

APRIL 17, 2024

CONDITIONAL USE PERMIT
“Mister 01 Extraordinary
Pizza Pinecrest”

**REQUESTING APPROVAL OF A CONDITIONAL
USE PERMIT (SALE OF ALCOHOL FOR
CONSUMPTION ON THE PREMISES) TO ALLOW
THE ON-PREMISE CONSUMPTION OF BEER AND
WINE (2-COP LICENSE) ON PROPERTY**

CU2402-0001

OWNERS/APPLICANT(S):

MMG Pinecrest Shoppes LLC
(Owner); and Bob de la Fuente,
Esq. and Lehtinen Shultz PLLC
(Applicants)

LOCATION:

8189 SW 117 STREET,
PINECREST, FLORIDA 33156



PINECREST



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

MEMORANDUM

Department of Building and Planning

DATE: April 10, 2024

TO: Yocelyn Galiano, ICMA-CM
Village Manager

FROM: Stephen Olmsted, AICP, LEED-GA
Planning Director

RE: Conditional Use Permit - Alcohol Consumption on Premises
8189 SW 117 Street - "Mister 01 Extraordinary Pizza Pinecrest"-

PETITION REQUEST

MMG Pinecrest Shoppes LLC (Owner); and Bob de la Fuente, Esq. and Lehtinen Shultz PLLC (Applicants) are requesting approval of a conditional use permit (Sale of alcohol for consumption on the premises) to allow the on-premise consumption of beer and wine (2-COP license) on property located at 8189 SW 117 Street, Pinecrest, Florida 33156. The proposed "Mister 01 Extraordinary Pizza Pinecrest" restaurant is located in the Pinecrest Shoppes shopping center, south of the Suniland shopping center.

OWNERS/APPLICANT

MMG Pinecrest Shoppes LLC (Owner); and Bob de la Fuente, Esq. and Lehtinen Shultz PLLC (Applicants)

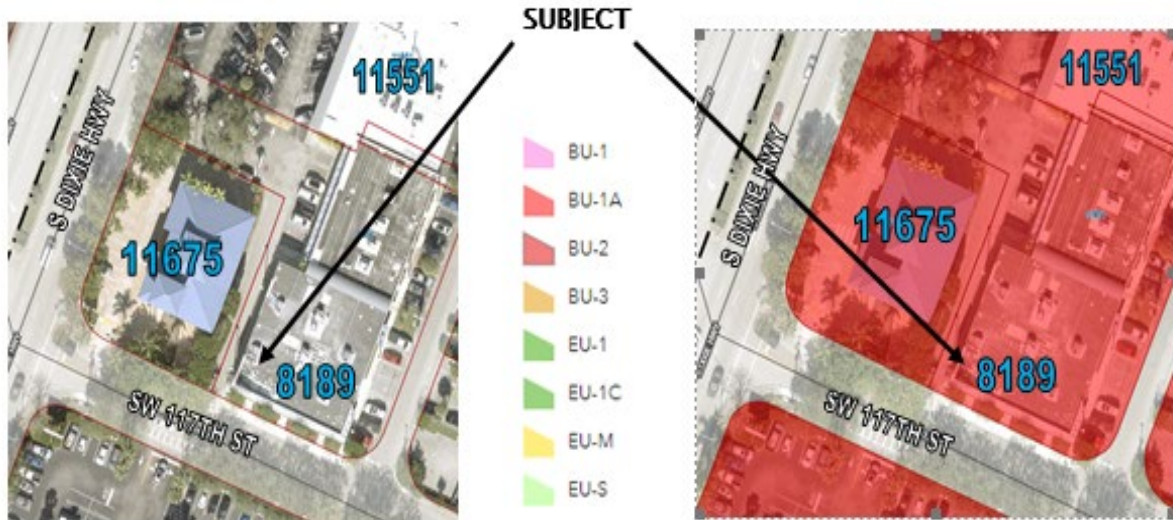
PUBLIC COMMENT

The Building and Planning Department has not received any correspondence regarding the requested conditional use permit.

LOCATION

The subject property is located at 8189 SW 117 Street, Pinecrest, Florida 33156 within the BU-1A, General Business Zoning District.





PINECREST LAND DEVELOPMENT REGULATIONS

“The sale of alcohol for consumption on premises” is a conditionally permitted use within all of the commercial business zoning districts of the Village of Pinecrest, including the BU-1A General Business 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 in 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 specified criteria 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 sale of beer and wine for consumption on the premises at the proposed restaurant would be compatible with existing and proposed commercial restaurant uses that are permitted and established in the commercial business zoning districts adjacent to Pinecrest Parkway. The restaurant and proposed conditional use are consistent with the recommendations of the Village’s Comprehensive Development Master Plan and the Pinecrest Parkway Vision Plan. Commercial uses exist to the north, south, and west of the subject property. Residential duplexes are located on the west side of SW 81 Road.

The proposed restaurant is a permitted use within the BU-1A, General Business Development zoning district. The sale of alcoholic beverages for consumption on the premises is ancillary to the restaurant and is a conditionally permitted use within the district.

- 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 lease area includes indoor seating for 46 and has the 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 the Village's Comprehensive Development Master Plan including Policy 1-2.5.1 and with the 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.*

Consumption of beer and wine is proposed to occur indoors and proposed hours of operation are from 11:30 a.m. to 10:00 p.m. Sunday through Thursday; and 11:30 a.m. to 11:00 p.m. Fridays and Saturdays.

Staff is unaware of any adverse impacts that would be detrimental to public health, safety, and welfare. Further 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 and wine within the proposed restaurant will not generate hazardous waste or use hazardous materials.

RECOMMENDATION

The Building and Planning Department recommends approval of the requested conditional use permit for the sale of beer and wine (2-COP License) for consumption on the premises.

PUBLIC HEARING NOTICE



PINECREST
MEMORANDUM
Department of Building and Planning

PUBLIC HEARING NOTICE

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

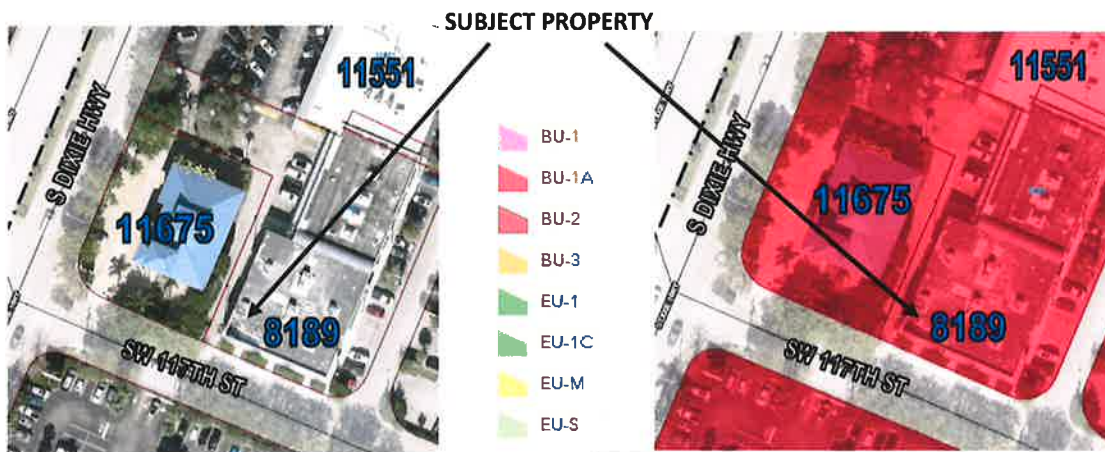
On **Thursday, April 18, 2024, at 7:00 p.m.**, the Village Council will conduct the following Public Hearing to be held at the Pinecrest Municipal Center, Council Chamber, 12645 Pinecrest Parkway, Pinecrest, Florida to consider the following:

OWNERS/APPLICANT(S): MMG Pinecrest Shoppes LLC (Owner); and Bob de la Fuente, Esq. and Lehtinen Shultz PLLC (Applicants)

ITEM: Application for Conditional Use permit for on-premise consumption of beer and wine (2 COP License)

LOCATION: The subject property is located at 8189 SW 117 Street, Pinecrest, Florida 33156 within the BU-1A, General Business Zoning District.

REQUEST: MMG Pinecrest Shoppes LLC (Owner); and Bob de la Fuente, Esq. and Lehtinen Shultz PLLC (Applicants) are requesting approval of a conditional use permit (Sale of alcohol for consumption on the premises) to allow the on-premise consumption of beer and wine (2-COP license) on property located at 8189 SW 117 Street, Pinecrest, Florida 33156, the location of the proposed "Mister O1 Extraordinary Pizza Pinecrest" restaurant.



All interested parties are urged to participate. Live streaming video of the meeting will be available at 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 or on ZOOM during the meeting by sending a request to clerk@pinecrest-fl.gov prior to 4:30 p.m. on Wednesday, April 17, 2024. For additional information, you may contact the Building and Planning Department by calling (305) 234-2121, via e-mail at 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 American with Disabilities Act of 1990, all persons who are disabled and who need special accommodations to participate in this meeting because of that disability should contact the Village Clerk at (305) 234-2121 not later than seven 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).



 Look Up **Plant** >

Friday • Mar 15, 2024 • 2:27 PM

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Apple iPhone 15 Pro Max

HEIF 

Main Camera — 24 mm $f1.78$

24 MP • 5712 x 4284 • 4.8 MB

RICH CONTRAST

ISO 80

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Friday • Mar 15, 2024 • 2:30 PM

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Apple iPhone 15 Pro Max

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Main Camera — 24 mm $f1.78$

24 MP • 5712 x 4284 • 5.2 MB

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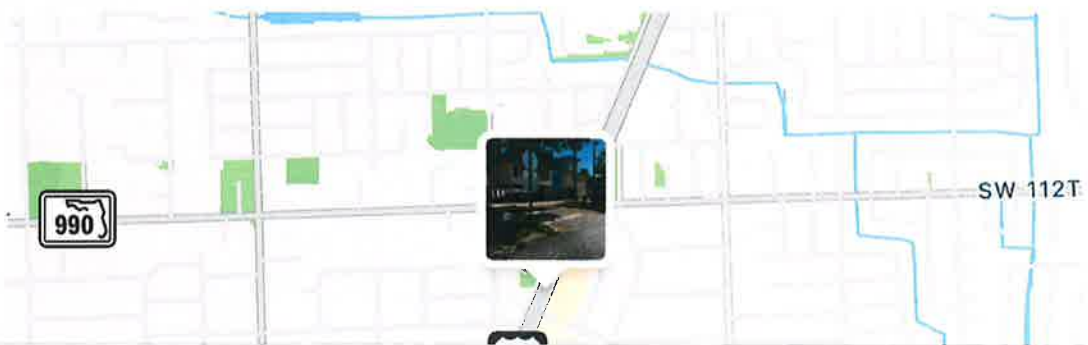
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IMG_1130

Apple iPhone 15 Pro Max

HEIF



Main Camera — 24 mm $f1.78$

24 MP • 5712 x 4284 • 3.9 MB

RICH CONTRAST

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Suniland Shopping Center >

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Friday • Mar 15, 2024 • 2:22 PM

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📷 IMG_1128

Apple iPhone 15 Pro Max

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Main Camera — 24 mm f1.78

24 MP • 5712 × 4284 • 5.8 MB

RICH CONTRAST

ISO 80

24 mm

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[Suniland Shopping Center](#) >

[Adjust](#)



LEHTINEN
SCHULTZ
RIEDI
DE LA FUENTE

BOB DE LA FUENTE
305.760.8540
BDELAFUENTE@LEHTINEN-SCHULTZ.COM

February 22, 2024

Village of Pinecrest
Building & Planning Department
12645 Pinecrest Parkway
Pinecrest, FL 33156

Re: 8189 SW 117th St., Pinecrest, FL
Conditional Use Application: Beer & Wine

To the Pinecrest Village Council:

This law firm represents Pinecrest 305 LLC (“Applicant” or “Pinecrest 305”). Operating at numerous sites around Miami-Dade County, the Applicant is looking forward to bringing its Mister 01 Pizza to Pinecrest. Already permitted, under construction and near completion, we submit this conditional use permit request to allow beer and wine sales at the Applicant’s newest location.

Mister 01 serves beer and wine at its other locations and seeks to do the same in Pinecrest. This restaurant will at all times offer a full food menu, included with this application. Consisting of 46 interior seats, there will be no outdoor dining and no outdoor speakers. Open for lunch and dinner, hours of operation will be:

Sunday – Thursday: 11:30 AM – 10:00 PM
Friday – Saturday: 11:30 AM – 11:00 PM

The proposed beer and wine sales in conjunction with an established restaurant group at this location meet the conditions of the Villag Code. This site will accommodate beer and wine use without generating adverse impacts on properties and land uses in the immediate vicinity. Specifically:

1. Land use compatibility: The use is proposed in a commercial shopping center zoned BU-1A. The use is compatible in a general business district. The use is in conjunction with a restaurant and in a commercial area.
2. Sufficient Site Size: The 46 seat restaurant is located within a shopping center greater than 1 acre.

Pinecrest Village Council
February 22, 2024
Page 2

3. Compliance with CDMP and Land Development Code: The property is zoned BU-1A, general business. The permitted restaurant, and the addition of beer and alcohol sales to a 46 seat restaurant, permitted restaurant complies with the CDMP and the Land Development Code.
4. Poper Use of Mitigative Techniques: There is no outdoor seating or outdoor speakers. The restaurant will close by 10 PM Sunday through Thursday, and by 11 PM on Friday and Saturday. It is located in a shopping center greater than one acre. The restaurant's location and operations minimize any potential adverse impacts to adjacent land uses, to the extent any exist.
5. Hazardous Waste: No hazardous waste will be generated by the proposal.

Our client looks forward to bringing Mister 01 Pizza to Pinecrest, and to presenting this request before the Village Council.

Sincerely,



Bob de la Fuente

Encl.

cc: Pinecrest 305 LLC

EXHIBIT A

Name of Owner: MMG Pinecrest Shoppes LLC

Mailing Address: 18610 NW 87th Ave., Suite 204, Hialeah, FL 33015

Telephone:

Email:







1680

Mister O1
Extraordinary
Pizza

Pizza - Salads
& Burrata Bar

www.misterO1.com



Traditional & Special Pizza 13 inch
72-96 hours naturally fermented dough. No sugar added in dough and sauce

✓ Cheese Pizza (italian tomato sauce, mozzarella)	14.99
✓ Bella Margherita (italian tomato sauce, mozzarella, fresh fior di latte cheese, basil)	16.99
Pepperoni (italian tomato sauce, mozzarella, pepperoni)	15.99
Sausage (italian tomato sauce, mozzarella, Italian sausage)	16.99
✓ Mushrooms (italian tomato sauce, mozzarella, fresh mushrooms)	16.99
Hawaiiana (italian tomato sauce, mozzarella, ham, pineapple)	16.99
Matteo (italian tomato sauce, mozzarella, fresh mushrooms, Italian sausage, red onions)	17.99
Meat Lovers (italian tomato sauce, mozzarella, pepperoni, ham, chorizo sausage, spicy salami calabrese)	17.99
Federica (italian tomato sauce, mozzarella, ham, fresh mushrooms, kalamata black olives)	17.99
Vittoria (italian tomato sauce, mozzarella, roasted chicken, Italian parmesan, basil)	17.99
✓ Riccardo (italian tomato sauce, mozzarella, fresh mushrooms, zucchini, spinach, roasted peppers)	17.99
✓ Alessandra Jalapeño (italian tomato sauce, mozzarella, fresh mushrooms, avocado, jalapeño)	17.99
Daniele (italian tomato sauce, mozzarella, fresh fior di latte cheese, Prosciutto di Parma, basil)	19.99
Maria (Mozzarella, arugula, fresh tomatoes, Prosciutto di Parma, Italian parmesan)	19.99

Calzoni

Calzone Onju (italian tomato sauce, mozzarella, ricotta cheese, spicy salami calabrese, basil)	19.99
✓ Calzone Giorgio (italian tomato sauce, mozzarella, roasted peppers, spinach, fresh mushrooms, red onions, basil)	19.99

Small Pizza 8 inch

Small Cheese Pizza	7.99	Small Special Pizza	10.99
Small Pepperoni	8.99	Small Calzone	10.99
Small Sausage	8.99	Small Nutella Pizza	7.99
Small Mushrooms	8.99		



Vegan and
Gluten Free Info

Gluten Free Vegan Crust 13 inch substitution +\$3.99 (excludes small pizzas)

✓ Vegetarian 1 Pizza can be made with VEGAN cheese by adding \$2.99
20% gratuity will be added to parties of 6 or more

*We take great care and attention when preparing your gluten free menu items
but our kitchen is not 100% gluten free. Please consider this if you are highly sensitive to gluten.



Our Extraordinary
Pizzas Pictures



Extraordinary Pizza 13 inch

72-96 hours naturally fermented dough. No sugar added in dough and sauce

- Star Luca** 19.99
(Star shaped pizza, filled with ricotta cheese, mozzarella, Italian tomato sauce, spicy salami calabrese, basil)
- ✓ **Star Michele** 19.99
(Star shaped pizza, filled with ricotta cheese, mozzarella, Italian tomato sauce, spinach, zucchini, roasted peppers)
- Star Beckham** 19.99
(Star shaped pizza, filled with ricotta cheese, mozzarella, bacon, red onions, fresh tomatoes, ranch dressing, basil)
- Star Carlos** 19.99
(Star shaped pizza, filled with ricotta cheese, mozzarella, chorizo sausage, fresh tomatoes, arugula, avocado, Italian parmesan, jalapeño sauce)
- ✓ **Marco** 19.99
(Italian tomato sauce, fresh burrata straciatella cheese, arugula, fresh tomatoes, Italian parmesan)
- ✓ **Claudio** 19.99
(Italian tomato sauce, mozzarella, fresh burrata straciatella cheese, white truffle oil, basil)
- Anchovy Bottarga Giampaolo** 19.99
(Italian tomato sauce, fresh burrata straciatella cheese, Peruvian anchovies, Italian bottarga (fish roe), parsley)
- ✓ **Elisa** 19.99
(Mozzarella, ricotta cheese, natural honey, black pepper, white truffle oil)
- Coffee Paolo** 19.99
(Italian tomato sauce, mozzarella, gorgonzola blue cheese, natural honey, coffee, spicy salami calabrese)

Dessert

- Nutella Pizza** 12.99
(Best Pizza with Nutella)
- Nutella & Banana Calzone** 13.99
(Calzone filled with Nutella & Banana)
- Vegan Hazelnut Chocolate Pizza** 17.99
(Best Pizza with Vegan Hazelnut Chocolate Spread)

