

RESOLUTION NO. 18-__

A RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF CUTLER BAY, FLORIDA, APPROVING A VARIANCE APPLICATION TO ARTICLE IV, DISTRICTS AND DEVELOPMENT STANDARDS, SEC. 3-60(4) OF THE TOWN CODE RELATING TO THE FRONT (MINIMUM/MAXIMUM) PRINCIPAL STRUCTURE SETBACKS FOR 1622 INVESTMENT CORP GENERALLY LOCATED SOUTHWESTERLY OF CARIBBEAN BOULEVARD AND U.S. 1 EXTENDING A DISTANCE OF 917.27 FEET (FOLIO NOS. 36-6007-000-0333, 36-6007-000-0334, 36-6007-000-0330, 36-6007-000-0336); AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, 1622 Investment, Corp. (the “Applicant”) has submitted to the Town of Cutler Bay (the “Town”) a Site Plan Application to develop a proposed project of three (3) two-story retail/office structures on a site consisting of approximately ± 1.05 net acres generally located Southwesterly of Caribbean Boulevard and U.S. 1, which property bears Folio Nos. 36-6007-000-0333, 36-6007-000-0334, 36-6007-000-0330, 36-6007-000-0336 (the “Property”), as legally described in Exhibit “A,” attached hereto, and, in accordance with Section 3-36 of the Town Code of Ordinances (the “Code”), has also submitted a variance application (the “Application”) to permit a front setback of five (5) feet where Section 3-60(4) of the Town Code requires a minimum of ten (10) feet and a maximum of twenty (20) feet for front setbacks; and

WHEREAS, Town staff has reviewed and recommended approval of the the Application and is recommending approval; and

WHEREAS, public notice was provided in accordance with law; and

WHEREAS, after a duly noticed public hearing, the Town Council, based upon competent substantial evidence in the record, finds that the Application meets the requirements of the Town Code and is consistent with the Town’s Land Development Regulations and Town’s Comprehensive Plan; and

WHEREAS, the Town Council finds that this Resolution is in the best interest and welfare of the residents of the Town.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND TOWN COUNCIL OF THE TOWN OF CUTLER BAY, FLORIDA, AS FOLLOWS:

Section 1. **Recital.** The above recitals are true and correct and are incorporated herein by this reference.

Section 2. **Approval.** The Town Council, after review of competent substantial evidence in the record and a duly noticed public hearing, hereby approves the Application to permit

a front setback of five (5) feet where Section 3-60(4) of the Town Code requires a minimum of ten (10) feet and a maximum of twenty (20) feet for front setbacks and finds that it meets the variance criteria set forth in Section 3-36 of the Town Code.

Section 3. **Conditions.** The approvals granted by this Resolution are subject to the Applicant's compliance with the following conditions, to which the Applicant stipulated to and proffered at the hearing:

- (a) Administrative site plan approval for the Property.
- (b) The Property shall be developed in substantial conformance with the plans submitted to the Town entitled "US 1 – Caribbean Blvd. Commercial Center," prepared by Ramos Martinez Architects, consisting of 11 sheets originally dated July 3, 2015, and which is attached hereto as Exhibit "B."

Section 4. **Violation.** Failure to adhere to the terms of this approval shall be considered a violation of the Town Code. Penalties for such violation shall be as prescribed by the Town Code, which include, but are not limited to, the revocation of the approval granted by this Resolution.

Section 5. **Effective Date.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this _____ day of June, 2018.

Attest:

PEGGY R. BELL
Mayor

DEBRA E. EASTMAN, MMC
Town Clerk

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY FOR THE
SOLE USE OF THE TOWN OF CUTLER BAY:

WEISS SEROTA HELFMAN
COLE & BIERMAN, P.L
Town Attorney

Moved By: _____
Seconded By: _____

FINAL VOTE AT ADOPTION:

Mayor Peggy R. Bell _____

Vice Mayor Sue Ellen Loyzelle _____

Council Member Mary Ann Mixon _____

Council Member Michael P. Callahan _____

Council Member Roger Coriat _____

EXHIBIT "A"

Legal Description: This land referred to herein below is situated in the County of Miami-Dade, State of Florida, and is described as follows:

PARCEL 1:

A Parcel of land lying in the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 7, Township 56 South, Range 40 East, Miami-Dade County, Florida Being Particularly described as follows:

Commence at the Southwest corner of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 7; Thence run S00°07'19"E along the West boundary of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 7 for a distance of 485.24 feet to the Point of Intersection with the Northwestern Right-Of-Way boundary of State Road No. 5; Thence run N42°15'01"E along the last described line for a distance of 910.00 feet to the Point of Beginning of the Parcel of land hereinafter to be described; Thence on the last described course for a distance of 172.27 feet to a Point; Thence run N47°44'59"W for a distance of 50.00 feet to the Point of Intersection with the Southeasterly Right-Of-Way boundary of the Florida East Coast Railway; Thence run S42°15'01"W along the last described line a distance of 172.27 feet to a point, said point being 855.19 feet Northeasterly as measured along Southeasterly Right-Of-Way boundary of said Florida East Coast Railway from the West boundary of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 7; Thence run S47°44'59"E a distance of 50.00 feet to the Point of Beginning.

PARCELS 2 AND 3:

A Parcel of land lying in the NE $\frac{1}{4}$ of Section 7, Township 56 South, Range 40 East, Miami-Dade County, Florida more particularly described as Follows:

Commence at the Northwest corner of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 7; Thence run S00°07'19"E along the Westerly line of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 7 for a distance of 411.05 feet to a point on the Southeasterly Right-Of-Way line of the Florida East Coast Railroad; Thence run N42°15'01"E along the Southeasterly Right-Of-Way line of the Florida East Coast Railroad for a distance of 1332.46 feet to the Point of Beginning of the parcel of land hereinafter to be described; Thence continue along the last mentioned course, (The Southeasterly Right-Of-Way of Florida East Coast Railroad) for a distance of 440 feet to a point on the South Right-Of-Way Line of Caribbean Blvd., Thence run N47°44'59"W for a distance of 50 feet to a point of the Northwestern Right-of-Way Line of State Road No. 5 (U.S. Highway No. 1); Thence run N42°15'01"E along the Northwestern Right-of-Way line of said State Road No. 5 for a Distance of 440 feet to a point; Thence run N47°44'59"W for a distance of 50 feet to the Point of Beginning;

Less that portion of the above-described property deeded to Miami-Dade County, Florida which is more particularly described as Follows:

That Area Bounded by the Northwestern Right-Of-Way Line of State Road No. 5 (US No. 1) as shown on State Road Right-Of-Way Map in the NE $\frac{1}{4}$ of Section 7, Township 56 South, Range 40 East, and recorded in Plat Book 83, at Page 51, of the Public Records of Miami-Dade County, Florida, and bounded by the Southwesterly Right-Of-Way of Caribbean Boulevard as shown on the Right-Of-Way Deed, dated October 16, 1957 and recorded in Official Records Book 2195, at Page 436, of the Public Records of Miami-Dade County, Florida, and bounded by 25 foot radius arc concave to the West, said arc being tangent to Both of the Last Described Lines.

PARCEL 4:

A Parcel of land lying in the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 7, Township 56 South, Range 40 East, Miami-Dade County, Florida, more particularly described as follows:

Commencing at the Northwest corner of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 7; thence run S00°07'19"E along the Westerly line of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 7, a distance of 411.05 feet; Thence run N42°15'01"E along the Southeasterly Right-Of-Way line of the Florida East Coast Railway a distance of 1027.46 feet to the Point of Beginning of the Parcel of land hereinafter to be described; Thence continue along the last mentioned course, along the Southeasterly Right-Of-Way of the Florida East Coast Railway a distance of 305 feet; Thence run S47°44'59"E for a distance of 50 feet to a Point on the Northwestern Right-Of-Way line of State Road No. 5, also known as Dixie Highway; Thence run S42°15'01"W along the Northwestern Right-Of-Way line of said State Road No. 5, a distance of 305 feet; Thence run N47°44'59"W for a distance of 50 feet to the Point of Beginning.

US1 - CARIBBEAN BLVD.
COMMERCIAL CENTER
20300 South Dixie Highway
Miami, Florida. 33198



INDEX OF DRAWINGS:

1. COVER SHEET	1. A-4.0 BUILDING 3 FLOOR PLAN / ELEVATIONS
2. A-1 SITE PLAN & CALCULATIONS	2. A-5.0 BUILDING 4 FLOOR PLANS
3. A-2.0 BUILDING 1 FLOOR PLANS / DUMPSTER DETAILS	3. A-2 BUILDING 4 ELEVATIONS
4. A-2.1 BUILDING 1 ELEVATIONS	4. L-1 LANDSCAPE PLAN
4. A-3.0 BUILDING 2 FLOOR PLANS	
4. A-3.1 BUILDING 2 ELEVATIONS	

RAMOSMARTINEZ architects

MIAMI
655 W. FLAGLER ST.
SUITE 205
MIAMI, FL 33130

REGISTRATION: A A 26000528
WEBSITE: www.rmarq.com
TELEPHONE: 305-548-3006

NEW YORK
11 ERIE STREET
2nd FLOOR
JERSEY CITY, NJ 07302

Copyright © 2014 by Ramon Martinez Architects, Inc. All rights reserved. No part of this drawing may be reproduced without written authorization from the architect. All ideas, designs and details indicated or represented by this drawing, created and developed for use on this project, are owned by, and are legal property of Ramon Martinez Architects, Inc. Use, reproduction, distribution or alteration is prohibited without written authorization from the architect.

