



***Application No.:***

***SP 2018-020***

**Attachment "B"**

**Application**

**Frontier Development**

Development of a commercial mixed-use project.



DEPARTMENT OF COMMUNITY DEVELOPMENT  
PLANNING AND ZONING

**APPLICATION FOR SITE PLAN APPROVAL**

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

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

PROPOSED PROJECT NAME: Frontier 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).

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.

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

19875 S Dixie Highway, Cutler Bay FL, 33157

**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



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)  
Medical Office, General Retail

---



---



---



---

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:**

- ☐ Substantial Improvement
- ☐ 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

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: \_\_\_\_\_

Authorized Signature

Office Held

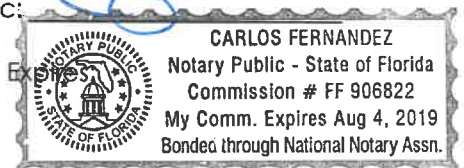
(Corp. Seal)

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: \_\_\_\_\_

\*\*\*\*\*

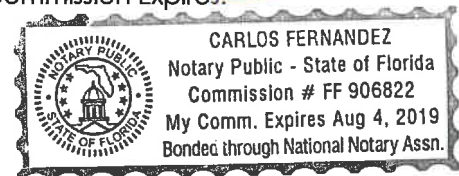
### ATTORNEY AFFIDAVIT

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

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

Notary Public: \_\_\_\_\_  
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.**

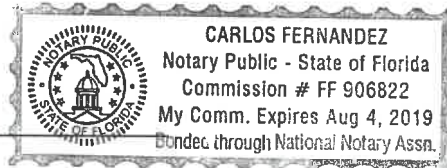
  
(Applicant's Signature)

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 Pres

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 3RD AVENUE, SUITE 500 City: MIAMI

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

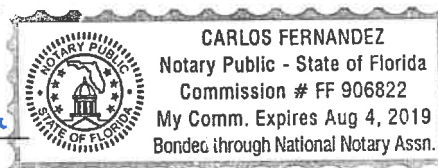
Date of Birth: 10/68

Signature [Signature]

SWORN AND SUBSCRIBED BEFORE ME THIS 12 DAY OF JUNE 2018

[Signature]  
Notary Public, State of Florida at Large

My Commission expires 8/4 2019





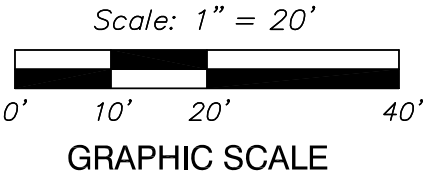
Pursuant to Ordinance No. 2000-09-33-Cost Recovery





ALTA/NPSP LAND TITLE SURVEY

19875 SOUTH DIXIE HIGHWAY, CUTLER BAY,  
MIAMI-DADE COUNTY, FLORIDA 33157  
FOLIO# 36-6006-024-0010



SURVEYOR'S REPORT:

1. MAP OF ALTA/ASCM LAND TITLE SURVEY, Fieldwork date of data acquisition: April 3, 2018.
2. LEGAL DESCRIPTION:

Parcel I:

All of Tract C of POINT ROYALE SECTION SEVEN, according to the Plat thereof as recorded in Plat Book 110, Page 27, of the Public Records of Miami-Dade County, Florida.

Parcel II:

An easement 35 feet wide across a portion of Tract "A", of POINT ROYALE SECTION FOUR, according to the Plat thereof recorded in Plat Book 95, at Page 35, of the Public Records of Miami-Dade County, Florida; said easement covering a 35 feet wide strip whose boundary is described as follows: Commencing at the most Southerly corner of said Tract "A" run N29°30'25" W a distance of 145.47 feet, thence run N50°38'01"W a distance of 130.24 feet, thence run N05°28'24"W a distance of 99.27 feet, thence run N39°54'51.7"E a distance of 130.28 feet to the Point of Beginning. From the Point of Beginning run N39°54'51.7"E a distance of 35 feet, thence run S50°08'5.6"E a distance of 100 feet, thence run S39°54'51.7"W a distance of 35 feet, thence run N50°08'5.6"W a distance of 100 feet, back to the Point of Beginning.

