

ATTENDANCE & SPEAKERS' ROSTER

1-7-14
(DATE)

COMMUNITY ZONING APPEALS BOARD

12
(CZAB #)

| AGENDA ITEM(S) | PRINT NAME | SIGN NAME |
|-----------------------------|-------------------|-----------------------------------|
| 13-11-C212 1/13-0003 | Jorge Cervajal | <i>Jorge Cervajal</i> |
| 13-11-C212 1/13-0003 | Santiago Gonzalez | <i>Santiago Gonzalez</i> |
| (A) 13-11-C212 1/13-0003 | Rosa Bunch | <i>Rosa Bunch</i> |
| 3-11-C212 | Stan DAVIS | <i>Stan Davis</i> |
| | ISRAEL LEITO | <i>Israel Leito</i> |
| 13-11-C212 1/13-0003 | MARUS PAVEL | <i>Marus Pavel</i> |
| 13-11-C212 1/13-0003 | Alexander Martin | <i>Alexander Martin</i> |
| 13-11-C212 1/13-0003 | Jose H. Martell | <i>Jose H. Martell</i> |
| 13-11-C212 1/13-0003 | Gorsy Nolewa | <i>Gorsy Nolewa</i> |
| | Edward Reid | <i>Edward Reid</i> |
| | Jorge Reid | <i>Jorge Reid</i> |
| | DORIS M. BRUCE | <i>Doris M. Bruce</i> |
| | Yenny A. Melo | <i>Yenny A. Melo</i> |
| A | Julio CARRERA | <i>Julio Carrera (ATTENDANCE)</i> |
| | Willie Ugarte | <i>Willie Ugarte</i> |
| | Marta Jimenez | <i>Marta Jimenez</i> |
| | Jorge Cervajal SR | <i>Jorge Cervajal SR</i> |
| | Milago CARVAL | <i>Milago Carval</i> |
| 13-11-C212-1/13 | Madeline Zuniga | <i>M. Zuniga</i> |
| 13-11-C212/13-0003 | Louises Mestre | <i>Louises Mestre</i> |

MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD - AREA 12
MOTION SLIP

#1

APPLICANT'S NAME: **MG JEWELERS OF MIAMI, INC.**

REPRESENTATIVE: Tracy Slavens

| HEARING NUMBER | HEARING DATE | RESOLUTION NUMBER | |
|-----------------------|-------------------|-------------------|----|
| 13-11-CZ12-1 (13-003) | November 12, 2013 | CZAB12 | 13 |

REC: Denial without prejudice.

WITHDRAW: APPLICATION ITEM(S): _____

DEFER: INDEFINITELY TO: **December 17, 2013** W/LEAVE TO AMEND

DENY: WITH PREJUDICE WITHOUT PREJUDICE

ACCEPT PROFFERED COVENANT ACCEPT REVISED PLANS

APPROVE: PER REQUEST PER DEPARTMENT PER D.I.C.

WITH CONDITIONS

OTHER: **Deferred by the Board to allow the applicant to work with staff regarding landscape issue.**

| TITLE | M/S | NAME | YES | NO | ABSENT |
|---------------|-----|-----------------|-----|----|--------|
| | | | | | |
| COUNCIL WOMAN | | Peggy BRODEUR | | | X |
| COUNCILMAN | | Matthew LARSH | X | | |
| VICE CHAIRMAN | S | Alberto SANTANA | X | | |
| COUNCILMAN | M | Jose I. VALDES | X | | |
| COUNCIL WOMAN | | Angela VAZQUEZ | X | | |
| CHAIRMAN | | Elliot N. ZACK | X | | |

VOTE: **5** **0**

EXHIBITS: YES NO

COUNTY ATTORNEY: **JAMES KIRTLEY**
DENNIS KERBEL

EXHIBIT LIST

COMMUNITY ZONING APPEALS BOARD 12

November 12, 2013

RESOLUTION #: CZAB12- -13

| ITEM# | HEARING# | APPLICANT'S NAME | SS-TT-RR |
|-------|----------|----------------------------|----------|
| 1 | 13-003 | MG JEWELERS OF MIAMI, INC. | 01-55-39 |

NONE (DEFFERED DECEMBER 17, 2013)

| EX. # | EXHIBIT DESCRIPTION | IN FILE |
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| 1-17 | | |
| 1-18 | | |

NONE

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COMMUNITY ZONING APPEALS BOARD

12
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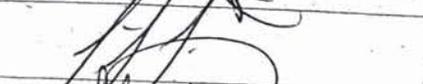
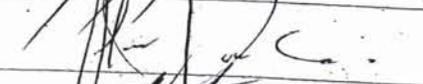
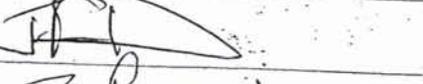
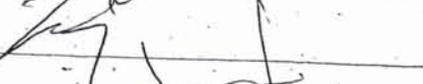
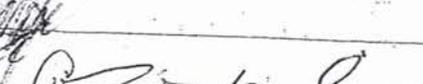
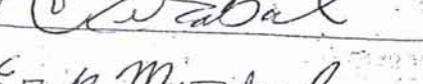
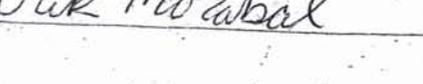
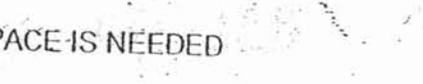
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ATTENDANCE & SPEAKER'S ROSTER

COMMUNITY ZONING APPEALS BOARD

(DATE)

(CZAB #)

| AGENDA ITEM(S) | PRINT NAME | SIGN NAME |
|----------------|-------------------|---|
| 1 | Messiah of ... |  |
| FSTR | ROSIELEN PEREZ |  |
| | LUIS CARVAJAL |  |
| | AZUARO PEICHO |  |
| | LEON WELLINGTON |  |
| | SHARON WELLINGTON |  |
| | ARTHUR IGLESIAS |  |
| | Michael Carvajal |  |
| FSTR | Clare Mirabal |  |
| | KATERINA DIAZ |  |
| | JOSE ROMERO |  |
| | MARGARET DANIEL |  |
| | JAMES DANIEL |  |
| | MELCHOR FERREYRA |  |
| | FILIBERTO VERDUGO |  |
| Summit | LAWRENCE KACUMI |  |
| | BALVIN BRAXER |  |
| | Jaimy Castrejon |  |
| FSTR | Christian Mirabal |  |
| FSTR | Erik Mirabal |  |

CONTINUE ON OTHER SIDE IF MORE SPACE IS NEEDED

MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD - AREA 12
MOTION SLIP

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 WITH CONDITIONS

OTHER: **Deferred by the Board to allow the applicant to work with staff regarding landscape issue.**

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| COUNCIL WOMAN | | Peggy BRODEUR | | | X |
| COUNCILMAN | | Matthew LARSH | X | | |
| VICE CHAIRMAN | S | Alberto SANTANA | X | | |
| COUNCILMAN | M | Jose I. VALDES | X | | |
| COUNCIL WOMAN | | Angela VAZQUEZ | X | | |
| CHAIRMAN | | Elliot N. ZACK | X | | |
| VOTE: | | | 5 | 0 | |

EXHIBITS: YES NO

COUNTY ATTORNEY: **JAMES KIRTLEY**
DENNIS KERBEL

EXHIBIT LIST

COMMUNITY ZONING APPEALS BOARD 12

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Miami-Dade Police Department
Kendall District
7707 SW 117th Avenue
Miami, Florida 33183-3823

Integrity • Respect
Service • Fairness

To Whom It May Concern;

I have been employed by Miami Dade Police Department since September of 1992.

Presently I am a General Investigations Detective, assigned to the Kendall District's Pawn shops.

Five Star Jewelers, located at 11760 Sw 88 St, has been inspected on a monthly bases. They have always been very cooperative, and all of their record keeping has been impeccable. To date they have not had any violations, and are in great standings.

Sincerely,
Detective Robert Jimenez

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Item # 13-3
CZAB # 12 Exhibit A-3

JAN 07 2014

CLERK OF THE BOARD

| APPLICANT | ADDRESS | RESOLUTION NUMBER | RESULT |
|-----------------------------------|----------------------|-------------------|----------|
| FIVE STAR JEWELERS, INC. | 16205 SW 88 ST | CZAB11-9-13 | APPROVAL |
| TADPOLE INVESTMENTS, INC. | 2275 SW 87 AVE. | CZAB10-31-13 | APPROVAL |
| D & G MOODY, LLC | 26799 S DIXIE HWY | CZAB15-3-13 | APPROVAL |
| KENDALE JEWELRY, INC. | 15154 SW 72 ST | 5-ZAB-132-97 | APPROVAL |
| JORGE LUIS CARVAJAL | 13804 SW 152 ST | 5-ZAB-321-96 | APPROVAL |
| FLAGLER INVESTMENT GROUP | 15224 SW 72 ST | 5-ZAB-280-96 | APPROVAL |
| J & J JEWELRY III | 15908 SW 137 AVE | 5-ZAB-217-96 | APPROVAL |
| JORGE ALONSO | 8518 SW 24 ST | 5-ZAB-451-94 | APPROVAL |
| CASABLANCA JEWELRY | SW 8 ST / SW 132 AVE | 5-ZAB -205-94 | APPROVAL |
| RANDEL & RENALDO MESA | 4328 SW 8 ST | 4-ZAB-248-93 | APPROVAL |
| J & J JEWELRY #2, INC. | 10158 W FLAGLER ST | 4-ZAB-255-93 | APPROVAL |
| JUAN VALDEZ D/B/A TESSY'S JEWELRY | 12833 N KENDALL DR | 4-ZAB-183-93 | APPROVAL |
| CASH-R-US, INC. | 801-823 SW 122 AVE | 4-ZAB-418-92 | APPROVAL |
| J & J JEWELRY, INC. | 14706 SW 56 ST | 4-ZAB-31-91 | APPROVAL |
| JUAN MARTINEZ JEWELRY, INC. | 10601 SW 40 ST | 4-ZAB-278-90 | APPROVAL |
| BIRD ROAD PLAZA | 8522 BIRD ROAD | 4-ZAB-166-90 | APPROVAL |
| DOROBY JEWELRY, INC. | 11865 SW 26 ST | 4-ZAB-425-87 | APPROVAL |

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Item # 13-3
CZAB # 12 Exhibit A-4

JAN 07 2014

CLERK OF THE BOARD

EVALUATION FACTORS CHECKLIST

USE VARIANCE AND SPECIAL EXCEPTION TO PERMIT PAWN SHOP IN CONNECTION WITH AN EXISTING JEWELRY STORE AS WOULD BE PERMITTED IN THE BU-3 DISTRICT

| | | |
|---|--|--|
| USE IN CONNECTION WITH EXISTING JEWELRY STORE | | ✓ |
| LOCATION WITHIN LARGE SHOPPING CENTER | | ✓ |
| FRONTING ON SECTION LINE ROAD | | ✓ |
| WILL PAWN ONLY JEWELRY | | ✓ |
| APPROVAL CONDITIONS | | ✓ |
| | <ul style="list-style-type: none"> • CU SUBJECT TO CANCELLATION • RESTRICTIONS ON SIGNS/OUTDOOR DISPLAYS • DECLARATION OF USE (JEWELRY ONLY) • IF JEWELRY STORE USE IS TERMINATED, PAWN USE EXPIRES • SAME OPERATING HOURS AS JEWELRY STORE | <p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p> |

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Item # 13-3
CZAB # 12 Exhibit A-5

JAN 07 2014

CLERK OF THE BOARD

MG JEWELERS OF MIAMI, INC.
Z13-003

MOTION: Approval of Request #1 (Use Variance) pursuant to Section 33-311(4)(a), Approval of Request #2 (Modification) pursuant to Section 33-311(7), and Approval of Request #3 (Non-Use Variance) pursuant to Section 33-311(4)(b), subject to the following proffered conditions.

PROFFERED CONDITIONS OF APPROVAL

1. That a site plan be submitted to and meet with the approval of the Director of Regulatory and Economic Resources, upon the submittal of an application for a building permit and/or Certificate of Use and Occupancy; said plan to include among other things but not be limited thereto, location of structure or structures, types, sizes and location of signs, light standards, off-street parking areas, exits and entrances, drainage, walls, fences, landscaping, etc.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "MG Jewelers of Miami Proposed Pawn Shop," on the site plan consisting of one (1) sheet dated stamped received February 14, 2013, entitled "Existing Jewelry Shop Floor Plan," as prepared by Roger Perez, consisting of one (1) sheet dated stamped received February 14, 2013, and entitled "La Carreta Plaza," as prepared by M.L.A. Group, Inc., on the landscape plans consisting of two (2) sheets dated November 21, 2013, for a total of four (4) sheets.
3. That the use be established and maintained in accordance with the approved plan.
4. That the applicant obtain a Certificate of Use and Occupancy from and promptly renew the same annually with the Miami-Dade County Department of Regulatory and Economic Resources, upon compliance with all terms and conditions, the same subject to cancellation upon violation of any of the conditions.
5. That no stringer lights, pennants, mobile or stationary visual devices, except as permitted under point of sale sign regulations, shall be used or displayed. In addition the terms pawn, pawning, or pawnshop shall not be used in any outdoor signs.
6. That a Declaration of Use be submitted to and meet the approval of the Director; said Declaration of Use to be to the effect that the pawn shop activities shall be limited to jewelry only.
7. That the pawnshop use be operated solely as an accessory use in connection with the jewelry store, and if the jewelry store use is terminated, the pawnshop use will automatically expire and shall be discontinued.
8. That the operating hours for the pawn shop use not extend beyond those for the jewelry store.

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Item # 13-3
CZAB # 12 Exhibit A-6

JAN 07 2014

CLERK OF THE BOARD

MG JEWELERS OF MIAMI, INC.
Z13-003

ADDITIONAL LANDSCAPE CONDITION:

That a continuous 36 inch high hedge be planted on the subject property adjacent to SW 89 Street in the grass area lying between the driveway connections located on the east and west sides of the subject property.

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Item # 13-3
CZAD # 12 Exhibit K-9

JAN 07 2014

CLERK OF THE BOARD

RECEIVED BY CLERK

Item # 13-3

CZAB # 12 Exhibit A-7

JAN 07 2014

CLERK OF THE BOARD

LA CARRETA

CUBAN CUISINE
WE DELIVER
305-596-5973

FULL MENU RESTAURANT

CHECK CASHING

FIVE STAR JEWELERS

MIAMI CLIPPERS BARBER SHOP

FRAME ART

sears

APPLIANCE SHOWROOM

AQUARIUM

metroPCS

SHAWARMA

H&R BLOCK INCOME TAX









DUNKIN' DONUTS
Baskin-Robbins

FOR LEASE
800-762-3143

LA CARRETA

CUBAN CUISINE
WE DELIVER
305-596-5973

FUN KANA RESTAURANT

CHECK CASHING

* FIVE STAR JEWELERS

MIAMI CLIPPERS BARBER SHOP

FRAME ART

sears

APPLIANCE SHOWROOM

AQUARIUM

metroPCS

SHAWARMA

H&R BLOCK INCOME TAX

ESTRELLA INSURANCE

MIAMI PET EMERGENCY

ONE PRICE DRY CLEANING

← Mills Dr







LA CAJA
SHOPPING
CENTER

STOP

Mesa

metraPCS

ESTRELLA
INSURANCE

FR



MG JEWELERS OF MIAMI, INC.
Z13-003

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CLERK OF THE BOARD