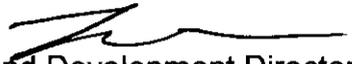




776 N.E. 125 Street, North Miami, Florida 33161

Council Report

To: The Honorable Mayor and City Council

From: Tanya S. Wilson, AICP, Planning, Zoning and Development Director 

Date: August 25, 2020

RE: **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, ALLOCATING TWO (2) RESIDENTIAL UNITS FROM THE SECONDARY POOL OF TWO THOUSAND ONE HUNDRED SIXTY-SEVEN (2,167) REMAINING FLOATING RESIDENTIAL UNITS, RESERVED FOR USE OUTSIDE OF THE NEIGHBORHOOD REDEVELOPMENT OVERLAY (NRO) DISTRICT, FOR A PROPOSED 3-STORY, 6-UNIT APARTMENT BUILDING ON THE .24-ACRE REAL PROPERTY, APPROXIMATELY LOCATED IN THE SOUTHWEST QUADRANT OF NE 19TH DRIVE AND NE 123RD STREET, AND SPECIFICALLY IDENTIFIED WITH MIAMI-DADE COUNTY FOLIO NUMBER: 06-2228-011-0280, IN ACCORDANCE WITH ARTICLE 3, DIVISION 4, SECTIONS 3-402 THROUGH 3-407 AND ARTICLE 4, DIVISION 2, SECTION 4-205(B) OF THE CITY OF NORTH MIAMI CODE OF ORDINANCES, CHAPTER 29, ENTITLED "LAND DEVELOPMENT REGULATIONS"; PROVIDING FOR AN EFFECTIVE DATE AND FOR ALL OTHER PURPOSES.**

District: 2 – Carol Keys, Esq.

RECOMMENDATION

Staff is requesting that the Mayor and City Council approve, pursuant to Article 3, Division 4, Section 4-305 of the City's Land Development Regulations (LDRs), the Conditional Use Permit (CUP) request by passage of the attached resolution.

BACKGROUND

Planning Commission Recommendation: At a regularly scheduled virtual public hearing held on August 4, 2020, under item 08-20, the Planning Commission considered the proposed request. In attendance were Chair Charles Ernst,

Commissioner Howard Tonkin, Commissioner Michael McDearmaid, Commissioner Melton Goodwin, Commissioner Bernadette Pierre, and outside Legal Counsel Gary M. Held, Esq., for the Planning Commission; Debbie Love, AICP, City Planner, Jennifer L. Warren, Deputy City Attorney, and Marline Monestime, Board Secretary, for the City administration. City staff presented the item to the Planning Commission in the form of a PowerPoint presentation. After staff presentation, the Applicant made a presentation. The Planning Commission discussed the item, noting approval of the design utilizing pedestal parking.

After the Planning Commission discussion, Commissioner McDearmaid made the motion for approval to the Mayor and Council, seconded by Commissioner Pierre. The item passed with a vote of 5-0.

Applicant Request: RACAM Investment, LLC (the “Applicant”) is requesting allocation of two (2) floating residential units from the secondary pool to build a three-story, 6-unit LEED certified apartment building with seventeen (17) parking spaces.

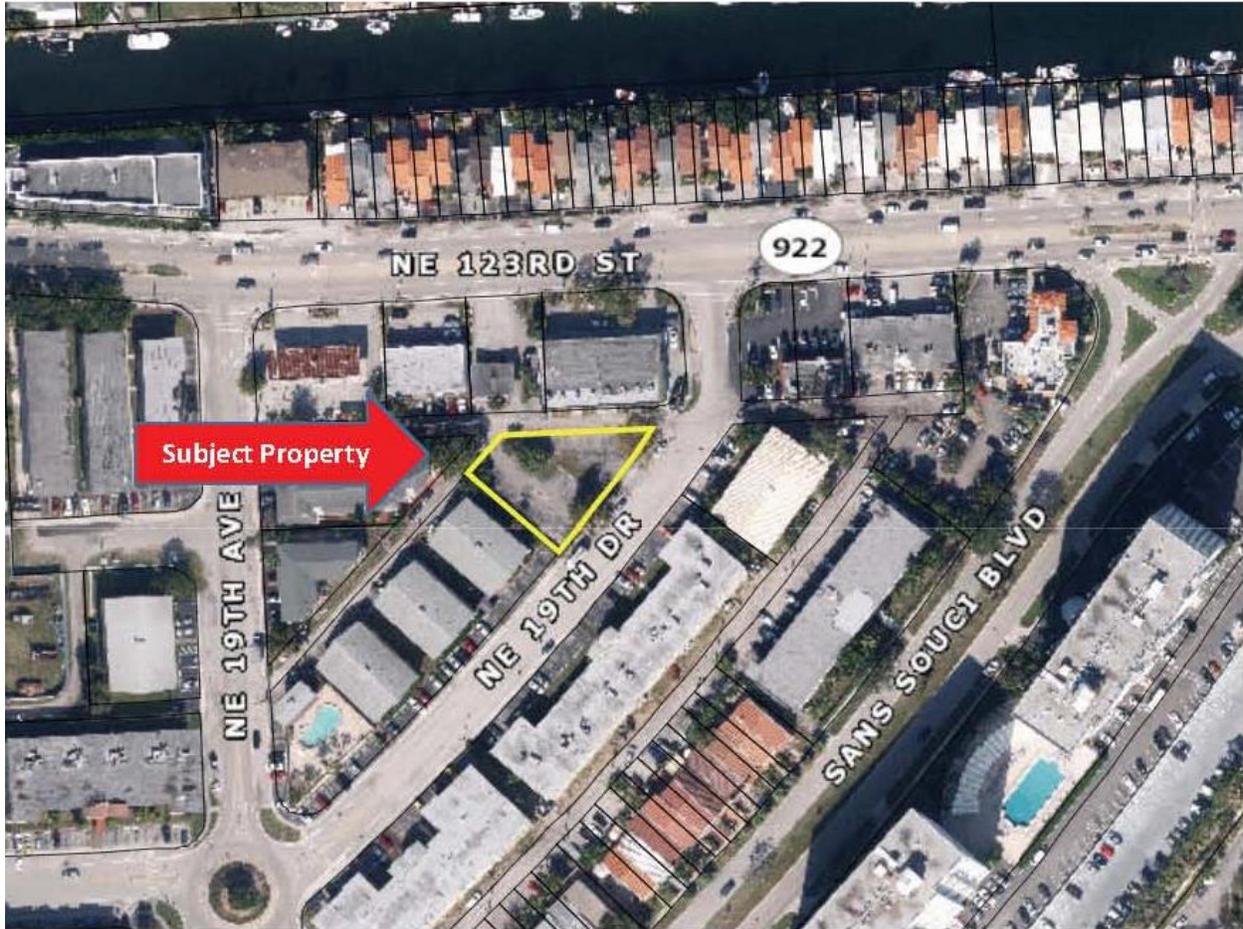
As per the submitted letter of intent (attached), some of the attributes of the project are as follows:

- LEED® Silver certification
- Extensive 100% South Florida native landscaping, with a butterfly garden certified by the North American Butterfly Association
- All parking stalls will have EV charging stations
- A children’s playground
- A passive mini park with seating, for the use of both residents and members of the public
- Hardscape areas constructed with pervious materials
- 12 bicycle racks/spaces

Reduction of the site’s existing heat island effect by “at least 50%”

Property Information: The subject property encompasses .24 acres (or 10,454 square feet) in size and is located in the southwest quadrant of NE 19th Drive and NE 123rd Street; it is currently an underutilized parking lot. It is specifically identified with Miami-Dade County (“County”) folio number 06-2228-011-0280, and is depicted in **Figure 1**, below.

Figure 1 - Aerial Photo of the Subject Site



The property is designated Medium Density Residential (75ft, 16.3 du/ac) on the City's Adopted 2036 Future Land Use Map (FLUM) and is zoned R-5 Residential on the City's Official Zoning Map. Its irregular shape and dual street frontages poses a challenge to site design and development.

Policy 1.15.1 of the FLUE provides for a secondary pool of 2,500 residential units for, "... outside of the Neighborhood Redevelopment Overlay (NRO)." At the time of this request, there are 2,167 floating units available in this pool. Pursuant to Article 4, Division 2, Section 4-205(B) of the City's LDRs, up to 25 dwelling units per acre (du/ac) of floating residential units may be allocated for projects located within multi-family residential zoning districts outside of the NRO through a conditional use permit (CUP).

Analysis: In reviewing the Applicant's CUP request for the subject property, staff took into consideration the extent to which the request conforms with the purpose and intent of Article 3, Division 4, Sections 3-402 through 3-407 of the City's LDRs that establish procedures and the criteria for the granting of a CUP, and of Article 4, Division 2, Section 4-205 that provides for the allocation of up to 25 du/acre of floating residential units for properties in multifamily districts located outside of the NRO.

Compliance with the LDRs general standards for CUP

After an analysis of the project, staff finds that this CUP application complies with the intent of the City's LDRs governing the conditional use permit process, as demonstrated below:

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

The Applicant's request seems to advance many of the goals, objectives and policies (GOPs) contained in the City Comprehensive Plan.

Future Land Use Element (FLUE) GOPs: *The development proposed through this CUP application is consistent with Objective 1.1 in that it expands housing choice and promotes conservation of water and energy. The request will also implement Policy 1.15.1 of the FLUE, by allocating floating residential units from the City's designated pool of bonus units to areas such as the subject property, thereby directing quality development into infill areas.*

Economic Element GOPs: *This application will further the Economic Element of the City Comprehensive Plan, which aims to improve the economic viability of the City through provision of balanced employment and housing opportunities, attraction and retention of businesses, and promotion of fiscal strength and stability in the community. The proposed development will support Policy 9.6.6, as it will provide for more modern housing options for existing and future residents in a City where the majority of housing stock is over fifty (50) years.*

Housing Element GOPs: *According to the City 2015-2019 Consolidated Plan prepared for the United States Housing and Urban Development (HUD), the City has an aging housing supply, which means that many of the units are likely to need improvement and may contain lead based paint. The Consolidated Plan also suggest that these older housing units may not be suitable to serve persons with disabilities. This CUP application will help provide new housing units meeting the standards of modern living, in*

furtherance of Objective 3B.A of the Housing Element. This Objective requires that the City facilitate a range of housing options by providing the appropriate densities, intensities, height, type, and size that encourage the creation of new housing units.

***Climate Change Element GOPs:** This project provides for both green and vertical development, thereby creating a more sustainable development pattern in furtherance of Policy 12.2.2. Additionally, it activates Objective 12.3 that seeks to improve the climate resiliency, energy-efficiency and storm hardening of buildings in the City. The project's use of native plants meets the requirements of Policy 12.4.11 which seeks to create a more climate-resilient landscape within the City.*

- 2. The application is in compliance with the district regulations applicable to the proposed development, including the bonus provisions in section 4-205, if applicable;**

The subject property is zoned R-5, which provides for a density of 16.3 du/acre, allowing the property owner to construct four (4) dwelling units as-of-right. As noted above, Section 4-205 provides a method whereby multi-family zoning properties outside of the NRO may request up to 25 du/ac from the secondary pool of floating units through the CUP. Based upon the size of the subject parcel (.24 acre), the CUP would allow the development of a maximum of six (6) dwelling units on the site. The R-5 District also allows buildings up to 75' in height; as shown on the proposed project elevations, the height of the proposed 3-story structure is 41.7'.

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

The conceptual plans submitted with this application show that, with the exception of small portions of the hardscape areas (constructed of permeable materials) located within the setback, the proposed development will comply with all applicable development standards set forth in the LDRs. Furthermore, as per the requirements of Article 3, Division 4, Section 3-408 of the LDRs, within one (1) year of the CUP approval, a precise plan, in substantial 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) before being transmitted to the City Council, which may

issue additional comments before final approval, pursuant to the provisions of Article 2, Division 7, Section 2-701 of the LDRs. 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 the requirements of the City's Public Works Department, the City's Police Department, and the County and/or State agencies.

- 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 in the southwest quadrant of NE 19th Drive and NE 123th Street. According to a trip generation analysis conducted by Caltran Engineering Group, a consulting firm contracted by the Applicant, the proposed development is anticipated to generate approximately three (3) net trips during the typical AM peak hour and three (3) net trips during PM peak hour. Based on the trip generation results, the City's consulting traffic engineer concurs that the net new vehicle trips generated by the proposed development are expected to have a de minimis traffic impact on the surrounding streets.

- 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.**

Staff believes the proposed development will enhance the surrounding area, when taking into account the scale and massing of the proposed building, the excellence in design or architectural elements, as well as the related amenities.

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

With a size of .24 acres and having frontage on NE 19th Avenue and a local alleyway, although irregular in shape, the subject property is suitable in size and shape to accommodate the proposed small-scale multi-family residential development.

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

The proposed development will activate an otherwise underutilized site that has been used as a parking lot. As proposed, this residential development is anticipated to greatly improve the site and have an overall positive impact on neighboring properties. Through the DRC site plan approval, staff will ensure that the final plans show an architecturally and aesthetically pleasing project.

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

As proposed, this multifamily residential development will provide new market-rate multifamily units and ancillary on-site amenities for future residents, in furtherance of 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 proposed development will be an asset to the community and will not adversely impact the public health, safety and general welfare of the residents.

- 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**

Per Section 5-803 of the City LDRs, all new construction is required to incorporate LEED standards or the City's alternative green standards in order to support the City's environmental initiatives. While the conceptual plans submitted with the CUP request depicts an aesthetically pleasing building, one that seems to become a great asset to the area, staff will, through the DRC site plan approval, ensure that the final/precise plans show a development that demonstrates design excellence and incorporates the required Green Building standards, and all other requirements or features as may be found in the CUP approved by the City Council for the subject property.

- 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 is requesting approval of this CUP in order to create not just a viable project that maximizes the use of the site, but, more importantly, to provide much needed market-rate housing in the City. As noted above, with the exception of certain hardscape features that will be constructed with permeable materials, the Applicant has committed to strictly adhere to the standards set forth in the applicable sections of the LDRs for the allocation of the requested density bonus.

- 11. No open code violations or unpaid code enforcement fines exist.**

A search of the City Code Compliance Division record for the subject property shows no open code violations or unpaid code fines.

Based on the foregoing, staff believes that the requested CUP, which seeks to allocate two (2) residential units from the secondary pool for the described multifamily residential development, is consistent with the goals, objectives and policies of the City Comprehensive Plan, and is in keeping with the purpose and intent of the LDRs.

Staff therefore requests that the Mayor and City Council reviews this CUP request, the recommendations of the Planning Commission and staff, and the testimony at the public hearing, if any, and approves the attached resolution and CUP, along with the following findings and conditions:

1. **Density Bonuses:** That the City allocate two (2) bonus residential units from the secondary residential pool of two thousand one hundred sixty-seven (2,167) available units for the proposed development, subject to the following:
 - a. Any hardscape, e.g., walkways, the mini park, and the recycling area, located within 5' of any property line shall be composed of permeable materials.
2. **DRC Approval:** After approval of the CUP, the applicant shall submit a site plan application to the DRC for City Council. Failure to file said precise plan within one (1) year of the City Council approval shall result in the revocation of the CUP. Site Plan approval must be granted by City Council before applicant can apply for a building permit.
3. **Building Permits:** That the Applicant apply for a building permit within eighteen (18) months of approval of the precise plan by the City Council. Failure to do so will result in the expiration of the precise plan;
4. **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;
5. **Certificate of Occupancy:** That a Certificate of Occupancy (CO) from the Building and Minimum Housing Department be only issued to the applicant upon complying with all the terms and conditions of this CUP approval; the same subject to cancellation upon violation of any of the conditions herein listed;
6. **Certificate of Use:** That a Certificate of Use (CU) from the Community Planning & Development Department and Business Tax Receipt (BTR) be only issued to the



776 N.E. 125 Street, North Miami, Florida 33161

Council Report

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; and

- 7. Green Building Certification:** Proof of LEED Certification or equivalent green building standards is required prior to obtaining final Certificate of Occupancy.

ATTACHMENTS

1. Proposed Resolution
2. Conditional Use Permit (Exhibit 1)
3. Letter of Intent
4. Conceptual Development Plans
5. Traffic Generation Study by Caltran Engineering
6. Kittleson Statement of Satisfaction
7. Public Notice

RESOLUTION NO. _____

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, ALLOCATING TWO (2) RESIDENTIAL UNITS FROM THE SECONDARY POOL OF TWO THOUSAND ONE HUNDRED SIXTY-SEVEN (2,167) REMAINING FLOATING RESIDENTIAL UNITS, RESERVED FOR USE OUTSIDE OF THE NEIGHBORHOOD REDEVELOPMENT OVERLAY (NRO) DISTRICT, FOR A PROPOSED 3-STORY, 6-UNIT APARTMENT BUILDING ON THE .24-ACRE REAL PROPERTY, APPROXIMATELY LOCATED IN THE SOUTHWEST QUADRANT OF NE 19TH DRIVE AND NE 123RD STREET, AND SPECIFICALLY IDENTIFIED WITH MIAMI-DADE COUNTY FOLIO NUMBER: 06-2228-011-0280, IN ACCORDANCE WITH ARTICLE 3, DIVISION 4, SECTIONS 3-402 THROUGH 3-407 AND ARTICLE 4, DIVISION 2, SECTION 4-205(B) OF THE CITY OF NORTH MIAMI CODE OF ORDINANCES, CHAPTER 29, ENTITLED “LAND DEVELOPMENT REGULATIONS”; PROVIDING FOR AN EFFECTIVE DATE AND FOR ALL OTHER PURPOSES.

WHEREAS, Policy 1.15.1 of the Comprehensive Plan establishes a pool of five thousand (5,000) floating residential units for development, as follows: two thousand five hundred (2,500) floating residential units for use within the Neighborhood Redevelopment Overlay (“NRO”) District (“Primary Pool”), and a secondary pool of two thousand five hundred (2,500) floating residential units for development outside the NRO District; and a pool of 750,000 square feet of non-residential use reserved for use within the Neighborhood Redevelopment Overlay (NRO); and

WHEREAS, Article 3, Division 4, section 3-405 of the LDRs establishes criteria for the approval of a Conditional Use Permit (“CUP”); and

WHEREAS, RACAM Investments, LLC (“Applicant”), is the owner of a .24-acre site approximately located in the southwest quadrant of NE 19th Drive and NE 123rd Street, and specifically identified by Miami-Dade County folio number: 06-2228-011-0280 (“Subject Property”); and

WHEREAS, the Subject Property has an R-5 zoning designation, with a maximum

permitted density of 16.3 du/acre and height of seventy-five (75) feet for development on the Subject Property; and

WHEREAS, the Applicant filed a CUP application with the Community Planning and Development Department, requesting that the City allocate two (2) bonus residential units from the secondary residential pool of two thousand one hundred sixty-seven (2,167) available units, in order to construct a 3-story, 6-unit apartment building with seventeen (17) parking spaces on the Subject Property; and

WHEREAS, the approval and transfer of two (2) units from the secondary residential pool of two thousand one hundred sixty-seven (2,167) available units will reduce the pool to two thousand one hundred sixty-five (2,165) available residential units; and

WHEREAS, the City has reviewed the proposed request and found that it is consistent with Policy 1.15.1 of the Comprehensive Plan and satisfies the requirements of Sections 3-405 and 4-305 of the LDRs; and

WHEREAS, the Planning Commission, after a duly noticed public hearing held on August 4, 2020, reviewed the proposed request and found it to be consistent with the Comprehensive Plan and in keeping the intent of the LDRs, and, thereby, recommended approval of the CUP to the Mayor and City Council; and

WHEREAS, the Mayor and City Council have determined that the proposed request is in the best interest of the City, does not adversely affect the health, safety and welfare of residents, and thereby, approve the CUP allocating the requested unit from the secondary residential pool.

NOW, THEREFORE, BE IT 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 two (2) residential units from the secondary pool of two thousand one hundred sixty-seven (2,167) floating residential units for a proposed 3-story, 6-unit apartment building with 17 parking spaces, approximately located in the southwest quadrant of NE 19th Drive and NE 123rd Street in accordance with Article 4, Section 4-205 of Chapter 29 of the City of North Miami Code of Ordinances, Land Development Regulations.

Section 2. **Effective Date.** This Resolution shall be effective upon adoption.

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

1. **Density Bonuses:** That the City allocate two (2) bonus residential units from the secondary residential pool of two thousand one hundred sixty-seven (2,167) available units for the proposed development, subject to the following:
 - a. Any hardscape, e.g., walkways, the mini park, and the recycling area, located within 5' of any property line shall be composed of permeable materials.
2. **DRC Approval:** After approval of the CUP, the applicant shall submit a site plan application to the Development Review Committee (DRC) for City Council. Failure to file said precise plan within one (1) year of the City Council approval shall result in the revocation of the CUP. Site Plan approval must be granted by City Council before applicant can apply for a building permit.
3. **Building Permits:** That the Applicant apply for a building permit within eighteen (18) months of approval of the precise plan by the City Council. Failure to do so will result in the expiration of the precise plan;
4. **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;
5. **Certificate of Occupancy:** That a Certificate of Occupancy (CO) from the Building and Minimum Housing Department be only issued to the applicant upon complying with all the terms and conditions of this CUP approval; the same subject to cancellation upon violation of any of the conditions herein listed;
6. **Certificate of Use:** That a Certificate of Use (CU) from the Community Planning & Development Department and Business Tax Receipt (BTR) 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; and
7. **Green Building Certification:** Proof of LEED Certification or equivalent green building standards is required prior to obtaining final Certificate of Occupancy.

PASSED AND ADOPTED by a _____ vote of the Mayor and City Council of the City of North Miami, Florida, this ____ day of _____, 2020.

PHILIPPE BIEN-AIME
MAYOR

ATTEST:

VANESSA JOSEPH, Esq.
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

Jeff P. H. Cazeau, Esq.
CITY ATTORNEY

SPONSORED BY: City Administration

Moved by: _____

Seconded by: _____

Vote:

Mayor Philippe Bien-Aime

_____ (Yes) _____ (No)

Vice Mayor Alix Desulme, Ph.Ed.

_____ (Yes) _____ (No)

Councilwoman Carol Keys, Esq.

_____ (Yes) _____ (No)

Councilman Scott Galvin

_____ (Yes) _____ (No)

Councilwoman Mary Estimé-Irvin

_____ (Yes) _____ (No)

EXHIBIT I

CONDITIONAL USE PERMIT FOR

RACAM INVESTMENT, LLC

WHEREAS, Policy 1.15.1 of the Comprehensive Plan establishes a pool of five thousand (5,000) floating residential units for development, as follows: two thousand five hundred (2,500) floating residential units for use within the Neighborhood Redevelopment Overlay (“NRO”) District (“Primary Pool”), and a secondary pool of two thousand five hundred (2,500) floating residential units for development outside the NRO District; and a pool of 750,000 square feet of non-residential use reserved for use within the Neighborhood Redevelopment Overlay (NRO); and

WHEREAS, Article 3, Division 4, section 3-405 of the LDRs establishes criteria for the approval of a Conditional Use Permit (“CUP”); and

WHEREAS, RACAM Investments, LLC (“Applicant”), is the owner of a .24-acre site approximately located in the southwest quadrant of NE 19th Drive and NE 123rd Street, and specifically identified by Miami-Dade County folio number: 06-2228-011-0280 (“Subject Property”); and

WHEREAS, the Subject Property has an R-5 zoning designation, with a maximum permitted density of 16.3 du/acre and height of seventy-five (75) feet for development on the Subject Property; and

WHEREAS, the Applicant filed a CUP application with the Community Planning and Development Department, requesting that the City allocate two (2) bonus residential units from the secondary residential pool of two thousand one hundred sixty-seven (2,167) available units, in order to construct a 3-story, 6-unit apartment building with seventeen (17) parking spaces on the Subject Property; and

WHEREAS, the approval and transfer of two (2) units from the secondary residential pool of two thousand one hundred sixty-seven (2,167) available units will reduce the pool to two thousand one hundred sixty-five (2,165) available residential units; and

WHEREAS, the City has reviewed the proposed request and found that it is consistent with Policy 1.15.1 of the Comprehensive Plan and satisfies the requirements of Sections 3-405 and 4-305 of the LDRs; and

WHEREAS, the Planning Commission, after a duly noticed public hearing held on August 4, 2020, reviewed the proposed request and found it to be consistent with the Comprehensive Plan and in keeping the intent of the LDRs, and, thereby, recommended approval of the CUP to the Mayor and City Council; and

WHEREAS, the Mayor and City Council have determined that the proposed request is in the best interest of the City, does not adversely affect the health, safety and welfare of residents, and thereby, approve the CUP allocating the requested unit from the secondary residential pool.

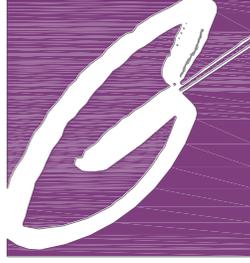
NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA:

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 two (2) residential units from the secondary pool of two thousand one hundred sixty-seven (2,167) floating residential units for a proposed 3-story, 6-unit apartment building with 17 parking spaces, approximately located in the southwest quadrant of NE 19th Drive and NE 123rd Street in accordance with Article 4, Section 4-205 of Chapter 29 of the City of North Miami Code of Ordinances, Land Development Regulations.

Section 2. **Effective Date.** This Resolution shall be effective upon adoption.

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

- 1. Density Bonuses:** That the City allocate two (2) bonus residential units from the secondary residential pool of two thousand one hundred sixty-seven (2,167) available units for the proposed development, subject to the following:
 - a. Any hardscape, e.g., walkways, the mini park, and the recycling area, located within 5' of any property line shall be composed of permeable materials.
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- 6. Certificate of Use:** That a Certificate of Use (CU) from the Community Planning & Development Department and Business Tax Receipt (BTR) 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; and
- 7. Green Building Certification:** Proof of LEED Certification or equivalent green building standards is required prior to obtaining final Certificate of Occupancy.



JOSE GONZALEZ VILLORIA, R.A.
ARCHITECT

Ms. Debbie Love, City Planner
Community Planning & Development
City of North Miami
776 NE 125 ST
North Miami, FL 33161
cc: Mr. Derrick Cook, Zoning Manager

RE: Lot 15, Block 2, San Souci Estates

Dear Ms. Love:

This is to inform you of the owner's intent for the property located at Lot 15, of Block 2, of Sans Souci Estates, and to request, at minimum, a Silver Leadership in Energy and Environmental Design (LEED) certification for the proposed construction. This property is currently a parking lot. The owners of Racam Investment Inc. want to change the property's use to a three-story rental apartment building. The property will consist of a ground floor partially covered parking area, building lobby, and 2nd and 3rd floors with four 3 bedroom/2 bath units and two 2 bedroom/2 bath units.

The Community Planning and Development Department currently allows the owner to build four units at this property. The owner commissioned me, Jose Gonzalez Architect LLC, to design a rental apartment building with six units. The owners are seeking approval for two more units as we believe our design complies with the requirements of a sustainable green building by a nationally recognized certification program such as LEED. As such, we are requesting the Community Planning & Development Department grant us a residential density bonus for this project.

The characteristics of our design are the following:

1. Esthetically the project is an asset for the community. Presently, there is a very unattractive open parking lot. We are going to provide a beautiful building and triple the landscaping. Our landscape design creates areas dedicated to butterfly and hummingbird gardens. The butterfly garden will be accredited by the North America Butterfly Association as a breeding and host butterfly garden.

2. Energy and waste control are incorporated into the design. As noted, there will be extensive landscaping. Almost all the cars (80%) will be located under the building. All the major appliances, including air conditioning, will have energy star product certification. A single-ply roof of off-white color will lower heat, offering greater reflection. With all these characteristics, we avoid the urban hot island caused by the existing parking lot and reduce the enormous amounts of heat due to the enthalpy and emittance. We estimate that temperatures will be at least 50° Fahrenheit below the existing conditions. The air-conditioning expenses will be at least seven (7) percent lower at the building, and it is expected that the health and respiratory conditions of neighborhood will improve with improved air quality.
3. Water savings will be realized in this project. We offer more control of the stormwater runoff through use of landscaping. Further, all the landscape will consist of South Florida native plants. For these reasons, we do not require a landscape irrigation system. Of course, we will provide hose bibbs for emergency irrigation in case of drain out.
4. To promote “green” commuting on behalf of the residents, all parking stalls will have charging stations for electric cars. Additionally, besides the five bicycle spaces required for the building, we will install another seven spaces for a total of 12 bicycle spaces.
NOTES: *We have eight more automobile parking spaces at the building than required by the zoning code, as we must provide eight additional parking spaces for the commercial building across the north alley per covenant. Also, per code, we exchanged one car parking space for four bike spaces, helping us achieve the 12 bicycle slots.*
5. Other amenities encourage articulation with the environment. We are adding a playground for the children living in the building. We are planning for 12 children with 50 SQFT per child, which is more space than the 45 SQFT per child required for daycare facilities. Also, at the NE corner of the project, we are providing a mini-park for the buildings' residents that can also be used for passers-by.

For all these reasons, we believe this project merits a Silver classification for its leadership in energy and environmental design.

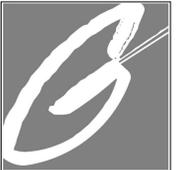
Thank you very much, Ms. Love and Mr. Derrick, for your gracious assistance.

Sincerely,



06/23/2020

Jose Gonzalez Villoria, R.A., NCARB, CGC
Jogovi7191@gmail.com



JOSE GONZALEZ, A.I.A.
 RA# 0008612
 ARCHITECTURE
 INTERIOR DESIGN
 DESIGN & CONSTRUCTION
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 Miami, FL 33161
 Phone: 305.981.3038
 Fax: 305.981.8517
 email: jogovi@bellsouth.net

PROPOSED NEW APARTMENTS BUILDING
AT
NE. 19 DR. & N.E. 123 STREET
NORTH MIAMI, FLORIDA
PROJECT

CONSULTANT



JOSE GONZALEZ, R.A.
 #8612

#	Date	DESCRIPTION

DATE
 07-22-20

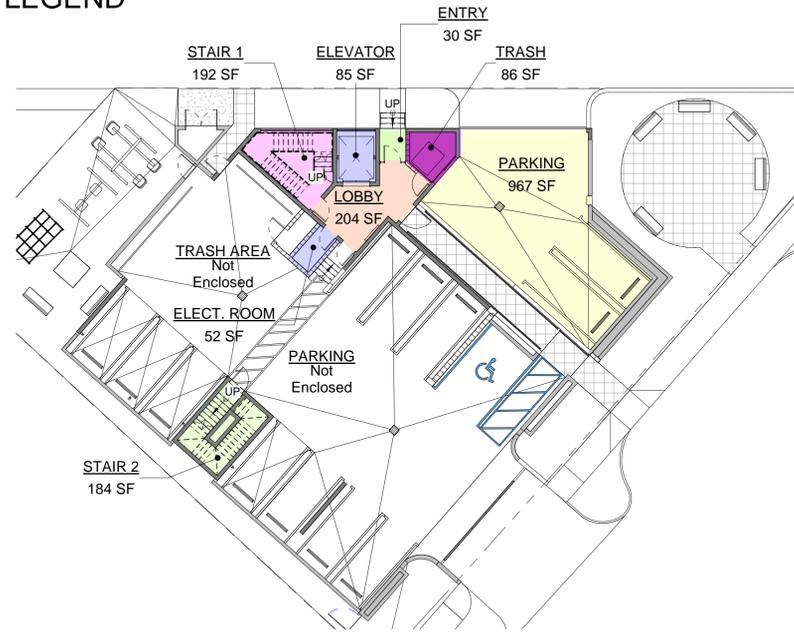
GENERAL INFORMATION
 Sheet Name

G 1.0

SITE DATA		
LEGAL DESCRIPTION		
LOT 15 OF BLOCK 2, OF "SANS SOUCI ESTATES" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 50, PAGE 86 OF THE PUBLIC RECORD OF MIAMI-DADE COUNTY, FLORIDA.		
ZONING INFORMATION		
PROJECT NAME:	PROPOSED APARTMENT BUILDING	
PROPERTY ADDRESS:	VACAN NORTH MIAMI, FLORIDA 33181	
ZONING:	R-5	
BUILDING CLASSIFICATION	MEDIUM DENSITY RESIDENTIAL	
LOT AREA:	10,569 SQ. FT. (0.24 ACRES)	
FOLIO:	06-2228-011-0280	
BUILDING SETBACKS		
	ALLOWED/REQUIRED	PROVIDED
FRONT	25'-0"	28'-0"
INTERIOR SIDE (ALLEY)	7'-6"	7'-7"
INTERIOR SIDE	7'-6"	7'-8"
REAR	25'-0"	25'-0"
MAXIMUM HEIGHT		
	ALLOWED/REQUIRED	PROVIDED
MAXIMUM BUILDING HEIGHT	75'-0"	51'-1"
MAX. GROUND COVERAGE		
	ALLOWED/REQUIRED	PROVIDED
MAX GROUND COVERAGE 80% x 10,569 SF = 8,455 SQ. FT.	80% (8,455 SQ. FT.)	70.53 % (7,455 SF*)
FLOOR AREA		
BUILDING FOOT PRINT AREA	4,343 SF	
PARKING AREA	6,146 SF (PARKING AREA ONLY)	
BUILDING AREA PER FLOOR:		
FIRST FLOOR	4,343 SF	
SECOND FLOOR	4,343 SF	
TOTAL	8,686 SF	
PARKING		
	ALLOWED/REQUIRED	PROVIDED
NUMBER OF UNITS 6 / 1.5 PER UNITS = 9 SPACES GUEST PARKING / 5% OF TOTAL REQUIRED = 1 SPACES	9 SPACES	17 SPACES
8 PARKING SPACES SHALL BE RETAINED DUE OF COVENANT		
LANDSCAPE		
LANDSCAPE (GREEN AREA)	3,114 SF (29.47 SF)	
REMARKS (*COVER AREA OF 7,455 SF INCLUDED DRIVEWAYS, WALKS, RECYCLING ENCLOSURE		

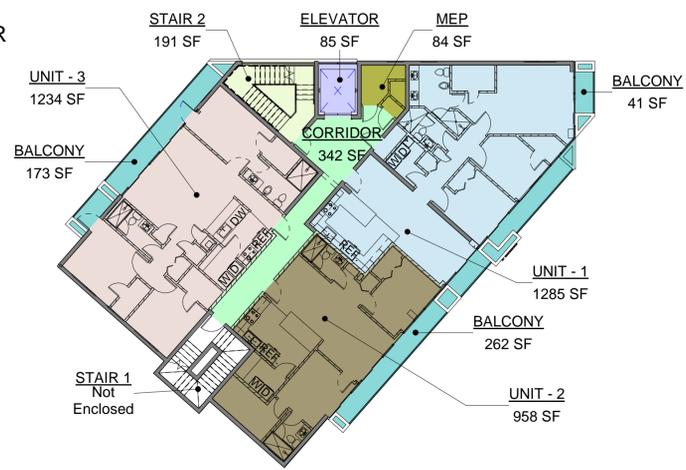
BUILDING AREA LEGEND

- ELECT. ROOM
- ELEVATOR
- ENTRY
- LOBBY
- PARKING
- STAIR 1
- STAIR 2
- TRASH
- TRASH AREA



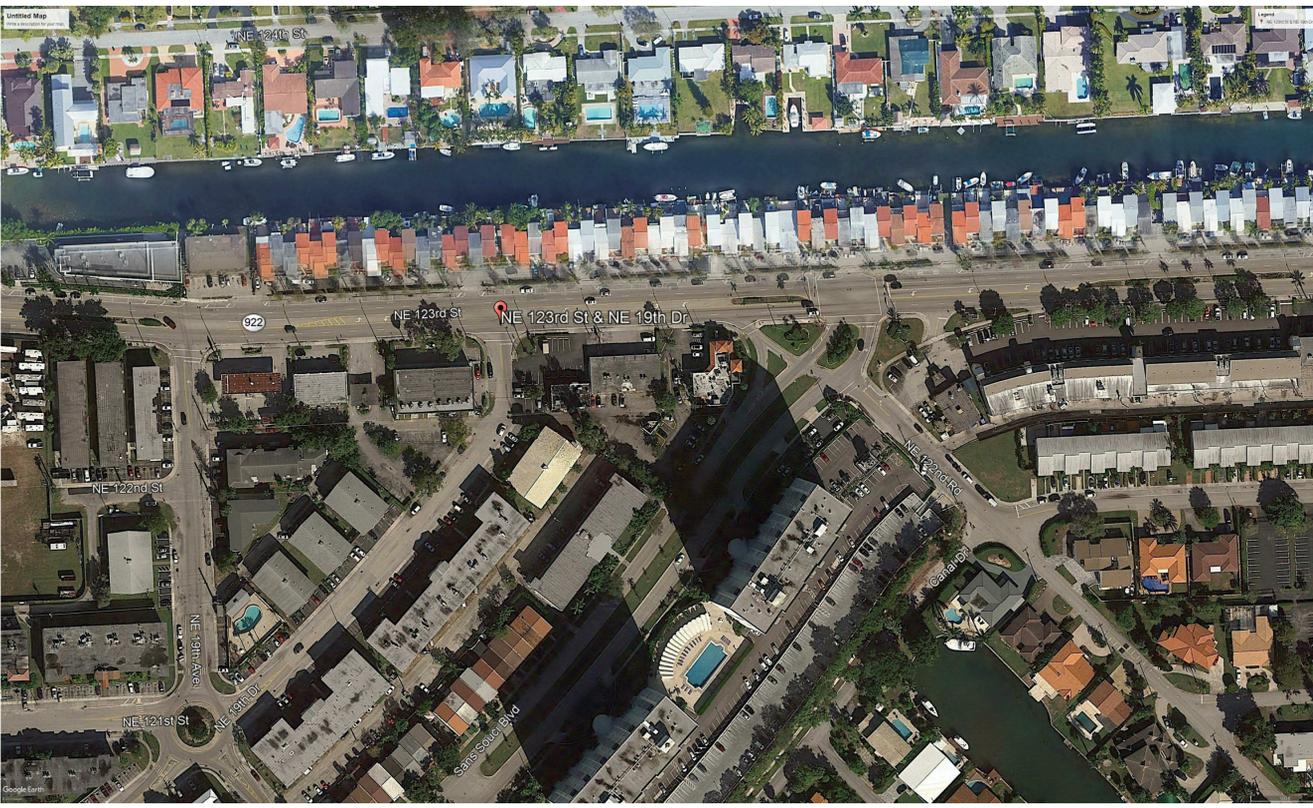
1 GROUND FLOOR AREA
 SCALE: 1/16" = 1'-0"

- BALCONY
- CORRIDOR
- ELEVATOR
- MEP
- STAIR 1
- STAIR 2
- UNIT - 1
- UNIT - 2
- UNIT - 3



2 SECOND AND THIRD FLOOR AREA
 SCALE: 1/16" = 1'-0"

UNIT AREAS - TYPICAL FOR ALL FLOOR	
UNIT - 1	1,285 SF
UNIT - 2	958 SF
UNIT - 3	1,234 SF



AERIAL PHOTOGRAPH

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2007/2020 01-14Z 12:16:01 PERMANENT PROJECT 12/20/2020 18:10:10 NORTH MIAMI REVIEW 2020-07-29 09:08:11 MIAMI, FL



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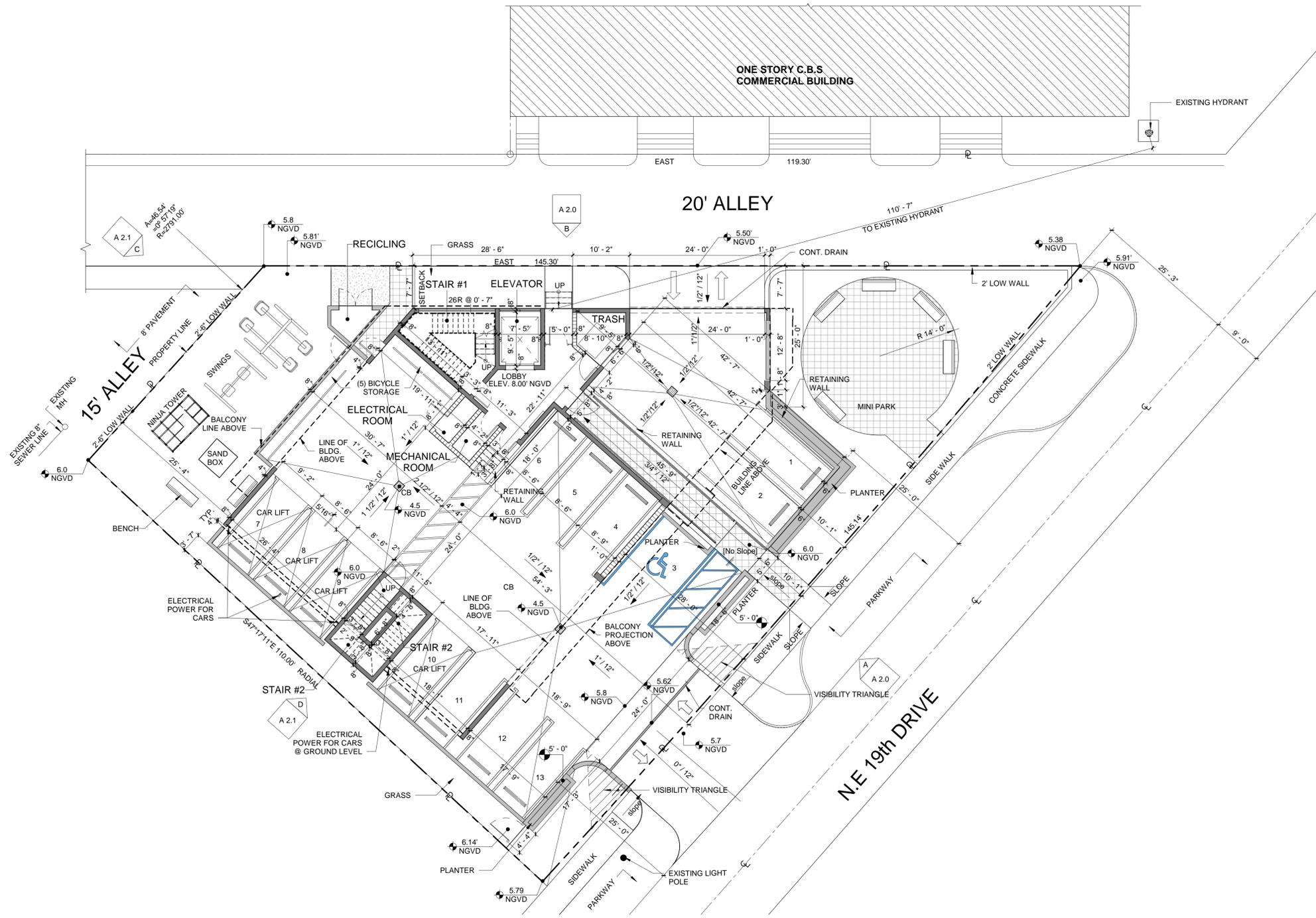
JOSE GONZALEZ, R.A.
 #8612

#	Date	DESCRIPTION

DATE
 07-22-20

GROUND FLOOR PLAN
 Sheet Name

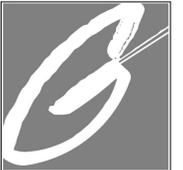
A 1.0



1 GROUND FLOOR PLAN
 SCALE: 1" = 10'-0"

20072620 01 48 55 P/E:01 FERNANDO PROJECT 12/20/20 1610 NORTH MIAMI BEACH 7/20/20 11/20/20 11/20/20

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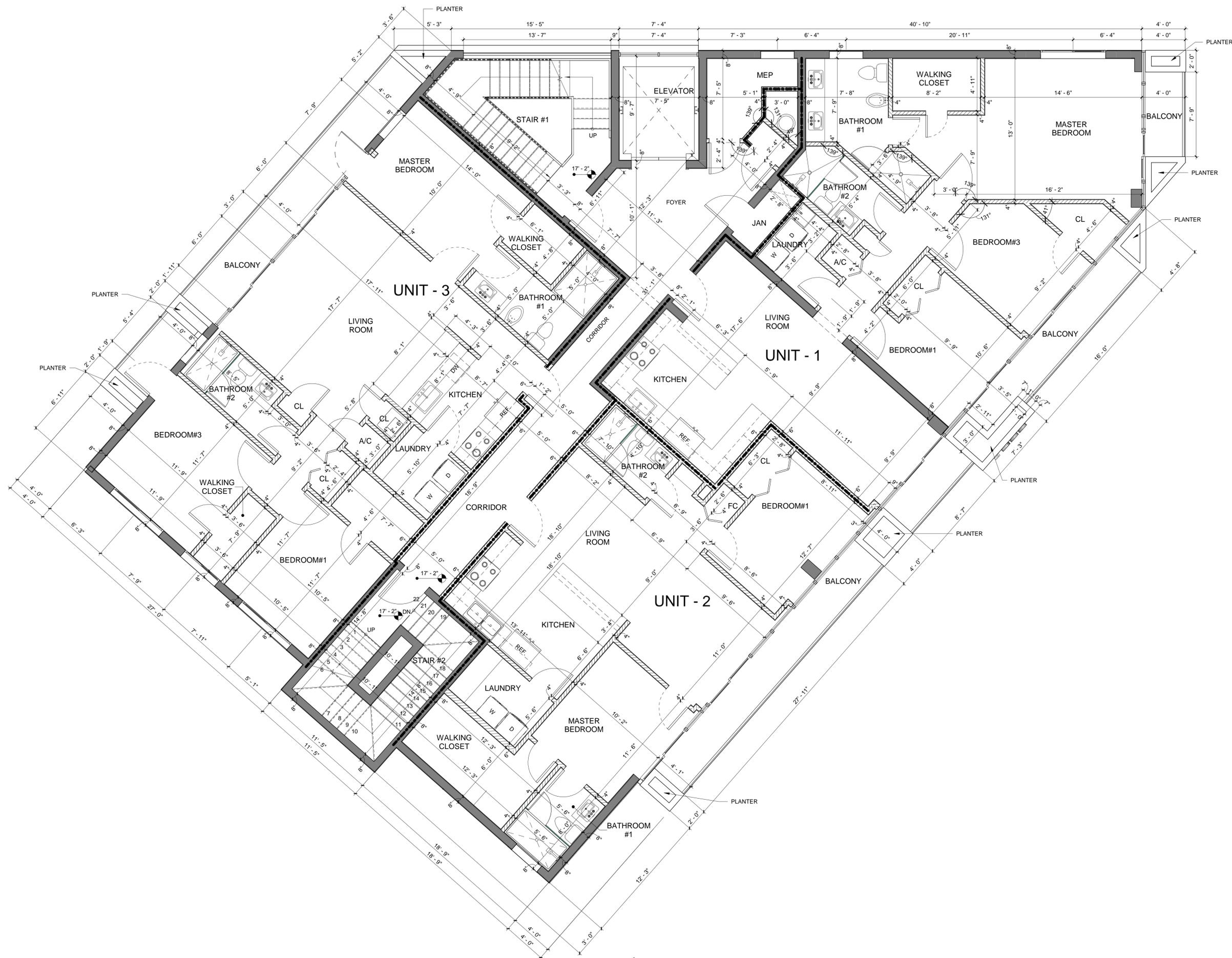
JOSE GONZALEZ, R.A.
 #8612

#	Date	DESCRIPTION

DATE
 07-22-20

SECOND FLOOR
 Sheet Name

A 1.1



1 TYP. SECOND AND THIRD FLOOR
 SCALE: 1/4" = 1'-0"

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2007/2020 01 48 58 P/E 01 FERNANDO PROJECT 2020/06 16 01 01 NORTH MIAMI REV 002/02 7 20 20 NORTH MIAMI FL

ITEM NO	SPACING	No OF PLANTS	PLANT NAME		CONTAINER	SIZE			CONDITION		ZONE	USE	REMARKS
			BOTANICAL	COMMON NAME		R	HTG	CALIPER	HTG x W	B-B			
1		1	QURUS VIRGINIANA	LIVE OAK	-	12'	5"	50' x 50'	°		10-11		
2		2	TECOMA STANS	YELLOW ELDER	-	8'	4"	15' x 8'	°			MORE THAN ANYTHING ELSE ABOUT THIS PLANT, THE FALL BLOOMING PERIOD PRODUCES THE COMMENTS. ITS SUCCESS IS WHEN USED AS A BACKGROUND SHRUB IN LARGE SCALE GROUP PLANTINGS.	
3		2	ROYSTONIA ELATA	SABAL PALM	-	10'	4"	30' x 20'	°		8a-11, FLORIDA NATIVE	IF COUNTED BY QUANTITIES, THE SABAL IS FLORIDA'S MOST COMMONLY USED LANDSCAPE MATERIAL. GROUPS OF SABALS ARE OFTEN PLANTED IN GROUPS OF 20 OF 30 VARYING IN HEIGHT AND SPACING AS WELL AS DIRECTION OF TREES. STREET TREE, SPECIMEN, PARKING LOT ISLA BUFFER OR MEDIAN.	
4		4	PRUNUS MIRTIFOLIA	WEST INDIAN CHERRY	-	10'	4"	40' x 40'	°			CAN BE GROWN AS A SPECIMEN, AS A BACKGROUND LOOSE SCREEN OR TIGHT HEDGE, LITTLE KNOWN AMONG LANDSCAPE PEOPLE AND IS NOW GROWN BY SEVERAL DADE COUNTY NURSERYMEN. IT WILL GAIN POPULARITY.	
5		8	PASSIFLORA INCARNATA	PASSIFLORA ZEBRA	3 GAL	3'	-	20' x 20' SPACING 10'					1
6	SPACING @ 6' O/C	6	HAMELIA PATENS	FIRE BUSH	3 GAL	3'	-	10' x 6'			10a-11, FLORIDA NATIVE	EXCELLENT TALL BACKGROUND SUBJECT IN SHRUB GROUPINGS. PRIME ATTRACTOR FOR BIRDS. AS A LARGE SPECIMEN WITH A BACKGROUND OF TREES IT COULD SURPRISE YOU BY ITS GRACE AND COLOR.	2
7	SPACING @ 5' O/C	12	MALVISCUS ARBOREUS VAR	TURK'S CAP	3 GAL	3'	-	5' x 4'					3
8	SPACING @ 5' O/C	6	ASCLEPIAS SYRIACA	MILK WEED	1 GAL	2'	-	5' x 5'					4
9	SPACING @ 4' O/C	28	Deschampsia cespitosa	BLACK EYE SUSAN	1 GAL	2'	-	4' x 4'					

REMARKS

1. ATRAT BUTTER FLYES & HUMIN BIRB
2. ATRAT BUTTER FLYES & HUMIN BIRB AND ZEBRA BUTTER FLY
3. ATRAT BUTTER FLYES & HUMIN BIRB
4. ATRAT BUTTER FLYES & HUMIN BIRB

NOTE: TREE BLACK OLIVE TREES HAD TO BE REMOVED ALSO FOUR SHRUBS.

PLACE HOST PLANTS IN A WILDFLOWER MEADOW, NEXT TO A LOG PILE THAT SERVES AS A SHELTER OR HIBERNATION SPOT FOR BUTTERFLIES, OR IN A SPECIAL AREA OF FLOWER BEDS.

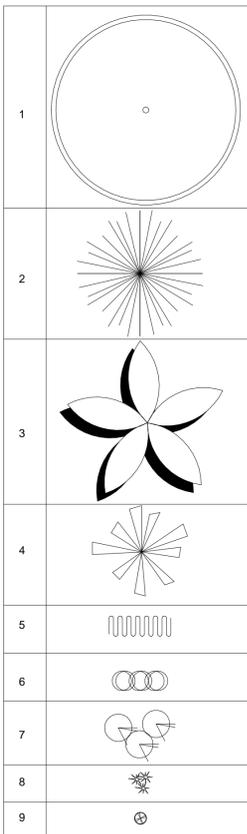
NOTES:

REMOVAL OF ANY AND ALL TREES AND PALMS WILL REQUIRE A WRITTEN TREE REMOVAL PERMIT FROM THE CITY / BUILDING DEPARTMENT.

GROUND COVER:

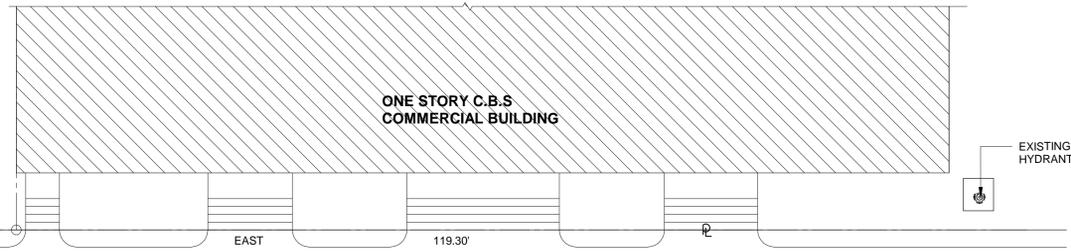
MULCH: "PINE BARK" WITH 2" DEPTH OF TOP SOLID SPREAD IN PLACE
 SOD: "FLORATAM" ST. AGUSTINE (STENOTAPHRUM SECUNDATUM)
 SOD TO BE USED ALONG NEW / EXISTING AND FINISH ALL AREA IMPACTED OR DAMAGED DURING CONSTRUCTION.

TOP SOIL, SOD AND MULCH AREA ARE APPROXIMATE. FINAL TOTAL AREA WILL DETERMINATE AT FINAL INSPECTION AND APPROVAL.



LEGEND PLANTING SYMBOL

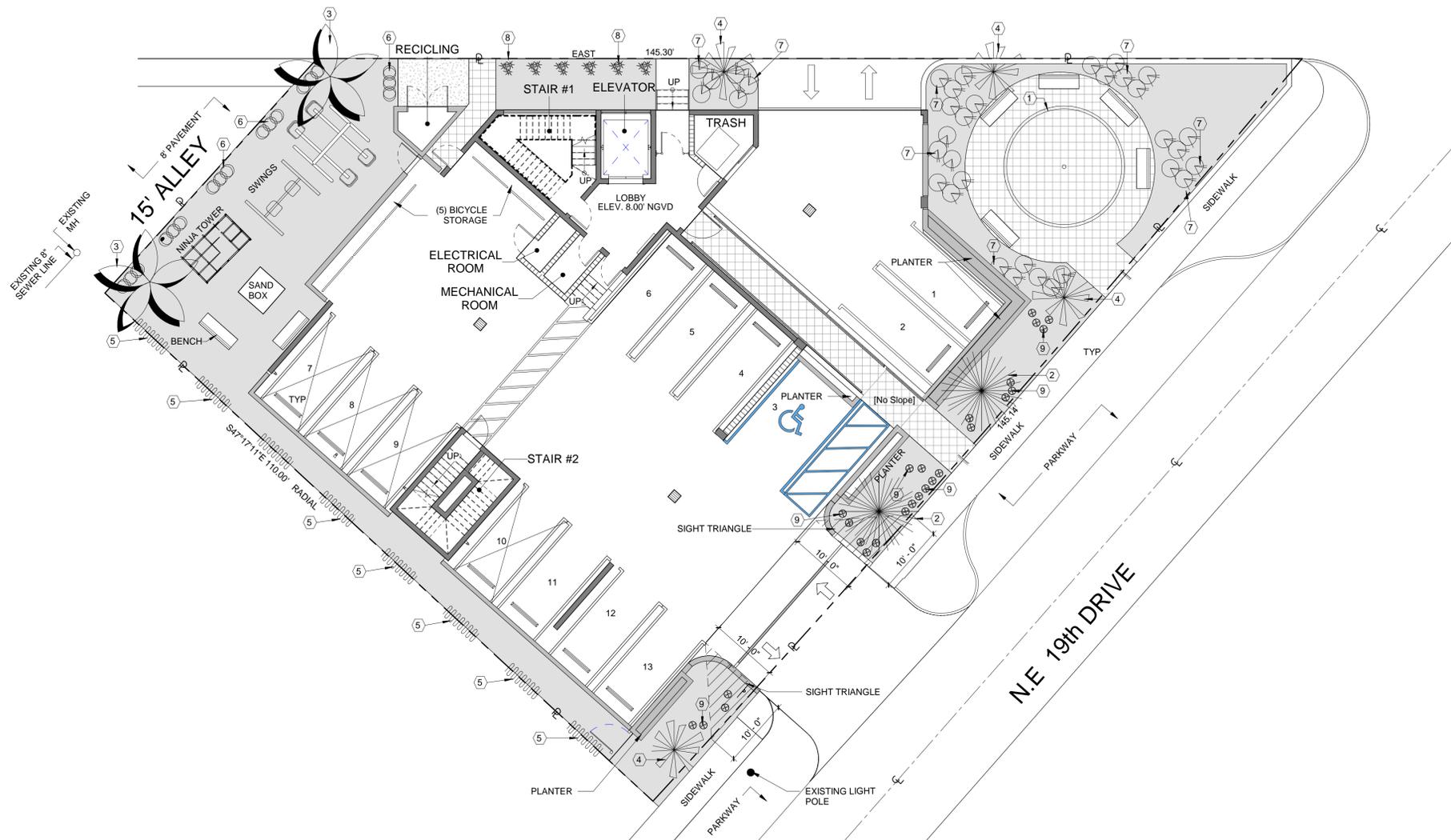
SCALE: N.T.S.



EXISTING 2" WATER LINE

20' ALLEY

EXISTING 2" WATER LINE



LANDSCAPE PLAN

SCALE: 1" = 10'-0"



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 NORTH MIAMI, FLORIDA

PROJECT

CONSULTANT



JOSE GONZALEZ, R.A.
 #8612

#	Date	DESCRIPTION

DATE
 07-22-20

LANDSCAPE PLAN
 Sheet Name

L 1.0

PROPOSED

NEW APARTMENTS BUILDING



INDEX :

SHEET LIST

No.	SHEET NUMBER	SHEET NAME
1. GENERAL		
1	G 0.0	COVER SHEET
2	G 1.0	GENERAL INFORMATION
3	SP 1.0	SITE PLAN
2. LANDSCAPE		
1	L 1.0	LANDSCAPE PLAN
3. ARCHITECTURE		
1	A 1.0	GROUND FLOOR PLAN
2	A 1.1	SECOND FLOOR
3	A 2.0	ELEVATION
4	A 2.1	ELEVATION
5	A 3.0	RENDERINGS



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 NORTH MIAMI, FLORIDA

LEGAL DESCRIPTION :

SEE SURVEY ATTACHED

APPLICABLE BUILDING CODES:

FLORIDA BUILDING CODE, BUILDING (FBC-B)-2017
 FLORIDA BUILDING CODE, EXISTING BUILDING-2017
 FLORIDA BUILDING CODE, MECHANICAL-2017
 FLORIDA BUILDING CODE, FUEL GAS-2017
 FLORIDA BUILDING CODE, PLUMBING-2017
 FLORIDA FIRE PREVENTION CODE (FFPC)-2017
 NATIONAL ELECTRICAL CODE (NEC)-2017
 FLORIDA ACCESSIBILITY CODE-2017

SCOPE OF WORK:

PROPOSED NEW THREE STORY 6 UNITS APARTMENT BUILDING

LOCATION MAP :



PROJECT

CONSULTANT



JOSE GONZALEZ, R.A.
 #8612

#	Date	DESCRIPTION

07-22-20

DATE

COVER SHEET

Sheet Name

G 0.0

ARCHITECTURE
JOSE CONZALEZ A.I.A.

STRUCTURAL ENG.

MEP ENG.

CIVIL ENG.



NORTHEAST VIEW



SOUTHWEST VIEW



EAST VIEW



NORTH VIEW



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#	Date	DESCRIPTION

DATE
07-22-20

RENDERINGS
Sheet Name

A 3.0

2007/2020 (1) 42 (2) P/E (1) FERNANDO PROJECTS 2020 (2) 1610 NORTH MIAMI REVISIONS: 2-2020 (1) MIAMI, FL

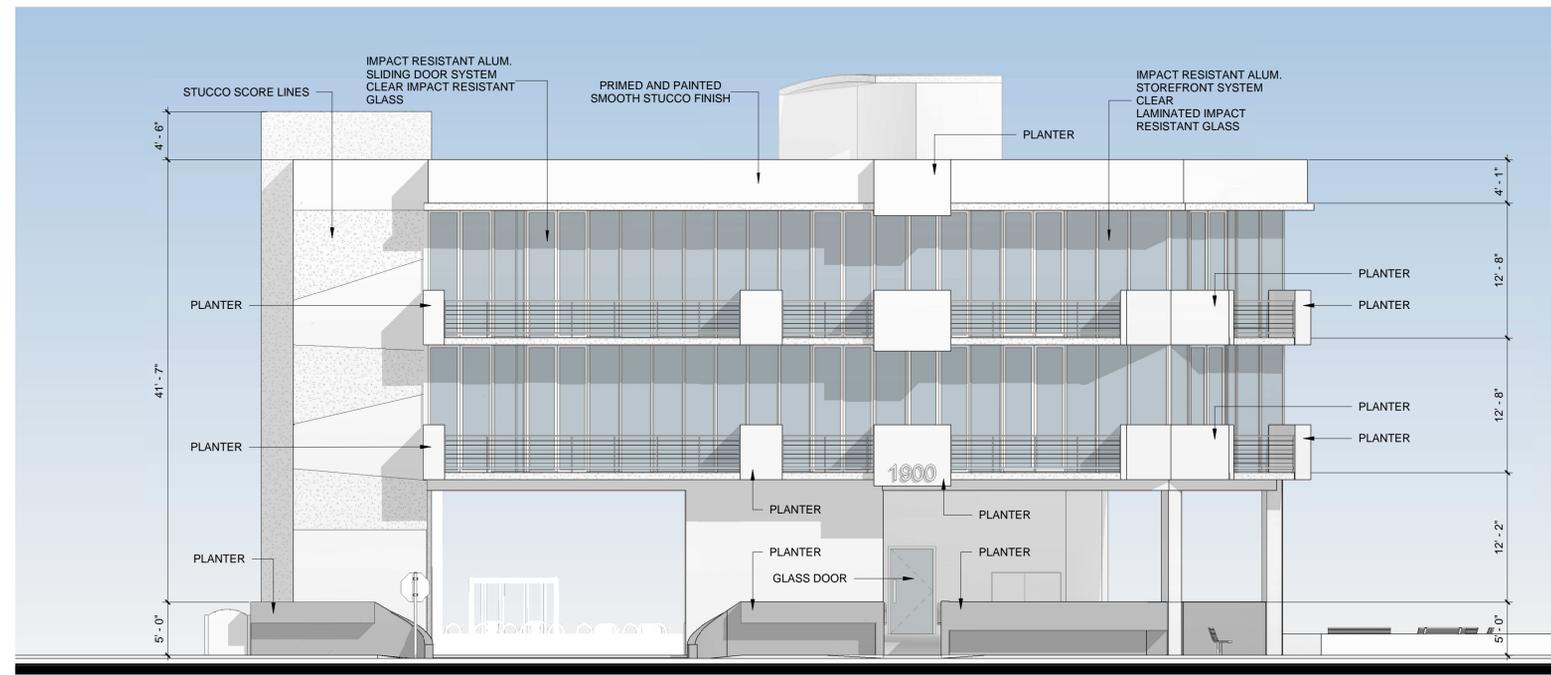
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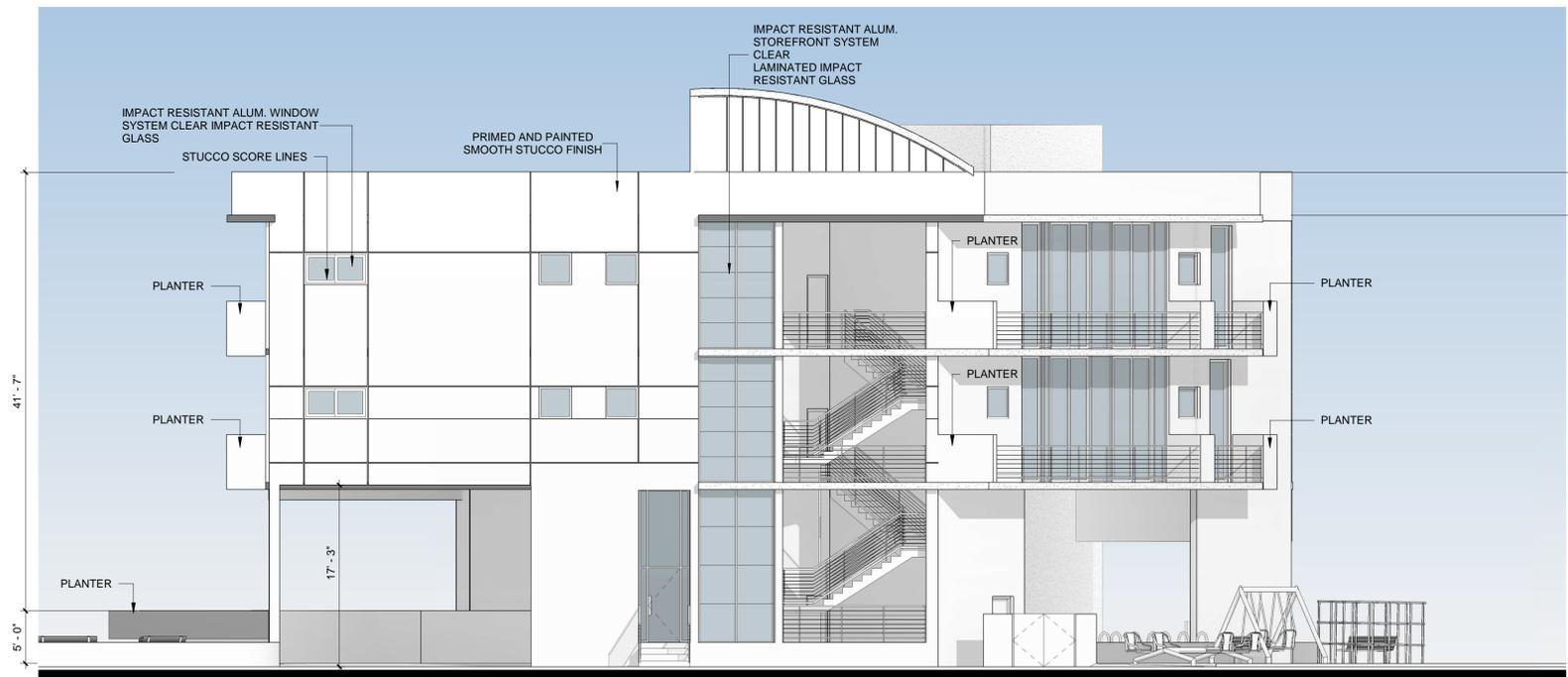
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COLOR LEGEND:

- 1 - PRIMED AND PAINTED SMOOTH STUCCO FINISH
- 2 - PRIMED AND PAINTED SMOOTH STUCCO FINISH
- 3 - PRIMED AND PAINTED SMOOTH STUCCO FINISH
- 4 - PRIMED AND PAINTED SMOOTH STUCCO FINISH



A ELEVATION A
 SCALE: 1/8" = 1'-0"



B ELEVATION B
 SCALE: 1/8" = 1'-0"

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ELEVATION
 Sheet Name

A 2.0

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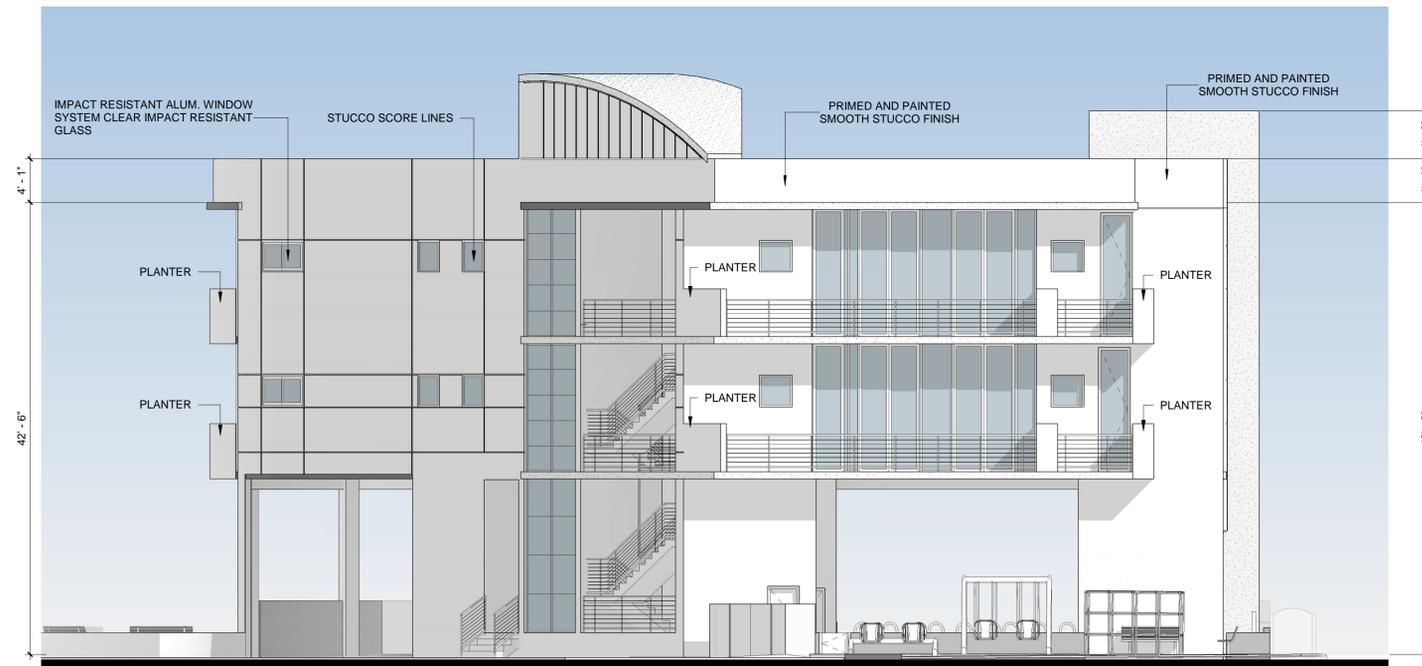
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 07-22-20

ELEVATION
 Sheet Name

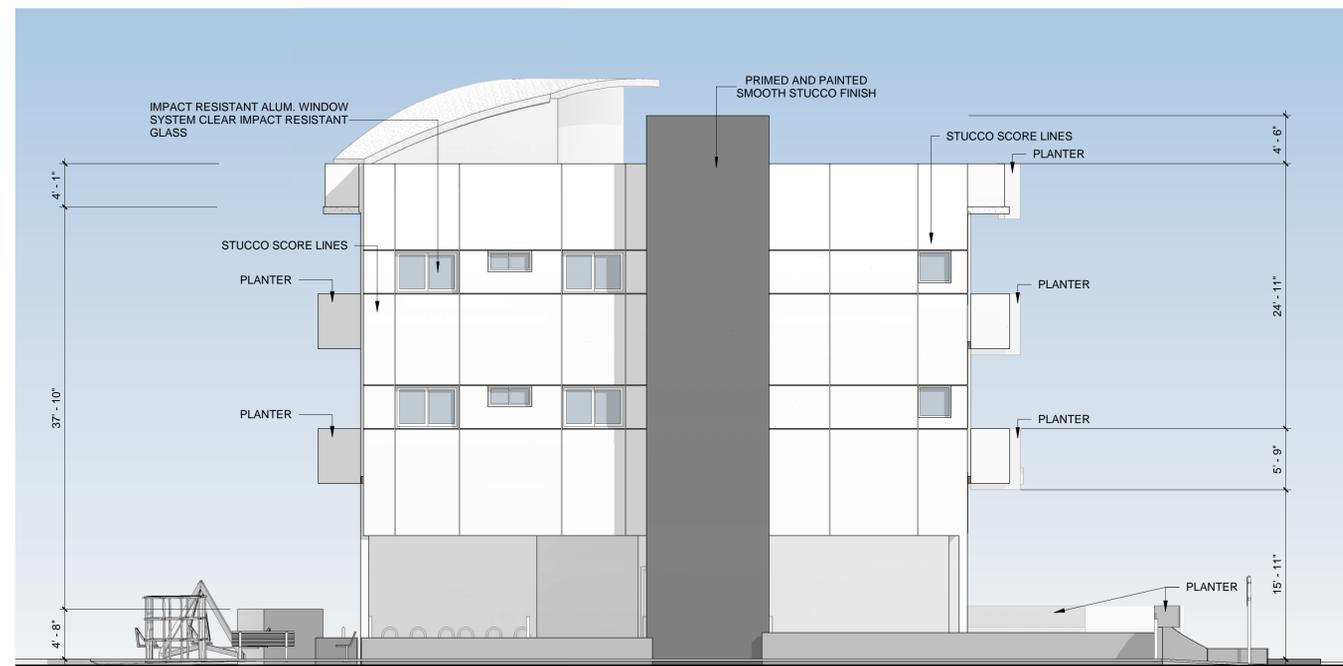
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COLOR LEGEND:

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- 2 - PRIMED AND PAINTED SMOOTH STUCCO FINISH
- 3 - PRIMED AND PAINTED SMOOTH STUCCO FINISH
- 4 - PRIMED AND PAINTED SMOOTH STUCCO FINISH

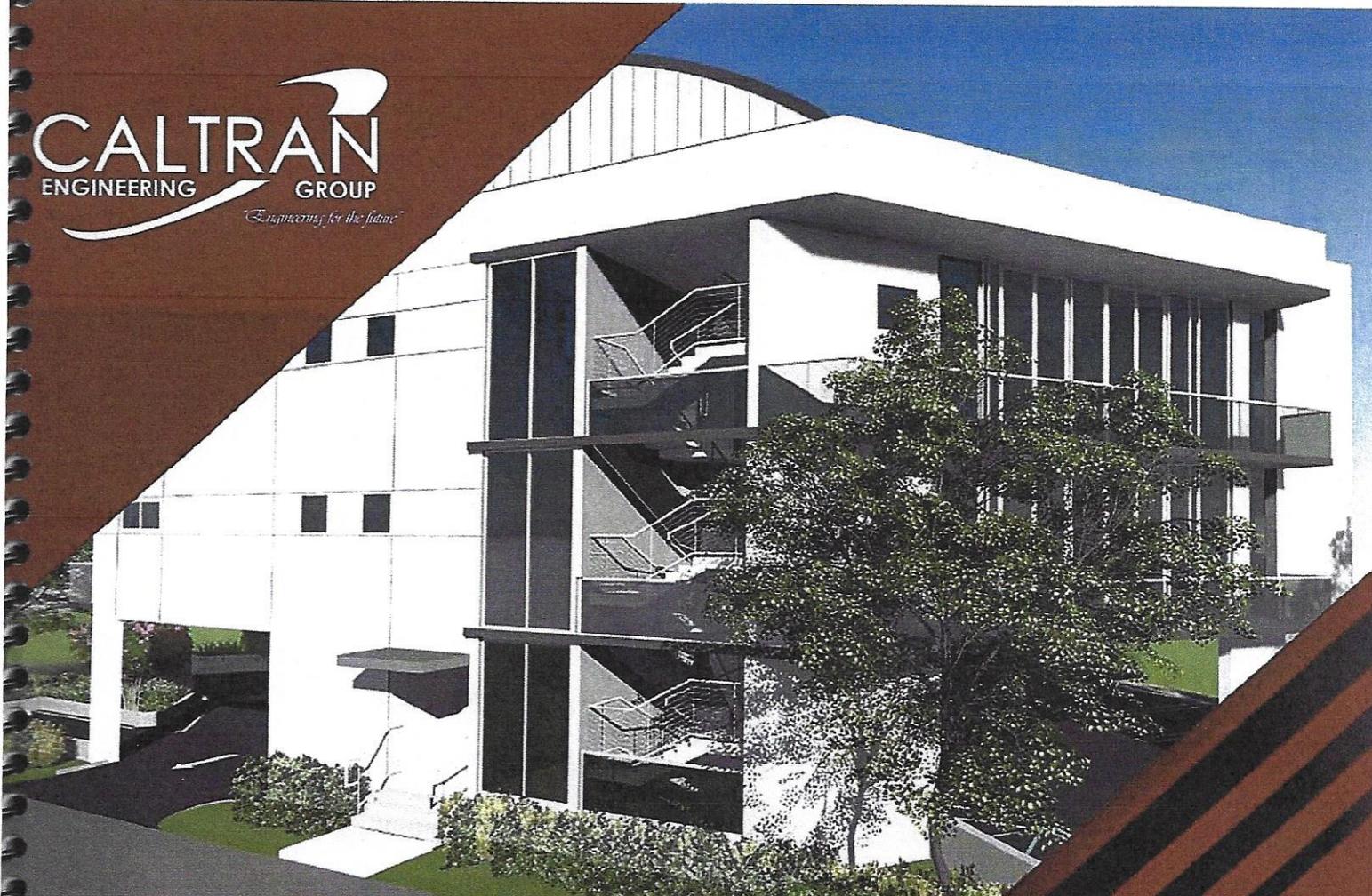


C ELEVATION C
 SCALE: 1/8" = 1'-0"



D ELEVATION D
 SCALE: 1/8" = 1'-0"

20072620 01 42 12 P.M. 01 FERNANDO PROJECT 1910 NORTH MIAMI BEACH 33132 7 29 2020 R1 MIAMI FL



Residential Development

Trip generation Memorandum

Caltran Engineering Group, Inc.
790 NW 107 Avenue, Suite 200
Miami, FL 33172
Phone: 786-456-7700
Fax: 786-513-0711

DATE: December 17, 2019

FROM: Juan S. Calderon, P.E., PTOE, Project Manager

TO: Alzate Construction

SUBJECT: Residential Development

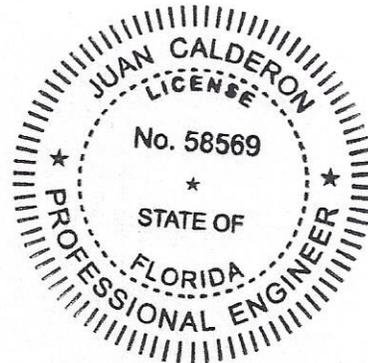
Engineer's Certification

I, Juan S. Calderon, certify that I currently hold an active Professional Engineer's License in the State of Florida and I am competent through education and experience to provide engineering services in the civil and traffic engineering disciplines contained in this report. I further certify that this report was prepared by me, or under my responsible charge, as required by Chapter 61G15-18. F.A.C. and that all statements, conclusions and recommendations made herein are true and correct to the best of my knowledge and ability.


12/17/19

Juan S. Calderon, P.E. PTOE

State of Florida Board of Professional Engineers,
Professional Engineer License No. 58569
State of Florida Board of Professional Engineers
Certificate of Authorization No.29379



MEMORANDUM

DATE: December 17, 2019

SUBJECT: Residential Development NE 19th DR & NE 123rd Street.

CALTRAN Engineering Group, Inc. (CALTRAN) was retained by *Alzate Construction* to generate a trip generation for the proposed apartment building located at NE 19th DR & NE 123rd Street North Miami Florida

The proposed Medium Density development consist of 6 residential units within a 10,569 SQ. FT. lot area under Folio No. 062228-011-0280 R-5 zoning classification.

The proposed building will provide access through N.E 19th Drive and through the 20 FT Alley that is located north of the property.

Architectural site plan and area calculations are found in **Appendix A.**



Figure 1: Site Location

1.0 TRIP GENERATION

Trip Generation Analysis was performed under the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 10th Edition* through the Online Traffic Study Software (OTISS). The trip generation analysis was as follows:

Table 1: ITE Land Uses

Land Use		Size	Weekday		AM		PM	
			Entry	Exit	Entry	Exit	Entry	Exit
Existing Land Use	220- Multifamily Housing (Low Rise)	6 UNITS	22	22	1	2	2	1

Trip generation and related information is documented in **Appendix B**.

2.0 TRIP DISTRIBUTION

Trip distribution is a function of the origin and destination of the site users and the available roadway system. The trip distribution of the traffic generated by the proposed renovations was determined based on an interpolation between the 2010-2040 Miami-Dade Long Range Transportation Plan traffic analysis zones (TAZ 195) cardinal distribution (CD) patterns.

Table 2 illustrates the interpolated trip distribution for the proposed development renovation.

For further information on TAZ percentages and trip distribution related information please refer to **Appendix C**.

Table 2: Cardinal Trip Distribution

YEAR	TAZ	NNE	ENE	ESE	SSE	SSW	WSW	WNW	NNW
2019	195	1054	215	156	390	1062	1022	884	1081
%		18.0%	3.7%	2.7%	6.7%	18.1%	17.4%	15.1%	18.4%

Additionally, in order to supplement the 2010-2040 Miami- Dade Long Range Transportation Plan cardinal distribution, the Florida Department of Transportation (FDOT) portable traffic monitoring sites 871023 and 872523, located at SR 922 NE/NW 125 Street, 200’ west of North Bay Shore and SR 5/US-1, 200’ north of SR 922/NE 123 Street respectively, within the area of influence of the proposed development, were analyzed for traffic pattern behaviors.



The above-mentioned data collection within the area of influence of the proposed development yielded the following Average Daily Traffic distribution:

Table 2: ITE Land Uses

	Movement	Date	ADT	Average	Percentage
Station 871023	Eastbound	10/9/2018	11,313	11,421	16%
		10/10/2018	11,400		
		10/11/2018	11,550		
	Westbound	10/9/2018	11,325	11,578	16%
		10/10/2018	11,553		
		10/11/2018	11,857		
Station 872523	Northbound	9/11/2018	24,644	24,763	34%
		9/12/2018	24,632		
		9/13/2018	25,014		
	Southbound	9/11/2018	24,475	24,914	34%
		9/12/2018	25,328		
		9/13/2018	24,940		

Based on the data provided by the Miami- Dade Long Range Transportation Plan (LRTP) and the FDOT portable stations, it is estimated a total of 68% percent of the forecasted trips could travel along SR 5/ US 1, while 32% could travel through NE 123 Street.

Figure 1 shows the cardinal trip distribution and **Figure 2** shows the peak hour (AM/PM) trip assignment volumes.

(SPACE INTENTIONALLY LEFT BLANK)

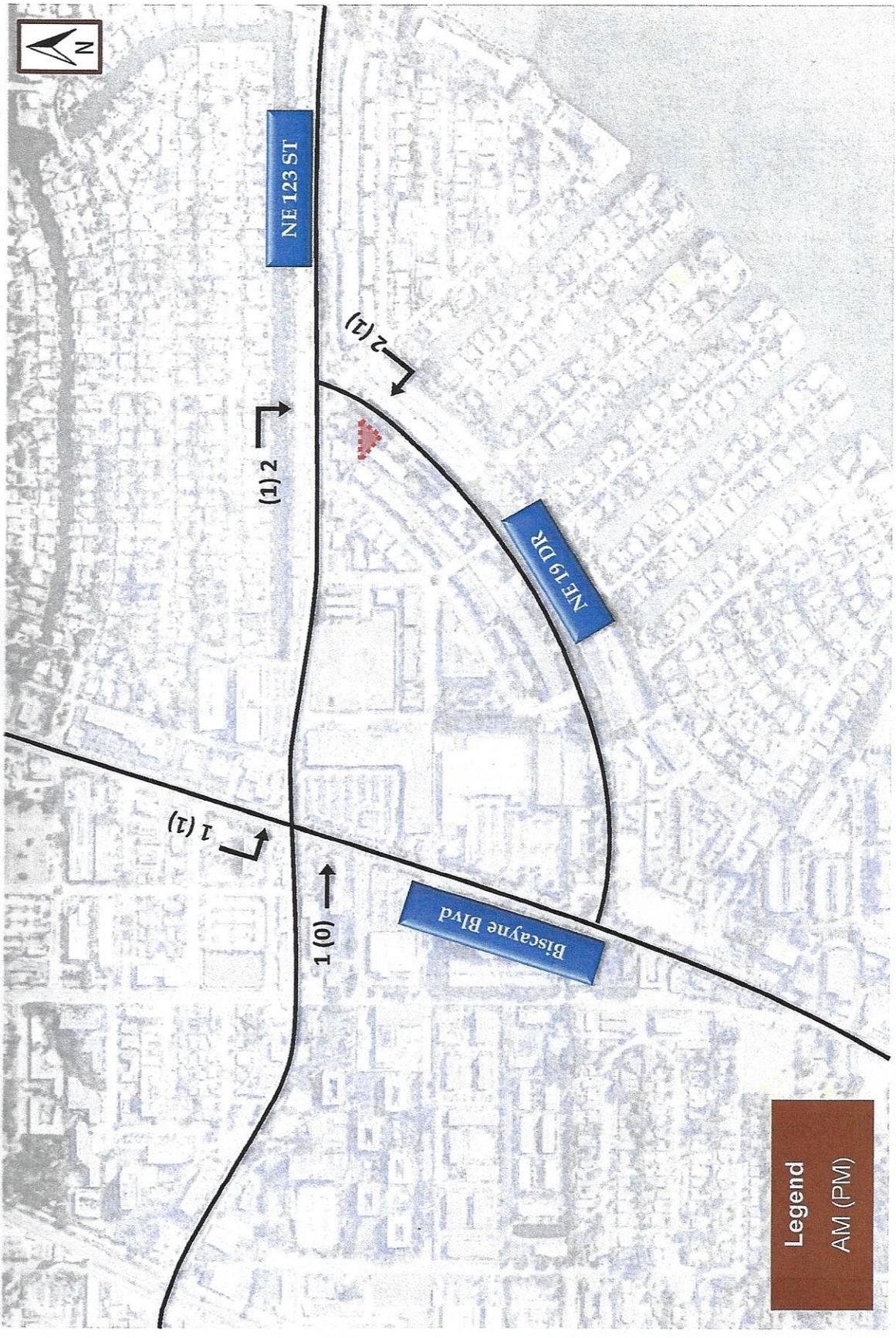


Figure 2: Cardinal Trip Distribution for the Proposed Residential - Entry

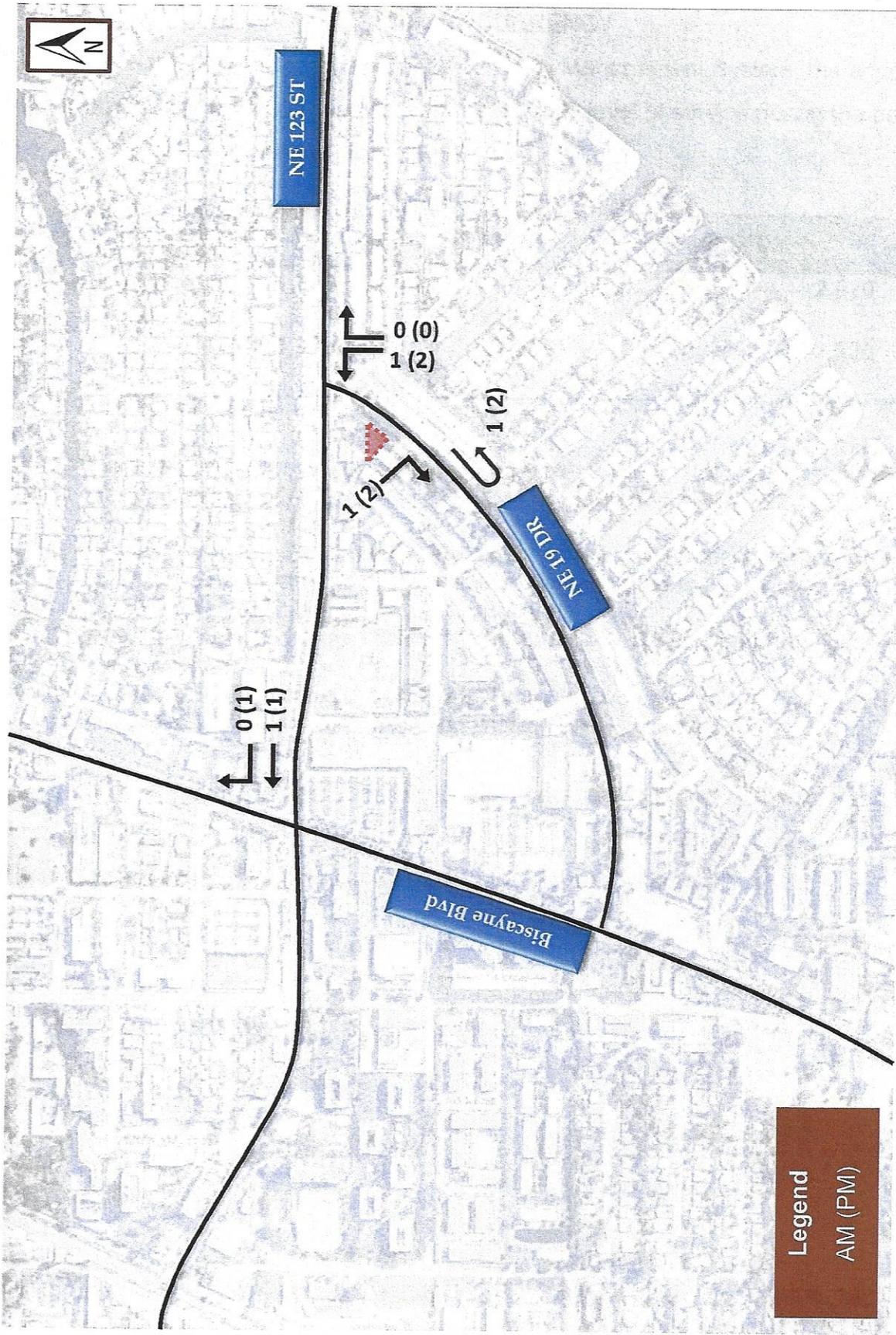


Figure 3: Cardinal Trip Distribution for the Proposed Re-Development - Exit

3.0 CONCURRENCY

Pursuant to the Miami-Dade County Concurrency Management System, the adjacent traffic count station should operate at an acceptable level of service during the peak hour period of the proposed development.

Table 4. Concurrency Analysis

Scenario (PM Peak)	Average Peak Hour Volume	Future Average Peak Hour Volume	Trips Generation	Capacity
Existing	1,800	-	-	2,920
Build Out (2020)	1,900	1,900	3	2,920

- 1. Peak Hour Volume:** Existing Average Peak Hour Volume was obtained by averaging the FDOT PM Peak hour Volume collected at SR 922 / NE / NW 125th Street. Station 871023. (1,786 vehicles)
- 2. Future Average Peak Hour Volume:** In order to forecast future peak hour volumes, a moderate growth factor of 2% was applied to the existing volume. (1800*1.04 =1,872)
- 3. Trip Generation:** As per Table 1. The proposed development could generate a total of 3 trips
- 4. Capacity:** Generalized Peak Hour Two-Way volumes for Florida’s Urbanized Areas Table 4 Capacity D-Class II

The proposed development is forecasted to add a total of 3 vehicles to the adjacent roadway network during the PM peak hourly volume. As a result, SR 922 / NE / NW 125th Street will not be adversely impacted due to the residential building.

4.0 CONCLUSION

As per the (ITE) 10th Edition, the proposed development is expected to generate a total of 44 vehicles during a regular weekday with 3 vehicles during the AM and PM peak periods.

Such traffic is expected to select Biscayne Blvd (68%) and SR 922 / NE / NW 125th Street (32%) as primary routes as to ingress and egress the proposed development

Concurrency analysis concluded that SR 922 / NE / NW 125th Street will maintain acceptable Levels of Service with the additional residential development trip generation.

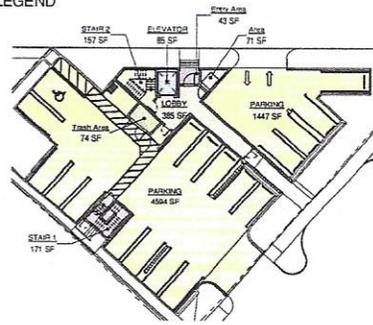
Therefore not adverse impact is expected!

Appendix A
Architectural Site Plan

SITE DATA		
LEGAL DESCRIPTION		
LOT 18 OF BLOCK 1 OF MIAMI ROAD ESTATES ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 55 PAGE 18 AND THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.		
ZONING INFORMATION		
PROJECT NAME	PROPOSED APARTMENT BUILDING	
PROPERTY ADDRESS	1400 NORTH MIAMI AVENUE, SUITE 201	
ZONING	R-2	
BUILDING CLASSIFICATION	MEDIUM DENSITY RESIDENTIAL	
LOT AREA	12,588.00 SQ. FT. (0.28 AC)	
TOTAL	38,858.00 SQ. FT.	
BUILDING SETBACKS		
	ALLOWED/REQUIRED	PROVIDED
FRONT	25' 0"	25' 0"
REAR	25' 0"	25' 0"
RIGHT SIDE	5' 0"	5' 0"
LEFT SIDE	5' 0"	5' 0"
MAXIMUM HEIGHT	ALLOWED/REQUIRED	PROVIDED
	35' 0"	35' 0"
MAX. GROUND COVERAGE		
	ALLOWED/REQUIRED	PROVIDED
	80% (8,270.40 SQ. FT.)	84% (8,210.00 SQ. FT.)
FLOOR AREA		
BUILDING FOOTPRINT AREA	4,315.00 SQ. FT.	
BUILDING AREA	12,588.00 SQ. FT.	
BUILDING AREA PER FLOOR	4,315.00 SQ. FT.	
FIRST FLOOR	4,315.00 SQ. FT.	
SECOND FLOOR	4,315.00 SQ. FT.	
TOTAL	8,630.00 SQ. FT.	
PARKING		
	ALLOWED/REQUIRED	PROVIDED
MINIMUM REQUIRED	19 SPACES	19 SPACES (10 VISITOR)
PROVIDED	19 SPACES	19 SPACES (10 VISITOR)
PARKING SPACES SHALL BE RETAINED DUE TO COVENANT		
LANDSCAPE		
LANDSCAPE GREEN AREA	2,842.00 SQ. FT. (22%)	
REMARKS		

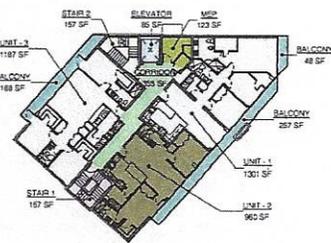
BUILDING AREA LEGEND

- Area
- ELEVATOR
- Entry Area
- LOBBY
- PARKING
- STAIR 1
- STAIR 2
- Trash Area



1 GROUND FLOOR AREA
SCALE: 1/8" = 1'-0"

- BALCONY
- CORRIDOR
- ELEVATOR
- MEP
- STAIR 1
- STAIR 2
- UNIT - 1
- UNIT - 2
- UNIT - 3



2 SECOND FLOOR AREA
SCALE: 1/8" = 1'-0"



AERIAL PHOTOGRAPH



JOSE GONZALEZ, A.L.A.
P.E. 000812
PROJECT ARCHITECT
418 N.E. 114 ST
MIAMI, FL 33131
PHONE: 305.581.3038
FAX: 305.581.8517
WWW.JGARCHITECT.COM

PROPOSED NEW APARTMENTS BUILDING
AT
NE 10 DR. & NE 123 STREET
NORTH MIAMI, FLORIDA

CONSULTANT

JOSE GONZALEZ, R.A.
0012

DATE

5/7/2019

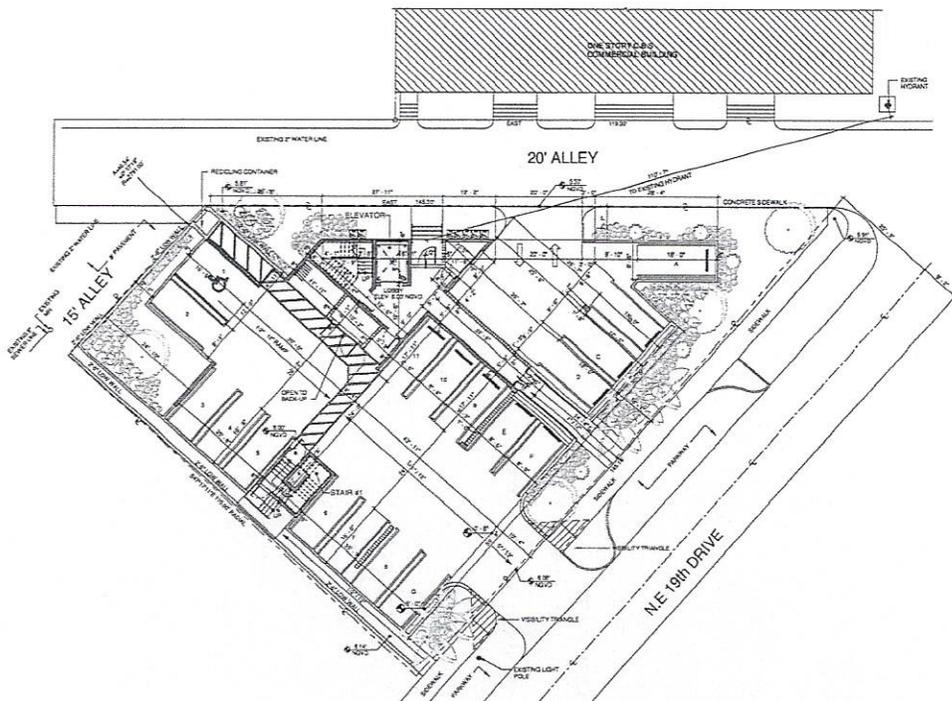
DATE

GENERAL INFORMATION

Sheet No.

G 1.0

2 of 1



1 SITE PLAN
SCALE 1" = 10'-0"



JOSE GONZALEZ, A.E.A.
P.E. 20882-4
ARCHITECTURE
ENGINEERING
SURVEYING & CONSULTING
4152 N.E. 114th ST.
Miami, FL 33151
Phone: 305.881.3038
Fax: 305.881.9517
Email: jg@jgconsult.net

PROPOSED NEW APARTMENTS BUILDING
AT
NE 19 DR. & N.E. 123 STREET
NORTH MIAMI, FLORIDA

PROJECT

CONSULTANT

JOSE GONZALEZ, R.A.
P.E. 20882-4

5/10/2019
DATE

SITE PLAN
Sheet No.

SP 1.0
3 of 1



JOSE GONZALEZ, A.E.C.
 P.A. 0008-12
 ARCHITECTURE
 415 N.E. 114 ST
 Miami, FL 33161
 Phone: 305 851 2028
 Fax: 305 851 8517
 Web: jg@jgarchitect.com

PROPOSED NEW APARTMENTS BUILDING
 AT
 ME 10 DR & N.E. 42nd STREET
 NORTH MIAMI, FLORIDA

PROJECT

CONSULTANT

JOSE GONZALEZ, R.A.
 ARCHITECT

DATE

5/7/03

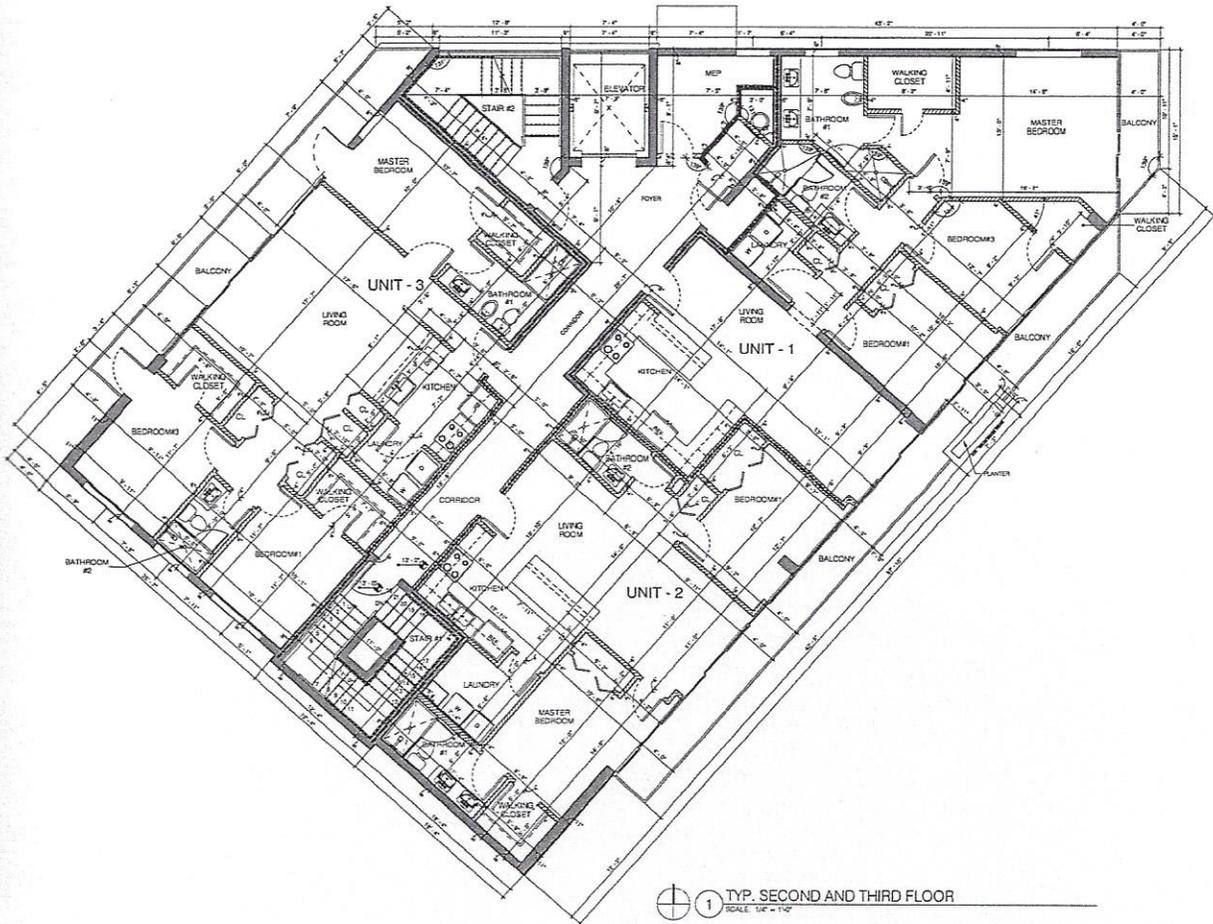
DATE

SECOND FLOOR

Sheet Name

A 1.1

2 of 1



1 TYP. SECOND AND THIRD FLOOR
 SCALE: 1/8" = 1'-0"



NORTHEAST VIEW



SOUTHWEST VIEW



EAST VIEW



NORTH VIEW



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 INTERIOR DESIGN
 DESIGN CONSULTING
 410 N.E. 114 ST
 MIAMI, FL 33131
 Phone: 305 281 3038
 Fax: 305 281 8517
 www.jgpa.com/office

PROPOSED NEW APARTMENTS BUILDING
 AT
 NE 10 DR. & NE 120 STREET
 NORTH MIAMI, FLORIDA

PROJECT

CONSULTANT

DATE

JOSE GONZALEZ, R.A.
 8012

5/7/2019
 DATE
 REVISIONS
 Sheet Name

A 3.0
 8 of 1

Appendix B
OTISS Trip Generation Report

Project Information	
Project Name:	Ana Alzate- Construction - Low Rise
No:	
Date:	5/28/2019
City:	Miami
State/Province:	Florida
Zip/Postal Code:	
Country:	United States
Client Name:	
Analyst's Name:	
Edition:	Trip Generation Manual, 10th Ed

Land Use	Size	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.				Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.			
		Entry	Exit	Entry	Exit	Entry	Exit	Entry	Exit
220 - Multifamily Housing (Low-Rise) (General Urban/Suburban)	6 Dwelling Units	22	22	1	2	22	22	2	2
Reduction		0	0	0	0	0	0	0	0
Internal		0	0	0	0	0	0	0	0
Pass-by		0	0	0	0	0	0	0	0
Non-pass-by		22	22	1	2	22	22	2	2
Total		22	22	1	2	22	22	2	2
Total Reduction		0	0	0	0	0	0	0	0
Total Internal		0	0	0	0	0	0	0	0
Total Pass-by		0	0	0	0	0	0	0	0
Total Non-pass-by		22	22	1	2	22	22	2	2

Appendix C
Trip Distribution and TAZ Tables

TABLE 4

Generalized **Peak Hour Two-Way** Volumes for Florida's **Urbanized Areas**¹

12/18/12

INTERRUPTED FLOW FACILITIES						UNINTERRUPTED FLOW FACILITIES					
STATE SIGNALIZED ARTERIALS						FREEWAYS					
Class I (40 mph or higher posted speed limit)						Lanes	B	C	D	E	
Lanes	Median	B	C	D	E	4	4,120	5,540	6,700	7,190	
2	Undivided	*	1,510	1,600	**	6	6,130	8,370	10,060	11,100	
4	Divided	*	3,420	3,580	**	8	8,230	11,100	13,390	15,010	
6	Divided	*	5,250	5,390	**	10	10,330	14,040	16,840	18,930	
8	Divided	*	7,090	7,210	**	12	14,450	18,880	22,030	22,860	
Class II (35 mph or slower posted speed limit)						Freeway Adjustments					
Lanes	Median	B	C	D	E	Auxiliary Lanes			Ramp		
2	Undivided	*	660	1,330	1,410	Present in Both Directions			Metering		
4	Divided	*	1,310	2,920	3,040	+ 1,800			+ 5%		
6	Divided	*	2,090	4,500	4,590						
8	Divided	*	2,880	6,060	6,130						
Non-State Signalized Roadway Adjustments (Alter corresponding state volumes by the indicated percent.)											
Non-State Signalized Roadways - 10%											
Median & Turn Lane Adjustments											
Lanes	Median	Exclusive Left Lanes	Exclusive Right Lanes	Adjustment Factors							
2	Divided	Yes	No	+5%							
2	Undivided	No	No	-20%							
Multi	Undivided	Yes	No	-5%							
Multi	Undivided	No	No	-25%							
-	-	-	Yes	+ 5%							
One-Way Facility Adjustment Multiply the corresponding two-directional volumes in this table by 0.6											
BICYCLE MODE ² (Multiply motorized vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)											
Paved Shoulder/Bicycle Lane Coverage						B	C	D	E		
0-49%						*	260	680	1,770		
50-84%						190	600	1,770	>1,770		
85-100%						830	1,770	>1,770	**		
PEDESTRIAN MODE ² (Multiply motorized vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)											
Sidewalk Coverage						B	C	D	E		
0-49%						*	*	250	850		
50-84%						*	150	780	1,420		
85-100%						340	960	1,560	>1,770		
BUS MODE (Scheduled Fixed Route) ³ (Buses in peak hour in peak direction)											
Sidewalk Coverage						B	C	D	E		
0-84%						> 5	≥ 4	≥ 3	≥ 2		
85-100%						> 4	≥ 3	≥ 2	≥ 1		
						¹ Values shown are presented as peak hour two-way volumes for levels of service and are for the automobile/truck modes unless specifically stated. This table does not constitute a standard and should be used only for general planning applications. The computer models from which this table is derived should be used for more specific planning applications. The table and deriving computer models should not be used for corridor or intersection design, where more refined techniques exist. Calculations are based on planning applications of the Highway Capacity Manual and the Transit Capacity and Quality of Service Manual.					
						² Level of service for the bicycle and pedestrian modes in this table is based on number of motorized vehicles, not number of bicyclists or pedestrians using the facility.					
						³ Buses per hour shown are only for the peak hour in the single direction of the higher traffic flow.					
						* Cannot be achieved using table input value defaults.					
						** Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached. For the bicycle mode, the level of service letter grade (including F) is not achievable because there is no maximum vehicle volume threshold using table input value defaults.					
						Source: Florida Department of Transportation Systems Planning Office www.dot.state.fl.us/planning/systems/sm/los/default.shtm					

July 20, 2020

Project #: 20805.26

Debbie Love
Senior Planning Technician
Community Planning & Development Department
12400 NE 8th Avenue
North Miami, FL 33161

RE: Traffic Impact Assessment for proposed Residential Development at NE 123 Street and NE 19 Drive in North Miami, Florida

Dear Ms. Love,

On behalf of the City of North Miami, Kittelson & Associates, Inc., has reviewed the July 17, 2020, transmittal response for the proposed residential development at NE 123 Street and NE 19 Drive. We reviewed the provided trip generation memorandum. The methodology and analysis were found to be consistent with standard engineering practice. We agree with the conclusion that this project will have little to no impact on the surrounding roadway network.

Please contact me at (407) 373-1144 if you have any questions.

Sincerely,
KITTELSON & ASSOCIATES, INC.



Stephanie Shealey, P.E.
Senior Engineer

8/13/2020



**NOTICE OF VIRTUAL PUBLIC HEARING
CITY OF NORTH MIAMI, FLORIDA**

CATEGORY

Hearings FL

AD NUMBER

0000482892-01

NOTICE IS HEREBY GIVEN that the City of North Miami, Florida proposes to adopt the following resolutions:

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, ALLOCATING TWO (2) RESIDENTIAL UNITS FROM THE SECONDARY POOL OF TWO THOUSAND ONE HUNDRED SIXTY-SEVEN (2,167) REMAINING FLOATING RESIDENTIAL UNITS, RESERVED FOR USE OUTSIDE OF THE NEIGHBORHOOD REDEVELOPMENT OVERLAY (NRO) DISTRICT, FOR A PROPOSED 3-STORY, 6-UNIT APARTMENT BUILDING ON THE .24-ACRE REAL PROPERTY, APPROXIMATELY LOCATED IN THE SOUTHWEST QUADRANT OF NE 19TH DRIVE AND NE 123RD STREET, AND SPECIFICALLY IDENTIFIED WITH MIAMI-DADE COUNTY FOLIO NUMBER: 06-2228-011-0280, IN ACCORDANCE WITH ARTICLE 3, DIVISION 4, SECTIONS 3-402 THROUGH 3-407 AND ARTICLE 4, DIVISION 2, SECTION 4-205(B) OF THE CITY OF NORTH MIAMI CODE OF ORDINANCES, CHAPTER 29, ENTITLED "LAND DEVELOPMENT REGULATIONS"; PROVIDING FOR AN EFFECTIVE DATE AND FOR ALL OTHER PURPOSES.

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, ALLOCATING ONE (1) RESIDENTIAL UNIT FROM THE PRIMARY POOL OF TWO THOUSAND TWO HUNDRED FIFTY-EIGHT (2,258) REMAINING FLOATING RESIDENTIAL UNITS, RESERVED FOR USE WITHIN THE NEIGHBORHOOD REDEVELOPMENT OVERLAY (NRO) DISTRICT, FOR A PROPOSED MIXED-INCOME SENIOR APARTMENT DEVELOPMENT ON THE .13-ACRE REAL PROPERTY, LOCATED AT 1046 NE 128TH STREET AND SPECIFICALLY IDENTIFIED WITH MIAMI-DADE COUNTY FOLIO NUMBER: 06-2229-036-0220, IN ACCORDANCE WITH ARTICLE 4, DIVISION 2 SECTION 4-205(B), ARTICLE 4, DIVISION 3, SECTION 4-305, AND ARTICLE 3, DIVISION 4, SECTIONS 3-402 THROUGH 3-407 OF THE CITY OF NORTH MIAMI CODE OF ORDINANCES, CHAPTER 29, ENTITLED "LAND DEVELOPMENT REGULATIONS"; PROVIDING FOR AN EFFECTIVE DATE AND FOR ALL OTHER PURPOSES.

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, APPROVING A TENTATIVE PLAT APPLICATION SUBMITTED BY

135 MEMORIAL, LLC., ENTITLED "TENTATIVE PLAT OF NORTH MIAMI STORAGE," FOR THE PARCEL GENERALLY LOCATED IN THE SOUTHEAST QUADRANT OF NE 135TH STREET AND MEMORIAL HIGHWAY, AND SPECIFICALLY IDENTIFIED WITH MIAMI-DADE FOLIO NUMBER 06-2230-000-0111, IN ACCORDANCE WITH ARTICLE 3, DIVISION 8, SECTION 3-802 OF THE CITY OF NORTH MIAMI CODE OF ORDINANCES AND CHAPTER 28, SECTION 28-7 (B) OF THE MIAMI-DADE COUNTY CODE OF ORDINANCES; PROVIDING FOR AN EFFECTIVE DATE AND FOR ALL OTHER PURPOSES.

The Mayor and City Council will hold a Virtual Public Hearing for these resolutions on Tuesday, August 25, 2020 at 2:00 p.m. via GoToMeeting. PLEASE NOTE: City Council Chambers is not open for public hearings.

To log onto the virtual public hearing, go to the following web address at the date and time indicated above: <https://www.northmiamifl.gov/477/Agendas-Minutes>.

Members of the public are invited to attend the virtual Public Hearing and provide oral or written comments on the matter. Comments, which must include your full name and address, may be provided in advance of the hearing via telephone at 305-895-9803, or by sending an email to publiccomment@northmiamifl.gov. Comments received by 10 a.m., August 25, 2020, will be read into the record during the hearing. Comments received after the deadline will become part of the record, but will not be read during the hearing. If you do not have internet access, you may call 305-893-6511, Ext. 19003 to ask questions about the item. A copy of the staff report containing the Community Planning and Development Department's recommendation is available online at: www.northmiamifl.gov/cupracam_08252020; www.northmiamifl.gov/cupreva_08252020;

www.northmiamifl.gov/135_08252020; and is available for public review from Monday to Friday between the hours of 8:15 a.m. and 12:30 p.m. in the City Clerk's Office, City Hall. IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT OF 1990, PERSONS NEEDING SPECIAL ACCOMMODATION TO PARTICIPATE IN THIS PROCEEDING SHOULD CONTACT THE COMMUNITY PLANNING & DEVELOPMENT DEPARTMENT NO LATER THAN FOUR (4) DAYS PRIOR TO THE PROCEEDING. TELEPHONE (305) 893-6511, EXT. 19005, FOR ASSISTANCE. IF HEARING IMPAIRED, TELEPHONE 711 OR YOU MAY CONTACT 1-800-955-8771 FOR THE FLORIDA RELAY SERVICE FOR ASSISTANCE.

8/13 20-27/0000482892M