EXHIBIT "B" PAGE 2 of 11

Cutler Bay Zoning TC - Site Information		
Parcel 1	8,613.00	0.20
Parcels 2 & 3	21,885.67	0.50
Parcel 4	15,250.00	0.35
Total Site Area	45,728.67	1.05

Site Data		
Minimum Lot Area	N/A	-
Minimum Lot Width	N/A	-
Minimum Lot Depth	N/A	-
Max Floor Area Ratio	2.00	0.42
Max Floor Area	91,457.74	18,662.00
Minimum Primary Frontage at Setback	100.00%	35%
Minimum Secondary Frontage at Setback	75.00%	35.66%
Minimum Green/Open Space	15.00%	16.83%
Minimum Green/Open Lot Area	6,859.83	7,666.87
Maximum Density	150.00	N/A
Minimum Number of Stories	2.00	2.00
Maximum Number of Stories	15.00	2.00
Minimum Front Setback along Principle Front	10'	5**
Maximum Front Setback along Principle Front	20'	5.07
Minimum Side Street Setback	5'	10.07
Maximum Side Street Setback	10'	10.07
Minimum Side Interior Setback	0'	5.89
Minimum Rear Setback	20'	0***

Site Calculations		
Building Foot Print	12,182.00	28.64%
Asphalt Parking	25,000.00	54.67%
Concrete Slopes and Walkways	850.00	1.86%
Open / Green Area	7,696.67	16.83%
Total	45,728.67	100.00%

Building Computations		
	Level 1	Level 2
	Retail	Office
Building 1 - New Two Story	2,498.00	1,000.00
Building 2 - New Two Story	5,208.00	4,800.00
Building 3 - Existing One Story	2,280.00	-
Building 4 - New Two Story	2,225.00	1,000.00
Total	12,182.00	6,800.00

Impervious Site Area		
Maximum Surface Coverage	100%	63.17%

Parking Calculations		
Commercial Spaces (12,182 Sq. Ft. @ 1:200 Sq. Ft.)	41	41
Office Spaces (6,800 Sq. Ft. @ 1:400 Sq. Ft.)	17	17
Total Parking Spaces	58	58

Handicap Parking		
Spaces (FBC 11-4.1.2: 28-30 Required Parking Spaces)	2	2

Variance Request		
* 32% Minimum Primary Frontage requested by variance where 100% is required.		
** 5'-0" Minimum Front Setback requested by variance where 10'-0" is required.		
*** 0'-0" Minimum Rear Setback requested by variance where 20'-0" is required.		
**** 0'-0" Min. Build. Parameter requested by variance where 1'-6" is required Section 3-102 (B)		
***** 22'-0" Back-up Drive requested by variance where 24'-0" is required.		
***** 8'-6" x 18'-0" parking space requested by variance where 9'-0" x 18'-0" is required.		

LEGAL DESCRIPTION:

The land referred to herein below is situated in the County of Miami-Dade, State of Florida, and is described as follows:

PARCEL 1:

A Parcel of land lying in the NW 1/4 of the NE 1/4 of said Section 7, Township 56 South, Range 40 East, Miami-Dade County, Florida, Being Particularly described as follows:
Commence at the Southwest corner of the NW 1/4 of the NE 1/4 of said Section 7, Thence run S00°07'19"E along the West boundary of the SW 1/4 of the NE 1/4 of said Section 7 for a distance of 485.24 feet to the Point of Intersection with the Northwesterly Right-Of-Way boundary of State Road No. 5; Thence run N42°15'01"E along the last described line for a distance of 910.00 feet to the Point of Beginning of this Parcel of land hereinafter to be described; Thence on the last described course for a distance of 172.27 feet to a Point; Thence run N47°44'59"W for a distance of 50.00 feet to the Point of Intersection with the Southeastly Right-Of-Way boundary of the Florida East Coast Railway; Thence run S42°15'01"W along the last described line a distance of 172.27 feet to a point, said point being 855.19 feet Northeastly as measured along Southeastly Right-Of-Way boundary of said Florida East Coast Railway from the West boundary of the SW 1/4 of the NE 1/4 of said Section 7; Thence run S47°44'59"E a distance of 50.00 feet to the Point of Beginning.

PARCELS 2 AND 3:

A Parcel of land lying in the NE 1/4 of Section 7, Township 56 South, Range 40 East, Miami-Dade County, Florida, more particularly described as follows:

Commence at the Northwest corner of the SW 1/4 of the NE 1/4 of said Section 7, Thence run S00°07'19"E along the Westerly line of the SW 1/4 of the NE 1/4 of said Section 7 for a distance of 411.05 feet to a point on the Southeastly Right-Of-Way line of the Florida East Coast Railroad; Thence run N42°15'01"E along the Southeastly Right-Of-Way line of the Florida East Coast Railroad for a distance of 1332.46 feet to the Point of Beginning of the parcel of land herein described; Thence continue along the last mentioned course, (The Southeastly Right-Of-Way of Florida East Coast Railroad) for a distance of 440 feet to a point on the South Right-Of-Way Line of Caribbean Blvd.; Thence run S47°44'59"E for a distance of 50 feet to a point of the Northwesterly Right-Of-Way Line of State Road No. 5 (U.S. Highway No. 1); Thence run S42°15'01"W along the Northwesterly Right-Of-Way line of said State Road No. 5 for a Distance of 440 feet to a point; Thence run N47°44'59"W for a distance of 50 feet to the Point of Beginning.

Less that Portion of the above-described property deeded to Miami-Dade County, Florida which is more particularly described as follows:

That Area Bounded by the Northwesterly Right-Of-Way Line of State Road No. 5 (US No. 1) as shown on State Road Right-Of-Way Map in the NE 1/4 of Section 7, Township 56 South, Range 40 East, and recorded in Plat Book 83, at Page 51, of the Public Records of Miami-Dade County, Florida, and bounded by the Southwesterly Right-Of-Way of Caribbean Boulevard as shown on the Right-Of-Way Deed, dated October 16, 1957 and recorded in Official Records Book 2195, at Page 436, of the Public Records of Miami-Dade County, Florida, and bounded by 25 foot radius arc concave to the West, said arc being tangent to Both of the Last Described Lines.

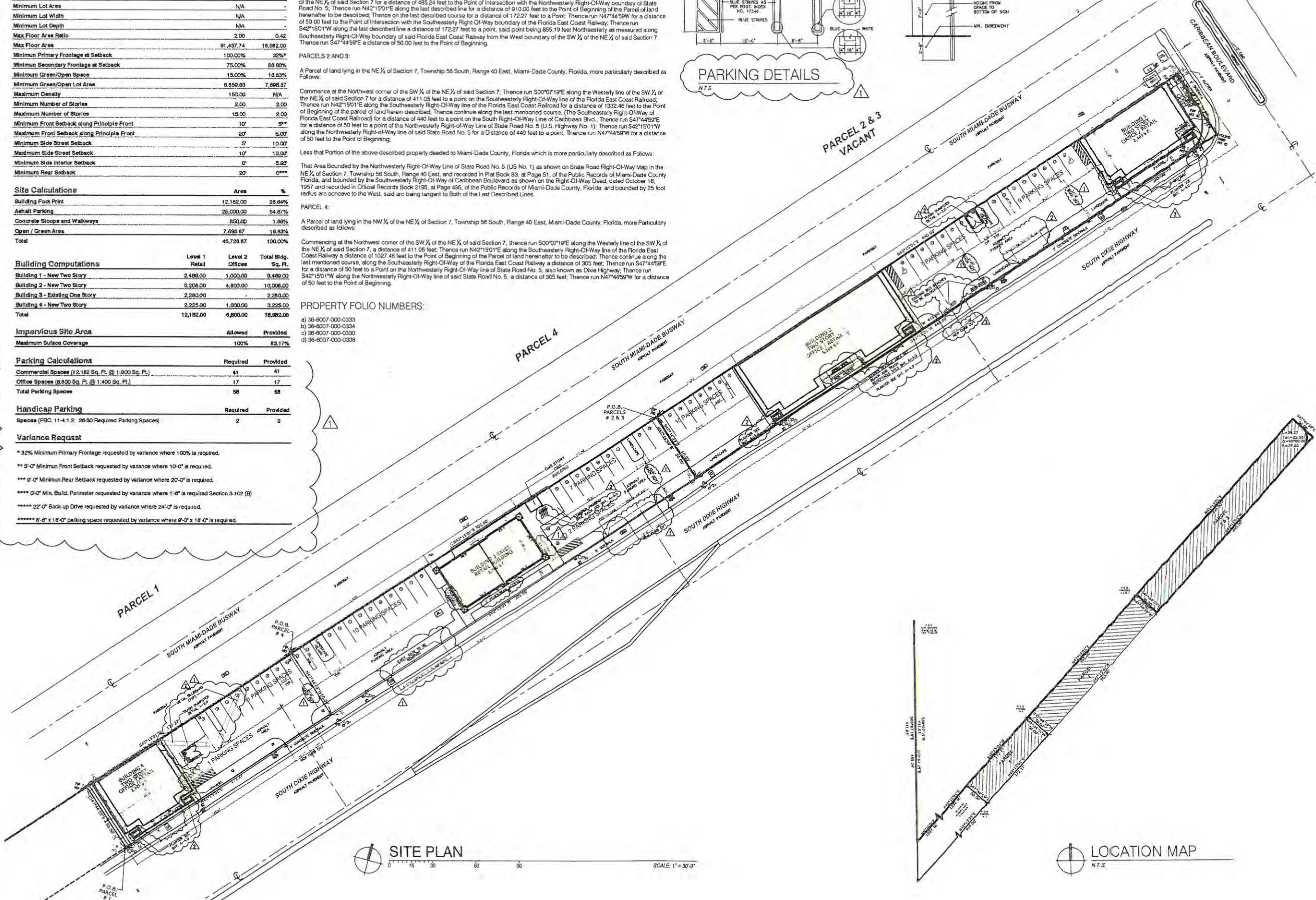
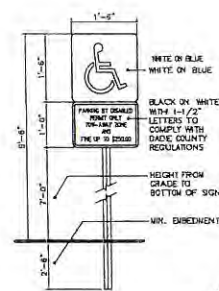
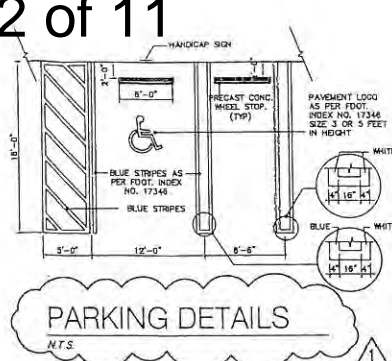
PARCEL 4:

A Parcel of land lying in the NW 1/4 of the NE 1/4 of Section 7, Township 56 South, Range 40 East, Miami-Dade County, Florida, more particularly described as follows:

Commencing at the Northwest corner of the SW 1/4 of the NE 1/4 of said Section 7, thence run S00°07'19"E along the Westerly line of the SW 1/4 of the NE 1/4 of said Section 7, a distance of 411.05 feet; Thence run N42°15'01"E along the Southeastly Right-Of-Way line of the Florida East Coast Railway a distance of 1027.46 feet to the Point of Beginning of the Parcel of land hereinafter to be described; Thence continue along the last mentioned course, along the Southeastly Right-Of-Way of the Florida East Coast Railway a distance of 305 feet; Thence run S47°44'59"E for a distance of 50 feet to a point on the Northwesterly Right-Of-Way line of State Road No. 5, also known as Dixie Highway; Thence run S42°15'01"W along the Northwesterly Right-Of-Way line of said State Road No. 5, a distance of 305 feet; Thence run N47°44'59"W for a distance of 50 feet to the Point of Beginning.

