



Application No.:

V-2016-017

Attachment "B"

Application

Burlington

A RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF CUTLER BAY, FLORIDA, APPROVING VARIANCE APPLICATIONS FOR SIGNAGE FOR BURLINGTON LOCATED AT 19191 S. DIXIE HIGHWAY, TO PERMIT A WALL SIGN TO BE 179 SQUARE FEET WHERE 60 SQUARE FEET IS ALLOWED; AND PROVIDING FOR AN EFFECTIVE DATE.



DEPARTMENT OF COMMUNITY DEVELOPMENT
PLANNING AND ZONING

VARIANCE APPLICATION

LIST ALL FOLIO #S: 36-6005-019-0010

DATE RECEIVED: _____

PROPOSED PROJECT NAME: Burlington Coat Factory

- 1. NAME OF APPLICANT** (Provide complete name of applicant, exactly as recorded on deed, if applicable. If applicant is a lessee, an executed 'Owner's Sworn-to-Consent' and copy of a valid lease for 1 year or more is required. If the applicant is a corporation, trust, partnership, or like entity, a 'Disclosure of Interest' is required).

Mike Shanahan, Vice President of Real Estate, Burlington Coat Factory.

NOTE: Applicant is a lessee, all required information is attached to this application.

- 2. APPLICANT'S MAILING ADDRESS, TELEPHONE NUMBER:**

Mailing Address: 1830 Route 130 North

City: Burlington State: NJ Zip: 08016 Phone#: 609.387.7800 x2722

- 3. OWNER'S NAME, MAILING ADDRESS, TELEPHONE NUMBER:**

Owner's Name (Provide name of ALL owners): Equity One FL Portfolio Inc.

Mailing Address: 1550 NE Miami Gardens Drive, Suite 200

City: N. Miami Beach State: FL Zip: 33179 Phone#: 305.672.1234

- 4. CONTACT PERSON'S INFORMATION:**

Name: Jeff Katims, AICP, CNU-A Company: The Mellgren Planning Group

Mailing Address: 3350 NW 53rd Street, Suite 101

City: Fort Lauderdale State: FL Zip: 33309

Phone# 954.475.3070 Fax# 954.475.9550 E-mail: jeff@floridaplanning.net





5. LEGAL DESCRIPTION OF ALL PROPERTY COVERED BY THE APPLICATION

(Provide complete legal description, i.e., lot, block, subdivision name, plat book & page number, or metes and bounds. Include section, township, and range. If the application contains multiple rezoning requests, then a legal description for each sub-area must be provided. Attach separate sheets, as needed).

A portion of Tract "A" of Point Royale Shopping Center Plat (99-64) in Section 5 of Township 56 S Range 40 E

6. ADDRESS OR LOCATION OF PROPERTY (For location, use description such as NE corner of, etc).

19191 S. Dixie HWY. Cutler Bay, FL 33157

SE corner of S. Dixie Hwy and Marlin Road intersection.

7. SIZE OF PROPERTY (in acres): 13.12 (divide total sq. ft. by 43,560 to obtain acreage)

8. DATE PROPERTY acquired leased: February 16, 2016

9. LEASE TERM: 10 yrs Years (Month & year) Lease ends January 13, 2027

10. IF CONTIGUOUS PROPERTY IS OWNED BY THE SUBJECT PROPERTY OWNER(S), provide Complete legal description of said contiguous property.

Tracts A, C and a portion of Tract B of the Point Royale Shopping Center Plat (99-64) and Tract C of the Bel Aire Center Plat (90-8), as further described on the attached survey.





11. **Is there an option** to purchase or lease the subject property or property contiguous thereto? no yes (if yes, identify potential purchaser or lessee and complete 'Disclosure of Interest' form)

12. **PRESENT ZONING AND FLU CLASSIFICATION:** TRC: Transit Corridor District/ Mixed-Use

13. **PROPOSED USE OF PROPERTY** (describe nature of the request in space provided)

The use will remain the same. The variance requested is for an increase in permissible sign area for two wall signs, one located on the S. Dixie HWY facade and the other on the Marlin Rd facade. The variance request is from Article VIII of the LDC which limits the Dixie HWY sign to 60 SF and the Marlin Road sign to 30 SF. The applicant is requesting a wall sign area increase to permit a maximum of 240 SF on the Dixie HWY facade, and 88 SF on the Marlin Rd facade.

14. **Has a public hearing been held on this property within the last year & a half?**

No yes.

If yes, provide applicant's name, and date, purpose and results of hearing, and resolution number:

To the best of the applicant's knowledge, a public hearing has not been held on this property.

15. **Is this hearing a result of a violation notice?**

No yes. If yes, give name to whom the Violation notice was served and describe the violation:

Not applicable.

16. **Does property owner own contiguous property to the subject property? If so, give complete legal description of entire contiguous property:**

Refer to #10.

17. **Is there any existing use on the property?** No yes. If yes, what use and when established?

Use: Community Shopping Center, Retail Outlet Year: 1971



18. Submitted Materials Required:
Please check all that Apply:

- Letter of intent
- Justifications for change
- Statement of hardship
- Proof of ownership or letter from owner
- Power of attorney
- Contract to purchase (if applicable)
- Current survey (2 original sealed and signed and 10 reduced 11x17 copies)
- Complete set of plans 24'x36", scale 1'=50' (2 original sealed and signed and 10 reduced 11x17 copies)
- Colored rendering of all 4 sides of each proposed building (If applicable)
- 20% Property owner signatures (If required)
- Mailing Labels (set amount depends on number of hearings) and map (If required)
- Required Fee(s)
- Plans must be approved by Miami-Dade County Fire and Rescue Department with an original stamp and signature from the Fire Dept.
- Necessary documentation from DERM and WASD





APPLICANT'S AFFIDAVIT

The Undersigned, first being duly sworn depose that all answers to the questions in this application, and all supplementary documents made a part of the application are honest and true to the best of (my)(our) knowledge and belief. (I)(We) understand this application must be complete and accurate before the application can be submitted and the hearing advertised.

OWNER OR TENANT AFFIDAVIT

(I)(WE), _____, being first duly sworn, depose and say that (I am)(We are) the owner tenant of the property described and which is the subject matter of the proposed hearing.

Signature

Signature

Sworn to and subscribed to before me
This _____ day of _____, _____

Notary Public: _____
Commission Expires: _____

CORPORATION AFFIDAVIT

(I)(WE), Mike Sherman, being first duly sworn, depose and say that (I am)(We are) the President Vice-President Secretary Asst. Secretary of the aforesaid corporation, and as such, have been authorized by the corporation to file this application for public hearing; and that said corporation is the owner tenant of the property described herein and which is the subject matter of the proposed hearing.

Attest: _____

[Signature]
Authorized Signature

Office Held

(Corp. Seal)

Sworn to and subscribed to before me
This 8th day of July 2016

Notary Public: [Signature]
Commission Expires: _____

VANESSA BENJAMIN
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires **12/31/2016**



PARTNERSHIP AFFIDAVIT

(I)(WE), _____, being first duly sworn, depose and say that
(I am)(We are) partners of the hereinafter named partnership, and as such, have been authorized to file this application for a public hearing; and that said partnership is the owner or tenant of the property described herein which is the subject matter of the proposed hearing.

By _____ %
By _____ %

{Name of Partnership}
By _____
By _____

Sworn to and subscribed to before me
This _____ day of _____

Notary Public: _____
Commission Expires: _____

ATTORNEY AFFIDAVIT

I, _____, being first duly sworn, depose and say that I am a State of Florida Attorney at Law, and I am the Attorney for the Owner of the property described and which is the subject matter of the proposed hearing.

Signature

Sworn to and subscribed to before me
This _____ day of _____

Notary Public: _____
Commission Expires: _____





RESPONSIBILITIES OF THE APPLICANT

I AM AWARE THAT:

1. The Department Environmental Resources Management (DERM), and other agencies review and critique zoning applications which may affect the scheduling and outcome of applications. These reviews may require additional public hearings before DERM's Environmental Quality Control Board (EQCB), or other boards, and /or the proffering of agreements to be recorded. I am also aware that I must comply promptly with any DERM conditions and advise this office in writing if my application will be withdrawn.
2. Filing fees may not be the total cost of a hearing. Some requests require notices to be mailed to property owners up to a mile from the subject property. In addition to mailing costs, fees related to application changes, plan revisions, deferrals, re-advertising, etc., may be incurred. Application withdrawn within 30 days of the filing are eligible for a refund of 25% of the hearing fee but after that time hearings withdrawn or returned will be ineligible for a refund. I understand that fees must be paid promptly.
3. The South Florida Building Code requirements may affect my ability to obtain a building permit even if my zoning application is approved; and that a building permit will probably be required. I am responsible for obtaining permits and inspections for all structures and additions proposed, or built without permits. And that a Certificate of Use and Occupancy must be obtained for the use of the property after it has been approved at Zoning Hearing, and that failure to obtain the required permits and/or Certificates of Completion or of Use and Occupancy will result in enforcement action against any occupant and owner. Submittal of the Zoning Hearing application may not forestall enforcement action against the property.
4. The 3rd District Court of Appeal has ruled that zoning applications inconsistent with the Comprehensive Development Master Plan (CDMP) cannot be approved by a zoning board based upon considerations of fundamental fairness. Therefore, I acknowledge that if the hearing request is inconsistent with the CDMP and I decide to go forward then my hearing request can only be denied or deferred, but not approved.
5. In Miami-Dade County v. Omnipoint Holdings, Inc. Case No. 3d01-2347 (Fla. 3rd DCA 2002), the 3rd District Court of Appeal has held invalid the standards for non-use variances, special exceptions, unusual uses, new uses requiring a public hearing and modification of covenants. This is not a final decision and the County Attorney's Department professional staff to develop new standards that will address the Court's concerns. While the new standards are being developed, applicants are advised that any non-use variance, special exception, unusual use, new use requiring a public hearing or request for modification of covenants granted under the existing standards are subject to being reversed in the courts. An applicant wishing to avoid the substantial legal risks associated with going forward under the existing standard may seek a deferral until the new standards are developed.
6. Any covenant to be proffered must be submitted to the Town of Cutler Bay Legal Counsel, on Town form, at least 1 month prior to the hearing date. The covenant will be





reviewed and the applicant will be notified if changes or corrections are necessary. Once the covenant is acceptable, the applicant is responsible to submit the executed covenant with a current 'Opinion of Title' within 1 week of the hearing. And that Legal Counsel must carry a cover letter indicating subject matter, application number and hearing date.

7. The Town of Cutler Bay Department of Public Works reviews and critiques Zoning applications and may require conditions for approval.
8. **THE APPLICANT IS RESPONSIBLE FOR TRACKING THE STATUS OF THE APPLICATION AND ALL HEARINGS THAT MAY BE ASSOCIATED WITH THIS APPLICATION.**



(Applicant's Signature)

Sworn to and subscribed before me this 8th day of July, 2016.

Affiant is personally known to me or has produced Corporate ID as identification.



(Notary Public)

My Commission Expires: **VANESSA BENJAMIN**
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 12/3/2018



DISCLOSURE OF INTEREST

If the property, which is the subject of the Application, is owned or leased by a **CORPORATION**, list the Principal Stockholders and the percentage of stock owned by each. NOTE: Where the Principal Officers or Stockholders consist of another Corporation(s), Trustee(s), Partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity.

Corporation Name

Name, Address and Office

Percentage of stock

If the property, which is the subject of the Application, is owned or leased by a **TRUSTEE**, list the Principal Stockholders and the percentage of stock owned by each. NOTE: Where the Principal Officers or Stockholders consist of another Corporation(s), Trustee(s), Partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity.

Trust Name

Name, Address and Office

Percentage of stock

If the property, which is the subject of the Application, is owned or leased by a **PARTNERSHIP** or **LIMITED PARTNERSHIP**, list the Principal Stockholders and the percentage of stock owned by each. NOTE: Where the Principal Officers or Stockholders consist of another Corporation(s), Trustee(s), Partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity.

Partnership or Limited Partnership Name

Name, Address and Office

Percentage of stock





COST RECOVERY AFFIDAVIT

I hereby acknowledge and consent to the payment of **all applicable fees** involved as part of my application process. These fees include but are not limited to: application fees, postage, advertising, and attorney fees **regardless of the outcome of the public hearing.**

Please type or print the following:

Date: July 8, 2016 Public Hearing No. _____

Full Name:

Mr. Mrs. Ms. Mike Shanahan

Current Address: 1530 BONE BONE City: Berlin

State: NY Zip: 05014 Telephone Number (____) 827-7700 x1372

Date of Birth: _____

Signature: [Handwritten Signature]

SWORN AND SUBSCRIBED BEFORE ME THIS 8th DAY OF July 2016

Notary Public, State of Florida at Large

[Handwritten Signature]
VANESSA BENJAMIN
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 12/31/2018

My Commission expires _____ 20____

Pursuant to Ordinance No. 2000-09-33-Cost Recovery



DIXIE HIGHWAY

STATEMENT OF HARDSHIP AND JUSTIFICATION FOR CHANGE

- 1. The particular provision of the Code which prevents the proposed construction on, or use of the property.**

Section 3-114(B)(3), which regulates signage within the TRC, Transit Corridor District, limits wall signs to 60 SF as follows:

- Ground floor wall sign size shall be limited based on the distance between the building and public right-of-way on which the building fronts:
 - 0 to 20ft.: 20 SF max sign area
 - 21 to 300ft.:40 SF max sign area
 - 301 ft. and greater: 60 SF max sign area

The applicant is requesting an increase in total permissible wall sign area to allow 240 SF on the Dixie Highway façade.

- 2. The existing zoning of the property, including any previously approved conditions, or modifications.**

The property is currently zoned TRC, Transit Corridor District. The applicant is unaware of any previously approved conditions or modifications.

- 3. The special circumstances, conditions, or characteristics of the lands, buildings, or structure that prevent the use of the land in compliance with the terms of this ordinance.**

The Land Development Code states the character of this district is transit-oriented, pedestrian friendly, mixed-use. However, the applicant's building is in a traditional strip mall development, set back from S. Dixie Highway approximately 360 feet.

The shopping center was designed before the adoption of the TRC, as an auto-oriented center. The signage allowance, intended for a functioning pedestrian-oriented environment, does not benefit the higher speed condition combined with deep building setback found in the auto-centric commercial centers on the subject property. In areas that are developed to be pedestrian-oriented, the rate of travel is substantially slower and the placement of buildings proximate to the roadway edge allows signs to be smaller and remain effective, however the auto-

centric nature of this development commands larger signage than the code permits under the assumed pedestrian conditions.

It should be noted that the Burlington store is the largest individual tenant space within both the shopping center and the entire TRC corridor. The Burlington façade itself comprises approximately 36 percent of the total length of the shopping center façade frontage on Dixie Highway. Additionally, the proposed sign is 33 feet and 10 inches in length, which is only 9 percent of the total Burlington façade length, and 3 percent of the total shopping center facade.

The Burlington store is also the only tenant within the TRC that has two outparcel buildings between the primary entrance and right-of-way. The presence of two “foreground” buildings can be visually distracting and reduce the effective visibility of the Burlington signage.

The United States Sign Council has developed a scientific method for calculating ideal sign size based on numerous factors including but not limited to typologies, viewing angles, distance, speed, and number of lanes. According to its publication titled *Sign Legibility Rules of Thumb*, the ideal letter height for the S. Dixie Highway sign is between 76 inches and 81 inches. With the exception of the capital letter “B”, the requested variance includes primary letters that are only 35 inches in height.

4. The particular hardship that would result if the specified provisions of the ordinance were to be applied to the subject property.

Burlington is relatively new to the South Florida market. Therefore, signage and brand identification are essential to consumer identification. The visibility of the tag line, which contributes 53.6 SF to the sign area (based on code-required sign calculation methods), is essential to clearly indicate the type of merchandise sold for those unfamiliar with the store altogether or in its re-branded format.

Applying the pedestrian-oriented signage restrictions would place an undue hardship via decreased and unsuitable visibility in an auto-oriented commercial shopping center.

5. **The extent to which it would be necessary to vary the provisions of this ordinance in order to permit the proposed construction on, or use of, the property.**

The extent to which the proposed signage area varies from the permitted sign area is less than half the size of what the United States Sign Council recommends for adequate visibility.

Below are scaled depictions of the proposed signage compared to the allowed signage.

ALLOWED BY CODE (approximately 60 SF): too small for viable visibility



PROPOSED (240 SF): compatible with expansive size of façade and visibility standards.



- 6. A disclosure statement by the parties with at least 5 percent interest in the project shall be signed by the applicant and notarized.**

Equity One, the property owner, has submitted a letter of authorization granting approval of the signage package as submitted. This letter is attached and has been submitted as part of this application.



07/21/2016

Re: Burlington / Cutler Bay, FL

To Whom It May Concern:

This letter will certify that **Equity One**, the landlord for **19191 South Dixie Highway, Cutler Bay, FL, 33157**, hereby approves the sign package of Blair Sign Programs dated July 18th, 2016 and authorize the application for sign permits and/or variance from sign code.

Lissette Costa,

A handwritten signature in blue ink, consisting of several overlapping loops and lines, positioned below the name Lissette Costa.

Property Manager.



RECEIVED
AUG 22 2016

BY:.....

August 17, 2016

Kathryn Lyon, AICP, CFM
Planning and Zoning Director
Department of Community Development
Town of Cutler Bay
Cutler Bay, FL 33189

RE: Zoning Variance Application – Burlington Signage

Dear Ms. Lyon:

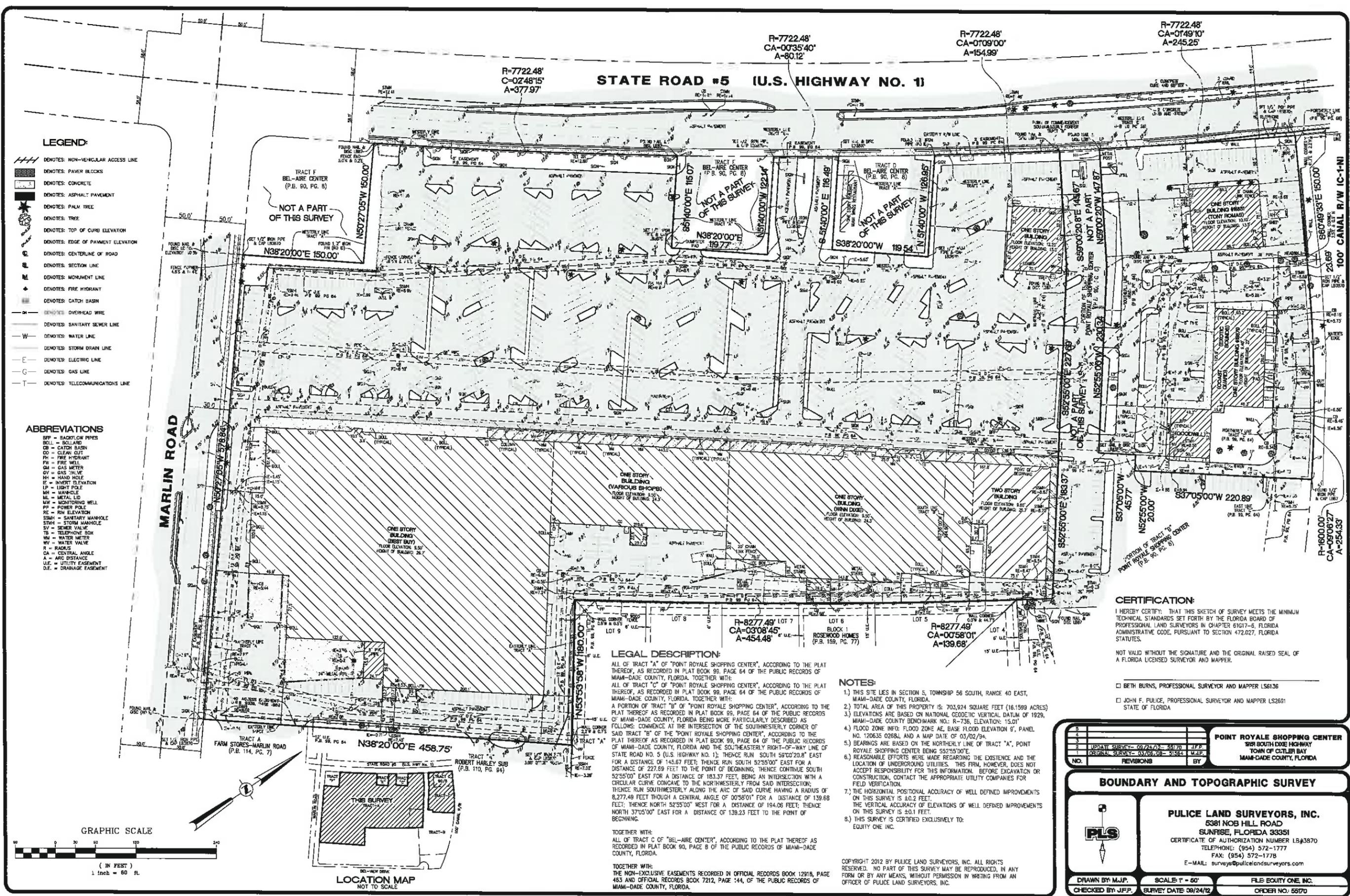
Enclosed herewith, please find a variance application package, including the application fee, for increased wall sign area at Burlington, located at 19191 S. Dixie Hwy. The requested variances are for an increase in permissible sign area in order to facilitate reasonably visible signage from the adjacent rights-of-way (S. Dixie Hwy. and Marlin Rd.).

We believe the application is in keeping with intent of Article VIII of the Land Development Code, as well as the criteria for granting of variances, and have provided further details and justification in the enclosed applications. Separate applications for the two variances are provided (one for each wall sign), per your request. As such, there are two copies of all submission materials with the exception of mail notice labels. Additionally, the required fee has also been submitted under one check, payable to the Town, per our discussion. Included in each submittal are one (1) hard copy and one (1) electronic copy of all required material.

Please contact me with any questions regarding our application, as well as the applicable public hearing dates once determined.

Sincerely,

Jeff Katims, AICP, CNU-A
Managing Principal
jeff@floridaplanning.net
(954) 475-3070



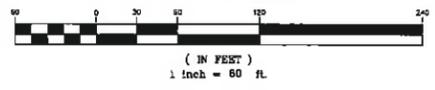
LEGEND:

- DENOTES: NON-VEHICULAR ACCESS LINE
- ▨ DENOTES: PAVEMENT
- ▩ DENOTES: CONCRETE
- ▧ DENOTES: ASPHALT PAVEMENT
- ★ DENOTES: PALM TREE
- ⊙ DENOTES: TREE
- ⌒ DENOTES: TOP OF CURB ELEVATION
- ⌒ DENOTES: EDGE OF PAVEMENT ELEVATION
- ⊕ DENOTES: CENTERLINE OF ROAD
- ⊕ DENOTES: SECTION LINE
- ⊕ DENOTES: MONUMENT LINE
- ⊕ DENOTES: FIRE HYDRANT
- ⊕ DENOTES: CATCH BASIN
- ⊕ DENOTES: OVERHEAD WIRE
- ⊕ DENOTES: SANITARY SEWER LINE
- ⊕ DENOTES: WATER LINE
- ⊕ DENOTES: STORM DRAIN LINE
- ⊕ DENOTES: ELECTRIC LINE
- ⊕ DENOTES: GAS LINE
- ⊕ DENOTES: TELECOMMUNICATIONS LINE

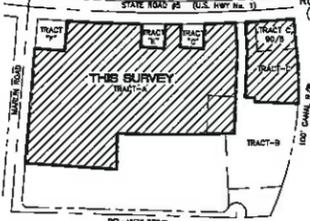
ABBREVIATIONS

- BFP = BACKFLOW PIPES
- BOLL = BOLLARD
- CB = CATCH BASIN
- CO = CLEAN OUT
- PH = FIRE HYDRANT
- FW = FIRE WELL
- GM = GAS METER
- GV = GAS VALVE
- HH = HAND HOLE
- IE = INVERT ELEVATION
- LP = LIGHT POLE
- MH = MANHOLE
- ML = METAL LID
- MW = MONITORING WELL
- PP = POWER POLE
- RE = RIM ELEVATION
- SMH = SANITARY MANHOLE
- SMH = STORM MANHOLE
- SV = SEWER VALVE
- TB = TELEPHONE BOX
- WM = WATER METER
- WV = WATER VALVE
- R = RADIUS
- CA = CENTRAL ANGLE
- A = ARC DISTANCE
- U.E. = UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT

GRAPHIC SCALE



LOCATION MAP
NOT TO SCALE



STATE ROAD #5 (U.S. HIGHWAY NO. 1)

LEGAL DESCRIPTION:

ALL OF TRACT "A" OF "POINT ROYALE SHOPPING CENTER", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 99, PAGE 64 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, TOGETHER WITH:
 ALL OF TRACT "C" OF "POINT ROYALE SHOPPING CENTER", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 99, PAGE 64 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, TOGETHER WITH:
 A PORTION OF TRACT "B" OF "POINT ROYALE SHOPPING CENTER", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 99, PAGE 64 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE SOUTHWESTERLY CORNER OF SAID TRACT "B" OF THE "POINT ROYALE SHOPPING CENTER", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 99, PAGE 64 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AND THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 5 (U.S. HIGHWAY NO. 1); THENCE RUN SOUTH 59°00'20.8" EAST FOR A DISTANCE OF 145.67 FEET; THENCE RUN SOUTH 52°55'00" EAST FOR A DISTANCE OF 227.69 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 52°55'00" EAST FOR A DISTANCE OF 183.37 FEET, BEING AN INTERSECTION WITH A CIRCULAR CURVE CONCAVE TO THE NORTHWESTERLY FROM SAID INTERSECTION; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 6,277.49 FEET THROUGH A CENTRAL ANGLE OF 00°58'01" FOR A DISTANCE OF 139.68 FEET; THENCE NORTH 52°55'00" WEST FOR A DISTANCE OF 194.06 FEET; THENCE NORTH 37°05'00" EAST FOR A DISTANCE OF 139.23 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:
 ALL OF TRACT "C" OF "BEL-AIRE CENTER", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 90, PAGE 8 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

TOGETHER WITH:
 THE NON-EXCLUSIVE EASEMENTS RECORDED IN OFFICIAL RECORDS BOOK 12918, PAGE 463 AND OFFICIAL RECORDS BOOK 7212, PAGE 144, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

NOTES:

- 1.) THIS SITE LIES IN SECTION 5, TOWNSHIP 56 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA.
 - 2.) TOTAL AREA OF THIS PROPERTY IS: 703,924 SQUARE FEET (16.1599 ACRES)
 - 3.) ELEVATIONS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929, MIAMI-DADE COUNTY BENCHMARK NO.: R-736, ELEVATION: 15.01'
 - 4.) FLOOD ZONE INFO: FLOOD ZONE AE, BASE FLOOD ELEVATION 9', PANEL NO. 120635 0268A, AND A MAP DATE OF 03/02/94.
 - 5.) BEARINGS ARE BASED ON THE NORTHERLY LINE OF TRACT "A", POINT ROYALE SHOPPING CENTER BEING S52°55'00"E.
 - 6.) REASONABLE EFFORTS WERE MADE REGARDING THE EXISTENCE AND THE LOCATION OF UNDERGROUND UTILITIES. THIS FIRM, HOWEVER, DOES NOT ACCEPT RESPONSIBILITY FOR THIS INFORMATION. BEFORE EXCAVATION OR CONSTRUCTION, CONTACT THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION.
 - 7.) THE HORIZONTAL POSITIONAL ACCURACY OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.2 FEET. THE VERTICAL ACCURACY OF ELEVATIONS OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.1 FEET.
 - 8.) THIS SURVEY IS CERTIFIED EXCLUSIVELY TO: EQUITY ONE INC.
- COPYRIGHT 2012 BY PULICE LAND SURVEYORS, INC. ALL RIGHTS RESERVED. NO PART OF THIS SURVEY MAY BE REPRODUCED, IN ANY FORM OR BY ANY MEANS, WITHOUT PERMISSION IN WRITING FROM AN OFFICER OF PULICE LAND SURVEYORS, INC.

CERTIFICATION:

I HEREBY CERTIFY: THAT THIS SKETCH OF SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61G17-5, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

- BETH BURNS, PROFESSIONAL SURVEYOR AND MAPPER LS6136
- JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691 STATE OF FLORIDA

| POINT ROYALE SHOPPING CENTER | | | |
|------------------------------|----------------------------|--------|--|
| 5951 SOUTH DIXIE HWY | | | |
| TOWN OF CUTLER BAY | | | |
| MIAMI-DADE COUNTY, FLORIDA | | | |
| NO. | REVISIONS | BY | |
| 1 | UPDATE SURVEY - 09/24/12 | M.J.P. | |
| 2 | ORIGINAL SURVEY - 03/08/08 | M.J.P. | |

BOUNDARY AND TOPOGRAPHIC SURVEY

PULICE LAND SURVEYORS, INC.
 5381 NOB HILL ROAD
 SUNRISE, FLORIDA 33351
 CERTIFICATE OF AUTHORIZATION NUMBER LS#3870
 TELEPHONE: (954) 572-1777
 FAX: (954) 572-1778
 E-MAIL: surveys@puliceandsurveyors.com

PLS

| | | |
|--------------------|-----------------------|----------------------|
| DRAWN BY: M.J.P. | SCALE: 1" = 60' | FLB EQUITY ONE, INC. |
| CHECKED BY: J.F.P. | SURVEY DATE: 09/24/12 | ORDER NO: 5570 |



STORE NO. 1011
 EXTERIOR SIGN UPDATE

JULY 18, 2016

19191 S. Dixie Way Hwy
 Cutler Bay, FL 33157



BLAIR SIGN
 PROGRAMS

Scott Billrey
 7127 Hampden Ave Studio 107
 Denver, CO 80231
 billrey@blairsign.net
 Northern California: (510) 337-9020
 Southern California: (510) 792-1000
 California Central: (510) 337-9020 fax
 California South: (510) 792-1000 fax

- Design / Build
- Master Sign Programs
- Tenant Criteria
- Property Branding
- Sustainable Relevance
 LEED • CalGreen • Governance

