

**RESOLUTION No. 19-111**

**A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING/DENYING THE SITE PLAN FOR DORAL MULTI-TENANT RETAIL DEVELOPMENT, LOCATED AT 10505 NW 41 ST, DORAL, FLORIDA 33178; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, on November 2, 2016, the City of Doral adopted Ordinance No. 2016-29 amending the City's Land Development Code to establish procedures for the Mayor and City Council site plan review and approval process; and

**WHEREAS**, BEP Limited II Partnership (the "Applicant") has submitted an application for Mayor and Council Site Plan Review and Approval for Doral Multi-Tenant Retail Development located at 10505 NW 41 Street, Doral, FL 33178, as legally described in Exhibit A; and

**WHEREAS**, Staff finds that the proposed site plan complies with the requirements and standards of the Land Development Code; and

**WHEREAS**, after notice of public hearing duly published and notifications of all property owners of record within 500-foot radius, a public hearing was held before the Mayor and City Council of the City of Doral on April 24, 2019, at which hearing all interested persons were afforded the opportunity to be heard; and

**WHEREAS**, the Mayor and City Council of the City of Doral find the adoption and implementation of this Resolution is in the best interest and welfare of the residents of the City.

**NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, AS FOLLOWS**

**Section 1. Recitals.** The above recitals are confirmed, adopted, and incorporate

incorporated herein and made part hereof by this reference.

**Section 2. Approval of the Site Plan.** The City Council hereby approves the site plan for Doral Multi-Tenant Retail Development provided in Exhibit B. The site plan consist of a one-story approximately 10,752 square foot retail building. The approval of the site plan is subject to the following conditions. Violation of the conditions may result in a code compliance citation or the revocation of this Resolution.

1. All applicable impact fees shall be paid by the Applicant prior to issuance of a building permit.
2. The proposed project shall be built in substantial conformance with the plans entitled "Doral Multi-Tenant Development" prepared by Modis Architects consisting of 11 sheets, dated stamped received February 28, 2019.
3. The Property shall be landscaped in accordance with the landscape plan, prepared by JBC Planning & Design, dated stamped received February 28, as amended, and included with the site plan submittal.
4. Compliance with Ordinance 2015-09 Public Arts Program will be required at the time of building permit, if applicable.
5. Provide irrigation plans at time of building permit.
6. Issuance of this development permit by the City of Doral does not in any way create any right on the part of an Applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the City of Doral for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.
7. Approval from Division of Environmental Resources Management (DERM) is required at time of building permit. If DERMs' requirements result in a modification to the approved administrative site plan, which may include but is not limited to, the layout of proposed parking field, the Applicant will be fully responsible to meet those requirements prior to building permit approval.
8. All applicable local, state and federal permits must be obtained before commencement of the development.
9. The project should make every effort to incorporate the city's Low Impact Development (LID) Master Plan and Section 74-881 of the Land Development Code.
10. Provide compliance with the Floodplain Management regulations (Chapter 23, Article II, Floodplain Management) of the City Land Development Code. Project team should contact the City's Floodplain Administrator to review the requirements of the Floodplain Management Ordinance.
11. The Applicant shall comply with applicable conditions and requirements provided by Miami-Dade County Public Works Department, Water and Sewer Department, Fire Rescue Department, and Regulatory and Economics Resources (DRER) prior to issuance of building permit.

12. The hours of operation during the construction shall adhere to as per Noise Ordinance No. 2011-01.
13. The Applicant shall submit a construction staging plan for review and approval prior to commencement of construction. The staging area shall be kept clean at all times, adequately screened and located away from view of existing homes located adjacent to the construction site.
14. Access points for construction vehicles shall be identified as part of the construction plan submitted to the City. Construction vehicles with access to the site shall adhere to existing "no thru truck" areas.
15. The Applicant shall provide a Construction Air Quality Management Plan to the Department prior to the start of construction.
16. The Applicant shall meet the requirements of the Miami-Dade County Water-Use Efficiency Standards Manual, effective January 2009, as may be amended from time to time.
17. A Stormwater Pollution Prevention Plan (SPPP) must be submitted by the Applicant at time of building permit. The Plan shall provide guidelines for implementing and maintaining an erosion and sedimentation control program before the site is cleared or graded, including areas where top soil will be removed and contours of slopes will be cleared. The Plan shall also include location and type of erosion control measures, storm water and sediment management systems, and a vegetative plan for temporary and permanent stabilization. The Plan shall remain on-site for the duration of the construction activity. The erosion and sedimentation control safeguards shall be kept in good working conditions throughout the duration of the construction phase of the project.
18. The Applicant shall preserve existing trees (including native trees) during the development of the project, wherever possible. If the trees must be removed, the Applicant shall be required to mitigate the impact in accordance with DRER requirements. If the relocated trees do not survive, the Applicant shall be required to replace the trees in compliance with DRER requirements.
19. All stormwater shall be retained on site at all times in accordance with all applicable laws and stormwater regulations.
20. All stormwater drainage systems shall be maintained in working conditions at all times including after completion of the construction phase to avoid localize flooding during and after a storm event.
21. All stormwater drainage systems shall be maintained on an annual basis and a report shall be provided to the Code Enforcement Department. The report shall include, but not be limited to, a diagram of all the system components that were maintained throughout the year.
22. Parking shall be prohibited on top of any drainage inlet or drainage manhole.
23. Developer shall be responsible for providing the City a certified drainage inspection report prior to the issuance of a certificate of occupancy.
24. Noncompliance with the approved site plan and the terms of this approval shall be considered a violation of the City Code.
25. Applicant shall comply with any other outstanding conditions recommended by the City Mayor and Council, Public Works Department, or Miami-Dade County.

**Section 3. Implementation.** The City Manager or his/her designee are hereby authorized to take such action as may be necessary to implement the purpose and provisions of this Resolution.

**Section 4. Effective Date.** The Resolution shall take effect immediately upon adoption.

The foregoing Resolution was offered by Vice Mayor Mariaca who moved its adoption. The motion was seconded by Councilmember Cabral and upon being put to a vote, the vote was as follows:


Mayor Juan Carlos Bermudez	Yes
Vice Mayor Claudia Mariaca	Yes
Councilwoman Digna Cabral	Yes
Councilman Pete Cabrera	Absent/Excused
Councilwoman Christi Fraga	Yes

PASSED AND ADOPTED this 24 day of April, 2019.

  
\_\_\_\_\_  
JUAN CARLOS BERMUDEZ, MAYOR

ATTEST:  
  
\_\_\_\_\_  
CONNIE DIAZ, MMC  
CITY CLERK

APPROVED AS TO FORM AND LEGAL SUFFICIENCY  
FOR THE USE AND RELIANCE OF THE CITY OF DORAL ONLY:

  
\_\_\_\_\_  
LUIS FIGUEREDO, ESQ.  
CITY ATTORNEY

# EXHIBIT “A”

## EXHIBIT A

### Legal Description:

A PORTION OF THE SW 1/4 OF SECTION 20, TOWNSHIP 53 SOUTH, RANGE 40 EAST, DADE COUNTY, FLORIDA, BEING PARTICULARLY DESCRIBED AS FOLLOWS:

