

Application No.: SP-2018-010

Attachment "B" SITE PLAN APPLICATION

Publix Supermarkets

Site Plan

A RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF CUTLER BAY, FLORIDA, APPROVING A SITE PLAN APPLICATION FOR PUBLIX SUPERMARKETS TO PERMIT A COMMERCIAL MIXED-USE DEVELOPMENT CONSISTING OF 87,444 SQUARE FEET ON PROPERTY LOCATED EAST OF OLD CUTLER ROAD, WEST OF SW 92ND PLACE, NORTH OF SW 212 STREET, AND SOUTH OF SW 208TH STREET, AS LEGALLY DESCRIBED IN EXHIBIT "A", CONSISTING OF APPROXIMATELY 13.18 ACRES; AND PROVIDING FOR AN EFFECTIVE DATE.



DEPARTMENT OF COMMUNITY DEVELOPMENT PLANNING AND ZONING

APPLICATION FOR SITE PLAN APPROVAL

LIST ALL FOLIO #S: _36-6009-006-0012 & 36-6009-005-0010 & 36-6009-006-0010					
DATE RECEIVED: _February 1, 2018					
PR	PROPOSED PROJECT NAME: Shoppes of Cutler Bay				
	NAME OF APPLICANT (Provide complete name of applicant, exactly as recorded on deed, if applicable. If applicant is a lessee, an executed 'Owner's Sworn-to-Consent' and copy of a valid lease for 1 year or more is required. If the applicant is a corporation, trust, partnership, or like entity, a 'Disclosure of Interest' is required). Publix Super Markets, Inc.				
2.	. APPLICANT'S MAILING ADDRESS, TELEPHONE NUMBER:				
	Mailing Address: 3300 Publix Corporate Parkway				
	City:Lakeland State: State: Phone#: 863.688.1188				
3.	. OWNER'S NAME, MAILING ADDRESS, TELEPHONE NUMBER:				
Owner's Name (Provide name of ALL owners): _[Same as Applicant plus] GCF Investments, Inc.					
Mailing Address: _2000 South Bayshore Drive, Villa 38					
	City: <u>Miami</u> State: <u>FL</u> <u>Zip: 33133</u> Phone#: <u>c/o 305-789-7462</u>				
4. CONTACT PERSON'S INFORMATION:					
	Name: Amanda M. Naldjieff, Esq. Company: Holland & Knight LLP				
Mailing Address: 701 Brickell Avenue, Suite 3300					
	City: Miami State: FL Zip: 33131				
	Phone# 305.789.7462 Fax# 305.789.7799 E-mail: amanda.naldjieff@hklaw.com				





5.	LEGAL DESCRIPTION OF ALL PROPERTY COVERED BY THE APPLICATION {Provide complete legal description, i.e., lot, block, subdivision name, plat book &page number, or metes and bounds. Include section, township, and range. If the application contains multiple rezoning requests, then a legal description for each sub-area must be provided. Attach separate sheets, as needed).			
	See Attached "Exhibit A"			
6.	ADDRESS OR LOCATION OF PROPERTY (For location, use description such as NE corner of, etc).			
	East of Old Cutler Road, between SW 208th Street and 212th Street			
	7. SIZE OF PROPERTY (in acres): 13.18 gross (divide total sq. ft. by 43,560 to obtain acreage)			
	8. DATE PROPERTY & acquired - leased: 01/15/2014 & 10/15/1986 & 01/29/1986			
	9. LEASE TERM: N/A Years (Month & year)			
	10. IF CONTIGUOUS PROPERTY IS OWNED BY THE SUBJECT PROPERTY OWNER(S), provide Complete legal description of said contiguous property.			
	See Attached "Exhibit B"			





11. Is there an option to purchase □ or lease □ the subject pr thereto? ▼ no □ yes (if yes, identify potential purchaser or 'Disclosure of Interest' form) N/A				
12. PRESENT ZONING AND FLU CLASSIFICATION: FLU: Mixed Use; Present Zoning: NC-1				
13. PROPOSED USE OF PROPERTY (describe nature of the rec	quest in space provided)			
Request for Site Plan approval pursuant to Town of Cutier Bay Land Deve Ordinance 07-04 for development of shopping center on the Property.	elopment Code Section 3-33 and			
See attached Letter of intent.				
14. Has a public hearing been held on this property within a No a yes. If yes, provide applicant's name, and date, purpose and resolution number:	•			
15. Is this hearing a result of a violation notice? 최 No u yes. If yes, give name to whom the Violation notic violation:	e was served and describe the			
16. Does property owner own contiguous property to the complete legal description of entire contiguous property				
See Attached "Exhibit B"				
17. Is there any existing use on the property? □ No ½ yes. established?	. If yes, what use and when			
Use: Agricultural (farming)	Year: 1986			
O Caribbean Boulevard, Suite 105 · Cutler Bay, FL 33189 · 305-234				



APPLICANT'S AFFIDAVIT

The Undersigned, first being duly sworn depose that all answers to the questions in this application, and all supplementary documents made a part of the application are honest and true to the best of (my)(our) knowledge and belief. (I)(We) understand this application must be complete and accurate before the application can be submitted and the hearing advertised.			
OWNER OR TENAN	it Affidavit		
(I)(WE),, being first duly sworn, depose and say that (I am)(We are) the a owner a tenant of the property described and which is the subject matter of the proposed hearing.			
Signature	Signature		
Sworn to and subscribed to before me Thisday of,	Notary Public:Commission Expires:		
CORPORATION AFFIDAVIT			
(I)(WE),	ent & Vice-President - Secretary - Asst. ch, have been authorized by the sing; and that said corporation is the Mand which is the subject matter of the Authorized Signature Senior Vice President Office Held Notary Public: VICKI L BREKKE MY COMMISSION # GG 052202 EXPIRES: December 26, 2020 Bended Thru Budget Notary Services:		



PARTNERSHIP AFFIDAVIT

say that (I am) (We are) partners of the hereinaf authorized to file this application for a p	ter named p oublic hearin	, being first duly sworn, depose and partnership, and as such, have been g; and that said partnership is the an alter of the proposed		
By By Sworn to and subscribed to before me This day of,	_% _%	(Name of Partnership) By By Notary Public: Commission Expires:		
I,Amanda M. Naldjieff, Esq, being first duly sworn, depose and say that I am a State of Florida Attorney at Law, and I am the Attorney for the Owner of the property described and which is the subject matter of the proposed hearing.				
Sworn to and subscribed to before me This 22 day of February, 2018	-	Notary Public: 4/23/2021 Commission Expires:		
DAMARIS ALMAGUER MY COMMISSION # GG 097089 EXPIRES: April 23, 2021 Bonded Thru Notary Public Underwriters				



RESPONSIBILITIES OF THE APPLICANT

I AM AWARE THAT:

- 1. The Department Environmental Resources Management (DERM), and other agencies review and critique zoning applications which may affect the scheduling and outcome of applications. These reviews may require additional public hearings before DERM's Environmental Quality Control Board (EQCB), or other boards, and /or the proffering of agreements to be recorded. I am also aware that I must comply promptly with any DERM conditions and advise this office in writing if my application will be withdrawn.
- 2. Filing fees may not be the total cost of a hearing. Some requests require notices to be mailed to property owners up to a mile from the subject property. In addition to mailing costs, fees related to application changes, plan revisions, deferrals, re-advertising, etc., may be incurred. Application withdrawn within 30 days of the filing are eligible for a refund of 25% of the hearing fee but after that time hearings withdrawn or returned will be ineligible for a refund. I understand that fess must be paid promptly.
- 3. The South Florida Building Code requirements may affect my ability to obtain a building permit even if my zoning application is approved; and that a building permit will probably be required. I am responsible for obtaining permits and inspections for all structures and additions proposed, or built without permits. And that a Certificate of Use and Occupancy must be obtained for the use of the property after it has been approved at Zoning Hearing, and that failure to obtain the required permits and/or Certificates of Completion or of Use and Occupancy will result in enforcement action against any occupant and owner. Submittal of the Zoning Hearing application may not forestall enforcement action against the property.
- 4. The 3rd District Court of Appeal has ruled that zoning applications inconsistent with the Comprehensive Development Master Plan (CDMP) cannot be approved by a zoning board based upon considerations of fundamental fairness. Therefore, I acknowledge that if the hearing request is inconsistent with the CDMP and I decide to go forward then my hearing request can only be denied or deferred, but not approved.
- 5. In Miami-Dade County v. Omnipoint Holdings, Inc. Case No. 3d01-2347 (Fla. 3rd DCA 2002), the 3rd District Court of Appeal has held invalid the standards for non-use variances, special exceptions, unusual uses, new uses requiring a public hearing and modification of covenants. This is not a final decision and the County Attorney's Department professional staff to develop new standards that will address the Court's concerns. While the new standards are being developed, applicants are advised that any non-use variance, special exception, unusual use, new use requiring a public hearing or request for modification of covenants granted under the existing standards are subject to being reversed in the courts. An applicant wishing to avoid the substantial legal risks associated with going forward under the existing standard may seek a deferral until the new standards are developed.
- 6. Any covenant to be proffered must be submitted to the Town of Cutler Bay Legal Counsel, on Town form, at least 1 month prior to the hearing date. The covenant will be





reviewed and the applicant will be notified if changes or corrections are necessary. Once the covenant is acceptable, the applicant is responsible to submit the executed covenant with a current 'Opinion of Title' within 1 week of the hearing. And that Legal Counsel must carry a cover letter indicating subject matter, application number and hearing date.

- 7. The Town of Cutler Bay Department of Public Works reviews and critiques Zoning applications and may require conditions for approval.
- 8. Each party will be limited to a presentation of 20 minutes. This time limitation may be extended by the Chair of the meeting.
- 9. THE APPLICANT IS RESPONSIBLE FOR TRACKING THE STATUS OF THE APPLICATION AND ALL HEARINGS THAT MAY BE ASSOCIATED WITH THIS APPLICATION.

