



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

MEMORANDUM

Department of Building and Planning

DATE: December 3, 2019

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
Manaca Pinecrest Center LLC (Owner); James Aguayo/Sushi Sake Pinecrest, LLC
(Applicant) Sushi Sake Restaurant - 9079 Pinecrest Parkway

PETITION REQUEST

Manaca Pinecrest Center LLC (Owner), and James Aguayo - Sushi Sake Pinecrest, LLC (Applicant) 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) at the Sushi Sake Restaurant located at 9079 Pinecrest Parkway, Pinecrest, Florida 33156. Sushi Sake is located in the Manaca Pinecrest Center Shopping Center, within the BU-1A, General Business Development Zoning District. The restaurant in Pinecrest was established this year and is located in the leased space formerly occupied by Taula Mediterranean Restaurant.

OWNER/APPLICANT

Manaca Pinecrest Center LLC (Owner); James Aguayo - Sushi Sake Pinecrest, LLC (Applicant)

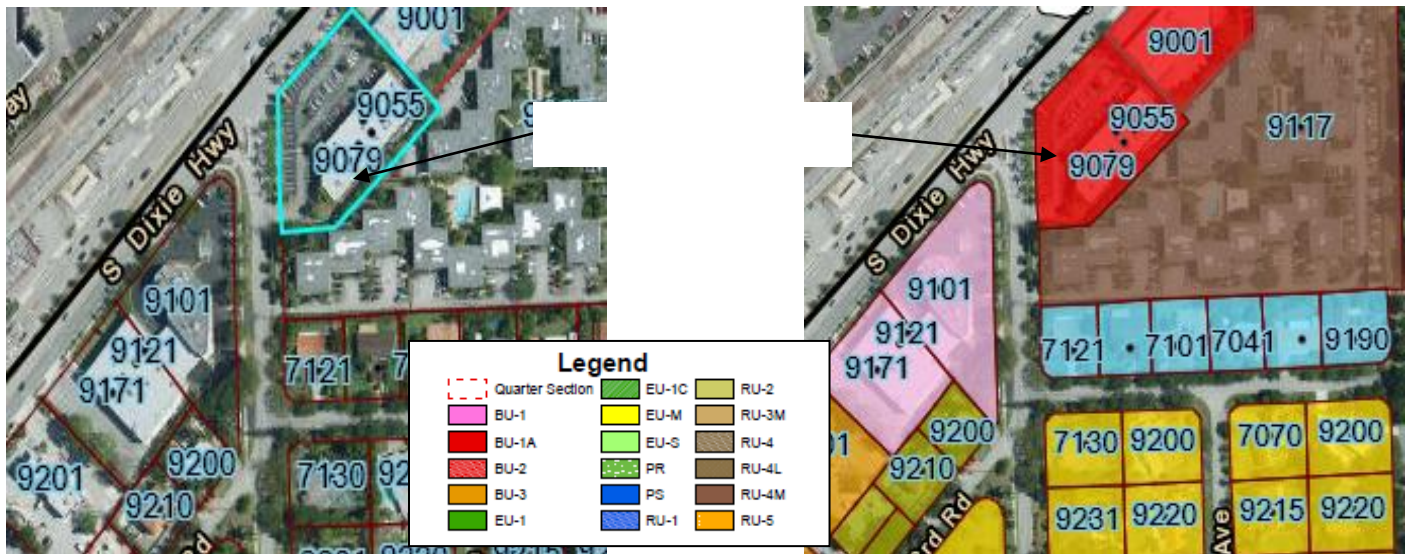
PUBLIC COMMENT

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



LOCATION

The subject property is located at 9079 Pinecrest Parkway within the Manaca Pinecrest Center Shopping Center, east of the intersection of Pinecrest Parkway and Southwest 72 Avenue.



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-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 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 and wine for consumption on the premises at the proposed restaurant location 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 and south of the subject property. Residential development (Kendall House Apartments) exist immediately east of the restaurant and shopping center.

The existing 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 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 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 applicable provisions of the Land Development Regulations.

- 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 11:00 a.m. to 11:00 p.m. daily.

