

MIAMI BEACH

PLANNING DEPARTMENT, 1700 CONVENTION CENTER DRIVE, 2ND FLOOR
MIAMI BEACH, FLORIDA 33139, WWW.MIAMI BEACH.FL.GOV
305-673-7550

LAND USE BOARD HEARING APPLICATION

THE FOLLOWING APPLICATION IS SUBMITTED FOR REVIEW AND CONSIDERATION OF THE PROJECT DESCRIBED HEREIN BY THE LAND USE BOARD SELECTED BELOW. A SEPARATE APPLICATION MUST BE COMPLETED FOR EACH BOARD REVIEWING THE PROPOSED PROJECT.

- ☐ BOARD OF ADJUSTMENT
 - ☐ VARIANCE FROM A PROVISION OF THE LAND DEVELOPMENT REGULATIONS
 - ☐ APPEAL OF AN ADMINISTRATIVE DECISION
- ☐ DESIGN REVIEW BOARD
 - ☐ DESIGN REVIEW APPROVAL
 - ☐ VARIANCE RELATED TO PROJECT BEING CONSIDERED OR APPROVED BY DRB.
- ☐ HISTORIC PRESERVATION BOARD
 - ☐ CERTIFICATE OF APPROPRIATENESS FOR DESIGN
 - ☐ CERTIFICATE OF APPROPRIATENESS TO DEMOLISH A STRUCTURE
 - ☐ HISTORIC DISTRICT / SITE DESIGNATION
 - ☐ VARIANCE RELATED TO PROJECT BEING CONSIDERED OR APPROVED BY HPB.
- ☒ PLANNING BOARD
 - ☒ CONDITIONAL USE PERMIT
 - ☐ LOT SPLIT APPROVAL
 - ☐ AMENDMENT TO THE LAND DEVELOPMENT REGULATIONS OR ZONING MAP
 - ☐ AMENDMENT TO THE COMPREHENSIVE PLAN OR FUTURE LAND USE MAP
- ☐ FLOOD PLAIN MANAGEMENT BOARD
 - ☐ FLOOD PLAIN WAIVER
- ☐ OTHER _____

SUBJECT PROPERTY ADDRESS: #1) 337 71ST STREET, MIAMI BEACH, FL 33141
#2) 7125 ABBOTT AVE., MIAMI BEACH, FL 33141

LEGAL DESCRIPTION: PLEASE ATTACH LEGAL DESCRIPTION AS "EXHIBIT A"

FOLIO NUMBER (S) 02-3211-002-0490/02-3211-002-0500

LOCATION SKETCH

NOT TO SCALE



ERTIFIED TO:

W. GLOBAL SERVICES, INC.,

LEGAL DESCRIPTION:

LOTS 9 THROUGH 11, BLOCK 7, "NORMANDY BEACH SOUTH", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, PAGE 54, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SURVEYOR'S NOTES:

- 1) NOT VALID UNLESS SIGNATURE IS EMBOSSED WITH THE REGISTERED LAND SURVEYOR'S SEAL.
- 2) LEGAL DESCRIPTION PROVIDED BY OTHERS.
- 3) PROPERTIES SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PROPERTY PLAT OF RECORD.
- 4) MEASUREMENTS TO WOOD FENCES ARE TO OUTSIDE OF WOOD.
- 5) UNDERGROUND UTILITIES, FOUNDATIONS, OR OTHER IMPROVEMENTS, IF ANY, WERE NOT LOCATED.
- 6) ELEVATIONS, IF SHOWN ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM 1929.
- 7) FENCE OWNERSHIP NOT DETERMINED UNLESS OTHERWISE NOTED.
- 8) MEASUREMENTS TO WIRE FENCES ARE TO CENTER OF WIRE.
- 9) WALL MEASUREMENTS ARE TO/FROM FACE OF WALL.
- 10) DRAWING DISTANCE BETWEEN WALLS AND/OR FENCES AND PROPERTY LINES MAY BE EXAGGERATED FOR CLARITY.
- 11) FLOOD ZONE INFORMATION WAS DERIVED FROM FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INFORMATION RATE MAPS.
- 12) BEARINGS IF ANY SHOWN ARE BASED ON ASSUMED PLAT MERIDIAN AT: NORTHERLY RIGHT OF WAY OF 71st STREET (WEST)

LEGEND

A/C AIR CONDITIONER
AVE. AVENUE
BLVD. BOULEVARD
BM BENCH MARK
CATV CABLE TELEVISION BOX
C.B. CATCH BASIN
CBS CONCRETE BLOCK STRUCTURE
CHB CHORD BEARING
CH CHORD DISTANCE
COR CORNER
GT COURT
C CENTERLINE
CL CLEAR
CONC. CONCRETE
C.O. CLEAN OUT
E.B. ELECTRIC BOX
ELEV. ELEVATION
ENCR. ENCROACHMENT
E.R.P. ELEVATION REFERENCE POINT
F.F. FINISH FLOOR
F.H. FIRE HYDRANT

