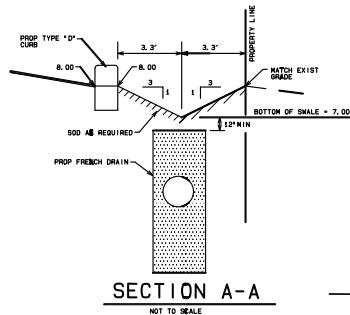


RODOLFO J. VARGAS
PE # 35648

drawing

C-1

8350 N. FLAGLER ST., SUITE 113, MIAMI, FLORIDA 33144
TEL: (305) 951-6887 FAX: (305) 951-6842
E-MAIL: ROD@FLAGLER-LLC.COM WWW.FLAGLER-LLC.COM



LEGEND:

EXISTING	PROPOSED

FLAGLER 113
LLC

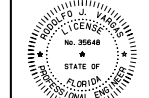
CIVIL ENGINEERING

8550 N. FLAGLER ST., SUITE 113, MIAMI, FLORIDA 33144
TEL: (305) 951-6887 FAX: (305) 951-6842
E-MAIL: RODOLFO@FLAGLER-LLC.COM

MEDITERRANEA CENTRE II
A FLEX SPACE BUILDING
AT
8335 NW 56TH STREET
DORAL, FLORIDA

no date revision/issue

designed R. VARGAS
drawn N. SERRATE
checked L. SERRATE
approved R. VARGAS
proj no 40047-01
scale 1" = 20'
date OCT 17, 2024
cad ref 40047-13



RODOLFO J. VARGAS
PE # 35648

drawing

C-3

GRADING AND DRAINAGE PLAN

Scale: 1" = 20' 20' 25' 0' 20'

NW 56TH STREET

NW 84TH AVENUE

OWNER
8300 INVEST LLC

8330 NW 58TH STREET
DORAL, FLORIDA 33166
(305) 513-4501

MEDITERRANEAN CENTRE II

A FLEX SPACE BUILDING

AT

8335 NW 56TH STREET

DORAL, FLORIDA

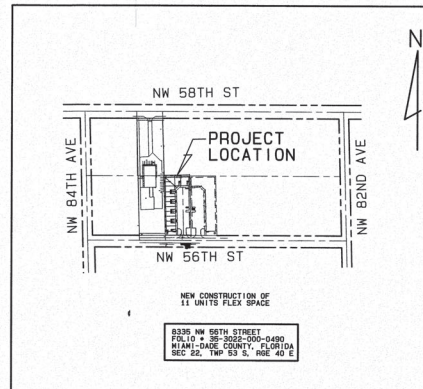
WATER AND SEWER SYSTEMS

ENGINEERS:
FLAGLER 113 LLC
CIVIL ENGINEERS

8550 W. FLAGLER STREET, SUITE 113
MIAMI, FLORIDA 33144
TEL (305) 551-6267
FAX (305) 551-4542

LIST OF DRAWINGS:

CWS-0 WATER AND SEWER COVER SHEET
CWS-1 SITE UTILITIES PLAN
CWS-2 WATER AND SEWER PROFILES



LOCATION SKETCH

SCALE: 1" = 300'

LEGAL DESCRIPTION

THE EAST 132.30 FEET OF THE WEST 628.80 FEET OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 22, TOWNHIP 18 SOUTH, RANGE 40 EAST, LESS THE SOUTH 25 FEET THEREOF, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA, ALSO KNOWN AS TRACT 17, BLOCK 2, OF HAMPTON ACRES, UNRECORDED PLAT.

HRS NOTES:

(NOT PART OF M-DWASD NOTES NOR APPROVAL)

(NOT A PART OF M-DWASD NOTES NOR APPROVAL)

SEPARATIONS BETWEEN WATER MAINS AND GRAVITY SEWER, VACUUM TYPE SEWER, OR STORM SEWER, SHALL BE MEASURED OUTSIDE EDGE TO OUTSIDE EDGE BETWEEN WATER MAINS AND STORM SEWER, STORMWATER FORCE MAIN, OR RECLAIMED WATER LINES, SHALL BE 3 FEET MINIMUM.

SEPARATION BETWEEN WATER MAINS AND VACUUM TYPE SEWER, VACUUM TYPE SEWER, OR STORM SEWER, SHALL BE MEASURED OUTSIDE EDGE TO OUTSIDE EDGE BETWEEN WATER MAINS AND VACUUM TYPE SEWER, VACUUM TYPE SEWER, OR STORM SEWER, SHALL BE 3 FEET MINIMUM.

SEPARATION BETWEEN WATER MAINS AND GRAVITY SEWER, VACUUM TYPE SEWER, OR STORM SEWER, SHALL BE MEASURED OUTSIDE EDGE TO OUTSIDE EDGE BETWEEN WATER MAINS AND GRAVITY SEWER, VACUUM TYPE SEWER, OR STORM SEWER, SHALL BE 3 FEET MINIMUM.

