

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. 3-144 OF THE TOWN CODE RELATING TO THE REQUIRED NUMBER OF PARKING SPACES 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 fifty-two (52) parking spaces where Section 3-144 of the Town Code requires fifty-six (56) parking spaces; 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 permit fifty-two (52) parking spaces where Section 3-144 of the Town Code requires fifty-six (56) parking spaces 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	

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EXHIBIT "B" PAGE 2 of 11

Cutler Bay Zoning TC - Site Information		
Parcel 1	8,013.00	0.20
Parcels 2 & 3	21,885.67	0.50
Parcel 4	15,250.00	0.36
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	16,662.00
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	6,856.83	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		
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
	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
		18,982.00

Impervious Site Area		
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:

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PARCELS 2 AND 3:

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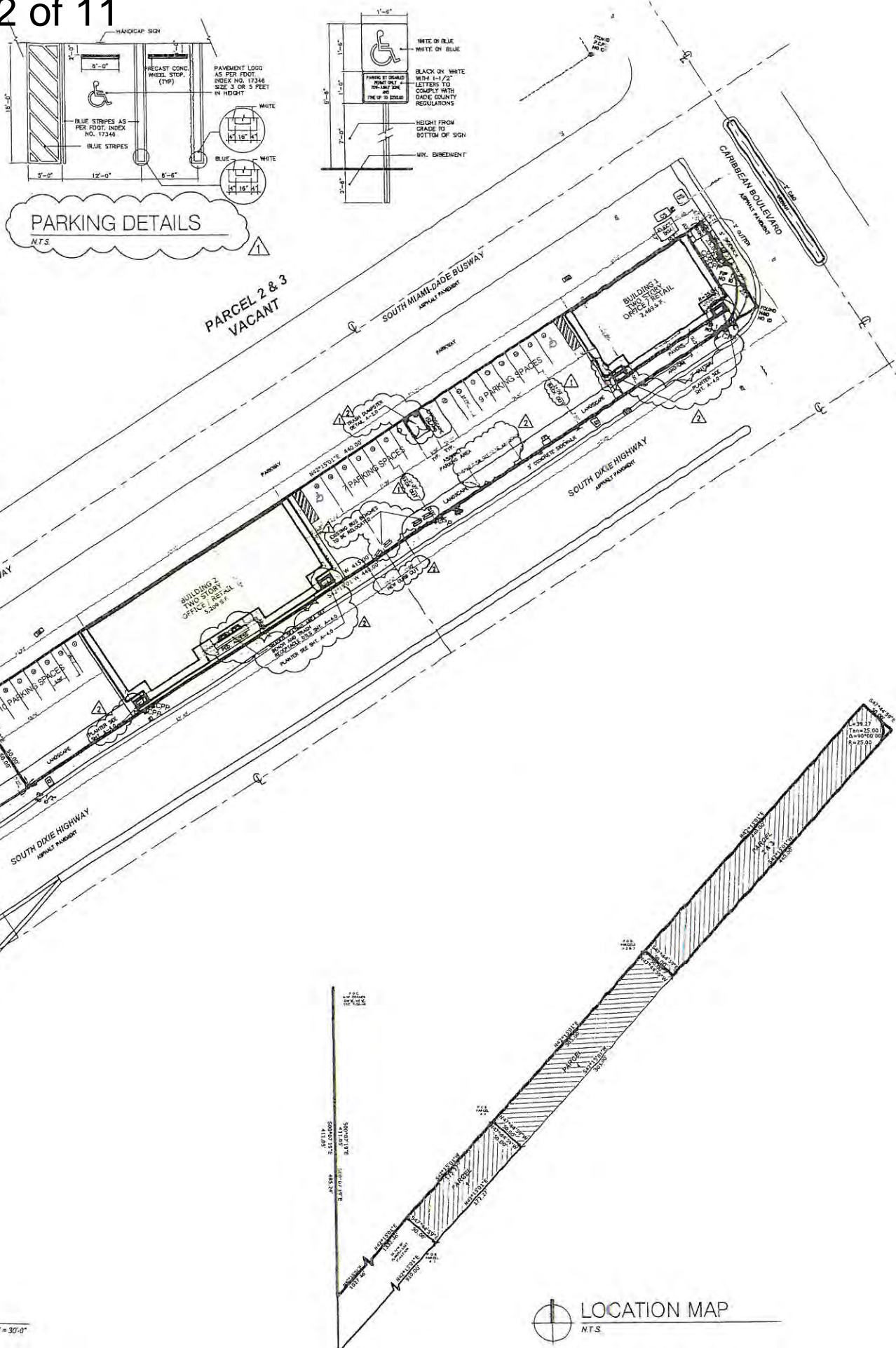
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PROPERTY FOLIO NUMBERS:

- 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. 15-118
DATE: 3 JUL 2011
DRAWN BY
CHECKED BY

A-1.0

\\15-119 US1 Caribbean Commercial\\Site Plan Submittal\\A-2.dwg, A-2.0, 7/3/2017 5:32:33 PM