I.C.V. IRRIGATION CONTROL VALVE
I.P. IRON PIPE
FPL FLORIDA POWER & LIGHT
F.I.P. FOUND IRON PIPE
F.I.R. FOUND IRON ROD
FND. FOUND
L ARC LENGTH
(L) LEGAL
L.P. LIGHT POLE
LB LICENSED BUSINESS
LS LAND SURVEYOR
(M) MEASURED
NGVD NATIONAL GEODETIC VERTICAL DATUM
NO ID. NOT IDENTIFIABLE
NO. NUMBER
NTS NOT TO SCALE
O.R.B. OFFICIAL RECORD BOOK
ON/PL ON PROPERTY LINE
O.U.L. OVERHEAD UTILITY LINES
P.C. POINT OF CURVATURE
P.C.C. POINT OF COMPOUND CURVATURE
P.C.P. PERMANENT CONTROL POINT

PLS PROFESSIONAL LAND SURVEYOR
PSM PROFESSIONAL SURVEYOR AND MAPPER
PL PROPERTY LINE
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCEMENT
P.R.C. POINT OF REVERSE CURVATURE
P.R.M. PERMANENT REFERENCE MONUMENT
P.T. POINT OF TANGENCY
R RADIUS
(R) RECORD
R.E. RIM ELEVATION
R/W RIGHT-OF-WAY
SAN SANITARY
S.I.P. SET IRON PIPE
S.I.R. SET IRON ROD
ST. STREET
T TANGENT
T.B.M. TEMPORARY BENCH MARK
TEL. TELEPHONE
TYP. TYPICAL
U.E. UTILITY EASEMENT
W.M. WATER METER

W.V. WATER VALVE
W.U.P. WOOD UTILITY POLE

SYMBOLS

CONCRETE
OVERHEAD UTILITY LINES
WIRE FENCE
WOOD FENCE
PROPERTY CORNER
WATER FLOW
EXISTING GRADE ELEVATION
PROPOSED GRADE ELEVATION
WATER VALVE
SIGN
DRAINAGE MANHOLE
SANITARY MANHOLE
FIRE HYDRANT
LIGHTING FIXTURE
FIRE DEPARTMENT CONNECTION

A BOUNDARY SURVEY

I HEREBY CERTIFY THAT THIS SURVEY CONFORMS TO THE MINIMUM TECHNICAL STANDARDS OF LAND SURVEYING IN THE STATE OF FLORIDA, AS OUTLINED IN RULES 6J-17, (FLORIDA ADMINISTRATIVE CODE), AS ADOPTED BY THE DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN SEPTEMBER, 1981, AS AMENDED, PURSUANT TO CHAPTER 472.027 OF THE FLORIDA STATUTES, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

FRANCISCO F. FAJARDO
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION NO. 4767.



PROFESSIONAL SURVEYING AND MAPPING
LANNES & GARCIA, INC.

LB # 2098

FRANCISCO F. FAJARDO PSM # 4767 (QUALIFIER)

385 ALHAMBRA CIRCLE - SUITE C,
CORAL GABLES, FLORIDA 33134

PH (305) 666-7909

FAX (305) 559-3002

255696

FIELD DATE: 03/12/2013

SCALE: 1" = 20'

DRAWN BY: PAUL

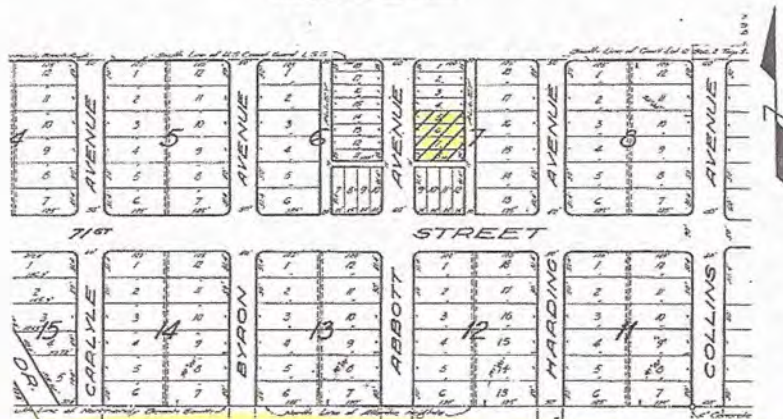
DWG. No.: 234964

LOCATION SKETCH

NOT TO SCALE

CERTIFIED TO:

PW GLOBAL SERVICES, INC.,



LEGAL DESCRIPTION:

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- 12) BEARINGS IF ANY SHOWN ARE BASED ON ASSUMED PLAT MERIDIAN AT: EASTERLY RIGHT OF WAY OF ABBOTT AVENUE (N00°00'00"E)

LEGEND

A/C AIR CONDITIONER
AVE. AVENUE
BLVD. BOULEVARD
BM BENCH MARK
CATV CABLE TELEVISION BOX
C.B. CATCH BASIN
CBS CONCRETE BLOCK STRUCTURE
CHB CHORD BEARING
CH CHORD DISTANCE
COR CORNER
CT COURT
C CENTERLINE
CL CLEAR
CONC. CONCRETE
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E.R.P. ELEVATION REFERENCE POINT
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I.C.V. IRRIGATION CONTROL VALVE
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FPL FLORIDA POWER & LIGHT
F.I.P. FOUND IRON PIPE
F.I.R. FOUND IRON ROD
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W.M. WATER METER

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EXISTING GRADE ELEVATION
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FRANCISCO F. FAJARDO
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION NO. 4767.



PROFESSIONAL SURVEYING AND MAPPING
LANNES & GARCIA, INC.