3. AREA:

Containing 42.976 Square Feet or 0.99 Acres more or less by calculations.

4. ACCURACY:

The accuracy obtained by measurement and calculations of a closed geometric figure was found to exceed this requirement.

5. DATA OF SOURCES:

HORIZONTAL CONTROL:

- 1.—The Legal Description was furnished by First American Title Insurance Company.
- 2.—North Arrow and Bearings refer to an assumed value of N39°54'52"E along the Northwestern boundary line of the Subject Property, as per Plat Book 110, at Page 27, of the Public Records of Miami-Dade County, Florida. This line is considered well-established and monumented.

VERTICAL CONTROL:

Elevations are referred to N.G.V.D. 1929.

Benchmarks used:

Miami-Dade County Benchmark U-739, Elevation 8.80'.

Located @ SW 197 Street and US HWY # 1.

6. FLOOD INFORMATION:

By scale determination this property is located in Flood Zone X, as per Federal Emergency Management Agency (FEMA), NFIP Community Name: Town of Cutler Bay and Community Number 120218 Map/Panel Number 12086C0603, Suffix L, FIRM Panel Effective/Revised Date 09-11-2009.

7. LIMITATIONS:

- Since no other information other than what is cited in the Sources of Data was furnished, the Client is hereby advised that there may legal restrictions on the Subject Property that are not shown on the Survey Map or contained within this Report that may be found in the Public Records of Miami Dade County, or the records of any other public and private entities as their jurisdictions may appear.
- No determination was made as to how the site can be served with utilities.
- Fences and walls ownership by visual means only; legal ownership not determined.
- No underground utilities and/or structures(foundations) was located within or abutting the Subject property.

8. STATEMENT OF ENCROACHMENTS:

None visible encroachments were located in the Subject Property.

