

***Application No.:***

***V-2016-018***

**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 88 SQUARE FEET WHERE 30 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

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**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.

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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 Spangher, 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 **12/3/2016**



**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  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: \_\_\_\_\_

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**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:**

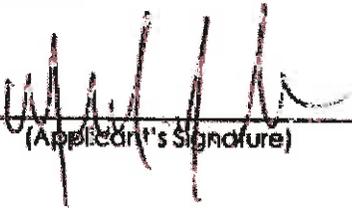
1. The Department Environmental Resources Management (DERM), and other agencies review and critique zoning applications which may affect the scheduling and outcome of applications. These reviews may require additional public hearings before DERM's Environmental Quality Control Board (EQCB), or other 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 3<sup>rd</sup> 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. Omniport Holdings, Inc. Case No. 3d01-2347 (Fla. 3<sup>rd</sup> DCA 2002), the 3<sup>rd</sup> 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





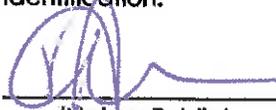
reviewed and the applicant will be notified if changes or corrections are necessary. Once the covenant is acceptable, the applicant is responsible to submit the executed covenant with a current 'Opinion of Title' within 1 week of the hearing. And that Legal Counsel must carry a cover letter indicating 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**  
3A Commission Expires 12/3/2019



### 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, 2014 Public Hearing No. \_\_\_\_\_

Full Name:

Mr.  Mrs.  Ms. Mike Stronahan

Current Address: 1530 Route 130 N City: Berlin

State: NY Zip: 08014 Telephone Number (609) 827-7200 x2722

Date of Birth: \_\_\_\_\_

Signature [Handwritten Signature]

SWORN AND SUBSCRIBED BEFORE ME THIS 8th DAY OF July 2014

\_\_\_\_\_  
Notary Public, State of Florida at Large

My Commission expires \_\_\_\_\_ 20\_\_\_\_

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

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



## MARLIN ROAD

### 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 the Marlin Road corner wall sign to 30 SF based on the permitted Dixie Hwy. sign size:

- 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
- An additional ground floor wall sign permitted for a corner or through store establishment shall be limited to 50 percent of the square footage of a primary sign allowed under (B) above.

The applicant is requesting an increase in total permissible wall sign area to allow 88 SF on the Marlin Road facade.

**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, prior to their lease.

**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 auto-centric strip mall development.

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 befit the higher speed condition combined with front yard parking found in the auto-centric commercial center 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 Land Development Code states the character of this district is transit-oriented, pedestrian friendly, mixed-use. However, the applicant's building is in an auto-centric, traditional strip mall development.

**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 comprises approximately 22 percent of the sign area, 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 following pages contain examples of the proposed signage compared to the allowed signage. The proposed signage is the minimum necessary size that is needed for some measure of proportionality to the size of the façade, and for visibility from both street frontages. It is also less than one-half of the sign area proposed for the main frontage, consistent with the ratio of primary to corner sign provided in Section 3-114(B)(3).

**ALLOWED BY CODE (approximately 30 SF): too small for viable visibility.**

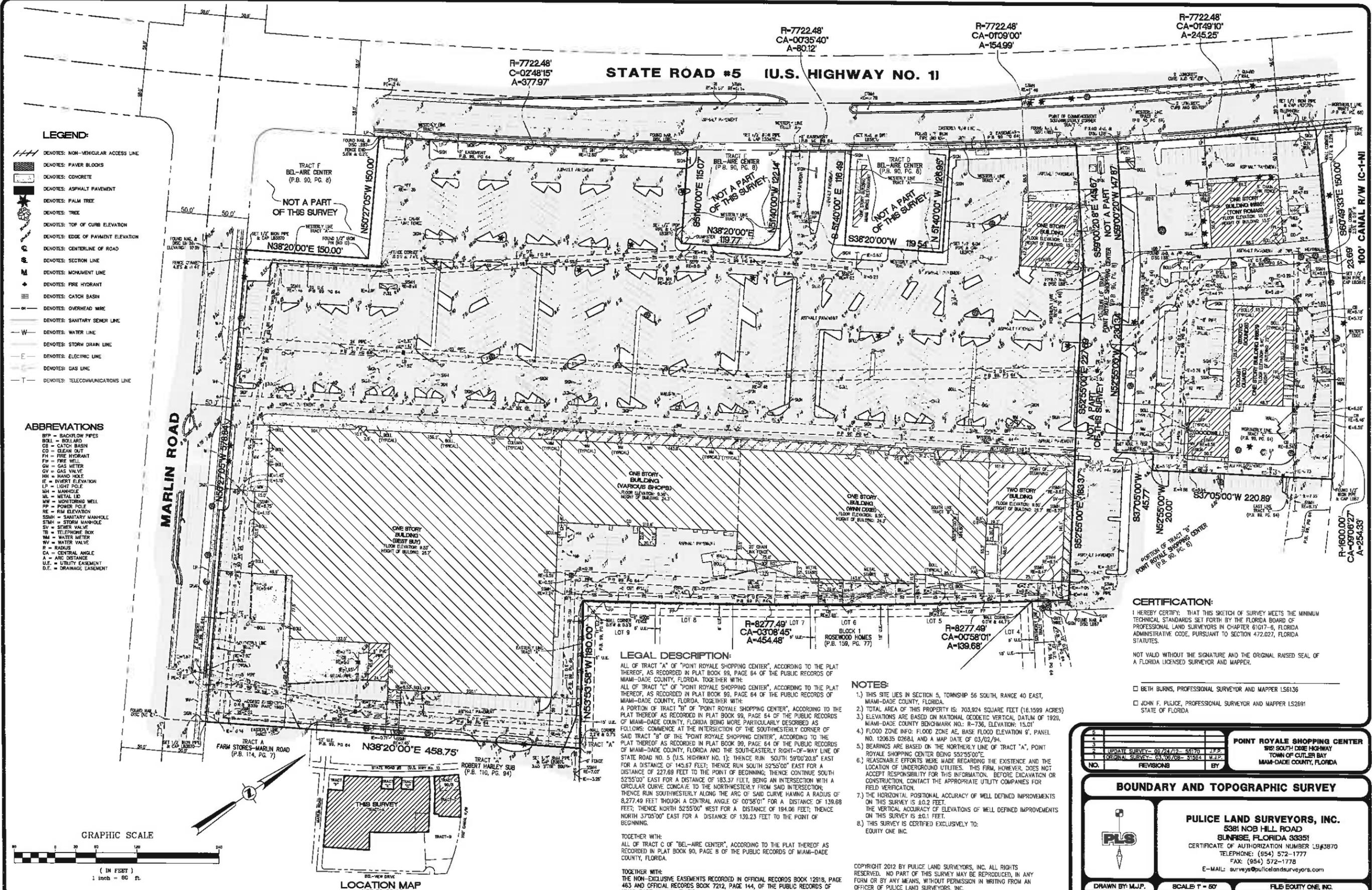


**PROPOSED (88 SF): compatible with expansive size of façade and visibility standards.**



- 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.



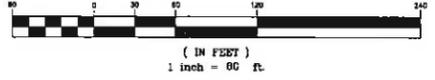
**LEGEND:**

- DENOTES: NON-VEHICULAR ACCESS LINE
- ▨ DENOTES: PAVEMENT BLOCKS
- ▩ 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

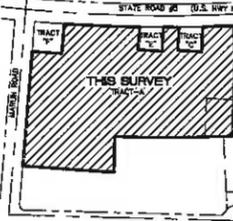
**ABBREVIATIONS**

- BFP = BACKFLOW PREVENTER
- BOLL = BOLLARD
- CB = CATCH BASIN
- CO = CLEAN OUT
- PH = FIRE HYDRANT
- FW = FIRE WELL
- GM = GAS METER
- GV = GAS VALVE
- HM = HAND HOLE
- IE = INVERT ELEVATION
- LP = LIGHT POLE
- SH = SHANK HOLE
- ML = METAL LID
- MW = MONITORING WELL
- PP = POWER POLE
- RE = RIM ELEVATION
- SSMH = SANITARY MANHOLE
- SMH = STORM MANHOLE
- SV = SEWER VALVE
- TS = 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 84 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 84 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 84 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 84 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°00'00" 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 8,277.49 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 02684, AND A MAP DATE OF 03/02/94.
- 5) BEARINGS ARE BASED ON THE NORTHERLY LINE OF TRACT "A", POINT ROYALE SHOPPING CENTER BEING 552°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 61G17-6, 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 5915 SOUTH OCEAN HIGHWAY TOWN OF CUTLER BAY MIAMI-DADE COUNTY, FLORIDA			
NO.	REVISIONS	DATE	BY
1	UPDATE SURVEY - 09/24/12	09/27/12	J.F.P.
2	ORIGINAL SURVEY - 03/07/08	03/07/08	J.F.P.

**BOUNDARY AND TOPOGRAPHIC SURVEY**

**PULICE LAND SURVEYORS, INC.**  
5381 NOB HILL ROAD  
SUNRISE, FLORIDA 33351  
CERTIFICATE OF AUTHORIZATION NUMBER 1943870  
TELEPHONE: (954) 572-1777  
FAX: (954) 572-1778  
E-MAIL: surveys@puliceandsurveyors.com

**SCALE: 1" = 60'**

**SURVEY DATE: 09/24/12**

**FLS EQUITY ONE, INC.**

**ORDER NO: 55170**

**DRAWN BY: M.J.P.**

**CHECKED BY: J.F.P.**



**EXISTING**

Notes:



**B**

**PROPOSED SIDE ELEVATION**

**SCALE: 1/32" = 1'-0"**



**BLAIR SIGN PROGRAMS**

9932 Prospect Ave  
Studio 137  
Santee, CA 92071

Northern California:  
(510) 337-9020

Southern California:  
(619) 792-1600

info@blairsign.net  
CA License #677503

**Burlington**

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)

© 2016 BLAIR SIGN PROGRAMS



MEMBER SINCE 2008

Sign Type: B

Sheet #3



**SCOPE OF WORK:**

**Sign(s) Type: B**

**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.

**Remove, Patch & Discard:**  
 Remove Existing Sign (Letters, etc.)  
 Patch and Seal Off Existing Holes.



**BLAIR SIGN PROGRAMS**

7932 Prospect Ave  
 Studio 137  
 San Jose, CA 92071

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)

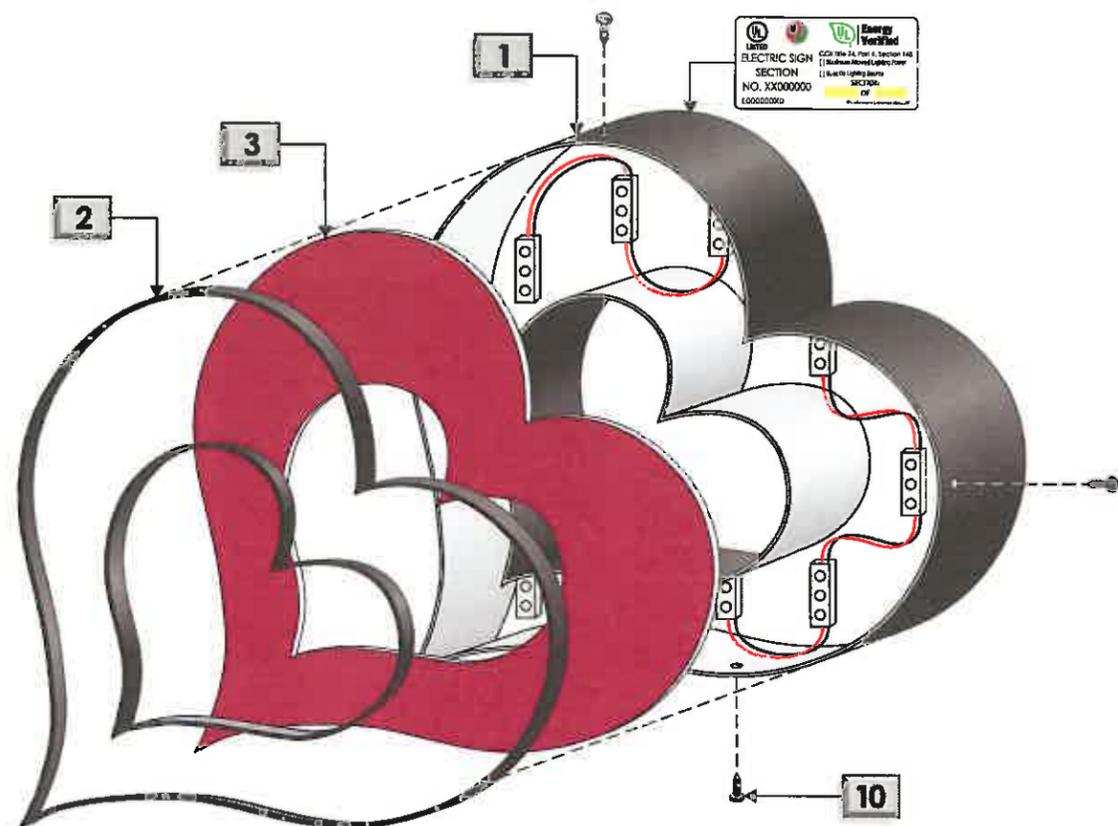
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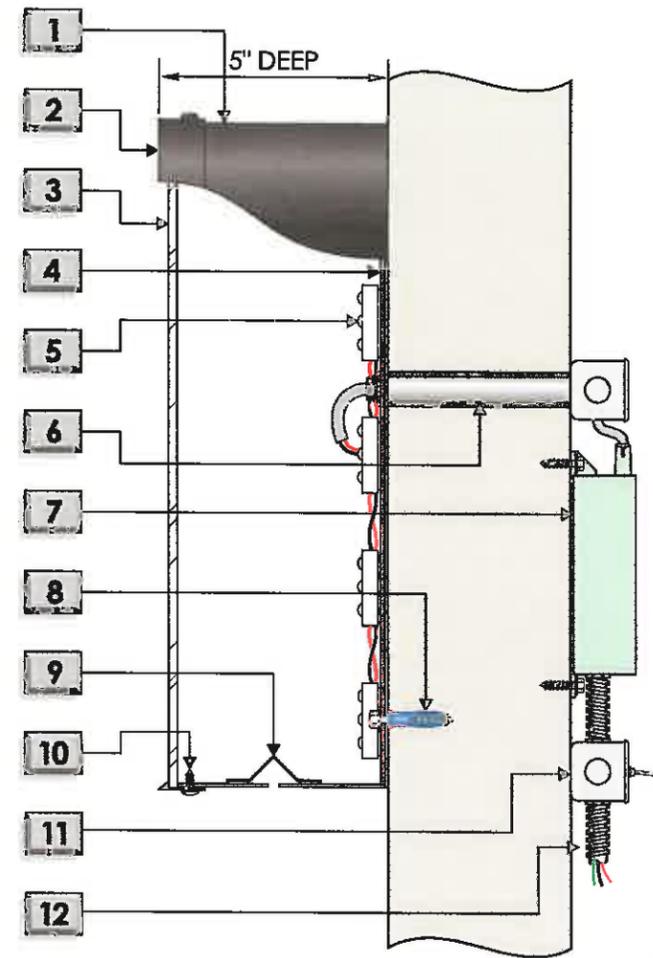
MEMBER SINCE 2008

Sign Type: B

Sheet #4



**EXPLODED VIEW: STANDARD FACE LIT CHANNEL LOGO**



**\*UL Listed**

**ELECTRIC SIGN**  
SECTION NO. XX000000  
SECTION OF 000000X0

CCR Title 24, Part 6, Section 148  
[ ] Maximum Allowed Lighting Power  
[ ] Specific Lighting Source

**UL LABEL PLACEMENT**  
TO BE PLACED ON TOP OF LETTERS

<b>1</b> .040" Aluminum Returns Pre Painted Black (Satin Finish)	<b>7</b> Power Supply*
<b>2</b> 1" Black Trim Cap	<b>8</b> Attachment Anchor - Varies
<b>3</b> 3/16" White Acrylic w/ 1st Surface Translucent Burlington Red Vinyl	<b>9</b> 1/4" Dia. Weep Hole (2) Per Letter. w/ Weep Hole Cover
<b>4</b> .050" Aluminum Letter Backs up to 47"; .063" Aluminum Letter Backs 48" & Above	<b>10</b> SS. Pan Head Screw Painted Black
<b>5</b> "Red" LED Modules*	<b>11</b> Disconnect Switch*
<b>6</b> 1/2" Pass Through*	<b>12</b> Incoming Power by Others

Channel Letters: Remote P/S

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Channel Letter  
Construction

Sheet #5