



***Application No.:***

***V 2018-021***

**Attachment "B"**

**Application**

**Frontier Development**

Variance to permit 24.89% building frontage where 75% is required along a secondary street.



DEPARTMENT OF COMMUNITY DEVELOPMENT  
PLANNING AND ZONING

### VARIANCE APPLICATION

LIST ALL FOLIO #S: 36-6006-024-0010

DATE RECEIVED: \_\_\_\_\_

PROPOSED PROJECT NAME: Frontier Development

- 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).

Frontier Building Corp.

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

Mailing Address: 1801 Sw 3rd Ave, Suite 500

City: Miami State: FL Zip: 33129 Phone#: 305-692-9992

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

Owner's Name (Provide name of ALL owners): Peggie B Schultz INC

Mailing Address: 6995 Bird Road

City: Miami State: FL Zip: 33155 Phone#: \_\_\_\_\_

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

Name: Blaine Bergstresser, P.E. Company: Kimley Horn and Associates

Mailing Address: 445 24th Street, Suite 200

City: Vero Beach State: FL Zip: 32960

Phone# 772-794-4100 Fax# \_\_\_\_\_ E-mail: Blaine.Bergstresser@kimley-horn.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 Survey.

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

19875 S Dixie Highway, Cutler Bay FL, 33157

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**7. SIZE OF PROPERTY** (in acres): 0.99 (divide total sq. ft. by 43,560 to obtain acreage)**8. DATE PROPERTY** ☒ acquired ☐ leased: \_\_\_\_\_**9. LEASE TERM:** \_\_\_\_\_ Years (Month & year)**10. IF CONTIGUOUS PROPERTY IS OWNED BY THE SUBJECT PROPERTY OWNER(S),** provide Complete legal description of said contiguous property.

N/A

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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: TRC, Mixed Use

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

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:

N/A

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

Use: Commercial Year: 1979



**18. Submitted Materials Required:**

**Please check all that Apply:**

- ☐ Letter of intent
- ☐ Justifications for change
- ☐ Statement of hardship
- ☐ Poof 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





### 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

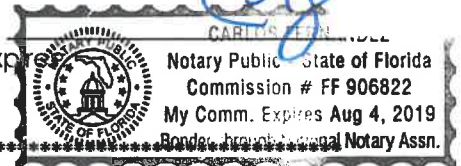
(I)(WE), Margaret S. Wingard, being first duly sworn, depose and say that (I am)(We are) the ☒ owner ☐ tenant of the property described and which is the subject matter of the proposed hearing.

[Signature]  
Signature

Sworn to and subscribed to before me  
This 12 day of JUNE, 2018

[Signature]  
Signature

Notary Public:  
Commission Expires



### CORPORATION AFFIDAVIT

(I)(WE), Margaret S. Wingard, 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: \_\_\_\_\_

[Signature]  
Authorized Signature

Secretary/Treasurer

Office Held

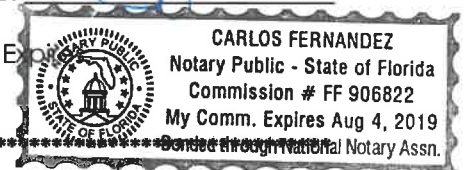
(Corp. Seal)

Sworn to and subscribed to before me

This 12 day of JUNE, 2018

Notary Public:

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: \_\_\_\_\_

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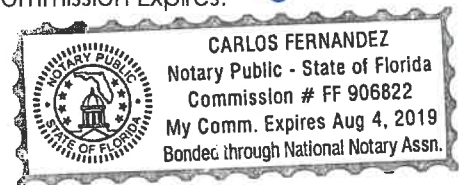
### ATTORNEY AFFIDAVIT

I, Graham Penn, 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]  
Signature

Sworn to and subscribed to before me  
This 12 day of JUNE, 2018

Notary Public: [Signature]  
Commission Expires: \_\_\_\_\_







### **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.

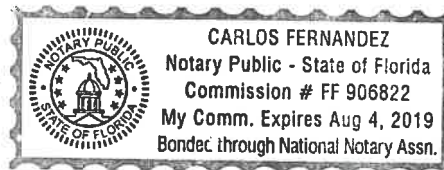
7. The Town of Cutler Bay Department of Public Works reviews and critiques Zoning applications and may require conditions for approval.
8. Each party will be limited to a presentation of 20 minutes. This time limitation may be extended by the Chair of the meeting.
9. **THE APPLICANT IS RESPONSIBLE FOR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

  
(Applicant's Signature)

Sworn to and subscribed before me this 12 day of JUNE, 2018.