Antipasti & Burrata Bar

Served with rosemary focaccia bread

- ✓ **Caprese** 13.99
(Fresh fior di latte cheese, fresh tomatoes, basil, Italian balsamic glaze)
- ✓ **Burrata** 15.99
(Fresh burrata cheese, arugula, fresh tomatoes)
- ✓ **Burrata e Italian balsamic glaze** 16.99
(Fresh burrata cheese, arugula, fresh tomatoes, Italian balsamic glaze)
- ✓ **Burrata e white truffle oil** 17.99
(Fresh burrata cheese, arugula, fresh tomatoes, white truffle oil)
- Burrata e crudo** 18.99
(Fresh burrata cheese, fresh tomatoes, Prosciutto di Parma)



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Our Extraordinary Pizzas Pictures



Salads

(add roasted chicken 3.99)

✓ Caesar (Romaine lettuce, Italian parmesan, focaccia croutons, caesar dressing)	10.99
✓ Azzurra (Spring mix greens, romaine lettuce, arugula, fresh fior di latte cheese, fresh tomatoes)	11.99
✓ Greta (Spring mix greens, fresh tomatoes, red onions, cucumber, kalamata black olives, feta cheese)	12.99
✓ Sabrina (Spring mix greens, avocado, fresh tomatoes, Italian parmesan)	12.99
✓ Sonia (Romaine lettuce, tuna, fresh tomatoes, red onions, kalamata black olives)	13.99
✓ Laura (Romaine lettuce, fresh burrata straciatella cheese, fresh tomatoes, focaccia croutons, Italian parmesan)	15.99

Create your own salad

Spring Mix 5.99 - Romaine 5.99 - Arugula 5.99 - Spinach 5.99

Vegetable		Vegetable		Protein		Cheese	
Arugula	1.99	Red Onions	0.99	Chorizo Sausage	2.99	Feta	3.99
Avocado	2.99	Roasted Peppers	1.99	Ham	2.99	Fresh Fior di Latte	3.99
Basil	0.99	Spinach	0.99	Italian Sausage	2.99	Italian Parmesan	3.99
Cucumber	0.99	Tomatoes	1.99	Prosciutto di Parma	4.99	Burrata Straciatella	10.99
Jalapeno	0.99	Protein		Roasted Chicken	3.99		
Kalamata Black Olives	1.99	Anchovies	2.99	Spicy Salami Calabrese	2.99		
Pineapple	0.99	Bacon	2.99	Tuna	3.99		

Extraordinary Gifts

Mister O1 Truffle Oil Bottle (Italian Extra Virgin Olive Oil Infused with White Truffles)	17.99	Extra Virgin Olive Oil & Balsamic Vinegar Bottles	18.99
Mister O1 Spicy Oil Bottle (Spicy Italian Extra Virgin Olive Oil)	15.99	Truffle Oil & Spicy Oil Bottles (Add a Mister O1 Extraordinary Gift Box for 4.99)	29.99

Beverage & Coffee

Coke/ Coke Zero/ Diet Coke	2.99	Bottled Tea (Sweet - Unsweetened)	3.99
Sprite/ Fanta/ Ginger Ale	2.99	Espresso	2.99
Apple Juice	3.99	Double Espresso	3.99
Bottled Water Flat	1.99	Macchiato	2.99
San Pellegrino Sparkling Water	3.99	Cappuccino	3.99



Vegan and
Gluten Free Info

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✓ Vegetarian | Pizza can be made with VEGAN cheese by adding \$2.99
20% gratuity will be added to parties of 6 or more

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Our Extraordinary
Pizzas Pictures

1680

Mister O1

*Extraordinary
Pizza*

Wine List

www.misterO1.com



Red

	Glass	Bottle
Chianti Grati DOCG (Italy) <i>Cherry and red fruit with herbal undertones</i>	11.95	39.95
Montepulciano Paradosso DOC (Italy) <i>Deep ruby red</i>	11.95	39.95
Super Tuscan Ottava Rima DOC (Italy) <i>Fresh with a soft finish</i>	11.95	39.95
Cabernet Sauvignon Volo IGT (Italy) <i>Full-bodied and well-balanced with spicy notes</i>	11.95	39.95
Pinot Noir Paradosso IGT (Italy) <i>Fruity fullness and a tannic structure</i>	11.95	39.95

White

Pinot Grigio Colli Orientali DOP (Italy) <i>Fresh and smooth</i>	11.95	39.95
Chardonnay Terre Siciliane Organic IGP (Italy) <i>Fresh and soft</i>	11.95	39.95
Sauvignon Blanc Ronco Calaj IGT (Italy) <i>Good structure and acidity</i>	11.95	39.95

Sparkling

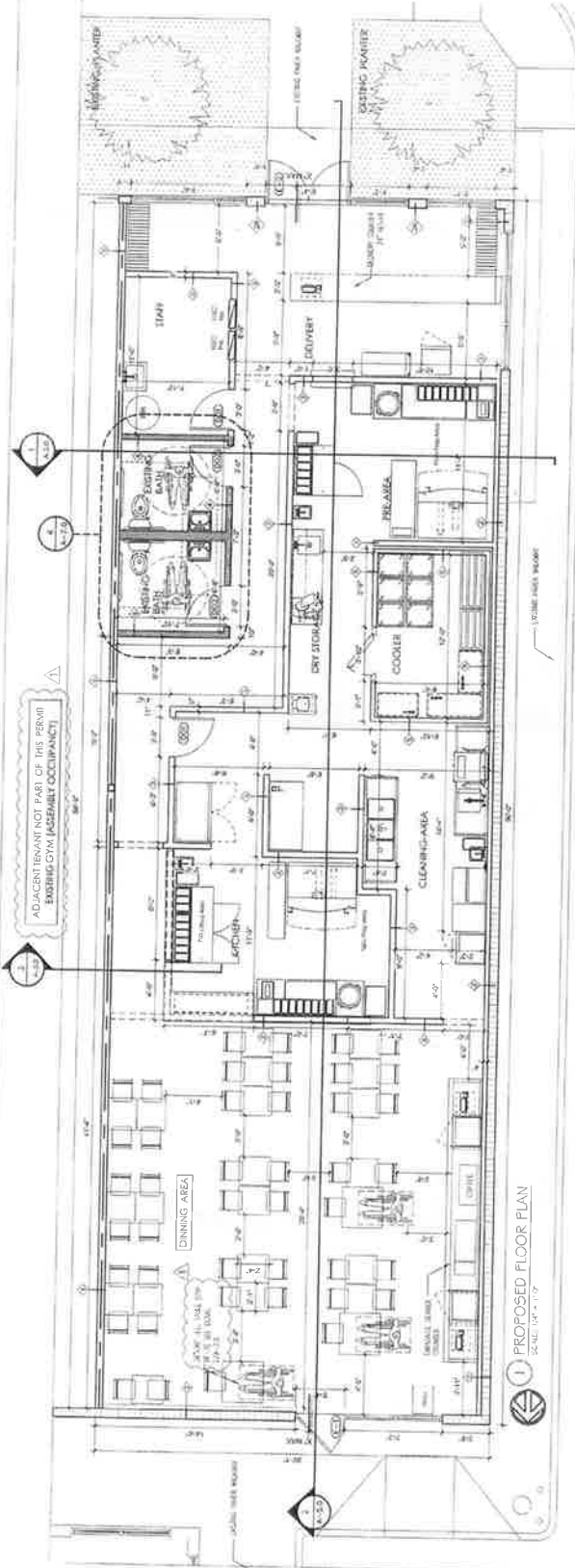
Prosecco Clara C DOC (Italy) <i>Extra dry sparkling wine</i>	12.95	49.95
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Beer

Peroni Nastro Azzurro		5.95
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Wine Special

Join us Monday through Friday from 3 pm to 6 pm
for our 50% off all wines (bottle or glass)



GENERAL PARTITION NOTES

1. ALL PARTITIONS SHALL BE 5/8\"/>
- 2. ALL PARTITIONS SHALL BE 1/2\"/>
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STUD SCHEDULE

NO.	TYPE	W	H	FINISH	REMARKS
1	STUD	2 1/2"	8'	1/2" GYP	...
2	STUD	3 1/8"	8'	1/2" GYP	...
3	STUD	6"	8'	1/2" GYP	...

WALL TYPE KEY LEGEND

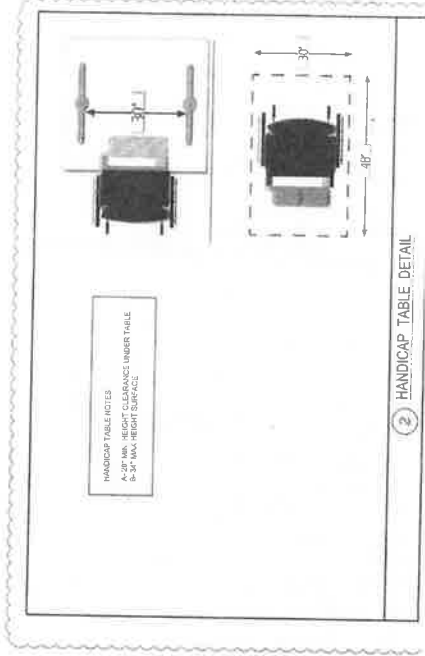
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- NOTES FOR WINDOW SCHEDULE**
1. WINDOW MANUFACTURER SHALL BE DETERMINED BY THE ARCHITECT.
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DOOR SCHEDULE

NO.	TYPE	W	H	FINISH	REMARKS
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NOTE: HANDICAP TABLES SHALL BE PROVIDED IN THE DINING AREA. THE TABLES SHALL BE 30" HIGH AND 48" WIDE. THE CLEARANCE UNDER THE TABLES SHALL BE 30" HIGH. THE TABLES SHALL BE PROVIDED IN ACCORDANCE WITH THE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN.



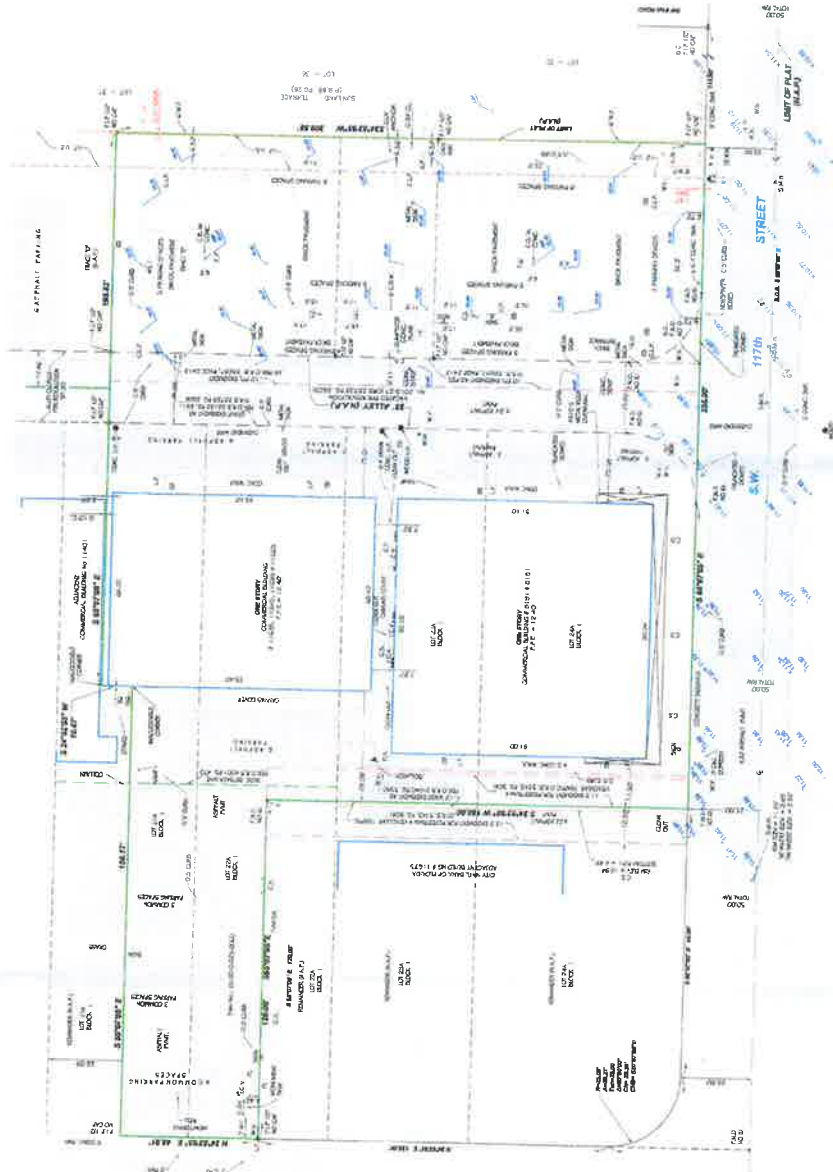
2 HANDICAP TABLE DETAIL



JOHN IBARRA & ASSOCIATES, INC.
 Professional Land Surveyors & Mappers
 2700 W. 11th Avenue
 Suite 200
 Aurora, CO 80012
 Phone: (303) 440-3000
 Fax: (303) 440-3007
 www.jiainc.com



**MAP OF BOUNDARY SURVEY
 FINAL SURVEY**



LOCATION OF SITES

PROPERTY ADDRESS:
 8181 Southwest 177th Street, Miami, FL 33156
PARCEL NUMBER:
 20-201-025-000
CERTIFICATION:
 AME EQUITY PARTNERS

LEGAL NOTES TO ACCOMPANY DEED OF BURNING:
 THE DEED OF BURNING IS A LEGAL INSTRUMENT THAT TRANSFERS THE INTEREST IN THE PROPERTY TO THE BURNING PARTY. THE BURNING PARTY IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND THE FIRE DEPARTMENT. THE BURNING PARTY IS ALSO RESPONSIBLE FOR OBTAINING THE NECESSARY INSURANCE COVERAGE. THE BURNING PARTY IS ADVISED THAT THE BURNING OF A PROPERTY MAY BE SUBJECT TO FEDERAL, STATE, AND LOCAL LAWS AND REGULATIONS. THE BURNING PARTY IS ADVISED THAT THE BURNING OF A PROPERTY MAY BE SUBJECT TO FEDERAL, STATE, AND LOCAL LAWS AND REGULATIONS. THE BURNING PARTY IS ADVISED THAT THE BURNING OF A PROPERTY MAY BE SUBJECT TO FEDERAL, STATE, AND LOCAL LAWS AND REGULATIONS.

FLOOD ZONE INFORMATION:
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LEGAL NOTES TO ACCOMPANY DEED OF BURNING:
 THE DEED OF BURNING IS A LEGAL INSTRUMENT THAT TRANSFERS THE INTEREST IN THE PROPERTY TO THE BURNING PARTY. THE BURNING PARTY IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND THE FIRE DEPARTMENT. THE BURNING PARTY IS ALSO RESPONSIBLE FOR OBTAINING THE NECESSARY INSURANCE COVERAGE. THE BURNING PARTY IS ADVISED THAT THE BURNING OF A PROPERTY MAY BE SUBJECT TO FEDERAL, STATE, AND LOCAL LAWS AND REGULATIONS. THE BURNING PARTY IS ADVISED THAT THE BURNING OF A PROPERTY MAY BE SUBJECT TO FEDERAL, STATE, AND LOCAL LAWS AND REGULATIONS. THE BURNING PARTY IS ADVISED THAT THE BURNING OF A PROPERTY MAY BE SUBJECT TO FEDERAL, STATE, AND LOCAL LAWS AND REGULATIONS.

STATE OF FLORIDA:
 I, JOHN IBARRA, Surveyor No. 11333, do hereby certify that the foregoing is a true and correct copy of the original survey as shown to me by the owner of the property and as the same appears on the original survey as shown to me by the owner of the property.

LEGEND:
 - PROPERTY BOUNDARIES
 - EASEMENTS
 - ENCUMBRANCES
 - FLOOD ZONES
 - UTILITIES
 - SURVEY MARKERS
 - ADJACENT PROPERTIES

DATE OF SURVEY	11/13/2014
DATE OF PLOTTING	11/13/2014
DATE OF PRINTING	11/13/2014
DATE OF BURNING	11/13/2014



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. _____	
Date Received: _____	

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"/> Plot |
| <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 type="checkbox"/> Other _____ |

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) Bob de la Fuente, Esq. and/or Lehtinen Schultz PLLC		
Mailing Address 1200 Brickell Ave., Ste. 507	City, State, Zip Miami	Telephone 305.760.8540 Email BdeLaFuente@Lehtinen-Schultz.com
Name of Owner <input checked="" type="checkbox"/> Owner TENANT (See Exhibit A for Owner Information) Pinecrest 305 LLC		
Mailing Address 2315 N. Miami Ave.	City, State, Zip Miami, FL 33127	Telephone umbertomascacagni@gmail.com Email 305.775.9346

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 20-5010-025-0060

Address 8189 SW 117th St.

Lot(s) 21-A, 22-A, 23-A, 24A Block 1 Section _____ Plat Book No. 77 Page No. 24

FINISHED FLOOR ELEVATION (If applicable): N/A FLOOD x ZONE _____

Revised 8/2016

B. ADDRESS (If number has been assigned) 8189 SW 117th St

C. SIZE OF PROPERTY _____ ft. X _____ ft. = 46,785 sq. ft.; 1.07 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.

SUNILAND CENTER 3RD AMD PLAT
1.074 AC PB 77-24
SLY10.67FT OF NLY26.09FT OF
ELY93.33FT & SLY23.81FT OF LOT
21-A & LOT 22-A LESS SLY26FT OF
WLY120FT & SELY132.5FT OF LOTS
23-A & 24-A BLK 1 & NLY80FT &
SLY95FT OF TR E PER UNITY OF
TITLE 67R 39283
LOT SIZE 46785 SQUARE FEET
P/AU 30-5010-025-0060
OR18042-1285 0498 1
COC 25358-0223 01 2007 1

E. DATE SUBJECT PROPERTY WAS ACQUIRED 4/20/2018

APPLICANT'S PROPOSAL

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

Conditional Use Permit to allow beer/wine sales in restaurant.

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 included Letter of Intent.

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 Pinecrest.

I/We MMG PINECREST SHOPS LLC as Owner(s) of Lot(s) 21-A, 22-A, 23-A, 24A

Block 1 Section _____ PB/PG 77/24

of property which is located at 8189 SW 117th St., Pinecrest, FL 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):
Pinecrest 305 LLC and/or Lehtinen Schultz PLLC and/or

- do hereby authorize Bob de la Fuente, Esq 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.

MMG PINECREST SHOPS LLC
by
Owner's Name Michael Navarro Signature [Signature] Date 2-14-2024
MANESA

Owner's Name _____ Signature _____ Date _____

Notary to Owner: 

Applicant's Name Bob de la Fuente Signature [Signature] Date 2/22/2024

Notary to Applicant: 
[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.

Date _____ Applicant's Signature _____

Print Name

Michael NANNANO / Manager
MUM & PINECREST SHOPS

Date _____ Applicant's Signature (if more than one) _____

Print Name

Bbs de K Fournier