



Application No.:

V-2018-044

Attachment "B"

Application

Planet Fitness

VARIANCE

A RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF CUTLER BAY, FLORIDA, APPROVING A VARIANCE APPLICATION FOR PLANET FITNESS, LOCATED AT 19151 S. DIXIE HIGHWAY, TO PERMIT A WALL SIGN TO BE ONE HUNDRED FORTY FIVE POINT EIGHTY THREE (145.83) SQUARE FEET WHERE SIXTY (60) SQUARE FEET IS PERMITTED; AND PROVIDING FOR AN EFFECTIVE DATE.



DEPARTMENT OF COMMUNITY DEVELOPMENT
PLANNING AND ZONING



VARIANCE APPLICATION

LIST ALL FOLIO #S: 36-6005-01A-0010

DATE RECEIVED: _____

PROPOSED PROJECT NAME: Sign Variance Planet Fitness

- 1. 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).

Paramount Service & Maintenance

- 2. APPLICANT'S MAILING ADDRESS, TELEPHONE NUMBER:**

Mailing Address: 7789 NW 52nd St

City: Doral State: FL Zip: 33166 Phone#: (954) 433-0970

- 3. OWNER'S NAME, MAILING ADDRESS, TELEPHONE NUMBER:**

Owner's Name (Provide name of ALL owners): Equity One FL Portfolio Inc.

Mailing Address: P.O. Box 790830

City: San Antonio State: Tx Zip: 78279 Phone#: _____

- 4. CONTACT PERSON'S INFORMATION:**

Name: _____ Company: _____

Mailing Address: _____

City: _____ State: _____ Zip: _____

Phone# _____ Fax# _____ E-mail: _____



**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).

6 56 40 13.13 AC M/L PB99-64
 Point Royale Shopping Center, Tract 'A'
 Lot Size 571942 Sq. ft., OR 16867-07180795 2(3)
 F/A/U 30-6005-019-0010

6. ADDRESS OR LOCATION OF PROPERTY (For location, use description such as NE corner of, etc).

19151 S. Dixie Hwy

7. SIZE OF PROPERTY (in acres): 13.13 (divide total sq. ft. by 43,560 to obtain acreage)**8. DATE PROPERTY** ☒ acquired ☐ leased: July 1995**9. LEASE TERM:** 10 Years (Month & year)**10. IF CONTIGUOUS PROPERTY IS OWNED BY THE SUBJECT PROPERTY OWNER(S),** provide Complete legal description of said contiguous property.

- ① 5 56 40 0.68 AC M/L, Bel Aire Center PB 90-8,
 Tract C, Lot size 29642 square feet, F/A/U 30-6005-014
 0030, LOC 24930-081 09 20061; AND, ② 6 56 40
 1.74 AC M/L PB 99-64, Point Royale Shopping Center, Tract 'C',
 Lot size 75794 Sq. ft., OR 16867-07180795 2(3)
 F/A/U 30-6005-019-0030



11. Is there an option to purchase ☐ or lease ☐ the subject property or property contiguous thereto? ☒ no ☐ yes (if yes, identify potential purchaser or lessee and complete 'Disclosure of Interest' form)

12. PRESENT ZONING AND FLU CLASSIFICATION:

6200 Commercial - Arterial

13. PROPOSED USE OF PROPERTY (describe nature of the request in space provided)

To erect 1 fascia sign with a total sign area of 145.83 sqft, whereas a maximum of 60 sq. ft. is permitted.

14. Has a public hearing been held on this property within the last year & a half?

☒ No ☐ yes.

If yes, provide applicant's name, and date, purpose and results of hearing, and resolution number:

15. Is this hearing a result of a violation notice?

☒ No ☐ yes. If yes, give name to whom the Violation notice was served and describe the violation:

16. Does property owner own contiguous property to the subject property? If so, give complete legal description of entire contiguous property:

Yes. Complete info in question 10.

17. Is there any existing use on the property? ☐ No ☒ yes. If yes, what use and when established?

Use: Commercial / Retail Year: _____



18. Submitted Materials Required:
Please check all that Apply:

- ☐ Letter of intent
- ☐ Justifications for change
- ☐ Statement of hardship
- ☐ Proof of ownership or letter from owner
- ☐ Power of attorney
- ☐ Contract to purchase (if applicable)
- ☐ Current survey (2 original sealed and signed and 10 reduced 11x17 copies)
- ☐ Complete set of plans 24'x36", scale 1'=50' (2 original sealed and signed and 10 reduced 11x17 copies)
- ☐ Colored rendering of all 4 sides of each proposed building (If applicable)
- ☐ 20% Property owner signatures (If required)
- ☐ Mailing Labels (set amount depends on number of hearings) and map (If required)
- ☐ Required Fee(s)
- ☐ Plans must be approved by Miami-Dade County Fire and Rescue Department with an original stamp and signature from the Fire Dept.
- ☐ Necessary documentation from DERM and WASD
- ☐ Lobbyist Registration Form





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 fees 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



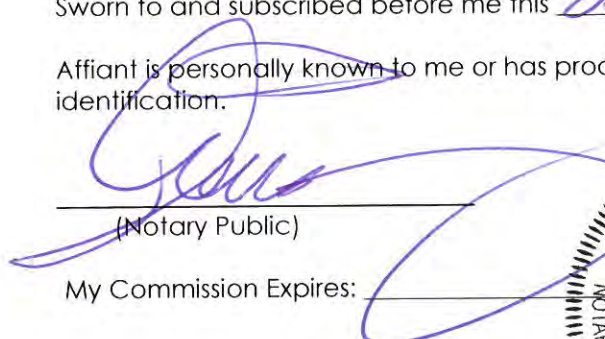
reviewed and the applicant will be notified if changes or corrections are necessary. Once the covenant is acceptable, the applicant is responsible to submit the executed covenant with a current 'Opinion of Title' within 1 week of the hearing. And that Legal Counsel must carry a cover letter indicating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

Sworn to and subscribed before me this 28 day of August, _____.

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


(Notary Public)

My Commission Expires: _____





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 TENANT AFFIDAVIT

(I)(WE), SCOTT LINSKY, being first duly sworn, depose and say that (I am)(We are) the ☐ owner ☒ tenant of the property described and which is the subject matter of the proposed hearing.

[Signature]
Signature

[Signature]
Signature

Sworn to and subscribed to before me
This 2nd day of AUGUST, 2018

Notary Public: _____
Commission Expires: _____



Deborah Lynn Zetty
Commission # GG 019042
Expires: Aug. 07, 2020
Bonded thru Aaron Notary

CORPORATION AFFIDAVIT

(I)(WE), _____, being first duly sworn, depose and say that (I am)(We are) the ☐ President ☐ Vice-President ☐ Secretary ☐ Asst. Secretary of the aforesaid corporation, and as such, have been authorized by the corporation to file this application for public hearing; and that said corporation is the ☐ owner ☐ tenant of the property described herein and which is the subject matter of the proposed hearing.

Attest: _____

Authorized Signature

Office Held

(Corp. Seal)

Sworn to and subscribed to before me

Notary Public: _____

This _____ day of _____, _____

Commission Expires: _____



PARTNERSHIP AFFIDAVIT

(I)(WE), _____, being first duly sworn, depose and say that
(I am)(We are) partners of the hereinafter named partnership, and as such, have been authorized to file this application for a public hearing; and that said partnership is the ☐ owner ☐ tenant of the property described herein which is the subject matter of the proposed hearing.

By _____ %
By _____ %

(Name of Partnership)
By _____
By _____

Sworn to and subscribed to before me
This _____ day of _____, _____

Notary Public: _____
Commission Expires: _____

ATTORNEY AFFIDAVIT

I, _____, 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.

