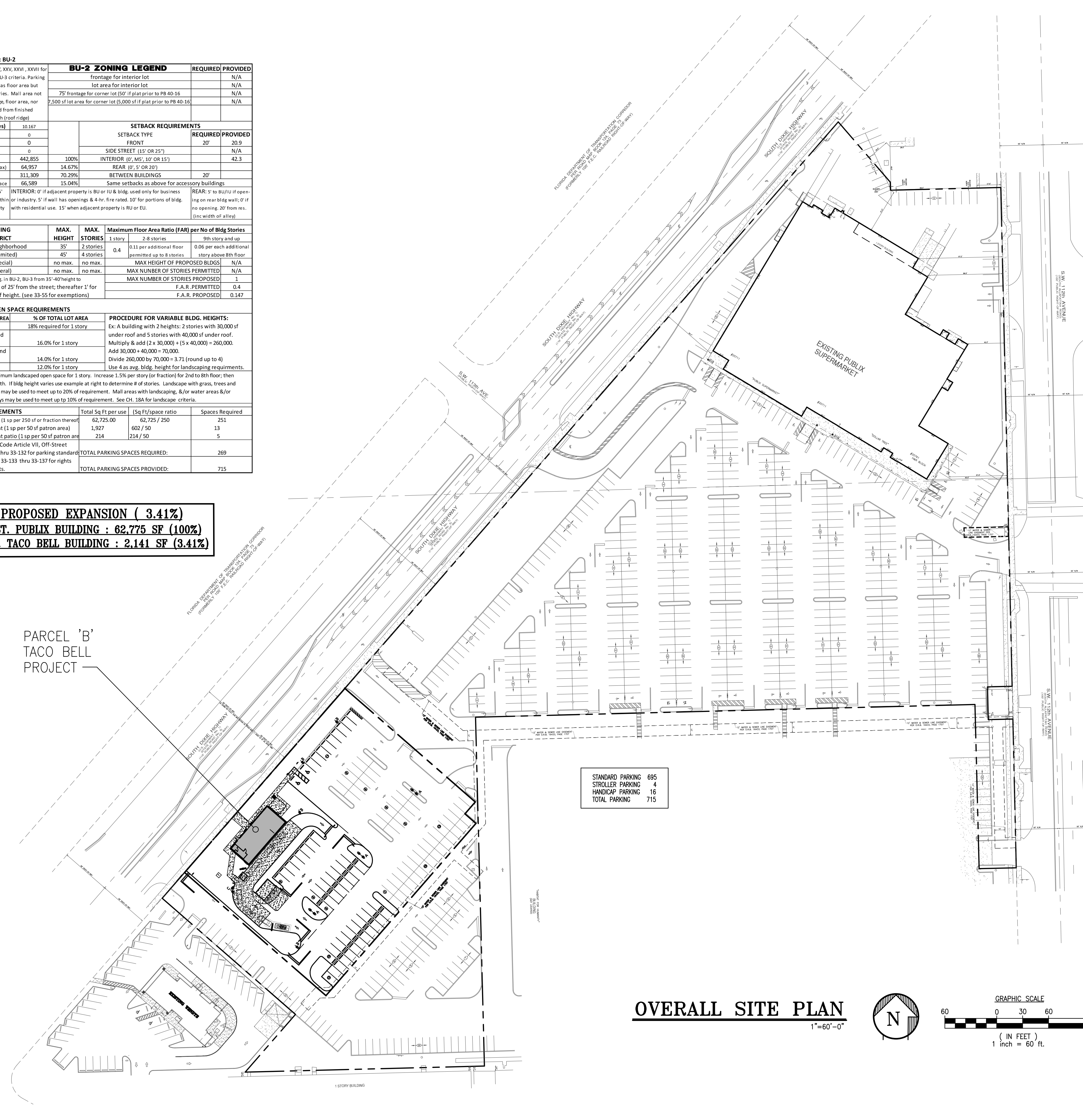


ZONING DISTRICT: BU-2		BU-2 ZONING LEGEND		REQUIRED	PROVIDED
See Zoning Art. XXIV, XXV, XXVI, XXVII for BU-1, BU-1A, BU-2 & BU-3 criteria. Parking structure not counted as floor area but used to count # of stories. Mall area not counted in lot coverage, floor area, nor FAR. Height measured from finished floor (FF) to top of pitch (roof ridge).		FRONTage for interior lot		20'	20.9'
		Lot area for interior lot		N/A	N/A
		25' frontage for corner lot (5,000 sq ft prior to PB 40-16)		N/A	N/A
		2,500 sq ft lot area for corner lot (5,000 sq ft prior to PB 40-16)		N/A	N/A
GROSS AREA (acres)		SETBACK REQUIREMENTS		REQUIRED	PROVIDED
Less 7-d-w		SETBACK TYPE			
Less Water		FRONT		20'	20.9'
Less Other		SIDE STREET (15' OR 25')		N/A	N/A
NET AREA (sq ft)		INTERIOR (0', 5', 10' OR 15')		42.3'	42.3'
Lot Coverage (40% max)		REAR (0', 5' OR 20')			
Paved Area		BETWEEN BUILDINGS		20'	20'
Landscaped Open Space		Same setbacks as above for accessory buildings			
SIDE ST. 15' except 25'		INTERIOR: 0' if adjacent property is RU or RU & Bldg. used only for business		REAR: 5' to Bldg if opening on rear bldg wall; 0' if no opening; 20' from res. with residential use. 15' when adjacent property is RU or EU.	
25' of RU or EU property					
ZONING DISTRICT	MAX. HEIGHT	MAX. STORIES	Maximum Floor Area Ratio (FAR) per No of Bldg Stories		
BU-1 (Business-Neighborhood)	35'	2 stories	1 story: 2.8 stories; 8th story and up		
BU-1A (Business - Limited)	45'	4 stories	0.4	0.11 per additional floor permitted up to 8 stories	0.06 per each additional story above 8th floor
BU-2 (Business - Special)	no max.	no max.		MAX HEIGHT OF PROPOSED BLDGS N/A	
BU-3 (Business - Liberal)	no max.	no max.		MAX NUMBER OF STORIES PERMITTED N/A	
NOTE: portion of bldg. in BU-2, BU-3 from 35' height to setback a minimum of 25' from the street; thereafter 1' for each additional 5' of height. (see 33-55 for exemptions)				MAX NUMBER OF STORIES PROPOSED 1	
				F.A.R. PERMITTED 0.4	
				F.A.R. PROPOSED 0.147	
LANDSCAPED OPEN SPACE REQUIREMENTS					
SIZE OF TOTAL LOT AREA	% OF TOTAL LOT AREA	PROCEDURE FOR VARIABLE BLDG. HEIGHTS:			
Up to one (1) acre	18% required for 1 story	Ex: A building with 2 heights: 2 stories with 30,000 sq ft under roof and 5 stories with 40,000 sq ft under roof. Multiply & add (2 x 30,000) + (5 x 40,000) = 260,000. Add 30,000 + 40,000 = 70,000. Divide 260,000 by 70,000 = 3.71 (round up to 4) Use 4 as avg. Bldg. height for landscaping requirements.			
More than 1 acre and up to 5 acres	16.0% for 1 story	NOTE: Above is minimum landscaped open space for 1 story. Increase 1.5% per story (or fraction) for 2nd to 8th floor; then 2.5% per floor after 8th. If bldg height varies use example at right to determine # of stories. Landscape with grass, trees and shrubs. Water areas may be used to meet up to 20% of requirement. Mall areas with landscaping, &/or water areas &/or permanent art displays may be used to meet up to 10% of requirement. See Ch. 18A for landscape criteria.			
More than 5 acres and up to 25 acres	14.0% for 1 story				
More than 25 acres	12.0% for 1 story				
PARKING REQUIREMENTS					
Use Type: Retail uses (1 sp per 250 sq ft or fraction thereof)	Total Sq Ft per use	[Sq Ft]space ratio	Spaces Required		
Use Type: Restaurant (1 sp per 50 sq ft patron area)	62,725.00	62.725 / 250	251		
Use Type: Restaurant patio (1 sp per 50 sq ft patron area)	1,927	602 / 50	13		
Use Type: Restaurant patio (1 sp per 50 sq ft patron area)	214	214 / 50	5		
NOTE: See Zoning Code Article VII, Off-Street Parking Sec 33-122 thru 33-132 for parking standard. See Article VIII, Sec 33-133 thru 33-137 for rights of way requirements.		TOTAL PARKING SPACES REQUIRED:		269	
		TOTAL PARKING SPACES PROVIDED:		715	

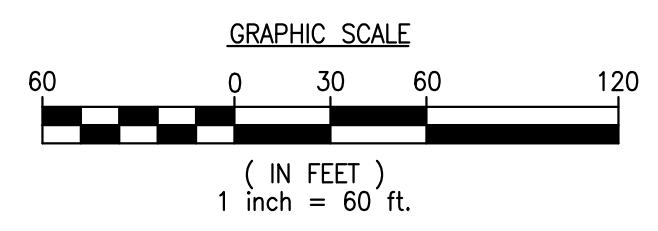
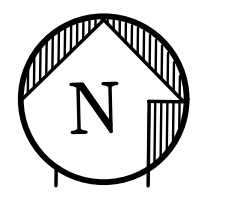
PROPOSED EXPANSION (3.41%)
EXIST. PUBLX BLDG. : 62,775 SF (100%)
PROP. TACO BELL BLDG. : 2,141 SF (3.41%)

PARCEL 'B'
TACO BELL
PROJECT



STANDARD PARKING 695
 STROLLER PARKING 4
 HANDICAP PARKING 16
 TOTAL PARKING 715

OVERALL SITE PLAN
 1"=60'-0"



SITE LOCATED IN CRMUC DISTRICT (CUTLER RIDGE METROPOLITAN URBAN CENTER)
BU-2 DISTRICT STANDARDS APPLY TO THIS ADMINISTRATIVE MODIFICATION

OVERALL SITE ANALYSIS

ZONING: BU-2 DISTRICT APPLIES
LAND USE: COMMERCIAL

TOTAL LAND AREA:	442,855.00 SQ. FT. (10.167± ACRES)
TOTAL BUILDING COVERAGE:	64,957.00 SQ. FT. (14.67 %)
TOTAL LANDSCAPED AREA:	66,589.00 SQ. FT. (15.04 %)
TOTAL PAVED AREA & WALKS:	311,309.00 SQ. FT. (70.29 %)
PERVIOUS AREA:	66,589.00 SQ. FT. (15.04 %) (1.529± ACRES)
IMPERVIOUS AREA:	376,266.00 SQ. FT. (84.96 %) (8.638± ACRES)

T-PLAT NO. T-23904-3 LOCATION MAP
 NOT TO SCALE

OVERALL LEGAL DESCRIPTION:
 ALL THAT PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 AND ALL THAT PART OF THE NORTH 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 LYING SOUTHEASTERLY OF U.S. HIGHWAY NO. 1, ALSO KNOWN AS STATE ROAD NO. 5, FORMERLY KNOWN AS STATE ROAD NO. 4-A, LYING IN SECTION 7, TOWNSHIP 56 SOUTH, RANGE 40 EAST, IN MIAMI-DADE COUNTY, FLORIDA:

EXCEPT THE FOLLOWING DESCRIBED PORTION THEREOF, HERETOFORE DEEDED TO THE COUNTY OF MIAMI-DADE, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, FOR USE AS A PUBLIC HIGHWAY AND FOR ALL PURPOSES INCIDENTAL THERETO, TO-WIT:

BEGINNING AT THE POINT OF INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF SOUTH ALLAPATTAH ROAD WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 5, IN THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 56 SOUTH, RANGE 40 EAST, AS SAID RIGHT-OF-WAY LINES ARE SHOWN ON THE STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP, SECTION 8757-155, AS RECORDED IN PLAT BOOK 80 AT PAGE 83 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; FROM SAID POINT OF BEGINNING RUN SOUTH ALONG THE WEST RIGHT-OF-WAY LINE OF SOUTH ALLAPATTAH ROAD FOR A DISTANCE OF 64.53 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF A TANGENTIAL CIRCULAR CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 137°38'40" FOR AN ARC DISTANCE OF 60.06 FEET TO A POINT OF TANGENCY WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 5; THENCE RUN NORTHEASTERLY ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 5 FOR A DISTANCE OF 64.53 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING FOUR (4) PARCELS:

PARCEL 1
 COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 56 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA; THENCE RUN SOUTH 88°41'35" WEST ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4 FOR 50.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SOUTH ALLAPATTAH ROAD; THENCE NORTH 01°01'24" WEST ALONG SAID WEST RIGHT-OF-WAY LINE FOR 37.42 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°52'10" WEST FOR 127.70 FEET; THENCE NORTH 01°07'50" WEST FOR 9.37 FEET; THENCE NORTH 47°32'07" WEST FOR 92.13 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1 (SOUTH DIXIE HIGHWAY); THENCE NORTH 41°20'42" EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE 212.00 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE SOUTH, HAVING AS ITS ELEMENTS A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OR 137°38'40", A CHORD OF 46.62 FEET AND WHOLE CHORD BEARS SOUTH 89°52'11" EAST; THENCE ALONG THE ARC OF SAID CURVE FOR 60.06 FEET TO A POINT ON SAID WEST RIGHT-OF-WAY LINE OF SOUTH ALLAPATTAH ROAD; THENCE SOUTH 01°01'24" EAST ALONG SAID WEST RIGHT-OF-WAY LINE FOR 220.00 FEET TO THE POINT OF BEGINNING.

PARCEL 2
 COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 56 SOUTH, RANGE 40 EAST; THENCE RUN SOUTH 01°01'29" EAST ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 7 FOR A DISTANCE OF 663.80 FEET TO THE SOUTHEAST CORNER OF THE NORTH 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 7; THENCE SOUTH 88°49'06" WEST ALONG THE SOUTH LINE OF THE NORTH 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 7, A DISTANCE OF 947.84 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE CONTINUE SOUTH 88°49'06" WEST ALONG THE SOUTH LINE OF THE NORTH 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 7, A DISTANCE OF 270.53 FEET TO A POINT OF INTERSECTION WITH THE ARC OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST THAT BEARS SOUTH 88°45'46" EAST TO THE CENTER OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 38°08'38"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE; AN ARC DISTANCE OF 16.63 FEET TO A POINT OF TANGENCY ON THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1 (SOUTH DIXIE HIGHWAY); THENCE NORTH 41°20'42" EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 256.00 FEET; THENCE SOUTH 48°30'18" EAST A DISTANCE OF 204.70 FEET; THENCE SOUTH 41°20'42" WEST A DISTANCE OF 88.57 FEET TO THE POINT OF BEGINNING.

PARCEL 3
 A PORTION OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 LYING WITHIN THE SECTION 7, TOWNSHIP 56 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
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PARCEL 4
 A PORTION OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 56 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
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GROUP

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SEAL
 EDUARDO L. CARCACHÉ
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 ANA A. GONZALEZ VALDEZ
 ARCHITECT-AR 97769

NO.	DATE	DESCRIPTION
△	05-31-18	
△	06-25-18	
△	07-16-18	
△		
△		
△		
△		
△		
△		

CONTRACT DATE: _____
 BUILDING TYPE: EXP. LT. MED-40
 PLAN VERSION: x
 SITE NUMBER: 309797
 STORE NUMBER: 420630

TACO BELL
 20711 SO. DIXIE HWY
 CUTLER BAY, FL

TACO BELL

Explorer Lite

OVERALL SITE PLAN

C-0

PLOT DATE: 07-17-2018