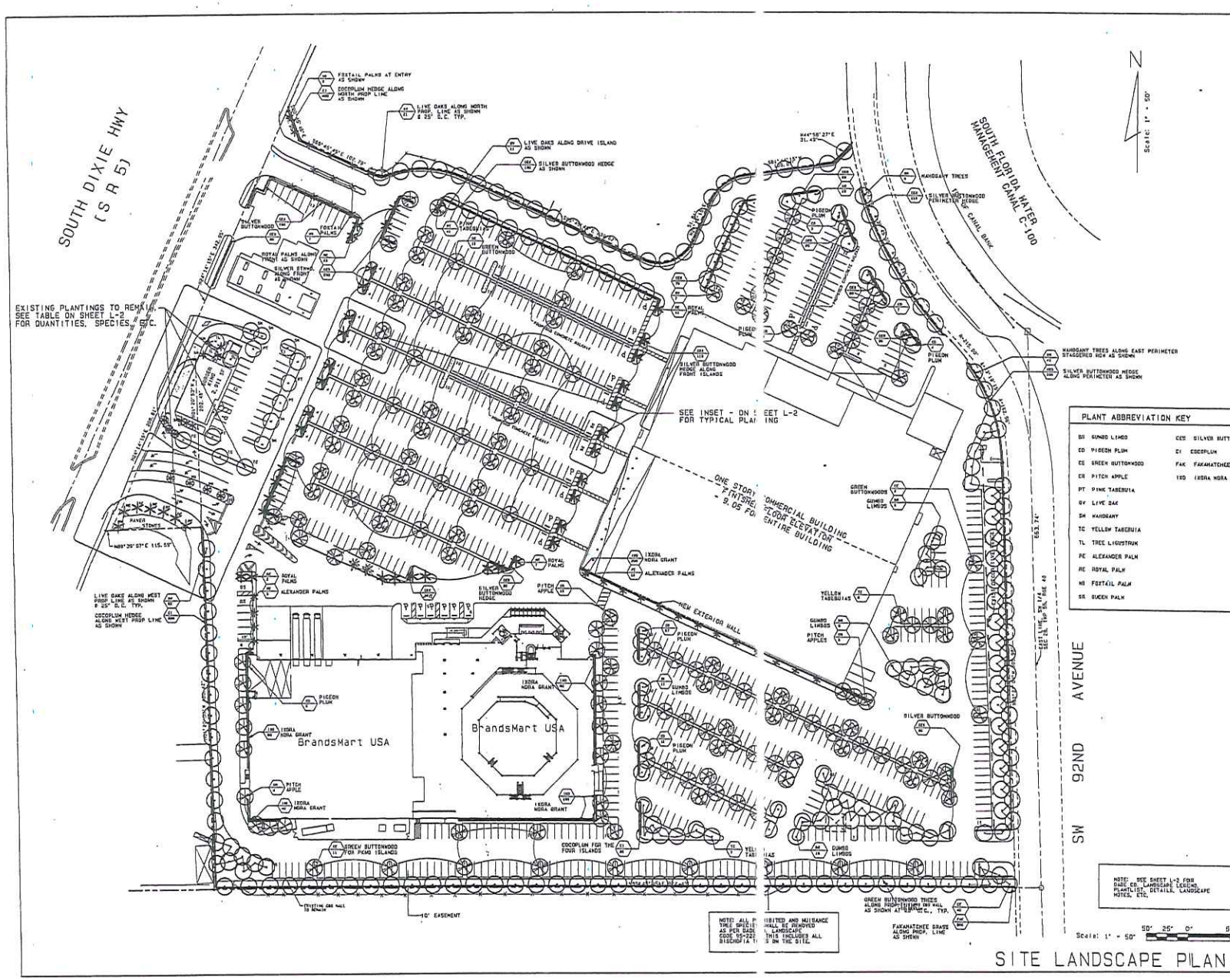

PLANT ABBREVIATION KEY

BS	GUMBO LIMBO	CES	SILVER BUTTONWOOD
CD	PIGEON PLUM	CI	COCOPLUM
CE	GREEN BUTTONWOOD	FAK	FAKAMATCHEE GRASS
CR	PITCH APPLE	IXO	IXORA NORA GRANT
PT	PINK TABEBUIA		
QV	LIVE OAK		
SM	MAHOGANY		
TC	YELLOW TABEBUIA		
TL	TREE LIGUSTRUM		
PE	ALEXANDER PALM		
RE	ROYAL PALM		
WB	FOXTAIL PALM		
SR	QUEEN PALM		

NOTE: SEE SHEET L-2 FOR DADE CO. LANDSCAPE LEGEND, PLANTLIST, DETAILS, LANDSCAPE NOTES, ETC.

NOTE: ALL PROHIBITED AND NUISANCE TREE SPECIES SHALL BE REMOVED AS PER DADE CO. LANDSCAPE CODE 95-222. THIS INCLUDES ALL BISCHOFIA TREES ON THE SITE.

Scale: 1" = 50'

SITE LANDSCAPE PLAN

VSN
• CIVIL
• LAND DEVELOPMENT
• TRAFFIC AND TRANSPORTATION
8550 N. FLAGLER ST. SUITE 113, MIAMI, FLORIDA 33144
TEL. (305)551-6267 FAX (305)551-4542

BRANDSMART USA
PROPOSED SOUTH MIAMI FACILITY
WAREHOUSE AND SHOWROOM
MIAMI, FLORIDA.

no	date	revision/issue
1.	4/7/99	As per Dade Co. Comments

designed	J. SOCASH
drawn	N. SERRATE
checked	R. VARGAS
approved	R. VARGAS
proj no	99009-01
scale	1" = 50'
date	FEB 20, 1999
cad ref	99009-61

4-8-99
JAMES F. SOCASH
RLA # 001132

drawing
L-1

CONCEPTUAL SITE PLAN

Scale: 1" = 50'

no	date	revision/issue

designed L. SERRATE
drawn N. SERRATE
checked R. VARGAS
approved R. VARGAS
proj no 99005-01
scale 1" = 50'
date APRIL 7, 1999
cad ref 99005-04

RODOLFO J. VARGAS
PE # 35648

drawing C-1

Brandsmart USA
PROPOSED SOUTH MIAMI FACILITY
WAREHOUSE AND SHOWROOM
MIAMI, FLORIDA.

VSN engineering inc
- CIVIL
- LAND DEVELOPMENT
- TRAFFIC AND TRANSPORTATION

8550 W. FLAGLER ST. SUITE 113, MIAMI, FLORIDA 33144
TEL. (305)551-6267 FAX (305)551-4542

28-55-40/91-290

RESOLUTION NO. 4-ZAB-229-91

The following resolution was offered by Jose A. Losa seconded by William Losner and upon poll of members present, the vote was as follows:

Humberto Amaro	absent	William Losner	aye
Mavel Cruz	aye	Scott Notowitz	aye
Gussie Davis	absent	Dean Oddy	aye
Colleen Griffin	aye	Kenneth Welt	aye
Jose A. Losa	aye		

WHEREAS, CONTINENTAL FLORIDA PARTNERS, LTD. had applied for the following:

(1) MODIFICATION of Condition #3 of Resolution Z-6-69, passed and adopted by the Board of County Commissioners on the 9th day of January, 1969, but only as it affects the subject property, as follows:

FROM: "3. That the development be substantially in accordance with the plan submitted, except that a decorative wall be erected 10' in from the south property line and said 10' strip to be landscaped including trees, grass and a sprinkler system for proper maintenance and including a combination wall and hedge, intermittently at 10' intervals, set in 25' from the east property line up to the canal (60' from center line of S.W. 92 Avenue) said 25' strip to be landscaped including trees, grass, and a sprinkler system for proper maintentance."

TO: "3. That the development be substantially in accordance with the plan entitled 'Existing Planting Plan W/Proposed Burger King Site," as prepared by Bruce Howard & Associates, Inc., last revised 6-5-91 except that a decorative wall be erected 10' in from the south property line and said 10' strip to be landscaped including trees, grass and a sprinkler system for proper maintenance, and including a combination wall and hedge, intermittently at 10' intervals, set in 25' from the east property line up to the canal (60' from center line of S.W. 92 Avenue) said 25' strip to be landscaped including trees, grass, and a sprinkler system for proper maintentance."

The purpose of the request is to amend the development site plan to include the proposed Burger King restaurant.

(2) NON-USE VARIANCE OF ZONING REQUIREMENTS to permit 12.4% (14% required) landscaped open space.

(3) NON-USE VARIANCE OF SIGN REGULATIONS in a shopping center limiting the number of detached signs to two; to vary same to permit a third detached sign (two exist), 77.6 sq. ft. advertising one tenant (Burger King).

4-Zab-229-91

(4) NON-USE VARIANCE OF SIGN REGULATIONS to permit the aforementioned sign setback 130' (219' required - 30% of calculated street frontage) from the interior side (south) property line.

The aforementioned plans are on file and may be examined in the Zoning Department. Also included are plans entitled "Site Plan," by Stuart Lofberg and "8' x 8' Logo Sign," by Plastic-Line, Inc., both dated received June 24, 1991 by the Zoning Hearing Section. Plans may be modified at public hearing.

SUBJECT PROPERTY: Tract "A" of the TREASURY SUBDIVISION, NO. 5023, Plat book 95, Page 25.

LOCATION: 16051 South Dixie Highway, 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 given an opportunity to be heard, and

WHEREAS, this Board has been advised that the subject application has been reviewed for compliance with concurrency requirements for levels of services and, at this stage of the request, the same was found to comply with the requirements, and

WHEREAS, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested modification and non-use variances would be compatible with the area and its development and would be in harmony with the general purpose and intent of the regulations 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 application be and the same is hereby approved, subject to the following condition:

That the applicants submit to the Planning Department for its review and approval a landscaping plan which indicates the type of plant material and size prior to the issuance of a building permit and to be installed prior to the issuance of a certificate of use and occupancy.

BE IT FURTHER RESOLVED, notice is hereby given to the applicant that the request herein constitutes an initial development order and does not constitute a final development order and that one, or more, concurrency determinations will subsequently be required before development will be permitted.

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 condition of this resolution.

PASSED AND ADOPTED this 4th day of September, 1991.

Hearing No. 91-9-7
Typed 9/9/91 bn

STATE OF FLORIDA)
:
COUNTY OF DADE)

I, Carlos F. Bonzon, Ph.D., P.E., Director of the Metropolitan Dade County Building and Zoning Department and Ex-Officio Secretary of the Metropolitan Dade County Zoning Appeals Board, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. 4-ZAB-229-91 adopted by said Zoning Appeals Board at its meeting held on September 4, 1991.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this 10th day of September, A.D. 1991.

Carlos F. Bonzon, Ph.D., P.E., Ex-Officio Secretary
Metropolitan Dade County
Zoning Appeals Board

By: _____

SEAL

METROPOLITAN DADE COUNTY, FLORIDA

METRO-DADE

METRO-DADE CENTER

BUILDING & ZONING DEPARTMENT
SUITE 1010
111 N.W. 1st STREET
MIAMI, FLORIDA 33128-1974
(305) 375-2500

September 16, 1991

Continental Florida Partners
c/o Continental Florida Realty Corporation
555 Madison Avenue, 5th Floor
New York, NY 10022

Re: Hearing No: 91-9-7
Location: 16051 South Dixie Highway

Gentlemen:

Enclosed herewith is a copy of Resolution No. 4-ZAB-229-91, adopted by the Metropolitan Dade County Zoning Appeals Board, approving your application on the above-described property. Please note the condition under which said approval was granted, inasmuch as strict compliance therewith will be required.

Once the use has been established, failure to maintain compliance with any of the required conditions will result in the immediate issuance of a civil violation notice for each condition violated. Each ticket issued will require payment of a daily monetary fine in the amount of $500.00.

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 is provided in Chapter 33-313 of the Code of Metropolitan Dade County, Florida; and that no permits or Certificates 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 and/or Certificate of Use and Occupancy permits should be made with this Department.

Very truly yours,

Chester C. Czebrinski
Legal Counsel

CCC/bn
Enclosures

cc: Robert Malagon, Construction Manager
Burger King Corporation
17777 Old Cutler Road
Miami, FL 33157

Enforcement

28-52-40
Item No. 74-375

RESOLUTION NO. Z-ZAB-478-74

The following resolution was offered by Mrs. Thelma Dunwood, seconded by Mr. Miguel Suarez, and upon poll of members present, the vote was as follows:

Nancy Brown	aye	Joe H. Moffat	aye
Thelma Dunwood	aye	Carl G. Martin	excused
Robert S. Kaufman	excused	Miguel Suarez	aye
Edward G. Coll,Jr.	aye		

WHEREAS, J.C. PENNY PROPERTIES, INC. have applied for the following request:
VARIANCE of Zoning Regulations requiring all uses to be conducted from within an approved building, to waive same to permit outdoor sales, under existing canopy located at the front entrance area, on holidays during the year.

SUBJECT PROPERTY: Tract A of the TERRAZZO SUBDIVISION No. 5023, Plat Book 95, Page 25.

LOCATION: 16031 South Federal Highway (So. Dixie Highway), DADE COUNTY, FLORIDA.

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 Variance would be in harmony with the general purpose and intent of the regulations and would conform with the requirements and intent of the Zoning Procedure Ordinance; subject to conditions;

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

1. That only dry good type merchandise be permitted in the outdoor sales.
2. That the outdoor sales be limited to a two-day period, four times a year, and that the sales be limited to the day preceding and the day of the following holidays: Washington Birthday, Fourth of July, Labor Day, Memorial Day (a total of eight days a year only).

The Zoning Director is hereby directed to make the necessary notations upon the maps and records of the Dade County Building and Zoning Department.

PASSED AND ADOPTED this 3rd day of October, 1974.

Board 10/3/74
No. 74-10-R3
10/17/74
ms

28-55-40/IV-29
68-499

RESOLUTION NO. Z-6-69

The following resolution was offered by Commissioner Ben Shepard, seconded by Commissioner Earl J. Carroll, and upon poll of members present, the vote was as follows:

Earl J. Carroll	aye	Arthur H. Patten, Jr.	absent
Alexander S. Gordon	nay	Ben Shepard	aye
Harold A. Greene	absent	Earl M. Starnes	aye
R. Hardy Matheson	absent	Chuck Hall	nay
Thomas D. O'Malley	aye		

WHEREAS, Achor and Thomson have applied for a district boundary change from AU (Agricultural) to BU-2 (Special Business), ON the following described property:

The NE¼ NE¼ SW¼; and E½ NW¼ NE¼ SW¼ of Section 28, Township 55 South, Range 40 East: All that certain plot, piece or parcel of land situated in Sec. 28-55-40, known as Tracts 1 and 2 "East Hill" (PB 46, Pge. 43); Less and excepting the following described lands: A parcel of land lying in tracts 1 and 2 of "East Hill" Sub, Sec. 28-55-40 (PB 46, Pge. 43), said parcel being more specifically described as follows: Beginning at the NE corner of said Tract 1, bear S. 3° 07' 43" E. along the E. line of said Tracts 1 and 2 a distance of 565.81' to the point of curvature of a curve to the right having a radius of 25'; th. bear in a SW/ly direction along the arc of said curve and the E. line of said Tract 2 a distance of 23.55' to an intersection thereof with a curve concave to the NE having a radius of 357.26', a central angle of 42° 42' 02" and a long chord bearing of N. 24° 28' 44" W.; th. bear in a NW/ly direction along the arc of said curve a distance of 266.25' to the point of tangency; th. N. 3° 07' 43" W. a distance of 153.07' to the point of curvature of a curve to the left having a radius of 180'; th. bear in a NW/ly direction along the arc of said curve a distance of [illegible] to the point of tangency; th. N. 67° 27' 23" W. a distance of 81.54' to an intersection thereof with the N. line of said Tract 1; th. N. 88° 16' 43" E. along the N. line of said Tract 1 a distance of 280.58' to the POB. E. side U.S. #1 (St. Rd. #5), between theo. SW 158 St. and theo. SW 182 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 upon due and proper consideration having been given to the matter, the Zoning Appeals Board was of the opinion that the requested district boundary change, under certain conditions, would be compatible with the neighborhood concerned and would not be in conflict with the principles and intent of the plan for the development of Dade County, Florida, and recommended approval of the same, and

WHEREAS, 15-day notice of the time and place of the meeting of this Board was published, as required by the Zoning Procedure Ordinance, and after reviewing the record and recommendation of the Zoning Appeals Board, and having given an opportunity for interested parties to be heard, and upon considering the record and recommendation of the Zoning Appeals Board and all matters presented at the meeting, it is the opinion of this Board that the requested district boundary change on a modified basis is compatible with the neighborhood concerned

EXHIBIT

28-55-40/IV-29
68-499

and does not conflict with the principles and intent of the plan for the development of Dade County, Florida, and should be approved.

NOW THEREFORE BE IT RESOLVED by the Board of County Commissioners, Dade County, Florida, that the requested district boundary change be and the same is hereby approved, and said property is hereby zoned accordingly, 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 dedication be provided from the East 35' of the subject property for SW 92 Avenue.

3. That the development be substantially in accordance with the plan submitted, except that a decorative wall be erected 10' in from the South property line and said 10' strip to be landscaped including trees, grass, and a sprinkler system for proper maintenance, and including a combination wall and hedge, intermittently at 10' intervals, set in 25' from the East property line up to the canal (60' from center line of SW 92 Avenue), said 25' strip to be landscaped including trees, grass, and a sprinkler system for proper maintenance.

4. That the use be established and maintained in accordance with the approved plan.

The Zoning Director is hereby directed to make the necessary changes and notations upon the maps and records of the Metropolitan 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 9th day of January, 1969.

DADE COUNTY, FLORIDA BY ITS
BOARD OF COUNTY COMMISSIONERS

E. B. LEATHERMAN, CLERK

BY: EDWARD D. PHELAN
Deputy Clerk

Heard 12/11/68-Hrg. No. 68-12-45
1/21/69
amm

January 21, 1969

Messrs. Robert L. Achor & George B. Thomson
c/o Kessler, Massey & Beckerman
495 Biltmore Way
Coral Gables, Florida

RE: Achor and Thomson; request for district boundary change from AU to BU-2; Sec. 28-55-40. Hrg. 68-12-45-E. side of U.S.#1 (St. Rd. #5) between theo. SW 158 St., and theo. SW 162 St.

Gentlemen:

Enclosed herewith is a copy of Resolution No. Z-6-69, adopted by the Board of County Commissioners, Dade County, Florida, on January 2, 1969, approving a district boundary change to BU-2 on the above described property.

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.

Very truly yours,

Chester C. Czebrinski
Assistant Director

CCC/amm
Enclosure

cc: J. C. Penney Co., Inc.
Attn: R. P. Rubanoff
Suit 501
615 Peachtree
N. E. Atlanta, Georgia

copy of resolution sent to:
Public Works Department, Dir.

STATE OF FLORIDA)
) SS:
COUNTY OF DADE.)

I, E. B. LEATHERMAN, Clerk of the Circuit Court in and for Dade County, Florida, and Ex-Officio Clerk of the Board of County Commissioners of said County, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. Z-6-69, adopted by the said Board of County Commissioners at its meeting held on January 9th, 1969.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal on this 31st day of January, A. D. 1969.

E. B. LEATHERMAN, Ex-Officio Clerk
Board of County Commissioners
Dade County, Florida

By Julia M. Wright
Deputy Clerk

SEAL

Board of County Commissioners
Dade County, Florida

28-55-40
IV-29
Item No. 68-499

RESOLUTION NO. 4-ZAB-94-68

The following resolution was offered by Mr. H. H. Wood, seconded by Mrs Virginia Salley, and upon poll of members present, the vote was as follows:

Neal Adams	aye	Virginia Salley	aye
Hilton R. Carr, Jr.	nay	Roger Shaw	aye
Gene Flinn	aye	H. H. Wood	aye
William L. Flynn	aye	Andrew Lee	aye
Leonard Levenstein	aye		

WHEREAS, Acher and Thomson have applied for a district boundary change from AU (Agricultural) to BU-2 (Special Business), ON the following described property:

The NE¼ NE¼ SW¼; and E½ NW¼ NE¼ SW¼ of Section 28, Township 55 South, Range 40 East; All that certain plot, piece or parcel of land situated in Sec. 28-55-40, known as Tracts 1 and 2 "East Hill" (PB 46, Pge. 43); Less and excepting the following described lands: A parcel of land lying in tracts 1 and 2 of "East Hill" Sub. Sec. 28-55-40 (PB 46, Pge. 43). said parcel being more specifically described as follows: Beginning at the NE corner of said Tract 1, bear S. 3° 07' 43" E.along the E. line of said Tracts 1 and 2 a distance of 565.81' to the point of curvature of a curve to the right having a radius of 25'; th. bear in a SW/ly direction along the arc of said curve and the E. line of said Tract 2 a distance of 23.55' to an intersection thereof with a curve concave to the NE having a radius of 357.26', a central angle of 42° 42' 02" and a long chord bearing of N. 24° 28' 44" W.; th. bear in a NW/ly direction along the arc of said curve a distance of 266.25' to the point of tangency; th. N. 3° 07' 43" W. a distance of 153.07' to the point of curvature of a curve to the left having a radius of 180'; th. bear in a NW/ly direction along the arc of said curve a distance of 202' to its point of tangency; th. N. 67° 27' 23" W.a distance of 61.54' to an intersection thereof with the N. line of said Tract 1; th. N. 88° 16' 43" E. along the N. line of said Tract 1 a distance of 280.58' to the POB. E. side U.S. #1 (St. Rd. #5), between theo. SW 158 St. and theo. SW 162 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 district boundary change would be compatible with the neighborhood and area concerned and would not be in conflict with the principles and intent of the plan for the development of Dade County, Florida;

NOW THEREFORE BE IT RESOLVED by the Metropolitan Dade County Zoning Appeals Board that the requested district boundary change to BU-2 be and the same is hereby recommended for approval by the Board of County Commissioners of Dade County, Florida, subject to the following conditions:

28-55-40
IV-29
Item No. 68-499

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 the development be substantially in accordance with the plan submitted, including a decorative wall to be erected 10' in from the South property line and the East property line up to the canal; such wall to be set back a distance of 10' from the property line concerned, such 10' strip to be landscaped including trees, grass, and a sprinkler system for proper maintenance.

3. 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 records of the Dade County Building and Zoning Department.

PASSED AND ADOPTED this 11th day of December, 1968.

Heard 12/11/68
No. 68-12-45
12/27/68
hf

Perrine-Cutler Ridge Bank

Hearing 68-12-46. Resolution 4-ZAB-93-68.

Chairman Lee: Motion by Mr. Wood for approval, seconded by Mrs. Salley on Number 46. The Building and Zoning Department recommends the alternative, and they want to withdraw the zoning change without prejudice--Number 46.

Unidentified Man: We concur with the recommendations.

Mr. Carr: Just a moment. I don't even know where we are.

Chairman Lee: You are on the right page, Mr. Carr--Number 46, Perrine-Cutler Ridge Bank. The other hearing at the end will be a little lengthy, and I just wanted to be able to let the Cutler Ridge Bank go, since they have no objections, and the recommendations are for approval. So, we want to let them go, so we could have a little more freedom in listening to the other case ahead of it.

Mr. Carr: I agree with your motive, Mr. Chairman. I think your position is well taken. But, I would still like to know where we are. That is the reason I asked the question.

Chairman Lee: 68-12-46, Hilton.

Mr. Carr: Thank you.

Chairman Lee: Okay. Motion was made on 68-12-46 for approval, adopting the recommendations of the Zoning Department, by Mr. Wood, seconded by Mrs. Salley, for approval of the alternative and withdrawal of the proposed district boundary change, without prejudice. Any discussion on the motion? All those opposed signify by raising their right hand. The motion carries nine to zero for approval. Thank you for coming. Now, we can take the case above it with a more clear mind on it, I think.

Whereupon the motion carried by a vote of 9-0.

Achor & Thomson

Hearing 68-12-45. Resolution 4-ZAB-94-68.

Mr. Wood: Mr. Chairman, I would like to at this time offer a motion that this application be approved, subject to the plot [illegible] in accordance with the plans submitted, including a decorative wall to be erected ten feet in from the south property line and the east property line, up to the canal, such wall to be set back a distance of ten feet from the property line concerned; such ten-foot strip to be landscaped and including trees, grass, sprinkler system, with proper maintenance perpetually.

Chairman Lee: Seconded by Mrs. Salley. Discussion on the motion? Call the roll, Frank.

Mr. Richmond: That was the original recommendation, is that correct?

Mr. Wood: yes.

Mr. Carr: My vote reluctantly must be no, in view of the recommendations of both departments.

Mr. Flinn: I would like to pay the attorney for the applicant a compliment for his fine presentation. I am persuaded by his argument, as well as by my colleagues. I will vote yea.

Chairman Lee: Motion carries by a vote of eight to one for approval.

Whereupon the motion carried by a vote of 8-1; Mr. Carr voting against the motion.

- - -

Chairman Lee: Time for lunch!

(Whereupon, the meeting adjourned for lunch at 12:50 p.m.)

December 27, 1968

Messrs.Robert L. Achor & George B. Thomson
c/o Kessler, Massey & Beckerman
495 Biltmore Way
Coral Gables, Fla.

RE: Achor and Thomson; request for district boundary change from AU to BU-2; Sec. 28-55-40.

Enclosed herewith is a copy of Resolution No. 4-ZAB-94-68, adopted by the Metropolitan Dade County Zoning Appeals Board, recommending approval of the requested district boundary change on the subject property.

You are hereby advised that said Zoning Appeals Board recommendation has already been scheduled for final action by the Board of County Commissioners, as was noted in the courtesy notice.

Very truly yours,

METROPOLITAN DADE COUNTY
BUILDING AND ZONING DEPARTMENT

CCC/ bf
Enc.

Chester C. Czebrinski
Assistant Director

cc: J. C. Penney Co., Inc.
Attention R.P. Rubenoff

bcc: Hrg. file
Mr. Bryan

ZONING & LAND USE MAPS

BRANDSMART USA OF SOUTH DADE COUNTY, INC.
VPB-16-011

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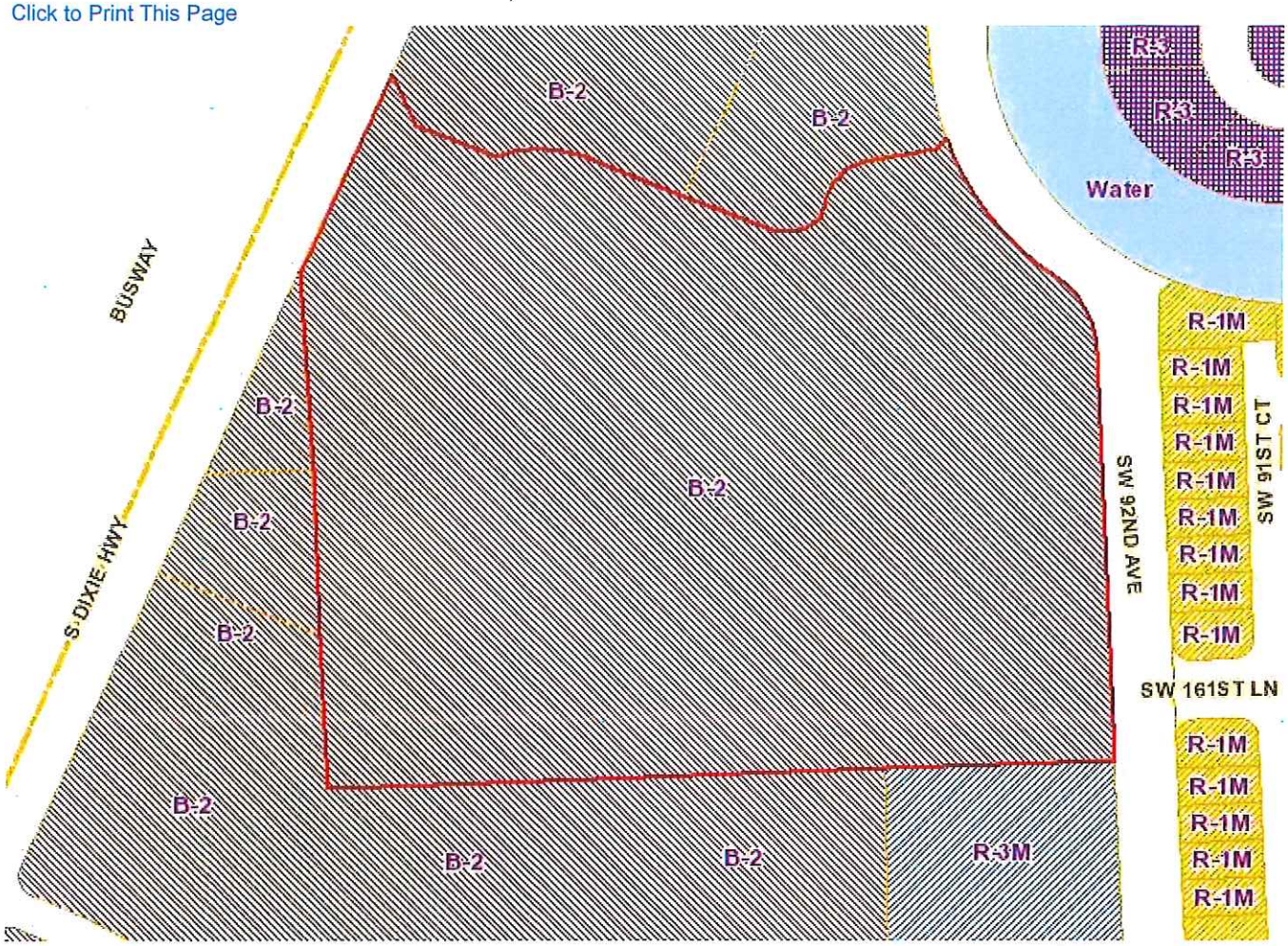

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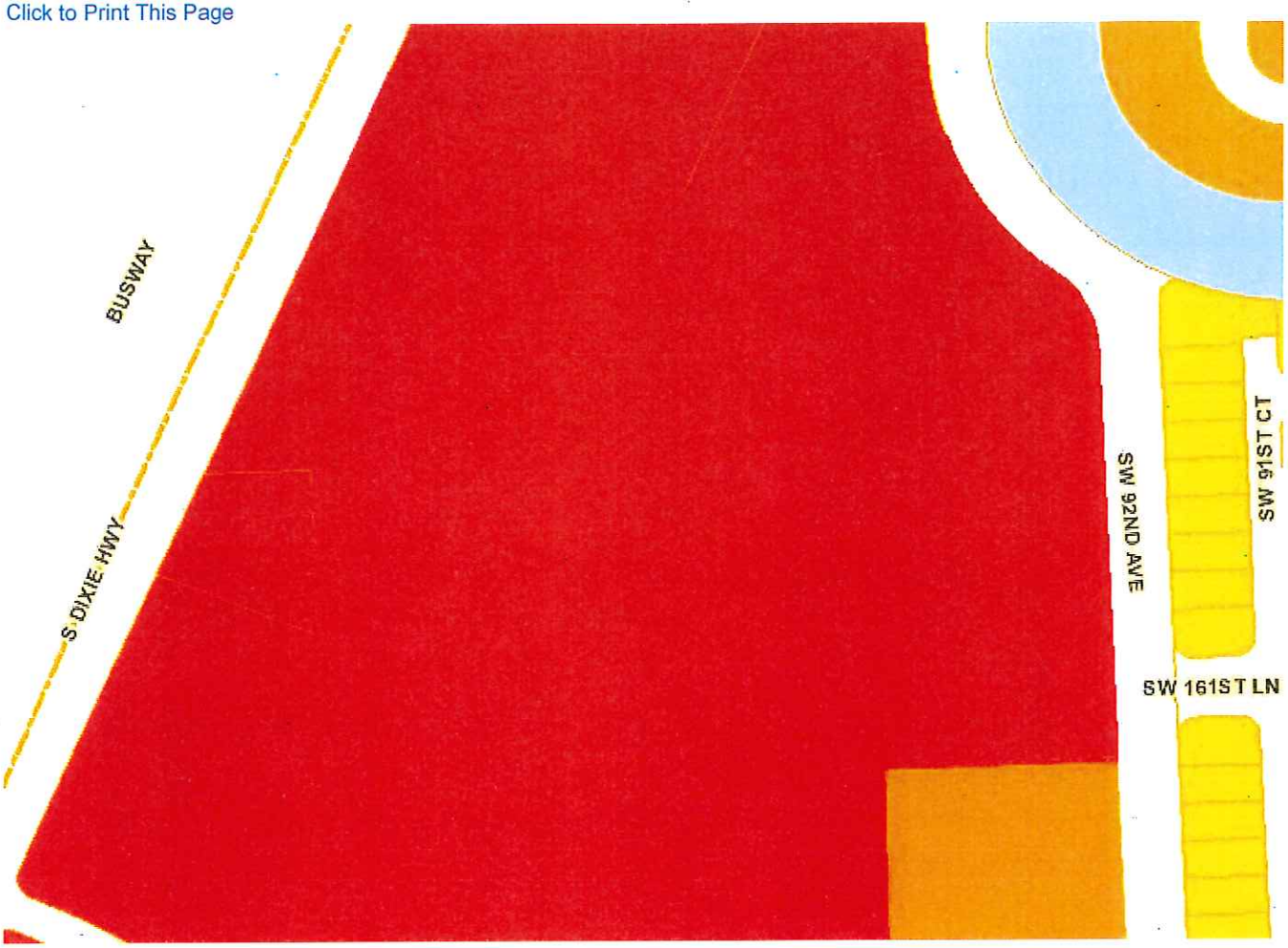

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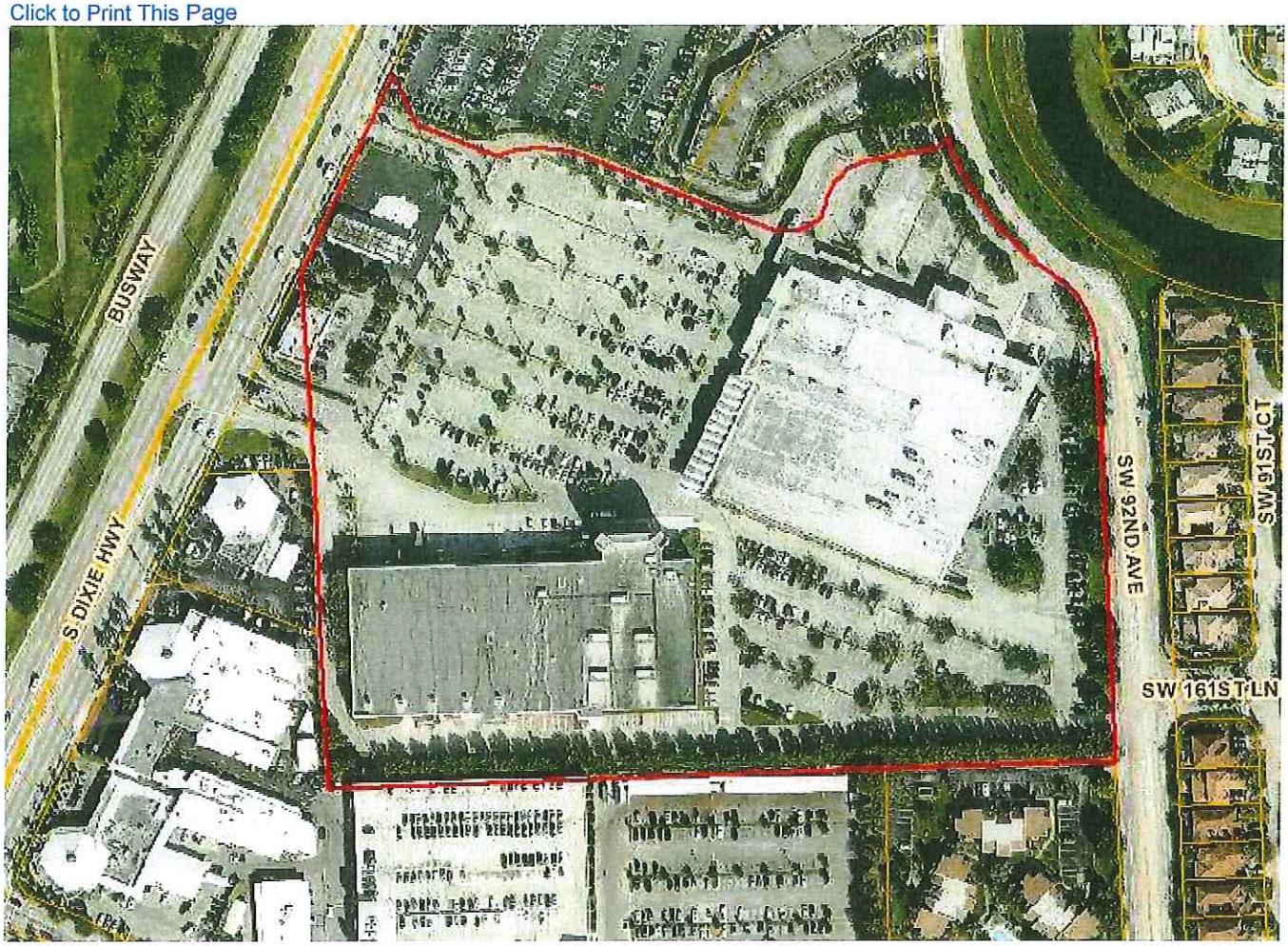

POSTING & MAILING

BRANDSMART USA OF SOUTH DADE COUNTY, INC.
VPB-16-011

VILLAGE OF PALMETTO BAY
NOTICE OF ZONING PUBLIC HEARING

The Village of Palmetto Bay shall conduct a zoning hearing on Monday, October 17, 2016, at 7:00 p.m. Discussion and public input will be welcomed concerning the following hearing items which may be of interest to your immediate neighborhood.

The following item is being considered pursuant to Divisions 30-30.5 and 30-50.17 of the Village's Land Development Code:

Applicant:	**Brandsmart USA of South Dade, Inc.**	**(VPB-16-011)**
Folio:	33-5028-025-0010	
Location:	16025 and 16051 South Dixie Highway	
Zoned:	Business District - Special (B-2).	
Request:	Modification of an approved site plan eliminating the buffer along the south property line to allow an internal drive lane connection for the adjacent property to the south.	

PLANS ARE ON FILE FOR THE ABOVE APPLICATION AND MAY BE EXAMINED IN THE DEPARTMENT OF PLANNING AND ZONING AT VILLAGE HALL. PLANS MAY BE MODIFIED AT THE PUBLIC HEARING.

The hearing shall be held at the Council Chambers located within Village Hall, 9705 East Hibiscus Street, Palmetto Bay, FL 33157. Any meeting may be opened and/or continued. Under such circumstances, additional legal notice would not be provided. Any person may contact Village Hall at (305) 259-1234 for additional information.

In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodation (or hearing impaired) to participate in this proceeding or to review any documents relative thereto should contact the Village for assistance at (305) 259-1234 no later than four (4) days prior to the proceedings.

VILLAGE OF PALMETTO BAY
NOTICE OF PUBLIC HEARING

HEARING NUMBER: VPB-16-011
APPLICANT NAME: Brandsmart USA of South Dade, Inc.
FOLIO: 33-5028-025-0010 ZONED: B-2
PROJECT LOCATION: 16025 and 16051 South Dixie Highway, PALMETTO BAY, FL 33157

REQUEST: Modification of an approved site plan eliminating the buffer along the south property line to allow an internal drive lane connection for the adjacent property to the south.

PLANS ARE ON FILE AND MAY BE EXAMINED IN THE DEPARTMENT OF PLANNING AND ZONING AT VILLAGE HALL. PLANS MAY BE MODIFIED BEFORE AND DURING THE PUBLIC HEARING.

A PUBLIC HEARING WILL BE HELD MONDAY, OCTOBER 17, 2016, AT 7:00 PM AT THE COUNCIL CHAMBERS LOCATED WITHIN VILLAGE HALL, 9705 EAST HIBISCUS STREET, PALMETTO BAY, FL 33157.

YOU ARE NOT REQUIRED TO RESPOND TO THIS NOTICE: However, objections or waivers of objection may be made in person at the hearing or filed in writing prior to the hearing date with the Department of Planning and Zoning. Any meeting may be opened and continued, and under such circumstances, additional legal notice would be provided. Any person may contact Village Hall at (305) 259-1234 for additional information. Please call the Village Clerk for ADA needs (or hearing impaired) no later than four (4) days prior to the proceedings.

VILLAGE OF PALMETTO BAY
NOTICE OF PUBLIC HEARING

HEARING NUMBER: VPB-16-011
APPLICANT NAME: Brandsmart USA of South Dade, Inc.
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850-694-4000
PUBLIC NOTICE
PURPOSE:

BrandsMart
U.S.A.
Marshalls
LA FITNESS
BURGER KING
BURGER KING
GRILLED DOGS

AHEAD
PUBLIC NOTICE
PURPOSE: