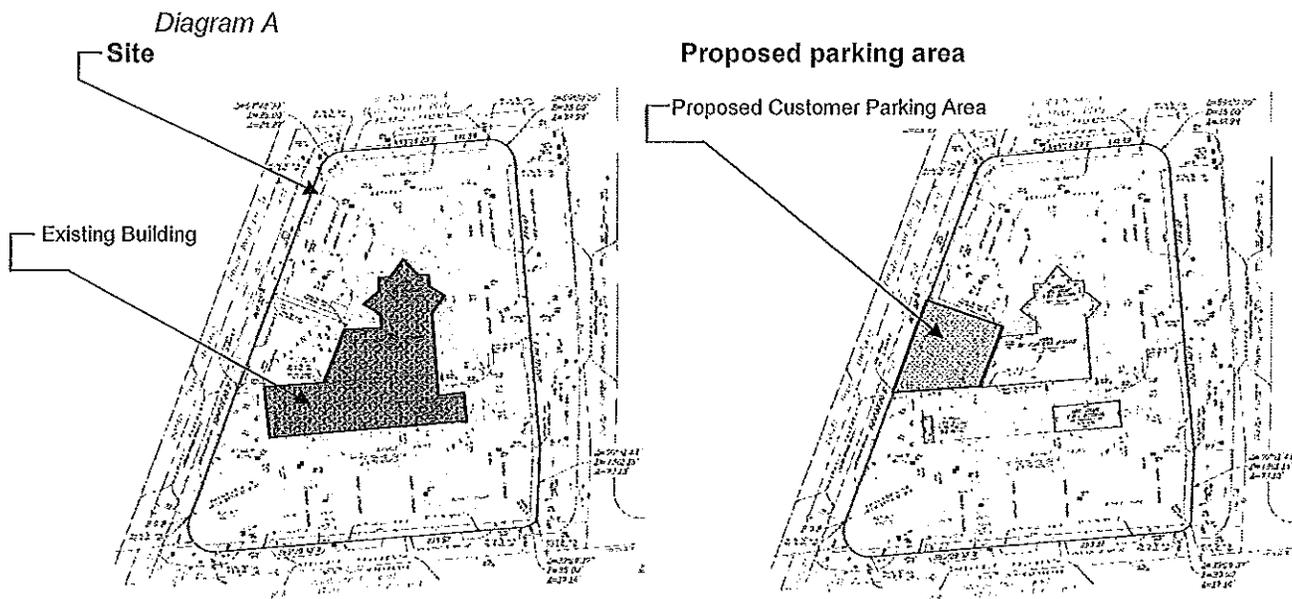


ANALYSIS

LCA ACQUISITION CORPORATION (SOUTH MOTORS INFINITI) VPB-13-009

frontage with the showroom developed on the North Parcel as a primary structure. The applicant is seeking to create 17 additional non-required customer service parking spaces on the two (2) West Parcels bearing the following folios 3350330040050 & 3350330040060. The proposed parking area is to be located on the mid-western portion of the site adjacent to south bound US-1 and in front of the showroom/principal building. Due to its principle address and its irregular lot dimension and area, the applicant must seek a variance to accommodate the additional parking for the principle use of the overall site. See *Diagram A* on page 2 of 9. If approved, the applicant's request should include a unity of title tying all four (4) properties together.



As illustrated above, the property has multiple street frontages.

C. ZONING HEARING HISTORY

History for Folio: 3350330040070 – North Parcel

On February 23rd, 1954, the Board of County Commissioners via resolution No. 6754 approved the applicant's request, with conditions, for a special permit for wholesale meat market.

On September 6th, 1955, the Board of County Commissioners via resolution No. 8738 approved to the applicant's request, with conditions, for a special permit for off-street parking and point of sale sign for the "Lobster House".

On February 9th, 1966, the Metropolitan Dade County Zoning Appeal Board via resolution **No. 3-ZAB-53-66** approved the applicant's request, with conditions, for a special exception to permit the expansion of an existing alcoholic beverage use, to wit; a covered walkway for "Lobster House".

On November 2nd, 1988, the Metropolitan Dade County Zoning Appeal Board via resolution **No. 4-ZAB-472-88** approved the applicant's (South Chrysler-Plymouth) request, with conditions, to permit a non-use variance of sign regulations to permit two detached signs, 215 sq. ft. each, where one sign was permitted and a non-use variance of setback requirements to allow the second detached sign to setback 27' from the southbound US-1 where 66' was required from the interior side south property line.

On May 1st, 2006, the Mayor and Village Council of the Village of Palmetto Bay via ordinance **No. 06-06** rezoned the property from BU-3 to MC.

History for Folio: 3350330030030 – South Parcel

On June 25th, 1951, the Dade County Board of Adjustments, via resolution **No. IV-31**, approved the applicant's request for a variance of setback requirements to permit the addition of an education building for Perrine Baptist Church, along with a variance of parking regulations to allow non-commercial parking for a church.

On August 17th, 1960, the Metropolitan Dade County Zoning Appeals Board, via resolution **No. 4-ZAB-311-78**, approved, with conditions, the applicant's request for an unusual use to permit a home for dependent adults to include the aged and physically handicapped, along with a special exception to permit residential uses in the BU-2 zoning district. The resolution also authorized a variance of the existing zoning regulations as to setback requirements.

On April 23rd, 1980, the Metropolitan Dade County Zoning Appeals, via resolution **No. 4-ZAB-164-80**, approved the applicant's request to modify two conditions in resolution 4-ZAB-311-78, to wit: modifying condition #2 relating to the approved site plan, and condition #7, authorizing an to increase the number of independent individuals living at the site from 32 to 50 people..

On May 1st, 2006, the Mayor and Village Council of the Village of Palmetto Bay, via ordinance **No. 06-06** rezoned the property from BU-3 to MC.

History for Folio: 3350330040050 and 3350330040060 – West Parcels to be Incorporated into the site

On December 4th, 1997, the Miami Dade County Zoning Appeals Board, via resolution **No. CZAB13-5-97**, approved the applicant's request, with conditions, for a change of zoning from BU-2 to BU-3; a special exception to permit site plan approval for a commercial development; a special exception to permit a proposed used car lot to be spaced less than 500' from a residential use (RU) district; and a non-use variance of zoning regulations to permit 4 parking spaces where 7 are required.

On May 1st, 2006, the Mayor and Village Council of the Village of Palmetto Bay via ordinance No. 06-06 rezoned the property from BU-3 to MC.

D. NEIGHBORHOOD CHARACTERISTICS

ZONING

FUTURE LAND USE DESIGNATION

Subject Property:

MC; Mixed-Use Corridor

Mixed-Use Corridor:
 Non-residential FAR average of
 1.5; Residential density 18.0 to 40.0
 D.U. per acre

Surrounding Properties

NORTH: MC; Mixed-Use Corridor

Mixed-Use Corridor:
 Non-residential FAR average of
 1.5; Residential density 18.0 to 40.0
 D.U. per acre

SOUTH: MC; Mixed-Use Corridor

Mixed-Use Corridor:
 Non-residential FAR average of
 1.5; Residential density 18.0 to 40.0
 D.U. per acre

EAST: BO; Business and Office

Business and Office

WEST: Unincorporated Miami-Dade County

E. SITE AND BUILDINGS

Site Plan Review:	Acceptable
Scale/Utilization of Site:	Acceptable
Location of Building(s):	Acceptable
Compatibility:	Acceptable
Landscape Treatment:	Acceptable
Open Space:	Acceptable
Buffering:	Acceptable
Access:	Acceptable
Visibility/Visual Screening:	Acceptable

F. ANALYSIS

The following is a review of the request pursuant to the Village's variance criteria found at Section 30-30.6(e), of the Land Development Code. The Background Section of this report is hereby incorporated by reference into this analysis.

Criteria 1 That the variance is in fact a variance allowed in this Division and is within the province of Village Council.

Analysis: Pursuant to Section 30-30.6(b), of the Code, a variance may be requested for setback lines; lot width; street frontage; lot depth; lot coverage; landscape or open space requirements; height limitations; yard regulations; fence and wall regulations; signs; parking; and flood regulations approved under Section 30-100.6, of the Code of Ordinances, and other matters specifically permitted as variances pursuant to this Division. The request is for a variance of parking requirements.

Finding: Consistent

Criteria 2 Existence of special conditions or circumstances. That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district.

Analysis: The irregular dimensions and area (5,887 sq. ft.) of the West Parcels makes their redevelopment difficult. Even under the prior code of BU-3, the previous owner had to obtain a variance of parking and setback requirements to develop the parcel due to the overall limited size of the lots. The West Parcels are situated in front of the primary parcel that is developed with a showroom facility. As a unified development under the FT&I regulation, the property could not comply with the linear building and other applicable code requirements without a variance. The alternative would require tearing down the existing buildings and redesigning the site.

Finding: Consistent

Criteria 3 That the special conditions and circumstances do not result from the actions of the applicant.

Analysis: See Criteria 2. The special condition that exists is due to the size of the West Parcels to be incorporated into the principle site and the current developed configuration of the main property. Though the applicant could choose not to incorporate the two (2) lots into the existing development, it does not mitigate the development constraints identified in Criteria 2 above. The North and South parcels were subdivided and developed prior to the enacted of the current code and enjoy nonconforming protection. The principle building sits in the center of the overall site (see

Diagram A) at the North Parcel. Since then, the Village rezoned the entire Island of the FT&I district to Mixed Use Corridor (MC), which regulations provide a building setback of 6' from US-1 and a 10' from SW 169 Street and SW 170th Street. The effectiveness of the FT&I rules to screen parking areas with linear buildings relies upon the reduced setback requirements. Though this method may be effective for most properties, it may be less effective when applying it to small irregular parcels surrounded by a larger development.

Finding: Consistent

Criteria 4 That granting of the variance requested will not confer on the applicant any special privilege that is denied by Chapter 30 to other lands, buildings, or structures in the same zoning district.

Analysis: The applicant's request results in the adaptive re-use of nonconforming parcels. Granting of the request will allow the applicant to provide additional customer service parking in a manner consistent with other businesses in the immediate area with similar property/development configurations.

Finding: Consistent

Criteria 5 Financial difficulties or economic hardship shall not be a factor for determining whether a variance should be granted.

Analysis: Financial or economic hardships have not been considered in reviewing this application.

Finding: Consistent

Criteria 6 That literal interpretation of the provisions of Chapter 30 would deprive the applicants of rights commonly enjoyed by other properties in the same zoning district under the terms of Chapter 30 and would work unnecessary and undue hardship on the applicant. The purchase of property which has an illegal nonconformity with Chapter 30 shall not be considered a hardship for the granting of a variance, nor shall conditions peculiar to the property owner be considered.

Analysis: See Criteria 2 and 3. As demonstrated at *Diagram A* above, the property has multiple street frontages and the combined folios result in a single use to be contained on approximately 2.3 acres. The principle building sits directly in the center of site at the North Parcel, with the Service Center developed on the South Parcel. The existing use of property was developed under the prior BU-3 zoning requirements of Miami-Dade County. Since then, the Village rezoned the property to MC (as part of the FT&I rezoning) which has a building setback of 6' from US-1 and a 10' from the side streets. The effectiveness of the parking layout

requirements contemplated under the FT&I rules relies upon the complete redevelopment of the site with reduced setback requirements bringing the buildings towards the front and parking towards the rear. This site was developed under the prior code and reflects an adaptive re-use of nonconforming parcels.

Finding: Consistent

Criteria 7 That the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure.

Analysis: Approval variance request will allow the applicant to provide an additional 17 customer service parking spaces for the dealership. The FT&I regulations permit parking to the side of the building adjacent to the primary frontage provided it is screen by landscaping. Because the principal building/showroom already exists and is located in front of the lots to be incorporated in to the site, the addition of landscaping must be required to screen the parking area. Approval conditioned upon providing such landscaping may be considered reflective of the minimum variance necessary to accommodate the request.

Finding: Conditionally Consistent as provided in the analysis

Criteria 8 That the grant of the variance will be in harmony with the general intent and purpose of the Comprehensive Plan and Chapter 30, and that the variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

Analysis: See Criteria 2, 3, and 7. The request may be considered in harmony with the general intent and purpose Chapter 30 as presented in Criteria 2, 3, and 7. Further, the scale and size of the proposed customer parking is compatible with the character and size of other parking lots in the immediate and surrounding business district. The Comprehensive Plan does not contemplate parking lots.

Finding: Consistent

Criteria 9 In granting any variance, Village Council may prescribe appropriate conditions to mitigate the proposed variance and to ensure safeguards in conformity with the Comprehensive Plan and Chapter 30 or any other duly enacted ordinance. Violation of conditions and safeguards, when made a part of the terms under which the variance is granted, shall be deemed a violation of this chapter and shall nullify the variance development approval.

Analysis: The intent of this criterion is to provide the Council with an opportunity to recommend any conditions based on their evaluation and understating of the technical and non-technical aspects of the application. Should the Mayor and Council be inclined to approve the request with conditions, they should provide clear guidance to mitigate the potential impacts created by the proposed variances. In addition, the Council can recommend conditions to ensure compliance with the Comprehensive Plan, Chapter 30 of the Land Development Code or any duly enacted ordinance. The Council's suggestions are intended to provide conditions that would augment or revise the conditions that may be proposed by the Planning Department.

Finding: As determined by the Mayor and Council

G. NEIGHBORHOOD SERVICES

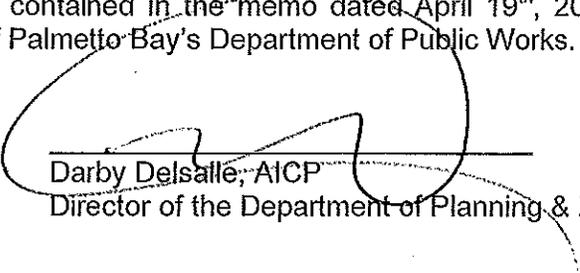
Code Compliance	No Objection
DERM	Required
Building and Capital Projects	Required
Public Works	Required
Art-in-Public Places	No Objection
Historic Preservation	Not Applicable

H. RECOMMENDATION

Staff recommends approval, with conditions, pursuant to Section 30-30.6 of the Land Development Code, to allow plans entitled "South Motors Infiniti Zoning Hearing Application, 16915 and 16945 S. Dixie Hwy, Palmetto Bay FL, 33157" consisting of eight sheets dated stamped received April 5th, 2012, as prepared by WHA Design, Inc. Staff recommends that the following conditions be imposed:

1. The applicant is to comply with the requirements of all other applicable departments/agencies as part of the Village of Palmetto Bay building permit submittal process.
2. That the existing South Motors Infiniti Site with folio numbers 3350330030030 and 3350330040070 built under the Miami-Dade County Code be brought into compliance with the Village's Landscaping Ordinance, found at Division 30-100.
3. The proposed new customer service parking area with folio numbers 3350330040050 and 3350330040060 shall comply with *Section 30-100 entitled "Environmental Regulations"* and all other applicable sections of the code as part of the building review process.

4. The applicant obtain a unity of title for all parcel combined and submit a unified site plan and landscape plan for the entire site to be approved by the director of Planning and Zoning.
5. The applicant is to comply with the comments and recommendations contained in the memo dated April 19th, 2013 from the Village of Palmetto Bay's Department of Public Works.



Darby Delsalle, AICP
Director of the Department of Planning & Zoning



**Department of Public Works
Planning and Zoning Comment Sheet**

Project: South Motor Infiniti Building Improvements

Project Site: South Motor Infiniti Site Plan Review,
16915 S. Dixie Highway, Palmetto Bay, Florida 33157

Reviewer: Corrice E. Patterson

Date: April 19, 2013

The Village of Palmetto Bay Public Works Department (VPBPWD) has reviewed the Site Plans, dated 2/11/13 for the proposed parking lot and landscape upgrades at the facility located at 16915 S. Dixie Highway and has the following recommendations and comments.

The following comments and recommendations below are to be implemented in the project documents and resubmitted for further review.

Comments:

1. The FDOT intersection sight distance triangle (Index 546) must be shown at all exit driveways within FDOT right-of-way.
2. All driveway openings must be a minimum of 20 feet wide to provide ingress/egress.
3. Remove parking spaces that conflict with driveway approaches on the landscape and site plan detail sheets.
4. Close off all driveway approaches not required.
5. Shows pump station near the SW corner on site plan detail sheet.
6. Relocation or removal of trees must be approved by the Department of Regulatory and Economic Resources (DRER).
7. No tree foliage or branches shall descend below 7 ft. within the public right-of-way
8. All tree placements in sight triangles shall meet or exceed FDOT Index 546.
9. A Covenant for Maintenance of Landscaping within Right of Way Agreement between VPBPW and the property owner must be recorded in the public record of Miami Dade County before issuance of a permit for any installation within Village right-of-way
10. Properly identify each species of tree on landscape plan and update plant list key -- all plants identified for removal and replacement are not identified on plant key list.

11. Plans submitted for Permit shall conform to MUTCD, MDPWWM, FDOT, VPBPW and other appropriate standards for engineering design in the public right-of-way.
12. Provide sidewalk connectivity along the south side of SW 169th Street and the north side of SW 170th Street; Sidewalks are required to extend across all driveways around the site to include pedestrian (ADA) ramp improvements where applicable.

Recommendations:

1. Remove the fifteen (15) Queen Palms at the property line adjacent to SW 169th ST and replace with Silver Buttonwoods.
2. Re-sod or plant landscape within FDOT US-1 northbound right of way.

Project Requirements

1. All off-site improvements shall be constructed prior to issuance of CO.
2. The Public Works Department reserves the right to add or modify requirements based upon any additional information that may be received during and after this review process.

Should you need additional information or clarification on this matter, please contact the Department of Public Works at (305) 969-5011.

CC: Danny Casals, Field Operation Supervisor
Darby Delsalle, Planning and Zoning Director

APPLICATION

LCA ACQUISITION CORPORATION (SOUTH MOTORS INFINITI) VPB-13-009



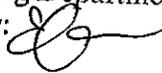
April 5, 2013

Darby Delsalle
Director
Planning and Zoning department
Village of Palmetto Bay
9705 East Hibiscus Street
Palmetto Bay, Florida 33157

RECEIVED
Zoning Department

April 25 13

Village of Palmetto Bay
Building & Zoning Department

By: 

Letter of Intent

Re: Application by LCA Acquisition Corporation for non-use variance of parking requirements within FT&I, Franjo Triangle and US 1 Island District on property located at 16915 South Dixie Highway, Palmetto Bay, Florida.

Dear Director Delsalle:

Our office represents LCA Acquisition Corporation, a Florida corporation (Applicant), the owner of property located at 16915 South Dixie Highway, Palmetto Bay, Florida (Property). The Property is part of the South Motors Infinity automobile dealership (Infinity Dealership).

This Letter of Intent is a part of, and supplements, that certain application submitted by Applicant for a non-use variance of parking requirements within the FT&I, Franjo Triangle and US 1 Island District, to permit 14 parking spaces located within the front setback of the Property (Application).

The Property consists of two small parcels of land containing a combined 5887 sq ft under Folio Numbers 303-5033-004-0050 and 33-5033-004-0060. The Property is a part of a larger parcel of land upon which Applicant manages and operates the Infinity Dealership

The purpose of the Application is to add additional customer parking spaces to the Infinity Dealership.

The Property was zoned BU-2 by the Miami-Dade County Board of County Commissioners in 1966 and was rezoned to the FT&I, Franjo Triangle and US 1 Island District after the incorporation of the Village of Palmetto Bay (Village). The request for approval of the non-use variance complies with the criteria outlined under Section 30-30.6 of the Village Code of Ordinances.

Based on all the above Applicant respectfully requests approval of the Application.

Sincerely,



Bruce Ford
WHA Design, Inc.



ZONING HEARING (ZH) APPLICATION

Village of Palmetto Bay, Department of Planning and Zoning

33-5033-004-0070 & 33-5033-004-0050

LIST ALL FOLIO #S: & 33-5033-003-0030 Date Received _____

1. NAME OF APPLICANT (Owner(s) of record of the property or lessee. If applicant is a lessee, an executed 'Owner's Sworn-to-Consent' and copy of a valid lease for 1 year or more is required. If the applicant is a corporation, trust, partnership, or like entity, a 'Disclosure of Interest' is required).

LCA ACQUISITION CORP

2. APPLICANT'S MAILING ADDRESS, TELEPHONE NUMBER:

Mailing Address: 16165 S. Dixie Highway
City: Palmetto Bay State: FL Zip: 33157 Phone#: (305) 256-4933

3. OWNER'S NAME, MAILING ADDRESS, TELEPHONE NUMBER:

Owner's Name (Provide name of ALL owners): LCA Acquisition Corp.
16915 South Dixie Hwy
City: Palmetto Bay State: FL Zip: 33157 Phone#: (305) 256-2317

4. CONTACT PERSON'S INFORMATION:

Name: Company: WHA Design - Bruce Ford or Bruce Arthur
City: Palmetto Bay State: FL Zip: 33157 Cell Phone#: (305) 495-2564
Phone#: (305) 443-3100 x102 Fax#: (305) 259-3986 E-mail: ford@whadesign.com

5. LEGAL DESCRIPTION OF ALL PROPERTY COVERED BY THE APPLICATION

(Provide complete legal description, i.e., lot, block, subdivision name, plat book & page number, or metes and bounds. Include section, township, range. If the application contains multiple rezoning requests, a legal description for each requested zone must be provided. Attach separate sheets as needed and clearly label (identify) each legal description attached. In addition to paper version it is requested that lengthy metes and bounds descriptions be provided on diskette or compact disc in Microsoft Word or compatible software.)

See attached separate sheet.

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

16945 S DIXIE HWY &
16915 S DIXIE HWY &
9515 SW 170 ST

7. SIZE OF PROPERTY (in acres): 2.26 (divide total sq. ft. by 43,560 to obtain acreage)

8. DATE property acquired leased: 01/2005 9. Lease term: _____ years
(month & year)

10. IS CONTIGUOUS PROPERTY OWNED BY THE SUBJECT PROPERTY OWNER(S)? yes no If yes, provide complete legal description of said contiguous property.
Please see attached legal description that incorporates all properties.

11. Is there an option to purchase or lease the subject property or property contiguous thereto? no yes (If yes, identify potential purchaser or lessee and complete 'Disclosure of Interest' form)

12. PRESENT ZONING CLASSIFICATION: MC - Mixed Use Corridor

13. APPLICATION REQUESTS (Check all that apply and describe nature of the request in space provided)

District Boundary(zone) Changes [Zone(s) requested]: _____
 (Provide a separate legal description for each zone requested)

Unusual Use: _____

Use Variance: _____

Non-Use Variance: **To allow parking within the front setback.**

Alternative Site Development: Option: _____

Special Exception: _____

Modification of previous resolution/plan: _____

Modification of Declaration or Covenant: _____

14. Has a public hearing been held on this property within the eighteen (18) months? no yes.
 If yes, provide applicant's name, date, purpose and result of hearing, and resolution number:

15. Is this application a result of a violation notice? no yes. If yes, give name to whom the violation notice was served: and describe the violation: _____

16. Describe structures on the property: **Existing Automobile Showroom & Customer support areas in addition to Parts Storage and Automobile Service Bays in rear.**

17. Is there any existing use on the property? no yes. If yes, what use and when established?
 Use: _____ Year: _____

Planning Staff Use Only

Base Fee	Reviewed and Accepted by	Date
Receipt No.	Deemed Complete By	Date

South Motors Infiniti
Zoning Hearing Application
16915 S. Dixie Highway
Palmetto Bay, FL 33157

Metes and Bounds Description:

Lots 13,14 and 15 Block 3, LINDLEY PERRINE CENTER, according to the plat thereof as recorded in Plat Book 25, Page 17, of the public records of Miami-Dade County, Florida.

Together with:

Tract 3, Revised Plat of LINDLEY PERRINE CENTER, according to the plat thereof as recorded in Plat Book 38, Page 29, of the public records of Miami-Dade County, Florida, LESS that portion dedicated for Right-of-Way as shown State Right-of-Way Map, as recorded in Plat Book 50, Page 89, Sheet 14, of the public records of Miami-Dade County, Florida.

And also Together with:

A portion of the North one-half (N $\frac{1}{2}$), of the Northwest one-quarter (NW $\frac{1}{4}$), of the Northwest one-quarter (NW $\frac{1}{4}$) of Section 33, township 53 South, Range 40 East. All of the above being more fully described as follows:

Commencing at the Southeast corner of the said North one-half (N $\frac{1}{2}$), of the Northwest one-quarter (NW $\frac{1}{4}$), of the Northwest one-quarter (NW $\frac{1}{4}$) of Section 33, township 53 South, Range 40 East; thence South 85°29'30" West on the South line of said North one-half (N $\frac{1}{2}$), of the Northwest one-quarter (NW $\frac{1}{4}$), of the Northwest one-quarter (NW $\frac{1}{4}$) of Section 33, township 53 South, Range 40 East, a distance of 970 feet more or less, to a point on the Southerly extension of the West line of said Tract 3; thence North 20°30'20" East, on the East right-of-way line of South Dixie Highway, a distance of 66.84 feet, to the Point of Beginning; thence continuing North 20°30'20" East, on said East right-of-way line, on the West line of said Lot 13, Block 3 and also on the said West line of said Tract 3, a distance of 360.32 feet, to a point of curve; thence Northeasterly on said curve to the right, with a radius of 25.00 feet, a central angle of 64°48'00", an arc distance of 28.27 feet to a point of tangency; thence North 85°18'20" East, on the North line of said Tract 3, a distance of 141.59 feet to a point of curve; thence Southeasterly on said curve to the right, with a radius of 25.00 feet, a central angle of 89°20'00", an arc distance of 38.98 feet to a point of tangency; thence South 05°21'40" East, on the East line of said Tract 3, a distance of 274.07 feet to a point on a non-tangent curve, a radial line to said point bears South 88°22'35" East; thence Southerly on said curve to the right, with a radius of 4861.15 feet, a central angle of 00°51'43", an arc distance of 73.13 feet, to a point on a non-tangent curve, a radial line to said point bears South 43°50'07" East; thence Southwesterly on said curve to the right, with a radius of 25.00 feet, a central angle of 39°19'37", an arc distance of 17.16 feet to a point of tangency; thence South 85°29'30" West, on the North right-of-way line of Southwest 170th street, on the South line of said Tract 3, and on the South line of said Lots 15 and 14, of said Block 3 and their Westerly extension, a distance of 298.82 feet, to a point of curve; thence Northwesterly on said curve to the right, with a radius of 25.00 feet, a central angle of 115°00'50", an arc distance of 50.18 feet to the Point of Beginning.

Said land situate, lying and being in Village of Palmetto Bay, Miami-Dade County, Florida and containing 101,815 square feet or 2.3374 acres more or less.

PHOTOGRAPHS

FRONT ELEVATION

**See attached sheets and
key legend for site & building
photographs.**

SIDE ELEVATION

REAR ELEVATION

APPLICANT'S AFFIDAVIT

The Undersigned, first being duly sworn depose that all answers to the questions in this application, and all supplementary documents made a part of the application are honest and true to the best of (my)(our) knowledge and belief. (I)(We) understand this application must be complete and accurate before the application can be submitted and the hearing advertised.

OWNER OR TENANT AFFIDAVIT

(I)(WE), _____, being first duly sworn, depose and say that (I am) (we are) owner tenant of the property described and which is the subject matter of the proposed hearing.

Signature _____

Signature _____

Sworn to and subscribed to before me this _____ day of _____, _____.

Notary Public: _____ Commission Expires: _____

CORPORATION AFFIDAVIT

(I)(WE), Ricardo Lujan, being first duly sworn, depose and say that (I am) (we are) the President Vice-President Secretary Asst. Secretary of the aforesaid corporation, and as such, have been authorized by the corporation to file this application for public hearing; and that said corporation is the owner tenant of the property described herein and which is the subject matter of the proposed hearing.

Attest:



(Corp. Seal)

[Signature]
Authorized Signature

Vee President
Office Held

Sworn to and subscribed to before me This 05 day of APRIL, 2013

Notary Public: Isabel M. Blum
Commission Expires: _____

PARTNERSHIP AFFIDAVIT

(I)(WE), _____, being first duly sworn, depose and say that (I am) (we are) partners of the hereinafter named partnership, and as such, have been authorized to file this application for a public hearing; and that said partnership is the owner tenant of the property described herein which is the subject matter of the proposed hearing.

By _____ %

By _____ %

By _____ %

By _____ %

Sworn to and subscribed to before me This _____ day of _____, _____.

Notary Public: _____ Commission Expires: _____

ATTORNEY AFFIDAVIT

I, _____, being first duly sworn, depose and say that I am a State of Florida Attorney at Law, and I am Attorney for the Owner of the property described and which is the subject matter of the proposed hearing.

Signature _____

Sworn to and subscribed to before me This _____ day of _____, _____.

Notary Public: _____ Commission Expires: _____

RESPONSIBILITIES OF THE APPLICANT AFFIDAVIT

I AM AWARE THAT:

1. The Public Works Department, the Department of Environmental Resources Management (DERM), and other County agencies review and critique zoning hearing applications which may affect the scheduling and outcome of my hearing. These reviews may require additional hearings before DERM's Environmental Quality Control Board (EQCB), or other County boards, and/or the proffering of agreements to be recorded. I am also aware that I must comply promptly with any DERM or Public Works conditions and advise this office in writing if my application will be withdrawn.
2. Filing fees may not be the total cost of a hearing. Some requests require notices to be mailed to property owners up to a mile from the subject property and I am responsible for paying the additional radius mailing costs. In addition to mailing costs, I am responsible for additional fees related to application changes, plan revisions, deferrals, re-advertising, etc., that may be incurred. I understand that fees must be paid promptly. Applications withdrawn within 60 days of the filing are eligible for a refund of 50% of the hearing fee but after that time hearings withdrawn or returned will be ineligible for a refund. Refunds must be requested in writing.
3. The Florida Building code requirements may affect my ability to obtain a building permit even if my zoning application is approved; and a building permit will probably be required. I am responsible for obtaining any required permits and inspections for all structures and additions proposed, or built without permits. And that a Certificate of Use (C.U.) must be obtained for the use of the property after it has been approved at Zoning Hearing. Failure to obtain the required permits and/or C.U., Certificates of Completion (C.C.) or Certificate of Occupancy (C.O.) will result in enforcement action against any occupant and owner. Submittal of the Zoning Hearing application may not forestall enforcement action against the property.
4. The 3rd District Court of Appeal has ruled that zoning applications inconsistent with the Comprehensive Plan (CP) cannot be approved by a zoning board based upon considerations of fundamental fairness. Therefore, I acknowledge that if the hearing request is inconsistent with the CP and I decide to go forward then my hearing request can only be denied or deferred, but not approved.
5. Any covenant to be proffered must be submitted to the Village Attorney, on County form, at least 1 month prior to the hearing date. The covenant will be reviewed and the applicant will be notified if changes or corrections are necessary. Once the covenant is acceptable, the applicant is responsible to submit the executed covenant with a current 'Opinion of Title' within 1 week of the hearing. Village Attorney can advise as to additional requirements applicable to foreign corporations. Documents submitted to the Village Attorney must carry a cover letter indicating subject matter, application number and hearing date. Village Attorney may be reached at (305) 854-5353.



(Applicant's Signature)

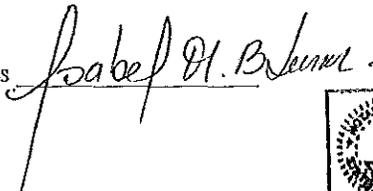
Ricardo Lujan

(Print Name)

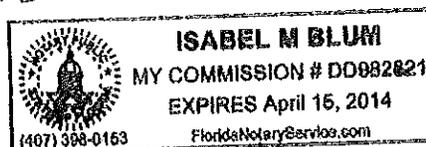
Sworn to and subscribed before me this 05 day of APRIL, 2013. Affiant is personally known to me or has produced _____ as identification.

(Notary Public)

My commission expires



FORM ZH-0107-04



OWNERSHIP AFFIDAVIT
FOR
CORPORATION

STATE OF Florida
COUNTY OF Miami Dade

Public Hearing No. _____

Before me, the undersigned authority, personally appeared Ricardo Lujan
hereinafter the Affiant(s), who being first duly sworn by me, on oath, deposes
and says:

1. Affiant is the president, vice-president or CEO of the Corporation, with the following address:
16915 South Dixie Hwy, Palmetto Bay, FL 33157
2. The Corporation owns the property which is the subject of the proposed hearing.
3. The subject property is legally described as:
Please see attached legal description that incorporates all properties
4. Affiant is legally authorized to file this application for public hearing.
5. Affiant understands this affidavit is subject to the penalties of law for perjury and the possibility of voiding of any zoning granted at public hearing.

Witnesses:

Signature

Celia Vazquez

Print Name

Signature

Itene Perez

Print Name

Affiant's signature

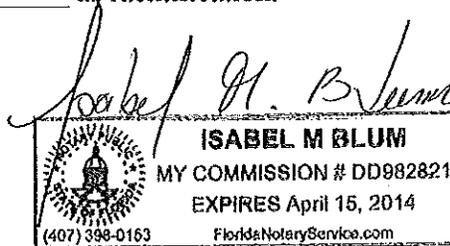
Print Name

Sworn to and subscribed before me on the 05 day of APRIL 2013.

Affiant is personally known to me or has produced _____ as identification.

Notary

(Stamp/Seal)
Commission Expires:



DISCLOSURE OF INTEREST*

If a **CORPORATION** owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: LCA Acquisition Corp.

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<u>Charles Dascal, 16165 South Dixie Hwy, Miami FL 33157</u>	<u>79%.</u>
<u>Larry Hofman, 16165 South Dixie Hwy, Miami FL 33157.</u>	<u>21%.</u>
_____	_____
_____	_____
_____	_____
_____	_____

If a **TRUST or ESTATE** owns or leases the subject property, list the trust beneficiaries and percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME: _____

<u>NAME AND ADDRESS</u>	<u>Percentage of Interest</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

If a **PARTNERSHIP** owns or leases the subject property, list the principals including general and limited partners. [Note: Where partner(s) consist of other partnership(s), corporation(s), trust(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interests].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

<u>NAME AND ADDRESS</u>	<u>Percent of Ownership</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

If there is a **CONTRACT FOR PURCHASE** by a Corporation, Trust or Partnership, list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or similar entities, further disclosure shall be made to identify natural persons having ultimate ownership interests].

NAME OF PURCHASER: _____

NAME, ADDRESS AND OFFICE (if applicable)	Percentage of Interest
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Date of contract: _____

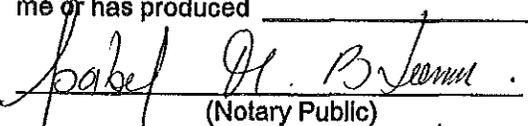
If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust:

NOTICE: For changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

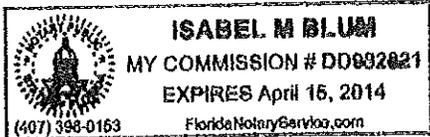
The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: 
(Applicant)

Sworn to and subscribed before me this 05 day of APRIL, 2013 Affiant is personally known to me or has produced _____ as identification.


(Notary Public)

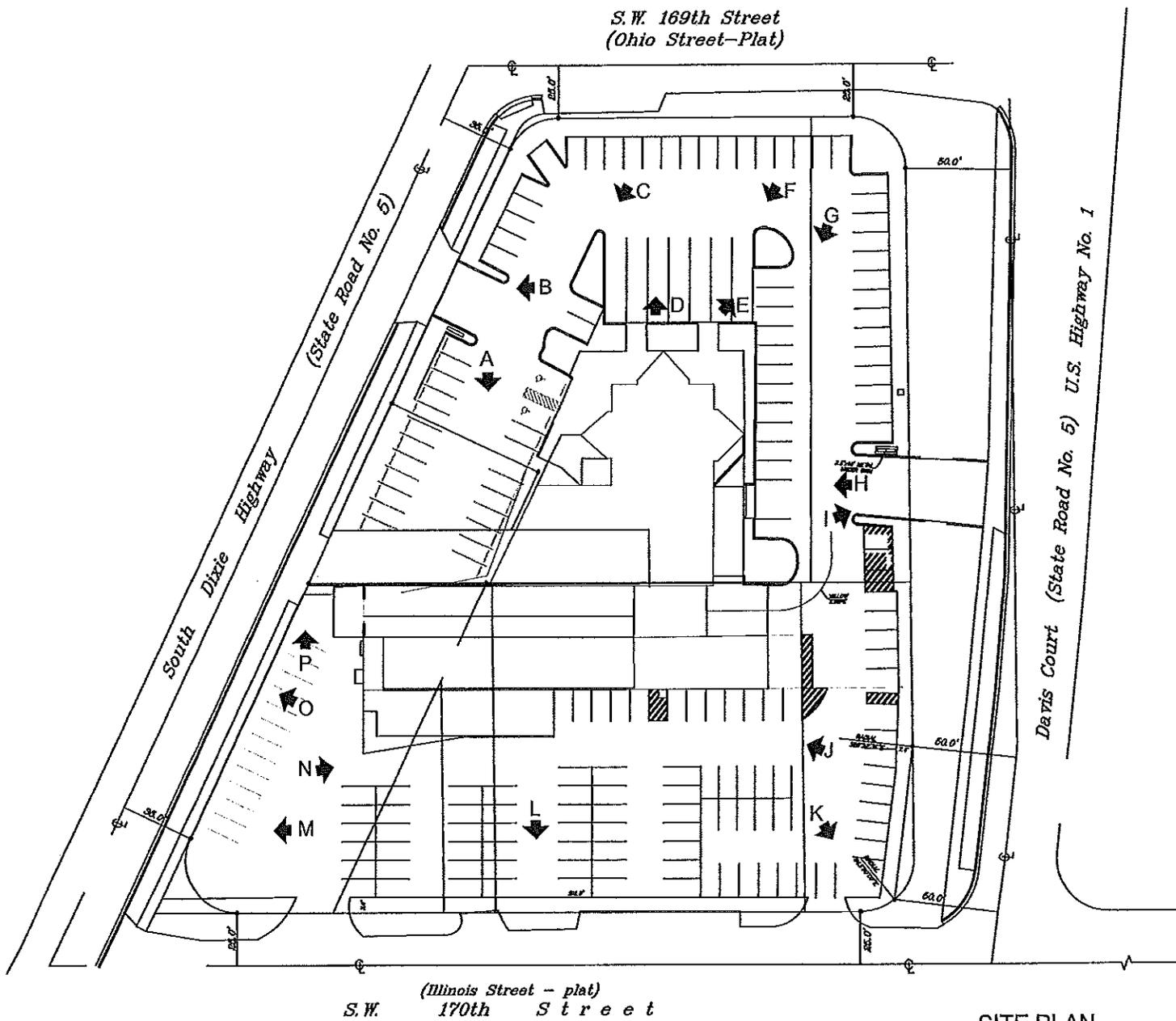
My commission expires APRIL/14



*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.

SOUTH MOTORS INFINITY
16915 SOUTH DIXIE HWY
MIAMI, FLORIDA

**PHOTOGRAPHIC
SURVEY**



SITE PLAN



SOUTH MOTORS INFINITY
 16915 SOUTH DIXIE HWY
 MIAMI, FLORIDA

**PHOTOGRAPHIC
 SURVEY**



PHOTO - A



PHOTO - B



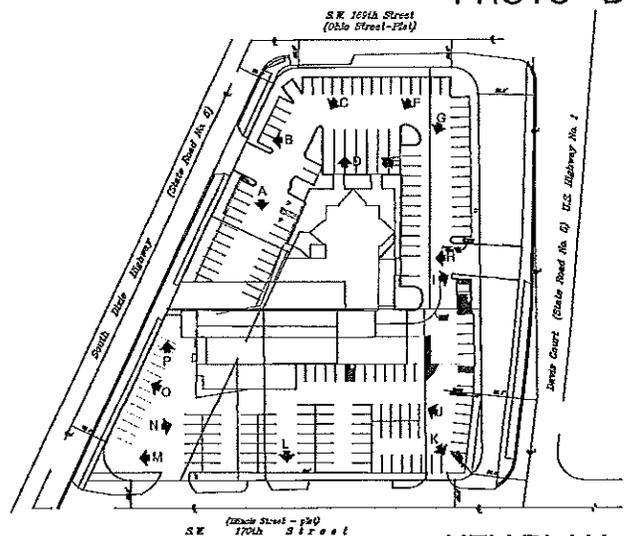
PHOTO - C



PHOTO - D



PHOTO - E



KEY PLAN

SOUTH MOTORS INFINITY
 16915 SOUTH DIXIE HWY
 MIAMI, FLORIDA

**PHOTOGRAPHIC
 SURVEY**



PHOTO - F



PHOTO - G



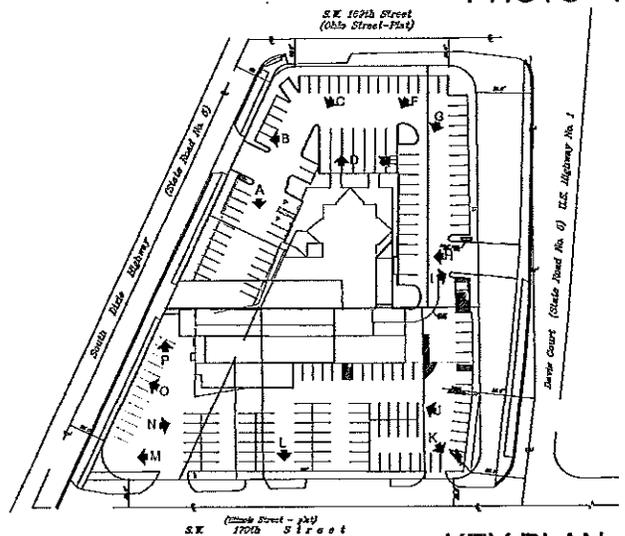
PHOTO - H



PHOTO - I



PHOTO - J



KEY PLAN

SOUTH MOTORS INFINITY
16915 SOUTH DIXIE HWY
MIAMI, FLORIDA

**PHOTOGRAPHIC
SURVEY**



PHOTO - K



PHOTO - L



PHOTO - M



PHOTO - N



PHOTO - O

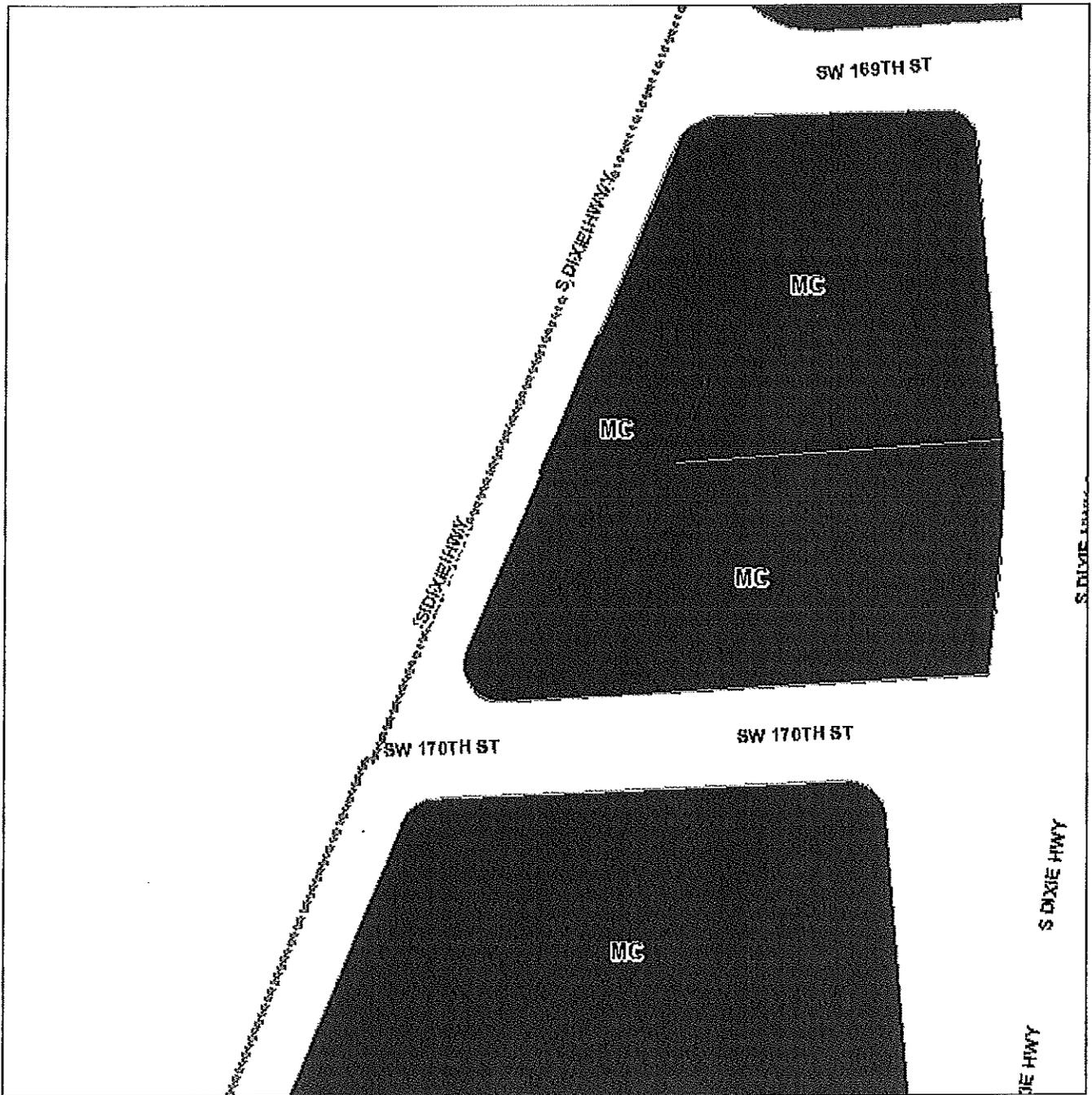


PHOTO - P



South Motors
Infiniti

Site Location
Aerial Photo



PLANS & ELEVATIONS

LCA ACQUISITION CORPORATION (SOUTH MOTORS INFINITI) VPB-13-009

South MOTORS

Infiniti

Zoning Hearing Application

16915 S. DIXIE HIGHWAY - PALMETTO BAY, FL 33157

Architect

WHA Design, Inc.
Architectural Firm
P.O. Box 142116, Coral Gables, Florida 33157-1116
Phone: 305-443-1116
www.whadesign.com

SHEET INDEX

- CS 1 _____ COVER SHEET
- SITE WORK
- BP 1 _____ OVERALL SITE PLAN
- SP 1 _____ ENLARGED SITE PLAN
- LD 1 _____ SITE DETAILS
- LA 1 _____ OVERALL LANDSCAPE PLAN & DETAILS
- ARCHITECTURAL
- AI 1 _____ BUILDING FLOOR PLAN

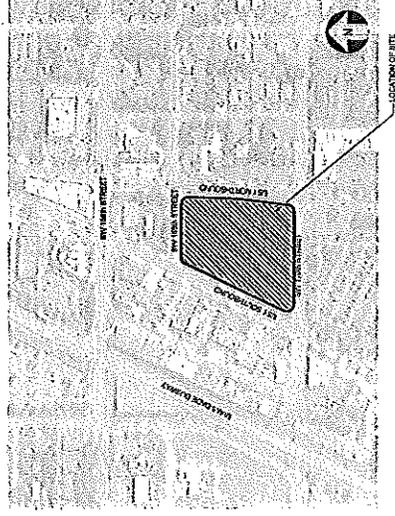
TYPE OF CONSTRUCTION: TYPE II-B RE-EXAMINATION CALCULATION BELOW NON-SPRINKLERED
FLORIDA BUILDING CODE: 2010 EDITION
OCCUPANCY / GROUP CLASSIFICATION: MERCANTILE (Automotive Sales & Service)

RECEIVED
Zoning Department

4-11-13

Village of Palmetto Bay
Building & Zoning Department

By: *[Signature]*



wha design, inc.
P.O. Box 142116
Coral Gables, Florida 33157-1116
Phone: 305-443-1116
www.whadesign.com

South Motors Infiniti Zoning Hearing App
16915 S. Dixie Highway
Palmetto Bay, FL 33157

Project Information:
Project Number: 00-11-13
Date: 11.06

Sheet Title:
Cover Sheet

Scale:
CS
1/8" = 1'-0"

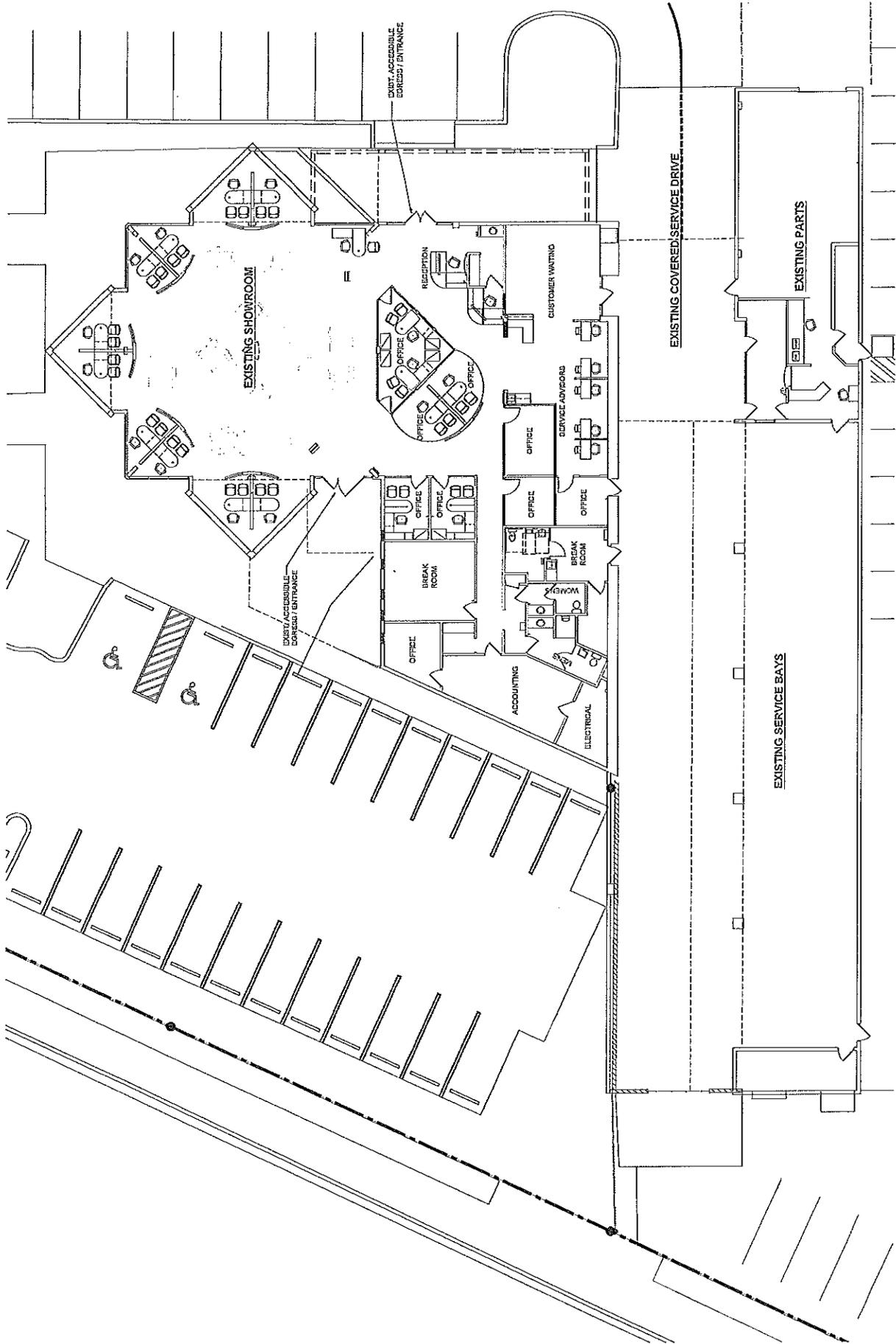
wha
 design, inc.
 16915 S. Dixie Highway
 Suite 100
 Palm Beach Gardens, FL 33418
 Phone: 561-991-1111
 Fax: 561-991-1112
 www.whadesign.com

Prepared by: [Name]
 Date: [Date]
 Project No: [Number]

South Motors Infillit Zoning Hearing App
 16915 S. Dixie Highway
 Palm Beach, FL 33418

Project Location: [Address]
 Project Name: [Name]
 Date: [Date]
 Project Number: [Number]

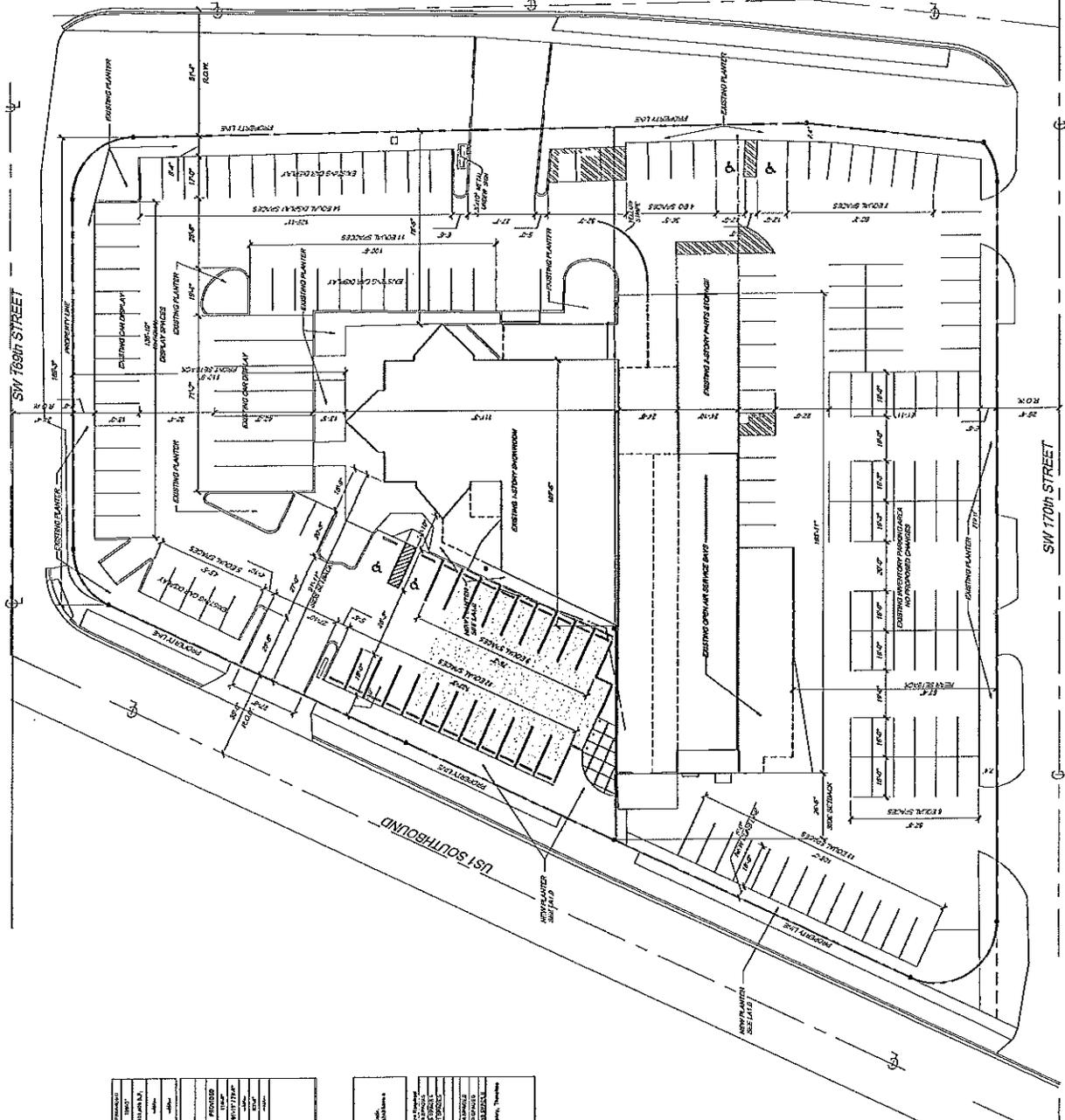
Overall Floor Plan
 A1.0



OVERALL FLOOR PLAN
 SCALE: 1/8" = 1'-0"

Overall Floor Plan
 A1.0

US1 NORTHBOUND



LANDSCAPE SITE PLAN
PROJECT # 13.008

ZONING LEGEND
Zoning District MC (Mixed Use Corridor)

STRENGTH	WEAKNESS	OPPORTUNITY	THREAT
High density residential	Low density residential	Commercial	Industrial
Office	Warehouse	Public	Community
Community	Public	Community	Industrial

STRENGTH	WEAKNESS	OPPORTUNITY	THREAT
High density residential	Low density residential	Commercial	Industrial
Office	Warehouse	Public	Community
Community	Public	Community	Industrial

STRENGTH	WEAKNESS	OPPORTUNITY	THREAT
High density residential	Low density residential	Commercial	Industrial
Office	Warehouse	Public	Community
Community	Public	Community	Industrial

DATE: 03-11-13
PROJECT NUMBER: 13.008
DRAWN BY: [Name]
CHECKED BY: [Name]
DATE: 03-11-13

wha
 design, inc.
 16915 S. Dixie Highway
 Palm Beach, FL 33411
 Phone: 561.833.1111
 Fax: 561.833.1112
 www.whadesign.com

DATE: 02-11-10
 SCALE: 1/8" = 1'-0"
 SHEET NO.: SP2.0

PROJECT: South Motors Infill Zoning Hearing App
 16915 S. Dixie Highway
 Palm Beach, FL 33411

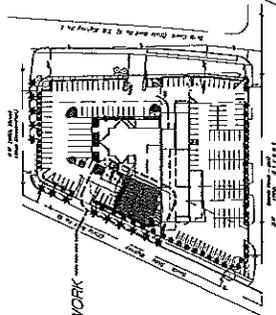
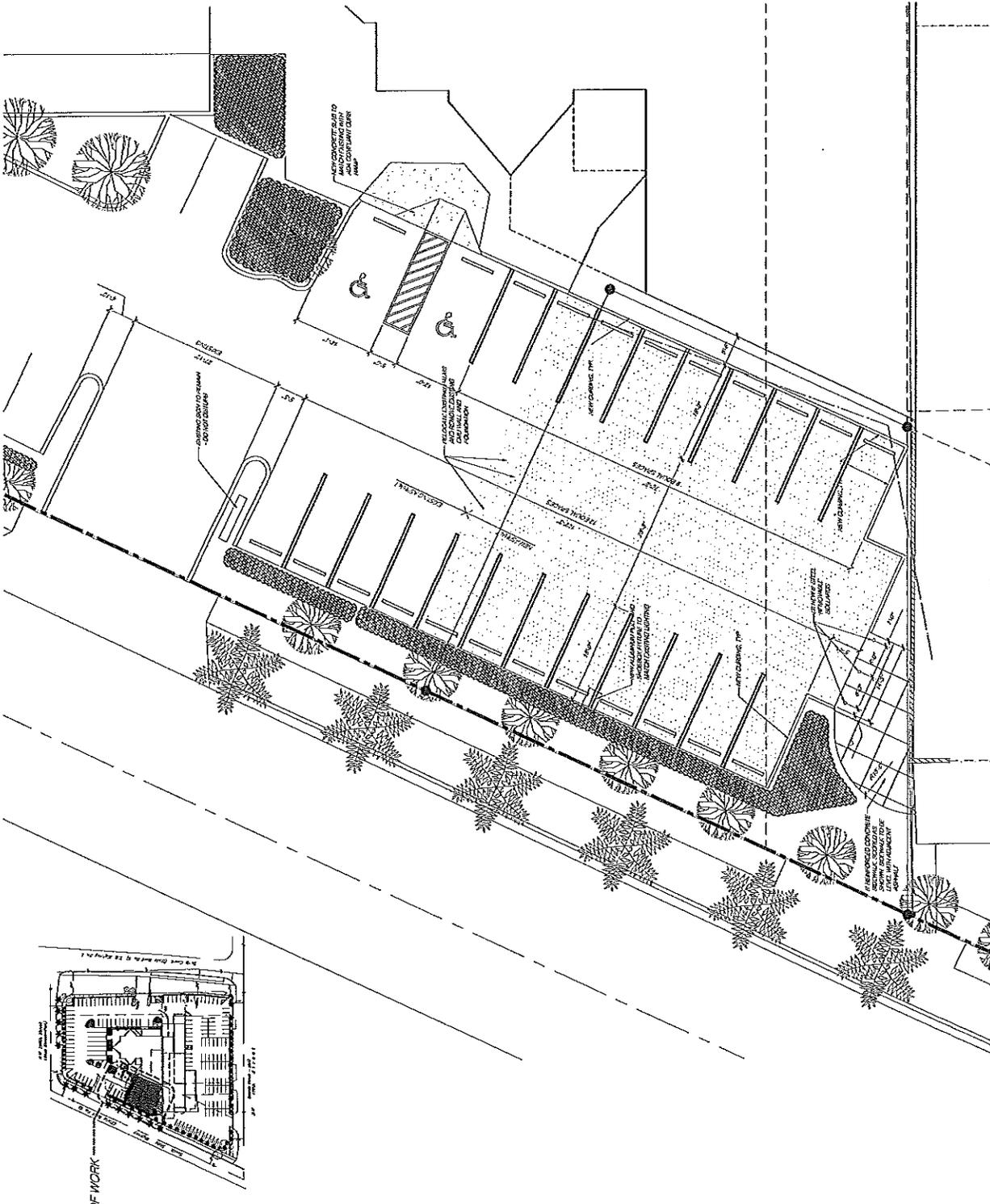
PREPARED BY: [Name]
 CHECKED BY: [Name]
 DATE: 02-11-10

PROJECT NUMBER: 13.05
 SHEET TITLE: Enlarged Site Plan
 SHEET NUMBER: 13.05

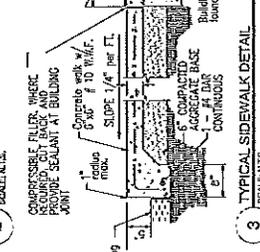
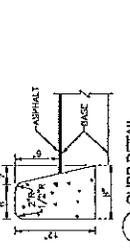
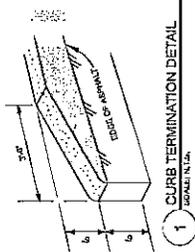
DATE: 02-11-10
 SCALE: 1/8" = 1'-0"
 SHEET NO.: SP2.0

PROJECT: South Motors Infill Zoning Hearing App
 16915 S. Dixie Highway
 Palm Beach, FL 33411

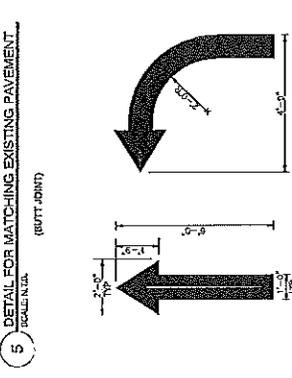
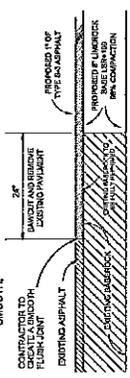
DATE: 02-11-10
 SCALE: 1/8" = 1'-0"
 SHEET NO.: SP2.0



ENLARGED SITE PLAN
 SCALE: 1/8" = 1'-0"



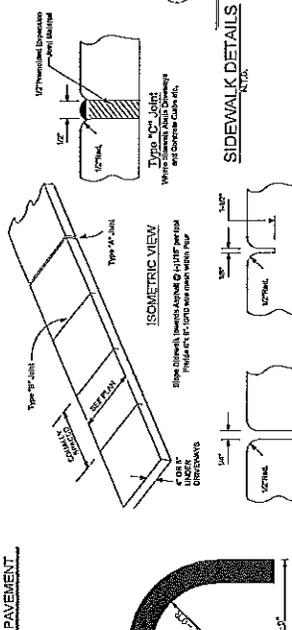
NOTES:
 1. PROVIDE 1/2" EXPANSION JOINTS AT 2'-0" O.C.
 2. ALL EXPOSED SURFACES SHALL BE STRIPPED OPEN, TROWELED & CURB EDGING RUBBED SMOOTH.



ALL FLOW ARROWS TO BE 3/16\"/>



NOTES:
 1. TYPE 'A' JOINT WITH 1/2\"/>



NOTES:
 1. ALL FLOW ARROWS TO BE 3/16\"/>



South Motors
 16915 S Dixie Highway
 Palmetto Bay, FL 33157

Project Location
 16915 S Dixie Highway
 Palmetto Bay, FL 33157

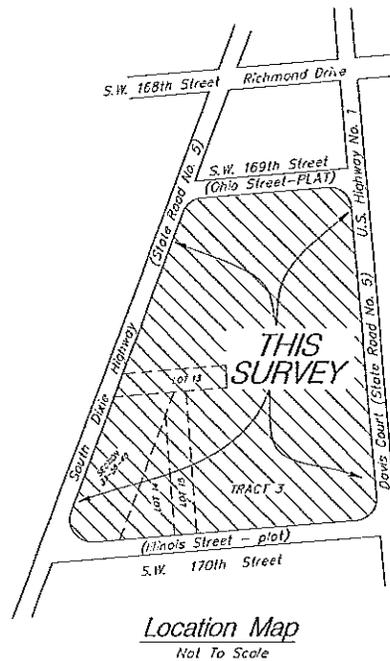
Sheet Number
 SP3.0

Scale
 1/8\"/>

Project Name
 South Motors
 16915 S Dixie Highway
 Palmetto Bay, FL 33157

Sheet Number
 SP3.0

Scale
 1/8\"/>



Legal Description

Metes and Bounds Description:

Lots 13, 14 and 15 Block 3, LINDLEY PERRINE CENTER, according to the plat thereof as recorded in Plat Book 25, Page 17, of the public records of Miami-Dade County, Florida.

Together with:

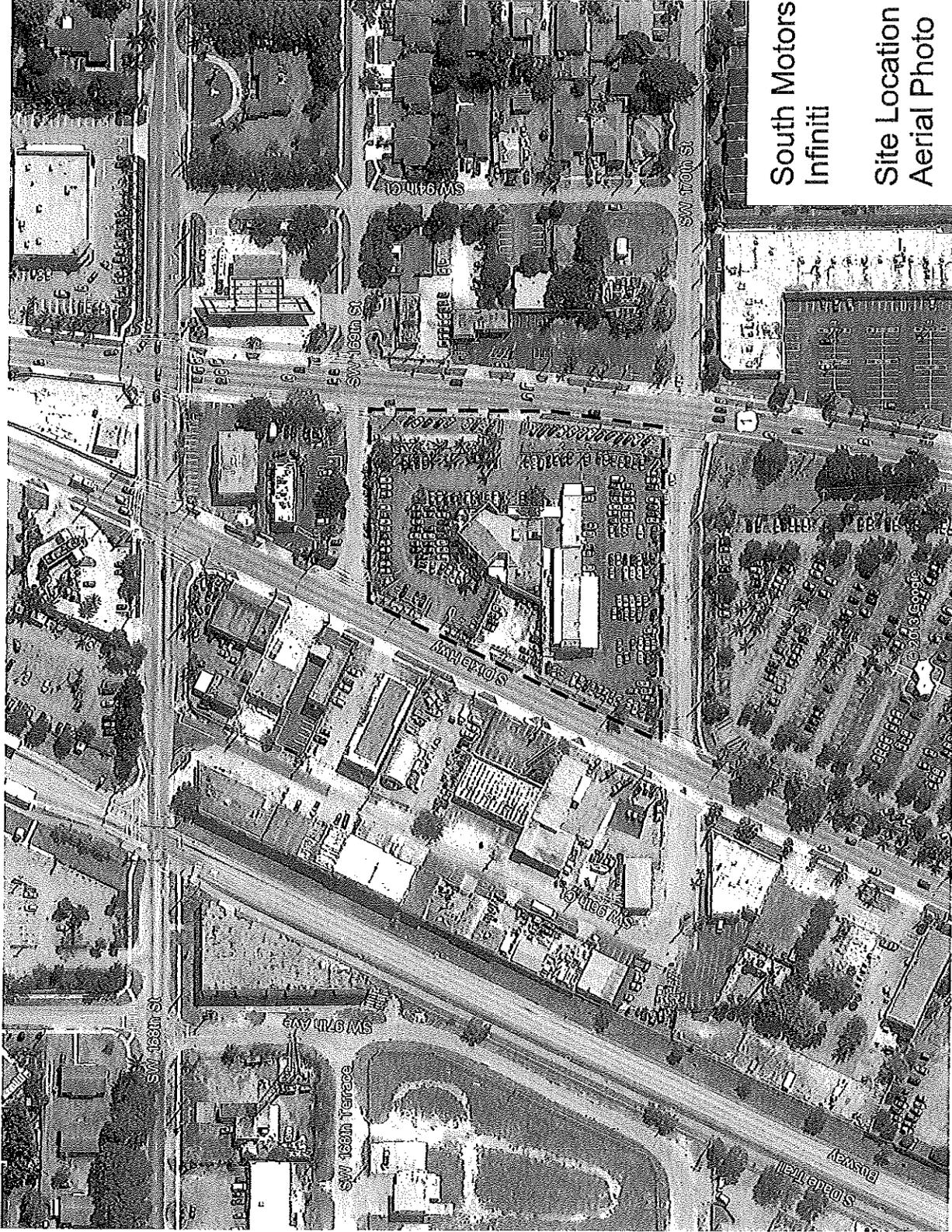
Tract 3, Revised Plat of LINDLEY PERRINE CENTER, according to the plat thereof as recorded in Plat Book 38, Page 29, of the public records of Miami-Dade County, Florida, LESS that portion dedicated for Right-of-Way as shown State Right-of-Way Map, as recorded in Plat Book 50, Page 89, Sheet 14, of the public records of Miami-Dade County, Florida.

And also Together with:

A portion of the North one-half ($N\frac{1}{2}$), of the Northwest one-quarter ($NW\frac{1}{4}$), of the Northwest one-quarter ($NW\frac{1}{4}$) of Section 33, township 53 South, Range 40 East. All of the above being more fully described as follows:

Commencing at the Southeast corner of the said North one-half ($N\frac{1}{2}$), of the Northwest one-quarter ($NW\frac{1}{4}$), of the Northwest one-quarter ($NW\frac{1}{4}$) of Section 33, township 53 South, Range 40 East; thence South $85^{\circ}29'30''$ West on the South line of said North one-half ($N\frac{1}{2}$), of the Northwest one-quarter ($NW\frac{1}{4}$), of the Northwest one-quarter ($NW\frac{1}{4}$) of Section 33, township 53 South, Range 40 East, a distance of 970 feet more or less, to a point on the Southerly extension of the West line of said Tract 3; thence North $20^{\circ}30'20''$ East, on the East right-of-way line of South Dixie Highway, a distance of 66.84 feet, to the Point of Beginning; thence continuing North $20^{\circ}30'20''$ East, on said East right-of-way line, on the West line of said Lot 13, Block 3 and also on the said West line of said Tract 3, a distance of 360.32 feet, to a point of curve; thence Northeasterly on said curve to the right, with a radius of 25.00 feet, a central angle of $64^{\circ}48'00''$, an arc distance of 28.27 feet to a point of tangency; thence North $85^{\circ}18'20''$ East, on the North line of said Tract 3, a distance of 141.59 feet to a point of curve; thence Southeasterly on said curve to the right, with a radius of 25.00 feet, a central angle of $89^{\circ}20'00''$, an arc distance of 38.98 feet to a point of tangency; thence South $05^{\circ}21'40''$ East, on the East line of said Tract 3, a distance of 274.07 feet to a point on a non-tangent curve, a radial line to said point bears South $88^{\circ}22'35''$ East; thence Southerly on said curve to the right, with a radius of 4861.15 feet, a central angle of $00^{\circ}51'43''$, an arc distance of 73.13 feet, to a point on a non-tangent curve, a radial line to said point bears South $43^{\circ}50'07''$ East; thence Southwesterly on said curve to the right, with a radius of 25.00 feet, a central angle of $39^{\circ}19'37''$, an arc distance of 17.16 feet to a point of tangency; thence South $85^{\circ}29'30''$ West, on the North right-of-way line of Southwest 170th street, on the South line of said Tract 3, and on the South line of said Lots 15 and 14, of said Block 3 and their Westerly extension, a distance of 298.82 feet, to a point of curve; thence Northwesterly on said curve to the right, with a radius of 25.00 feet, a central angle of $115^{\circ}00'50''$, an arc distance of 50.18 feet to the Point of Beginning.

Said land situate, lying and being in Village of Palmetto Bay, Miami-Dade County, Florida and containing 101,815 square feet or 2.3374 acres more or less.



South Motors
Infiniti

Site Location
Aerial Photo

ZONING HISTORY

LCA ACQUISITION CORPORATION (SOUTH MOTORS INFINITI) VPB-13-009



Summary Details:	
Folio:	3350330040070
Site Address:	16915 S DIXIE HWY Bing Maps Street View County Permits by Folio County Permits by Address Property Appraiser Zillow
Mailing Address:	LCA ACQUISITION CORP 16165 S DIXIE HWY MIAMI FL 331571840

Property Information:	
Beds/Baths:	0 / 0
Floors:	1
Living Units:	0
Adj Sq Footage:	9,283
Lot Size:	43,942 SQ FT
Year Built:	1987
Legal Description:	REV LINDLEY PERRINE CENTER PB 38-29 N220.85FT TR 3 & PORT OF LOT 13 BLK 3 PB 25-17 LESS BEG SW COR LOT 13 BLK 3 NELY 94.04FT SELY77.50FT SWLY57.92FT W85.50FT TO POB VIEW PLAT 38-29 N220.85FT TR 3 & PORT VIEW PLAT 25-17 LESS

Sale Information:		
Sale Date:	3 / 1988	0 / 0
Sale Amount:	\$3,722,464	\$0 \$0
Sale O/R:	13617-0033	

Assessment Information:		
Year:	2012	2011
Land Value:	\$1,098,550	\$1,098,550
Building Value:	\$832,227	\$832,555
Market Value:	\$1,930,777	\$1,931,105
Assessed Value:	\$1,930,777	\$1,931,105
Homestead Exemption:	\$0	\$0
Senior Exemption:	\$0	\$0
Agricultural Exemption:	\$0	\$0
Widow Exemption:	\$0	\$0
Disabled Exemption:	\$0	\$0
Veteran Exemption:	\$0	\$0

COPY

RESOLUTION NO. 6754

The following resolution was offered by Commissioner Proston B. Bird
seconded by Commissioner High Peters and upon vote duly adopted:

WHEREAS, Charles F. Smith has applied for a change of zone from RU-2 (two family residential) and BU-2 (special business) to BU-3A (liberal business-masonry construction), or a special permit for wholesale sales of meat on the North 220.85 feet of Tract 3, and Lot 13, Block 3, Lindley Perrins Center Subdivision (Plat Book 25, Page 17, Revised Plat Book 38, Page 29), Southeast corner of U. S. Highway No. 1 and South West 169 Street, (Ohio Street), Perrins, Dade County, Florida, and,

WHEREAS, a public hearing of the Dade County Zoning Commission was advertised and held, as required by law, and, after hearing all interested parties, and considering the adjacent areas, the Zoning Commission recommended that a special permit be approved, but that the applicant is to bear in mind that the use is to be confined within the existing business zone and within the existing building, and,

WHEREAS, it appears to this Board that the special permit, as recommended by the Zoning Commission, is in accord with the overall, comprehensive zoning plan for Dade County, Florida;

NOW THEREFORE BE IT RESOLVED by the Board of County Commissioners of Dade County, Florida that the special permit, as recommended by the Zoning Commission, be and the same is hereby approved.

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

PASSED AND ADOPTED this 23rd day of February, 1954.

STATE OF FLORIDA)
COUNTY OF DADE) SS.

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 a resolution adopted by the said Board of County Commissioners at its meeting held on _____, 1954, as appears of record in the minutes of said Board of County Commissioners.

IN WITNESS WHEREOF I have hereunto set my hand and official seal on this _____ day of _____, 1954.

E. B. LEATHERMAN, Clerk

By _____
Deputy Clerk

March 1, 1954

Mr. Charles F. Smith
Box 74
Perrine, Florida

Dear Mr. Smith:

Enclosed herewith is a copy of Resolution No. 6754, adopted by the Board of County Commissioners of Dade County, Florida, approving a special permit for wholesale sales of meat on a portion of Tract 3 and Lot 13, Block 3, Lindley Perrine Center Subdivision.

Please note that the use, under said special permit, is to be confined within the existing business zone and within the existing building. Application for necessary certificate of use and occupancy should be filed with this office, Room 1403, Court House, Miami, Florida.

Very truly yours,

DADE COUNTY PLANNING, ZONING AND BLDG. DEPT.

G. C. Gzebrinski

CCG:M
Enc.

CC L. O. Rogers

SE cor. of U.S. Hwy. No. 1, and SW 169 St.
(Ohio St.), Perrine

IV-31

Fred -
Wichita

W.S. 11 / North Bound

Ohio St

Lottery House

John Stewart
Bookstore

Book Store

W.S. 11 / South Bound

Boomer
Garage

Ed. Knight

Lot.

Miss
Kearney

Geo. Harrison
Filling Station

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

PASSED AND ADOPTED this 6th day of September , 1955.

HEARD 7-20-55

File

September 9, 1955

Mr. Charles F. Smith
P. O. Box 74
Perrine, Florida

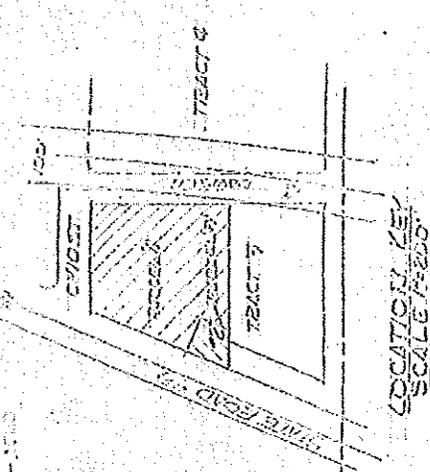
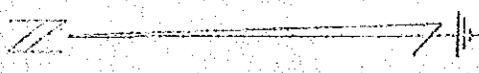
Dear Mr. Smith:

Enclosed is a copy of Resolution No. 8738 adopted by the Board of County Commissioners, Dade County, Florida, approving a special permit for off-street parking and point of sale sign for the "Lobster House" located in Hindley-Perrine Center Subdivision. I would suggest that the required plot use plan (in duplicate) be submitted to this office for approval of the Zoning Director as soon as possible.

Very truly yours,

Chester C. Czebrinski, Deputy Director
Dade Co. Planning, Zoning, & Bldg. Dept.

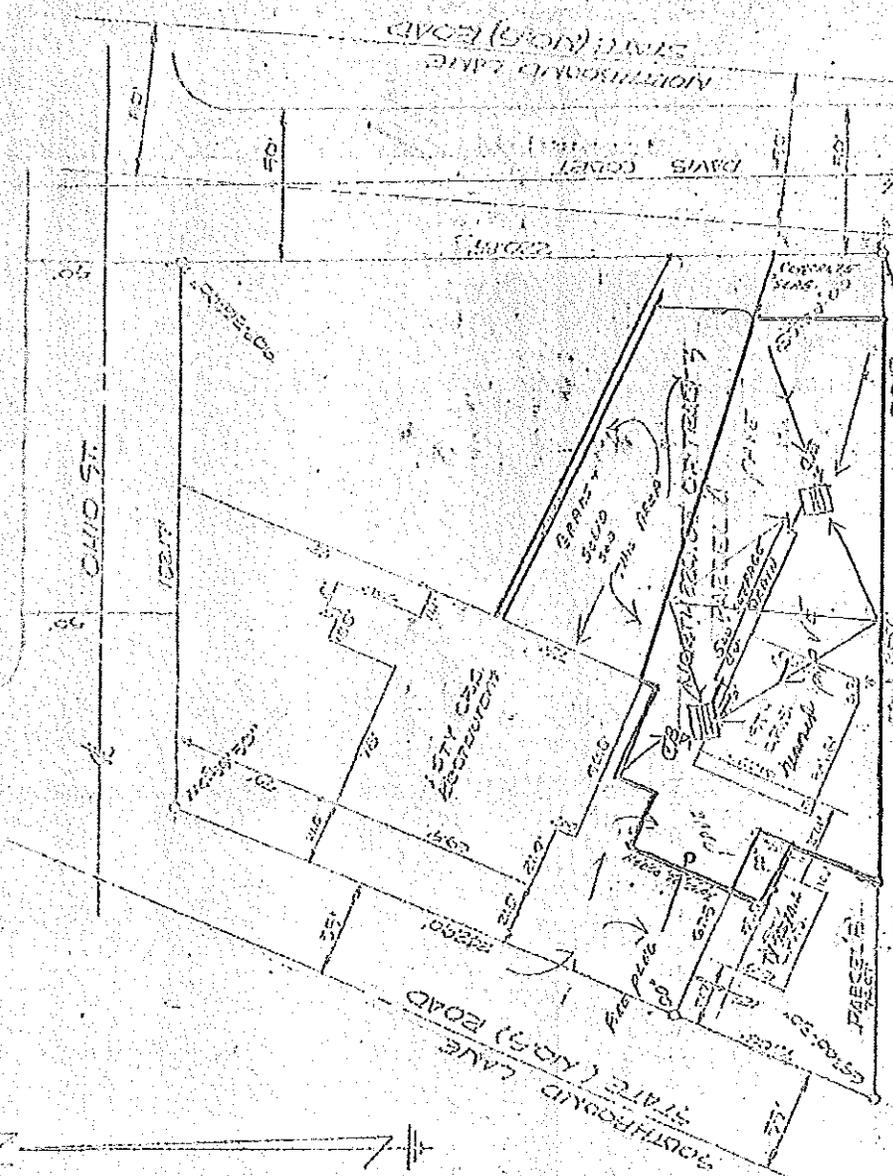
CC/era
Encl.
cc: Adams



NOT SURVEY FOR: Charles F. Smith
 1550 Paulina Trail
 North Naples, Florida.

NOTE: Section 21, 1933.
 SPOT SURVEY OF: Parcel 7A
 located in the North Naples, Florida, as recorded in Plat Book
 33 at Page 21 of the Public Records of Dade County, Fla.;
 less the following described parcels: Block at the South-
 westerly corner of the North Naples tract of the afore-
 mentioned tract; 51.0 acres and the Northwesterly along the
 Southernly right-of-way line of the Southern line of
 State Road 10, 5.0 acres or 0.01 acre, less or 1.00;
 share of right along the Southernly distance of
 37.0 feet; share of right along the Southernly
 parallel with the aforementioned State Road 10, 0.0 acre
 share of 39.88 feet, more or less, to the South line of
 the North Naples tract of said tract; 81.0 acres and West-
 erly 72.47', more or less, to the Point of Beginning,
 lying in Dade County, Florida.

William S. ...
 William S. ...
 Reg. Surveyor State
 of Florida

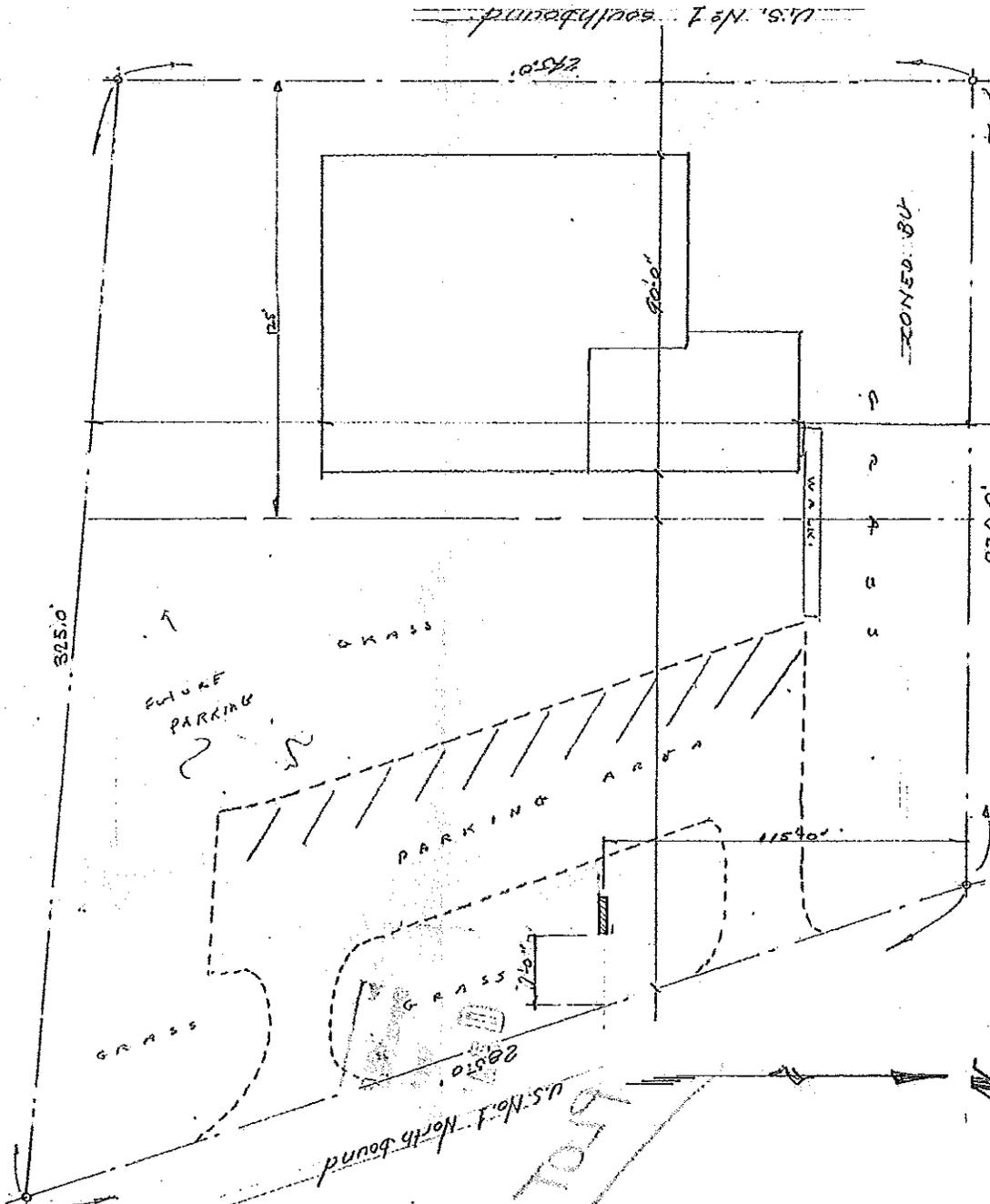


DETAIL OF PARCELS 1-7
 SCALE 1:2500

DRIVES TO BE IN ACCORDANCE
 WITH PUBLIC WORKS MANUAL PART
 1 - STANDARD DETAILS P. 1215 PUB.
 WORKS DEPT. Post # 411 PMO

No road easement
 under 1710

Copy to ...
 Copy to ...
 11-3-65



OHIO STREET

Plot Plan
1/30/0

LOCATION DWG. FOR
LOBSTER HOUSE
- PLERNE
ELECTRO NEON
65 N.W. 6th St.

Plot

RESOLUTION NO. 3-ZAB-93-65

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

Neal Adams	absent	Thomas E. Walker	aye
Frank P. Reynolds	absent	H. H. Wood	aye
Virginia Salley	aye	Andrew Lee	aye
Gordon Saverud	aye		

WHEREAS, Florida Lobster House, Inc. has requested a SPECIAL
EXCEPTION to permit the expansion of an existing alcoholic
beverage use, to wit: a covered walkway,

ON the N. 220.85' of Tract 3, Landley Perrine Center Rev.
(PD 33, Pgs. 29) less the following described Parcel B: Begin
at the SW/4 corner of the N. 220.85' of the aforementioned
Tract 3; th. run N/4 along the E/4 right of way line of
the S. bound line of State Rd. #5 a distance of 71.04' more
or less; th. at right angles run E/4 a distance of 67.5'
th. at right angles run SW/4 parallel with the aforementioned
State Rd. #5 a distance of 39.58' more or less to the S. line
of the N. 220.85' of said Tract 3; th. run W/4 74.47' more
or less to the point of beginning; 16915 S. Federal 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 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 devel-
opment 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.

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 19th day of February, 1966.

Heard 2/9/66
No. 65-2-27.
2/11/66
cm

February 17, 1966

Florida Lobster House, Inc.
768 E. Dania Beach Boulevard
Dania, Florida

RE: Florida Lobster House, Inc.; Request for Special Exception to permit the expansion of an existing alcoholic beverage use, to wit; a covered walkway; 16915 S. Federal Highway, Dade County, Florida.

Enclosed herewith is a copy of Resolution No. 3-20B-53-66, adopted by the Metropolitan Dade County Zoning Appeals Board, approving your application concerning the above subject matter.

If said approval was with conditions, please note same carefully inasmuch as strict compliance therewith will be required.

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.

Very truly yours,

METROPOLITAN DADE COUNTY
BUILDING AND ZONING DEPARTMENT

Chester C. Czebrinski
Assistant Director

CC: OW

Enclosure

cc: J. Dayton
Hrg. File ✓

✓ Florida Lobster
House, Inc.

Hearing No. 66-2-27 Resolution 3-ZAB-53-66

Chairman Lee: I am ready to entertain a motion.

Mr. Wood: I would like to make a comment. I think this application is misleading in the wording of the special exception itself.

Chairman Lee: Is anyone here from the Florida Lobster House?

Mr. Wood: All the man is asking for is to put up a covered walkway. I move for approval.

Mr. Czebrinski: For Mr. Wood's edification, and he seems to be the only one not informed, any structure housing a non-conforming use cannot be enlarged without a public hearing.

Mr. Wood: It has been established for how many years?

Mr. Czebrinski: It does not make any difference; it refers to any alterations.

Mr. Wood: Would the same apply if they wanted to delete a portion of it?

Mr. Czebrinski: It would be structural alterations.

Chairman Lee: Do I hear a second to Mr. Wood's motion?

Mr. Severud: Second.

Chairman Lee: All those opposed to the motion signify by raising their right hand. The motion carries 5-0, for approval.

Whereupon the motion for approval carried by a vote of 5-0; Messrs. Adams and Reynolds being absent.

Alma L. Bevis

Hearing No. 66-2-29 Resolution 3-ZAB-54-66

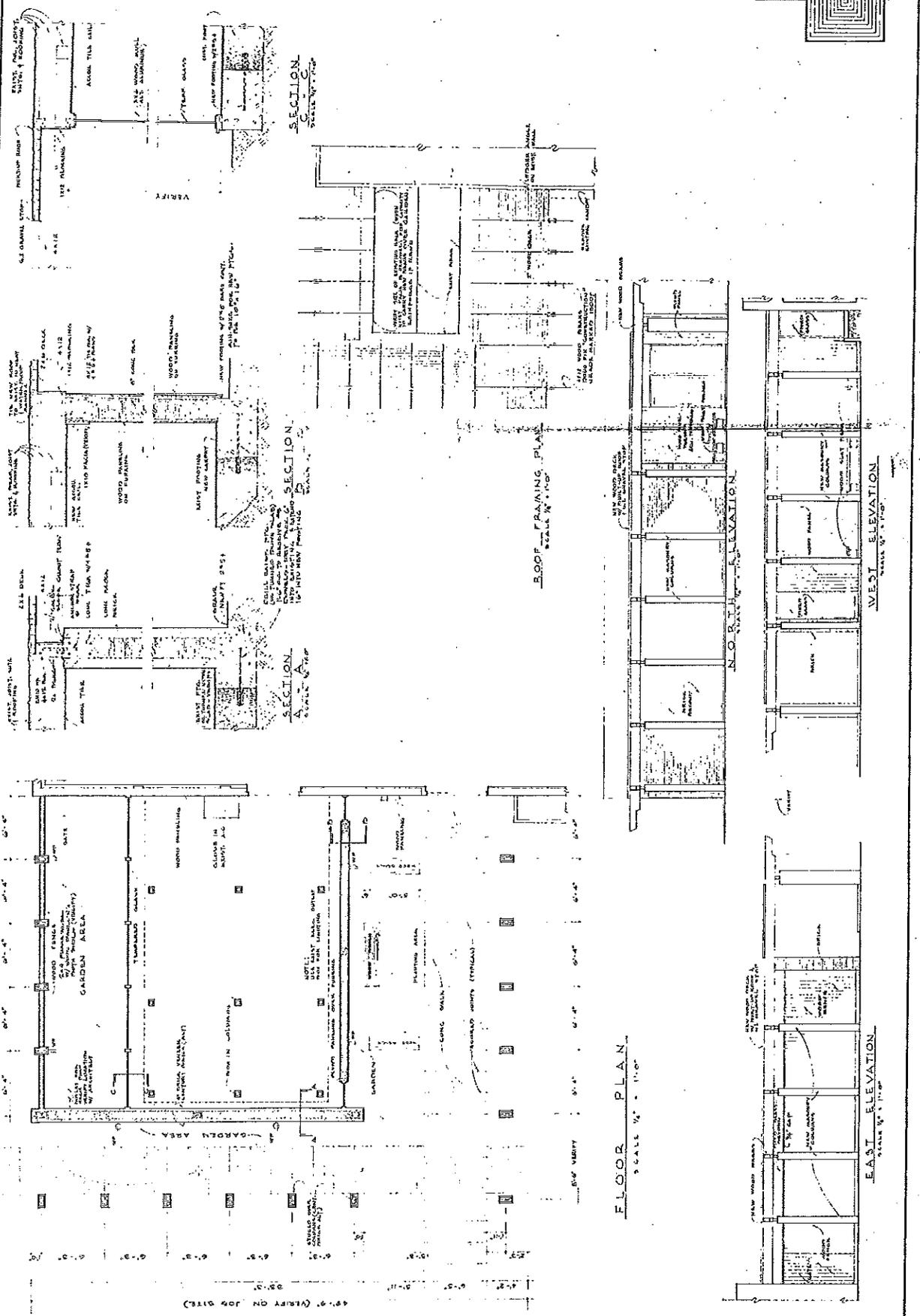
Mr. Walker: I move approval.

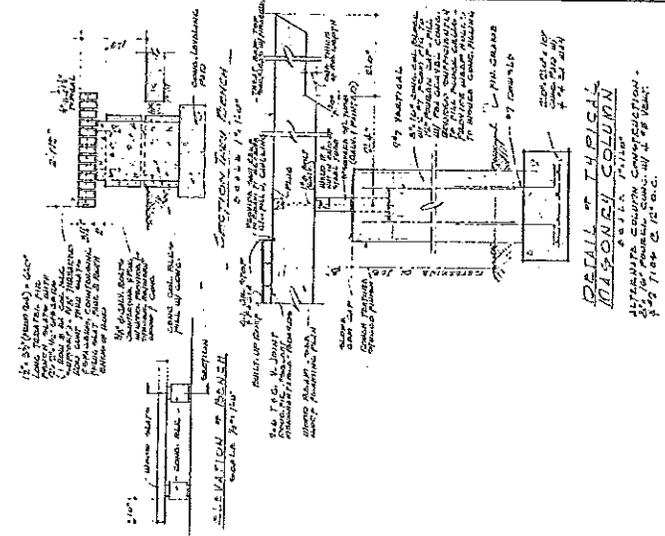
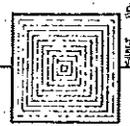
Mr. Severud: Second.

Chairman Lee: Is there any discussion on the motion? All those opposed to the motion signify by raising their right hand. The motion carries for approval 5-0.

Whereupon the motion for approval carried by a vote of 5-0; Messrs. Adams and Reynolds being absent.

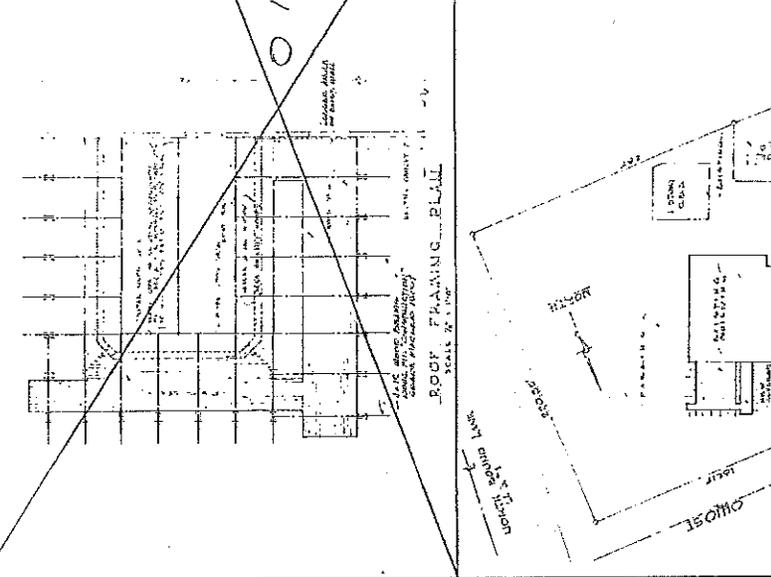
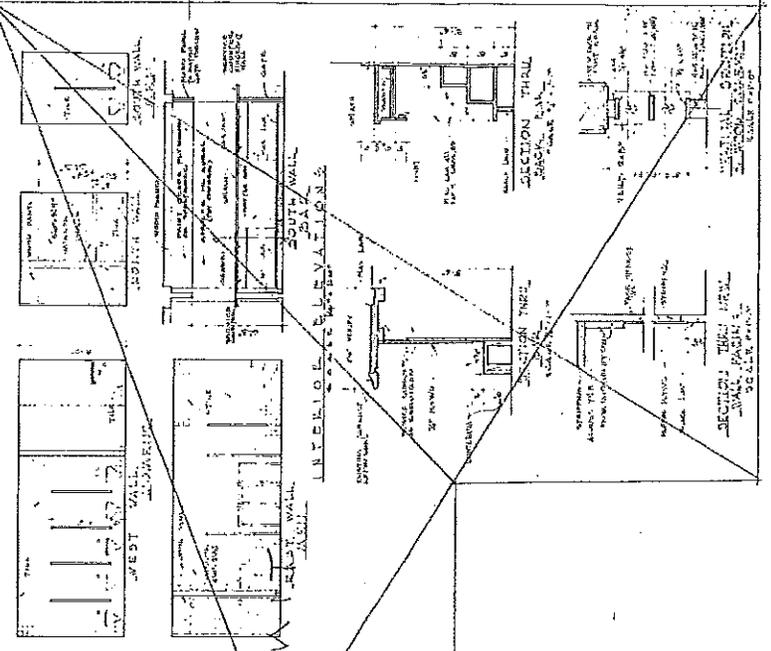
(Whereupon, the hearing adjourned at 11:55 a.m.)





DETAIL OF THRESHOLD MASONRY COLUMN
 SECTION THROUGH MASONRY COLUMN
 1/4" = 1'-0"

NOTES:
 (1) SEE PLAN FOR POSITION OF COLUMN.
 (2) COLUMN SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING:
 A. MASONRY SHALL BE CONSTRUCTED WITH 1/2" MIN. JOINTS.
 B. MASONRY SHALL BE CONSTRUCTED WITH 1/2" MIN. JOINTS.
 C. MASONRY SHALL BE CONSTRUCTED WITH 1/2" MIN. JOINTS.
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 W. MASONRY SHALL BE CONSTRUCTED WITH 1/2" MIN. JOINTS.
 X. MASONRY SHALL BE CONSTRUCTED WITH 1/2" MIN. JOINTS.
 Y. MASONRY SHALL BE CONSTRUCTED WITH 1/2" MIN. JOINTS.
 Z. MASONRY SHALL BE CONSTRUCTED WITH 1/2" MIN. JOINTS.



ROOF FRAMING PLAN
 SCALE: 1/4" = 1'-0"

SOUTH ELEVATION
 SCALE: 1/4" = 1'-0"

NOTES:
 (1) SEE PLAN FOR POSITION OF COLUMN.
 (2) COLUMN SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING:
 A. MASONRY SHALL BE CONSTRUCTED WITH 1/2" MIN. JOINTS.
 B. MASONRY SHALL BE CONSTRUCTED WITH 1/2" MIN. JOINTS.
 C. MASONRY SHALL BE CONSTRUCTED WITH 1/2" MIN. JOINTS.
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 W. MASONRY SHALL BE CONSTRUCTED WITH 1/2" MIN. JOINTS.
 X. MASONRY SHALL BE CONSTRUCTED WITH 1/2" MIN. JOINTS.
 Y. MASONRY SHALL BE CONSTRUCTED WITH 1/2" MIN. JOINTS.
 Z. MASONRY SHALL BE CONSTRUCTED WITH 1/2" MIN. JOINTS.

RESOLUTION NO. 4-ZAB-472-88

The following resolution was offered by Thomas A. Conger seconded by Mary

Jean Risi and upon poll of members present, the vote was as follows:

Thomas A. Conger	aye	Gonzalo (Guy) Sanchez	absent
R. Jollivette Frazier	absent	Kenneth Welt	nay
Levi A. Johnson	aye	Georgia A. Wright	aye
Joyce Masso	aye	Murray Sisselman	absent
Mary Jean Risi	aye		

WHEREAS, D & H PARTNERSHIP, LTD. had applied for the following:

- (1) NON-USE VARIANCE OF SIGN REGULATIONS permitting only one detached sign not to exceed 139 sq. ft.; to vary same to permit two detached signs (one permitted) of 215 sq. ft. each.
- (2) NON-USE VARIANCE OF SETBACK REQUIREMENTS to permit the second detached sign adjacent to U.S. #1 Southbound setback 27' (66' required) from the interior side (south) property line.

Plans are on file and may be examined in the Zoning Department entitled "South Motors Chrysler-Plymouth," as prepared by Bengis Associates, Inc., dated 12-2-87, and plot plan by Donald Thomas Smith, Architect, entitled "South Chrysler-Plymouth," dated received by Zoning Hearing Section on August 4, 1988. Plans may be modified at Public Hearing.

SUBJECT PROPERTY: Lot 13, Block 3, LINDLEY PERRINE CENTER, Plat book 25, Page 17, and the north 220.85' of Tract 3, REVISED LINDLY PERRINE CENTER, Plat book 38, Page 29,

All the above less and except the following described parcel:

Begin at the SW/ly corner of said Lot 13, Block 3, LINDLY PERRINE CENTER; thence run NE/ly along the SE/ly right-of-way of the southbound lane of State Road #5 a deed distance of 94.04' (measured distance of 95.49') to a point; thence run SE/ly at right angles a deed and measured distance of 77.5' to a point; thence run SW/ly at right angles a deed distance of 57.92' (measured distance of 59.02') to a point on the south line of the aforementioned Lot 13, Block 3, LINDLEY PERRINE CENTER; thence run W/ly along the said south line of Lot 3 a deed distance of 85.5' (measured distance of 85.65' to the Point of beginning.

LOCATION: 16915 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 heard, and

WHEREAS, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested application, on a modified basis, 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 requested non-use variances of sign regulations and setback requirements be and the same are hereby approved on a modified basis, subject to the following condition:

That each of the two (2) detached signs shall not exceed 80 square feet in area.

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 2nd day of NOVEMBER, 1988.

Hearing No. 88-11-9
Typed 11/08/88 bn

METROPOLITAN DADE COUNTY, FLORIDA



METRO-DADE CENTER

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

November 23, 1988

D & H Partnership
d/b/a South Motors Chrysler Plymouth, Inc.
16915 S. Dixie Hwy.
Miami, FL 33157

Re: Hearing No: 88-11-9
Location: 16915 South Dixie Highway

Gentlemen:

Enclosed herewith is a copy of Resolution No. 4-ZAB-472-88, adopted by the Metropolitan Dade County Zoning Appeals Board, approving your application on the above-described property on a modified basis and subject to one condition. Please note the condition under which said approval was granted, inasmuch as strict compliance therewith will be required.

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
Assistant Director

CCC/bn
Enclosures



Summary Details:	
Folio:	3350330030030
Site Address:	9515 SW 170 ST Bing Maps Street View County Permits by Folio County Permits by Address Property Appraiser Zillow
Mailing Address:	JOHN A RUSS & W PATRICIA & IVAN J SAUL & W GILDA ETAL 9719 SO DIXIE HWY MIAMI FL 331562834

Property Information:	
Beds/Baths:	0 / 0
Floors:	1
Living Units:	0
Adj Sq Footage:	4,813
Lot Size:	50,536 SQ FT
Year Built:	1991
Legal Description:	33 55 40 LINDLEY PERRINE CENTER PB 25-17 LOTS 14 & 15 BLK 3 & BEG 992FT M/L W OF SE COR OF N1/2 OF NW1/4 OF NW1/4 OF SEC 33-55-40 NE ALG NELY R/W/L OF SR NO 5 FOR 200FT VIEW PLAT 25-17

Sale Information:			
Sale Date:	10 / 1973	9 / 1973	0 / 0
Sale Amount:	\$325,000	\$325,000	\$0
Sale O/R:	00000-0000	00000-0000	

Assessment Information:		
Year:	2012	2011
Land Value:	\$1,263,400	\$1,263,400
Building Value:	\$273,624	\$273,624
Market Value:	\$1,537,024	\$1,537,024
Assessed Value:	\$1,537,024	\$1,537,024
Homestead Exemption:	\$0	\$0
Senior Exemption:	\$0	\$0
Agricultural Exemption:	\$0	\$0
Widow Exemption:	\$0	\$0
Disabled Exemption:	\$0	\$0
Veteran Exemption:	\$0	\$0

DADS COUNTY BOARD OF ADJUSTMENT
Public Hearing
June 25, 1951

8. Perrine Baptist Church

IV-31

Variance to setback reqts., to permit add'n. of educational bldg. to existing structure.

S 156.26' of E 200' of Tr. 3, Lindley Perrine Center Sub. (PB 38, Pg 29)

Variance to parking regulations, to permit noncommercial parking lot for church.

S 201.12' of W 125' of Tr. 4, Lindley Perrine Center Sub. (PB 38, Pg 29)

S 101.47' of E 125' of Tr. 4, Lindley Perrine Center Sub. (PB 38, Pg 29)
W/s of Illinois St. at Davis Ct. (Approx. 300' E of Fla. #5 and 500' south of Richmond Dr.)

Area is presently zoned RU-2 and BU-2 (6100 and 5300 cu. ft.)

WMR. GARRIS: I move that the variance be granted provided we get a waiver from the adjoining property owners.

MR. CROZIER: Second.

MR. GARRIS: That applies to both applications for variance. Find Schaeffer. " -- (Page 47)

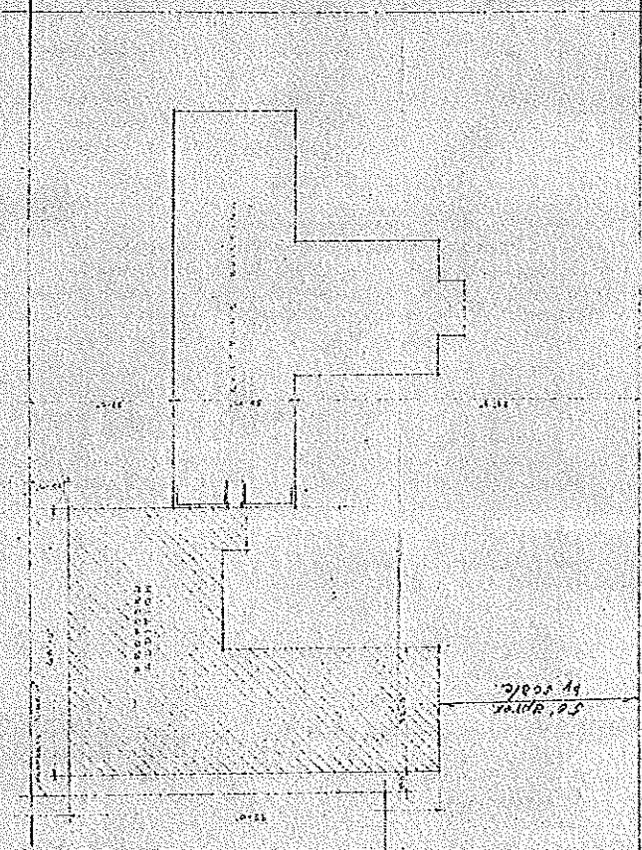
CHAIRMAN CULLEN: It has been moved and seconded that the variances be granted, provided the applicant secures a waiver from the adjoining property owners. All in favor signify by saying so; opposed, no.

(The motion of Mr. Garris was put to a vote, and unanimously carried, Messrs. Garris, Crozier, and Cullen voting aye; Messrs. Wilson and Berfield not present.)

CHAIRMAN CULLEN: It is so ordered. " -- (Page 47)



DAVIS COURT



50' 0" 1/2
BY 50' 0" 1/2

WILSONS STREET

JULIUS P. L. A. N

RECORDED
EST 11 1911

P. L. A. N. S. H. E. T. I. N. G. S. I. N. G. S. H. E. T. I. N. G. S. I. N. G. S. H. E. T. I. N. G. S.

1000 WILSONS ST
ANN ARBOR MI 48106

FEDERAL HIGHWAY

RESOLUTION No.4-ZAB-311-78

The following resolution was offered by Mr. Murray Sisselman, seconded by Mrs. Margaret C. Nelson, and upon poll of members present, the vote was as follows:

Thelma Damewood	absent	Peter Goldring	aye
Jose A. Losa	aye	Margaret C. Nelson	aye
Lillian Dickmon	aye	Betty S. Page	aye
R. Jollivette Frazier	absent	Murray Sisselman	aye
Edward G. Coll, Jr.	aye		

WHEREAS, ELIZABETH SABO has applied for the following:

- (1) UNUSUAL USE to permit a home for dependent adults including the aged and physically handicapped.
- (2) SPECIAL EXCEPTION to permit residential uses in the BU-2 zone.
- (3) VARIANCE OF ZONING REGULATIONS requiring all buildings of public assemblage in the BU zone to setback 25' from the property lines and 50' from other buildings within the district, to waive same to permit the proposed use to setback 10' (25' required) from the interior side (N) property line and within the required 50' from other buildings.

Plans of the proposed home are on file and may be examined in the Zoning Department as prepared by Chernowsky - Russ - Saul and 7-12-78, dated revised 5-5-78.

SUBJECT PROPERTY: Lots 14 & 15, Block 3 LINDLEY PERRINE CENTER P B 25
P 17

LOCATION: 9515 S.W. 170 Street, 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 Unusual Use would be compatible with the area and its development and would conform with the requirements and intent of the Zoning Procedure Ordinance; and 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; and that 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;

NOW THEREFORE BE IT RESOLVED by the Metropolitan Dade County Zoning Appeals Board that the requested Unusual Use be and the same is hereby approved;

BE IT FURTHER RESOLVED that the requested Special Exception be and the same is hereby approved;

BE IT FURTHER RESOLVED that the requested Variance be and the same is hereby approved; the entire application 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 plan be substantially in accordance with the plan submitted for the hearing entitled "9515 S. W. 170 Street, Miami, Florida", prepared by Chernowsky-Russ-Saul, and dated revised July 25, 1978.
3. Open area on west to be fenced. Height and type of fencing to be approved by the Planning and Building and Zoning Departments.
4. That the applicant submit to the Building and Zoning and Planning Departments for their review and approval a landscaping plan which indicates the type of plant material and size prior to issuance of a building permit and/or Certificate of Use and Occupancy.
5. That the use be established and maintained in accordance with the approved plan.
6. That the use be made to conform to the requirements and/or recommendations of the South Florida Building Code, the Dade County Fire Chief, Florida State Adult Congregate Living Facility Services, and the Department of Environmental Resources Management.
7. That the use be approved for and be restricted to a maximum of 32 people.
8. That the Certificate of Use and Occupancy be automatically renewable annually by the Dade County Building and Zoning Department upon compliance with all terms and conditions and be subject to cancellation upon violation of any of the conditions or when, in the opinion of the Metropolitan Dade County Zoning Appeals Board, after public hearing, it is determined that the use is detrimental and/or incompatible to the surrounding neighborhood.

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 17th day of August, 1978.

Heard 8/17/78
Hearing No. 78-8-39
8/31/78
ns

cc: Dade County Fire Chief
Florida State Adult Congregate Living Facility Services
Dept. Environmental Resources Management
bcc: Hearing File
Tax Assessor

August 31, 1978

Ms. Elizabeth Sabo
9405 S. W. 144th Street
Miami, Fl. 33176

Re: Hearing No. 78-2-39
Request: UNUSUAL USE, SPECIAL EXCEPTION and VARIANCE.

Dear Ms. Sabo:

RESOLUTION NO. 4-ZAB-311-78

Enclosed herewith is a copy of Resolution No. adopted by the Metropolitan Dade County Zoning Appeals Board, approving your application concerning 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 is 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 and/or Certificate of Use and Occupancy should be made with this Department. The deadline for an appeal by the applicant and/or an aggrieved party is

SEPTEMBER 4, 1978.

Very truly yours,

Chester C. Czobrinaki
Assistant Director

CCC:ms

cc: Enforcement Division,

cc: Enforcement Division



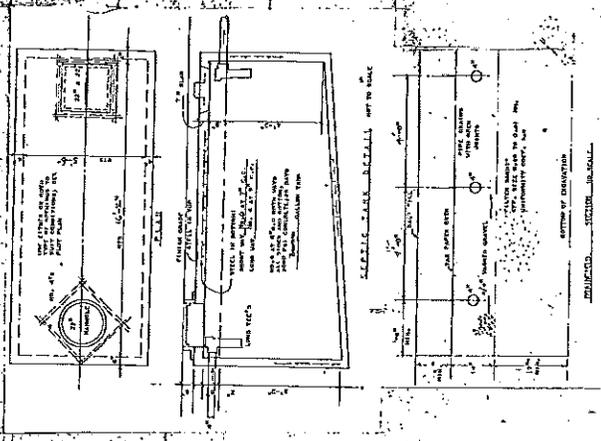
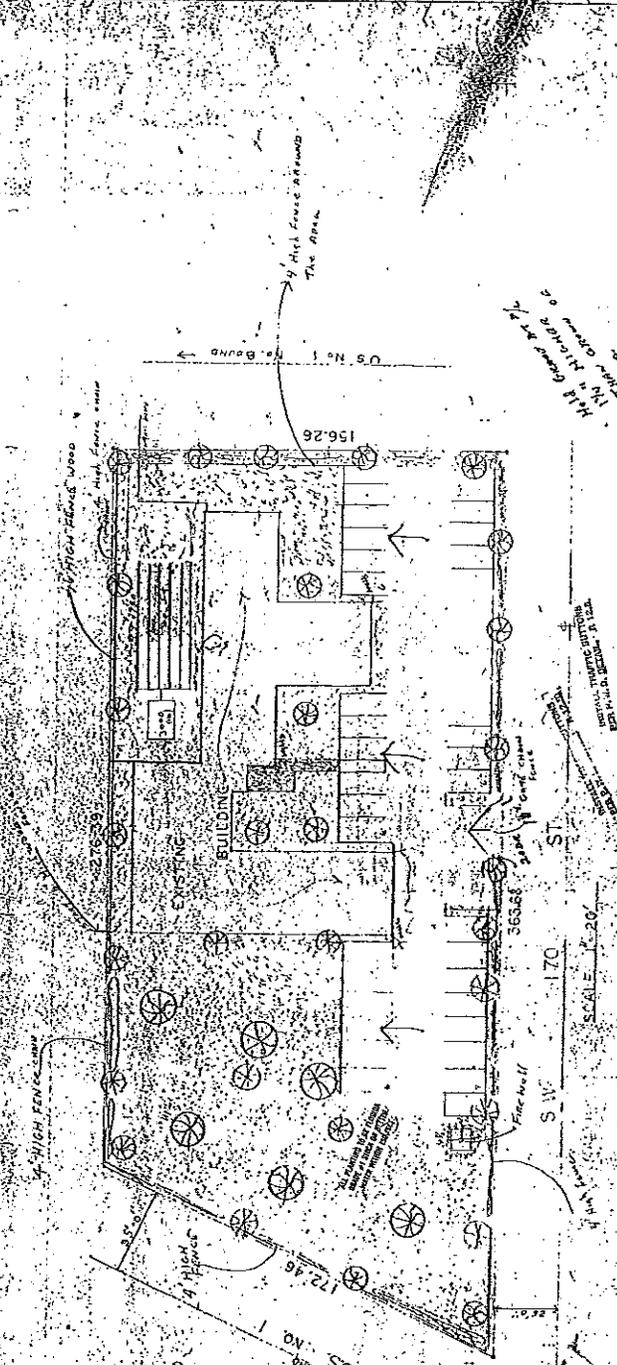
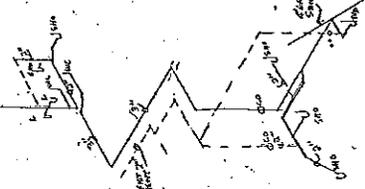
32. PARKING SPACES FURNISHED
 -- 32 -- REQUIRED
 TOTAL FLOOR AREAS (2)
 12,222 S.C. FT.

CHERRY HEDGE

CLIVE TREE 10' DIA.
 COVER 5000 S.C. FT. LANDSCAPED

ALL SIGNS AND/OR LIGHT STANDARDS ARE DELETED FROM THIS PLAN AND REQUIRE SEPARATE PLANS, APPLICATION, AND PERMITS

TOT. LAND AREA -- 56,000 S.F.
 BLDG. LOT COVERAGE 12,222 S.F.
 OPEN LAND SCAPE 23,778 S.F.
 WALKS 205 S.F.
 PARKING 2,800 S.F.
 PAVING 1,100 S.F.



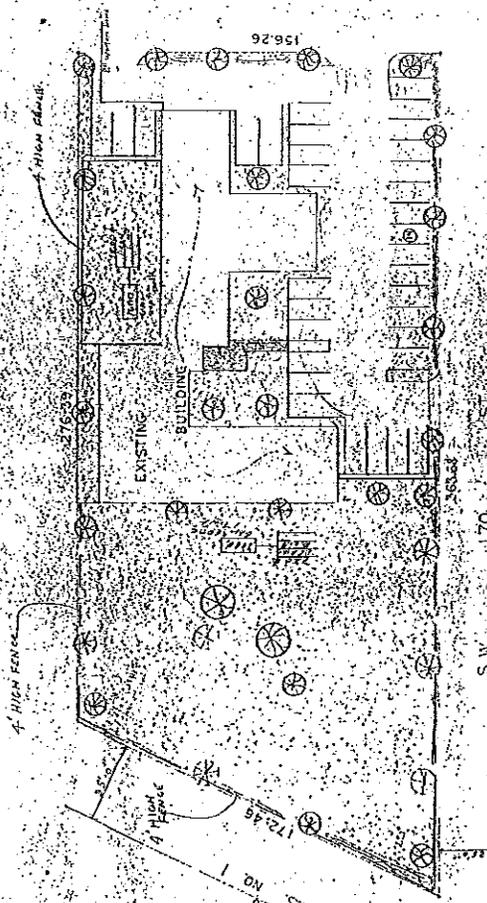
Handwritten notes and signatures, including 'Will General' and 'The Area'.

NOTES:
 1. ALL DIMENSIONS SHOWN ON THIS PLAN ARE TO FACE UNLESS OTHERWISE NOTED.
 2. ALL DIMENSIONS TO FACE UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS TO FACE UNLESS OTHERWISE NOTED.
 4. ALL DIMENSIONS TO FACE UNLESS OTHERWISE NOTED.

NOTES:
 1. ALL DIMENSIONS SHOWN ON THIS PLAN ARE TO FACE UNLESS OTHERWISE NOTED.
 2. ALL DIMENSIONS TO FACE UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS TO FACE UNLESS OTHERWISE NOTED.
 4. ALL DIMENSIONS TO FACE UNLESS OTHERWISE NOTED.

CHERNOWSKY, RUSS, SAUL, 170 STREET, MIAMI, FLORIDA

REV. 10-25-62
 REV. 10-25-62
 REV. 10-25-62

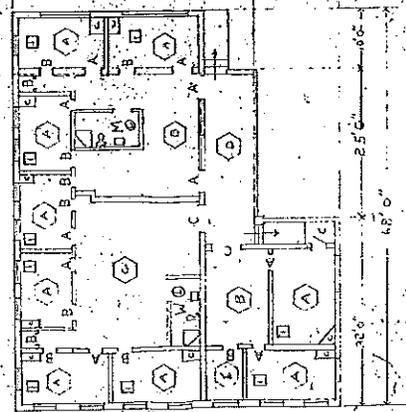


- 32 . . . PARKING SPACES FURNISHED
- 32 . . . REQUIRED
- TOTAL FLOOR AREAS (2)
- 12,772 SQ. FT.
- CHERRY HEDGE
- OLIVE TREE
- OVER 9000 SQ. FT. LANDSCAPED

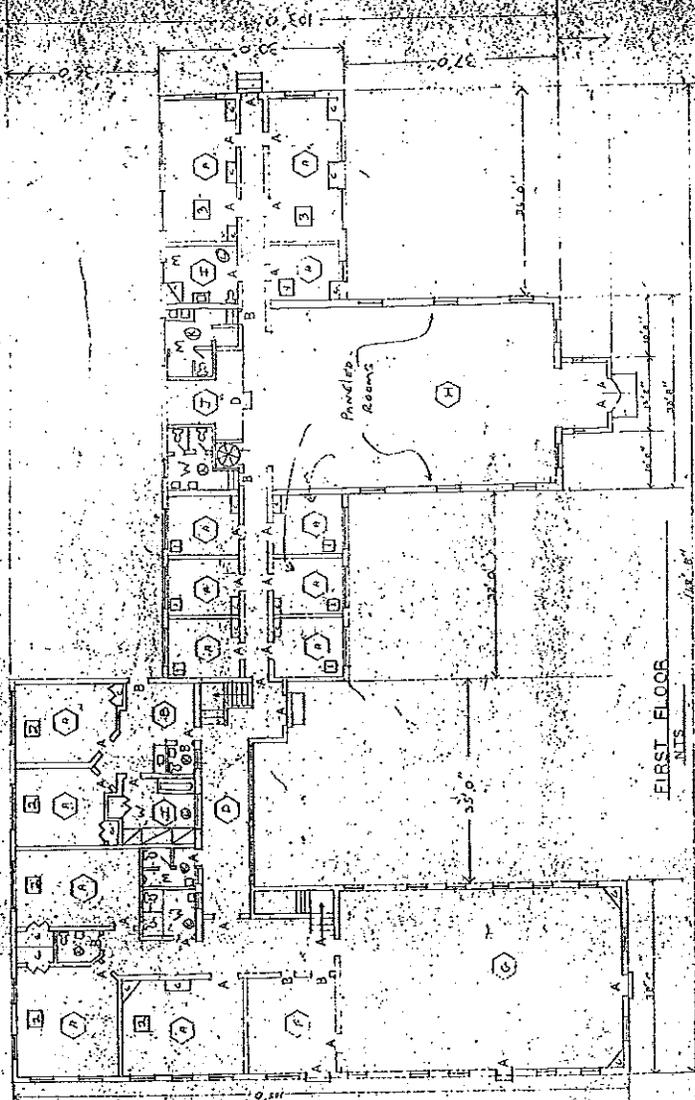
NET LAND AREA	36.00	ACRES
BLOG LOT COVERAGE	2.5	%
OPEN LAND SCAPE	2.5	%
WALKS	3.0	%
PARKING	3.2	%
PAVING	1.0	%

REV	DATE

ERNOWSKY, RUSS SAUL
 9515 SW 170 STREET
 MIAMI, FLORIDA



FIRST FLOOR 10564 sq FT
 SECOND FLOOR 2208 sq FT
 TOTAL 12772 sq FT



TOILETS	WOMEN	PRIVATE
MEN	5	2
	4	2
	2	2
	2	1

WATER CLOSETS
SINKS
URINALS
SHOWER
TUBS

PARKING 32 CARS
 BALANCE TO BE LANDSCAPE

DOORS
 A 32"
 B 32"
 C 30" (P)
 D GLASS

- ① BED ROOM
- ② STUDY ROOM
- ③ SUPPER ROOM
- ④ BREAK ROOM
- ⑤ STORAGE
- ⑥ KITCHEN
- ⑦ DINING ROOM
- ⑧ LIVING ROOM
- ⑨ BREAK ROOM
- ⑩ OFFICE
- ⑪ SERVICE TOILET
- ⑫ MEN
- ⑬ WOMEN
- ⑭ RESTROOM
- ⑮

CHERNOWSKY — RUSS — SAUL
 9515 S.W. 170 STREET
 MIAMI, FLORIDA

RESOLUTION NO. 4-ZAB-164-80

The following resolution was offered by Mr. Peter Goldring seconded by

Mrs. Betty S. Page and upon poll of members present, the vote was as follows:

Thelma Damewood	absent	Margaret C. Nelson	absent
Jose A. Losa	aye	Betty S. Page	aye
Lillian Dickmon	aye	Murray Sisselman	aye
R. Jollivette Frazier	aye	Edward G. Coll, Jr.	aye
Peter Goldring	aye		

WHEREAS, ELIZABETH SABO d/b/a LISE'S HOMES has applied for the following:

MODIFICATION of Conditions #2 and #7, of Resolution 4-ZAB-311-78, passed and adopted by the Zoning Appeals Board on the 17th day of August, 1978 as follows:

FROM: #2. "That plan be substantially in accordance with the plan submitted for the hearing entitled '9515 S.W. 170 Street, Miami, Florida,' prepared by Chernosky-Russ-Saul, and dated revised July 25, 1978".

TO: #2. "That the plan be substsantially in accordance with the plan submitted for the hearing entitled 'Nursing Home for Mz. Lisa Sabo, pages 1 & 2' prepared by Philip Solomon, Architect and dated 6-19-79, revised dated 7-3-79."

FROM: #7. "That the use be approved for and be restricted to a maximum of 32 people."

TO: #7. "That the use be approved for and be restricted to a maximum of 50 people."

Purpose of the request is to permit the applicant the maintenance and continued use of 36 dependent individuals (32 previously approved) and to permit the increase from that previously approved to 50 persons, thereby necessitating the revised plans indicating additional off-street parking and additional beds.

Plans are on file and may be examined in the Zoning Department entitled "Nursing Home for Mz. Lisa Sabo, pages 1 & 2," prepared by Philip Solomon, Architect, and dated 6-19-79, last revised dated 7-3-79.

SUBJECT PROPERTY: Lots 14 & 15 Block 3, LINDLEY PERINE CENTER, Plat bok 25 Page 17.

LOCATION: 9515 S.W. 170 Street, 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 Modification 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 Modification of conditions of a previous Resolution be and the same is hereby approved.

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 23rd day of April, 1980.

May 1, 1980

Mrs. Elizabeth Sabo
9515 SW 170 Street
Miami, Florida 33157

Re: Hearing No. 79-10-43; Section 33-55-40
Requested Modification of Previous Resolution

Dear Mrs. Sabo:

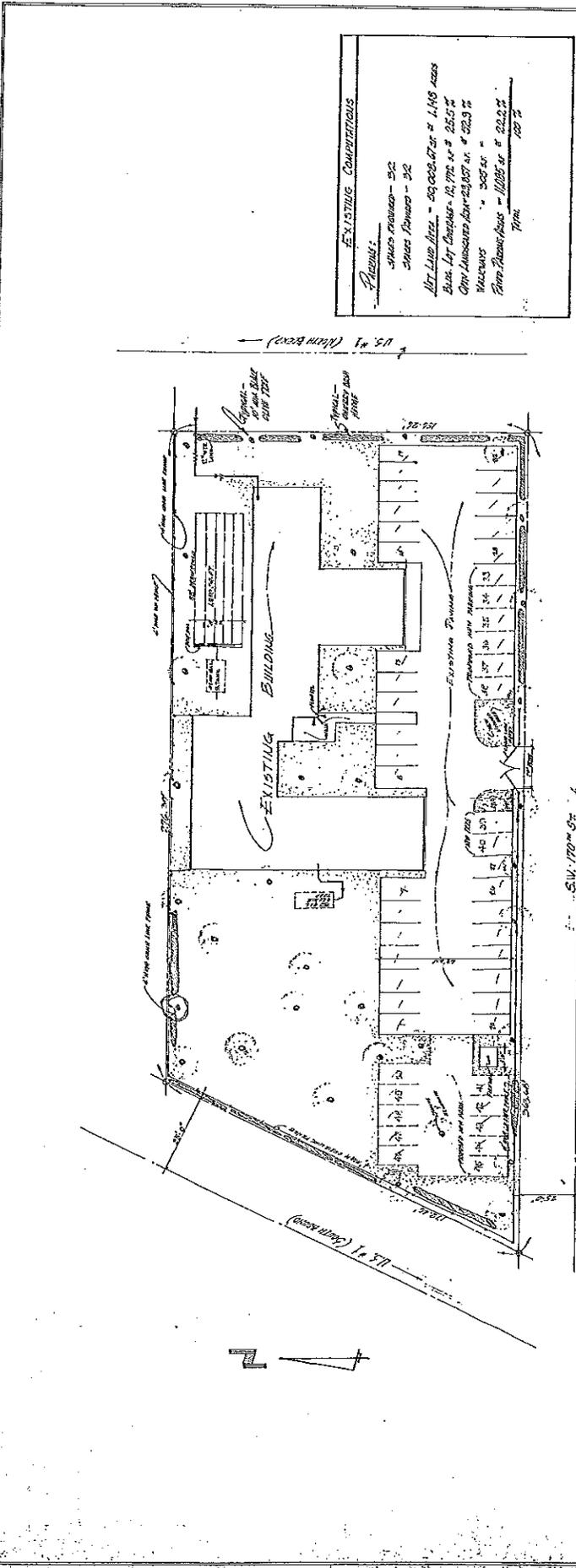
Enclosed herewith is a copy of Resolution No. 4-ZAB-164-80 adopted by the Metropolitan Dade County Zoning Appeals Board, approving your application concerning the above subject matter.

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 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 and/or Certificate of Use and Occupancy should be made with this Department. The deadline for an appeal by the applicant and/or an aggrieved party is May 14, 1980.

Very truly yours,

Chester C. Czebrinski
Assistant Director

CCC:aa
Enclosure



EXISTING CONDITIONS

Plots:
 - 32 spaces paved - 32
 - 32 spaces paved - 32

Net Land Area = 59,028.57 sq. ft. = 1.48 acres
 Base Lot Coverage = 12.7% or 28.5%
 City Assessed Area = 23,057 sq. ft. = 52.9%
 Valuation = 305 sq. ft.
 Fire Insurance = 1,025 sq. ft. = 22.2%
 100%

PROPOSED CONDITIONS

Plots:
 - 32 spaces paved
 - 32 spaces paved

Net Land Area = 59,028.57 sq. ft. = 1.48 acres
 Base Lot Coverage = 12.7% or 28.5%
 City Assessed Area = 23,057 sq. ft. = 52.9%
 Valuation = 305 sq. ft. = 0.67%
 Fire Insurance Area = 1,025 sq. ft. = 1.74%
 100%

5TH FLOOR - 20'

EXISTING OCCUPANCY - 38 FLOORS
 PROPOSED OCCUPANCY - 38 FLOORS

NET AREA 20' x 20' FLOOR
 - 38 FLOORS x 10,000 sq. ft. = 380,000 sq. ft.
 - 380,000 sq. ft. = 8.7% of 4,350,000 sq. ft. city

UNLIMITED USE
 - 380,000 sq. ft. = 8.7% of 4,350,000 sq. ft. city

LAUSCIPAL REPORT

UNIT
 - 38 FLOORS x 10,000 sq. ft. = 380,000 sq. ft.
 - 380,000 sq. ft. = 8.7% of 4,350,000 sq. ft. city

UNLIMITED USE
 - 380,000 sq. ft. = 8.7% of 4,350,000 sq. ft. city

Review - 1/16/23
1/23

6-1-1923

PHILIP SOLOMON ARCHITECT

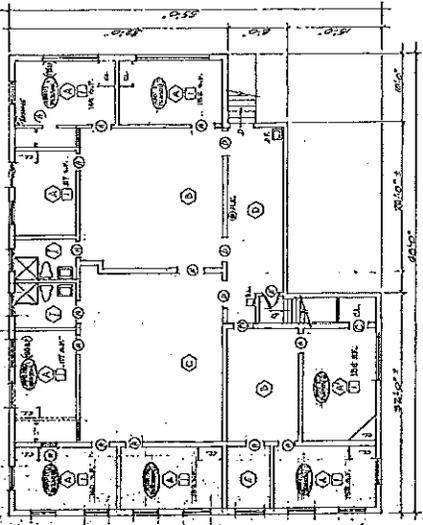
1000 MARKET STREET, PHOENIX, ARIZONA

DATE: 1-16-23

PROJECT: 1000 MARKET STREET, PHOENIX, ARIZONA

SCALE: AS SHOWN

Elevator Capacity Count = 32
 Through Churnhouse Count = 52
 New Pattern Counters = 16 - see (32) above



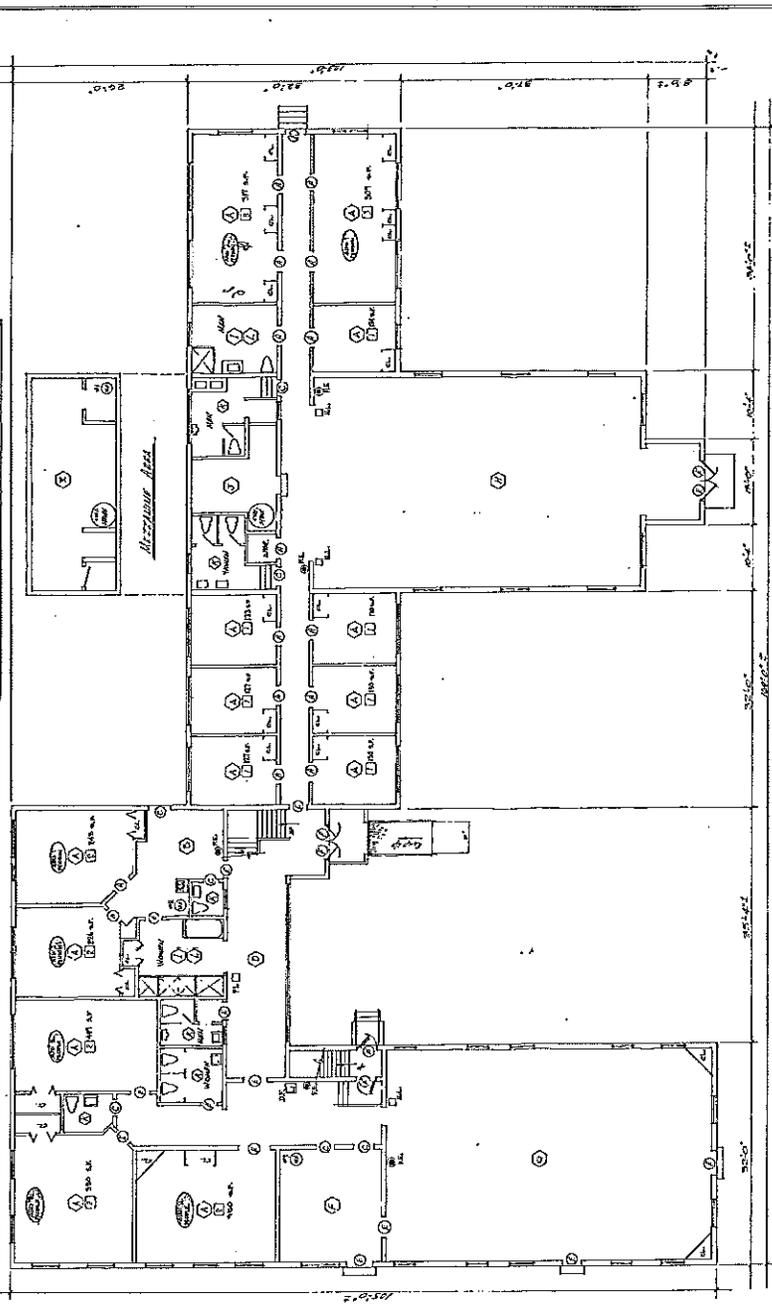
Second Floor Plan @ 1/4" = 1'-0"

FLOOR AREAS

First Floor	10,564 SF
Second Floor	2,205 SF
Total	12,769 SF

Pumping Fixture Count

Wells	Manholes	Stumps	Equipment
4	1	2	1
1	1	0	0
0	0	0	0
0	0	0	0
0	0	0	0
0	0	0	0
0	0	0	0
0	0	0	0
0	0	0	0



FIRST FLOOR PLAN @ 1/4" = 1'-0"

FLOOR PLAN SYMBOL LEGEND:

- (1) - Bedroom
- (2) - Storage Rm.
- (3) - Music Rm.
- (4) - Porch
- (5) - Storage Rm.
- (6) - Kitchen
- (7) - Dining Rm.
- (8) - Living Rm.
- (9) - Storage Rm.
- (10) - Office
- (11) - Entrance
- (12) - Utility

- CL - Closet
- EX - Fire Extringuisher
- OC - Occupancy count per room
- DR - Panicle Reinforcing
- X - Cantilevered Deck Left Support

Door Symbols:

- (1) 32" x 6'-8"
- (2) 36"
- (3) 30"
- (4) Glass
- (5) 48"

- 1. GENERAL NOTES
- 2. ALL WALLS SHALL BE 8" CMU WITH 1/2" REINFORCING BARS AT 16" ON CENTER.
- 3. ALL FLOORS SHALL BE 4" CONCRETE ON 2" GYP. BOARD.
- 4. ALL CEILING SHALL BE 5" GYP. BOARD.
- 5. ALL DOORS SHALL BE 1-1/2" THICK.
- 6. ALL WINDOWS SHALL BE 1/2" THICK.
- 7. ALL WATER PIPING SHALL BE 1/2" DIA. GALV. STEEL.
- 8. ALL ELECTRICAL SHALL BE 1/2" DIA. GALV. STEEL.
- 9. ALL VENTILATION SHALL BE 1/2" DIA. GALV. STEEL.
- 10. ALL FINISHES SHALL BE AS SHOWN.

PROJECT: **Pliny Schmitt**
 ARCHITECT: **Pliny Schmitt**
 DATE: **11-17-1911**
 SHEET: **1** OF **1**
 DRAWING: **PLINY SCHMITT**

Inspection 12/11

Obtain front of property being graded and prepared for paving along S.W. 1/4 A. Consider chain between survey 4' bly. not shown on plan. No equipment parked on hill & clean from dirt trail of property boundary - not damaged or grazed

Cart full of bags had weighing & packing advised

Load paper protection in pits in yard

Surveyor always - every job

1/2 bag each

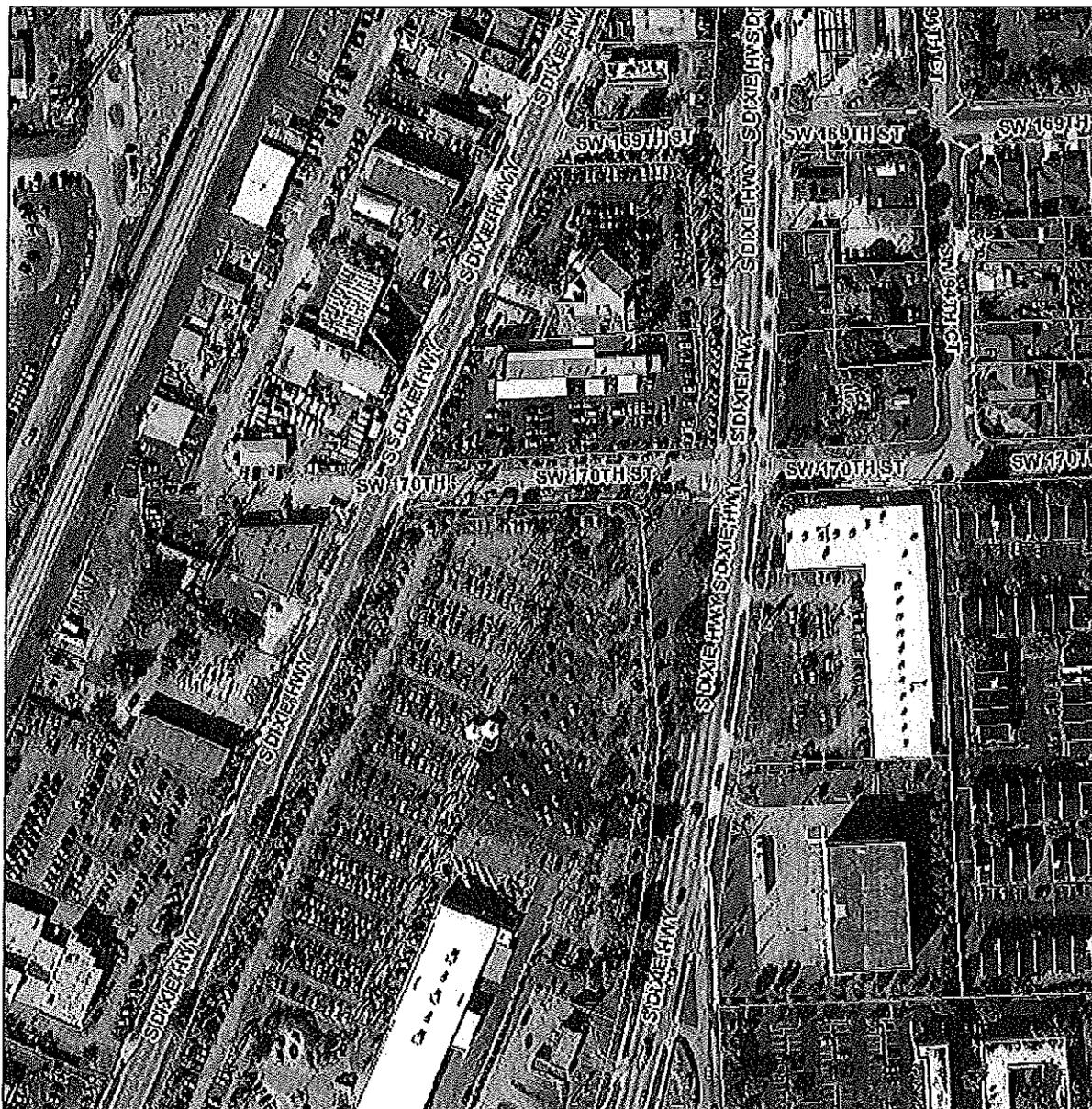
1/2 bag - remaining due

4 - poles

2 - PVC's

3X15705

Info
Linnell



Summary Details:	
Folio:	3350330040050
Site Address:	16945 S DIXIE HWY
	Blng Maps
	Street View
	County Permits by Folio
Mailing Address:	County Permits by Address
	Property Appraiser
	Zillow
	LCA ACQUISITION CORP 16915 S DIXIE HWY MIAMI FL 331574361

Property Information:	
Beds/Baths:	0 / 0
Floors:	0
Living Units:	0
Adj Sq Footage:	0
Lot Size:	3,732 SQ FT
Year Built:	0
Legal Description:	REV LINDLEY PERRINE CENTER PB 38-29 PORT TR 3 & PORT LOT 13 BLK 3 PB 25-17 DESC BEG SW COR LOT 13 BLK 3 TH NELY 71.04 FT SELY 67.50 FT SWLY 39.58 FT WLY 74.47 FT TO POB VIEW PLAT 38-29 PORT TR 3 & PORT LOT 13 VIEW PLAT 25-17 DESC BEG SW COR

Assessment Information:		
Year:	2012	2011
Land Value:	\$111,960	\$111,960
Building Value:	\$1,654	\$32,484
Market Value:	\$113,614	\$144,444
Assessed Value:	\$113,614	\$144,444
Homestead Exemption:	\$0	\$0
Senior Exemption:	\$0	\$0
Agricultural Exemption:	\$0	\$0
Widow Exemption:	\$0	\$0
Disabled Exemption:	\$0	\$0
Veteran Exemption:	\$0	\$0

Sale Information:			
Sale Date:	3 / 2004	0 / 0	0 / 0
Sale Amount:	\$415,000	\$0	\$0
Sale O/R:	22129-3879		

371 7540



Summary Details:	
Folio:	3350330040060
Site Address:	
Mailing Address:	LCA ACQUISITION CORP 16915 S DIXIE HWY MIAMI FL 331574361

Property Information:	
Beds/Baths:	0 / 0
Floors:	0
Living Units:	0
Adj Sq Footage:	0
Lot Size:	2,155 SQ FT
Year Built:	0
Legal Description:	REV LINDLEY PERRINE CENTER PB 38-29 PORT TR 3 & PORT LOT 13 BLK 3 PB 25-17 DESC BEG 71.04FT NELY OF SW COR LOT 13 BLK 3 CONT NELY23FT SELY77.50FT SWLY57.92FT WLY11.03FT NELY39.58FT NWLY67.50 VIEW PLAT 38-29 PORT TR 3 & PORT LOT 13

Assessment Information:		
Year:	2012	2011
Land Value:	\$64,650	\$64,650
Building Value:	\$0	\$0
Market Value:	\$64,650	\$64,650
Assessed Value:	\$64,650	\$64,650
Homestead Exemption:	\$0	\$0
Senior Exemption:	\$0	\$0
Agricultural Exemption:	\$0	\$0
Widow Exemption:	\$0	\$0
Disabled Exemption:	\$0	\$0

RESOLUTION NO. CZAB13-5-97

WHEREAS, TOORAN ZOLGHADR had applied for the following:

- (1) BU-2 to BU-3
- (2) SPECIAL EXCEPTION to permit site plan approval for a commercial development.
- (3) SPECIAL EXCEPTION to permit a proposed used car lot to be spaced less than 500' from an RU district.
- (4) NON-USE VARIANCE OF ZONING REGULATIONS to permit a building to setback 0' (5' required) from the rear (E/ly) property line. *W/ 0' setback*
- (5) NON-USE VARIANCE OF ZONING REGULATIONS to permit 4 parking spaces (7 required).

Plans are on file and may be examined in the Zoning Department entitled "American Trading Center," as prepared by Robert Barnes & Assoc. and further modified by Iraj Zolghadr and dated received 6-26-97. Plans may be modified at public hearing.

SUBJECT PROPERTY: Parcel One: That portion of the north 220.85' of Tract 3 of REVISED LINDLEY PERRINE CENTER, Plat book 38, Page 29, more specifically described as follows: Begin at the SW/ly corner of the north 220.85' of the aforementioned Tract 3; thence run NE/ly along the SE/ly right-of-way line of the Southbound lane of State Road No. 5 a distance of 71.04'±; thence at right angles run SE/ly a distance of 67.5'; thence at right angles run SW/ly parallel with the aforementioned State Road No. 5 a distance of 39.58'±, to the south line of the north 220.85' of said Tract 3; thence run W/ly 74.47'± to the Point of beginning.

AND:

Parcel Two: A portion of the north 220.85' of Tract 3 of REVISED LINDLEY PERRINE CENTER, Plat book 38, Page 29, more specifically described as follows: Begin at the SW/ly corner of the north 220.85' of the said Tract 3; thence run NE/ly along the SE/ly right-of-way line of the Southbound lane of State Road No. 5 a distance of 94.04'; thence at right angles run SE/ly a distance of 77.5' to a point; thence at right angles run SW/ly a distance of 57.92' to a point on the south line of the said north 220.85' of said Tract 3; thence run W/ly along the south line of said north 220.85' of Tract 3 a distance of 11.03' to a point on said line; thence run NE/ly on a line parallel to the SE/ly right-of-way line of the Southbound lane of said State Road No. 5 a distance of 39.58' to a point; thence at an angle of 90° run NW/ly a distance of 67.5' to a point on the SE/ly right-of-way line of the Southbound lane of State Road No. 5.

LOCATION: 16945 S. Dixie Highway, Dade County, Florida, and

WHEREAS, a public hearing of the Miami-Dade County Community Zoning Appeals Board 13 was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and at which time the applicant requested permission to withdraw the non-use variance of zoning regulations (Item #4), and it was noted that the applicant had previously submitted revised plans within the scope of the advertisement, and at which time the applicant proffered a Declaration of Restrictions which among other things provided for:

1. That said Property shall be developed substantially in accordance with the plans previously submitted, prepared by Robert Barnes & Associates entitled American Trading Center, Inc., dated last revised the 19th day of November, 1997, said plans being on file with the Department of Planning, Development and Regulation, and by reference made apart of this agreement.
2. If the requested district boundary from BU-2 to BU-3 is granted, the only new BU-3 uses which will be permitted on the Property will be a rental car agency or a used car sales lot; provided, however, that a rental car agency and a used car sales lot will not be permitted to operate on the Property simultaneously.

WHEREAS, upon due and proper consideration having been given to the matter, it was the opinion of this Board that the requested district boundary change to BU-3 (Item #1) would be compatible with the neighborhood and area concerned and would not be in conflict with the principle and intent of the plan for the development of Miami-Dade County, Florida, and should be approved, and that the special exceptions (Items #2 & 3) and non-use variance of zoning regulations (Item #5) on a modified basis to permit six (6) parking spaces, 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, and that the request to withdraw the non-use variance of zoning regulations (Item #4) should be granted, and that the proffered Declaration of Restrictions should be accepted, 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, a motion to grant the withdrawal of the non-use variance of zoning regulations (Item #4), accept the covenant, and approve the application on a modified basis was offered by Paula Palm, seconded by Tom David, and upon a poll of the members present, the vote was as follows:

Tom David	aye	Paula Palm	aye
Robert Harrison III	aye	John Pettit	aye
Susan M. Ludovici	aye	Marsha Silverman	aye
Linda Robinson	aye		

NOW THEREFORE BE IT RESOLVED by the Miami-Dade County Community Zoning Appeals Board 13, that the requested district boundary change to BU-3 (Item #1) be and the same is hereby approved and said property is hereby zoned accordingly.

BE IT FURTHER RESOLVED that the special exceptions (Items #2 &3) and the non-use variance of zoning regulations (Item #5) on a modified basis to permit six (6) parking spaces, be and the same are hereby approved, subject to the following conditions:

1. That a site plan be submitted to and meet with the approval of the Director upon the submittal of an application for a building permit and/or Certificate of Use and Occupancy; said plan to include among other things but not be limited thereto, location of structure or structures, display area, types, sizes and location of signs, light standards, off-street parking areas, exits and entrances, drainage, walls, fences, landscaping, etc.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "American Trading Center, Inc., dated last revised the 19th day of November, 1997, as prepared by Robert Barnes & Associates, except as herein modified to permit six (6) parking spaces. Except as specified by any zoning resolution applicable to the subject property, any future additions on the property which conform to Zoning Code requirements will not require further public hearing action.
3. That the use be established and maintained in accordance with the approved plan.

4. That the applicant submit to the Department for its review and approval a landscaping plan which indicates the type and size of plant material prior to the issuance of a building permit and to be installed prior to the issuance of a Certificate of Use and Occupancy.
5. That no auto repair work shall be permitted on the site.
6. That no stringer lights, pennants, mobile or stationary visual devices, except as permitted under point of sale sign regulations, shall be used or displayed.
7. That the applicant obtain a Certificate of Use and Occupancy from and promptly renew the same annually with the Department, upon compliance with all terms and conditions, the same subject to cancellation upon violation of any of the conditions.
8. That the hours of operation shall be from 8:00 A.M. to 7:00 P.M.
9. That parking in client/employee spaces shall only be allowed between 8:00 A.M. and 7:00 P.M.

BE IT FURTHER RESOLVED, that the request to withdraw the non-use variance of zoning regulations (Item #4) be and the same is hereby approved, and said Item is withdrawn without prejudice.

BE IT FURTHER RESOLVED that, pursuant to Section 33-6 of the Code of Metropolitan Dade County, Florida, the County hereby accepts the proffered covenant and does exercise its option to enforce the proffered restrictions wherein the same are more restrictive than applicable zoning regulations.

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 Director is hereby authorized to make the necessary changes and notations upon the maps and records of the Miami-Dade County Department of Planning, Development and Regulation and to issue all permits in accordance with the terms and conditions of this resolution.

PASSED AND ADOPTED this 4th day of December, 1997.

Hearing No. 97-10-CZ-13-2

sw

STATE OF FLORIDA

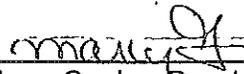
COUNTY OF MIAMI-DADE

I, Marcy Gordon, as Deputy Clerk and Legal Counsel for the Miami-Dade County Department of Planning, Development and Regulation as designated by Guillermo E. Olmedillo, Director of the Miami-Dade County Department of Planning, Development and Regulation and Ex-Officio Secretary of the Miami-Dade County Community Zoning Appeals Board 13, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. CZAB13-5-97 adopted by said Community Zoning Appeals Board at its meeting held on the 4th day of December, 1997.

IN WITNESS WHEREOF, I have hereunto set my hand on this 22nd day of December, 1997.

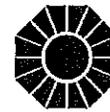
SEAL





Marcy Gordon, Deputy Clerk and Legal Counsel
Miami-Dade County
Department of Planning, Development
and Regulation

METROPOLITAN DADE COUNTY, FLORIDA



STEPHEN P. CLARK CENTER

DEPARTMENT OF PLANNING, DEVELOPMENT AND REGULATION

111 NW 1ST STREET

SUITE 1110

MIAMI FLORIDA 33128-1974

(305) 375-2500

FAX (305) 375-2795

December 22, 1997

Tooran Zolghadr
12732 S.W. 93 Street
Miami, FL 33186

Re: Hearing No. 97-10-CZ-13-2
Location: 16945 S. Dixie Highway

Dear Applicant:

Enclosed herewith is a copy of Resolution No. CZAB13-5-97, adopted by the Miami-Dade County Community Zoning Appeals Board 13, which approved the district boundary change to BU-3, accepted your proffered covenant, permitted the withdrawal of Item #4 and approved your application on a modified basis on the above-described property. Please note the conditions under which said approval was granted, inasmuch as strict compliance therewith will be required.

Failure to comply with any condition 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.

If there are any anticipated changes from the plan submitted for the hearing, a plot use plan should be submitted to this department in triplicate before any detailed plans are prepared, inasmuch as building permits will not be issued prior to the approval of said plan.

Application for necessary permits and/or Certificate of Use and Occupancy permits should be made with this Department.

Sincerely,

A handwritten signature in cursive script, appearing to read "Marcy Gordon".

Marcy Gordon
Legal Counsel

MG:sw
Enclosures

cc: Michael W. Larkin, Esq.
Eckert Seamans Cherin & Mellot
701 Brickell Avenue, 18th Floor
Miami, FL 33131

Enforcement

SITE DATA

ZONING: EXISTING
 NEW
 OPEN LOT CAR SALES

DIST - 2
 BU - 3

SITE: 1007 S.W. 10th St.
 1,250 S.F. (10,000)
 LANDSCAPING 1,250 S.F. (10,000)
 TOTAL AREA 6,922 S.F. (10,000)

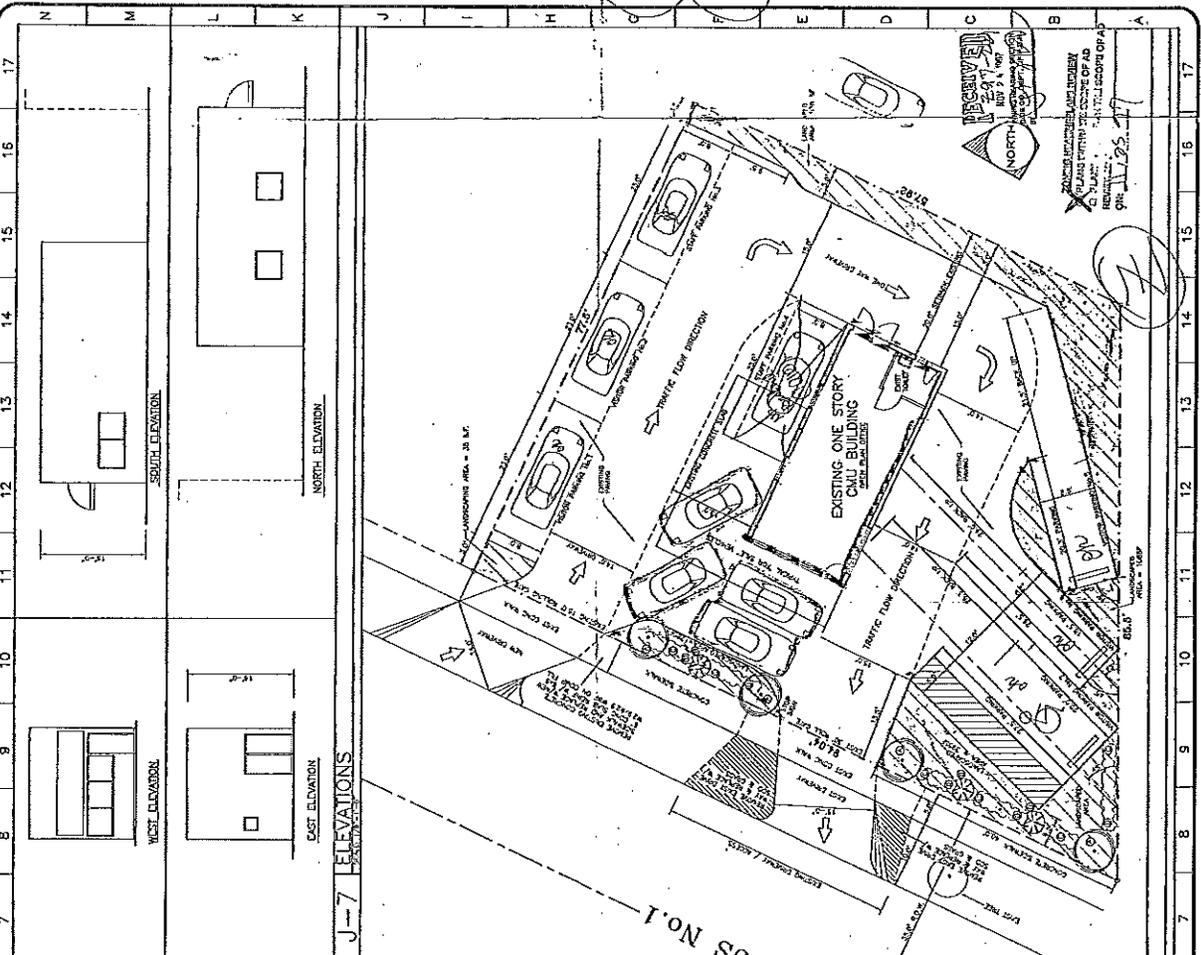
NOTE: THE BUILDING ON THE SITE IS EXISTING.
 LANDSCAPING: REMOVED AREA = 112 S.F.
 PROVIDED AREA = 1,140 S.F.
 PROVIDED AREA = 1,346 S.F.

PARKING: PROPOSED USED CAR LOT PROVIDED (7 SEVEN (STAFF & CUSTOMERS))

1007 S.W. 10th St.
 1,250 S.F. (10,000)
 LANDSCAPING 1,250 S.F. (10,000)
 TOTAL AREA 6,922 S.F. (10,000)

12732 SW 32 ST, MIAMI, FL 33186
 (305) 254-6116
 AMERICAN TRADING CENTER INC
 18945 SOUTH FLORIDA HWY
 254-6116

SITE PLAN
 DRAWN BY: [Signature]
 DATE: 10/11/07
 PROJECT NO: 107-11-07
 SHEET NO: 1 OF 1



LANDSCAPE LEGEND

Chapter 18A - Ordinance 90-222

ZONE: DISTRICT BU-3
 OPEN LOT CAR SALES (40%)
 NEW LAND (40%)
 LANDSCAPING (40%)
 LANDSCAPING (40%)
 LANDSCAPING (40%)

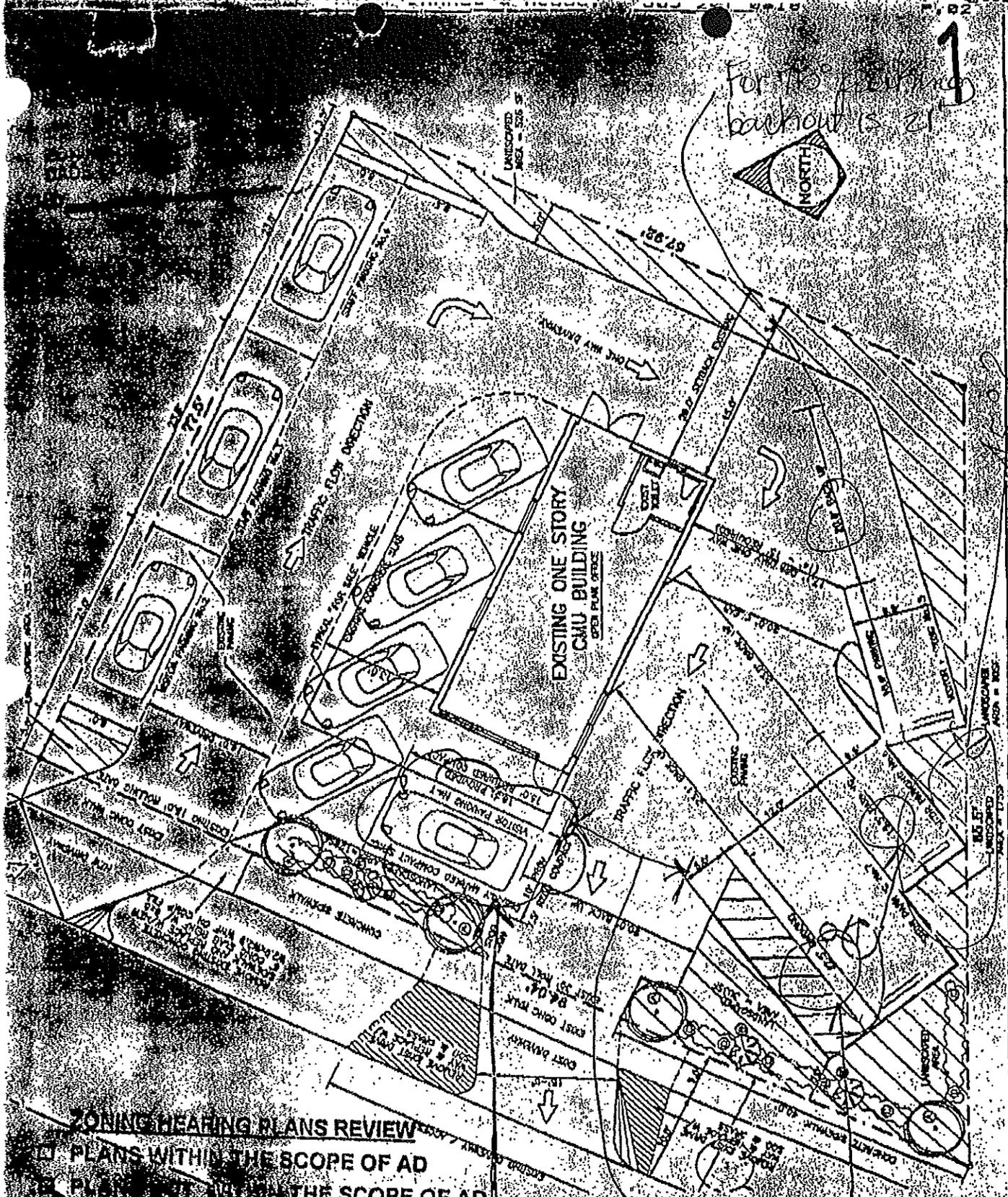
TOTAL NUMBER OF TREES: 10
 TOTAL NUMBER OF SHRUBS: 10
 TOTAL NUMBER OF PALMS: 10

SYMBOL	MARK	DESCRIPTION
⊙	○	SHRUB UNDO
⊙	⊙	BOTTLE BRUSH
⊙	⊙	HERCULES AND DORIS

E-1 LANDSCAPE KEY

Densel plants
 40 min school near 100 west (compact, handy)
 40 7 space left (6 provided)
 (A address)

For the parking backout is 21'



ZONING HEARING PLANS REVIEW

- 1. PLANS WITHIN THE SCOPE OF AD
- 2. PLANS WITHIN THE SCOPE OF AD
- VIEWED BY

Compact stalls not allowed for new use points

Indicate width of driveway

Stall dimensions 10' length

11/17 Revisions

POSTING & MAILING

LCA ACQUISITION CORPORATION (SOUTH MOTORS INFINITI) VPB-13-009





**VILLAGE OF PALMETTO BAY
NOTICE OF ZONING PUBLIC HEARING**

The Village of Palmetto Bay shall conduct a zoning public hearing on May 20, 2013, 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 items are being considered pursuant to Sections 30-30 of the Village's Land Development Code:

Applicant:	LCA ACQUISITION CORPORATION (SOUTH MOTORS INFINITY) (VPB-13-009)
Location:	16915 S. Orca Hay, Zoned MC Palmetto Bay, Florida
Request:	Variance of parking requirements to allow a surface parking lot to be located in front of the building along the southbound US-1 frontage, where such parking lots are required to be screened by a linear building on a parcel zoned Mixed-Use Corridor (MC).

PLANS ARE ON FILE FOR THE ABOVE APPLICATIONS 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 closed, 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 receive any documents relative thereto should contact the Village for assistance at (305) 259-1234 no later than four (4) days prior to the proceedings.

Palmetto Bay
 FOR FURTHER INFORMATION
 305-259-1234
 VILLAGE OF PALMETTO BAY
 DEPARTMENT OF PLANNING AND ZONING
 04/19/2013

**VILLAGE OF PALMETTO BAY
NOTICE OF PUBLIC HEARING**

HEARING NUMBER: VPB-13-009
APPLICANT NAME: LCA ACQUISITION CORPORATION (SOUTH MOTORS INFINITY)
FOLIO: 3350330040070 - 3350330040050
ZONED: MC
PROJECT LOCATION: 16915 & 16945 S. DIXIE HWY, PALMETTO BAY, FL 33157

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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, MAY 20, 2013, 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.

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The following items are being considered pursuant to Sections 30-30 of the Village's Land Development Code:

- Applicant: **LCA ACQUISITION CORPORATION (SOUTH MOTORS INFINITY) (VPB-13-009)**
- Location: 16915 & 16945 S. Dixie Hwy Zoned: MC
Palmetto Bay, Florida
- Request: Variance of parking requirements to allow a surface parking lot to be located in front of the building along the southbound US-1 frontage, where such parking lots are required to be screened by a liner building on a parcel zoned Mixed-Use Corridor (MC).

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APPLICATION FEES

LCA ACQUISITION CORPORATION (SOUTH MOTORS INFINITI) VPB-13-009



Village of Palmetto Bay FLORIDA

April 5, 2013

Bruce Ford
WHA Design
9867 SW 184t Street
Palmetto Bay, FL 33157

Re: Direct Costs to be reimbursed to the Village of Palmetto Bay for Zoning Hearing
VPB-13-009 for LCA Acquisition Corp.(South Motors Infiniti), Palmetto Bay, FL.

18995 5.0000 1124

Dear Mr. Ford:

The Village of Palmetto Bay requires, per ordinance, reimbursement of direct costs incurred to process zoning applications for zoning hearings. Application VPB-13-009 is scheduled for the zoning hearing of Monday, May 20th, 2013. The following costs are to be reimbursed to the Village:

Application Fee:	\$ 1,995.00
TOTAL	\$ 1,995.00

Please submit your check payable to the Village of Palmetto Bay no later than Friday, April 5th, 2013 by the closing business day. Scheduling of this application will be withheld until payment of the required fee is received.

If you have any questions concerning this matter, please do not hesitate to contact the Division of Planning and Zoning at (305) 259-1271.

Sincerely,


Efrén Nunez
Zoning Administrator

*3350 33004 0060
3 350 33 0040050*



Village of Palmetto Bay, Florida
Planning & Zoning - pzzoneappl
002551-002; Wanner F. 04/05/2013 03:04PM
P&Z ZONING APPLICATIONS
Paid Amount: 1,995.00

Village of Palmetto Bay FLORIDA

April 5, 2013

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9867 SW 184t Street
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Sincerely,



Efrén Nunez
Zoning Administrator

THIS CHECK IS VOID WITHOUT A COLORED BACKGROUND AND AN ARTIFICIAL WATERMARK ON REVERSE SIDE. HOLD AT AN ANGLE TO VIEW.



I N F I N I T I

Bank of America

69861

South Motors Infiniti
16915 South Dixie Highway
Miami, FL 33157
305-256-2000

Check Number
69861

63 568
631

DATE 4/05/13

Amount
\$*****1,995.00

PAY ONE THOUSAND NINE HUNDRED NINETY-FIVE AND NO/100 DOLLARS

TO THE ORDER OF: VILLAGE OF PALMETTO BAY

South Motors Infiniti

[Handwritten signature]
Void if not cashed within 90 days.

⑈069861⑈ ⑆063105683⑆ 002270002692⑈

South Motors Infiniti

Detach this stub before depositing check.

69861

Acct. #	Amount	Bus ID	Stock#	Description	Invoice#	P.O.#	VIN#
202	1,995.00			filing fee			
044	.00			FILING FEE			
044A	997.50			FILING FEE			
044B	199.50			FILING FEE			
044C	598.50			FILING FEE			
044D	199.50			FILING FEE			

REMARKS:
FILING FEE FOR APPLICATION FOR VARIANCE FOR HERTZ LOT