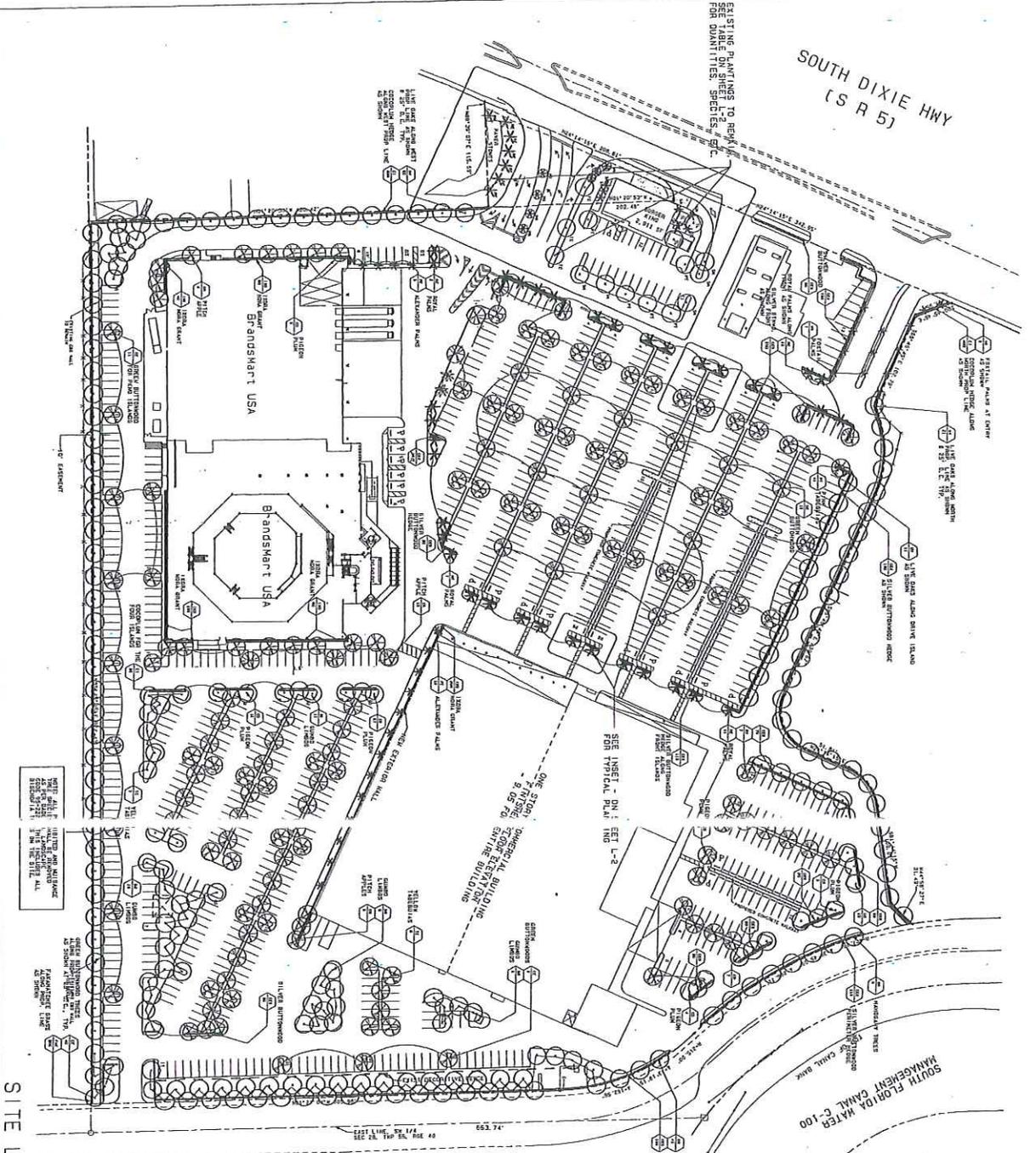


SOUTH DIXIE HWY
(S R 5)

EXISTING PLANTINGS TO REMAIN
SEE TABLE ON SHEET L-2
FOR QUANTITIES, SPECIES, ETC.



SITE LANDSCAPE PLAN

Scale: 1" = 50'

NOTE: SEE SHEET L-2 FOR
TYPICAL PLANTING DETAILS
AND SPECIFICATIONS.

