

RESOLUTION NO. 18-__

A RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF CUTLER BAY, FLORIDA, APPROVING A VARIANCE APPLICATION TO ARTICLE X, OFF-STREET PARKING AND LOADING AREAS, SEC. 3-147 OF THE TOWN CODE RELATING TO OFF-STREET LOADING REQUIREMENTS 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 waive the inclusion of one loading berth as required by Section 3-147 of the Town Code; 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 inclusion of one loading berth as required by Section 3-147 of the Town Code 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 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 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 Northwesterly Right-of-Way Line of State Road No. 5 (U.S. Highway No. 1); Thence run N42°15'01"E 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 $\frac{1}{4}$ 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 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.

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 publication may be reproduced, stored in a retrieval system, or transmitted, in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without prior written permission 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.

Cutler Bay Zoning TC - Site Information			Sq. Ft.	Acres
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			Alld/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	Level 2	Total Bldg.
				Retail	Office	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. Perimeter 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:

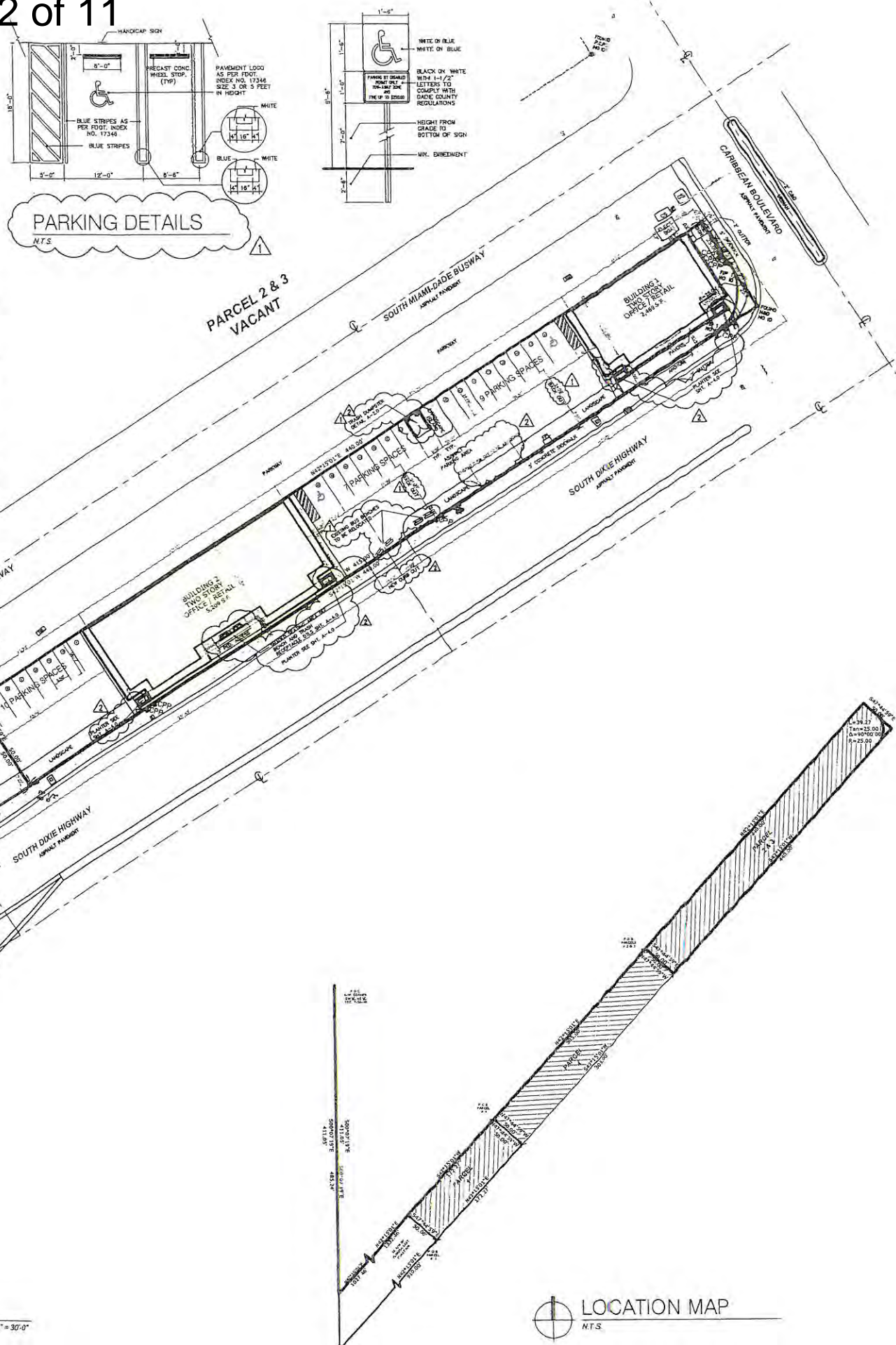
A Parcel of land lying in the NW 1/4 of the NE 1/4 of Section 7, Township 56 South, Range 40 East, Miami-Dade County, Florida, more Particularly described as follows:

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

EXHIBIT "B" PAGE 2 of 11



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

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" CONC. CANOPY
F COVERED ENTRANCE
G CONC. CANOPY
H STUCCO TRIM
I FOLDABLE BAYS

DESIGN TREATMENT:

- 1 ENTRANCE PORCH (1)
2 3'-0" CANTILEVER (2)
3 PAINTED PORCH (3)
4 PAINTED DISPLAY WINDOW (3)
5 CONCRETE STUCCO BAYS (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

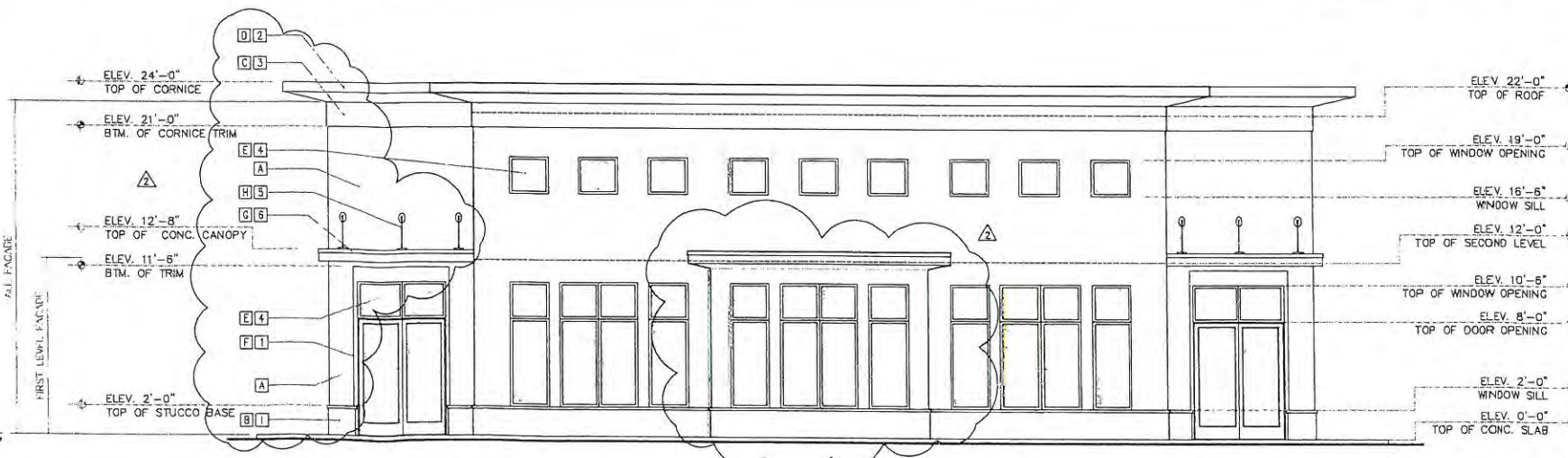
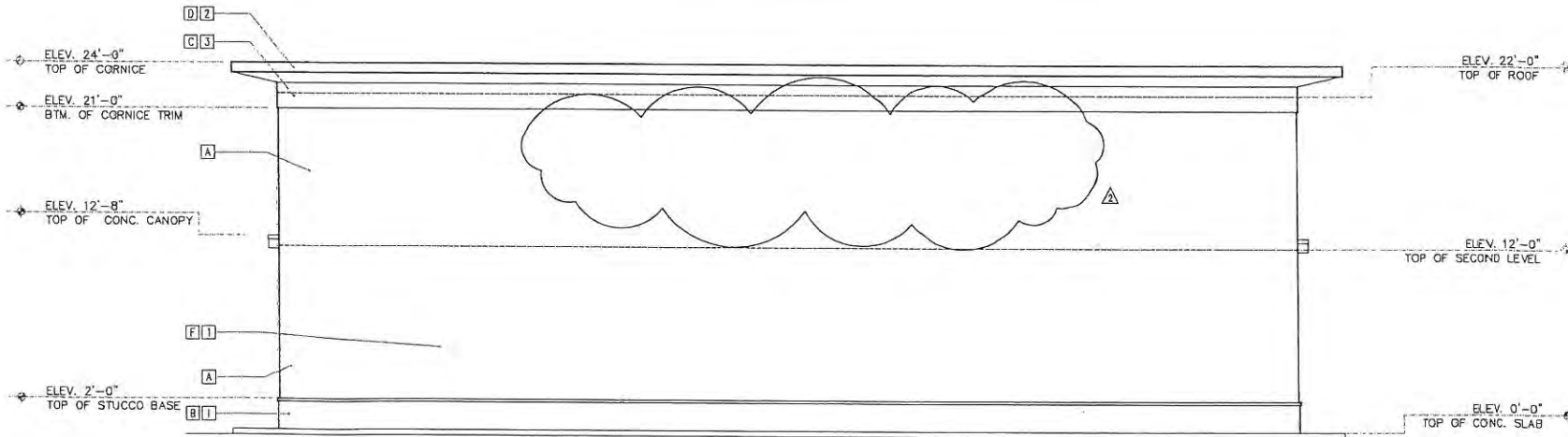
0 2 4 8 12 SCALE 3/16" = 1'-0"

