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November 13, 2014

Via Electronic mail: fgarcia@miamigov.com

Francisco J. Garcia
Director of Planning and Zoning
City of Miami
444 SW 2nd Ave
Miami, FL 33130

RE: Class II Special Permit / Wal-Mart Midtown

Dear Mr. Garcia,

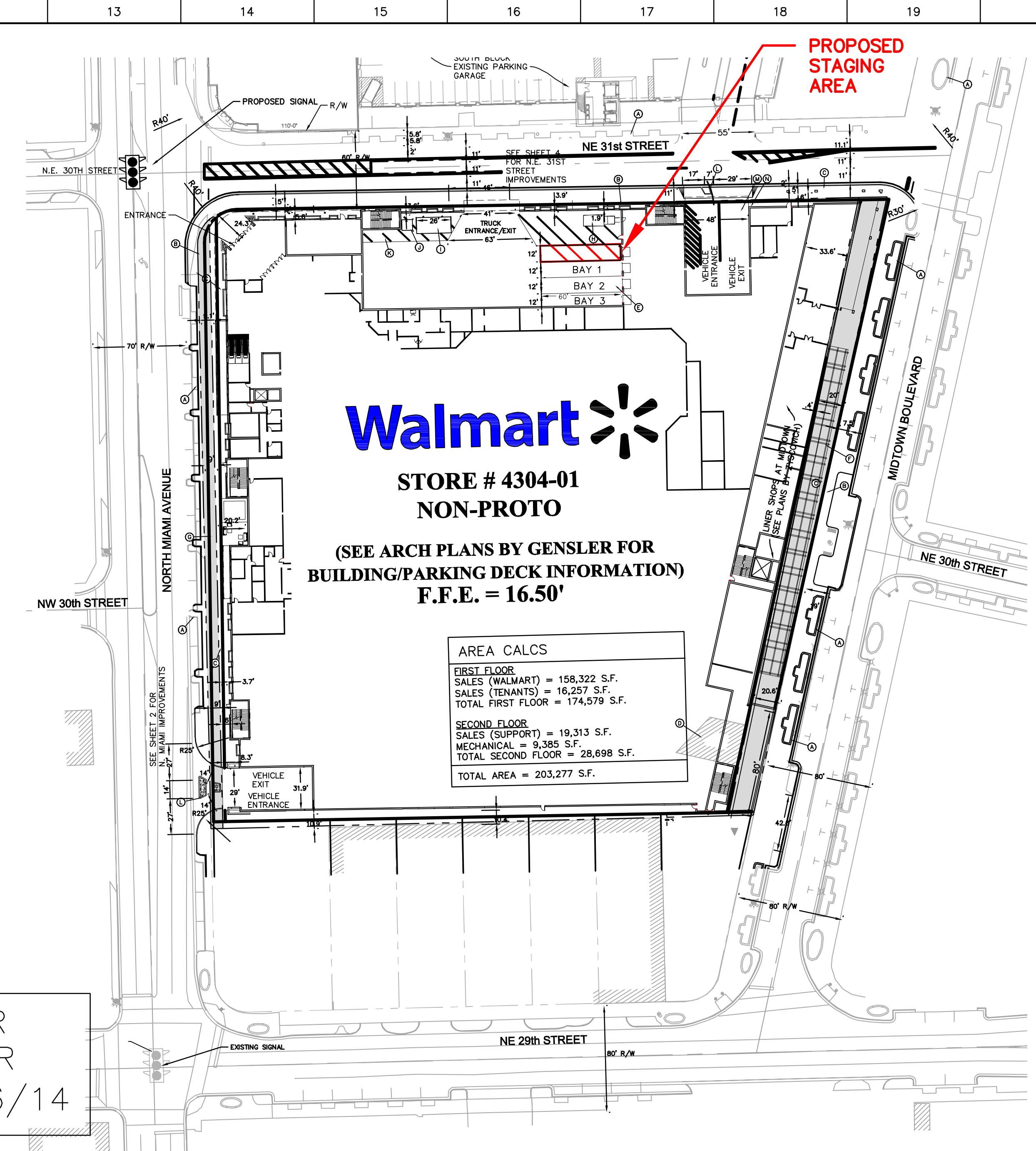
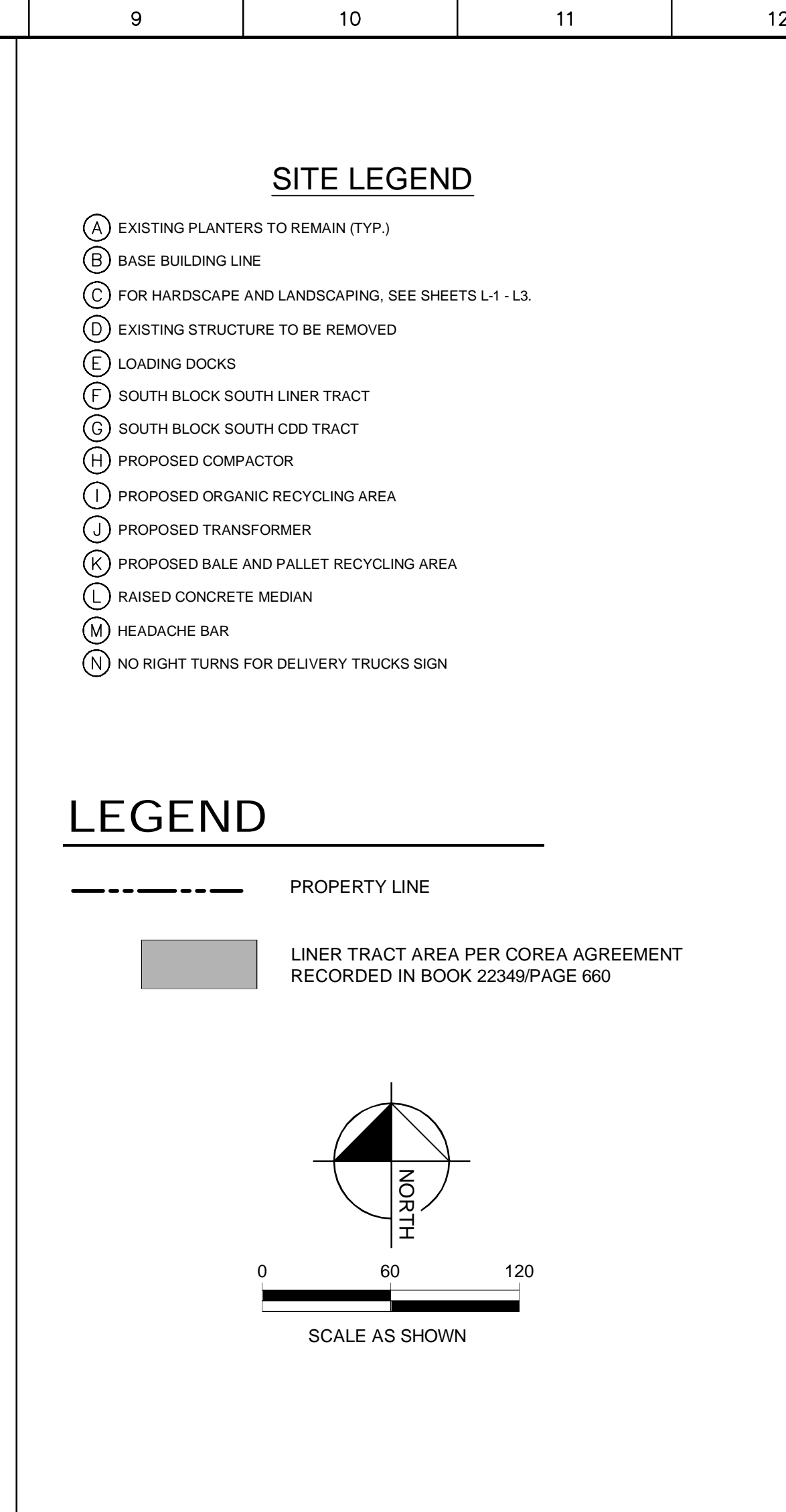
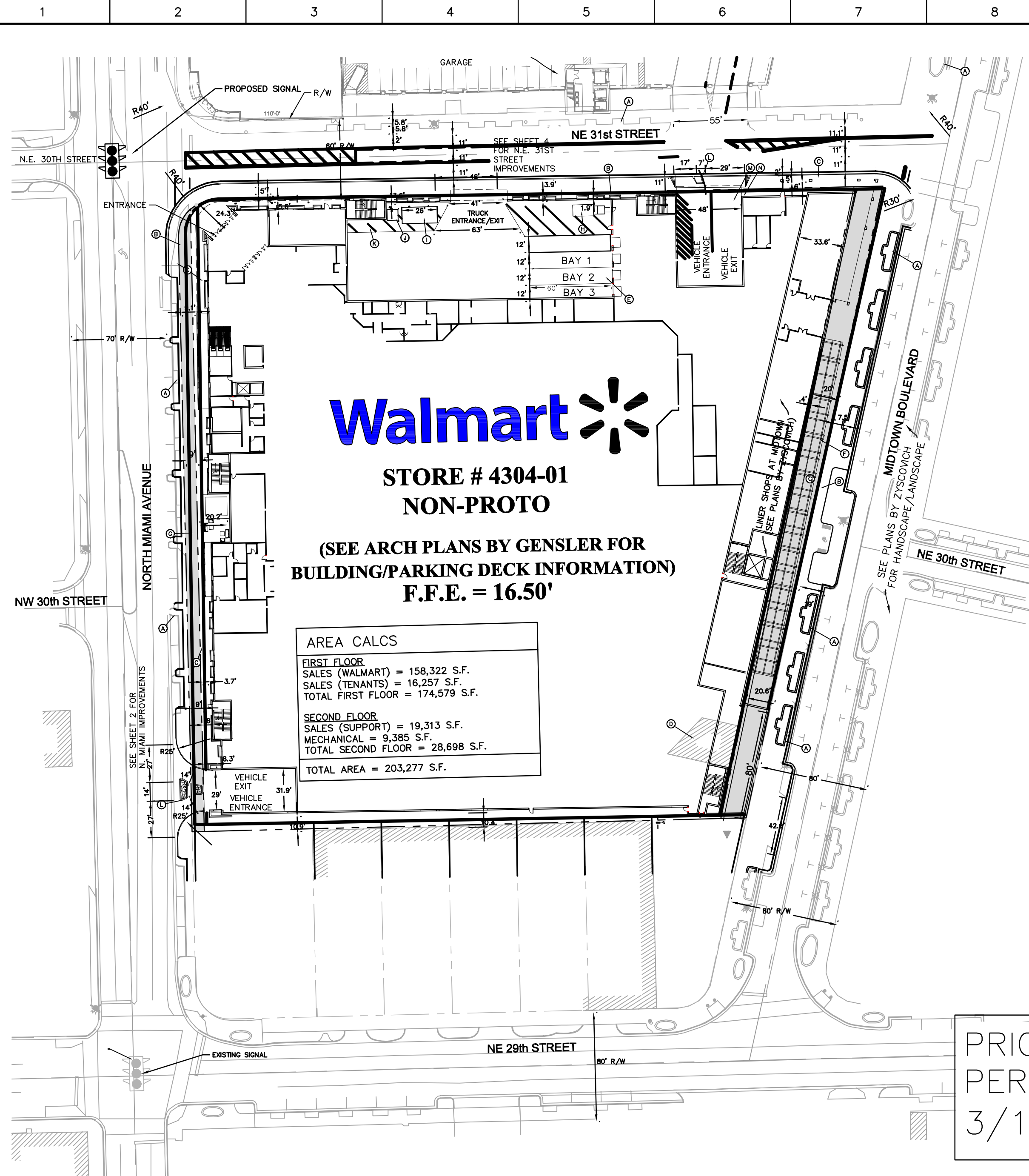
Please see attached drawings (3) in compliance with the Court's opinion.

Sincerely,

/s/ Mark A. Emanuele
Mark A. Emanuele

MAE/zc

Drawing name: K:\VRE_LDEV\047253 - Midtown\Walmart\17 - Miami (Midtown)\CAD\Construction\6070-17E PLAN-4304.dwg 6070 (2) Nov 11 2014 12:46pm by: greg.ripple
 This document, together with the concepts and designs presented herein, is an instrument of service, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



PRIOR CLASS 2 PERMIT DATED 3/14/13

REVISION PER COURT ORDER DATED 11/06/14

SOUTH BLOCK SOUTH TRACT "F" ZONING DATA INFORMATION SINGLE USE BUILDING	
SITE LOCATION: SOUTHEAST CORNER OF N.E. 31ST ST AND N. MIAMI AVE. MIAMI, FL 33127	
LEGAL DESCRIPTION: TRACT F, BUENA VISTA WEST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 161, PAGE 78, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.	
SITE DATA:	TRACT "F" = 200,353 SF (4.60 ACRES)
PROPERTY:	SOUTH BLOCK SOUTH LINER TRACT = 9,169 SF (0.21 ACRES)
	SOUTH BLOCK SOUTH CDD TRACT = 4,077 SF (0.09 ACRES)
NET SIZE AREA:	= 213,599 SF (4.90 ACRES)
ZONING DISTRICT:	SD-27.2 (F.E.C. CORRIDOR, MIDTOWN MIAMI WEST)
FLOOD ZONE:	ZONE X (MAP NO. 12086C0312L)
DENSITY:	MINIMUM LOT SIZE 627.2.6.1 NO SPECIFIC DIMENSIONAL REQUIREMENTS
LOT DATA: TRACT "F" MEASURED TO CENTER LINE OF NORTH MIAMI AVENUE, MIDTOWN BOULEVARD, N.E. 31ST STREET AND SOUTH PROPERTY LINE. TOTAL GROSS LOT AREA: 272,769 S.F. (6.26 ACRES)	
GROSS BUILDING AREA (FOR PARKING CALCULATIONS) - SECTION 627.2.14: WALMART; SALES (SUPPORT): 177,635 TENANTS (LINER SHOP): 16,257 (PARKING ALONG MIDTOWN BLVD AND SOUTH BLOCK SOUTH GARAGE)	
TOTAL PROPOSED:	203,277 S.F.

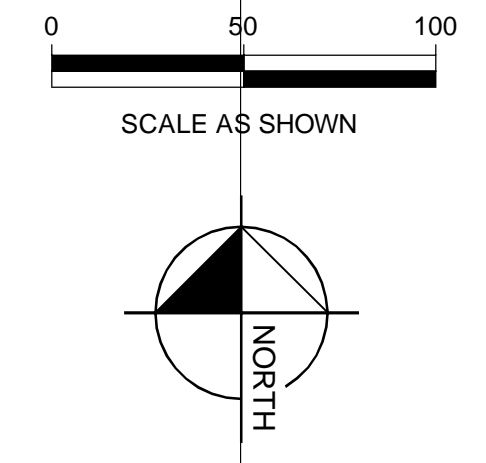
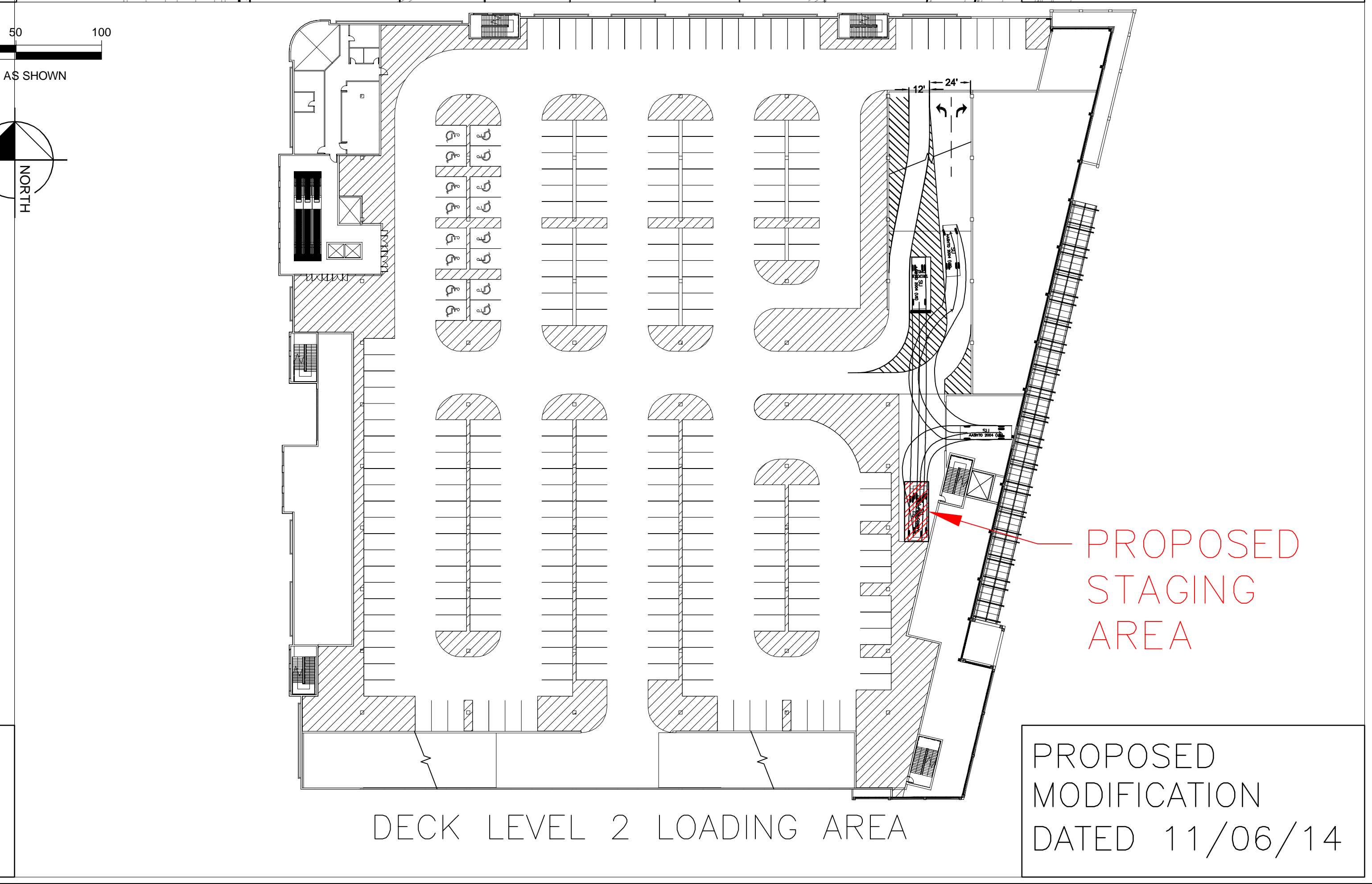
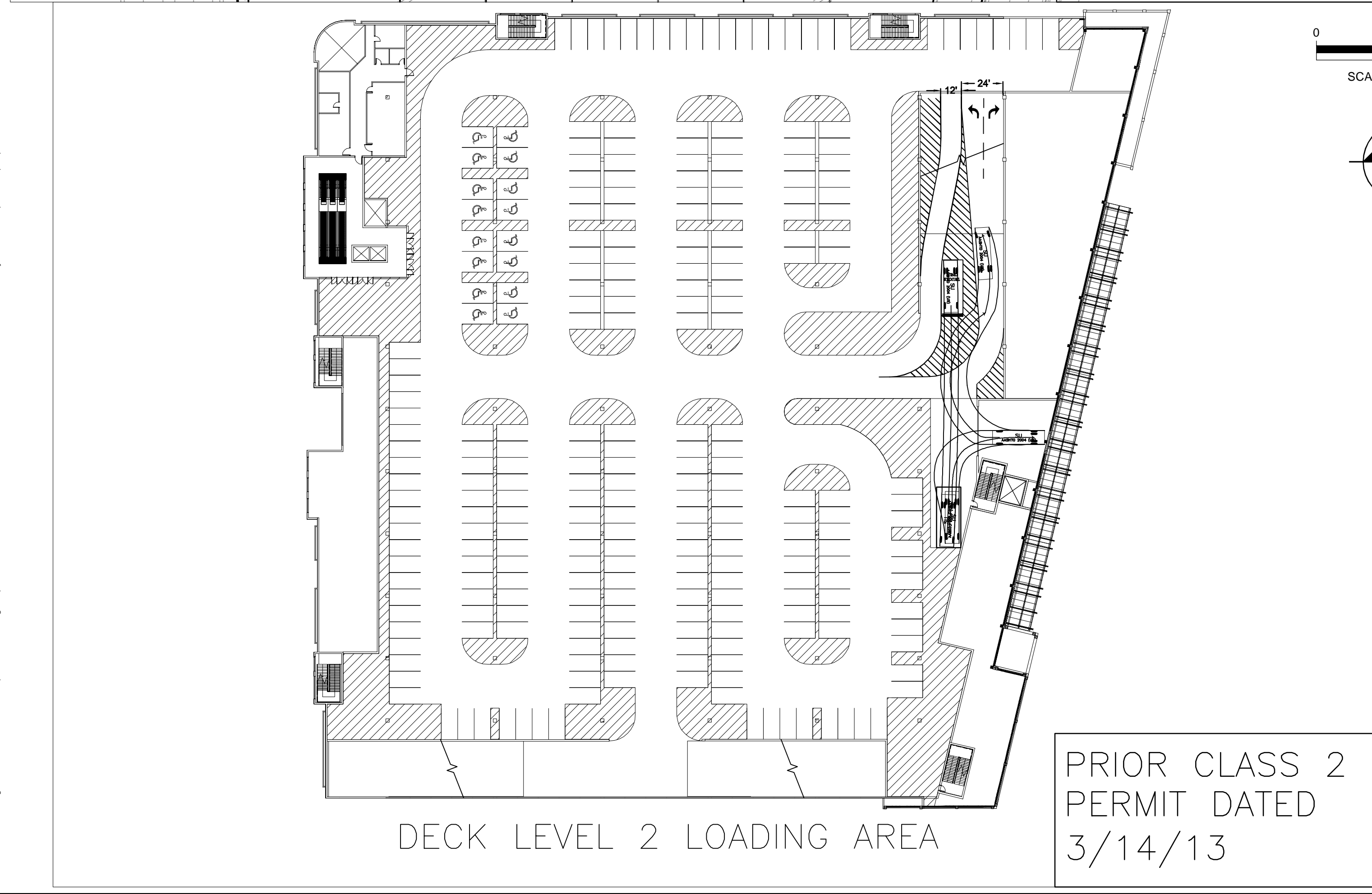
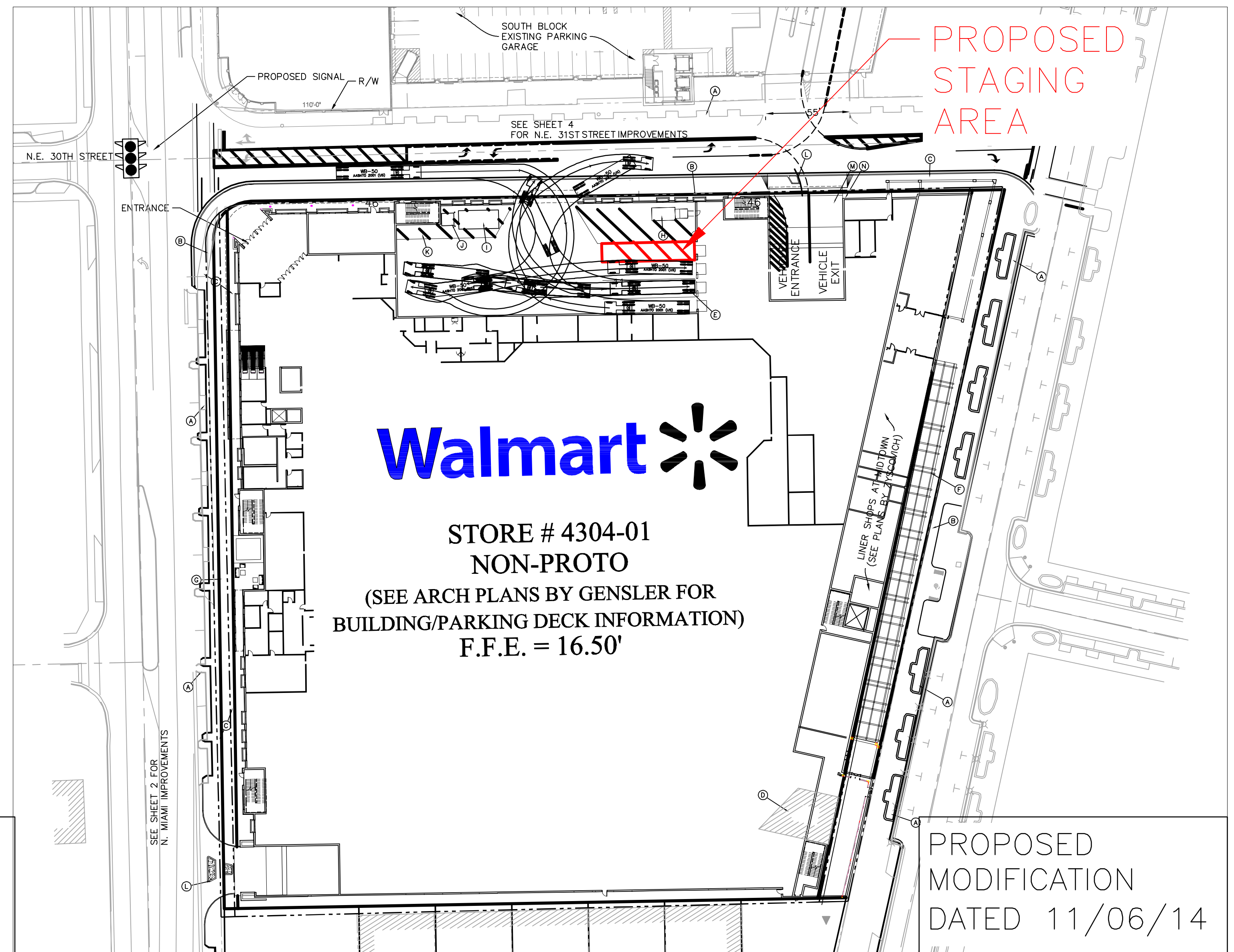
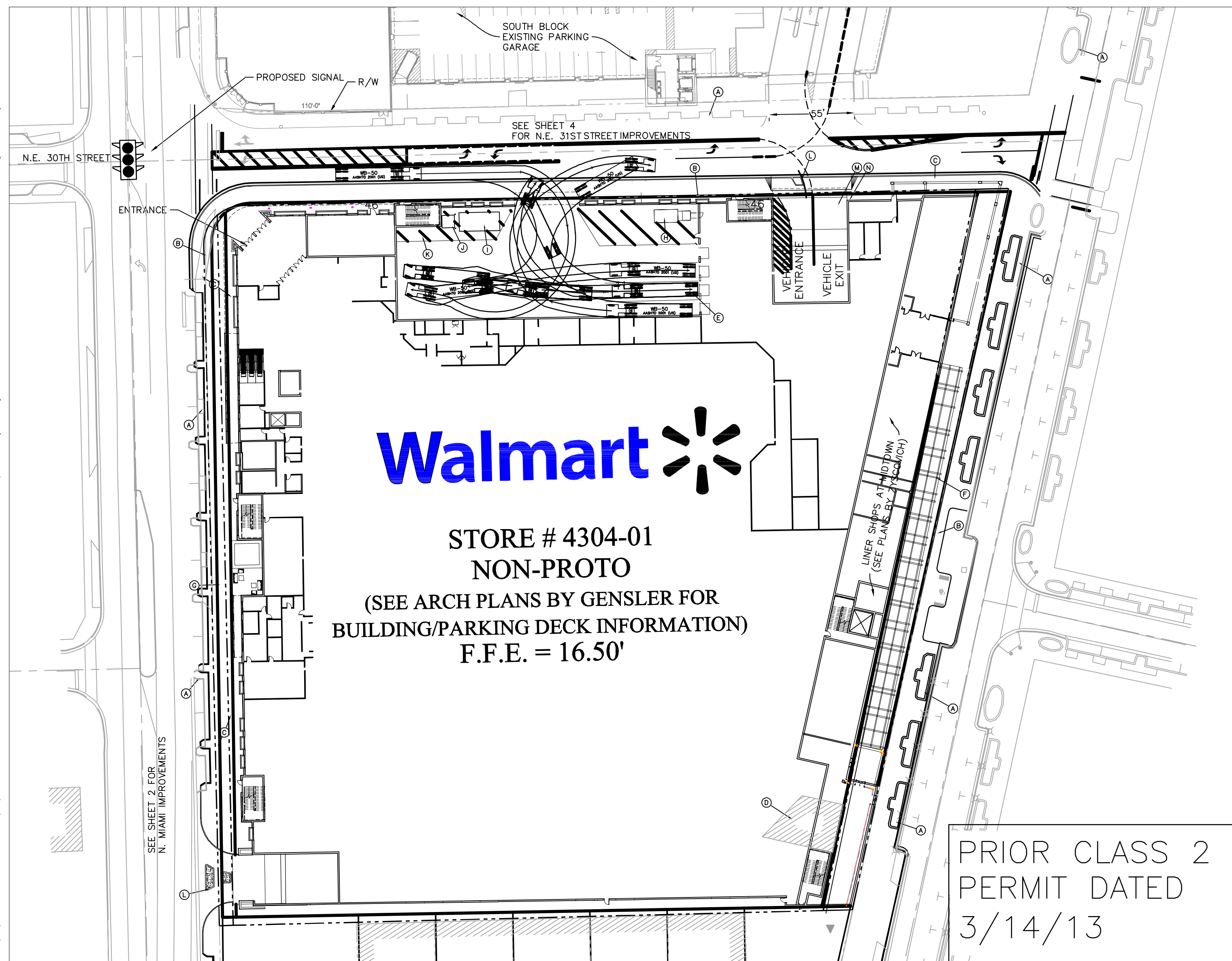
F.A.R. (FLOOR TO AREA RATIO) - SECTION 627.2.6.2: MAXIMUM ALLOWED: 272,769 S.F. X 1.72 = 469,163 TOTAL ALLOWABLE F.A.R. 469,163 S.F.	HEIGHT LIMITATION - SECTION 627.2.6.4 AND TABLE 627.2.7: ALLOWABLE BUILDING: 60'-0" (FOR COMMERCIAL) PROPOSED BUILDING: 41'-0" (VARIES)
SETBACKS AND BUILD TO LINES - SECTION 627.2.6.5 AND TABLE 627.2.7:	PROVIDED
LOCATION	REQUIRED
N. MIAMI AVE	9'
N.E. 31ST STREET	0'
MIDTOWN BOULEVARD	20**
INSIDE YARD	0'
(*) 9' BUILD-TO WITH COLONNADE OR AWNING (**) MAXIMUM ALLOWABLE ENCRoACHMENT (0' BUILD-TO) FOR 80' OF LINEAR FRONTAGE PER BLOCK PER TABLE 627.2.7	
PARKING: (SEE SHEET 6060)	RETAIL (RATIO OF 1/500 S.F. OF GROSS FLOOR AREA)
PARKING REQUIRED:	177,635 S.F./500 = 356 SPACES
PARKING PROVIDED:	577 SPACES = 3,241/1000 SF
*DOES NOT INCLUDE CART CORRAL SPACES OR TENANT SPACE. TENANT SPACE WILL USE ON STREET PARKING ALONG MIDTOWN AND SOUTH BLOCK SOUTH GARAGE PARKING.	
LOADING AREA - SECTION 627.2.15:	REQUIRED: (3) BERTHS 12'X55'X15'(H) PROVIDED: (4) BERTHS 12'X60'X22'(H)
*FOR SD-27.2 MANEUVERING OF TRUCKS WITHIN THE PUBLIC RIGHT OF WAY FOR THE PURPOSES OF OFF-STREET LOADING SHALL BE ALLOWED BY A CLASS II SPECIAL PERMIT.	
OPEN SPACE REQUIREMENTS - SECTION 627.2.13: (SEE SHEET 6050)	REQUIRED: MINIMUM OF ONE-TENTH (0.10) TIMES THE GROSS LOT AREA = 27,277 S.F.
PROVIDED:	35,069 S.F. (12.86%)

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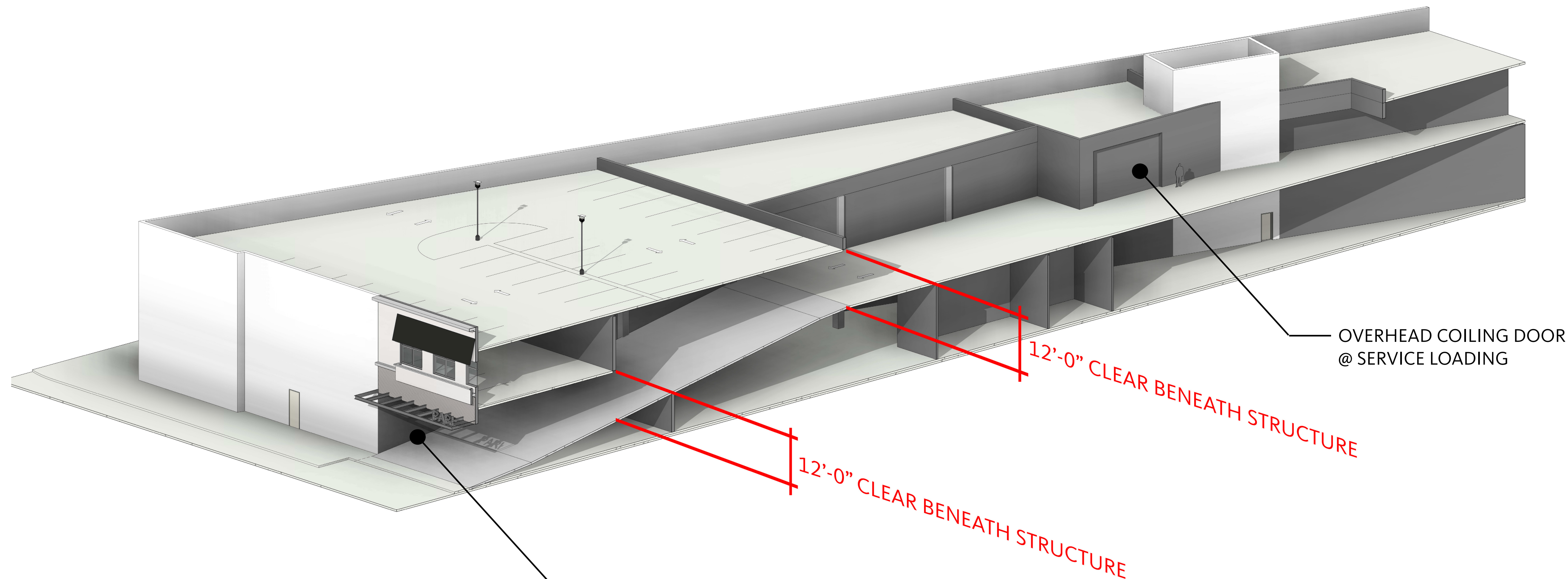
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SHEET NUMBER		DATE	
6070		11/13/14	
PROJECT NO.		147253517	
SHEET NUMBER		6070	
 WALMART STORE #4304-01 MIDTOWN BLVD. & N. MIAMI AVE. MIAMI-DADE, FLORIDA		DESIGN ENGINEER: GREG D. WILFONG, P.E. FLORIDA REGISTRATION NUMBER: 63166	
SCALE AS NOTED DESIGNED BY: greg.ripple DRAWN BY: greg.ripple CHECKED BY: gdw		No. _____ REVISIONS _____ DATE _____	
© 2014 KIMLEY-HORN AND ASSOCIATES, INC. 02/29/60 445 S. GARDNER ST., SUITE 100, SAN ANTONIO, TX 78207 PHONE: 772-794-1100 FAX: 772-794-4130 WWW.KIMLEY-HORN.COM CA 00000696			

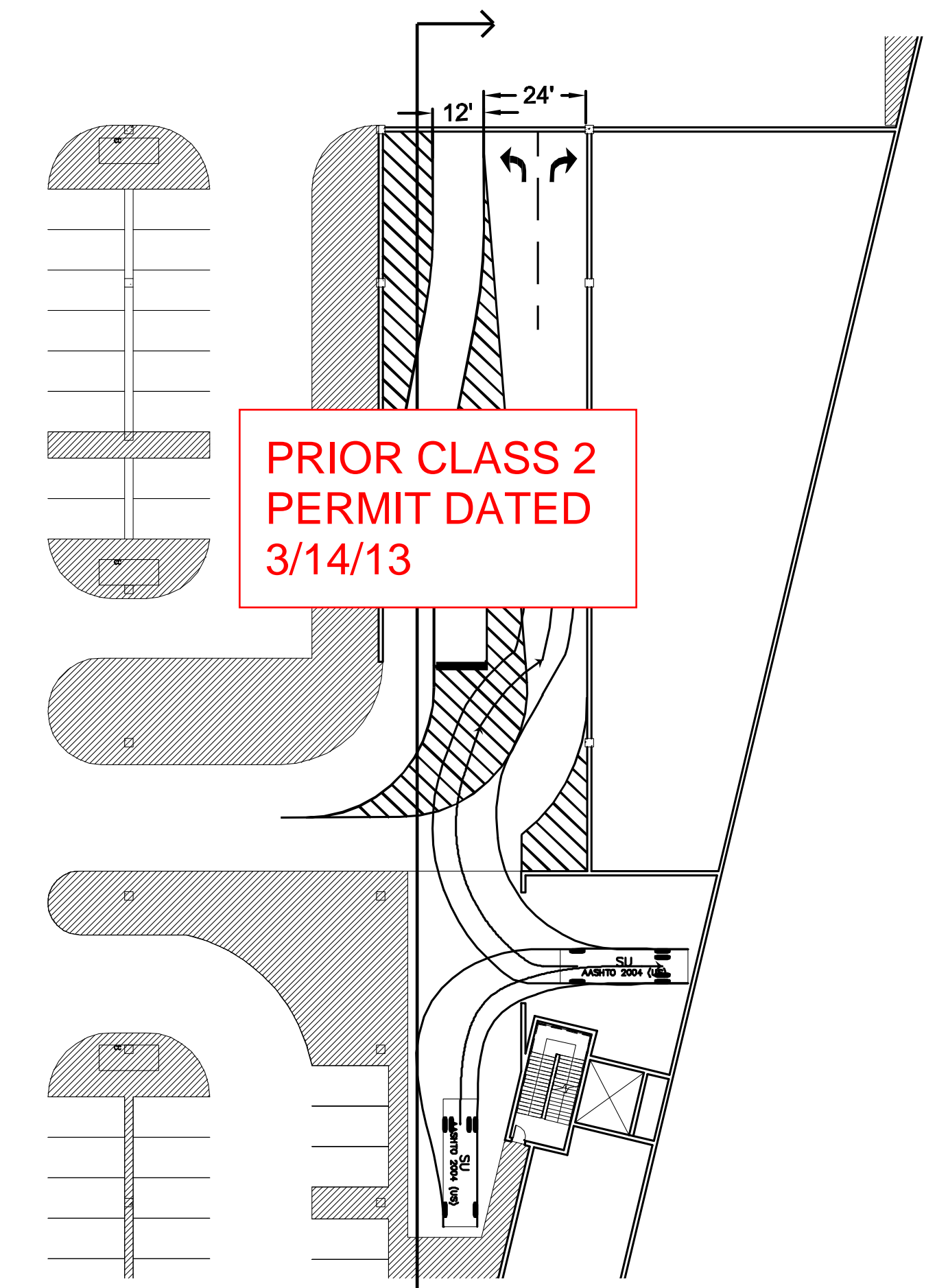
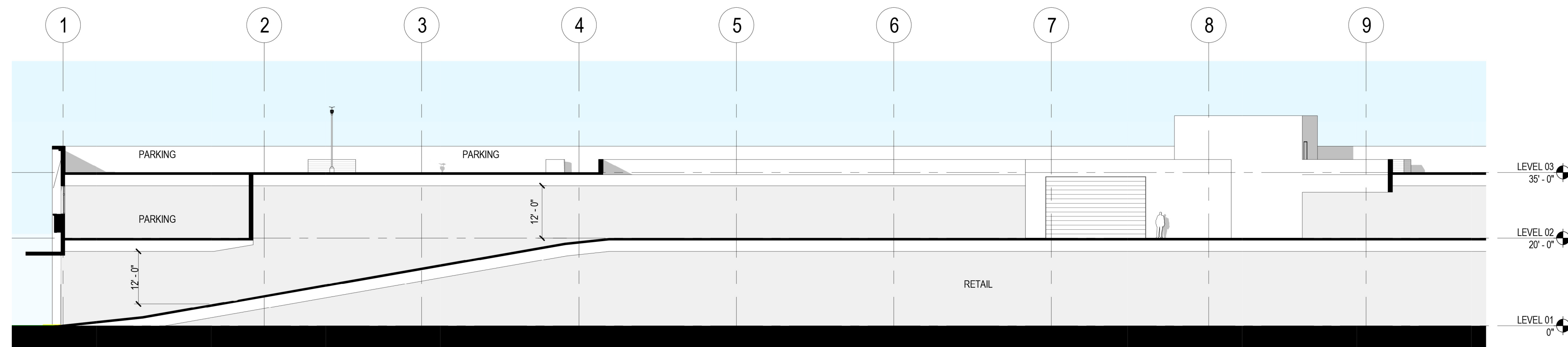
Drawing name: K:\VRE_LDE\047253 - Walm\Wart\517 - Miami (Midtown)\CAD\Construction\6075-TRUCK MANEUVERING-4304.dwg FIRST FLOOR (2) Nov 13, 2014 12:51pm by: greg.rippel
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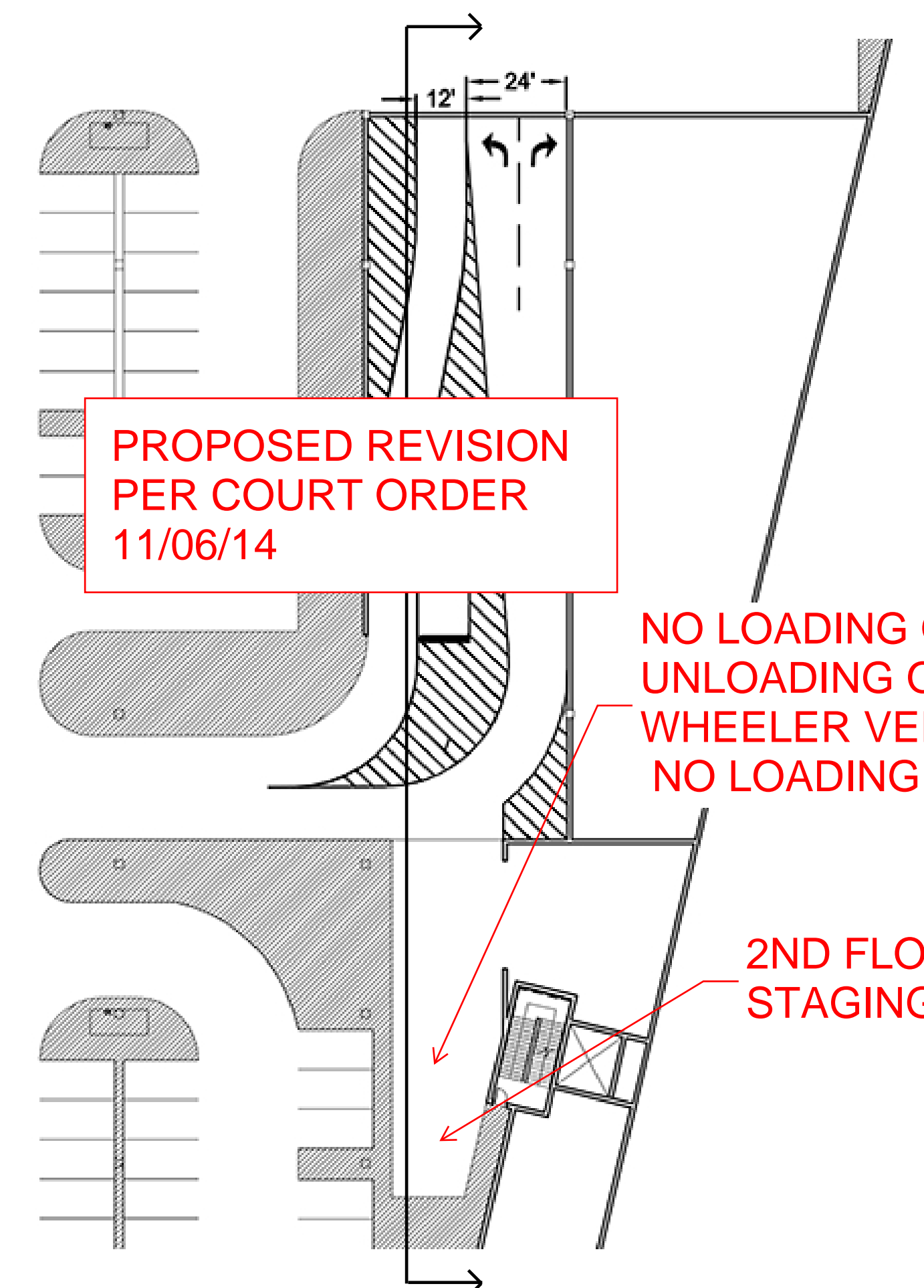
<p>Kimley-Horn and Associates, Inc. © 2014 KIMLEY-HORN AND ASSOCIATES, INC. 02960 445 P.O. BOX 5000, SUITE 1000, SAN JOSE, CA 95128 PHONE: 772-794-1100 FAX: 772-794-4130 WWW.KIMLEY-HORN.COM CA 00000696</p>		No. _____ REVISIONS _____ DATE _____ BY _____
SCALE AS NOTED DESIGNED BY DET DRAWN BY DET CHECKED BY GDW	DESIGN ENGINEER: GREG D. WILFONG, P.E. FLORIDA REGISTRATION NUMBER: 63166	DATE: _____
MANEUVERING PLAN		
Walmart MIAMI MIDTOWN STORE #4304-01 MIDTOWN BLVD. & N. MIAMI AVE. MIAMI-DADE FLORIDA		
DATE 11/13/14 PROJECT NO. 147253517 SHEET NUMBER 6075		DATE _____ BY _____



HEADACHE BAR (7'-9") PROVIDED @ RIGHT TURN LANE TO PREVENT DELIVERY TRUCK TURNS



2ND FLOOR LOADING - TRUCK MANEUVERING



2ND FLOOR ACCESS - STAGING AREA