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 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 sale of alcohol, limited to beer and wine (2COP 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, December 10, 2019 at 7:00 p.m.**, the Village Council will conduct the following public hearing at the Pinecrest Municipal Center, Council Chamber, 12645 Pinecrest Parkway, Pinecrest, Florida:

APPLICANT: Manaca Pinecrest Center LLC (Owner); James Aguayo - Sushi Sake Pinecrest, LLC (Applicant)

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

LOCATION: The subject property is located at 9079 Pinecrest Parkway, Pinecrest Parkway, Pinecrest, FL 33156, in the Manaca Pinecrest Shopping Center, within the BU-1A, General Business Development Zoning District.

REQUEST: The owner and applicant are requesting approval of a conditional use permit (Sale of alcohol for consumption on premises) to allow the on-premise consumption of beer and wine (2-COP license)



All interested parties are urged to attend. Objections or expressions of approval may be made in person at the hearing or filed in writing prior to or at the hearing. Interested parties requesting information are asked to contact the Building and Planning Department by calling (305) 234-2121 or writing to the address indicated below, where a plan is on file.

You are hereby advised that if any person desires to appeal any decision made with respect to any other matter considered at this meeting or hearing, such person will need a record of the proceedings, and for such purpose may need to ensure that a verbatim record of this proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based (F.S. 286.0105). Refer to the item number when making an inquiry.

In accordance with the American 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 four (4) business days prior to such proceeding.



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PUBLIC HEARING

PERTAINING TO THIS PROPERTY TO BE HELD AT:

MUNICIPAL CENTER

12645 PINECREST PARKWAY

ADDITIONAL
INFORMATION
CALL: 305-234-2121

DEPARTMENT
OF
BUILDING
AND
PLANNING





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

Name of Applicant, agent or tenant (with owner's affidavit) <i>James Aguayo</i>		
Mailing Address <i>7175 SW 47 ST #206</i>	City, State, Zip <i>Miami FL 33156</i>	Telephone <i>305 970 2418</i> Email <i>Fib52@icloud.com</i>
Name of Owner <i>Manaca Pinecrest Center</i>		
Mailing Address <i>2100 Ponce de Leon Blvd #960</i>	City, State, Zip <i>Coral Gables, FL 33134</i>	Telephone 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 20-5002-000-0222
Address 9079 S Dixie Hwy.
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) 9079 S. Dixie Hwy.
- C. SIZE OF PROPERTY _____ ft. X _____ ft. = 1730 sq. ft.; _____ 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.

n/a

- E. DATE SUBJECT PROPERTY WAS ACQUIRED _____

APPLICANT'S PROPOSAL

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

Applicant is taking over this establishment which is an existing restaurant for a transfer of ownership only & would like to apply beer & wine to their consumptions of meals.

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 Intends to open a Fast Casual Sushi Restaurant where Beer & wine are part of the overall marketing plan for the restaurant

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) Shopping Center

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 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 _____

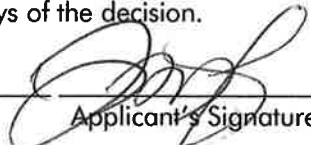
Please check only one of the following options:

☐ **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.

9/18/19 
Date Applicant's Signature

James Aguayo
Print Name

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

I/We Manaca Pinecrest Center as Owner(s) of Lot(s) _____

Block _____ Section _____ PB/PG _____

of property which is located at 9079 S. Dixie Hwy 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 Sushi Salas Pinecrest LLC.
James Agnayo 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.

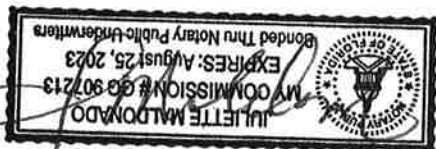
Owner's Name Manaca Pinecrest Center Signature [Signature] Date 10/23/19

Owner's Name _____ Signature _____ Date _____

Notary to Owner:

Applicant's Name James Agnayo Date 9/18/19

Notary to Applicant:



PUBLIC HEARING APPLICATION SUPPLEMENT

OPTIONAL

However, applicants are encouraged to contact neighbors regarding application.

_____ has applied to the Village of Pinecrest for a variance,
Name of Applicant

which will affect the property located at _____ as follows:
Property Address

To permit _____

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	<div style="text-align: center;"> SUBJECT PROPERTY Please indicate the NORTH direction. (Circle one) ← ↑ ↓ → </div>	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 SUSHI SAKE

October 22, 2019

RE: Sushi Sake Pinecrest

To Whom it may Concern:

This letter is written as our intent to establish a fast-casual Sushi Sake restaurant under the name "*Sushi Sake Pinecrest*". Our goal is to provide fresh Sushi and Hibachi cuisine to the residents of Pinecrest. In order to accomplish this, we have assumed our lease in the Manaca Pinecrest Center (9079 S Dixie Hwy) as its location. We will allow for inside seating capacity of 40 guests. We also plan to have Beer and Wine a part of the overall marketing plan for the restaurant. Our Décor and pricing are consistent with the intended demographics desire to have beer and wine with dinner.

If you have any further questions, please feel free to contact me.

Sincerely,



James Aguayo

SUSHI SAKE

DINE IN, TAKE OUT & DELIVERY

Happy Hour

ALL DRINKS 1/2 OFF

4PM - 7PM | MONDAY TO FRIDAY

Hot Appetizers and Thai Donuts

Bird Road

14629 SW 42nd Street, Miami, FL 33175

(305) 559-0303

SUNDAY-THURSDAY 11AM TO 12AM

FRIDAY & SATURDAY 11AM TO 5AM

LOCATIONS

BIRD RD: 14629 SW 42nd St., Miami, FL 33175

BISCAYNE: 900 Biscayne Blvd., Miami, FL 33132

BRICKELL: 261 SW 8 Street, Miami, FL 33130

COUNTRY WALK: 15461 SW 137th Ave., Miami, FL 33177

DADELAND: 9059 SW 73 CT., Miami, FL 33156

DORAL: 2600 NW 87th Ave., Miami, FL 33172

HAMMOCKS: 14649 SW 104th St., Miami, FL 33186

HIALEAH: 1165 W 49th St., Hialeah, FL 33012

KEY LARGO: 103400 Overseas Hwy., Key Largo, FL 33037

KILLIAN: 10834 SW 104 St., Miami, FL 33176

NORTH MIAMI: 13551 Biscayne Blvd., NMB, FL 33181

REDLANDS: 24856 SW 177th Ave., Miami, FL 33031

SHERIDAN: 15641 Sheridan St., Davie, FL 33331

WESTCHESTER: 8679 SW 24th St., Miami, FL 33155

Lunch Break

DINE-IN & TAKE OUT ONLY

MONDAY - FRIDAY, 11AM to 3PM

Holidays Not Included and cannot be combined with any other offers

All of our beef is USDA Choice, hand cut by our chefs and aged to perfection.

• HIBACHI ENTREES SERVED WITH VEGETABLE FRIED RICE & MISO SOUP • TERYAKI & KATSU ENTREES SERVED WITH YOUR CHOICE OF STEAMED WHITE RICE OR BROWN RICE

HIBACHI SHRIMP 12
Sautéed Shrimp with our Homemade Garlic Butter, Soy Sauce and Lemon

HIBACHI SCALLOPS 12
Fresh Scallops Sautéed with our Garlic Butter, Soy Sauce and Lemon

HIBACHI CHICKEN 10
Chicken Breast Sautéed with our Garlic Butter and lightly Seasoned with Sesame Seeds

HIBACHI STEAK & MUSHROOMS 12.50
Our Chef Cut New York Strip Steak with Fresh Mushrooms, Sautéed to Your Choice Cooked Hibachi Style

TERYAKI CHICKEN 10
Chicken Breast Cooked in our Freshly Made Teriyaki Sauce, Served with Steamed White Rice

CHICKEN KATSU 10
Chicken Breast with Flour Egg and Panko Deep Fried, Served with Steamed White Rice

SUSHI SAKE NOODLES
Noodles Sautéed with Vegetables and our Chefs Created Sauce

CHICKEN - STEAK - SHRIMP
9 10 10

Sushi Rolls

ANGEL ROLL 12 → YUMMY ROLL 12

→ BLACKJACK ROLL 10 → ROCKSTAR ROLL 11

→ HOLLYWOOD ROLL 9

Fried Rice Specials

VEGETABLES FRIED RICE 5 CHICKEN FRIED RICE 7

Sushi Platter

FOR TWO 28

ANGEL ROLL → 5 PIECES SUSHI NIGIRI

→ 5 PIECES SASHIMI WAKAME SALAD

We are required by the FDA to inform you that the items listed on this menu are prepared in a facility that also processes other allergens. If you have a severe allergy, please inform us of your allergy so we can ensure your safety. We are not responsible for allergic reactions to our food.