(Applicant's Signature)

Jeffrey Chamberlain, as Senior Vice President of Publix Super Markets, Inc.

Sworn to and subscribed before me this 21st day of February , 2018

Affiant is personally known to me or has produced _____ identification.

(Notary Public)

My Commission Expires:

Y COMMISSION # GG 052202 EXPIRES: December 26, 2020

VICKI L BREKKE

Bonded Thru Budget Notary Services



DISCLOSURE OF INTEREST

If the property, which is the subject of the Application, is owned or leased by a **CORPORATION**, list the Principal Stockholders and the percentage of stock owned by each. NOTE: Where the Principal Officers or Stockholders consist of another Corporation(s), Trustee(s), Partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity.

Publix Super Markets, inc.	
Corporation Name	
Name, Address and Office	Percentage of stock
* For disclosure purposes, there are only two shareholders that	
own more than 5% of the company's outstanding common stock:	
Employee Stock Ownership Plan	27 %
2. 401(k) Plan	9.43 %
If the property, which is the subject of the Application, is owner Stockholders and the percentage of stock owned by each. No Stockholders consist of another Corporation(s), Trustee(s), Partra disclosure shall be required which discloses the identity of the inultimate ownership interest in the aforementioned entity.	OTE: Where the Principal Officers or nership(s) or other similar entities, further
Trust Name	
Name, Address and Office	Percentage of stock
If the property, which is the subject of the Application, is owne PARTNERSHIP , list the Principal Stockholders and the percentage Principal Officers or Stockholders consist of another Corporation entities, further disclosure shall be required which discloses the having the ultimate ownership interest in the aforementioned of the property of the p	ge of stock owned by each. NOTE: Where ton(s), Trustee(s), Partnership(s) or other similation identity of the individual(s) (natural person
Partnership or Limited Partnership Name	
Name, Address and Office	Percentage of stock
	-





COST RECOVERY AFFIDAVIT

I hereby acknowledge and consent to the payment of <u>all applicable fees</u> involved as part of my application process. These fees include but are not limited to: application fees, postage, advertising, and attorney fees **regardless of the outcome of the public hearing**.

Please type or print the following:		
Date: February 1, 2018 Public Hearing No		
Full Name:		
1 Mrs. 1 Mrs. 1 Ms. Mr. Jeffrey Chamberlain, as Senior Vice President of Publix Super Markets, Inc.		
Current Address: 3300 Publix Corporate Parkway City: Lakeland		
State: Florida Zip: 33811 Telephone Number (863) 688-1188		
Date of Birth: N/A Signature		
Signature		
SWORN AND SUBSCRIBED BEFORE ME THIS 21st DAY OF February 20 18		
Notary Public, State of Florida at Large		
My Commission expires 2020 VICKI L BREKKE MY COMMISSION # GG 052202 EXPIRES: December 26, 2020 Bonded Thru Budget Notary Services		

10720 Caribbean Boulevard, Suite 105 · Cutler Bay, FL 33189 · 305-234-4262 · www.cutlerbay-fl.gov

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

Holland & Knight

701 Brickell Avenue, Suite 3300 | Miami, FL 33131 | T 305.374.8500 | F 305.789.7799 Holland & Knight LLP | www.hklaw.com



Hugo P. Arza, Esq. 305-789-7783 hugo.arza@hklaw.com

VIA HAND DELIVERY

September 11, 2018

Ms. Kathryn Lyon Planning and Zoning Director Town of Cutler Bay Development Services Division 10720 Caribbean Boulevard, Suite 105 Cutler Bay, Florida 33189

Shoppes of Cutler Bay / Revised Letter of Intent / Site Plan Application

Dear Ms. Lyon:

Re:

This law firm represents Publix Super Markets, Inc. (the "Applicant"), in connection with a proposed development on the property located east of Old Cutler Road, between SW 208th Street and SW 212th Street (the "Property"), in the Town of Cutler Bay, Florida (the "Town"), as further identified by Miami-Dade County Folio Nos. 36-6009-006-0012, 36-6009-005-0010, and 36-6009-006-0010. This letter shall serve as the Applicant's letter of intent in support of the enclosed Site Plan Application (the "Application"), pursuant to Ordinance 07-04 and Sections 3-33 of the Town's Code of Ordinances (the "Code"). The purpose of the Application is to seek the approval of a site plan for development of a shopping center on the Property. The Applicant has also filed concurrent applications for the conditional use, related variances, and a tentative plat. This Revised Letter of Intent restates and supplements the original Letter of Intent to address Staff's comments pursuant to the initial review of plans submitted on February 26, 2018.

Property. The Property is approximately +/- 13.18 gross acres (12.68 net acres) of vacant land located east of Old Cutler Road, between SW 208th Street and SW 212th Street. The Property has a land use designation of "Mixed Use." The "Mixed Use" land use category envisions that this area along the Old Cutler Road corridor be redeveloped as a place where living, working, shopping, and civic activities can take place within a town center type environment. Such new development and redevelopment shall consist of a variety of buildings and uses that will encourage pedestrian activity with wide sidewalks, outdoor cafes, squares, and plazas. The Town shall support the location of employment centers, offices, and retail uses proximate to residential areas through the implementation of the Town Center and Mixed Use land use districts, in accordance with the Town's Growth Management Plan.

The Property is zoned "NC-1" or "Neighborhood Central District," which provides for the location of pedestrian scaled shops, restaurants, services, small workplaces, and residential buildings central to a neighborhood and within walking distance of dwellings. Uses in the district will have a primary market area of three miles and are intended to service the daily needs of the residents of the surrounding neighborhoods.

<u>Project</u>. Accompanying this Application are plans for the proposed "Shoppes of Cutler Bay," as prepared by Zamora & Associates, Inc. on September 9, 2018. As shown on the Site Plan, the Applicant's proposed project contemplates the development of a town center type plaza, which provides neighboring

Ms. Kathryn Lyon September 11, 2018 Page 2

residences with convenient access to a premier quality food retailer, as well as a pharmacy, liquor store, restaurant and retail store, to serve the daily needs of the residents of the surrounding area.

Application. The Applicant submits the enclosed Site Plan Application for the purpose of requesting the approval of a site plan for the development of a retail and shopping facility on the Property. The proposed shopping center is anchored by a 54,244 sq. ft. grocery supermarket and also includes four additional buildings, ranging from 4,000 sq. ft. to 16,800 sq. ft., which render these spaces ideal for restaurant, retail, and/or banking uses.

The site plan depicts a shopping plaza with a single large grocery supermarket, as well as four additional buildings on the Property. Three of those buildings front on Old Cutler Road, in response to the Town's vision for the Old Cutler Road corridor, and in accordance with the Old Cutler Road Zoning Overlay District. Old Cutler Road Zoning Overlay District provides for certain standards, uses, and regulations for property along Old Cutler Road as a complement to other standards, uses, and regulations in the underlying zoning district. The Property is part of a larger tract of land, totaling approximately 35 acres, which remains undeveloped and is adjacent to Old Cutler Road. The development of the Property will serve as the catalyst for the future development of the entire 35 acres by providing for a much-needed modern mixed-use center that reflects the vision that the Town and its residents have desired and will comply with the requirements of the Old Cutler Road Zoning Overlay District.

The project incorporates numerous pedestrian-friendly features that will enhance the Old Cutler Road corridor. The site plan reflects landscaped areas in front of and in between the buildings fronting Old Cutler Road and provides for outdoor seating for the proposed restaurant (the center building along Old Cutler Road). Moreover, a walkway will connect the outparcel buildings with the supermarket building at the rear of the Property, which will allow for pedestrians and bicyclists to enjoy and safely navigate the shopping plaza. As an additional amenity for the community, the Applicant is proposing a linear park and walkway at the rear of the shopping center along the eastern property line. This meandering sidewalk will provide the neighboring residents with a landscaped area with amenities such as benches, exercise stations, and dog bag stations. In addition, the Applicant plans to erect a buffer wall adjacent to the walkway in order to separate the Property from the adjoining residential community.

The proposed outparcel buildings and the building depicted as "Retail B" on the site plan will also be "finished" on all sides of the building so that no part of those buildings look like the back of the building. Specifically, "Retail B" will have entrances on either side of the building. All buildings on the Property will be a minimum of twenty-four (24) feet in height in accordance with Town regulations and to provide for a more urban feel to the plaza. The site plan also provides for a number of other amenities, including golf cart parking spaces and numerous bike racks, which will encourage patrons to visit the plaza via a number of modalities. Finally, in an effort to alleviate any parking concerns and in order to provide for a more fluid circulation flow within the Property, the proposed site plan provides for 428 parking spaces, where only 410 parking spaces are required by Code.

Applicant's proposed site plan complies with the application and submission requirements set forth in Ordinance 07-04, adopted January 17, 2007, as well as the criteria for site plan approval set forth in Section 3-33 of the Code.