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

  
(Notary Public)



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



### 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.

Peggie B. Schultz, Inc.  
Corporation Name

Name, Address and Office

Percentage of stock

Peggie B. Schultz, President

76%

John T. Schultz, Vice-President

12%

Margaret S. Wingard, Sec/Treas

12%

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: JUNE 12, 2018

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

Full Name:

Mr. Mrs. Ms. MR. JAMES LEACH

Current Address: 1801 SW 3<sup>RD</sup> AVENUE, SUITE 500 City: MIAMI

State: FL Zip: 33129 Telephone Number (305) 692-9992

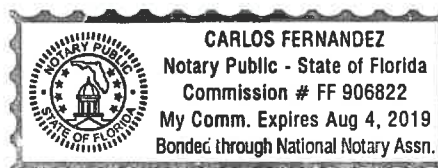
Date of Birth: 10/68

Signature

SWORN AND SUBSCRIBED BEFORE ME THIS 12 DAY OF JUNE 2018

Notary Public, State of Florida at Large

My Commission expires 8/4 2019



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



DIRECT LINE: (305) 377-6229  
E-Mail: [gpenn@BRZoningLaw.com](mailto:gpenn@BRZoningLaw.com)

VIA HAND DELIVERY

March 4, 2019

Kathryn Lyon  
Director  
Community Development Department  
Town of Cutler Bay  
10720 Caribbean Boulevard  
Suite 110  
Cutler Bay, Florida 33189

**RE: Frontier Cutler Plaza 19875 S. Dixie Highway - Supplementary Letter of Intent for Variance Application (Folio 36-6006-024-0010)**

Dear Ms. Lyon:

Our firm represents Frontier Development (the "Applicant") regarding the redevelopment of the above-referenced property (the "Property"). Please consider this letter the Applicant's supplementary letter of intent in support of the variance request for the Property.

The Property. The Property consists of 0.99 acres located on the east side of South Dixie Highway just north of SW 107 Avenue Road. The southwest corner of the tract is adjacent to portions of the Homestead Extension of Florida's Turnpike ("HEFT"), with the ramp to the highway located immediately south of SW 107 Avenue Road. The Property is zoned Transit Corridor ("TRC") and has been developed with an approximately 3,658 square foot retail structure since 1979. The Property is oddly shaped, with a large triangular portion removed from the southwest corner to accommodate portions of the HEFT.

Redevelopment Plan. The Applicant proposes to redevelop the Property with a new single-story commercial building of approximately 8,370 square

Kathryn Lyon  
Director  
Community Development Department  
March 4, 2019  
Page 2 of 4

feet. The development has been designed to maximize building frontage along South Dixie Highway (given the constraints of the frontage), while still allowing for a development that can accommodate its current and future parking requirements. The proposed building has been designed for multiple tenants.

Frontage Requirements. As noted above, the Property is quite small, less than an acre in size. It is also burdened by two other factors: (1) its irregular shape; and (2) its two frontages. These limitations make compliance with the Town's building frontage requirements very difficult. Section 3-59 of the Town's Code would require 100% building frontage on South Dixie Highway and 75% building frontage on SW 107 Avenue Road.

The Applicant has been able to provide 100% frontage along South Dixie Highway. Because of the size of the Property, however, it has been impossible to accommodate the required building frontage on SW 107 Avenue Road.

Variance Request. In order to realize the above-described development plan, the Applicant hereby makes the following variance request:

Waiving Section 3-59(5) of the Town Code relating to the minimum percentage required for building frontage – allowing 24.89% on SW 107 Avenue Road where 75% would be required.

Application Requirements. As you know, Section 3-36(a) sets forth multiple pre-requisites for any variance application. We believe that all but a few of the pre-requisites have been dealt with elsewhere in our submittal and this letter. The following will address the remaining requirements, which include a description of the "[t]he special circumstances, conditions or characteristics of the land, building or structure that prevent the use of the [Property]" in full compliance with the City's Land Development Regulations and the "particular hardship that would result if the specified provisions" were applied without modification.

