



Stephen R. Olmsted, AICP  
Planning Director  
planning@pinecrest-fl.gov

MEMORANDUM  
Department of Building and Planning

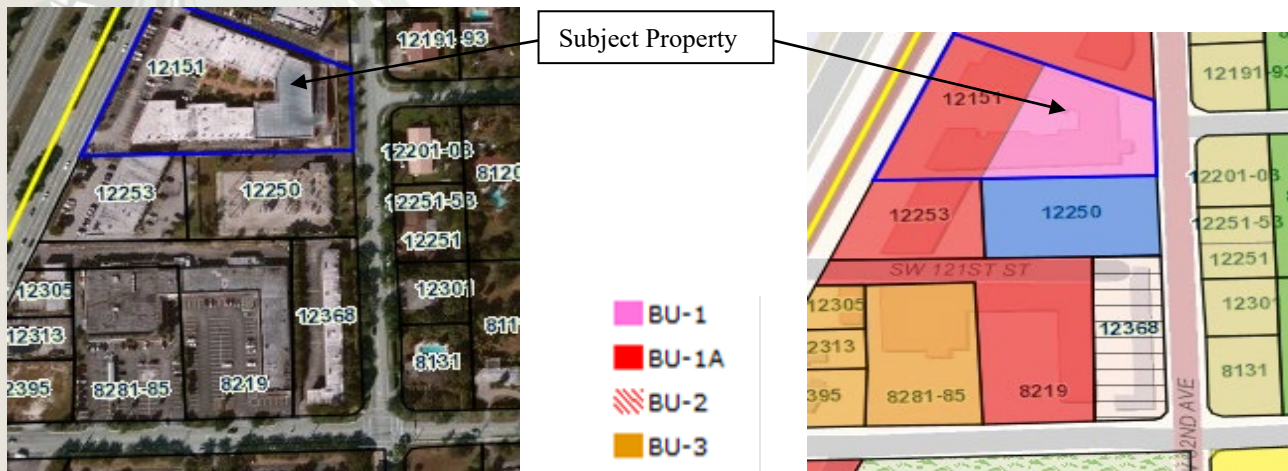
DATE: November 10, 2025  
TO: Yocelyn Galiano, ICMA-CM  
Village Manager  
FROM: Stephen Olmsted, AICP  
Planning Director  
RE: Conditional Use Permit - Alcohol Consumption on Premises  
Platea Restaurant – 12151 Pinecrest Parkway

**PETITION REQUEST**

Fernando Salazar, representing Platea Prime Steakhouse & Ceviche Bar (Applicant), and Su Dixie Belle, LLC (owner) are requesting approval of a Conditional Use Permit (Sale of alcohol for consumption on the premises) to allow the on-premise consumption of beer, wine and spirits (4-COP license) with the sale of food.

**SITE LOCATION**

The subject property is located within the Dixie Belle Shops Shopping Center, located at 12151 Pinecrest Parkway, Pinecrest, Florida 33156, within the BU-1, Restricted Commercial Development zoning district.



## **OWNER/APPLICANT**

OWNER: Su Dixie Belle, LLC

APPLICANT: Fernando Salazar, representing Platea Prime Steakhouse & Ceviche Bar (Applicant)

## **EXISTING CONDITIONS**

Platea Restaurant is an established steak restaurant and ceviche bar in the Dixie Belle Shops shopping center. The restaurant currently has a conditional use permit and 2 COP license to serve beer and wine, previously approved for the former Pei Wei Restaurant and subsequently transferred to Platea. The current owners are now seeking a permit to amend the Village Council's previous development order to allow the sale of spirits in addition to beer and wine. The restaurant owners are in the process of adding more outdoor dining area and seating necessary to meet the requirements of the Florida Department of Business and Professional Regulation for issuance of a 4-COP license.

## **PINECREST LAND DEVELOPMENT REGULATIONS**

"Alcohol consumption on premises" is a conditionally permitted use within all of the commercial business zoning districts of the Village of Pinecrest, including the BU-1 Restricted Commercial Development zoning district. Requirements for consideration and approval of a conditional use are described and provided in the Village's Land Development Regulations, Division 3.3, Conditional Use Approval. Consideration of the proposed conditional use permit by the Village Council at a quasi-judicial public hearing is required.

A conditional use may be permitted by the Village Council upon a finding that the proposed use is in compliance with the criteria and requirements of the Land Development Regulations. A conditional use may be denied if the Village Council determines that the proposed use does not meet the criteria herein provided or is averse to the public interest. Required criteria include the following:

- 1. LAND USE COMPATIBILITY** - *The conditional use, including its proposed scale and intensity, traffic generating characteristics, and off-site impacts shall be compatible and harmonious with adjacent land uses and shall not adversely impact land use activities in the immediate vicinity.*

The existing restaurant is a permitted use on the subject property. Consumption of beer, wine, and spirits with meals on site is ancillary to the permitted restaurant use and will not adversely impact other commercial land use activities in the immediate vicinity.

- 2. SUFFICIENT SIZE, SITE SPECIFICATIONS AND INFRASTRUCTURE TO ACCOMMODATE THE PROPOSED USE** - *The size and shape of the site, the proposed access and internal circulation, and the urban design must be adequate to accommodate the proposed scale and intensity of conditional use requested. The site shall be of sufficient size to provide adequate screening, buffers, landscaping, open space, off-street parking, efficient internal traffic circulation, infrastructure and similar site plan improvements needed to mitigate against potential adverse impacts of the proposed use.*

The existing restaurant has sufficient size, site specifications and infrastructure to accommodate the proposed conditional use.

**3. COMPLIANCE WITH THE COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP) AND LAND DEVELOPMENT CODE** - *The conditional use and site plan shall comply with environmental, zoning and other applicable regulations of the Land Development Code, and shall be consistent with the CDMP.*

The proposed use is consistent with Policies 1-1.2.1, 1-1.2.2, and 1-1.2.3 of the Village's Comprehensive Development Master Plan and complies with all applicable provisions of the Land Development Regulations (LDRs).

**4. PROPER USE OF MITIGATIVE TECHNIQUES** - *The conditional use and site plan shall incorporate mitigative techniques needed to prevent adverse impacts to adjacent land uses. In addition, the design scheme shall appropriately address off-site impacts to ensure that land use activities in the immediate vicinity, including community infrastructure, are not burdened with adverse impacts detrimental to the general public health, safety and welfare.*

The restaurant's hours of operation are Monday through Friday from 6:00 p.m. to 10:00 p.m.; Saturday from 5:00 p.m. to 10:00 p.m.; and Sunday from 4:00 p.m. to 9:00 p.m. Consumption of beer, wine, and spirits is proposed to occur both indoors and outdoors within an outdoor dining area immediately adjacent to the restaurant. The proposed conditional use will be established in compliance with the Village Land Development Regulations. Staff is unaware of any adverse impacts that would be detrimental to the public health, safety, and welfare. Therefore, mitigative measures appear to be unwarranted.

**5. HAZARDOUS WASTE** - *No conditional use which generates hazardous waste or uses hazardous materials shall be located in the Village unless the specific location is consistent with the CDMP, Land Development Code, and does not adversely impact well fields, aquifer recharge areas, or other conservation resources, as may be applicable now or in the future. The proposed use shall not generate hazardous waste or require use of hazardous materials in its operation unless the Village Council approves conditions requiring mitigative techniques designed to prevent any adverse impact to the general health, safety and welfare.*

Approval of a conditional use permit to serve beer, wine, and spirits with food on the premises will not generate hazardous waste or use hazardous materials.

**RECOMMENDATION**

The Building and Planning Department recommends approval of the requested conditional use for the on-premise consumption of beer, wine, and spirits (4-COP license) in conjunction with the sale of food at Platea Restaurant.



**PINECREST**

**Building and Planning Department**

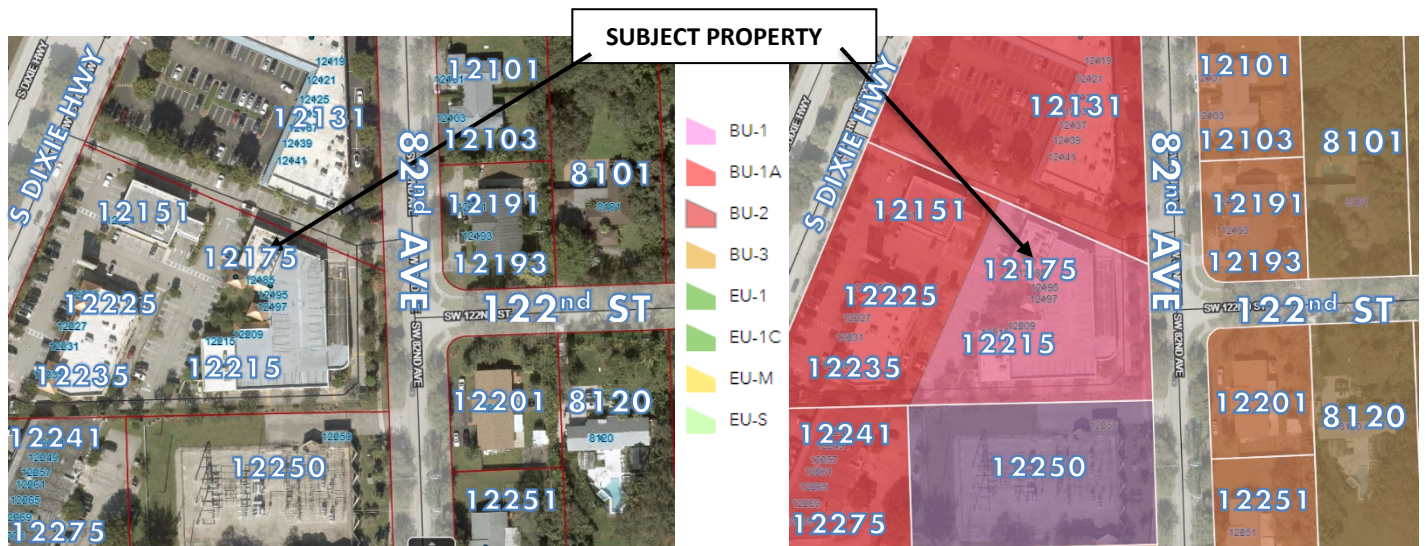
On **Tuesday, November 18, 2025**, to begin being heard not later than 7:00 p.m., the Village Council will conduct the following Public Hearing to be held at the Pinecrest Municipal Center, Council Chamber, 12645 Pinecrest Parkway, Pinecrest, Florida:

**OWNERS/APPLICANT(S):** Su Dixie Belle, LLC (Owner); and Fernando Salazar, representing Platea Prime Steakhouse & Ceviche Bar (Applicant)

**ITEM:** Conditional Use permit (Sale of alcohol for consumption on the premises) to allow the on-premise consumption of beer, wine and spirits (4-COP license).

**LOCATION:** The subject property is located at 12175 Pinecrest Parkway, Pinecrest, Florida 33156 within the Dixie Belle Shoppes Shopping Center. The existing restaurant, "Platea", is located within the BU-1, Restricted Commercial Development Zoning District.

**REQUEST:** Approval of a conditional use permit (Sale of alcohol for consumption on the premises) to allow the on-premise consumption of beer, wine and spirits (4-COP license) on property located at 12175 Pinecrest Parkway, Pinecrest, Florida 33156 within the Dixie Belle Shoppes Shopping Center.



All interested parties are urged to participate. Live streaming video of the meeting will be available at [www.pinecrest-fl.gov/live](http://www.pinecrest-fl.gov/live). If you do not wish to attend the in-person meeting, public comments may be submitted in writing prior to the hearing via e-mail to [planning@pinecrest-fl.gov](mailto:planning@pinecrest-fl.gov) or on ZOOM during the meeting by sending a request to [clerk@pinecrest-fl.gov](mailto:clerk@pinecrest-fl.gov) prior to 12:00 Noon on Tuesday, November 18, 2025. For additional information, you may contact the Building and Planning Department by calling (305) 234-2121, via e-mail at [planning@pinecrest-fl.gov](mailto:planning@pinecrest-fl.gov), or writing to the department at 12645 Pinecrest Parkway, Pinecrest, Florida 33156, where a copy of the application is on file.

In accordance with the Americans with Disabilities Act of 1990, all persons with disabilities and who need special accommodations to participate in this meeting because of that disability should contact the Village Clerk at (305) 234-2121 no later than seven (7) business days prior to such proceeding.

Should any person decide to appeal any decision of the Village Council with respect to any matter considered at such meeting or hearing, that person 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 (F.S. 286.0105).



Add a Caption



Look Up **Plant** >

Friday • Oct 17, 2025 • 2:55 PM

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IMG\_1836



Add a Caption



Look Up **Place** >

Thursday • Oct 16, 2025 • 10:51 PM

[Adjust](#)

 IMG\_1819



Add a Caption

Thursday • Oct 16, 2025 • 10:51 PM

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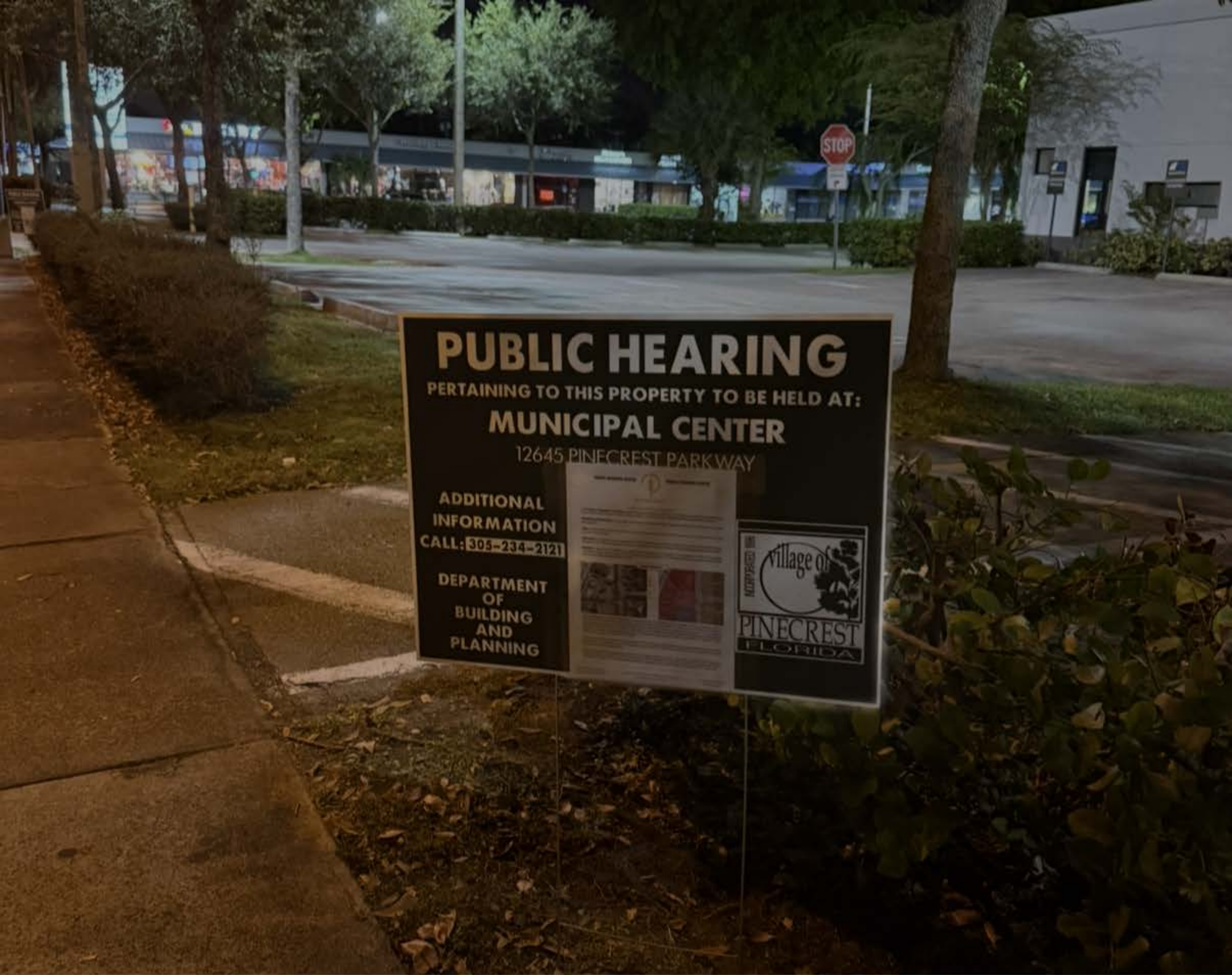


Add a Caption

Thursday • Oct 16, 2025 • 10:51 PM

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Add a Caption



Look Up **Plant** >

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Thursday • Oct 16, 2025 • 10:52 PM

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Look Up **Elm** >

Friday • Oct 17, 2025 • 2:53 PM

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Add a Caption

Friday • Oct 17, 2025 • 16:52

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VILLAGE OF PINECREST  
Building & Planning Department

### PUBLIC HEARING APPLICATION

Administrative Review Application

- Please check one:
- VILLAGE COUNCIL
  - PLANNING BOARD
  - ADMINISTRATIVE REVIEW

|                                    |
|------------------------------------|
| OFFICIAL USE ONLY                  |
| Application No. <u>002510-0001</u> |
| Date Received: <u>10/13/25</u>     |

#### INSTRUCTIONS

This application, with all supplemental data and information, must be completed in accordance with the specific instructions in this application. Applications and all supplemental information must be filed no later than 60 days prior to the regular public hearing date.

#### APPLICATION

Please indicate which type of application you are submitting by checking one category below:

- |   |   |
|---|---|
| <input type="checkbox"/> Change in Zoning District  | <input type="checkbox"/> Plat                                   |
| <input type="checkbox"/> Variance                   | <input type="checkbox"/> Entry Feature                          |
| <input type="checkbox"/> Appeal of Decision         | <input type="checkbox"/> Site Plan                              |
| <input checked="" type="checkbox"/> Conditional Use | <input checked="" type="checkbox"/> Other <u>Liquor License</u> |

**IMPORTANT:** THE APPLICANT, OR REPRESENTATIVE, MUST BE PRESENT AT THE HEARING TO PRESENT THE PROPOSAL.

Please print or type

|   |  |                    |
|---|--|--------------------|
| Name of Applicant, agent or tenant (with owner's affidavit)<br><b>Platea Prime Steakhouse &amp; Ceviche Bar</b> |  |                    |
| Mailing Address<br><b>12175 South Dixie HWY</b>   | City, State, Zip<br><b>Miami, FL 33156</b> | Telephone<br>Email |
| Name of Owner<br><b>SU DIXIE BELLE CENTER</b>   |  |                    |
| Mailing Address<br><b>12185 S DIXIE HWY</b>   | City, State, Zip<br><b>Miami, FL 33156</b> | Telephone<br>Email |

#### PROPERTY INFORMATION

A. LEGAL DESCRIPTION. (If subdivided – lot, block, complete name of subdivision, plat book and page numbers).  
If metes and bounds description – Complete description, including section, township and range).

Folio Number 20-5015-000-0310

Address 12151 S DIXIE HWY Pinecrest, FL 33156-5256

Lot(s) \_\_\_\_\_ Block \_\_\_\_\_ Section \_\_\_\_\_ Plat Book No. \_\_\_\_\_ Page No. \_\_\_\_\_

FINISHED FLOOR ELEVATION (If applicable): \_\_\_\_\_ FLOOD \_\_\_\_\_ ZONE \_\_\_\_\_

Revised 8/2016

B. ADDRESS (If number has been assigned) \_\_\_\_\_

C. SIZE OF PROPERTY \_\_\_\_\_ ft. X \_\_\_\_\_ ft. = 114,563 sq. ft.; 2.63 acre(s)  
Width Depth

D. Provide legal description or address of any property held by the owner which is contiguous to that which is the subject matter of this application.

15 55 40 2.63 AC BEG 100FTS OF SE COR OF NE1/4-NE  
1/4-NW1/4 W TO RD NE387FT SE TO A PT 200FTN OF POB S TO POB  
LESS E35FT FOR R W OR 13137-0729 1286 1 F/A/U 30-5015-000-0310

E. DATE SUBJECT PROPERTY WAS ACQUIRED December 1st 1986

**APPLICANT'S PROPOSAL**

Specify in full the request. (Use a separate sheet of paper if necessary.)

Please See Attached.

**INTENT**

Explain purpose of application, benefit(s) in the change and reasons why this application should be approved. Specify the exact nature of the use or operation applied for, together with any pertinent technical data, which will clarify the proposal. (Use a separate sheet of paper if necessary.)

Please See Attached.

Is this application the result of a Notice of Violation or deviation from approved plans?  Yes  No

Are there any existing structures on the property?  Yes  No

If so, what type? (CBS, Frame, Frame-Stucco, Wood, Other) CBS

Any applications (except plat applications) which involve new building construction or exterior improvements to an existing building must submit the plans with this application. Plans that are not filed with this application will not be considered by the Village of Pincrest.

I/We Su Dixie Belle LLC as Owner(s) of Lot(s) \_\_\_\_\_

Block \_\_\_\_\_ Section \_\_\_\_\_ PB/PG \_\_\_\_\_

of property which is located at 12125 S. Dixie Hwy 33156 desire to file an application for a public hearing before the  Village Council  Planning Board  Administrative Review, and I/We do understand and agree as follows:

1. That the application for a variance will not be heard unless the applicant is present at the hearing.
2. The property will be posted with a sign, which must not be removed until after the public hearing, at which time the Village staff will remove the sign.
3. That the requirements of the zoning code, Miami-Dade County Ordinances, the Florida Building Code, and other government agencies may affect the scheduling and ability to obtain/issue a permit for the proposal.
4. That the only exceptions to the zoning code are those that have been specified in the written application and any other code or plan issues will be corrected by modifying the plans to comply with the respective codes and ordinances of the Village of Pinecrest or Miami-Dade County ordinances.
5. That the applicant will be responsible for complying with all the conditions and restrictions imposed by the Village Council or Zoning Board in connection with the request and will take the necessary steps to make the request effective if approved by the Village Council or Zoning Board.
6. That it is the responsibility of the applicant to submit a complete application with all of the documents necessary for the Village Council or Zoning Board to hear the applicant's request.
7. That the applicant is responsible for timely submission and accuracy of all items requested on the application.
8. That the applicant is responsible for an additional fee for mailing notice to surrounding property owners and recording of the Development Order as specified by the LDRs.

I/We as the owners of the subject property (check one):

do hereby authorize Fernando Salazar to act on my/our behalf as the applicant.

will on my/our own behalf act as applicant(s), and make application in connection with this request for a public hearing before the Village Council or Zoning Board.

Owner's Name Sixto Henry Su Signature [Signature] Date 10/11/2025

Owner's Name \_\_\_\_\_ Signature \_\_\_\_\_ Date \_\_\_\_\_

Notary to Owner: Donna Pulgarin [Signature]

Applicant's Name Fernando Salazar Signature [Signature] Date 10/11/2025

Notary to Applicant: Donna Pulgarin [Signature]



All data and exhibits submitted in connection with this application become a PERMANENT PART OF THE PUBLIC RECORDS OF THE VILLAGE OF PINECREST.

The following enclosures where applicable MUST BE ATTACHED to complete the application:

- A.  **SURVEY OF PROPERTY:** For vacant or improved property. Must be no more than five years old and sealed by a registered land surveyor. The Building and Planning Department may require a more recent survey if a site visit indicates any discrepancies. Survey must include, where applicable, lot lines, all structures, walls, fences, landscaping, and all physical improvements.
- B.  **SITE DEVELOPMENT PLAN:** Where applicable, plans shall show location and elevations of existing and proposed buildings, proposed additions, alterations and use of each; all dimensions of buildings and space between buildings; setbacks from property lines; proposed and existing off-street parking showing lined spaces, driveways, handicap spaces, compact spaces; a landscape plan that complies with Village of Pinecrest Landscape Ordinance showing location of existing and proposed vegetation, landscaping (i.e. trees and hedges), number, height and species type. The plan shall also show wall and fence height, location and material.
- C.  **LETTER OF INTENT:** A letter of intent must be filed explaining in detail the extent of the development. Signature and address must be shown.
- D.  **OTHER GOVERNMENTS/AGENCIES ENDORSEMENTS:** All applicable DERM, Miami-Dade Fire Department, or the Miami-Dade Water and Sewer Department's endorsement must be submitted.
- E.  **OWNER'S AFFIDAVIT:** Owner's affidavit allowing the filing of an application is required on all applications where the applicant is not the owner of the property under consideration; same form allows posting of property.
- F.  **TRAFFIC STUDY:** A detailed traffic analysis considering the impacts of the proposed development on current level-of-service (LOS) standards in abutting (or nearby) roads and intersections.

**NOTE:** SURVEYS, SITE DEVELOPMENT PLANS, LANDSCAPE PLANS MUST BE SUBMITTED AT STANDARD PLAN SIZE AND DRAWN TO AN ENGINEERING OR ARCHITECTURAL SCALE (STRUCTURES ONLY). AN APPLICATION WILL NOT BE CONSIDERED COMPLETE UNLESS 10 COPIES OF THE APPLICATION AND SUPPORTING DOCUMENTATION (FRONT AND BACK), APPROPRIATE PLAN DRAWINGS AND SURVEYS ARE SUBMITTED. **UNLESS DETERMINED OTHERWISE BY THE PLANNING DIRECTOR, ALL PRESENTATION GRAPHICS MUST BE IN POWERPOINT OR OTHER DIGITAL FORMAT.**

In support of this request, I submit the following additional items, which are attached hereto and made a part of this application:

- 35 MM Photo(s) (Mounted 8 1/2 x 11)
- Letters from Area Residents
- Other \_\_\_\_\_

Please check only one of the following options:

FOR VILLAGE COUNCIL PURPOSES

I/We understand that additional public hearings may be required and any interested person may discuss the application with Village staff to the same extent as the applicant. The application may change during the hearing process and additional public notices may affect the schedule of the hearings. If my/our appeal is denied, I/we must file an appeal to the Circuit Court within 30 days of the meeting.

FOR ZONING BOARD PURPOSES

I/We understand that additional public hearings may be required and any interested person may discuss the application with Village staff to the same extent as applicant. The application may change during the hearing process and additional public notices may affect the schedule of the hearings. If my/our appeal is denied, I/we must file an appeal with the Village Clerk within 14 days of the decision.

10/11/2015 \_\_\_\_\_ / Fernando Salazar  
 Date Applicant's Signature Print Name

\_\_\_\_\_  
 Date Applicant's Signature (if more than one) Print Name

## **Platea Miami – 4COP Liquor License Application**

### **Proposal**

Dear Pinecrest Council, Platea Miami proudly stands as the world's first Peruvian-inspired Prime Steakhouse, located in the heart of our own Pinecrest at 12175 South Dixie Highway. Our vision has always been to bring together the craftsmanship of a fine steakhouse with the soulful flavors and spirit of Peru — an experience that celebrates both culture and culinary excellence.

With this proposal, we seek approval for a 4COP liquor license to complete the dining journey we offer to our guests. A full liquor license will allow us to expand our curated beverage program — from Pisco-driven cocktails to premium classic spirits — all designed to complement our menu of USDA Prime steaks, ceviches, and signature Peruvian-inspired dishes.

At Platea, we believe in hospitality with purpose: creating a place where guests feel welcomed, where quality leads every decision, and where our standards reflect the pride we have in the Pinecrest community. We are committed to maintaining responsible service practices, providing employment opportunities for local residents, and upholding the elegance and professionalism that our neighborhood deserves.

This proposal represents not only a step forward for our restaurant, but also a commitment to continuing to elevate Pinecrest's culinary landscape.

### **Statement of Intent**

The intent of Platea Miami's request for a 4COP (Quota) liquor license is to responsibly serve a full range of alcoholic beverages — including fine spirits — in alignment with our mission to deliver an exceptional and complete dining experience.

Our establishment will continue to operate as a restaurant first and foremost, where food, service, and guest experience are the primary focus. Alcohol service will complement our menu, never define it. Every beverage we pour will be curated to enhance the flavors of our cuisine and uphold the sophistication our guests have come to expect.

This license will not alter our operations or create a nightlife environment. We remain a dining-driven establishment with standard operating hours, controlled volume, and a focus on hospitality excellence. Our goal is to continue offering Pinecrest a distinguished dining destination that merges Peruvian inspiration, Miami energy, and the refinement of a world-class steakhouse.

Simply put — our intent is to serve responsibly, operate respectfully, and represent our community with pride.

Respectfully submitted,

**MIAMI-DADE COUNTY**

**DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES**

<http://www.miamidade.gov/building/home.asp>

6/18/2025 11:36:24 AM

|                   |                  |                 |
|-------------------|------------------|-----------------|
| <b>Tracking #</b> | <b>Process #</b> | <b>Permit #</b> |
| 2024000404        | M2024000404      | 2025052634      |

**THIS COPY OF PLANS MUST BE AVAILABLE ON BUILDING SITE OR AN INSPECTION WILL NOT BE MADE.**

| <b>Process #</b> | <b>Review</b> | <b>Disposition</b> | <b>Reviewer</b>       | <b>Date</b> |
|------------------|---------------|--------------------|-----------------------|-------------|
| M2024000404      | DERM CORE     | A                  | FEBLES, NOEL          | 10/11/2023  |
| M2024000404      | DERM GREASE   | A                  | LINCHETA, CARLOS      | 6/17/2025   |
| M2024000404      | FIRE          | A                  | AQUIT, SUYIN          | 12/21/2023  |
| M2024000404      | IMPACT FEES   | N                  | GUTIERREZ,<br>BEVERLY | 10/10/2023  |
| M2024000404      | UPFRONT FEES  | A                  | WEB APPLICATION<br>ID | 10/6/2023   |
| M2024000404      | WASA          | N                  | BROWN, AMBER          | 8/29/2024   |

**Disclaimer.**

Subject to compliance with all Federal, State, and County Laws, rules and regulations. Miami-Dade County assumes no responsibility for accuracy of or results of these plans.

**NOTICE:** In addition to the requirements of this permit, there may be additional restrictions applicable to the property that may be found in the public records of this county, and there may be additional permits required from other governmental entities such as water management districts, state agencies or federal agencies.

| <b>Stamp Name</b>   | <b>Trade</b> | <b>Disposition</b> | <b>Stamp Description</b>  |
|---------------------|--------------|--------------------|---|
| Approved            | DERM         | A                  | Approved  |
| Approved            | DFOG         | A                  | Approved  |
| VOID                | DFOG         | V                  | VOID  |
| APPROVED-SCOPE ONLY | FIRE         | A                  | APPROVAL FOR SCOPE OF WORK ONLY<br>EXISTING PORTIONS OF BUILDINGS<br>SHALL COMPLY WITH THE PROVISIONS OF<br>EXISTING OCCUPANCIES AS SET FORTH<br>IN THE FL FIRE PREVENTION CODE |
| Disapproved         | FIRE         | D                  | DISAPPROVED   |
| Reference Only.     | FIRE         | R                  | Reference only.   |



MUNICIPAL INSPECTION REQUIREMENTS AND RECORD 06/18/2025  
 MUNICIPAL NO.2025-052634 FOLIO: 2050150000310  
 JOB SITE ADDRESS 12151 S DIXIE HWY  
 PROPOSED USE RETAIL SALES /INCREASE SEATING  
 LEGAL 15 55 40 2.63 AC BEG 100FTS OF SE COR OF NE1/4-NE  
 APPLICATION TYPE ALTER INTERIOR 2925 SQFT 1 UNITS 1 FLOORS  
 OWNER NAME SU DIXIE BELLE CENTER PARTNERSHIP  
 CONTRACTOR  
 QUALIFIER  
 PERMIT TYPE MUNICIPAL BLDG  
 CATEGORIES 0001 MUNICIPAL GENERAL BUILDING

DATE: 6/18/2025 PROCESS NUMBER: M2024000404 NEW \*AMOUNT PAID 335.89  
 DERM 120 MISC FEES (MA 120.00 DERM 1 UP FRONT FEE- 80.00  
 DERM 1 MIN COMM REV( 90.00 FIRE 100 ALTERATIONS 137.57  
 FIRE 100 FIRE UPFRT FE 34.32 FRWK 1 NO CHARGE 000000.00  
 FRWK 1 1ST FIRE MINO 92.89 RSUR 2 RER 7.5% SUR 9.75  
 UBS1 1 BLDG 7.5% UPF 1.88 UPMU 25 UPFRONT FEE F 25.00  
 URS1 1 RER 7.5% UPFR 6.00

6/18/2025 11:36 BNZWEB1 182506183534 WEBIPAS 335.89

MUNICIPAL INSPECTION REQUIREMENTS AND RECORD 06/18/2025  
 MUNICIPAL NO.2025-052634 PROCESS NO. M2024000404 FOLIO: 2050150000310  
 JOB SITE ADDRESS 12151 S DIXIE HWY  
 PROPOSED USE RETAIL SALES /INCREASE SEATING

REQUIRED INSPECTIONS INIT DATE

MUNICIPAL INSPECTION REQUIREMENTS AND RECORD 06/18/2025  
 MUNICIPAL NO.2025-052634 PROCESS NO. M2024000404 FOLIO: 2050150000310  
 JOB SITE ADDRESS 12151 S DIXIE HWY  
 PROPOSED USE RETAIL SALES /INCREASE SEATING

TO SCHEDULE A FIRE INSPECTION, PLEASE VISIT THE WEB AT  
 WWW.MIAMIDADE.GOV/BUILDING OR WWW.MIAMIDADE.GOV/FIRE. YOU WILL  
 NEED TO PROVIDE YOUR TEN DIGIT MUNICIPAL INSPECTION NUMBER AND  
 INSPECTION TYPE. THE INSPECTION TYPE CAN BE FOUND ON YOUR  
 INSPECTION REQUIREMENTS AND RECORDS CARD.

IF YOU HAVE ANY QUESTIONS OR CONCERNS REGARDING AN INSPECTION,  
 SCHEDULING A PRELIMINARY INSPECTION, OR LOAD BANK TEST  
 INSPECTION, PLEASE CALL FIRE PREVENTION AT 786-331-4800.

IF YOU HAVE ANY QUESTIONS OR CONCERNS REGARDING A PLAN REVIEW,  
 PLEASE CALL FIRE ENGINEERING AT (786) 315-2771.

\*\*BE ADVISED THIS IS NOT A PERMIT. PERMIT IS TO BE ISSUED BY

YOUR CORRESPONDING MUNICIPAL BUILDING DEPARTMENT.

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| NO. | DATE     | DESCRIPTION |
|-----|----------|-------------|
| 1   | 10-10-25 | AS SHOWN    |

REVISION HISTORY

DIXIE BELLE SHOPS  
12151-12235 SOUTH DIXIE HIGHWAY  
MIAMI, FL 33156

**SITE PLAN LEGEND**

City: Pinellas County, Florida  
 Project: South Dixie Hwy, Pinellas FL 33156  
 20-0015-000-0010  
 12151 South Dixie Hwy, Pinellas FL 33156  
 12156 South Dixie Hwy, Pinellas FL 33156  
 12158 South Dixie Hwy, Pinellas FL 33156  
 12160 South Dixie Hwy, Pinellas FL 33156  
 12162 South Dixie Hwy, Pinellas FL 33156  
 12164 South Dixie Hwy, Pinellas FL 33156  
 12166 South Dixie Hwy, Pinellas FL 33156  
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 12170 South Dixie Hwy, Pinellas FL 33156  
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 12192 South Dixie Hwy, Pinellas FL 33156  
 12194 South Dixie Hwy, Pinellas FL 33156  
 12196 South Dixie Hwy, Pinellas FL 33156  
 12198 South Dixie Hwy, Pinellas FL 33156  
 12200 South Dixie Hwy, Pinellas FL 33156  
 12202 South Dixie Hwy, Pinellas FL 33156  
 12204 South Dixie Hwy, Pinellas FL 33156  
 12206 South Dixie Hwy, Pinellas FL 33156  
 12208 South Dixie Hwy, Pinellas FL 33156  
 12210 South Dixie Hwy, Pinellas FL 33156  
 12212 South Dixie Hwy, Pinellas FL 33156  
 12214 South Dixie Hwy, Pinellas FL 33156  
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 12218 South Dixie Hwy, Pinellas FL 33156  
 12220 South Dixie Hwy, Pinellas FL 33156  
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 12224 South Dixie Hwy, Pinellas FL 33156  
 12226 South Dixie Hwy, Pinellas FL 33156  
 12228 South Dixie Hwy, Pinellas FL 33156  
 12230 South Dixie Hwy, Pinellas FL 33156  
 12232 South Dixie Hwy, Pinellas FL 33156  
 12234 South Dixie Hwy, Pinellas FL 33156  
 12235 South Dixie Hwy, Pinellas FL 33156

**ROOF/ROOFTOP PARKING**  
1/30" = 1'

**ADJOINING USES MAP**  
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**MASTER SITE PLAN**  
1/32" = 1'

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REVISION HISTORY

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