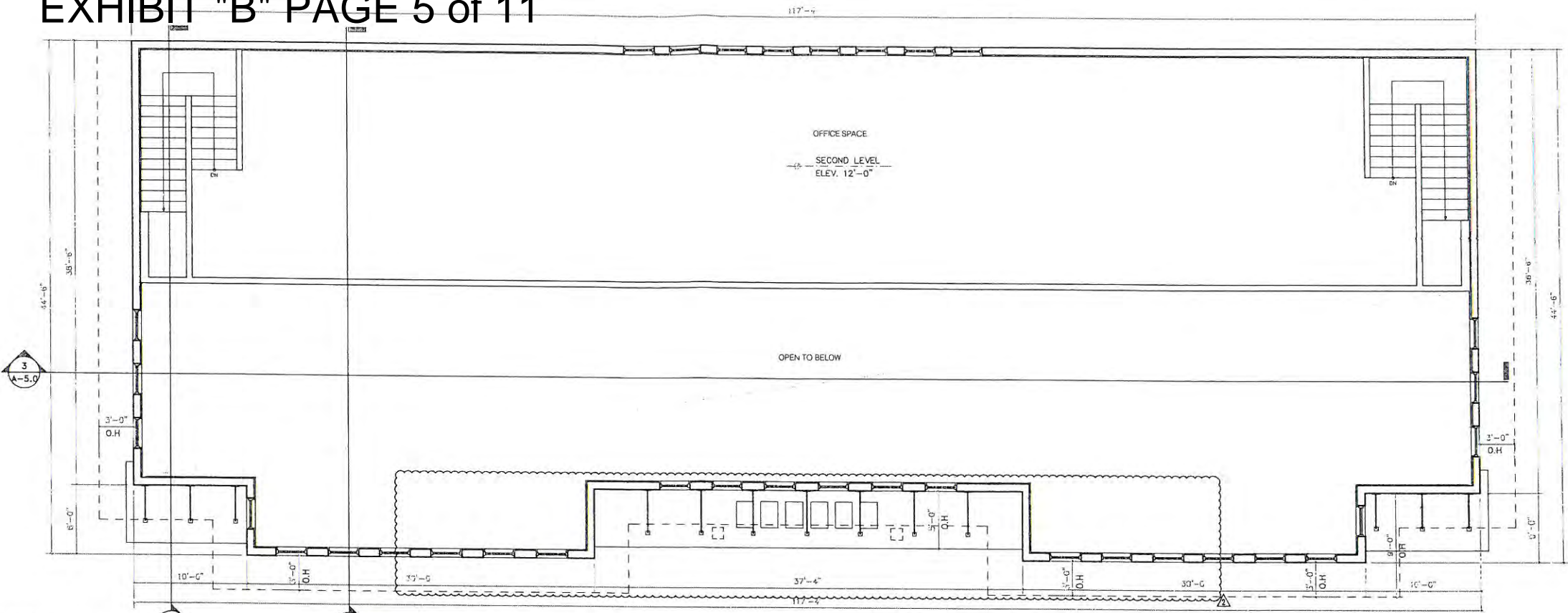
BUILDING 1 WEST ELEVATION

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

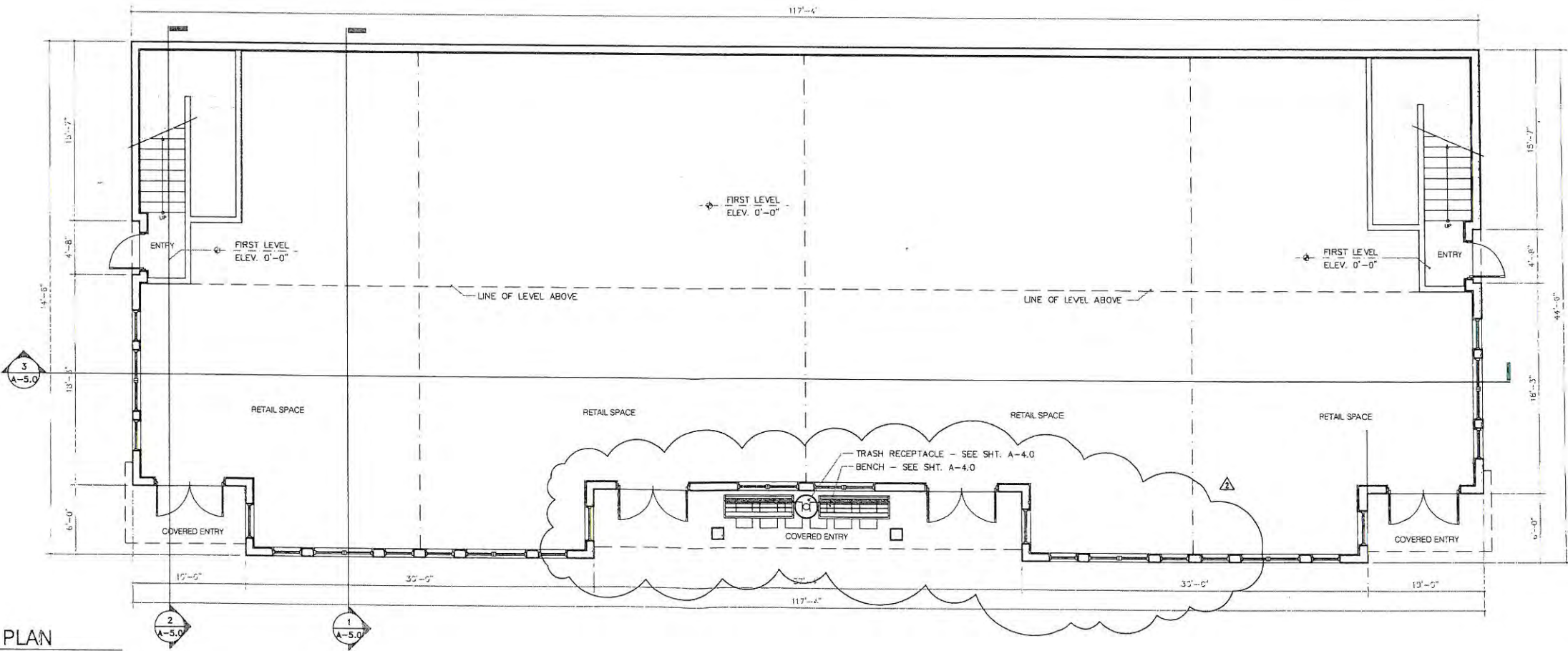
BUILDING 1 EAST ELEVATION

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





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



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

NOT FOR CONSTRUCTION - THIS DRAWING IS THE PROPERTY OF RAMOS MARTINEZ ARCHITECTS, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM RAMOS MARTINEZ 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 RAMOS MARTINEZ ARCHITECTS, INC. USE, REPRODUCTION, DISTRIBUTION OR ALTERATION IS PROHIBITED WITHOUT WRITTEN AUTHORIZATION FROM THE ARCHITECT.

