

RESOLUTION NO. 4-ZAB-178-73

The following resolution was offered by Mr. Carlos Salzman, seconded by Mrs. Irene Faugno, and upon poll of members present, the vote was as follows:

Wilfredo Borroto	aye	Irene Faugno	aye
Frank P. Catania	aye	Aspae Irani	absent
Edward G. Coll, Jr.	aye	Betty S. Page	aye
Thelma Demewood	aye	Carlos Salzman	aye
		Jerome C. Berlin	absent

WHEREAS, Robert E. Caldwell and Frederick R. Merritt have applied for a SPECIAL EXCEPTION to permit a paint shop, major mechanical repair shop, top and body shop in connection with a proposed new car agency on the subject property. Plans of the proposed development are entitled "American Motors-Facility, A New Dealership for S. Miami, Florida" and dated 11/1/72 and are on file and can be examined in the Building and Zoning Department. OR: 3.0 acres on U.S. Hwy. #1 in vicinity of SW 92 Ave., more specifically described on attached Exhibit A and shown on Parcel 1 on attached Survey Sketch, Exhibit B. SE/ly side U.S. #1 (State Rd. #5), S. of theo. SW 158 St., Dade County, Florida, and

WHEREAS, a public hearing of the Metropolitan Dade County Zoning Appeals Board was advertised and held, as required by law, and all interested parties concerned in the matter were heard, and

WHEREAS, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested special exception would be compatible with the area and its development and would conform with the requirements and intent of the Zoning Procedure Ordinance;

NOW THEREFORE BE IT RESOLVED by the Metropolitan Dade County Zoning Appeals Board that the requested special exception be and the same is hereby approved, subject to the following conditions:

1. That a plot use plan be submitted to and meet with the approval of the Zoning Director, said plan to include among other things, but not be limited thereto, location of building or buildings, type and location of signs, light standards, parking areas, exits and entrances, drainage, walls, fences, landscaping, etc.
2. That in the approval of the plan, emphasis be placed on including a detailed landscaping plan of the entire development, including the paved parking areas and the balance of the property.
3. That a 6' high masonry wall be erected on the East boundary of the property with external landscaping.
4. That the use be established and maintained in accordance with the approved plan.

The Zoning Director is hereby directed to make the necessary notations upon the maps and records of the Dade County Building and Zoning Department and to issue all permits in accordance with the terms and conditions of this Resolution.

PASSED AND ADOPTED this 7th day of March, 1973.

Heard 3/7/73
No. 73-3-44
3/15/73
ow

March 15, 1973

Caldwell and Merritt
c/o T. C. Britton, Esq.
Shutts & Bowen
1000 First National Bank Bldg.
Miami, Florida 33131

RE:

Robert E. Caldwell-Frederick R. Merritt; request for special
exception. Sec. 28, Twp. 55S, Rg. 40E. Hrg. 73-3-44

Enclosed herewith is a copy of Resolution No. 4-ZAB-178-73, adopted by the
Metropolitan Dade County Zoning Appeals Board, approving your application con-
cerning the above subject matter.

Please note the conditions under which said approval was granted, inasmuch as
strict compliance therewith will be required. The required plot use plan
should be submitted to this office in triplicate for approval before any
detailed plans are prepared, inasmuch as building permits will not be issued
prior to the approval of said plan.

You are hereby advised that the decision of the Zoning Appeals Board may be
appealed by an aggrieved party (within 14 days) or by the Directors of the
Dade County Building and Zoning Department and Planning Department (within 18
days), as has been provided in Chapter 33-313 of the Code of Metropolitan
Dade County, Florida; and that no permits or Certificate of Use and Occupancy
can be issued until the appeal periods have expired, and only if no appeal
has been filed. Application for necessary permits should be made with this
department. The appeal period commences to run two days after the adoption
date of the Resolution.

Very truly yours,

METROPOLITAN DADE COUNTY
BUILDING AND ZONING DEPARTMENT

Chester C. Czebrinski
Assistant Director

CCC/ew
Enc.

bcc: Hrg. File ✓
R. L. Bryan (w/pp)
Enforcement

Thomas Reardon

Hrg. 73-3-47

(Taken out of sequence)

Mrs. Faugno: I move to allow the applicant to withdraw this request without prejudice.

Mrs. Damewood: Second.

Vice-chairman Coll: Motion by Mrs. Faugno, seconded by Mrs. Damewood, that the application be permitted a withdrawal without prejudice. All opposed? Motion carries 6-0, (Messrs. Irani, Salman and Chairman Berlin being excused).

MINUTES

Vice-chairman Coll: Prior to starting the meeting, the Chair will entertain a motion to approve the minutes of the February meeting of the Zoning Appeals Board as mailed. Motion by Mr. Borroto, seconded by Mrs. Faugno, that the February minutes of the Zoning Appeals Board be approved as mailed to the members. All opposed? Motion carries 6-0 (Messrs. Irani, Salman and Berlin being excused).

Ralph Fisch &
Bernard Kappel,
Trustees

Rehrg. 73-2-41

Resolution 4-ZAB-176-73

Mr. Borroto: I will move approval of the application in its entirety with the exception of item #4, which would be denied without prejudice, item #4 being the parking within the 25' setback.

Mr. Salman: Second.

Vice-chairman Coll: Motion by Mr. Borroto, seconded by Mr. Salman, for approval of the application in its entirety with the exception of item #4, the variance from parking requirements. All opposed? Motion carries 7-0 (Messrs. Irani and Berlin being excused).

Stephen H. Butter

Hrg. 73-3-43

Resolution 4-ZAB-177-73

Mr. Borroto: I would like to move that we approve the application except that we change the request #1, EU-1 to EU-M, of 1750 sq. ft. to 2500 sq. ft. required, and approval of item #2.

Vice-chairman Coll: Motion by Mr. Borroto, seconded by Mr. Salman, that the application be approved as requested with the exception of a square footage requirement which is changed from 1750 sq. ft. to 2500 sq. ft. per house. All opposed? Motion carries 7-0 (Messrs. Irani and Berlin being excused).

Robert E. Caldwell

Hrg. 73-3-44

Resolution 4-ZAB-178-73

Frederick R. Merritt

Mr. Salman: I move that we approve the application based on the recommendations of both departments; but I would like to add into my motion that a 6' high masonry wall should be added to this property in the north and east boundaries, the north and east boundaries of the property. Of course, the recommendations also say we should approve it subject to a proper landscaping plan which would show landscaping in the customers' and employees' parking areas.

Mrs. Faugno: Question on the motion, Mr. Chairman.

Vice-chairman Coll: Can I have a second?

Mrs. Faugno: I will second that motion.

Mr. Salman: Only the eastern portion. That is a canal that buffers it, so that actually--on the eastern portion.

Mrs. Faugno: Can we incorporate into the motion, Carlos, that there be landscaping behind the wall?

Mr. Salman: External landscaping--I will add that.

Vice-chairman Coll: Any further discussion on the motion? Motion by Mr. Salman, seconded by Mrs. Faugno, that the application be approved as submitted based on the recommendations of both departments, with an additional requirement for a 6' high masonry wall on the eastern portion of the property, such wall to be landscaped externally and subject to the landscaping requirements of both departments. All opposed? Motion carries 7-0 (Messrs. Irani and Berlin being excused).

PROJECT DATA

BUILDING	
ITEM	AMOUNT
FOUNDATION	2,174
FRONT	1,900
OFFICE	1,000
MECHANICAL	1,000
PAINT	5,000
ROOF	15,000
WATER-UP	5,000
WATER-UP	1,000
TOTALS	53,740

STALLS/UNITS	
ITEM	AMOUNT
STALLS	1
UNITS	1
TOTALS	2

EQUIPMENT LIST	
ITEM	AMOUNT
STALLS	1
UNITS	1
TOTALS	2

REVISIONS	
NO.	DATE

APPROVALS	
DATE	DATE

GENERAL NOTES	
1.	SEE ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS AND FINISHES.
2.	CONCRETE SHALL BE 3000 PSI COMPRESSIVE STRENGTH.
3.	ALL CONCRETE SHALL BE FINISHED WITH A BROOM.
4.	PAINT SHALL BE APPLIED TO ALL EXTERIOR SURFACES.
5.	ROOF SHALL BE ASPHALT/FLY ASH.
6.	MECHANICAL SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES.
7.	SEE SPECIFICATIONS FOR ALL MATERIALS AND METHODS.

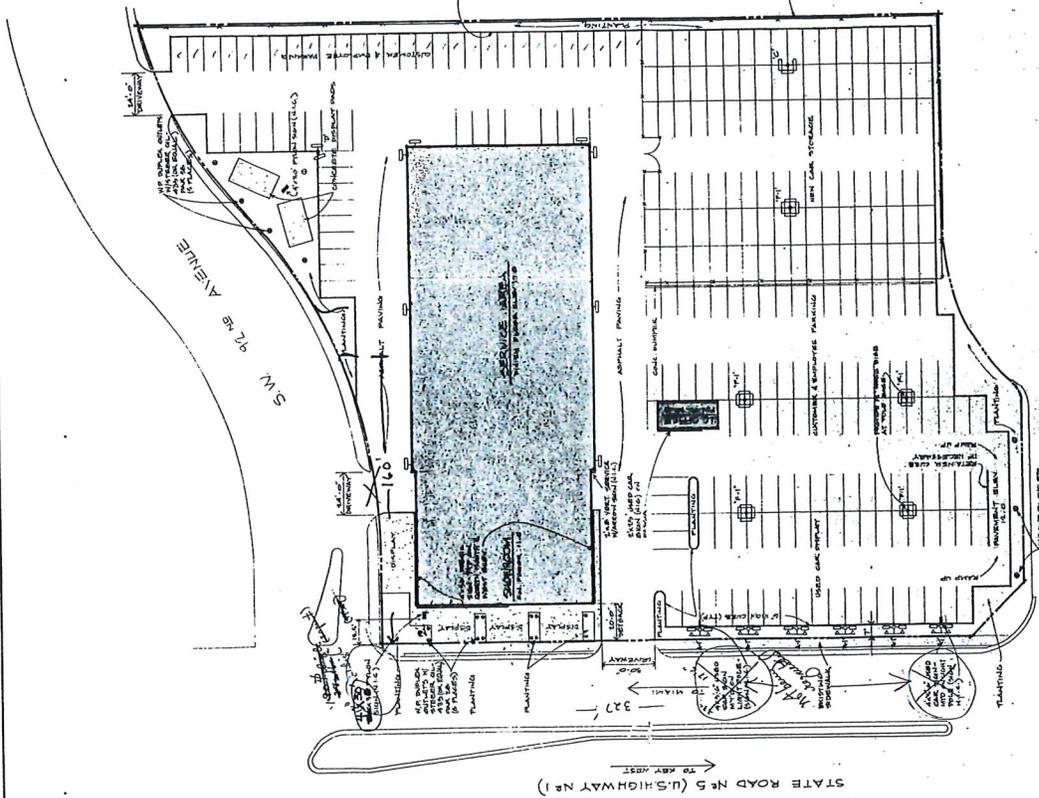
American Motors

FACTORY
A NEW DEALERSHIP FOR
S. MIAMI, FLORIDA
DEPT. DEALERSHIP FACILITIES

SHEET TITLE: PLOT PLAN
SHEET NO.: PP 764
PROJ. NO.: 72-43
DATE: 11/17/72

GENERAL NOTES

1. SEE ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS AND FINISHES.
2. CONCRETE SHALL BE 3000 PSI COMPRESSIVE STRENGTH.
3. ALL CONCRETE SHALL BE FINISHED WITH A BROOM.
4. PAINT SHALL BE APPLIED TO ALL EXTERIOR SURFACES.
5. ROOF SHALL BE ASPHALT/FLY ASH.
6. MECHANICAL SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES.
7. SEE SPECIFICATIONS FOR ALL MATERIALS AND METHODS.



PLOT PLAN
PAGE 1 OF 2

RECEIVED
DEC 6 1972
COUNTY ENGINEERING DEPARTMENT

Handwritten signature: Ed Blair

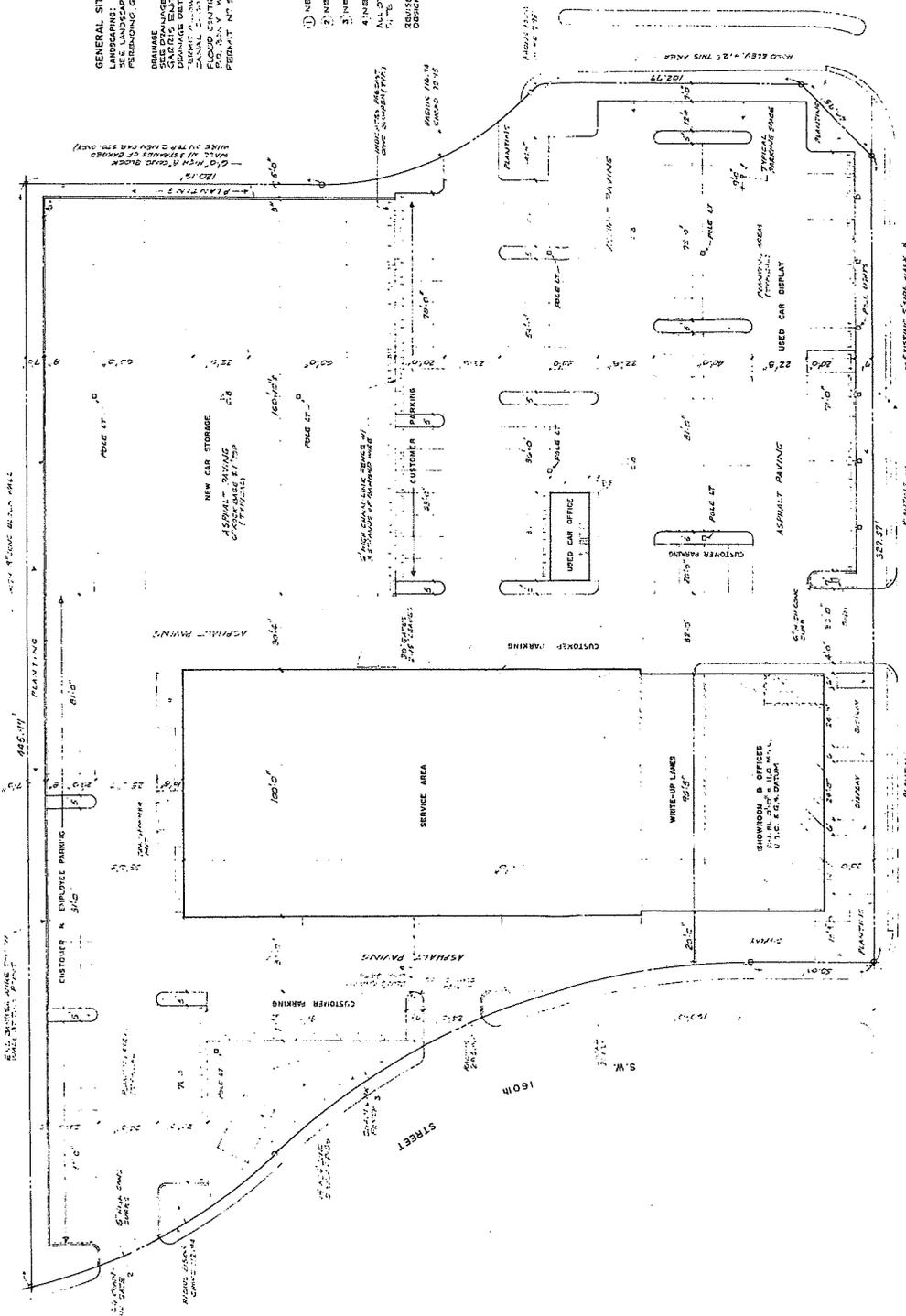
Handwritten notes:
10/25/72
Ed Blair

REVISIONS
 10/17/75

GENERAL SITE PLAN NOTES
 LANDSCAPING BY GAIL SATES, AIA/ASLA AS PREPARED BY
 LANDSCAPE ARCHITECTS ASSOCIATES, INC.
 PENDING. GERTON, SPANGLER & GARDNER, ARCHITECTS
 DRAINAGE PLAN DATED NOV. 1972 AS PREPARED BY
 GARDNER ENGINEERS, INC. FOR ALL FINISHED ELEVATIONS
 AND DRAINAGE SYSTEMS. ALL FINISHED ELEVATIONS
 SHALL BE SHOWN ON THE STORM SEWER OUTFALL INTO
 CANAL. SEE PERMIT NO. 154829 FOR DETAILS.
 PERMIT NO. 154829 WEST PALM BEACH, FLORIDA
 PERMIT NO. 154829 APPLICATION NO. 154829

- REVISIONS TO SITE PLAN 10/17/75
 1) NEW LOCATION FOR CUSTOMER PARKING
 2) NEW SWAN-LINK GATE
 3) NEW SWAN-LINK SERVICE
 4) NEW SWAN-LINK DRIVE
 ALL OTHERS REMAIN THE SAME. SEE PERMIT NO. 154829
 REVISED 10/17/75
 DESIGNATING APPROVALS & DATED BY NAME

APPROVED
 DATE 10/22/75
 4788-1123
 RECEIVED
 10/22/75
 4788-1123



SITE PLAN
 SCALE 1" = 20'-0"

NORTH BOUND LANES TO MIAMI

STATE ROAD NO.5 (U.S. HIGHWAY NO. 1)



RECEIVED

NOV 22 1976

DADE CO. BLDG. & ZONING
DEPT.

By