LB # 2098

FRANCISCO F. FAJARDO PSM # 4767 (QUALIFIER)

385 ALHAMBRA CIRCLE - SUITE C,
CORAL GABLES, FLORIDA 33134

PH (305) 666-7909

FAX (305) 559-3002

255697

FIELD DATE: 12-12-2012

SCALE: 1" = 20'

DRAWN BY: PAUL

DWG. No.: 233591

1. APPLICANT: ☒ OWNER OF THE SUBJECT PROPERTY ☐ TENANT ☐ ARCHITECT ☐ LANDSCAPE ARCHITECT
☐ ENGINEER ☐ CONTRACTOR ☐ OTHER _____

NAME PW Global Services, Inc. DBA PW Auto Services
 ADDRESS 337 71ST STREET, MIAMI BEACH, FL 33141
 BUSINESS PHONE 305.868.5353 CELL PHONE 786.245.6943
 E-MAIL ADDRESS PWAUTOSERVICES@AOL.COM

OWNER IF DIFFERENT THAN APPLICANT:

NAME SAME
 ADDRESS _____
 BUSINESS PHONE _____ CELL PHONE _____
 E-MAIL ADDRESS _____

2. AUTHORIZED REPRESENTATIVE(S):

☐ ATTORNEY:

NAME ALEX BOKSINER
 ADDRESS 1235 Coral Way, #101, MIAMI, FL 33145
 BUSINESS PHONE 305.595.3095 (x217) CELL PHONE 305.342.1994
 E-MAIL ADDRESS aboksiner@OA-ARCH.COM

☐ AGENT:

NAME ORLANDO ALONSO, JR.
 ADDRESS 1235 Coral Way, #101, MIAMI, FL 33145
 BUSINESS PHONE 305.595.3095 (x215) CELL PHONE 786-282-8795
 E-MAIL ADDRESS OALONSOJR@OA-ARCH.COM

☐ CONTACT:

NAME _____
 ADDRESS _____
 BUSINESS PHONE _____ CELL PHONE _____
 E-MAIL ADDRESS _____

3. PARTY RESPONSIBLE FOR PROJECT DESIGN:

☒ ARCHITECT ☐ LANDSCAPE ARCHITECT ☐ ENGINEER ☐ CONTRACTOR ☐ OTHER: _____

NAME ORLANDO ALONSO, JR.
 ADDRESS 1235 CORAL WAY, #101, MIAMI, FL 33145
 BUSINESS PHONE 305.595.3095 (x215) CELL PHONE 786-282-8795
 E-MAIL ADDRESS OALONSOJR@OA-ARCH.COM

FILE NO. _____

4. SUMMARY OF APPLICATION - PROVIDE BRIEF SCOPE OF PROJECT:

PROPOSED SITE IMPROVEMENTS, NEW CAR WASH, ADDITION
TO AUTOMOTIVE REPAIR BAYS AND EXPANSION TO AN
EXISTING CONVENIENCE STORE.

- 4A. IS THERE AN EXISTING BUILDING(S) ON THE SITE ☒ YES ☐ NO
 4B. DOES THE PROJECT INCLUDE INTERIOR OR EXTERIOR DEMOLITION ☒ YES ☐ NO
 4C. PROVIDE THE TOTAL FLOOR AREA OF THE NEW BUILDING (IF APPLICABLE) 515 SQ. FT.
 4D. PROVIDE THE TOTAL GROSS FLOOR AREA OF THE NEW BUILDING (INCLUDING REQUIRED PARKING AND ALL
 USEABLE FLOOR SPACE). 1,624 / 2,225 SQ. FT.

5. APPLICATION FEE (TO BE COMPLETED BY PLANNING STAFF) \$ _____

- A SEPARATE DISCLOSURE OF INTEREST FORM MUST BE SUBMITTED WITH THIS APPLICATION IF THE APPLICANT OR OWNER IS A CORPORATION, PARTNERSHIP, LIMITED PARTNERSHIP OR TRUSTEE.
- ALL APPLICABLE AFFIDAVITS MUST BE COMPLETED AND THE PROPERTY OWNER MUST COMPLETE AND SIGN THE "POWER OF ATTORNEY" PORTION OF THE AFFIDAVIT IF THEY WILL NOT BE PRESENT AT THE HEARING, OR IF OTHER PERSONS ARE SPEAKING ON THEIR BEHALF.
- TO REQUEST THIS MATERIAL IN ALTERNATE FORMAT, SIGN LANGUAGE INTERPRETER (FIVE-DAY NOTICE IS REQUIRED), INFORMATION ON ACCESS FOR PERSONS WITH DISABILITIES, AND ACCOMMODATION TO REVIEW ANY DOCUMENT OR PARTICIPATE IN ANY CITY-SPONSORED PROCEEDINGS, CALL 305.604.2489 AND SELECT (1) FOR ENGLISH OR (2) FOR SPANISH, THEN OPTION 6; TTY USERS MAY CALL VIA 711 (FLORIDA RELAY SERVICE).

