

STAFF REPORT

LCA Acquisition Corporation (South Motors Infinity)

VPB-13-009



**Village of Palmetto Bay
FLORIDA**

ZONING ANALYSIS

APPLICANT: LCA Acquisition Corp.
A.K.A. (South Motors Infiniti)

PH: VPB-13-009

ADDRESS: 16915 & 16945 South Dixie Hwy

ZIP: 33157

SECTION: 33-55-40

HEARING DATE: March 17, 2014

COUNCIL DISTRICT: 3

ITEM: 1

A. GENERAL INFORMATION

REQUEST: The applicant, LCA Acquisition Corporation, A/K/A. (South Motors Infiniti), is requesting a 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.

ADDRESS: 16915 & 16945 South Dixie Hwy

LOT SIZE: 1 acre approximately

FOLIO #: 3350330040050, 3350330040060, 3350330040070

B. BACKGROUND

Under the Franjo Triangle & Island District requirements for parking along the primary frontage is only permitted behind or on the side of the primary building. The block upon which South Motors Infiniti is located has four (4) parcels consisting of approximately (2.3) acres, combined. The main parcel (North Parcel) was developed in 1987 as a new car dealership and currently houses the Infiniti showroom. In 2004, the applicant acquired the two smaller parcels (West Parcels). These parcels front south bound US-1 with a combined square footage of 5,887. Though both properties were granted a special exception in 1997 to operate as a used car lot within the existing structures contained on the site, the property has since been razed and is currently undeveloped and vacant. The forth parcel (South Parcel) is presently leased by South Motors Infiniti and houses their repair facility. The South Parcel is not part of this zoning application request.

The applicant's three (3) adjoining parcels (North Parcel and West Parcels) are zoned Mixed-Use Corridor (MC) and are located within the island portion of the FT&I District

and total just over one (1) Acre. As a result, the property has three (3) street frontages (four if counting the South Parcel). In applying the standards provided by the FT&I provisions of the Land Development Code, the south bound lane of US-1 would be considered the developments' primary 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 is seeking a variance to accommodate the additional parking for the principle use of the overall site (See *Diagram A*). If approved, the applicant's request should include a unity of title tying the North Parcel and the West Parcels 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

The South Parcel is not subject to this variance request, however its zoning history is provided as it is currently a lease-hold of the applicant and is operated in tandem with the North 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.

On May 20, 2013, the Mayor and Village Council of Palmetto, via Resolution **No. 2013-49**, differing South Motors Infiniti, the applicant, zoning variance application to a date uncertain.

D. NEIGHBORHOOD CHARACTERISTICS

ZONING

Subject Property:

MC; Mixed-Use Corridor

Surrounding Properties

NORTH: MC; Mixed-Use Corridor

SOUTH: MC; Mixed-Use Corridor

EAST: BO; Business and Office

WEST: Unincorporated Miami-Dade County

FUTURE LAND USE DESIGNATION

Mixed-Use Corridor:

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

Mixed-Use Corridor:

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

Mixed-Use Corridor:

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

Business and Office

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 to overcome the overall limited size of the lots. The West Parcels are situated in front of the North 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 1 acre. 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

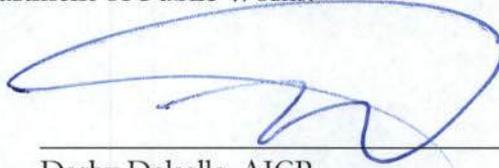
H. RECOMMENDATION

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 January 30th, 2014, 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 3350330040050, 3350330040060, 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. Enhanced Landscape treatment shall be provided along the West Parcels to screen the adjacent parking.
5. The applicant obtain a unity of title for the North Parcel and West Parcels and submit a unified site plan and landscape plan for the entire site to be approved by the director of Planning and Zoning.
6. 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

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RESOLUTION NO. _____

ZONING APPLICATION VPB-13-009

A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA; APPROVING A VARIANCE TO CONSTRUCT 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; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the Applicant, LCA Acquisition Corporation (South Motors Infiniti) made an application for a 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) within the FT&I zoning district; and,

WHEREAS, the Village Council of the Village of Palmetto Bay conducted a quasi-judicial hearing on the application at Village Hall, 9705 East Hibiscus Street, on March 17, 2014; and,

WHEREAS, the Mayor and Village Council finds, based on substantial competent evidence in the record, that the application for the variance is consistent with the Village of Palmetto Bay's Comprehensive Plan and the applicable Land Development Regulations; and,

WHEREAS, based on the foregoing finding, the Mayor and Village Council determined to grant the application, as provided in this resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, AS FOLLOWS:

Section 1. A public hearing on the present application was held on March 17, 2014, in accordance with the Village's "Quasi-judicial Hearing Procedures". Pursuant to the testimony and evidence presented during the hearing, the Village Council makes the following findings of fact, conclusions of law, and final order.

Section 2. Findings of fact.

- a. The requested variance request is consistent with the Village's Comprehensive Plan, as further specified in the Analysis Section of the Village's Staff report.
- b. After hearing testimony from staff, the applicant, the applicant's experts, and the public, the Village Council found the variance request conditionally consistent with the variance criteria at Section 30-30.6(e), of the Village's Land Development Code.

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- c. The Village adopts and incorporates by reference the Planning & Zoning Department staff report, which expert report is considered competent substantial evidence.
 - d. The Village Council did not have any substantive disclosures regarding ex-parte communications and the applicant did not raise any objections as to the form or content of any disclosures by the Council.
 - e. The applicant has agreed to all proposed modifications and conditions in the Section entitled, "Order."

12 Section 3. Conclusions of law.

13
14 The requested variance was reviewed pursuant to Section 30-30.67(e) of the Village's Land
15 Development Regulations and was found to be conditionally consistent.

16
17 Section 4. Order.

18
19 The Village Council grants the variance request as conditionally consistent with Section 30-
20 30.6(e) of the Village's Land Development Regulations with the following conditions:

- 21
22 1. The applicant is to comply with the requirements of all other applicable
23 departments/agencies as part of the Village of Palmetto Bay building permit
24 submittal process.
- 25
26 2. That the existing South Motors Infiniti Site with folio numbers
27 3350330040050, 3350330040060, and 3350330040070 built under the Miami-
28 Dade County Code be brought into compliance with the Village's
29 landscaping requirements, found at Division 30-100 of the Village's Land
30 Development Regulations.
- 31
32 3. The proposed new customer service parking area with folio numbers
33 3350330040050 and 3350330040060 shall comply with *Section 30-100 entitled*
34 *"Environmental Regulations"* and all other applicable provisions of the Village's
35 Land Development Regulations and Code of Ordinances as part of the
36 building review process.
- 37
38 4. Enhanced landscape treatment shall be provided along the West Parcels to
39 screen the adjacent parking.
- 40
41 5. The applicant record a unity of title for the North Parcel and West Parcels in
42 a form acceptable to the Village Attorney, and submit a unified site plan and
43 landscape plan for the entire site to be approved by the director of Planning
44 and Zoning.

1
2 6. The applicant is to comply with the comments and recommendations
3 contained in the memo dated April 19th, 2013 from the Village of Palmetto
4 Bay's Department of Public Works.
5

6 This is a final order.
7

8 Section 5. Record.
9

10 The record shall consist of the notice of hearing, the applications, documents submitted by
11 the applicant and the applicants' representatives to the Village of Palmetto Bay Department of
12 Planning and Zoning in connection with the applications, the County recommendation and attached
13 cover sheet and documents, the testimony of sworn witnesses and documents presented at the
14 quasi-judicial hearing, and the tape and minutes of the hearing. The record shall be maintained by
15 the Village Clerk.
16

17 Section 6. This resolution shall take effect immediately upon approval.
18

19 PASSED and ADOPTED this _____ day of March, 2014.
20

21 Attest: _____
22

23 Meighan Alexander
24 Village Clerk
25

26 Shelley Stanczyk
27 Mayor
28

29 APPROVED AS TO FORM AND LEGAL SUFFICIENCY FOR THE
30 USE AND RELIANCE OF THE VILLAGE OF PALMETTO BAY ONLY:
31

31 John H. Herin, Jr.
32 Interim Village Attorney
33

34 FINAL VOTE AT ADOPTION:
35

36 Council Member Patrick Fiore _____
37

38 Council Member Tim Schaffer _____
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40 Council Member Joan Lindsay _____
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42 Vice-Mayor John DuBois _____
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44 Mayor Shelley Stanczyk _____

1 This Resolution was filed in the Office of the City Clerk on this ____ day of _____, 2014.

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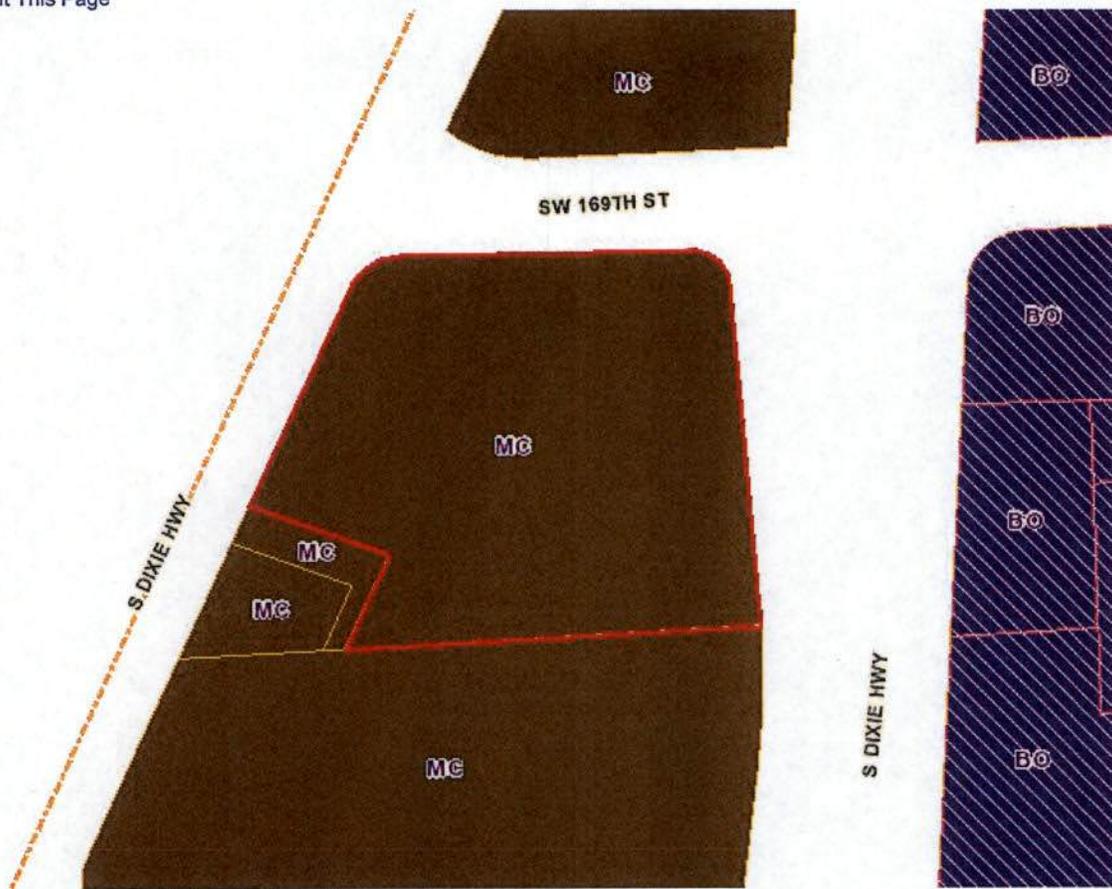
Meighan Alexander
Village Clerk

ZONING & LAND USE MAPS

LCA Acquisition Corporation (South Motors Infinity)

VPB-13-009

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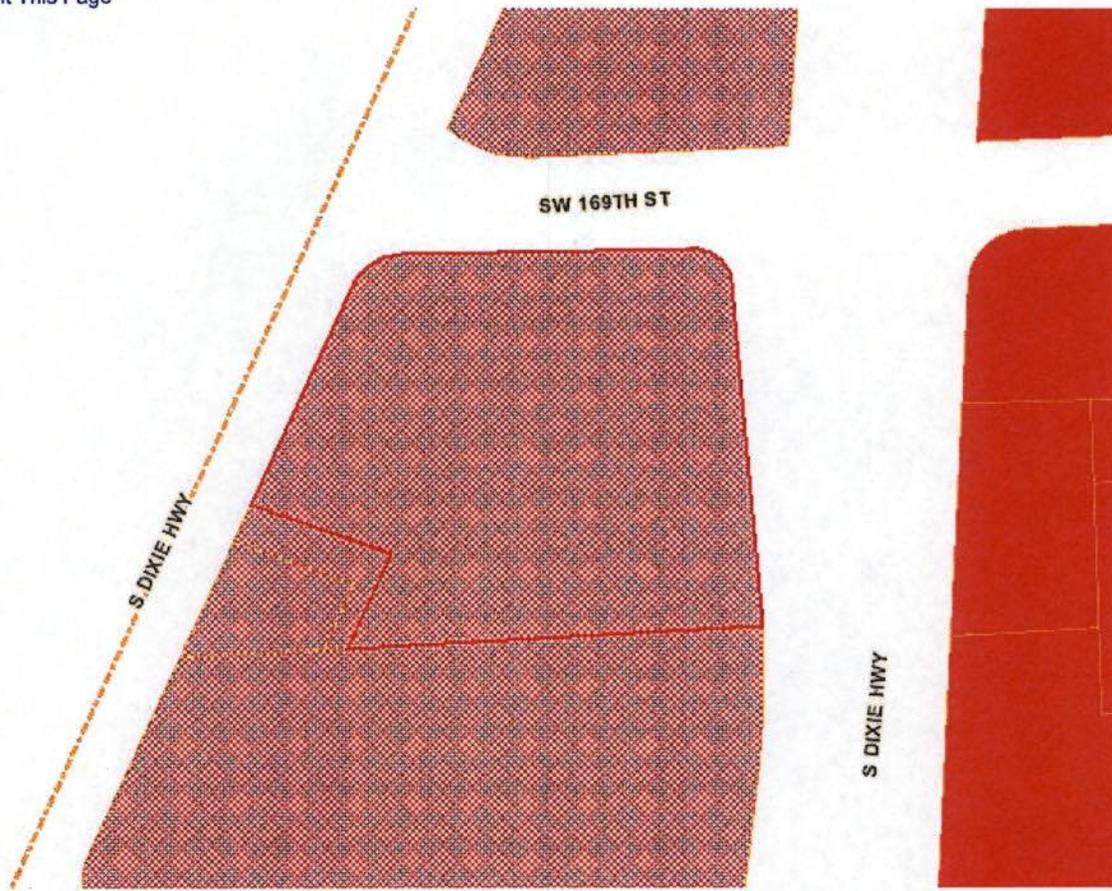
Summary Details:	
Folio:	3350330040070
Site Address:	16915 S DIXIE HWY Virtual Earth Street View County Permits by Address Open County Permits by Address Property Appraiser Zillow
Mailing Address:	LCA ACQUISITION CORP 16165 S DIXIE HWY MIAMI FL 331571840

Property Information:	
Beds/Baths:	0/0
Floors:	1
Living Units:	0
Adj Sq Footage:	9283
Lot Size:	43942 SQ FT
Year Built:	1987
Legal Description:	REV LINDLEY PERRINE CENTERPB 38-29 N220.85FT TR 3 & PORTOF LOT 13 BLK 3 PB 25-17 LESSBEG SW COR LOT 13 BLK 3 NELY94.04FT SELY77.50FT SWLY57.92FTW85.50FT TO POB VIEW PLAT 38-29 N220.85FT TR 3 & PORT VIEW PLAT 25-17 LESS

Sale Information:			
Sale Date:	3/1988	0/0	0/0
Sale Amount:	3722464	0	0
Sale O/R:	13617-0033		

Assessment Information:		
Year:	2014	2013
Land Value:	0	1098550
Building Value:	0	760209
Market Value:	0	1858759
Assessed Value:	0	1858759
Homestead Exemption:	0	0
Senior Exemption:	0	0
Agricultural Exemption:	0	0
Widow Exemption:	0	0
Disabled Exemption:	0	0
Veteran Exemption:	0	0

Click to Print This Page



Summary Details:	
Folio:	3350330040070
Site Address:	16915 S DIXIE HWY Virtual Earth Street View County Permits by Address Open 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:	9283
Lot Size:	43942 SQ FT
Year Built:	1987
Legal Description:	REV LINDLEY PERRINE CENTERPB 38-29 N220.85FT TR 3 & PORTOF LOT 13 BLK 3 PB 25-17 LESSBEG SW COR LOT 13 BLK 3 NELY94.04FT SELY77.50FT SWLY57.92FTW85.50FT TO POB VIEW PLAT 38-29 N220.85FT TR 3 & PORT VIEW PLAT 25-17 LESS

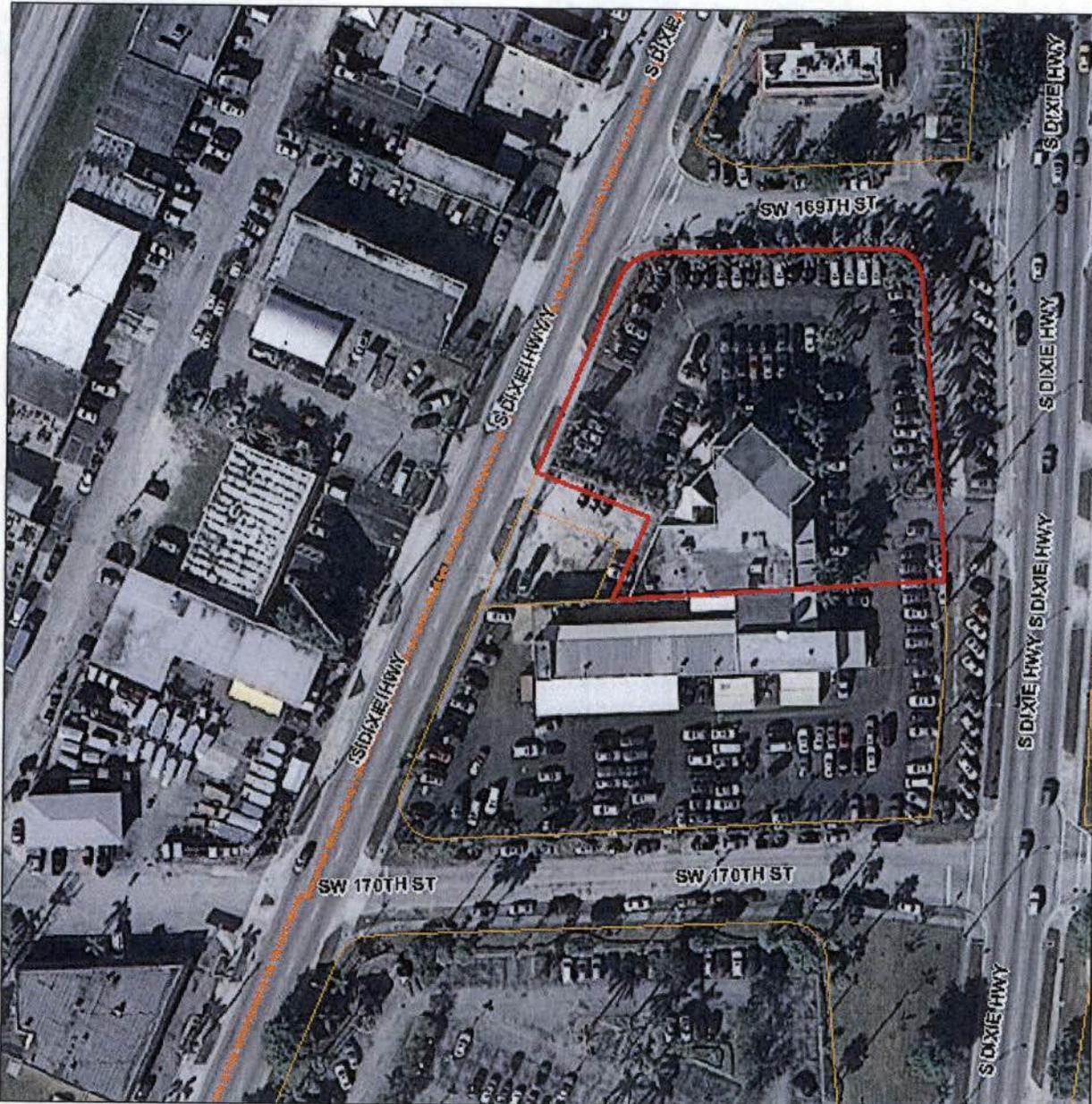
Sale Information:			
Sale Date:	3/1988	0/0	0/0
Sale Amount:	3722464	0	0
Sale O/R:	13617-0033		

Assessment Information:		
Year:	2014	2013
Land Value:	0	1098550
Building Value:	0	760209
Market Value:	0	1858759
Assessed Value:	0	1858759
Homestead Exemption:	0	0
Senior Exemption:	0	0
Agricultural Exemption:	0	0
Widow Exemption:	0	0
Disabled Exemption:	0	0
Veteran Exemption:	0	0

ZONING HISTORY

LCA Acquisition Corporation (South Motors Infinity)

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	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 Preston 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 Ferrins 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), Ferrins, 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)
) SS.
COUNTY OF DADE)

I, E. B. LEATHERMAN, Clerk of the Circuit Court in and for Dade County, Florida, and Ex-Officio Clerk of the Board of County Commissioners of said County, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of 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. Czebrinski

CCC:M
Enc.

CC L. O. Rogers

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

IV-31

Fred
Nichols

W.S. # 1 North Bound

Baptist
Church

Ohio St

Lotter House

John F. Kinney
Residence

Garage

W.S. # 1 South Bound

Corner
Garage

Ed.
Knight

Lot.

Miss
McKinnis

Georgetown
Filling Station

RECORDED
INDEXED
MAY 19 1925
COUNTY CLERK
COLUMBUS, OHIO

RESOLUTION NO. 8738

The following resolution was offered by Commissioner _____

Hugh Peters, seconded by Commissioner _____

Grant Stockdale, 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-2A (Special Business - Masonry) to permit offstreet parking and a point of sale sign for "Lobster House" on the North 220 feet, Tract 3, and Lot 13, Block 3, Lindley Perrine Center (Plat Book 25, Page 17) (Revised Plat Book 38, Page 29); South side of Ohio Street (SE 169 Street) between Northbound and Southbound lanes of US #1, 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 the application be approved on a special permit basis subject to the following conditions:

1. The sign shall remain at its present location.
2. Controlled entrances and exits must be provided.
3. That a plot use plan be submitted to, and meet with the approval of, the Zoning Director; said plan to include, among other things, location of structures, offstreet parking areas, landscaping, entrances, exits, etc.
4. That the use be established and maintained in accordance with the approved plan.

WHEREAS, it appears to this Board that the requested change of zone would not be in accord with the overall comprehensive zoning plan for Dade County, Florida, but that the special permit as recommended by the Zoning Commission would be in accord therewith;

NOW THEREFORE BE IT RESOLVED by the Board of County Commissioners, Dade County, Florida, that the requested change of zone be and the same is hereby denied, but 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, 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:

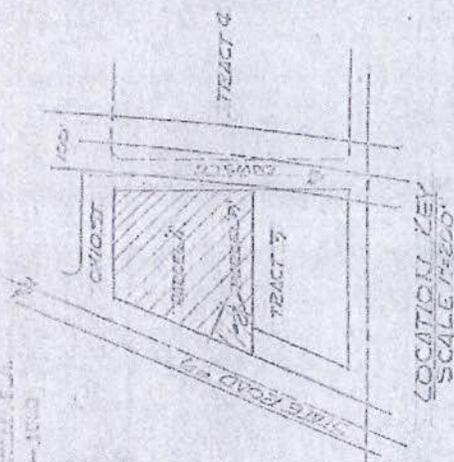
Enclosed is a copy of Resolution No. 8738 adopted by the Board of County Commissioners, Dade County, Florida, approving a special permit for off-street parking and point of sale sign for the "Lobster House" located in Lindley-Perrine Center Subdivision. I would suggest that the required plot use plan (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

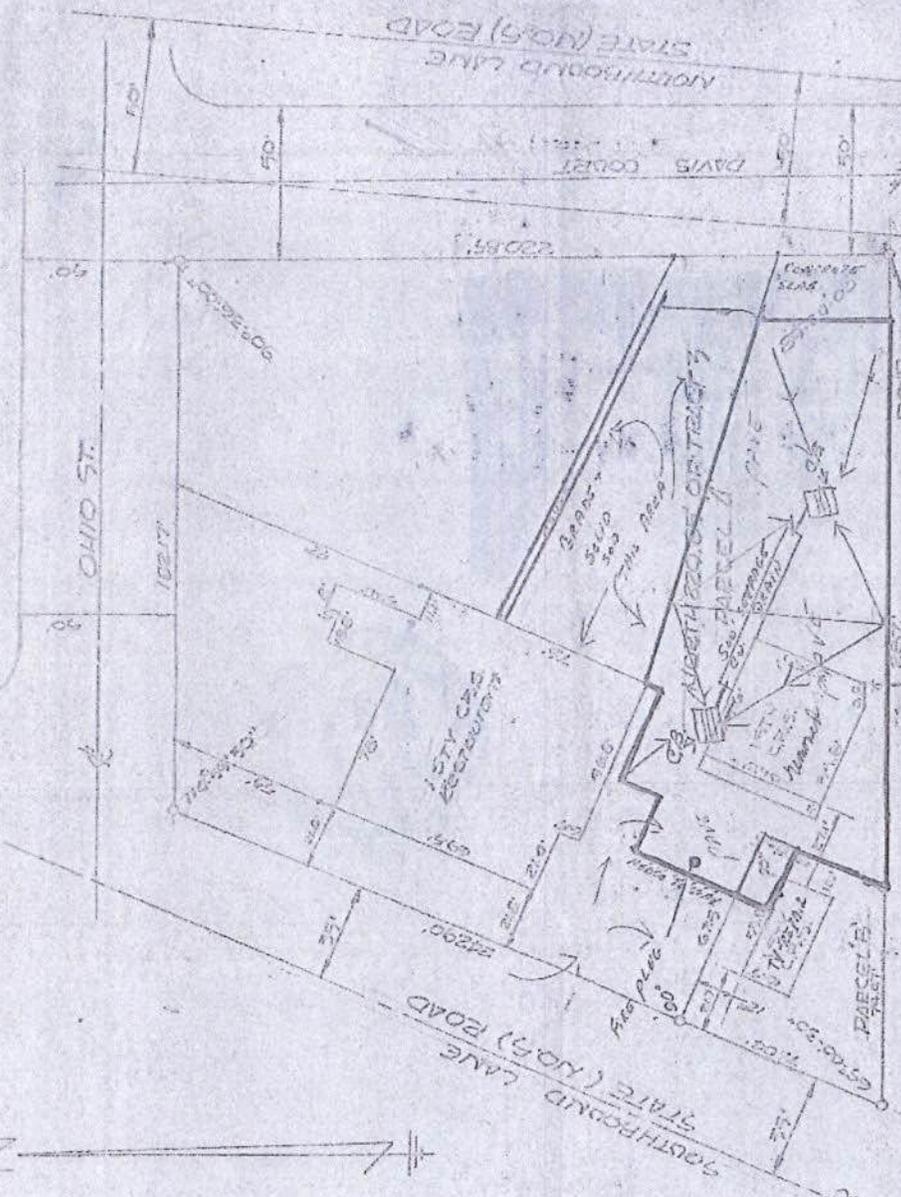
Wm. S. CARROLL & ASSOC.
 LAND SURVEYORS
 1000 N. W. 10th St., Miami, Fla.
 PHONE BRICK 1-3300



SPOT SURVEY FOR: Charles F. Smith
 3550 Miami Trail
 North Naples, Florida.

DATE: October 21, 1953.
 SPOT SURVEY OF: Parcel was surveyed on the North 220.85 feet of Tract 3 of REVISED INTERIM PLANNING CHARTER, as recorded in Plat Book 88 at page 28 of the Public Records of Dade County, Fla. The following described Parcel was: Begin at the Southeast corner of the North 220.85 feet of the arc-mentioned Tract 3; thence run Northerly along the Southeastern right-of-way line of the Southward Lane of State Road No. 5 a distance of 21.04 feet, more or less; thence at right angles run Southerly a distance of 87.5 feet; thence at right angles run Southerly parallel with the aforementioned State Road No. 5 a distance of 39.56 feet, more or less, to the South line of the North 220.85 feet of said Tract 3; thence run West-erly 74.47', more or less, to the point of Beginning, lying in Dade County, Florida.

William S. Carroll
 William S. Carroll
 Reg. Surveyor No. 10
 State of Florida

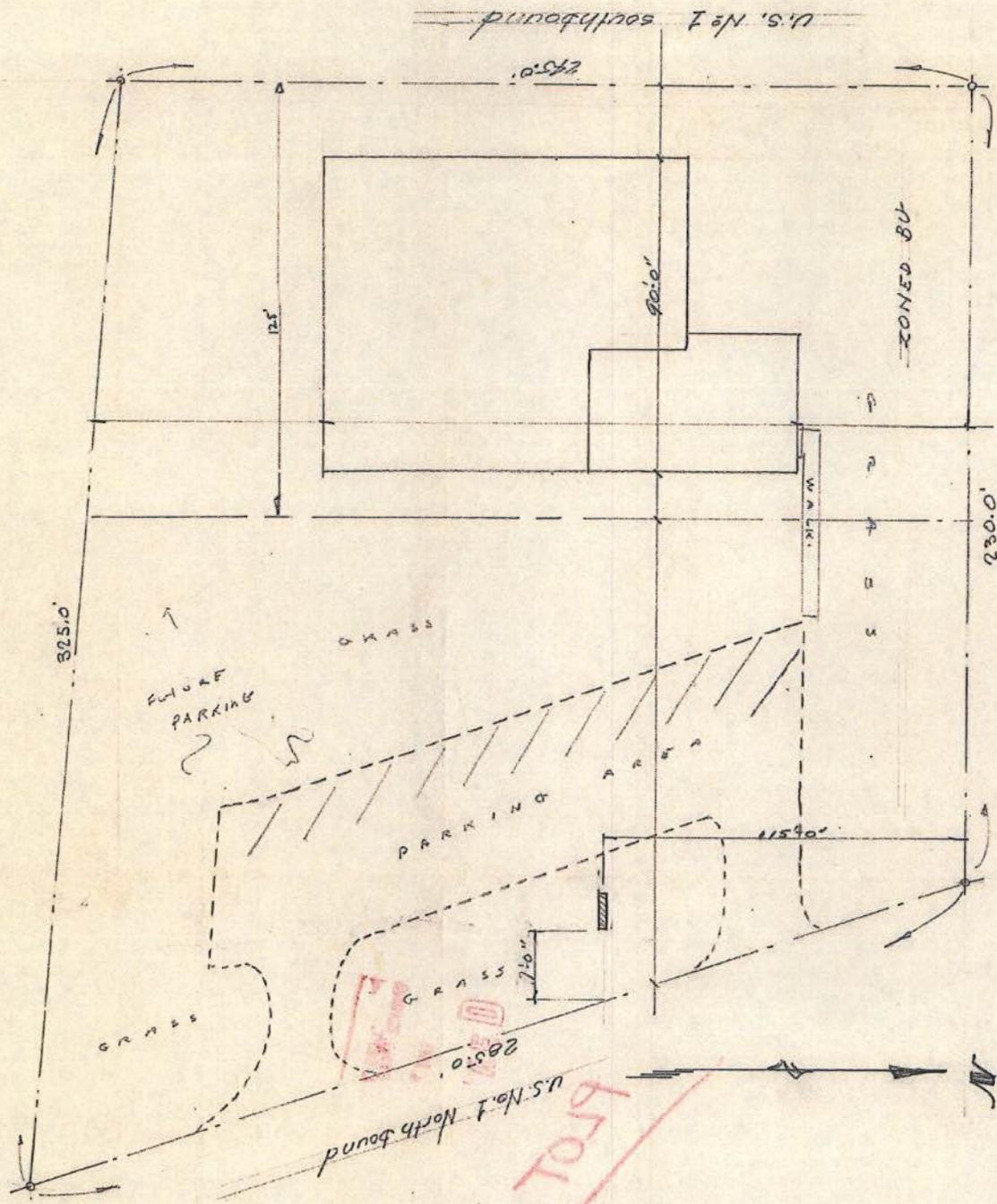


DETAIL OF PARCELS 1 & 2
 SCALE 1/200

DRIVES TO BE IN ACCORDANCE
 WITH PUBLIC WORKS MANUAL PART
 1 - STANDARD DETAILS R-12.5 PUB.
 WORKS DEPT. R-1st R-41 PWD

No new station
 sets No

Copy & arrange OK
John C. T. Johnson
 Dir. PWD 11-3-65



Plot Plan
1:30.0

LOCATION DWG. FOR
LOBSTER HOUSE
PERINE
ELECTRO NEON
65 NW. 6th ST.

Plot Plan

1 for this file
 1 for safe
 1 for records
 JT

CP 57507

Out in this file

8738

9/55

JT

Smith (Lindly Paine Clatsop)

33-53-40



APPROVED BY	DATE	PROJECT NO.
	11-3-65	
MECHANICAL		
ELECTRICAL		
PLUMBING		
SEPTIC TANKS		
DRAIN FIELD		

Subject to compliance with all Federal, State and County Laws, Rules and Regulations.
 Under County jurisdiction and responsibility for enforcement of all months from these plans.

THIS COPY OF PLANS MUST BE AVAILABLE AT BUILDING SITE OR NO INSPECTOR WILL BE GIVEN.

REQUIRED INSPECTOR IS	By	Date
LOT STAKES		
FOUNDATION		
FRAMING		
ROOFING		
FINAL CONSTRUCTION		
ROUGH ELEC.		
FINAL ELEC.		
ROUGH PLUM.		
FINAL PLUM.		
SEWER		
SEWER		

RESOLUTION NO. 3-ZAB-53-65

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

Neal Adams	absent	Thomas B. Walker	aye
Frank P. Reynolds	absent	H. H. Wood	aye
Virginia Salley	aye	Andrew Lee	aye
Gordon Severud	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, Lindley Perrine Center Rev.
(PB 33, Pgs. 29) less the following described Parcel B: Begin
at the SW/ly corner of the N. 220.85' of the aforementioned
Tract 3; th. run NE/ly along the SE/ly 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 SE/ly a distance of 67.5';
th. at right angles run SW/ly 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/ly 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 9th day of February, 1966.

Heard 2/9/66
No. 65-2-27.
2/17/66
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-ZAB-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

CCC: OW

Enclosure

bcc: 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

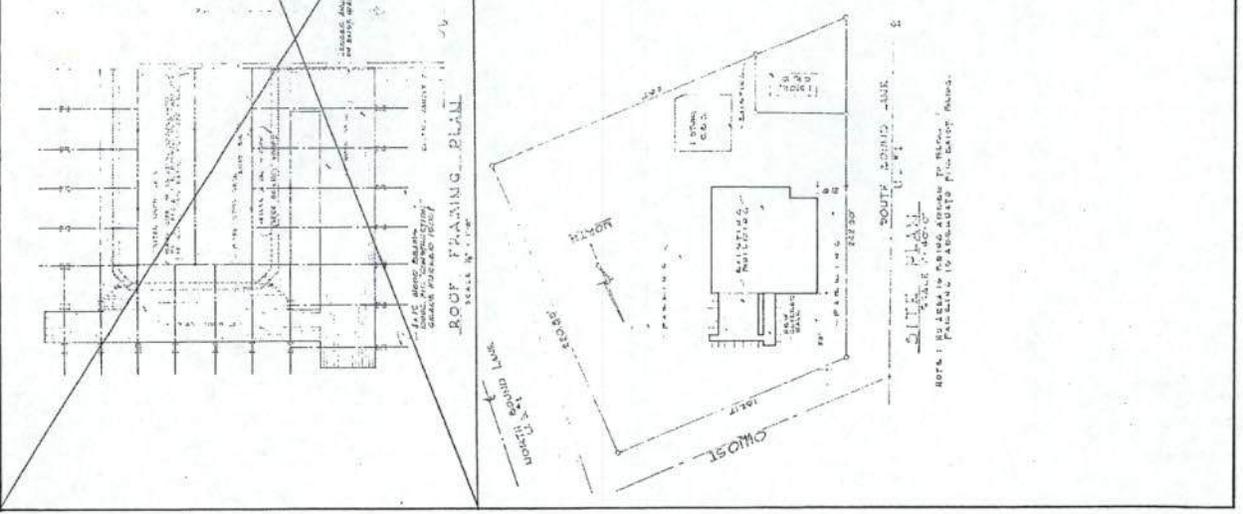
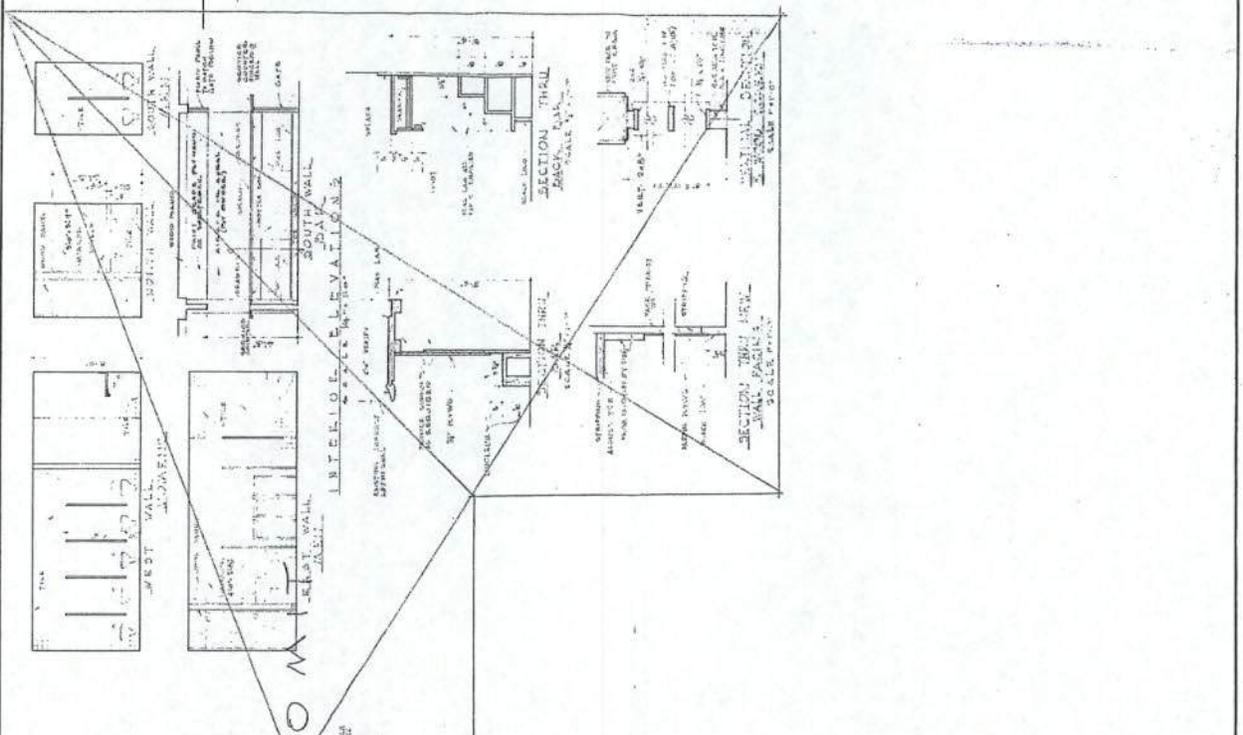
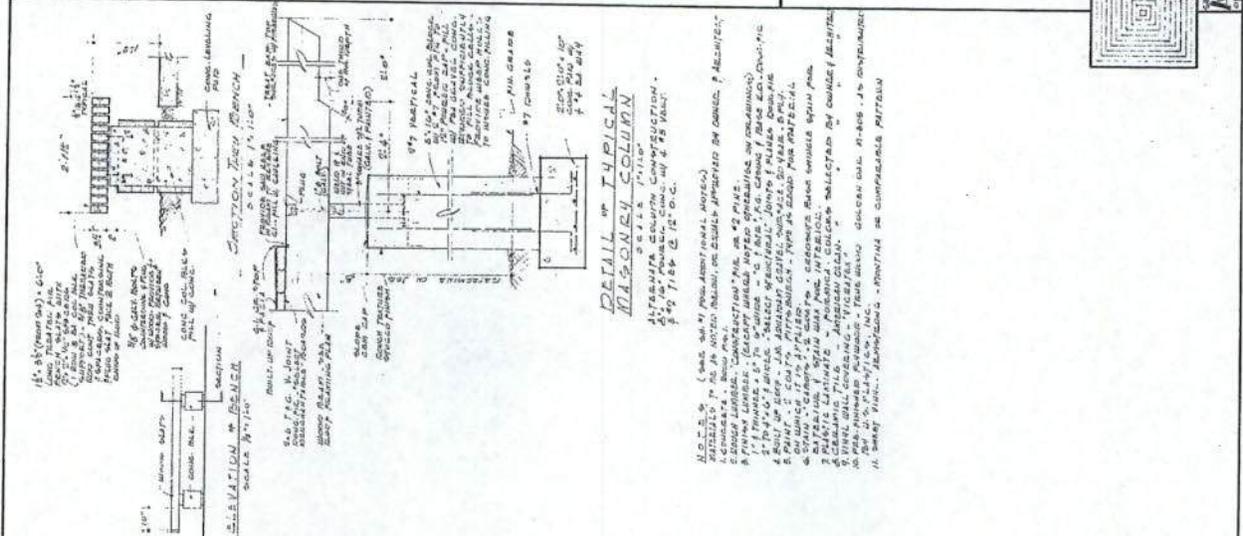
Mr. Walker: I move approval.

Mr. Severud: Second.

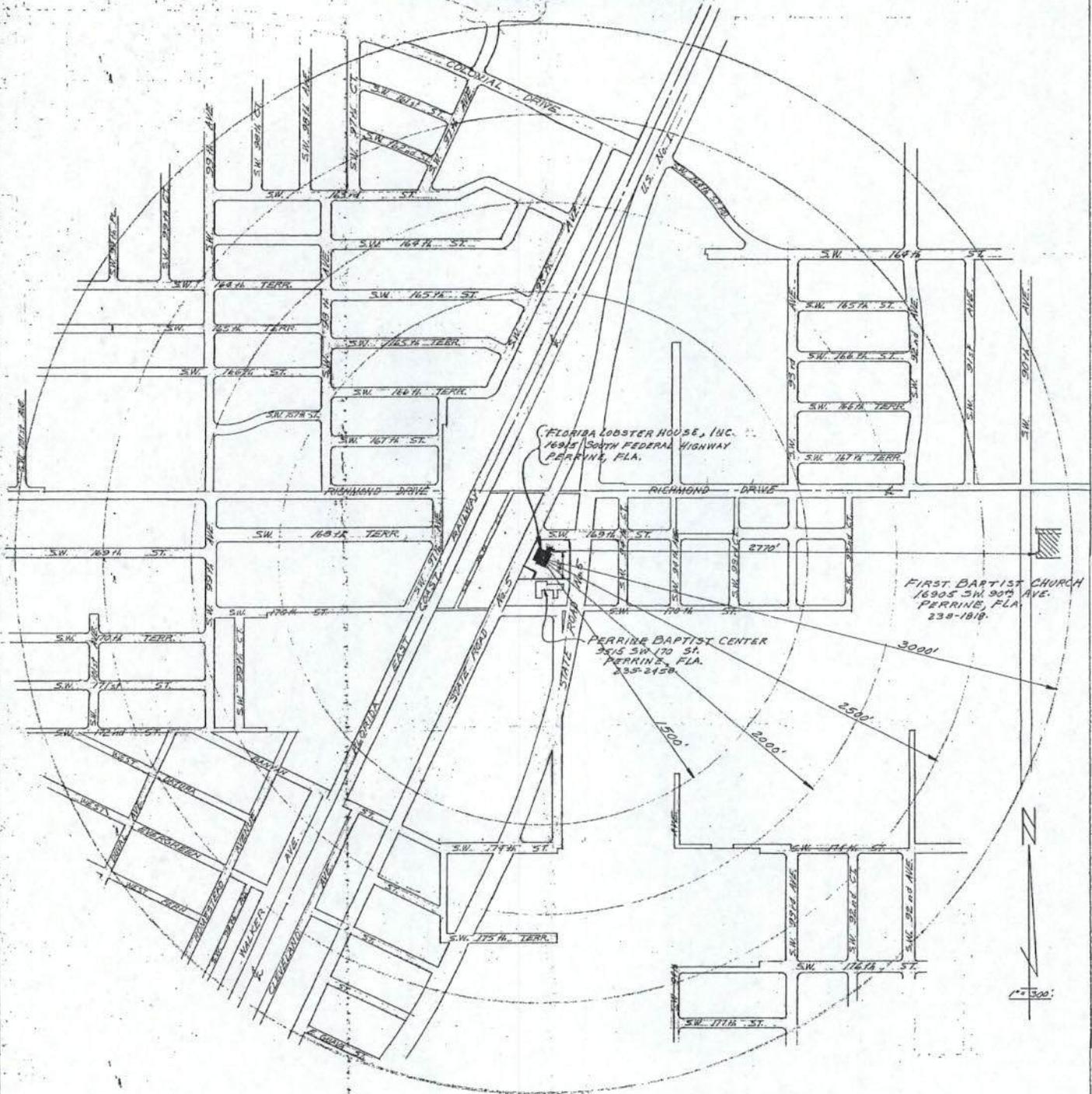
Chairman Lee: Is there any discussion on the motion? All those opposed to the motion signify by raising their right hand. The motion carries for approval 5-0.

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.)



1315 S. BENTLEY AVENUE, CHICAGO, ILL.
 PROJECT NO. 100-100-100
 DATE: 10-15-55
 SHEET NO. 13



LIQUOR SURVEY SKETCH PREPARED FOR:
 Florida Lobster House, Inc.
 16915 South Federal Highway
 Miami, Florida.

DATE: November 29, 1965.

LEGAL DESCRIPTION: PARCEL "A": The North 220.65' of Tract 3 of REVISED PLAT OF LINDLEY PERRINE CENTER, as recorded in Plat Book 36 at Page 29 of the Public Records of Dade County, Florida, less the following described PARCEL "B": Begin at the Southwesterly corner of the North 220.65' of the aforementioned Tract 3; thence run Northeasterly along the southeasterly right-of-way line of the Southbound lane of State Road No. 5 a distance of 71.04', more or less; thence at right angles run Southeasterly a distance of 67.5'; thence at right angles run Southwesterly parallel with the aforementioned State Road No. 5 a distance of 59.35', more or less, to the South line of the North 220.65' of said Tract 3; thence run westerly 74.47', more or less, to the Point of Beginning, lying in Dade County, Florida.

NOTE: There are no liquor establishments within 1500', and no schools, or churches within 3000', except as shown on the attached sketch.

WE HEREBY CERTIFY: That the attached sketch and the information thereon is true and correct to the best of our knowledge and belief.

William S. Console
 William S. Console
 Reg. Surveyor #1019
 State of Florida

RECEIVED
 JAN 28 1966
 DADE CO. PLNG. & ZONING



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:

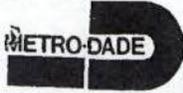
That each of the two (2) detached signs shall not exceed 80 square feet in area.

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

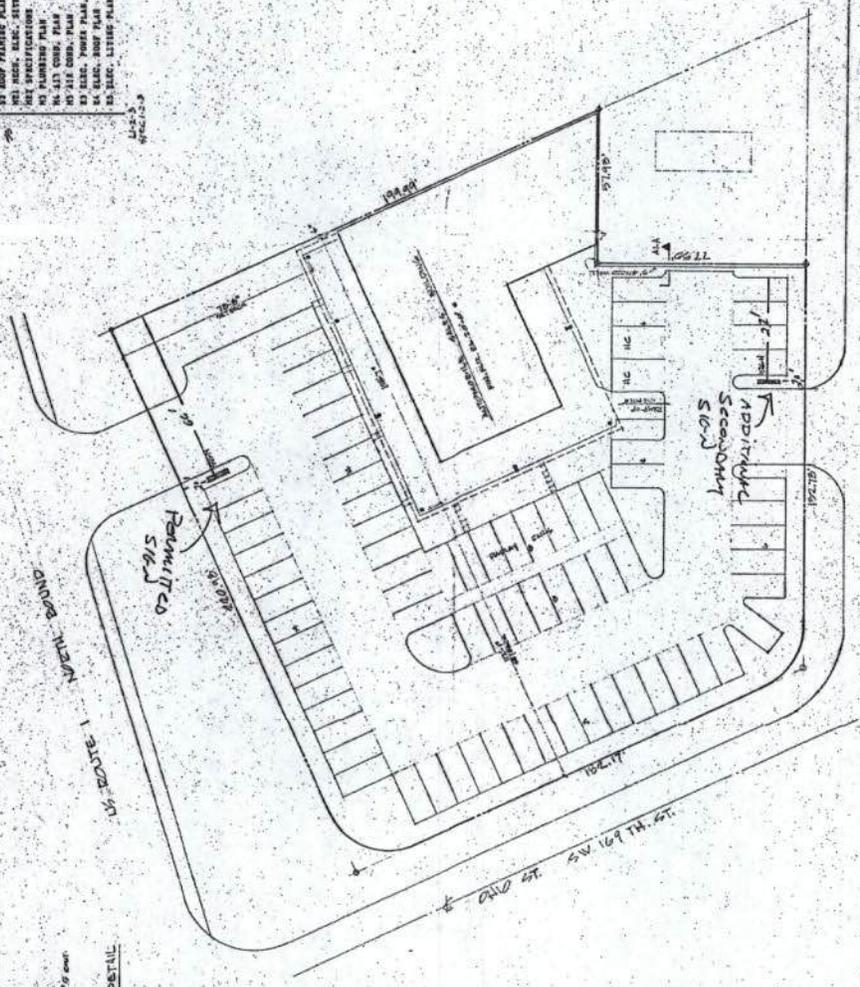
NO. 1	1/2" = 1' - 0"
NO. 2	1/4" = 1' - 0"
NO. 3	3/8" = 1' - 0"
NO. 4	1/2" = 1' - 0"
NO. 5	3/4" = 1' - 0"
NO. 6	1" = 1' - 0"
NO. 7	1 1/4" = 1' - 0"
NO. 8	1 1/2" = 1' - 0"
NO. 9	1 3/4" = 1' - 0"
NO. 10	2" = 1' - 0"
NO. 11	2 1/4" = 1' - 0"
NO. 12	2 1/2" = 1' - 0"
NO. 13	2 3/4" = 1' - 0"
NO. 14	3" = 1' - 0"
NO. 15	3 1/4" = 1' - 0"
NO. 16	3 1/2" = 1' - 0"
NO. 17	3 3/4" = 1' - 0"
NO. 18	4" = 1' - 0"
NO. 19	4 1/4" = 1' - 0"
NO. 20	4 1/2" = 1' - 0"
NO. 21	4 3/4" = 1' - 0"
NO. 22	5" = 1' - 0"
NO. 23	5 1/4" = 1' - 0"
NO. 24	5 1/2" = 1' - 0"
NO. 25	5 3/4" = 1' - 0"
NO. 26	6" = 1' - 0"
NO. 27	6 1/4" = 1' - 0"
NO. 28	6 1/2" = 1' - 0"
NO. 29	6 3/4" = 1' - 0"
NO. 30	7" = 1' - 0"
NO. 31	7 1/4" = 1' - 0"
NO. 32	7 1/2" = 1' - 0"
NO. 33	7 3/4" = 1' - 0"
NO. 34	8" = 1' - 0"
NO. 35	8 1/4" = 1' - 0"
NO. 36	8 1/2" = 1' - 0"
NO. 37	8 3/4" = 1' - 0"
NO. 38	9" = 1' - 0"
NO. 39	9 1/4" = 1' - 0"
NO. 40	9 1/2" = 1' - 0"
NO. 41	9 3/4" = 1' - 0"
NO. 42	10" = 1' - 0"
NO. 43	10 1/4" = 1' - 0"
NO. 44	10 1/2" = 1' - 0"
NO. 45	10 3/4" = 1' - 0"
NO. 46	11" = 1' - 0"
NO. 47	11 1/4" = 1' - 0"
NO. 48	11 1/2" = 1' - 0"
NO. 49	11 3/4" = 1' - 0"
NO. 50	12" = 1' - 0"

SOUTH CHRYSLER PLYMOUTH


DONALD THOMAS SMITH ARCHITECT
 2200 N. W. 10th Ave., Suite 200
 Fort Lauderdale, Florida 33304

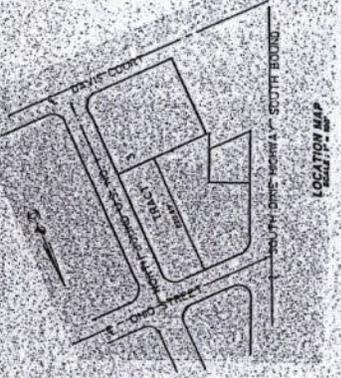
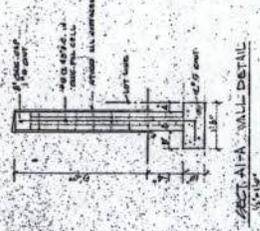
DATE	10/27/69
PROJECT	AT
SCALE	1/4" = 1' - 0"
BY	JTS
CHECKED	

- SHEET SCHEDULE**
- AS SITE PLAN
 - AT FLOOR PLAN
 - AA ELEVATIONS
 - AB SECTIONS
 - AC EXTERIOR ELEVATIONS
 - AD FOUNDATION PLAN
 - AE MECHANICAL PLAN
 - AF ELECTRICAL PLAN
 - AG PLUMBING PLAN
 - AH LIFT CONN. PLAN
 - AI AIR COND. PLAN
 - AJ CONC. FORMS PLAN, SCHEDULE
 - AK CONC. LITERS PLAN

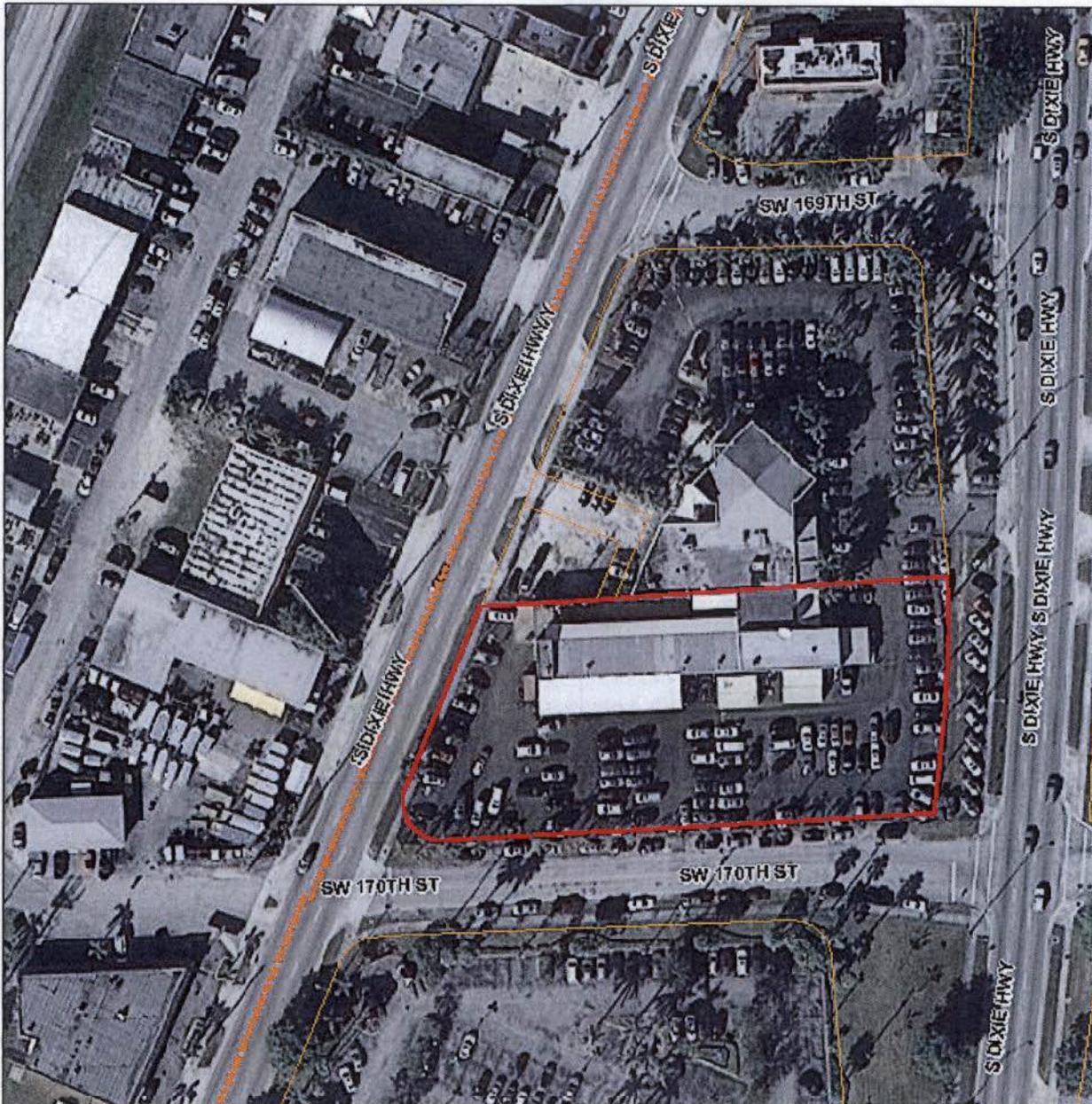


US ROUTE 1 DIXIE HWY SOUTH SOUND
SITE PLAN
 10/27/69

 REGISTERED PROFESSIONAL ENGINEER
 NO. 4, 1968
 STATE OF FLORIDA



NET LOT AREA, SQ. FT.	64,377
NET LOT AREA, AC.	1.48
NET LOT AREA, SQ. YD.	7,163
NET LOT AREA, SQ. M.	6,807
TOTAL LANDING AREA	15.1
% LOT COVERAGE, PARKING	23.5
% LOT COVERAGE, BUILDING	11.5
% LOT COVERAGE, LANDSCAPING	6.0
% TOTAL COVERAGE, PARKING	35.0
% TOTAL COVERAGE, BUILDING	17.5
% TOTAL COVERAGE, LANDSCAPING	9.5
% TOTAL COVERAGE, TOTAL	62.0
FLOOR AREA RATIO	0.235
MINIMUM OF BUILDING	33.5
MAXIMUM OF BUILDING	100.0



Summary Details:	
Folio:	3350330030030
Site Address:	9515 SW 170 ST
	Bing Maps
	Street View
	County Permits by Folio
	County Permits by Address
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

DADE 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)
N/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: Secend.

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

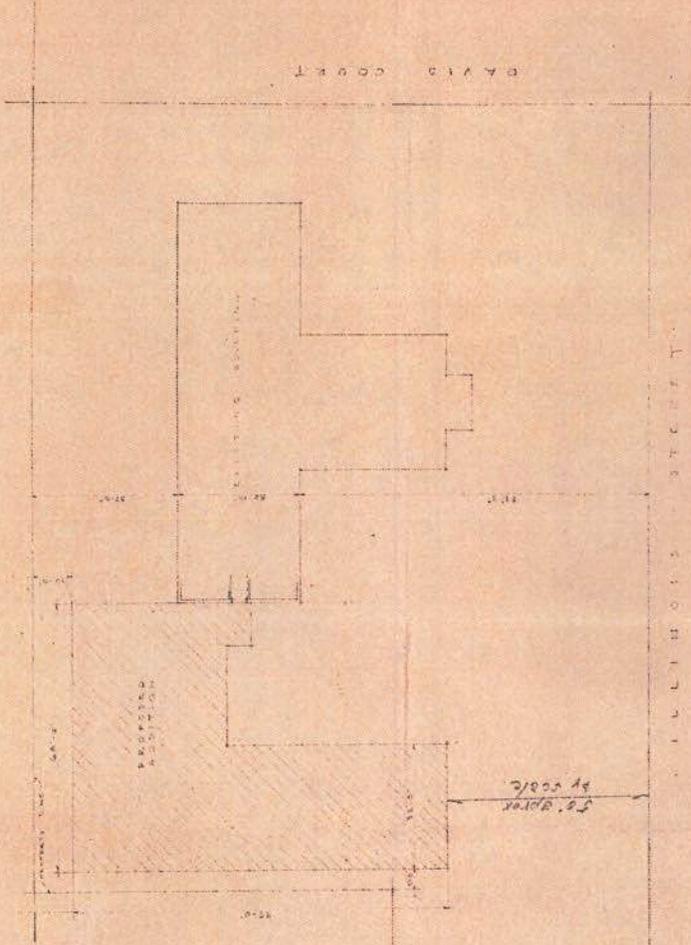
"CHAIRMAN CULLEN: It has been moved and seconded that the variances be granted, provided the applicant secures a waiver from the adjoining property owners. All in favor signify by saying so; opposed, no.

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

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



DAVID COURT



PERKINS, HARRY, ARCHITECTS
PERKINS BAPTIST CHURCH
PERKINS

200 N.W. 7th St.
Arlington
SPRINGFIELD, MISSOURI

MULLENBORG STREET

50' 0/100' by 50' 0/100'

Received
JUN 11 1951

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: Hearig 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,

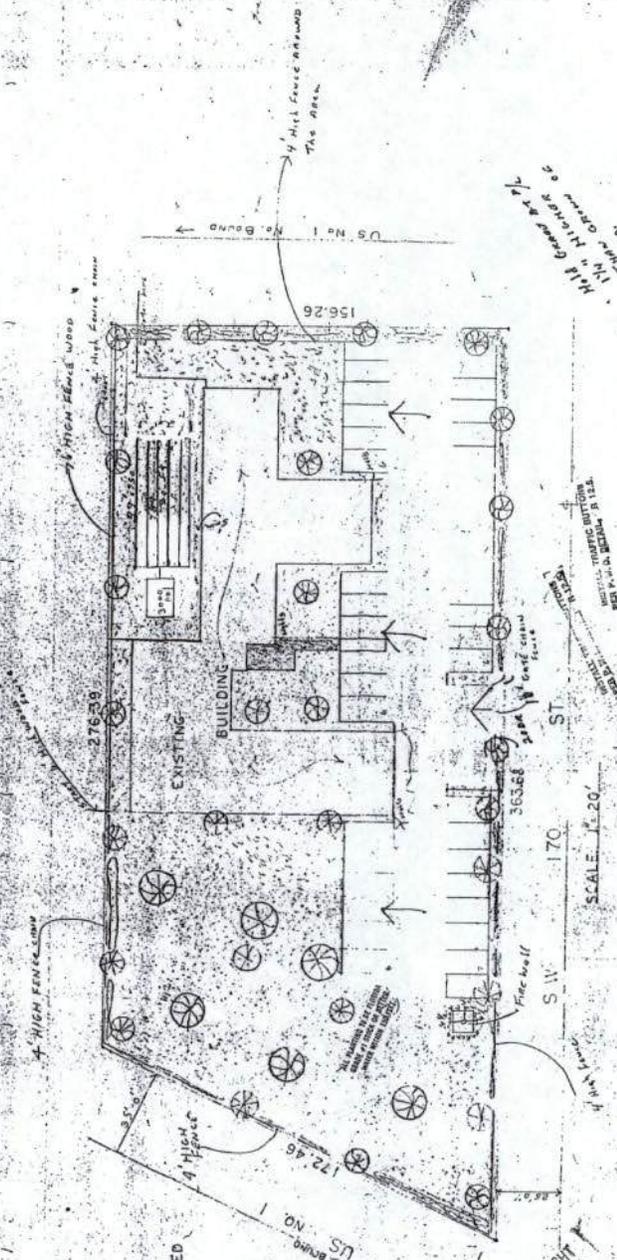
Chester C. Czebrinski
Assistant Director

CCC:ms

cc: Enforcement Division,

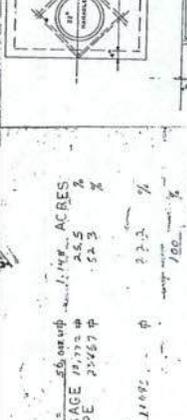
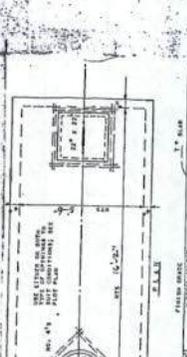
cc: Enforcement Division

REV. 5-8	DATE
REV 7-28-78	BY
REV 8-14-78	BY
REV 8-27-78	BY



Handwritten notes:
 Hill Green 2 1/2
 1/2 in. 1/2 in. 1/2 in. 1/2 in.
 1/2 in. 1/2 in. 1/2 in. 1/2 in.

NOTES:
 1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 3. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 4. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 5. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.



32 PARKING SPACES FURNISHED
 32 REQUIRED
 TOTAL FLOOR AREAS (2)
 12,222 SQ. FT.
 CHERRY HEDGE
 OLIVE TREE 10' MIN.
 OVER 5000 SQ. FT. LANDSCAPED

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

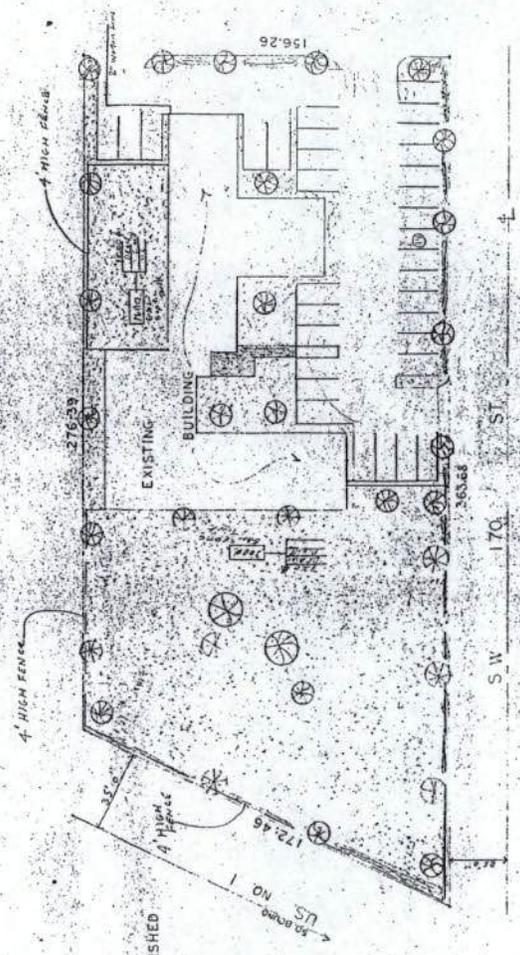
NET LAND AREA 2.142 ACRES
 BLDG. FOOTPRINT 1,175 sq ft
 OPEN LAND SCAPE 2,547 sq ft
 WALKS 205 sq ft
 PARKING PAVING 1,192 sq ft



CHERNOWSKY, RUSS, SAUL FOR ARCHITECTS
 9515 SW 170 STREET
 MIAMI, FLORIDA

REV 5-25-78	BY
REV 7-25-78	BY

REV 5-25-78
REV 7-25-78



32. PARKING SPACES FURNISHED
32. REQUIRED.
TOTAL FLOOR AREAS (2)
12,772.50 SQ. FT.

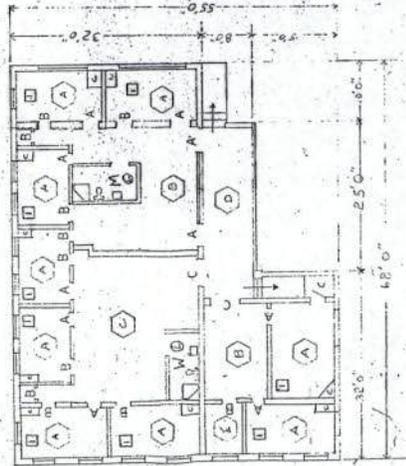
CHERRY HEDGE
CLIVE IBEE
OVER 8000 SQ. FT. LANDSCAPED

S.W. 170 ST.
SCALE: 1" = 20'

NET LAND AREA	1.147	ACRES
BUILDING FOOTPRINT	545	SQ. FT.
OPEN LANDSCAPE	24219	SQ. FT.
WALKS	305	LINEAR FEET
PARKING	32	SPACES
PAVING	11,895	SQ. YARDS

16.5' x 8'
11' x 5'

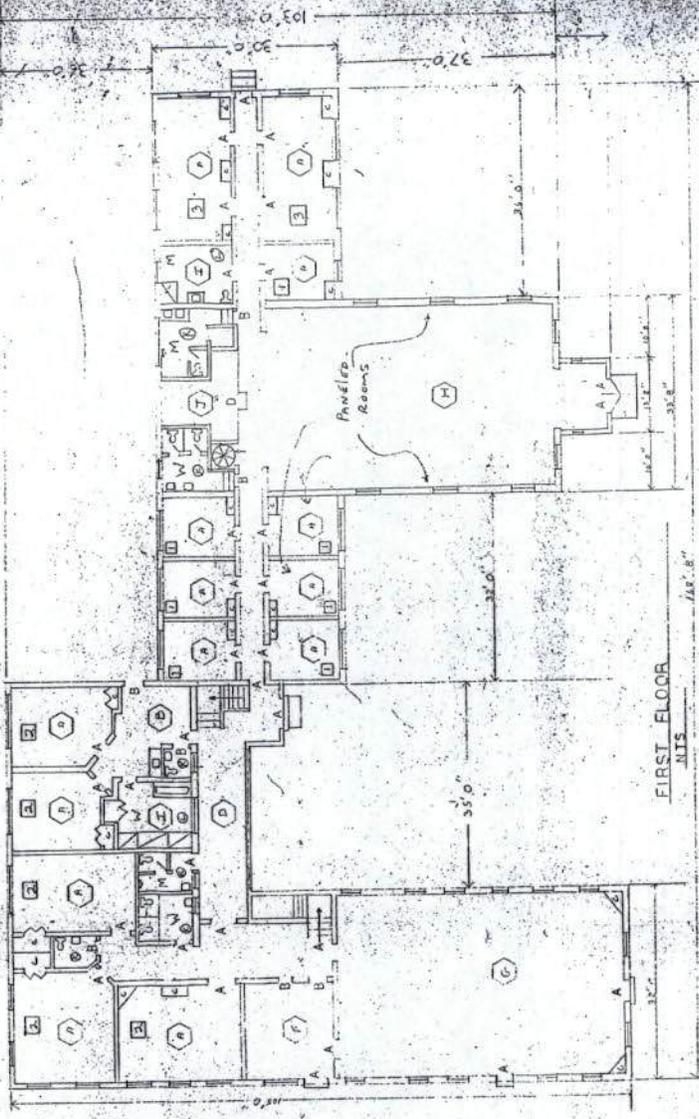
ERNOWSKY, RUSS SAUL
9515 SW 170 STREET
MIAMI, FLORIDA



SECOND FLOOR

NTS

FIRST FLOOR 10564 SQ. FT.
 SECOND FLOOR 2208 SQ. FT.
 TOTAL 12772 SQ. FT.



FIRST FLOOR

NTS 118' 8"

- ⓐ BEDROOM
- ⓑ BATHROOM
- ⓒ DRESSING ROOM
- ⓓ HALL
- ⓔ KITCHEN
- ⓕ BREAKFAST ROOM
- ⓖ DINING ROOM
- ⓗ LIVING ROOM
- ⓓ HALL
- ⓙ STAIRS
- ⓚ OFFICE
- ⓛ ENTRY
- ⓜ MEN
- ⓝ WOMEN
- ⓞ STORAGE ROOM
- ⓟ

- ⓐ BEDROOM
- ⓑ BATHROOM
- ⓒ DRESSING ROOM
- ⓓ HALL

TOILETS	WOMEN	PRIVATE
MEN	5	2
	4	2
	2	
	4	
	1	

WATER CLOSETS
 SINKS
 URINALS
 SHOWER
 TUB

PARKING 32 CARS
 BALANCE TO BE LANDSCAPE

DOORS
 A 32"
 B 32"
 C 30" (2)
 D GLASS



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

REF 7-46-79

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 substantially 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:

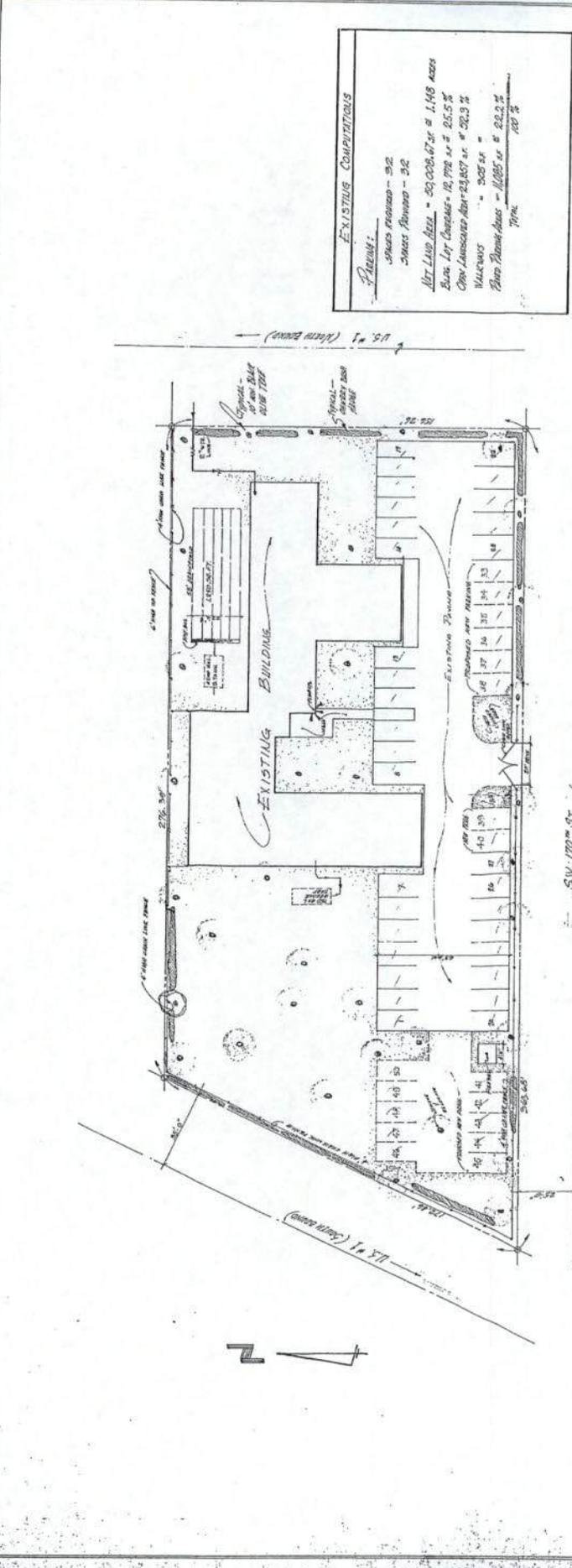
Enclosed herewith is a copy of Resolution No. 4-ZAB-164-80 adopted by the Metropolitan Dade County Zoning Appeals Board, approving your application concerning the above subject matter.

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 COMPUTATIONS

Plants:
 - Spruce - 92
 - Maple - 92

Net Land Area = 30,008.67 sq ft @ 1.148 acres
 Open Landscaping Area = 10,772 sq ft @ 22.5%
 Open Landscaping Area = 23,857 sq ft @ 22.3%
 Walkways = 302 sq ft @ 22.2%
 Total Planting Area = 11,085 sq ft @ 22.2%
 21%.

PROPOSED COMPUTATIONS

Plants:
 - 20 Spruce
 - 20 Maple

Net Land Area = 30,008.67 sq ft @ 1.148 acres
 Existing Open Landscaping Area = 10,772 sq ft @ 22.5%
 Open Landscaping Area = 23,857 sq ft @ 22.3%
 Walkways = 302 sq ft @ 22.2%
 Total Planting Area = 11,085 sq ft @ 22.2%
 21%.

EXISTING OCCUPANCY = 52 PERSONS
PROPOSED OCCUPANCY = 50 PERSONS
SEPTIC TANK SIZE PROPOSED:
 - 50 GALLON PER PERSON PER DAY
 - 50 GALLON PER PERSON PER DAY
RECALCULATED SEPTIC TANK SIZE:
 - 50 GALLON PER PERSON PER DAY
 - 50 GALLON PER PERSON PER DAY

LANDSCAPING LOCATION

DATE: 11/17/77
 DRAWN BY: PHILIP SOKOMON
 CHECKED BY: PHILIP SOKOMON
 PROJECT: 641-1823
 ADDRESS: 11626 S.W. 11th St., Miami, Florida 33155
 CLIENT: Mr. & Mrs. J. J. Sokomon

Handwritten note: Parking - 11626 S.W. 11th St. 11/17/77

641-1823

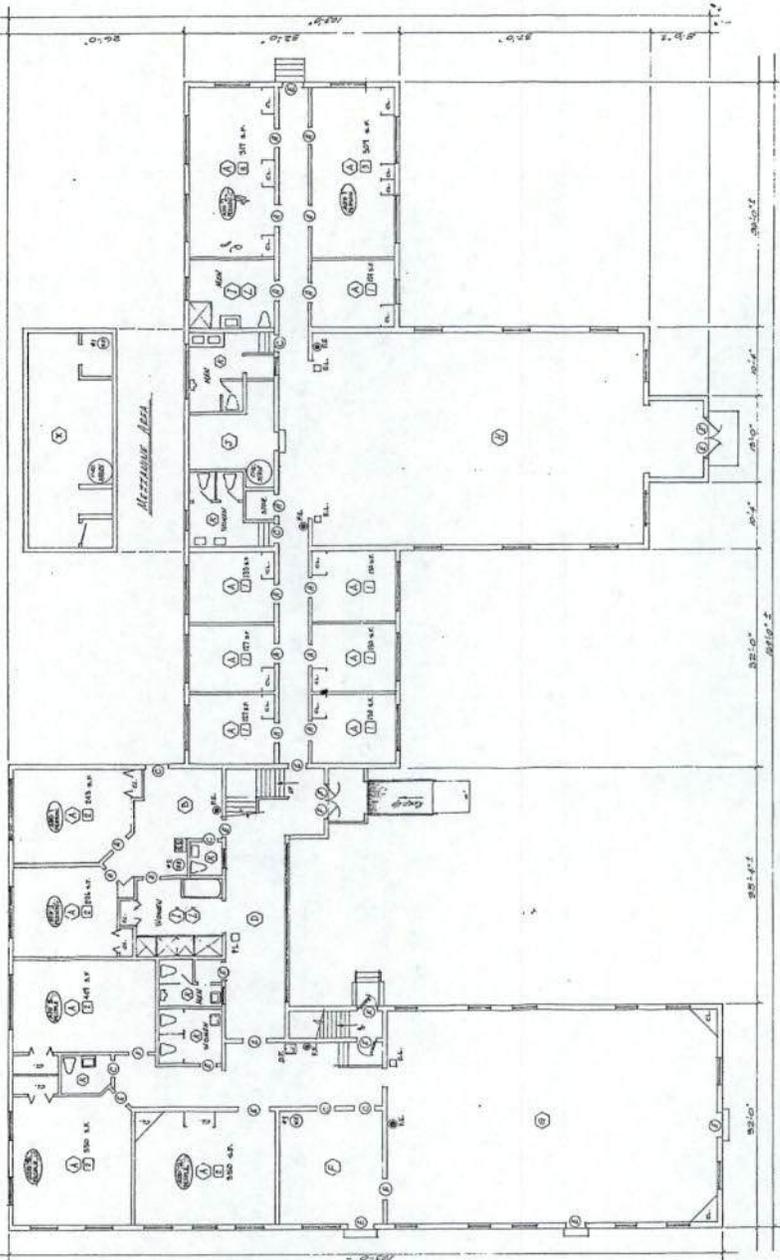


Philip Sokomon . . . ARCHITECT

SOUTH MIAMI FLORIDA

Handwritten note: Planning - 11626 S.W. 11th St. 11/17/77

Existing Occupancy Count = 22
 Proposed Occupancy Count = 29
 New Planned Occupancy = 18 - 20



GENERAL NOTES

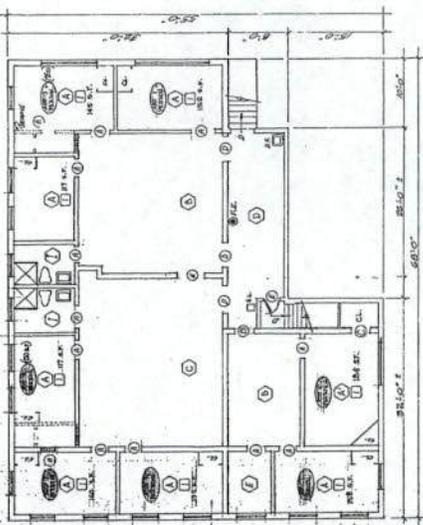
1. OCCUPANCY COUNTS FOR ALL ROOMS SHALL BE 100 PER ROOM UNLESS OTHERWISE NOTED.
2. OCCUPANCY COUNT FOR ALL ROOMS SHALL BE 100 PER ROOM UNLESS OTHERWISE NOTED.
3. OCCUPANCY COUNT FOR ALL ROOMS SHALL BE 100 PER ROOM UNLESS OTHERWISE NOTED.
4. OCCUPANCY COUNT FOR ALL ROOMS SHALL BE 100 PER ROOM UNLESS OTHERWISE NOTED.

DOOR SYMBOLS:
 1 - 30 MIN. GLASS
 2 - 60 MIN. GLASS
 3 - 90 MIN. GLASS

FIRST FLOOR PLAN @ 1/8" = 1'-0"

FLOOR PLAN SYMBOL LEGEND:

- (A) - BEDROOM
- (B) - BATH
- (C) - KITCHEN
- (D) - LIVING RM.
- (E) - OFFICE
- (F) - MECHANICAL
- (G) - STAIRS
- (H) - HALL
- (I) - ENTRY
- (J) - MEZZANINE AREA
- (K) - STORAGE
- (L) - CLOSET
- (M) - BREAK ROOM
- (N) - CONFERENCE ROOM
- (O) - STORAGE
- (P) - MECHANICAL
- (Q) - MECHANICAL
- (R) - MECHANICAL
- (S) - MECHANICAL
- (T) - MECHANICAL
- (U) - MECHANICAL
- (V) - MECHANICAL
- (W) - MECHANICAL
- (X) - MECHANICAL
- (Y) - MECHANICAL
- (Z) - MECHANICAL



SECOND FLOOR PLAN @ 1/8" = 1'-0"

FLOOR AREA SUMMARY

First Floor	10,304 sq ft
Second Floor	2,208 sq ft
Total	12,512 sq ft

PLANNING FLOOR COUNT

Room	Count	Equipment
1	1	ME. CEMENTS
2	1	ME. CEMENTS
3	1	ME. CEMENTS
4	1	ME. CEMENTS
5	1	ME. CEMENTS
6	1	ME. CEMENTS
7	1	ME. CEMENTS
8	1	ME. CEMENTS
9	1	ME. CEMENTS
10	1	ME. CEMENTS
11	1	ME. CEMENTS
12	1	ME. CEMENTS
13	1	ME. CEMENTS
14	1	ME. CEMENTS
15	1	ME. CEMENTS
16	1	ME. CEMENTS
17	1	ME. CEMENTS
18	1	ME. CEMENTS
19	1	ME. CEMENTS
20	1	ME. CEMENTS
21	1	ME. CEMENTS
22	1	ME. CEMENTS
23	1	ME. CEMENTS
24	1	ME. CEMENTS
25	1	ME. CEMENTS
26	1	ME. CEMENTS
27	1	ME. CEMENTS
28	1	ME. CEMENTS
29	1	ME. CEMENTS
30	1	ME. CEMENTS
31	1	ME. CEMENTS
32	1	ME. CEMENTS
33	1	ME. CEMENTS
34	1	ME. CEMENTS
35	1	ME. CEMENTS
36	1	ME. CEMENTS
37	1	ME. CEMENTS
38	1	ME. CEMENTS
39	1	ME. CEMENTS
40	1	ME. CEMENTS
41	1	ME. CEMENTS
42	1	ME. CEMENTS
43	1	ME. CEMENTS
44	1	ME. CEMENTS
45	1	ME. CEMENTS
46	1	ME. CEMENTS
47	1	ME. CEMENTS
48	1	ME. CEMENTS
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81	1	ME. CEMENTS
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91	1	ME. CEMENTS
92	1	ME. CEMENTS
93	1	ME. CEMENTS
94	1	ME. CEMENTS
95	1	ME. CEMENTS
96	1	ME. CEMENTS
97	1	ME. CEMENTS
98	1	ME. CEMENTS
99	1	ME. CEMENTS
100	1	ME. CEMENTS

August 12/11

Back part of property being graded and prepared for paving along S.W. 170th. Curbs down between units 4, 6, 8, 10, 12, 14, 16, 18. Equipment parked to back of lot. Area of property sampled - not landscaped or graded.

Cost Est. of any landscaping or paving needed

Landscaping - estimate pits in yard

2 - mulch

1/2 day work

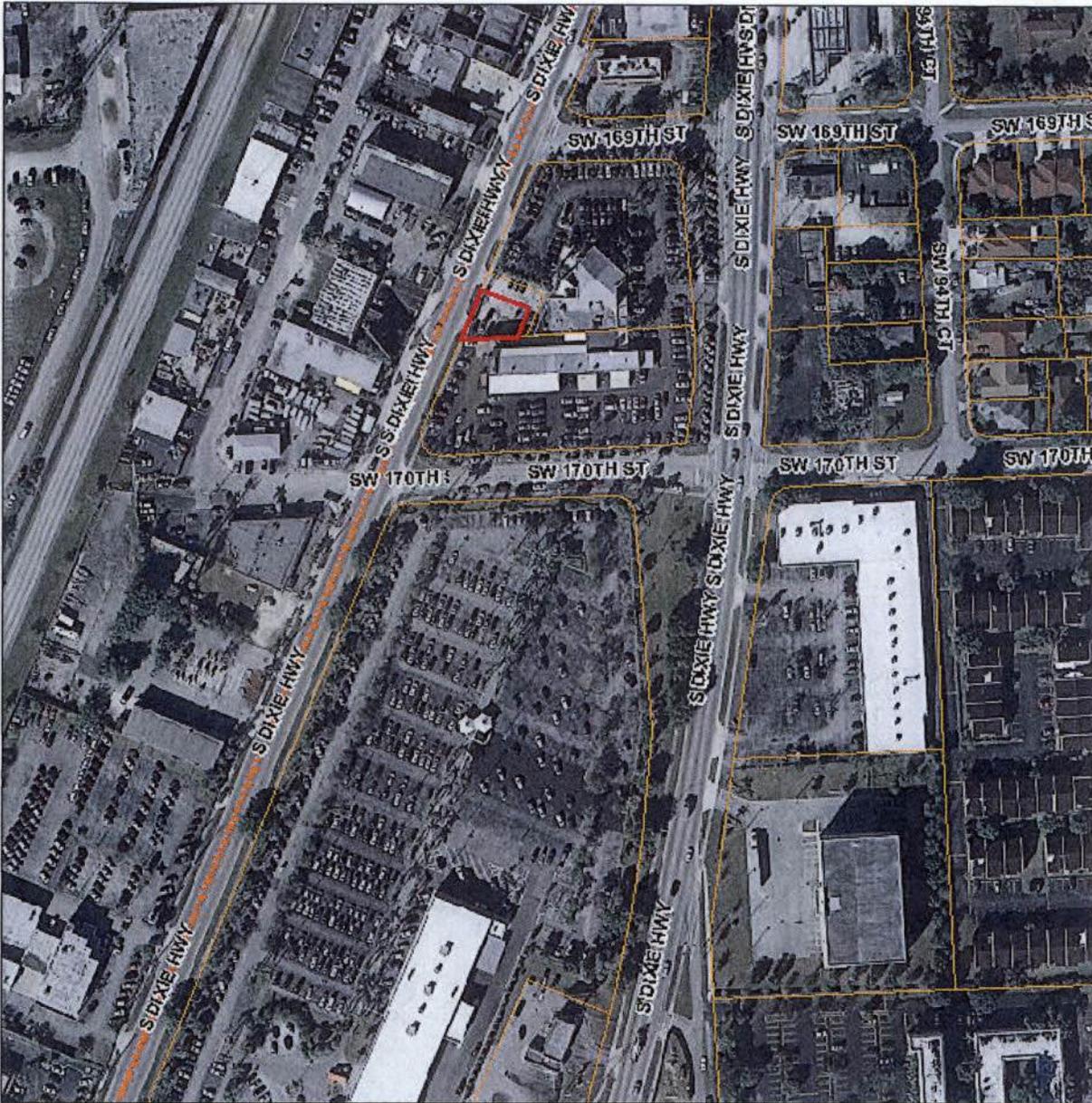
1/2 day - mulching area

4 - plants

2 - flowers

30651 KB

James
Coyne



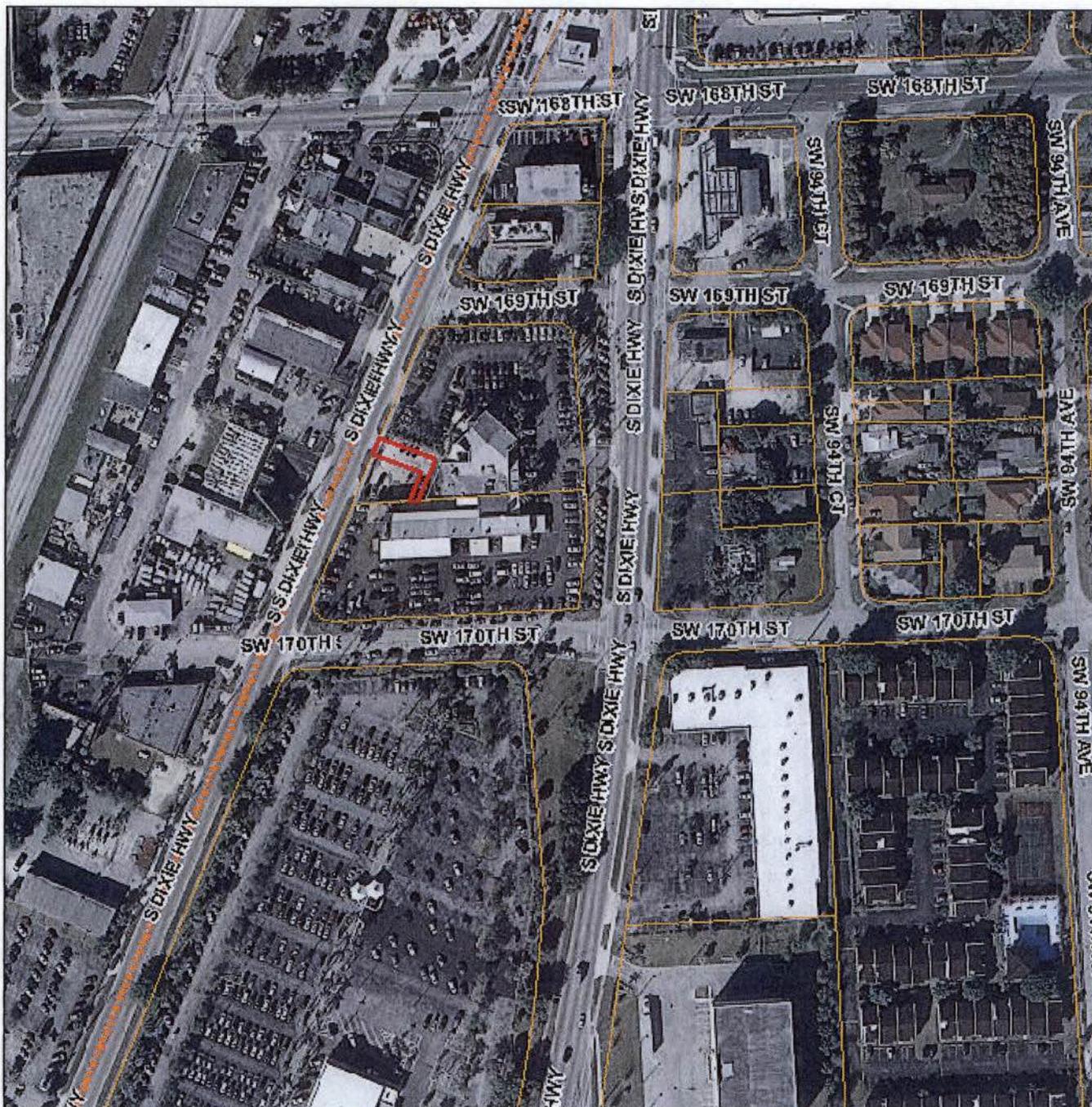
Summary Details:	
Folio:	3350330040050
Site Address:	16945 S DIXIE HWY Bing Maps Street View County Permits by Folio County Permits by Address Property Appraiser Zillow
Mailing Address:	LCA ACQUISITION CORP 16915 S DIXIE HWY MIAMI FL 331574361

Property Information:	
Beds/Baths:	0 / 0
Floors:	0
Living Units:	0
Adj Sq Footage:	0
Lot Size:	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 NELY71.04FT SELY 67.50FT SWLY39.58FT WLY74.47FT 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		

31 5540



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	0
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. *by ordinance*
- (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

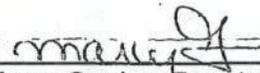
COUNTY OF MIAMI-DADE

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.

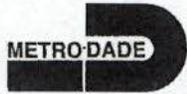
IN WITNESS WHEREOF, I have hereunto set my hand on this 22nd day of December, 1997.

SEAL





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



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 black ink, appearing to read 'marcy gordon'.

Marcy Gordon
Legal Counsel

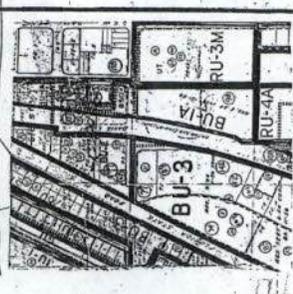
MG:sw
Enclosures

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

Enforcement

SITE DATA
 ZONING: EXISTING BU-2
 NEW BU-3
 OPEN LOT CAR SALES 19-20-21
 BUILDINGS 5,000 S.F. (18,000 S.F.)
 PAVING 1,250 S.F. (18,000 S.F.)
 LANDSCAPING 1,250 S.F. (18,000 S.F.)
 TOTAL AREA 6,822 S.F. (100%)

NOTE: THE BUILDING ON THE SITE IS EXISTING.
 LANDSCAPING: REQUIRED AREA = 100%
 PROVIDED AREA = 1,250 S.F.
 PARKING: PROVIDED (3) THREE (3) SPACES (CUSTOMERS)



revised plans per 11/14/74

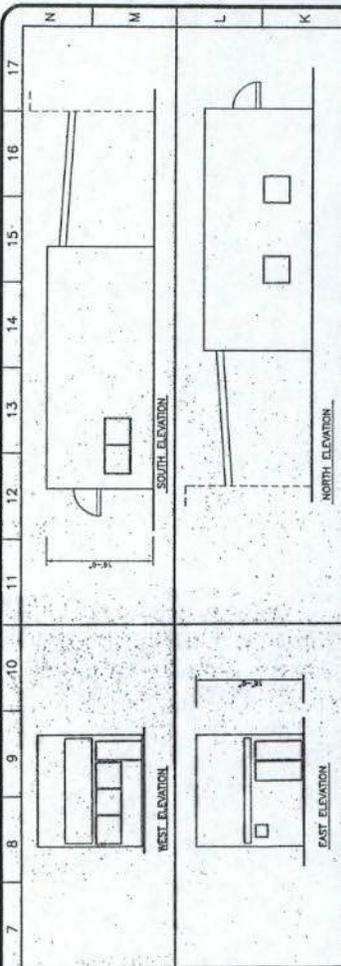
ROBERT BARNES & ASSOCIATES
 2100 N. W. 10th St., Suite 100
 Fort Lauderdale, Florida 33309
 (305) 463-1100

TOORAN ZOLGHADR
 12732 SW 13th St., Suite 100
 Miami, Florida 33186
 (305) 254-6116

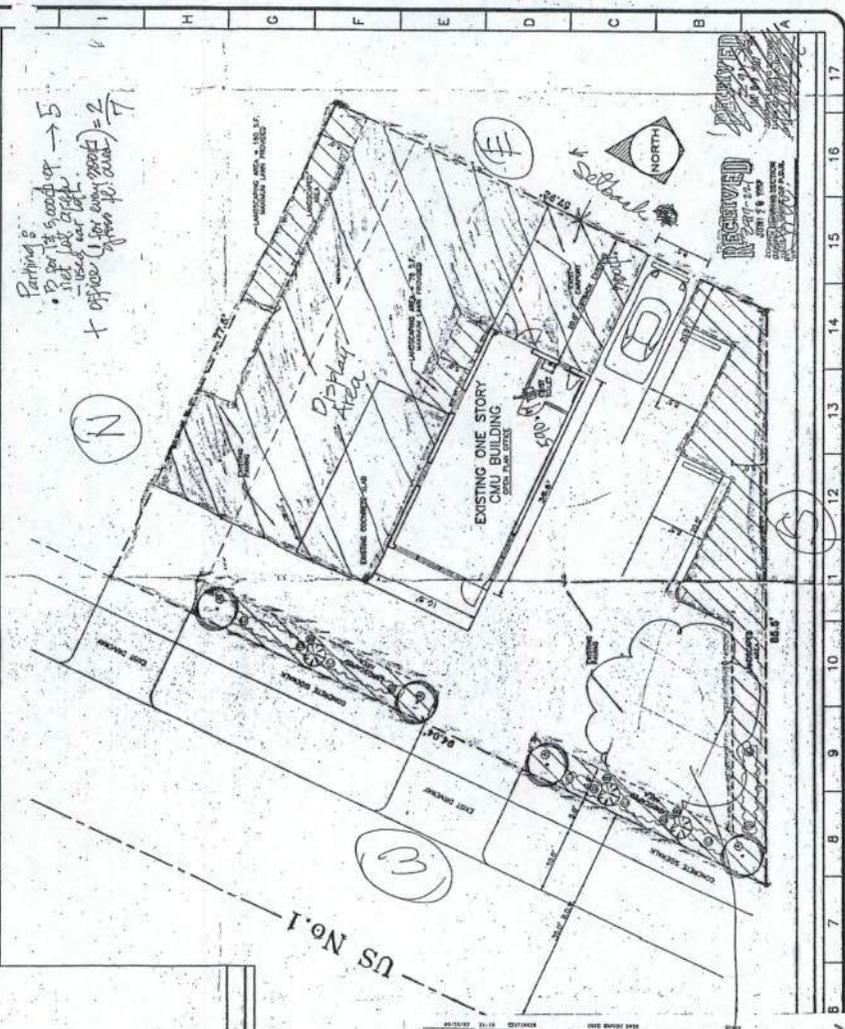
AMERICAN TRADING CENTER, INC.
 10945 SOUTH DIME
 MIAMI, FL 33156
 254-6116

SITE PLAN

DATE: 11/14/74
 SCALE: AS SHOWN
 SHEET NO. 1 OF 1



J-7 ELEVATIONS



LANDSCAPE LEGEND
 Chapter 15A - Ordinance 85-222

ZONE DISTRICT BU-3

GRASS LAND: 100% (req) WITH BORDERS: 100% (req) PROVIDED: 100% (req)

LANDSCAPE OPEN SPACE (if required): 100% (req) REQUIRED: 100% (req)

SCREENING: 100% (req) PROVIDED: 100% (req)

LANDSCAPING: 100% (req) PROVIDED: 100% (req)

TREES

Tree per 100 sq. ft. of impervious area (not including parking) and 100 sq. ft. of lawn area (not including parking) shall be provided. (Minimum 100 sq. ft. of lawn area shall be provided for each 100 sq. ft. of impervious area.)

Tree per 100 sq. ft. of impervious area (not including parking) and 100 sq. ft. of lawn area (not including parking) shall be provided. (Minimum 100 sq. ft. of lawn area shall be provided for each 100 sq. ft. of impervious area.)

TOTAL NUMBER OF TREES

Required: 45
 Provided: 45

Species: 100% (req) PROVIDED: 100% (req)

Minimum: 100% (req) PROVIDED: 100% (req)

Maximum: 100% (req) PROVIDED: 100% (req)

Minimum: 100% (req) PROVIDED: 100% (req)

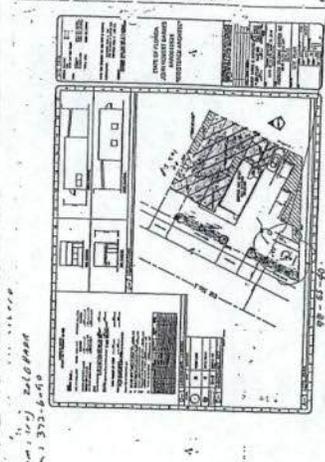
Maximum: 100% (req) PROVIDED: 100% (req)

Minimum: 100% (req) PROVIDED: 100% (req)

Maximum: 100% (req) PROVIDED: 100% (req)

G-1 LANDSCAPE LEGEND

SYMBOL	MARK	DESCRIPTION
(Symbol)	(Symbol)	GUARDO LIMBO
(Symbol)	(Symbol)	BOTTLE BRUSH
(Symbol)	(Symbol)	HIBISCUS AND IVY



Note: no. 5 of landscaping will be advised on roof of building nearby to left side of lot to protect building area on main side of lot. This change will be 11/15/74.

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RESOLUTION NO. 2013-49

ZONING APPLICATION VPB-13-009

A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATING TO ZONING; AUTHORIZING THE DEFERRAL OF LCA ACQUISITION CORPORATION'S (SOUTH MOTORS INFINITI) ZONING APPLICATION, FILE NUMBER VPB-13-009, FOR 16915 AND 16945 SOUTH DIXIE HIGHWAY; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Applicant, LCA Acquisition Corporation (South Motors Infiniti) made an application for a 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) within the FT&I zoning district; and,

WHEREAS, the Applicant requested a deferral of the item, which deferral if granted would require the Applicant to re-notice the hearing (at Applicant's expense) pursuant to the requirements of 30-30.11, of the Land Development Code, and which deferral would allow the Applicant to amend the underlying application; and,

WHEREAS, the Village Council of the Village of Palmetto Bay voted to defer the item as provided above, during the zoning hearing at Village Hall, 9705 East Hibiscus Street on May 24, 2013; and,

WHEREAS, the Mayor and Village Council grants the Applicant's request defer the item, provided, however, the applicant comply with 30-30.11, and bear the expense of re-advertising.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, AS FOLLOWS:

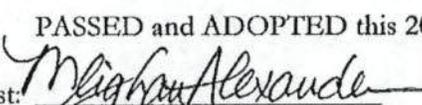
Section 1. Council issued all necessary disclosures.

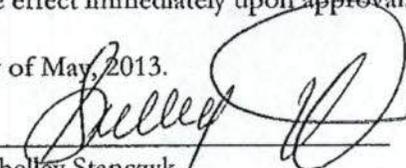
Section 2. The request for deferral is granted. Applicant shall comply with 30-30.11, relating to notice and bear the expense relating to same.

Section 3. This resolution shall take effect immediately upon approval.

PASSED and ADOPTED this 20th day of May, 2013.

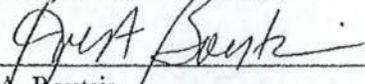
Attest:


Meighan Alexander
Village Clerk


Shelley Stanczyk
Mayor

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APPROVED AS TO FORM:



Eve A. Boutsis
Village Attorney

FINAL VOTE AT ADOPTION:

- Council Member Patrick Fiore YES
- Council Member Tim Schaffer YES
- Council Member Joan Lindsay YES
- Vice-Mayor John DuBois YES
- Mayor Shelley Stanczyk YES

POSTING & MAILING

LCA Acquisition Corporation (South Motors Infinity)
VPB-13-009



VILLAGE OF PALMETTO BAY NOTICE OF ZONING PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Village of Palmetto Bay will hold a public hearing on Monday, March 17, 2014, at 7:00 p.m. to consider, pursuant to Division 30-30.6(b) of the Village's Land Development Code, the following public hearing application that may be of interest to your immediate neighborhood:

Applicant: LCA Acquisition Corporation (South Motors Infiniti)

Folio: 33-5033-004-0070, 33-5033-004-0060, 33-5033-004-0050 

File #: VPB-13-009

Location: 16915 & 16945 S. Dixie Highway, Palmetto Bay, FL 33157

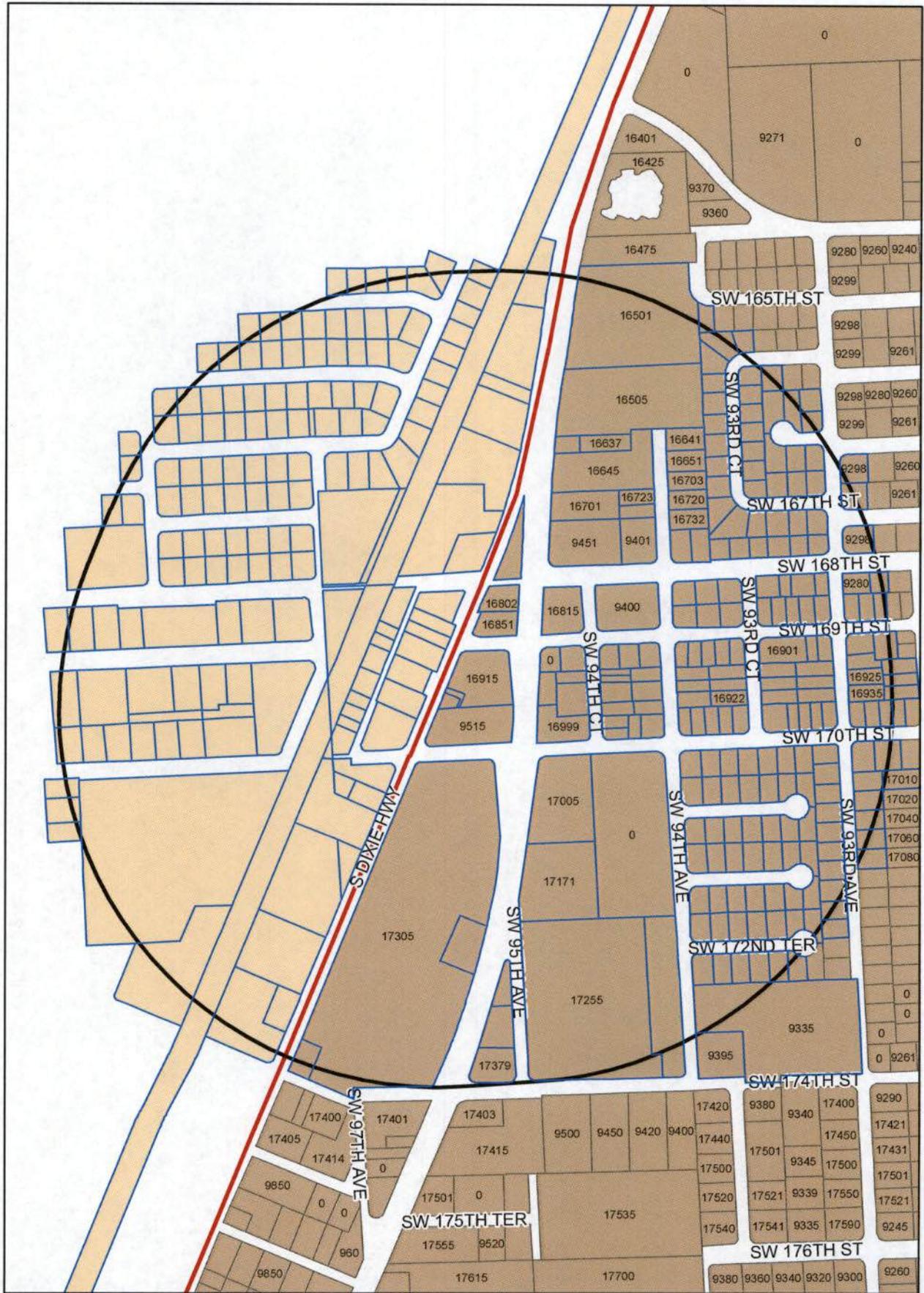
Zoned: MC

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).

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

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

In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodation (or hearing impaired) to participate in this proceeding or to review any documents relative thereto should contact the Village for assistance at (305) 259-1234 no later than four (4) days prior to the proceedings. Pursuant to Section 286.0105, Florida Statutes if a person decides to appeal any decisions made by the Village Council with respect to any matter considered at such meeting or hearing, they will need a record of the proceedings and, for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.



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

HEARING NUMBER: VPB-13-009

APPLICANT NAME: LCA ACQUISITION CORPORATION (SOUTH MOTORS INFINITI)

FOLIO: 33-5033-004-0070, 33-5033-004-0050, 33-5033-004-0060

ZONED: MC

PROJECT LOCATION: 16915 & 16945 S. DIXIE HWY, PALMETTO BAY, FL 33157

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).

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, MARCH 17, 2014, AT 7:00 PM AT THE COUNCIL CHAMBERS LOCATED WITHIN VILLAGE HALL, 9705 EAST HIBISCUS STREET, PALMETTO BAY, FL 33157.

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

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

HEARING NUMBER: VPB-13-009

APPLICANT NAME: LCA ACQUISITION CORPORATION (SOUTH MOTORS INFINITI)

FOLIO: 33-5033-004-0070, 33-5033-004-0050, 33-5033-004-0060

ZONED: MC

PROJECT LOCATION: 16915 & 16945 S. DIXIE HWY, PALMETTO BAY, FL 33157

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

HEARING NUMBER: VPB-13-009

APPLICANT NAME: LCA ACQUISITION CORPORATION (SOUTH MOTORS INFINITI)

FOLIO: 33-5033-004-0070, 33-5033-004-0050, 33-5033-004-0060

ZONED: MC

PROJECT LOCATION: 16915 & 16945 S. DIXIE HWY, PALMETTO BAY, FL 33157

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).

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, MARCH 17, 2014, AT 7:00 PM AT THE COUNCIL CHAMBERS LOCATED WITHIN VILLAGE HALL, 9705 EAST HIBISCUS STREET, PALMETTO BAY, FL 33157.

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

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

HEARING NUMBER: VPB-13-009

APPLICANT NAME: LCA ACQUISITION CORPORATION (SOUTH MOTORS INFINITI)

FOLIO: 33-5033-004-0070, 33-5033-004-0050, 33-5033-004-0060

ZONED: MC

PROJECT LOCATION: 16915 & 16945 S. DIXIE HWY, PALMETTO BAY, FL 33157

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).

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, MARCH 17, 2014, 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.

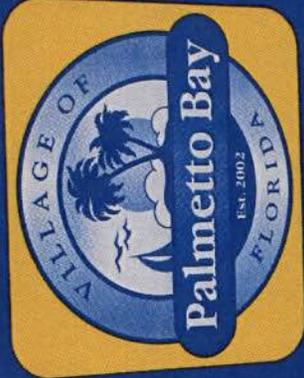


02/14/2014

ZONING HEARING

PERTAINING TO THIS PROPERTY TO BE HELD AT
ADDRESS VILLAGE OF PALMETTO BAY, VILLAGE HALL
 9705 EAST Hibiscus Street

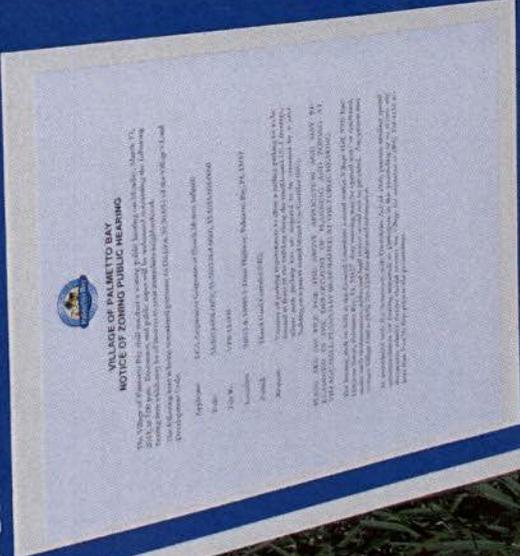
DATE: MARCH 17TH, 2014
TIME: 7:00 PM
HEARING No: VPB-13-009



FOR FURTHER DETAILS CALL:
305-259-1271

VILLAGE OF PALMETTO BAY
DEPARTMENT OF
PLANNING AND ZONING

PURPOSE OF HEARING:



02/14/2014

02/14/2014

ZONING HEARING
IF YOU OWN TO THIS PROPERTY TO BE
ADDRESS

 **CITY OF PALMETTO BAY**
334-258-9271
OFFICE OF PALMETTO BAY
PLANNING AND ZONING

NAME	
ADDRESS	
CITY	
STATE	
ZIP	
PHONE	
EMAIL	



ZONING HEARING
 PERTAINING TO THIS PROPERTY TO BE
 HELD AT **VILLAGE OF PALMETTO BAY HALL**
 ADDRESS **1725 EAST HIBISCUS STREET**
 PURPOSE OF HEARING:

DATE: **MAY 17, 2014**
 TIME: **7:00 PM**
 HEARING NO: **128-13-009**

FOR FURTHER DETAILS CALL
305-259-1271

VILLAGE OF PALMETTO BAY
 DEPARTMENT OF
 PLANNING AND ZONING

02/14/2014



APPLICANTS SUBMITTAL

LCA Acquisition Corporation (South Motors Infinity)
VPB-13-009

APPLICATION

LCA Acquisition Corporation (South Motors Infinity)

VPB-13-009

January 31, 2014

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

Second Amended 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 Infiniti automobile dealership (Infiniti 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), as well as that certain Letter of Intent dated April 5, 2013, submitted with the Application and that certain First Amended Letter of Intent dated June 7, 2013.

The Property consists of three parcels of land containing a combined 43,942 sq ft under the following Folio Numbers:

Folio Number: 33-5033-004-0050 (Parcel A);

Folio Number 33-5033-004-0060 (Parcel B);

Folio Number 33-5033-004-0070 (Parcel C)

(Jointly called the Property)

Mr. Darby Delsalle
January 31, 2014
Page 2

The Property is a part of a larger parcel of land upon which Applicant manages and operates the Infinity Dealership. Parcel C contains the main dealership showroom.

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

The additional parking spaces would be located upon Parcels A and B, on the west side of the Property and showroom building, fronting on the southbound lanes of US-1. The Property is bounded on the north by SW 169th Street and on the east by the northbound lanes of US-1. On the south boundary of the Property is a parcel under separate ownership leased by the Infiniti Dealership for use as the service facility. The current configuration of the Property makes it practically impossible to add any additional parking that would be located in the rear of a front setback line.

In addition to the amendments to the Application contained in this First Amended Letter of Intent Applicant hereby submit a revised site plan entitled "South Motors Infiniti Zoning Hearing App" prepared by WHA design, Inc., dated 01-07-14, consisting of 6 pages.

The Property was zoned BU-2 by the Miami-Dade County Board of County Commissioners in 1966 and was designated MC (Mixed-Use Corridor District under 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,


Simon Ferro



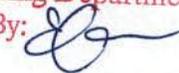
April 5, 2013

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

RECEIVED
Zoning Department

APRIL 05 2013

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).

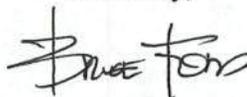
The Property consists of two small parcels of land containing a combined 5887 sq ft under Folio Numbers 303-5033-004-0050 and 33-5033-004-0060. The Property is a part of a larger parcel of land upon which Applicant manages and operates the Infinity Dealership

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,

A handwritten signature in black ink, appearing to read "Bruce Ford".

Bruce Ford
WHA Design, Inc.



ZONING HEARING (ZH) APPLICATION
Village of Palmetto Bay, Department of Planning and Zoning

33-5033-004-0050 & 33-5033-004-0060

LIST ALL FOLIO #S: **& 33-5033-003-0070** 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): _____
City: _____ State: _____ Zip: _____ Phone#: _____

4. CONTACT PERSON'S INFORMATION:

Name: Company: **WHA Design - Bruce Ford or Bruce Arthur**
City: _____ State: _____ Zip: _____ Cell Phone#: _____
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 &

7. SIZE OF PROPERTY (in acres): **1.19** (divide total sq. ft. by 43,560 to obtain acreage)

8. DATE property acquired leased: _____ **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? yes no (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

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: _____



[Signature]
Authorized Signature
Vice President
Office Held

Sworn to and subscribed to before me
This 31 day of January, 2014.

Notary Public [Signature]
Commission Expires: 9.10.17

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 31 day of January, 2014 Affiant is personally known to me or has produced _____ as identification.

(Notary Public)

My commission expires 9.10.17



Jennifer Centeno
COMMISSION # FF052979
EXPIRES: SEP 10, 2017
WWW.AARONNOTARY.COM



**OWNERSHIP AFFIDAVIT
FOR
CORPORATION**

STATE OF Florida
COUNTY OF miami-Dade

Public Hearing No. _____

Before me, the undersigned authority, personally appeared _____
_____ 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:

2. The Corporation owns the property which is the subject of the proposed hearing.
3. The subject property is legally described as:

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:

Monica Rodriguez
Signature

Monica Rodriguez
Print Name

Zira Arana
Signature

Zira Arana
Print Name

[Signature]
Affiant's signature

Ricardo Lopez
Print Name

Sworn to and subscribed before me on the 31 day of January 2014.

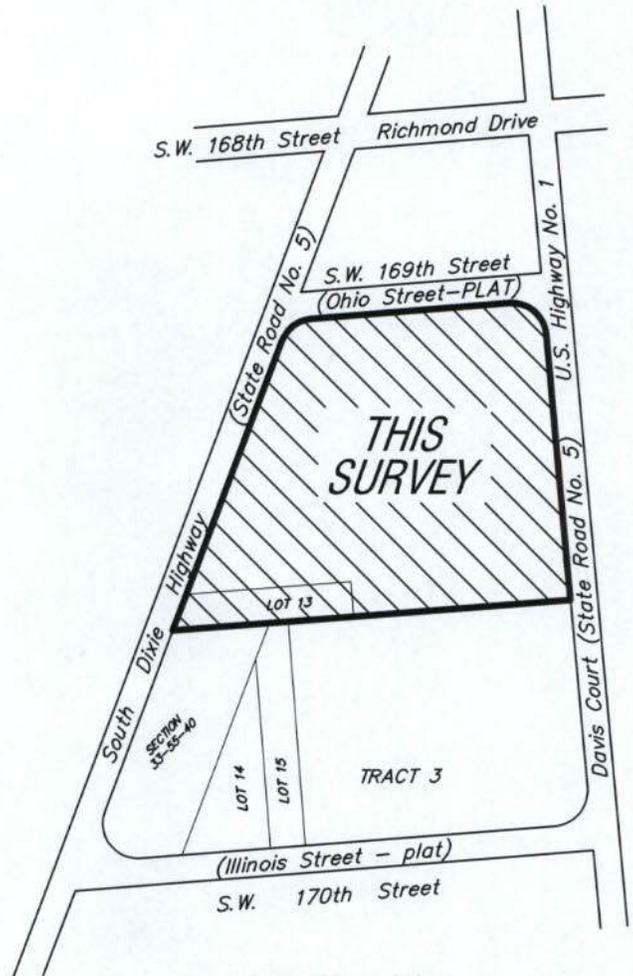
Affiant is personally known to me or has produced _____ as identification.

Notary



[Signature]

(Stamp/Seal)
Commission Expires: 9.10.17



Location Map

Not To Scale

Legal Description

Lot 13 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 LESS the South 156.26 feet of said Tract 3.

Said land situate, lying and being in Village of Palmetto Bay, Miami-Dade County, Florida and containing 51,655 square feet or 1.1858 acres more or less.



MIAMI-DADE COUNTY PROPERTY APPRAISER

Carlos Lopez-Cantera

PROPERTY APPRAISER

Property Information:			
Folio	33-5033-004-0050		
Property Address	16945 S DIXIE HWY		
Owner Name(s)	LCA ACQUISITION CORP		
Mailing Address	16915 S DIXIE HWY MAM FL 33157-4361		
Primary Zone	6400 COMMERCIAL - CENTRAL		
Use Code	1066 VACANT LAND - COMMERCIAL : EXTRA FEA OTHER THAN PARKING		
Beds/Baths/Half	0/0/0		
Floors	0		
Living Units	0		
Adj. Sq. Footage	0		
Lot Size	3,732 SQFT		
Year Built	0		
Full Legal Description	REV LINDLEY FERRINE 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 71.04FT SELY 67.50FT SWLY 39.58FT WLY 74.47FT TO POB LOT SIZE 3732 SQ FT OR 17269-2427 0796 6 (2) F/A/U 30-5033-004-0050 COC 22994-2927 01 2005 6		
Assessment Information:			
Year	2013	2012	
Land Value	\$111,960	\$75,000	
Building Value	\$1,517	\$1,654	
Market Value	\$113,477	\$76,654	
Assessed Value	\$84,319	\$76,654	
Benefits Information:			
Benefit	Type	2013	2012
Non-Homestead Cap	Assessment Reduction	\$29,158	\$0
Note: not all benefits are applicable to all Taxable Values (ie County, School Board, City, Regional).			



Aerial Photography 2012

Taxable Value Information:			
Year	2013	2012	
	Exemption/ Taxable	Exemption/ Taxable	
County	\$0/\$84,319	\$0/\$76,654	
School Board	\$0/\$113,477	\$0/\$76,654	
City	\$0/\$84,319	\$0/\$76,654	
Regional	\$0/\$84,319	\$0/\$76,654	
Sale Information:			
Date	Amount	OR Book-Page	Qualification Code
01/01/2005	\$500,000	22994-2927	Qual on DOS, but significant phy change since
03/01/2004	\$415,000	22129-3879	Qual by verifiable & documented evidence
02/01/2004	\$0	22129-3877	Qual by exam of deed
07/01/1996	\$118,000	17269-2427	Qual on DOS, but significant phy change since

Disclaimer:

The Office of the Property Appraiser and Miami-Dade County are continually editing and updating the tax roll and GIS data to reflect the latest property information and GIS positional accuracy. No warranties, expressed or implied, are provided for data and the positional or thematic accuracy of the data herein, its use, or its interpretation. Although this website is periodically updated, this information may not reflect the data currently on file at Miami-Dade County's systems of record. The Property Appraiser and Miami-Dade County assumes no liability either for any errors, omissions, or inaccuracies in the information provided regardless of the cause of such or for any decision made, action taken, or action not taken by the user in reliance upon any information provided herein. See Miami-Dade County full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>.

Property information inquiries, comments, and suggestions email: pawebmail@miamidade.gov

GIS inquiries, comments, and suggestions email: gis@miamidade.gov

Generated on: Tue Jan 28 2014



MIAMI-DADE COUNTY PROPERTY APPRAISER

Carlos Lopez-Cantera

PROPERTY APPRAISER

Property Information:			
Folio	33-5033-004-0060		
Property Address			
Owner Name(s)	LCA ACQUISITION CORP		
Mailing Address	16915 S DIXIE HWY MIAMI FL 33157-4361		
Primary Zone	6400 COMMERCIAL - CENTRAL		
Use Code	1081 VACANT LAND - COMMERCIAL : VACANT LAND		
Beds/Baths/Half	0/0/0		
Floors	0		
Living Units	0		
Adj. Sq. Footage	0		
Lot Size	2,155 SQFT		
Year Built	0		
Full Legal Description	REV LINDLEY FERRINE 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 NELY 23FT SELY 77.50FT SWLY 57.92FT WLY 11.03FT NELY 39.58FT NMLY 67.50 FT TO POB LOT SIZE 2155 SQ FT OR 17269-2427 0796 6 (2) F/A/U 30-5033-004-0060 COC 22994-2927 01 2005 6		
Assessment Information:			
Year	2013	2012	
Land Value	\$64,650	\$45,000	
Building Value	\$0	\$0	
Market Value	\$64,650	\$45,000	
Assessed Value	\$49,500	\$45,000	
Benefits Information:			
Benefit	Type	2013	2012
Non-Homestead Cap	Assessment Reduction	\$15,150	\$0
Note: not all benefits are applicable to all Taxable Values (ie County, School Board, City, Regional).			



Aerial Photography 2012

Taxable Value Information:			
Year	2013		2012
	Exemption/ Taxable	Exemption/ Taxable	
County	\$0/\$49,500	\$0/\$45,000	
School Board	\$0/\$64,650	\$0/\$45,000	
City	\$0/\$49,500	\$0/\$45,000	
Regional	\$0/\$49,500	\$0/\$45,000	
Sale Information:			
Date	Amount	OR Book-Page	Qualification Code
01/01/2005	\$500,000	22994-2927	Qual on DOS, but significant phy change since
03/01/2004	\$415,000	22129-3879	Qual by verifiable & documented evidence
02/01/2004	\$0	22129-3877	Qual by exam of deed
07/01/1996	\$118,000	17269-2427	Qual on DOS, but significant phy change since

Disclaimer:

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Property information inquiries, comments, and suggestions email: pawebmail@miamidade.gov

GIS inquiries, comments, and suggestions email: gis@miamidade.gov

Generated on: Tue Jan 28 2014



MIAMI-DADE COUNTY PROPERTY APPRAISER

Carlos Lopez-Cantera

PROPERTY APPRAISER

Property Information:	
Folio	33-5033-004-0070
Property Address	16915 S DIXIE HWY
Owner Name(s)	LCA ACQUISITION CORP
Mailing Address	16165 S DIXIE HWY MIAMI FL 33157-1840
Primary Zone	6400 COMMERCIAL - CENTRAL
Use Code	2719 AUTOMOTIVE OR MARINE : AUTOMOTIVE OR MARINE
Beds/Baths/Half	0/0/2
Floors	1
Living Units	0
Adj. Sq. Footage	9,283
Lot Size	43,942 SQFT
Year Built	1987
Full 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 SELY 77.50FT SWLY 57.92FT W85.50FT TO POB LOT SIZE 43942 SQ FT OR 15108-1428 0791 4 F/A/U 30-5033-004-0070



Aerial Photography 2012

Assessment Information:			
Year	2013		2012
Land Value	\$1,098,550		\$875,000
Building Value	\$760,209		\$832,227
Market Value	\$1,858,759		\$1,707,227
Assessed Value	\$1,858,759		\$1,707,227
Benefits Information:			
Benefit	Type	2013	2012

Taxable Value Information:			
Year	2013	2012	
	Exemption/ Taxable	Exemption/ Taxable	
County	\$0/\$1,858,759	\$0/\$1,707,227	
School Board	\$0/\$1,858,759	\$0/\$1,707,227	
City	\$0/\$1,858,759	\$0/\$1,707,227	
Regional	\$0/\$1,858,759	\$0/\$1,707,227	
Sale Information:			
Date	Amount	OR Book-Page	Qualification Code
07/01/1991	\$0	15108-1428	Qual by exam of deed
03/01/1988	\$3,722,464	13617-0033	Qual by verifiable & documented evidence
12/01/1985	\$700,000	12721-0439	Qual on DOS, but significant phy change since

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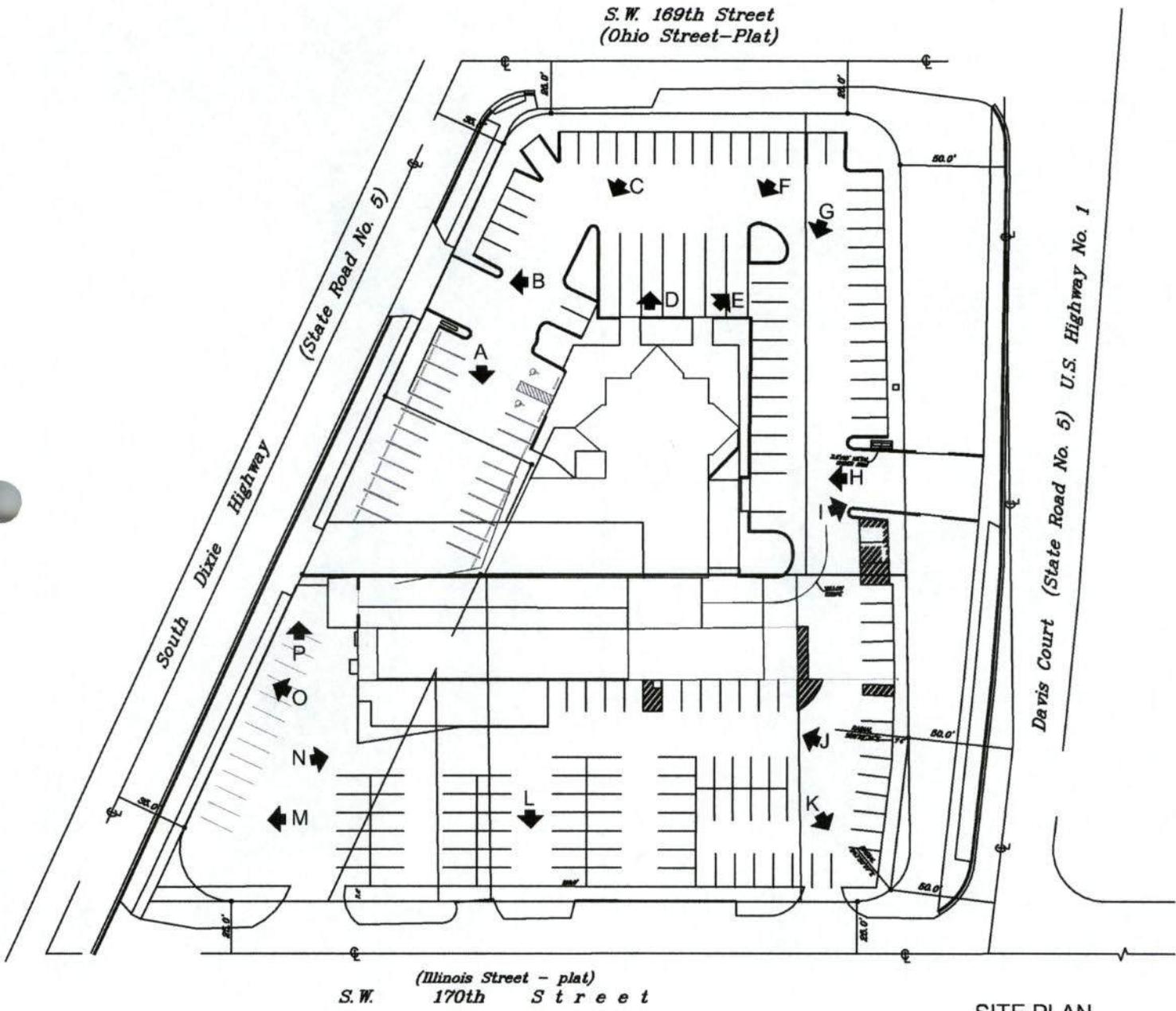
Property information inquiries, comments, and suggestions email: pawebmail@miamidade.gov

GIS inquiries, comments, and suggestions email: gis@miamidade.gov

Generated on: Tue Jan 28 2014

SOUTH MOTORS INFINITY
16915 SOUTH DIXIE HWY
MIAMI, FLORIDA

**PHOTOGRAPHIC
SURVEY**



SITE PLAN



SOUTH MOTORS INFINITI
 16915 SOUTH DIXIE HWY
 MIAMI, FLORIDA

**PHOTOGRAPHIC
 SURVEY**



PHOTO - F



PHOTO - G



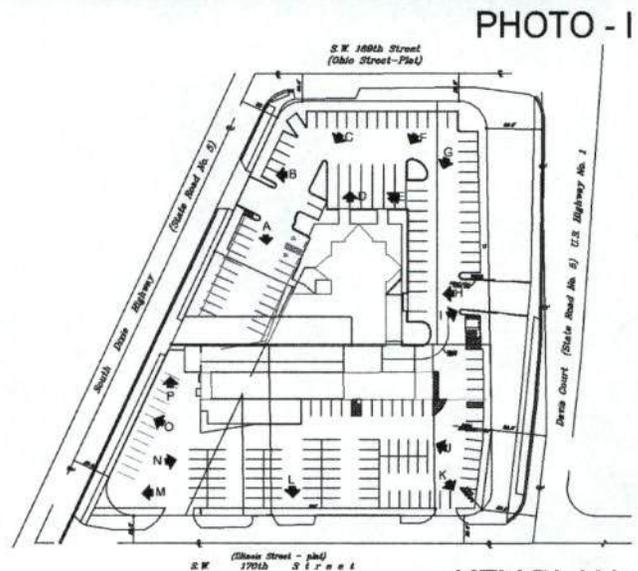
PHOTO - H



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

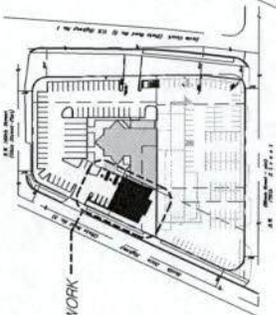
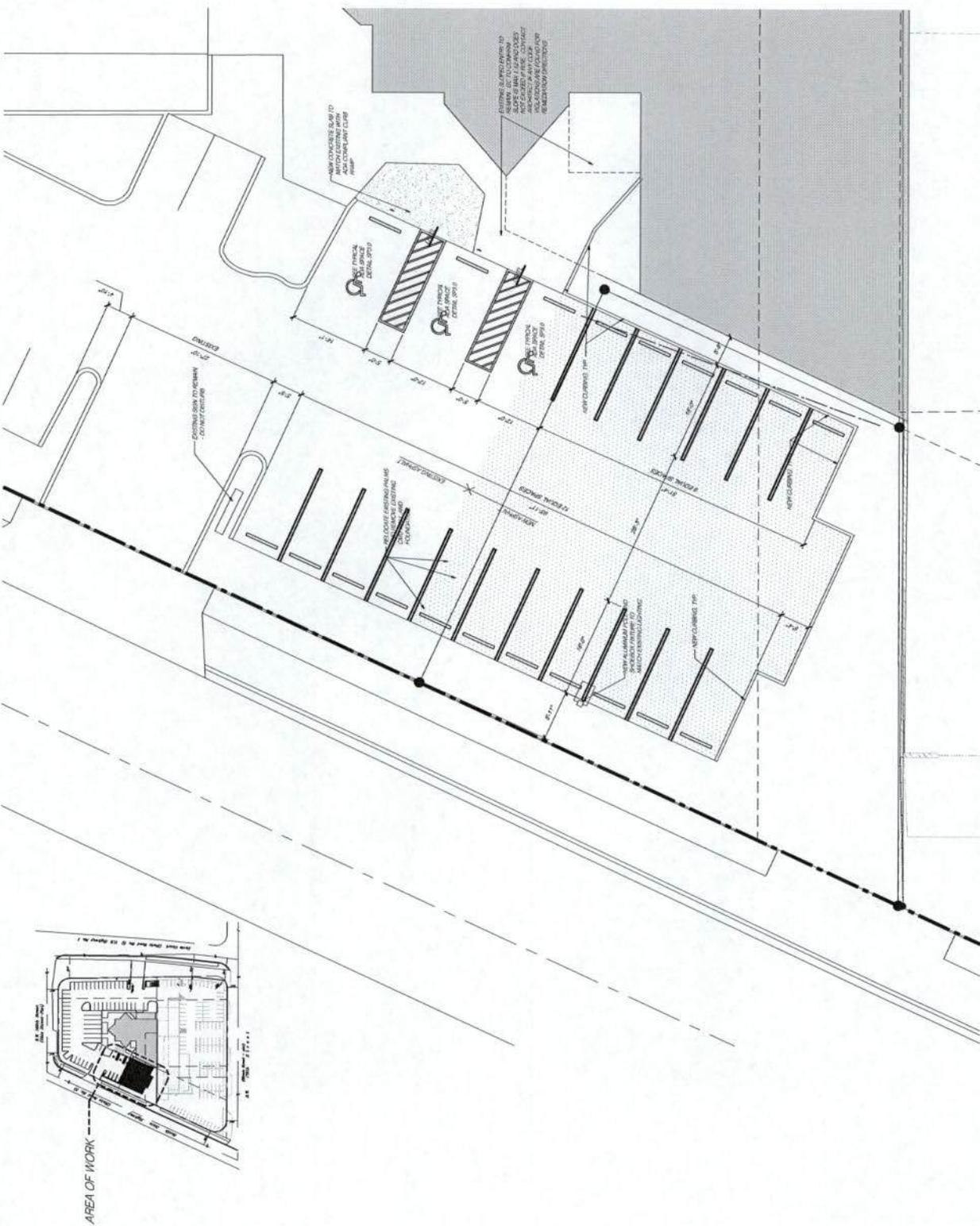


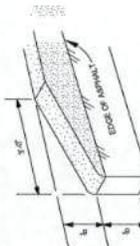
PHOTO - P

PLANS & SURVEY

LCA Acquisition Corporation (South Motors Infinity)

VPB-13-009

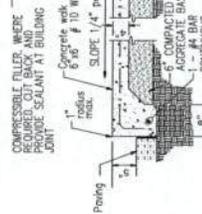




1 CURB TERMINATION DETAIL
SCALE: N.T.S.



2 CURB DETAIL
SCALE: N.T.S.



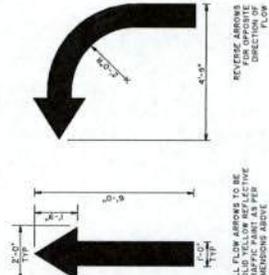
3 TYPICAL SIDEWALK DETAIL
SCALE: N.T.S.

NOTES:

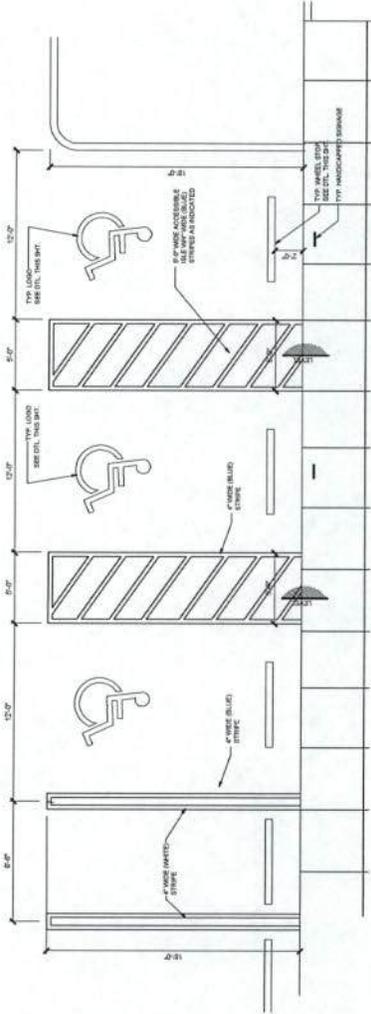
1. PROVIDE 1/2" EXPANSION JOINTS AT 30'-0" O.C.
2. ALL EXPOSED SURFACES SHALL BE STRIPPED GREEN, TROWELED & CURB EDGING RUBBED SMOOTH.



4 DETAIL FOR MATCHING EXISTING PAVEMENT (BUTT JOINT)
SCALE: N.T.S.



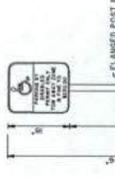
5 TYPICAL DIRECTIONAL ARROWS
SCALE: N.T.S.



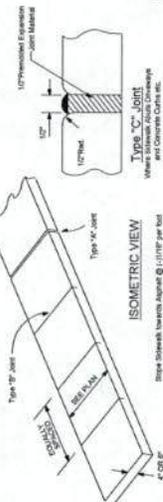
6 TYPICAL ADA PARKING SPACES
SCALE: 1/8" = 1'-0"



7 TYPICAL ADA SIGNAGE
SCALE: N.T.S.



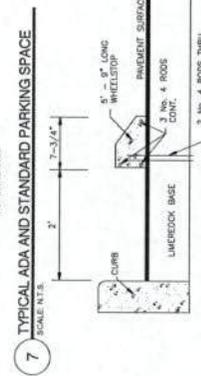
8 TYPICAL ADA CURB RAMP
SCALE: N.T.S.



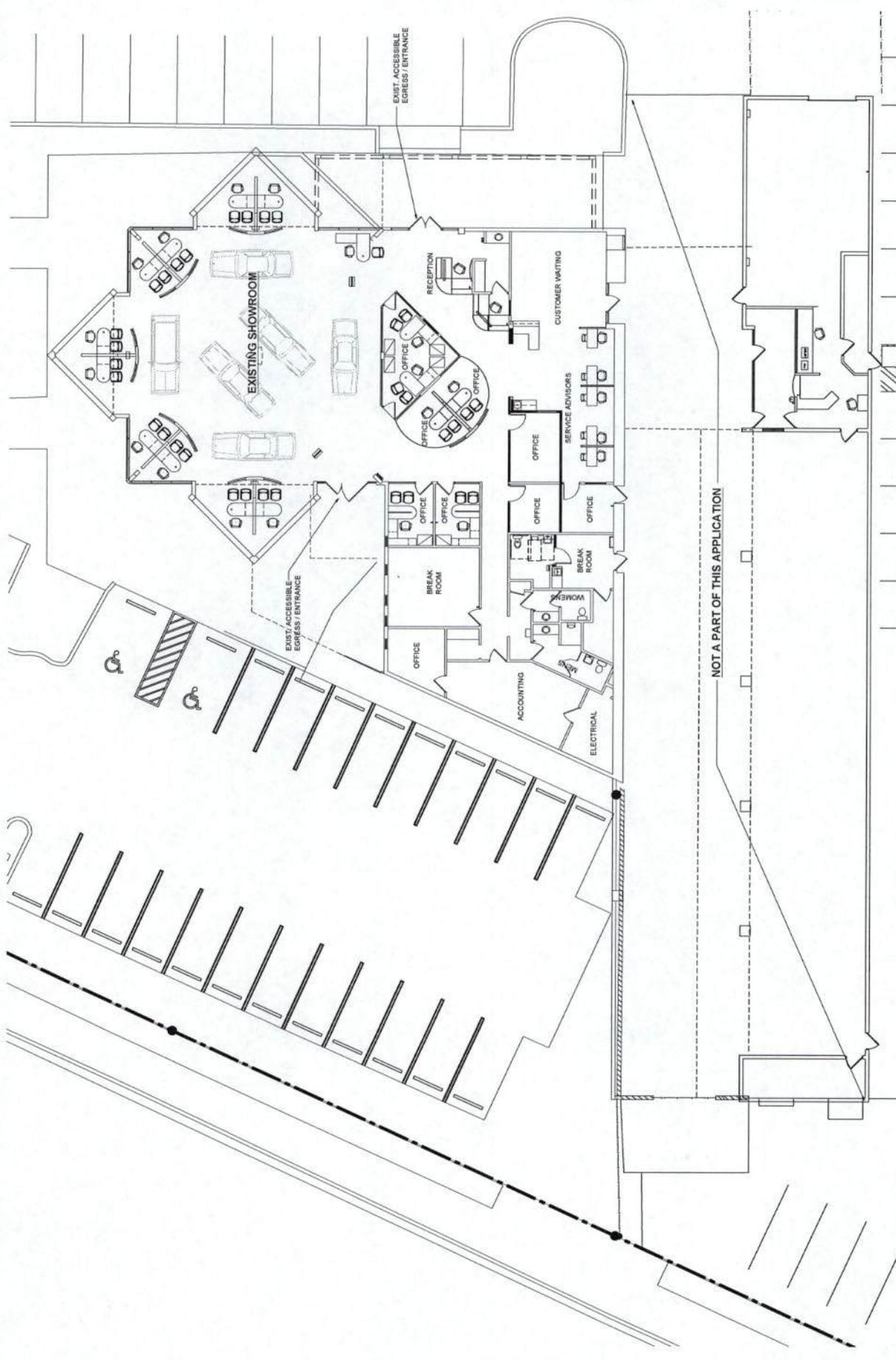
9 TYPICAL SIDEWALK DETAILS
SCALE: N.T.S.



10 TYPICAL ADA WHEELSTOP DETAIL
SCALE: N.T.S.



11 TYPICAL ADA AND STANDARD PARKING SPACE
SCALE: N.T.S.



NOT A PART OF THIS APPLICATION

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