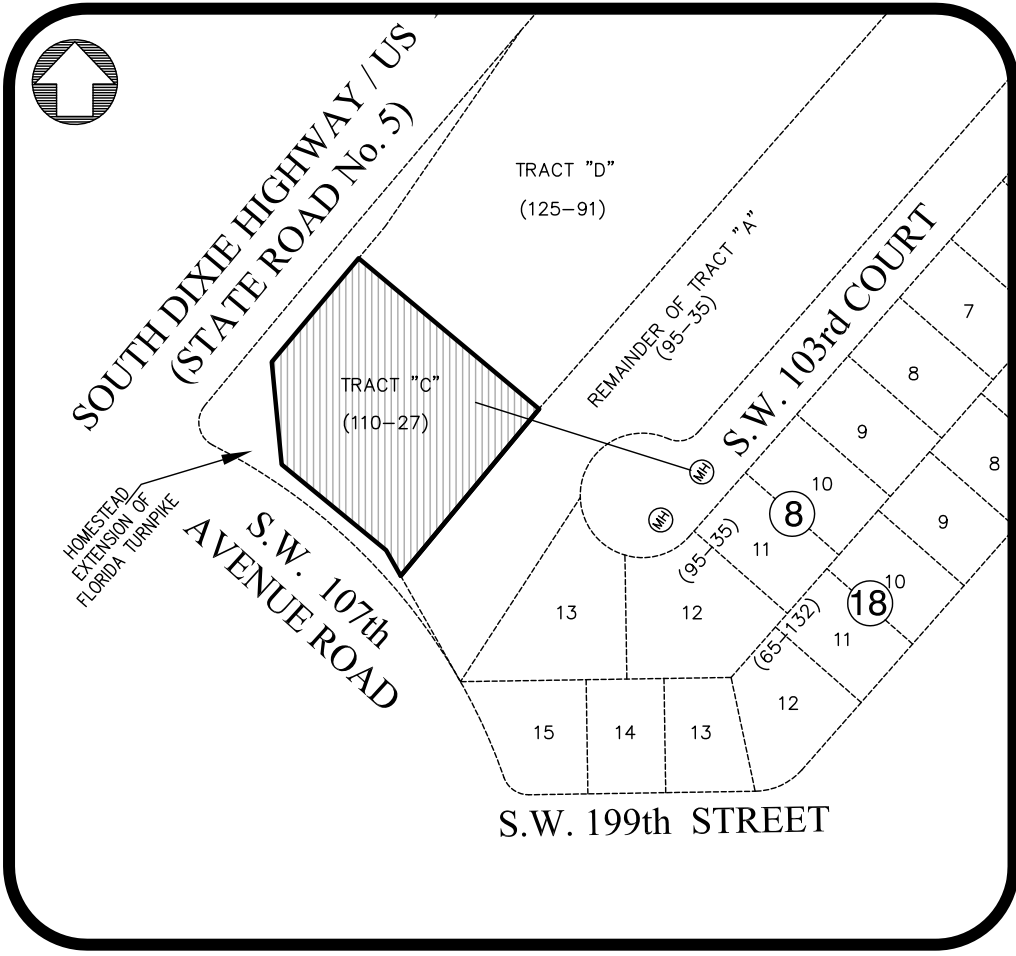