PLEASE READ THE FOLLOWING AND ACKNOWLEDGE BELOW:

- APPLICATIONS FOR ANY BOARD HEARING(S) WILL NOT BE ACCEPTED WITHOUT PAYMENT OF THE REQUIRED FEE. ALL CHECKS ARE TO BE MADE PAYABLE TO THE "CITY OF MIAMI BEACH".
- PUBLIC RECORDS NOTICE - ALL DOCUMENTATION, SUBMITTED FOR THIS APPLICATION IS CONSIDERED A PUBLIC RECORD SUBJECT TO CHAPTER 119 OF THE FLORIDA STATUTES AND SHALL BE DISCLOSED UPON REQUEST.
- IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 2-482 OF THE CODE OF THE CITY OF MIAMI BEACH, ANY INDIVIDUAL OR GROUP THAT WILL BE COMPENSATED TO SPEAK OR REFRAIN FROM SPEAKING IN FAVOR OR AGAINST A PROJECT BEING PRESENTED BEFORE ANY OF THE CITY'S LAND USE BOARDS, SHALL FULLY DISCLOSE, PRIOR TO THE PUBLIC HEARING, THAT THEY HAVE BEEN, OR WILL BE COMPENSATED. SUCH PARTIES INCLUDE: ARCHITECTS, LANDSCAPE ARCHITECTS, ENGINEERS, CONTRACTORS, OR OTHER PERSONS RESPONSIBLE FOR PROJECT DESIGN, AS WELL AS AUTHORIZED REPRESENTATIVES ATTORNEYS OR AGENTS AND CONTACT PERSONS WHO ARE REPRESENTING OR APPEARING ON BEHALF OF A THIRD PARTY; SUCH INDIVIDUALS MUST REGISTER WITH THE CITY CLERK PRIOR TO THE HEARING.

FILE NO. _____

- IN ACCORDANCE WITH SEC.118-31. - DISCLOSURE REQUIREMENT. EACH PERSON OR ENTITY REQUESTING APPROVAL, RELIEF OR OTHER ACTION FROM THE PLANNING BOARD, DESIGN REVIEW BOARD, HISTORIC PRESERVATION BOARD (INCLUDING THE JOINT DESIGN REVIEW BOARD/HISTORIC PRESERVATION BOARD), OR THE BOARD OF ADJUSTMENT SHALL DISCLOSE, AT THE COMMENCEMENT (OR CONTINUANCE) OF THE PUBLIC HEARING(S), ANY CONSIDERATION PROVIDED OR COMMITTED, DIRECTLY OR ON ITS BEHALF, FOR AN AGREEMENT TO SUPPORT OR WITHHOLD OBJECTION TO THE REQUESTED APPROVAL, RELIEF OR ACTION, EXCLUDING FROM THIS REQUIREMENT CONSIDERATION FOR LEGAL OR DESIGN PROFESSIONAL SERVICES RENDERED OR TO BE RENDERED. THE DISCLOSURE SHALL: (i) BE IN WRITING, (ii) INDICATE TO WHOM THE CONSIDERATION HAS BEEN PROVIDED OR COMMITTED, (iii) GENERALLY DESCRIBE THE NATURE OF THE CONSIDERATION, AND (iv) BE READ INTO THE RECORD BY THE REQUESTING PERSON OR ENTITY PRIOR TO SUBMISSION TO THE SECRETARY/CLERK OF THE RESPECTIVE BOARD. UPON DETERMINATION BY THE APPLICABLE BOARD THAT THE FOREGOING DISCLOSURE REQUIREMENT WAS NOT TIMELY SATISFIED BY THE PERSON OR ENTITY REQUESTING APPROVAL, RELIEF OR OTHER ACTION AS PROVIDED ABOVE, THEN (i) THE APPLICATION OR ORDER, AS APPLICABLE, SHALL IMMEDIATELY BE DEEMED NULL AND VOID WITHOUT FURTHER FORCE OR EFFECT, AND (ii) NO APPLICATION FROM SAID PERSON OR ENTITY FOR THE SUBJECT PROPERTY SHALL BE REVIEWED OR CONSIDERED BY THE APPLICABLE BOARD(S) UNTIL EXPIRATION OF A PERIOD OF ONE YEAR AFTER THE NULLIFICATION OF THE APPLICATION OR ORDER. IT SHALL BE UNLAWFUL TO EMPLOY ANY DEVICE, SCHEME OR ARTIFICE TO CIRCUMVENT THE DISCLOSURE REQUIREMENTS OF THIS SECTION AND SUCH CIRCUMVENTION SHALL BE DEEMED A VIOLATION OF THE DISCLOSURE REQUIREMENTS OF THIS SECTION.
- WHEN THE APPLICABLE BOARD REACHES A DECISION A FINAL ORDER WILL BE ISSUED STATING THE BOARD'S DECISION AND ANY CONDITIONS IMPOSED THEREIN. THE FINAL ORDER WILL BE RECORDED WITH THE MIAMI-DADE CLERK OF COURTS. THE ORIGINAL BOARD ORDER SHALL REMAIN ON FILE WITH THE CITY OF MIAMI BEACH PLANNING DEPARTMENT. UNDER NO CIRCUMSTANCES WILL A BUILDING PERMIT BE ISSUED BY THE CITY OF MIAMI BEACH WITHOUT A COPY OF THE RECORDED FINAL ORDER BEING INCLUDED AND MADE A PART OF THE PLANS SUBMITTED FOR A BUILDING PERMIT.

THE AFOREMENTIONED IS ACKNOWLEDGED BY: ☒ OWNER OF THE SUBJECT PROPERTY
☐ AUTHORIZED REPRESENTATIVE

SIGNATURE: 

PRINT NAME: Solon Pereira

FILE NO. _____

OWNER AFFIDAVIT FOR INDIVIDUAL OWNER

STATE OF
COUNTY OF

I, _____, being first duly sworn, depose and certify as follows: (1) I am the owner of the property that is the subject of this application. (2) This application and all information submitted in support of this application, including sketches, data, and other supplementary materials, are true and correct to the best of my knowledge and belief. (3) I acknowledge and agree that, before this application may be publicly noticed and heard by a land development board, the application must be complete and all information submitted in support thereof must be accurate. (4) I also hereby authorize the City of Miami Beach to enter my property for the sole purpose of posting a Notice of Public Hearing on my property, as required by law. (5) I am responsible for removing this notice after the date of the hearing.

SIGNATURE

Sworn to and subscribed before me this _____ day of _____, 20____. The foregoing instrument was acknowledged before me by _____, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

NOTARY PUBLIC

My Commission Expires:

PRINT NAME

ALTERNATE OWNER AFFIDAVIT FOR
CORPORATION, PARTNERSHIP, OR LIMITED LIABILITY COMPANY

(Circle one)

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

I, Solon Pereira, being duly sworn, depose and certify as follows: (1) I am the OWNER/PRES. (print title) of PLW Global (print name of corporate entity). (2) I am authorized to file this application on behalf of such entity. (3) This application and all information submitted in support of this application, including sketches, data, and other supplementary materials, are true and correct to the best of my knowledge and belief. (4) The corporate entity named herein is the owner or tenant of the property that is the subject of this application. (5) I acknowledge and agree that, before this application may be publicly noticed and heard by a land development board, the application must be complete and all information submitted in support thereof must be accurate. (6) I also hereby authorize the City of Miami Beach to enter the subject property for the sole purpose of posting a Notice of Public Hearing on the property, as required by law. (7) I am responsible for removing this notice after the date of the hearing.

D.L. P661-788-64-894-0
EXP 03-14-2019

SIGNATURE

Sworn to and subscribed before me this 20th day of June, 2016. The foregoing instrument was acknowledged before me by _____ of _____, on behalf of such entity, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP



My Commission Expires:

NOTARY PUBLIC

Captain Makhiya
CAPTAIN MAKHIYA
PRINT NAME

FILE NO. _____

POWER OF ATTORNEY AFFIDAVITSTATE OF
COUNTY OF

I, Solon Pereira, being duly sworn and deposed, certify as follows: (1) I am the owner or representative of the owner of the real property that is the subject of this application. (2) I hereby authorize ORLANDO ALONSO, JR. to be my representative before the Planning Board. (3) I also hereby authorize the City of Miami Beach to enter the subject property for the sole purpose of posting a Notice of Public Hearing on the property, as required by law. (4) I am responsible for removing this notice after the date of the hearing.

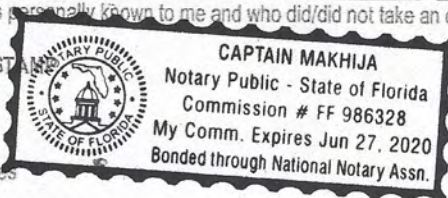
Solon Pereira (OWNER/PRESIDENT)

PRINT NAME (and Title, if applicable)

SIGNATURE

Sworn to and subscribed before me this 20th day of June, 2016. The foregoing instrument was acknowledged before me by _____ of _____ who has produced DL as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STATEMENT



My Commission Expires

D.L. P661-780-64-094-0EXP. 03-14-2019

NOTARY PUBLIC

Captain Makhiya
CAPTAIN MAKHIYA
PRINT NAME

CONTRACT FOR PURCHASE

If the applicant is not the owner of the property, but the applicant is a party to a contract to purchase the property, whether or not such contract is contingent on this application, the applicant shall list the names of the contract purchasers below, including any and all principal officers, stockholders, beneficiaries, or partners. If any of the contract purchasers are corporations, partnerships, limited liability companies, trusts, or other corporate entities, the applicant shall further disclose the identity of the individual(s) (natural persons) having the ultimate ownership interest in the entity. If any contingency clause or contract terms involve additional individuals, corporations, partnerships, limited liability companies, trusts, or other corporate entities, list all individuals and/or corporate entities.*

NAME

DATE OF CONTRACT

NAME, ADDRESS, AND OFFICE

% OF STOCK

In the event of any changes of ownership or changes in contracts for purchase, subsequent to the date that this application is filed, but prior to the date of a final public hearing, the applicant shall file a supplemental disclosure of interest.

FILE NO. _____

CITY OF MIAMI BEACH
DEVELOPMENT REVIEW BOARD APPLICATION

DISCLOSURE OF INTEREST

1. CORPORATION, PARTNERSHIP, OR LIMITED LIABILITY COMPANY

If the property that is the subject of the application is owned or leased by a corporation, partnership, or limited liability company, list ALL of the owners, shareholders, partners, managers, and/or members, and the percentage of ownership held by each. If the owners consist of one or more corporations, partnerships, trusts, partnerships, or other corporate entities, the applicant shall further disclose the identity of the individual(s) (natural persons) having the ultimate ownership interest in the entity.*

PW GLOBAL SERVICES, INC.

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

Solon Pereira
6300 Pinetree Drive, Miami Beach, FL 33141

50%

Cintia Walosker
15311 SW 20th STREET, MIAMI, FL 33027

50%

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

IF THERE ARE ADDITIONAL CORPORATE OWNERS, LIST ALL SUCH OWNERS, INCLUDING CORPORATE NAMES AND THE NAME, ADDRESS, AND PERCENTAGE OF OWNERSHIP OF EACH ADDITIONAL OWNER, ON A SEPARATE PAGE.

NOTE: Notarized signature required on page 9

FILE NO. _____

CITY OF MIAMI BEACH
DEVELOPMENT REVIEW BOARD APPLICATION
DISCLOSURE OF INTEREST

2. TRUSTEE

If the property that is the subject of this application is owned or leased by a trust, list any and all trustees and beneficiaries of the trust, and the percentage of interest held by each. If the owners consist of one or more corporations, partnerships, trusts, partnerships, or other corporate entities, the applicant shall further disclose the identity of the individual(s) (natural persons) having the ultimate ownership interest in the entity.*

TRUST NAME

NAME AND ADDRESS

% INTEREST

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

NOTE: Notarized signature required on page 9

FILE NO. _____

3. COMPENSATED LOBBYIST:

Pursuant to Section 2-482 of the Miami Beach City Code, all lobbyists shall, before engaging in any lobbying activities, register with the City Clerk. Please list below any and all persons or entities retained by the applicant to lobby City staff or any of the City's land development boards in support of this application.

	NAME	ADDRESS	PHONE #
a.	ORLANDO ALONSO, JR.	1235 CORAL WAY, MIAMI, FL 33145	(786) 292 8795
b.			
c.			

Additional names can be placed on a separate page attached to this form.

*Disclosure shall not be required of any entity, the equity interests in which are regularly traded on an established securities market in the United States or other country, or of any entity, the ownership interests of which are held in a limited partnership or other entity, consisting of more than 5,000 separate interests, where no one person or entity holds more than a total of 5% of the ownership interests in the entity.

APPLICANT HEREBY ACKNOWLEDGES AND AGREES THAT (1) ANY APPROVAL GRANTED BY A LAND DEVELOPMENT BOARD OF THE CITY SHALL BE SUBJECT TO ANY AND ALL CONDITIONS IMPOSED BY SUCH BOARD AND BY ANY OTHER BOARD HAVING JURISDICTION, AND (2) APPLICANT'S PROJECT SHALL COMPLY WITH THE CODE OF THE CITY OF MIAMI BEACH AND ALL OTHER APPLICABLE CITY, STATE, AND FEDERAL LAWS.

APPLICANT AFFIDAVIT

STATE OF FLORIDA
COUNTY OF MIAMI DADE

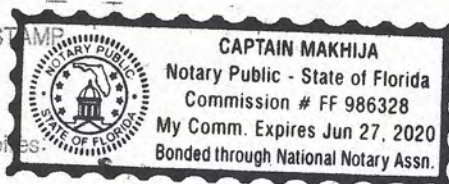
I, Solan Pereira, being first duly sworn, depose and certify as follows: (1) I am the applicant, or the representative of the applicant. (2) This application and all information submitted in support of this application, including disclosures, sketches, data, and other supplementary materials, are true and correct to the best of my knowledge and belief.

D-2-PL61-786-64-094-0
EXP. 03-14-2019

[Signature]
SIGNATURE

Sworn to and subscribed before me this 20th day of June, 2016. The foregoing instrument was acknowledged before me by, who has produced as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP



My Commission Expires:

Captain Makhiya
NOTARY PUBLIC
CAPTAIN MAKHIYA
PRINT NAME

FILE NO. _____

CITY OF MIAMI BEACH

CERTIFICATE OF USE, ANNUAL FIRE FEE, AND BUSINESS TAX RECEIPT

1700 Convention Center Drive
Miami Beach, Florida 33139-1819

TRADE NAME: PW GLOBAL SERVICES INC/PW AUTO SERVICES INC.
IN CARE OF: SOLON PEREIRA
ADDRESS: 6300 PINE TREE DR
MIAMI BEACH, FL 33141-4528

RECEIPT NUMBER: RL-04002715
Beginning: 10/01/2015
Expires: 09/30/2016
Parcel No: 0232110020490

A penalty is imposed for failure to keep this Business Tax Receipt exhibited conspicuously at your place of business.

A certificate of Use / Business Tax Receipt issued under this article does not waive or supersede other City laws, does not constitute City approval of a particular business activity and does not excuse the licensee from all other laws applicable to the licensee's business.

This Receipt may be transferred:

A. Within 30 days of a bonafide sale, otherwise a complete annual payment is due.

B. To another location within the City if proper approvals and the Receipt are obtained prior to the opening of the new location.