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.RMARC.COM
TELEPHONE: 305-548-3000
MIAMI
505 WEST 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 FINISH (PAINT COLOR SWATCHES - LIGHTEN 3)
- D PAINTED CORNER TRIM (PAINT COLOR SWATCHES - PURE WHITE)
- E 1/2" GLASS
- F OVERHEAD DOOR
- G CONC. CANOPY
- H STUCCO TRIM (PAINT COLOR SWATCHES - PURE WHITE)
- I PROPOSED BASE

DESIGN TREATMENT:

- 1 ENTRANCE PORCH (1)
- 2 1/2" OVERHEAD (2)
- 3 PAINTED PORCH (3)
- 4 PAINTED DISPLAY WINDOWS (4)
- 5 CRUCIAL STRUCTURAL DETAILS (5)
- 6 1/2" AND TILED COVERED ENTRY (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 %

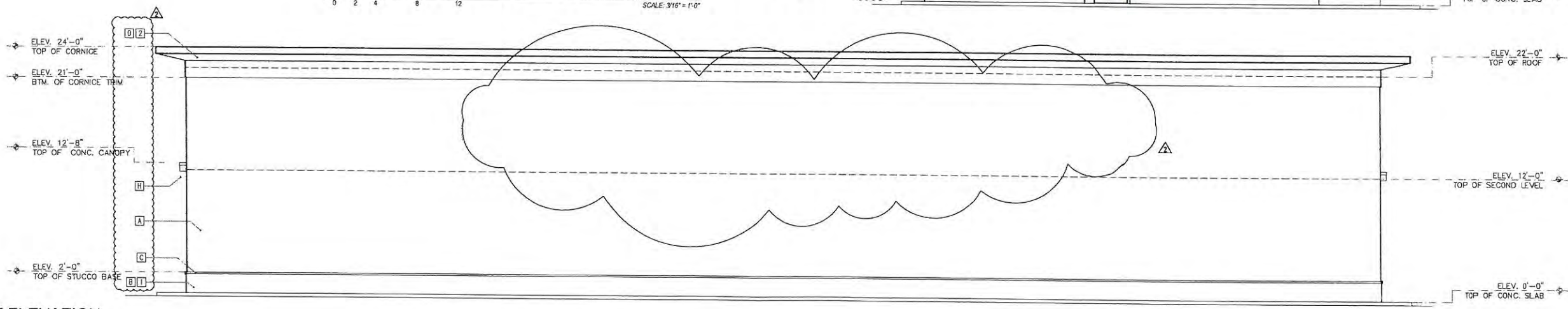
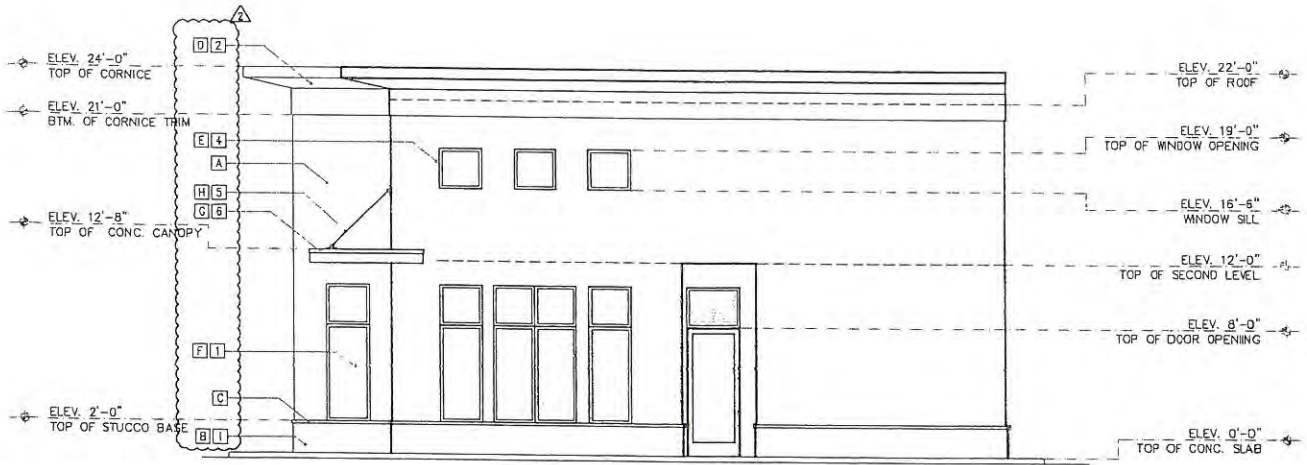
ALL FACADE: 2,652 S.F.		
REQUIRED	PROVIDED	PERC.
1,133 S.F.	831 S.F.	31.33 %

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

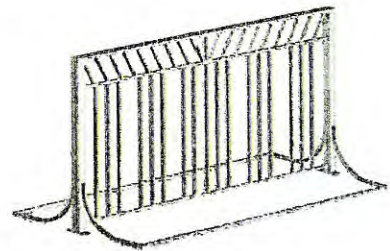
DRAWN BY:

CHECKED BY:

A-3.1

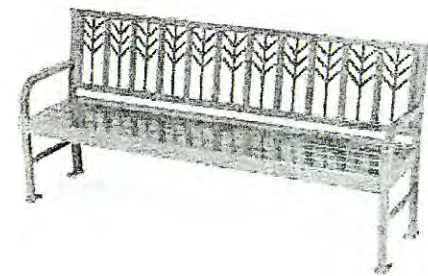
COPYRIGHT - 2014 - RAMOSMARTINEZ architects, inc. All ideas, designs and details indicated or represented by this drawing, created and developed for use on this project, are owned by, and are legal property of RamosMartinez Architects, Inc. Use, reproduction, distribution or alteration is prohibited 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



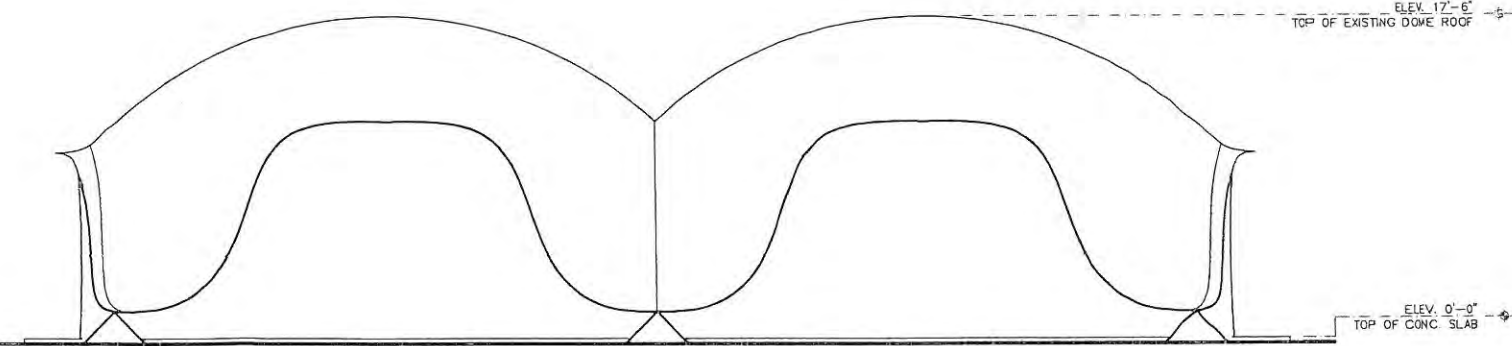
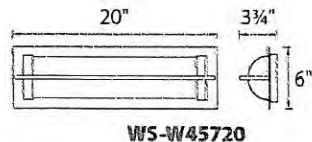
PLANTER DETAIL