Analysis. Pursuant to Section 3-33(2) of the Town Code, in considering approval or disapproval of a Site Plan application, the Town Council shall consider the following criteria:

Ms. Kathryn Lyon September 11, 2018 Page 3

- 1. The development permitted by the application, if granted, conforms to the growth management plan, is consistent with the applicable area or neighborhood studies or plans, and would serve a public benefit warranting the granting of the application at the time it is considered.
 - The Property encompasses a Town Growth Management Plan Future Land Use Map designation of "Mixed Use," which envisions a town center type environment that encourages pedestrian activity. This project seeks to introduce a variety of uses, including commercial and retail uses, which would provide neighboring residents of Cutler Bay with convenient access to such businesses. Additionally, the Property is located within the NC district, which provides for "pedestrian scaled shops, restaurants, services, small workplaces, and residential buildings central to a neighborhood and within walking distance of dwellings." The proposed site plan for the project includes various pedestrian-friendly features in order to ensure that the Town's vision is accomplished; thus, we believe that this project is ideally suited for this Property and location and would serve a public benefit warranting the granting of this application.
- 2. The development permitted by the application, if granted, will have a favorable impact on the environmental and natural resources of the town, including consideration of the means and estimated cost necessary to minimize the adverse impacts, the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment, and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development.
 - The development of the proposed project will not have an unfavorable impact on the environmental and natural resources of the Town. The proposed development will not result in any irreversible or irretrievable commitment of natural resources.
- 3. The development permitted by the application, if granted, will have a favorable or unfavorable impact on the economy of the town.
 - The Property is located within the NC district, which is intended to provide mixed uses, including commercial and retail. The proposed shopping center consists of a grocery supermarket, as well as four additional buildings, which are ideally suited for restaurant, retail, and/or banking uses. As such, the proposed development will not only encourage residents to spend closer to home, but will also provide additional sources of employment in the area; thus resulting in a favorable impact on the economy of the Town.
- 4. The development permitted by the application, if granted, will efficiently use or not unduly burden water, sewer, solid waste disposal, recreation, education or other necessary public facilities which have been constructed or planned and budgeted for construction.
 - As part of this Application, the Applicant will provide service availability letters by DERM and WASD, which effectively certify that said systems can efficiently handle the demands that the proposed development would require. Any construction or change of use that causes an increase in the use of such facilities, requires such confirmation that the proposed development will not unduly burden the water, sewer, or solid waste disposal systems which have been constructed or planned and budgeted for construction. The proposed development will have no impact on recreational or educational public facilities.
- 5. The development permitted by the application, if granted, will efficiently use or not unduly burden or affect public transportation facilities, including mass transit, roads, streets and highways which

Ms. Kathryn Lyon September 11, 2018 Page 4

have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways.

Numerous design efforts have been incorporated into the proposed site plan in an effort to alleviate vehicular circulation problems, such as providing golf cart parking spaces and numerous bike racks, which will encourage patrons to visit the plaza via a number of modalities. Additional design efforts have been proposed in order to provide for service truck delivery routes that minimally impact the community. Moreover, on-site parking in excess of that required by the Town is being provided. We believe that the proposed design will not unduly burden or affect public transportation facilities.

In an effort to minimize and address any issues related to traffic that may occur as a result of the development of this project, the Applicant will to work closely with the Town of Cutler Bay's consultants, as well as with the Miami-Dade County Public Works Traffic Engineering Division, to provide a traffic study and analysis and address any concerns.

Based on the foregoing, we respectfully request your favorable consideration of this Application. Thank you for your help and should you have any questions or concerns, please do not hesitate to contact our office.

Respectfully submitted,

HOLLAND & KNIGHT LLP

Hugo P. Arza

Enclosures

EXHIBIT A

#1465; Cutler Bay, Florida

LEGAL DESCRIPTION FOR SITE PLAN:

A portion of Tracts 3, 14 and 15, of SEMINOLE PLAINS, according to the Plat thereof, as recorded in Plat Book 20, Page 42, of the Public Records of Miami-Dade County, Florida.

AND

A portion of Tract A, REPLAT OF LOTS 33 TO 71, INCLUSIVE, SEMINOLE PLAINS, according to the Plat thereof, as recorded in Plat Book 49, Page 38, recorded in the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

Begin at the Northeast corner of said Tract "3"; thence South 00°58'33" East on and along the East line of said Tract "3", said line also being the West boundary of C.B. PALMS as recorded in Plat Book 165, Page 28, of the Public Records of Miami-Dade County, Florida, for 855.10 feet to a point; thence South 88°56'00" West for 781.29 feet; thence North 42°33'15" West for 239.24 feet to a point of curvature of a curve concave to the Northeast having a radius of 150.00 feet, and a central angle of 13°03'00"; thence Northwesterly along the arc of said curve a distance of 34.16 feet to a point of tangency; thence North 29°30'15" West for 68.93 feet to a point of curvature of a curve concave to the Southwest having a radius of 150,00 feet, and a central angle of 13°03'00"; thence Northwesterly along the arc of said curve a distance of 34.16 feet to a point of tangency; thence North 42°33'15" West for 56.52 feet to a point on the Northwesterly line of said Tract "A" said line also being the Southeasterly Right-of-Way line of Old Cutler Road (Ingraham Highway); thence (the next three courses on and along said Right-of-Way line) North 44°50'30" East for 397.39 feet to a point of curvature of a curve concave to Southeast having a radius of 2,829.93 feet, and a central angle of 04°24'00"; thence Northeasterly along the arc of said curve a distance of 217.31 feet to a point of tangency; thence North 49°14'30" East for 4.48 feet; thence South 42°46'42" East for 83.33 feet; thence South 01°04'00" East for 141.15 feet; thence North 88°56'00" East for 542.95 feet; thence North 00°58'33" West for 263.94 feet; thence South 89°01'27" West for 19.00 feet; thence North 00°58'33" West for 32.00 feet to the North line of said Tract "3" also being the South Right-of-Way line of S.W. 208th Street as platted; thence North 88°56'00" East along said Right-of-Way line for 20.00 feet to the Point of Beginning.

EXHIBIT B

LEGAL DESCRIPTION FOR ENTIRE PARCEL OWNED BY GCF INVESTMENTS, INC.:

Tracts 3, 14 and 15, of SEMINOLE PLAINS, according to the Plat thereof, as recorded in Plat Book 20, Page(s) 42, of the Public Records of Miami-Dade County, Florida.

AND

Tract A, Replat of Lot 33 to 71, inclusive, SEMINOLE PLAINS, according to the Plat thereof, as recorded in Plat Book 49, at Page 38, recorded in the Public Records of Dade County, Florida;

LESS

Commence at the Southeast corner of said Tract A; thence S 89°42'18" along the South boundary of Tract A for 25.54 feet to the POINT OF BEGINNING; thence continue S 89°42'18" W for 100 feet to the point of curvature of a circular curve to the right having a radius of 25.00 and a central angle of 138°17'38"; thence Northwesterly, Northerly and Northeasterly, along the arc of said curve and along the West boundary of said Tract A for 60.34 feet to a point of tangency; thence N 47°59'56" E along the Northwesterly boundary of Tract A for 100.00 feet; thence S 21°08'53" E for 117.92 feet to the POINT OF BEGINNING.

LESS AND EXCEPT

A portion of Tracts 3, 14 and 15, of SEMINOLE PLAINS, according to the Plat thereof, as recorded in Plat Book 20, Page 42, of the Public Records of Miami-Dade County, Florida.

AND

A portion of Tract A, REPLAT OF LOTS 33 TO 71, INCLUSIVE, SEMINOLE PLAINS, according to the Plat thereof, as recorded in Plat Book 49, Page 38, recorded in the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

Begin at the Northeast corner of said Tract "3"; thence South 00°58'33" East on and along the East line of said Tract "3", said line also being the West boundary of C.B. PALMS as recorded in Plat Book 165, Page 28, of the Public Records of Miami-Dade County, Florida, for 855.10 feet to a point; thence South 88°56'00" West for 781.29 feet; thence North 42°33'15" West for 239.24 feet to a point of curvature of a curve concave to the Northeast having a radius of 150.00 feet, and a central angle of 13°03'00"; thence Northwesterly along the arc of said curve a distance of 34.16 feet to a point of tangency; thence North 29°30'15" West for 68.93 feet to a point of curvature of a curve concave to the Southwest having a radius of 150.00 feet, and a central angle of 13°03'00"; thence Northwesterly along the arc of said curve a distance of 34.16 feet to a point of tangency; thence North 42°33'15" West for 56.52 feet to a point on the Northwesterly line of said Tract "A" said line also being the Southeasterly Right-of-Way line of Old Cutier Road (Ingraham Highway); thence (the next three courses on and along said Right-of-Way line) North 44°50'30" East for 397.39 feet to a point of curvature of a curve concave to Southeast having a radius of 2,829.93 feet, and a central angle of 04°24'00"; thence Northeasterly along the arc of said curve a distance of 217.31 feet to a point of tangency; thence North 49°14'30" East for 4.48 feet; thence South 42°46'42" East for 83.33 feet; thence South 01°04'00" East for 141.15 feet; thence North 88°56'00" East for 542.95 feet; thence North 00°58'33" West for 263.94 feet; thence South 89°01'27" West for 19.00 feet; thence North 00°58'33" West for 32.00 feet to the North line of said Tract "3" also being the South Right-of-Way line of S.W. 208th Street as platted; thence North 88°56'00" East along said Right-of-Way line for 20.00 feet to the Point of Beginning.

Publix.

Ms. Kathryn Lyon Planning and Zoning Director Town of Cutler Bay **Development Services Division** 10720 Caribbean Boulevard, Suite 105 Cutler Bay, Florida 33189

Re: Letter of Consent for Shoppes of Cutler Bay Applications

Dear Ms. Lyon:

Please allow this letter to serve as the letter of consent to allow Juan J. Mayol, Jr., Esq., Hugo P. Arza, Esq., Alejandro J. Arias, Esq., Pedro Gassant, Esq., Alberto J. Torres, and Michael A. Freire of Holland & Knight LLP, to file (1) a conditional use application; (2) a site plan application; (3) several variance applications; and (4) a tentative plat application on behalf of Publix Super Markets, Inc., and to participate in all public hearings and meetings related thereto, in connection with the property identified by Miami-Dade County Folio Nos. 36-6009-005-0010, 36-6009-006-0010, and 0012.

Please do not hesitate to contact the undersigned if you need further information.

Jeffrey Chamberlain

Sincetely

Senior Vice President

The foregoing instrument was acknowledged before me this 21st day of February, 2018, by Mr. Jeffrey Chamberlain, as Senior Vice President of Publix Super Markets, Inc. He is personally known to me.

