

**RESOLUTION NO. 18-\_\_**

**A RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF CUTLER BAY, FLORIDA, APPROVING A VARIANCE APPLICATION TO ARTICLE VI. – ARCHITECTURE AND FORM STANDARDS, SEC. 3-80(U) OF THE TOWN CODE RELATING TO NONRESIDENTIAL AND MIXED USE DEVELOPMENTS 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 allow waivers of certain subsections of Section 3-80(U) of the Town Code; and

**WHEREAS**, the proposed project is to be located along South Dixie Highway south of Caribbean Boulevard; and

**WHEREAS**, Town staff has reviewed and recommended approval of the Application; 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 waive the requirements of Section 3-80(U)(2), 3-80(U)(3), 3-80(U)(4), 3-80(U)(6), 3-80(U)(7), 3-80(U)(11), 3-80(U)(14), and 3-80(U)(15), 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](http://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 or transmitted in any form or by any means electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without permission in writing 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 |  |  | Sq. Ft.   | Acres |
|---|--|--|-----------|-------|
| Parcel 1                                |  |  | 8,013.00  | 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                                   |  |  | Allowed/Reqd. | Provided  |
|---|--|--|---------------|-----------|
| 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     | 16,662.00 |
| Minimum Primary Frontage at Setback         |  |  | 100.00%       | 35%       |
| Minimum Secondary Frontage at Setback       |  |  | 75.00%        | 89.66%    |
| Minimum Green/Open Space                    |  |  | 15.00%        | 16.83%    |
| Minimum Green/Open Lot Area                 |  |  | 6,856.83      | 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            |  |  | Area      | %       |
|------------------------------|--|--|-----------|---------|
| Building Foot Print          |  |  | 12,182.00 | 26.64%  |
| 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<br>Retail | Level 2<br>Office | Total Bldg.<br>Sq. Ft. |
|---------------------------------|--|--|-------------------|-------------------|------------------------|
| Building 1 - New Two Story      |  |  | 2,498.00          | 1,000.00          | 3,498.00               |
| Building 2 - New Two Story      |  |  | 5,208.00          | 4,800.00          | 10,008.00              |
| Building 3 - Existing One Story |  |  | 2,280.00          | -                 | 2,280.00               |
| Building 4 - New Two Story      |  |  | 2,225.00          | 1,000.00          | 3,225.00               |
| Total                           |  |  | 12,182.00         | 6,800.00          | 18,982.00              |

| Impervious Site Area     |  |  | Allowed | Provided |
|--------------------------|--|--|---------|----------|
| Maximum Surface Coverage |  |  | 100%    | 63.17%   |

| Parking Calculations                               |  |  | Required | Provided |
|--|--|--|----------|----------|
| 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                                     |  |  | Required | Provided |
|--|--|--|----------|----------|
| Spaces (FBC 11-4.1.2: 25-30 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:

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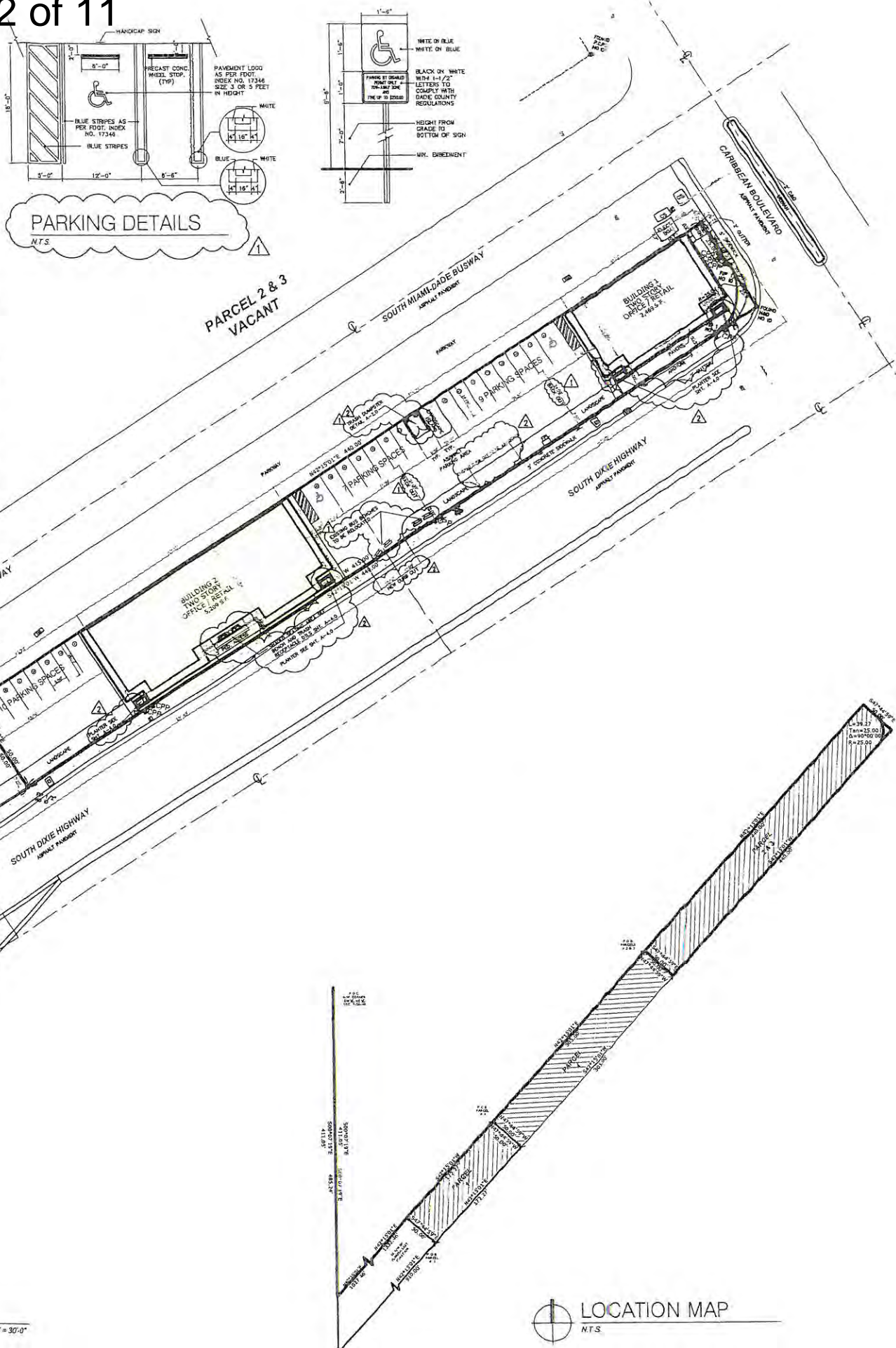
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## PROPERTY FOLIO NUMBERS:

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



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







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 FINISH CONCRETE (PAINT COLOR SW700 - PURE WHITE)  
E 1/2" CONC. CANOPY  
F COVERED ENTRANCE  
G CONC. CANOPY  
H STUCCO TRIM  
I FINISH STUCCO

DESIGN TREATMENT:

- 1 ENTRANCE PORCH (1)  
2 3'-0" CANOPY (2)  
3 FINISH STUCCO (5)  
4 FINISH STUCCO TRIM (5)  
5 FINISH STUCCO TRIM (5)  
6 3'-0" COVERED ENTRANCE (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 3/8" = 1'-0"