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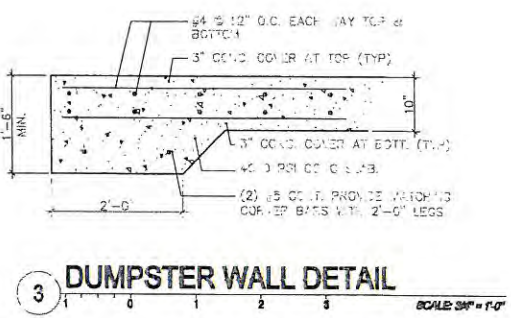
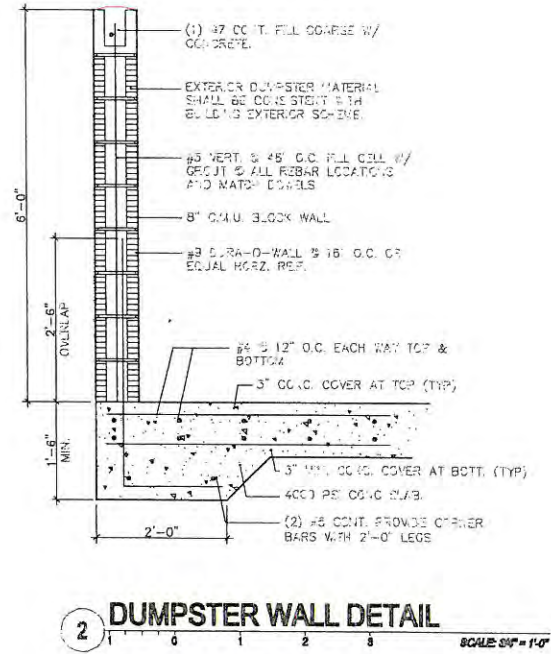
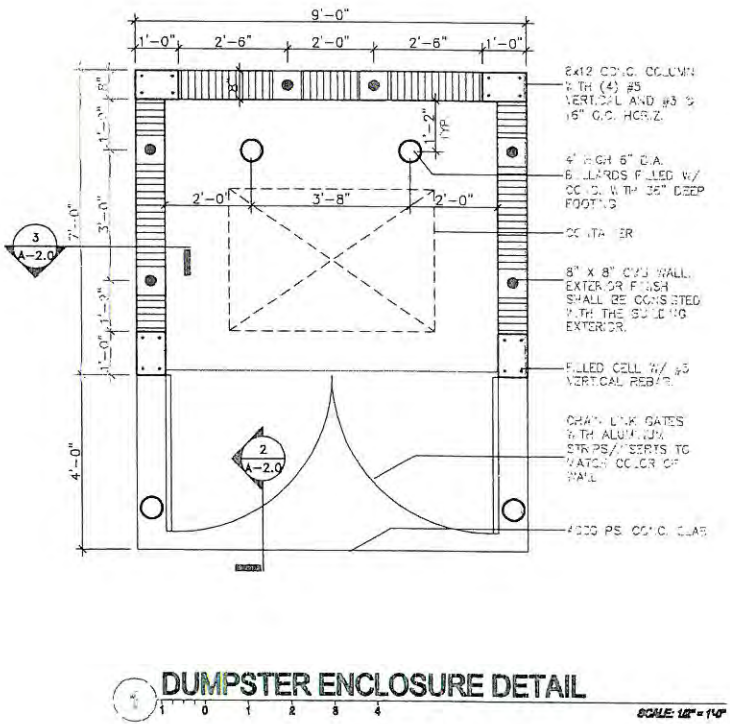
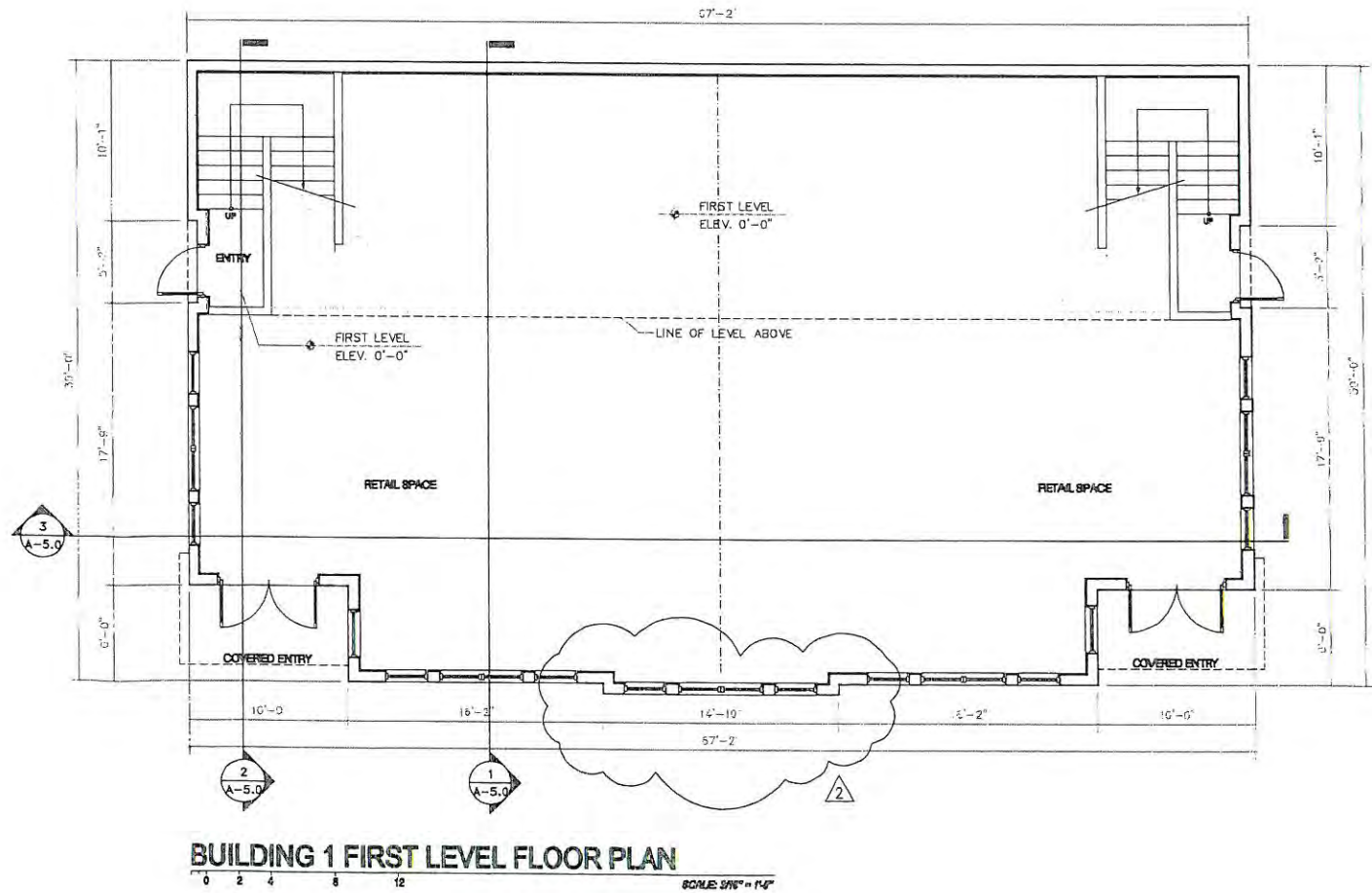
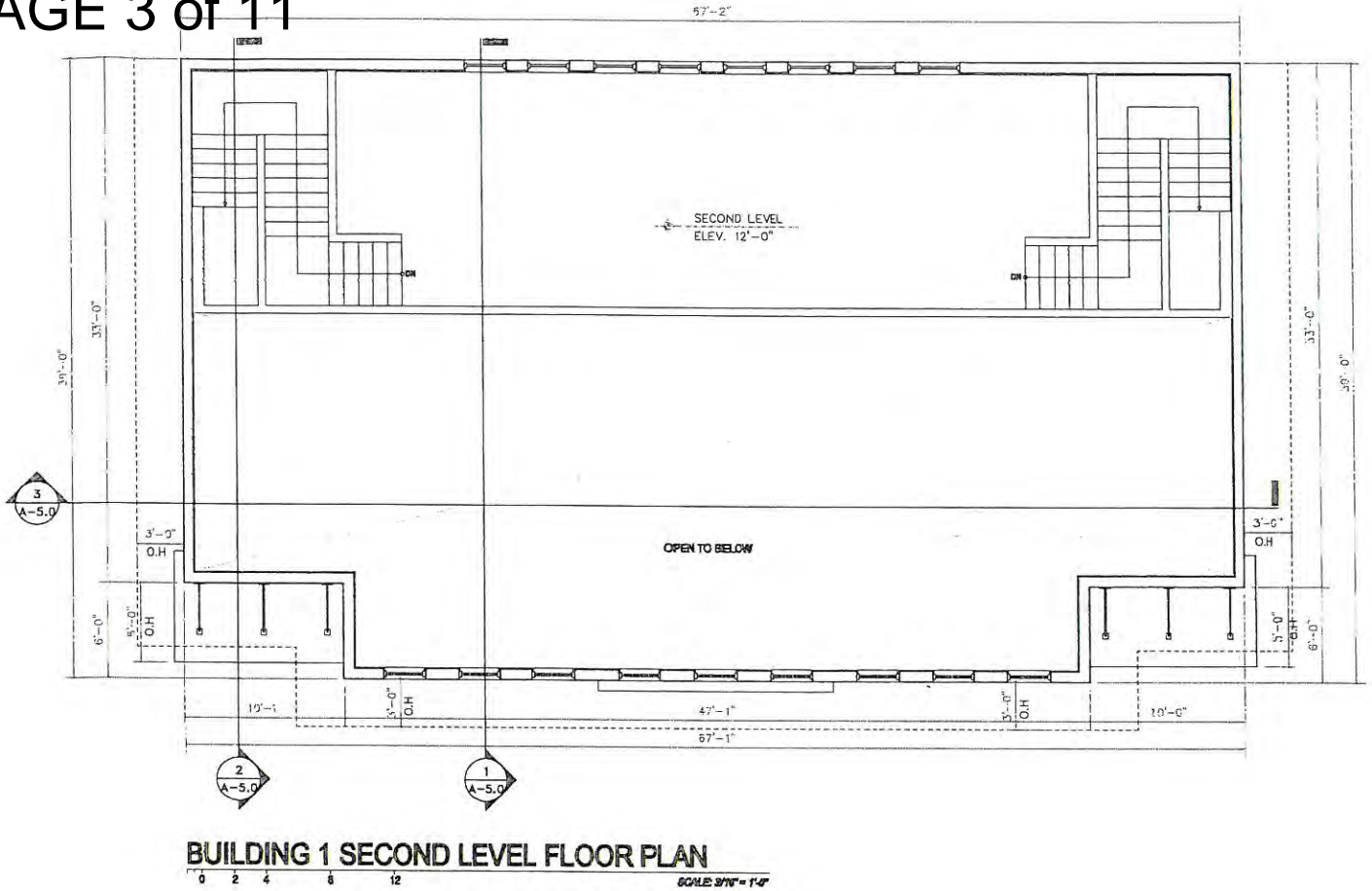


EXHIBIT "B" PAGE 3 of 11



US1 - CARIBBEAN BLVD.
COMMERCIAL CENTER
20300 SOUTH DIXIE HIGHWAY

E & F BUILDERS
CORP.
655 West Flagler St
Suite
Miami, Florida 33

REVISIONS:
A B.D. Comments 1-4
A B.D. Comments 5-5

COMM. NO. 15
DATE: 3 JUL
DRAWN BY:
CHECKED BY:

A-2.0

MIAMI
463 W. FLAGLER ST
SUITE 205

HUMBERTO RAMOS AR 00

architects
NEW YORK
ERIE STREET
2ND FLOOR
REGISTRATION: A.A. 2600028
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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" CANYON (2)
- 3 PAINTED PORCH (3)
- 4 PAINTED DISPLAY WINDOW (3)
- 5 1/2" CONC. CANOPY (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

SCALE 3/16" = 1'-0"