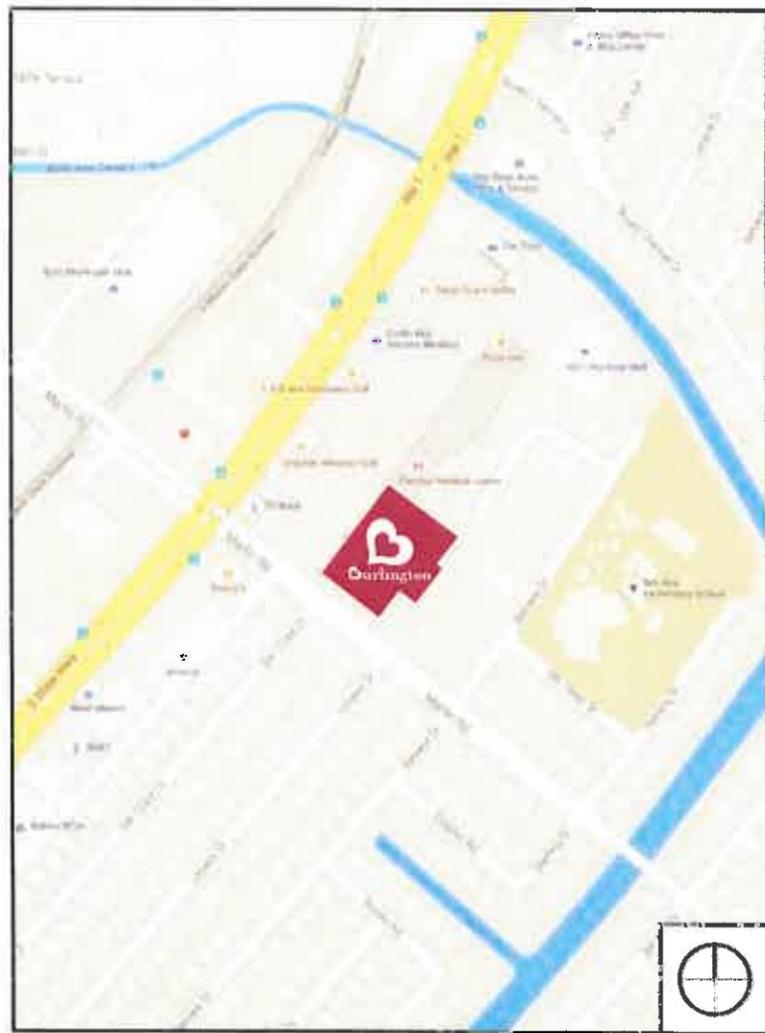


SUSTAINABLE

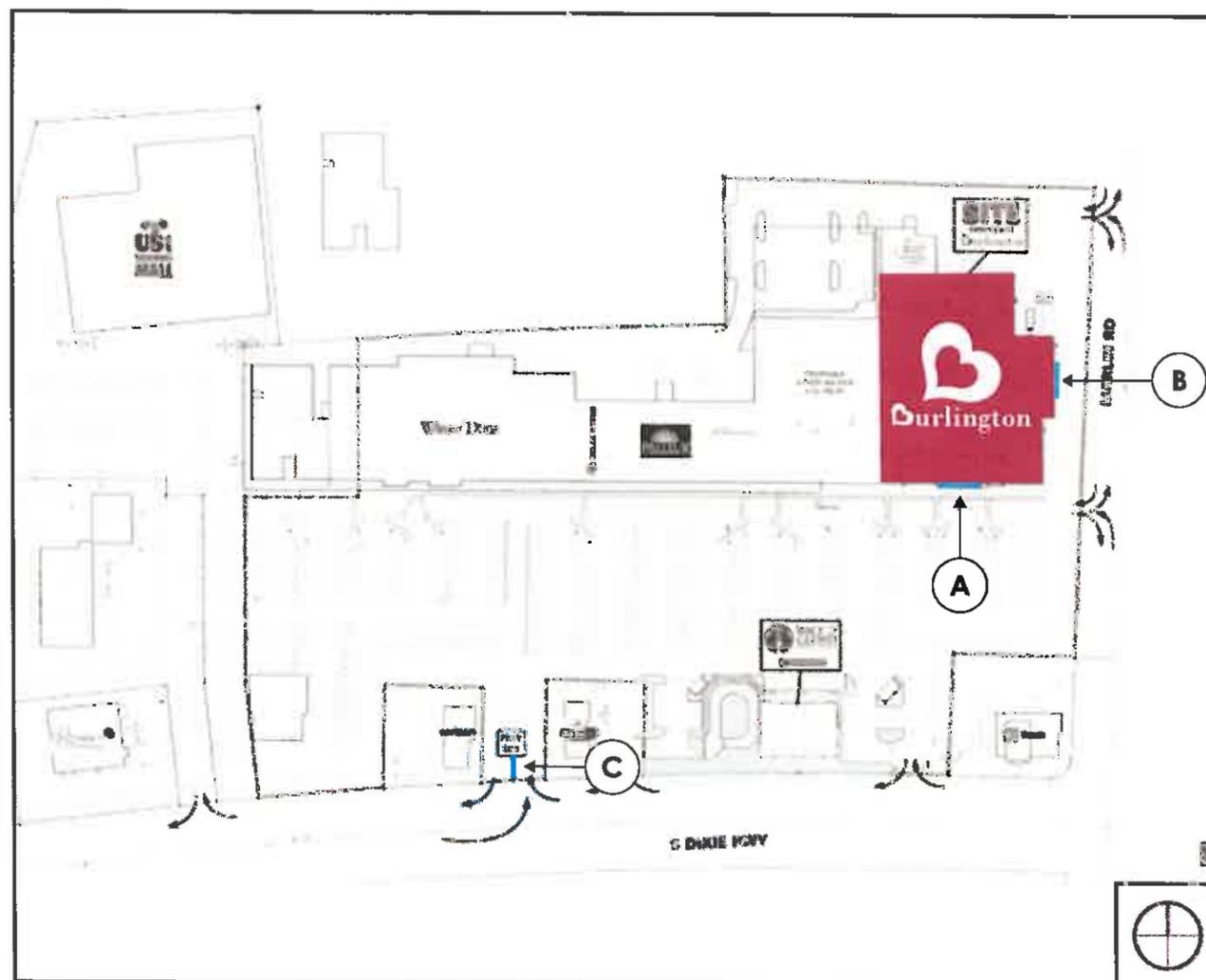
CALGREEN / TITLE 24

LEED

| KEY | | | |
|-----------|------------------|------------|-------------|
| Sign Type | Sign Description | Allowed | Proposed |
| A | Channel Letters | 60 Sq. Ft. | 240 Sq. Ft. |
| B | Channel Letters | 30 Sq. Ft. | 88 Sq. Ft. |



Vicinity Map



Site Plan

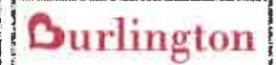


BLAIR SIGN PROGRAMS
 9932 Prospect Ave
 Studio 137
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Northern California:
(510) 337-9020

Southern California:
(619) 792-1600

info@blairsign.net
 CA License #677503



CLIENT:
 Burlington

PROJECT:
 Cutler Bay, FL #1011

ADDRESS:
 19191 S. Dixie Way Hwy
 Cutler Bay, FL 33157

STARTING DATE:
 01/27/2016

BY:
 V Zepeda

REVISIONS:
 07/18/2016 (WO)

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Site Plan



EXISTING

Notes:



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Sign Type: A

Sheet #1



SCOPE OF WORK:

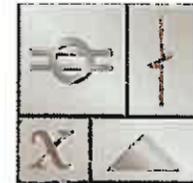
Sign(s) Type: A

Manufacture and Install:
 (1) One Set of Internally (LED)
 Illuminated Remote Channel Letters

Burlington Letters:
 5" deep .040" Aluminum Returns pre
 painted Black (Satin Finish),
 3/16" White Acrylic with 1st Surface
 Burlington Red Translucent Vinyl,
 1" Black Trim Cap, Red LED's.

Tag Line Letters:
 5" deep, .040" Aluminum Returns
 pre painted Black (Satin Finish),
 3/16" Thick; Clear Plex W/ 1st
 Surface 3M 3635-222 Perforated
 Black & 2nd Surface 3M 30% Diffuser.
 1" Black Trim Cap, White L.E.D's.

Incoming Power/Access:
 (1) One 120v Primary Circuit(s) by
 Others, Reasonable Access req'd.



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Sign Type: A

Sheet #2