As explained above, the Property is on a corner, very small in size, and of an unusual shape, which has made site planning a challenge. The Applicant has found it impossible to develop vibrant commercial project on the site without the need for the minor frontage variance.

Kathryn Lyon  
Director  
Community Development Department  
March 4, 2019  
Page 3 of 4

The Property simply cannot accommodate significant additional building floor area without it becoming impossible for adequate parking, access, and landscaping to be provided. Any structure developed along SW 107 Avenue Road that otherwise complies with the Town's regulations would be essentially unusable for commercial purposes, with a building depth of under 20 feet. The Applicant, therefore, is being faced with an impossible situation – any commercially viable space extended along SW 107 Avenue Road would be impossible to support with parking and landscaping. Any commercial space that would meet the Town's frontage requirements would not be viable. Therefore, extending the building east along SW 107 Avenue Road is simply not possible.

Variance Approval Standards. To supplement the above narrative on the request, we are including below the evaluation standards that apply to all variance use requests, as well as a description of the project's consistency with the requirements.

1. *The variance will result in conditions that maintain and are consistent in all material respects with the intent and purpose of these Regulations, and that the general welfare, stability and appearance of the community will be protected and maintained.*

The requested variance will allow the development of a compatible, well-designed project on a parcel that has long been ready for redevelopment. The proposed project has been carefully designed to minimize impacts on the surrounding area.

2. *The variance will be compatible with the surrounding land uses, and otherwise consistent with these Regulations and the Comprehensive Plan, and will not be detrimental to the community.*

The proposed variance will have a negligible impact on surrounding uses and will allow the development of the Property in a manner consistent with the goals of the TRC zoning.

3. *That the request for a variance is not based on an economic disadvantage to the owner or occupant of the property upon which the variance is sought.*

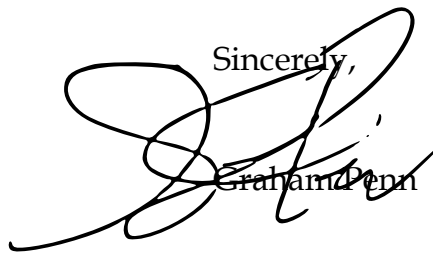


Kathryn Lyon  
Director  
Community Development Department  
March 4, 2019  
Page 4 of 4

The variance is not related to any economic loss for the Applicant. Instead, it is necessary for the reasonable development of the proposed project.

Thanks again for your help. Should you have any questions or concerns, please do not hesitate to phone my direct line at (305) 377-6229.