BUILDING 1 SOUTH ELEVATION

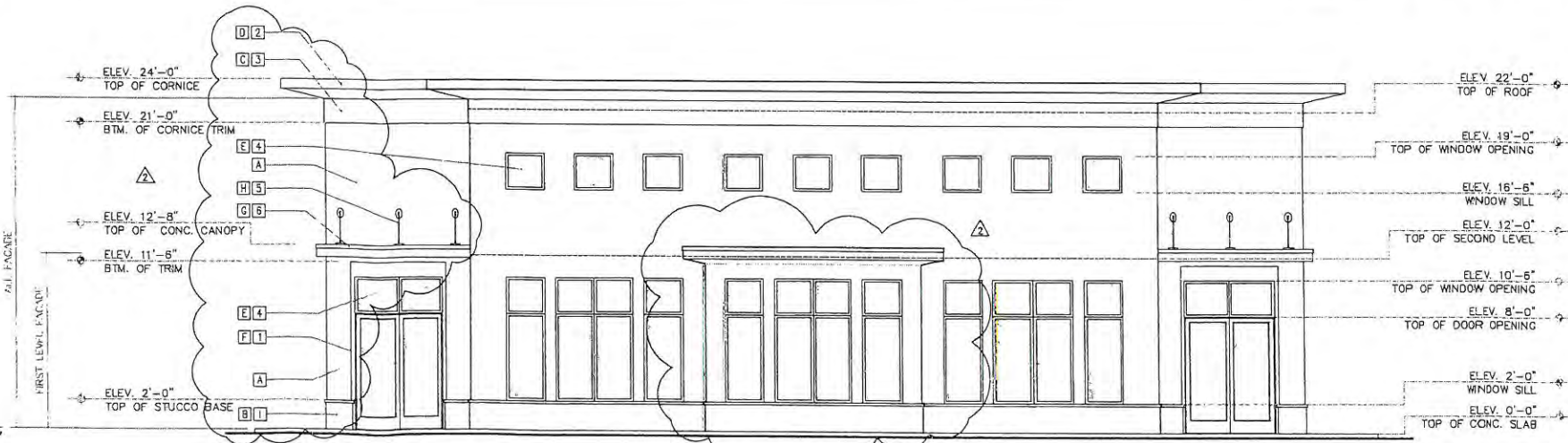
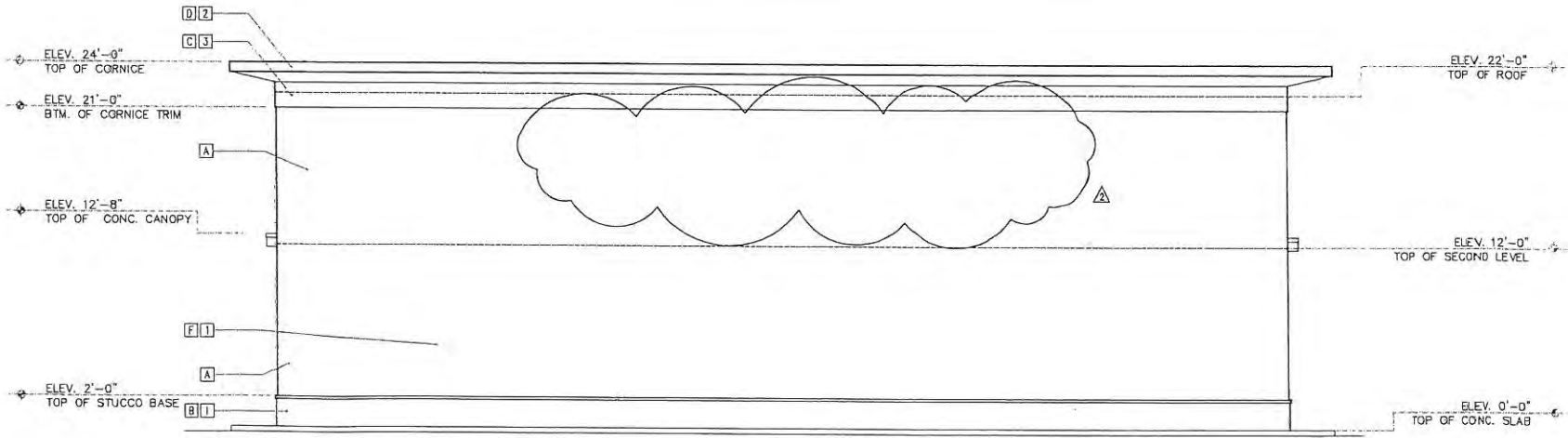
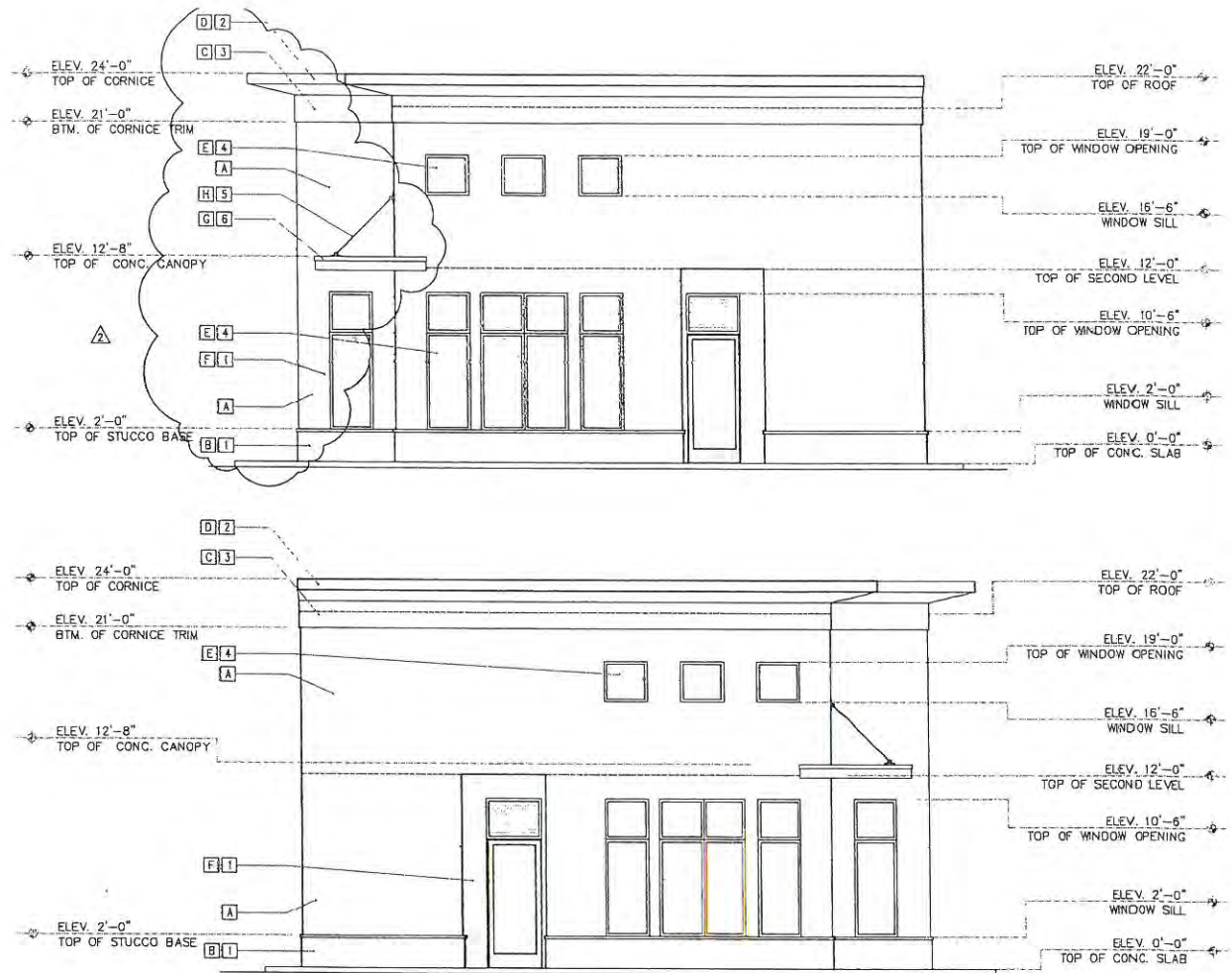
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BUILDING 1 WEST ELEVATION

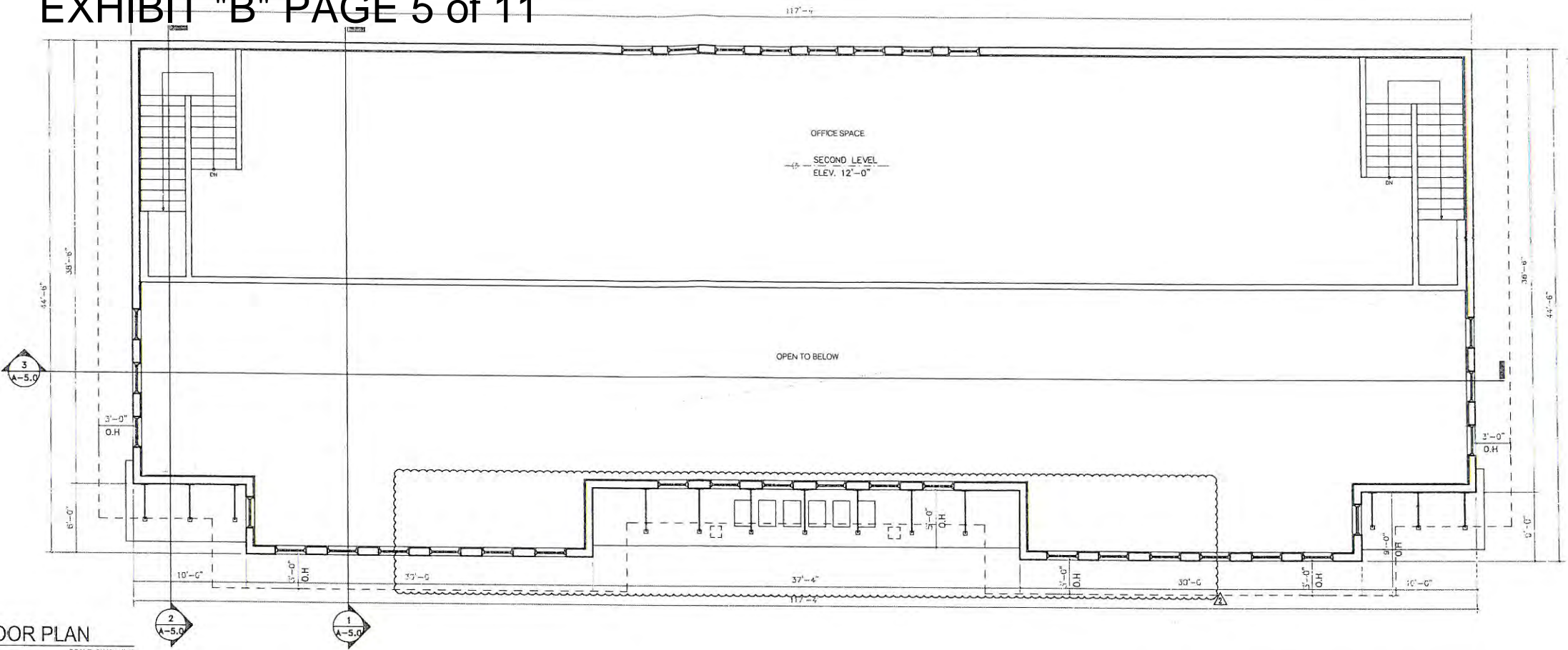
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BUILDING 1 EAST ELEVATION