Signature

Sworn to and subscribed to before me
This _____ day of _____, _____

Notary Public: _____
Commission Expires: _____



COST RECOVERY AFFIDAVIT

I hereby acknowledge and consent to the payment of **all applicable fees** 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: 2/28/18 Public Hearing No. _____

Full Name:

I Mr. I Mrs. I Ms. DANNY TAMIREL

Current Address: 7789 NW 52 ST City: Doral

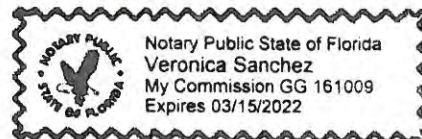
State: FL Zip: 33166 Telephone Number (954) 299-0916

Date of Birth: 9/5/72

[Signature]
Signature

SWORN AND SUBSCRIBED BEFORE ME THIS 28TH DAY OF AUGUST 2018

[Signature]
Notary Public, State of Florida at Large



My Commission expires 3/15/ 2022

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



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.

Corporation Name

Name, Address and Office

Percentage of stock

If the property, which is the subject of the Application, is owned or leased by a **TRUSTEE**, 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.

Trust Name

Name, Address and Office

Percentage of stock

If the property, which is the subject of the Application, is owned or leased by a **PARTNERSHIP or LIMITED PARTNERSHIP**, 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.

Partnership or Limited Partnership Name

Name, Address and Office

Percentage of stock



TOWN OF CUTLER BAY PRINCIPAL CLIENT DISCLOSURE FORM

Office of the Town Clerk, 10720 Caribbean Blvd., Suite 105, Cutler Bay FL 33189
Telephone (305) 234-4262 Fax (305) 234-4251

III. PRINCIPAL DECLARATION

In accordance with Miami-Dade County Code Section 2-11.1(s)(2)(c),
I, Scott Linsky hereby declare that DANNY RAMIREZ
Name of Principal Name of Lobbyist
is authorized to represent me regarding subject matter as listed in Section II of this form, and
will at the time at which a lobbyist is no longer authorized to represent me, notify the Town of
Cutler Bay Town Clerk in writing immediately.

[Signature]
Signature of Principal

IV. OATH

LOBBYIST:

I, THE UNDERSIGNED REGISTRANT, DO HEREBY DEPOSE UNDER OATH AND SAY
THAT THE INFORMATION HEREIN AND ON ANY ATTACHMENT HERETO IS TRUE
AND CORRECT.

[Signature]
Lobbyist Signature

DANNY RAMIREZ
Printed Name

State of Florida

County of Miami-Dade

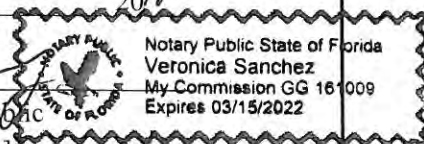
Sworn and subscribed before me on this 28th day of AUGUST

☒ Personally Known or ☐ Produced ID

Type of ID Produced: MYSELF

[Signature]
Notary Public

[SEAL]



PRINCIPAL:

I, THE UNDERSIGNED REGISTRANT, DO HEREBY DEPOSE UNDER OATH AND SAY
THAT THE INFORMATION HEREIN AND ON ANY ATTACHMENT HERETO IS TRUE
AND CORRECT.

[Signature]
Principal Signature

Scott Linsky
Printed Name

State of Florida

County of Miami-Dade

Sworn and subscribed before me on this 28 day of AUGUST

☒ Personally Known or ☐ Produced ID

Type of ID Produced: _____

[Signature]
Notary Public

[SEAL]





TOWN OF CUTLER BAY PRINCIPAL CLIENT DISCLOSURE FORM

Office of the Town Clerk, 10720 Caribbean Blvd., Suite 105, Cutler Bay FL 33189

Telephone (305) 234-4262 Fax (305) 234-4251

Calendar Year: 2018

NOTE:

- All lobbyist and Principal (Client) Registrations automatically expire on December 31st of each year.
- Each person who withdraws as a lobbyist must file a "Notice of Withdrawal" with the Town Clerk.
- On or before July 1st of each year, every lobbyist must file an expenditure statement with the Town Clerk for the preceding calendar year, regardless of the level of activity of the lobbyist, but only if the lobbyist has incurred expenses during the reporting period.
- Lobbyist contact reports shall be filed with the Town Clerk prior to the Public Hearing.
- All Lobbyist Expenditure Reports and Notices of Withdrawal shall be submitted to the Town Clerk.
- Violation may be punishable by a fine of \$250.00 in addition to other remedies allowed by law.

I. LOBBYIST INFORMATION

<u>RAMIREZ</u>	<u>DANNY</u>	
Last Name	First Name	Middle Initial
<u>PARAMOUNT - SERVICES & MAINTENANCE</u>		
Business Name		
<u>7789 NW 52 ST DORAL, FL 33166</u>		
Business Address	City	State Zip Code
<u>954-299-0916</u>	<u>954-433-0970</u>	
Phone Number	Fax Number	E-Mail Address <u>danny@paramountsm.net</u>

II. PRINCIPAL INFORMATION

Name, address and phone number of principal (i.e., person, business, entity, governmental entity, religious organization, non-profit corporation, or association whose interest you represent or by whom you are employed.)

<u>PARAMOUNT SERVICES & MAINTENANCE</u>			
Name			
<u>7789 NW 52 ST - DORAL, FL 33166</u>			
Mailing Address	City	State	Zip Code
<u>954-433-8001</u>	<u>954-433-0970</u>		
Phone Number	Fax Number		

☒ Long Term
 ☐ Short Term
 ☐ Under Contract
 ☐ One Time Only

Other principal or interests holding directly or indirectly a five percent (5%) or more ownership interest (Attach additional sheet, if necessary): _____

Subject Matter (Must be specific and describe in full detail):

Increase of size for "Planet Fitness" wall signage located at: 19151 S. DIXIE HWY

Identify each individual (Mayor, Commissioner, Board, Committees, or Town Staff) to be lobbied:



TOWN OF CUTLER BAY LOBBYIST REGISTRATION FORM

Office of the Town Clerk, 10720 Caribbean Blvd., Suite 105, Cutler Bay FL 33189
Telephone (305) 234-4262 Fax (305) 234-4251

IV. PERSONAL AFFILIATIONS

Lobbyist identified under Sec. 2-11.1(s) of the Miami-Dade County Code, as amended and Sec. 7.6 of the Town Charter, shall state the extent of any business or professional relationship with any member of the Town Council (please state below).

Have you been employed by the Town of Cutler Bay in the last two (2) years?

☐ Yes

☒ No

If Yes, state the department in which you were employed: _____

Pursuant to Sec. 7.6(a) (3) of the Town Charter, any person who registers as a lobbyist shall disclose in writing all Town government officials directly contacted by the lobbyist before the public hearing and any expenditures involved annually by July 1st.

V. OATH

I, THE UNDERSIGNED REGISTRANT, DO HEREBY DEPOSE UNDER OATH AND SAY THAT THE INFORMATION HEREIN IS TRUE AND CORRECT AND I HAVE READ AND AM FAMILIAR WITH PROVISIONS IN THE MIAMI-DADE COUNTY CONFLICT OF INTEREST AND CODE OF ETHICS ORDINANCE AS AMENDED AND THE TOWN OF CUTLER BAY LOBBYIST ORDINANCE, INCLUDING WITHDRAWAL AND REPORTING REQUIREMENTS.

Lobbyist Signature

Printed Name

State of **Florida**
County of **Miami-Dade**

Sworn and subscribed before me on this 27th day of August, 2018

☒ Personally Known or ☐ Produced ID

Type of ID Produced: NI-MDCLF

Notary Public
Notary Public State of Florida
Veronica Sanchez
My Commission GG 161009
Expires 03/15/2022

[SEAL]

VI. FEES

Annual Registration Fee: \$250.00 per Lobbyist, per Issue

Registration Fee Paid

☒ Check

☐ Credit Card (In-Person Only)

☐ Not-For-Profit



TOWN OF CUTLER BAY LOBBYIST REGISTRATION FORM

Office of the Town Clerk, 10720 Caribbean Blvd., Suite 105, Cutler Bay FL 33189
Telephone (305) 234-4262 Fax (305) 234-4251

Calendar Year: _____

- NOTE:**
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 - On or before July 1st of each year, every lobbyist must file an expenditure statement with the Town Clerk for the preceding calendar year, regardless of the level of activity of the lobbyist, but only if the lobbyist has incurred expenses during the reporting period.
 - Lobbyist contact reports shall be filed with the Town Clerk prior to the Public Hearing.
 - All Lobbyist Expenditure Reports and Notices of Withdrawal shall be submitted to the Town Clerk.
 - Violation may be punishable by a fine of \$250.00 in addition to other remedies allowed by law.

I. LOBBYIST INFORMATION

<u>RAMIREZ DANNY</u>			
Last Name	First Name	Middle Initial	
<u>PARAMOUNT - SERVICES & MAINTENANCE</u>			
Business Name			
<u>7789 NW 52 ST - DORAL, FL</u>		<u>33166</u>	
Business Address	City	State	Zip Code
<u>954-295-0916</u>	<u>954-433-0970</u>	<u>danny@paramountsm.com</u>	
Phone Number	Fax Number	E-Mail Address	

II. PRINCIPAL INFORMATION

Name, address and phone number of principal (i.e., person, business, entity, governmental entity, religious organization, non-profit corporation, or association whose interest you represent or by whom you are employed.)

<u>PARAMOUNT - SERVICES & MAINTENANCE</u>			
Name			
<u>7789 - NW 52 ST - DORAL, FL</u>		<u>33166</u>	
Mailing Address	City	State	Zip Code
<u>954-433-8001</u>	<u>954-433-0970</u>		
Phone Number	Fax Number		

☒ Long Term ☐ Short Term ☐ Under Contract ☐ One Time Only

(Other principal or interests holding directly or indirectly a five percent (5%) or more ownership interest (Attach additional sheet, if necessary): _____

III. LEGISLATIVE ISSUE INFORMATION

Brief description of issue and specify department, council or other committee in which you will lobby (Attach additional sheet, if necessary):

Increase of size for "Planet Fitness"
Wall Signage located at: 19151 S. Dixie Hwy

THE TOWN CLERK SHALL REJECT ANY STATEMENT WHICH DOES NOT DETAIL THE ISSUE ON WHICH THE LOBBYIST HAS BEEN EMPLOYED.



TOWN OF CUTLER BAY LOBBYIST EXPENDITURE REPORT FORM

Office of the Town Clerk, 10720 Caribbean Blvd., Suite 105, Cutler Bay FL 33189
Telephone (305) 234-4262 Fax (305) 234-4251

Calendar Year: 2018

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I. LOBBYIST INFORMATION

<u>RAMIREZ</u>	<u>DANNY</u>	
Last Name	First Name	Middle Initial
<u>PARAMOUNT - SERVICES ; MAINTENANCE</u>		
Business Name		
<u>7789 NW 52 ST - DOTAL, FL 33166</u>		
Business Address	City	State Zip Code
<u>954-433-8001</u>	<u>954-4330970</u>	<u>danny@paramountsm.net</u>
Phone Number	Fax Number	E-Mail Address

II. EXPENDITURES

Expenditures include, but are not limited to meals, entertainment, research, communications, media/advertising, publications, travel, lodging, special event, gifts for public officers and employees, and more for the proceeding calendar year. (Attach additional sheet, if necessary)

Item	Amount	Name and Address of Person of Whom Expenditure Was Made	Nature of Kind of Expenditure For or on Behalf of Lobbyist
1.			
2.			
3.			
4.			

III. LOBBYIST OATH

"I, the undersigned registrant, do hereby depose under oath and say that the information disclosed herein and on any attachment hereto is true and correct."

[Signature]
Signature of Lobbyist

DANNY RAMIREZ
Print Name

State of Florida, County of MIAMI-DADE

Sworn to and subscribed before me this 28th
day of AUGUST, 2018.

☒ Personally Known or ☐ Produced ID

Type of ID Produced: HIMSELF

[Signature]
Notary Public

[SEAL]

Notary Public State of Florida
Veronica Sanchez
My Commission GG 161009
Expires 03/15/2022



TOWN OF CUTLER BAY LOBBYIST WITHDRAWAL FORM

Office of the Town Clerk, 10720 Caribbean Blvd., Suite 105, Cutler Bay FL 33189
Telephone (305) 234-4262 Fax (305) 234-4251

Calendar Year: 2018

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 - Lobbyist contact reports shall be filed with the Town Clerk prior to the Public Hearing.
 - All Lobbyist Expenditure Reports and Notices of Withdrawal shall be submitted to the Town Clerk.
 - Violation may be punishable by a fine of \$250.00 in addition to other remedies allowed by law.

I. LOBBYIST INFORMATION

<u>PARAMONN7</u>		<u>PANNY</u>		
Last Name		First Name		Middle Initial
<u>PARAMONN7 - SERVICES : MAINTENANCE</u>				
Business Name				
<u>7789 NW 52 ST Doral, FL 33166</u>				
Business Address		City	State	Zip Code
<u>954-299-0916</u>		<u>954-433-0970</u>		
Phone Number		Fax Number		E-Mail Address
				<u>dannyeparamon@sn.net</u>

II. PRINCIPAL INFORMATION

Name, address and phone number of principal (i.e., person, business, entity, governmental entity, religious organization, non-profit corporation, or association whose interest you represent or by whom you are employed.)				
<u>PARAMONN7 SERVICES : MAINTENANCE</u>				
Name				
<u>7789 NW 52 ST - DORAL, FL 33166</u>				
Mailing Address		City	State	Zip Code
<u>954-433-8001</u>		<u>954-433-0970</u>		
Phone Number		Fax Number		

III. WITHDRAWAL

Date Representation Ended: _____	
Subject Matter: <u>Increase of size of "Planet Fitness"</u> <u>wall sign. Address: 19151 S. DIKE HWY</u>	
	<div style="text-align: center; font-size: 2em;">11/18</div>
Lobbyist Signature	Date

**Regency
Centers.**

1550 NE Miami Gardens Drive
Suite 200
North Miami Beach, FL 33179

305 947 1664
RegencyCenters.com

September 6, 2018

To: City of Cutler Bay
Building Department

Owner: Equity One (Florida Portfolio) LLC, /Regency Centers LP.
1600 NE Miami Gardens Dr.
North Miami Beach, FL 33179

RE: Point Royale Shopping Center
Planet Fitness
19189 A S. Dixie Highway
Miami, Florida 33157

This is to advise that I hereby give permission to Paramount Service and Maintenance, to secure proper permits to obtain necessary permits/ variances for the signage at the above referenced location, provided they meet required City and County Building Codes. If you have any questions, you may contact Property Manager, Lissette Costa, at the Regional office at (786) 528-1444.

Thank you,

x

Tom Meredith
VP Market Officer

STATE OF FLORIDA

COUNTY OF: Dade

Before me, this 6th Day of September, 2018, Tom Meredith, personally appeared and executed the foregoing instrument, and acknowledged before me the same executed for the purposes therein expressed.

Signature Notary

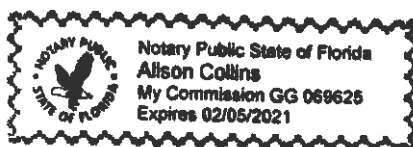
NOTARY STAMPS:

Print Notary Name

My commission expires: 2/5/2021

Identification Method: ☒ personally Known
☐ Produced I.D.

Type



255 PINEBUSH ROAD, CAMBRIDGE ONTARIO CANADA N1T 1B9



TEL: 519.622.4040 FAX: 519.622.4031 WWW.PRIDESIGNS.COM

Town of Cutler Bay

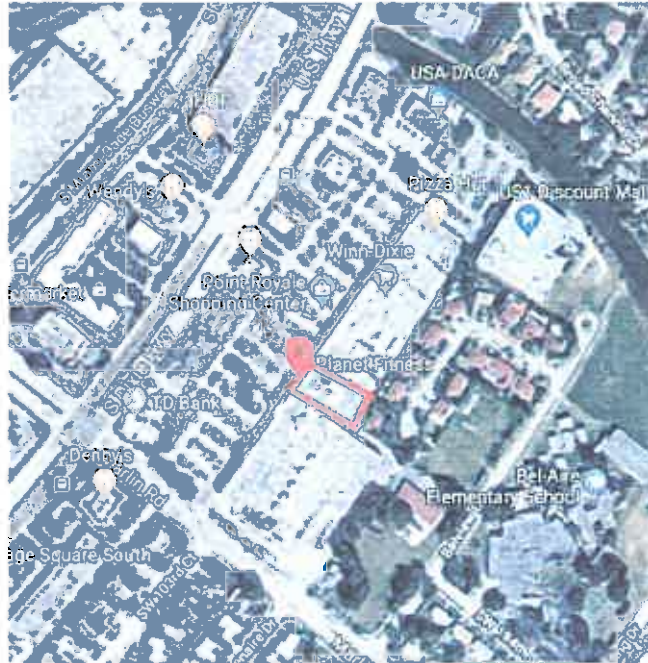
Department of Community Development – Planning and Zoning

Re: Planet Fitness – Sign Variance – 19151 S.Dixie Hwy

To whom it may concern,

Please consider the following in conjunction with the attached application for a new wall sign for the Planet Fitness tenancy located at 19151 S Dixie Hwy in the Point Royale Shopping Center. We are applying for relief from the provisions of the Code of Ordinances indicated in section 3-114, which permits a maximum sign area for each tenant with unit frontage to have a permanent wall sign to a maximum of 60 square feet when they are located on a corner building which is setback more than 300 feet. Planet Fitness is proposing one wall sign on the west elevation which has an overall area of 145.83 square feet.

Planet Fitness applied for and received a sign permit for a wall sign with overall dimensions of 4'11 1/8" x 12' 1 1/2" (59.74 square feet). The sign was installed on the front (west) elevation and does not adequately identify the unit given its location in the context of the overall site. The Planet Fitness unit is located towards the center of the existing main building of the plaza. It is sited more than 300 feet from the limits of both Marlin Road and S Dixie Highway. Visibility to the unit is obstructed by the various street fronting buildings along S.Dixie Hwy and existing landscaping located along both frontages. There is a portion of Marlin Rd which does not feature landscaping, however a 60 square foot sign from the distance and viewing angle does not provide legibility required for a driving to identify the unit and make a safe and calculated decision.



Google maps image showing site layout. The planet fitness unit is outlined in red.



View from S.Dixie Hwy into the site. The unit is located towards the center of the building. Visibility is obstructed by plantings and buildings and legibility compromised at this distance



View from Marine Drive. The unit is well in excess of 300' from this

Given the unique physical constraints of the site and the surrounding area, Planet Fitness is subject to a hardship relating to visibility of the signage and their unit. A larger sign would benefit the business by allowing it to be more easily identified by passing pedestrians, cyclists and motorists. Having legible signage within the plaza will help limit distractions for internal vehicular and pedestrian movement by allowing the unit location to be quickly identified on site.

Considering the unit is setback more than 300' from both adjacent street frontages, the larger sign would not be detrimental to the streetscape or alter the existing character of the neighbourhood. The location of the sign within the parapet feature ensures that the sign will not be visually imposing to the existing tenants within the plaza. The request does not create uncontrolled proliferation of signs, does not impact the visual character of the streetscape, or create a distraction. The larger sign will allow Planet Fitness an identification medium which is adequate to locate the business and will help ensure that their continued investment into the Cutler Bay community is successful.

Section 3-110 of the Cutler Bay Code of Ordinance indicates that the purpose of the regulations promotes the aesthetics, safety, health, and general welfare and the assurance of adequate light and air within the town. The proposal for a larger sign achieves this as it will enhance the aesthetics on site. The current 60 square foot sign appears undersized within the existing parapet feature. The signage leaves an undesirable amount of blank space on the parapet, and a larger sign would enhance the urban design aesthetics of the site by providing for more articulation and breakup of the massing of the parapet, similar to the existing Burlington sign on the corner unit to the

south in close proximity of the Planet Fitness unit. The signage also promotes safety as the legibility allows the unit to be more easily identifiable by passing motorists, cyclists, and vehicular traffic alike.



Existing sign. The signage appears undersized and does not represent quality urban design given it's size relative to the parapet. The signage is not highly legible from off-site.

We thank you for your consideration of this application. Planet Fitness looks forward to continuing contribution to the local business community and economy and having a positive impact on the lives of area residents and visitors. The signage as proposed will help keep their business viable, ensuring they can continue to enhance the lives of their patrons and Cutler Bay residents for years to come. If you have any concerns prior to the hearing or wish to have anything clarified, please don't hesitate to contact the undersigned.

Thank you,

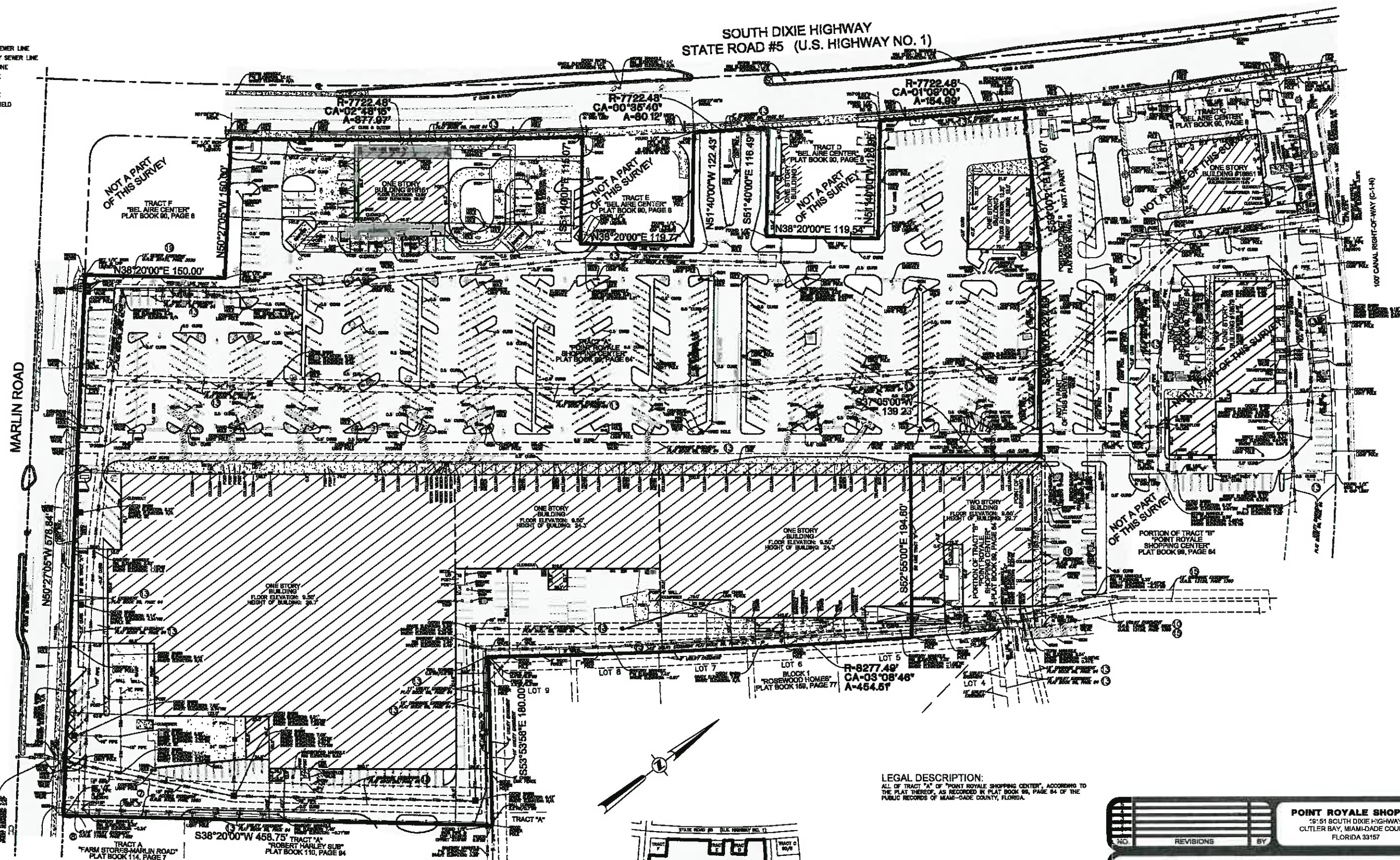
A handwritten signature in blue ink, which appears to read "Nathan Dart".

