



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

MEMORANDUM

Department of Building and Planning

DATE: June 5, 2023

TO: Yocelyn Galiano, ICMA-CM, LEED-GA
Village Manager

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

RE: Conditional Use Permit - Alcohol Consumption on Premises
LTDI IV, LLC, dba La Taberna de Ignacio (Owner) - 9511 Pinecrest Parkway

PETITION REQUEST

LTDI IV, LLC, dba La Taberna de Ignacio (Owner) is 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) on property located at 9511 Pinecrest Parkway, Pinecrest, Florida 33156. The existing restaurant has a permit to sell beer and wine for consumption on the premises (2 COP), and now wants to expand its license to allow for the sale and on-site consumption of spirits (4 COP). The proposed "Taberna de Ignacio" is located in the Gator Dadeland Shopping Center, within the BU-2, Special Business Development Zoning District.

OWNERS/APPLICANT: LTDI IV, LLC, dba La Taberna de Ignacio

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 9511 Pinecrest Parkway (South Dixie Highway), Pinecrest, Florida 33156 within the BU-2, Special Business Development zoning district.





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 Pincrest, including the BU-2 Special 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 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 specified criteria or is adverse 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, wine, and spirits 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 elsewhere in the shopping center adjacent to the restaurant. Residential development exists immediately east of the

restaurant and shopping center. An existing concrete block wall and landscape buffer exist between the shopping center and the single family residences to the east.

The existing restaurant is a permitted use within the BU-2, Special 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 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, wine and spirits is proposed to occur indoors and proposed hours of operation are from 12:00 noon on all days of the week to 8:00 p.m. on Mondays and Tuesdays; to 9:00 p.m. on Wednesdays; to 10:00 p.m. on Thursdays; to 11:00 p.m. on Fridays and Saturdays; and to 9:00 p.m. on Sundays.

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, wine, and spirits 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 for the sale of beer, wine and spirits (4-COP License) for consumption on the premises.



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

MEMORANDUM

Department of Building and Planning

DATE: June 5, 2023

TO: Yocelyn Galiano, ICMA-CM, LEED-GA
Village Manager

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

RE: Conditional Use Permit - Alcohol Consumption on Premises
LTDI IV, LLC, dba La Taberna de Ignacio (Owner) - 9511 Pinecrest Parkway

PETITION REQUEST

LTDI IV, LLC, dba La Taberna de Ignacio (Owner) is 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) on property located at 9511 Pinecrest Parkway, Pinecrest, Florida 33156. The existing restaurant has a permit to sell beer and wine for consumption on the premises (2 COP), and now wants to expand its license to allow for the sale and on-site consumption of spirits (4 COP). The proposed "Taberna de Ignacio" is located in the Gator Dadeland Shopping Center, within the BU-2, Special Business Development Zoning District.

OWNERS/APPLICANT: LTDI IV, LLC, dba La Taberna de Ignacio

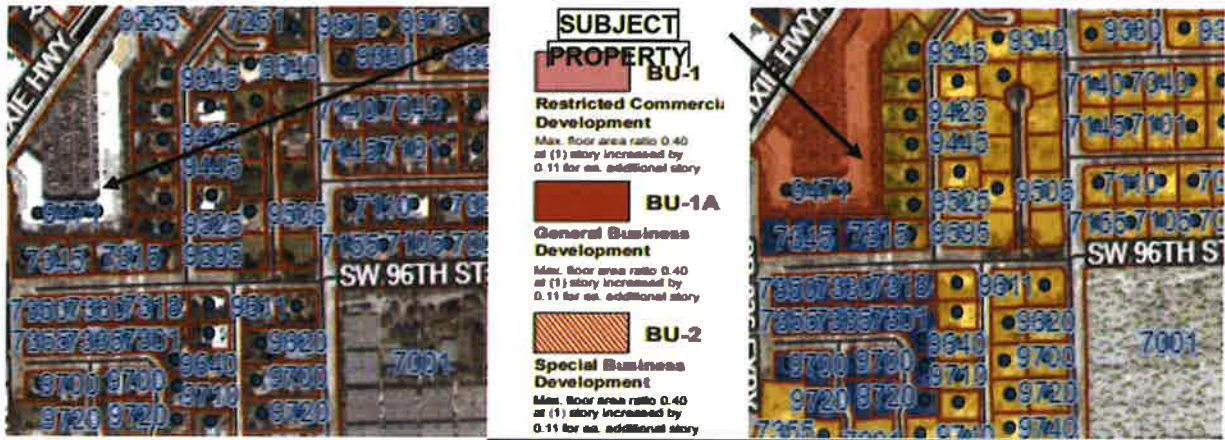
PUBLIC COMMENT

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

LOCATION

The subject property is located at 9511 Pinecrest Parkway (South Dixie Highway), Pinecrest, Florida 33156 within the BU-2, Special Business Development zoning district.