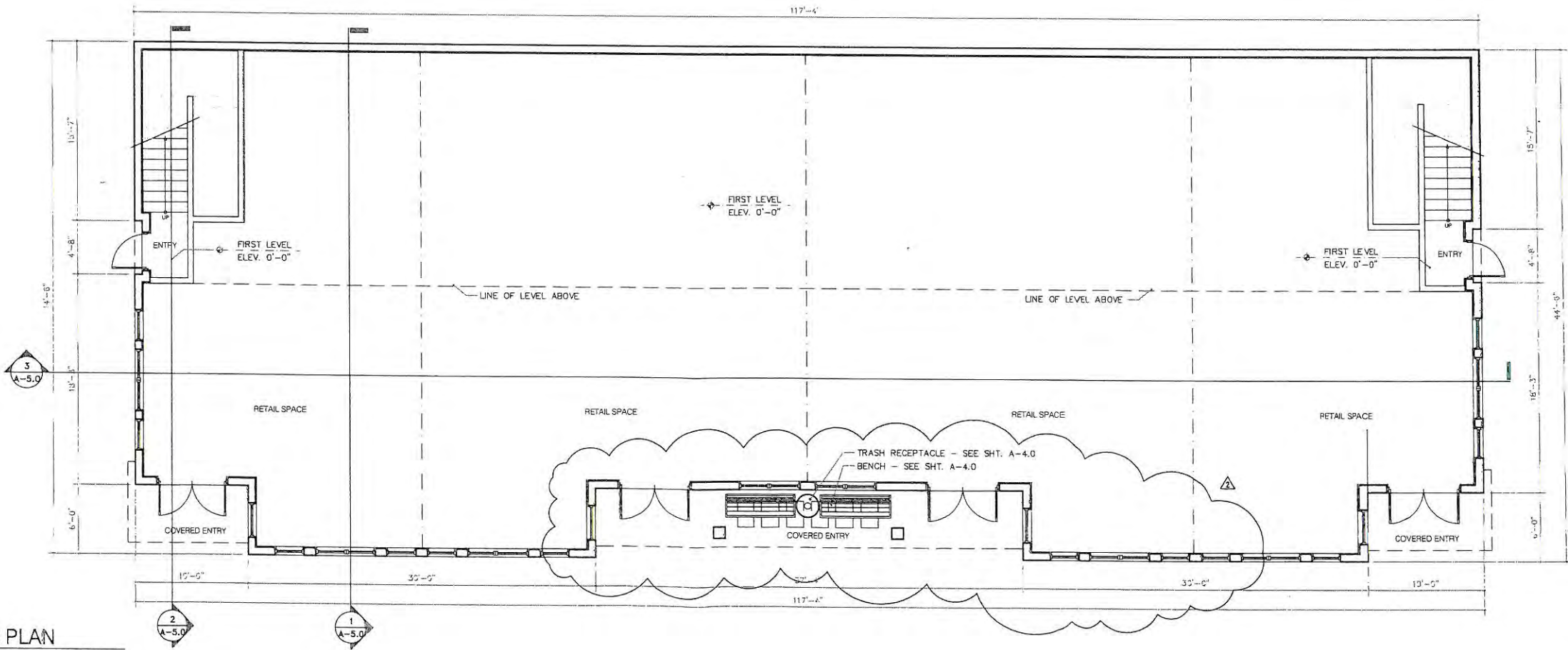
SCALE 3/16" = 1'-0"



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



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



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Suite 201
Miami, Florida 33130

REVISIONS:
A B.D. Comments 1-4-16
B 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
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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 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 CRAMMENTAL STRUCTURAL DETAILS (5)
- 6 1/2" AND TRIMMED CORNER ENTRY (10)
- 7 LANDSCAPE PLANTER & SHADED SEATING AREA (12)
- 8 SPECIALTY PAINTS 10' X 10' (13)

BUILDING 2 (EAST FACADE)

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

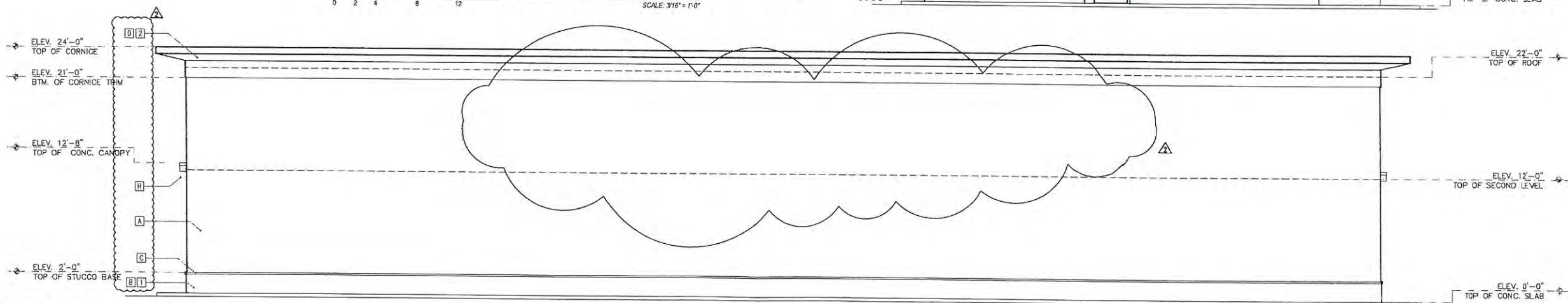
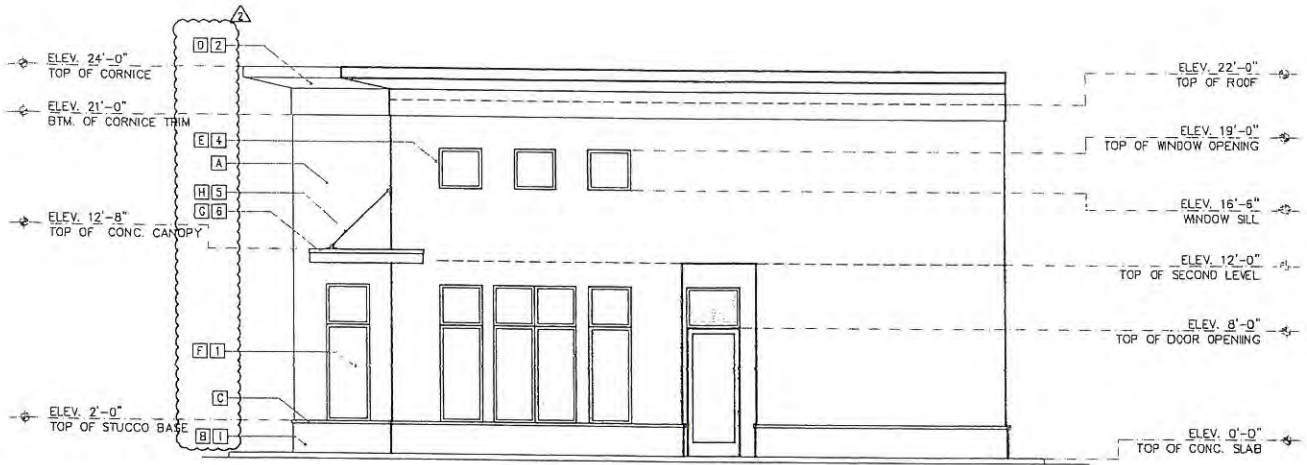
ALL FACADE: 2,652 S.F.		
REQUIRED	PROVIDED	PERC.
1,133 S.F.	831 S.F.	31.33 %

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

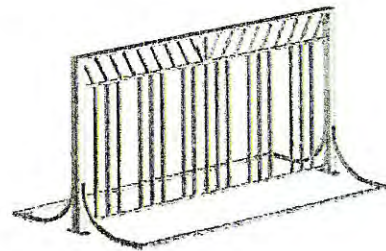
DATE: 3 JUL 2015

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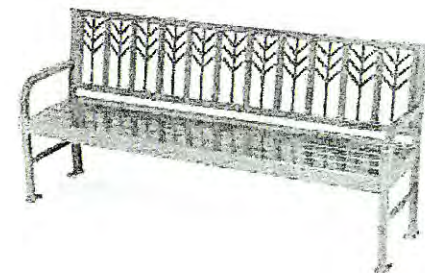
A-3.1

