

Schwebke-Shiskin _= & Associates

SCHWEBKE SHISKIN & ASSOCIATES, INC 3240 CORPORATE WAY MIRAMAR, FL 33025 T 305-652-7010 F 305-652-8284

CIVIL ENGINEER



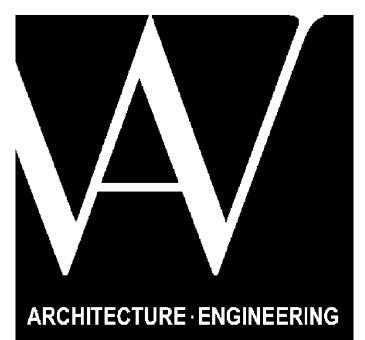
6843 MAIN STREET MIAMI LAKES, FLORIDA 33014

MIAMI LAKES

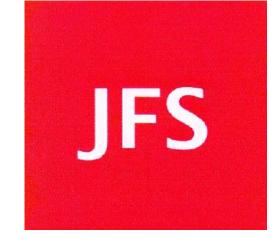
SOUTH POINTE MIXED-USE DEVELOPMENT

SITE PLAN APPROVAL MARCH 23, 2018

WOLFBERG ALVAREZ



75 VALENCIA AVE., SUITE 1050 CORAL GABLES, FLORIDA 33134 **V** 305.666.5474 **F** 305.666.4994 WOLFBERGALVAREZ.COM EB 002354 AA 002416



JFS DESIGN, INC 1833 NW 140 TERRACE PEMBROKE PINES, FL 33028 T 954-447-1852 JIMMY@JFSDESIGNFL.COM

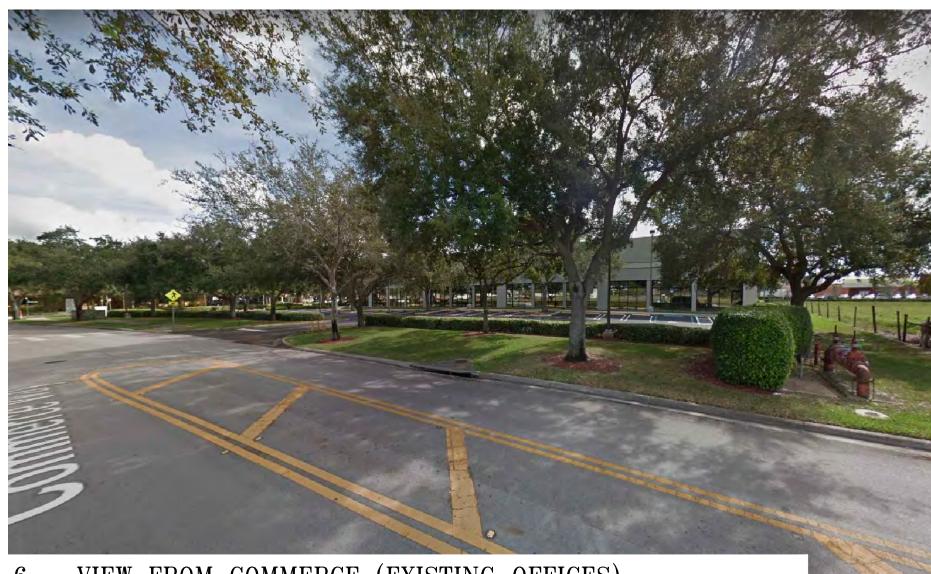
LANDSCAPE ARCHITECT











6 - VIEW FROM COMMERCE (EXISTING OFFICES)

To the best of the Architect's or Engineer's knowledge, the plans and specifications comply with the applicable fire-safety standards as determined by the local authority in accordance with F.B.C. section 110.3.7.4.4 and Chapter 633, Florida Statutes.



7 - VIEW FROM COMMERCE WAY (LAKESIDE CORPORATE CENTER)



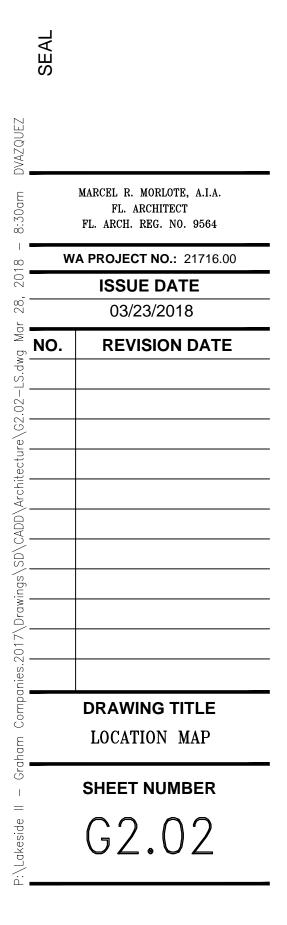


L STREET.

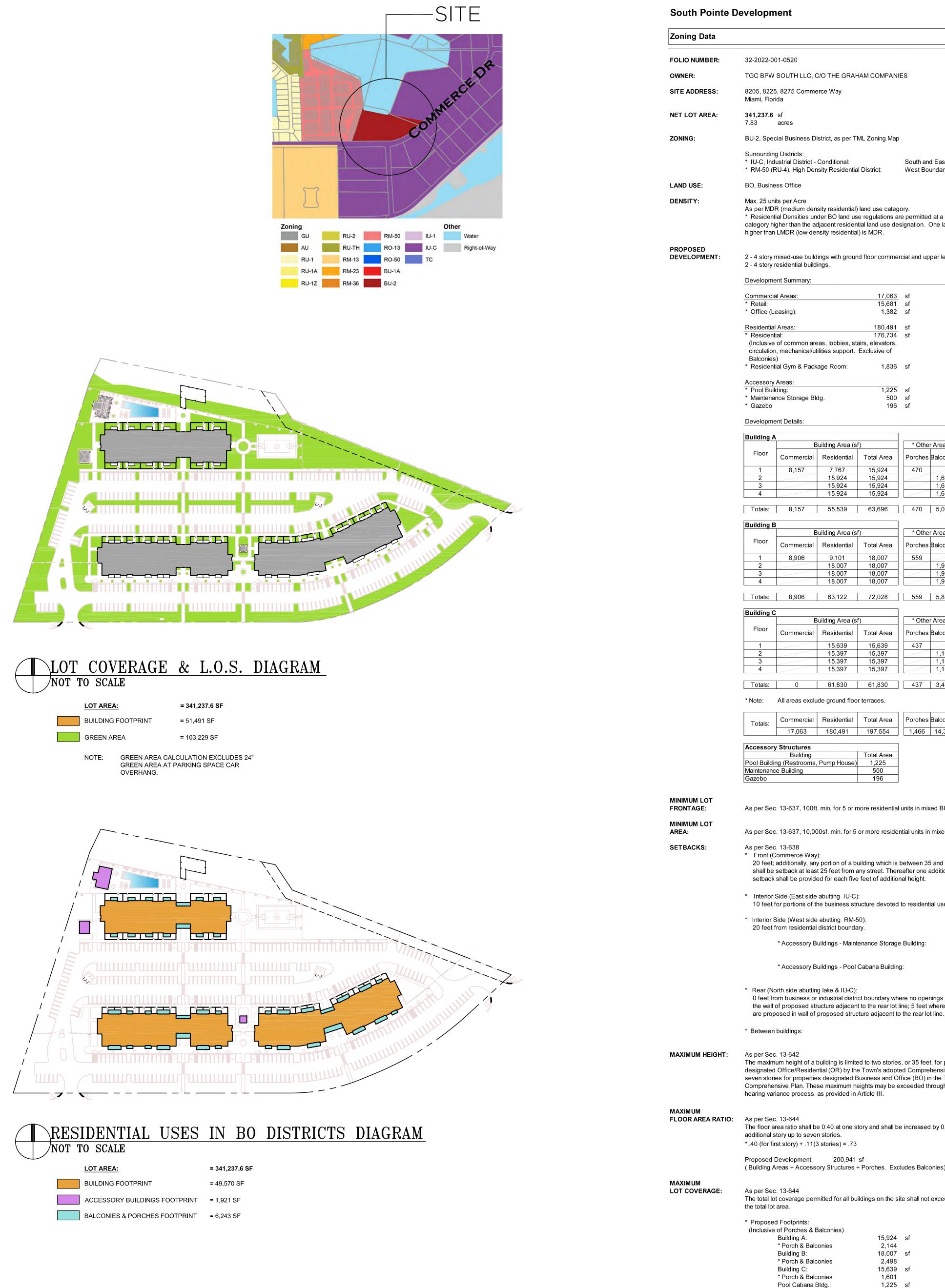












Maintenance Storage Bldg.:

