

**Date:** January 12<sup>th</sup>, 2016

**To:** The Honorable Mayor and City Council of the City of North Miami

**From:** Tanya Wilson-Sejour, AICP, Planning, Zoning & Development Director 

**Re:** Conditional Use Permit Allocating 5 Bonus Units from the NRO District Secondary Pool  
**Address:** 12121 N.E. 5<sup>th</sup> Avenue & 509 N.E. 121<sup>st</sup> Street  
**Folio Numbers:** 06-2230-031-0150 & 06-2230-031-0160

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**A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, APPROVING AN APPLICATION FOR A CONDITIONAL USE PERMIT, IN SUBSTANTIALLY THE ATTACHED FORM, TRANSFERRING FIVE (5) FLOATING RESIDENTIAL UNITS FROM THE NEIGHBORHOOD REDEVELOPMENT OVERLAY (NRO) DISTRICT SECONDARY RESIDENTIAL POOL OF NINE HUNDRED AND EIGHTY-NINE (989) FLOATING RESIDENTIAL UNITS TO A PROPOSED 20-UNIT TOWNHOUSE RESIDENTIAL DEVELOPMENT TO BE NAMED "EAST OF 5<sup>TH</sup> TOWNHOMES", ON THE TWO (2) PARCELS LOCATED OUTSIDE THE NRO AT 12121 N.E. 5<sup>TH</sup> AVENUE AND 509 N.E. 121<sup>ST</sup> STREET AND WITH THE FOLLOWING FOLIO NUMBERS: 06-2230-031-0150 & 06-2230-031-0160, IN ACCORDANCE WITH ARTICLE 4, DIVISION 2, SECTION 4-204 AND ARTICLE 4, DIVISION 4, SECTION 4-405 OF THE CITY OF NORTH MIAMI CODE OF ORDINANCES, "LAND DEVELOPMENT REGULATIONS"; PROVIDING FOR AN EFFECTIVE DATE AND FOR ALL OTHER PURPOSES.**

**RECOMMENDATION**

Staff requests that the Mayor and City Council adopt the proposed resolution approving the requested Conditional Use Permit (CUP) to transfer five (5) floating residential units from the Neighborhood Redevelopment Overlay ("NRO") district secondary residential pool of 989 floating residential units to the proposed multifamily residential development on the two (2) parcels generally located 12121 N.E. 5<sup>th</sup> Avenue and 509 N.E. 121<sup>st</sup> Street.

**BACKGROUND**

Policy 1.12.1 of the Future Land Use Element (FLUE) of the adopted 2007 EAR-Based Amendments to the City's Comprehensive Plan created a pool of 5,000 floating residential units to be allocated as follows: 2,200 units for use within the NRO district ("Primary Pool"), 1,800 units for the Central City District (CCD), and 1,000 units for development outside the NRO district, ("Secondary Pool"). In accordance with Article 4, Division 2, Section 4-204 of the LDRs, parcels of land designated as low-medium, medium and high density residential land use categories outside of the NRO, a density bonus may be granted up to twenty-five (25) du/ac

through the approval of a conditional use permit application by resolution of the City Council, as per the requirements of Article 3, Division 4, Section 3-401 of the LDRs.

The subject property consists of two (2) contiguous irregularly shaped lots (See Fig. 1). The northerly parcel (Lot 1) located at 12121 N.E. 5<sup>th</sup> Avenue contains 19,468 sq. ft. or 0.44-acre. The southerly parcel (Lot 2) with the physical address of 509 N.E. 121<sup>st</sup> Street comprises 20,757 sq. ft. or 0.48-acre and, based on the City's 2007 Adopted Future Land Use Map (FLUM), falls within the Village of Biscayne Park Transition Zone (the "Transition Zone"). Together, these two (2) lots comprise 40,215 sq. ft. or 0.92-acre. It is the intent of the owner on record for these two (2) parcels, 5<sup>th</sup> Avenue Development, LLC, (the "Applicant") to develop these two (2) lots with a 20-unit townhouse market-rate residential development. Based on the current Medium Density Residential (75 ft., 16 du/ac) land use designation and R-5 zoning classification, the subject property can accommodate a development of up to fifteen (15) units and as high as 75 ft. The Applicant has been made aware of the locational restrictions of the southerly parcel and feels that a properly designed 20-unit development, which will consist of two (2) 2-story structures, will be very much in scale and character with some of the surrounding low-lying residential developments, and therefore be more in keeping with the spirit and intent of the Transition Zone. Since the desired density exceeds what is permitted by right on the site, the Applicant has, per the requirements of Article 4, Division 2, Section 4-204 of the LDRs, filed this CUP application to be granted a density bonus of 13.25 dwelling units per acre (du/ac), which would transfer five (5) floating residential units from the NRO secondary pool to Lot 1.

## **PLANNING COMMISSION RECOMMENDATION**

This item was reviewed by the Planning Commission at its December 1<sup>st</sup>, 2015 public meeting, by Chairman Seifried, along with Commissioners Boule, Each, Ernst, James, Jeanty and Pechon in attendance. Following staff recommendation, Commissioner James recommended that for clarification the green building certification condition initially imposed on the proposed development be omitted and that the CUP be then amended to reflect that the development only complies with the green building principles of Article 5, Division 8, Section 5-803 of the LDRS. Commissioner Each made a motion to recommend adoption of the resolution with the proposed amendment and to forward same to the Mayor and City Council for final consideration. Seconded by Commissioner Boule, the motion passed 7-0 by roll call vote.

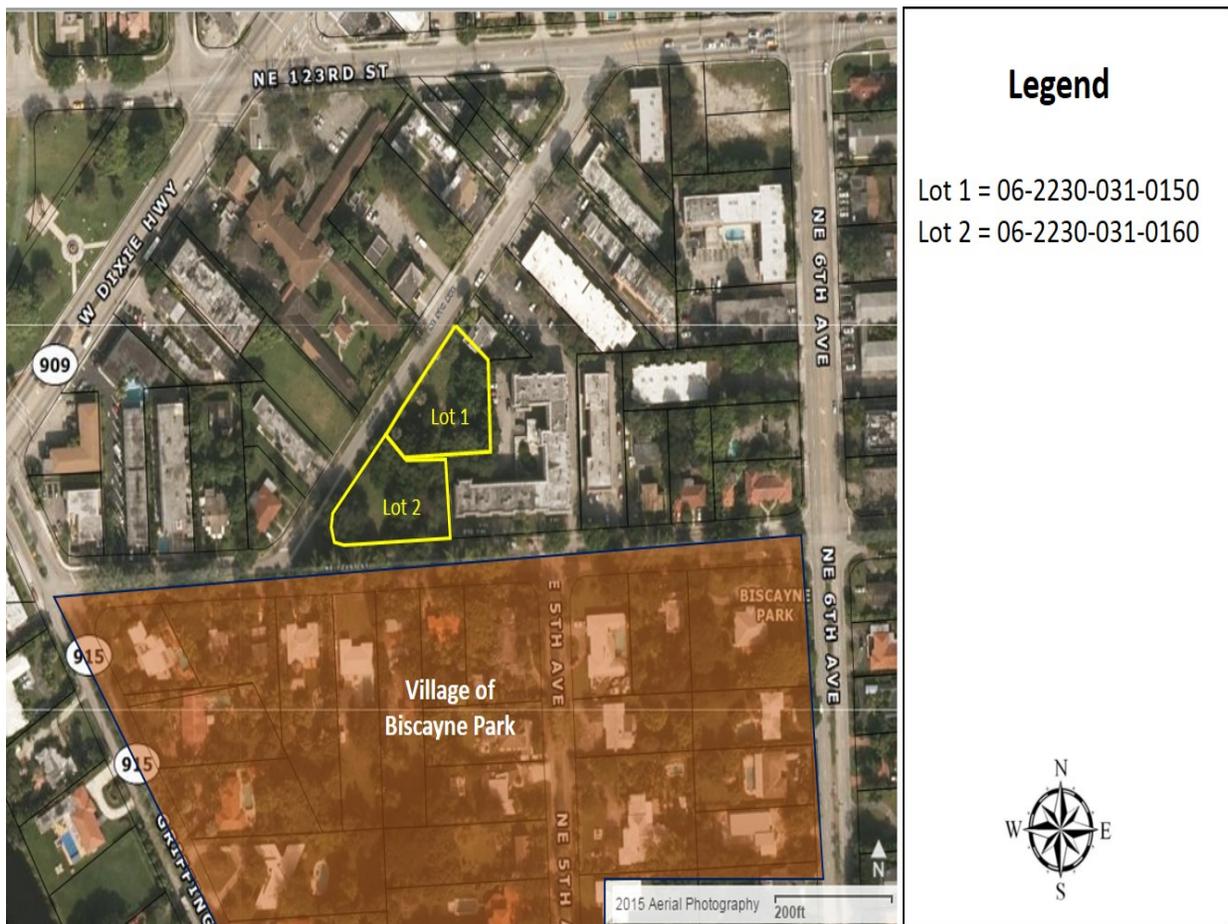
## **PURPOSE AND INTENT**

The intent of this CUP request is to develop the subject property with a 20-unit townhouse market-rate residential development. Based on the current Medium Density Residential (75 ft., 16 du/ac) land use designation and R-5 zoning classification, the subject property can accommodate a development of up to fifteen (15) units and as high as 75 ft. The Applicant has been made aware of the locational restrictions of the southerly parcel and feels that a properly designed 20-unit development, which will consist of two (2) 2-story structures, will be very

much in scale and character with some of the surrounding low-lying residential developments, and therefore be more in keeping with the spirit and intent of the Transition Zone. Since the proposed density exceeds what is permitted by right on the site, the Applicant has, per the requirements of Article 4, Division 2, Section 4-204 of the LDRs, filed this CUP application to be granted a density bonus of 13.25 dwelling units per acre (du/ac), which would transfer five (5) floating residential units from the NRO secondary pool to Lot 1.

The subject property is a 0.92-acre site that is comprised of two (2) contiguous lots and is located at the northeast intersection of N.E. 121<sup>st</sup> Street and N.E. 5<sup>th</sup> Avenue. According to the Miami-Dade County Property's Appraiser website, each lot has been developed with a single-family residence. The house on the southerly lot was built in 1940 and the one on the northerly lot in 1920, prior to the incorporation of the City. The surrounding area is mainly comprised of 2-story multifamily structures.

**Figure 1: The Subject Site**



In accordance with Article 4, Division 2, Section 4-204 of the LDRs, a density bonus up to twenty-five (25) du/ac may, through conditional use approval, be granted to any parcel of land

located outside of the NRO district, excluding those parcels lying within the Village of Biscayne Park Transition Zone. As noted earlier, the subject two (2) lots are currently designated Medium-Density Residential on the City's 2007 Adopted Future Land Use Map (FLUM) and are also zoned R-5, Multifamily District on the City's 2009 Adopted Zoning Map. As such, development on these lots is allowed a density of up to 16.3 dwelling units per acre (du/ac) as of right, which could potentially yield a total number of fifteen (15) units, with seven (7) units on Lot 1 and eight (8) units on Lot 2. Because of the location of Lot 2 within the Transition Zone, no CUP shall be approved, which would grant density bonus and provides for any other entitlements or intensities of development in excess of what are currently authorized by the FLUE in the Medium Density Residential land use designation. As such, development on Lot 2 shall only accommodate a maximum of eight (8) units, as per the allowable density of the underlying land use designation. Lot 1, however, because of its location outside the Transition Zone, may be granted the maximum density bonus of twenty-five (25) du/ac, which could amount to a maximum density of 41.3 dwelling units per acre (du/ac) and potentially yield a total of eighteen (18) residential units, including the seven (7) as-of-right units. In summary, development on both lots may accommodate a total of twenty-six (26) residential units.

As per the submitted letter of intent, the Applicant is proposing to build a 20-unit townhouse development. Since the property can only accommodate fifteen (15) units as of right and since no bonus density can be granted to Lot 2, the Applicant is therefore seeking to transfer five (5) floating residential units from the NRO secondary pool to Lot 1, which would amount to a total density of 27.27 du/ac. The Applicant intends to incorporate into the design of the proposed development six (6) of the eight (8) Transit-Oriented Development (TOD) standards outlined in the LDRs. These standards, which qualify the proposed development for ten (10) bonus units, are as follows:

1. Neighborhood pedestrian connections between adjacent uses;
2. Improved pedestrian way connecting to nearest arterial w/way finding signage;
3. A sheltered bus stop within ¼ mile of the proposed development, subject to the approval of the Miami-Dade Transit (MDT)
4. An internal bicycle and pedestrian circulation system;
5. The provision of bicycle racks; and
6. Connection to existing or planned regional bike trail.

Furthermore and as discussed at the Planning Commission meeting, the Applicant was given the option to either seek certification from the United States Green Building Council (USGBC) Leadership in Energy and Environmental Design (LEED), or incorporate into the proposed development the City's local green building principles, as contained in Article 5, Division 8, and Section 5-803 of the LDRs. The Applicant has chosen the latter, which qualifies the project for up to 7.5 bonus du/ac. However, since the Applicant has only applied for five (5) additional units, not all of the green building credits available will be applied to the proposed development.

The following table depicts the density bonuses calculations and the maximum number of units permitted on the site when the earned density bonuses are applied.

| Density Bonuses Allocation for Subject Site     |   |
|---|---|
| Land Use  | Medium-Density Residential  |
| Zoning  | R-5 Multi-Family District   |
| Maximum Density by Right                        | <b>16.3 du/ac</b>   |
| Property Size                                   | 0.92 acres  |
| Property Location                               | 509 NE 121 <sup>st</sup> Street & 12121 NE 5 <sup>th</sup> Avenue |
| Units Permitted by Right on the Site            | 15 Units (Lot 1: 7 units; Lot 2: 8 units)                         |
| Bonus Density Earned (Lot 1 Only)               | 7.5 (Green Building) + 10 (TOD) = <b>17.5 du/ac</b>               |
| Bonus Density Applied (Lot 1 only)              | <b>10.97 du/ac</b>  |
| Proposed Total Density with Bonus (Lot 1 Only)  | <b>16.3 + 10.97 = 27.27 du/ac</b>                                 |
| Proposed Number Units with Bonus for Lot 1      | <b>12 (Including the 7 permitted as of right)</b>                 |
| Proposed As-of-Right Units for Lot 2            | <b>8</b>  |
| Proposed Number of Units for both Lot 1 & Lot 2 | <b>20 Units</b>   |

## ANALYSIS

Article 3, Section 3-405 of the City’s LDRs requires that all requests for Conditional Use approval demonstrate compliance with the following standards:

**1. The application is consistent with the comprehensive land use plan;**

The development proposed through this CUP application is consistent with Objective 1.12 of the Future Land Use Element (FLUE) of the Comprehensive Plan, which promotes the transfer of up to 1000 units to areas outside the NRO in order to encourage redevelopment of new residential units in areas such as the subject site. It is also in keeping with Objective 3B.4 of the Housing Element of the Comprehensive Plan, which requires that the City “ensures an adequate balance of housing that will ensure a range of housing options by providing the appropriate densities, intensities, height, type, and size that encourage the creation of new housing units.” The proposed market-rate townhouse development is a suitable addition to revitalize this stagnant area of the City, which features an aging housing stock and has not seen any redevelopment in over fifty (50) years.

**2. The application is in compliance with the district regulations applicable to the proposed development, including the bonus provisions in section 4-405, if applicable;**

The subject property is zoned R-5, Multifamily district and is located outside the NRO district. A precise plan is not required and has not been submitted with this CUP. Nevertheless, as per the requirements of Article 3, Division 4, Section 3-405 of the

LDRs, within one (1) year of the CUP approval, a precise plan, which shall be in substantial compliance with the initial development order approved by the City Council, shall be submitted and meet with the approval of the City's Development Review Committee (DRC) in accordance with the procedures adopted by the DRC and any procedures applicable to the application for development approval. Through the DRC approval process, all concurrency determinations will be finalized to ensure strict compliance with the requirements of the LDRs as they pertain to bulk, massing placement, landscaping, design, sustainability and lighting, as well as with the requirements of the City's Public Works Department, the City's Police Department, and the County and/or State agencies.

Additionally, since the density proposed is greater than that allowed in the R-5 district, the application has also met the standards set forth in Section 4-204 for the granting of the CUP. The Project Site Density Bonus Allocation table in the previous section summarizes the process of allocating the density bonuses to the site.

**3. The application is consistent with the applicable development standards in these LDRs;**

The application is consistent with the standards set forth in the LDRs for the allocation of bonus units. As stated above, precise plans have not been submitted with this application, as they are not required. The determination as to whether the proposed development plans is consistent with the applicable development standards of the LDRS will be made through the DRC approval process.

**4. The site for the proposed use relates to streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed use or adequate mitigation is provided;**

The subject site is located at the corner of N.E. 121<sup>st</sup> Street and N.E. 5<sup>th</sup> Avenue. Both streets are classified as local collector streets. Since the City of North Miami is designated as a Transportation Concurrency Exemption Area, Policy 2A.2.7 of the Transportation Element of the City's Comprehensive Plan requires that the City actively pursue multimodal strategies to encourage a more pedestrian oriented environment that promotes walking, bicycling and public transit usage. While the proposed development will have a de minimis impact on these adjacent collectors, the Applicant has committed to incorporate into the design of the project many TOD standards, to further help alleviate any potential negative impacts of the level of service (LOS) of these collectors.

**5. The proposed use is compatible with the nature, condition and development of**

**adjacent uses, buildings and structures and will not adversely affect the adjacent uses, buildings or structures.**

The proposed development will greatly enhance the aesthetic quality of the area in which it is located and will be very much in scale and character with the low-lying single-family residential uses lying south of N.E. 121<sup>st</sup> Street, within the Village of Biscayne Park. Additionally, consistent with the requirements of Article 4, Division 2, Section 4-204 of the LDRs, the CUP will only apply to the northerly lot, which is located outside the Transition Zone. The southerly lot, which is located within said Transition Zone, is proposed to be developed at the density permitted as of right in the underlying land use designation, will not exceed its current entitlement and will be subject to strict design standards, as further established in the City's LDRs.

**6. The parcel proposed for development is adequate in size and shape to accommodate all development features;**

With a size of 0.92 acre and with having frontage on two (2) streets, the subject property is suitable in size and shape to accommodate the proposed 20-unit townhouse residential development.

**7. The proposed use will not have an adverse impact on use, livability, value and development of adjacent properties;**

There are currently two (2) dilapidated houses on the subject property, one on each lot. These structures, which have been built in 1940 and 1920, respectively, have been the subject of numerous Code Compliance violations. The Applicant is proposing to tear down these two (2) eyesores and redevelop these two (2) lots, which will be combined through a unity of title (UOT), with a modern two-story townhome development, which is anticipated to greatly improve the image of that part of the City.

**8. The nature of the proposed development is not detrimental to the public health, safety and general welfare of the community;**

The proposed development will provide new residential units with ancillary on-site amenities for future residents. As such, staff believes that it will support Goal 3A.1 of the Housing Element of the City's Comprehensive Plan, which aims "to ensure that housing in the City is decent, safe and sanitary to serve the needs of the City's present and future residents." The development will also help implement Policy 3B.2.6, which requires the City to "continue to expand options toward meeting the needs of the very low, low and moderate income population by developing, on an ongoing basis, model programs for providing safe and adequate affordable housing in the City." It will be an asset to the community and will not adversely impact the public health, safety and general welfare of same.

**9. The design of the use creates a form and function which enhances the community character of the immediate vicinity of the parcel proposed for development; and**

In compliance with Section 5-805 of the City's LDRs, the proposed development will incorporate the City's alternative green standards in order to support the City's environmental initiatives. The project will also include several TOD standards, as well as open space and recreational amenities, among other features. The project will be architecturally and aesthetically pleasing and will transition well with the surrounding low-lying single-family residences lying particularly within the Village of Biscayne Park. It will make a significant urban design statement at this intersection and will greatly contribute to create a sense of place.

**10. Flexibility in regard to development standards is justified by the benefits to community character and the immediate vicinity of the parcel proposed for development.**

The Applicant could have applied for the maximum bonus density of twenty-five (25) du/ac and build up to twenty (20) units on the northerly lot alone, and proposed a project with a height of seventy-five (75) ft. However, the Applicant feels that, due to the character of the neighborhood and the particularities of the site, it will be best to develop the latter with a project that does not just seek to maximize the developmental opportunities on it, but also is cognizant of and seamlessly blends into its context. As such, the development concept proposed by the Applicant to the City will enhance the aesthetic values of the area and therefore warrants the flexibility in development standards.

## CONCLUSION

Based on the foregoing, staff believes that the requested CUP satisfies the requirements of Article 3, Division 4, Section 3-405 of the City's LDRS and is consistent with the goals, objectives and policies of the City's adopted Comprehensive Plan. Therefore, staff requests that the Mayor and City Council adopt the attached resolution, approving the requested CUP to transfer **five (5) residential floating units** from the NRO secondary residential pool of nine hundred and eighty-nine (989) residential floating units, along with the following findings and conditions:

- 1. Unity of Title:** Within forty-five (45) days of the adoption of the resolution approving the requested CUP by the Mayor and City Council, the Applicant shall consolidate the two (2) parcels into one parcel by virtue of a unity of title; said instrument to meet with the approval of the City Attorney's Office prior to being recorded with the Miami-Dade County Clerk of Court;

2. **Density Bonuses:** That five (5) floating residential units be transferred from the NRO secondary pool to the proposed development based on the following calculations:

| Mandatory Elements                          | Density Bonus Earned |
|---|----------------------|
| LEED Designation (Certified)                | 7.5 du/ac            |
| 5 of 8 TOD Standards                        | 10 du/ac             |
| <b>Total Overall Density Bonuses Earned</b> | <b>17.5 du/ac *</b>  |
| <b>Density Bonuses Applied</b>              | <b>10.97 du/ac*</b>  |

\*This density bonus only applies to Lot 1, which is located outside the Transition Zone.

3. **DRC Approval:** Prior to the submittal of an application for a building permit, a precise plan, which shall be substantially in compliance with the initial development order approved by the Mayor and City Council, shall be submitted and meet with the approval of the Development Review Committee (DRC) in accordance with the procedures adopted by the DRC and any procedures applicable to the application for development approval. Failure to file said precise plan within one (1) year of the City Council approval shall result in the revocation of the CUP;
4. **Green Building & Sustainability:** Prior to the submittal of an application for a building permit, the proposed development shall at a minimum incorporate the following green building principles, as listed in Article 5, Division 8, Section 5-803(J):
- a. Energy Star rated equipment and or appliances;
  - b. lighting and compact fluorescent bulbs must be used and reported to the City's Community Planning and Development Department by completing the Energy Star pledge;
  - c. Utilization of water re-use for irrigation; and/or rain sensors on irrigation system;
  - d. Utilization of plant materials for landscaping of the Florida Friendly Plant List;
  - e. Maximize water use efficiency in buildings to obtain reductions in water usage through the utilization of high-efficiency fixtures (water faucets, water closets, urinals, showerheads, etc.);
  - f. Design the building/project to maximize energy performance through compliance with the mandatory and prescriptive requirements of ASHRAE/IESNA 90.1;
  - g. Limit disruption of natural water flows by managing stormwater runoff through the implementation of a stormwater management plan that reduces impervious cover, promotes infiltration, and captures and treats stormwater runoff using acceptable best management practices (BMPs);

- h. Reduce heat-island effect by using, for a minimum of seventy-five (75) percent of the roof, surface roofing materials having a solar reflectants index (SRI) equal to or greater than:

| Roof-type         | Slope                      | SRI |
|-------------------|----------------------------|-----|
| Low-sloped roof   | Less than or equal to 2:12 | 78  |
| Steep sloped roof | Greater than 2:12          | 29  |

- i. Utilize two (2) of the following low-emitting materials:
  1. Adhesives;
  2. Sealants;
  3. Paints and coatings;
  4. Carpet;
  5. Composite wood;
  6. Agri-fiber products.

5. **Stormwater Management:** All stormwater shall be retained on-site utilizing properly designed seepage or infiltration drainage structures. Drainage shall be provided for the 5-year storm event with full on-site retention of the 25-year/3-day storm. Pollution Control devices shall be required at all drainage inlet structures. All off-site drainage improvements shall meet design requirements as applicable to the corridor type;
6. **Building Permits:** That the Applicant apply for a building permit within eighteen (18) months of approval of the precise plan by the DRC members. Failure to do so will result in the expiration of the precise plan;
7. **Miscellaneous:** That the CUP comply with all applicable requirements of the City's Public Works Department, Police Department, and all other County and State agencies;
8. **Certificate of Occupancy:** That a Certificate of Occupancy (CO) from the Building and Minimum Housing Department be only issued to the Applicant upon compliance with all other terms and conditions of this approval, and the verification by the City that the development has incorporated the green building principles addressed in Section 4 above, pursuant to Section 5-803(J); the same subject to cancellation upon violation of any of the conditions herein listed; and
9. **Certificate of Use:** That a Certificate of Use (CU) from the Community Planning & Development Department be only issued to the Applicant upon compliance with all terms and conditions of this CUP approval; the same subject to cancellation upon violation of any of the conditions herein listed.

- Attachments:
1. Proposed Resolution
  2. Conditional Use Permit (Exhibit 1)
  3. Letter of Intent
  4. Survey & Legal Description

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, APPROVING A CONDITIONAL USE PERMIT, IN SUBSTANTIALLY THE ATTACHED FORM, TRANSFERRING FIVE (5) FLOATING RESIDENTIAL UNITS FROM THE NEIGHBORHOOD REDEVELOPMENT OVERLAY (NRO) DISTRICT'S SECONDARY RESIDENTIAL POOL OF NINE HUNDRED EIGHTY-NINE (989) FLOATING RESIDENTIAL UNITS TO A PROPOSED 20-UNIT TOWNHOUSE RESIDENTIAL DEVELOPMENT TO BE NAMED "EAST OF 5TH TOWNHOMES", ON THE TWO (2) PARCELS LOCATED OUTSIDE THE NRO AT 12121 NE 5<sup>TH</sup> AVENUE AND 509 NE 121<sup>ST</sup> STREET, WITH THE FOLLOWING FOLIO NUMBERS: 06-2230-031-0150 AND 06-2230-031-0160, IN ACCORDANCE WITH ARTICLE 4, DIVISION 2, SECTION 4-204 AND ARTICLE 4, DIVISION 4, SECTION 4-405 OF THE CITY OF NORTH MIAMI CODE OF ORDINANCES, LAND DEVELOPMENT REGULATIONS; PROVIDING FOR AN EFFECTIVE DATE AND FOR ALL OTHER PURPOSES.**

**WHEREAS**, on December 11, 2007, the Mayor and City Council of the City of North Miami ("City"), adopted the City's Comprehensive Plan ("Comprehensive Plan"), consistent with the requirements of Chapter 163, Florida Statutes; and

**WHEREAS**, Policy 1.12.1 of the Comprehensive Plan established a pool of five thousand (5,000) floating residential units for development, as follows: two thousand two hundred (2,200) floating residential units for use within the Neighborhood Redevelopment Overlay ("NRO") District; One thousand Eight Hundred (1,800) floating residential units for the Central City District; and a secondary pool of one thousand (1,000) floating residential units for development outside the NRO District ("Secondary Pool"); and

**WHEREAS**, Section 4-204 of the City Land Development Regulations ("LDRs"), provides that requests for residential density bonuses may be granted through a Conditional Use Permit, approved by the Mayor and City Council in accordance with Section 3-401 and Section 4-405 of the LDRs; and

**WHEREAS**, 5<sup>th</sup> Avenue Development, LLC ("Applicant"), is the owner of a real 0.92-acre property (the "Subject Property") containing two (2) platted lots, with Miami-Dade County

folio numbers: 06-2230-031-0150 (Lot 1) and 06-2230-031-0160 (Lot 2), and located at 12121 NE 5<sup>th</sup> Avenue and 509 NE 121<sup>st</sup> Street; and

**WHEREAS**, the Subject Property is located outside the NRO District and has a Medium Density Residential land use category with an R-5, Multifamily zoning designation, which permits a maximum building height of seventy-five feet (75') and a density of sixteen and three tenths dwelling units per acre (16.3 du/ac); and

**WHEREAS**, the R-5 zoning designation allows for fifteen (15) residential units as of right, for development on the Subject Property, with seven (7) as-of-right units on Lot 1 and eight (8) as-of-right units on Lot 2; and

**WHEREAS**, Article 4, Division 2, Section 4-204 of the City's LDRs prohibits the granting of bonus density through conditional use approval for parcels located within the Village of Biscayne Park Transition Zone; and

**WHEREAS**, Lot 1, which comprises .48 acre, is entirely located outside the Village of Biscayne Park Transition Zone, and, therefore meets the requirements of Article 4, Division 2, Section 4-204 of the LDRs, for the granting of bonus units through conditional use approval; and

**WHEREAS**, Lot 2, which comprises .44 acre, is entirely located within the Village of Biscayne Park Transition Zone and, pursuant to the requirements of Article 4, Division 2, Section 4-204 of the LDRs, shall not be developed at a density or intensity in excess of what is authorized by the Future Land Use Element (FLUE) of the Adopted City's Comprehensive Plan in the Medium Density Residential land use designation, restricting therefore the maximum number of units permitted on said lot to eight (8); and

**WHEREAS**, the Applicant filed a Conditional Use Permit application with the City Community Planning & Development Department, requesting that the City transfers five (5) additional bonus residential units from the existing Secondary Pool of available units to Lot 1 in order to construct a market-rate 20-unit townhouse development on the Subject Property; and

**WHEREAS**, the approval and transfer of five (5) units from the Secondary Pool will reduce the pool of unassigned units from their current balance of nine hundred and eighty-nine (989) residential units to nine hundred and eighty-four (984) residential units; and

**WHEREAS**, the City administration reviewed the proposed request and found that it is

consistent with Policy 1.12.1 of the Comprehensive Plan and satisfies the requirements of Article 4, Division 4, Section 4-405 of the LDRs; and

**WHEREAS**, the Planning Commission, after a duly noticed public hearing held on December 1<sup>st</sup>, 2015, reviewed the proposed request and found it to be in harmony with the goals, objectives and policies of the Comprehensive Plan, and recommended approval of the Conditional Use Permit to the Mayor and City Council; and

**WHEREAS**, the Mayor and City Council of the City of North Miami have determined that the proposed request is in the best interest of the City and does not adversely affect the health, safety, and welfare of residents and thereby, approve the Conditional Use Permit allocating the requested number of units from the Secondary Pool.

**NOW THEREFORE, BE IT DULY RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA:**

**Section 1.**     **Approval of Conditional Use Permit.** The Mayor and City Council of the City of North Miami, Florida, hereby, approve the Conditional Use Permit, in substantially the attached form, transferring five (5) floating residential units from the Neighborhood Redevelopment Overlay (NRO) District’s secondary residential pool of nine hundred eighty-nine (989) floating residential units to a proposed 20-unit townhouse residential development to be named “east of 5th townhomes”, on the two (2) parcels located outside the NRO at 12121 NE 5<sup>th</sup> Avenue and 509 NE 121<sup>st</sup> street, with the following folio numbers: 06-2230-031-0150 and 06-2230-031-0160, in accordance with Article 4, Division 2, Section 4-204 and Article 4, Division 4, Section 4-405 of the City of North Miami Code of Ordinances, Land Development Regulations

**Section 2.**     **Effective Date.** This resolution shall become effective immediately upon adoption.

**PASSED AND ADOPTED** by a \_\_\_\_\_ vote of the Mayor and City Council of the City of North Miami, Florida, this \_\_\_\_ day of \_\_\_\_\_, 2016.

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DR. SMITH JOSEPH  
MAYOR

ATTEST:

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MICHAEL A. ETIENNE, ESQ.  
CITY CLERK

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:

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ROLAND C. GALDOS, ESQ.  
INTERIM CITY ATTORNEY

SPONSORED BY: CITY ADMINISTRATION

Moved by: \_\_\_\_\_

Seconded by: \_\_\_\_\_

**Vote:**

Mayor Smith Joseph, D.O., Pharm. D.  
Vice Mayor Carol Keys, Esq.  
Councilman Scott Galvin  
Councilman Philippe Bien-Aime  
Councilman Alix Desulme

\_\_\_\_\_ (Yes) \_\_\_\_\_ (No)  
\_\_\_\_\_ (Yes) \_\_\_\_\_ (No)  
\_\_\_\_\_ (Yes) \_\_\_\_\_ (No)  
\_\_\_\_\_ (Yes) \_\_\_\_\_ (No)  
\_\_\_\_\_ (Yes) \_\_\_\_\_ (No)

## EXHIBIT I

### CONDITIONAL USE PERMIT FOR PINNACLE HOUSING GROUP, LLC.

**WHEREAS**, Conestoga Holdings, LLC, and Joshua Tree Real Estate ETAL are the owners of the parcels identified by Miami-Dade County folio numbers: 06-2219-004-0120, 06-2219-004-0130, 06-2219-004-0140, 06-2219-004-0150, 06-2219-004-0010, and 06-2219-004-0020; and

**WHEREAS**, Marie Petit-Frère is the owner of the parcel identified by Miami-Dade County folio number: 06-2219-004-0110; and

**WHEREAS**, Marie I. Joseph is the owner of the parcel identified by Miami-Dade County folio number: 06-2219-004-0030; and

**WHEREAS**, the owners of these eight (8) contiguous and abutting lots more particularly described in attached Exhibit “A”, Survey Drawing of Property (the “Subject Property”), and generally located on the Northwest corner of the intersection of Northeast 135<sup>th</sup> Street and Northeast 6<sup>th</sup> Avenue, have legally authorized Pinnacle Housing Group (“Applicant”), to file this Conditional Use Permit application to receive all correspondence and represent them; and

**WHEREAS**, the Property is zoned R-6 and comprises 2.12 acres in size; and

**WHEREAS**, in accordance with Section 4-405 of the City’s Land Development Regulations (LDRs), the Applicant, Pinnacle Housing Group, LLC., requests that in addition to the 53 residential units permitted as of right on the property, the City approves this Condition Use Permit (CUP) to transfer **one hundred thirty-eight (138) residential floating units** from the Neighborhood Redevelopment Overlay (NRO) primary residential pool of two thousand two hundred (2200) units to develop a 191-unit multifamily affordable housing project on site; and

**WHEREAS**, staff has reviewed the requested CUP and finds that it complies with the requirements of Section 3-405 of the LDRs; and

**WHEREAS**, on November 3<sup>rd</sup>, 2015, the Planning Commission voted to recommend that the City Council grant Conditional Use Approval for the transfer of **one hundred thirty-eight (138) residential floating units** from the NRO primary residential pool of two thousand two hundred (2200) units ; and

**WHEREAS**, said transfer of **one hundred thirty-eight (138) residential floating units** from the NRO primary residential pool of **two thousand two hundred (2200) units** would reduce the primary pool of units to **two thousand sixty-two (2062) units**; and

**WHEREAS**, on November 24, 2015, the Mayor and City Council reviewed the requested CUP to develop the currently vacant properties and determined that it is consistent with the goals, objectives and policies of the City’s Comprehensive Plan, and is also in keeping with the purpose and intent of the City’s LDRs.

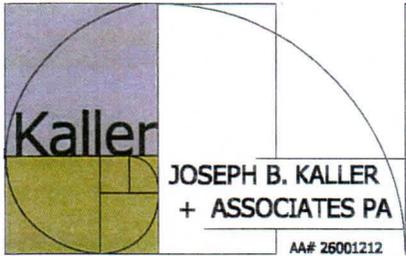
**NOW, THEREFORE,** the Mayor and City Council approves this CUP along with the following findings and conditions:

1. **Unity of Title:** Within forty-five (45) days of the adoption of the resolution approving the requested CUP by the Mayor and City Council, the Applicant shall consolidate all eight (8) parcels into one parcel by virtue of a unity of title; said instrument to meet with the approval of the City Attorney’s Office prior to be recorded with the Miami-Dade County Clerk of Court;
2. **Density Bonuses:** That one hundred thirty-eight (138) floating residential units be transferred from the NRO primary pool to the proposed development based on the following calculations:

| Mandatory Elements  | Density Bonus Earned |
|---|----------------------|
| <b>Green Building &amp; Sustainability:</b>   |                      |
| USGBC With Gold Designation or Higher   | 25 du/ac             |
| 5 of 8 TOD Standards  | 6 du/ac              |
| <b>Optional Elements:</b>   |                      |
| Affordable/Workforce Housing > 25% set aside  | 25 du/ac             |
| Design Excellence   | 5 du/ac              |
| Public Art  | 2.5                  |
| Open Space (> 5,000 sq. ft.) & Recreational Amenities   | 5 du/ac              |
| <b>Total Overall Density Bonuses Earned</b>   | <b>65 du/ac *</b>    |
| *Maximum density for a site larger than 80,000 sq. ft. and fronting on two streets is 90 du/ac. |                      |

3. **DRC Approval:** Prior to the submittal of an application for a building permit, a precise plan, which shall be substantially in compliance with the initial development order approved by the City Council, shall be submitted and meet with the approval of the Development Review Committee (DRC) in accordance with the procedures adopted by the DRC and any procedures applicable to the application for development approval. Failure to file said precise plan within one (1) year of the City Council approval shall result in the revocation of the CUP;
4. **Green Building & Sustainability:** That the Applicant provide registration receipt from the United States Green Building Council (USGBC) showing intent to achieve the Gold designation of higher prior to Mayor and City Council consideration, or at the time of DRC approval;

5. **Affordable Housing Restrictive Covenant:** That the Applicant proffer a Declaration of Restrictive Covenant meeting with the approval of the City's Attorney's Office, which sets aside at least 25 percent or 48 of the 191 units for affordable/workforce housing for a term not less than twenty (20) years. The Applicant shall also give first preference to North Miami residents by selecting clients through the City's Housing Program;
6. **Stormwater Management:** All stormwater shall be retained on-site utilizing properly designed seepage or infiltration drainage structures. Drainage shall be provided for the 5-year storm event with full on-site retention of the 25-year/3-day storm. Pollution Control devices shall be required at all drainage inlet structures. All off-site drainage improvements shall meet design requirements as applicable to the corridor type;
7. **Building Permits:** That the Applicant apply for a building permit within eighteen (18) months of approval of the precise plan by the DRC members. Failure to do so will result in the expiration of the precise plan;
8. **Miscellaneous:** That the CUP comply with all applicable requirements of the City's Public Works Department, Police Department, and all other County and State agencies;
9. **Certificate of Occupancy:** That a Certificate of Occupancy (CO) from the Building and Minimum Housing Department be only issued to the Applicant upon providing a copy of the Gold Certification from the USGBC as required per the development order and upon compliance with all other terms and conditions of this approval; the same subject to cancellation upon violation of any of the conditions herein listed; and
10. **Certificate of Use and Business Tax receipt:** That a Certificate of Use (CU) from the Community Planning & Development Department and Business Tax Receipt (BTR) from the City Clerk's Office be only issued to the Applicant upon compliance with all terms and conditions of this CUP approval; the same subject to cancellation upon violation of any of the conditions herein listed.



architecture - interiors - planning

October 19, 2015

City of North Miami  
12340 Northeast 8<sup>th</sup> Avenue  
North Miami, Florida 33162

Reference: East of 5<sup>th</sup> Townhomes  
12121 Northeast 5<sup>th</sup> Avenue  
509 Northeast 121<sup>st</sup> Street  
North Miami, Florida  
Architect's Project #15100

### **CONDITIONAL USE - DENSITY**

The existing Site is located on the TOD (Transit Oriented Corridor) and contains a total of 0.922 net acres. According to the City of North Miami Zoning Code, under the R-5 Zoning District, 16.3 units per net acre are allowed to be built on the Site, which tabulated 15 total units. The proposed Site Plan proposes a total of 20 units, (requesting an additional 5 units) at 21.67 units per acre. As per Section 4-204 of the North Miami Zoning Code for Land Designated as "medium" density residential land use category outside of the neighborhood development overlay district, a density bonus may be granted up to 25 units per/acre through the Conditional Use Approval. The Owner has selected six (6) of the Transit Oriented Development Standards, numbers 1, 2, 3, 4, 5 and 7 as reflected on our Plans.

In addition, the Owner has committed to the minimum Green Building Principles as stated on Sheet SP-1 of our Drawings as well as Section 5-805 (J), Items 1-9 as follows:

1. Energy Star rated equipment and or appliances.
2. LED Lighting and compact fluorescent bulbs may be used and reported to the City's Community Planning and Development Department by completing the Energy Star Pledge.
3. Utilization of water re-use for irrigation and or rain sensors on irrigation system
4. Utilization of plant materials for landscaping of the Florida Friendly Plant List.
5. Maximize water use efficiency in building to obtain reduction in water usage through the utilization of high efficiency fixtures (water faucets, water closets, urinals, showerheads, etc.)
6. Design the building/project to maximize energy performance through compliance with the mandatory and prescriptive requirements of ASHRAE/IESNA 90.1.

October 19, 2015  
East of 5<sup>th</sup> Townhomes  
Conditional Use – Density  
Page Two

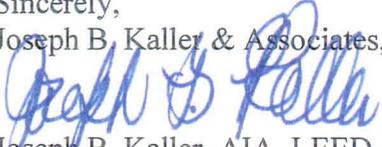
7. Limit disruption of natural water flows by managing storm water runoff through the implementation of a storm water management plan that reduces impervious cover, promotes infiltration and captures and treats storm water runoff using acceptable best management practices (BMP's)
8. Reduce heat-island effect by using roofing materials having a Solar Reflectants Index (SRI) equal to or greater than:

Low-Sloped Roof    Less than or equal to 2:12                      78 SRI  
For a minimum of seventy-five (75) percent of the roof surface.

9. Utilize two (2) of the following low-emitting materials:
  - a. Adhesives
  - b. Sealants
  - c. Paints and Coatings
  - d. Carpet
  - e. Composite Wood
  - f. Agri-fiber products

Should you have any question on any of the above discussed items, please feel free to call me at my office.

Sincerely,  
Joseph B. Kaller & Associates, P.A.

  
Joseph B. Kaller, AIA, LEED AP BD+C  
President

10

# EAST OF 5TH TOWNHOMES

@ 12121 NE 5 AV & 509 NE 121 ST  
NORTH MIAMI, FL 33161

## PROJECT ELEVATION



## MASTER DRAWING LIST

| PROJECT DRAWINGS |   |
|------------------|---|
| T-1              | COVER SHEET / NOTES                           |
| SU-1             | SURVEY  |
| SU-2             | LANDSCAPE SVY                                 |
| C-1              | PAVING GRADING AND DRAINAGE                   |
| C-2              | WATER & SEWER PLAN                            |
| C-3              | CONSTRUCTION DETAILS                          |
| L-1              | LANDSCAPE PLAN                                |
| L-2              | IRRIGATION PLAN                               |
| SP-0             | DEMOLITION SITE PLAN                          |
| SP-1             | PROPOSED SITE PLAN                            |
| SP-2             | PROPOSED SECOND FLOOR                         |
| SP-3             | PROPOSED ROOF PLAN                            |
| SL-1             | SITE PHOTOMETRIC PLAN                         |
| A-1              | GROUND AND SECOND FLOOR PLANS (NORTH CLUSTER) |
| A-2              | NORTH CLUSTER BUILDING ELEVATIONS             |
| A-3              | GROUND AND SECOND FLOOR PLANS (SOUTH CLUSTER) |
| A-4              | SOUTH CLUSTER BUILDING ELEVATIONS             |

## CODES

**BUILDING CODES**  
 FLORIDA BUILDING CODE, 2014 5TH EDITION  
 N.F.P.A. LIFE SAFETY CODE 101, 5TH EDITION  
 FLORIDA ACCESSIBILITY CODE, 2014, 5TH EDITION  
 FLORIDA FIRE PREVENTION CODE, 214

## SITE LOCATION



## PROJECT TEAM

**OWNER:**  
 5th AV DEVELOPMENT, LLC.  
 CONTACT : PASCUAL KORCHMAR  
 20900 NE 30TH AVE. SUITE 318  
 AVENTURA FL 33180  
 PHONE: 786.357.0219  
 E-MAIL: PASCUAL.KORCHMAR@GMAIL.COM

**ARCHITECT:**  
 JOSEPH B. KALLER AND ASSOCIATES  
 CONTACT : JOSEPH B. KALLER  
 ADDRESS : 2417 HOLLYWOOD BLVD.  
 HOLLYWOOD, FLORIDA 33020  
 PHONE : (954) 920-5746  
 E-MAIL: KALLER@BELLSOUTH.NET

**CIVIL ENGINEER :**  
 GGB ENGINEERING, INC  
 GARY G. BLOOM  
 ADDRESS: 2699 STIRLING ROAD  
 SUITE C-202  
 FOR LAUDERDALE, FL 33019  
 PHONE: (954) 986-9899  
 FAX: (954) 986-6655  
 E-MAIL: GARY@GGBENG.COM

**STRUCTURAL ENGINEER :**  
 G.D. KLIEGER, INC  
 GERSHON KLIEGER  
 ADDRESS: 1909 HARRISON STREET  
 SUITE 204  
 HOLLYWOOD, FL 33020  
 PHONE: (954) 329-2111  
 E-MAIL: GKLEIGER@ATT.NET

**LAND SURVEYOR**  
 NOVA SURVEYORS, INC  
 ADDRESS: 1355 NW 97TH AVE # 200  
 MIAMI, FL 33172  
 PHONE: (305) 264-2660  
 FAX:  
 E-MAIL: NOVASURVEYORS@GMAIL.COM

**LANDSCAPE ARCHITECT**  
 TONNING AND ASSOCIATES  
 CONTACT: WAYNE TONNING  
 ADDRESS: 799 JEFFERY STREET  
 BOCA RATON, FL 33487  
 PHONE: (561) 414-8269  
 FAX: (561) 892-5977  
 E-MAIL: WTONNING@TONNINGANDASSOCIATES.COM

## LOCATION PLAN

## SITE LOCATION



JOSEPH B. KALLER  
 +  
 ASSOCIATES PA  
 A.A.P. 26001212

2417 Hollywood Blvd., Hollywood, Florida 33020  
 (954) 920 5746 phone - (954) 926 2841 fax  
 kaller@bellsouth.net

## SEAL

JOSEPH B. KALLER  
 FLORIDA R.A. # 0009239

PROJECT TITLE  
 EAST OF 5TH TOWNHOMES  
 12121 NE 5TH AV  
 AND 509 NE 121 ST  
 NORTH MIAMI, FL 33161

SHEET TITLE  
 TITTLE SHEET

## REVISIONS

| No. | DATE | DESCRIPTION |
|-----|------|-------------|
| 1   |      |             |

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PROJECT No.: 15100  
 DATE: 10.12.15  
 DRAWN BY: GMV  
 CHECKED BY: JBK

## SHEET

T-1

1336 N.W. 97th AVE SUITE 200  
MIAMI, FLORIDA 33172  
TELEPHONE: (305) 284-2660  
FAX: (305) 284-0229

**Nova Surveyors Inc.**

LAND SURVEYORS

SURVEY No. 8-0027168-2

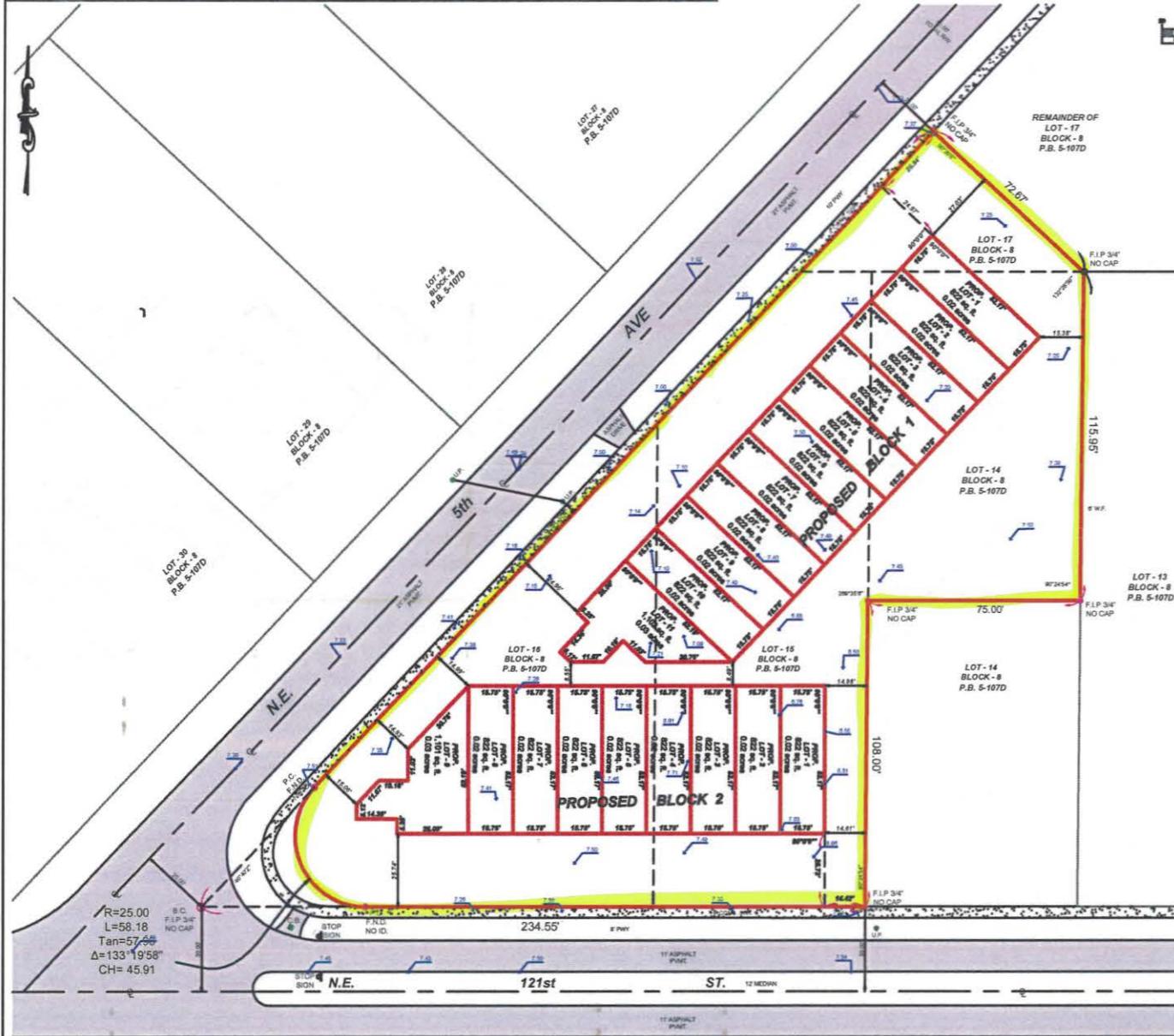
SHEET No. 1 OF 1

**TENTATIVE PLAT SURVEY  
EAST OF 5TH TOWNHOMES**

GRAPHIC SCALE



LOCATION SKETCH SCALE 1:300



Folio #'s  
06-2230-031-0150  
06-2230-031-0160

Proposed Development Information:  
20 Residential Townhomes  
Total Building square footage: 24,250

- Block 1
- Lot 1- 822 Square feet
  - Lot 2- 822 Square feet
  - Lot 3- 822 Square feet
  - Lot 4- 822 Square feet
  - Lot 5- 822 Square feet
  - Lot 6- 822 Square feet
  - Lot 7- 822 Square feet
  - Lot 8- 822 Square feet
  - Lot 9- 822 Square feet
  - Lot 10- 822 Square feet
  - Lot 11- 1,102 Square feet

- Block 2
- Lot 1- 822 Square feet
  - Lot 2- 822 Square feet
  - Lot 3- 822 Square feet
  - Lot 4- 822 Square feet
  - Lot 5- 822 Square feet
  - Lot 6- 822 Square feet
  - Lot 7- 822 Square feet
  - Lot 8- 822 Square feet
  - Lot 9- 822 Square feet
  - Lot 10- 822 Square feet
  - Lot 11- 1,102 Square feet

**LEGAL DESCRIPTION:**  
Parcel "A"  
Parcel "B"  
Parcel "C"

**PROPOSED LEGAL DESCRIPTION:**  
Block 1  
Block 2

**PROFESSIONAL NOTES:**  
1. THIS SURVEY IS REFERRED TO AN ASSUMED MEDIUM BY SAID PLAT IN THE DESCRIPTION OF THE PROPERTY.  
2. ALL ELEVATIONS SHOWN ARE REFERRED TO AN ASSUMED MEDIUM BY SAID PLAT IN THE DESCRIPTION OF THE PROPERTY.  
3. THIS IS A SPECIFIC PURPOSE SURVEY.  
4. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE COUNTY AND HAS FOUND NO RECORDS OF ANY INTERESTS IN THE PROPERTY DESCRIBED HEREIN AS RECORDED IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

**PROFESSIONAL LAND SURVEYOR:**  
GEORGE BARBA  
STATE OF FLORIDA  
NORTH MIAMI, FL 33181

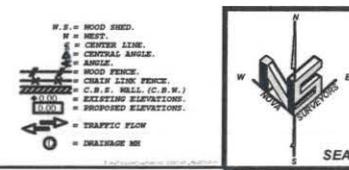
BY: \_\_\_\_\_  
PROFESSIONAL LAND SURVEYOR NO. 2504  
STATE OF FLORIDA  
(VALID COPIES OF THIS SURVEY WILL BEAR THE EMBOSSED SEAL OF THE ATTESTING LAND SURVEYORS)

LOT AREA = ± 39,495 sq. ft.  
± 0.91 acres

**LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY (SURVEY):**  
- EXAMINATIONS OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDING INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY.  
- THIS SURVEY IS SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORD.  
- LEGAL DESCRIPTION PROVIDED BY CLIENT OR ATTESTING TITLE COMPANY.  
- BOUNDARY SURVEY MEANS A DRAWING AND/OR A GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOW SCALE AND OR NOT TO SCALE.  
- EASEMENTS AS SHOWN ARE PER PLAT BOOK, UNLESS OTHERWISE NOTED.  
- THE TERM "ENCROACHMENT" MEANS VISIBLE ON AND ABOVE GROUND ENCROACHMENT.  
- ARCHITECTS SHALL VERIFY ZONING REGULATIONS, RESTRICTIONS AND SETBACKS AND THEY WILL BE RESPONSIBLE OF SUBMITTING PLAT PLANS WITH THE CORRECT INFORMATION FOR THEIR APPROVAL FOR AUTHORIZATION TO AUTHORITIES IN A NEW CONSTRUCTION, UNLESS OTHERWISE NOTED. THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS.  
- FENCE OWNERSHIP NOT DETERMINED.  
- THIS PLAN OF SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTY.  
- THE FIRM FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN ZONE "AE"  
COMMUNITY PANELS LFF00: 12038-0193-L. DATE OF FIRM: 09-11-2009 BASE FLOOD ELEVATION: 7 FEET

**ABBREVIATIONS AND MEANINGS**

- |                            |                         |   |                                 |                     |
|----------------------------|-------------------------|---|---------------------------------|---------------------|
| A = ARC                    | CONC. = CONCRETE        | PROF. COR. = PROPERTY CORNER            | O.S. = OVERSEAS                 | RR = RAIL ROAD      |
| A/C = AIR CONDITIONER PAD  | C.P. = CONCRETE PILE    | F.N.I. = FEDERAL NATIONAL INSURANCE     | O.S.L. = OVERSEAS UTILITY LINES | RES. = RESIDENCE    |
| A.E. = ANCHOR EASEMENT     | C.S. = CONCRETE SLAB    | F.M. = FOUND MALL                       | OW = OVERHEAD                   | R/O = RIGHT-OF-WAY  |
| A/R = ALUMINUM ROOF        | C.M. = CONCRETE MASONRY | R.S. = RISE SECTION                     | OW = OVERHEAD                   | R.P. = RADIAL POINT |
| A/S = ALUMINUM SIDING      | C.M. = CONCRETE MASONRY | IN. & EG. = INGRESS AND EGRESS EASEMENT | PA = PLASTER                    | RES. = RANGE        |
| ASPH. = ASPHALT            | C.M. = CONCRETE MASONRY | L.P.E. = LOWEST FLOOR ELEVATION         | P.L. = PROPERTY LINE            | SEC. = SECTION      |
| B.C. = BLOCK CORNER        | C.M. = CONCRETE MASONRY | L.S.E. = LAKE MAINTENANCE EASEMENT      | P.C. = POINT OF COMPOUND CURVE  | ST. = STREET        |
| B.L.D.G. = BUILDING        | C.M. = CONCRETE MASONRY | M. = METERS                             | P.C. = POINT OF CURVE           | SWK = SWIMMING POOL |
| B.M. = BENCH MARK          | C.M. = CONCRETE MASONRY | M. = MEASURED DISTANCE                  | P.O. = POINT OF INTERSECTION    | T. = TOWER          |
| B.O.P. = BASIS OF BEARINGS | C.M. = CONCRETE MASONRY | M.O.V. = MEASURED OFFSET                | P.O.B. = POINT OF BEGINNING     | T.P. = TOWER        |
| C. = CALCULATED            | C.M. = CONCRETE MASONRY | MON. = MONUMENT LINE                    | P.O.B. = POINT OF BEGINNING     | UTL. = UTILITY      |
| C. = CALCULATED            | C.M. = CONCRETE MASONRY | N/S. = NORTH-SOUTH                      | P.O.B. = POINT OF BEGINNING     | U.P. = UTILITY POLE |
| C. = CALCULATED            | C.M. = CONCRETE MASONRY | N/S. = NORTH-SOUTH                      | P.O.B. = POINT OF BEGINNING     | W.M. = WOOD FENCE   |
| C. = CALCULATED            | C.M. = CONCRETE MASONRY | N/S. = NORTH-SOUTH                      | P.O.B. = POINT OF BEGINNING     | W.P. = WOOD FENCE   |
| C. = CALCULATED            | C.M. = CONCRETE MASONRY | N/S. = NORTH-SOUTH                      | P.O.B. = POINT OF BEGINNING     | W.P. = WOOD FENCE   |



GENERAL NOTES

- 1. THE LOCATION AND SIZE OF ALL EXISTING UTILITIES AND TOPOGRAPHY HAVE BEEN PREPARED FROM THE MOST RELIABLE INFORMATION AVAILABLE TO THE ENGINEER. THIS INFORMATION IS NOT GUARANTEED AND IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT LOCATION OF ANY EXISTING UTILITIES AND TOPOGRAPHY PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL VERIFY ALL UTILITIES, BY ELECTRONIC METHODS AND BY HAND EXCAVATION IN COORDINATION WITH ALL UTILITY COMPANIES, PRIOR TO BEGINNING ANY CONSTRUCTION OPERATIONS. THIS WORK BY THE CONTRACTOR SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED. ANY AND ALL CONFLICTS OF EXISTING UTILITIES WITH PROPOSED IMPROVEMENTS SHALL BE RESOLVED WITH THE ENGINEER PRIOR TO BEGINNING ANY CONSTRUCTION OPERATIONS.
2. UNDER FLORIDA STATUTES, THE CONTRACTOR MUST PROVIDE A 48 HOUR NOTIFICATION PRIOR TO ANY OPERATION WHICH WOULD "PIERCE THE EARTH'S SURFACE" WITH THE WORK STARTED WITHIN FIVE WORKING DAYS AFTER ALL UNDERGROUND UTILITIES HAVE BEEN IDENTIFIED. THE NOTIFICATION NUMBER IS A ONE CALL SYSTEM STATEWIDE AT (800) 432-4770 . FAILURE TO COMPLY COULD RESULT IN FINES AND DAMAGES.

UNIVERSAL COLOR CODE FOR MARKING UNDERGROUND UTILITY LINES

Table with 2 columns: Color and Utility Type. Includes RED (ELECTRIC), YELLOW (GAS-OIL), ORANGE (COMMUNICATION, CATV), BLUE (WATER), GREEN (SEWER), PINK (SURVEY MARKINGS), WHITE (PROPOSED EXCAVATION).

- 3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE FOLLOWING UTILITY COMPANIES:
FLORIDA POWER AND LIGHT COMPANY
BELL SOUTH
MIAMI-DADE WATER & SEWER DEPARTMENT
MIAMI TCI CABLEVISION
PEOPLE'S GAS SYSTEM, INC.
DADE COUNTY PUBLIC WORKS DEPARTMENT
FLORIDA DEPARTMENT OF TRANSPORTATION
DADE COUNTY PUBLIC WORKS
CITY OF NORTH MIAMI
4. ALL ELEVATIONS ARE BASED UPON THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929.
5. THE CONTRACTOR SHALL SUBMIT THREE (3) SETS OF SHOP DRAWINGS FOR APPROVAL TO THE ENGINEER OF RECORD PRIOR TO FABRICATION OR CONSTRUCTION FOR ALL MATERIALS USED ON THE PROJECT. APPROVED SHOP DRAWINGS FROM THE ENGINEER SHALL THEN BE SUBMITTED TO WASD AND DADE COUNTY FOR THEIR APPROVAL. NO CONSTRUCTION SHALL COMMENCE UNTIL THE APPROVED SHOP DRAWINGS HAVE BEEN OBTAINED BY THE CONTRACTOR FROM THE ENGINEER.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RESTORATION OF EXISTING PAVEMENT, PIPES, CONDUITS, CABLES, ETC., AND LANDSCAPED AREAS DAMAGED AS A RESULT OF THE CONTRACTOR'S OPERATIONS AND/OR THOSE OF HIS SUBCONTRACTORS, AND SHALL RESTORE THEM PROMPTLY.
7. THE CONTRACTOR SHALL COORDINATE THE WORK WITH OTHER CONTRACTORS IN THE AREA AND ANY OTHER UNDERGROUND CONDUIT REQUIRED FOR FP&L, BELL SOUTH, IRRIGATION SYSTEM, ETC. PRIOR TO BEGINNING SUBGRADE. THE CONTRACTOR SHALL COORDINATE RELOCATION OF ALL EXISTING UTILITIES WITH APPLICABLE UTILITY COMPANIES.
8. ALL EXISTING UTILITIES SHALL REMAIN ACTIVE UNLESS OTHERWISE NOTED.
9. THE CONTRACTOR SHALL ADJUST ALL EXISTING UTILITY CASTINGS, INCLUDING VALVE BOXES, JUNCTION BOXES, MANHOLES, HAND HOLES, PULL BOXES, INLETS AND SIMILAR STRUCTURES IN AREAS OF CONSTRUCTION. ALL ADJUSTMENTS TO BE COORDINATED WITH THE APPLICABLE UTILITY COMPANY.
10. THE CONTRACTOR SHALL OBTAIN ANY NECESSARY TREE REMOVAL PERMITS FROM THE DADE COUNTY PRIOR TO COMMENCING WORK.

PAVEMENT MARKING AND SIGNING NOTES

- 1. THERMOPLASTIC SHALL CONFORM TO THE REQUIREMENTS OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, SEE SECTION 711-MINIMUM THICKNESS 90 MILS (ALKYD ONLY).
2. ALL MARKINGS SHALL CONFORM TO THE REQUIREMENTS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS, AND FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS.
3. THERMOPLASTIC SHALL BE USED IN THE PUBLIC RIGHT-OF-WAY UNLESS OTHERWISE APPROVED BY THE DADE COUNTY PUBLIC WORKS DEPARTMENT. ALL ON-SITE PAVEMENT MARKINGS SHALL BE REFLECTORIZED PAINT.
4. THESE INSTALLATIONS SHALL BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION LATEST EDITION.
5. ALL REFLECTIVE PAVEMENT MARKERS SHALL BE APPROVED BY DADE COUNTY PUBLIC WORKS DEPARTMENT BEFORE INSTALLATION.
6. REFLECTORS SHALL BE EQUALLY SPACED BUT NO MORE THAN 3 FEET APART.
7. THREE BLUE REFLECTORS SHALL BE PLACED AT ALL FIRE HYDRANT LOCATIONS.
8. CONTRACTOR SHALL SUBMIT M.O.T. PLANS TO THE ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION OF OFF-SITE IMPROVEMENTS. MOT PLANS SHALL CONFORM TO THE REQUIREMENTS OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AND DADE COUNTY PUBLIC WORKS DEPARTMENT.

PAVING, GRADING AND DRAINAGE NOTES

- 1. ALL UNSUITABLE MATERIALS, SUCH AS MUCK, HARDPAN, ORGANIC MATERIAL AND OTHER DELETERIOUS MATERIAL AS CLASSIFIED BY AASHTO M-145, FOUND WITHIN THE ROAD AND PARKING LOT AREA SHALL BE REMOVED DOWN TO ROCK OR SUITABLE MATERIAL, AND REPLACED WITH THE SPECIFIED FILL MATERIAL IN MAXIMUM 1' LIFTS COMPACTED TO NOT LESS THAN 100% MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE IN ACCORDANCE WITH AASHTO T-99. THICKNESS OF LAYERS MAY BE INCREASED PROVIDED THE EQUIPMENT AND METHODS USED ARE PROVEN BY FIELD DENSITY TESTING TO BE CAPABLE OF COMPACTING THICK LAYERS TO SPECIFIED DENSITIES.
3. ALL AREAS SHALL BE CLEARED AND GRUBBED PRIOR TO CONSTRUCTION. THIS SHALL CONSIST OF THE COMPLETE REMOVAL AND DISPOSAL OF ALL TREES, BRUSH, STUMPS, ROOTS, GRASS, WEEDS, RUBBISH AND ALL OTHER OBSTRUCTION RESTING ON OR PROTRUDING THROUGH THE SURFACE OF THE EXISTING GROUND TO A DEPTH OF 1 FOOT. ITEMS DESIGNATED TO REMAIN OR TO BE RELOCATED OR TO BE ADJUSTED SHALL BE SO DESIGNATED ON THE DRAWINGS.
4. FILL MATERIAL SHALL BE CLASSIFIED AS A-1, A-3, or A-2-4 IN ACCORDANCE WITH AASHTO M-145 AND SHALL BE FREE FROM VEGETATION AND ORGANIC MATERIAL. NOT MORE THAN 12% BY WEIGHT OF FILL MATERIAL SHALL PASS THE NO.200 SIEVE.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING CERTIFIED MATERIAL TEST RESULTS TO THE ENGINEER OF RECORD PRIOR TO THE RELEASE OF FINAL CERTIFICATION BY THE ENGINEER. TEST RESULTS MUST INCLUDE, BUT MAY NOT BE LIMITED TO, DENSITIES FOR SUBGRADE AND LIMEROCK, UTILITIES, EXCAVATION, ASPHALT GRADATION REPORTS, CONCRETE CYLINDERS, ETC.
6. ALL INLETS AND PIPE SHALL BE PROTECTED DURING CONSTRUCTION TO PREVENT SILTATION IN THE DRAINAGE SYSTEMS BY WAY OF TEMPORARY PLUGS AND PLYWOOD OR PLASTIC COVERS OVER THE INLETS. THE ENTIRE DRAINAGE SYSTEM SHALL BE CLEANED OF ALL DEBRIS PRIOR TO FINAL ACCEPTANCE.
7. WHERE NEW ASPHALT MEETS EXISTING ASPHALT, THE EXISTING ASPHALT SHALL BE SAWCUT TO PROVIDE A STRAIGHT EVEN LINE. PRIOR TO REMOVING CURB OR GUTTER, THE ADJACENT ASPHALT SHALL BE SAWCUT TO PROVIDE A STRAIGHT EVEN LINE.
8. ALL PROPOSED ELEVATIONS REFER TO FINISHED GRADES.
9. SITE GRADING ELEVATIONS SHALL BE WITHIN 0.1 FOOT OF THE REQUIRED ELEVATION AND ALL AREAS SHALL BE GRADED TO DRAIN.
10. ALL SUBGRADE SHALL HAVE AN LBR OF 40, UNLESS OTHERWISE NOTED, AND SHALL BE COMPACTED TO 100% MAXIMUM DRY DENSITY PER AASHTO T-99.
11. ALL LIMEROCK SHALL BE COMPACTED TO 98% PER AASHTO T-180 AND HAVE NOT LESS THAN 60% OF CARBONATES OF CALCIUM AND MAGNESIUM, UNLESS OTHERWISE DESIGNATED. ALL LIMEROCK SHALL BE PRIMED.
12. ASPHALT SHALL BE OF THE TYPE DESIGNATED ON THE DRAWINGS.
13. PLASTIC FILTER FABRIC SHALL BE MIRAFI, TYPAR OR EQUAL CONFORMING TO SECTION 985 OF THE FDOT STANDARD SPECIFICATIONS.
14. CONCRETE SIDEWALK SHALL BE 4 INCHES THICK ON COMPACTED SUBGRADE, WITH 1/2 INCH EXPANSION JOINTS PLACED AT A MAXIMUM OF 75 FEET. CRACK CONTROL JOINTS SHALL BE 5 FEET ON CENTER. THE BACK OF SIDEWALK ELEVATION SHALL EQUAL THE CROWN OF ROADWAY, UNLESS OTHERWISE SPECIFIED BY LOCAL CODES, OR SHOWN ON THE DRAWINGS. ALL CONCRETE SIDEWALKS THAT CROSS DRIVEWAYS SHALL BE 6 INCHES THICK WITH 6" X 6" (10G.) WELDED WIRE MESH REINFORCEMENT.
15. PIPE SPECIFICATIONS: THE MATERIAL TYPE IS SHOWN ON THE DRAWINGS BY ONE OF THE FOLLOWING DESIGNATIONS:

Table listing pipe specifications: RCP (REINFORCED CONCRETE PIPE, ASTM DESIGNATION C-76, CLASS III, WALL THICKNESS "B", LATEST EDITION), CMP (CORRUGATED METAL (ALUMINUM) PIPE, ASTM DESIGNATION M-196), SCP (SLOTTED CONCRETE PIPE, FDOT SECTIONS 941 AND 942), PVC (POLYVINYLCHLORIDE PIPE), PCMP (PERFORATED CMP, FDOT SECTION 945), DIP (DUCTILE IRON PIPE), HDPEP (SMOOTH LINED HIGH DENSITY POLYETHYLENE, AASHTO M 294 TYPE S).

- 16. ASPHALTIC CONCRETE TYPE S-III SHALL CONFORM TO THE REQUIREMENTS OF SECTIONS 333-1 THROUGH 333-6 OF F.D.O.T. STANDARD SPECIFICATIONS. ASPHALTIC CONCRETE TYPE S-1 SHALL CONFORM TO THE REQUIREMENTS OF SECTIONS 333-1 THROUGH 333-6 OF F.D.O.T. STANDARD SPECIFICATIONS.
17. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS, UNLESS OTHERWISE NOTED.
18. CONCRETE FOR PRECAST MANHOLE AND CATCH BASINS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS.
19. REINFORCING STEEL FOR MANHOLES AND CATCH BASINS SHALL CONFORM TO ASTM SPECIFICATION A-615 AND A-305, LATEST REVISION.
20. ALL RE-BAR SPLICES IN CONCRETE STRUCTURES SHALL HAVE A MINIMUM LAP OF 24 BAR DIAMETERS.
21. ALL JOINTS IN CONCRETE STRUCTURES SHALL BE FINISHED WATER TIGHT.
22. ALL SPACES AROUND PIPING ENTERING OR LEAVING MANHOLES AND CATCH BASINS SHALL BE COMPLETELY FILLED WITH 2:1 CEMENT MORTAR.
23. JOINTS IN CORRUGATED ALUMINUM PIPE SHALL EMPLOY CORRUGATED METAL BANDS OF SIMILAR METAL AND CORRUGATIONS WITH NEOPRENE, RAM-NEK, OR BITUMASTIC GASKETS INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS.
24. REINFORCED CONCRETE PIPE SHALL CONFORM TO THE REQUIREMENTS OF ASTM SPECIFICATION C-76, CLASS III, WALL THICKNESS "B", LATEST REVISION, AND AS MODIFIED BY SECTION 941 OF THE FLORIDA DOT STANDARD SPECIFICATIONS, LATEST REVISION.
26. ALL HANDICAP SPACES, RAMPS, AND ACCESS AREAS SHALL COMPLY IN STRICT ACCORDANCE WITH THE "AMERICAN DISABILITY ACT" (ADA) (28 CFR PART 36), AND "ACCESSIBILITY BY HANDICAPPED PERSONS", CHAPTER 553, PART V, FLORIDA STATUTES. ANY DISCREPANCY SHALL BE CALLED TO THE ENGINEER'S ATTENTION PRIOR TO CONSTRUCTION.
27. JOINTS IN HDPE PIPE SHALL BE ADS PRO LINK ST, HANCOR SURE-LOK OR APPROVED EQUAL.

CITY OF NORTH MIAMINOTES

- 1. CONTRACTOR SHALL PROVIDE AS-BUILT DRAWINGS TO THE CITY OF NORTH MIAMI BEACH UPON COMPLETION AND PRIOR TO RELEASE FROM THE CITY, CONTRACTOR SHALL PROVIDE A HARDCOPY, PDF AND AUTOCAD VERSIONS. HARDCOPY SHALL BE SIGNED AND SEALED BY SURVEYOR AND ENGINEER OF RECORD.
2. CONTRACTOR TO VERIFY LOCATION OF EXISTING UNDERGROUND UTILITIES AND NOTIFY ENGINEER OF RECORD IF ANY DISCREPANCIES.
3. CONTRACTOR TO MAINTAIN A 12" MINIMUM SEPARATION BETWEEN EXISTING AND PROPOSED UTILITIES.
4. ALL EXISTING FORCE MAIN BENDS IMPACTED BY THIS PROJECT SHALL BE RESTRAINED BY MD-WASD GS2.0.
5. FORCE MAIN MUST HAVE 4' COVER IN RIGHT OF WAY.
6. CITY SHALL WITNESS ALL CONNECTIONS.
7. PRECONSTRUCTION MEETING WILL BE REQUIRED PRIOR TO ANY START OF WORK.
8. ALL PROPOSED FORCE MAIN BENDS AND FITTINGS SHALL BE RESTRAINED PER MD-WASD GS 2.0

DEPARTMENT OF HEALTH REQUIREMENTS

- 1. Storm drainage lines are treated the same as sanitary sewer lines. Exfiltration drainage trenches are exempted.
2. Minimum 10 feet horizontal separation between water mains and sewer lines is required. If unable to maintain minimum separation horizontally, each pipe shall be shielved a minimum 18 inches vertical separation.
3. Force mains must have an 18 inch vertical separation from water lines. No exceptions.
4. Sewer lines, including laterals, must have 18 inch vertical clearance between water mains and/or 6 inches minimum clearance if sewer line is DIP and has no joints within 10 feet of intersection (i.e. one 20 ft. joint DIP centered on intersection). Storm drainage lines are exempt if DIP water main separation of 6" is maintained and both pipes have no joints within 10 feet of intersection.

TRENCH PROTECTION

Trench excavation protection shall be accomplished as required by the provisions of, Part 1929, Subpart P, Excavations, Trenching and Shoring of the Occupational Safety and Health Administrations Standards and Interpretations.

WATER MAIN PRESSURE TESTING

ALL WORKMANSHIP AND MATERIAL SHALL CONFORM TO MDCWD STANDARDS, THE LOCAL MUNICIPALITY AND APPLICABLE DEPARTMENT OF HEALTH AND REHABILITATIVE SERVICES STANDARDS. NO PHYSICAL CONNECTION OF NEW WATER MAINS TO ACTIVATE WATER MAINS SHALL BE MADE UNTIL SUCH TIME THAT THE NEW MAINS ARE CONFIRMED TO BE BACTERIOLOGICALLY SAFE AND THE HEALTH DEPARTMENT RELEASE HAS BEEN OBTAINED. TEMPORARY CONNECTIONS OF NEW MAINS TO ACTIVE MAINS FOR THE PURPOSE OF FILLING AND FLUSHING SHALL BE MADE BY A METHOD DEEMED ACCEPTABLE TO THE UTILITY PROVIDING SERVICE.

ALL WATER MAINS SHALL BE DESIGNED FOR A MINIMUM WORKING PRESSURE OF 150 PSI AND HAVE COMPRESSION TYPE BELL AND SPIGOT JOINTS.

THE WATER SYSTEM SHALL BE HYDROSTATICALLY PRESSURE TESTED AND DISINFECTED PER ANWA / ANSI C600-05, C651-05 AND TESTED FOR A MINIMUM PERIOD OF 2 HOURS AT A MINIMUM STARTING PRESSURE OF 150 PSI IN ACCORDANCE WITH ANSI / ANWA STANDARD C600-05 WITH AN ALLOWABLE LEAKAGE AS DETERMINED BY THE FOLLOWING FORMULA:

Q = LD x SQUARE ROOT OF P / 148,000 WHERE:
Q = QUANTITY OF MAKEUP WATER IN GALLONS / HOUR
L = LENGTH OF PIPE SECTION BEING TESTED IN FEET
D = NOMINAL DIAMETER OF THE PIPE IN INCHES
P = AVERAGE TEST PRESSURE DURING HYDROSTATIC TEST IN PSI GAUGE

TEST PRESSURE SHALL NOT VARY MORE THAN 5 PSI THROUGHOUT THE TEST. THE MAXIMUM ALLOWABLE LEAKAGE SHALL BE BASED ON A MAXIMUM 2000 FEET WHEN THE LENGTH OF PIPE TESTED EXCEEDS 2000 FEET. THRUST BLOCKS AS SHOWN ON THE DETAIL SHEETS SHALL BE PROVIDED AT ALL BENDS UNLESS NOTED OTHERWISE ON PLANS. IF RESTRAINT JOINT PIPE IS SPECIFIED ON THE PLANS, IT SHALL BE INSTALLED TO MEET THE REQUIREMENTS OF THE PIPE MANUFACTURER AND THE UTILITY DEPARTMENT. NO CONCRETE THRUST BLOCKS WILL BE ALLOWED EXCEPT FOR FIRE HYDRANTS.

BACTERIOLOGICAL TESTING SHALL BE IN ACCORDANCE WITH ANWA / ANSI C651-05 LATEST REVISION.

Regulatory and Economic Resources DER NOTES ON WATER-SEWER INSTALLATION

- 1. A preferred horizontal distance (outside to outside) of 10 feet or minimum of 6 feet shall be maintained between gravity or pressure sewer pipes and water mains. The horizontal separation can be reduced to a minimum of 3 feet only for gravity sewer pipes where the bottom of the water main is 1' or more above the top of the gravity sanitary sewer. When the above specified horizontal distance criteria cannot be met due to an existing underground facility conflict, smaller separations are allowed if:
- The sewer pipes are designed and constructed equal to the water pipe and pressure tested at 150 psi.
- The sewer is encased in a watertight carrier pipe or concrete.
- 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 gravity sewers where the sewer pipe is crossing 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. When the above specified vertical distance criteria cannot be met due to an existing underground facility conflict, smaller separations are allowed if:
- The sewer pipes are designed and constructed equal to the water pipe and pressure tested at 150 psi.
- The sewer is encased in a watertight carrier pipe or concrete.
3. The contractor shall verify nature, depth, and character of existing underground utilities prior to start of construction.
4. All other public or private utility facilities shall be constructed at least 5 feet from any water and sewer main as measured from the outside bell of the water of the utility pipe.
5. When the 5 feet separation between proposed and existing lines is not possible, the contractor shall hand dig or expose the water and sewer pipes before proceeding with power equipment excavation.
6. In no case shall a contractor install utility pipes, conduits, cables, etc. in the same trench parallel and above an existing water or sewer pipe except where they cross. Any deviation from notes 3, 4 and 5 shall be approved in writing by the responsible water and sewer utility.
7. In highly congested areas, where either water or sewer facilities are existing or the separation requirements cannot be met, special consideration may be given subject to submittal of documentation showing that the proposed alternative will result in an equivalent level of reliability and public health protection.
8. Gravity sanitary sewers constructed within a public wellfield protection area shall be PVC-900 or Ductile Iron Pipe. The maximum allowable exfiltration, infiltration, or leakage for gravity sanitary sewers constructed within a public wellfield protection area shall be fifty (50) gallons per inch pipe diameter per mile per day for residential/land use and twenty (20) gallons per inch pipe diameter per mile per day for non-residential land use with no allowances for man holes or laterals. The maximum allowable exfiltration, infiltration, or leakage in gravity sanitary sewers constructed outside a public wellfield protection area shall be one hundred (100) gallons per inch pipe diameter per mile per day. The duration of all tests shall be a minimum of two (2) hours. Any observed leaks or any obviously defective joints or pipes shall be replaced even when the total leakage is below that allowed.
9. Force main sewers constructed in a public wellfield protection area shall be either ductile iron or reinforced concrete pressure sewer pipes.
- For ductile iron pipe exfiltration rate shall not be greater than the allowable leakage rate specified in American Water Works Association Standard (AWWA) C600-82 at a test pressure of 100 psi.
- For reinforced concrete pressure sanitary sewer exfiltration rate shall not be greater than half (1/2) the allowable leakage rate specified in AWWA C600-82 at a test pressure of 100 psi.
10. A non-resettable elapsed time meter shall be installed at each pump to record the total number of operating hours of the station.

Vertical sidebar containing: REVISIONS (1-6), CLIENT (Joseph B. Kaller & Associates, P.A., 2417 Hollywood Boulevard, Hollywood, Florida, P. 954-920-5746, F. 954-926-2841), PROJECT (TOWNHOMES 12121 NE 5th AVENUE NORTH MIAMI FLORIDA), TASK (GENERAL NOTES), PROJECTOR (GGB Engineering, Inc., CIVIL AND FORENSIC ENGINEERS, LAND PLANNERS, CONSTRUCTION MANAGERS, FLORIDA REGISTRATION No. 878, 2699 Stirling Road, Suite C-202, Fort Lauderdale, Florida 33312, Phone: (954) 986-9899, Fax: (954) 986-8655), DATE (Oct. 2015), SCALE (N.T.S.), DESIGNED BY (G.C.B.), DRAWN BY (F.M.), PROJECT NO. (15-0513), SHEET (2 OF 11), and GARY G. BLOOM, P.E., F.L.A. LIC. No. 38835, NOT VALID UNLESS SIGNED AND SEALED BY ENGINEER.