FINAL AGENDA

11-21-2012 Version # 2

COMMUNITY ZONING APPEALS BOARD 15
SOUTH DADE GOVERNMENT CENTER-ROOM 203 (OLD BUILDING)
10710 SW 211 Street, Miami
Thursday, December 20, 2012 at 7:00 p.m.

PREVIOUSLY DEFERRED

A.	11-12-CZ15-1	FLORIDA TOWER PARTNERS, LLC	11-13	25-56-39	

CURRENT

1.	12-12-CZ15-1	THREE CANTELINOS, LLC	12-70	31-57-39	N

Official Zoning Agenda

COMMUNITY ZONING APPEALS BOARD

COMMUNITY ZONING APPEALS BOARD - AREA 15

MEETING OF THURSDAY, DECEMBER 20, 2012

SOUTH DADE GOVERNMENT CENTER – ROOM 203 (OLD BUILDING)

10710 SW 211 STREET, MIAMI, FLORIDA

NOTICE: THE FOLLOWING HEARINGS ARE SCHEDULED FOR 7:00 P.M., AND

ALL PARTIES SHOULD BE PRESENT AT THAT TIME

ANY PERSON MAKING IMPERTINENT OR SLANDEROUS REMARKS OR WHO BECOMES BOISTEROUS WHILE ADDRESSING THE COMMUNITY ZONING APPEALS BOARD SHALL BE BARRED FROM FURTHER AUDIENCE BEFORE THE COMMUNITY ZONING APPEALS BOARD BY THE PRESIDING OFFICER, UNLESS PERMISSION TO CONTINUE OR AGAIN ADDRESS THE BOARD BE GRANTED BY THE MAJORITY VOTE OF THE BOARD MEMBERS PRESENT.

NO CLAPPING, APPLAUDING, HECKLING OR VERBAL OUTBURSTS IN SUPPORT OR OPPOSITION TO A SPEAKER OR HIS OR HER REMARKS SHALL BE PERMITTED. NO SIGNS OR PLACARDS SHALL BE ALLOWED IN THE MEETING ROOM. PERSONS EXITING THE MEETING ROOM SHALL DO SO QUIETLY.

THE USE OF CELL PHONES IN THE MEETING ROOM IS NOT PERMITTED. RINGERS MUST BE SET TO SILENT MODE TO AVOID DISRUPTION OF PROCEEDINGS. INDIVIDUALS, INCLUDING THOSE ON THE DAIS, MUST EXIT THE MEETING ROOM TO ANSWER INCOMING CELL PHONE CALLS. COUNTY EMPLOYEES MAY NOT USE CELL PHONE CAMERAS OR TAKE DIGITAL PICTURES FROM THEIR POSITIONS ON THE DAIS.

THE NUMBER OF FILED PROTESTS AND WAIVERS ON EACH APPLICATION WILL BE READ INTO THE RECORD AT THE TIME OF HEARING AS EACH APPLICATION IS READ.

THOSE ITEMS NOT HEARD PRIOR TO THE ENDING TIME FOR THIS MEETING, WILL BE DEFERRED TO THE NEXT AVAILABLE ZONING HEARING MEETING DATE FOR THIS BOARD.

SWEARING IN OF WITNESSES

I. SUNSET REVIEW
II. BOARD VACANCIES
III. APPLICATION(S):

A. FLORIDA TOWER PARTNERS, LLC (11-12-CZ15-1/11-013) **25-56-39**
Area 15/District 08

(1) UNUSUAL USE to permit a proposed 150' high wireless support antenna facility with related equipment structure.

(2) NON-USE VARIANCE to permit the proposed antenna to setback 80.1' from the rear (north) property line and setback 150' from the interior side (east) property line (165' required from both property lines).

(3) NON-USE VARIANCE to permit a lot area of 4.59 gross acres (5 gross acres minimum required).

(4) NON-USE VARIANCE to permit 13 lot trees (34 lot trees required).

(5) NON-USE VARIANCE to permit 15 street trees (24 street trees required).

(6) NON-USE VARIANCE to permit 175 shrubs (560 shrubs required).

(7) NON-USE VARIANCE of zoning and subdivision regulations requiring half section line right-of-way to be 70' in width; to waive same to permit 15' of zoned right-of-way (35' required) for the east half of SW 122 Avenue.

Plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled "Florida Tower Partners" as prepared by Atwell, sheets C-1, L-1 & L-2 dated stamped received 8/17/12 last handwritten revision dated 9/6/12. Plans may be modified at public hearing.

LOCATION: Northeast corner of SW 122nd Avenue and SW 264 Street,
Miami-Dade County, Florida.

SIZE OF PROPERTY: 4.59 Gross Acres

Department of Permitting, Environment and Regulatory Affairs Recommendation: Approval with conditions.

Protests: 0 Waivers: 0

APPROVED: _____ DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____ DEFERRED: _____
Deferred from November 20, 2012

1. THREE CANTELINOS, LLC (12-12-CZ15-1/12-070) **31-57-39**
Area 15/District 09

(1) DISTRICT BOUNDARY CHANGE from RU-4A to BU-3.

(2) SPECIAL EXCEPTION to permit a class C sign on a BU-3 property where the street frontage on opposite side is zoned AU (Commercial or Industrial zoned required).

LOCATION: Lying South of SW 360 Street and West of South Dixie Hwy, Miami-Dade County, Florida.

SIZE OF PROPERTY: 5.97 Acres

Department of Permitting, Environment and Regulatory Affairs Recommendation: Denial without prejudice.

Protests: 0 Waivers: 0

APPROVED: _____ DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____ DEFERRED: _____

NOTICE

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THE FOLLOWING SUMMARY INFORMATION IS PROVIDED AS A COURTESY; IT SHOULD NOT BE TREATED AS LEGAL ADVICE AND IT SHOULD NOT BE RELIED UPON. LEGAL CONSULTATION MAY BE WARRANTED IF AN APPEAL OR OTHER LEGAL CHALLENGE IS BEING CONTEMPLATED.

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Decisions of the Community Zoning Appeals Board (CZAB) may be subject to appeal or other challenge. For example, depending upon the nature of the requests and applications addressed by the CZAB, a CZAB decision may be directly appealable to the Board of County Commissioners (BCC) or may be subject to challenge in Circuit Court. Challenges asserted in Circuit Court, where available, must ordinarily be filed within 30 days of the transmittal of the pertinent CZAB resolution to the Clerk of the BCC. Appeals to the BCC, where available, must be filed with the Zoning Hearing Section of the Department of Regulatory and Economic Resources (RER), or its successor Department, within 14 days after RER has posted a short, concise statement (such as that furnished above for the listed items) that sets forth the action that was taken by the CZAB. (RER's posting will be made on a bulletin board located in the office of RER.) All other applicable requirements imposed by rule, ordinance, or other law must also be observed when filing or otherwise pursuing any challenge to a CZAB decision.

Further information regarding options and methods for challenging a CZAB decision may be obtained from sources that include, but are not limited to, the following: Sections 33-312, 33-313, 33-314, 33-316, and 33-317 of the Code of Metropolitan Dade County, Florida; the Florida Rules of Appellate Procedure; and the Municode website (www.municode.com). Miami-Dade County does not provide legal advice regarding potential avenues and methods for appealing or otherwise challenging CZAB decisions; however, a licensed attorney may be able to provide assistance and legal advice regarding any potential challenge or appeal.

Miami-Dade County Department of Regulatory and Economic Resources
Staff Report to Community Council No. 15

PH: Z11-013 (11-12-CZ15-1) **December 20, 2012**
Item No. A

Recommendation Summary	
Commission District	8
Applicant	Florida Tower Partners, LLC
Summary of Requests	The applicant is seeking to permit a 150' high cell tower setback less than required from the property line and on a smaller parcel than allowed by the zoning regulations. Additionally, the applicant seeks to waive the landscape requirements for street and lot trees as well as the required number of shrubs. The applicant also seeks to permit the parcel with less right-of-way dedication than required.
Location	Northeast corner of SW 122 Avenue and SW 264 Street, Miami-Dade County, Florida.
Property Size	4.59 gross acres
Existing Zoning	AU
Existing Land Use	Vacant
2015-2025 CDMP Land Use Designation	Agriculture *(see attached Zoning Recommendation Addendum)* Outside the Urban Development Boundary (UDB).
Comprehensive Plan Consistency	Consistent with interpretative text, goals, objectives and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311(A)(18), Special Exceptions, Unusual Uses and New uses, Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations *(see attached Zoning Recommendation Addendum)*
Recommendation	**Approval with conditions.**

This item was denied without prejudice on January 25, 2012 by the Community Zoning Appeals Board (CZAB) #15. The applicant appealed this ruling to the Circuit Court and the application was remanded back to CZAB #15 with leave to amend. The applicant has revised the application and is now requesting an Unusual Use to permit the wireless supported facility and has submitted revised plans which are the subject of the requests below. This item was deferred from the October 25, 2012 meeting of CZAB #15 due to the absence of the applicant's attorney. Subsequently, the application was deferred from the November 20, 2012 meeting of CZAB #15 due to a lack of quorum.

REQUESTS:

(1) UNUSUSAL USE to permit a proposed 150' high wireless support antenna facility and ancillary equipment.

(2) NON-USE VARIANCE to permit the proposed antenna to setback 80.1' from the rear (north) property line and setback 150' from the interior side (east) property line (165' setback required from all property lines).

(3) NON-USE VARIANCE to permit a parcel of land with a lot area of 4.59 gross acres (5 gross acres minimum required).

(4) NON-USE VARIANCE of landscape requirements to permit 13 lot trees (34 lot trees required).

(5) NON-USE VARIANCE of landscape requirements to permit 15 street trees (24 street trees required).

(6) NON-USE VARIANCE of landscape requirements to permit 175 shrubs (480 shrubs required).

(7) NON-USE VARIANCE of zoning and subdivision regulations requiring half section line rights-of-way to be 70' wide: to waive same and to permit 15' of zoned right-of-way (35' required) for the east half of SW 122 Avenue.

Plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled, "Florida Tower Partners" as prepared by Atwell, sheets C-1, L-1 and L-2 dated stamped received 08/17/12 sheets C-1 and L-1 last handwritten revision dated 9/6/12 and the remaining sheets dated stamped received 5/23/12 for a total of 22 sheets. Plans may be modified at public hearing.

PROJECT DESCRIPTION:

The site plan submitted by the applicant depicts the proposed 150' high monopole antenna structure and ancillary facilities on the substandard sized parcel.

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	**Land Use Designation**
Subject Property	AU; vacant	Agriculture
North	AU; row crops	Agriculture
South	AU; vacant	Agriculture
East	AU; row crops	Agriculture
West	RU-1; single-family residences	Low Density Residential (2.5 to 6 dua)

NEIGHBORHOOD COMPATIBILITY:

The subject property is surrounded on three (3) sides by vacant parcels and parcels currently used for agricultural cultivation. However, the subject property is located east of and outside the Urban Development Boundary (UDB) and abuts an established single-family development located to the west.

SUMMARY OF THE IMPACTS:

The approval of this application will allow the applicant to provide additional wireless coverage in this area of the County. However, approval of the 150' high antenna structure with less landscaping than required could have a visual impact on the surrounding areas.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The subject property is located at the northeast corner of SW 122 Avenue and SW 264 Street, and is designated as **Agriculture** on the Comprehensive Development Master Plan (CDMP) Adopted 2015-2025 Land Use Plan (LUP) map. Additionally, said property is immediately east of and outside the UDB, which runs north to south along SW 122 Avenue in this area of the County. The CDMP interpretative text for the Agriculture land use category, states that *the principal uses in this area should be agriculture, uses ancillary to and directly supportive of agriculture and farm residences.* The CDMP Land Use Element interpretative text also states *that uses ancillary to, and necessary to support the rural residential community of the agricultural area may also be approved, and that other uses, including utility uses compatible with agriculture and the rural agricultural community may be approved in the Agriculture area only if deemed to be a public necessity, or if deemed to be in the public interest and the applicant demonstrates that no suitable site for the use exists outside the Agriculture area.*

The applicant has submitted documentation to explain why the proposed tower, would serve the needs of the rural agricultural community and the nearby urban areas within the UDB. The applicant has indicated in a revised letter of intent that "functional wireless coverage of agricultural areas is vital for notifying the appropriate response personnel so that they can arrive in time to adequately address the emergency". As such, the applicant's letter of intent states that satisfactory wireless coverage "is in the public interest". Said letter also states that Section 365.172(12), Florida Statutes, expressly identifies "the public need for reliable E911 services through reliable wireless systems" and makes the adequate provision of telecommunication access to emergency services in all locales a statewide priority. Additionally, the applicant had previously provided staff with documentation which indicates that the proposed site addresses a specific coverage gap in this area of the County that could not be served if the proposed tower were located elsewhere. According to the applicant's revised letter of intent, these gaps in coverage represent holes in the network required for the emergency services referenced in the aforementioned State statute. The current network does not provide reliable wireless systems to public safety agencies. The applicant states that approval of this application would address these gaps in coverage thereby meeting the public need and addressing the public interest. The applicant has also provided staff with further documentation to demonstrate that no suitable site for the use that will serve the applicable coverage gap area exists outside the Agriculture area.

Staff opines that the aforementioned information adequately explains the public need and the public interest for locating the proposed utility outside the UDB in an area designated Agriculture on the CDMP LUP map. Further, in staff's opinion, the Acquisition Analysis provided by the applicant provided staff with sufficient information to indicate that there were no other sites within the UDB, outside of the Agriculture area that would address the coverage gaps indicated in the propagation maps submitted by the applicant. In addition, staff notes that the plans submitted by the applicant indicate that only 3,600 sq. ft. of the 4.59 acre parcel, will be used for the proposed wireless facility and the remaining approximately 98% of the parcel will remain available for agricultural uses which will be **compatible** with the agricultural uses allowed on the properties to the north, east and south.

Objective TC-2 of the Transportation Circulation Subelement of the interpretative text of the CDMP states that rights-of-way and corridors needed for existing and future transportation facilities will be designated and reserved. Further, **Policy TC-2B** of said Subelement of the

interpretative text of the CDMP requires the County to require the dedication of all necessary rights-of-way from all developments at the time of development. However, staff notes that the memorandum from the Public Works and Solid Waste Department does not object to this application and indicate in its memorandum that approval of this application meets the traffic concurrency criteria set forth an initial development order. As such, staff opines that approval of the application would be **consistent** with the CDMP Land Use Element interpretative text pertaining to the Agricultural designation of the subject property on the CDMP LUP map and **Objective TC-2** and **Policy TC-2B** of the Transportation Circulation Subelement of the interpretative text of the CDMP.

ZONING ANALYSIS:

This item was denied without prejudice on January 25, 2012 by the Community Zoning Appeals Board (CZAB) #15. The applicant appealed this ruling to the Circuit Court and the application was remanded back to CZAB #15 with leave to amend. The applicant has revised the application and is now requesting an Unusual Use to permit the wireless supported facility and has submitted revised plans which are the subject of the analysis below.

The applicant has submitted a revised letter of intent and requested the withdrawal of the previously requested special exception and instead requests an unusual use to permit the proposed 150' high wireless tower facility. Additionally, the applicant has submitted revised plans showing the relocation of the proposed tower facility to now setback 80.1' (previously 67'-4") from the rear (north) property line and setback 150' from the interior side (east) property line (165' setback required from all property lines). Additionally, the applicant has now provided 13 of the required 34 lot trees, 28 (44 required) street trees and 175 shrubs (480 required). Further, the applicant's revised letter of intent and the revised plans indicate a reduced right-of-way dedication from the abutting half section line roadway, SW 122 Avenue to the west.

In order to analyze the applicant's amended request for an unusual use to permit a 150' high wireless support antenna facility (request #1) under Section 33-311(A)(3)(a) (Wireless Supported Service Facilities, including Antenna Support Structures), the applicant is required to demonstrate that the proposed site will cure interference problems or the lack of wireless service coverage or capacity in the area intended to be served by the proposed Wireless Supported Service Facility. The applicant has provided staff with propagation maps that demonstrate a lack of service coverage or capacity in this area and has provided a new search ring affidavit pertaining to alternate sites both inside and outside the Urban Development Boundary (UDB) that supplements the previous one. Further, the County's Information Technology Department (ITD) has reviewed the documents submitted and confirmed that they meet the technical standards to continue the process of permitting the site. As such, staff opines that the applicant has satisfied the requirements of Section 33-311(A)(3)(a), pertaining to the signal interference problems and the wireless service coverage in this area. Further, the applicant has also indicated that the proposed development will comply with all FAA and FCC lighting requirements and also indicates that the lighting has been designed in such a manner to ensure that all lighting will not spill over onto any adjoining parcels of land in violation of Section 33-4.1. The subject site has adequate ingress, egress, parking and loading areas such that servicing the facility will not block vehicular or pedestrian traffic on abutting streets. The antenna support structure is designed in such a manner that in the event of a structural failure, the pole will fall or bend on itself so that the structure will remain wholly contained within the property. Staff opines that the equipment and support facility compound is adequately buffered by a proposed 6' high wood fence and hedge around the lease area. Further, the proposed

continuous double row of trees to be planted 35' apart, along the side street (west) property line which abuts the single-family residential development to the west will provide a visual enhancement to the surrounding area and therefore will not have a negative visual impact on same.

Staff notes that the Environmental Management Division of the Department of Regulatory and Economic Resources (RER), Miami-Dade Fire Rescue (MDFR) Department, the Departments of Public Works and Waste Management and Miami-Dade Aviation, do not have any objections to this application. Memoranda submitted for this application by the aforementioned Departments indicate that the approval with conditions of this application will not impact the Level of Service (LOS) standards for an initial development order as it pertains to water or environmental services, traffic or interference with aviation activities in this area. Further, staff opines that approval of the proposed wireless facility and ancillary uses will not create any additional hazards that will impact MDFRD services in the area. In addition, as mentioned previously, the applicant has indicated in their revised letter of intent that satisfactory wireless coverage is in the "public's interest" and as such, approval of the application will help to satisfy the public need for reliable E911 services as set forth in Section 365.172(12), Florida Statutes. Therefore, the applicant opined, and staff concurs that the reduction of the gaps in coverage that will be addressed by the proposed wireless tower will enhance the reliability of the wireless communications to public safety agencies in this area. When considering the necessity for and reasonableness of such use in relation to the present and future development of the area concerned and the compatibility of the applied for use with such area and its development, staff opines that approval of the facility as indicated in the submitted plans is **compatible** with the surrounding area. **Staff therefore recommends approval with conditions of request #1 under Section 33-311(A)(3)(a) Special Exceptions, Unusual Uses and New Uses.**

When request #2 to permit the proposed wireless support facility setback 80.1' (previously requested 67'-4") from the rear (north) property line and setback 150' from the interior side (east) property line (165' setback required from all property lines) and request #3 to permit the parcel with a gross lot area of 4.59 acres (5-acres minimum required) are analyzed under Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations, staff is of the opinion that approval of these requests would maintain the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the appearance of the community. Staff opines that although the proposed tower is substantially taller than any other structure in the vicinity, it is sufficiently spaced from the residential development located to the west and will not pose a physical hazard. In addition, as previously noted, the applicant has indicated in the original letter of intent that the structure has been designed to collapse on itself in the event of failure. Further, staff notes that the requested variance of the lot size to allow the parcel at approximately 91% of the required 5-gross acre requirement (request #3) is minimal. As such, since the proposed encroachments only impact the agricultural cultivation located to the east and the canal located to the north and the requested variance of the parcel size is minimal, staff opines that the approval of these requests would not affect the general welfare or the basic appearance of the surrounding community and would be **compatible** with same. **Therefore, staff recommends approval with conditions of requests #2 and #3 under Section 33-311(A)(4)(b) Non-Use Variances.**

When requests #4 through #6 pertaining to the lot and street trees as well as the number of shrubs on the parcel are similarly analyzed under Section 33-311(A)(4)(b) Non-Use Variances, staff opines that approval of same would be **compatible** with the area. Staff notes that the

subject property is zoned AU and that approximately 98% of the parcel will still remain available for agricultural production. As such, staff opines that the requested reduction of the landscaping requirements will not be out of character with the predominant agricultural production that is proposed on the remainder of the subject parcel as well as ongoing agricultural production on the abutting parcels to the north, east and south. Further, staff opines that although the applicant has not provided the required amount of street and lot trees and a substantial reduction in the number of shrubs, the concentration of the lot and street trees in a dual row along the side street west property line along with the proposed shrubs, will mitigate any negative visual impact of the proposed tower facility on the residential development located to the west. As such, staff opines that the approval with conditions of requests #4 through #6 would not be detrimental to the area and would be **compatible** with same. **Staff, therefore, recommends approval with conditions of requests #4 through #6 under Section 33-311(A)(4)(b) Non-Use Variances.**

Similarly, when the applicant's request to permit only 15' (35' required) of dedication on the east half of SW 122 Avenue abutting the subject property (request #7) is analyzed under Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations, staff is of the opinion that approval of this request would maintain the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public. Although this is a half section line roadway, staff notes that the Public Works and Waste Management Department's memorandum indicates that the reduced dedication being requested by the applicant will not have a negative effect on the LOS standards in this area of the County and will be **compatible** with the surrounding agricultural and residential uses. **Therefore, staff recommends approval of request #7 under Section 33-311(A)(4)(b) Non-Use Variances.**.

ACCESS, CIRCULATION AND PARKING: The submitted site plans indicate a two (2) way access drive from SW 122 Avenue for the proposed wireless tower and support facilities located to the rear of the subject property. Additionally, the plans indicate that the site will have adequate parking on site for the service vehicles.

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

OTHER: Not applicable.

RECOMMENDATION:

Approval with conditions.

CONDITIONS FOR APPROVAL:

1. That a site plan be submitted to and meet with the approval of the Director of the Department of Regulatory and Economic Resources upon the submittal of an application for a building permit and/or Certificate of Use; said plan must include among other things but not be limited to, location of structure or structures, exits and entrances, drainage, walls, fences, landscaping, and other requirements.

2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled, "Florida Tower Partners" as prepared by Atwell, sheets C-1, L-1 and L-2 dated stamped received 08/17/12 sheets C-1 and L-1 last handwritten

revision dated 9/6/12 and the remaining sheets dated stamped received 5/23/12 for a total of 22 sheets.

3. That the applicants submit to the Department of Regulatory and Economic Resources for its review and approval a landscaping plan which indicates the type and size of plant material prior to the issuance of a building permit and to be installed prior to the issuance of a Certificate of Use.

4. That the applicants obtain a Certificate of Use for the wireless supported service facility from, and promptly renew the same annually with, the Department of Regulatory and Economic Resources upon compliance with all terms and conditions, the same subject to cancellation upon violation of any of the conditions.

5. That the use be established and maintained in accordance with the approved plan.

6. That the wireless supported service facility be designed and maintained to allow co-location of other telecommunication service operators.

7. That the wireless supported service facility comply with all FAA and FCC lighting requirements.

ES:MW:NN:AN:CH

Eric Silva, AICP, Assistant Director
Development Services Division
Miami-Dade County Department
of Regulatory and Economic Resources

ZONING RECOMMENDATION ADDENDUM

Florida Tower Partners, LLC
PH: Z11-013

NEIGHBORHOOD SERVICES PROVIDER COMMENTS	
Division of Environmental Resource Management(RER)	*No objection**
Public Works and Waste Management	*No objection*
Parks, Recreation and Open Spaces	*No objection*
Fire Rescue	*No objection*
Aviation	*No objection**
Information Technology	*No objection*
Schools	*No objection*
**Subject to conditions in their memorandum.*	

COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP) OBJECTIVES, POLICIES AND INTERPRETATIVE TEXT

Agriculture (Pg. I-58)	*The area designated as "Agriculture" contains the best agricultural land remaining in Miami-Dade County. As stated in the Miami-Dade County Strategic Plan, approved in 2003 by the Board of County Commissioners, protection of viable agriculture is a priority. The principal uses in this area should be agriculture, uses ancillary to and directly supportive of agriculture and farm residences. Uses ancillary to and directly supportive of agriculture are defined as those uses related to preserving, processing, packaging or selling of agricultural products from Florida, and farm supplies, as well as sales and service of farm machinery and implements, subject to the requirements of Chapter 24 of the County Code. Uses ancillary to, and necessary to support the rural residential community of the agricultural area may also be approved, including houses of worship; however, schools shall not be approved in Agriculture areas but should be located inside the UDB in accordance with Policy EDU-2.A.* *In order to protect the agricultural industry, uses incompatible with agriculture, and uses and facilities that support or encourage urban development are not allowed in this area. Residential development that occurs in this area is allowed at a density of no more than one unit per five acres. Creation of new parcels smaller than five acres for residential use may be approved in the Agriculture area only if the immediate area surrounding the subject parcel on three or more contiguous sides is predominately and lawfully parcelized in a similar manner, and if a division of the subject parcel would not precipitate additional land division in the area. No business or industrial use should be approved in the area designated Agriculture unless the use is directly supportive of local agricultural production, and is located on an existing arterial roadway, and has adequate water supply and sewage disposal in accordance with Chapter 24 of the County Code, and the development order specifies the approved use(s); however, packing houses for produce grown in Florida are not restricted to locating on an arterial roadway.* ***Other uses including utility uses compatible with agriculture and with the rural residential character may be approved in the Agriculture area only if deemed to be a public necessity, or if deemed to be in the public interest and the applicant demonstrates that no suitable site for the use exists outside the Agriculture area.*** *Existing quarrying and ancillary uses in the Agriculture area may continue operation and be considered for approval of expansion.*
Objective LU-4 (Pg. I-11)	*Miami-Dade County shall, by the year 2015, reduce the number of land uses, which are inconsistent with the uses designated on the LUP map and interpretive text, or with the character of the surrounding community.*

ZONING RECOMMENDATION ADDENDUM

Florida Tower Partners, LLC
PH: Z11-013

Transportation Circulation Subelement - Objective TC-2 (Page II-13)	*Rights-of-way and corridors needed for existing and future transportation facilities will be designated and reserved.*
Transportation Circulation Subelement – Policy TC-2B (Page II-13)	*The County shall require the dedication of the appropriate share of all necessary rights-of-way from all developments at the time of development.*

PERTINENT ZONING REQUIREMENTS/STANDARDS

Section 33-311(A)(3)(a) Special Exception, Unusual and New Uses.	*Special exceptions (for all applications other than public charter schools), unusual and new uses. Hear application for and grant or deny special exceptions, except applications for public charter schools; that is, those exceptions permitted by the regulations only upon approval after public hearing, new uses and* ***unusual uses*** *which by the regulations are only permitted upon approval after public hearing; provided the applied for exception or use, including exception for site or plot plan approval, in the opinion of the Community Zoning Appeals Board, would not have an unfavorable effect on the economy of Miami-Dade County, Florida, would not generate or result in excessive noise or traffic, cause undue or excessive burden on public facilities, including water, sewer, solid waste disposal, recreation, transportation, streets, roads, highways or other such facilities which have been constructed or which are planned and budgeted for construction, are accessible by private or public roads, streets or highways, tend to create a fire or other equally or greater dangerous hazards, or provoke excessive overcrowding or concentration of people or population, when considering the necessity for and reasonableness of such applied for exception or use in relation to the present and future development of the area concerned and the compatibility of the applied for exception or use with such area and its development.* *(a) Hear application for and grant or deny* ***unusual uses for Wireless Supported Service Facilities****, which by the regulations are only permitted upon approval after public hearing; provided the applied for use, in the opinion of the Community Zoning Appeals Board, would not have an unfavorable effect on the economy of Miami-Dade County, Florida, would not generate or result in excessive noise or traffic, cause undue or excessive burden on public facilities, including water, sewer, solid waste disposal, recreation, transportation, streets, roads, highways or other such facilities which have been constructed or which are planned and budgeted for construction, are accessible by private or public roads, streets or highways, tend to create a fire or other equally or greater dangerous hazards, or provoke excessive overcrowding or concentration of people or population, when considering the necessity for and reasonableness of such applied for use in relation to the present and future development of the area concerned and the compatibility of the applied for use with such area and its development, provided that:* *i. The applicant shall demonstrate that the proposed Wireless Supported Service Facility will cure:* *a. signal interference problems; or* *b. the applicant's lack of wireless service coverage or capacity in the area intended to be served by the proposed Wireless Supported Service Facility* *ii. The applicant shall provide information to permit independent verification of factual data relied upon by the applicant to establish 3(a)(i) above, including, but not limited to the following:*

ZONING RECOMMENDATION ADDENDUM

Florida Tower Partners, LLC
PH: Z11-013

	a. the purpose for the proposed Wireless Supported Service Facility; and *b. the following technical data for the proposed Wireless Supported Service Facility and for each existing, authorized, pending and proposed adjacent facility:* *i. site name or other reference;* *ii. facility latitude and longitude;* *iii. site elevation;* *iv. for each antenna at each of the included facilities:* *1. height of antenna radiation center;* *2. antenna type and manufacturer;* *3. maximum effective radiated output power, including the maximum total power radiated from all channels;* *4. azimuth of main antenna lobe; and* *5. beam tilt and null-fill of each antenna.* *c. a complete up- and down-link power budget for the proposed Wireless Supported Service Facility, including any differences that may exist with the power budgets of the adjacent facilities, to ensure that all of the gain and loss factors used by the applicant are included in a verification analysis.* *d. complete descriptions of methodology, formulas, data presented in appropriate parameter data units (e.g., Erlangs, Watts, dBm, ft.), existing traffic studies and trend analyses if the proposed facility is intended to cure a lack of capacity, and any other information necessary for an independent engineer to verify statements concerning signal interference or lack of capacity or coverage; and* *e. identification of any equipment that differs from industry standards.* *iii. that the applicant shall reimburse the department for fees charged to the department for independent verification of factual data relied upon by the applicant, as required pursuant to paragraph 3 a ii above.*
Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations.	*Upon appeal or direct application in specific cases, the Board shall hear and grant applications for **non-use variances** from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required.*

APPLICANT'S NAME: **FLORIDA TOWER PARTNERS, LLC** **A**

REPRESENTATIVE: Tony Recio

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER		
11-7-CZ15-1 (11-013)	November 20,2012	CZAB15		12

REC: Approval with conditions.

☐ WITHDRAW: ☐ APPLICATION ☐ ITEM(S):_____

■ DEFER: ☐ INDEFINITELY ■ TO: December 20, 2012 ☐ W/LEAVE TO AMEND

☐ DENY: ☐ WITH PREJUDICE ☐ WITHOUT PREJUDICE

☐ ACCEPT PROFFERED COVENANT ☐ ACCEPT REVISED PLANS

☐ APPROVE: ☐ PER REQUEST ☐ PER DEPARTMENT ☐ PER D.I.C.

☐ WITH CONDITIONS

■ OTHER: Deferred due to a lack of a quorum.

TITLE	M/S	NAME	YES	NO	ABSENT
COUNCIL WOMAN		Patricia FORBES			X
COUNCILMAN		Paul J. MORROW			X
VICE CHAIRWOMAN		Marjorie MURILLO			
COUNCIL WOMAN		Gale L. WIMBLEY			
CHAIR WOMAN		Diane RICHARDSON			
		VOTE:			

EXHIBITS: ☐ YES ■ NO COUNTY ATTORNEY: **CRAIG COLLER**

MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD - AREA 15
MOTION SLIP

#1

APPLICANT'S NAME: **FLORIDA TOWER PARTNERS, LLC**

REPRESENTATIVE: Dan Scriver

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER		
11-7-CZ15-1 (11-013)	October 25, 2012	CZAB15		12

REC: Approval with conditions.

☐ WITHDRAW: ☐ APPLICATION ☐ ITEM(S):_____

■ DEFER: ☐ INDEFINITELY ■ TO: November 20, 2012 ☐ W/LEAVE TO AMEND

☐ DENY: ☐ WITH PREJUDICE ☐ WITHOUT PREJUDICE

☐ ACCEPT PROFFERED COVENANT ☐ ACCEPT REVISED PLANS

☐ APPROVE: ☐ PER REQUEST ☐ PER DEPARTMENT ☐ PER D.I.C.

☐ WITH CONDITIONS

■ OTHER: Deferred at applicant's request due to the applicant's att orney being stuck in traffic and not being able to attend the hear ing.

TITLE	M/S	NAME	YES	NO	ABSENT
COUNCIL WOMAN		Patricia FORBES			X
COUNCILMAN	S	Paul J. MORROW	X		
VICE CHAIRWOMAN		Marjorie MURILLO	X		
COUNCIL WOMAN	M	Gale L. WIMBLEY	X		
CHAIR WOMAN		Diane RICHARDSON	X		
		VOTE:	4	0	

EXHIBITS: ☐ YES ■ NO COUNTY ATTORNEY: **CYNJI LEE**

MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD - AREA 15
MOTION SLIP

B

APPLICANT'S NAME: **FLORIDA TOWER PARTNERS, LLC**

REPRESENTATIVE: Tony Recio

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER		
11-12-CZ15-1 (11-013)	January 25, 2012	CZAB15	1	12

REC: Denial without prejudice.

☐ WITHDRAW: ☐ APPLICATION ☐ ITEM(S):_____

☐ DEFER: ☐ INDEFINITELY ☐ TO:_____ ☐ W/LEAVE TO AMEND

■ DENY: ☐ WITH PREJUDICE ■ WITHOUT PREJUDICE

☐ ACCEPT PROFFERED COVENANT ☐ ACCEPT REVISED PLANS

☐ APPROVE: ☐ PER REQUEST ☐ PER DEPARTMENT ☐ PER D.I.C.

☐ WITH CONDITIONS

☐

TITLE	M/S	NAME	YES	NO	ABSENT
COUNCIL WOMAN	S	Patricia FORBES	X		
VICE CHAIRMAN		Paul J. MORROW			X
COUNCIL WOMAN		Diane RICHARDSON	X		
COUNCIL WOMAN	M	Gale L. WIMBLEY	X		
CHAIR WOMAN		Marjorie MURILLO		X	
		VOTE:	3	1	

EXHIBITS: ■ YES ☐ NO COUNTY ATTORNEY: **THOMAS ROBERTSON**

MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD - AREA 15
MOTION SLIP

#1

APPLICANT'S NAME: **FLORIDA TOWER PARTNERS, LLC**

REPRESENTATIVE:

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER		
11-12-CZ15-1 (11-013)	December 14, 2011	CZAB15		11

REC: Denial without prejudice.

☐ WITHDRAW: ☐ APPLICATION ☐ ITEM(S):_____

■ DEFER: ☐ INDEFINITELY ■ TO: January 25, 2012 ☐ W/LEAVE TO AMEND

☐ DENY: ☐ WITH PREJUDICE ☐ WITHOUT PREJUDICE

☐ ACCEPT PROFFERED COVENANT ☐ ACCEPT REVISED PLANS

☐ APPROVE: ☐ PER REQUEST ☐ PER DEPARTMENT ☐ PER D.I.C.

☐ WITH CONDITIONS

■ OTHER: Deferred due to a lack of quorum.

TITLE	M/S	NAME	YES	NO	ABSENT
COUNCIL WOMAN		Patricia FORBES			X
VICE CHAIRMAN		Paul J. MORROW			X
COUNCIL WOMAN		Diane RICHARDSON			
COUNCIL WOMAN		Gale L. WIMBLEY			
CHAIR WOMAN		Marjorie MURILLO			
		VOTE:			

EXHIBITS: ☐ YES ■ NO COUNTY ATTORNEY: **RONALD BERNSTEIN**

A. FLORIDA TOWER PARTNERS, LLC
(Applicant)

11-12-CZ15-1 (11-013)
Area 15/District 08
Hearing Date: 12/20/12

Property Owner (if different from applicant) **M & R TOWER, LLC.**

Is there an option to purchase ☐ /lease ☑ the property predicated on the approval of the zoning request? Yes ☐ No ☐

Disclosure of interest form attached? Yes ☑ No ☐

Previous Zoning Hearings on the Property:

Year	Applicant	Request	Board	Decision
None				

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

Memorandum

MIAMI-DADE COUNTY

Date: February 10, 2011

To: Marc C. LaFerrier, Director
Department of Planning & Zoning

From: José A. Ramos, R.A., Chief, Aviation Planning Division
Aviation Department

Subject: Florida Tower Partners, LLC (PH: 11-013)
MDAD DN-11-02-512

As requested by the Department of Planning and Zoning, the Miami-Dade Aviation Department (MDAD) has reviewed the applicant's request for an Unusual Use to permit a 156' Above Ground Level (AGL) antenna support structure with related equipment to be located at the northeast corner of SW 122 Avenue and SW 264 Street, Miami-Dade County, Florida.

Based on our cursory review of the project information provided to us, a proposed 156' AGL antenna support structure with related equipment at this location conforms to Miami-Dade County Airport Zoning Ordinance. **However, an FAA Airspace Determination is required to coordinate frequency activation and verify that no interference is caused to FAA facilities prior to beginning any transmission from the site. See the next paragraph for filing information.**

It is necessary to file with the FAA by using form 7460-1 'Notice of Proposed Construction Alteration for Determination of Known Hazards'. Furthermore, any construction cranes for this project reaching or exceeding 200 ft AMSL (Above Mean Sea Level) must be filed by the construction contractor using the same form. This form should be filed with a 45 day advance notice prior to raising the crane. The form is available through this office or through the FAA website: https://oeaaa.faa.gov. The developer may "e-file" online at https://oeaaa.faa.gov. Alternatively, this form may be mailed to: Federal Aviation Administration, Air Traffic Airspace Branch - ASW-520, 2601 Meacham Blvd, Ft. Worth, TX 76137-0520.

This determination is based, in part, on the description provided to us by you, which includes specific building locations and heights. Any changes in structure location/layouts or heights will void this determination. Any future construction or alteration, including an increase to heights requires separate notice to the FAA and MDAD.

Should you have any questions in obtaining and/or filling out FAA form 7460-1 or if I can be of any further assistance, please feel free to contact me at 305-876-8080.

JR/rb

C: S. Harman
File

Memorandum

MIAMI-DADE COUNTY

Date: August 31, 2012

To: Jack Osterholt, Director
Department of Regulatory and Economic Resources

From: Jose Gonzalez, P.E.
Department of Regulatory and Economic Resources

Subject: C-15 #Z2011000013-2nd Revision
Florida Tower Partners, LLC
N.E. corner of S.W. 122nd Avenue and S.W. 264th Street
Unusual Use to Permit a Proposed Antenna Support Structure with Related Equipment
(AU) (3.87 Acres)
25-56-39

The subject application has been reviewed for compliance with the requirements of Chapter 24 of the Miami-Dade County Code (the Code) and meets the minimum requirements of the Code. Accordingly, the application may be scheduled for public hearing.

Potable Water Service and Wastewater Disposal

Public water and public sanitary sewers can be made available to the subject property. Therefore, connection of the proposed development to the public water supply system and sanitary sewer system shall be required in accordance with Code requirements.

Existing public water and sewer facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required for this proposed development order.

Notwithstanding the foregoing, and in light of the fact that the County's sanitary sewer system has limited sewer collection, transmission, and treatment capacity, no new sewer service connections can be permitted, unless there is adequate capacity to handle the additional flows that this project would generate. Consequently, final development orders for this site may not be granted if adequate capacity in the system is not available at the point in time when the project will be contributing sewage to the system. Lack of adequate capacity in the system may require the approval of alternate means of sewage disposal. Use of an alternate means of sewage disposal may only be granted in accordance with Code requirements, and shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

Stormwater Management

Site grading and development plans shall comply with the requirements of Chapter 11C of the Code, as well as with all state and federal criteria, and shall not cause flooding of adjacent properties.

Any proposed development shall comply with county and federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the LOS standards for flood

protection set forth in the CDMP subject to compliance with the conditions required for this proposed development order.

Be advised that this property is contiguous by the C-102 Canal; therefore a canal Right of Way(R/W) verification letter from by the South Florida Water Management District might be required.

Wetlands
A recent site inspection performed by the Department on February 8, 2011, revealed that the subject property does not contain wetlands as defined by Section 24-5 of the Code. Therefore, a Class IV Wetland Permit will not be required.

The applicant is advised that permits from the Army Corps of Engineers (305-526-7181), the Florida Department of Environmental Protection (561-681-6600) and the South Florida Water Management District (1-800-432-2045) may be required for the proposed project. It is the applicant's responsibility to contact these agencies.

Tree Preservation
An on site inspection performed on February 8, 2011 revealed that the property contains specimen-sized (trunk diameter 18 inches or greater) strangler fig trees along the north side of the property, which may be impacted by the proposed antenna. However, a letter submitted by the attorneys and representatives of the applicant, dated July 18, 2011, states that no existing trees on site will be directly or indirectly impacted by the proposed antenna.

Any type of construction, including driveways, septic tanks, fences, pipes, buildings, roads, polls etc., should be at least 12-14 feet from specimen and non specimen trees. Protective barriers should be placed during construction 10-12 feet from the trunk of the specimen sized trees, and 6-8 feet from the trunk of non specimen sized trees. If this distance is not maintained the root systems of the trees may be affected, thereby causing the effective destruction of the trees. In the event that the proposed construction causes the effective destruction of the trees on site, it would constitute a violation of Section 24-49 of the Code. Therefore, the Department recommends that appropriate actions be taken to not adversely impact tree resources on the referenced property.

Also, Section 24-49.2(II) of the Code requires that specimen trees be preserved whenever reasonably possible. A Miami-Dade County Tree Removal Permit is required prior to the removal or relocation of any tree that is subject to the Tree Preservation and Protection provisions of Section 24 of the Code. Said Tree Removal Permit shall meet the requirements of Sections 24-49.2 and 24-49.4 of the Code.

The applicant is required to comply with the above tree permitting requirements. Approval of the subject application is contingent upon inclusion of said tree permitting requirements in the resolution approving this application.

The applicant is advised to contact the Tree Program for additional information regarding tree permitting procedures and requirements prior to site development.

Enforcement History
There are no open or closed enforcement records for violations of Chapter 24 of the Code for the subject property.

Concurrency Review Summary

A concurrency review has been conducted for this application and has determined that the same meets all applicable LOS standards for an initial development order, as specified in the adopted CDMP for potable water supply, wastewater disposal, and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order, as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

This memorandum shall constitute written approval as required by Chapter 24 of the Code.

If you have any questions concerning the comments or wish to discuss this matter further, please contact Christine Velazquez at (305) 372-6764.

cc: Eric Silva, Department of Regulatory and Economic Resources

REVISION 2

PH# Z2011000013
CZAB - C15

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Names: FLORIDA TOWER PARTNERS, LLC

This Department has no objections to this application.

This Department has no objections to the request to permit 15 feet of dedication for the east portion of SW 122 Avenue where 35 feet is required.

This land may require platting in accordance with Chapter 28 of the Miami-Dade County Code. Any road dedications and improvements required will be accomplished thru the recording of a plat.

This application does not generate any new additional daily peak hour trips, therefore no vehicle trips have been assigned. This meets the traffic concurrency criteria set for an Initial Development Order.

Raul A Pino, P.L.S.
06-SEP-12

RESOLUTION NO. CZAB15-1-12

WHEREAS, **FLORIDA TOWER PARTNERS, LLC** applied for the following:

(1) SPECIAL EXCEPTION to permit a proposed 150' high wireless support service facility and ancillary equipment.

(2) NON-USE VARIANCE to permit the proposed antenna to setback 67'-4" (165' required) from the rear (north) property line.

(3) NON-USE VARIANCE to permit a parcel of land with a lot area of 3.87 gross acres (5 acres minimum required).

(4) NON-USE VARIANCE to permit (0) lot trees (34 lot trees required).

Plans are on file and may be examined in the Department of Permitting, Environment and Regulatory Affairs entitled "Miami SW 122nd FL 1511" consisting of 6 sheets dated stamped received 1/19/11 as prepared by Atwell. Plans may be modified at public hearing.

SUBJECT PROPERTY: Parent Tract

The West ¼ of the Southwest ¼ of the Southeast ¼ of Section 25, Township 56 South, Range 39 East, Miami-Dade County, Florida;
Less:

Beginning at the Northwest corner of said West ¼, run East 334.75 ft, more or less, thence run South 824.49 ft, more of less, thence run West 42.58 ft, more or less, thence by curve to the right run 319.68 ft, more or less, to the West line of said West ¼, thence run North 709 ft to the point of beginning; to include and as described in Resolution No. R-1279-07- the following legal; the North 45.00 ft of the South 100.00 feet of the West ½ of the West ½ of the SW ¼ of the SE ¼ of Section 25, Township 56 South, Range 39 East, less the West 35 ft; less, the area bounded by the South line of the North 45 ft of the South 100 ft of said W ½ of the W ½ of the SW ¼ of the SE ¼ of said Section 25, bounded by the East line of the West 35 ft of the SE ¼ of said Section 25 and bounded by a 25 foot Radius Arc. Concave to the Northeast, said Arc being tangent to both of the last described lines.

Ingress-Egress and utility easement:

A parcel of land lying within Section 25, Township 56 South, Range 39 East, Miami-Dade County, Florida and being further described as follows:

Commencing at the South ¼ corner of said Section 25; thence along the West line of the SE ¼ of said Section 25, N00°36'23"W, a distance of 469.89 ft to the Point of Beginning; thence continued Northerly along said West line, N00°36'23"W, a distance of 30.00 ft; thence departing said West line, N89°23'37"E, a distance of 135.00 ft; thence S00°36'23"E, a distance of 30.00 ft; thence S89°23'37"W, a distance of 135.00 ft to the Point of Beginning.

Lease Area:

A parcel of land lying within Section 25, Township 56 South, Range 39 East, Miami-Dade County, Florida and being further described as follows:

Commencing at the South ¼ corner of said Section 25; thence along the West line of the SE ¼ of said Section 25, N00°36'23"W, a distance of 484.89 ft; thence departing said West line, N89°23'37"E, a distance of 135' to the Point of Beginning; thence N00°36'23"W for a distance of 30.00 ft; thence N89°23'37"E, a distance of 60.00 ft; thence S00°36'23"E, a distance of 60.00 ft; thence S89°23'37"W, a distance of 60 ft; thence N00°36'23"W, a distance of 30.00 ft the Point of Beginning.

LOCATION: Northeast corner of SW 122nd Avenue and SW 264 Street, Miami-Dade County, Florida, and

WHEREAS, a public hearing of the Miami-Dade County Community Zoning Appeals Board 15 was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and

WHEREAS, upon due and proper consideration having been given to the matter and to the recommendation of the Miami-Dade County Permitting, Environment, and Regulatory Affairs Department and the Miami-Dade County Department of Sustainability, Planning and Economic Enhancement, it is the opinion of this Board that the requested special exception to permit a proposed 150' high wireless support service facility and ancillary equipment (Item #1), the requested non-use variances to permit the proposed antenna to setback 67'-4" from the rear (north) property line (Item #2) to permit a parcel of land with a lot area of 3.87 gross acres (Item #3), and to permit (0) lot trees (Item 4) would not be compatible with the area and its development and would not be in harmony with the general purpose and intent of the regulations and would not conform with the requirements and intent of the Zoning Procedure Ordinance and would be inconsistent with the Comprehensive Development Master Plan, and that the requested special exception (Item #1) would have an adverse impact upon the public interest and should be denied without prejudice, and

WHEREAS, a motion to deny the application without prejudice was offered by Gale L. Wimbley, seconded by Patricia Forbes, and upon a poll of the members present, the vote was as follows:

Patricia Forbes	aye	Diane Richardson	aye
Paul J. Morrow	absent	Gale L. Wimbley	aye
		Marjorie Murillo	nay

NOW THEREFORE BE IT RESOLVED by the Miami-Dade County Community Zoning Appeals Board 15 that the application be and the same is hereby denied without prejudice in accordance with the recommendations of the Miami-Dade County Permitting, Environment, and Regulatory Affairs Department and the Miami-Dade County Department of Sustainability, Planning and Economic Enhancement.

The Director is hereby authorized to make the necessary changes and notations upon the records of the Miami-Dade County Permitting, Environment and Regulatory Affairs Department or its Successor.

PASSED AND ADOPTED this 25th day of January, 2012.

Hearing No. 11-12-CZ15-1
ej

THIS RESOLUTION WAS TRANSMITTED TO THE CLERK OF THE BOARD OF COUNTY COMMISSIONERS ON THE 3RD DAY OF FEBRUARY, 2012.

STATE OF FLORIDA

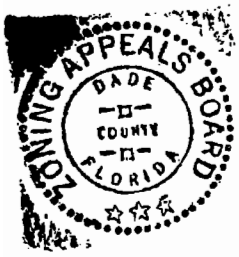
COUNTY OF MIAMI-DADE

I, Earl Jones, as Deputy Clerk for the Miami-Dade County Permitting, Environment and Regulatory Affairs Department or its successor as designated by the Director of the Miami-Dade County Permitting, Environment and Regulatory Affairs Department or its successor and Ex-Officio Secretary of the Miami-Dade County Community Zoning Appeals Board 15, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. CZAB15-1-12 adopted by said Community Zoning Appeals Board at its meeting held on the 25th day of January, 2012.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 3rd day of February, 2012.

Earl Jones, Deputy Clerk (3230)
Miami-Dade County Permitting, Environment and Regulatory Affairs Department or its successor

SEAL



REVISION 1

Memorandum

Date: 17-SEP-12

To: Jack Osterholt, Director
Department of Regulatory and Economic Resources

From: William W. Bryson, Fire Chief.
Miami-Dade Fire Rescue Department

Subject: Z2011000013

Fire Prevention Unit:

This memo supersedes MDFR memorandum dated February 3, 2011.
APPROVAL
No objection via Case Z2011000013.

Service Impact/Demand

Development for the above Z2011000013
located at Northeast corner of SW. 122 Ave and SW 264 ST, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 2491 is proposed as the following:

N/A residential	dwelling units	N/A industrial	square feet
N/A Office	square feet	N/A institutional	square feet
N/A Retail	square feet	N/A nursing home/hospitals	square feet

Based on this development information, estimated service impact is: N/A alarms-annually.
The estimated average travel time is: 8:51 minutes

Existing services

The Fire station responding to an alarm in the proposed development will be:

Station 5 - Goulds/Princeton - 13150 SW 238 Street
Rescue, BLS Engine, Battalion 7.

Planned Service Expansions:

The following stations/units are planned in the vicinity of this development:

Station 70 - Coconut Palm - SW 248 Street and 114 Pl.

Fire Planning Additional Comments

Not applicable to service impact analysis.

For information regarding the aforementioned comments, please contact the Miami-Dade Fire Rescue Department Planning Section at 786-331-4540.

Memorandum

MIAMI-DADE COUNTY

Date: August 31, 2012

To: Jack Osterholt, Director
Regulatory and Economic Resources Department

From: Maria I. Nardi, Chief
Planning and Research Division
Parks, Recreation and Planning Department

Subject: Z2011000013: FLORIDA TOWER PARTNERS, LLC
Includes revised plans dated stamped received through 8/17/12

Application Name: FLORIDA TOWER PARTNERS, LLC

Project Location: The site is located at Northeast corner of SW. 122 Ave and SW 264 ST, Miami-Dade County.

Proposed Development: The applicant is requesting an unusual use to permit an antenna. Review includes revised plans dated stamped received through 8/17/12.

Impact and demand: Because this application does not generate any residential population, the CDMP Open Space Spatial Standards do not apply and this Department has no objection to this application.

We have no comments concerning impact or demand on existing County parks, proposed or budgeted service expansion, nor do we perform a concurrency review.

If you need additional information or clarification on this matter, please contact John Bowers at (305) 755-5447.

MN:jb
Cc: John M. Bowers, RLA/AICP, Parks Property Management Supervisor

DATE: 09-AUG-12

REVISION 1

BUILDING AND NEIGHBORHOOD COMPLIANCE DEPARTMENT

ENFORCEMENT HISTORY OF VIOLATIONS OF CHAPTER 19 AND CHAPTER 33 OF THE MIAMI-DADE COUNTY CODE

FLORIDA TOWER PARTNERS, LLC	Northeast corner of SW. 122 Ave and SW 264 ST, MIAMI-DADE COUNTY, FLORIDA.
APPLICANT	**ADDRESS**

Z2011000013

HEARING NUMBER

HISTORY:

THERE ARE NO CURRENT OPEN OR CLOSED NEIGHBORHOOD COMPLIANCE OR BUILDING SUPPORT REGULATIONS CASES.

FLORIDA TOWER PARTNERS, LLC

OUTSTANDING FINES, PENALTIES, COST OR LIENS INCURRED PURSUANT TO CHAPTER 8CC:

REPORTER NAME:

Memorandum

MIAMI-DADE COUNTY

Date: AUGUST 1, 2012

To: Franklin Gutierrez, Agenda Supervisor, Agenda Coordinator's Office
Miami-Dade Sustainability, Planning and Economic Enhancement

From: James Byers, Zoning Permitting Division Chief
Department of Permitting, Environment and Regulatory Affairs

Subject: Z2011000013

An inspection was conducted on July 31, 2012, at the Northeast Corner of SW 122 Avenue and SW 264 Street. This is a vacant agricultural property lying fallow at this time. The properties to the North and South are also vacant agricultural farmed properties. There are residential homes on the West side of SW 122 Avenue. Under Chapter 19-14A, property owners are required to maintain a 100' strip away from improved properties or roads. There is approximately a 5' strip at this time, with some overgrowth growing towards the street.
No other zoning violations were observed.

If you have any questions or need further information, please let me know!

Francie Boellard

FL1511-Miami SW 122nd- Homestead, FL

VIEW FACING EAST OF THE OVERALL PROPOSED TOWER LOCATION

VIEW OF THE CENTER OF PROPOSED TOWER LOCATION Z-11-013

Melissa Breen, May 26, 2010

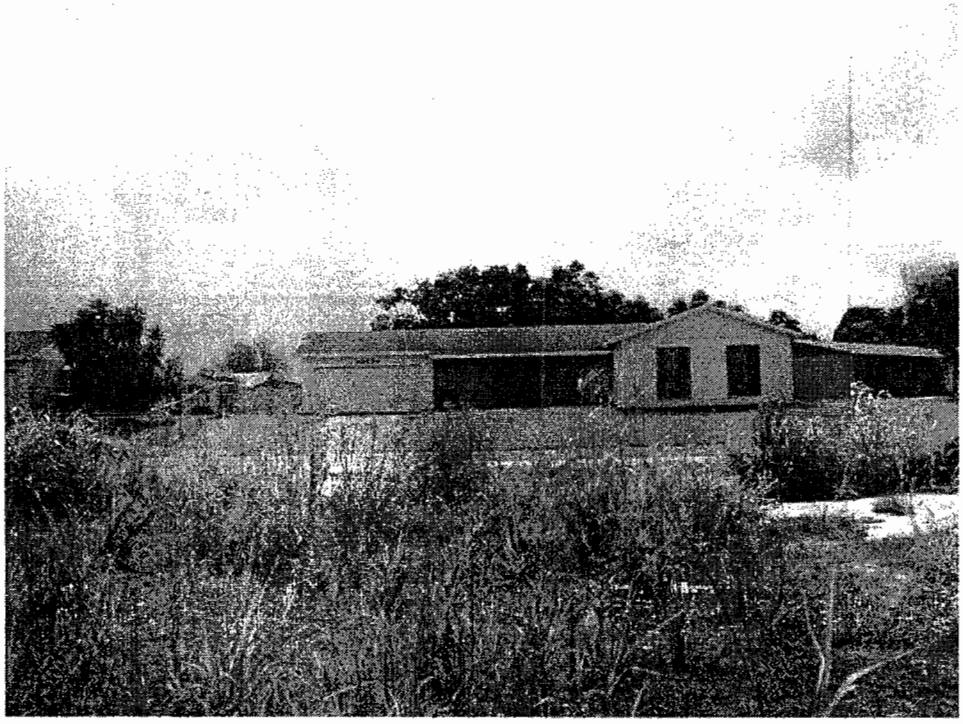
VIEW FROM THE PROPOSED TOWER LOCATION, FACING NORTH

VIEW FROM THE PROPOSED TOWER LOCATION, FACING EAST

Z-11-017

Melissa Breen, May 26, 2010

VIEW FACING SOUTH, FROM THE PROPOSED TOWER LOCATION



VIEW FACING WEST, FROM THE PROPOSED TOWER LOCATION

Z-11-013

Melissa Breen, May 26, 2010

VIEW TOWARD THE SUBJECT SITE FROM SW 122nd, FACING EAST

VIEW OF THE NORTHERN PROPERTY BOUNDARY, FACING WEST

E-11-013

VIEW OF THE EASTERN SITE BOUNDARY, FACING SOUTH

VIEW OF THE SOUTHERN SITE BOUNDARY, FACING WEST

Z-11-013

Melissa Breen, May 26, 2010

VIEW OF THE WESTERN SITE BOUNDARY, FACING NORTH

VIEW OF THE NORTHERN ADJACENT PROPERTY, FACING NORTH

Z-11-013

VIEW OF METAL DEBRIS OBSERVED ON SITE

VIEW OF DEBRIS OBSERVED ON SITE

Z-11-013

Melissa Breen, May 26, 2010

VIEW OF WESTERN SURROUNDING PROPERTIES, BEYOND 122nd AVENUE, FACING SOUTHWEST

DISCLOSURE OF INTEREST*

If a **CORPORATION** owns or leases the subject property, list principal stockholders and percent interest owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

COMPANY NAME: M & R TOWER, LLC

NAME AND ADDRESS	Percentage of Stock
Marcelo Stolarczyk	50 %
Rafael Lopez	50 %

If a **TRUST or ESTATE** owns or leases the subject property, list the trust beneficiaries and percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME: _____

NAME AND ADDRESS	Percentage of Stock

If a **PARTNERSHIP** owns or leases the subject property, list the principals including general and limited partners. [Note: Where partner(s) consist of other partnership(s), corporation(s), trust(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interests].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

NAME AND ADDRESS	Percentage of Stock
	7-11-07

If there is a **CONTRACT FOR PURCHASE** by a Corporation, Trust or Partnership, list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or similar entities, further disclosure shall be made to identify natural persons having ultimate ownership interests].

NAME OF PURCHASER: _____

NAME, ADDRESS AND OFFICE (if applicable)	Percentage of Stock

Date of contract: _____

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust:

_____

_____

_____

NOTICE: For changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: _____
(Applicant)

Sworn to and subscribed before me this 4th day of January 2011.
Affiant is personally known to me or has produced _____ as identification.

_____
(Notary Public)

My commission expires _____

MERCEDES C. VAZQUEZ
MY COMMISSION # DD 763269
EXPIRES: March 12, 2012
Bonded Thru Budget Notary Services

*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.

2-11-013

DISCLOSURE OF INTEREST*

If a **CORPORATION** owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: Florida Tower Partners, LLC

NAME AND ADDRESS	Percentage of Stock
Tarpon Towers, LLC, 1001 3rd Ave West, Ste. 420 Bradenton, FL 34205	100%
(see attached)	

If a **TRUST or ESTATE** owns or leases the subject property, list the trust beneficiaries and percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME: _____

NAME AND ADDRESS	Percentage of Interest

If a **PARTNERSHIP** owns or leases the subject property, list the principals including general and limited partners. [Note: Where partner(s) consist of other partnership(s), corporation(s), trust(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interests].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

NAME AND ADDRESS	Percent of Ownership
	2-11-013

If there is a **CONTRACT FOR PURCHASE** by a Corporation, Trust or Partnership, list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or similar entities, further disclosure shall be made to identify natural persons having ultimate ownership interests].

NAME OF PURCHASER: _____

NAME, ADDRESS AND OFFICE (if applicable)	Percentage of Interest

Date of contract: _____

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust:

_____

_____

_____

_____

_____

NOTICE: For changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: _____ (Applicant)

Sworn to and subscribed before me this 13th day of January, 2011. Affiant is personally known to me or has produced _____ as identification.

_____ (Notary Public)

My commission expires 8-11-12

CURTIS MILLER
MY COMMISSION # DD 813272
EXPIRES: August 11, 2012
Bonded Thru Budget Notary Services

2-11-013

*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.

Tarpon Towers, LLC
Ownership Interests

Unit Holder	Ownership Percentage	Additional Information
ABS Capital	63.1%	Equity investors, multiple ownership structure
84 Capital, LLC	6.2%	Sole owner is Ronald G. Bizick, II
WTF Trust	5.7%	Sole owner is William T. Freeman
WTF Investments, LLC	0.5%	Sole owner is William T. Freeman
Yellowwood Investments, LLC	1.2%	Sole owner is Brett Buggeln
Darby Investments, LLC	0.3%	Sole owner is Gail Buteau
MCA Tower Investments LLC	1.1%	Owners are Keith Walters and Steve Bittner
Tech Towers A	3.4%	Owners are Todd Schlemmer and Richard House
Spire Capital Partners	18.3%	Equity investors, multiple ownership structure
John Stevens	0.2%	Indvidual
	100.0%	

Z-11-013

NOTES:

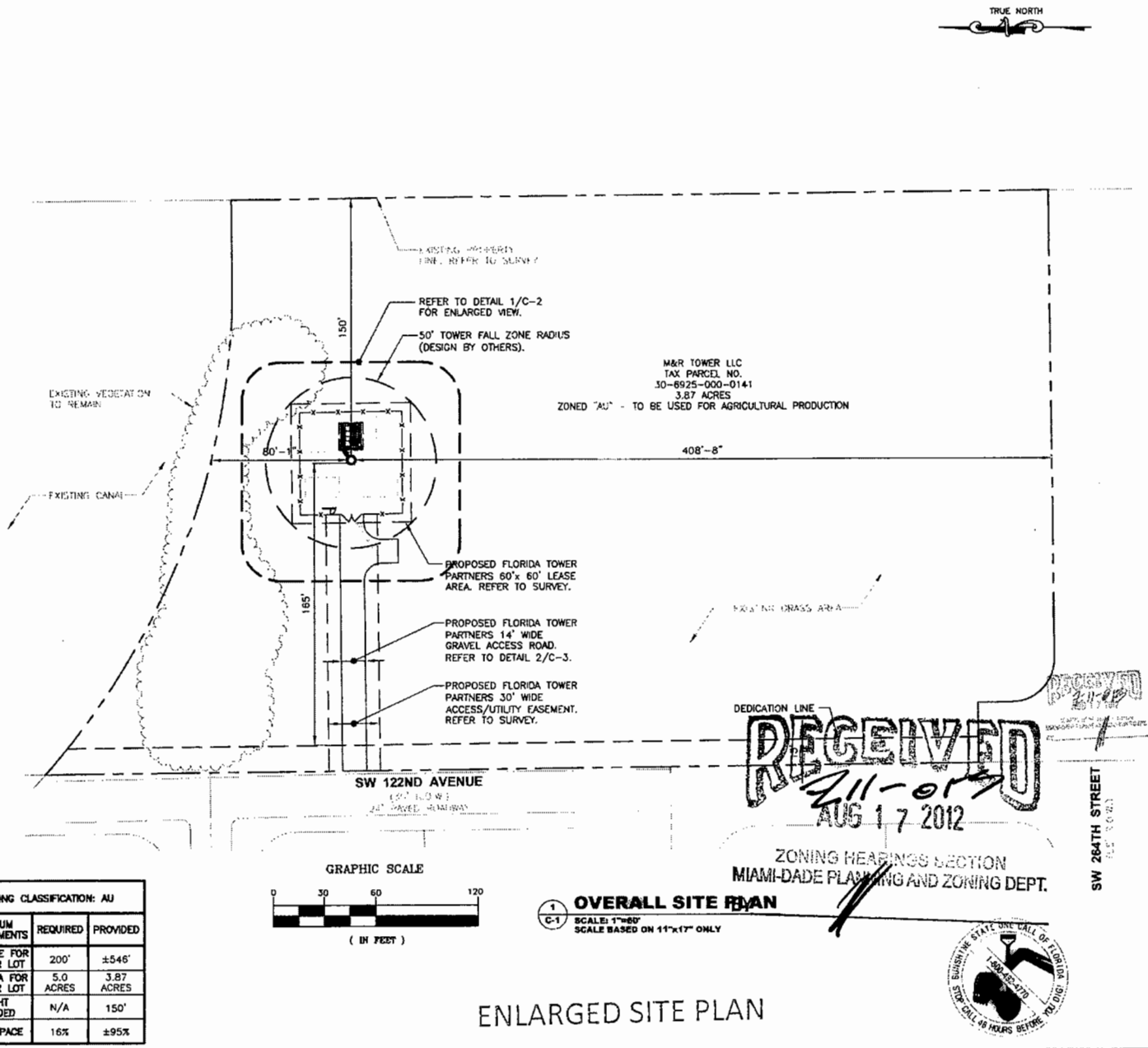
1. FENCED SITE AREA SHALL BE CLEARED AND GRUBBED. REMOVE UNSUITABLE SOFT OR LOOSE SOILS, ORGANIC MATERIAL AND OR RUBBLE TO FIRM SUBGRADE. FILL UNDERCUT UP TO 6 INCHES BELOW FINISH GRADE.
2. IF ANY ARCHAEOLOGICAL MATERIALS ARE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL STOP WORK IMMEDIATELY AND NOTIFY THE CLIENT.
3. THE CONTRACTOR MUST CONTACT THE SURVEYOR TO STAKE OUT ALL EASEMENTS AND LEASE AREA PRIOR TO CONSTRUCTION. ALL FEES ARE THE RESPONSIBILITY OF THE CONTRACTOR.
4. THE CONTRACTOR IS TO ENSURE THAT NO DAMAGE OR DEBRIS OCCURS ON THE ADJACENT PROPERTIES.
5. THE CONTRACTOR SHALL SEED ALL DISTURBED AREAS WITH LOW MAINTENANCE NATIVE GRASS AND COVER WITH APPROVED STRAW.
6. UNTIL THE COMPOUND IS SURROUNDED BY A PERMANENT FENCE, THE CONTRACTOR MUST ERECT A TEMPORARY FENCE AROUND THE TOWER AND POST A "NO TRESPASSING" SIGN. ALL CLIMBING PEGS MUST BE REMOVED UP TO 20' UNTIL A PERMANENT FENCE IS INSTALLED.
7. THE CONTRACTOR MUST ENSURE THAT ALL DELIVERY TRUCKS WILL BE ABLE TO DELIVER THE MATERIAL TO THE COMPOUND. IF THE DELIVERY TRUCKS CAN NOT ACCESS THE COMPOUND THEN THE CONTRACTOR MUST MAKE OTHER ARRANGEMENTS TO GET THE MATERIAL TO THE COMPOUND. IF THIS IS REQUIRED THE CONTRACTOR MUST CONTACT ATWELL IMMEDIATELY. NO ADDITIONAL FEES WILL BE PASSED ON TO THE CLIENT.
8. PROPOSED TOWER AND FOUNDATION TO BE INSTALLED IN ACCORDANCE WITH THE TOWER MANUFACTURER PLANS PROVIDED BY CLIENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE UNLOADING OF TOWER MATERIALS DELIVERED TO SITE BY THE TOWER MANUFACTURER.
9. CONTRACTOR MUST REFER TO THE GEOTECH REPORT FOR ALL COMPACTED FILL RECOMMENDATIONS. IF THE GEOTECH REPORT CONFLICTS WITH THE CONSTRUCTION DRAWINGS THEN STOP WORK AND CONTACT THE CLIENT AS SOON AS POSSIBLE.
10. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY ALL FLORIDA DOT AND/OR COUNTY SPECIFICATIONS PRIOR TO BID AND CONSTRUCTION. IF THE SPECIFICATIONS DIFFER FROM THE CONSTRUCTION DRAWINGS, THEN THE SPECIFICATIONS WILL GOVERN. NO ADDITIONAL COSTS FOR ADHERING TO THE SPECIFICATIONS WILL BE ALLOWED AFTER THE BID HAS BEEN ISSUED AND ACCEPTED NOR WILL PROJECT DELAYS BE TOLERATED.
11. AT THE TIME THE CONSTRUCTION DRAWINGS WERE COMPLETED, ATWELL DID NOT HAVE A COPY OF THE PROPOSED TOWER MANUFACTURER DRAWINGS THUS WE DO NOT KNOW THE EXACT SIZE OF THE OVERALL TOWER FOOTPRINT. THE CONTRACTOR MUST COMPARE THE CONSTRUCTION DRAWINGS WITH THE TOWER DRAWINGS PRIOR TO BID AND/OR CONSTRUCTION AND IF THEY FIND ANY DISCREPANCIES OR POSSIBLE ISSUES THEY MUST NOTIFY THE CLIENT IMMEDIATELY.

THE PROPERTY SHOWN HEREON FALLS WITHIN FLOOD ZONE "AE" AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 12086C 0594L, DATED SEPTEMBER 11, 2009. NO FIELD MEASUREMENTS WERE USED IN THIS DETERMINATION.

THE CONTRACTOR MUST FIELD VERIFY ALL MEASUREMENTS AND FIELD CONDITIONS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

DIRECTION	REQUIRED SETBACK	PROVIDED SETBACK
NORTH	15'	80'-1"
SOUTH	15'	408'-8"
EAST	25'	150'-0"
WEST	50'	165'-0"

ZONING CLASSIFICATION: AU		
MINIMUM REQUIREMENTS	REQUIRED	PROVIDED
FRONTAGE FOR INTERIOR LOT	200'	±546'
LOT AREA FOR INTERIOR LOT	5.0 ACRES	3.87 ACRES
HEIGHT PROVIDED	N/A	150'
OPEN SPACE	16%	±95%



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ZONING HEARINGS SECTION
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1001 3rd AVENUE WEST
SUITE 420
BRADENTON, FL 34205
TEL: (941) 757-5010

SEAL

BOYAN V. PARGOV, PE
FL. PROFESSIONAL ENGINEER LIC. # 67706
FL. CERTIFICATE OF AUTHORIZATION # 28091

REVISIONS		
7	08/14/12	REVISED PER COMMENTS
6	07/19/12	REVISED PER COMMENTS
5	6/08/12	REVISED PER COMMENTS
4	4/30/12	REVISED PER COMMENTS
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2	4/12/12	REVISED PER COMMENTS
1	4/4/12	REVISED PER COMMENTS
0	01/17/11	ISSUED FOR REVIEW
NO.	DATE	DESCRIPTION
DRAWN BY: MB		CHECKED BY: CR
SCALE: AS NOTED		JOB NO: 10000847

MIAMI SW 122ND
FL1511
SW 122ND AVE & SW 264TH ST
MIAMI, FL 33173

SHEET DESCRIPTION
OVERALL SITE PLAN

SHEET NO.
C-1

SUNSHINE STATE ONE CALL OF FLORIDA 1-800-432-4770 STOP! CALL 48 HOURS BEFORE YOU DIG!

NOTES:

1. FENCED SITE AREA SHALL BE CLEARED AND GRUBBED. REMOVE UNSUITABLE SOFT OR LOOSE SOILS, ORGANIC MATERIAL AND OR RUBBLE TO FIRM SUBGRADE. FILL UNDERCUT UP TO 6 INCHES BELOW FINISH GRADE.
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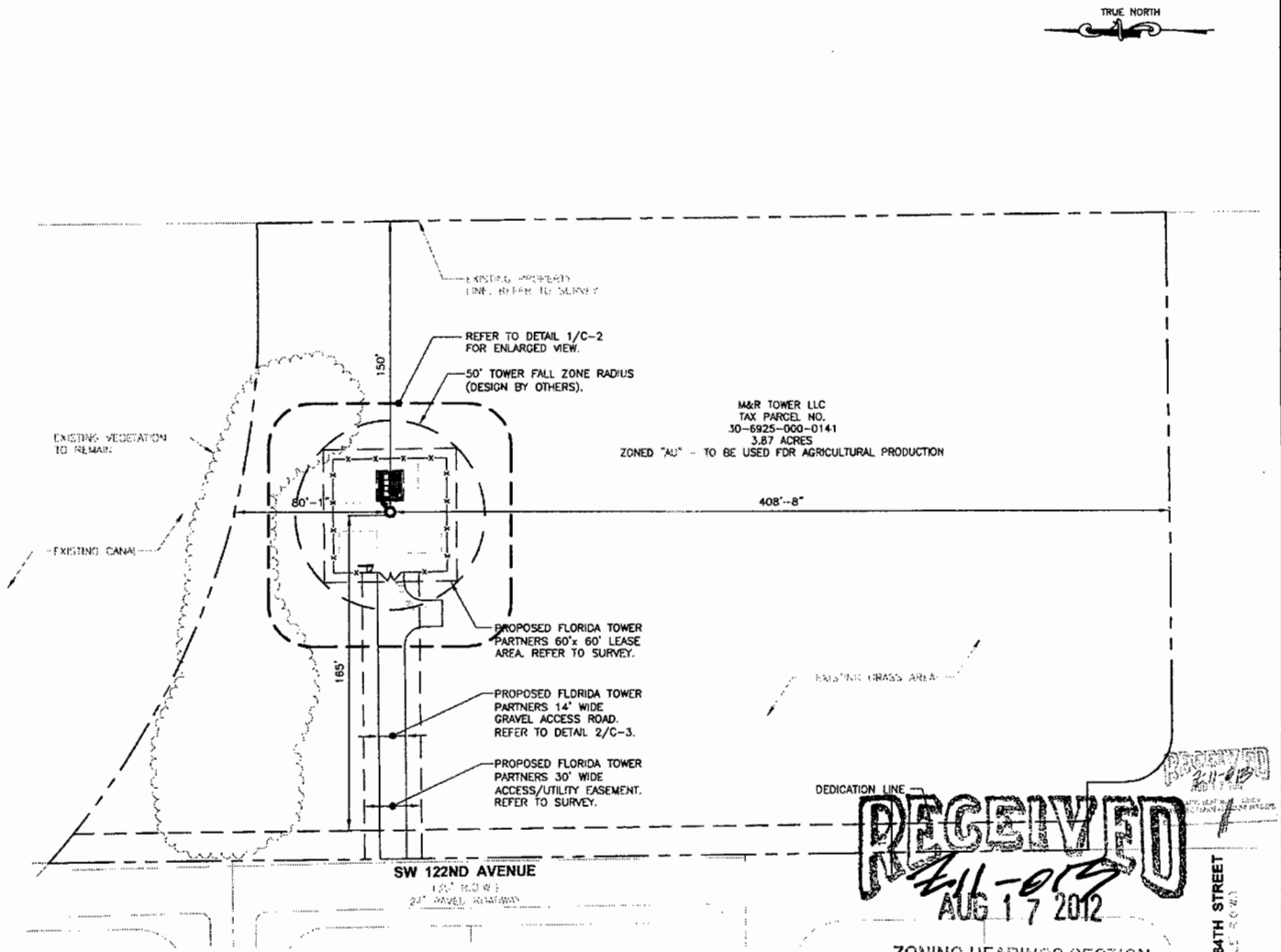
THE CONTRACTOR MUST FIELD VERIFY ALL MEASUREMENTS AND FIELD CONDITIONS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

DIRECTION	REQUIRED SETBACK	PROVIDED SETBACK
NORTH	15'	80'-1"
SOUTH	15'	408'-8"
EAST	25'	150'-0"
WEST	50'	165'-0"

ZONING CLASSIFICATION: AU		
MINIMUM REQUIREMENTS	REQUIRED	PROVIDED
FRONTAGE FOR INTERIOR LOT	200'	±546'
LOT AREA FOR INTERIOR LOT	5.0 ACRES	3.87 ACRES
HEIGHT PROVIDED	N/A	150'
OPEN SPACE	16%	±95%



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SUITE 420
BRADENTON, FL 34205
TEL: (941) 757-5010

SEAL

BOYAN V. PARGOV, PE
FL. PROFESSIONAL ENGINEER LIC. # 67706
FL. CERTIFICATE OF AUTHORIZATION # 28024

REVISIONS

NO.	DATE	DESCRIPTION
7	08/14/12	REVISED PER COMMENTS
6	07/19/12	REVISED PER COMMENTS
5	6/08/12	REVISED PER COMMENTS
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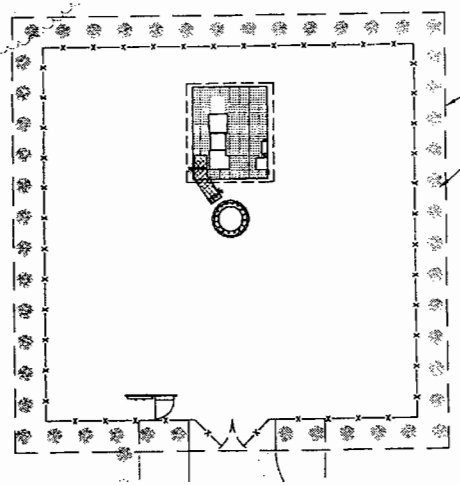
1	4/4/12	REVISED PER COMMENTS
0	01/17/11	ISSUED FOR REVIEW

DRAWN BY: MB | CHECKED BY: CR
SCALE: AS NOTED | JOB NO: 10000847

MIAMI SW 122ND
FL1511
SW 122ND AVE & SW 284TH ST
MIAMI, FL 33173

SHEET DESCRIPTION
OVERALL SITE PLAN

SHEET NO.
C-1

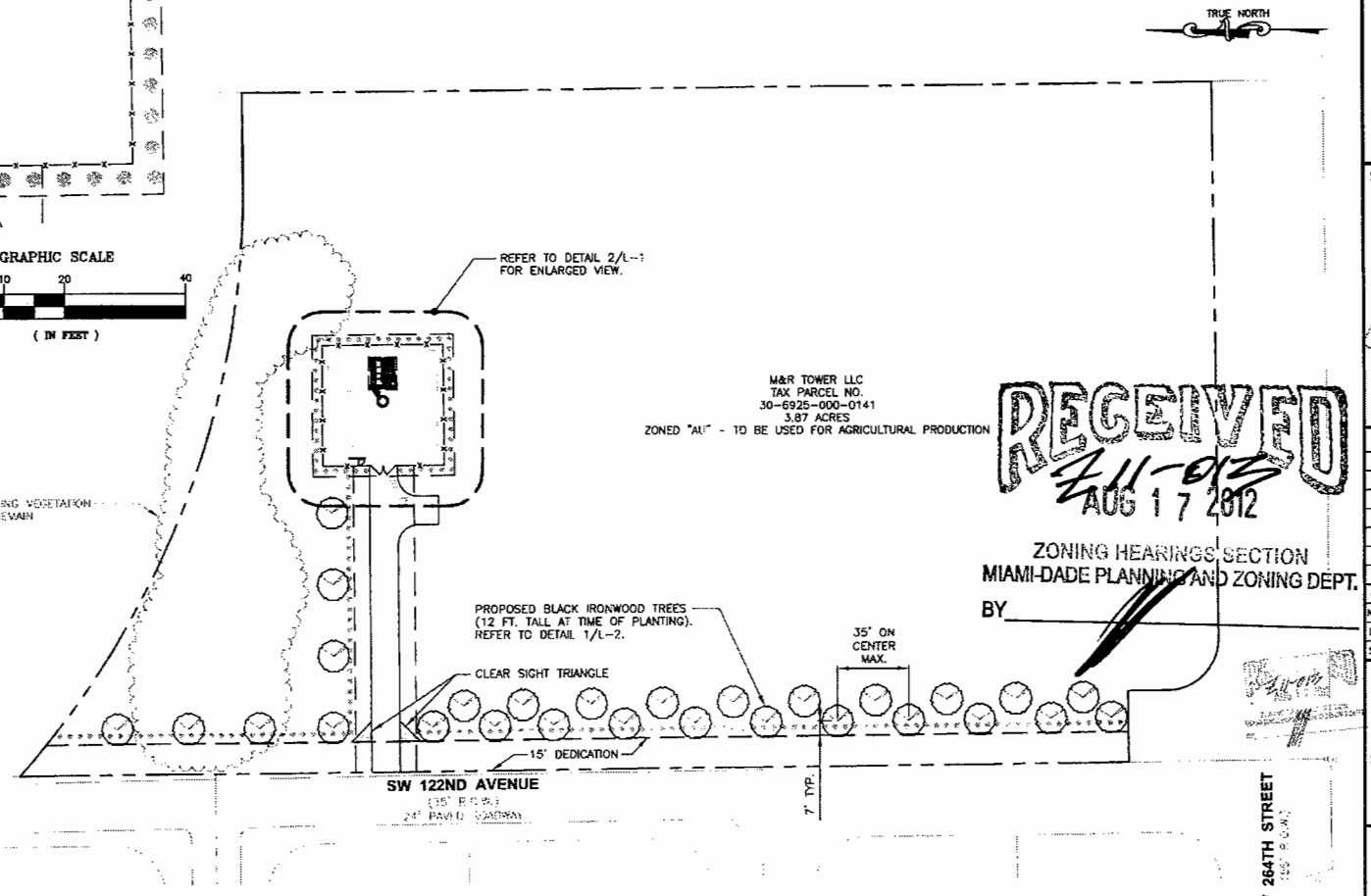


2 L-1 LANDSCAPE PLAN

SCALE: 1"=20'
SCALE BASED ON 11"x17" ONLY

GRAPHIC SCALE
0 10 20 40
(IN FEET)

PLANT MATERIAL LIST				
SYMBOL	QTY	COMMON NAME	BOTANICAL NAME	SPECIFICATIONS
	175 EA	DWARF YAUPON HOLLY HEDGE	ILEX VOMITORIA 'NANA'	7 GAL., 3' HT., 5' O.C., FL #1
	28 EA	BLACK IRONWOOD	KRUGIODENDRON FERREUM	12' HT., 2" CALIPER MIN., 35' O.C., FL #1



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1 L-1 OVERALL SITE PLAN

SCALE: 1"=60'
SCALE BASED ON 11"x17" ONLY

GRAPHIC SCALE
0 30 60 120
(IN FEET)

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SUITE 420
BRADENTON, FL 34205
TEL: (941) 757-5010

SEAL

BOYAN V. PARSKOV, PE
FL. PROFESSIONAL ENGINEER LIC. # 67706
FL. CERTIFICATE OF AUTHORIZATION # 28031

REVISIONS		
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SCALE: AS NOTED		JOB NO: 10000847

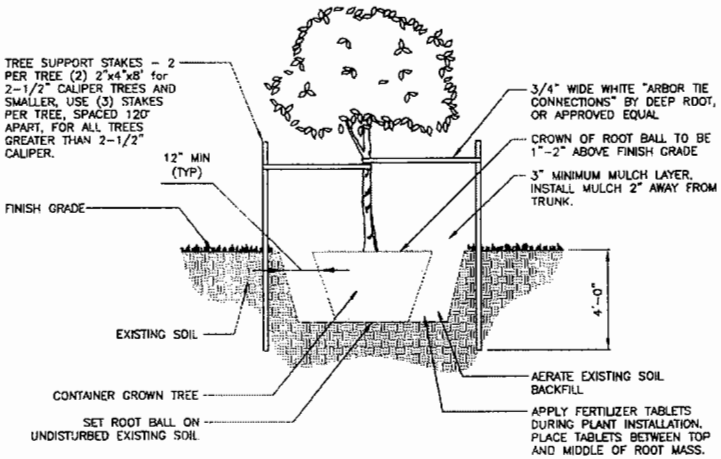
MIAMI SW 122ND
FL1511
SW 122ND AVE & SW 264TH ST
MIAMI, FL 33173

SHEET DESCRIPTION
LANDSCAPE PLAN

SHEET NO.
L-1

LANDSCAPE INSTALLATION NOTES:

1. ALL PLANT MATERIALS SHALL BE GRADE FLORIDA #1 OR BETTER AS GIVEN IN, GRADES AND STANDARDS FOR NURSERY PLANTS, FEBRUARY 1998 EDITION, PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.
2. IT IS THE LANDSCAPE CONTRACTORS RESPONSIBILITY TO INSURE THAT ALL PLANT BED AREAS HAVE PROPER DRAINAGE FOR OPTIMUM GROWTH OF LANDSCAPE MATERIAL BEFORE INSTALLATION BEGINS.
3. THE CONTRACTOR SHALL ENSURE THAT ALL PLANTING ISLANDS AND OTHER AREAS SHALL BE CLEAN OF TRASH, CONSTRUCTION DEBRIS OTHER WASTE MATERIALS TO A DEPTH OF 24" PRIOR TO LANDSCAPE INSTALLATION.
4. ALL PLANT BEDS AND TREE RINGS SHALL BE TREATED WITH A PRE-EMERGENT HERBICIDE AND THEN TOP-DRESSED WITH 3" DEEP PINE BARK MULCH. ALL NEW TREES SHALL HAVE A TREE RING WITH A MINIMUM 24" RADIUS, ALL NEW TREES AND PALMS SHALL BE STAKED.
5. TREES, SHRUBS AND GROUND COVER SHALL BE INSTALLED USING THE FOLLOWING PROCEDURE: PLANT PITS SHALL BE EXCAVATED TO TWICE THE DIAMETER OF THE PLANT ROOT BALL. AERATE EXISTING SOIL BEFORE BACKFILLING PIT. ADD AGRIFORM FERTILIZER TABLETS TO EACH PLANT PIT, AS PER THE SPECIFICATIONS.
6. TREE INSTALLATION: ALL REQUIRED TREES SHALL BE INSTALLED 1" – 2" ABOVE FINISH GRADE. TREES INSTALLED OR BURIED TOO DEEP SHALL BE RESET TO THIS STANDARD. REMOVE THE TOP 1/3 OF THE WIRE BASKETS ON ALL B & B STOCK.
7. THE CONTRACTOR MUST MAINTAIN THE LANDSCAPING FOR 1 YEAR FROM THE DATE OF CONSTRUCTION COMPLETE. THIS INCLUDES BUT IS NOT LIMITED TO WATERING AND INSURING THAT THE LANDSCAPING DOES NOT DIE. IF ANY OF THE LANDSCAPING DIES WITHIN THE 1 YEAR TIME FRAME, THE CONTRACTOR MUST REPLACE IT WITH EQUIVALENT LANDSCAPING. LOCAL JURISDICTION WATERING GUIDELINES SHALL BE FOLLOWED THOROUGHLY.
8. IF EXISTING TREES REMAIN, LOCATION/SPACING OF NEW TREES MAY BE MODIFIED TO AVOID CONFLICT.



NOTES:

1. 4" SAUCER RIM WITH 3" MULCH ON TOP (WHEN NECESSARY). SAUCER SHALL BE UNIFORM AND NEATLY CONSTRUCTED.
2. CONTRACTOR SHALL REMOVE STAKING AND GUYING MATERIALS AFTER ONE GROWING SEASON.

1 L-2 TREE PLANTING DETAIL
SCALE: N.T.S.

LANDSCAPE LEGEND:

ZONING DISTRICT: AU
GROSS LOT AREA: 4.59 ACRES 199,828.1 SQUARE FEET
NET LOT AREA: 3.68 ACRES 160,325.178 SQUARE FEET

	REQUIRED	PROVIDED
OPEN SPACE		
A. SQUARE FEET OF OPEN SPACE REQUIRED BY CHAPTER 33, AS INDICATED ON SITE PLAN: NET LOT AREA = 160,325.178 SQUARE FEET X 16% = 25,652 SQUARE FEET.	25,652	151,358
B. SQUARE FEET OF PARKING LOT OPEN SPACE REQUIRED BY CHAPTER 18A, AS INDICATED ON SITE PLAN: THE NUMBER OF PARKING SPACES 1 X 10 SQUARE FEET PER PARKING SPACE =	10	10
C. TOTAL SQUARE FEET OF LANDSCAPED OPEN SPACE REQUIRED BY CHAPTER 33 = A+B =	25,662	151,358
LAWN AREA CALCULATION		
A. TOTAL SQUARE FEET OF LANDSCAPED OPEN SPACE REQUIRED BY CHAPTER 33=	25,662	
B. MAXIMUM LAWN AREA (ST. AUGUSTINE SOD) PERMITTED = 60% X 160,325.178 SQUARE FEET =	96,195	0
C. PROPERTY WILL BE USED AS AGRICULTURE (ANY UNUSED PORTIONS OVER 96,195 SQ. FT. WILL BE PLANTED WITH DROUGHT RESISTANT GRASS.		151,358
TREES		
A. THE NUMBER OF TREES REQUIRED PER NET LOT ACRE	9	
LESS THE EXISTING NUMBER OF TREES THAT MEET MINIMUM REQUIREMENTS	0	
= 9 TREES X NET LOT ACREAGE =	33	13
B. 30% PALM TREES ALLOWED (TWO PALMS = ONE TREE) PALMS PROVIDED =	N/A	N/A
C. PERCENTAGE OF NATIVE TREES REQUIRED = THE NUMBER OF TREES PROVIDED X 30% =	14	28
D. STREET TREES (MAX. AVERAGE SPACING 35' O.C.): 533 LINEAR FEET ALONG STREET ÷ 35 =	15	15
PALMS AS STREET TREES (MAX AVERAGE SPACING 25' O.C.): N/A LINEAR FEET ALONG STREET ÷ 25 =	N/A	N/A
E. STREET TREES LOCATED DIRECTLY BENEATH POWER LINES (MAXIMUM AVERAGE SPACING OF 25' O.C.): _____ LINEAR FEET ALONG STREET ÷ 25 =	N/A	N/A
F. TOTAL NUMBER OF TREES PROVIDED =	48	28
SHRUBS		
A. THE TOTAL NUMBER OF TREES REQUIRED X 10 = THE NUMBER OF SHRUBS REQUIRED	480	175
B. THE NUMBER OF SHRUBS REQUIRED X 30% = THE NUMBER OF NATIVE SHRUBS REQUIRED	144	175

IRRIGATION PLAN: IRRIGATION AS REQUIRED BY CODE.

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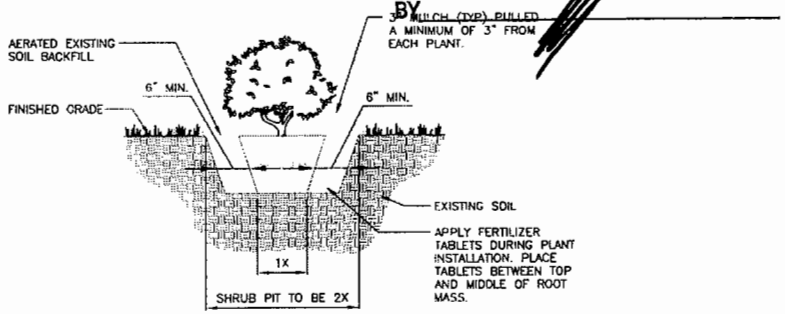

2 L-2 SHRUB PLANTING DETAIL
SCALE: N.T.S.

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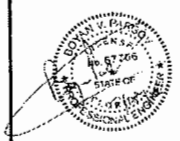
1001 3rd AVENUE WEST
SUITE 420
BRADENTON, FL 34205
TEL: (941) 757-5010

SEAL



BOYAN V. PARDOV, PE
FL. PROFESSIONAL ENGINEER LIC. # 67706
FL. CERTIFICATE OF AUTHORIZATION # 29081

REVISIONS		
7	08/14/12	REVISED PER COMMENTS
6	07/19/12	REVISED PER COMMENTS
5	6/08/12	REVISED PER COMMENTS
4	4/30/12	REVISED PER COMMENTS
3	4/17/12	REVISED PER COMMENTS
2	4/12/12	REVISED PER COMMENTS
1	4/4/12	REVISED PER COMMENTS
0	01/17/11	ISSUED FOR REVIEW
NO.	DATE	DESCRIPTION
DRAWN BY: MB		CHECKED BY: CR
SCALE: AS NOTED		JOB NO: 10000647

MIAMI SW 122ND
FL1511
SW 122ND AVE & SW 264TH ST
MIAMI, FL 33173

SHEET DESCRIPTION
LANDSCAPE NOTES AND DETAILS

SHEET NO.
L-2

46

Florida Tower Partners

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ZONING HEARINGS SECTION
MIAMI-DADE PLANNING & ZONING DEPT.
BY

FL1511 - MIAMI SW 122ND
150' UNIPOLE CONCEALED ANTENNA STRUCTURE
METRO PCS SITE NO. SFL-892/SW339

SITE INFORMATION

SITE NAME:	MIAMI SW 122ND
SITE NUMBER:	FL1511
SITE ADDRESS:	SW 122ND AVE & SW 264TH ST MIAMI, FL 33173
PROPERTY OWNER:	M&R TOWER LLC
COUNTY:	MIAMI-DADE
JURISDICTION:	MIAMI-DADE COUNTY
SITE COORDINATES:	N25° 31' 23.97" (LAT) W80° 23' 15.46" (LONG)
SITE TYPE:	RAW LAND
STRUCTURE TYPE:	UNIPOLE
STRUCTURE HEIGHT:	150'-0" AGL
PARCEL NUMBER:	30-6925-000-0141 (3.87 ACRES)
ATWELL PROJECT MANAGER:	CARRIE REINHART
POWER COMPANY:	FLORIDA POWER AND LIGHT (800) 375-4375
TELEPHONE COMPANY:	BELL SOUTH (800) 432-4770

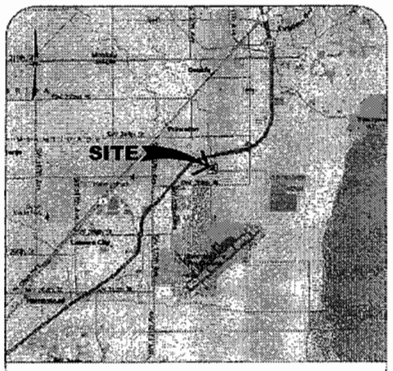
PROJECT SCOPE OF WORK:

THIS PROJECT CONSISTS OF A NEW 150' UNIPOLE WITH FOUNDATION (REFER TO TOWER DRAWINGS PROVIDED BY TOWER MANUFACTURER). SITE WORK: THE INSTALLATION OF (12) NEW LINES AND (6) ANTENNAS, NEW UNMANNED EQUIPMENT CABINETS AND ALL ASSOCIATED WORK.

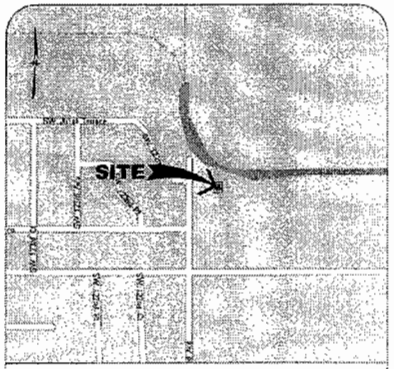
DIRECTIONS:

STARTING FROM SARASOTA, FL MERGE ONTO I-75 SOUTH VIA THE RAMP TO NAPLES (PARTIAL TOLL RD.) AND FOLLOW FOR +/- 212 MILES. TAKE EXIT 5 FOR FLORIDA'S TURNPIKE SOUTH TOWARD KEY WEST (TOLL RD.) AND FOLLOW FOR +/- 0.5 MILE. MERGE ONTO FLORIDA 821 TOLL SOUTH/HOMESTEAD EXTENSION OF FLORIDA'S TURNPIKE (PARTIAL TOLL RD.) AND FOLLOW FOR +/- 30 MILES. TAKE EXIT 9A TO MERGE ONTO FL-989 S/SW 112TH AVE/ALLAPATTAH RD. AND FOLLOW FOR +/- 1.4 MILE. TURN RIGHT AT SOUTH WEST 264TH ST./MODEL DR. AND FOLLOW FOR +/- 1 MILE. TAKE THE FIRST RIGHT ONTO 122ND AVE. DESTINATION WILL BE ON RIGHT

THE CONTRACTOR MUST VERIFY ALL FIELD MEASUREMENTS AND CONDITIONS PRIOR TO BID AND TO COMMENCEMENT OF CONSTRUCTION.



KEY MAP



AREA MAP

SHEET INDEX

SHEET NO.	SHEET DESCRIPTION
T-1	TITLE SHEET
GN-1	GENERAL NOTES & ABBREVIATIONS
SP-1	SPECIFICATIONS
SP-2	SPECIFICATIONS
LS-1	LIMITED BOUNDARY SURVEY
LS-2	LIMITED BOUNDARY SURVEY
C-1	OVERALL SITE PLAN
C-2	ENLARGED SITE PLAN
C-3	ROAD, FENCE, AND COMPOUND SECTION DETAIL
C-4	GRADING PLAN
S-1	TOWER ELEVATION AND DETAILS
S-2	MISC. DETAILS
S-3	PLATFORM FOUNDATION AND FRAMING PLAN
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GR-3	GROUNDING DETAILS
L-1	LANDSCAPE PLAN
L-2	LANDSCAPE NOTES AND DETAILS

FTP DEPARTMENTAL APPROVALS

SIGNED: _____ DATE: _____
PROPERTY OWNER/REP

SIGNED: _____ DATE: _____
SITE ACQUISITION

SIGNED: _____ DATE: _____
CONSTRUCTION

SIGNED: _____ DATE: _____
OPERATIONS

LESSOR / LICENSOR APPROVAL

SIGNED: _____ DATE: _____

PRINTED NAME: _____

PLEASE CHECK: ☐ NO CHANGES ☐ CHANGES NEEDED (SEE PLANS)

PROVIDED BY FTP

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SEAL

BOYAN V. PARGOV, PE
FL PROFESSIONAL ENGINEER LIC. # 67426
FL CERTIFICATE OF AUTHORIZATION # 30061

REVISIONS

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MIAMI, FL 33173

SHEET DESCRIPTION
TITLE SHEET

SHEET NO.
T-1

CIVIL SPECIFICATION NOTES

GENERAL NOTES:

1. ZONING REGULATIONS AND CONDITIONAL USE PERMITS:

   A. CLIENT WILL SUBMIT FOR AND OBTAIN ALL ZONING AND CONDITIONAL USE PERMITS. SOME USE PERMITS MAY HAVE SPECIFIC REQUIREMENTS FOR THE SITE RELATED TO CONSTRUCTION, SUCH AS NOISE REGULATIONS, HOURS OF WORK, ACCESS LIMITATIONS, ETC. THE CONSTRUCTION MANAGER WILL INFORM THE CONTRACTOR OF THESE REQUIREMENTS AT THE PRE-BID MEETING OR AS SHOWN IN CONSTRUCTION DOCUMENTS.

2. FAA PERMIT AND TOWER LIGHTING:

   A. REFER TO CONSTRUCTION DOCUMENTS AND CONSTRUCTION MANAGER FOR FAA AND STATE LIGHTING REQUIREMENTS. CONTRACTOR SHALL PROVIDE TEMPORARY FAA APPROVED LIGHTING UNTIL PERMANENT LIGHTING IS OPERATIONAL.

3. TOWER SECURITY:

   A. TOWER SHALL BE FENCED BY CONTRACTOR, TEMPORARILY OR PERMANENTLY WITHIN 24 HOURS OF ERECTION. DO NOT ALLOW THE GATE ACCESSING THE TOWER AREA TO REMAIN OPEN AND UNATTENDED AT ANY TIME FOR ANY REASON. KEEP THE GATE CLOSED AND LOCKED WHEN NOT IN USE.

4. CONTRACTOR SHALL BE RESPONSIBLE FOR RECEIVING, UNLOADING, AND INSTALLATION FOR PLACEMENT OF NEW CONCRETE SHELTER BUILDING OR CABINETS AND ERECTION OF TOWER.

5. CONFLICTS:

   A. VERIFY ALL MEASUREMENTS AT THE SITE BEFORE ORDERING MATERIAL OR DOING ANY WORK. NO EXTRA CHARGE OR COMPENSATION WILL BE ALLOWED DUE TO DIFFERENCES BETWEEN ACTUAL DIMENSIONS OR DIMENSIONS SHOWN ON PLANS. SUBMIT NOTICE OF ANY DISCREPANCY IN DIMENSIONS OR OTHERWISE TO THE CONSTRUCTION MANAGER FOR RESOLUTION BEFORE PROCEEDING WITH THE WORK.

   B. NO PLEA OF IGNORANCE OF CONDITIONS THAT EXIST, OR OF DIFFICULTIES OF CONDITIONS THAT MAY BE ENCOUNTERED, OR OF ANY OTHER RELEVANT MATTER CONCERNING THE WORK TO BE PERFORMED IN THE EXECUTION OF THE WORK WILL BE ACCEPTED AS AN EXCUSE FOR ANY FAILURE OR OMISSION ON THE PART OF THE CONTRACTOR TO FULFILL EVERY DETAIL OF ALL THE REQUIREMENTS CONTRACT DOCUMENTS GOVERNING THE WORK.

6. PHOTOS:

   A. PROVIDE PHOTOGRAPHIC EVIDENCE OF ALL FOUNDATION INSTALLATION, GROUNDING AND TRENCHING AFTER PLACEMENT OF UTILITIES PRIOR TO BACKFILL.

SITE PREPARATION:

1. CONTRACTOR'S SCOPE OF WORK:

   A. PROTECTION OF EXISTING TREES, VEGETATION AND LANDSCAPING MATERIALS WHICH MIGHT BE DAMAGED BY CONSTRUCTION ACTIVITIES

   B. TRIMMING OF EXISTING TREES AND VEGETATION AS REQUIRED FOR PROTECTION DURING CONSTRUCTION ACTIVITIES.

   C. CLEARING AND GRUBBING OF STUMPS, VEGETATION, DEBRIS, RUBBISH, DESIGNATED TREES, AND SITE IMPROVEMENTS.

   D. TOPSOIL STRIPPING AND STOCKPILING.

   E. TEMPORARY EROSION CONTROL, SILTATION CONTROL, AND DUST CONTROL CONFORMING TO LOCAL AND STATE REQUIREMENTS AS APPLICABLE

   F. TEMPORARY PROTECTION OF ADJACENT PROPERTY, STRUCTURES, BENCHMARKS, AND MONUMENTS.

   G. PROTECTION AND TEMPORARY RELOCATION, STORAGE AND REINSTALLATION OF EXISTING FENCING AND OTHER SITE IMPROVEMENTS SCHEDULED FOR REUSE.

   H. REMOVAL AND LEGAL DISPOSAL OF CLEARED MATERIALS

2. CONTRACTOR'S QUALITY ASSURANCE:

   A. CONTRACTOR SHALL BE COMPLETELY RESPONSIBLE FOR CONTAINMENT OF SEDIMENT AND CONTROL OF EROSION ON SITE. ANY DAMAGE TO ADJACENT OR DOWNSTREAM PROPERTIES WILL BE CORRECTED BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER.

   B. CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE AT ALL TIMES. DO NOT ALLOW WATER TO STAND OR POND. ANY DAMAGE TO STRUCTURES OR WORK ON THE SITE CAUSED BY INADEQUATE MAINTENANCE OF DRAINAGE WILL BE THE RESPONSIBILITY OF THE CONTRACTOR AND ANY COST ASSOCIATED WITH REPAIRS FOR SUCH DAMAGE WILL BE AT THE CONTRACTOR'S EXPENSE.

   C. CONTRACTOR SHALL PROPERLY DISPOSE ALL WASTE MATERIAL OFF-SITE OR AS DIRECTED BY THE CONSTRUCTION MANAGER AND IN ACCORDANCE WITH JURISDICTIONAL AUTHORITIES.

3. PRODUCTS AND MATERIALS (AS APPROVED BY CONSTRUCTION MANAGER OR AS WITHIN THE CONSTRUCTION DOCUMENTS):

   A. MATERIALS USED FOR TREE PROTECTION, EROSION CONTROL, SILTATION.

   B. MATERIALS USED FOR DUST CONTROL AS SUITABLE FOR SPECIFIC SITE CONDITIONS.

EARTHWORK:

1. CONTRACTOR'S SCOPE OF WORK:

   A. EXCAVATION, TRENCHING, FILLING, COMPACTION AND GRADING FOR STRUCTURES, SITE IMPROVEMENTS AND UTILITIES.

   B. MATERIALS FOR SUB-BASE, DRAINAGE FILL, FILL, BACKFILL AND GRAVEL FOR SLABS, PAVEMENTS AND IMPROVEMENTS

   C. ROCK EXCAVATION WITHOUT BLASTING.

   D. SUPPLY OF ADDITIONAL MATERIALS FROM OFF-SITE AS REQUIRED.

   E. REMOVAL AND LEGAL DISPOSAL OF EXCAVATED MATERIALS AS REQUIRED

   F. SITE GRADING.

   G. PLACEMENT AND COMPACTION OF FILL, SUBGRADE AND GRAVEL SURFACING.

   H. WHEN REQUIRED, CONSTRUCTION OF COMPOUND, ACCESS ROADS, FENCING AND ALL FOUNDATIONS.

2. CONTRACTOR'S QUALITY ASSURANCE:

   A. COMPACTION: UNDER STRUCTURES, FOUNDATIONS, BUILDING SLABS, PAVEMENTS AND WALKWAYS 95 PERCENT MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-1557 WITH PLUS OR MINUS 3 PERCENT OF OPTIMUM MOISTURE CONTENT.

   B. GRADING TOLERANCES OUTSIDE BUILDING LINES: LAWNS, UNPAVED AREAS AND WALKS, PLUS OR MINUS 1 INCH. UNDER PAVEMENTS, PLUS OR MINUS 1/2 INCH.

   C. GRADING TOLERANCE FOR FILL UNDER ALL CONCRETE APPLICATIONS: PLUS OR MINUS 1/2 INCH MEASURED WITH 10 FOOT STRAIGHTEDGE.

   D. CONTRACTOR MUST REFER TO THE GEOTECH REPORT FOR ALL COMPACTED FILL RECOMMENDATIONS. IF THE GEOTECH REPORT CONFLICTS WITH THE CONSTRUCTION DRAWINGS THEN STOP WORK AND CONTACT THE CLIENT AS SOON AS POSSIBLE.

3. PRODUCTS AND MATERIALS (AS APPROVED BY CONSTRUCTION MANAGER OR AS WITHIN CONSTRUCTION DOCUMENTS):

   A. SUB BASE MATERIAL: GRADED MIXTURE OF NATURAL OR CRUSHED GRAVEL, CRUSHED STONE OR SLAG AND NATURAL OR CRUSHED SAND.

   B. WASHED MATERIAL: UNIFORMLY GRADED MIXTURE OF CRUSHED STONE OR GRAVEL, WITH 100 PERCENT PASSING A 1-1/2 INCH SIEVE AND NOT MORE THAN 5 PERCENT PASSING A NO. 4 SIEVE.

   C. GRADING MATERIAL: SATISFACTORY NATIVE OR IMPORTED MATERIALS CONTAINING ROCK OR GRAVEL NOT LARGER THAN 2 INCHES IN ANY DIMENSION. GRADING MATERIAL SHALL NOT INCLUDE DEBRIS, WASTE, FROZEN MATERIALS, AND OTHER UNSUITABLE MATERIALS. IMPORTED MATERIAL SHALL HAVE A FINES CONTENT OF NO MORE THAN 5 PERCENT.

   D. BACKFILL MATERIALS: SATISFACTORY NON-COHESIVE NATIVE OR IMPORTED SOIL MATERIALS FREE OF CLAY, DEBRIS, WASTE, AND OTHER UNSUITABLE MATERIALS. ROCK OR GRAVEL SHALL NOT EXCEED 4 INCHES IN ANY DIMENSION. IMPORTED MATERIAL SHALL HAVE A FINES CONTENT OF NO MORE THAN 5 PERCENT.

   E. GRAVEL MATERIAL: EVENLY GRADED MIXTURE OF CRUSHED STONE OR GRAVEL, WITH 100 PERCENT PASSING A 1-1/2 INCH SIEVE AND NOT MORE THAN 5 PERCENT PASSING A NO. 4 SIEVE.

   F. GEOTEXTILE FABRIC: TYPAR 3401 OR EQUIVALENT

4. CLEARING AND GRUBBING:

   A. REMOVE ALL VEGETATION AND MATERIALS TO A MINIMUM DEPTH OF 6 INCHES. REMOVE STUMPS COMPLETELY UNDER FOUNDATIONS AND ROADWAY. DISPOSE OF CLEARING AND GRUBBING OFF-SITE, OR IN AN ON-SITE LOCATION APPROVED BY CONSTRUCTION MANAGER.

5. STRIPPING:

   A. STRIP NOT LESS THAN 3 INCHES OF VEGETATION AND TOPSOIL FROM AREAS THAT WILL UNDERLAY GRAVEL, PAVEMENT, NEW STRUCTURES, OR NEW EMBANKMENTS. STOCKPILE STRIPPED TOPSOIL ON-SITE FOR REUSE IN FINAL LANDSCAPING.

6. COMMON WEEDING:

   A. STERILIZE COMPOUND AREA WITH WEED KILLER/DEFOLIANT. THEN TREAT AREA WITH AN HERBICIDE SUCH AS PARQUET OR EQUIVALENT.

7. COMMON EXCAVATION.

   A. EXCAVATE TO DEPTH, LINES, AND GRADES SHOWN ON THE PLANS OR AS OTHERWISE SPECIFIED.

   B. TEMPORARILY STOCKPILE ON-SITE EXCAVATION AT AN APPROVED LOCATION WITHIN THE WORK AREA UNTIL SITE GRADING IS COMPLETE. STOCKPILE SHALL NOT EXCEED 15 FEET IN HEIGHT.

   C. DISPOSE OF EXCESS EXCAVATION OFF-SITE. MATERIALS REMOVED FROM SITE MUST BE DISPOSED OF IN A LEGAL MANNER.

8. EMBANKMENT.

   A. CONSTRUCT EMBANKMENT TO THE LINES AND GRADES SHOWN ON THE DRAWINGS.

   B. CONSTRUCT EMBANKMENT FROM ON-SITE EXCAVATION MATERIALS. USE IMPORTED BACKFILL ONLY AFTER AVAILABLE ON-SITE EXCAVATION MATERIALS HAVE BEEN USED.

   C. CONSTRUCT IN LIFTS OF NOT MORE THAN 9 INCHES IN LOOSE DEPTH. THE FULL WIDTH OF THE CROSS SECTION SHALL BE BROUGHT UP UNIFORMLY.

   D. MATERIAL SHALL BE PLACED IN LAYERS AND SHALL BE NEAR OPTIMUM MOISTURE CONTENT BEFORE ROLLING TO OBTAIN THE PRESCRIBED COMPACTION. WETTING OR DRYING OF THE MATERIAL AND MANIPULATION TO SECURE A UNIFORM MOISTURE CONTENT THROUGHOUT THE LAYER MAY BE REQUIRED. SUCH OPERATIONS SHALL BE INCLUDED IN THE APPROPRIATE BID ITEM. SHOULD THE MATERIAL BE TOO WET TO PERMIT PROPER COMPACTION, REMOVE AND REPLACE FILL WITH MATERIAL IN CONFORMANCE WITH THESE SPECIFICATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE MATERIAL WITH AN ACCEPTABLE MOISTURE CONTENT.

   E. WHEN APPLICABLE, DO NOT PLACE FROZEN MATERIAL IN THE EMBANKMENT, AND DO NOT PLACE EMBANKMENT MATERIAL UPON FROZEN MATERIAL.

   F. BE RESPONSIBLE FOR THE STABILITY OF EMBANKMENTS AND REPLACE ANY PORTION WHICH HAS BECOME DISPLACED DUE TO THE CONTRACTOR'S OPERATIONS.

   G. START LAYERS IN THE DEEPEST PORTION OF THE FILL, AND AS PLACEMENT PROGRESSES, CONSTRUCT LAYERS APPROXIMATELY PARALLEL TO THE FINISHED GRADE LINE.

   H. ROUTE EQUIPMENT, BOTH LOADED AND EMPTY, OVER THE FULL WIDTH OF EMBANKMENT TO ENSURE UNIFORMITY OF MATERIAL PLACEMENT.

   I. COMPACT EMBANKMENT UNDERLYING NEW GRAVEL PAVING, FLOOR SLABS, AND STRUCTURES TO 95 PERCENT MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-1557 WITH PLUS OR MINUS 3 PERCENT OF OPTIMUM MOISTURE CONTENT. COMPACT NON-STRUCTURAL AREA EMBANKMENTS TO A MINIMUM OF 90 PERCENT OF ASTM D-1557.

9. SITE GRADING:

   A. USING ON-SITE EXCAVATION MATERIALS, SHAPE, TRIM, FINISH, AND COMPACT SURFACE AREAS TO CONFORM TO THE LINES, GRADES, AND CROSS SECTIONS SHOWN ON THE DRAWINGS OR AS DESIGNATED BY THE CONSTRUCTION MANAGER.

   B. GRADE SURFACES TO DRAIN AND ELIMINATE ANY PONDING OR EROSION.

   C. ELIMINATE WHEEL RUTS BY REGRADING.

   D. CONSTRUCT FINISHED SURFACE OF SITE GRADING AREAS WITHIN ONE INCH FROM SPECIFIED GRADE.

10. SUBGRADE PREPARATION:

   A. SHAPE TOP OF SUBGRADE TO THE LINES AND GRADES SHOWN ON THE DRAWINGS.

   B. MAINTAIN TOP OF SUBGRADE IN A FREE-DRAINING CONDITION.

   C. DO NOT STOCKPILE MATERIALS ON TOP OF SUBGRADE UNLESS AUTHORIZED BY CONSTRUCTION MANAGER.

   D. COMPACT THE TOP 6 INCHES OF SUBGRADE TO A 95 PERCENT MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-1557

   E. REMOVE AND REPLACE SOFT SOILS ON AREAS THAT "PUMP" OR DEFORM UNDER WEIGHT OF COMPACTION EQUIPMENT.

   F. CONSTRUCT TOP OF SUBGRADE WITHIN ONE INCH OF ESTABLISHED GRADE AND CROSS-SECTION.

11. GEOTEXTILE FABRIC:

   A. LAY GEOTEXTILE FABRIC OVER COMPACTED SUBGRADE AS PER CONSTRUCTION DOCUMENTS IN COMPOUND AND UNDER LENGTH OF ROAD (WHEN REQUIRED). LAP ALL JOINTS A MINIMUM OF 12 INCHES

12. GRAVEL SURFACING.

   A. CONSTRUCT GRAVEL SURFACING AREAS USING CRUSHED AGGREGATE BASE AND FINISH COURSES AS SPECIFIED BY [illegible]

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SEAL

BOYAN V. PAROOV, PE
FL PROFESSIONAL ENGINEER LIC. # 52706
FL CERTIFICATE OF AUTHORIZATION # 2981

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DRAWN BY: MR	CHECKED BY: GP
SCALE: AS NOTED	JOB NO. 10000847

MIAMI SW 122ND
FL1511

SW 122ND AVE & SW 264TH ST
MIAMI, FL 33173

SHEET DESCRIPTION

SPECIFICATIONS

SHEET NO.

SP-1

RECEIVED
Z11-012
MAY 23 2012
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY_______

47

GENERAL NOTES

1. THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY, MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS, AND LOCAL AND STATE JURISDICTIONAL CODES BEARING ON THE PERFORMANCE OF THE WORK. THE WORK PERFORMED ON THE PROJECT AND THE MATERIALS INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES.

2. THE ARCHITECT/ENGINEER HAS MADE EVERY EFFORT TO SET FORTH IN THE CONSTRUCTION AND CONTRACT DOCUMENTS THE COMPLETE SCOPE OF WORK. THE CONTRACTOR BIDDING THE JOB IS NEVERTHELESS CAUTIONED THAT MINOR OMISSIONS OR ERRORS IN THE DRAWINGS AND OR SPECIFICATIONS SHALL NOT EXCUSE SAID CONTRACTOR FROM COMPLETING THE PROJECT AND IMPROVEMENTS IN ACCORDANCE WITH THE INTENT OF THESE DOCUMENTS.

3. THE CONTRACTOR OR BIDDER SHALL BEAR THE RESPONSIBILITY OF NOTIFYING (IN WRITING) THE CONSTRUCTION MANAGER OF ANY CONFLICTS, ERRORS, OR OMISSIONS PRIOR TO THE SUBMISSION OF CONTRACTOR'S PROPOSAL OR PERFORMANCE OF WORK. IN THE EVENT OF DISCREPANCIES THE CONTRACTOR SHALL PRICE THE MORE COSTLY OR EXTENSIVE WORK, UNLESS DIRECTED IN WRITING OTHERWISE.

4. THE CONTRACTOR'S SCOPE OF WORK SHALL INCLUDE FURNISHING ALL MATERIALS, EQUIPMENT, AND LABOR REQUIRED TO COMPLETE THE WORK/PROJECT AS DESCRIBED HEREIN.

5. THE CONTRACTOR SHALL VISIT THE JOB SITE PRIOR TO THE SUBMISSION OF BIDS OR PERFORMING WORK TO FAMILIARIZE HIMSELF WITH THE FIELD CONDITIONS AND TO VERIFY THE PROJECT REQUIREMENTS.

6. THE CONTRACTOR SHALL OBTAIN AUTHORIZATION TO PROCEED WITH CONSTRUCTION PRIOR TO STARTING WORK ON ANY ITEM NOT CLEARLY DEFINED BY THE CONSTRUCTION DRAWING/CONTRACT DOCUMENTS.

7. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS ACCORDING TO THE MANUFACTURER'S/VENDOR'S SPECIFICATION UNLESS NOTED OTHERWISE OR WHERE LOCAL CODES OR ORDINANCES TAKE PRECEDENCE. CONTRACTOR SHALL PROVIDE SERVICES FOR OFF LOADING AND PLACEMENT OF SHELTER IN ACCORDANCE WITH MANUFACTURER'S LIFTING PROCEDURES.

8. THE CONTRACTOR SHALL MAINTAIN A FULL SET OF CONSTRUCTION DOCUMENTS AT THE SITE UPDATED WITH THE LATEST REVISIONS AND ADDENDA OR CLARIFICATIONS AVAILABLE FOR USE BY ALL PERSONNEL INVOLVED WITH THE PROJECT. REDLINED AS-BUILTS ARE TO BE DELIVERED TO THE CLIENT AT CLOSEOUT.

9. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE PROJECT DESCRIBED HEREIN. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTIONS WHICH MAY BE REQUIRED FOR THE WORK BY THE ARCHITECT/ENGINEER, THE STATE, COUNTY OR LOCAL GOVERNMENT AUTHORITY.

11. THE CONTRACTOR SHALL MAKE NECESSARY PROVISIONS TO PROTECT EXISTING IMPROVEMENTS, EASEMENTS, PAVING, CURBING, ETC. DURING CONSTRUCTION. UPON COMPLETION OF WORK, THE CONTRACTOR SHALL REPAIR ANY DAMAGE THAT MAY HAVE OCCURRED DUE TO CONSTRUCTION ON OR ABOUT THE PROPERTY.

12. THE CONTRACTOR SHALL KEEP THE GENERAL WORK AREA CLEAN AND HAZARD FREE DURING CONSTRUCTION AND DISPOSE OF ALL DIRT, DEBRIS, RUBBISH AND REMOVE EQUIPMENT NOT SPECIFIED AS REMAINING ON THE PROPERTY. PREMISES SHALL BE LEFT IN CLEAN CONDITION AND FREE FROM PAINT SPOTS, DUST, OR SMUDGES OF ANY NATURE.

13. THE CONTRACTOR SHALL COMPLY WITH ALL OSHA REQUIREMENTS AS THEY APPLY TO THIS PROJECT.

14. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, PROPERTY LINES, ETC. ON THE JOB.

15. FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION (HANDICAPPED ACCESS NOT REQUIRED).

16. FACILITY HAS NO PLUMBING.

17. PRIOR TO OR UPON ENTERING INTO THE SITE COMPOUND, THE PERSONNEL ENTERING THE SITE AND THE SHELTER ARE TO CONTACT THE SWITCH AND THE CLIENT NOC INFORMING THEM OF THE FOLLOWING INFORMATION: WHO IS ENTERING THE SHELTER AND WHAT COMPANY THEY ARE WITH, WHY THEY ARE ENTERING THE SHELTER AND HOW LONG THEY PLAN TO BE AT THE SHELTER.

18. ALL INSTALLATION DEBRIS AND TRASH SHALL BE REMOVED FROM THE SITE ON A DAILY BASIS. ANY EXPENSE THAT IS INCURRED BY CLIENT FOR TRASH REMOVAL WILL BE BACK-CHARGED TO THE SUBCONTRACTOR.

19. THE CONTRACTOR SHALL NOTIFY ATWELL, WHERE A CONFLICT OCCURS ON ANY OF THE CONTRACT DOCUMENTS. THE CONTRACTOR IS NOT TO ORDER MATERIAL OR CONSTRUCT ANY PORTION OF THE WORK THAT IS IN CONFLICT UNTIL CONFLICT IS RESOLVED BY THE CONSTRUCTION MANAGER.

A/C	AIR CONDITIONING
ADJ.	ADJUSTABLE
AFF	ABOVE FINISH FLOOR
APPROX.	APPROXIMATELY
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
AWG	AMERICAN WIRE GAUGE
A	AMPERE
BTS	BASIC TRANSMISSION STATION
BLDG.	BUILDING
BLK	BLOCK
B/S	BUILDING STANDARD
CIGBE	GROUND BAR
CLG	CEILING
CLR.	CLEAR
CONC.	CONCRETE
CONST.	CONSTRUCTION
CONT.	CONTINUOUS
C.F.C.I.	CONTRACTOR FURNISHED CONTRACTOR INSTALLED
DBL.	DOUBLE
DIA., ø	DIAMETER
DIAG.	DIAGONAL
DIM.	DIMENSION
DN	DOWN
DTL.	DETAIL
DWG.	DRAWING
E	EAST
EA.	EACH
EL., ELEV.	ELEVATION
ELECT.	ELECTRICAL
EMT	ELECTRICAL METALLIC TUBING
EQ.	EQUAL
EQUIP.	EQUIPMENT
E.W.	EACH WAY
EXIST.	EXISTING
EXT	EXTERIOR
FIN.	FINISH
FLR	FLOOR
FT.	FOOT
GRC.	GALVANIZED RIGID CONDUIT
G. OR GRD.	GROUND
GA.	GAUGE
GALV.	GALVANIZED
GC	GENERAL CONTRACTOR
GEN	GENERATOR
HORIZ.	HORIZONTAL
HR	HOUR
HT.	HEIGHT
HVAC	HEATING, VENTILATING AND AIR CONDITIONING
I.D.	INSIDE DIA.
IN.	INCH
INFO	INFORMATION
INSUL.	INSULATION
INT.	INTERIOR
KVA	KILOVOLTS-AMPERE
KW	KILOWATT
LB(S)	POUND(S)
MGB	MASTER GROUND BAR
MAX.	MAXIMUM
MECH	MECHANICAL
MFR.	MANUFACTURER
MGR.	MANAGER
MIN.	MINIMUM
MISC.	MISCELLANEOUS
MTD.	MOUNTED
NEC	NATIONAL ELECTRICAL CODE
NEUT	NEUTRAL
N	NORTH
NA	NOT APPLICABLE
NIC	NOT IN CONTRACT
NOC	NETWORK OPERATIONS CENTER
NPS	NOMINAL PIPE SIZE
N.T.S.	NOT TO SCALE
O.F.C.I.	OWNER FURNISHED CONTRACTOR INSTALLED
OC, o/c	ON CENTER
OPP	OPPOSITE
OD	OUTSIDE DIAMETER
OHP	OVERHEAD POWER
OHT	OVERHEAD TELEPHONE
OHU	OVERHEAD UTILITY LINES
PLYWD.	PLYWOOD
PR	PAIR
PH	PHASE
PVC	POLYVINYL CHLORIDE
PROJ.	PROJECT
PROP	PROPERTY
PT	PRESSURE TREATED
RECPT.	RECEPTACLE
REQ'D	REQUIRED
RGS	RIGID GALVANIZED STEEL
R.O.	ROUGH OPENING
R.O.W.	RIGHT-OF-WAY
S	SOUTH
S.O.	SERVICE GRADE OIL RESISTANT
SHT	SHEET
SIM.	SIMILAR
SPEC.	SPECIFICATION
XXX.XX'	SPOT ELEVATION
SQ.	SQUARE
SF	SQUARE FOOT
SS	STAINLESS STEEL
STL.	STEEL
STRUCT.	STRUCTURAL
THRU	THROUGH
T.O.C.	TOP OF CONCRETE
T.O.M.	TOP OF MASONRY
TYP	TYPICAL
UBC	UNIFORM BUILDING CODE
VERT.	VERTICAL
VIF	VERIFY IN FIELD
V	VOLT
W	WEST
W	WIRE
W/	WITH
W/O	WITHOUT
W.P.	WEATHERPROOF
XFMR	TRANSFORMER

NORTH ARROW

ELEVATION

SECTIONS & DETAILS

BRICK

CONCRETE

EARTH

GRAVEL

STEEL

METER

GROUND

REVISION

KEYNOTE

MATCH LINE

WORK POINT

MECHANICAL BONDING CONNECTION

EXOTHERMICALLY WELDED BONDING CONNECTION

POWER POLE

DISCONNECT SWITCH

DOUBLE-THROW MANUAL TRANSFER SWITCH

CIRCUIT BREAKER

EMERGENCY GENERATOR RECEPTACLE

TELCO PEDESTAL

GROUND ROD

GROUND ROD INSPECTION WELL

REPRESENTS DETAIL NUMBER

REF. DRAWING NUMBER

LEGEND

EXISTING CONTOUR LINE

EXISTING CHAIN LINK FENCE

EXISTING PROPERTY LINE

EXISTING OVERHEAD UTILITIES

EXISTING SANITARY SEWER LINE

EXISTING STORM DRAIN LINE

PROPOSED CONTOUR LINE

PROPOSED CHAIN LINK FENCE

PROPOSED LEASE AREA

PROPOSED OVERHEAD UTILITIES

PROPOSED UNDERGROUND TELCO

PROPOSED UNDERGROUND ELECTRIC

PROPOSED EASEMENT

PROPOSED SILT FENCE

PROPOSED GROUNDING

FUTURE FEATURES

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REVISIONS

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MIAMI SW 122ND
FL1511
SW 122ND AVE & SW 264TH ST
MIAMI, FL 33173

SHEET DESCRIPTION
GENERAL NOTES & ABBREVIATIONS

SHEET NO.
GN-1

48

CIVIL SPECIFICATION NOTES

TRENCHING:

CONTRACTOR MUST NOTIFY "ONE-CALL" UTILITY LOCATING SERVICE THREE DAYS PRIOR TO CONSTRUCTION TO FLAG ALL UNDERGROUND UTILITIES.

1. MATERIALS:

   A. FILL MATERIAL SHALL BE OBTAINED, TO THE MAXIMUM EXTENT POSSIBLE, FROM EXCAVATIONS ON-SITE. THE STRUCTURAL FILL SHOULD BE SAND AND SHALL BE APPROVED BY THE CONSTRUCTION MANAGER AND SHALL CONFORM TO LOCAL GOVERNING JURISDICTION AND UTILITY COMPANY REQUIREMENTS. THE FILL MATERIAL SHALL BE FREE FROM PERCEPTIBLE AMOUNTS OF WOOD, DEBRIS OR TOPSOIL AND SHALL NOT CONTAIN MARBLE OR OTHER ELEMENTS, WHICH TEND TO KEEP IT IN A PLASTIC STATE. MATERIALS DESIGNATED AS HAZARDOUS OR INDUSTRIAL BY THE ENVIRONMENTAL PROTECTION AGENCY (EPA) ARE TO BE AVOIDED. THE FILL MATERIAL SHALL CONTAIN FINES SUFFICIENT TO FILL ALL VOIDS IN THE MATERIAL

2. PIPE DETECTION AND IDENTIFICATION:

   A. UTILIZING WARNING TAPE: ALL ELECTRIC SERVICE TRENCHES SHALL BE MARKED WITH WARNING TAPE.

3. TRENCH EXCAVATION:

   A. DIG TRENCH TO LINES AND GRADES SHOWN ON THE PLANS OR AS DIRECTED BY CONSTRUCTION MANAGER.

   B. TRENCH WIDTH SHALL BE SUFFICIENT TO ALLOW FOR SATISFACTORY CONSTRUCTION AND INSPECTION OF THE PROJECT, WITHOUT ENDANGERING OTHER CONSTRUCTION WORK OR ADJACENT FACILITIES.

   C. DISPOSAL OF EXCESS AND UNSUITABLE EXCAVATION MATERIAL PROPERLY, AS DIRECTED BY CONSTRUCTION MANAGER.

   D. USE HAND METHODS FOR EXCAVATION THAT CANNOT BE ACCOMPLISHED WITHOUT ENDANGERING EXISTING OR NEW STRUCTURES OR OTHER FACILITIES.

4. TRENCH PROTECTION:

   A. PROVIDE MATERIALS, LABOR, AND EQUIPMENT NECESSARY TO PROTECT TRENCHES AT ALL TIMES.

   B. SHEETING AND BRACING: MEET OR EXCEED OSHA REQUIREMENTS.

5. BACKFILLING.

   A. A PRELIMINARY EARTH RESISTIVITY TEST SHALL BE PERFORMED PRIOR TO BACKFILLING.

   B. BACKFILL AND/OR BEDDING SHALL NOT BE PLACED IN A TRENCH UNTIL THE TRENCH WORK AND BACKFILL HAS BEEN INSPECTED AND APPROVED BY THE CLIENT. CONTRACTOR TO NOTIFY CLIENT'S CONSTRUCTION MANAGER AT LEAST 24 HOURS IN ADVANCE OF EXPECTED BACKFILL.

   C. IF BACKFILL MATERIAL IS NOT SUITABLE (CONTAINS DEBRIS OR ROCK), REPLACE WITH A LOW RESISTANCE GROUND ENHANCEMENT MATERIAL.

   D. WHENEVER CLIENT REQUIRES THE REMOVAL OF WET OR OTHERWISE UNSTABLE SUBGRADE FROM THE FILL MATERIAL PREVIOUSLY PLACED BY THE CONTRACTOR, THE CONTRACTOR SHALL BEAR THE COST OF ALL REMOVAL OF UNSTABLE SOIL AND WITH BACKFILLING OF THE TRENCH.

   E. BACKFILL SHALL BE PLACED AND PACKED DOWN TIGHTLY TO ACHIEVE 95 PERCENT MAXIMUM DRY DENSITY AS OBTAINED THROUGH THE STANDARD PROCTOR METHOD (ASTM D-698).

   F. FOLLOWING AN APPROVED INSPECTION, BACKFILL MATERIAL SHALL BE DEPOSITED IN THE TRENCH WITH HAND SHOVELS (NOT BY MEANS OF WHEELBARROWS, CARTS, TRUCKS, BULLDOZERS, OR SIMILAR EQUIPMENT) IN 4" LAYERS AND COMPACTED BY MECHANICAL TAMPERS UNTIL THE CONDUCTOR OR PIPE HAS A COVER OF NOT LESS THAN 12" THE REMAINDER OF THE BACKFILL MATERIAL SHALL THEN BE DEPOSITED IN THE TRENCH IN 8" LAYERS AND MECHANICALLY COMPACTED.

   G. PROTECT CONDUIT FROM LATERAL MOVEMENT, DAMAGE FROM IMPACT OR UNBALANCED LOADING TO AVOID DISPLACEMENT OF CONDUIT AND/OR STRUCTURES. ANY SUBSEQUENT SETTLEMENT SHALL BE CONSIDERED THE RESULT OF IMPROPER COMPACTION AND SHALL BE PROMPTLY CORRECTED.

   H. IF REQUIRED COMPACTION DENSITY HAS NOT BEEN OBTAINED, REMOVE THE BACKFILL FROM THE TRENCH OR STRUCTURE, REPLACE WITH APPROVED BACKFILL, AND RECOMPACT AS SPECIFIED.

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REVISIONS		
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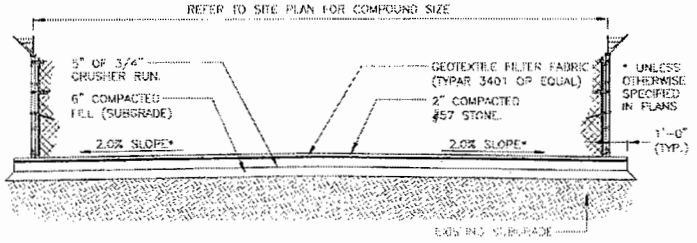
SW 122ND AVE & SW 264TH ST
MIAMI, FL 33173

SHEET DESCRIPTION
SPECIFICATIONS

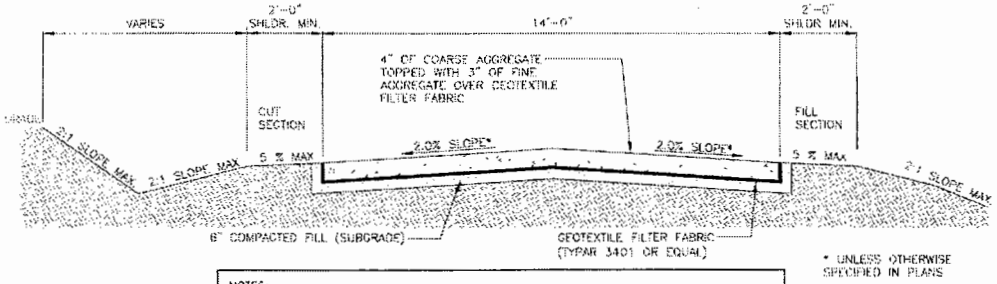
SHEET NO.
SP-2



NOTES:

1. SITE WILL BE GRADED TO ALLOW DRAINAGE AWAY FROM TOWER AND SHELTER.
2. PRIOR TO LAYING THE STONE, THE COMPOUND SHOULD BE CLEARED OF ALL ORGANIC MATTER, STERILIZED WITH WEED KILLER, AND THEN TREATED WITH HERBICIDE.
3. AFTER PROJECT COMPLETION ALL DISTURBED AREAS MUST BE SEEDED WITH LOW MAINTENANCE GRASS.
4. STONE SHALL BE COMPACTED 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-1557 TO PREVENT IMMEDIATE EROSION AND EASE IN DRIVING ACCESSIBILITY

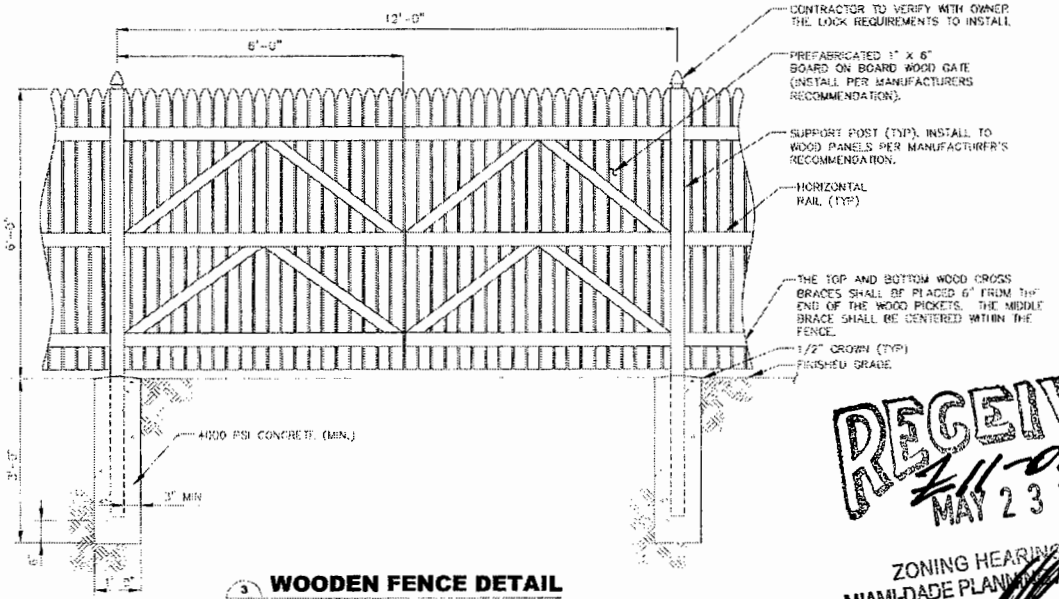
1 C-3 TYPICAL COMPOUND SECTION DETAIL
SCALE: N.T.S.



NOTES:

1. STONE SHALL BE COMPACTED 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-1557.
2. PRIOR TO LAYING THE STONE THE ACCESS ROADWAY SHOULD BE CLEARED OF ALL ORGANIC MATTER, STERILIZED WITH WEED KILLER, AND THEN TREATED WITH HERBICIDE.
3. A MINIMUM TURNING RADIUS OF THE ACCESS ROAD SHALL BE 55 DEGREES FOR THE SHELTER DELIVERY.
4. THE MAXIMUM LONGITUDINAL SLOPE OF THE ACCESS ROAD SHALL NOT EXCEED 10%.
5. CONTRACTOR, AT MINIMUM, MUST REMOVE OR TRIM ALL TREES THAT ARE WITHIN 3' OF THE ACCESS ROAD ON BOTH SIDES

2 C-3 TYPICAL ACCESS ROAD SECTION DETAIL
SCALE: N.T.S.



3 C-3 WOODEN FENCE DETAIL
SCALE: N.T.S.

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MIAMI SW 122ND
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MIAMI, FL 33173

SHEET DESCRIPTION
ROAD, FENCE, AND COMPOUND SECTION DETAIL

SHEET NO.
C-3

TRUE NORTH

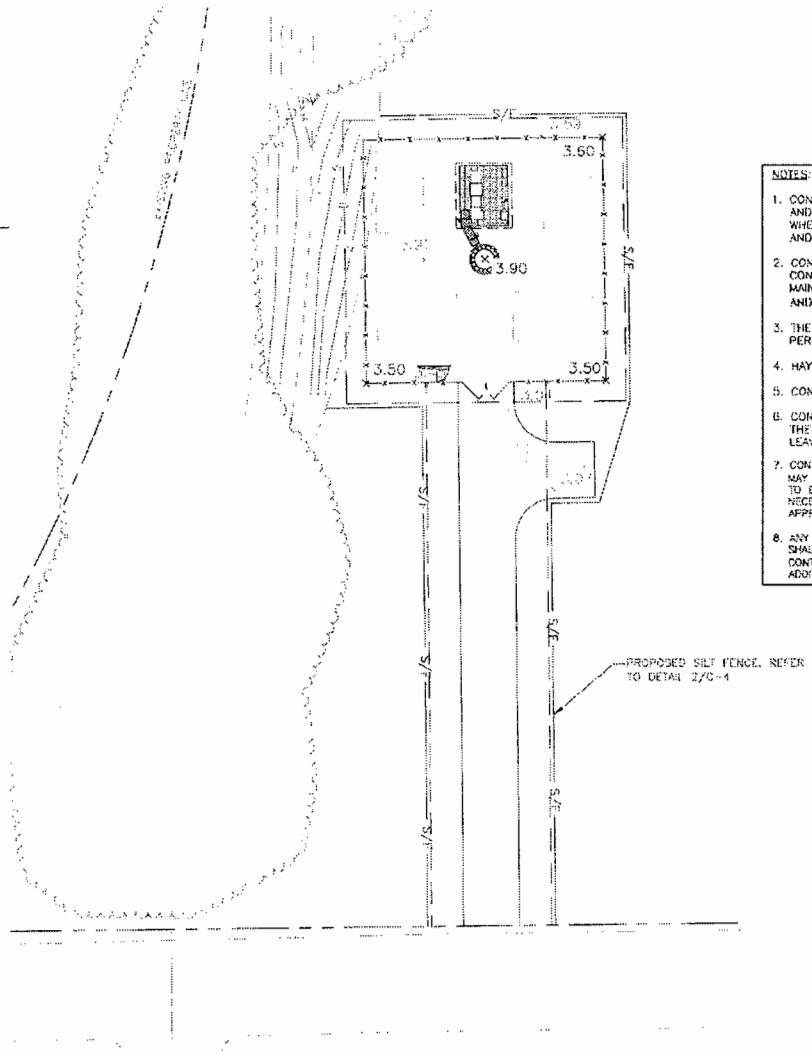
LEGEND

3.45 EXISTING SPOT GRADE

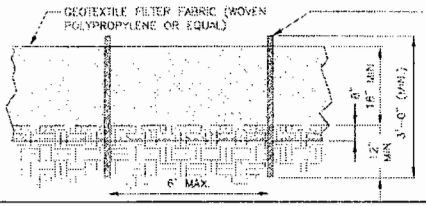
—6"— EXISTING CONTOUR LINE

×3.90 PROPOSED SPOT GRADE

——S/F—— PROPOSED SILT FENCE



1 / C-4 **GRADING PLAN**
SCALE: 1"=30'



NOTES:

1. CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION AND MAINTENANCE OF EROSION AND SEDIMENTATION CONTROLS DURING CONSTRUCTION. INSTALL SILT FENCE AS SHOWN WHERE ADDITIONALLY REQUIRED FOR PROTECTION OF ADJACENT PROPERTIES, ROADWAYS, AND WATERWAYS.
2. CONTRACTOR SHALL INSPECT INSTALLED EROSION CONTROL DEVICE WEEKLY DURING CONSTRUCTION AND AFTER HEAVY RAINS FOR DAMAGE OR EXCESSIVE SILTATION. MAINTENANCE SHALL INCLUDE CLEANING BUILT-UP SEDIMENT BEHIND THE BARRIERS AND/OR REPLACING DAMAGED SECTIONS.
3. THE EROSION CONTROL DEVICES SHALL BE MAINTAINED BY THE CONTRACTOR UNTIL PERMANENT STABILIZATION IS ESTABLISHED.
4. HAY BALES SHALL NOT BE USED AS EROSION CONTROL.
5. CONTRACTOR IS RESPONSIBLE FOR PROVIDING SITE FREE OF DRAINAGE PROBLEMS.
6. CONTRACTOR SHALL USE BEST MANAGEMENT PRACTICES FOR CONSTRUCTION TO PREVENT THE DIVERSION OF SEDIMENT LADEN STORM WATER RUNOFF OR ERODED MATERIALS FROM LEAVING THE CONSTRUCTION SITE.
7. CONTRACTOR SHALL PREVENT TRACKING OF SEDIMENT OUTSIDE OF CONSTRUCTION LIMITS. THIS MAY REQUIRE CLEANING AND/OR WASHING OF DEBRIS AND SEDIMENT FROM ALL VEHICLES PRIOR TO EXITING THE SITE. ANY SEDIMENT DEPOSITED ON THE ROADWAY SHALL BE SWEPT AS NECESSARY THROUGHOUT THE DAY OR AT THE END OF EVERY DAY AND DISPOSED OF IN AN APPROPRIATE MANNER. SEDIMENT SHALL NOT BE WASHED INTO STORM SEWER SYSTEMS.
8. ANY DEBRIS AND/OR SEDIMENT EXITING THE SITE DUE TO TRACKING OR FAILURE OF A SITE BMP SHALL BE CLEANED IMMEDIATELY BY THE CONTRACTOR BY A METHOD OTHER THAN FLUSHING. CONTRACTOR SHALL ALSO IMMEDIATELY REPAIR ANY BMPS THAT HAVE FAILED AND/OR INSTALL ADDITIONAL BMPS TO ENSURE SEDIMENT DOES NOT LEAVE THE SITE.

2 / C-4 **SILT FENCE**
SCALE: N.T.S.

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SHEET DESCRIPTION
GRADING PLAN

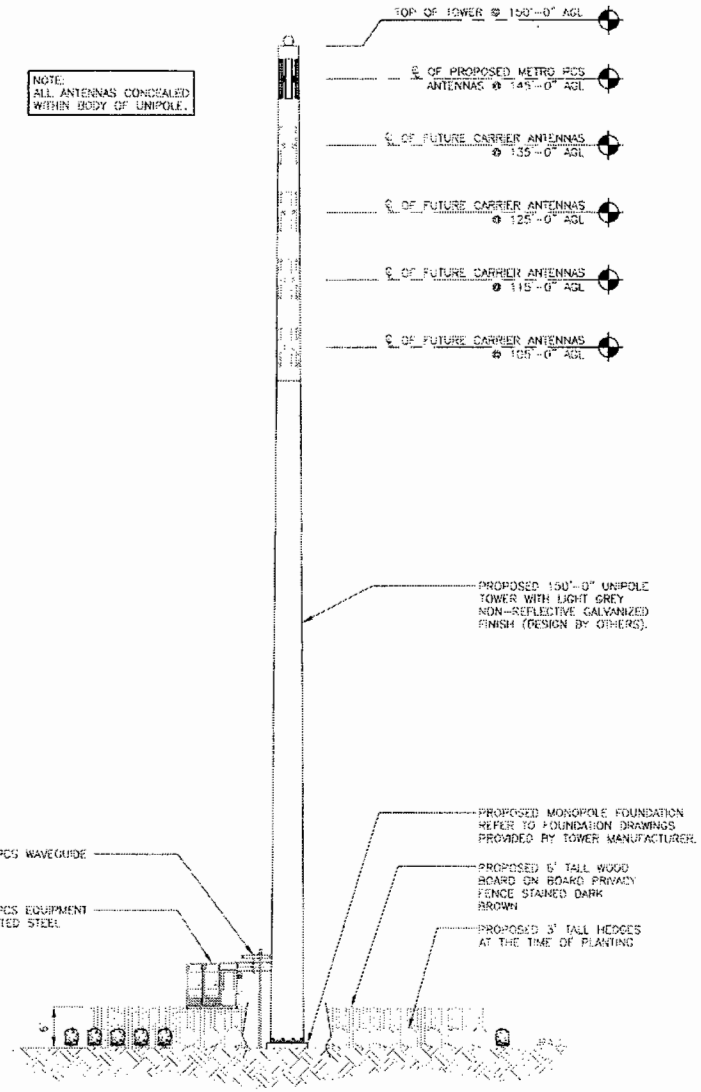
SHEET NO.
C-4

NOTES:

1. WHEN REQUIRED, PROPOSED LIGHTNING ROD INSTALLED A MINIMUM OF 3' ABOVE HIGHEST APPURTENANCE.
2. IF THE OVERALL HEIGHT OF THE STRUCTURE INCLUDING APPURTENANCES AFTER CONSTRUCTION EXCEEDS THE HEIGHT SHOWN ON THE DRAWINGS THEN CONTACT CLIENT IMMEDIATELY.
3. ANTENNA LOADING AND LOCATION BASED ON INFORMATION PROVIDED BY CLIENT.
4. WHEN REQUIRED, CONTRACTOR MUST PROVIDE TEMPORARY TOWER LIGHTING ONCE THE TOWER HAS REACHED 200' UNTIL THE PERMANENT LIGHTING IS INSTALLED.
5. WHEN REQUIRED, CONTRACTOR SHALL INSTALL BEACON EXTENSION MOUNT PER MANUFACTURERS SPECIFICATIONS. THE BEACON MUST NOT BE BLOCKED BY ANY OBJECT LARGER THAN 7/8# PER FAA REGULATIONS.
6. WHEN TOWER LIGHTING IS REQUIRED, THE CONTRACTOR MUST VISUALLY MONITOR THE TOWER LIGHTING AT LEAST ONCE A DAY UNTIL THE LIGHTING IS ELECTRONICALLY MONITORED. IF ANY PROBLEMS OCCUR, THE CONTRACTOR MUST CONTACT CLIENT IMMEDIATELY.
7. PRIOR TO PERFORMING THE WORK, IT IS THE CLIENT'S RESPONSIBILITY TO VERIFY THE STRUCTURAL CAPACITY OF THE TOWER TO RESIST THE WIND/GRAVITY LOADS FROM THE PROPOSED ANTENNAS.
8. INSTALLATION SHALL BE CONDUCTED BY FIELD CREWS EXPERIENCED IN THE ASSEMBLY AND ERECTION OF RADIO ANTENNAS, TRANSMISSION LINES, AND SUPPORT STRUCTURES. ANTENNA WORK TO BE INSTALLED PER THE REQUIREMENTS OF THE TOWER MANUFACTURER'S SPECIFICATION.
9. ANTENNA AND MOUNT DESIGN SHALL COMPLY WITH TIA-EIA-222-G AND ALL LOCAL CODES
10. CONTRACTOR TO PROVIDE THE PROPER COAX JUMPER SUPPORT ATTACHMENTS TO THE TOWER AND ANTENNA MOUNT
11. ATWELL HAS NOT PERFORMED A STRUCTURAL ANALYSIS FOR THIS PROJECT. PRIOR TO THE INSTALLATION OF THE PROPOSED EQUIPMENT OR MODIFICATION OF THE EXISTING STRUCTURE, A STRUCTURAL ANALYSIS SHALL BE PERFORMED BY THE OWNER'S AGENT TO CERTIFY THAT THE EXISTING/PROPOSED COMMUNICATION STRUCTURE AND COMPONENTS ARE STRUCTURALLY ADEQUATE TO SUPPORT ALL EXISTING AND PROPOSED ANTENNAS, COAXIAL CABLES AND OTHER APPURTENANCES. THE OWNER'S AGENT SHALL FURNISH A CERTIFICATION LETTER SEALED BY A REGISTERED PROFESSIONAL ENGINEER STATING THAT THIS STRUCTURAL ANALYSIS WAS PREPARED IN ACCORDANCE WITH ALL APPLICABLE CODES AND STANDARDS.

THE CONTRACTOR MUST FIELD VERIFY ALL MEASUREMENTS AND FIELD CONDITIONS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

NOTE:
ALL ANTENNAS CONCEALED WITHIN BODY OF UNIPOLE.



1 S-1 **TOWER ELEVATION**
SCALE: N.T.S.

TRUE NORTH

SITE	SECTOR	AZIMUTH IN DEGREES	EDT	MDT	ANTENNA MODEL	COAX SIZE
219	1	0°	0°	0°	CMA-B/6521/E0-6/RMU/TB05	1-5/8"ø
219	1	0°	0°	0°	CMA-B/6521/E0-6/RMU/TB05	1-5/8"ø
219	2	120°	0°	0°	CMA-B/6521/E0-6/RMU/TB05	1-5/8"ø
219	2	120°	0°	0°	CMA-B/6521/E0-6/RMU/TB05	1-5/8"ø
219	3	240°	0°	0°	CMA-B/6521/E0-6/RMU/TB05	1-5/8"ø
219	3	240°	0°	0°	CMA-B/6521/E0-6/RMU/TB05	1-5/8"ø

2 S-1 **ANTENNA SCHEDULE**
SCALE: N.T.S.

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1	4/4/12	REVISED PER COMMENTS
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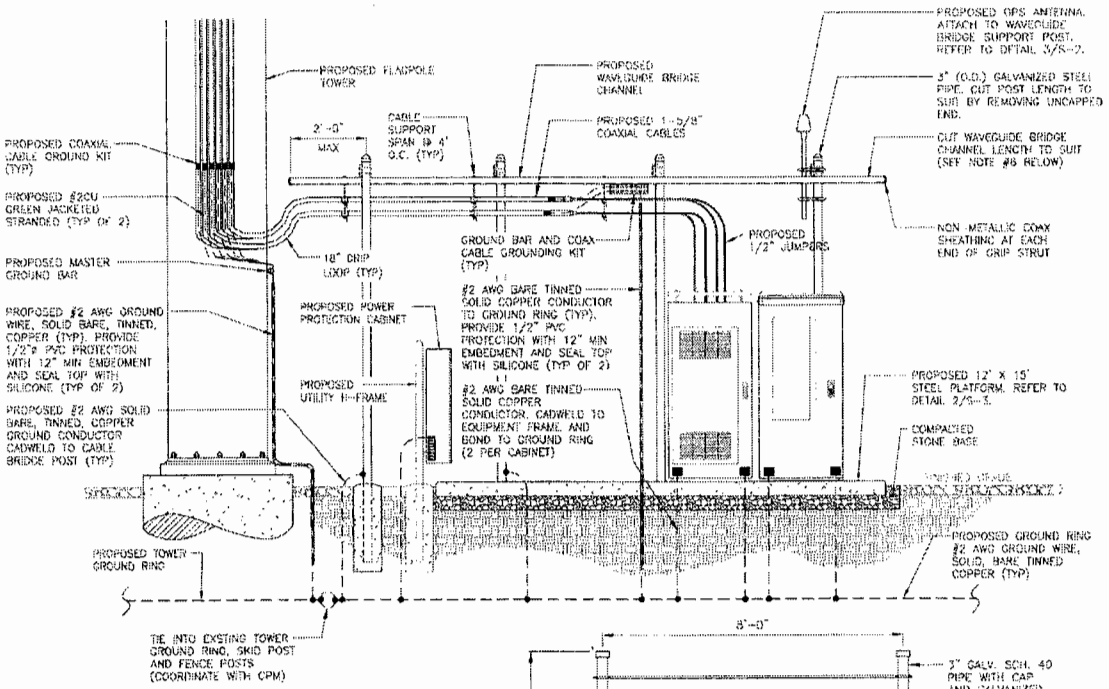
FL1511
SW 122ND AVE & SW 264TH ST
MIAMI, FL 33173

SHEET DESCRIPTION
TOWER ELEVATION AND DETAILS

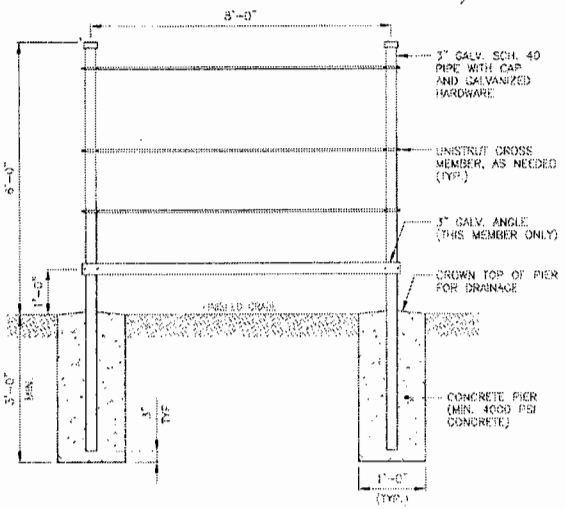
SHEET NO
S-1



NOTES:

1. DETAIL SHOWN FOR REFERENCE ONLY. REFER TO SITE PLAN FOR EXACT EQUIPMENT LAYOUT.
2. REFER TO GROUNDING PLAN FOR ADDITIONAL INFORMATION.
3. MAXIMUM ALLOWABLE SPAN BETWEEN SUPPORTS ON A CONTINUOUS SINGLE SECTION OF BRIDGE CHANNEL SHALL BE 8'.
4. WHEN SPLICING BRIDGE CHANNEL SECTIONS, THE SPLICE SHOULD BE PROVIDED AT THE SUPPORT, IF POSSIBLE, OR AT A MAXIMUM OF 2 FEET FROM THE SUPPORT.
5. SUPPORT SHOULD BE PROVIDED AS CLOSE AS POSSIBLE TO THE ENDS OF WAVEGUIDE BRIDGES, WITH A MAXIMUM CANTILEVER DISTANCE OF 2 FEET FROM THE SUPPORT TO THE FREE END OF THE WAVEGUIDE BRIDGE.
6. CUT BRIDGE CHANNEL SECTIONS SHALL HAVE RAW EDGES PAINTED WITH 3 COATS OF ZINC RICH PAINT.
7. DEVIATIONS FROM STANDARDS FOR COMPONENT INSTALLATIONS ARE PERMITTED WITH THE RESPECTIVE MANUFACTURER'S APPROVAL.
8. ALL COAX CABLE CONNECTIONS AND TRANSMITTER EQUIPMENT SHALL BE AS SPECIFIED BY THE OWNER AND IS NOT INCLUDED IN THESE CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL FURNISH ALL CONNECTION HARDWARE REQUIRED TO SECURE THE CABLES. CONNECTION HARDWARE SHALL BE STAINLESS STEEL.
9. CONTRACTOR SHALL SUPPLY ALL MATERIAL FOR WAVEGUIDE BRIDGE CONSTRUCTION UNLESS OTHERWISE NOTED.

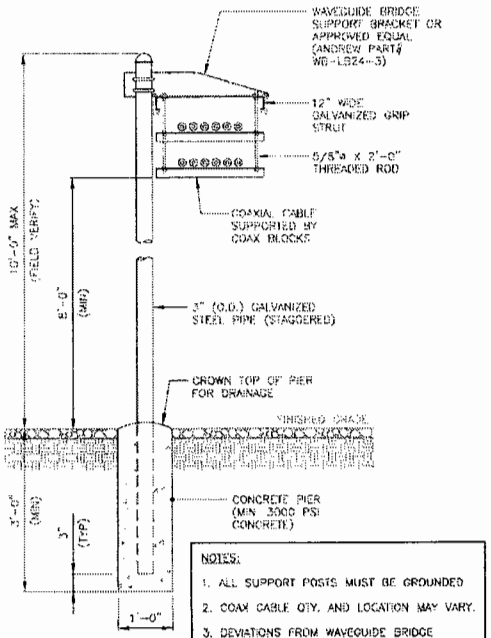
1 S-2 WAVEGUIDE BRIDGE DETAIL
SCALE: N.T.S.



NOTES:

1. ALL MATERIALS FURNISHED BY CONTRACTOR UNLESS OTHERWISE NOTED.
2. GROUNDING NOT SHOWN FOR CLARITY.

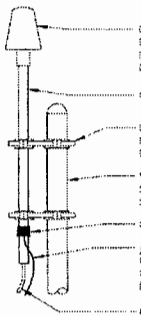
3 S-2 UTILITY RACK DETAIL
SCALE: N.T.S.



NOTES:

1. ALL SUPPORT POSTS MUST BE GROUNDED
2. COAX CABLE QTY. AND LOCATION MAY VARY.
3. DEVIATIONS FROM WAVEGUIDE BRIDGE FOUNDATIONS SHOWN ON SITE SPECIFIC DRAWINGS OR STANDARD DETAILS REQUIRE ENGINEERING APPROVAL.

2 S-2 WAVEGUIDE BRIDGE SECTION
SCALE: N.T.S.



NOTES:

1. CONTRACTOR TO SUPPLY ALL MATERIAL UNLESS OTHERWISE NOTED.
2. GPS ANTENNA MUST BE IN A LOCATION TO BE ABLE TO RECEIVE CLEAR SIGNALS FROM A MINIMUM OF 4 SATELLITES
3. LOCATION OF ANTENNA MUST BE IN CLEAR VIEW OF THE SKY, WITHOUT ANY OBSTRUCTION OR BLOCKAGE EXCEEDING 25% OF THE SURFACE AREA OF A HEMISPHERE AROUND THE GPS ANTENNA.
4. GPS ANTENNA TYPICALLY INSTALLED ON WAVEGUIDE BRIDGE. COORDINATE WITH METROPCS CPM AND INSTALL ONTO SERVICE RACK WHEN REQUESTED BY METROPCS CPM. PROVIDE ALL MOUNTING HARDWARE AND EXTEND GPS ANTENNA CABLE AND CONDUIT AS REQUIRED TO RACK LOCATION.

4 S-2 GPS ANTENNA UNIT
SCALE: N.T.S.

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REVISIONS		
5		
4	4/30/12	REVISED PER COMMENTS
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1	4/4/12	REVISED PER COMMENTS
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S-2

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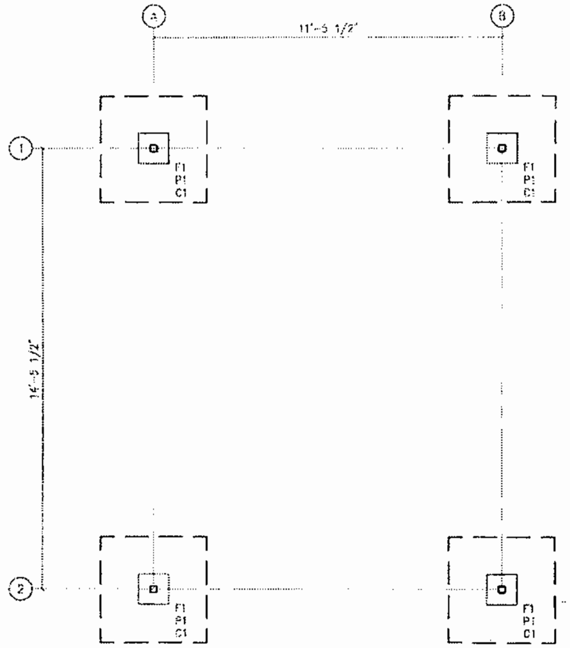


FOUNDATION PLAN AND COLUMN GRID

SCALE: 1/4" = 1'-0" (DO NOT SCALE PLAN)

NOTES:

1. TOP OF EXISTING FINISHED GRADE ELEVATION [illegible] REFERENCED AS DATUM EL. +0'-0".
2. TOP OF PROPOSED FOOTING ELEVATION IS -2'-0" BELOW DATUM UNLESS NOTED THUS ( ) ON PLAN FROM DATUM.
3. BOTTOM OF BASE PLATE TO BE +0'-1" ABOVE DATUM UNLESS NOTED THUS ( ) ON PLAN FROM DATUM. SEE AB/S-3 FOR ANCHOR BOLT DETAIL.
4. TOP OF PIER ELEVATION IS +0'-3" ABOVE DATUM UNLESS NOTED THUS ( ) ON PLAN FROM DATUM.
5. P1 - DENOTES 12"X12" CONCRETE PIER REINFORCED WITH (4) #4 VERTICAL BARS + #3 TIES, (2) AT 3" TOP AND BOTTOM, BALANCE AT 12". PROVIDE (4) #4 DOWELS FROM FOOTING TO PIER, VERTICAL BARS ARE SUITABLE FOR USE AS DOWELS IF ADEQUATE DEVELOPMENT LENGTH IS PROVIDED.
6. F... - DENOTES CONCRETE FOOTING; SEE SCHEDULE FOR SIZE AND REINFORCEMENT.
7. SEE DRAWINGS S-4 FOR TYPICAL DETAILS NOT REFERENCED ON PLANS.
8. FOR ADDITIONAL INFORMATION SEE GENERAL NOTES SHEET S-5.

COLUMN SCHEDULE			
MARK	COLUMN SIZE	BASE PLATE SIZE	ANCHOR BOLT
C1	HSS3x3x3/8	3/4x9x9	(4) AB1

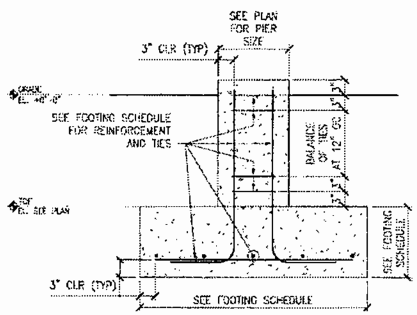
COLUMN SCHEDULE NOTES:

1. ALL COLUMNS TO HAVE 3/4"ø HEADED ANCHOR BOLTS UNLESS NOTED.
2. ALL HSS COLUMNS TO BE ASTM A500 GR. B, FY = 46 KSI.

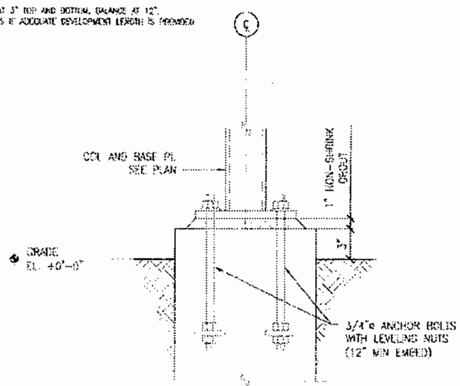
FOOTING SCHEDULE			
MARK	SIZE/WIDTH	DEPTH	REINFORCING
F1	3'-6"x3'-6"	1'-0"	(4) #4 EW, BOT

FOOTING SCHEDULE NOTES:

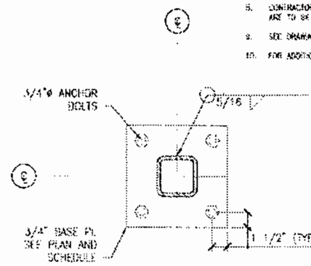
1. SEE TYPICAL DETAILS FOR REINFORCEMENT SPACING AND LAYOUT.



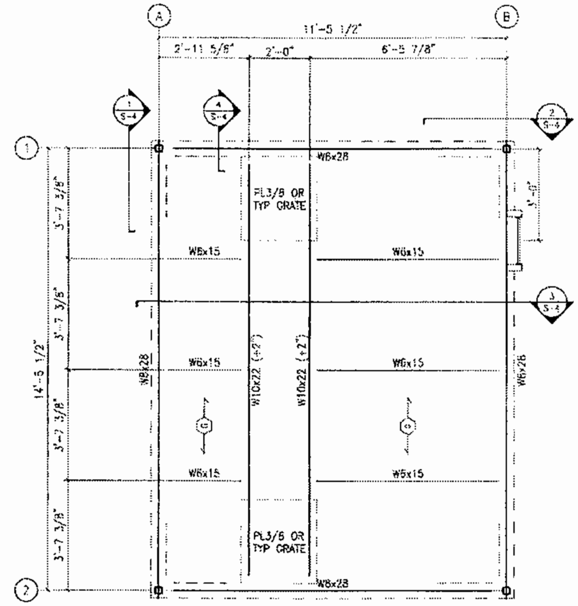
TD / S-3 TYPICAL DETAIL ISOLATED PIER AND FOOTING



AB1 / S-3 ANCHOR BOLT DETAIL



BP1 / S-3 BASE PLATE DETAIL



PLATFORM FRAMING PLAN

SCALE: 1/4" = 1'-0" (DO NOT SCALE PLAN)

NOTES:

1. TOP OF EXISTING FINISHED GRADE ELEVATION [illegible] REFERENCED AS DATUM EL. +0'-0".
2. ELEVATION TOP OF STEEL BEAM IS +3'-3" ABOVE DATUM UNLESS OTHERWISE NOTED THUS ( ) ON THE PLAN FROM DATUM.
3. ALL WIDE FLANGE SHAPES SHALL BE ASTM A992 OR ASTM A572 GRADE 50 (Fy = 50 KSI).
   ALL HSS RECTANGULAR SHAPES SHALL BE ASTM A500 GR. B (Fy = 46 KSI).
   ALL HSS ROUND SHAPES SHALL BE ASTM A500 GR. B (Fy = 42 KSI).
   ALL PIPES SHALL BE ASTM A53 (Fy = 35 KSI).
   ALL CHANNELS, ANGLES, PLATES, AND OTHER SHAPES SHALL BE ASTM A36 (Fy = 36 KSI).
   ALL STEEL IS TO BE GALVANIZED PER ASTM A123.
4. ⟨G⟩ = DENOTES SPAN OF TYPICAL 1 1/4"x3/16" GALVANIZED STEEL BAR GRATING. SPAN IN SHORT DIRECTION WHERE NOT NOTED.
5. = DENOTES L3x3x1/4 STRUCTURAL BRACING; SEE DETAILS.
6. = DENOTES TYPICAL HANDRAIL AND TOE PLATE ASSEMBLY; SEE TYPICAL DETAILS.
7. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS NOT SHOWN.
8. CONTRACTOR TO VERIFY ALL CONDITIONS AT THE SITE PRIOR TO FABRICATION. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER.
9. SEE DRAWINGS S-4 FOR TYPICAL DETAILS NOT REFERENCED ON PLAN.
10. FOR ADDITIONAL INFORMATION SEE GENERAL NOTES SHEET S-5.

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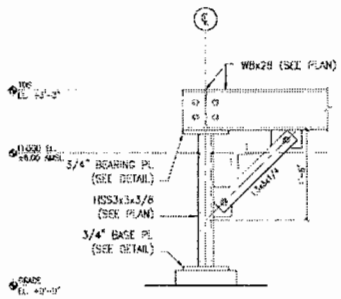
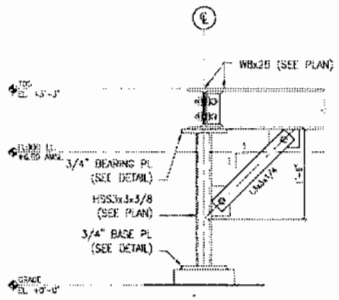
SHEET DESCRIPTION
PLATFORM FOUNDATION AND FRAMING PLAN

SHEET NO.
S-3

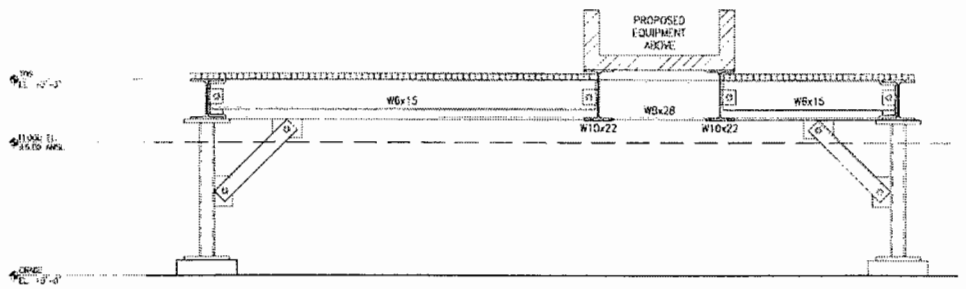
54



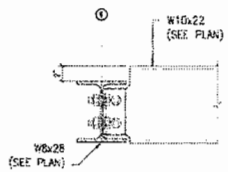
1 SECTION S-4 SCALE: 1/2" = 1'-0"



2 SECTION S-4 SCALE: 1/2" = 1'-0"



3 SECTION S-4 SCALE: 1/2" = 1'-0"



4 DETAIL S-4 SCALE: 3/4" = 1'-0"

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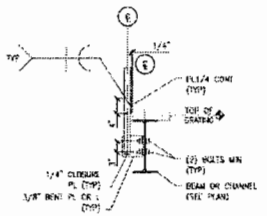
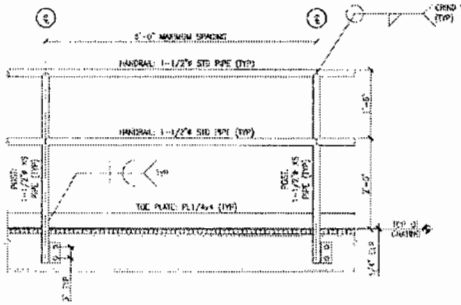
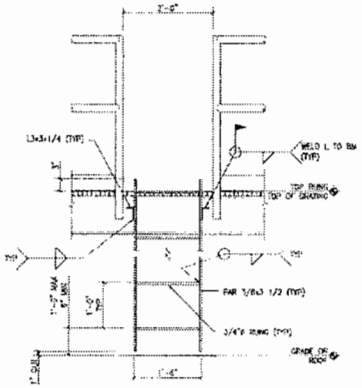


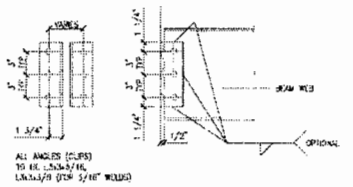
TD TYPICAL DETAIL S-4 HANDRAIL CONNECTION



TD TYPICAL DETAIL S-4 HANDRAIL ELEVATION



TD TYPICAL DETAIL S-4 LADDER ELEVATION



SEE AISC TABLE 10-1, 10-2 FOR BEARING CAPACITY VALUES FOR ASD AND LRFD.

TD TYPICAL DETAIL S-4 FRAMED BEAM CONNECTIONS

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1	4/4/12	REVISED PER COMMENTS
0	01/19/12	ISSUED FOR REVIEW
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SHEET DESCRIPTION
PLATFORM DETAILS

SHEET NO.
S-4

56

GENERAL STRUCTURAL AND CONSTRUCTION NOTES

1.0 GENERAL

1. ALL WORK SHALL CONFORM TO THE "2007 FLORIDA BUILDING CODE WITH 2009 SUPPLEMENTS" AND TO ALL OTHER APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS.
2. IN CASE OF CONFLICT BETWEEN THE GENERAL NOTES, SPECIFICATIONS, AND DETAILS, THE MOST RIGID REQUIREMENTS SHALL GOVERN.
3. WORK NOT INDICATED ON A PART OF THE DRAWINGS BUT REASONABLY IMPLIED TO BE SIMILAR TO THAT SHOWN AT CORRESPONDING PLACES SHALL BE REPEATED.
4. JOB SITE SAFETY AND CONSTRUCTION PROCEDURES ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
5. THE CONTRACTOR SHALL PROVIDE FOR DEWATERING AS REQUIRED DURING EXCAVATION AND CONSTRUCTION.
6. ALL COSTS OF INVESTIGATION AND/OR REDESIGN DUE TO CONTRACTOR IMPROPER INSTALLATION OF STRUCTURAL ELEMENTS OR OTHER ITEMS NOT IN CONFORMANCE WITH THE CONTRACT DOCUMENTS SHALL BE AT THE CONTRACTOR'S EXPENSE.
7. THE STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH THE SPECIFICATIONS, AND ARCHITECTURAL DRAWINGS. IF THERE IS A DISCREPANCY BETWEEN DRAWINGS, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE ENGINEER PRIOR TO PERFORMING THE WORK.
8. THE CONTRACTOR SHALL VERIFY AND/OR ESTABLISH ALL EXISTING CONDITIONS AND DIMENSIONS AT THE SITE. FAILURE TO NOTIFY THE ENGINEER OF UNSATISFACTORY CONDITIONS CONSTITUTES ACCEPTANCE OF UNSATISFACTORY CONDITIONS.
9. IF THE EXISTING FIELD CONDITIONS DO NOT PERMIT THE INSTALLATION OF THE WORK IN ACCORDANCE WITH THE DETAILS SHOWN, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY AND PROVIDE A SKETCH OF THE CONDITION WITH HIS PROPOSED MODIFICATION OF THE DETAILS GIVEN ON THE CONTRACT DOCUMENTS. DO NOT COMMENCE WORK UNTIL CONDITION IS RESOLVED AND MODIFICATION IS APPROVED BY THE ENGINEER.
10. THE CONTRACTOR SHALL BE RESPONSIBLE TO DETERMINE ALLOWABLE CONSTRUCTION LOADS AND TO PROVIDE DESIGN AND CONSTRUCTION OF FALSEWORK, FORMWORK, STAGING, BRACING, SHEETING, SHORING, ETC.
11. CONTRACTOR TO PROVIDE SHEETING, BRACING, AND UNDERPINNING AS NECESSARY TO PREVENT ANY LATERAL OR VERTICAL MOVEMENTS OF EXISTING STREETS AND ANY EXISTING UTILITY LINES.
12. SHOP DRAWINGS FOR ALL STRUCTURAL MATERIALS TO BE SUBMITTED TO THE ENGINEER FOR REVIEW PRIOR TO THE START OF FABRICATION OR COMMENCEMENT OF WORK.
13. REPRODUCTION OF ANY PORTION OF THE STRUCTURAL CONTRACT DRAWINGS FOR RESUBMITTAL AS SHOP DRAWINGS IS PROHIBITED. SHOP DRAWINGS PRODUCED IN SUCH A MANNER WILL BE REJECTED AND RETURNED.
14. SHOP DRAWINGS SUBMITTED FOR STRUCTURAL REVIEW SHALL CONSIST OF TWO (2) SETS OF PRINTS AND ONE (1) SET OF REPRODUCIBLES. ONLY ONE (1) MARKED UP SET OF REPRODUCIBLE WITH THE STRUCTURAL ENGINEER'S COMMENTS WILL BE RETURNED TO THE CONTRACTOR.
15. SHOP DRAWINGS SHALL BEAR THE CONTRACTOR'S STAMP OF APPROVAL WHICH SHALL CONSTITUTE CERTIFICATION THAT THE CONTRACTOR HAS VERIFIED ALL CONSTRUCTION CRITERIA, MATERIALS, AND SIMILAR DATA AND HAS CHECKED EACH DRAWING FOR COMPLETENESS, COORDINATION, AND COMPLIANCE WITH THE CONTRACT DOCUMENTS.
16. THE DRAWINGS HAVE BEEN PRODUCED ENTIRELY ON THE ATWELL CADD SYSTEM. ANY OTHER LETTERING, LINES, OR SYMBOLS, OTHER THAN PROFESSIONAL STAMPS AND SIGNATURES, HAVE BEEN MADE WITHOUT THE AUTHORIZATION OF ATWELL AND ARE INVALID.
17. THE STRUCTURAL DRAWINGS SHALL GOVERN THE WORK FOR ALL STRUCTURAL FEATURES, UNLESS NOTED OTHERWISE.
18. THE OWNER SHALL ENGAGE A TESTING AGENCY TO PROVIDE TESTING SERVICES AS INDICATED IN EACH SECTION OF THESE GENERAL NOTES.
19. ALL MATERIALS SHALL BE STORED TO PROTECT THEM FROM EXPOSURE TO THE ELEMENTS.

2.0 EARTHWORK

1. ENGINEERED, I.E. CONTROLLED COMPACTED, FILL WITHIN THE BUILDING AREA SHALL BE CONSTRUCTED PRIOR TO FOOTING EXCAVATION. SEE SPECIFICATIONS FOR REQUIREMENTS OF CONTROLLED COMPACTED FILL.
2. EXCAVATION SHALL BE PERFORMED SO AS NOT TO DISTURB EXISTING ADJACENT STREETS AND UTILITY LINES. VERIFY LOCATION OF ALL UTILITIES PRIOR TO COMMENCEMENT OF WORK. HAND EXCAVATE AROUND UTILITIES AS REQUIRED.
3. SEE THE SPECIFICATIONS AND GEOTECHNICAL REPORT FOR EXCAVATION, BACKFILL, AND PREPARATION OF THE FOUNDATION AND SLAB-ON-GRADE SUBGRADE, INCLUDING COMPACTION REQUIREMENTS.
4. SATISFACTORY FILL MATERIALS ARE THOSE COMPLYING WITH ASTM D2487, GROUPS GW, GP, GM, SM, SW, AND SP. ON SITE BORROW MATERIAL SHALL BE TESTED TO DETERMINE SUITABILITY FOR USE AS FILL MATERIAL.
5. COMPACT SOIL TO NOT LESS THAN THE FOLLOWING PERCENTAGES OF MAXIMUM DENSITY OF MODIFIED PROCTOR, ASTM D1557:

   UNDER BUILDING FOUNDATIONS – 98%

   UNDER BUILDING SLABS, STEPS, PAVEMENTS – 95%
6. REMOVE EXISTING VEGETATION, TOPSOIL, AND UNSATISFACTORY SOIL MATERIALS. PROOF ROLL SUBGRADE TO OBTAIN UNIFORMLY DENSIFIED SUBSTRATA PRIOR TO PLACING FILL MATERIAL EVENLY IN 8" THICK (MAXIMUM) LAYERS AND COMPACTING TO REQUIRED DENSITY.
7. THE OWNER SHALL RETAIN THE SERVICES OF A PROFESSIONAL GEOTECHNICAL ENGINEER, SUBJECT TO THE APPROVAL OF THE ENGINEER, TO PERFORM SOIL TESTING AND INSPECTION. THE ENGINEER SHALL INSPECT THE SUBGRADE TO VERIFY BEARING LEVELS AND ENSURE THAT THE SAFE BEARING CAPACITY MEETS OR EXCEEDS THE DESIGN VALUE INDICATED BELOW. REPORTS SHALL BE SUBMITTED TO THE ENGINEER OUTLINING THE WORK PERFORMED AND TEST RESULTS.

3.0 FOUNDATIONS

1. FOOTINGS SHALL BEAR ON UNDISTURBED STRATUM OR ENGINEERED FILL WITH A MINIMUM BEARING CAPACITY OF 2,000 PSF.
2. THE BOTTOM OF EXTERIOR FOOTINGS SHALL BE A MINIMUM OF THREE (3) FEET BELOW FINISHED GRADE, OR AS REQUIRED BY LOCAL BUILDING CODES.
3. SLABS ON GRADE SHALL BEAR ON MECHANICALLY COMPACTED SOIL CAPABLE OF SUPPORTING 150 PSF. DRAINAGE FILL UNDER SLABS SHALL BE COMPACTED GRAVEL OR CRUSHED STONE.
4. CONCRETE FOR FOUNDATIONS SHALL BE POURED ON THE SAME DAY THE SUBGRADE IS APPROVED BY THE GEOTECHNICAL ENGINEER.
5. UTILITY LINES SHALL NOT BE PLACED THROUGH OR BELOW FOUNDATIONS WITHOUT THE STRUCTURAL ENGINEER'S APPROVAL.
6. THE CONTRACTOR SHALL OBSERVE WATER CONDITIONS AT THE SITE AND TAKE THE NECESSARY PRECAUTIONS TO ENSURE THAT THE FOUNDATION EXCAVATIONS REMAIN DRY DURING CONSTRUCTION. ANY SHEETING OR SHORING REQUIRED FOR DEWATERING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

4.0 CAST-IN-PLACE CONCRETE

1. CONCRETE SHALL BE DESIGNED AND DETAILED IN ACCORDANCE WITH THE "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE ACI 318-05, AMERICAN CONCRETE INSTITUTE," AND CONSTRUCTED IN ACCORDANCE WITH THE "MANUAL OF STANDARD PRACTICE, 27TH EDITION, CONCRETE REINFORCING STEEL INSTITUTE."
2. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE 28-DAY STRENGTH AS FOLLOWS:

TYPE	F'C (PSI)
FOOTINGS	4,000
PIERS / GRADE BEAMS	4,000
WALLS	4,000
SLABS	4,000

   AIR ENTRAINMENT 4% TO 6% IN ALL EXPOSED CONCRETE
3. CONCRETE FOR SLABS SHALL HAVE MINIMUM COMPRESSIVE 28-DAY STRENGTH OF 4,000 PSI. AIR ENTRAINMENT 4% TO 6% IN ALL EXPOSED CONCRETE WORK.
4. MAXIMUM WATER/CEMENT RATIOS:

A. FOUNDATIONS	0.50
B. INTERIOR SLABS	0.47
C. EXTERIOR SLABS	0.44

5. ALL CONCRETE SHALL BE NORMAL WEIGHT CONCRETE (145 PCF) WITH ALL CEMENT CONFORMING TO ASTM C150, TYPE I. MAXIMUM AGGREGATE SIZE SHALL BE 1-1/2" FOR FOOTINGS AND 3/4" FOR WALLS AND SLABS, CONFORMING TO ASTM C33.
6. REINFORCING STEEL: ASTM A615 GRADE 60.
7. WELDED WIRE REINFORCEMENT (WWR): ASTM A-185.
8. LEVELING GROUT SHALL BE NON-SHRINK, NON-METALLIC TYPE, FACTORY PRE-MIXED GROUT IN ACCORDANCE WITH CE-CRD-C621 OR ASTM C109, WITH MINIMUM COMPRESSIVE 28-DAY STRENGTH OF 5,000 PSI.
9. REINFORCING STEEL CLEAR COVER SHALL BE AS FOLLOWS UNLESS NOTED OTHERWISE.

   A. CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH 3"

   B. CONCRETE EXPOSED TO EARTH OR WEATHER:

#6 BARS AND LARGER	2"
#5 BARS AND SMALLER	1-1/2"

   C. CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND.

SLABS, WALLS, JOISTS:	
#11 BARS AND SMALLER	3/4"
BEAMS AND COLUMNS:	
ALL REINFORCEMENT	1-1/2"

10. ALL REINFORCEMENT SHALL BE SECURELY HELD IN PLACE WHILE PLACING CONCRETE. IF REQUIRED, ADDITIONAL BARS, STIRRUPS OR CHAIRS SHALL BE PROVIDED BY THE CONTRACTOR TO FURNISH SUPPORT FOR ALL BARS.
11. LAP WELDED WIRE REINFORCEMENT TWO (2) FULL WIRE SPACES AT SPLICES AND WIRE TOGETHER.
12. PROVIDE PLASTIC TIPPED BOLSTERS AND CHAIRS AT ALL LOCATIONS WHERE THE CONCRETE SURFACE IN CONTACT WITH THE BOLSTERS OR CHAIRS IS EXPOSED.
13. PLACING OF CONCRETE SHALL NOT START UNTIL THE PLACEMENT OF REINFORCING HAS BEEN APPROVED BY THE INSPECTION AGENCY.
14. CONCRETE SHALL NOT BE PUMPED THROUGH ALUMINUM PIPES AND SHALL NOT BE PLACED IN CONTACT WITH ALUMINUM FORMS, MIXING DRUMS, BUGGIES, CHUTES, CONVEYORS, OR OTHER EQUIPMENT MADE OF ALUMINUM.
15. ALL INSERTS AND SLEEVES SHALL BE CAST-IN-PLACE WHENEVER FEASIBLE. DRILLED OR POWDER-DRIVEN FASTENERS SHALL BE PERMITTED WHEN PROVEN TO THE SATISFACTION OF THE STRUCTURAL ENGINEER THAT THE FASTENERS WILL NOT SPALL THE CONCRETE AND HAVE THE SAME CAPACITY AS CAST-IN-PLACE INSERTS.
16. WHEN INSTALLING EXPANSION BOLTS OR ADHESIVE ANCHORS, THE CONTRACTOR SHALL TAKE MEASURES TO AVOID DRILLING OR CUTTING OF ANY EXISTING REINFORCING AND DESTRUCTION OF CONCRETE. HOLES SHALL BE BLOWN CLEAN PRIOR TO PLACING BOLTS OR ADHESIVE ANCHORS.
17. CHAMFER ALL EXPOSED CONCRETE CORNERS UNLESS NOTED OTHERWISE ON ARCHITECTURAL DRAWINGS.
18. EARLY DRYING OUT OF CONCRETE, ESPECIALLY DURING THE FIRST 24 HOURS, SHALL BE CAREFULLY GUARDED AGAINST. ALL SURFACES SHALL BE MOIST CURED OR PROTECTED USING A MEMBRANE CURING AGENT APPLIED AS SOON AS FORMS ARE REMOVED. IF MEMBRANE CURING AGENT IS USED, EXERCISE CARE NOT TO DAMAGE COATING.
19. COLD WEATHER CONCRETING SHALL BE IN ACCORDANCE WITH "STANDARD SPECIFICATIONS FOR COLD WEATHER CONCRETING ACI 306.1-90, AMERICAN CONCRETE INSTITUTE." HOT WEATHER CONCRETING SHALL BE IN ACCORDANCE WITH "SPECIFICATIONS FOR HOT WEATHER CONCRETING ACI 305.1-06, AMERICAN CONCRETE INSTITUTE."
20. THROUGHOUT CONSTRUCTION, THE CONCRETE WORK SHALL BE ADEQUATELY PROTECTED AGAINST DAMAGE DUE TO EXCESSIVE LOADING, CONSTRUCTION EQUIPMENT, MATERIALS OR METHODS, ICE, RAIN, SNOW, EXCESSIVE HEAT, AND FREEZING TEMPERATURES.

5.0 STRUCTURAL STEEL

1. FABRICATION AND ERECTION OF ALL STRUCTURAL STEEL SHALL CONFORM TO "SPECIFICATIONS FOR STRUCTURAL STEEL BUILDINGS ANSI/AISC 360-05, AMERICAN NATIONAL STANDARDS INSTITUTE/AMERICAN INSTITUTE OF STEEL CONSTRUCTION," "SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS, RESEARCH COUNCIL ON STRUCTURAL CONNECTIONS," AND "AISC CODE OF STANDARD PRACTICE FOR BUILDINGS AND BRIDGES AISC 303-05, AMERICAN INSTITUTE OF STEEL CONSTRUCTION."
2. ALL WELDING SHALL BE PERFORMED BY CERTIFIED WELDERS AND SHALL CONFORM TO "2006 STRUCTURAL WELDING CODE STEEL AWS D1.1/D1.1M, REV. 06, AMERICAN WELDING SOCIETY."

3.	WIDE FLANGE SHAPES:	ASTM A992 OR A572, GRADE 50
4.	STRUCTURAL SHAPES AND PLATES:	ASTM A36, A572, OR A992
5.	STEEL PIPE.	ASTM A53, GRADE B
6.	STEEL TUBING (SQ. OR RECT.):	ASTM A500, GRADE B
	(ROUND):	ASTM A501

7. GALVANIZED STRUCTURAL STEEL:

A.	STRUCTURAL SHAPES AND RODS	ASTM A123
B.	BOLTS, FASTENERS, AND HARDWARE	ASTM A153

8. ALL BOLTED CONNECTIONS SHALL BE MADE WITH ASTM A325 HIGH STRENGTH BOLTS, 3/4" MINIMUM DIAMETER, UNLESS NOTED OTHERWISE.
9. ALL BOLTED CONNECTIONS ON WIND BRACING MEMBERS AND COLUMNS SHALL BE SLIP CRITICAL CONNECTIONS.
10. ANCHOR RODS SHALL CONFORM TO ASTM F1554, GRADE 55, UNLESS NOTED OTHERWISE.
11. WELDING ELECTRODES SHALL BE E70XX FOR MANUAL ARC WELDING AND F7X-EXXX FOR SUBMERGED ARC WELDING. ALL WELDERS SHALL BE CERTIFIED BY AWS. MINIMUM WELD SIZE SHALL BE 3/16" UNLESS NOTED OTHERWISE.
12. WELDING OF REINFORCING BARS TO OTHER BARS OR STRUCTURAL STEEL SHALL BE MADE WITH E90-XX ELECTRODE.
13. CUTS, HOLES, COPING, ETC. REQUIRED FOR OTHER TRADES OR FIELD CONDITIONS SHALL BE SHOWN ON THE SHOP DRAWINGS AND MADE IN THE SHOP. CUTTING OR BURNING OF MAIN STRUCTURAL MEMBERS IN THE FIELD WILL NOT BE PERMITTED
14. SUBMIT SHOP DRAWINGS FOR FABRICATION AND ERECTION OF STRUCTURAL STEEL. CLEARLY INDICATE COORDINATED DIMENSIONS OF MECHANICAL UNIT AND ROOF PENETRATION SIZES. SHOP AND ERECTION DRAWINGS MUST SHOW ALL SHOP/FLOOR AND FIELD WELDS. INITIAL SHOP DRAWING SUBMITTAL SHALL INCLUDE PROPOSED CONNECTION DETAILS AND JOB STANDARDS. PROVIDE SIGNED AND SEALED CALCULATIONS FOR ALL NON-STANDARD CONNECTION DETAILS SHOWING DESIGN CAPACITIES.
15. STEEL MEMBERS SHOWN ON PLAN SHALL BE EQUALLY SPACED UNLESS NOTED OTHERWISE.
16. THE GENERAL CONTRACTOR AND STEEL ERECTOR SHALL NOTIFY THE STRUCTURAL ENGINEER OF ANY FABRICATION OR ERECTION ERRORS OR DEVIATIONS AND RECEIVE WRITTEN APPROVAL BEFORE ANY FIELD CORRECTIONS ARE MADE.
17. ALTERNATE CONNECTION DETAILS MAY BE USED IF SUCH DETAILS ARE SUBMITTED TO THE ENGINEER FOR REVIEW AND APPROVAL. HOWEVER, THE STRUCTURAL ENGINEER SHALL BE THE SOLE JUDGE OF ACCEPTANCE AND THE CONTRACTOR'S BID SHALL ANTICIPATE THE USE OF THOSE DETAILS SHOWN ON THE DRAWINGS. THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN OF SUCH ALTERNATE DETAILS WHICH HE PROPOSES.
18. STEEL ANGLES AND PLATES ALONG WITH BOLTS AND WASHERS, IN DIRECT CONTACT WITH EXTERIOR FINISH MASONRY, AND ALL EXTERIOR EXPOSED STRUCTURAL STEEL, SHALL BE HOT-DIPPED GALVANIZED.
19. ALL EXTERIOR EXPOSED STRUCTURAL STEEL SHALL BE HOT-DIPPED GALVANIZED PER ASTM A123.
20. FIELD WELDED SURFACES SHALL BE CLEANED AND GROUND SMOOTH. AFTER WELDING, COAT THE EXPOSED AREA WITH APPROPRIATE ZINC-RICH PAINT AS SPECIFIED.
21. ALL CONNECTIONS SHALL BE "FRAMED BEAM CONNECTIONS" DESIGNED IN ACCORDANCE WITH ANSI/AISC 360-05 WITH END REACTIONS SELECTED FROM THE "MAXIMUM TOTAL UNIFORM LOAD" TABLES AS PUBLISHED IN "STEEL CONSTRUCTION MANUAL, 13TH EDITION, AMERICAN INSTITUTE OF STEEL CONSTRUCTION" BUT NOT LESS THAN 6 KIPS. PROVIDE DOUBLE ANGLE CONNECTIONS OR KNIFE PLATE CONNECTIONS FULL DEPTH OF SUPPORTING BEAM, UNLESS OTHERWISE APPROVED.
22. FIELD TEST BOLTED CONNECTIONS IN ACCORDANCE WITH AISC SPECIFICATIONS.
23. ALL CONNECTIONS SHALL BE SYMMETRICAL ABOUT THE AXIS OF THE MEMBER CONNECTED. PROVIDE ONLY ONE GRADE OF BOLT FOR EACH BOLT DIAMETER TO BE USED IN THE CONNECTIONS. DO NOT MIX GRADE OF BOLTS.

6.0 DESIGN DATA

1. GOVERNING CODE: 2007 FLORIDA BUILDING CODE WITH 2009 SUPPLEMENT
2. EQUIPMENT DEAD AND PLATFORM LIVE LOADS.

A.	UNIFORM LIVE LOAD	40 PSF
B.	EQUIPMENT:	300 PLF

3. WIND LOAD:

A.	BASIC WIND SPEED	150 MPH
B.	I (WIND IMPORTANCE FACTOR)	1.00
C.	WIND EXPOSURE	C
D.	STRUCTURE CLASS	II
E.	DESIGN WIND PRESSURE:	42 PSF

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REVISIONS

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4	4/30/12	REVISED PER COMMENTS
3	4/17/12	REVISED PER COMMENTS
2	4/12/12	REVISED PER COMMENTS
1	4/4/12	REVISED PER COMMENTS
0	01/17/11	ISSUED FOR REVIEW

DRAWN BY: MB	CHECKED BY: CR
SCALE: AS NOTED	JOB NO: 10000847

MIAMI SW 122ND
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SHEET DESCRIPTION
STRUCTURAL GENERAL NOTES

SHEET NO
S-5

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ZONING HEARINGS SECTION
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ELECTRICAL SPECIFICATION NOTES

GENERAL NOTES:

1. OBTAIN PERMITS AND PAY FEES RELATED TO ELECTRICAL WORK PERFORMED ON THIS PROJECT. DELIVER COPIES OF ALL PERMITS TO CLIENT REPRESENTATIVE.
2. SCHEDULE AND ATTEND INSPECTIONS RELATED TO ELECTRICAL WORK REQUIRED BY JURISDICTION HAVING AUTHORITY. CORRECT AND PAY FOR ANY WORK REQUIRED TO PASS ANY FAILED INSPECTION.
3. ENGAGE AN INDEPENDENT ELECTRICAL TESTING FIRM APPROVED BY CLIENT TO TEST AND VERIFY THAT IMPEDANCE DOES NOT EXCEED 5 OHMS TO GROUND. THE COMPLETED SITE SHALL BE TESTED AND A REPORT SENT TO CLIENT REPRESENTATIVE.
4. REDLINED AS-BUILTS ARE TO BE DELIVERED TO CLIENT REPRESENTATIVE.
5. PROVIDE TWO COPIES OF OPERATION AND MAINTENANCE MANUALS IN THREE-RING BINDER.
6. FURNISH AND INSTALL THE COMPLETE ELECTRICAL SERVICE, CABLE TRAY, TELCO CONDUIT AND GROUNDING SYSTEMS.
7. ALL WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH ALL APPLICABLE BUILDING CODES AND LOCAL ORDINANCES, INSTALLED IN A NEAT MANNER, AND SHALL BE SUBJECT TO APPROVAL BY CLIENT REPRESENTATIVE.
8. CONDUCT A PRE-CONSTRUCTION SITE VISIT AND VERIFY EXISTING SITE CONDITIONS AFFECTING THIS WORK. REPORT ANY OMISSIONS OR DISCREPANCIES FOR CLARIFICATION PRIOR TO THE START OF CONSTRUCTION.
9. PROTECT ADJACENT STRUCTURES AND FINISHES FROM DAMAGE. REPAIR TO ORIGINAL CONDITION ANY DAMAGED AREA.
10. REMOVE DEBRIS ON A DAILY BASIS. DEBRIS NOT REMOVED IN A TIMELY FASHION WILL BE REMOVED BY OTHERS AND THE RESPONSIBLE SUBCONTRACTOR SHALL BE CHARGED ACCORDINGLY. REMOVAL OF DEBRIS SHALL BE COORDINATED WITH THE CLIENT'S REPRESENTATIVE. DEBRIS SHALL BE REMOVED FROM THE PROPERTY AND DISPOSED OF LEGALLY. USE OF THE PROPERTY'S DUMPSTER IS PROHIBITED.
11. ALL CONSTRUCTION SHALL BE INSPECTED AND APPROVED BY LOCAL AUTHORITIES.
12. SIGNAL WIRING SHALL BE INSULATED #18 AWG. NO BX OR ROMEX CABLE IS PERMITTED.
13. WIRING DEVICES AND EQUIPMENT SHALL BE UL LISTED AND SPECIFICATION GRADE.
14. FUSES ARE NOT ALLOWED; CIRCUIT BREAKERS ONLY.
15. MATERIALS SHALL BE NEW AND CONFORM TO THE APPLICABLE STANDARDS ESTABLISHED FOR EACH ITEM BY THE ORGANIZATIONS LISTED BELOW.
    - AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM)
    - UNDERWRITER'S LABORATORY (UL)
    - NATIONAL ELECTRICAL MANUFACTURING ASSOCIATION (NEMA)
    - AMERICAN STANDARDS ASSOCIATION (ASA)
    - NATIONAL FIRE PROTECTION ASSOCIATION (NFPA)
16. DESIGN AND INSTALLATION OF MATERIALS SHALL COMPLY WITH REGULATIONS OF:
    - THE NATIONAL ELECTRICAL CODE (NFPA 70)
    - THE NATIONAL ELECTRICAL SAFETY CODE (ANSI C-2)
    - THE LIFE SAFETY CODE (NFPA 101)
    - LIQUEFIED PETROLEUM GAS (NFPA 54 AND 58)
    - LOCAL CODES
    - 2007 FLORIDA BUILDING CODE INCLUDING ALL SUPPLEMENTS.
17. ALL CONDUIT CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NFPA 70), LATEST EDITION.

GROUNDING NOTES:

1. PROVIDE GROUNDING AND BONDING IN ACCORDANCE WITH NATIONAL ELECTRICAL CODE, OR AUTHORITIES HAVING JURISDICTION. WHERE CONFLICTS BETWEEN THESE SPECIFICATIONS, CODES, AND AUTHORITIES HAVING JURISDICTION ARISE, THE MOST STRINGENT SHALL GOVERN. BUSS CONNECTORS SHALL BE 2-HOLE LONG BARREL TYPE COMPRESSION LUGS.
2. LUGS SHALL BE ATTACHED TO BUSSES USING BOLTS, NUTS AND STAR AND LOCK WASHERS. NO WASHERS ARE ALLOWED BETWEEN THE ITEMS BEING GROUNDED.
3. SURFACE CONNECTIONS SHALL BE MADE TO BARE METAL. PAINTED SURFACES SHALL BE FILED TO ENSURE PROPER CONTACT. APPLY NON-OXIDIZING AGENT TO CONNECTIONS.
4. COPPER BUSSES SHALL BE CLEANED, POLISHED, AND A NON-OXIDIZING AGENT APPLIED. NO FINGERPRINTS OR DISCOLORED COPPER WILL BE PERMITTED.
5. GROUND CONDUCTOR RUNS SHALL BE STRAIGHT AS POSSIBLE, WITH AN 8-INCH MINIMUM RADIUS FOR #6 CONDUCTORS AND 12" FOR #2 AND LARGER CONDUCTORS.
6. HARDWARE (I.E., NUTS BOLTS, WASHERS, ETC.) IS TO BE STAINLESS STEEL.
7. GROUND COAXIAL CABLES AT POINTS SHOWN ON GROUNDING RISER DIAGRAM WITH MANUFACTURER'S GROUNDING KITS.
8. GROUNDING CONNECTIONS SHALL BE EXOTHERMIC TYPE (CADWELD) TO GROUND RING AND GROUND RODS. REMAINING GROUNDING CONNECTIONS SHALL BE MECHANICAL CONNECTIONS. CONNECTIONS TO GROUND BARS SHALL BE MADE WITH TWO-HOLE LUGS.
9. GROUND RING COMPRISED OF #2 BARE TINNED SOLID COPPER CONDUCTOR SHALL HAVE A MINIMUM DISTANCE OF 24" FROM THE STRUCTURE AND BE BURIED A MINIMUM OF 30" BELOW GRADE.
10. CADWELD GROUND RODS TO GROUND RING. RODS TO BE 5/8" x 8'-0" COPPER CLAD STEEL WITH COPPER JACKET OF NOT LESS THAN 0.01 INCHES THICK. THE TOP OF GROUND ROD SHALL EXTEND NO MORE THAN 6 INCHES ABOVE THE BOTTOM OF THE TRENCH.
11. INTERCONNECT OUTDOOR EQUIPMENT GROUND RING AND TOWER GROUND RING WITH EXOTHERMIC WELD.
12. INSTALL GROUNDING KIT. BOND COAXIAL CABLE OUTER CONDUCTOR TO GROUNDING CONDUCTOR.
13. INSTALL GROUND RODS ON GROUND RING AT 8' INTERVALS. INSTALL GROUND RODS TO FENCE POSTS AT 16' INTERVALS.
14. ALL ELECTRICAL GROUNDING SHALL COMPLY WITH THE NATIONAL ELECTRICAL CODE (NEC) AND THE LATEST EDITION OF NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 780, APPROVED BY LOCAL AUTHORITY.
15. ALL GROUNDING CONNECTIONS SHALL BE COATED WITH AN ANTI-CORROSIVE AGENT SUCH AS "T&B KOPR SHIELD", "NO-OXY", "NOALOX" OR "PENETROX". VERIFY PRODUCT WITH PROJECT MANAGER.
16. GROUND WIRES SHALL BE #2 BARE TINNED SOLID COPPER FROM CONDUCTOR FOR BONDING CONNECTIONS UNLESS OTHERWISE NOTED ON PLANS.
17. DOCUMENT GROUND RING INSTALLATION AND CONNECTIONS WITH PHOTOGRAPHS PRIOR TO BACKFILLING SITE. PRESENT PHOTO ARCHIVE AT SITE "PUNCH LIST" WALK TO CLIENT REPRESENTATIVE.
18. THE ENTIRE SYSTEM SHALL BE SOLIDLY GROUNDED USING LOCKNUTS AND BONDING NUTS ON CONDUITS AND PROPERLY BONDED GROUND CONDUCTORS. RECEPTACLES AND EQUIPMENT BRANCH CIRCUITS SHALL BE GROUNDED WITH A FULL-SIZED EQUIPMENT GROUNDING CONDUCTOR RUN IN THE CIRCUIT'S CONDUIT.
19. ALL GROUND ELECTRODE SYSTEMS (INCLUDING TELECOMMUNICATION, RADIO, LIGHTNING PROTECTION, AND AC POWER DES'S) SHALL BE BONDED TOGETHER, AT OR BELOW GRADE, BY TWO OR MORE COPPER BONDING CONDUCTORS IN ACCORDANCE WITH THE NEC.
20. THE SUBCONTRACTOR SHALL PERFORM IEEE FALL-OF-POTENTIAL RESISTANCE TO EARTH TESTING (PER IEEE 1100 AND 81) FOR GROUND ELECTRODE SYSTEMS. THE SUBCONTRACTOR SHALL FURNISH AND INSTALL SUPPLEMENTAL GROUND ELECTRODES AS NEEDED TO ACHIEVE A TEST RESULT OF 10 OHMS OR LESS.
21. THE SUBCONTRACTOR IS RESPONSIBLE FOR PROPERLY SEQUENCING GROUNDING AND UNDERGROUND CONDUIT INSTALLATION AS TO PREVENT ANY LOSS OF CONTINUITY IN THE GROUNDING SYSTEM OR DAMAGE TO THE CONDUIT
22. CONNECTIONS TO THE GROUND BUS SHALL NOT BE DOUBLED UP OR STACKED, BACK TO BACK CONNECTIONS ON OPPOSITE SIDES OF THE GROUND BUS ARE PERMITTED.
23. ALL EXTERIOR GROUND CONDUCTORS BETWEEN EQUIPMENT/GROUND BARS AND THE GROUND RING, SHALL BE #2 AWG SOLID TINNED COPPER UNLESS OTHERWISE INDICATED.
24. ALUMINUM CONDUCTOR OR COPPER CLAD STEEL CONDUCTOR SHALL NOT BE USED FOR GROUNDING CONNECTIONS.
25. USE OF 90° BENDS IN THE PROTECTION GROUNDING CONDUCTORS SHALL BE AVOIDED WHEN 45° BENDS CAN BE ADEQUATELY SUPPORTED.
26. ALL GROUND CONNECTIONS ABOVE GRADE (INTERIOR & EXTERIOR) SHALL BE FORMED USING HIGH PRESS CRIMPS.
27. COMPRESSION GROUND CONNECTIONS MAY BE REPLACED BY EXOTHERMIC WELD CONNECTIONS.
28. MISCELLANEOUS ELECTRICAL AND NON-ELECTRICAL METAL BOXES, FRAMES AND SUPPORTS SHALL BE BONDED TO THE GROUND RING, IN ACCORDANCE WITH THE NEC, LATEST EDITION.
29. BOND ALL METALLIC OBJECTS WITHIN 6FT OF MAIN GROUND WIRES WITH 1 #2 AWG TIN-PLATED COPPER GROUND CONDUCTOR.
30. GROUND CONDUCTORS USED IN THE FACILITY GROUND AND LIGHTNING PROTECTION SYSTEMS SHALL NOT BE ROUTED THROUGH METALLIC OBJECTS THAT FORM A RING AROUND THE CONDUCTOR, SUCH AS METALLIC CONDUITS, METAL SUPPORT CLIPS OR SLEEVES THROUGH WALLS OR FLOORS. WHEN IT IS REQUIRED TO BE HOUSED IN CONDUIT TO MEET CODE REQUIREMENTS OR LOCAL CONDITIONS, NONMETALLIC MATERIAL SUCH AS PVC PLASTIC CONDUIT SHALL BE USED. WHERE USE OF METAL CONDUIT IS UNAVOIDABLE (E.G., NONMETALLIC CONDUIT PROHIBITED BY LOCAL CODE) THE GROUND CONDUCTOR SHALL BE BONDED TO EACH END OF THE METAL CONDUIT.
31. ALL UNDERGROUND WIRE TO BE BURIED 30" DEEP OR 6" BELOW THE FROST LINE, WHICHEVER IS DEEPER.
32. ALL BURIED GROUND CONNECTIONS WILL BE MADE USING THE EXOTHERMIC WELD PROCESS.
33. ALL GROUND WIRES SHALL BE CONNECTED TO THE CIGBE USING THE EXOTHERMIC WELD PROCESS.
34. AN APPROVED ANTIOXIDATION COMPOUND SHALL BE USED ON ALL EXTERNAL CONNECTIONS, EXCLUDING EXOTHERMIC WELDS, AND ON ALL EXTERNAL GROUND BARS. COAT ALL CONDUCTORS AND SURFACES PRIOR TO CONNECTION.
35. ALL GROUND WIRES THAT ARE ROUTED ABOVE GROUND SHOULD BE INSTALLED IN 24" OF PVC WITH 6" ABOVE GROUND.

ELECTRICAL NOTES:

1. FOR EQUIPMENT SHELTER INTERNAL WIRING, REFER TO CONCRETE SHELTER SHOP DRAWINGS.
2. IF CONDUIT RUNS HAVE MORE THEN (3)-90° TURNS, THEN THE CONTRACTOR MUST INSTALL PULL BOXES AS NEEDED.
3. CONTRACTOR SHALL CORE DRILL THROUGH SHELTER WALL AND PROVIDE WEATHERPROOFING FOR ALL CONDUITS THAT DON'T HAVE A PENETRATION.
4. ALL TELCO CONDUIT BEND RADII MUST BE 10 TIMES THE CONDUIT DIAMETER.
5. ALL EQUIPMENT INSTALLED ON THE H-FRAMES SHALL MAINTAIN A MINIMUM OF 3' CLEARANCE TO ALL FENCES.
6. ALL CONDUIT INSTALLED IN FRONT OF THE GATE SHALL BE ENCLOSED IN CONCRETE.
7. MAINTAIN MINIMUM 12" SEPARATION BETWEEN POWER, TELEPHONE AND PIPING. ALL CONDUIT/PIPING SHALL BE BURIED MINIMUM 30" BELOW FINISHED GRADE.
8. ALL INCOMING ELECTRICAL SERVICE SHALL BE INSPECTED BY THE CORRECT JURISDICTION AND THE CERTIFICATION OF INSPECTION MUST BE PROVIDED TO CLIENT AND THE PROPER UTILITY COMPANY.
9. CONTRACTOR MUST INSTALL ALL CONDUIT INCLUDING PULLWIRES BETWEEN UTILITY POLE OR PEDESTAL AND (PPC) POWER PROTECTION CABINET FOR ALL INCOMING SERVICE.
10. CONTRACTOR TO INSTALL TELEPHONE CONDUIT UP THE PROPOSED UTILITY POLE A MINIMUM OF 1'-0" A.G.L AND SEAL.

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1	4/4/12	REVISED PER COMMENTS
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MIAMI SW 122ND
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MIAMI, FL 33173

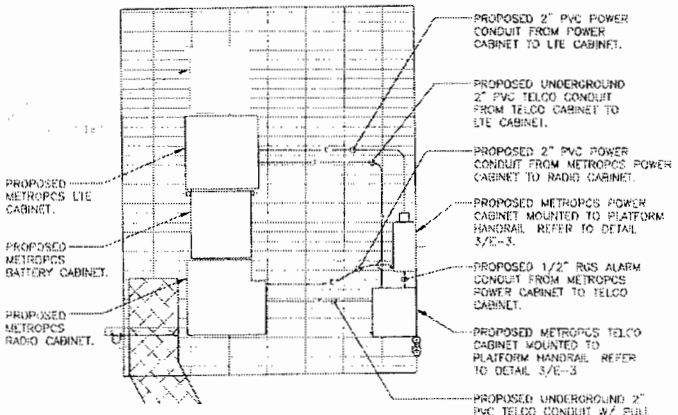
SHEET DESCRIPTION
ELECTRICAL SPECIFICATIONS

SHEET NO.
E-1

NOTES:

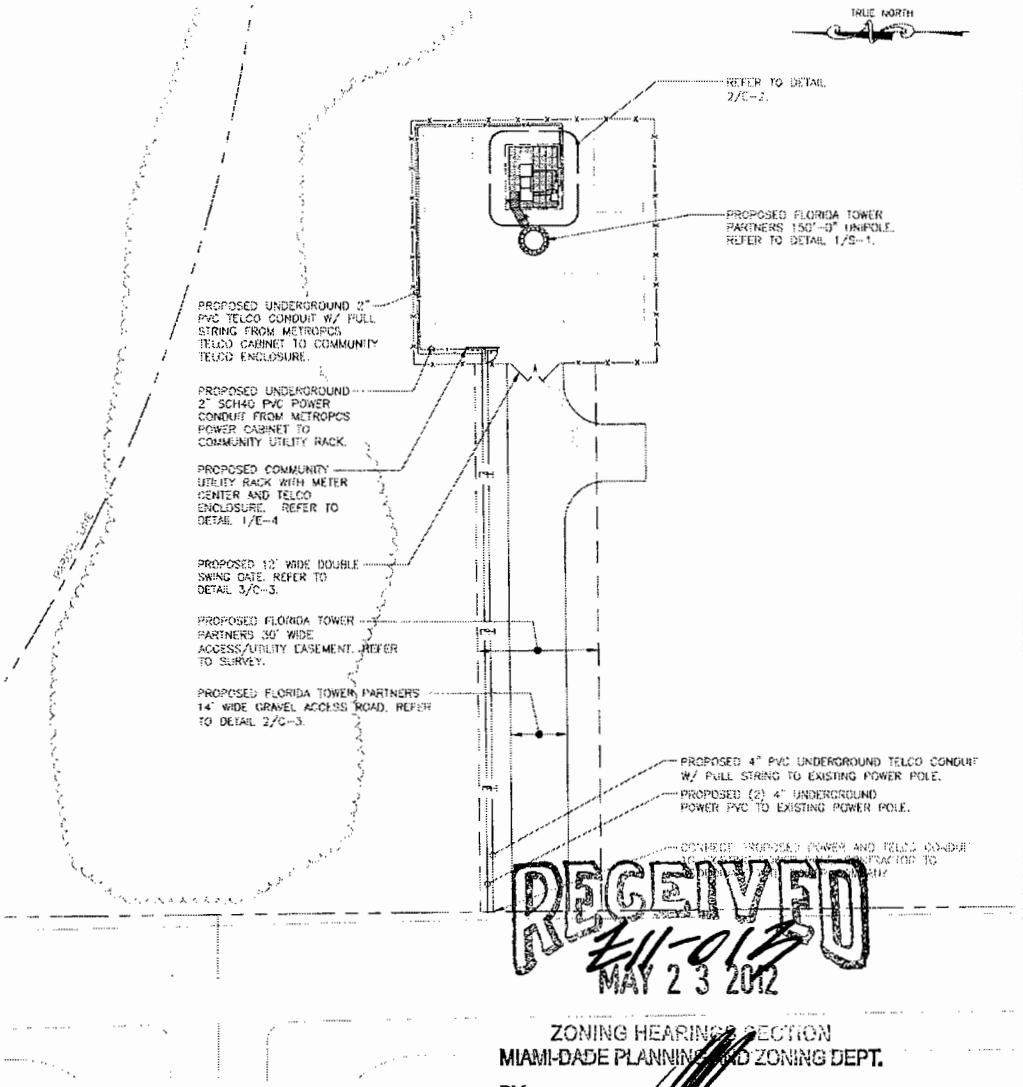
1. CONTRACTOR MUST NOTIFY LOCAL UNDERGROUND UTILITY LOCATING SERVICE AT LEAST THREE DAYS PRIOR TO CONSTRUCTION TO FLAG ALL UNDERGROUND UTILITIES. CONTRACTOR MUST HAND DIG ALL TRENCHES & EXCAVATIONS AROUND EXISTING UNDERGROUND UTILITIES IN WORK AREA.
2. CONTRACTOR MUST VERIFY AND COORDINATE ALL POWER AND TELCO DESIGN INFORMATION PRIOR TO CONSTRUCTION WITH LOCAL UTILITY COMPANIES.
3. CONTRACTOR TO COORDINATE THE EXACT LOCATION OF THE NEW TELCO PEDESTAL AND/OR POLE WITH LOCAL UTILITY COMPANIES.
4. IF CONDUIT RUNS HAVE MORE THEN (3) 90° TURNS, THEN THE CONTRACTOR MUST INSTALL PULL BOXES AS NEEDED.
5. ALL TELCO CONDUIT BEND RADIUS MUST BE 10 TIMES THE CONDUIT DIAMETER.
6. ALL EQUIPMENT INSTALLED ON THE H-FRAMES SHALL MAINTAIN A MINIMUM OF 3' CLEARANCE TO ALL FENCES..
7. ALL CONDUIT INSTALLED IN FRONT OF THE GATE SHALL BE ENCLOSED IN CONCRETE
8. ALL PROPANE GAS WORK SHALL CONFORM TO THE REQUIREMENTS OF NFPA 54 AND 58.
9. MAINTAIN A MINIMUM OF 12" SEPARATION BETWEEN POWER, TELEPHONE AND PIPING. ALL CONDUIT/PIPING SHALL BE BURIED 30" BELOW FINISHED GRADE.

THE CONTRACTOR MUST FIELD VERIFY ALL MEASUREMENTS AND FIELD CONDITIONS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.



2 ELECTRICAL DETAIL
E-2 SCALE: 1" = 5'
SCALE BASED ON 11"x17" ONLY

GRAPHIC SCALE
0 2.5 5 10



1 ELECTRICAL PLAN
E-2 SCALE: 1" = 30'
SCALE BASED ON 11"x17" ONLY

GRAPHIC SCALE
0 15 30 60
(IN FEET)

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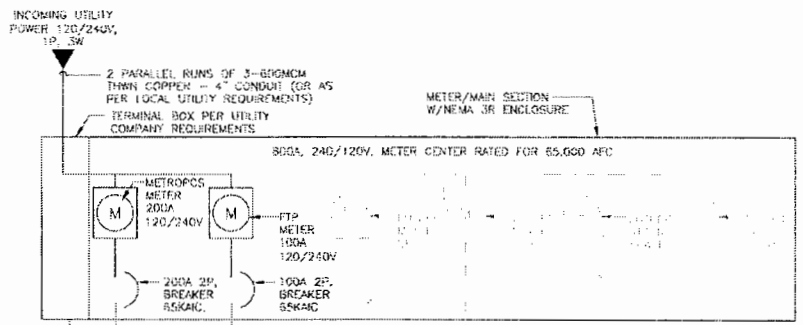
SHEET DESCRIPTION
ELECTRICAL PLAN

SHEET NO.
E-2



NOTES:

1. CONTRACTOR SHALL FURNISH PANELBOARD WITH SURGE SUPPRESSION THAT MEETS IEEE C62.41 (1991) STANDARDS.
2. EXTEND PANELBOARD CIRCUITS TO DESIGNATED CABINETS.

NOTES:

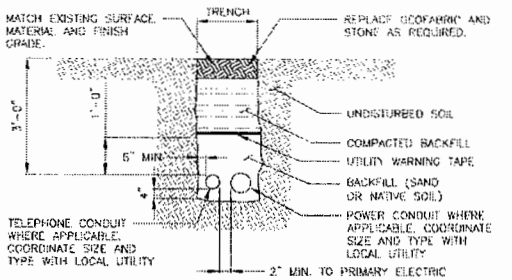
1. LABEL CLIENT METER SOCKET PER POWER COMPANY REQUIREMENTS.
2. DETAIL FOR REFERENCE ONLY. CONTRACTOR TO FIELD VERIFY EXACT CONFIGURATION.
3. ALL CONDUIT ABOVE GRADE SHALL BE RIGID.

1 E-3 ELECTRICAL ONE-LINE DIAGRAM

SCALE: N.T.S.

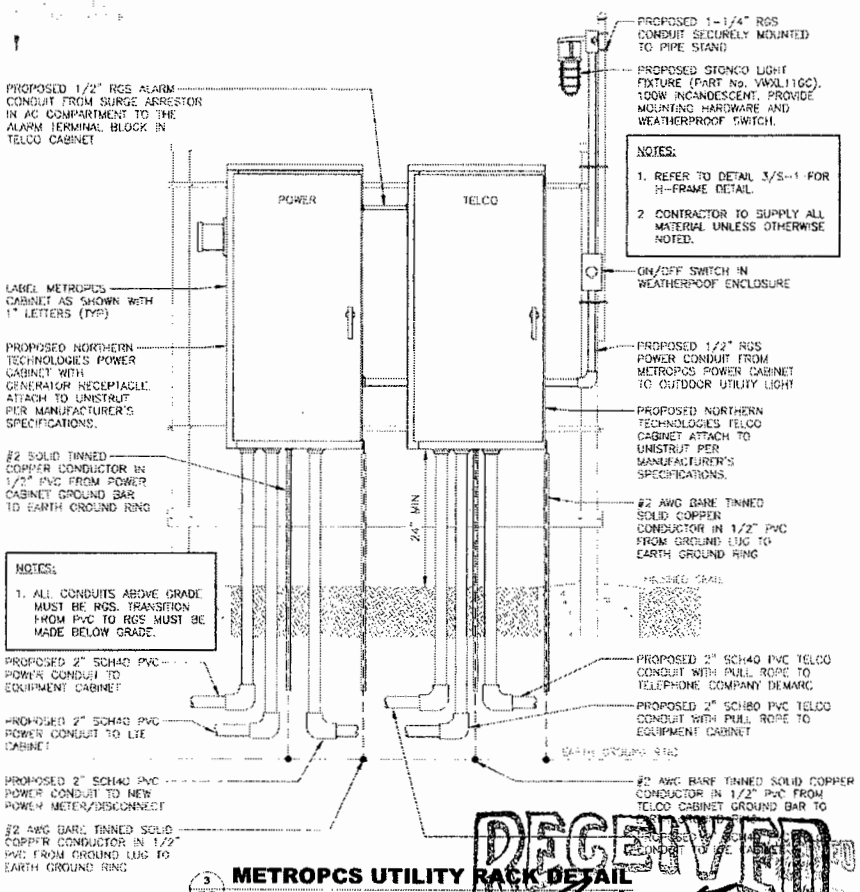
NOTES:

1. CONTRACTOR TO HAND DIG ALL NEW TRENCHES INSIDE COMPOUND.
2. SEPARATION DIMENSION TO BE VERIFIED WITH LOCAL UTILITY COMPANY REQUIREMENTS.



2 E-3 UTILITY TRENCH DETAIL

SCALE: N.T.S.



NOTES:

1. REFER TO DETAIL 3/S-1 FOR H-FRAME DETAIL.
2. CONTRACTOR TO SUPPLY ALL MATERIAL UNLESS OTHERWISE NOTED.

NOTES:

1. ALL CONDUITS ABOVE GRADE MUST BE RGS. TRANSITION FROM PVC TO RGS MUST BE MADE BELOW GRADE.

3 E-3 METROPCS UTILITY RACK DETAIL

SCALE: N.T.S.

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SEAL

BOYAN V. PARGOV, PE
FL PROFESSIONAL ENGINEER LIC. # 67926
FL CERTIFICATE OF AUTHORIZATION # 28061

REVISIONS		
5		
4	4/30/12	REVISED PER COMMENTS
3	4/17/12	REVISED PER COMMENTS
2	4/12/12	REVISED PER COMMENTS
1	4/4/12	REVISED PER COMMENTS
0	01/17/11	ISSUED FOR REVIEW
NO.	DATE	DESCRIPTION
DRAWN BY: ME		CHECKED BY: CR
SCALE: AS NOTED		JOB NO: 10000847

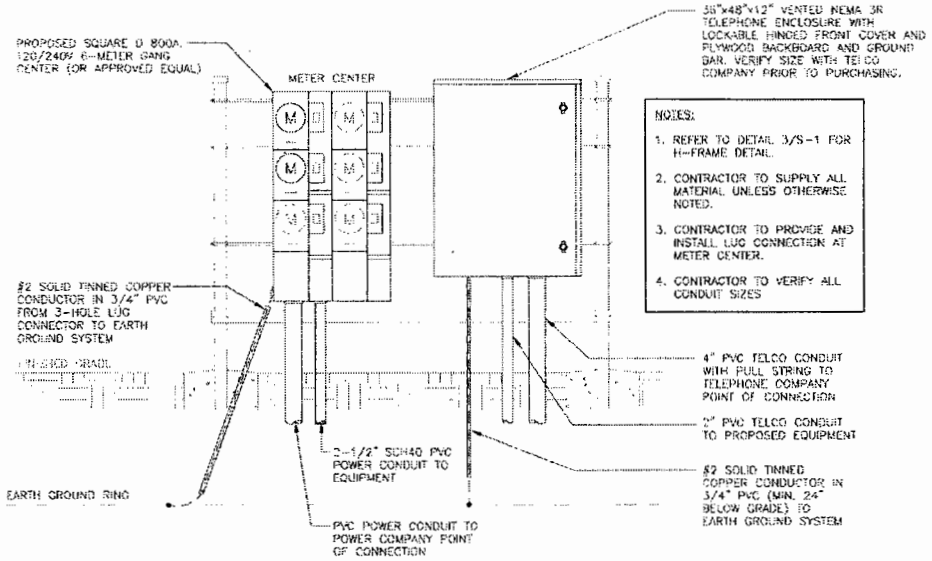
MIAMI SW 122ND
FL1511
SW 122ND AVE & SW 264TH ST
MIAMI, FL 33173

SHEET DESCRIPTION
ONE-LINE AND PPC SCHEMATIC

SHEET NO.
E-3

RECEIVED
MAY 23 2012
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

60



1 E-4 COMMUNITY UTILITY RACK/ FRONT ELEVATION
SCALE: N.T.S.

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SEAL

BOYAN V. PARDOV, PE
FL PROFESSIONAL ENGINEER LIC. # 67706
FL CERTIFICATE OF AUTHORIZATION # 28061

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MIAMI SW 122ND
FL1511
SW 122ND AVE & SW 264TH ST
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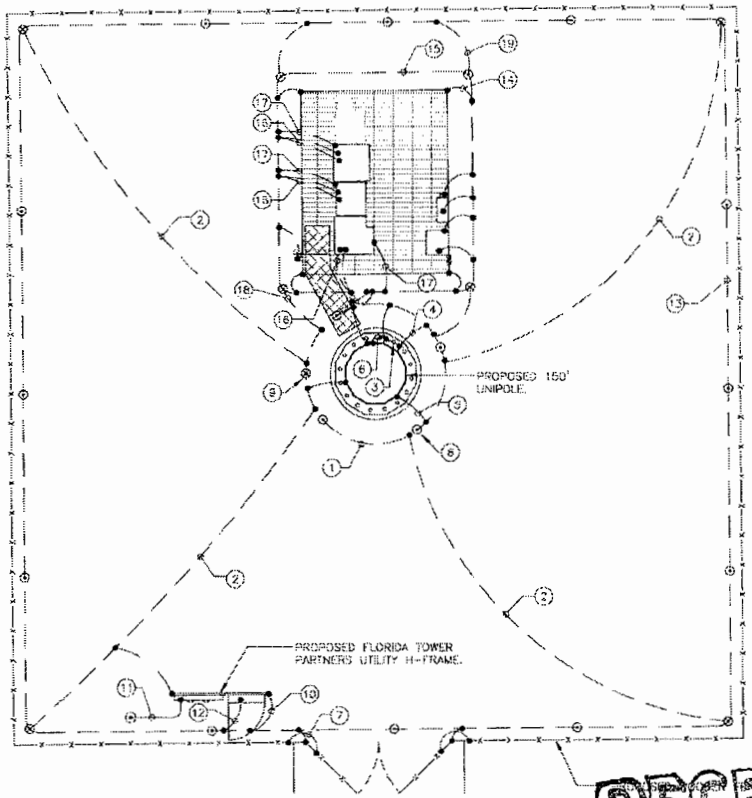
SHEET DESCRIPTION
MISC. DETAILS

SHEET NO
E-4



1 GR-1 GROUNDING PLAN
SCALE: 1" = 10'
SCALE BASED ON 11"x17" ONLY

GRAPHIC SCALE

0 5 10 20

(IN FEET)

KEY NOTES:

1. #2 BARE TINNED, SOLID, COPPER TOWER GROUND RING. THE GROUND RING SHALL BE AT LEAST 24 INCHES AWAY FROM THE STRUCTURE
2. #2 BARE TINNED, SOLID, COPPER GROUND WIRE FROM THE COMPOUND GROUND RING TO TOWER GROUND RING.
3. TOWER CIGBE BARS SHALL BE TIN PLATED COPPER. REFER TO DETAIL 1/GR-2
4. (2) #2 BARE, TINNED, SOLID, COPPER GROUND WIRE FROM THE BOTTOM CIGBE TO THE TOWER GROUND RING IN A SHORT SECTION OF PVC THAT IS A MINIMUM OF 18" BELOW GRADE
5. #2 BARE, TINNED, SOLID, COPPER GROUND WIRE FROM THE TOWER TO THE TOWER GROUND RING IN A SHORT SECTION OF PVC THAT IS A MINIMUM OF 18" BELOW GRADE (TYP OF 3). REFER TO MANUFACTURERS SPECS. FOR FURTHER TOWER GROUNDING.
6. #2 BARE, TINNED, SOLID, COPPER GROUND WIRE FROM THE CIGBE TO TOWER FRAME STEEL. BY USE OF EXOTHERMIC WELD. PRE DRILLED HOLES OR UL APPROVED CLAMP.
7. #2 INSULATED WELDING CONDUCTOR WITH APPROVED SLEEVE FOR AN EXOTHERMIC WELD FROM FENCE POST TO GATE POST (TYP OF 2). MIN. 12"
8. 5/8" X 8' COPPER CLAD GROUND RODS INSTALLED EVERY 6' ON TOWER GROUND RING
9. PROVIDE INSPECTION SLEEVE WHERE SHOWN FOR ALL PRIMARY CONNECTIONS TO BURIED GROUND RINGS. REFER TO DETAIL 3/GR-3. FOR TYPICAL GROUND RING INSPECTION SLEEVE. NOTE: INSPECTION SLEEVE CAN BE USED AS A TEST WELL FOR GROUND WATER LEVEL INSPECTION AND GROUND RESISTANCE TESTING.
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12. #2 SOLID TINNED COPPER CONDUCTOR FROM THE TELCO CABINET ACEG GROUND BAR TO THE GROUND RING IN 1" PVC CONDUIT.
13. #2 BARE TINNED, SOLID, COPPER COMPOUND GROUND RING. CONTRACTOR TO INSTALL WITHOUT ANY SHARP BENDS OR KINKS.
14. #2 AWG BARE TINNED SOLID COPPER STEEL PLATFORM TO EQUIPMENT GROUND RING (TYP. FOR 4)
15. #2 AWG BARE TINNED SOLID COPPER EQUIPMENT GROUND RING. THE GROUND RING SHALL BE AT LEAST 24 INCHES AWAY FROM THE PLATFORM, BURIED A MIN. OF 30" BELOW GRADE.
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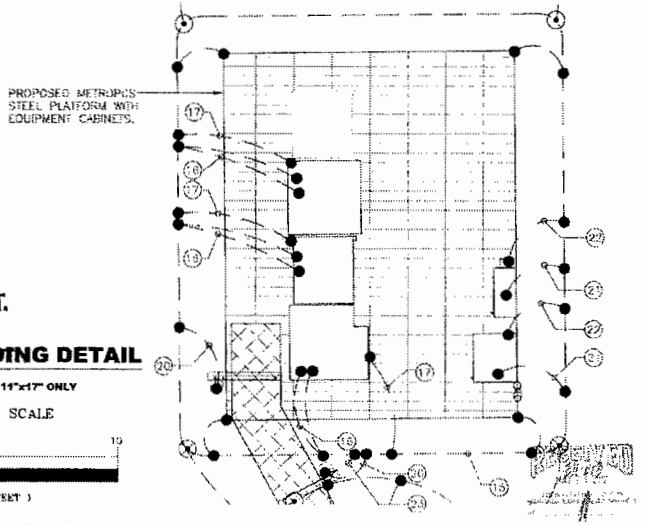
MAY 23 2012
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY



2 GR-1 GROUNDING DETAIL
SCALE: 1" = 5'
SCALE BASED ON 11"x17" ONLY

GRAPHIC SCALE

0 2.5 5 10

(IN FEET)

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SEAL

BOYAN V. PARDOV, PE
FL PROFESSIONAL ENGINEER LIC. # 67706
FL CERTIFICATE OF AUTHORIZATION # 28061

REVISIONS

NO.	DATE	DESCRIPTION
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3	4/17/12	REVISED PER COMMENTS
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0	03/27/12	ISSUED FOR REVIEW

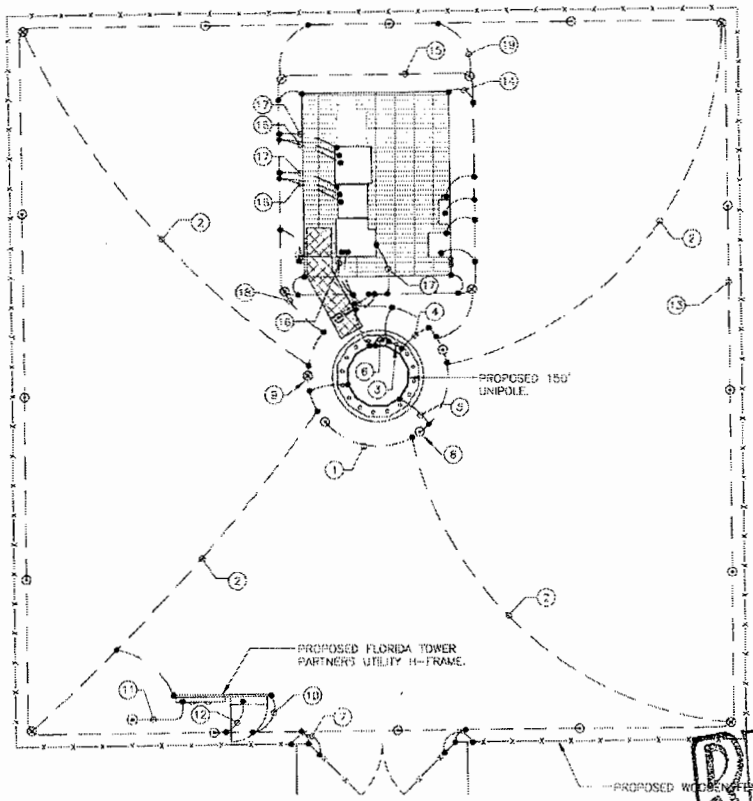
DRAWN BY: MB | CHECKED BY: GK
SCALE: AS NOTED | JOB NO: 120300847

MIAMI SW 122ND
FL1511
SW 122ND AVE & SW 264TH ST
MIAMI, FL 33173

SHEET DESCRIPTION
GROUNDING PLAN

SHEET NO.
GR-1

62



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GRAPHIC SCALE

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(IN FEET)

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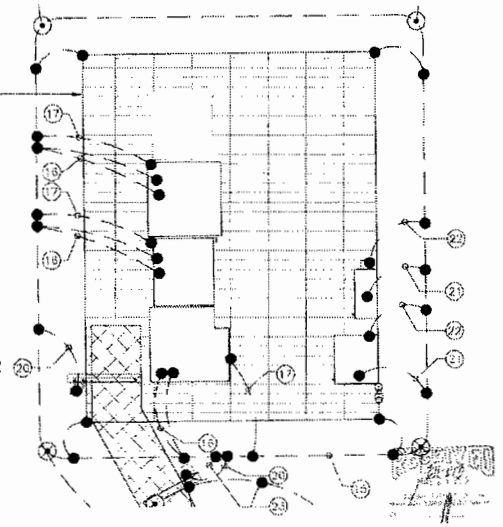

2 GR-1 GROUNDING DETAIL
SCALE: 1" = 5'
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GRAPHIC SCALE

0 2.5 5 10

(IN FEET)

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SEAL

BRYAN V. PARSON, PE
FL. PROFESSIONAL ENGINEER LIC. # 67709
FL. CERTIFICATE OF AUTHORIZATION # 28051

REVISIONS

NO.	DATE	DESCRIPTION
5		
4	4/30/12	REVISED PER COMMENTS
3	4/17/12	REVISED PER COMMENTS
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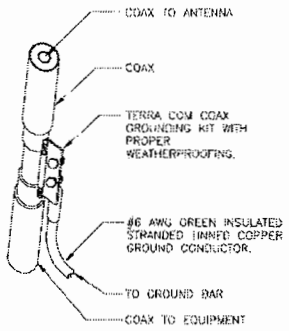
0	01/17/11	ISSUED FOR REVIEW

DRAWN BY: MB | CHECKED BY: CH
SCALE: AS NOTED | JOB NO. 10900847

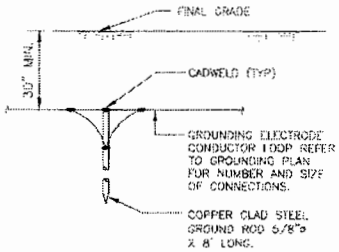
MIAMI SW 122ND
FL1511
SW 122ND AVE & SW 264TH ST
MIAMI, FL 33173

SHEET DESCRIPTION
GROUNDING PLAN

SHEET NO.
GR-1



1 GR-3 COAX GROUNDING DETAIL
SCALE: N.T.S.



2 GR-3 GROUND ROD DETAIL
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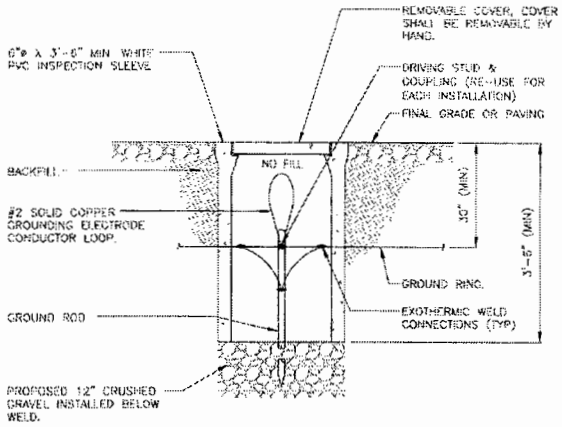

3 GR-3 INSPECTION SLEEVE DETAIL
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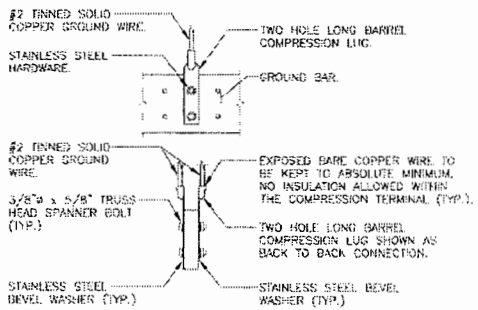
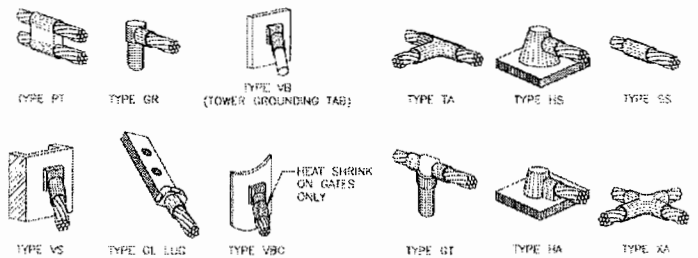


NOTES:
1. "DOUBLING UP" OR "STACKING" OF CONNECTIONS IS NOT PERMITTED.
2. EXTERIOR ANTIOXIDANT JOINT COMPOUND TO BE USED ON ALL EXTERIOR CONNECTIONS.
3. ALL GROUND BARS SHALL BE INSTALLED WITH CLIENT APPROVED TAMPER RESISTANT HARDWARE, AND ISOLATED FROM THEIR MOUNTING SURFACE. GRINDING OR DRILLING THE HEAD OF ONE OF THE SPANNER BOLTS IS REQUIRED.

4 GR-3 GROUND CONNECTION DETAIL
SCALE: N.T.S.



NOTES:
1. CADWELD "TYPES" SHOWN ABOVE ARE EXAMPLES. PROVIDE APPROPRIATE TYPES AS REQUIRED.

5 GR-3 GROUND BAR CONNECTION DETAIL
SCALE: N.T.S.

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SEAL

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FL CERTIFICATE OF AUTHORIZATION # 28351

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MIAMI SW 122ND
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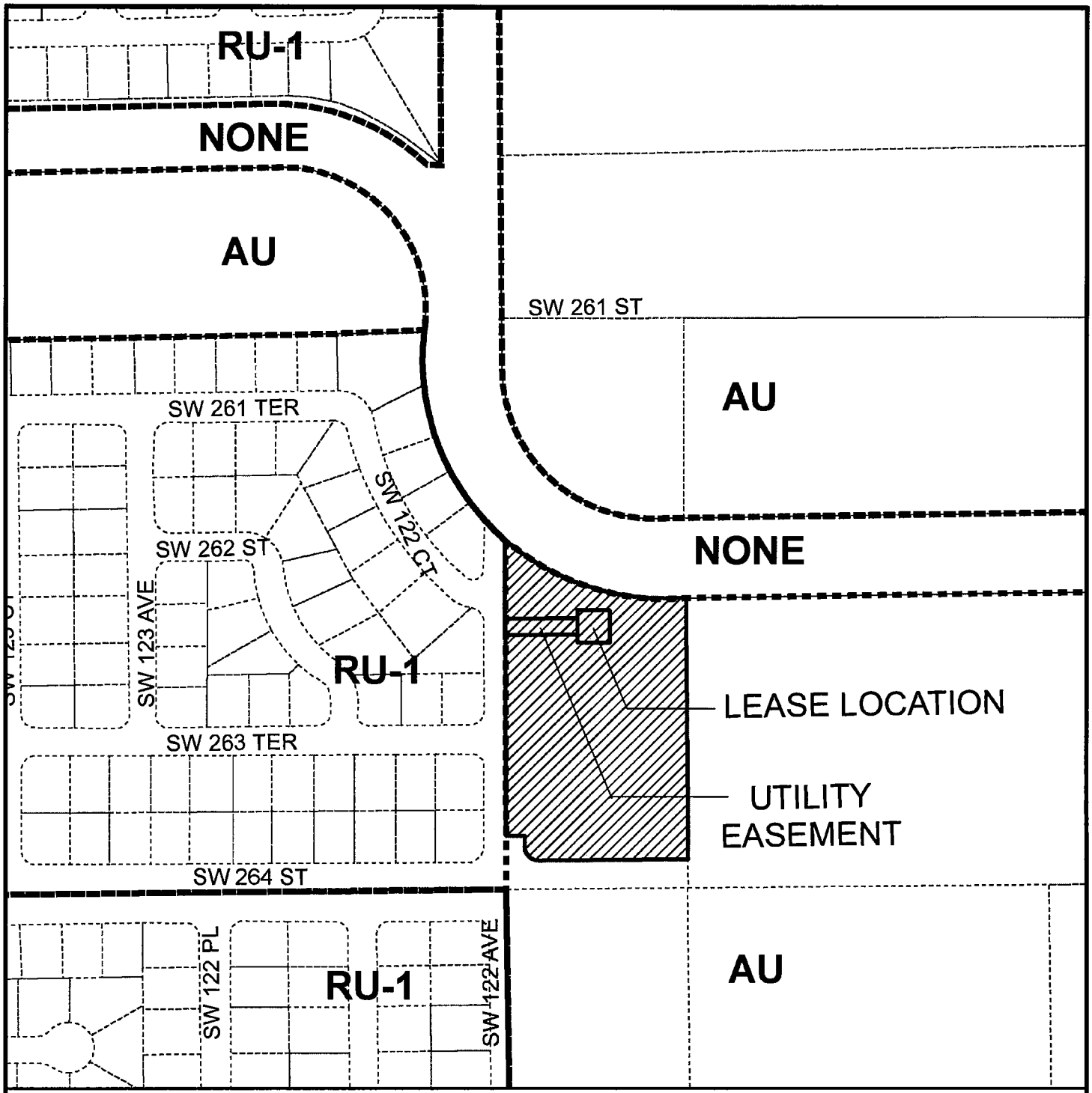
SHEET DESCRIPTION
GROUNDING DETAILS

SHEET NO.
GR-3



MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2011000013

Legend
Zoning
Subject Property Case

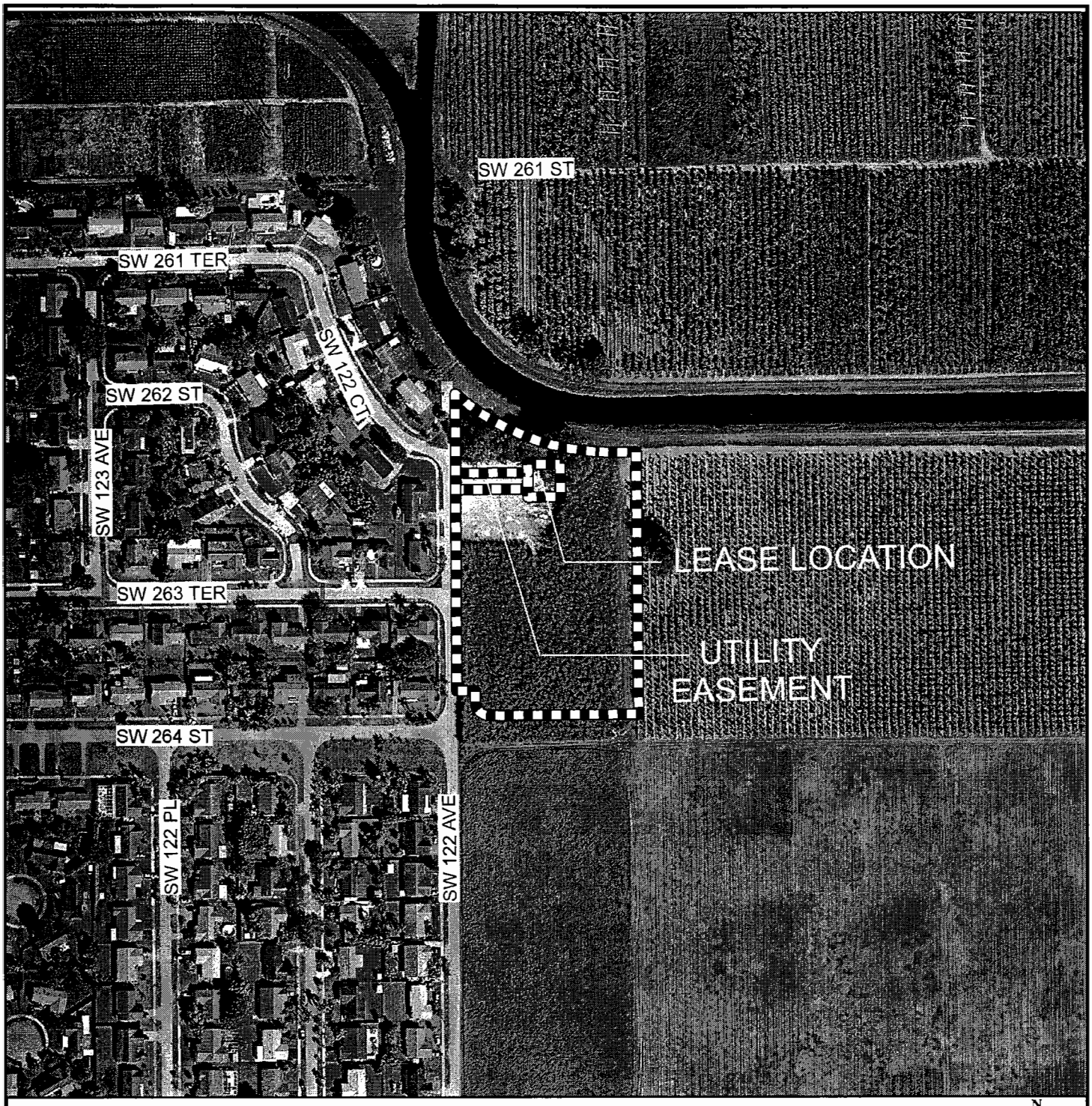
N
W E
S

Section: 25 Township: 56 Range: 39
Applicant: FLORIDA TOWER PARTNERS, LLC
Zoning Board: C15
Commission District: 8
Drafter ID: ALFREDO FERNANDEZ-CUETO
Scale: NTS

MIAMI-DADE COUNTY

SKETCH CREATED ON: Thursday, January 27, 2011

REVISION	DATE	BY
		64



MIAMI-DADE COUNTY
AERIAL YEAR 2009

Process Number
Z2011000013

Legend
Subject Property

N
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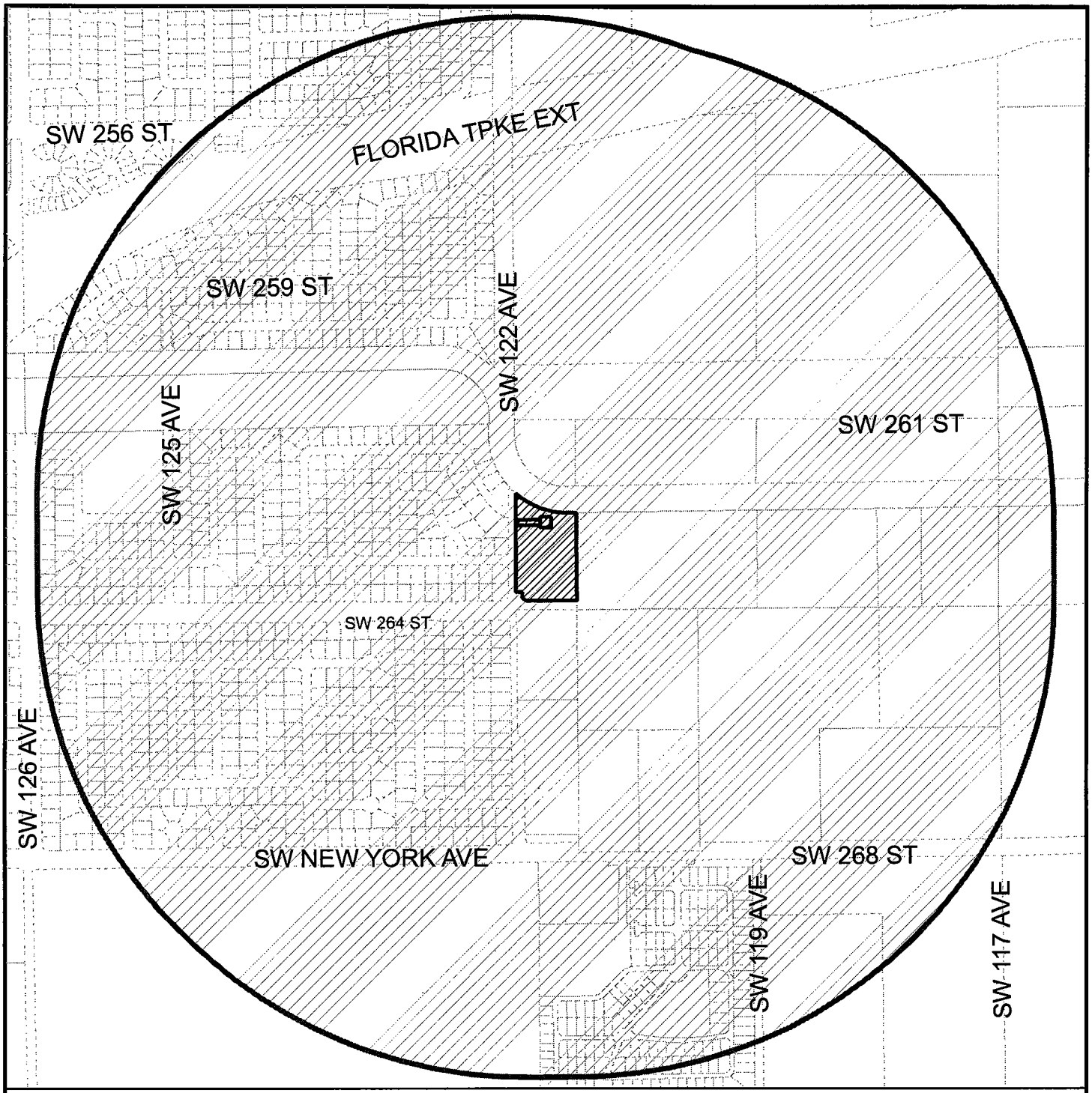
Section: 25 Township: 56 Range: 39
Applicant: FLORIDA TOWER PARTNERS, LLC
Zoning Board: C15
Commission District: 8
Drafter ID: ALFREDO FERNANDEZ-CUETO
Scale: NTS

MIAMI-DADE COUNTY

SKETCH CREATED ON: Thursday, January 27, 2011

REVISION	DATE	BY
		65



MIAMI-DADE COUNTY
RADIUS MAP

Process Number
Z2011000013
RADIUS: 2640

Legend
- Buffer
- Subject Property
- Property Boundaries

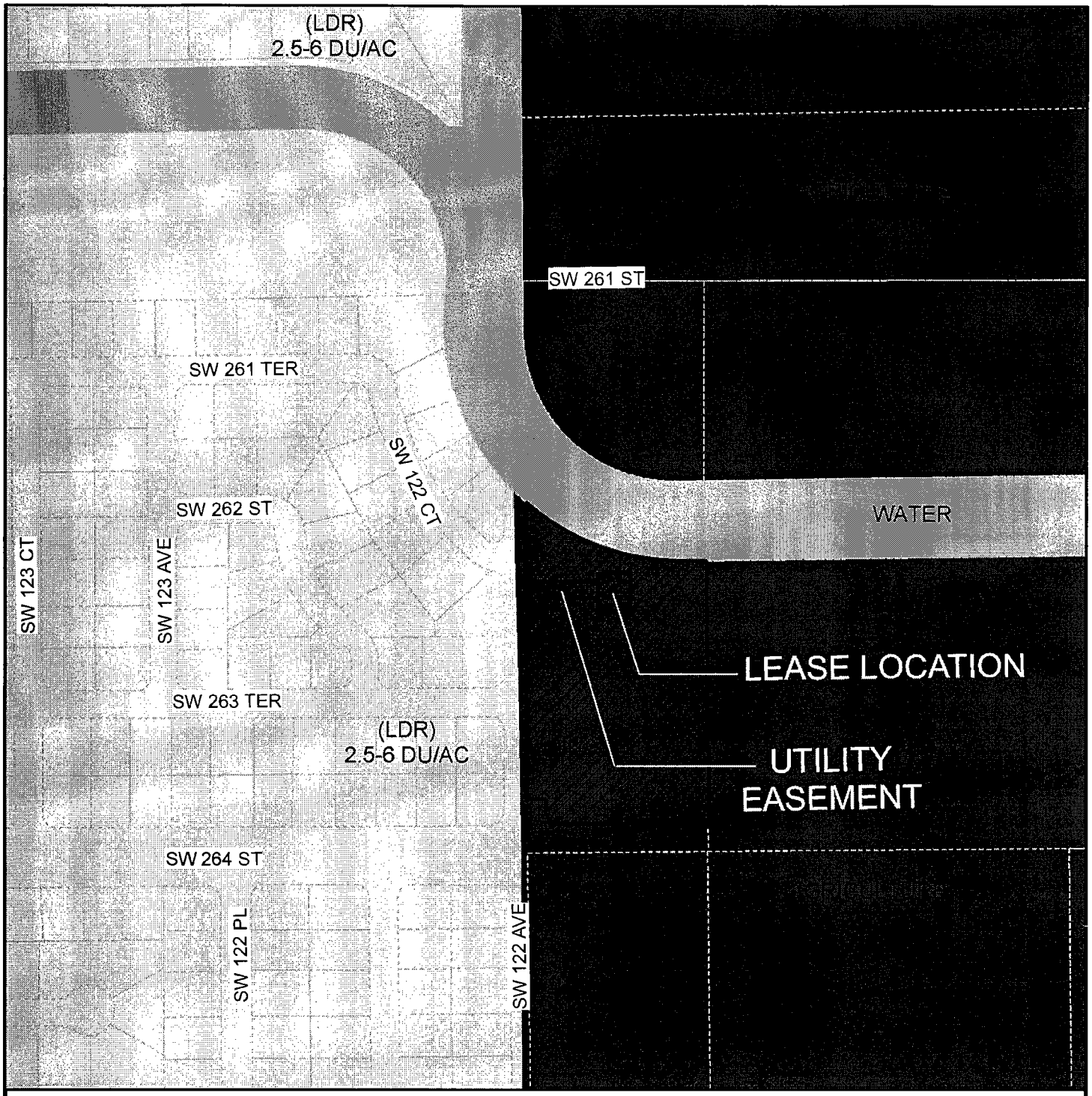
N
W E
S

Section: 25 Township: 56 Range: 39
Applicant: FLORIDA TOWER PARTNERS, LLC
Zoning Board: C15
Commission District: 8
Drafter ID: ALFREDO FERNANDEZ-CUETO
Scale: NTS

MIAMI-DADE COUNTY

SKETCH CREATED ON: Thursday, January 27, 2011

REVISION	DATE	BY
		66



MIAMI-DADE COUNTY
CDMP MAP

Process Number
Z2011000013

Legend

N
W E
S

Subject Property Case

Section: 25 Township: 56 Range: 39
Applicant: FLORIDA TOWER PARTNERS, LLC
Zoning Board: C15
Commission District: 8
Drafter ID: ALFREDO FERNANDEZ-CUETO
Scale: NTS

MIAMI-DADE COUNTY

SKETCH CREATED ON: Thursday, January 27, 2011

REVISION	DATE	BY

Miami-Dade County Department of Regulatory and Economic Resources
Staff Report to Community Council No. 15

PH: Z12-070 (12-12-CZ15-1) **December 20, 2012**
Item No. 1

Recommendation Summary	
Commission District	9
Applicant	Three Cantelinos, LLC
Summary of Requests	The applicant is seeking to allow a zone change from RU-4A to BU-3 and to allow a class C sign where the opposite street frontage is not commercially or industrially zoned.
Location	Lying south of SW 360 Street and west of South Dixie Highway, Miami-Dade County, Florida.
Property Size	5.97 acres
Existing Zoning	RU-4A, Hotel/Apartment House District
Existing Land Use	Vacant
2015-2025 CDMP Land Use Designation	Business and Office *(see attached Zoning Recommendation Addendum)*
Comprehensive Plan Consistency	Consistent with the LUP map designation. Inconsistent with the interpretative text and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311, District Boundary Change *(see attached Zoning Recommendation Addendum)*
Recommendation	**Denial without prejudice.**

REQUESTS:

1. DISTRICT BOUNDARY CHANGE from RU-4A to BU-3.

2. SPECIAL EXCEPTION to permit a class C sign on a BU-3 property where the street frontage on the opposite side is zoned AU (commercial or industrial zoning required).

PROJECT DESCRIPTION:

The applicant seeks the approval of a request to rezone the 5.97-net acre subject parcel and to permit additional signage.

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	**Land Use Designation**
Subject Property	RU-4A; bill board signs	Business and Office
North	GU; FP&L easement	Business and Office Open Land
South	GU; South Dixie Highway	Transportation
East	AU: South Dixie Highway	Transportation
West	AU; F.E.C. easement	Transportation

NEIGHBORHOOD COMPATIBILITY:

Staff notes that the abutting properties to the east and south are zoned AU, Agricultural District. The abutting property to the west is contiguously owned and is zoned RU-4A, Hotel/Apartment House District and abuts a Florida East Coast (FEC) railroad right-of-way that is zoned AU.

SUMMARY OF THE IMPACTS:

The approval of this application will allow the property to be rezoned to BU-3, Liberal Business District which allows the most intensive commercial uses. However, this will allow the intensification of the uses outside the Urban Development Boundary (UDB) as well as allowing additional signage along a well-travelled north/south corridor and may have a negative impact on traffic in this area and a negative visual impact on the surrounding area.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The applicant seeks to permit a zone change from RU-4A, Hotel/Apartment House District, to BU-3, Liberal Business District (request #1) and a special exception to permit a Class C sign on the BU-3 parcel where the street frontage on the opposite side is zoned AU, Agricultural District (request #2). The subject property is designated as ***Business and Office*** on the Comprehensive Development Master Plan (CDMP) Adopted 2015-2025 Land Use Plan (LUP) map and is located outside the UDB. This *category accommodates the full range of sales and service activities. Included are retail, wholesale, personal and professional services, call centers, commercial and professional offices, hotels, motels, hospitals, medical buildings, nursing homes, entertainment and cultural facilities, amusements and commercial recreation establishments.* Among the uses allowed in the BU-3 zoning district are airports and airport hangars, automobile and truck services as well as truck storage, bakeries, wholesale showrooms and other similar uses. As such, the proposed BU-3 zoning district would be **consistent** with Business and Office designation on the CDMP LUP map.

However, the CDMP Land Use Element interpretative text for the Business and Office land use category also requires staff to consider the specific intensity and range of uses, dimensions, configuration and design depending on locational factors, particularly compatibility with both adjacent and adjoining uses, and availability of highway capacity, ease of access and availability of other public services and facilities when reviewing zoning requests or site plans. The applicant has voluntarily proffered a covenant that will limit the BU-3 uses on the property to the existing Class C signs only. However, the proposed covenant does not restrict the uses on the remainder of the property and does not show the location of the proposed signs. Therefore, staff opines that the proposed use is still **incompatible** with the surrounding properties that are also located outside the UDB that are primarily zoned AU.

The memorandum from the Division of Environmental Resources Management (DERM) of this Department indicates that although the subject property is not located within a designated wetland basin, it is within close proximity to the South Dade Wetlands Basin and does contain isolated wetlands as defined by Section 24-5 of the Code. The memorandum indicated that these wetlands are located within a historic slough that runs from Florida City southward and is the headwaters of much of the saline wetlands of southeastern Miami-Dade County. The CDMP Conservation Aquifer Recharge and Drainage Element **Policy CON-7C,** requires the County to promote the restoration and maintenance of the natural, surface water flow regimes into, and through wetland systems such as the Shark River Slough, Everglades National Park and the saline wetlands of southeastern Miami-Dade County. The DERM memorandum further indicated that hydrological and biological functions should be protected and preserved as outlined in the CDMP Conservation Aquifer Recharge and Drainage Element's **Objective CON-7.**

Policy LU-4A of the CDMP Land Use Element interpretative text states that when evaluating compatibility among proximate land uses, the County shall consider such factors as height, bulk, and scale of architectural elements and runoff, among other things. Consequently, since the proposed BU-3 zoning district could allow uses such as automobile and truck services as well as truck storage, which could result in the runoff of hazardous materials that may impact the surrounding saline wetlands on the abutting parcels, for the reasons stated above, staff opines that the proposed BU-3 zoning would be **incompatible** with the area based on the compatibility criteria set forth in **Policy LU-4A** of the CDMP Land use Element interpretative text. Therefore, staff opines the request is **inconsistent** with the CDMP Land Use Element interpretative text for the Business and Office land use category based on the criteria set forth in **Policy LU-4A**.

Further, staff notes that the subject property currently contains two (2) Class C signs and the applicant is seeking approval to permit said signage legally. Staff opines that when compared to the surrounding vacant, predominantly AU zoned parcels which also contain wetlands, said signage may not meet the criteria for compatibility outlined in the aforementioned **Policy LU-4A.** Therefore, staff opines that based on the criteria set forth in **Policy LU-4A** when evaluating compatibility among proximate land uses and the required protection and preservation of the hydrological and biological functions as outlined in the CDMP Conservation Aquifer Recharge and Drainage Element's **Objective CON-7,** approval of the proposed BU-3 zoning (request #1) in order to allow the Class 3 signage fronting AU zoned properties(request #2), could be overly intensive and **incompatible** with the surrounding uses.

ZONING ANALYSIS:

When the applicant's request to rezone the 2.93-acre parcel to BU-3 (request #1), is analyzed under Section 33-311, District Boundary Change, staff opines that the approval of the application would be **incompatible** with the surrounding vacant agricultural zoned properties which also contain isolated wetlands as defined by Section 24-5 of the Code. Section 33-311, requires the County to, among other factors, take into consideration whether the development permitted by the application conforms to the CDMP or is consistent with the applicable area or area studies. Although the DERM does not object to the application, its memorandum indicates that the subject parcel is located in close proximity to the South Dade Wetlands Basin and does contain isolated wetlands.

Staff notes that approval of this request will not have a negative impact on the surrounding roadways or burden or affect transportation facilities based on the recommendations and/or information contained in the memorandum from the Public Works and Waste Management Department. Further, staff opines that approval would not have an unfavorable impact on the economy of the County. However, apart from the subject parcel and the contiguous parcel to the west that are zoned RU-4A, all the other parcels in the surrounding area are zoned GU, Interim District and AU, Agriculture.

Staff notes that the applicant has proffered a covenant that would restrict the BU-3 uses on the subject property to allow only the existing Class C signage that is the subject of request #2. However, the proposed covenant does not restrict the uses on the remainder of the property and does not show the location of the proposed signs. Therefore, staff opines that the proposed use is still **incompatible** with the surrounding protected parcels and wetlands that are also located outside the UDB that are primarily zoned AU. Further, staff opines that the approval of the intense BU-3 zoning on this parcel could set a precedent for other properties in this area that are located outside the UDB and are designated for Business and Office use on the CDMP

LUP map to rezone to same. **Therefore, staff recommends denial without prejudice of request #1 under Section 33-311, District Boundary Change**.

When request #2 is analyzed under Section 33-311(A)(3), Special Exception, Unusual and New Uses, staff opines that approval would be **incompatible** with the surrounding area and its development. Staff opines that approval of request #2, to permit the Class C signage on the BU-3 zoned property where the frontage on the opposite side is zoned AU (commercial or industrial zoning required), is contingent on the approval of request #1 to rezone the property to BU-3. For reasons stated above, staff is not supportive of the request to rezone the subject parcel. Staff notes that the subject property currently contains a legally established Class C signs that was previously approved pursuant to Resolution #5841 and Resolution #5842 in April 1953. Staff opines that the subject parcel is located along the south gateway to the County, and the approval of additional signage could contribute to visual clutter in what should be a pristine area of the County and therefore should not approved. Further, staff opines that approval of this request would be out of character and **incompatible** with the natural vegetation and wetlands that are predominant in the surrounding area. **Therefore, staff recommends denial without prejudice of request #2, under Section 33-311(A)(3), Special Exception, Unusual and New Uses.**

ACCESS, CIRCULATION AND PARKING: N/A

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

OTHER: Not applicable.

RECOMMENDATION:

Denial without prejudice.

CONDITIONS FOR APPROVAL: None.

ES:MW:NN:AN:CH

Eric Silva, AICP, Assistant Director
Development Services Division
Miami-Dade County
Regulatory and Economic Resources Department

ZONING RECOMMENDATION ADDENDUM

Three Cantelinos, LLC
Z12-070

NEIGHBORHOOD SERVICES PROVIDER COMMENTS	
Division of Environmental Resources Management (DERM)	No objection*
Public Works and Waste Management	No objection*
Parks, Recreation and Open Spaces	No objection
Fire Rescue	No objection
Police	No objection
Schools	No objection
*Subject to conditions in their memorandum.	

COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP) OBJECTIVES, POLICIES AND INTERPRETATIVE TEXT

Business and Office (Page I-41)	*This category accommodates the full range of sales and service activities. Included are retail, wholesale, personal and professional services, call centers, commercial and professional offices, hotels, motels, hospitals, medical buildings, nursing homes (also allowed in the institutional category), entertainment and cultural facilities, amusements and commercial recreation establishments such as private commercial marinas. Also allowed are telecommunication facilities (earth stations for satellite communication carriers, satellite terminal stations, communications telemetry facilities and satellite tracking stations). These uses may occur in self-contained centers, high-rise structures, campus parks, municipal central business districts or strips along highways. In reviewing zoning requests or site plans, the specific intensity and range of uses, and dimensions, configuration and design considered to be appropriate will depend on locational factors, particularly compatibility with both adjacent and adjoining uses, and availability of highway capacity, ease of access and availability of other public services and facilities. Uses should be limited when necessary to protect both adjacent and adjoining residential use from such impacts as noise or traffic, and in most wellfield protection areas uses are prohibited that involved the use, handling, storage, generation or disposal of hazardous material or waste, and may have limitations as to the maximum buildable area, as defined in Chapter 24 of the County Code. When the land development regulations are amended pursuant to Land Use Element Policies LU-9P and LU-9Q, live-work and work-live developments shall be permitted on land designated as Business and Office, as transitional uses between commercial and residential areas.*
Policy LU-4A (Page I-11)	*When evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering, and safety, as applicable.*
Urban Development Boundary (Page I-57)	*The Urban Development Boundary (UDB) is included in the LUP map to distinguish the area where urban development may occur through the year 2015 from areas where it should not occur. Development orders permitting urban development will generally be approved within the UDB at some time through the year 2015 provided the level-of-service standards for necessary public facilities will be met. Adequate countywide development capacity will be maintained within the UDB by increasing development densities inside the UDB, or by expanding the UDB, when the need for such change is determined to be necessary through the Plan review and amendment process.* *The CDMP seeks to facilitate the necessary service improvements within the UDB to accommodate the land uses indicated on the LUP map within the year 2015 time frame. Accordingly, public expenditures for urban service and infrastructure improvements shall be focused on the area within the UDB, and urban infrastructure is discouraged outside the UDB. In particular, the construction of new roads, or the extension, widening and paving of existing arterial or collector roadways to serve areas outside the UDB at public expense will be permitted only if such roadways are shown on the LUP map and in the Transportation Element.*

ZONING RECOMMENDATION ADDENDUM

Three Cantelinos, LLC
Z12-070

Objective CON-7 (Page IV-11)	*Miami-Dade County shall protect and preserve the biological and hydrological functions of the Future Wetlands identified in the Land Use Element. Future impacts to the biological functions of publicly and privately owned wetlands shall be mitigated. All privately owned wetlands identified by the South Florida Regional Planning Council as Natural Resources of Regional Significance and wetlands on Federal, State, or County land acquisition lists shall be supported as a high priority for public acquisition. Publicly acquired wetlands shall be restored and managed for their natural resource, habitat and hydrologic values.*
Policy CON-7C (Page IV-11)	*Miami-Dade County shall continue to promote the restoration and maintenance of the natural, surface water flow regimes into, and through wetland systems such as the Shark River Slough, Everglades National Park and the saline wetlands of southeastern Miami-Dade County.*

PERTINENT ZONING REQUIREMENTS/STANDARDS

Section 33-311 District Boundary Change	(A) *The Community Zoning Appeals Boards are advised that the purpose of zoning and regulations is to provide a comprehensive plan and design to lessen the congestion in the highways; to secure safety from fire, panic and other dangers, to promote health, safety, morals, convenience and the general welfare; to provide adequate light and air; to prevent the overcrowding of land and water; to avoid undue concentration of population; to facilitate the adequate provisions of transportation, water, sewerage, schools, parks and other public requirements, with the view of giving reasonable consideration among other things to the character of the district or area and its peculiar suitability for particular uses and with a view to conserving the value of buildings and property and encouraging the most appropriate use of land and water throughout the County.* (F) ***Section 33-311*** *provides that the Board shall take into consideration, among other factors the extent to which:* *(1) The development permitted by the application, if granted, conforms to the Comprehensive Development Master Plan for Miami-Dade County, Florida; is consistent with applicable area or neighborhood studies or plans, and would serve a public benefit warranting the granting of the application at the time it is considered;* *(2) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts; the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment; and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development;* *(3) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the economy of Miami-Dade County, Florida;* *(4) The development permitted by the application, if granted, will efficiently use or unduly burden water, sewer, solid waste disposal, recreation, education or other necessary public facilities which have been constructed or planned and budgeted for construction;* *(5) The development permitted by the application, if granted, will efficiently use or unduly burden or affect public transportation facilities, including mass transit, roads, streets and highways which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways.*

ZONING RECOMMENDATION ADDENDUM

Three Cantelinos, LLC
Z12-070

Section 33-311(A)(3) Special Exception, Unusual and New Uses.	*Special exceptions (for all applications other than public charter schools), unusual and new uses. Hear application for and grant or deny special exceptions, except applications for public charter schools; that is, those exceptions permitted by the regulations only upon approval after public hearing, new uses and unusual uses which by the regulations are only permitted upon approval after public hearing; provided the applied for exception or use, including exception for site or plot plan approval, in the opinion of the Community Zoning Appeals Board, would not have an unfavorable effect on the economy of Miami-Dade County, Florida, would not generate or result in excessive noise or traffic, cause undue or excessive burden on public facilities, including water, sewer, solid waste disposal, recreation, transportation, streets, roads, highways or other such facilities which have been constructed or which are planned and budgeted for construction, are accessible by private or public roads, streets or highways, tend to create a fire or other equally or greater dangerous hazards, or provoke excessive overcrowding or concentration of people or population, when considering the necessity for and reasonableness of such applied for exception or use in relation to the present and future development of the area concerned and the compatibility of the applied for exception or use with such area and its development.*

1. THREE CANTELINOS, LLC
(Applicant)

12-12-CZ15-1 (12-070)
Area 15/District 09
Hearing Date: 12/20/12

Property Owner (if different from applicant) **SAME**

Is there an option to purchase ☐ /lease ☐ the property predicated on the approval of the zoning request? Yes ☐ No ☑

Disclosure of interest form attached? Yes ☑ No ☐

Previous Zoning Hearings on the Property:

Year	Applicant	Request	Board	Decision
1970	Gateway Est. Park	- Modification of condition #8, Resolution 3-ZAB-194-68.	ZAB	Approved
1986	Morse Operations	- Zone change from AU, GU & RU-4A to BU-1A. - Rescission & Revocation of 4-ZAB-101-71.	BCC	Approved w/ Condition(s)

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

Memorandum

MIAMI-DADE COUNTY

Date: November 27, 2012

To: Jack Osterholt, Director
Department of Regulatory and Economic Resources

From: Jose Gonzalez, P.E.
Department of Regulatory and Economic Resources

Subject: C-15 #Z2012000070-2nd Revision
Three Cantelinos
South of SW 360th Street abutting South Dixie Highway on the East and the Florida East Rail Road on the West
District Boundary Change from RU-4A to BU-3
(RU-4A) (7.68 Acres)
31-57-39

The subject application has been reviewed for compliance with the requirements of Chapter 24 of the Miami-Dade County Code (the Code) and meets the minimum requirements of the Code. Accordingly, the application may be scheduled for public hearing.

Property Details:
The subject parcel is located south of Florida City, outside the UDB and west of US1, just south of the FPL transmission right of way. The parcel is currently vacant except for the presence of 2 advertising billboards.

Potable Water Supply and Wastewater Disposal
Public water and public sanitary sewer systems are not available in this general area; furthermore, since the site is located outside the Urban Development Boundary (UDB), neither public water nor public sanitary sewers can be extended to serve the site. Consequently, the any proposed development would have to be served by an on-site drinking water supply well, as source of potable water, and by a septic tank and drainfield system as a means for the disposal of the domestic liquid waste. As stated in the letter of intent, this application is to request a district boundary change from RU-4A to BU-3.

Section 24-43.1(6) of the Code prohibits the approval of any building permit, certificate of use and occupancy, municipal occupational license, platting action or zoning action for any nonresidential land use served or to be served by any liquid waste storage, disposal or treatment method other than public sanitary sewers or any source of potable water supply other than a public water main. The same Code Section also provides that the Director must issue his written approval prior to any zoning action. Notwithstanding the foregoing, the department has determined that the subject application complies with the provisions of Section 24-43.1(6)(h) of the Code. Accordingly, the subject property can be approved for the interim use of a septic tank and drainfield system as a means for the disposal of the domestic liquid waste in conjunction with a potable water supply well, provided that the property complies with the following: complies with sewage loading requirements as stipulated in the Code, does not generate, handle dispose of, discharge or store hazardous materials and is restricted to those land uses permitted in the underlying zoning classification which are compatible with the use of a septic tank and a potable water supply well (excluding establishments primarily engaged in the handling of food and drink, educational institutions, intermediate care facilities and health care facilities).

Additionally, the owner of the property has submitted properly executed covenants running with the land in favor of Miami-Dade County as required by Sections 24-43.1(4)(a) and 24-43.1(6)(h) of the Code.

Stormwater Management
According to the information provided for this project, the proposed district boundary change does not require a review for stormwater management however any future development on the property may require a review and approval by the Water Control section.

Wetlands
Be advised that although the subject property is not located within a designated wetland basin, it is within close proximity of the South Dade Wetlands Basin and contains wetlands as defined by Section 24-5 of the Code. Therefore, a Class IV Wetland Permit will be required prior to any work on the site.

These wetlands are located within a historic slough that runs from Florida City southward and is the headwaters for much of the saline wetlands of southeastern Miami-Dade County. The CDMP states that natural surface water flow regimes into and through the saline wetlands of southeastern Miami-Dade County should be restored and maintained (Policy CON-7C). Most of this slough is also designated as Future Wetlands in the CDMP. The CDMP states that Future Wetlands should be avoided when considering lands to add to the UDB (Policy LU-8G) and hydrological and biological functions should be protected and preserved (Objective CON-7).

The subject parcel is also located within the footprint of the Comprehensive Everglades Restoration Plan. Policy CON-7J of the CDMP states that when "evaluating applications that will result in alterations to wetlands, Miami-Dade County shall consider the applications' consistency with Comprehensive Everglades Restoration Program (CERP) objectives". This zoning application may be inconsistent with restoration.

Environmentally Endangered Lands
The CDMP Adopted 2015 and 2025 Land Use Plan map shows both Open Land and Business & Office Land Use designations in very close proximity to US-1 in the area the parcel is located. On the Land Use Plan map, the Business and Office portion appears along the US-1 frontage with the Open Land portion just west of that.

Please be advised that should it be determined that the requested revisions to the legal description are insufficient and the area for which the zoning change is requested is not entirely within the Business and Office Land Use designation on the Land Use Map. Prior to zoning approval the applicant should be required to demonstrate that the request is consistent with the CDMP and the Land Use designations.

The parcel is within close proximity to publicly-owned conservation lands within the Environmentally Endangered Lands (EEL) South Dade Wetlands Preserve, and the parcel is within an EEL acquisition area. EEL properties are subject to the EEL Ordinance for preservation and management consistent with the purposes set forth in Section 24-50 of the Code. The County has a vested interest in maintaining EEL areas as a natural preserve. Development on parcels adjacent to EEL properties must avoid adverse impacts to the preserve associated with the placement of buildings, construction of infrastructure, storage of construction materials and equipment, final grade, drainage and erosion. Roads are preferable to buildable lots abutting EEL properties. Any development, including proposed roads, road improvements, and fences adjacent to EEL properties must be limited to areas outside the

EEL property lines. Also, in order to avoid damage to protected plants and substrate, the parking of heavy machinery, staging of construction materials and/or any other development related activities shall not be allowed inside or adjacent to the EEL properties. If any work is to occur directly adjacent to EEL properties, a protective barrier approved by this Department shall be placed along the EEL properties prior to the commencement of any work, in order to protect from potential impacts and shall remain in place until this Department authorizes its removal.

EEL properties are maintained by the use of periodic ecological prescribed burning. This management technique reduces the wildfire threat and is beneficial to wildlife and rare plant species within EEL properties. Such burning can be performed as often as once every three years. The subject property lies within the potential smoke dispersion corridor. Consequently, the subject property may be affected by the periodic smoke events from the prescribed burns or unexpected wildfires. According to the landscape code for Miami-Dade County, controlled species may not be planted within 500 feet of the native plant community. Please refer to the Landscape Manual of the Department of Planning and Zoning for a list of these controlled landscaping plants

The Land Use designation for the subject property (Exhibit "A") on the Adopted 2015 and 2025 Land Use Plan map appears to be Business and Office, and the Land Use designation for the area identified in Composite Exhibit "B" and designated as contiguous property appears to be Open Land. The requested change in zoning would allow business uses that would be inconsistent with any Open Land designation on the subject property, therefore, the Department should determine whether any portion of the subject property is designated Open Land and whether a CDMP amendment will be required prior to zoning approval.

Please be advised that this property may qualify for an Environmentally Endangered Lands (EEL) covenant, pursuant to Chapter 25B of the Code. The EEL covenant is a voluntary 10-year agreement and provides property owners with an economic incentive to preserve and manage environmentally-sensitive lands by reducing property taxes. Please contact Elaine Johnson at (305) 372-6645 for further information relating to the EEL Covenants program.

Tree Preservation
The subject property contains tree resources and contains wetlands. Wetland Resources will be regulated through a Class IV Wetland Permit. Any non wetland tree resources on the site will require a Miami-Dade County Tree Removal/Relocation Permit prior to removal and/or relocation.

Enforcement History
There are no open or closed enforcement records for violations of Chapter 24 of the Code for the subject property.

Concurrency Review Summary
A concurrency review has been conducted for this application and has determined that the same meets all applicable LOS standards for an initial development order, as specified in the adopted CDMP for potable water supply, wastewater disposal, and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order, as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

This memorandum shall constitute written approval as required by Chapter 24 of the Code.

If you have any questions concerning the comments or wish to discuss this matter further, please contact Christine Velazquez at (305) 372-6764.

cc: Eric Silva, Department of Regulatory and Economic Resources

PH# Z2012000070
CZAB - C15

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Names: THREE CANTELINOS, LLC

This Department has no objections to this application.

This land will require platting in accordance with Chapter 28 of the Miami-Dade County Code. Any road dedications and improvements required will be accomplished thru the recording of a plat.

Additional improvements may be required at time of platting.

This application does not generate any new additional daily peak hour trips, therefore no vehicle trips have been assigned. This application meets the traffic concurrency criteria set for an Initial Development Order and one or more traffic concurrency determinations will subsequently be required before development will be permitted.

Raul A Pino, P.L.S.
22-JUN-12

Memorandum

Date: 25-MAY-12

To: , Director
Department of Sustainability, Planning and Economic Enhancement

From: William W. Bryson, Fire Chief.
Miami-Dade Fire Rescue Department

Subject: Z2012000070

Fire Prevention Unit:

No objection via Case Z2012000070.

Service Impact/Demand

Development for the above Z2012000070
located at *NEC OF SW 360 ST, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 2815 is proposed as the following:

N/A residential	dwelling units	N/A industrial	square feet
N/A Office	square feet	N/A institutional	square feet
N/A Retail	square feet	N/A nursing home/hospitals	square feet

Based on this development information, estimated service impact is: N/A alarms-annually.
The estimated average travel time is: 12:07 minutes

Existing services

The Fire station responding to an alarm in the proposed development will be:

Station 65 - East Homestead - 1350 SE 24 Street
Rescue

Planned Service Expansions:

The following stations/units are planned in the vicinity of this development:

Station 72 - Vicinity of SW 144 Street & SW 67 Avenue.

Fire Planning Additional Comments

Not applicable to service impact analysis.

For information regarding the aforementioned comments, please contact the Miami-Dade Fire Rescue Department Planning Section at 786-331-4540.

Memorandum

MIAMI-DADE COUNTY

Date: June 11, 2012

To: Jack Osterholt, Director
Sustainability, Planning and Economic Enhancement Department

From: Maria I. Nardi, Chief
Planning and Research Division
Parks, Recreation and Open Spaces Department

Subject: Z2012000070: THREE CANTELINOS, LLC

Application Name: THREE CANTELINOS, LLC

Project Location: The site is located at the northeast corner of SW 360 ST, Miami-Dade County.

Proposed Development: The applicant is requesting a district boundary change from RU-4A TO BU-3 for a triangular parcel abutting South Dixie Hwy on the east, FEC railroad on the west and a FPL easement on the north.

Impact and demand: It is not anticipated that this application will generate any new residential population, and therefore the CDMP Open Space Spatial Standards do not apply.

We have no comments concerning impact or demand on existing County parks, proposed or budgeted service expansion, nor do we perform a concurrency review.

If you need additional information or clarification on this matter, please contact John Bowers at (305) 755-5447.

MN:jb
Cc: John M. Bowers

DATE: 18-JUN-12

BUILDING AND NEIGHBORHOOD COMPLIANCE DEPARTMENT

ENFORCEMENT HISTORY OF VIOLATIONS OF CHAPTER 19 AND CHAPTER 33 OF THE MIAMI-DADE COUNTY CODE

THREE CANTELINOS, LLC	South OF SW 360 ST,abutting S. Dixie Hwy on the east, Fl. East Rail Road on the West. MIAMI-DADE COUNTY, FLORIDA.
APPLICANT	**ADDRESS**

Z2012000070

HEARING NUMBER

HISTORY:

THERE ARE NO CURRENT OPEN OR CLOSED NEIGHBORHOOD REGULATIONS OR BUILDING SUPPORT CASES

THREE CANTELINOS, LLC

OUTSTANDING FINES, PENALTIES, COST OR LIENS INCURRED PURSUANT TO CHAPTER 8CC:

REPORTER NAME:

Memorandum

MIAMI-DADE COUNTY

Date: August 31, 2012

To: Franklin Gutierrez, Agenda Supervisor, Agenda Coordinator's Office
Miami-Dade Sustainability, Planning and Economic Enhancement

From: James Byers, Zoning Permitting Division Chief
Department of Permitting, Environment and Regulatory Affairs

Subject: Z2012000070

An inspection was conducted on August 30, 2012, at approximately SW 360 Street and South Dixie Highway.

This is a 7 acre vacant parcel surrounded by a 8' chain link fence. I could not locate a ZIP permit for the fence. The property inside the fenced in area is overgrown, however, no overgrowth is growing out and onto the public right of way. No other zoning violations were observed.

No CU is required for this vacant land.

If you have any questions or need further information, please let me know!

Francie Boellard

DISCLOSURE OF INTEREST*

If a CORPORATION owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: Three Cantelinos, LLC, a Florida limited liability company

NAME AND ADDRESS	Percentage of Stock
Antonio J. Cabrera, Jr.	33.34%
Adolfo Cabrera	33.33%
Bertica Cabrera Johnson	33.33%

If a **TRUST** or **ESTATE** owns or leases the subject property, list the trust beneficiaries and the percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME _____

NAME AND ADDRESS	Percentage of Interest

If a PARTNERSHIP owns or leases the subject property, list the principals including general and limited partners. [Note: Where the partner(s) consist of another partnership(s), corporation(s), trust(s) or other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

NAME AND ADDRESS	Percentage of Ownership

RECEIVED
E12-070
MAY 08 2012
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

If there is a **CONTRACT FOR PURCHASE**, by a Corporation, Trust or Partnership list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or other similar

entities, further disclosure shall be made to identify natural persons having the ultimate ownership interests].

NAME OF PURCHASER: _____

NAME, ADDRESS AND OFFICE (if applicable)	Percentage of Interest
Antonio J. Cabrera, Jr.- 8580 NW 93 St, Miami, FL 33166	33.34%
Adolfo Cabrera - 8580 NW 93 St., Miami, FL 33166	33.33%
Bertica Cabrera Johnson- 8580 NW 93 St., Miami, FL 33166	33.33%

Date of contract: _____

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust.

NOTICE: For any changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: _____

(Applicant) Antonio J. Cabrera, Jr., as Managing Member of Three Cantelinos, LLC, a Florida limited liability company

Sworn to and subscribed before me this 8th day of May, 20 12. Affiant is personally know to me or has produced _____ as identification.

_____
(Notary Public)

My commission expires: 8-1-2014

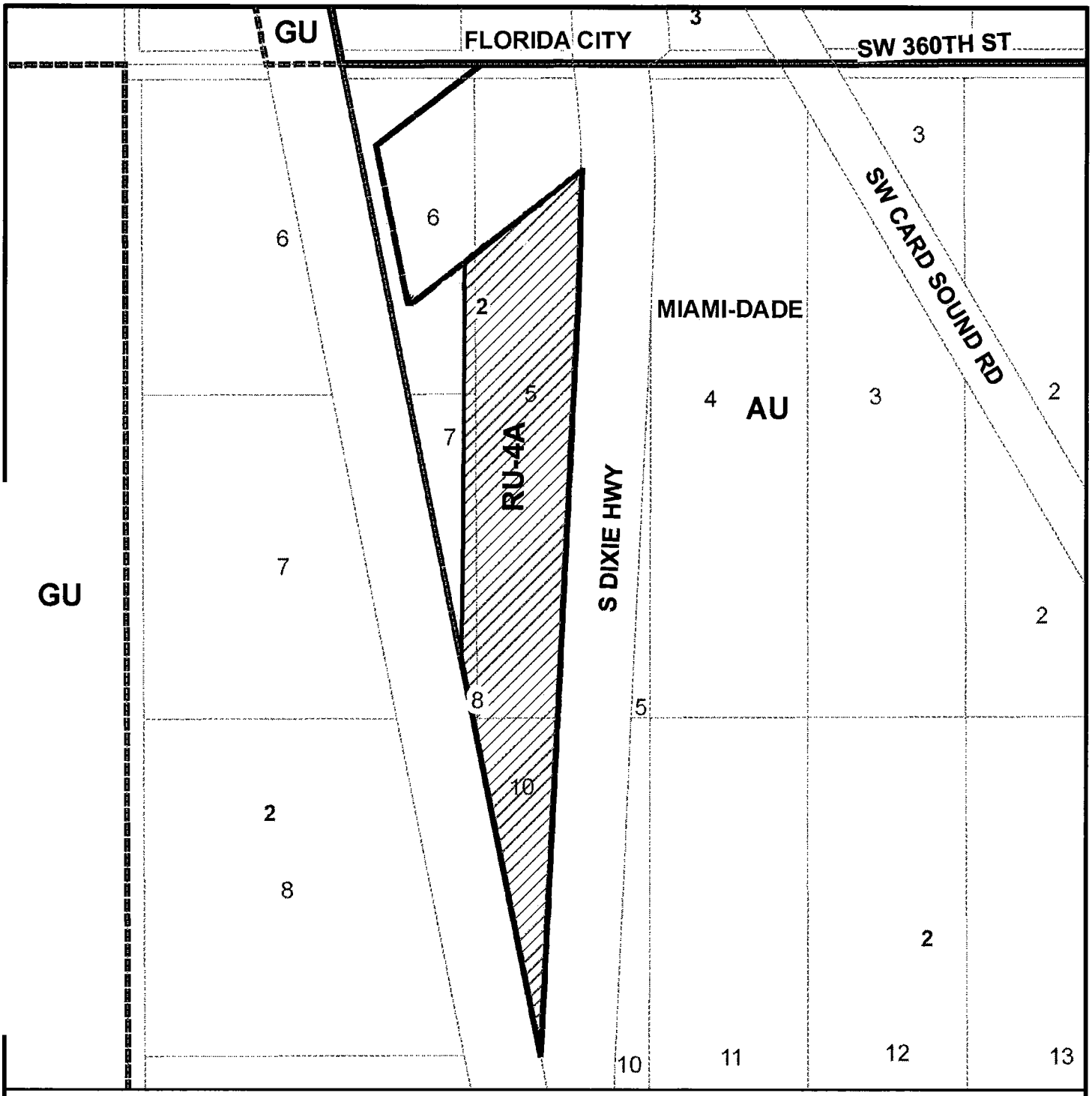
OLGA L. ECHEVERRIA
Notary Public - State of Florida
My Comm. Expires Aug 1, 2014
Commission # DD 980725
Bonded Through National Notary Assn.

Seal

*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.

11195045

DISCLAIMED
Z12-070
MAY 08 2012
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY _____



MIAMI-DADE COUNTY

HEARING MAP

Process Number

Z2012000070

Section: 31 Township: 57 Range: 39
Applicant: THREE CANTELINOS, LLC
Zoning Board: C15
Commission District: 9
Drafter ID: JEFFER GURDIAN
Scale: NTS

Legend

Subject Property Case

MIAMI-DADE COUNTY

SKETCH CREATED ON: Wednesday, October 3, 2012

REVISION	DATE	BY
		20

MIAMI-DADE COUNTY

AERIAL YEAR 2009

Process Number

Z2012000070

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Section: 31 Township: 57 Range: 39
Applicant: THREE CANTELINOS, LLC
Zoning Board: C15
Commission District: 9
Drafter ID: JEFFER GURDIAN
Scale: NTS

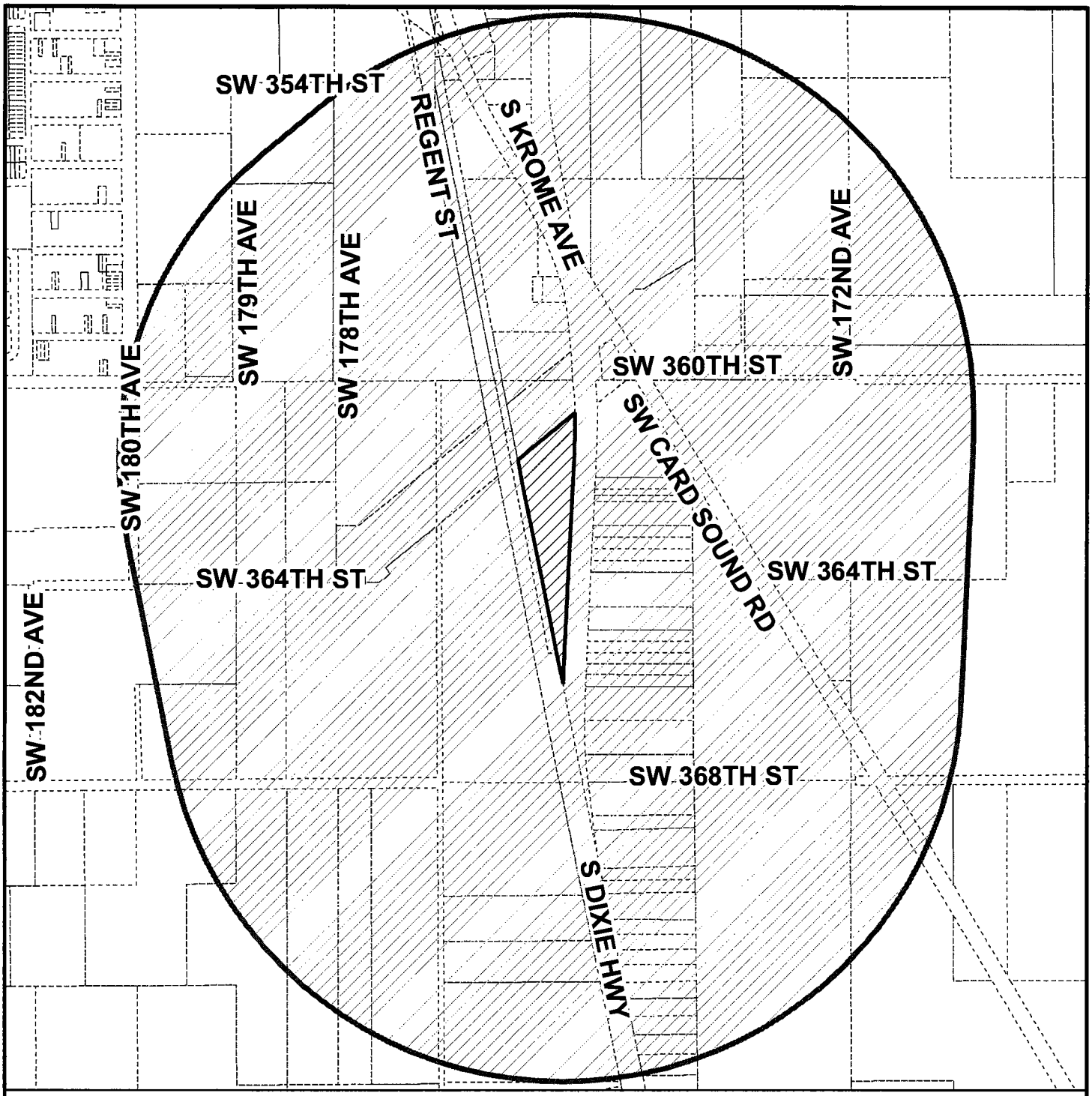
Legend

- MDC STL Index Poly
- Subject Property

MIAMI-DADE COUNTY

SKETCH CREATED ON: Wednesday, October 3, 2012

REVISION	DATE	BY
		21



MIAMI-DADE COUNTY

RADIUS MAP

Process Number

Z2012000070

RADIUS: 2640

Section: 31 Township: 57 Range: 39
Applicant: THREE CANTELINOS, LLC
Zoning Board: C15
Commission District: 9
Drafter ID: JEFFER GURDIAN
Scale: NTS

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Legend

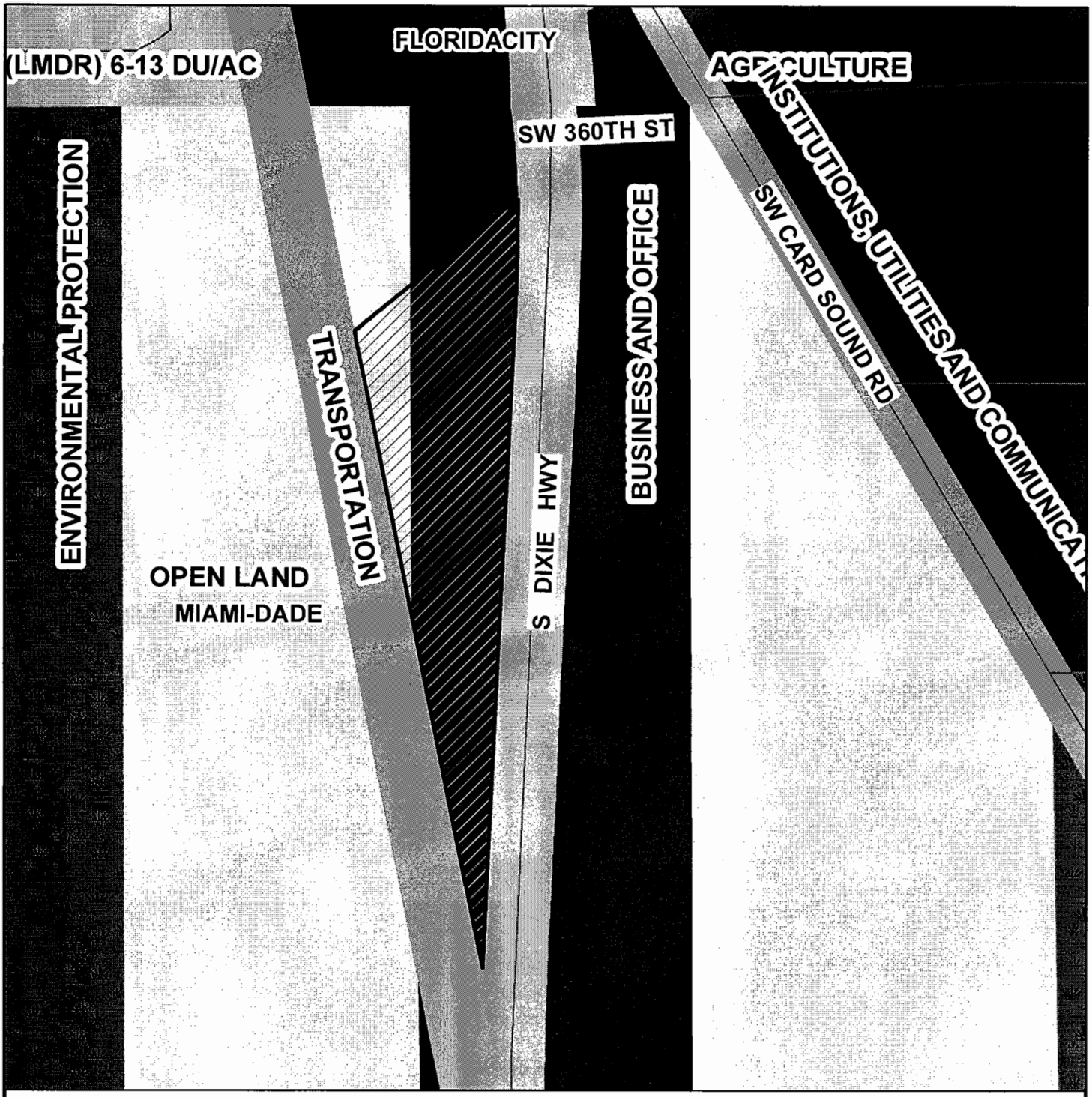
Subject Property

Buffer

MIAMI-DADE COUNTY

SKETCH CREATED ON: Friday, May 18, 2012

REVISION	DATE	BY
		22



MIAMI-DADE COUNTY
CDMP MAP

Process Number
Z2012000070

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Section: 31 Township: 57 Range: 39
Applicant: THREE CANTELINOS, LLC
Zoning Board: C15
Commission District: 9
Drafter ID: JEFFER GURDIAN
Scale: NTS

Legend

Subject Property Case

MIAMI-DADE COUNTY

SKETCH CREATED ON: Friday, May 18, 2012

REVISION	DATE	BY