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-2 Special 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 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 specified criteria or is adverse 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, wine, and spirits 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 elsewhere in the shopping center adjacent to the restaurant. Residential development exists immediately east of the

restaurant and shopping center. An existing concrete block wall and landscape buffer exist between the shopping center and the single family residences to the east.

The existing restaurant is a permitted use within the BU-2, Special 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 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, wine and spirits is proposed to occur indoors and proposed hours of operation are from 12:00 noon on all days of the week to 8:00 p.m. on Mondays and Tuesdays; to 9:00 p.m. on Wednesdays; to 10:00 p.m. on Thursdays; to 11:00 p.m. on Fridays and Saturdays; and to 9:00 p.m. on Sundays.

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, wine, and spirits 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 for the sale of beer, wine and spirits (4-COP License) for consumption on the premises.

PUBLIC HEARING NOTICE



PUBLIC HEARING NOTICE

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

MEMORANDUM

Department of Building and Planning

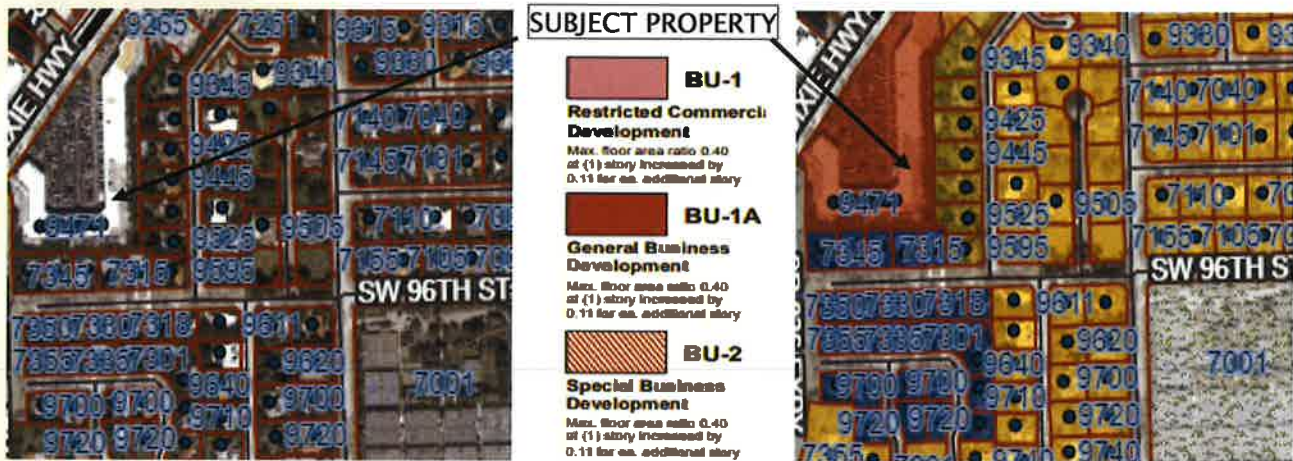
On **Tuesday, June 13, 2023 at 7:00 p.m.**, the Pinecrest Village Council will conduct a public hearing at the Pinecrest Municipal Center, Council Chamber, 12645 Pinecrest Parkway, Pinecrest, Florida to consider the following:

OWNERS/APPLICANT: LTDI IV, LLC, dba La Taberna de Ignacio

ITEM: Request for approval of a Conditional Use permit for the on-premise consumption of beer, wine, and spirits (4 COP License).

LOCATION: The subject property is located at 9511 Pinecrest Parkway (South Dixie Highway), Pinecrest, Florida 33156 within the BU-2, Special Business Development zoning district.

REQUEST: LTDI IV, LLC, dba La Taberna de Ignacio, is requesting approval of a Conditional Use permit for the on-premise consumption of beer, wine, and spirits (4 COP License) in a restaurant located at 9511 Pinecrest Parkway, Pinecrest, Florida 33156.



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 Monday, June 12, 2023.

Interested parties requesting information are asked to 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 plan 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).



