RDINANCE	NO.
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AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PINELLAS PARK, PINELLAS COUNTY, FLORIDA, ADOPTING A NEW MASTER PLAN AND SUPPORTING DOCUMENTATION TO AMEND A RESIDENTIAL PLANNED UNIT DEVELOPMENT (RPUD) OVERLAY WITH UNDERLYING MULTI-FAMILY RESIDENTIAL ZONING ON 2.76 ACRES OF LAND LOCATED AT 4210 78TH AVENUE N., 7745 42ND LANE N., 7739 42ND LANE N., 7733 42ND LANE N., 7727 42ND LANE N., 7721 42ND LANE N., 7715 42ND LANE N., 7709 42ND LANE N., 7691 42ND LANE N., 7685 42ND LANE N., 7679 42ND LANE N., 7673 42ND LANE N., 7667 42ND LANE N., 7661 42ND LANE N., 7655 42ND LANE N., 7643 42ND LANE N., 7637 42ND LANE N., 7631 42ND LANE N., 7625 42ND LANE N., 7619 42ND LANE N., 7613 42ND LANE N., 7607 42ND LANE N., AND 7775 42ND LANE N., AND MORE PARTICULARLY DESCRIBED IN EXHIBIT "A", WHICH IS ATTACHED HERETO AND MADE A PART HEREOF; CERTIFYING CONSISTENCY WITH THE CITY'S ADOPTED COMPREHENSIVE PLAN; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH TO THE EXTENT OF SUCH CONFLICT; PROVIDING FOR AN EFFECTIVE (PUD-1223-00004; Nineteen60 Capital Fund, LLC and Gulf Coast Consulting, LLC)

WHEREAS, the City Council has been petitioned to consider an amendment to the Residential Planned Unit Development (RPUD) for the development of 60 multi-family dwelling units on 2.76 acres of land; and

WHEREAS, the City Council has determined that it is in the public interest to authorize and approve a RPUD master plan with underlying Multi-Family Residential (R-6) Zoning for the properties located at 4210 78th Avenue N., 7745 42nd Lane N., 7739 42nd Lane N., 7733 42nd Lane N., 7727 42nd Lane N., 7721 42nd Lane N., 7715 42nd Lane N., 7709 42nd Lane N., 7691 42nd Lane N., 7685 42nd Lane N., 7679 42nd Lane N., 7673 42nd Lane N., 7667 42nd Lane N., 7661 42nd Lane N., 7655 42nd Lane N., 7643 42nd Lane N., 7637

42nd Lane N., 7631 42nd Lane N., 7625 42nd Lane N., 7619 42nd Lane N., 7613 42nd Lane N., 7607 42nd Lane N., And 7775 42nd Lane N.; and

WHEREAS, the Planning and Zoning Commission, sitting as the Local Planning Agency, and the City Council for the City of Pinellas Park, Florida have reviewed and held public hearings on said request.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF PINELLAS PARK, PINELLAS COUNTY, FLORIDA, AS FOLLOWS:

SECTION ONE: That the Master Plan and supporting documentation for the Residential Planned Unit Development (RPUD) are hereby adopted for the purpose of controlling development on the 2.76 acres parcel of land described as follows:

THAT PARCEL LEGALLY DESCRIBED IN **EXHIBIT "A"** WHICH IS ATTACHED HERETO AND MADE A PART HEREOF.

SECTION TWO: That the Master Plan attached hereto and incorporated herein as EXHIBIT "B" shall be controlling as to the development of said residential development, and is adopted as part of this Ordinance as:

EXHIBIT "B" - MASTER PLAN

And, that the following conditions of approval be adopted:

- 1. Development controls are established through the development order, consisting of the application, staff report and preliminary and final site plans along with any accompanying text or graphics that constitute land development regulations applicable to the subject site. The submitted site plan, prepared by Gulf Coast Consulting, LLC, and last revised December 28, 2022 and as may be directed by City Council to revise as a result of their review, shall be accepted as the controlling site plan for the development. All regulations not addressed in the site plan and supporting documentation shall default to the Code in effect at the time of the Residential Planned Unit Development (RPUD) adoption.
- 2. Upon written request prior to the expiration of a development phase, the Planning and Development Services Director may approve an extension of up to one (1) year.

SECTION THREE: That the City Council does hereby certify that this ordinance is consistent with the City's Comprehensive Plan and elements thereof adopted pursuant to the Local Government Comprehensive Planning and Land Development Regulation Act.

SECTION FOUR: That all Ordinances, or parts of Ordinances, in conflict with the provisions of this Ordinance be hereby repealed insofar as the same affect this Ordinance.

SECTION FIVE : That	thi	s (Ordinan	ice	shall	become	effective
immediately upon its fina	l pas	ssag	ge and	ado	ption.		
PUBLISHED THE	DAY	OF					, 2023.
FIRST READING	DAY	OF					, 2023.
PUBLIC HEARING THE	DAY	OF					, 2023.
PASSED THIS	DAY	OF					, 2023.
AYES:							
NAYES:							
ABSENT:							
ABSTAIN:							
APPROVED THIS	DAY	OF					, 2023.
				Sa	ndra L MAY	OR	ury
ATTEST:							
Diane M. Corna, MMC		_					

4

EXHIBIT "A"

Legal Description

THE EAST 100 FEET OF THE WEST 310.5 FEET OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 30 SOUTH, RANGE 16 EAST; PINELLAS COUNTY, FLORIDA, LESS 33 FEET OF THE NORTH END AND LESS 20 FEET OF THE SOUTH END FOR PUBLIC STREET PURPOSES ABOVE RECORDED TRACT OTHERWISE KNOWN AS LOT 18, BLOCK 2, ACCORDING TO THE UNRECORDED PLAT OF THE HAINES ROAD FARMS.

TOGETHER WITH:

LOTS 1A - 7A, 1B - 7B, 1C - 7C AND TRACT "A" COMMON AREA, PARKWOOD TOWNHOMES, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 136, PAGES 34 - 35, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

EXHIBIT "B"

MASTER PLAN
(Prepared by Gulf Coast Consulting, LLC)
Last Revised dated December 28, 2022

City of PINELLAS PARK

5141 78TH AVE. • P.O. BOX 1100 PINELLAS PARK, FL 33780-1100

Please Respond To:

City Attorney's Office Lauren C. Rubenstein James W. Denhardt 2700 First Avenue North St. Petersburg, Florida 33713 (727) 327-3400 - Telephone (727) 323-0888 - Facsimile

February 20, 2023

Ms. Megan Montesino **Development Review Manager** City of Pinellas Park P. O. Box 1100 Pinellas Park, Florida 33780-1100

RE: City Document #22-353

PUD-1223-00004 Ordinance

Dear Ms. Montesino:

Our office has received and reviewed the above-referenced Ordinance to amend an RPUD for the development of 60 multi-family dwelling units on 2.76 acres of land. Assuming the legal description contained in Exhibit A is correct, our office would approve of the proposed Ordinance as to form and correctness.

Very truly yours,

Lauren C. Rubenstein City Attorney

Bart Diebold, City Manager CC:

Diane M. Corna, MMC, City Clerk

Chief Michael Haworth, Asst. City Manager

Nick Colonna, Community Development Administrator

Aaron Petersen, Asst. Community Development Administrator Erica Lindquist, Planning & Development Services Director

LCR/dh

22-338.12142022.LMM.Ord for PUD-1223-00004.wpd





ORIDA

FLORIDA

(727) 369-0700

• (727) 544-7448

CITY OF PINELLAS PARK



Staff Report

Community Development Department Planning & Development Services Division

Prepared by: Megan Montesino

Development Review Manager

I. APPLICATION DATA

A. Case Number: PUD-1223-00004

- **B.** <u>Location</u>: 4210 78th Ave N. and 7775 42nd Lane N. (Parcel No. 27-30-16-00000-310-1800, 27-30-16-66869-000-0001, 27-30-16-66869-001-0010, 27-30-16-66869-001-0020, 27-30-16-66869-001-0030, 27-30-16-66869-001-0040, 27-30-16-66869-001-0050, 27-30-16-66869-001-0060, 27-30-16-66869-001-0070, 27-30-16-66869-002-0010, 27-30-16-66869-002-0020, 27-30-16-66869-002-0030, 27-30-16-66869-002-0040, 27-30-16-66869-002-0050, 27-30-16-66869-002-0070, 27-30-16-66869-003-0010, 27-30-16-66869-003-0020, 27-30-16-66869-003-0030, 27-30-16-66869-003-0040, 27-30-16-66869-003-0050, 27-30-16-66869-003-0060, 27-30-16-66869-003-0070)
- **C.** Request: Residential Planned Unit Development (RPUD) for 60 multi-family units within the Multi-Family Residential (R-6) zoning district, with reduction to lot area, generally located at 4210 78th Ave N. and 7775 42nd Lane N.
- D. Applicant: Gulf Coast Consulting, LLC
- E. Authorized Agent: Gulf Coast Consulting, LLC
- F. Property Owner: Nineteen60 Capital Fund LLC
- G. Legal Ad Text: ORDINANCE TITLE
- H. PARC Meeting: December 27, 2022
- I. Public Hearings:

Planning & Zoning Commission Hearing Date: February 2, 2023

Advertising Date: January 18, 2023

City Council (1st Hearing) Date: March 9, 2023

City Council Hearing Date: March 23, 2023

Advertising Date: TBD

II. BACKGROUND INFORMATION

A. Case Summary:

The applicant is requesting to rescind a previously approved RPUD for 41 Single-Family Attached Dwelling Units that was never developed, per case no. PUD 2019-3, and establish a new RPUD for 60 unit Multi-Family Dwelling subdivision on the 2.76-acre subject property. The subject property has a Future Land Use designation of Community Redevelopment District (CRD) and is zoned Multi-Family Residential (R-6).

The RPUD is being requested for 60 apartment units with regulations consistent with R-6 zoning and CRD land use designation, with the Community Redevelopment Area (CRA) density bonus per the CRA Plan and Comprehensive Plan. The apartments will be workforce housing units affordable to households with incomes between 80 and 120% of Area Median Income (AMI). The maximum overall density allowed with the 2.5x density bonus is 31.25 units per acre (maximum 86 units). The applicant is proposing 60 units, which is an

overall density of 21.74 units per acre. The applicant is proposing that all units will be affordable to households with incomes between 80% and 120% of AMI.

The subject property meets the R-6 zoning's minimum lot width of 100 feet.

The PUD is being requested to allow the reduction in lot area per unit within the R-6 zoning district, although individual lots will not be created. The total lot area is approximately 120,146 square feet; therefore, for 60 proposed units in the proposed lot area is a minimum of 2,002 square feet per unit. The R-6 zoning districts minimum lot area is 3,484.8 square feet per unit for a 3-story building.

Along with replatting the property, the RPUD will dedicate 7 feet of right-of-way along 78th Avenue N., and 10 feet of right-of-way along a portion of 76th Avenue N.

B. Site Area: 120,146 square feet / 2.76 acres

C. Property History:

In 1968, the City Council approved a rezoning of the eastern half of the subject property from Residential (R) to Multiple Dwelling (M-D) District, per Ordinance No. 350. In March of 2019 the District was once again renamed Multi-Family Residential (R-6) Zoning District.

In 2006, per case nos. PUD 2006-7 and BOA 2006-5, a request was submitted to allow the development of 11 Single-Family Detached Units. The request was withdrawn after the Planning & Zoning Commission recommended denial of the project. Case No. PL 2007-5(P).

In 2007, City Council approved a request for 7 Single-Family Detached Units, with variances to subdivision requirements, per case no. PL 2007-5(P). The final plat was submitted in June of 2007 and approved by staff. Prior to recording of the plat, the land owner decided to pursue an alternative development.

In 2008, City Council approved a request for the development of 21 Single-Family Attached Dwelling Units, per case nos. PUD 2008-1/CU 2008-7/BOA 2008-19/MS 2008-24. The PUD overlay and Master Site Plan were approved by City Council on March 27, 2008 with the following waivers and variances:

- 1. Creation of a substandard right-of-way to allow for a one-way 20-foot-wide paved private roadway,
- 2. Sidewalks on both sides of the right-of-way to allow for one 4-foot-wide sidewalk on the east side,
- 3. Minimum lot frontage on a right-of-way to allow 18- and 22-foot-wide lot frontages,
- 4. Block length from maximum 600 feet to allow 600.73 feet,
- 5. Block width from two tiers of lots to allow one tier,
- 6. Intersection design to eliminate the requirement for increased road width on the local private right-of-way,
- 7. Right-of-way reservation for improvement to 78th Avenue,
- 8. Building design standards to allow continuous, solid linear facades, and
- 9. Landscape requirements to allow a four-foot-wide buffer in the front yards.

In April 2018, City Council approved a Residential Planned Unit Development (RPUD) overlay and Master Plan, along with an associated Conditional Use, for the development of 21 Single-Family Attached Dwelling Units at a density of 15 units per acre, per case nos. PUD 2018-2 and CU 2018-7. The project included approval of variances and waivers from the following, per case no. BOA 2018-14:

- 1. Variance to create a substandard private right-of-way (a 20 foot wide one-way road running north to south in front of the townhomes);
- 2. Waiver to the requirement for sidewalks on both sides of the road to allow for a sidewalk on the east side only:
- 3. Variance to reduce minimum lot frontage on the private road from 40 feet to 18 feet;
- 4. Variance to reduce minimum lot width in the R-6 Zoning District from 100 feet to 18 feet;
- 5. Variance to increase maximum block length from 600 feet to 600.73 feet;
- 6. Variance to reduce minimum block width from two tiers of lots to one;
- 7. Variance to intersection design standards for a local street intersecting with a collector street;
- 8. Variance to improvements to an abutting right-of-way (78th Avenue); and
- 9. Variance to building design standards for staggering of building facades.

In November 2018, a minor amendment to a Master Site Plan was for a completed RPUD overlay with underlying Multi-family Residential (R-6) Zoning for the development of single-family attached dwellings and a variance to reduce the rear (east) setback from 15 feet to 12.5 feet to allow for perpendicular 2 foot wall extensions, per case no. PUD 2018-2R.

In 2019, per case nos. PUD 2019-3, CU 2019-29, VAR 2019-28, City Council approved a RPUD with underlying zoning of R-6 Zoning for the development of 41 Single-Family Attached Dwelling Units; a Conditional Use for a density of 15 units per acre; and, variances from Subdivision Design Standards, Subdivision Improvements, and from Design Criteria.