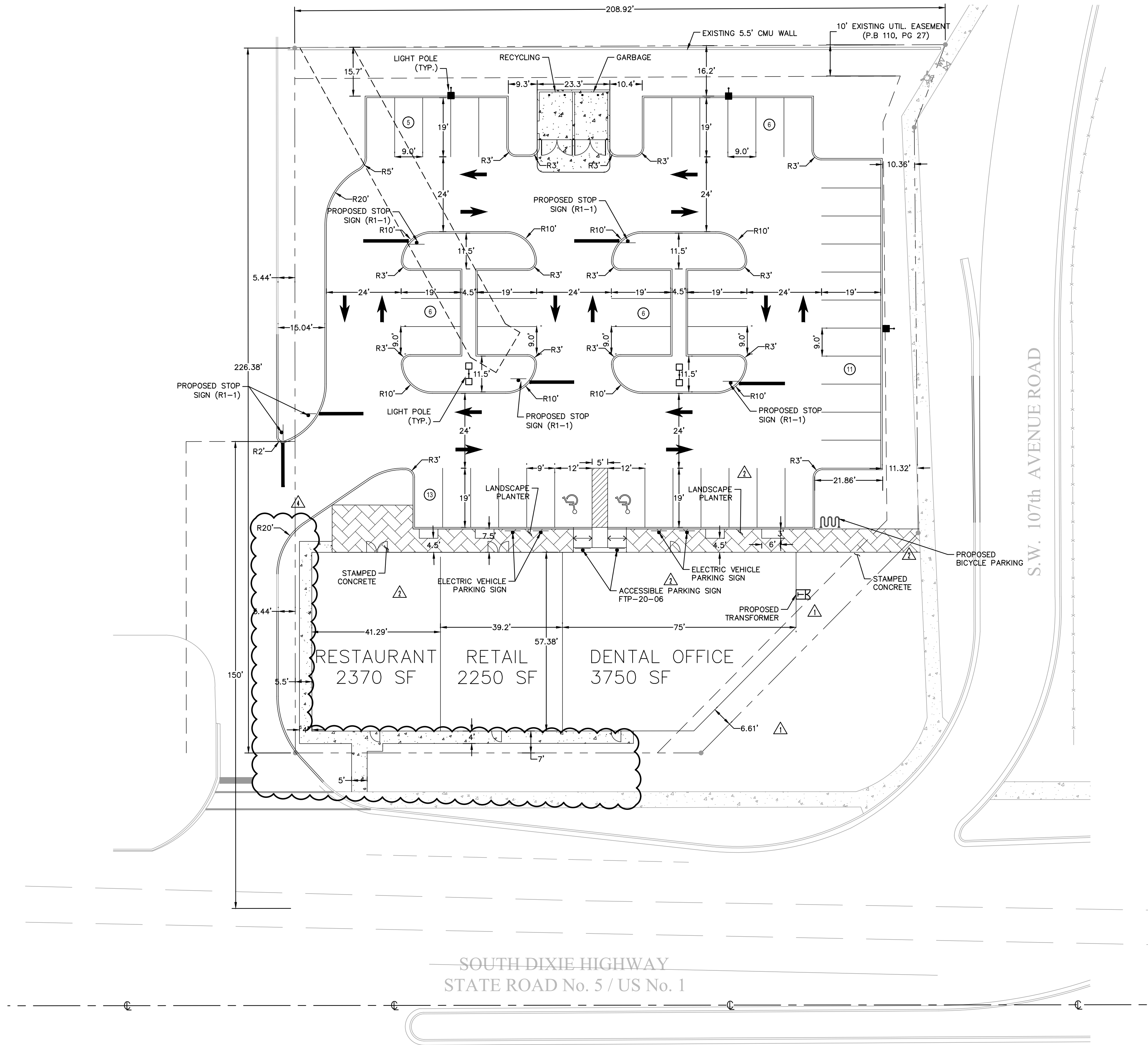
Sincerely,

A handwritten signature in black ink, appearing to be 'K. Lyon', written over the word 'Graham Penn'.

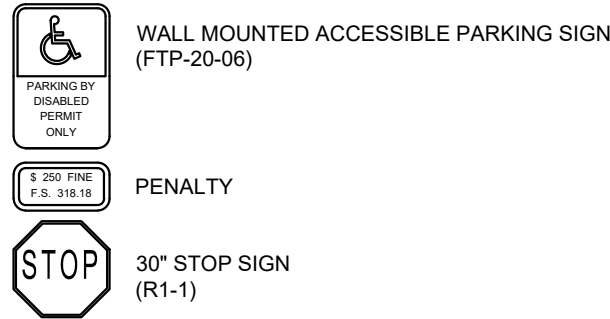
Graham Penn

Enclosures

Plotted By: Bergstresser, Blaine Sheet: S:\FRONTIER-CUTLER BAY Layout: C-101 SITE PLAN March 01, 2019 02:32:03pm K:\VIB-DEVELOPMENT\047568011 FRONTIER - CUTLER BAY\CAD\plansheets\C-100 SITE PLAN.dwg  
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



SIGN LEGEND



SITE DATA

LOCATION: SECTION 5 TOWNSHIP 56 S RANGE 40 E  
ADDRESS: 19875 SOUTH DIXIE HIGHWAY CUTLER BAY, FL 33157  
ZONING: TRC (TRANSIT CORRIDOR)  
LAND USE: MIXED USE  
FLOOD ZONE: BY SCALE DETERMINATION THIS PROPERTY IS LOCATED IN FLOOD ZONE X, AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), NFIP COMMUNITY NUMBER 120218 MAP/PANEL NUMBER 12086C0603, SUFFIX L, FIRM PANEL EFFECTIVE/REVISED DATE 09-11-2009.