5/10

From: [Luis Salinas](#)
To: [Luis Salinas](#)
Cc: [Luis Salinas](#)
Subject: RE: CUBA0001 - 3111 S OCEAN HWY
Date: Wednesday, May 10, 2017 1:08:15 PM
Attachments: [Public Hearing Information.pdf](#)

Caution: Don't be quick to click! We're counting on you! This email is from an external sender! Don't click on links or open attachments from unknown sources. If you know this is spam delete the message. If you need further assistance with an unknown message please contact [support@corporate.com](#)









Good afternoon
Signs have been posted as required
Thank you
Zuley Rubelo
Teresa de Ignacio
Sent from my iPhone

On May 3, 2023, at 11:55 AM, Carolina Rojas (BPD) <crojar@pinecrest-fl.gov> wrote:

Your signs are ready to be picked up. You can pick them up in our offices any time this week and they will need to be posted on the property by next week, Friday, May 12, 2023. Please place 4 signs along US1 spread out evenly and 1 sign at your store front. Take photographs of the posted signs and send them to us for your file. You will also need to pay for the attached invoice for the mailing of the notice for your hearing.

Sincerely,

Carolina F. Rojas
Administrative Assistant to the Planning Director

60 King and Fleming Court
Wings of Freedom
Pinecrest, Florida 33156
P: 305.234.2121 | F: 305.234.3111
info@pinecrest-fl.gov
www.pinecrest-fl.gov





PINECREST
04.03.23

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

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

Please print or type 305-949-9049

Name of Applicant, agent or tenant (with owner's affidavit) LTDI IV, LLC - dba - La Taberna de Ignacio		
Mailing Address 1800 W 68 ST SUITE 112	City, State, Zip HIALEAH, FL 33014	Telephone (786) 312-0664 Email tabernadeignacio2@gmail.com
Name of Owner / Gator Dadeland Partners., Ltd/James A. Goldsmith, President		
Mailing Address 7850 NW 146th Street, 4th Floor	City, State, Zip Miami Lakes FL 33016	Telephone 305-949-9049 Email Leasing@GatorInvestments.com

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 20-5002-052-0010

Address 9479 S DIXIE HWY MIAMI FL 33156

Lot(s) LOT SIZE 253808 Block _____ Section N 50 DEG W Plat Book No. PB 110-25 TH N S Page No. _____
SQ F 57.31FT TO DELY
R/W/L

FINISHED FLOOR ELEVATION (If applicable): _____ FLOOD _____ ZONE BU-2

Revised 8/2016

B. ADDRESS (If number has been assigned) 9511 South Dixie Highway

C. SIZE OF PROPERTY _____ ft. X _____ ft. = 253,808 sq. ft. 5.8 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.

DADELAND PLAZA PB 110-25 TRACT A & PORT OF STATE RD #826

DESC BEG SW COR OF TR A OF. PB 110-25 TH N S DEG W 193.83FT

N 50 DEG W 57.31FT TO DELY R/W/L. OF STATE RD #5 S 56 DEG E

65.08FT SLY 193.57FT TO POB LOT SIZE 253808 SQ FT
OR 15460-4224 0392 6 F/A/U 30-5002-052-0010

E. DATE SUBJECT PROPERTY WAS ACQUIRED _____

APPLICANT'S PROPOSAL

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

Applicant is requesting to place a 4COP license (that is already in escrow) to
La Taberna de Ignacio located at 9511 South Dixie Hwy Miami Fl 22156

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.)

Applicant is requesting to place an 4COP license that owns already in escrow in the business name
La Taberna de Ignacio located at 9511 South Dixie Hwy Miami Fl 22156, Restaurant it's been

established since 1998, Applicant wants to bring to the city of Pinecrest the 25 years tradition of the

of authentic spanish cuisine for all citizens to enjoy the complete experience of unique after dinner

Cocktails within a Flamenco show environment.

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) _____

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.

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 12 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) Other _____
- Letters from Area Residents

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 10 days of the decision.

03/09/2023 _____ / LTDI IV, LLC - Luis Velasco Coltatt
 Date Applicant's Signature Print Name

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

NOTARY

I/We Gator Dadeland Partners Ltd. as Owner(s) of Lot(s) 20-5002-052-0010

LOT SIZE 253808 SQ FTOR

Block 15460-4224 0392 6 Section PB/PG DADELAND PLAZA PB 110-25

of property which is located at _____ 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 _____ 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 Gator Dadeland Partners Ltd. Signature _____ Date 03/27/2023
James A. Goldsmith - President

Owner's Name BY: Gator Dixie Inc. Signature _____ Date _____
Its: GP James A. Goldsmith

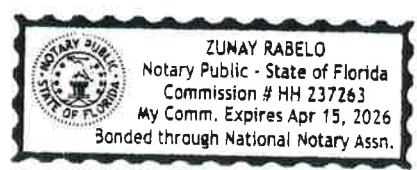
Notary to Owner:  Rene J. Pimentel
Comm.: HH 362178
Expires: March 28, 2027
Notary Public - State of Florida

Applicant's Name Luis Velasco Coltatt Signature _____ Date 03/09/2023

State of FLORIDA
County of MIAMI DADE
On this 9 day of MARCH, 2023
before me personally appeared Luis F. Velasco

to me known to be the person who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.
SEAL (signed) _____

NOTARY PUBLIC



OPTIONAL
 However, applicants are encouraged to contact neighbors regarding application.

PUBLIC HEARING APPLICATION SUPPLEMENT

LTDI IV LLC dba La Taberna de Ignacio

has applied to the Village of Pinecrest for a variance,

Name of Applicant

which will affect the property located at 9511 South Dixie Hwy Miami 33156 FL 33156 as follows:

Property Address

To permit 4COP license one in escrow to place at property above.

The Village Council Zoning Board will hold a public hearing on this request. I have read the above requested variance, the applicable plans and understand that I am waiving any objection to the proposed variance and related construction as described above. By subscribing my name below, I hereby certify that I have done so freely and without any duress or misrepresentation on the part of the applicant.

Parcel 1 _____ Owner Name _____ Address _____ Signature _____ Date	Parcel 2 _____ Owner Name _____ Address _____ Signature _____ Date	Parcel 3 _____ Owner Name _____ Address _____ Signature _____ Date
Parcel 4 _____ Owner Name _____ Address _____ Signature _____ Date	SUBJECT PROPERTY Please indicate the NORTH direction. (Circle one) ← ↑ ↓ →	Parcel 5 _____ Owner Name _____ Address _____ Signature _____ Date
STREET / AVENUE / TERRACE / ROAD / COURT		
Parcel 6 _____ Owner Name _____ Address _____ Signature _____ Date	Parcel 7 _____ Owner Name _____ Address _____ Signature _____ Date	Parcel 8 _____ Owner Name _____ Address _____ Signature _____ Date

PINECREST

Taberna de Ignacio
Restaurant



PINECREST

Date: March 7th , 2023

Dear Council members Village of Pinecrest

La Taberna de Ignacio is currently located at: 1800 W 68th St #123, Hialeah, FL 33014 (since 1998) and 9511 S Dixie Hwy, Miami, FL 33156.

A simple yet important component of our concept making us distinct is our food presentation, the majority of all main products are imported from different areas of Spain. Our meticulously selected wines and exclusive cocktails make the lunch and dinner a very pleasant experience where Fridays and Saturdays the whole family can enjoy a live Flamenco show.