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



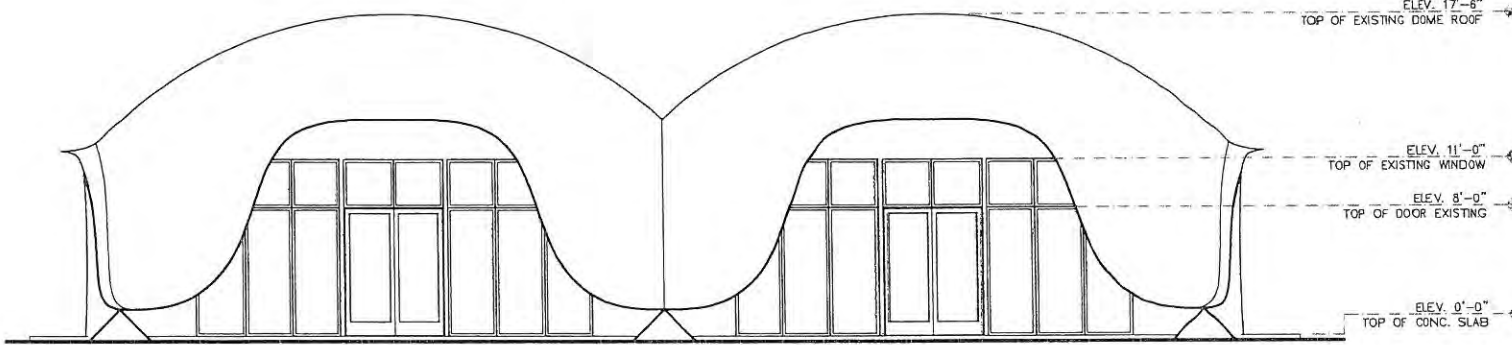
LIGHTING DETAIL

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



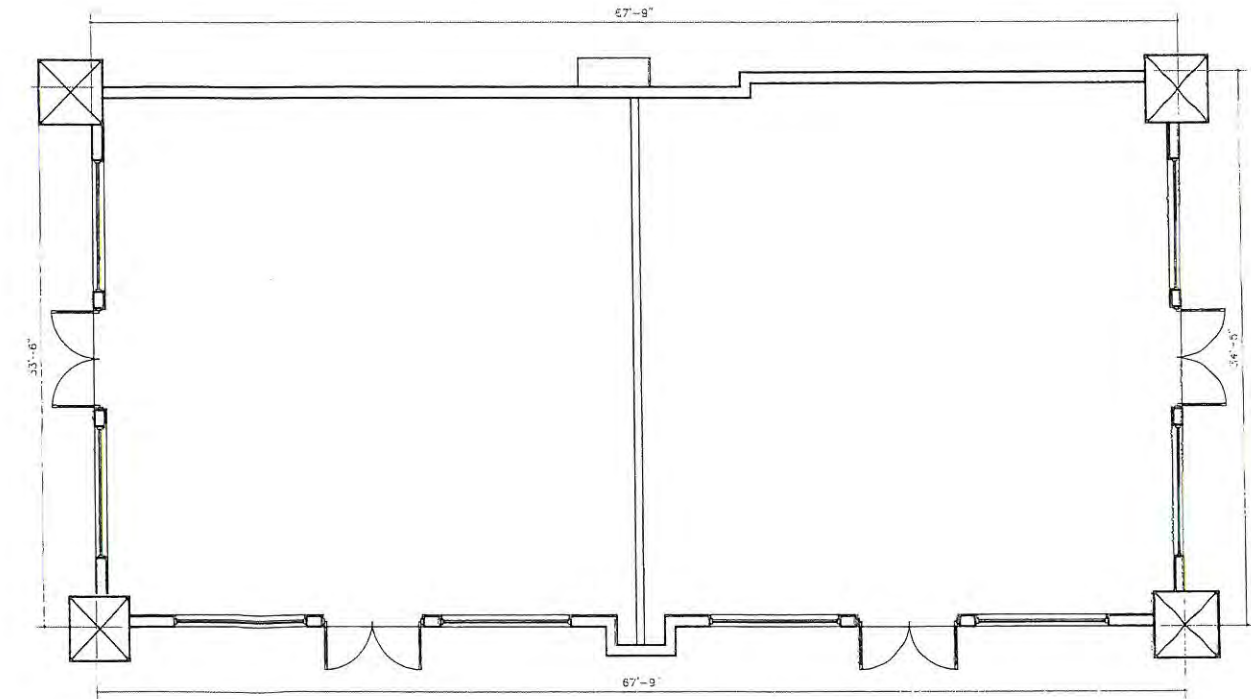
EXISTING BUILDING NORTH / SOUTH / EAST ELEVATION

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

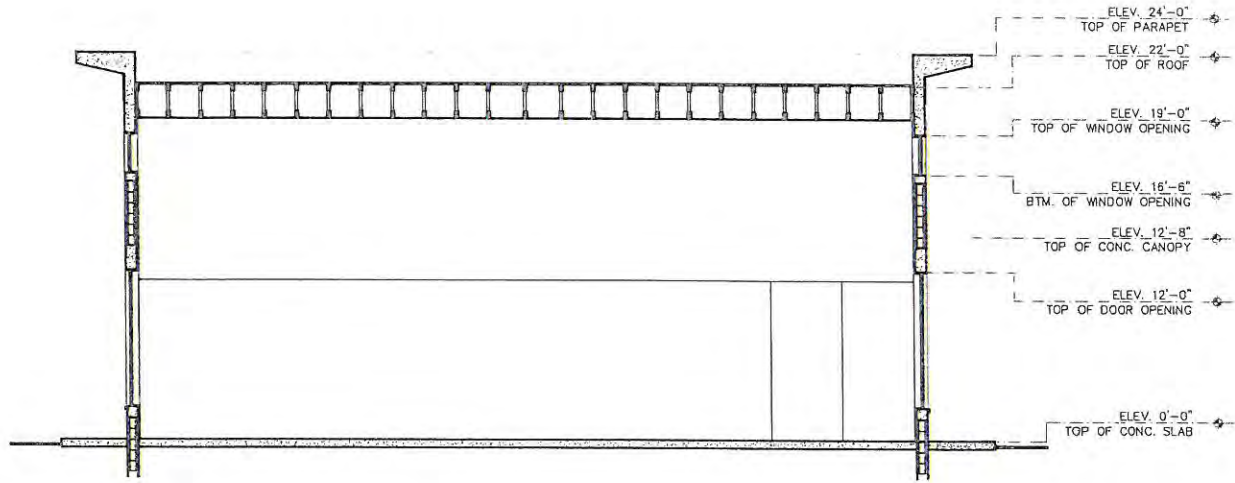
DATE: 3 JUL 2017

DRAWN BY:

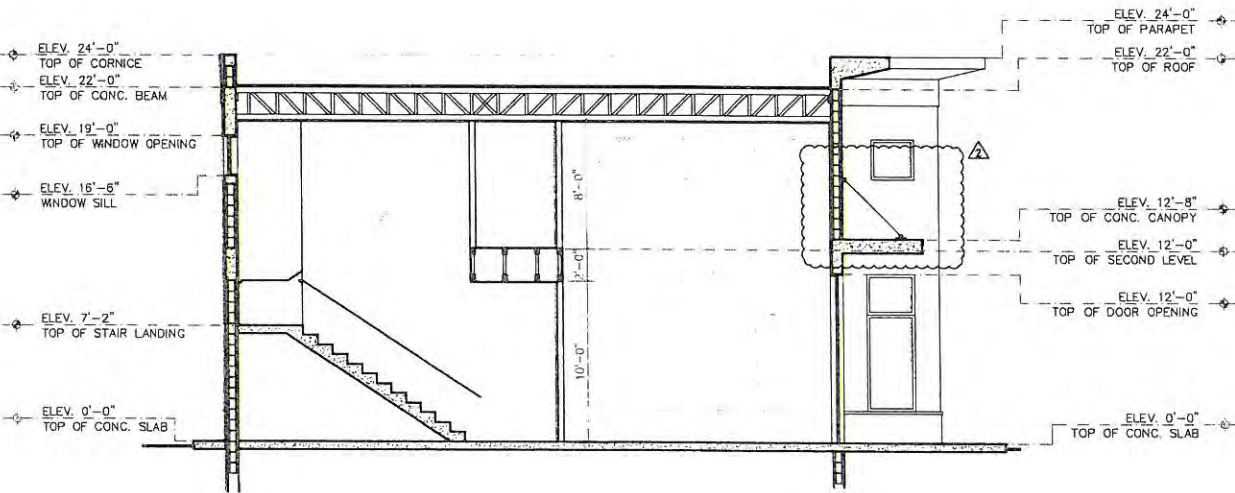
CHECKED BY:

A-4.0

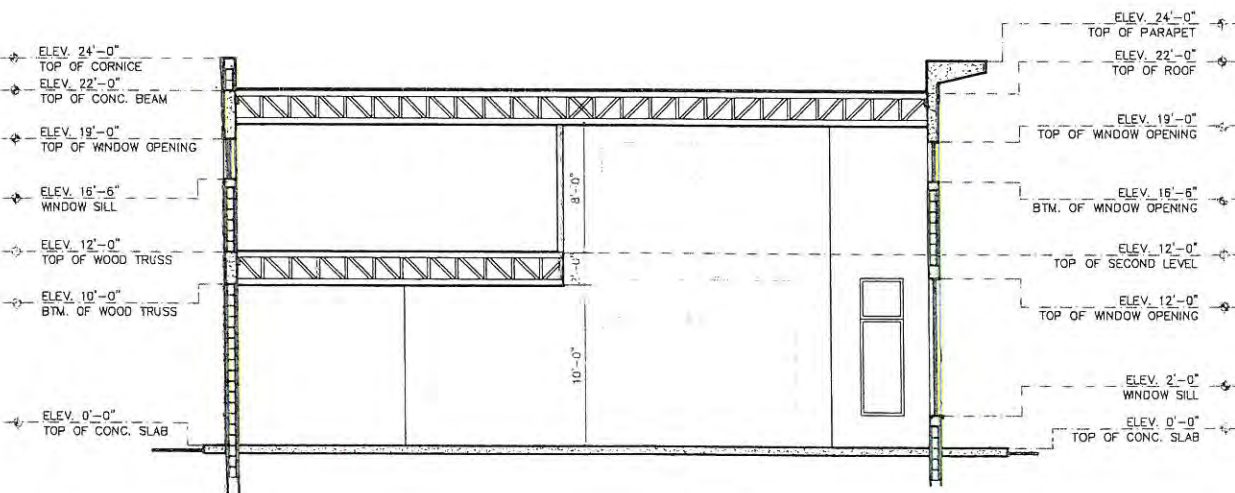
NEW YORK
11 ERIE STREET
2ND FLOOR
JERSEY CITY, NJ 07302
REGISTRATION: A.A. 20000028
WEBSITE: www.marc.com
TELEPHONE: 805-516-3006
MIAMI
655 W FLAGLER ST
SUITE 205
MIAMI, FL 33130
HUMBERTO RAMOS AR 0017832



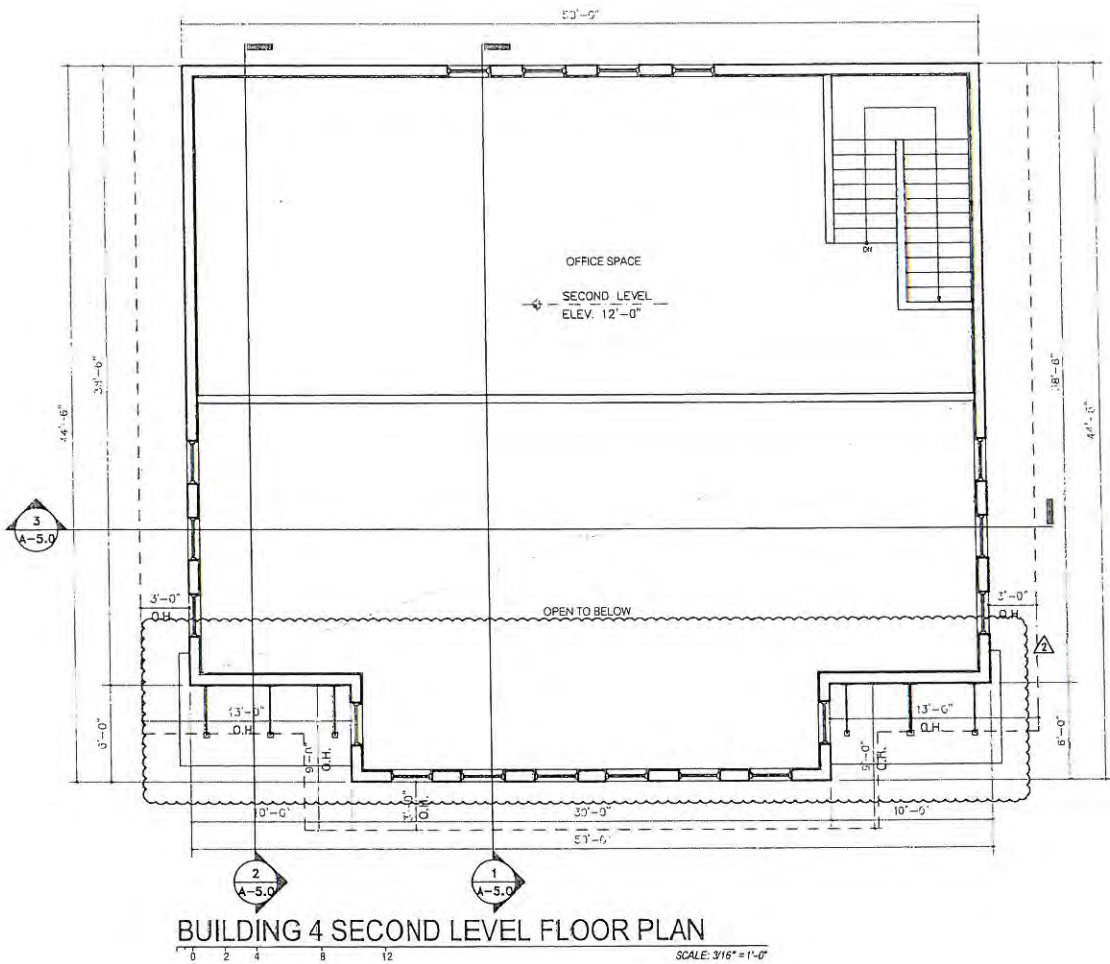
3 TYPICAL BUILDING SECTION SCALE: 3/16" = 1'-0"



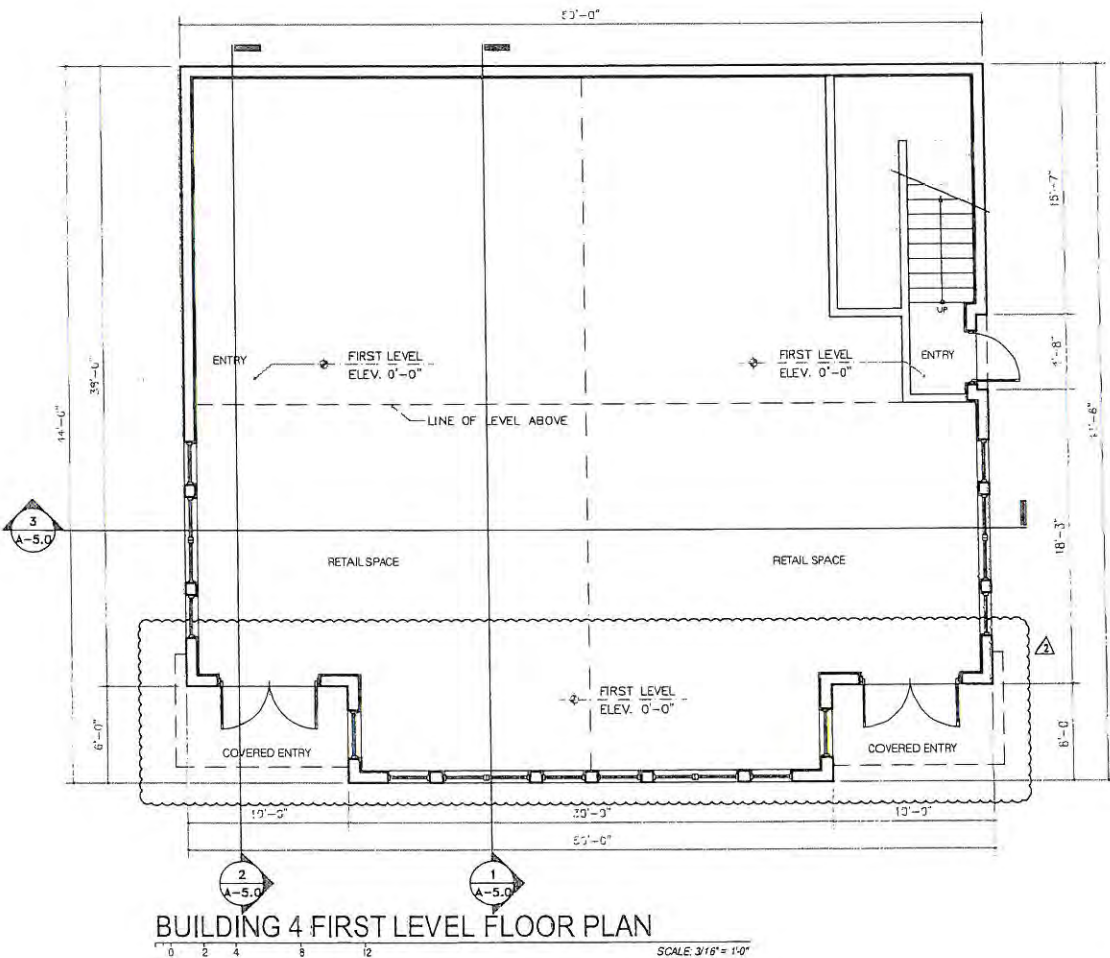
2 TYPICAL BUILDING SECTION SCALE: 3/16" = 1'-0"



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"

COPYRIGHT - 2014 - RAMOS MARTINEZ 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 Ramos Martinez Architects, Inc. Use, reproduction, distribution or alteration is prohibited without written authorization from the Architect.

NEW YORK
11 ERIE STREET
2ND FLOOR
JERSEY CITY, NJ 07302
REGISTRATION: A.A. 26000528
WEBSITE: www.rmaa.com
TELEPHONE: 305-548-5006
MIAMI
655 W. FLAGLER ST.
SUITE 205
MIAMI, FL 33130

HUMBERTO RAMOS AR 0017933

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
B.D. Comments 1-4-16
B.D. Comments 5-5-17

COMM. NO. 15-119
DATE: 3 JUL 2015
DRAWN BY:
CHECKED BY:

A-5.0

COPYRIGHT, 2014, RAMOS MARTINEZ 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 Ramos Martinez Architects, Inc. Use, reproduction, distribution or alteration is prohibited without written authorization from the Architect.

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:

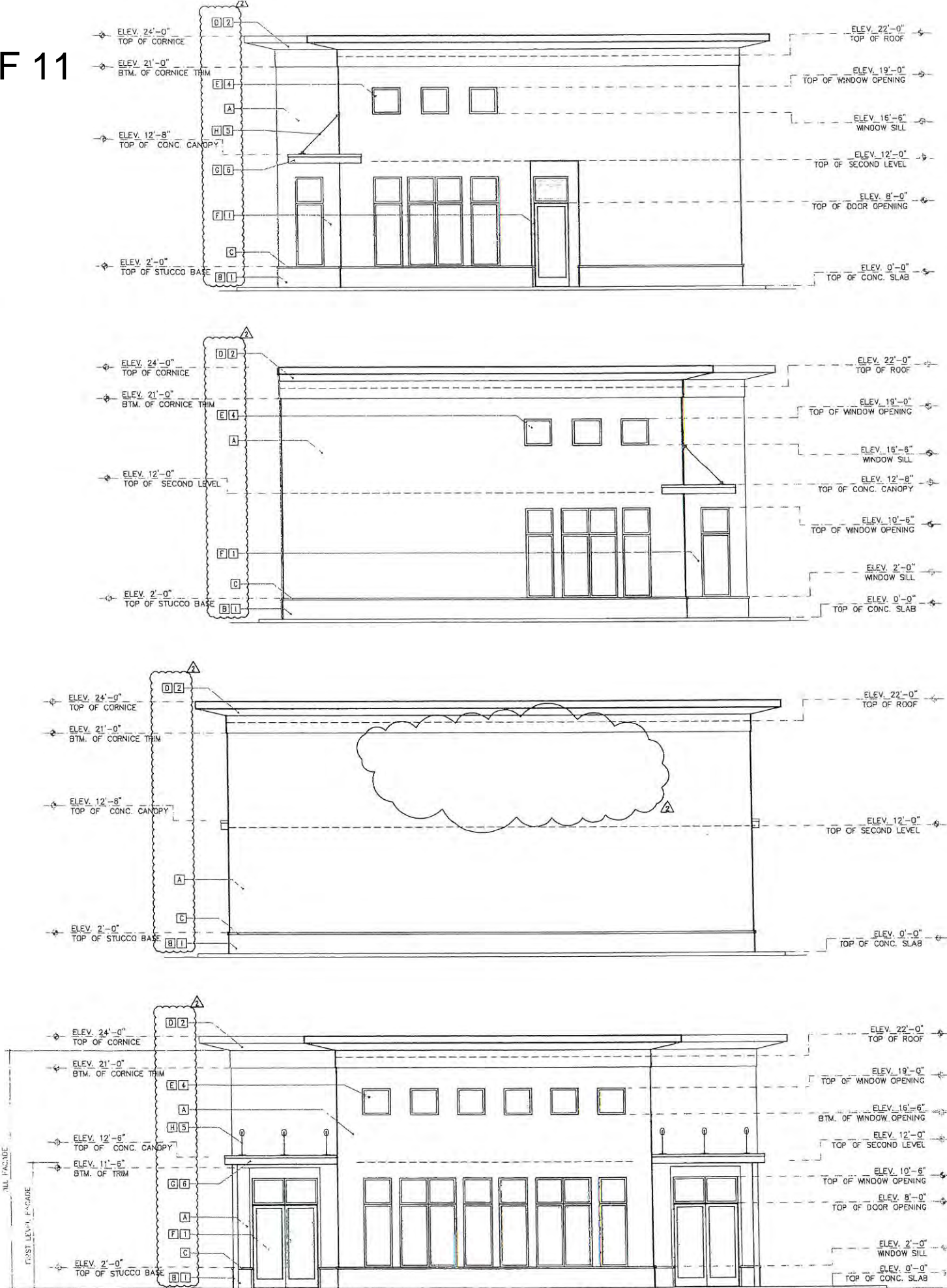
- A 24" WIDE STUCCO FINISH (PAINT COLOR SW 9019 - PURE WHITE)
- B 24" WIDE STUCCO FINISH BASE (PAINT COLOR SW 9019 - PURE WHITE)
- C 24" WIDE STUCCO FINISH TRIM (PAINT COLOR SW 9019 - PURE WHITE)
- D 24" WIDE STUCCO FINISH (PAINT COLOR SW 9019 - PURE WHITE)
- E 24" WIDE STUCCO FINISH (PAINT COLOR SW 9019 - PURE WHITE)
- F 24" WIDE STUCCO FINISH (PAINT COLOR SW 9019 - PURE WHITE)
- G 24" WIDE STUCCO FINISH (PAINT COLOR SW 9019 - PURE WHITE)
- H 24" WIDE STUCCO FINISH (PAINT COLOR SW 9019 - PURE WHITE)
- I 24" WIDE STUCCO FINISH (PAINT COLOR SW 9019 - PURE WHITE)

DESIGN TREATMENT:

- 1 EXTERIOR FINISH (1)
- 2 3'-0" CORNER (2)
- 3 1'-0" CORNER (5)
- 4 2'-0" CORNER (2)
- 5 2'-0" CORNER (2)
- 6 2'-0" CORNER (2)
- 7 2'-0" CORNER (2)
- 8 2'-0" CORNER (2)
- 9 2'-0" CORNER (2)
- 10 2'-0" CORNER (2)
- 11 2'-0" CORNER (2)
- 12 2'-0" CORNER (2)

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 %



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

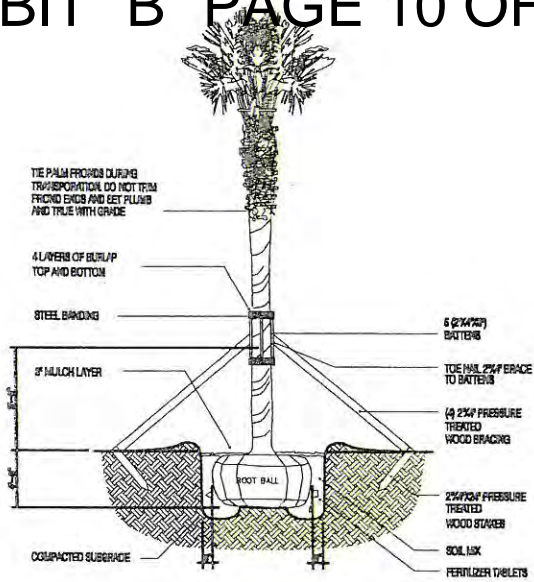
TREE SCHEDULE

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 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

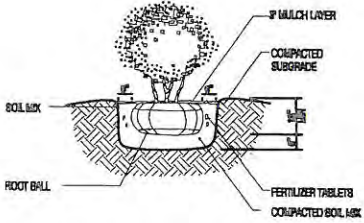
NOTE: ALL EXISTING TREES TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION.

SHRUB / GROUND COVER SCHEDULE

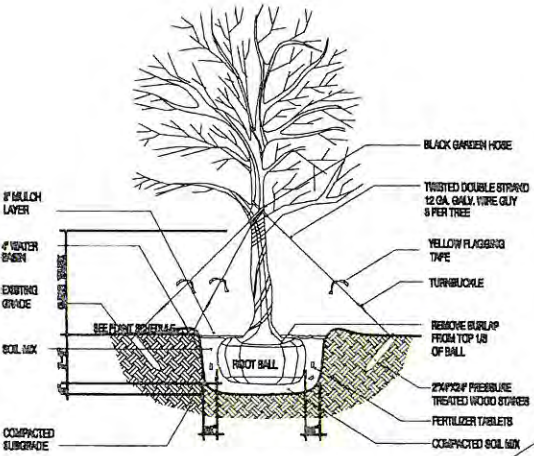
SYMB	QTY.	BOTANICAL NAME	COMMON NAME	NATIVE	REMARKS
	225	Chrysanthemum Leuco	Pink Tip Oxycarpum	Yes	2'-0" Min. Height (Shrub)
	461	Hemelia Polaris	Pinebush	Yes	2'-0" Min. Height (Shrub)
	758				



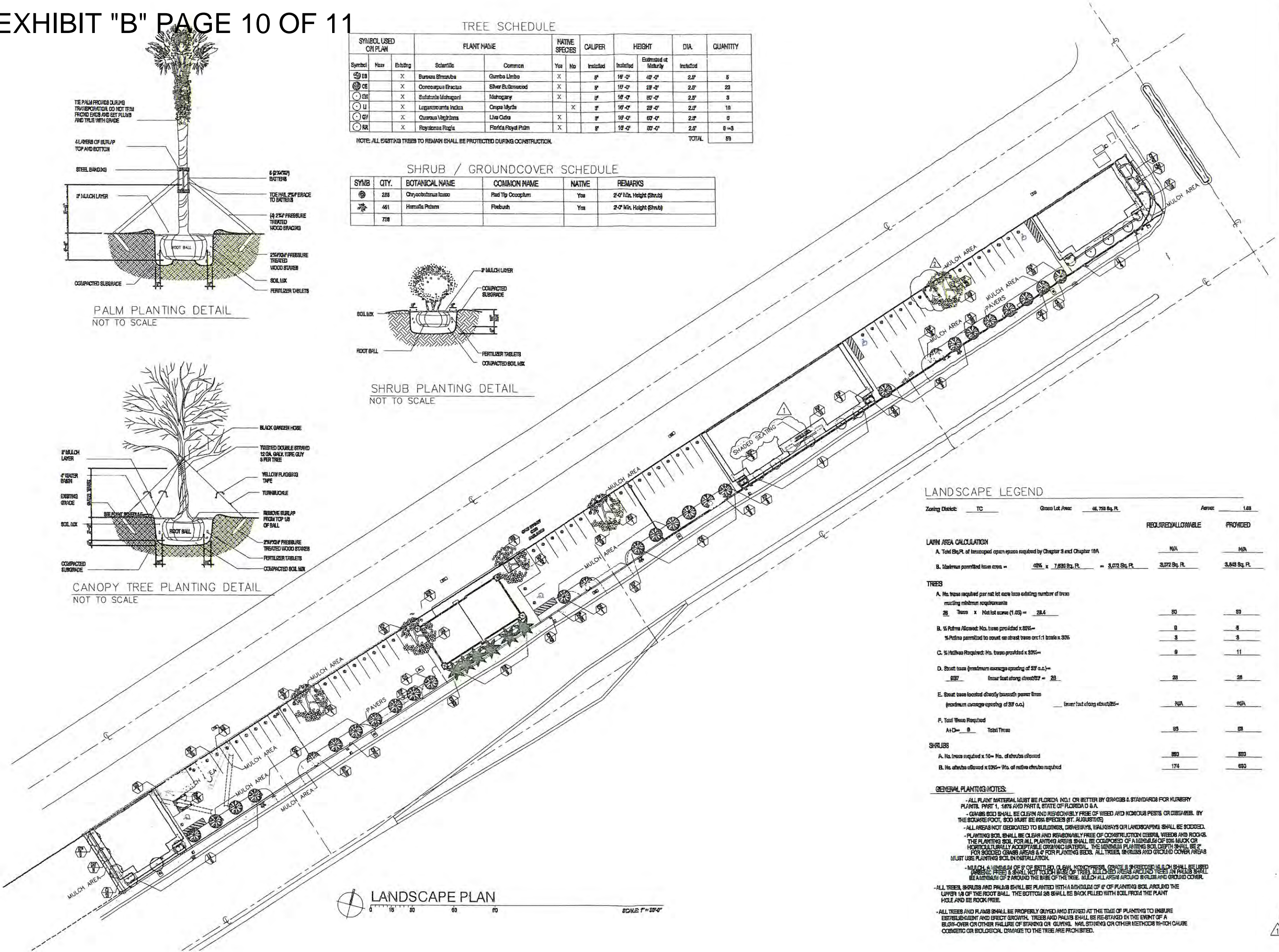
PALM PLANTING DETAIL
NOT TO SCALE



SHRUB PLANTING DETAIL
NOT TO SCALE



CANOPY TREE PLANTING DETAIL
NOT TO SCALE

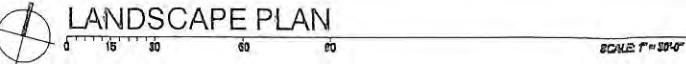


LANDSCAPE LEGEND

Zoning District:	TC	Green Lot Area:	46,758 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.	= 3,072 Sq. Ft.	3,072 Sq. Ft.	3,543 Sq. Ft.

TREES					
A. No. trees required per net lot less existing number of trees meeting minimum requirements					
25 Trees x Net lot area (1.05) =		26.25	30	30	
B. % Palms Allowed: No. trees provided x 30% =					
30 Trees x 30% =		9	9	9	
C. % Medium Required: No. trees provided x 30% =					
30 Trees x 30% =		9	11	11	
D. Street trees (minimum average spacing of 25' o.c.) =					
25' x 25' =		25	25	25	
E. Street trees located directly beneath power lines (minimum average spacing of 25' o.c.) =					
N/A		N/A	N/A	N/A	
F. Total Trees Required					
A + D =		35	35	35	
SHRUBS					
A. No. trees required x 10 = No. of shrubs allowed					
350		350	350	350	
B. No. shrubs allowed x 10% = No. of native shrubs required					
35		35	35	35	

- 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 60% 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 SIFTED CLEAN NONCOMPRESS. GRAVE & 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 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.



COPYRIGHT © 2014 RAMOS 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 or retrieval system, without prior written permission 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 Ramos Martinez Architects, Inc. Use, reproduction, distribution or alteration is prohibited without written authorization from the Architect.



SMARTLUME LED LIGHTING

LED KEY SPECIFICATIONS - LUMINAIR

Optical compartment tightness level: IP 66
Power compartment tightness level: IP 54
Impact resistance: IK 10
Nominal voltage: 120 - 277V - 50-60Hz
347 - 480V - 50-60Hz
L70: 100,000+ hours
CCT: 4000K (3000K and 5700K as options)
Class 1

Electrical safety class:
Materials:
Body: High-pressure die-cast aluminum
Lenses: Silicone
Colors: RAL 7040 (30° beam angle) or RAL 7040 (60° beam angle)
Lenses: Silicone

KEY ADVANTAGES

- Cost-effective and efficient lighting solution for a fast return on investment
- Designed for easy and fast installation
- IP 66 tightness 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-8-14 recommendations
- Upward Light Output Ratio (ULOR) = 0
- 3 sizes for flexibility and consistency
- Standard Mast-Arm mounting: 1/4" - 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 IEC - EN 60598
(**) According to IEC - EN 60529

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 designed to provide market leading optics in accordance with IES RP-8-14 (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

DIMENSIONS AND HEIGHT

	SmartLume 1	SmartLume 2	SmartLume 3
L	13.2" 487mm	23.9" 607mm	28.6" 727mm
H1	5.2" 131mm	5.2" 131mm	5.2" 131mm
H2	6.4" 162mm	6.4" 162mm	6.4" 162mm
L	13" 330mm	13" 330mm	13" 330mm
Weight	14.3lbs 6.5 kg	16.5lbs 7.5 kg	18.7lbs 8.5 kg

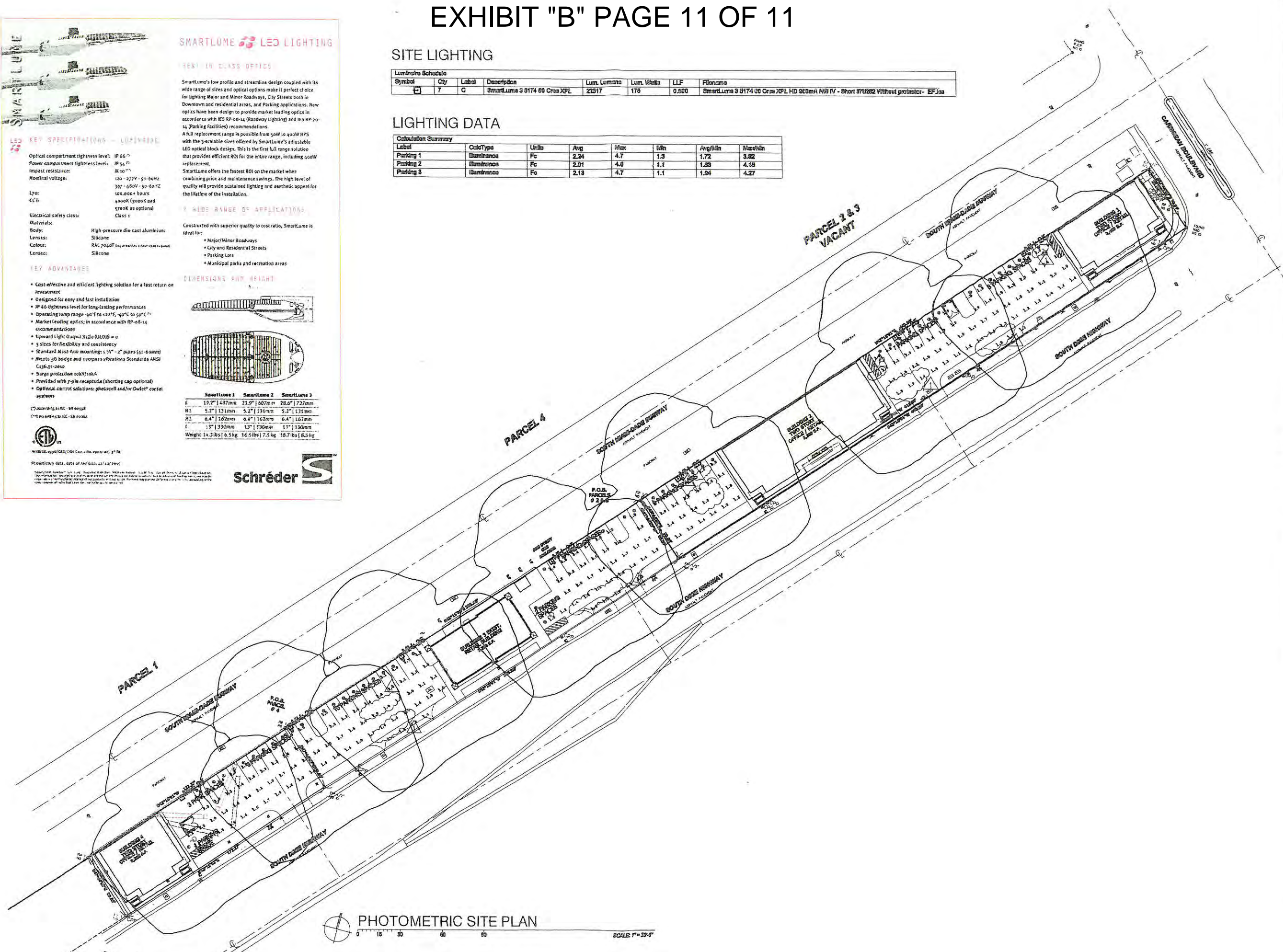
EXHIBIT "B" PAGE 11 OF 11

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	Uniformity	Ft	2.24	4.7	1.3	1.72	3.82
Parking 2	Uniformity	Ft	2.01	4.8	1.1	1.83	4.16
Parking 3	Uniformity	Ft	2.13	4.7	1.1	1.94	4.27



PHOTOMETRIC SITE PLAN

SCALE 1" = 30'-0"

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

DRAWN BY:

CHECKED BY:

E-1

NEW YORK
11 ERIE STREET
2ND FLOOR
architects
REGISTRATION A.A. 20000328
WEBSITE: www.miaa.com
MIAMI
655 W. FLAGLER ST.
SUITE 205

HUMBERTO RAMOS AIA 00