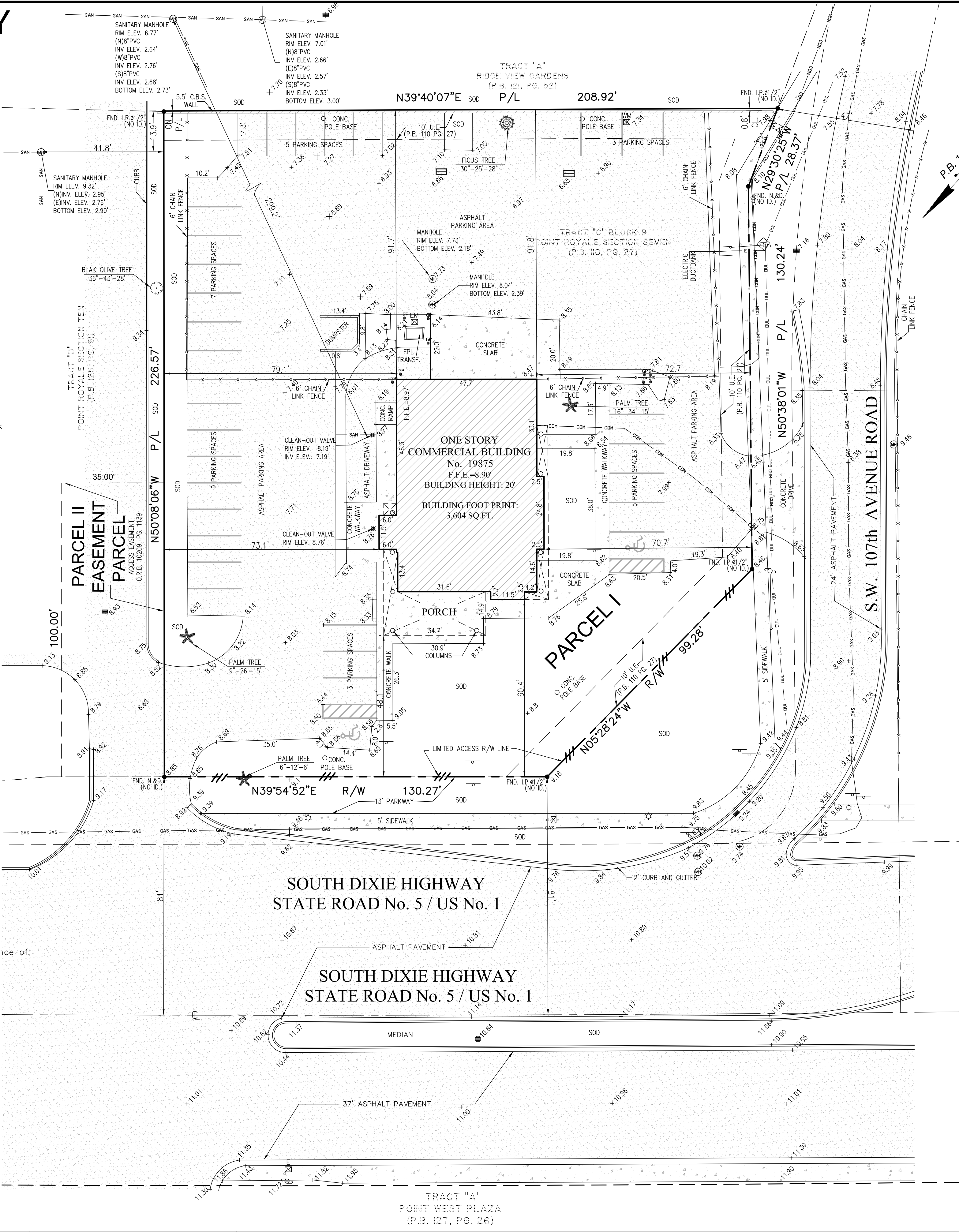
9. CLIENT INFORMATION:

This ALTA/ASCM Land Title Survey and the Survey Map resulting therefrom was prepared at the insistence of:

**FRONTIER DEVELOPMENT LLC**  
1801 S.W. 3rd Avenue Ste 500 Miami, FL 33129  
Office: (305) 692-9992 ext 110 / Fax: (305) 749-8674 / Direct: (305) 682-0415

10. ADDITIONAL NOTES:

- 1.— Present Zoning: TRC Description: TRANSIT CORRIDOR.  
Setbacks requirements:  
Front: 0 feet min; 100 % building frontage min along the primary street, 75 % building frontage min along the secondary street.  
Side: 0 feet min.  
Rear: 0 feet min.
- 2.— No visible or apparent cemeteries lying within the subject property.
- 3.— Utilities available for this site as shown on Sketch, and should be verified before construction.
- 4.— Adequate ingress and egress to the premises is provided by South Dixie Hwy. and S.W. 107th Avenue Road (Public Roads).
- 5.— Parking spaces:  
Regular parking spaces: 31  
Handicap parking spaces: 2  
Parking requirements (Parking formula):  
Commercial: 1 Space per 300 Square feet of Floor area min.  
Restaurant: 1 Space per 50 Square feet of patron area min.



LOCATION SKETCH  
NOT TO SCALE

11. NOTES CORRESPONDING TO SCHEDULE B-SECTION II:

SUBJECT TO:

The exceptions of Schedule B—II appeared on Commitment File No. 5011612-7409-54141, prepared by First American Title National Title Insurance Company, effective date: July 12, 2017 at 8:00 AM, and furnished to the undersigned land surveyor to show any matter of records affecting the subject property as follows:

Item # 1 to 8: Not Addressed.

Item # 9.— Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of POINT ROYALE SECTION SEVEN, as recorded in Plat Book 110, Page(s) 27, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). Does apply to the Subject Property as shown.

Item # 10.— Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of POINT ROYALE SECTION FOUR, as recorded in Plat Book 95, Page(s) 35, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). Does apply to the Subject Property as shown.

Item # 11.— Easement recorded in Book 3952, Page 224. Dos not apply to the Subject Property.

Item # 12.— Non-Exclusive Easement recorded in Book 10209, Page 1139. Does apply to the Subject Property as Shown.

Item # 13.— Non Exclusive Easement recorded in Book 10501, Page 1774 as corrected in Book 10517, Page 2027. Does not apply to the Subject Property.

Item # 14 to 15: Not Addressed.

All of the recording information contained herein refers to the Public Records of Miami-Dade County, Florida, unless otherwise indicated.

12. CERTIFICATIONS:

**FRONTIER DEVELOPMENT LLC**  
**FIRST AMERICAN TITLE INSURANCE COMPANY**  
**LAND SERVICES USA, INC.**  
**COZEN O' CONNOR**

13. SPECIFIC PURPOSE OF THIS SURVEY:

- The Specific Purpose of this Survey is to add the underground utilities lines along the right of way area of the State Road No. 5, and the inverts information of the existing manholes as per client request.
- The underground utility lines markings were performed by Sunshine811 and used this information in the preparation of this Survey.

SURVEYOR'S CERTIFICATION:

This is to certify that this Map or Plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 6a, 7a, b1, c, 8, 9, 11, 13, 17, 19 and 20 of Table A thereof. The fieldwork was completed on September 12, 2017.

Adopted by the Board of Governors, American Land Title Association, on October 8, 2015.  
American Land Title Association, 1800 M St., N.W. Suite 300S, Washington, D.C. 20036-5828. [www.alta.org](http://www.alta.org).

Adopted by the Board of Directors, National Society of Professional Surveyors, on October 9, 2015.  
National Society of Professional Surveyors, Inc., 5119 Pegasus Court, Suite Q, Frederick, MD 21704. <http://www.nspss.us.com>

Not valid without the signature and the original raised seal of Florida Licensed Surveyor and Mapper. Additions or deletions to Map of ALTA/NSPS Land Title Survey by other than signing party or parties is prohibited without written consent of the signing party or parties.

UNDERGROUND LINES LEGEND	TREE LEGEND	ABBREVIATIONS & LEGEND																																															
 —E—E— Underground Electric Line —W—W— Underground Water Line —G—G— Underground Gas Line —S—S— Underground Sewer Line —F—F— Underground Fiber optic Line —STN— Underground Storm Sewer Line	<p><b>DIMENSIONS:</b> DIAMETER(IN)—HEIGHT(FT)—CANOPY(FT) 4"—10"—12"</p> <p><b>SYMBOL</b></p> <p><b>COMMON NAME</b></p> <p>PALM TREE</p> <p>FICUS TREE</p> <p>*Tree types are determined to the best of our ability and should be confirmed by a botanist or a trained specialist.</p>	<p><b>ABBREVIATIONS &amp; LEGEND</b></p> <table><tr><td>A Arc</td><td>M Measured</td><td>Unknown Manhole</td><td>Fire Hydrant</td><td>Chain Link Fence</td></tr><tr><td>FND Found</td><td>Pg Page</td><td>Sewer Manhole</td><td>Electric Box</td><td>Wood Fence</td></tr><tr><td>U.E. Utility Easement</td><td>R/W Right-of-Way</td><td>Telephone Manhole</td><td>Light Pole</td><td>Metal or plastic Fence</td></tr><tr><td>IP Iron Pipe</td><td>C Center Line</td><td>Water Meter</td><td>Utility Pole</td><td>Overhead Utility line</td></tr><tr><td>IR Iron Rebar</td><td>M Monument Line</td><td>Water Valve</td><td>Concrete Light Pole</td><td>Spot Elevation</td></tr><tr><td>N&amp;D Nail &amp; Disc</td><td>TBM Temporary Benchmark</td><td>Catch basin</td><td>Property Corner</td><td></td></tr><tr><td>COL. Column</td><td>PWY Parkway</td><td></td><td></td><td></td></tr><tr><td>P.B. Plat Book</td><td>W/P Water Pump</td><td></td><td></td><td></td></tr><tr><td>P Record Plat</td><td>ENC Encroachment</td><td></td><td></td><td></td></tr></table>	A Arc	M Measured	Unknown Manhole	Fire Hydrant	Chain Link Fence	FND Found	Pg Page	Sewer Manhole	Electric Box	Wood Fence	U.E. Utility Easement	R/W Right-of-Way	Telephone Manhole	Light Pole	Metal or plastic Fence	IP Iron Pipe	C Center Line	Water Meter	Utility Pole	Overhead Utility line	IR Iron Rebar	M Monument Line	Water Valve	Concrete Light Pole	Spot Elevation	N&D Nail & Disc	TBM Temporary Benchmark	Catch basin	Property Corner		COL. Column	PWY Parkway				P.B. Plat Book	W/P Water Pump				P Record Plat	ENC Encroachment					
A Arc	M Measured	Unknown Manhole	Fire Hydrant	Chain Link Fence																																													
FND Found	Pg Page	Sewer Manhole	Electric Box	Wood Fence																																													
U.E. Utility Easement	R/W Right-of-Way	Telephone Manhole	Light Pole	Metal or plastic Fence																																													
IP Iron Pipe	C Center Line	Water Meter	Utility Pole	Overhead Utility line																																													
IR Iron Rebar	M Monument Line	Water Valve	Concrete Light Pole	Spot Elevation																																													
N&D Nail & Disc	TBM Temporary Benchmark	Catch basin	Property Corner																																														
COL. Column	PWY Parkway																																																
P.B. Plat Book	W/P Water Pump																																																
P Record Plat	ENC Encroachment																																																

**FormTech**  
Land Surveying, Inc.

State of Florida LB # 7980  
12209 S.W. 129th Court, Miami, Florida, 33186  
Ph:(786)429-3029, (786)443-0285 and (786)443-0678  
[www.formtechsurveyors.com](http://www.formtechsurveyors.com) email:info@formtechsurveyors.com

Seal: Proj # 17-08082  
Job # 18-02036

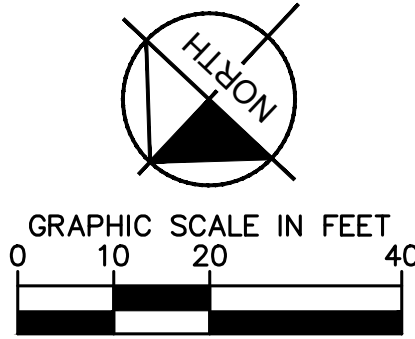
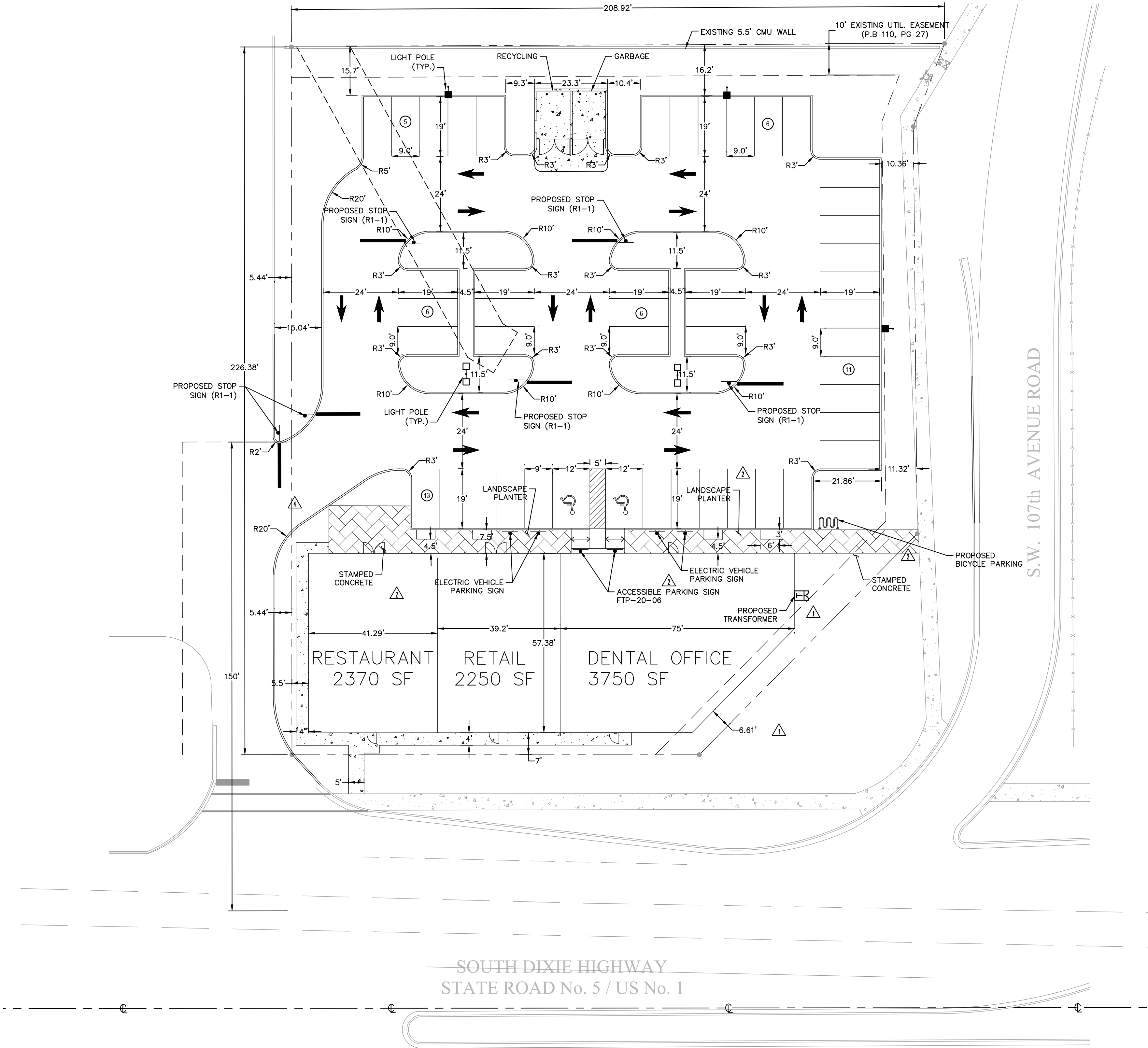
Date: 04-03-2018  
Eugenia L. Formoso, P.S.M.  
State of Florida LS # 6660







Plotted By: Bergstresser, Blaine Sheet: S:\FRONTIER-CUTLER BAY Layout: C-101 SITE PLAN March 01, 2019 04:00:52pm K:\VRB\_LDEV\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**

WALL MOUNTED ACCESSIBLE PARKING SIGN  
(FTP-20-06)

PENALTY

30" STOP SIGN  
(R1-1)

**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

<b>LOT COVERAGE:</b>	43,060 SF	100%	REQUIRED	PROVIDED
BUILDING AREA:	8,370 SF	NA	19.44%	
IMPERVIOUS AREA:	23,728 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

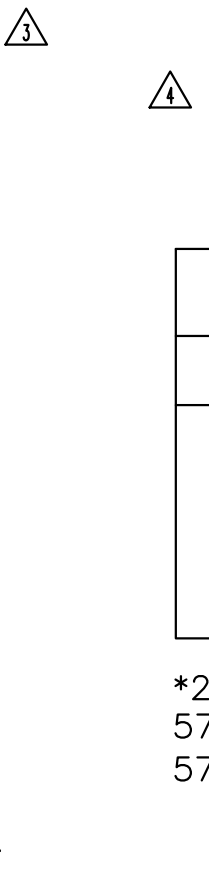
**UTILITY PROVIDERS**

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

Know what's below. Call before you dig.

SUNSHINE STATE ONE CALL OF FLORIDA, INC.

Kimley»Horn

© 2018 KIMLEY-HORN AND ASSOCIATES, INC.  
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.

FLORIDA LICENSE NUMBER 84598

KHA PROJECT 047568011

DATE 06/20/2018

SCALE AS SHOWN

DESIGNED BY ACY

DRAWN BY ACT

CHECKED BY

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

FRONTIER CUTLER PREPARED FOR FRONTIER DEVELOPMENT LLC

CUTLER BAY FLORIDA

SITE PLAN

SHEET NUMBER C-101

PER VILLAGE COMMENTS

02-15-19 BRB

PER VILLAGE COMMENTS

01-03-19 ACY

PER VILLAGE COMMENTS

08-14-18 ACY

PER VILLAGE COMMENTS

06-13-18 AMD

REVISIONS

No.

DATE

BY



All ideas, designs, arrangements and plans indicated or represented by this drawing are owned by and are the sole property of ELEVEN18 ARCHITECTURE, P.L. and were created and developed only for use on and in connection with the project specified here-in. None of the ideas, designs, arrangements and plans shall be used by or disclosed to any person, firm or corporation for any purpose whatsoever without the express written permission of ELEVEN18 ARCHITECTURE, P.L.

WARNING: Reproduction here-of is a criminal offense under 18U.S.C. SEC 506. Unauthorized disclosure may constitute a trade secret misappropriation in violation of 1.C.24-2-41-1 ET.SEQ and other laws. The ideas, arrangements and designs disclosed here-in may be patented or be the subject of a pending patent application.

17 AUG 2018

NOT FOR  
CONSTRUCTION

Mark Adams, AIA  
FL. REG.#AR0094473  
Kimberly Day McCann, AIA  
FL. REG.#AR0091738

ELEVEN  
18  
ARCHITECTURE

A WOMEN'S BUSINESS ENTERPRISE

FL License: AA26001884

Mailing Address:  
424 E. Central Blvd. #542  
Orlando, FL 32801  
www.eleven18architecture.com

Physical Address:  
1011 E. Colonial Dr. #307  
Orlando, FL 32803  
407-745-5300

© Copyright 2015 ELEVEN18 ARCHITECTURE, P.L.  
All Rights Reserved Worldwide

## REVISIONS

#	DATE	DESC.
--	--	PERMIT SUBMITTAL

PROJECT NAME:

ASPEN  
DENTAL

19875 S. Dixie Hwy  
Cutler Bay, FL 33157

## OPTION 2

DATE: 17 AUG 2018	DRAWN BY: ML
JOB NAME: CUTLER BAY FL	CHECKED BY: KDM
SHEET NAME: EXTERIOR ELEVATIONS	A-301



CODE	MATERIAL	MANUFACTURER	COLOR
1	PREFINISHED METAL COPING	UNA-CLAD	ELECTRIC BLUE
2	EIFS #2	DRYVIT	110 VAN DYKE
3	EIFS #1	DRYVIT	382 TAMALE
4	MODULAR BRICK VENEER THIN SET	PINE HALL BRICK	BROWN'S FERRY
5	STONE VENEER	DUTCH QUALITY	SIENNA DRY STACK
6	PRECAST SILL	STONECAST	LIMESTONE
7	FABRIC AWNING	PER TENANT INSTRUCTION	PANTONE BLUE COLOR 655C OR MP 14112 POLO BLUE
8	EIFS # 3	DRYVIT	MATCH SW7624 FUNCTIONAL GRAY
9	PRE-ENGINEERED CANOPY	PER TENANT INSTRUCTION	PEBBLE GRAY
10	PRE FINISHED METAL COPING	FIRESTONE UNA-CLAD	CHARCOAL GRAY
11	EIFS # 4	DRYVIT	6104 SMOKE SIGNAL