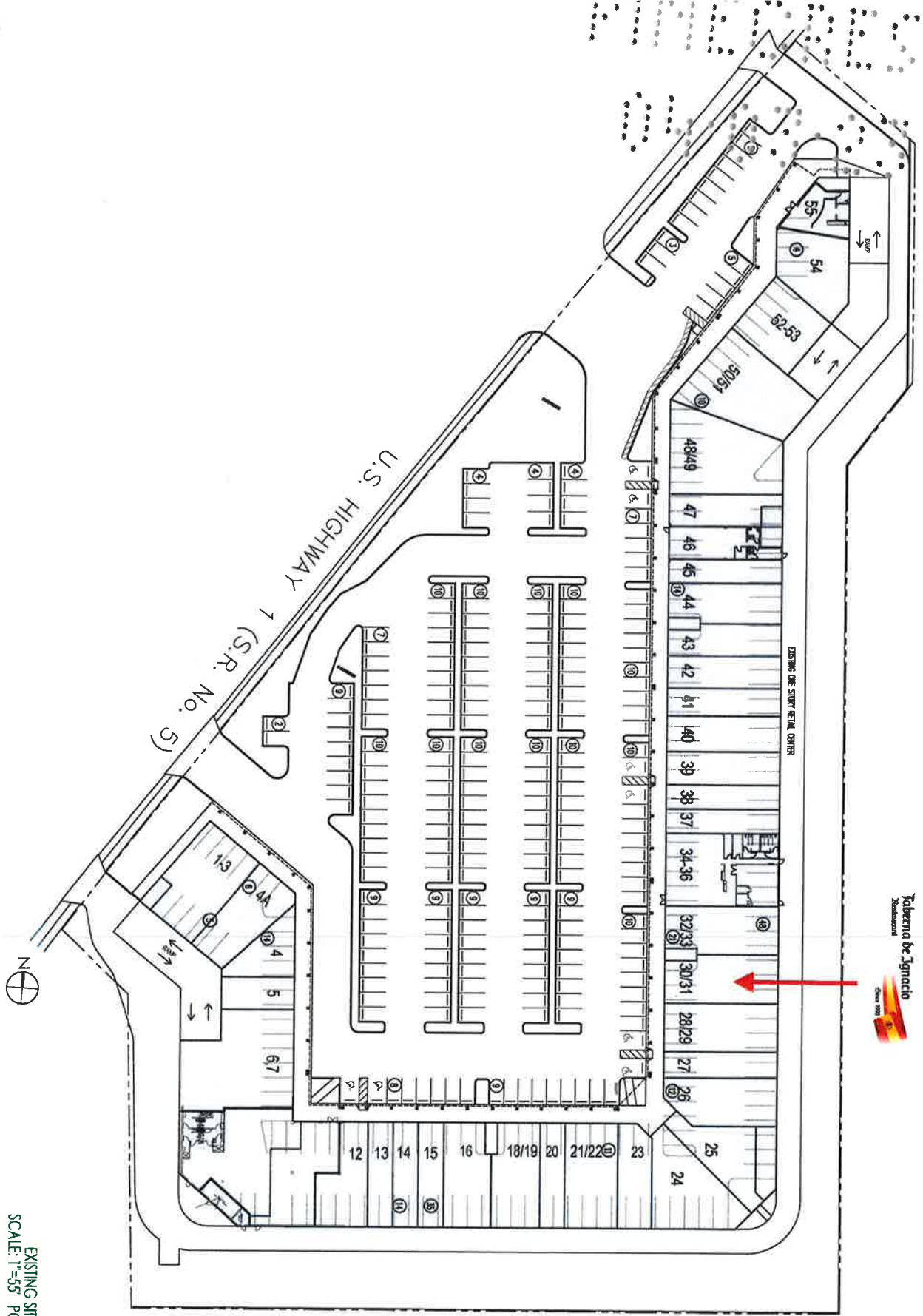
Let this notice stand as our intention to place the 4COP license that we own and have already in escrow to our recent location 9511 S Dixie Hwy, Miami FL 33156 which currently has a seat capacity indoor of 44 people, 6 high chairs on the bar, 11 tables and 1 ADA table

It is a honor and privilege for us to bring the Taberna de Ignacio experience to The Village of Pinecrest.

Kind regards,

A handwritten signature in blue ink, appearing to be "Zunay Rabelo", written over the "Kind regards," text.

Zunay Rabelo, Luis Velasco, Carlos Oliva, Tomas Cuadrado and Mitchel Sabina



EXISTING SITE PLAN
SCALE: 1"=55' PG. 1 of 1

GATOR
INVESTMENTS

DADELAND PLAZA
EXISTING SITE PLAN
9455-9569 SOUTH DIXIE HIGHWAY
PINECREST, FL 33156

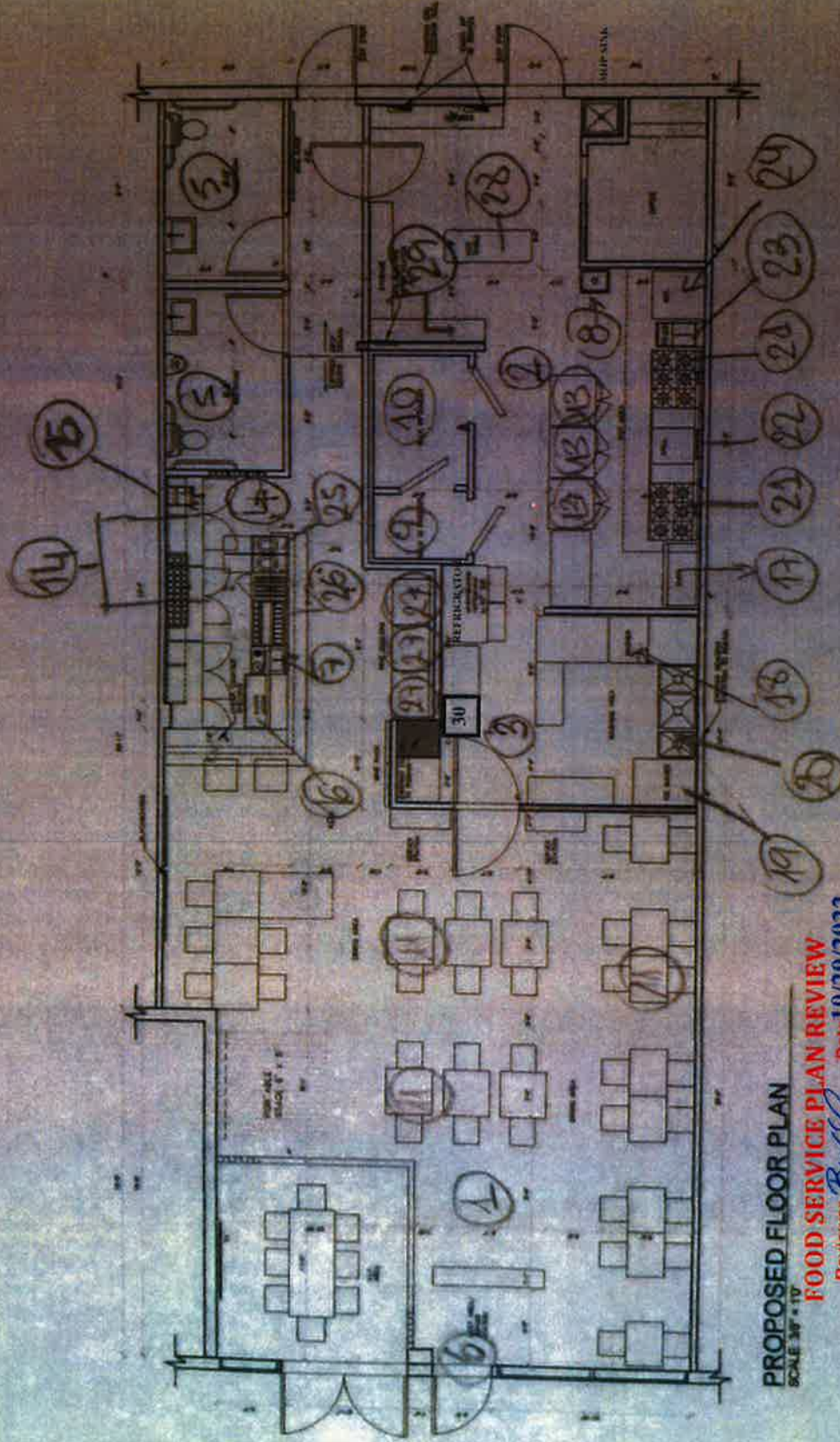


Juan Vence
 INTERIOR DESIGN
 40 EAST PALMER AVENUE - SUITE 204
 MIAMI, FL 33137

VIARS DEVELOPMENTS
 1100 S. W. 12TH AVENUE, SUITE 200
 MIAMI, FL 33135

PROJECT: LA TABERNA DE IGNACIO
 DESCRIPTION: COMMERCIAL RENOVATION
 PROPOSED FLOOR PLAN
 ADDRESS: 9511 S DIXIE HWY
 MIAMI, FL 33156

CLIENT NAME:	DANNY RAIBEL
DATE:	06/18/2022
SCALE:	3/8"=1'-0"
PROJECT NO.:	A



PROPOSED FLOOR PLAN
 SCALE 3/8" = 1'-0"

FOOD SERVICE PLAN REVIEW
 Reviewer: *Bull* Date: **10/20/2022**

Plans are in compliance subject to:
 1) Connection to approved water and wastewater systems.
 2) Compliance with applicable state and local codes.
 3) Compliance with all provisions on specification work sheet

See Continuation Sheet **346393**
 Sheet

Carolina Rojas (BPD)

From: Luis Velasco <tabernadeignacio2@gmail.com>
Sent: Tuesday, April 11, 2023 9:58 AM
To: Carolina Rojas (BPD)
Subject: Re: Conditional Use application taberna de ignacio
Attachments: LAYOUT.pdf

CAUTION: Don't be quick to click! We're counting on you! This email is from an external sender! Don't click on links or open attachments from unknown sources. If you know this is spam delete the message. If you need further assistance with an unknown message please contact gwilson@pinecrest-fl.gov

Good morning

Is there any update regarding our liquor license application

We do not mean to rush you in any way but we are losing money every day because we have to pay for a license that is not yet bringing any income in.

I hope you can understand our situation and we apologize for the inconvenience

Thank you

Zunay

Sent from my iPhone

On Apr 4, 2023, at 2:30 PM, LTDI IV, LLC <tabernadeignacio2@gmail.com> wrote:

Good afternoon,

Attached please find the floor plan as approved by the DBPR. The hours are:

Monday 12 pm – 8 pm

Tuesday 12 pm – 8 pm

Wednesday 12 pm – 9 pm

Thursday 12 pm – 10 pm

Friday 12 pm – 11 pm

Saturday 12 pm – 11 pm

Sunday 12 pm – 9 pm

Should you need any additional information, do not hesitate to ask

Thank you,

Luis Velasco

Taberna de Ignacio-Pinecrest

Tel 305-740-5858

Cell 305-310-3965

Email: info@tabernapinecrest.com

www.latabernadeignacio.com

PAGE 2 OF 2

PROJECT:
LA TABERNA DE IGNACIO

DESCRIPTION:
COMMERCIAL RENOVATION PROPOSED FLOOR PLAN

ADDRESS:
9511 S DIXIE HWY
MIAMI, FL 33156

FOOD SERVICE PLAN REVIEW

Reviewer Bull Date 10/20/2022

Plans are in compliance subject to:

1) Connection to approved water and wastewater systems.

2) Compliance with applicable state and local codes.

3) Compliance with all provisos on specification worksheet.

See Comments on Specification Sheet

File#

346393

NUMBERS

1. DINNING ROOM
2. KITCHEN
3. WHASING AREA
4. BAR AREA
5. RESTROOMS
6. ENTRANCE/EXIT DOOR
7. HAND SINK
8. HAND SINK
9. WALKING FREEZER
10. WALKING COOLER
11. DINNING ROOM TABLES
12. DINNING ROOM CHAIRS
13. REFRIGERATOR KITCHEN
14. REFRIGERATOR BAR
15. COFFEE MAKER
16. BOTTLE COOLER
17. OVEN KITCHEN
18. DISHWASHER MACHINE
19. ICE MAKER
20. THREE SINK COMPARTMENT
21. STOVE 6 BURNERS
22. GRILL
23. FRYER
24. REFRIGERATOR KITCHEN
25. TRASH
26. BARTENDING CENTER
27. WINE COOLERS
28. HOT TABLE
29. STORAGE
- 30. HAND SINK**



ONLINE SERVICES

- [Apply for a License](#)
- [Verify a Licensee](#)
- [View Food & Lodging Inspections](#)
- [File a Complaint](#)
- [Continuing Education Course Search](#)
- [View Application Status](#)
- [Find Exam Information](#)
- [Unlicensed Activity Search](#)
- [AB&T Delinquent Invoice & Activity List Search](#)

LICENSEE DETAILS

1:49:28 PM 4/19/2023

Licensee Information

Name:	LTDI IV LLC (Primary Name)
	TABERNA DE IGNACIO (DBA Name)
Main Address:	9511 S DIXIE HWY PINECREST Florida 33156
County:	DADE
License Mailing:	1800 W 68 ST STE 112 HIALEAH FL 33014
County:	DADE
License Location:	9511 S DIXIE HWY PINECREST FL 33156
County:	DADE

License Information

License Type:	Permanent Food Service
Rank:	Seating
License Number:	SEA2330389
Status:	Current,Active
Licensure Date:	11/07/2022
Expires:	10/01/2023

Special Qualifications Qualification Effective

Plan Review	10/20/2022
Dade OCT	
50-149 SEATS	
Risk Level 2	11/07/2022

Alternate Names

--

- [View Related License Information](#)
- [View License Complaint](#)
- [View Recent Inspections](#)

2601 Blair Stone Road, Tallahassee FL 32399 :: Email: Customer Contact Center :: Customer Contact Center: 850.487.1395

The State of Florida is an AA/EEO employer. **Copyright 2007-2010 State of Florida. Privacy Statement**

Under Florida law, email addresses are public records. If you do not want your email address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact the office by phone or by traditional mail. If you have any questions, please contact 850.487.1395. *Pursuant to Section 455.275(1), Florida Statutes, effective October 1, 2012, licensees licensed under Chapter 455, F.S. must provide the Department with an email address if they have one. The emails provided may be used for official communication with the licensee. However email addresses are public record. If you do not wish to supply a personal address, please provide the Department with an email address which can be made available to the public. Please see our **Chapter 455** page to determine if you are affected by this change.



CONDITIONAL USE APPROVAL

HEARING NUMBER: 2003-1118-4

APPLICANT: RINCON ESPAÑOL INVESTMENTS, INC.

