

ORDINANCE 2006-32

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, ADOPTING THE LAND USE AMENDMENTS TO THE CITY OF DORAL'S COMPREHENSIVE DEVELOPMENT MASTER PLAN; AUTHORIZING THE APPROPRIATE CITY OFFICIALS TO TRANSMIT THIS ORDINANCE TO THE FLORIDA DEPARTMENT OF COMMUNITY AFFAIRS; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, on April 26, 2006, the City Council of the City of Doral (the "City") adopted its Comprehensive Plan consistent with Florida Statutes Chapter 163, Part II; and

WHEREAS, on June 28, 2006, the State of Florida, Department of Community Affairs (the "Department of Community Affairs") issued its Notice of Intent ("NOI") and Statement of Intent ("SOI") to find the Comprehensive Plan Not in Compliance with Florida Statutes Sections 163.3184, 163.3187 and 163.3189, due to the Department of Community Affairs' concerns about: (1) affordable housing policies; and (2) provisions of the Transportation Element regarding the City's adopted roadway levels of service and the establishment of transportation demand programs; and

WHEREAS, the City has agreed to add policies and additional information to the Comprehensive Plan to resolve the Department of Community Affairs' issues; and

WHEREAS, in order to resolve the Department of Community Affairs' issues, a Stipulated Settlement Agreement (the "Agreement") was executed by and between the City and the Department of Community Affairs; and

WHEREAS, the City Council of the City of Doral finds it to be in the best interests of its citizens to adopt, pursuant to the Agreement, the Land Use Amendments to the City's Comprehensive Development Master Plan, as stated in Exhibit "A," attached hereto and incorporated herein; now, therefore

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DORAL,
FLORIDA:

Section 1. The foregoing "WHEREAS" clauses are hereby ratified and confirmed as being true and correct and are hereby made a part of this Resolution upon adoption hereof.

Section 2. The Land Use Amendments to the City of Doral's Comprehensive Development Master Plan, as outlined in Exhibit "A," attached hereto and incorporated herein, are hereby adopted.

Section 3. That the City Clerk is hereby authorized to transmit this Ordinance to the Florida Department of Community Affairs.

Section 4. This Ordinance shall become effective immediately upon adoption.

[Section left blank intentionally]

The foregoing Ordinance was offered by Councilman Van Name who moved its adoption. The motion was seconded by Councilman DiPietro and upon being put to a vote, the vote was as follows:

Mayor Juan Carlos Bermudez	Yes
Vice Mayor Peter Cabrera	Absent
Councilman Michael DiPietro	Yes
Councilwoman Sandra Ruiz	Yes
Councilman Robert Van Name	Yes

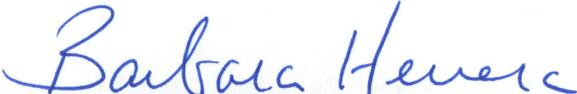
PASSED AND ADOPTED on first reading this 13th day of December, 2006.

PASSED AND ADOPTED on second reading this 10TH day of January, 2007.



JUAN CARLOS BERMUDEZ, MAYOR

ATTEST:



BARBARA HERRERA, CITY CLERK

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:



JOHN J. HEARN, CITY ATTORNEY

This instrument was prepared by:
Name: Leila M. Jackson Batties
Address: Holland & Knight LLP
701 Brickell Avenue
Miami, FL 33131

(Space reserved for Clerk)

DECLARATION OF RESTRICTIONS

WHEREAS, the undersigned, ARAN PROPERTIES, INC., a Florida corporation (the "Owner") holds the fee simple title to that certain 24.56± acres of real property located on the north side of NW 41 Street between NW 109 and NW 114 Avenues in the City of Doral (the "City"), and more particularly described in Exhibit "A," attached hereto, and hereinafter called the "Property," which is supported by the attorney's opinion; and

WHEREAS, the Owner filed an application with the City seeking a district boundary change on the Property from GU to BU-1A (the "Application");

WHEREAS, the Owner proposes to develop the Property with a neighborhood retail center;

IN ORDER TO ASSURE the City that the representations made by the Owner during consideration of the Application will be abided by, the Owner freely, voluntarily and without duress makes the following Declaration of Restrictions covering and running with the Property:

- (1) Site Plan. The Property shall be developed substantially in accordance with the plans previously submitted, entitled "Aran Commercial Development," prepared by Valle Valle & Partners, dated November 6, 2006, said plans being on file with the City of Doral Planning and Zoning Department, and by reference made a part of this Declaration, as may be amended during the public hearing on the Application (the "Plan").
- (2) Use Restrictions. Notwithstanding the BU-1A zoning, the following uses shall not be permitted on the Property:
 - a. automobile new parts and equipment sales
 - b. automobile and light truck sales agency
 - c. automobile service station
 - d. automobile self-service gas station
 - e. automobile washing
 - f. bait and tackle shops
 - g. rental trucks
- (3) Dedication and Improvement of NW 109 Avenue. The Owner agrees to dedicate up to 35 feet of the Property along the eastern boundary of the Property for the NW 109 Avenue right-of-way in order to facilitate the construction of a two-lane roadway. Additionally, prior to the issuance of a certificate of occupancy for any building within the Property, the Owner shall construct or cause the construction of said two-lane roadway, and shall realign the northern portion of said roadway improvement in accordance with the Miami-Dade County Public Works Manual.

(Public Hearing)

Section-Township-Range: 19/20-56-40

Folio number: 35-3019-001-0370; 35-3019-001-0520; 35-3019-001-0530; 35-3019-001-0531

(4) Buffer Along Northern Property Line. The Owner agrees to install and maintain an 8' high wall and live oak trees, planted 25' on center, along the northern boundary of the Property, from NW 112 Avenue to NW 114 Avenue. Additionally, at time of planting, said trees shall exceed the minimum requirements for caliper and height set forth in Chapter 18A of the Miami-Dade County Code.

(5) Restrictions on Dumpsters, Deliveries and Trash Pick-Up. Each building within the Property shall be designed to include an enclosed area for trash dumpsters. Free standing areas for dumpsters within the parking lots shall be prohibited. Deliveries and trash pick-up shall be limited to the hours of 7:00 a.m. and 7:00 p.m., Monday through Friday.

(6) Construction Hours and Activities. Unless otherwise authorized by the building official, in accordance with the City's Noise Ordinance, the Owner shall limit construction activities to the hours of 8:00 a.m. and 6:00 p.m., Monday through Friday, and 10:00 a.m. to 4:00 p.m. on Saturday. No construction activities shall take place on Sunday or on national holidays. The use of explosives shall be strictly prohibited. In the event a hurricane warning is issued for Miami-Dade County, the Owner shall promptly secure all construction materials to minimize the potential for damage from flying objects to adjacent properties.

(7) Security During Construction. For each building constructed on the Property, the Owner shall provide adequate on-site security between the hours of 7:00 p.m. and 7:00 a.m., Monday through Friday, and 24 hours during weekends and holidays. The security shall commence prior to the final electrical inspection for the respective buildings.

(8) Newsracks. The City has adopted Ordinance No. 2006-09 regulating the appearance of newsracks within the municipal boundaries. Newsracks within the Property shall comply with City's Ordinance No. 2006-09.

(9) Walking Path Around Lake. At a future date, the Owner, with the consent of the City, may determine there is a need for walking path around the lake proposed for the north side of the Property. In that case, the Site Plan may be modified to include a 5' wide walking path around the lake. The walking path shall be constructed of organic materials or other pervious materials approved by the City.

(10) Miscellaneous.

City Inspection. As further part of this Declaration, it is hereby understood and agreed that any official inspector of the City or its agents duly authorized, may have the privilege at any time during normal working hours of entering and inspecting the use of the premises to determine whether or not the requirements of the building and zoning regulations and the conditions herein agreed to are being complied with.

Covenant Running with the Land. This Declaration on the part of the Owner shall constitute a covenant running with the land and may be recorded, at Owner's expense, in the public records of Miami-Dade County, Florida and shall remain in full force and effect and be binding upon the undersigned Owner, and its heirs, successors and assigns until such time as the same is modified or released. These restrictions during

(Public Hearing)

their lifetime shall be for the benefit of, and limitation upon, all present and future owners of the real property and for the benefit of the City and the public welfare. Owner, and its heirs, successors and assigns, acknowledge that acceptance of this Declaration does not in any way obligate or provide a limitation on the City.

Term. This Declaration is to run with the land and shall be binding on all parties and all persons claiming under it for a period of thirty (30) years from the date this Declaration is recorded, after which time it shall be extended automatically for successive periods of ten (10) years each, unless an instrument signed by the, then, owner(s) of the Property has been recorded agreeing to change the covenant in whole, or in part, provided that the Declaration has first been modified or released by the City.

Modification, Amendment, Release. This Declaration may be modified, amended or released as to the land herein described, or any portion thereof, by a written instrument executed by the, then, owner(s) of all of the Property, including jointers of all mortgagees, if any, provided that the same is also approved by the City after public hearing.

Should this Declaration of Restrictions be so modified, amended or released, the City Manager or designee shall forthwith execute a written instrument effectuating and acknowledging such modification, amendment or release.

Enforcement. Enforcement shall be by action against any parties or person violating, or attempting to violate, any covenants. The prevailing party in any action or suit pertaining to or arising out of this Declaration shall be entitled to recover, in addition to costs and disbursements allowed by law, such sum as the Court may adjudge to be reasonable for the services of his attorney. This enforcement provision shall be in addition to any other remedies available at law, in equity or both.

Authorization for City to Withhold Permits and Inspections. In the event the terms of this Declaration are not being complied with, in addition to any other remedies available, the City is hereby authorized to withhold any further permits, and refuse to make any inspections or grant any approvals, until such time as this Declaration is complied with.

Election of Remedies. All rights, remedies and privileges granted herein shall be deemed to be cumulative and the exercise of any one or more shall neither be deemed to constitute an election of remedies, nor shall it preclude the party exercising the same from exercising such other additional rights, remedies or privileges.

Presumption of Compliance. Where construction has occurred on the Property, or any portion thereof, pursuant to a lawful permit issued by the City, and inspections made and approval of occupancy given by the City, then such construction, inspection and approval shall create a rebuttable presumption that the buildings or structures thus constructed comply with the intent and spirit of this Declaration.

Severability. Invalidation of any one of these covenants by judgment of Court, shall not affect any of the other provisions, which shall remain in full force and effect. However, if any material portion is invalidated, the City shall be entitled to revoke any approval predicated upon the invalidated portion.

Recording. This Declaration shall be filed of record in the public records of Miami-Dade County, Florida, at the cost of the Owner, following the final approval of the Application. This Declaration shall become effective immediately upon recordation. Notwithstanding

(Public Hearing)

the previous sentence, if any appeal is filed, and the disposition of such appeal results in the denial of the application in its entirety, then this Declaration shall be null and void and of no further effect. Upon the disposition of an appeal that results in the denial of the Application in its entirety, and upon written request, the City Manager or designee shall forthwith execute a written instrument, in recordable form, acknowledging that this Declaration is null and void and of no further effect.

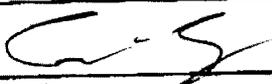
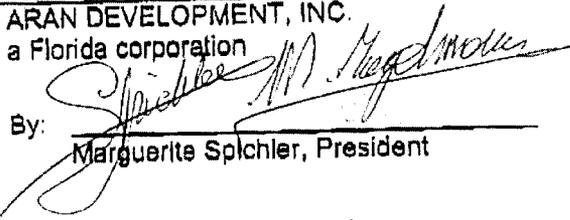
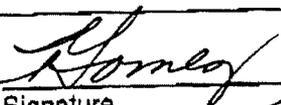
Acceptance of Declaration. Acceptance of this Declaration does not obligate the City in any manner, nor does it entitle the Owner to a favorable recommendation or approval of any application, zoning or otherwise, and the City retains its full power and authority to deny each such application in whole or in part and to decline to accept any conveyance or dedication.

Owner. The term Owner shall include the Owner, and its heirs, successors and assigns.

[SIGNATURE PAGE FOLLOWS]

Declaration of Restrictions
Page 4

IN WITNESS WHEREOF, we have hereunto set our hands and seal this 15th day of November, 2006.

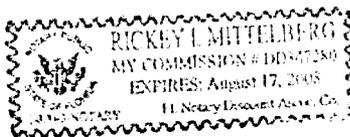
WITNESSES:	
 Signature <u>Eric Levy</u> Printed Name	ARAN DEVELOPMENT, INC. a Florida corporation By:  <u>Marguerite Spichler, President</u>
 Signature <u>Kresita Gomez</u> Printed Name	

STATE OF Florida)
COUNTY OF Miami-Dade) SS

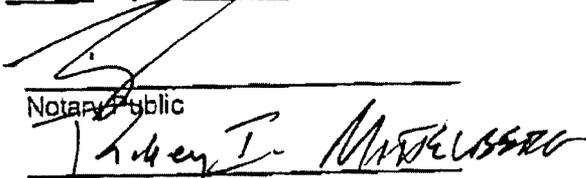
The foregoing instrument was acknowledged before me by Marguerite Spichler, as the president of Aran Properties, Inc., on behalf of the corporation. She is personally known to me or has produced _____ as identification.