Notary Public, State of

Commission Number: 12/210/2020

My Commission Expires: # 66058202

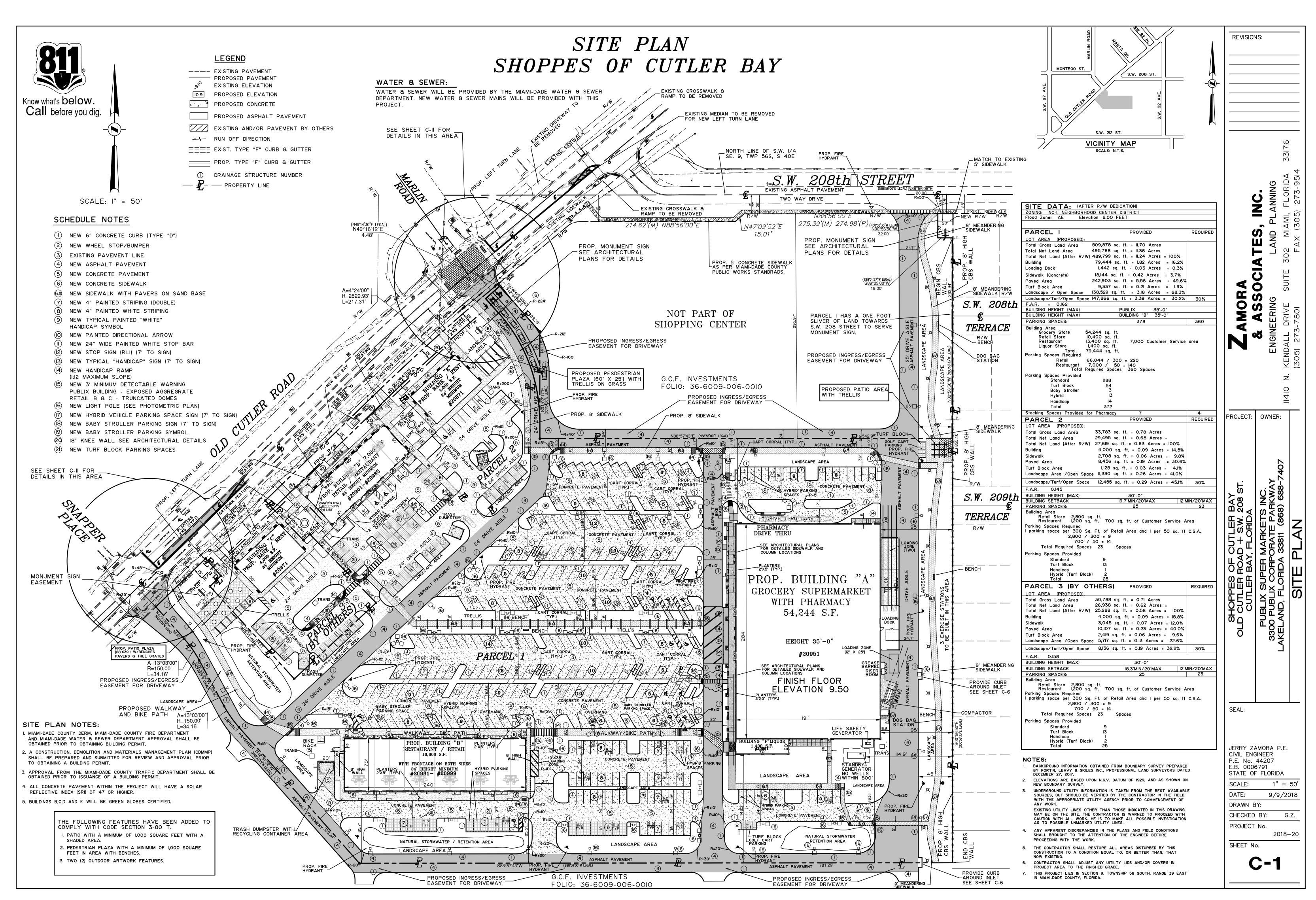
MY COMMISSION # GG 052202 EXPIRES: December 26, 2020

VICKI L BREKKE

[Notary Seal]

Owner's Sworn-to-Consent Authorizing Applicant to File on its Behalf (Corporation)

On behalf of GCF Investments, Inc., a Florida co	prporation being
first duly sworn, deposes and says that as	the Vice Prosidont of the aforesaid
Corporation, which is the Owner of the property le	egally described below and which is the subject
property of the proposed hearing, does hereby gra	nt consent to Publix Super Markets, Inc.
to file this application for a public hearing on its beh	alf.
Legal Description:	
See Attached "Exhibit A"	
Witnesses:	
Withesses.	Joge // rances
. 10/14	GCF Investments, Inc.
Signature 2	Address:
Kobert, K. Asmal	2000 S. Bayshore Drive, Villa 38
Print Name () Illumand	Miami, Florida 33133
Signature Diane M Hornander	Name: JORGE GARCIA- SARRAFF
Print Name	Title: Vice - President
Finit Name	
STATE OF FLORIDA	
COUNTY OF MIAMI DADE	
OCONT OF MARINEDADE	
The forestime instrument was polynomiadas	ed before me by Joeg & SARTIN - SARRAFE
	orporation. He/She is personally known to me or , as identification.
has produced Dusmally known	as identification.
	22 day of February 2012 in
Witness my signature and official seal this	day of rearrant in
the County and State aforesaid.	A CONTRACTOR OF THE PARTY OF TH
	Notary Dublic Colors
	Notary Public State *
My Commission Expires:	₩ SG C99051
	Print Name C Underwill STATE OF FLORIDATION
	STATE OF FRANKE









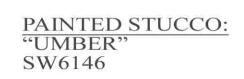
















STONE VENEER:
"SIENNA LEDGESTONE"
DUTCH QUALITY







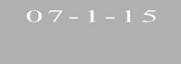








Shoppes of Outler Bay









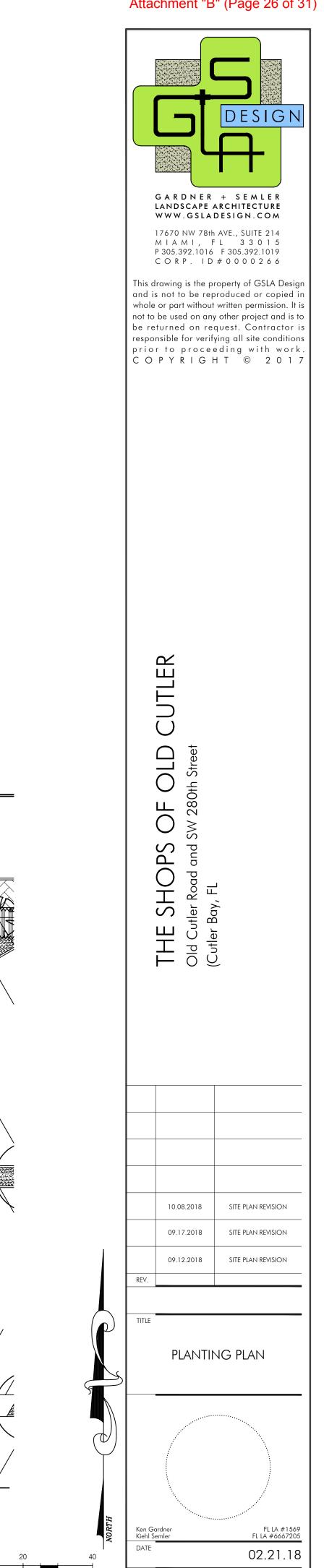


Shoppes of Outler Bay



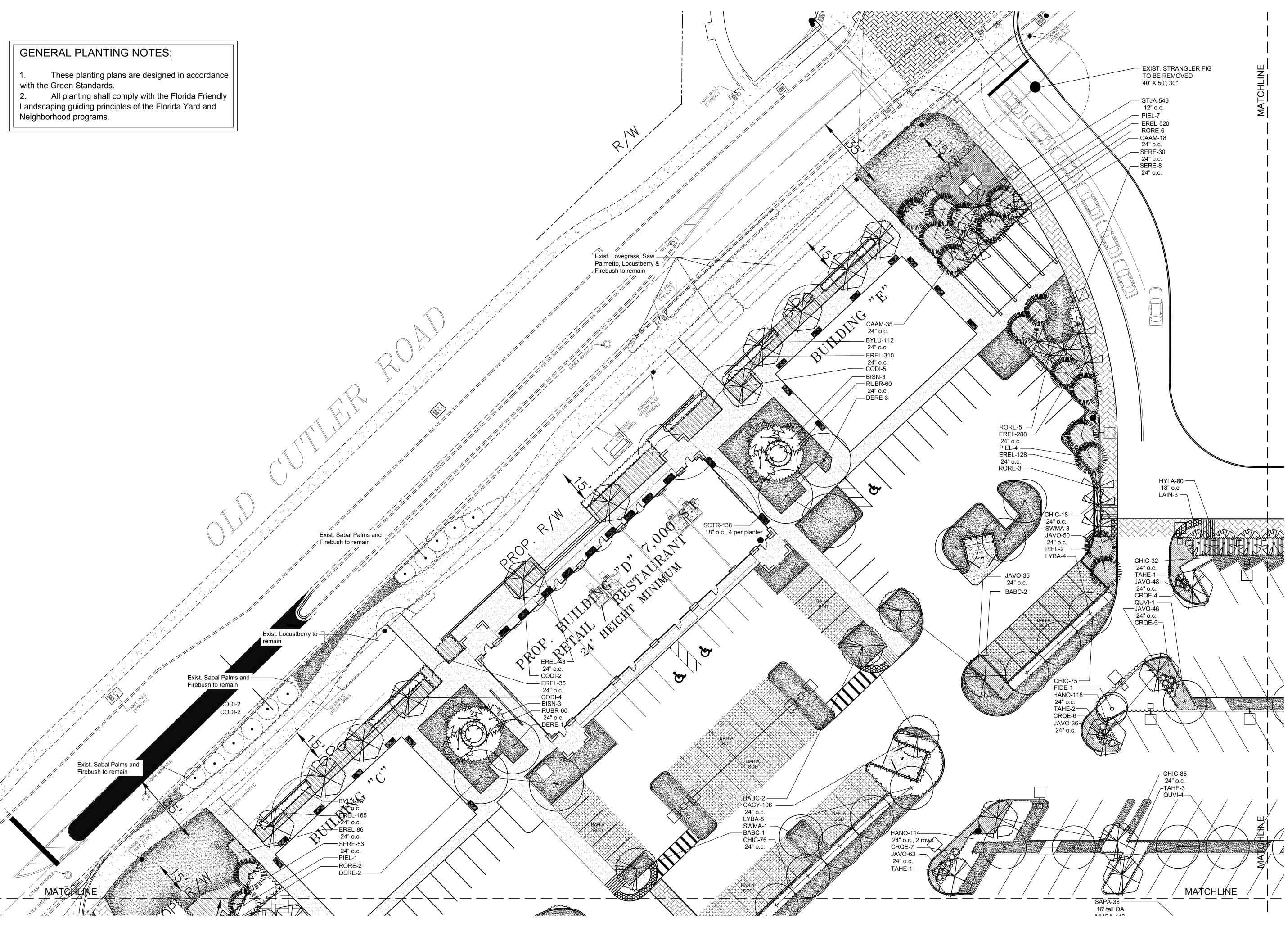
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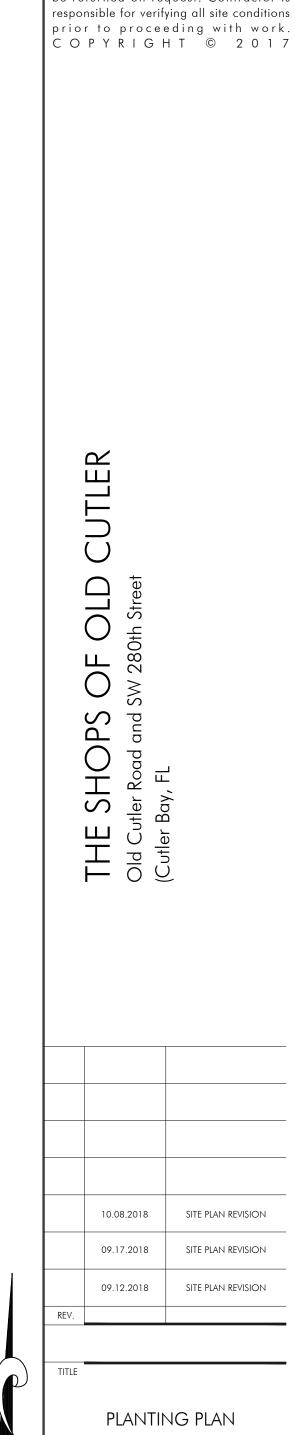


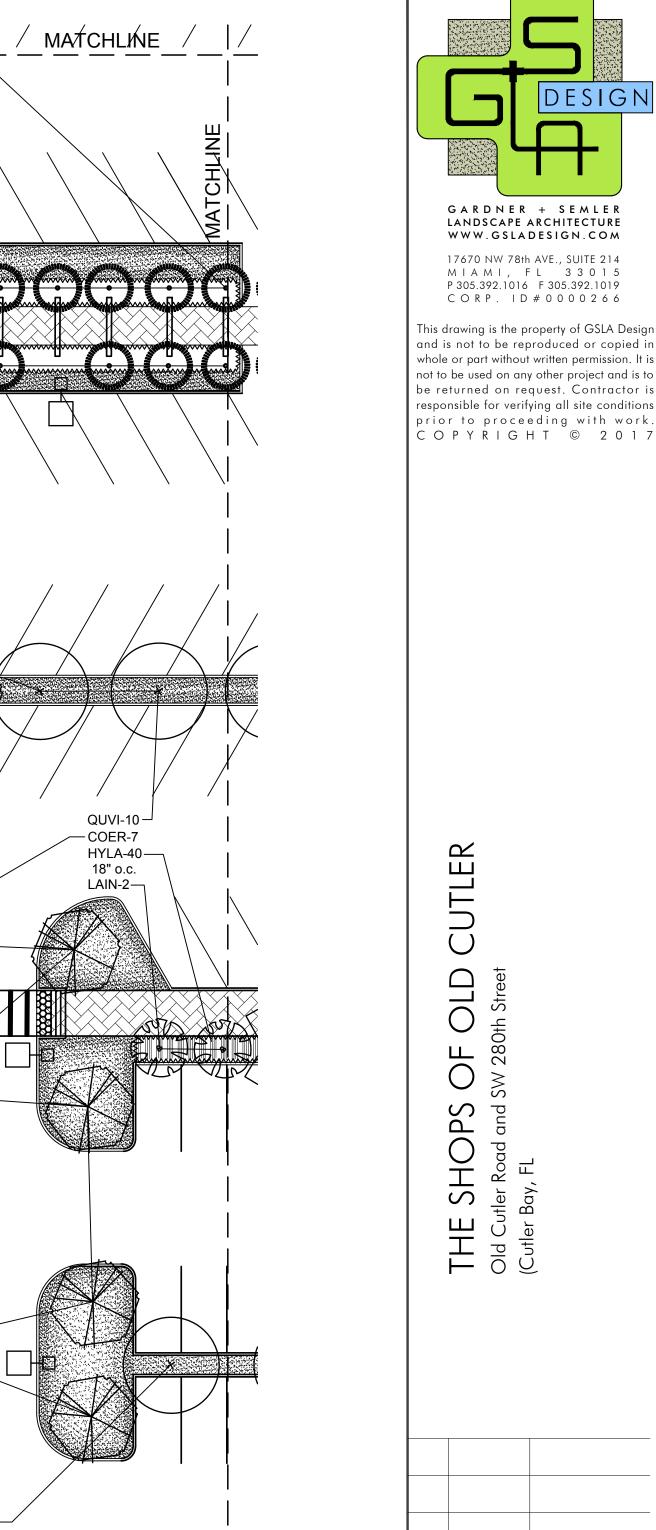
1" = 20'-0"

LA1.01



Attachment "B" (Page 27 of 31)





18" o.c.

12" o.c. STJA-320 12" o.c. – ACDA-25

24" o.c.

SAPA-38 — 16' tall OA

MUCA-442 ----

24" o.c., 2 rows TAHE-1

ĆHIC-85-24" o.c. TAHE-2

– MUCA-24 24" o.c., 4 per planter

—CRQE-8 —CHIC-122 24" o.c.

-LYBA-1 – JAVO-43 24" o.c.

PROP. BUILDING "B"

16,800 Ś.F.

WITH FRONTAGE ON BOTH SIDES

24' HEIGHT MINIMUM

TADI-4

— LYBA-2 — — SOTO-50

-SERE 42 24" o.c. - ACDA-22 24" o.c. TRDA-17 24" o.c.

RESTAURANT /

FIDE-1

/ CRQE-8 _

CHIC-111

16' tall OA RORE-1 -- CHIC-75

24" o.c., 2 rows

CHIC-67 24" o.c., 2 rows

-TRDA-35 24" o.c. SOTO-22-24" o.c. -SERE-6 24" o.c.

FIDE-1 HANO-126 24" o.c.

— LYBA-4 — CHIC-22 24" o.c., 2 rows

JAVO-91 24" o.c. SAPA-4 — - JAVO-60 24" o.c. - SAPA-5 - SERE-36 24" o.c.

TADI-3—

24" o.c. –TRDA-18 24" o.c. TADI-4 ACDA-16

24" o.c.

- SOTO-60

24" o.c.

-SERE-20

24" o.c.

- LYBA-5

12" o.c. EREL-54 24" o.c.

SERE-63-

24" o.c. CAAM-31

24" o.c.

LYBA-6— 24" o.c.

EREL-22— CHOL-9— MUCA-36— per planter

SERE-17 24" o.c. TRDA-36

24" o.c.

ACDA-56 -

24" o.c. \ SERE-20

24" o.c.

16' tall OA —LYBA-4 CACY-34—

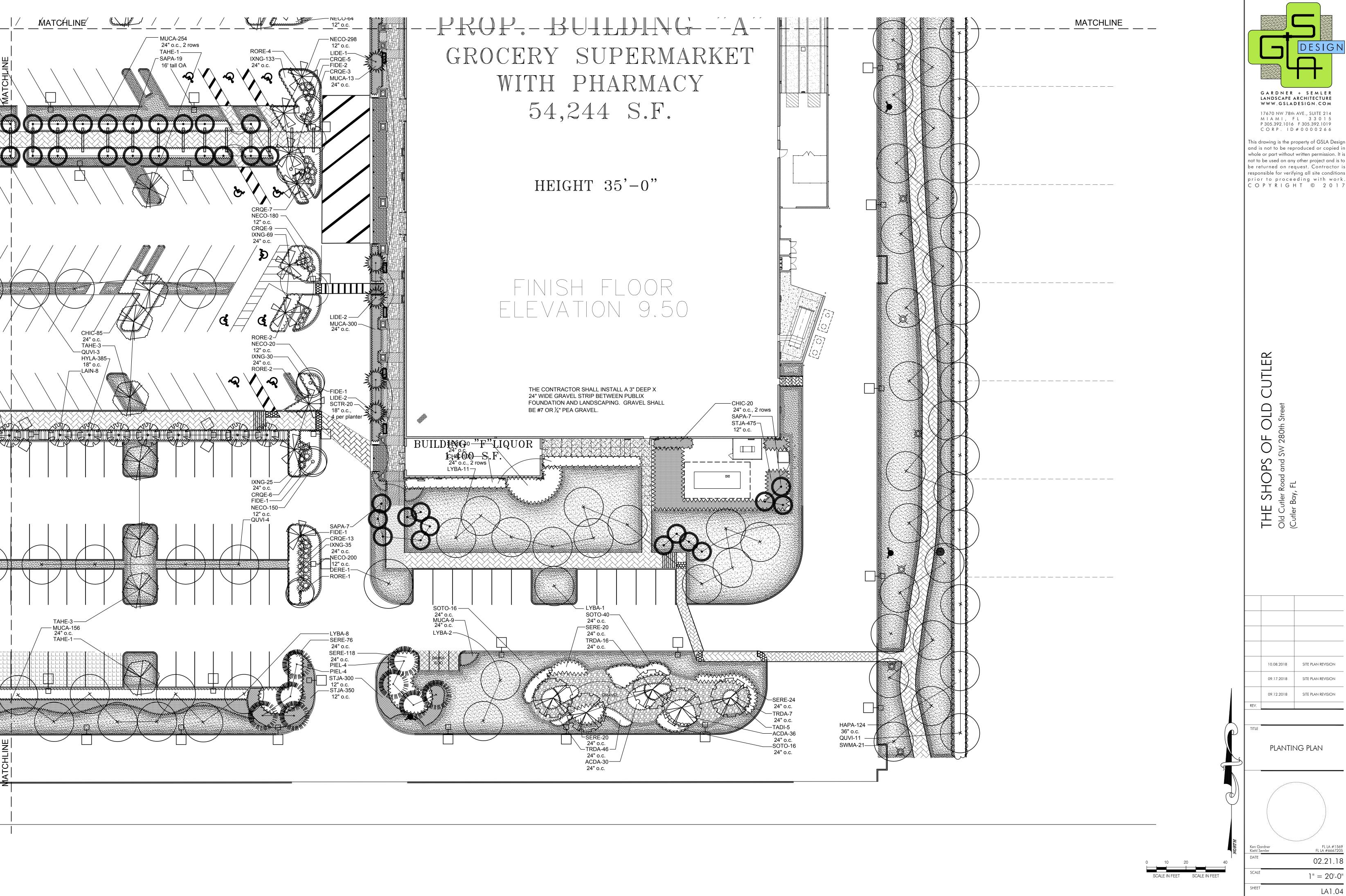
CODI-2

DERE-1—TRDA-60—36" o.c.
HAPA-35—36" o.c.
RORE-3—CACY-35—24" o.c.
SAPA-15—LYBA-3—

02.21.18

1" = 20'-0"

LA1.03



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SITE PLAN REVISION SITE PLAN REVISION SITE PLAN REVISION

02.21.18

DESIG

LANDSCAPE SPECIFICATIONS

PART 1 - GENERAL

A. Contractor shall provide all labor, materials, equipment, supervision, and related work necessary to complete the landscape work in accordance with the intent of the landscape plans, schedules and these specifications. The extent of work is shown on the drawings which are a part of this document.

.2 CONTRACTOR QUALIFICATIONS A. Landscape installation work to be performed by a Contractor Certified by the Florida Nurserymen, Growers and Landscape Association (FNGLA) as a Certified Landscape Contractor. Any pruning to be supervised by an Arborist, certified by the International Society of Arboriculture (ISA) and licensed in Miami-Dade County.

1.3 INVESTIGATION OF UTILITIES A. Prior to beginning work, the Contractor shall be responsible to locate existing underground utilities. Check with all utility companies and Sunshine State, call (811).

1.4 SUBSTITUTIONS A. Only materials specified will be accepted, unless approved in writing by the Landscape Architect in advance.

1.5 PLANT SIZES A. All plant sizes shall equal or exceed the minimum sizes as specified in the plant list. When plant sizes are specified as a range of size, installed materials

shall average the mean of the range specified. Plants shall be measured following pruning, with branches in normal position. All necessary pruning shall be done at the time of planting. 1.6 PLANT QUALITY A. All plant material shall be equal to or better than Florida No. 1 as classified

by "Grades and Standards for Nursery Plants" by the Division of Plant Industry.

Florida Department of Agriculture. They shall have a growth habit that is normal

for the species; healthy, vigorous, free from insects, disease and injury. 3. The Owner or Landscape Architect reserves the right to refuse any plant material which does not conform to the intent of the written specifications or

: CIRCLING ROOTS FOUND ON CONTAINER-GROWN MATERIAL WILL NOT BE ACCEPTED UNLESS REMEDIAL ROOT PRUNING. APPROVED BY THE LANDSCAPE ARCHITECT IS DONE BEFORE PLANTING.

PLANT QUANTITY

A. The plant quantities shown on the plant list are to be used only as an aid to bidders. In the case of discrepancy between the plant list and the plan, the quantity on the plan shall override the plant list.

.8 UNIT PRICES A. The successful bidder shall furnish to the Owner and the Landscape Architect, a unit price breakdown for all materials. The Owner may, at his discretion, add to or delete from the materials utilizing the unit price breakdown submitted to and accepted by the Owner.

1.9 SUBMITTALS A. Fertilizer: The Contractor shall submit to the Owner and Landscape Architect documentation that all the fertilizer used for the project is of the analysis specified and placed at the rates specified in section 2.2 FERTILIZER.

3. Planting soil: The Contractor shall submit a sample of the planting soil (approximately 1 cu. Ft.) for approval by the Landscape Architect prior to delivery to the site.

1 10 CLEAN-UP & MAINTENANCE OF TRAFFIC A. Follow procedures in FDOT Index 600 for maintenance of traffic during

B. At the end of each work day, the Contractor shall remove debris and shall barricade the un-filled holes in a manner appropriate in the path of pedestrians

Upon completion of the work or any major portion of the work or as directed by the Landscape Architect, all debris and surplus material from his work shall be removed from the job site.

.11 MAINTENANCE PRIOR TO ACCEPTANCE The Contractor is responsible to maintain the plantings until they are

operations to assure specified minimum grade of Florida No. 1.

accepted under the provisions of 1.12 "ACCEPTANCE OF INSTALLATION". Plants: Begin maintenance immediately following the final plant installation operation for each plant and continue until all plant installation is complete and ccepted. Maintenance shall include watering all plants, weeding, mulching, pest and disease control, tightening and repairing of guys, repair of braces, removal of dead growth, resetting of plants to proper grade or up-right position, restoration of plant saucer, litter pick-up in plant beds and other necessary

. Turf Areas: Begin maintenance of turf immediately following the placement of sod and continue until sod installation is complete and accepted. Maintenance shall include but not be limited to, watering, leveling, mowing, weed and pest control, fungus and disease control and other necessary operations as determined by the Landscape Architect and good nursery

. Re-setting or straightening trees and palms: The Contractor shall re-set and/or straighten trees and palms as required at no additional cost to the Owner unless caused by sustained winds of 75 mph or more. Then, the costs of the operations may be charged to the owner. Re-set

trees within 48 hours. .12 ACCEPTANCE OF INSTALLATION

. Inspection: Inspection of the work, to determine completion of contract work, exclusive of the possible replacement of plants and turf, will be made by the Landscape Architect at the conclusion of the maintenance period. Written notice requesting such an inspection and submitted by the Contractor at least ten (10) days prior to the anticipated date.

1.13 GUARANTEE A. Guarantee all plants for a period of one year (CCD). Guarantee shall commence from the date of written acceptance. Plant material which is on the site and scheduled to be relocated is not covered by the guarantee except in the case of Contractor's negligence or work that has been done in an unworkman-like manner. The Contractor is not responsible for loss due to acts of god, (i.e.) sustained winds of 75 mph or more, floods, frost, lightning,

1 14 REPLACEMENT

vandalism or theft.

A. Replacement shall be made during the guarantee period as directed by the Landscape Architect within ten (10) days from time of notification. For all replacement plant material, the guarantee period shall extend for an additional forty-five (45) days beyond the original guarantee period. The Contractor shall be responsible to provide water to the replacement plants in sufficient quantity to aid in their establishment. At the end of the guarantee period, inspection will be made by the Landscape Architect, upon written notice requesting such inspection and submitted by the Contractor at least five (5) days before the anticipated date. Replacement plants must meet the requirements of Florida No. 1 at time of inspection. Remove from the site all plants that are dead or in a state of unsatisfactory growth, as determined by the Landscape Architect. Replace these and any plants missing due to the Contractor's negligence as soon as conditions permit.

Materials and Operations: All replacement plants shall be of the same kind and size as indicated on the plant list. The Contractor shall supply and plant the plants as specified under planting operations.

2. Cost of Replacements: A sum sufficient to cover the estimated cost of possible replacements, including material and labor will be retained by the Owner and paid to the Contractor after all replacements have been satisfactorily made and approved by the Landscape Architect

PART 2 - MATERIALS

PLANTING SOIL A. Planting soil for trees, shrubs and ground covers shall be of the composition noted on the plans, measured by volume.

B. Soil for Sodded Areas: shall be coarse lawn sand.

22 FFRTII IZFR

A. Fertilizer for trees, palms, shrubs, and groundcovers shall be as follows: LESCO Palm Special 13-3-13 or equal, Sulfur coated with iron and other minor elements and maximum of 2% chlorine, or brand with equal analysis. The fertilizer shall be uniform in composition, dry and free flowing and shall be delivered to the site in the original unopened containers, bearing the manufacturer's guaranteed analysis. Fertilizer for sod and seeded areas shall be 8-6-8, 50% organically derived nitrogen, or equal.

2.3 WATER

A. The Contractor shall provide potable water on site, available from the start of planting. The Contractor is responsible to ascertain the location and accessibility of the water source. The Contractor is responsible to provide the means of distribution (i.e. water truck, hoses, etc.) for distribution of water to the planting areas.

A. Mulch shall be shredded Melaleuca mulch (Florimulch) as manufactured by Forestry Resources, Inc., or equal.

2.5 ROOT BARRIER MATERIAL A. When specified in the plans, root barrier material shall be Biobarrier (19.5 inch width) Reemay or approved equal.

B. Install per details in the plans.

PART 3 - INSTALLATION PROCEDURES

A. Verify location of all underground utilities and obstructions prior to

3.2 HERBICIDE TREATMENT

A. In all areas infected with weed and/or grass growth, a systemic herbicide, such as Roundup, shall be applied per manufacturer's rates. When it has been established where work will be done, the systemic herbicide shall be applied in accordance with manufacturer's labeling to kill all noxious growth. Contractor shall schedule his work to allow more than one application to obtain at least 95% kill of undesirable growth. If necessary, Contractor shall conduct a test to establish suitability of product and applicator to be used on this project, prior to execution of the full application.

3.3 PLANT PIT EXCAVATION AND BACKFILLING

A. Trees: See the Planting and Bracing Details and notes. B. All planting holes shall be hand dug where machine dug holes may

adversely affect utilities or improvements.

soil bed as described in the notes and details. Space shrubs and provide setback from curb and pavements as shown in the plans.

D. Watering of field-grown plants: Thoroughly puddle in water to remove any

C. Shrubs and Groundcover: Shrubs and groundcover shall be planted in a

3.4 WATERING

A. The Contractor is responsible to provide the water for all new plants and transplants and means of distribution (i.e. hand watering or water truck) during the maintenance period and extending into the period after acceptance until the full schedule as listed below is complete. Water for trees and other large field grown plants shall be supplemented by hand or water truck, in addition to the irrigation system, (if one is provided). Contractor can adjust watering schedule during heavy rain season upon approval of the Landscape Architect.

AMOUNT OF WATER PER APPLICATION For trees up to 5 inch caliper - 5 gallons From 5 to 8 inch caliper - 25 gallons

9 inch and up caliper - 50 gallons FREQUENCY OF WATER

Daily for the first week 3 times per week for weeks 2 - 5 2 times per week for weeks 6 - 8

1 time per week for weeks 9 - 12

B. Water in plants by thoroughly soaking of the entire root ball immediately after planting. For large trees and shrubs, add water while backfilling hole to eliminate any air pockets in the soil around the root ball.

C. Water shrubs, sod and groundcover a minimum of once daily for a week or until an irrigation system is fully operational. If no irrigation system is to be installed, the Contractor shall be responsible for watering the shrub, sod, and groundcover for the time specified above, after installation of each section of the planting installed.

3.5 FERTILIZING

A. Add fertilizer on top of the surface of shrubs beds and tree and palms root balls two (2) months after installation. Fertilize sod within two (2) days after installing after planting of each segment of the job. Fertilizer shall be applied after soil has been well moistened. Fertilizer shall be washed off of plant leaves and stems immediately after application. Apply at the following rates:

1. Trees and Large Shrubs: One (1) pound per inch of trunk diameter, spread evenly over the root ball area.

2. Shrubs: One half (1/2) handful per shrub, spread evenly over the root ball

3. Groundcover: Twelve (12) pounds per 100 sq. ft. of bed area.

4. Sod: Twelve (12) pounds per 1,000 sq. ft. Wash fertilizer off blades immediately after spreading.

3.6 MULCHING

A. Spread mulch two (2) inches thick uniformly over the entire surface of shrubs and groundcover beds, depth measured after settling, unless otherwise specified in the plans. Provide 36" diameter bed of mulch, measured from outer edge of the trunk, for all trees and palms planted in sod areas. Keep mulch away from contact with the trunk. Create a 6" high ring of mulch at the outer edge of tree and palm holes.

3.7 GUYING AND BRACING

A. See the details bound herewith or made part of the plans.

3.8 SODDING A. Provide a blanket of lawn sand as described in the notes in these plans.

Prior to planting, remove stones, sticks, etc. from the sub-soil surface. Excavate existing non-conforming soil as required so that the finish grade of sod is flush with adjacent pavement or top of curb as well as adjacent sod in the case of sod patching. B. Place sod on moistened soil, with edges tightly butted, in staggered rows at

right angles to slopes. The sod shall be rolled with a 500 pound hand roller immediately after placing.

C. Keep edge of sod bed a minimum of 18" away from groundcover beds and 24" away from edge of shrub beds and 36" from trees, measured from the edge

D. Sod shall be watered immediately after installation to uniformly wet the soil to at least two inches below the bottom of sod strips.

E. Apply fertilizer to the sod as specified in Section 3.5.

F. Excavate and remove excess soil so top of sod is flush w/top of curb or adjacent pavement, or adjacent existing sod.

SET ROOTBALL SO -TRUNK FLARE OR TOP ROOT IS 2" ABOVE SURROUNDING GRADE INSTALL 2" OF MULCH OVER -" DIAMETER CIRCLE AROUND HE TRUNK DO NOT PLACE MULCH WITHIN 3" OF THE REMOVE ANY PORTION OF WIRE— BASKETS ABOVE THE TOP HALF OF HE ROOTBALL. REMOVE BURLAP COVERINGS BELOW THE TOP HALF OF THE ROOTBALL. COMPLETE REMOVE ALL SYNTHETIC (2)2" DIA. 8' LONG WOOD DOWELS -20° APART DRIVEN THROUGH **BOTTOM OF PLANTING PIT**

1/8"=1'-0"

PLANT BED PREPARATION NOTES

1. In all areas where new sod and shrub and groundcover masses are to be planted, kill all existing weeds by treating with Round-up prior to beginning soil

2. In all shrub and groundcover beds, prepare soil as described for either condition, over the entire area to be planted:

If any compacted road base or asphalt or rocky soil is encountered, remove compacted material entirely to allow an 18" depth of planting soil. Backfill the entire area of the shrub and groundcover beds with 18" planting soil (as specified in Plans) to within 2 inches of the adjacent pavement or top of curb.

Condition B: Where no compacted soil is encountered, thoroughly mix 6 inches of planting soil into the existing soil to a depth of 18 inches. If required, excavate and remove the existing soil to lower the grade, so that the prepared mix is finished

to a minimum of 2 inches below top of curb or adjacent walkway. For all sod areas, spread a 2" deep layer of lawn sand prior to sodding. Remove all debris and rocks and pebbles larger than 1 inch in size and level

the grade before sodding. Remove, if required, existing soil so that top of sod is

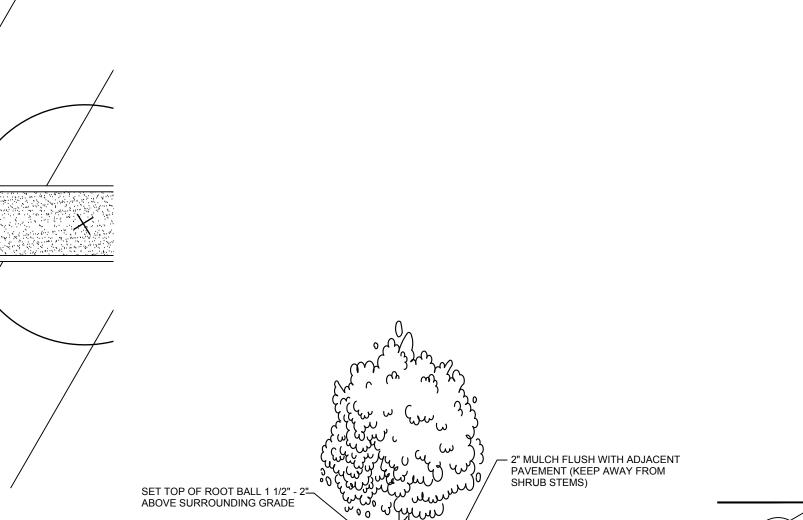
flush with and adjacent top of curb or pavement. SPACING OF PLANTS (SEE PLANT SPACING DETAIL)

1. Plants shall be planted sufficiently away from edges of pavements or curbs, to allow for growth toward the edges of the bed.

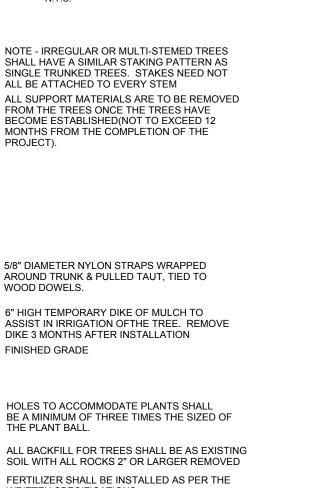
PROTECTION OF PLANTS

1. The Contractor shall be responsible to protect existing trees and shrubs in and adjacent to the area of work. Erect barriers as necessary to keep equipment and materials, any toxic material, away from the canopy drip line of trees and shrubs. DO NOT PILE SOIL OR DEBRIS AGAINST TREE TRUNKS OR DEPOSIT NOXIOUS BUILDING SUPPLIES OR CHEMICALS WITHIN THE DRIP LINE.

LANDSCAPE LEGEND (This information to be permanently affixed to the plan.) **Overall Site** Zoning District: NC-1 Net Lot Area: 12.46 (acres) 542,706 (square feet) REQUIRED PROVIDED OPEN SPACE REQUIREMENTS Square feet of open space required by Section 358, as indicated on site plan: 162,812 151,356 Net Lot area = 542,706 | square feet x | 30 | % = 162,812 | square feet Square feet of parking lot open space required by Chapter 18A, as indicated on site plan: 4,220 4.220 The number of parking spaces 422 x 10 square feet per parking space = Total square feet of landscaped open space required by Chapter 33 = A+B= 167,032 AWN AREA CALCULATION REQUIRED PROVIDED Total square feet of landscape open space required by Chapter 33 = 167,032 33,406 11,000 3. Maximum lawn area (St. Augustine sod) permitted = | 20 | % = | 33,406 | square feet = REQUIRED PROVIDED A. The number of trees required per net lot acre = |22 |trees x net lot acreage = TOTAL SITE TREES REQUIRED 275 512 less the existing number of trees that meet the minimum requirements -TOTAL NEW SITE TREES REQUIRED 275 Street trees (max. average spacing of 35' o.c.): 0 linear feet along street / 35 = Palms as street trees (max. average spacing of 25 0 linear feet along street / 25 = Street trees located directly beneath power lines (Max. average spacing 25' o.c.): 606 linear feet along street / 25 = TOTAL STREET TREES REQUIRED 537 GRAND TOTAL TREES REQUIRED 300 GRAND TOTAL NEW TREES REQUIRED 537 300 30% palm species allowed (two palms = one tree) Palms provided = Percentage of native trees required = number of trees provided x 50% = PROVIDED REQUIRED The total number of trees required x 10 = the number of shrubs required 3. The total number of trees required x 50% = the number of native shrubs required 1,500 RRIGATION: Required by Section 358. Auto Imagation X or hose bib provided.