Nathan Dart, CPT – Senior Permit Specialist
Pride Signs Ltd
(519) 622-4040 x213
ndart@pridesigns.com

LEGEND

- CONCRETE
ASPHALT PAVEMENT
PAVERS
ELEVATION
OVERHEAD WIRES
UNDERGROUND STORM SEWER LINE
UNDERGROUND SANITARY SEWER LINE
UNDERGROUND WATER LINE
UNDERGROUND GAS LINE
CENTERLINE
O.R.B.
OFFICIAL RECORDS BOOK
T.P.
TRANSVERSE POINT (FOR FIELD INFORMATION ONLY)
R
RADIUS
CA
CENTRAL ANGLE
A
ARC LENGTH
P
PALM TREE
O
OAK TREE
M
MAHOGANY TREE
U
UNIDENTIFIED TREE

MARLIN ROAD

SOUTH DIXIE HIGHWAY
STATE ROAD #5 (U.S. HIGHWAY NO. 1)

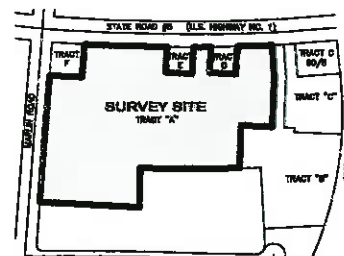
COPYRIGHT 2018 BY PULICE LAND SURVEYORS, INC. ALL RIGHTS RESERVED. NO PART OF THIS SURVEY MAY BE REPRODUCED, IN ANY FORM OR BY ANY MEANS, WITHOUT PERMISSION IN WRITING FROM AN OFFICER OF PULICE LAND SURVEYORS, INC.

NOTES:

- 1) THIS SITE LIES IN SECTION 5, TOWNSHIP 58 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA.
- 2) TOTAL AREA OF THIS PROPERTY IS: 572,832 SQUARE FEET (13.1458 ACRES).
- 3) ELEVATIONS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929; MIAMI-DADE COUNTY BENCHMARK NO. R-738; ELEVATION: 15.01'.
- 4) FLOOD ZONES X & AE; BASE FLOOD ELEVATION: NONE & 9'; PANEL NO. 120218 0803L; MAP DATE: 08/11/08. THE MAJORITY OF THE BUILDINGS LIE IN ZONE X. A PORTION OF THE SOUTHERLY BUILDING LIES IN ZONE AE.
- 5) BEARINGS ARE BASED ON THE NORTHERLY LINE OF TRACT "A", POINT ROYALE SHOPPING CENTER BEING S25°55'00"E.
- 6) REASONABLE EFFORTS WERE MADE REGARDING THE EXISTENCE AND THE LOCATION OF UNDERGROUND UTILITIES. THIS FIRM, HOWEVER, DOES NOT ACCEPT RESPONSIBILITY FOR THIS INFORMATION, BEFORE EXCAVATION OR CONSTRUCTION CONTACT THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION.
- 7) THIS SURVEY IS CERTIFIED EXCLUSIVELY TO: REGENCY CENTERS, INC.
- 8) THE HORIZONTAL POSITIONAL ACCURACY OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.2'.
- 9) THE VERTICAL ACCURACY OF ELEVATIONS OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.1'.
- 10) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A COMMITMENT FOR TITLE INSURANCE. ONLY PLATTED OR KNOWN EASEMENTS ARE DEPICTED HEREON.

LEGAL DESCRIPTION:

ALL OF TRACT "A" OF "POINT ROYALE SHOPPING CENTER", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 88, PAGE 84 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.



CERTIFICATION:

I HEREBY CERTIFY THAT THIS SKETCH OF SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES ("DOACS") CHAPTER 63-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

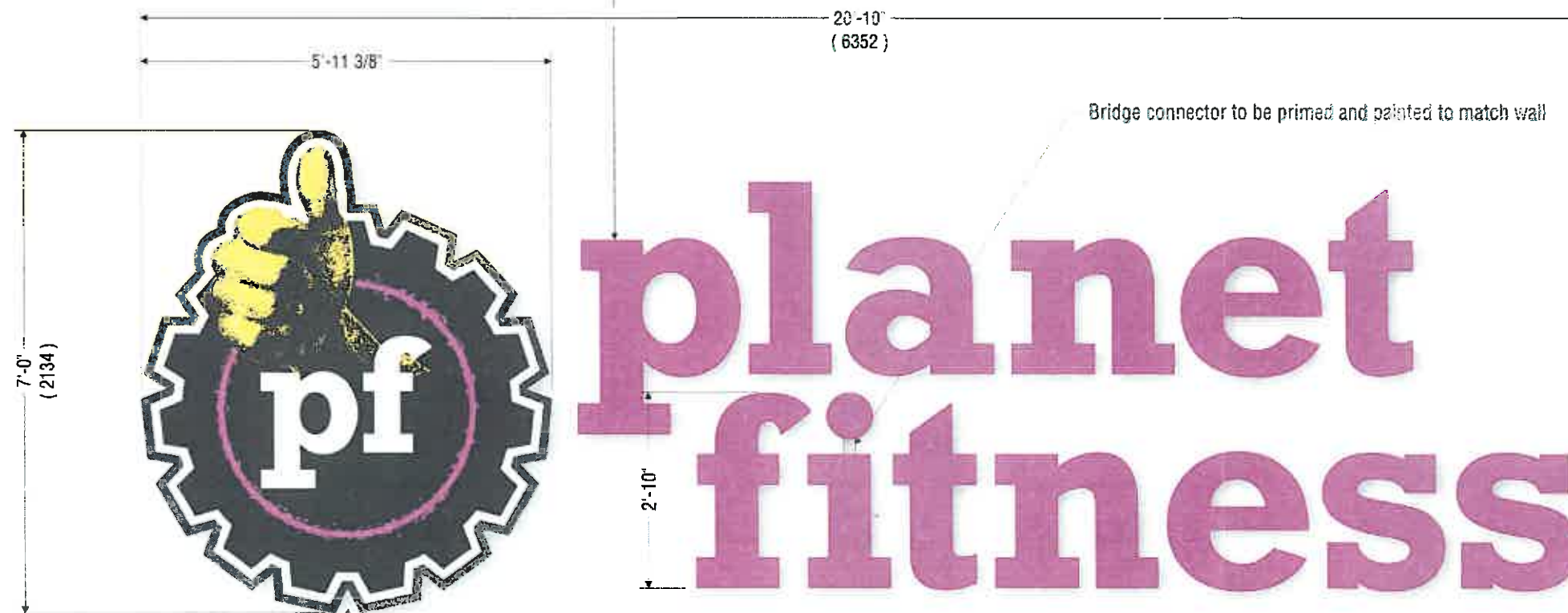
JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER L38291
D. BETH BURNS, PROFESSIONAL SURVEYOR AND MAPPER L58138
VICTOR R. ELBERT, PROFESSIONAL SURVEYOR AND MAPPER L58274
STATE OF FLORIDA

POINT ROYALE SHOPPES 1951 SOUTH DIXIE HIGHWAY CUTLER BAY, MIAMI-DADE COUNTY FLORIDA 33157	
BOUNDARY SURVEY	
PULICE LAND SURVEYORS, INC. 5381 NOB HILL ROAD SUNRISE, FLORIDA 33351 TELEPHONE: (954) 572-1777 FAX: (954) 572-1778 E-MAIL: surveys@puliceandsurveyors.com WEBSITE: www.puliceandsurveyors.com CERTIFICATE OF AUTHORIZATION: L9387C	
DRAWN BY: B.E. CHECKED BY: J.F.P.	SCALE: 1" = 50' SURVEY DATE: 12/30/17
FILE: REGENCY CENTERS, INC. ORDER NO.: 84284	