Witness my signature and official seal this 15th day of November, 2006, in the County and State aforesaid.

My Commission Expires:



Notary Public


Printed Name

(Public Hearing)

EXHIBIT "A"

LEGAL DESCRIPTION FOR ARAN PROPERTIES

Tract 40 less the West 35.00 feet and the South 65.00 feet, Florida Fruit Lands Company's Subdivision in Section 19, Township 53 South, Range 40 East, according to the Plat thereof, as recorded in Plat Book 2, Page 17, of the Public Records of Miami-Dade County, Florida.

AND

Tract 57, less the South 65.00 feet for Right-of Way, Florida Fruit Lands Company's Subdivision in Section 19, Township 53 South, Range 40 East, according to the Plat thereof, as recorded in Plat Book 2, Page 17, of the Public Records of Miami-Dade County, Florida.

AND

The North 1/2 of Tract 58, Florida Fruit Lands Company's Subdivision No. 1 in Section 19, Township 53 South, Range 40 East, according to the Map or Plat thereof, as recorded in Plat Book 2, Page(s) 17, of the Public Records of Miami-Dade County, Florida.

AND

Tract 58, less the North 1/2, Florida Fruit Lands Company's Subdivision No. 1 in Section 19, Township 53 South, Range 40 East, according to the Map or Plat thereof, as recorded in Plat Book 2, Page(s) 17, of the Public Records of Miami-Dade County, Florida.

4010518_v9

(Public Hearing)

ARAN COMMERCIAL DEVELOPMENT

CITY OF DORAL - FLORIDA

OWNER

ARAN PROPERTIES

2600 DOUGLAS ROAD
MIAMI, FLORIDA, 33134

TOWN PLANNERS & ARCHITECTURE

W AND PARTNERS

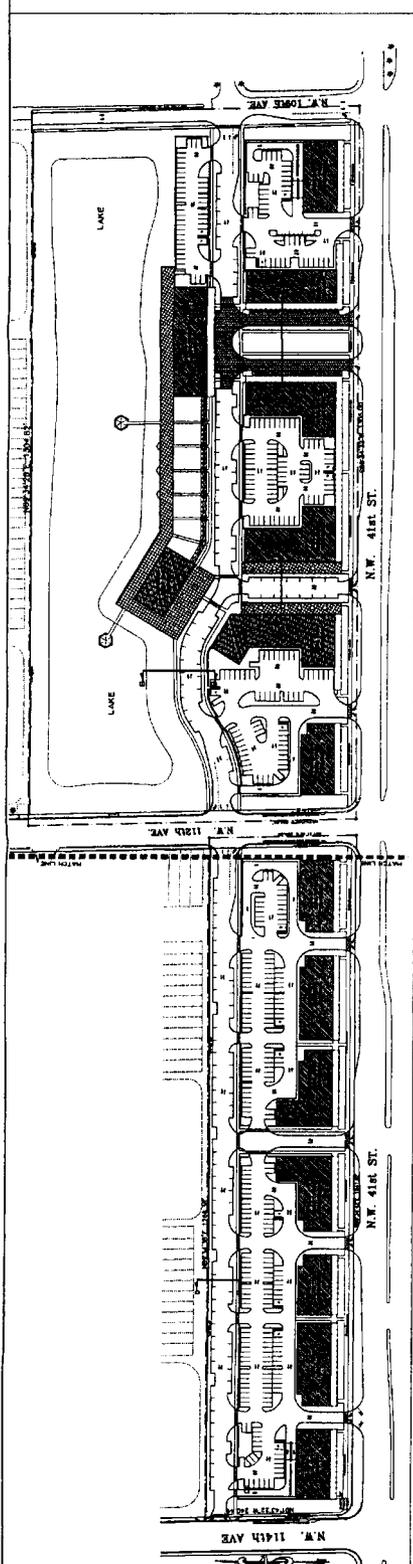
194 MINORCA AVENUE
CORAL GABLES, FLORIDA 33134
(305) 476-9212

JUNE 26TH, 2006

(REVISED: NOVEMBER 03, 2006)

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GENERAL SITE PLAN SCALE: 1"=100'

SITE DATA:
FUTURE LAND USE:
 ZONING: BU-1A
 GROSS AREA: 1,111,422.5 sq. ft. (25.515 acres)
 R/W EASEMENT: 36,068.7 sq. ft. (0.875 acres)
 NET AREA: 1,073,323.8 sq. ft. (24.640 acres)
 LAKE AREA: 183,854.2 sq. ft. (4.450 acres)
 OPEN SPACE: 14.00% Min.
 Provided: 19.44% (215,683.2 sq. ft.)

LOT COVERAGE:
 Allowed: 40.00% Max.
 Provided: 15.87% (170339.7 sq. ft.)
BUILDING AREA : 142,600.0 sq. ft.

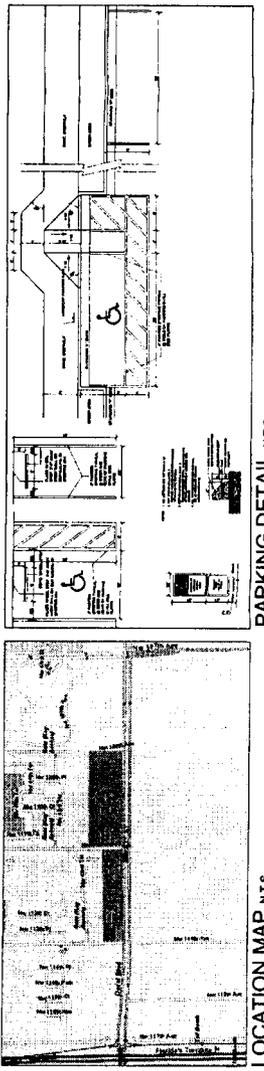
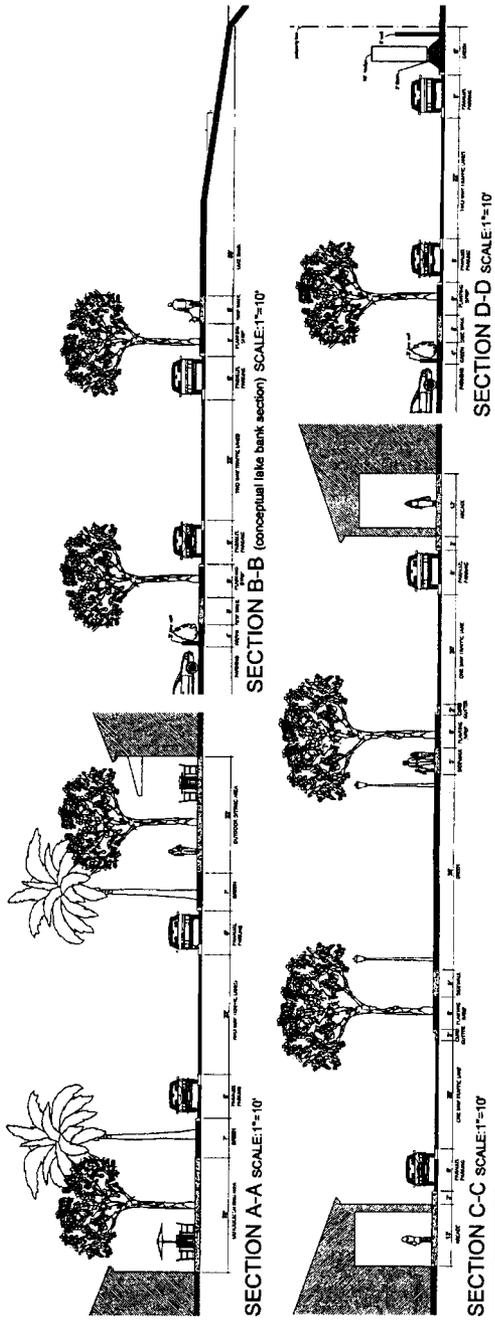
FLOOR AREA RATIO:
 Allowed: 0.4 MAX.
 Provided: 0.133 (142,600 sq. ft.)

BUILDING HEIGHT:
 Allowed: 60' Max.
 Provided: 40'-0"

LEASABLE AREA: 142,600 sq. ft.
SETBACKS :
 Front: Required
 Side: Provided
 Rear: Provided
 25 Min.
 25 Min.
 120'

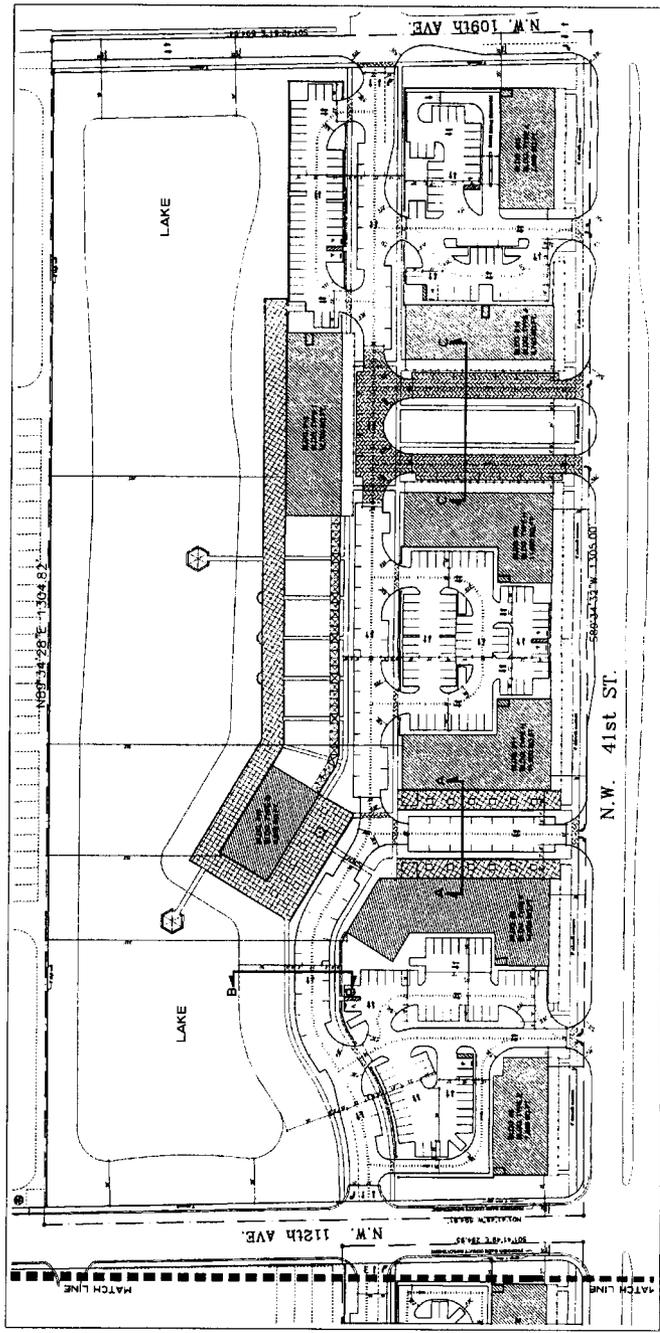
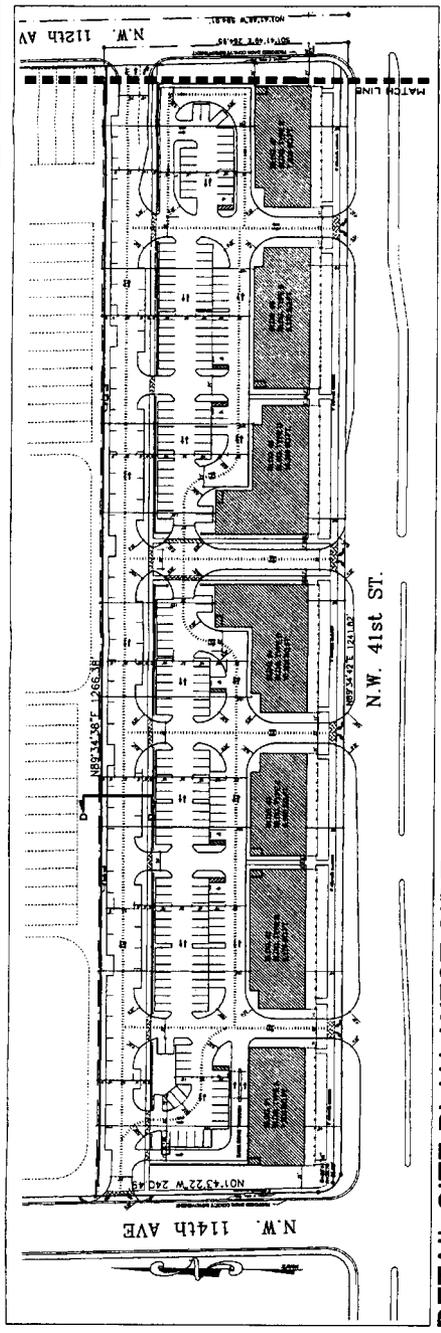
TREES:
 Required: 543.4
 New & Existing: 546

PARKING CALCULATION:
 Required: 142,600/250=570.4
 Provided: 572
 Handicapped Required: 573x2%=12
 Handicapped Provided: 16



PARKING DETAIL N.T.S.