PLANT ABBREVIATION KEY

00	SHRUB LANDSCAPE	02	SILVER BITTENNOR
01	WIDE PINE	03	FEDELIUM
02	WIDE PINE	04	PAK. FRAGRANT GUM
03	WIDE PINE	05	100' 1000' WIDE PINE
04	WIDE PINE	06	100' 1000' WIDE PINE
05	WIDE PINE	07	100' 1000' WIDE PINE
06	WIDE PINE	08	100' 1000' WIDE PINE
07	WIDE PINE	09	100' 1000' WIDE PINE
08	WIDE PINE	10	100' 1000' WIDE PINE
09	WIDE PINE	11	100' 1000' WIDE PINE
10	WIDE PINE	12	100' 1000' WIDE PINE
11	WIDE PINE	13	100' 1000' WIDE PINE
12	WIDE PINE	14	100' 1000' WIDE PINE
13	WIDE PINE	15	100' 1000' WIDE PINE
14	WIDE PINE	16	100' 1000' WIDE PINE
15	WIDE PINE	17	100' 1000' WIDE PINE
16	WIDE PINE	18	100' 1000' WIDE PINE
17	WIDE PINE	19	100' 1000' WIDE PINE
18	WIDE PINE	20	100' 1000' WIDE PINE
19	WIDE PINE	21	100' 1000' WIDE PINE
20	WIDE PINE	22	100' 1000' WIDE PINE
21	WIDE PINE	23	100' 1000' WIDE PINE
22	WIDE PINE	24	100' 1000' WIDE PINE
23	WIDE PINE	25	100' 1000' WIDE PINE
24	WIDE PINE	26	100' 1000' WIDE PINE
25	WIDE PINE	27	100' 1000' WIDE PINE
26	WIDE PINE	28	100' 1000' WIDE PINE
27	WIDE PINE	29	100' 1000' WIDE PINE
28	WIDE PINE	30	100' 1000' WIDE PINE
29	WIDE PINE	31	100' 1000' WIDE PINE
30	WIDE PINE	32	100' 1000' WIDE PINE
31	WIDE PINE	33	100' 1000' WIDE PINE
32	WIDE PINE	34	100' 1000' WIDE PINE
33	WIDE PINE	35	100' 1000' WIDE PINE
34	WIDE PINE	36	100' 1000' WIDE PINE
35	WIDE PINE	37	100' 1000' WIDE PINE
36	WIDE PINE	38	100' 1000' WIDE PINE
37	WIDE PINE	39	100' 1000' WIDE PINE
38	WIDE PINE	40	100' 1000' WIDE PINE
39	WIDE PINE	41	100' 1000' WIDE PINE
40	WIDE PINE	42	100' 1000' WIDE PINE
41	WIDE PINE	43	100' 1000' WIDE PINE
42	WIDE PINE	44	100' 1000' WIDE PINE
43	WIDE PINE	45	100' 1000' WIDE PINE
44	WIDE PINE	46	100' 1000' WIDE PINE
45	WIDE PINE	47	100' 1000' WIDE PINE
46	WIDE PINE	48	100' 1000' WIDE PINE
47	WIDE PINE	49	100' 1000' WIDE PINE
48	WIDE PINE	50	100' 1000' WIDE PINE
49	WIDE PINE	51	100' 1000' WIDE PINE
50	WIDE PINE	52	100' 1000' WIDE PINE
51	WIDE PINE	53	100' 1000' WIDE PINE
52	WIDE PINE	54	100' 1000' WIDE PINE
53	WIDE PINE	55	100' 1000' WIDE PINE
54	WIDE PINE	56	100' 1000' WIDE PINE
55	WIDE PINE	57	100' 1000' WIDE PINE
56	WIDE PINE	58	100' 1000' WIDE PINE
57	WIDE PINE	59	100' 1000' WIDE PINE
58	WIDE PINE	60	100' 1000' WIDE PINE
59	WIDE PINE	61	100' 1000' WIDE PINE
60	WIDE PINE	62	100' 1000' WIDE PINE
61	WIDE PINE	63	100' 1000' WIDE PINE
62	WIDE PINE	64	100' 1000' WIDE PINE
63	WIDE PINE	65	100' 1000' WIDE PINE
64	WIDE PINE	66	100' 1000' WIDE PINE
65	WIDE PINE	67	100' 1000' WIDE PINE
66	WIDE PINE	68	100' 1000' WIDE PINE
67	WIDE PINE	69	100' 1000' WIDE PINE
68	WIDE PINE	70	100' 1000' WIDE PINE
69	WIDE PINE	71	100' 1000' WIDE PINE
70	WIDE PINE	72	100' 1000' WIDE PINE
71	WIDE PINE	73	100' 1000' WIDE PINE
72	WIDE PINE	74	100' 1000' WIDE PINE
73	WIDE PINE	75	100' 1000' WIDE PINE
74	WIDE PINE	76	100' 1000' WIDE PINE
75	WIDE PINE	77	100' 1000' WIDE PINE
76	WIDE PINE	78	100' 1000' WIDE PINE
77	WIDE PINE	79	100' 1000' WIDE PINE
78	WIDE PINE	80	100' 1000' WIDE PINE
79	WIDE PINE	81	100' 1000' WIDE PINE
80	WIDE PINE	82	100' 1000' WIDE PINE
81	WIDE PINE	83	100' 1000' WIDE PINE
82	WIDE PINE	84	100' 1000' WIDE PINE
83	WIDE PINE	85	100' 1000' WIDE PINE
84	WIDE PINE	86	100' 1000' WIDE PINE
85	WIDE PINE	87	100' 1000' WIDE PINE
86	WIDE PINE	88	100' 1000' WIDE PINE
87	WIDE PINE	89	100' 1000' WIDE PINE
88	WIDE PINE	90	100' 1000' WIDE PINE
89	WIDE PINE	91	100' 1000' WIDE PINE
90	WIDE PINE	92	100' 1000' WIDE PINE
91	WIDE PINE	93	100' 1000' WIDE PINE
92	WIDE PINE	94	100' 1000' WIDE PINE
93	WIDE PINE	95	100' 1000' WIDE PINE
94	WIDE PINE	96	100' 1000' WIDE PINE
95	WIDE PINE	97	100' 1000' WIDE PINE
96	WIDE PINE	98	100' 1000' WIDE PINE
97	WIDE PINE	99	100' 1000' WIDE PINE
98	WIDE PINE	100	100' 1000' WIDE PINE

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

8550 W. FLAGLER ST., SUITE 112, MIAMI, FLORIDA 33144
TEL. (305)551-6267 FAX (305)551-4542

DATE: 4-8-99
DRAWN: J. S. SANCHEZ
CHECKED: J. S. SANCHEZ
SCALE: 1" = 50'

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 maintenance."

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 maintenance."

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 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,

A handwritten signature in cursive script that reads "Chester C. Czebrinski".
Chester C. Czebrinski
Legal Counsel

CCC/bn
Enclosures

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

Enforcement

RESOLUTION NO. 4-2AB-478-74

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

Mary Brown	aye	Joe H. Moffat	aye
Thelma Danwood	aye	Carl W. Shatta	excused
Robert S. Kaufman	excused	Miguel Suarez	aye
Edward H. Coll, Jr.	aye		

WIKEMAN, J.C. FERRY PROPRIETORS, 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 **TRINIDAD 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.

Heard 10/3/74
No. 74-10-23
10/17/74
ms

RESOLUTION NO. Z-6-69

The following resolution was offered by Commissioner Ben Shepard,
seconded by Commissioner Karl 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	aye	Ben Shepard	aye
Harold A. Greene	absent	Karl H. Starnes	aye
R. Hardy Matheson	absent	Chuck Hall	aye
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 NE $\frac{1}{4}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$; and E $\frac{1}{2}$ NW $\frac{1}{4}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 28, Township 65 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, Pgs. 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, Pgs. 43),
said parcel being more specifically described as follows: Beginning at the
NE corner of said Tract 1, bear S. 3 $^{\circ}$ 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 $^{\circ}$ 42' 02" and a long chord bearing of N.
24 $^{\circ}$ 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 $^{\circ}$ 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 the point of tangency; th. N. 57 $^{\circ}$ 27' 22"
W. a distance of 81.54' to an intersection thereof with the W. line of said
Tract 1; th. N. 88 $^{\circ}$ 16' 43" E. along the W. line of said Tract 1 a distance
of 280.58' to the POB. E. side U.S. #1 (St. Rd. #5), between theo. SW
15 $\frac{1}{2}$ St. and theo. SW 16 $\frac{1}{2}$ 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 review-
ing 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

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

ammm

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 9, 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 re-
quired. 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/ama
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. 2-6-69, adopted by the said Board of County Commissioners at its meeting held on January 9th, 19 69.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal on this 31st day of January, A. D. 19 69.

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

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 NE $\frac{1}{4}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$; and E $\frac{1}{2}$ NW $\frac{1}{4}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ 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, Pgs. 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, Pgs. 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 91.54' 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 use plan approval, and the development to be substantially 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.)
Page 14-B

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
AI to NI-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 recom-
mendation 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/ df
Enc.

Chester C. Czebrinski
Assistant Director

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

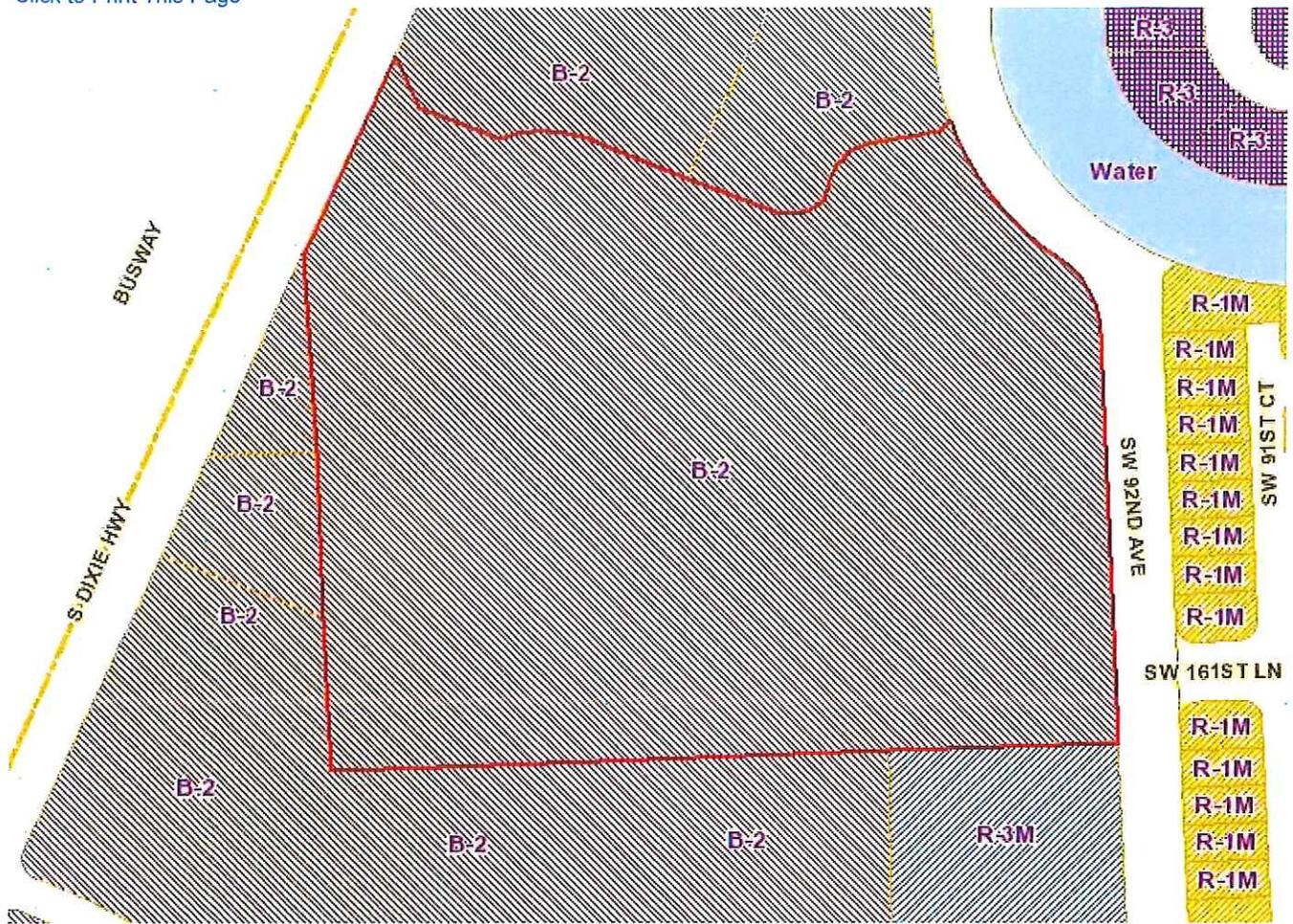
bcc: Hrg. file ✓
Mr. Bryan

ZONING & LAND USE MAPS

BRANDSMART USA OF SOUTH DADE COUNTY, INC.

VPB-16-011

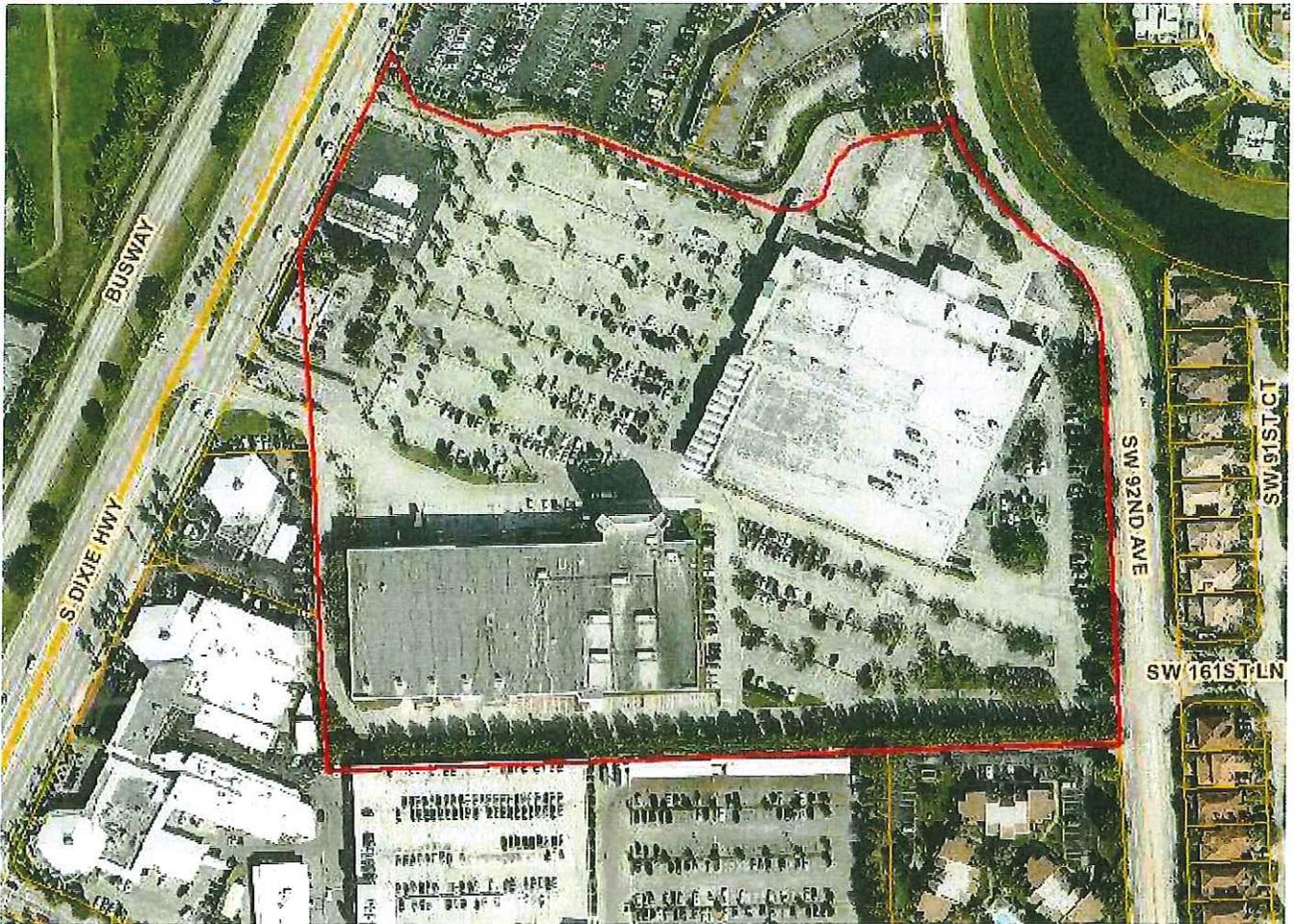
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