SEPARATION BETWEEN WATER MAINS AND GRAVITY SEWER, VACUUM TYPE SEWER, OR STORM SEWER, SHALL BE MEASURED OUTSIDE EDGE TO OUTSIDE EDGE BETWEEN WATER MAINS AND GRAVITY SEWER, VACUUM TYPE SEWER, OR STORM SEWER, SHALL BE 3 FEET MINIMUM.

M-DWASD NOTES:

FOR ALL PROJECTS WHERE REMOVAL OF UTILITY LINES IS PROPOSED

1. All existing utilities being removed and/or relocated must remain active and in service, until such time when new replacing utilities have been installed, in service, accepted by the Department and all related services from the existing mains have been transferred to the new system. The Department and/or the M-DWASD Inspector under scope and jurisdiction of the contractor's Right-of-Way permit.

2. All water and/or sewer facilities located in private property shall be removed after all installed services from these facilities have been transferred to the already installed and in service mains. Any associated exclusive easements shall be closed and released after the removal of the existing water and/or sewer facilities.

3. M-DWASD does not process partial release of an existing easement. A release of the whole easement should be done and then a new easement for the remaining portion and/or any additional portions should be recorded.

NOTE:
The following activities on existing water services and/or existing water mains such as:

- cut and plug
- water main offsets
- interconnections
- service installations/retirements/service transfer
- bypass installations/retirements/service transfer
- any work that may affect the quality and/or quantity of M-DWASD's water, transmission and distribution system

shall be performed by a licensed contractor under the supervision of M-DWASD licensed operator and M-DWASD donations Inspector under the scope and jurisdiction of the contractor's Right-of-Way permit. Prior to any work being done, the licensed contractor shall coordinate with M-DWASD donations Inspector for the scheduling of licensed operator to be present for the proposed activity.

Note: All elevations refer to N.G.V.D. 1929 Datum.

GENERAL NOTES:

(NOT PART OF M-DWASD NOTES NOR APPROVAL)

1. THESE PLANS HAVE BEEN PREPARED WITH THE BEST INFORMATION AVAILABLE TO THE ENGINEER. CONTRACTOR MUST VERIFY ALL EXISTING UNDERGROUND UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION. IF ANY DISCREPANCIES ARE ENCOUNTERED TO THE EXTENT THAT A "FIELD REVISION" IS REQUIRED, ENGINEERS MUST BE NOTIFIED IMMEDIATELY.

2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL EXISTING UTILITIES DURING CONSTRUCTION. IF ANY DAMAGE OCCURS AS A RESULT OF THE CONSTRUCTION ACTIVITIES, CONTRACTOR SHALL RESTORE SUCH UTILITIES TO ORIGINAL LINE, GRADE, ESTHETIC, AND STRUCTURAL CONDITIONS AS THEY WERE PRIOR TO BEGINNING OF CONSTRUCTION.

3. CONTRACTOR SHALL COORDINATE ALL MAINTENANCE OF TRAFFIC DURING CONSTRUCTION WITH THE CITY OF MIAMI PUBLIC WORKS DEPARTMENT OR P.O.D.T. (IF APPLICABLE) AND SHALL MEET ALL THE REQUIREMENTS OF THE STATE OF FLORIDA'S MANUAL ON TRAFFIC CONTROL AND SAFE PRACTICES FOR STREET AND HIGHWAY CONSTRUCTION.

4. CONTRACTOR IS RESPONSIBLE TO FURNISH ALL NECESSARY SIGNS, PAVEMENT MARKINGS, BARRICADES AND TEMPORARY PAVEMENT (IF NECESSARY) AS REQUIRED TO PROPERLY MAINTAIN TRAFFIC DURING CONSTRUCTION.

5. ALL ELEVATIONS REFER TO N.G.V.D. 1929 DATUM.

6. ALL SURVEY AND TOPOGRAPHICAL INFORMATION BASED ON SURVEY PREPARED BY Royal Point Land Surveyors.

7. RESTORATION AS PER PER 22.1 DADE COUNTY PUBLIC WORKS MANUAL.

8. SITE CONTRACTOR MUST COORDINATE WITH PLUMBING CONTRACTOR FOR EXACT LOCATION OF WATER AND SEWER SERVICES ENTERING BUILDING PRIOR TO CONSTRUCTION. FOR SERVICES LOCATION RELATIVE TO BUILDING SEE PLUMBING DRAWINGS.