LOCATION MAP N.T.S.





AS PREPARED BY
 10115 WINDYBROOK AVENUE
 CENTRAL HAVEN, FL 33154
 OFFICE: 305.491.8121
 FAX: 305.491.8122

DATE: 10/16/06

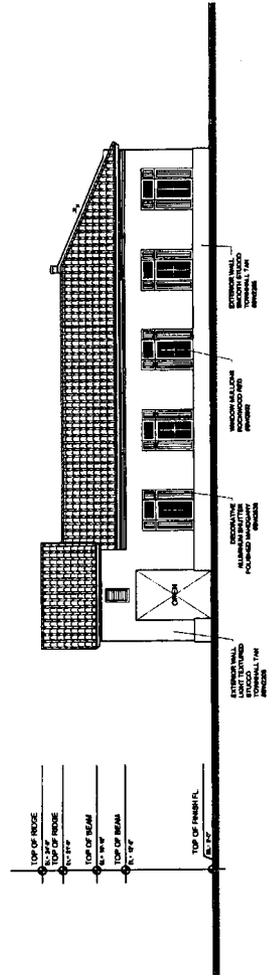
PROJECT:
 ARAN PROPERTIES
 2600 DOUGLAS ROAD
 MIAMI, FL 33134

NO.	BY

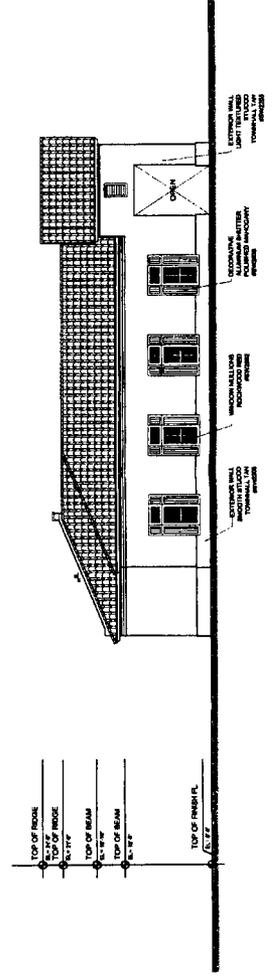
ARAN COMMERCIAL DEVELOPMENT
 CITY OF DORAL - FLORIDA

DATE: APRIL 20, 06
 DRAWN BY: J. B. BROWN
 CHECKED BY: J. B. BROWN
 PROJECT NO.: 06-001
 SHEET NO.: A-6
 TOTAL SHEETS: 6
 PROJECT: ARAN COMMERCIAL DEVELOPMENT
 CITY OF DORAL - FLORIDA

APR 06 2006
 ELEVATIONS



EAST BUILDING ELEVATION TYPE B SCALE: 1/8"=1'-0"



WEST BUILDING ELEVATION TYPE B SCALE: 1/8"=1'-0"



ADDRESS:
181 N. WINDYBROOK
CORAL GABLES, FL 33134
OFFICE: 305.476.8212
FAX: 305.476.8281

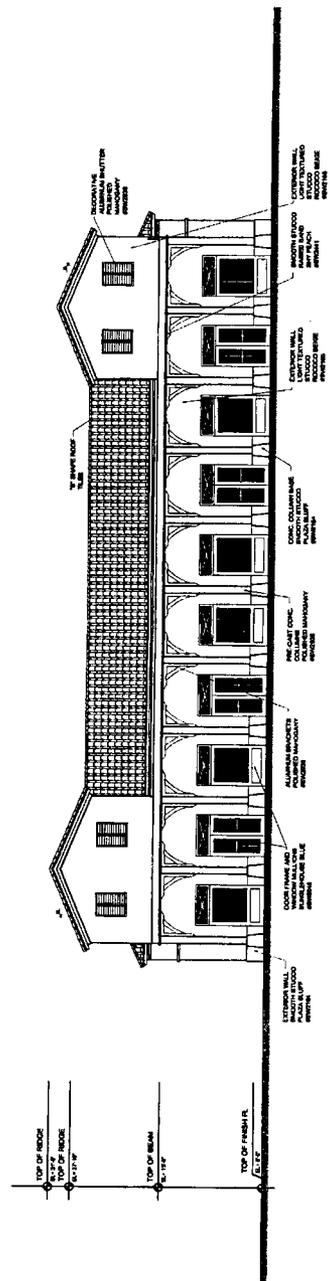
PROJECT NO.: 1016
NAME:
ARAN PROPERTIES
2000 EDGEMOOR ROAD
MIAMI, FL 33134

NO.	DATE	DESCRIPTION

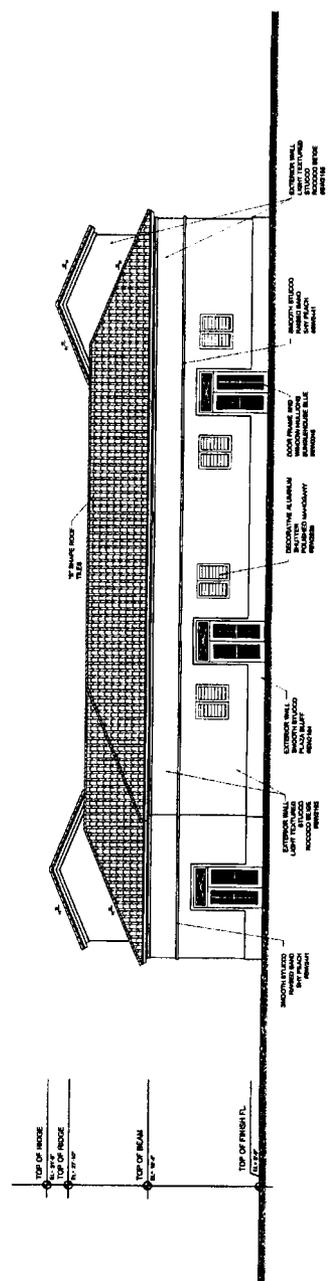
ARAN COMMERCIAL DEVELOPMENT
CITY OF DORAL - FLORIDA

DATE: JAN 16, 06
DRAWN BY: J. H. ...
CHECKED BY: ...
APPROVED BY: ...
SCALE: AS SHOWN
PROJECT NO.: 1016

NOV. 06 2006
SCALE: AS SHOWN
PROJECT NO.: 1016
SHEET NO.: A-8



SOUTH BUILDING ELEVATION TYPE C SCALE 1/8"=1'



NORTH BUILDING ELEVATION TYPE C SCALE 1/8"=1'



AN ARCHITECT
 116 BIRCHDALE AVE.
 CORAL GABLES, FL 33134
 TEL: 305-442-1800
 FAX: 305-442-8300

JOB NO. 1016

OWNER
 ARAN PROPERTIES
 1700 W. BAYVIEW BLVD
 MIAMI, FL 33134

NO.	DESCRIPTION	DATE

ARAN COMMERCIAL DEVELOPMENT
 CITY OF DORAL - FLORIDA

DATE: APRIL 26, 2006
 DRAWING NO. 1016-01
 SHEET NO. A-10
 SCALE: AS SHOWN ON PLAN

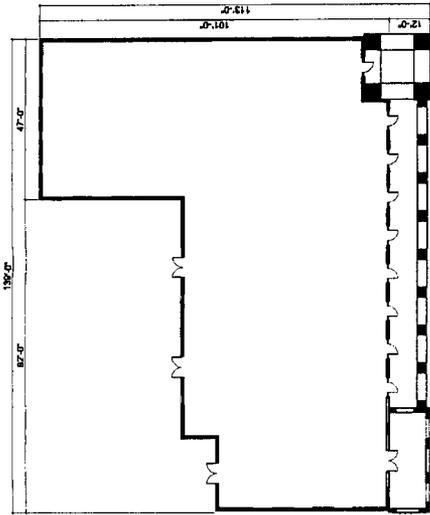
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NOV 06 2006

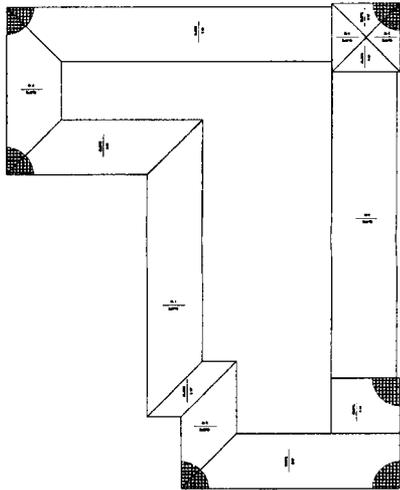
SCALE: AS SHOWN ON PLAN

A-10

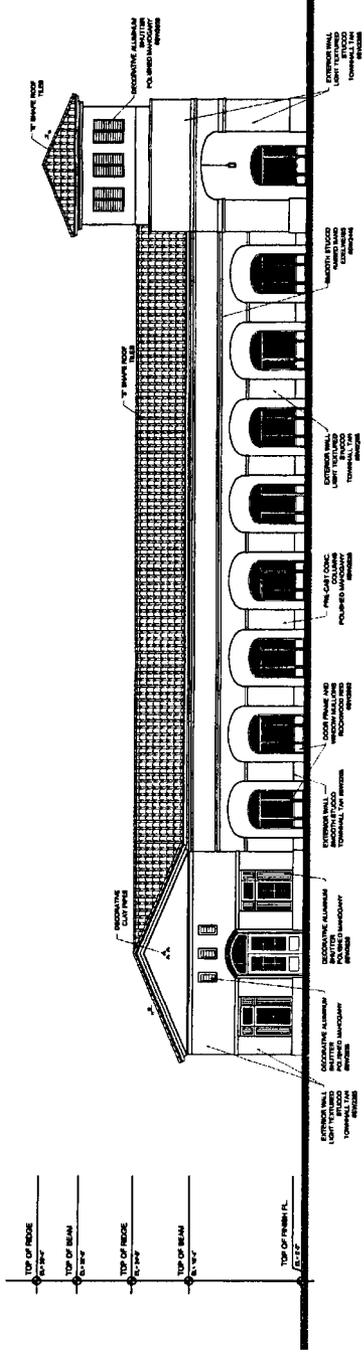
BUILDING PLANS



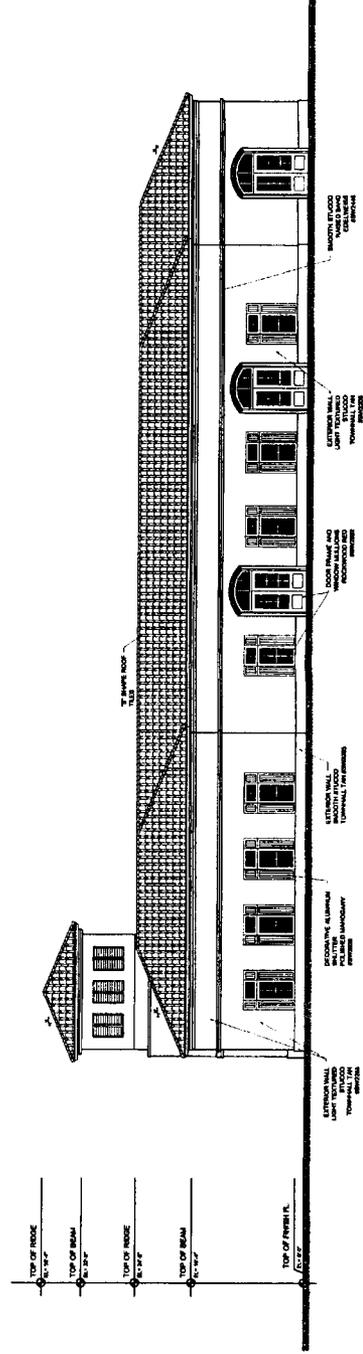
FLOOR PLAN BUILDING TYPE D SCALE: 1/16"=1'-0"



ROOF PLAN BUILDING TYPE D SCALE: 1/16"=1'-0"



SOUTH BUILDING ELEVATION TYPE D SCALE: 1/8"=1'-0"

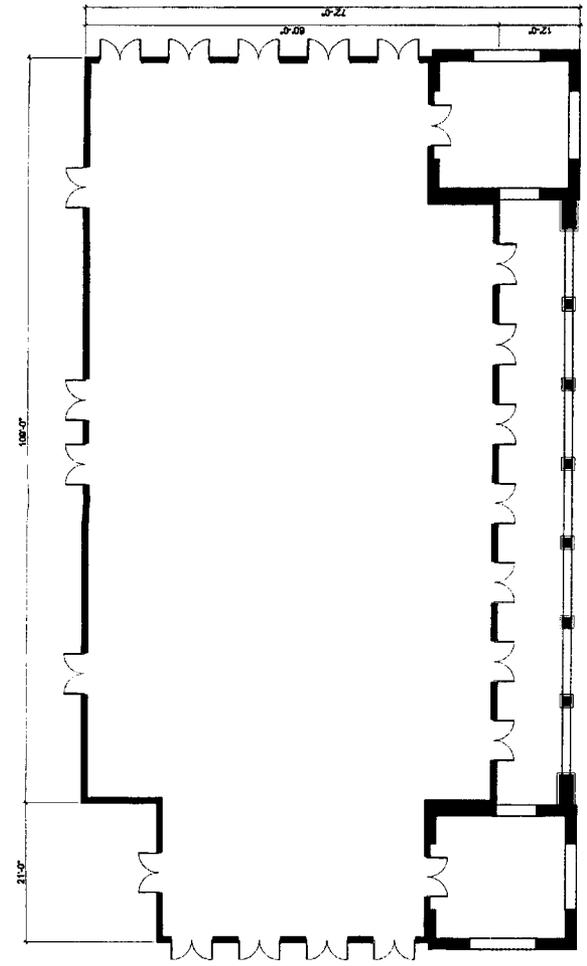


NORTH BUILDING ELEVATION TYPE D SCALE: 1/8"=1'-0"

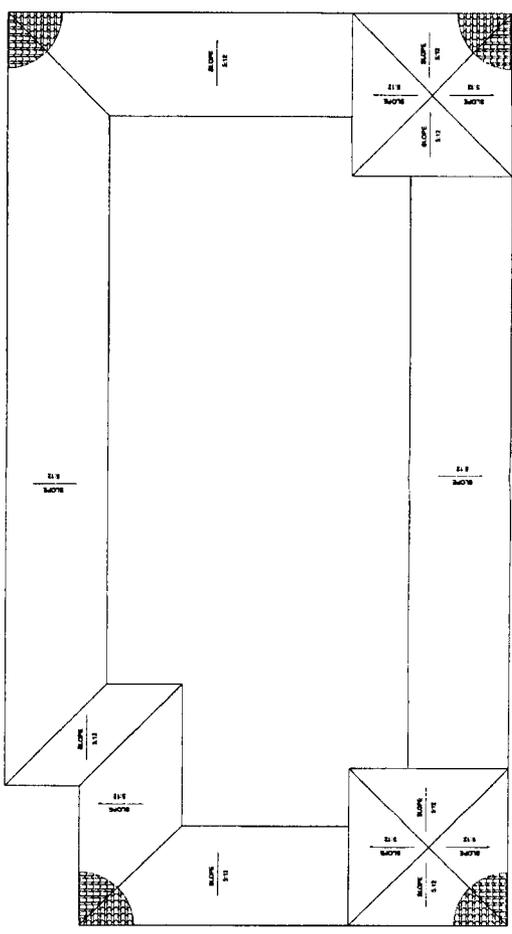
REVISIONS	BY	DATE

DATE: JUNE 05, 06
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 PROJECT NO.: 1016
 SHEET NO.: A-13

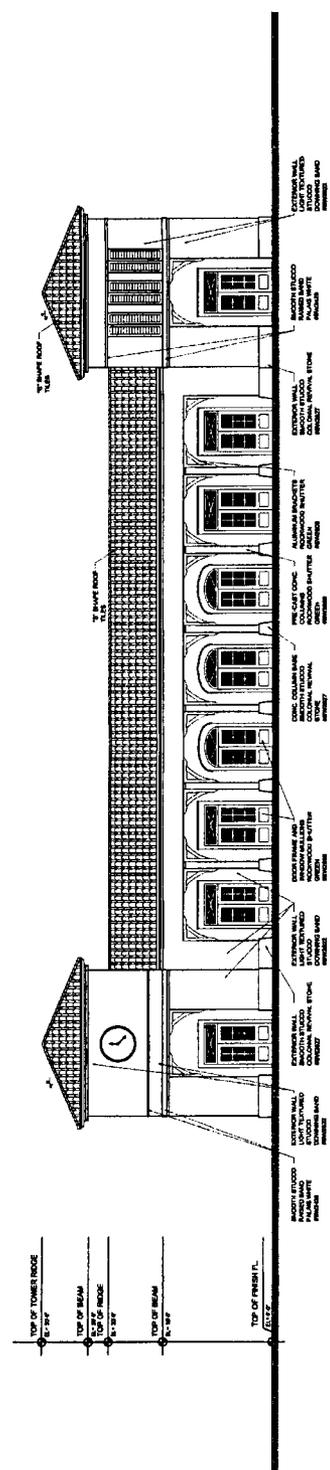
NOV 06 2006
 BUILDING PLANS



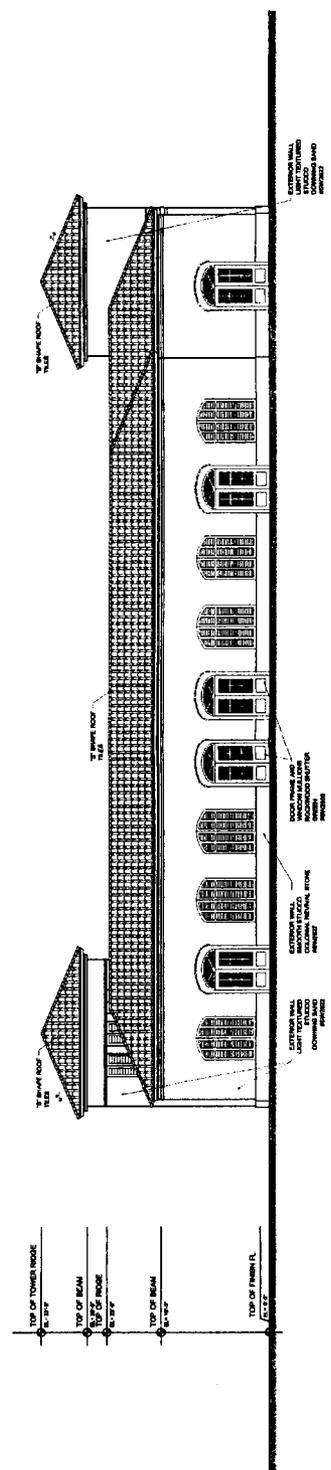
FLOOR PLAN BUILDING TYPE E SCALE: 1/8"=1'



ROOF PLAN BUILDING TYPE E SCALE: 1/8"=1'



SOUTH BUILDING ELEVATION TYPE E SCALE 1/8"=1'



NORTH BUILDING ELEVATION TYPE E SCALE 1/8"=1'



ARCHITECT
 101 UNIVERSITY PARK
 SUITE 100
 MIAMI, FL 33134
 TEL: 305.575.1111
 FAX: 305.575.1100

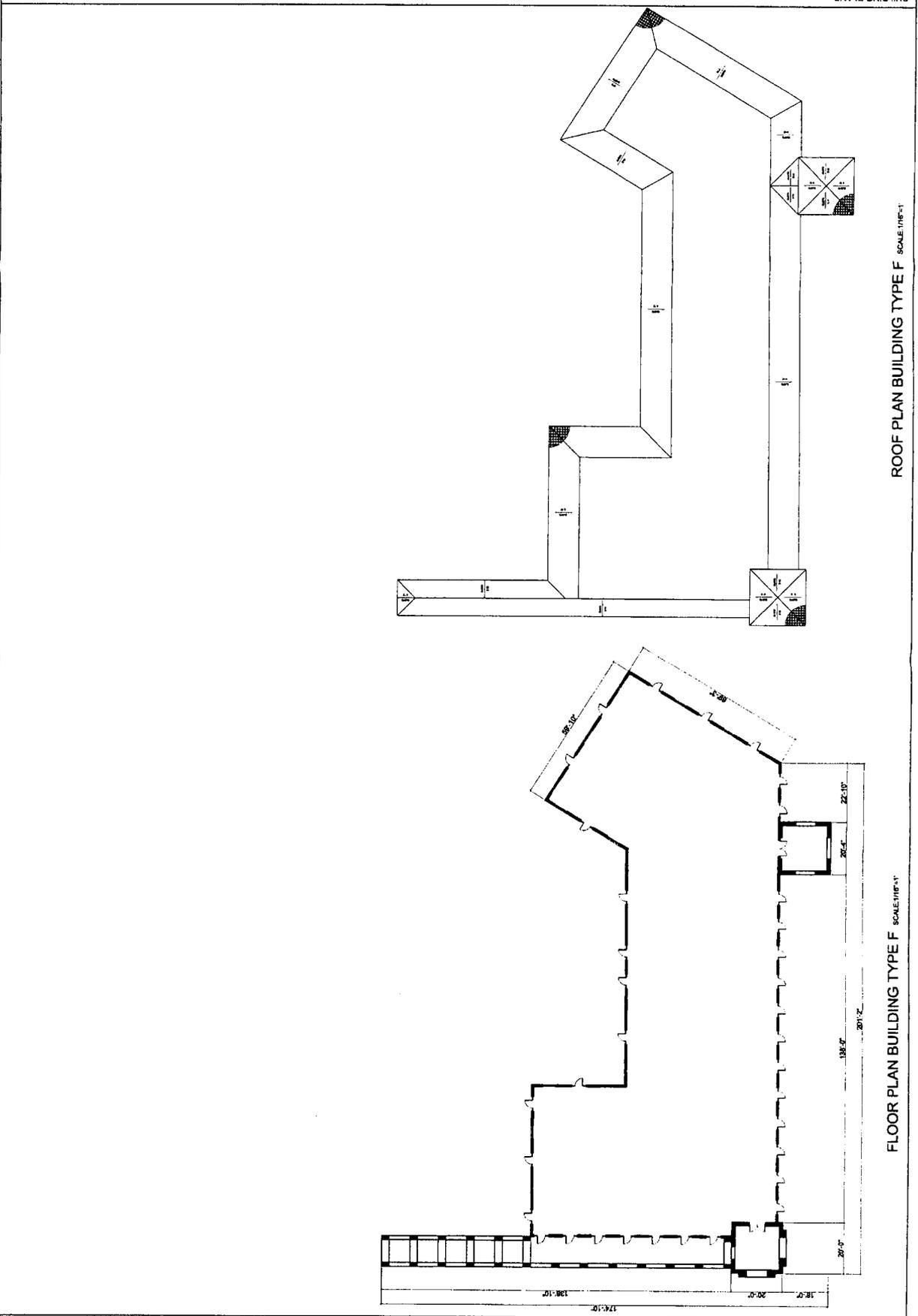
PROJECT NO. 1016
 PROJECT NAME
 ARAN COMMERCIAL DEVELOPMENT
 3800 COMMERCIAL BLVD
 MIAMI, FL 33134

NO.	DESCRIPTION	DATE

ARAN COMMERCIAL DEVELOPMENT
 CITY OF DORAL - FLORIDA

DATE: JAN 28, 2016
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 PROJECT NO. 1016
 SHEET NO. A-16