BUILDING 1 SOUTH ELEVATION

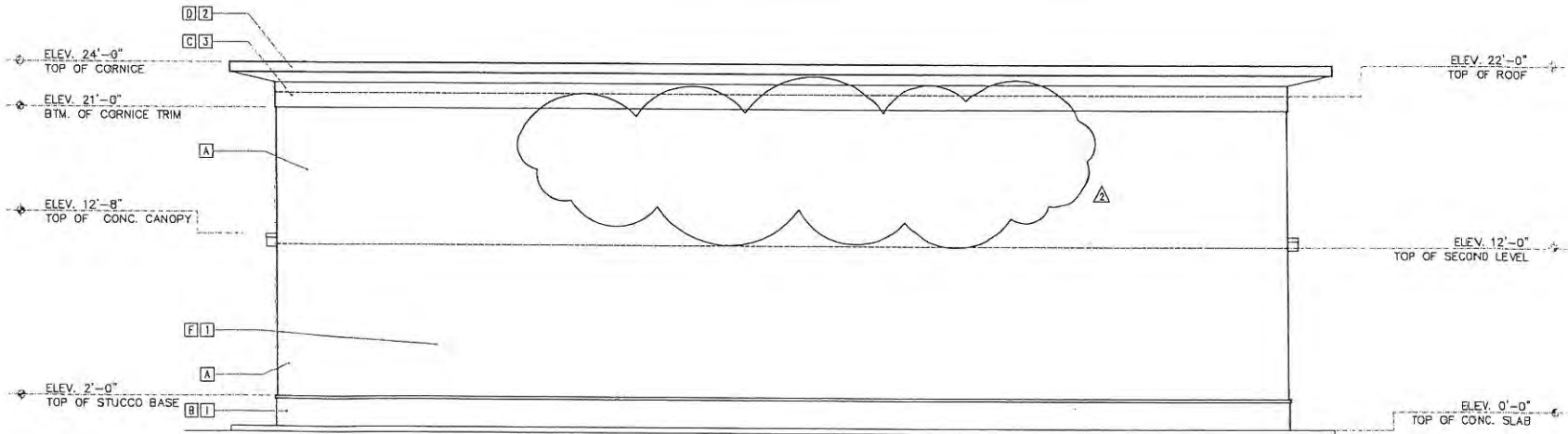
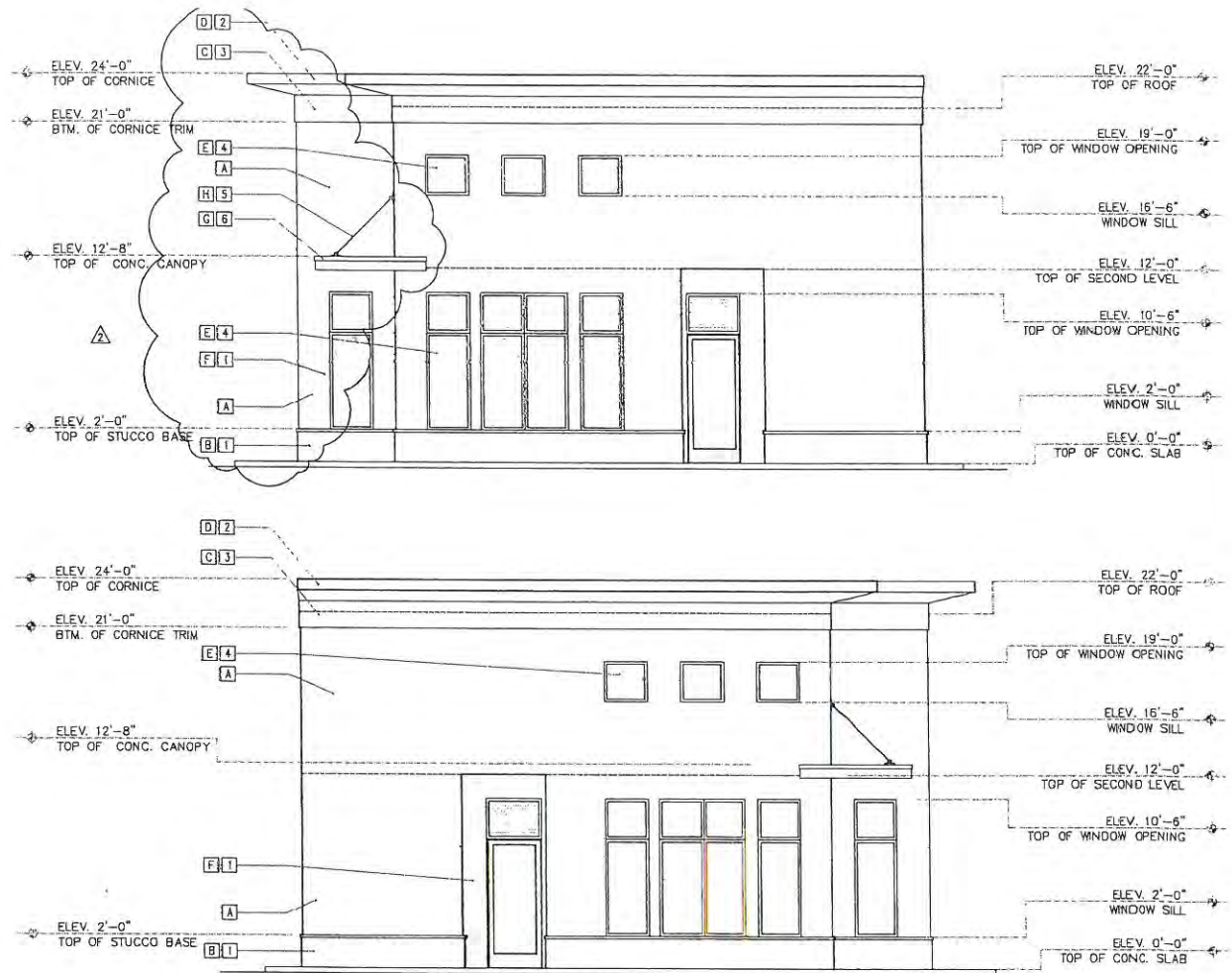
0 2 4 8 12 SCALE 3/8" = 1'-0"