Additional Information

TRADE ADDRESS: 7125 ABBOTT AVE

Code	Certificate of Use/Occupation
007700	FOOD SALES
008302	AUTOMOBILE/TRUCK: BODY SHOP, GARAGE, STO
012065	MERCHANTS SALES
017100	SERVICE STATION

CERTIFICATE OF USE	600
RETAIL INVENTORY	\$ 5000
# OF PUMPS	4
PREVIOUS BALANCE	\$ 0.00
C_U # OF UNITS	5500
FOOD INVENTORY	\$ 1000
Flower Stand FF	Y
Auto_Truck_shop FF	Y

Storage Locations

FROM: CITY OF MIAMI BEACH
1700 CONVENTION CENTER DRIVE
MIAMI BEACH, FL 33139-1819

PRESORTED
FIRST CLASS
U.S. POSTAGE
PAID
MIAMI BEACH, FL
PERMIT No 1525

PW AUTO SERVICES INC.
337 71ST ST
MIAMI BEACH, FL 33141-3013





July 6, 2016

City of Miami Beach
Planning Department
1700 Convention Center Drive
Miami Beach, FL 33139

Re: Letter of Intent
Planning Board
(A Conditional Use Permit)
PW Auto Services
337 71st Street
Miami Beach, FL 33141

OA
ARCHITECTURE
A A 26001181

Dear Planning Board Committee,

The above referenced project is located on the NE corner intersecting
Abbot Avenue and 71st Street.

1235 Coral Way

The project consists of the following elements:

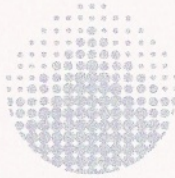
Suite 101

- Existing Convenience Store and Automotive Repair Bay Building (1,624 SF). Existing Repair Bays (700 SF) are to be removed including existing mansard roof on all sides and the entire building is to be converted into a Convenience Store.
- Existing Automotive Repair and Automotive Accessory Sales Building (1,746 SF). The existing mansard roof on all sides will be removed. This Building will have 515 SF addition which will contain a new Automatic Carwash and two additional Repair Bays. This building will also contain a transfer switch for an emergency generator.
- Expand existing landscape area (628 SF) by 1,723 SF for total landscape area of 2,482 SF (14.73%).
- Remove existing dumpster. Relocate new dumpster to rear of existing Automotive Repair and Accessory Sales Building.

Miami, FL 33145

tel. 305. 595. 3095

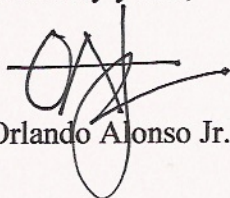
fax 305.858.2269



- Reduce (2) two way driveways on Abbot Avenue and (1) two way driveway on 71st Street to 24'-0" wide in order to provide additional landscape area.
- Convert two way driveway on Abbot Avenue at the NW corner of the property to ingress only.
- Project has an existing 845 SF gasoline dispenser canopy with two gasoline dispensers and an 800 SF gasoline dispenser canopy with two gasoline dispensers.
- The proposed hours of operation for Automotive Repair Shop will be 8:00 am until 6:00 pm, Mon.-Fri. and 8:00 am until 2:00 pm on Sat.
- The proposed hours of operation for Convenience Store will be 24 hours, 7 days a week.
- The proposed hours of operation for Car Wash will be 8:00 am until 8:00 pm, 7 days a week.
- Type of work for the Automotive Repair Shop will be Oil Service, Tire Installation, Brakes, Electrical Work, Engine Repair, and Air Conditioning.
- Proposed number of employees will be increased from 9 to 15.

Should you have any questions or need any additional information, please do not hesitate to contact me.

Sincerely yours,



Orlando Alonso Jr., R.A.

INVOICE (00015433)

BILLING CONTACT

Alex Boksiner
OA Arch
1235 Coral Way Way, 101
Miami, FL 33145

MIAMI BEACH

1700 Convention Center Drive
Miami Beach, Florida 33139
305.673.7000

INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS	INVOICE DESCRIPTION
00015433	07/06/2016	07/06/2016	Due	NONE

REFERENCE NUMBER	FEE NAME	TOTAL
PB0616-0032	Advertisement	\$1,500.00
	Board Order Recording	\$100.00
	Courier (per package)	\$70.00
	Mail Notice Per Label	\$340.00
	New Application	\$2,500.00
	Posting (per site)	\$100.00
337 71 St Miami Beach, FL 33141		SUB TOTAL \$4,610.00

TOTAL **\$4,610.00**

Any refund associated with this invoice will only be issued to the billing contact listed herein.



CFN 2014R0607249
OR-Bk 29290 Pgs 3409 - 34121 (4pgs)
RECORDED 08/29/2014 13:39:06
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

**PLANNING BOARD
CITY OF MIAMI BEACH, FLORIDA**

PROPERTY: 337 71st Street & 7125 Abbott Avenue

FILE NO. 2174

IN RE: The applicant, PW Global Services, Inc, dba PW Auto Services, is requesting a Conditional Use Permit, pursuant to Section 118, Article IX of the Miami Beach City Code, in order to add a convenience store and a car wash to the existing automotive service station.

**LEGAL
DESCRIPTION:** See attached

MEETING DATE: June 24, 2014

CONDITIONAL USE PERMIT

The applicant, PW Global Services, Inc, dba PW Auto Services, is requesting a Conditional Use Permit, pursuant to Section 118, Article IX of the Miami Beach City Code, in order to add a convenience store and a car wash to the existing automotive service station.

Notice of the request was given, as required by law, and mailed out to owners of property within a distance of 375 feet of the exterior limits of the property upon which the application was made.

The Planning Board of the City of Miami Beach makes the following FINDINGS OF FACT, based upon the evidence, information, testimony and materials presented at the public hearing and which are part of the of the record for this matter:

That the property in question is located in the CD-2 – Commercial Medium Intensity zoning district;

That the use is consistent with the Comprehensive Plan for the area in which the property is located;

That the intended use or construction will not result in an impact that will exceed the thresholds for the levels of service as set forth in the Comprehensive Plan;

That structures and uses associated with the request are consistent with the Land Development Regulations;

That the public health, safety, morals, and general welfare will not be adversely affected;

That necessary safeguards will be provided for the protection of surrounding property, persons, and neighborhood values.