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

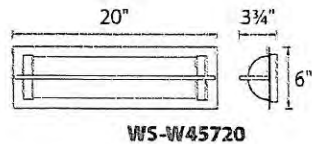


PLANTER DETAIL

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

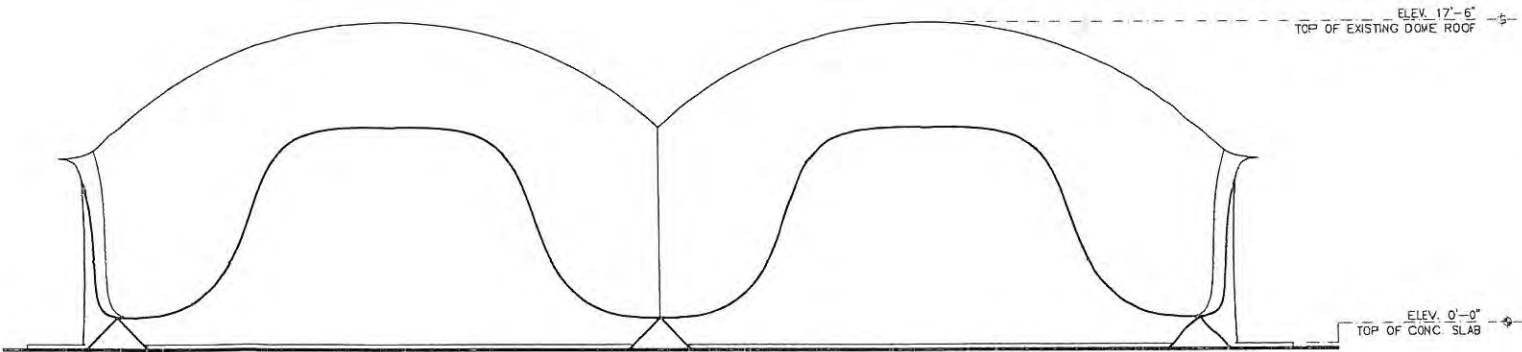


LIGHTING DETAIL



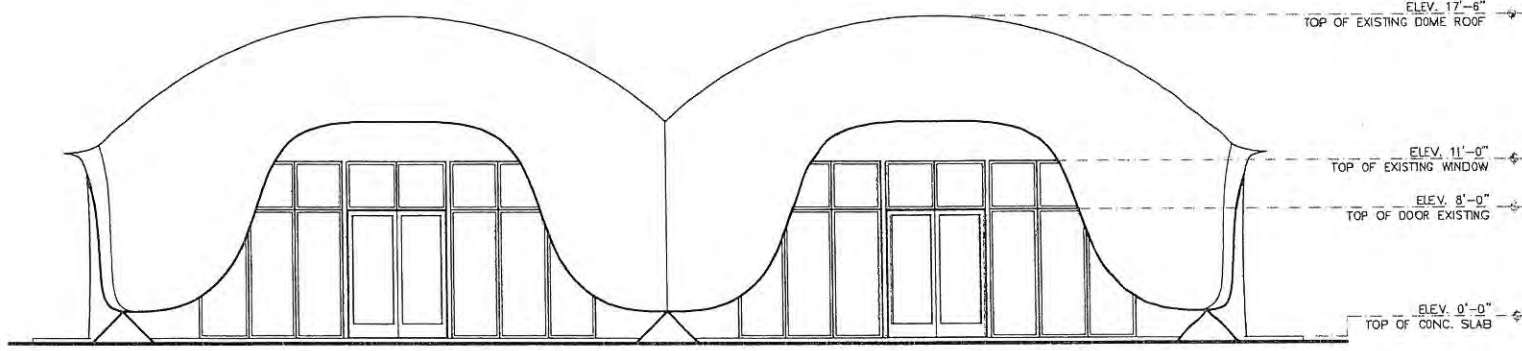
WS-W45720

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



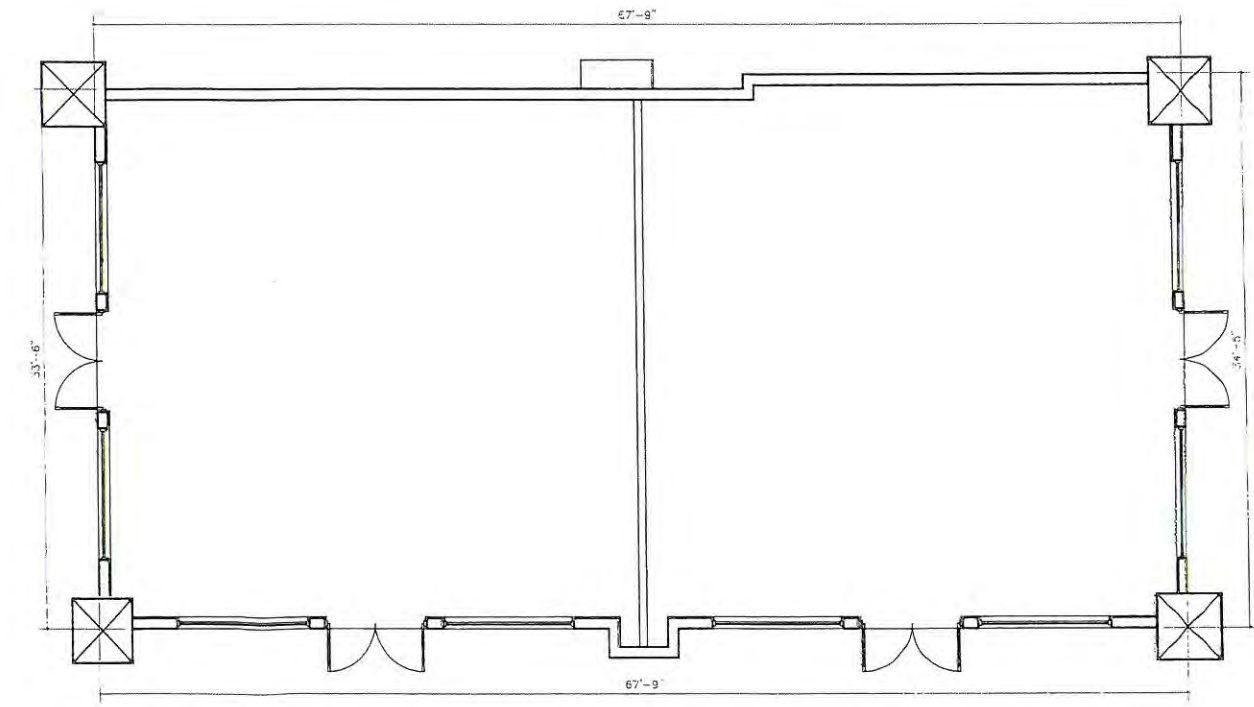
EXISTING BUILDING NORTH / SOUTH / EAST ELEVATION

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

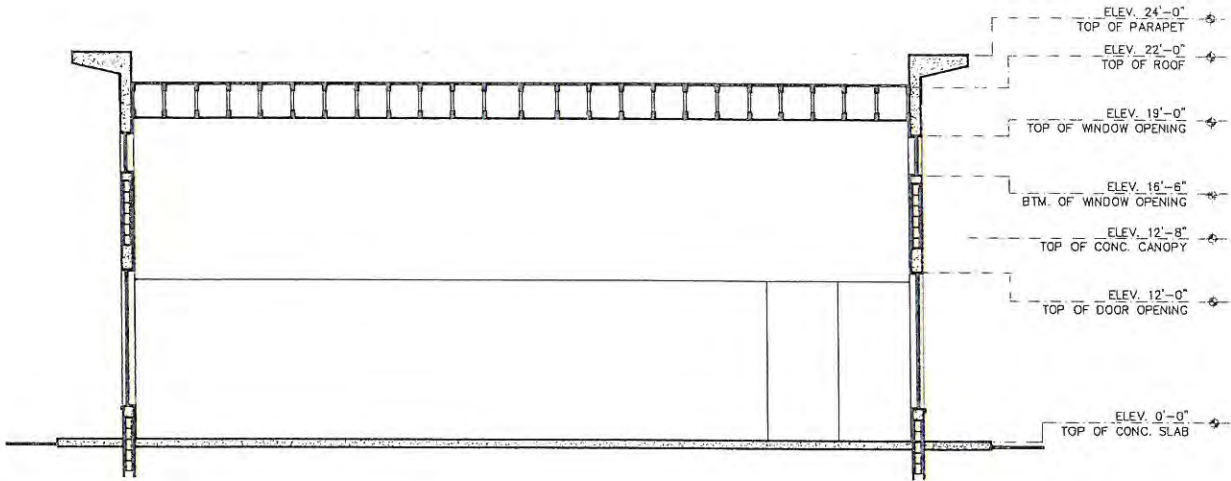
E & F BUILDERS
CORP.
655 West Flagler Street
Suite 201
Miami, Florida 33130

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

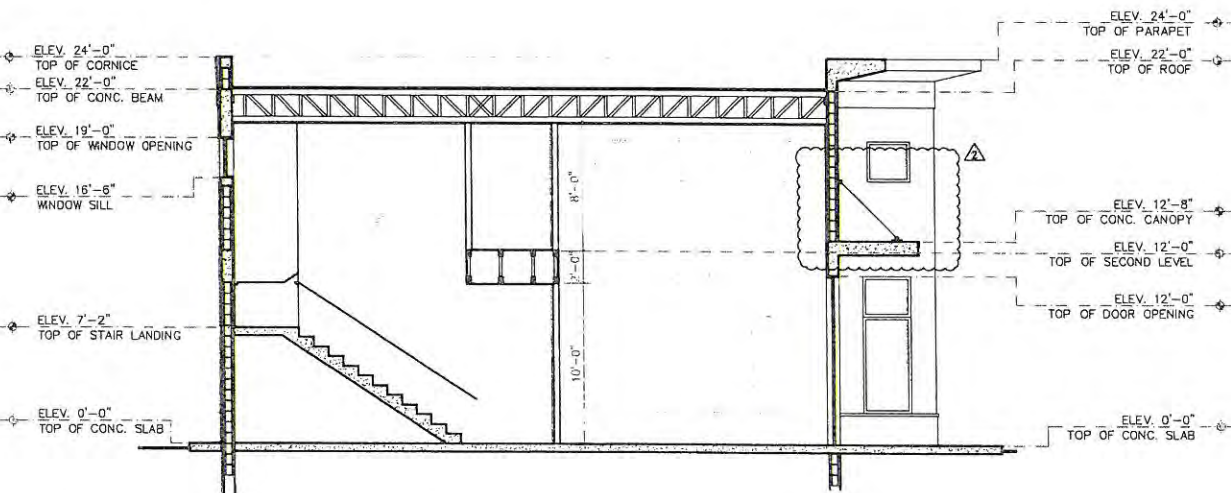
COMM. NO. 15-119
DATE 3 JUL 2011
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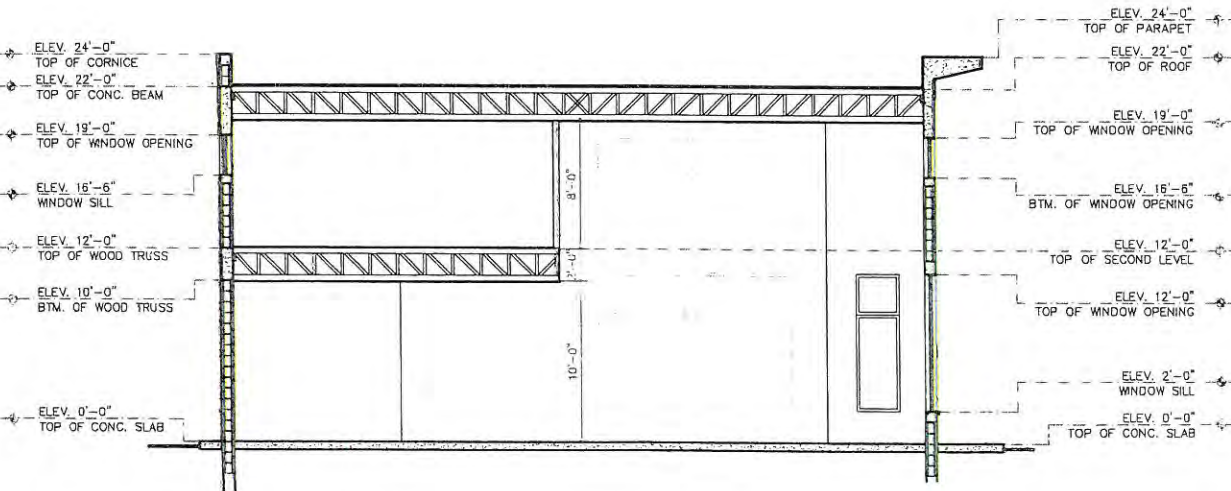
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TELEPHONE: 805-516-3006
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SUITE 201
MIAMI, FL 33130
HUMBERTO RAMOS AR 0017832



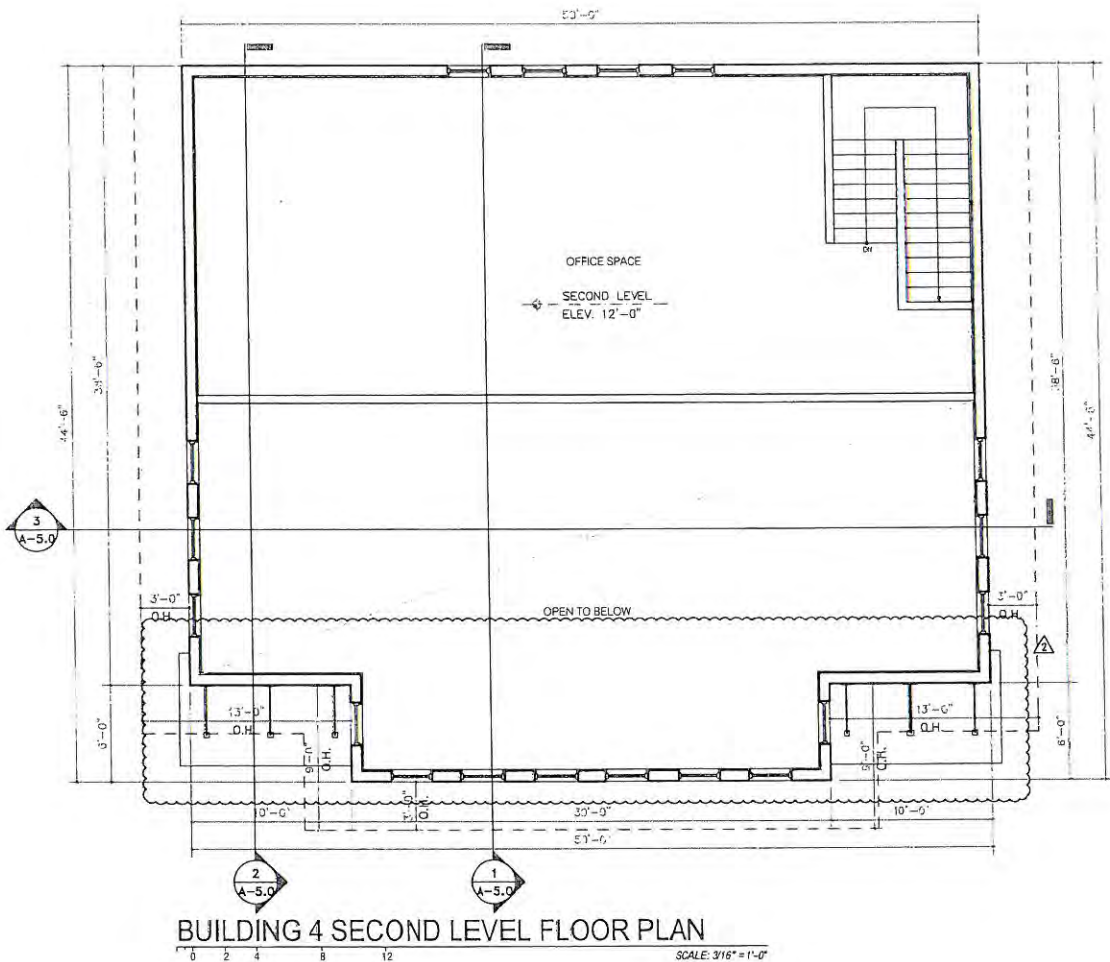
3 TYPICAL BUILDING SECTION SCALE: 3/16" = 1'-0"



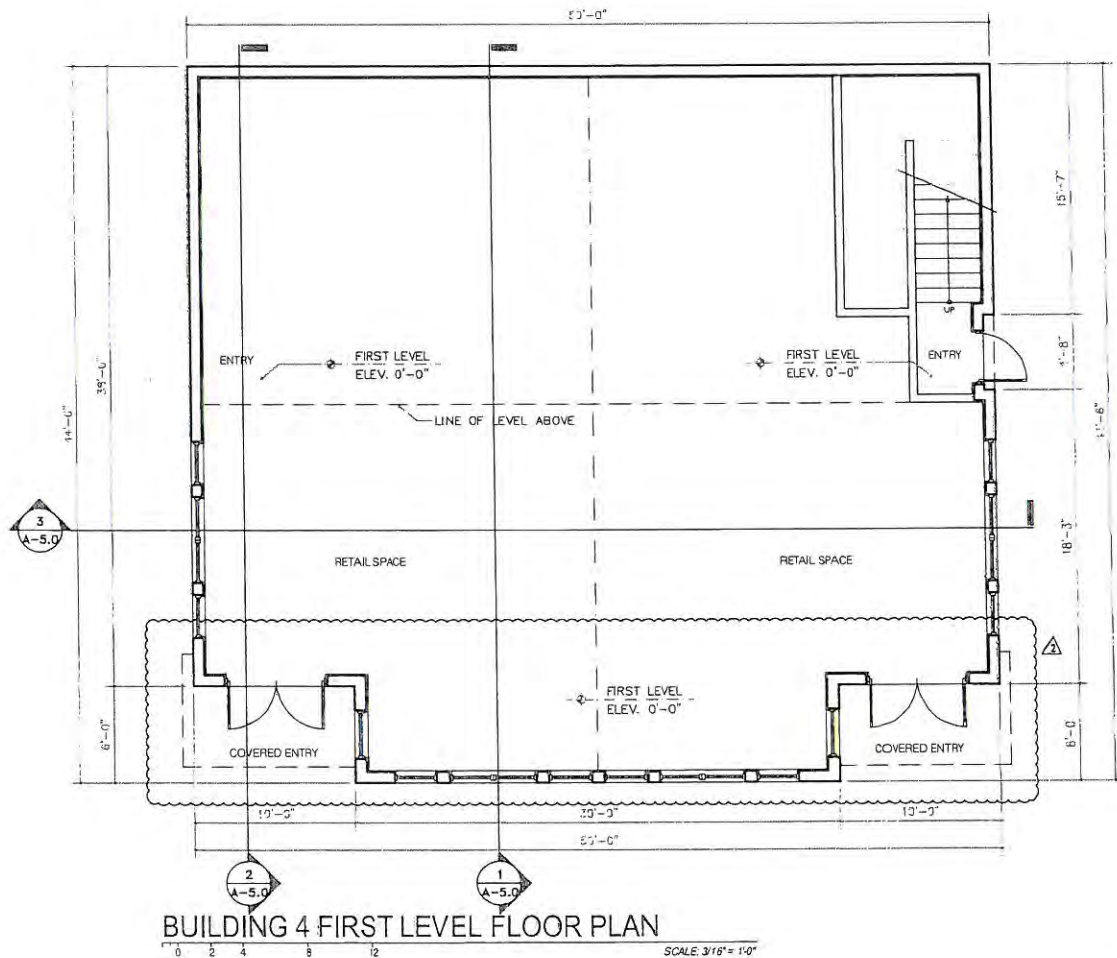
2 TYPICAL BUILDING SECTION SCALE: 3/16" = 1'-0"



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



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



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

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REVISIONS
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B.D. Comments 5-5-17

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DATE: 3 JUL 2015
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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:

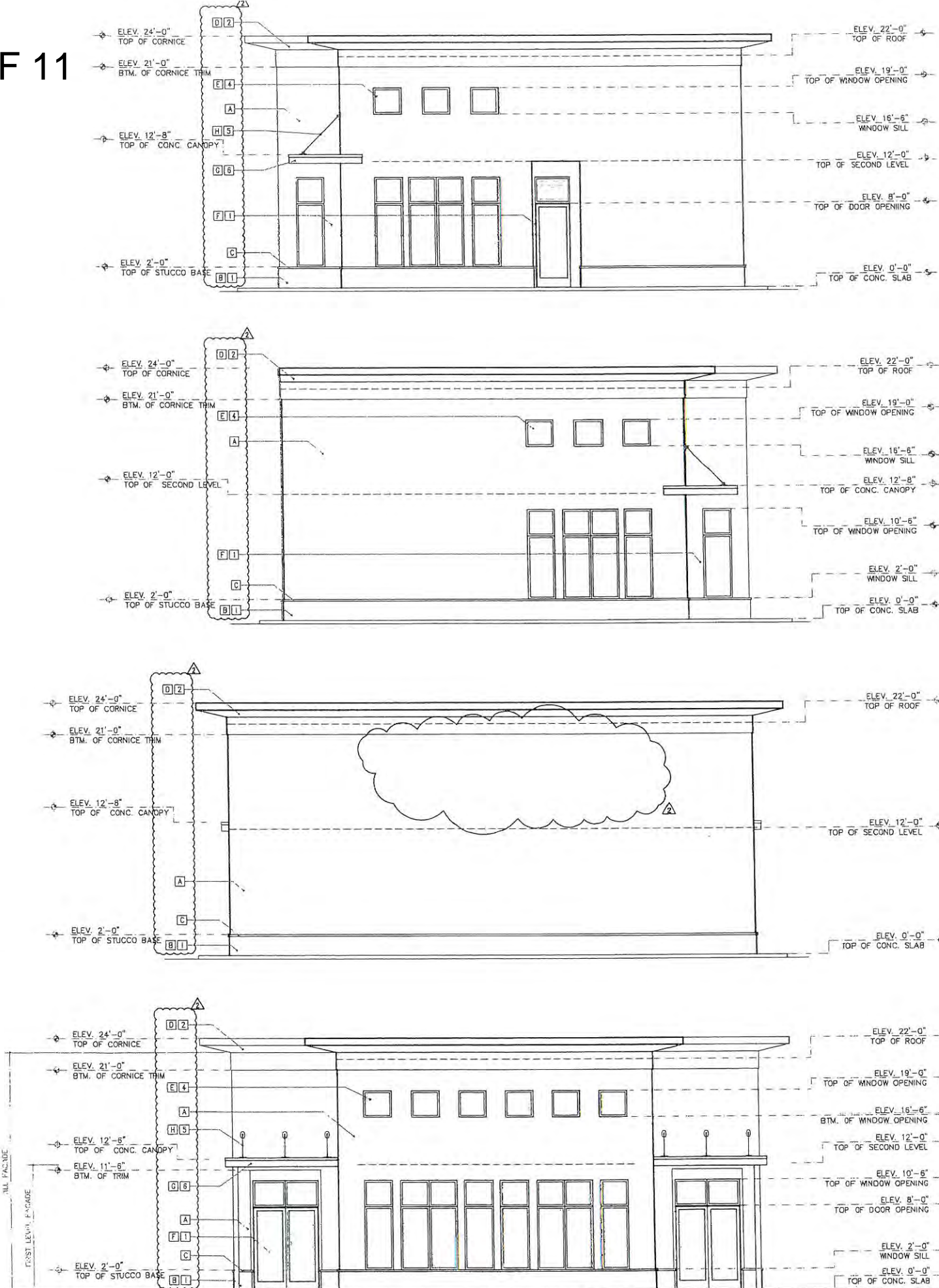
- A 24" x 24" x 1/2" STUCCO (PAINT COLOR SWATCH - PACE WHITE)
- B 24" x 24" x 1/2" STUCCO (PAINT COLOR SWATCH - SOUTHERN)
- C 24" x 24" x 1/2" STUCCO (PAINT COLOR SWATCH - LANTANA)
- D 24" x 24" x 1/2" STUCCO (PAINT COLOR SWATCH - PACE WHITE)
- E 1" x 1" x 1/2" STUCCO (PAINT COLOR SWATCH - PACE WHITE)
- F 1" x 1" x 1/2" STUCCO (PAINT COLOR SWATCH - PACE WHITE)
- G 1" x 1" x 1/2" STUCCO (PAINT COLOR SWATCH - PACE WHITE)
- H 1" x 1" x 1/2" STUCCO (PAINT COLOR SWATCH - PACE WHITE)
- I 1" x 1" x 1/2" STUCCO (PAINT COLOR SWATCH - PACE WHITE)

DESIGN TREATMENT:

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

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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B.D. Comments 5-5-17
B.D. Comments 6-28-17

COMM. NO. 15-119

DATE: 3 JUL 2015

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A-5.1

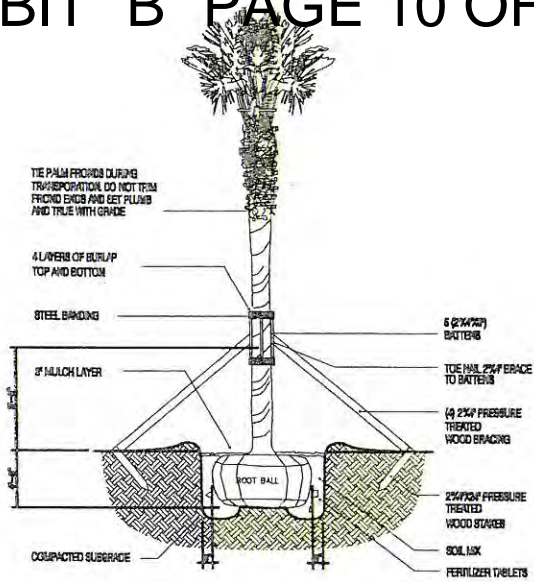
TREE SCHEDULE

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

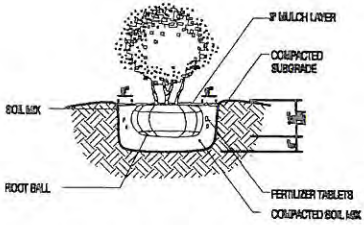
NOTE: ALL EXISTING TREES TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION.

SHRUB / GROUND COVER SCHEDULE

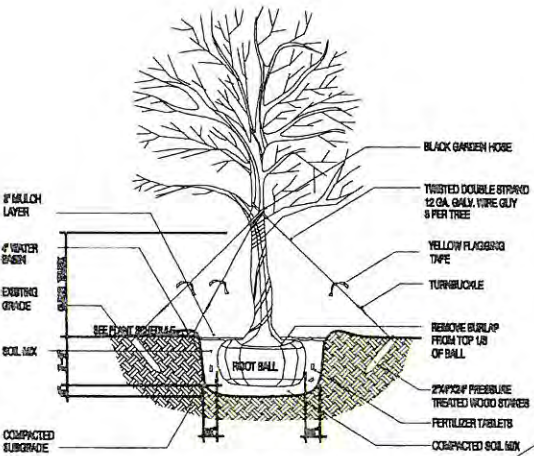
SYMB	QTY.	BOTANICAL NAME	COMMON NAME	NATIVE	REMARKS
	225	Chrysanthemum Leuco	Pink Tip Oxycarpus	Yes	2'-0" Min. Height (Shrub)
	461	Hemelia Polaris	Firebush	Yes	2'-0" Min. Height (Shrub)
	758				



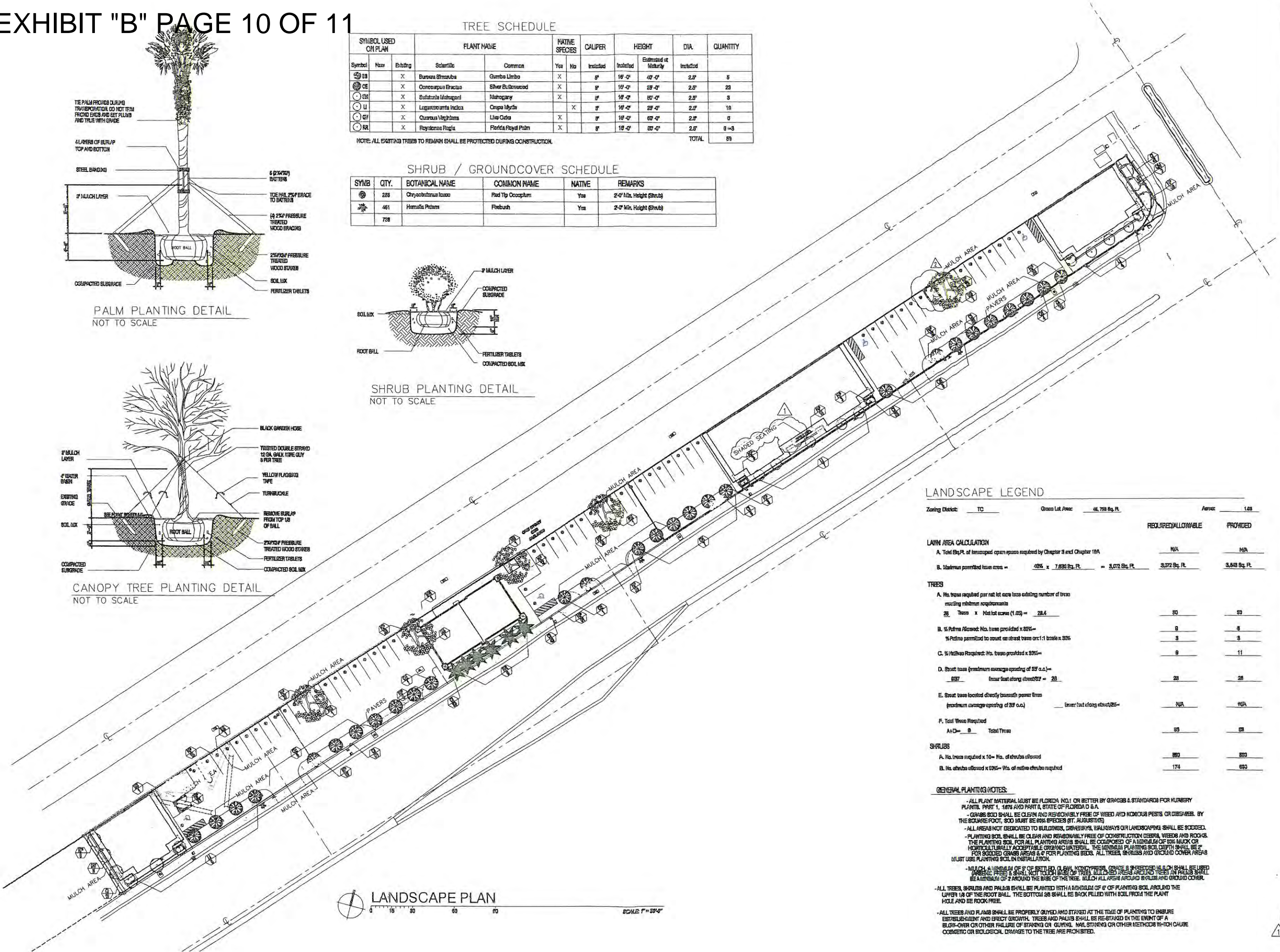
PALM PLANTING DETAIL
NOT TO SCALE



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 7,630 Sq. Ft. = 3,072 Sq. Ft.	3,072 Sq. Ft. 3,543 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	
					50
					50
B. % Palms Allowed: No. trees provided x 30% =					
				9	5
% Palms permitted to count on street trees are 1:1 trees x 30%					
				3	3
C. % Medium Required: No. trees provided x 30% =					
				9	11
D. Street trees (medium average spacing of 25' o.c.) =					
257					25
					25
E. Street trees located directly beneath power lines (medium average spacing of 25' o.c.) =					
					N/A
					N/A
F. Total Trees Required					
A+B=	9				55
	Total Trees				55
SHRUBS					
A. No. trees required x 10 = No. of shrubs allowed					
				250	250
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 SOIL SHALL BE CLEAN AND REASONABLY FREE OF CONSTRUCTION DEBRIS, WEEDS AND ROCKS. THE PLANTING SOIL FOR ALL PLANTING AREAS SHALL BE COMPOSED OF A MINIMUM OF 80% MULCH OR HORTICULTURALLY ACCEPTABLE ORGANIC MATERIAL. THE MINIMUM PLANTING SOIL DEPTH SHALL BE 2' FOR SOODED GRASS AREAS & 4' FOR PLANTING BEDS. ALL TREES, SHRUBS AND GROUND COVER AREAS MUST USE PLANTING SOIL INSTALLATION.
 - MULCH A MINIMUM OF 8" OF RITTLED 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 SOIL AROUND THE UPPER 1/3 OF THE ROOT BALL. THE BOTTOM 2/3 SHALL BE BACK FILLED WITH SOIL 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"

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20300 SOUTH DIXIE HIGHWAY

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REVISIONS:
B.O. Comments 1
B.O. Comments 5

COMM. NO 15

DATE: 3 JUL

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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 (3000K and 5700K as options)
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 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 IEC - EN 60598
(**) According to IEC - EN 60528

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
H3	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

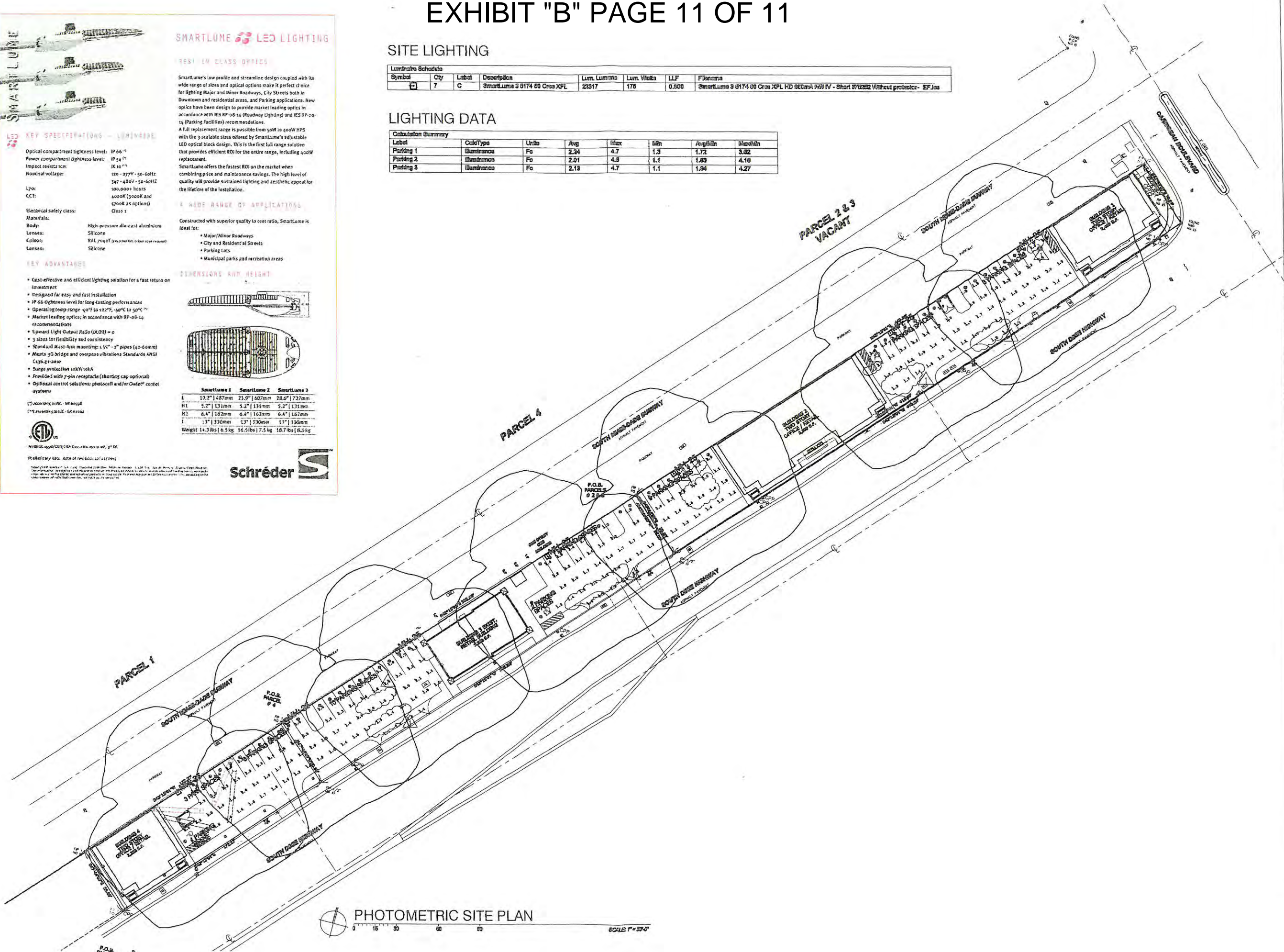
EXHIBIT "B" PAGE 11 OF 11

SITE LIGHTING

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



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REVISIONS:

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