BUILDING 1 WEST ELEVATION

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

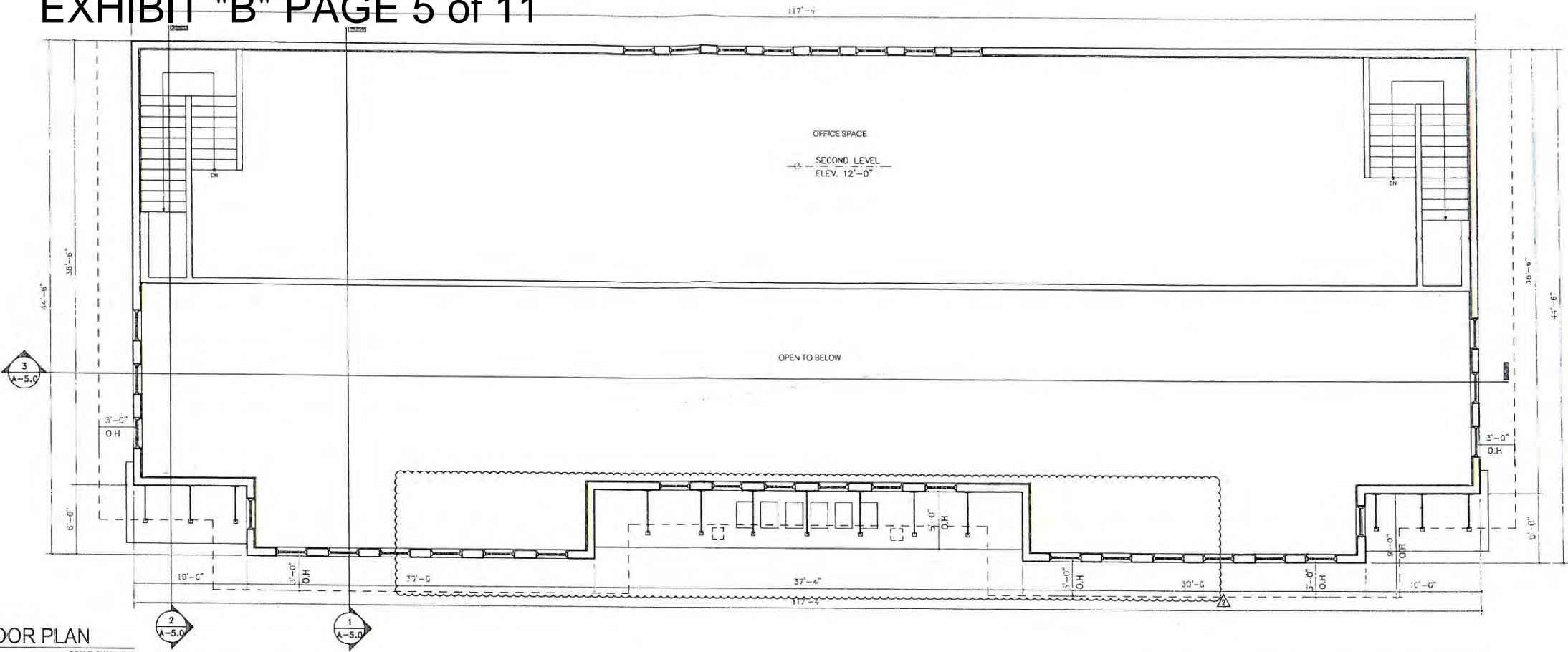
BUILDING 1 EAST ELEVATION

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

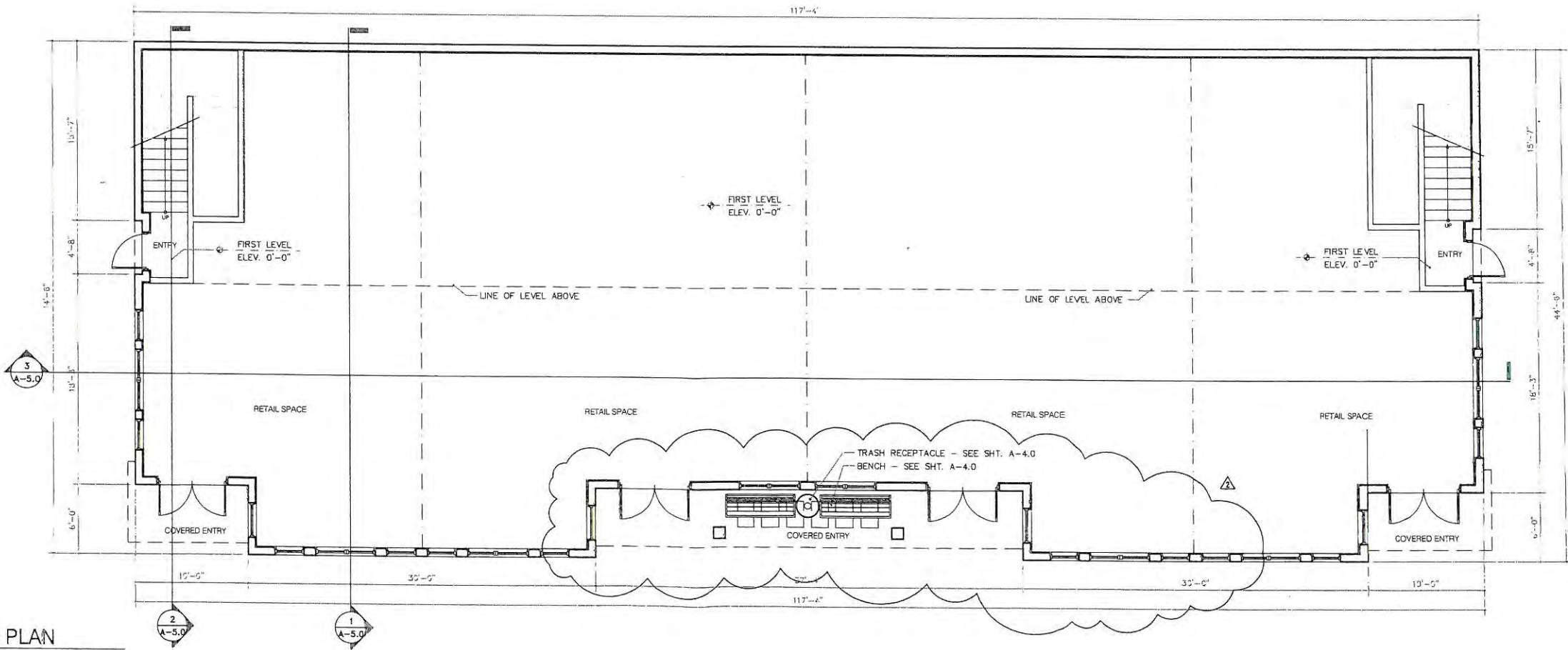




BUILDING 2 SECOND LEVEL FLOOR PLAN  
SCALE: 3/16" = 1'-0"



BUILDING 2 FIRST LEVEL 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:  
A B.D. Comments 1-4-16  
A B.D. Comments 5-5-17

COMM NO. 15-119

DATE: 3 JUL 2011

DRAWN BY:

CHECKED BY:

A-3.0

NEW YORK  
11 ERIE STREET  
2ND FLOOR  
JERSEY CITY, NJ 07302  
REGISTRATION: A.A. 26000328  
WEBSITE: www.rmc.com  
TELEPHONE: 305-548-3000  
MIAMI  
505 W. FLAGLER ST.  
SUITE 201  
MIAMI, FL 33130  
HUMBERTO RAMOS, AIA 0017832



**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" GLAZING
- 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.                     | PROVIDED | PERC.   |
| 722 - 983 S.F.                 | 711 S.F. | 50.54 % |

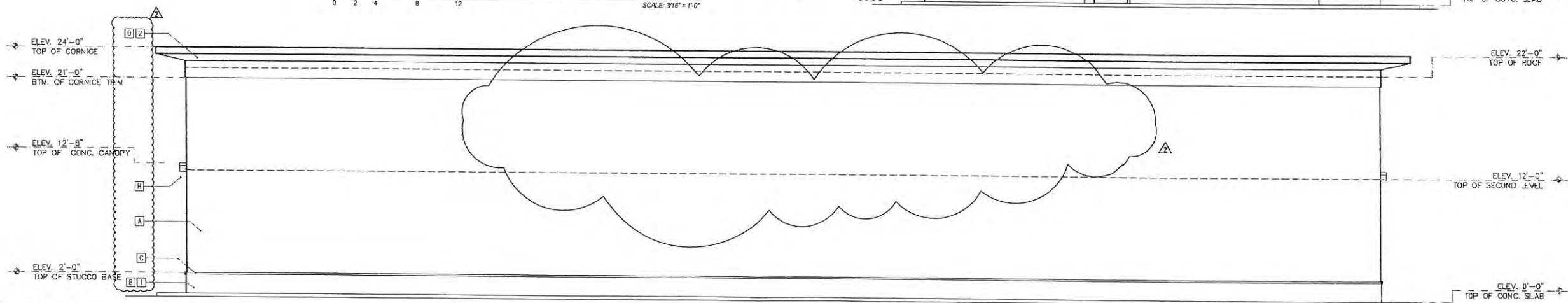
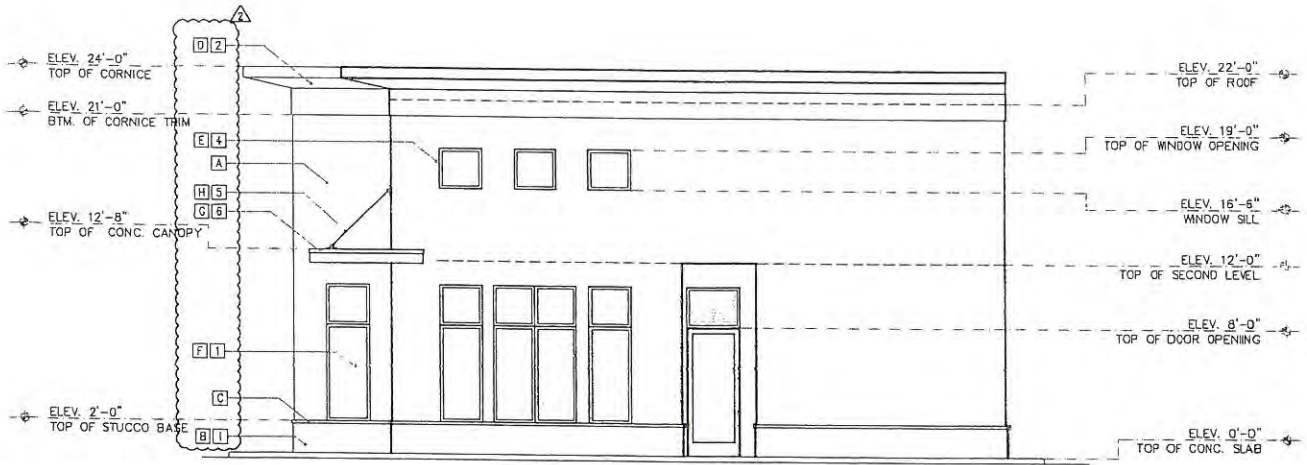
| ALL FACADE: 2,652 S.F. |          |         |
|------------------------|----------|---------|
| REQUIRED               | PROVIDED | PERC.   |
| 1,133 S.F.             | 831 S.F. | 31.33 % |

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

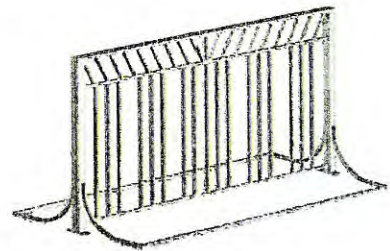
DRAWN BY:

CHECKED BY:

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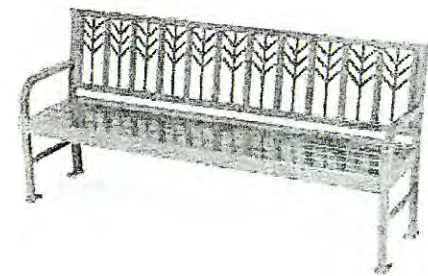


EXHIBIT "B" PAGE 7 OF 11



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

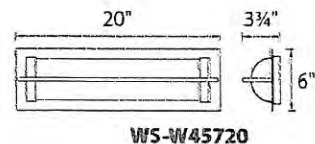


PLANTER DETAIL

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

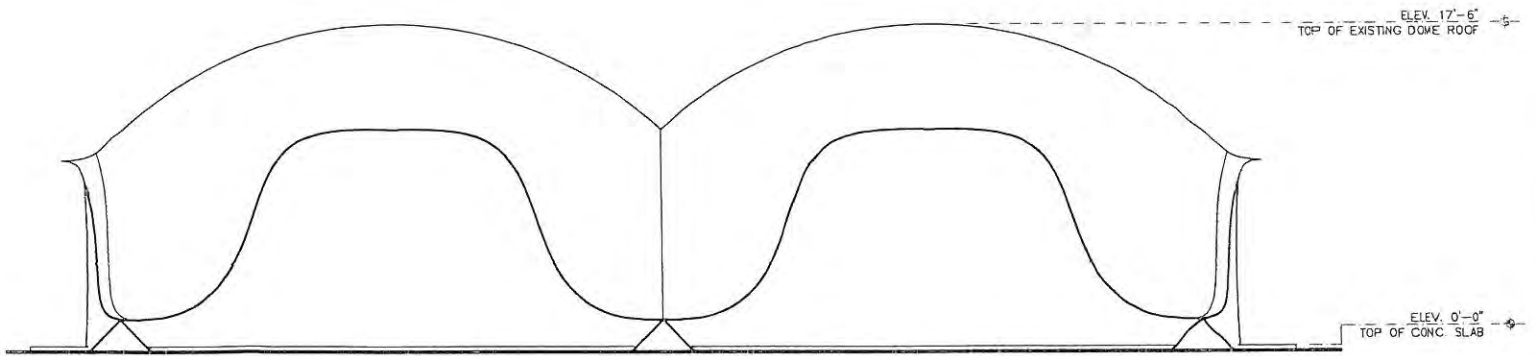


LIGHTING DETAIL



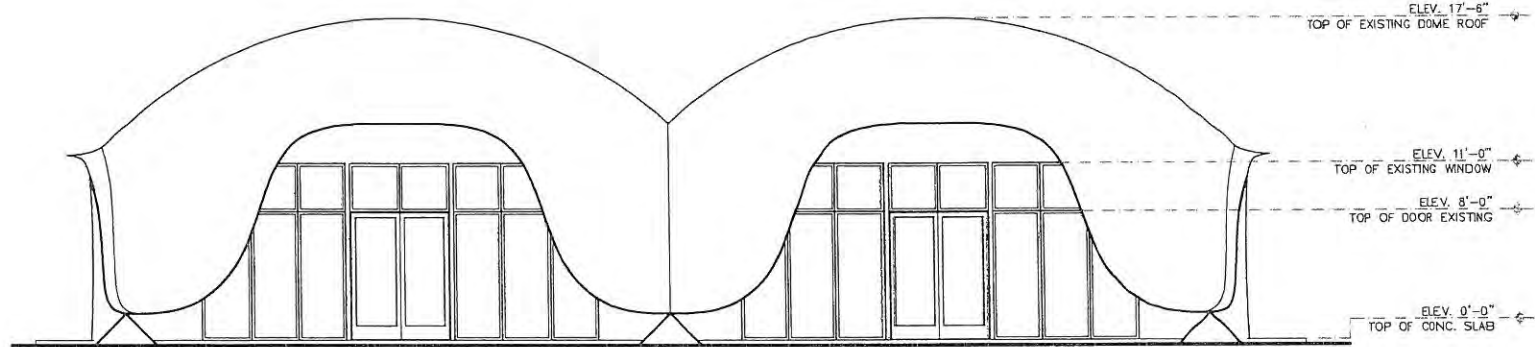
WS-W45720

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



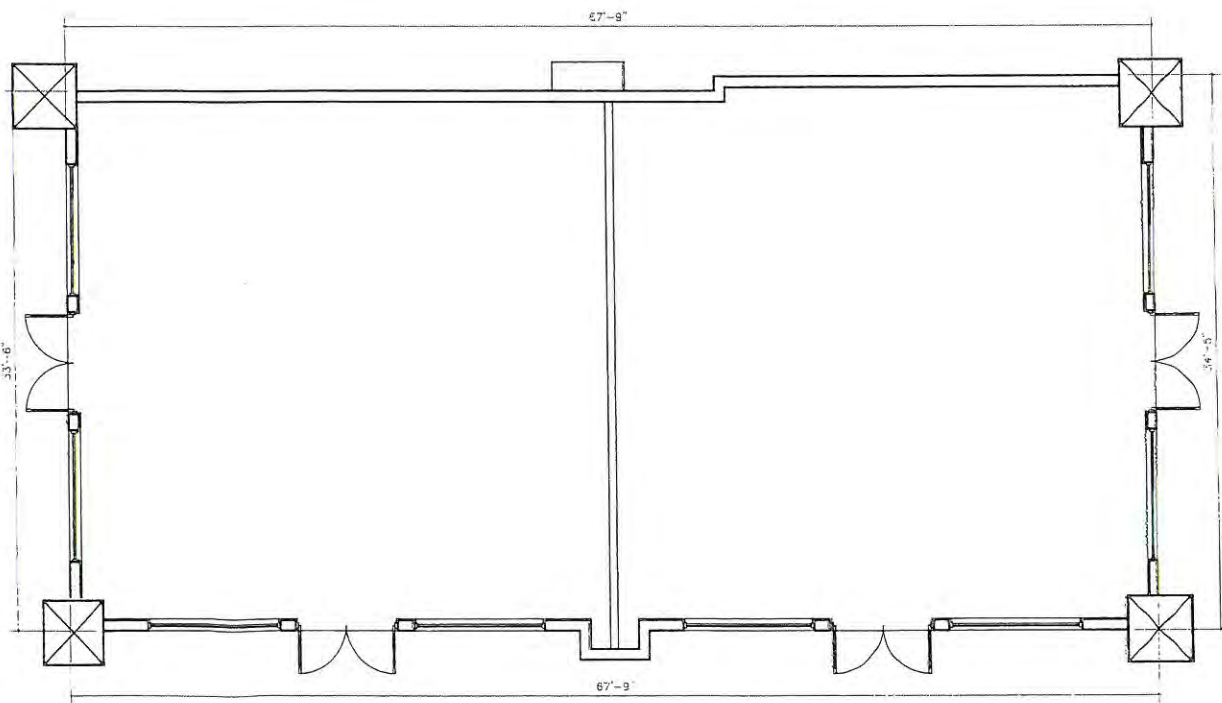
EXISTING BUILDING NORTH / SOUTH / EAST ELEVATION

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"

NEW YORK  
11 ERIE STREET  
2ND FLOOR  
JERSEY CITY, NJ 07302  
REGISTRATION: A.A. 20000028  
WEBSITE: www.marc.com  
TELEPHONE: 905-916-3006  
MIAMI  
655 W FLAGLER ST  
SUITE 201  
MIAMI, FL 33130

HUMBERTO RAMOS AR 0017832

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COMMERCIAL CENTER  
20300 SOUTH DIXIE HIGHWAY  
CUTLER BAY, FLORIDA

E & F BUILDERS  
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Suk. 201  
Miami, Florida 33130