PRIST STD ECOMES U.S. POSTAGE ECOM RETAIL

*****ECRWSS*****

Design & Print @ thecolorink.com

Local

www.sushisakemiami.com

SUSHI SAKE

HIBACHI SPECIALS

Served with Miso Soup or Green Salad, Hibachi Vegetables, Steamed White Rice or Fried Rice and Shrimp Sauce

HIBACHI CHICKEN	21
HIBACHI STEAK-TEPPANYAKI	25
HIBACHI SHRIMP	26
HIBACHI SCALLOPS	27
HIBACHI CALAMARI	20
HIBACHI SALMON	25
TWIN LOBSTER TAILS	39
HIBACHI TUNA STEAK	31
SAKE TRIO	32
SEAFOOD COMBINATION	40
LAND N SEA	36
DELUXE TREAT	39

KATSU DINNERS

Served with Steamed White Rice

CHICKEN KATSU	16
FISH KATSU	18
SHRIMP KATSU	19

SUSHI SAKE PARTY PLATTERS

Platters Only Include Soy Sauce Any Other Sauce is Extra Cost

YUMMY TEMPURA PLATTER	40
CHEF'S CHOICE COMBO PLATTER	55
MUNCHIES COMBO PLATTER	65
SUSHI SAKE COMBO PLATTER	75
DELUXE COMBO PLATTER	95
RICH & FAMOUS PLATTER	125
SAKE NOODLES	22
SEAFOOD NOODLES	27

TERIYAKI DINNERS

Served with Steamed White Rice

CHICKEN TERIYAKI	13
SALMON TERIYAKI	19
STEAK TERIYAKI	20
SHRIMP TERIYAKI	18
FISH TERIYAKI	20
SCALLOP TERIYAKI	26
LOBSTER TERIYAKI	26

EXTRAS

ROLLS WITH BROWN RICE	1
ROLLS INSIDE/OUT	2
ROLLS WITHOUT RICE	2
OR LETTUCE	1
BROCOLI, CREAM CHEESE, AVOCADO	1
AVOCADO ON TOP OF ROLL, MASAGO	2
EXTRA FISH IN ROLL	3
EXTRA FISH ON TOP OF ROLL	4
GINGER DRESSING	1
TERIYAKI SAUCE	1
EEL SAUCE	1
PONZU SAUCE	1
GYOZA SAUCE	1
SHUMAI SAUCE	1
DUCK SAUCE	1
SHRIMP SAUCE	1
RENE SAUCE	1

SALADS

GREEN SALAD	5
WAKAME (SEAWEED) SALAD	6
KRABSTICK SALAD	8
RENE'S SALAD	16

A Mix of Organic Greens, Salmon, Imitation Crab, Avocado, Sesame Seeds with Our Homemade Special Sauce

SOUPS

MISO SOUP	3.50
MISO EGG DROP SOUP	6
VEGETABLE SOUP	5
FISH SOUP	7
RAMEN SOUP	8

CHILDREN'S MENU

Served with Steamed White Rice

CHICKEN TERIYAKI	10
CHICKEN FINGERS	10
STEAK TERIYAKI	13
FISH KATSU	11

DESSERTS

THAI DONUTS	5
TEMPURA ICE CREAM	6
BANANA TEMPURA	2.50
TEMPURA CHEESECAKE	7
BROWNIE TEMPURA	10
ICE CREAM	4

BEVERAGES

COKE	3
DIET COKE	3
SPRITE	3
LEMONADE	3
ICED TEA	2.50
GREEN TEA	2.50

WATERS

Evian 330 ml	3
Saratoga Sparkling or Natural 135 ml	3
Saratoga Sparkling or Natural 828 ml	6