SCALE: 1/8"=1'-0"
 A-16

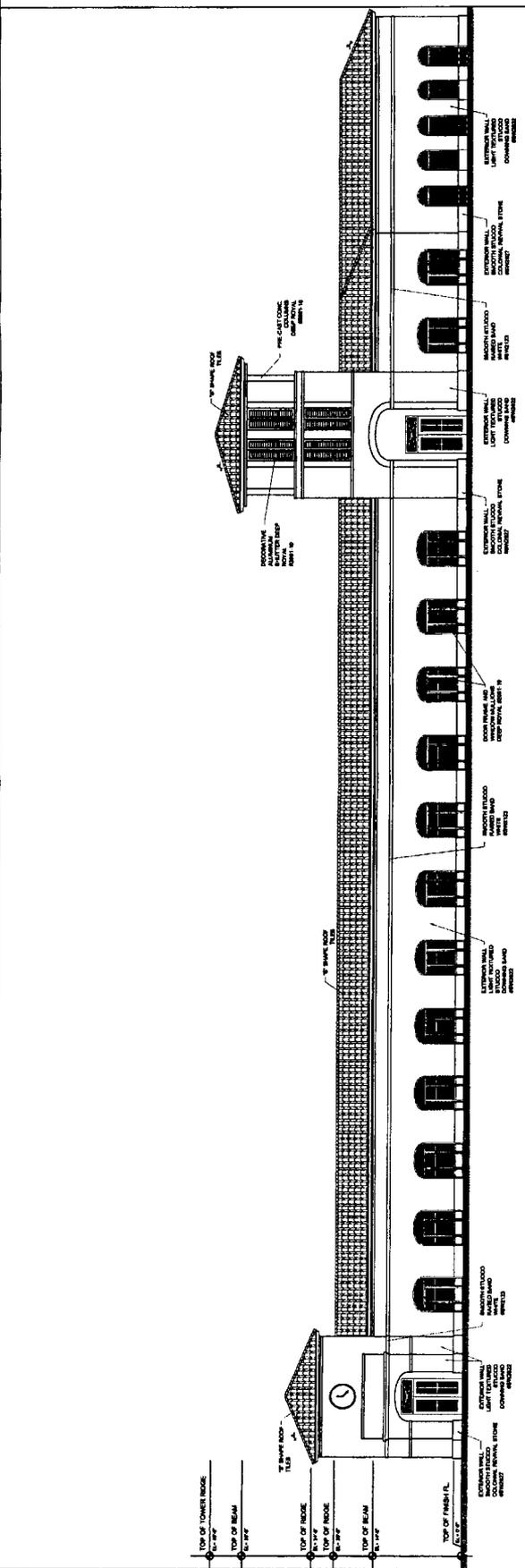


FLOOR PLAN BUILDING TYPE F SCALE: 1/8"=1'-0"

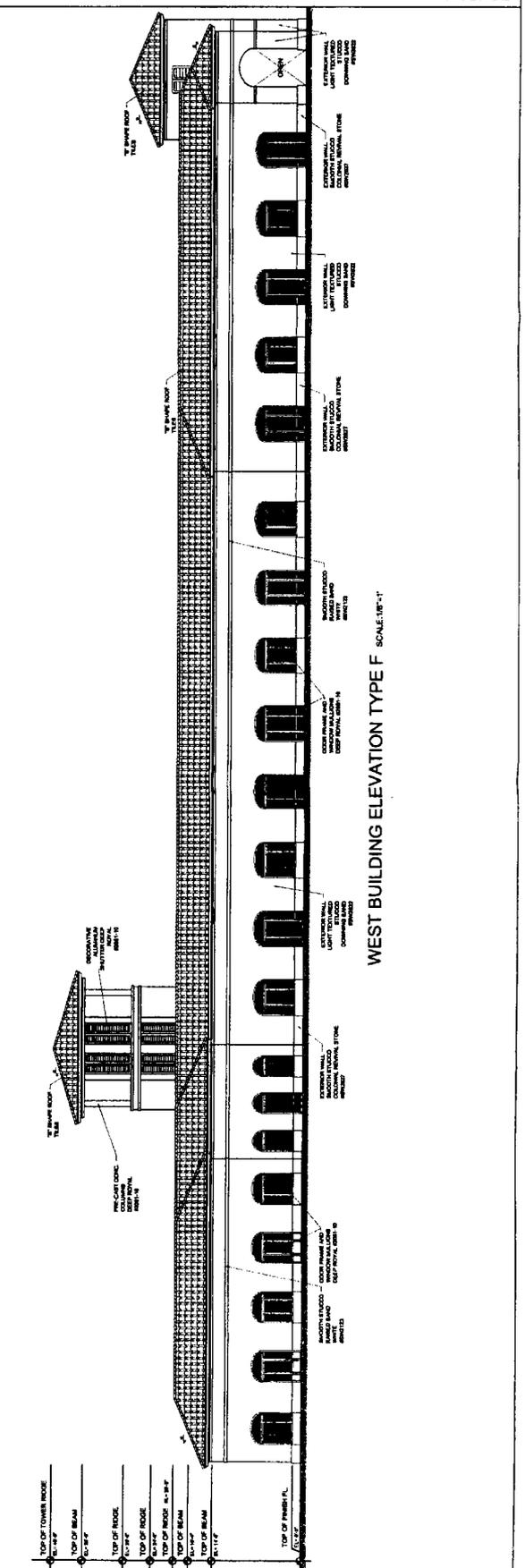
ROOF PLAN BUILDING TYPE F SCALE: 1/8"=1'-0"

BUILDING PLANS

NO.	DESCRIPTION	DATE



EAST BUILDING ELEVATION TYPE F SCALE: 1/8"=1'-0"



WEST BUILDING ELEVATION TYPE F SCALE: 1/8"=1'-0"



14100 HWY 19
 SUITE 1000
 DORAL, FLORIDA 33126
 OFFICE: 305-376-2222
 FAX: 305-376-2223

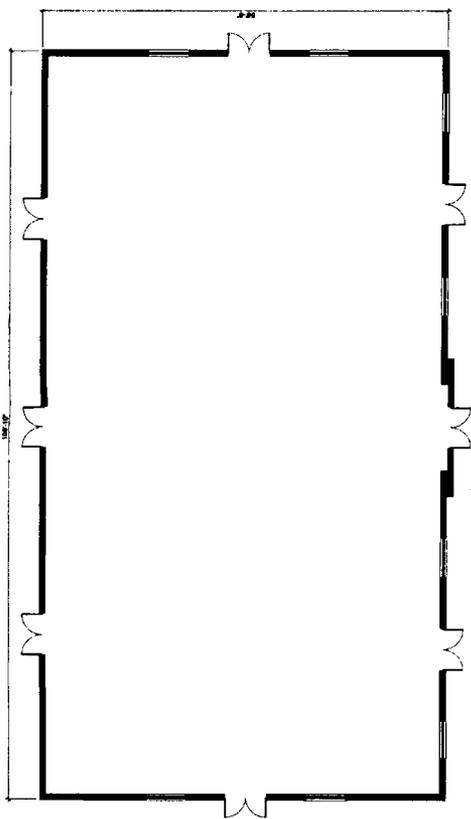
PROJECT NO: 1016
 PROJECT NAME:
 ARAN PROPERTIES
 2860 DOUGLAS ROAD
 MIAMI, FL 33134

NO.	DATE	BY	DESCRIPTION

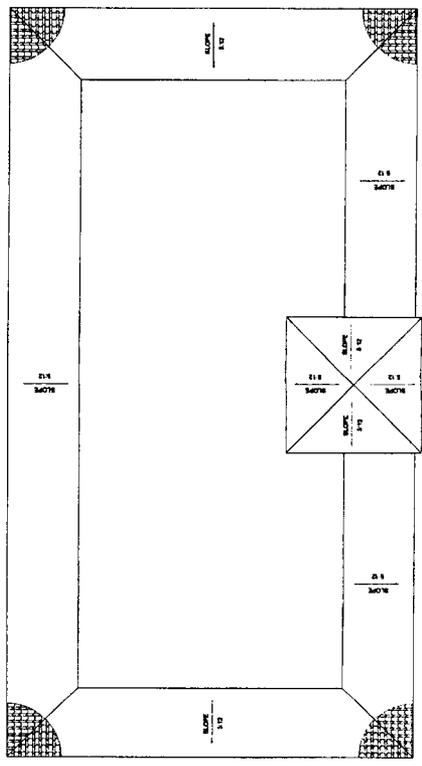
ARAN COMMERCIAL DEVELOPMENT
 CITY OF DORAL - FLORIDA

DATE: 04/06/10
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 PROJECT NO: 1016
 SHEET NO: A-19

NOV 06 2006
 PROFESSIONAL SEAL
 ARCHITECT/ENGINEER
 STATE OF FLORIDA
 NO. 1016
 A-19



FLOOR PLAN BUILDING TYPE G SCALE: 1/8"=1'-0"



ROOF PLAN BUILDING TYPE G SCALE: 1/8"=1'-0"



14 800227
 141 AMERICA AVE.
 CORAL GABLES, FL 33134
 TEL: 305.442.1111
 FAX: 305.442.1111

JOB NO. 1016

ARAN PROPERTIES
 2600 DOUGLAS ROAD
 MIAMI, FL 33134

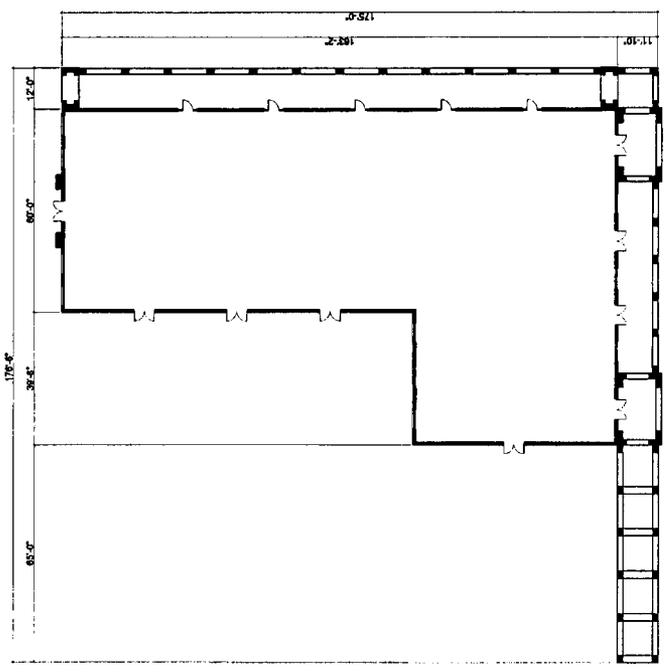
NO.	BY	DATE

ARAN COMMERCIAL DEVELOPMENT
 CITY OF DORAL - FLORIDA

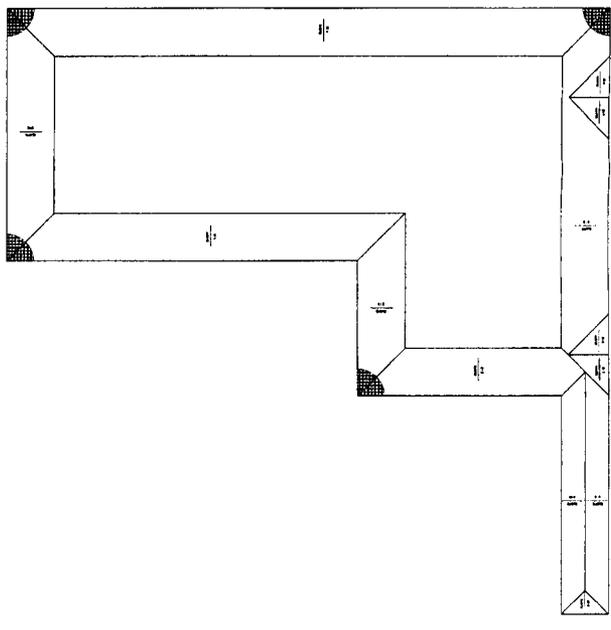
DATE: JAN 26, 06
 DRAWN BY: J. B. BROWN
 CHECKED BY: J. B. BROWN
 PROJECT NO.: 1016
 SHEET NO.: A-22

NOV 06 2005
 11:00 AM
 11:00 AM

SCALE: 1/8"=1'-0"
 A-22



FLOOR PLAN BUILDING TYPE H SCALE: 1/8"=1'-0"

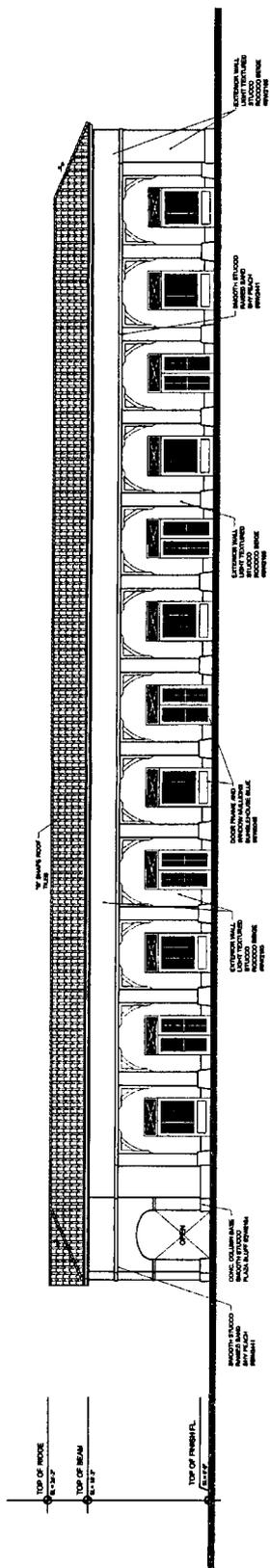


ROOF PLAN BUILDING TYPE H SCALE: 1/8"=1'-0"

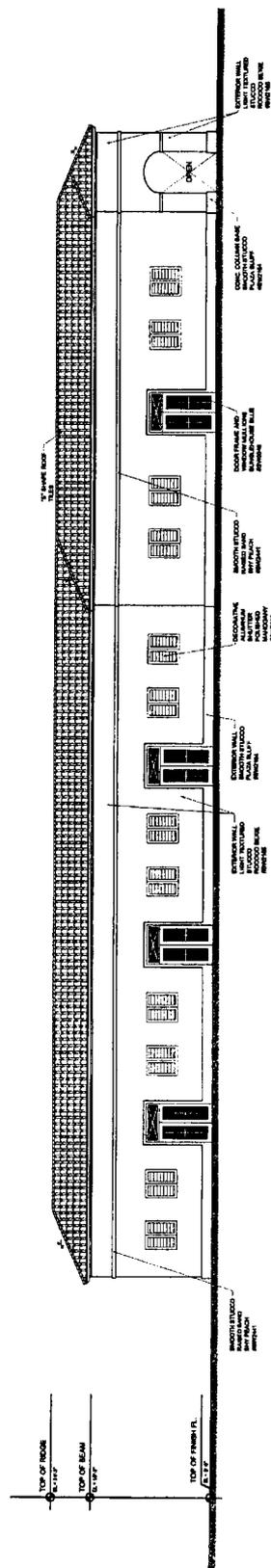
BUILDING PLANS

BY	
DATE	
REVISION	

DATE: APRIL 26, 06
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 APPROVED BY: [Signature]
 PROJECT NO. 1016
 SHEET NO. A-23



SOUTH BUILDING ELEVATION TYPE H SCALE: 1/8"=1'-0"

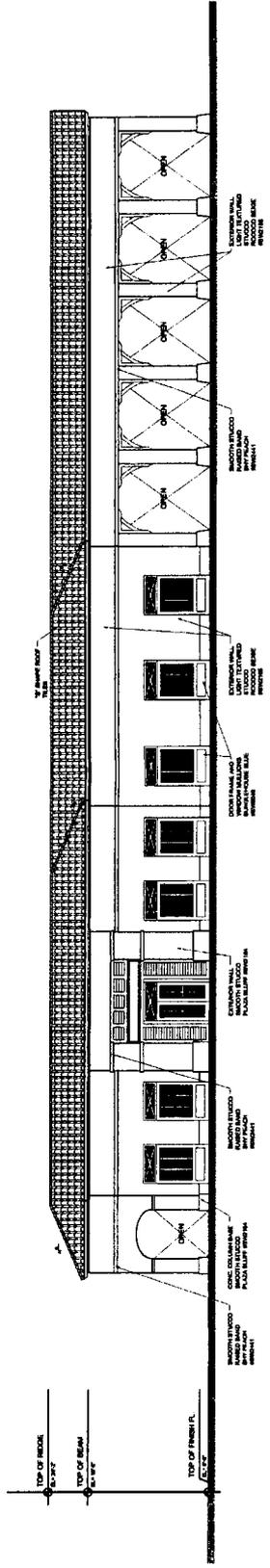


NORTH BUILDING ELEVATION TYPE H SCALE: 1/8"=1'-0"

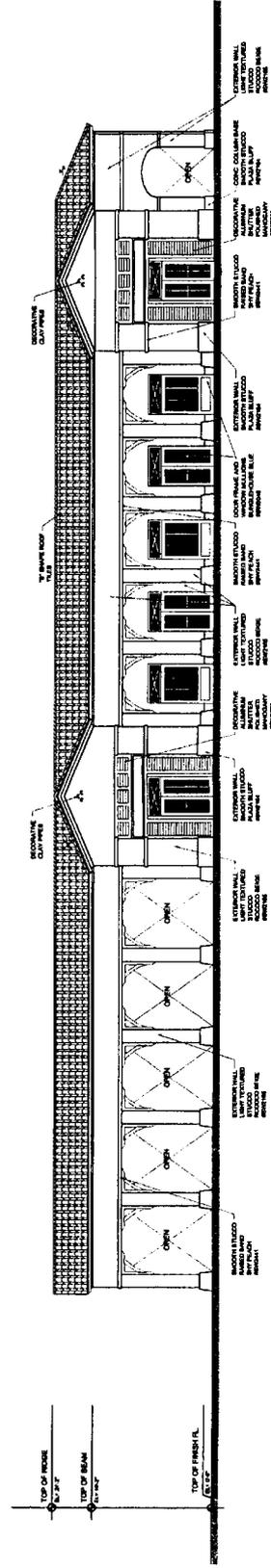
NO.	REVISIONS

DATE: JUNE 18, 05
DRAWN BY: J. J. ...
CHECKED BY: ...
PROJECT NO.: ...
SHEET NO.: ...

NOV. 06, 2005
SCALE: AS SHOWN ON PLAN
A-24



EAST BUILDING ELEVATION TYPE H SCALE 1/8"=1'



WEST BUILDING ELEVATION TYPE H SCALE 1/8"=1'



VALLE & VALLE PARTNERS
 10000 W. BOCA RATON AVENUE
 SUITE 200
 BOCA RATON, FL 33433

JOB NO: 1016

DATE: 11/06/16
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]

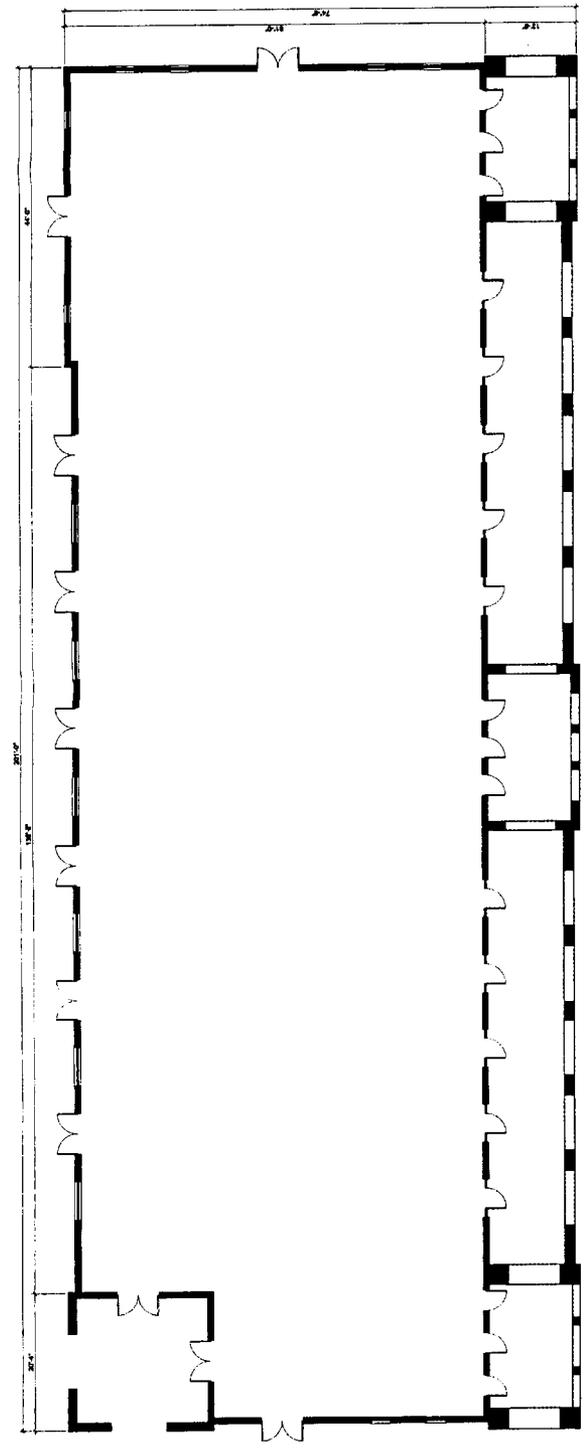
NO.	DESCRIPTION	DATE

ARAN COMMERCIAL DEVELOPMENT
 CITY OF DORAL - FLORIDA

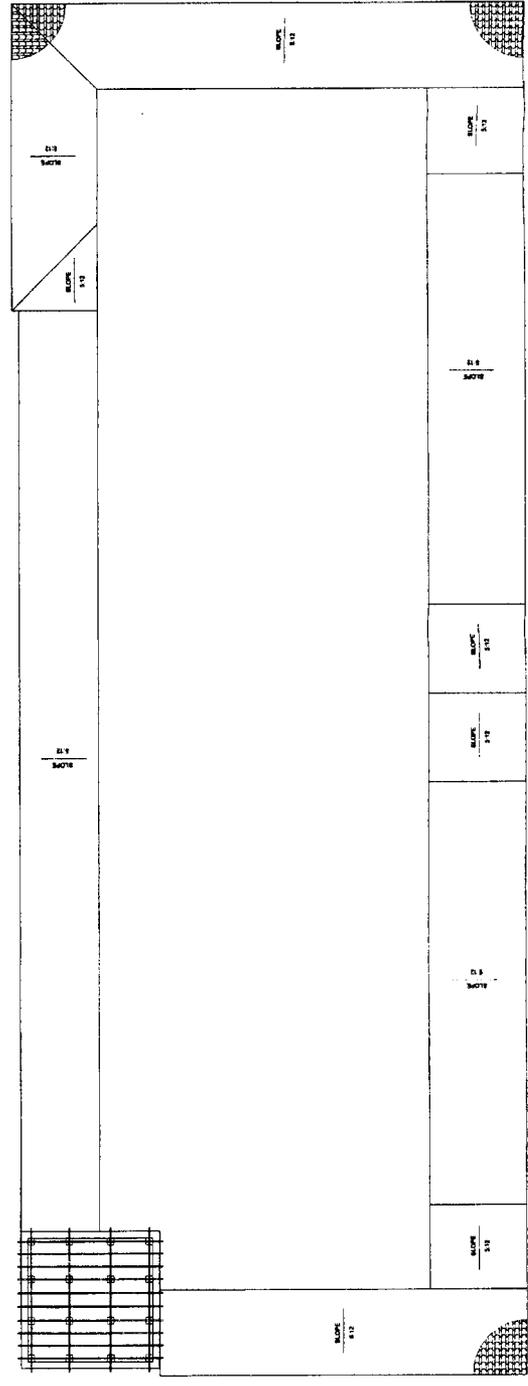
DATE: 11/06/16
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]

NOV. 06 2016
 SCALE: AS SHOWN
 SHEET NO: A-25

BUILDING PLANS

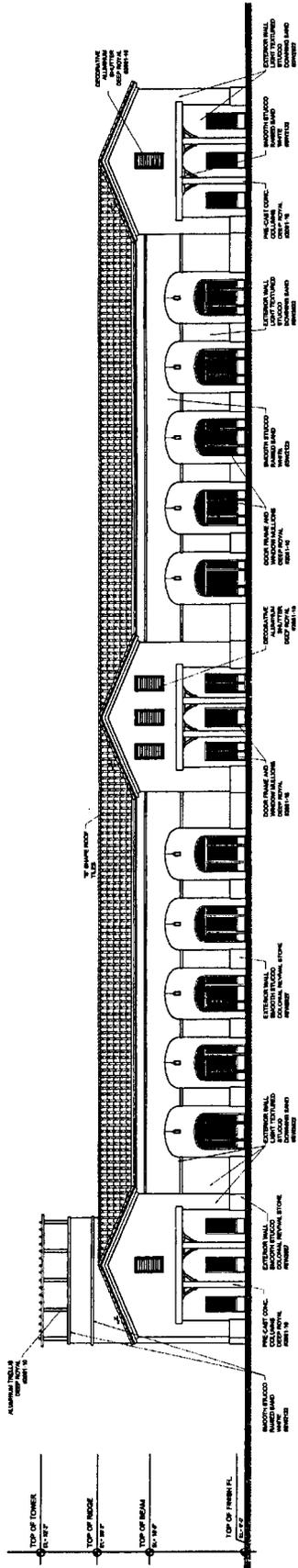


FLOOR PLAN BUILDING TYPE I | SCALE: 1/8"=1'-0"

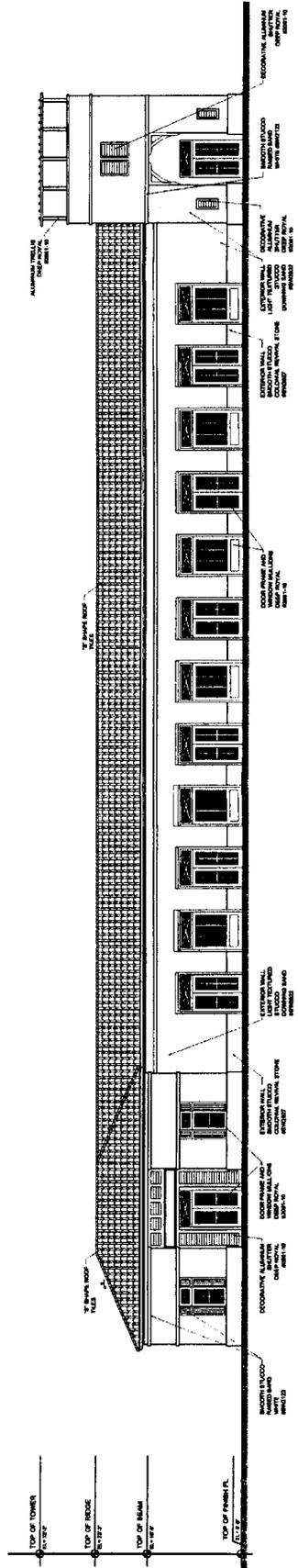


ROOF PLAN BUILDING TYPE I | SCALE: 1/8"=1'-0"

REVISION	BY	DATE



SOUTH BUILDING ELEVATION TYPE I SCALE: 1/8"=1'-0"

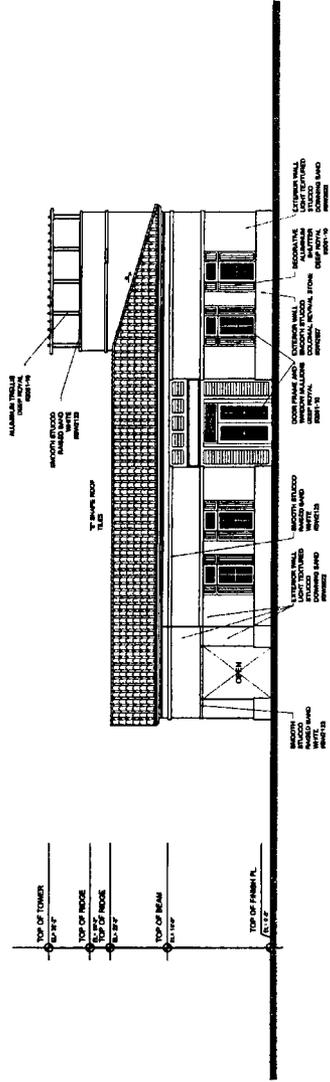


NORTH BUILDING ELEVATION TYPE I SCALE: 1/8"=1'-0"

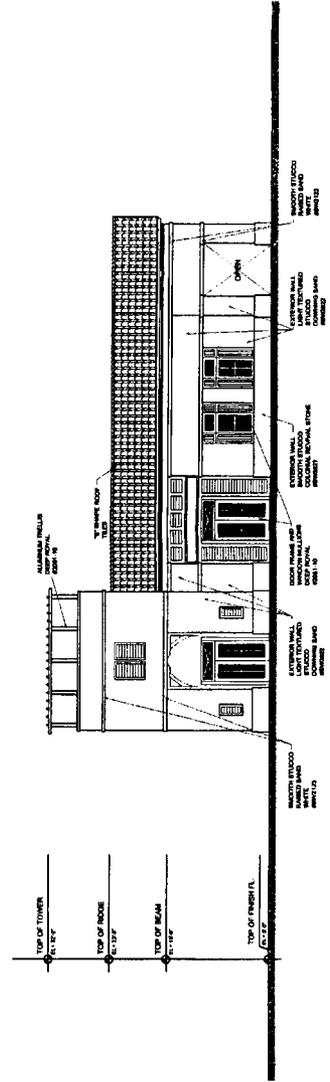
NO.	REVISIONS	BY	DATE

DATE: 10/18/06
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 APPROVED BY: [Signature]
 PROJECT NO.: 10116

NOV 06 2006
 ELEVATIONS
 SHEET NO. A-27



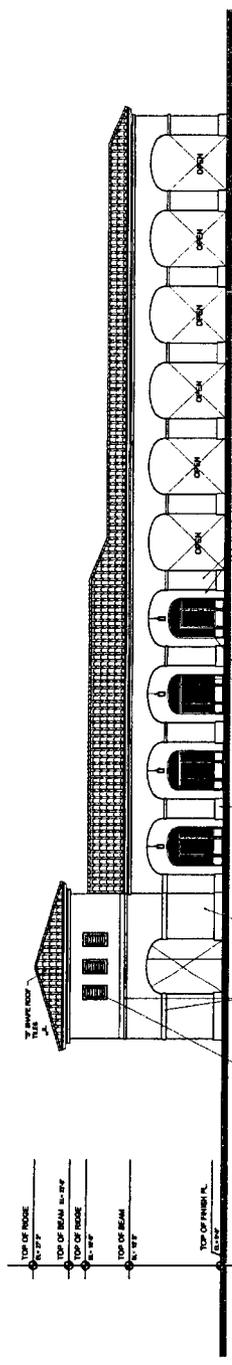
EAST BUILDING ELEVATION TYPE I | SCALE: 1/8"=1'-0"



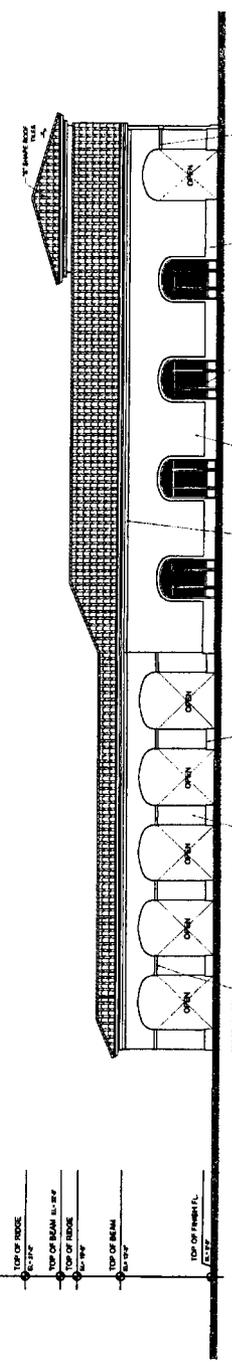
WEST BUILDING ELEVATION TYPE I | SCALE: 1/8"=1'-0"

NO.	DESCRIPTION	DATE

DATE: JUNE 28, 14
 DRAWN BY: J. B. BROWN
 CHECKED BY: J. B. BROWN
 APPROVED BY: J. B. BROWN
 PROJECT NO. 1016
 SHEET NO. A-29
 TOTAL SHEETS: 30
 SCALE: AS SHOWN
 NOTES:
 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF DORAL SPECIFICATIONS AND THE CITY OF DORAL ORDINANCES.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF DORAL.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE STATE OF FLORIDA.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE FEDERAL GOVERNMENT.
 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT.
 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AGENCIES.
 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AGENCIES.
 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AGENCIES.
 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AGENCIES.
 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AGENCIES.



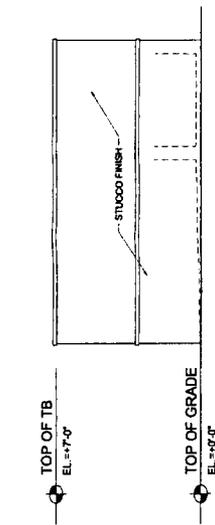
SOUTH BUILDING ELEVATION TYPE J SCALE: 1/8"=1'



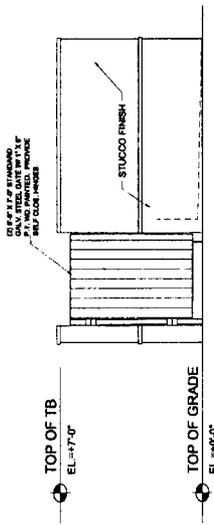
NORTH BUILDING ELEVATION TYPE J SCALE: 1/8"=1'

NO.	DESCRIPTION	BY	DATE

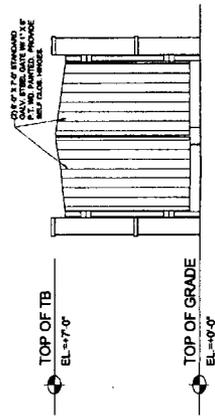
TRASH DUMPFSTER ENCLOSURE



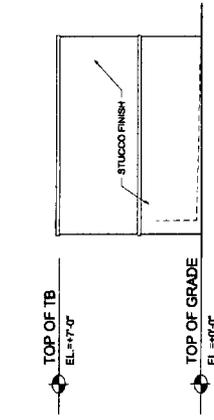
TYPICAL RIGHT ELEVATION
 SCALE: 3/8" = 1'-0"



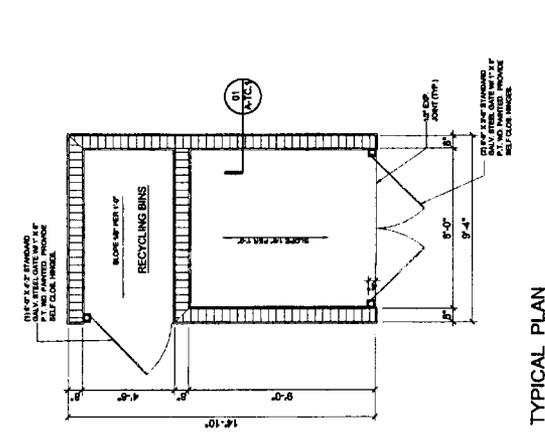
TYPICAL LEFT ELEVATION
 SCALE: 3/8" = 1'-0"



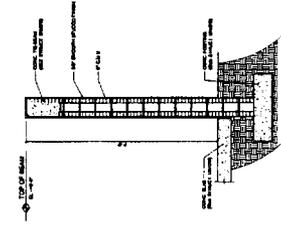
TYPICAL FRONT ELEVATION
 SCALE: 3/8" = 1'-0"



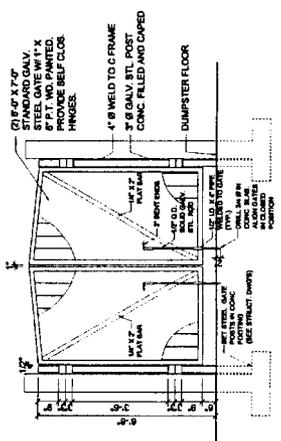
TYPICAL REAR ELEVATION
 SCALE: 3/8" = 1'-0"



TYPICAL PLAN
 SCALE: 3/8" = 1'-0"



01 TYPICAL WALL SECTION
 SCALE: 1/2" = 1'-0"
 A-1C-1

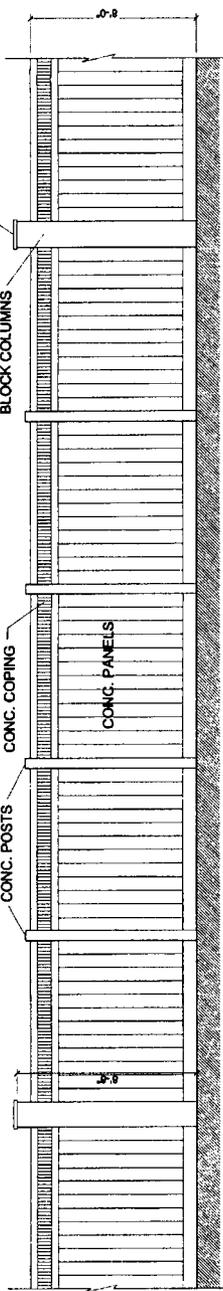


TYPICAL GATE DETAIL
 SCALE: 1/2" = 1'-0"

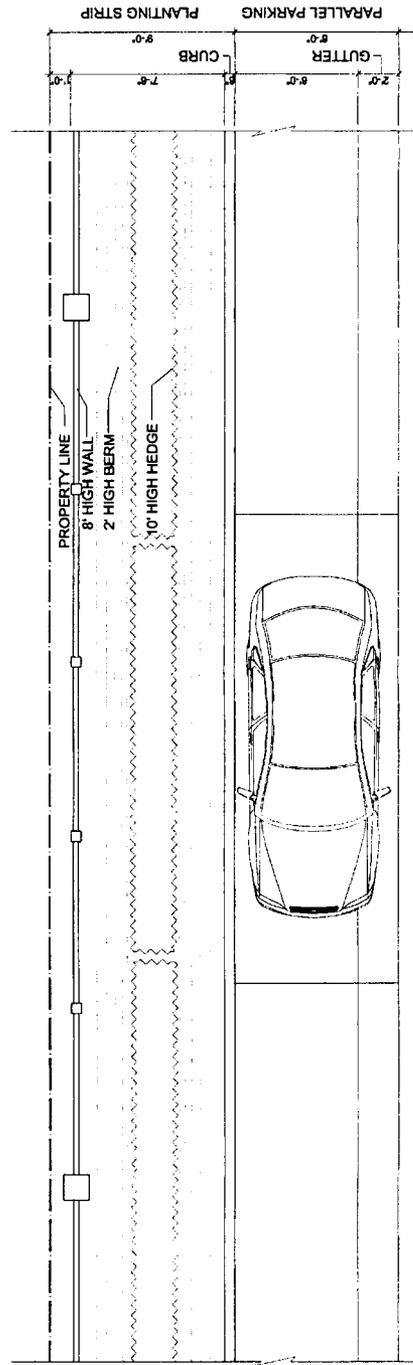
PRECAST CONCRETE BARRIER SYSTEM
 BY FADDIS CONCRETE VICTORY SERIES
 (or equal to be approved by the Architect)

2" RAISED STUCCO BAND
 STUCCO ON PIER
 BLOCK COLUMNS

CONC. COPING
 CONC. PANELS
 CONC. POSTS



PERIMETER WALL ELEVATION
 SCALE: 3/8" = 1'-0"

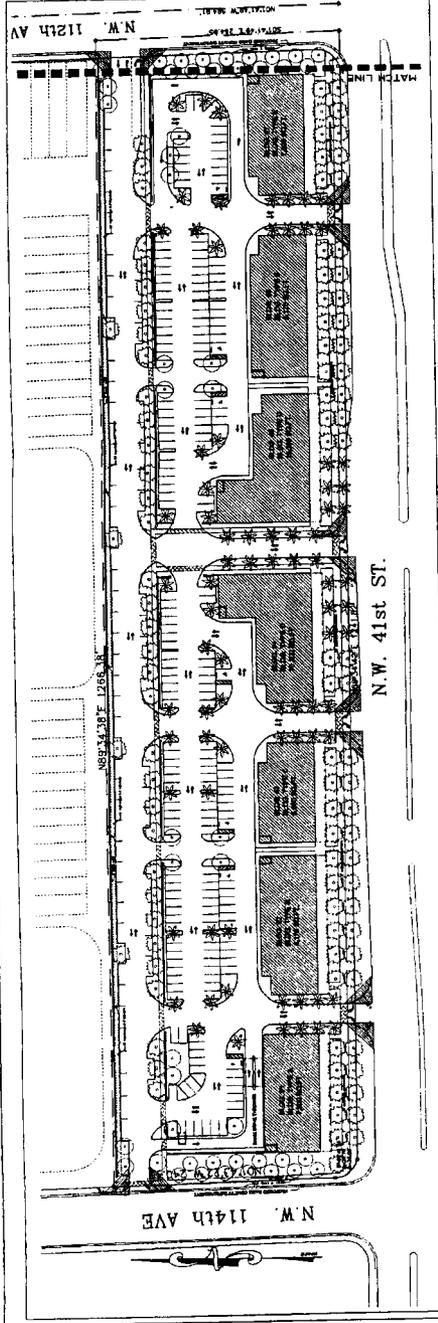


PERIMETER WALL AND HEDGE PLAN
 SCALE: 3/8" = 1'-0"

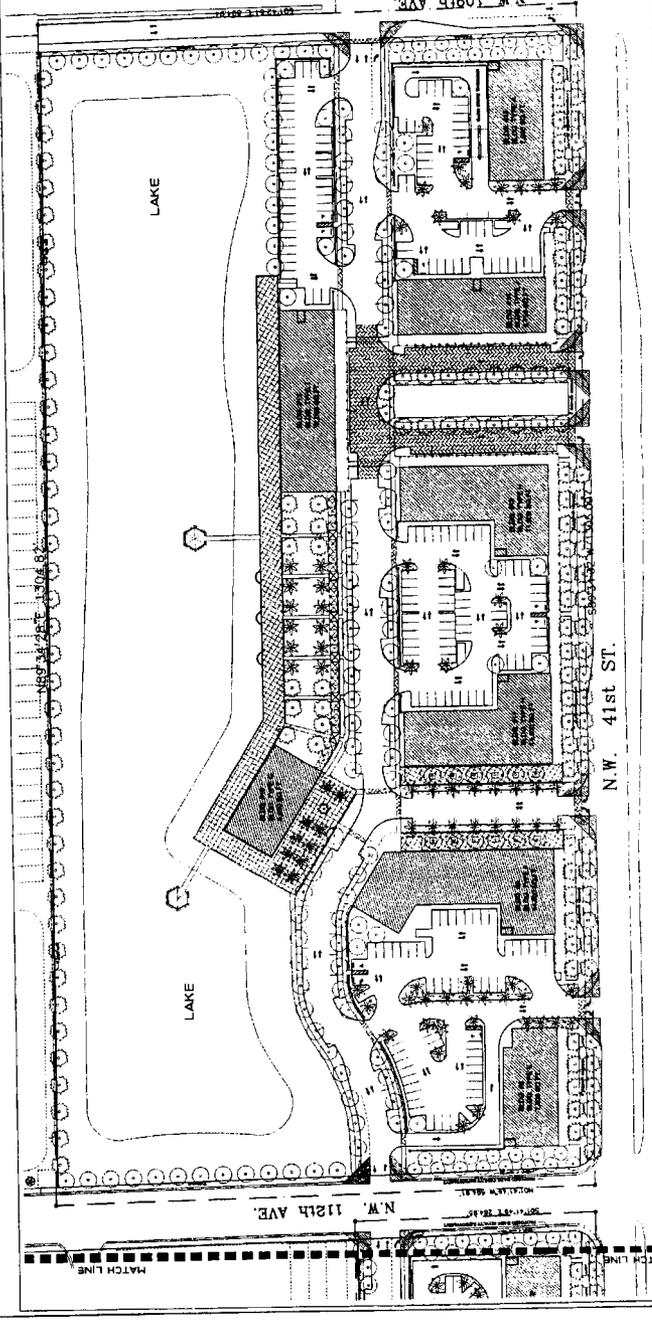
LANDSCAPE LEGEND:

- 1. ALL PLANTINGS SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE LANDSCAPE MAINTENANCE MANUAL.
- 2. ALL PLANTINGS SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE LANDSCAPE MAINTENANCE MANUAL.
- 3. ALL PLANTINGS SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE LANDSCAPE MAINTENANCE MANUAL.
- 4. ALL PLANTINGS SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE LANDSCAPE MAINTENANCE MANUAL.
- 5. ALL PLANTINGS SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE LANDSCAPE MAINTENANCE MANUAL.
- 6. ALL PLANTINGS SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE LANDSCAPE MAINTENANCE MANUAL.
- 7. ALL PLANTINGS SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE LANDSCAPE MAINTENANCE MANUAL.
- 8. ALL PLANTINGS SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE LANDSCAPE MAINTENANCE MANUAL.
- 9. ALL PLANTINGS SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE LANDSCAPE MAINTENANCE MANUAL.
- 10. ALL PLANTINGS SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE LANDSCAPE MAINTENANCE MANUAL.

SYMBOL	PLANT NAME	PLANT SIZE	PLANT QUANTITY	PLANT HEIGHT	PLANT SPACING	QUANTITY	
						PLANT	PLANT
1	PLANT NAME	PLANT SIZE	PLANT QUANTITY	PLANT HEIGHT	PLANT SPACING	PLANT	PLANT
2	PLANT NAME	PLANT SIZE	PLANT QUANTITY	PLANT HEIGHT	PLANT SPACING	PLANT	PLANT
3	PLANT NAME	PLANT SIZE	PLANT QUANTITY	PLANT HEIGHT	PLANT SPACING	PLANT	PLANT
4	PLANT NAME	PLANT SIZE	PLANT QUANTITY	PLANT HEIGHT	PLANT SPACING	PLANT	PLANT
5	PLANT NAME	PLANT SIZE	PLANT QUANTITY	PLANT HEIGHT	PLANT SPACING	PLANT	PLANT
6	PLANT NAME	PLANT SIZE	PLANT QUANTITY	PLANT HEIGHT	PLANT SPACING	PLANT	PLANT
7	PLANT NAME	PLANT SIZE	PLANT QUANTITY	PLANT HEIGHT	PLANT SPACING	PLANT	PLANT
8	PLANT NAME	PLANT SIZE	PLANT QUANTITY	PLANT HEIGHT	PLANT SPACING	PLANT	PLANT
9	PLANT NAME	PLANT SIZE	PLANT QUANTITY	PLANT HEIGHT	PLANT SPACING	PLANT	PLANT
10	PLANT NAME	PLANT SIZE	PLANT QUANTITY	PLANT HEIGHT	PLANT SPACING	PLANT	PLANT



LANDSCAPE PLAN- WEST SIDE SCALE: 1"=60'

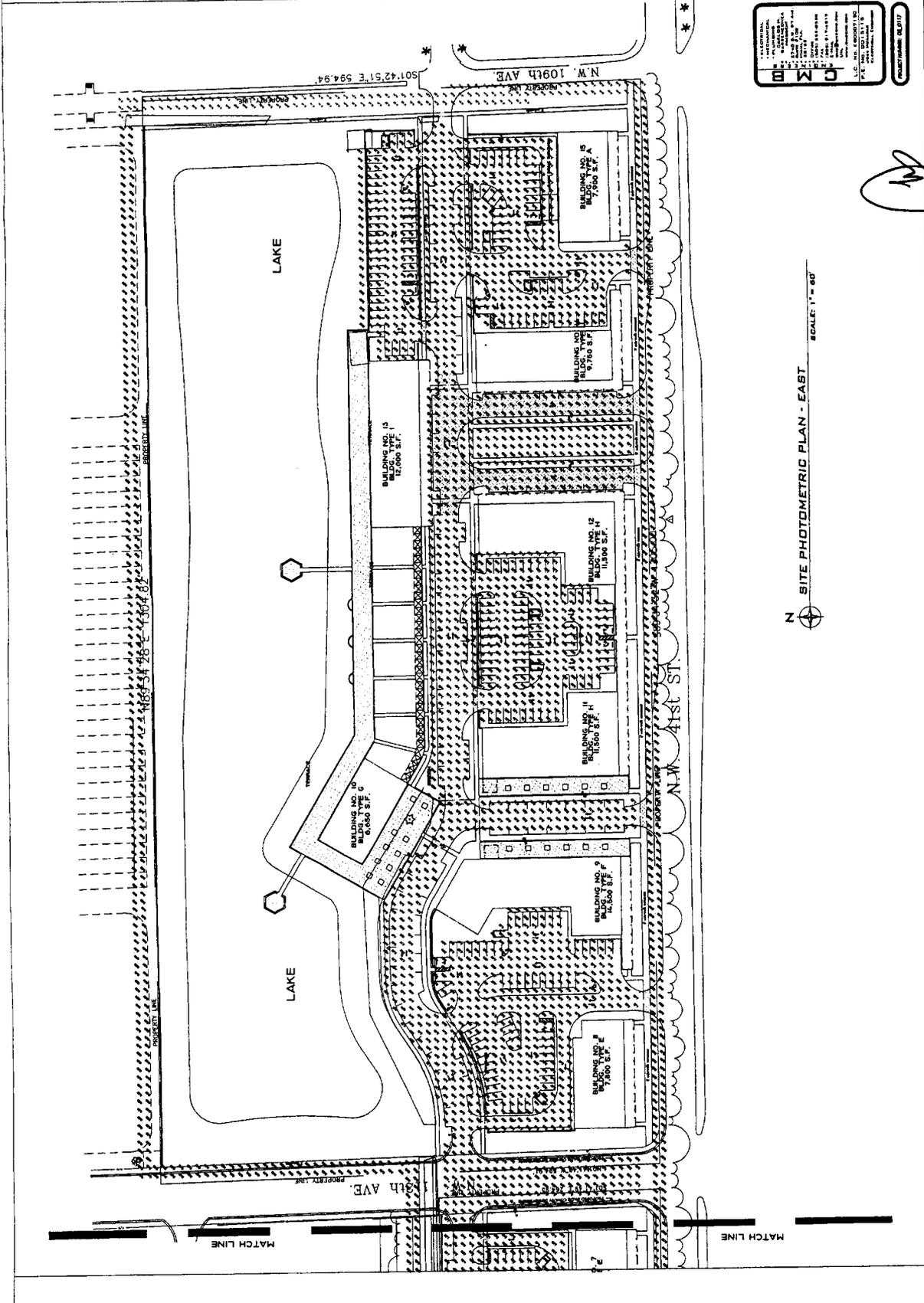


LANDSCAPE PLAN- EAST SIDE SCALE: 1"=60'

PROJECT NO. 1016
 PROJECT NAME: ARAN COMMERCIAL DEVELOPMENT
 CITY OF DORAL - FLORIDA
 PREPARED BY: [REDACTED]
 DATE: [REDACTED]

ARAN COMMERCIAL DEVELOPMENT
CITY OF DORAL - FLORIDA

SCALE: 1" = 60'
 DATE: OCT 11 2008
 PROJECT NAME: ARAN COMMERCIAL DEVELOPMENT
 CITY OF DORAL - FLORIDA



OCT 11 2008
 [Signature]

CM B
 PROJECT NAME: ARAN COMMERCIAL DEVELOPMENT
 CITY OF DORAL - FLORIDA
 SCALE: 1" = 60'
 DATE: OCT 11 2008