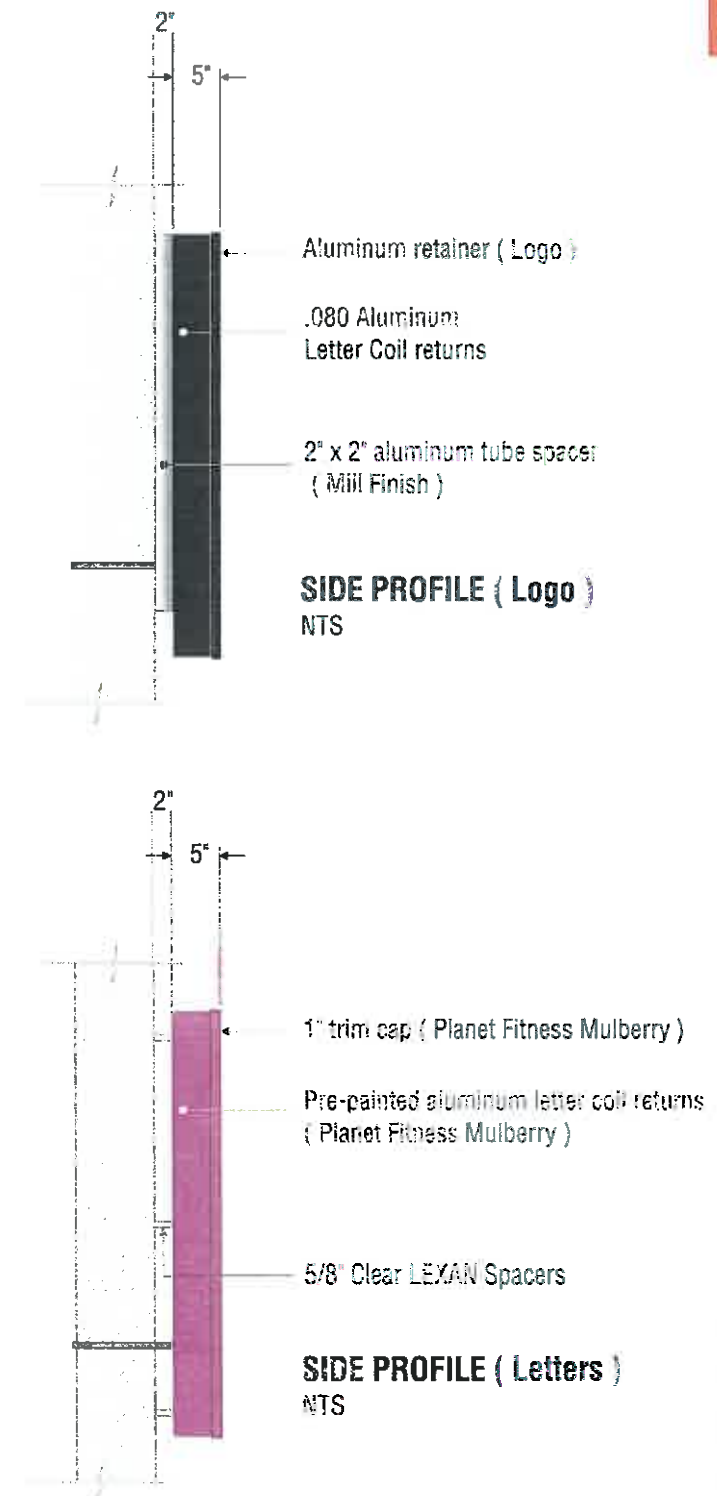
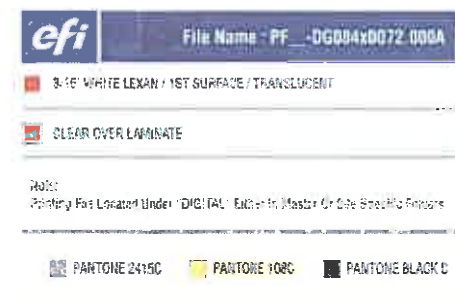
Front and Halo Lit Logo and Channel Letters

Scale: 3/8" = 1'-0"

- Pre-Painted aluminum letter coil returns (Planet Fitness Mulberry)
- 3/16" White 7328 acrylic faces with Mulberry 422 Orca! 8800 Series Translucent vinyl applied to 1st surface
- Letters to have 1" trim cap (Planet Fitness Mulberry)
- 3/16" Clear lexan backer (scuffed up for light diffusion)
- White LED illumination (Front and Halo Illumination)



- .080 aluminum letter coil returns primed and painted Black
- 3/16" White LEXAN face with direct to material (efi) digitally printed graphics
- 1 3/8" aluminum retainer to be primed and painted Black
- 3/16" Clear lexan backer (scuffed up for light diffusion)
- White LED illumination (Front and Halo Illumination)



Drawing No.
PF_-CL084x0250.120A

STRUCTURAL REFERENCE / LOGO

PF_-CL084x0072.120A

STRUCTURAL REFERENCE / LETTERS

PF_-CL072x0174.120A

CHANNEL LETTERS

PL: 51.83m PA: 5.76m²

Electrical Requirements

120v

Preliminary Artwork

Approved for Production

September 20, 2016 T. Dodge

Graphic rendition is representative of specific signage. Online / dimensional / material details should be verified using reference drawing specifications. Pride Signs Ltd. is not responsible for inherent variations caused by display and/or print variations.

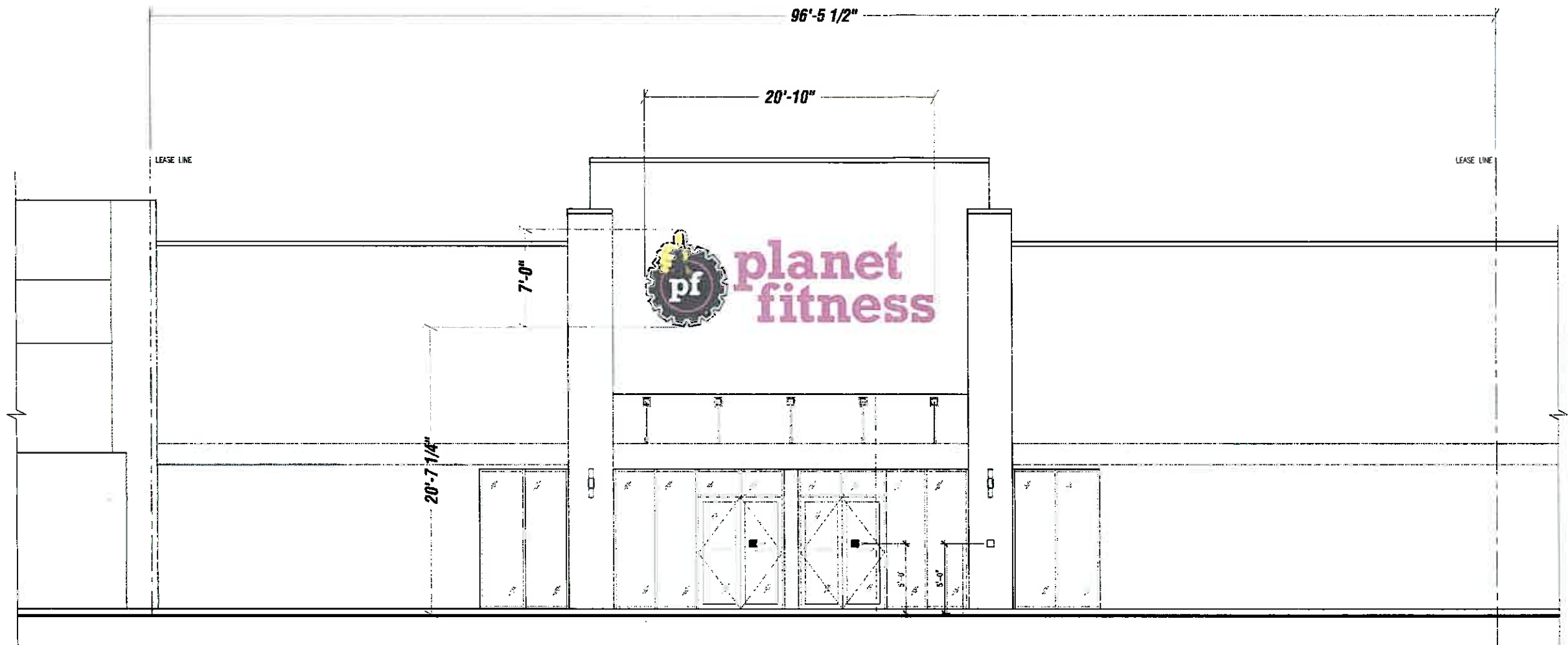
REVISION DATES:



DRAWN BY: T. Dodge
DATE: September 20, 2016

Installation Details / Sign Placement
Scale: 3/32" = 1'-0"

Drawing No.
PF-SP033151.000A1



ENTRANCE ELEVATION / Sign Area = 145.83 SQ. FT.

OPTION 2

SITE CHECK REQUIRED

Electrical Requirements

☒ Preliminary Artwork
☐ Approved for Production

Graphic rendition is representative of specific signage. Colour / dimensional / material details should be verified using reference drawing specifications. Pride Signs Ltd. is not responsible for inherent variations caused by display and / or print variations.

REVISION DATES:

Variance Proposed sign

Cutler Bay
Florida, USA



DRAWN BY: T. Dodge
DATE: March 23, 2018



Planet Fitness
26 Fox Run Road
Newington, New Hampshire 03801

Issue Sets			
No.	Issue Set	By	Date Appr.
1	Cutler Bay BD review comments(1)	DWS	1/10/18 KR
2	Miami-Dade Fire comments(1)	DWS	7/22/18 KR

ARCHITECTS
Daniel K. Mullin, Architect, NCARB
517 S Main St.
Moscow, ID 83843
P. (208) 892-8433
F. (208) 892-8533

MEP ENGINEERS
Don Penn Consulting Engineer
1301 Solana, Bldg. 1, Suite 1420
Westlake, TX 76262
P. (817) 410-2858
F. (817) 251-8411

STRUCTURAL ENGINEERS
David Samotta, P.E.
5509 N. Glenwood Street
Garden City, ID 83714
P. (208) 501-2289

This document is the property of the Owner and is not to be used without their written permission.
Project Manager Approval _____
Architect/Engineer of Record _____

Location
19189-A S. Dixie Hwy
Point Royale Shopping Center
Cutler Bay, FL 33151

Project/Space No.
Planet Fitness Tenant Improvement

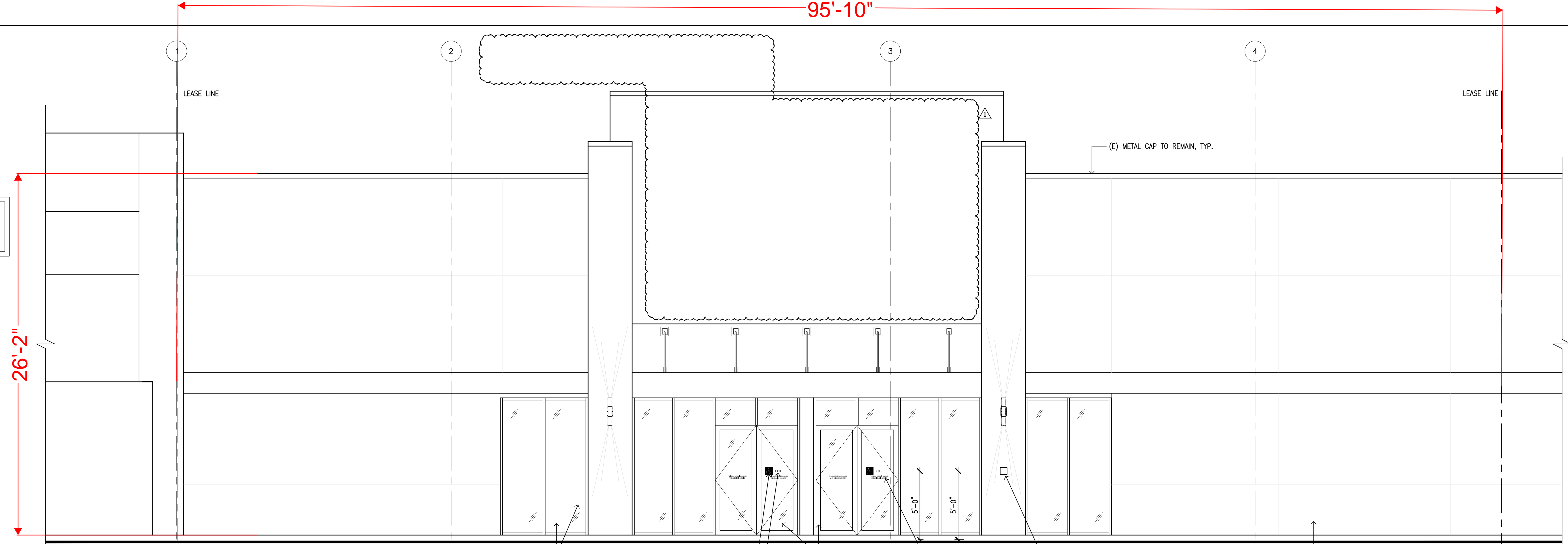
Sheet Title
EXTERIOR/INTERIOR ELEVATIONS

Scale: As Shown	Project No. 17-07-11
Drawn By: D.W.S.	Sheet
Chk'd By: K.R.	
Issue Date: 8 December 2017	A4.0

95'-10"

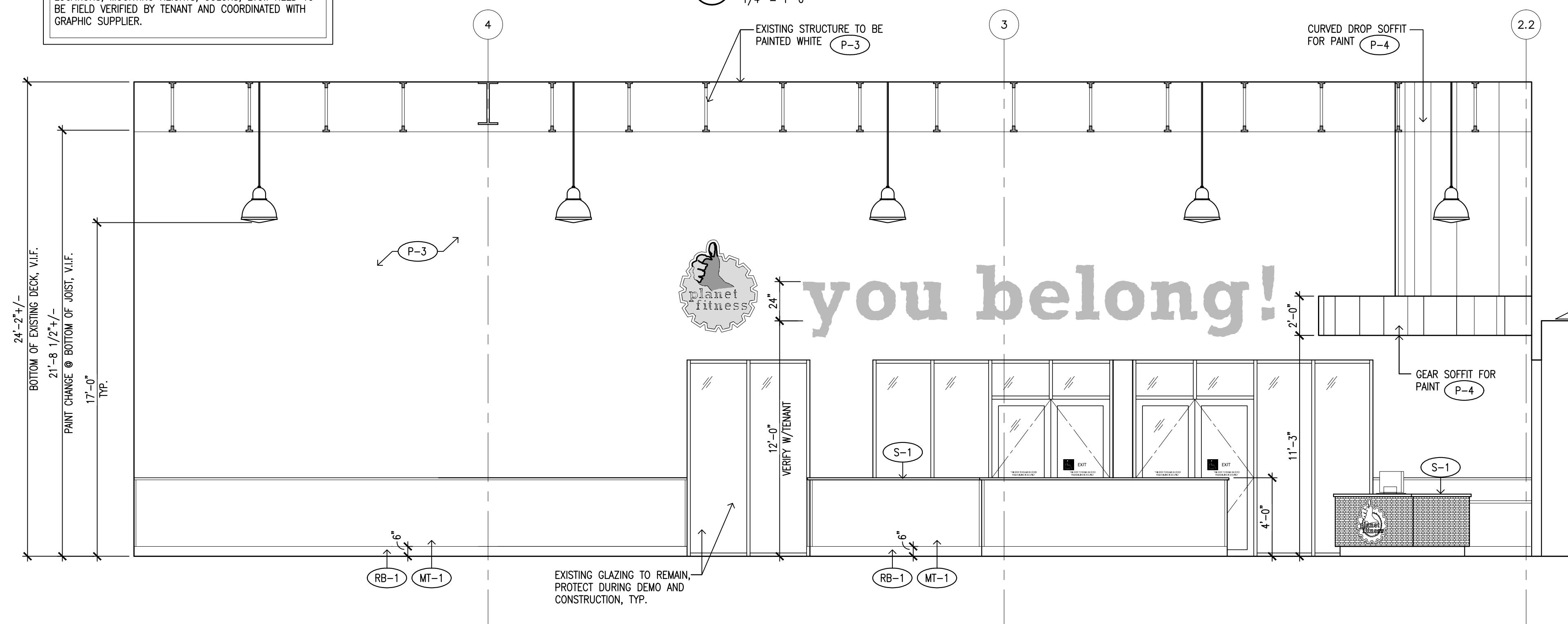
NOTE:
EXTERIOR SIGN VENDOR TO PROVIDE SHOP DRAWINGS AND PERMIT(S) AS REQ'D. G.C. TO PROVIDE POWER AND COORDINATE INSTALLATION WITH SIGN MANUFACTURER

NOTE:
G.C. TO VERIFY WAINSCOT SUPPLIER PRIOR TO FRAMING PARTIAL HEIGHT WALLS AND ADJUST DIMENSION AS NEEDED TO ACCOMMODATE WAINSCOT DIMENSION

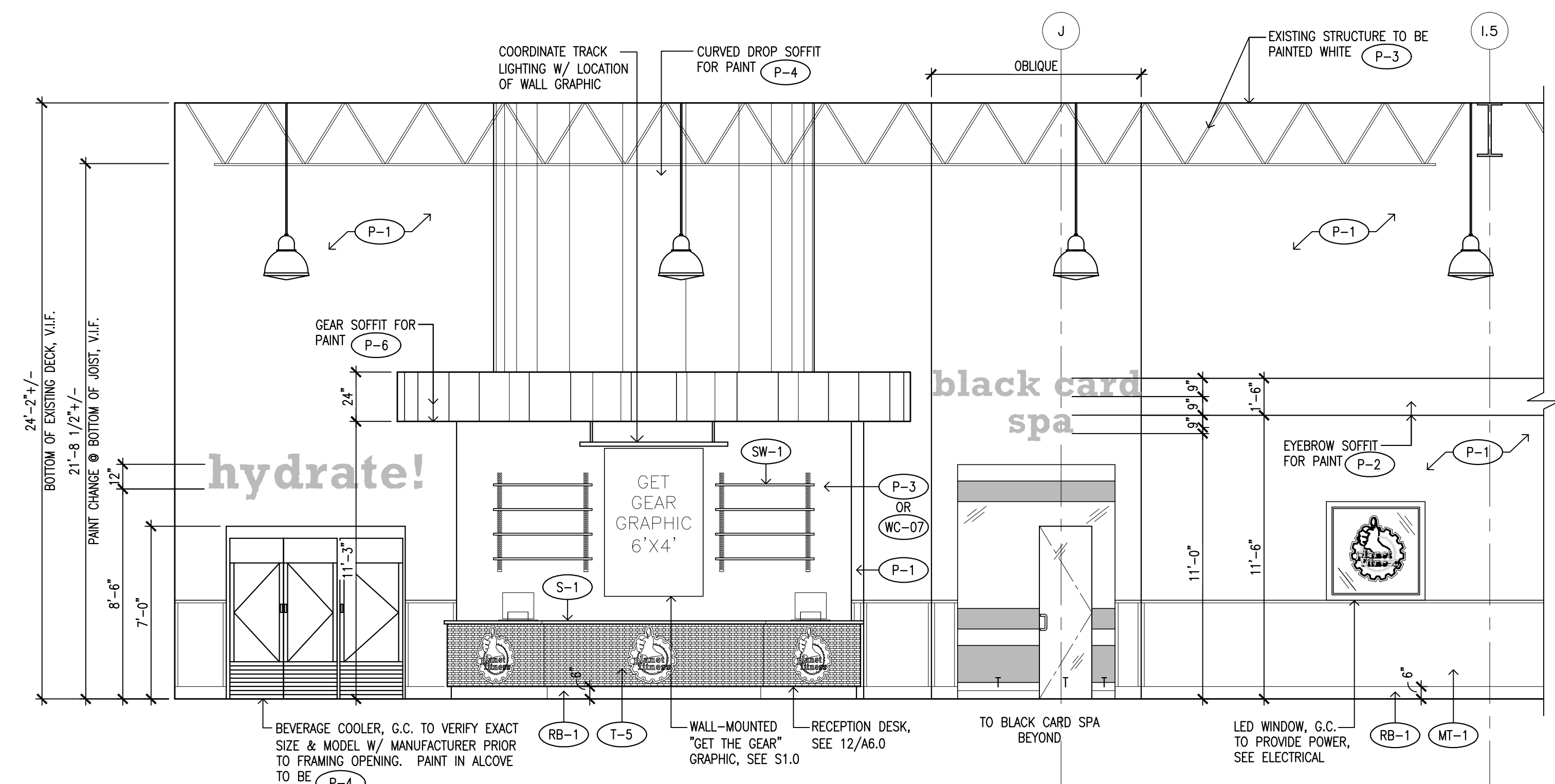


1 EXTERIOR ELEVATION @ STOREFRONT
1/4" = 1'-0"

NOTE:
ALL WALL GRAPHICS ARE SHOWN FOR INTENT, LOCATION, AND APPROXIMATE SCALE PURPOSES ONLY. FINAL SIZES, LOCATIONS, MOUNTING HEIGHTS, COLORS, ETC., NEED TO BE FIELD VERIFIED BY TENANT AND COORDINATED WITH GRAPHIC SUPPLIER.



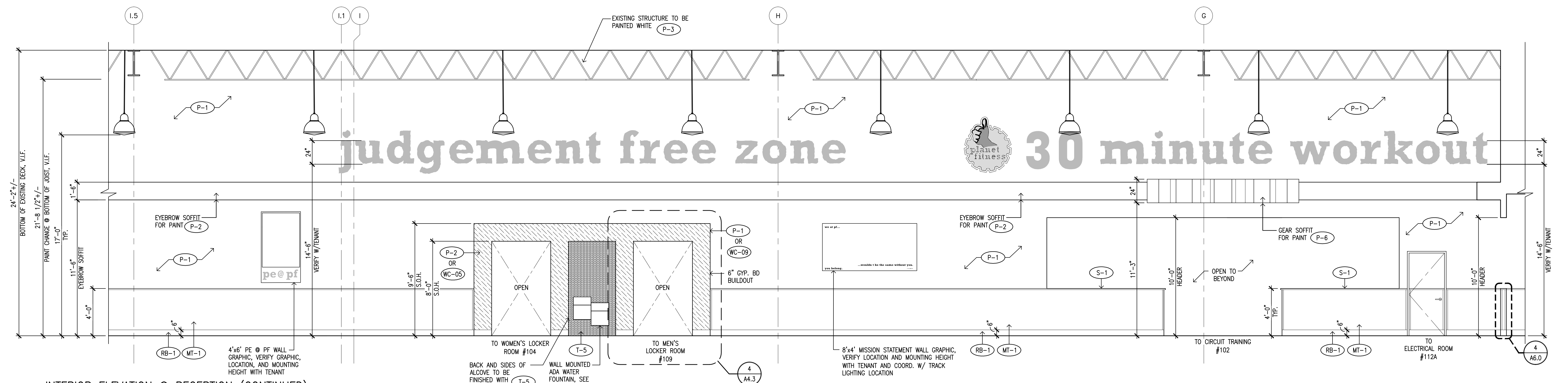
2 INTERIOR ELEVATION @ STOREFRONT
1/4" = 1'-0"



3 INTERIOR ELEVATION @ RECEPTION
1/4" = 1'-0"

NOTE:
G.C. IS RESPONSIBLE FOR THE INSTALLATION OF ALL INTERIOR SIGNS.

NOTE:
VERIFY ALL PAINT COLORS WITH TENANT 2 DAYS PRIOR TO PAINTING WALLS.



3 INTERIOR ELEVATION @ RECEPTION (CONTINUED)
1/4" = 1'-0"