

# DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES

## APPLICATION FOR ENTRANCE FEATURE

DEVELOPMENT SERVICES DIVISION

111 N.W. 1<sup>ST</sup> STREET, 11<sup>TH</sup> FLOOR

MIAMI, FL 33128

PH. (305) 375-2141

Entrance Feature No.: \_\_\_\_\_ Tentative No.: n/a

Plat Name Legacy West Phase (recorded in Plat Book 178, Pg 25)

Sec. 4 Twp. 52 Rge. 40

Property Location: 2380 NE 187 ST

Zoning: OJUS/MC/Center District: \_\_\_\_\_

Owner: West Aventura TIC 1 LLC c/o Derek Boesch, Jorge Navarro, Nicole Wolfe

Owner's Email: dboesch@gciresidential.com

Owner's Address: 10720 Sikes Place #150 | Charlotte, NC 28277

Owner's Phone: D 980.262.6133

Contact person: Nicole Wolfe and Jorge Navarro

Contact's Email: wolfen@gtlaw.com; navarrojo@gtlaw.com

Contact's Address: 333 SE 2 Ave, Suite 4400, Miami, FL 33131

Contact's Phone: 305-579-0518

**Please note that this application must be submitted to the Department of Regulatory and Economic Resources on the 11<sup>th</sup> floor with the processing check made payable to the "Miami-Dade County".**

### FOR OFFICIAL USE ONLY

Check No: \_\_\_\_\_

Bank: \_\_\_\_\_

Date received: \_\_\_\_\_

**ZONING APPLICATION FOR ADMINISTRATIVE APPROVAL OF  
ENTRANCE FEATURE  
MIAMI-DADE COUNTY**

Sec. 4 Twp. 52 Rge.40

Fee: \_\_\_\_\_

FOLIO# **30-2204-061-0010**

Date Received Stamp

This application with all required supplemental data, information and fee must be completed in accordance with the attached "INSTRUCTIONS FOR FILING APPLICATION FOR ENTRANCE FEATURE" and returned to the MIAMI-DADE COUNTY DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES, the Zoning Hearings Section.

TYPE OR PRINT LEGIBLY ALL INFORMATION ON APPLICATION:

1) Applicant **West Aventura TIC 1 LLC c/o Nicole Wolfe, Jorge Navarro** Phone **305-579-0518**

Mailing Address **333 SE 2nd Avenue, Suite 4400** City **Miami** State **FL** Zip **33133**

Email Address **wolfen@gtlaw.com, Navarrojo@gtlaw.com**

2) Owner of Property **Same as above**

3) Contact Person **Derek Boesch** Phone **(980) 262-6133** Mailing Address **10720 Sikes Place #150** City **Charlotte** State **NC** Zip **28277** Email Address **dboesch@gciresidential.com**

4) LEGAL DESCRIPTION OF THE PROPERTY COVERED BY THE APPLICATION: **Tract A, Legacy West Phase, according to the plat thereof recorded in Plat Book 178, Page 25, of the Public Records of Miami-Dade County, Florida**

5) SIZE OF PROPERTY: **128,394 SF / 2.948 acres**

6) Address or location of subject property **2380 NE 187 ST**

7) Present Zoning Classification(s) **OJUS**

8) Is this Entrance Feature being requested as a result of a violation notice or summons? **No**

June 26, 2025

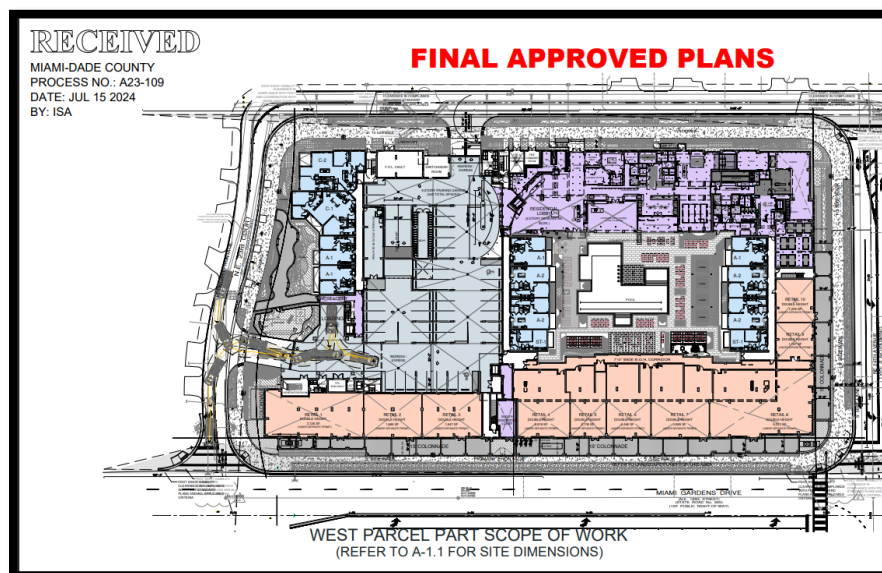
**VIA ELECTRONIC DELIVERY**

Mr. Eric Silva  
Assistant Director of Development Services  
Regulatory and Economic Resources Department  
Miami-Dade County  
111 NW 1<sup>st</sup> Street, 11<sup>th</sup> Floor  
Miami, Florida 33128

**Re: Letter of Intent / Entrance Feature Application**  
**Property located at 2380 NE 187 Street (Folio No. 30-2204-061-0010) in Miami-Dade County, Florida (the “Property”)**

Dear Mr. Silva:

On behalf of West Aventura TIC 1 LLC (“**Applicant**”), we respectfully submit this Letter of Intent for the approval of an Entrance Feature (the “**Application**”) in connection with an approved mixed-use development at the Property (the “**Project**”). The Project contains 350 multifamily units, approximately 25,811 SF of ground floor commercial use and approximately 677 parking spaces within an internalized garage, and was approved on July 17, 2024 pursuant to Administrative Site Plan Review application no. A2023000109.



**Greenberg Traurig, P.A. | Attorneys at Law**

333 Southeast Second Avenue | Suite 4400 | Miami, FL 33131 | T +1 305.579.0500 | F +1 305.579.0717

[www.gtlaw.com](http://www.gtlaw.com)

The Project includes two (2) vehicular ingress and egress driveways for the Project's parking garage—one on NE 187 Street and another on NE 23 Court. To provide additional security for the Project tenants, guests, invitees and other users, the Applicant is seeking approval to provide free-flowing gates to serve these vehicular driveways, as detailed in the enclosed plans. The proposed gates operate with automatic, free-flow entrance, coupled with license plate recognition technology; meaning, mounted cameras will capture a vehicle's license plates and then the mechanical arm gate will automatically rise to allow for the vehicle to enter the garage. As provided in the enclosed queuing analysis, the storage length within each driveway is sufficient to accommodate the expected demand and the inclusion of the proposed gates will not cause any vehicular spillage onto adjacent roadways. For informational purposes, we have enclosed vendor shop drawings containing additional details on the proposed technology and gate system.

We look forward to your favorable consideration of this Application to allow the project to move forward with the requisite security features in place. As always, should you have any questions or require additional information, please do not hesitate to contact me at (305)579-0518.

Best regards,



Nicole S. Wolfe, Esq.

Enclosures

ACTIVE 699316777v1

# FLASH

West Aventura Town Center  
18606 NE 24th Court  
Miami, FL 33180

| TABLE OF CONTENTS |                                         |
|-------------------|-----------------------------------------|
| SHEET NUMBER      | TITLE                                   |
| 1                 | COVER PAGE                              |
| 2                 | LEGEND                                  |
| FLOOR 1           |                                         |
| 3                 | FLOOR 1 OVERVIEW                        |
| 4                 | GARAGE ENTRY 1 / EXIT 1<br>DETAIL SPLIT |
| 5                 | GARAGE ENTRY 2 / EXIT 2<br>DETAIL SPLIT |
| FLOOR 3           |                                         |
| 6                 | FLOOR 3 OVERVIEW                        |
| 7                 | 3RD LEVEL NEST<br>DETAIL SPLIT          |

CLIENT + PROJECT INFORMATION

PREMIER TECHNOLOGY  
INTEGRATORS

18606 NE 24TH COURT  
MIAMI, FL 33180

DESIGN TEAM

HS  
EL

2500 BEE CAVES ROAD, BUILDING 3, SUITE 400,  
AUSTIN, TX 78746

SEAL + SIGNATURE

VENDOR SHOP DRAWINGS  
(FOR INFORMATIONAL  
PURPOSES ONLY)

NAME DATE

WEST AVENTURA TOWN CENTER

FLASH PROJECT NAME

006PG00000REMFBI3

June 11, 2025

FLASH PROJECT NUMBER

DATE

JDQ

JCB

DRAWN BY

CHECKED BY

| REV # | REV DATE | REV DESCRIPTION                        |
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| ****  | ****     | ****                                   |
| ****  | ****     | ****                                   |
| ****  | ****     | ****                                   |
| ****  | ****     | ****                                   |

SHEET TITLE

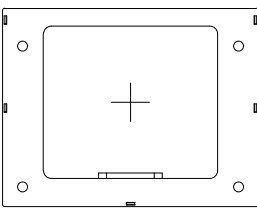
COVER PAGE

SHEET NUMBER

1

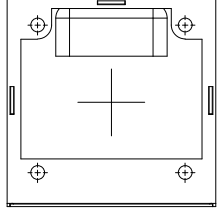
FLASH EQUIPMENT LEGEND

FLASH KIOSK



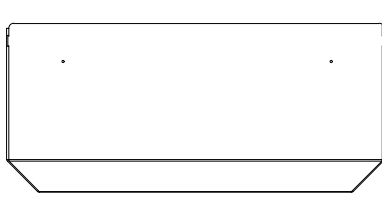
ENTRY & EXIT  
MAX 8A, 120V AC  
DEDICATED CAT6

FLASH MINI KIOSK



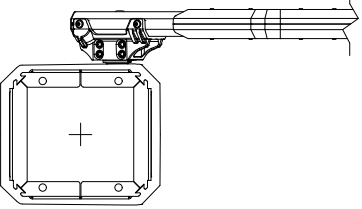
ENTRY & EXIT  
MAX 8A, 120V AC  
DEDICATED CAT6

FLASH WALL MOUNT KIOSK



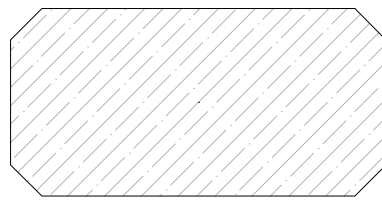
MAX 14A, 120V AC  
DEDICATED CAT6

BARRIER GATE



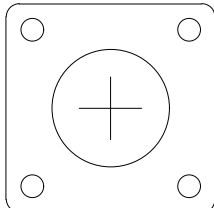
MAX 2.5A, 120V AC  
10'-20' BOOM  
STRAIGHT OR  
ARTICULATING

VEHICLE DETECTION LOOP



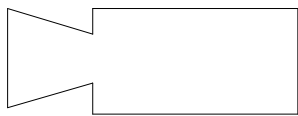
3'x6' OR 2'x7'

BOLLARD



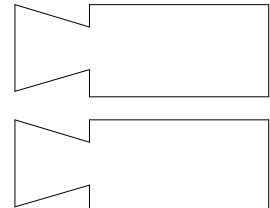
IF INCLUDED IN SCOPE:  
41/2" Ø STEEL PIPE  
8"x8"x1/4" MOUNTING PLATE  
SAFETY YELLOW  
  
OTHERWISE LOCATION IS A  
RECOMMENDATION BUT SUPPLIED BY OTHERS

FLASHVISION LPR CAMERA



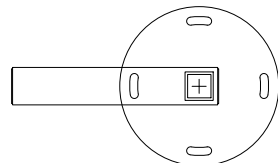
DEDICATED CAT6

HTS LPR CAMERAS



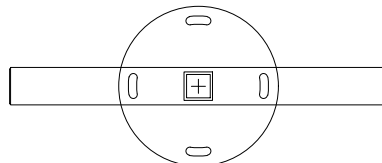
ENTRY & EXIT  
(2) DEDICATED CAT6

LPR "L" POLE



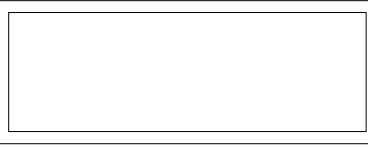
17" DIA  
BASE PLATE

LPR "T" POLE



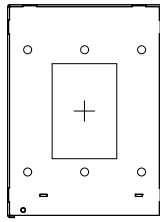
17" DIA  
BASE PLATE

ACCESS CONTROL KIT



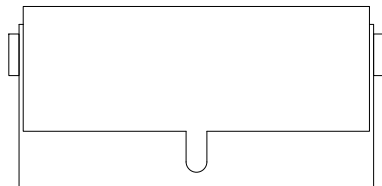
NEMA 3R  
120V MAX  
DEDICATED CAT6

BANK NOTE RECYCLER (BNR)



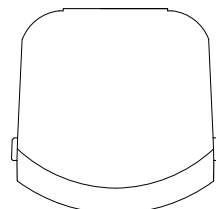
MAX 120V  
DATA FROM KIOSK  
VIA USB CONNECTION

OPTEX OAM EXPLORER SENSOR



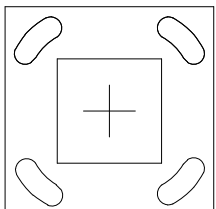
12-24V DC

OPTEX OVS-01-GT SENSOR



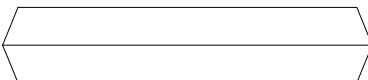
12-24V DC

OPTEX POST



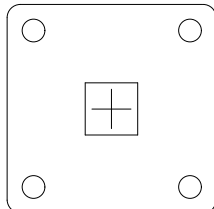
2"x2" SQ TUBE  
4"x4"x1/8" PLATE  
SAFETY YELLOW

AVI READER



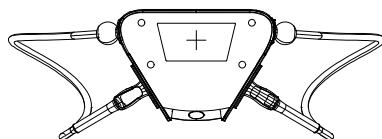
ENTRY & EXIT  
LOW VOLTAGE

AVI POST



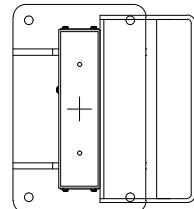
8"x8"x1/4"  
BASE PLATE

FLASH DUAL PORT EV CHARGER



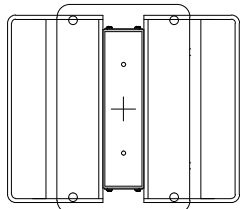
LVL 2 30A MAX (PER PORT)

FLASH SINGLE PORT EV CHARGER



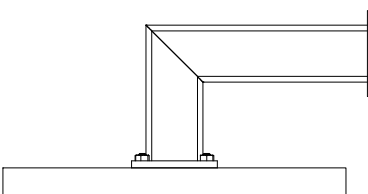
LVL 2 48A MAX

FLASH DUAL PORT EV CHARGER



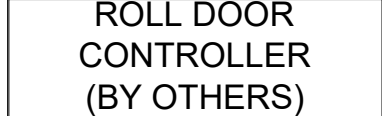
LVL 2 48A MAX (PER PORT)

HID LONG RANGE READER



MAX 1.2A 12-24V DC  
READER 12"x12"x1"  
WIEGAND OUTPUT

OVERHEAD DOOR CONTROLLER



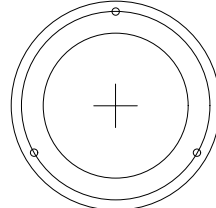
ROLL DOOR  
CONTROLLER  
(BY OTHERS)  
  
PROVIDED & CONTROLLED  
BY OTHERS

SIGNAGE



SIZE & POWER  
REQUIREMENTS VARIES  
PER SIGN

CCTV SECURITY CAMERA



12V DC, POE  
DEDICATED CAT6

NETWORK KIT



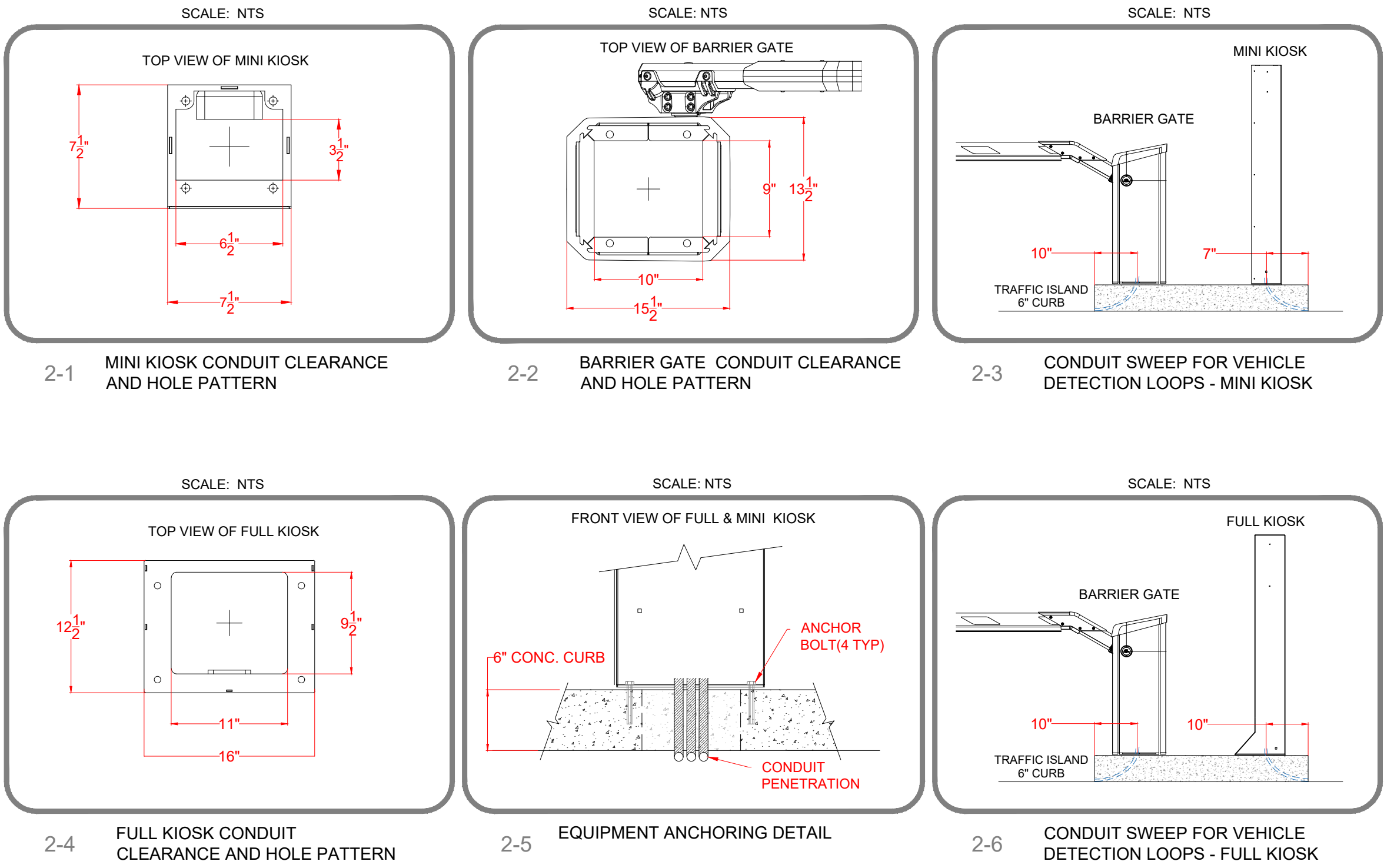
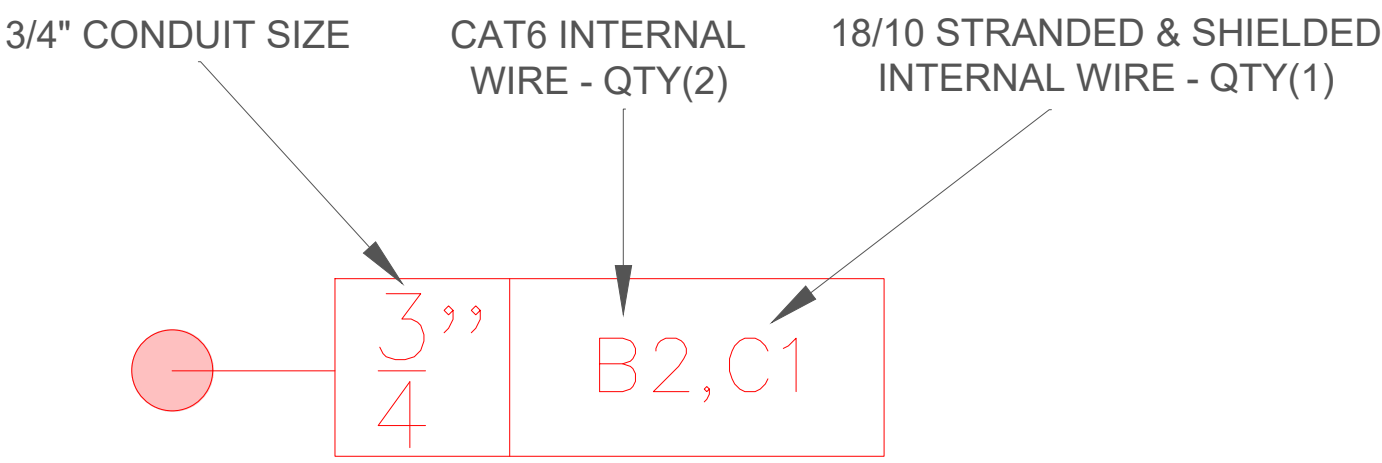
GENERAL LOCATION OF  
FLASH NETWORK DEVICES

NOTE: NOT ALL EQUIPMENT SHOWN HERE USED. SEE OVERVIEW PAGES FOR BILL OF MATERIALS.

FLASH CONDUIT LEGEND

| INTERNAL WIRING |                                      |     |
|-----------------|--------------------------------------|-----|
| DESIGNATION     | DESCRIPTION                          | QTY |
| A               | 20A 120V CIRCUIT                     | #   |
| B               | CAT6 ETHERNET                        | #   |
| C               | 18/10 STRANDED & SHEILDED            | #   |
| D               | VEHICLE DETECTION LOOP LEAD IN       | #   |
| E               | OEM PROVIDED WIRING                  | #   |
| F               | 16/2 STRANDED & SHIELDED 24V CIRCUIT | #   |
| G               | LV OR DRY CIRCUIT PROVIDED BY OTHERS | #   |

CONDUIT CALL OUT EXAMPLE:



**CONDUIT SWEEP REQUIRED FOR VEHICLE DETECTION LOOPS**

- 3/4" PVC FROM BASE OF CURB TO CENTER OF CONDUIT CLUSTER.
- PREFORMED LOOPS WET CUT 3/4" - 1" DEEP IN SLAB.
- EACH GATE & KIOSK GETS TYPICAL 3'X6' LOOP WITH 50' LEAD (2 PER DRIVE LANE)

NOTE: ALL CONDUIT STUB UPS TO BE CENTERED UNDER EACH PIECE OF EQUIPMENT

CLIENT - PROJECT INFORMATION

PREMIER TECHNOLOGY INTEGRATORS

18606 NE 24TH COURT  
MIAMI, FL 33180

DESIGN TEAM



2500 BEE CAVES ROAD, BUILDING 3, SUITE 400,  
AUSTIN, TX 78746

REAL - SIGNATURE

VENDOR SHOP DRAWINGS  
(FOR INFORMATIONAL PURPOSES ONLY)

NAME: DATE:

WEST AVENTURA TOWN CENTER  
FLASH PROJECT NAME

006PG00000REMFBI3 June 11, 2025  
FLASH PROJECT NUMBER DATE

JDQ JCB  
DRAWN BY CHECKED BY

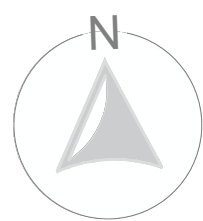
| REV # | REV DATE | REV DESCRIPTION                        |
|-------|----------|----------------------------------------|
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|       |          |                                        |
|       |          |                                        |

SHEET TITLE

LEGEND

SHEET NUMBER

2



GARAGE ENTRY 2 / EXIT 2

GARAGE ENTRY 1 / EXIT 1

SCALE: 1" = 20'

WEST AVENTURA TOWN CENTER

- EQUIPMENT SHOWN:
- PK TOWERS (4)
  - BARRIER GATES (4)
  - VISION LPR CAMERAS (4)
  - BOLLARDS SHOWN ARE RECOMMENDED LOCATIONS. BOLLARDS NOT IN FLASH SCOPE.
  - ALL VEHICLE LOOP DETECTORS INCLUDED

- SITE REQUIREMENTS
- Every terminal and barrier gate will need access to a 120V 20A power circuit and access to an individual data line for each internal component that requires Internet access (minimum of 10 up 10 down MBPs). CAT6 is preferred.
- Terminals, EMVs, and intercoms require individual CAT6, for a total of 3 cables.
  - Sample conduit runs for parking islands (attached)
  - Equipment dimensions (attached) \*The entry and exit kiosk all have the same dimension.

- LICENSE PLATE RECOGNITION –
- The LPR Cameras will be mounted at a minimum distance of 25' back from the respective kiosk and at a minimum height of 6'-10" in direct line of sight of each lane, unless otherwise noted on the shop drawing. This will ensure the cameras have enough clearance to process the credentials of the vehicle prior to its arrival to the kiosk.

PREMIER TECHNOLOGY INTEGRATORS

18606 NE 24TH COURT  
MIAMI, FL 33180



2500 BEE CAVES ROAD, BUILDING 3, SUITE 400,  
AUSTIN, TX 78746

VENDOR SHOP DRAWINGS  
(FOR INFORMATIONAL PURPOSES ONLY)

WEST AVENTURA TOWN CENTER

FLASH PROJECT NAME

006PG00000REMFBI3

June 11, 2025

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JDQ

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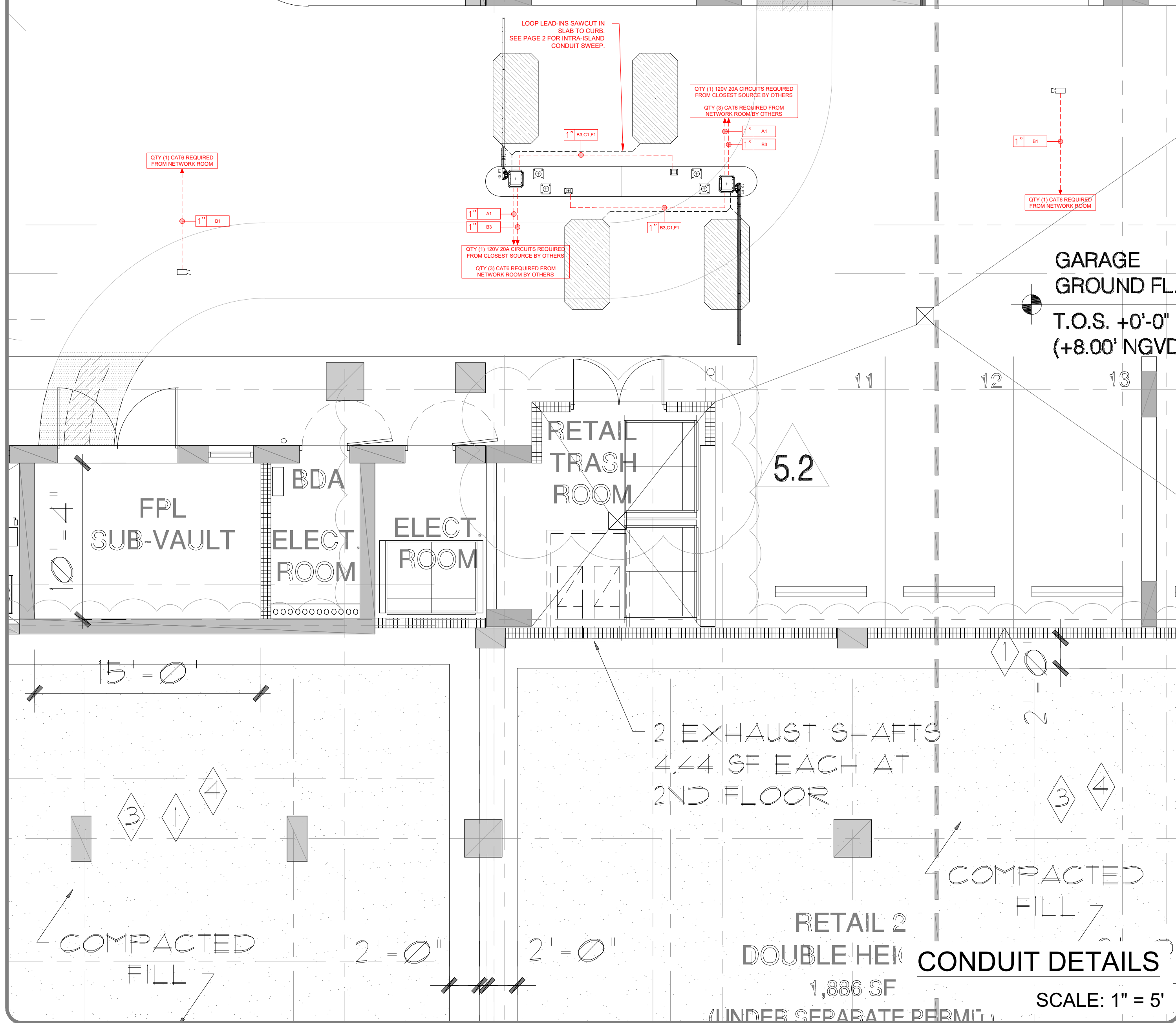
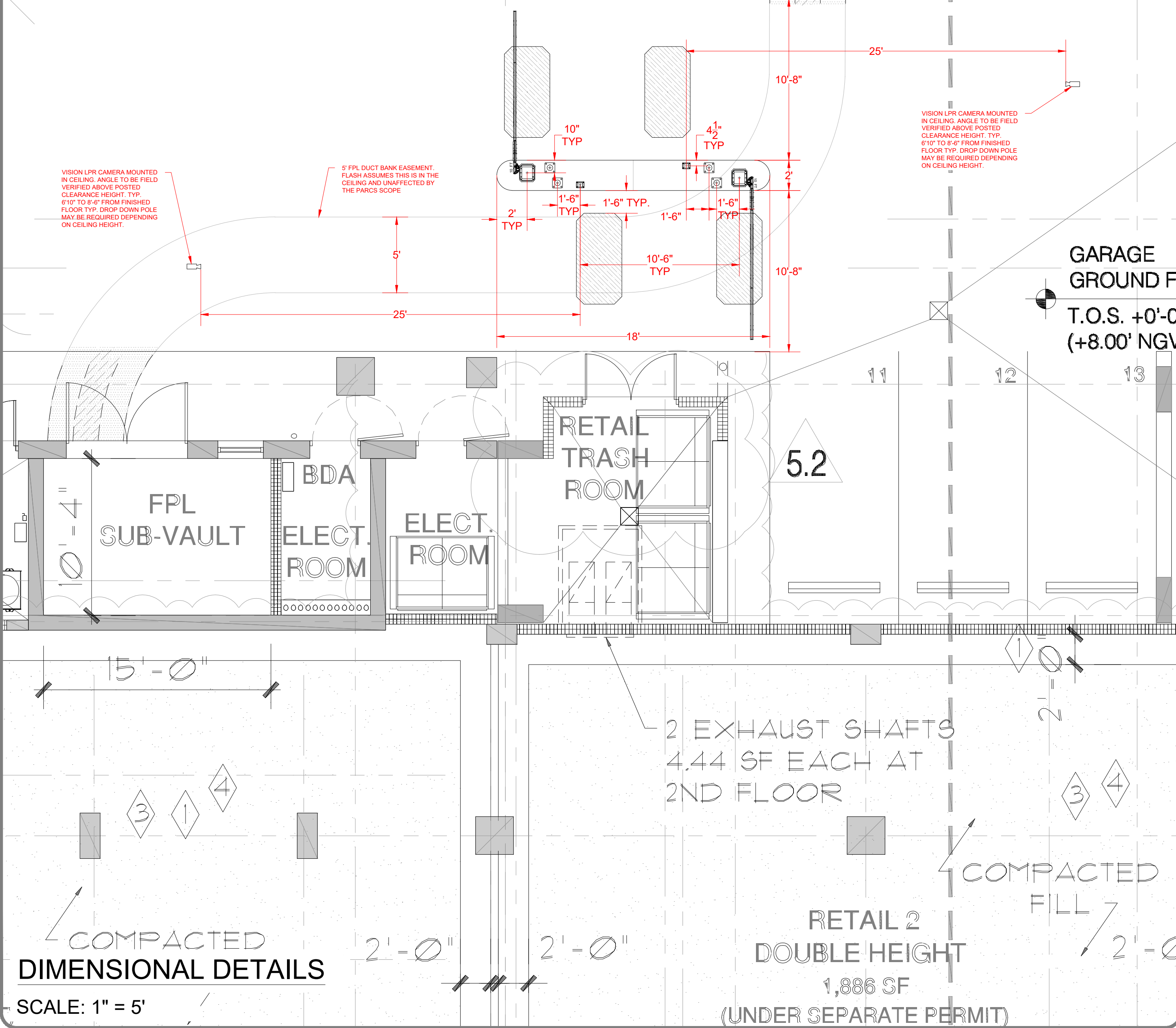
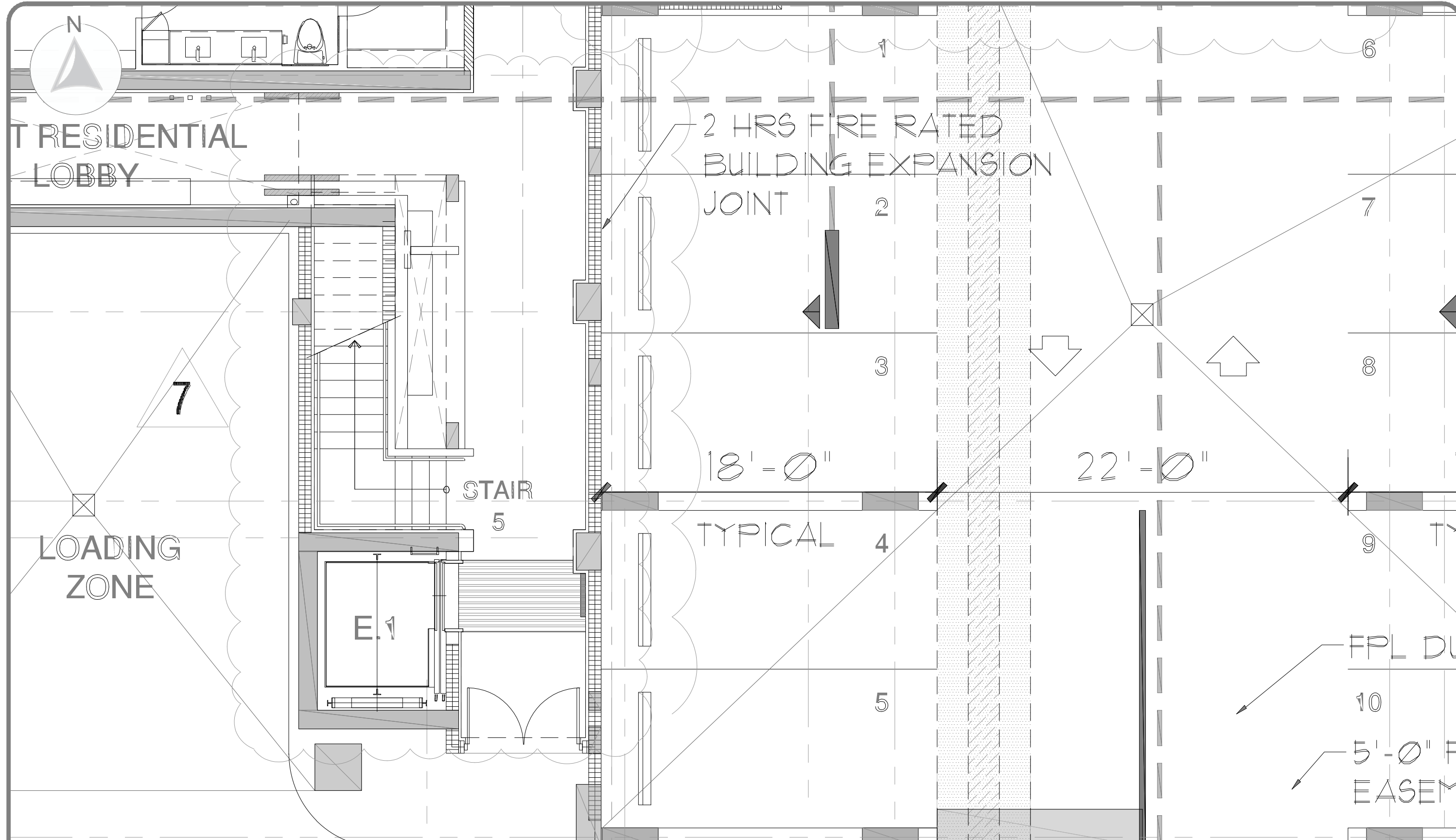
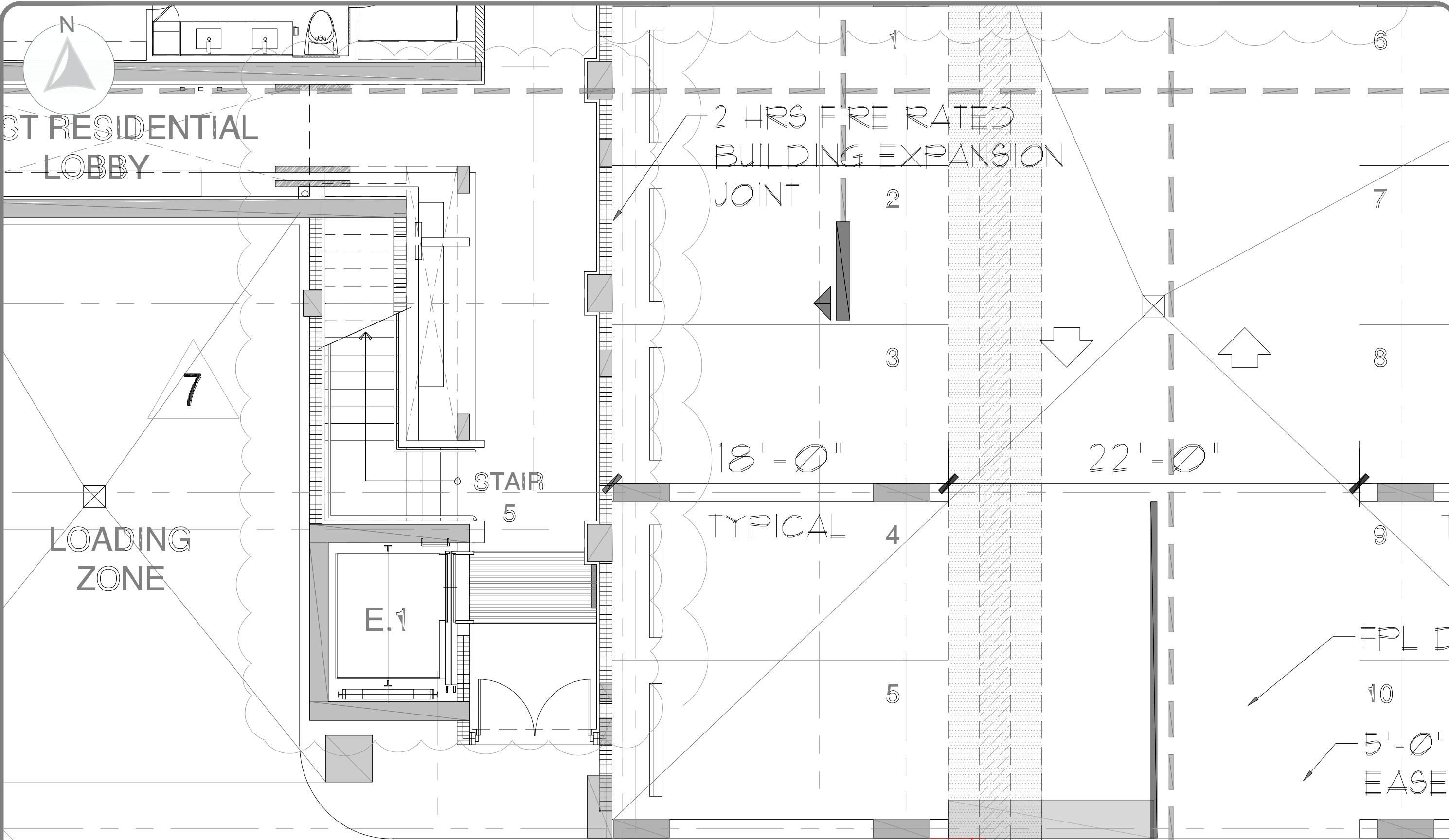
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CHECKED BY

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| ----- | -----    | -----                                  |
| ----- | -----    | -----                                  |
| ----- | -----    | -----                                  |

FLOOR 1 OVERVIEW

| TABLE OF CONTENTS |                                         |
|-------------------|-----------------------------------------|
| SHEET NUMBER      | TITLE                                   |
| FLOOR 1           |                                         |
| 3                 | FLOOR 1 OVERVIEW                        |
| 4                 | GARAGE ENTRY 1 / EXIT 1<br>DETAIL SPLIT |
| 5                 | GARAGE ENTRY 2 / EXIT 2<br>DETAIL SPLIT |



CLIENT - PROJECT INFORMATION

PREMIER TECHNOLOGY INTEGRATORS

18606 NE 24TH COURT  
MIAMI, FL 33180

DESIGN TEAM

**IS**

2500 BEE CAVES ROAD, BUILDING 3, SUITE 400,  
AUSTIN, TX 78746

REAL - SIGNATURE

VENDOR SHOP DRAWINGS  
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NAME \_\_\_\_\_ DATE \_\_\_\_\_

WEST AVENTURA TOWN CENTER  
FLASH PROJECT NAME

006PG00000REMFIA3 June 11, 2025  
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JDQ JCB  
DRAWN BY CHECKED BY

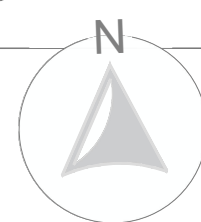
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|       |          |                                        |
|       |          |                                        |

SHEET TITLE

GARAGE ENTRY 1 /  
EXIT 1 SPLIT DETAIL

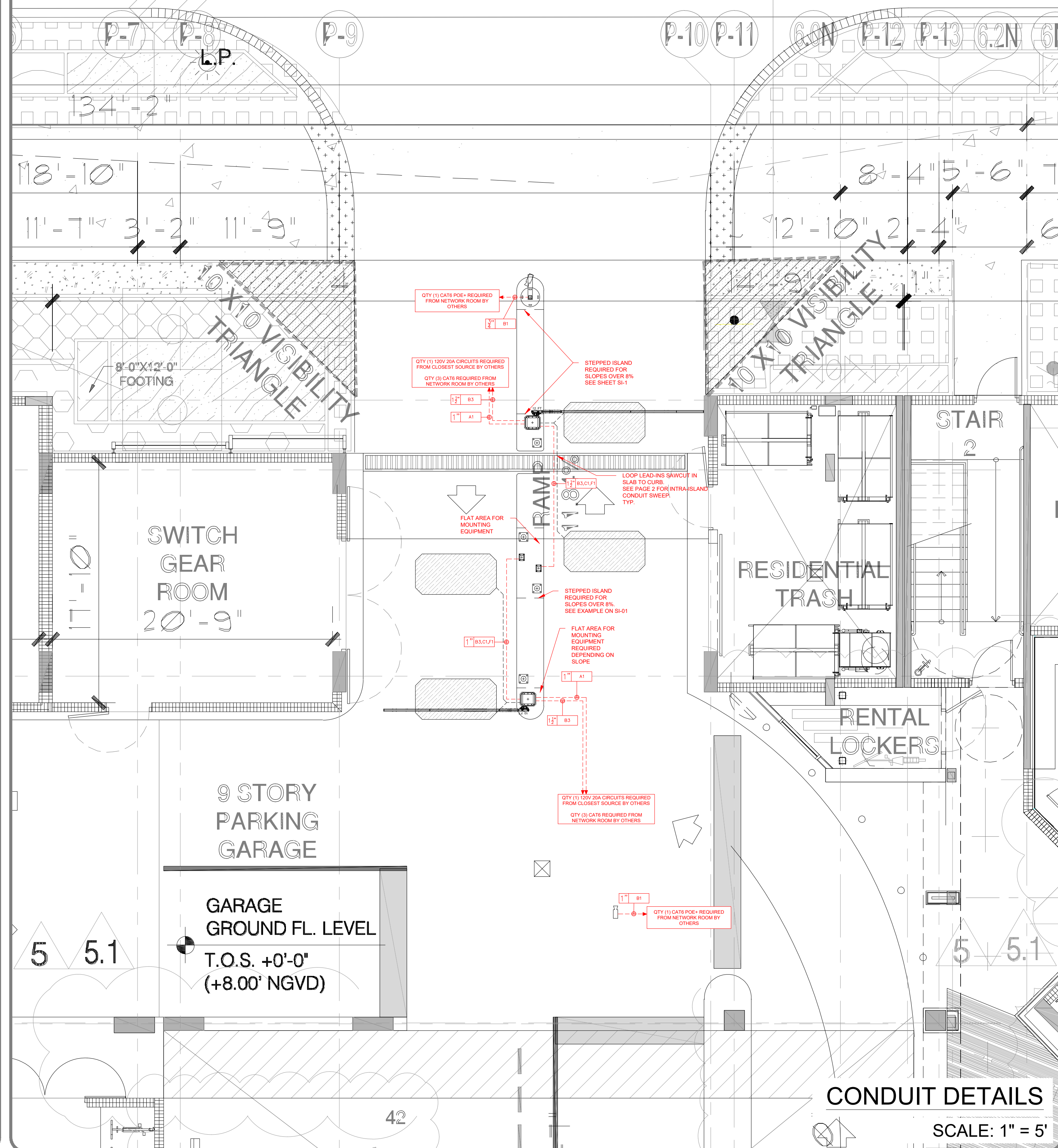
SHEET NUMBER

4



# NDARD

G  
-7.2A



## PREMIER TECHNOLOGY INTEGRATORS

# ISLE

2500 BEE CAVES ROAD, BUILDING 3, SUITE 400,  
AUSTIN, TX 78746

**VENDOR SHOP DRAWINGS  
(FOR INFORMATIONAL  
PURPOSES ONLY)**

WEST AVENTURA TOWN CENTER

|                           |                      |
|---------------------------|----------------------|
| FLASH PROJECT NAME        |                      |
| <b>006PG00000REMFBIA3</b> | <b>June 11, 2025</b> |
| FLASH PROJECT NUMBER      | DATE                 |

|            |            |
|------------|------------|
| <b>JDQ</b> | <b>JCB</b> |
| DRAWN BY   | CHECKED BY |

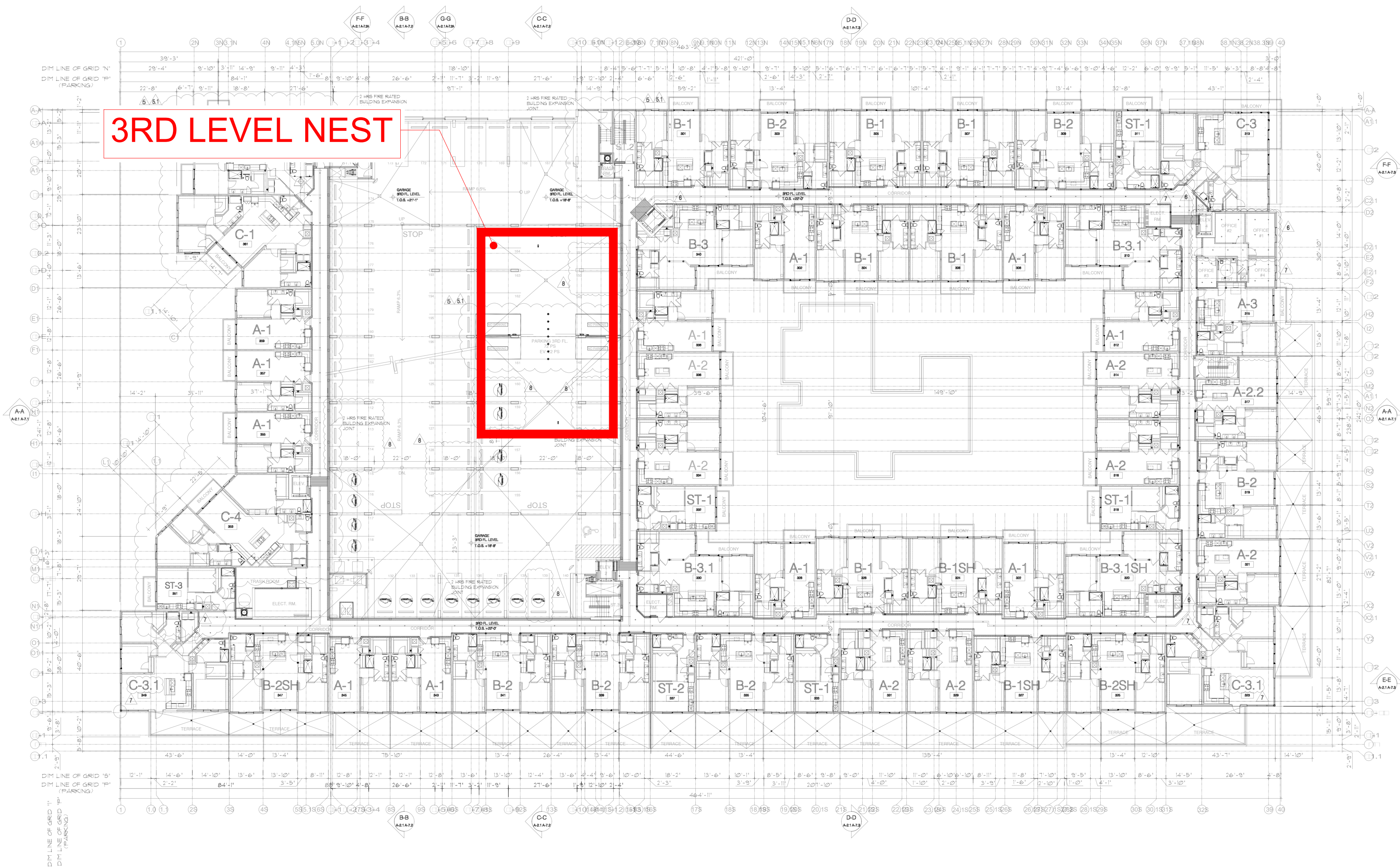
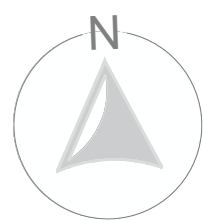
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| ***** | *****    | *****                                  |
| ***** | *****    | *****                                  |
| ***** | *****    | *****                                  |
| ***** | *****    | *****                                  |

### GARAGE ENTRY 2 / EXIT 2 SPLIT DETAIL

SHEET NUMBER

5

SCALE: 1" = 5'



THIRD FLOOR PLAN

SCALE: 1" = 30'

WEST AVENTURA TOWN CENTER

- EQUIPMENT SHOWN:
- ACCESS CONTROL KITS (2)
  - VISION LPR CAMERAS (2)
  - BOLLARDS SHOWN ARE RECOMMENDED LOCATIONS. BOLLARDS NOT IN FLASH SCOPE.
  - ALL VEHICLE LOOP DETECTORS INCLUDED

SITE REQUIREMENTS

Every terminal and barrier gate will need access to a 120V 20A power circuit and access to an individual data line for each internal component that requires Internet access (minimum of 10 up 10 down MBPs). CAT6 is preferred.

- Terminals, EMVs, and intercoms require individual CAT6, for a total of 3 cables.
- Sample conduit runs for parking islands (attached)
- Equipment dimensions (attached) \*The entry and exit kiosk all have the same dimension.

LICENSE PLATE RECOGNITION –

- The LPR Cameras will be mounted at a minimum distance of 25' back from the respective kiosk and at a minimum height of 6'-10" in direct line of sight of each lane, unless otherwise noted on the shop drawing. This will ensure the cameras have enough clearance to process the credentials of the vehicle prior to its arrival to the kiosk.

CLIENT + PROJECT INFORMATION

PREMIER TECHNOLOGY INTEGRATORS

18606 NE 24TH COURT  
MIAMI, FL 33180

DESIGN TEAM

ELKS

2500 BEE CAVES ROAD, BUILDING 3, SUITE 400,  
AUSTIN, TX 78746

REAL + SIGNATURE

VENDOR SHOP DRAWINGS  
(FOR INFORMATIONAL PURPOSES ONLY)

NAME DATE

WEST AVENTURA TOWN CENTER

FLASH PROJECT NAME

006PG00000REMFBI3

June 11, 2025

FLASH PROJECT NUMBER

DATE

JDQ

DRAWN BY

JCB

CHECKED BY

| REV # | REV DATE | REV DESCRIPTION                        |
|-------|----------|----------------------------------------|
| 0     | 4/29/25  | INITIAL LAYOUT                         |
| 1     | 5/23/25  | ADJUSTING ENTRY 2 LPR & TRUCK ANALYSIS |
| 2     | 5/29/25  | ADDING 3RD FLOOR NEST                  |
| 3     | 6/11/25  | MOVE EXIT 2 SOUTH & REMOVE NEST GATES  |
| ----  | ----     | ----                                   |
| ----  | ----     | ----                                   |
| ----  | ----     | ----                                   |

SHEET TITLE

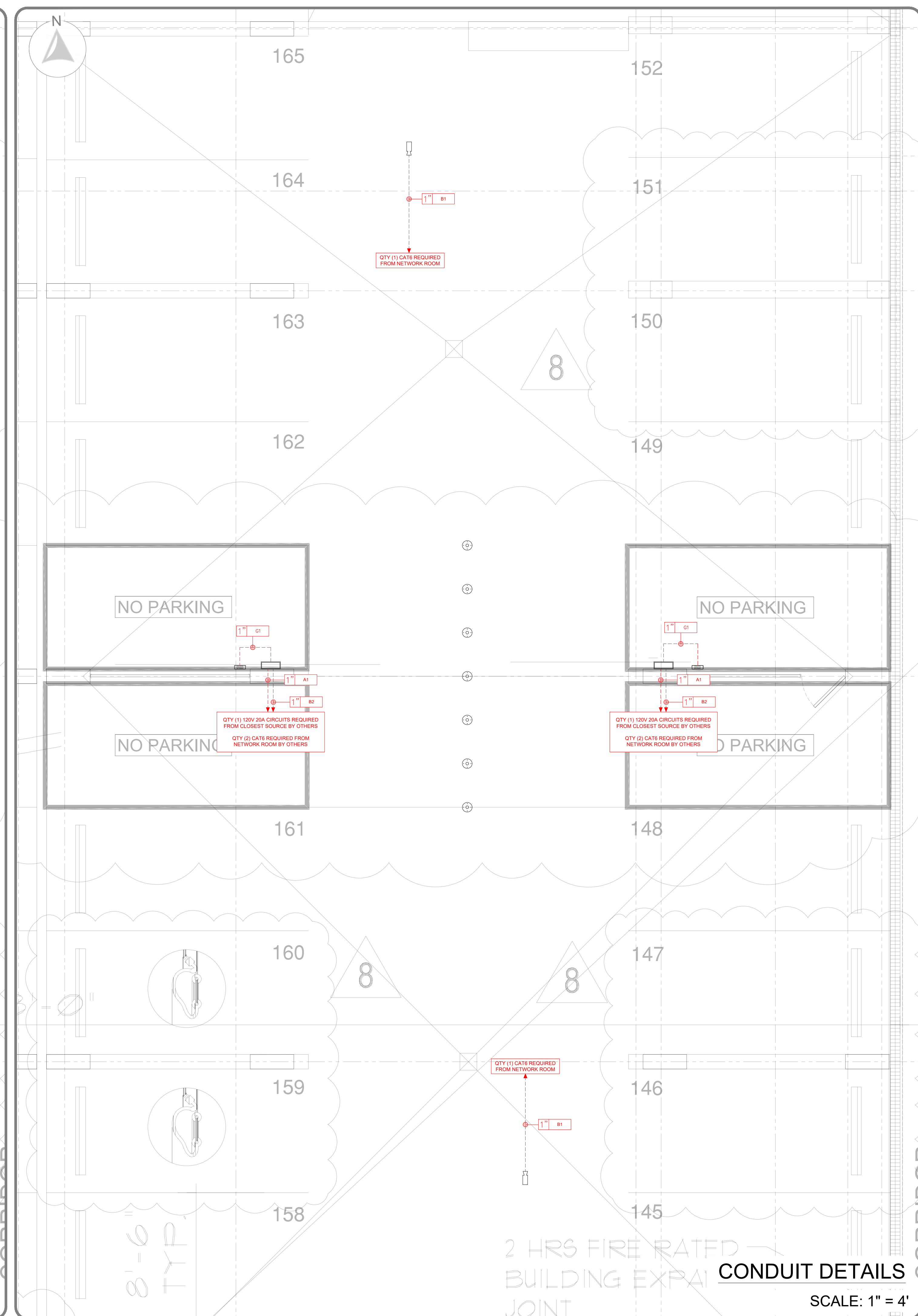
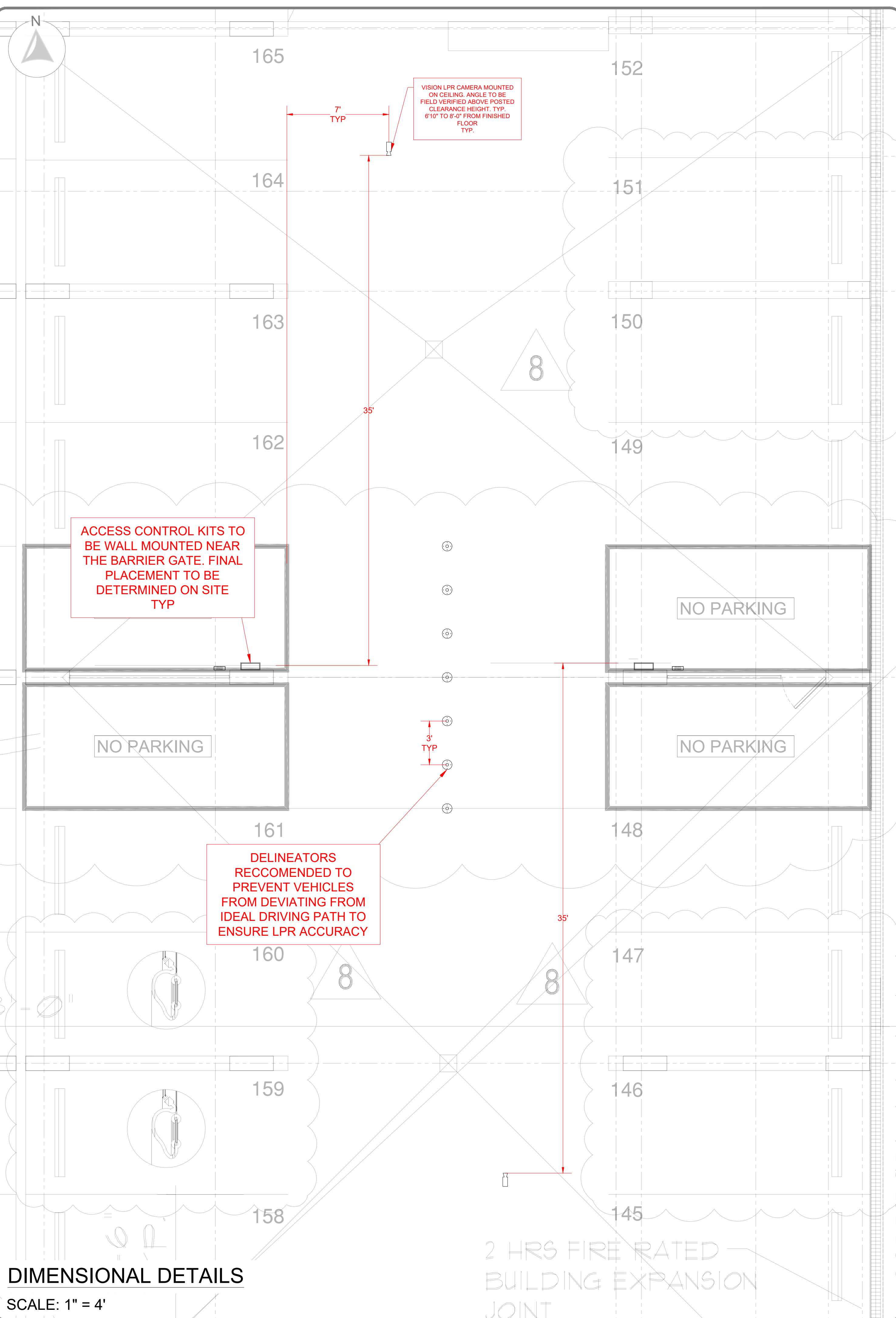
3RD FLOOR OVERVIEW

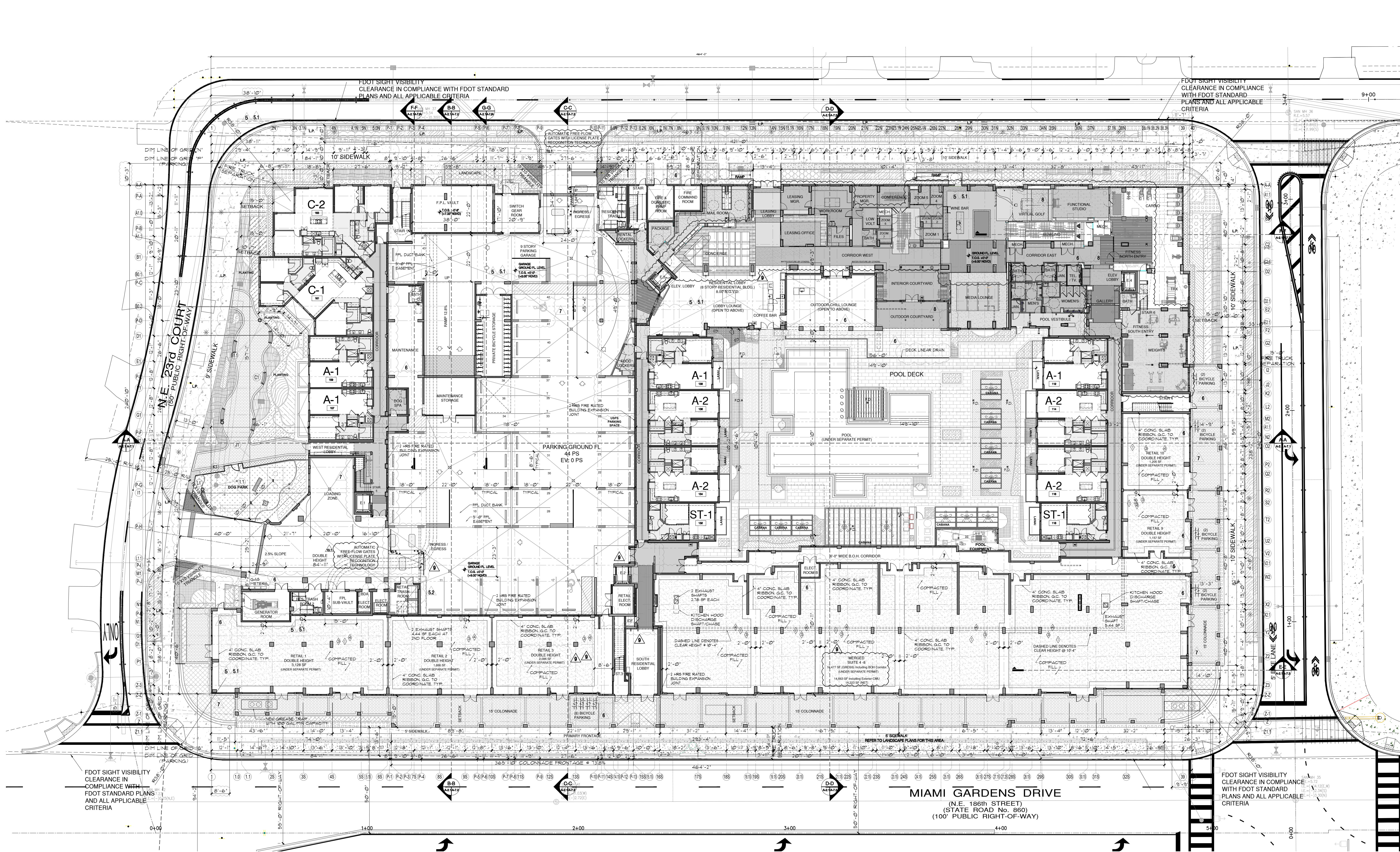
SHEET NUMBER

6

TABLE OF CONTENTS

| SHEET NUMBER | TITLE            |
|--------------|------------------|
| FLOOR 3      |                  |
| 6            | FLOOR 3 OVERVIEW |
| 7            | 3RD LEVEL NEST   |





#### ENTRY FEATURE NOTES

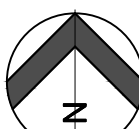
- THE ENTRANCE FEATURE SHALL AT ALL TIMES BE SERVED BY A GENERATOR
- THE ENTRANCE FEATURE GATE SHALL BE PROGRAMMED TO AUTOMATICALLY OPEN USING RESIDUAL POWER IN THE EVENT OF A POWER OUTAGE.

#### CODE NOTES

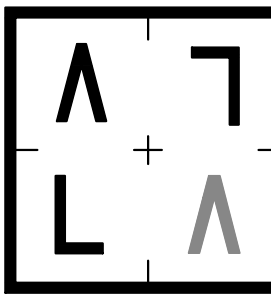
- 3" SAN CAPPED FOR FUTURE
- 1" CW CAPPED FOR FUTURE
- 2" VENT CAPPED FOR FUTURE
- 3" G.W. CAPPED FOR FUTURE

### GROUND FLOOR PLAN

Scale: 1" = 20'-0"



ANILLO  
TOLEDO  
LOPEZ



ATL ARCHITECTURE

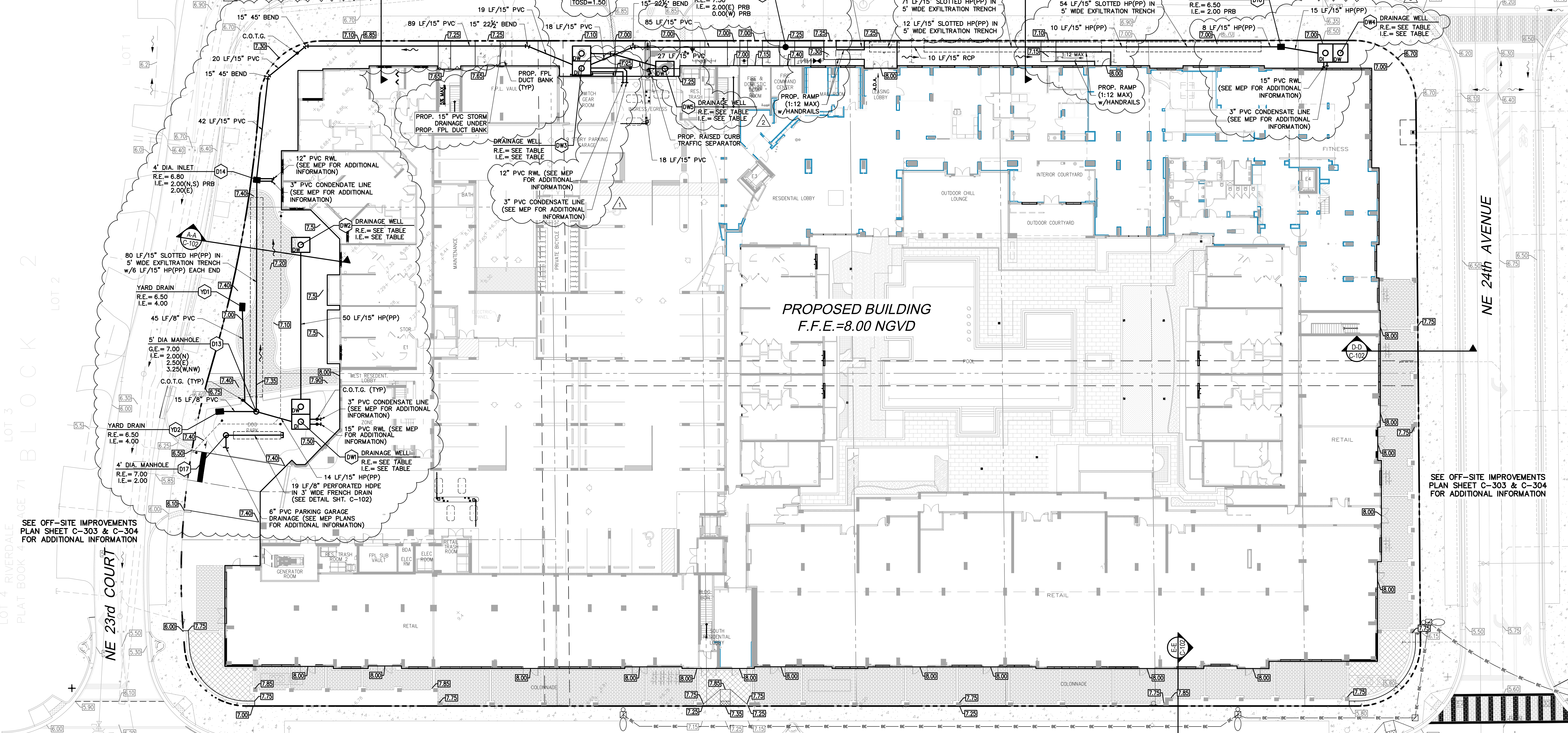
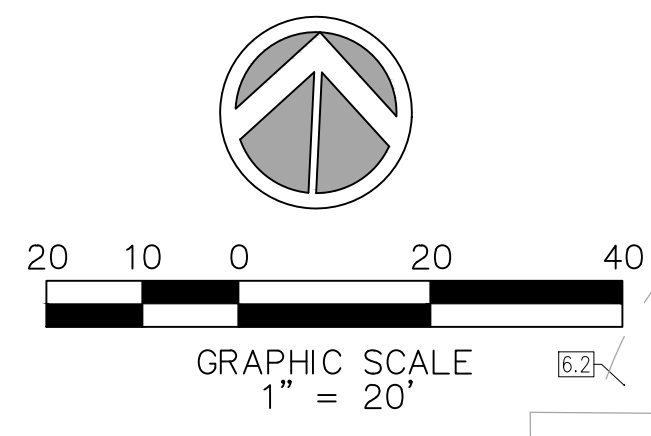
WEST AVENTURA TOWN CENTER  
PROPOSED MIXED USE PROJECT (WEST BLOCK - PHASE 1)  
N.E. 186th STREET & N.E. 24th AVE MIAMI-DADE COUNTY, FLORIDA

ARCH. LICENSE  
AR 0016093  
AA 26003571  
job no.  
date  
08 - 23 - 2022  
scale.  
As Shown  
drawn by  
A.T.L

A-2.1

REVISIONS:  
1. 06-19-2025 FIELD COORDINATION  
2. 08-22-2025 ENTRY FEATURE COORDINATION  
3. 09-05-2025 ENTRY FEATURE COORDINATION  
4. 10-09-2025 ENTRY FEATURE COORDINATION  
5. 11-03-2023 OWNER'S CHANGE REQUEST

3191 coral way, suite 400  
miami, fl. 33145  
tel: (305) 854-4070  
tel: (305) 854-4079  
architects@atlarchitecture.com  
www.atlarchitecture.com



MIAMI GARDENS DRIVE  
(NE 186th STREET)

SEE OFF-SITE IMPROVEMENTS  
PLAN SHEET C-601 & C-602  
FOR ADDITIONAL INFORMATION

| DRAINAGE WELL TABULATION |      |      |      |                                     |
|--------------------------|------|------|------|-------------------------------------|
| WELL NO.                 | DI   | DW   | I.E. | LATITUDE / LONGITUDE                |
| DW1                      | 7.50 | 7.50 | 2.00 | N025° 56' 51.84" / W080° 09' 15.28" |
| DW2                      | N/A  | 7.50 | 2.00 | N025° 56' 52.51" / W080° 09' 15.31" |
| DW3                      | 7.00 | 7.00 | 0.00 | N025° 56' 53.29" / W080° 09' 14.11" |
| DW4                      | 6.60 | 6.60 | 2.00 | N025° 56' 53.44" / W080° 09' 10.81" |
| DW5                      | N/A  | 7.25 | 2.00 | N025° 56' 56.53" / W080° 09' 13.75" |

- PAVING & DRAINAGE LEGEND**
- PROPERTY LINE
  - RIGHT-OF-WAY LINE
  - R.E. RIM ELEVATION
  - G.E. GRATE ELEVATION
  - I.E. INVERT ELEVATION
  - DIRECTION OF FLOW
  - 150' @ 0.5% PAVEMENT SLOPE
  - P.R.B. POLLUTION RETARDANT BASIN
  - F.F. = 10.00 FINISHED FLOOR ELEVATION
  - EXISTING OR FUTURE UTILITIES
  - CATCH BASIN
  - STRUCTURE DESIGNATION
  - LENGTH, SIZE OF STORM DRAIN
  - EXISTING GRADE
  - PROPOSED GRADE
  - D.I.P. PIPE

4577 Nob Hill Road, Suite 102  
Sunrise, FL 33351  
www.suntecheng.com

**STE Sun-Tech Engineering, Inc.**  
Engineers-Planners-Surveyors

Certificate of Auth. #7097/LB 7019  
Phone (954) 777-3123  
Fax (954) 777-3174

| REVISIONS |          |                                          |
|-----------|----------|------------------------------------------|
| NO.       | DATE     | DESCRIPTION                              |
| 1         | 11/03/23 | REV PER STRUCTURAL FOOTINGS COORDINATION |
| 2         | 07/11/24 | ADDED DRAINAGE WELL                      |
| 3         | 12/20/24 | REV PER FIELD CONDITIONS                 |

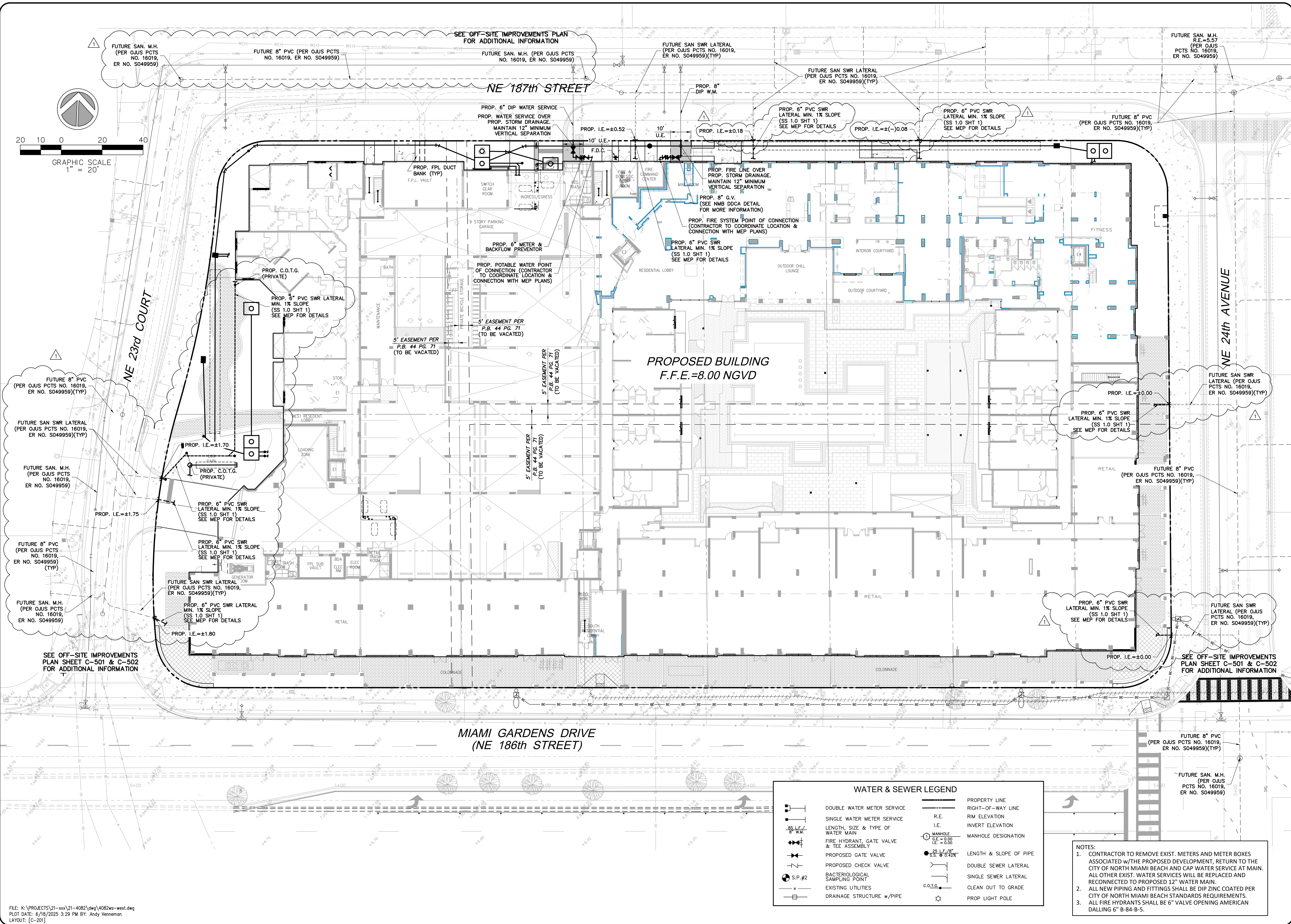
**WEST AVENTURA TOWN CENTER  
WEST PARCEL PHASE 1**

FLORIDA  
PAVING, GRADING &  
DRAINAGE PLAN

DATE: MAY 2021  
SCALE: 1"=20'  
DESIGNED BY: C.R.L.  
DRAWN BY: C.A.D.  
JOB #: 21-4082

CLIFFORD R. LOUTAN  
LICENSE  
No. 56890  
STATE OF FLORIDA  
PROFESSIONAL ENGINEER

Date: June 18, 2025  
This item has been digitally signed and sealed by CLIFFORD R. LOUTAN, 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.



FILE: K:\PROJECTS\21-xxx\21-4082\dwg\4082ws-west.dwg  
PLOT DATE: 6/18/2025 3:29 PM BY: Andy Venneman  
LAYOUT: [C-201]

| WATER & SEWER LEGEND |                                         |  |                        |
|----------------------|-----------------------------------------|--|------------------------|
|                      | DOUBLE WATER METER SERVICE              |  | PROPERTY LINE          |
|                      | SINGLE WATER METER SERVICE              |  | RIGHT-OF-WAY LINE      |
|                      | LENGTH, SIZE & TYPE OF WATER MAIN       |  | RIM ELEVATION          |
|                      | FIRE HYDRANT, GATE VALVE & TEE ASSEMBLY |  | INVERT ELEVATION       |
|                      | PROPOSED GATE VALVE                     |  | MANHOLE DESIGNATION    |
|                      | PROPOSED CHECK VALVE                    |  | LENGTH & SLOPE OF PIPE |
|                      | BACTERIOLOGICAL SAMPLING POINT          |  | DOUBLE SEWER LATERAL   |
|                      | EXISTING UTILITIES                      |  | SINGLE SEWER LATERAL   |
|                      | DRAINAGE STRUCTURE w/PIPE               |  | CLEAN OUT TO GRADE     |
|                      |                                         |  | PROP LIGHT POLE        |

- NOTES:
- CONTRACTOR TO REMOVE EXIST. METERS AND METER BOXES ASSOCIATED w/THE PROPOSED DEVELOPMENT, RETURN TO THE CITY OF NORTH MIAMI BEACH AND CAP WATER SERVICE AT MAIN. ALL OTHER EXIST. WATER SERVICES WILL BE REPLACED AND RECONNECTED TO PROPOSED 12" WATER MAIN.
  - ALL NEW PIPING AND FITTINGS SHALL BE DIP ZINC COATED PER CITY OF NORTH MIAMI BEACH STANDARDS REQUIREMENTS.
  - ALL FIRE HYDRANTS SHALL BE 6" VALVE OPENING AMERICAN DALLING 6" B-84-B-5.

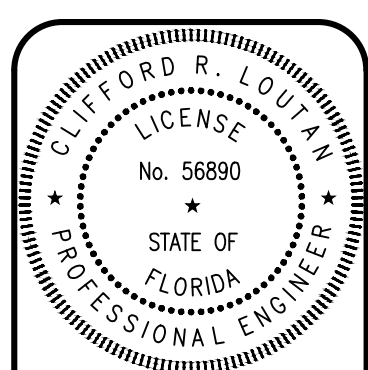
4577 Nob Hill Road, Suite 102  
Sunrise, FL 33351  
www.suntech.com  
Certificate of Auth. #7097LB 7019  
Phone (954) 777-3123  
Fax (954) 777-3114



| REVISIONS |          |                                          |
|-----------|----------|------------------------------------------|
| NO.       | DATE     | DESCRIPTION                              |
| 1         | 11/03/23 | REV PER STRUCTURAL FOOTINGS COORDINATION |

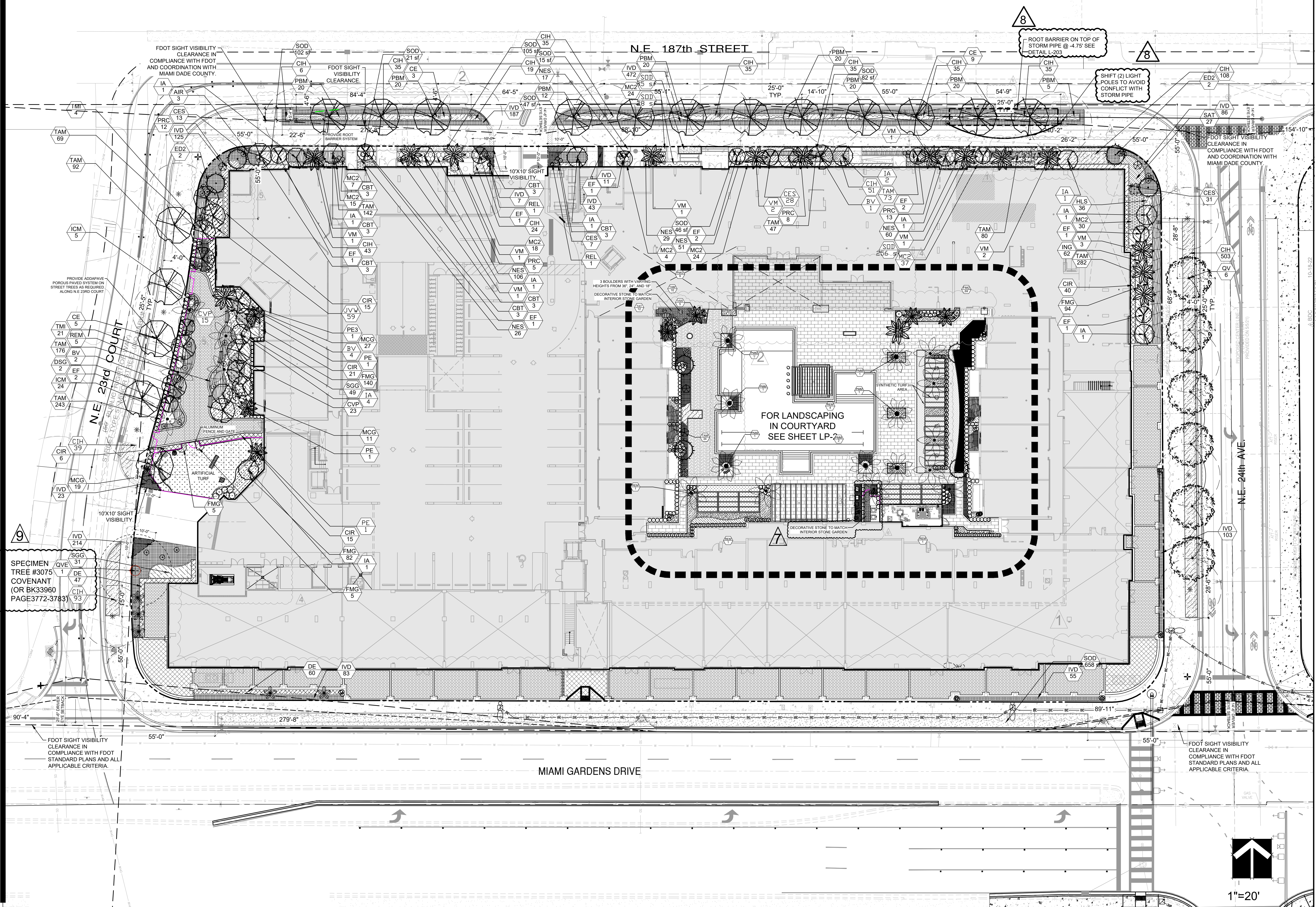
WEST AVENTURA TOWN CENTER  
WEST PARCEL PHASE 1  
FLORIDA  
OJUS  
WATER & SEWER PLAN

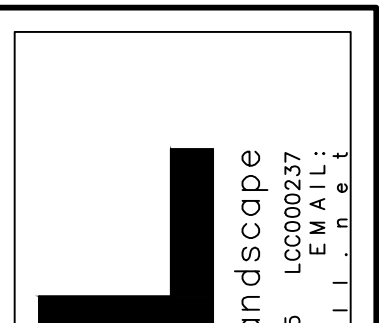
DATE: MAY 2021  
SCALE: 1"=20'  
DESIGNED BY: C.R.L.  
DRAWN BY: C.A.D.  
JOB #: 21-4082



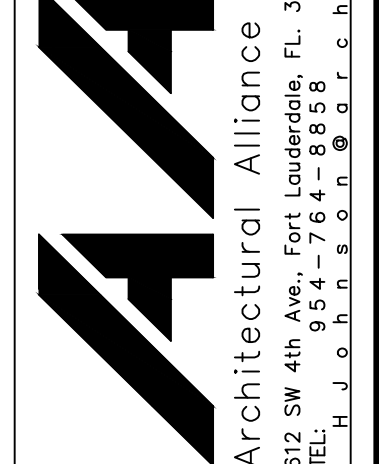
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SHEET No.  
C-201





Architectural Alliance Landscape  
602 SW 4th Ave., Fort Lauderdale, FL 33335  
TEL: 954-764-8858  
E-MAIL: h.johnson@aval.com



REGISTERED LANDSCAPE ARCHITECT  
HUGH F. JOHNSON  
STATE OF FLORIDA  
LA0000855

SUBMITTAL SET

**GCI RESIDENTIAL- AVENTURA**

GCI RESIDENTIAL  
Aventura, Florida

Sheet Description

LANDSCAPE PLAN

Release Date  
04-04-24

Project Number  
2118

Drawing Number  
**L-200**

Sheet 1 of 4