SITE AREA:	43,060 SF	0.99 AC
LOT COVERAGE:	43,060 SF	100% REQUIRED 19.44% PROVIDED
BUILDING AREA:	8,370 SF	NA
IMPERVIOUS AREA:	23,726 SF	100% MAX 55.1%
PERVIOUS AREA:	10,962 SF	15% MIN. 25.46%
FLOOR AREA RATIO:		2.0 MAX 8,370 SF / 43,060 SF = 0.19
MAXIMUM HEIGHT:	60'	32.25'
MINIMUM HEIGHT:	25'	32.25'
FRONT SETBACK:	0'	5.5'
SIDE SETBACK:	0'	5.5'
REAR SETBACK:	0'	164'
PRIMARY FRONTAGE:	100%	100%
SECONDARY FRONTAGE:	75%	24.89%

PARKING SUMMARY

REQUIRED PARKING RATIO  
DENTAL OFFICE 1 PER 400 SF = 3750/400 = 9.4 = 10 SPACES  
COMMERCIAL RETAIL 1 PER 300 SF = 2250/300 = 7.50 = 8 SPACES  
RESTAURANT 1 PER 50 SF OF SEATING AREA = 1422/50 = 28.4 = 29 SPACES

\*6 BICYCLE SPACES REQUIRED FOR EVERY 50,000 SF: PROVIDED 6 SPACES  
\*\*5% OF PARKING REQUIRED MUST BE ELECTRICAL VEHICLE PARKING  
REQUIRED = 5% OF 47 SPACES = 3 SPACE  
PROVIDED = 3 SPACES

	EXISTING	REQUIRED	PROVIDED
STANDARD	34	45	45
ACCESSIBLE PER ADA	2	2	2
TOTAL PARKING	36	47	47

UTILITY PROVIDERS

GAS: FLORIDA CITY GAS  
POWER: FLORIDA POWER & LIGHT  
WATER/SEWER: MIAMI DADE WATER AND SEWER DEPARTMENT  
STORM: MIAMI DADE PUBLIC WORKS AND TRAFFIC

VARIANCES

CODE	REQUIRED	PROVIDED
CHAPTER 3, ARTICLE IV, SECTION 3-59	75% BUILDING FRONTAGE ALONG SECONDARY STREET	*24.89 % BUILDING FRONTAGE ALONG SECONDARY STREET

\*229 LF OF PROPERTY ALONG SECONDARY STREET  
57 LF OF BUILDING FRONTAGE PROVIDED  
57 LF / 229 LF = 24.89%

SEE LANDSCAPE PLAN FOR TREE REMOVAL/RELOCATION AND TREE PROTECTION

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE.

CALL 48 HOURS BEFORE YOU DIG

IT'S THE LAW! DIAL 811



SUNSHINE STATE ONE CALL OF FLORIDA, INC.

Kimley»Horn

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445 24TH STREET, SUITE 200, VERO BEACH, FL 32960  
PHONE: 772-794-4100  
WWW.KIMLEY-HORN.COM CA 00000696

LICENSED PROFESSIONAL  
BLAINE BERGSTRESSER, P.E.  
DATE: 06/20/2018  
SCALE: AS SHOWN  
DESIGNED BY: ACY  
DRAWN BY: ACT  
CHECKED BY: BRB  
DATE: \_\_\_\_\_

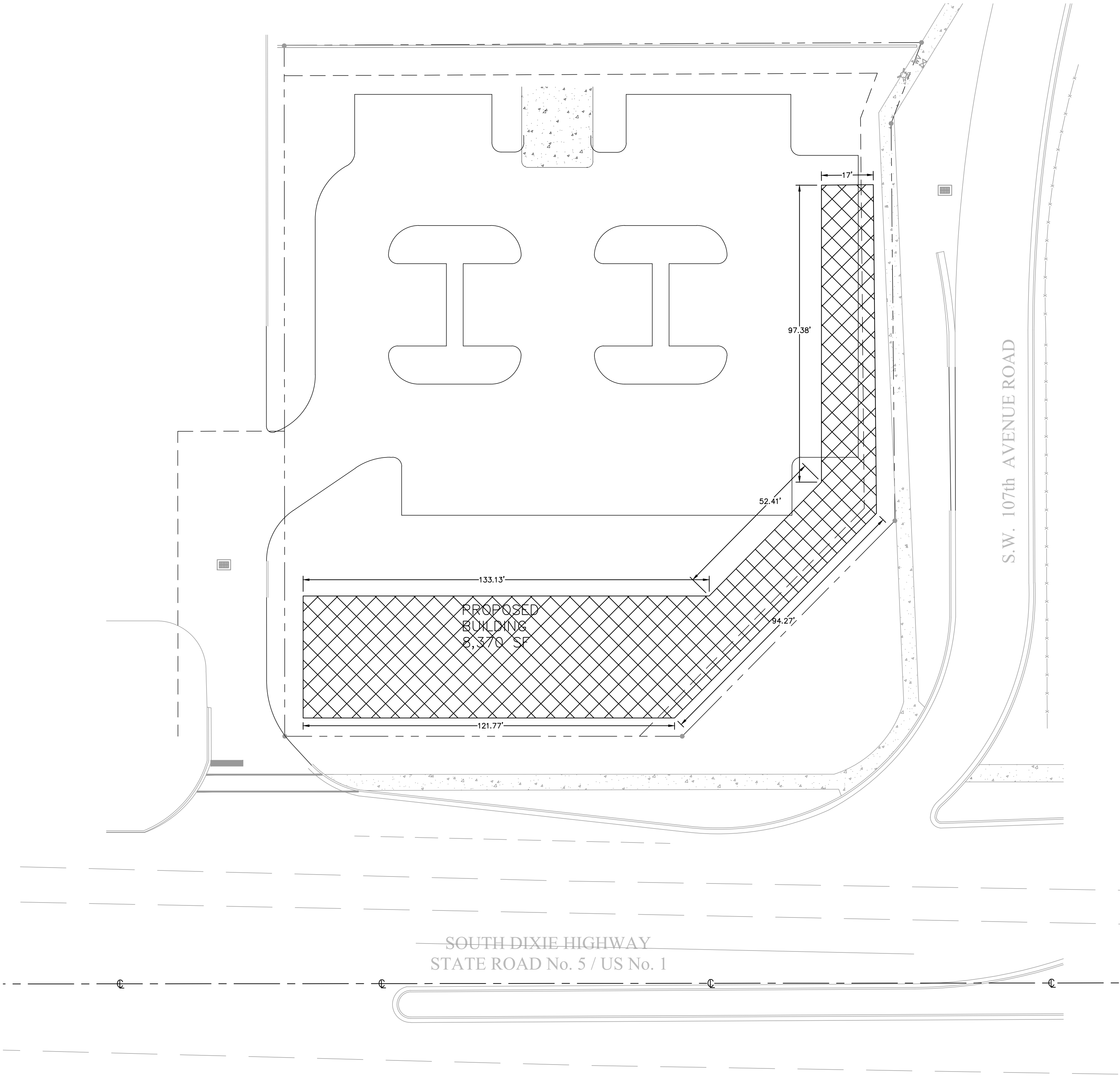
SITE PLAN

FRONTIER CUTLER  
PREPARED FOR  
FRONTIER DEVELOPMENT  
LLC  
FLORIDA  
CUTLER BAY

SHEET NUMBER  
C-101

NO.	REVISIONS	DATE	BY
02-15-19	BRB		
01-03-19	ACY		
08-14-18	ACY		
06-13-18	AMD		

Plotted By: Bergstresser, Blaine - Sheet Set: FRONTIER-CUTLER BAY - Layout: C-101 SITE PLAN - March 05, 2019 - 11:34:42am - K:\VRB-LDEV\047568011-Frontier-Cutler Bay\CAD-Exhibits-Building-Frontage\C-100 SITE PLAN.dwg  
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229 LF OF PROPERTY LINE ALONG  
SECONDARY STREET  
57 LF BUILDING FRONTAGE PROVIDED

VARIANCES		
CODE	REQUIRED	PROVIDED
CHAPTER 3, ARTICLE IV, SECTION 3-59	75% BUILDING FRONTAGE ALONG SECONDARY STREET	24.89 % BUILDING FRONTAGE ALONG SECONDARY STREET

FRONTIER CUTLER  
PREPARED FOR  
FRONTIER DEVELOPMENT  
LLC

CUTLER BAY

SHEET NUMBER  
C-101

VARIANCE EXHIBIT

KHA PROJECT  
047568011

DATE  
06/20/2018

SCALE AS SHOWN

DESIGNED BY ACY

DRAWN BY ACY

CHECKED BY

LICENSED PROFESSIONAL  
BLAINE BERGSTRESSER, P.E.

FLORIDA LICENSE NUMBER  
84598

DATE: \_\_\_\_\_

BRB

DATE: \_\_\_\_\_

Kimley»Horn

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445 24TH STREET, SUITE 200, VERO BEACH, FL 32960  
PHONE: 772-794-4100  
WWW.KIMLEY-HORN.COM CA 00000696

REVISIONS

No.

DATE

BY