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

COMM. NO. 15-119

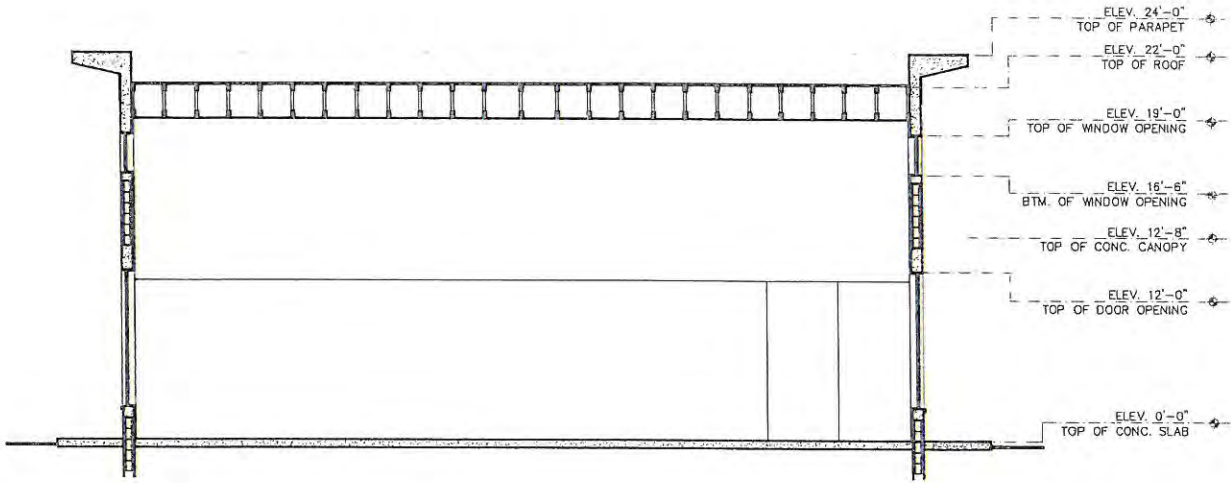
DATE: 3 JUL 2017

DRAWN BY:

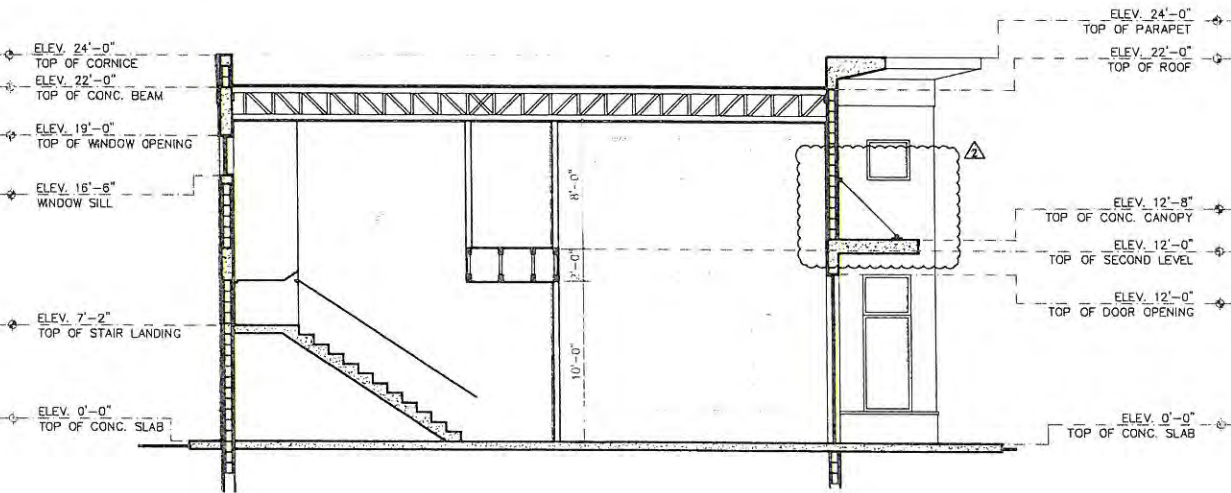
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A-4.0

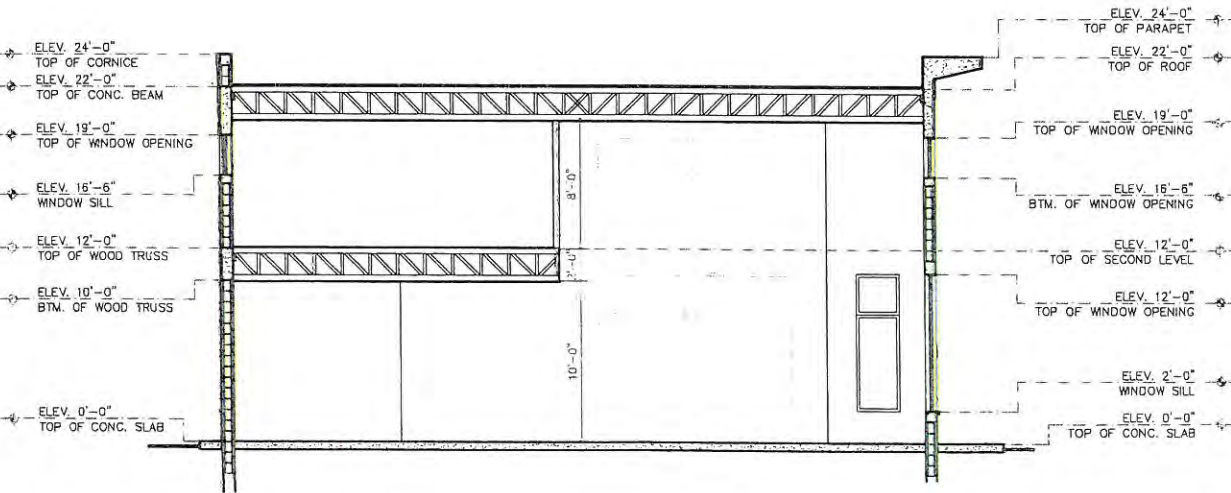




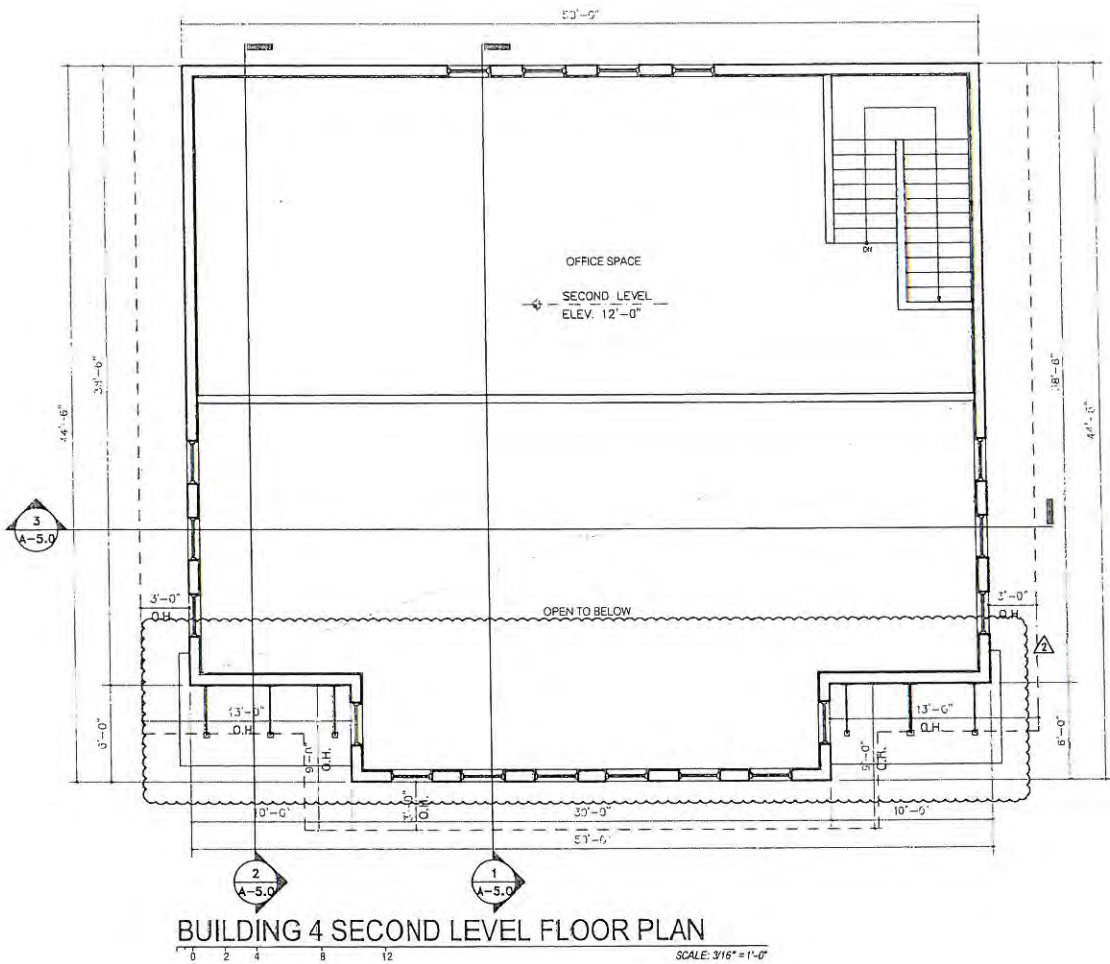
3 TYPICAL BUILDING SECTION SCALE: 3/16" = 1'-0"



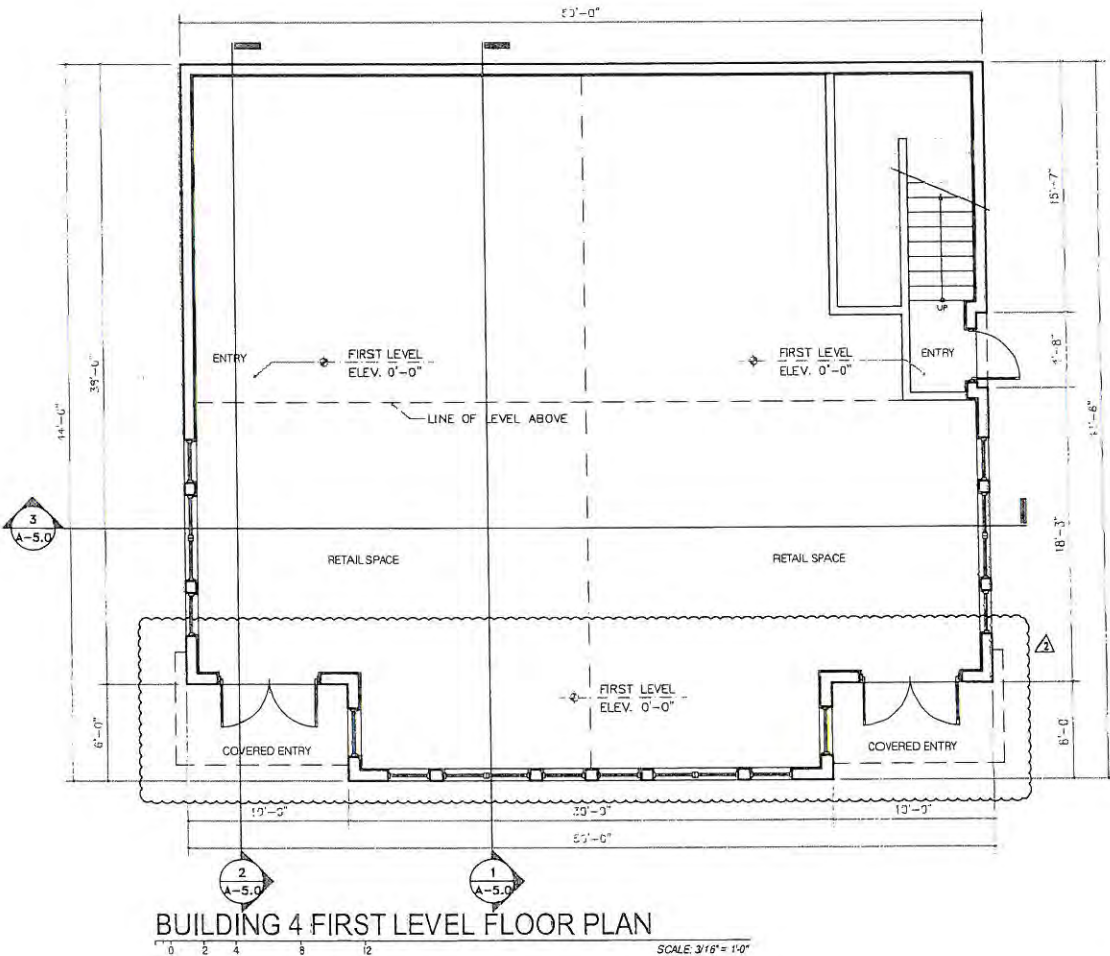
2 TYPICAL BUILDING SECTION SCALE: 3/16" = 1'-0"



1 TYPICAL BUILDING SECTION SCALE: 3/16" = 1'-0"



1 BUILDING 4 SECOND LEVEL FLOOR PLAN SCALE: 3/16" = 1'-0"



2 BUILDING 4 FIRST LEVEL FLOOR PLAN SCALE: 3/16" = 1'-0"

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B.D. Comments 5-5-17

COMM. NO. 15-119  
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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"

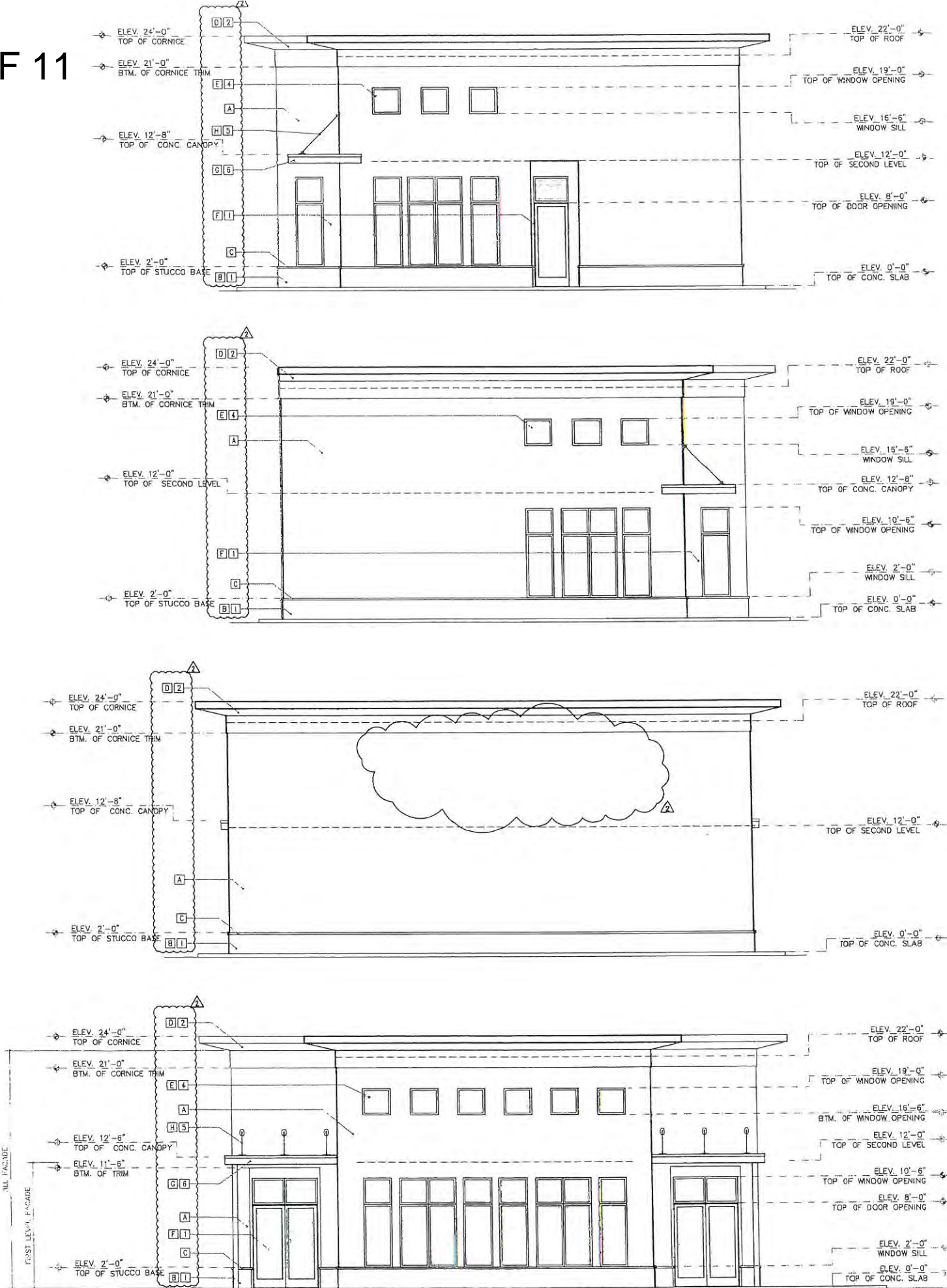
LEGEND:

- A 24" x 24" x 1/2" STUCCO (PAINT COLOR SW 900 - PURE WHITE)
- B 24" x 24" x 1/2" STUCCO (PAINT COLOR SW 900 - PURE WHITE)
- C 24" x 24" x 1/2" STUCCO (PAINT COLOR SW 900 - PURE WHITE)
- D 24" x 24" x 1/2" STUCCO (PAINT COLOR SW 900 - PURE WHITE)
- E 24" x 24" x 1/2" STUCCO (PAINT COLOR SW 900 - PURE WHITE)
- F 24" x 24" x 1/2" STUCCO (PAINT COLOR SW 900 - PURE WHITE)
- G 24" x 24" x 1/2" STUCCO (PAINT COLOR SW 900 - PURE WHITE)
- H 24" x 24" x 1/2" STUCCO (PAINT COLOR SW 900 - PURE WHITE)
- I 24" x 24" x 1/2" STUCCO (PAINT COLOR SW 900 - 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.                      | 150 S.F. | 22.89 % |



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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

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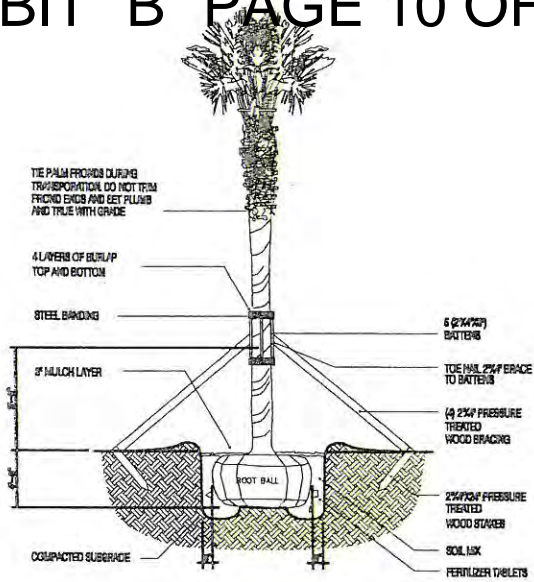
TREE SCHEDULE

| 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 Simaruba   | 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          | Subotaria Mahogany | Mahogany           | X   |         | 8"        | 18'-0"    | 50'-0"                | 2.5"      |  | 3        |
|                     | LI   | X          | Leucaena Leucaena  | Copa Myrtle        |     | X       | 8"        | 18'-0"    | 25'-0"                | 2.5"      |  | 10       |
|                     | GI   | X          | Quercus Virginiana | Live Oak           | X   |         | 8"        | 18'-0"    | 50'-0"                | 2.5"      |  | 5        |
|                     | RR   | X          | Reynoldsia Regia   | Florida Royal Palm | X   |         | 8"        | 18'-0"    | 50'-0"                | 2.5"      |  | 5-8      |
| TOTAL               |      |            |                    |                    |     |         |           |           |                       |           |  | 59       |

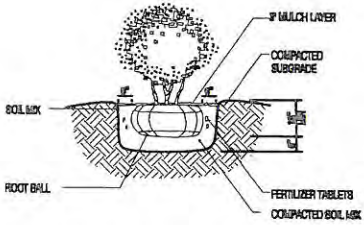
NOTE: ALL EXISTING TREES TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION.

SHRUB / GROUND COVER SCHEDULE

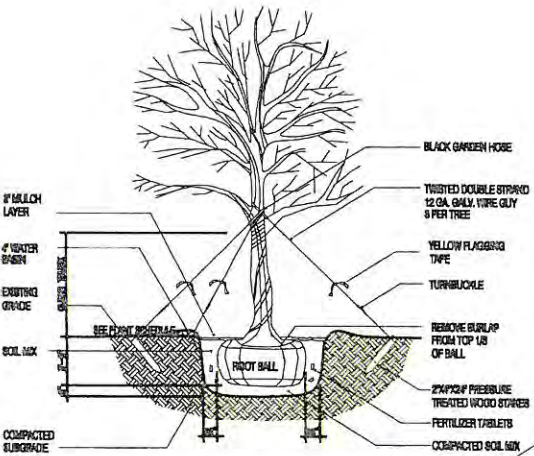
| SYMB | QTY. | BOTANICAL NAME      | COMMON NAME        | NATIVE | REMARKS                   |
|------|------|---------------------|--------------------|--------|---------------------------|
|      | 225  | Chrysanthemum Leuco | Pink Tip Oxycarpus | Yes    | 2'-0" Min. Height (Shrub) |
|      | 461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



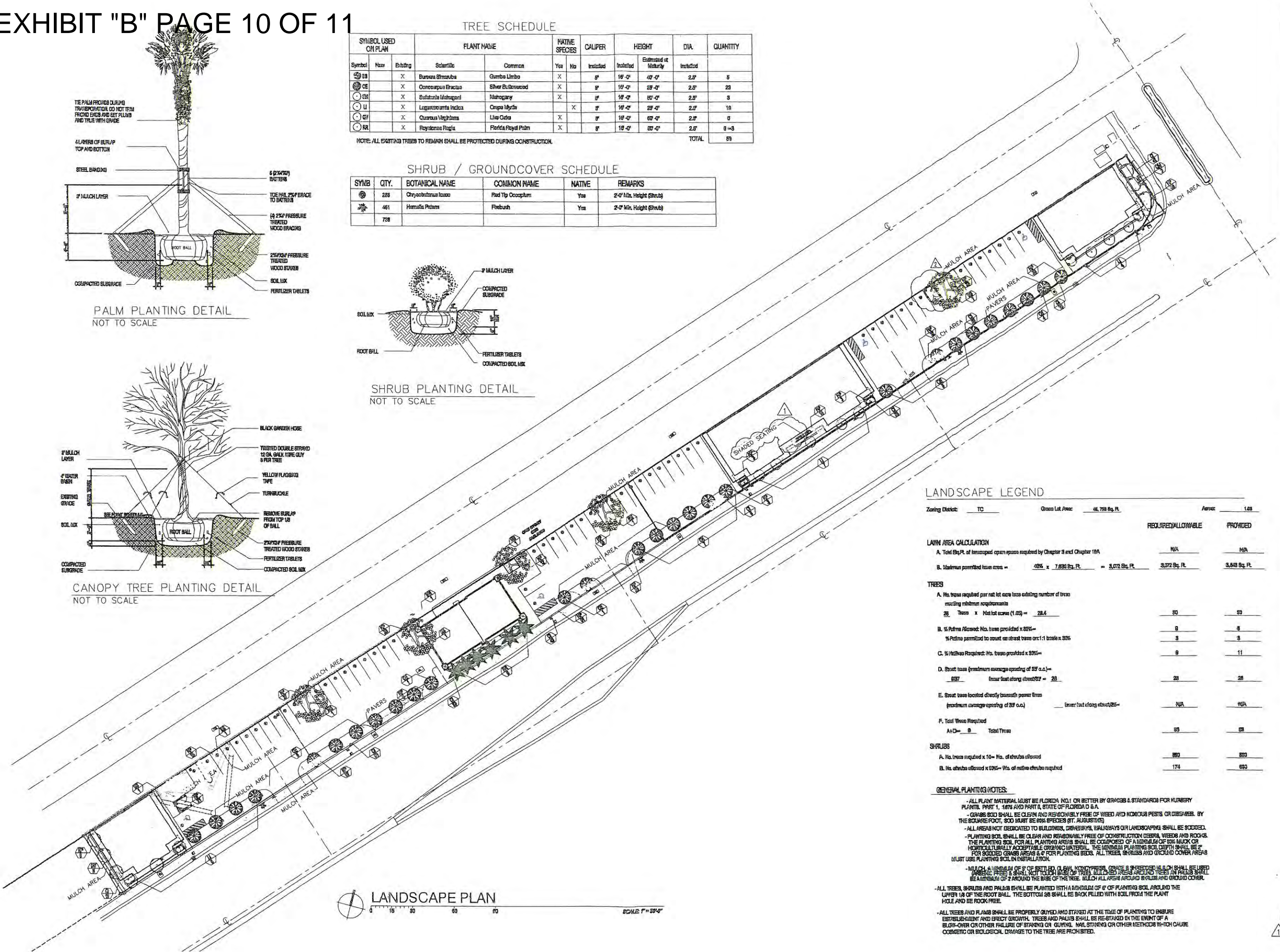
PALM PLANTING DETAIL  
NOT TO SCALE



SHRUB PLANTING DETAIL  
NOT TO SCALE



CANOPY TREE PLANTING DETAIL  
NOT TO SCALE



LANDSCAPE LEGEND

| Zoning District   | TC | Green Lot Area | 48,728 Sq. Ft. | Percent                             | 1.03          |
|---|----|----------------|----------------|-------------------------------------|---------------|
|   |    |                |                | 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 7,830 Sq. Ft. = 3,072 Sq. Ft. | 3,072 Sq. Ft. |

|   |  |  |  |      |     |
|---|--|--|--|------|-----|
| TREES   |  |  |  |      |     |
| A. No. trees required per net lot area less existing number of trees meeting minimum requirements |  |  |  |      |     |
| 25 Trees x Net lot area (1.03) =  |  |  |  | 25.8 | 25  |
| B. % Palms Allowed: No. trees provided x 30% =  |  |  |  |      |     |
| 5 Palms permitted to count on street trees are 1.5 trees x 30% =                                  |  |  |  | 1.5  | 3   |
| C. % Medium Required: No. trees provided x 30% =  |  |  |  |      |     |
| 9 Trees x 30% =   |  |  |  | 2.7  | 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+B+C+D+E+F =   |  |  |  | 59   | 59  |
| SHRUBS  |  |  |  |      |     |
| A. No. trees required x 10 = No. of shrubs allowed  |  |  |  | 590  | 590 |
| 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 GRADING & 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 SOODED.
- 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 SOODED 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 RITTEN CLEAF NONWOOLY, GRATE & SHREDED MULCH SHALL BE USED. MULCH SHALL NOT TOUCH BASE OF TREE. MULCH AREAS AROUND TREES & 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 PALMS 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.

LANDSCAPE PLAN

SCALE: 1" = 30'-0"

US1 - CARIBBEAN BLVD.  
COMMERCIAL CENTER  
20300 SOUTH DIXIE HIGHWAY

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CORP.  
655 West Flagler St  
Sut  
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REVISIONS:  
B.O. Comments 1  
B.O. Comments 5

COMM. NO. 15

DATE: 3 JUL

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CHECKED BY:

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### SMARTLUME LED LIGHTING

**FRESH IN CLASS OFFICES**

SmartLume's low profile and streamline design coupled with its wide range of sizes and optical options make it perfect choice for lighting Major and Minor Roadways, City Streets both in Downtown and residential areas, and Parking applications. New optics have been design to provide market leading optics in accordance with IES RP-08-14 (Roadway Lighting) and IES RP-20-14 (Parking Facilities) recommendations.

A full replacement range is possible from 50W to 400W HPS with the 3 available sizes offered by SmartLume's adjustable LED optical block design. This is the first full range solution that provides efficient ROI for the entire range, including 400W replacement.

SmartLume offers the fastest ROI on the market when combining price and maintenance savings. The high level of quality will provide sustained lighting and aesthetic appeal for the lifetime of the installation.

**A WIDE RANGE OF APPLICATIONS**

- Constructed with superior quality to cost ratio, SmartLume is ideal for:
- Major/Minor Roadways
- City and Residential Streets
- Parking Lots
- Municipal parks and recreation areas

**KEY ADVANTAGES**

- Cost effective and efficient lighting solution for a fast return on investment
- Designed for easy and fast installation
- IP 66 lightness level for long-lasting performance
- Operating temp range -40°F to 122°F, -40°C to 50°C
- Market leading optics; in accordance with RP-08-14 recommendations
- Upward Light Output Ratio (ULOR) = 0
- 3 sizes for flexibility and consistency
- Standard Mast-Arm mounting: 1 1/2" - 2" pipes (42-60mm)
- Meets 3G bridge and overpass vibrations Standards ANSI C115.11-2000
- Surge protection 10kV/10kA
- Provided with 7-pin receptacle (shorting cap optional)
- Optional control solutions: photocell and/or On/Off control systems

(\*) According to IES - 100 lm/W  
(\*\*) According to IES - 150 lm/W




PHOTOMETRIC DATA: Date of rev 000: 02/12/2015

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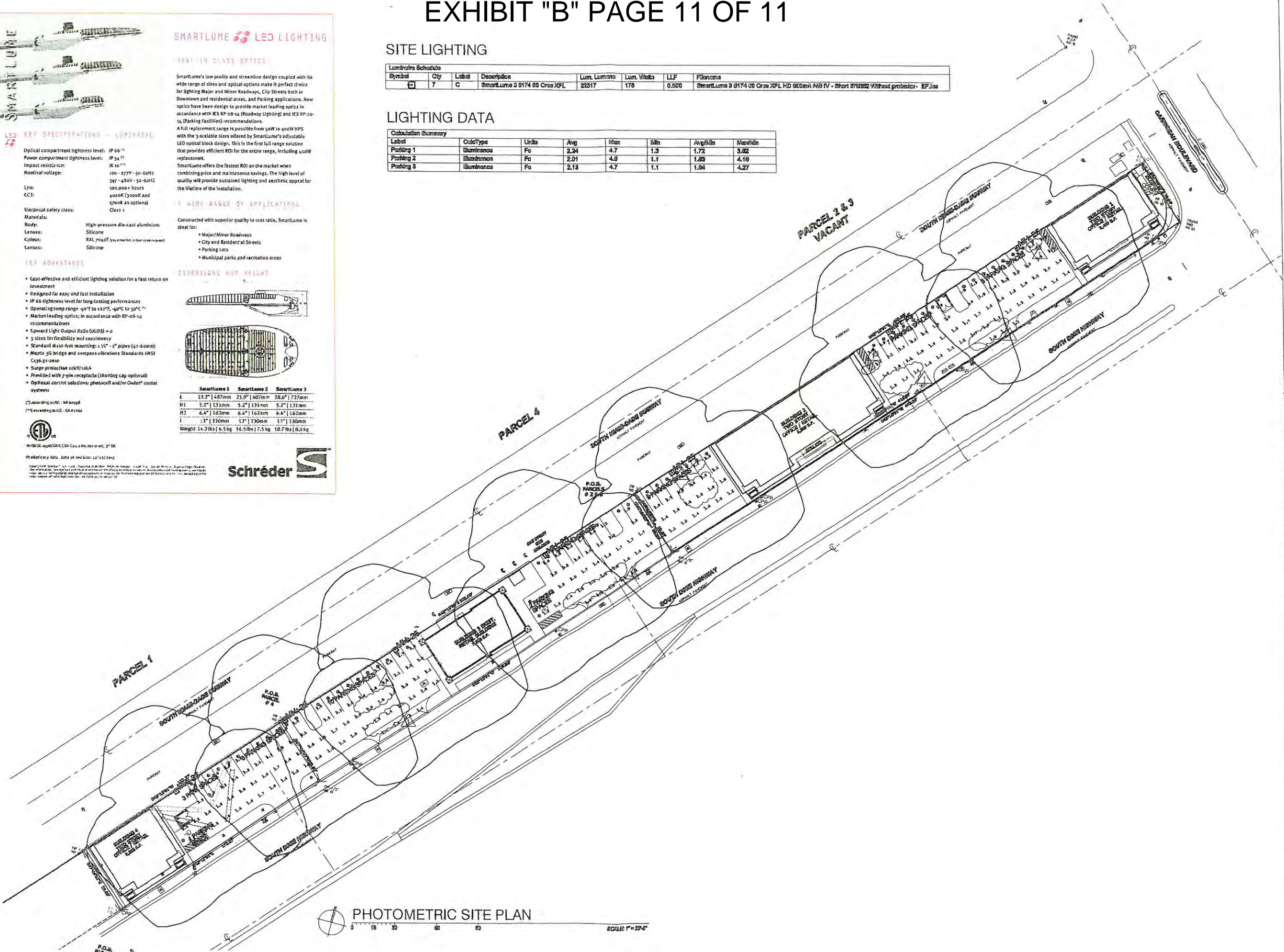
# EXHIBIT "B" PAGE 11 OF 11

## SITE LIGHTING

| Luminaires Schedule   |     |       |                              |             |            |       |
|---|-----|-------|------------------------------|-------------|------------|-------|
| Symbol  | Qty | Label | Description                  | Lum. Lumens | Lum. Watts | ULF   |
|  | 7   | C     | SmartLume 3 0174 00 Cree XPL | 22317       | 176        | 0.500 |

## LIGHTING DATA

| Calculation Summary |           |       |      |     |     |         |         |
|---------------------|-----------|-------|------|-----|-----|---------|---------|
| Label               | CutType   | Units | Avg  | Min | Max | Avg/Min | Max/Min |
| Parking 1           | luminaire | Ft    | 2.24 | 4.7 | 1.3 | 1.72    | 3.82    |
| Parking 2           | luminaire | Ft    | 2.01 | 4.8 | 1.1 | 1.83    | 4.16    |
| Parking 3           | luminaire | Ft    | 2.13 | 4.7 | 1.1 | 1.94    | 4.27    |



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Miami, Florida 33

REVISIONS:

COMM. NO. 15

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