NOTE:
ALL PROP. WATER & FORCE MAINS AND FITTINGS TO BE RESTRAINED PER SD 2.0

ALL WATER MAIN, WATERWATER AND STORM SEWER CROSSINGS, SEPARATION AND CONFLICTS SHALL COMPLY WITH SD 1.5

METERS WILL NOT BE INSTALLED IF THE METER BOX IS LOCATED ON A DRIVING SURFACE

SALTWATER INTRUSION AEA. ALL PROP. DIP PIPES AND FITTINGS TO BE ZINC COATED AND HAVE POLYETHYLENE ENCASUREMENT PER SD-DWASD DETAIL A & D

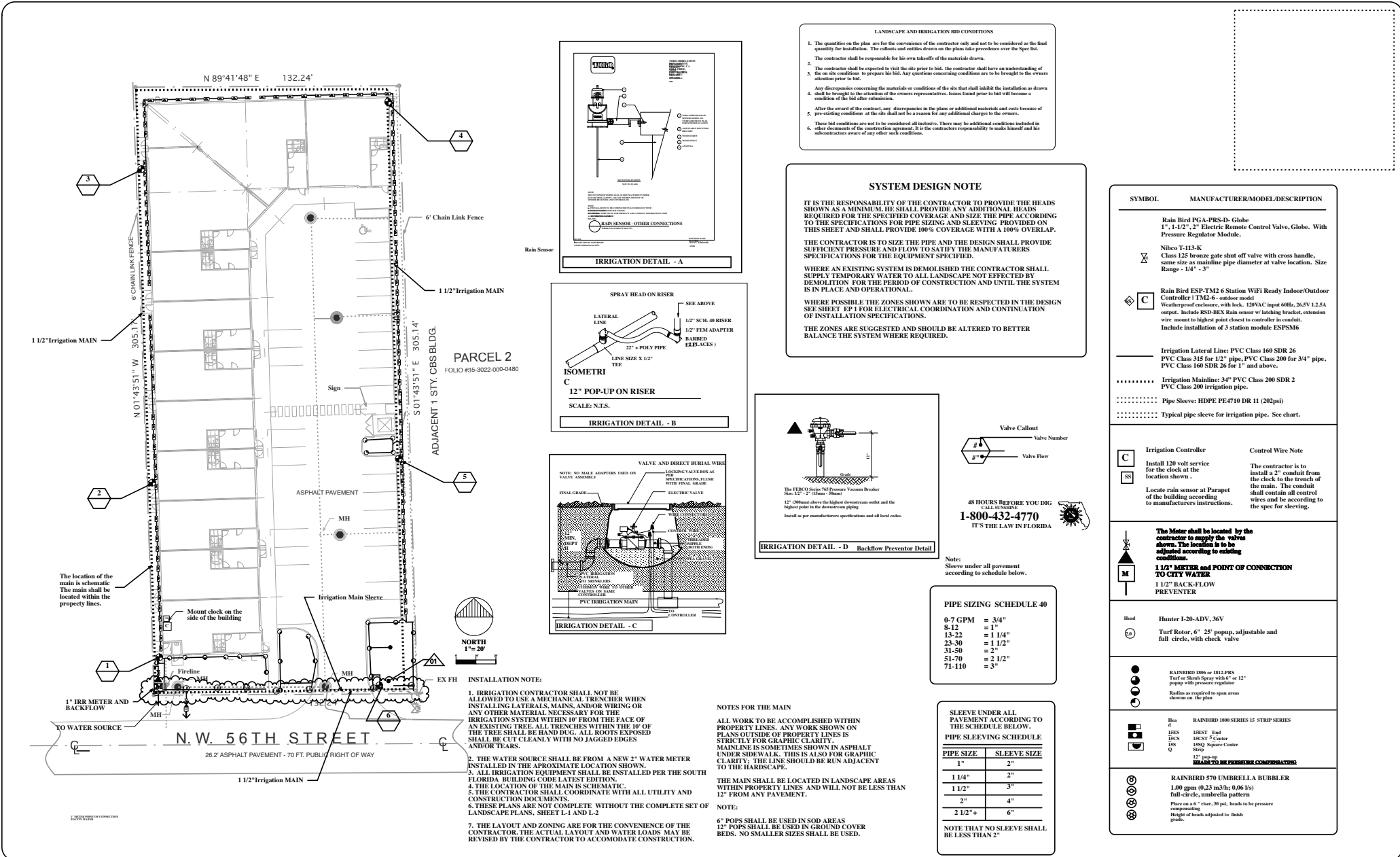


AGMT #

10/27/23
RODOLFO J. VARGAS
PE # 35048

dated: May 30, 2024
cad ref: 40047-16

CWS-0



DL	5-28-25	Comments from 5-28-25	BY		
NO.	DATE	REVISION	BY		

PROJECT	213598	Drawn:	7-16-24
SCALE		Checked:	JS
1" = 20'			

james santiago
landscape architecture and design
612 NE 14th Ave, Unit A, Fort Lauderdale, FL 33304
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Irrigation Plan

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L-2 James Santiago go