PROPERTY FOLIO NUMBERS:

- 36-6007-000-0333
- 36-6007-000-0334
- 36-6007-000-0330
- 36-6007-000-0336



SITE PLAN

SCALE: 1" = 30'-0"



LOCATION MAP

N.T.S.

US1 - CARIBBEAN BLVD.
COMMERCIAL CENTER
20300 SOUTH DIXIE HIGHWAY
CUTLER BAY, FLORIDA

E & F BUILDERS
CORP.

655 West Flagler Street
Suite 201
Miami, Florida 33130

REVISIONS:

- B.D. Comments 1-4-16
- Building Department and
- FDOT Comments 5-8-17

COMM. NO. 15-119

DATE: 3 JUL 2011

DRAWN BY

CHECKED BY

A-1.0

NEW YORK
11 ERIE STREET
2ND FLOOR
JERSEY CITY, NJ 07310
REGISTRATION A A 26000528
WEBSITE: www.ming.com
TELEPHONE: 305-548-3006
MIAMI
655 W FLAGLER ST.
SUITE 201
MIAMI, FL 33130

HUMBERTO RANOS AR 0017332

EXHIBIT "B" PAGE 4 of 11

LEGEND:

- A FINISH STUCCO (PAINT COLOR SW700 - PURE WHITE)
B TEXTURED STUCCO FINISH BASE (PAINT COLOR SW700 - PURE WHITE)
C 24" SMOOTH FINISH STUCCO (PAINT COLOR SW700 - PURE WHITE)
D PAINTED CONCRETE (PAINT COLOR SW700 - PURE WHITE)
E 1/2" Gypsum Board
F COVERED ENTRANCE
G CONC. CANOPY
H STUCCO TRIM
I FOLDABLE BARS

DESIGN TREATMENT:

- 1 ENTRANCE PORCH (1)
2 3'-0" GUTTERING (2)
3 PAINTED PORCH (5)
4 PAINTED DISPLAY WINDOW (8)
5 CONCRETE STAIRCASE (5)
6 5'-0" PROTECTED COVERED ENTRY (10)
7 LANDSCAPE PLANTER & GRAVED SEATING AREA (12)
8 SPECIALTY PATTERNS (13)

BUILDING ONE

FIRST LEVEL FACADE: 204 S.F.			
REQ./ALLOWED	PROVIDED		
402 - 582 S.F.	425 S.F.	52.23 %	
ALL FACADE: 1,518 S.F.			
ALLOWED	PROVIDED		
693 S.F.	487 S.F.	32.08 %	

BUILDING 1 NORTH ELEVATION

0 2 4 8 12 SCALE 3/16" = 1'-0"

BUILDING 1 SOUTH ELEVATION

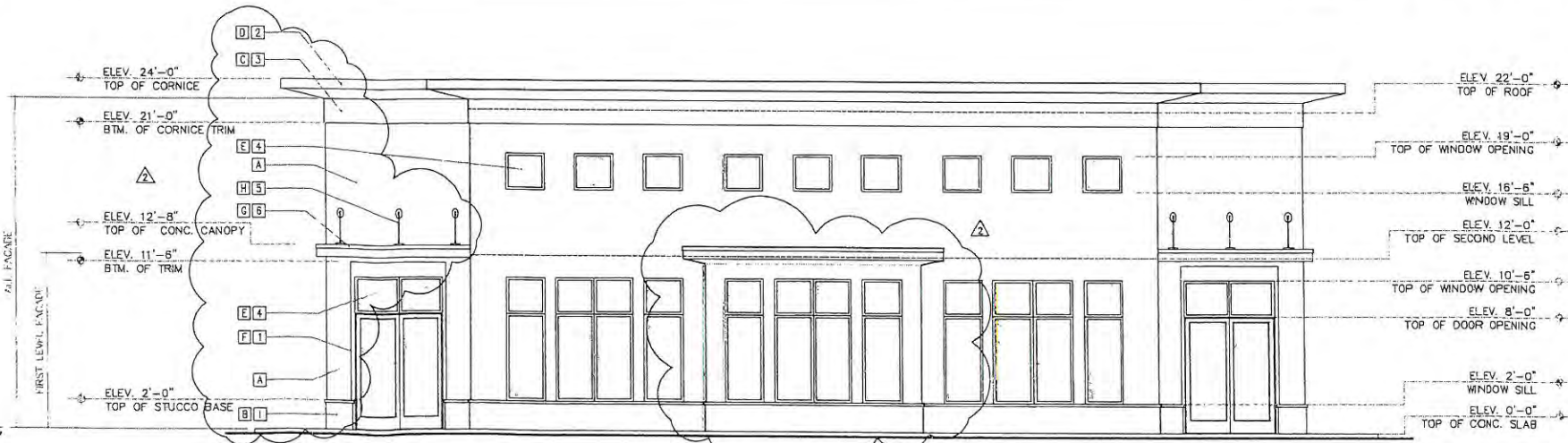
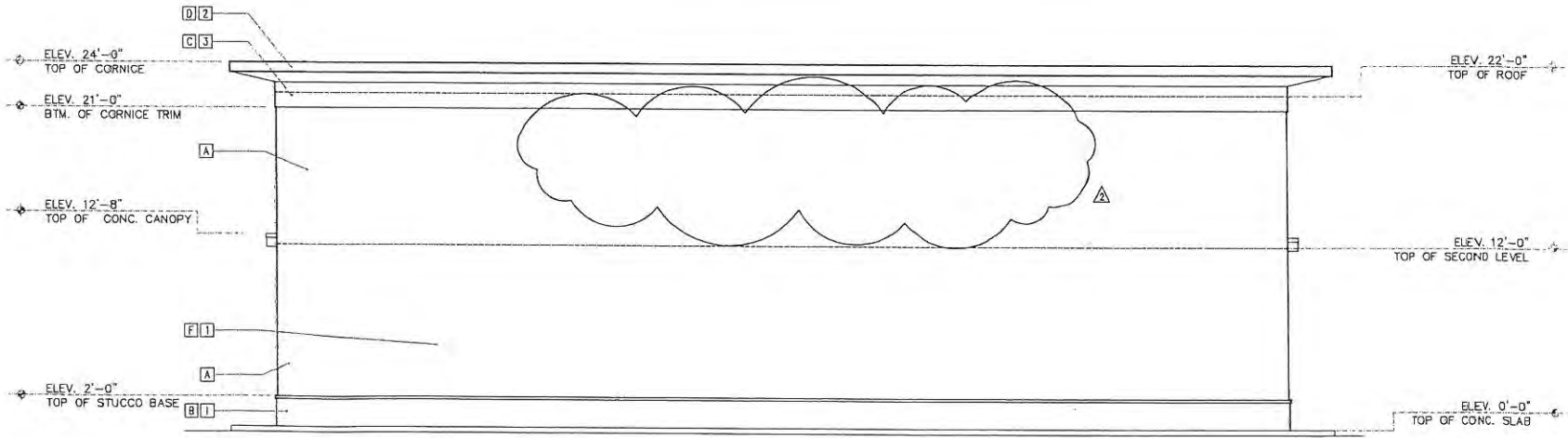
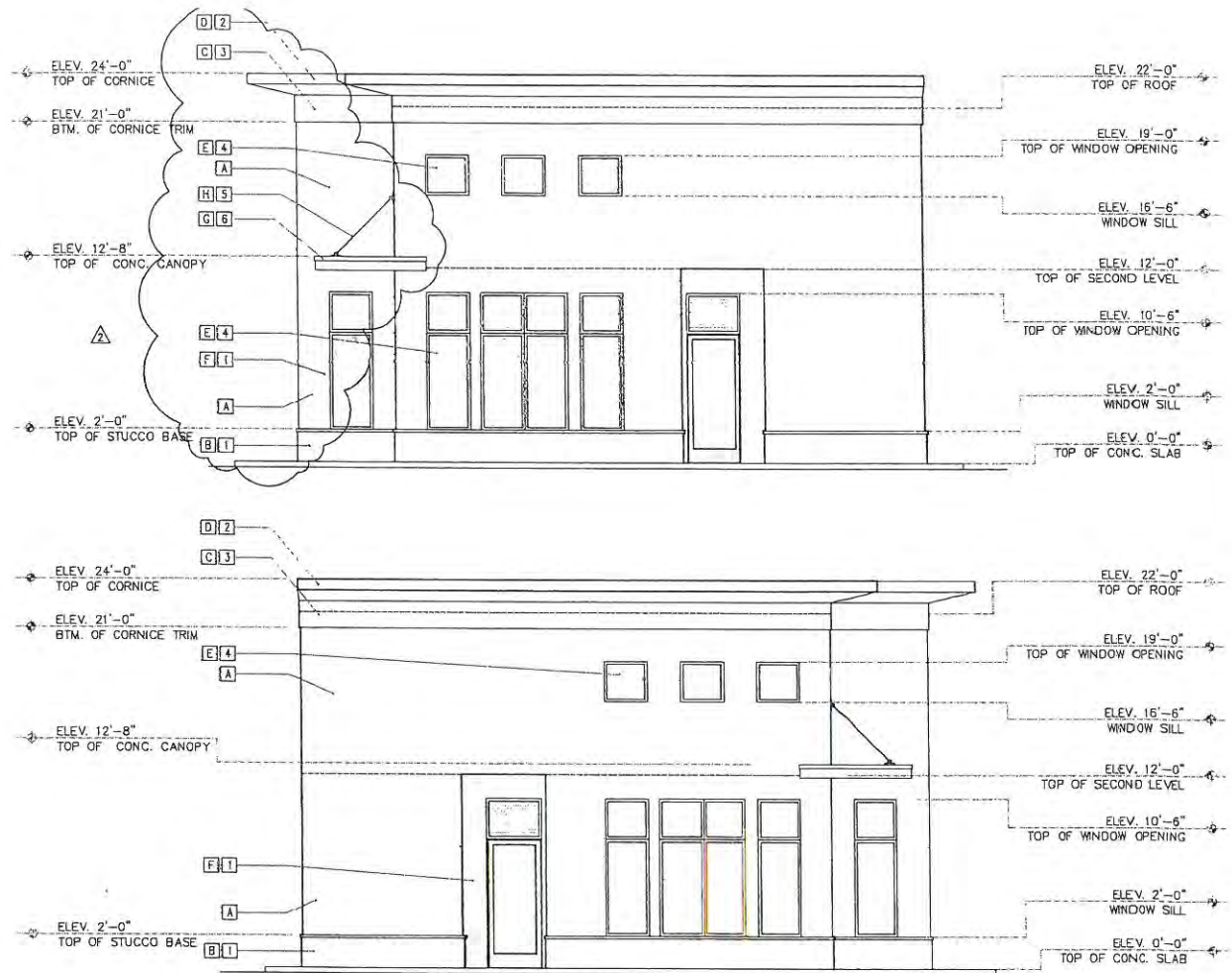
0 2 4 8 12 SCALE 3/16" = 1'-0"

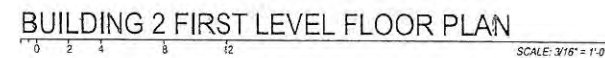
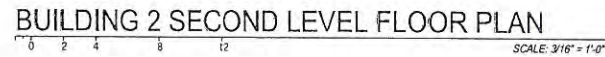
BUILDING 1 WEST ELEVATION

0 2 4 8 12 SCALE 3/16" = 1'-0"

BUILDING 1 EAST ELEVATION

0 2 4 8 12 SCALE 3/16" = 1'-0"





A-3.0

HUMBERTO RAMOS AR 0017835

LEGEND:

- A UNPAINTED STUCCO (PAINT COLOR SWATCHES - PURE WHITE)
- B TEXTURED STUCCO FINISH BASE (PAINT COLOR SWATCHES - LIGHTEN 3)
- C 2ND FLOOR FINISH STUCCO TRIM (PAINT COLOR SWATCHES - LIGHTEN 3)
- D RASSED CORNER TRIM (PAINT COLOR SWATCHES - PURE WHITE)
- E 1/2" GLASS
- F OVERHEAD CANOPY
- G CONCRETE CANOPY
- H STUCCO TRIM (PAINT COLOR SWATCHES - PURE WHITE)
- I PROPOSED BASE

DESIGN TREATMENT:

- 1 ENTRANCE PORCH (1)
- 2 1/2" OVERHEAD (2)
- 3 RASSED CORNER (3)
- 4 FINISH STUCCO TRIM (4)
- 5 CRUMPLED STUCCO TRIM (5)
- 6 1/2" AND TRIMMED CORNER (10)
- 7 LANDSCAPE PLANTER & SHADED SEATING AREA (12)
- 8 SPECIALTY PAINTS W/ XRAY (13)

BUILDING 2 (EAST FACADE)

FIRST LEVEL FACADE: 1,404 S.F.		
REQ./CALC'D	PROVIDED	PERC.
722 - 983 S.F.	711 S.F.	50.54 %

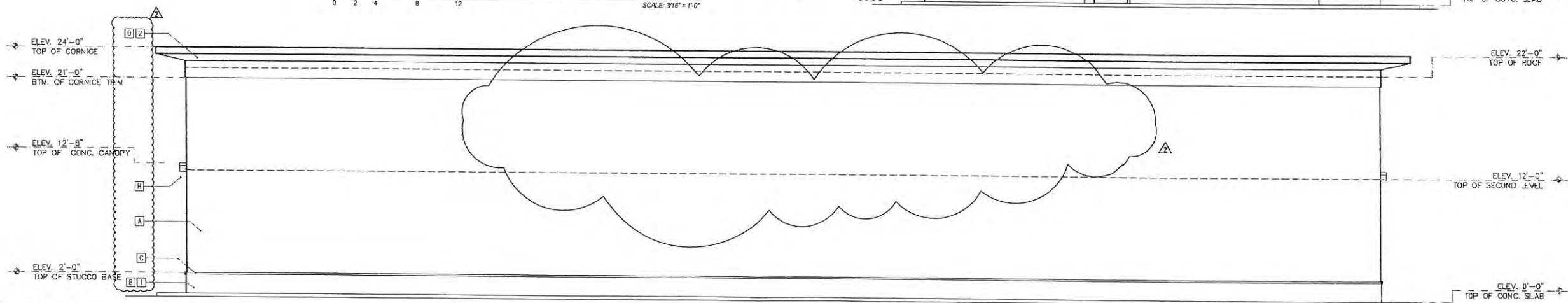
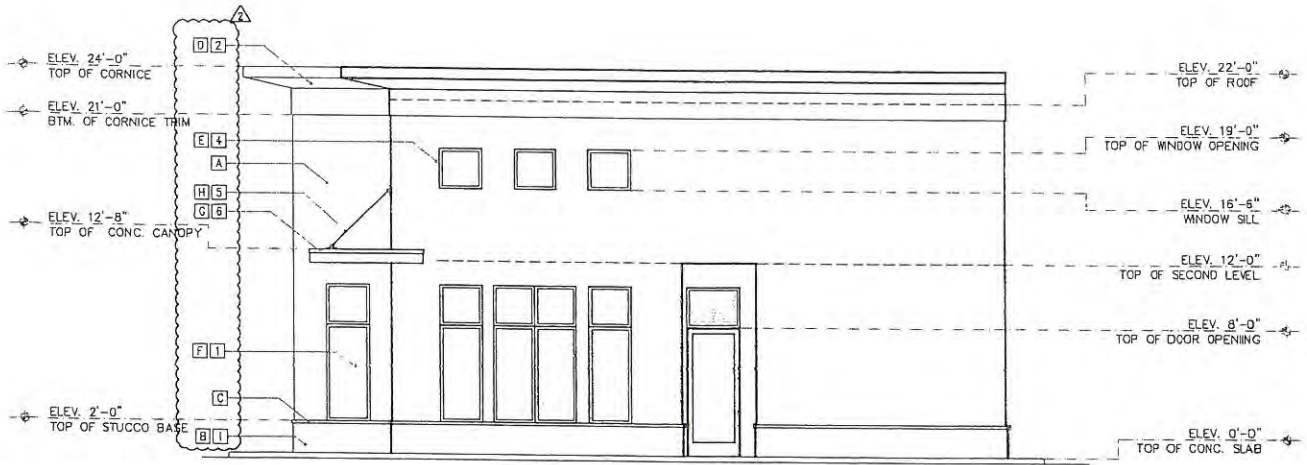
ALL FACADE: 2,652 S.F.		
REQUIRED	PROVIDED	PERC.
1,133 S.F.	831 S.F.	31.33 %

BUILDING 2 NORTH ELEVATION

BUILDING 2 SOUTH ELEVATION

BUILDING 2 WEST ELEVATION

BUILDING 2 EAST ELEVATION



US1 - CARIBBEAN BLVD.
COMMERCIAL CENTER
20300 SOUTH DIXIE HIGHWAY
CUTLER BAY, FLORIDA

E & F BUILDERS
CORP.
655 West Flagler Street
Suite 201
Miami, Florida 33130

REVISIONS:
A.D. Comments 1-4-16
B.D. Comments 5-5-17
B.D. Comments 6-28-17

COMM. NO. 15-119

DATE: 3 JUL 2015

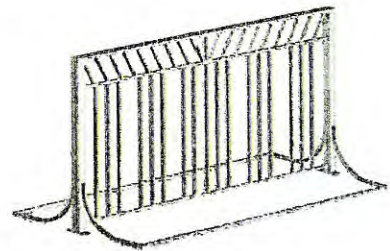
DRAWN BY:

CHECKED BY:

A-3.1

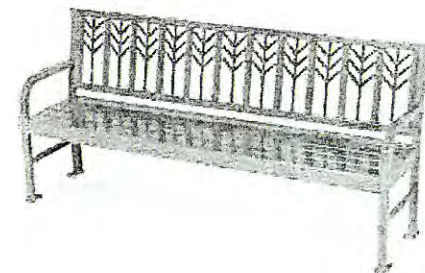
COPYRIGHT - 2014 - RAMOSMARTINEZ architects, inc. All ideas, designs and details indicated or represented by this drawing, created and developed for use on this project, are owned by, and are legal property of RamosMartinez Architects, Inc. Use, reproduction, distribution or alteration is prohibited without written authorization from the architect.

