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ZONING HEARING SECTION
DADE CO. BLDG. & ZONING DEPT.
BY WHA

July 3, 1985

MR RAFAEL RODON.
~~Mr. Joaquin Avino, P.E., P.L.S.~~
Director of Metropolitan Dade
County Building and Zoning Department
909 S.E. First Avenue
Miami, Florida 33131

Re: Application of Vickie Cotrone Enterprises, Inc.

Dear Mr. Avino:

This letter of intent accompanies the application referred to above for a special exception to permit the proposed construction of a bar for the purpose of selling alcoholic beverages in connection with full-course dining in a restaurant that seats over 200 people. The property that is the subject of this application consists of approximately 5,655 square feet located in the southeast portion of unincorporated Dade County, Florida in the Naranja Lakes Shopping Center.

The liquor survey accompanying this request indicates that there are no schools within 1,500 feet of the proposed site that would render the proposed use incompatible with the surrounding area. The closest church to the proposed site is approximately 1,300 feet away, between U.S. Highway No. 1 and Old Dixie Highway. Most importantly, however, is the fact that there are no other establishments selling alcoholic beverages located within 1,500 of the proposed restaurant and lounge. As the liquor survey sufficiently illustrates, the site in question is appropriate for the proposed bar and such a use would be well-suited in a shopping center of such magnitude as that of Naranja Lakes.

Accordingly, we request your favorable recommendation and approval of this application.

Respectfully submitted,

Vickie Cotrone
Vickie Cotrone

*Requesting a use variance & special exception
for a night club. including any other variances*
Vickie Cotrone