SHRUB INSTALLATION DETAIL

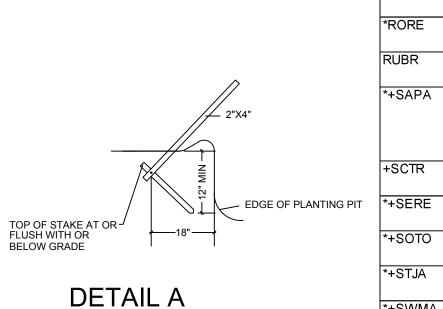


BE A MINIMUM OF THREE TIMES THE SIZED OF ALL BACKFILL FOR TREES SHALL BE AS EXISTING SOIL WITH ALL ROCKS 2" OR LARGER REMOVED FERTILIZER SHALL BE INSTALLED AS PER THE

FINISHED GRADE

N.T.S.

PLANTING & BRACING DETAIL



DISTANCE VARIES FOR EACH SPECIES SPACING WALL, CURB, EDGE OF PAVEMENT, OR EDGE OF BED 18" FOR 1 GALLON SHRUB 24" FOR 3 GALLON SHRUBS 3' FOR 7-10 GALLON SHRUBS (UNLESS OTHERWISE SPECIFIED)

SHRUB SPACING DIAGRAM

OVER 3 1/2" CALIPER

N.T.S.

N.T.S.

NOTE- USE 4" X 4" STAKES

REES & PALMS OVER 12" CALIPER

PROVIDE THREE 2'X4' PINE STAKES —

ATTACH W/NAILS TO BATTENS

TRUNK FLARE OR TOP ROOT

INSTALL 2" OF MULCH OVER

B" DIAMETER CIRCLE AROUND

REMOVE ANY PORTION OF WIRE—

BASKETS OR BURLAP ABOVE THE

ROOTBALL. COMPLETELY REMOVE

TOP HALF OF THE ROOTBALL.

FOLD BACK BURLAP COVERINGS

BELOW THE TOP HALF OF THE

WOOD STAKES TOP OF STAKES-

ELOW OR FLUSH WITH GRADE

ALL SYNTHETIC ROOTBALL

COVERING MATERIALS.

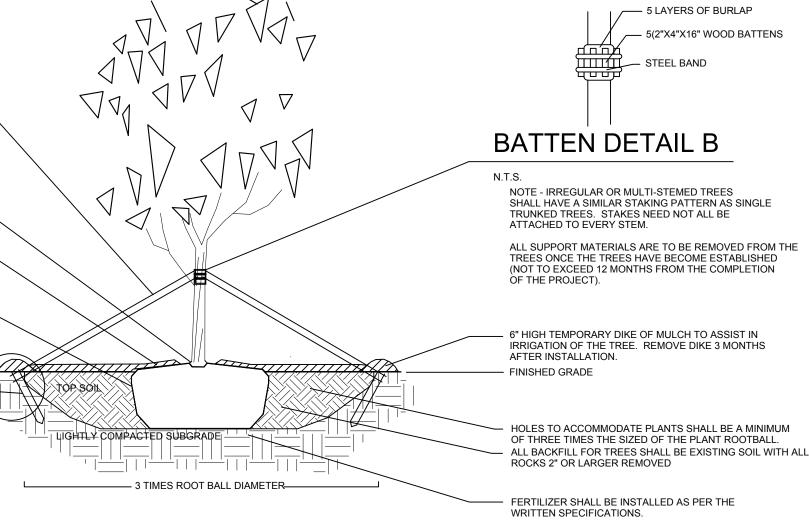
DETAIL A ---

THE TRUNK. DO NOT PLACE MULCH WITHIN 3" OF THE

IS 2" ABOVE SURROUNDING GRADE

NO NAILS IN TREE

SET ROOTBALL SO-



3 gallon cans, full Leather Fem 16'-18' tall x 6'-7' spread, 2 1/2 Bauhinia blakeana "Candide .. White Hong Kong Orchid cal., 5' CT 6 ea. | 20' tall overall Bismarkia nobilis ..Bismarkia Palm *+BYLU Byrsonima lucida 138 ea. | 3 gallon cans, 24" x 18 Locustberry Callicarpa americana 84|ea. |3 gallon cans, 24" x 24" ..Beautyberry *+CACY 105 ea. 3 gallon cans, 24" x 24" Capparis cynophallophora GARDNER + SEMLER Jamaican Caper LANDSCAPE ARCHITECTURE Chrysobalanus icaco 1290 ea. 3 gallon cans, 24" x 24" WWW.GSLADESIGN.COM ..Cocoplum 17670 NW 78th AVE., SUITE 214 *+CHOL Choriophylla oliviforme 9 ea. 16'-18' tall x 6'-7' spread, 2 1/2 MIAMI, FL 33015 Satin Leaf P 305.392.1016 F 305.392.1019 cal.. 5' CT CORP. ID#0000266 *+CODI Coccoloba diversifolia 17 ea. | 12' tall x 4' spread, 2" cal., 4' Pigeon Plum his drawing is the property of GSLA Design *COER ⁷ ea. | 16'-18' tall x 6'-7' spread, 2 1/2' Conocarpus erectus and is not to be reproduced or copied in ..Green Buttonwood cal., 5' CT vhole or part without written permission. It is Crinum augustum "Queen Emma" 113 ea. 10 gallon cans, 3' x 3' not to be used on any other project and is to be returned on request. Contractor is ..Queen Emma Crinum Lily responsible for verifying all site conditions Delonix regia 9 ea. 16'-18' tall x 6'-7' spread, 2 1/2" prior to proceeding with work. cal.. 5' CT ..Royal Poinciana COPYRIGHT © 2017 *+EREL 1523 ea. 3 gallon cans, full Eregrostis elliottii .. Elliot's Love Grass 13 ea. 16'-18' tall x 6'-7' spread, 2 1/2' Filicium decipiens cal., 5' CT Japanese Fern Tree 358 ea. | 3 gallon cans, 24" x 24" *+HANO Hamelia nodosa Dwarf Firebush 284 ea. 3 gallon cans, 24" x 24" Hamelia patens Firebush 1615|ea. |3 gallon cans, full Hymenocallis latifolia Spider Lily Ixora Nora Grant 600 ea. 3 gallon cans, 24" x 24" ..lxora *+JAVO Jasminum volubile 502 ea. 3 gallon cans, 18" spread ..Wax Jasmine Lagerstroemia indica "Tuscorora' 33 ea. 16'-18' tall x 6'-7' spread, multi-..Red Crepe Myrtle trunked 20 ea. 18' tall overall, matched Livistona decora ..Ribbon Palm *+LYBA 45 ea. 16'-18' tall x 6'-7' spread, 2 1/ Lysiloma bahamensis

cal., 5' CT

1501 ea. 3 gallon cans, full

1432 ea. 1 gallon cans, full

cal., 5' CT

cal., 5' CT 43 ea. | 25' tall overall

120 ea. |3 gallon cans, 24" x 24"

170 ea. 3 gallon cans, 18" x 18"

1 gallon cans, full

173 ea. | 16'-18' tall x 6'-7' spread, 2 1/2'

16 ea. | 16'-18' tall x 6'-7' spread, 2 1/2'

26 ea. 16'-18' tall x 6'-7' spread, 2 1/2'

as req. s.f. solid sod on grass pave areas

820 ea. | 2' x 2', silver leaves

2832 ea. | 1 gallon cans, full

cal., 5' CT

cal., 5' CT

cal.. 5' CT

300 ea. 3 gallon cans, full

as req. s.f. solid sod

as req. |c.y.

111 ea. (55) @ 16' tall overall; (28) @

20' tall overall; (28) @ 24' tall

overall, mix sizes in groups,

smooth trunk, hurricane cut

34 ea. 16'-18' tall x 6'-7' spread, 2 1/2'

58 ea. 16'-18' tall x 6'-7' spread, 2 1/2'

PLANT LIST

*ACDA

..Wild Tamarind

*+MUCA | Muhlenberghia capillaris

*+NECO Nephrolepis cordata

*+PIEL

.. Muhly Grass

..Sword Fern

..Florida Slash Pine

..High Rise Live Oak

Ruellia brittoniana "Compact Katie"

Schefflera arboricola "Trinette"

..Variegated Dwarf Schefflera

*+QUVI Quercus virginiana "High Rise"

.Mexican Bluebel

Roystonia regia

..Roval Palm

Sabal palmetto

..Sabal Palm

Serenoa repens

Saw Palmetto

Sophora tomentosa

Necklace Pod

..Blue Porterweed

West Indies Mahogany

Tabebuia heterophylla

ripsacum dactyloides

.Fakahatchee Grass

St. Augustine "Floratam'

30% Everglades Muck

Shredded Maleluca Mulch

.. Pink Trumpet Tree

Taxodium distichum

.Bald Cypress

*+SWMA Swietenia mahagonii

Bahia Sod Argentine Bahia

- Denotes Native Species

Planting Soil

70% Silica Sand

+ - Denotes B47Drought Tolerant Species

Stachytarpheta jamaicensis

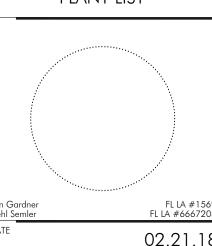
Pinus elliotti

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10.08.2018 SITE PLAN REVISION 09.17.2018 SITE PLAN REVISION 09.12.2018 SITE PLAN REVISION

LANDSCAPE SPECIFICATIONS, DETAILS, LANDSCAPE LEGEND & PLANT LIST



02.21.18 n.t.s. LA1.05

N.T.S.

UNDER 3 1/2" CALIPER

PLANTING & BRACING DETAIL

3 TIMES ROOT BALL DIAMETER-

CART CORRAL PLANTING DETAIL

