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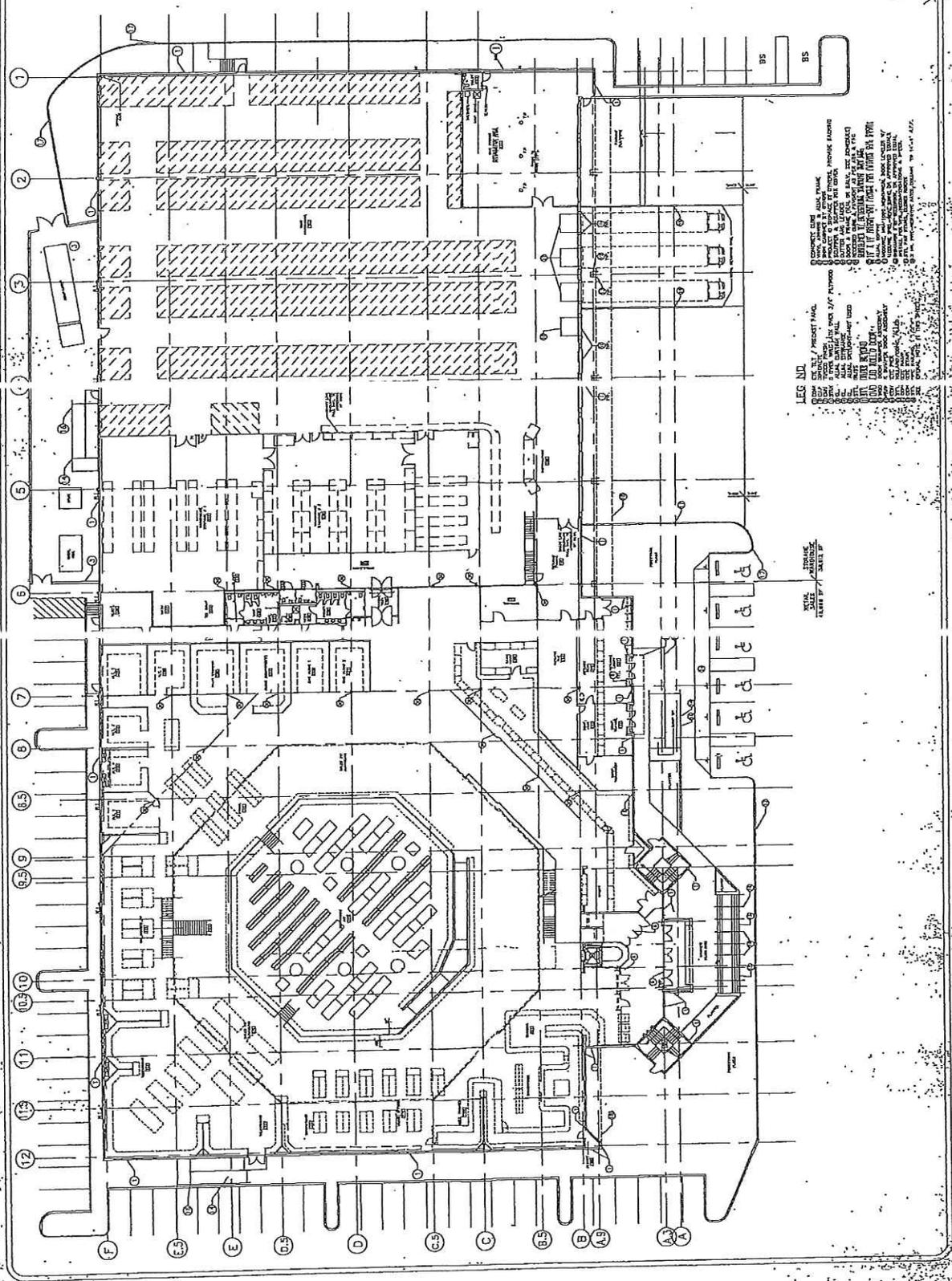
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BRANDSMART USA
 1804 SOUTH DIXIE HIGHWAY
 MIAMI, FLORIDA

BRANDSMART REALTY CORP.
 211 N. BIRMGHAM AVE., SUITE 201
 DAYTONA BEACH, FLORIDA 32114
 PH: (904) 238-5980 FX:(904) 239 0066
 Florida Registration # AC001927
 Kenneth Koles P.L. Architect

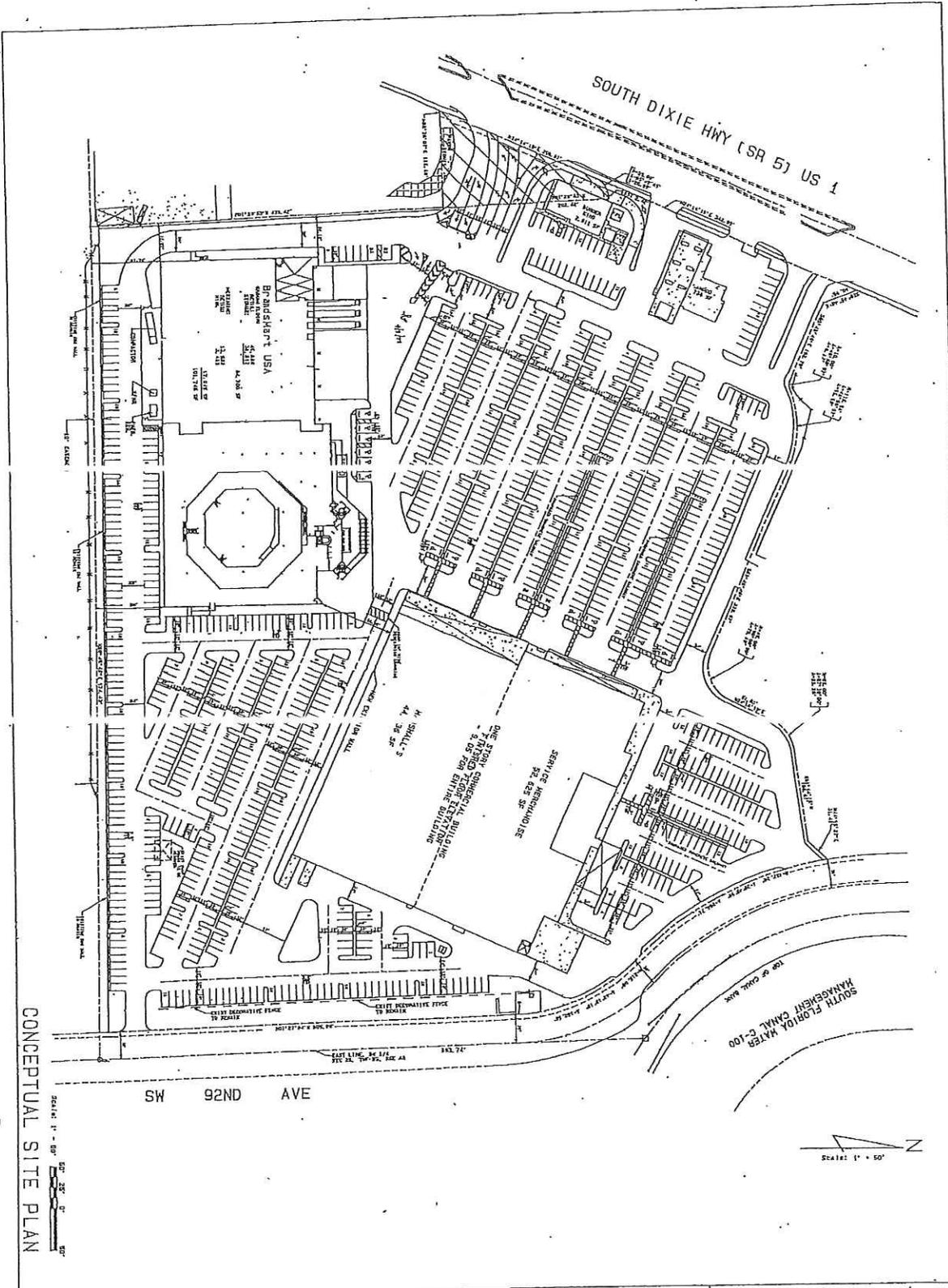
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SEE PLAN SHEET 101 FOR
 STAIRS AND ELEVATORS



CONCEPTUAL SITE PLAN

SCALE: 1" = 50'

Scale: 1" = 50'

NO.	DESCRIPTION	DATE
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RESOLUTION NO. Z-6-69

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

Karl J. Carroll	aye	Arthur H. Patten, Jr.	absent
Alexander S. Gordon	nay	Ben Shepard	aye
Harold A. Greene	absent	Karl 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 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 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 its point of tangency; th. N. 67 $^{\circ}$ 27' 23" W. a distance of 81.54' to an intersection thereof with the N. line of said Tract 1; th. N. 88 $^{\circ}$ 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 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 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

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

ammm

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, 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

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. 2-6-69, 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 G. Czebrinski
Assistant Director

GCC/amm
Enclosure

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

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

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).

EXHIBIT

tabbles

C

A-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

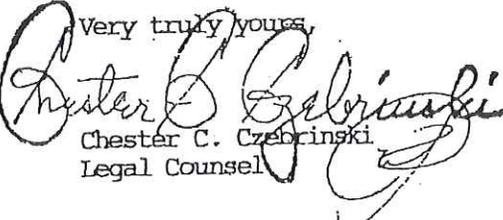
Gentlemen:

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,


Chester C. Czembrinski
Legal Counsel

CCC/bn
Enclosures

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

Enforcement

8' x 8' LOGO SIGN

BURGER KING® 8'-11/16" x 8'-2 11/16" DF C-P Logo Sign

Double-face sign with one piece prescreened faces of polycarbonate. Faces are pan embossed to a depth of 2" with BURGER KING and the bun embossed an additional 1/4". Sign box is of 10" extruded aluminum and constructed to meet 35 PSF wind load. Electrical meets standards of National Electrical Code and Underwriters Laboratories, Inc. Sign bears U.L. label. Support columns are of 10" x 10" square steel tube.

Optional 1'-3 3/4" x 8'-1 7/16" single face, secondary signs available for mounting back-to-back on column below primary sign. Choice of embossed faces in standard copy selections, or flat pan faces with optional copy.

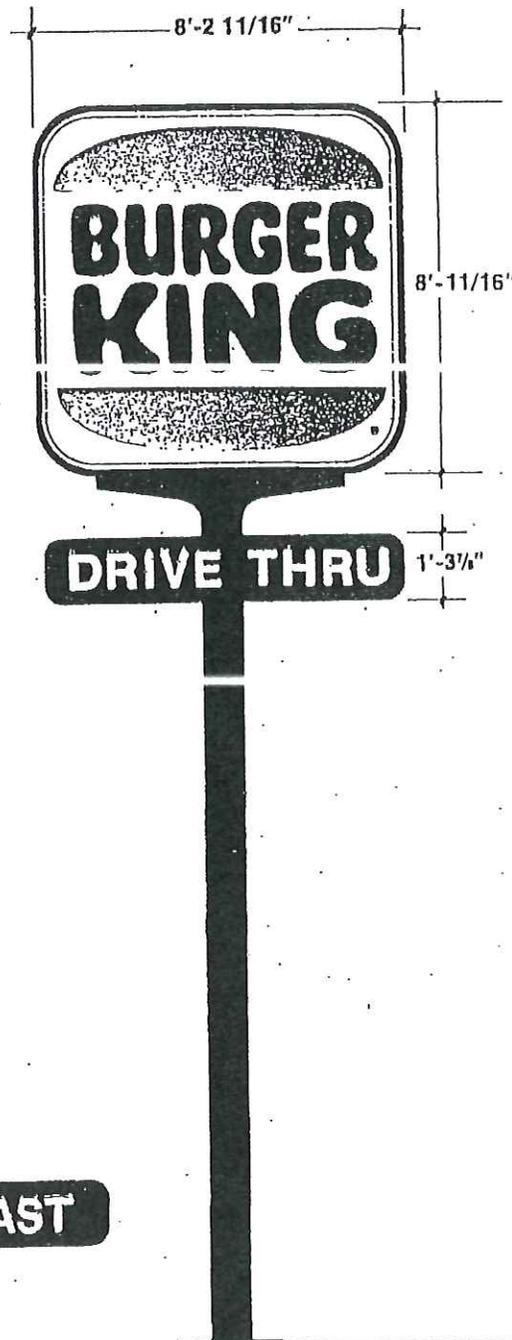
Electrical Specifications:

8' x 8' Sign
7.7 AMP
(1) 15 AMP Circuit

1'-3" x 8' Sign
2.4 AMP
(1) 15 AMP Circuit

Standard Column Height:

20', 25', 30' and 35'
"Other heights upon request"



BREAKFAST

RECEIVED
91-290
JUN 24 1991

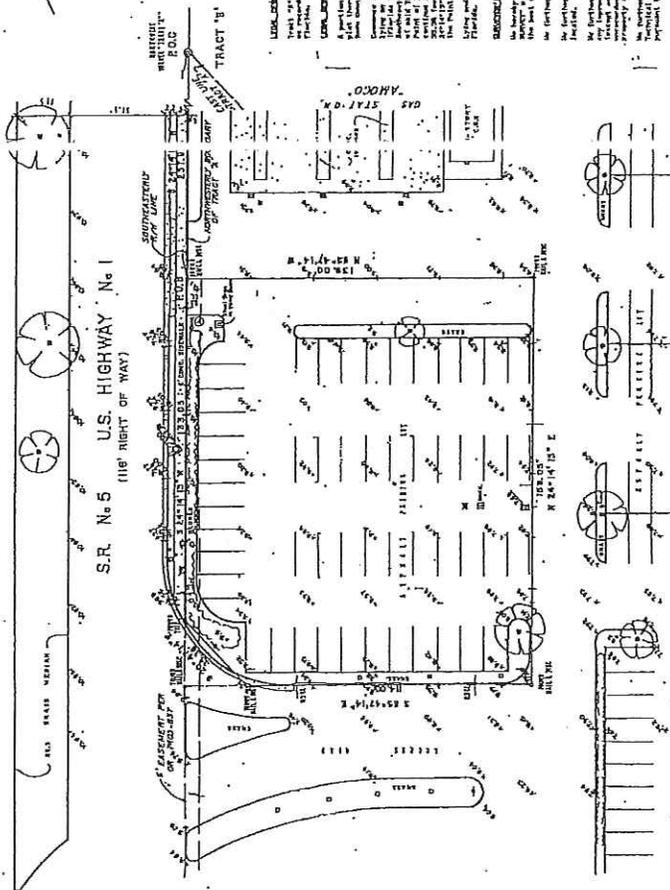
SKETCH OF BOUNDARY SURVEY

BURGER KING

SITE

SW 16TH ST. AND US1
MIAMI, DADE COUNTY, FL.

SCALE 1"=20'



LOCATION SKETCH
SCALE 1"=200'

- GENERAL NOTES**
- The survey was conducted in accordance with the Florida Statutes, Chapter 349, and the Florida Board of Survey, Chapter 349.01, F.S.
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BURGER KING
118' RIGHT OF WAY
U.S. HIGHWAY NO. 1
SW 16TH ST.

[Signature]
C. A. McCall Associates, Inc.

BOUNDARY AND TOPOGRAPHIC SURVEY
FOR: **BURGER KING CORP.**
PER BROWNELL & ASSOCIATES, INC.

CONSULTING ENGINEERS
1000 N.W. 11TH AVENUE
MIAMI, FLORIDA 33136
PHONE 371-1111
FAX 371-1111
L.S. = 1332

- LEGEND**
- 118' RIGHT OF WAY
 - U.S. HIGHWAY NO. 1
 - SW 16TH ST.
 - PROPERTY LINE
 - PROPERTY CORNER
 - PROPERTY CENTERLINE
 - PROPERTY BOUNDARY
 - PROPERTY ADJACENT
 - PROPERTY INTERSECTION
 - PROPERTY ENCLOSURE
 - PROPERTY EASEMENT
 - PROPERTY RIGHT OF WAY
 - PROPERTY RIGHT OF WAY
 - PROPERTY RIGHT OF WAY

DATE	DESCRIPTION

BURGER KING CORPORATION

RESTAURANT FOR:

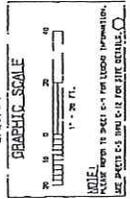
PARKING
CIVIL ENGINEERING PLANS
SITE PLAN / GRADING PLAN

plant list:

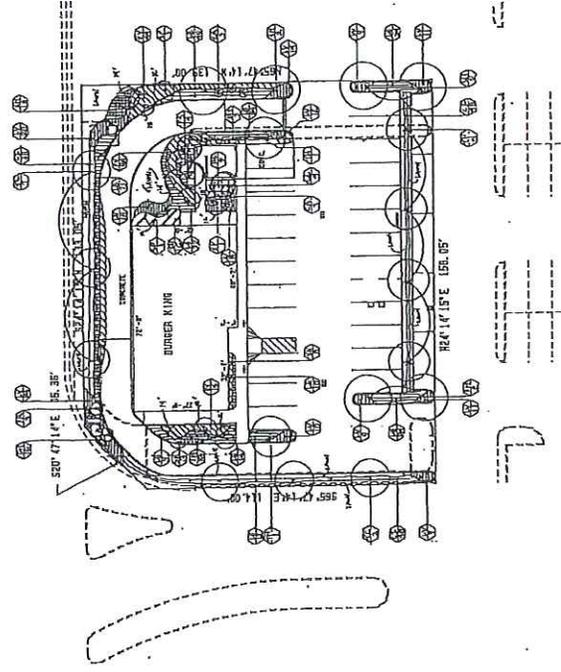
NO.	DESCRIPTION	QUANTITY
1	1" x 4" x 8" PLANK	100
2	2" x 4" x 8" PLANK	50
3	4" x 4" x 8" PLANK	20
4	6" x 4" x 8" PLANK	10
5	8" x 4" x 8" PLANK	5
6	1" x 6" x 8" PLANK	10
7	2" x 6" x 8" PLANK	5
8	4" x 6" x 8" PLANK	2
9	6" x 6" x 8" PLANK	1
10	8" x 6" x 8" PLANK	1
11	1" x 8" x 8" PLANK	10
12	2" x 8" x 8" PLANK	5
13	4" x 8" x 8" PLANK	2
14	6" x 8" x 8" PLANK	1
15	8" x 8" x 8" PLANK	1
16	1" x 10" x 8" PLANK	10
17	2" x 10" x 8" PLANK	5
18	4" x 10" x 8" PLANK	2
19	6" x 10" x 8" PLANK	1
20	8" x 10" x 8" PLANK	1
21	1" x 12" x 8" PLANK	10
22	2" x 12" x 8" PLANK	5
23	4" x 12" x 8" PLANK	2
24	6" x 12" x 8" PLANK	1
25	8" x 12" x 8" PLANK	1
26	1" x 14" x 8" PLANK	10
27	2" x 14" x 8" PLANK	5
28	4" x 14" x 8" PLANK	2
29	6" x 14" x 8" PLANK	1
30	8" x 14" x 8" PLANK	1
31	1" x 16" x 8" PLANK	10
32	2" x 16" x 8" PLANK	5
33	4" x 16" x 8" PLANK	2
34	6" x 16" x 8" PLANK	1
35	8" x 16" x 8" PLANK	1
36	1" x 18" x 8" PLANK	10
37	2" x 18" x 8" PLANK	5
38	4" x 18" x 8" PLANK	2
39	6" x 18" x 8" PLANK	1
40	8" x 18" x 8" PLANK	1
41	1" x 20" x 8" PLANK	10
42	2" x 20" x 8" PLANK	5
43	4" x 20" x 8" PLANK	2
44	6" x 20" x 8" PLANK	1
45	8" x 20" x 8" PLANK	1
46	1" x 24" x 8" PLANK	10
47	2" x 24" x 8" PLANK	5
48	4" x 24" x 8" PLANK	2
49	6" x 24" x 8" PLANK	1
50	8" x 24" x 8" PLANK	1

General notes:

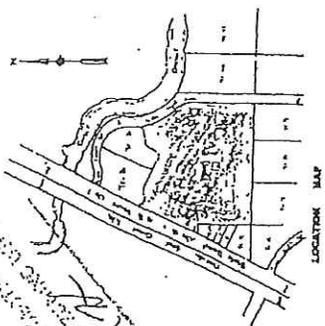
1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
2. ALL MATERIALS TO BE USED SHALL BE OF THE BEST QUALITY AVAILABLE.
3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
5. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
6. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.
7. THE CONTRACTOR SHALL MAINTAIN THE SITE IN A SAFE AND SOUND CONDITION THROUGHOUT THE PROJECT.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL DEBRIS AND WASTE MATERIALS.
9. THE CONTRACTOR SHALL MAINTAIN THE SITE FREE OF OBSTACLES AND HAZARDS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES.
11. THE CONTRACTOR SHALL MAINTAIN THE SITE IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
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17. THE CONTRACTOR SHALL MAINTAIN THE SITE IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES.
19. THE CONTRACTOR SHALL MAINTAIN THE SITE IN A SAFE AND SOUND CONDITION THROUGHOUT THE PROJECT.
20. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.



SOUTH DIXIE HIGHWAY (S. R. 66)



61-8



LOT CRITERIA

LOT AREA: 100,000 SQ. FT.
 NO. OF LOTS: 100
 MIN. LOT AREA: 1,000 SQ. FT.
 MIN. LOT WIDTH: 10 FT.
 MIN. LOT DEPTH: 10 FT.
 MIN. LOT FRONT SETBACK: 10 FT.
 MIN. LOT SIDE SETBACK: 10 FT.
 MIN. LOT REAR SETBACK: 10 FT.
 MIN. LOT CORNER SETBACK: 10 FT.
 MIN. LOT FRONT YIELD: 10%
 MIN. LOT SIDE YIELD: 10%
 MIN. LOT REAR YIELD: 10%
 MIN. LOT CORNER YIELD: 10%

PLANT MATERIAL KEY

- 1 BIRCHORPA JAMAICA
- 2 CALISTEMBA TIBIALIS
- 3 BUCKRA BUCERAS
- 4 PHODAK ROSELEUM
- 5 BUNZARA LINELENA
- 6 LOGOSTRUM JAPONICUM
- 7 OPEN GRASS AREA

PLANT MATERIAL	NO. OF PLANTS	NO. OF SPACES
1	100	100
2	100	100
3	100	100
4	100	100
5	100	100
6	100	100
7	100	100

1651 783 NDC
 JUN 19 1979
 91-79

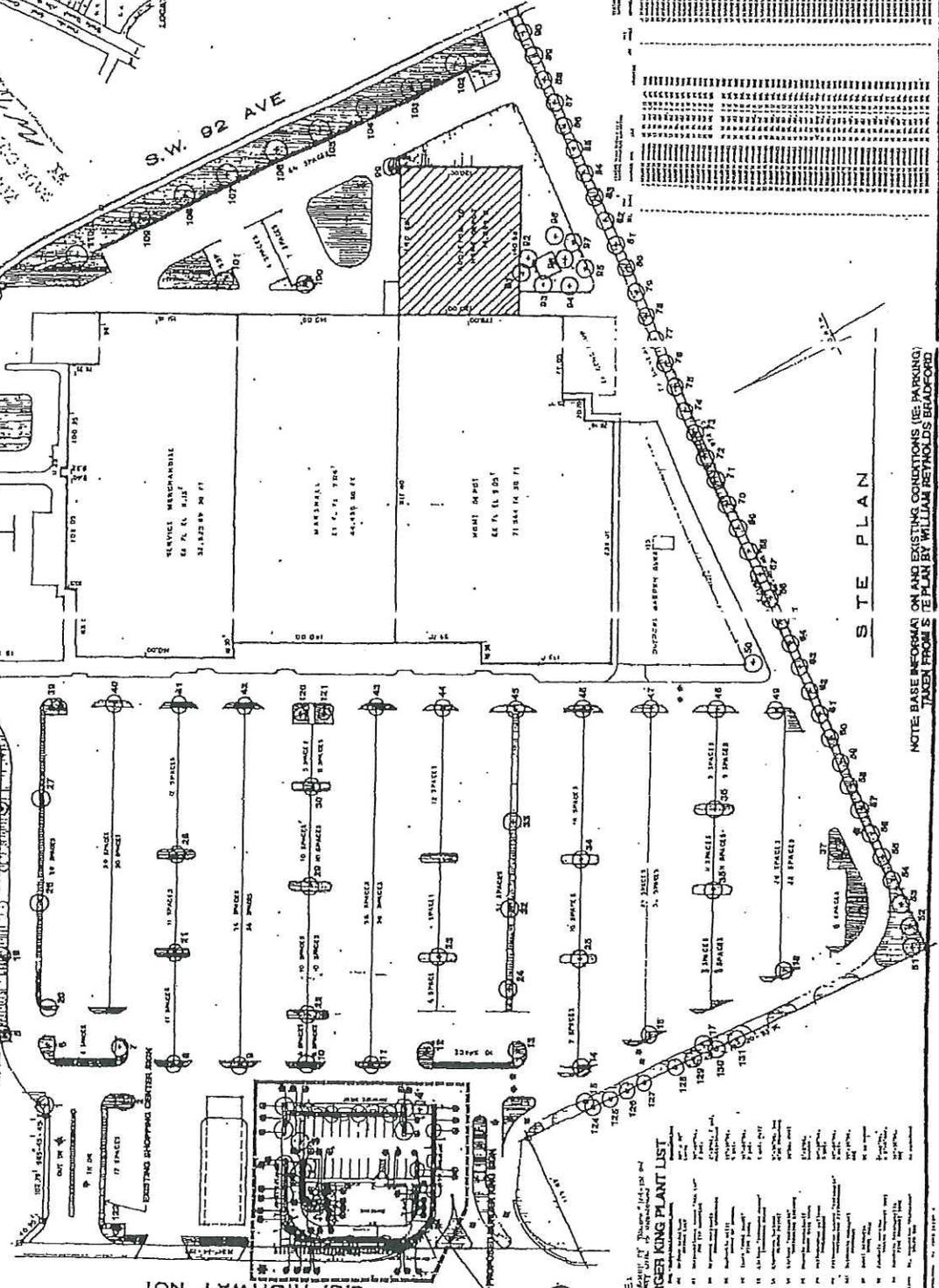
S.W. 92 AVE

SITE PLAN

NOTE: BASE INFORMATION ON LAND EXISTING CONDITIONS (RE PARKING) TAKEN FROM S. PLAN BY WILLIAM BETHOLDS BRADSHAW

*** BURGER KING PLANTING AND GENERAL NOTES:**

1. All trees shown on this plan are to be planted in the locations indicated.
2. All trees shown on this plan are to be planted in the locations indicated.
3. All trees shown on this plan are to be planted in the locations indicated.
4. All trees shown on this plan are to be planted in the locations indicated.
5. All trees shown on this plan are to be planted in the locations indicated.
6. All trees shown on this plan are to be planted in the locations indicated.
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8. All trees shown on this plan are to be planted in the locations indicated.
9. All trees shown on this plan are to be planted in the locations indicated.
10. All trees shown on this plan are to be planted in the locations indicated.



*** BURGER KING PLANT LIST**

PLANT MATERIAL	NO. OF PLANTS	NO. OF SPACES
1	100	100
2	100	100
3	100	100
4	100	100
5	100	100
6	100	100
7	100	100

ASSOCIATES PLANS DATED 2/20/81. THIS INFORMATION IS INCLUDED ONLY TO SHOW RELATIONSHIP BETWEEN PROPOSED AND EXISTING CONDITIONS. U.S. HIGHWAY NOT

PLANS

BRANDSMART USA OF SOUTH DADE COUNTY, INC.

VPB-16-011