The FDA advises consuming raw or undercooked meats, poultry, seafood or eggs

APPETIZERS

GYOZA	7
Deep Fried or Steamed Seasoned Pork in a Thin Pastry	
SHRIMP SHUMAI	7
Deep Fried or Steamed	
PORK SHUMAI	7
Deep Fried or Steamed	
VEGGIE SPRING ROLL	5
BEEF TATAKI	15
Lightly Seared Meat Served with Ponzu Sauce & Scallions	
YUKKE	11
Raw Meat With a Touch of Kimchee Sauce and Topped with Scallions	
BEEF NEGIMAKI	15
Thinly Sliced Meat Rolled with Scallions and Served with our House Teriyaki Sauce	
EBI TEN	13
A Combination of Shrimp and Vegetable Tempura	
FRIED SOFT SHELL KRAB	13
IKA DEEP-FRIED SQUID	10
DYNAMITE APPETIZER	13
A Combination of Baked Seafood on a Bed of Steamed White Rice	
HIBACHI SHRIMP APPETIZER (7 PCS)	13
SHRIMP TEMPURA APPETIZER (5 PCS)	12

APPETIZERS

FROM SUSHI BAR

CEVICHE TRIO	16
A Combination of Mahoe, Tuna, Salmon with a Citrus Touch and Sesame Seed	
SASHIMI APPETIZERS (9 PCS)	15
A Selection of Fresh Tuna, Salmon and White Fish	
USUZUKURI	15
Choice of Thinly Sliced White Fish, Tuna or Salmon Served with our Special Ponzu Sauce	
TUNA TATAKI	14
Lightly Seared Tuna Served with Ponzu Sauce, Scallions and Sesame Seeds	
WAHOO TATAKI	13
Lightly Sliced Seared Wahoo Served with Ponzu Sauce, Scallions and Sesame Seeds	
TUNA TARTARE	13
Diced Tuna and Avocado Mixed with a Special Spice Sauce and Sesame Seeds	
KANI SU	10
A Thinly Sliced Cucumber Rolled with Crabstick, Avocado and Masago Dipped in a Rice Vinegar Sauce	
SUSHI APPETIZER	13
5 Pieces of Sushi, Chef's Choice	
SUNOMONO	15
Crabstick, Cucumber & Shrimp Dipped in a Rice Vinegar	
SPICY CONCH	12
Thinly Sliced Conch Served with Sweet Vinegar Kimchee Sauce and Sesame Seeds	
SPICY OCTOPUS	15
Thinly Sliced Octopus Served with Sweet Vinegar Kimchee Sauce	
BOBBY SALAD	15
Special Combination of Diced Tuna, Avocado & Crab Sliced with our Special Spicy Salmon Served with Masago	
YAM CHU JALAPENO	16

*All items are delicious! Please enjoy responsibly, as overeating can lead to obesity, and eating raw eggs increases your risk of food borne illness. All crab meat is imitation crab meat.

VEGETABLES APPETIZERS

EDAMAME	5
Steamed Soybean	
CHEESE MAKI	6
Deep Fried Cheedar Pastry	
YASAI ITAME	6
Fresh Sautéed Vegetable	
STEAMED VEGETABLES	6
VEGETABLE TEMPURA	9
SWEET POTATO TEMPURA	7
AGE TOFU	6
Deep-Fried Soybean Curd with a Special Sauce	

SUSHI & SASHIMI

NIGIRI / SASHIMI

SALMON	3	4
TUNA	4	5
WAHOO	4	5
SCALLOPS	3	4
MASAGO	3	3
UNAGI "EEL"	5	5
EBI "SHRIMP"	3	3
KANI "KRAB"	3	3
TAMAGO "SWEET EGG"	2	2
OCTOPUS	3	4
IKURA "SALMON ROE"	5	6
HAMACHI "YELLOWTAIL"	4	5
CONCH	3	4
COBIA	4	5
SUSHI DINNER	34	
15 Pcs Chef's Choice		
SASHIMI DINNER	36	
20 Pcs Chef's Choice		

TEMAKI & HANDROLLS

CALIFORNIA HANDROLL	5
CALIFORNIA EEL ROLL	7
JB HANDROLL	6
SALMON SKIN HANDROLL	5
SPICY TUNA HANDROLL	6
SHRIMP TEMPURA HANDROLL	7

*CONTAINS RAW FISH

SUSHI SAKEROLLS

ANGEL ROLL	14
Shrimp Tempura, Crab Salad, Masago, Cream Cheese, Topped with Avocado, Spicy Mayo, Eel Sauce and Topped with Crunch	
AVOCADO ROLL	5
Seaweed on the Outside	
BLACK JACK ROLL	12
A Roll Served with Half Tuna and Half Eel, Avocado, Asparagus & Masago Served with Eel Sauce	
CALIENTE ROLL	11
Fried White Fish with Spicy Mayo, Spring Mix Rolled with Seaweed Outside	
CALIFORNIA EEL ROLL	12
Baked Eel on Top of a California Roll with Our Home Made Eel Sauce	
CALIFORNIA ROLL	7
Krabstick, Avocado and Sesame Seeds	
CALLE OCHO ROLL	17
Ham Croquettes, Avocado, Asparagus, Topped with Sweet Plantain and Potato Sticks Served with Eel Sauce	
CRUNCHY ROLL	11
Raw Tuna, Masago and Spicy Mayo Topped with Crunch	
DOLPHINS ROLL	14
Fried White Fish Fillet, Cream Cheese, Avocado and Crab Salad Topped with Baked Hamachi Served with Eel Sauce Spicy Mayo & Tempura Crunch	
DRAGON ROLL	12
Tempura Shrimp, Crab Meats, Asparagus, Masago, Spicy Mayo Topped with Avocado and Eel Sauce	
DYNAMITE ROLL	10
Seaweed Outside, Raw Scallops, Masago, Avocado, Cucumber and Spicy Mayo	
EEL ROLL	8
Eel Cucumber, Sesame Seeds Served with Eel Sauce	
HOLLYWOOD ROLL	11
A Unique Roll Stuffed with Spicy Tuna and Our Special Crunch	
JB ROLL	8
Salmon, Cream Cheese and Scallions	
KENDALL ROLL	14
Tuna, Hamachi, Salmon, White Fish, Crabstick, Masago and Avocado	
KRAB SALAD ROLL	10
A Creative Mix of Krab, Spicy Mayo, Avocado and Masago	
LOBSTER BLAST	36
A Combination of Lobster Roll, Fried Lobster and Sautéed Lobster with Mushrooms, Served with Eel Sauce, Spicy Mayo, Tobiko & Tempura Crunch	
LOBSTER ROLL	25
Chef's Specialty Roll with Lobster Temp, Asparagus, Cucumber and Avocado Topped with our Special Crunch, Tobiko and a Touch of Spicy Mayo & Eel Sauce	
MARGARETTI ROLL	14
Krabstick, Avocado, Salmon, Tuna White Fish and Topped with Spicy Tuna	
MARLINS ROLL	14
Seared Scallops, Asparagus, Crab Salad, Topped with Thinly Sliced Scallops, Avocado & Tempura Crunch Served with Eel Sauce	
MIAMI HEAT ROLL	14
Shrimp Tempura, Cream Cheese, Crab Salad, Topped with Baked Salmon, Spicy Mayo & Topped with Crunch Served with Eel Sauce	
VEGETABLE FRIED RICE	6
CHICKEN FRIED RICE	8
STEAK FRIED RICE	9
SHRIMP FRIED RICE	9

FRIED RICE SPECIALS

KRAB FRIED RICE	9
SPECIAL FRIED RICE	12
CHICKEN, Steak and Shrimp	
PINEAPPLE SPECIAL FRIED RICE	16
Combination of Chicken, Steak & Shrimp, Sautéed with Pineapple Chunks, served on a half pineapple	

ASK ABOUT OUR DAILY SPECIALS





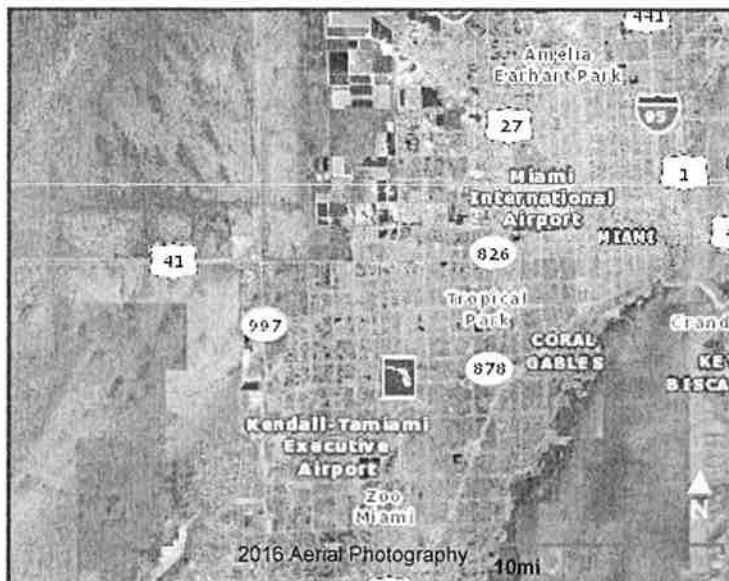


OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 10/24/2019

Property Information	
Folio:	20-5002-000-0222
Property Address:	9095 S DIXIE HWY Pinecrest, FL 33156-1600
Owner	MANACA PINECREST CENTER LLC
Mailing Address	2100 PONCE DE LEON BLVD #960 CORAL GABLES, FL 33134 USA
PA Primary Zone	6200 COMMERCIAL - ARTERIAL
Primary Land Use	1111 STORE : RETAIL OUTLET
Beds / Baths / Half	0 / 0 / 0
Floors	1
Living Units	0
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	13,239 Sq.Ft
Lot Size	48,988 Sq.Ft
Year Built	2001



Assessment Information			
Year	2019	2018	2017
Land Value	\$5,878,560	\$6,123,500	\$4,408,920
Building Value	\$1,481,440	\$1,176,500	\$2,691,080
XF Value	\$0	\$0	\$0
Market Value	\$7,360,000	\$7,300,000	\$7,100,000
Assessed Value	\$7,360,000	\$7,300,000	\$7,100,000

Benefits Information				
Benefit	Type	2019	2018	2017
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description	
2 55 40 1.12 AC M/L	
BEG AT X WITH E/L OF W35FT OF	
SW1/4 OF NW1/4 OF NE1/4 & SE	
R/W/L OF SR #5 PB 50-89 TO POB TH	
S190FT E R/A 89.38FT NELY234.31FT	

Taxable Value Information			
	2019	2018	2017
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$7,360,000	\$7,300,000	\$7,100,000
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$7,360,000	\$7,300,000	\$7,100,000
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$7,360,000	\$7,300,000	\$7,100,000
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$7,360,000	\$7,300,000	\$7,100,000

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
05/18/2012	\$8,500,000	28118-4811	Qual by exam of deed
12/01/2000	\$2,400,000	19444-3653	Sales which are qualified

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>

Version:

RETAIL CENTER - FLOOR PLAN LEGEND			
ADDRESS	BUSINESS USE	PARKING RATIO	REQ. USED PARKING
5000	STANDARD	30/100	9.0
5001	104.60 FT	10/100	2.4
5002	104.60 FT	10/100	2.4
5003	104.60 FT	10/100	2.4
5004	104.60 FT	10/100	2.4
5005	104.60 FT	10/100	2.4
5006	104.60 FT	10/100	2.4
5007	104.60 FT	10/100	2.4
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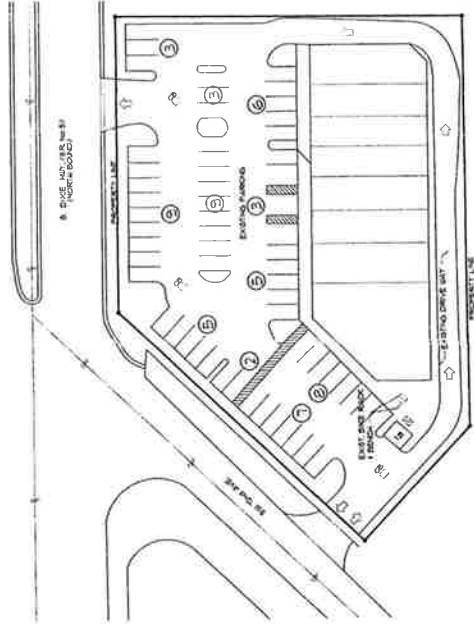
PARKING SUMMARY	
PARKING SPACES PROVIDED	
STANDARD	31
HANDICAP	9
BIKE BACK LEBACH	2
TOTAL	42

SHOPPES OF PINECREST TENANT SPACE AREAS

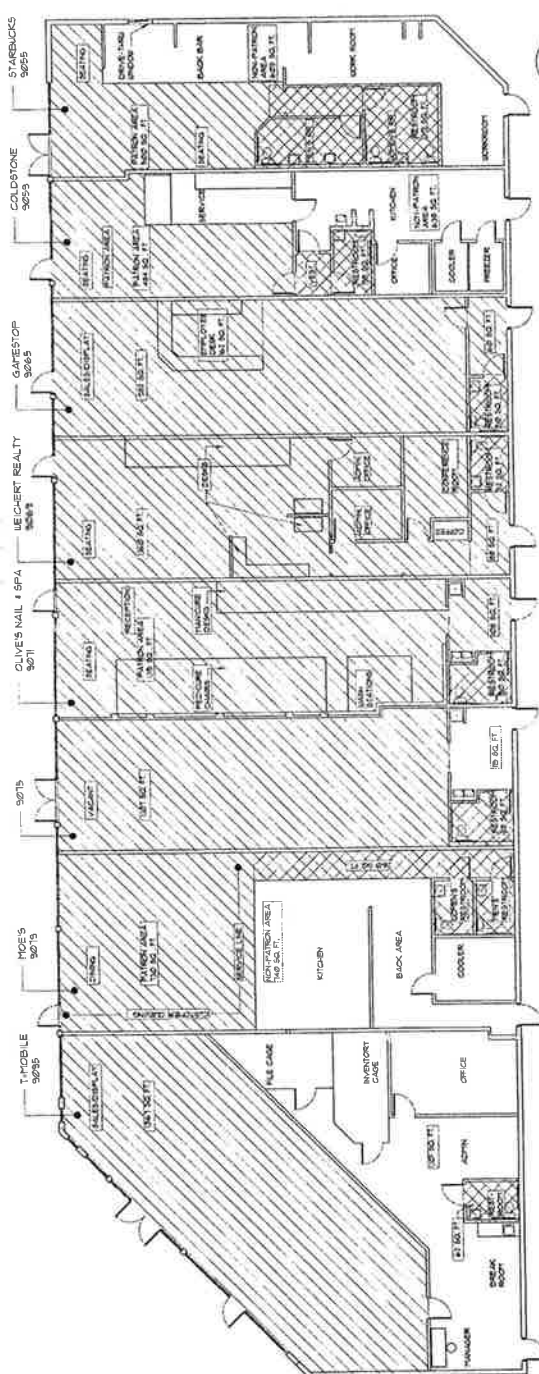
9095 SOUTH DIXIE HIGHWAY
PINECREST, FLORIDA 33156



PROJECT DIRECTORY
CLIENT: SHOPPES OF PINECREST
DESIGNER: JAS GROUP ARCHITECTS / PLANNERS
ARCHITECT: JAS GROUP ARCHITECTS / PLANNERS
3008 S.W. 27th Ave, Suite 200
Pinecrest, FL 33156
CONTACT: JAMES BETH



SITE PLAN / KEY PLAN



FLOOR SPACE PLAN

LEGEND:
PARKING AREA
RESTROOM / ACCESS
NON-PARKING AREA

SCALE: 1" = 25'

SURVEYOR'S NOTES:
Shown bearings are based on NORTH-SOUTH for the center line of S.W. 72nd Ave. also being the west line of the NE 1/4 of Section 2, Township 55 South, Range 40 East (the original plat is based on N.G.V.D. (National Geodetic Vertical Datum of 1929))


The property is zoned Miami-Dade County Arterial Business

Utility Companies:
Miami Dade Water and Sewer (786) 268-5200
Florida Power and Light Co. (305) 442-8770
Bell South telephone company 1-800-753-0710
City Gas Company (305) 691-0313
Village of Pinecrest (305) 234-2121



The drawing is the property of American System of Lines, Inc. and shall not be used or reproduced without the written consent of American System of Lines, Inc.

FOR: VIVIAN RIVEIRO, P.A.	SCALE: 1"=25'	DRAWN BY: CA	CHECKED BY: E.P.
APPROVED BY: EP		FIELD BOOK No. 14884	PAGE No.



American Services of Miami, Corp.
Consulting Engineers • Planners • Surveyors

9360 S.W. 72nd Street, Suite 200
Miami, Florida, 33173
Tel: (305) 588-5101 FAX: (305) 588-

ASOMIAMI.COM

DATE: APRIL 10, 2012

NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER