



***Application No.:***

***SP 2018-029***

**Attachment "A"**

**Site Plan**

**Zoning Workshop**

**Village of Old Cutler Corp.**

Development of a CVS Pharmacy and a Mixed Retail/18 Residential Unit Building





FLORIDA COASTAL  
14,600-CUSTOM BUILDING  
WITH CHAMFER DRIVE-THRU

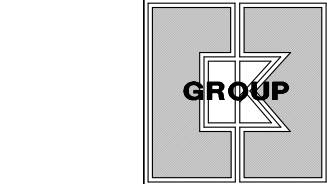
STORE NUMBER: 3764

NEC OLD CUTLER ROAD & SW 87TH AVENUE  
CUTLER BAY, FLORIDA

PROJECT TYPE:  
DEAL TYPE: NEW

CS PROJECT NUMBER: 62112

ARCHITECT OF RECORD



**CKE GROUP**  
INCORPORATED

engineering • architecture • planning  
15500 NEW BARN ROAD  
SUITE 100  
MIAMI LAKES, FLORIDA 33014  
PHONE: (305) 558-4124 FAX: (305) 826-0619  
EB#0004432

CONSULTANT:

DEVELOPER:



DEVELOPMENT GROUP  
410 PARK PLACE BLVD., SUITE 100  
CLEARWATER, FLORIDA 33759  
(727) 669-2900  
Fax (727) 669-2915

SEAL:

EDUARDO L. CARCACHÉ, PE 31914  
CKE GROUP, INC. COA-4432

REVISIONS:

08-03-18

DRAWING BY: A.V.