EXHIBIT "B" PAGE 7 OF 11



BIKE RACK DETAIL

12 Blue - Brown Derby
Sunrise Series Bike Rack
by Belson's Outdoors



BENCH DETAIL

74" - Brown Derby Color
Spencer Series Decorative Bench
by Belson's Outdoors



TRASH RECEPTACLE DETAIL

32 Gallon - Brown Derby Color
Spencer Series Trash Receptacle
by Belson's Outdoors

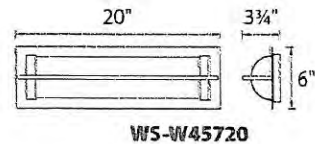


PLANTER DETAIL

63" - Brown Derby Color
Spencer Series Rectangular Planter
by Belson's Outdoors

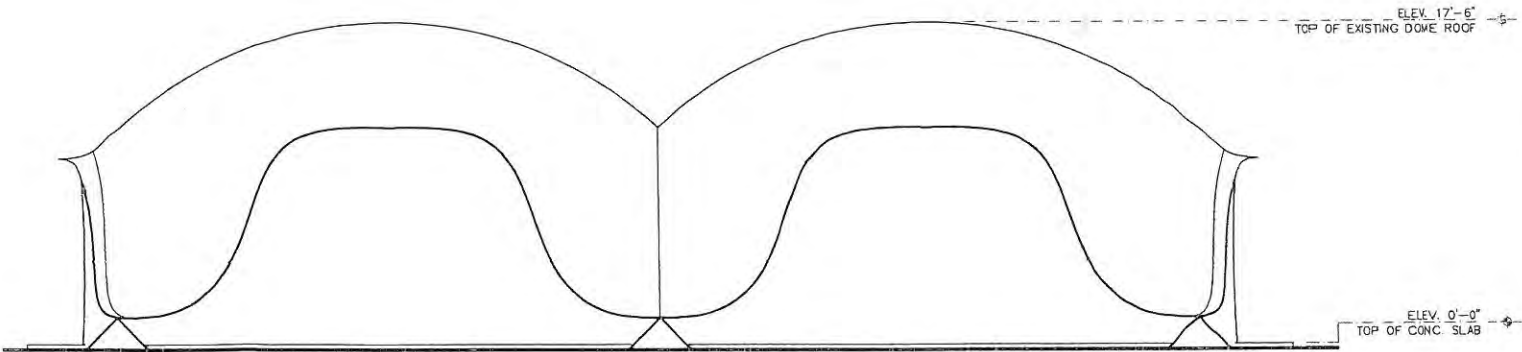


LIGHTING DETAIL



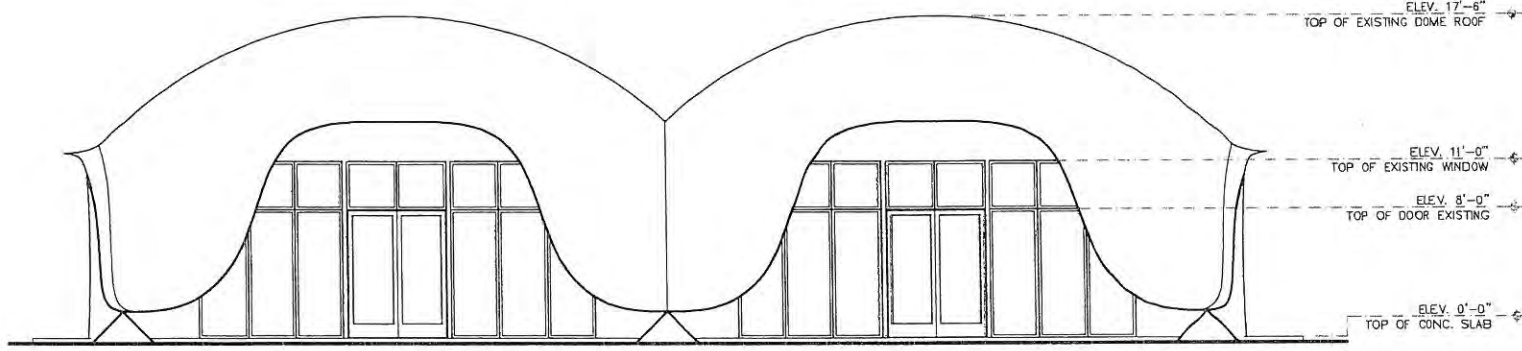
WS-W45720

20" - Black Color
Oberon LED Outdoor Wall Sconce
by WAC Lighting



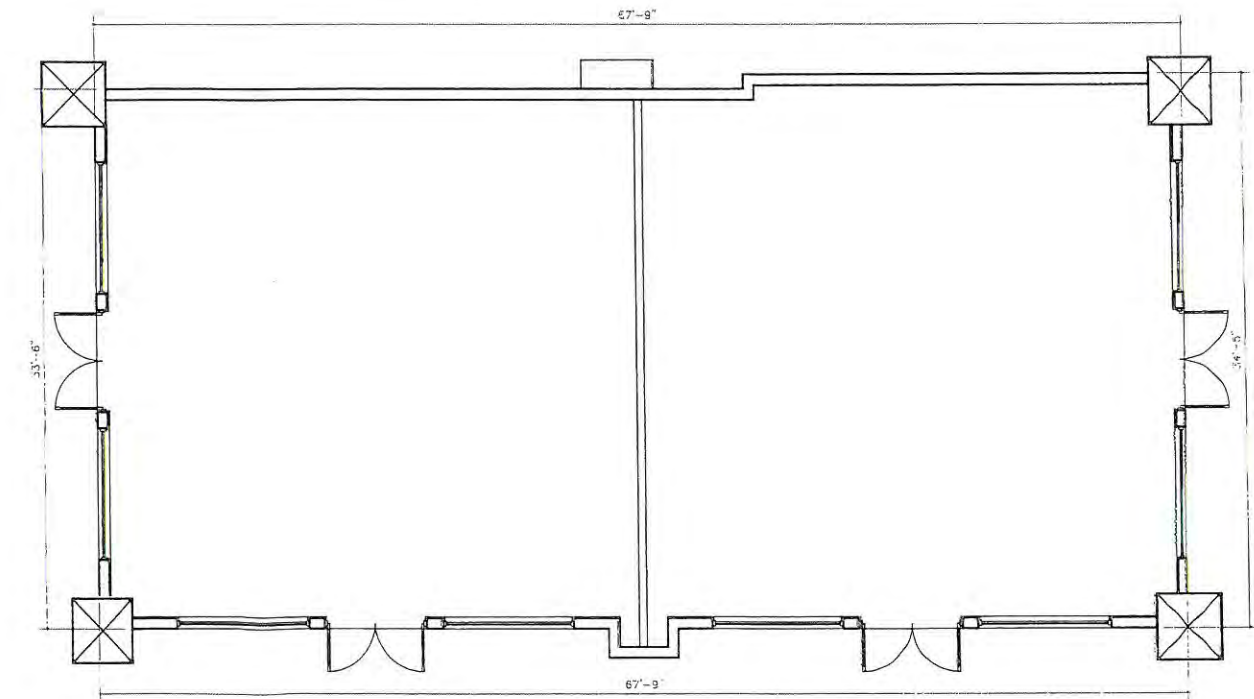
EXISTING BUILDING NORTH / SOUTH / EAST ELEVATION

SCALE: 3/16" = 1'-0"



EXISTING BUILDING NORTH / SOUTH / EAST ELEVATION

SCALE: 3/16" = 1'-0"



EXIST. BUILDING FLOOR PLAN

SCALE: 3/16" = 1'-0"

US1 - CARIBBEAN BLVD.
COMMERCIAL CENTER
20300 SOUTH DIXIE HIGHWAY
CUTLER BAY, FLORIDA

E & F BUILDERS
CORP.

655 West Flagler Street
Suite 201
Miami, Florida 33130

REVISIONS:
B.D. Comments 1-4-16
B.D. Comments 5-28-17

COMM. NO. 15-119

DATE 3 JUL 2017

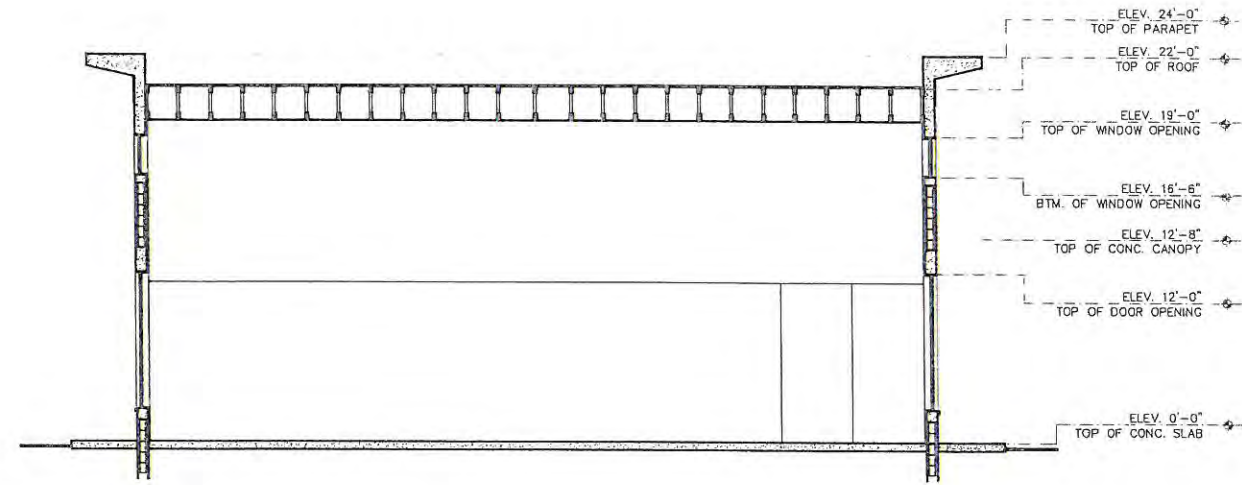
DRAWN BY:

CHECKED BY:

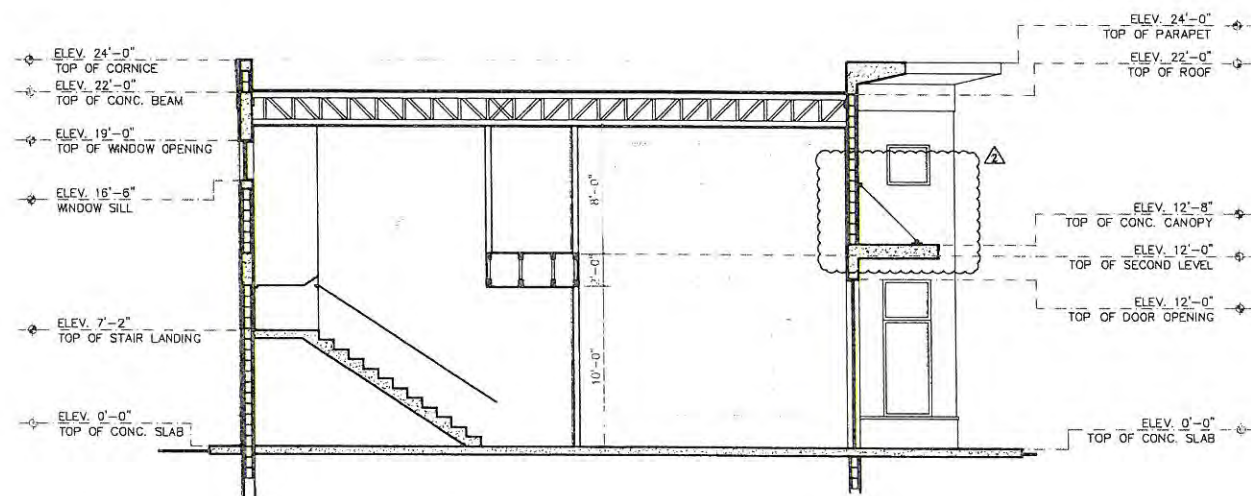
A-4.0

NEW YORK
11 ERIE STREET
2ND FLOOR
JERSEY CITY, NJ 07302
REGISTRATION: A.A. 20000028
WEBSITE: www.marc.com
TELEPHONE: 805-516-3006
MIAMI
655 W FLAGLER ST
SUITE 201
MIAMI, FL 33130
HUMBERTO RAMOS AR 0017832

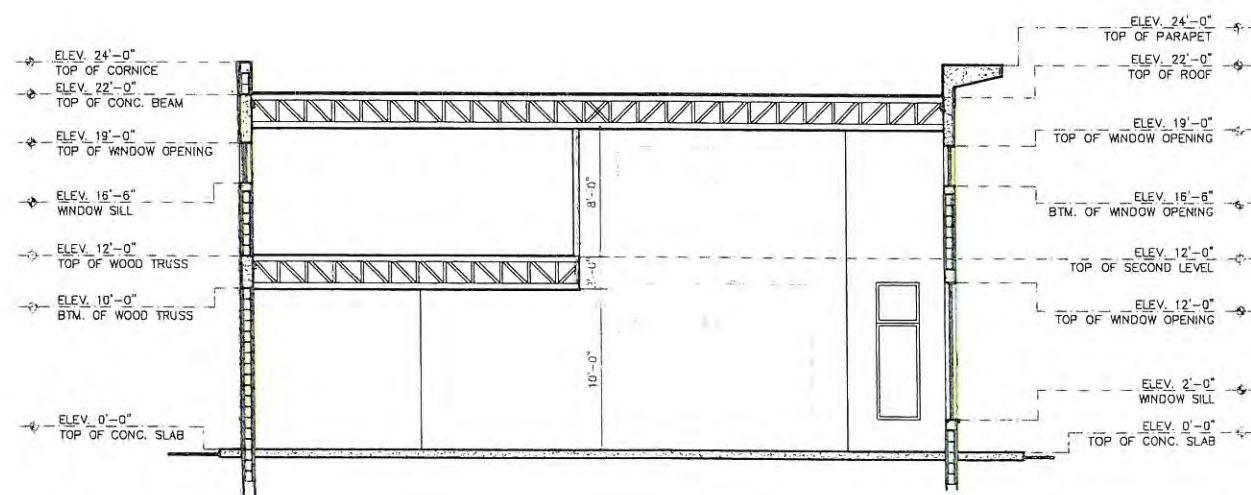
EXHIBIT "B" PAGE 8 OF 11



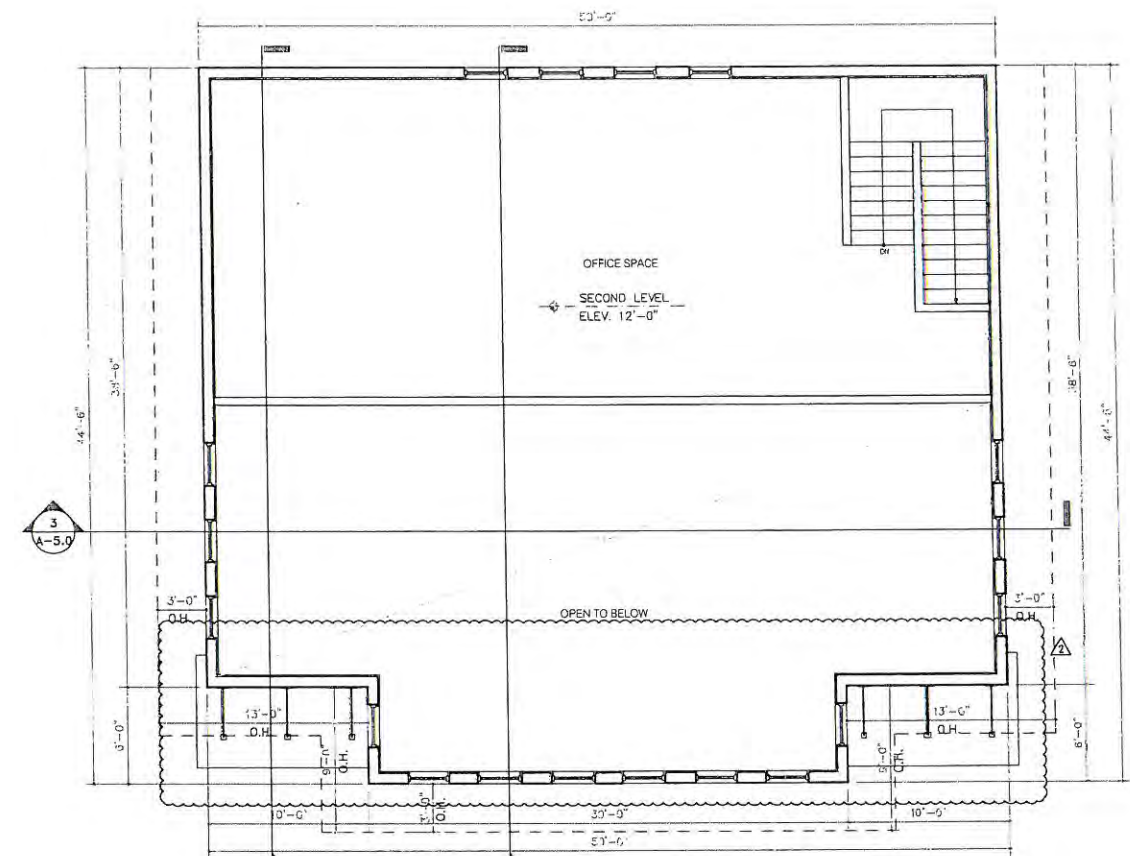
3 TYPICAL BUILDING SECTION



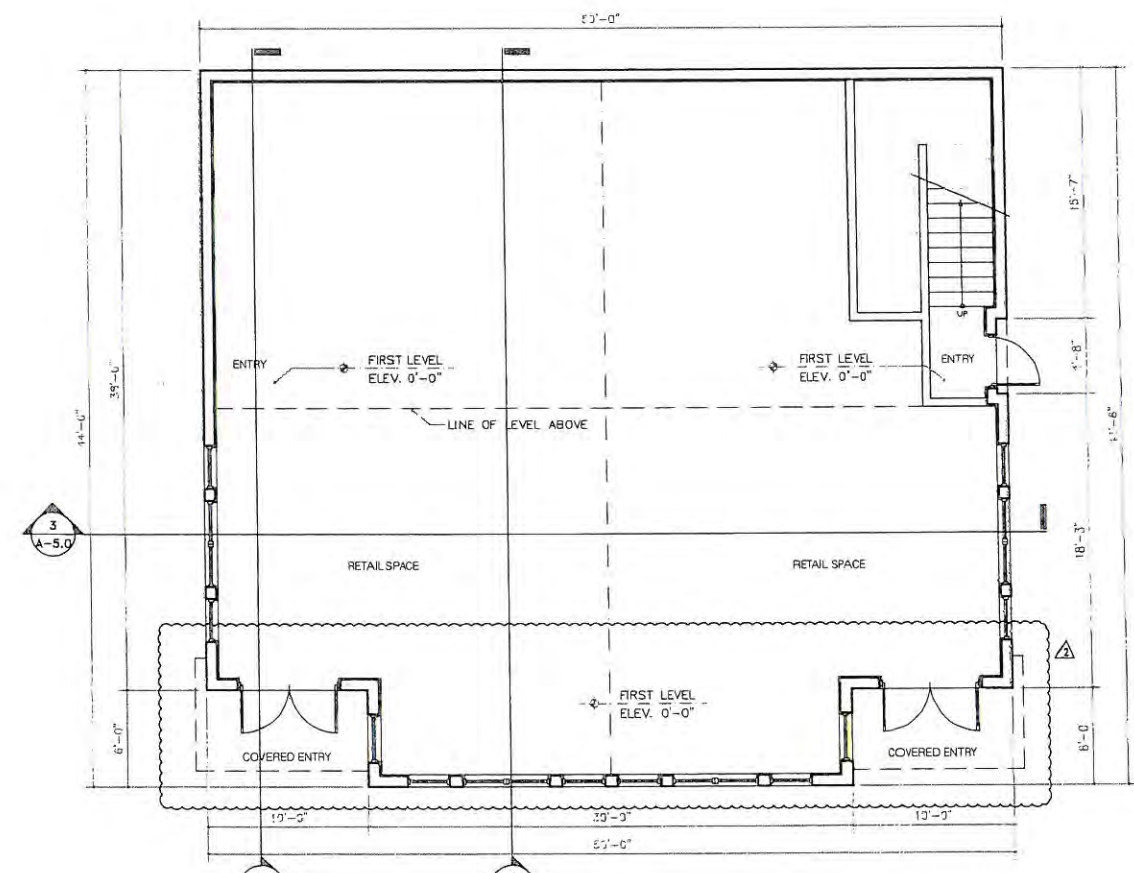
2 TYPICAL BUILDING SECTION



1 TYPICAL BUILDING SECTION



BUILDING 4 SECOND LEVEL FLOOR PLAN



BUILDING 4 FIRST LEVEL FLOOR PLAN

MIAMI
655 W. FLAGLER ST.
SUITE 205
MIAMI, FL 33130

NEW YORK
11 EDE STREET
2ND FLOOR
JERSEY CITY, NJ 07302

REGISTRATION: A-A 2600528
WEBSITE: www.rmaic.com
TELEPHONE: 305-548-3006

HUMBERTO RAMOS AR 0017833

US1 - CARIBBEAN BLVD.
COMMERCIAL CENTER
20300 SOUTH DIXIE HIGHWAY
CUTLER BAY, FLORIDA

E & F BUILDERS
CORP.

655 West Flagler Street
Suit 201
Miami, Florida 33130

REVISIONS.

1 B.D. Comments 1-4-16

2 B.D. Comments 5-5-17

15-119

DATE: 3 JUL 2015

DRAWN BY: _____

CHECKED BY: _____

A-5.0

EXHIBIT "B" PAGE 9 OF 11

BUILDING 4 NORTH ELEVATION

0 2 4 8 12 SCALE: 3/16" = 1'-0"

BUILDING 4 SOUTH ELEVATION

0 2 4 8 12 SCALE: 3/16" = 1'-0"

BUILDING 4 WEST ELEVATION

0 2 4 8 12 SCALE: 3/16" = 1'-0"

BUILDING 4 EAST ELEVATION

0 2 4 8 12 SCALE: 3/16" = 1'-0"

LEGEND:

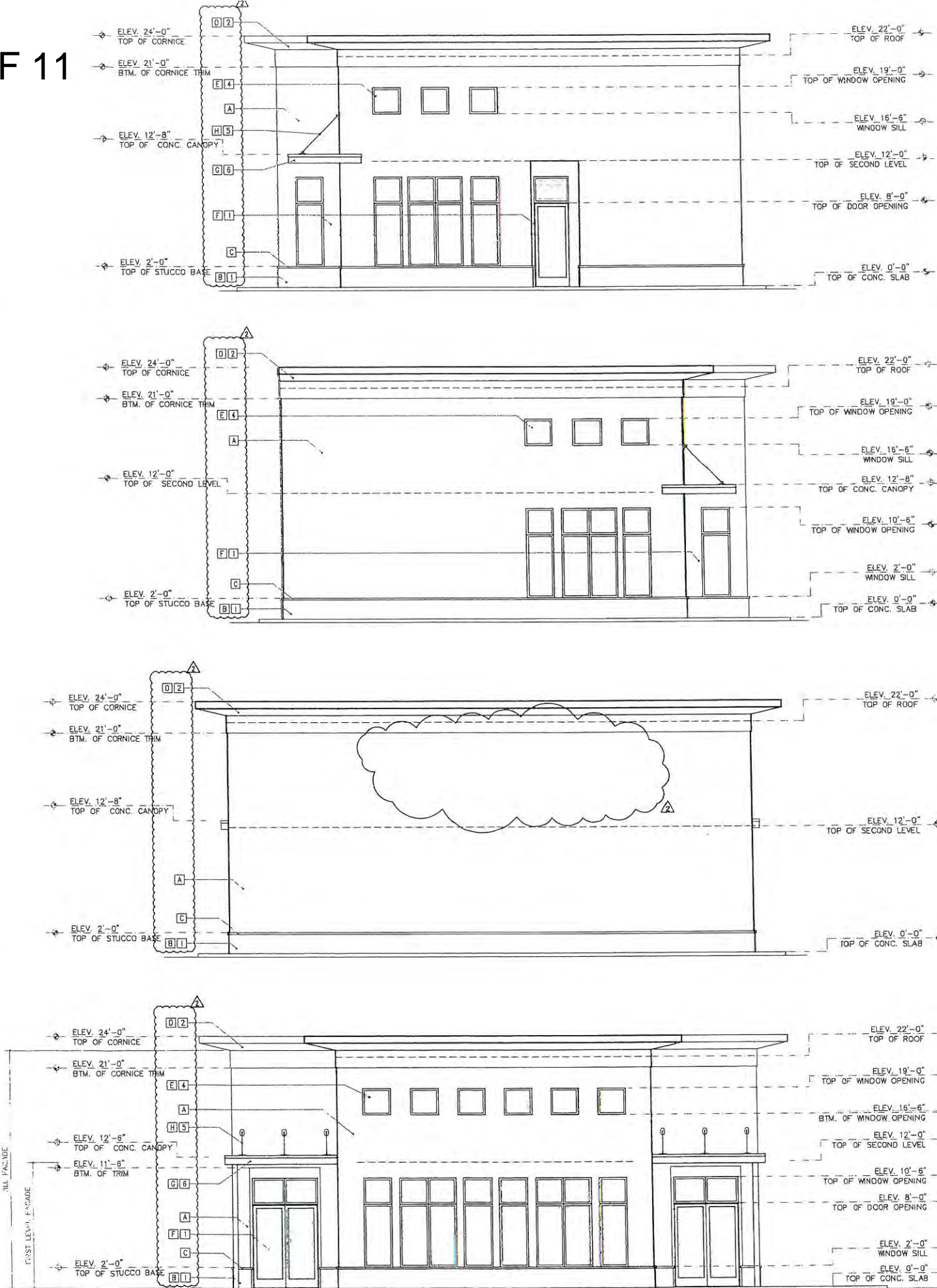
- A 24" WIDE STUCCO FINISH (PAINT COLOR SW 9015 - PURE WHITE)
- B 24" WIDE STUCCO FINISH BASE (PAINT COLOR SW 9015 - PURE WHITE)
- C 24" WIDE STUCCO FINISH TRIM (PAINT COLOR SW 9015 - PURE WHITE)
- D 24" WIDE STUCCO FINISH (PAINT COLOR SW 9015 - PURE WHITE)
- E 24" WIDE STUCCO FINISH (PAINT COLOR SW 9015 - PURE WHITE)
- F 24" WIDE STUCCO FINISH (PAINT COLOR SW 9015 - PURE WHITE)
- G 24" WIDE STUCCO FINISH (PAINT COLOR SW 9015 - PURE WHITE)
- H 24" WIDE STUCCO FINISH (PAINT COLOR SW 9015 - PURE WHITE)
- I 24" WIDE STUCCO FINISH (PAINT COLOR SW 9015 - PURE WHITE)

DESIGN TREATMENT:

- 1 EXTERIOR FINISH (1)
- 2 EXTERIOR FINISH (2)
- 3 EXTERIOR FINISH (3)
- 4 EXTERIOR FINISH (4)
- 5 EXTERIOR FINISH (5)
- 6 EXTERIOR FINISH (6)
- 7 EXTERIOR FINISH (7)
- 8 EXTERIOR FINISH (8)
- 9 EXTERIOR FINISH (9)
- 10 EXTERIOR FINISH (10)
- 11 EXTERIOR FINISH (11)
- 12 EXTERIOR FINISH (12)

BUILDING 4

FIRST LEVEL FACADE: SCA. S.F.		
REQ./ALLOWED	PROVIDED	PERC.
300 - 420 S.F.	310 S.F.	51.65 %
ALL FACADE: 1,133 S.F.		
ALLOWED	PROVIDED	PERC.
200 S.F.	750 S.F.	22.89 %



US1 - CARIBBEAN BLVD.
COMMERCIAL CENTER
20300 SOUTH DIXIE HIGHWAY
CUTLER BAY, FLORIDA

E & F BUILDERS
CORP.

655 West Flagler Street
Suite 201
Miami, Florida 33130

REVISIONS:
B.D. Comments 1-4-16
B.D. Comments 5-5-17
B.D. Comments 6-28-17

COMM. NO. 15-119

DATE: 3 JUL 2015

DRAWN BY:

CHECKED BY:

A-5.1

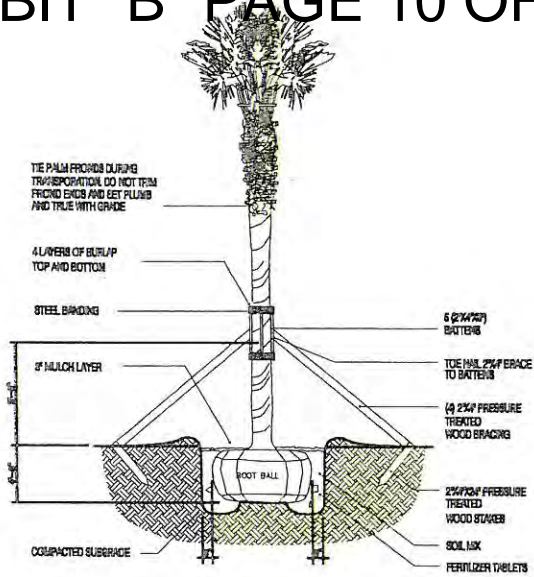
TREE SCHEDULE

SYMBOL USED ON PLAN		PLANT NAME		NATIVE SPECIES		CALIPER		HEIGHT		DIA.		QUANTITY
Symbol	Tree	Existing	Scientific	Common	Yes	No	Installed	Installed	Estimated at Maturity	Installed		
	EB	X	Bursera Shrubby	Gumbo Limbo	X		8"	18'-0"	40'-0"	2.5"		5
	OE	X	Conocarpus Erectus	Silver Cholla	X		8"	10'-0"	25'-0"	2.5"		25
	EN	X	Subseriale Mahogany	Mahogany	X		8"	18'-0"	50'-0"	2.5"		3
	LI	X	Leucaena Leucothoe	Copa Myrtle		X	8"	18'-0"	25'-0"	2.5"		10
	GV	X	Quercus Virginiana	Live Oak	X		8"	18'-0"	50'-0"	2.5"		5
	RR	X	Rapanea Rafines	Florida Royal Palm	X		8"	18'-0"	50'-0"	2.5"		0-3
TOTAL												59

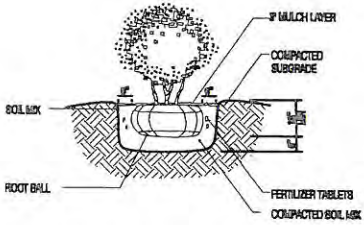
NOTE: ALL EXISTING TREES TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION.

SHRUB / GROUND COVER SCHEDULE

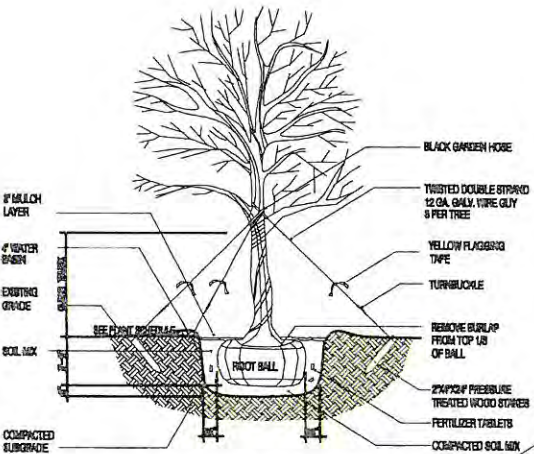
SYMB	QTY.	BOTANICAL NAME	COMMON NAME	NATIVE	REMARKS
	225	Chrysanthemum Leuco	Pink Tip Cocksfoot	Yes	2'-0" Min. Height (Shrub)
	461	Hemelia Polaris	Pinebush	Yes	2'-0" Min. Height (Shrub)
	758				



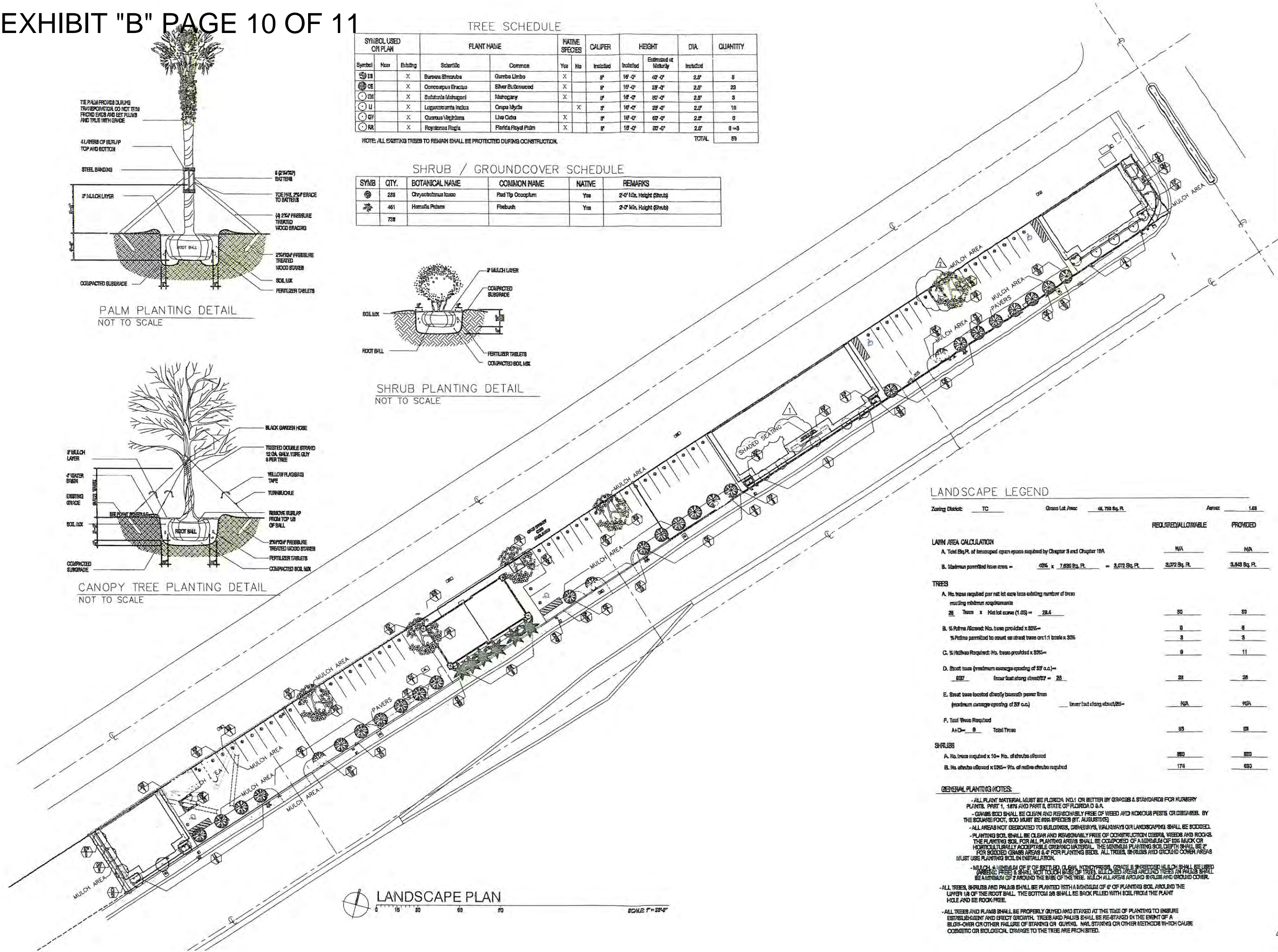
PALM PLANTING DETAIL
NOT TO SCALE



SHRUB PLANTING DETAIL
NOT TO SCALE



CANOPY TREE PLANTING DETAIL
NOT TO SCALE



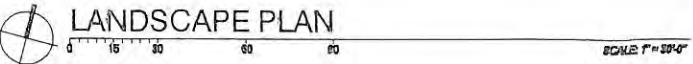
LANDSCAPE LEGEND

Zoning District	TC	Green Lot Area	48,758 Sq. Ft.	Percent	1.05
				REQUIRED/ALLOWABLE	PROVIDED
LAWN AREA CALCULATION					
A. Total Sq. Ft. of landscaped open space required by Chapter 9 and Chapter 18A				N/A	N/A
B. Maximum permitted lawn area =				40% x 7,530 Sq. Ft. = 3,012 Sq. Ft.	3,012 Sq. Ft.

TREES					
A. No. trees required per net lot area based on number of trees meeting minimum requirements					
25 Trees x Net lot area (1.05) =				25	25
B. % Palms Allowed: No. trees provided x 30% =					
5 Palms permitted to count on street trees are 1.5 trees x 30% =				5	5
C. % Medium Required: No. trees provided x 30% =					
9 Trees x 30% =				9	11
D. Street trees (minimum average spacing of 25' o.c.) =					
25' x 25' =				25	25
E. Street trees located directly beneath power lines (minimum average spacing of 25' o.c.) =					
N/A				N/A	N/A
F. Total Trees Required					
A + D =				50	50
SHRUBS					
A. No. trees required x 10 = No. of shrubs allowed				500	500
B. No. shrubs allowed x 10% = No. of native shrubs required				174	650


GENERAL PLANTING NOTES:

- ALL PLANT MATERIAL MUST BE FLORIDA NO. 1 OR BETTER BY GRACES & STANDARDS FOR NURSERY PLANTS, PART 1, 1975 AND PART 4, STATE OF FLORIDA O & A.
- GRASS SEED SHALL BE CLEAN AND REASONABLY FREE OF WEED AND NOxious PESTS OR DISEASES. BY THE SQUARE FOOT, SOO MUST BE 90% SPECIES (BT, AUGUSTINE).
- ALL AREAS NOT DEDICATED TO BUILDINGS, DRIVEWAYS, WALKWAYS OR LANDSCAPING SHALL BE SOOED.
- PLANTING SOO SHALL BE CLEAR AND REASONABLY FREE OF CONSTRUCTION DEBRIS, WEEDS AND ROCKS. THE PLANTING SOO FOR ALL PLANTING AREAS SHALL BE COMPOSED OF A MINIMUM OF 50% MULCH OR HORTICULTURALLY ACCEPTABLE ORGANIC MATERIAL. THE MINIMUM PLANTING SOO DEPTH SHALL BE 2" FOR SOOED GRASS AREAS & 4" FOR PLANTING BEDS. ALL TREES, SHRUBS AND GROUND COVER AREAS MUST USE PLANTING SOO IN INSTALLATION.
- MULCH A MINIMUM OF 8" OF RITTLED CLEAF NONWOOLYSS, GRATE & SHREDED MULCH SHALL BE USED. MULCH SHALL NOT TOUCH BASE OF TREE. MULCH AREAS AROUND TREES IN PALMS SHALL BE A MINIMUM OF 2' AROUND THE BASE OF THE TREE. MULCH ALL AREAS AROUND SHRUBS AND GROUND COVER.
- ALL TREES, SHRUBS AND PALMS SHALL BE PLANTED WITH A MINIMUM OF 8" OF PLANTING SOO AROUND THE UPPER 1/3 OF THE ROOT BALL. THE BOTTOM 2/3 SHALL BE BACK FILLED WITH SOO FROM THE PLANT HOLE AND BE ROCK-FREE.
- ALL TREES AND PLANTS SHALL BE PROPERLY OUYED AND STAKED AT THE TIME OF PLANTING TO ENSURE ESTABLISHMENT AND ERECT GROWTH. TREES AND PALMS SHALL BE RE-STAKED IN THE EVENT OF A BLOW-OVER OR OTHER FAILURE OF STAKING OR OUYING. NAIL STAKING OR OTHER METHODS WHICH CAUSE COSMETIC OR BIOLOGICAL DAMAGE TO THE TREE ARE PROHIBITED.

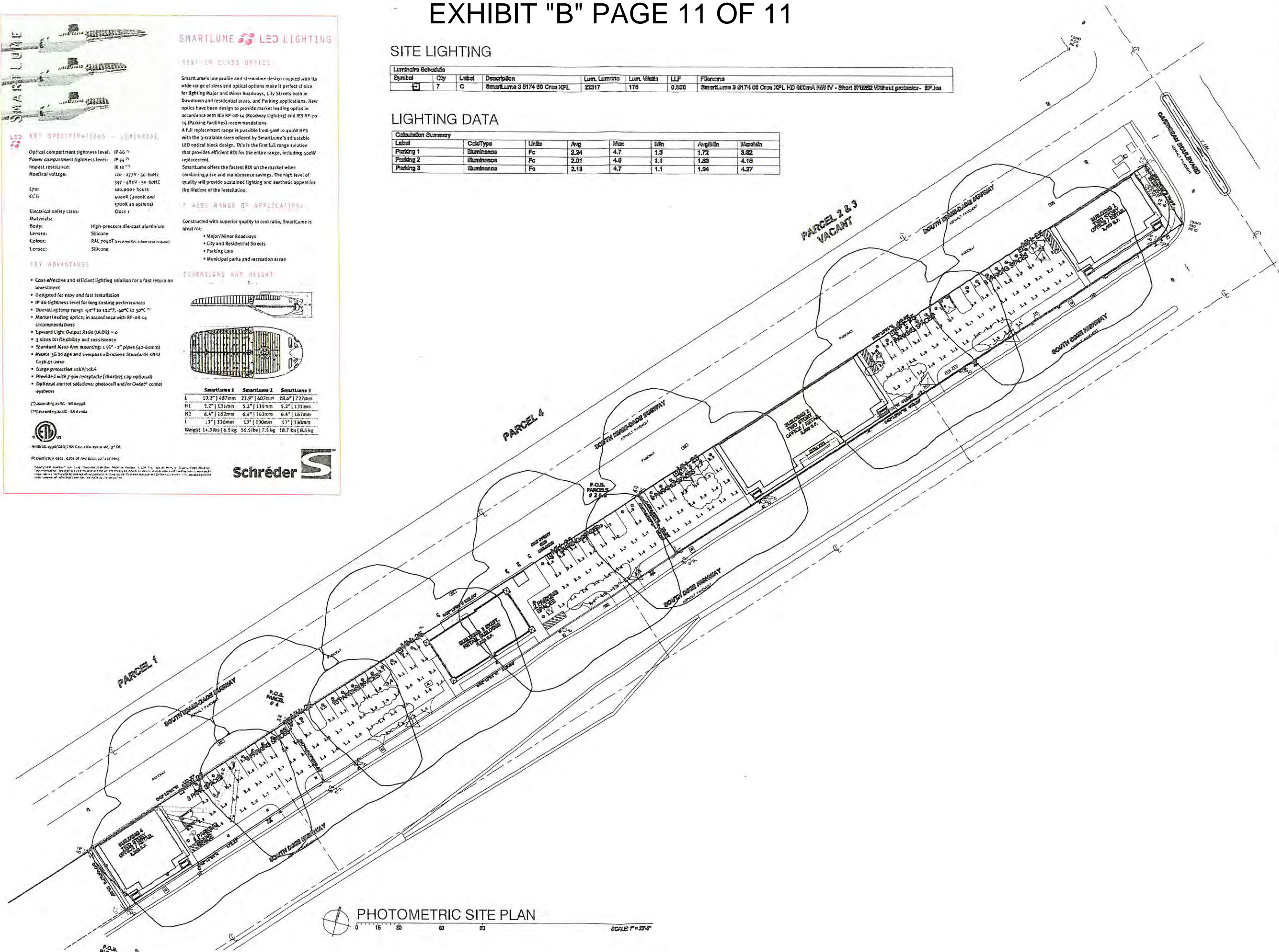




SITE LIGHTING

Luminaire Schedule							
Symbol	Qty	Label	Description	Lum. Lumens	Lum. Watts	LLF	Fluence
	7	C	SmartLuma 3 0174 00 Cree XFL	22317	176	0.500	SmartLuma 3 0174 00 Cree XFL KD 900mA IVV II - Short Street Without protective - EFLos

Calculation Summary							
Label	CalcType	Units	Avg	Inter	Std	Avg/Std	Max/Min
Parking 1	Summation	Fo	2.24	4.7	1.3	1.72	3.92
Parking 2	Summation	Fo	2.01	4.9	1.1	1.83	4.18
Parking 3	Summation	Fo	2.13	4.7	1.1	1.94	4.27



US1 - CARIBBEAN BLVD.
COMMERCIAL CENTER
20300 SOUTH DIXIE HIGHWAY

E & F BUILDERS
CORP.

655 West Flagler St
Sui
Miami, Florida 33

REVISIONS

COMM NO. 15

DATE: 3 JUL 1964

DRAWN BY:

CHECKED BY:

E-1

MIAMI
655 W. FLAGLER ST.,
SUITE 205
REGISTRATION: A 260000286
WEBSITE: www.miaiq.com

NEW YORK
11 ERIE STREET
2ND FLOOR

architects

HUMBERTO RAMOS AR 00