



***Application No.:***

***SP-2018-010***

**Attachment "B"**

**SITE PLAN APPLICATION**

**Publix Supermarkets**

**Site Plan**

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



# DEPARTMENT OF COMMUNITY DEVELOPMENT PLANNING AND ZONING

## APPLICATION FOR SITE PLAN APPROVAL

**LIST ALL FOLIO #S:** 36-6009-006-0012 & 36-6009-005-0010 & 36-6009-006-0010

**DATE RECEIVED:** February 1, 2018

**PROPOSED PROJECT NAME:** Shoppes of Cutler Bay

- 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).

Publix Super Markets, Inc.

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

Mailing Address: 3300 Publix Corporate Parkway

City: Lakeland State: FL Zip: 33811 Phone#: 863.688.1188

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

Owner's Name (Provide name of ALL owners): [Same as Applicant plus] GCF Investments, Inc.

Mailing Address: 2000 South Bayshore Drive, Villa 38

City: Miami State: FL Zip: 33133 Phone#: c/o 305-789-7462

**4. CONTACT PERSON'S INFORMATION:**

Name: Amanda M. Naldjieff, Esq. Company: Holland & Knight LLP

Mailing Address: 701 Brickell Avenue, Suite 3300

City: Miami State: FL Zip: 33131

Phone# 305.789.7462 Fax# 305.789.7799 E-mail: amanda.naldjieff@hklaw.com





### 5. LEGAL DESCRIPTION OF ALL PROPERTY COVERED BY THE APPLICATION

(Provide complete legal description, i.e., lot, block, subdivision name, plat book & page number, or metes and bounds. Include section, township, and range. If the application contains multiple rezoning requests, then a legal description for each sub-area must be provided. Attach separate sheets, as needed).

See Attached "Exhibit A"

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

East of Old Cutler Road, between SW 208th Street and 212th Street

### 7. SIZE OF PROPERTY (in acres): <sup>13.18 gross</sup> (divide total sq. ft. by 43,560 to obtain acreage)

### 8. DATE PROPERTY ☒ acquired ☐ leased: 01/15/2014 & 10/15/1986 & 01/29/1986

### 9. LEASE TERM: N/A Years (Month & year)

### 10. IF CONTIGUOUS PROPERTY IS OWNED BY THE SUBJECT PROPERTY OWNER(S), provide Complete legal description of said contiguous property.

See Attached "Exhibit B"



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

N/A

**12. PRESENT ZONING AND FLU CLASSIFICATION:** FLU: Mixed Use; Present Zoning: NC-1

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

Request for Site Plan approval pursuant to Town of Cutler Bay Land Development Code Section 3-33 and Ordinance 07-04 for development of shopping center on the Property.

See attached Letter of Intent.

**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:**

See Attached "Exhibit B"

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

Use: Agricultural (farming) Year: 1986





### 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), \_\_\_\_\_, 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

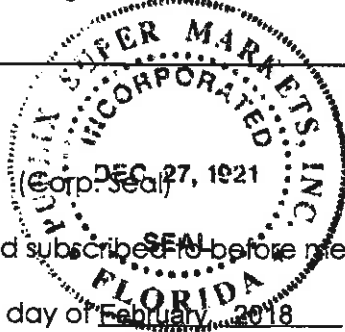
Sworn to and subscribed to before me  
This \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_

Notary Public: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_

### CORPORATION AFFIDAVIT

(I)(WE), Jeffrey Chamberlain of Publix Super Markets, Inc., 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: \_\_\_\_\_



Sworn to and subscribed to before me

This 21st day of February, 2018

\_\_\_\_\_  
Authorized Signature

\_\_\_\_\_  
Senior Vice President

\_\_\_\_\_  
Office Held

Notary Public: Vicki L. Brekke

Commission Expires: \_\_\_\_\_



VICKI L. BREKKE  
MY COMMISSION # GG 052202  
EXPIRES: December 26, 2020  
Bonded Thru Budget Notary Services



### 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: \_\_\_\_\_

\*\*\*\*\*

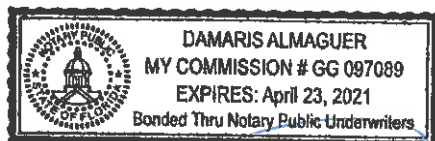
### ATTORNEY AFFIDAVIT

I, Amanda M. Naldjieff, Esq., being first duly sworn, depose and say that I am a State of Florida Attorney at Law, and I am the Attorney for the Owner of the property described and which is the subject matter of the proposed hearing.

*A. Naldjieff*  
Signature

Sworn to and subscribed to before me  
This 22<sup>nd</sup> day of February, 2018

Notary Public: 4/23/2021  
Commission Expires: \_\_\_\_\_



*[Signature]*





### **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 3<sup>rd</sup> 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. 3<sup>rd</sup> DCA 2002), the 3<sup>rd</sup> District Court of Appeal has held invalid the standards for non-use variances, special exceptions, unusual uses, new uses requiring a public hearing and modification of covenants. This is not a final decision and the County Attorney's Department professional staff to develop new standards that will address the Court's concerns. While the new standards are being developed, applicants are advised that any non-use variance, special exception, unusual use, new use requiring a public hearing or request for modification of covenants granted under the existing standards are subject to being reversed in the courts. An applicant wishing to avoid the substantial legal risks associated with going forward under the existing standard may seek a deferral until the new standards are developed.
6. Any covenant to be proffered must be submitted to the Town of Cutler Bay Legal Counsel, on Town form, at least 1 month prior to the hearing date. The covenant will be



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

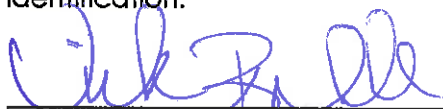
7. The Town of Cutler Bay Department of Public Works reviews and critiques Zoning applications and may require conditions for approval.
8. Each party will be limited to a presentation of 20 minutes. This time limitation may be extended by the Chair of the meeting.
9. **THE APPLICANT IS RESPONSIBLE FOR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

(Applicant's Signature)

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

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

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

  
(Notary Public)

My Commission Expires: 12/26/20



VICKI L. BREKKE  
MY COMMISSION # GG 052202  
EXPIRES: December 26, 2020  
Bonded Thru Budget Notary Services



### DISCLOSURE OF INTEREST

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

Publix Super Markets, Inc.

Corporation Name

Name, Address and Office

Percentage of stock

\* For disclosure purposes, there are only two shareholders that own more than 5% of the company's outstanding common stock:

1. Employee Stock Ownership Plan

27 %

2. 401(k) Plan

9.43 %

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



## 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: February 1, 2018

Public Hearing No. \_\_\_\_\_

Full Name:

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

Current Address: 3300 Publix Corporate Parkway City: Lakeland

State: Florida Zip: 33811 Telephone Number ( 863 ) 688-1188

Date of Birth: N/A

  
Signature

SWORN AND SUBSCRIBED BEFORE ME THIS 21st DAY OF February 2018

  
Notary Public, State of Florida at Large

My Commission expires 12/26 2020



VICKI L. BREKKE  
MY COMMISSION # GG 062202  
EXPIRES: December 26, 2020  
Bonded Thru Budget Notary Services

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



# Holland & Knight

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

RECEIVED  
SEP 14 2018

BY: \_\_\_\_\_

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

**VIA HAND DELIVERY**

September 11, 2018

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

**Re: Shoppes of Cutler Bay / Revised Letter of Intent / Site Plan Application**

Dear Ms. Lyon:

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

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

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

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

Ms. Kathryn Lyon  
 September 11, 2018  
 Page 2

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

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

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

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

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

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

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



Ms. Kathryn Lyon  
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 Page 3

1. The development permitted by the application, if granted, conforms to the growth management plan, is consistent with the applicable area or neighborhood studies or plans, and would serve a public benefit warranting the granting of the application at the time it is considered.

*The Property encompasses a Town Growth Management Plan Future Land Use Map designation of "Mixed Use," which envisions a town center type environment that encourages pedestrian activity. This project seeks to introduce a variety of uses, including commercial and retail uses, which would provide neighboring residents of Cutler Bay with convenient access to such businesses. Additionally, the Property is located within the NC district, which provides for "pedestrian scaled shops, restaurants, services, small workplaces, and residential buildings central to a neighborhood and within walking distance of dwellings." The proposed site plan for the project includes various pedestrian-friendly features in order to ensure that the Town's vision is accomplished; thus, we believe that this project is ideally suited for this Property and location and would serve a public benefit warranting the granting of this application.*

2. The development permitted by the application, if granted, will have a favorable impact on the environmental and natural resources of the town, including consideration of the means and estimated cost necessary to minimize the adverse impacts, the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment, and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development.

*The development of the proposed project will not have an unfavorable impact on the environmental and natural resources of the Town. The proposed development will not result in any irreversible or irretrievable commitment of natural resources.*

3. The development permitted by the application, if granted, will have a favorable or unfavorable impact on the economy of the town.

*The Property is located within the NC district, which is intended to provide mixed uses, including commercial and retail. The proposed shopping center consists of a grocery supermarket, as well as four additional buildings, which are ideally suited for restaurant, retail, and/or banking uses. As such, the proposed development will not only encourage residents to spend closer to home, but will also provide additional sources of employment in the area; thus resulting in a favorable impact on the economy of the Town.*

4. The development permitted by the application, if granted, will efficiently use or not unduly burden water, sewer, solid waste disposal, recreation, education or other necessary public facilities which have been constructed or planned and budgeted for construction.

*As part of this Application, the Applicant will provide service availability letters by DERM and WASD, which effectively certify that said systems can efficiently handle the demands that the proposed development would require. Any construction or change of use that causes an increase in the use of such facilities, requires such confirmation that the proposed development will not unduly burden the water, sewer, or solid waste disposal systems which have been constructed or planned and budgeted for construction. The proposed development will have no impact on recreational or educational public facilities.*

5. The development permitted by the application, if granted, will efficiently use or not unduly burden or affect public transportation facilities, including mass transit, roads, streets and highways which

Ms. Kathryn Lyon  
September 11, 2018  
Page 4

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

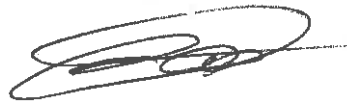
*Numerous design efforts have been incorporated into the proposed site plan in an effort to alleviate vehicular circulation problems, such as providing golf cart parking spaces and numerous bike racks, which will encourage patrons to visit the plaza via a number of modalities. Additional design efforts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

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

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

Respectfully submitted,

HOLLAND & KNIGHT LLP



Hugo P. Arza

Enclosures

## EXHIBIT A

#1465; Cutler Bay, Florida

LEGAL DESCRIPTION FOR SITE PLAN:

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

AND

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

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

## EXHIBIT B

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

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

AND

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

LESS

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

LESS AND EXCEPT

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

AND

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

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



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

**Re: Letter of Consent for Shoppes of Cutler Bay Applications**

Dear Ms. Lyon:

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

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

Sincerely,

Jeffrey Chamberlain

Senior Vice President

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

Notary Public, State of Florida

Name: Vicki Brekke

Commission Number: 12/26/2020

My Commission Expires: 12/26/2020



VICKI L. BREKKE  
 MY COMMISSION # GG 052202  
 EXPIRES: December 26, 2020  
 Bonded thru Budget Notary Services

[Notary Seal]

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

On behalf of GCF Investments, Inc., a Florida corporation being first duly sworn, deposes and says that as the Vice President of the aforesaid Corporation, which is the Owner of the property legally described below and which is the subject property of the proposed hearing, does hereby grant consent to Publix Super Markets, Inc. to file this application for a public hearing on its behalf.

**Legal Description:**

See Attached "Exhibit A"

**Witnesses:**

Signature

Print Name

Signature

Print Name

GCF Investments, Inc.

Address:

2000 S. Bayshore Drive, Villa 38  
Miami, Florida 33133

Name:

Title:

JORGE GARCIA-SARRAFF  
Vice-President

STATE OF FLORIDA

COUNTY OF MIAMI DADE

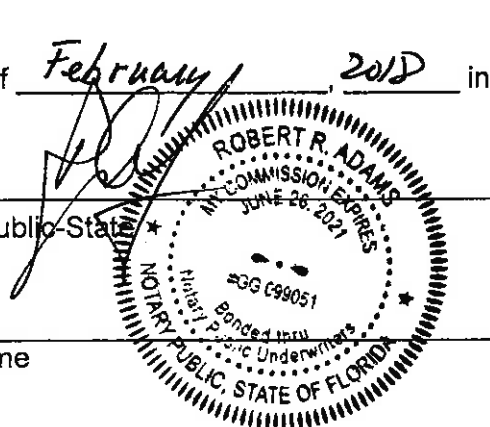
The foregoing instrument was acknowledged before me by JORGE GARCIA-SARRAFF of GCF Investments, Inc., on behalf of the corporation. He/She is personally known to me or has produced personally known, as identification.

Witness my signature and official seal this 22<sup>nd</sup> day of February, 2018 in the County and State aforesaid.

My Commission Expires:

Notary Public-State

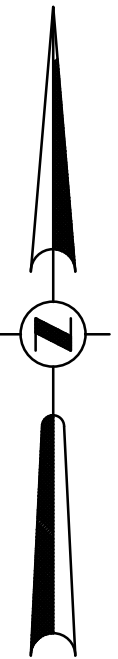
Print Name







Know what's below.  
Call before you dig.



SCALE: 1" = 50'

#### LEGEND

- EXISTING PAVEMENT
- - - PROPOSED PAVEMENT
- EXISTING ELEVATION
- PROPOSED ELEVATION
- PROPOSED CONCRETE
- PROPOSED ASPHALT PAVEMENT
- EXISTING AND/OR PAVEMENT BY OTHERS
- RUN OFF DIRECTION
- EXIST. TYPE "F" CURB & GUTTER
- PROP. TYPE "F" CURB & GUTTER
- DRAINAGE STRUCTURE NUMBER
- PROPERTY LINE

#### SCHEDULE NOTES

- NEW 6" CONCRETE CURB (TYPE "D")
- NEW WHEEL STOP/BUMPER
- EXISTING PAVEMENT LINE
- NEW ASPHALT PAVEMENT
- NEW CONCRETE PAVEMENT
- NEW CONCRETE SIDEWALK
- NEW SIDEWALK WITH PAVERS ON SAND BASE
- NEW 4" PAINTED STRIPING (DOUBLE)
- NEW 4" PAINTED WHITE STRIPING
- NEW TYPICAL PAINTED "WHITE" HANDICAP SYMBOL
- NEW PAINTED DIRECTIONAL ARROW
- NEW 24" WIDE PAINTED WHITE STOP BAR
- NEW STOP SIGN (R-1) (7' TO SIGN)
- NEW TYPICAL "HANDICAP" SIGN (7' TO SIGN)
- NEW HANDICAP RAMP (1:2 MAXIMUM SLOPE)
- NEW 3' MINIMUM DETECTABLE WARNING PAVEMENT - EXPOSED AGGREGATE
- NEW 4" C - TRUNCATED DOMES
- NEW LIGHT POLE (SEE PHOTOMETRIC PLAN)
- NEW HYBRID VEHICLE PARKING SPACE SIGN (7' TO SIGN)
- NEW BABY STROLLER PARKING SIGN (7' TO SIGN)
- NEW BABY STROLLER PARKING SYMBOL
- 18" KNEE WALL SEE ARCHITECTURAL DETAILS
- NEW TURF BLOCK PARKING SPACES

SEE SHEET C-II FOR DETAILS IN THIS AREA

SNAPPER PLAZA

MONUMENT SIGN EASEMENT

#### SITE PLAN NOTES:

- MIAMI-DADE COUNTY DERM, MIAMI-DADE COUNTY FIRE DEPARTMENT AND MIAMI-DADE WATER & SEWER DEPARTMENT APPROVAL SHALL BE OBTAINED PRIOR TO OBTAINING BUILDING PERMIT.
- A CONSTRUCTION, DEMOLITION AND MATERIALS MANAGEMENT PLAN (CDMMP) SHALL BE PREPARED AND SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO OBTAINING A BUILDING PERMIT.
- APPROVAL FROM THE MIAMI-DADE COUNTY TRAFFIC DEPARTMENT SHALL BE OBTAINED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
- ALL CONCRETE PAVEMENT WITHIN THE PROJECT WILL HAVE A SOLAR REFLECTIVE INDEX (SRI) OF 47 OR HIGHER.
- BUILDINGS B,C,D AND E WILL BE GREEN GLOBES CERTIFIED.

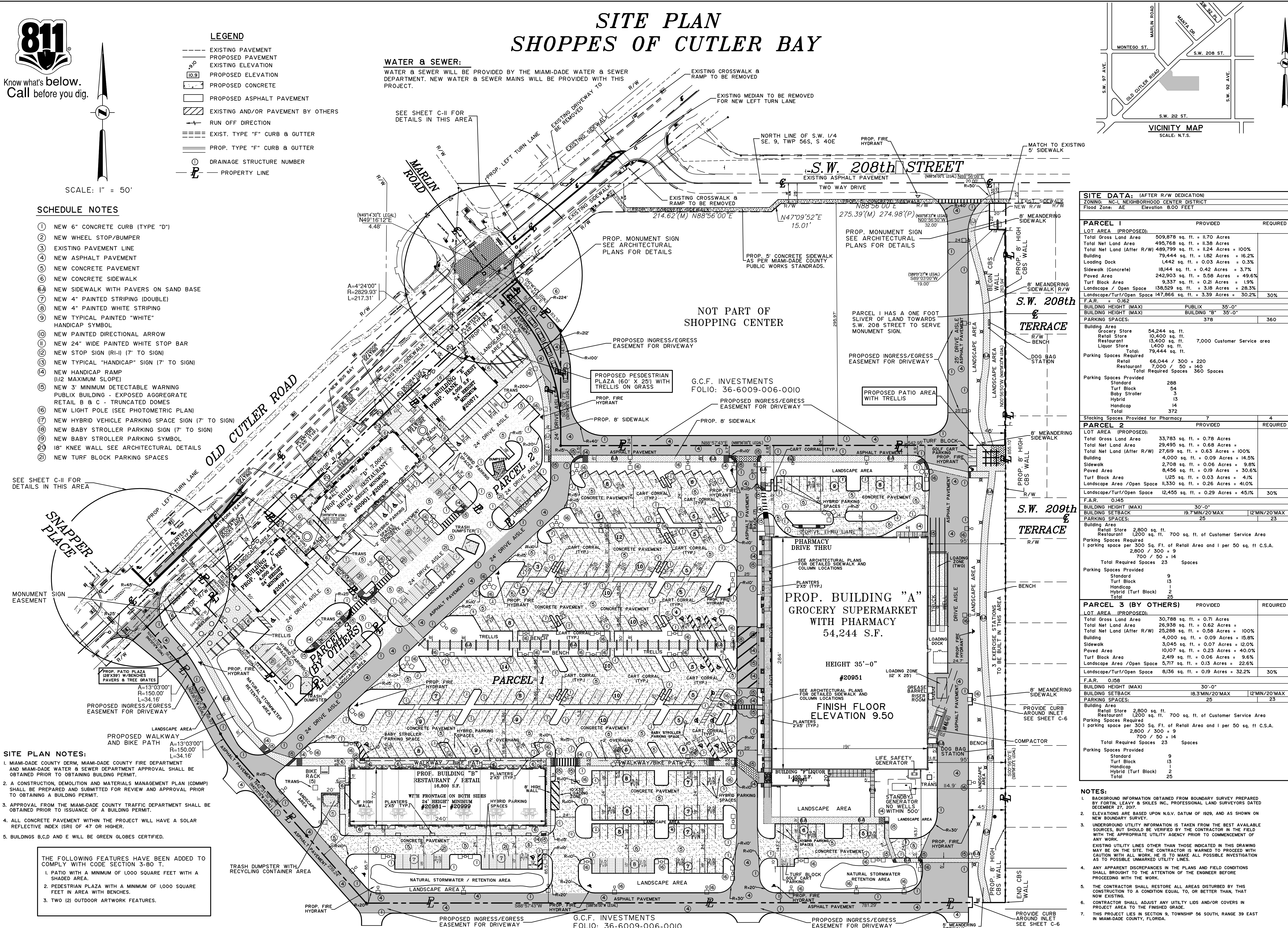
- THE FOLLOWING FEATURES HAVE BEEN ADDED TO COMPLY WITH CODE SECTION 3-80 T.
- PATIO WITH A MINIMUM OF 1,000 SQUARE FEET WITH A SHADED AREA.
  - PEDESTRIAN PLAZA WITH A MINIMUM OF 1,000 SQUARE FEET IN AREA WITH BENCHES.
  - TWO (2) OUTDOOR ARTWORK FEATURES.

#### WATER & SEWER:

WATER & SEWER WILL BE PROVIDED BY THE MIAMI-DADE WATER & SEWER DEPARTMENT. NEW WATER & SEWER MAINS WILL BE PROVIDED WITH THIS PROJECT.

SEE SHEET C-II FOR DETAILS IN THIS AREA

## SITE PLAN SHOPPES OF CUTLER BAY



SITE DATA: (AFTER R/W DEDICATION)			
ZONING: NC-1 NEIGHBORHOOD CENTER DISTRICT			
Flood Zone: AE Elevation 8.00 FEET			
PARCEL 1		PROVIDED	REQUIRED
LOT AREA (PROPOSED):		509,878 sq. ft. = 11.70 Acres	
Total Gross Land Area		495,768 sq. ft. = 11.38 Acres	
Total Net Land (After R/W)		489,799 sq. ft. = 11.24 Acres = 100%	
Building		79,444 sq. ft. = 1.82 Acres = 16.2%	
Loading Dock		1,442 sq. ft. = 0.03 Acres = 0.3%	
Sidewalk (Concrete)		18,444 sq. ft. = 0.42 Acres = 3.7%	
Paved Area		242,903 sq. ft. = 5.58 Acres = 49.6%	
Turf Block Area		9,337 sq. ft. = 0.21 Acres = 1.9%	
Landscape / Open Space		138,529 sq. ft. = 3.18 Acres = 28.3%	
Landscape/Turf/Open Space		147,866 sq. ft. = 3.39 Acres = 30.2%	30%
F.A.R. = 0.162			
BUILDING HEIGHT (MAX)		PUBLIC 35'-0"	
BUILDING SETBACK		35'-0"	
PARKING SPACES:		378	360
Building Area			
Grocery Store		54,244 sq. ft.	
Retail Store		10,400 sq. ft.	
Restaurant		13,400 sq. ft.	7,000 Customer Service area
Liquor Store		1,400 sq. ft.	
Total:		79,444 sq. ft.	
Parking Spaces Required			
Retail		66,044 / 300 = 220	
Restaurant		7,000 / 50 = 140	
Total Required Spaces		360 Spaces	
Parking Spaces Provided			
Standard		288	
Turf Block		54	
Baby Stroller		13	
Hybrid		3	
Handicap		14	
Total		372	
Stacking Spaces Provided for Pharmacy		7	4
PARCEL 2		PROVIDED	REQUIRED
LOT AREA (PROPOSED):		33,783 sq. ft. = 0.78 Acres	
Total Gross Land Area		29,495 sq. ft. = 0.68 Acres =	
Total Net Land (After R/W)		27,619 sq. ft. = 0.63 Acres = 100%	
Building		4,000 sq. ft. = 0.09 Acres = 14.5%	
Sidewalk		2,708 sq. ft. = 0.06 Acres = 9.8%	
Paved Area		8,456 sq. ft. = 0.19 Acres = 30.6%	
Turf Block Area		1,225 sq. ft. = 0.03 Acres = 4.1%	
Landscape / Open Space		11,330 sq. ft. = 0.26 Acres = 41.0%	
Landscape/Turf/Open Space		12,455 sq. ft. = 0.29 Acres = 45.1%	30%
F.A.R. = 0.145			
BUILDING HEIGHT (MAX)		30'-0"	
BUILDING SETBACK		19.7' MIN / 20' MAX	12' MIN / 20' MAX
PARKING SPACES:		25	23
Building Area			
Retail Store		2,800 sq. ft.	
Restaurant		1,200 sq. ft. = 700 sq. ft. of Customer Service Area	
Parking Spaces Required			
1 parking space per 300 Sq. Ft. of Retail Area and 1 per 50 sq. ft. C.S.A.			
2,800 / 300 = 9			
700 / 50 = 14			
Total Required Spaces		23 Spaces	
Parking Spaces Provided			
Standard		9	
Turf Block		13	
Handicap		1	
Hybrid (Turf Block)		2	
Total		25	
PARCEL 3 (BY OTHERS)		PROVIDED	REQUIRED
LOT AREA (PROPOSED):		30,788 sq. ft. = 0.71 Acres	
Total Gross Land Area		26,938 sq. ft. = 0.62 Acres =	
Total Net Land (After R/W)		25,288 sq. ft. = 0.58 Acres = 100%	
Building		4,000 sq. ft. = 0.09 Acres = 15.8%	
Sidewalk		3,045 sq. ft. = 0.07 Acres = 12.0%	
Paved Area		10,077 sq. ft. = 0.23 Acres = 40.0%	
Turf Block Area		2,419 sq. ft. = 0.06 Acres = 9.6%	
Landscape / Open Space		5,717 sq. ft. = 0.13 Acres = 22.6%	
Landscape/Turf/Open Space		8,136 sq. ft. = 0.19 Acres = 32.2%	30%
F.A.R. = 0.158			
BUILDING HEIGHT (MAX)		30'-0"	
BUILDING SETBACK		18.3' MIN / 20' MAX	12' MIN / 20' MAX
PARKING SPACES:		25	23
Building Area			
Retail Store		2,800 sq. ft.	
Restaurant		1,200 sq. ft. = 700 sq. ft. of Customer Service Area	
Parking Spaces Required			
1 parking space per 300 Sq. Ft. of Retail Area and 1 per 50 sq. ft. C.S.A.			
2,800 / 300 = 9			
700 / 50 = 14			
Total Required Spaces		23 Spaces	
Parking Spaces Provided			
Standard		9	
Turf Block		13	
Handicap		1	
Hybrid (Turf Block)		2	
Total		25	

#### NOTES:

- BACKGROUND INFORMATION OBTAINED FROM BOUNDARY SURVEY PREPARED BY FORTIN, LEVAY & SKILES INC., PROFESSIONAL LAND SURVEYORS DATED DECEMBER 27, 2017.
- ELEVATIONS ARE BASED UPON N.G.V. DATUM OF 1929, AND AS SHOWN ON NEW BOUNDARY SURVEY.
- UNDERGROUND UTILITY INFORMATION IS TAKEN FROM THE BEST AVAILABLE SOURCES, BUT SHOULD BE VERIFIED BY THE CONTRACTOR IN THE FIELD WITH THE APPROPRIATE UTILITY AGENCY PRIOR TO COMMENCEMENT OF ANY WORK.
- EXISTING UTILITY LINES OTHER THAN THOSE INDICATED IN THIS DRAWING MAY BE ON THE SITE. THE CONTRACTOR IS WARNED TO PROCEED WITH CAUTION WITH ALL WORK. HE IS TO MAKE ALL POSSIBLE INVESTIGATION AS TO POSSIBLE UNMARKED UTILITY LINES.
- ANY APPARENT DISCREPANCIES IN THE PLANS AND FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH THE WORK.
- THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY THIS CONSTRUCTION TO A CONDITION EQUAL TO, OR BETTER THAN, THAT NOW EXISTING.
- CONTRACTOR SHALL ADJUST ANY UTILITY LIDS AND/OR COVERS IN PROJECT AREA TO THE FINISHED GRADE.
- THIS PROJECT LIES IN SECTION 9, TOWNSHIP 56 SOUTH, RANGE 39 EAST IN MIAMI-DADE COUNTY, FLORIDA.

#### REVISIONS:

**ZAMORA & ASSOCIATES, INC.**  
ENGINEERING  
LAND PLANNING  
11410 N. KENDALL DRIVE SUITE 302 MIAMI, FLORIDA 33176  
(305) 273-7801 FAX (305) 273-9514

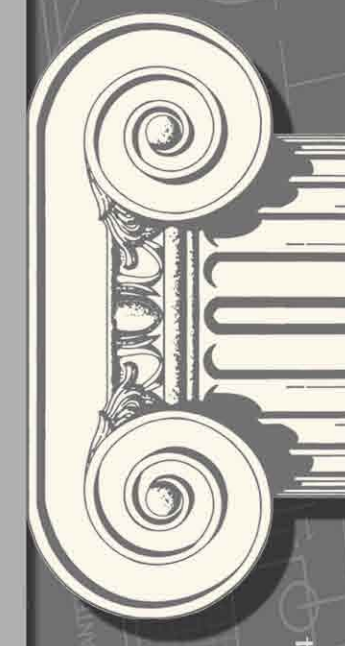
PROJECT: SHOPPES OF CUTLER BAY  
OWNER: PUBLIC SUPER MARKETS INC.  
3300 PUBLIX CORPORATE PARKWAY  
LAKELAND, FLORIDA 33811 (888) 688-7407

#### SCALE:

DATE: 9/9/2018  
DRAWN BY:  
CHECKED BY: G.Z.  
PROJECT No. 2018-20  
SHEET No.

**C-1**





**FISHER**  
ARCHITECTS  
FISHER AND ASSOCIATES, LLC ©2014  
A-2-000738

Interior Designers

Planners

Architects

*Shoppers of Cutler Bay*



-  PAINTED STUCCO:  
"KILIM BEIGE"  
SW6106
-  PAINTED STUCCO:  
"BAGEL"  
SW6114
-  PAINTED STUCCO:  
"TATAMI TAN"  
SW6116
-  PAINTED STUCCO:  
"PRIVILEGE GREEN"  
SW6193
-  PAINTED STUCCO:  
"FOXY"  
SW6333
-  PAINTED STUCCO:  
"UMBER"  
SW6146
-  PAINTED CROWN:  
"SOLITUDE"  
SW6535
-  STONE VENEER:  
"SIENNA LEDGESTONE"  
DUTCH QUALITY







# Shoppes of Cutler Bay

07-1-15

Architects

Planners

Interior Designers

**FISHER**  
**ARCHITECTS**  
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AA26001738







## Shoppes of Cutler Bay

07-1-15

Architects

Planners

Interior Designers

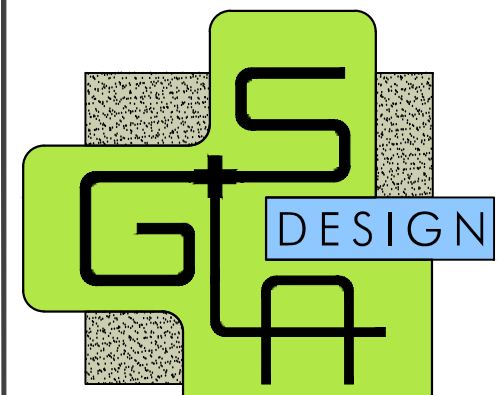
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**ARCHITECTS**  
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AA26001738











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MIA MI, FL 33015  
P 305.392.1016 F 305.392.1019  
CORP. ID # 0000266

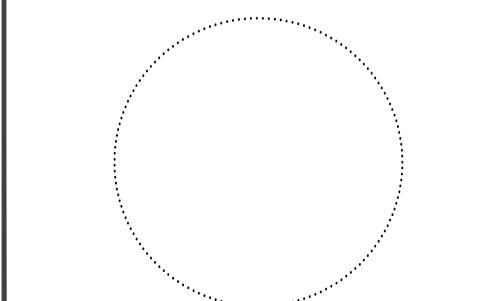
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THE SHOPS OF OLD CUTLER

Old Cutler Road and SW 280th Street  
(Cutler Bay, FL)

REV.	DATE	DESCRIPTION
10.08.2018		SITE PLAN REVISION
09.17.2018		SITE PLAN REVISION
09.12.2018		SITE PLAN REVISION

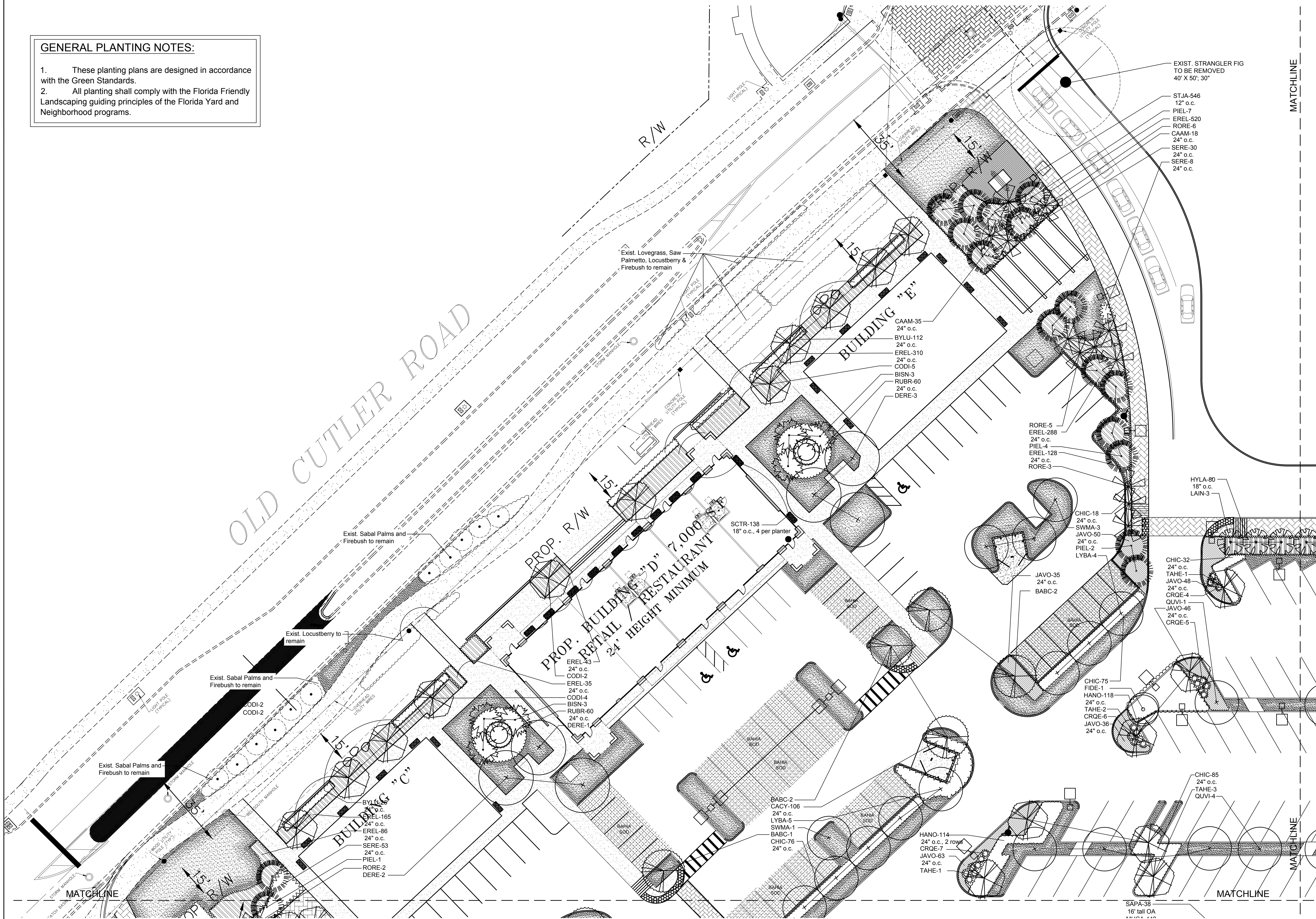
TITLE  
PLANTING PLAN



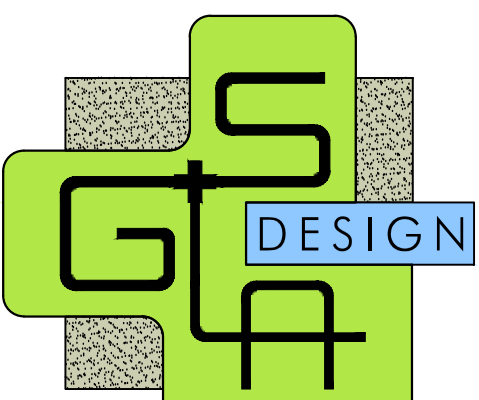
Ken Gardner  
Karl Semler  
DATE  
02.21.18  
SCALE  
1" = 20'-0"  
SHEET  
LA1.01

GENERAL PLANTING NOTES:

- These planting plans are designed in accordance with the Green Standards.
- All planting shall comply with the Florida Friendly Landscaping guiding principles of the Florida Yard and Neighborhood programs.







GARDNER + SEMLER  
LANDSCAPE ARCHITECTURE  
WWW.GSLADESIGN.COM

7670 NW 78th AVE., SUITE 214  
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P 305.392.1016 F 305.392.1019  
C O R P. I D # 0 0 0 0 2 6 6

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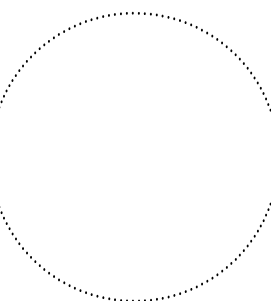
# THE SHOPS OF OLD CUTLER

Old Cutler Road and SW 280th Street  
(Cutler Bay, FL

	10.08.2018	SITE PLAN REVISION
	09.17.2018	SITE PLAN REVISION
	09.12.2018	SITE PLAN REVISION
REV.		

TITLE

## PLANTING PLAN



Ken Gardner  
Kiehl Semler

DATE \_\_\_\_\_

---

SCALE

SHEET

FL 1A #1569  
LA #6667205

2 21 18

---

$$= 20^{\circ}-0''$$

141.00

## MATCHLINE

## MATCHLINE

NOT PART OF  
SHOPPING CENTER

(GAL) N88°56'08"E

20.00'

R=50'

35'

25'

25'

EXIST. SIDEWALK

NEW R/W

R/W

R=40'

4

6A

STJA-275  
12" o.c.

SWMA-2

QUVI-1

24'

1

8' MEANDERING  
SIDEWALK

1'

8" HIGH  
CURB WALL

MATCHLINE (See Insert)

QUVI-6

MATCHLINE (See Insert)

$$R/W$$
$$\overline{R/W}$$
 $R/W$ 
$$R/W$$

## MATCHLINE

PHARMACY  
DRIVE THE CONTRA  
24" WIDE CPs

PROP. - BUILDING - "A"

THE CONTRACTOR SHALL INSTALL A 3" DEEP X 24" WIDE GRAVEL STRIP BETWEEN PUBlix FOUNDATION AND LANDSCAPING. GRAVEL SHALL BE #7 OR ¼" PEA GRAVEL.

DERE-2  
HAPA-50  
36" o.c.  
QUVI-3  
SAPA-9  
HAPA-35  
36" o.c.  
SWMA-6

HYLA-630 —  
18" o.c.  
—QUVI-6—

NECO-70  
12" o.c.  
RORE-2  
LAIN-12  
RORE-6  
IXNG-121  
24" o.c.  
LIDE-1  
MUCA-78  
24" o.c.  
-CRQE-8

NECO-300  
12" o.c.  
MUCA-165  
24" o.c.  
SCTR-12  
18" o.c.,  
4 per planter

RORE-1  
 IXNG-25  
 24" o.c.  
 FIDE-1  
 RORE-2  
 FIDE-2  
 IXNG-70  
 24"

— LAIN-9  
HYLA-480-  
18" o.c.

TAHE-1—  
CHIC-85—  
24" o.c.

~~QUVI-4~~

CHIC-85  
24" o.c.  
TAHE-2  
QUVI-4

CHIC-99  
24" o.c.  
TAHE-2  
LIDE-2  
CRQE-3  
NECO-150  
12" o.c.  
IXNG-92  
24" o.c.

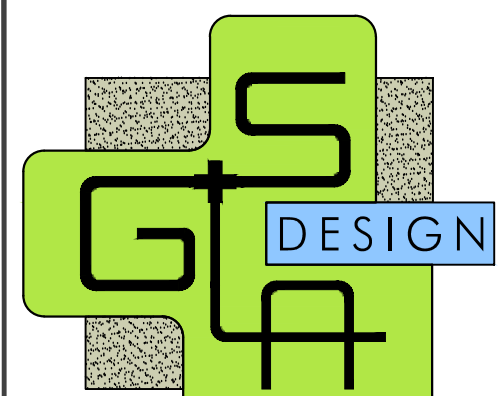
CRQE-5  
FIDE-1  
RORE-2  
NECO-64  
12" o.c.

— MUCA-254

—NFC.0-298







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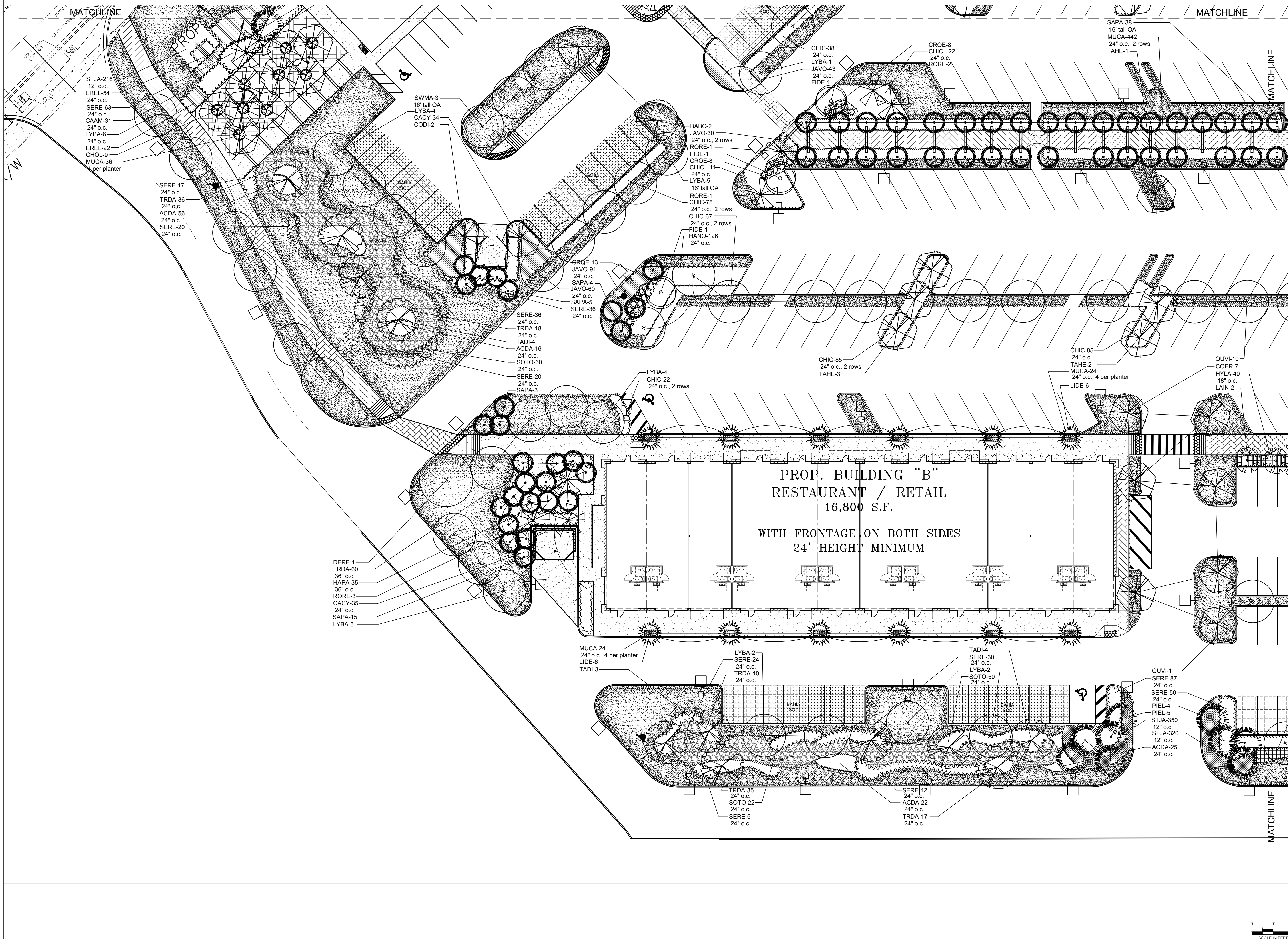
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Old Cutler Road and SW 280th Street  
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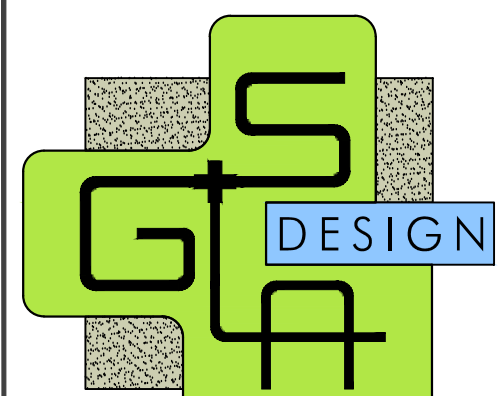
REV.	DATE	DESCRIPTION
10.08.2018		SITE PLAN REVISION
09.17.2018		SITE PLAN REVISION
09.12.2018		SITE PLAN REVISION

PLANTING PLAN

Ken Gardner Karl Semler	FLA #1569 FLA #667205
DATE	02.21.18
SCALE	1" = 20'-0"
SHEET	LA1.03







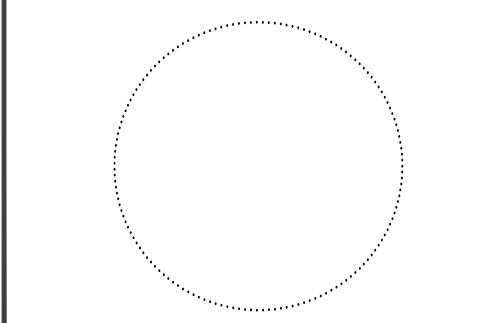
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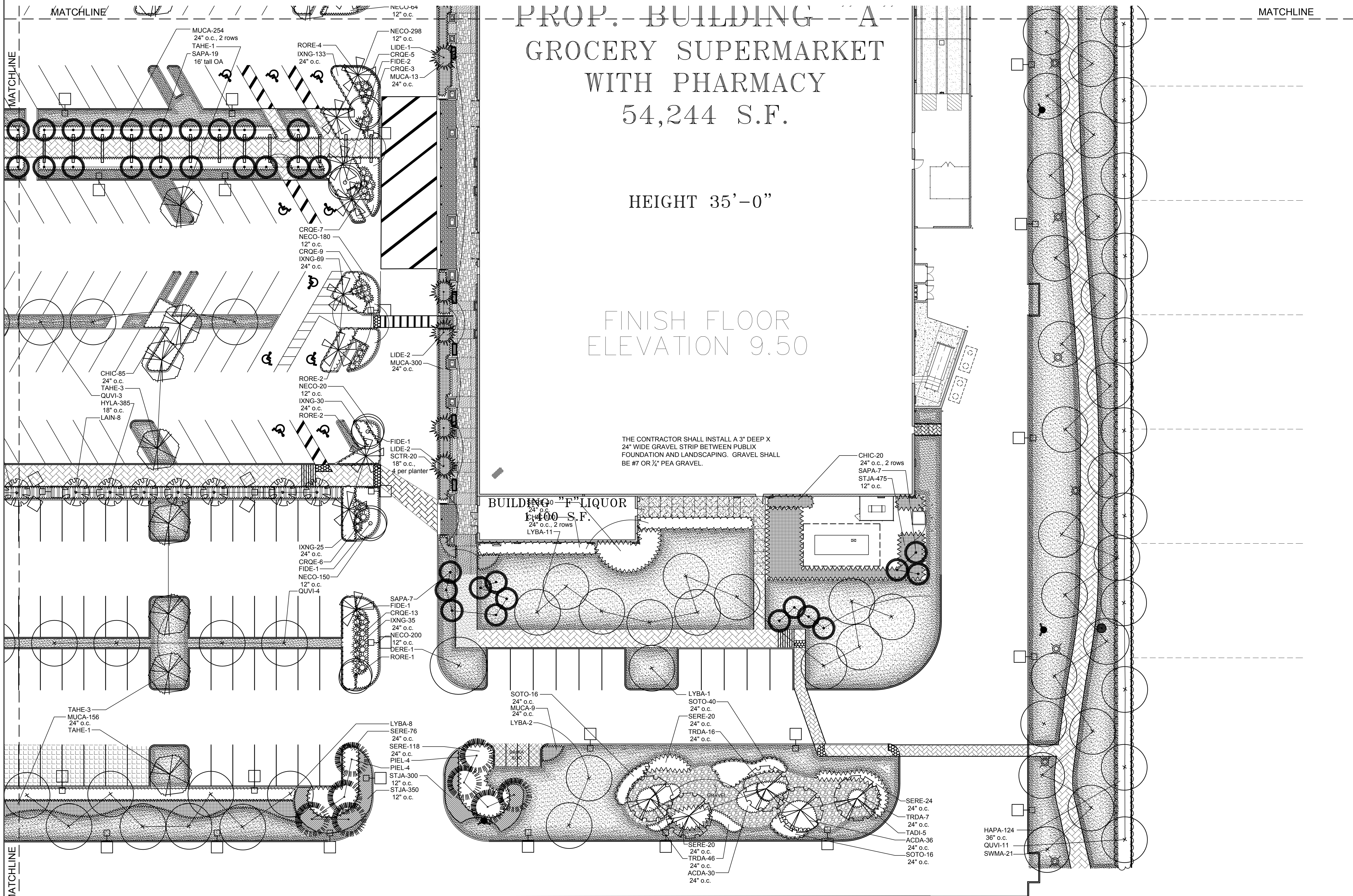
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Old Cutler Road and SW 280th Street  
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REV.	DATE	DESCRIPTION
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TITLE  
PLANTING PLAN



Ken Gardner  
Karl Semler  
DATE  
02.21.18  
SCALE  
1" = 20'-0"  
SHEET  
LA1.04



PROP. BUILDING A  
GROCERY SUPERMARKET  
WITH PHARMACY  
54,244 S.F.

HEIGHT 35'-0"

FINISH FLOOR  
ELEVATION 9.50

THE CONTRACTOR SHALL INSTALL A 3" DEEP X  
24" WIDE GRAVEL STRIP BETWEEN PUBLIC  
FOUNDATION AND LANDSCAPING. GRAVEL SHALL  
BE #7 OR 1/4" PEA GRAVEL.

BUILDING "F" LIQUOR  
14,400 S.F.  
24" o.c. 2 rows  
LYBA-11

CHIC-20  
24" o.c. 2 rows  
SAPA-7  
STJA-475  
12" o.c.

SOTO-16  
24" o.c.  
MUCA-9  
24" o.c.  
LYBA-2

LYBA-1  
SOTO-40  
24" o.c.  
SERE-20  
24" o.c.  
TRDA-16  
24" o.c.

SERE-20  
24" o.c.  
TRDA-46  
24" o.c.  
ACDA-30  
24" o.c.

SERE-24  
24" o.c.  
TRDA-7  
24" o.c.  
TADI-5  
ACDA-36  
24" o.c.  
SOTO-16  
24" o.c.

HAPA-124  
36" o.c.  
QUVI-11  
SWMA-21

LYBA-8  
SERE-76  
24" o.c.  
SERE-118  
24" o.c.  
PIEL-4  
PIEL-4  
STJA-300  
12" o.c.  
STJA-350  
12" o.c.

TAHE-3  
MUCA-156  
24" o.c.  
TAHE-1

IXNG-25  
24" o.c.  
CRQE-6  
FIDE-1  
NECO-150  
12" o.c.  
QUVI-4

RORE-2  
NECO-20  
12" o.c.  
IXNG-30  
24" o.c.  
RORE-2

CRQE-7  
NECO-180  
12" o.c.  
CRQE-9  
IXNG-69  
24" o.c.

MUCA-254  
24" o.c. 2 rows  
TAHE-1  
SAPA-19  
16" tall OA

RORE-4  
IXNG-133  
24" o.c.

NECO-298  
12" o.c.  
LIDE-1  
CRQE-5  
FIDE-2  
CRQE-3  
MUCA-13  
24" o.c.

NECO-64  
12" o.c.





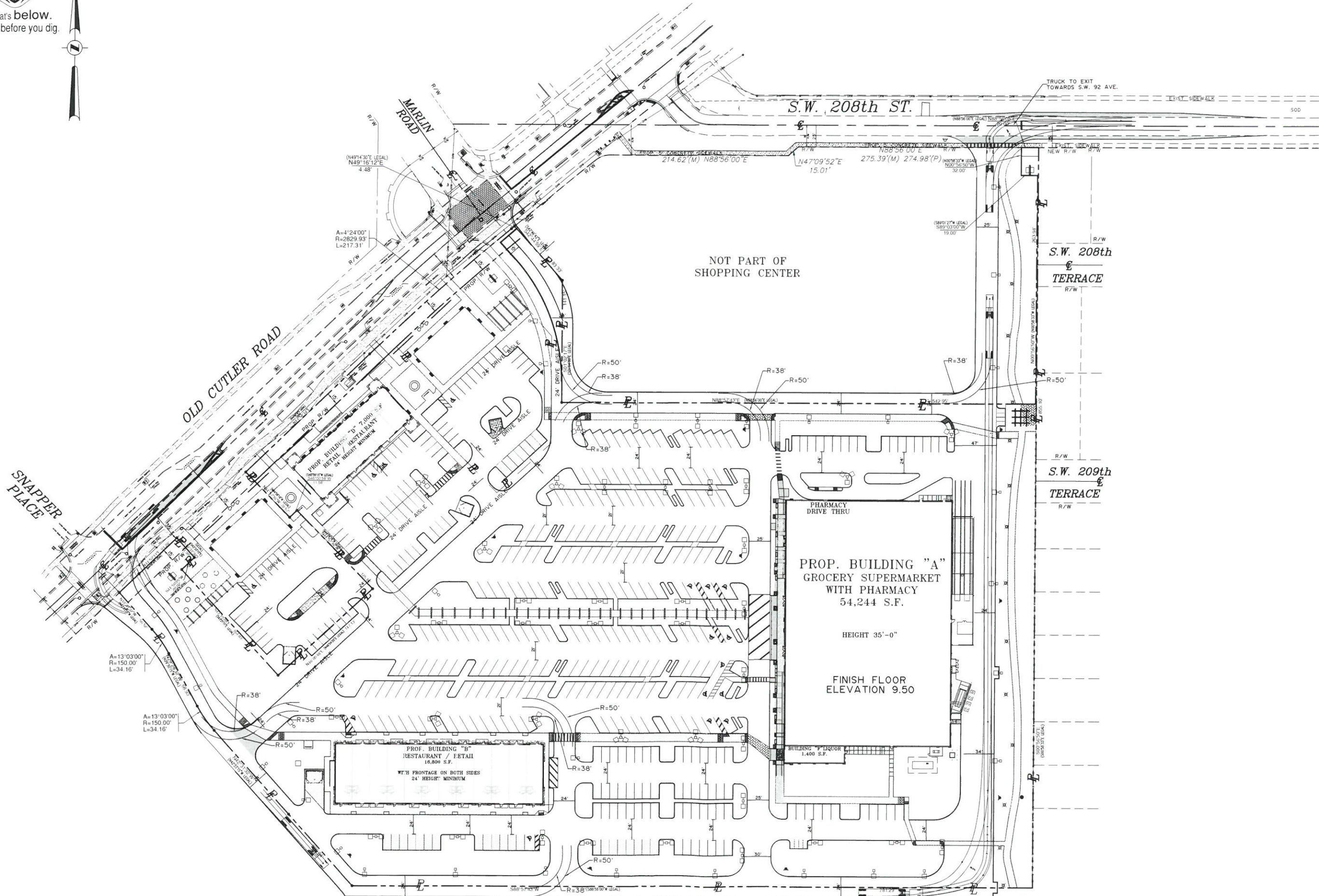




Know what's below.  
Call before you dig.



# TRUCK PATH ROUTE SHOPPES OF CUTLER BAY



REVISIONS:

**ZAMORA & ASSOCIATES, INC.**  
ENGINEERING  
LAND PLANNING  
11410 N. KENDALL DRIVE SUITE 302 MIAMI, FLORIDA 33176  
(305) 273-7801 FAX (305) 273-9514

PROJECT: SHOPPES OF CUTLER BAY  
OLD CUTLER ROAD + S.W. 208 ST.  
CUTLER BAY, FLORIDA

OWNER: PUBLIX SUPER MARKETS INC.  
3300 PUBLIX CORPORATE PARKWAY  
LAKELAND, FLORIDA 33811 (868) 688-7407

TRUCK PATH ROUTE



SCALE: 1" = 50'  
DATE: 9/9/2018  
DRAWN BY:  
CHECKED BY: G.Z.  
PROJECT No. 2018-20  
SHEET No.

C-3