Gazebo:

500 sf

196 sf

Total: 57,734 sf

			South Pointe De	evelopment					
	Min. Req. / Max. Allowed	Proposed	Zoning Data						Min. Req. / Max. Allowed
			MIN. RESIDENTIAL USE IN BU DISTRICTS:	S As per Sec. 13-775(2) Residential uses may be p with at least 70 percent of commercial uses in the sa * Total number of units pro * Total number of units pro integrated (mix-use) buildi	the residential ame building oposed: oposed with	-	ntegrated with busine units		70% 125 units
East Boundaries			RESIDENTIAL USES IN BO DISTRICTS:	As per the Town of Miami * Residential use shall no master-planned developm * Total Site Area:	Lakes Compre t be developed nent.	d on over 15% o 341,238	f the area of any prop sf	oosed	15% 51,186 sf
dary				 * Maximum Residential F * Proposed Residential F (Evaluation of Palaanian) 	ootprint:	51,186		al Ruilding Mair	atononoo Ruilding ond
at a density level one ne land use category	196 DU 25 du/a	179 DU 22.85 du/a		(Exclusive of Balconies, Building A: Building B: Building C:	Total	15,924 18,007 15,639	sf sf sf	or Building, Mair	itenance building and
er level residential			MINIMUM LANDSCAPEI OPEN SPACE:	D As per Sec. 13-645(a) & S * For lots having more that space at one story shall be * The minimum landscape for each additional story o * 14% for first story + 1.5 * MIN. LOS :	an 5 acres and e 14%. ed open space r part thereof, i	up to 25 acres, t shall be increas up to eight storie	ed by one and one-h s.		19.6% 66,829 sf
				As per Sec. 13-645(d) * In addition to the above ten square feet of open la parking lot and exclusive of * Number of proposed pa * Additional LOS required	ndscaped area of required parl arking spaces:	a per parking spa king lot buffers. 370	ace dispersed throug		
				* Total Minimum Landscap * 18.5% LOS: * Additional L0		e required: 63,129 <u>3,700</u> 66,829	sf		
			DOCKS:	Maximum width of docks, * The width of all docks o percent of the lot's width a lot and that does not exter percent of the lot's width b this section	n a single lot, p at the water's e nd more than s	barcel or tract co dge. However, a ix feet beyond th	dock that is placed p e water's edge may	parallel to the exceed 30	119 ft
Areas Number of alconies 1B Units 9 1,674 1,674 18 1,674 18 1,674 18				 * Lot's width at the water's * 30% of lot's width at the Maximum length of Dock, * In no event shall a dock length shall be the perpendicular 	water's edge: as per Sec. 13 exceed 25 fee	119 3-1605 (6)a3 et in length. For p	ourposes of this secti		25 ft
5,022 63			OFF-STREET PARKING:	low ground water elevation extending into the lake. As per Sec. 13-649(a)					
Number of alconies Number of 1B Units 8 1,939 20 1,939 20 1,939 20 1,939 20 20 1,939 20				 * All development within the requirements found in Section As per Sec. 13-1801(a) * Each parking space shate a section of the section of t	ction 13-1801 a Ill be a minimur aisle width betw	and elsewhere in m of eight and or	the land developments the land developments the land development the lan	ent code.	
5,817 68				 * Bumper overhang shall * Driveways without parkin way traffic and 14 feet for As per Sec. 13-1801, the 	ng on either sid one-way traffic			dth for two-	347.8 ps
Number of 2B Units 12 1,164 12 1,164 12 1,164 12 1,164 12				Use Dwellings - 1B units Dwellings - 2B units Retail Offices	Rate per Unit or Area 1.5 1.75 250 300	Quantity of Units or Area 131 48 15,681 1,382	Total PS 196.5 84.0 62.7 4.6	-	
3,492 48				Restaurants	50	0	<u> </u>	- -	
alconies Number of Units 14,331 179				As per 13-1801(f)(1) f, for * Off-street parking shall l one-half parking spaces for spaces for each two-bedr	^r Dwellings (Re be provided for br each one-be	r five or more un	it apartment buildings		
				As per 13-1801(f)(8)a., fo * Off-street parking shall I and every 250 square fee	be provided for			e for each	
d BU/RU uses.	100 ft	1,072.17 ft +/-		As per 13-1801(f)(13), for * Off-street parking shall l rate of one parking space fractional part thereof.	be provided for		-		
nixed BU/RU uses. and 40 feet in height ditional foot of	10,000 sf 46 ft.	341,238 sf 94.00 ft. (Bldgs. A & B)		As per 13-1801(f)(9), for I * Off-street parking shall I parking space for each 50 patron use. * Take-out establishments of gross floor area, or frace	be provided for) square feet o s shall be provi	f floor area, or fr ided one parking	actional part thereof o	devoted to	
uses.	10 ft.	96.00 ft. (Bldg. B)		As per Sec. 13-1801(b) * Parking spaces specific age of three and strollers, * A minimum of 2 spaces	ally designed f shall be requir are required fo	for persons trans ed for all uses o	ther than multifamily.		2 ps
	20 ft. 20 ft.	52.58 ft. (Bldg. C) 22.33 ft. (Maint. Sto. Bldg.)		As per Sec. 13-1801(c.) * Racks or other means of for office and restaurant u * A minimum of 12 bicycle	of storage that of ses with parkin es spaces are	g lots.	-		12 bicycles
igs are proposed in ere any openings	20 ft. 5 ft.	22.33 ft. (Maint. Sto. Bldg.) 90.42 ft. (Bldg. C)		for the commercial uses p As per Sec. 13-649(b) * Parking lot buffers, all pa landscaped buffer strip of 18A of the Code [of Miam	arking lots adja seven feet in v	width and landsc			7 ft
ne.	20 ft	43.82 ft. (Bldgs. A & B)		As per Sec. 13-1801(j) * Parking in the BU Distric official right-of-way line, pr than five feet shall be plac	roviding a conti	nuous, extensive	ely planted greenbelt	of not less	5 ft
for properties ensive Plan; and to he Town's adopted bugh the public	7 Stories	4 Stories		As per Sec. 13-1801(p) Landscaping shall be prov Dade County].	<i>v</i> ided in accord	ance with Chapt	er 18A of the Code [of Miami-	
y 0.11 for each	0.73 FAR 249,103 sf	0.59 FAR 200,941 sf		As per 2017 Florida Acce * The minimum required r a total number of spaces I As per 2017 Florida Acce	number of acce between 301 8	essible parking s 400 is 8 space	S.	cilities having	8 ps
ies)			MINIMUM & AVERAGE APARTMENT UNIT SIZE	* The minimum required r accessible spaces require	number of van a	accessible parki	ng spaces is 1 space		1.33 ps
xceed 40 percent of	40% 136,495 sf	16.9% 57,734 sf		 Density Residential District * The minimum apartmen * The minimum average a square feet. * Total Unit Floor Area (E 	ct) t unit size shall apartment unit s ntire Developm	be 600 square t	feet. development shall b 145,870 sf	-	600 sf 800 sf
				 * Total Number of Units P * Average Unit Size Prop 	•		179 units 814.92 sf		

WOLFBERG ALVAREZ

Proposed

73.2% 131 units

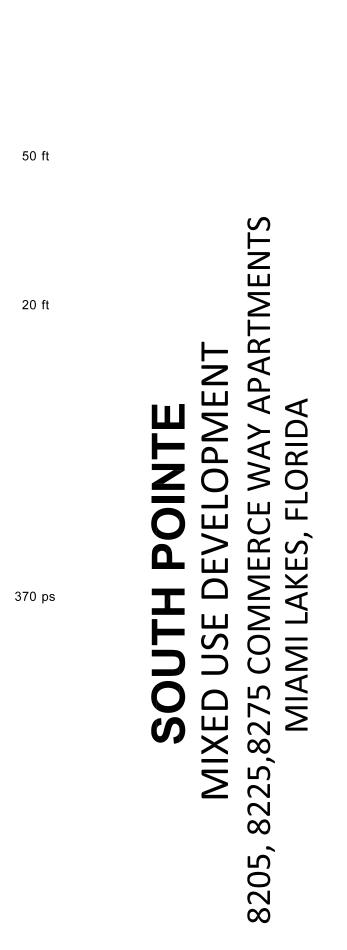
14.5% 49,570 sf

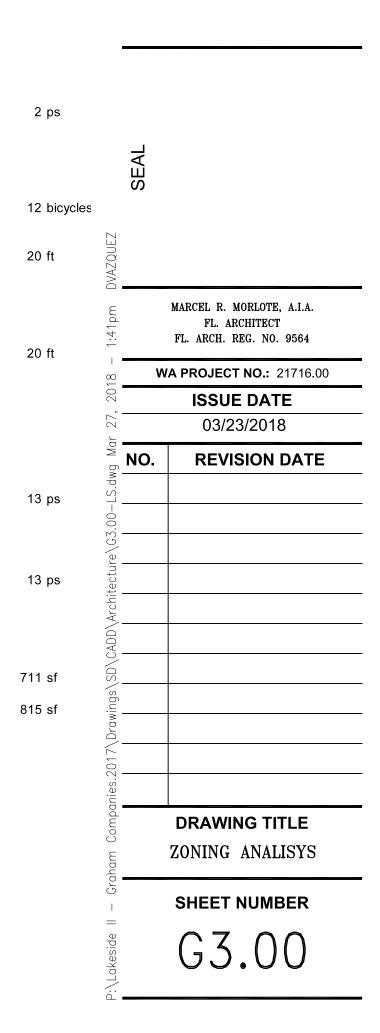
and the Gazebo)

30% 103,229 sf



V 305.666.5474 **F** 305.666.4994 WOLFBERGALVAREZ.COM AA 002416 EB 002354







TOTAL FACADE	=	78,468 SF.
FENESTRATIONS	=	27,563 SF.
	=	35% FENESTR

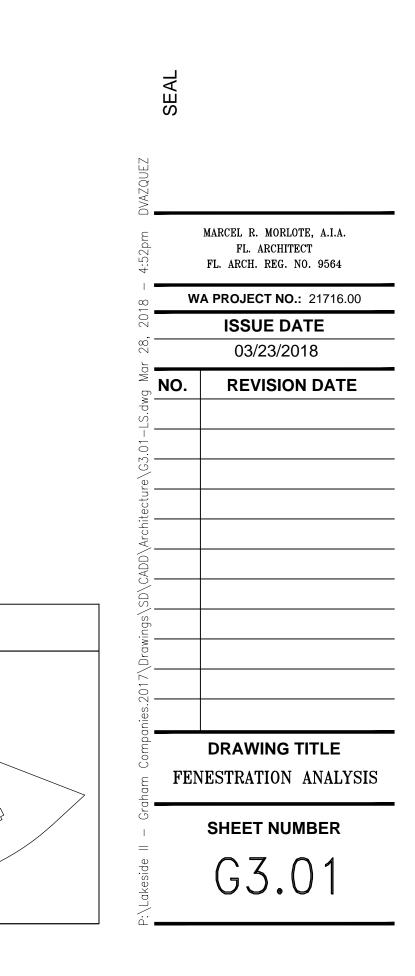
TOP OF MANSARD
L TOP OF MANSARD
€ ++43'-6" € TOP OF ROOF
+33'-10" +33'-10" FOURTH FLOOR
tHIRD FLOOR
+14'-6" SECOND FLOOR
-1

_____ TRATION PROVIDED

<u>KEY PLAN</u>



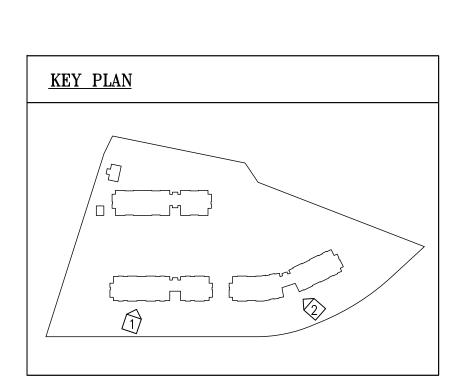




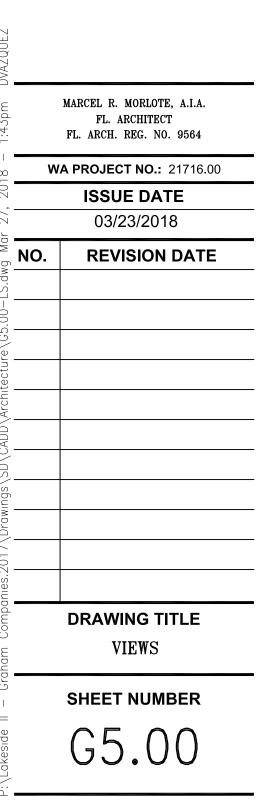


VIEW FROM COMMERCE WAY - BUILDING A Not to scale

VIEW FROM COMMERCE WAY - BUILDING B NOT TO SCALE







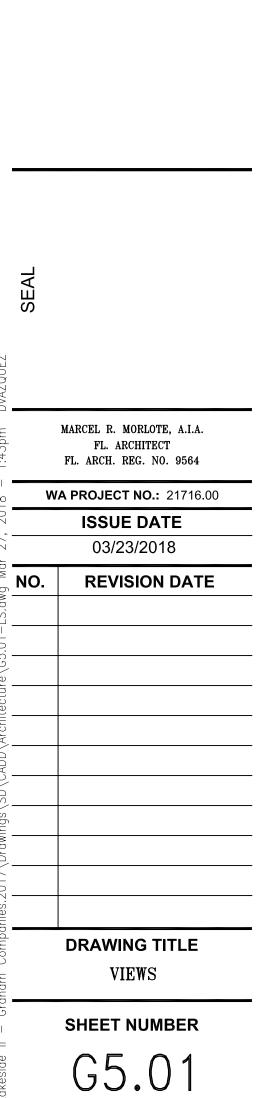


VIEW FROM THE LAKE – BUILDING C NOT TO SCALE

VIEW FROM POOL DECK & AMENITIES - BUILDING C Not to scale

KEY PLAN
I







SOUTE POINTE

LEGAL DESCRIPTION:

A PORTION OF TRACTS 3, 4 AND 5 IN THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 52 SOUTH, RANGE 40 EAST AND A PORTION OF TRACTS 15, 16 AND 17 IN THE SOUTHEAST 1/4 OF SAID SECTION 22 AND THE 20 FOOT ROAD RIGHT-OF-WAY ADJACENT THERETO, AS SHOWN ON THE PLAT OF "CHAMBERS LAND COMPANY SUBDIVISION" AS RECORDED IN PLAT BOOK 2 AT PAGE 68 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE MOST SOUTHERLY CORNER OF TRACT "B", "MIAMI LAKES LAKESIDE CORPORATE CENTER", AS RECORDED IN PLAT BOOK 150 AT PAGE 96 IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE NORTH 68 DEGREES 45 MINUTES 07 SECONDS WEST ALONG THE SOUTHWESTERLY BOUNDARY OF SAID TRACT "B", FOR 470.90 FEET; THENCE NORTH 33 DEGREES 39 MINUTES 39 SECONDS WEST FOR 61.11 FEET; THENCE NORTH 78 DEGREES 23 MINUTES 28 SECONDS WEST FOR 357.57 FEET; (SAID LAST TWO COURSES BEING ALONG THE SOUTHERLY BOUNDARY OF TRACT "C" AS SHOWN ON THE SAID PLAT OF "MIAMI LAKES LAKESIDE CORPORATE CENTER); THENCE SOUTH 25 DEGREES 48 MINUTES 43 SECONDS WEST FOR 51.84 FEET; THENCE SOUTH 17 DEGREES 42 MINUTES 34 SECONDS WEST FOR 506.79 FEET; (SAID LAST TWO COURSES BEING ALONG THE EASTERLY BOUNDARY OF THE PLAT OF "ANCHORAGE AT MIAMI LAKES", AS RECORDED IN PLAT BOOK 150 AT PAGE 98 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA); THENCE SOUTH 89 DEGREES 54 MINUTES 23 SECONDS EAST FOR 556.25 FEET TO A POINT OF CURVATURE; THENCE EASTERLY AND NORTHEASTERLY ALONG A CIRCULAR CURVE TO THE LEFT, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 374.59 FEET AND A CENTRAL ANGLE OF 22 DEGREES 35 MINUTES 21 SECONDS FOR AN ARC DISTANCE OF 147.69 FEET TO THE POINT OF TANGENCY; THENCE NORTH 67 DEGREES 30 MINUTES 16 SECONDS EAST FOR 30.00 FEET; (SAID LAST THREE COURSES BEING ALONG THE NORTH RIGHT-OF-WAY LINE OF COMMERCE WAY AS SHOWN ON THE PLAT OF "MIAMI LAKES BUSINESS PARK 22-2", AS RECORDED IN PLAT BOOK 149 AT PAGE 15 IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA); THENCE NORTHEASTERLY ALONG THE ARC OF A CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 629.07 FEET AND A CENTRAL ANGLE OF 19 DEGREES 59 MINUTES 33 SECONDS FOR AN ARC DISTANCE OF 219.50 FEET TO THE POINT OF TANGENCY; (SAID LAST COURSE BEING ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE FOR COMMERCE WAY AS SHOWN ON THE PLAT OF "MIAMI LAKES BUSINESS PARK SOUTH" AS RECORDED IN PLAT BOOK 144 AT PAGE 26 IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA); THENCE NORTH 47 DEGREES 30 MINUTES 43 SECONDS EAST ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE FOR COMMERCE WAY AS SHOWN ON THE PLAT OF "MIAMI LAKES INDUSTRIAL PARK SECTION TEN" AS RECORDED IN PLAT BOOK 118 AT PAGE 33 IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, FOR 117.77 FEET TO THE POINT OF BEGINNING, ALL LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA. MIAMI-DADE COUNTY, FLORIDA, TAX FOLIO NO.'S 32-2022-001-0520

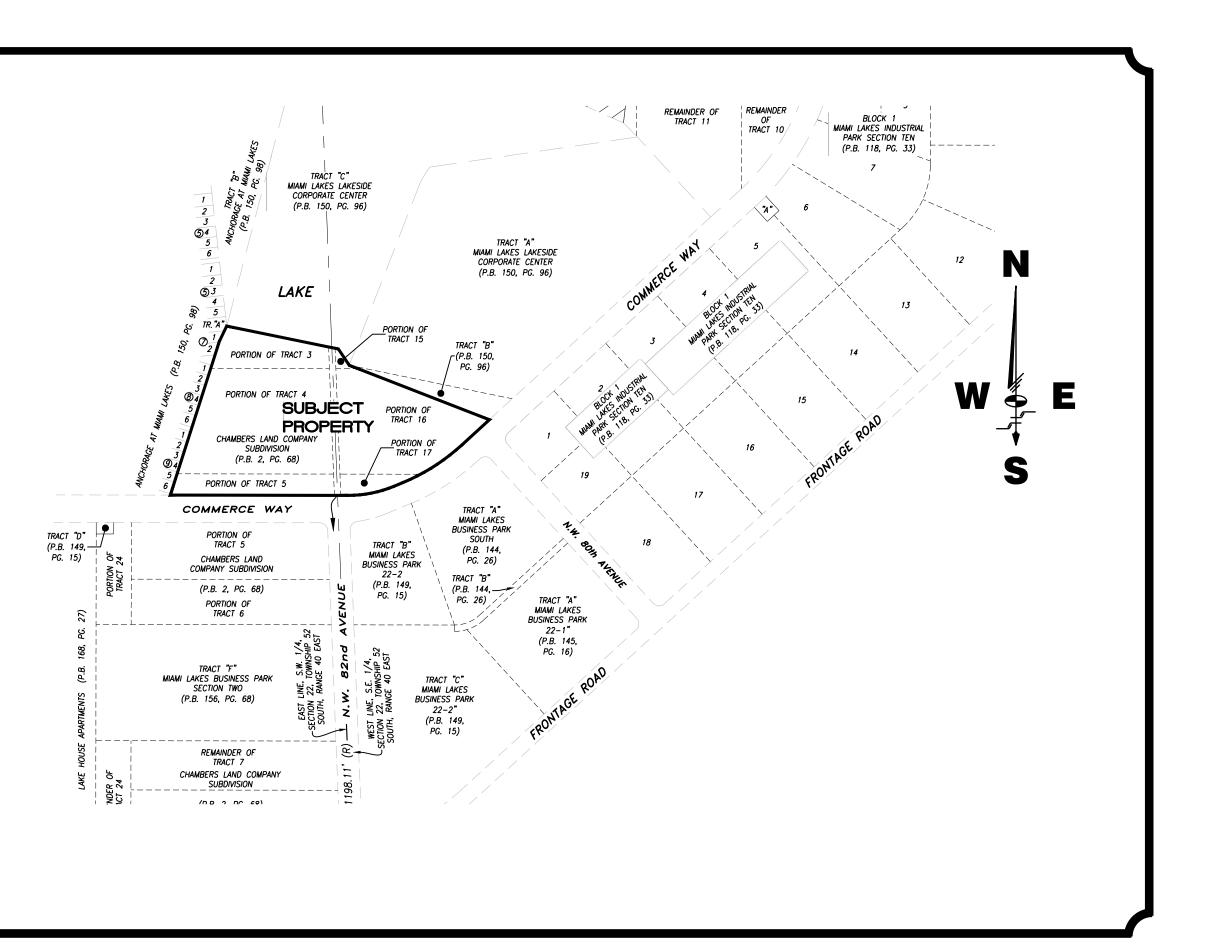
NOT PART OF M-DWASD NOTES NOR APPROVAL

FLOOD CRITERIA NOTES (NOT A PART OF M-DWASD NOTES NOR APPROVAL) 1. MIAMI - DADE COUNTY FLOOD CRITERIA = 6.60' N.G.V.D. 2.FEMA FLOOD ELEVATION = FLOOD ZONE AE 6.0 PERCOMMUNITY PANEL NO. 1206860114L MAP DATED ON 9/11/2009.

3.MIAMI-DADE COUNTY OCT. W.T. = 3.40' N.G.V.D.

Always call 811 two full business days before you did SUISITICETCOM





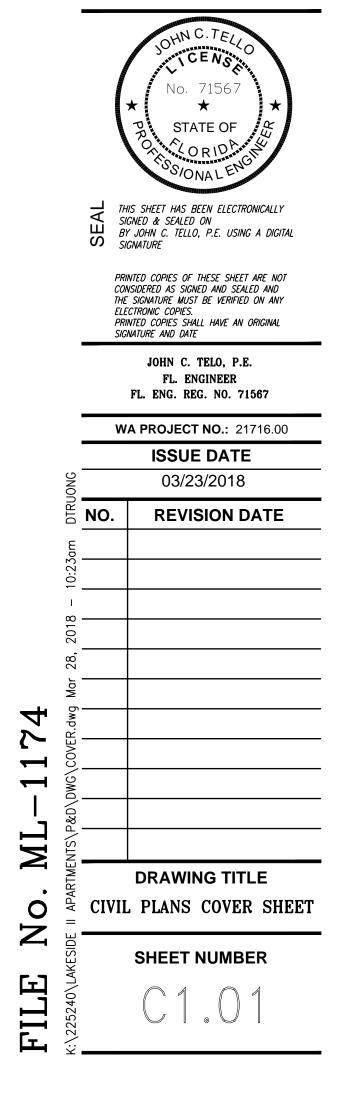
LOCATION SKETCH 1" = 300'

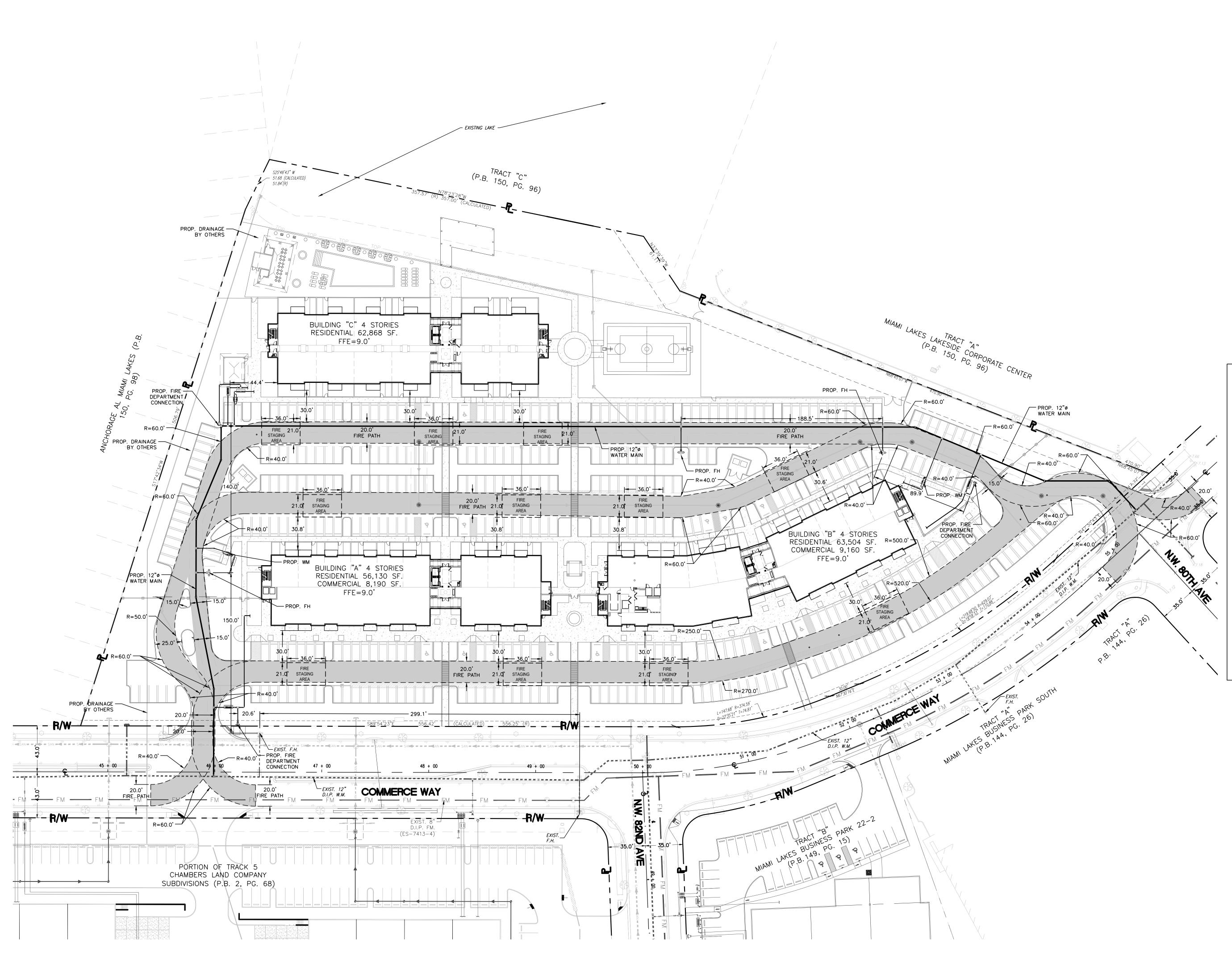
prepared b y SCHWEBKE-SHISKIN & ASSOCIATES, INC.

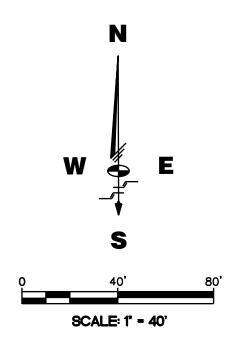
3240 CORPORATE WAY, MIRAMAR, FL. 33025 LAND PLANNERS - ENGINEERS - LAND SURVEYORS (LB & CA#87) TEL: (305)652-7010 FAX: (305)652-8284







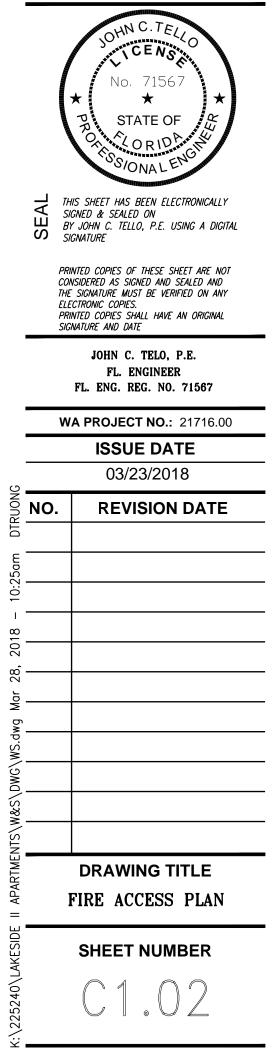


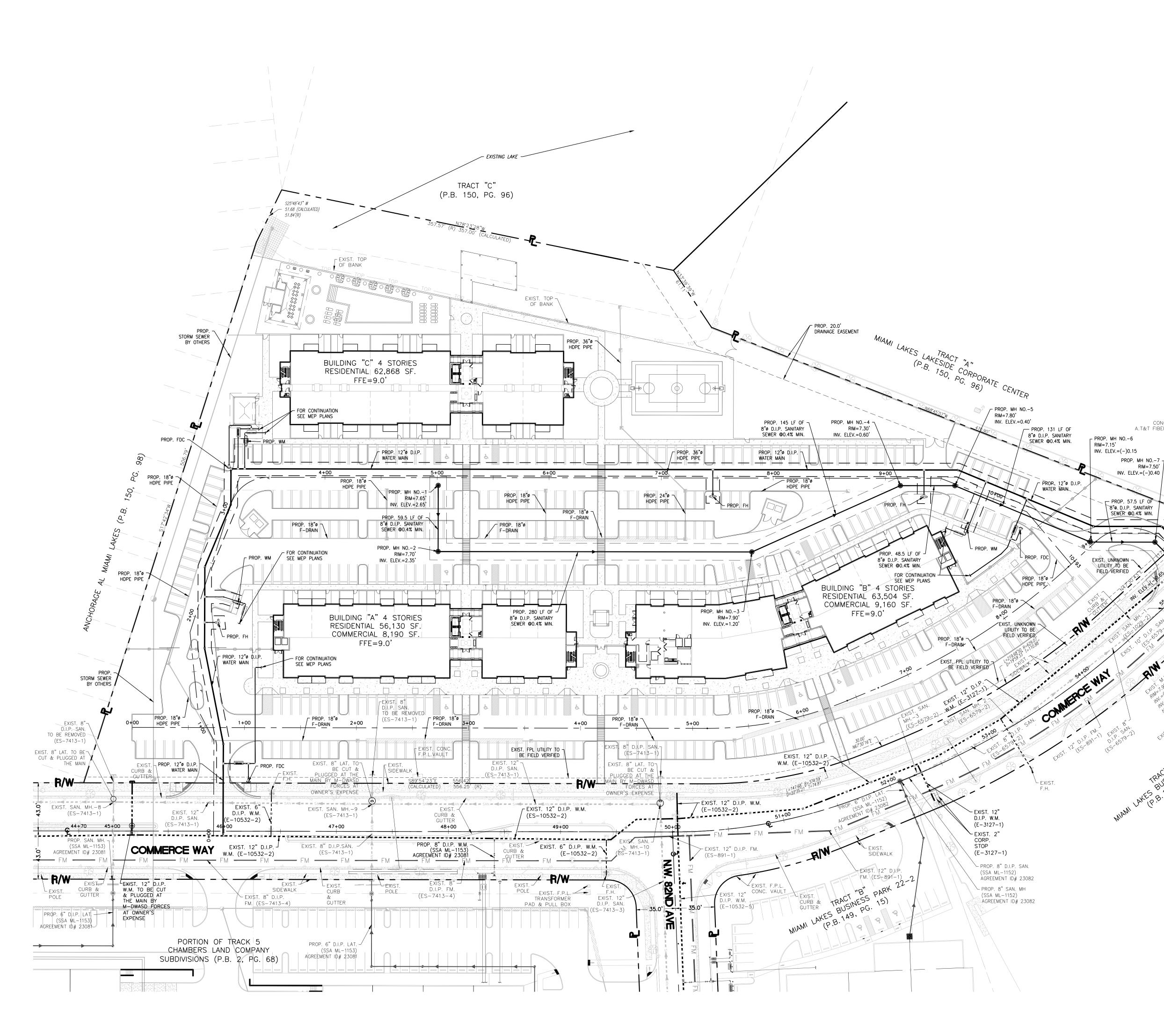


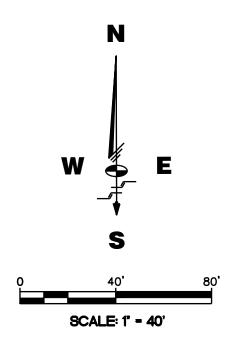
(NOT PAR	LEGEND t of m-dwasd notes or approval)
R	DENOTES EXISTING TREE
Æ	DENOTES PROPERTY LINE
R/W	DENOTES RIGHT OF WAY LINE
Ę	DENOTES CENTER LINE
<u> </u>	DENOTES EXISTING FENCE
Ò	DENOTES EXISTING POWER POLE
	DENOTES EXISTING ASPHALT
₩>	DENOTES EXISTING WATER VALVE
\bigcirc	DENOTES EXISTING DRAINAGE MANHOLE
S	DENOTES EXISTING SANITARY MAN HOLE
	DENOTES EXISTING INLET
	DENOTES EXISTING SIGN
	DENOTES PROPOSED STORM INLET/INV.
	- DENOTES PROPOSED FRENCH DRAIN
•	DENOTES PROPOSED BOLLARD
	DENOTES PROPOSED VACUUM BREAKER IRRIGATION
СНЮСНІЗЭ	DENOTES PROPOSED BACK FLOW PREVENTER
	DENOTES PROPOSED DOUBLE DETECTOR CHECK VALVE
4Q1×	DENOTES PROPOSED FIRE HYDRANT
X	DENOTES PROPOSED WATER VALVE
Ц	DENOTES PROPOSED WATER TEE
U	DENOTES PROPOSED 90° BEND

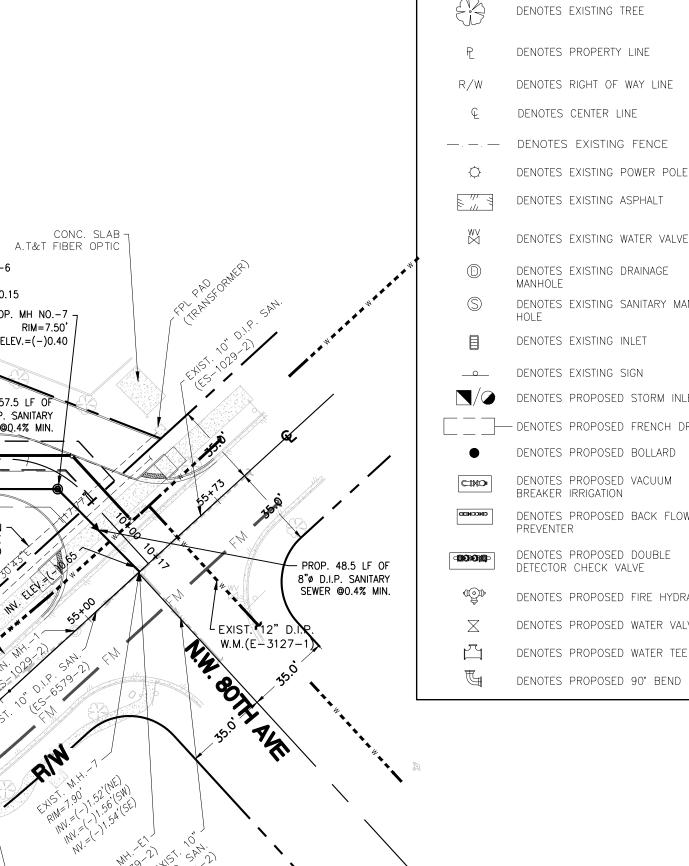












DENOTES PROPERTY LINE
DENOTES RIGHT OF WAY LINE
DENOTES CENTER LINE
 DENOTES EXISTING FENCE
DENOTES EXISTING POWER POLE

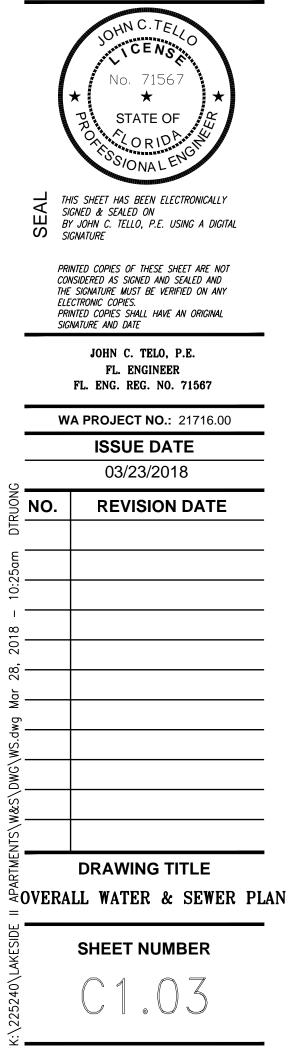
<u>LEGEND</u>

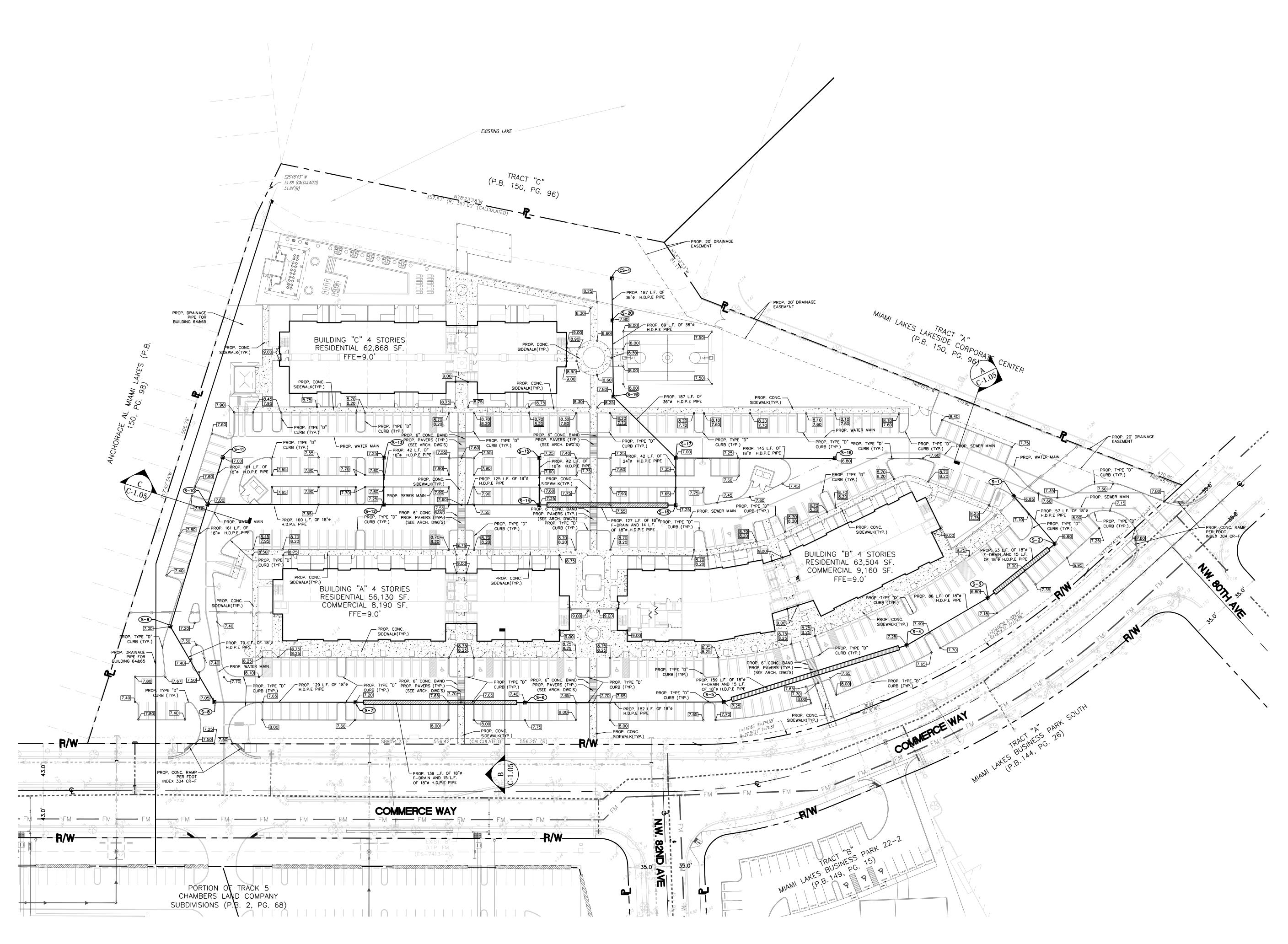
(NOT PART OF M-DWASD NOTES OR APPROVAL)

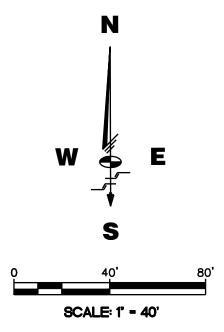
	DENOTES EXISTING ASPHALT
₩V	DENOTES EXISTING WATER VALVE
\bigcirc	DENOTES EXISTING DRAINAGE MANHOLE
S	DENOTES EXISTING SANITARY MAN HOLE
	DENOTES EXISTING INLET
	DENOTES EXISTING SIGN
\square/\bigcirc	DENOTES PROPOSED STORM INLET/INV.
	DENOTES PROPOSED FRENCH DRAIN
•	DENOTES PROPOSED BOLLARD
	DENOTES PROPOSED VACUUM BREAKER IRRIGATION
	DENOTES PROPOSED BACK FLOW PREVENTER
< ₿ЮСВ >	DENOTES PROPOSED DOUBLE DETECTOR CHECK VALVE
4 QD	DENOTES PROPOSED FIRE HYDRANT
\boxtimes	DENOTES PROPOSED WATER VALVE
Ц	DENOTES PROPOSED WATER TEE
T.	DENOTES PROPOSED 90° REND

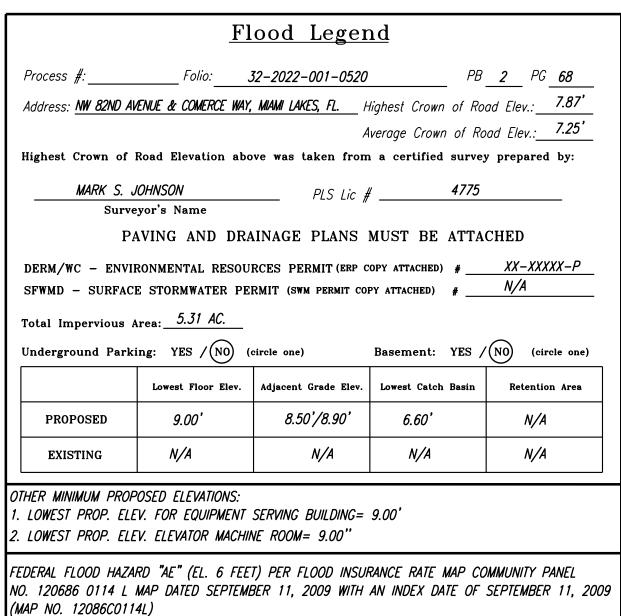


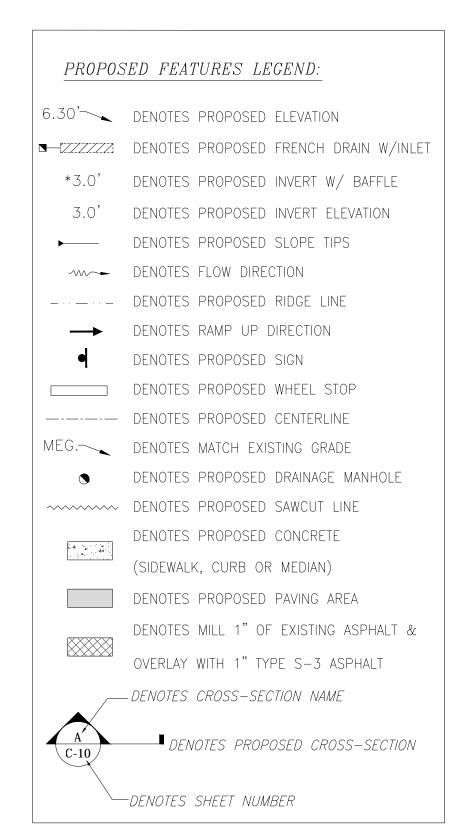






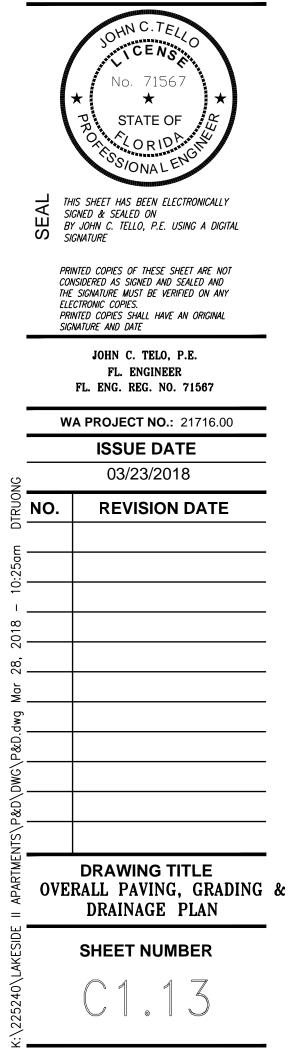


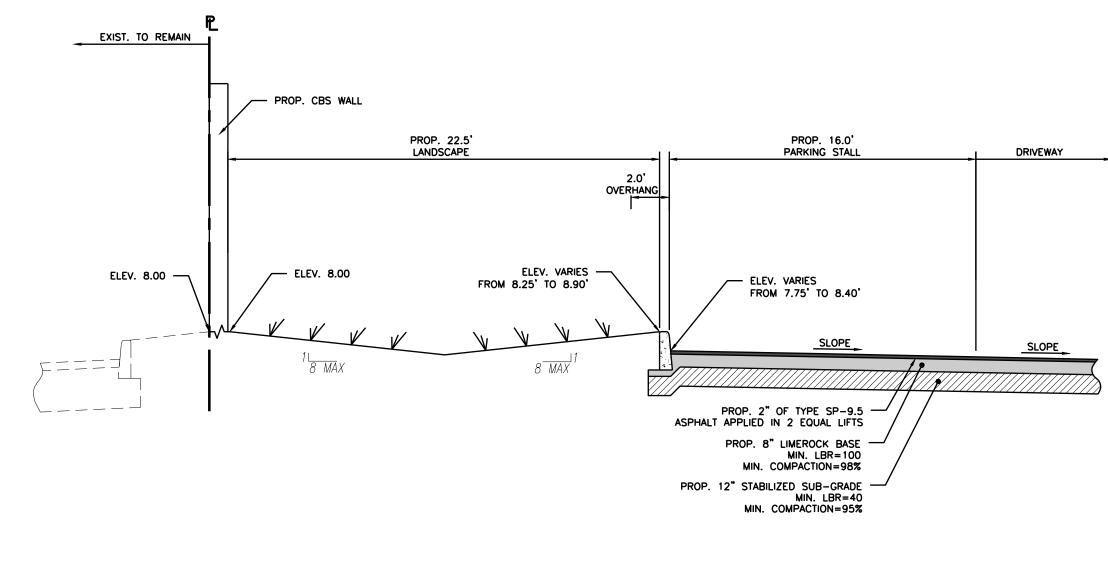


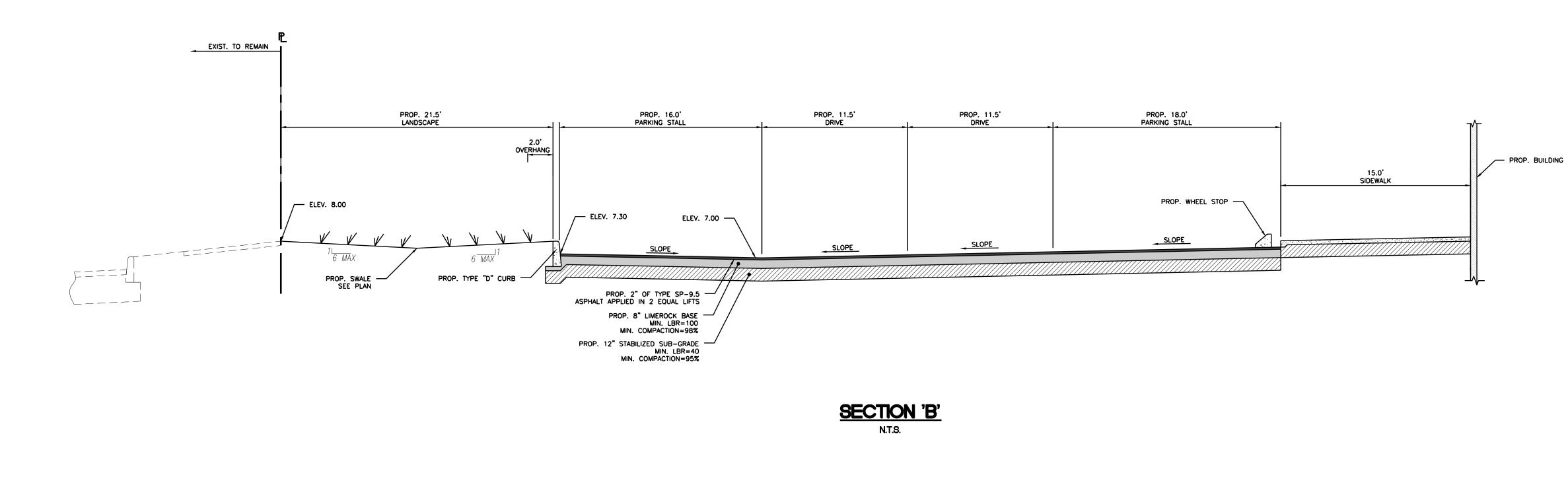


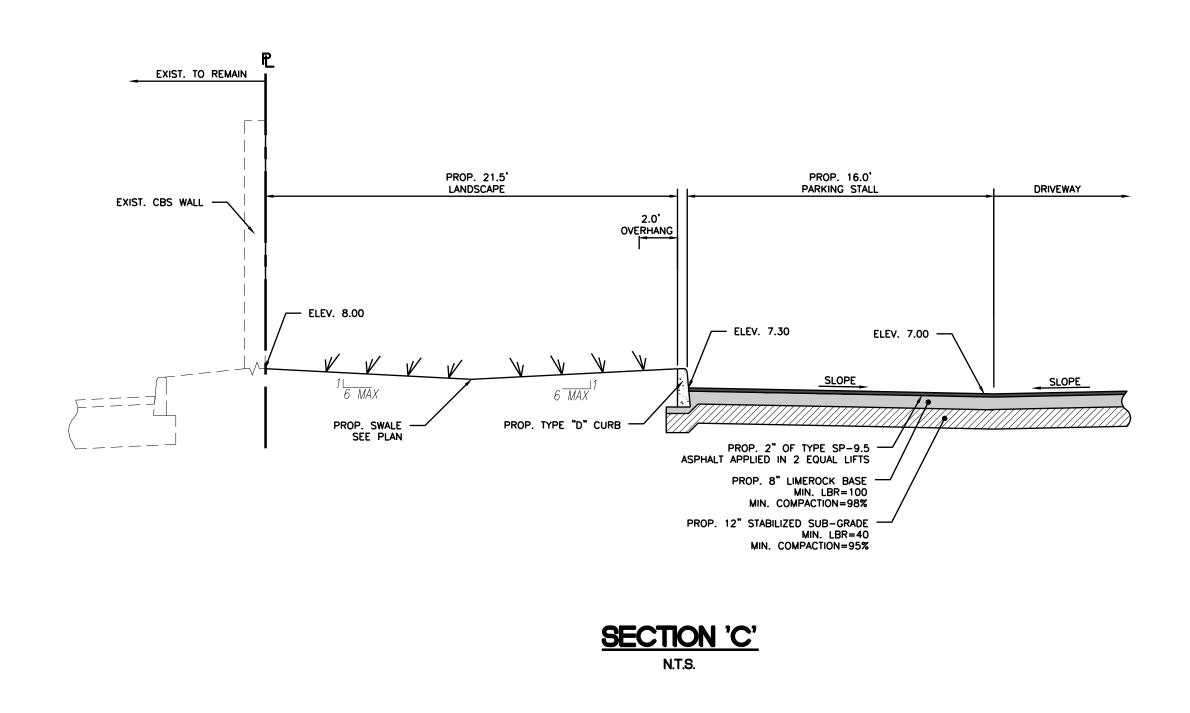












SECTION 'A'





