ANTILLIA
COMMUNITY DEVELOPMENT DISTRICT

MIAMI-DADE COUNTY
REGULAR BOARD MEETING & PH'S
DECEMBER 8, 2022
11:00 A.M.

Special District Services, Inc.
8785 SW 165th Avenue, Suite 200
Miami, FL 33024

www.antilliacdd.org
786.347.2711 ext. 2011 Telephone
877.SDS.4922 Toll Free
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AGENDA
ANTILLIA
COMMUNITY DEVELOPMENT DISTRICT
Conference Room of the Hundredfold Business Center
6625 Miami Lakes Drive, 3rd Floor
Miami Lakes, Florida 33014
REGULAR BOARD MEETING & PUBLIC HEARING'S
December 8, 2022
11:00 A.M.

A. Call to Order

B. Proof of Publication……...Page 1

C. Seat New Board Members

D. Administer Oath of Office & Review Board Member Responsibilities and Duties

E. Establish Quorum

F. Election of Officers

- Chairman
- Vice Chairman
- Secretary/Treasurer
- Assistant Secretaries

G. Confirmation of Initial Landowners' Election Results

H. Additions or Deletions to Agenda

I. Comments from the Public for Items Not on the Agenda

J. Approval of Minutes

1. October 21, 2022 Organizational Meeting……..Page 2

K. **Public Hearing to Adopt 2022/2023 Final Budget**

1. Proof of Publication…….Page 15
2. Receive Public Comments on the 2022/2023 Fiscal Year Final Operating Fund Budget
3. Consider Resolution No. 2022-15 – Adopting a Fiscal Year 2022/2023 Final Budget……..Page 16

L. **Public Hearing – Authorizing Uniform Method of Collection**

1. Proof of Publication…….Page 21
2. Receive Public Comment on the Use of the Uniform Method of Collection
3. Consider Resolution No. 2022-16 – Adopting the Uniform Method of Collection of Non-Ad Valorem Assessments Pursuant to Chapter 197, F.S……...Page 23

M. **Public Hearing – Levy of Non-Ad Valorem Assessments**

1. Proof of Publication…….Page 25
2. Receive Public Comment Regarding the Intent to Levy Special Assessments
3. Consider Approval of the Project and Levying of Non-Ad Valorem Special Assessments Based on Comments from the Public

4. Consider Adjusting and Equalizing of Non-Ad Valorem Special Assessments Based on Comments from the Public
5. Consider Resolution No. 2022-17 – Authorizes the Project, the Intent to Levy Non-Ad Valorem Assessments; Intent to Utilize Chapter 197, F.S. for the Levy, Collection and the Enforcement of Non-Ad Valorem Assessments; and the Adoption of a Final Assessment Roll, Pursuant to Chapters 170 and 190, F.S.……..Page 26

N. Old Business

O. New Business

P. Administrative Matters

1. Professional Engineer Selection Committee Meeting – Review of Proposal(s) and Make Recommendation
2. Bond Validation Hearing – Scheduled for January 4, 2023

Q. Board Members Comments

R. Adjourn

Miscellaneous Notices

Published in Miami Daily Business Review on November 16, 2022

Location

Miami-Dade County,

Notice Text

NOTICE OF ANTILLIA COMMUNITY
DEVELOPMENT DISTRICT
PUBLIC HEARING AND REGULAR
BOARD MEETING

The Board of Supervisors (the "Board") of the Antillia Community Development District (the "District") will hold a public hearing on December 8, 2022, at 11:00 a.m. in a Conference Room at Hundredfold Business Center located at 6625 Miami Lakes Drive, Third Floor, Miami Lakes, Florida 33014 for the purpose of hearing comments and objections on the adoption of the budget of the District for Fiscal Year 2022/2023. A regular board meeting of the District will also be held at that time where the Board may consider agenda items and any other business that may properly come before it.

A copy of the agenda and budget may be obtained from the District's website (www.antilliacdd.org) or at the offices of the District Manager, Special District Services, located at 8785 SW 165th Avenue, Suite 200, Miami, Florida 33193 during normal business hours.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when staff or Supervisors may participate by speaker telephone; therefore, a speaker telephone will be present at the meeting location so that Supervisors may be fully informed of the discussions taking place.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (786) 347-2711 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Meetings may be cancelled from time to time without advertised notice.

District Manager
ANTILLIA COMMUNITY DEVELOPMENT DISTRICT
www.antilliacdd.org
11/16-23 22-71/0000631236M

ANTILLIA COMMUNITY DEVELOPMENT DISTRICT
ORGANIZATIONAL BOARD MEETING
OCTOBER 21, 2022

A. CALL TO ORDER

The Organizational Board Meeting of the Antillia Community Development District (the "District") was called to order at 11:02 a.m. in the Hundredfold Business Center Third Floor Conference Room located at 6625 Miami Lakes Drive, Miami Lakes, Florida 33014.

B. PROOF OF PUBLICATION

Proof of publication was presented which showed that notice of the Organizational Board Meeting had been published in the *Miami Daily Business Review* on October 10, 2022, as legally required.

C. SEAT NEW BOARD MEMBERS (FROM ORDINANCE)

Mrs. Perez welcomed the petition appointed/named Board Members of the District – Greg Meath, Michael Caputo, Candice Smith, Jon Seifel and Timothy Smith.

D. ADMINISTER OATHS OF OFFICE

Ms. Wald, Notary Public in the State of Florida, administered the Oaths of Office to the petition named Board Members: Candice Smith, Michael Caputo, Jon Seifel and Timothy Smith. She also reviewed the responsibilities and duties of Board Members. Greg Meath was not in attendance and therefore did not take the oath of office.

E. ESTABLISH A QUORUM

A quorum was established with the following Supervisors in attendance:

Michael Caputo, Candice Smith, Jon Seifel and Timothy Smith

Also in attendance were: Gloria Perez of Special District Services, Inc.; Attorney Ginger E. Wald of Kutak Rock; Engineer Tony Quevedo of HSQ Group, Inc. (via phone); Bond Counsel Stephen Sanford of Greenberg Traurig, P.A. (via phone); Trustee Craig A. Kaye of Regions Bank (via phone); and Andrew Karmeris of Special District Services, Inc. (via phone).

F. ELECTION OF OFFICERS

Mrs. Perez stated that it would now be in order to elect Officers of the District. She noted the roles of Armando Silva, Nancy Nguyen and herself regarding appointment to office and stated that nominations would be in order for Chairperson and Vice-Chair with the remaining three Supervisors being designated as Assistant Secretaries.

The following slate of officers was nominated:

- Chairman – Michael Caputo
- Vice Chairman – Timothy Smith
- Assistant Secretary – Gregory Meath *(pending Oath of Office as he was not in attendance)*
- Assistant Secretary – Candice Smith
- Assistant Secretary – Jon Seifel
- Secretary/Treasurer – Gloria Perez
- Assistant Secretaries - Armando Silva and Nancy Nguyen (District Managers with Special District Services, Inc., in Mrs. Perez's absence)

A **MOTION** was made by Supervisor Timothy Smith, seconded by Supervisor Caputo and unanimously passed electing the Slate of Officers, as nominated.

G. ADDITIONS OR DELETIONS TO AGENDA

There were no additions or deletions to the agenda.

H. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

There were no comments from the public for items not on the agenda.

I. NEW BUSINESS

1. Consider Appointment of District Manager

Mrs. Perez stated that it would now be in order to appoint a District Manager and provided the Special District Services, Inc.'s Agreement for Services Management and Validation dated October 21, 2022. A discussion ensued after which:

A **MOTION** was made by Supervisor Candice Smith, seconded by Supervisor Timothy Smith and unanimously passed appointing the firm of Special District Services, Inc. to serve as District Manager, as outlined in the Agreement for Services ("Agreement") dated October 21, 2022; and further authorizes District officials to execute said Agreement.

2. Consider Appointment of District General Counsel

Mrs. Perez stated it would now be in order to appoint General Counsel to provide legal representation for the District. A proposal from Billing, Cochran, Lyles, Mauro & Ramsey, P.A., dated September 12, 2022, was presented.

A **MOTION** was made by Supervisor Candice Smith, seconded by Supervisor Timothy Smith and unanimously passed approving the selection of Billing, Cochran, Lyles Mauro & Ramsey, P.A. to serve as District Counsel, as outlined in their proposal letter dated September 12, 2022.

3. Consider Appointment of Interim District Engineer

Mrs. Perez stated that it would now be in order to appoint an Interim District Engineer. The HSQ Group LLC proposal dated October 13, 2022, was presented.

A **MOTION** was made by Supervisor Timothy Smith, seconded by Supervisor Caputo and unanimously passed approving HSQ Group, LLC as the District Interim Engineer, as outlined in the proposal dated October 13, 2022.

4. Consider to Issue RFQ for Engineering Services

Pursuant to Section 287.055, Florida Statutes, the Consultants' Competitive Negotiation Act ("CCNA"), the District will solicit proposals from qualified engineering firms to serve as the Engineer for the District (the "District Engineer"), pursuant to the requirements of Chapter 190, Florida Statutes.

The criteria for selecting the District Engineer was presented and the Board was asked to authorize the District Manager to issue/advertise an RFQ (proposal package) for Professional Engineering Services for the District. Mr. Perez explained that the District's Board would appoint a Professional Engineer Selection Committee to review the proposals and make a recommendation of no less than three (3) firms to the Board (or as determined by same).

Mrs. Perez noted that it would be in order to consider the Engineer Selection Criteria, as presented, and authorize the District Manager to prepare the required notice for advertisement and to proceed with a Request for Qualifications for Professional Engineering Services; and that the Board of Supervisors of the District and the District Manager would be appointed as the Professional "Engineer Selection Committee."

A **MOTION** was made by Supervisor Candice Smith, seconded by Supervisor Timothy Smith and passed unanimously approving the Engineer Selection Criteria, as presented; authorizing the District Manager to prepare the required notice for advertisement and to proceed with a Request for Qualifications for Professional Engineering Services; and that the Board of Supervisors of the District and the District Manager are appointed as the "Professional Engineer Selection Committee."

5. Consider Appointment of Bond Counsel

Presented in the meeting booklet was the investment banking agreement dated October 10, 2022, from FMS Bonds, Inc. The Board was advised that the underwriter would serve solely in the capacity as an underwriter and not as a financial consultant.

A **MOTION** was made by Supervisor Candice Smith, seconded by Supervisor Caputo and unanimously passed engaging FMS Bonds, Inc., solely as an underwriter, as outlined in the agreement dated October 10, 2022.

6. Consider Appointment of Bond Counsel

Mr. Stephan Sanford, on behalf of Greenberg Traurig, P.A., presented an agreement dated September 14, 2022, for the Board's consideration.

A **MOTION** was made by Supervisor Candice Smith, seconded by Supervisor Caputo and passed unanimously approving the engagement of Greenberg Traurig, P.A. as the District's Bond Counsel, as outlined in the agreement dated September 14, 2022.

7. Consider Appointment of Trustee

Provided in the meeting booklet was a Trustee Agreement dated October 13, 2022, which had been provided by Janet Ricardo, Vice President of Regions Bank Corporate Trust.

A **MOTION** was made by Supervisor Candice Smith, seconded by Supervisor Timothy Smith and unanimously passed approving the Regions Bank Corporate Trust as Trustee for the District, as outlined in the agreement dated October 13, 2022.

8. Consider Designating a Registered Agent and Office

Mrs. Perez stated that it would now be in order to designate a Registered Agent and Office for the District.

A **MOTION** was made by Supervisor Timothy Smith, seconded by Supervisor Caputo and unanimously passed approving the offices of Billing, Cochran, Lyles, Mauro & Ramsey, P.A. located in the SunTrust Center, Sixth Floor, 515 East Las Olas Boulevard, Ft. Lauderdale, Florida 33301 to serve as the Registered Agent and Office for the District.

9. Designating Local Records Office

Mrs. Perez stated that it would now be in order to designate a local records office for the Official Records of the District.

A **MOTION** was made by Supervisor Timothy Smith, seconded by Supervisor Caputo and unanimously passed designating the offices of Special District Services, Inc., located in The Oaks Center at 2501A Burns Road, Palm Beach Gardens, Florida 33410, as the primary administrative office and the Kendall Executive Center, located at 8785 SW 165th Avenue, Suite 200, Miami, Florida 33193, as the local records office for the District.

10. Consider Resolution No. 2022-01 – Designating a Public Comment Policy

Mrs. Perez presented Resolution No. 2022-01, entitled:

RESOLUTION 2022-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ANTILLIA COMMUNITY DEVELOPMENT DISTRICT ESTABLISHING A PUBLIC COMMENT POLICY, PROVIDING MEMBERS OF THE PUBLIC WITH A REASONABLE OPPORTUNITY TO BE HEARD AT DISTRICT BOARD MEETINGS IN ACCORDANCE WITH SECTION 286.0114, *FLORIDA STATUTES*; AND PROVIDING AN EFFECTIVE DATE.

A **MOTION** was made by Supervisor Candice Smith, seconded by Supervisor Timothy Smith and unanimously passed adopting Resolution No. 2022-01, as presented, establishing the District's public comment policy.

11. Consider Resolution No. 2022-02 – Adopting a Legal Defense Policy

Mrs. Perez presented Resolution No. 2022-02, entitled:

RESOLUTION NO. 2022-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF ANTILLIA COMMUNITY DEVELOPMENT DISTRICT SETTING FORTH THE POLICY OF THE DISTRICT WITH REGARD TO THE SUPPORT AND LEGAL DEFENSE OF THE BOARD OF SUPERVISORS; AND PROVIDING AN EFFECTIVE DATE.

A **MOTION** was made by Supervisor Timothy Smith, seconded by Supervisor Caputo and unanimously passed adopting Resolution No. 2022-02, as presented.

12. Consider Obtaining General Liability and Public Officers' Insurance

A **MOTION** was made by Supervisor Candice Smith, seconded by Supervisor Caputo and unanimously passed authorizing the District Manager to bind general liability and public officers' liability insurance coverage for the fiscal year 2022/2023.

13. Consider Resolution No. 2022-03 – Authorizing Chairman to Execute Plats, Permits and Conveyances

Mrs. Perez presented Resolution No. 2022-03, entitled:

RESOLUTION 2022-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ANTILLIA COMMUNITY DEVELOPMENT DISTRICT GRANTING THE CHAIRPERSON THE AUTHORITY TO EXECUTE REAL AND PERSONAL PROPERTY CONVEYANCE AND DEDICATION DOCUMENTS, PLATS AND OTHER DOCUMENTS RELATED TO THE DEVELOPMENT OF THE DISTRICT'S IMPROVEMENTS; APPROVING THE SCOPE AND TERMS OF SUCH AUTHORIZATION; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

A **MOTION** was made by Supervisor Candice Smith, seconded by Supervisor Caputo and unanimously passed adopting Resolution No. 2022-03, as amended, authorizing both the Chairperson and/or the Vice Chairperson to execute conveyance documents, plats and other documents related to the development of the District's improvements.

14. Consider Resolution No. 2022-04 – Setting the Fiscal Year 2022/2023 Regular Meeting Schedule and Location

Mrs. Perez presented Resolution No. 2022-04, entitled:

RESOLUTION NO. 2022-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ANTILLIA COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR THE FISCAL YEAR 2022/2023 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.

December 8, 2022*
January 20, 2023
February 3, 2023
February 17, 2023
March 3, 2023
March 17, 2023
April 7, 2023
May 5, 2023
June 2, 2023
August 4, 2023
September 1, 2023

**Alternate day of the Week from the typical Friday Meeting date.*

A **MOTION** was made by Supervisor Timothy Smith, seconded by Supervisor Caputo and unanimously passed adopting Resolution No. 2022-04, approving the Regular Meeting Schedule for Fiscal Year 2022-2023 by holding meetings at the Hundredfold Business Center, 3rd Floor Conference Room, located at 6625 Miami Lakes Drive, Miami Lakes, Florida 33014, unless otherwise authorized, with the start time of 11:00 a.m.; and further authorizes the advertisement of same, as required by law.

15. Consider Resolution No. 2022-05 – Ordering and Calling for Initial Landowners' Meeting and Public Notice Thereof

Mrs. Perez presented Resolution No. 2022-05, entitled:

RESOLUTION NO. 2022-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ANTILLIA COMMUNITY DEVELOPMENT DISTRICT ORDERING AND CALLING FOR THE INITIAL LANDOWNERS' MEETING AND PUBLIC NOTICE THEREOF FOR THE ANTILLIA COMMUNITY DEVELOPMENT DISTRICT'S ELECTION OF MEMBERS TO THE BOARD OF SUPERVISORS; AND PROVIDING AN EFFECTIVE DATE.

A **MOTION** was made by Supervisor Timothy Smith, seconded by Supervisor Caputo and passed unanimously adopting Resolution No. 2022-05, setting the Initial Landowners' Meeting for December 8, 2022, at 11:00 a.m. at the Hundredfold Business Center, 3rd Floor Conference Room, located at 6625 Miami Lakes Drive, Miami Lakes, Florida 33014; and further authorizing the publication of the notice, as required by law.

16. Consider Resolution No. 2022-06 – Consider Proposed Fiscal Year 2022/2023 Annual Budget and Setting a Public Hearing Date for Final Adoption

Mrs. Perez presented Resolution No. 2022-06, entitled:

RESOLUTION 2022-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ANTILLIA COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2022/2023 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW AND PROVIDING AN EFFECTIVE DATE.

A **MOTION** was made by Supervisor Candice Smith, seconded by Supervisor Caputo adopting Resolution No. 2022-06 and setting the Public Hearing for December 8, 2022, at 11:00 a.m. at the Hundredfold Business Center, 3rd Floor Conference Room, located at 6625 Miami Lakes Drive, Miami Lakes, Florida 33014, unless otherwise authorized, with the start time of 11:00 a.m. and authorizing the publication of the notice, as required by law.

17. Consider Developer's Funding Agreement for Fiscal Year 2022/2023

Mrs. Perez explained the purpose of the Developer's Funding Agreement, noting that funding for operating the District would initially come from the developer, CRE-KL Antillia Owner, LLC for and through the end of the 2022/2023 fiscal year.

A **MOTION** was made by Supervisor Candice Smith, seconded by Supervisor Timothy Smith and passed unanimously approving the Developer's Funding Agreement for the fiscal year 2022/2023, as presented, subject to final review by Developer's Counsel, District Counsel, the Chairperson and the District Manager.

18. Discussion Regarding Acquisition Agreement

This item was on the agenda for discussion purposes only. No action was taken at this time.

19. Consider Resolution No. 2022-07 – Designating a Qualified Public Depository

Mrs. Perez presented Resolution No. 2022-07, entitled:

RESOLUTION NO. 2022-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ANTILLIA COMMUNITY DEVELOPMENT DISTRICT, DESIGNATING A QUALIFIED PUBLIC DEPOSITORY, PURSUANT TO CHAPTER 280, *FLORIDA STATUTES*; AND PROVIDING AN EFFECTIVE DATE.

A **MOTION** was made by Supervisor Candice Smith, seconded by Supervisor Timothy Smith and unanimously passed adopting Resolution No. 2022-07, as presented, authorizing the establishment of an operating/checking account with Seacoast Bank to serve as a depository of public funds for the District.

20. Consider Resolution No. 2022-08 – Establishing CDD Checking Account and Signers

Mrs. Perez presented Resolution No. 2022-08, entitled:

RESOLUTION NO. 2022-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ANTILLIA COMMUNITY DEVELOPMENT DISTRICT, AUTHORIZING THE ESTABLISHMENT OF A DISTRICT CHECKING/OPERATING ACCOUNT, DESIGNATING DISTRICT OFFICIALS AND/OR AUTHORIZED STAFF TO REVIEW, APPROVE AND ISSUE PAYMENT OF EXPENDITURES, SELECTING THE SIGNATORIES THEREOF; AND PROVIDING AN EFFECTIVE DATE.

A **MOTION** was made by Supervisor Candice Smith, seconded by Supervisor Timothy Smith and unanimously passed adopting Resolution No. 2022-08, as presented, designating *Todd Wodraska, Jason Pierman, Patricia LasCasas, Gloria Perez and Michael Caputo* to serve as the signatories on the District's checking/operating account. Checks will be released after electronic approvals have been provided by the Chairperson or the Vice Chairperson in his absence.

21. Consider Resolution No. 2022-09 – Adopting Alternative Investment Guideline

Mrs. Perez presented Resolution No. 2022-09, entitled:

RESOLUTION NO. 2022-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ANTILLIA COMMUNITY DEVELOPMENT DISTRICT, ADOPTING THE ALTERNATIVE INVESTMENT GUIDELINES FOR INVESTING PUBLIC FUNDS IN EXCESS OF AMOUNTS NEEDED TO MEET CURRENT OPERATING EXPENSES, IN ACCORDANCE WITH SECTION 218.415(17), *FLORIDA STATUTES*; AND PROVIDING AN EFFECTIVE DATE.

A **MOTION** was made by Supervisor Timothy Smith, seconded by Supervisor Caputo and unanimously passed adopting Resolution No. 2022-09, as presented, establishing the alternative investment guidelines for the investment of public funds in excess of amounts needed in order to meet operating expenses.

22. Consider Resolution No. 2022-10 – Approving Statewide Mutual Aid Agreement

Mrs. Perez presented Resolution No. 2022-10, entitled:

RESOLUTION NO. 2022-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ANTILLIA COMMUNITY DEVELOPMENT DISTRICT, STATE OF FLORIDA, APPROVING THE FLORIDA STATEWIDE MUTUAL AID AGREEMENT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

A **MOTION** was made by Supervisor Candice Smith, seconded by Supervisor Caputo and unanimously passed adopting Resolution No. 2022-10, as presented, authorizing the District's participation in and the execution of the Statewide Mutual Aid Agreement by District officials.

23. Consider Engineer's Report

The Engineer's Report was presented in the meeting book.

A **MOTION** was made Supervisor Timothy Smith, seconded by Supervisor Caputo and passed unanimously approving the Engineer's Report dated October 13, 2022, which may be amended from time to time.

24. Consider Master Special Assessment Methodology Report

The Master Special Assessment Methodology Report was presented in the meeting materials and Mr. Karmeris gave an overview, noting that the non-ad valorem special assessment levels in the report are a product of bond issuance financing costs, other assumptions and the current estimated infrastructure costs, as outlined in the approved Engineer's Report. The projected bond sizing is approximately $18,050,000.

A **MOTION** was made by Supervisor Timothy Smith, seconded by Supervisor Caputo and passed unanimously approving the Master Special Assessment Methodology Report, dated October 21, 2022, as presented.

25. Consider Resolution No. 2022-11 – Authorizing the Issuance of Bonds

Mrs. Perez presented Resolution No. 2022-11, entitled:

RESOLUTION NO. 2022-11

AUTHORIZING THE ISSUANCE OF NOT TO EXCEED $22,000,000 AGGREGATE PRINCIPAL AMOUNT OF ANTILLIA COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS, IN ONE OR MORE SERIES, TO PAY ALL OR A PORTION OF THE DESIGN, ACQUISITION AND CONSTRUCTION COSTS OF CERTAIN PUBLIC INFRASTRUCTURE IMPROVEMENTS, INCLUDING, BUT NOT LIMITED TO, STORMWATER MANAGEMENT AND CONTROL FACILITIES, INCLUDING, BUT NOT LIMITED TO, RELATED EARTHWORK; WATER, WASTEWATER AND RECLAIMED WATER SYSTEMS INCLUDING CONNECTION FEES, IF APPLICABLE; ROADWAY IMPROVEMENT INCLUDING IMPACT FEES, IF APPLICABLE; RECREATIONAL AMENITIES AND RELATED INCIDENTAL COSTS; MITIGATION; THE DIFFERENTIAL COST OF UNDERGROUNDING ELECTRIC UTILITIES INCLUDING PROFESSIONAL FEES (COLLECTIVELY, THE "PROJECT"), PURSUANT TO CHAPTER 190, FLORIDA STATUTES, AS AMENDED; PROVIDING FOR THE APPOINTMENT OF A TRUSTEE; APPROVING THE FORM AND AUTHORIZING THE EXECUTION AND DELIVERY OF A

MASTER TRUST INDENTURE AND SUPPLEMENTAL TRUST INDENTURE IN SUBSTANTIALLY THE FORMS ATTACHED HERETO; PROVIDING THAT SUCH BONDS SHALL NOT CONSTITUTE A DEBT, LIABILITY OR OBLIGATION OF THE ANTILLIA COMMUNITY DEVELOPMENT DISTRICT (EXCEPT AS OTHERWISE PROVIDED HEREIN), MIAMI-DADE COUNTY, FLORIDA, THE STATE OF FLORIDA OR OF ANY OTHER POLITICAL SUBDIVISION THEREOF, BUT SHALL BE PAYABLE SOLELY FROM SPECIAL ASSESSMENTS ASSESSED AND LEVIED ON THE PROPERTY WITHIN THE DISTRICT BENEFITED BY THE PROJECT AND SUBJECT TO ASSESSMENT; PROVIDING FOR THE JUDICIAL VALIDATION OF SUCH BONDS; AND PROVIDING FOR OTHER RELATED MATTERS.

Mr. Sanford gave an overview of the resolution and the Trust Indentures.

A **MOTION** was made by Supervisor Candice Smith, seconded by Supervisor Timothy Smith and passed unanimously adopting Resolution No. 2022-11, as presented, authorizing the issuance of a not to exceed $22,000,000 aggregate principal amount of District special assessment bonds, in one or more series, to pay all or a portion of the design, acquisition, connection and impact fees and construction of certain public infrastructure improvements, as described in the Engineer's Report accepted and dated October 13, 2022.

26. Consider Resolution No. 2022-12 – Declaring Assessments

Mrs. Perez presented Resolution No. 2022-12, entitled:

RESOLUTION NO. 2022-12

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ANTILLIA COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THE IMPROVEMENTS TO BE CONSTRUCTED, A PORTION OF WHICH COST IS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE APPORTIONED; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE PAID; DESIGNATING CERTAIN LANDS IN THE DISTRICT UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; AUTHORIZING THE PREPARATION OF A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR A PUBLIC HEARING TO CONSIDER THE ADVISABILITY AND PROPRIETY OF THE SPECIAL ASSESSMENTS AND THE RELATED IMPROVEMENTS; PROVIDING FOR NOTICE OF SAID PUBLIC HEARING; PROVIDING FOR PUBLICATION OF THIS RESOLUTION; AND PROVIDING AN EFFECTIVE DATE.

A **MOTION** was made by Supervisor Timothy Smith, seconded by Supervisor Caputo and passed unanimously adopting Resolution No. 2022-12, as presented.

27. Consider Resolution No. 2022-13 – Setting a Public Hearing on Assessments

Mrs. Perez presented Resolution No. 2022-13, entitled:

RESOLUTION NO. 2022-13

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ANTILLIA COMMUNITY DEVELOPMENT DISTRICT SETTING A PUBLIC HEARING TO BE HELD ON DECEMBER 8, 2022 AT 11:00 A.M. TO BE HELD IN THE CONFERENCE ROOM OF THE HUNDREDFOLD BUSINESS CENTER LOCATED AT 6625 MIAMI LAKES DRIVE, 3RD FLOOR, MIAMI LAKES, FLORIDA 33014, FOR THE PURPOSE OF HEARING PUBLIC COMMENT ON THE LEVY OF NON-AD VALOREM SPECIAL ASSESSMENTS ON CERTAIN PROPERTY WITHIN THE BOUNDARIES OF THE DISTRICT; PURSUANT TO CHAPTERS 170, 190, AND 197, *FLORIDA STATUTES*; AND PROVIDING AN EFFECTIVE DATE.

A **MOTION** was made by Supervisor Timothy Smith, seconded by Supervisor Caputo and unanimously passed adopting Resolution No. 2022-13, as presented, setting the public hearing for December 8, 2022, at 11:00 a.m. in the 3rd Floor Conference Room of the Hundredfold Business Center located at 6625 Miami Lakes Drive, Miami Lakes, Florida 33014, unless otherwise authorized, with the start time of 10:30 a.m. and authorizing the publication of the notice, as required by law.

28. Consider Resolution No. 2022-14 – Notice of Intent to Use the Uniform Method

Mrs. Perez presented Resolution No. 2022-14, entitled:

RESOLUTION NO. 2022-14

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ANTILLIA COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") EXPRESSING THE INTENT OF THE DISTRICT TO USE THE UNIFORM METHOD OF LEVY, COLLECTION AND ENFORCEMENT OF NON-AD VALOREM ASSESSMENTS AS AUTHORIZED AND PERMITTED BY SECTION 197.3632, *FLORIDA STATUTES*; EXPRESSING THE NEED FOR THE LEVY OF NON-AD VALOREM ASSESSMENTS AND SETTING FORTH THE LEGAL DESCRIPTION OF THE REAL PROPERTY WITHIN THE DISTRICT'S JURISDICTIONAL BOUNDARIES THAT MAY OR SHALL BE SUBJECT TO THE LEVY OF DISTRICT NON-AD VALOREM ASSESSMENTS; AND PROVIDING AN EFFECTIVE DATE.

An explanation for the document was provided and it was recommended that the Board express the intent of the District to use the uniform method of levy, collection and enforcement of non-ad valorem assessments, as authorized by Section 197.3632, Florida Statutes; and further authorize publishing for four (4) consecutive weeks prior to the date of the public hearing a notice of the District's intent to hold a public hearing on December 8, 2022, at 11:00 a.m. for the purpose of advising the public of the District's intention to adopt and use the Chapter 197, Florida Statutes, uniform method of levying, collection and enforcing non-ad valorem assessments

A **MOTION** was made by Supervisor Timothy Smith, seconded by Supervisor Caputo and passed unanimously adopting Resolution No. 2022-14, as presented, setting the public hearing for the District's Notice of Intent to Use the Uniform Method of Collection for December 8, 2022, at 11:00 a.m. in the

3rd Floor Conference Room at the Hundredfold Business Center located at 6625 Miami Lakes Drive, Miami Lakes, Florida 33014, and authorizing the publication of the notice, as required by law.

29. Consider Compensation for Board Members

A **MOTION** was made by Supervisor Timothy Smith, seconded by Supervisor Caputo and passed unanimously waiving Board Member compensation at this time.

30. Consider Ratification of Recorded Notice of Establishment

Mrs. Perez advised that District Counsel had provided the District's Notice of Establishment for recording in the Public Records of Miami-Dade County, Florida.

A **MOTION** was made by Supervisor Timothy Smith, seconded by Supervisor Caputo and passed unanimously ratifying and approving the recording of the Notice of Establishment Recorded in the Public Records of Miami-Dade County, Florida.

J. ADMINISTRATIVE MATTERS

There were no Administrative Matters to come before the Board.

K. BOARD MEMBER COMMENTS

Greg Meath provided written notice declining appointment to the District Board of Supervisors.

A **MOTION** was made by Supervisor Candice Smith, seconded by Supervisor Timothy Smith and unanimously passed accepting Mr. Meath's declining to serve as Supervisor of the District and simultaneously declaring a vacancy on the Board.

A brief discussion ensued followed by:

A **MOTION** made by Supervisor Timothy Smith, seconded by Supervisor Caputo and unanimously passed appointing Justin Frye to fill the vacancy. Mr. Frye will have his Oath of Office taken at a later date.

L. ADJOURNMENT

There being no further business to come before the Board, a MOTION was made by Supervisor Caputo, seconded by Supervisor Timothy Smith and passed unanimously adjourning the Organizational Meeting at 11:55 a.m.

ATTESTED BY:

_____	_____
Secretary/Assistant Secretary	Chairperson/Vice-Chair

Miscellaneous Notices

Published in Miami Daily Business Review on November 16, 2022

Location

Miami-Dade County,

Notice Text

NOTICE OF ANTILLIA COMMUNITY
DEVELOPMENT DISTRICT
PUBLIC HEARING AND REGULAR
BOARD MEETING

The Board of Supervisors (the "Board") of the Antillia Community Development District (the "District") will hold a public hearing on December 8, 2022, at 11:00 a.m. in a Conference Room at Hundredfold Business Center located at 6625 Miami Lakes Drive, Third Floor, Miami Lakes, Florida 33014 for the purpose of hearing comments and objections on the adoption of the budget of the District for Fiscal Year 2022/2023. A regular board meeting of the District will also be held at that time where the Board may consider agenda items and any other business that may properly come before it.

A copy of the agenda and budget may be obtained from the District's website (www.antilliacdd.org) or at the offices of the District Manager, Special District Services, located at 8785 SW 165th Avenue, Suite 200, Miami, Florida 33193 during normal business hours.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when staff or Supervisors may participate by speaker telephone; therefore, a speaker telephone will be present at the meeting location so that Supervisors may be fully informed of the discussions taking place.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (786) 347-2711 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Meetings may be cancelled from time to time without advertised notice.

District Manager
ANTILLIA COMMUNITY DEVELOPMENT DISTRICT
www.antilliacdd.org
11/16-23 22-71/0000631236M

RESOLUTION NO. 2022-15

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ANTILLIA COMMUNITY DEVELOPMENT DISTRICT APPROVING AND ADOPTING A FISCAL YEAR 2022/2023 FINAL BUDGET PURSUANT TO CHAPTER 190, *FLORIDA STATUTES*; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (the "Board") of the Antillia Community Development District ("District") has prepared a Proposed Operating Fund Budget for Fiscal Year 2022/2023, and the Board is empowered to provide a funding source to operate the District and to impose special assessments upon the properties within the District, as required; and

WHEREAS, the District has held a duly advertised Public Hearing to receive public comments on the Proposed Operating Fund Budget, has considered and adopted the Fiscal Year 2022/2023 Operating Fund Budget; and is now authorized to levy non-ad valorem assessments upon the assessable properties within the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE ANTILLIA COMMUNITY DEVELOPMENT DISTRICT, THAT:

Section 1. The Operating Fund Budget for Fiscal Year 2022/2023 attached hereto as Exhibit "A" is accepted, approved and adopted.

Section 2. The Secretary and/or Assistant Secretary of the District is authorized to execute any and all necessary transmittals, certifications or other acknowledgements or writings, as necessary, to comply with the intent of this Resolution.

PASSED, ADOPTED and EFFECTIVE this 8th day of December, 2022.

ATTEST:

ANTILLIA COMMUNITY DEVELOPMENT DISTRICT

By:_____
Secretary/Assistant Secretary

By:_____
Chairperson/Vice Chairperson

Antillia
Community Development District

Final Budget For
Fiscal Year 2022/2023
October 21, 2022 - September 30, 2023

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I FINAL BUDGET

II DETAILED FINAL BUDGET

FINAL BUDGET
ANTILLIA COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022/2023
OCTOBER 21, 2022 - SEPTEMBER 30, 2023

REVENUES	FISCAL YEAR 2022/2023 BUDGET
O&M Assessments	0
Developer Contribution	86,417
Debt Assessments	0
Interest Income	0
TOTAL REVENUES	**$ 86,417**
EXPENDITURES	
Administrative Expenditures	
Supervisor Fees	0
Management	35,750
Legal	30,000
Assessment Roll	0
Audit Fees	0
Arbitrage Rebate Fee	0
Insurance	5,000
Legal Advertisements	5,000
Miscellaneous	1,500
Postage	200
Office Supplies	2,500
Dues & Subscriptions	175
Website Management & ADA Compliance	2,292
Trustee Fees	0
Continuing Disclosure Fee	0
	0
Total Administrative Expenditures	**$ 82,417**
Maintenance Expenditures	
Engineering/Inspections	2,000
Miscellaneous Maintenance	2,000
Field Operations	0
Total Maintenance Expenditures	**$ 4,000**
TOTAL EXPENDITURES	**$ 86,417**
REVENUES LESS EXPENDITURES	**$ -**
Bond Payments	0
BALANCE	**$ -**
County Appraiser & Tax Collector Fee	0
Discounts For Early Payments	0
EXCESS/ (SHORTFALL)	**$ -**

DETAILED FINAL BUDGET
ANTILLIA COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022/2023
OCTOBER 21, 2022 - SEPTEMBER 30, 2023

REVENUES	FISCAL YEAR 2020/2021 ACTUAL	FISCAL YEAR 2021/2022 BUDGET	FISCAL YEAR 2022/2023 BUDGET	COMMENTS
O&M Assessments	0	0	0	
Developer Contribution	0	0	86,417	Developer Contribution
Debt Assessments	0	0	0	
Interest Income	0	0	0	
TOTAL REVENUES	**$ -**	**$ -**	**$ 86,417**	
EXPENDITURES				
Administrative Expenditures				
Supervisor Fees	0	0	0	
Management	0	0	35,750	$3,250 X 11 Months
Legal	0	0	30,000	
Assessment Roll	0	0	0	Will Commence In Fiscal Year Following Issuing Of Bond
Audit Fees	0	0	0	Will Commence In Fiscal Year Following Issuing Of Bond
Arbitrage Rebate Fee	0	0	0	Will Commence In Fiscal Year Following Issuing Of Bond
Insurance	0	0	5,000	
Legal Advertisements	0	0	5,000	
Miscellaneous	0	0	1,500	
Postage	0	0	200	
Office Supplies	0	0	2,500	
Dues & Subscriptions	0	0	175	Annual Fee Due Department Of Economic Opportunity
Website Management & ADA Compliance	0	0	2,292	$208.33 X 11 Months
Trustee Fees	0	0	0	Will Commence In Fiscal Year Following Issuing Of Bond
Continuing Disclosure Fee	0	0	0	Will Commence In Fiscal Year Following Issuing Of Bond
	0	0	0	
Total Administrative Expenditures	**$ -**	**$ -**	**$ 82,417**	
Maintenance Expenditures				
Engineering/Inspections	0	0	2,000	Engineers Report To Be Included In Bond Cost Of Issuance
Miscellaneous Maintenance	0	0	2,000	
Field Operations			0	
Total Maintenance Expenditures	**$ -**	**$ -**	**$ 4,000**	
TOTAL EXPENDITURES	**$ -**	**$ -**	**$ 86,417**	
REVENUES LESS EXPENDITURES	**$ -**	**$ -**	**$ -**	
Bond Payments	0	0	0	
BALANCE	**$ -**	**$ -**	**$ -**	
County Appraiser & Tax Collector Fee	0	0	0	
Discounts For Early Payments	0	0	0	
EXCESS/ (SHORTFALL)	**$ -**	**$ -**	**$ -**	

Miscellaneous Notices

Published in Miami Daily Business Review on November 9, 2022

Location

Miami-Dade County,

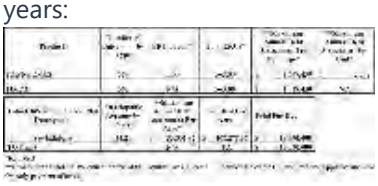
Notice Text

PUBLIC NOTICE BY ANTILLIA COMMUNITY
DEVELOPMENT DISTRICT OF THE INTENT TO USE THE UNIFORM METHOD FOR THE LEVY, COLLECTION AND ENFORCEMENT OF NON-AD VALOREM ASSESSMENTS

Notice is hereby given to all owners of lands located within the Antillia Community Development District (the "District"), that the District's Board of Supervisors (the "Board") intends to use the uniform method for the levy, collection and enforcement of non-ad valorem assessments as set forth in Section 197.3632, Florida Statutes, for such non-ad valorem assessments as may be levied by the District.

The District's Board will hold a Public Hearing on December 8, 2022, at 11:00 a.m. in a Conference Room of Hundredfold Business Center located at 6625 Miami Lakes Drive, Third Floor, Miami Lakes, Florida 33014, the purpose of which is to consider the adoption of a Resolution authorizing the District to use the uniform method for the levy, collection and enforcement of non-ad valorem assessments as set forth in Section 197.3632, Florida Statutes, for such non-ad valorem assessments as may be levied by the District. Such non-ad valorem assessments will be collected by the Miami-Dade County tax collector. Said Public Hearing may be continued, if necessary, to a time and date as specified on the record.

The non-ad valorem assessments anticipated to be levied commencing with the District's fiscal year 2022/2023 is estimated to be in the annual amount shown in the Table below per townhome unit, for the purpose of payment of long-term bond indebtedness, which amounts, due to amortization may change from year to year, but levied for no more than thirty (30) years:



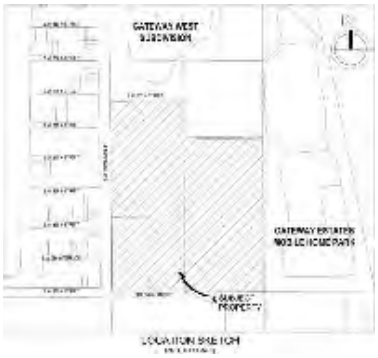
Additionally in the annual amount of approximately $850.00 per townhome unit for the purpose of annual operation and maintenance and other lawful obligations to run the District. You are entitled to a 4% discount if you pay your annual real estate property tax bill in November.

All affected property owners have the right to appear at the Public Hearing to be heard regarding the District's use of the uniform method for the levy, collection and enforcement of non-ad valorem assessments as set forth in Section 197.3632, Florida Statutes, for such non-ad valorem assessments as may be levied by the District. All affected property owners have the right to file written objections with the District's Manager, Special District Services, Inc., 8785 SW 165th Avenue, Suite 200, Miami, Florida 33193, within twenty (20) days of the first publication of this notice.

If any person decides to appeal any decision made by the Board with respect to any matter considered at this Public Hearing, such person will need a record of the proceedings, and that, for such purpose, such person may need to ensure that a verbatim record of the proceedings is made, at their own expense, which record includes the testimony and evidence on which the appeal is based.

In accordance with Americans with Disabilities Act, persons needing special accommodations or an interpreter to participate in this proceeding should contact the District Manager by calling (786) 347-2711 Ext. 2011 and/or toll free at 1-877-737-4922 at least seven (7) days prior to the date of the proceeding.

THE ANTILLIA COMMUNITY DEVELOPMENT DISTRICT



ANTILLIA COMMUNITY DEVELOPMENT DISTRICT
www.antilliacdd.org
11/9-16-23-30 22-31/0000629695M

RESOLUTION NO. 2022-16

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ANTILLIA COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING THE USE OF THE UNIFORM METHOD FOR THE LEVY, COLLECTION AND ENFORCEMENT OF NON-AD VALOREM ASSESSMENTS, PERMITTED BY SECTION 197.3632, *FLORIDA STATUTES*; EXPRESSING THE NEED FOR THE LEVY OF NON-AD VALOREM ASSESSMENTS AND SETTING FORTH THE LEGAL DESCRIPTION OF THE REAL PROPERTY WITHIN THE DISTRICT'S JURISDICTIONAL BOUNDARIES THAT MAY OR SHALL BE SUBJECT TO THE LEVY OF DISTRICT NON-AD VALOREM ASSESSMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Chapter 197, *Florida Statutes*, provides for the usage by the Antillia Community Development District (the "District") of a uniform method of levying, collecting and enforcing its non-ad valorem assessments; and

WHEREAS, Chapter 197, *Florida Statutes*, sets forth certain requirements and procedures which have been implemented by the District in order to use said uniform method of levying, collecting and enforcing its non-ad valorem assessments; and

WHEREAS, the Board of Supervisors (the "Board") of the District, have determined that it is in the best interest of the District, for the District, to elect to use the uniform method for levying, collecting and enforcing non-ad valorem assessments as provided in Section 197.3632, *Florida Statutes*.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE ANTILLIA COMMUNITY DEVELOPMENT DISTRICT, THAT:

1. The above recitals are hereby incorporated and adopted as the findings of fact of the Board.

2. That the uniform method for levying, collecting and enforcing non-ad valorem assessments as authorized by Section 197.3632, *Florida Statutes*, is hereby adopted for usage by the District.

3. That non-ad valorem assessments will in the future be required to be assessed and levied by the District in order to provide necessary funds for one or more of the following reasons:

(a) Satisfying the lawful debt obligations of the District, and/or

(b) Financing, constructing, maintaining and servicing the Improvements within the District, and/or

(c) The administrative operation of the District, and/or

(d) Such other lawful purposes which the District is empowered to provide as authorized by law.

4. That the uniform method for the levying, collecting and enforcing of non-ad valorem assessments now and in the future, shall, to the extent authorized by law, apply to all assessable lands in the District, and said boundaries of the District are described in attached **Exhibit "A"** which is incorporated herein and made a part hereof.

5. This resolution shall take effect immediately upon its adoption.

THIS RESOLUTION PASSED AND WAS ADOPTED this 8th day of December, 2022.

ATTEST:

ANTILLIA
COMMUNITY DEVELOPMENT DISTRICT

By:_____
Secretary/Assistant Secretary

By:_____
Chairperson/Vice Chairperson

Miscellaneous Notices

Published in Miami Daily Business Review on November 23, 2022

Location

Miami-Dade County,

Notice Text

NOTICE OF HEARING TO LEVY AND
PROVIDE FOR THE COLLECTION AND
ENFORCEMENT OF NON-AD VALOREM
SPECIAL ASSESSMENTS

Notice is hereby given that the Board of Supervisors (the "Board") of the Antillia Community Development District (the "District"), located within Miami-Dade County, Florida, will conduct a Public Hearing to consider adoption of an assessment roll and the imposition of special assessments against certain properties within the boundaries of the District. The general location of the area where proposed public infrastructure improvements to be improved and assessed is located within parcels of land in the District consisting of approximately 44.21 gross acres located in the unincorporated area of Miami-Dade County, Florida, in an area bounded by the Southeast of Section 25, Township 57 S, and Range 38 E within unincorporated, Miami-Dade County, Florida. The property is situated north of Southwest 360th Street and east of Southwest 180th Avenue.

The purpose of the special assessments is to fund the cost of certain infrastructure improvements to certain properties within the area described above. The nature of the proposed improvements generally consists of, but are not necessarily limited to, offsite roadway improvements including the payment by the District of road impact fees, stormwater management system, water distribution system including the payment by the District of connection charges relating thereto, sanitary sewer system including the payment by the District of connection charges relating thereto and other related improvements, all as described more particularly in the District's Engineer's Report dated and accepted October 13, 2022, as may be further revised, prepared by HSQ Group, Inc. (the "Engineer's Report"), and the plans and specifications on file in the offices of Special District Services, Inc., 8785 SW 165th Avenue, Suite 200, Miami, Florida 33193 or 2501A Burns Road, Palm Beach Gardens, Florida 33410 (the "District Offices"). A description of each property to be assessed and the amount to be assessed to each piece or parcel of assessable property is set forth in the Master Special Assessment Methodology Report, dated and accepted October 21, 2022, as may be further revised, prepared by Special District Services, Inc., (the "Master Report") on file in the District Offices.

A Public Hearing to receive comments from affected property owners as to the propriety and advisability of making such improvements, as to the cost thereof, as to the manner of payment thereof; and as to the amount thereof to be assessed against each parcel will be held in conjunction with the Regular Board Meeting on December 8, 2022 at 11:00 a.m., in the Conference Room of the Hundredfold Business Center located at 6625 Miami Lakes Drive, 3rd Floor, Miami Lakes, Florida 33014.

All affected property owners have a right to appear at the Public Hearing and the right to file written objections with the District within twenty (20) days of the publication of this Notice.

If any person decides to appeal any decision made with respect to any matter considered at this Public Hearing, such persons will need a record of the proceedings and for such purpose said person may need to ensure that a verbatim record of the proceeding is made at their own expense and which record includes the testimony and evidence on which the appeal is based.

In accordance with the Americans with Disabilities Act, this document may be requested in an alternative format. Auxiliary aids or services will also be provided upon request with at least five (5) days notice prior to the proceeding. Please contact the District Manager at 786-347-2711 Ext. 2011 and/or 877-737-4922 for assistance. If hearing impaired, telephone the Florida Relay Service (800) 955-8771 (TDD) for assistance.

ANTILLIA COMMUNITY DEVELOPMENT DISTRICT
www.antilliacdd.org
11/23-30 22-71/0000632275M

RESOLUTION NO. 2022-17

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ANTILLIA COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING DISTRICT SYSTEMS, FACILITIES, SERVICES AND RELATED INFRASTRUCTURE IMPROVEMENTS; EQUALIZING, APPROVING, CONFIRMING, IMPOSING AND LEVYING CERTAIN NON-AD VALOREM SPECIAL ASSESSMENTS ON CERTAIN LANDS WITHIN THE DISTRICT SPECIALLY BENEFITTED BY SUCH IMPROVEMENTS, TO PAY A PORTION OF THE COST THEREOF; PROVIDING FOR THE PAYMENT AND THE COLLECTION OF SUCH SPECIAL ASSESSMENTS BY THE METHOD PROVIDED FOR BY CHAPTERS 170 AND 197, *FLORIDA STATUTES*; CONFIRMING THE DISTRICT'S INTENTION TO ISSUE SPECIAL ASSESSMENT BONDS; PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

BE IT RESOLVED BY THE Board of Supervisors (the "Board") of the Antillia Community Development District (the "District") as follows:

Section 1. **AUTHORITY FOR THIS RESOLUTION.** This Resolution is adopted pursuant to Chapters 170, 190 and 197, *Florida Statutes*.

Section 2. **FINDINGS ASCERTAINMENTS AND DETERMINATIONS** The Board of the District hereby finds and determines as follows:

1. The District is a local unit of special purpose government organized and existing under and pursuant to Chapter 190, *Florida Statutes*, of the State of Florida ("State"), and was established by Ordinance of Miami-Dade County, Florida; and

2. The District is authorized by Chapter 190, *Florida Statutes*, to construct offsite roadway improvements, irrigation systems, landscaping, hardscapes, water management and control facilities for flood protection, potable water and waste water systems, and other infrastructure improvements to serve lands in the District (the "Improvements"); and

3. The District is authorized by Chapters 170 and 190, *Florida Statutes*, to levy non-ad valorem special assessments to pay all or any part of the cost of such improvements, and to issue special assessment bonds payable from such non-ad valorem special assessments as provided in Chapters 170 and 190, *Florida Statutes* (the "Special Assessment Bonds"); and

4. It is necessary to the public health, safety and welfare, and in the best interest of the District, that: (i) the District provide the Improvements, the nature and location of which are described in the "Engineer's Report" (as hereinafter defined) and in the plans and specifications on file at the offices of the District Manager located at 8785 SW 165th Avenue, Suite 200, Miami, Florida 33193, and The Oaks Center, 2501A Burns Road, Palm Beach Gardens, Florida 33410 (the "District Offices"); (ii) all or a portion of the cost of the Improvements be assessed against the lands within the District specially benefited by the

Improvements; and (iii) the District issue special assessment bonds to provide funds for such purposes; and

5. The provision of the Improvements, the levying of such non-ad valorem special assessments and issuance of Special Assessment Bonds serve a proper, essential and valid public purpose; and

6. As set forth in Resolution No. 2022-12, adopted by the Board on October 21, 2022, it is the Board's intention to defray all or a portion of the cost of the Improvements by levying non-ad valorem special assessments on the specially benefited properties located within the District; and

7. In order to provide funds to pay the costs of the Improvements, which are to be assessed against the specially benefited properties in the District, it is necessary for the District to sell and issue its Special Assessment Bonds, in one or more series (the "Bonds"); and

8. The Board has expressed its intention to issue Bonds in order to provide the funds needed for the Improvements prior to the collection of such non-ad valorem special assessments; and

9. Resolution No. 2022-12 was adopted in compliance with the requirements of Section 170.03, *Florida Statutes*, and prior to its adoption, the requirements of Section 170.04, *Florida Statutes*, had been complied with; and

10. Resolution No. 2022-12 was published as required by Section 170.05, *Florida Statutes*. A copy of the affidavit of publication is on file with the Secretary of the Board (i.e., the District Manager) at the District Offices provided in paragraph 4, above; and

11. A preliminary assessment roll was prepared and filed with the Board as required by Section 170.06, *Florida Statutes*; and

12. Pursuant to Section 170.07, *Florida Statutes*, upon completion of the preliminary assessment roll, the Board adopted Resolution No. 2022-13, providing the time and place for a public hearing where owners of the properties to be assessed and other persons interested therein may appear before the Board and be heard as to (i) the propriety and advisability of making the Improvements; (ii) the cost of the Improvements; (iii) the manner of payment; (iv) the assessment methodology; (v) the amount to be assessed against each parcel of specially benefited property. Resolution No. 2022-13 further provided for notice of the public hearing to be provided by publication and mail; and

13. Notice of the public hearing has been given by publication and by mail as required by Section 170.07, *Florida Statutes*, and affidavits attesting as to such publication and mailing are on file at the office of the Secretary of the Board at the District Offices; and

14. At the time and place specified in Resolution No. 2022-13 the Board met as an "Equalization Board", conducted such public hearing and heard and considered all comments and complaints as to the matters described in paragraph 12 above, and

based thereon, has made such modifications in the preliminary assessment roll as it deems necessary, in the making of the final assessment roll; and

15. Having considered the costs of the Improvements, revised estimates of financing costs, the assessment methodology, and all comments, complaints and evidence presented at the public hearing, the Board specifically finds, ascertains and determines:

i. that the estimated costs of the Improvements is as specified in the District's Engineer's Report, dated October 13, 2022 and accepted on October 21, 2022, as may be revised (the "Engineer's Report"), a copy of which is attached hereto and incorporated herein as Exhibit "A", and that the amount of such costs is reasonable and proper;

ii. it is reasonable, proper, just and right to assess a portion of the cost of the Improvements, together with certain additional costs relating to the cost of issuance of the Bonds, against the properties within the District specially benefited thereby, using the method determined by the Board, which is set forth in the District's Master Special Assessment Methodology Report, dated and accepted October 21, 2022, as may be revised (the "Master Report"), a copy of which is attached hereto and incorporated herein as Exhibit "B", which will result in the levy of non-ad valorem special assessments to be set forth on the final assessment roll;

iii. it is hereby found, determined and declared that the Improvements will constitute and result in special benefits to all parcels of real property to be listed on the final assessment roll within the District, a copy of which is attached hereto and incorporated herein as Exhibit "C", and that such special benefits, in the case of each such parcel, will be equal to or in excess of the amount of the non-ad valorem special assessment thereon;

iv. the non-ad valorem special assessments are apportioned fairly and reasonably; and,

v. it is desirable that the non-ad valorem special assessments be paid and collected as herein provided.

Section 3. AUTHORIZATION OF DISTRICT IMPROVEMENTS. The Improvements are hereby authorized and approved and the proper officers, employees and agents of the District are hereby authorized and directed to take such further action as may be necessary or desirable to cause the Improvements to be made following the issuance of the Bonds.

Section 4. ESTIMATED COST OF IMPROVEMENTS. The total estimated costs of the Improvements and the costs to be paid by non-ad valorem special assessments on all specially benefited properties within the District are set forth in Exhibits "A" and "B", respectively, hereto.

Section 5. APPROVAL AND CONFIRMATION OF ASSESSMENT METHODOLOGY. The Master Report is hereby approved and confirmed. The non-ad valorem special assessment or assessments against each respective parcel shown on the final assessment

roll, a copy of which is attached hereto and incorporated herein as Exhibit "C", are hereby equalized, approved, confirmed and levied, and together with interest and penalties thereon, as hereafter provided, shall be and shall remain a legal, valid and binding first lien on each such parcel until paid. Such lien shall be co-equal with the lien of all state, county, district, municipal or other governmental ad valorem taxes and superior in dignity to all other liens, titles and claims as provided in Section 190.021(9), *Florida Statutes*.

Section 6. FINALIZATION OF NON-AD VALOREM SPECIAL ASSESSMENTS. When all of the Improvements have been constructed or otherwise provided to the satisfaction of the Board, the Board shall adopt a resolution accepting the same and determining the actual costs, including financing costs thereof, as required by Sections 170.08 and 170.09, *Florida Statutes*. The District shall credit to each non-ad valorem special assessment for the Improvements, the difference between the non-ad valorem special assessment as hereby made, approved and confirmed and the proportionate part of the actual costs of the Improvements, as finally determined upon completion thereof, but, in no event shall the final amount of any such non-ad valorem special assessment exceed the amount of the benefits originally fixed, determined, ascertained, levied, imposed and assessed hereunder. In making such credits, no discount shall be granted nor credit given for any part of the payee's proportionate share of any actual bond financing costs, such as capitalized interest, funded reserves, and bond discounts included in the estimated cost of any such Improvements. Subject to the foregoing, such credits shall be entered in the "Improvement Lien Book." Once the final amount of non-ad valorem special assessments for all of the Improvements has been determined, the terms "special assessment", "non-ad valorem assessment" or "non-ad valorem special assessment" shall, with respect to each parcel, mean the sum of the costs of the Improvements.

Section 7. PAYMENT OF NON-AD VALOREM SPECIAL ASSESSMENTS AND METHOD OF COLLECTION.

1. All non-ad valorem special assessments shall be payable in no more than (30) annual installments, such installments to include principal and interest and be payable at the same time and in the same manner as are ad valorem taxes as prescribed in Chapter 197, *Florida Statutes*.

2. The District hereby elects, under its charter and Section 197.3631, *Florida Statutes*, to use the method of collecting special assessments authorized by Sections 197.3632 and 197.3635, *Florida Statutes*. The District has timely taken, or will timely take, all necessary actions to comply with the provisions of Sections 197.3632 and 197.3635, *Florida Statutes*, and any applicable rules adopted pursuant thereto; and, on or prior to the date the Bonds are issued, sold and delivered, the District shall enter into a written agreement with the Property Appraiser and Tax Collector of Miami-Dade County. Such non-ad valorem special assessments shall be subject to all of the collection provisions of Chapter 197, *Florida Statutes*.

3. Notwithstanding the foregoing, the District reserves the right under Section 197.3631, *Florida Statutes*, to collect its non-ad valorem special assessments pursuant to Chapter 170, *Florida Statutes*, and to foreclose its non-ad valorem special assessment lien as provided for by law.

4. All special assessments may be prepaid, in whole or in part at any time, by

payment in an amount equal to the principal amount of such prepayment, plus applicable interest accrued to that next interest payment date for the Bonds, which is more than forty-five (45) days after the date of such prepayment. All special assessments are also subject to prepayment in the amounts and at the times set forth in Chapter 170, *Florida Statutes*, provided, however, that the owner of land subject to the Special Assessments may elect to waive such statutory right of prepayment.

Section 8. **SEVERABILITY.** If any section or part of a section of this resolution is declared invalid or unconstitutional by a court of competent jurisdiction, the validity, force and effect of any other section or part of a section of this resolution shall not thereby be affected or impaired unless such other section or part of a section of this resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

Section 9. **CONFLICTS.** All resolutions or parts thereof in conflict herewith are, only to the extent of such conflict, superseded, amended or repealed as the circumstances may require.

PASSED, ADOPTED and EFFECTIVE this 8th day of December, 2022.

ATTEST:

By:_____
Secretary/Assistant Secretary

ANTILLIA
COMMUNITY DEVELOPMENT DISTRICT

By:_____
Chairperson/Vice Chairperson

Attachments:
Exhibit "A" – Engineer's Report
Exhibit "B" – Master Special Assessment Methodology Report
Exhibit "C" – Final Assessment Roll

ENGINEER'S REPORT

THE ANTILLIA COMMUNITY DEVELOPMENT DISTRICT

Prepared For:

BOARD OF SUPERVISORS

THE ANTILLIA COMMUNITY DEVELOPMENT DISTRICT

District Engineer:

HSQ GROUP, LLC.

Engineers • Planners • Surveyors

5951 Northwest 173rd Drive, Suite 4

Miami, Florida 33015

(786) 534-3621 Office

October 13, 2022

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SECTION 1 INTRODUCTION

HSQ Group has prepared the following engineer's report to provide a description of the proposed Capital Improvement Plan (CIP) and estimated costs for the Antillia Community Development District (District).

SECTION 2 GENERAL SITE DESCRIPTION

The site is located in the Southeast ¼ of Section 25, Township 57 S, and Range 38 E within unincorporated, Miami-Dade County, Florida. The property is situated north of Southwest 360th Street and east of Southwest 180th Avenue. The overall area currently consists of four (4) separate parcels with folio numbers 30-7825-000-0120, 30-7825-000-0180, 30-7825-000-0230, and 30-7825-000-0240. The overall gross area of the property is approximately 44.21 acres. All the parcels are currently owned by CRE KL Antillia Owner, LLC.

The site is currently vacant with a portion of the property used as a plant nursery. The property also consists of some wetland areas, which will be completely mitigated off-site. Located north of the property is the Gateway West Subdivision. Along the eastern boundary is the Gateway Estates Mobile Home Park. Further east of the mobile home park is South Dixie Highway, also known as US Highway No.1. Directly south and west of the site are existing public rights-of-way for Southwest 360th Street and Southwest 180th Avenue, respectfully. Southwest 360th Street is the limit for the Miami Dade County Urban Development Boundary (UDB).

Refer to Exhibit A (Site Location Map) and Exhibit B (T-Plat & Survey)

SECTION 3 SITE PLAN INFORMATION

The Antillia Community Development District consists of a residential development with a total of 563 townhome units. The following is the proposed land uses for the District.

TABLE 1

Land Use	Acreage
Gross Site Area	44.21
Public Right-of-Way Dedications	1.39
Net Site Area	42.82
Townhome Lot Areas	23.31
Roadway Tracts	9.62
Stormwater Management Tracts	2.81
Common Area Tracts	7.08

Refer to Exhibit C (Overall Site Plan)

SECTION 4 CAPITAL IMPROVEMENT PLAN (CIP)

Internal Roadway Improvements

The internal roadways for the proposed development will not be included within the CIP to the extent such roadways are behind a gate. Only the stormwater elements of the private roads will be part of the CIP. All these roadways will be designed to comply with the current standards from the Miami Dade County Public Works Department and Traffic Engineering Division. The roadway design consists of two-lane driveways and parking stalls throughout the project. The roadway construction is comprised of a sub-grade level with a lime-rock base course and final asphalt pavement. There will also be concrete curbing and sidewalks along the driveways and parking stalls. The overall development will be a gated community. The on-site sidewalks will be constructed by the homebuilder, as part of the townhomes building construction phase.

Off-Site Roadway Improvements

The off-site roadways for the proposed development will be included within the CIP. All these roadways will be designed to comply with the current standards from the Miami Dade County Public Works Department and Traffic Engineering Division. The off-site roadway improvements for this development are located within Southwest 180th Avenue, Southwest 360th Street, and Southwest 178th Avenue. The roadway construction is comprised of a sub-grade level with a lime-rock base course and final asphalt pavement. There will also be some roadside drainage improvements and the installation of concrete sidewalks at the ultimate right-of-way limits.

The off-site roadway improvements will be financed by the District. The ownership, operation, and maintenance will be provided by the Miami Dade County Public Works Department.

Stormwater Management System

The stormwater management system will be included within the CIP. The system will be designed to comply with the current design criteria from both the South Florida Water Management District and the Miami Dade County RER Water Control Section. The stormwater system consists of drainage inlets and culverts, including exfiltration trenches, throughout the development. The system also incorporates a stormwater management tract, comprised of an on-site lake (wet retention) area.

The stormwater management system will be financed by and dedicated to the District for ownership, operation, and maintenance.

Water Main Distribution System

The water main distribution system will be included within the CIP. The water main system will be designed to comply with the current standards from the Miami Dade Water & Sewer Department (MD-WASD), Miami Dade County RER Water Section, Miami Dade Fire Rescue Division, and the Florida Department of Health. The master system consists of 8-inch diameter water mains located within the internal roadway areas and off-site public right-of-way. Also included in this system, there will be fire hydrants, gate valves, and water meters included throughout the project. The overall water main system will be looped with two (2) separate connections to the new 8-inch diameter water main within Southwest 180th Avenue, which will also be installed as part of this development. The entire system will have a 12-foot-wide utility easement that will be dedicated to the Miami Dade Water & Sewer Department for future operation and maintenance purposes. The CIP will not include the cost of any lateral lines beyond any private property line.

The water main distribution system and MD-WASD water impact fees will be financed by the District. The ownership, operation, and maintenance will be provided by the Miami Dade Water & Sewer Department.

Wastewater Collection & Transmission Systems

The wastewater collection and transmission systems will be included within the CIP. The wastewater system will be designed to comply with the current standards from the Miami Dade Water & Sewer Department (MD-WASD), Miami Dade County RER Wastewater Section, and the Florida Department of Environmental Protection. The wastewater collection system consists of 8-inch diameter gravity sewer mains and 4-foot diameter manholes throughout the project. The entire system will discharge all the sewer flows generated from the development into an on-site sewage pump station. There will be a 6-inch force main that will discharge all the sewer flows from the on-site pump station to the existing 24” force main located within Southwest 180th Avenue. All on-site wastewater systems within the development will be owned and maintained by the District.

The wastewater collection and transmission systems and MD-WASD sewer impact fees will be financed by the District. Miami-Dade Water and Sewer Department will provide the wastewater service.

Hardscape, Landscape & Irrigation

The hardscape, landscape and irrigation systems will be included within the CIP. These systems will be designed to comply with the current standards from the Miami Dade County Zoning Code. There will be a master irrigation system installed for both the internal common areas and within the adjacent public right-of-way. The hardscape and landscape areas will consist of the entry features, perimeter buffers, and street trees located in public rights of way. No hardscaping or landscaping behind the gates are included as part of the CIP.

The hardscape, landscape and irrigation systems will be financed by and dedicated to the District for ownership, operation, and maintenance.

Street Lighting & Electrical Facilities

The internal street lighting and electrical facilities will be provided and maintained by the Florida Power & Light Company (FPL). The district will enter into a lease agreement with FPL for both the street lighting and electrical systems within the development. Therefore, these facilities will not be part of the proposed CIP for the District. However, the differential cost of undergrounding the electric utility lines, will be part of the CIP and financed by the District.

Professional Consultant Services

The professional consultant services will be included within the CIP. These services include surveying, civil engineering and architectural. The tasks associated with these services are design, permitting, and development/construction management. These tasks are required during the design, permitting and construction phases of the development to obtain the governmental agency approvals required for the public improvements being funded by the District.

SECTION 5 CIP FINANCING

The following table indicates the financing, operation, and maintenance for the District's CIP.

TABLE 2

CIP Description	Financed By	Operation & Maintenance
Internal Roadway Improvements	HOA	HOA
Off-Site Roadway Improvements	District	MDC Public Works Dept.
Stormwater Management System	District	District
Water Main Distribution System	District	MD-WASD
Wastewater Collection & Transmission	District	District
Hardscape, Landscape & Irrigation (Only in Public Rights-of-ways)	District	District
Differential Cost of Undergrounding Electrical Conduit	District	FPL

SECTION 6 CIP PERMITTING

The following table indicates the financing, operation, and maintenance for the District's CIP.

TABLE 3

Governmental Agency	Approvals	Status
Miami Dade Water & Sewer Department	Water System Approval	Pending – Under Review
MDC-RER Wastewater Section	Wastewater Approval	Pending – Under Review
MDC-RER Water Section	Water System Approval	Pending – Under Review
Miami Dade Fire Rescue Department	Water System Approval	Pending WASD Approval
Florida Department of Health	Water System Approval	Pending WASD Approval
Miami Dade County Plat Section	T-Plat Approval	Pending – Under Review
Miami Dade Public Works Department	P & D Approval	Pending T-Plat Approval
Miami Dade Traffic Engineering Division	Traffic Study & Markings	Pending T-Plat Approval
Miami Dade Highway Section	P & D Approval	Pending T-Plat Approval
MDC-RER Water Control Section	Class II Permit Approval	Pending – Under Review
MDC-RER Pollution Remediation Section	Environmental Approval	Pending – Under Review
South Florida Water Management District	ERP / Drainage Approval	Pending – Under Review

SECTION 7 CIP CONSTRUCTION COSTS

The following table indicates the construction cost estimates for the District's CIP.

TABLE 4

CIP Description	Estimated Cost
Lake Excavation	$1,024,250.00
Roadway Improvements (Off-Site Only)	$1,777,505.00
Stormwater Management System	$1,960,000.00
Water Main Distribution System	$1,855,000.00
Wastewater Collection System	$2,265,000.00
Pump Station & Transmission System	$570,000.00
Hardscape, Landscape & Irrigation	$1,688,857.00
Differential Cost of Undergrounding Electrical Conduit	$225,000.00
MD-WASD Water & Sewer Impact Fees	$649,336.00
Professional Consultant Services	$250,000.00
Sub-Total CIP Costs	$12,264,948.00
10% Contingency	$1,226,495.00
Total CIP Costs	**$13,491,443.00**

SECTION 8 CONCLUSIONS

The CIP detailed in this report, is necessary for the development of the District. The CIP will be designed and permitted in accordance with current state and local governmental standards and design criteria. The CIP infrastructure will provide the intended design functions, assuming the construction is in substantial compliance with the approved plans and specifications.

The CIP will be owned and maintained by either the District or other governmental entity. All CIP infrastructure will be made available to the general public, including nonresidents of the District. All CIP infrastructure will be located on property owned by the District or other governmental entity or within a public easement in favor of the District or other governmental entity. The District will not finance the cost of transporting fill to any private lots or private roadways or the costs of spreading thereon.

The estimate of infrastructure construction costs is only an approximation and not a guarantee of maximum price. Recent costs and information from other projects within Miami Dade County, Florida have been used in the preparation of this report. The labor market, future costs of equipment and materials, increased regulatory actions and the actual construction process may vary. Due to this inherent potential fluctuation in cost, the total final cost of the infrastructure may be more or less than the estimates in this report. However, the benefit to the assessable lands within the District will be equal or greater than the cost of the CIP.

In my professional opinion the costs provided for the District's proposed CIP are reasonable to complete the construction of the proposed infrastructure improvements described in this report. These infrastructure improvements will benefit and add value to the District. All such proposed infrastructure costs are for the public improvements or community facilities as set forth in Section 190.012(1) of the Florida Statutes.

Antonio Quevedo

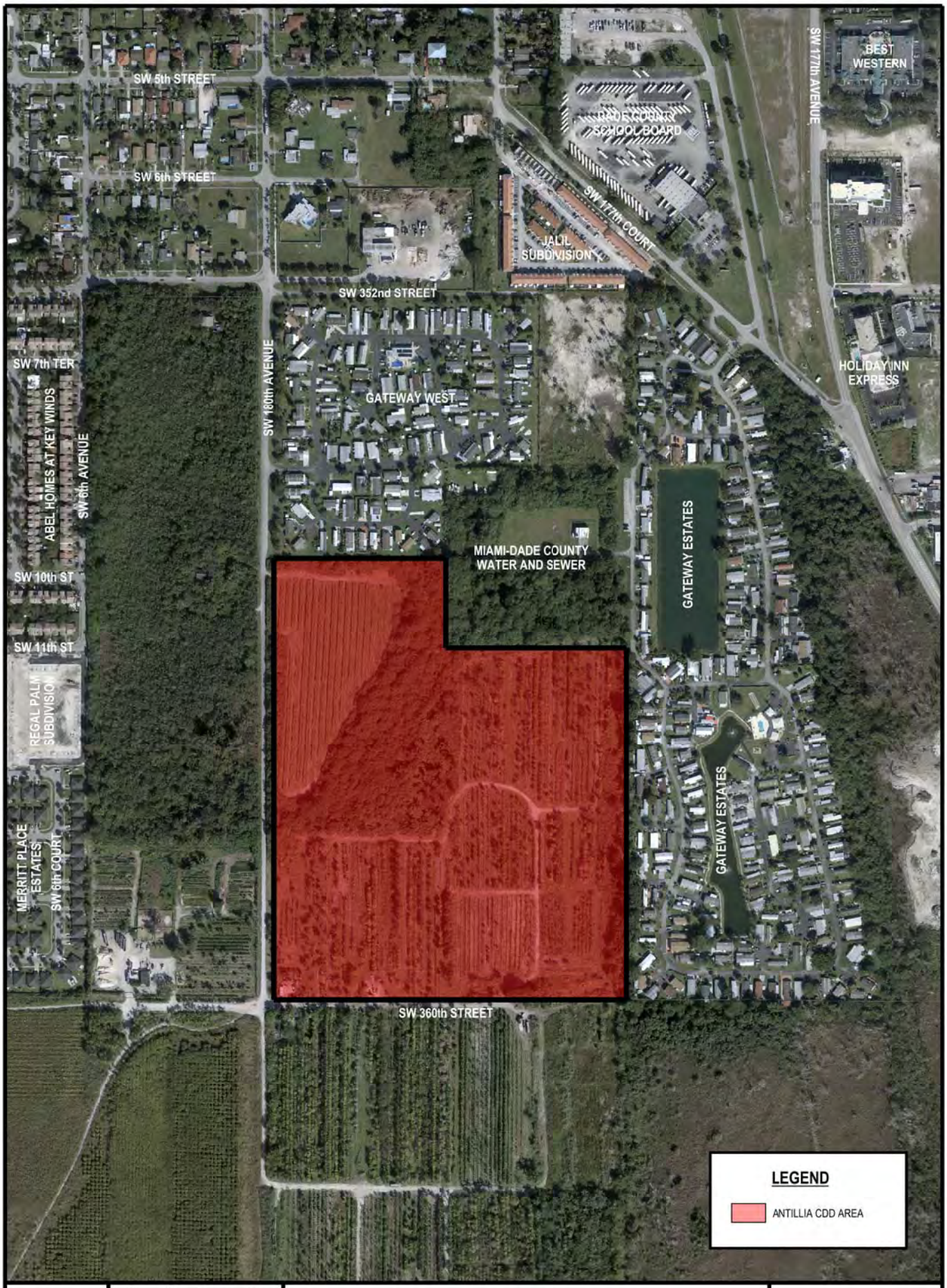
Digitally signed by Antonio Quevedo
DN: CN=Antonio Quevedo, dnQualifier=A01410C0000017855BFA6AF00008DDE, O=HSQ GROUP, C=US
Date: 2022.10.13 17:04:22-04'00'

_____

Antonio Quevedo, P.E. Date: October 13, 2022
District Engineer
Florida License No. 59471

EXHIBIT A

LOCATION MAP



HSQ GROUP, INC.
Engineers · Planners · Surveyors
5951 Northwest 173rd Drive, Suite 4
Miami, Florida 33015 · 786.534.3621
C26256 · LB7924

ANTILLIA
COMMUNITY DEVELOPMENT DISTRICT

SITE LOCATION MAP

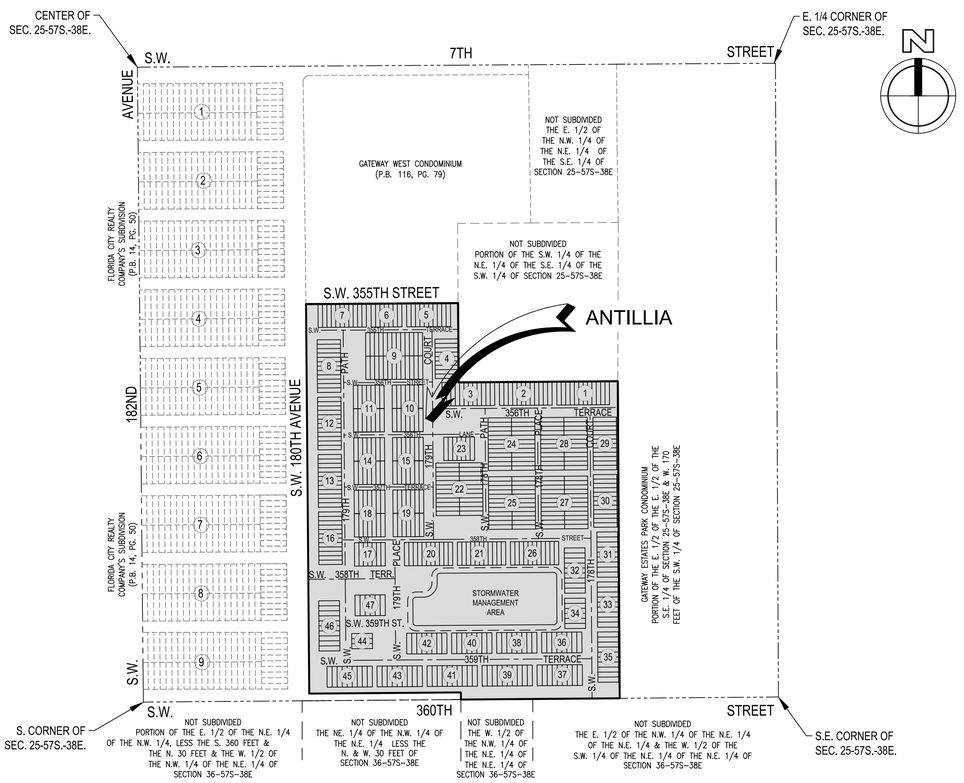
EXHIBIT A

EXHIBIT B

T-PLAT & SURVEY

TENTATIVE PLAT OF ANTILLIA

A PORTION OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 57 SOUTH, RANGE 38 EAST,
MIAMI-DADE COUNTY, FLORIDA



LOCATION MAP

S.E. 1/4 OF SECTION 25, TOWNSHIP 57 SOUTH, RANGE 38
EAST. MIAMI DADE COUNTY
(SCALE 1"=300')

LEGAL DESCRIPTION: (AS PROVIDED BY CLIENT)

PARCEL 1:

THE WEST 1/2 OF THE SE 1/4 OF THE SE 1/4 OF SECTION 25, TOWNSHIP 57 SOUTH, RANGE 38 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

PARCEL 2:

THE NE 1/4 OF THE SW 1/4 OF THE SE 1/4 LESS THE WEST 30 FEET AND THE SOUTH 1/2 OF THE SE 1/4 OF THE NW 1/4 OF THE SE 1/4 LESS THE WEST 30 FEET OF SECTION 25, TOWNSHIP 57 SOUTH, RANGE 38 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

PARCEL 3:

THE EAST 1/2 OF THE SE 1/4 OF THE SW 1/4 OF THE SE 1/4, LESS THE SOUTH 30 FEET FOR ROAD, OF SECTION 25, TOWNSHIP 57 SOUTH, RANGE 38 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

AND

PARCEL 4:

THE WEST 1/2 OF THE SE 1/4 OF THE SW 1/4 OF THE SE 1/4, LESS THE WEST AND SOUTH 30 FEET FOR ROAD, OF SECTION 25, TOWNSHIP 57 SOUTH, RANGE 38 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

ABBREVIATIONS:

A = ARC LENGTH
A/C = AIR CONDITIONER
ALUM. = ALUMINUM
B.C.R. = BROWARD COUNTY RECORDS
BGV = BELOW GRADE VAULT
BOT = BOTTOM
BRKN = BROKEN
CB = CATCH BASIN
C.B.S. = CONCRETE BLOCK STRUCTURE
CLF = CHAIN LINK FENCE
CMP = CORRUGATED METAL PIPE
CONC. = CONCRETE
D = DELTA (CENTRAL ANGLE)
D.E. = DRAINAGE EASEMENT
DMH = DRAINAGE MANHOLE
EL. = ELEVATION
F.F. = FINISHED FLOOR
FIP = FOUND IRON PIPE
FIR/C = FOUND IRON ROD WITH CAP
FIR = FOUND IRON ROD
FND. = FOUND
ICV = IRRIGATION CONTROL VALVE
INV. = INVERT
LB = LICENSED BUSINESS
MON. = MONUMENT
N/D = NAIL AND DISC
O.R.B. = OFFICIAL RECORDS BOOK
P.B. = PLAT BOOK
P.B.C.R. = PALM BEACH COUNTY RECORDS
PG. = PAGE
R = RADIUS
R/W = RIGHT OF WAY
SIR/C = SET IRON ROD WITH CAP LB7924
SMH = SANITARY MANHOLE
SN/D = SET NAIL AND DISC LB 7924
SQ. FT. = SQUARE FEET
STY. = STORY
TCB = TRAFFIC CONTROL BOX
TYP. = TYPICAL
U.E. = UTILITY EASEMENT
WV = WATER VALVE

LEGEND:

BACKFLOW PREVENTER
BOLLARD
CABLE BOX
CATCH BASIN
CENTERLINE
CLEANOUT
ELECTRIC SERVICE AND/OR WIRE PULL BOX
ELEVATION
FIRE HYDRANT
GUY POLE
MAIL BOX
MANHOLE, DRAINAGE
MANHOLE, SANITARY
MONUMENT
NON-VEHICULAR ACCESS LINE
POLE, CONCRETE
POLE, METAL
POLE, WOOD
SIGN
TREE
VALVE, WATER
WATER METER AND/OR WATER SERVICE
WIRES, OVERHEAD
WIRES PULL BOX

TRACT DESIGNATION TABLE

TRACT "A" - PRIVATE ROAD, INGRESS/EGRESS, PARKING, AND UTILITY EASEMENTS
TRACT "B" - STORMWATER MANAGEMENT AREA
TRACT "C" - LANDSCAPE, UTILITIES, AND COMMON AREA
TRACT "D" - LANDSCAPE, UTILITIES, AND COMMON AREA
TRACT "E" - LANDSCAPE, UTILITIES, AND COMMON AREA
TRACT "F" - LANDSCAPE, UTILITIES, AND COMMON AREA
TRACT "G" - LANDSCAPE, UTILITIES, AND COMMON AREA
TRACT "H" - LANDSCAPE, UTILITIES, AND COMMON AREA
TRACT "I" - LANDSCAPE, UTILITIES, AND COMMON AREA
TRACT "J" - LANDSCAPE, UTILITIES, AND COMMON AREA
TRACT "K" - LANDSCAPE, UTILITIES, AND COMMON AREA
TRACT "L" - LANDSCAPE, UTILITIES, AND COMMON AREA
TRACT "M" - LANDSCAPE, UTILITIES, AND COMMON AREA
TRACT "N" - LANDSCAPE, UTILITIES, AND COMMON AREA
TRACT "O" - LANDSCAPE, UTILITIES, AND COMMON AREA
TRACT "P" - LANDSCAPE, UTILITIES, AND COMMON AREA
TRACT "Q" - LANDSCAPE, UTILITIES, AND COMMON AREA
TRACT "R" - LANDSCAPE, UTILITIES, AND COMMON AREA
TRACT "S" - LANDSCAPE, UTILITIES, AND COMMON AREA
TRACT "T" - LANDSCAPE, UTILITIES, AND COMMON AREA
TRACT "U" - LANDSCAPE, UTILITIES, AND COMMON AREA
TRACT "V" - LANDSCAPE, UTILITIES, AND COMMON AREA
TRACT "W" - LANDSCAPE, UTILITIES, AND COMMON AREA
TRACT "X" - LANDSCAPE, UTILITIES, AND COMMON AREA
TRACT "Y" - LANDSCAPE, UTILITIES, AND COMMON AREA
TRACT "Z" - LANDSCAPE, UTILITIES, AND COMMON AREA
TRACT "A1" - LANDSCAPE, UTILITIES, AND COMMON AREA
TRACT "B1" - LANDSCAPE, UTILITIES, AND COMMON AREA
TRACT "C1" - LANDSCAPE, UTILITIES, AND COMMON AREA
TRACT "D1" - LANDSCAPE, UTILITIES, AND COMMON AREA
TRACT "E1" - LANDSCAPE, UTILITIES, AND COMMON AREA
TRACT "F1" - LANDSCAPE, UTILITIES, AND COMMON AREA
TRACT "G1" - LANDSCAPE, UTILITIES, AND COMMON AREA

THIS SURVEY CONSISTS OF 4 SHEETS AND IS ONLY VALID WHEN ALL SHEETS ARE COMBINED, FORMING THE COMPLETE DOCUMENT.

NO.	DATE	BY	CK'D	REVISIONS	FB/PG

DEVELOPER INFORMATION

KOLTER LAND PARTNERS LLC
105 NE 1ST STREET DELRAY BEACH, FL 33444
CONTACT PERSON: TIM SMITH
E-MAIL ADDRESS: TSMITH@KOLTER.COM
TELEPHONE NUMBER: 561.682.9500 x 444

OWNER INFORMATION

CRE-KL ANTILLIA LLC
105 NE 1ST STREET DELRAY BEACH, FL 33444
CONTACT PERSON: DEVIN RADKAY
PHONE: 561-682-9500 EXT. 454
EMAIL: DRADKAY@KOLTER.COM

CONTACT PERSON INFORMATION

NAME: NORIETTE J. ALVAREZ
HSQ GROUP, INC.
TELEPHONE NUMBER: 786.534.3621 X208
E-MAIL ADDRESS: NORIETTE@HSQGROUP.NET

DEVELOPMENT CRITERIA TABLE

ASRP A2022000029

ZONING: IU-2

PROPOSED USES:
TOWNHOMES: 141 UNITS
VILLAS: 422 UNITS
TOTAL ACREAGE: 44.207 ACRES

DEVELOPMENT INFORMATION:

1. NUMBER OF LOTS & TRACTS:
   LOTS: 563
   TRACTS: 33
2. MIAMI-DADE COUNTY FLOOD CRITERIA: 6.0' NGVD 1929
   (PER PLAT BOOK:120, PG.13, MIAMI-DADE PUBLIC RECORDS)

SURVEYOR'S NOTES:

1. THE SUBJECT PROPERTY IS COMPRISED OF FOLIOS #: 30-7825-000-0120, 30-7825-000-0240, 30-7825-000-0230, 30-7825-000-0180.
2. FOLIO NUMBERS ARE PER THE MIAMI-DADE COUNTY TAX APPRAISER'S WEBSITE.
3. THIS SITE LIES IN SECTION 25, TOWNSHIP 57 SOUTH, RANGE 38 EAST, MIAMI-DADE COUNTY, FLORIDA.
4. THE PURPOSE OF THIS SURVEY IS TO DEPICT THE BOUNDARY AND TOPOGRAPHY OF THE SUBJECT PROPERTY, AS SHOWN HEREON.
5. GROSS AREA OF THE PROPERTY IS 1,925,651 SQ. FT. (44.207 ACRES) MORE OR LESS.
   NET AREA (TOTAL AREA MINUS RIGHT-OF-WAY TO BE DEDICATED BY THIS PLAT) IS 1,884,554 SQ. FT. (43.263 ACRES) MORE OR LESS.
6. LANDS SHOWN HEREON ARE LOCATED IN FEDERAL FLOOD ZONE "AH", BASE FLOOD ELEVATION 9.0, PER FIRM MAP NUMBER 12086C0740, SUFFIX L, COMMUNITY NAME MIAMI-DADE COUNTY, COMMUNITY NUMBER 120635, PANEL 0740, REVISED SEPTEMBER 11, 2009. SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. LOMR 19-04-6515P, EFFECTIVE NOVEMBER 11, 2020.
7. THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
8. IMPROVEMENTS ON OR ADJACENT TO THE SUBJECT PARCEL HAVE NOT BEEN LOCATED EXCEPT AS SHOWN. NO SUB-SURFACE FOUNDATIONS HAVE BEEN LOCATED AS PART OF THIS SURVEY.
9. THIS SURVEY DOES NOT MAKE ANY REPRESENTATIONS AS TO ZONING OR DEVELOPMENTS RESTRICTIONS ON THE SUBJECT PARCEL.
10. ALL NOTED RECORDED REFERENCES ARE FROM THE PUBLIC RECORDS OF MIAMI-DADE COUNTY.
11. BEARINGS SHOWN HEREON ARE REFERENCED TO THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 57 SOUTH, RANGE 38 EAST HAVING A BEARING OF SOUTH 89°32'26" WEST.
12. SYMBOLS SHOWN HEREON ARE FOR REFERENCE AND ARE NOT SHOWN TO SCALE.
13. SECTION LINES SHOWN HEREON AS PER MIAMI-DADE TOWNSHIP MAPS.
14. ELEVATIONS ARE BASED UPON NGVD 1929 (NATIONAL GEODETIC VERTICAL DATUM OF 1929), AND ARE REFERENCED TO THE FOLLOWING MIAMI-DADE COUNTY BENCHMARKS:
    a. J-569 ADJUSTED, ELEVATION = 7.77 FEET, PK NAIL AND ALUMINUM WASHER IN CONCRETE LOCATED 75 FEET EAST OF THE EDGE OF PAVEMENT OF SW 187TH AVENUE, 79 FEET NORTH OF THE EDGE OF PAVEMENT OF SW 352ND STREET.
    b. J-561 ADJUSTED, ELEVATION = 6.52, PK NAIL AND ALUMINUM WASHER IN CONCRETE SIDEWALK IN FRONT OF FIRE HYDRANT, LOCATED 38 FEET NORTH OF THE CENTERLINE OF SW 360TH STREET, 64 FEET EAST OF THE CENTERLINE OF 147TH AVENUE.
15. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF UNLESS OTHERWISE NOTED.
16. DIMENSIONS INDICATED HEREON ARE FIELD MEASURED USING A TOTAL STATION ELECTRONIC DISTANCE MEASUREMENT (EDM), UNLESS OTHERWISE NOTED.
17. TREES WERE NOT LOCATED OR IDENTIFIED AS PART OF THIS SURVEY.
18. UNDERGROUND IMPROVEMENTS AND/OR UNDERGROUND ENCROACHMENTS, WHERE THEY ARE NOT VISIBLE AT SURFACE GROUND LEVEL, ARE NOT SHOWN INCLUDING, BUT NOT LIMITED TO BUILDINGS, STRUCTURAL APPURTENANCES, STORM DRAINAGE SYSTEMS, TANKS OR RUBBISH FILLS.
19. BUILDING FOOTPRINTS ON THE SURVEYED PROPERTY WERE MEASURED AT GROUND LEVEL WHERE POSSIBLE.
20. THE LOCATION OF VISIBLE UTILITIES SHOWN HEREON WERE FIELD LOCATED.
21. NO ATTEMPT WAS MADE BY THE SURVEYOR TO LOCATE UNDERGROUND UTILITIES.
22. THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY FOUND IN THE LAWS OF THE MIAMI-DADE COUNTY, AND THE STATE OF FLORIDA.
23. THE ACCURACY OF THE SURVEY MEASUREMENTS SHOWN HEREON IS BASED ON THE TYPE OF SURVEY AND EXPECTED USE OF THE SURVEY. REDUNDANT MEASUREMENTS AND COMPUTATION RECORDS SUBSTANTIATE THE SURVEY MAP. REDUNDANCY OF MEASUREMENTS WAS OBTAINED BY MULTIPLE OCCUPATIONS OF FOUND AND SET CONTROL POINTS. THESE METHODS HAVE BEEN TESTED AND FOUND TO HAVE AN EXPECTED ACCURACY OF ± 0.07 FEET.
24. THE CERTIFICATE OF AUTHORIZATION NUMBER OF HSQ GROUP, INC. IS LB-7924.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED "BOUNDARY AND TOPOGRAPHIC SURVEY" WAS PREPARED UNDER MY RESPONSIBLE CHARGE AND COMPLIES WITH THE STANDARDS OF PRACTICE FOR SURVEYING AND MAPPING AS SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

HSQ GROUP
5951 NW 173RD DRIVE SUITE: 4
MIAMI, FLORIDA 33015
TEL 786-534-3621
STATE OF FLORIDA DEPARTMENT OF AGRICULTURE
CERTIFICATE OF AUTHORIZATION LB-7924

SURVEY DATE: 01-14-2022

NORIETTE J. ALVAREZ
License Number LS7273
STATE OF FLORIDA
Professional Surveyor and Mapper

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 5J-17-062, F.A.C.
THIS ITEM HAS BEEN DIGITALLY SIGNED. PRINTED COPIES OF THIS DOCUMENTS ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

NORIETTE J. ALVAREZ, PSM, FOR THE FIRM
PROFESSIONAL SURVEYOR AND MAPPER NO. LS7273
STATE OF FLORIDA

SCALE: N/A
DATE: 06/16/2022
DRAWN BY: MR
FIELD BOOK: 78/20-22
CHECKED BY: NJA
SURVEY TYPE: TENTATIVE PLAT

HSQ GROUP, INC.
Engineers · Planners · Surveyors
1001 Yamato Road, Suite 105
Boca Raton, Florida 33431 · 561.392.0221
CA26258 · LB7924

BOUNDARY AND TOPOGRAPHIC SURVEY
TENTATIVE PLAT OF ANTILLIA
MIAMI-DADE COUNTY, FLORIDA

PROJECT NUMBER
210654

SHEET NUMBER
1 OF 4

Z:\Survey Projects\2021\210654-Antillia 5th Avenue Estates\Platting\Working Files\210654-T-Plat_2022-08-17_Revised.dwg, 8/23/2022 12:33:30 PM

SW CORNER OF SE 1/4 OF SECTION 25-57-38 FND. BENT IRON ROD

WEST LINE OF SE 1/4 OF SECTION 25-57-38

N89°32'26"E

NOT SUBDIVIDED PORTION OF THE E. 1/2 OF THE N.E. 1/4 OF THE N.W. 1/4, LESS THE S. 360 FEET & THE N. 30 FEET & THE W. 1/2 OF THE N.W. 1/4 OF THE N.E. 1/4 OF THE S.E. 1/4 OF SECTION 36-57S-38E
FOLIO #: 30-7836-000-0012

SW 25TH ST

DIRT ROAD

5' WIRE FENCE

FLORIDA CITY REALTY COMPANY'S SUBDIVISION (P.B. 14, PG. 50)

SW 24TH ST

SW 23RD ST

SW 22ND ST

SW 21ST ST

SW 20TH ST

SW 19TH ST

SW 18TH ST

SW 180TH AVENUE

ASPHALT

GRASS

EOP

FND. 1/2" PIPE 0.10' SOUTH 0.18' EAST

N00°28'21"W 30.00'

POST Ø12" (TYP.)

6' CHAIN LINK FENCE

W. LINE OF SE 1/4, SW 1/4, SE 1/4 OF SECTION 25-57-38

N00°28'21"W

NO DUMPING SIGN

5' WOOD FENCE

W. LINE OF NE 1/4, SW 1/4, SE 1/4 OF SECTION 25-57-38

W. LINE OF SE 1/4, NW 1/4, SE 1/4 OF SECTION 25-57-38

FND. PRM NO ID 0.04' SOUTH 0.25' WEST

1633.33'

N89°36'27"E

CABLE TV SERVICE BOX

GATEWAY WEST CONDOMINIUM (P.B. 116, PG. 79) FOLIO #: 30-7825-014-0001

NOT SUBDIVIDED THE N.E. 1/4 OF THE N.W. 1/4 OF THE N.E. 1/4 OF SECTION 36-57S-38E LESS THE N. & W. 30 FEET OF SECTION
FOLIO #: 30-7836-000-0130

SOUTH LINE OF SOUTHEAST 1/4 OF SEC. 25-57-38

SW 180TH ST

HEAVY VEGETATION

PARCEL 4
FOLIO #: 30-7825-000-0240

SOUTH LINE OF PARCEL 4

EAST LINE OF PARCEL 4

WEST LINE OF PARCEL 2

IRRIGATION AREA

NORTH LINE OF PARCEL 3

PARCEL 3
FOLIO #: 30-7825-000-0230

VEGETATION

PARCEL 2
FOLIO #: 30-7825-000-0120

SOUTH LINE OF PARCEL 3

SOUTH LINE OF PARCEL 2

NORTH LINE OF PARCEL 1

S89°32'26"W

NOT SUBDIVIDED THE W. 1/2 OF THE N.W. 1/4 OF THE N.E. 1/4 OF THE N.E. 1/4 OF SECTION 36-57S-38E
FOLIO #: 30-7836-000-0010

WOOD SHED

PARCEL 1
FOLIO #: 30-7825-000-0180

MONUMNET WELL

NOT SUBDIVIDED THE E. 1/2 OF THE N.W. 1/4 OF THE N.E. 1/4 OF THE N.E. 1/4 OF THE S.W. 1/4 OF THE N.E. 1/4 OF SECTION 36-57S-38E
FOLIO #: 30-7836-000-0010

SOUTH LINE OF SOUTHEAST 1/4 OF SEC. 25-57-38

665.60'

S00°20'16"E

SIR/C LB7924

NOT SUBDIVIDED PORTION OF THE S.W. 1/4 OF THE N.E. 1/4 OF THE S.E. 1/4 OF THE S.W. 1/4 OF SECTION 25-57S-38E

FOLIO #: 30-7825-000-0221

637.45'

S00°24'19"E

332.52'

FND. 1/2" PIPE 0.25' SOUTH 0.03' EAST

N89°35'39"E

867.16'

FND. 1/2" IPC PLS 4369 0.20' NORTH 0.07' EAST

1329.45'

GATEWAY ESTATES PARK CONDOMINIUM PORTION OF THE E. 1/2 OF THE E. 1/2 OF THE S.E. 1/4 OF SECTION 25-57S-38E & W. 170 FEET OF THE S.W. 1/4 OF SECTION 25-57S-38E
FOLIO #: 30-7825-011-0001

GRAPHIC SCALE
0 50 100 200
(IN FEET)
1 INCH = 100 FT.

THIS SURVEY CONSISTS OF 4 SHEETS AND IS ONLY VALID WHEN ALL SHEETS ARE COMBINED, FORMING THE COMPLETE DOCUMENT.

NO.	DATE	BY	CK'D	REVISIONS	FB/PG

SCALE: 1"=100' DATE: 08/2022

DRAWN BY: NJA FIELD BOOK: 78/20-22

CHECKED BY: NJA SURVEY TYPE: BOUNDARY/TOPO

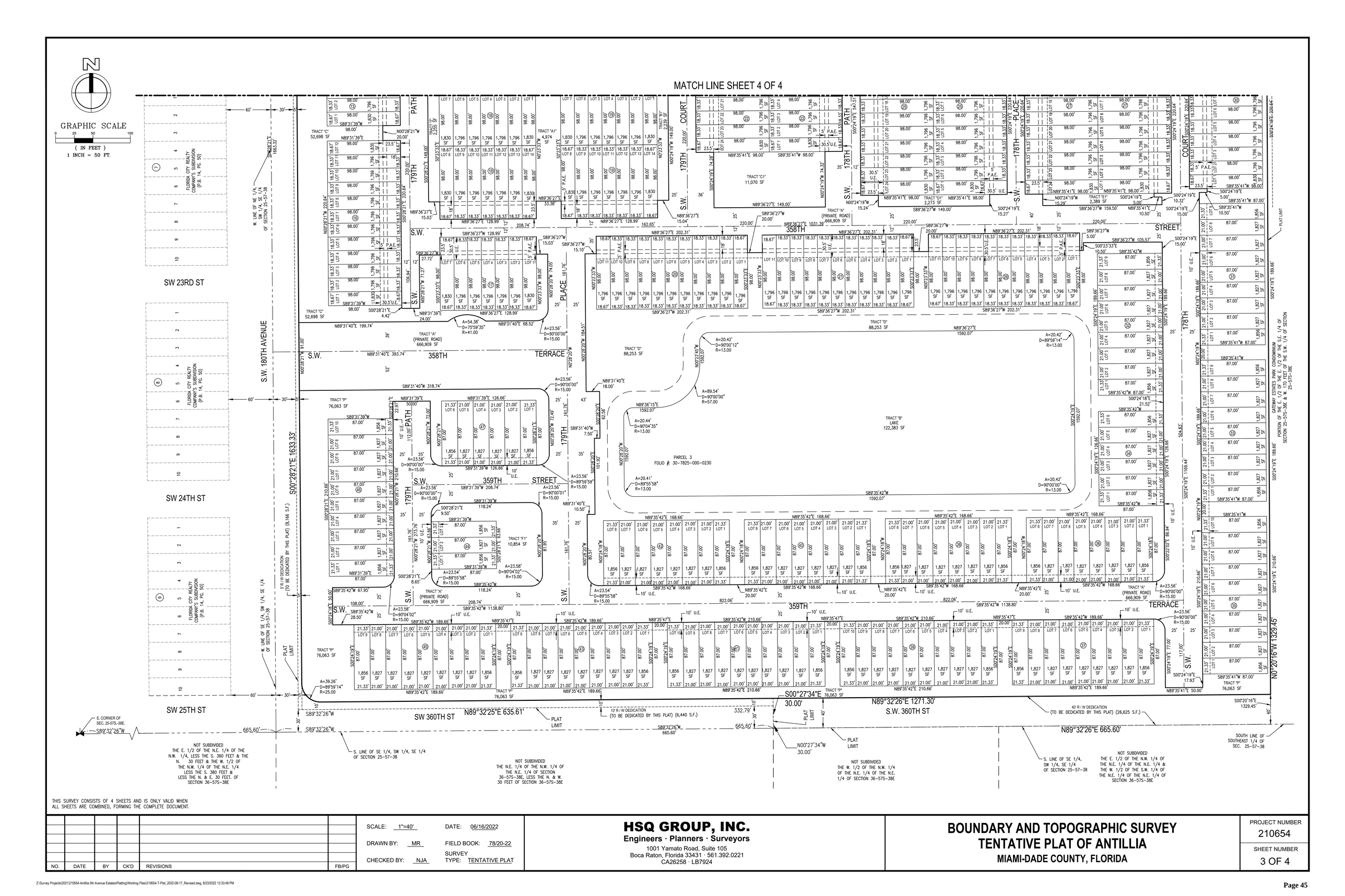
HSQ GROUP, INC.
Engineers · Planners · Surveyors
1001 Yamato Road, Suite 105
Boca Raton, Florida 33431 · 561.392.0221
CA26258 · LB7924

BOUNDARY AND TOPOGRAPHIC SURVEY
TENTATIVE PLAT OF ANTILLIA
MIAMI-DADE COUNTY, FLORIDA

PROJECT NUMBER 210654

SHEET NUMBER 2 OF 4

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THIS SURVEY CONSISTS OF 4 SHEETS AND IS ONLY VALID WHEN ALL SHEETS ARE COMBINED, FORMING THE COMPLETE DOCUMENT.

NO.	DATE	BY	CK'D	REVISIONS	FB/PG

SCALE: 1"=40' DATE: 06/16/2022

DRAWN BY: MR FIELD BOOK: 78/20-22

CHECKED BY: NJA SURVEY TYPE: TENTATIVE PLAT

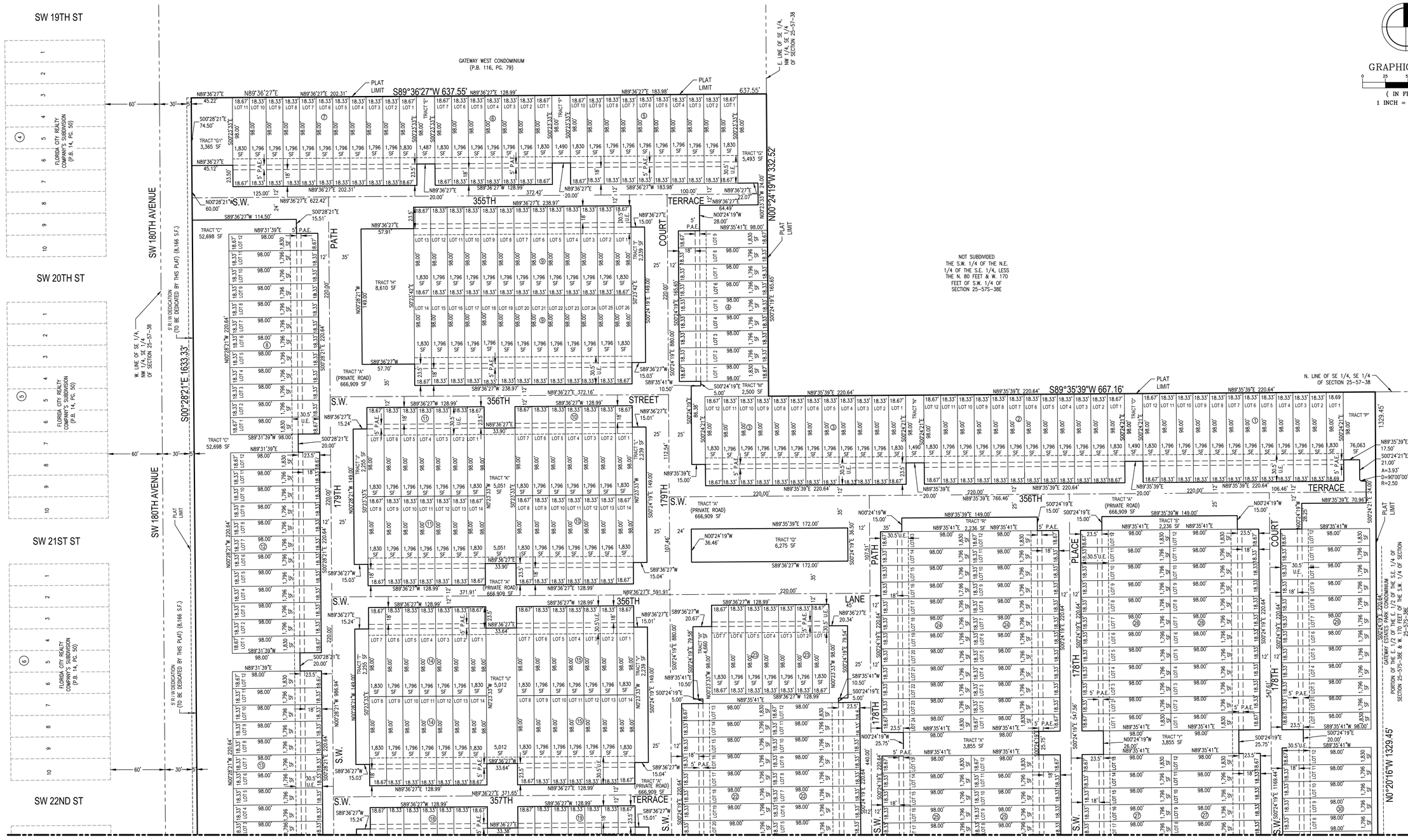
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Engineers · Planners · Surveyors
1001 Yamato Road, Suite 105
Boca Raton, Florida 33431 · 561.392.0221
CA26258 · LB7924

BOUNDARY AND TOPOGRAPHIC SURVEY
TENTATIVE PLAT OF ANTILLIA
MIAMI-DADE COUNTY, FLORIDA

PROJECT NUMBER 210654

SHEET NUMBER 3 OF 4

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MATCH LINE SHEET 3 OF 4

THIS SURVEY CONSISTS OF 4 SHEETS AND IS ONLY VALID WHEN ALL SHEETS ARE COMBINED, FORMING THE COMPLETE DOCUMENT.

NO.	DATE	BY	CK'D	REVISIONS	FB/PG

SCALE: 1"=40' DATE: 08/2022
DRAWN BY: MR FIELD BOOK: 78/20-22
CHECKED BY: NJA SURVEY TYPE: TENTATIVE PLAT

HSQ GROUP, INC.
Engineers · Planners · Surveyors
1001 Yamato Road, Suite 105
Boca Raton, Florida 33431 · 561.392.0221
CA26258 · LB7924

BOUNDARY AND TOPOGRAPHIC SURVEY
TENTATIVE PLAT OF ANTILLIA
MIAMI-DADE COUNTY, FLORIDA

PROJECT NUMBER 210654
SHEET NUMBER 4 OF 4

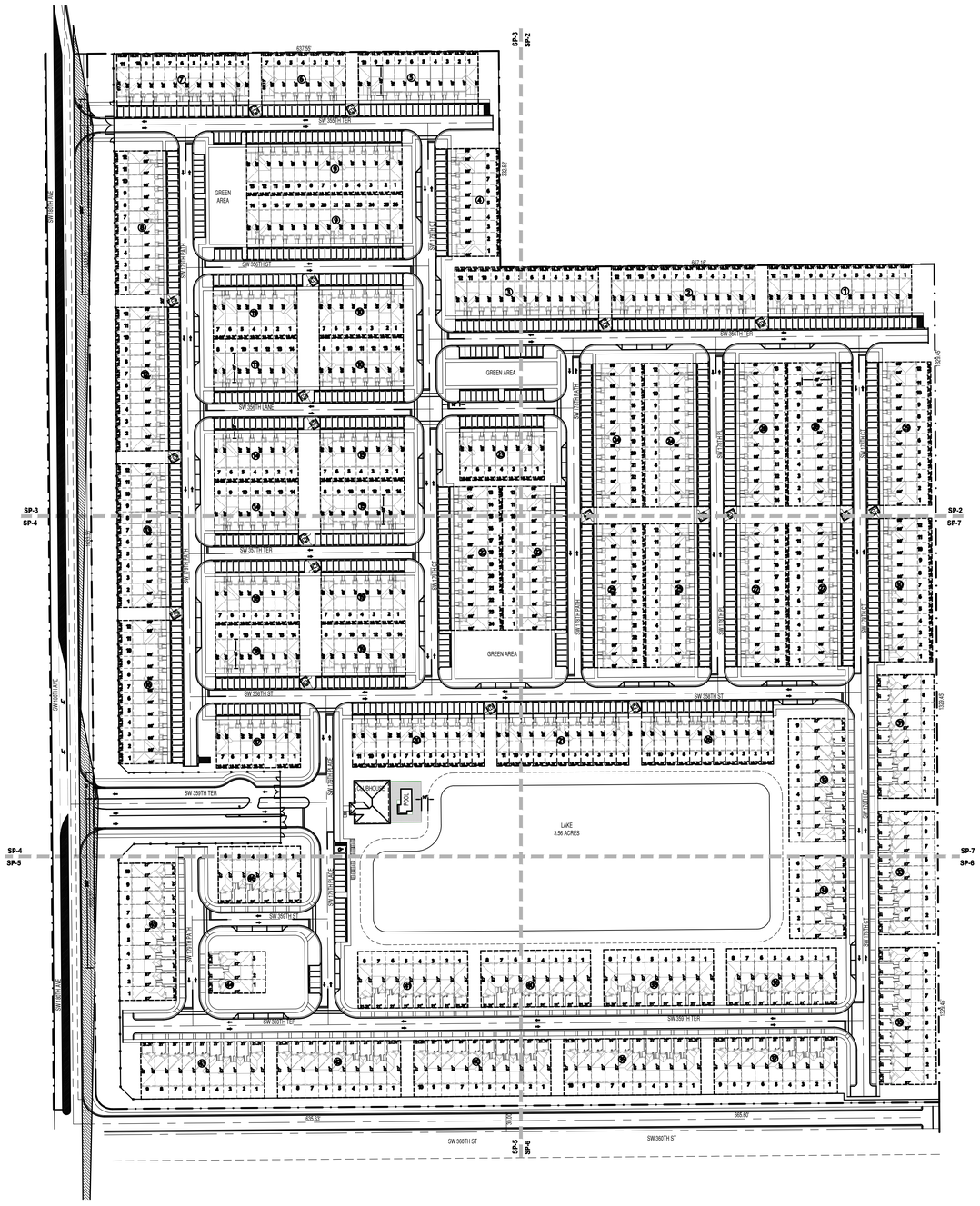
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EXHIBIT C

OVERALL SITE PLAN

SITE PLAN NOTES:

1. ALL ENTRY AND EXIT GATES ARE ELECTRONICALLY OPERATED.
2. KNOX KEY SWITCH 3502 IS REQUIRED AT ALL ELECTRONICALLY OPERATED GATES.
3. GATE DIMENSIONS SHALL BE NO LESS THAN 15' WIDE FOR ONE LANE, & NO LESS THAN 20' WIDE FOR TWO LANES.
4. SEE SHEETS SP-2 THROUGH SP-5 FOR ENLARGED & DIMENSIONED SITE PLAN.



NORTH
KEY
SITE PLAN
1" = 100'

SITE DATA		
ZONING: RU-3M WITH RU-TH USE		
	SF	ACRES
GROSS AREA	1,994,612.40	45.79
ROW DEDICATIONS	41,263.00	0.95
NET AREA	1,953,349.40	44.84
LAKE AREA	155,465.40	3.57
NET DRY AREA	1,797,884.00	41.27
OVERALL DENSITY	#	DUA
18'-4" X 98' VILLA (FEE SIMPLE)	422	
21' X 87' TOWNHOMES (FEE SIMPLE)	141	
TOTAL	563	12.55
10% WORK FORCE HOUSING UNITS (FEE SIMPLE)	57	
AREA CALCULATIONS	SF	%
TOWNHOME LOTS	1,019,632.51	52.20
STREETS & PAVED AREAS	288,930.22	14.79
PEDESTRIAN SIDEWALKS	55,120.24	2.82
CLUBHOUSE	3,392.00	0.17
POOL & POOL DECK	3,216.46	0.16
DUMPSTERS	2,250.00	0.12
MAILBOXES	480.00	0.02
LAKE	155,465.40	7.96
UNENCUMBERED GREEN OPEN SPACE	424,862.57	21.75
TOTAL	1,953,349.40	100.00
OPENSPACE	SF	%
PEDESTRIAN SIDEWALKS	55,120.24	2.82
CLUBHOUSE	3,392.00	0.17
POOL & POOL DECK	3,216.46	0.16
LAKE	155,465.40	7.96
UNENCUMBERED GREEN OPEN SPACE	424,862.57	21.75
TOTAL	642,056.67	32.87
RU-TH USE DATA	REQUIRED/ ALLOWED	PROVIDED
COMMON OPEN SPACE	30%	31.45%
GROUPING LENGTH	240'-0"	239'-0"
MIN. LOT AREA	1,250 SF	1,796 SF
AVERAGE LOT AREA	1,500 SF	1,811 SF
FRONT YARD TO EDGE OF PAVEMENT SETBACK	15'-0"	33'-0"
GARAGE TO EDGE OF PAVEMENT SETBACK	20'-0"	33'-0"
INTERIOR SIDE SETBACK	0'-0"	0'-0"
SIDE STREET SETBACK	15'-0"	15'-0"
BETWEEN BUILDINGS	20'-0"	20'-0"
REAR YARD	10'-0"	20'-0"
PATIO AREA	400 SF	403 SF
PARKING	REQUIRED	PROVIDED
2 PER UNIT	1,126	1,126
0.25 PER UNIT VISITOR'S	141	146
TOTAL	1,267	1,272

PASCUAL PEREZ KILIDDJIAN STARR
ARCHITECTS+PLANNERS
LICENSE # AA 26001357
EDGARDO PEREZ , AIA
LICENSE No. : AR 0015394
MARIO P. PASCUAL , AIA
LICENSE No. : AR 0008254
PETER KILIDDJIAN, AIA
LICENSE No. : AR 0093067
ANDREW STARR, AIA
LICENSE No. : AR 0095130
AT THE BEACON CENTER
1330 NW 84th AVENUE
DORAL, FLORIDA 33126
TELEPHONE :(305) 592-1363
FACSIMILE : (305) 592-6865
http://www.ppkarch.com

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REVISIONS:

OWNER:
KOLTERLAND

ANTILLIA
BY: KOLTER LAND
MIAMI-DADE COUNTY, FLORIDA

SEAL:

SITE PLAN

SITE PLAN

DATE : 2022-01-28
SCALE : AS SHOWN
DRAWN : AJS
CHECK BY: PPK
JOB NO. :

SP-1

SHEET NO. :

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EXHIBIT D

ENGINEER'S COST ESTIMATES

HSQ GROUP, LLC.
Engineers ● Planners ● Surveyors
5951 Northwest 173rd Drive, Suite 4
Miami, Florida 33015
(786) 534-3621 Phone

Project Name: **ANTILLIA COMMUNITY DEVELOPMENT DISTRICT** **Date: 10/13/2022**

ENGINEER'S COST ESTIMATES

WATER DISTRIBUTION SYSTEM ITEMS

ITEM	DESCRIPTION	UNIT	QUANTITY	PRICE / UNIT	TOTAL
W-1	2" P.E. SERVICE LINE	LF	7,500	$30.00	$225,000.00
W-2	6" D.I.P. WATER MAIN	LF	1,000	$50.00	$50,000.00
W-3	8" D.I.P. WATER MAIN	LF	13,000	$60.00	$780,000.00
W-4	6" GATE VALVE & BOX	EA	30	$1,500.00	$45,000.00
W-5	8" GATE VALVE & BOX	EA	60	$2,250.00	$135,000.00
W-6	FIRE HYDRANT ASSEMBLY	EA	30	$4,000.00	$120,000.00
W-7	WATER SERVICE ASSEMBLY	EA	300	$1,500.00	$450,000.00
W-8	8" X 8" TAPPING SLEEVE W/ 8" VALVE	LS	2	$15,000.00	$30,000.00
W-9	M.O.T. & TRAFFIC CONTROL	LS	1	$5,000.00	$5,000.00
W-10	SURVEY STAKE-OUT & AS-BUILTS	LS	1	$15,000.00	$15,000.00
				SUBTOTAL	**$1,855,000.00**

GRAVITY SEWER COLLECTION SYSTEM ITEMS

ITEM	DESCRIPTION	UNIT	QUANTITY	PRICE / UNIT	TOTAL
S-1	8" PVC SDR-26 (0/6 FT DEPTH)	LF	5,750	$50.00	$287,500.00
S-2	8" PVC SDR-26 (6/8 FT DEPTH)	LF	2,000	$55.00	$110,000.00
S-3	8" PVC SDR-26 (8/10 FT DEPTH)	LF	1,400	$60.00	$84,000.00
S-4	8" PVC SDR-26 (10/12 FT DEPTH)	LF	500	$80.00	$40,000.00
S-5	SEWER MANHOLE (0/6 FT DEPTH)	EA	25	$3,500.00	$87,500.00
S-6	SEWER MANHOLE (6/8 FT DEPTH)	EA	9	$4,000.00	$36,000.00
S-7	SEWER MANHOLE (8/10 FT DEPTH)	EA	4	$4,500.00	$18,000.00
S-8	SEWER MANHOLE (10/12 FT DEPTH)	EA	3	$5,000.00	$15,000.00
S-9	6" PVC SDR-26 SEWER LATERAL	LF	19,500	$30.00	$585,000.00
S-10	6" CLEANOUT & SERVICE ASSEMBLY	EA	564	$1,750.00	$987,000.00
S-11	SURVEY STAKE-OUT & AS-BUILTS	LS	1	$15,000.00	$15,000.00
				SUBTOTAL	**$2,265,000.00**

PUMP STATION & FORCE MAIN ITEMS

ITEM	DESCRIPTION	UNIT	QUANTITY	PRICE / UNIT	TOTAL
PS-1	ON-SITE SEWAGE PUMP STATION FACILITY	EA	1	$500,000	$500,000.00
PS-2	8" D.I.P. FORCE MAIN	LF	500	$100.00	$50,000.00
PS-3	8" X 8" TAPPING SLEEVE W/ 8" VALVE	LS	1	$15,000.00	$15,000.00
PS-4	SURVEY STAKE-OUT & AS-BUILTS	LS	1	$5,000.00	$5,000.00
				SUBTOTAL	**$570,000.00**

DRAINAGE SYSTEM ITEMS

ITEM	DESCRIPTION	UNIT	QUANTITY	PRICE / UNIT	TOTAL
D-1	15" H.D.P.E.	LF	1,000	$45.00	$45,000.00
D-2	18" H.D.P.E.	LF	1,500	$60.00	$90,000.00
D-3	24" H.D.P.E.	LF	5,000	$80.00	$400,000.00
D-4	24" P.H.D.P.E. W/ TRENCH (4'X15')	LF	5,000	$200.00	$1,000,000.00
D-5	4' DIA. DRAINAGE MANHOLE	EA	45	$4,000.00	$180,000.00
D-6	5' DIA. DRAINAGE MANHOLE	EA	20	$5,000.00	$100,000.00
D-7	CONTROL STRUCTURES (LAKE OUTFALLS)	EA	4	$15,000.00	$60,000.00
D-8	P.R.B.'S (24" PIPE)	EA	40	$1,000.00	$40,000.00
D-9	11'-0" HEADWALL (24" DIA. PIPE)	EA	4	$7,500.00	$30,000.00
D-10	SURVEY STAKE-OUT & AS-BUILTS	LS	1	$15,000.00	$15,000.00
				SUBTOTAL	**$1,960,000.00**

PAVEMENT ITEMS

ITEM	DESCRIPTION	UNIT	QUANTITY	PRICE / UNIT	TOTAL
P-1	12" STABILIZED SUBGRADE (L.B.R. 40)	SY	42,350	$8.30	$351,505.00
P-2	8" LIMEROCK BASE	SY	38,500	$15.00	$577,500.00
P-3	3/4" ASPHALT FIRST LIFT (SP 12.5)	SY	35,000	$6.50	$227,500.00
P-4	3/4" ASPHALT SECOND LIFT (FC 9.5)	SY	35,000	$7.50	$262,500.00
P-5	PAVEMENT MARKINGS & SIGNAGE	LS	1	$50,000.00	$50,000.00
P-6	SURVEY STAKE-OUT & AS-BUILTS	LS	1	$25,000.00	$25,000.00
				SUBTOTAL	**$1,494,005.00**

CONCRETE ITEMS

ITEM	DESCRIPTION	UNIT	QUANTITY	PRICE / UNIT	TOTAL
C-1	CONCRETE SIDEWALK (6" THICK / OFF-SITE)	SF	25,000	$5.00	$125,000.00
C-2	2' CONCRETE VALLEY GUTTER (ON-SITE)	LF	7,200	$15.00	$108,000.00
C-3	TYPE F CURB & GUTTER (OFF-SITE)	LF	2,700	$15.00	$40,500.00
C-4	SURVEY STAKE-OUT & AS-BUILTS	LS	1	$10,000.00	$10,000.00
				SUBTOTAL	**$283,500.00**

LAKE EXCAVATION ITEMS

ITEM	DESCRIPTION	UNIT	QUANTITY	PRICE / UNIT	TOTAL
E-1	SILT FENCING & EROSION CONTROL	LS	1	$25,000	$25,000.00
E-2	CLEARING & GRUBBING	AC	42	$4,000	$168,000.00
E-3	LAKE EXCAVATION	CY	87,500	$3.50	$306,250.00
E-4	FINAL SITE GRADING	LS	1	$500,000	$500,000.00
E-5	SURVEY STAKE-OUT & AS-BUILTS	LS	1	$25,000.00	$25,000.00
				SUBTOTAL	**$1,024,250.00**

TOTAL ESTIMATE	**$9,451,755.00**

EXHIBIT E

PAVING & DRAINAGE PLANS

ANTILLIA

(T-PLAT #)

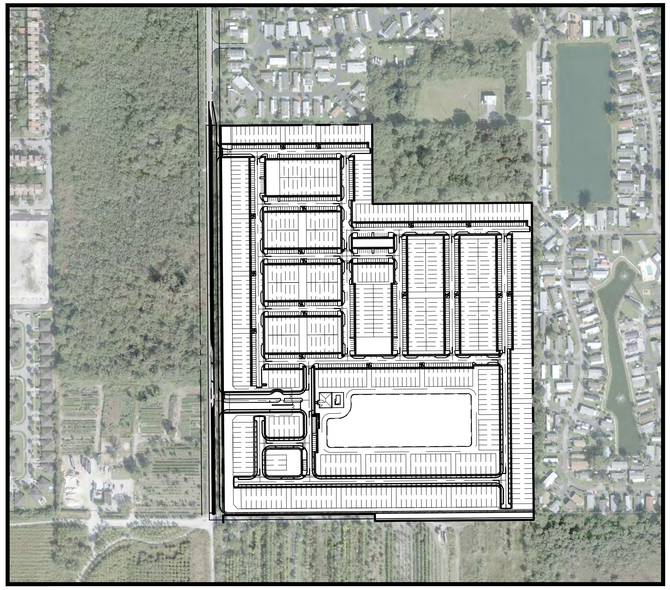
UNINCORPORATED MIAMI-DADE COUNTY, FLORIDA

FOR

CRE KL ANTILLIA OWNER LLC

SHEET INDEX

SHEET NUMBER	SHEET TITLE
PD-0	COVER SHEET
PD-1	PAVING AND DRAINAGE PLAN
PD-2	PAVING AND DRAINAGE PLAN
PD-3	PAVING AND DRAINAGE PLAN
PD-4	PAVING AND DRAINAGE PLAN
PD-5	PAVING AND DRAINAGE PLAN
PD-6	PAVING AND DRAINAGE PLAN
PD-7	PAVING AND DRAINAGE DETAILS
PD-8	PAVING AND DRAINAGE DETAILS
PD-9	PAVING AND DRAINAGE DETAILS
PD-10	PAVING AND DRAINAGE DETAILS
SWPPP-1	STORMWATER POLLUTION PREVENTION PLAN
SWPPP-2	N.P.D.E.S. NOTES
SWPPP-3	EROSION CONTROL DETAILS



LOCATION MAP

SCALE: 1" = 300'

SECTION 25 / TOWNSHIP 57 S / RANGE / 39 E

MIAMI-DADE TAX FOLIO NUMBER:

30-7825-000-0120, 30-7825-000-0180, 30-7825-000-0230, 30-7825-000-0240

ENGINEER'S CERTIFICATION

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 MINIMUM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE FOR STREET AND HIGHWAYS, AS ADOPTED BY THE STATE OF FLORIDA LEGISLATURE, CHAPTER 72-328 F.S.

LEGAL DESCRIPTION:

(AS PROVIDED BY CLIENT)

PARCEL 1:

THE WEST 1/2 OF THE SE 1/4 OF THE SE 1/4 OF SECTION 25, TOWNSHIP 57 SOUTH, RANGE 38 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

PARCEL 2:

THE NE 1/4 OF THE SW 1/4 OF THE SE 1/4 LESS THE WEST 30 FEET AND THE SOUTH 1/2 OF THE SE 1/4 OF THE NW 1/4 OF THE SE 1/4 LESS THE WEST 30 FEET OF SECTION 25, TOWNSHIP 57 SOUTH, RANGE 38 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

PARCEL 3:

THE EAST 1/2 OF THE SE 1/4 OF THE SW 1/4 OF THE SE 1/4, LESS THE SOUTH 30 FEET FOR ROAD, OF SECTION 25, TOWNSHIP 57 SOUTH, RANGE 38 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

AND

THE WEST 1/2 OF THE SE 1/4 OF THE SW 1/4 OF THE SE 1/4, LESS THE WEST AND SOUTH 30 FEET FOR ROAD, OF SECTION 25, TOWNSHIP 57 SOUTH, RANGE 38 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

PAVING AND DRAINAGE PLANS

HSQ GROUP, INC.
Engineers · Planners · Surveyors
4577 N Nob Hill Road, Suite 205
Sunrise, Florida 33351 · 954.440.6990
C26258 · LB7924

NO	DATE	BY	REVISIONS

HSQ GROUP
Engineers · Planners · Surveyors
4577 N Nob Hill Road, Suite 205
Sunrise, Florida 33351 · 954.440.6990
C26258 · LB7924

ANTILLIA

COVER SHEET

DATE:	02/2022
DESIGNED BY:	KB
DRAWN BY:	RW
CHECKED BY:	KB

KEVIN A. BETANCOURT LICENSE No 83361 STATE OF FLORIDA PROFESSIONAL ENGINEER

DATE: 10\10\22

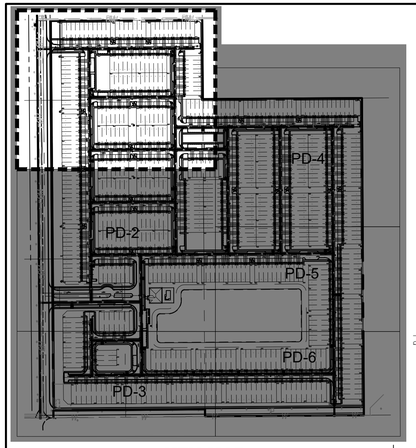
KEVIN A. BETANCOURT P.E.
FLORIDA REGISTRATION NO. – 83361

PROJECT: 2106-54

SHEET: PD-0

This item has been digitally signed and sealed by KEVIN A. BETANCOURT, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

DATE: Oct 10, 2022 - 12:36pm W:\HSQ Broward\Civil Projects\2021\2106-54 Antillia\Drawings\Construction Plans\210654-Cover.dwg



KEY MAP
(N.T.S.)

DRAINAGE STRUCTURE SCHEDULE

A-1 TYPE "P" BOX (48" ROUND W/ TOP SLAB PER MDPWD DETAIL 2.6 W/ U.S.F. 4700-6223
FRAME & HINGED GRATE
R.E. 7.75
I.E. 3.00 E

A-2 TYPE "P" BOX (48" ROUND W/ TOP SLAB PER MDPWD DETAIL 2.6 W/ U.S.F. 4700-6223
FRAME & HINGED GRATE
R.E. 8.00
I.E. 3.00 W

A-3 TYPE "P" BOX (48" ROUND W/ TOP SLAB PER MDPWD DETAIL 2.6 W/ U.S.F. 4700-6223
FRAME & HINGED GRATE
R.E. 8.00
I.E. 3.00 E
I.E. 3.00 W
I.E. 3.00 S (PRB)

A-4 TYPE "P" BOX (48" ROUND W/ TOP SLAB PER MDPWD DETAIL 2.6 W/ U.S.F. 4700-6223
FRAME & HINGED GRATE
R.E. 8.00
I.E. 3.00 W

A-5 TYPE "P" BOX (60" ROUND W/ TOP SLAB PER MDPWD DETAIL 2.6 W/ U.S.F. 4700-6223
FRAME & HINGED GRATE
R.E. 8.00
I.E. 3.00 N (PRB)
I.E. 3.00 E
I.E. 3.00 S (PRB)

A-6 TYPE "P" BOX (48" ROUND W/ TOP SLAB PER MDPWD DETAIL 2.6 W/ U.S.F. 4700-6223
FRAME & HINGED GRATE
R.E. 8.00
I.E. 3.00 W

A-7 TYPE "P" BOX (60" ROUND W/ TOP SLAB PER MDPWD DETAIL 2.6 W/ U.S.F. 4700-6223
FRAME & HINGED GRATE
R.E. 8.00
I.E. 3.00 N (PRB)
I.E. 3.00 E
I.E. 3.00 S (PRB)

A-12 TYPE "P" BOX (48" ROUND W/ TOP SLAB PER MDPWD DETAIL 2.6 W/ U.S.F. 4700-6223
FRAME & HINGED GRATE
R.E. 8.00
I.E. 3.00 S

A-13 TYPE "P" BOX (48" ROUND W/ TOP SLAB PER MDPWD DETAIL 2.6 W/ U.S.F. 4700-6223
FRAME & HINGED GRATE
R.E. 8.00
I.E. 3.00 N
I.E. 3.00 S (PRB)

A-14 TYPE "P" BOX (48" ROUND W/ TOP SLAB PER MDPWD DETAIL 2.6 W/ U.S.F. 4700-6223
FRAME & HINGED GRATE
R.E. 8.00
I.E. 3.00 N (PRB)
I.E. 3.00 S (PRB)

A-15 TYPE "P" BOX (48" ROUND W/ TOP SLAB PER MDPWD DETAIL 2.6 W/ U.S.F. 4700-6223
FRAME & HINGED GRATE
R.E. 8.00
I.E. 3.00 N (PRB)
I.E. 3.00 S (PRB)

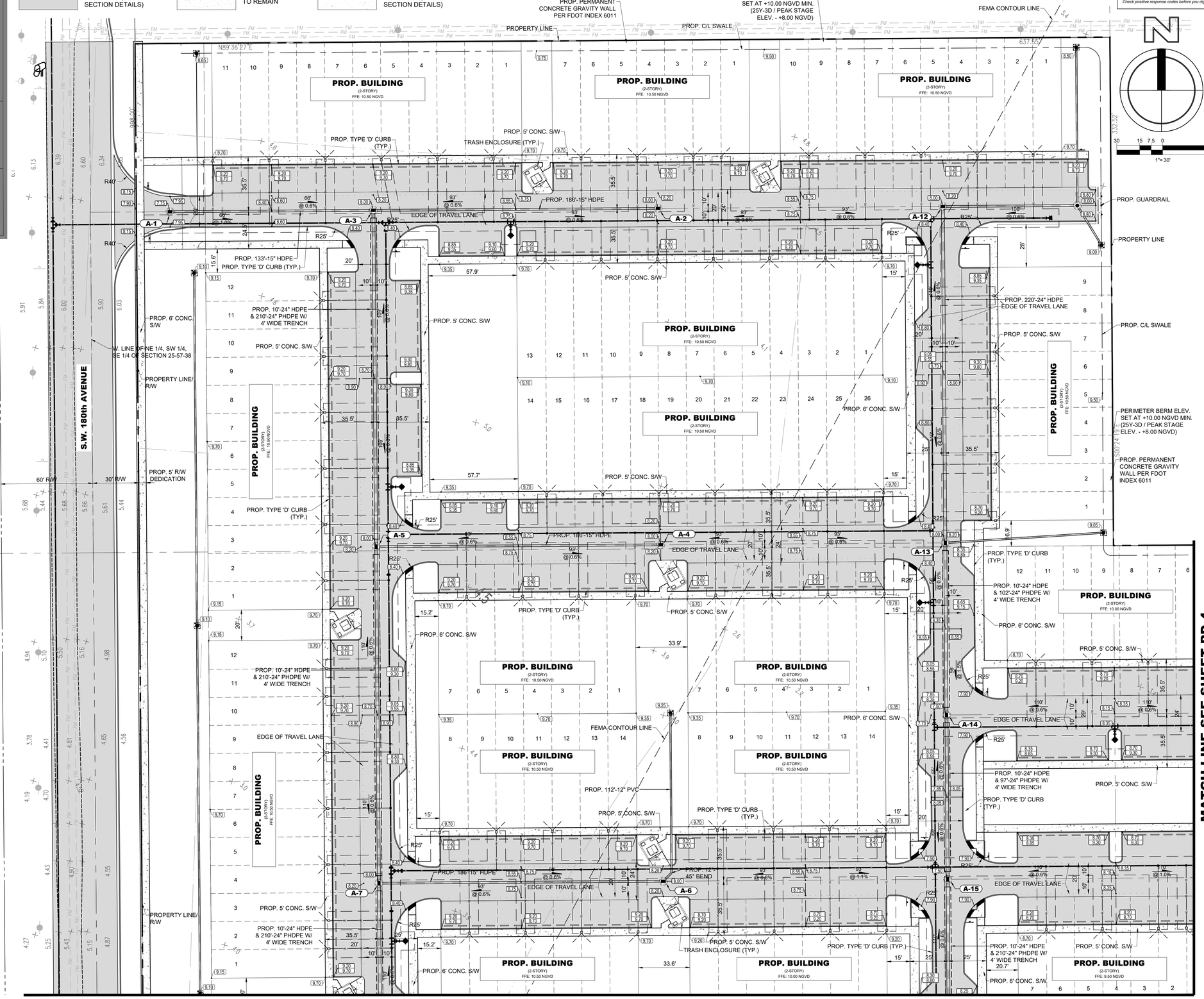
DATUM NOTE:
ALL ELEVATIONS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29)

HATCH LEGEND

PROPOSED ASPHALT PAVEMENT (SEE PD-7 FOR SECTION DETAILS)

EXISTING CONCRETE TO REMAIN

PROPOSED CONCRETE PAVEMENT (SEE PD-7 FOR SECTION DETAILS)



MATCH LINE SEE SHEET PD-2

MATCH LINE SEE SHEET PD-4

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Check positive response codes before you dig!

N

30 15 7.5 0 30
1"= 30'

NO	DATE	BY	REVISIONS

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C26258 · LB7924

ANTILLIA

PAVING AND DRAINAGE PLAN

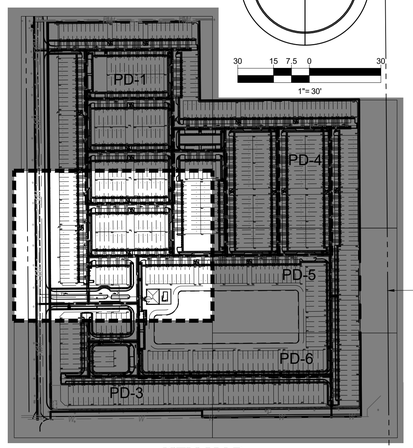
DATE:	02/2022
DESIGNED BY:	KB
DRAWN BY:	RW
CHECKED BY:	KB

KEVIN A. BETANCOURT LICENSE No 83361 STATE OF FLORIDA PROFESSIONAL ENGINEER
DATE: 10\10\22
KEVIN A. BETANCOURT P.E.
FLORIDA REGISTRATION NO. – 83361

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PROJECT:	2106-54
SHEET:	PD-1

DATE: Oct 10, 2022 – 12:35pm W:\HSQ Broward\Civil Projects\2021\2106-54 Antillia\Drawings\Construction Plans\2106S4-PDP.dwg



KEY MAP
(N.T.S.)

DRAINAGE STRUCTURE SCHEDULE

- **A-8** TYPE "P" BOX (48" ROUND W/ TOP SLAB PER MDPWD DETAIL 2.6 W/ U.S.F. 4700-6223 FRAME & HINGED GRATE R.E. 7.50 I.E. 3.00 W
- **A-9** TYPE "P" BOX (60" ROUND W/ TOP SLAB PER MDPWD DETAIL 2.6 W/ U.S.F. 4700-6223 FRAME & HINGED GRATE R.E. 8.00 I.E. 3.00 N (PRB) I.E. 3.00 E I.E. 3.00 S
- **A-10** TYPE "P" BOX (60" ROUND W/ TOP SLAB PER MDPWD DETAIL 2.6 W/ U.S.F. 4700-6223 FRAME & HINGED GRATE R.E. 8.00 I.E. 3.00 N I.E 3.00 E
- **A-11** TYPE "P" BOX (60" ROUND W/ TOP SLAB PER MDPWD DETAIL 2.6 W/ U.S.F. 4700-6223 FRAME & HINGED GRATE R.E. 7.50 I.E. 3.00 E I.E. 3.00 S I.E. 3.00 W
- **A-16** TYPE "P" BOX (48" ROUND W/ TOP SLAB PER MDPWD DETAIL 2.6 W/ U.S.F. 4700-6223 FRAME & HINGED GRATE R.E. 7.00 I.E. 3.00 N (PRB) I.E. 3.00 S
- **A-17** TYPE "P" BOX (60" ROUND W/ TOP SLAB PER MDPWD DETAIL 2.6 W/ U.S.F. 4700-6223 FRAME & HINGED GRATE R.E. 7.00 I.E. 3.00 N I.E 3.00 W
- **A-18** TYPE "P" BOX (48" ROUND W/ TOP SLAB PER MDPWD DETAIL 2.6 W/ U.S.F. 5129-6176 FRAME & HINGED GRATE R.E. 7.00 I.E. 3.00 N
- **A-19** TYPE "P" BOX (48" ROUND W/ TOP SLAB PER MDPWD DETAIL 2.6 W/ U.S.F. 5129-6176 FRAME & HINGED GRATE R.E. 7.00 I.E. 3.00 E I.E 3.00 S
- **A-20** TYPE "P" BOX (48" ROUND W/ TOP SLAB PER MDPWD DETAIL 2.6 W/ U.S.F. 5129-2176 FRAME & HINGED GRATE R.E. 7.00 I.E. 3.00 N
- **A-21** TYPE "P" BOX (48" ROUND W/ TOP SLAB PER MDPWD DETAIL 2.6 W/ U.S.F. 5129-6176 FRAME & HINGED GRATE R.E. 7.00 I.E. 3.00 SE I.E 3.00 S I.E. 3.00 W
- **A-22** TYPE "P" BOX (60" ROUND W/ TOP SLAB PER MDPWD DETAIL 2.6 W/ U.S.F. 4700-6223 FRAME & HINGED GRATE R.E. 7.00 I.E. 3.00 N I.E 3.00 S I.E. 3.00 NW

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DATE: Oct 10, 2022 - 12:36pm W:\HSQ Broward\Civil Projects\2021\2106-54 Antillia\Drawings\Construction Plans\2106054-PDP.dwg

MATCH LINE SEE SHEET PD-1

MATCH LINE SEE SHEET PD-4

MATCH LINE SEE SHEET PD-5

MATCH LINE SEE SHEET PD-3

HATCH LEGEND

- PROPOSED ASPHALT PAVEMENT (SEE PD-7 FOR SECTION DETAILS)
- PROPOSED CONCRETE PAVEMENT (SEE PD-7 FOR SECTION DETAILS)
- EXISTING CONCRETE TO REMAIN

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Sunrise, Florida 33351 · 954.440.6990
C26258 · LB7924

NO	DATE	BY	REVISIONS

ANTILLIA

PAVING AND DRAINAGE PLAN

DATE:	02/2022
DESIGNED BY:	KB
DRAWN BY:	RW
CHECKED BY:	KB

KEVIN A. BETANCOURT LICENSE No 83361 STATE OF FLORIDA PROFESSIONAL ENGINEER

DATE: 10\10\22
KEVIN A. BETANCOURT P.E.
FLORIDA REGISTRATION NO. – 83361

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PROJECT: 2106-54

SHEET: PD-2

DRAINAGE STRUCTURE SCHEDULE

A-23 6' DIA. MANHOLE W/ TOP SLAB
& U.S.F. 465 RING & COVER
R.E. 7.30
I.E. 3.00 N
I.E. 3.00 E
I.E. 3.00 S

A-24 PROPOSED DRAINAGE CONTROL STRUCTURE
(SEE DETAILS)
R.E. 8.50
I.E. (-) 0.67 E (PRB)
I.E. 1.50 W

A-25 15'-0" CONCRETE HEADWALL
PER FDOT INDEX 250
CAP OF HEADWALL EL. 3.58
I.E. (-) 0.67

A-26 TYPE "P" BOX (48" ROUND W/ TOP SLAB PER
MDPWD DETAIL 2.6 W/ U.S.F. 4700-6223
FRAME & HINGED GRATE
R.E. 7.00
I.E. 3.00 W (PRB)

A-27 TYPE "P" BOX (48" ROUND W/ TOP SLAB PER
MDPWD DETAIL 2.6 W/ U.S.F. 4700-6223
FRAME & HINGED GRATE
R.E. 7.00
I.E. 3.00 E

A-28 TYPE "P" BOX (60" ROUND W/ TOP SLAB PER
MDPWD DETAIL 2.6 W/ U.S.F. 4700-6223
FRAME & HINGED GRATE
R.E. 7.00
I.E. 3.00 N
I.E. 3.00 E (PRB)
I.E. 3.00 W

A-29 TYPE "P" BOX (48" ROUND W/ TOP SLAB PER
MDPWD DETAIL 2.6 W/ U.S.F. 4700-6223
FRAME & HINGED GRATE
R.E. 7.00
I.E. 3.00 E

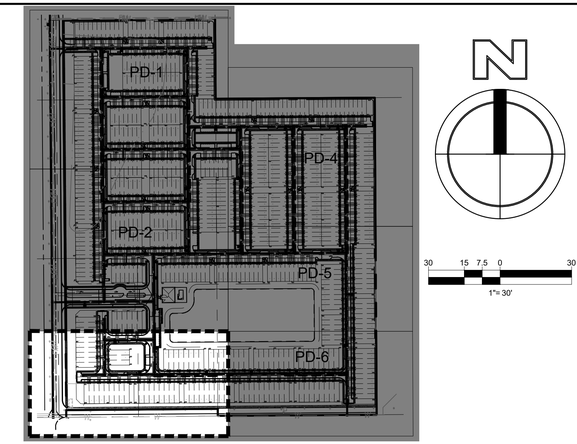
A-30 TYPE "P" BOX (60" ROUND W/ TOP SLAB PER
MDPWD DETAIL 2.6 W/ U.S.F. 4700-6223
FRAME & HINGED GRATE
R.E. 7.00
I.E. 3.00 N
I.E. 3.00 S
I.E. 3.00 W

HATCH LEGEND

PROPOSED ASPHALT PAVEMENT (SEE PD-7 FOR SECTION DETAILS)

EXISTING CONCRETE TO REMAIN

PROPOSED CONCRETE PAVEMENT (SEE PD-7 FOR SECTION DETAILS)

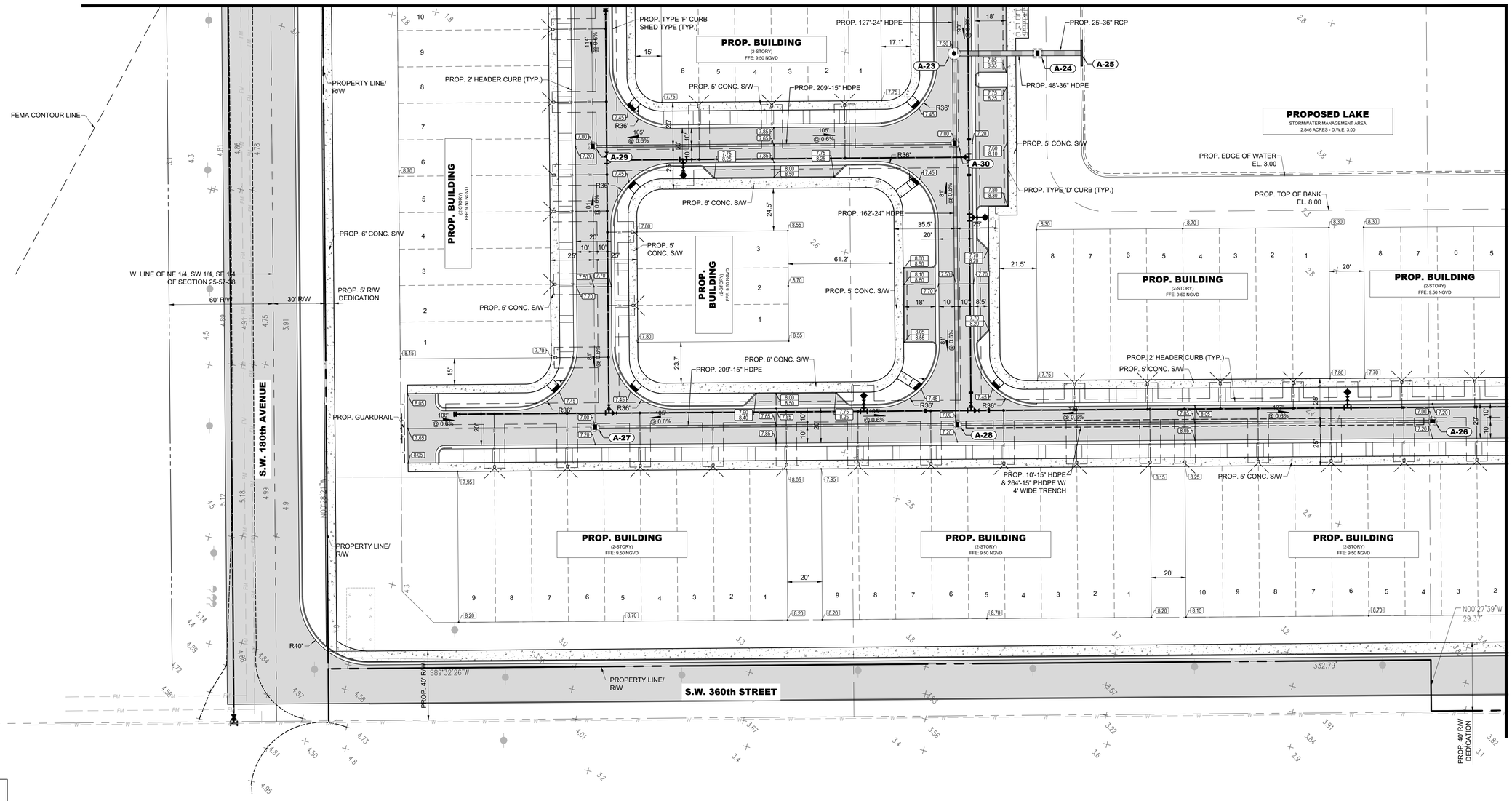


KEY MAP
(N.T.S.)

N

30 15 7.5 0 30
1"= 30'

MATCH LINE SEE SHEET PD-2



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NO	DATE	BY	REVISIONS

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Sunrise, Florida 33351 · 954.440.6990
C26258 · LB7924

ANTILLIA

PAVING AND DRAINAGE PLAN

DATE:	02/2022
DESIGNED BY:	KB
DRAWN BY:	RW
CHECKED BY:	KB

KEVIN A. BETANCOURT LICENSE No 83361 STATE OF FLORIDA PROFESSIONAL ENGINEER
DATE: 10\10\22
KEVIN A. BETANCOURT P.E.
FLORIDA REGISTRATION NO. – 83361

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PROJECT: 2106-54

SHEET: PD-3

PERIMETER BERM ELEVATION SET AT +10.00 NGVD MIN. (25Y-3D / PEAK STAGE ELEV. - +8.00 NGVD)

PROP. C/L SWALE

PROPERTY LINE

PROP. PERMANENT CONCRETE GRAVITY WALL PER FDOT INDEX 6011

N89°35'39"E 667.16'

PROPERTY LINE

1,229.45'

PROP. GUARDRAIL

PROP. PERMANENT CONCRETE GRAVITY WALL PER FDOT INDEX 6011

PERIMETER BERM ELEVATION SET AT +10.00 NGVD MIN. (25Y-3D / PEAK STAGE ELEV. - +8.00 NGVD)

PROPERTY LINE

PROP. BUILDING (2-STORY) FFE: 10.00 NGVD

PROP. BUILDING (2-STORY) FFE: 9.50 NGVD

PROP. BUILDING (2-STORY) FFE: 9.50 NGVD

TRASH ENCLOSURE (TYP.)

PROP. TYPE 'D' CURB (TYP.)

PROP. 5' CONC. S/W

EDGE OF TRAVEL LANE

PROP. 6' CONC. S/W

PROP. 5' CONC.S/W

PROP. 108'-24" HDPE

PROP. 10'-24" HDPE & 263'-24" PHDPE W/ 4' WIDE TRENCH

PROP. TYPE 'D' CURB (TYP.)

PROP. 10'-24" HDPE & 210'-24" PHDPE W/ 4' WIDE TRENCH

PROP. 5' CONC. S/W

PROP. TYPE 'D' CURB (TYP.)

PROP. 2' HEAD CURB (TYP.)

TRASH ENCLOSURE (TYP.)

PROP. 10'-24" HDPE & 263'-24" PHDPE W/ 4' WIDE TRENCH

EDGE OF TRAVEL LANE

PROP. 10'-24" HDPE & 210'-24" PHDPE W/ 4' WIDE TRENCH

B-1 B-2 B-3 B-5 B-6 B-8 B-9

MATCH LINE SEE SHEET PD-2

MATCH LINE SEE SHEET PD-5

DRAINAGE STRUCTURE SCHEDULE

B-1 TYPE "P" BOX (48" ROUND W/ TOP SLAB PER MDPWD DETAIL 2.6 W/ U.S.F. 4700-6223 FRAME & HINGED GRATE
R.E. 7.50
I.E. 3.00 S

B-2 TYPE "P" BOX (48" ROUND W/ TOP SLAB PER MDPWD DETAIL 2.6 W/ U.S.F. 4700-6223 FRAME & HINGED GRATE
R.E. 7.00
I.E. 3.00 N
I.E. 3.00 S (PRB)

B-3 TYPE "P" BOX (48" ROUND W/ TOP SLAB PER MDPWD DETAIL 2.6 W/ U.S.F. 4700-6223 FRAME & HINGED GRATE
R.E. 7.00
I.E. 3.00 N (PRB)
I.E. 3.00 S (PRB)

B-5 TYPE "P" BOX (48" ROUND W/ TOP SLAB PER MDPWD DETAIL 2.6 W/ U.S.F. 4700-6223 FRAME & HINGED GRATE
R.E. 7.00
I.E. 3.00 S (PRB)

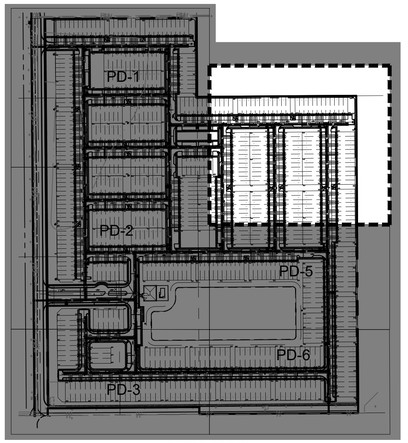
B-6 TYPE "P" BOX (48" ROUND W/ TOP SLAB PER MDPWD DETAIL 2.6 W/ U.S.F. 4700-6223 FRAME & HINGED GRATE
R.E. 7.00
I.E. 3.00 N (PRB)
I.E. 3.00 S (PRB)

B-8 TYPE "P" BOX (48" ROUND W/ TOP SLAB PER MDPWD DETAIL 2.6 W/ U.S.F. 4700-6223 FRAME & HINGED GRATE
R.E. 7.00
I.E. 3.00 S (PRB)

B-9 TYPE "P" BOX (48" ROUND W/ TOP SLAB PER MDPWD DETAIL 2.6 W/ U.S.F. 4700-6223 FRAME & HINGED GRATE
R.E. 7.00
I.E. 3.00 N (PRB)
I.E. 3.00 S (PRB)

HATCH LEGEND

- PROPOSED ASPHALT PAVEMENT (SEE PD-7 FOR SECTION DETAILS)
- EXISTING CONCRETE TO REMAIN
- PROPOSED CONCRETE PAVEMENT (SEE PD-7 FOR SECTION DETAILS)



KEY MAP
(N.T.S.)

30 15 7.5 0 30
1"= 30'

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NO	DATE	BY	REVISIONS

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ANTILLIA

PAVING AND DRAINAGE PLAN

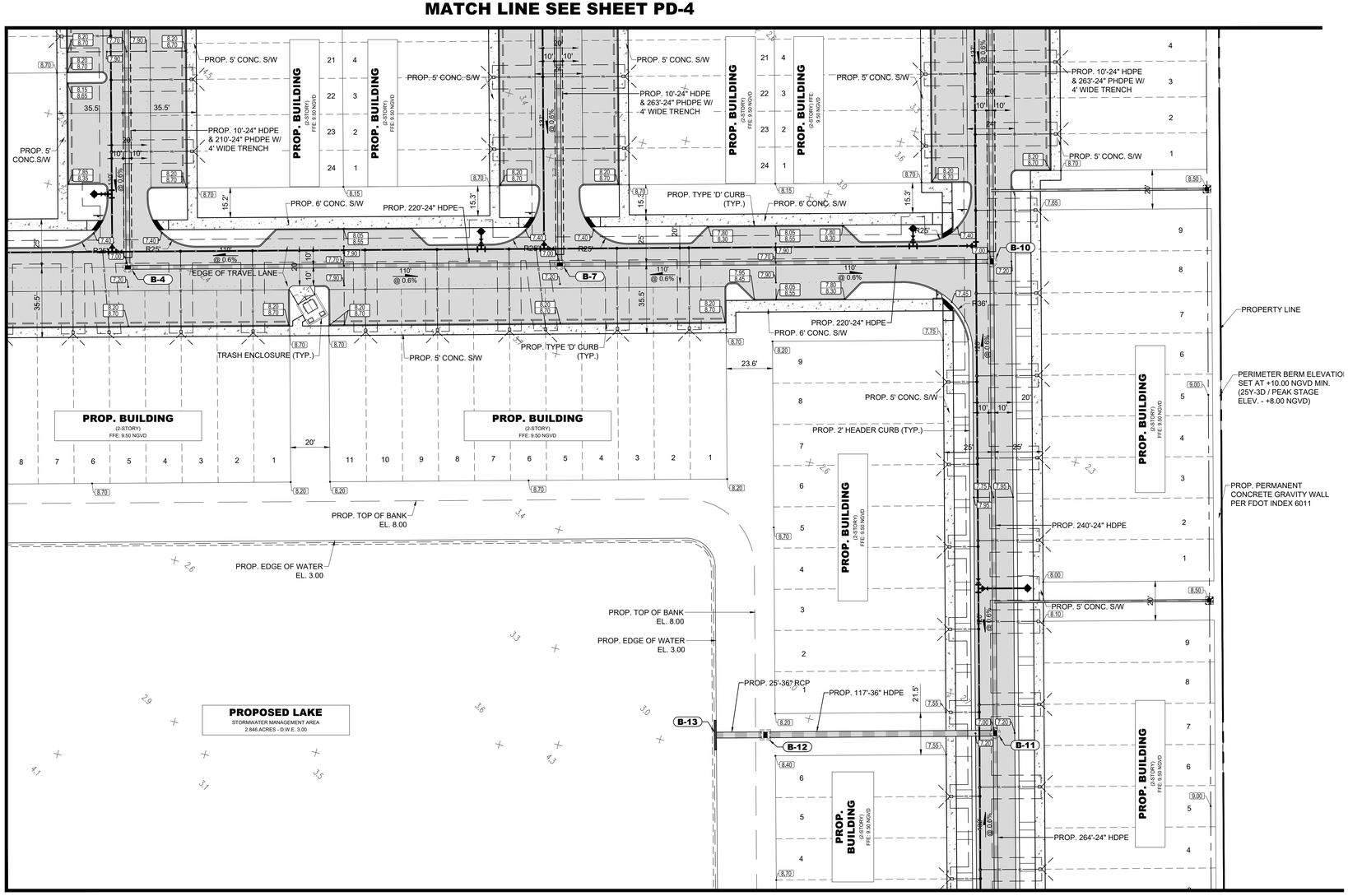
DATE: 02/2022
DESIGNED BY: KB
DRAWN BY: RW
CHECKED BY: KB

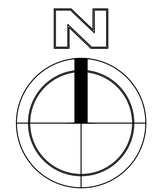
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DATE: 10\10\22
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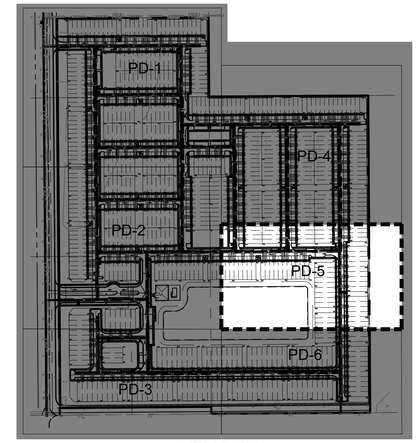
PROJECT: 2106-54

SHEET: PD-4

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KEY MAP
(N.T.S.)

DRAINAGE STRUCTURE SCHEDULE

B-4 TYPE "P" BOX (60" ROUND W/ TOP SLAB PER MDPWD DETAIL 2.6 W/ U.S.F. 4700-6223 FRAME & HINGED GRATE
R.E. 7.00
I.E. 3.00 N (PRB)
I.E. 3.00 E

B-7 TYPE "P" BOX (60" ROUND W/ TOP SLAB PER MDPWD DETAIL 2.6 W/ U.S.F. 4700-6223 FRAME & HINGED GRATE
R.E. 7.00
I.E. 3.00 N (PRB)
I.E. 3.00 E
I.E. 3.00 W

B-10 TYPE "P" BOX (60" ROUND W/ TOP SLAB PER MDPWD DETAIL 2.6 W/ U.S.F. 4700-6223 FRAME & HINGED GRATE
R.E. 7.00
I.E. 3.00 N (PRB)
I.E. 3.00 S
I.E. 3.00 W

B-11 TYPE "P" BOX (72" ROUND W/ TOP SLAB PER MDPWD DETAIL 2.6 W/ U.S.F. 4700-6223 FRAME & HINGED GRATE
R.E. 7.00
I.E. 3.00 N
I.E. 3.00 S
I.E. 3.00 W

B-12 PROPOSED DRAINAGE CONTROL STRUCTURE (SEE DETAILS)
R.E. 8.50
I.E. 1.50 E
I.E (-) 0.67 W (PRB)

B-13 15'-0" CONCRETE HEADWALL PER FDOT INDEX 250
CAP OF HEADWALL EL. 3.58
I.E. (-) 0.67

HATCH LEGEND

PROPOSED ASPHALT PAVEMENT (SEE PD-7 FOR SECTION DETAILS)

EXISTING CONCRETE TO REMAIN

PROPOSED CONCRETE PAVEMENT (SEE PD-7 FOR SECTION DETAILS)

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NO	DATE	BY	REVISIONS

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C26258 · LB7924

ANTILLIA

PAVING AND DRAINAGE PLAN

DATE:	02/2022
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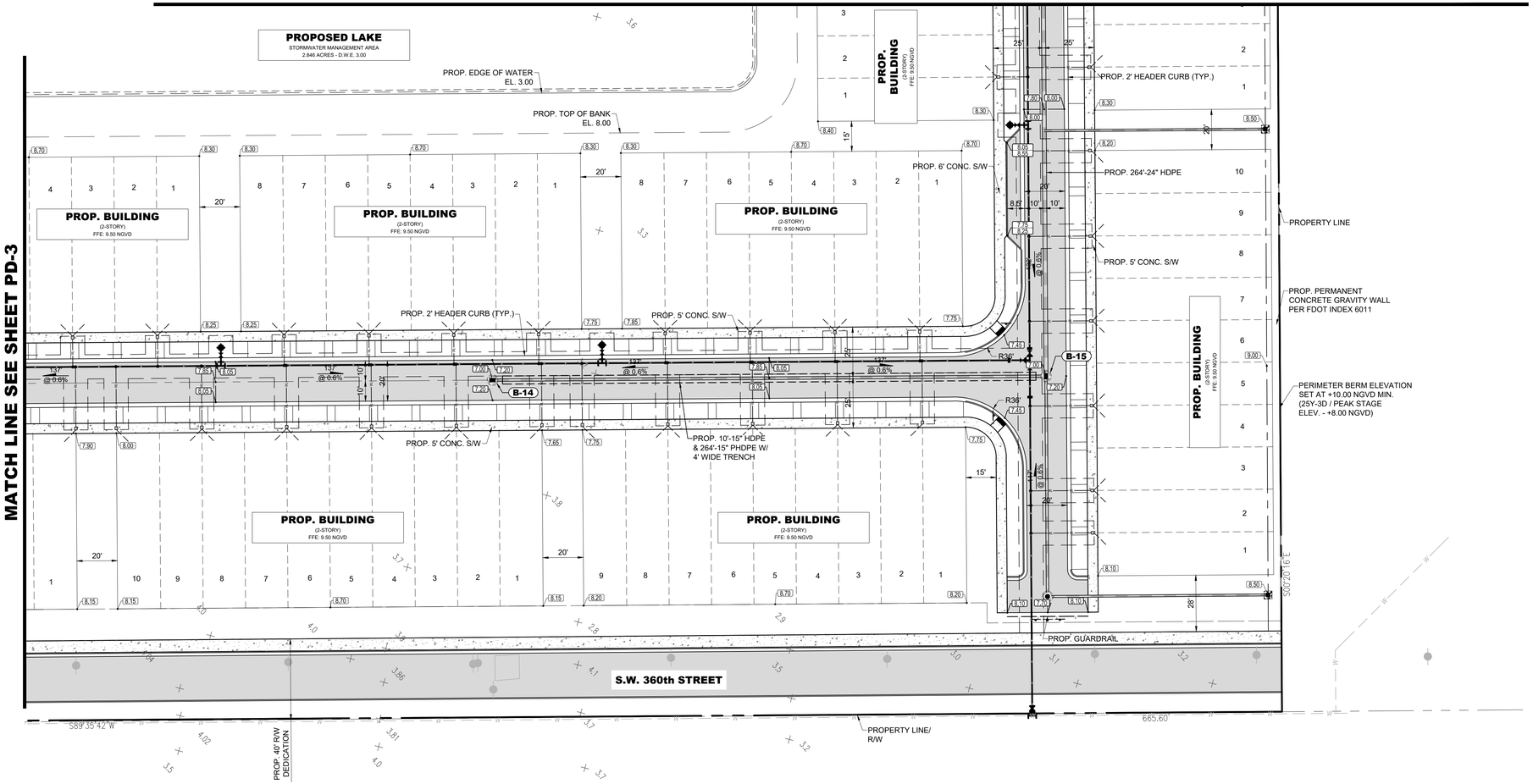
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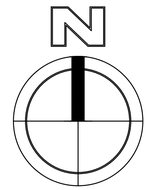
PROJECT: 2106-54

SHEET: PD-5

MATCH LINE SEE SHEET PD-5

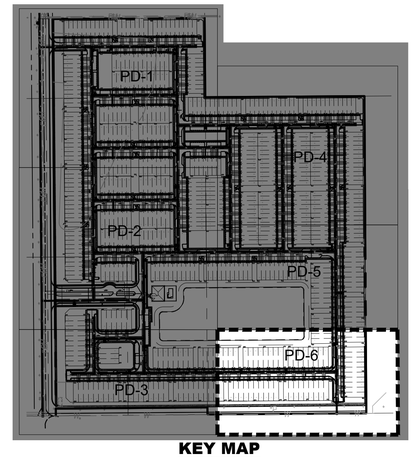
MATCH LINE SEE SHEET PD-3





30 15 7.5 0 30

1"= 30'



KEY MAP
(N.T.S.)

DRAINAGE STRUCTURE SCHEDULE

B-14 TYPE "P" BOX (48" ROUND W/ TOP SLAB PER MDPWD DETAIL 2.6 W/ U.S.F. 4700-6223 FRAME & HINGED GRATE
R.E. 7.00
I.E. 3.00 E (PRB)

B-15 TYPE "P" BOX (48" ROUND W/ TOP SLAB PER MDPWD DETAIL 2.6 W/ U.S.F. 4700-6223 FRAME & HINGED GRATE
R.E. 7.00
I.E. 3.00 N
I.E. 3.00 W (PRB)

HATCH LEGEND

PROPOSED ASPHALT PAVEMENT (SEE PD-7 FOR SECTION DETAILS)

EXISTING CONCRETE TO REMAIN

PROPOSED CONCRETE PAVEMENT (SEE PD-7 FOR SECTION DETAILS)

NO	DATE	BY	REVISIONS

HSQ GROUP
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Sunrise, Florida 33351 · 954.440.6990
C26258 · LB7924

ANTILLIA

PAVING AND DRAINAGE PLAN

DATE:	02/2022
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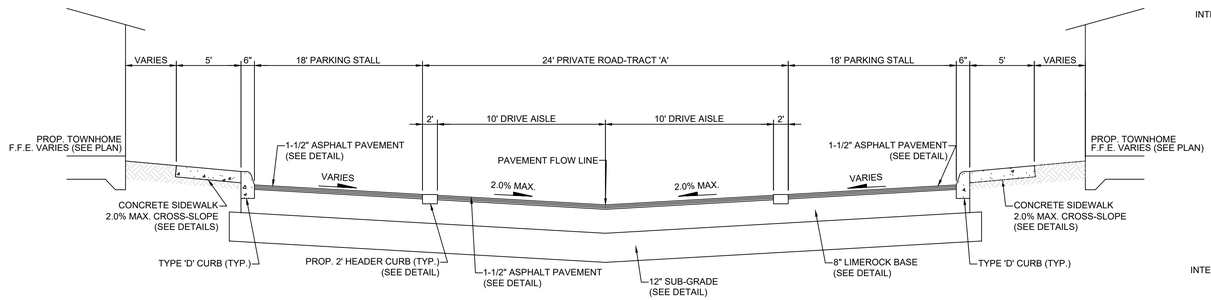
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PROJECT: 2106-54

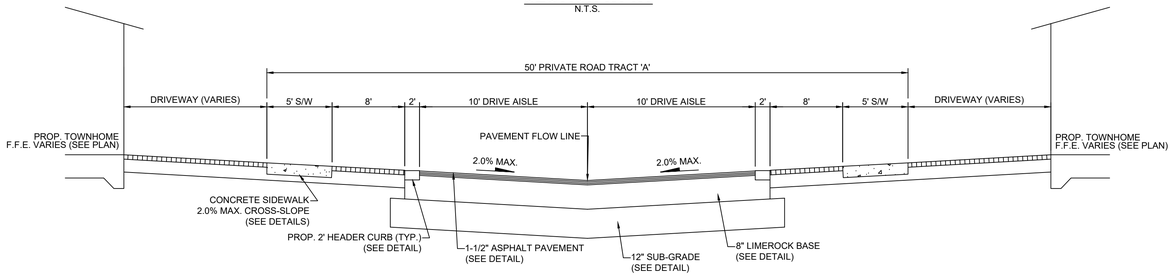
SHEET: PD-6

Sunshine811
Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.
Check positive response codes before you dig!

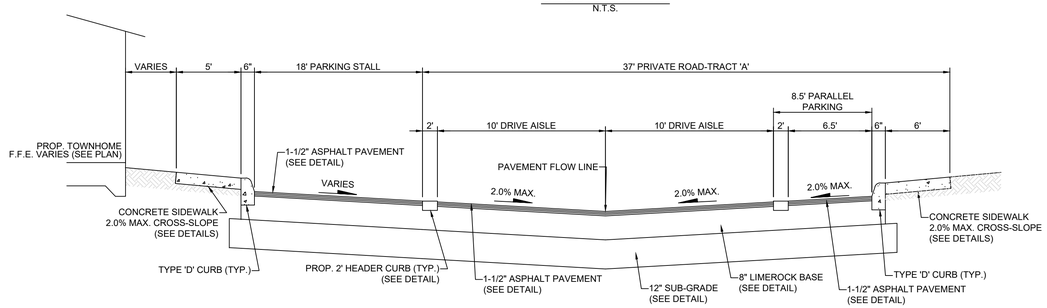
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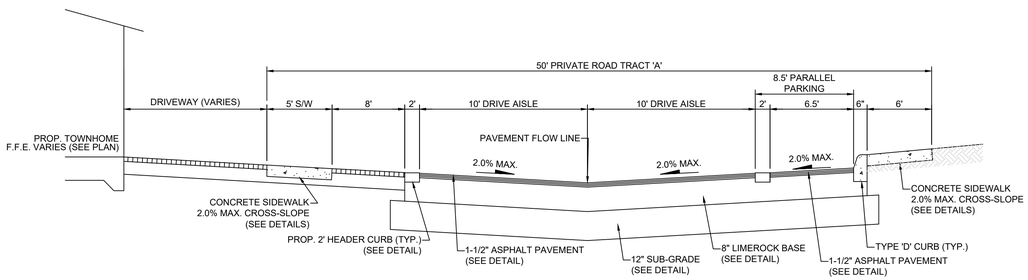
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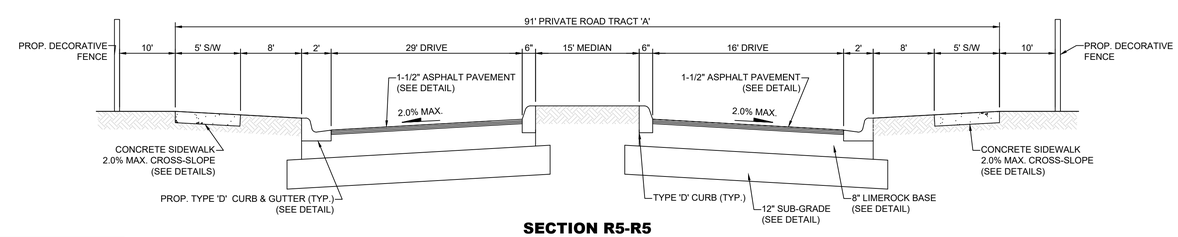
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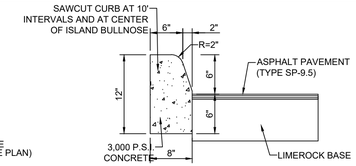
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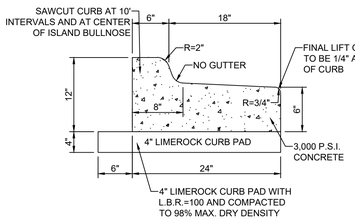
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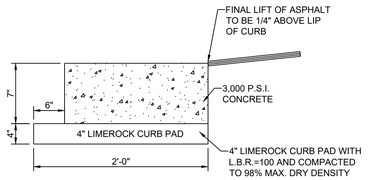
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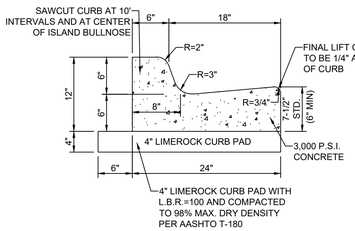
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N.T.S. - PER MDC-PWD DETAIL R14.2



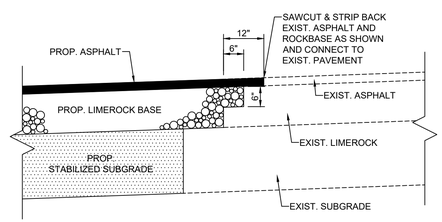
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N.T.S.



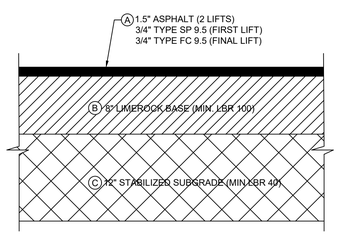
CONCRETE HEADER CURB DETAIL
N.T.S.



TYPE "F" CURB & GUTTER DETAIL
N.T.S. - PER F.D.O.T. INDEX 300



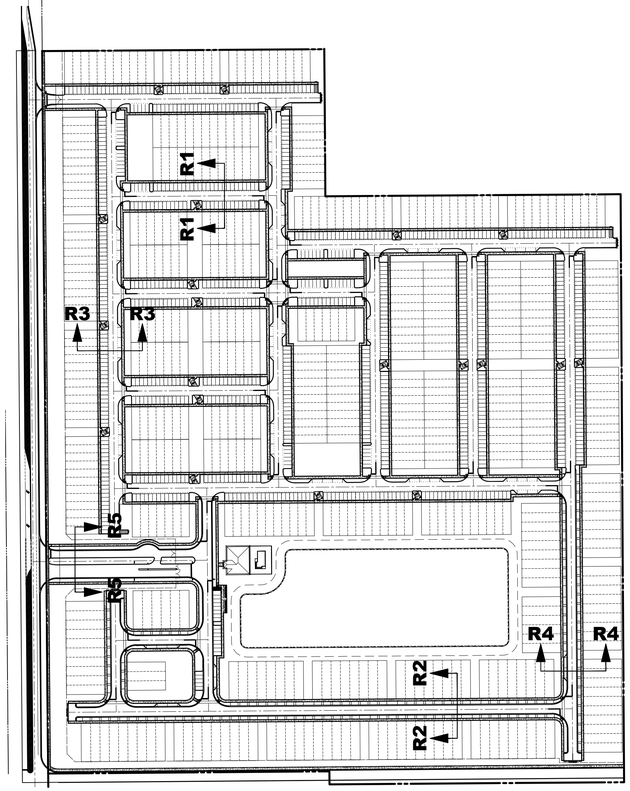
PAVEMENT CONNECTION DETAIL
N.T.S.



ON-SITE ASPHALT SECTION
N.T.S.

ON-SITE PAVEMENT NOTES

1. THE PAVEMENT SURFACE SHALL BE ASPHALTIC CONCRETE. A TACK COAT SHALL BE APPLIED BETWEEN BOTH PAVEMENT COURSES. REFER TO SECTIONS FOR ASPHALT TYPE AND THICKNESS.
2. THE LIMEROCK BASE SHALL HAVE A MINIMUM LIMEROCK BEARING RATIO (L.B.R.) VALUE OF 100. THE LIMEROCK MATERIAL SHALL BE COMPACTED TO A DENSITY EQUAL TO OR GREATER THAN 98% OF THE MAXIMUM DRY DENSITY PER A.A.S.H.T.O T-180 SPECIFICATIONS. REFER TO SECTIONS FOR PAVEMENT TYPE AND THICKNESS.
3. THE SUBGRADE SHALL BE A MINIMUM OF 12 INCHES THICK. THE SUBGRADE MATERIAL SHALL HAVE A MINIMUM LIMEROCK BEARING RATIO (L.B.R.) VALUE OF 40. THE SUBGRADE MATERIAL SHALL BE COMPACTED TO A DENSITY EQUAL TO OR GREATER THAN 98% OF THE MAXIMUM DRY DENSITY PER A.A.S.H.T.O. T-180 SPECIFICATIONS.
4. THE LIMEROCK AND SUBGRADE COURSES SHALL NOT BE CONSTRUCTED UNTIL ALL UTILITY INSTALLATIONS UNDER PAVEMENT AREAS HAVE BEEN COMPLETED, TESTED AND ACCEPTED. ANY PAVEMENT CONSTRUCTION PRIOR TO THIS REQUIREMENT SHALL BE CONDUCTED AT THE CONTRACTOR'S OWN RISK AND ANY REQUIRED REPAIRS WILL BE THE CONTRACTOR'S SOLE RESPONSIBILITY AND EXPENSE.
5. THE PRIME AND TACK COATS SHALL CONFORM TO THE FLORIDA DEPARTMENT OF TRANSPORTATION (SECTIONS 300-1 THRU 300-7) SPECIFICATIONS. THE PRIME COAT SHALL BE APPLIED AT A RATE OF 0.25 GALLONS PER SQUARE YARD OF PAVEMENT.
6. PERIODIC DENSITY TESTING SHALL BE CONDUCTED AFTER BOTH SUBGRADE AND LIMEROCK BASE COURSES HAVE BEEN COMPLETED. THE TOTAL NUMBER AND EXACT LOCATIONS OF THE TESTS SHALL BE DETERMINED BY EITHER THE ENGINEER-OF- RECORD OR GOVERNMENT INSPECTOR. THE MINIMUM AMOUNT OF TESTING SHALL BE BASED ON ONE (1) DENSITY TEST PER 5,000 SQUARE FEET OF PAVEMENT AREA.
7. THE SECOND (FINAL) LIFT SHALL EXTEND 1/4 INCH ABOVE THE LIP OF CURB. THE FINAL LIFT OF ASPHALT SHALL NOT BE APPLIED UNTIL EITHER THE CLIENT, ENGINEER-OF-RECORD AND/OR GOVERNMENT AGENCY DETERMINES THAT SUBSTANTIAL PROJECT CONSTRUCTION HAS BEEN COMPLETED.
8. ALL EXISTING ORGANIC AND DELETERIOUS MATERIALS WITHIN THE RIGHT-OF-WAY AND ON-SITE PAVEMENT AREAS ARE TO BE REMOVED TO THEIR FULL DEPTH AND REPLACED WITH APPROVED SUITABLE MATERIAL, UNLESS AN ALTERNATIVE METHOD IS RECOMMENDED BY A CERTIFIED GEOTECHNICAL ENGINEER. THE DETERMINATION OF ORGANIC AND UNSUITABLE MATERIALS SHALL BE BASED ON F.D.O.T. STANDARDS.
9. ALL EXISTING PAVEMENT CONNECTIONS AND REPAIRS SHALL HAVE A STRAIGHT SAW-CUT EDGE PRIOR TO APPLYING NEW ASPHALT PAVEMENT.
10. ONCE FINAL LIFT OF ASPHALT HAS BEEN APPLIED, ALL PERMANENT CONTROL POINTS, REFERENCE MARKERS, VALVES, INLET AND MANHOLE RIMS SHALL BE FIELD ADJUSTED TO BE FLUSH WITH FINAL ASPHALT GRADES.



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NO	DATE	BY	REVISIONS

HSQ GROUP
Engineers - Planners - Surveyors
4577 N Nob Hill Road, Suite 205
Sunrise, Florida 33351 - 954.440.6990
C26258 - LB7924

ANTILLIA

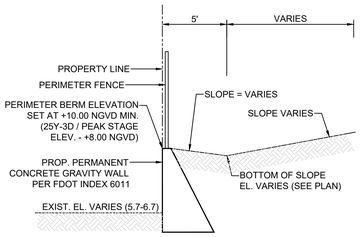
PAVING AND DRAINAGE DETAILS

DATE:	02/2022
DESIGNED BY:	KB
DRAWN BY:	RW
CHECKED BY:	KB

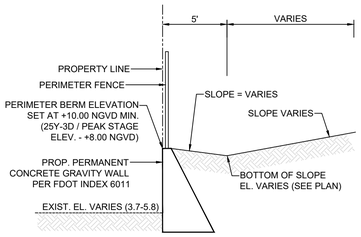
KEVIN A. BETANCOURT LICENSE No 83361 STATE OF FLORIDA PROFESSIONAL ENGINEER
DATE: 10\10\22
KEVIN A. BETANCOURT P.E.
FLORIDA REGISTRATION NO. – 83361

PROJECT:	2106-54
SHEET:	PD-7

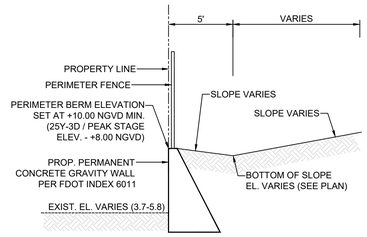
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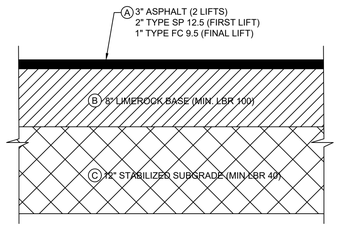
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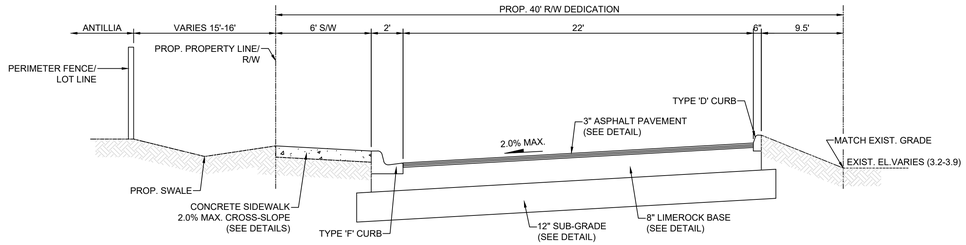
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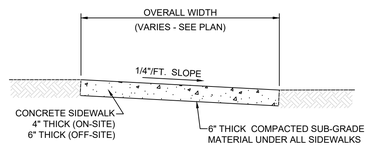
SECTION P3-P3
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OFF-SITE ASPHALT SECTION
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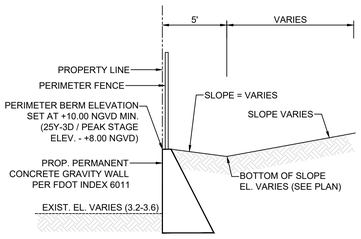
SECTION P5-P5
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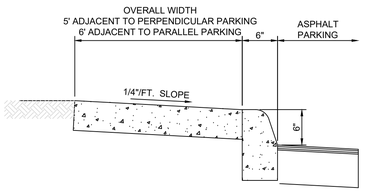
GENERAL NOTES:

1. PROVIDE 1/8" CONSTRUCTION JOINTS AT 5' O/C, MINIMUM DEPTH 1/2".
2. PROVIDE 1/2" EXPANSION JOINTS WITH NON-RISING FILLER AT 20' O/C, TO RUN FULL DEPTH OF SLAB.
3. CONCRETE TO BE 2,500 P.S.I. IN 28 DAYS.
4. CURE ALL CONCRETE WITH CLEAN SAND, PLASTIC MEMBRANE, OR OTHER APPROVED METHOD.

CONCRETE SIDEWALK DETAIL
N.T.S.



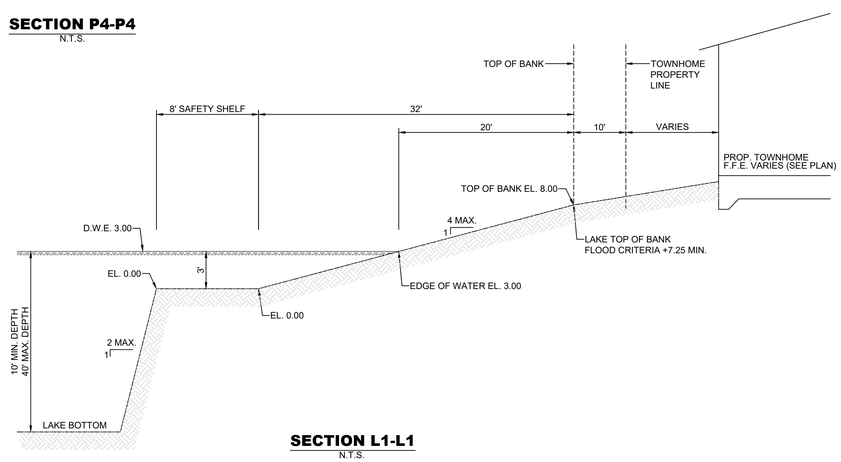
SECTION P4-P4
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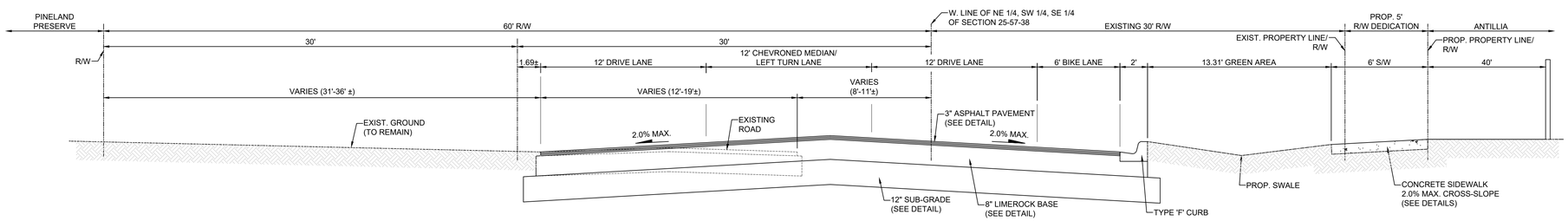
GENERAL NOTES:

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3. CONCRETE TO BE 2,500 P.S.I. IN 28 DAYS.
4. CURE ALL CONCRETE WITH CLEAN SAND, PLASTIC MEMBRANE, OR OTHER APPROVED METHOD.

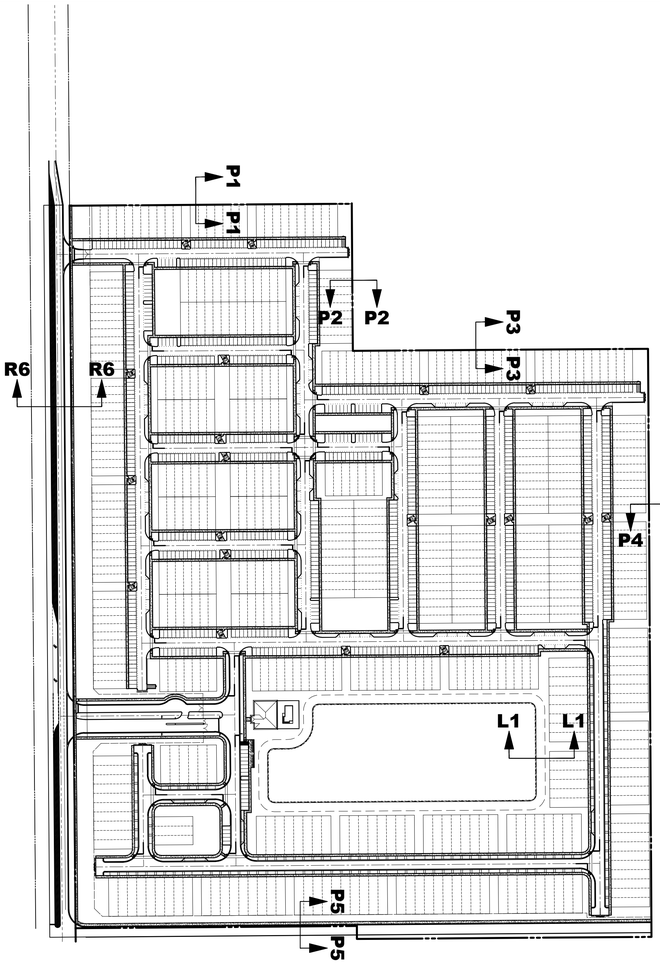
CONCRETE SIDEWALK ADJACENT TO PARKING DETAIL
N.T.S



SECTION L1-L1
N.T.S.



SECTION R6-R6
N.T.S.



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NO	DATE	BY	REVISIONS

HSQ GROUP
Engineers · Planners · Surveyors
4577 N Nob Hill Road, Suite 205
Sunrise, Florida 33351 · 954.440.6990
C26258 · LB7924

ANTILLIA

PAVING AND DRAINAGE DETAILS

DATE:	02/2022
DESIGNED BY:	KB
DRAWN BY:	RW
CHECKED BY:	KB

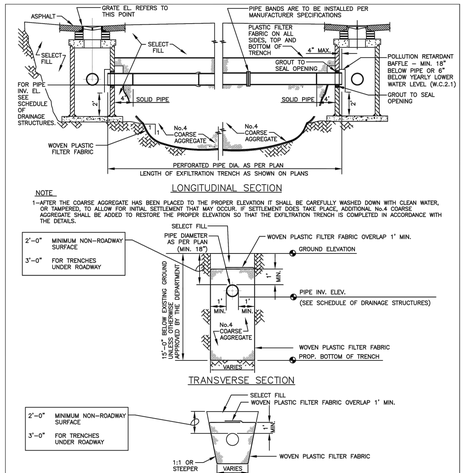
KEVIN A. BETANCOURT LICENSE No 83361 STATE OF FLORIDA PROFESSIONAL ENGINEER

DATE: 10\10\22
KEVIN A. BETANCOURT P.E.
FLORIDA REGISTRATION NO. – 83361

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PROJECT: 2106-54

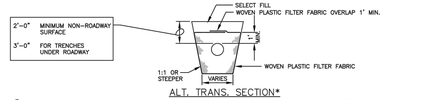
SHEET: PD-8



LONGITUDINAL SECTION

NOTE
1-AFTER THE COARSE AGGREGATE HAS BEEN PLACED TO THE PROPER ELEVATION IT SHALL BE CAREFULLY WASHED DOWN WITH CLEAN WATER, OR TAMPERED, TO ALLOW FOR INITIAL SETTLEMENT THAT MAY OCCUR. IF SETTLEMENT DOES TAKE PLACE, ADDITIONAL No.4 COARSE AGGREGATE SHALL BE ADDED TO RESTORE THE PROPER ELEVATION SO THAT THE EXFILTRATION TRENCH IS COMPLETED IN ACCORDANCE WITH THE DETAILS.

TRANSVERSE SECTION



ALT. TRANS. SECTION*

* MAY BE USED IN AREAS WHERE TRENCH WALLS WILL NOT STAND VERTICAL, OR WHERE CAVE-IN BELOW THE WATER TABLE IS LIKELY TO OCCUR, TO BE USED AT THE ENGINEER'S DISCRETION.

NOTES (CONTINUED ON NEXT PAGE)
1. PLASTIC FILTER FABRIC SHALL BE WOVEN MONOFILAMENT POLYPROPYLENE GEOTEXTILE. PERMITTIVITY SHALL BE GREATER THAN 0.50 SEC AND FLOW RATE GREATER OR EQUAL TO 50 gal/min.
2. MAXIMUM EXFILTRATION RATE WHICH CAN BE USED IN CALCULATING FRENCH DRAIN LENGTH IS 0.1 cfs/ft.

MIAMI-DADE COUNTY	APPROVED	REVISED	STANDARD STORM DRAINAGE DETAIL	SD
DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS	04/16/2015	02/08/2011 09/26/2012 10/19/2012	EXFILTRATION TRENCH (FRENCH DRAIN)	1.1 SHEET 1 OF 2

NOTES CONTINUED

3. THE MINIMUM PIPE DIAMETER FOR DRAINAGE SYSTEM WITHIN THE ROADWAY RIGHT-OF-WAY SHALL BE 18 INCHES. 15 INCH PIPE MAY BE USED IN PRIVATE ROADWAYS.
4. NO TREES TO BE PLANTED WITHIN 5 FEET OF THE EDGE OF THE TRENCH.
5. TYPE "S" S.D. 2.6 STRUCTURE IS RECOMMENDED FOR SMALL DRAINAGE AREAS LESS THAN 0.2 ACRE PER CATCH BASIN.
6. TYPE "J" S.D. 2.6 STRUCTURE IS RECOMMENDED FOR AREAS LARGER THAN 0.2 ACRE.
7. ALL INVERTS OF PERFORATED PIPES TO BE AT MEAN HIGH OCTOBER WATER TABLE W.C. 2.2.
8. ALL INVERTS OF EXFILTRATION TRENCH BELOW MEAN HIGH OCTOBER WATER TABLE DUE TO UTILITY CONFLICTS OR IN ORDER TO PROVIDE THE REQUIRED MINIMUM COVER.
9. NEOPRENE GASKET REQUIRED FOR BAFFLES ON ALL CONTACT EDGES MOUNTED ON WALL.
10. OIL AND GREASE BAFFLE IS REQUIRED FOR ALL DRAINAGE STRUCTURES PRECEDING AN OUTFALL OR EXFILTRATION TRENCHES, IN PROJECTS LOCATED IN WELLFIELD PROTECTION AREAS, ROAD INTERSECTIONS WITH TRAFFIC LIGHTS, AND LARGE PARKING LOTS WHICH INCLUDE 15 PARKING SPACES OR MORE.
11. OIL AND GREASE BAFFLE MAY BE WAIVED IN SUBURBAN RESIDENTIAL AREAS.

GENERAL NOTES FOR PIPE CULVERTS

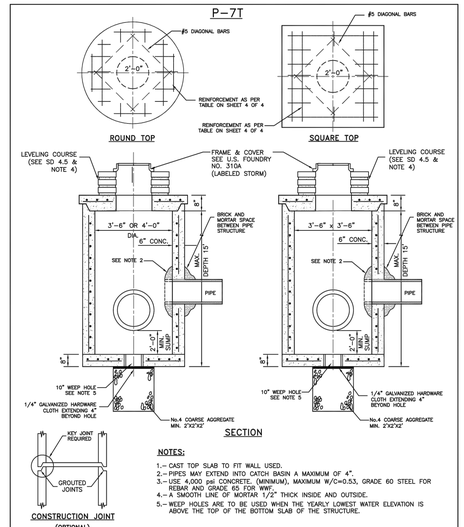
CONTRACTOR HAS THE OPTION OF INSTALLING ANY PIPE MEETING THE REQUIREMENTS OF SECTION 443-2 OF THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AS LONG AS THE MANUFACTURER IS LISTED, AT THE TIME OF PIPE INSTALLATION, IN FDOT'S LIST OF PRODUCERS WITH ACCEPTED QUALITY CONTROL PROGRAMS. PIPES WITH LESS THAN A 100-YEAR CERTIFICATION CANNOT BE USED ON SECTION LINE, HALF SECTION LINE, COLLECTOR ROADWAYS, AND ARTERIALS. 50-YEAR PIPE CERTIFICATION REQUIRED FOR ALL OTHER MINOR/LOCAL ROADWAYS.

MINIMUM NUMBER OF PERFORATION IN PIPE CULVERTS		
PIPE DIAMETER (inches)	OUTER SHELL	LINER
	No. of ¾" Dia. Holes (PER LIN. FT. OF PIPE)	No. of ¾" Dia. Holes (PER LIN. FT. OF PIPE)
15	100	50
18	120	60
24	160	80
30	200	100
36	240	120
42	275	140
48	315	150
54	355	180
60	395	200
72	470	235
84	550	275

NOTE:
PERFORATIONS SHALL BE UNIFORMLY SPACED AROUND THE FULL PERIPHERY OF THE PIPE TO WITHIN 4" OF EACH END OF EACH LENGTH OF PIPE. THE NUMBER OF PERFORATIONS PER LINEAR FOOT OF PIPE AND THE DIAMETER OF THE PERFORATIONS SHALL BE AS SHOWN ON THE ABOVE TABLE.

MIAMI-DADE COUNTY	APPROVED	REVISED	STANDARD STORM DRAINAGE DETAIL	SD
DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS	04/16/2015	06-04-86 10-22-13 05-02-81	EXFILTRATION TRENCH (PIPE CULVERT NOTES)	1.1 SHEET 2 OF 2

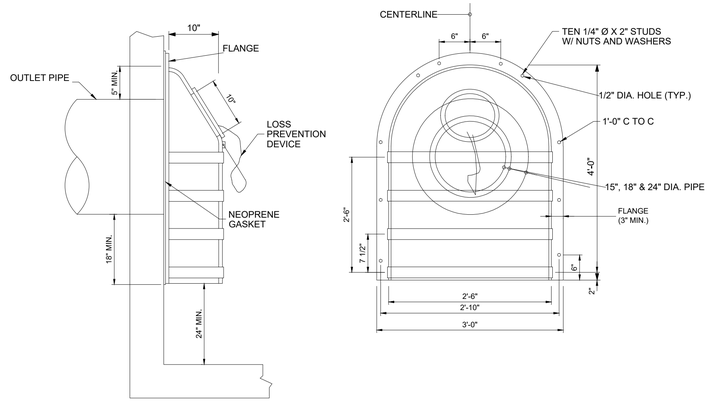
P-7T



SECTION

NOTES:
1.- CAST TOP SLAB TO FIT WALL USED.
2.- PIPES MAY EXTEND INTO CATCH BASIN A MAXIMUM OF 4".
3.- USE 4,000 psi CONCRETE, (MINIMUM), MAXIMUM W/C=0.53, GRADE 60 STEEL FOR REBAR AND GRADE 65 FOR WWF.
4.- A SMOOTH LINE OF MORTAR 1/2" THICK INSIDE AND OUTSIDE.
5.- WEEP HOLES ARE TO BE USED WHEN THE YEARLY LOWEST WATER ELEVATION IS ABOVE THE TOP OF THE BOTTOM SLAB OF THE STRUCTURE.

MIAMI-DADE COUNTY	APPROVED	REVISED	STANDARD STORM DRAINAGE DETAIL	SD
DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS	5/8/2018	5/8/2018	MANHOLE AND INLET (TYPE P)	2.7 SHEET 3 OF 4



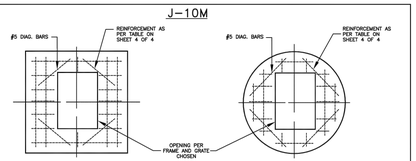
GENERAL NOTES

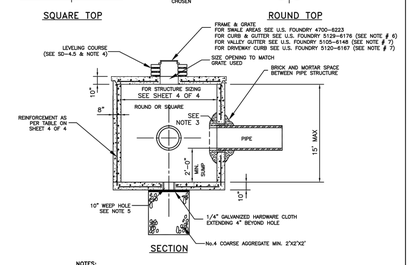
1. PLACE NEOPRENE GASKET MATERIALBETWEEN SKIMMER AND THE CATCH BASIN AT ALL POINTS OF CONTACT. TRIM THE GASKET NEATLY TO EXTEND 1/2 INCH BEYOND THE JOINT ON ALL SIDES
2. SKIMMER BAFFLE, CLEANOUT PIPE AND ANGLES SHALL BE PRIMARILY CONSTRUCTED OF EITHER GALVANIZED STEEL, ALUMINUM, POLYVINYL CHLORIDE, POLYETHYLENE, FIBERGLASS OR ACRYLONITE BUTADIENE STYRENE. ALL STEEL COMPONANTS OTHER THAN STAINLESS, SHALL BE HOT-DIP GALVANIZED.
3. MOUNTING HARDWARE, HINGES AND LATCHES SHALL BE STAINLESS STEEL. LOSS PREVENTION DEVICE SHALL BE EITHER STAINLESS STEEL CHAIN OR RIVETED NYLON STRAP.
4. MATERIAL USED IN CONSTRUCTION OF SKIMMER BODIES (BAFFLES) AND CLEANOUT PIPESHALL COMPLY WITH FDOT STANDARD SPECIFICATION 943 FOR STEEL, 945 FOR ALUMINUM OR 948 FOR PLASTICS.
5. THE CONTRACTOR MAY SUBMIT AN ALTERNATIVE DESIGN PREFABRICATED FRENCHDRAIN SKIMMER FOR APPROVAL BY THE ENGINEER.
6. TYPE II SKIMMERS ARE TO BE USED WITH OUTLET PIPE DIAMETERS OF 15", 18" AND 24".
7. THIS DETAILTO BE USED ON NEW DRAINAGE STRUCTURES ONLY. EXISTING BAFFLES WITHIN EXISTING INLETS TO BE REUSED.

SKIMMER FOR FRENCH DRAIN OUTLETS DETAIL

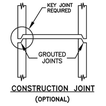
N.T.S. - PER F.D.O.T. INDEX 443-002

J-10M





SECTION



NOTES:
1- CAST TOP SLAB TO FIT WALL USED.
2- USE 4,000 psi CONCRETE (MINIMUM), MAXIMUM W/C=0.53 GRADE 60 STEEL FOR REBAR AND GRADE 65 FOR WWF.
3- PIPES MAY EXTEND INTO CATCH BASIN A MAXIMUM OF 4".
4- A SMOOTH LINE OF MORTAR 1/2" THICK INSIDE AND OUTSIDE.
5- WEEP HOLES ARE TO BE USED WHEN THE YEARLY LOWEST WATER ELEVATION IS ABOVE THE TOP OF THE BOTTOM SLAB OF THE STRUCTURE.
6- USF 5129-4176 MAY ONLY BE USED WHEN STRUCTURES ARE TO BE PLACED WITHIN THE RADIUS OF A CORNER AND ITS USE MUST BE APPROVED BY THE DEPARTMENT. THE USE OF THIS FRAME AND GRATE IS NOT INTENDED TO REPLACE STANDARD CURB INLET TOPS. FOR CURB INLETS PLEASE REFER TO FDOT DESIGN STANDARDS INDEX 210 AND 211, INSTALLATION IN OTHER LOCATIONS IS NOT PERMITTED UNLESS APPROVED BY THE DEPARTMENT AS A RESULT OF MITIGATING CIRCUMSTANCES.
7- ALTERNATIVE GRATE 5112-6143 MAY BE USED ON NON-RESIDENTIAL ROADWAYS.

MIAMI-DADE COUNTY	APPROVED	REVISED	STANDARD STORM DRAINAGE DETAIL	SD
DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS	5/8/2018	5/8/2018 8/16/2013 9/26/2012 8/3/2011	MANHOLE AND INLET (TYPE J)	2.6 SHEET 2 OF 4

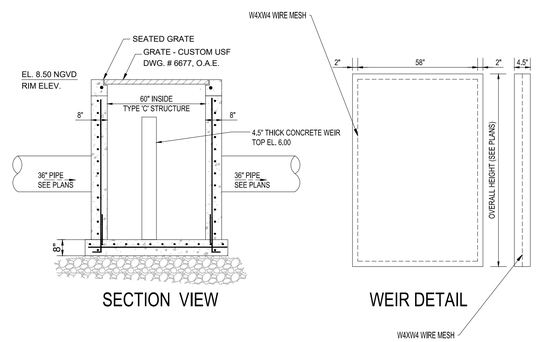
SQUARE STRUCTURE

Standard Detail	Width (ft) Min.	Length (ft) Max.	Height (ft)	Wall Thickness (in)	Wall Steel	Top Slab Thickness (in)	Top Slab Steel	Bottom Slab Thickness (in)	Bottom Slab Steel
2.6	8	8	0.0 - 5.0	8	#4@7"H #4@10"V	10	#6@6" E.W.	10	#5@8.5" E.W.
2.6	8	8	5.1 - 10.0	8	#6@7.5"H #4@10"V	10	#6@6" E.W.	10	#5@8.5" E.W.
2.6	8	8	10.1-15.0	8	#7@7"H #4@10"V	10	#6@6" E.W.	10	#5@8.5" E.W.

ROUND STRUCTURE

Standard Detail	Dia. (ft) Min.	Dia. (ft) Max.	Height (ft)	Wall Thickness (in)	Wall Steel	Top Slab Thickness (in)	Top Slab Steel	Bottom Slab Thickness (in)	Bottom Slab Steel
2.6	5	7	0.0 - 5.0	8	8 x 8 W20 or #4@10"E.W	10	#6@6" E.W.	10	#5@8.5" E.W.
2.6	5	7	5.1 - 10.0	8	8 x 8 W20 or #4@10"E.W	10	#6@6" E.W.	10	#5@8.5" E.W.
2.6	5	7	10.1 - 15.0	8	8 x 8 W20 or #4@10"E.W	10	#6@6" E.W.	10	#5@8.5" E.W.

MIAMI-DADE COUNTY	APPROVED	REVISED	STANDARD STORM DRAINAGE DETAIL	SD
DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS	5/8/2018	5/8/2018 11/26/2012 8/3/2011	MANHOLE AND INLET (TYPE J)	2.6 SHEET 4 OF 4



1 CONTROL STRUCTURE
SCALE: NONE

CONSTRUCTION NOTES:

1. THESE PAVING AND DRAINAGE PLANS WERE PREPARED BASED ON TOPOGRAPHIC INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY PREPARED BY OTHERS.
2. CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING STORM SEWER STRUCTURES, PIPES, AND ALL UTILITIES PRIOR TO CONSTRUCTION.
3. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND /OR ELEVATION OF ALL EXISTING UTILITIES (ABOVE AND BELOW GROUND) AS SHOWN ON THESE PLANS ARE BASED ON EITHER VISUAL OBSERVATIONS AT THE SITE, EXISTING SURVEYS, AND/OR FROM UTILITY OWNERS AND DOES NOT GUARANTEE THAT EXISTING UTILITY LOCATIONS ARE EXACT. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXACT LOCATIONS OF EXISTING UTILITIES (ABOVE AND BELOW GROUND) BEFORE BEGINNING ANY CONSTRUCTION. THE CONTRACTOR SHALL CALL APPROPRIATE UTILITY COMPANIES AND THE UTILITIES PROTECTION CENTER AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES.
4. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY OWNER AND / OR ENGINEER OF ANY UTILITY CONFLICTS WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
5. ALL CUT OR FILL SLOPES SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE NOTED.
6. EXISTING DRAINAGE STRUCTURES TO BE INSPECTED AND REPAIRED AS NEEDED, AND EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILTS AND DEBRIS.
7. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION, IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
8. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT.
9. ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RING AND COVERS.
10. THE CONTRACTOR SHALL ADHERE TO ALL TERMS AND CONDITIONS AS OUTLINES IN THE GENERAL N.P.D.E.S. PERMIT FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTIONS ACTIVITIES.
11. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDING AND FOR ALL NATURAL AND PAVED AREAS.
12. ALL UN-SURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES OF TOPSOIL CONTRACTOR SHALL GRASS DISTURBED AREAS IN ACCORDANCE WITH CITY / COUNTY SPECIFICATIONS UNTIL HEALTHY STAND OF GRASS IS OBTAINED.
13. PROPOSED SPOT ELEVATIONS REPRESENT FINISHED PAVEMENT OR GROUND SURFACE GRADE UNLESS OTHERWISE NOTED ON DRAWINGS.
14. CONTRACTOR SHALL TRIM, TACK, AND MATCH EXISTING PAVEMENT AT LOCATIONS WHERE NEW PAVEMENT MEETS EXISTING PAVEMENT
15. EXISTING MANHOLES AND VALVE BOXES TO REMAIN IN PLACE SHALL BE ADJUSTED TO FINAL GRADES.
16. CONTRACTOR TO SAW-CUT AT ALL LOCATIONS OF REMOVAL OF EXISTING CONC. SIDEWALK, CONC. CURB AND ASPHALT UNLESS OTHERWISE NOTED. ALL BASE AND SUBASE MATERIAL SHALL BE REMOVED WITHIN THE PROPOSED LANDSCAPED AREA.
17. CONTRACTOR TO MATCH EXIST. GRADES AND TO CONSTRUCT A SMOOTH TRANSITION FROM EXISTING FACILITIES TO PROPOSED.
18. CONTRACTOR TO REMOVE ALL CONSTRUCTION DEBRIS FROM CONSTRUCTION SITE AND DISPOSE PER LOCAL ORDINANCES.
19. CONTRACTOR TO SOD ALL DISTURBED AREAS, SODDING INCLUDES MAINTAINING SLOPE AND SOD UNTIL COMPLETION AND ACCEPTANCE OF THE TOTAL PROJECT OR GROWTH IS ESTABLISHED WHICHEVER COMES LAST.
20. ALL EXISTING TRAFFIC SIGNS DISTURBED DURING CONSTRUCTION SHALL BE REINSTALLED WHERE APPLICABLE BY THE CONTRACTOR.
21. 2.0% MAXIMUM SLOPE ON HANDICAP SPACES AND ADA ACCESS WAYS.
22. ALL SIDEWALKS SHOULD HAVE A MAXIMUM CROSS SLOPE OF 2.0%

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Check positive response codes before you dig!

DATE: Oct 10, 2022 - 12:39pm W:\HSQ Broward\Civil Projects\2021\2106-54 Antillia\Drawings\Construction Plans\210654-PD0.dwg

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Engineers · Planners · Surveyors
4577 N Hob Hill Road, Suite 205
Sunrise, Florida 33351 · 954.440.6990
C26258 · LB7924

NO	DATE	BY	REVISIONS

ANTILLIA

PAVING AND DRAINAGE DETAILS

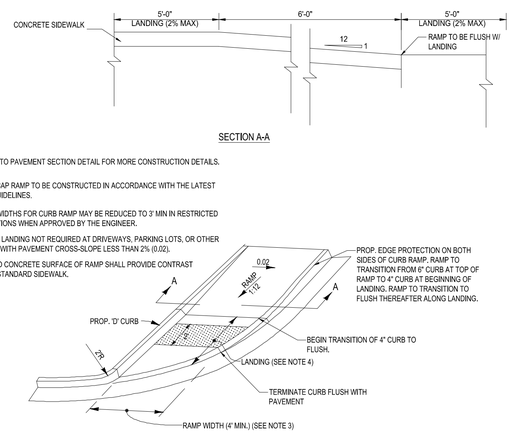
DATE:	02/2022
DESIGNED BY:	KB
DRAWN BY:	RW
CHECKED BY:	KB

KEVIN A. BETANCOURT LICENSE No 83361 STATE OF FLORIDA PROFESSIONAL ENGINEER
DATE: 10\10\22
KEVIN A. BETANCOURT P.E.
FLORIDA REGISTRATION NO. – 83361

This item has been digitally signed and sealed by Kevin A. Betancourt, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

PROJECT: 2106-54

SHEET: PD-9

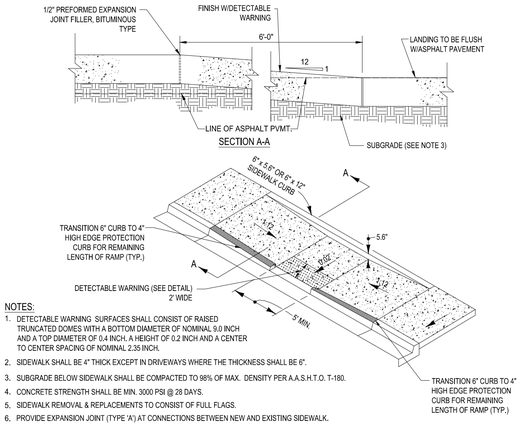


NOTES:

1. REFER TO PAVEMENT SECTION DETAIL FOR MORE CONSTRUCTION DETAILS.
2. HANDICAP RAMP TO BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST ADA GUIDELINES.
3. RAMP WIDTHS FOR CURB RAMP MAY BE REDUCED TO 3' MIN IN RESTRICTED CONDITIONS WHEN APPROVED BY THE ENGINEER.
4. LOWER LANDING NOT REQUIRED AT DRIVEWAYS, PARKING LOTS, OR OTHER AREAS WITH PAVEMENT CROSS-SLOPE LESS THAN 2% (0.02).
5. SLOPED CONCRETE SURFACE OF RAMP SHALL PROVIDE CONTRAST FROM STANDARD SIDEWALK.

1 CURB RAMP (CR-G) WITH EDGE PROTECTION

SCALE: NONE

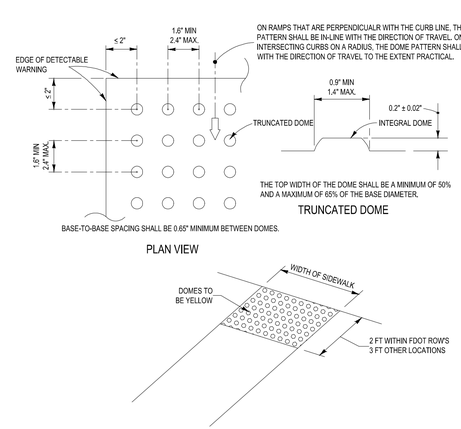


NOTES:

1. DETECTABLE WARNING SURFACES SHALL CONSIST OF RAISED TRUNCATED DOMES WITH A BOTTOM DIAMETER OF NOMINAL 9.0 INCH AND A TOP DIAMETER OF 0.4 INCH. A HEIGHT OF 0.2 INCH AND A CENTER TO CENTER SPACING OF NOMINAL 2.35 INCH.
2. SIDEWALK SHALL BE 4" THICK EXCEPT IN DRIVEWAYS WHERE THE THICKNESS SHALL BE 6".
3. SUBGRADE BELOW SIDEWALK SHALL BE COMPACTED TO 98% OF MAX. DENSITY PER A.A.S.H.T.O. T-180.
4. CONCRETE STRENGTH SHALL BE MIN. 3000 PSI @ 28 DAYS.
5. SIDEWALK REMOVAL & REPLACEMENTS TO CONSIST OF FULL FLAGS.
6. PROVIDE EXPANSION JOINT (TYPE 'A') AT CONNECTIONS BETWEEN NEW AND EXISTING SIDEWALK.
7. PROVIDE FIBEROUS JOINTS 20' O.C.
8. 4" HIGH CURB PROVIDED ON PARKING SIDE OF HANDICAP RAMP FOR EDGE PROTECTION. TOP OF CURB TO BE 4" ABOVE THE ADJACENT RAMP ELEVATION
9. SLOPED CONCRETE SURFACE OF RAMP SHALL PROVIDE CONTRAST FROM STANDARD SIDEWALK.

2 CURB RAMP (CR-C) WITH EDGE PROTECTION

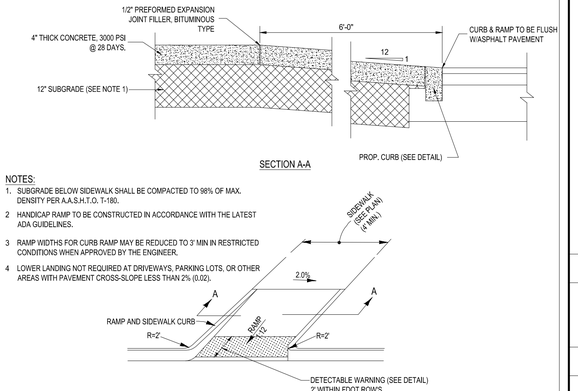
SCALE: NONE



ALL SIDEWALK CURB RAMPS SHALL HAVE DETECTABLE WARNING SURFACES THAT EXTEND THE FULL WIDTH OF THE RAMP AND IN THE DIRECTION OF TRAVEL 24 INCHES (610 mm) FROM THE BACK OF CURB WITHIN FDOT ROW'S AND 36 INCHES (914.4 mm) FROM THE BACK OF CURB AT ALL OTHER LOCATIONS.

3 DETECTABLE WARNING DETAIL

SCALE: NONE

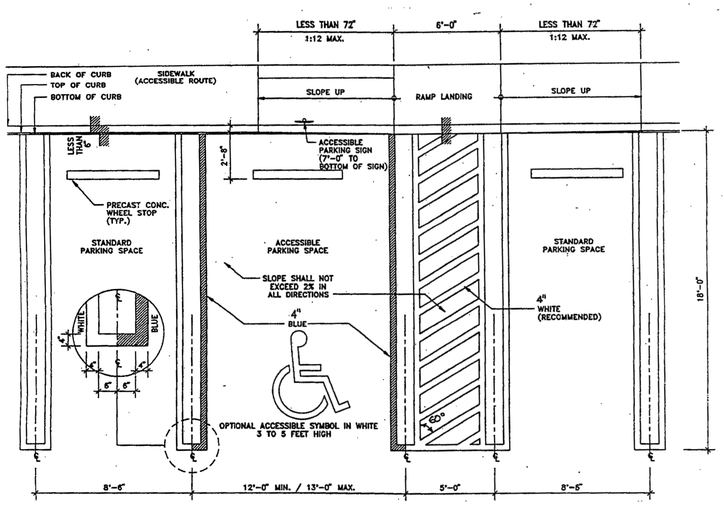


NOTES:

1. SUBGRADE BELOW SIDEWALK SHALL BE COMPACTED TO 98% OF MAX. DENSITY PER A.A.S.H.T.O. T-180.
2. HANDICAP RAMP TO BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST ADA GUIDELINES.
3. RAMP WIDTHS FOR CURB RAMP MAY BE REDUCED TO 3' MIN IN RESTRICTED CONDITIONS WHEN APPROVED BY THE ENGINEER.
4. LOWER LANDING NOT REQUIRED AT DRIVEWAYS, PARKING LOTS, OR OTHER AREAS WITH PAVEMENT CROSS-SLOPE LESS THAN 2% (0.02).

4 CURB RAMP (CR-E)

SCALE: NONE



ACCESSIBLE PARKING SPACE FOR DADE COUNTY

SCALE : 1/4" = 1'-0" TO MEET SFBC, METRO-DADE DPR, FS 553 & ADAAG

PREPARED BY METRO-DADE OFFICE OF ADA COORDINATION
SEPT. 25, 1996

Sunshine811

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Check positive response codes before you dig!

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NO	DATE	BY	REVISIONS

HSQ GROUP
Engineers - Planners - Surveyors
4577 N Nob Hill Road, Suite 205
Sunrise, Florida 33351 - 954.440.6990
C26258 - LB7924

ANTILLIA

PAVING AND DRAINAGE DETAILS

DATE:	02/2022
DESIGNED BY:	KB
DRAWN BY:	RW
CHECKED BY:	KB

KEVIN A. BETANCOURT LICENSE No 83361 STATE OF FLORIDA PROFESSIONAL ENGINEER

DATE: 10\10\22
KEVIN A. BETANCOURT P.E.
FLORIDA REGISTRATION NO. – 83361

This item has been digitally signed and sealed by KEVIN A. BETANCOURT, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

PROJECT: 2106-54

SHEET: PD-10

INSTALL PERIMETER SILT FENCE (SEE DETAILS - TYP.)

INSTALL FILTER FABRIC UNDER INLET GRATE (SEE DETAILS -TYP.)

INSTALL PERIMETER SILT FENCE (SEE DETAILS - TYP.)

INSTALL PERIMETER SILT FENCE (SEE DETAILS - TYP.)

INSTALL FILTER FABRIC UNDER INLET GRATE (SEE DETAILS -TYP.)

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INSTALL FILTER FABRIC UNDER INLET GRATE (SEE DETAILS -TYP.)

INSTALL PERIMETER SILT FENCE (SEE DETAILS - TYP.)

INSTALL FLOATING TURBIDITY BARRIER (SEE DETAILS - TYP.)

INSTALL FLOATING TURBIDITY BARRIER (SEE DETAILS - TYP.)

INSTALL PERIMETER SILT FENCE (SEE DETAILS - TYP.)

INSTALL PERIMETER SILT FENCE (SEE DETAILS - TYP.)

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INSTALL FILTER FABRIC UNDER INLET GRATE (SEE DETAILS -TYP.)

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INSTALL PERIMETER SILT FENCE (SEE DETAILS - TYP.)

N89°35'39"E 667.10'

S89°52'26"W 332.79'

N00°27'39"W 29.37'

S89°35'42"W 665.60'

S00°24'19"E 332.52'

S00°20'16"E 1324.45'

S00°28'21"W 998.67'

80 40 20 0 80

1"= 80'

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NO	DATE	BY	REVISIONS

ANTILLIA

STORMWATER POLLUTION PREVENTION PLAN

DATE:	02/2022
DESIGNED BY:	KB
DRAWN BY:	RW
CHECKED BY:	KB

KEVIN A. BETANCOURT LICENSE No 83361 STATE OF FLORIDA PROFESSIONAL ENGINEER

DATE: 10\10\22

KEVIN A. BETANCOURT P.E.
FLORIDA REGISTRATION NO. – 83361

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PROJECT:	2106-54
SHEET:	SWPPP-1

DATE: Oct 10, 2022 - 12:38pm W:\HSQ Broward\Civil Projects\2021\2106-54 Antillia\Drawings\Construction Plans\210654-SWPPP.dwg

PROJECT LOCATION:	MIAMI DADE COUNTY, FLORIDA.
TOTAL AREA OF THE SITE:	44.20 ACRES
TOTAL AREA OF THE SITE TO BE DISTURBED	44.20 ACRES
DESCRIBE THE NATURE OF THE CONSTRUCTION ACTIVITY	CONSTRUCTION OF FIFTY-NINE (59) MULTI-FAMILY RESIDENTIAL BUILDINGS FOR A TOTAL OF XXX UNITS WITH COMMON AREAS, CLUBHOUSE, AND A COMMUNITY POOL, AND ON-SITE LAKE
DESCRIBE THE INTENDED SEQUENCE OF MAJOR SOIL DISTURBING ACTIVITIES:	1. CLEAR & GRUB EXISTING VEGETATION WITHIN THE SITE. 2. HAUL OFF SITE CLEARED MATERIAL. 3. EXPORT FILL OFF SITE 4. START SITE EARTHWORK GRADING.
EXISTING DATA DESCRIBING THE SOIL OR QUALITY OF ANY STORMWATER DISCHARGE FROM THE SITE:	EXISTING SOILS ARE CLASSIFIED AS MEDIUM SAND (SP) WITH LIMESTONE UNDERNEATH.
ESTIMATE THE DRAINAGE AREA SIZE FOR EACH DISCHARGE POINT:	ALL DRAINAGE AND DEWATERING TO REMAIN ON SITE
LATITUDE AND LONGITUDE OF EACH DISCHARGE POINT AND IDENTIFY THE RECEIVING WATER OR MS4 FOR EACH DISCHARGE POINT:	DISCHARGE POINTS: RECEIVING WATER BODY:

THE PROPER APPLICATION RATES OF ALL FERTILIZERS, HERBICIDES AND PESTICIDES USED AT THE CONSTRUCTION SITE:	NO FERTILIZERS, HERBICIDES, AND/OR PESTICIDES TO BE USED DURING THE CONSTRUCTION OPERATOINS.
THE STORAGE, APPLICATION, GENERATION AND MIGRATION OF ALL TOXIC SUBSTANCES:	NO TOXIC SUBSTANCES WILL BE STORED ON THE PROJECT SITE DURING THE CONSTRUCTION OPERATIONS.
WASTE DISPOSAL, THIS MAY INCLUDE CONSTRUCTION DEBRIS, CHEMICALS, LITTER, AND SANITARY WASTES:	TEMPORARY WASTE DISPOSAL SERVICES, INCLUDING SANITARY WASTES, WILL BE PROVIDED BY LOCAL SERVICE COMPANY.
OFFSITE VEHICLE TRACKING FROM CONSTRUCTION ENTRANCES /EXITS:	CONSTRUCT TEMPORARY GRAVEL ENTRANCE (REFER TO EROSION CONTROL DETAILS ON SHEET SWPP-3)
OTHER:	N/A

GIVE A DETAILED DESCRIPTION OF ALL CONTROLS, BEST MANAGEMENT PRACTICES (BMPS) AND MEASURES THAT WILL BE IMPLEMENTED AT THE CONSTRUCTION SITE FOR EACH ACTIVITY IDENTIFIED IN THE INTENDED SEQUENCE OF MAJOR SOIL DISTURBING ACTIVITIES SECTION. PROVIDE TIME FRAMES IN WHICH THE CONTROLS WILL BE IMPLEMENTED. NOTE: ALL CONTROLS SHALL BE CONSISTENT WITH PERFORMANCE STANDARDS FOR EROSION AND SEDIMENT CONTROL AND STORMWATER TREATMENT SET FORTH IN S. 62-40.432, F.A.C. , THE APPLICABLE STORMWATER OR ENVIRONMENTAL RESOURCE PERMITTING REQUIREMENTS OF THE DEPARTMENT OR A WATER MANAGEMENT DISTRICT, AND THE GUIDELINES CONTAINED IN THE FLORIDA DEVELOPMENT MANUAL: A GUIDE TO SOUND LAND AND WATER MANAGEMENT (DEP, 1988) AND ANY SUBSEQUENT AMENDMENTS.

1. A SILT FENCE SHALL BE INSTALLED AROUND THE ENTIRE PERIMETER OF THE CONSTRUCTION SITE.
2. ROCK BAGS SHALL BE INSTALLED ON ALL OPEN GRATE DRAINAGE INLETS.

DESCRIBE ALL TEMPORARY AND PERMANENT STABILIZATION PRACTICES. STABILIZATION PRACTICES INCLUDE TEMPORARY SEEDING, MULCHING, PERMANENT SEEDING, GEOTEXTILES, SOD STABILIZATION, VEGETATIVE BUFFER STRIPS, PROTECTION OF TREES, VEGETATIVE PRESERVATIONS, ETC.

THE PERIMETER SILT FENCE AND WIND SCREEN SHALL BE MAINTAINED AROUND THE ENTIRE CONSTRUCTION SITE UNTIL THE PERMANENT PERIMETER BERM HAS BEEN CONSTRUCTED AND STABILIZED.

DESCRIBE ALL STRUCTURAL CONTROLS TO BE IMPLEMENTED TO DIVERT STORMWATER FLOW FROM EXPOSED SOILS AND STRUCTURAL PRACTICES TO STORE FLOWS, RETAIN SEDIMENT ON-SITE OR IN ANY OTHER WAY LIMIT STORMWATER RUNOFF. THESE CONTROLS INCLUDE SILT FENCES, EARTH DIKES, DIVERSIONS, SWALES, SEDIMENT TRAPS, CHECK DAMS, SUBSURFACE DRAINS, PIPE SLOPE DRAINS, LEVEL SPREADERS, STORM DRAIN INLET PROTECTION, ROCK OUTLET PROTECTION, REINFORCED SOIL RETAINING SYSTEMS, GABIONS, COAGULATING AGENTS AND TEMPORARY OR PERMANENT SEDIMENT BASINS.

1. SILT FENCES
2. ROCK BAGS
3. TURBIDITY BARRIERS

INSPECTIONS: DESCRIBE THE INSPECTION AND INSPECTION DOCUMENTATION PROCEDURES, AS REQUIRED BY PART V.D.4. OF THE PERMIT. INSPECTIONS MUST OCCUR AT LEAST ONCE A WEEK AND WITHIN 24 HOURS OF THE END OF A STORM EVENT THAT IS 0.50 INCHES OR GREATER (SEE ATTACHED FORM).

1. PROJECT/DEVELOPER SUPERINTENDENT WILL CONDUCT DAILY INSPECTIONS.
2. INSPECTION REPORTS WILL BE MAINTAINED ON-SITE BY PROJECT/DEVELOPER SUPERINTENDENT.

IDENTIFY AND DESCRIBE ALL SOURCES OF NON-STORMWATER DISCHARGES AS ALLOWED IN PART IV.A.3. OF PERMIT. FLOWS FROM FIGHTING ACTIVITIES DO NOT HAVE TO BE LISTED OR DESCRIBED.

NONE

DESCRIBE ALL SEDIMENT BASINS TO BE IMPLEMENTED FOR AREAS THAT WILL DISTURB 10 OR MORE ACRES AT ONE TIME. THE SEDIMENT BASINS (OR EQUIVALENT ALTERNATIVE) SHOULD BE ABLE TO PROVIDE 3,600 CUBIC FEET OF STORAGE FOR EACH ACRE DRAINED. TEMPORARY SEDIMENT BASINS (OR AN EQUIVALENT ALTERNATIVE) ARE RECOMMENDED FOR DRAINAGE AREAS UNDER 10 ACRES.

1. NO TEMPORARY SEDIMENT BASINS WILL BE USED DURING THE CONSTRUCTION OF THIS PROJECT.
2. DEWATERING OPERATIONS WILL BE HANDLED THROUGH TWO (2) TEMPORARY ON-SITE DISCHARGE WELLS. ALL CONSTRUCTION EFFLUENT WILL BE DISCHARGED INTO AN APPROVED G-III AQUIFER PER FLORIDA ADMINISTRATIVE CODE (FAC) 62-520.410.

DESCRIBE ALL PERMANENT STORMWATER MANAGEMENT CONTROLS SUCH AS, BUT NOT LIMITED TO, DETENTION OR RETENTION SYSTEMS OR VEGETATED SWALES THAT WILL BE INSTALLED DURING THE CONSTRUCTION PROCESS.

1. THE STORMWATER MANAGEMENT CONTROLS FOR THIS DEVELOPMENT WILL CONSISIT OF THREE (3) PERMANENT ON-SITE STORMWATER DISCHARGE WELLS. THESE WELLS WILL DISCHARGE INTO AN APPPROVED G-III AQUIFER PER FLORIDA ADMINISTRATIVE CODE (FAC) 62-520.410.

PROVIDE A DETAILED DESCRIPTION OF THE MAINTENANCE PLAN FOR ALL STRUCTURAL AND NON-STRUCTURAL CONTROLS TO ENSURE THAT THEY REMAIN IN GOOD AND EFFECTIVE OPERATING CONDITION.

1. THE EROSION AND TURBIDITY CONTROL DEVICES WILL BE INSPECTED BY THE PROJECT/DEVELOPER SUPERINTENDENT ON A DAILY BASIS.
2. ALL REQUIRED REPAIRS TO THE EROSION AND TURBIDITY CONTROL DEVICES SHALL BE MADE BY THE CONTRACTOR AND/OR DEVELOPER WITHIN A 24 HOUR PERIOD.

CONTRACTOR CERTIFICATION STATEMENT

"I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND, AND SHALL COMPLY WITH, THE TERMS AND CONDITIONS OF THE STATE OF FLORIDA GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES AND THIS STORMWATER POLLUTION PREVENTION PLAN PREPARED THEREUNDER."

NAME / TITLE	SIGNATURE	COMPANY NAME ADDRESS & PHONE NUMBER	DATE

OPERATOR AND RESPONSIBLE AUTHORITY CERTIFICATION STATEMENT

"I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHERED AND EVALUATED THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS."

NAME / TITLE	SIGNATURE	COMPANY NAME ADDRESS & PHONE NUMBER	DATE

NO	DATE	BY	REVISIONS

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Engineers · Planners · Surveyors
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Sunrise, Florida 33351 · 954.440.6990
C26258 · LB7924

ANTILLIA

N.P.D.E.S. NOTES

DATE:	02/2022
DESIGNED BY:	KB
DRAWN BY:	RW
CHECKED BY:	KB

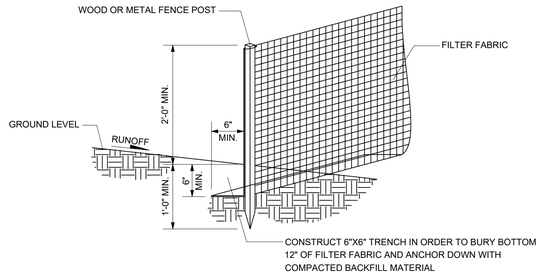
KEVIN A. BETANCOURT LICENSE No 83361 STATE OF FLORIDA PROFESSIONAL ENGINEER

DATE: 10\10\22
KEVIN A. BETANCOURT P.E.
FLORIDA REGISTRATION NO. – 83361

This item has been digitally signed and sealed by KEVIN A. BETANCOURT, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

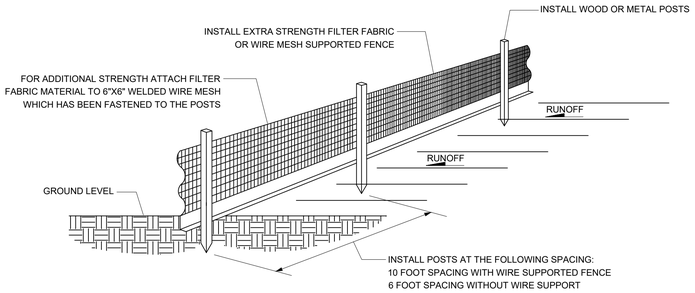
PROJECT:	2106-54
SHEET:	SWPPP-2

DATE: Oct 10, 2022 - 12:38pm W:\HSQ Broward\Civil Projects\2021\2106-54 Antillia\Drawings\Construction Plans\2106S4- SWPPP.dwg



POST & FILTER FABRIC INSTALLATION DETAIL

N.T.S.

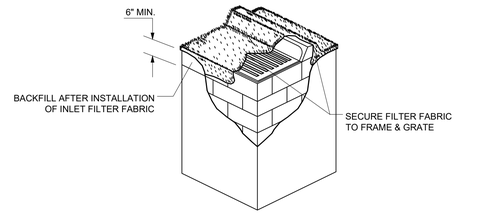


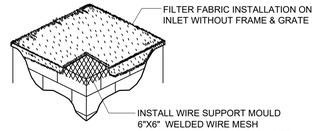
SILT FENCE INSTALLATION DETAIL

N.T.S.

SILT FENCE & POST INSTALLATION NOTES

1. THE HEIGHT OF THE SILT FENCE SHALL BE INSTALLED AT A MINIMUM OF 24 INCHES BUT SHALL NOT EXCEED 36 INCHES.
2. THE FILTER FABRIC MATERIAL SHALL BE PURCHASED IN A CONTINUOUS ROLL IN ORDER TO BE ABLE TO CUT THE ENTIRE REQUIRED LENGTH IN ONE PIECE AND AVOID THE USE OF JOINTS.
3. WHEN STANDARD STRENGTH FILTER FABRIC MATERIAL IS USED, A WELDED WIRE MESH SUPPORT SHALL BE FASTENED SECURELY TO THE UP SLOPE SIDE OF THE FENCE POSTS BY USING EITHER HEAVY DUTY WIRE STAPLES AT LEAST 1 INCH LONG, TIE WIRES OR HOG RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 2 INCHES AND SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE.
4. THE FILTER FABRIC MATERIAL SHALL BE EITHER STAPLED OR WIRED TO THE FENCE POSTS AND 12 INCHES OF THE FABRIC SHALL BE EXTENDED AT THE BOTTOM INTO THE TRENCH. THE FABRIC SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE GROUND SURFACE.
5. A 6"X6" TRENCH SHALL BE CONSTRUED ALONG THE BOTTOM OF THE ENTIRE LINE OF FENCE POSTS AND UP SLOPE FROM THE BARRIER IN ORDER TO BURY THE BOTTOM 12 INCHES OF THE FILTER FABRIC MATERIAL. THE TRENCH SHALL BE BACK FILLED AND THE SOIL COMPACTED OVER THE FILTER FABRIC.
6. THE FENCE POSTS SHALL BE INSTALLED AT A MAXIMUM OF 10 FEET APART AND DRIVEN SECURELY INTO THE GROUND FOR A MINIMUM OF 12 INCHES WHEN THE FILTER FABRIC IS USED WITHOUT WIRE MESH SUPPORT. IF WIRE SUPPORT IS USED THEN THE FENCE POSTS SHALL BE SPACED AT A MAXIMUM OF 6 FEET APART.
7. WHEN INSTALLING TWO SILT FENCES AROUND THE PERIMETER, PLACE THE POSTS OF THE SECOND FENCE INSIDE THE POSTS OF THE FIRST FENCE. ROTATE BOTH FENCE POSTS AT A CLOCKWISE DIRECTION IN ORDER TO CREATE A TIGHT SEAL. FOLLOW ALL OTHER STANDARD INSTALLATION REQUIREMENTS.





FILTER FABRIC INSTALLATION DETAIL

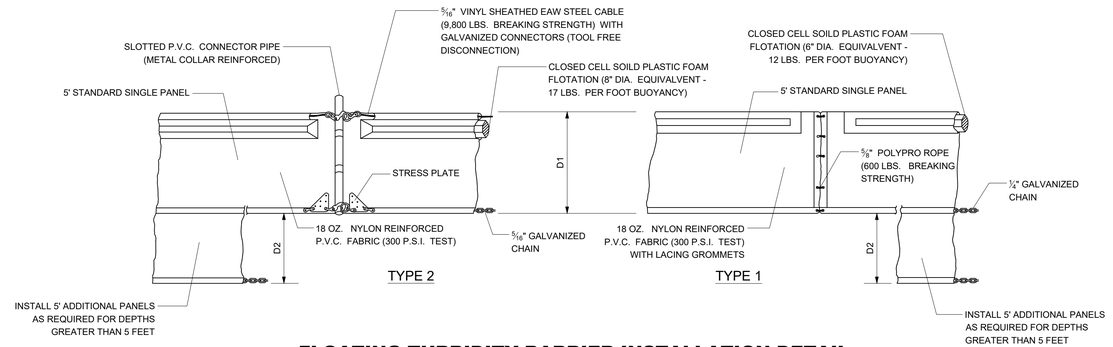
N.T.S.

FILTER FABRIC INSTALLATION NOTES

1. CONTRACTOR SHALL CLEAN OUT DRAINAGE INLET AND FILTER FABRIC AFTER EVERY STORM EVENT OR AS NEEDED.
2. CONTRACTOR SHALL REPAIR AND/OR REPLACE ALL DAMAGED FILTER FABRIC WITHIN INLETS DURING CONSTRUCTION OPERATIONS.
3. CONTRACTOR SHALL REMOVE FILTER FABRIC FROM DRAINAGE INLETS PRIOR TO STARTING FINAL PAVING OPERATIONS.

GENERAL EROSION AND TURBIDITY CONTROL NOTES

1. ALL EROSION AND TURBIDITY CONTROL DEVICES AND TEMPORARY BARRIERS SHALL BE INSTALLED WITHIN THE LIMITS OF THE CONSTRUCTION AREA PRIOR TO ANY CONSTRUCTION ACTIVITIES COMMENCING.
2. A TEMPORARY BARRIER SHALL BE INSTALLED AROUND ALL WETLAND AND/OR NATURAL PRESERVATION AREAS PRIOR TO ANY CONSTRUCTION ACTIVITIES COMMENCING. NO CONSTRUCTION VEHICLES SHALL ENCROACH WITHIN THESE AREAS.
3. CONTRACTOR SHALL HAVE ALL EXISTING UNDERGROUND UTILITIES LOCATED BY APPROPRIATE AGENCIES PRIOR TO INSTALLATION OF ANY EROSION AND TURBIDITY CONTROL DEVICES AND BARRIERS.
4. DURING CONSTRUCTION ACTIVITIES, EXISTING PERIMETER NATIVE VEGETATION SHALL REMAIN IN ORDER TO ACT AS A BUFFER BETWEEN ADJACENT PROPERTIES, AND TO MINIMIZE NUISANCE DUST, NOISE, AND/OR AIR POLLUTION.
5. PRACTICES SUCH AS SEEDING, MULCHING AND WETTING WHICH MINIMIZE AIRBORNE DUST AND PARTICULATE EMISSIONS GENERATED DURING CONSTRUCTION ACTIVITIES SHALL BE USED AS DIRECTED BY BOTH THE ENGINEER-OF-RECORD AND/OR APPLICABLE GOVERNMENTAL AGENCIES.
6. ALL AREAS DISTRIBUTED DURING CONSTRUCTION ACTIVITIES, WHICH ARE NOT GOING TO BE PAVED OR LANDSCAPED, SHALL BE SEEDED AND MULCHED.



FLOATING TURBIDITY BARRIER INSTALLATION DETAIL

N.T.S.

FLOATING TURBIDITY BARRIER INSTALLATION NOTES

1. FLOATING TURBIDITY BARRIERS SHALL BE INSTALLED WITHIN EXISTING LAKES AND/OR CANALS. REFER TO STORMWATER POLLUTION PREVENTION PLANS FOR EXACT LOCATIONS.
2. CONTRACTOR MAY INSTALL A SUBSTITUTION FOR THE TYPE 1 AND TYPE 2 FLOATING TURBIDITY BARRIERS ONLY IF APPROVED BY BOTH THE ENGINEER-OF-RECORD AND THE APPLICABLE GOVERNMENTAL AGENCIES.
3. THE TURBIDITY BARRIER CURTAIN BOTTOM SHALL REACH A MINIMUM DEPTH OF 10 FEET FROM THE EXISTING WATER ELEVATION. MULTIPLE PANELS OR SPECIAL DEPTH CURTAINS SHALL BE USED IF THE PLANS OR ENGINEER-OF-RECORD SPECIFY DEPTHS GREATER THAN 10 FEET.

NO	DATE	BY	REVISIONS

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ANTILLIA

EROSION CONTROL DETAILS

DATE:	02/2022
DESIGNED BY:	KB
DRAWN BY:	RW
CHECKED BY:	KB

KEVIN A. BETANCOURT LICENSE No 83361 STATE OF FLORIDA PROFESSIONAL ENGINEER

DATE: 10\10\22
KEVIN A. BETANCOURT P.E.
FLORIDA REGISTRATION NO. – 83361

This item has been digitally signed and sealed by KEVIN A. BETANCOURT, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

PROJECT: 2106-54

SHEET: SWPPP-3

DATE: Oct 10, 2022 - 12:38pm W:\HSQ Broward\Civil Projects\2021\2106-54 Antillia\Drawings\Construction Plans\21065-4 SWPPP.dwg

EXHIBIT F

WATER & SEWER PLANS

ANTILLIA

(T-PLAT #)

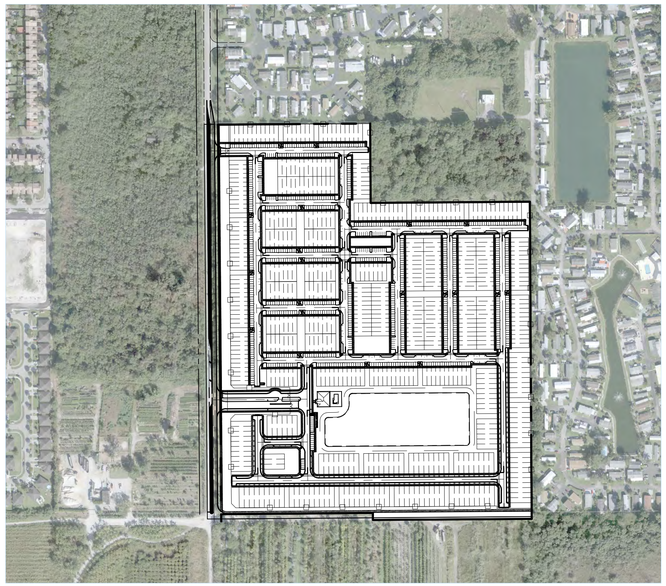
UNINCORPORATED MIAMI-DADE COUNTY, FLORIDA

FOR

CRE KL ANTILLIA OWNER LLC

SHEET INDEX

SHEET NUMBER	SHEET TITLE
WS-0	COVER SHEET
WN-1	WATER AND SEWER NOTES
WSO-1	WATER AND SEWER OVERALL PLAN
WS-1	WATER AND SEWER PLAN
WS-2	WATER AND SEWER PLAN
WS-3	WATER AND SEWER PLAN
WS-4	WATER AND SEWER PLAN
WS-5	WATER AND SEWER PLAN
WS-6	WATER AND SEWER PLAN
WS-7	WATER DISTRIBUTION PROFILES
WS-8	WATER DISTRIBUTION PROFILES
WS-9	WATER DISTRIBUTION PROFILES
WS-10	WATER DISTRIBUTION PROFILES
WS-11	WATER DISTRIBUTION PROFILES
WS-12	WATER DISTRIBUTION PROFILES
WS-13	WATER DISTRIBUTION PROFILES
WS-14	WATER DISTRIBUTION PROFILES
WS-15	WATER DISTRIBUTION PROFILES
WS-16	SANITARY SEWER PROFILES
WS-17	SANITARY SEWER PROFILES
WS-18	SANITARY SEWER PROFILES
WS-19	SANITARY SEWER PROFILES
WS-20	SANITARY SEWER PROFILES
WS-21	SANITARY SEWER PROFILES
WS-22	SANITARY SEWER PROFILES
WS-23	SANITARY SEWER PROFILES
WS-24	SANITARY SEWER PROFILES
WS-25	FORCE MAIN PROFILES



LOCATION MAP

SCALE: 1" = 300'

SECTION 25 / TOWNSHIP 57 S / RANGE / 39 E

MIAMI-DADE TAX FOLIO NUMBER:
30-7825-000-0120, 30-7825-000-0180, 30-7825-000-0230, 30-7825-000-0240

WATER AND SEWER PLANS

LEGAL DESCRIPTION:
(AS PROVIDED BY CLIENT)

PARCEL 1:

THE WEST 1/2 OF THE SE 1/4 OF THE SE 1/4 OF SECTION 25, TOWNSHIP 57 SOUTH, RANGE 38 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

PARCEL 2:

THE NE 1/4 OF THE SW 1/4 OF THE SE 1/4 LESS THE WEST 30 FEET AND THE SOUTH 1/2 OF THE SE 1/4 OF THE NW 1/4 OF THE SE 1/4 LESS THE WEST 30 FEET OF SECTION 25, TOWNSHIP 57 SOUTH, RANGE 38 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

PARCEL 3:

THE EAST 1/2 OF THE SE 1/4 OF THE SW 1/4 OF THE SE 1/4, LESS THE SOUTH 30 FEET FOR ROAD, OF SECTION 25, TOWNSHIP 57 SOUTH, RANGE 38 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

AND

THE WEST 1/2 OF THE SE 1/4 OF THE SW 1/4 OF THE SE 1/4, LESS THE WEST AND SOUTH 30 FEET FOR ROAD, OF SECTION 25, TOWNSHIP 57 SOUTH, RANGE 38 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

HSQ GROUP, INC.
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Sunrise, Florida 33351 · 954.440.6990
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ENGINEER'S CERTIFICATION
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 MINIMUM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE FOR STREET AND HIGHWAYS, AS ADOPTED BY THE STATE OF FLORIDA LEGISLATURE, CHAPTER 72-328 F.S.

M-D.W.A.S.D. AGREEMENT ID. No. 31445

NO	DATE	BY	REVISIONS

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ANTILLIA

COVER SHEET

DATE:	02/2022
DESIGNED BY:	KB
DRAWN BY:	RW
CHECKED BY:	KB

KEVIN A. BETANCOURT LICENSE No 83361 STATE OF FLORIDA PROFESSIONAL ENGINEER

DATE: 10\3\22
KEVIN A. BETANCOURT P.E.
FLORIDA REGISTRATION NO. – 83361

PROJECT:	2106-54
SHEET:	WS-0

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DATE: Oct 03, 2022 - 3:25pm W:\HSQ Broward\Civil Projects\2021\2106-54 Antillia\Drawings\Construction Plans\210654-Cover.dwg

1. AT THE COMPLETION OF ANY WATER AND SEWER JOB EITHER DONATION OR CONTRACT, THE CONTRACTOR SHALL SUBMIT:
   a. RECORD DRAWING PRINTS WHICH HAVE BEEN SIGNED AND SEALED BY A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER (QTY. OF PRINTS AS REQUIRED BY THE DEPARTMENT).

2. "RECORD DRAWING" FORMAT:
   a. 24"x 36" PRINTS
   b. PDF FILE
   c. CADD FILE (DWG OR DXF) ROTATED AND TRANSLATED TO STATE PLANE COORDINATES NAD 83 FLORIDA EAST ZONE
   d. THE WORDS "RECORD DRAWING" IN LARGE LETTERS
   e. TITLE BLOCK WITH DEPARTMENT DS, DW OR ER NUMBER AND PERTINENT INFORMATION
   f. PREFERRED SCALE TO BE 1"= 40' HORIZONTALLY AND 1"= 4' VERTICALLY*
   g. STREET NOMENCLATURE
   h. SEPARATE RECORD DRAWINGS FOR WATER AND SEWER
   i. SEPARATE WATER AND SEWER PROFILE
   j. STATIONING STARTING WITH 0+00 AT PERMANENT REFERENCE POINT (I.E. ℄, ℄, ETC.) OR AS SHOWN ON DESIGN PERMIT PLANS, AND TO RUN CONTINUOUSLY TO END OF MAIN
   k. EASEMENTS, IF ANY, TIED TO PERMANENT REFERENCE POINT
   l. IDENTIFY ALL CONTROL LINES (I.E. BLDG. LINE, PROPERTY LINE, R/W, ETC.)
   m. ALL "PROPOSED" INFORMATION TO BE REMOVED FROM PRINTS, LEAVING ONLY RECORD DRAWING INFORMATION REFLECTED IN DRAWINGS

3. WATER "RECORD DRAWINGS" MUST INCLUDE:
   a. PLANS SHOWING PIPE SIZE, MATERIAL AND OFFSET OF MAIN, DEFLECTIONS (IF ANY), STATION OF SERVICES, HYDRANTS, VALVES, FITTINGS, IF ANY, ALL IN STATE PLANE COORDINATES. UTILITY CROSSINGS SHALL BE CLEARLY IDENTIFIED AND LOCATED.
   b. PROFILE SHOWING TOP OF GROUND AND TOP OF PIPE ELEVATIONS AT EVERY 100' STATION AND AT ANY CHANGE IN GRADE (WITH CORRESPONDING STATION), PIPE SIZE AND PIPE MATERIALS REFERENCED TO PLAN.

4. SEWER "RECORD DRAWINGS" MUST INCLUDE:
   a. PLAN SHOWING MANHOLE NUMBER, PIPE SIZE AND PIPE MATERIAL OF PIPE, DEFLECTION, SLOPE OF GRAVITY SEWER, LOCATION OF LATERALS WITH REFERENCE TO MANHOLE AND CLEANOUTS.
   b. THE NORTHERLY AND EASTERLY COORDINATES ON ALL FIELD OBTAINED MEASUREMENTS AND PROVIDED ON ALL RECORD DRAWING SUBMITTALS
   c. PROFILE SHOWING MANHOLE NUMBER (AS PER PLAN), RIM AND INVERT ELEVATIONS (IF MORE THAN ONE INVERT, LABEL NORTH, SOUTH, ETC.), AND STATION STARTING AT 0+00 AT DOWNSTREAM MANHOLE.

5. FORCE MAIN "RECORD DRAWING" SAME AS WATER MAIN.

6. EACH RECORD DRAWING SHALL SHOW THE FLORIDA STATE PLANE COORDINATES (CURRENT READJUSTMENT) OF ALL THE MANHOLES AND VALVES AND OF AT LEAST TWO HORIZONTAL CONTROL POINTS PROPERLY IDENTIFIED AND LOCATED WITHIN THE PROJECT.

* OTHER SCALE MAY BE PERMITTED, BUT MUST BE APPROVED BY THE DEPARTMENT PRIOR TO PREPARATION OF DRAWINGS.

ITEM	CROSS REF.	SPEC. REF.

MIAMI-DADE COUNTY — Delivering Excellence Every Day — WATER & SEWER DEPARTMENT	ISSUE DATE	APPROVED BY	STANDARD DETAIL	
	03/11/2009	V.F.C.	"RECORD DRAWING" REQUIREMENTS	GS 0.5
	07/20/2016	D.V.		SHEET 2 OF 2

1. ALL MATERIALS AND LABOR UNDER THIS PROJECT SHALL BE IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE MIAMI-DADE WATER AND SEWER DEPARTMENT AND SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS AVAILABLE AND ON FILE WITH THE DEPARTMENT. SUBMIT SHOP DRAWINGS FOR ALL MATERIALS.
2. COVER OVER WATER OR SEWER FORCE MAINS SHALL BE 4'-0" MIN.
3. ALL MAIN LINE VALVES SHALL BE INSTALLED COMPLETE WITH 10" RISER PIPES AND NO. 3 OR 53 VALVE BOXES FIRE HYDRANTS AND SERVICE VALVES SHALL BE INSTALLED COMPLETE WITH 6" RISER PIPES AND NO. 2 VALVE BOXES.
4. ALL FORCE MAIN SERVICE CONNECTIONS INTO PRESSURE TRANSMISSION MAINS SHALL HAVE A SHUT OFF VALVE AND CHECK VALVE AT THE POINT OF ENTRY.
5. ALL GRAVITY SYSTEMS SHALL BE CONSTRUCTED IN ACCORDANCE WITH DEPARTMENT STANDARDS.
6. ALL WATER METERS WILL BE INSTALLED BY THE MIAMI-DADE WATER AND SEWER DEPARTMENT, PROVIDING THE APPROPRIATE CHARGES HAVE BEEN PREPAID.
7. FIRE HYDRANT REQUIREMENTS (NUMBER AND LOCATION) SHALL BE AS REQUIRED BY MIAMI-DADE COUNTY FIRE DEPARTMENT OR THE APPROPRIATE FIRE AGENCY WITH INSTALLATION IN ACCORDANCE WITH DEPARTMENT STANDARDS.
8. CONTRACTOR MUST CALL MDWASD INSPECTION DIVISION TO ARRANGE FOR A PRECONSTRUCTION MEETING 2 FULL BUSINESS DAYS PRIOR TO PROPOSED START OF CONSTRUCTION. CONTACT ONE CALL CENTER 48 HRS PRIOR TO EXCAVATION.
9. CONTRACT INSPECTOR WILL INSPECT ANY FACILITIES APPROVED BY THE DEPARTMENT. ALL OTHER REQUIREMENTS OF THE PERMITTING AGENCY SHALL BE IN ACCORDANCE WITH THEIR STANDARDS AND REQUIREMENTS.
10. WORK PERFORMED UNDER THIS PROJECT WILL NOT BE CONSIDERED AS COMPLETE UNTIL FINAL ACCEPTANCE OF THE SYSTEM BY THE DEPARTMENT AND UNTIL THE FOLLOWING DOCUMENTS ARE RECEIVED AND APPROVED BY THE DEPARTMENT:

a. EASEMENTS, IF REQUIRED
b. CONTRACTOR'S WAIVER AND RELEASE OF LIEN
c. ABSOLUTE BILL OF SALE
d. i. CONTRACTOR'S LETTER OF WARRANTY (I.E., LETTER AGREEMENT)
   ii DEVELOPER'S CONTRACT BOND (I.E., CONTRACT AGREEMENT).
e. "RECORD DRAWING" PRINTS (24"x 36") SHOWING SPECIFIC LOCATIONS, DEPTH, ETC. OF ALL WATER AND SEWER FACILITIES AS LOCATED BY A LICENSED SURVEYOR & MAPPER, ALONG WITH PRINTS OF "RECORD DRAWINGS" WHICH HAVE BEEN SIGNED AND SEALED BY A REGISTERED SURVEYOR & MAPPER. (No. OF PRINTS: 3-FOR WATER, 4-FOR GRAVITY SEWER AND 5-FOR FORCE MAIN OR PUMP STATION PROJECTS). Submittal of final CAD Files required.
f. H.R.S. LETTER OF RELEASE REQUIRED FOR ALL WATER PROJECTS
g. BILL OF SALE SKETCH (8½"x 11") FOR WATER AND SEWER, SEPARATELY

11. ALL NEW CONNECTIONS FROM EXISTING DEPARTMENT MAINS TO BE MADE BY DEPARTMENT FORCES ONLY. THE CONTRACTOR TO EXCAVATE AT REQUIRED LOCATIONS, PROVIDE AND INSTALL MATERIAL WITH FITTINGS, PRIOR TO TAP.
12. AN APPROVED PAVING AND DRAINAGE PLAN MUST BE SUBMITTED TO MDWASD FOR ALL NEW SUBDIVISIONS PRIOR TO APPROVAL OF WATER AND SEWER PERMIT PLANS, UPON REQUEST.
13. UNLESS OTHERWISE SPECIFIED, ALL TAPS 20 INCHES AND SMALLER FOR CONNECTIONS TO EXISTING MAINS WILL BE DONE BY DEPARTMENT FORCES. UNDER NO CIRCUMSTANCES WILL THE CONTRACTOR BE PERMITTED TO TAP EXISTING MAINS IN THE SIZE RANGE SPECIFIED ABOVE. THE TAPPING SLEEVE AND TAPPING VALVE ARE FURNISHED AND INSTALLED BY THE CONTRACTOR UNDER THE SUPERVISION OF THE INSPECTOR.

ITEM	CROSS REF.	SPEC. REF.

MIAMI-DADE COUNTY — Delivering Excellence Every Day — WATER & SEWER DEPARTMENT	ISSUE DATE	APPROVED BY	STANDARD DETAIL	
	03/01/2010	V.F.C.	STANDARD REQUIREMENTS WATER AND SEWER CONSTRUCTION	GS 0.5
	07/20/2016	D.V.		SHEET 1 OF 2

MDWASD 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 THE NEW ONES, BY MDWASD FORCES AS APPLICABLE.
2. ALL WATER AND/OR SEWER FACILITIES LOCATED IN PRIVATE PROPERTY SHALL BE REMOVED AFTER ALL INSTALLED SERVICES FROM THEM HAVE BEEN TRANSFERRED TO THE ALREADY INSTALLED AND IN SERVICE NEW MAINS. ANY ASSOCIATED EXCLUSIVE EASEMENTS SHALL BE CLOSED AND RELEASED AFTER THE REMOVAL OF THE EXISTING WATER AND/OR SEWER FACILITIES.
3. THE FOLLOWING ACTIVITIES ON WATER SERVICES AND/OR EXISTING WATER MAINS SUCH AS CUT AND PLUGS, WATER MAIN OFFSETS, INTERCONNECTIONS, SERVICE INSTALLATIONS/ RETIREMENTS/ SERVICE TRANSFERS, HYDRANT INSTALLATIONS AND ANYWORK THAT MAY AFFECT THE QUALITY OF WASD'S WATER, TRANSMISSION AND DISTRIBUTION SYSTEM, SHALL BE PERFORMED BY A LICENSED CONTRACTOR UNDER THE SUPERVISION OF WASD LICENSED OPERATOR AND WASD DONATION INSPECTOR UNDER THE SCOPE AND JURISDICTION OF THE CONTRACTOR'S RIGHT-OF-WAY PERMIT, PRIOR TO ANY WORK BEING DONE, THE LICENSED CONTRACTOR SHALL COORDINATE WITH WASD DONATION INSPECTOR FOR THE SCHEDULING OF LICENSED OPERATOR TO BE PRESENT FOR PROPOSED ACTIVITY
4. ALL EXISITING MAINS BEING IMPACTED BY THIS PROJECT AND ALL PROP WATER/SEWER FORCE MAINS AND FITTING SHALL BE RESTRAINED PER GS 2.0

REQUIREMENTS PER DEPARTMENT OF HEALTH

WATER MAIN HORIZONTAL SEPARATIONS

1. Separations shall be measured outside edge to outside edge.
2. Between water mains and, storm sewers, stormwater force mains, or reclaimed water lines, **Shall be 3 ft. minimum.**
3. Between water mains and vacuum type sewer **preferably 10 ft. and at least 3 ft. minimum.**
4. Gravity or pressure sanitary sewers, wastewater force mains or reclaimed water preferably **10 ft. and at least 6 ft.** MAY **be reduced to 3 ft.** WHERE **Bottom** of water main is at **least 6 inches above top of sewer.**
5. **10 ft. of any part** of on-site sewer treatment or disposal system.

WATER MAIN VERTICAL SEPARATIONS

1. Separations between water mains and gravity sewer, vacuum type sewer, or storm sewers, **to be preferably 12 inches, or at least 6 inches above, or at least 12 inches if below.***
2. Pressure sanitary sewer, wastewater or storm water force main, or reclaimed water, at **least 12 inches above or below.***

* NOTE: Center 1 – full length of water main pipe at crossings; alternatively arrange pipes so joints are at least 3 feet from joints in vacuum, storm or storm force mains. At least 6 feet from joints in gravity of pressure sewers, wastewater force mains or reclaimed water.

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RER-DERM WATER-SEWER GENERAL NOTES

1. A horizontal distance of at least 6 feet, and preferably 10 feet (outside to outside), shall be maintained between gravity or pressure sewer pipes and water pipes. The minimum horizontal separation can be reduced to 3 feet for vacuum-type sewers or for gravity sewers where the top of the sewer pipe is at least 6 inches below the bottom of the water pipe. When the above specified horizontal distance criteria cannot be met due to an existing underground facility conflict, smaller separations are allowed if one of the following is met:
   a) The sewer pipes are designed and constructed equal to the water pipe and pressure tested at 150 psi.
   b) The sewer is encased in a watertight carrier pipe or concrete.
   c) The top of the sewer is at least 18 inches below the bottom of the water pipe.
2. A vertical distance of at least 12 inches (outside to outside) shall be maintained between any water and sewer mains with sewer pipes preferably crossing under water mains. The minimum vertical separation can be reduced to 6 inches for vacuum-type sewers or for gravity sewers where the sewer pipe is below the water main. The crossing shall be arranged so that all water main joints are at least 6 feet from all joints in gravity and pressure sewer pipes. This distance can be reduced to 3 feet for vacuum-type sewers. When the above specified vertical distance criteria cannot be met due to an existing underground facility conflict, smaller separations are allowed if one of the following is met:
   a) The sewer pipes are designed and constructed equal to the water pipe and pressure tested at 150 psi.
   b) The sewer is encased in a watertight carrier pipe or concrete.
3. Air release valves shall be provided at high points of new force main sanitary sewers.
4. Gravity sanitary sewers constructed within a public wellfield protection area shall be C-900 PVC or Ductile Iron Pipe. The maximum allowable exfiltration rate of gravity sanitary sewers constructed in a public wellfield protection area shall be:
   a) Residential Land Uses. Fifty (50) gallons per inch pipe diameter per mile per day, based on a minimum two (2) hour test having a minimum of two (2) feet of positive head above the crown of the pipe.
   b) Non-Residential Land Uses. Twenty (20) gallons per inch pipe diameter per mile per day, based on a minimum two (2) hour test having a minimum of two (2) feet of positive head above the crown of the pipe.
   c) Any observed leaks or any obviously defective joints or pipes shall be replaced even when the total leakage is below that allowed.
5. The maximum allowable exfiltration rate of gravity sanitary sewers constructed outside a public wellfield protection area shall be one hundred (100) gallons per inch pipe diameter per mile per day, based on a minimum two (2) hour test having a minimum of two (2) feet of positive head above the crown of the pipe. Any observed leaks or any obviously defective joints or pipes shall be replaced even when the total leakage is below that allowed.
6. Forcemain sanitary sewers constructed within a public wellfield protection area shall be ductile iron, C-900 PVC, HDPE or reinforced concrete pressure sewer pipes.
7. The maximum allowable exfiltration/leakage rate of forcemain sanitary sewers shall be:
   a) Ductile Iron, C-900 PVC, HDPE and PVC Pipe. The allowable leakage rate specified in American Water Works Association Standard (AWWAS) C600-82 at a test pressure of 100 psi for a duration of not less than two (2) hours.
   b) Reinforced Concrete Pressure Pipe. Half (1/2) the allowable leakage rate specified in AWWA C600-82 at a test pressure of 100 psi for a duration of not less than two (2) hours.
   c) Any observed leaks or any obviously defective joints or pipes shall be replaced even when the total leakage is below that allowed.
8. The contractor shall verify nature, depth, and character of existing underground utilities prior to start of construction.
9. In no case shall a contractor install utility pipes, conduits, cables, etc. in the same trench above an existing water or sewer pipe except where they cross.
10. If any area of the work site is found to contain buried solid waste and/or ground or ground water contamination, the following shall apply:
    a) All work in the area shall follow all applicable safety requirements (e.g., OSHA, etc.) and notification must be provided to the appropriate agencies.
    b) Immediately notify the Environmental Monitoring and Restoration Division (EMRD). The EMRD can be contacted at (305) 372-6700.
    c) If contaminated soils and/or buried solid waste material is excavated during construction, then they require proper handling and disposal in accordance with the local, state and federal regulations. Be advised that the landfill owner/operator is the final authority on disposal and may have requirements beyond those provided by herein. If disposal within a Miami-Dade County owned landfill (Class I landfill) is appropriate and selected, please contact the Miami-Dade County Department of Solid Waste Management at (305) 594-6666 for information.
    d) The reuse of contaminated soils that are not returned to the original excavation requires prior approval of a Soil Management Plan from the Environmental Monitoring and Restoration Division. The EMRD can be contacted at (305) 372-6700.
11. Pumps must comply with the National Electrical Code (NEC) requirements for Class I, Group D, Division 1 locations (Explosion Proof).
12. The contractor is advised that a Tree Removal/Relocation Permit may be required prior to the removal and/or relocation of tree resources. Prior to removing or relocating any trees, the Contractor shall notify the Tree and Forest Resources Section of DERM at (305) 372-6574 or via e-mail at: tfrs@miamidade.gov , or contact the municipality with tree ordinance jurisdiction to obtain any required permits. Those trees not interfering with the construction shall be protected in place in accordance with the provisions of Section 24-49.5 of the Miami-Dade Code.
13. Please note that the demolition, removal, and/or disturbance of existing underground utilities that contain asbestos- cement pipes (ACP) are subject to the provisions of 40 CFR-61 Subpart M. Therefore, pursuant to the provisions of 40 CFR-61-145, a NOTICE OF DEMOLITION OR ASBESTOS RENOVATION form must be filed with the Air Quality Management Division (AQMD) of DERM, at least ten (10) working days prior to starting of any work. Note that the backfilling and burial of crushed ACP would cause these locations to be considered active disposal sites and subject to 40 CFR-61.154, and 40 CFR-61.151 a year after project completion.
    Existing standard operating procedures, as well as applicable federal, state and local regulatory criteria, must be followed and implemented to minimize any potential release of fugitive emissions, especially during project construction activities. The AQMD can be contacted via email at asbestos@miamidade.gov or 305-372-6925.

Rev. 4/30/2018
p:\pollution regulation\delegated env permitting\ww-contr_extensions\sewer extensions\forms and package\ar application package\ar permit package\package march-2017\rer-derm-notes official last one revised(2018-0429).doc

M-D.W.A.S.D. AGREEMENT ID. No. 31445

NO	DATE	BY	REVISIONS

HSQ GROUP
Engineers · Planners · Surveyors
4577 N Nob Hill Road, Suite 205
Sunrise, Florida 33351 · 954.440.6990
C26258 · LB7924

ANTILLIA

WATER AND SEWER NOTES

DATE:	02/2022
DESIGNED BY:	KB
DRAWN BY:	RW
CHECKED BY:	KB

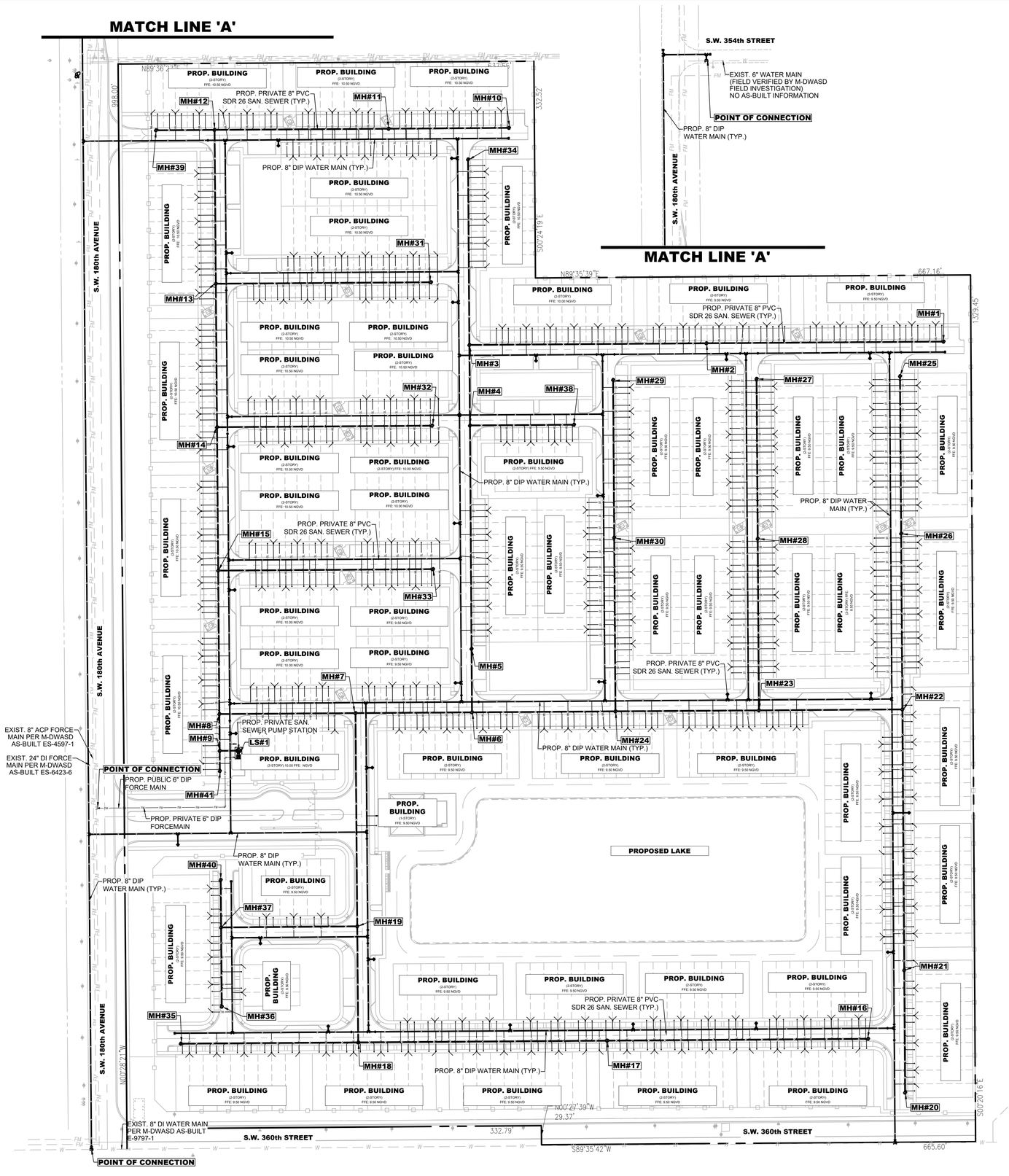
KEVIN A. BETANCOURT LICENSE No 83361 STATE OF FLORIDA PROFESSIONAL ENGINEER

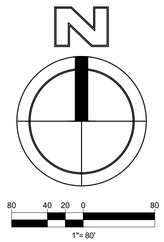
DATE: 10\3\22
KEVIN A. BETANCOURT P.E.
FLORIDA REGISTRATION NO. – 83361

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PROJECT:	2106-54
SHEET:	WN-1

DATE: Oct 03, 2022 3:25pm W:\HSQ Broward\Civil Projects\2021\2106-54 Antillia\Drawings\Construction Plans\210654 WSP.dwg





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Check positive response codes before you dig!

WATER DISTRIBUTION SYSTEM		
DESCRIPTION	MATERIAL	LENGTH (FT) / QTY.
6" WATER MAIN	D.I.P.	258
8" WATER MAIN	D.I.P.	12,503
FIRE HYDRANTS		26

WATER DISTRIBUTION SYSTEM - PHASE 1		
DESCRIPTION	MATERIAL	LENGTH (FT) / QTY.
6" WATER MAIN	D.I.P.	296
8" WATER MAIN	D.I.P.	4,043

PRIVATE SANITARY SEWER GRAVITY SYSTEM					
FROM MH #	TO MH #	DIA.	MATERIAL	LENGTH (FT)	SLOPE
MH#1	MH#2	8"	PVC (SDR 26)	364	0.40%
MH#2	MH#3	8"	PVC (SDR 26)	364	0.40%
MH#3	MH#4	8"	PVC (SDR 26)	123	0.40%
MH#4	MH#5	8"	PVC (SDR 26)	343	0.40%
MH#5	MH#6	8"	PVC (SDR 26)	97	0.40%
MH#6	MH#7	8"	PVC (SDR 26)	179	0.40%
MH#7	MH#8	8"	PVC (SDR 26)	209	0.40%
MH#8	MH#9	8"	PVC (SDR 26)	56	0.40%
MH#9	LS#1	8"	PVC (SDR 26)	29	0.40%
MH#10	MH#11	8"	PVC (SDR 26)	185	0.40%
MH#11	MH#12	8"	PVC (SDR 26)	267	0.40%
MH#12	MH#13	8"	PVC (SDR 26)	236	0.40%
MH#13	MH#14	8"	PVC (SDR 26)	220	0.40%
MH#14	MH#15	8"	PVC (SDR 26)	220	0.40%
MH#15	MH#8	8"	PVC (SDR 26)	220	0.40%
MH#16	MH#17	8"	PVC (SDR 26)	400	0.40%
MH#17	MH#18	8"	PVC (SDR 26)	382	0.40%
MH#18	MH#19	8"	PVC (SDR 26)	178	0.40%
MH#19	MH#7	8"	PVC (SDR 26)	327	0.40%
MH#20	MH#21	8"	PVC (SDR 26)	188	0.40%
MH#21	MH#22	8"	PVC (SDR 26)	400	0.40%
MH#22	MH#23	8"	PVC (SDR 26)	220	0.40%
MH#23	MH#24	8"	PVC (SDR 26)	220	0.40%
MH#24	MH#6	8"	PVC (SDR 26)	220	0.40%
MH#25	MH#26	8"	PVC (SDR 26)	241	0.40%
MH#26	MH#22	8"	PVC (SDR 26)	270	0.40%
MH#27	MH#28	8"	PVC (SDR 26)	245	0.40%
MH#28	MH#23	8"	PVC (SDR 26)	263	0.40%
MH#29	MH#30	8"	PVC (SDR 26)	242	0.40%
MH#30	MH#24	8"	PVC (SDR 26)	267	0.40%
MH#31	MH#13	8"	PVC (SDR 26)	330	0.40%
MH#32	MH#14	8"	PVC (SDR 26)	330	0.40%
MH#33	MH#15	8"	PVC (SDR 26)	330	0.40%
MH#34	MH#3	8"	PVC (SDR 26)	285	0.40%
MH#35	MH#18	8"	PVC (SDR 26)	272	0.40%
MH#36	MH#37	8"	PVC (SDR 26)	121	0.40%
MH#37	MH#19	8"	PVC (SDR 26)	209	0.40%
MH#38	MH#4	8"	PVC (SDR 26)	160	0.40%
MH#39	MH#12	8"	PVC (SDR 26)	90	0.40%
MH#40	MH#37	8"	PVC (SDR 26)	73	0.40%
MH#41	MH#9	8"	PVC (SDR 26)	31	0.40%
TOTAL GRAVITY SEWER MAIN (PVC):				9,403	
TOTAL GRAVITY SEWER MAIN (DIP):					
TOTAL GRAVITY SEWER MAIN:				9,403	

M-D.W.A.S.D. AGREEMENT ID. No. 31445

NO	DATE	BY	REVISIONS

HSQ GROUP
Engineers · Planners · Surveyors
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Sunrise, Florida 33351 · 954.440.6990
C26258 · LB7924

ANTILLIA

WATER AND SEWER OVERALL PLAN

DATE:	02/2022
DESIGNED BY:	KB
DRAWN BY:	RW
CHECKED BY:	KB

KEVIN A. BETANCOURT LICENSE No 83361 STATE OF FLORIDA PROFESSIONAL ENGINEER

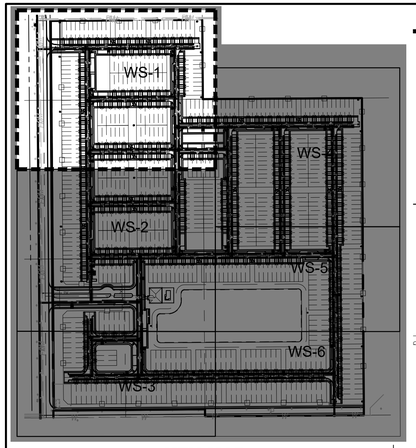
DATE: 10\3\22
KEVIN A. BETANCOURT P.E.
FLORIDA REGISTRATION NO. – 83361

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PROJECT: 2106-54

SHEET: WSO-1

DATE: Oct 03, 2022 - 3:25pm N:\HSQ Broward\Civil Projects\2021\2106-54 Antillia\Drawings\Construction Plans\210654-WSO.dwg



KEY MAP
(N.T.S.)

SEWER STRUCTURE SCHEDULE

MH#3 PROP. 4' Ø PRIVATE SANITARY SEWER
STANDARD MANHOLE PER SS 6.0
R.E. 7.68
I.E. 3.30 N
I.E. 0.61 E
I.E. 0.51 S

MH#4 PROP. 4' Ø PRIVATE SANITARY SEWER
STANDARD MANHOLE PER SS 6.0
R.E. 7.68
I.E. 0.02 N
I.E. 3.09 E
I.E. (-)0.08 S

MH#10 PROP. 4' Ø PRIVATE SANITARY SEWER
STANDARD MANHOLE PER SS 6.0
R.E. 8.59
I.E. 4.59 W

MH#11 PROP. 4' Ø PRIVATE SANITARY SEWER
STANDARD MANHOLE PER SS 6.0
R.E. 8.59
I.E. 3.85 E
I.E. 3.75 W

MH#12 PROP. 4' Ø PRIVATE SANITARY SEWER
STANDARD MANHOLE PER SS 6.0
R.E. 8.21
I.E. 2.68 E
I.E. 2.58 S
I.E. 3.89 W

MH#13 PROP. 4' Ø PRIVATE SANITARY SEWER
STANDARD MANHOLE PER SS 6.0
R.E. 8.21
I.E. 1.64 N
I.E. 2.99 E
I.E. 1.54 W

MH#14 PROP. 4' Ø PRIVATE SANITARY SEWER
STANDARD MANHOLE PER SS 6.0
R.E. 8.21
I.E. 0.66 N
I.E. 2.88 E
I.E. 0.56 S

MH#31 PROP. 4' Ø PRIVATE SANITARY SEWER
STANDARD MANHOLE PER SS 6.0
R.E. 8.34
I.E. 4.34 W

MH#32 PROP. 4' Ø PRIVATE SANITARY SEWER
STANDARD MANHOLE PER SS 6.0
R.E. 8.24
I.E. 4.24 W

MH#34 PROP. 4' Ø PRIVATE SANITARY SEWER
STANDARD MANHOLE PER SS 6.0
R.E. 8.44
I.E. 4.44 S

MH#39 PROP. 4' Ø PRIVATE SANITARY SEWER
STANDARD MANHOLE PER SS 6.0
R.E. 8.25
I.E. 4.25 E

MATCH LINE SEE SHEET WS-6

EXIST. 24" DI FORCE MAIN PER M-DWASD AS-BUILT ES-5630-9
EXIST. 24" DI FORCE MAIN PER M-DWASD AS-BUILT ES-6423-7
EXIST. 24" DI FORCE MAIN PER M-DWASD AS-BUILT ES-5630-10
EXIST. 8" C.I. FORCE MAIN PER M-DWASD AS-BUILT ES-4597-1
PROPERTY LINE
FEMA CONTOUR LINE
N89°36'27"E
637.55'
60' R/W
30' R/W
PROP. 5' R/W DEDICATION
PROP. 455'-8" DIP WATER MAIN
PROP. 25'-6" P.V.C. PRIVATE SEW LAT @ 1/4" PER FT. PER SS 1.0 W/ 6" P.V.C. C.O. @ I.E. PER SS1.0 SHT 1 OF 2
PROP. DUAL 5/8" WATER METER PER WS 2.12 SHT. 2 OF 2 (TYP.)
PROP. 90'-8" PVC SDR 26 PRIVATE SAN. SEWER @ 0.40%
PROP. SINGLE 5/8" WATER METER PER WS 2.10 SHT. 1 OF 3 (TYP.)
PROP. 236'-8" PVC SDR 26 PRIVATE SAN. SEWER @ 0.40%
PROP. 5' CONC. S/W
PROP. 25'-6" P.V.C. PRIVATE SEW LAT @ 1/4" PER FT. PER SS 1.0 W/ 6" P.V.C. C.O. @ I.E. PER SS1.0 SHT 1 OF 2
PROP. 216'-8" PVC SDR 26 PRIVATE SAN. SEWER @ 0.40%
PROP. 25'-6" P.V.C. PRIVATE SEW LAT @ 1/4" PER FT. PER SS 1.0 W/ 6" P.V.C. C.O. @ I.E. PER SS1.0 SHT 1 OF 2
PROP. 8"X8" TEE W/ 3-8" GV
PROP. 218'-8" DIP WATER MAIN
PROP. TYPE 'D' CURB (TYP.)
PROP. 82'-8" DIP WATER MAIN
PROP. 8"X8" TEE W/ 2-8" GV
PROP. 8"X6" TEE W/ 6" GV AND PROP. 9'-6" DIP WM
PROP. F.H. ASSEMBLY W/ BOLLARDS PER WS 4.50
PROP. 275'-8" DIP WATER MAIN
PROP. 30'-8" DIP WATER MAIN
PROP. 8" PLUG W/ 2" FLUSHING ASSEMBLY TIED TO GV PER WS1.61
PROP. 75'-8" DIP WATER MAIN
PROP. DUAL 5/8" WATER METER PER WS 2.12 SHT. 2 OF 2 (TYP.)
PROP. 25'-6" P.V.C. PRIVATE SEW LAT @ 1/4" PER FT. PER SS 1.0 W/ 6" P.V.C. C.O. @ I.E. PER SS1.0 SHT 1 OF 2
EXIST. 8" ACP FORCE MAIN PER M-DWASD AS-BUILT ES-4597-1
PROP. 6' CONC. S/W
W. LINE OF NE 1/4, SW 1/4, SE 1/4 OF SECTION 25-57-38
PROP. 5' CONC. S/W
PROP. 173'-8" DIP WATER MAIN
PROP. 12' M-DWASD EASEMENT (TYP)
PROP. 1" CORP. STOP W/ 1" WATER SERVICE PER WS 2.16 SHT. 3 OF 4 (TYP.)
PROP. 41'-6" P.V.C. PRIVATE SEW LAT @ 1/4" PER FT. PER SS 1.0 W/ 6" P.V.C. C.O. @ I.E. PER SS1.0 SHT 1 OF 2
PROP. 1" CORP. STOP W/ 1" WATER SERVICE PER WS 2.16 SHT. 3 OF 4 (TYP.)
PROP. 41'-6" P.V.C. PRIVATE SEW LAT @ 1/4" PER FT. PER SS 1.0 W/ 6" P.V.C. C.O. @ I.E. PER SS1.0 SHT 1 OF 2
PROP. 330'-8" PVC SDR 26 PRIVATE SAN. SEWER @ 0.40%
PROP. SINGLE 5/8" WATER METER PER WS 2.10 SHT. 1 OF 3 (TYP.)
PROP. 356'-8" DIP WATER MAIN
PROP. 174'-8" DIP WATER MAIN
PROP. 12' M-DWASD EASEMENT (TYP)
PROP. 6' CONC. S/W
PROP. 285'-8" PVC SDR 26 PRIVATE SAN. SEWER @ 0.40%
PROP. 31'-8" DIP WATER MAIN
PROP. 1,063'-8" DIP WATER MAIN
PROP. 220'-8" DIP WATER MAIN
PROP. 46'-8" DIP WATER MAIN
PROP. 47'-8" DIP WATER MAIN
PROP. 118'-8" DIP WATER MAIN
PROP. 102'-8" DIP WATER MAIN
PROP. 123'-8" PVC SDR 26 PRIVATE SAN. SEWER @ 0.40%
PROP. 160'-8" PVC SDR 26 PRIVATE SAN. SEWER @ 0.40%
PROP. 220'-8" DIP WATER MAIN
PROP. 166'-8" DIP WATER MAIN
PROP. 364'-8" PVC SDR 26 PRIVATE SAN. SEWER @ 0.40%
PROP. 343'-8" PVC SDR 26 PRIVATE SAN. SEWER @ 0.40%
PROP. 91'-8" DIP WATER MAIN
PROP. 220'-8" PVC SDR 26 PRIVATE SAN. SEWER @ 0.40%
PROP. TYPE 'D' CURB (TYP.)
PROP. 5' R/W DEDICATION
PROPERTY LINE/ R/W
S.W. 180th AVENUE
PROP. BUILDING (2-STORY) FFE: 10.50 NGVD
PROP. BUILDING (2-STORY) FFE: 10.00 NGVD
PROP. BUILDING (2-STORY) FFE: 9.50 NGVD
MH#39 MH#12 MH#1 MH#10 MH#34 MH#3 MH#4 MH#32 MH#31 MH#13 MH#14
S00°24'19"E
332.52'
30 15 7.5 0 30
1"= 30'

MATCH LINE SEE SHEET WS-2

MATCH LINE SEE SHEET WS-4

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Check positive response codes before you dig!

NO	DATE	BY	REVISIONS

HSQ GROUP
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Sunrise, Florida 33351 · 954.440.6990
C26258 · LB7924

ANTILLIA

WATER AND SEWER PLAN

DATE:	02/2022
DESIGNED BY:	KB
DRAWN BY:	RW
CHECKED BY:	KB

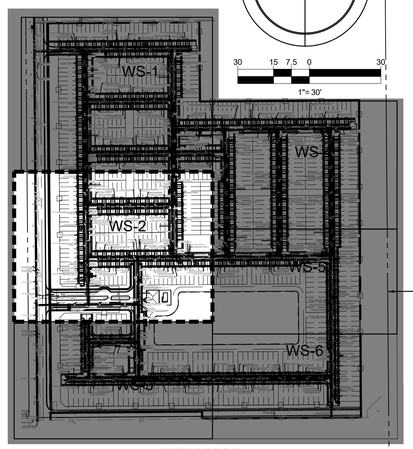
KEVIN A. BETANCOURT LICENSE No 83361 STATE OF FLORIDA PROFESSIONAL ENGINEER
DATE: 10\3\22
KEVIN A. BETANCOURT P.E.
FLORIDA REGISTRATION NO. – 83361

PROJECT:	2106-54
SHEET:	WS-1

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M-D.W.A.S.D. AGREEMENT ID. No. 31445

DATE: Oct 03, 2022 - 3:26pm W:\HSQ Broward Civil Projects\2021\2106-54 Antillia\Drawing\Construction Plans\210654-WSP.dwg



KEY MAP
(N.T.S.)

SEWER STRUCTURE SCHEDULE

MH#5 PROP. 4' Ø PRIVATE SANITARY SEWER
STANDARD MANHOLE PER SS 6.0
R.E. 7.74
I.E. (-) 1.45 N
I.E. (-) 1.55 S

MH#6 PROP. 4' Ø PRIVATE SANITARY SEWER
STANDARD MANHOLE PER SS 6.0
R.E. 7.21
I.E. (-) 1.94 N
I.E. (-) 1.69 E
I.E. (-) 2.04 W

MH#7 PROP. 4' Ø PRIVATE SANITARY SEWER
STANDARD MANHOLE PER SS 6.0
R.E. 7.68
I.E. (-) 2.76 E
I.E. (-) 1.98 S
I.E. (-) 2.86 W

MH#8 PROP. 4' Ø PRIVATE SANITARY SEWER
STANDARD MANHOLE PER SS 6.0
R.E. 8.20
I.E. (-) 1.30 N
I.E. (-) 3.69 E
I.E. (-) 3.79 S

MH#9 PROP. 4' Ø PRIVATE SANITARY SEWER
DROP MANHOLE PER SS 9.0
R.E. 8.52
I.E. (-) 4.02 N
I.E. (-) 4.12 E
I.E. 4.58 S

LS#1 PROP. PRIVATE STATION
(NOT PART OF M-DWASD APPROVAL)
R.E. 10.00
I.E. (-) 4.23 W

MH#15 PROP. 4' Ø PRIVATE SANITARY SEWER
DROP MANHOLE PER SS 9.0
R.E. 8.21
I.E. (-) 0.32 N
I.E. 2.38 E
I.E. (-) 0.42 S

MH#33 PROP. 4' Ø PRIVATE SANITARY SEWER
STANDARD MANHOLE PER SS 6.0
R.E. 7.74
I.E. 3.74 W

MH#41 PROP. 4' Ø PRIVATE SANITARY SEWER
STANDARD MANHOLE PER SS 6.0
R.E. 8.70
I.E. 4.70 N

MATCH LINE SEE SHEET WS-1

MATCH LINE SEE SHEET WS-4

MATCH LINE SEE SHEET WS-5

MATCH LINE SEE SHEET WS-3

PROP. 220'-8" PVC SDR 26 PRIVATE SAN. SEWER @ 0.40%
PROP. 5' CONC. S/W
PROP. DUAL 5/8" WATER METER PER WS 2.12 SHT. 2 OF 2 (TYP.)
PROPERTY LINE/ R/W
W. LINE OF NE 1/4, SW 1/4, SE 1/4 OF SECTION 25-57-38
60' R/W
30' R/W
PROP. 5' R/W DEDICATION
PROP. 25'-6" P.V.C. PRIVATE SEW LAT @ 1/4" PER FT. PER SS 1.0 W/ 6" P.V.C. C.O. @ I.E. PER SS1.0 SHT 1 OF 2
PROP. TYPE 'D' CURB (TYP.)
EDGE OF TRAVEL LANE
PROP. 220'-8" PVC SDR 26 PRIVATE SAN. SEWER @ 0.40%
PROP. 6' CONC. S/W
PROP. SINGLE 5/8" WATER METER PER WS 2.10 SHT. 1 OF 3 (TYP.)
PROP. 25'-6" P.V.C. PRIVATE SEW LAT @ 1/4" PER FT. PER SS 1.0 W/ 6" P.V.C. C.O. @ I.E. PER SS1.0 SHT 1 OF 2
S.W. 180th AVENUE
PROP. 56'-8" PVC SDR 26 PRIVATE SAN. SEWER @ 0.40%
PROP. DUAL 5/8" WATER METER PER WS 2.12 SHT. 2 OF 2 (TYP.)
PROP. 1" CORP. STOP W/ 1" HDPE WATER SERVICE PER WS 2.16 SHT. 3 OF 4 AND SINGLE 5/8" WATER METER PER WS 2.10 SHT. 1 OF 3 & PROP. 1" R.P.Z.B.P. PER WS 4.18
PROP. 5' CONC. S/W
PROP. 6"-90° BEND
PROP. 1,063'-8" DIP WATER MAIN
PROP. TYPE 'F' CURB & GUTTER (TYP.)
PROP. 5' CONC. S/W
PROP. 8"X6" TAPPING SLEEVE W/ 6" TV PER GS 1.7
PUBLIC PRIVATE
PROP. 43'-6" DIP PUBLIC FORCE MAIN
PROP. 8"X8" TEE W/ 3-8" GV
PROP. 483'-8" DIP WATER MAIN
PROP. 155'-6" DIP PRIVATE FORCE MAIN
PROP. TYPE 'D' CURB (TYP.)
PROP. 136'-8" DIP WATER MAIN
PROP. 81'-8" DIP WATER MAIN
PROP. 8"X6" TEE W/ 6" GV AND PROP. 17'-6" DIP WM
PROP. F.H. ASSEMBLY W/ BOLLARDS PER WS 4.50
PROP. GUARDRAIL
PROP. 76'-6" DIP PRIVATE FORCE MAIN
PROP. 6"-90° BEND
PROP. 135'-8" DIP WATER MAIN
PROP. 209'-8" DIP WATER MAIN
PROP. 8"X8" TEE W/ 2-8" GV
PROP. 8" DIP 45° VERT. BEND (REST.)
PROP. 8"X8" TEE W/ 2-8" GV
PROP. MAIL KIOSK
PROP. 160'-8" DIP WATER MAIN
PROP. 8" DIP 45° VERT. BEND (REST.)
PROP. 100'-8" DIP WATER MAIN
PROP. 147'-8" DIP WATER MAIN
PROP. 8" DIP 45° VERT. BEND (REST.)
PROP. 8"X6" TEE W/ 6" GV AND PROP. 9'-6" DIP WM
PROP. F.H. ASSEMBLY W/ BOLLARDS PER WS 4.50
PROP. 99'-8" DIP WATER MAIN
PROP. 1" CORP. STOP W/ 1" HDPE WATER SERVICE PER WS 2.16 SHT. 3 OF 4 AND SINGLE 5/8" WATER METER PER WS 2.10 SHT. 1 OF 3 & PROP. 1" R.P.Z.B.P. PER WS 4.18
PROP. 12' M-DWASD EASEMENT (TYP)
PROP. 31'-6" P.V.C. PRIVATE SEW LAT @ 1/4" PER FT. PER SS 1.0 W/ 6" P.V.C. C.O. @ I.E. PER SS1.0 SHT 1 OF 2
PROP. TOP OF BANK EL. 8.00
PROP. EDGE OF WATER EL. 3.00
PROP. BUILDING (1-STORY) FFE: 9.50 NGVD
POOL
PROPOSED LAKE
STORMWATER MANAGEMENT AREA
2.846 ACRES - D.W.E. 3.00
PROP. BUILDING (2-STORY) FFE: 10.50 NGVD
PROP. BUILDING (2-STORY) FFE: 10.00 NGVD
PROP. BUILDING (2-STORY) FFE: 9.50 NGVD
PROP. BUILDING (2-STORY) FFE: 15.50 NGVD
PROP. BUILDING (2-STORY) FFE: 10.50 NGVD
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PROP. BUILDING (2-STORY) FFE: 9.50 NGVD
PROP. BUILDING (2-STORY) FFE: 9.50

SEWER STRUCTURE SCHEDULE

MH#18 PROP. 4' Ø PRIVATE SANITARY SEWER STANDARD MANHOLE PER SS 6.0
R.E. 7.21
I.E. 0.14 N
I.E. 0.24 E
I.E. 2.50 W

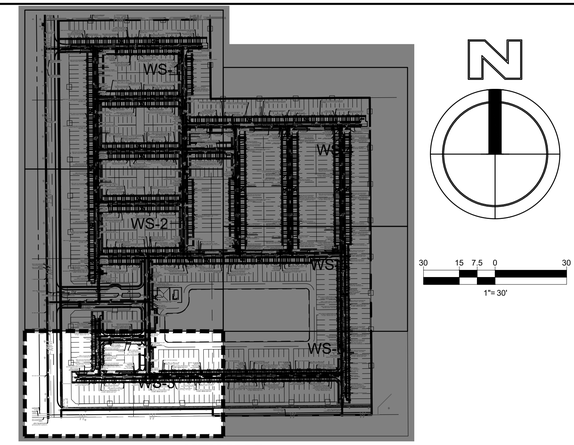
MH#19 PROP. 4' Ø PRIVATE SANITARY SEWER STANDARD MANHOLE PER SS 6.0
R.E. 7.18
I.E. (-) 0.67 N
I.E. (-) 0.57 S
I.E. 2.04 W

MH#35 PROP. 4' Ø PRIVATE SANITARY SEWER STANDARD MANHOLE PER SS 6.0
R.E. 7.59
I.E. 3.46 E

MH#36 PROP. 4' Ø PRIVATE SANITARY SEWER STANDARD MANHOLE PER SS 6.0
R.E. 7.46
I.E. 3.46 N

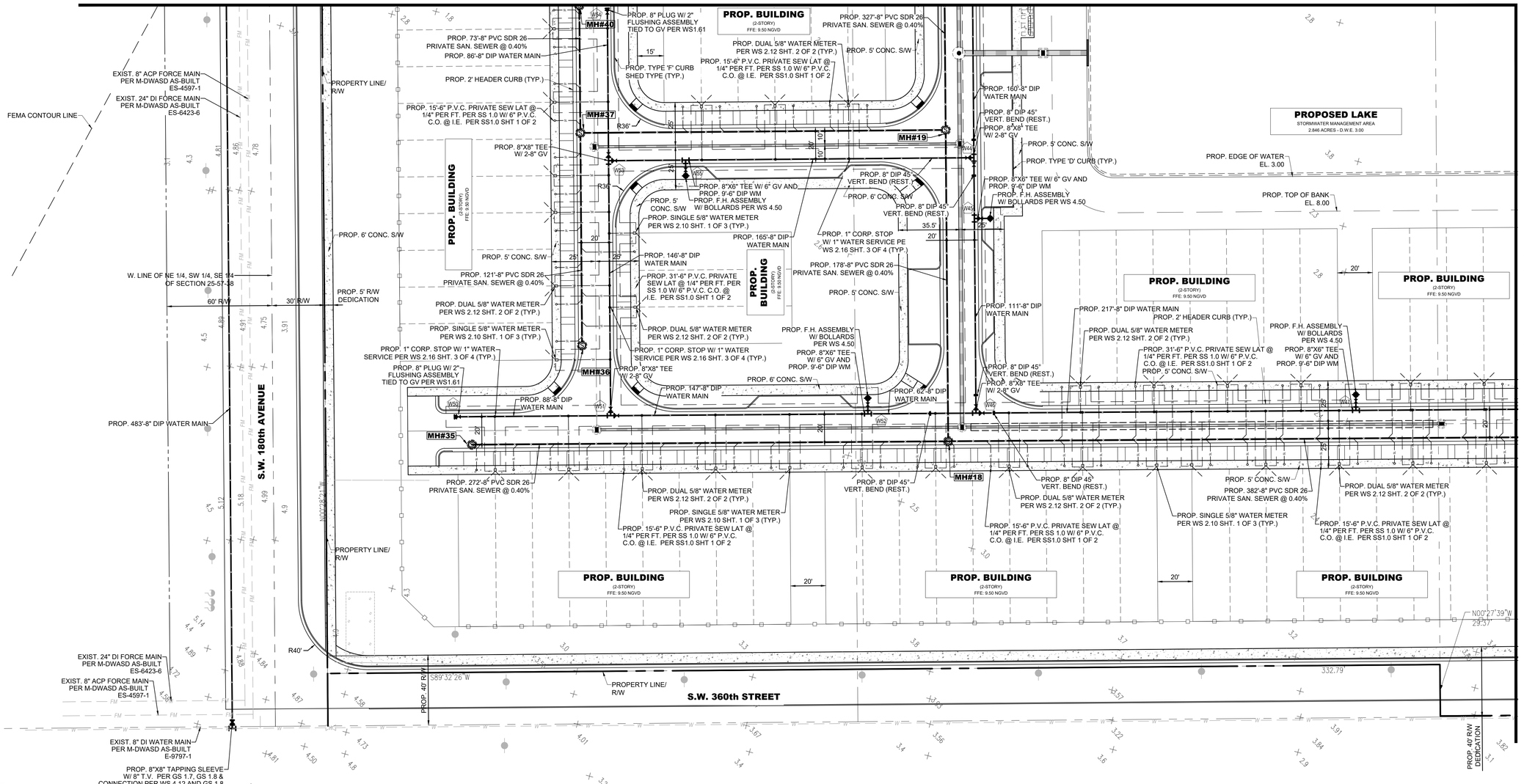
MH#37 PROP. 4' Ø PRIVATE SANITARY SEWER STANDARD MANHOLE PER SS 6.0
R.E. 7.21
I.E. 3.38 N
I.E. 2.87 E
I.E. 2.97 S

MH#40 PROP. 4' Ø PRIVATE SANITARY SEWER STANDARD MANHOLE PER SS 6.0
R.E. 7.67
I.E. 3.67 S



KEY MAP
(N.T.S.)

MATCH LINE SEE SHEET WS-2



MATCH LINE SEE SHEET WS-6

NO	DATE	BY	REVISIONS

HSQ GROUP
Engineers · Planners · Surveyors
4577 N Nob Hill Road, Suite 205
Sunrise, Florida 33351 · 954.440.6990
C26258 · LB7924

ANTILLIA

WATER AND SEWER PLAN

DATE: 02/2022
DESIGNED BY: KB
DRAWN BY: RW
CHECKED BY: KB

KEVIN A. BETANCOURT LICENSE No 83361 STATE OF FLORIDA PROFESSIONAL ENGINEER

DATE: 10\3\22
KEVIN A. BETANCOURT P.E.
FLORIDA REGISTRATION NO. – 83361

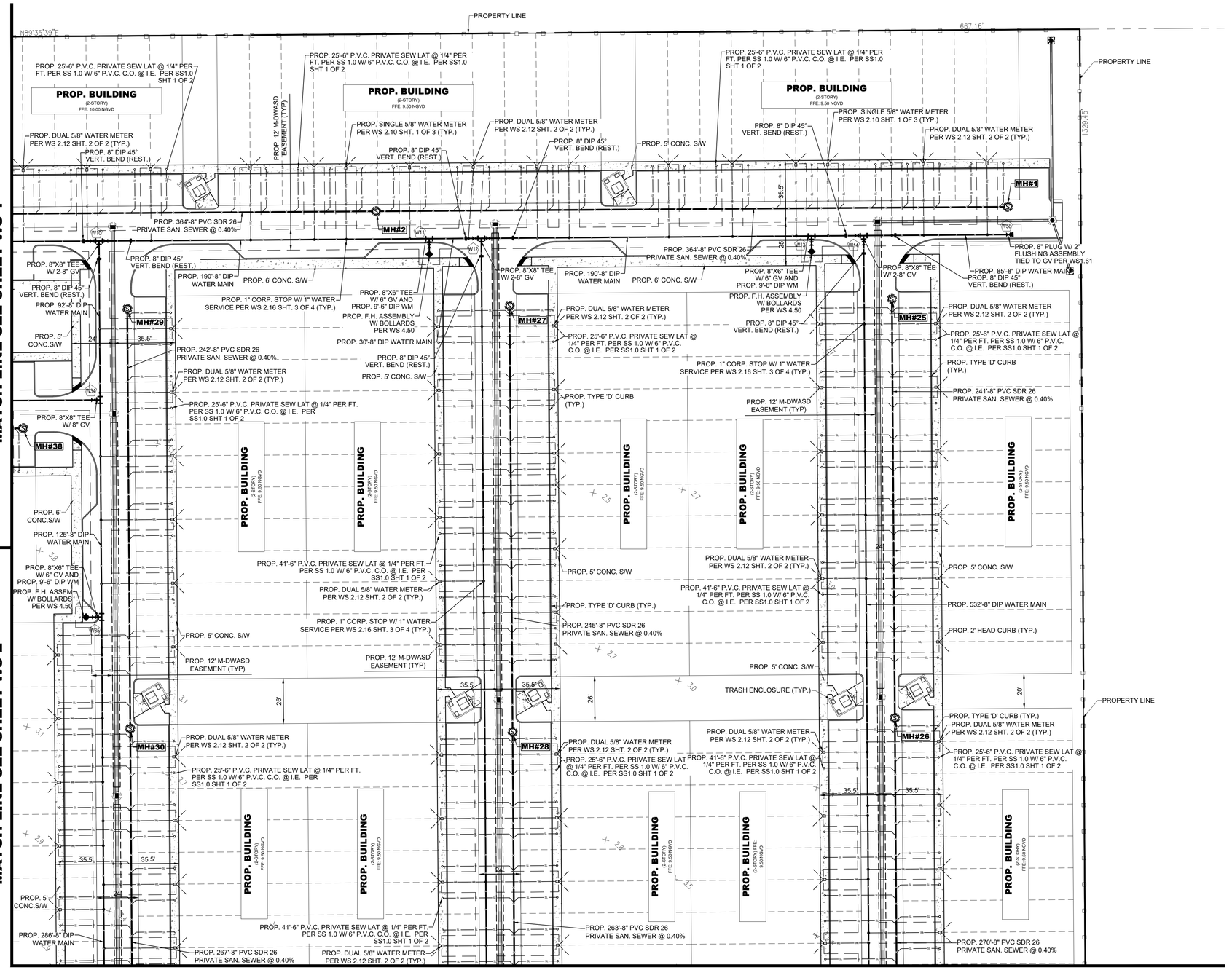
PROJECT: 2106-54
SHEET: WS-3

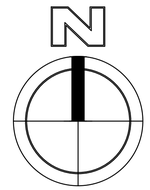
Sealed and signed by Kevin A. Betancourt, P.E. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

M-D.W.A.S.D. AGREEMENT ID. No. 31445

Sunshine811
Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.
Check positive response codes before you dig!

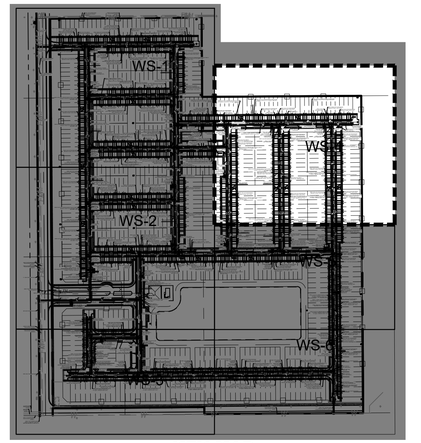
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30 15 7.5 0 30

1"= 30'



KEY MAP
(N.T.S.)

SEWER STRUCTURE SCHEDULE

MH#1 PROP. 4' Ø PRIVATE SANITARY SEWER STANDARD MANHOLE PER SS 6.0
R.E. 7.62
I.E. 3.61 W

MH#2 PROP. 4' Ø PRIVATE SANITARY SEWER STANDARD MANHOLE PER SS 6.0
R.E. 7.88
I.E. 2.17 E
I.E. 2.07 W

MH#25 PROP. 4' Ø PRIVATE SANITARY SEWER STANDARD MANHOLE PER SS 6.0
R.E. 7.45
I.E. 3.45 S

MH#26 PROP. 4' Ø PRIVATE SANITARY SEWER STANDARD MANHOLE PER SS 6.0
R.E. 7.23
I.E. 2.48 N
I.E. 2.38 S

MH#27 PROP. 4' Ø PRIVATE SANITARY SEWER STANDARD MANHOLE PER SS 6.0
R.E. 7.47
I.E. 3.47 S

MH#28 PROP. 4' Ø PRIVATE SANITARY SEWER STANDARD MANHOLE PER SS 6.0
R.E. 7.28
I.E. 2.49 N
I.E. 2.39 S

MH#29 PROP. 4' Ø PRIVATE SANITARY SEWER STANDARD MANHOLE PER SS 6.0
R.E. 7.97
I.E. 3.97 S

MH#30 PROP. 4' Ø PRIVATE SANITARY SEWER STANDARD MANHOLE PER SS 6.0
R.E. 7.41
I.E. 3.00 N
I.E. 2.45 S

NO	DATE	BY	REVISIONS

HSQ GROUP
Engineers · Planners · Surveyors
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Sunrise, Florida 33351 · 954.440.6990
C26258 · LB7924

ANTILLIA

WATER AND SEWER PLAN

DATE:	02/2022
DESIGNED BY:	KB
DRAWN BY:	RW
CHECKED BY:	KB

KEVIN A. BETANCOURT P.E. LICENSE No 83361 STATE OF FLORIDA PROFESSIONAL ENGINEER

DATE: 10\3\22
KEVIN A. BETANCOURT P.E.
FLORIDA REGISTRATION NO. – 83361

Note: Items has been digitally signed and sealed by KEVIN A. BETANCOURT, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

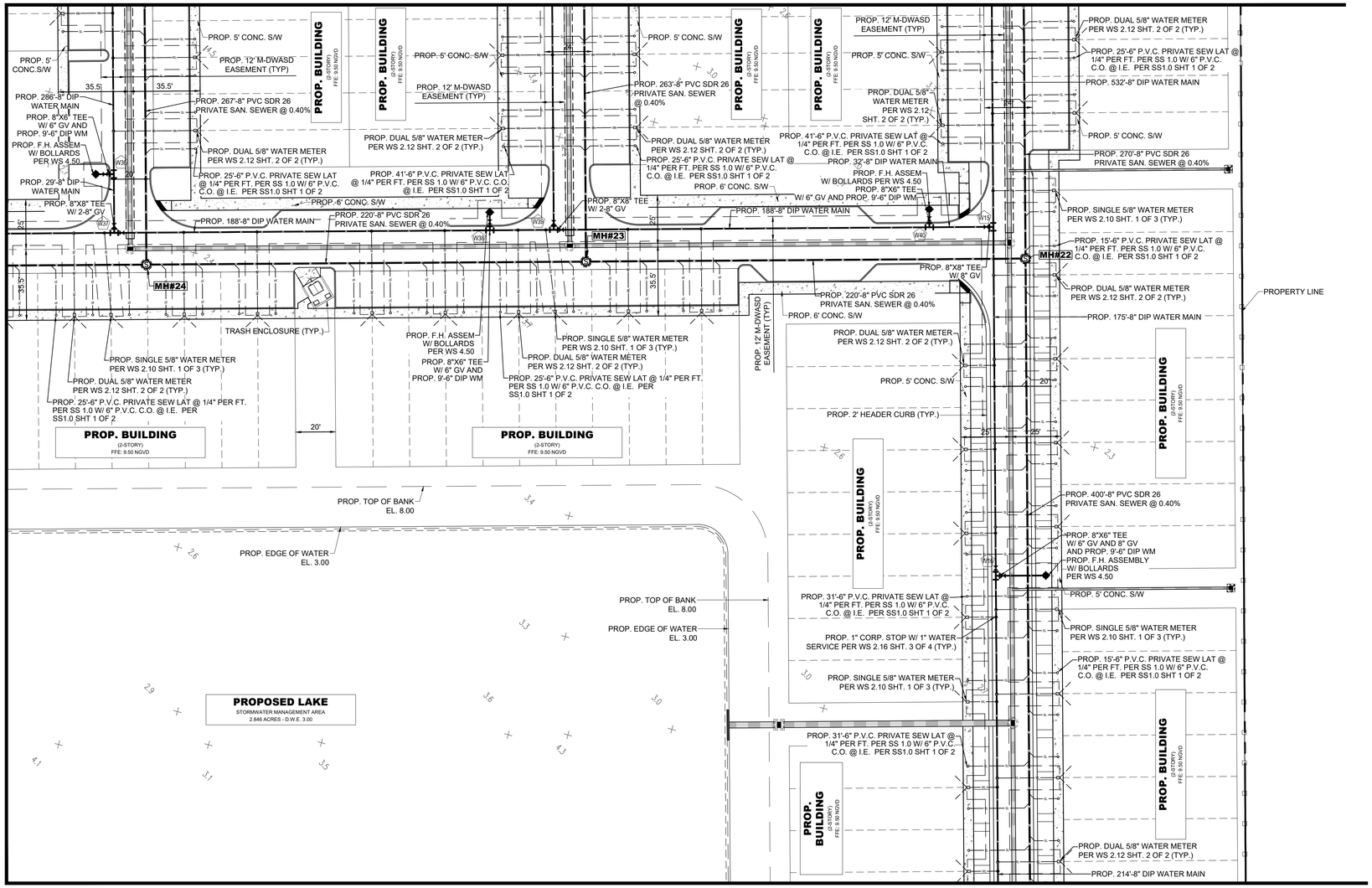
PROJECT: 2106-54

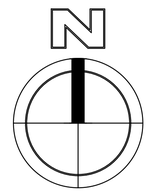
SHEET: WS-4

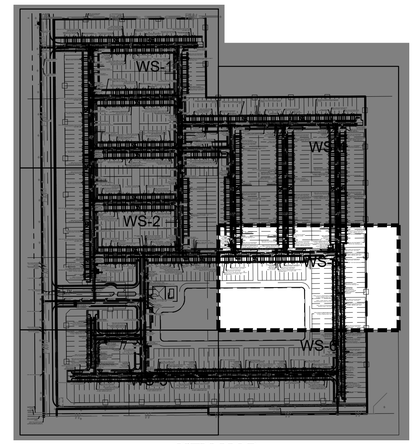
M-D.W.A.S.D. AGREEMENT ID. No. 31445

Sunshine811
Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.
Check positive response codes before you dig!

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KEY MAP
(N.T.S.)

SEWER STRUCTURE SCHEDULE

MH#22 PROP. 4' Ø PRIVATE SANITARY SEWER STANDARD MANHOLE PER SS 6.0
R.E. 7.21
I.E. 1.31 N
I.E. 1.25 S
I.E. 1.15 W

MH#23 PROP. 4' Ø PRIVATE SANITARY SEWER STANDARD MANHOLE PER SS 6.0
R.E. 7.21
I.E. 1.34 N
I.E. 0.27 E
I.E. 0.17 W

MH#24 PROP. 4' Ø PRIVATE SANITARY SEWER STANDARD MANHOLE PER SS 6.0
R.E. 7.21
I.E. 1.40 N
I.E. (-) 0.71 E
I.E. (-) 0.81 W

Sunshine811
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M-D.W.A.S.D. AGREEMENT ID. No. 31445

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C26258 · LB7924

NO	DATE	BY	REVISIONS

ANTILLIA

WATER AND SEWER PLAN

DATE:	02/2022
DESIGNED BY:	KB
DRAWN BY:	RW
CHECKED BY:	KB

LEVINA BETANCOURT LICENSE No 83361 STATE OF FLORIDA PROFESSIONAL ENGINEER
DATE: 10\3\22
KEVIN A. BETANCOURT P.E.
FLORIDA REGISTRATION NO. – 83361

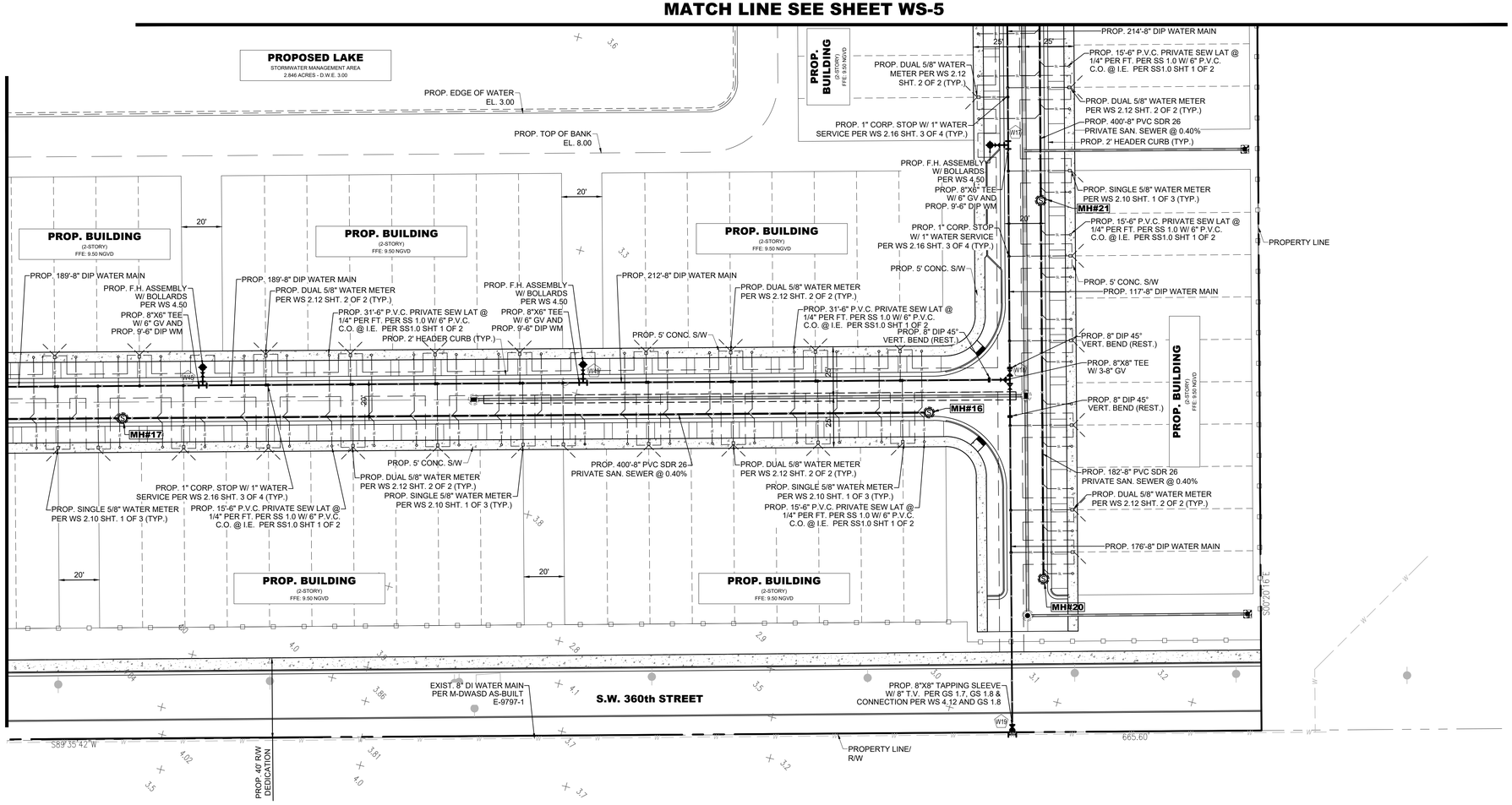
PROJECT:	2106-54
SHEET:	WS-5

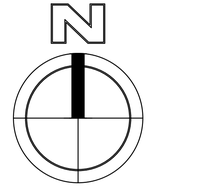
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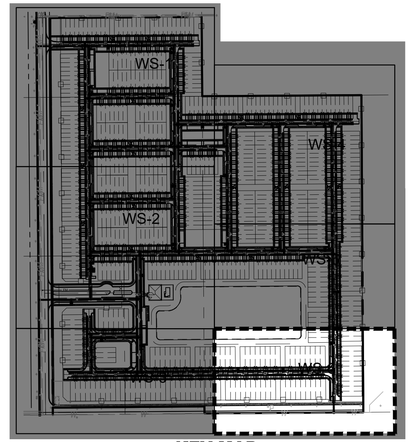
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MATCH LINE SEE SHEET WS-5

MATCH LINE SEE SHEET WS-3







KEY MAP
(N.T.S.)

SEWER STRUCTURE SCHEDULE

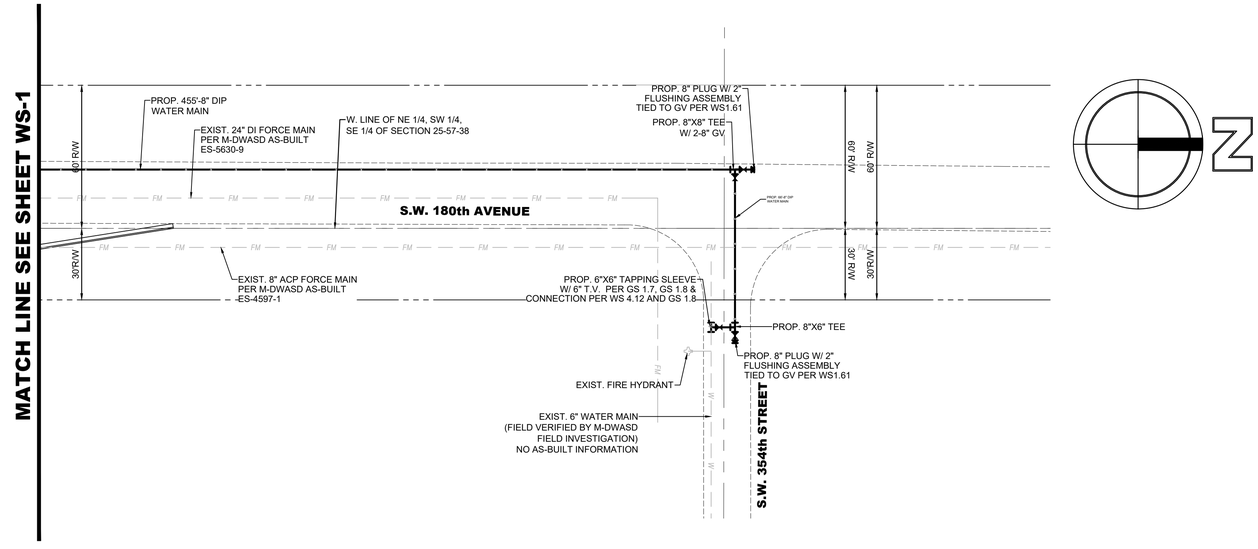
MH#16 PROP. 4' Ø PRIVATE SANITARY SEWER
STANDARD MANHOLE PER SS 6.0
R.E. 7.47
I.E. 3.47 W

MH#17 PROP. 4' Ø PRIVATE SANITARY SEWER
STANDARD MANHOLE PER SS 6.0
R.E. 7.78
I.E. 1.87 E
I.E. 1.77 W

MH#20 PROP. 4' Ø PRIVATE SANITARY SEWER
STANDARD MANHOLE PER SS 6.0
R.E. 7.70
I.E. 3.70 N

MH#21 PROP. 4' Ø PRIVATE SANITARY SEWER
STANDARD MANHOLE PER SS 6.0
R.E. 7.75
I.E. 2.95 S
I.E. 2.85 N

MATCH LINE SEE SHEET WS-1



M-D.W.A.S.D. AGREEMENT ID. No. 31445

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ANTILLIA

WATER AND SEWER PLAN

DATE:	02/2022
DESIGNED BY:	KB
DRAWN BY:	RW
CHECKED BY:	KB

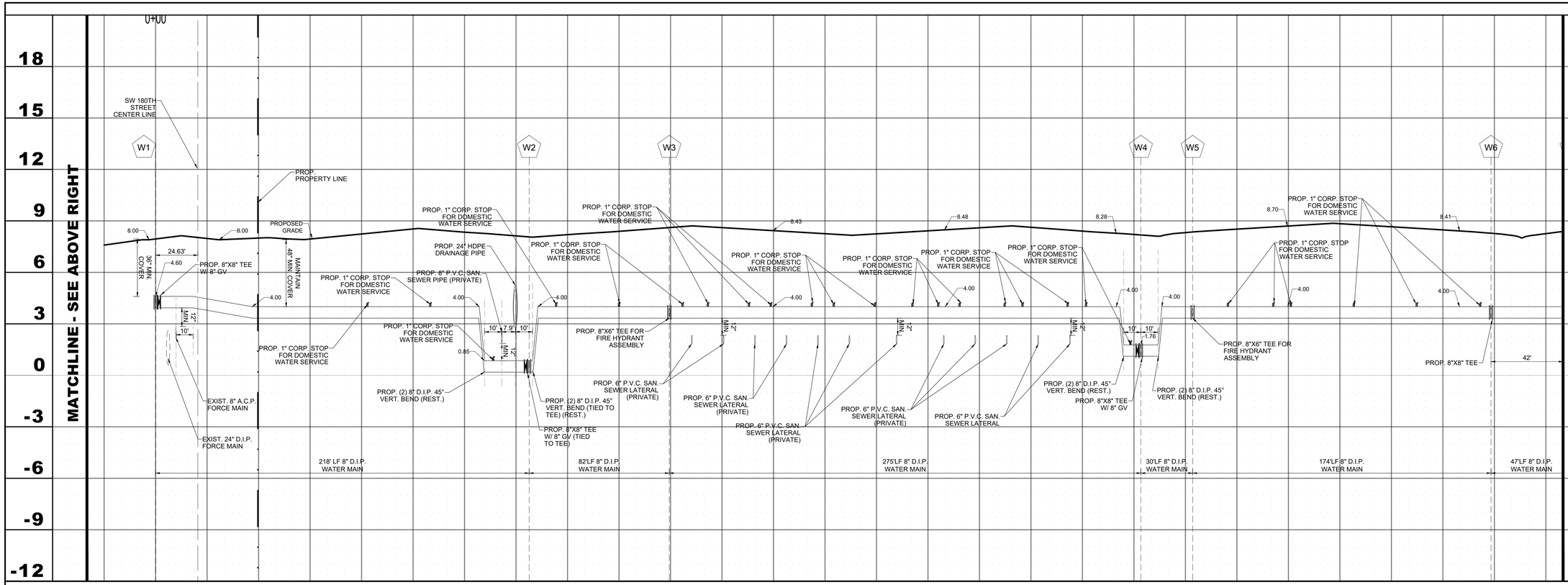
KEVIN A. BETANCOURT LICENSE No 83361 STATE OF FLORIDA PROFESSIONAL ENGINEER

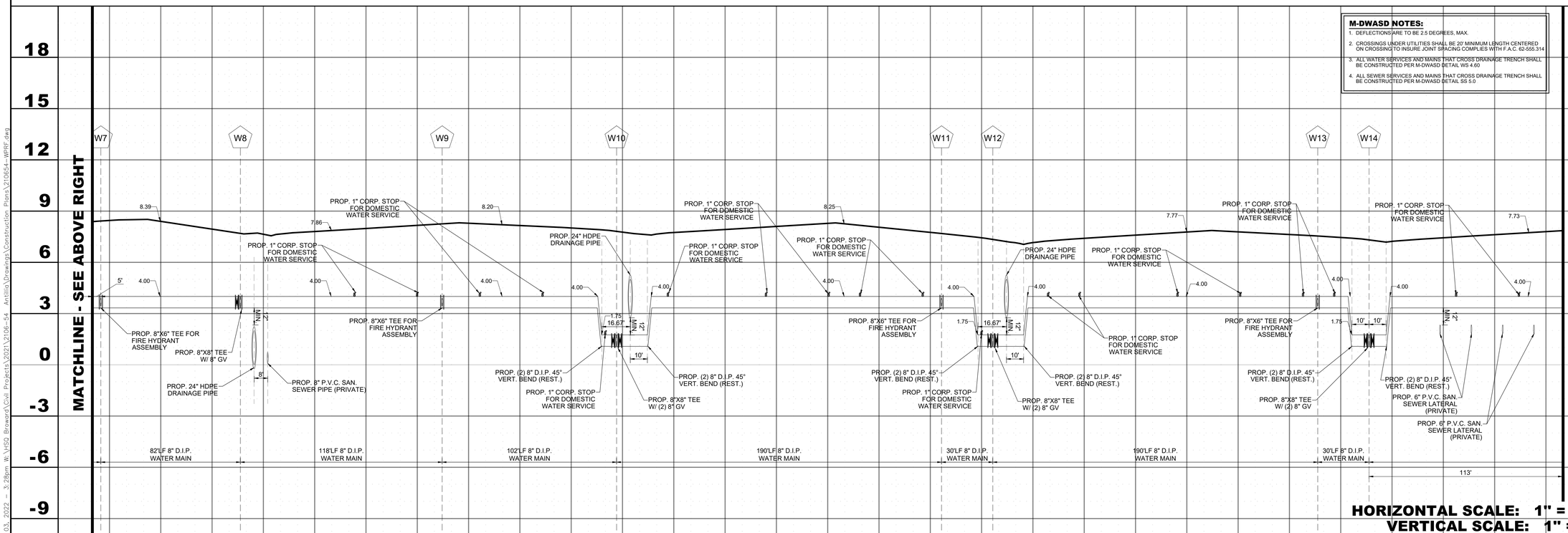
DATE: 10\3\22
KEVIN A. BETANCOURT P.E.
FLORIDA REGISTRATION NO. – 83361

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PROJECT: 2106-54

SHEET: WS-6





M-DWASD NOTES:

1. DEFLECTIONS ARE TO BE 2.5 DEGREES, MAX.
2. CROSSINGS UNDER UTILITIES SHALL BE 20' MINIMUM LENGTH CENTERED ON CROSSING TO INSURE JOINT SPACING COMPLIES WITH F.A.C. 62-555.314
3. ALL WATER SERVICES AND MAINS THAT CROSS DRAINAGE TRENCH SHALL BE CONSTRUCTED PER M-DWASD DETAIL WS 4.60
4. ALL SEWER SERVICES AND MAINS THAT CROSS DRAINAGE TRENCH SHALL BE CONSTRUCTED PER M-DWASD DETAIL SS 5.0

HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 3'

M-D W.A.S.D. AGREEMENT ID. No. 31445

NO	DATE	BY	REVISIONS

HSQ GROUP, INC.
Engineers · Planners · Surveyors
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ANTILLIA

WATER DISTRIBUTION PROFILES

DATE:	02/2022
DESIGNED BY:	KB
DRAWN BY:	RW
CHECKED BY:	KB

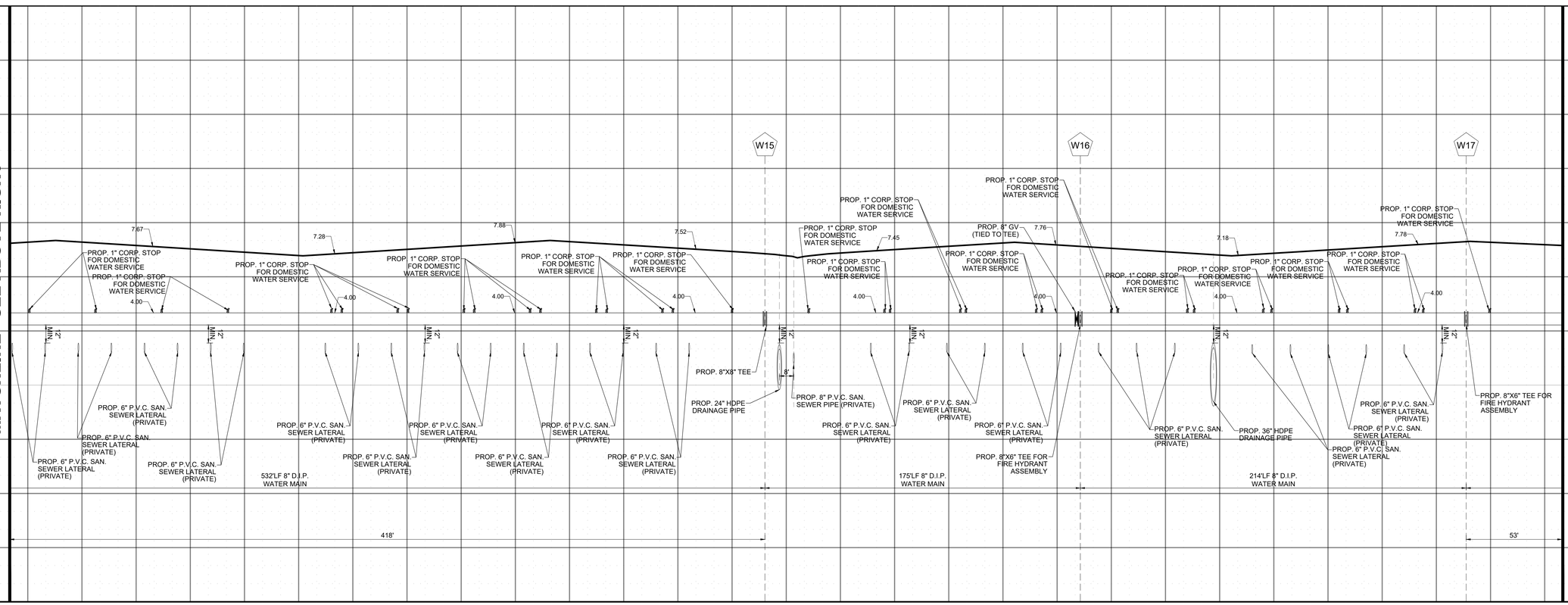
KEVIN A. BETANCOURT LICENSE No 83361 STATE OF FLORIDA PROFESSIONAL ENGINEER

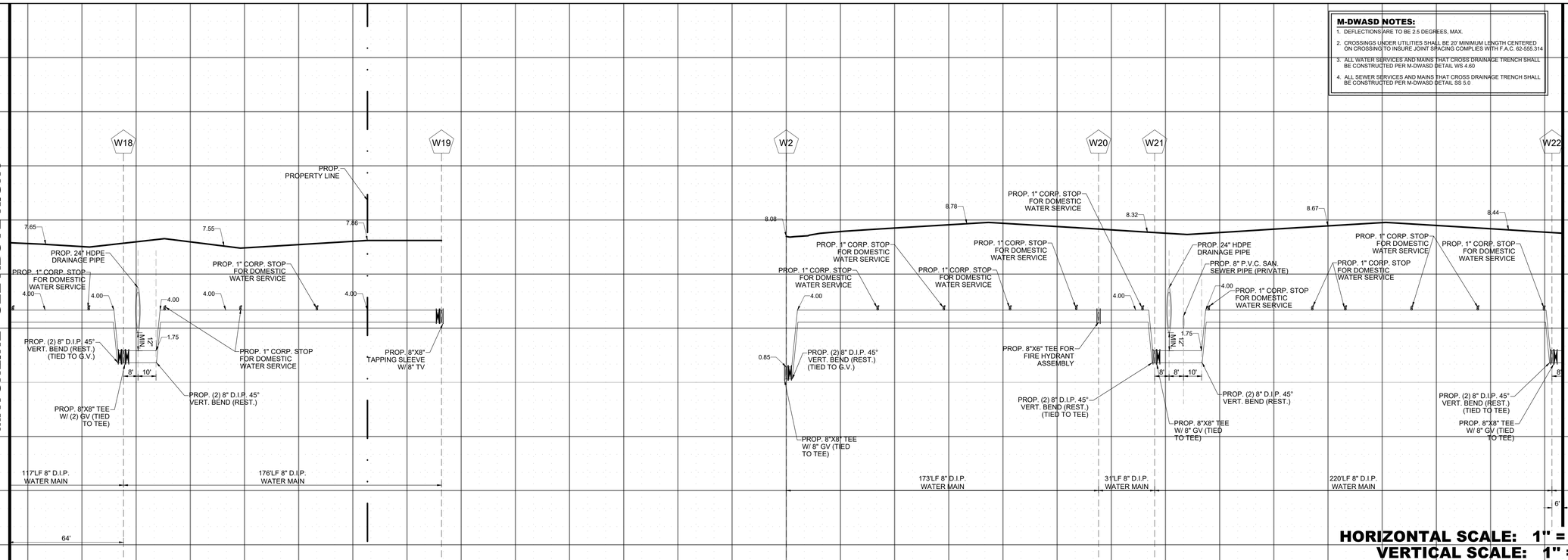
DATE: 10\3\22
KEVIN A. BETANCOURT P.E.
FLORIDA REGISTRATION NO. – 83361

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PROJECT:	2106-54
SHEET:	WS-7

DATE: Oct 03, 2022 - 3:28pm W:\HSQ Broward\Civil Projects\2021\2106-54 Antillia\Drawings\Construction Plans\2106-54 WPRF.dwg





M-DWASD NOTES:

1. DEFLECTIONS ARE TO BE 2.5 DEGREES, MAX.
2. CROSSINGS UNDER UTILITIES SHALL BE 20' MINIMUM LENGTH CENTERED ON CROSSING TO INSURE JOINT SPACING COMPLIES WITH F.A.C. 62-555.314
3. ALL WATER SERVICES AND MAINS THAT CROSS DRAINAGE TRENCH SHALL BE CONSTRUCTED PER M-DWASD DETAIL WS 4.60
4. ALL SEWER SERVICES AND MAINS THAT CROSS DRAINAGE TRENCH SHALL BE CONSTRUCTED PER M-DWASD DETAIL SS 5.0

HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 3'

M-D W.A.S.D. AGREEMENT ID. No. 31445

NO	DATE	BY	REVISIONS

HSQ GROUP, INC.
Engineers · Planners · Surveyors
C26258 · LB7924

ANTILLIA

WATER DISTRIBUTION PROFILES

DATE:	02/2022
DESIGNED BY:	KB
DRAWN BY:	RW
CHECKED BY:	KB

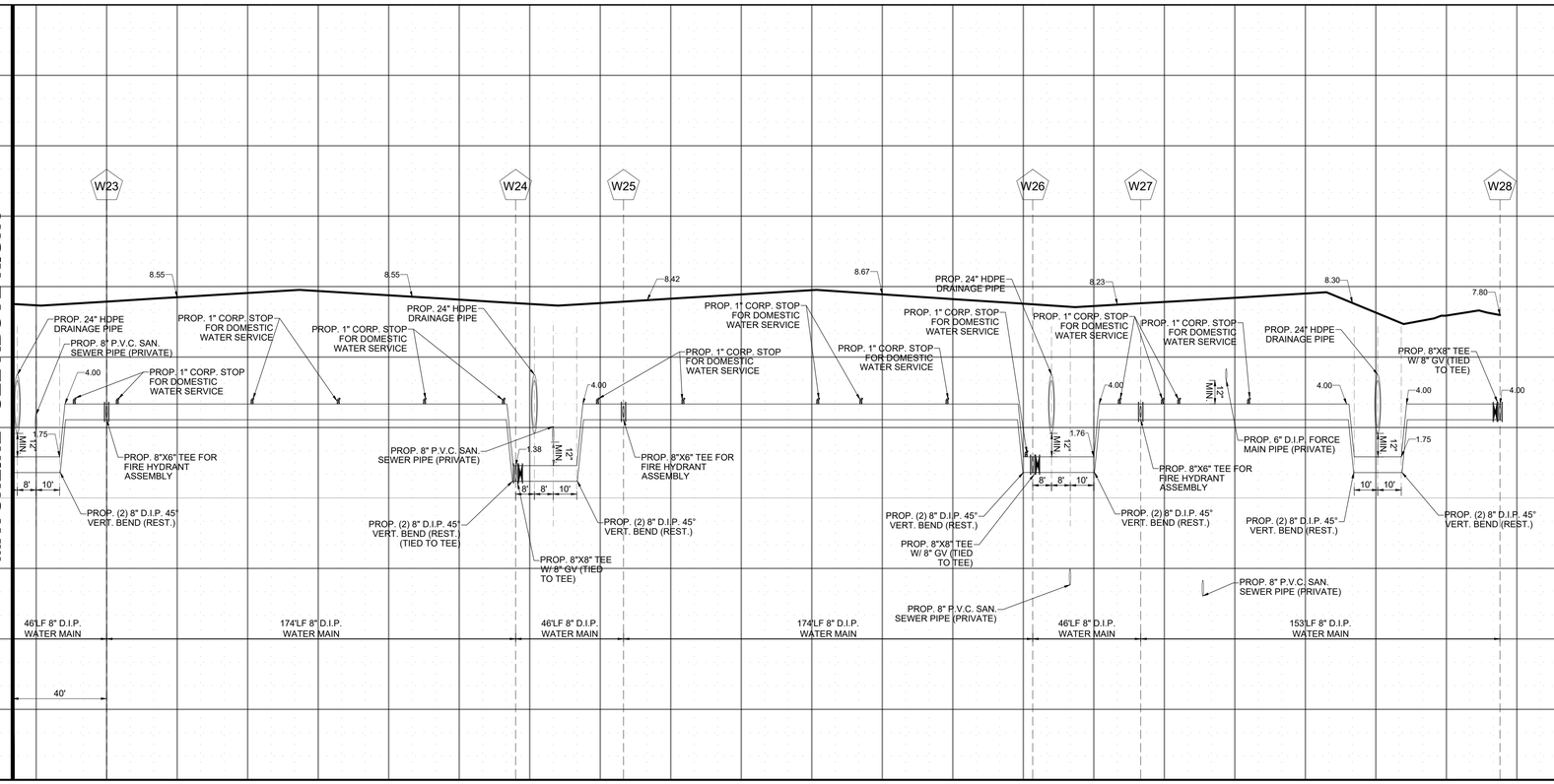
KEVIN A. BETANCOURT LICENSE No 83361 STATE OF FLORIDA PROFESSIONAL ENGINEER

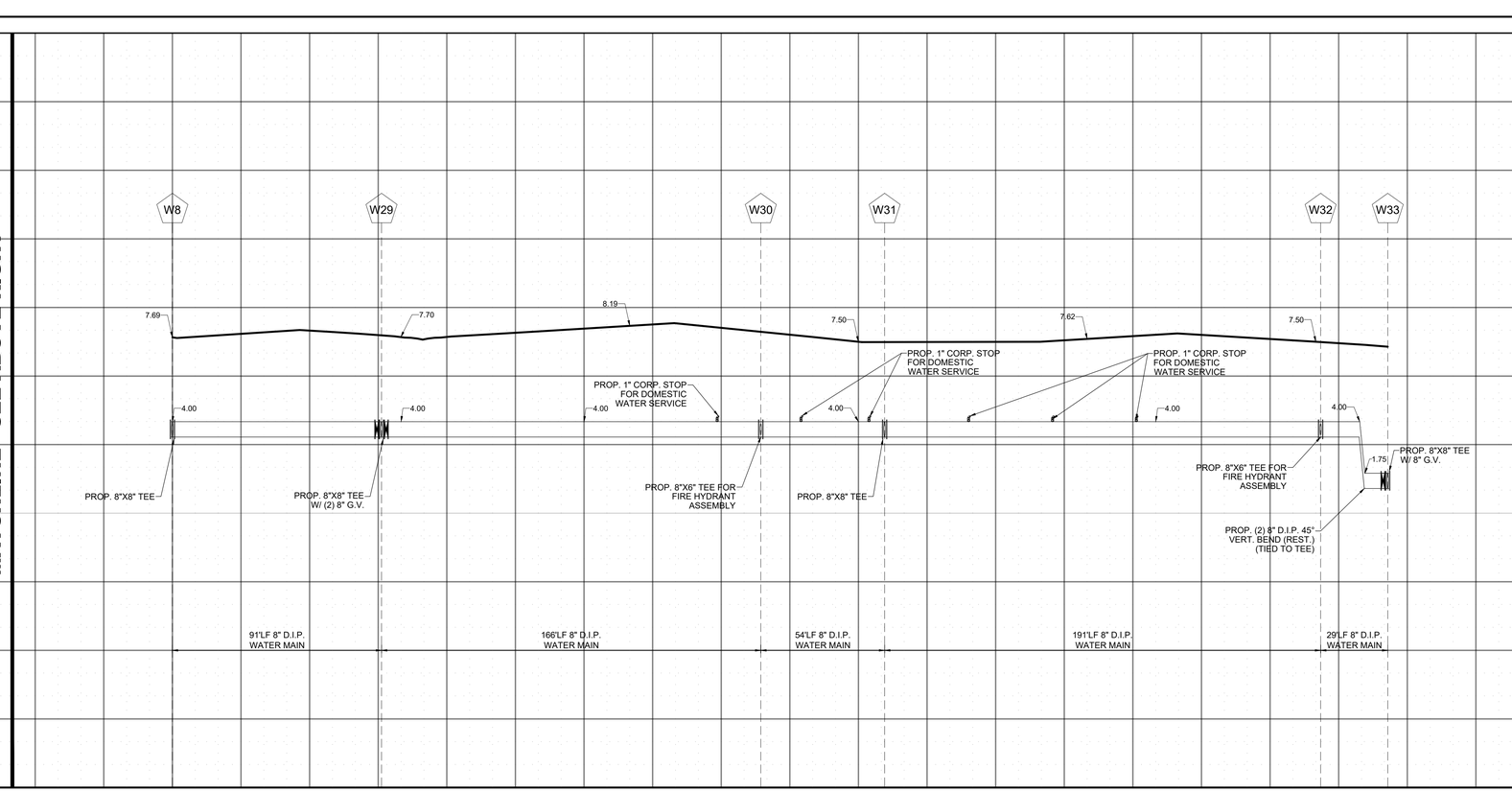
DATE: 10\3\22
KEVIN A. BETANCOURT P.E.
FLORIDA REGISTRATION NO. – 83361

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PROJECT:	2106-54
SHEET:	WS-8

DATE: Oct 03, 2022 - 3:28pm W:\HSQ Broward\Civil Projects\2021\2106-54 Antillia\Drawings\Construction Plans\2106-54 WRF.dwg





M-DWASD NOTES:

1. DEFLECTIONS ARE TO BE 2.5 DEGREES, MAX.
2. CROSSINGS UNDER UTILITIES SHALL BE 20' MINIMUM LENGTH CENTERED ON CROSSING TO INSURE JOINT SPACING COMPLIES WITH F.A.C. 62-555.314
3. ALL WATER SERVICES AND MAINS THAT CROSS DRAINAGE TRENCH SHALL BE CONSTRUCTED PER M-DWASD DETAIL WS 4.60
4. ALL SEWER SERVICES AND MAINS THAT CROSS DRAINAGE TRENCH SHALL BE CONSTRUCTED PER M-DWASD DETAIL SS 5.0

HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 3'

M-D W.A.S.D. AGREEMENT ID. No. 31445

ANTILLIA

WATER DISTRIBUTION PROFILES

NO	DATE	BY	REVISIONS

HSQ GROUP, INC.
Engineers · Planners · Surveyors
C26258 · LB7924

DATE:	02/2022
DESIGNED BY:	KB
DRAWN BY:	RW
CHECKED BY:	KB

KEVIN A. BETANCOURT LICENSE No 83361 STATE OF FLORIDA PROFESSIONAL ENGINEER

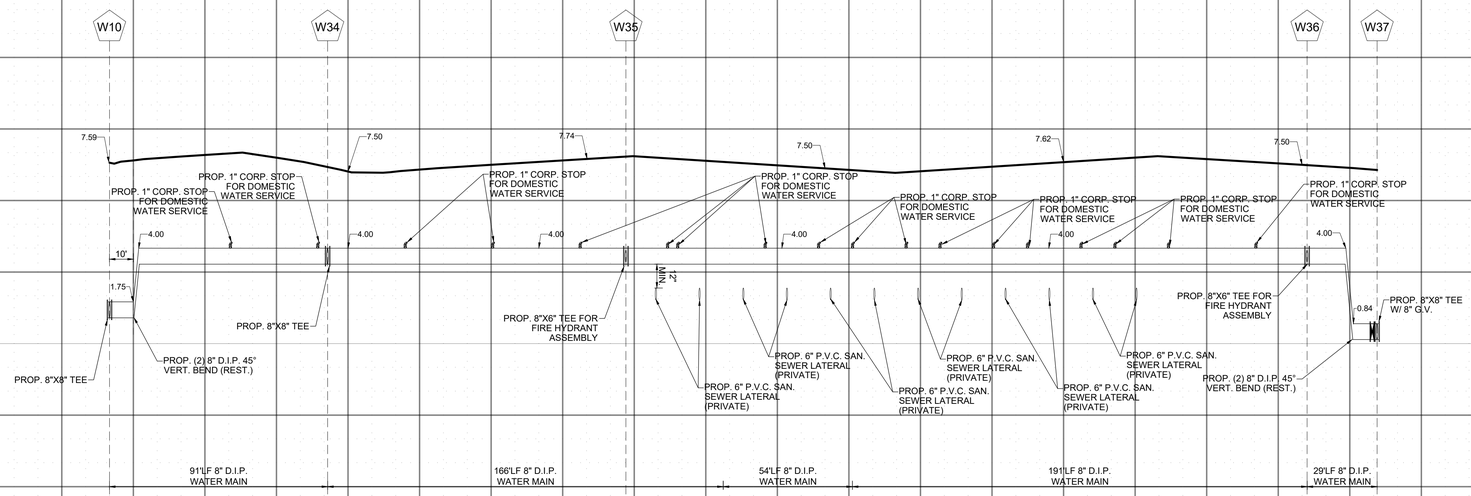
DATE: 10\3\22
KEVIN A. BETANCOURT P.E.
FLORIDA REGISTRATION NO. – 83361

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PROJECT: 2106-54

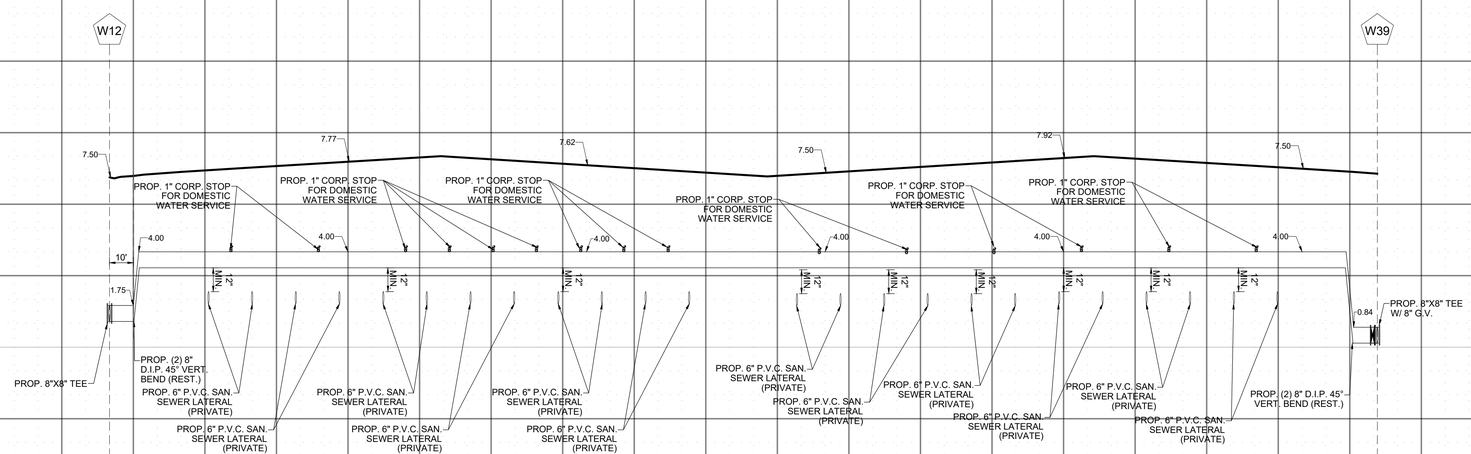
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DATE: Oct 03, 2022 - 3:28pm W:\HSQ Broward\Civil Projects\2021\2106-54 Antillia\Drawings\Construction Plans\2106-54 WPRF.dwg



MATCHLINE - SEE ABOVE RIGHT

MATCHLINE - SEE BOTTOM LEFT



MATCHLINE - SEE NEXT PAGE

M-DWASD NOTES:

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HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 3'

M-D W.A.S.D. AGREEMENT ID. No. 31445

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ANTILLIA

WATER DISTRIBUTION PROFILES

DATE: 02/2022
DESIGNED BY: KB
DRAWN BY: RW
CHECKED BY: KB

KEVIN A. BETANCOURT LICENSE No 83361 STATE OF FLORIDA PROFESSIONAL ENGINEER

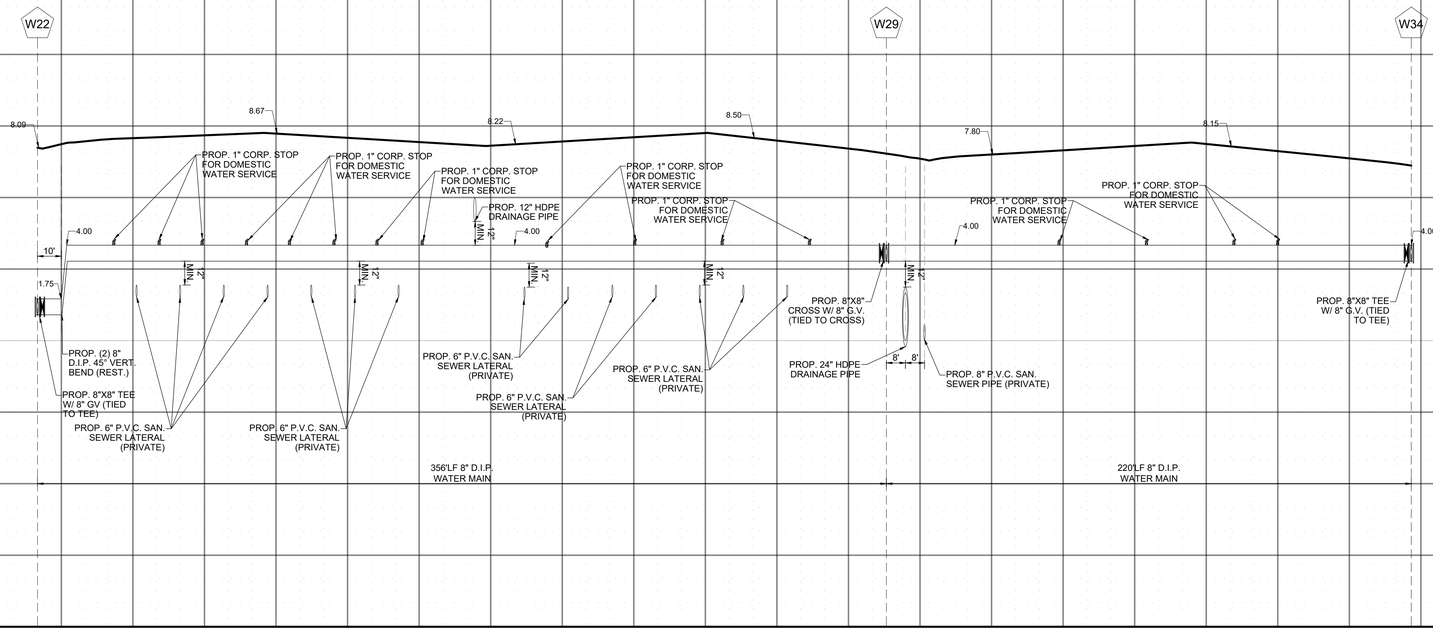
DATE: 10\3\22
KEVIN A. BETANCOURT P.E.
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PROJECT: 2106-54

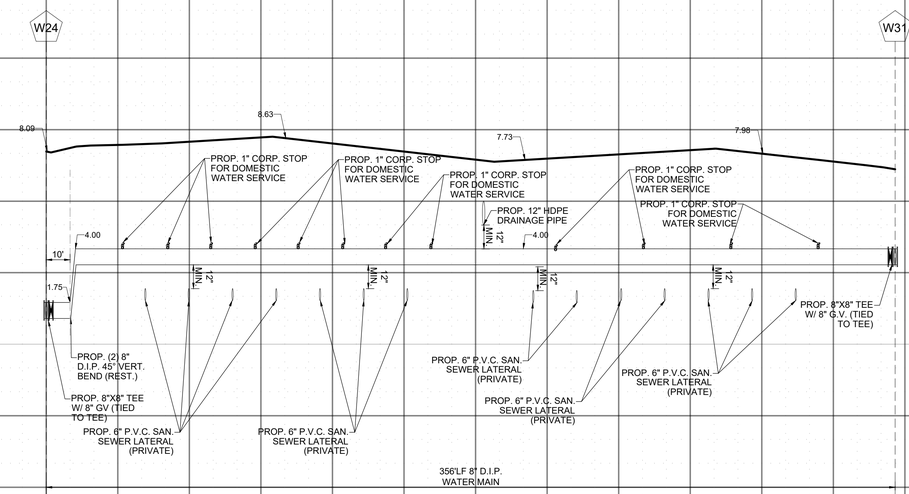
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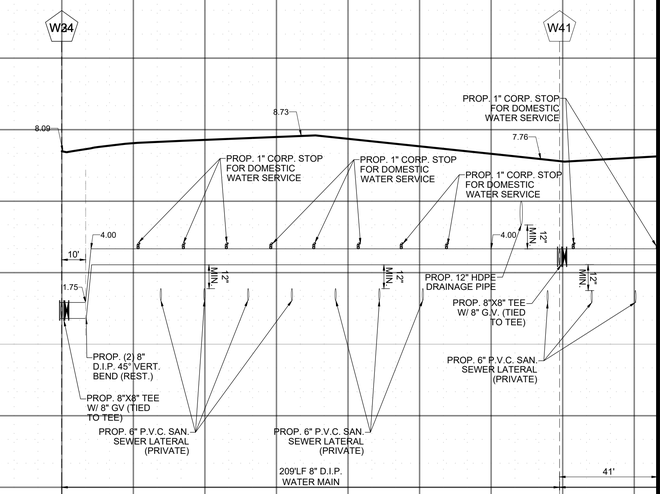
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HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 3'

M-D W.A.S.D. AGREEMENT ID. No. 31445

NO	DATE	BY	REVISIONS

HSQ GROUP, INC.
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ANTILLIA

WATER DISTRIBUTION PROFILES

DATE:	02/2022
DESIGNED BY:	KB
DRAWN BY:	RW
CHECKED BY:	KB

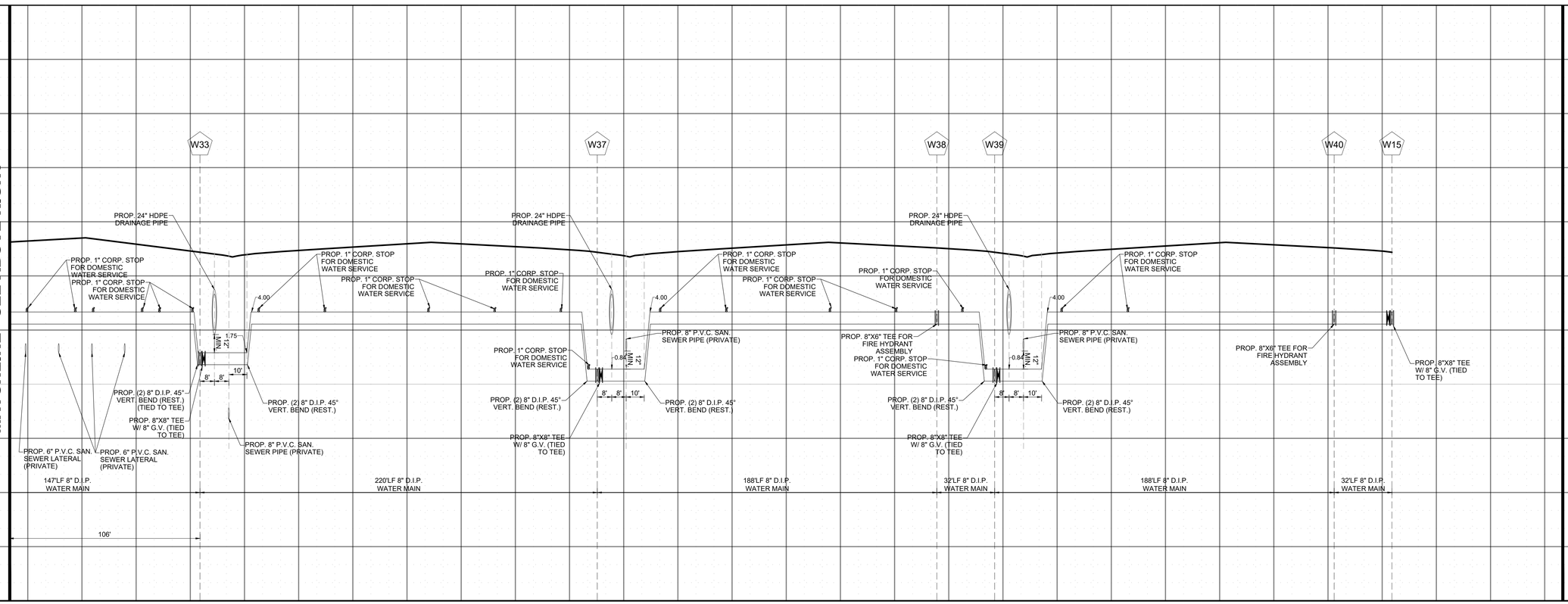
KEVIN A. BETANCOURT LICENSE No 83361 STATE OF FLORIDA PROFESSIONAL ENGINEER

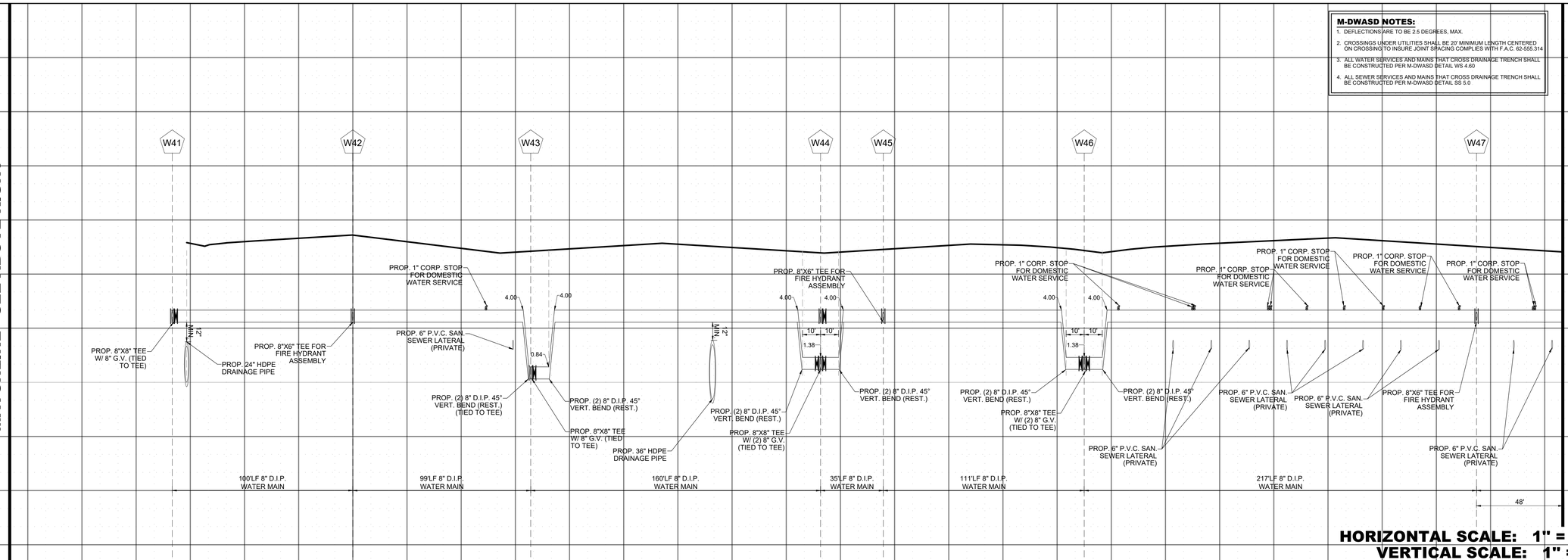
DATE: 10\3\22
KEVIN A. BETANCOURT P.E.
FLORIDA REGISTRATION NO. – 83361

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PROJECT:	2106-54
SHEET:	WS-11

DATE: Oct 03, 2022 - 3:28pm W:\HSQ Broward\Civil Projects\2021\2106-54 Antillia\Drawings\Construction Plans\2106-54 WPRF.dwg





M-DWASD NOTES:

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HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 3'

M-D W.A.S.D. AGREEMENT ID. No. 31445

NO	DATE	BY	REVISIONS

HSQ GROUP, INC.
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ANTILLIA

WATER DISTRIBUTION PROFILES

DATE:	02/2022
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CHECKED BY:	KB

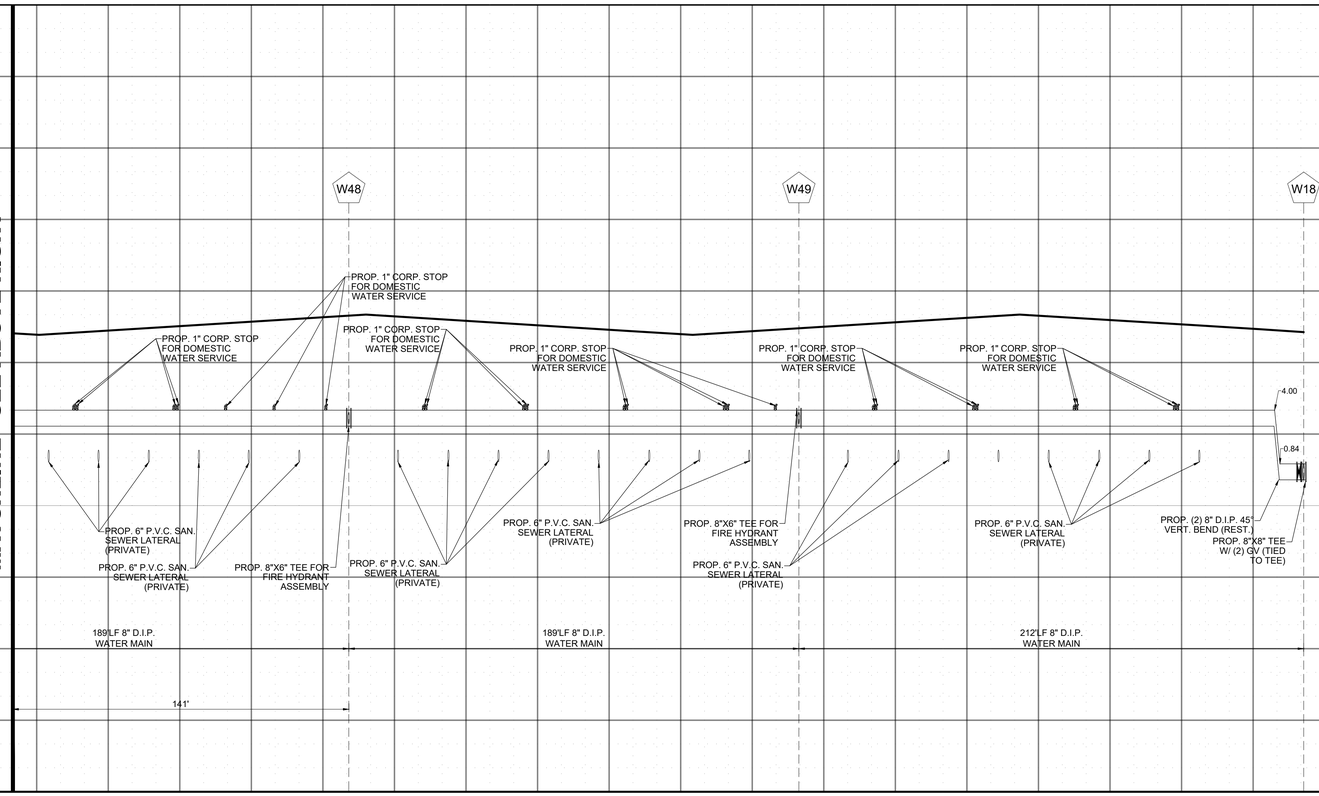
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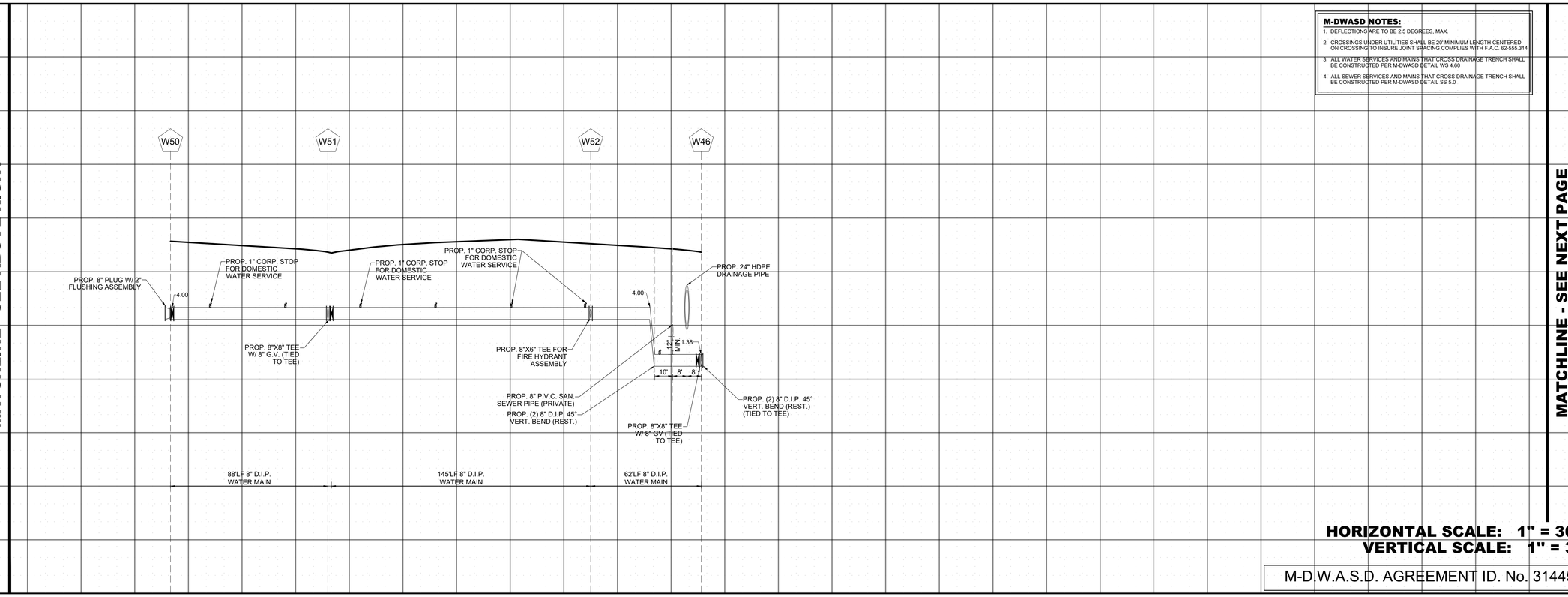
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KEVIN A. BETANCOURT P.E.
FLORIDA REGISTRATION NO. – 83361

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PROJECT:	2106-54
SHEET:	WS-12

DATE: Oct 03, 2022 - 3:28pm W:\HSQ Broward\Civil Projects\2021\2106-54 Antillia\Drawings\Construction Plans\2106-54 - WRF.dwg





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HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 3'

M-D W.A.S.D. AGREEMENT ID. No. 31445

NO	DATE	BY	REVISIONS

HSQ GROUP, INC.
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ANTILLIA

WATER DISTRIBUTION PROFILES

DATE:	02/2022
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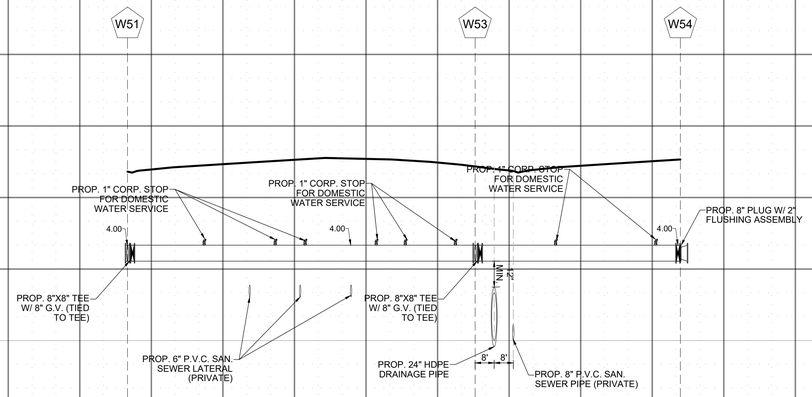
KEVIN A. BETANCOURT LICENSE No 83361 STATE OF FLORIDA PROFESSIONAL ENGINEER

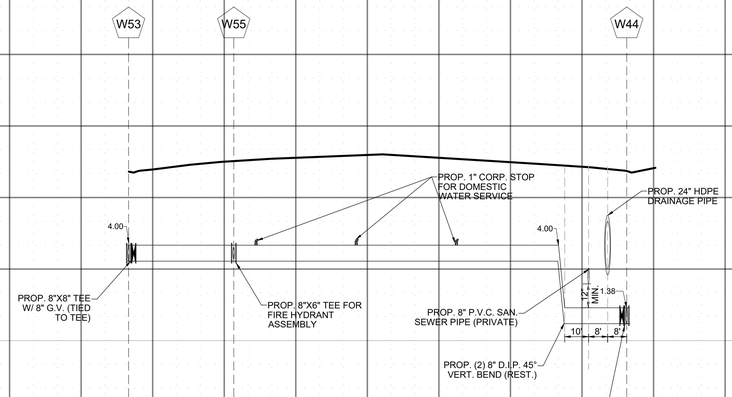
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PROJECT:	2106-54
SHEET:	WS-13

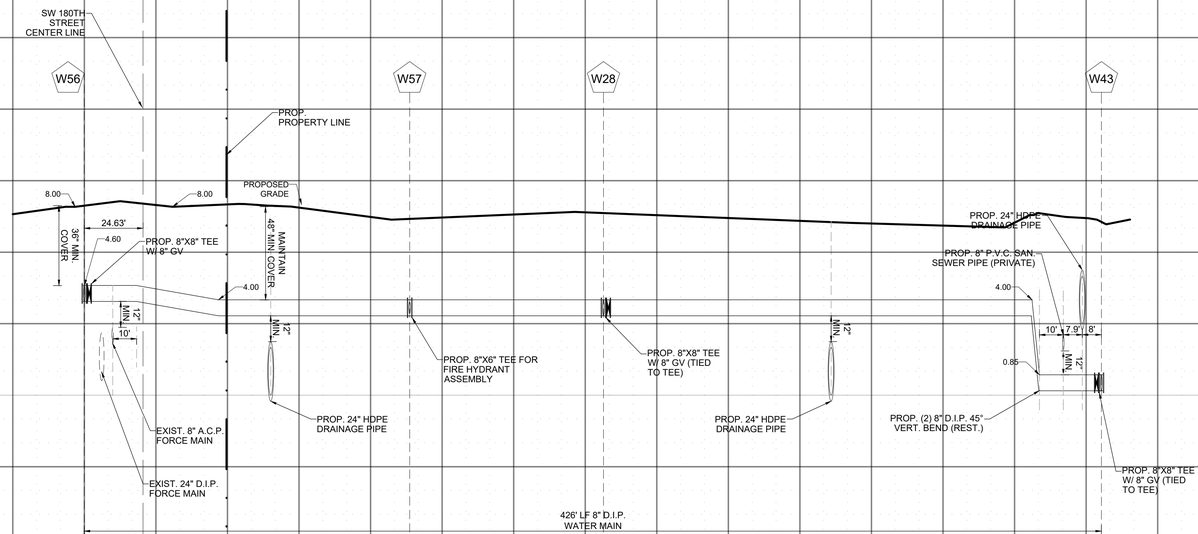
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HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 3'

M-D W.A.S.D. AGREEMENT ID. No. 31445

NO	DATE	BY	REVISIONS

HSQ GROUP, INC.
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ANTILLIA

WATER DISTRIBUTION PROFILES

DATE:	02/2022
DESIGNED BY:	KB
DRAWN BY:	RW
CHECKED BY:	KB

KEVIN A. BETANCOURT LICENSE No 83361 STATE OF FLORIDA PROFESSIONAL ENGINEER

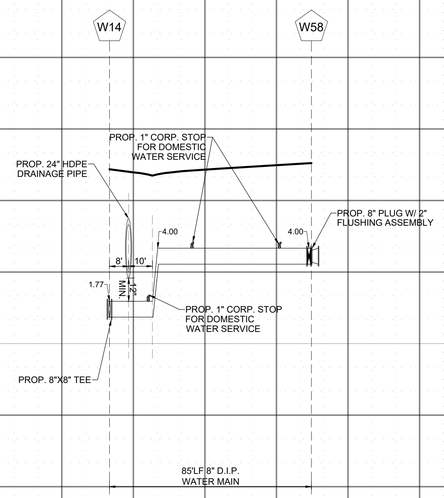
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KEVIN A. BETANCOURT P.E.
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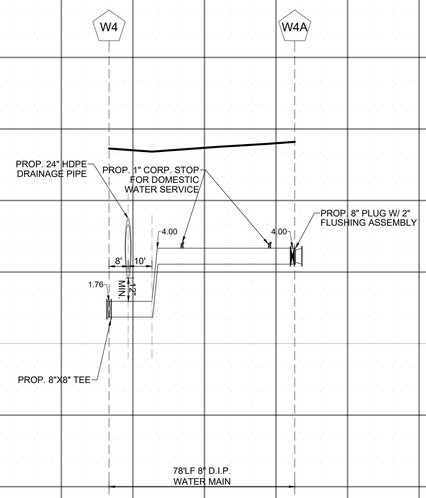
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PROJECT: 2106-54

SHEET: WS-14

DATE: Oct 03, 2022 - 3:28pm W:\HSQ Broward\Civil Projects\2021\2106-54 Antillia\Drawings\Construction Plans\2106-54 WPRF.dwg





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VERTICAL SCALE: 1" = 3'

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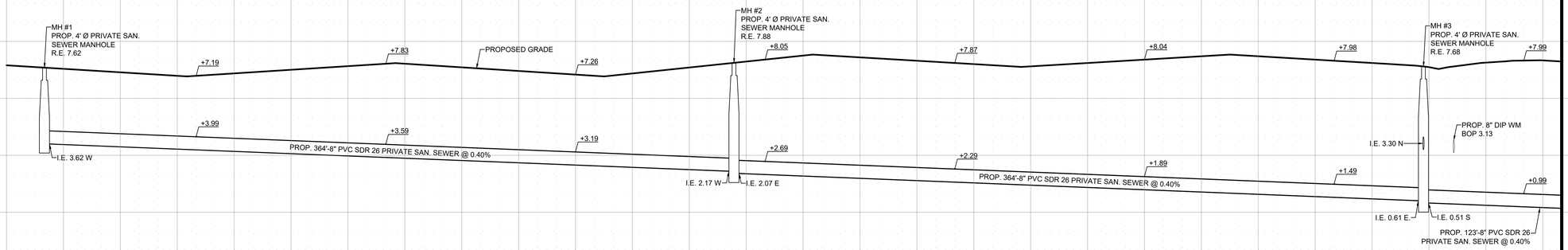
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PROJECT:	2106-54
SHEET:	WS-15

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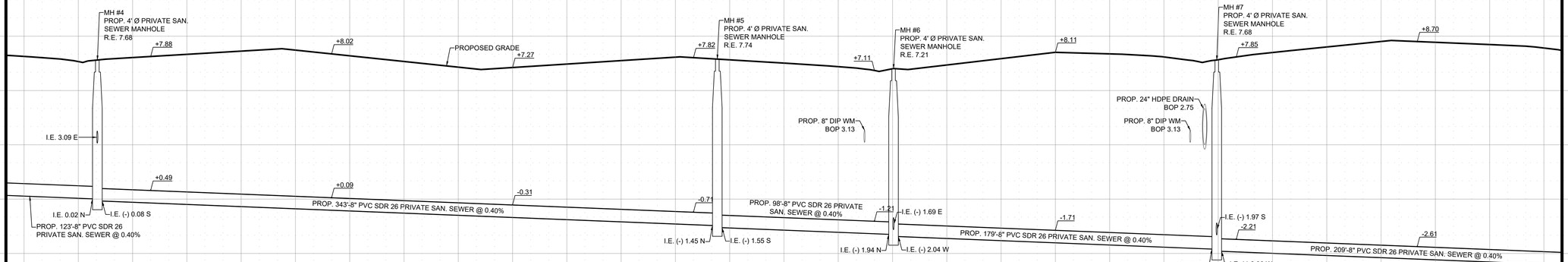
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PROP. 8" P.V.C. PRIVATE SANITARY SEWER MAIN
FROM PROPOSED MH #1
TO PROPOSED LIFT STATION LS #1



MATCHLINE - SEE ABOVE RIGHT

MATCHLINE - SEE NEXT PAGE

PROP. 8" P.V.C. PRIVATE SANITARY SEWER MAIN
FROM PROPOSED MH #1
TO PROPOSED LIFT STATION LS #1

HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 3'

M-D.W.A.S.D. AGREEMENT ID. No. 31445

NO	DATE	BY	REVISIONS

HSQ GROUP, INC.
Engineers · Planners · Surveyors
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ANTILLIA

PRIVATE SANITARY SEWER PROFILES

DATE:	02/2022
DESIGNED BY:	KB
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CHECKED BY:	KB

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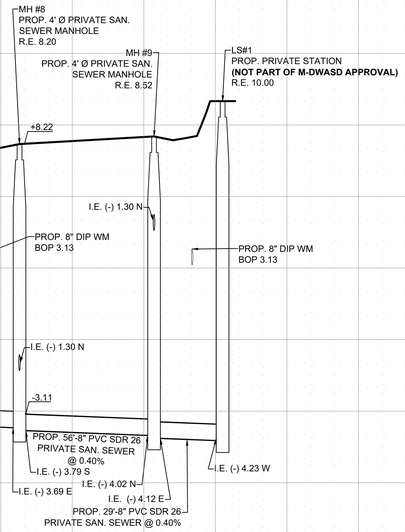
PROJECT: 2106-54

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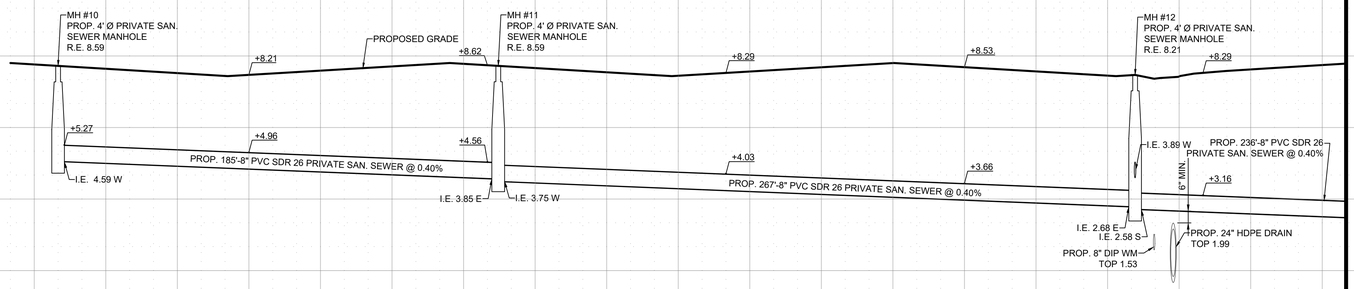
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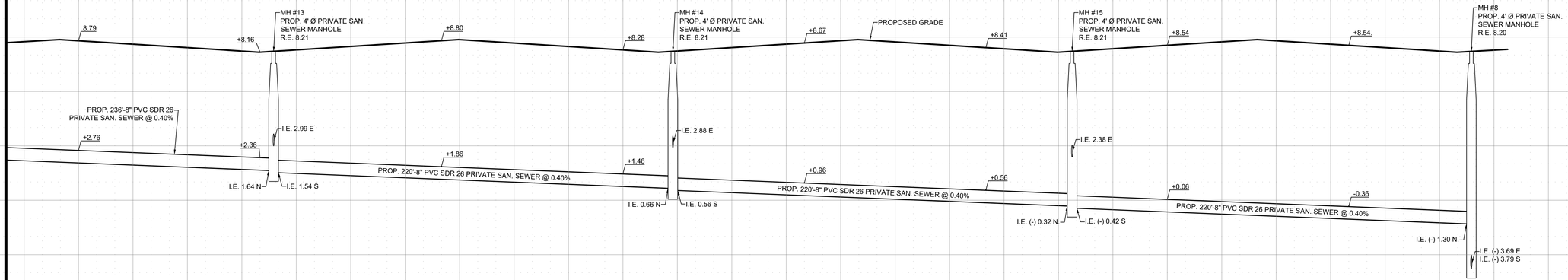
PROP. 8" P.V.C. PRIVATE SANITARY SEWER MAIN
FROM PROPOSED MH #1
TO PROPOSED LIFT STATION LS #1



PROP. 8" P.V.C. PRIVATE SANITARY SEWER MAIN
FROM PROPOSED MH #10
TO PROPOSED MH #8

MATCHLINE - SEE BOTTOM LEFT

MATCHLINE - SEE ABOVE RIGHT



PROP. 8" P.V.C. PRIVATE SANITARY SEWER MAIN
FROM PROPOSED MH #10
TO PROPOSED MH #8

HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 3'

M-D.W.A.S.D. AGREEMENT ID. No. 31445

NO	DATE	BY	REVISIONS

HSQ GROUP, INC.
Engineers · Planners · Surveyors
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ANTILLIA

PRIVATE SANITARY SEWER PROFILES

DATE:	02/2022
DESIGNED BY:	KB
DRAWN BY:	RW
CHECKED BY:	KB

KEVIN A. BETANCOURT LICENSE No 83361 STATE OF FLORIDA PROFESSIONAL ENGINEER
DATE: 10\3\22
KEVIN A. BETANCOURT P.E.
FLORIDA REGISTRATION NO. – 83361

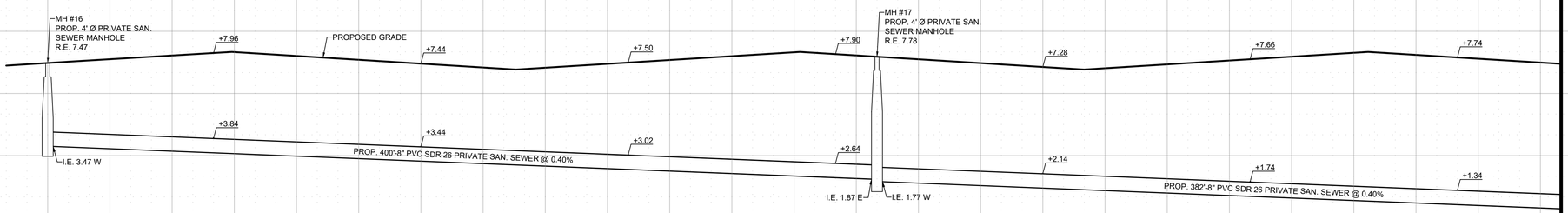
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PROJECT: 2106-54

SHEET: WS-17

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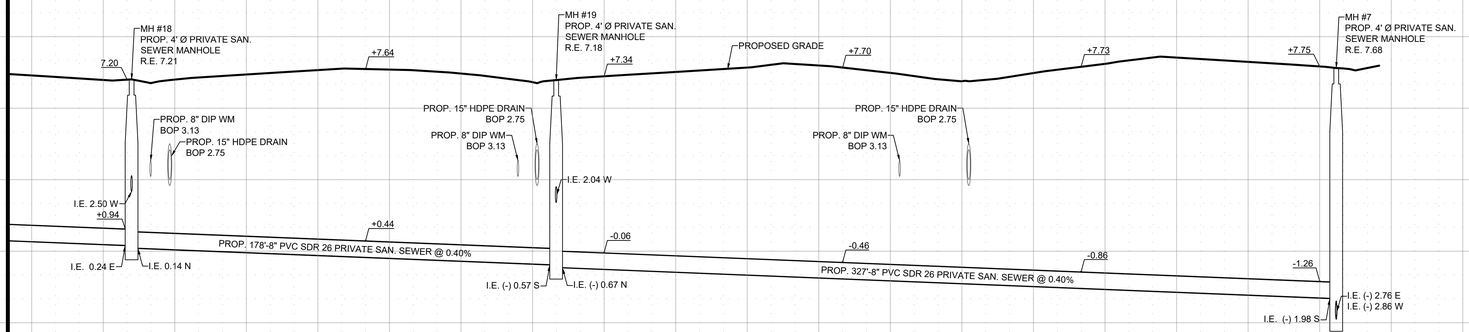
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PROP. 8" P.V.C. PRIVATE SANITARY SEWER MAIN
FROM PROPOSED MH #16
TO PROPOSED MH #7

MATCHLINE - SEE BOTTOM LEFT

MATCHLINE - SEE ABOVE RIGHT



PROP. 8" P.V.C. PRIVATE SANITARY SEWER MAIN
FROM PROPOSED MH #16
TO PROPOSED MH #7

HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 3'

M-D.W.A.S.D. AGREEMENT ID. No. 31445

NO	DATE	BY	REVISIONS

HSQ GROUP, INC.
Engineers · Planners · Surveyors
C26258 · LB7924

ANTILLIA

PRIVATE SANITARY SEWER PROFILES

DATE:	02/2022
DESIGNED BY:	KB
DRAWN BY:	RW
CHECKED BY:	KB

KEVIN A. BETANCOURT LICENSE No 83361 STATE OF FLORIDA PROFESSIONAL ENGINEER
DATE: 10\3\22
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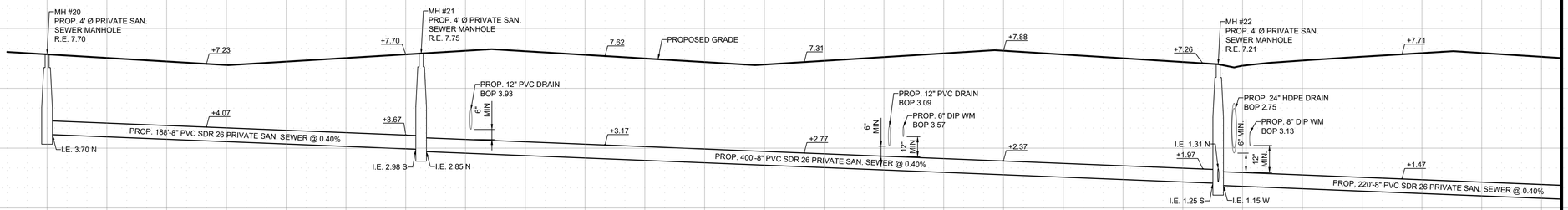
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PROJECT:	2106-54
SHEET:	WS-18

DATE: Oct 03, 2022 - 3:29pm W:\HSQ Broward\Civil Projects\2021\2106-54 Antillia\Drawings\Construction Plans\210654-SPRF.dwg

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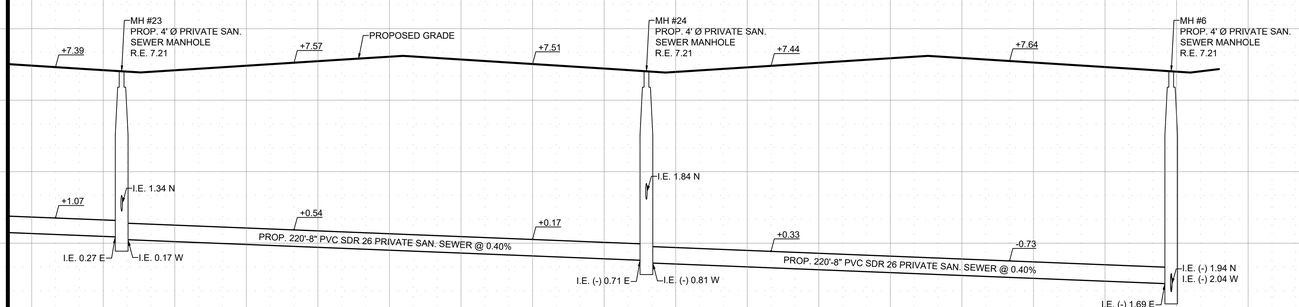
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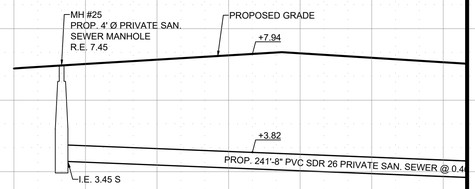
PROP. 8" P.V.C. PRIVATE SANITARY SEWER MAIN
FROM PROPOSED MH #20
TO PROPOSED MH #6

MATCHLINE - SEE BOTTOM LEFT

MATCHLINE - SEE ABOVE RIGHT



PROP. 8" P.V.C. PRIVATE SANITARY SEWER MAIN
FROM PROPOSED MH #20
TO PROPOSED MH #6



MATCHLINE - SEE NEXT PAGE

PROP. 8" P.V.C. PRIVATE SANITARY SEWER MAIN
FROM PROPOSED MH #25
TO PROPOSED MH #22

HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 3'

M-D.W.A.S.D. AGREEMENT ID. No. 31445

NO	DATE	BY	REVISIONS

HSQ GROUP, INC.
Engineers · Planners · Surveyors
C26258 · LB7924

ANTILLIA

PRIVATE SANITARY SEWER PROFILES

DATE:	02/2022
DESIGNED BY:	KB
DRAWN BY:	RW
CHECKED BY:	KB

KEVIN A. BETANCOURT LICENSE No 83361 STATE OF FLORIDA PROFESSIONAL ENGINEER
DATE: 10\3\22
KEVIN A. BETANCOURT P.E.
FLORIDA REGISTRATION NO. – 83361

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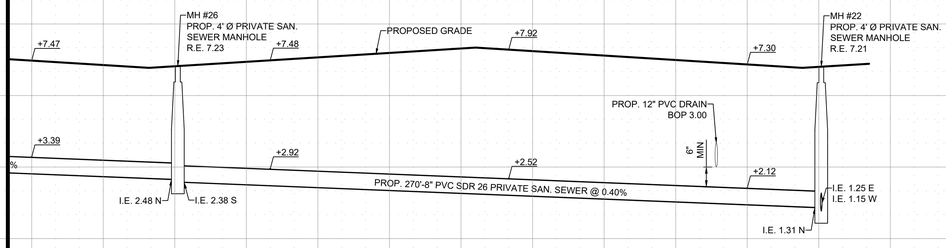
PROJECT: 2106-54

SHEET: WS-19

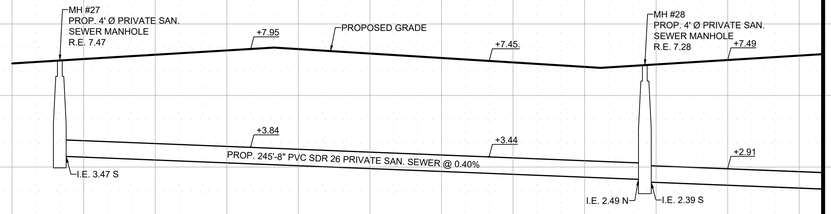
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MATCHLINE - SEE ABOVE RIGHT



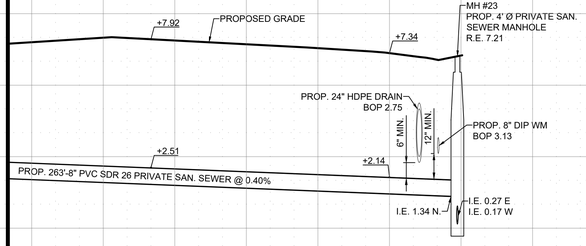
PROP. 8" P.V.C. PRIVATE SANITARY SEWER MAIN
FROM PROPOSED MH #25
TO PROPOSED MH #22



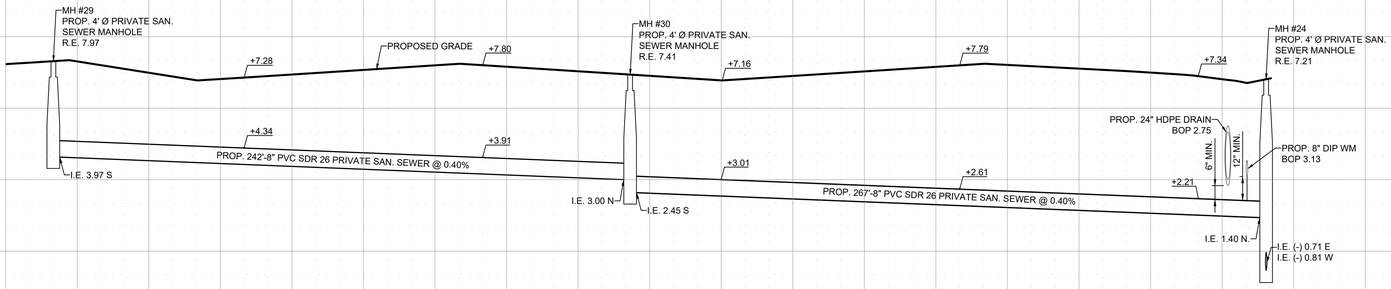
PROP. 8" P.V.C. PRIVATE SANITARY SEWER MAIN
FROM PROPOSED MH #27
TO PROPOSED MH #23

MATCHLINE - SEE BOTTOM LEFT

MATCHLINE - SEE ABOVE RIGHT



PROP. 8" P.V.C. PRIVATE SANITARY SEWER MAIN
FROM PROPOSED MH #27
TO PROPOSED MH #23



PROP. 8" P.V.C. PRIVATE SANITARY SEWER MAIN
FROM PROPOSED MH #29
TO PROPOSED MH #24

HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 3'

M-D.W.A.S.D. AGREEMENT ID. No. 31445

NO	DATE	BY	REVISIONS

HSQ GROUP, INC.
Engineers · Planners · Surveyors
C26258 · LB7924

ANTILLIA

PRIVATE SANITARY SEWER PROFILES

DATE:	02/2022
DESIGNED BY:	KB
DRAWN BY:	RW
CHECKED BY:	KB

KEVIN A. BETANCOURT LICENSE No 83361 STATE OF FLORIDA PROFESSIONAL ENGINEER

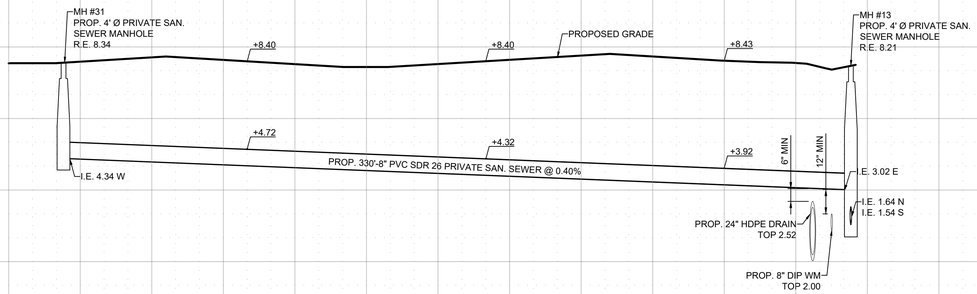
DATE: 10\3\22
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FLORIDA REGISTRATION NO. – 83361

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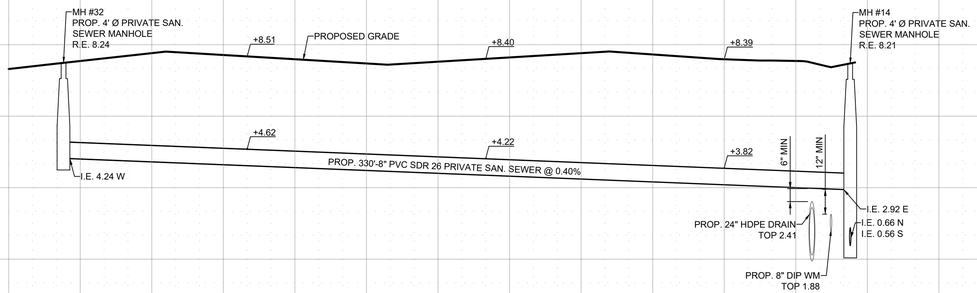
PROJECT:	2106-54
SHEET:	WS-20

DATE: Oct 03, 2022 - 3:29pm W:\VSG Broward\Civil Projects\2021\2106-54 Antillia\Drawings\Construction Plans\2106-54_SPRF.dwg

THIS SHEET IS NOT PART OF MDWASD APPROVAL



PROP. 8" P.V.C. PRIVATE SANITARY SEWER MAIN
FROM PROPOSED MH #31
TO PROPOSED MH #13



PROP. 8" P.V.C. PRIVATE SANITARY SEWER MAIN
FROM PROPOSED MH #32
TO PROPOSED MH #14

HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 3'

M-D.W.A.S.D. AGREEMENT ID. No. 31445

NO	DATE	BY	REVISIONS

HSQ GROUP, INC.
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ANTILLIA

PRIVATE SANITARY SEWER PROFILES

DATE:	02/2022
DESIGNED BY:	KB
DRAWN BY:	RW
CHECKED BY:	KB

KEVIN A. BETANCOURT LICENSE No 83361 STATE OF FLORIDA PROFESSIONAL ENGINEER

DATE: 10_3_22
KEVIN A. BETANCOURT P.E.
FLORIDA REGISTRATION NO. – 83361

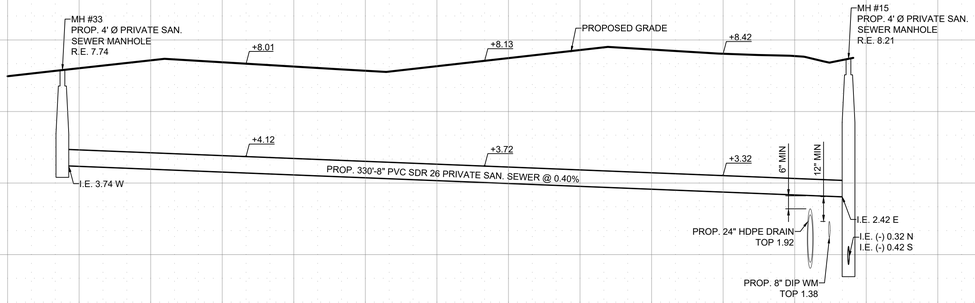
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PROJECT: 2106-54

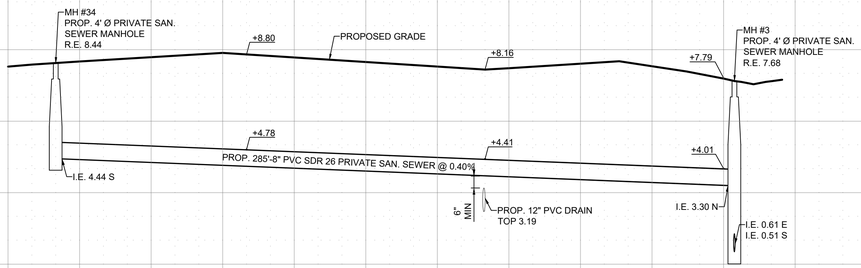
SHEET: WS-21

DATE: Oct 03, 2022 - 3:29pm W:\HSQ Broward\Civil Projects\2021\2106-54 Antillia\Drawings\Construction Plans\2106-54_SPRF.dwg

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PROP. 8" P.V.C. PRIVATE SANITARY SEWER MAIN
FROM PROPOSED MH #33
TO PROPOSED MH #15



PROP. 8" P.V.C. PRIVATE SANITARY SEWER MAIN
FROM PROPOSED MH #34
TO PROPOSED MH #3

HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 3'

M-D.W.A.S.D. AGREEMENT ID. No. 31445

NO	DATE	BY	REVISIONS

HSQ GROUP, INC.
Engineers · Planners · Surveyors
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ANTILLIA

PRIVATE SANITARY SEWER PROFILES

DATE:	02/2022
DESIGNED BY:	KB
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CHECKED BY:	KB

KEVIN A. BETANCOURT LICENSE No 83361 STATE OF FLORIDA PROFESSIONAL ENGINEER

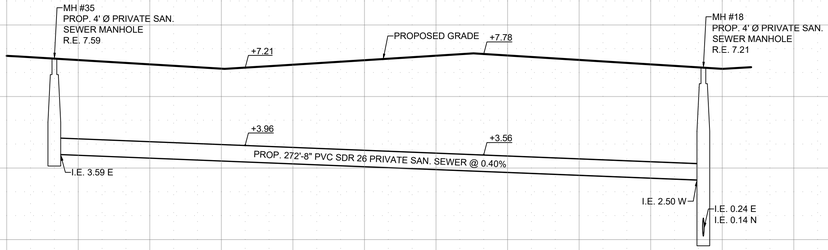
DATE: 10\3\22
KEVIN A. BETANCOURT P.E.
FLORIDA REGISTRATION NO. – 83361

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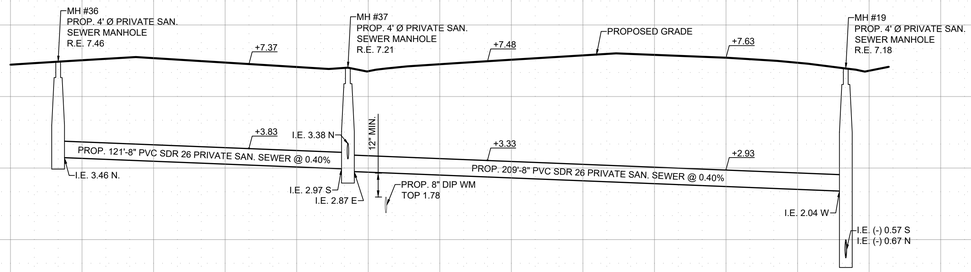
PROJECT:	2106-54
SHEET:	WS-22

DATE: Oct 03, 2022 - 3:29pm W:\HSQ Broward\Civil Projects\2021\2106-54 Antillia\Drawings\Construction Plans\2106-54_SPRF.dwg

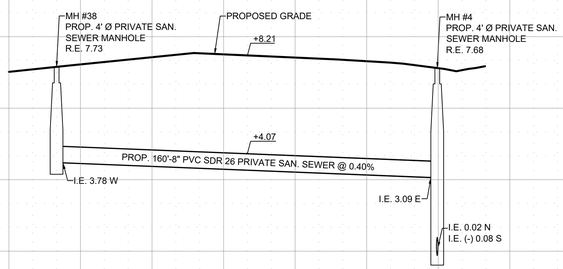
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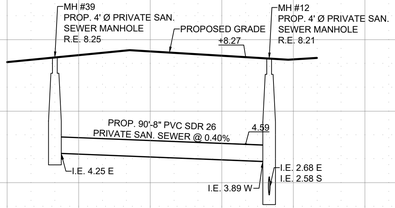
PROP. 8" P.V.C. PRIVATE SANITARY SEWER MAIN
FROM PROPOSED MH #35
TO PROPOSED MH #18



PROP. 8" P.V.C. PRIVATE SANITARY SEWER MAIN
FROM PROPOSED MH #36
TO PROPOSED MH #18



PROP. 8" P.V.C. PRIVATE SANITARY SEWER MAIN
FROM PROPOSED MH #38
TO PROPOSED MH #4



PROP. 8" P.V.C. PRIVATE SANITARY SEWER MAIN
FROM PROPOSED MH #39
TO PROPOSED MH #12

HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 3'

M-D.W.A.S.D. AGREEMENT ID. No. 31445

NO	DATE	BY	REVISIONS

HSQ GROUP, INC.
Engineers · Planners · Surveyors
C26258 · LB7924

ANTILLIA

PRIVATE SANITARY SEWER PROFILES

DATE:	02/2022
DESIGNED BY:	KB
DRAWN BY:	RW
CHECKED BY:	KB

KEVIN A. BETANCOURT LICENSE No 83361 STATE OF FLORIDA PROFESSIONAL ENGINEER

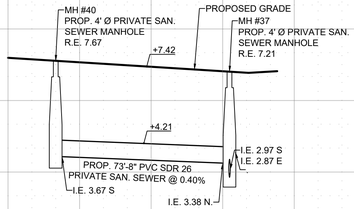
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FLORIDA REGISTRATION NO. – 83361

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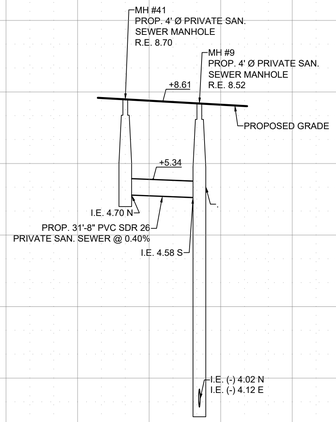
PROJECT:	2106-54
SHEET:	WS-23

DATE: Oct 03, 2022 - 3:29pm W:\HSQ Broward\Civil Projects\2021\2106-54 Antillia\Drawings\Construction Plans\210654-SPRF.dwg

THIS SHEET IS NOT PART OF MDWASD APPROVAL



PROP. 8" P.V.C. PRIVATE SANITARY SEWER MAIN
FROM PROPOSED MH #40
TO PROPOSED MH #37



PROP. 8" P.V.C. PRIVATE SANITARY SEWER MAIN
FROM PROPOSED MH #41
TO PROPOSED MH #9

HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 3'

M-D.W.A.S.D. AGREEMENT ID. No. 31445

NO	DATE	BY	REVISIONS

HSQ GROUP, INC.
Engineers · Planners · Surveyors
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ANTILLIA

PRIVATE SANITARY SEWER PROFILES

DATE:	02/2022
DESIGNED BY:	KB
DRAWN BY:	RW
CHECKED BY:	KB

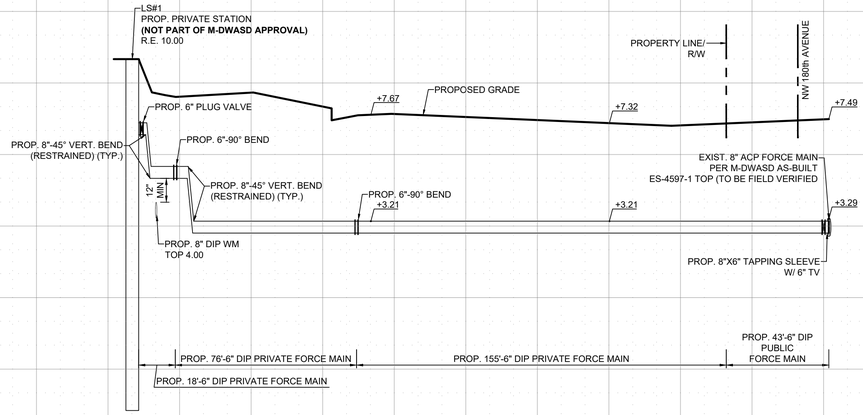
KEVIN A. BETANCOURT LICENSE No 83361 STATE OF FLORIDA PROFESSIONAL ENGINEER

DATE: 10\3\22
KEVIN A. BETANCOURT P.E.
FLORIDA REGISTRATION NO. – 83361

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PROJECT:	2106-54
SHEET:	WS-24

DATE: Oct 03, 2022 - 3:29pm W:\HSQ Broward\Civil Projects\2021\2106-54 Antillia\Drawings\Construction Plans\210654-SPRF.dwg



PROP. 6" D.I.P. SANITARY PRIVATE/PUBLIC FORCE MAIN FROM PROPOSED LS #1 TO EXIST. 8" ACP SAN. FORCE MAIN AT S.W. 180th AVENUE

HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 3'

M-D.W.A.S.D. AGREEMENT ID. No. 31445

NO	DATE	BY	REVISIONS

HSQ GROUP, INC.
Engineers · Planners · Surveyors
C26258 · LB7924

ANTILLIA

PRIVATE AND PUBLIC FORCE MAIN PROFILES

DATE:	02/2022
DESIGNED BY:	KB
DRAWN BY:	RW
CHECKED BY:	KB

KEVIN A. BETANCOURT LICENSE No 83361 STATE OF FLORIDA PROFESSIONAL ENGINEER

DATE: 10\3\22
KEVIN A. BETANCOURT P.E.
FLORIDA REGISTRATION NO. – 83361

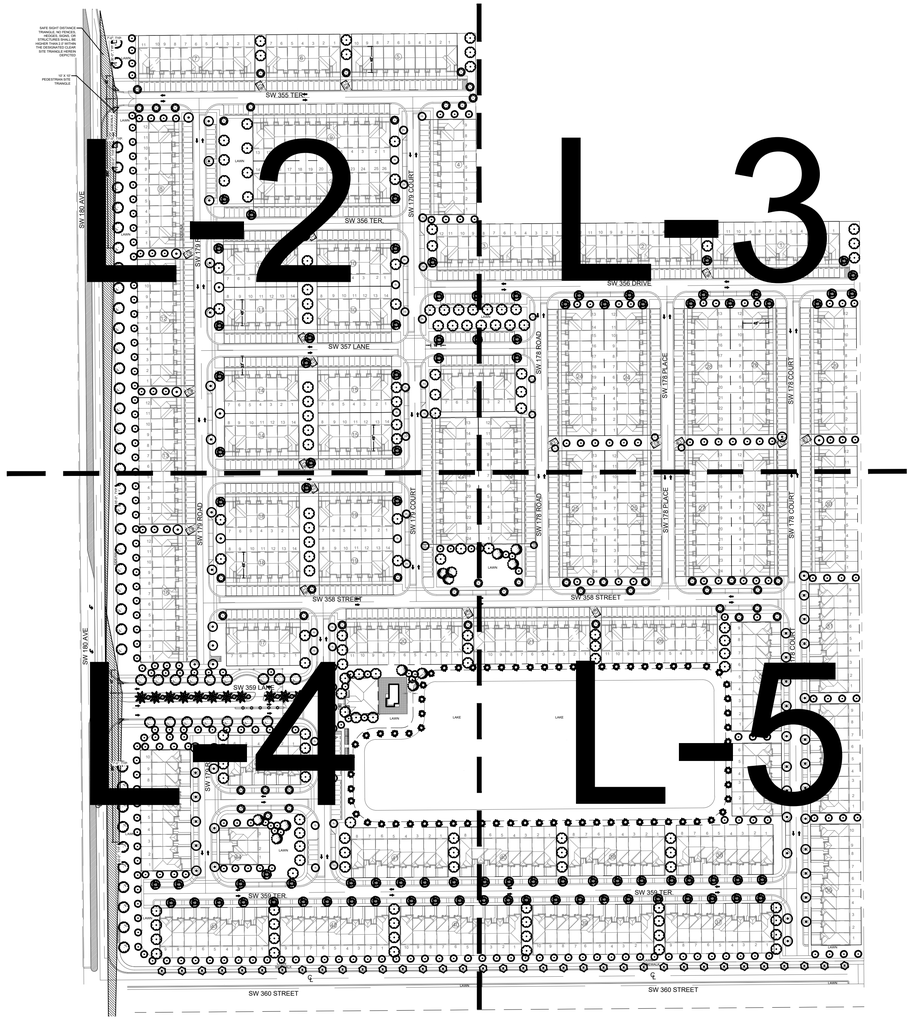
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PROJECT:	2106-54
SHEET:	WS-25

DATE: Oct 03, 2022 3:29pm W:\HSQ Broward\Civil Projects\2021\2106-54 Antillia\Drawings\Construction Plans\210654_SPRF.dwg

EXHIBIT G

LANDSCAPE & IRRIGATION PLANS



SHEET INDEX:

L-1 INDEX
L-2 LANDSCAPE PLAN
L-3 LANDSCAPE PLAN
L-4 LANDSCAPE PLAN
L-5 LANDSCAPE PLAN
L-6 TH LANDSCAPE TYPICAL 3 UNIT
L-7 TH LANDSCAPE TYPICAL 6 UNIT
L-8 TH LANDSCAPE TYPICAL 8 UNIT
L-9 TH LANDSCAPE TYPICAL 9 UNIT
L-10 TH LANDSCAPE TYPICAL 10 UNIT
L-11 VILLA LANDSCAPE TYPICAL 7 UNIT
L-12 VILLA LANDSCAPE TYPICAL 9 UNIT
L-13 VILLA LANDSCAPE TYPICAL 10 UNIT
L-14 VILLA LANDSCAPE TYPICAL 11 UNIT
L-15 VILLA LANDSCAPE TYPICAL 12 UNIT
L-16 VILLA LANDSCAPE TYPICAL 13 UNIT
L-17 LANDSCAPE DETAILS

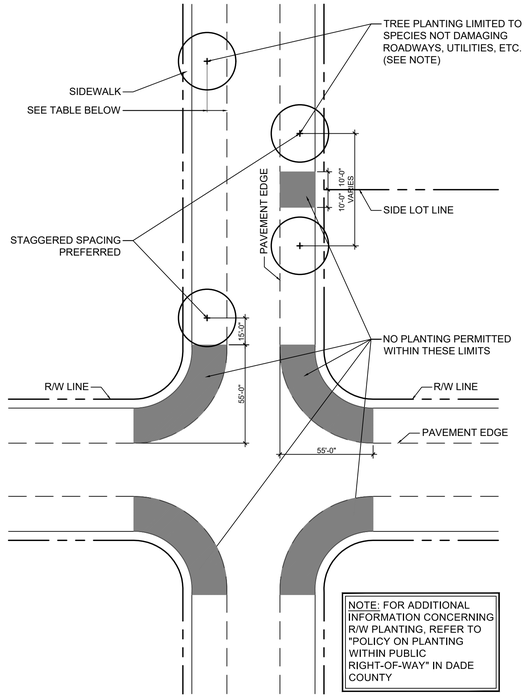
KEY PLAN

Scale: NTS

NORTH

LANDSCAPE NOTES:

- NO TREES SHALL BE PLANTED ON TOP OR ADJACENT TO PROPOSED FRENCH DRAINS OR INLETS.
- ALL LANDSCAPE INSIDE THE PROPERTY ADJACENT TO DRIVEWAYS SHALL COMPLY WITH THE 10' x 10' SAFE SIGHT-TRIANGLE, PER SE, 33-11 OF MIAMI-DADE COUNTY CODE.
- SEE PUBLIC R.O.W. PLANTING SETBACK DETAILS FOR TREES WITHIN R.O.W.
- LANDSCAPE FOR ALL CORNER LOTS SHALL SHOW COMPLIANCE WITH PWD STANDARD G5.1
- DRIVEWAYS AND APPROACHES MUST ADHERE TO MDC DETAILS. MUST BE FLARED OR MIN. 5'-0" RADIUS, AND SHALL NOT BE WIDER THAN 20'-0".
- ALL TREE DIMENSIONS ARE MEASURED FROM THE FACE OF TREE TRUNK.



Public R.O.W. Planting Setback

SCALE: 1" = 40'-0"

	DESIGN SPEED		
ROADWAYS	BELOW 35 mph	35 - 45 mph	50 mph & ABOVE
NO CURB & GUTTER	6'	14'	30'
WITH CURB & GUTTER	4'	4'	14'

ANTILLA BY KOLTER LAND

LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

Zoning District: RU-3M W/ RU-TH USE — Net Lot Area 44.84 acres 1,953,349.40 s.f.

	REQUIRED	PROVIDED
OPEN SPACE		
A. Square Feet of open space required by Chapter 33, as indicated on site plan: Net lot area = 1,953,349.40 s.f. x 30 % = 586,004.82 s.f.	586,004.82	588,918.00
B. Square Feet of parking lot open space required by Chapter 33, as indicated on site plan: No. outside/ground-level parking spaces 1,267 x 10 s.f. per parking spaces =	12,670	12,720
C. Total s.f. of landscaped open space required by Chapter 33: A + B =	598,674.82	601,638.00
LAWN AREA CALCULATION		
A. 598,674.82 total s.f. of landscaped open space required by Chapter 33		
B. Maximum lawn area (sod) permitted = 60 % x 586,549.21 s.f. =	359,204.89	342,984.12
TREES		
A. No. trees required per net lot acre Less existing number of trees meeting minimum requirements = 28 trees x net lot acres =	1,256	*1,256
B. % Palms Allowed: No. trees required x 30% =	377	11
C. % Natives Required: No. trees provided x 30% =	377	*1,140
D. Street trees (maximum average spacing of 35' o.c.): 11,707 linear feet along street =	335	335
E. Street trees located directly beneath power lines (maximum average spacing of 25' o.c.): _____ linear feet along street / 25 =	N/A	N/A
F. Total Trees Required A + D + E = 1,591 Total Trees	1,591	1,591
SHRUBS		
A. No. trees required x 10 = No. of shrubs allowed	15,910	*16,219
B. No. shrubs allowed x 30% = No. of native shrubs required	4,773	*10,796

SEE LANDSCAPE

*Includes 781 Trees and 9,750 Shrubs from Typical Landscape Plans. See sheets L-6 through L-16 for Typical Landscape Plans

TH Typical Building Landscape Plan Breakdown:

TH Building 3 Units (1qty):	Trees = 6 Native Trees= 5	Shrubs=60	Native Shrubs= 43
TH Building 6 Units (2qty):	Trees = 18 Native Trees= 10	Shrubs=220	Native Shrubs= 174
TH Building 8 Units (4qty):	Trees = 48 Native Trees= 24	Shrubs=600	Native Shrubs= 440
TH Building 9 Units (6qty):	Trees = 78 Native Trees= 42	Shrubs=1020	Native Shrubs= 798
TH Building 10 Units (4qty):	Trees = 56 Native Trees= 32	Shrubs=720	Native Shrubs= 572
Villa Building 7 Units (15qty):	Trees =150 Native Trees= 90	Shrubs=1800	Native Shrubs= 1425
Villa Building 9 Units (1qty):	Trees = 13 Native Trees= 8	Shrubs=160	Native Shrubs= 135
Villa Building 10 Units (1qty):	Trees = 14 Native Trees= 9	Shrubs=170	Native Shrubs= 124
Villa Building 11 Units (4qty):	Trees = 60 Native Trees= 32	Shrubs=760	Native Shrubs= 604
Villa Building 12 Units (19qty):	Trees = 304 Native Trees= 190	Shrubs=3800	Native Shrubs= 2964
Villa Building 13 Units (2qty):	Trees = 34 Native Trees= 24	Shrubs=440	Native Shrubs= 316
Building Typicals Totals:	Trees = 781* Shrubs=9,750*		
Typicals Natives Totals:	Trees = 466* Shrubs=7,595*		

LANDSCAPE LIST

SYMBOL	QUAN.	PROPOSED MATERIAL		DESCRIPTION
		TREES		
1	90	Bulnesia arborea	[STREET TREES]	12' HT. X 6' SPR. 2" Cal.
		VERAWOOD		F.G.
	147	*Bursera simaruba		8' HT. X 1.5" Cal.
		GUMBO LIMBO		F.G.
	57	*Conocarpus erectus	[STREET TREES]	12' HT. X 6' SPR. 2" Cal.
		GREEN BUTTONWOOD		F.G.
	46	*Chrysophyllum oliviforme	[STREET TREES]	12' HT. X 6' SPR. 2" Cal.
		SATINLEAF		F.G.
2	246	*Coccoloba diversiflora		8' HT. X 1.5" Cal.
		PIGEON PLUM		F.G.
	12	Delonix regia		10' HT. X 2" Cal.
		ROYAL POINCIANA		F.G.
	7	*Ilex cassine	[STREET TREES]	12' HT. X 6' SPR. 2" Cal.
		DAHOON HOLLY		F.G.
	34	Lagerstroemia indica 'Muskogee'	[STREET TREES]	12' HT. X 6' SPR. 2" Cal.
		MUSKOGEE CREPE MYRTLE		F.G.
2	35	*Myrcianthis fragrans	[STREET TREES]	12' HT. X 6' SPR. 2" Cal.
		SIMPSON'S STOPPER		F.G.
2	55	*Quercus virginiana	[STREET TREES]	12' HT. X 6' SPR. 2" Cal.
		LIVE OAK		F.G.
	11	*Roystonea elata	[STREET TREES]	10' G.W.
		ROYAL PALM		F.G., MATCHED HTS.
	70	*Taxodium distichum		10' HT. X 2" Cal.
		BALD CYPRESS		F.G.
		SHRUBS AND GROUNDCOVERS		
CFT	5	Cordyline fruticosa 'Tricolor'		3' O.A. HT. 3 PPP
		GREEN/WHITE/PINK TI PLANT		7 GAL.
CE	408	*Conocarpus erectus		24" HT. X 24" SPR. / 24" O.C.
		GREEN BUTTONWOOD		3 GAL.
1 CG	943	*Clusia guttifera		24" HT. X 24" SPR. / 24" O.C.
		SMALL LEAF CLUSIA		3 GAL.
CI	1000	*Chrysobalanus icaco		24" HT. X 24" SPR. / 18" O.C.
		GREEN COCOPLUM		3 GAL.
DE	950	Duranta erecta 'Gold Mound'		18" HT. X 18" SPR. / 18" O.C.
		GOLD MOUND DURANTA		3 GAL.
1 FM	2269	Ficus microcarpa 'Green Island'		18" HT. X 18" SPR. / 18" O.C.
		GREEN ISLAND FICUS		3 GAL.
FV	33	Furcraea variegata		3' O.A. HT.
		VARIEGATED FALSE AGAVE		7 GAL.
JI	11	Jatropha integerrima		6' HT. X 4' SPR.
		JATROPHA TREE		30 GAL. , FULL
MC	850	*Muhlenbergia capillaris		24" HT. X 24" SPR. / 24" O.C.
		PINK MUHLY GRASS		3 GAL.
LAWN	As Required	Stenotaphrum secundatum 'Floratam'		SOLID EVEN SOD
		ST. AUGUSTINE GRASS		

* DENOTES NATIVE SPECIES

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Project:

ANTILLA BY KOLTER LAND

MIAMI-DADE COUNTY, FL

INDEX

Revisions:	Date:	By:
1)DERM Comments	05.06.2022	KAT
2) City Comments	06.08.2022	JV
3) Site Plan Coordination	08.19.2022	JV

Seal:

Lic. # LA0000889
Member: A.S.L.A.

Drawing: Index

Date: 02/18/2022

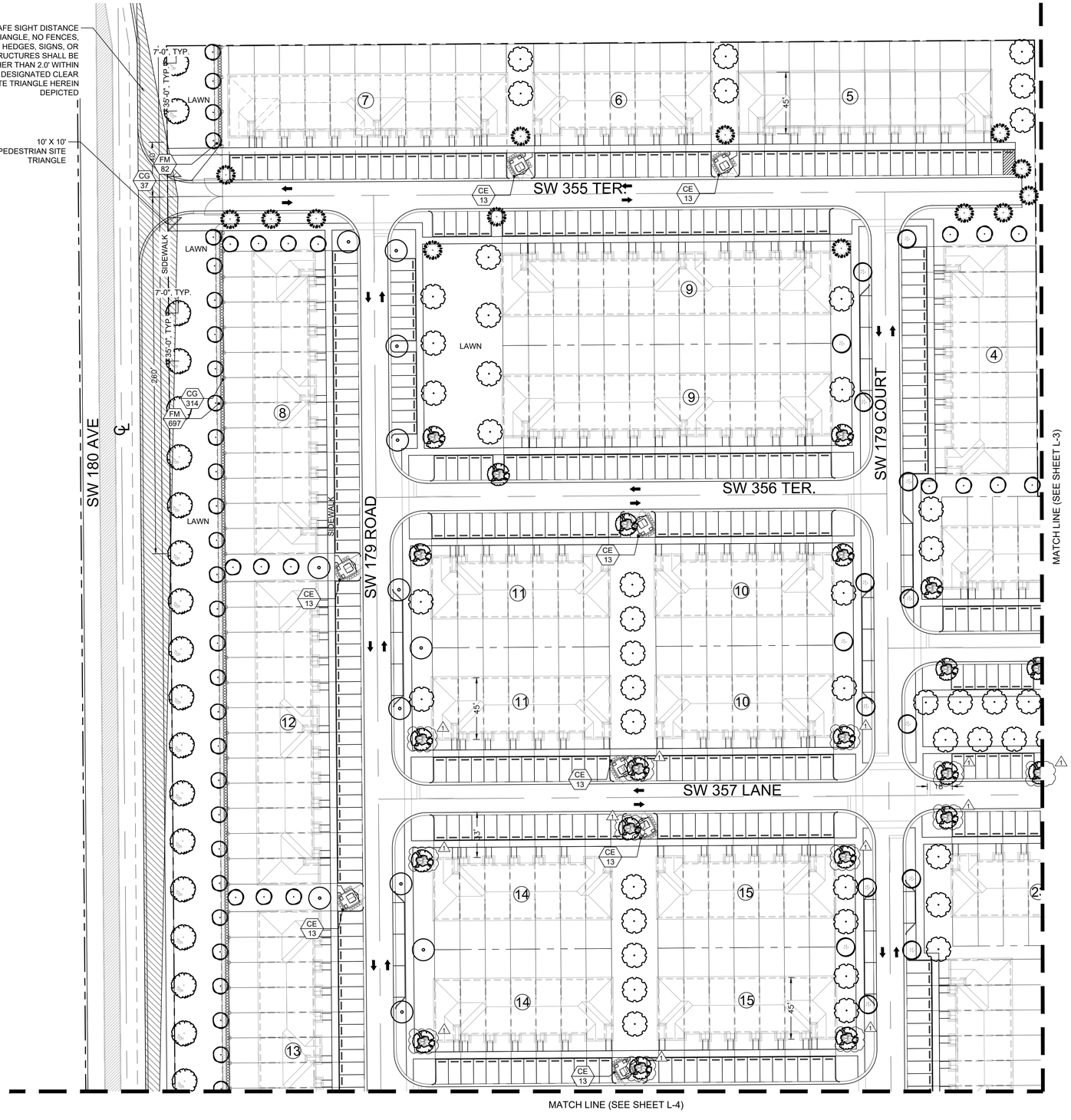
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Drawn by: JV

Sheet No.: L-1

Cad Id.: 2022-017

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LANDSCAPE PLAN

Scale: 1" = 40'-0"

NORTH

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Project:
ANTILLA BY KOLTER LAND
MIAMI-DADE COUNTY, FL
LANDSCAPE PLAN

Revisions:	Date:	By:
1)DERM Comments	05.06.2022	KAT
2) City Comments	06.08.2022	JV
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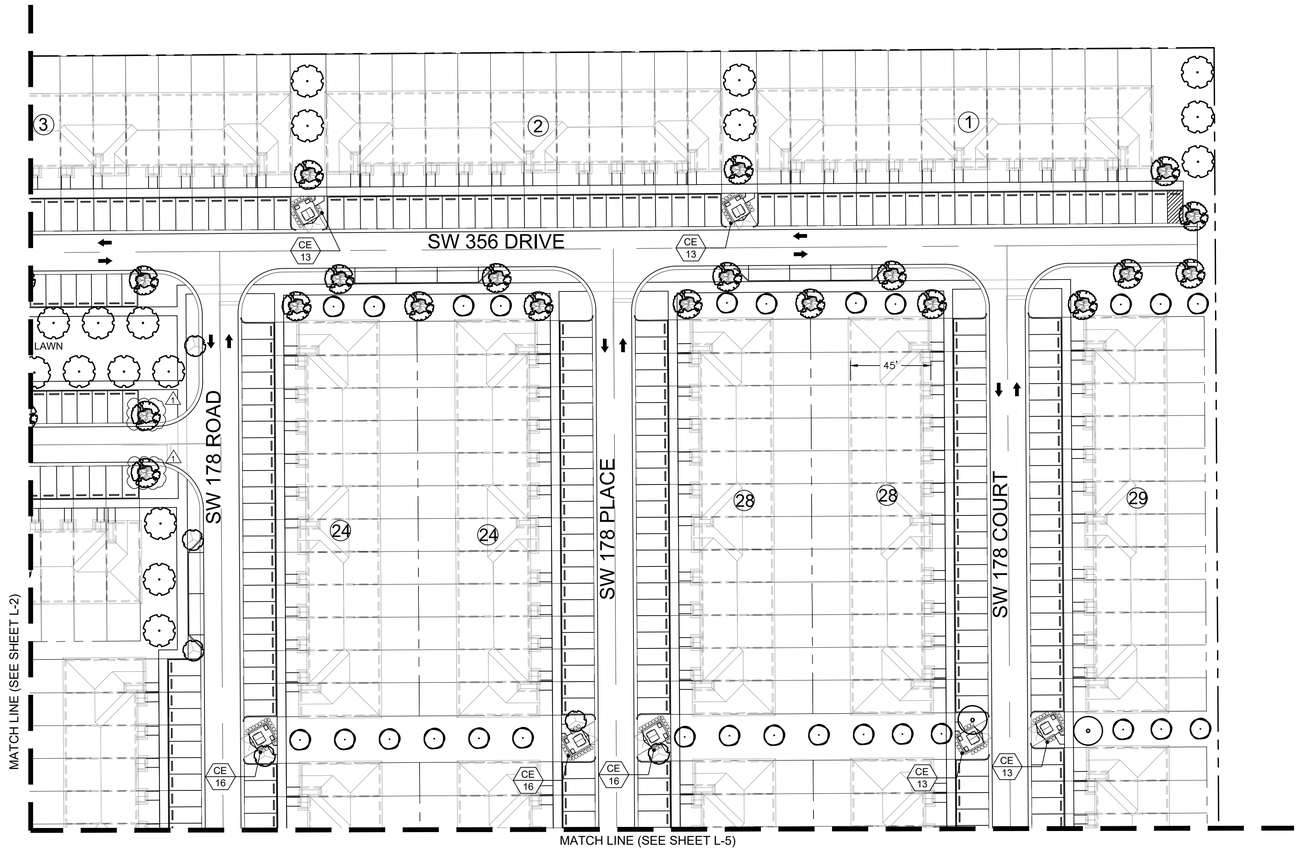
Seal:

Lic. # LA0000889
Member: A.S.L.A.

Drawing: Landscape Plan
Date: 02/18/2022
Scale: See Left
Drawn by:JV
Sheet No.:

L-2

Cad Id.: 2022-017



LANDSCAPE PLAN

Scale: 1" = 40'-0"

NORTH

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Project:

ANTILLA BY KOLTER LAND

MIAMI-DADE COUNTY, FL

LANDSCAPE PLAN

Revisions:	Date:	By:
1) DERM Comments	05.06.2022	KAT
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Seal:

Lic. # LA0000889
Member: A.S.L.A.

Drawing: Landscape Plan

Date: 02/22/2022

Scale: See Left

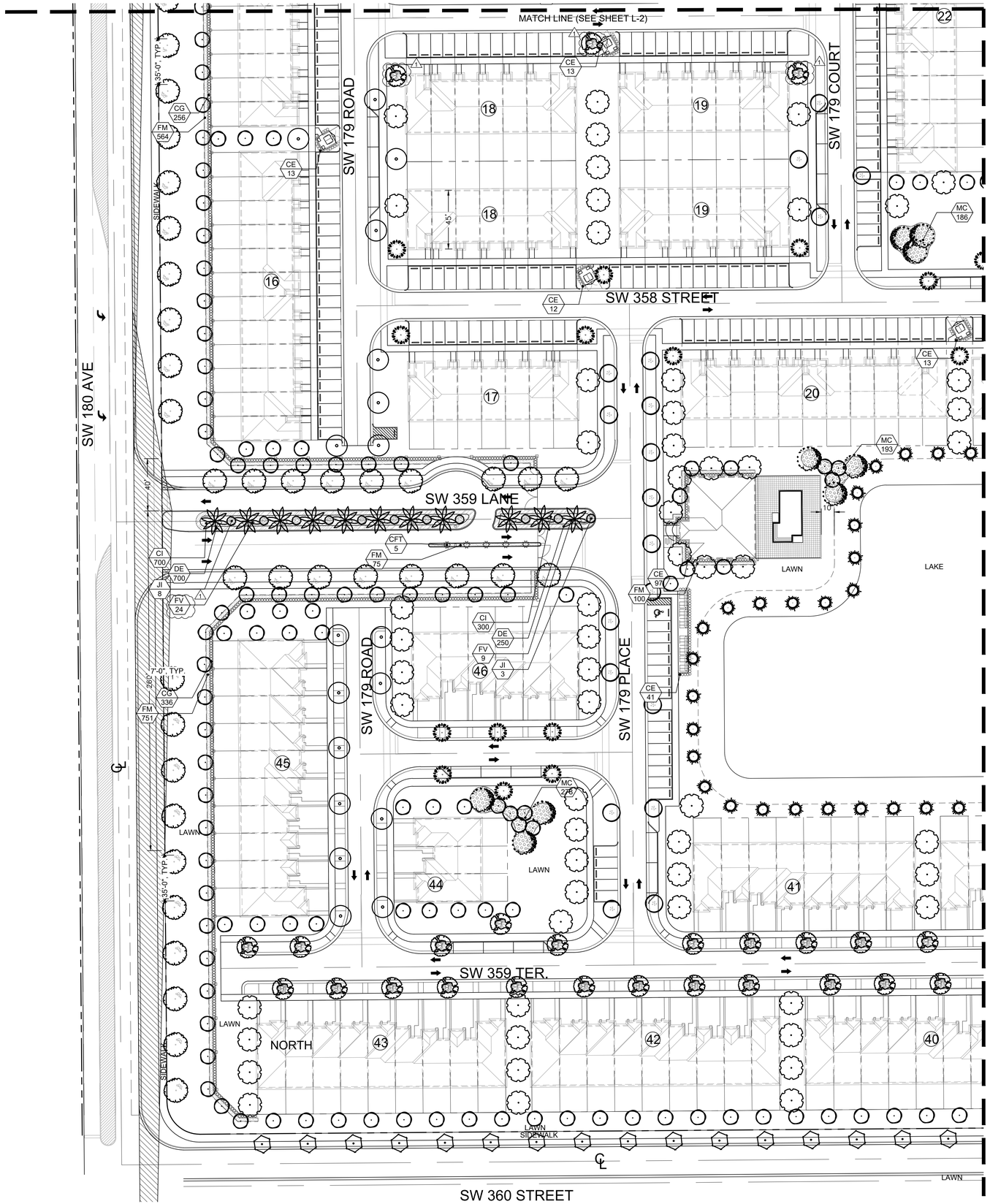
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Sheet No.:

L-3

Cad Id.: 2021-084

Z:\2020\Projects\Commercial\Antilla Hotel 2021\CTs\Antilla Hotel.pln2022.08.19.L-1.dwg Aug 19, 2022



LANDSCAPE PLAN

Scale: 1" = 40'-0"

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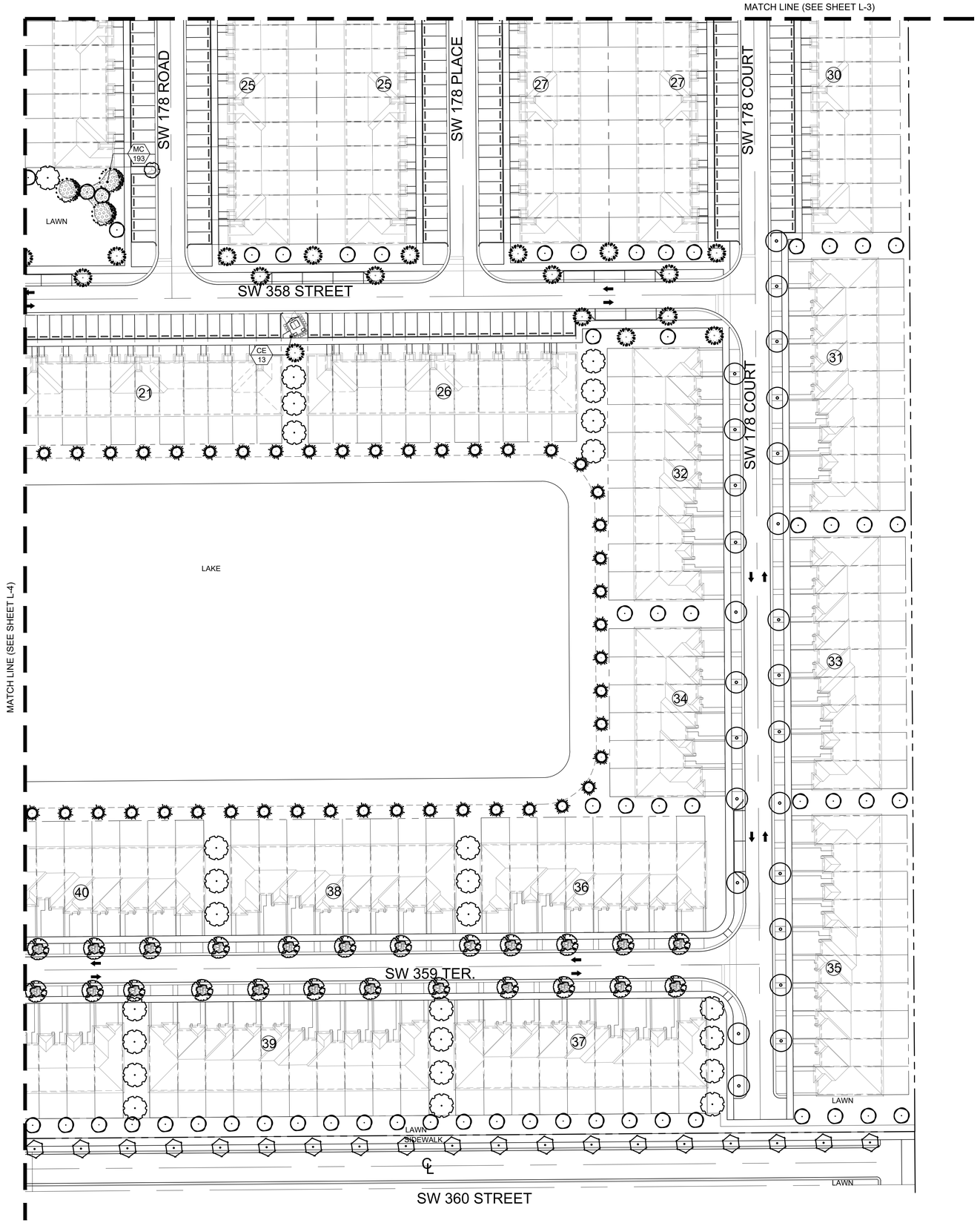
Project:
ANTILLA BY KOLTER LAND
MIAMI-DADE COUNTY, FL
LANDSCAPE PLAN

Revisions:	Date:	By:
1) DERM Comments	05.06.2022	KAT
2) City Comments	06.08.2022	JV
3) Site Plan Coordination	08.19.2022	JV

Seal:

Lic. # LA0000889
Member: A.S.L.A.

Drawing: Landscape Plan
Date: 02/22/2022
Scale: See Left
Drawn by: JV
Sheet No.:
L-4
Cad Id.: 2022-017



LANDSCAPE PLAN

NORTH

Scale: 1" = 40'-0"

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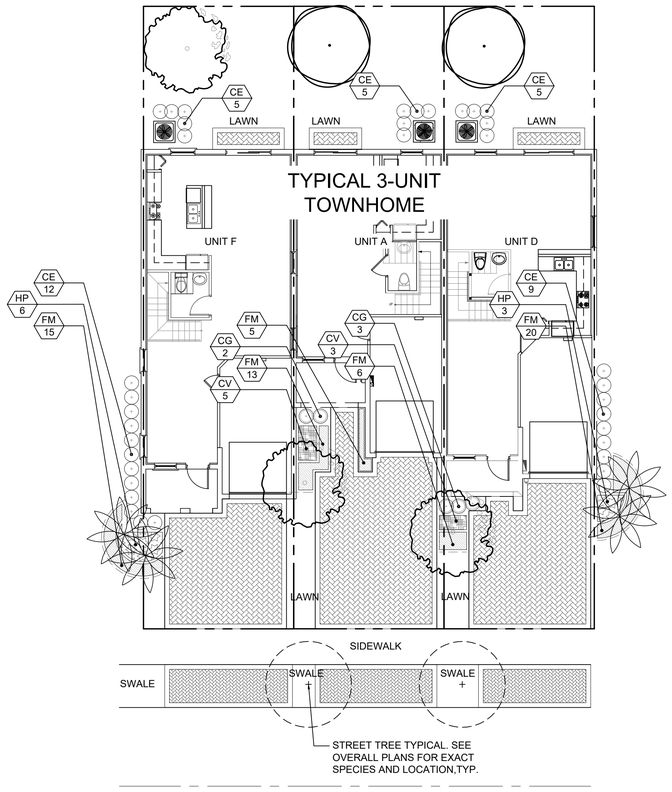
Project:
ANTILLA BY KOLTER LAND
MIAMI-DADE COUNTY, FL
LANDSCAPE PLAN

Revisions:	Date:	By:
2) City Comments	06.08.2022	JV
3) Site Plan Coordination	08.19.2022	JV

Seal:

Lic. # LA0000889
Member: A.S.L.A.

Drawing: Landscape Plan
Date: 02/22/2022
Scale: See Left
Drawn by: JV
Sheet No.:
L-5
Cad Id.: 2022-017



TYPICAL 3-UNIT TOWNHOME LANDSCAPE PLAN

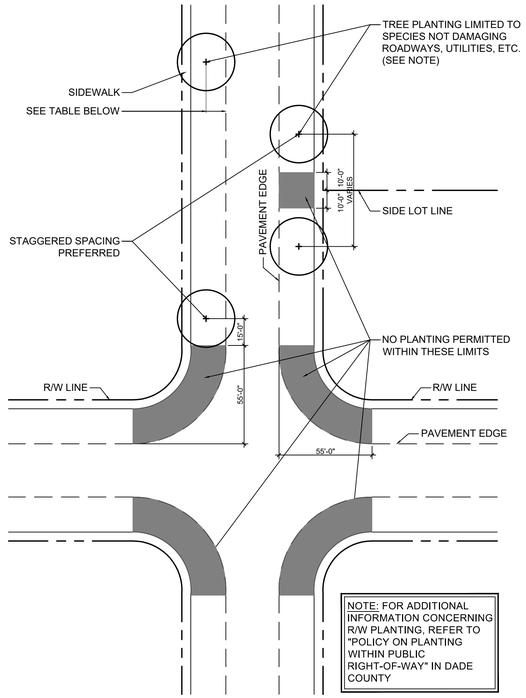
Scale: 1"=10'-0"

LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

Zoning District: RU-3M W/ RU-TH USE Net Lot Area 0.13 acres 5,481 s.f.

TREES	REQUIRED	PROVIDED
A. No. trees required per net lot acre Less existing number of trees meeting minimum requirements = 28 trees x net lot acres =	4	6
B. % Palms Allowed: No. trees required x 30% =	1	1
C. % Natives Required: No. trees provided x 30% =	1	5
D. Street trees (maximum average spacing of 35' o.c.): 63 linear feet along street =	2	2
E. Street trees located directly beneath power lines (maximum average spacing of 25' o.c.):_____ linear feet along street / 25 =	N/A	N/A
F. Total Trees Required A + D + E = 6 Total Trees	6	8
SHRUBS		
A. No. trees required x 10 = No. of shrubs allowed	60	60
B. No. shrubs allowed x 30% = No. of native shrubs required	18	43

SEE LANDSCAPE



Public R.O.W. Planting Setback

SCALE: 1" = 40'-0"

ROADWAYS	DESIGN SPEED		
	BELOW 35 mph	35 - 45 mph	50 mph & ABOVE
NO CURB & GUTTER	6'	14'	30'
WITH CURB & GUTTER	4'	4'	14'

LANDSCAPE LIST

SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
TREES			
	2	*Coccoloba diversifiora	8' HT. X 1.5" CAL.
		PIGEON PLUM	F.G.
	3	*Conocarpus erectus 'sericeus'	8' HT. X 1.5" CAL.
		SILVER BUTTONWOOD	F.G.
	2	Veitchia montgomeryana 'double'	10' O.A. HT. MIN., DOUBLE
		DOUBLE MONTGOMERY PALM	F.G., STAGGERED.
SHRUBS AND GROUNDCOVERS			
CV	8	Codieaum variegatum 'Gold Dust'	18" HT. X 18" SPR. / 18" O.C.
		GREEN- YELLOW CROTON	3 GAL.
CE	38	*Conocarpus erectus	24" HT. X 24" SPR. / 24" O.C.
		GREEN BUTTONWOOD	3 GAL.
CG	5	*Clusia guttifera	24" HT. X 24" SPR. / 24" O.C.
		SMALL LEAF CLUSIA	3 GAL.
FM	59	Ficus microcarpa 'Green Island'	15" HT. X 15" SPR. / 15" O.C.
		GREEN ISLAND FICUS	3 GAL.
HP	9	Hamelia patens 'compact'	24" HT. X 24" SPR. / 24" O.C.
		DWARF FIREBUSH	3 GAL.
LAWN	As Required	Stenotaphrum secundatum 'Floratam'	SOLID EVEN SOD
		ST. AUGUSTINE GRASS	

* DENOTES NATIVE SPECIES

LANDSCAPE NOTES:

- NO TREES SHALL BE PLANTED ON TOP OR ADJACENT TO PROPOSED FRENCH DRAINS OR INLETS.
- ALL LANDSCAPE INSIDE THE PROPERTY ADJACENT TO DRIVEWAYS SHALL COMPLY WITH THE 10' x 10' SAFE SIGHT-TRIANGLE, PER SE, 33-11 OF MIAMI-DADE COUNTY CODE.
- SEE PUBLIC R.O.W. PLANTING SETBACK DETAILS FOR TREES WITHIN R.O.W.
- LANDSCAPE FOR ALL CORNER LOTS SHALL SHOW COMPLIANCE WITH PWD STANDARD G5.1
- DRIVEWAYS AND APPROACHES MUST ADHERE TO MDC DETAILS. MUST BE FLARED OR MIN. 5'-0" RADIUS, AND SHALL NOT BE WIDER THAN 20'-0".
- ALL TREE DIMENSIONS ARE MEASURED FROM THE FACE OF TREE TRUNK.

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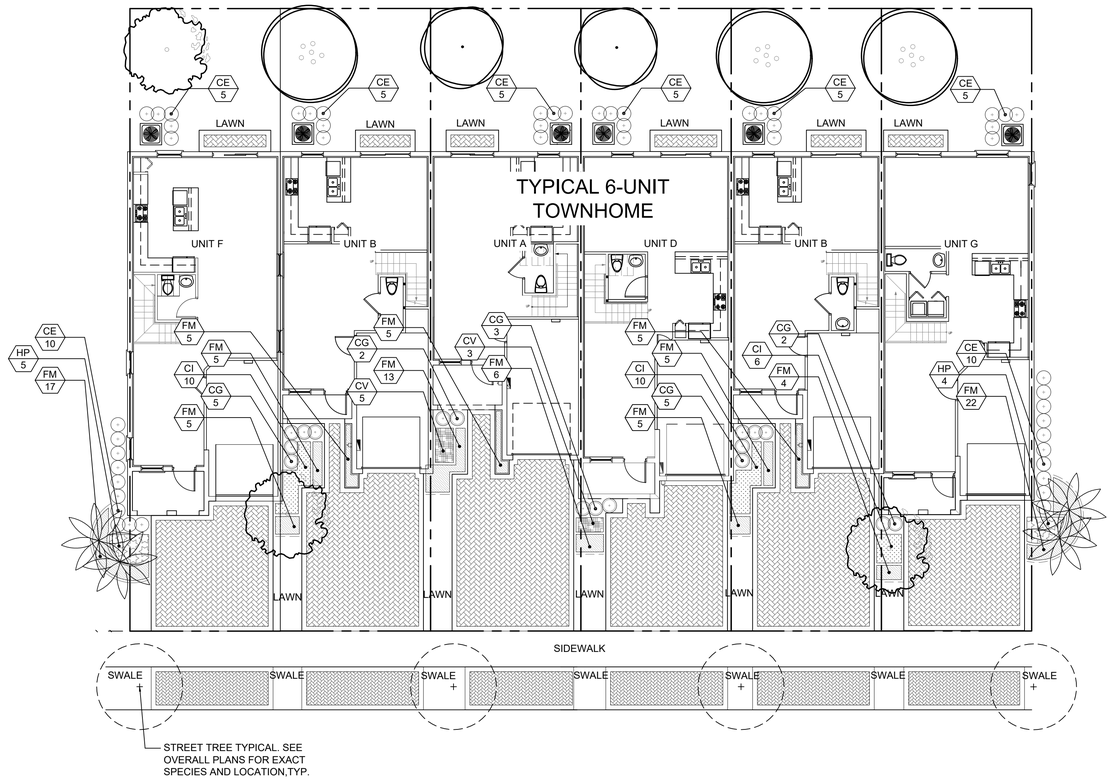
Project:
ANTILLA BY KOLTER LAND
MIAMI DADE, FLORIDA
TYPICAL 3-UNIT TOWNHOME LANDSCAPE PLAN

Revisions:	Date:	By:
1) City Comments	06.08.2022	JV

Seal:

Lic. # LA0000889
Member: A.S.L.A.

Drawing: Typ. 3-U TH Landscape Plan
Date: 02/15/2022
Scale: See Left
Drawn by: NG
Sheet No.:
L-6
Cad Id.: 2022-017



TYPICAL 6-UNIT TOWNHOME LANDSCAPE PLAN

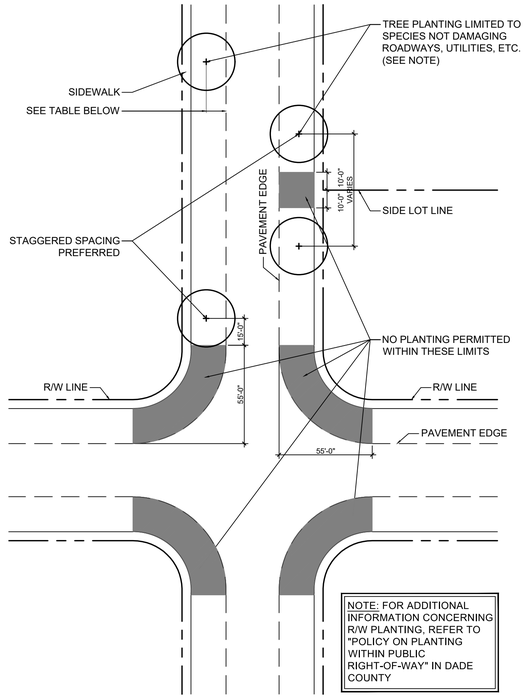
Scale: 1"=10'-0"

LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

Zoning District: RU-3M W/ RU-TH USE Net Lot Area 0.25 acres 10,961 s.f.

TREES	REQUIRED	PROVIDED
A. No. trees required per net lot acre Less existing number of trees meeting minimum requirements = 28 trees x net lot acres =	7	9
B. % Palms Allowed: No. trees required x 30% =	2	1
C. % Natives Required: No. trees provided x 30% =	2	5
D. Street trees (maximum average spacing of 35' o.c.): 126 linear feet along street =	4	4
E. Street trees located directly beneath power lines (maximum average spacing of 25' o.c.):_____ linear feet along street / 25 =	N/A	N/A
F. Total Trees Required A + D + E = 11 Total Trees	11	13
SHRUBS		
A. No. trees required x 10 = No. of shrubs allowed	110	110
B. No. shrubs allowed x 30% = No. of native shrubs required	33	87

SEE LANDSCAPE



Public R.O.W. Planting Setback

SCALE: 1" = 40'-0"

	DESIGN SPEED		
ROADWAYS	BELOW 35 mph	35 - 45 mph	50 mph & ABOVE
NO CURB & GUTTER	6'	14'	30'
WITH CURB & GUTTER	4'	4'	14'

LANDSCAPE LIST

TREES			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
	2	*Coccoloba diversiflora	8' HT. X 1.5" CAL.
		PIGEON PLUM	F.G.
	3	*Conocarpus erectus 'sericeus'	8' HT. X 1.5" CAL.
		SILVER BUTTONWOOD	F.G.
	3	Lagerstroemia indica 'Muskogee'	10' HT. X 2" CAL.
		MUSKOGEE CREPE MYRTLE	F.G.SINGLE TRUNK
	2	Veitchia montgomeryana 'double'	10' O.A. HT. MIN., DOUBLE
		DOUBLE MONTGOMERY PALM	F.G., STAGGERED.
SHRUBS AND GROUNDCOVERS			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
CI	26	*Chrysobalanus icaco 'Red Tip'	18" HT. X 18" SPR. / 18" O.C.
		RED TIP COCOPLUM	3 GAL.
CV	8	Codieaum variegatum 'Gold Dust'	18" HT. X 18" SPR. / 18" O.C.
		GREEN- YELLOW CROTON	3 GAL.
CE	50	*Conocarpus erectus	24" HT. X 24" SPR. / 24" O.C.
		GREEN BUTTONWOOD	3 GAL.
CG	17	*Clusia guttifera	24" HT. X 24" SPR. / 24" O.C.
		SMALL LEAF CLUSIA	3 GAL.
FM	97	Ficus microcarpa 'Green Island'	15" HT. X 15" SPR. / 15" O.C.
		GREEN ISLAND FICUS	3 GAL.
HP	9	Hamelia patens 'compact'	24" HT. X 24" SPR. / 24" O.C.
		DWARF FIREBUSH	3 GAL.
LAWN	As Required	Stenotaphrum secundatum 'Floratam'	SOLID EVEN SOD
		ST. AUGUSTINE GRASS	

* DENOTES NATIVE SPECIES

LANDSCAPE NOTES:

- NO TREES SHALL BE PLANTED ON TOP OR ADJACENT TO PROPOSED FRENCH DRAINS OR INLETS.
- ALL LANDSCAPE INSIDE THE PROPERTY ADJACENT TO DRIVEWAYS SHALL COMPLY WITH THE 10' x 10' SAFE SIGHT-TRIANGLE, PER SE, 33-11 OF MIAMI-DADE COUNTY CODE.
- SEE PUBLIC R.O.W. PLANTING SETBACK DETAILS FOR TREES WITHIN R.O.W.
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- DRIVEWAYS AND APPROACHES MUST ADHERE TO MDC DETAILS. MUST BE FLARED OR MIN. 5'-0" RADIUS, AND SHALL NOT BE WIDER THAN 20'-0".
- ALL TREE DIMENSIONS ARE MEASURED FROM THE FACE OF TREE TRUNK.

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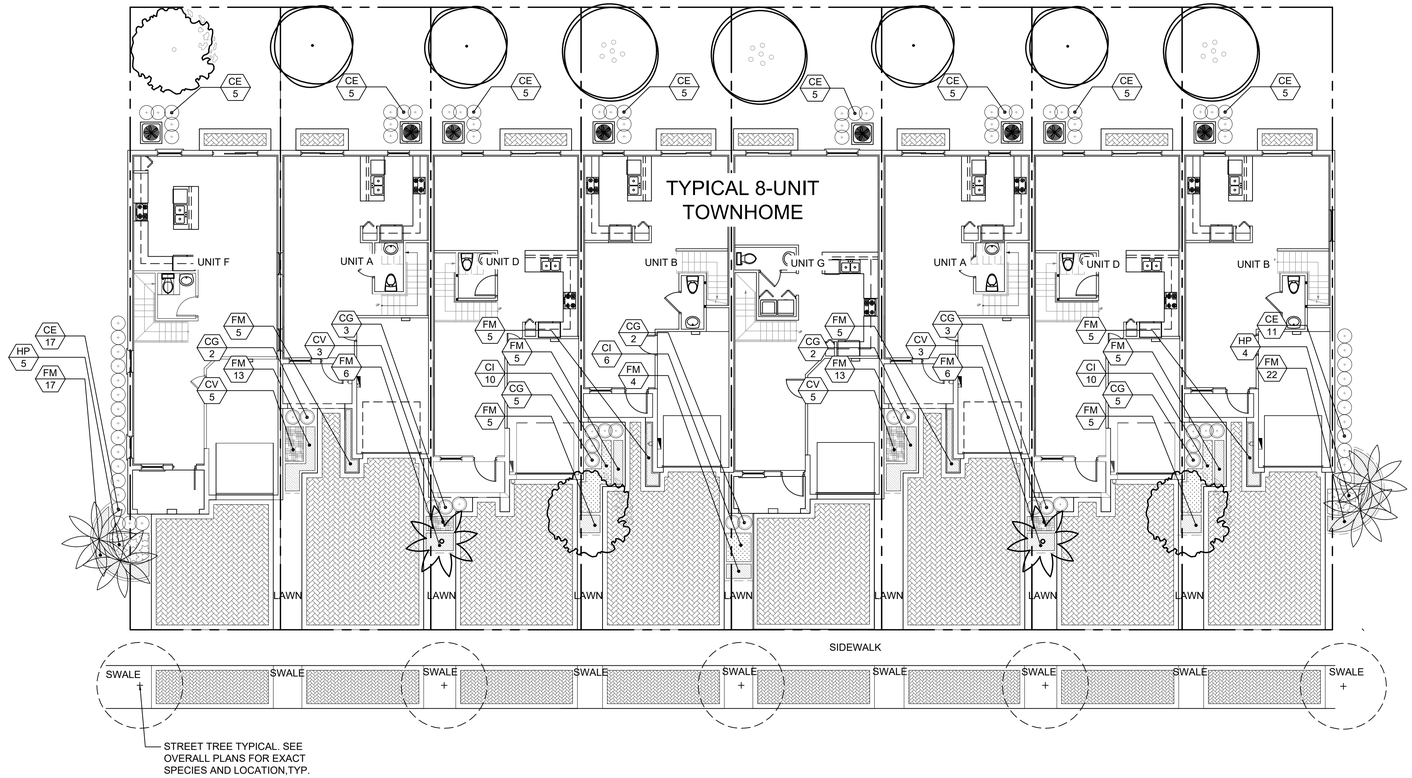
Project:
ANTILLA BY KOLTER LAND
MIAMI DADE, FLORIDA
TYPICAL 6-UNIT TOWNHOME LANDSCAPE PLAN

Revisions:	Date:	By:
1) City Comments	06.08.2022	JV

Seal:

Lic. # LA0000889
Member: A.S.L.A.

Drawing: Typ. 6-U TH Landscape Plan
Date: 02/17/2022
Scale: See Left
Drawn by: NG
Sheet No.:
L-7
Cad Id.: 2022-017



TYPICAL 8-UNIT TOWNHOME LANDSCAPE PLAN

Scale: 1"=10'-0"

LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

Zoning District: RU-3M W/ RU-TH USE Net Lot Area 0.35 acres 15,022 s.f.

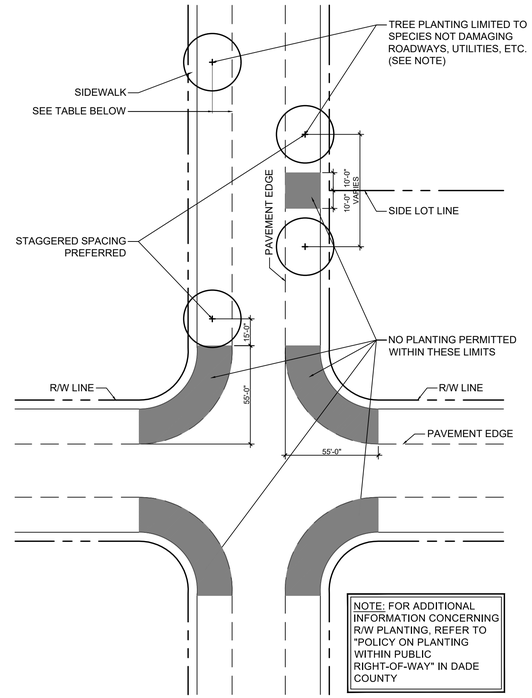
TREES	REQUIRED	PROVIDED
A. No. trees required per net lot acre Less existing number of trees meeting minimum requirements = 28 trees x net lot acres =	10	12
B. % Palms Allowed: No. trees required x 30% =	3	2
C. % Natives Required: No. trees provided x 30% =	3	7
D. Street trees (maximum average spacing of 35' o.c.): 168 linear feet along street =	5	5
E. Street trees located directly beneath power lines (maximum average spacing of 25' o.c.):_____ linear feet along street / 25 =	N/A	N/A
F. Total Trees Required A + D + E = 15 Total Trees	15	17
SHRUBS		
A. No. trees required x 10 = No. of shrubs allowed	150	150
B. No. shrubs allowed x 30% = No. of native shrubs required	45	110

SEE LANDSCAPE

LANDSCAPE LIST

TREES			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
	3	Lagerstroemia indica 'Muskogee'	10' HT. X 2" Cal.
		MUSKOGEE CREPE MYRTLE	F.G.SINGLE TRUNK
	4	*Coccoloba diversiflora	8' HT. X 1.5" Cal.
		PIGEON PLUM	F.G.
	3	*Conocarpus erectus 'sericeus'	8' HT. X 1.5" Cal.
		SILVER BUTTONWOOD	F.G.
	2	Veitchia montgomeryana 'single'	10' O.A. HT. MIN.
		SINGLE MONTGOMERY PALM	F.G.
	2	Veitchia montgomeryana 'double'	10' O.A. HT. MIN., DOUBLE
		DOUBLE MONTGOMERY PALM	F.G., STAGGERED.
SHRUBS AND GROUNDCOVERS			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
CE	40	*Conocarpus erectus	24" HT. X 24" SPR. / 24" O.C.
		GREEN BUTTONWOOD	3 GAL.
CG	46	*Clusia guttifera	24" HT. X 24" SPR. / 24" O.C.
		SMALL LEAF CLUSIA	3 GAL.
CI	30	*Chrysobalanus icaco 'Red Tip'	18" HT. X 18" SPR. / 18" O.C.
		RED TIP COCOPLUM	3 GAL.
CV	27	Codieaum variegatum 'Gold Dust'	18" HT. X 18" SPR. / 18" O.C.
		GREEN- YELLOW CROTON	3 GAL.
FM	115	Ficus microcarpa 'Green Island'	15" HT. X 15" SPR. / 15" O.C.
		GREEN ISLAND FICUS	3 GAL.
HP	7	Hamelia patens 'compact'	24" HT. X 24" SPR. / 24" O.C.
		DWARF FIREBUSH	3 GAL.
LAWN	As Required	Stenotaphrum secundatum 'Floratam'	SOLID EVEN SOD
		ST. AUGUSTINE GRASS	

* DENOTES NATIVE SPECIES



Public R.O.W. Planting Setback

SCALE: 1" = 40'-0"

	DESIGN SPEED		
ROADWAYS	BELOW 35 mph	35 - 45 mph	50 mph & ABOVE
NO CURB & GUTTER	6'	14'	30'
WITH CURB & GUTTER	4'	4'	14'

LANDSCAPE NOTES:

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- ALL TREE DIMENSIONS ARE MEASURED FROM THE FACE OF TREE TRUNK.

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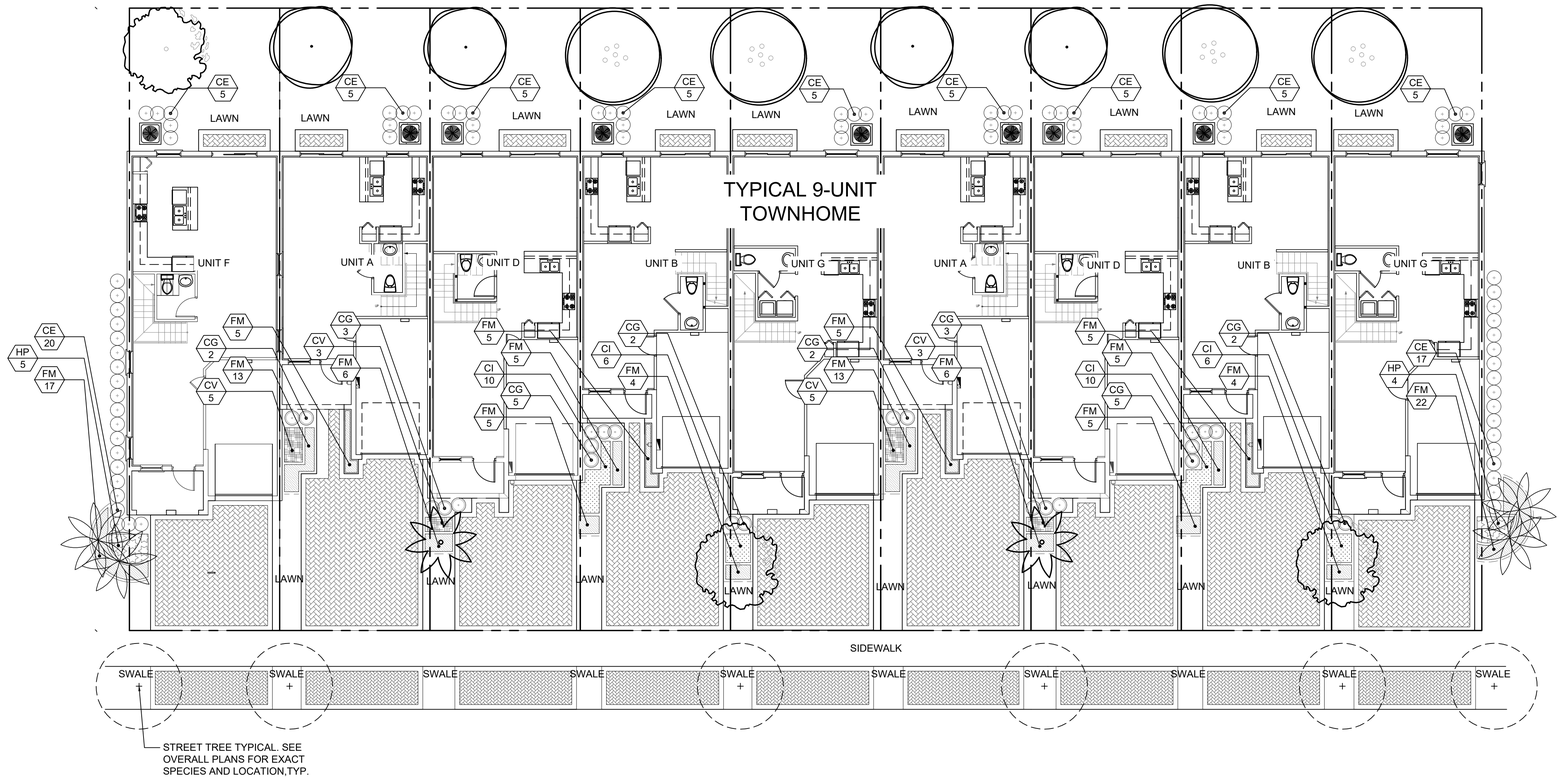
Project: ANTILLA BY KOLTER LAND
MIAMI DADE, FLORIDA
TYPICAL 8-UNIT TOWNHOME LANDSCAPE PLAN

Revisions:	Date:	By:
1) City Comments	06.08.2022	JV

Seal:

Lic. # LA0000889
Member: A.S.L.A.

Drawing: Typ. 8-U TH Landscape Plan
Date: 02/17/2022
Scale: See Left
Drawn by: NG
Sheet No.: L-8
Cad Id.: 2022-017



TYPICAL 9-UNIT TOWNHOME LANDSCAPE PLAN

Scale: 1"=10'-0"

LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

Zoning District: RU-3M W/ RU-TH USE Net Lot Area 0.38 acres 16,443 s.f.

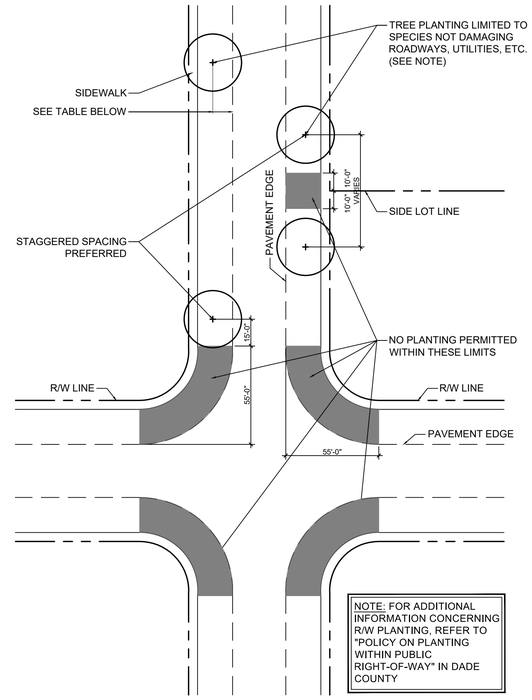
TREES	REQUIRED	PROVIDED
A. No. trees required per net lot acre Less existing number of trees meeting minimum requirements = 28 trees x net lot acres =	11	13
B. % Palms Allowed: No. trees required x 30% =	3	2
C. % Natives Required: No. trees provided x 30% =	3	7
D. Street trees (maximum average spacing of 35' o.c.): 189 linear feet along street =	6	6
E. Street trees located directly beneath power lines (maximum average spacing of 25' o.c.):_____ linear feet along street / 25 =	N/A	N/A
F. Total Trees Required A + D + E = 17 Total Trees	17	19
SHRUBS		
A. No. trees required x 10 = No. of shrubs allowed	170	170
B. No. shrubs allowed x 30% = No. of native shrubs required	51	133

SEE LANDSCAPE

LANDSCAPE LIST

SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
TREES			
	4	Lagerstroemia indica 'Muskogee'	10' HT. X 2" Cal.
		MUSKOGEE CREPE MYRTLE	F.G.SINGLE TRUNK
	4	*Coccoloba diversiflora	8' HT. X 1.5" Cal.
		PIGEON PLUM	F.G.
	3	*Conocarpus erectus 'sericeus'	8' HT. X 1.5" Cal.
		SILVER BUTTONWOOD	F.G.
	2	Veitchia montgomeryana 'single'	10' O.A. HT. MIN.
		SINGLE MONTGOMERY PALM	F.G.
	2	Veitchia montgomeryana 'double'	10' O.A. HT. MIN., DOUBLE
		DOUBLE MONTGOMERY PALM	F.G., STAGGERED.
SHRUBS AND GROUNDCOVERS			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
CE	82	*Conocarpus erectus	24" HT. X 24" SPR. / 24" O.C.
		GREEN BUTTONWOOD	3 GAL.
CG	28	*Clusia guttifera	24" HT. X 24" SPR. / 24" O.C.
		SMALL LEAF CLUSIA	3 GAL.
CI	35	*Chrysobalanus icaco 'Red Tip'	18" HT. X 18" SPR. / 18" O.C.
		RED TIP COCOPLUM	3 GAL.
CV	16	Codieaum variegatum 'Gold Dust'	18" HT. X 18" SPR. / 18" O.C.
		GREEN- YELLOW CROTON	3 GAL.
FM	125	Ficus microcarpa 'Green Island'	15" HT. X 15" SPR. / 15" O.C.
		GREEN ISLAND FICUS	3 GAL.
HP	9	Hamelia patens 'compact'	24" HT. X 24" SPR. / 24" O.C.
		DWARF FIREBUSH	3 GAL.
LAWN	As Required	Stenotaphrum secundatum 'Floratam'	SOLID EVEN SOD
		ST. AUGUSTINE GRASS	

* DENOTES NATIVE SPECIES



Public R.O.W. Planting Setback

SCALE: 1" = 40'-0"

	DESIGN SPEED		
ROADWAYS	BELOW 35 mph	35 - 45 mph	50 mph & ABOVE
NO CURB & GUTTER	6'	14'	30'
WITH CURB & GUTTER	4'	4'	14'

LANDSCAPE NOTES:

- NO TREES SHALL BE PLANTED ON TOP OR ADJACENT TO PROPOSED FRENCH DRAINS OR INLETS.
- ALL LANDSCAPE INSIDE THE PROPERTY ADJACENT TO DRIVEWAYS SHALL COMPLY WITH THE 10' x 10' SAFE SIGHT-TRIANGLE, PER SE, 33-11 OF MIAMI-DADE COUNTY CODE.
- SEE PUBLIC R.O.W. PLANTING SETBACK DETAILS FOR TREES WITHIN R.O.W.
- LANDSCAPE FOR ALL CORNER LOTS SHALL SHOW COMPLIANCE WITH PWD STANDARD G5.1
- DRIVEWAYS AND APPROACHES MUST ADHERE TO MDC DETAILS. MUST BE FLARED OR MIN. 5'-0" RADIUS, AND SHALL NOT BE WIDER THAN 20'-0".
- ALL TREE DIMENSIONS ARE MEASURED FROM THE FACE OF TREE TRUNK.

WITKIN HULTS + PARTNERS
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phone: 954.922.0661 · fassimile: 954.923.9689
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Project:
ANTILLA BY KOLTER LAND
MIAMI DADE, FLORIDA
TYPICAL 9-UNIT TOWNHOME LANDSCAPE PLAN

Revisions:	Date:	By:
1) City Comments	06.08.2022	JV

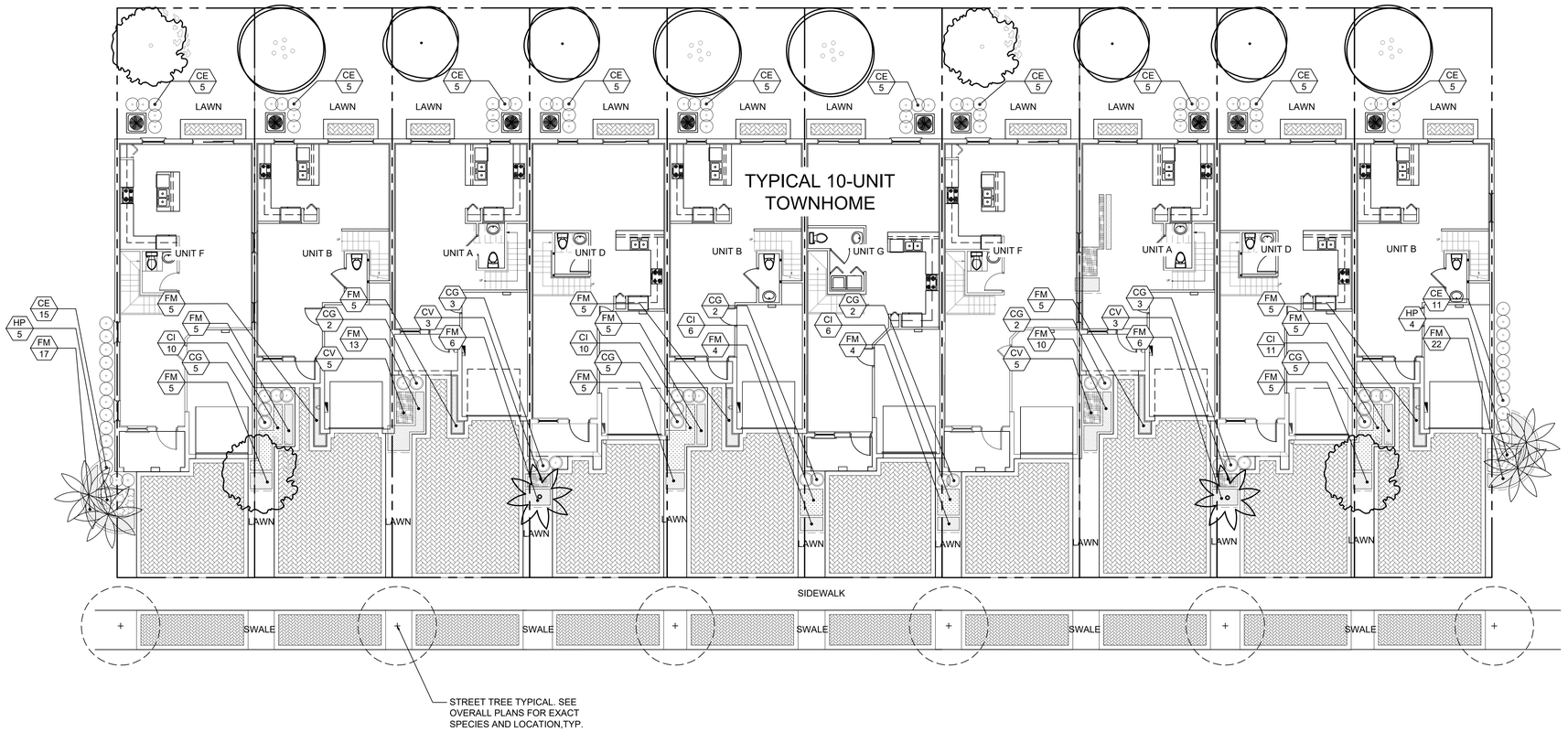
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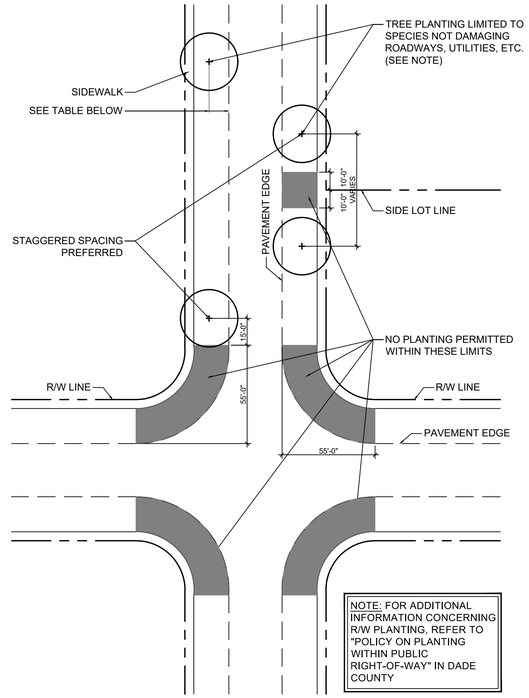
Lic. # LA0000889
Member: A.S.L.A.

Drawing: Typ. 9-U TH Landscape Plan
Date: 02/17/2022
Scale: See Left
Drawn by: NG
Sheet No.:

L-9

Cad Id.: 2022-017





Public R.O.W. Planting Setback

SCALE: 1" = 40'-0"

	DESIGN SPEED		
ROADWAYS	BELOW 35 mph	35 - 45 mph	50 mph & ABOVE
NO CURB & GUTTER	6'	14'	30'
WITH CURB & GUTTER	4'	4'	14'

TYPICAL 10-UNIT TOWNHOME LANDSCAPE PLAN

Scale: 1"=10'-0"

LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

Zoning District: RU-3M W/ RU-TH USE Net Lot Area 0.42 acres 18,268 s.f.

TREES	REQUIRED	PROVIDED
A. No. trees required per net lot acre Less existing number of trees meeting minimum requirements = 28 trees x net lot acres =	12	14
B. % Palms Allowed: No. trees required x 30% =	4	2
C. % Natives Required: No. trees provided x 30% =	4	8
D. Street trees (maximum average spacing of 35' o.c.): 210 linear feet along street =	6	6
E. Street trees located directly beneath power lines (maximum average spacing of 25' o.c.):_____ linear feet along street / 25 =	N/A	N/A
F. Total Trees Required A + D + E = 18 Total Trees	18	20
SHRUBS		
A. No. trees required x 10 = No. of shrubs allowed	180	180
B. No. shrubs allowed x 30% = No. of native shrubs required	54	143

SEE LANDSCAPE

LANDSCAPE LIST

SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
TREES			
	4	Lagerstroemia indica 'Muskogee'	10' HT. X 2" CAL.
		MUSKOGEE CREPE MYRTLE	F.G.SINGLE TRUNK
	4	*Coccoloba diversiflora	8' HT. X 1.5" CAL.
		PIGEON PLUM	F.G.
	4	*Conocarpus erectus 'sericeus'	8' HT. X 1.5" CAL.
		SILVER BUTTONWOOD	F.G.
	2	Veitchia montgomeryana 'single'	10' O.A. HT. MIN.
		SINGLE MONTGOMERY PALM	F.G.
	2	Veitchia montgomeryana 'double'	10' O.A. HT. MIN., DOUBLE
		DOUBLE MONTGOMERY PALM	F.G., STAGGERED.
SHRUBS AND GROUNDCOVERS			
CE	76	*Conocarpus erectus	24" HT. X 24" SPR. / 24" O.C.
		GREEN BUTTONWOOD	3 GAL.
CG	33	*Clusia guttifera	24" HT. X 24" SPR. / 24" O.C.
		SMALL LEAF CLUSIA	3 GAL.
CI	46	*Chrysobalanus icaco 'Red Tip'	18" HT. X 18" SPR. / 18" O.C.
		RED TIP COCOPLUM	3 GAL.
CV	16	Codieaum variegatum 'Gold Dust'	18" HT. X 18" SPR. / 18" O.C.
		GREEN- YELLOW CROTON	3 GAL.
FM	137	Ficus microcarpa 'Green Island'	15" HT. X 15" SPR. / 15" O.C.
		GREEN ISLAND FICUS	3 GAL.
HP	9	Hamelia patens 'compact'	24" HT. X 24" SPR. / 24" O.C.
		DWARF FIREBUSH	3 GAL.
LAWN	As Required	Stenotaphrum secundatum 'Floratam'	SOLID EVEN SOD
		ST. AUGUSTINE GRASS	

* DENOTES NATIVE SPECIES

LANDSCAPE NOTES:

- NO TREES SHALL BE PLANTED ON TOP OR ADJACENT TO PROPOSED FRENCH DRAINS OR INLETS.
- ALL LANDSCAPE INSIDE THE PROPERTY ADJACENT TO DRIVEWAYS SHALL COMPLY WITH THE 10' x 10' SAFE SIGHT-TRIANGLE, PER SE, 33-11 OF MIAMI-DADE COUNTY CODE.
- SEE PUBLIC R.O.W. PLANTING SETBACK DETAILS FOR TREES WITHIN R.O.W.
- LANDSCAPE FOR ALL CORNER LOTS SHALL SHOW COMPLIANCE WITH PWD STANDARD G5.1
- DRIVEWAYS AND APPROACHES MUST ADHERE TO MDC DETAILS. MUST BE FLARED OR MIN. 5'-0" RADIUS, AND SHALL NOT BE WIDER THAN 20'-0".
- ALL TREE DIMENSIONS ARE MEASURED FROM THE FACE OF TREE TRUNK.

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Project:
ANTILLA BY KOLTER LAND
MIAMI DADE, FLORIDA
TYPICAL 10-UNIT TOWNHOME LANDSCAPE PLAN

Revisions:	Date:	By:
1) City Comments	06.08.2022	JV

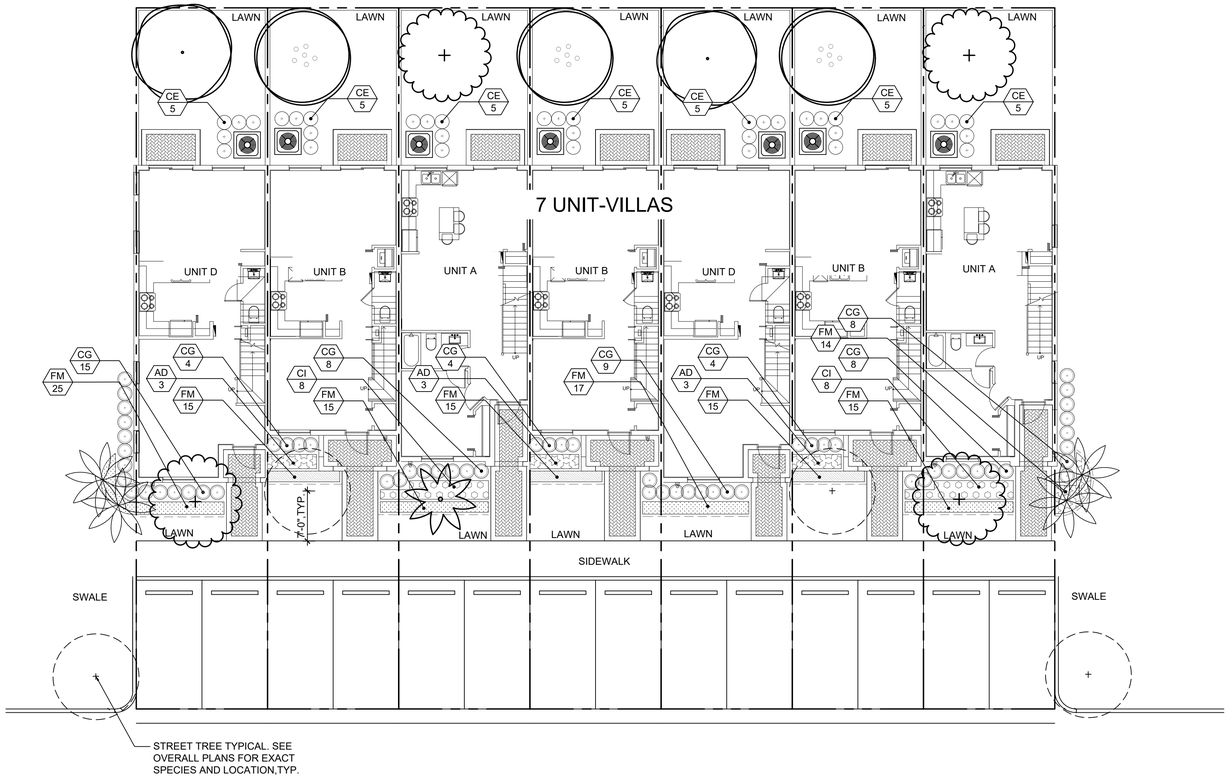
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Lic. # LA0000889
Member: A.S.L.A.

Drawing: Typ. 10-U TH Landscape Plan
Date: 02/16/2022
Scale: See Left
Drawn by: NG
Sheet No.:

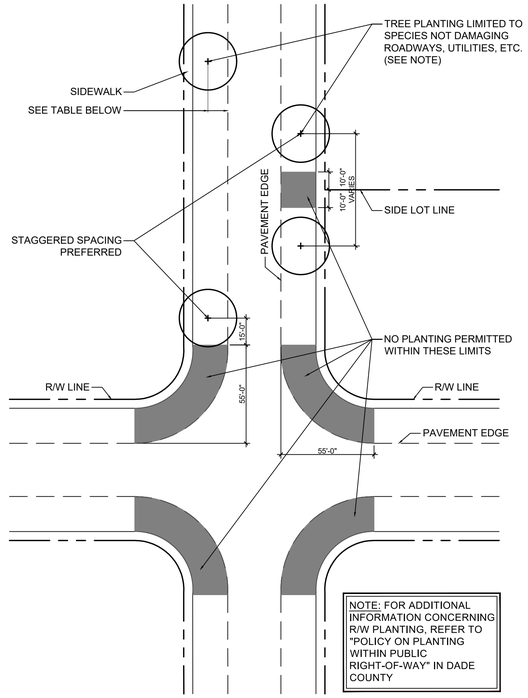
L-10

Cad Id.: 2022-017



TYPICAL 7- UNIT VILLA LANDSCAPE PLAN

Scale: 1"=10'



Public R.O.W. Planting Setback

SCALE: 1" = 40'-0"

	DESIGN SPEED		
ROADWAYS	BELOW 35 mph	35 - 45 mph	50 mph & ABOVE
NO CURB & GUTTER	6'	14'	30'
WITH CURB & GUTTER	4'	4'	14'

LANDSCAPE LIST

TREES			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
	3	Lagerstroemia indica 'Natchez'	10' HT. 2" CAL.
		WHITE CREPE MYRTLE	F.G.
	2	*Conocarpus erectus	8' HT. 1.5" CAL.
		GREEN BUTTONWOOD	F.G.
	4	*Ilex cassine	8' HT. 1.5" CAL.
		DAHOON HOLLY	F.G.
	1	Adonidia merrillii 'single'	10' O.A. HT., SINGLE
		SINGLE CHRISTMAS PALM	F.G.
	2	Veitchia montgomeryana 'double'	10' O.A. HT., DOUBLE
		DOUBLE MONTGOMERY PALM	F.G., STAGGERED.
SHRUBS AND GROUNDCOVERS			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
AD	9	Asparagus densiflorus 'Myer's'	24" HT. X 24" SPR. / 24" O.C.
		Foxtail fern	3 GAL.
CE	35	*Conocarpus erectus	24" HT. X 24" SPR. / 24" O.C.
		GREEN BUTTONWOOD	3 GAL.
CG	60	*Clusia guttifera	24" HT. X 24" SPR. / 24" O.C.
		SMALL LEAF CLUSIA	3 GAL.
FM	131	Ficus microcarpa 'Green Island'	15" HT. X 15" SPR. / 15" O.C.
		GREEN ISLAND FICUS	3 GAL.
CI	16	*Chrysobalanus icaco 'Red Tip'	18" HT. X 18" SPR. / 24" O.C.
		RED TIP COCOPLUM	3 GAL.
LAWN	As Required	Stenotaphrum secundatum 'Floratam'	SOLID EVEN SOD
		ST. AUGUSTINE GRASS	

* DENOTES NATIVE SPECIES

LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

Zoning District: RU-3M W/ RU-TH USE Net Lot Area .29 acres 12,577 s.f.

TREES	REQUIRED	PROVIDED
A. No. trees required per net lot acre Less existing number of trees meeting minimum requirements = 28 trees x net lot acres =	8	10
B. % Palms Allowed: No. trees required x 30% =	3	1
C. % Natives Required: No. trees provided x 30% =	3	6
D. Street trees (maximum average spacing of 35' o.c.): 129 linear feet along street =	4	4
E. Street trees located directly beneath power lines (maximum average spacing of 25' o.c.):_____ linear feet along street / 25 =	N/A	N/A
F. Total Trees Required A + D + E = 12 Total Trees	12	14
SHRUBS		
A. No. trees required x 10 = No. of shrubs required	120	120
B. No. shrubs required x 30% = No. of native shrubs required	36	95

SEE LANDSCAPE LIST

LANDSCAPE NOTES:

- NO TREES SHALL BE PLANTED ON TOP OR ADJACENT TO PROPOSED FRENCH DRAINS OR INLETS.
- ALL LANDSCAPE INSIDE THE PROPERTY ADJACENT TO DRIVEWAYS SHALL COMPLY WITH THE 10' x 10' SAFE SIGHT-TRIANGLE, PER SE, 33-11 OF MIAMI-DADE COUNTY CODE.
- SEE PUBLIC R.O.W. PLANTING SETBACK DETAILS FOR TREES WITHIN R.O.W.
- LANDSCAPE FOR ALL CORNER LOTS SHALL SHOW COMPLIANCE WITH PWD STANDARD G5.1
- DRIVEWAYS AND APPROACHES MUST ADHERE TO MDC DETAILS. MUST BE FLARED OR MIN. 5'-0" RADIUS, AND SHALL NOT BE WIDER THAN 20'-0".
- ALL TREE DIMENSIONS ARE MEASURED FROM THE FACE OF TREE TRUNK.

WITKIN HULTS DESIGN GROUP, Inc.
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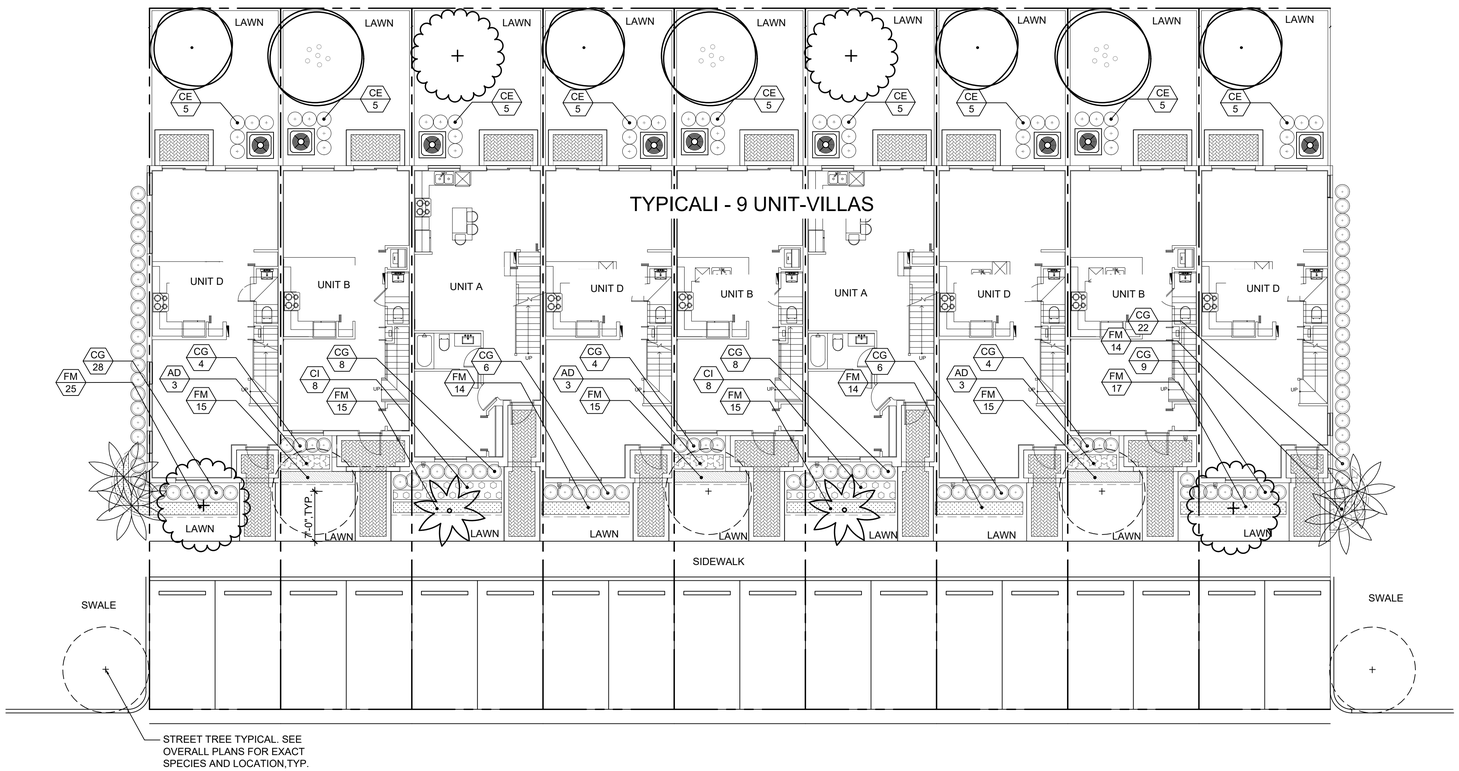
Project:
ANTILLA BY: KOLTER LAND
MIAMI DADE, FLORIDA
7 UNIT-VILLAS TYPICAL LANDSCAPE PLAN

Revisions:	Date:	By:
1) City Comments	06.08.2022	JV

Seal:

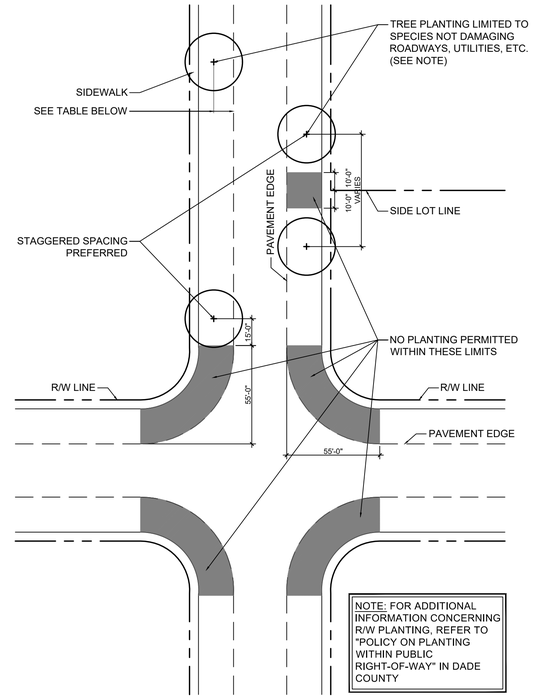
Lic. # LA0000889
Member: A.S.L.A.

Drawing: 7 Unit-Villas Typ.
Date: 02/18/2022
Scale: See Left
Drawn by: NG
Sheet No.:
L-11
Cad Id.: 2022-017



TYPICAL 9-UNIT VILLA LANDSCAPE PLAN

Scale: 1"=10'



Public R.O.W. Planting Setback

SCALE: 1" = 40'-0"

	DESIGN SPEED		
ROADWAYS	BELOW 35 mph	35 - 45 mph	50 mph & ABOVE
NO CURB & GUTTER	6'	14'	30'
WITH CURB & GUTTER	4'	4'	14'

LANDSCAPE LIST

TREES			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
	3	Lagerstroemia indica 'Natchez'	10' HT. 2" CAL.
		WHITE CREPE MYRTLE	F.G.
	4	*Conocarpus erectus	8' HT. 1.5" CAL.
		GREEN BUTTONWOOD	F.G.
	4	*Ilex cassine	8' HT. 1.5" CAL.
		DAHOON HOLLY	F.G.
	2	Adonidia merrillii 'single'	10' O.A. HT., SINGLE
		SINGLE CHRISTMAS PALM	F.G.
	2	Veitchia montgomeryana 'double'	10' O.A. HT., DOUBLE
		DOUBLE MONTGOMERY PALM	F.G., STAGGERED.
SHRUBS AND GROUNDCOVERS			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
AD	9	Asparagus densiflorus 'Myer's'	24" HT. X 24" SPR. / 24" O.C.
		Foxtail fern	3 GAL.
CE	45	*Conocarpus erectus	24" HT. X 24" SPR. / 24" O.C.
		GREEN BUTTONWOOD	3 GAL.
CG	90	*Clusia guttifera	24" HT. X 24" SPR. / 24" O.C.
		SMALL LEAF CLUSIA	3 GAL.
FM	159	Ficus microcarpa 'Green Island'	15" HT. X 15" SPR. / 15" O.C.
		GREEN ISLAND FICUS	3 GAL.
CI	16	*Chrysobalanus icaco 'Red Tip'	18" HT. X 18" SPR. / 24" O.C.
		RED TIP COCOPLUM	3 GAL.
LAWN	As Required	Stenotaphrum secundatum 'Floratam'	SOLID EVEN SOD
		ST. AUGUSTINE GRASS	

* DENOTES NATIVE SPECIES

LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

Zoning District: RU-3M W/ RU-TH USE Net Lot Area .37 acres 16,170 s.f.

TREES	REQUIRED	PROVIDED
A. No. trees required per net lot acre Less existing number of trees meeting minimum requirements = 28 trees x net lot acres =	11	13
B. % Palms Allowed: No. trees required x 30% =	3	2
C. % Natives Required: No. trees provided x 30% =	3	8
D. Street trees (maximum average spacing of 35' o.c.): 165 linear feet along street =	5	5
E. Street trees located directly beneath power lines (maximum average spacing of 25' o.c.):_____ linear feet along street / 25 =	N/A	N/A
F. Total Trees Required A + D + E = 16 Total Trees	16	18
SHRUBS		
A. No. trees required x 10 = No. of shrubs required	160	160
B. No. shrubs required x 30% = No. of native shrubs required	48	135

SEE LANDSCAPE LIST

LANDSCAPE NOTES:

- NO TREES SHALL BE PLANTED ON TOP OR ADJACENT TO PROPOSED FRENCH DRAINS OR INLETS.
- ALL LANDSCAPE INSIDE THE PROPERTY ADJACENT TO DRIVEWAYS SHALL COMPLY WITH THE 10' x 10' SAFE SIGHT-TRIANGLE, PER SE, 33-11 OF MIAMI-DADE COUNTY CODE.
- SEE PUBLIC R.O.W. PLANTING SETBACK DETAILS FOR TREES WITHIN R.O.W.
- LANDSCAPE FOR ALL CORNER LOTS SHALL SHOW COMPLIANCE WITH PWD STANDARD G5.1
- DRIVEWAYS AND APPROACHES MUST ADHERE TO MDC DETAILS. MUST BE FLARED OR MIN. 5'-0" RADIUS, AND SHALL NOT BE WIDER THAN 20'-0".
- ALL TREE DIMENSIONS ARE MEASURED FROM THE FACE OF TREE TRUNK.

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www.witkindesign.com

Project:
ANTILLA BY: KOLTER LAND
MIAMI DADE, FLORIDA
9 UNIT-VILLAS TYPICAL LANDSCAPE PLAN

Revisions:	Date:	By:
1) City Comments	06.08.2022	JV

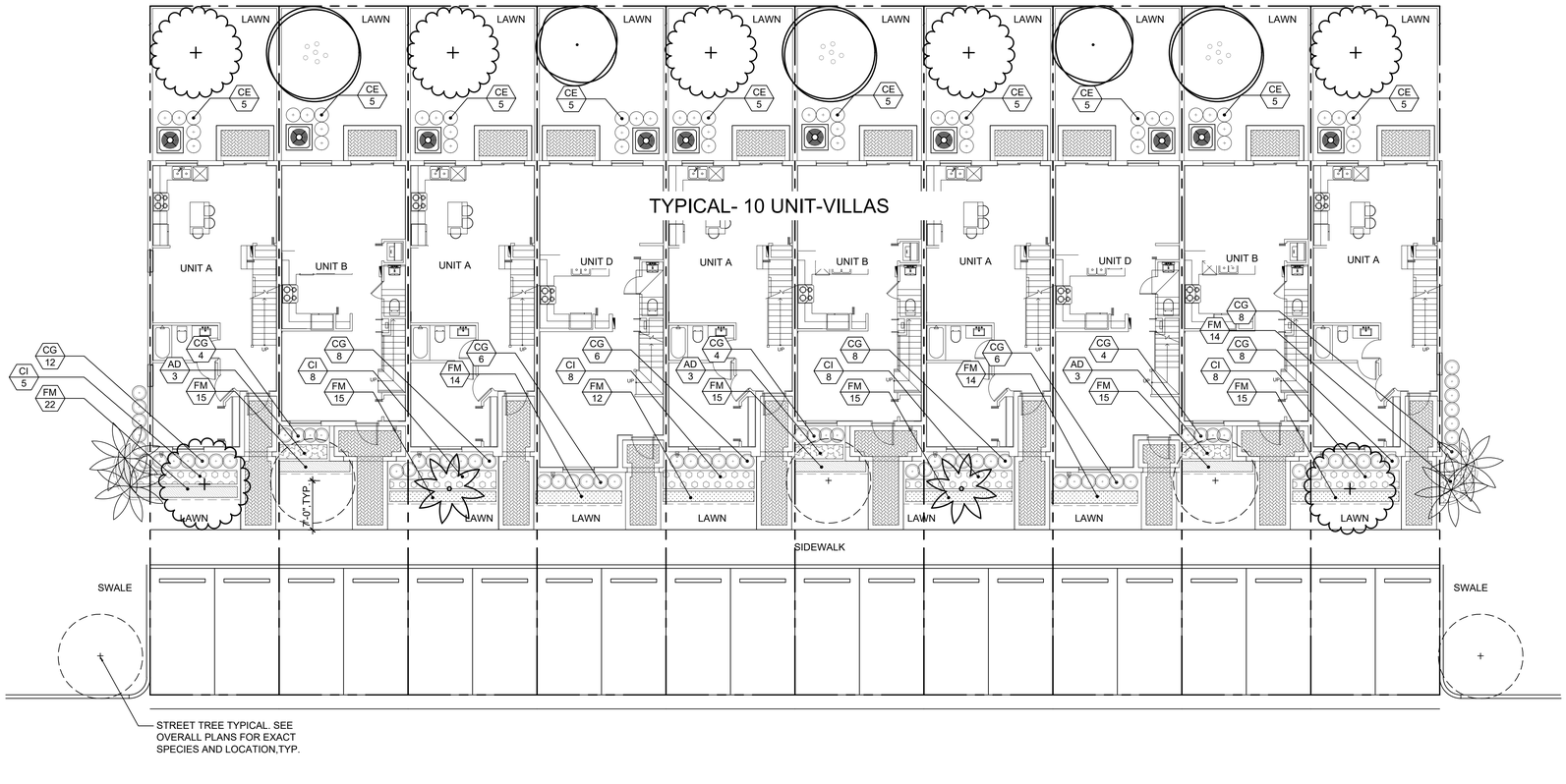
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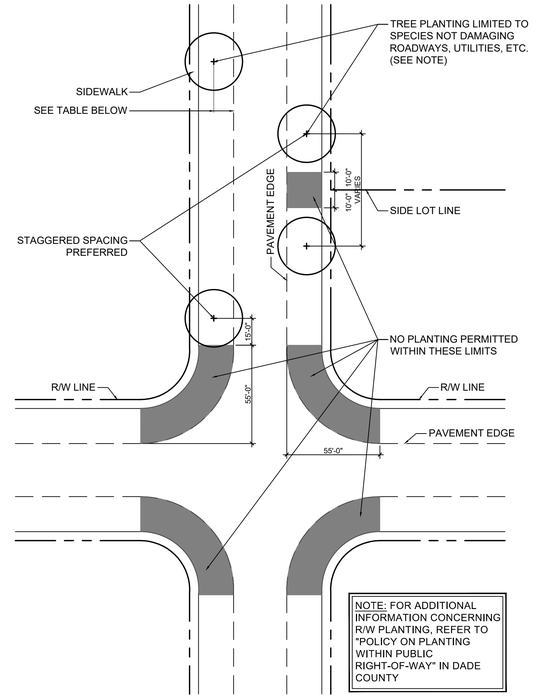
Lic. # LA0000889
Member: A.S.L.A.

Drawing: 9 Unit-Villas Typ.
Date: 02/18/2022
Scale: See Left
Drawn by: NG
Sheet No.:

L-12

Cad Id.: 2022-017





Public R.O.W. Planting Setback

SCALE: 1" = 40'-0"

	DESIGN SPEED		
ROADWAYS	BELOW 35 mph	35 - 45 mph	50 mph & ABOVE
NO CURB & GUTTER	6'	14'	30'
WITH CURB & GUTTER	4'	4'	14'

TYPICAL 10- UNIT VILLAS LANDSCAPE PLAN

Scale: 1"=10'

LANDSCAPE LIST

TREES			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
	3	Lagerstroemia indica 'Natchez'	10' HT. 2" CAL.
		WHITE CREPE MYRTLE	F.G.
	2	*Conocarpus erectus	8' HT. 1.5" CAL.
		GREEN BUTTONWOOD	F.G.
	7	*Ilex cassine	8' HT. 1.5" CAL.
		DAHOON HOLLY	F.G.
	2	Adonidia merrillii 'single'	10' O.A. HT., SINGLE
		SINGLE CHRISTMAS PALM	F.G.
	2	Veitchia montgomeryana 'double'	10' O.A. HT., DOUBLE
		DOUBLE MONTGOMERY PALM	F.G., STAGGERED.
SHRUBS AND GROUNDCOVERS			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
AD	9	Asparagus densiflorus 'Myer's'	24" HT. X 24" SPR. / 24" O.C.
		Foxtail fern	3 GAL.
CE	50	*Conocarpus erectus	24" HT. X 24" SPR. / 24" O.C.
		GREEN BUTTONWOOD	3 GAL.
CG	74	*Clusia guttifera	24" HT. X 24" SPR. / 24" O.C.
		SMALL LEAF CLUSIA	3 GAL.
FM	166	Ficus microcarpa 'Green Island'	15" HT. X 15" SPR. / 15" O.C.
		GREEN ISLAND FICUS	3 GAL.
CI	37	*Chrysobalanus icaco 'Red Tip'	18" HT. X 18" SPR. / 24" O.C.
		RED TIP COCOPLUM	3 GAL.
LAWN	As Required	Stenotaphrum secundatum 'Floratam'	SOLID EVEN SOD
		ST. AUGUSTINE GRASS	

* DENOTES NATIVE SPECIES

LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

Zoning District: RU-3M W/ RU-TH USE Net Lot Area .41 acres 17,967 s.f.

TREES	REQUIRED	PROVIDED
A. No. trees required per net lot acre Less existing number of trees meeting minimum requirements = 28 trees x net lot acres =	12	14
B. % Palms Allowed: No. trees required x 30% =	4	2
C. % Natives Required: No. trees provided x 30% =	4	9
D. Street trees (maximum average spacing of 35' o.c.): 184 linear feet along street =	5	5
E. Street trees located directly beneath power lines (maximum average spacing of 25' o.c.):_____ linear feet along street / 25 =	N/A	N/A
F. Total Trees Required A + D + E = 17 Total Trees	17	19
SHRUBS		
A. No. trees required x 10 = No. of shrubs required	170	170
B. No. shrubs required x 30% = No. of native shrubs required	51	124

SEE LANDSCAPE LIST

LANDSCAPE NOTES:

- NO TREES SHALL BE PLANTED ON TOP OR ADJACENT TO PROPOSED FRENCH DRAINS OR INLETS.
- ALL LANDSCAPE INSIDE THE PROPERTY ADJACENT TO DRIVEWAYS SHALL COMPLY WITH THE 10' x 10' SAFE SIGHT-TRIANGLE, PER SE, 33-11 OF MIAMI-DADE COUNTY CODE.
- SEE PUBLIC R.O.W. PLANTING SETBACK DETAILS FOR TREES WITHIN R.O.W.
- LANDSCAPE FOR ALL CORNER LOTS SHALL SHOW COMPLIANCE WITH PWD STANDARD G5.1
- DRIVEWAYS AND APPROACHES MUST ADHERE TO MDC DETAILS. MUST BE FLARED OR MIN. 5'-0" RADIUS, AND SHALL NOT BE WIDER THAN 20'-0".
- ALL TREE DIMENSIONS ARE MEASURED FROM THE FACE OF TREE TRUNK.

WITKIN HULTS DESIGN GROUP, Inc.
107 North 21st Avenue Hollywood, Florida
phone: 954.923.8881 facsimile: 954.923.9889
www.witkindesign.com

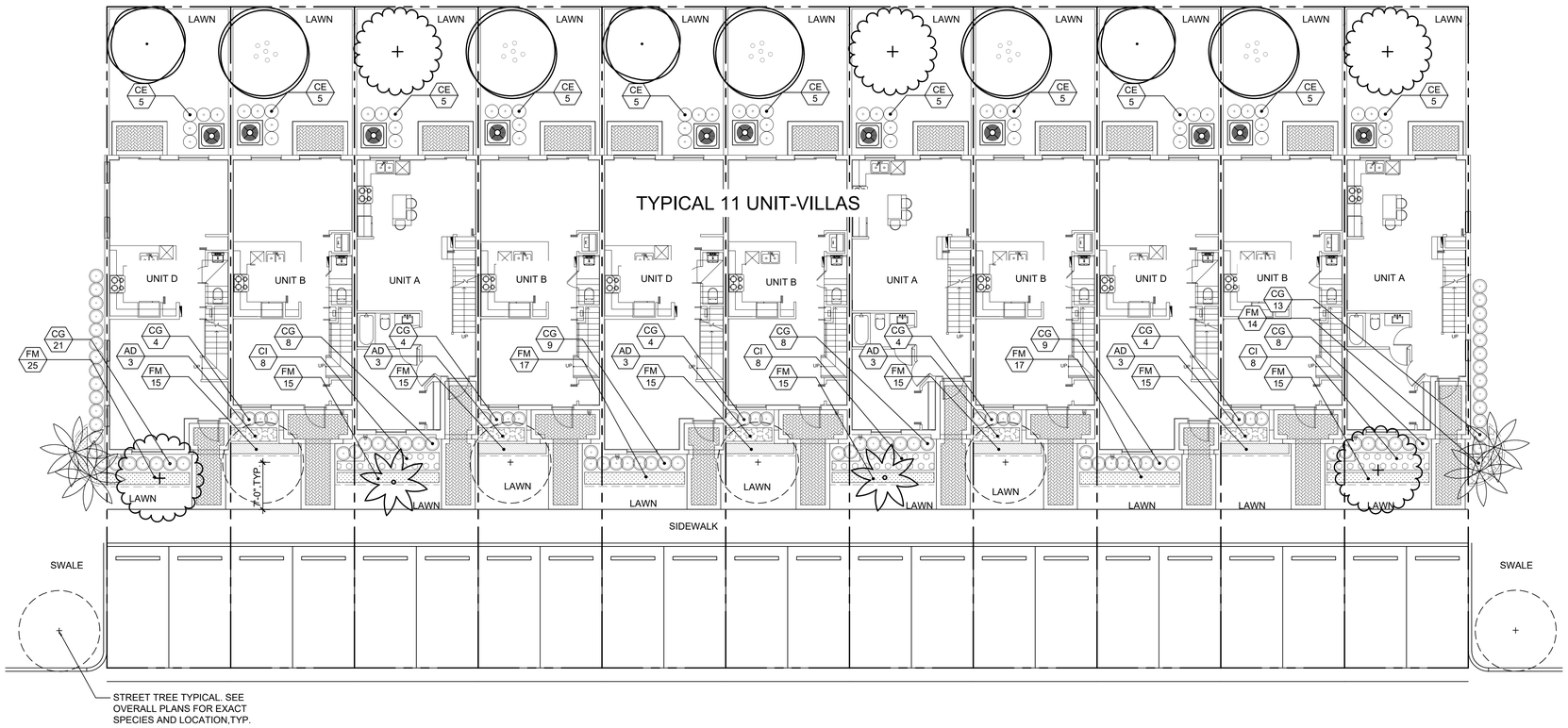
Project: ANTILLA BY: KOLTER LAND
MIAMI DADE, FLORIDA
10 UNIT-VILLAS TYPICAL LANDSCAPE PLAN

Revisions: | Date: | By:
1) City Comments | 06.08.2022 | JV

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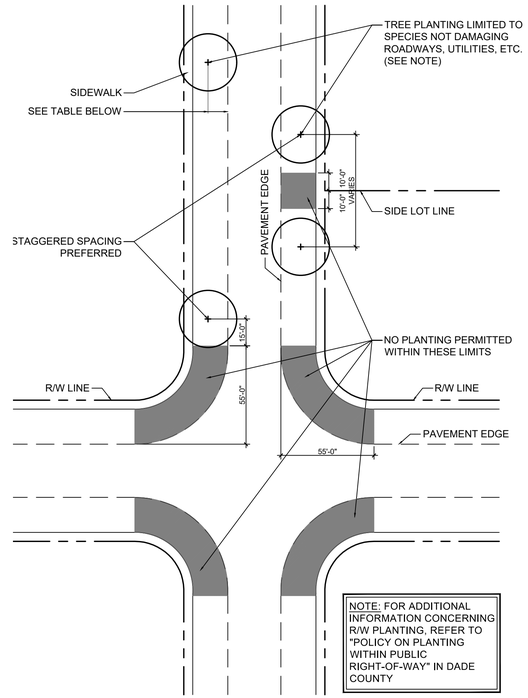
Lic. # LA0000889
Member: A.S.L.A.

Drawing: 10 Unit-Villas Typ.
Date: 02/18/2022
Scale: See Left
Drawn by: NG
Sheet No.:
L-13
Cad Id.: 2022-017



TYPICAL 11- UNIT VILLAS LANDSCAPE PLAN

Scale: 1"=10'



Public R.O.W. Planting Setback

SCALE: 1" = 40'-0"

	DESIGN SPEED		
ROADWAYS	BELOW 35 mph	35 - 45 mph	50 mph & ABOVE
NO CURB & GUTTER	6'	14'	30'
WITH CURB & GUTTER	4'	4'	14'

LANDSCAPE LIST

TREES

SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
	5	Lagerstroemia indica 'Natchez'	10' HT. 2" CAL.
		WHITE CREPE MYRTLE	F.G.
	3	*Conocarpus erectus	8' HT. 1.5" CAL.
		GREEN BUTTONWOOD	F.G.
	5	*Ilex cassine	8' HT. 1.5" CAL.
		DAHOON HOLLY	F.G.
	2	Adonidia merrillii 'single'	10' O.A. HT., SINGLE
		SINGLE CHRISTMAS PALM	F.G.
	2	Veitchia montgomeryana 'double'	10' O.A. HT., DOUBLE
		DOUBLE MONTGOMERY PALM	F.G., STAGGERED.

SHRUBS AND GROUNDCOVERS

SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
AD	15	Asparagus densiflorus 'Myer's'	24" HT. X 24" SPR. / 24" O.C.
		Foxtail fern	3 GAL.
CE	55	*Conocarpus erectus	24" HT. X 24" SPR. / 24" O.C.
		GREEN BUTTONWOOD	3 GAL.
CG	96	*Clusia guttifera	24" HT. X 24" SPR. / 24" O.C.
		SMALL LEAF CLUSIA	3 GAL.
FM	193	Ficus microcarpa 'Green Island'	15" HT. X 15" SPR. / 15" O.C.
		GREEN ISLAND FICUS	3 GAL.
CI	24	*Chrysobalanus icaco 'Red Tip'	18" HT. X 18" SPR. / 24" O.C.
		RED TIP COCOPLUM	3 GAL.
LAWN	As Required	Stenotaphrum secundatum 'Floratam'	SOLID EVEN SOD
		ST. AUGUSTINE GRASS	

* DENOTES NATIVE SPECIES

LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

Zoning District: RU-3M W/ RU-TH USE Net Lot Area .45 acres 19,763 s.f.

TREES	REQUIRED	PROVIDED
A. No. trees required per net lot acre Less existing number of trees meeting minimum requirements = 28 trees x net lot acres =	13	15
B. % Palms Allowed: No. trees required x 30% =	4	2
C. % Natives Required: No. trees provided x 30% =	4	8
D. Street trees (maximum average spacing of 35' o.c.): 202 linear feet along street =	6	6
E. Street trees located directly beneath power lines (maximum average spacing of 25' o.c.):_____ linear feet along street / 25 =	N/A	N/A
F. Total Trees Required A + D + E = 19 Total Trees	19	21
SHRUBS		
A. No. trees required x 10 = No. of shrubs required	190	190
B. No. shrubs required x 30% = No. of native shrubs required	57	151

SEE LANDSCAPE LIST

LANDSCAPE NOTES:

- NO TREES SHALL BE PLANTED ON TOP OR ADJACENT TO PROPOSED FRENCH DRAINS OR INLETS.
- ALL LANDSCAPE INSIDE THE PROPERTY ADJACENT TO DRIVEWAYS SHALL COMPLY WITH THE 10' x 10' SAFE SIGHT-TRIANGLE, PER SE, 33-11 OF MIAMI-DADE COUNTY CODE.
- SEE PUBLIC R.O.W. PLANTING SETBACK DETAILS FOR TREES WITHIN R.O.W.
- LANDSCAPE FOR ALL CORNER LOTS SHALL SHOW COMPLIANCE WITH PWD STANDARD G5.1
- DRIVEWAYS AND APPROACHES MUST ADHERE TO MDC DETAILS. MUST BE FLARED OR MIN. 5'-0" RADIUS, AND SHALL NOT BE WIDER THAN 20'-0".
- ALL TREE DIMENSIONS ARE MEASURED FROM THE FACE OF TREE TRUNK.

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phone: 954.922.8881 facsimile: 954.922.9889
www.witkindesign.com

Project: ANTILLA BY: KOLTER LAND
MIAMI DADE, FLORIDA
11 UNIT-VILLAS TYPICAL LANDSCAPE PLAN

Revisions:	Date:	By:
1) City Comments	06.08.2022	JV

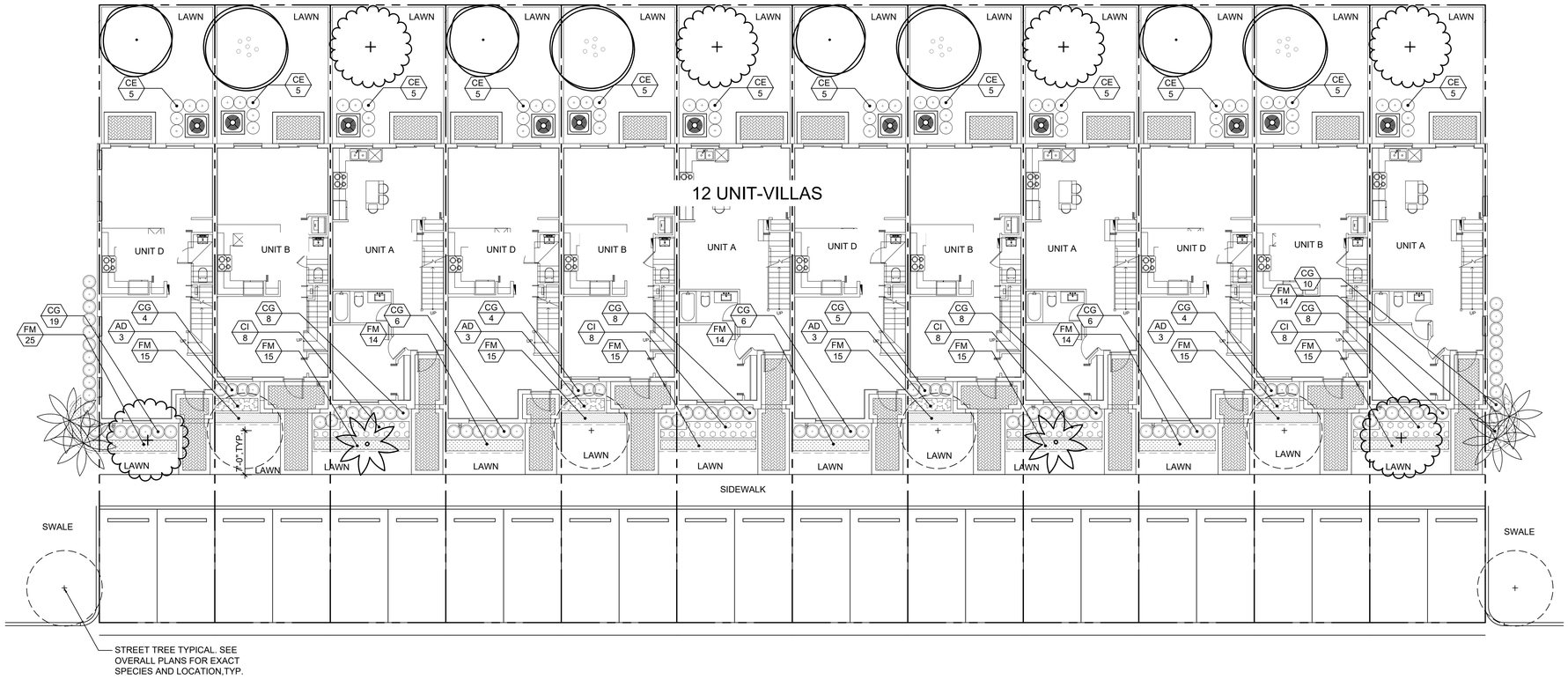
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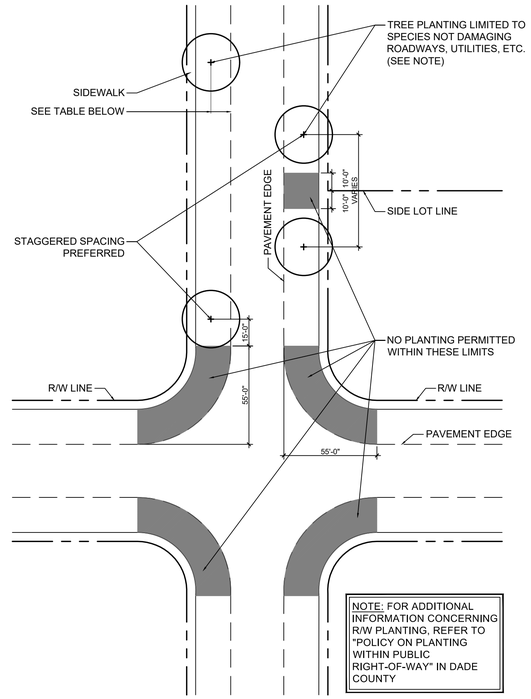
Lic. # LA0000889
Member: A.S.L.A.

Drawing: 11 Unit-Villas Typ.
Date: 02/18/2022
Scale: See Left
Drawn by: NG
Sheet No.:

L-14

Cad Id.: 2022-017





Public R.O.W. Planting Setback

SCALE: 1" = 40'-0"

	DESIGN SPEED		
ROADWAYS	BELOW 35 mph	35 - 45 mph	50 mph & ABOVE
NO CURB & GUTTER	6'	14'	30'
WITH CURB & GUTTER	4'	4'	14'

TYPICAL 12- UNIT VILLAS LANDSCAPE PLAN

Scale: 1"=10'

LANDSCAPE LIST

TREES			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
	4	Lagerstroemia indica 'Natchez'	10' HT. 2" CAL.
		WHITE CREPE MYRTLE	F.G.
	4	*Conocarpus erectus	8' HT. 1.5" CAL.
		GREEN BUTTONWOOD	F.G.
	6	*Ilex cassine	8' HT. 1.5" CAL.
		DAHOON HOLLY	F.G.
	2	Adonidia merrillii 'single'	10' O.A. HT., SINGLE
		SINGLE CHRISTMAS PALM	F.G.
	2	Veitchia montgomeryana 'double'	10' O.A. HT., DOUBLE
		DOUBLE MONTGOMERY PALM	F.G., STAGGERED.
SHRUBS AND GROUNDCOVERS			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
AD	12	Asparagus densiflorus 'Myer's'	24" HT. X 24" SPR. / 24" O.C.
		Foxtail fern	3 GAL.
CE	60	*Conocarpus erectus	24" HT. X 24" SPR. / 24" O.C.
		GREEN BUTTONWOOD	3 GAL.
CG	96	*Clusia guttifera	24" HT. X 24" SPR. / 24" O.C.
		SMALL LEAF CLUSIA	3 GAL.
FM	201	Ficus microcarpa 'Green Island'	15" HT. X 15" SPR. / 15" O.C.
		GREEN ISLAND FICUS	3 GAL.
CI	32	*Chrysobalanus icaco 'Red Tip'	18" HT. X 18" SPR. / 24" O.C.
		RED TIP COCOPLUM	3 GAL.
LAWN	As Required	Stenotaphrum secundatum 'Floratam'	SOLID EVEN SOD
		ST. AUGUSTINE GRASS	

* DENOTES NATIVE SPECIES

LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

Zoning District: RU-3M W/ RU-TH USE Net Lot Area .50 acres 21,560 s.f.

TREES	REQUIRED	PROVIDED
A. No. trees required per net lot acre Less existing number of trees meeting minimum requirements = 28 trees x net lot acres =	14	16
B. % Palms Allowed: No. trees required x 30% =	4	2
C. % Natives Required: No. trees provided x 30% =	4	10
D. Street trees (maximum average spacing of 35' o.c.): 220 linear feet along street =	6	6
E. Street trees located directly beneath power lines (maximum average spacing of 25' o.c.):_____ linear feet along street / 25 =	N/A	N/A
F. Total Trees Required A + D + E = 20 Total Trees	20	22
SHRUBS		
A. No. trees required x 10 = No. of shrubs required	200	200
B. No. shrubs required x 30% = No. of native shrubs required	60	156

SEE LANDSCAPE LIST

LANDSCAPE NOTES:

- NO TREES SHALL BE PLANTED ON TOP OR ADJACENT TO PROPOSED FRENCH DRAINS OR INLETS.
- ALL LANDSCAPE INSIDE THE PROPERTY ADJACENT TO DRIVEWAYS SHALL COMPLY WITH THE 10' x 10' SAFE SIGHT-TRIANGLE, PER SE, 33-11 OF MIAMI-DADE COUNTY CODE.
- SEE PUBLIC R.O.W. PLANTING SETBACK DETAILS FOR TREES WITHIN R.O.W.
- LANDSCAPE FOR ALL CORNER LOTS SHALL SHOW COMPLIANCE WITH PWD STANDARD G5.1
- DRIVEWAYS AND APPROACHES MUST ADHERE TO MDC DETAILS. MUST BE FLARED OR MIN. 5'-0" RADIUS, AND SHALL NOT BE WIDER THAN 20'-0".
- ALL TREE DIMENSIONS ARE MEASURED FROM THE FACE OF TREE TRUNK.

WITKIN HULTS DESIGN GROUP, Miami
320 Giralda Avenue, Coral Gables, Florida
phone: 954.923.8681 facsimile: 954.923.9689
www.witkindesign.com

Project:
ANTILLA BY: KOLTER LAND
MIAMI DADE, FLORIDA
12 UNIT-VILLAS TYPICAL LANDSCAPE PLAN

Revisions:	Date:	By:
1) City Comments	06.08.2022	JV

Seal:

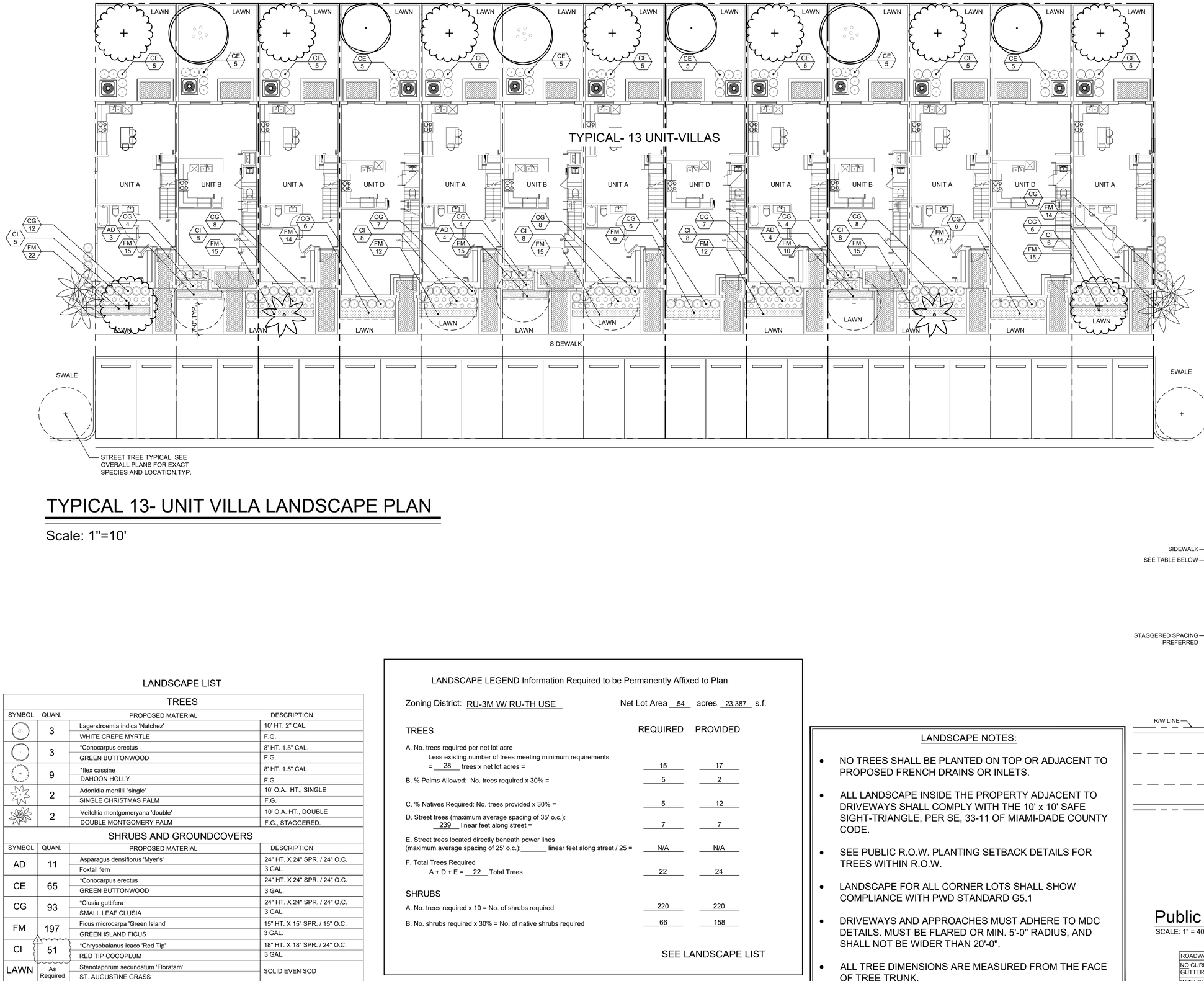
Lic. # LA0000889
Member: A.S.L.A.

Drawing: 12 Unit-Villas Typ.
Date: 02/18/2022
Scale: See Left
Drawn by: NG
Sheet No.:

L-15

Cad Id.: 2022-017

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TYPICAL 13- UNIT VILLA LANDSCAPE PLAN

Scale: 1"=10'

LANDSCAPE LIST

SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
TREES			
	3	Lagerstroemia indica 'Natchez'	10' HT. 2" CAL.
		WHITE CREPE MYRTLE	F.G.
	3	*Conocarpus erectus	8' HT. 1.5" CAL.
		GREEN BUTTONWOOD	F.G.
	9	*Ilex cassine	8' HT. 1.5" CAL.
		DAHOON HOLLY	F.G.
	2	Adonidia merrillii 'single'	10' O.A. HT., SINGLE
		SINGLE CHRISTMAS PALM	F.G.
	2	Veitchia montgomeryana 'double'	10' O.A. HT., DOUBLE
		DOUBLE MONTGOMERY PALM	F.G., STAGGERED.
SHRUBS AND GROUNDCOVERS			
AD	11	Asparagus densiflorus 'Myer's'	24" HT. X 24" SPR. / 24" O.C.
		Foxtail fern	3 GAL.
CE	65	*Conocarpus erectus	24" HT. X 24" SPR. / 24" O.C.
		GREEN BUTTONWOOD	3 GAL.
CG	93	*Clusia guttifera	24" HT. X 24" SPR. / 24" O.C.
		SMALL LEAF CLUSIA	3 GAL.
FM	197	Ficus microcarpa 'Green Island'	15" HT. X 15" SPR. / 15" O.C.
		GREEN ISLAND FICUS	3 GAL.
CI	51	*Chrysobalanus icaco 'Red Tip'	18" HT. X 18" SPR. / 24" O.C.
		RED TIP COCOPLUM	3 GAL.
LAWN	As Required	Stenotaphrum secundatum 'Floratam'	SOLID EVEN SOD
		ST. AUGUSTINE GRASS	

* DENOTES NATIVE SPECIES

LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

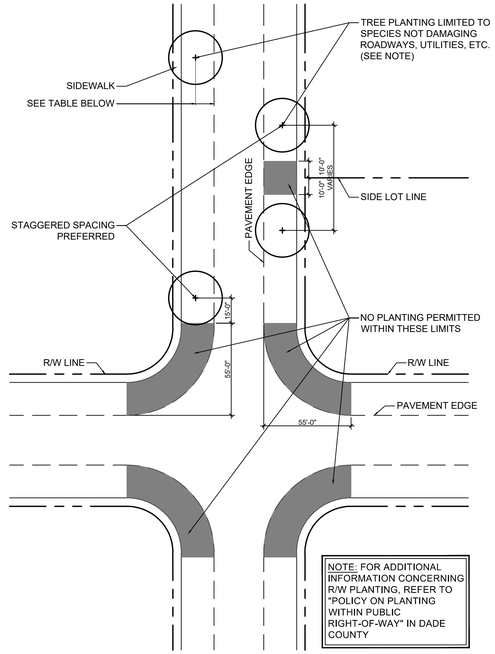
Zoning District: RU-3M W/ RU-TH USE Net Lot Area .54 acres 23,387 s.f.

TREES	REQUIRED	PROVIDED
A. No. trees required per net lot acre Less existing number of trees meeting minimum requirements = 28 trees x net lot acres =	15	17
B. % Palms Allowed: No. trees required x 30% =	5	2
C. % Natives Required: No. trees provided x 30% =	5	12
D. Street trees (maximum average spacing of 35' o.c.): 239 linear feet along street =	7	7
E. Street trees located directly beneath power lines (maximum average spacing of 25' o.c.):_____ linear feet along street / 25 =	N/A	N/A
F. Total Trees Required A + D + E = 22 Total Trees	22	24
SHRUBS		
A. No. trees required x 10 = No. of shrubs required	220	220
B. No. shrubs required x 30% = No. of native shrubs required	66	158

SEE LANDSCAPE LIST

LANDSCAPE NOTES:

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- ALL TREE DIMENSIONS ARE MEASURED FROM THE FACE OF TREE TRUNK.



Public R.O.W. Planting Setback

SCALE: 1" = 40'-0"

	DESIGN SPEED		
ROADWAYS	BELOW 35 mph	35 - 45 mph	50 mph & ABOVE
NO CURB & GUTTER	6'	14'	30'
WITH CURB & GUTTER	4'	4'	14'

WITKIN HULTS DESIGN GROUP
320 south 21st avenue hollywood, florida
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www.witkindesign.com

Project:
ANTILLA BY: KOLTER LAND
MIAMI DADE, FLORIDA
13 UNIT-VILLAS TYPICAL LANDSCAPE PLAN

Revisions:	Date:	By:
1) City Comments	06.08.2022	JV

Seal:

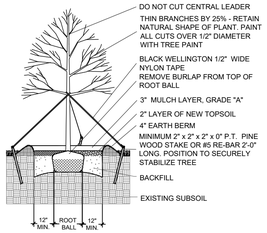
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Member: A.S.L.A.

Drawing: 13 Unit-Villas Typ.
Date: 02/17/2022
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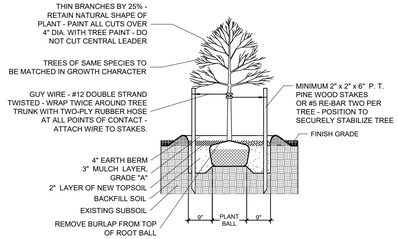
L-16

Cad Id.: 2022-017

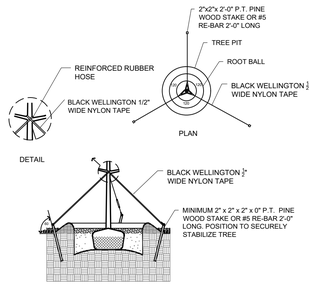
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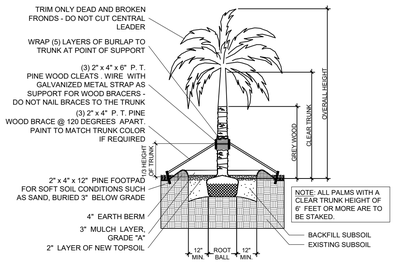
LARGE TREE PLANTING DETAIL



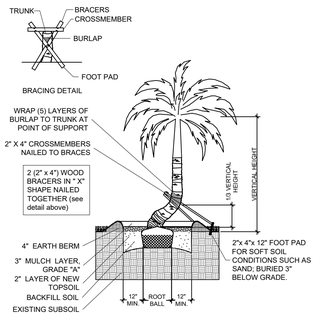
SMALL TREE PLANTING DETAIL



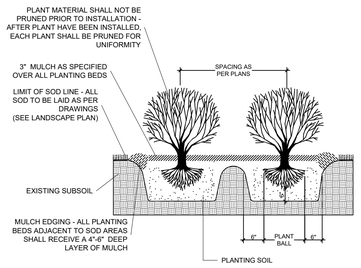
TYPICAL TREE GUYING DETAIL



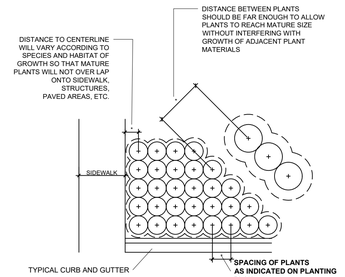
STRAIGHT TRUNK PALM PLANTING DETAIL



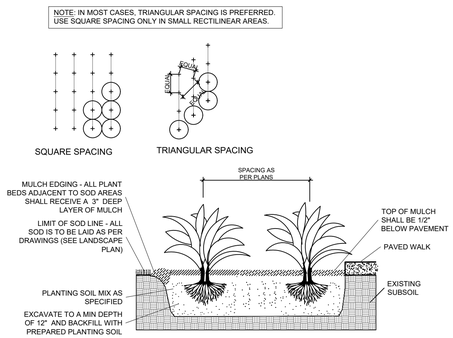
CURVED TRUNK PALM PLANTING DETAIL



TYPICAL SHRUB PLANTING DETAIL



TYPICAL CONTAINER SPACING DETAIL



TYPICAL GROUNDCOVER PLANTING DETAIL

PLANTING NOTES:

-All plant material is to be Florida Number 1 or better pursuant to the Florida Department of Agriculture's Grades and Standards for Nursery Plants.

-All plants are to be top dressed with a minimum 3" layer of Melaleuca mulch, Eucalyptus mulch or equal.

-Planting plans shall take precedence over plant list in case of discrepancies.

-No changes are to be made without the prior consent of the Landscape Architect and Owner. Additions and or deletions to the plant material must be approved by the project engineer.

-Landscape Contractor is responsible for providing their own square footage takeoffs and field verification for 100% sod coverage for all areas specified.

- All landscape areas are to be provided with automatic sprinkler system which provide 100% coverage, and 50% overlap.

- All trees in lawn areas are to receive a 24" diameter mulched saucer at the base of the trunk.

- Trees are to be planted within parking islands after soil is brought up to grade. Deeply set root balls are not acceptable.

- Planting soil for topsoil and backfill shall be 50/50 mix, nematode free. Planting soil for annual beds to be comprised of 50% Canadian peat moss, 25% salt free coarse sand and 25% Aerolite.

- Tree and shrub pits will be supplemented with "Agriform Pells", 21 gram size with a 20-10-5 analysis, or substitute application accepted by Landscape Architect. Deliver in manufacturer's standard containers showing weight, analysis and name of manufacturer.

SOD NOTES:

-Sod is to be grade "A" weed free.

-All areas marked "LAWN" shall be solid sodded with St. Augustine 'Floratam' solid sod. See limit on plan. All areas marked 'Bahia Grass' shall be solid sodded with Paspalum.

-Provide a 2" deep blanket of planting soil as described in planting notes this sheet. Prior to planting, remove stones, sticks, etc. from the sub soil surface. Excavate existing non-conforming soil as required so that the finish grade of sod is flush with adjacent pavement or top of curb as well as adjacent sod in the case of sod patching.

-Place sod on moistened soil, with edges tightly butted, in staggered rows at right angles to slopes.

-Keep edge of sod bed a minimum of 18" away from groundcover beds and 24" away from edge of shrub beds and 36" away from trees, measured from center of plant.

-Sod Shall be watered immediatley after installation to uniformily wet the soil to at least 2" below the bottom of the sod strips.
-Excavate and remove excess soil so top of sod is flush with top of curb or adjacent pavement or adjacent existing sod.

GENERAL NOTES:

-The Landscape Contractor is to locate and verify all underground and overhead utilities prior to beginning work. Contact proper utility companies and / or General Contractor prior to digging for field verification. The Owner and the Landscape Architect shall not be responsible for any damages to utility or irrigation lines (see Roadway Plans for more utility notes).

-Landscape Contractor is to verify all current drawings and check for discrepancies and bring to the attention of the Landscape Architect prior to commencing with the work.

-All unattended and unplanted tree pits are to be properly barricaded and flagged during installation.

-All planting plans are issued as directives for site layout. Any deviations, site changes, etcetera are to be brought to the attention of the Landscape Architect for clarification prior to installation.

WITKIN HULTS + PARTNERS
307 south 21st avenue hollywood, florida
305 925 4561 fax 954 923 3689
www.witkindesign.com

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Project:
ANTILLA BY KOLTER LAND
MIAMI-DADE COUNTY, FL
LANDSCAPE DETAILS

Revisions: Date: By:

Seal:

Lic. # LA0000889
Member: A.S.L.A.

Drawing: Landscape Details
Date: 02/22/2022
Scale: See Left
Drawn by: JV
Sheet No.:
L-17
Cad Id.: 2022-017

Master Special Assessment Methodology Report

ANTILLIA
COMMUNITY DEVELOPMENT DISTRICT

October 21, 2022

SPECIAL DISTRICT SERVICES, INC
2501A Burns Road
Palm Beach Gardens, Florida 33410
561-630-4922

1.0 INTRODUCTION

The Antillia Community Development District (the "District") is a local unit of special-purpose government with portions located in Miami-Dade County, Florida (the "County"). The District was established effective September 11, 2022, by Ordinance No. 22-103 enacted by the Board of County Commissioners of the County to provide for the construction and/or acquisition, financing, long-term administration and management of certain public infrastructure of the Antillia development (the "Development").

The District contains approximately 44.21 gross acres and is planned for the following land uses:

Table 1 – Proposed Land Uses for the District

Land Use Category	Unit
Townhomes	563 Dwelling units

This Master Special Assessment Methodology Report (the "Master Report") will provide the allocation of special assessments as it relates to the sale and issuance of proposed Special Assessment Bonds in one or more series (the "Bonds") for the financing of public infrastructure improvements in the District, including but not limited to the following: stormwater management infrastructure, roadway improvements, water distribution infrastructure, hardscape, landscape & irrigation systems, differential cost of undergrounding electric utilities and sanitary sewer infrastructure (collectively, the "Project"). These infrastructure improvements will give special benefit to all lands in the District. Special benefit is a required determination in order to make use of the proceeds of any special assessment bonds issued by the District.

This Master Report equitably allocates the costs being incurred by the District to provide the benefits of the Project to the developable lands within the District as identified herein on **Exhibit A**. The improvements comprising the Project are described below and in the Master Engineer's Report dated October 13, 2022 (the "Engineer's Report"), as may be revised and prepared by HSQ Group, LLC (the "District's Engineer").

The District intends to issue Bonds in one or more series. Supplemental assessment methodology reports will be prepared in accordance which each series of Bond issue which will set forth the specific portions of the Project to be funded.

2.0 PROJECTS TO BE FUNDED BY THE DISTRICT

The Project is comprised of an interrelated system of public infrastructure improvements which will serve and specially benefit all assessable areas within the District. The Project will serve all assessable lands within the District and the improvements will be interrelated such that they will reinforce one

another. The total cost of the Project is currently estimated to be $13,491,443. A detail of the estimated Project costs for the development is included herein on **Table A**. The Bonds will be repaid through the levy of non-ad valorem special assessments on all assessable property within the District. The Project has been designed to be functional and confer special benefits to the landowners within the District. Any portion of the Project not financed through the issuance of Bonds will be paid for by CRE-KL Antillia Owner LLC, or its successors or assigns or an affiliated entity (herein the "Landowner").

Construction and/or acquisition and maintenance obligations for the District's proposed infrastructure improvements constituting the Project are described in the Engineer's Report.

The construction costs for the Project identified in this Master Report were provided by the District Engineer. Special District Services, Inc., as District Manager, makes no representation regarding the accuracy or validity of those costs and did not undertake any analysis or verification regarding such costs.

3.0 FUNDING OF IMPROVEMENTS

To defray the costs of construction or acquisition, of all or a portion of the Project, the District will impose non-ad valorem special assessments on benefited real property within the District. These assessments are based on the special and peculiar benefits accruing to such property from the improvements comprising the Project. The use of non-ad valorem special assessments has an advantage in that the properties that receive the special benefits from the Project are the only properties that are obligated to pay for those facilities and services. Without these improvements, development of the property would not be possible.

In summary, special assessments may be levied: *(1)* for facilities which provide special benefits to property as distinct from general benefits, *(2)* only against property which receives that special benefit, *(3)* in proportion to the benefits received by the properties; and *(4)* according to fair and reasonable methods that the governing body of the jurisdiction determines. The special assessments placed upon various benefited properties in the District must be sufficient to cover the debt service of the Bonds that will be issued for financing all or a portion of the Project.

Until all the land within the District has been platted and sold, the assessments on the portion of land that has not been platted and sold are not fixed and determinable. The reasons for this are (1) until the lands are platted, the number of developable acres within each tract against which the assessments are levied is not determined; (2) the lands are subject to re-plat, which may result in changes in development density and product type; and (3) until the lands are sold it is unclear of the timing of the absorptions. Only after the property has been platted will the developable acreage be determined, the final plat be certain, the development density known and the product types confirmed.

4.0 ALLOCATION OF BENEFIT AND ASSESSMENTS

In developing the methodology used for special assessments in the District, two interrelated factors were used:

A. Allocation of Benefit: Each parcel of land, lot and/or unit within the District benefits from the construction and financing of the proposed improvements.

B. Allocation of Cost/Debt: The special assessments imposed on each parcel of land, lot and/or unit within the District cannot exceed the value of the benefits provided to such parcel of land, lot and/or unit.

The planned improvements comprising the Project is an integrated system of facilities designed to provide benefits to the assessable property within the District as a whole. The Project is intended to work as a total system which will provide special benefits for each unit type. The fair and reasonable method of allocating the benefit to each planned residential unit has been accomplished by assigning an *equivalent residential unit* ("ERU") to each townhome unit. Therefore, for the purpose of this Master Report each unit will be assigned one (1) ERU. There are currently no other product types.

The Assessments will initially be levied across all the gross acreage in the District. The lien will shift to the parcels in the District, as represented in **Table F** upon platting on a first platted, first assigned bases.

Land that is sold in the District prior to platting will have a lien amount attached to the parcel that is equal to the development rights conveyed with such parcel and type of planned use. Assessment will then be assigned in accordance with **Table F.** As platting occurs the debt assessment will be assigned on a first platted first assigned basis to platted lots receiving property folio numbers, and allocated on an ERU basis as shown herein on **Table F**.

In addition to the special assessments imposed for debt service on the Bonds, the District will also levy an annual administrative assessment to fund the costs of operating and managing the District. As each residential dwelling unit will benefit equally from the operation and management of the District and the Project, the annual operation and management assessments will be allocated equally to each assessable lot or unit.

Given the District's land use plan and the type of public infrastructure to be funded by the special assessments, this method will result in a fair allocation of benefits and services and an equitable allocation of costs for the proposed Project. However, if the future platting results in changes in land use or proportion of benefit per unit, this allocation methodology may not be applicable, and it may be necessary for the District to revise this methodology.

To the extent land is sold in bulk to a third party, prior to platting, then, the District will assign debt based upon the development rights conveyed based upon the *ERU* factors as shown herein.

5.0 COLLECTION OF SPECIAL ASSESSMENTS

The proposed special assessments for the District are planned to be collected through the Uniform Method of Collection described in Chapter 197, Section 197.3632; *Florida Statutes* ("*F.S.*") for platted lots, or any other legal means available to the District.

Since there are costs associated with the collection of the special assessments (whether by uniform method of collection as authorized under Section 197.3632, *F.S.*, or other methods allowed by Florida law), these costs must also be included in the special assessment levy. These costs generally include the 1% collection fee of the County Tax Collector, a 1% service fee of the County Property Appraiser and a 4% discount for early payment of taxes. These additional costs may be reflected by dividing the annual debt service and maintenance assessment amounts by a factor of 0.94. In the event the special assessments are direct billed, then, the collection costs and discounts may not apply.

6.0 FINANCING STRUCTURE

The estimated cost of construction for the Project is $13,491,443. The construction program and the costs associated with the District are identified herein on **Table A**.

All or a portion of the capital improvements comprising the Project is assumed to be financed by the Bonds which, when issued, will be payable from and secured by special assessments levied annually against all assessable properties within the District which totals approximately 44.21+/- acres. Based on the current market conditions the total aggregate principal amount of the Bonds (approximately $18,050,000) issued by the District is shown herein on **Table B.** The proceeds of the Bonds will provide approximately $13,491,443 for acquisition and/or construction related costs of the Project. The sizing of the Bonds is assumed to include capitalized interest, if so required, a debt service reserve fund equal to the maximum annual net debt service and issuance costs as shown herein on **Table B.** (Note: The District may decide in the future not to issue the total par debt of $18,050,000 referenced in this Master Report.)

7.0 MODIFICATIONS, REVISIONS AND TRUE-UP MECHANISIM

Allocation of proposed costs and proposed debt, respectively shown herein on **Table C and Table D**, for the infrastructure improvements financed by the District for the Project (estimated at $13,491,443) is initially based on the estimated 563 residential dwelling units projected to be constructed within the District and benefited by the infrastructure improvements comprising the Project. Based on a Bond size of approximately $18,050,000 at an assumed interest rate of 7.0% the estimated annual debt service on the Bonds will be approximately $1,454,585 which has not been grossed up to include the 1% County Tax Collector fee, 1% County Property Appraiser fee, and 4% discount for early payment of taxes.

To ensure that each residential unit is assessed no more than their pro-rata amount of the annual non-ad valorem assessments shown herein on **Table F**, the District will be required to perform a "True-Up" analysis, which requires a computation at the time of submission of each plat or re-plat to determine the potential remaining Equivalent Residential Units (ERU). The District shall, at the time a plat or re-plat is submitted to the County:

A. Assume that the total number of ERUs, within each parcel, utilized as a basis for this assessment methodology is as described in Table 1 ("Total ERUs).

B. Ascertain the number of assessable ERUs, within each parcel, in the proposed plat or re-plat and all prior plats ("Planned ERUs").

C. Ascertain the current amount of potential remaining ERUs within each Parcel that has not yet been platted ("Remaining ERUs").

If the Planned ERUs are equal to the Total ERUs, no action would be required at that time. However, if the sum of the Planned ERUs and the Remaining ERUs are less than the Total ERUs, the applicable landowner will be obligated by the District to remit to the District an amount of money sufficient to enable the District to retire an amount of Bonds, plus accrued interest, such that the amount of non-ad valorem assessments allocated to each Planned ERU does not exceed the amount of debt service that would have been allocated thereto, had the total number of Planned ERUs not changed from what is represented in **Table 1**. Conversely, if the Planned ERUs is greater than the Total ERUs, then there will be a pro-rata decrease in the annual non-ad valorem assessments to all of the benefited properties.

All assessments levied run with the land. A determination of a true-up payment shall be based on the terms and provisions of this Master Report, the applicable supplemental methodology report and the applicable assessment resolutions. It is the responsibility of the landowner of record (other than end-users unaffiliated with the Landowner) to make any required true-up payments that are due. The District will not release any liens on the property for which true-up payments are due until provision for such payment has been satisfied.

8.0 PRELIMINARY ASSESSMENT ROLL

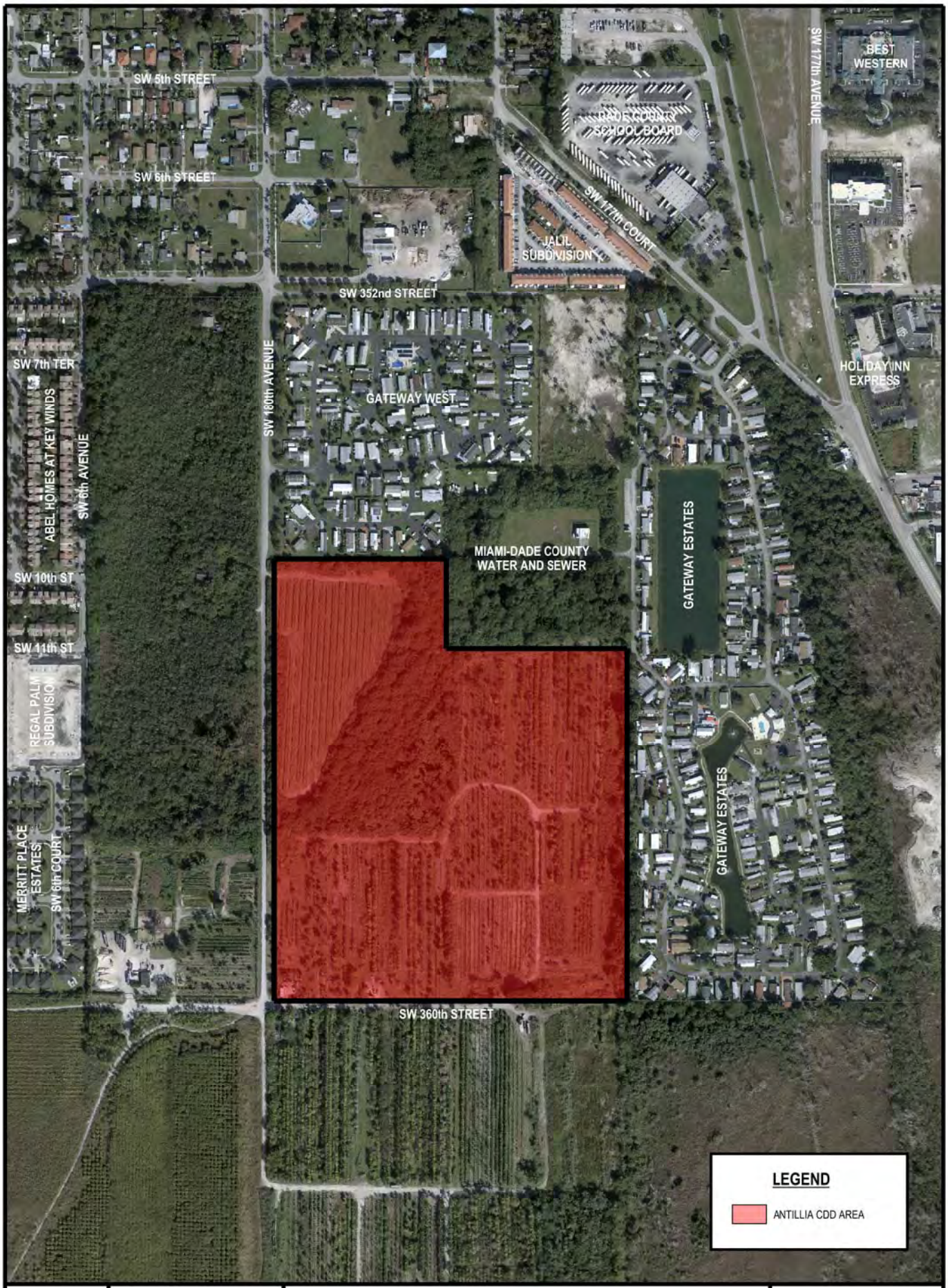
When fully developed, the current site plan for the District will include the land uses in **Table 1**.

9.0 ADDITIONAL STIPULATIONS

Certain financing, development, and engineering data was provided by members of District staff, consultants and/or the Landowner. The allocation methodology described herein was based on information provided by those professionals. Special District Services, Inc. makes no representations regarding said information beyond restatement of the factual information necessary for compilation of this report.

Special District Services, Inc. does not represent the Antillia Community Development District as a Municipal Advisor or Securities Broker nor is Special District Services, Inc. registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Special District Services, Inc. does not provide the Antillia Community Development District with financial advisory services or offer investment advice in any form.

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ANTILLIA
COMMUNITY DEVELOPMENT DISTRICT

SITE LOCATION MAP

EXHIBIT A

TABLE A

PROJECT COST ESTIMATES

ANTILLIA COMMUNITY DEVELOPMENT DISTRICT

	TOTAL
LAKE EXCAVATION	**$ 1,024,250**
ROADWAY	**$ 1,777,505**
STORMWATER MANAGEMENT SYSTEM	**$ 1,960,000**
WATER MAIN DISTRIBUTION SYSTEM	**$ 1,855,000**
WASTEWATER COLLECTION SYSTEM	**$ 2,265,000**
PUMP STATION & TRANSMISSION SYSTEM	**$ 570,000**
HARDSCAPE, LANDSCAPE & IRRIGATION	**$ 1,688,857**
STREET LIGHTING & ELECTRICAL CONDUITS	**$ 225,000**
MD-WASD WATER & SEWER IMPACT FEES	**$ 649,336**
PROFESSIONAL CONSULTANT SERVICES	**$ 250,000**
CONTINGENCY COSTS	**$ 1,226,495**
TOTAL	**$ 13,491,443**

TABLE B

BOND SIZING

ANTILLIA COMMUNITY DEVELOPMENT DISTRICT

	BOND SIZING	
Par Amount*	**$ 18,050,000**	*
Debt Service Reserve Fund (DSRF)	$ (1,454,585)	
Capitalized Interest	$ (2,527,000)	
Issuance Costs	$ (576,972)	
Construction Funds	**$ 13,491,443**	
Bond Interest Rate	7.00%	
Principal Amortization Period (Years)	30	

*Subject to change at final bond pricing

TABLE C

ALLOCATION OF PROJECT COSTS

ANTILLIA COMMUNITY DEVELOPMENT DISTRICT

Product	Number of Units by Type	ERU Factor*	Total ERUs*	Project Cost Allocation Per Type	Project Cost Allocation Per Unit*
TOWNHOMES	563	1.00	563.00	$ 13,491,443	$ 23,963
TOTAL	**563**	**N/A**	**563.00**	**$ 13,491,443**	**N/A**

*Rounded

TABLE D

ALLOCATION OF BOND DEBT

ANTILLIA COMMUNITY DEVELOPMENT DISTRICT

Product	Number of Units by Type	ERU Factor*	Total ERUs*	Bond Debt Allocation Per Unit Type*	Bond Debt Allocation Per Unit*
TOWNHOMES	563	1.00	563.00	$ 18,050,000	$ 32,060
TOTAL	**563**	**N/A**	**563.00**	**$ 18,050,000**	**N/A**

*Rounded

TABLE E

CALCULATION OF ANNUAL DEBT SERVICE

ANTILLIA COMMUNITY DEVELOPMENT DISTRICT

		2022 Series Bond Debt	
1	Maximum Annual Debt Service	$ 1,454,584.58	
2	Maximum Annual Debt Service Assessment to be Collected	$ 1,547,430.41	*
3	Total Number of Gross Acres	**44.21**	
4	Maximum Annual Debt Service per Gross Acre	**$35,001.82**	
5	Total Number of Residential Units Planned	**563**	
6	Maximum Annual Debt Service per Unit Type	**See Table F**	

*Grossed up to include 1% collection fee of the County Tax Collector, 1% service fee of the County Property Appraiser and 4% for early payment of taxes.

TABLE F

ALLOCATION OF DEBT SERIVCE ASSESSMENTS

ANTILLIA COMMUNITY DEVELOPMENT DISTRICT

Product	Number of Units by Type	ERU Factor*	Total ERUs*	**Maximum Annual Debt Assessment Per Unit*	**Maximum Annual Debt Assessment Per Unit Type*
TOWNHOMES	563	1.00	563.00	$ 1,547,430	$ 2,749
TOTAL	**563**	**N/A**	**563.00**	**$ 1,547,430**	**N/A**

Folio ID#'s and/or Parcel Plat Description	Developable Acreage by Parcel	**Maximum Annual Debt Assessment Per Acre*	Par Debt Per Acre	Total Par Debt
See Exhibit A	44.21	$ 35,001.82	$ 408,278.67	**$ 18,050,000**
TOTALS		N/A	N/A	**$ 18,050,000**

*Rounded

**Grossed up to include 1% collection fee of the County Tax Collector, 1% service fee of the County Property Appraiser and 4% for early payment of taxes.