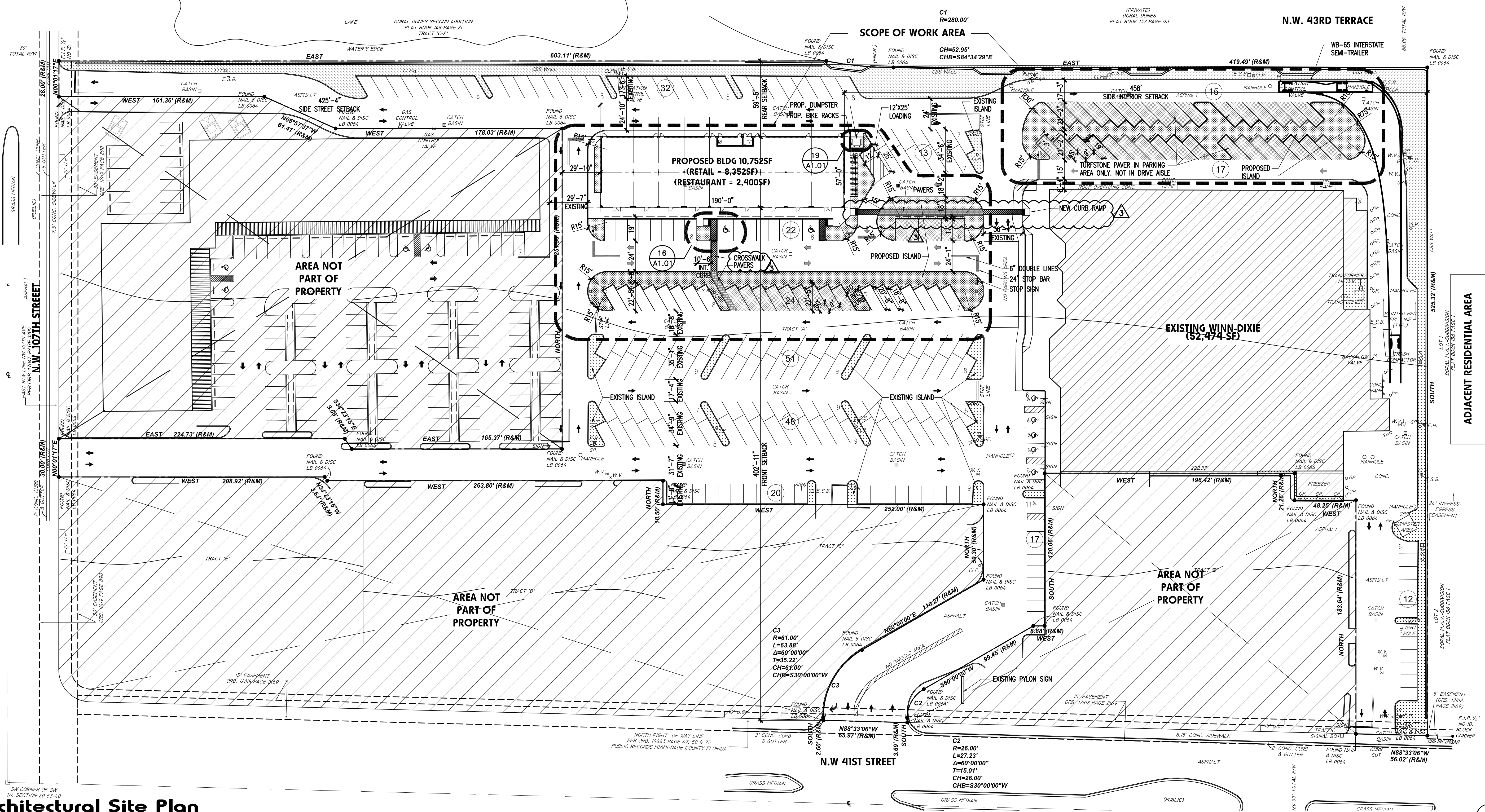
COMMENCE AT THE SOUTHWEST CORNER OF THE SAID SW 1/4 OF SECTION 20; THENCE S  $88^{\circ}33'06''$  E ALONG THE SOUTH LINE OF THE SAID 1/4 OF SECTION 20 FOR 1,115.88 FEET; THENCE DUE NORTH FOR 65.02 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF NW 41ST STREET, AS SAID STREET IS DESCRIBED IN OFFICIAL RECORDS BOOK 14443, PAGES 47, 50 AND 75, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, SAID POINT BEING THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE FROM THE ABOVE ESTABLISHED POINT OF BEGINNING RUN N  $88^{\circ}33'06''$  W ALONG THE SAID NORTH RIGHT-OF-WAY LINE OF NW 41ST STREET FOR 56.02 FEET; THENCE DUE NORTH FOR 185.64 FEET; THENCE DUE WEST FOR 48.25 FEET; THENCE DUE NORTH FOR 21.26 FEET; THENCE DUE WEST FOR 196.42 FEET; THENCE DUE SOUTH FOR 122.00 FEET; THENCE DUE WEST FOR 8.88 FEET; THENCE S  $60^{\circ}00'00''$  W FOR 99.45 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE TO THE LEFT ALONG SAID CURVE, HAVING FOR ITS ELEMENTS A RADIUS OF 26.00 FEET AND A CENTRAL ANGLE OF  $60^{\circ}00'00''$  FOR AN ARC DISTANCE OF 27.23 FEET TO THE POINT OF TANGENCY; THENCE DUE SOUTH FOR 3.69 FEET TO A POINT ON THE AFORESAID NORTH RIGHT-OF-WAY LINE OF NW 41ST STREET; THENCE N  $88^{\circ}33'06''$  W ALONG THE SAID NORTH RIGHT-OF-WAY LINE OF NW 41ST STREET FOR 66.02 FEET; THENCE DUE NORTH FOR 2.60 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE TO THE RIGHT ALONG SAID CURVE, HAVING FOR ITS ELEMENTS A RADIUS OF 61.00 FEET AND A CENTRAL ANGLE OF  $60^{\circ}00'00''$  FOR AN ARC DISTANCE OF 63.88 FEET TO THE POINT OF TANGENCY; THENCE N  $60^{\circ}00'00''$  E FOR 110.27 FEET; THENCE DUE NORTH FOR 59.31 FEET; THENCE DUE WEST FOR 252.00 FEET; THENCE DUE NORTH FOR 18.50 FEET; THENCE DUE WEST FOR 263.80 FEET; THENCE N  $34^{\circ}23'15''$  W FOR 3.64 FEET; THENCE DUE WEST FOR 208.92 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF NW 107TH AVENUE; THENCE N  $00^{\circ}01'17''$  E ALONG THE SAID EAST RIGHT-OF-WAY LINE OF NW 107TH AVENUE FOR 30.00 FEET; THENCE DUE EAST FOR 224.73 FEET; THENCE S  $34^{\circ}23'15''$  E FOR 9.69 FEET; THENCE DUE EAST FOR 165.37 FEET; THENCE DUE NORTH FOR 251.93 FEET; THENCE DUE WEST FOR 178.03 FEET; THENCE N  $65^{\circ}57'37''$  W OR 61.41 FEET; THENCE DUE WEST FOR 161.36 FEET TO A POINT ON THE AFORESAID EAST RIGHT-OF-WAY LINE OF NW 107TH AVENUE; THENCE N  $00^{\circ}01'17''$  E ALONG THE SAID EAST RIGHT-OF-WAY LINE OF NW 107TH AVENUE FOR 28.00 FEET TO THE SOUTHWEST CORNER OF TRACT "C-2" OF THE PLAT OF DORAL DUNES SECOND ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 148, PAGE 21 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; THENCE DUE EAST ALONG THE SOUTH LINE OF SAID TRACT "C-2" FOR 603.11 FEET TO A POINT ON THE SOUTHERLY LINE OF TRACT "A" OF THE PLAT OF DORAL DUNES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 132, PAGE 93, OF THE PUBLIC RECORDS OF DADE COUNTY,

FLORIDA, SAID POINT LYING ON A CIRCULAR CURVE CONCAVE TO THE NORTH, SAID POINT BEARING S 10°51'02" W FROM THE CENTER OF SAID CURVE; THENCE RUN SOUTHEASTERLY AND EASTERLY ALONG THE SAID SOUTHERLY LINE OF TRACT "A," ALONG SAID CURVE TO THE LEFT, HAVING FOR ITS ELEMENTS A RADIUS OF 10°51'02" FOR AN ARC DISTANCE OF 53.03 FEET TO THE POINT OF TANGENCY; THENCE DUE EAST CONTINUING ALONG THE SAID SOUTHERLY LINE OF TRACT "A" FOR 419.49 FEET; THENCE DUE SOUTH FOR 525.32 FEET TO THE POINT OF BEGINNING.

# EXHIBIT “B”

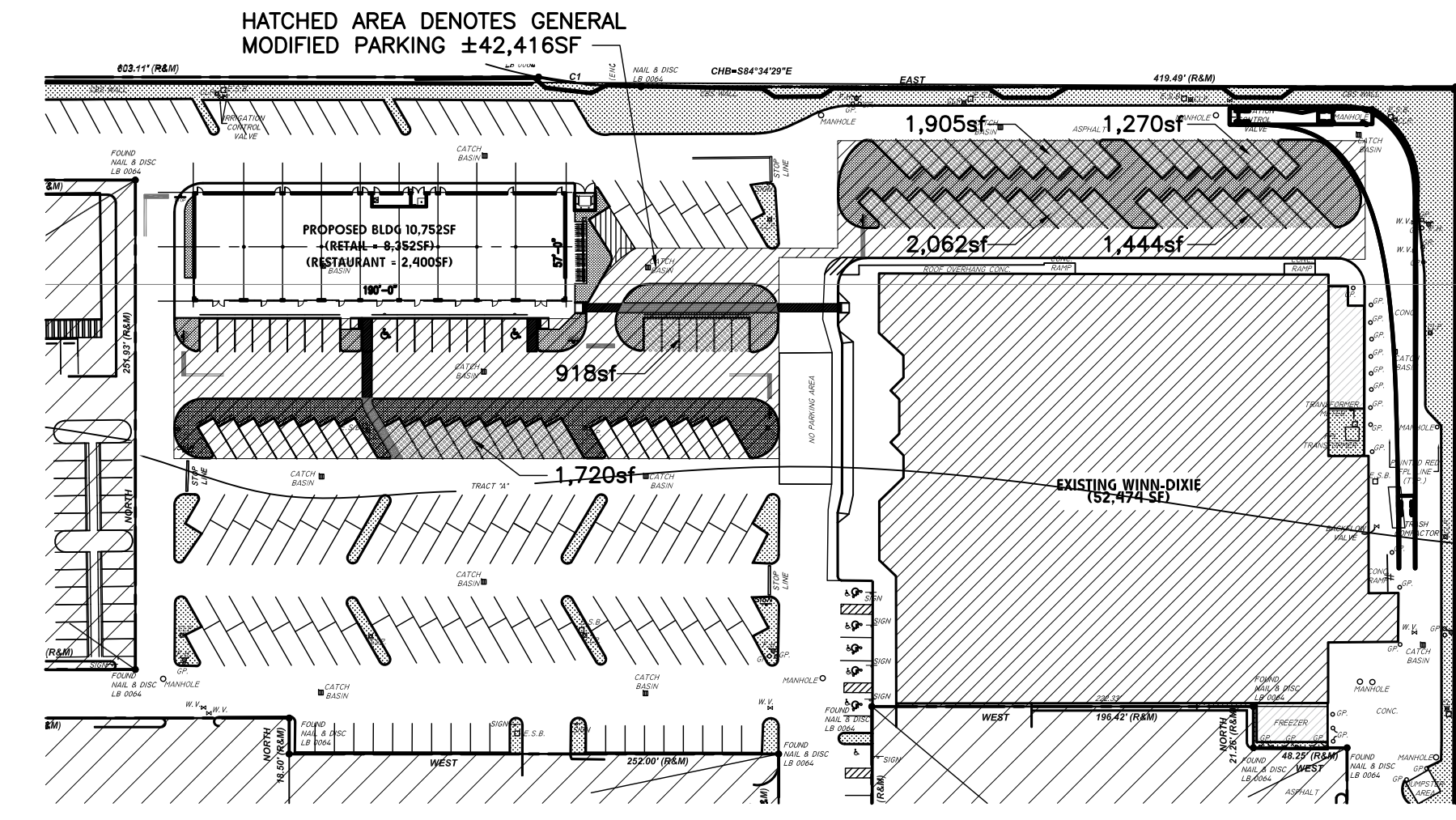


ADJACENT RESIDENTIAL AREA



**11 Architectural Site Plan**  
SCALE: 1" = 40'-0"

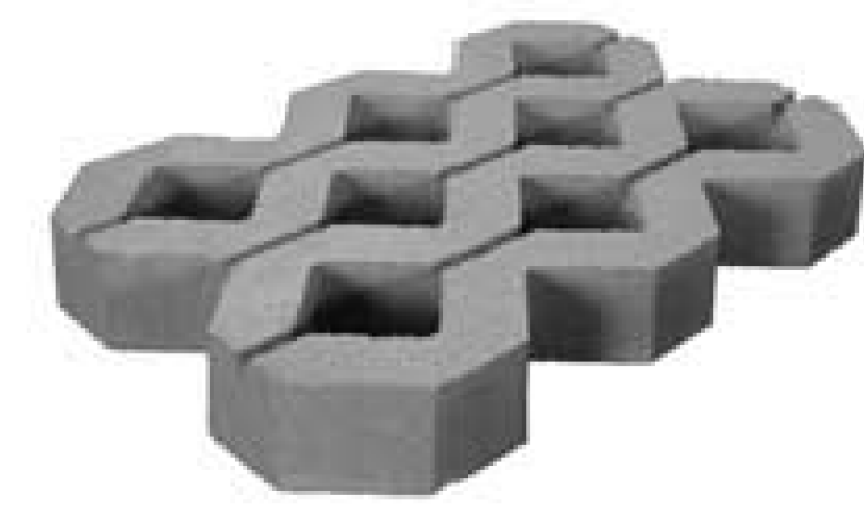
- NOTES:
- ALL SIGNAGE WILL BE REVIEWED & PERMITTED UNDER FUTURE SEPARATE PERMIT(S). WALL SIGN FLUSH MOUNTED ON WALLS, NO RACEWAYS OR WIREWAYS ALLOWED.
  - PROJECT SHALL MEET REQUIREMENTS OF CITY'S FLOOD PLAIN MANAGEMENT ORDINANCE.
  - PROJECT COMPLIES WITH SEC. 86-25.- VISUAL DIVISION OF FACADE:
    - (b) AT LEAST TWO OF THE FOLLOWING METHODS SHALL BE USED ON ALL FACADES OF A BUILDING:
      - ARCHITECTURAL DESIGN ELEMENTS, SUCH AS PORCHES, CANOPIES, TOWERS, DORMERS, BAY WINDOWS, BALCONIES, AND DISTINCTIVE ENTRY FEATURES THAT PROVIDE DEPTH TO THE FACADE BY BREAKING UP A MINIMUM OF 25 PERCENT OF THE FACADE AREA.
      - VARIATION OF ROOF AND/OR ROOF WALL HEIGHT TO VISUALLY BREAK UP AT LEAST 25 PERCENT OF THE FACADE, SUCH AS BY USE OF MULTIPLE ROOF, ROOF PITCHES, DORMERS, AND/OR PARAPET HEIGHTS.
      - HORIZONTAL AND/OR VERTICAL VARIATION IN TEXTURE, OR MATERIALS AND ARCHITECTURAL DETAILING WITH ELEMENTS, SUCH AS CORNICES, FRIEZES, RELIEFS, DENTILS, ARCHITRAVES, PEDIMENTS, PLASTERS, FREST, QUOINS, CORBELS, TO DISTINGUISH FLOORS AND ADJOINING UNITS OR TO SIGNIFY VARIOUS ELEMENTS OF THE BUILDING.



**17 Pervious Paver Area**  
SCALE: N.T.S.

PERVIOUS PAVER AREA :  
(MIN 20% OF MODIFIED PARKING AREA)

MODIFIED PARKING AREA : ±42,416SF  
REQUIRED: 8,484SF (20%)  
PROVIDED: 9,319SF (21.9%)



**19 Turfstone Paver**  
SCALE: N.T.S.



BELGARD - TURFSTONE PAVER  
SURFACE OPENING: 40%  
SIZE: 3-1/8" X 23-5/8" X 15-3/4"

**MODIS architects**

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Miami, Florida 33155  
Florida Corp.  
t. 786.879.8882  
f. 786.350.1515  
AA#26001777  
e. MODIS@MODISarchitects.com

project info:

**Doral Multi-Tenant Development**  
New Construction  
100550 NE 41st Street  
Doral, Florida 33178

seal:

ROBERT K. MORISSETTE, AIA, NCARB, LEED AP BD+C, CDP  
FLORIDA REGISTERED ARCHITECT #AR 93259

revisions:

3	02/14/2018	CITY COMMENTS
2	01/14/2018	CITY COMMENTS
1	12/10/2018	FIRE COMMENT

drawing data:

**ARCHITECTURAL SITE PLAN**

project number: #17163

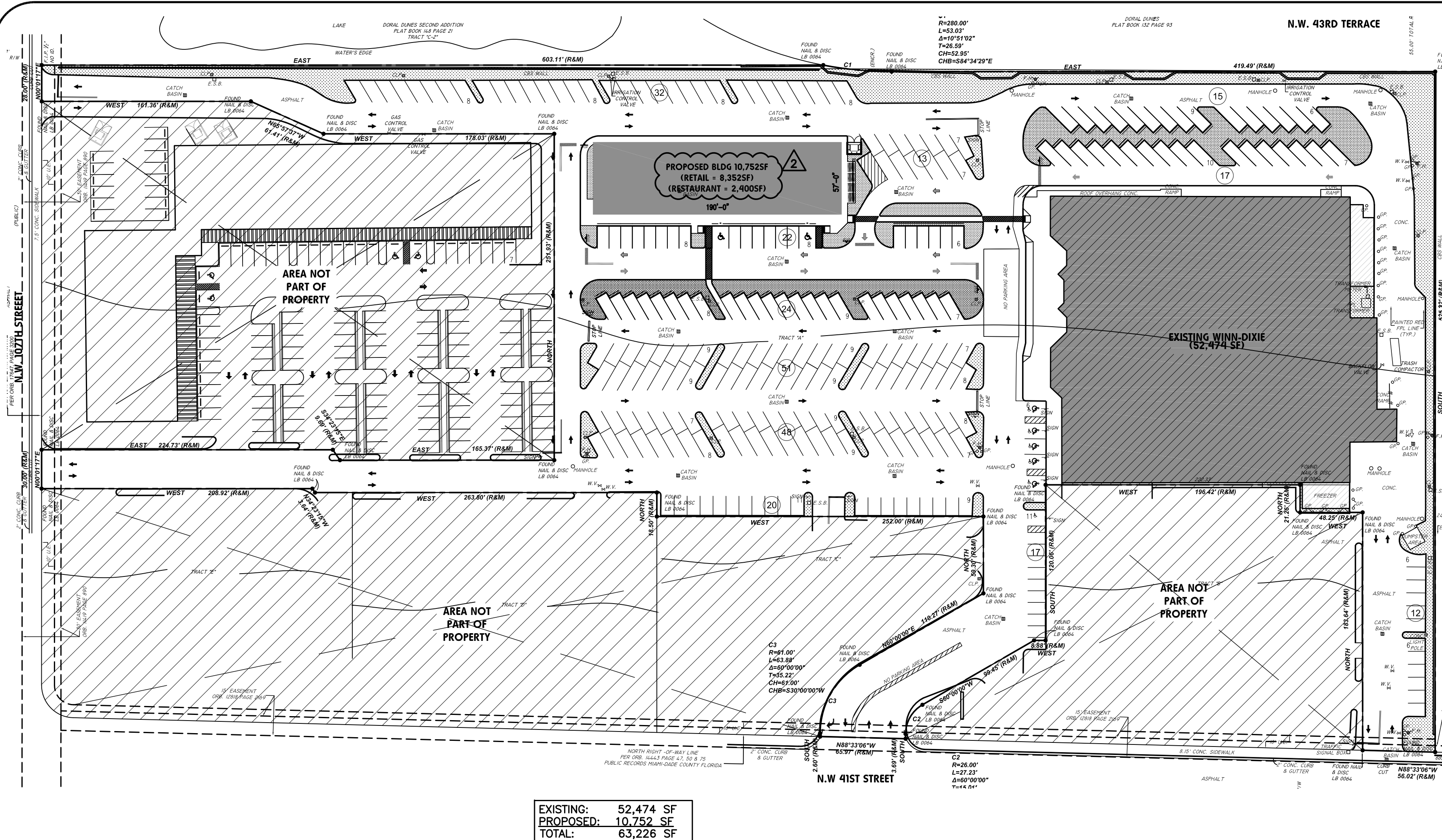
drawn by: proj. manager: OV YP

drawing scale: drawing date: As Shown 11/15/2018

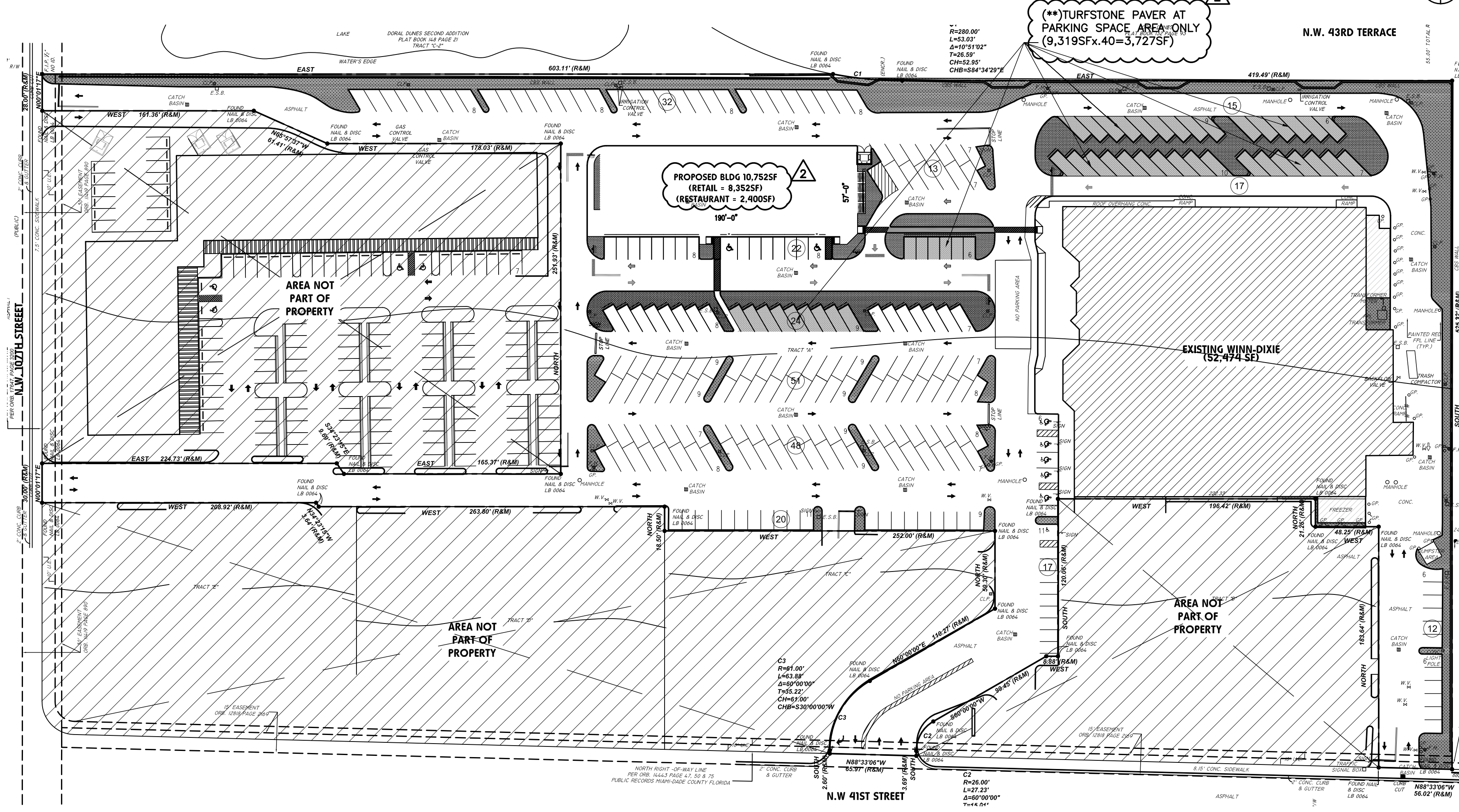
phase: Site Plan Review

sheet number: **A1.00**

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**06 Building Coverage Area (22.8%)**  
SCALE: 1"=80'-0"



**08 Open Space Area (13.4%)\*\***  
SCALE: 1"=80'-0"

**zoning tabulation :**

FOLIO: 35-3020-054-0010  
PROPERTY ZONING DESIGNATION: CC (CORRIDOR COMMERCIAL DISTRICT)

	REQUIRED	PROVIDED
FLOOR AREA RATIO (FAR)	0.5 (1ST FLOOR) 0.25 (SUBSEQUENT FLOOR)	0.23 (1ST FLOOR) (63,226 SF)
MAXIMUM HEIGHT	6 STORIES	1 STORY
MINIMUM LOT AREA	43,560 SF (1 ACRE)	277,371 SF (6.37 ACRES)
MINIMUM LOT WIDTH	100'-0"	EXISTING SEE SURVEY
MAXIMUM BUILDING COVERAGE	50% (138,685 SF)	22.8% (63,226 SF)
MINIMUM OPEN (GREEN) SPACE	REFER TO LANDSCAPE DWGS	REFER TO LANDSCAPE DWGS
MINIMUM BUILDING SETBACK		
FRONT	20'-0"	402'-11"
SIDE STREET SETBACK	15'-0"	425'-4"
SIDE INTERIOR SETBACK	5'-0" (COMMERCIAL) 15'-0" (RESIDENTIAL)	458'-0" (RESIDENTIAL)
REAR SETBACK	5'-0" (COMMERCIAL) 15'-0" (RESIDENTIAL)	59'-5" (RESIDENTIAL)

**parking tabulation :**

USE	AREA (SF)	RATIO/SF	REQUIRED	PROVIDED
EXISTING RETAIL (WINN-DIXIE)	52,474 SF	1 SPACE/250 SF	210 SPACES	---
NEW RETAIL	8,352 SF	1 SPACE/250 SF	34 SPACES	---
NEW PATRON SEATING AREA (2,400/2=1,200)	1,200 SF	1 SPACE/45 SF	27 SPACES	---
TOTAL		1 SPACE/250 SF	271 SPACES	271 SPACES

**bicycle requirement :**

	REQUIRED	PROVIDED
RETAIL SPACE - .10 PER REQUIRED PARKING SPACE		
271 PARKING SPACE	28 BICYCLE SPACES	30 BICYCLE SPACES

**MODIS architects**

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Miami, Florida 33155  
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t. 786.879.8882  
f. 786.350.1515

**project info :**

**Doral Multi-Tenant Development**  
**New Construction**  
100550 NE 41st Street  
Doral, Florida 33178

**seal :**

ROBERT K. MORISSETTE, AIA, NCARB, LEED AP BD+C, CDP  
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**revisions :**

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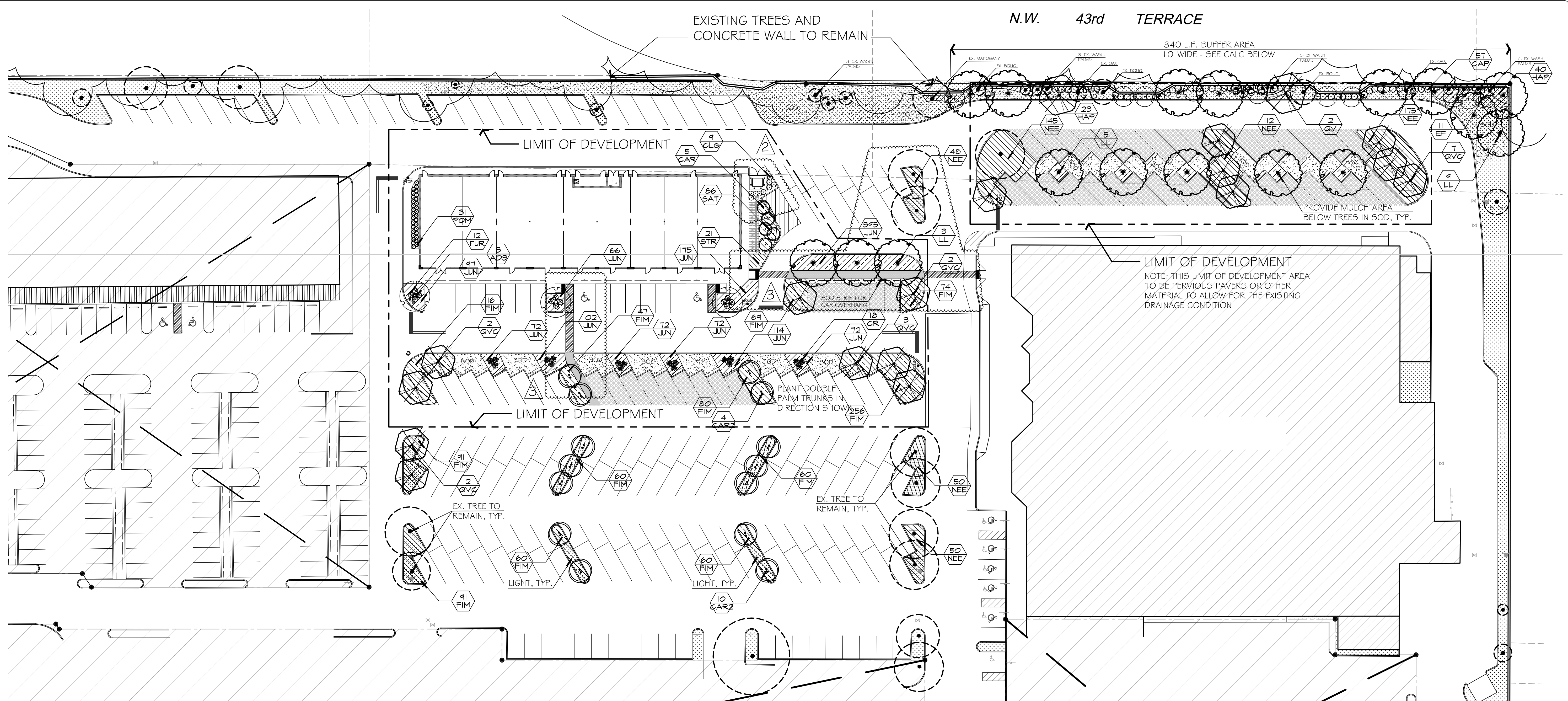
**drawing data :**

**ZONING ANALYSIS**

project number : #17163  
drawn by : proj. manager :  
OV YP  
drawing scale : drawing date :  
As Shown 11/15/2018  
phase :  
Site Plan Review  
sheet number :  
**A0.03**

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PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS	NATIVE
	EF	11	Eugenia foetida	Spanish Stopper	10'-12' oah	2.5" cal, min. <sup>2</sup>	Native & Drought Tolerant
	LL	17	Lysiloma latisiliqua	Wild Tamarind	14'-16' oah	2.5" cal, min	Native & Drought Tolerant
	QV	2	Quercus virginiana	Southern Live Oak	16'-18' oah	4" Cal	Native & Drought Tolerant
	QVC	16	Quercus virginiana 'Cathedral'	Cathedral Live Oak	16'-18' oah	4" Cal	Native & Drought Tolerant
PALM TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS	NATIVE
	AD3	3	Adonia merrillii	Triple Christmas Tree Palm	12'-14' oah	Triple Trunk	Drought Tolerant
	CAR2	14	Carpentaria acuminata	Double Carpentaria Palm	16' - 18', double trunk	Staggered hts, full heads	Drought Tolerant
	CAR	5	Carpentaria acuminata	Carpentaria Palm	16' oah	Straight Unscarred Trunk, Intact Head	Drought Tolerant
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SPACING	COMMENTS	NATIVE
	ASA	1	Agave americana 'Blue Glow'	Blue Glow Agave	4' - 5' oah	Full, Heavy	Drought Tolerant
	CAP2	57	Capparis cynophallophora	Jamaica Caper	30" ht. x 18" spr.	Full to base	Native & Drought Tolerant
	CLG	9	Clusia guttifera	Small Leaf Clusia	3' high	Clustering, full	Drought Tolerant
	CRI	18	Crinum augustum 'Queen Emma'	'Queen Emma' Crinum	3' - 4' oah	Full, Unscarred leaves	Drought Tolerant
	FUR	12	Furcraea foetida	Giant False Agave	30" x 30"	Full, Unscarred leaves	Drought Tolerant
	POM	31	Podocarpus macrophyllus	Podocarpus	3' high	Full to base	Drought Tolerant

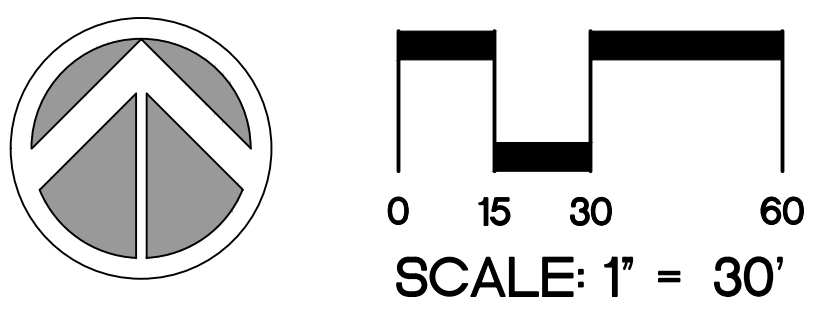
PLANT SCHEDULE

SHRUB AREAS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SPACING	COMMENTS	FIELDS
	FIM	1,018	Ficus microcarpa 'Green Island'	Green Island Ficus	12" X 12", Full	Staggered 20" oc	Drought Tolerant
	HAP	63	Hamelia patens	Fire Bush	20" x 20", full	Staggered 36" oc	Native & Drought Tolerant
	JUN	1,237	Juniperus chinensis 'Parsonii'	Parsoni Juniper	10" x 10", full	Staggered 14" oc	Drought Tolerant
	NEE	632	Nephrolepis exalta	Boston/Sword Fern	12" x 12", Full	Staggered 30" oc	Native & Drought Tolerant
	SAT	86	Schefflera arboricola 'Trinette'	Trinette Arboricola	20" x 20", full	Staggered 24" oc	Drought Tolerant
	STR	21	Strelitzia reginae	Bird Of Paradise	24" X 18"	3 Plants per pot min	Native & Drought Tolerant
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SPACING	COMMENTS	FIELDS
	SOD	9,088 sf	SOD	SOD		Square Feet	

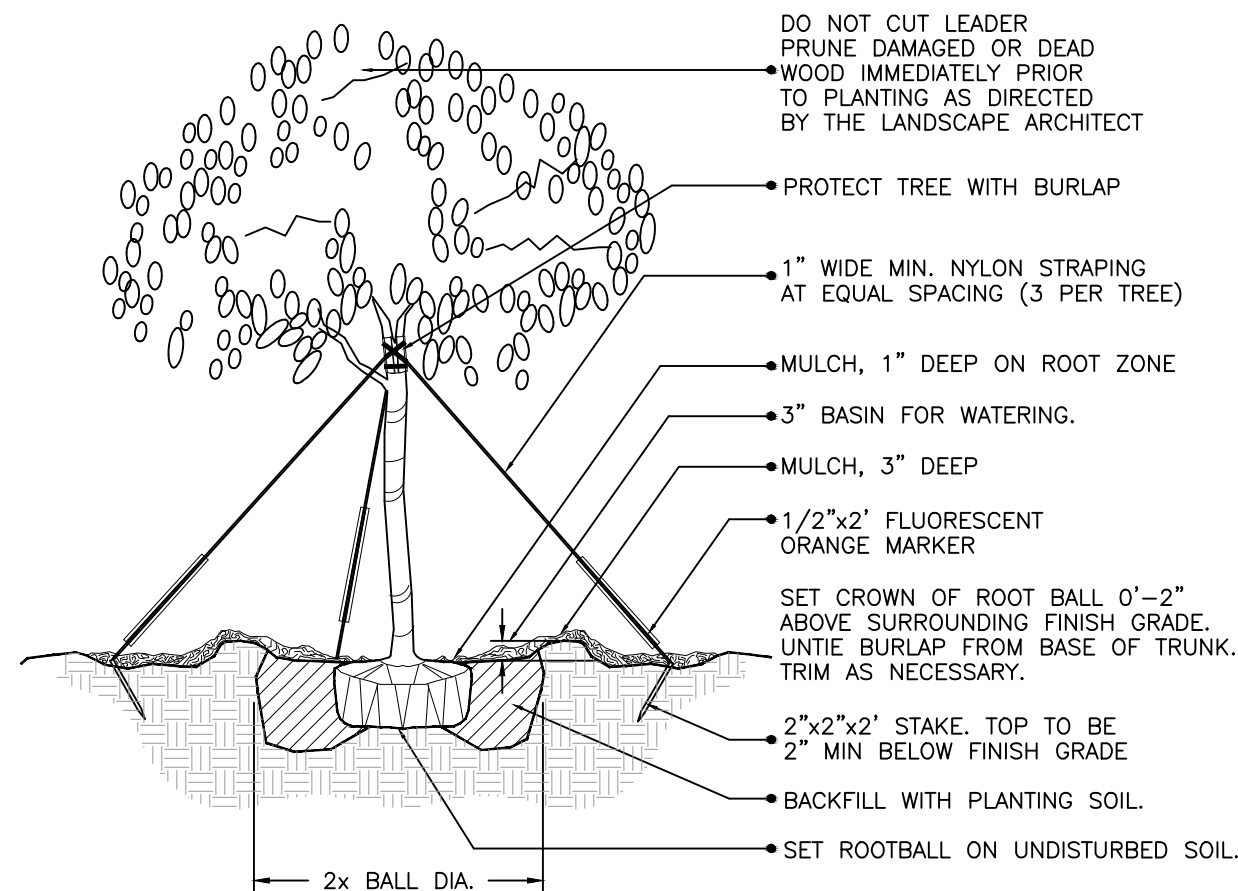
NORTHERN BUFFER CALCULATION PER SECTION 71-1.85

BUFFER REQUIREMENT:	REQD	PROVD
10' WIDE AT 350 LF		
3 TREES PER 100 LF = 3.5 X 3 = 10.5	11	11
3 ACCENTS PER 100 LF = 3.5 X 3 = 10.5	11	11
30 SHRUBS PER 100 LF = 3.5 X 3 = 10.5	102	120

NOTE:  
 1. SEE SHEET TP-1 & TP-2 FOR DETAIL OF EXISTING TREES AND DISPOSITION.  
 2. CONTRACTOR TO FIELD ADJUST EXISTING IRRIGATION TO INCLUDE THE NEW & MODIFIED AREAS SHOWN ON THIS PLAN TO PROVIDE FULL COVERAGE FOR THE PROJECT AREA.

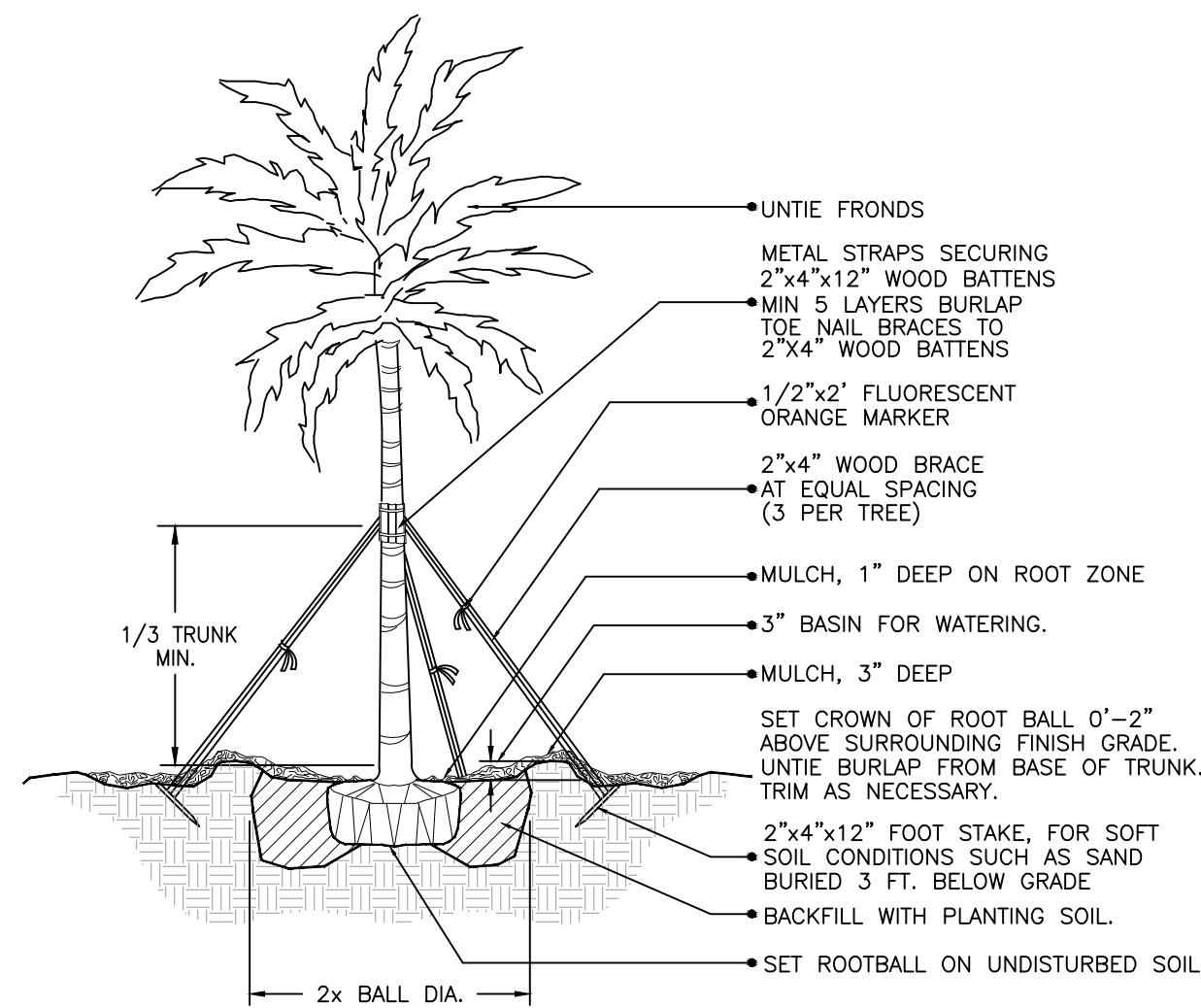


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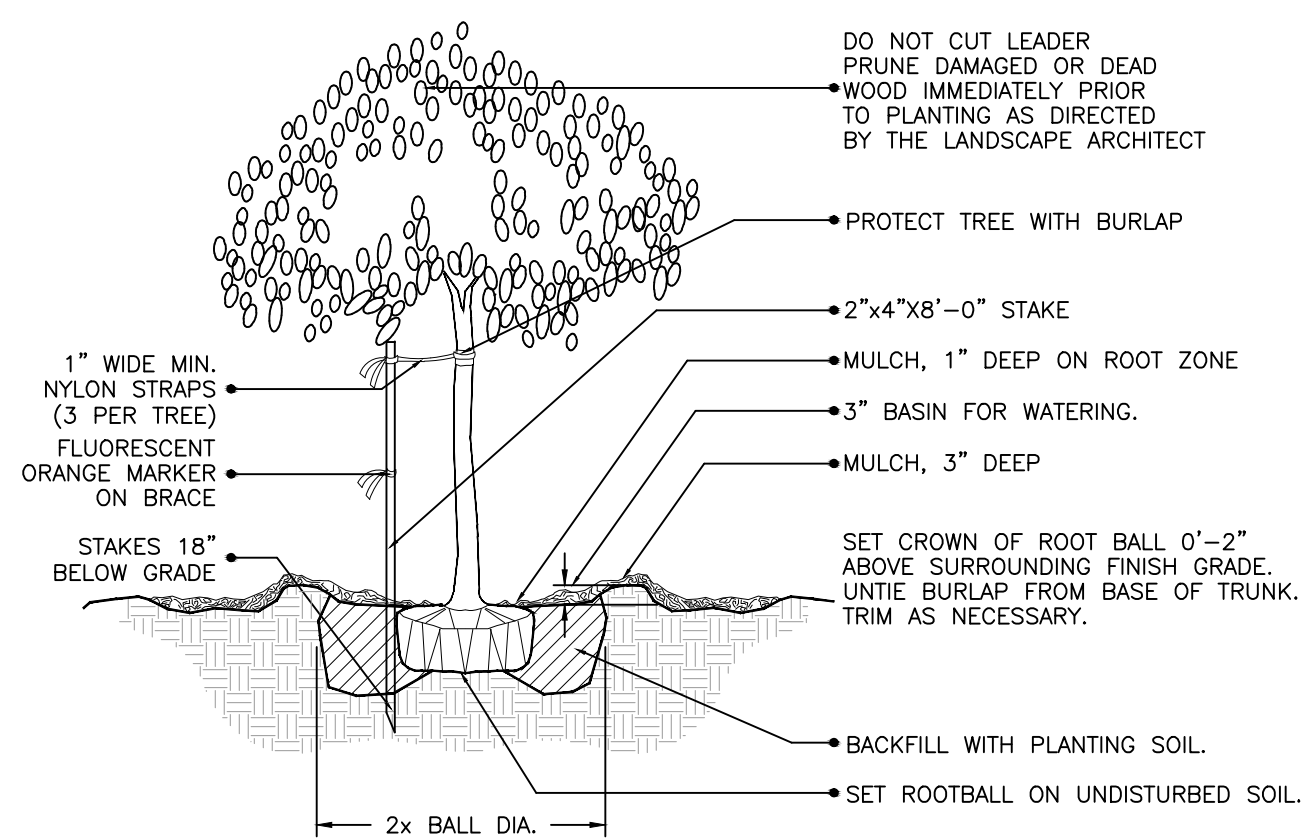
(2" cal. and over)  
**LARGE TREE PLANTING DETAIL**

NTS.



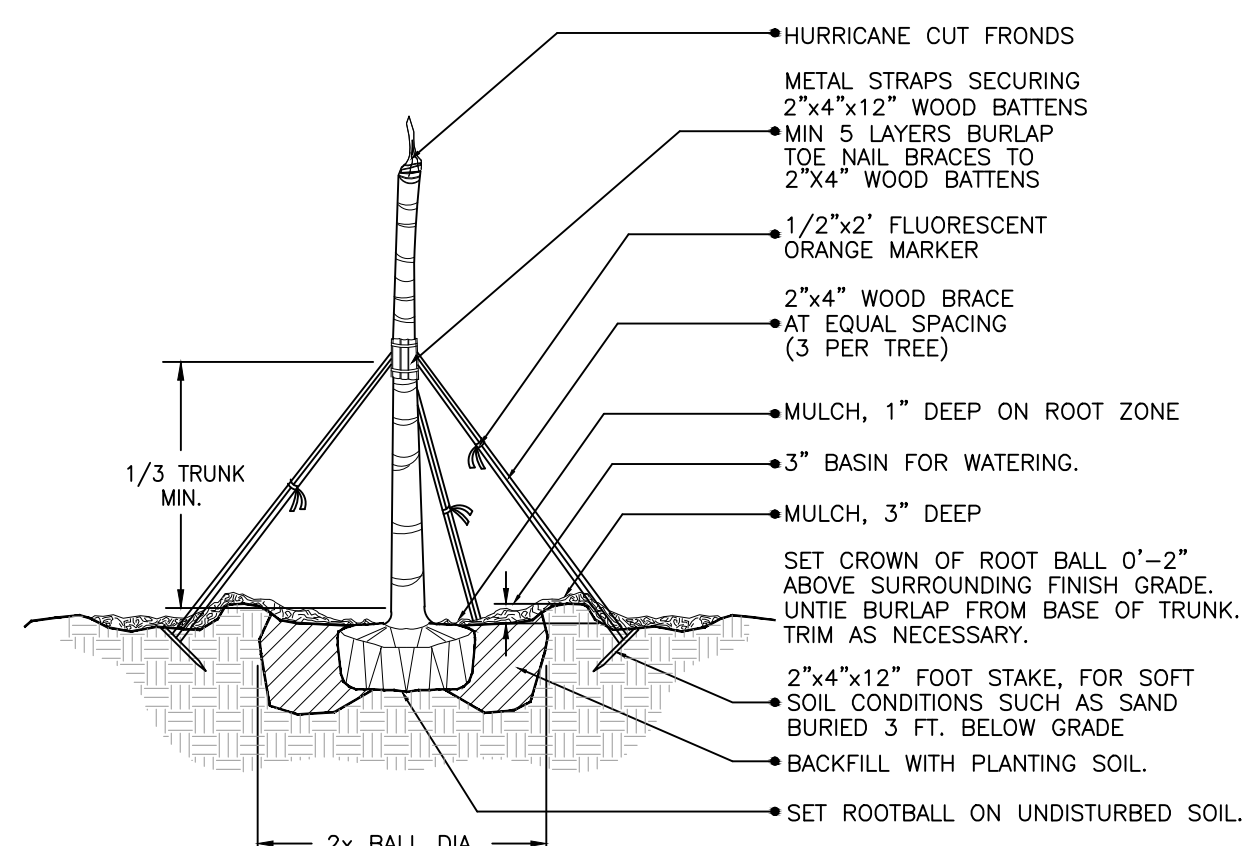
**LARGE PALM PLANTING DETAIL**

NTS.



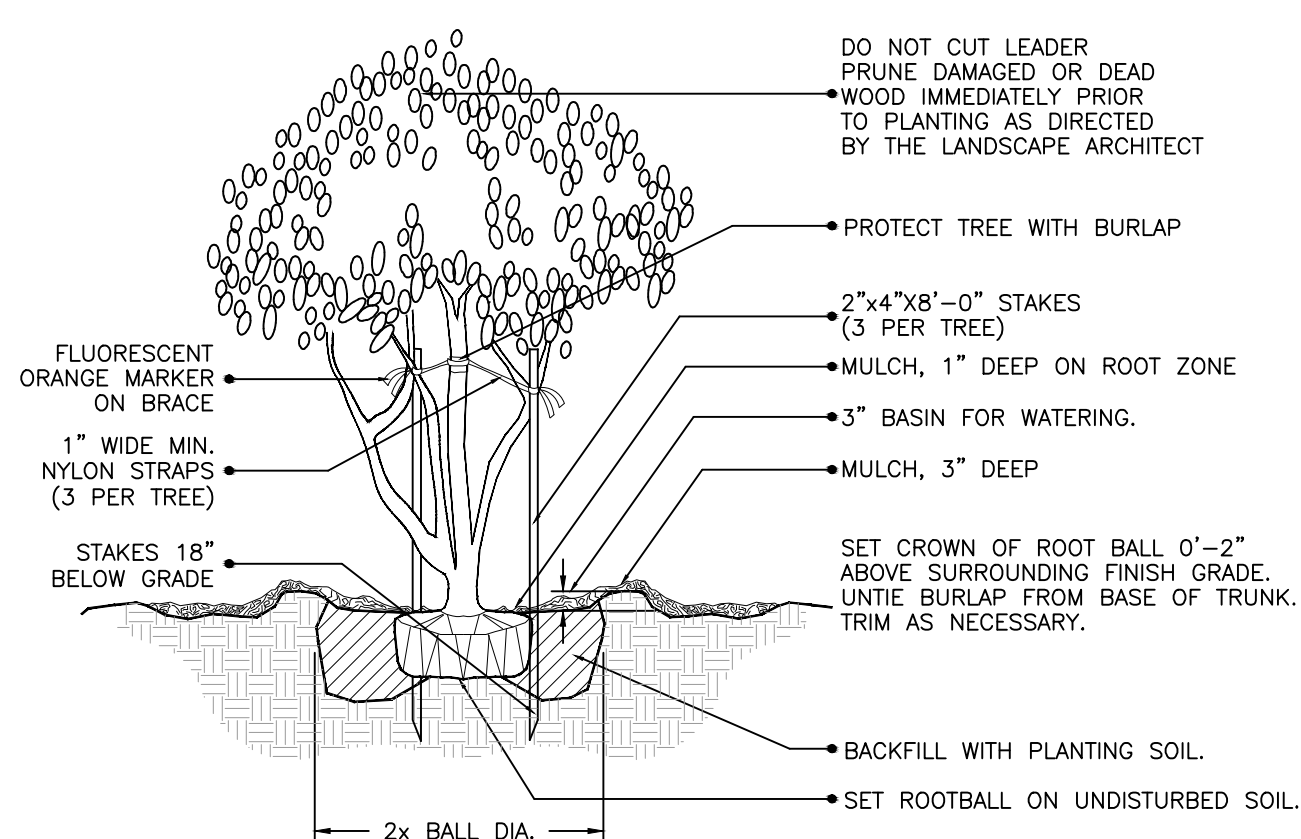
(2" cal. and under)  
**SMALL TREE PLANTING DETAIL**

NTS.



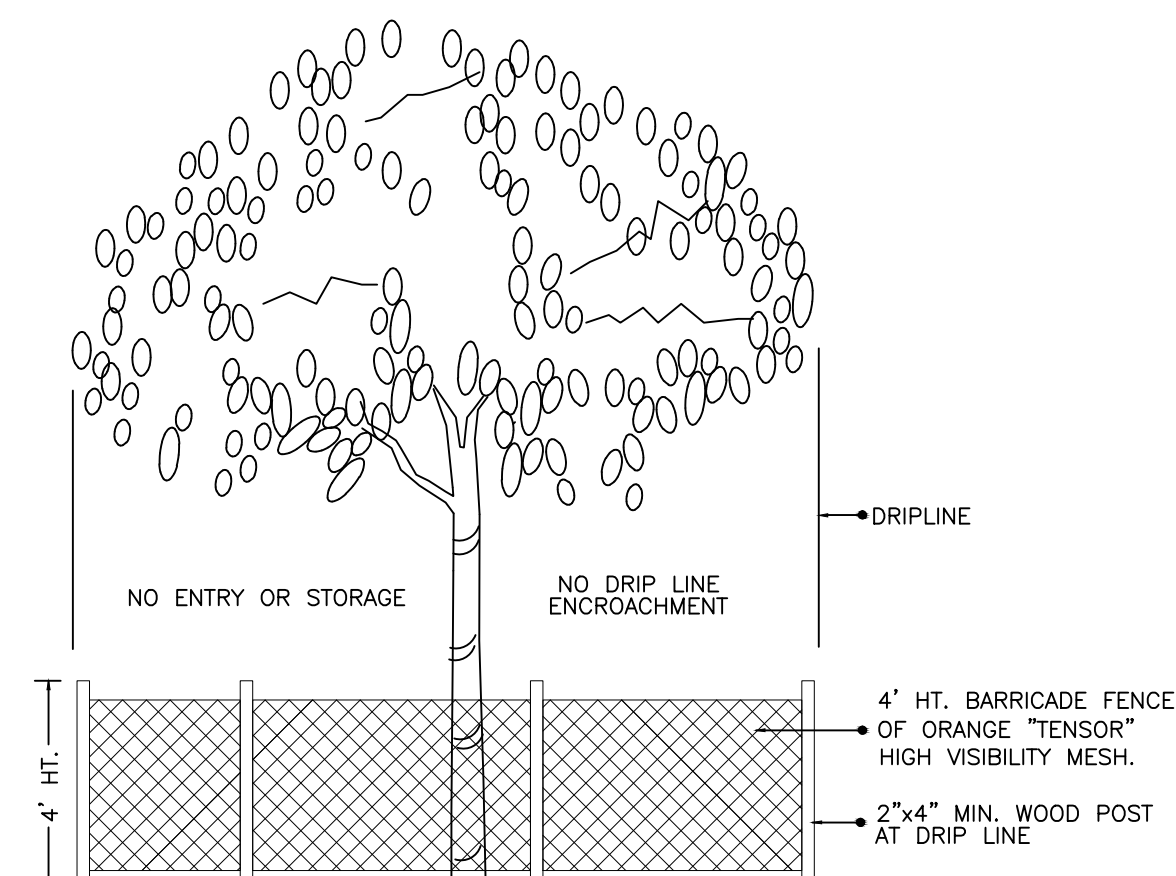
**CIGARED SABAL  
PALM PLANTING DETAIL**

NTS.



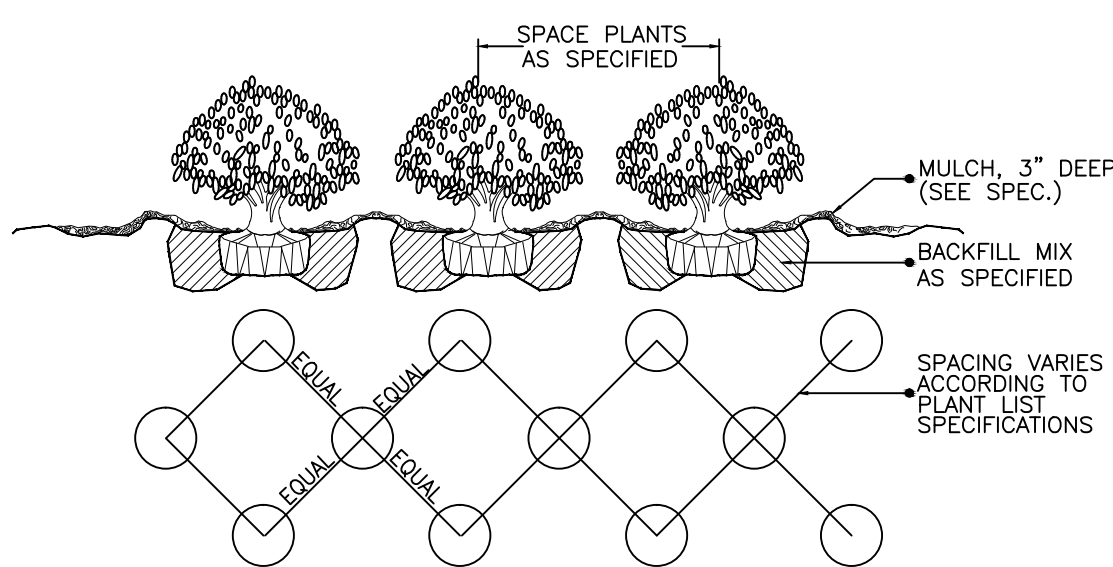
**MULTI- TRUNK AND SMALL TREE  
(2" cal. and under) PLANTING DETAIL**

NTS.



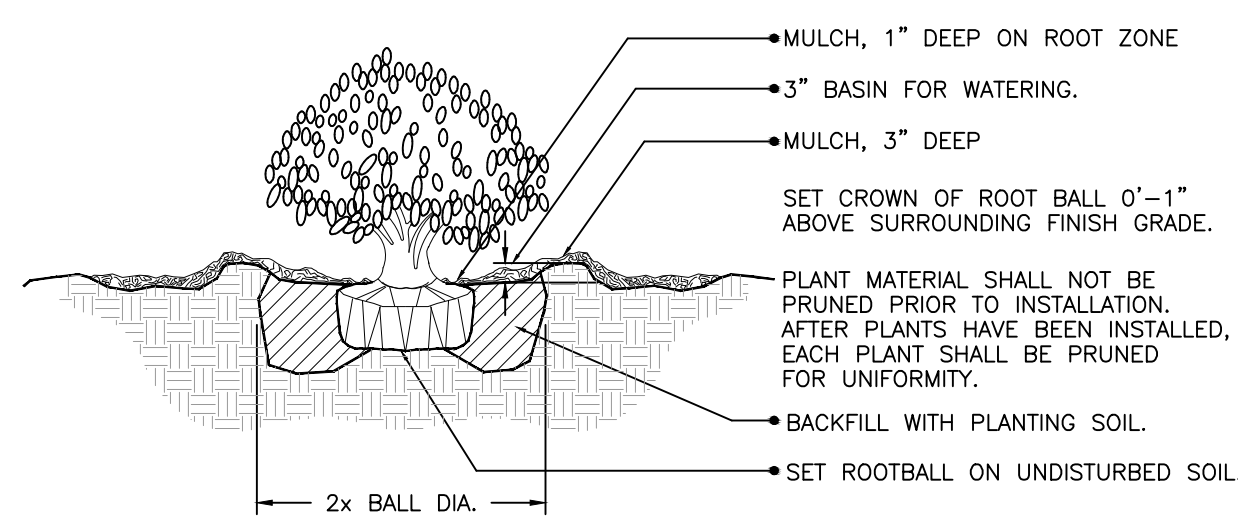
**TREE PRESERVATION  
BARRICADE FENCING DETAIL**

NTS.



**SHRUB / GROUNDCOVER  
SPACING / PLANTING DETAIL**

NTS.



**SHRUB PLANTING DETAIL**

NTS.

**GENERAL NOTES:**

1. PLANT MATERIAL: All plant material shall be Florida # or better as established by "Grades and Standards for Nursery Plants" of the state of Florida, Department of Agriculture.
2. All trees, shrubs and groundcovers shall be of the sizes as specified in the Plant List.
3. Quantities listed on the the Plant List are for estimating purposes. Contractor shall verify all quantities. Mulch, topsoil, fertilizer, etc. shall be included in the unit cost of the plants.
4. Where there is a discrepancy either in quantities, plant names, sizes or specifications between the plan or plant list, the plan takes precedence.
5. All planting beds and water basins for trees shall be covered with a 3" minimum depth of shredded eucalyptus or florimulch grade 'B' or better.
6. The Planting Plan shall be installed in compliance with all existing codes and applicable deed restrictions.
7. SOD: All areas not used for buildings, vehicular use areas, walks or planting beds shall be grassed. Grassing shall extend to any abutting street pavement edge and to the mean waterline of any abutting canal, lake or waterway.
8. PLANTING SOIL: All trees and shrubs shall be planted with a minimum of 12" topsoil around and beneath the rootball. Minimum topsoil shall be 6" for groundcover areas and 2" for sodded grass areas.
9. Planting soil to be a weed-free mixture of 50% sand, 40% muck, and 10% Canadian peat. All plant material to receive planting soil as per details.
10. Contractor is responsible for determining all utility locations and installing facilities so as to not conflict. All damage to existing utilities or improvements caused by Contractor shall be repaired at no additional cost to the Owner.
11. Contractor to notify "Sunshine State One Call of Florida, Inc." at 1-800-432-4110 Two Full Business Days prior to digging for underground utility locations.
12. Contractor shall be responsible for providing final grading of all associated planting areas.
13. After final grade, area to be raked to 6" depth and all rock and foreign inorganic materials removed and disposed of properly off-site.
14. All planting holes to be hand dug except where machine dug holes will not adversely affect or damage utilities or improvements (see note 8).
15. No plunging of any tree or palm will be accepted. All plants to be planted at the nursery grade or slightly higher.
16. Contractor shall stake 4 guy all trees and palms at time of planting as per the appropriate detail. Contractor is responsible for the maintenance and/or repair of all staking and guying during warranty period and removal & disposal of staking after establishment period.
17. Fertilizer for grass areas shall be NPK 16-4-8 @ 12.5 lbs/1000 sq. ft. or 545 lbs/acre. Nitrogen 50% slow release form 4 fertilizer to include secondary micronutrients.
18. SUBSTITUTIONS AND CHANGES: All substitutions and changes shall be approved in writing prior to installation. Any discrepancies between plans, site and specifications shall be brought to the immediate attention of the Landscape Architect, the owner and governing municipality.
19. WATERING: All plant material shall be watered in at time of planting in accordance with standard nursery practices. In addition, Contractor will continue watering of plant material until substantial completion and as needed thereafter for a period of 2 months.
20. All new plant material shall be guaranteed for 1 year from time of final acceptance of project. Any plant material not in a healthy growing condition will be replaced by the Contractor at no additional cost to the Owner within 10 days of notification. For all replacement plant material, the warranty period shall be extended an additional 45 days beyond the original warranty period. All trees that lean or are blown over, caused by winds less than 15 mph, will be re-set and braced by the Contractor at no additional cost to the Owner.
21. The successful bidder shall furnish to the Owner a unit price breakdown for all materials. The Owner may, at its discretion, add or delete from the materials utilizing the unit price breakdown submitted.
22. No plant material will be accepted showing evidence of cable, chain marks, equipment scars, or otherwise damaged.
23. Plant material will not be accepted when the ball of earth surrounding its roots has been cracked, broken or otherwise damaged.
24. Root-prune all trees a minimum of (8) weeks prior to planting.
25. All landscaped areas will be irrigated by an underground, automatic, rust-free irrigation system providing 100% coverage and 100% spray overlap. The system shall be maintained in good working order and designed to minimize water on impervious surfaces and not overspray sidewalks. A rain sensor device shall be installed to override the irrigation cycle of the system when adequate rainfall has occurred.
26. All plant material planted within the sight distance triangle areas (see plan) shall provide unobstructed cross-visibility at a horizontal level between 30 inches and 8 feet above adjacent street grade.
27. No canopy trees shall be planted within 12 feet of a light pole. No palm species shall be planted within 6 feet of a light pole.
28. Ground cover plantings shall provide not less than 50 percent coverage immediately upon planting and 100 percent coverage within 6 months after planting.
29. Tree protection barricades shall be provided by Landscape Contractor around existing trees that may be impacted by the proposed construction. Prior to any construction a tree protection barricade inspection shall be conducted by the landscape architect, owner or governing municipality. Refer to landscape detail for tree preservation barricade fencing.
30. In all pedestrian areas, all trees and palms shall be maintained to allow for clear passage at an 8 foot clear trunk.
31. All landscape material shall be setback a minimum of 10' from any Fire Hydrant.

**WINN DIXIE DORAL LANDSCAPE REQUIREMENTS**

Zoning District: **CC** Net Lot Area: **1.3 Acres 56,161 SF**

	Required	Provided
<b>OPEN SPACE</b>		
A. Square feet open space required, as indicated on site plan: Net Lot Area = 56,161 SF x 20% =	10,432	20,898
B. Square feet of parking lot open space required, as indicated on site plan The number of parking spaces 80 x 10 square feet per parking space =	800	800
C. Total square feet of landscaped open space required = A + B =	11,232	21,698

**LAWN AREA CALCULATIONS**

A. Total square feet of landscaped open space required =	11,232	21,698
B. Max. lawn area (sod) permitted = 20% for this district	2,246	4,339
	20%	16.2%

**TREES:**

A. No. trees required per net lot acre = 22 22 x net lot acres = 22 x 1.30 =	29	34
B. % Palms Allowed: 29 x 30% = * Additional Palms not counted towards min reqm'ts	9	11*
		(22@2:1)
C. % Natives Required: 29 x 30 % = % Drought Tolerant Required: 29 x 50% =	9	21
	15	34
D. Street Trees: (max. average spacing 1/35 LF) 207/35 = Palm Trees as Street Trees: (max. average spacing 1/25 LF) N/A - Internal Parking Only	N/A	N/A
E. Street Trees under power lines (max. average spacing 1/25 LF) N/A - Internal Parking Only	N/A	N/A
F. <b>Total Trees Required:</b> A (29) + D (0) + E (0) =	29	34

**SHRUBS:**

A. No. of Shrubs: Required No. of Trees x 10: 23 x 10 =	290	942
B. % Natives Required: 290 x 30 % = % Drought Tolerant Required: 290 x 50% =	87	556
	145	930

- NOTE:**
1. Northern Buffer Planting provided in additional to these calculations; see Sheet LP-1 for detail
  2. Additional Trees provided to meet Mitigation Requirements

Last revised: 2.22.19  
18-0703