HEARING DATE: NOVEMBER 18, 2003

REQUEST SOUGHT: CONDITIONAL USE APPROVAL, PURSUANT TO DIVISION 3.3(C) OF THE LAND DEVELOPMENT CODE, TO SELL BEER AND WINE FOR ON PREMISES CONSUMPTION AS PART OF A RESTAURANT OPERATION

LOCATION: 9511 SOUTH DIXIE HIGHWAY

The petition for approval of an application filed by Rincon Español Investments, Inc. (the "Applicant") came to be heard before the Village Council of the Village of Pinecrest, Florida at a public hearing held on November 18, 2003. The Village Council having considered the request sought of the Applicant and having the benefit of receiving testimony and evidence related to the appeal from the Applicant and their representative, the administrative staff of the Village of Pinecrest, Florida and affected persons, heard arguments and observed the candor and demeanor of witnesses and therefore, find that:

1. The application for the request sought was made in a manner consistent with the requirements of the Land Development Regulations adopted by the Village of Pinecrest, Florida.

2. The Applicant

 X HAS
 HAS NOT

established by substantial competent evidence a basis for the request sought.

3. The Applicant's request is hereby

 X GRANTED
 DENIED

4. This approval shall take effect immediately upon issuance by the Village Clerk.

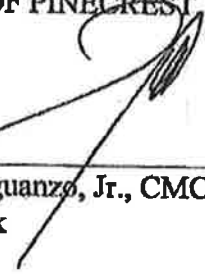
5. All further development on the property shall be made in accordance with the terms and conditions of this approval and that the property shall be developed substantially in accordance with the plans previously submitted and on file in the Building and Planning Department.
6. The Village Council of the Village of Pinecrest, Florida hereby determines that the Applicant shall satisfy the conditions and requirements of the Village of Pinecrest, Florida Code of Ordinances and those applicable sections of the Code of Miami-Dade County, Florida. Furthermore, it must insure that:
 - a) The Applicant shall comply with all applicable Village Codes and the Florida Building Code regarding the development contemplated with this approval;
 - b) The Applicant shall comply with all terms, conditions and provisions imposed by the Village Council of the Village of Pinecrest, Florida, and the recommendations of the administrative staff of the Village of Pinecrest, Florida, including all life, health and safety codes pertaining to this development prior to the issuance of any building permits;
 - c) Copies of all applicable permits by other regulatory agencies shall be provided to the Village of Pinecrest, Florida prior to the issuance of any permits.
7. The public record, including but not limited to the Village Council of the Village of Pinecrest, Florida and staff reports, comments and recommendations on the subject application, and the agenda materials provided to the board, along with sworn testimony and evidence established before the board are hereby incorporated by reference.

PASSED AND ADOPTED this 18th day of November, 2003 by the Village Council of the Village of Pinecrest, Florida as follows:

Councilmember Blanck	Absent
Councilmember Bowe	Aye
Councilmember Hingston	Aye
Vice Mayor Blaxberg	Absent
Mayor Greer	Aye

ORDERED this 1st day of June, 2004.

VILLAGE OF PINECREST FLORIDA



Guido H. Inguanzo, Jr., CMC
Village Clerk



ONLINE SERVICES

- [Apply for a License](#)
- [Verify a Licensee](#)
- [View Food & Lodging Inspections](#)
- [File a Complaint](#)
- [Continuing Education Course Search](#)
- [View Application Status](#)
- [Find Exam Information](#)
- [Unlicensed Activity Search](#)
- [AB&T Delinquent Invoice & Activity List Search](#)

LICENSEE DETAILS

2:37:16 PM 12/6/2022

Licensee Information

Name:	RINCON ESPANOL INVESTMENTS INC (Primary Name) RINCON ESPANOL RESTAURANT & DELI (DBA Name)
Main Address:	8301 SW 181 ST PALMETTO BAY Florida 33157
County:	DADE
License Location:	9511 SOUTH DIXIE HIGHWAY VILLAGE OF PINECREST FL 33176
County:	DADE

License Information

License Type:	Retail Beverage
Rank:	2COP
License Number:	BEV2326188
Status:	Current,Active
Licensure Date:	12/11/2003
Expires:	03/31/2023

Special Qualifications **Qualification Effective**

Invoice Sent	12/27/2003
---------------------	-------------------

Alternate Names

--

- [View Related License Information](#)
- [View License Complaint](#)

provide the Department with an email address if they have one. The emails provided may be used for official communication with the licensee. However email addresses are public record. If you do not wish to supply a personal address, please provide the Department with an email address which can be made available to the public. Please see our Chapter 455 page to determine if you are affected by this change.