IT IS THEREFORE ORDERED, based upon the foregoing findings of fact, the evidence, information, testimony and materials presented at the public hearing, which are part of the record for this matter, and the staff report and analysis, which is adopted herein, including staff recommendations, as may have been modified by the Planning Board, that a Conditional Use Permit as requested and set forth above, be GRANTED subject to the following conditions to which the applicant has agreed:

41

1. The Planning Board shall maintain jurisdiction on this Conditional Use Permit. If deemed necessary, at the request of the Planning Director or a Board member, the applicant shall present a progress report to the Board. The Board reserves the right to modify the Conditional Use approval at the time of the progress report in a non-substantive manner, to impose additional conditions to address possible problems, and to determine the timing and need for future progress reports. This Conditional Use is also subject to modification or revocation under City Code Sec. 118-194 (c).
2. This Conditional Use Permit is issued to PW Global Services, Inc, dba PW Auto Services, as owner of the automotive service station, consisting of two gas stations, a convenience store, and a carwash. Subsequent owners and operators shall be required to appear before the Board to affirm their understanding of the conditions listed herein.
3. The applicant shall be responsible for operating this facility in an orderly, clean and quiet manner so that neighboring residents are not disturbed during the hours of operation. This shall include policing all trash from the site not less than twice daily. The sounding of car alarms, automobile horns, playing of radios or any kind of audio system and screeching of tires shall be prohibited. A warning sign (see attached) shall be posted on the property.
4. The conditions of approval for this Conditional Use Permit are binding on the applicant, the property owners, operators, and all successors in interest and assigns.
5. The applicant, operator and/or owner, both now and in the future, shall abide by all the documents and statements submitted with this application, as well as all conditions of this Order.
6. The Planning Board shall retain the right to call the owner or operator, both now and in the future, back before the Board and modify this Conditional Use should there be valid complaints or violations (as determined by Code Compliance) about loud, excessive, unnecessary, or unusual noise, as related to the operation of the car wash.
7. The applicant shall resolve all outstanding violations and fines on the property, if any, prior to the issuance of a building permit for the project.
8. The amount of existing paving within the property shall be reduced to an absolute minimum by increasing the landscaped areas in order to enhance the property while still allowing adequate access, parking and services to be provided. A revised site plan, and landscape plan, inclusive of uplighting and irrigation providing 100% coverage shall be submitted for the review and approval of staff and the work shall be completed prior to the issuance of a building permit. The landscape plan shall also include street trees to be provided in public property as per the City of Miami Beach Master Street Tree Plan.
9. Any substantial modifications to the plans submitted and approved as part of this application, as determined by the Planning Director or designee, may require the applicant to return to the Board for approval of the modified plans.
10. The executed Conditional Use Permit shall be recorded in the Public Records of Miami-Dade County, Florida, at the expense of the applicant and returned to the Planning Department. No building permit, certificate of occupancy, or certificate of completion shall be issued until this requirement has been satisfied.
11. This order is not severable, and if any provision or condition hereof is held void or

-unconstitutional in a final decision by a court of competent jurisdiction, the order shall be returned to the board for reconsideration as to whether the order meets the criteria for approval absent the stricken provision or condition, and/or it is appropriate to modify the remaining conditions or impose new conditions.

12. The establishment and operation of this Conditional Use Permit shall comply with all the aforementioned conditions of approval; non-compliance shall constitute a violation of the Code of the City of Miami Beach, Florida, and shall be subject to enforcement procedures set forth in Section 114-8 of said Code and such enforcement procedures as are otherwise available. Any failure by the applicant to comply with the conditions of this Order shall also constitute a basis for consideration by the Planning Board for a revocation of this Conditional Use permit.
13. Nothing in this order authorizes a violation of the City Code or other applicable law, nor allows a relaxation of any requirement or standard set forth in the City Code.

Dated this 10th day of JULY, 2014

PLANNING BOARD OF THE
CITY OF MIAMI BEACH, FLORIDA

BY:

Thomas R. Mooney, AICP,
Planning Director
For Chairman

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 10th day of July, 2014, by Thomas R. Mooney, Planning Director of the City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the corporation. He is personally known to me.



[NOTARIAL SEAL]

TERESA MARIA
MY COMMISSION # FF 042188
EXPIRES: December 2, 2017
Bonded Thru Budget Notary Services

Notary:

Print Name: Teresa Maria

Notary Public, State of Florida

My Commission Expires: 12-2-17

Commission Number: FF 042188

Approved As To Form:

Legal Department gheen (7-10-14)

Filed with the Clerk of the Planning Board on 7/11/14 (JS)

F:\PLAN\SPLB\2014\06-24-14\2174 - 337 71 St\2174 CUP.docx

JS

Legal Description

Lots 9-11, Block 7, of "Normandy Beach South", according to the plat thereof, as recorded in Plat Book 21, page 54, of the Public Records of Miami-Dade County, Florida.

and

Lots 5-8, Block 7, of "Normandy Beach South", according to the plat thereof, as recorded in Plat Book 21, page 54, of the Public Records of Miami-Dade County, Florida.