D. Existing Use: Vacant

E. Proposed Uses: Multi-Family Residential (60 units)

F. Future Land Use: Community Redevelopment District (CRD)

G. Zoning District: Multi-Family Residential (R-6) with Residential PUD Overlay

- **H.** Flood Zone: The subject property is located in Flood Zone X, which is a low-risk flood zone; Flood Zone X-Shaded, which is a moderate-risk flood zone; and Flood Zone AE-15, which is a high-risk flood zone.
- **I.** Evacuation Zone: This property is in Evacuation Zone D, which is the fourth level to evacuate in preparation for a storm. Zone D is evacuated when storm surge height is predicted to be up to 28 feet.

J. Vicinity Characteristics:

	Zoning	Land Use	Existing Use
North	R-1	RU	Single-Family Residential
South	B-1 and R-5	CRD	Multi-Family Residential
East	R-6	CRD	Multi-Family Residential
West	R-6	CRD	Multi-Family Residential

III. APPLICABLE CRITERIA / CONSIDERATIONS

A. Land Use Designation / Comprehensive Plan Policies:

1. Land Use Purpose / Intent:

It is the purpose of this category to depict those areas of the City that are now designated, or appropriate to be designated, as community centers and neighborhoods for redevelopment in accord with a special area plan therefor.

2. Key Standards:

Use Characteristics – Those uses appropriate to and consistent with this category include:

Primary Uses – Residential; Office; Commercial; Industrial; Institutional; and Transportation/Utility uses as enumerated in the approved special area plan.

Locational Characteristics - This category is generally appropriate to those community areas designed to serve as local retail, financial, governmental, residential, and employment focal points for a community; and to specified target neighborhoods designed to encourage redevelopment in one or a combination of uses as identified above and set forth in the special area plan therefor.

Density/Intensity Standards - Shall be as set forth for each classification of use and location in the approved special area plan. Densities/intensities shall be consistent with the redevelopment strategy for this plan category and shall generally parallel the medium to high density/intensity standards of the conventional plan categories for the respective types of use characteristics provided for thereunder

3. Relevant Policies:

OBJECTIVE LU.1.10

The City shall continue to foster the revitalization of areas confronted with slum or blighting conditions.

POLICY LU.1.10.8

The Land Development Regulations shall promote a variety of housing types and densities, innovative designs, clustering of units, supportive accessory uses, optimal use of landscaping and buffering, and a system of active and passive open space within the CRD.

OBJECTIVE LU.1.12

The City shall continue to encourage innovative land development techniques, including planned unit developments and other mixed use development and redevelopment techniques, in order to achieve the following objectives:

- a. Encourage development that is compatible with the natural environment and the overall vision of the community
- b. Provide vibrant and safe walkable areas
- c. Concentrate growth in relatively discrete areas that are compatible with the community character
- d. Place housing in proximity to employment opportunities, services, and amenities
- e. Establish urban areas that support transportation choices other than privately-owned vehicles and are more efficiently served by transit
- f. Establish well-designed urban environments that create vibrant, livable places
- g. Provide locations that create a range of housing opportunities and choices, including the provision of affordable housing
- h. Provide urban areas that incorporate well-designed open and public spaces
- i. Encourage a pattern of land use that is more efficient in the use of energy and reduces the emission of greenhouse gases.

OBJECTIVE LU.1.13

The Land Development Code shall provide for a variety of residential uses and housing opportunities.

POLICY LU.1.13.1

The character of distinct functional neighborhoods, recognized as stable living areas, shall be preserved in the development and redevelopment of the community.

POLICY LU.1.13.2

Promote, through the use of development regulations, innovative designs, variety of housing types and densities, clustering of units, supportive accessory uses, transportation alternatives, optimal use of landscaping and buffering, and a system of active and passive open space.

POLICY LU.1.13.6

Encourage infill residential development that is consistent and compatible with surrounding land uses.

POLICY LU.1.14.4

Foster residential development and redevelopment at an intensity and scale that is compatible with proximate residential neighborhoods.

OBJECTIVE H.1.1

The City will support the provision of an adequate supply of dwelling units in a variety of types, locations and costs to meet the current and projected housing needs of all residents.

4. Staff Analysis:

The proposed RPUD would promote infill residential development that is compatible with surrounding land uses, and the development of apartments would promote a variety of housing types and opportunities in the area.

Staff finds that the PUD is consistent with the Goals, Objectives, and Policies of the adopted Comprehensive Plan.

B. Zoning District / Land Development Code Standards:

1. Zoning District Purpose / Intent:

The "R-6" Multi-Family Residential District is established to identify and stabilize those geographic areas within the City of Pinellas Park that are appropriate for the development and maintenance of a well-designed medium density multi-family residential environment and certain controlled light commercial uses. Two (2) or more story construction is encouraged by means of lot size regulations to provide more open space.

This district is appropriate for areas designated on the Official Land Use Plan Map as Residential Medium (RM), Residential/Office/Retail (R/O/R), Residential/Office General (R/OG), Commercial General (CG) or Community Redevelopment District (CRD). The establishment of mixed commercial and residential uses require a Land Use Plan Map designation of Residential/Office/Retail (R/O/R), Residential/Office General (R/OG) or Community Redevelopment District (CRD). The establishment of commercial offices requires a Land Use Plan Map designation of Residential/Office General (R/OG), "Residential/Office/Retail" (R/O/R), Commercial General (CG) or Community Redevelopment District (CRD).

The Planned Unit Development District (PUD) serves as an overlay to existing zoning classifications. In this role, the PUD provides an alternative to conventional zoning districts, at the property owner's option. The PUD may be established at appropriate locations and in accordance with the Comprehensive Plan and Land Development Regulations of the City of Pinellas Park. In fulfillment of this intent, the PUD provides standards and guidelines by which flexibility may be accomplished so that:

- (A) A creative approach may be taken for the development of large tracts of land and the redevelopment of older, smaller areas.
- (B) More open space may be accomplished than would be possible through the strict application of the provisions of this Article.
- (C) Land may be used more efficiently, resulting in smaller networks of utilities and streets, consequently reducing construction and maintenance costs.
- (D) Harmonious development of the site and the surrounding areas, community facilities, and traffic circulation can be encouraged.
- (E) Non-traditional lot layout or site design may be permitted.

The development guidelines are provided as a basis from which a typical PUD can proceed. However, City Council retains the absolute authority to establish limitations and regulations thereon for the benefit of the public health, welfare and safety, and may modify these guidelines based on the merits of the project, the character of the surrounding area and potential adverse impacts on this area, size, configuration, and natural features of the land to be developed, adequacy of off-site improvements, traffic impact and nature of the proposed development Where there are conflicts between these PUD regulations and general zoning, subdivision, or other applicable regulations of the City of Pinellas Park, those adopted by and shown on an adopted Master Plan, as defined herein, shall govern.

2. Key Standards:

SECTION 18-1514. - "R-6" MULTI-FAMILY RESIDENTIAL DISTRICT Sec. 18-1514.3. - PERMITTED AND CONDITIONAL USES.

Use	Approval Type	Conditions
Dwellings, Multi-family (>12.5-15 du/a)	P/C	Permitted at densities of up to twelve and one-half (12.5) du/a; conditional use for densities greater than twelve and one-half (12.5) du/a subject to section 18-1531

Sec. 18-1514.4. - DIMENSIONAL AND AREA REGULATIONS.

- (A) MINIMUM LOT REQUIREMENTS.
 - 1. Lot Area:
 - (a) Residential: Multi-family dwellings: Ten thousand four hundred fifty-five (10,455) square feet of net lot area, One Story: Four thousand three hundred fifty-six (4,356) square feet of net lot area/unit (maximum density of ten (10) dwelling units/acre), Two or more stories: Three

- thousand four hundred eighty-four and eight-tenths (3,484.8) square feet of net lot area/unit (maximum density of twelve and one-half (12.5) dwelling unit/acre), two thousand nine hundred four (2,904) square feet of net lot area/unit (maximum density of fifteen (15) dwelling unit/acre).
- (b) Duplex Dwellings: Seven thousand two hundred (7,200) square feet, Single-family Detached Dwelling: Five thousand (5,000) square feet.
- (c) Nonresidential or other uses: Ten thousand (10,000) square feet of net lot area).
- NOTE: Lots of record less than seven thousand two hundred (7,200) square feet shall be developed with a single-family detached dwelling only.
- 2. Lot Width: One hundred (100) feet. Lots with a width of less than one hundred (100) feet but greater than seventy (70) feet can be developed with a duplex or a single-family detached dwelling only. Lots with a width of seventy (70) feet or less can be developed with a single-family detached dwelling only.
- (B) MINIMUM YARD SETBACK REQUIREMENTS.
 - 1. For lots platted prior to January 14, 1982, the following shall apply:
 - (a) Front Yard Setback: Thirty (30) feet plus three (3) feet per story for each story in excess of two (2) stories. For single-family residential development, the minimum front yard setback is twenty (20) feet.
 - (b) Secondary Front Yard Setback: Twelve (12) feet.
 - (c) Side Yard Setback: Five (5) feet or ten (10) percent of lot width, whichever is greater.
 - (d) Rear Yard Setback: Twenty (20) feet. For single-family residential development, the minimum rear yard setback is fifteen (15) feet.
 - 2. For lots platted on or after January 14, 1982, the following shall apply:
 - (a) Front Yard Setback: Thirty (30) feet plus three (3) feet per story for each story in excess of two (2) stories.
 - (b) Secondary Front Yard Setback: Thirty (30) feet plus three (3) feet per story for each story in excess of two (2) stories.
 - (c) Side Yard Setback: Fifteen (15) feet; twenty (20) feet if abutting a residential or mixed use zoning district.
 - (d) Rear Yard Setback: Twenty (20) feet.
 - (e) For corner, double frontage and multiple frontage lots, see Section 18-1503.7 "Yard Determinations."
 - (f) Refer to Section 18-1503.8 for measurement of yard setbacks on lots adjacent to rights-ofway of insufficient width.
 - (g) Refer to Section 18-1504.3(G)(2) for special yard setbacks for additions to buildings in existence as of August 14, 1997.

(C) BUILDING REQUIREMENTS.

- Minimum Building Separation: See Section 18-1530.17, "Minimum Building Separation."
- 2. Maximum Building Height: Forty (40) feet. (See Section 18-1503.13, "Exclusion from Height Limits", for height limit exclusions.)
- (D) MINIMUM LIVEABLE FLOOR AREA.
 - 1. Efficiency: Four hundred fifty (450) square feet.
 - 2. One-bedroom: Five hundred fifty (550) square feet.
 - 3. Two-bedroom: Six hundred fifty (650) square feet.
 - 4. Three-bedroom: Eight hundred (800) square feet.
- (E) MAXIMUM LOT COVERAGE. Seventy-five (75) percent.
- (F) FLOOR AREA RATIO.
 - 1. Nonresidential Uses:
 - (a) Four-tenths (0.40) in R/O/R.
 - (b) Five-tenths (0.50) in all other Land Use Categories.

SECTION 18-1529. - PLANNED UNIT DEVELOPMENT DISTRICT Sec. 18-1529.8. - RESIDENTIAL PUD.

- (A) LOCATION. The Residential PUD (RPUD) overlay shall only be assigned to those areas where the underlying zoning district(s) permit residential development and the primary intended use of the property is residential.
- (B) USES. The uses permitted in RPUD districts shall be limited to those "permitted" or "conditional uses" allowed by the underlying zoning district and Land Use Plan Map designation existing on

the subject property at the time of application to rezone to RPUD. In addition to those "permitted" and "conditional uses", the following uses may be approved:

- 1. Duplex dwellings.
- 2. Multifamily dwellings.
- 3. Zero lot line dwellings.
- 4. Nursing homes, convalescent homes and sanitariums.
- 5. Community Residential Home (more than fourteen (14) residents).
- 6. Attached singled family dwellings.
- 7. Conditional uses shall adhere to the applicable provisions of Section 18-1531 of this Article.
- 8. Nonresidential uses are permitted only in RPUD's of five (5) acres or more and shall include only those uses allowed as a permitted or conditional use by the underlying zoning district and Land Use Plan Map category. For parcels located within the Residential/Office/Retail (ROR) land use plan map category, public/semi-public uses shall not exceed a maximum area of three (3) acres for "Transportation/Utility Uses" and five (5) acres for "Institutional Uses" (except that Public Educational Facilities are not subject to this threshold).

(C) DIMENSIONAL REGULATIONS.

- 1. Lot Area, Lot Depth and Width, Setback Regulations, Height Requirements. See underlying Zoning District for dimensional regulation guidelines.
- Should the established regulations be inappropriate for non-traditional lot layout or site design (i.e. mixed use development, cluster homes, zero lot line, etc.) the following guidelines are established.
 - (a) No minimum lot size. However, justification for the deviation from established regulations of the underlying zoning district shall be provided. In addition, residential developments which propose lot areas less than the minimum lot sizes shall provide usable open space based on the difference between the stated minimum lot area and the proposed lot area, said open space to be located within said plat or phase where the alternative style is proposed.
 - (b) Structural setbacks. In determining flexible setbacks, a variety of criteria will be considered including, but not limited to, the character of the surrounding area (zoning and existing land uses), size, configuration and natural features of the land to be developed, potential impact on abutting development, and the nature of the proposed development.

Exception: Zero lot line development shall meet the following minimum setback requirements:

- (1) Side Yard Setbacks: Zero (0) feet on one side and five (5) feet on the other.
- (2) No openings may be located in the on-the-line-wall.
- (3) The on-the-line-wall shall be constructed with low maintenance decorative masonry or masonry veneer, or any other material as permitted by the adopted Florida Building Code based on type of construction.
- (4) The on-the-line wall shall not be located adjacent to a public right-of-way.
- (5) An easement for maintenance purposes shall be provided.
- (c) Height. Flexibility in building height will be allowed provided that the proposed height is compatible with the surrounding neighborhood. Increased setbacks and buffering to compensate for added building height may be considered to reduce the impact on abutting properties.
- (d) Minimum Livable Floor Area.

Single-Fam	ily Attached	Multi-I	Family
# of Bedrooms	Required Interior Floor Space	# of Bedrooms	Required Interior Floor Space
Efficiency	650	Efficiency	500
One (1)	750	One (1)	650
Two (2)	850	Two (2)	750
Three (3) or more	1,000	Three (3)	900

Single-Family Detached: One thousand (1,000) square feet.

Zero Lot Line: Eight hundred fifty (850) square feet.

- (D) DENSITY. The net density of the PUD shall not exceed that allowed by the underlying zoning districts unless subject to a density bonus authorized by this Chapter in conformance with the comprehensive plan.
- (E) RECREATIONAL FACILITIES.
 - 1. At the time of consideration of the Master Plan for an RPUD, City Council will review the suitability of any recreational facilities proposed for the development. This review will be based

- on the size of the development, the demographics of the anticipated population, and proximity to existing or proposed public recreational facilities.
- 2. The location, type, and size of the proposed recreational facilities as well as their development schedule shall be incorporated into the Master Plan.
- 3. After review of the proposed recreational facilities, City Council may approve the recreational facilities as proposed or may approve alternative types and locations of recreational facilities.
- 4. Parkland dedication credit for any recreational facilities provided as part of the RPUD shall be calculated pursuant to Article 3 of this Land Development Code.
- 5. Onsite Meeting Hall.
 - (a) In any RPUD of eighty (80) residential units or more and which has a homeowners or condominium association which requires an annual meeting, an onsite meeting hall shall be provided.
 - (b) The meeting hall shall be large enough to accommodate the number of unit owners which constitute a quorum as established in Florida Statutes or by the bylaws of the homeowners association or condominium.

The requirement for an onsite meeting hall may be waived by City Council upon a finding that the size and nature of the development, the demographics of the anticipated population, and the availability of adequate alternative meeting locations render the requirement of an onsite meeting hall unnecessary

3. Staff Analysis:

The Applicant has requested a Residential Planned Unit Development (RPUD) with the existing underlying Multi-Family Residential (R-6) zoning. The applicant is proposing to develop a 60 unit multi-family dwelling subdivision on the 2.76-acre subject property, which is consistent with the purpose and intent of the R-6 Zoning District. The development is being proposed as an RPUD in order to allow the reduction in lot area per unit.

Staff finds that the proposed RPUD is consistent with the City's Land Development Code.

C. Project Application Review Committee (PARC) Comments:

The application was discussed at the December 27, 2022 PARC meeting by all relevant departments/divisions. Staff had the following comments and applicant's response are provided:

- Provide the number of units that will be affordable and the number of units that will be market rate. The applicant is proposing that all units will be affordable to households with incomes between 80% and 120% of Area Median Income (AMI).
- Proposed Building Elevations. No proposed building elevations at this time.

IV. SUMMARY

A. Findings:

Based on the information and analysis contained in this report, staff finds as follows:

- 1. Development of 60 multi-family units would meet density requirements;
- 2. The request is consistent with the Goals, Objectives, and Policies of the adopted Comprehensive Plan as well as the regulations of the Land Development Code.

B. Staff Recommendation:

Consistent with the above findings, staff recommends APPROVAL of case number PUD-1223-00004.

Erica Lindquist, AICP, CFM

Planning & Development Services Director

Nick A. Colonna, AICP

Assistant Community Development Administrator

Date

Date

V. ACTION

PLANNING AND ZONING COMMISSION - MOVE TO:

- A. RECOMMEND APPROVAL
- B. RECOMMEND APPROVAL WITH THE FOLLOWING CONDITION(S):
- C. RECOMMEND DENIAL

...for a Residential Planned Unit Development (RPUD) for 60 multi-family units within the Multi-Family Residential (R-6) zoning district, with reduction to lot area, generally located at 4210 78th Ave N. and 7775 42nd Lane N.

VI. ATTACHMENTS

Exhibit A: Application with Affidavit of Ownership and Legal Description

Exhibit B: Narrative Summary

Exhibit C: Master Plan

Exhibit D: Previously Approved Master Plan

Exhibit E: Aerial Map
Exhibit F: Land Use Map
Exhibit G: Zoning Map

Exhibit H: Flood Insurance Rate Map



CITY OF PINELLAS PARK

Staff Report

Community Development Department Planning & Development Services Division

Prepared by: Megan Montesino

Development Review Manager

ADDENDUM

Case Number: PUD-1223-00004

PLANNING AND ZONING COMMISSION

On February 2, 2023, the Planning & Zoning Commission **RECOMMENDED DENIAL** of case number PUD-1223-00004.

V. ACTION

CITY COUNCIL- MOVE TO:

- A. APPROVE.
- **B. APPROVE WITH CONDITIONS:**
- C. DENY.

...a Residential Planned Unit Development (RPUD) for 60 multi-family units within the Multi-Family Residential (R-6) zoning district, with reduction to lot area.

City of Pinellas Park, Florida APPLICATION FOR PLANNED UNIT DEVELOPMENT (PUD) FOR OFFICE USE ONLY CASE #: **PUD** ______PZ MEETING: ______C/CRA MEETING: _____ ZONING DISTRICT: ______DATE RECEIVED: ___ REQUEST AND PROPERTY INFORMATION REQUEST: Remove previously approved PUD for 41 townhomes, and apply a new PUD overlay on R-6 zoning for 60 apartment units in two 3-story buildings with amenity area and parking. (See attached Narrative) GENERAL LOCATION OF PROPERTY OR ADDRESS: 4210 78th Avenue N and adjacent vacant parcels PROPERTY SIZE (Acreage or Square Feet): 2.76 acres CURRENT USE, NUMBER AND TYPE OF BUILDINGS: Existing vacant land with no existing buildings PARCEL NUMBER(S): 27-30-16-00000-310-1800, 27-30-16-66869-000-0001 & others (See attached Narrative) LEGAL DESCRIPTION: LOT______, BLOCK_____, SUBDIVISION_____ OR METES AND BOUNDS DESCRIPTION (attach if lengthy): OWNER/APPLICANT INFORMATION PROPERTY OWNER: Nineteen 60 Capital Fund, LLC PHONE: () Please use agent ADDRESS/CITY/ZIP: PO Box 22, St. PEtersburg, FI 33731-0022 AUTHORIZED AGENT: Matt Sylverain, PE Gulf Coast Consulting PHONE: (727) 524-1818 ADDRESS/CITY/ZIP: 13825 ICOT Blvd. Suite 605, Clearwater, FI 33760 OTHER REPRESENTATIVE: Robert Pergolizzi, AICP/PTP ______PHONE: <u>(727</u>___)524-1818 ADDRESS/CITY/ZIP: Gulf Coast Consulting 13825 ICOT Blvd, Suite 605 Clearwater, FL 33760

AFFIDAVIT OF OWNERSHIP

STATE OF FLORIDA - COUNTY OF PINELLAS:

	Nineteen60 Capital Fund, LLC	
1.	That (I am/we are) the owner(s) and record title holder	(s) of the following described property, to wit:
	ADDRESS OR GENERAL LOCATION:	
	4210 78th Avenue	
	LEGAL DESCRIPTION OF PROPERTY. Type legal of	directly on this sheet. If too lengthy, type on separate sheet titled "Exhibit A" and attach:
	SEE EXHIBIT A	
2.	That this property constitutes the property for which an Request is to allow PUD for a 6	n application is being made to the City of Pinellas Park, Florida (NATURE OF REQUEST):
	Request is to allow POD for a c	o unit apartment complex.
3.	That the undersigned (has/have) appointed and (does necessary to affect such application.	Matt Sylverain, P.E. as (his/their) agent(s) to execute any petitions or other documents
4.	That this affidavit has been executed to induce the Ci property to make inspections as are necessary to visu	ity of Pinellas Park, Florida, to consider and act on the above described property; to include City representatives to enter upor alize site conditions and/or determine compatibility.
		·
	SIGNED (PROPERTY OWNER)	SIGNED (PROPERTY OWNER)
STATI	EOFFLORIDA NTY OF PINE ((as	The foregoing instrument was acknowledged before me this becewber 5, 2022 (Date) By Ronald Klein
	anima,	(Name of person ecknowledging and title of position)
	JEFFREY D. REGAL Notary Public - State of Florida Commission # HH 148691 My Comm. Expires Aug 29, 2025	who is personally known to me or who has produced
		as identification and who did (did not) take an oath. Notary Public, Commission No. HH LY8691
	(SEAL ABOVE)	Teffray b- Legal Name of Notary typed, printed or stamped)

EXHIBIT "A"

THE EAST 100 FEET OF THE WEST 310.5 FEET OF THE NORTH ½ OF THE NORTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 27, TOWNSHIP 30 SOUTH, RANGE 16 EAST; PINELLAS COUNTY, FLORIDA, LESS 33 FEET OF THE NORTH END AND LESS 20 FEET OF THE SOUTH END FOR PUBLIC STREET PURPOSES ABOVE RECORDED TRACT OTHERWISE KNOWN AS LOT 18, BLOCK 2, ACCORDING TO THE UNRECORDED PLAT OF THE HAINES ROAD FARMS.

TOGETHER WITH:

LOTS 1A - 7A, 1B - 7B, 1C - 7C AND TRACT "A" COMMON AREA, PARKWOOD TOWNHOMES, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 136, PAGES 34 - 35, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

NARRATIVE SUMMARY FOR RPUD APPLICATION 4210 78th Avenue Site – Apartments

Owner:

Nineteen60 Capital Fund, LLC PO Box 22 St. Petersburg, Fl 33731-0022

Authorized Agent: Mr. Matt Sylverain, P.E. Gulf Coast Consulting, Inc. 13825 ICOT Boulevard, Suite 605 Clearwater, FL 33760

The applicant is requesting to rescind a previously approved RPUD for 41 apartments (PUD2019-3 Parkwood Apartments) and establish a new PUD for 60 apartment units on a 2.76-acre property located on the south side of 78th Avenue N just east of 43rd Street in the City of Pinellas Park. The property has a Future Land Use designation of Community Redevelopment District (CRD) and is now zoned R-6 "Multi-Family Residential. The RPUD is being requested for 60 apartment units with regulations consistent with R-6 district and CRD land use designation with the CRD/Activity Center density bonus per the Comprehensive Plan. The apartments are intended to be a mixture of market rate and "workforce housing" units to serve the workforce in the Pinellas Park area.

Parcel ID #:

 $27/30/16/00000/310/1800,27/30/16/66869/000/0001,27/30/16/66869/001/0010,\\ 27/30/16/66869/001/0020,27/30/16/66869/001/0030,27/30/16/66869/001/0040,\\ 27/30/16/66869/001/0050,27/30/16/66869/001/0060,27/30/16/66869/001/0070,\\ 27/30/16/66869/002/0010,27/30/16/66869/002/0020,27/30/16/66869/002/0030,\\ 27/30/16/66869/002/0040,27/30/16/66869/002/0050,27/30/16/66869/002/0060,\\ 27/30/16/66869/002/0070,27/30/16/66869/003/0010,27/30/16/66869/003/0020,\\ 27/30/16/66869/003/0030,27/30/16/66869/003/0040,27/30/16/66869/003/0050,\\ 27/30/16/66869/003/0060,27/30/16/66869/003/0070$

LAND USE/ZONING

Surrounding uses include:

North:

Immediately north are modest residential homes on land having RU land

use and R-1 zoning.

South: Immediately south are apartments and storage units on land having CRD

land use and B-1 zoning, and "Pond Park" with CRD land use and R-5

zoning.

East: Immediately east are the Somerset Apartments on land having CRD land

use and R-6 zoning.

West: Immediately west are the Park29 Apartments on land having CRD land

use and R-6 zoning.

Other uses in the area include veterans housing on the Assembly of God church property ENVIRO medical offices, and a fire-station. The CRD land use and R-6 zoning with Activity Center density bonus would allow up to 86 units (31.25 units/acre) The PUD limits the site to 60 multifamily units which results in a density of 21.74 units acre, 70% of the maximum allowed. Within the City of Pinellas Park zoning structure, the R-6 zoning district is consistent with the CRD land use designation per Section 18-1514.1 of the code.

Lot Width:

The R-6 standard minimum lot width is 100 feet. The lot is 200 feet wide with frontage on 78th Avenue and 76th Avenue.

Lot Area:

The R-6 minimum lot area is based on base density of 12.5 units/acre and number of stories which yields a minimum lot area of 3,484.8 feet per unit for a 3-story building. The total lot area is 2.76 acres, and therefore for 60 units in 3-story buildings the proposed lot area is 2,002 SF per unit. The PUD is requested to allow this lot size per unit, although individual lots will not be created, and the one large lot is 2.76 acres.

Overall Density: The maximum overall density allowed is 31.25 units/acre (86 units) the proposed 60 units results in an overall density of 21.74 units/acre

Building Setbacks:

For 3-story buildings the minimum required front setback is 33 feet, whereas 41 feet is proposed along 78th Avenue and 46 feet is proposed along 76th Avenue. Minimum side setbacks are 20 feet, whereas a 96-foot side setback is proposed on the east side and a 59-foot setback is proposed on the west side. These ample setbacks will mitigate for 3-story height and provide ample open space for drainage retention and landscaping.

Building Height:

The maximum building height allowed in R-6 is 40 feet, whereas the buildings are proposed to be a maximum of 39-feet high.

Open Space:

Maximum lot coverage allowed in R-6 is 75% ISR. The RPUD plan complies as the project will have approximately 50% impervious surface lot coverage and 50%% open space. Common open space area includes retention pond and green space.

Parking:

The proposed parking exceeds code minimums as 99 spaces are proposed, and a minimum of 96 spaces are required.

Right-Of-Way for Public Road:

The RPUD project will dedicate 7 feet of ROW along 78th Avenue, and 10 feet of ROW along a portion of 76th Avenue. Building setbacks were measured from future ROW.

Livable Floor Area:

In the R-6 district the minimum livable floor area is 550 SF for 1-bedroom units and 650 SF for 2-bedroom units. The proposed apartments will exceed this requirement.

Transportation:

According to the Forward Pinellas/MPO <u>2021 Level of Service Report</u> the adjacent segment of 78th Avenue (US 19 – 49th St) is reported to operate at LOS D with an Annual Average Daily Traffic (AADT) of 6,685 vehicles. The proposed 60-unit low-rise multifamily project would generate only 404 daily trips, with 24 AM peak hour trips, and 31 PM peak hour trips.

Floodplain:

According to FIRM Map #12103C0204H dated August 18, 2009, the westernmost portion of the site is in Flood Zone "X". The large majority of the site is in Flood Zone AE-15 (BFE-15) which is in the 100-year floodplain. The buildings will be elevated 1-foot above BFE.

Utility Availability:

The site is served by public utilities through the City of Pinellas Park. Potable water is provided through a 6-inch PVC waterline within 78th Avenue. Sanitary sewer service is provided with a 10-inch VCP gravity line within 78th Avenue. Reclaimed water (6-inch line) is also available within 78th Avenue.

CONCLUSION

The proposed RPUD site development characteristics are compatible with the general area and consistent with R-6 zoning district regulations. The overall gross density of 21.7 units per acre is 70% of the density permitted in the CRD Land Use Plan category with density bonus. The RPUD Master Plan provides ample building setbacks, while providing housing for 60 multi-family units. The site layout also provides ample open space and drainage retention.

SECTION 27, TOWNSHIP 30 S, RANGE 16 E PINELLAS COUNTY, FLORIDA

LEGAL DESCRIPTION

LEGAL DESCRIPTION (EAST PARCEL): E 100FT OF W 410.5FT OF N 1/2 OF SEC 27, TWP. 30S, RNG. 16E

LEGAL DESCRIPTION (WEST PARCEL):

THE EAST 100 FEET OF THE WEST 310.5 FEET OF THE NORTH 1/2 OF

THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 27,

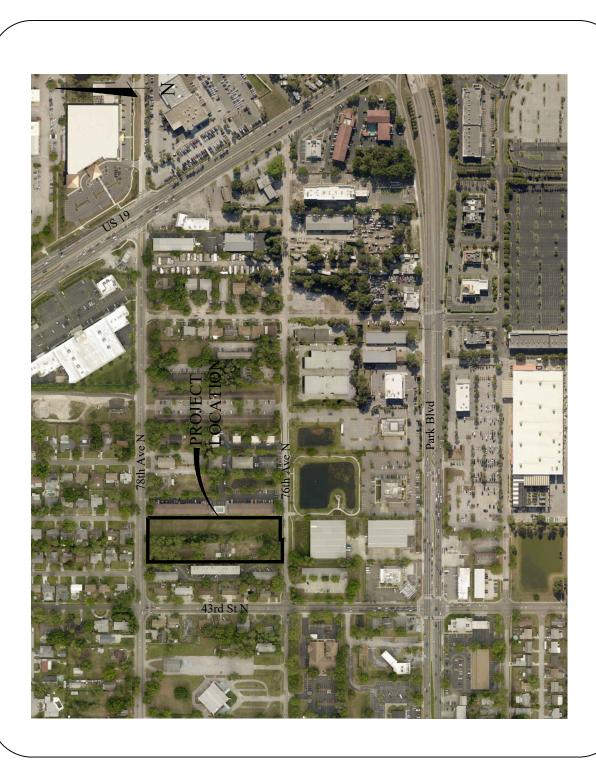
TOWNSHIP 30 SOUTH, RANGE 16 EAST; LESS THE NORTH 33 FEET AND

THE SOUTH 20 FEET FOR STREETS, SOMETIMES REFERRED TO AS FARM

11, BLOCK 2, HAINES ROAD FARMS UNRECORDED PLAT, IN THE PUBLIC

RECORDS OF PINELLAS COUNTY, FLORIDA.

LOCATION MAP





PREPARED FOR:

ST PETERSBURG, FL 33702 9800 4th ST N. SUITE 200



13825 ICOT BOULEVARD, SUITE 605 CLEARWATER, FL 33760 PHONE: 727-524-1818 ATTN: MATT D. SYLVERAIN, P.E. 917

NC N

GULF COAST CONSULTING,

CIVIL ENGINEER:

9800 4th ST N. SUITE 200 ST PETERSBURG, FL 33702

HP CAPITAL GROUP I

DEVELOPER:

33731

P.O. BOX 22 ST PETERSBURG, FL

NINETEEN60 CAPITAL FUND

OWNER:

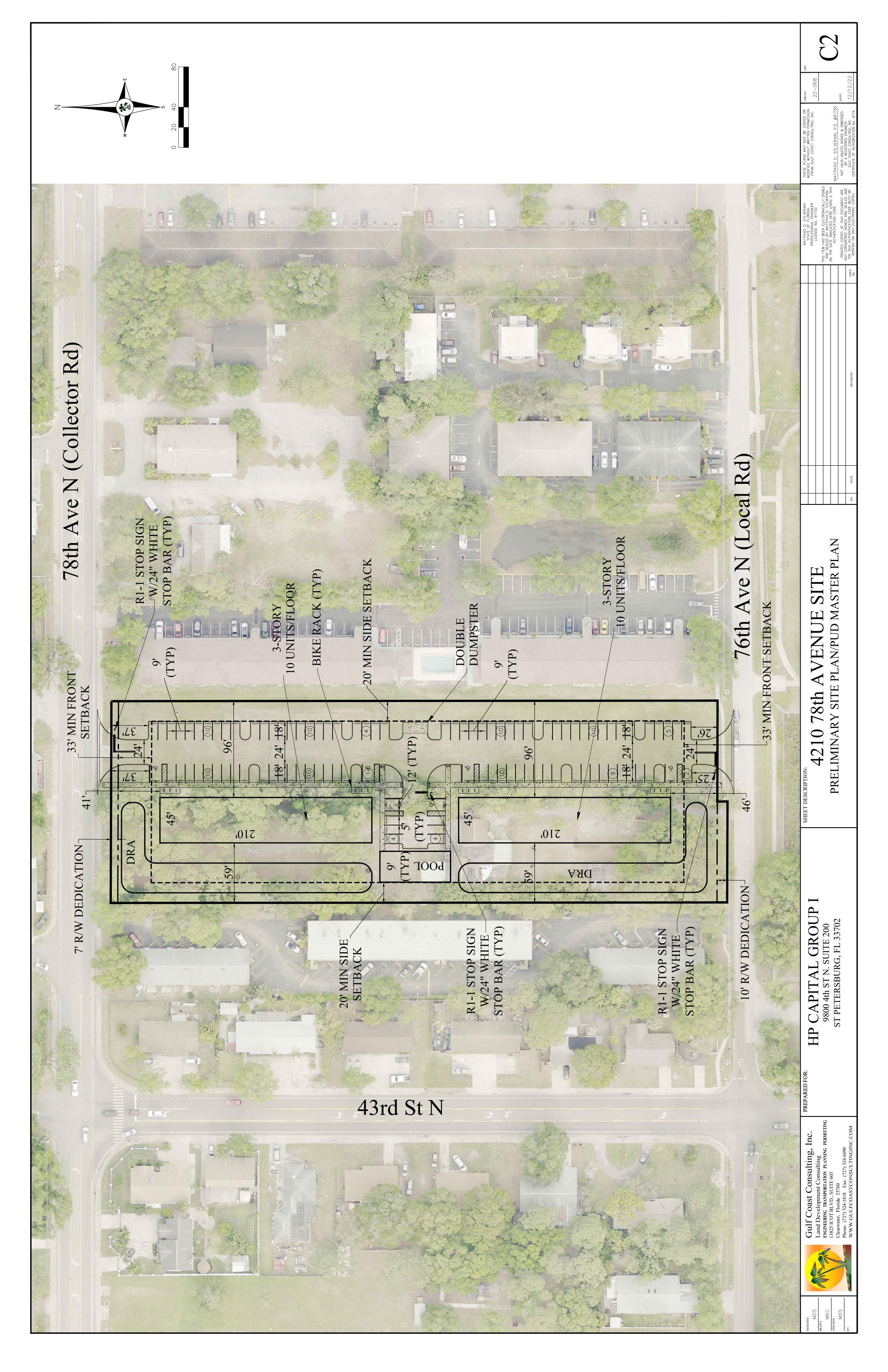
Land Development Consulting
ENGINEERING TRANSPORTATION PLANNING PERMITTING
13825 ICOT BLVD., SUITE 605
Clearwater, Florida 33760
Phone: (727) 524-1818 Fax: (727) 524-6090
www.gulfcoastconsultinginc.com

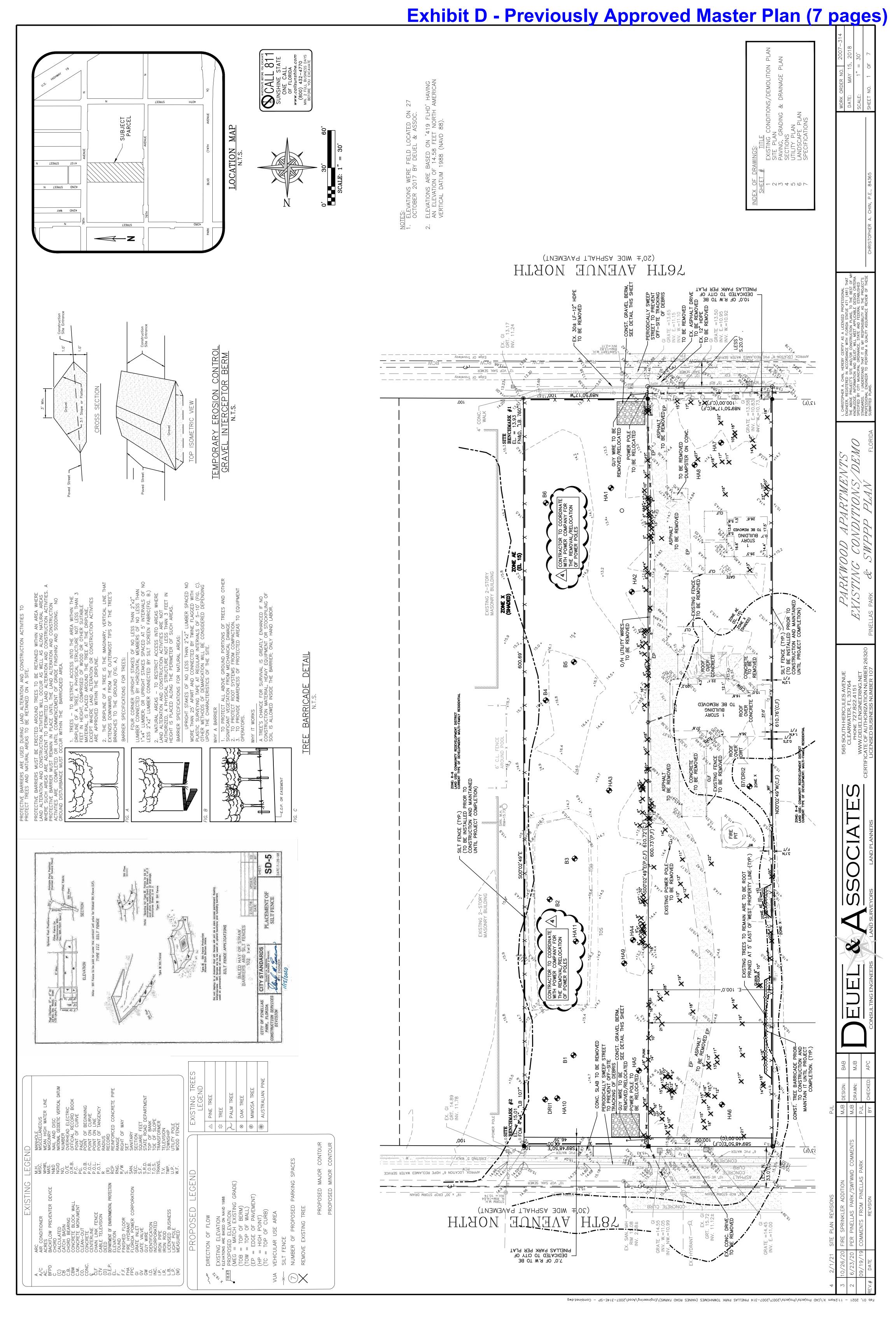
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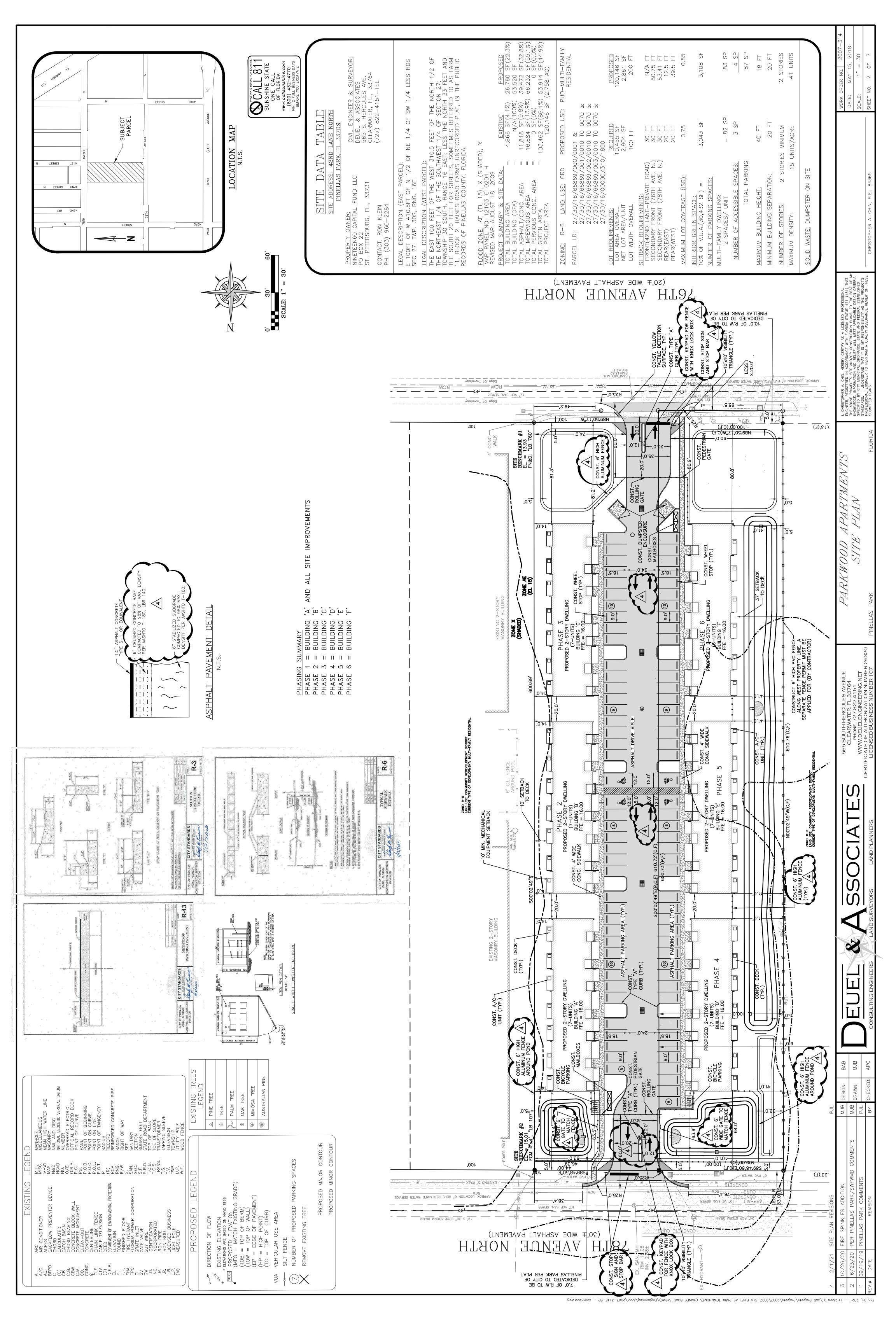
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SITE

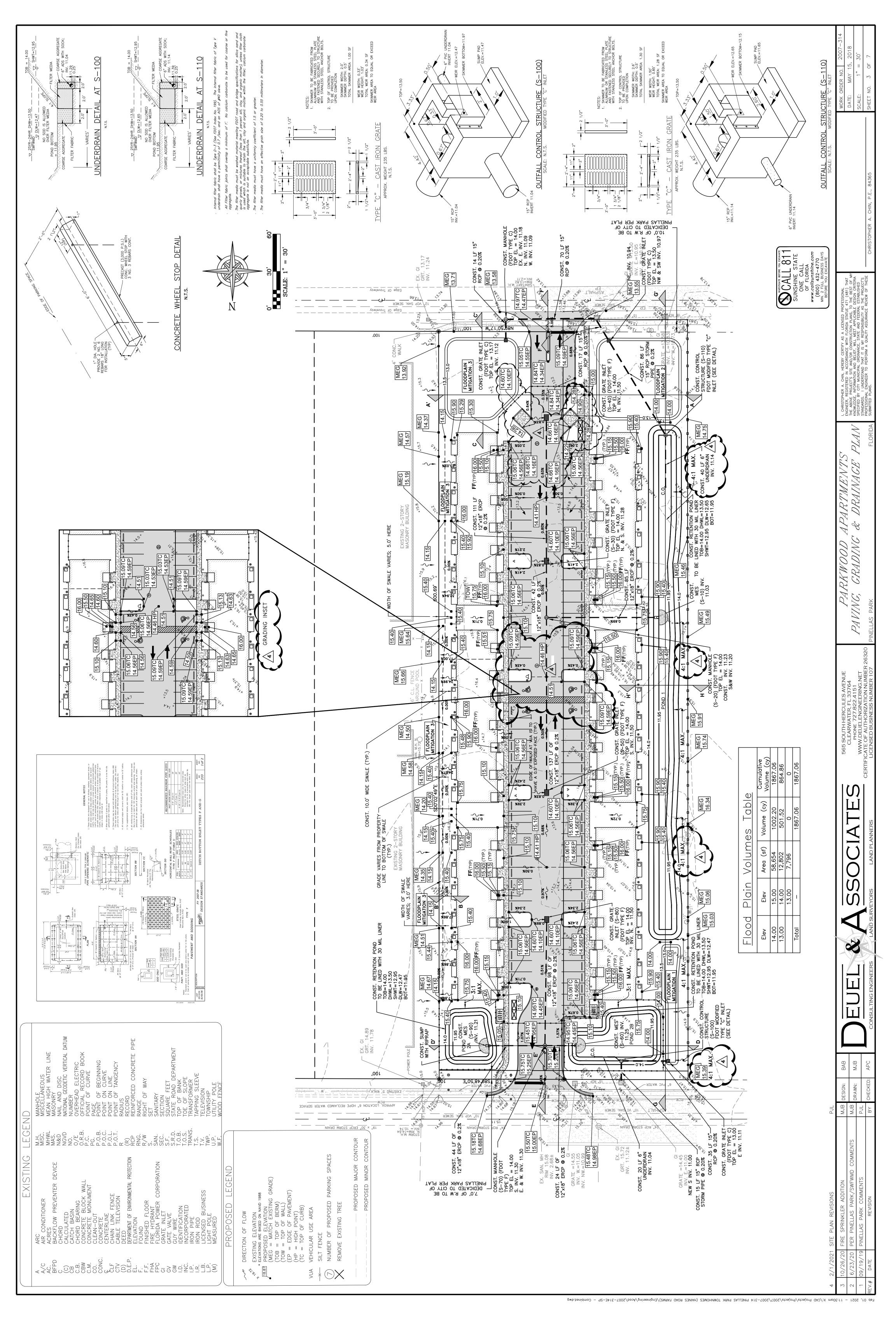
FUTURE LAND USE MAP DESIGNATION:	CRD (COMMUNITY REDEVELOPMENT	NT DISTRICT)	
EXISTING ZONING:	R6 (MULTI-FAMILY RESIDENTIAL)		
TOTAL LAND AREA:	120,146 SF (2.76 AC)		
SITE DATA TOTALS	EXISTING	PROPOSED	MIN/MAX REQUIRED
BUILDING:	4,866 SF	18,900 SF	W/N
PAVEMENT/CONC:	11,818 SF	41,135 SF	N/A
IMPERVIOUS:	16,684 SF	60,035 SF (49.9%)	75% MAX
OPEN SPACE:	103,462 SF	60,111 SF (50.1%)	25% MIN
LOT AREA TOTAL:	120,146 SF	120,146 SF	
LOT WIDTH	200,	200,	100' FEET MIN
LOT DEPTH	600.7'	600.7'	N/A
PARKING SPACES	∀ /Z	99 SPACES	96 REQUIRED 1.5 SPACE/1-BR UNIT 2 SPACE/2-BR UNIT 48 1-BR UNITS = 72 SPACES 12 2-BR UNITS = 24 SPACES 101AL = 96 SPACES
BUILDING HEIGHT	N/A	39 FEET	40 FEET MAX
LIVEABLE FLOOR AREA:	N/A	550 SF 1-BR	550 SF (1-BR)
	N/A	650 SF 2-BR	650 SF (2-BR)
OVERALL DENSITY:	N/A	21.74 UNITS/ACRE	31.25 UNITS/ACRE MAX
BUILDING SETBACKS:			
FRONT (NORTH 78th)	N/A	41,	33' FOR 3-STORY
REAR (SOUTH 76th)	N/A	46'	33' FOR 3-STORY
SIDE (EAST)	N/A	,96	20, MIN
SIDE (WEST)	N/A	59,	20, MIN

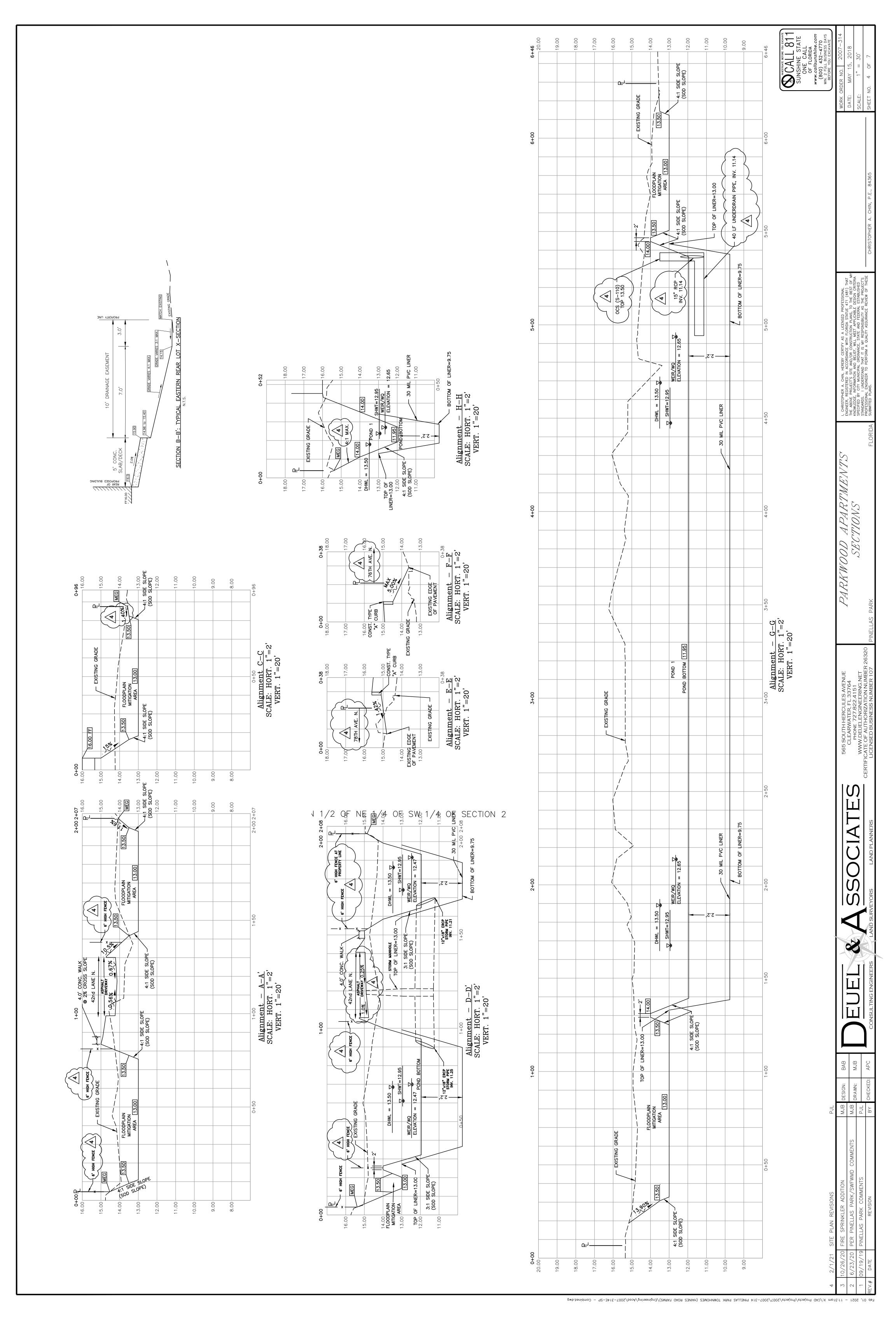
20-068 DATE: 12/06/2022 4210 78th AVENUE SITE

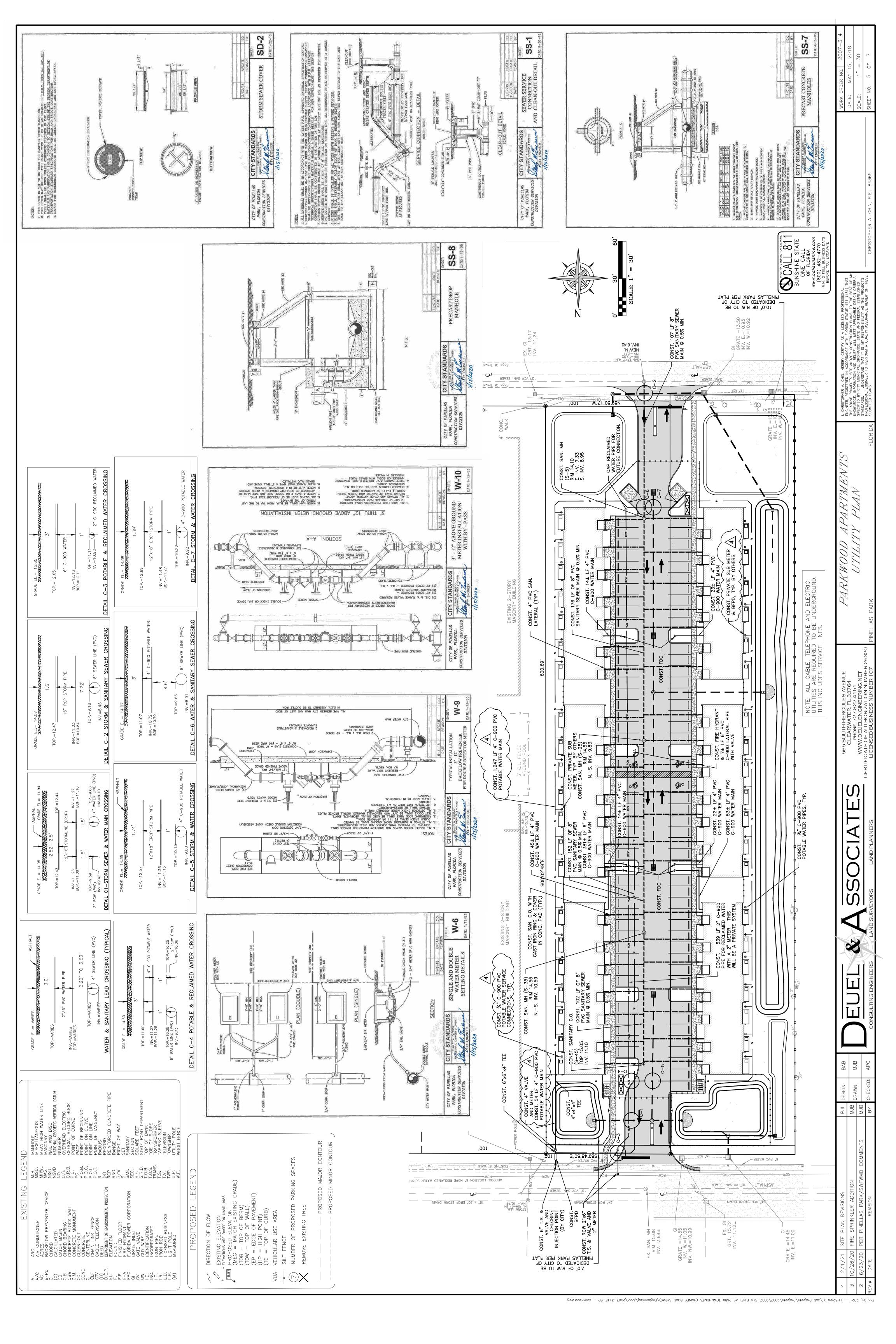


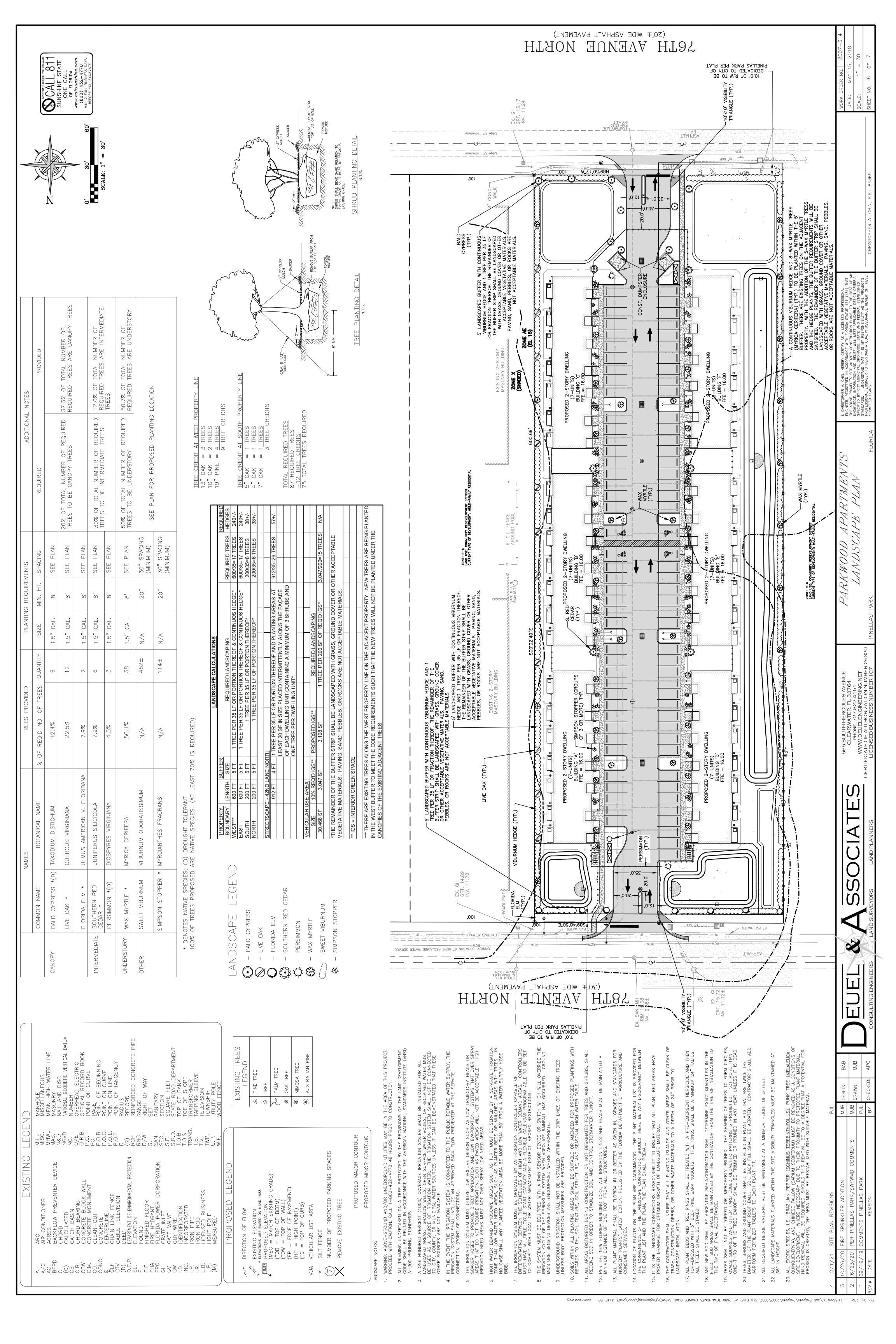












POUNZIABLE VALVE BOX COVER AND LID CIRCULAR SERVICE BOX LID метек вох сір H3 REBAR MATER - VALVE COVER LID (PAINTED LAVENDER) D.W.R.9.9 CONCRETE PAD PROPERTY LINE— W-3 HYDRANT LOCATION 50 RIGHT-OF-WAY (2) (3) 4 (2) Ξ (2) (3) 4 (5) (6) Retention basin construction procedures and the overall sequence of site construction are two key far that can control the effectiveness of retention basins. The applicant must demonstrate that the de infiltration rate will be met after construction by minimizing soil compaction during construction minimizing the amount of sediment esposaled into the retention basin.

Because stormwater management systems are required to be constructed during the initial phases of development, retention basins are often exposed to pror quality surface, curroff. Stormwater runoff development, retention basins are often exposed to pror quality surface, unroff. Stormwater runoff of construction contains considerable amounts of suspended solids, organics, clays, silts, trash and curdesirable materials. For example, the subgrade stabilization material used during construction roadways and pavement areas typically consists of clayey sand or soil cement. If a storm occurs vitese materials are exposed (prior to placement of the roadway wearing surface), considerable amount these materials end up in the stormwater conveyance system and the retention basin, hindering infiltrent through the system. Another source of fine material generated during construction procedures are required to avoid degradation of retention basin salso create a poor infiltrating surface.

The following construction procedures are required to avoid degradation of retention basin infiltre capacity due to construction practices:

(a) The location and dimensions of the retention basin shall be verified onsite prior to its construction design requirements including retention basin shall be verified.

(b) The location of retention basins shall be clearly marked at the site to prevent unnecessary vehic triffic across the area causing soil compaction.

(c) Initially construct the retention basin by excavating the basin bottom and sides to approximate inches above final design grades.

(d) Excavation shall be done by lightweight equipment to minimize soil compaction. Trac THE CONTRACTOR SHALL CLEAR AND GRUB, ONLY THOSE PC THE SITE, NECESSARY FOR CONSTRUCTION. DISTURBED AREA SEEDED, MULCHED, OR PLANTED WITH OTHER APPROVED LAN MATERIAL IMMEDIATELY FOLLOWING CONSTRUCTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY ALL UTI COMPANIES TO DISCONNECT OR REMOVE THEIR FACILITIES PF REMOVING OR DEMOLISHING DURING CONSTRUCTION, ALL STORM SEWER INLETS IN THE VALVE PROJECT SHALL BE PROTECTED BY SEDIMENT TRAPS SUSCURED HAY BALES, SOD, STONE, ETC., WHICH SHALL BE AND MODIFIED AS REQUIRED BY CONSTRUCTION PROGRESS.

ALL EROSION AND SILTATION CONTROL METHODS SHALL BE IMPLEMENTED PRIOR TO THE START OF CONSTRUCTION AND UNTIL CONSTRUCTION IS COMPLETE. WHEN CONSTRUCTION IS COMPLETED, THE RETENTION/DETEN WILL BE RESHAPED, CLEANED OF SILT, MUD AND DEBRIS, A RE—SODDED IN ACCORDANCE TO THE PLANS. THE CONTRACTOR IS TO OBTAIN ALL NECESSARY PERMITS FIREMOVING ANY EXISTING STRUCTURES. THE DOMESTIC WATER SYSTEM AND THE STORM DRAIN FILTER INSPECTED BY OUR OFFICE IN ORDER THAT THEY BE CERTIFIED BY OUR OFFICE IN DREATIVE THAT OUR OFFICE BE TO BACKFILLING OVER THESE FACILITIES. FAILURE TO DO SCHAVING TO BE UNCOVERED AND INSPECTED BEFORE A CERTIFICATE OF OCCUPANCY WILL BE WITHHELD UNTIL THE M (f) Once the basin has been excavated to final grade, the entire basin bottom must be dee loosened for optimal infiltration. The depth to be raked is dependent on the type, weight pressure of the construction equipment used during the bulk excavation of the basin. 10. (A) NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED GRAVITY— OR VACUUM—TYPE SANITARY SEWER SIX INCHES, AND PREFERABLY 12 INCHES SELOW THE OUTSIDE OF THE OTHER PIPELINE.
(B) NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED PRESSURE—TYPE SANITARY SEWER, WASTEWATER OR STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER SHALL BE LAID SO THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.
(C) AT THE UTILITY CROSSINGS DESCRIBED IN PARAGRAPHS (A) AND (B) ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE. ALTERNATIVELY, AT SUCH CROSSINGS, THE PIPES SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM—TYPE SANITARY SEWERS, STORM SEWERS, STORMWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62—610, F.A.C. AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY—OR PRESSURE—TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES
CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62—610, F.A.C. THE CONTRACTOR SHALL PERFORM AN EXFILTRATION TEST ON ALL GRAVITY SEWERS INSTALLED IN ACCORDANCE WITH THE REGULATION AGENCY HAVING JURISDICTION.
MAXIMUM ALLOWABLE LEAKAGE RATE: 200 GPD PER INCH PIPE DIAMETER PER MILE.
TEST RESULTS ARE TO BE SUBMITTED TO THE REGULATORY AGENCY FOR APPROVAL COORDINATION AND NOTIFICATION OF ALL PARTIES IS THE CONTRACTOR'S ALL SANITARY SEWER WORK SHALL CONFORM WITH LOCAL REGULATORY STANDARDS AND SPECIFICATIONS. PRIOR TO COMMENCING WORK WHICH REQUIRES CONNECTING NEW WORK TO EXIST LINES OR APPURTENANCES, THE CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF EXISTING CONNECTION POINT AND NOTIFY OWNER'S ENGINEER OF ANY CONFLICTS OR DISCREPANCIES. ALL GRAVITY SEWER PIPING SHALL BE SUBJECT TO A TELEVISION INSPECTION BY THE OWNER'S CONTRACTOR. CONTRACTOR TO NOTIFY THE ENGINEER 48 HOURS IN ADVANCE TO SCHEDULE INSPECTION. ALL DUCTILE IRON PIPE SHALL BE CLASS 52 IN ACCORDANCE WITH ANSI A 21.50 (AWWA C 150) AND ANSI A21.51 (AWWA C 151). DUCTILE IRON PIPE SHALL RECEIVE INTERIOR AND EXTERIOR BITUMINOUS COATING IN ACCORDANCE WITH ANSI A 21.6, A 21.8, OR A 21.51. VERTICAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS, AND RECLAIMED WATER PIPELINES SANITARY SEWER NOTES

ALL SANITARY SEWER MAINS & LATERALS SHALL HAVE A MINIMUM OF 36 INCHES
COVER.

ALL SANITARY SEWER MAINS & SERVICE LATERALS SHALL BE CONSTRUCTED OF
POLYVINYL CHLORIDE PIPE, SDR 35 OR AS OTHERWISE INDICATED ON THE
CONSTRUCTION DRAWINGS. PVC PIPE AND FITTINGS SHALL CONFORM TO ASTM SPECIFICATIONS DESIGNATION D-3034-77C, MA SDR 35. INSTALLATION OF SDR 35 PIPE SHALL BE IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF ASTM SPECIFICATION SECTION D2321. ALL SANITARY SEWER PIPELINES SHALL BE SOLID GREEN IN COLOR. ALL PVC FORCE MAINS SHALL BE CLASS 200, SDR 21, COLOR GREEN, WITH A GREEN MAGNETIC TAPE A MINIMUM OF 2" WIDE, PLACED 1 FOOT BELOW THE PROPOSED GRADE. THE PRINTING ON THE MAGNETIC TAPE SHOULD READ "FORCE MAIN". ALL FORCE MAINS SHALL BE SUBJECT TO A HYDROSTATIC PRESSURE TEST IN ACCORDANCE WITH THE REGULATORY AGENCY HAVING JURISDICTION. SAID TESTS TO BE CERTIFIED BY THE ENGINEER OF RECORD AND SUBMITTED TO THE REGULATORY AGENCY FOR APPROVAL. COORDINATION AND NOTIFICATION OF ALL PARTIES IS THE CONTRACTORY'S RESPONSIBILITY. NOTE: REQUIRED EROSION CONTROL MEASURES MUST REMAIN INTACT THROUGHOUT CONSTRUCTION. FAILURE TO INSTALL OR PROPERLY MAINTAIN THESE BARRICADES WILL RESULT IN ENFORCEMENT ACTION WHICH MAY INCLUDE CITATIONS, AS PROVIDED BY CHAPTERS 40D-4 & 40D-40 F.A.C. INITIATION OF CIVIL PENALTY PROCEDURES PURSUANT TO SECTION 373.129. F.A.C. CAN RESULT IN A PENALTY NOT TO EXCEED \$10,000 PER OFFENSE WITH EACH DATE DURING WHICH SUCH VIOLATION OCCURS CONSTITUTING A OFFENSE. AFTER PAVING, GRADE RETENTION AREAS AND FLOODPLAIN MITIGATION AREAS TO CONTOURS, SHAPE AS SHOWN AND SOD/BERM; SIDE BANKS AND BOTTOM.
ALL DISTURBED CONDITIONS SHALL BE RESTORED TO NATURAL CONDITIONS OR BETTER. NOTE: PLAN CONFLICTS, SHOWN OR UNSHOWN, WITH OTHER EXISTING SITE IMPROVEMENTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAKE ADJUSTMENTS AND PROTECT OR REINSTALL ALL DISTURBED EXISTING UTILITIES, PHONE LINES, POWER SUPPORT CABLES, SPRINKLER LINES AND CONTROLS, MECHANICAL PIPELINES OR UNDERGROUND POWER CABLES AND RETURN EXISTING CONCRETE WALKS, DUMPSTER PADS, FENCE, HANDRAIL, VALVES, HYDRANTS, GUY WIRES, ELECTRIC BOXES AND PIPELINES WHICH SHALL BE REPAIRED OR REINSTALLED AS INCIDENTAL TO THE COST OF WORK SHOWN HEREUNDER. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RESOLVE ANY CONFLICTS PRIOR TO AWARD OF THE CONTRACT. MAINTENANCE AND OPERATIONS INSPECTIONS FOR STORMWATER DISCHARGE FACILITY

1. ALL SODDED AREAS SHALL BE MOWED AND MAINTAINED PROPERLY.

2. UNDER NO CIRCUMSTANCES SHALL THE RETENTION AREA BE FILLED WITH ANY OTHER SUBSTANCE THAN STORMWATER. DURING CONSTRUCTION SEDIMENT IS TO REMAIN ON SITE. THE CONTRACTOR RESPONSIBLE FOR THE INSTALLATION OF EROSION AND SEDIMENT CONTROL DEVICES PRIOR TO INITIATING AND DURING ALL PHASES OF LAND CLEARING AN CONSTRUCTION TO PREVENT SOIL EROSION AND SILTATION. ALL SIDE SLOPES OF RETENTION OR SWALE AREAS SHALL BE STABILIZED BY VEGETATION OR OTHER MATERIALS TO MINIMIZE EROSION AND PROTECT THE STORMWATER BASIN. ALL SANITARY SEWER GRAVITY MAINS OR SANITARY SEWER FORCE REQUIRE D.I.P. ARE TO BE POLYLINED OR EPOXY LINED. 4. IF DAMAGE TO THE SYSTEM DOES OCCUR, THE SYSTEM SHALL BE RECONSTRUCTED IN ACCORDANCE WITH THE APPROVED PLAN.

OPERATION & MAINTENANCE OF THE STORMWATER SYSTEM DIRECT ALL SURFACE DRAINAGE TOWARD RETENTION AREA DURING CONSTRUCTION. E FOR COORDINATING THE APPLICABLE FR. TESTS WILL BE REQUIRED PURSUANT JND IN THE ENGINEERING CONSTRUCTION THE WORK, THE SOILS ENGINEER STATING THAT THE OWNER'S ENGINEER STATING THAT THE CONTRACTOR IS TO PROVIDE A 1/2" BITUMINOUS EXPANSION JOINT MATERIAL WITH SEALER, AT ABUTMENT OF CONCRETE AND ANY STRUCTURE. BLE FOR PROTECTING EXCAVATIONS BRACING, SHEETING, OR SHORING, KEPT DRY WHILE PIPE AND DEWATERING SHALL BE USED AS ALL PAVEMENT MARKINGS SHALL BE MADE WITH TRAFFIC PAINT IN ACCORDANCE TO FDOT STANDARD SPECIFICATIONS 971-12 OR 971-13. PARKING STALL STRIPING TO BE 4" WIDE PAINTED WHITE STRIPES. THE STORM DRAINAGE PIPING AND FILTRATION SYSTEM SHALL BE SUBJECT TO A VISUAL INSPECTION BY THE OWNER'S SOILS ENGINEER PRIOR TO THE PLACEMENT OF BACKFILL.

THE CONTRACTOR SHALL MAINTAIN THE STORM DRAINAGE SYSTEMS UNTIL FINAL ACCEPTANCE OF THE PROJECT. PVC STORM PIPE, 12" AND SMALLER SHALL CONFORM TO AWWA C-900, CLASS 150 STANDARDS, UNLESS OTHERWISE NOTED.

ALL DRAINAGE STRUCTURE GRATES AND COVERS WITHIN TRAFFIC AREAS SHALL BE TRAFFIC RATED FOR H-20 LOADINGS. (A) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62—610, F.A.C.

(B) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM—TYPE SANITARY SEWER.

(C) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST SIX FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY—OR PRESSURE—TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER MAINS AND GRAVITY—TYPE SANITARY SEWERS SHALL BE REDUCED TO THREE FEET WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE WATER MAIN IS LAID AT LEAST TEN FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND ALL PARTS OF ANY EXISTING OR PROPOSED "ON—SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM" AS DEFINED IN SECTION 381.0065(2), F.S., AND RULE 64E—6.002, F.A.C. THE CONTRACTOR IS TO INSTALL TEMPORARY BLOW-OFFS AT THE END OF WATER SERVICE LATERALS TO ASSURE ADEQUATE FLUSHING AND DISINFECTION. PRIOR TO CONSTRUCTING CONCRETE PAVEMENT, THE CONTRACTOR IS SUBMIT A PROPOSED JOINTING PATTERN TO THE OWNER'S ENGINEER FOR APPROVAL. MATERIALS AND CONSTRUCTION METHODS FOR STREETS AND STORM DRAINAGE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LOCAL REGULATORY AGENCY. WATER SYSTEM NOTES
ALL WATER MAINS SHALL HAVE A MINIMUM OF 36 INCHES OF COVER
ALL WATER SYSTEM WORK SHALL CONFORM WITH LOCAL REGULATORY
STANDARDS AND SPECIFICATIONS. ALL FIRE HYDRANTS SHALL MEET THE REQUIREMENTS OF AWWA C502 AND SHALL BE APPROVED BY THE LOCAL UTILITY AND FIRE MARSHAL. ALL PVC WATER MAINS 4" THROUGH 12" SHALL BE IN ACCORDANCE WITH AWWA C-900. PIPE SHALL BE CLASS 150 AND MEET THE REQUIREMENTS OF SDR 18 IN ACCORDANCE WITH ASTM D-2241. WATER MAINS LESS THAN 4" SHALL BE PVC SDR21. N. BACTERIOLOGICAL SAMPLING
14 UNIT AND/OR LOCAL
LEARANCE OF DOMESTIC WATER
CAL TESTS TO BE SUBMITTED THE CONTRACTOR IS TO INSTALL EXTRA BASE MATERIAL WHEN THE DISTANCE

BETWEEN THE PAVEMENT ELEVATION AND THE TOP THE PIPE OR BELL IS LESS

THAN TWELVE (12) INCHES.

STANDARD INDEXES REFER TO THE LATEST EDITION OF FDOT "ROAD AND TRAFFIC DESIGN STANDARDS". THE CONTRACTOR IS TO SOD THE RETENTION/DETENTION POND AS INDICATED ON PLANS WITHIN ONE WEEK FOLLOWING CONSTRUCTION THE POND. ALL FITTINGS 2" AND SMALLER SHALL BE PVC SDR21 WITH PUSH JOINTS. NO SOLVENT CEMENT WELD PIPE OR FITTINGS SHALL BE REQUIRED BY CITY/COUNTY SHALL BE USED. MATERIALS AND CONSTRUCTION METHODS FOR WATER DISTRIBUTION SYSTEM SHALL BE IN ACCORDANCE WITH THE LOCAL REGULATORY AGENCY CODES. THE IRRIGATION SYSTEM SHALL HAVE COLOR CODED PIPING AND LABELING ON THE PIPE TO INSURE DIFFERENTIATION FROM POTABI WATER PIPING. ALL GATE VALVES 2" OR LARGER SHALL BE RESILIENT SEAT OR RESILIENT WEDGE MEETING THE REQUIREMENTS OF AWWA C509 SOUND WATER MAINS AND OR SEWER FORCE MAINS ALL DELETERIOUS SUBSTANCE MATERIAL, (I.E. MUCK, PEAT, B DEBRIS), IS TO BE EXCAVATED IN ACCORDANCE WITH THESE I AS DIRECTED BY THE OWNER'S ENGINEER, OR OWNER'S SOIL COMPANY. DELETERIOUS MATERIAL IS TO BE STOCKPILED OR FROM THE SITE AS DIRECTED BY THE OWNER. EXCAVATED A TO BE BACKFILLED WITH APPROVED MATERIALS AND COMPACT SHOWN ON THESE PLANS. ALL STORM SEWER PIPE SHALL BE REINFORCED CONCRETE (ASTM C-76) UNLESS OTHERWISE NOTED ON PLANS. THE CONTRACTOR IS RESPONSIBLE FOR (TESTING WITH THE SOILS ENGINEER. TESTING WITH THE TESTING SCHEDULE FOUND IN DRAWINGS. UPON COMPLETION OF THE WMUST SUBMIT CERTIFICATIONS TO THE OWALL REQUIREMENTS HAVE BEEN MET. CONTRACTOR TO PERFORM CHLORINATION. ESHALL BE BY THE LOCAL PUBLIC HEALTH UNTLITY. CONTRACTOR SHALL OBTAIN CLEAF SYSTEM. COPIES OF ALL BACTERIOLOGICAL TO OWNER'S ENGINEER. ALL COMPONENTS OF THE WATER SYSTEM, HYDRANTS, CONNECTIONS, AND VALVES SHAUNTIL PROPERLY PRESSURE TESTED AND A ENGINEER. PRESSURE TESTS TO BE IN ACC DEPARTMENT SPECIFICATIONS. CONTRACTOR ENGINEER AND WATER DEPARTMENT INSPECIAL ADVANCE OF PERFORMING TESTS. JOINT RESTRAINTS SHALL BE USED AS SPECIFICATIONS. NO THRUST BLOCKS THE CONTRACTOR SHALL BE RESPONSI AGAINST COLLAPSE AND WILL PROVIDE AS NECESSARY. TRENCHES SHALL BE APPURTENANCES ARE BEING PLACED. REQUIRED. THE CONTRACTOR SHALL MAINTAIN THE FINAL ACCEPTANCE OF THE PROJECT. WATER SYSTEM TESTING AND IN HORIZONTAL SEPARATION BETWEEN UNDERG SANITARY OR STORM SEWERS, WASTEWATER AND RECLAIMED WATER PIPELINES. PAVING NOTES 10. 2 9 $\dot{\infty}$ 7 5. 2 2 THE SOILS ENGINEER IS TO SUPPLY THE ENGINEER WITH A PHOTOCOPY OF ALL COMPACTION TESTS, AND ASPHALT RESULTS. THE SOILS ENGINEER IS TO CERTIFY TO THE ENGINEER OF RECORD, IN WRITING, THAT ALL TESTING REQUIREMENTS, REQUIRED BY THE LOCAL REGULATORY AGENCY, AND THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT), FOR THE IMPROVEMENTS, AS REQUIRED BY THE ENGINEERING CONSTRUCTION DRAWINGS, HAVE BEEN SATISFIED. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN AREAS OF BURIED UTILITIES, AND SHALL PROVIDE AT LEAST 48 HOURS NOTICE TO THE VARIOUS UTILITY COMPANIES, IN ORDER TO PERMIT MARKING THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES, IN ADVANCE OF CONSTRUCTION, BY CALLING "SUNSHINE" AT 1-800-432-4770. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL UTILITIES NOT INCLUDED IN THE "SUNSHINE" PROGRAM. ALL DISTURBED AREAS WHICH ARE NOT TO BE SODDED, ARE TO BE SEEDED AND MULCHED TO DOT STANDARDS, AND MAINTAINED UNTIL A SATISFACTORY STAND OF GRASS, ACCEPTABLE TO THE REGULATORY AGENCY AND ENGINEER OF RECORD, HAVE BEEN OBTAINED. ANY WASHOUTS, REGRADING, RESEEDING, AND GRASSING WORK, AND OTHER EROSION WORK REQUIRED, WILL BE PERFORMED BY THE CONTRACTOR, UNTIL THE SYSTEM IS ACCEPTED FOR MAINTENANCE, BY THE REGULATORY AGENCY AND ENGINEER OF RECORD. ANY PORTION OF THE ROADWAY THAT SUSTAINS EXCESSIVE CONSTRUCTION RELATED DAMAGE, IN THE OPINION OF THE COUNTY/CITY HIGHWAY DEPARTMENT, SHALL BE REPAIRED AT CONTRACTOR EXPENSE IN A MANNER SPECIFIED BY THE COUNTY/CITY HIGHWAY DEPARTMENT. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN A SAFE AND EASILY ACCESSIBLE PAVED OR UNPAVED PATHWAY FOR PEDESTRIAN TRAFFIC THROUGH THE WORK ZONE FOR THE DURATION OF THE CONSTRUCTION PROJECT. IF THE PATHWAY LIES ALONG A DESIGNATED SCHOOL—WALKING ROUTE THEN THE CONTRACTOR MUST PROVIDE ADEQUATE SUPERVISION AND/OR GUIDANCE TO THE SCHOOL AGED STUDENTS AS THEY TRAVERSE THRU THE WORK ZONE. THE CONTRACTOR SHALL CHECK THE PLANS FOR CONFLICTS AND DISCREPANCIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE OWNER'S ENGINEER OF ANY CONFLICTS OR DISCREPANCIES BEFORE PERFORMING ANY WORK IN THE AFFECTED AREA. PRIOR TO COMMENCEMENT OF WORK AND/OR PRIOR TO START OF RESTORATION, COORDINATE THROUGH A "WALK—THROUGH" WITH COUNTY/CITY HIGHWAY DEPARTMENT REPRESENTATIVE TO ENSURE MUTUAL AGREEMENT REGARDING SUCH MATTERS AS EXTENT OF ROADWAY TO BE OVERLAID AFTER PATCHING, THE EXTENT OF DRIVEWAY REPLACEMENT—ESPECIALLY CONCRETE, ETC... THE PERMITTEE'S ATTENTION IS DIRECTED TO THE PROVISIONS OF THE TRENCH SAFETY ACT (FLORIDA STATUTES, SECTION 553.60 ET. SEQ...) AND THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION EXCAVATION SAFETY STANDARDS (29 C.F.R. SECTION 1926.650, SUBPART P) WHICH SHALL APPLY TO CONSTRUCTION, OPERATION AND MAINTENANCE PURSUANT TO THIS PERMIT. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING FACILITIES, ABOVE OR BELOW GROUND, THAT MAY OCCUR AS A RESULT OF THE WORK PERFORMED BY THE CONTRACTOR. THE CONTRACTOR SHALL MAINTAIN A COPY OF THE APPROVED PLANS AND PERMITS AT THE CONSTRUCTION SITE. THE CONTRACTOR SHALL SUBMIT FOR APPROVAL TO THE OWNER'S ENGINEER, SHOP DRAWINGS ON ALL PRECAST AND MANUFACTURED ITEMS WHICH ARE FROM THIS SITE. FAILURE TO OBTAIN APPROVAL BEFORE INSTALLATION MAY RESULT IN REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE. ALL SHOP DRAWINGS ARE TO BE REVIEWED AND APPROVED BY THE CONTRACTOR PRIOR TO SUBMITTAL TO THE OWNER'S ENGINEER. CONCRETE DRIVEWAYS PERMITTED TO BE CUT ARE TO BE RESTORED WITH 6" OF 3000 PSI CONCRETE WITH 6" X 6" 10 GAUGE WIRE WELDED FABRIC. PLACE 1/2" EXPANSION JOINT BETWEEN BACK OF CURB AND NEW DRIVE. ANY PORTION OF DRIVEWAY AT OR NEAR CUT THAT BECOMES UNDERMINED WILL BE REMOVED PRIOR TO CONCRETE BEING PLACED. EXISTING CRACKS IN DRIVEWAYS ARE TO BE DOCUMENTED AS PRE—EXISTING OR THAT SECTION REPLACED AT THE COUNTY/CITY HIGHWAY DEPARTMENT'S OPTION. AREA BENEATH PATCH TO BE MECHANICALLY TAMPED PRIOR TO PLACING CONCRETE. MINIMUM REPAIR WIDTH TO BE 5' WITH NO SECTION LEFT SMALLER THAN 5'. THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR MEANS AND METHODS FOR CONSTRUCTION SITE SAFETY. 32. NOTIFY PROPERTY OWNERS REGARDING SPRINKLER SYSTEM, PLANTS AND MAIL BOXES THAT WILL BE DISTURBED DURING CONSTRUCTION PRIOR TO STARTING WORK. NO STOCKPILING OF MATERIAL IN ROADWAY OR ON SIDEWALK; ALL DIRT AND DEBRIS WILL BE REMOVED FROM JOB SITE DAILY. ROADS AND SIDEWALK TO BE SWEPT DAILY AS PART OF DAILY CLEAN—UP. ALL PRIVATE AND PUBLIC PROPERTY AFFECTED BY THIS WORK SHALL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN EXISTING CONDITIONS UNLESS SPECIFICALLY EXEMPTED BY THE PLANS. ADDITIONAL COSTS ARE INCIDENTAL TO OTHER CONSTRUCTION AND NO EXTRA COMPENSATION IS TO BE ALLOWED. ALL SODDING, SEEDING AND MULCHING SHALL INCLUDE WATERING AND FERTILIZATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THESE AREAS UNTIL THE PROJECT COMPLETED AND ACCEPTED BY THE OWNER. AT LEAST THREE (3) WORKING DAYS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND APPROPRIATE AGENCIES, AND SUPPLY THEM WITH ALL REQUIRE SHOP DRAWINGS, THE CONTRACTOR'S NAME, STARTING DATE, PROJECTED SCHEDULE, AND OTHER INFORMATION AS REQUIRED. ANY WORK PERFORMED PRIOR TO NOTIFYING THE ENGINEER, OR WITHOUT AGENCY INSPECTOR PRESENT, MAY BE SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE. 20. PLACE EXPANSION JOINTS WHERE 4" AND 6" CONCRETE ABUT. 21. SAW CUT EXISTING EDGE—OF—PAVEMENT PRIOR TO REMOVAL OF CURB AND PLACEMENT OF ASPHALT. 24. DO NOT DISTURB EXISTING UNDERDRAIN OR STORM SYSTEMS. IF FILTRATION BED IS DISTURBED, CONTACT THE AREA INSPECTOR WITH THE COUNTY/CITY HIGHWAY DEPARTMENT FOR ASSISTANCE. ASPHALT DRIVES PERMITTED TO BE CUT ARE TO BE RESTORED UTILIZING THE SAME MATERIAL AS EXISTING BASE WITH MINIMUM 6" THICKNESS, COMPACTED AND PRIMED. ASPHALT IS TO MATCH EXISTING THICKNESS WITH A MINIMUM OF 1 1/2" THICKNESS. ASPHALT TO BE PC-3 OR ALTERNATE APPROVED BY THE COUNTY/CITY HIGHWAY DEPARTMENT PRIOR TO USE. ASPHALT IS TO BE COMPACTED TO ACHIEVE DENSITY REQUIREMENTS FOR PC-3. RECEIPTS AND DELIVERY TICKETS SHOULD REFLECT SUPPLIER AND HIS CERTIFICATION AS TO TYPE OF ASPHALT SUPPLIED. 22. COMPACTION FOR PIPE BACKFILL SHALL COMPLY WITH AASHTO T-99 (100 %). 23. DISTURBED AREA WITHIN THE RIGHT-OF-WAY WILL BE COMPACTED TO 100% OF MAXIMUM DENSITY AND SODDED. BACKFILL MATERIAL SHALL BE SOLIDLY TAMPED AROUND PIPES IN 6" LAYERS UP TO A LEVEL OF AT LEAST ONE FOOT ABOVE THE TOP OF THE PIPE. IN AREAS TO BE PAVED, BACKFILL SHALL BE COMPACTED TO 100% MAXIMUM DENSITY AS DETERMINED BY AASHTO 1—99. SITE WORK CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF AT LEAST 3,000 P.S.I. 28 DAYS, UNLESS OTHERWISE NOTED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BECOME FAMILIAR WITH THE PERMIT AND INSPECTION REQUIREMENTS OF THE VARIOUS GOVERNMENTAL AGENCIES. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, AND SCHEDULE INSPECTIONS ACCORDING TO AGENCY INSTRUCTION. IED AREA IN RIGHT OF WAY SHALL BE LOCATIONS, ELEVATIONS, AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES, AND OTI FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME PREPARATION OF THESE PLANS. THE CONTRACTOR SHALL VERIFY THE LOCATIONS, ELEVATIONS, AND DIMENSIONS OF ALL EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES AFFECTING THIS WORK PRIOR TO CONSTRUCTION. ALL UNDERGROUND UTILITIES MUST BE IN PLACE AND TESTED OR INSPECTED PRIOR BASE AND SURFACE CONSTRUCTION. 19. SIDEWALKS ARE TO BE RECONSTRUCTED WITHIN THREE (3) DAYS AFTER REMOVAL. EXISTING SIDEWALK IS REMOVED, IT IS TO BE REMOVED TO THE NEAREST JOINT. ALL WORK PERFORMED SHALL COMPLY WITH THE REGULATIONS AND ORDINANCES VARIOUS GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE WORK. COORDINATE THE CUTTING OF DRIVEWAYS WITH OWNER PRIOR TO CUT. BE IN PASSABLE CONDITION AT END OF WORK DAY. 18. SAFE PEDESTRIAN TRAFFIC IS TO BE MAINTAINED AT ALL TIMES. TYPE OF SOD USED TO RESTORE OWN COORDINATED WITH OWNER. 16. 10. 12. 25. 29. 30. б. 9 $\dot{\infty}$ о О Feb 12, 2021 - 5:09pm X:/CAD Projects/Projects/2007/2007-314 FLAELLAS PARK TOWNHOMES (HAINES ROAD FARMS)/Engineering/Acad/2007-314E-SP - Combined.dwg

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C

K

VALVE AND DETAIL

GATE

CITY

WITH LETTERING ON COVER : "RECLAIMED WATE

SHALL BE SOURRE AND LAVENDER IN COLOR ADJUSTABLE VALVE BOX COVER AND LID

THE 2'x2' CONCRETE PAD IS NOT NEEDED.

LOP VIEW

WHEN BOX IS LOCATED IN EITHER CONCRETE OR ASPHALT. UPPER GUIDE REQUIRED FOR MORE THAN 4' DEPTH. EXTENSION STEM WITH 2" SO, WRENCH NUT AND

VALVE (SEE SPECIFICATION)

-2.x2' CONCRETE COLLAR PAD RECOURED AROUND TOP OUR TOTAL #5 REBAR WITH REBAR CHARRS OF ELEVATION, THE CORNERS OF THE CONTRES O

VALVE BOX

3JBATZULGA .

N

58

SSOCIATES

ENCASEMENT CONCRETE

ON38 .8/1 BRANCH -

.0, × e, MAE

IF D.I.P. OR C.I.P. MAIN IS USED A TRANSITION

PLUS 1'-0

O.D. OF PIPE

MINIMUM SLOPE OF 1/8" PER FOOT USE GREATER SLOPE WHERE POSSIBLE

IN 2" PVC CASING FROM CURB TO CURB.

FAR SIDE SERVICE TO BE INSTALLED

-- 3/4" x 18" BRASS NIPPLE

3/4" BALL VALVE FORD NO. BRW41-333 OR APPROVED EQUAL SEE NOTE 1 BELOW

3/4" BRASS NIPPLE

3/4" BRASS TEE

-2/4" BRASS NIPPLE

MTH LETTERING ON COVER: "RECLAIMED WATER"

AND DRAII

SINGLE SERVICE CONNECTIONS

ALL BRASS FITTINGS TO BE STAMPED WATER.

NOTES:

RECLAIMED WAIN

3. ALL POLYETHYZENE SERVICE LINE TUBING

BALL VALVE SHALL BE INSTALLED
WITH A MARS CO. CURB STOP VALVE
LOCK OR AN APPROVED EQUAL.

117×18" METER BOX AS MANUFACTURED CDR SYSTEMS CORP. OR EQUAL, AND COVER SHALL BE LAVENDER IN COLOR WITH LETTERING ON COVER : "P.P.R.W

1. POLYETHYLENE TUBING.
1. POLYETHYLENE TUBING.

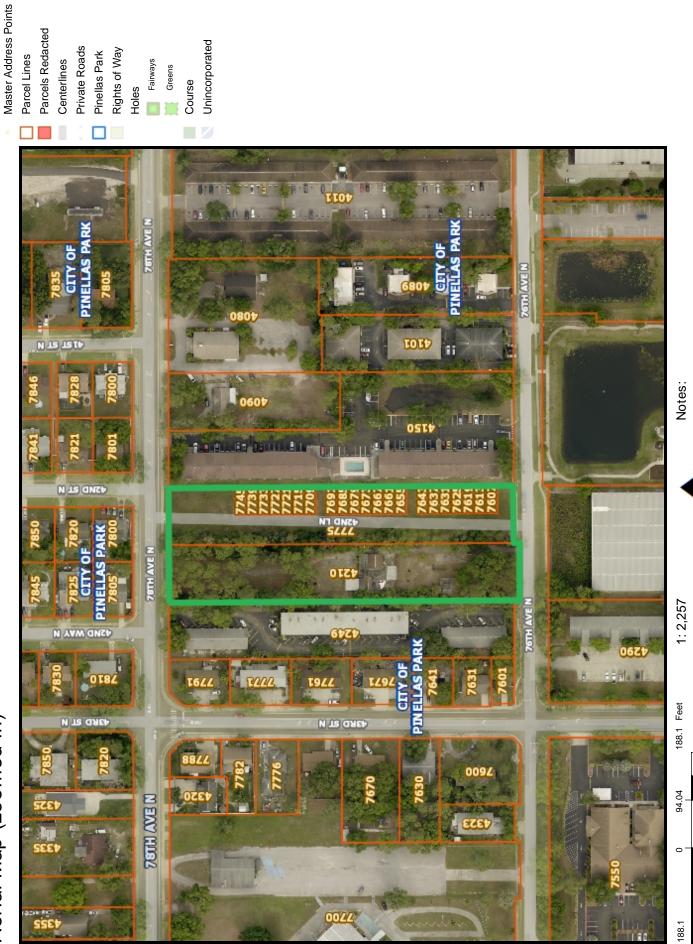
3/4" BRASS METER IDLER -

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X

NORTH

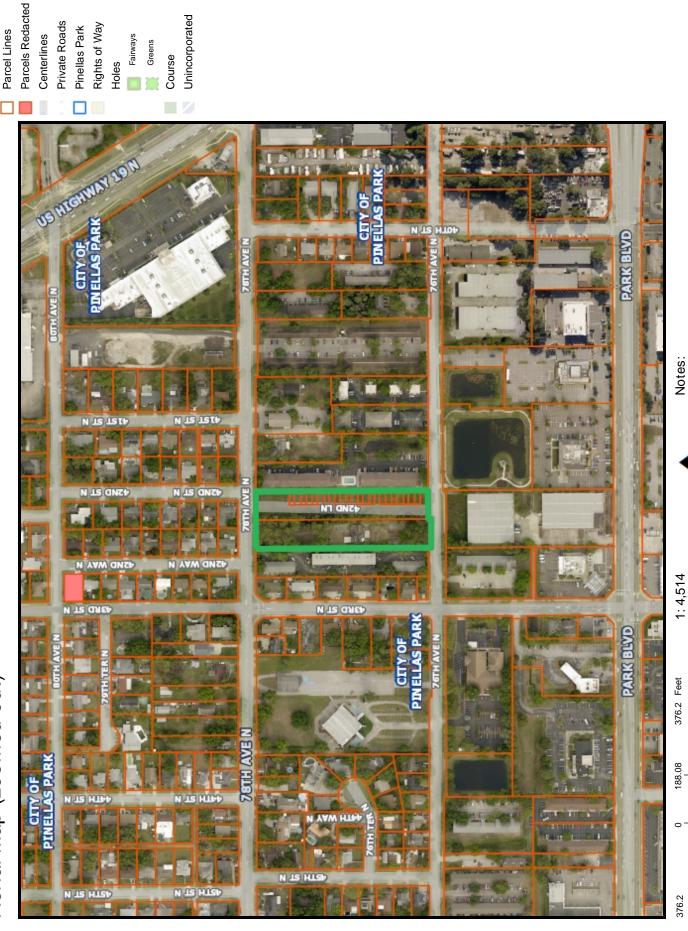
WGS_1984_Web_Mercator_Auxiliary_Sphere



Aerial Map (zoomed out)

Legend

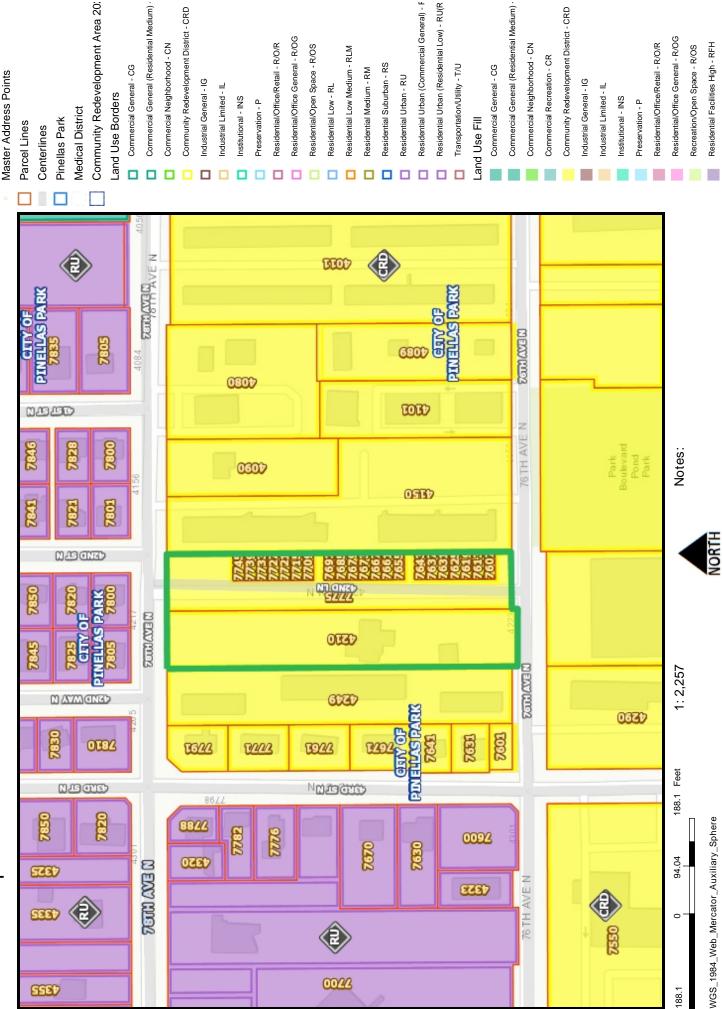
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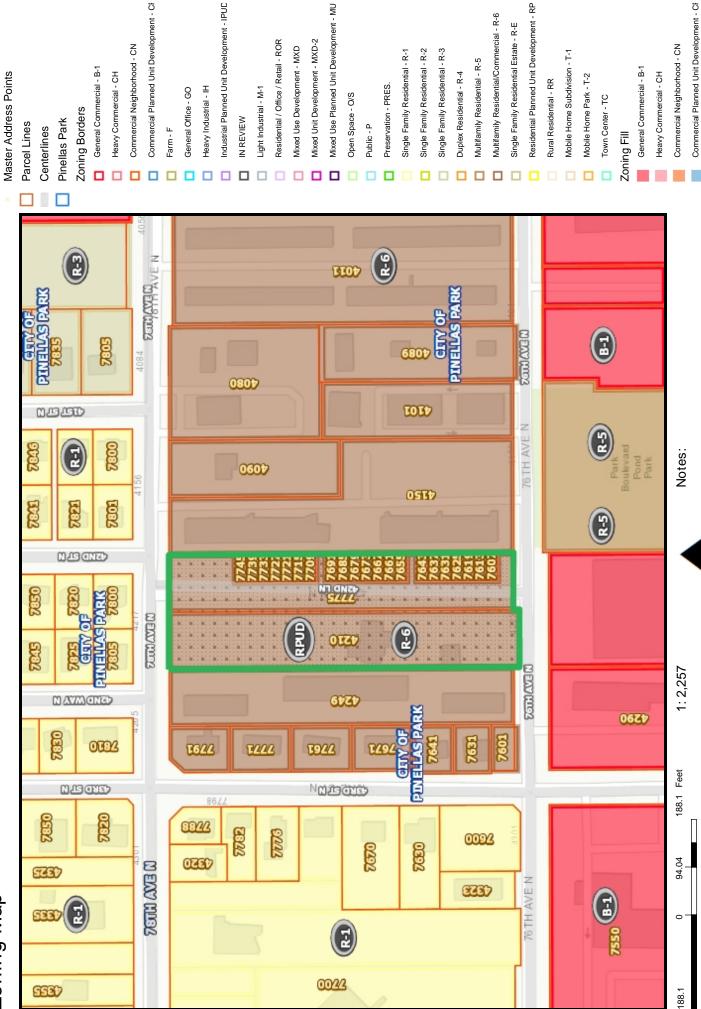
1: 4,514

NORTH



NORTH

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Flood Insurance Rate Map