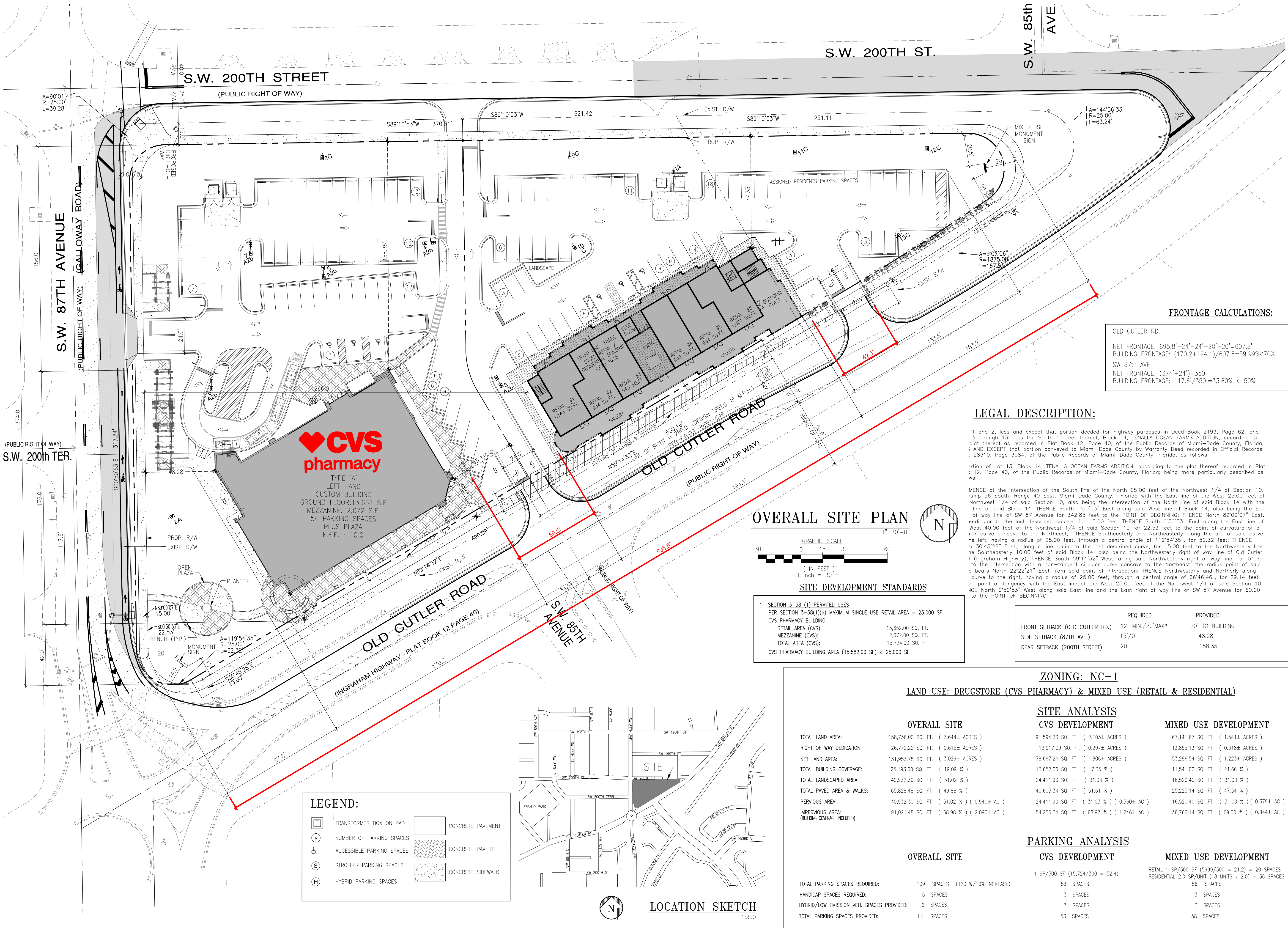
DATE: 04-19-18

JOB NUMBER: CKE # 1302

TITLE:  
CVS PHARMACY  
OVERALL SITE PLAN

SHEET NUMBER: C-0

COMMENTS:



FRONTAGE CALCULATIONS:

OLD CUTLER RD.:  
NET FRONTAGE: 695.8'-24'-24'-20'-20'=607.8'  
BUILDING FRONTAGE: (170.2+194.1)/607.8=59.99%<70%  
SW 87th AVE  
NET FRONTAGE: (374'-24')=350'  
BUILDING FRONTAGE: 117.6/350=33.60% < 50%

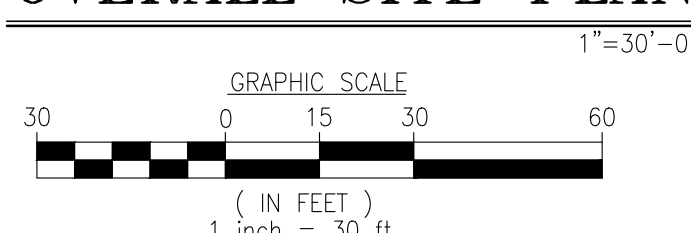
LEGAL DESCRIPTION:

1 and 2, less and except that portion deeded for highway purposes in Deed Book 2193, Page 62, and 3 through 13, less the South 10 feet thereof, Block 14, TENALLA OCEAN FARMS ADDITION, according to plat thereof as recorded in Plat Book 12, Page 40, of the Public Records of Miami-Dade County, Florida; AND EXCEPT that portion conveyed to Miami-Dade County by Warranty Deed recorded in Official Records 28310, Page 3084, of the Public Records of Miami-Dade County, Florida, as follows:

Portion of Lot 13, Block 14, TENALLA OCEAN FARMS ADDITION, according to the plat thereof recorded in Plat 12, Page 40, of the Public Records of Miami-Dade County, Florida; being more particularly described as follows:

WENCE at the intersection of the South line of the North 25.00 feet of the Northwest 1/4 of Section 10, ship 56 South, Range 40 East, Miami-Dade County, Florida with the East line of the West 25.00 feet of Northwest 1/4 of said Section 10, also being the intersection of the North line of said Block 14 with the line of said Block 14; THENCE South 0°50'53" East along said West line of Block 14, also being the East of way line of SW 87 Avenue for 342.85 feet to the POINT OF BEGINNING; THENCE North 89°09'07" East, endicular to the last described course, for 15.00 feet; THENCE South 0°50'53" East along the East line of West 40.00 feet of the Northwest 1/4 of said Section 10 for 22.53 feet to the point of curvature of a lar curve concave to the Northeast; THENCE Southeasterly and Northeasterly along the arc of said curve re left, having a radius of 25.00 feet, through a central angle of 119°54'35", for 52.32 feet; THENCE h 30°45'28" East, along a line radial to the last described curve, for 15.00 feet to the Northwestern line ne Southeasterly 10.00 feet of said Block 14, also being the Northwestern right of way line of Old Cutler l (Ingraham Highway); THENCE South 59°14'32" West, along said Northwestern right of way line, for 51.69 to the intersection with a non-tangent circular curve concave to the Northeast, the radius point of said e bears North 22°22'21" East from said point of intersection; THENCE Northwesternly and Northerly along curve to the right, having a radius of 25.00 feet, through a central angle of 60°46'40", for 29.14 feet ne point of tangency with the East line of the West 25.00 feet of the Northwest 1/4 of said Section 10; CE North 0°50'53" West along said East line and the East right of way line of SW 87 Avenue for 60.00 to the POINT OF BEGINNING.

OVERALL SITE PLAN



SITE DEVELOPMENT STANDARDS

1. SECTION 3-58 (1) PERMITTED USES	
PER SECTION 3-58(1)(a) MAXIMUM SINGLE USE RETAIL AREA = 25,000 SF	
CVS PHARMACY BUILDING:	
RETAIL AREA (CVS):	13,652.00 SQ. FT.
MEZZANINE (CVS):	2,072.00 SQ. FT.
TOTAL AREA (CVS):	15,724.00 SQ. FT.
CVS PHARMACY BUILDING AREA (15,582.00 SF) < 25,000 SF	

	REQUIRED	PROVIDED
FRONT SETBACK (OLD CUTLER RD.)	12' MIN./20'MAX*	20' TO BUILDING
SIDE SETBACK (87TH AVE.)	15'/0'	48.28'
REAR SETBACK (200TH STREET)	20'	158.35'

ZONING: NC-1

LAND USE: DRUGSTORE (CVS PHARMACY) & MIXED USE (RETAIL & RESIDENTIAL)

OVERALL SITE

TOTAL LAND AREA:	158,736.00 SQ. FT. ( 3.644± ACRES )
RIGHT OF WAY DEDICATION:	26,772.22 SQ. FT. ( 0.615± ACRES )
NET LAND AREA:	131,963.78 SQ. FT. ( 3.029± ACRES )
TOTAL BUILDING COVERAGE:	25,193.00 SQ. FT. ( 19.09 % )
TOTAL LANDSCAPED AREA:	40,932.30 SQ. FT. ( 31.02 % )
TOTAL PAVED AREA & WALKS:	65,828.48 SQ. FT. ( 49.88 % )
PERVIOUS AREA:	40,932.30 SQ. FT. ( 31.02 % ) ( 0.940± AC )
IMPERVIOUS AREA: (BUILDING COVERAGE INCLUDED)	91,021.48 SQ. FT. ( 68.98 % ) ( 2.090± AC )

SITE ANALYSIS

CVS DEVELOPMENT

91,594.33 SQ. FT. ( 2.103± ACRES )
12,917.09 SQ. FT. ( 0.297± ACRES )
78,667.24 SQ. FT. ( 1.806± ACRES )
13,652.00 SQ. FT. ( 17.35 % )
24,411.90 SQ. FT. ( 31.03 % )
40,603.34 SQ. FT. ( 51.61 % )
24,411.90 SQ. FT. ( 31.03 % ) ( 0.560± AC )
54,255.34 SQ. FT. ( 68.97 % ) ( 1.246± AC )

MIXED USE DEVELOPMENT

67,141.67 SQ. FT. ( 1.541± ACRES )
13,855.13 SQ. FT. ( 0.318± ACRES )
53,286.54 SQ. FT. ( 1.223± ACRES )
11,541.00 SQ. FT. ( 21.66 % )
16,520.40 SQ. FT. ( 31.00 % )
25,225.14 SQ. FT. ( 47.34 % )
16,520.40 SQ. FT. ( 31.00 % ) ( 0.379± AC )
36,766.14 SQ. FT. ( 69.00 % ) ( 0.844± AC )

PARKING ANALYSIS

CVS DEVELOPMENT

1 SP/300 SF (15,724/300 = 52.4)

MIXED USE DEVELOPMENT

RETAIL 1 SP/300 SF (5999/300 = 21.2) = 20 SPACES  
RESIDENTIAL 2.0 SP/UNIT (18 UNITS x 2.0) = 36 SPACES

TOTAL PARKING SPACES REQUIRED:	109 SPACES (120 W/10% INCREASE)
HANDICAP SPACES REQUIRED:	6 SPACES
HYBRID/LOW EMISSION VEH. SPACES PROVIDED:	6 SPACES
TOTAL PARKING SPACES PROVIDED:	111 SPACES

53 SPACES
3 SPACES
3 SPACES
53 SPACES

56 SPACES
3 SPACES
3 SPACES
58 SPACES

LOCATION SKETCH



1:300











