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Item # 13-3
CZAB # 12 Exhibit A-2

JAN 07 2014

CLERK OF THE BOARD

**BEFORE THE
COMMUNITY ZONING
APPEALS BOARD 12**

MG JEWELERS OF MIAMI, INC.

Public Hearing No. 13-03

January 7, 2014 at 6:30 pm

(Similar Approvals)

Holland & Knight

Juan J. Mayol, Jr., Esq.
701 Brickell Avenue
Suite 3300
Miami, Florida 33131
(305) 789-7787 Phone
(305) 679-6302 Fax

RESOLUTION NO. 5-ZAB-132-97

WHEREAS, **KENDALE JEWELRY, INC.** had applied for the following:

USE VARIANCE & SPECIAL EXCEPTION to permit a proposed pawn shop in connection with an existing jewelry store in the BU-2 district as would be permitted in the BU-3 district.

A plan is on file and may be examined in the Zoning Department entitled "Sketch of Survey," as prepared by Schwebke-Shiskin & Associates, Inc., dated last revised 10-17-96.

SUBJECT PROPERTY: WEST LAKES PLAZA, (a replat of Tract 24 of the plat of KENDALE LAKES WEST SECTION SIX, Plat book 100, Page 91) now in Plat book 119, Page 38; LESS Tract "D" and Tract "E" thereof, being more particularly described as a 1,400 sq. ft. unit within a shopping center, A/K/A: 15154 S.W. 72 Street.

LOCATION: **15154 S.W. 72 Street** (Sunset Drive), Dade County, Florida, and

WHEREAS, a public hearing of the Metropolitan Dade County Zoning Appeals Board was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and

WHEREAS, this Board has been advised that the subject application has been reviewed for compliance with concurrency requirements for levels of services and, at this stage of the request, the same was found to comply with the requirements, and

WHEREAS, upon due and proper consideration having been given to the matter it is the opinion of this Board that the requested use variance and special exception would be compatible with the area and its development and would be in harmony with the general purpose and intent of the regulations and would conform with the requirements and intent of the Zoning Procedure Ordinance, and

WHEREAS, a motion to approve the application was offered by Eduardo LaCasa, seconded by Frank Colunga, and upon a poll of the members present, the vote was as follows:

Frank Colunga	aye	Colleen Griffin	nay
Marcia Cummings-Grayson	absent	Barbara Hardemon	absent
Spencer Eig	aye	Eduardo LaCasa	aye
Karen Esty	nay	Dean Oddy	aye
Gerri J. Fontanella	nay	June Stevens	absent

Wilfredo Calvino, Jr. aye

NOW THEREFORE BE IT RESOLVED by the Metropolitan Dade County Zoning Appeals Board that the requested use variance and special exception be and the same is hereby approved, subject to the following conditions:

1. That a site plan be submitted to and meet with the approval of the Director 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 "Sketch of Survey," as prepared by Schwebke-Shiskin & Associates, Inc., dated last revised 10-17-96.
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 Department, 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.
6. That outdoor display shall be prohibited.
7. 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 be limited to the pawning of used jewelry only.
8. That the pawn shop use be operated solely as an accessory use in connection with the jewelry store, and if the jewelry store use is terminated, the pawn shop use will automatically expire and shall be discontinued.
9. That the operating hours for the pawn shop use not extend beyond those for the jewelry store.

10. That a maximum of 25% of the floor area be used for the pawn shop activities.
11. That no drive-thru be permitted in connection with the jewelry store.

BE IT FURTHER RESOLVED, notice is hereby given to the applicant that the request herein constitutes an initial development order and does not constitute a final development order and that one, or more, concurrency determinations will subsequently be required before development will be permitted.

The Director is hereby authorized to make the necessary notations upon the maps and records of the Dade County Department of Planning, Development and Regulation and to issue all permits in accordance with the terms and conditions of this resolution.

PASSED AND ADOPTED this 16th day of April, 1997.

Hearing No. 97-3-7
xg

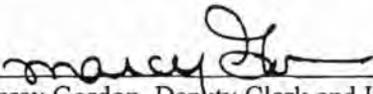
STATE OF FLORIDA

COUNTY OF DADE

I, Marcy Gordon, as Deputy Clerk and Legal Counsel for the Dade County Department of Planning, Development and Regulation as designated by Guillermo E. Olmedillo, Director of the Metropolitan Dade County Department of Planning, Development and Regulation and Ex-Officio Secretary of the Metropolitan Dade County Zoning Appeals Board, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. 5-ZAB-132 -97 adopted by said Zoning Appeals Board at its meeting held on the 16th day of April, 1997.

IN WITNESS WHEREOF, I have hereunto set my hand on this 23rd day of April, 1997.





Marcy Gordon, Deputy Clerk and Legal Counsel
Metropolitan Dade County
Department of Planning, Development
and Regulation

1. KENDALE JEWELRY, INC.
(Applicant)

97-3-7
District 11

Property Owner (if different from applicant) **Equity One, Inc.**

Is there an option to purchase / lease the property predicated on the approval of the zoning request? Yes No

Disclosure of interest form attached? Yes No

Previous Zoning Hearings on the Property:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
1969	Simeon D. Spear, Trustee	GU to BU-2	CC	Approved
1985	Chateau Wines & Liquors, Inc.	S.E. for a nightclub; NUV for zoning regs.	ZAB	Appr/conds.
1992	All-Around, Inc.	U.V. for a truck & trailer rental.	ZAB	Appr/conds.

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

BACKGROUND INFORMATION

ENFORCEMENT HISTORY

Kendale Jewelry, Inc.

15154 S.W. 72 Street,
Dade County, Florida

APPLICANT

ADDRESS

April 16, 1997

96-625

DATE

HEARING NO.

CURRENT ENFORCEMENT:

NO CURRENT ENFORCEMENT HISTORY

THE FOLLOWING HEARING WAS DEFERRED FROM 3/5/97 TO THIS DATE:

HEARING NO. 97-3-7 (96-625)

33-54-39
District 11

APPLICANT: KENDALE JEWELRY, INC.

USE VARIANCE & SPECIAL EXCEPTION to permit a proposed pawn shop in connection with an existing jewelry store in the BU-2 district as would be permitted in the BU-3 district.

A plan is on file and may be examined in the Zoning Department entitled "Sketch of Survey," as prepared by Schwebke-Shiskin & Associates, Inc., dated last revised 10-17-96.

SUBJECT PROPERTY: WEST LAKES PLAZA, (a replat of Tract 24 of the plat of KENDALE LAKES WEST SECTION SIX, Plat book 100, Page 91) now in Plat book 119, Page 38; LESS Tract "D" and Tract "E" thereof, being more particularly described as a 1,400 sq. ft. unit within a shopping center, A/K/A: 15154 S.W. 72 Street.

LOCATION: 15154 S.W. 72 Street (Sunset Drive), Dade County, Florida.

SIZE OF PROPERTY: 8.7 Acres

PRESENT ZONING: BU-2 (Business - Special)

AGENDA ITEM NO.: 1
HEARING NO.: 97-3-7
HEARING DATE: 4/16/97
PH #: Z96000625

ZONING EVALUATION

o **EXISTING ZONING AND LAND USE:**

Subject property: BU-2; jewelry store within a shopping center

Surrounding property:

North: RU-1 & BU-2; Single family residences & commercial
East: RU-TH; lake & single family residences
South: RU-4M; apartments
West: BU-2; commercial

Size of property: 8.7 acres.

o **ANALYSIS:**

This application was deferred from the March 5, 1997 meeting of the Zoning Appeals Board at the request of the Department to correct the notices. The subject property is a jewelry store within an 8.7 acre shopping center in the BU-2, Special Business District in southwest Dade County. The Adopted 2000 and 2010 Land Use Plan designates the subject property for Business and Office uses. This application seeks a use variance and a special exception to permit a proposed pawn shop in connection with an existing jewelry store in the BU-2 District as would be permitted in the BU-3, Liberal Business District.

Inasmuch as the applicant must demonstrate unnecessary hardship in this case, it is staff's opinion that consideration must be given to the location of the subject store unit in a shopping center which fronts on a section line road, S.W. 72 Street (Sunset Drive). The applicant has stated that the proposed pawn shop will pawn only jewelry. Given the large size of this 8.7 acre shopping center, the subject jewelry pawn shop will blend in amicably with the array of goods and services which are available through the numerous shops in this commercial establishment. In this regard, staff feels the proposed jewelry pawn shop use and site plan allow the applicant a use of the land which will be in harmony with the character of the surrounding area and not contrary to the public interest while, at the same time, allowing for the establishment of certain conditions on the use to further minimize any intrusive impact on the surrounding community.

AGENDA ITEM NO.: 1
HEARING NO.: 97-3-7
HEARING DATE: 4/16/97
PAGE TWO

ZONING EVALUATION

- o **RECOMMENDATION:** Approval with conditions.
- o **CONDITIONS:**
 1. That a site plan be submitted to and meet with the approval of the Director 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 "Sketch of Survey," as prepared by Schwebke-Shiskin & Associates, Inc., dated last revised 10-17-96.
 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 Department, 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.
 6. That outdoor display shall be prohibited.
 7. 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 be limited to the pawning of used jewelry only.
 8. That the pawn shop use be operated solely as an accessory use in connection with the jewelry store, and if the jewelry store use is terminated, the pawn shop use will automatically expire and shall be discontinued.
 9. That the operating hours for the pawn shop use not extend beyond those for the jewelry store.

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AGENDA ITEM NO.: 1
HEARING NO.: 97-3-7
HEARING DATE: 4/16/97
PAGE THREE

ZONING EVALUATION

DATE INSPECTED: 2/19/97
DATE TYPED: 2/25/97
DATE REVISED: 4/08/97
DATE FINALIZED: 4/11/97
RGV:DO'QW:AJT:DBM



Reinaldo G. Villar, Acting Assistant Director
Zoning and Permitting Division
Metropolitan Dade County Department of
Planning, Development and Regulation

This item has been reviewed and approved for consistency with the standards of Ordinance #89-66, adopted on July 11, 1989, which established Dade County's Concurrency Management Program.

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

**METROPOLITAN DADE COUNTY DEPARTMENT OF PLANNING, DEVELOPMENT AND REGULATION
RECOMMENDATION TO THE ZONING APPEALS BOARD**

APPLICANT Kendale Jewelry, Inc.

PH: 96-625

SECTION 33-54-39

DATE: March 5, 1997

COMMISSION DISTRICT 11

ZAB HEARING ITEM NO.: 97-3-7

1st Deferral: April 16, 1997

GENERAL INFORMATION

REQUEST

Use Variance & Special Exception to permit a proposed pawn shop in connection with an existing jewelry store in the BU-2 district as would be permitted in the BU-3 district.

PURPOSE

To permit the sale of used jewelry in connection with a jewelry store.

LOCATION

15154 SW 72 Street

SIZE: 8.7 acres

EXISTING ZONING AND LAND USE

SUBJECT PROPERTY

BU-2, shopping center

SURROUNDING PROPERTY

NORTH RU-1, single family homes

SOUTH RU-4M, apartments

EAST RU-TH, townhouses

WEST BU-2, shopping center

APPLICANT Kendale Jewelry, Inc.
SECTION 33-54-39
COMMISSION DISTRICT 11

PH: 96-625
DATE: March 5, 1997
ZAB HEARING ITEM NO.: 97-3-7

1st Deferral: April 16, 1997

COMPREHENSIVE DEVELOPMENT MASTER PLAN and/or SPECIAL STUDIES

The Adopted 2000 and 2010 Land Use Plan designates the subject property as being within the Urban Development Boundary for business and office.

PLANNING DIRECTOR'S EVALUATION

RECOMMENDATION

APPROVAL WITH CONDITIONS

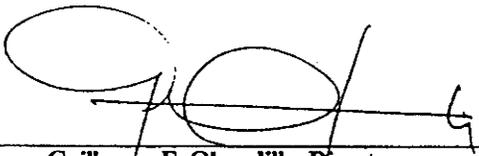
CONDITIONS

1. All usual conditions applicable in this case as required by the Zoning Division.
2. That the use be limited to the sale of used jewelry only.

ANALYSIS

This application was deferred from the March 5, 1997 Zoning Appeals Board agenda for renoticing. The subject property of this hearing is a portion of the Kendale Lakes Shopping Center located in the south side of SW 72 Street (Sunset Drive), on the east side of SW 152 Avenue. The applicant leases an approximately 1,400 sq. ft. unit within this center and currently operates a jewelry store. The applicant is requesting a use variance and a special exception to permit the sale of used jewelry in conjunction with the principal use on the property. The Planning Division recommends that this application be approved, subject to conditions. The ancillary sale of used jewelry in conjunction with a jewelry store is ubiquitous within the county, and in fact, has been approved in many instances by the Zoning Appeals Board. In addition, there is a pending code change before the County Commission to permit the sale of used merchandise in conjunction with the principal use. For all of the aforementioned reasons, the Planning Division recommends that this application be approved, subject to all usual conditions.

GEO:GA:
DATE TYPED: 02/24/97
DATE REVISED: 04/08/97


Guillermo E. Olmedillo, Director
Department of Planning, Development
and Regulation

M E M O R A N D U M

TO: Reinaldo Villar
Assistant Director
Department of Planning,
Development and Regulation

DATE: 27-FEB-1997

SUBJECT: ZAB #Z96000625 ADDENDUM
KENDAL JEWELRY, INC.
15154 SW 72 ST
UV & SE to permit Pawn Shop (BU-3 use)
w/ exist. jewelry store (BU-2) (8.7 Ac)
33-54-39

FROM: Alyce M. Robertson *E. Cuellar*
Assistant Director
Environmental Resources Management

DERM has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of Metropolitan Dade County, Florida. Accordingly, the application may be scheduled for public hearing. Additionally, DERM has also evaluated the request insofar as the general environmental impact that may derive from it and after reviewing the available information offers no objection to its approval.

WELLFIELD PROTECTION

The subject property is located within the West Wellfield interim protection area. The West Wellfield will be located between SW 72 Street and Coral Way along theoretical SW 172 Avenue. The siting of this public water supply wellfield and companion wellfield protection program has been under extensive review by the West Wellfield Policy Advisory Committee (PAC) appointed by the County Manager. The Board of County Commissioners approved a wellfield protection ordinance for this wellfield. This ordinance provides for stringent wellfield protection measures that will restrict development within the wellfield protection area.

Since the subject request involves a non-residential land use or a zoning category which permits a variety of non-residential land uses, the owner of the property has submitted a properly executed covenant in accordance with Section 24-12.1(5) of the Code which provides that hazardous materials shall not be used, generated, handled, discharged, disposed of or store on the subject property. Therefore, the request can be scheduled for public hearing.

WATER AND SEWER SERVICE

Public water and public sanitary sewers can be made available to this site and connection will be required. All sewer lines serving the property shall comply with the exfiltration standards as applied to development within wellfield protection areas.

Existing public water and public sanitary sewer facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction of the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Notwithstanding the foregoing, in light of the fact that the County's sanitary sewer system has limited sewer collection/transmission and treatment capacity, no new sewer service connections can be permitted until adequate capacity becomes available. Consequently, final

development orders for this site may not be granted unless adequate capacity in the sanitary sewer collection/transmission and treatment system is available at the point in time when the project will be contributing sewage to the system or if approval for alternative means of sewage disposal can be obtained. Use of an alternative means of sewage disposal shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

OPERATING PERMITS

Section 24-35.1 of the Code authorizes DERM to require operating permits for facilities that could be a source of pollution. The applicant should be advised that the requested use of the subject property will require an operating permit from DERM. It is therefore suggested that the applicant contact DERM concerning operating permit requirements.

WATER MANAGEMENT

Chapter 24-12.1 of the Code also regulates stormwater disposal methods within wellfield protection areas of public water supply wellfields. The Code requires that all stormwater runoff must be retained on-site utilizing only infiltration or seepage type drainage systems.

Any proposed development shall comply with County and Federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the Level of Service (LOS) standards for flood protection set forth in the Comprehensive Development Master Plan (CDMP) subject to compliance with the conditions required by DERM for this proposed development order.

CONCURRENCY REVIEW SUMMARY

The Department has conducted a concurrency review for this application and has determined that the same meets all applicable Levels of Service standards for an initial development order, as specified in the adopted Comprehensive Development Master Plan for potable water supply, wastewater disposal and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

In summary, the application meets the minimum requirements of Chapter 24 of the Code and therefore, it may be scheduled for public hearing; furthermore, this memorandum shall constitute DERM's written consent to that effect as required by the Code. Additionally, DERM has also evaluated the application so as to determine its general environmental impact and after reviewing the available information offers no objections to the approval of the request.

cc: Al Torres, Zoning Evaluation - PDR
Skip Scofield, Zoning Review - PDR

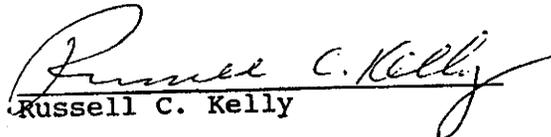
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PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Name: Kendale Jewelry, Inc.

This Department has no objections to this application.

This application does not generate any new additional daily peak hour trips, therefore no vehicle trips have been assigned. This meets the traffic concurrency criteria set for an Initial Development Order.


Russell C. Kelly

FEB 07 1997

Date

11

DISCLOSURE OF INTEREST*

If the property which is the subject of the application is owned or leased by a CORPORATION, list the principal stockholders and the percentage of stock owned by each. [Note: where the principal officers or stockholders consist of another corporation(s), trustee(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

Kenale Gas Family Inc.
CORPORATION NAME

NAME, ADDRESS, AND OFFICE

Percentage of Stock

<u>NAME, ADDRESS, AND OFFICE</u>	<u>Percentage of Stock</u>
<u>Dalia Perez</u>	<u>100 %</u>
<u>2820 SW 80 Ave</u>	
<u>Miami, FL 33165</u>	

If the property which is the subject of the application is owned or leased by a TRUSTEE, list the beneficiaries of the trust and the percentage of interest held by each. [Note: where the beneficiary/beneficiaries consist of corporation(s), another trust(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

TRUST NAME

NAME AND ADDRESS

Percentage of Interest

<u>TRUST NAME</u>	<u>NAME AND ADDRESS</u>	<u>Percentage of Interest</u>

DISCLOSURE OF INTEREST*

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Equity One (West Lake) Inc.
CORPORATION NAME

<u>NAME, ADDRESS, AND OFFICE</u>	<u>Percentage of Stock</u>
<u>Equity One Inc.</u>	<u>100 %</u>
<u>Doron Valero</u>	<u>50%</u>
<u>Chaim Katzman</u>	<u>50%</u>
<u> </u>	<u> </u>

If the property which is the subject of the application is owned or leased by a TRUSTEE, list the beneficiaries of the trust and the percentage of interest held by each. [Note: where the beneficiary/beneficiaries consist of corporation(s), another trust(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

TRUST NAME

NAME AND ADDRESS

Percentage of Interest

<u> </u>	<u> </u>

13

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership, or trust.

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest shall be filed.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

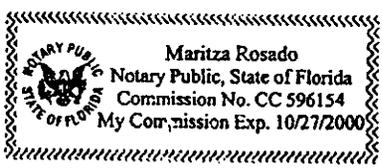
Signature: *Dalia Perez*
(Applicant) DALIA PEREZ

Sworn to and subscribed before me,
this 30 day of NOV, 1996

Maritza Rosado
Notary Public, State of Florida at Large

(SEAL)

My Commission Expires:



14

* 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 consisting of more than 5,000 separate interests and where no one person or entity holds more than a total of 5% of the ownership interest in the limited partnership.

If any contingency clause or contract terms involve additional parties list all individuals or officers, if a corporation, partnership, or trust

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest shall be filed.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature:
(Applicant)

Demo Jalen

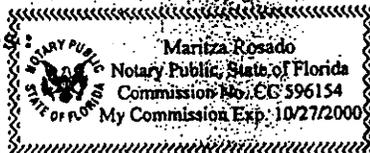
Sworn to and subscribed before me,

this 30 day of NOV, 1946

Notary Public, State of Florida at Large

(SEAL)

My Commission Expires:



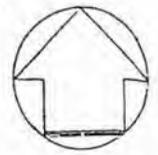
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15

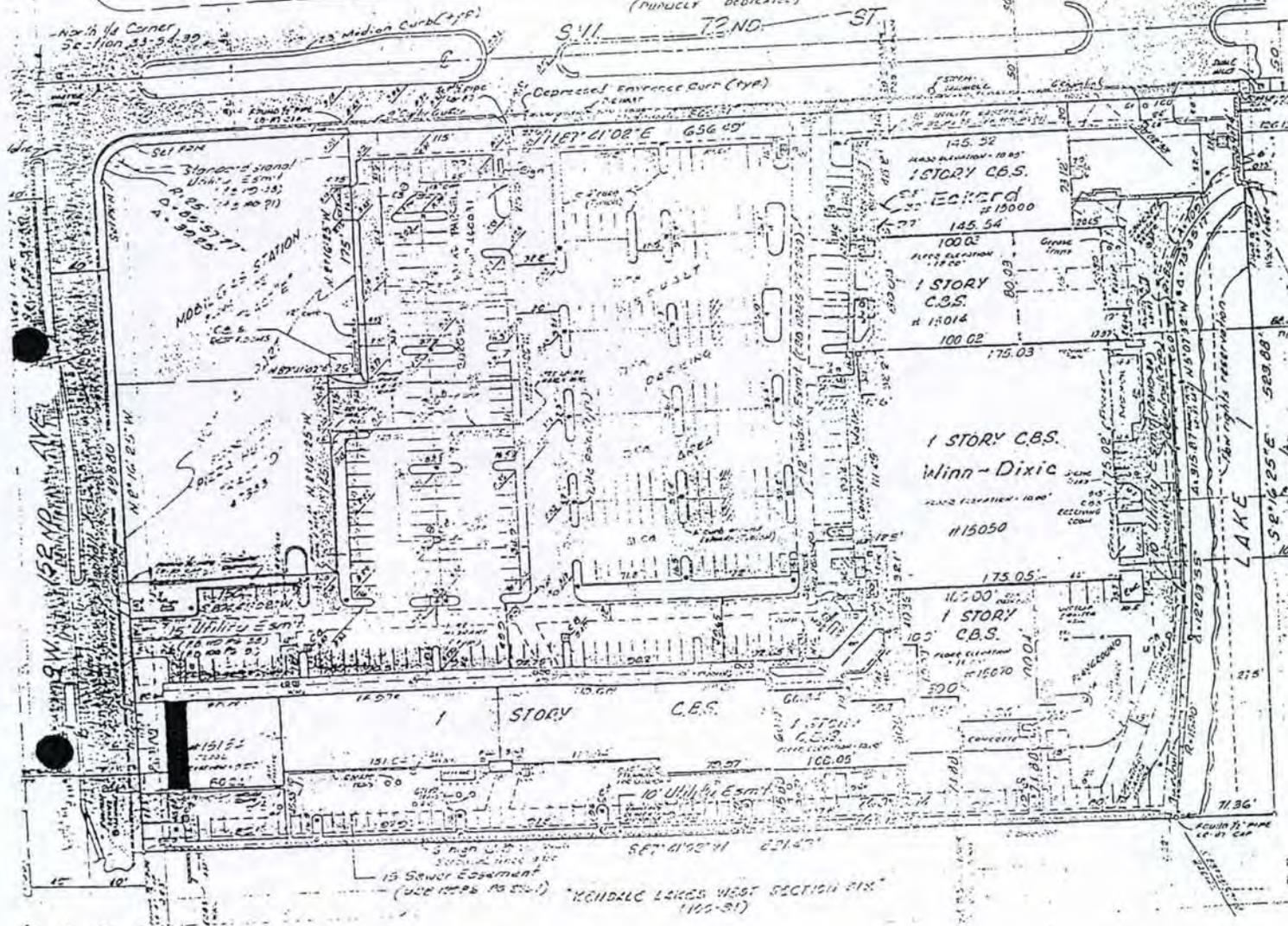
"WEST WIND LAKES SECTION ONE" (145-88)

(PARTIALLY DEDICATED)

46-625
14



Scale: 1"=50'



CATCH BASIN DATA

NO.	DIM.	INVERT
1	4.56	114.00
2	4.51	113.45
3	4.51	113.08
4	4.57	112.50

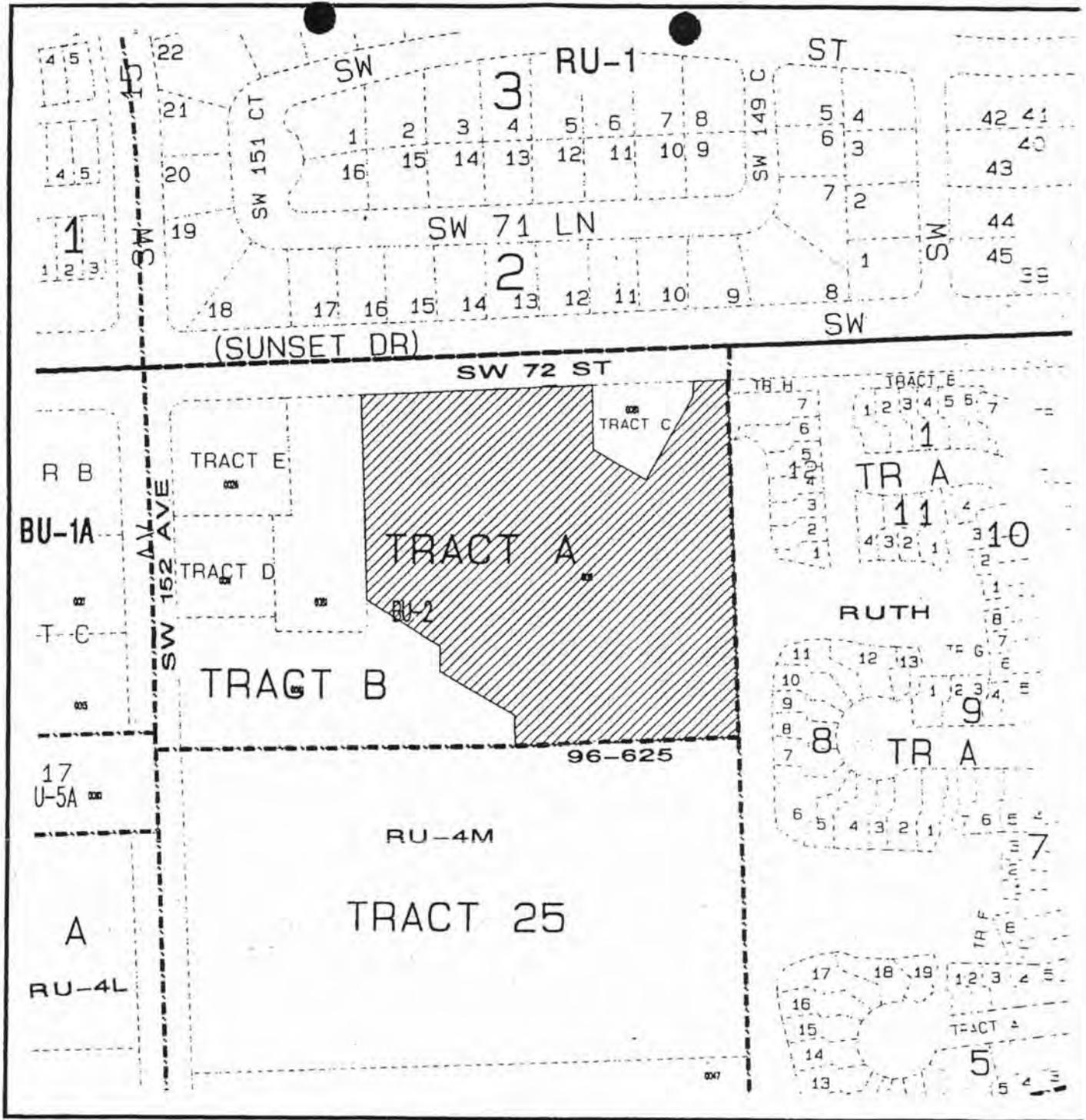
SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON RELATIVE TO DEGREES, 41 MINUTES, 02 SECONDS OF 72 STREET AS SHOWN ON THE PG 183.
2. THIS SURVEY REPRESENTS A "RECONSTRUCTION OF RECORD".
3. THE WITHIN SURVEY PROPERTY HENCE CALLED FOR IN TITLE # 30, 1986 AS PREPARED BY THE STATE OF FLORIDA THAT ARE OF A NATURE "AS SHOWN".
4. NO ATTEMPT HAS BEEN MADE TO LOCATE FOUNDATIONS AND UNDERGROUND UTILITIES.
5. THIS PROPERTY IS LOCATED WITHIN THE "WEST WIND LAKES SECTION ONE" OF THE "SUNSHORE SHORES" SUBDIVISION.
6. TRACTS A, B & C ARE 31 ACRES EACH.
7. CROSS AREA OF TRACTS A, B & C ARE AREA TO TOP OF SLOPE.
8. DISTANCES SHOWN ALONG "BO" UNLESS OTHERWISE NOTED.
9. THIS SURVEY WAS PREPARED BY (ENTITIES) NAMED HEREON DOES NOT EXTEND TO ANY OTHER PART OF THE SURVEY.
10. TOTAL NUMBER OF OPEN PAGES: 10.

REVISIONS:
DATE & DRAWN:
ELECTRIC:

WATER & SEWER AUTHORITY:
3575 SOUTH LEGUINE RD
CORAL GABLES, FLORIDA
(305) 443-7471
FLORIDA POWER & LIGHT COMPANY

"WIND LAKES WEST SECTION TWO" (145-81)



LEGEND



PROPERTY

METROPOLITAN DADE COUNTY
Hearing Map

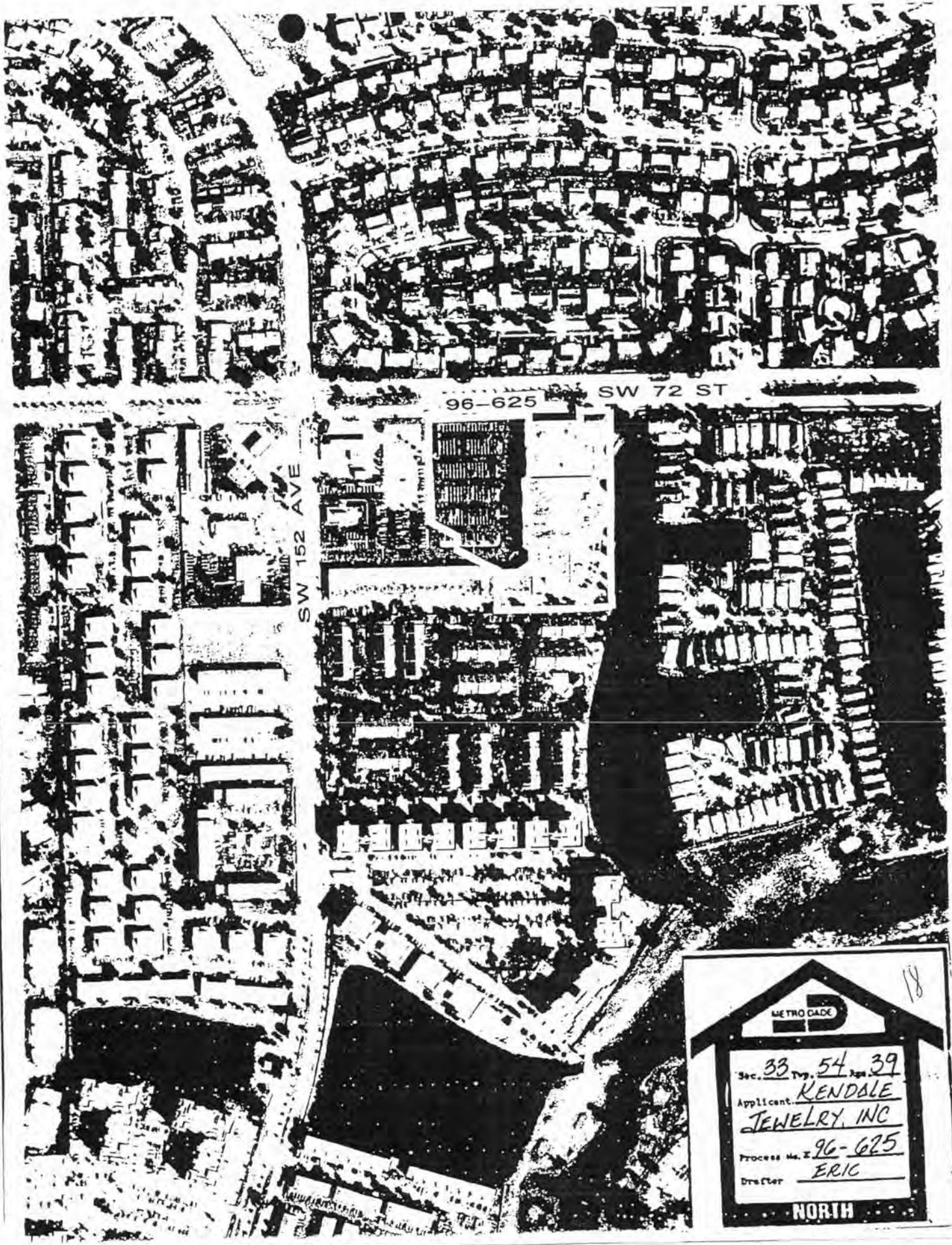
NOTICE

Section: 33 Township: 54 Range: 39
 Process Number: 96000625
 Applicant: KENDALE JEWELRY, INC.
 District Number: 11
 Drafter: ERIC
 Scale: 1:200

This map was created using the Digital Land Database as an alignment base which is owned and Copyrighted by FPL 2000 and contains copyrighted material. The map and associated information is to be used only for public business or may be extracted by law and no reproduction for commercial use or sale is permitted. No expressed or implied warranties including but not limited to the implied warranties of MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE are made. The available geographic data are provided "as is" and may contain inaccuracies. Users should verify the available benefits of their own data and to verify the accuracy of any information independently and assume the risk of any and all loss. For further information regarding issues to use the Digital Land Database, please contact FPL at 1-888-694-6789. This notice shall be placed on all copies distributed to the owners of public business as extracted by law.

Due to enlargement, map may not meet National Map Accuracy Standards.





96-625 SW 72 ST

SW 152 AVE

18

METRO DADE

Sec. 33 Twp. 54 Rpt. 39

Applicant KENDALE
JEWELRY, INC

Process No. 96-625

Director ERIC

NORTH

MEMORANDUM

8/16/1996
RGN

To: Guillermo Olmedillo, P.E.
Director
Department of Planning,
Development and Regulations

Date: July 29, 1996

From: Chester E. Colby
Director
Metro Dade Transit Agency

Subject: Concurrency
Applications

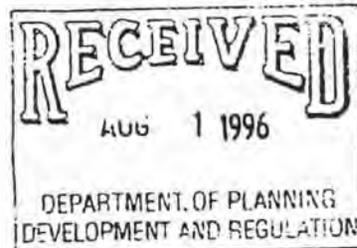
As per your request of July 17, 1996, this memo will serve as a blanket authorization for your Department to continue to review and approve concurrency applications for mass transit in all areas of Metropolitan Dade County.

The Metro Dade Transit Agency (MDTA) has been charged with the responsibility of reviewing and signing off concurrency applications as stated in County Ordinance 89-66, Administrative Order 4-85, and Section 33-G of the Dade County Code. As a result of our analysis of official population/employment data provided by the County Planning, Development and Regulations Department, and a review of the Metrobus/Metrorail service area, we are able to continue the arrangement initiated in 1989 whereby MDTA authorizes your Department to review and approve concurrency applications since at the present time all areas of Dade County meet the Level-of-Service (LOS) standards for mass transit established in the above referenced Administrative Order.

The authorization is intended to continue the arrangement initiated on October 3, 1989 between our respective Departments, and is effective for the period of October 1, 1996 to September 30, 1997, and is subject to cancellation at any time during that period upon written notice from my office.

If your staff needs further information of assistance with mass transit concurrency matters, they may wish to contact Mario G. Garcia, MDTA, Transit System Development Division, at 375-1193. Your continued cooperation on these important matters is greatly appreciated.

c: Carlos F. Bonzon, Ph.D., P.E.
Aurelio Rodriguez, P.E.
Mario G. Garcia



MEMORANDUM

TO: Guillermo Olmedillo
Director
Planning, Development and Regulation

DATE: October 21, 1996
SUBJECT: Solid Waste Disposal
Concurrency Determination

FROM: Andrew Wilfork
Director
Department of Solid Waste Management

The Department of Solid Waste Management determines compliance with the County's adopted level-of-service (LOS) standard for solid waste disposal based on the ability of the County Solid Waste Management System (System) to accommodate projected waste flows for concurrency. Only those System facilities that are constructed, under construction, subject to a binding executed contract for construction, or subject to a binding executed contract for the provision of services are included in this determination, in accordance with Chapter 33G of the Metropolitan Dade County Code, Concurrency Management Program.

The attached spread sheet shows five (5) years of waste generation for disposal at the rate of seven (7) pounds per capita per day, in accordance with the LOS standard, followed by five (5) years of estimated waste deliveries based on actual data for FY95-96 and waste flow projections. The analysis shows adequate System capacity to meet the LOS until 2003 or two (2) years beyond the minimum standard. This determination is contingent upon the continued ability of the County and its disposal service contract providers to obtain and renew disposal facility operating permits from the applicable federal, state and local regulatory agencies. Therefore, please be advised that the current LOS is adequate to permit development orders to be issued. This determination shall remain in effect for a period of one (1) year, at which time an updated determination will be issued.

Additionally, the County has submitted a revised solid waste disposal LOS standard to the state Department of Community Affairs for approval. This new standard will more accurately reflect the disposal needs of those parties who are reliant on the System for solid waste disposal.

Attachment

cc: J. A. Ojeda, Jr., Assistant County Manager
Joseph A. Ruiz, Jr., Deputy Director, DSWM
Vicente Castro, Asst. Director for Technical Services, DSWM
Kathie Brooks, Asst. Director for Finance and Planning, DSWM
Paul Mauriello, Exec. Assistant for Operations, DSWM

Department of Solid Waste Management
CONCURRENCY DETERMINATION Fiscal Year 1996-97

Year	Waste Projections (tons)*	RESOURCES RECOVERY FACILITY					TRASH-TO-FUEL FACILITY			SOUTH DADE Landfill	NORTH DADE Landfill	WMI**** Landfill Garbage and Trash	WTI Waste to energy Garbage and Trash	Total (1)-(7)
		Gross Tonnage	Unders to South Dade (7%)	Unders to WMI (7%)	Ash to Ashfill (17%) (1)	Net Tonnage	Gross Tonnage	Unders to North Dade (19%)	Net Tonnage	Garbage (3)	Trash (5)	Garbage and Trash (6)	Trash (7)	
1997	2,867,000	936,000	66,000	66,000	109,000	645,000	135,000	26,000	109,000	777,000	727,000	500,000	0	2,867,000
1998	2,867,000	936,000	66,000	66,000	0	645,000	270,000	51,000	219,000	886,000	617,000	500,000	0	2,867,000
1999	2,867,000	936,000	66,000	66,000	0	645,000	270,000	51,000	219,000	886,000	617,000	500,000	0	2,867,000
2000	2,867,000	936,000	66,000	66,000	0	645,000	270,000	51,000	219,000	886,000	617,000	500,000	0	2,867,000
2001	2,867,000	936,000	66,000	66,000	0	645,000	270,000	51,000	219,000	886,000	617,000	500,000	0	2,867,000
2002	1,800,000	936,000	66,000	66,000	0	645,000	270,000	51,000	219,000	136,000	100,000	500,000	0	1,800,000
2003	1,800,000	936,000	66,000	66,000	0	645,000	270,000	51,000	219,000	136,000	100,000	500,000	0	1,800,000
2004	1,800,000	936,000	66,000	66,000	0	645,000	270,000	51,000	219,000	136,000	100,000	500,000	0	1,800,000
2005	1,800,000	936,000	66,000	66,000	0	645,000	270,000	51,000	219,000	136,000	100,000	500,000	0	1,800,000
2006	1,800,000	936,000	66,000	66,000	0	645,000	270,000	51,000	219,000	136,000	100,000	500,000	0	1,800,000

RESOURCES	GARBAGE	TRASH	TOTAL
2.867M	842,000	94,000	936,000 (90%G/10%T)
1.8M	842,000	94,000	936,000 (90%G/10%T)

TOTAL WASTE STREAM PERCENTAGES @ 2.867 Million Tons		TOTAL WASTE STREAM PERCENTAGES @ 1.8 Million Tons	
Garbage 58%	1,662,800	Garbage 54%	864,000
Trash 40%	1,146,800	Trash 43%	668,000
Special 2%	57,340	Special 3%	48,000
Total	2,867,000	Total	1,800,000

REMAINING CAPACITY BY FACILITY

Year	Ashfill Capacity**	South Dade Capacity***	North Dade Capacity
Base Capacity	109,000	4,604,000	4,945,000
1997	0	3,827,000	4,218,000
1998	0	2,941,000	3,801,000
1999	0	2,055,000	2,984,000
2000	0	1,169,000	2,367,000
	0	283,000	1,750,000
	0	147,000	1,650,000
	0	11,000	1,550,000
	0	(125,000)	1,450,000
	0	(261,000)	1,350,000
	0	(387,000)	1,250,000
Total Remaining Years	0.89	7.08	22.6

(Based on 1.8 million tons for disposal per year after 2001)

* Tonnage projections for the initial five (5) year period are based on seven (7) pounds per person per day for disposal. Tonnage projections thereafter are estimated based on waste commitment contracts and anticipated non-committed waste flows.

**Ashfill capacity includes Cell 17 only. Ash is sent to WMI after Cell 17 is exhausted.

***South Dade capacity includes Cells 3A4 only.

****After 2001, wastes disposed of at WMI include unders(13%), ash(32%), garbage(12%) and trash (43%).

MEMORANDUM

TO: ZONING CONTROL DIVISION
BUILDING AND ZONING DEPARTMENT

DATE: SEP 19, 1990

SUBJECT: CONCURRENCY
APPROVAL

William L. Strachan
FROM: WILLIAM L. STRACHAN, CAPTAIN
FIRE ENGINEERING AND WATER SUPPLY SERVICES
DADE COUNTY FIRE DEPARTMENT

Subject to compliance with Article XIV A. "WATER SUPPLY FOR FIRE SUPPRESSION" of the Metropolitan Dade County Code, blanket approval for "Initial Developmental Orders" for any proposed use is hereby granted until further notice.

A subsequent review to assess compliance with Dade County Fire Flow Standards addressed under the Concurrency requirements, as stated in Chapter 163, part 2, Florida Statute, will be necessary during the building permit process.

When zoning use variances are permitted the fire flow standards for the zone permitting the use will be applied.

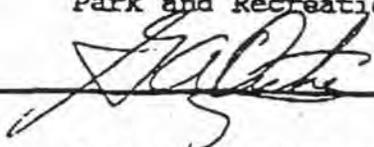
MEMORANDUM

TO Guillermo E. Olmedillo, Director
Department of Planning, Development
and Regulation

DATE August 5, 1996

FROM G. A. Cutie
Acting Director
Park and Recreation Department

SUBJECT Concurrency: Updated
Blanket Approval



This memorandum updates the blanket concurrency approval memo of August 14, 1995. There continues to be an adequate level of service for all unincorporated areas, as shown on the attached table, so development orders can continue to be approved. This approval is valid for one year. If conditions change prior to that, I will inform Helen Brown Fogaros of the Concurrency Information Center.

attachment

cc: Helen Brown Fogaros
S. Unzueta
V. Prieton
Howard Gregg

Post-It [®] brand fax transmittal memo 7571		# of pages = 2
To	Diane Anna Williams	
From	Marty Washington	
Co.		
Dept.		
Phone #		
Fax #	372-6096	

1996 PARK LOCAL OPEN SPACE BASED ON BENEFIT DISTRICTS - UNINCORPORATED AREA

PBD	1995 Adj. Unincorp. Population	Accrued Population	Total Population	Need @ Per 1000 (Acres)	Existing Local Open Space			Total Local Open Space	Surplus (Deficit) Acres	Level of Service
					Park Acres	School field Acres	1/2 Private Acres			
1	454,457	30,447	484,904	1,333.40	1,082.57	663.54	85.32	1,831.43	497.98	1.373
2	495,397	21,267	516,664	1,420.00	1,157.43	448.62	139.79	1,746.03	328.18	1.228
3	134,815	8,468	143,283	399.52	299.39	171.48	6.90	477.74	78.22	1.195
<hr/>										
TOT:	1,084,669	60,182	1,144,851	3,152.92	2,539.39	1,283.64	232.01	4,055.04	904.38	1.265

08/14/96 16:18

CODE ENFORC DWIN

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RESOLUTION NO. 5-ZAB-321-96

WHEREAS, JORGE LUIS CARVAJAL had applied for the following:

USE VARIANCE & SPECIAL EXCEPTION to permit a proposed pawn shop in connection with an existing jewelry store in the BU-1A district as would be permitted in the BU-3 district.

A unentitled plan is on file and may be examined in the Zoning Department, preparer unknown, dated stamped received 7-12-96. Plan may be modified at public hearing.

SUBJECT PROPERTY: Tract "A" of TOWN & COUNTRY PLAZA, Plat book 137, Page 60, more particularly described as a 659 sq. ft. unit located within the existing shopping center.

LOCATION: 13804 S.W. 152 Street, Dade County, Florida, and

WHEREAS, a public hearing of the Metropolitan Dade County Zoning Appeals Board was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and

WHEREAS, this Board has been advised that the subject application has been reviewed for compliance with concurrency requirements for levels of services and, at this stage of the request, the same was found to comply with the requirements, and

WHEREAS, upon due and proper consideration having been given to the matter it is the opinion of this Board that the requested use variance and special exception would be compatible with the area and its development and would be in harmony with the general purpose and intent of the regulations and would conform with the requirements and intent of the Zoning Procedure Ordinance, and

WHEREAS, a motion to approve the application was offered by Jonathan Rubin, seconded by Carlos Martell, and upon a poll of the members present, the vote was as follows:

Humberto Amaro	absent	Barbara Hardemon	absent
Willie Barnett	absent	Eric Jacobs	absent
Wilfredo Calvino, Jr.	aye	Carlos Martell	aye
Raul Del Portillo	absent	Charlie McGarey	absent
Gerri J. Fontanella	aye	Jonathan Rubin	aye
Colleen Griffin	aye	June Stevens	aye
		Frank Colunga	aye

NOW THEREFORE BE IT RESOLVED by the Metropolitan Dade County Zoning

Appeals Board that the requested application be and the same is hereby approved, subject to the following conditions:

1. That a site plan be submitted to and meet with the approval of the Director of Planning, Development and Regulation, 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. Said plan is untitled, prepared by an unknown preparer, and dated stamped received 7-12-96.
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 Dade County Department of Planning, Development and Regulation, 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.
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 the pawn shop activities be limited to used jewelry only.
8. That the pawn shop use be operated solely as an accessory use in connection with the jewelry store, and if the jewelry store use is terminated, the pawn shop use will automatically expire and shall be discontinued.

9. That the operating hours for the pawn shop use not extend beyond those for the jewelry store.

BE IT FURTHER RESOLVED, notice is hereby given to the applicant that the request herein constitutes an initial development order and does not constitute a final development order and that one, or more, concurrency determinations will subsequently be required before development will be permitted.

The Director is hereby authorized to make the necessary notations upon the maps and records of the Dade County Department of Planning, Development and Regulation and to issue all permits in accordance with the terms and conditions of this resolution.

PASSED AND ADOPTED this 6th day of November, 1996.

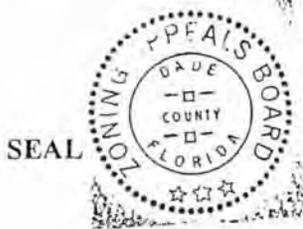
Hearing No. 96-11-3
bn

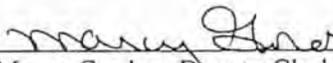
STATE OF FLORIDA

COUNTY OF DADE

I, Marcy Gordon, as Deputy Clerk and Legal Counsel for the Dade County Department of Planning, Development and Regulation as designated by Guillermo E. Olmedillo, Director of the Metropolitan Dade County Department of Planning, Development and Regulation and Ex-Officio Secretary of the Metropolitan Dade County Zoning Appeals Board, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. 5-ZAB-321-96 adopted by said Zoning Appeals Board at its meeting held on the 6th day of November, 1996.

IN WITNESS WHEREOF, I have hereunto set my hand on this 21st day of November, 1996.




Marcy Gordon, Deputy Clerk and Legal Counsel
Metropolitan Dade County
Department of Planning, Development
and Regulation

12. JORGE LUIS CARVAJAL
(Applicant)

96-11-3
District 9

Property Owner (if different from applicant) **Same.**

Is there an option to purchase / lease the property predicated on the approval of the zoning request? Yes No

Disclosure of interest form attached? Yes No

Previous Zoning Hearings on the Property:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
1980	Knightsbridge Investment, S.A.	AU to RU-1, BU-1A & RU-TH	CC	Appr/conds.
1991	Town & Country Plaza, Inc.	NUV of zon. regs.	ZAB	Appr/conds.
1991	Town & Country Plaza, Inc.	U.U. for an outdoor playground outdoor patio service with a restaurant; NUV for signs & parking.	ZAB	Appr/conds.

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

BACKGROUND INFORMATION

ENFORCEMENT HISTORY

Jorge L. Carvajal

13804 S.W. 152 Street
Dade County, Florida

APPLICANT

ADDRESS

November 6, 1996

96-450

DATE

HEARING NO.

CURRENT ENFORCEMENT:

NO CURRENT ENFORCEMENT ACTION.

HEARING NO. 96-11-3 (96-450)

27-55-39
District 9

APPLICANT: JORGE LUIS CARVAJAL

USE VARIANCE & SPECIAL EXCEPTION to permit a proposed pawn shop in connection with an existing jewelry store in the BU-1A district as would be permitted in the BU-3 district.

An untitled plan, by an unknown preparer is on file and may be examined in the Zoning Department, dated stamped received 7-12-96. Plan may be modified at public hearing.

SUBJECT PROPERTY: Tract "A" of TOWN & COUNTRY PLAZA, Plat book 137, Page 60 more particularly described as a 659 sq. ft. unit located within the existing shopping center.

LOCATION: 13804 S.W. 152 Street, Dade County, Florida.

SIZE OF PROPERTY: 659 sq. ft. unit in an 8.6 acre shopping center.

PRESENT ZONING: BU-1A (Business - Limited)

✓

AGENDA ITEM NO.: 12
HEARING NO.: 96-11-3
HEARING DATE: 11/6/96
PH #: Z96000450

ZONING EVALUATION

o **EXISTING ZONING AND LAND USE:**

Subject property: BU-1A; shopping center

Surrounding property:

North:	BU-1A & RU-1; commercial & single family residence
East:	BU-1; commercial & vacant
South:	RU-1Z; vacant
West:	RU-TH; vacant

Size of property: 659 square foot store unit in an 8.6 acre shopping center

o **ANALYSIS:**

The applicant is seeking a use variance and special exception to permit a pawn shop for jewelry only in connection with an existing jewelry store. The existing jewelry store is located within a shopping center, zoned BU-1A, Limited Business District, located on the Southwest corner of S.W. 152 Street & S.W. 137 Avenue. The 2000-2010 Comprehensive Development Master Plan (CDMP) designates this area for Business and Office uses.

Staff has no objection to this application with conditions, including that a Declaration of Use be submitted and approved by the Department, limiting the pawn shop activities to the pawning of used jewelry only. Inasmuch as the applicant must demonstrate unnecessary hardship in this case, it is staff's opinion that consideration must be given to the location of the business at the intersection of two section line roads (SW 137 Avenue and S.W. 152 Street). Other supportive factors are the large size of the shopping center, which is developed on an 8.6 acre tract with numerous stores which offer a wide array of goods and services, and the internal location of the proposed pawn shop within the shopping center. Staff also feels that considering the nature of a jewelry store operation, the pawning of used jewelry will be a logically ancillary use to the existing jewelry store.

Staff further notes that a use variance and special exception to permit a pawn shop for jewelry only in connection with an existing jewelry store in a 5.1 acre shopping center located at the northwest corner of SW 160 Street and SW 137 Avenue in Southwest Dade County was approved with conditions by the Zoning Appeals Board on July 17,

ZONING EVALUATION

1996. In this regard, with the imposed conditions, the pawn shop for the pawning and sales of used jewelry will not be contrary to the public interest or land use regulations and will allow the applicant a use of the premises that will not detrimentally impact the surrounding area. Accordingly, staff recommends that this application be approved subject to conditions.

- o **RECOMMENDATION:** Approval with conditions.
- o **CONDITIONS:**
 1. That a site plan be submitted to and meet with the approval of the Director 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. Said plan is untitled, prepared by an unknown preparer, and dated stamped received 7-12-96.
 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 the Department, 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.
 6. That outdoor display shall be prohibited.
 7. 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 be limited to used jewelry only.
 8. That the pawn shop use be operated solely as an accessory use in connection with the jewelry store, and if the jewelry store use is terminated, the pawn shop use will automatically expire and shall be discontinued.

AGENDA ITEM NO.: 12
HEARING NO.: 96-11-3
HEARING DATE: 11/6/96
PAGE THREE

ZONING EVALUATION

9. That the operating hours for the pawn shop use not extend beyond those for the jewelry store.

DATE INSPECTED: 10/30/96
DATE TYPED: 10/30/96
DATE REVISED:
DATE FINALIZED: 10/31/96
GEO:RGV:DO'QW:AJT:DBM



Reinaldo G. Villar, Acting Assistant Director
Zoning and Permitting Division
Metropolitan Dade County Department of
Planning, Development and Regulation

This item has been reviewed and approved for consistency with the standards of Ordinance #89-66, adopted on July 11, 1989, which established Dade County's Concurrency Management Program.

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

METROPOLITAN DADE COUNTY DEPARTMENT OF PLANNING, DEVELOPMENT AND REGULATION
RECOMMENDATION TO THE ZONING APPEALS BOARD

APPLICANT Jorge Luis Carvajal
SECTION 27-55-39
COMMISSION DISTRICT 9

DATE: November 6, 1996
ZAB HEARING ITEM NO.96-11-3

GENERAL INFORMATION

REQUEST

Use Variance & Special Exception to permit a proposed pawn shop in connection with an existing jewelry store in the BU-1A district as would be permitted in the BU-3 district.

PURPOSE

To permit the pawning and sales of used jewelry in conjunction with a jewelry store.

LOCATION 13804 SW 152 Street

SIZE 659 sq ft unit
8.6 acre parcel.

EXISTING ZONING AND LAND USE

SUBJECT PROPERTY BU-1A, shopping center

SURROUNDING PROPERTY

NORTH BU-1A, shopping center

SOUTH RU-1, unimproved

EAST BU-1A, unimproved

WEST RU-TH, unimproved

COMPREHENSIVE DEVELOPMENT MASTER PLAN and/or SPECIAL STUDIES

The Adopted 2000 and 2010 Land Use Plan designates the subject property as being within the Urban Development Boundary for business and office.

Jorge Luis Carvajal
SECTION 27-55-39
ZAB HEARING ITEM NO. 96-11-3
COMMISSION DISTRICT 9

-2-

PH: 96-450
November 6, 1996

RECOMMENDATION

APPROVAL WITH ONE CONDITION

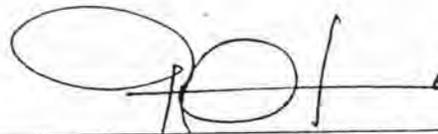
CONDITIONS

That the use be limited to the pawning and sales of used jewelry.

ANALYSIS

The applicant is requesting a use variance as well as a special exception to permit the establishment of a pawn shop; to wit: to permit the sale and pawning of used jewelry only in conjunction with an existing jewelry store (JV Jewelry) located in a 659 square foot store unit within the Town and Country shopping center. The shopping center, zoned BU-1A, is located on the southwest corner of SW 152 Street and SW 137 Avenue. This is the same center that was recently granted a use variance to permit the establishment of a Goodwill Store and has a similar use variance request to permit the sale and rental of household merchandise (LTR Rentals) on today's agenda. The jewelry store is located on the west side of the center. The subject application is similar to numerous like applications, which permit the pawning and sales of used jewelry in conjunction with a proposed or approved jewelry store, approved by this Board throughout Dade County. The Planning Division recommends approval of this application subject to our standard condition.

GEO:EES
DATE TYPED:10/23/96
DATE REVISED:



Guillermo E. Olmedillo, Director
Department of Planning, Development
and Regulation

MEMORANDUM

TO: Reinaldo Villar
Assistant Director
Department of Planning,
Development and Regulation

DATE: 17-SEP-1996

SUBJECT: ZAB #Z96000450
JORGE LUIS CARVAJAL
13804 SW 152 ST
U.V. & S.E. to permit proposed
pawn shop (BU-1A) (0.015 Ac)
27-55-39

FROM: Alyce M. Robertson *F. Cuellar*
Assistant Director
Environmental Resources Management

DERM has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of Metropolitan Dade County, Florida. Accordingly, the application may be scheduled for public hearing. Additionally, DERM has also evaluated the request insofar as the general environmental impact that may derive from it and after reviewing the available information offers no objection to its approval.

POTABLE WATER SUPPLY & WASTEWATER DISPOSAL

Public water and public sanitary sewers can be made available to this property. Therefore, DERM will require connection to the public water supply and public sanitary sewer systems.

Existing public water and sewer facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Notwithstanding the foregoing, in light of the fact that the County's sanitary sewer system has limited sewer collection/transmission and treatment capacity, no new sewer service connections can be permitted until adequate capacity becomes available. Consequently, final development orders for this site may not be granted unless adequate capacity in the sanitary sewer collection/transmission and treatment system is available at the point in time when the project will be contributing sewage to the system or if approval for alternative means of sewage disposal can be obtained. Use of an alternative means of sewage disposal shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

WATER MANAGEMENT

All stormwater runoff must be retained on-site utilizing properly designed seepage or infiltration drainage structures. Oil and grease separators shall be required on all drainage inlet structures. If the project has greater than 40% impervious area, it will be required that the first half inch of runoff be treated before excess runoff is discharged into the aquifer.

Any proposed development shall comply with County and Federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the Level of Service standards for flood protection set forth in the Comprehensive Development Master

Plan subject to compliance with the conditions required by DERM for this proposed development order.

TREE PRESERVATION

Section 24-60 of the Code requires the preservation of tree resources. A Dade County tree removal permit is required prior to the removal or relocation of any trees. The applicant is advised to contact DERM staff for permitting procedures and requirements prior to development of site and landscaping plans.

Furthermore, the following comments are also offered as they contain Code requirements which are applicable to certain land uses permitted in the underlying zoning classification.

OPERATING PERMITS

Section 24-35.1 of the Code authorizes DERM to require operating permits for facilities that could be a source of pollution. The applicant should be advised that the requested use of the subject property will require an operating permit from DERM. It is therefore suggested that the applicant contact DERM concerning operating permit requirements.

HAZARDOUS MATERIALS MANAGEMENT

Due to the nature of uses allowed in the existing zoning classification, the applicant may be required to obtain DERM approval for management practices to control the potential discharge and spillage of pollutants associated with some land uses. The Industrial Facilities Section of DERM should be contacted for further information on required management practices for certain land uses permitted under the existing zoning classifications.

CONCURRENCY REVIEW SUMMARY

The Department has conducted a concurrency review for this application and has determined that the same meets all applicable Levels of Service standards for an initial development order, as specified in the adopted Comprehensive Development Master Plan for potable water supply, wastewater disposal and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

In summary, the application meets the minimum requirements of Chapter 24 of the Code and therefore, it may be scheduled for public hearing; furthermore, this memorandum shall constitute DERM's written consent to that effect as required by the Code. Additionally, DERM has also evaluated the application so as to determine its general environmental impact and after reviewing the available information offers no objections to the approval of the request.

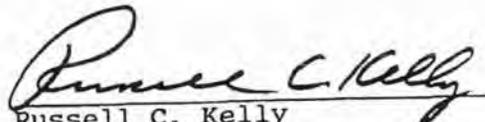
cc: Al Torres, Zoning Evaluation - PDR
Skip Scofield, Zoning Review - PDR

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Name: Jorge Luis Carvajal

This Department has no objections to this application.

This application does not generate any new additional daily peak hour trips, therefore no vehicle trips have been assigned. This meets the traffic concurrency criteria set for an Initial Development Order.


Russell C. Kelly

OCT 09 1996

Date

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership, or trust.

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

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest shall be filed.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: X *Rosario Casany*
(Applicant)

Sworn to and subscribed before me,
this 14 day of May, 19 94

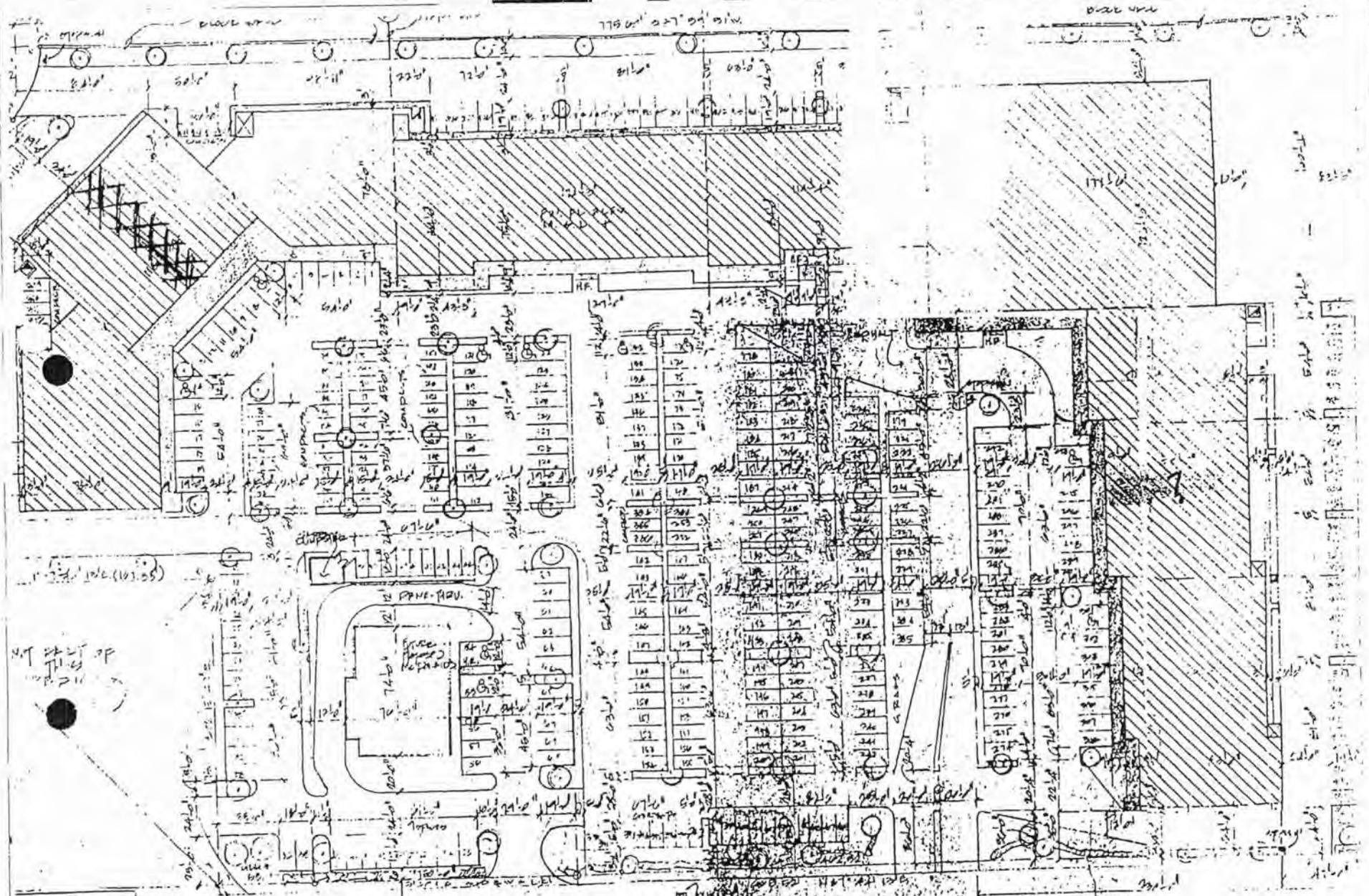
Carmen L. Ochoa
Notary Public, State of Florida at Large

(SEAL)

My Commission Expires:


 CARMEN L. OCHOA
 My Comm Exp. 4/03/99
 Bonded By Service Ins
 No. CC443198

* Disclosure shall ^{1) Personally Known} 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 consisting of more than 5,000 separate interests and where no one person or entity holds more than a total of 5% of the ownership interest in the limited partnership.



ON FLOOR ELEVATION
(BY STANDARD)

DATE: _____

DRAWN BY: _____

N.	S.	OTHER

ELEVATION MARKS: 11 (11/11/11)
SECTION MARKS: 10 (10/10/10)

DATE: 4/13/10

REVISED
4/13/10

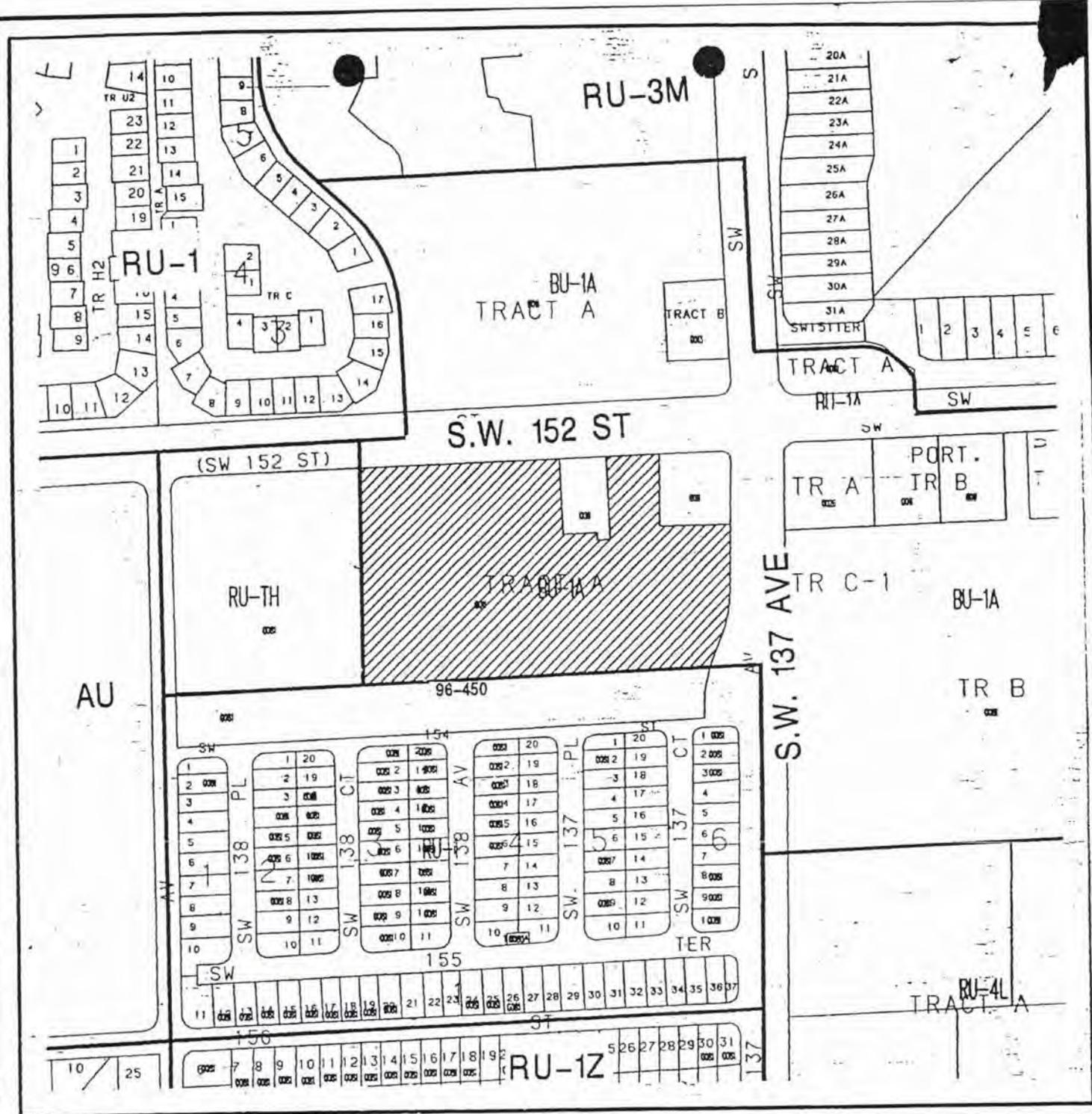
W 152nd STREET

* NOTE: PROVIDE ALL PROTECTIONS FOR
EXISTING UTILITIES

* ALL EXISTING WALLS TO BE
REMOVED AND RECONSTRUCTED



[Handwritten signature]



LEGEND

 SUBJECT PROPERTY

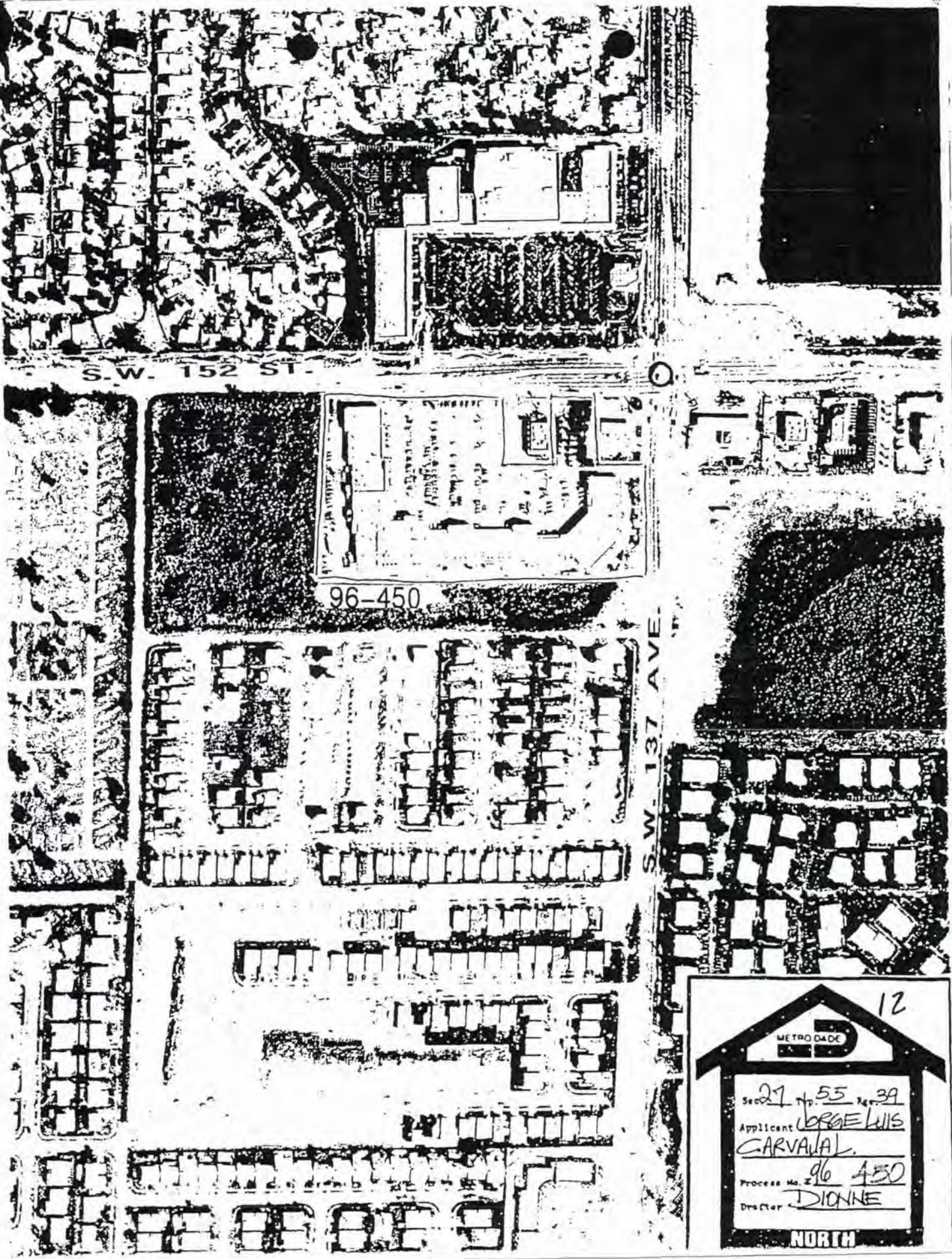
METROPOLITAN DADE COUNTY Hearing Map

Section 27 Township: 55 Range: 39
 Process Number: 96000450
 Applicant: JORGE LUIS CARVAJAL
 District Number:
 Drafter ID: DIONE
 Scale: 1:300

NOTICE

This map was created using the Digital Land Database as an alignment base which is owned and Copyrighted by FFL 1992 and contains copyrighted material. The map and associated information is to be used only for public business as may be authorized by law and its reproduction for commercial use is prohibited. No expressed or implied warranties including but not limited to the implied warranties of MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE are made. The materials contained herein are provided "as is" and may contain inaccuracies. User is warned to verify the materials accuracy independently and assumes the risk of any and all loss. For further information regarding how to use the Digital Land Database, please contact FFL at 1-877-694-3780. This notice shall be placed on all copies redistributed in the course of public business as authorized by law.





S.W. 152 ST.

96-450

S.W. 137 AVE.

12

METRO DAD
D

Sec 27 to 55 Reg 39
 Applicant JORGE LUIS CARVALAL
 Process No. 96 450
 Director DIONNE

NORTH

MEMORANDUM

8/16/96
RGV

To: Guillermo Olmedillo, P.E.
Director
Department of Planning,
Development and Regulations

Date: July 29, 1996

From: Chester E. Colby
Director
Metro Dade Transit Agency

Subject: Concurrency
Applications

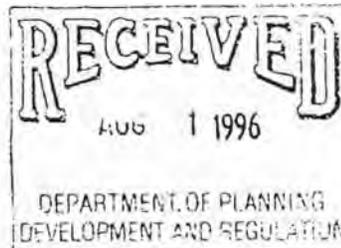
As per your request of July 17, 1996, this memo will serve as a blanket authorization for your Department to continue to review and approve concurrency applications for mass transit in all areas of Metropolitan Dade County.

The Metro Dade Transit Agency (MDTA) has been charged with the responsibility of reviewing and signing off concurrency applications as stated in County Ordinance 89-66, Administrative Order 4-85, and Section 33-G of the Dade County Code. As a result of our analysis of official population/employment data provided by the County Planning, Development and Regulations Department, and a review of the Metrobus/Metrorail service area, we are able to continue the arrangement initiated in 1989 whereby MDTA authorizes your Department to review and approve concurrency applications since at the present time all areas of Dade County meet the Level-of-Service (LOS) standards for mass transit established in the above referenced Administrative Order.

The authorization is intended to continue the arrangement initiated on October 3, 1989 between our respective Departments, and is effective for the period of October 1, 1996 to September 30, 1997, and is subject to cancellation at any time during that period upon written notice from my office.

If your staff needs further information of assistance with mass transit concurrency matters, they may wish to contact Mario G. Garcia, MDTA, Transit System Development Division, at 375-1193. Your continued cooperation on these important matters is greatly appreciated.

c: Carlos F. Bonzon, Ph.D., P.E.
Aurelio Rodriguez, P.E.
Mario G. Garcia



**MEMORANDUM**

107.07.17A

TO: Guillermo Olmedillo
Acting Director
Planning, Development and Regulation

DATE: October 29, 1995

SUBJECT: Solid Waste Disposal
Concurrency Determination

FROM: Andrew Wilfork
Acting Director
Dept. of Solid Waste Management

The department determines compliance with the County's adopted level-of-service (LOS) standard for solid waste disposal based on the ability of the integrated County Solid Waste Management System (System) to accommodate projected waste flows for concurrency. Only those System facilities that are constructed, under construction, subject to a binding executed contract for construction, or subject to a binding executed contract for provision of services are included in this determination in accordance with Chapter 33G of the Metropolitan Dade County Code, Concurrency Management Program. Disposal capacity increases since the FY94-95 concurrency determination include, an addition to the Resources Recovery facility to process trash into bio-mass fuel (270,000 tons per year (tpy)) and a disposal service contract with Waste Management Inc. of Florida (500,000 tpy). The department has a second disposal service contract with Wheelabrator South Broward Inc., but the capacity is not guaranteed (up to 100,000 tpy).

The attached spread sheet shows five (5) years of waste generation for disposal at seven (7) pounds per person per day, in accordance with the LOS standard, followed by five years of estimated waste deliveries based on actual data for FY94-95 and anticipated waste deliveries under contract. The analysis shows adequate System capacity to meet the LOS until 2006, or six years beyond the minimum standard. This determination is contingent upon the continued ability of the County and its disposal service contract providers to obtain and renew disposal facility operating permits from the applicable federal, state and local regulatory agencies. Therefore, please be advised that the current LOS is adequate to permit development orders to be issued. This determination shall remain in effect for a period of one (1) year, at which time an updated determination will be issued.

Additionally, the department has submitted a proposed amendment to the CDMP, for the November 1995 filing cycle, to revise the LOS for solid waste disposal to more accurately reflect existing waste disposal industry market conditions which have resulted in significantly decreased waste deliveries to County facilities. The department is currently signing interested cities and private waste haulers in Dade County to long-term waste disposal service contracts in order to stabilize the System both financially and in terms of long range capital facilities planning.

Attachment

cc: Dennis I. Carter, County Manager's Office

Solid Waste Facility Capacity Analysis
 Department of Solid Waste Management
 CONCURRENTLY DETERMINATION Fiscal Year 1986-88

10/2/85

Year	Waste Projections (Tons)	Gross Tonnage	REBOSSICES		RECOVERY FACILITY		TRASH-TO-FUEL FACILITY				SOUTH DADE Landfill Garbage (4)	NORTH DADE Landfill Trash (5)	WASTE MGMT. Landfill Garbage & Trash (6)	WHEELABRATOR Waste to Energy Garbage & Trash (7)	Total (1)-(7)
			Unders to South Dade Waste Mgmt. (7%)	Unders to Waste Mgmt. (7%)	To Ash(8) (17%) (1)	Net Tonnage (2)	Gross Tonnage	Unders to North Dade (19%)	Net Tonnage (3)						
1986	2,810,000	836,080	85,000	85,800	158,000	845,000					868,000	813,000	500,808	0	2,810,000
1987	2,810,800	836,080	85,000	85,800	77,000	845,000					775,000	813,000	500,808	0	2,810,000
1988	2,810,800	836,080	85,000	85,800	0	845,000	270,000	\$1,080	219,000		852,000	813,000	500,808	0	2,810,000
1989	2,810,800	836,080	85,000	85,800	0	845,000	270,000	\$1,080	219,000		852,000	813,000	500,808	0	2,810,000
2000	2,810,000	836,080	85,000	85,800	0	845,000	270,000	\$1,080	219,000		852,000	813,000	500,808	0	2,810,000
2001	1,800,000	836,080	85,000	85,800	0	845,000	270,000	\$1,080	219,000		852,000	813,000	500,808	0	1,800,000
2002	1,800,000	836,080	85,000	85,800	0	845,000	270,000	\$1,080	219,000		852,000	813,000	500,808	0	1,800,000
2003	1,800,000	836,080	85,000	85,800	0	845,000	270,000	\$1,080	219,000		852,000	813,000	500,808	0	1,800,000
2004	1,800,000	836,080	85,000	85,800	0	845,000	270,000	\$1,080	219,000		852,000	813,000	500,808	0	1,800,000
2005	1,800,000	836,080	85,000	85,800	0	845,000	270,000	\$1,080	219,000		852,000	813,000	500,808	0	1,800,000

RESOURCES	GARBAGE	WASH	TOTAL
TOTAL @2.81M	842,000	84,000	926,000 (80%G/10%T)
TOTAL @1.8M	748,000	187,000	935,000 (80%G/20%T)

TOTAL WASTE STREAM PERCENTAGES @2.81 MILLION TONS

GARBAGE 56%	1,630,000
TRASH 40%	1,124,000
SPECIAL 2%	56,000
TOTAL	2,810,000

TOTAL WASTE STREAM PERCENTAGES @1.8 MILLION TONS

GARBAGE 47%	752,000
TRASH 50%	800,000
SPECIAL 3%	48,000
TOTAL	1,600,000

REMAINING CAPACITIES BY FACILITY

Year	Ash(8) Capacity	South Dade Capacity	North Dade Capacity
Base Capacity	236,000	4,725,000	5,284,000
1986	77,000	4,632,000	4,571,000
1987		3,257,000	3,758,000
1988		2,405,000	3,184,000
1989		1,553,000	2,570,000
2000		701,000	1,975,000
2001		584,000	1,857,000
2002		487,000	1,738,000
2003		350,000	1,619,000
2004		233,000	1,500,000
2005		186,000	1,381,000
Total Remaining Years	2	11	22

* Tonnage projections for the initial five year period are averaged based on seven pounds per person per day for disposal. Tonnage projections thereafter are estimated based on actual fill rates and anticipated contract tonnages.

**Ash(8) capacity includes cell 17 only. Ash is sent to South Dade Landfill and Waste Management after cell 17 is exhausted.

***South Dade capacity includes cells 3 & 4 only.

MEMORANDUM

TO: ZONING CONTROL DIVISION
BUILDING AND ZONING DEPARTMENT

DATE: SEP 19, 1990

SUBJECT: CONCURRENCY
APPROVAL

William L. Strachan
FROM: WILLIAM L. STRACHAN, CAPTAIN
FIRE ENGINEERING AND WATER SUPPLY SERVICES
DADE COUNTY FIRE DEPARTMENT

Subject to compliance with Article XIV A. "WATER SUPPLY FOR FIRE SUPPRESSION" of the Metropolitan Dade County Code, blanket approval for "Initial Developmental Orders" for any proposed use is hereby granted until further notice.

A subsequent review to assess compliance with Dade County Fire Flow Standards addressed under the Concurrency requirements, as stated in Chapter 163, part 2, Florida statute, will be necessary during the building permit process.

When zoning use variances are permitted the fire flow standards for the zone permitting the use will be applied.

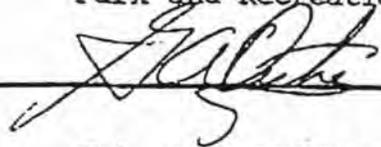
MEMORANDUM

TO Guillermo E. Olmedillo, Director
Department of Planning, Development
and Regulation

DATE August 5, 1996

FROM G. A. Cutie
Acting Director
Park and Recreation Department

SUBJECT Concurrency: Updated
Blanket Approval



This memorandum updates the blanket concurrency approval memo of August 14, 1995. There continues to be an adequate level of service for all unincorporated areas, as shown on the attached table, so development orders can continue to be approved. This approval is valid for one year. If conditions change prior to that, I will inform Helen Brown Fogaros of the Concurrency Information Center.

attachment

cc: Helen Brown Fogaros
S. Unzueta
V. Prieton
Howard Gregg

Post-It [®] brand fax transmittal memo 7571		# of pages
To	Diane Ariza Williams	
Ca.	Marty Washington	
Dept.	Phone #	
Fax #	372-6096	

1996 PARK LOCAL OPEN SPACE BASED ON BENEFIT DISTRICTS - UNINCORPORATED AREA

PBD	1995 Adj. Unincorp. Population	Accrued Population	Total Population	Need @ 2.75 Acres Per 1000 (Acres)	Existing Local Open Space			Total Local Open Space	Surplus (Deficit) Acres	Level of Service
					Park Acres	School field Acres	1/2 Private Acres			
1	454,457	30,447	484,904	1,333.48	1,082.57	663.54	85.32	1,831.43	497.95	1.373
2	495,397	21,287	516,684	1,420.88	1,157.42	448.62	139.79	1,746.03	325.16	1.228
3	136,815	8,465	145,280	399.52	299.39	171.48	6.90	477.74	78.22	1.195

TOT:	1,086,669	60,199	1,146,868	3,153.88	2,539.58	1,283.61	232.01	4,055.20	901.32	1.265

METRO-DADE FIRE RESCUE DEPARTMENT
ZONING COMMENTS

#12

Hearing Number 296-450 Service Impact: _____ Yes No

Location Address: 13804 SW 15251

Recommendation: No objection
No objection with condition _____
Recommend Denial _____

Condition: _____

Estimated number of alarms generated annually by application: _____

If there is an impact, below is the service availability:

Station District _____ Grid _____ DU/SF _____ Occupancy Type _____

Impact of additional calls on closest station: _____

Planned Service to Mitigate:

Service	Location	Year To be Completed
_____	_____	_____

ACCESS:
Description of Concern:

OTHER CONCERNS:

Reviewed by: Mirtha Hernandez Phone: 596-8622 Date: 9-10-96
Revised 5/8/96

RESOLUTION NO. 5-ZAB-280-96

WHEREAS, FLAGLER INVESTMENT GROUP, INC. had applied for the following:

- (1) USE VARIANCE and SPECIAL EXCEPTION to permit a pawn shop for the sale of second hand jewelry in conjunction with an existing jewelry store in the BU-1A zone as would be permitted in the BU-3 zone..
- (2) NON-USE VARIANCE OF SETBACK REQUIREMENTS to permit the existing aluminum shed spaced 0' (20' required) between the principal building and the aluminum roof area.
- (3) NON-USE VARIANCE OF SETBACK REQUIREMENTS to permit the existing aluminum roofed area setback 0' (5' required) from the rear (south) property line.

A plan is on file and may be examined in the Zoning Department entitled "Special Purpose Survey," as prepared by Gaspar A. Lobaina, P.E., dated 5-6-96. Plan may be modified at public hearing.

SUBJECT PROPERTY: Tract "A", ESCONDIDO SUBDIVISION, Plat book 123, Page 64.

LOCATION: 15224 S.W. 72 Street, Dade County, Florida, and

WHEREAS, a public hearing of the Metropolitan Dade County Zoning Appeals Board was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, at which time the applicant requested permission to withdraw the non-use variances of setback requirements (Items #2 and #3), and

WHEREAS, this Board has been advised that the subject application has been reviewed for compliance with concurrency requirements for levels of services and, at this stage of the request, the same was found to comply with the requirements, and

WHEREAS, upon due and proper consideration having been given to the matter it is the opinion of this Board that the requested use variance and special exception (Item #1) would be compatible with the area and its development and would be in harmony with the general purpose and intent of the regulations and would conform with the requirements and intent of the Zoning

Procedure Ordinance, and that the request to withdraw the non-use variances of setback requirements (Items #2 and #3) should be granted, and

WHEREAS, a motion to grant the withdrawal of Items #2 and #3 and to approve the balance of the application was offered by Jonathan Rubin, seconded by Wilfredo Calvino, Jr., and upon a poll of the members present, the vote was as follows:

Humberto Amaro	absent	Barbara Hardemon	absent
Willie Barnett	aye	Eric Jacobs	absent
Wilfredo Calvino, Jr.	aye	Carlos Martell	aye
Raul Del Portillo	absent	Charlie McGarey	absent
Gerri J. Fontanella	aye	Jonathan Rubin	aye
Colleen Griffin	aye	June Stevens	aye
		Frank Colunga	aye

NOW THEREFORE BE IT RESOLVED by the Metropolitan Dade County Zoning Appeals Board that the requested use variance and special exception (Item #1) be and the same is hereby approved, subject to the following conditions:

1. That a site plan be submitted to and meet with the approval of the Director of Planning, Development and Regulation, 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 "Special Purpose Survey," as prepared by Gaspar A. Lobaina, P.E., dated 5-6-96, except as herein modified to delete the aluminum shed and aluminum roofed area.
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 Dade County Department of Planning, Development and Regulation, 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.
6. That outdoor display shall be prohibited.
7. That a Declaration of Use be submitted to and meet the approval fo the Director; said Declaration of Use to be to the effect that the pawn shop activities be limited to the sale of used jewelry only.
8. That the pawn shop use be operated solely as an accessory use in connection with the jewelry store, and if the jewelry store use is terminated, the pawn shop use will automatically expire and shall be discontinued.
9. That the operating hours for the pawn shop use not extend beyond those for the jewelry store.

BE IT FURTHER RESOLVED that the request to withdraw the non-use variances of setback requirements (Items #2 and #3) be and the same is hereby approved and said Items are hereby withdrawn without prejudice.

BE IT FURTHER RESOLVED, notice is hereby given to the applicant that the request herein constitutes an initial development order and does not constitute a final development order and that one, or more, concurrency determinations will subsequently be required before development will be permitted.

The Director is hereby authorized to make the necessary notations upon the maps and records of the Dade County Department of Planning, Development and Regulation and to issue all permits in accordance with the terms and conditions of this resolution.

PASSED AND ADOPTED this 16th day of October, 1996.

Hearing No. 96-10-16
bn

16. FLAGLER INVESTMENT GROUP, INC.
(Applicant)

96-10-16
District

Property Owner (if different from applicant) Oscar & Maria Angel.

Is there an option to purchase / lease the property predicated on the approval of the zoning request? Yes
 No

Disclosure of interest form attached? Yes No

Previous Zoning Hearings on the Property:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
None				

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

16-1

BACKGROUND INFORMATION

ENFORCEMENT HISTORY

Flagler Inv. Group Inc.

15224 S.W. 72 Street
Dade County, Florida

APPLICANT

ADDRESS

October 2, 1996

96-260

DATE

HEARING NO.

CURRENT ENFORCEMENT:

NO CURRENT ENFORCEMENT ACTION.

16-2

HEARING NO. 96-10-16 (96-260)

33-54-39
District

APPLICANT: FLAGLER INVESTMENT GROUP, INC.

- (1) USE VARIANCE and SPECIAL EXCEPTION to permit a pawn shop for the sale of second hand jewelry in conjunction with an existing jewelry store in the BU-1A zone as would be permitted in the BU-3 zone..
- (2) NON-USE VARIANCE OF SETBACK REQUIREMENTS to permit the existing aluminum shed spaced 0' (20' required) between the principal building and the aluminum roof area.
- (3) NON-USE VARIANCE OF SETBACK REQUIREMENTS to permit the existing aluminum roofed area setback 0' (5' required) from the rear (south) property line.

A plan is on file and may be examined in the Zoning Department entitled "Special Purpose Survey," as prepared by Gaspar A. Lobaina, P.E., dated 5-6-96. Plan may be modified at public hearing.

SUBJECT PROPERTY: Tract "A", ESCONDIDO SUBDIVISION, Plat book 123, Page 64.

LOCATION: 15224 S.W. 72 Street, Dade County, Florida.

SIZE OF PROPERTY: .54 Acre

PRESENT ZONING: BU-1A (Business - Limited)

✓
16-3

AGENDA ITEM NO.: 16
HEARING NO.: 96-10-16
HEARING DATE: 10/2/96
PH #: Z96000260

ZONING EVALUATION

o EXISTING ZONING AND LAND USE:

Subject property: BU-1A; commercial strip center

Surrounding property:

North: RU-TH; townhouses
East: BU-1A; gas station
South: BU-1A; commercial
West: RU-4L; apartments

Size of property: .54 acres

o ANALYSIS:

The application is seeking a use variance and a special exception to permit a pawn shop for the sale of second hand jewelry in conjunction with an existing jewelry store in the BU-1A zone as would be permitted in the BU-3 zone. Non use variances of setback requirements accompany this application. Said variances would permit an existing aluminum shed spaced 0' (20' required) between the principal building and the aluminum roof area, and would permit the existing aluminum roofed area setback 0' (5' required) from the rear (south) property line. The property is located at 15224 SW 72 Street, and is zoned BU-1A, Limited Business District. The 2000-2010 Comprehensive Development Master Plan (CDMP) designates the property for Business and Office use on the Land Use Plan (LUP) map.

Staff supports the use variance and the special exception request with conditions (request #1). Inasmuch as the applicant must demonstrate unnecessary hardship in this case, it is staff's opinion that consideration must be given to the nature of a jewelry store operation. The requested pawning of used jewelry would be a logical ancillary use to the jewelry store that would be compatible with the neighborhood-serving character of the shopping center, and in harmony with the surrounding area. In this regard, staff feels that the proposed BU-3 use would allow the applicant a use which is reasonable considering the character of the jewelry store operation, while allowing for the imposition of certain conditions on the use to further minimize any intrusive impact on the surrounding community. Although staff could have supported the requests to permit the maintenance and continued use of the existing aluminum roofed area and aluminum shed, the applicant must obtain a letter from a registered architect stating that said structures, as shown

16-4

ZONING EVALUATION

on the site plan, comply with South Florida Building Code requirements. In the absence of same, the applicant would be unable to obtain a building permit for both structures. In this regard, staff recommends that requests #2 and 3 be denied without prejudice or deferred, pending the submittal of the required letter.

o RECOMMENDATION:

Approval of request #1 with conditions, and denial without prejudice or deferral of requests #2 and 3.

o CONDITIONS:

1. That a site plan be submitted to and meet with the approval of the Director 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 "Special Purpose Survey" as prepared by Gaspar A. Lobaina, P.E., dated 5/6/96. Except as modified herein to delete the aluminum shed and aluminum roofed area.
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 Department, 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.
6. That outdoor display shall be prohibited.
7. 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 be limited to the sale of used jewelry only.
8. That the pawn shop use be operated solely as an accessory use in connection with the jewelry store, and if the jewelry store use is terminated, the pawn shop use will automatically expire and shall be discontinued.
9. That the operating hours for the pawn shop use not extend beyond those for the jewelry store.

16⁵

AGENDA ITEM NO.: 16
HEARING NO.: 96-10-16
HEARING DATE: 10/2/96
PAGE THREE

ZONING EVALUATION

DATE INSPECTED: 9/19/96
DATE TYPED: 9/20/96
DATE REVISED: 9/20/96
DATE FINALIZED: 9/26/96
RGV:AJT:DO'QW:MTF



Reinaldo G. Villar, Acting Assistant Director
Zoning and Permitting Division
Metropolitan Dade County Department of
Planning, Development and Regulation

This item has been reviewed and approved for consistency with the standards of Ordinance #89-66, adopted on July 11, 1989, which established Dade County's Concurrency Management Program.

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

16-6

METROPOLITAN DADE COUNTY DEPARTMENT OF PLANNING, DEVELOPMENT AND REGULATION
RECOMMENDATION TO THE ZONING APPEALS BOARD

APPLICANT Flagler Investment Group, Inc.
SECTION 33-54-39
COMMISSION DISTRICT 11

DATE: October 2, 1996
ZAB HEARING ITEM NO.96-10-16

GENERAL INFORMATION

REQUEST

1. Use Variance and Special Exception to permit a pawn shop for the sale of second hand jewelry store in the BU-1A zone as would be permitted in the BU-3 zone.
2. Non-Use Variance of Setback Requirements to permit the existing aluminum shed spaced 0' (20' required) between the principal building and the aluminum roof area.
3. Non-Use Variance of Setback Requirements to permit the existing aluminum roofed area setback 0' (5' required) from the rear (south) property line.

PURPOSE To permit the pawning and sale of used jewelry in conjunction with an existing jewelry store and to permit the continued use of a nonconforming utility shed and aluminum roof addition in conjunction with an existing shopping plaza.

LOCATION 15224 SW 72 Street

SIZE .54 acre

EXISTING ZONING AND LAND USE

SUBJECT PROPERTY BU-1A, strip shopping plaza

SURROUNDING PROPERTY

- NORTH RU-TH, townhouses
- SOUTH BU1A, McDonald's Restaurant
- EAST BU-1A, Farm Store
- WEST RU-4L, apartments

COMPREHENSIVE DEVELOPMENT MASTER PLAN and/or SPECIAL STUDIES

The Adopted 2000 and 2010 Land Use Plan designates the subject property as being within the Urban Development Boundary for business and office.

16-7

RECOMMENDATION

APPROVAL WITH ONE CONDITION OF REQUEST #1;
DENIAL WITHOUT PREJUDICE REQUESTS #2 AND #3.

CONDITIONS

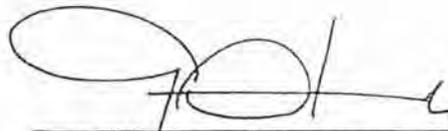
That the use be limited to the pawning and sale of used jewelry only and ancillary to the existing jewelry store.

ANALYSIS

The applicant is requesting a use variance as well as a special exception to permit the sale and pawning of used jewelry in conjunction with an established jewelry store. Ancillary variances of setback requirements which would permit the continued use of a nonconforming aluminum shed and an aluminum roof addition are also requested. The subject property is located on the southwest corner of SW 72 Street and SW 152 Avenue, zoned commercial (BU-1A). The subject site is approximately one-half acre in size. The 2000 and 2010 Land Use Plan map designates the subject site as business and office.

The Planning Division recommends approval of the requested use variance and special exception which will permit the pawning and sale of used jewelry in conjunction with the existing jewelry store. This is similar to numerous other applications approved by this Board. This center maintains a convenience store, barber shop, tire company and the subject jewelry store. The subject application would also permit the continued use of an aluminum roof addition as well as an aluminum shed located in back of the center. The aluminum roof addition is used in conjunction with the tire service center and the aluminum shed is located immediately to the north of the aforementioned roof addition. The rear of this center abuts a two-story residential apartment development immediately to the west of this site. The continued use of the aforementioned structures, especially the aluminum roof addition with a 0' setback, create an eyesore for the residential community located to the west. The abatement of the aforementioned structures would improve the appearance of the back of this center. In summary, the Planning Division recommends approval with one condition of request #1 and denial without prejudice of requests #2 and #3.

GEO:EES
DATE TYPED:9/18/96
DATE REVISED:



Guillermo E. Olmedillo, Director
Department of Planning, Development
and Regulation

16-8

MEMORANDUM

TO: Reinaldo Villar
Assistant Director
Department of Planning,
Development and Regulation

DATE: 26-JUN-1996

SUBJECT: ZAB #Z96000260
FLAGLER INV. GROUP, INC.
15224 SW 72 ST
U.V. to permit a pawn shop within
existing store (BU-1A) (0.54 Ac)
33-54-39

FROM: Alyce M. Robertson *F. Cuellar*
Assistant Director
Environmental Resources Management

DERM has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of Metropolitan Dade County, Florida. Accordingly, the application may be scheduled for public hearing. DERM has also evaluated the request insofar as the general environmental impact that may derive from it and based upon the available information offers no objection to its approval.

WELLFIELD PROTECTION

The subject property is located within the West Wellfield interim protection area. The West Wellfield will be located between SW 72 Street and Coral Way along theoretical SW 172 Avenue. The siting of this public water supply wellfield and companion wellfield protection program has been under extensive review by the West Wellfield Policy Advisory Committee (PAC) appointed by the County Manager. The Board of County Commissioners approved a wellfield protection ordinance for this wellfield. This ordinance provides for stringent wellfield protection measures that will restrict development within the wellfield protection area.

Since the subject request involves a non-residential land use or a zoning category which permits a variety of non-residential land uses, the owner of the property has submitted a properly executed covenant in accordance with Section 24-12.1(5) of the Code which provides that hazardous materials shall not be used, generated, handled, discharged, disposed of or store on the subject property. Therefore, the request can be scheduled for public hearing.

WATER AND SEWER SERVICE

Public water and public sanitary sewers can be made available to this site and connection will be required. All sewer lines serving the property shall comply with the exfiltration standards as applied to development within wellfield protection areas.

Existing public water and public sanitary sewer facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction of the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Notwithstanding the foregoing, in light of the fact that the County's sanitary sewer system has limited sewer collection/transmission and treatment capacity, no new sewer service connections can be permitted until adequate capacity becomes available. Consequently, final

16-9

development orders for this site may not be granted unless adequate capacity in the sanitary sewer collection/transmission and treatment system is available at the point in time when the project will be contributing sewage to the system or if approval for alternative means of sewage disposal can be obtained. Use of an alternative means of sewage disposal shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

WATER MANAGEMENT

Chapter 24-12.1 of the Code also regulates stormwater disposal methods within wellfield protection areas of public water supply wellfields. The Code requires that all stormwater runoff must be retained on-site utilizing only infiltration or seepage type drainage systems.

Any proposed development shall comply with County and Federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the Level of Service (LOS) standards for flood protection set forth in the Comprehensive Development Master Plan (CDMP) subject to compliance with the conditions required by DERM for this proposed development order.

Furthermore, the following comments are also offered as they contain Code requirements which are applicable to certain land uses permitted in the underlying zoning classification.

OPERATING PERMITS

Section 24-35.1 of the Code authorizes DERM to require operating permits for facilities that could be a source of pollution. The applicant is advised that due to the nature of some of the land uses permitted in the existing zoning classification, operating permits from DERM may be required. It is, therefore, suggested that the applicant contact DERM concerning operating permit requirements.

HAZARDOUS MATERIALS MANAGEMENT

Due to the nature of uses allowed in the existing zoning classification, the applicant may be required to obtain DERM approval for management practices to control the potential discharge and spillage of pollutants associated with some land uses. The Industrial Facilities Section of DERM should be contacted for further information on required management practices for certain land uses permitted under the existing zoning classification.

FUEL STORAGE FACILITIES

Section 24-12.2 of the Code outlines regulations for all proposed and existing underground storage facilities. The regulations provide design, permitting, installation, modification, repair, replacement and continuing operation requirements and criteria. In addition, monitoring devices, inventory control practices and pressure testing of fuel storage tanks is required. The Storage Tank Section of DERM should be contacted for permitting requirements in this regard if any fuel storage facilities are proposed.

CONCURRENCY REVIEW SUMMARY

The Department has conducted a concurrency review for this application and has determined that the same meets all applicable Levels of Service standards for an initial development order, as specified in the adopted Comprehensive Development Master Plan for potable water supply, wastewater disposal and flood protection.

1610

Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

In summary, the application meets the minimum requirements of Chapter 24 of the Code and therefore, it may be scheduled for public hearing; furthermore, this memorandum shall constitute DERM's written consent to that effect as required by the Code. Additionally, DERM has also evaluated the application so as to determine its general environmental impact and after reviewing the available information offers no objections to the approval of the request.

cc: Al Torres, Zoning Evaluation - PDR
Skip Scofield, Zoning Review - PDR

16-11

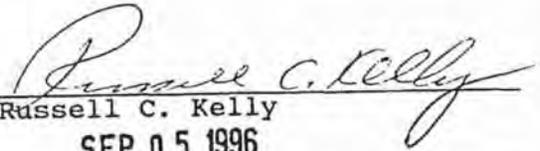
PH# 96-260
ZAB

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Name: Flagler Investment Group, Inc.

This Department has no objections to this application.

This application does not generate any new additional daily peak hour trips, therefore no vehicle trips have been assigned. This meets the traffic concurrency criteria set for an Initial Development Order.


Russell C. Kelly

SEP 05 1996

Date

16-12

DISCLOSURE OF INTEREST*

If the property which is the subject of the application is owned or leased by a CORPORATION, list the principal stockholders and the percentage of stock owned by each. [Note: where the principal officers or stockholders consist of another corporation(s), trustee(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

FLAGLER INVESTMENT GROUP, INC.
CORPORATION NAME

<u>NAME, ADDRESS, AND OFFICE</u>	<u>Percentage of Stock</u>
<u>Elsa Guiribitey</u>	<u>100%</u>
<u>12950 SW. 2 Terrace</u>	
<u>Miami, Fl. 33184</u>	
<u> </u>	
<u> </u>	
<u> </u>	

If the property which is the subject of the application is owned or leased by a TRUSTEE, list the beneficiaries of the trust and the percentage of interest held by each. [Note: where the beneficiary/beneficiaries consist of corporation(s), another trust(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

TRUST NAME

<u>NAME AND ADDRESS</u>	<u>Percentage of Interest</u>
<u> </u>	

16-13

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership, or trust.

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

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest shall be filed.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: _____
(Applicant) _____

Sworn to and subscribed before me,
this 1st day of April, 1996

(SEAL)

Notary Public, State of Florida at Large

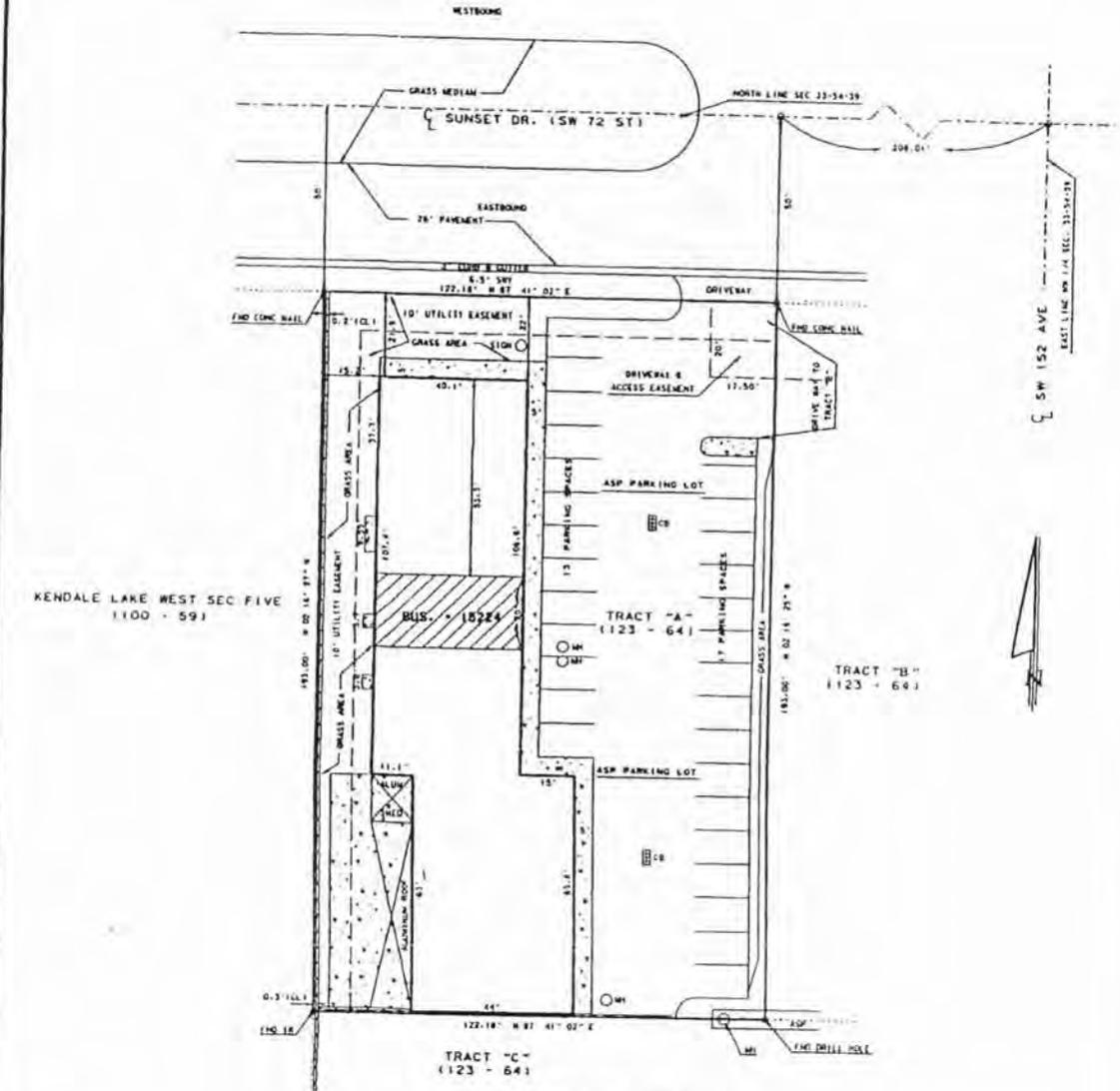
My Commission Expires:

OFFICIAL NOTARY SEAL
FERNANDO J RUIZ
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC293422
MY COMMISSION EXP. JUNE 17, 1997

16-14

* 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 consisting of more than 5,000 separate interests and where no one person or entity holds more than a total of 5% of the ownership interest in the limited partnership.

SPECIAL PURPOSE SURVEY
FOR LOCATION OF CASH OF KENDAL



SKETCH OF SURVEY
Scale: 1" = 30'

LOT AREA
23,880.74 SQ. FT.
GREEN AREA
3,871.25 SQ. FT. (10.18% G)

- LEGEND:**
- FND - FOUND
 - CM - CONCRETE MONUMENT
 - IR - IRON ROD
 - IP - IRON PIPE
 - R/B - RIGHT OF WAY
 - POB - POINT OF BEGINNING
 - POC - POINT OF COMMENCEMENT
 - PC - POINT OF CURVE
 - POC - POINT ON A CURVE
 - CL - CHAIN LINK FENCE
 - WF - WOOD FENCE
 - MB - METAL BOUNDARY MARK
 - M - MEASURED
 - R - RADIUS
 - A - CENTRAL ANGLE
 - E - ELEVATION
 - CM - CONCRETE MONUMENT
 - MM - MANNHOLE
 - CB - CATCH BASIN
 - D - DEED
 - A - ARC
 - C - CHORD

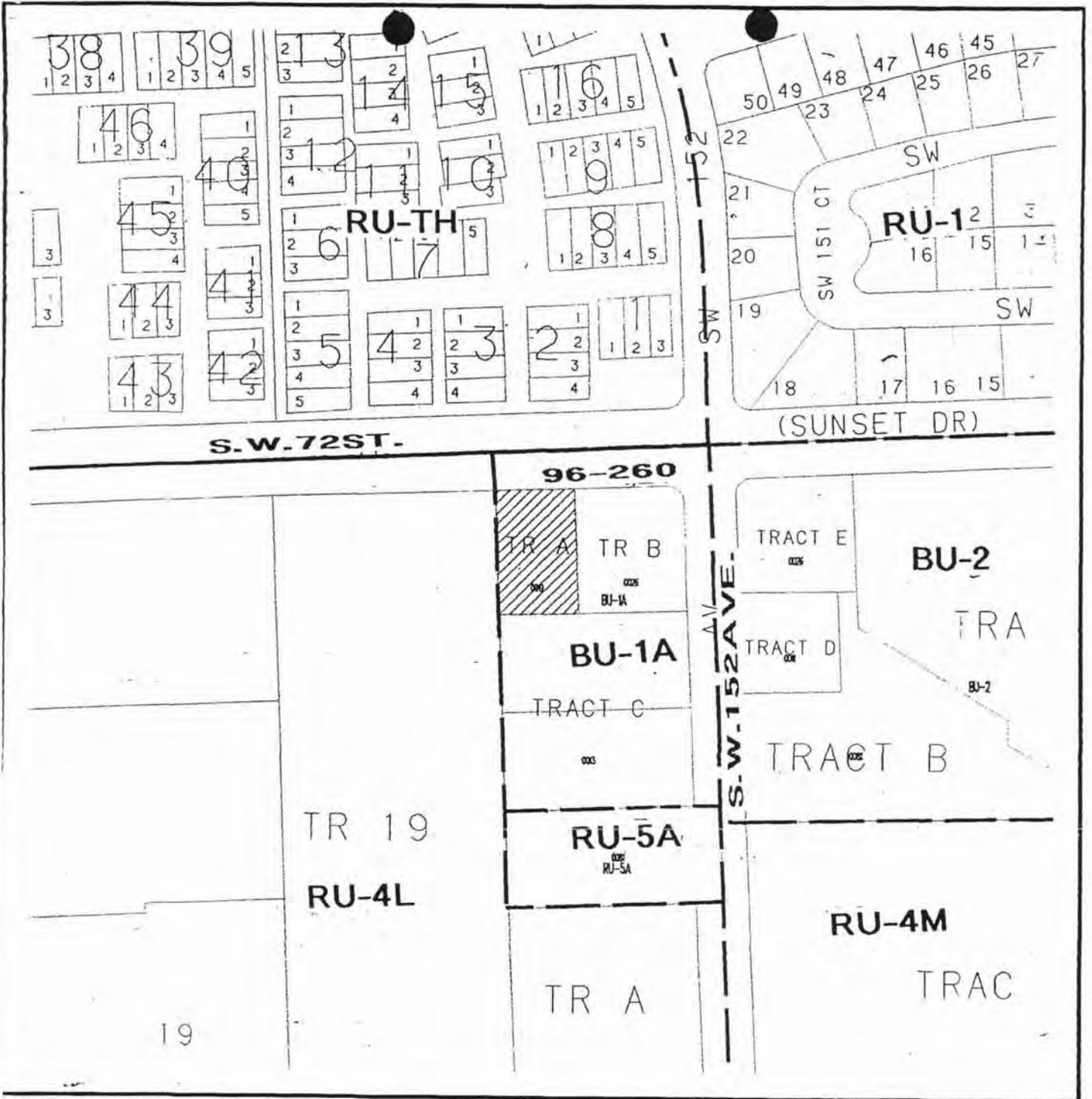
- GENERAL NOTES:**
- 1) OWNERSHIP IS SUBJECT TO OPINION OF TITLE.
 - 2) EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THIS PROPERTY.
 - 3) LOCATION AND IDENTIFICATION OF UTILITIES ON AND/OR ADJACENT TO THE PROPERTY WERE NOT SECURE AS SUCH INFORMATION WAS NOT REQUESTED.
 - 4) NO SEARCH OF PUBLIC RECORDS HAS BEEN MADE BY THIS OFFICE FOR ACCURACY AND/OR OMISSIONS.
 - 5) BEARING SHOWN HEREON (IF ANY) ARE BASED ON ASSUMED MERIDIAN. ELEVATIONS SHOWN HEREON (IF ANY) ARE RELATIVE TO NATIONAL GEODETIC VERTICAL DATUM.
 - 6) THIS CERTIFICATION IS ONLY FOR THE LANDS DESCRIBED. IT IS NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS, OR FREEDOM FROM ENCUMBRANCES. ABSTRACTS NOT REVIEWED.
 - 7) THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND ON THE PUBLIC RECORDS OF THIS COUNTY.
 - 8) THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON AND THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED.
 - 9) NOT VALID UNLESS EMBOSSED SEAL.

CERTIFICATION:
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61G17-8 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

[Signature]
GASPAR A. LOBAINA, P.E., P.L.S.
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 2873
STATE OF FLORIDA

GASPAR A. LOBAINA, P.E., P.L.S. LAND SURVEYORS <small>1941 GARDNER HALL SUITE 100 MIAMI, FLORIDA 33130 PHONE: 305.371.1234</small>	
SUBSECTION 33-54-39	COMMISSIONER DADE
IDENTIFIED TO CASH ON KENDAL	
15224 SW 72 ST., MIAMI, FLA.	
DATE 5/6/96	REV 96-05-06

16-15



LEGEND

 SUBJECT PROPERTY

Due to enlargement, map may not meet National Map Accuracy Standards.

METROPOLITAN DADE COUNTY
Hearing Map

Section: 33 Township: 54 Range: 39
 Process Number: 96000260
 Applicant: FLAGLER INVESTMENT GROUP, INC
 District Number: 11
 Drafter: D. DIONNE
 Scale: 1:200

NOTICE 16-16

This map was created using the Digital Land Database as an alignment base which is owned and Copyrighted by FFL 1992 and contains copyrighted material. The map and associated information is to be used only for public business as may be authorized by law and no reproduction for commercial use or sale is permitted. No expressed or implied warranties including but not limited to the implied warranties of MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE are made. The materials contained herein are provided "as is" and may contain inaccuracies. User is warned to verify the materials herein at user's own risk and to verify the material's accuracy independently and assumes the risk of any and all loss. For further information regarding access to use the Digital Land Database, please contact FFL at 1-407-694-3760. This notice shall be placed on all copies redistributed in the course of public business as authorized by law.



RESOLUTION NO. 5-ZAB-217-96

WHEREAS, J & J JEWELRY III had applied for the following:

USE VARIANCE & SPECIAL EXCEPTION to permit a pawn shop for jewelry only in connection with a jewelry store.

Plans are on file and may be examined in the Zoning Department consisting of two sheets entitled "Country Mall Plaza Corp.," as prepared by Sotolongo, Oliva & Associates, and dated stamped received May 6, 1996. Plans may be modified at public hearing.

SUBJECT PROPERTY: A portion of the south ½ of the SE ¼ of the NE ¼ of Section 27, Township 55 South, Range 39 East, being particularly described as follows:

Commence at the Southeast corner of the NE ¼ of Section 27, Township 55 South, Range 39 East; thence run west along the south boundary of the NE ¼ of said Section 27 for a distance of 332.96' to the Southeast corner of the SW ¼ of the SE ¼ of the NE ¼ of said Section 27; thence run N2°36'12"E for a distance of 35' to the Point of beginning of the parcel of land hereinafter to be described; thence continue on the last described course along the west boundary of the east ½ of the SE ¼ of the NE ¼ of said Section 27 for a distance of 634.654' to the Northwest corner thereof; thence run S89°55'56.5"E along the north boundary of the east ½ of the SE ¼ of the NE ¼ of said Section 27 for a distance of 300.062' to a Point of intersection with a line that is parallel to and 35' west of the east boundary of the SE ¼ of the NE ¼ of said Section 27; thence run S2°47'15.3"W along the last described line for a distance of 584.444' to Point; thence run S41°19'54.1"W along a line parallel to and 330' NW/ly of as measured at right angles to the NW/ly right-of-way line of the Seaboard Coast Line Railroad for a distance of 66.444' to a Point of intersection with a line that is parallel to and 35' north of the south boundary of the NE ¼ of said Section 27; thence run west along the last described line for a distance of 256.584' to the Point of beginning. A/K/A: That portion of the east ½ of the SE ¼ of the NE ¼ of Section 27, Township 55 South, Range 39 East, lying NW/ly of a line parallel to and 330' NW/ly of as measured at right angles to the NW/ly right-of-way line of the Seaboard Coast Line Railroad, less the east 35' and less the south 35' thereof.

LOCATION: 15908 S.W. 137 Avenue, (Bay 13), Dade County, Florida, and

WHEREAS, a public hearing of the Metropolitan Dade County Zoning Appeals Board was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and

WHEREAS, this Board has been advised that the subject application has been reviewed for compliance with concurrency requirements for levels of services and, at this stage of the request, the same was found to comply with the requirements, and

WHEREAS, upon due and proper consideration having been given to the matter it is the opinion of this Board that the requested use variance and special exception would be compatible with the area and its development and would be in harmony with the general purpose and intent of the regulations and would conform with the requirements and intent of the Zoning Procedure Ordinance, and

WHEREAS, a motion to approve the application was offered by Carlos Martell, seconded by Humberto Amaro, and upon a poll of the members present, the vote was as follows:

Humberto Amaro	aye	Barbara Hardemon	absent
Willie Barnett	absent	Eric Jacobs	aye
Wilfredo Calvino, Jr.	absent	Carlos Martell	aye
Raul Del Portillo	aye	Charlie McGarey	aye
Gerri J. Fontanella	absent	Jonathan Rubin	absent
Colleen Griffin	nay	June Stevens	absent
		Frank Colunga	aye

NOW THEREFORE BE IT RESOLVED by the Metropolitan Dade County Zoning Appeals Board that the requested application be and the same is hereby approved, subject to the following conditions:

1. That a site plan be submitted to and meet with the approval of the Director of the Department of Planning, Development and Regulation, 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 "Country Mall Plaza Corp.," as prepared by Sotolongo, Oliva & Associates, and dated stamped received May 6, 1996.
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 Dade County Department of Planning, Development and Regulation, 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.
6. That outdoor display shall be prohibited.
7. That a Declaration of Use be submitted to and meet the approval of the Director of the Department of Planning, Development and Regulation; said Declaration of Use to be to the effect that the pawn shop activities be limited to the sale of used jewelry only.
8. That the pawn shop use be operated solely as an accessory use in connection with the jewelry store, and if the jewelry store use is terminated, the pawn shop use will automatically expire and shall be discontinued.
9. That the operating hours for the pawn shop use not extend beyond those for the jewelry store.

BE IT FURTHER RESOLVED, notice is hereby given to the applicant that the request herein constitutes an initial development order and does not constitute a final development order and that one, or more, concurrency determinations will subsequently be required before development will be permitted.

The Director is hereby authorized to make the necessary notations upon the maps and records of the Dade County Department of Planning, Development and Regulation and to issue all permits in accordance with the terms and conditions of this resolution.

PASSED AND ADOPTED this 17th day of July, 1996.

Hearing No. 96-7-29
bn

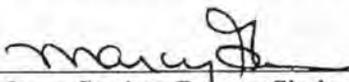
STATE OF FLORIDA

COUNTY OF DADE

I, Marcy Gordon, as Deputy Clerk and Legal Counsel for the Dade County Department of Planning, Development and Regulation as designated by Guillermo E. Olmedillo, Director of the Metropolitan Dade County Department of Planning, Development and Regulation and Ex-Officio Secretary of the Metropolitan Dade County Zoning Appeals Board, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. 5-ZAB-217-96 adopted by said Zoning Appeals Board at its meeting held on the 17th day of July, 1996.

IN WITNESS WHEREOF, I have hereunto set my hand on this 6th day of August, 1996.





Marcy Gordon, Deputy Clerk and Legal Counsel
Metropolitan Dade County
Department of Planning, Development
and Regulation

15. J. & J. JEWELRY III
(Applicant)

96-7-29
District

Property Owner (if different from applicant) Same.

Is there an option to purchase / lease the property predicated on the approval of the zoning request? Yes
 No

Disclosure of interest form attached? Yes No

Previous Zoning Hearings on the Property:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
1988	Suzanne C. Schmidt	AU to RU-1; S.E. for zero lot line; AU to BU-1A.	CC	Appr/conds.
1994	Michael Nevel, Trustee	Modif. cond. of prev. appr. resolution & Declaration of Restriction; NUV of landscaping.	CC	Appr/conds.

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

BACKGROUND INFORMATION

ENFORCEMENT HISTORY

J and J Jewelry Inc.

15908 S.W. 137 Avenue
Dade County, Florida

APPLICANT

ADDRESS

July 17, 1996

96-258

DATE

HEARING NO.

CURRENT ENFORCEMENT:

NO CURRENT ENFORCEMENT ACTION.

HEARING NO. 96-7-29 (96-258)

27-55-39
District 9

APPLICANT: J & J JEWELRY III

USE VARIANCE & SPECIAL EXCEPTION to permit a pawn shop for jewelry only in connection with a jewelry store.

Plans are on file and may be examined in the Zoning Department consisting of two sheets entitled "Country Mall Plaza Corp.," as prepared by Sotolongo, Oliva & Associates, and dated stamped received May 6, 1996. Plans may be modified at public hearing.

SUBJECT PROPERTY: A portion of the south $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 27, Township 55 South, Range 39 East, being particularly described as follows:

Commence at the Southeast corner of the NE $\frac{1}{4}$ of Section 27, Township 55 South, Range 39 East; thence run west along the south boundary of the NE $\frac{1}{4}$ of said Section 27 for a distance of 332.96' to the Southeast corner of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 27; thence run N2°36'12"E for a distance of 35' to the Point of beginning of the parcel of land hereinafter to be described; thence continue on the last described course along the west boundary of the east $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 27 for a distance of 634.654' to the Northwest corner thereof; thence run S89°55'56.5"E along the north boundary of the east $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 27 for a distance of 300.062' to a Point of intersection with a line that is parallel to and 35' west of the east boundary of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 27; thence run S2°47'15.3"W along the last described line for a distance of 584.444' to Point; thence run S41°19'54.1"W along a line parallel to and 330' NW/ly of as measured at right angles to the NW/ly right-of-way line of the Seaboard Coast Line Railroad for a distance of 66.444' to a Point of intersection with a line that is parallel to and 35' north of the south boundary of the NE $\frac{1}{4}$ of said Section 27; thence run west along the last described line for a distance of 256.584' to the Point of beginning. A/K/A: That portion of the east $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 27, Township 55 South, Range 39 East, lying NW/ly of a line parallel to and 330' NW/ly of as measured at right angles to the NW/ly right-of-way line of the Seaboard Coast Line Railroad, less the east 35' and less the south 35' thereof.

LOCATION: 15908 S.W. 137 Avenue, (Bay 13), Dade County, Florida.

SIZE OF PROPERTY: 5.1 Acres

PRESENT ZONING: BU-1A (Business - Limited)

✓
5-3

AGENDA ITEM NO.: 15
HEARING NO.: 96-7-29
HEARING DATE: 7/17/96
PH #: Z96000258

ZONING EVALUATION

o EXISTING ZONING AND LAND USE:

Subject property: BU-1A; shopping center

Surrounding property:

North:	RU-2; single family residences
East:	AU; groves
South:	RU-3M; single family residences
West:	RU-1 & RU-3M; single family residences

Size of property: 5.1 acres

o ANALYSIS:

The applicant is seeking a use variance and special exception to permit a pawn shop for jewelry only in connection with an existing jewelry store. The existing jewelry store is located within a shopping center, zoned BU-1A, Limited Business District, located on the northwest corner of SW 160 Street and SW 137 Avenue in southwest Dade County. The 2000-2010 Comprehensive Development Master Plan (CDMP) designates this area for Low-Medium density residential use, up to 13 dwelling units per gross acre on the Land Use Plan (LUP) map.

Staff has no objection to this application with conditions, including that a Declaration of Use be submitted and approved by the Department, limiting the pawn shop activities to the pawning of used jewelry only. Inasmuch as the applicant must demonstrate unnecessary hardship in this case, it is staff's opinion that consideration must be given to the location of the business on SW 137 Avenue, a section line roadway. Other supportive factors are the large size of the shopping center, with 39 stores which offers a wide array of goods and services and the internal location of the proposed pawn shop within the shopping center. Staff also feels that considering the nature of a jewelry store operation, the pawning of used jewelry will be a logically ancillary use to the existing jewelry store. In this regard, with the imposed conditions, the pawn shop for the pawning and sales of used jewelry will not be contrary to the public interest or land use regulations and will allow the applicant a use of the premises that will not detrimentally impact the surrounding area. Accordingly, staff recommends that this application be approved subject to conditions.

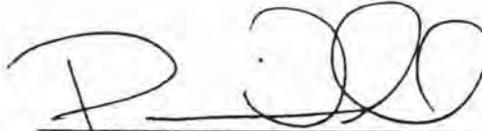
ZONING EVALUATION

- o RECOMMENDATION: Approval with conditions.
- o CONDITIONS:
 1. That a site plan be submitted to and meet with the approval of the Director 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 "Country Mall Plaza Corp.," as prepared by Sotolongo, Oliva, & Associates, and dated stamped received May 6, 1996.
 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 the Department, 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.
 6. That outdoor display shall be prohibited.
 7. 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 be limited to the sale of used jewelry only.
 8. That the pawn shop use be operated solely as an accessory use in connection with the jewelry store, and if the jewelry store use is terminated, the pawn shop use will automatically expire and shall be discontinued.
 9. That the operating hours for the pawn shop use not extend beyond those for the jewelry store.

AGENDA ITEM NO.: 15
HEARING NO.: 96-7-29
HEARING DATE: 7/17/96
PAGE THREE

ZONING EVALUATION

DATE INSPECTED: 6/20/96
DATE TYPED: 7/4/96
DATE REVISED:
DATE FINALIZED: 7/12/96
RGV:AJT:JDR



Reinaldo G. Villar, Acting Assistant Director
Zoning and Permitting Division
Metropolitan Dade County Department of
Planning, Development and Regulation

This item has been reviewed and approved for consistency with the standards of Ordinance #89-66, adopted on July 11, 1989, which established Dade County's Concurrency Management Program.

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

15-16

METROPOLITAN DADE COUNTY DEPARTMENT OF PLANNING, DEVELOPMENT AND REGULATION
RECOMMENDATION TO THE ZONING APPEALS BOARD

APPLICANT J & J Jewelry III
SECTION 27-55-39
COMMISSION DISTRICT 9

DATE: July 17, 1996
ZAB HEARING ITEM NO.96-7-29

GENERAL INFORMATION

REQUEST

Use Variance & Special Exception to permit a pawn shop for jewelry only in connection with a jewelry store.

PURPOSE

To permit a pawn shop for jewelry only in conjunction with a proposed jewelry store.

LOCATION

15908 SW 137 Avenue (Bay 13)

SIZE 5.1 acres

EXISTING ZONING AND LAND USE

SUBJECT PROPERTY BU-1A, shopping center (under construction)

SURROUNDING PROPERTY

NORTH

RU-2, zero lot line subdivision

SOUTH

RU-3M & AU, FP&L easement

EAST

AU, unimproved

WEST

RU-1 & RU-3M. zero lot line subdivision and apartments.

COMPREHENSIVE DEVELOPMENT MASTER PLAN and/or SPECIAL STUDIES

1. The Adopted 2000 and 2010 Land Use Plan designates the subject property as being within the Urban Development Boundary for low-medium density residential, up to 13 dwelling units per gross acre.
2. Within each map category numerous land uses, zoning districts and housing types may occur. Many existing uses and zoning districts are not specifically depicted on the Plan map. However, all such existing lawful uses and zoning districts are deemed to be consistent with this Plan unless such a use or zoning district: (a) is found through a subsequent planning study, as provided in Land Use Policy 5D, to be inconsistent with the criteria set forth below; and (b) the implementation of such a finding will not result in a temporary or permanent taking or in the abrogation of vested rights as determined by the Code of Metropolitan Dade County, Florida (Land Use Element, Page I-38).

5-7

RECOMMENDATION

APPROVAL WITH CONDITION

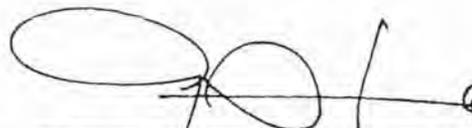
CONDITIONS

That the use be limited to the pawning and sale of used jewelry only.

ANALYSIS

The applicant is requesting a use variance as well as a special exception to permit the establishment of a pawn shop for the sale and pawning of used jewelry only in conjunction with a proposed jewelry shop. The jewelry shop, currently under construction, will be located in a five-acre shopping center, on the east side of SW 137 Avenue, north of SW 160 Street. The 2000 and 2010 Land Use Plan map designates the subject property for low-medium density residential development, up to 13.0 dwelling units per gross acre. However, the existing BU-1A zoning designation is a lawfully established zoning classification. The shopping center will be the standard strip commercial, "L" shaped center and the proposed jewelry store will be located in the middle of the center. The store unit will only be 960 square feet. This request is similar to numerous pawn shops approved for the pawning and sale of used jewelry only in conjunction with a jewelry store. Accordingly, the Planning Division recommends approval of the subject application.

GEO:EES:md
DATE TYPED:6/17/96
DATE REVISED:



Guillermo E. Olmedillo, Director
Department of Planning, Development
and Regulation

MEMORANDUM

TO: Reinaldo Villar
Assistant Director
Department of Planning,
Development and Regulation

DATE: 19-JUN-1996

SUBJECT: ZAB #Z96000258
J & J JEWELRY III
15908 SW 137 AVE
U.U. & S.E. to permit proposed Pawn
Shop occupancy (BU-1A) (5.1 Ac)
27-55-39

FROM: Alyce M. Robertson *Alyce M. Robertson*
Assistant Director
Environmental Resources Management

DERM has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of Metropolitan Dade County, Florida. Accordingly, the application may be scheduled for public hearing. DERM has also evaluated the request insofar as the general environmental impact that may derive from it and based upon the available information offers no objection to its approval.

This Department has no pertinent comments regarding this application since the request does not entail any environmental concern.

CONCURRENCY REVIEW SUMMARY

The Department has conducted a concurrency review for this application and has determined that the same meets all applicable Levels of Service standards for an initial development order, as specified in the adopted Comprehensive Development Master Plan for potable water supply, wastewater disposal and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

In summary, the application meets the minimum requirements of Chapter 24 of the Code and therefore, it may be scheduled for public hearing; furthermore, this memorandum shall constitute DERM's written consent to that effect as required by the Code. Additionally, DERM has also evaluated the application so as to determine its general environmental impact and after reviewing the available information offers no objections to the approval of the request.

cc: Al Torres, Zoning Evaluation - PDR
Skip Scofield, Zoning Review - PDR

PH# 96-258
ZAB

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Name: J & J Jewelry III

This Department has no objections to this application.

This application meets the traffic concurrency criteria for an Initial Development Order, because it was evaluated and approved previously under T-18997 Plat.



Russell C. Kelly

JUN 25 1996

Date

DISCLOSURE OF INTEREST*

If the property which is the subject of the application is owned or leased by a CORPORATION, list the principal stockholders and the percentage of stock owned by each. [Note: where the principal officers or stockholders consist of another corporation(s), trustee(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

J & J Jewelry III
CORPORATION NAME

<u>NAME, ADDRESS, AND OFFICE</u>	<u>Percentage of Stock</u>
<u>JUAN CABRERA</u>	
<u>21770 SW 234ST</u>	
<u>MIA. FL. 33031</u>	<u>100 %</u>
<u>PRESIDENT.</u>	

If the property which is the subject of the application is owned or leased by a TRUSTEE, list the beneficiaries of the trust and the percentage of interest held by each. [Note: where the beneficiary/beneficiaries consist of corporation(s), another trust(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

TRUST NAME

NAME AND ADDRESS

Percentage of Interest

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership, or trust.

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

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest shall be filed.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

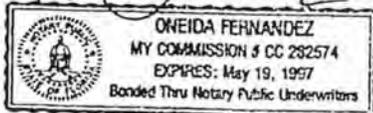
Signature: *Juan Cabero*
 (Applicant) Mr. JUAN CABERO

Sworn to and subscribed before me,
 this 22ND day of April, 19 96.

Oneida Fernandez
 Notary Public, State of Florida at Large
 ONEIDA FERNANDEZ

(SEAL)

My Commission Expires:



* 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 consisting of more than 5,000 separate interests and where no one person or entity holds more than a total of 5% of the ownership interest in the limited partnership.

15-12

DISCLOSURE OF INTEREST*

If the property which is the subject of the application is owned or leased by a CORPORATION, list the principal stockholders and the percentage of stock owned by each. [Note: where the principal officers or stockholders consist of another corporation(s), trustee(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

COUNTRY MALL PLAZA, Inc.
CORPORATION NAME

<u>NAME, ADDRESS, AND OFFICE</u>	<u>Percentage of Stock</u>
<u>PEORO ADRIAN 2460 S.W. 137 AVE</u>	<u>12 1/2 %</u>
<u>ADRIAN ADRIAN 2460 S.W. 137 AVE</u>	<u>12 1/2 %</u>
<u>PEORO J. ADRIAN 2460 S.W. 137 AVE</u>	<u>25 %</u>
<u>ALVARO L. ADRIAN 2460 S.W. 137 AVE</u>	<u>25 %</u>
<u>ADRIA M. ADRIAN 2460 S.W. 137 AVE</u>	<u>25 %</u>
<u>MIAMI, FLA 33175</u>	

If the property which is the subject of the application is owned or leased by a TRUSTEE, list the beneficiaries of the trust and the percentage of interest held by each. [Note: where the beneficiary/beneficiaries consist of corporation(s), another trust(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

<u>TRUST NAME</u>	<u>Percentage of Interest</u>
<u> </u>	<u> </u>

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership, or trust.

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

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest shall be filed.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

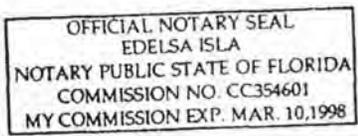
Signature: *[Handwritten Signature]*
 (Applicant) PIERO BOELIAN

Sworn to and subscribed before me,
 this 30th day of April, 19 94

(SEAL)

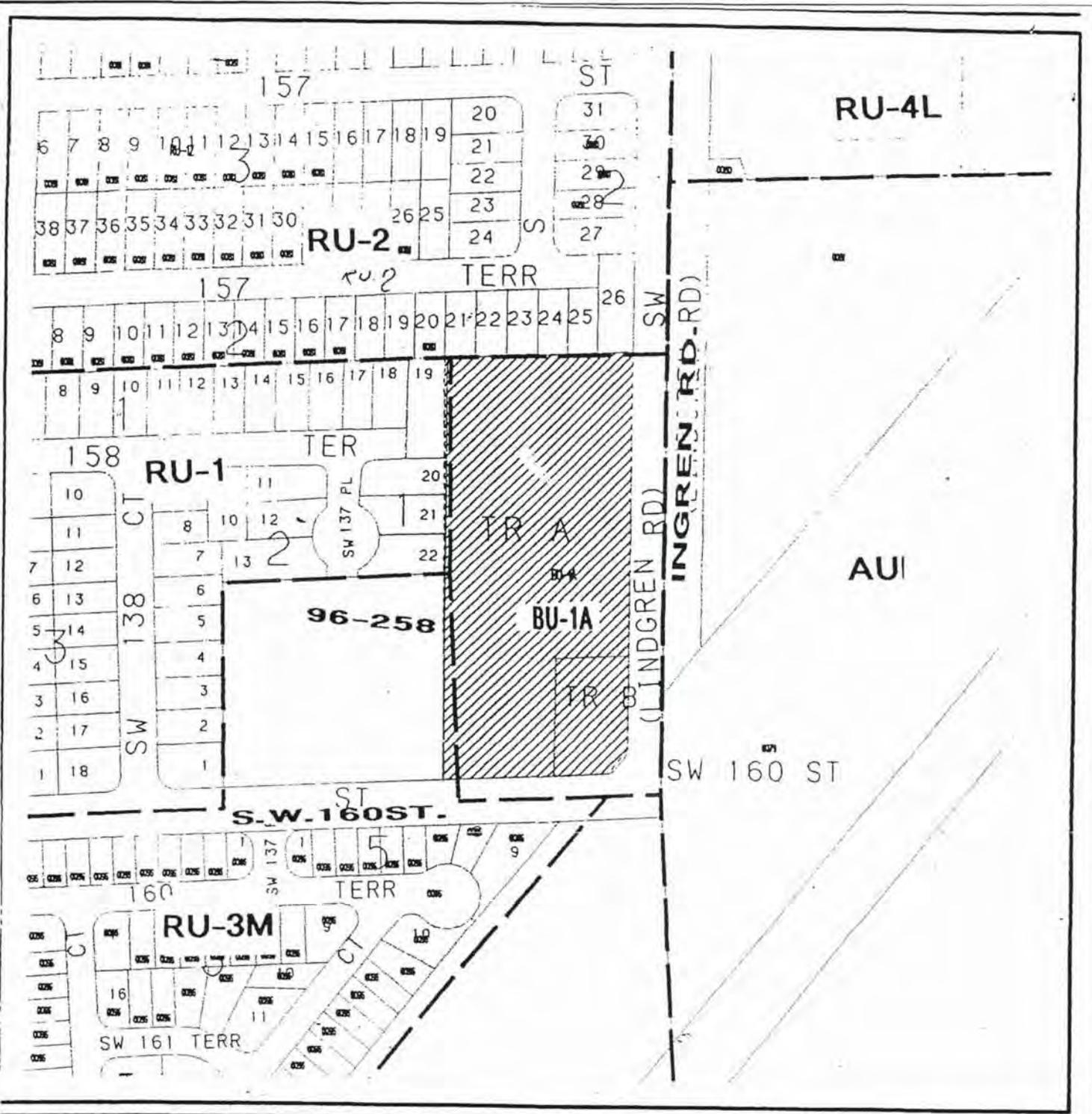
[Handwritten Signature]
 Notary Public, State of Florida at Large

My Commission Expires:



* 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 consisting of more than 5,000 separate interests and where no one person or entity holds more than a total of 5% of the ownership interest in the limited partnership.

5-14



LEGEND

 SUBJECT PROPERTY

Due to enlargement, map may not meet National Map Accuracy Standards.

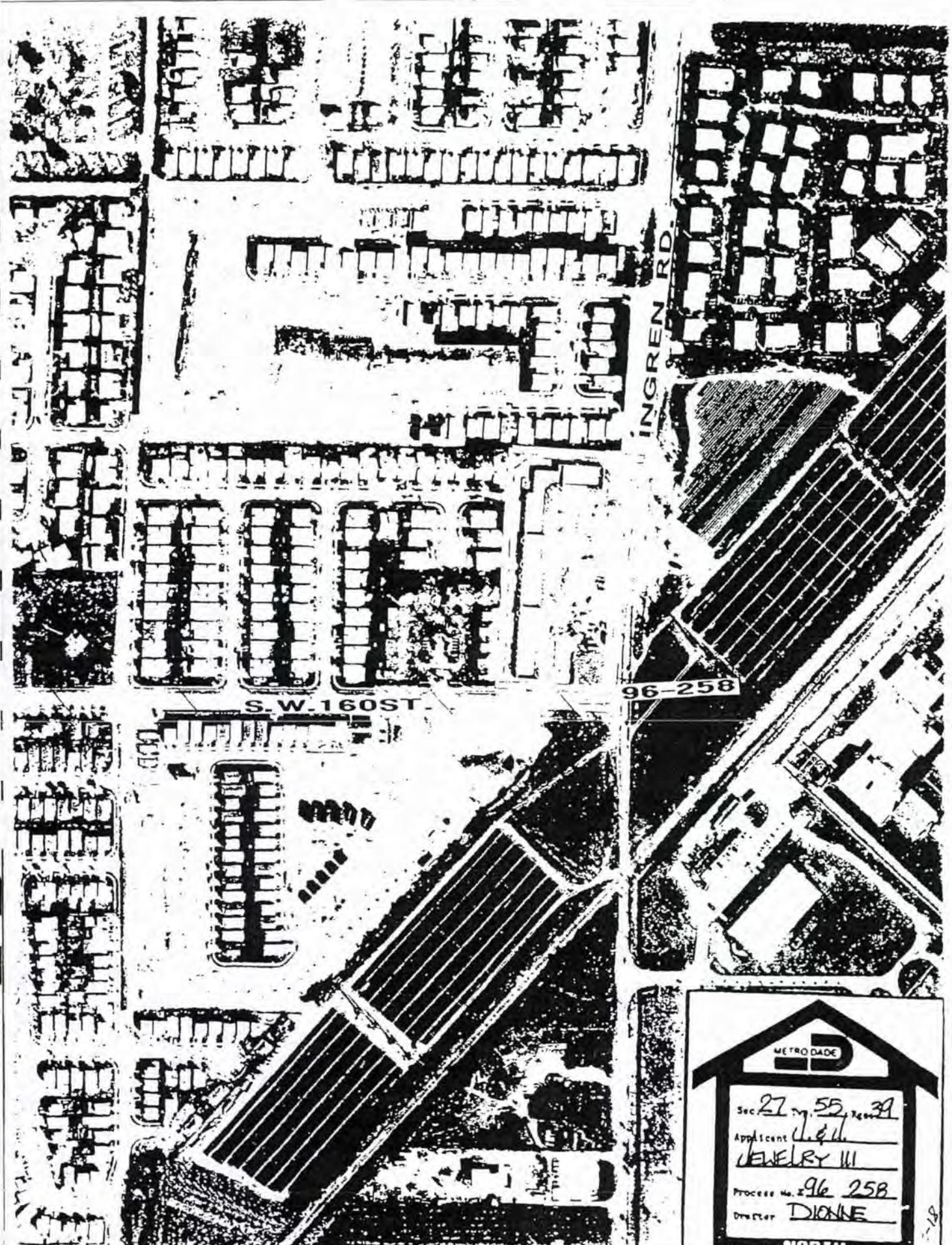
METROPOLITAN DADE COUNTY Hearing Map

NOTICE

Section: 27 Township: 55 Range: 39
 Process Number: 96000258
 Applicant: J. & J. JEWELRY II
 District Number: 9
 Drafter: D. DIONE
 Scale: 1:200

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Sec	27	of	55	of	39
Applicant	J & W				
	JEWELRY III				
Process No.	96 258				
Director	DIONNE				
MORAL					

RESOLUTION NO. 5-ZAB-451-94

WHEREAS, JORGE ALONSO had applied for the following:

USE VARIANCE AND SPECIAL EXCEPTION to permit a proposed pawn shop in conjunction with an existing jewelry store.

Plans are on file and may be examined in the Zoning Department entitled "Westchester Mall," as prepared by Gamble and Gilroy, A.I.A., dated stamped received May 6, 1994. Plans may be modified at public hearing.

SUBJECT PROPERTY: A unit of WESTCHESTER MALL, Section 15, Township 54 South, Range 40 East; CORAL WAY VILLAGE SECTION A, PART 5, replat of tract C, Plat book 68, Page 61; Tract C less the west 316' of the north 478' of the south 508' and less the west 100' of the most N/ly 150' of Tract C and less the west 12' of the north 70.05' of the south 578' and less the west 12' of the south 30' thereof.

LOCATION: 8518 S.W. 24 Street, more particularly described as a unit within an existing 16.17 acre shopping center, Dade County, Florida, and

WHEREAS, a public hearing of the Metropolitan Dade County Zoning Appeals Board was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and

WHEREAS, this Board has been advised that the subject application has been reviewed for compliance with concurrency requirements for levels of services and, at this stage of the request, the same was found to comply with the requirements, and

WHEREAS, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested use variance and special exception, on a modified basis to permit the pawning of used jewelry only in connection with a jewelry store, would be compatible with the area and its development and would be in harmony with the general purpose and intent of the regulations and would conform with the requirements and intent of the Zoning Procedure Ordinance, and

WHEREAS, the following motion was offered by June Stevens seconded by Herminia Herrera and upon a poll of the members present, the vote was as follows:

Humberto Amaro	absent	Herminia Herrera	aye
Willie Barnett	absent	Eric Jacobs	aye
Wilfredo Calvino, Jr.	aye	Charlie McGarey	aye
Frank Colunga	aye	Jonathan Rubin	aye
Mavel Cruz	aye	June Stevens	aye
Raul Del Portillo	aye	Colleen Griffin	aye
Barbara Hardemon	aye		

NOW THEREFORE BE IT RESOLVED by the Metropolitan Dade County Zoning Appeals Board that the application be and the same is hereby approved, subject to the following conditions:

1. That a plot use plan be submitted to and meet with the approval of the Zoning Director; said plan to include among other things but not be limited thereto, location of building or buildings, type and location of signs, light standards, parking areas, exits and entrances, drainage, walls, landscaping, etc.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Westchester Mall," as prepared by Gamble and Gilmo, A.I.A., dated stamped received May 6, 1994.
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 Dade County Building and Zoning Department, upon compliance with all terms and conditions, the same subject to cancellation upon violation of any of the conditions.
5. That the hours of operation must conform to the requirements of Section 21-29 of the Code of Metropolitan Dade County.
6. That the applicant submit a Declaration of Use meeting with the approval of the Zoning Director that the pawn shop activities be limited to the sale of used jewelry only.
7. That if the operation of the jewelry store is abated, the pawn shop use will be discontinued.
8. That no signage in connection with the pawn shop use shall be permitted on the subject property.

BE IT FURTHER RESOLVED, notice is hereby given to the applicant that the request herein constitutes an initial development order and does not constitute a final development order and that one, or more, concurrency determinations will subsequently be required before development will be permitted.

The Zoning Director is hereby directed to make the necessary notations upon the maps and records of the Dade County Building and Zoning Department and to issue all permits in accordance with the terms and conditions of this resolution.

PASSED AND ADOPTED this 9th day of November, 1994.

Hearing No. 94-11-14
Typed 11/17/94 bn

STATE OF FLORIDA

COUNTY OF DADE

I, Marcy Gordon, Legal Counsel of Dade County Building and Zoning Department, as designated by Carlos F. Bonzon, Ph.D., P.E., Director of the Metropolitan Dade County Building and Zoning Department and Ex-Officio Secretary of the Metropolitan Dade County Zoning Appeals Board, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. 5-ZAB-451-94 adopted by said Zoning Appeals Board at its meeting held on the 9th day of November, 1994.

IN WITNESS WHEREOF, I have hereunto set my hand on this 29th day of November, 1994.

SEAL



Marcy Gordon

Marcy Gordon, Deputy Clerk and Legal Counsel
Metropolitan Dade County
Building and Zoning Department

22. JORGE ALONSO
(Applicant)

94-11-14
District 6

Property Owner (if different from applicant) Westchester Mall Ltd. Part.

Is there an option to purchase () / lease () the property predicated on the approval of the zoning request? Yes () No (x)

If so, who are the interested parties?

Disclosure of interest form attached? Yes (x) No ()

Previous Zoning Hearings on the Property:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
1970	Robert Churchkrow Const. Co. & S.S. Kresge Co.	NUV for a sign.	ZAB	Approved
1973	Albert E. Engle	UU for amuse. ent.	ZAB	Approved
1975	Fla. Fed. S & L Assn.	NUV for a sign.	ZAB	Approved
1977	Vallamo, Inc.	Modif. of cond. of prev. appr. reso.	ZAB	Approved
1981	Walgreen Co.	S.E. for spacing.	ZAB	Approved
1992	Westchester Mall Assoc.	NUV for a sign.	ZAB	Approved
1992	K-Mart Corp.	NUV for outdoor retail garden sales.	ZAB	Approved

Action taken today does not constitute a final development order, and one of more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

22-1

BACKGROUND INFORMATION

ENFORCEMENT HISTORY

<u>Jorge Alonso</u>	<u>8518 S.W. 24 Street</u> <u>Dade County, Florida</u>
APPLICANT	ADDRESS
<u>November 9, 1994</u>	<u>94-353</u>
DATE	HEARING NO.

CURRENT ENFORCEMENT:

NO CURRENT ENFORCEMENT ACTION.

22-2

ZONING DIRECTOR'S RECOMMENDATION

ZONING APPEALS BOARD

HEARING DATE: NOVEMBER 9, 1994
Page Two

HEARING NO. 94-11-14 (94-353)

logical ancillary use to the jewelry store that will be compatible with the neighborhood-serving character of the shopping center, and in harmony with the surrounding area. Staff notes that since the pawn shop use will be limited to used jewelry only, signage in connection with the pawn shop will be prohibited, and by imposing certain other conditions, any impact from the proposed use in the area will be minimized. In this regard, staff feels the proposed pawn shop use with imposed conditions will not be contrary to the public interest or the land use regulations, while at the same time, will allow the applicant a use of the premises that will not detrimentally impact the surrounding area. Accordingly, staff recommends modified approval of this application, to permit a pawn shop for the pawning of used jewelry only in connection with a jewelry store, subject to the following conditions:

1. That a plot use plan be submitted to and meet with the approval of the Zoning Director; said plan to include among other things but not be limited thereto, location of building or buildings, type and location of signs, light standards, parking areas, exits and entrances, drainage, walls, landscaping, etc.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Westchester Mall," as prepared by Gamble and Gilmo, A.I.A., dated stamped received May 6, 1994.
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 Dade County Building and Zoning Department, upon compliance with all terms and conditions, the same subject to cancellation upon violation of any of the conditions.
5. That the hours of operation must conform to the requirements of Section 21-29 of the Code of Metropolitan Dade County.
6. That the applicant submit a Declaration of Use meeting with the approval of the Zoning Director that the pawn shop activities be limited to the sale of used jewelry only.

22-4

ZONING DIRECTOR'S RECOMMENDATION

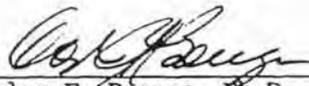
ZONING APPEALS BOARD

HEARING DATE: NOVEMBER 9, 1994
Page Three

HEARING NO. 94-11-14 (94-353)

7. That if the operation of the jewelry store is abated, the pawn shop use will be discontinued.
8. That no signage in connection with the pawn shop use shall be permitted on the subject property.

DATE INSPECTED: 10/18/94
DATE TYPED: 10/31/94
CFB:RGV:AJT:MTF:mr
DATE REVISED:
DATE FINAL: 11/3/94
cc: Mr. Guillermo E. Olmedillo


Carlos F. Bonzon, Ph.D., P.E.
Director
METROPOLITAN DADE COUNTY
BUILDING & ZONING DEPT.

This item has been reviewed and approved for consistency with the standards of Ordinance #89-66, adopted on July 11, 1989, which established Dade County's Concurrency Management Program.

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

22-5

METROPOLITAN DADE COUNTY PLANNING DEPARTMENT
RECOMMENDATION TO THE ZONING APPEALS BOARD

APPLICANT Jorge Alonso
SECTION 15-54-40
COMMISSION DISTRICT 6

DATE: November 9, 1994
ZAB HEARING ITEM NO.94-11-14

GENERAL INFORMATION

REQUEST

Use Variance and Special Exception to permit a pawn shop in conjunction with an existing jewelry store.

PURPOSE To permit the pawning of jewelry.

LOCATION 8518 SW 24 Street

SIZE 16.17 acres

EXISTING ZONING AND LAND USE

SUBJECT PROPERTY BU-2, Westchester Mall

SURROUNDING PROPERTY

NORTH BU-2, Westchester Shopping Center

SOUTH RU-1, single family residences

EAST RU-1, single family residences

WEST BU-2, Westchester Mall

COMPREHENSIVE DEVELOPMENT MASTER PLAN and/or SPECIAL STUDIES

The Adopted 2000 and 2010 Land Use Plan designates the subject property as being within the Urban Development Boundary for business and office.

RECOMMENDATION

APPROVAL WITH ONE CONDITION

CONDITIONS

That the pawn shop be limited to used jewelry only.

22-6

Jorge Alonso
SECTION 15-54-40
ZAB HEARING ITEM NO. 94-11-14
COMMISSION DISTRICT 6

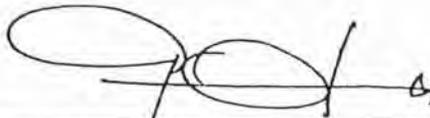
-2-

PH: 94-353
November 9, 1994

ANALYSIS

The subject application is to permit the pawning of used jewelry in conjunction with an existing jewelry store within the Westchester Mall. The pawning of jewelry is a logical ancillary use to jewelry stores found throughout the entire county. Over the past several years, numerous similar requests have been approved by the Zoning Appeals Board, therefore, the approval of this application will not establish a precedent. For all of the aforementioned reasons, the Planning Department recommends that this application be approved.

GEO:GA
DATE TYPED:10/27/94
DATE REVISED:



Guillermo E. Olmedillo, Director
Planning Department

22-7

MEMORANDUM

TO: Reinaldo Villar, Chief
Zoning Control, Building
and Zoning Department

DATE: 21-SEP-1994

SUBJECT: ZAB #Z94000353
JORGE ALONSO
8518 SW 24 ST
U.V. AND S.E. EXCEPTION TO PERMIT A
PROPOSED PAWN SHOP (BU-2) (16.17 AC)
15-54-40

FROM: *F. A. E. E.*
David Ettman, Assistant Director
Environmental Resources Management

DERM has reviewed the subject application and has determined that the same can be approved. Therefore, the request can be scheduled for public hearing. This approval is contingent upon compliance with all Code stipulations contained herein.

POTABLE WATER SUPPLY & WASTEWATER DISPOSAL

Public water and public sanitary sewers can be made available to this property. Therefore, DERM will require connection to the public water supply and public sanitary sewer systems.

Existing public water and sewer facilities and services meet the Level of Service (LOS) standards set forth in the CDMP. Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions stipulated by DERM for this proposed development order.

Notwithstanding the foregoing, in light of the fact that the County's sanitary sewer system has limited sewer collection/transmission and treatment capacity, no new sewer service connections can be permitted until adequate capacity becomes available. Consequently, final development orders for this site may not be granted unless adequate capacity in the sanitary sewer collection/transmission and treatment system is available at the point in time when the project will be contributing sewage to the system or if approval for alternative means of sewage disposal can be obtained. Use of an alternative means of of sewage disposal shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

WATER MANAGEMENT

All stormwater runoff must be retained on-site utilizing properly designed seepage or infiltration drainage structures. Oil and grease separators shall be required on all drainage inlet structures. If project has greater than 40% impervious area, will be required that the first half inch of runoff be treated before excess runoff is discharged into the aquifer.

Any proposed development shall comply with county and federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the Level of Service standards for flood protection set forth in the CDMP subject to compliance with the conditions stipulated by DERM for this proposed development order.

TREE PRESERVATION

22-8

Section 24-60 of the Code requires the preservation of tree resources. A Dade County tree removal permit is required prior to the removal or relocation of any trees. The applicant is advised to contact DERM staff for permitting procedures and requirements prior to development of site and landscaping plans.

Additionally, the following comments are also offered as they contain code requirements which are applicable to certain land uses permitted in the underlying zoning classification.

HAZARDOUS MATERIALS MANAGEMENT

Due to the nature of uses allowed in the existing zoning classification, the applicant may be required to obtain DERM approval for management practices to control the potential discharge and spillage of pollutants associated with some land uses. The Hazardous Facilities Section of DERM should be contacted for further information on required management practices for certain land uses permitted under the existing zoning classification.

OPERATING PERMITS

Section 24-35.1 of the Code authorizes DERM to require operating permits for facilities that could be a source of pollution. The applicant should be advised that the requested use of the subject property may require an operating permit from DERM. It is therefore suggested that the applicant contact DERM concerning operating permit requirements.

CONCURRENCY REVIEW SUMMARY

The department has conducted a concurrency review for this application and has determined that the same meets all applicable Levels of Service (LOS) standards for an initial development order, as specified in the adopted Comprehensive Development Master Plan for potable water supply, wastewater disposal and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

In summary, this application can be scheduled for public hearing; furthermore, this memorandum shall constitute DERM's written approval as required by the Code.

cc: Al Torres, Zoning Evaluation Building and Zoning Dept.
Diane O'Quinn, Zoning Hearings Building and Zoning Dept.
Skip Scofield, Zoning Review Planning Dept.

22-9

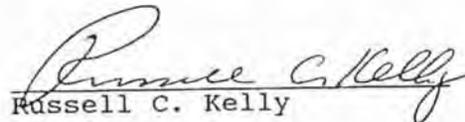
PH# 94-353
ZAB

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Name: Jorge Alonso

This Department has no objections to this application.

The shopping center where this site is planned has allocated sufficient vehicle trips, therefore this application meets the Initial Traffic Concurrency Criteria.


Russell C. Kelly

OCT 06 1994

Date _____

22-10

94-353

DISCLOSURE OF INTEREST*

If the property which is the subject of the application is owned or leased by a CORPORATION, list the principal stockholders and the percentage of stock owned by each. [Note: where the principal officers or stockholders consist of another corporation(s), trustee(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

CORPORATION NAME

NAME, ADDRESS, AND OFFICE

Percentage of Stock

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

If the property which is the subject of the application is owned or leased by a TRUSTEE, list the beneficiaries of the trust and the percentage of interest held by each. [Note: where the beneficiary/beneficiaries consist of corporation(s), another trust(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

TRUST NAME

NAME AND ADDRESS

Percentage of Interest

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

22/11

94-353

If the property which is the subject of the application is owned or leased by a PARTNERSHIP or LIMITED PARTNERSHIP, list the principals of the partnership, including general and limited partners. [Note: where the partner(s) consist of another partnership(s), corporation(s) trust(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

WESTCHESTER MALL ASSOCIATES
PARTNERSHIP OR LIMITED PARTNERSHIP NAME

<u>NAME AND ADDRESS</u>	<u>Percentage of Ownership</u>
John Usdan, 60 E. 42nd St., 1814, N.Y., NY 10165	56.25%
Eico Management, c/o Edward Isaacs Company, 380 Madison Avenue, N.Y., N.Y. 10017	43.75%
_____	_____
_____	_____
_____	_____
_____	_____

If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries, or partners. [Note: where the principal officers, stockholders, beneficiaries, or partners consist of another corporation, trust, partnership, or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

<u>NAME</u>	<u>Percentage of Interest</u>
<u>NAME, ADDRESS, AND OFFICE (if applicable)</u>	
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Date of contract: _____ 22-12

94-353

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership, or trust.

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

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest shall be filed.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: [Handwritten Signature], General Partner
(Applicant)

Sworn to and subscribed before me,
this 6th day of June, 1994

[Handwritten Signature: Isabelle W. Clark]
Notary Public, State of Florida at Large

(SEAL)
ISABELLE W. CLARK
Notary Public, State of New York
No. 41-4930182
Qualified in Queens County
Commission Expires

My Commission Expires: 5/31/95

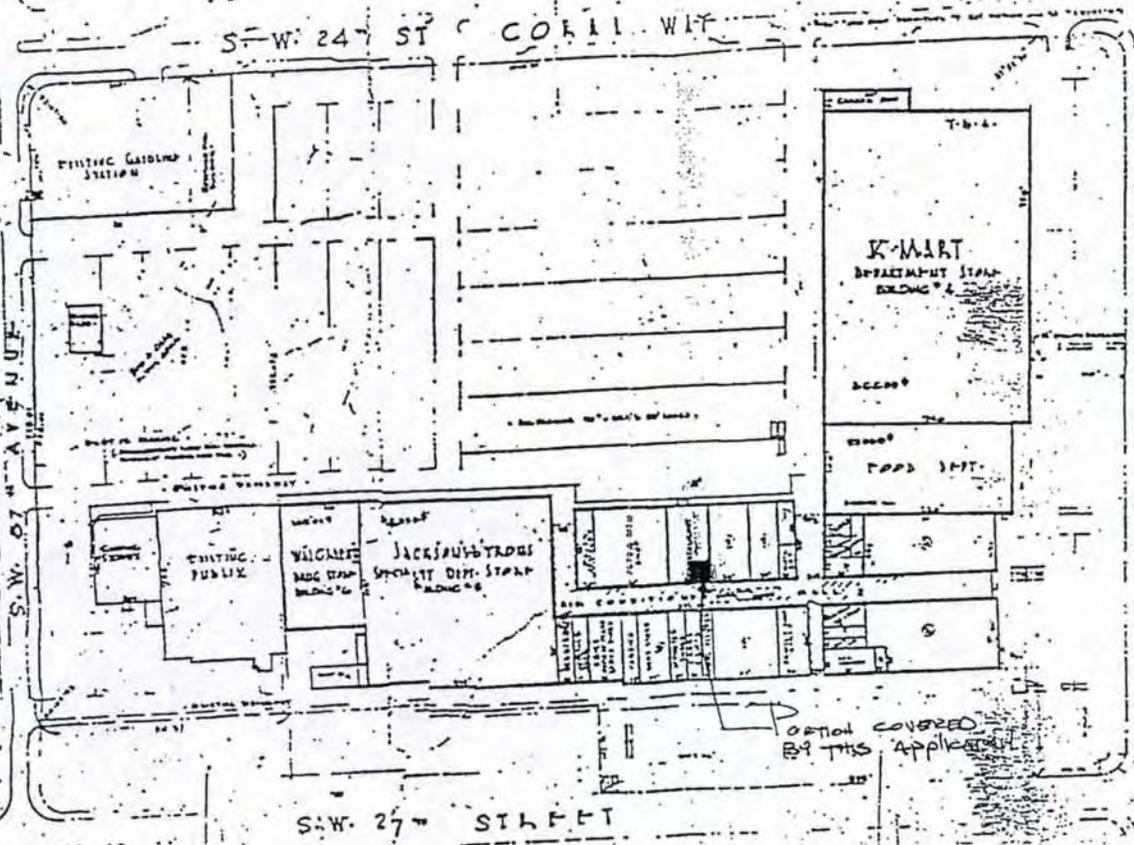
22-13

* 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 consisting of more than 5,000 separate interests and where no one person or entity holds more than a total of 5% of the ownership interest in the limited partnership.

94-353

22-14

SITE PLAN



RECEIVED

MAY 21 1971

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

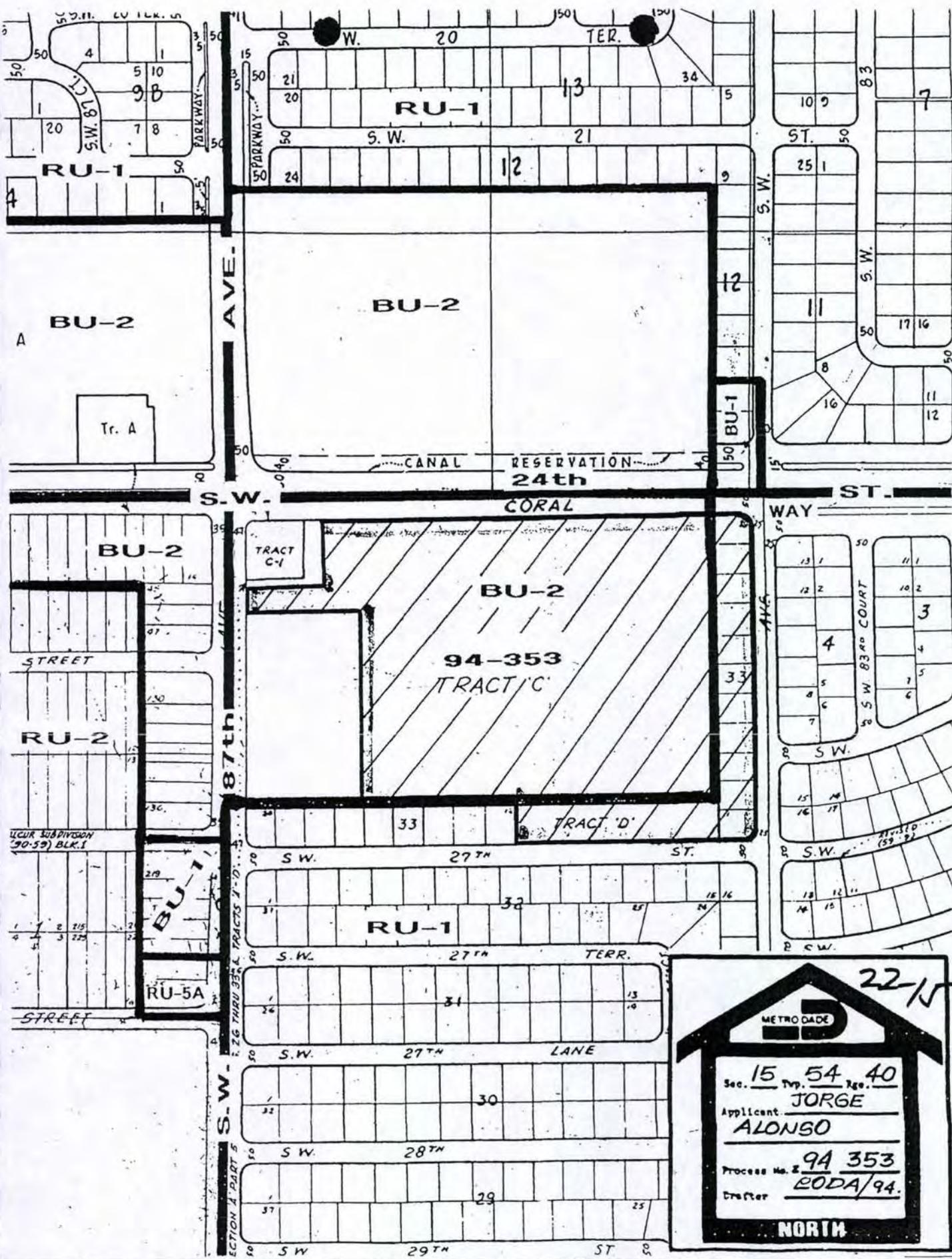
DEVELOPMENT COMP.
 HOWARD PETERSON
 TOTAL AREA 245,000
 TOTAL GRT 1,400



DATE: 5/21/71
 SCALE: 1" = 50'

WESTCHESTER MALL
 FLORIDA
 DUFF COUNTY
 COAL WY VILLAGE

HARVEY & GILROY, AIA
 ARCHITECTS



22-15



METRO DADE

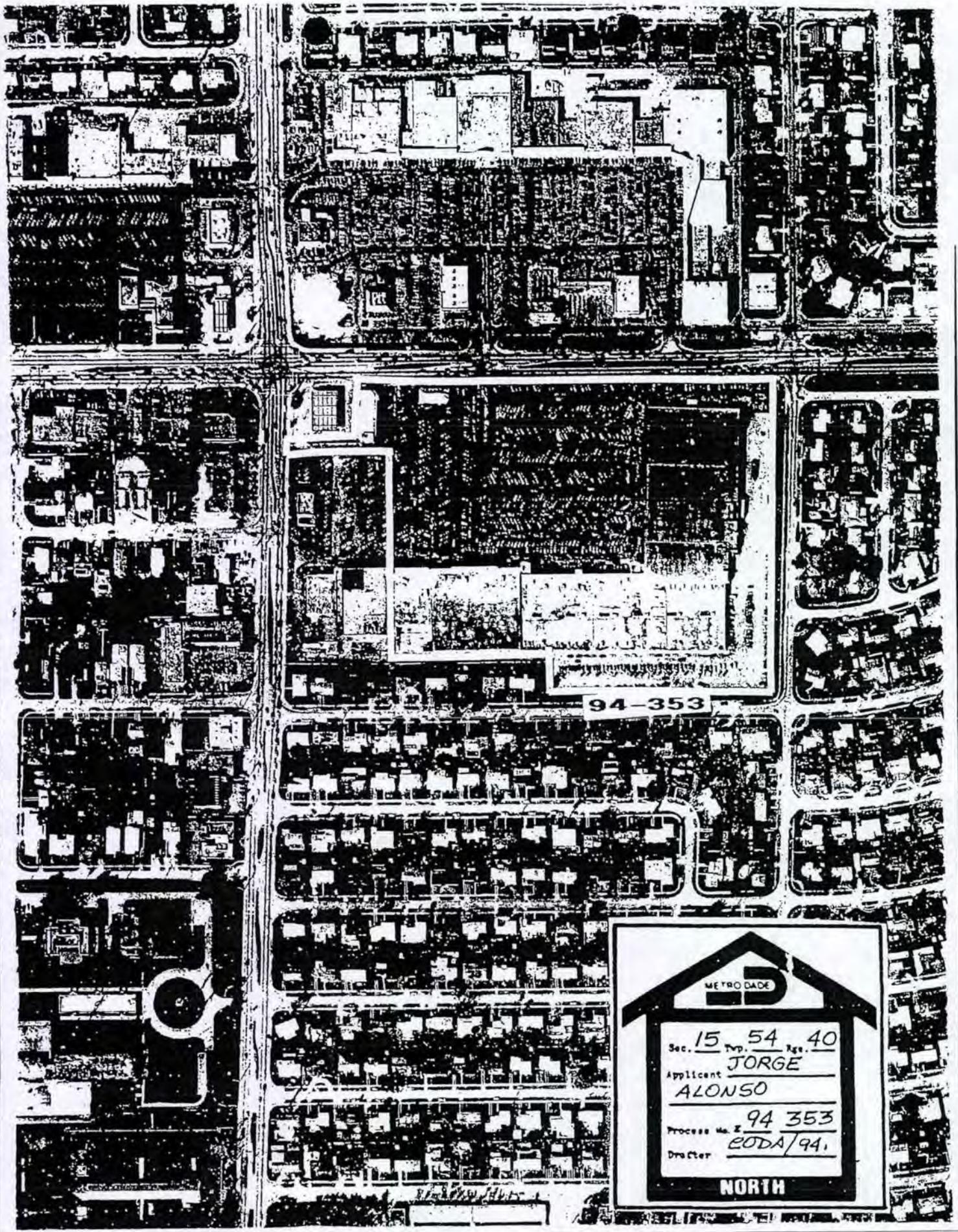
Sec. 15 Twp. 54 Rge. 40

Applicant JORGE ALONSO

Process No. 94 353

Drafter EODA/94.

NORTH



94-353

METRO DADE	
Sec. <u>15</u>	Trp. <u>54</u> Rgt. <u>40</u>
Applicant <u>JORGE ALONSO</u>	
Process No. <u>94 353</u>	
Drafter <u>EODA/94.</u>	
NORTH	

22

Rey Villal
FTE/PYA
C/B
8/4/94

MEMORANDUM

To: Carlos F. Bonzon, Ph.D., P.E.
Director
Metro Dade Building & Zoning Dept.

Date: August 2, 1994

From: Chester E. Colby
Director
Metro Dade Transit Agency

Subject: Concurrency
Applications

As per your request of July 15, 1994, this memo will serve as a blanket authorization for your Department to continue to review and approve concurrency applications for mass transit all areas of Metropolitan Dade County.

The Metro Dade Transit Agency has been charged with the responsibility of reviewing and signing off concurrency applications as stated in County Ordinance 89-66, Administrative Order 4-85, and Section 33-G of the Dade County Code. As a result of our analysis of official population/employment data provided by the County Planning Department, and a review of the Metrobus/Metrorail service area, we are able to continue the arrangement initiated in 1989 whereby MDTA authorizes your Department to review and approve concurrency applications since at the present time all areas of Dade County meet the Level-of-Service (LOS) standards for mass transit established in the above referenced Administrative Order.

The authorization is intended to continue the arrangement initiated on October 3, 1989 between our respective Departments, and is effective for the period of October 1, 1994 to September 30, 1995, and is subject to cancellation at any time during that period upon written notice from my office.

If your staff needs further information or assistance with mass transit concurrency matters, they may wish to contact Mario G. Garcia, MDTA, Transit System Development Division, at 375-1193. Your continued cooperation on these important matters is greatly appreciated.

- c: Aurelio Rodriguez, MDTA
- C. Lee Rawlinson, DIC
- John W. Renfrow, DERM
- Guillermo Olmedillo, Planning
- Armando Vidal, Public Works

RECEIVED

AUG 4 Rec'd

DADE CO. BLDG. & ZONING DEPT.
DIRECTOR'S OFFICE

BY 

MEMORANDUM

TO: See list below

DATE: August 18, 1994

SUBJECT: Solid Waste Disposal
System Concurrency
Status Determination

FROM: ~~Ben J. Gullford II~~
Director
Department of Solid Waste Management

The following solid waste disposal system concurrency status determination is provided in accordance with Ordinance No. 89-66 and Resolution No. R-761-89 of Metro-Dade County. The solid waste disposal system level-of-service (LOS) standard, adopted by the Board of County Commissioners as part of the County Comprehensive Development Master Plan, is provision of a minimum of five (5) years of disposal capacity at a waste generation rate of seven (7) pounds per capita per day.

The Department of Solid Waste Management has refined the methodology used to determine the County's concurrency status for solid waste disposal capacity from that used previously. The refinements include:

- a. consideration of the seven (7) pounds per capita per day waste generation rate as a disposal rate (post recycling)
- b. projecting disposal capacity usage, beyond the five (5) year LOS period, based on actual conditions, to be adjusted annually

The above refinements were made to more accurately reflect actual waste generation and disposal conditions while maintaining adherence to the adopted LOS standard. Data sources used to develop the solid waste disposal concurrency status determination include the Solid Waste Management Department's capacity analysis Reference Case & Concurrency Case models, dated August 16, 1994, which are based on actual data for Fiscal Year 1992-93 and projected using population forecast data from the County Planning Department.

The Fiscal Year 1994-95 analysis showed sufficient disposal system capacity to meet the adopted LOS until October 1995 (see calculation sheet attached). This determination is contingent upon the continued ability of the County to obtain and renew disposal facility operating permits from the Florida Department of Environmental Regulation as needed. Therefore, please be advised that the current LOS is adequate to permit development orders to be issued. This determination shall remain in effect for a period of one (1) year, at which time an updated determination will be issued.

TO: Carlos Bonzon, Building and Zoning
Armando Vidal, Public Works
John Renfrov, DERM
Lee Ravlinson, DIC
Robert Usherson, Planning

cc: Aristides Rivera, Assistant County Manager
Teresa Mussetto, Assistant County Attorney
Kathie Brooks, Assistant Director, DSWM
Hugo Salazar, Chief, DSWM
Paul Mauriello, Planner, DSWM

Department of Solid Waste Management
Fiscal Year 1994 Concurrency Determination

(All figures in millions of tons)

Total Waste Generated:																			
Five year total waste generated based on CDMF level of service standard, 5 years of disposal capacity to be available at a generation rate of 9.9 pounds per person per day and a disposal rate of 7 pounds per person per day -	<table border="0"> <tr><td>FY95</td><td>-</td><td>2.60</td></tr> <tr><td>FY96</td><td>-</td><td>2.70</td></tr> <tr><td>FY97</td><td>-</td><td>2.70</td></tr> <tr><td>FY98</td><td>-</td><td>2.80</td></tr> <tr><td>FY99</td><td>-</td><td>2.80</td></tr> <tr><td></td><td></td><td style="border-top: 1px solid black;">13.60</td></tr> </table>	FY95	-	2.60	FY96	-	2.70	FY97	-	2.70	FY98	-	2.80	FY99	-	2.80			13.60
FY95	-	2.60																	
FY96	-	2.70																	
FY97	-	2.70																	
FY98	-	2.80																	
FY99	-	2.80																	
		13.60																	
Percent Garbage and Trash:																			
Remaining waste stream percentages from Reference Case Capacity Analysis	<table border="0"> <tr><td>Garbage 58%</td><td>-</td><td>7.89</td></tr> <tr><td>Trash 42%</td><td>-</td><td>5.71</td></tr> <tr><td>Remaining</td><td>-</td><td style="border-top: 1px solid black;">13.60</td></tr> </table>	Garbage 58%	-	7.89	Trash 42%	-	5.71	Remaining	-	13.60									
Garbage 58%	-	7.89																	
Trash 42%	-	5.71																	
Remaining	-	13.60																	
Garbage Capacity Analysis																			
Total Garbage	7.89																		
Resources Recovery 90%	-3.40																		
Remaining garbage for disposal	4.49																		
(South Dade 4.3 million + Ashfill (Cell 17) .54 million + Medley .20 million)	5.04																		
Remaining Garbage for disposal	-4.49																		
Remaining Garbage Capacity	0.55																		
Garbage Landfill Capacity																			
Years in excess of level of service standard - (.55 million tons capacity / .368 million tons garbage fill rate)	<u>1.52</u> Years																		
Trash Capacity Analysis																			
Total Trash	5.71																		
Resources Recovery 10%	-0.38																		
Remaining trash for disposal	5.33																		
North Dade Landfill	6.00																		
Remaining trash for disposal	-5.33																		
Remaining trash capacity	0.67																		
Trash Landfill Capacity																			
Years in excess of level of service standard - (.66 million tons capacity / .65 million tons of trash fill rate)	<u>1.03</u> Years																		

SEE ATTACHED NOTES

NOTES:

- * Garbage fill rate is based on FY92-93 actual data of 210,000 tons (garbage) + 158,000 tons (ash) annually.
- * Trash fill rate is based on FY92-93 actual data of 650,000 tons annually.
- * Resources Recovery percentages (90% garbage & 10% trash) reflect actual operating conditions.
- * No waste export is included.
- * Construction and Demolition (C&D) Debris are not included as disposal capacity.
- * LOS standard of 7 pounds represents waste disposed (post recycling). This more accurately reflects actual conditions.
- * North Dade Landfill capacity is exclusive of that remaining in the west cell which is being prepared for closure. North Dade capacity will be readjusted upward when the closure process is complete.
- * The Board approved Trash-to-Fuel project is not included as capacity (270,000 tons annually) as the contract for construction has not yet been executed.
- * The Waste Management, Inc. Medley Landfill has been included at its contract rate of 40,000 tons per year, not at its actual fill rate of approximately 280,000 tons per year.

MEMORANDUM

TO: ZONING CONTROL DIVISION
BUILDING AND ZONING DEPARTMENT

DATE: SEP 19, 1990

SUBJECT: CONCURRENCY
APPROVAL

William L. Strachan
FROM: WILLIAM L. STRACHAN, CAPTAIN
FIRE ENGINEERING AND WATER SUPPLY SERVICES
DADE COUNTY FIRE DEPARTMENT

Subject to compliance with Article XIV A. "WATER SUPPLY FOR FIRE SUPPRESSION" of the Metropolitan Dade County Code, blanket approval for "Initial Developmental Orders" for any proposed use is hereby granted until further notice.

A subsequent review to assess compliance with Dade County Fire Flow Standards addressed under the Concurrency requirements, as stated in Chapter 163, part 2, Florida statute, will be necessary during the building permit process.

When zoning use variances are permitted the fire flow standards for the zone permitting the use will be applied.

Carlos F. Bonzon, Ph.D., P.E.
Director
Building and Zoning Department

DATE August 22, 1994

OM

Charles W. Peroldt
Charles W. Peroldt, Ph.D.
Interim Director
Park and Recreation Department

SUBJECT Concurrency: Updated
Blanket Approval

This memorandum updates the blanket concurrency approval memo of August 30, 1993. Today there is an adequate level of service for all unincorporated areas, as shown on the attached table, so development orders can be approved. This approval is valid for one year. If conditions change prior to that, I will inform your department and Helen Brown Fogaros of the Concurrency Information Center.

attachment

cc: Helen Brown Fogaros
Marty Washington

rk:rk

PARK LOCAL OPEN SPACE BASED ON BENEFIT DISTRICTS - UNINCORPORATED AREA

PBD	Year 1994 Unincorp. Population	Accrued Population	Year 1994 Total Population	Need @ 2.75 Acres Per 1000 (Acres)	1994 Local Open Space	Acres +/-	School field Acres	Private (1/2)	1994 Total Local Open Space	Year 1994 Surplus (Deficit) Acres	Level of Service
1	435,750	95,944	531,694	1,462.15	979.52	-482.63	603.45	85.32	1,668.29	206.14	1.140
2	435,817	110,573	546,390	1,502.57	1,157.46	-345.11	444.62	139.79	1,741.87	239.30	1.159
3	64,507	37,732	102,239	281.13	329.79	48.66	164.85	6.90	501.54	220.41	1.784
TOT:	936,074	244,249	1,180,323	3,245.85	2,466.77	-779.08	1,212.92	232.01	3,911.70	665.85	1.361

RESOLUTION NO. 5-ZAB-205-94

WHEREAS, CASABLANCA JEWELRY, INC. had applied for the following:

USE VARIANCE and SPECIAL EXCEPTION to permit a pawn shop in conjunction with a jewelry store in the BU-1A zone as would be permitted in the BU-3 zone.

A plan is on file and may be examined in the Zoning Department entitled "Tamiami Lakes Shopping Plaza," as prepared by Isaac Sklar Associates, Inc., dated received Feb. 7, 1994, consisting of two sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Tract "A", TAMAMI LAKES OFFICE PARK, Plat book 119, Page 25, more particularly described as a 1,150 sq. ft. unit within a 3.07 acre existing shopping center.

LOCATION: Lying in the Southwest corner of the intersection of S.W. 8 Street and S.W. 132 Avenue, Dade County, Florida, and

WHEREAS, a public hearing of the Metropolitan Dade County Zoning Appeals Board was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and

WHEREAS, this Board has been advised that the subject application has been reviewed for compliance with concurrency requirements for levels of services and, at this stage of the request, the same was found to comply with the requirements, and

WHEREAS, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested use variance and special exception, on a modified basis to permit a pawn shop for the pawning of used jewelry only, would be compatible with the area and its development and would be in harmony with the general purpose and intent of the regulations and would conform with the requirements and intent of the Zoning Procedure Ordinance, and

WHEREAS, the following resolution was offered by Wilfredo Calvino, Jr. seconded by Mavel Cruz and upon poll of members present, the vote was as follows:

Humberto Amaro	aye	Herminia Herrera	aye
Willie Barnett	aye	Charlie McGarey	aye
Wilfredo Calvino, Jr.	aye	Jorge Rodriguez-Chomat	absent
Frank Colunga	aye	Jonathan Rubin	aye
Mavel Cruz	aye	June Stevens	aye
Raul Del Portillo	aye	Colleen Griffin	aye
Barbara Hardemon	aye		

NOW THEREFORE BE IT RESOLVED by the Metropolitan Dade County Zoning Appeals Board that the requested use variance and special exception be and the same is hereby approved, subject to the following conditions:

1. That a plot use plan be submitted to and meet with the approval of the Zoning Director; said plan to include among other things but not be limited thereto, location of building or buildings, type and location of signs, light standards, parking areas, exits and entrances, drainage, walls, landscaping, etc.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Tamiami Lakes Shopping Plaza," as prepared by Isaac Sklar Associates, Inc., dated received Feb. 7, 1994, consisting of two 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 Dade County Building and Zoning Department, upon compliance with all terms and conditions, the same subject to cancellation upon violation of any of the conditions.
5. That the hours of operation must conform to the requirements of Section 21-29 of the Code of Metropolitan Dade County.
6. That the applicant submit a Declaration of Use agreement meeting with the approval of the Zoning Director that the pawn shop activities be limited to the sale of used jewelry only.
7. That if the operation of the jewelry store is abated, the pawn shop use will be discontinued.
8. That no signage in connection with the pawn shop use shall be permitted on the subject property.

BE IT FURTHER RESOLVED, notice is hereby given to the applicant that the request herein constitutes an initial development order and does not constitute a final development order and that one, or more, concurrency determinations will subsequently be required before development will be permitted.

The Zoning Director is hereby directed to make the necessary notations upon the maps and records of the Dade County Building and Zoning Department and to issue all permits in accordance with the terms and conditions of this resolution.

PASSED AND ADOPTED this 25th day of May, 1994.

Hearing No. 94-5-38
Typed 5/31/94 bn

HEARING DATE: MAY 25, 1994

HEARING NO. 94-5-38 (94-92)

APPLICANT: CASABLANCA JEWELRY, INC.

USE VARIANCE and SPECIAL EXCEPTION to permit a pawn shop in conjunction with a jewelry store in the BU-1A zone as would be permitted in the BU-3 zone.

A plan is on file and may be examined in the Zoning Department entitled "Tamiami Lakes Shopping Plaza," as prepared by Isaac Sklar Associates, Inc., dated received Feb. 7, 1994, consisting of two sheets. Plans may be modified at public hearing.

LOCATION: Lying in the Southwest corner of the intersection of S.W. 8 Street and S.W. 132 Avenue, Dade County, Florida.

SIZE OF PROPERTY: 1,150 sq. ft. unit in a 3.07 acre shopping center

EXISTING ZONING AND LAND USE

SUBJECT PROPERTY: BU-1A; shopping center

SURROUNDING PROPERTY:

NORTH: S.W. 8 Street (Tamiami Trail)
EAST: BU-1A; shopping center
SOUTH: RU-TH; townhouses
WEST: RU-TH; townhouses

RECOMMENDATION: Modified approval, to permit a pawn shop for the pawning of used jewelry only in connection with a jewelry store, with conditions.

The applicant is seeking a use variance and special exception to permit a pawn shop in conjunction with a jewelry store on the subject property. The jewelry store occupies a 1,150 sq. ft. store unit within an existing 42,928 sq. ft. shopping center. The property is a 3.07 acre parcel of land zoned BU-1A (Limited Business District), and located on the southwest corner of the intersection of S.W. 8 Street and S.W. 132 Avenue. The 2000 -2010 Comprehensive Development Master Plan (CDMP) designates the property for business and office use on the Land Use Plan (LUP) map. Staff supports this application on a modified basis to permit the pawning of used jewelry only in connection with the jewelry store. A full service pawn shop would not be compatible with the surrounding residential character of the neighborhood and such a use would be better located in areas of large-scale commercial developments. While consideration must be given to the demonstration of

13-3

METROPOLITAN DADE COUNTY PLANNING DEPARTMENT
RECOMMENDATION TO THE ZONING APPEALS BOARD

APPLICANT Casablanca Jewelry, Inc.
SECTION 2-54-39
COMMISSION DISTRICT 11

DATE: May 25, 1994
ZAB HEARING ITEM NO.94-5-38

GENERAL INFORMATION

REQUEST

Use Variance and Special Exception to permit a pawn shop in conjunction with a jewelry store in the BU-1A zone as would be permitted in the BU-3 zone.

PURPOSE

To permit the establishment of a pawn shop in conjunction with a jewelry store.

LOCATION SW corner of SW 8 Street
and SW 132 Avenue

SIZE 3.07 acre
(1,150 square
foot store
unit)

EXISTING ZONING AND LAND USE

SUBJECT PROPERTY BU-1A, shopping center

SURROUNDING PROPERTY

NORTH EU-1, Tamiami Trail
SOUTH RU-TH, zero lot line subdivision
EAST BU-1A, shopping center
WEST RU-TH, zero lot line subdivision

COMPREHENSIVE DEVELOPMENT MASTER PLAN and/or SPECIAL STUDIES

The Adopted 2000 and 2010 Land Use Plan designates the subject property as being within the Urban Development Boundary for business and office.

RECOMMENDATION

APPROVAL WITH CONDITION

CONDITIONS

That the pawn shop be restricted to jewelry only.

13-6

Casablanca Jewelry, Inc.
SECTION 2-54-39
ZAB HEARING ITEM NO. 2-54-39
COMMISSION DISTRICT 11

-2-

PH: 94-92
May 25, 1994

ANALYSIS

The applicant is requesting permission to establish a pawn shop in conjunction with an existing jewelry store located in the Tamiami Lakes Shopping Plaza, a 3-acre shopping center located on the southwest corner of SW 8 Street (Tamiami Trail) and SW 132 Avenue. The 2000 and 2010 Land Use Plan designates this property for business/office. The store unit is approximately 1,150 square feet and located on the south side of the center. This request is similar to numerous requests approved by this Board permitting the pawning and sale of used jewelry in conjunction with an established jewelry store. The site is zoned commercial (BU-1A). Approval of this application will not establish a precedent as the pawning of used jewelry in conjunction with a jewelry store is a common practice throughout Dade County.

GEO:EES:hrh
DATE TYPED: 05/13/94
DATE REVISED:



Guillermo E. Olmedillo, Director
Planning Department

13-7

MEMORANDUM

TO: Reinaldo Villar, Chief
Zoning Control, Building
and Zoning Department

DATE: 22-MAR-1994

SUBJECT: ZAB #Z94000092
CASABLANCA JEWELRY, INC.
13220 SW 8 ST
U.V. AND S.E. TO PERMIT A
PAWNSHOP (BU-1A) (3 AC)
02-54-39

F. Cuellar
FROM: Vicente E. Arrebola, P.E.
Chief, Water & Sewer Division
Environmental Resources Management

DERM has reviewed the subject application and has determined that the same can be approved. Therefore, the request can be scheduled for public hearing. This approval is contingent upon compliance with all Code stipulations contained herein.

POTABLE WATER SUPPLY & WASTEWATER DISPOSAL

Public water and public sanitary sewers can be made available to this property. Therefore, DERM will require connection to the public water supply and public sanitary sewer systems.

Existing public water and sewer facilities and services meet the Level of Service (LOS) standards set forth in the CDMP. Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions stipulated by DERM for this proposed development order.

Notwithstanding the foregoing, in light of the fact that the County's sanitary sewer system has limited sewer collection/transmission and treatment capacity, no new sewer service connections can be permitted until adequate capacity becomes available. Consequently, final development orders for this site may not be granted unless adequate capacity in the sanitary sewer collection/transmission and treatment system is available at the point in time when the project will be contributing sewage to the system or if approval for alternative means of sewage disposal can be obtained. Use of an alternative means of sewage disposal shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

WATER MANAGEMENT

All stormwater runoff must be retained on-site utilizing properly designed seepage or infiltration drainage structures. Oil and grease separators shall be required on all drainage inlet structures. If project has greater than 40% impervious area, will be required that the first half inch of runoff be treated before excess runoff is discharged into the aquifer.

Any proposed development shall comply with county and federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the Level of Service standards for flood protection set forth in the CDMP subject to compliance with the conditions stipulated by DERM for this proposed development order.

13-8

HAZARDOUS MATERIALS MANAGEMENT

Due to the nature of uses allowed in the existing zoning classification, the applicant may be required to obtain DERM approval for management practices to control the potential discharge and spillage of pollutants associated with some land uses. The Hazardous Facilities Section of DERM should be contacted for further information on required management practices for certain land uses permitted under the existing zoning classification.

OPERATING PERMITS

Section 24-35.1 of the Code authorizes DERM to require operating permits for facilities that could be a source of pollution. The applicant should be advised that the requested use of the subject property may require an operating permit from DERM. It is therefore suggested that the applicant contact DERM concerning operating permit requirements.

TREE PRESERVATION

Section 24-60 of the Code requires the preservation of tree resources. A Dade County tree removal permit is required prior to the removal or relocation of any trees. The applicant is advised to contact DERM staff for permitting procedures and requirements prior to development of site and landscaping plans.

CONCURRENCY REVIEW SUMMARY

The department has conducted a concurrency review for this application and has determined that the same meets all applicable Levels of Service (LOS) standards for an initial development order, as specified in the adopted Comprehensive Development Master Plan for potable water supply, wastewater disposal and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

In summary, this application can be scheduled for public hearing; furthermore, this memorandum shall constitute DERM's written approval as required by the Code.

cc: Al Torres, Zoning Evaluation Building and Zoning Dept.
Diane O'Quinn, Zoning Hearings Building and Zoning Dept.
Skip Scofield, Zoning Review Planning Dept.

13-9

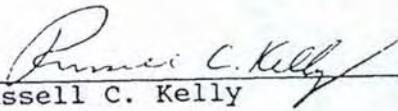
PH# 94-92
ZAB

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Name: Casablanca Jewelry Inc.

This Department has no objections to this application.

This application does not generate any new additional daily peak hour trips, therefore no vehicle trips have been assigned. This meets the traffic concurrency criteria set for an Initial Development Order.



Russell C. Kelly

APR 05 1994

Date

13-10

94-92

If the property which is the subject of the application is owned or leased by a PARTNERSHIP or LIMITED PARTNERSHIP, list the principals of the partnership, including general and limited partners. [Note: where the partner(s) consist of another partnership(s), corporation(s) trust(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME

NAME AND ADDRESS

Percentage of Ownership

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

If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries, or partners. [Note: where the principal officers, stockholders, beneficiaries, or partners consist of another corporation, trust, partnership, or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

NAME

NAME, ADDRESS, AND OFFICE (if applicable)

Percentage of Interest

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

Date of contract: _____

13-12

94-92

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership, or trust.

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

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest shall be filed.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature:
(Applicant)

[Handwritten Signature]

Sworn to and subscribed before me,

this 27 day of Jan., 1994

(SEAL)

Marta B
Notary Public, State of Florida at Large

My Commission Expires:



OFFICIAL NOTARY SEAL
MARTA B U
NOTARY PUBLIC, STATE OF FLORIDA
My Commission Expires Aug. 10, 1994
COMMISSION No. CC028857
BONDED THRU NOTARY PUBLIC UNDERWRITERS

13-13

* 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 consisting of more than 5,000 separate interests and where no one person or entity holds more than a total of 5% of the ownership interest in the limited partnership.

94-92

DISCLOSURE OF INTEREST*

If the property which is the subject of the application is owned or leased by a CORPORATION, list the principal stockholders and the percentage of stock owned by each. [Note: where the principal officers or stockholders consist of another corporation(s), trustee(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

TAMIAMI LAKES PLAZA, INC.
CORPORATION NAME

<u>NAME, ADDRESS, AND OFFICE</u>	<u>Percentage of Stock</u>
<u>JERGIO SANTINATO</u>	<u>100%</u>
<u>2150 CORAL WAY - 6TH FL</u>	
<u>MIAMI, FL. 33145</u>	

If the property which is the subject of the application is owned or leased by a TRUSTEE, list the beneficiaries of the trust and the percentage of interest held by each. [Note: where the beneficiary/beneficiaries consist of corporation(s), another trust(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

<u>TRUST NAME</u>	<u>Percentage of Interest</u>
<u>NAME AND ADDRESS</u>	
	<u>13-14</u>

94-92

If the property which is the subject of the application is owned or leased by a PARTNERSHIP or LIMITED PARTNERSHIP, list the principals of the partnership, including general and limited partners. [Note: where the partner(s) consist of another partnership(s), corporation(s) trust(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME

<u>NAME AND ADDRESS</u>	<u>Percentage of Ownership</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries, or partners. [Note: where the principal officers, stockholders, beneficiaries, or partners consist of another corporation, trust, partnership, or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

NAME

NAME, ADDRESS, AND OFFICE (if applicable) Percentage of Interest

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

Date of contract: _____

13-15

94-92

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership, or trust.

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

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest shall be filed.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

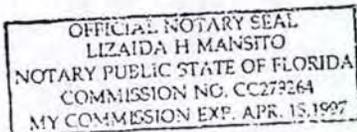
Signature: [Handwritten Signature]
 (Applicant) REAL ESTATE DEV. & INV. CORP.
AUTHORIZED AGENT

Sworn to and subscribed before me, *Personally Known to me*
 this 3rd day of February, 1994

(SEAL)

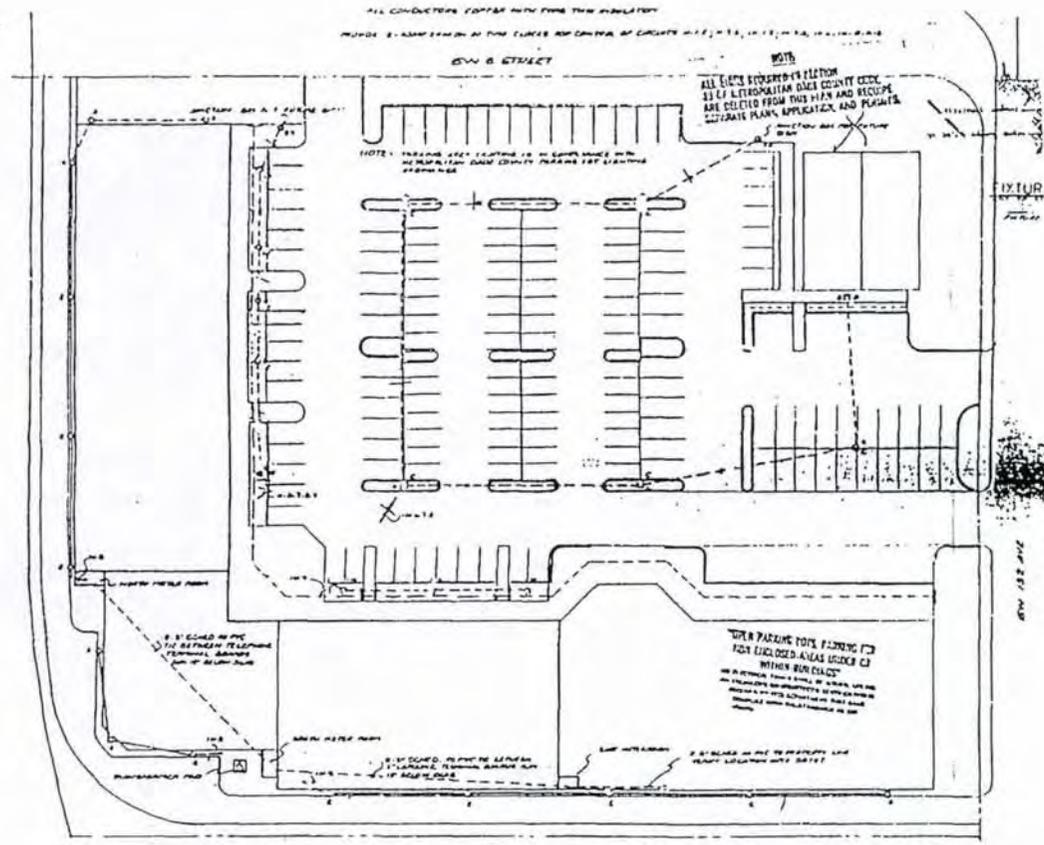
[Handwritten Signature: Lizaída H. Mansito]
 Notary Public, State of Florida at Large
 LIZAIDA H. MANSITO *MIAMI, COUNTY OF DADE*

My Commission Expires:



13-16

* 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 consisting of more than 5,000 separate interests and where no one person or entity holds more than a total of 5% of the ownership interest in the limited partnership.



13-17

SITE PLAN



ELECTRICAL INSTALLATION SUBJECT TO THE
 POLICE DEPARTMENT REGULATIONS

94-92



S.W. 8th ST.

94-92

S.W.

METRO DADE

Sec. 2 Twp. 54 Rge. 39

Applicant CASOBIANCA
NEWIELKY, INC.

Process No. 94-92

Drafter N.A.B.
Z.P.S.

NORTH

MEMORANDUM

See
FYI 8-19-93

TO: *(13)* See list below

DATE: August 18, 1993

SUBJECT: Solid Waste Disposal
System Concurrency
Status Determination

FROM: Ben J. Guilford II
Director
Department of Solid Waste Management

The following solid waste disposal system concurrency status determination is provided in accordance with Ordinance No. 89-66 and Resolution No. R-761-89 of Metro-Dade County.

The solid waste disposal system level-of-service (LOS) standard, adopted by the Board of County Commissioners as part of the County Comprehensive Development Master Plan, is provision of a minimum of five (5) years of disposal capacity at a waste generation rate of seven (7) pounds per capita per day. The Solid Waste Management Department's capacity analysis model, dated August 17, 1993, was used to determine future capacity deficiencies in the disposal system for concurrency purposes. This analysis showed sufficient disposal system capacity to meet the adopted LOS until August of 1996. This determination is contingent upon the continued ability of the County to obtain and renew disposal facility operating permits from the Florida Department of Environmental Regulation as needed.

Therefore, please be advised that the current LOS is adequate to permit development orders to be issued. This determination shall remain in effect for a period of one (1) year, at which time an updated determination will be issued.

TO: Carlos Bonzon, Building and Zoning
Walter Herndon, Public Works
John Renfrow, DERM
Lee Rawlinson, DIC
Robert Usherson, Planning

cc: Aristides Rivera, Assistant County Manager
Teresa Mussetto, Assistant County Attorney
Jeffrey D. Kaplan, Associate Director, DSWM
Kathie Brooks, Assistant Director, DSWM
Hugo Salazar, Chief, DSWM

RECEIVED

AUG 19 1993

DADE CO. BUILDING & ZONING DEPT.
DIRECTOR'S OFFICE

BY *[Signature]*

MEMORANDUM

TO: ZONING CONTROL DIVISION
BUILDING AND ZONING DEPARTMENT

DATE: SEP 19, 1990

SUBJECT: CONCURRENCY
APPROVAL

William L. Strachan
FROM: WILLIAM L. STRACHAN, CAPTAIN
FIRE ENGINEERING AND WATER SUPPLY SERVICES
DADE COUNTY FIRE DEPARTMENT

Subject to compliance with Article XIV A. "WATER SUPPLY FOR FIRE SUPPRESSION" of the Metropolitan Dade County Code, blanket approval for "Initial Developmental Orders" for any proposed use is hereby granted until further notice.

A subsequent review to assess compliance with Dade County Fire Flow Standards addressed under the Concurrency requirements, as stated in Chapter 163, part 2, Florida Statute, will be necessary during the building permit process.

When zoning use variances are permitted the fire flow standards for the zone permitting the use will be applied.

Paci Villa
FYI / FYA
CP
9/9/93

MEMORANDUM

To: Carlos F. Bonzon, Ph.D., P.E.
Director
Metro Dade Building & Zoning Dept.

Date: September 9, 1993

From: *[Signature]*
Chester E. Colby
Director
Metro Dade Transit Agency

Subject: Concurrency
Applications

As per your request of July 27, 1993, this memo will serve as a blanket authorization for your Department to continue to review and approve concurrency applications for mass transit all areas of Metropolitan Dade County.

The Metro Dade Transit Agency has been charged with the responsibility of reviewing and signing off concurrency applications as stated in County Ordinance 89-66, Administrative Order 4-85, and Section 33-G of the Dade County Code. As a result of our analysis of official population/employment data provided by the County Planning Department, and a review of the Metrobus/Metrorail service area, we are able to continue the arrangement initiated in 1989 whereby MDTA authorizes your Department to review and approve concurrency applications since at the present time all areas of Dade County meet the Level-of-Service (LOS) standards for mass transit established in the above referenced Administrative Order.



The authorization is intended to continue the arrangement initiated on October 3, 1989 between our respective Departments, and is effective for the period of October 1, 1993 to September 30, 1994, and is subject to cancellation at any time during that period upon written notice from my office.

If your staff needs further information or assistance with mass transit concurrency matters, they may wish to contact Mario G. Garcia, MDTA, Transit System Development Division, at 637-3756. Your continued cooperation on these important matters is greatly appreciated.

- c: Aurelio Rodriguez, MDTA
- C. Lee Rawlinson, DIC
- John W. Renfrow, DERM
- Guillermo Olmedillo, Planning
- Armando Vidal, Public Works

RECEIVED

SEP 9 1993

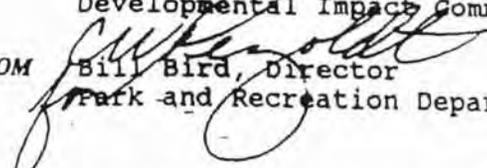
DADE COUNTY BUILDING & ZONING DEPT.
DIRECTOR'S OFFICE

By *[Signature]*

MEMORANDUM

TO Helen Brown Fogaros
Concurrency Administrator
Developmental Impact Committee

DATE August 30, 1993

FROM 
Bill Bird, Director
Park and Recreation Department

SUBJECT Updated Blanket
Concurrency Approval

This memorandum updates the blanket concurrency approval memo of September 30, 1992. At present, there continues to be an adequate level of service for all unincorporated areas of the County, as is shown on the attached table, so development orders can be approved. If conditions change so that the level of service becomes deficient, I will issue another memorandum.

RAK:mkm

RESOLUTION NO. 4-ZAB-248-93

WHEREAS, RAUDEL & RENALDO MESA had applied for the following:

USE VARIANCE and SPECIAL EXCEPTION to permit a pawn shop in the BU-2 district as would be permitted in the BU-3 district.

Plans are on file and may be examined in the Zoning Department entitled "Store @ 4328 S.W. 8 St.," consisting of two sheets, prepared by Pozzuoli Luciano, Architect, P.A., and dated 4-5-93. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lots 5-10, Block 1 of AMENDED PLAT OF TAMIAMI GROVES, Plat book 18, Page 52.

LOCATION: 4328 S.W. 8 Street, Dade County, Florida, and

WHEREAS, a public hearing of the Metropolitan Dade County Zoning Appeals Board was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and

WHEREAS, this Board has been advised that the subject application has been reviewed for compliance with concurrency requirements for levels of services and, at this stage of the request, the same was found to comply with the requirements, and

WHEREAS, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested use variance and special exception would be compatible with the area and its development and would be in harmony with the general purpose and intent of the regulations and would conform with the requirements and intent of the Zoning Procedure Ordinance;

WHEREAS, the following resolution was offered by William Losner seconded by Johnny Williams and upon poll of members present, the vote was as follows:

Humberto Amaro	aye	William Losner	aye
Shelly Gassner	absent	Scott Notowitz	absent
Colleen Griffin	aye	Johnny Williams	aye
Angela P. Lannes	absent	Dean Oddy	aye
Jose A. Losa	absent		

NOW THEREFORE BE IT RESOLVED by the Metropolitan Dade County Zoning Appeals Board that the application be and the same is hereby approved, subject to the following conditions:

1. That a plot use plan be submitted to and meet with the approval of the Zoning Director; said plan to include among other things but not be limited thereto, location of building or buildings, type and location of signs, light standards, parking areas, exits and entrances, drainage, walls, landscaping, etc.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Store @ 4328 S.W. 8 St.," consisting of two sheets, prepared by Pozzuoli Luciano, Architect, P.A., and dated 4-5-93.
3. That the use be established and maintained in accordance with the approved plan.
4. That the applicants obtain a Certificate of Use and Occupancy from and promptly renew the same annually with the Dade County Building and Zoning Department, upon compliance with all terms and conditions, the same subject to cancellation upon violation of any of the conditions.
5. That the hours of operation must conform to the requirements of Section 21-29 of the Code of Metropolitan Dade County.
- ← 6. That the applicants submit a Declaration of Use meeting with the approval of the Zoning Director that the pawn shop activities be limited to the pawning of used jewelry and artwork, such as but not limited to sketches, printings, and sculptures.
7. That only one (1) sign that reads "Pawnshop" shall be permitted.

BE IT FURTHER RESOLVED, notice is hereby given to the applicant that the request herein constitutes an initial development order and does not constitute a final development order and that one, or more, concurrency determinations will subsequently be required before development will be permitted.

The Zoning Director is hereby directed to make the necessary notations upon the maps and records of the Dade County Building and Zoning Department and to issue all permits in accordance with the terms and conditions of this resolution.

PASSED AND ADOPTED this 28th day of July, 1993.

Hearing No. 93-7-39
Typed 8/03/93 bn

16. RAUDEL & RENALDO MESA
(Applicant)

93-7-39

Contact Person: Stanley B. Price

Date Application Filed: January 7, 1993

Public Hearing Fees Paid: \$1,595.30

Date purchased (x) / leased () July, 1983

Property Owner (if different from applicant) Same.

Is this application the result of a violation notice? Yes () No (x)

Is there an option to purchase () / lease () the property predicated on the approval of the zoning request? Yes () No (x)

If so, who are the interested parties?

Disclosure of interest form attached? Yes () No (x)

Previous Zoning Hearings on the Property:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
None				

16-1

ENFORCEMENT HISTORY

RAUDEL and RENALDO MESA
(Applicant)

JULY 28, 1993
Hearing Date

HEARING NO. 93-47

Location: 4328 S.W. 8 Street, Dade County, Florida.

CURRENT ENFORCEMENT:

No current enforcement action.

16-2

ZONING DIRECTOR'S RECOMMENDATION

ZONING APPEALS BOARD

HEARING DATE: JULY 28, 1993

HEARING NO. 93-7-39 (93-47)

APPLICANTS: RAUDEL & RENALDO MESA

USE VARIANCE and SPECIAL EXCEPTION to permit a pawn shop in the BU-2 district as would be permitted in the BU-3 district.

Plans are on file and may be examined in the Zoning Department entitled "Store @ 4328 S.W. 8 St.," consisting of two sheets, prepared by Pozzuoli Luciano, Architect, P.A., and dated 4-5-93. Plans may be modified at public hearing.

LOCATION: 4328 S.W. 8 Street, Dade County, Florida.

SIZE OF PROPERTY: 150' x 109.45'

EXISTING ZONING AND LAND USE

SUBJECT PROPERTY: BU-2; shopping center

SURROUNDING PROPERTY:

NORTH: City of Miami; motel
EAST: BU-2; shopping center
SOUTH: RU-3B; multi-family residence
WEST: BU-2; commercial/motel

RECOMMENDATION: Approval with conditions.

The applicants are seeking to permit a pawn shop in the BU-2 zone as would be permitted in the BU-3 zone. The subject property is a 150' x 109.45' shopping center in southwest Dade County in an area designated by the Comprehensive Development Master Plan (CDMP) for Business and Office uses. Staff supports this application. Inasmuch as the applicants must demonstrate unnecessary hardship in this case, it is staff's opinion that consideration must be given to the location of the subject property on a section line roadway (S.W. 8 Street) in an area which is commercially developed. Commercial property and a motel are to the west, a motel is to the north, a shopping center is to the east and a multi-family residence is to the south, outside the business corridor which runs along S.W. 8 Street. While staff would not support a full service pawn shop on the subject 150' x 109.45' (.377 acre) site, which backs up to a residential use, the applicants seek to limit this pawn use to jewelry and artwork. In this regard, staff feels that the proposed pawn shop use allows the applicants a reasonable use of the land which will be in harmony with the character of the surrounding area and not contrary to the public interest while, at the same time, allow for the imposition of certain conditions of the use to further minimize any intrusive impact on the surrounding community. Accordingly, staff recommends that this application be approved, subject to the following conditions:

16-3

ZONING DIRECTOR'S RECOMMENDATION

ZONING APPEALS BOARD

HEARING DATE: JULY 28, 1993

Page Two

HEARING NO. 93-7-39 (93-47)

1. That a plot use plan be submitted to and meet with the approval of the Zoning Director; said plan to include among other things but not be limited thereto, location of building or buildings, type and location of signs, light standards, parking areas, exits and entrances, drainage, walls, landscaping, etc.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Store @ 4328 S.W. 8 St.," consisting of two sheets, prepared by Pozzuoli Luciano, Architect, P.A., and dated 4-5-93.
3. That the use be established and maintained in accordance with the approved plan.
4. That the applicants obtain a Certificate of Use and Occupancy from and promptly renew the same annually with the Dade County Building and Zoning Department, upon compliance with all terms and conditions, the same subject to cancellation upon violation of any of the conditions.
5. That the hours of operation must conform to the requirements of Section 21-29 of the Code of Metropolitan Dade County.
6. That the applicants submit a Declaration of Use meeting with the approval of the Zoning Director that the pawn shop activities be limited to the pawning of jewelry and artwork, such as but not limited to sketches, printings, and sculptures.

DATE INSPECTED: 6/1/93
DATE TYPED: 7/1/93
CFB:RGV:DEM:mrc
DATE REVISED:
DATE FINAL: 7/15/93
cc: Mr. Guillermo E. Olmedillo


Carlos F. Bonzon, Ph.D., P.E.
Director
METROPOLITAN DADE COUNTY
BUILDING & ZONING DEPT.

This item has been reviewed and approved for consistency with the standards of Ordinance #89-66, adopted on July 11, 1989, which established Dade County's Concurrency Management Program.

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

16-4

METROPOLITAN DADE COUNTY PLANNING DEPARTMENT
RECOMMENDATION TO THE ZONING APPEALS BOARD

APPLICANT Raudel & Reynaldo Mesa
SECTION 8-54-41
COMMISSION DISTRICT 6

DATE: July 28, 1993
ZAB HEARING ITEM NO. 93-7-39

GENERAL INFORMATION

REQUEST Use Variance and Special Exception to permit a pawn shop in the BU-2 district as would be permitted in the BU-3 district.

PURPOSE To permit a pawn shop for used jewelry and artwork.

LOCATION 4328 SW 8 Street SIZE 150' X 109.45'

EXISTING ZONING AND LAND USE

SUBJECT PROPERTY BU-2, shopping plaza

SURROUNDING PROPERTY

NORTH City of Miami, motel and hardware store

SOUTH RU-3B, duplexes

EAST BU-2, motel

WEST BU-2, shopping plaza

COMPREHENSIVE DEVELOPMENT MASTER PLAN and/or SPECIAL STUDIES

The Adopted 2000 and 2010 Land Use Plan designates the subject property as being within the Urban Development Boundary for business and office.

RECOMMENDATION

APPROVAL WITH CONDITIONS

CONDITIONS

That the use be limited to used jewelry and artwork only.

ANALYSIS

The applicants are the owners of a relatively new, small shopping plaza located on the south side of the Tamiami Trail (SW 8 Street), slightly to the west of SW 43 Avenue. The applicants have a prospective tenant who wishes to operate a pawn shop within the center. According to the submitted letter of intent, the pawn shop will be limited to the sale of used jewelry and artwork only. It will not be a full-service pawn shop with electronic equipment, guitars, and the like, normally associated with a pawn shop.

glw

16-5

Dev
F7I 8-12-93

MEMORANDUM

103.01.14 7/92

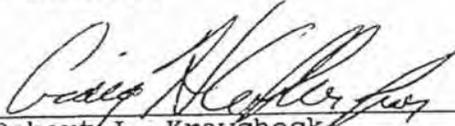
TO: Carlos Bonzon, Director
Building and Zoning Department

DATE: August 9, 1993

SUBJECT: Zoning Correspondence

FROM: Robert L. Krawcheck
Assistant County Attorney

Attached is a letter received by Commissioner Diaz de la Portilla which pertains to the zoning hearing of July 28, 1993. Please include this in your official records.


Robert L. Krawcheck
Assistant County Attorney

RLK/eka
Attachments

RECEIVED

AUG 12 1993

DADE CO. BLDG. & ZONING DEPT.
DIRECTOR'S OFFICE

By 

RESOLUTION NO. 4-ZAB-255-93

WHEREAS, J & J JEWELRY #2, INC. had applied for the following:

SPECIAL EXCEPTION & USE VARIANCE to permit a proposed pawnshop in a BU-1A zone as would be permitted in a BU-3 zone, in connection with an existing jewelry store.

Plans are on file and may be examined in the Zoning Department entitled "Site Plan," as prepared by Offerle-Lerner A.I.A. and dated stamped received May 7, 1993. Plans may be modified at public hearing.

SUBJECT PROPERTY: Tract "A", PLAZA DEL REY, Plat book 131, Page 70.

LOCATION: 10158 W. Flagler Street, Dade County, Florida, and

WHEREAS, a public hearing of the Metropolitan Dade County Zoning Appeals Board, was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and

WHEREAS, this Board has been advised that the subject application has been reviewed for compliance with concurrency requirements for levels of services and, at this stage of the request, the same was found to comply with the requirements, and

WHEREAS, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested special exception and use variance would be compatible with the area and its development and would be in harmony with the general purpose and intent of the regulations and would conform with the requirements and intent of the Zoning Procedure Ordinance, and

WHEREAS, the following resolution was offered by Humberto Amaro seconded by Johnny Williams and upon poll of members present, the vote was as follows:

Humberto Amaro	aye	William Losner	aye
Shelly Gassner	aye	Scott Notowitz	aye
Colleen Griffin	aye	Johnny Williams	aye
Angela P. Lannes	absent	Dean Oddy	aye
Jose A. Losa	absent		

NOW THEREFORE BE IT RESOLVED by the Metropolitan Dade County Zoning Appeals Board that the application be and the same is hereby approved, subject to the following conditions:

1. That a plot use plan be submitted to and meet with the approval of the Zoning Director; said plan to include among other things but not be limited thereto, location of building or buildings, type and location of signs, light standards, parking areas, exits and entrances, drainage, walls, landscaping, etc.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Site Plan," as prepared by Offerle-Lerner A.I.A. and dated stamped received May 7, 1993.
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 Dade County Building and Zoning Department, upon compliance with all terms and conditions, the same subject to cancellation upon violation of any of the conditions.
5. That the hours of operation must conform to the requirements of Section 21-29 of the Code of Metropolitan Dade County.
6. That the applicant submit a Declaration of Use meeting with the approval of the Zoning Director that the pawn shop activities be limited to the sale of used jewelry only.
7. That if the operation of the jewelry store is abated, the pawn shop use will be discontinued.
8. That no additional signage shall be permitted in connection with the pawning of jewelry use.

BE IT FURTHER RESOLVED, notice is hereby given to the applicant that the request herein constitutes an initial development order and does not constitute a final development order and that one, or more, concurrency determinations will subsequently be required before development will be permitted.

The Zoning Director is hereby directed to make the necessary notations upon the maps and records of the Dade County Building and Zoning Department and to issue all permits in accordance with the terms and conditions of this resolution.

PASSED AND ADOPTED this 11th day of August, 1993.

Hearing No. 93-8-15
Typed 8/18/93 bn

STATE OF FLORIDA

COUNTY OF DADE

I, Carlos F. Bonzon, Ph.D., P.E., Director of the Metropolitan Dade County Building and Zoning Department and Ex-Officio Secretary of the Metropolitan Dade County Zoning Appeals Board; DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. 4-ZAB-255-93 adopted by said Zoning Appeals Board at its meeting held on August 11, 1993.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this 18th day of August, A.D. 1993.

Carlos F. Bonzon, Ph.D., P.E., Ex-Officio Secretary
Metropolitan Dade County
Zoning Appeals Board

By: Carlos F. Bonzon

SEAL

17. J & J JEWELRY #2, INC.
(Applicant)

93-8-15

Contact Person: Juan Cabrera

Date Application Filed: May 7, 1993

Public Hearing Fees Paid: \$2,151.80

Date purchased () / leased (x) April 1, 1993

Property Owner (if different from applicant) Florida Del Rey Holdings, Inc.

Is this application the result of a violation notice? Yes () No (x)

Is there an option to purchase () / lease () the property predicated on the approval of the zoning request? Yes () No (x)

If so, who are the interested parties?

Disclosure of interest form attached? Yes (x) No ()

Previous Zoning Hearings on the Property:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
1984	Mario Curbelo	GU to BU-1A & RU-2	CC	Approved
1985	Mario Curbelo	Modif. Decl. of Restrictions		Withdrawn
1986	Mario Curbelo	Modif. of Cond. #1 of Restrictions; Modif. of plans; RU-1 & BU-1A to BU-1A; N.U.V. for open space; S.E. for Z.L.L. & Variances.	CC	Approved
1986	First Financial Real Estate Development, Inc., et al	Modif. of cond. of Decl. of Restrictions; Modif. of plans.	CC	Approved

Joe Losa can't veto

MEMORANDUM

TO: Reinaldo Villar, Chief
Zoning Control, Building
and Zoning Department

DATE: July 15, 1993

FROM: Vicente E. Arrebola, P.E.
Chief, Water & Sewer Division
Environmental Resources Management

SUBJECT: ZAB # Z93000309
J & J Jewelry

F. Cuellar Jr.
10158 W. Flagler Street
Special Exception & Use Variance to
Permit a Pawn Shop
(BU-1A)(4.5 Ac)(5-54-40)

DERM has reviewed the subject application and has determined that the same can be approved. Therefore, the request can be scheduled for public hearing. This approval is contingent upon compliance with all Code stipulations contained herein.

POTABLE WATER SUPPLY & WASTEWATER DISPOSAL

Public water and public sanitary sewers can be made available to this property. Therefore, DERM will require connection to the public water supply and public sanitary sewer systems.

Existing public water and sewer facilities and services meet the Level of Service (LOS) standards set forth in the CDMP. Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions stipulated by DERM for this proposed development order.

Notwithstanding the foregoing, in light of the fact that the County's sanitary sewer system has limited sewer collection/transmission and treatment capacity, no new sewer service connections can be permitted until adequate capacity becomes available. Consequently, final development orders for this site may not be granted unless adequate capacity in the sanitary sewer collection/transmission and treatment system is available at the point in time when the project will be contributing sewage to the system or if approval for alternative means of sewage disposal can be obtained. Use of an alternative means of of sewage disposal shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

WATER MANAGEMENT

All stormwater runoff must be retained on-site utilizing properly designed seepage or infiltration drainage structures. Oil and grease separators shall be required on all drainage inlet structures. If project has greater than 40% impervious area, will be required that the first half inch of runoff be treated before excess runoff is discharged into the aquifer.

Any proposed development shall comply with county and federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the Level of Service standards for flood protection set forth in the CDMP subject to compliance with the conditions stipulated by DERM for this proposed development order.

17-8

TREE PRESERVATION

Section 24-60 of the Code requires the preservation of tree resources. A Dade County tree removal permit is required prior to the removal or relocation of any trees. The applicant is advised to contact DERM staff for permitting procedures and requirements prior to development of site and landscaping plans.

Additionally, the following comments are also offered as they contain code requirements which are applicable to certain land uses permitted in the underlying zoning classification.

OPERATING PERMITS

Section 24-35.1 of the Code authorizes DERM to require operating permits for facilities that could be a source of water pollution. The applicant should be advised that the requested use of the subject property may require an operating permit from DERM. It is therefore suggested that the applicant contact DERM concerning operating permit requirements.

HAZARDOUS MATERIALS MANAGEMENT

Due to the nature of uses allowed in the existing zoning classification, the applicant may be required to obtain DERM approval for management practices to control the potential discharge and spillage of pollutants associated with some land uses. The Hazardous Facilities Section of DERM should be contacted for further information on required management practices for certain land uses permitted under the existing zoning classification.

CONCURRENCY REVIEW

The department has conducted a concurrency review for this application and has determined that the same meets all applicable Levels of Service (LOS) standards for an initial development order, as specified in the adopted Comprehensive Development Master Plan for potable water supply, wastewater disposal and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

In summary, this application can be scheduled for public hearing; furthermore, this memorandum shall constitute DERM's written approval as required by the Code.

17-9

ENFORCEMENT HISTORY

J & J JEWELRY, INC.
(Applicant)

AUGUST 11, 1993
Hearing Date

HEARING NO. 93-309

LOCATION: 10158 W. FLAGLER STREET, DADE COUNTY, FLORIDA.

CURRENT ENFORCEMENT

o No current enforcement action.

ZONING DIRECTOR'S RECOMMENDATION

ZONING APPEALS BOARD

HEARING DATE: AUGUST 11, 1993

HEARING NO. 93-8-15 (93-309)

APPLICANT: J & J JEWELRY #2, INC.

SPECIAL EXCEPTION & USE VARIANCE to permit a proposed pawnshop in a BU-1A zone as would be permitted in a BU-3 zone, in connection with an existing jewelry store.

Plans are on file and may be examined in the Zoning Department entitled "Site Plan," as prepared by Offerle-Lerner A.I.A. and dated stamped received May 7, 1993. Plans may be modified at public hearing.

LOCATION: 10158 W. Flagler Street, Dade County, Florida.

SIZE OF PROPERTY: 4.5 Acres

EXISTING ZONING AND LAND USE

SUBJECT PROPERTY: BU-1A; shopping center

SURROUNDING PROPERTY:

NORTH: GU; trailer homes and church
EAST: RU-2; single family homes
SOUTH: RU-1; single family homes
WEST: City of Sweetwater; single family homes

RECOMMENDATION: Approval with conditions.

The applicants are seeking permission to operate a pawn shop in the BU-1A zone as an ancillary use to the primary business of selling new jewelry. The subject property is a store unit in a 4.5 acre shopping center located at 10158 West Flagler Street with BU-1A zoning. Present uses surrounding the property consist of trailer homes and a church to the north, single family homes to the east and south, and the City of Sweetwater (single family homes) to the west. Staff supports the pawn shop use but only for jewelry. The strip shopping extends north and south of the subject property while there is a commercial parking facility to the west across US#1. Although the BU-1A zoning does not permit the operation of a pawn shop, staff feels the pawning of jewelry at a new jewelry store would have minimal intrusive impact on the surrounding area.

17-3

ZONING DIRECTOR'S RECOMMENDATION

ZONING APPEALS BOARD

HEARING DATE: AUGUST 11, 1993
Page Two

HEARING NO. 93-8-15 (93-309)

The pawning of jewelry would not be an incompatible use and will be in harmony with the present jewelry business. Staff feels this would not be contrary to public interest however recommends conditions on the use to further minimize the likelihood of any intrusive impact on the surrounding area. Accordingly, staff recommends that this application be approved, subject to the following conditions:

1. That a plot use plan be submitted to and meet with the approval of the Zoning Director; said plan to include among other things but not be limited thereto, location of building or buildings, type and location of signs, light standards, parking areas, exits and entrances, drainage, walls, landscaping, etc.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Site Plan," as prepared by Offerle-Lerner A.I.A. and dated stamped received May 7, 1993.
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 Dade County Building and Zoning Department, upon compliance with all terms and conditions, the same subject to cancellation upon violation of any of the conditions.
5. That the hours of operation must conform to the requirements of Section 21-29 of the Code of Metropolitan Dade County.
6. That the applicant submit a Declaration of Use meeting with the approval of the Zoning Director that the pawn shop activities be limited to the sale of used jewelry only.
7. That if the operation of the jewelry store is abated, the pawn shop use will be discontinued.

17-4

ZONING DIRECTOR'S RECOMMENDATION

ZONING APPEALS BOARD

HEARING DATE: AUGUST 11, 1993
Page Three

HEARING NO. 93-8-15 (93-309)

8. That no additional signage shall be permitted in connection with the pawning of jewelry use.

DATE INSPECTED: 7/15/93
DATE TYPED: 7/19/93
CFB:RGV:ZNA:mr
DATE REVISED:
DATE FINAL: 7/22/93
cc: Mr. Guillermo E. Olmedillo


Carlos F. Bonzon, Ph.D., P.E.
Director
METROPOLITAN DADE COUNTY
BUILDING & ZONING DEPT.

This item has been reviewed and approved for consistency with the standards of Ordinance #89-66, adopted on July 11, 1989, which established Dade County's Concurrency Management Program.

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

17-5

METROPOLITAN DADE COUNTY PLANNING DEPARTMENT
RECOMMENDATION TO THE ZONING APPEALS BOARD

APPLICANT J & J Jewelry #2, Inc.
SECTION 5-54-40
COMMISSION DISTRICT 12

DATE: August 11, 1993
ZAB HEARING ITEM NO.93-8-15

GENERAL INFORMATION

REQUEST Special Exception and Use Variance to permit a pawnshop in a BU-1A zone as would be permitted in the BU-3 zone in connection with an existing jewelry store.

PURPOSE To permit a pawn shop for jewelry only.

LOCATION 10158 West Flagler Street SIZE 4.5 acres

EXISTING ZONING AND LAND USE

SUBJECT PROPERTY BU-1A, shopping plaza

SURROUNDING PROPERTY

NORTH GU, mobile home park
SOUTH RU-1, single family residences
EAST RU-2, twin homes
WEST Town of Sweetwater, twin homes

COMPREHENSIVE DEVELOPMENT MASTER PLAN and/or SPECIAL STUDIES

1. The Adopted 2000 and 2010 Land Use Plan designates the subject property as being within the Urban Development Boundary for low density residential, up to 6 dwelling units per gross acre.
2. Within each map category numerous land uses, zoning districts and housing types may occur. Many existing uses and zoning districts are not specifically depicted on the Plan map. However, all such existing lawful uses and zoning districts are deemed to be consistent with this Plan unless such a use or zoning district: (a) is found through a subsequent planning study, as provided in Land Use Policy 5D, to be inconsistent with the criteria set forth below; and (b) the implementation of such a finding will not result in a temporary or permanent taking or in the abrogation of vested rights as determined by the Code of Metropolitan Dade County, Florida. (Land Use Element, Page I-38).

RECOMMENDATION

APPROVAL WITH ONE CONDITION

960

17-6

J & J Jewelry #2, Inc.
SECTION: 5-54-40
ZAB HEARING ITEM NO. 93-8-15
COMMISSION DISTRICT 12

-2-

PH: 93-309
August 11, 1993

CONDITIONS

That the use be limited to used jewelry only.

ANALYSIS

The applicant is the leasee of a small approximately 15' X 60' bay within a 4.5-acre shopping plaza (Plaza Del Rey), located on the southeast corner of West Flagler Street and SW 102 Avenue. The applicant currently operates a jewelry store within this bay and is seeking a use variance, as well as a special exception, to permit the buying and selling of used jewelry in conjunction with the current use. This particular application is another of a continuing series of identical requests throughout Dade County which allows for the ancillary selling of used jewelry, as well as pawning. As precedence has been established throughout the County, and this use would be compatible with its surroundings this Department recommends that this application be approved.

GEO:WFG:GA:mv
DATE TYPED:07/28/93
DATE REVISED:08/03/93



Guillermo E. Olmedillo, Director
Planning Department

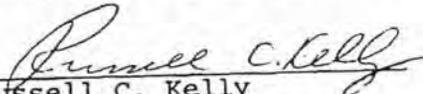
PUBLIC WORKS DEPARTMENT

Public Hearing No. 93-309 (ZAB)

Applicant's Name: J & J Jewelry

This Department has no objections to this application.

This application does not generate any additional peak hour trips, therefore no vehicle trips have been assigned. This meets the traffic concurrency criteria set for an Initial Development Order.


Russell C. Kelly

III 21 1993

Date

17-10

93-309

DISCLOSURE OF INTEREST*

If the property which is the subject of the application is owned or leased by a CORPORATION, list the principal stockholders and the percentage of stock owned by each. [Note: where the principal officers or stockholders consist of another corporation(s), trustee(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

J & J Jewelry # 2 Inc.
CORPORATION NAME

<u>NAME, ADDRESS, AND OFFICE</u>	<u>Percentage of Stock</u>
<u>JUAN COBARRA</u>	<u>100</u>
<u>14706 SW 56 St</u>	
<u>Miami FLA 33185</u>	

If the property which is the subject of the application is owned or leased by a TRUSTEE, list the beneficiaries of the trust and the percentage of interest held by each. [Note: where the beneficiary/beneficiaries consist of corporation(s), another trust(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

<u>TRUST NAME</u>	<u>Percentage of Interest</u>
<u>NAME AND ADDRESS</u>	

17-11

93-309

If the property which is the subject of the application is owned or leased by a PARTNERSHIP or LIMITED PARTNERSHIP, list the principals of the partnership, including general and limited partners. [Note: where the partner(s) consist of another partnership(s), corporation(s) trust(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME

<u>NAME AND ADDRESS</u>	<u>Percentage of Ownership</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries, or partners. [Note: where the principal officers, stockholders, beneficiaries, or partners consist of another corporation, trust, partnership, or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

NAME

NAME, ADDRESS, AND OFFICE (if applicable) Percentage of Interest

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

Date of contract: _____

17-12

93-309

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership, or trust.

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

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest shall be filed.

The above is a full disclosure of all parties of interest, in this application to the best of my knowledge and belief.

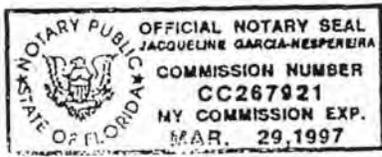
Signature: Juan Cal
(Applicant)

Sworn to and subscribed before me,
this 21 day of April, 1993

Jacqueline Garcia-Hesperera
Notary Public, State of Florida at Large

(SEAL)

My Commission Expires:



17-13

* 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 consisting of more than 5,000 separate interests and where no one person or entity holds more than a total of 5% of the ownership interest in the limited partnership.

93-309

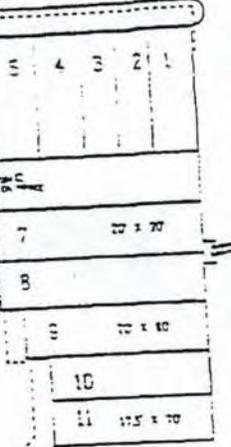
S.W. 102nd AVENUE

OUTPARCEL
25,075 SF

AREA = 198,276 SF

36 35 34 33 32 31 30 29 27 25 25 24 23 22 21 20 19 18 17 16 15 14

50,500 SF



RECEIVED
 DIVISION OF
 DEPARTMENT OF
 JAN 7 1955

SITE PLAN

DI 070 DEI PEY



WEST FLAGLER EST

SW 102nd AVE

93-309

METRO DADC

Sec. 5 Twp. 54 Rge. 40
J 1 J

Applicant
JEWELRY #2 INC

Process No. 93 309
Drafted L. GUIDO

NORTH

RESOLUTION NO. 4-ZAB-183-93

WHEREAS, JUAN VALDEZ D/B/A TESSY'S JEWELRY had applied for the following:

SPECIAL EXCEPTION & USE VARIANCE to permit a proposed pawnshop in a BU-2 zone as would be permitted in a BU-3 zone, in connection with an existing jewelry store.

Plans are on file and may be examined in the Zoning Department entitled "Site Plan," as prepared by William Hamilton Arthur, and dated 4-17-92. Plans may be modified at public hearing.

SUBJECT PROPERTY: Tract "C", PLAZA WEST, Plat book 100, Page 56.

LOCATION: 12833 N. Kendall Drive (S.W. 88 Street), Dade County, Florida, and

WHEREAS, a public hearing of the Metropolitan Dade County Zoning Appeals Board was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and

WHEREAS, this Board has been advised that the subject application has been reviewed for compliance with concurrency requirements for levels of services and, at this stage of the request, the same was found to comply with the requirements, and

WHEREAS, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested special exception and use variance would be compatible with the area and its development and would be in harmony with the general purpose and intent of the regulations and would conform with the requirements and intent of the Zoning Procedure Ordinance;

WHEREAS, the following resolution was offered by William Losner seconded by Johnny Williams and upon poll of members present, the vote was as follows:

Humberto Amaro	aye	William Losner	aye
Shelly Gassner	absent	Scott Notowitz	aye
Colleen Griffin	aye	Johnny Williams	aye
Angela P. Lannes	absent	Dean Oddy	aye
Jose A. Losa	aye		

NOW THEREFORE BE IT RESOLVED by the Metropolitan Dade County Zoning Appeals Board that the application be and the same is hereby approved, subject to the following conditions:

1. That a plot use plan be submitted to and meet with the approval of the Zoning Director; said plan to include among other things but not be limited thereto, location of building or buildings, type and location of signs, light standards, parking areas, exits and entrances, drainage, walls, landscaping, etc.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Site Plan," as prepared by William Hamilton Arthur, and dated 4-17-92.
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 Dade County Building and Zoning Department, upon compliance with all terms and conditions, the same subject to cancellation upon violation of any of the conditions.
5. That the hours of operation must conform to the requirements of Section 21-29 of the Code of Metropolitan Dade County.
6. That the applicant submit a Declaration of Use meeting with the approval of the Zoning Director that the pawn shop activities be limited to used jewelry only.
7. That if the operation of the jewelry store is abated, the pawn shop use will be discontinued.

BE IT FURTHER RESOLVED, notice is hereby given to the applicant that the request herein constitutes an initial development order and does not constitute a final development order and that one, or more, concurrency determinations will subsequently be required before development will be permitted.

The Zoning Director is hereby directed to make the necessary notations upon the maps and records of the Dade County Building and Zoning Department and to issue all permits in accordance with the terms and conditions of this resolution.

PASSED AND ADOPTED this 23rd day of June, 1993.

Hearing No. 93-6-32
Typed 6/14/93 bn

STATE OF FLORIDA

COUNTY OF DADE

I, Carlos F. Bonzon, Ph.D., P.E., Director of the Metropolitan Dade County Building and Zoning Department and Ex-Officio Secretary of the Metropolitan Dade County Zoning Appeals Board; DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. 4-ZAB-183-93 adopted by said Zoning Appeals Board at its meeting held on June 23, 1993.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this 6th day of July, A.D. 1993.

Carlos F. Bonzon, Ph.D., P.E., Ex-Officio Secretary
Metropolitan Dade County
Zoning Appeals Board

By: Carlos F. Bonzon

SEAL

17. JUAN VALDEZ D/B/A: TESSY'S JEWELRY
(Applicant)

93-6-32

Contact Person: Raul Suarez

Date Application Filed: December 7, 1992

Public Hearing Fees Paid: \$2,151.80

Date purchased () / leased (x) January 1, 1993

Property Owner (if different from applicant) Laner-Baisman Properties

Is this application the result of a violation notice? Yes () No (x)

Is there an option to purchase () / lease () the property predicated on the approval of the zoning request? Yes () No (x)

If so, who are the interested parties?

Disclosure of interest form attached? Yes (x) No ()

Previous Zoning Hearings on the Property:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
1972	Centex Homes Corp.	GU to BU-1A	CC	Approved
1974	Harlan Lanar & Oscar Bausman	Modif. of prev. reso.	ZAB	Appr/conds.
1976	Barnett Bank of Miami Beach	U.V. for lounge & liquor store; NUV for parking.	ZAB	Appr. U.V. & spacing var.; w.d. for parking
1978	Ral-Dan, Inc.	U.U. for outdoor display.	ZAB	Approved
1992	Las Cuevas Del Penol, Inc.	N.U.V. for zoning regs.	ZAB	Appr/conds.

17-1

ENFORCEMENT HISTORY

JUAN VALDEZ/DBA TESSY'S JEWELRY
(Applicant)

JUNE 23, 1993
(Hearing Date)

HEARING NO. 92-649

LOCATION: 12833 NORTH KENDALL DRIVE, DADE COUNTY, FL.

CURRENT ENFORCEMENT:
NO CURRENT ENFORCEMENT ACTION

17-2

ZONING APPEALS BOARD

HEARING DATE: JUNE 23, 1993

HEARING NO. 93-6-32 (92-649)

APPLICANT: JUAN VALDEZ D/B/A TESSY'S JEWELRY

SPECIAL EXCEPTION & USE VARIANCE to permit a proposed pawnshop in a BU-2 zone as would be permitted in a BU-3 zone, in connection with an existing jewelry store.

Plans are on file and may be examined in the Zoning Department entitled "Site Plan," as prepared by William Hamilton Arthur, and dated 4-17-92. Plans may be modified at public hearing.

LOCATION: 12833 N. Kendall Drive (S.W. 88 Street), Dade County, Florida.

SIZE OF PROPERTY: 10 Acres

EXISTING ZONING AND LAND USE

SUBJECT PROPERTY: BU-2; shopping center, jewelry store

SURROUNDING PROPERTY:

NORTH: Florida Power & Light easement
EAST: GU; unimproved
SOUTH: BU-1A & RU-4L; commercial and apartments
WEST: RU-TH; single family homes

RECOMMENDATION: Approval with conditions.

The applicant is seeking to permit a proposed pawnshop in the BU-2 zone as would be permitted in the BU-3 zone, in connection with an existing jewelry store. The subject property is a 770 square foot store unit in a 10 acre shopping center in southwest Dade County. The Comprehensive Development Master Plan (CDMP) designates this area for business and office uses. Staff supports this application. Inasmuch as the applicant must demonstrate unnecessary hardship in this case, it is staff's opinion that consideration must be given to the location of the subject property on a major roadway with frontage on two section line roads, S.W. 127 Avenue and S.W. 88 Street (North Kendall Drive).

Staff feels that the proposed pawning of jewelry and the submitted site plan allow the applicant a reasonable use of the land which will be in harmony with the character of the surrounding area and not contrary to the public interest, while, at the same time, allowing for the imposition of certain conditions on the use to further minimize any intrusive impacts on the surrounding community. The applicant has stated that the primary business will be the sale of new jewelry and that this proposed pawn shop activity will be ancillary to said use and limited to used jewelry. Staff feels that this use will be compatible as an ancillary use in this 10 acre shopping center. Accordingly, staff recommends that this application be approved, subject to the following conditions:

17-3

ZONING DIRECTOR'S RECOMMENDATION

ZONING APPEALS BOARD

HEARING DATE: JUNE 23, 1993
Page Two

HEARING NO. 93-6-32 (92-649)

1. That a plot use plan be submitted to and meet with the approval of the Zoning Director; said plan to include among other things but not be limited thereto, location of building or buildings, type and location of signs, light standards, parking areas, exits and entrances, drainage, walls, landscaping, etc.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Site Plan," as prepared by William Hamilton Arthur, and dated 4-17-92.
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 Dade County Building and Zoning Department, upon compliance with all terms and conditions, the same subject to cancellation upon violation of any of the conditions.
5. That the hours of operation must conform to the requirements of Section 21-29 of the Code of Metropolitan Dade County.
6. That the applicant submit a Declaration of Use meeting with the approval of the Zoning Director that the pawn shop activities be limited to the sale of used jewelry only.
7. That if the operation of the jewelry store is abated, the pawn shop use will be discontinued.

DATE INSPECTED: 6/1/93
DATE TYPED: 6/4/93
CFB:RGV:DBM:mr
DATE REVISED: 6/10/93
DATE FINAL: 6/15/93
cc: Mr. Guillermo E. Olmedillo


Carlos F. Bohzon, Ph.D., P.E.
Director
METROPOLITAN DADE COUNTY
BUILDING & ZONING DEPT.

This item has been reviewed and approved for consistency with the standards of Ordinance #89-66, adopted on July 11, 1989, which established Dade County's Concurrency Management Program.

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

17-4

METROPOLITAN DADE COUNTY PLANNING DEPARTMENT
RECOMMENDATION TO THE ZONING APPEALS BOARD

APPLICANT Juan Valdez, d/b/a Tessy's Jewelry
SECTION 35-54-39
COMMISSION DISTRICT 10

DATE: June 23, 1993
ZAB HEARING ITEM NO.93-6-32

GENERAL INFORMATION

REQUEST Special Exception and Use Variance to permit an proposed pawnshop in a BU-2 zone as would be permitted in the BU-3 in connection with an existing jewelry store.

PURPOSE To permit a pawnshop in the BU-2 zone as would be permitted in the BU-3 zone (used jewelry only).

LOCATION 12833 North Kendall Drive SIZE 10 acres

EXISTING ZONING AND LAND USE

SUBJECT PROPERTY BU-1A, shopping center

SURROUNDING PROPERTY

NORTH RU-1 & GU, FP&L easement

SOUTH RU-4L & BU-1A, apartments and a shopping center

EAST GU, WASAD Wellfield

WEST RU-TH, single family residences

COMPREHENSIVE DEVELOPMENT MASTER PLAN and/or SPECIAL STUDIES

The Adopted 2000 and 2010 Land Use Plan designates the subject property as being within the Urban Development Boundary for business and office.

RECOMMENDATION

APPROVAL WITH CONDITION'

CONDITIONS

That the pawnshop be restricted to the buying and selling of used jewelry only.

ANALYSIS

The applicant is requesting a special exception and a use variance to permit a pawn shop operation, in this instance the buying and selling of used jewelry, in conjunction with an existing jewelry store located in a ten-acre shopping center on the north side of North Kendall Drive, west of SW 121 Avenue. The center is zoned BU-1A and the jewelry store unit is

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17-5

Juan Valdez, d/b/a Tessy's Jewelry
SECTION: 35-54-39
ZAB HEARING ITEM NO. 93-6-32
COMMISSION DISTRICT 10

-2-

PH: 92-649
June 23, 1993

located on the east side from the main entrance drive off North Kendall Drive. The subject application is similar to numerous other requests for pawn shops in conjunction with the daily operation of a jewelry store. Approval of this application would permit the jeweler to buy used jewelry for resale value or to reuse the gold/silver by designing new items for sale. Approval of this application will not establish any precedent, and accordingly, this Department recommends approval of the application subject to the now standard condition limiting this operation to the sale/purchase of used jewelry only.

GEO:WFG:EES:mv
DATE TYPED:06/08/93
DATE REVISED:



Guillermo E. Olmedillo, Director,
Planning Department

for public hearing.

Water Supply and Wastewater Disposal:

Public water and public sanitary sewers can be made available to this site; therefore, connection will be required. All sewer lines will be required to meet exfiltration standards as applied to wellfield protection areas.

Water Management:

Chapter 24-12.1 of the Code also regulates stormwater disposal methods within wellfield protection areas of public water supply wellfields. The Code stipulates that all stormwater runoff must be retained on site utilizing only infiltration or seepage type drainage systems. If the project has greater than 40% impervious area, it will be required that the first half inch of runoff be treated before excess runoff is discharged into the aquifer.

Development shall comply with county and federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the Level of Service standards set forth in the CDMF for flood protection subject to compliance with the conditions stipulated by DERM for this proposed development order.

Tree Preservation:

Section 24-60 of the Code requires the preservation of tree resources during the development of site plans. A Dade County tree removal permit shall be required prior to the removal or relocation of any trees. The applicant is advised to contact the Freshwater and Upland Resources Section of DERM in order to obtain pertinent information regarding tree permitting requirements.

Operating Permits:

Section 24-35.1 of the Code authorizes DERM to require operating permits for facilities that could be a source of water pollution. The applicant should be advised that due to the variety of land uses permitted under the proposed zoning classification, operating permits from DERM may be required. It is therefore suggested that the applicant contact DERM concerning operating permit requirements.

Concurrency Review Summary:

The department has conducted a concurrency review for this application and has determined that the same meets all applicable Levels of Service (LOS) standards as specified in the adopted Comprehensive Development Master Plan for potable water supply, wastewater disposal and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that

17-8

the LOS standards would be met by any subsequent development order applications concerning the subject property.

In summary, DERM offers no objection to the subject application and it can be scheduled for public hearing; furthermore, this memorandum shall constitute DERM's written approval as required by the Code.

EAC:rmg

cc:

Zoning Evaluation
Building & Zoning

Diane O'Quinn
Zoning Hearings
Building & Zoning

Skip Scofield
Zoning Review
Planning Dept.

17-9

92-649
24B

DEPARTMENT: Public Works

CONCURRENCY REVIEW MEMORANDUM

Applicant's Name: JUAN VALDEZ D/B/A TESSYS JEWELRY

Application #: 92-649

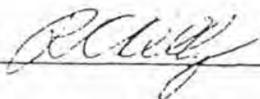
Meets Traffic Concurrency Criteria Yes No

Comments/Conditions:

The request herein, constitutes an initial Development Order only, and that one or more traffic concurrency determinations will subsequently be required before development will be permitted.

PUBLIC HEARING REVIEW

Hearing Requirements: None



MAY 21 1993

Date

17-10

DISCLOSURE OF INTEREST*

If the property which is the subject of the application is owned or leased by a CORPORATION, list the principal stockholders and the percentage of stock owned by each. [Note: where the principal officers or stockholders consist of another corporation(s), trustee(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

<u>NAME, ADDRESS, AND OFFICE</u>	<u>Percentage of Stock</u>
Mr. Harlan Laner 121 W. 48 Street/suite 1803 Kansas City, Mo. 64112	25%
Mrs. Barbara Laner 121 W. 48 Street/Suite 1803 Kansas City, MO. 64112	25%
Mr. Oscar Baisman P.O. Box 454408 Miami, Fl. 33245	25%
Helena Kubiliun 1717 N. Bayshore Dr./Suite 3657 Miami, Florida 33132	25%

If the property which is the subject of the application is owned or leased by a TRUSTEE, list the beneficiaries of the trust and the percentage of interest held by each. [Note: where the beneficiary/beneficiaries consist of corporation(s), another trust(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

<u>NAME AND ADDRESS</u>	<u>Percentage of Interest</u>

If the property which is the subject of the application is owned or leased by a PARTNERSHIP or LIMITED PARTNERSHIP, list the principals of the partnership, including general and limited partners. [Note: where the partner(s) consist of another partnership(s), corporation(s) trust(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

<u>NAME AND ADDRESS</u>	<u>Percentage of Ownership</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries, or partners. [Note: where the principal officers, stockholders, beneficiaries, or partners consist of another corporation, trust, partnership, or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

<u>NAME, ADDRESS, AND OFFICE (if applicable)</u>	<u>Percentage of Interest</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Date of contract: _____

17-12

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership, or trust.

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

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest shall be filed.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: *Helena Kubiliom*
 (Applicant) Helena Kubiliom.

Sworn to and subscribed before me,
 this 9th day of November, 1992

James Redman
 Notary Public, State of Florida at Large

(SEAL)

My Commission Expires:
 NOTARY PUBLIC, STATE OF FLORIDA;
 MY COMMISSION EXPIRES: MAR. 29, 1993.
 BONDED THRU NOTARY PUBLIC UNDERWRITER

17-13

* 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 consisting of more than 5,000 separate interests and where no one person or entity holds more than a total of 5% of the ownership interest in the limited partnership.

DISCLOSURE OF INTEREST*

If the property which is the subject of the application is owned or leased by a CORPORATION, list the principal stockholders and the percentage of stock owned by each. [Note: where the principal officers or stockholders consist of another corporation(s), trustee(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

<u>NAME, ADDRESS, AND OFFICE</u>	<u>Percentage of Stock</u>
JUAN Valdez, President	100.
13321 SW 6 St	
MIAMI FL 33184	

If the property which is the subject of the application is owned or leased by a TRUSTEE, list the beneficiaries of the trust and the percentage of interest held by each. [Note: where the beneficiary/beneficiaries consist of corporation(s), another trust(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

<u>NAME AND ADDRESS</u>	<u>Percentage of Interest</u>

If the property which is the subject of the application is owned or leased by a PARTNERSHIP or LIMITED PARTNERSHIP, list the principals of the partnership, including general and limited partners. [Note: where the partner(s) consist of another partnership(s), corporation(s) trust(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

<u>NAME AND ADDRESS</u>	<u>Percentage of Ownership</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries, or partners. [Note: where the principal officers, stockholders, beneficiaries, or partners consist of another corporation, trust, partnership, or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

<u>NAME, ADDRESS, AND OFFICE (if applicable)</u>	<u>Percentage of Interest</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Date of contract: _____

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If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership, or trust.

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

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest shall be filed.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: Juan Valdes
(Applicant)

Sworn to and subscribed before me,
this 9th day of December, 1992

(SEAL)

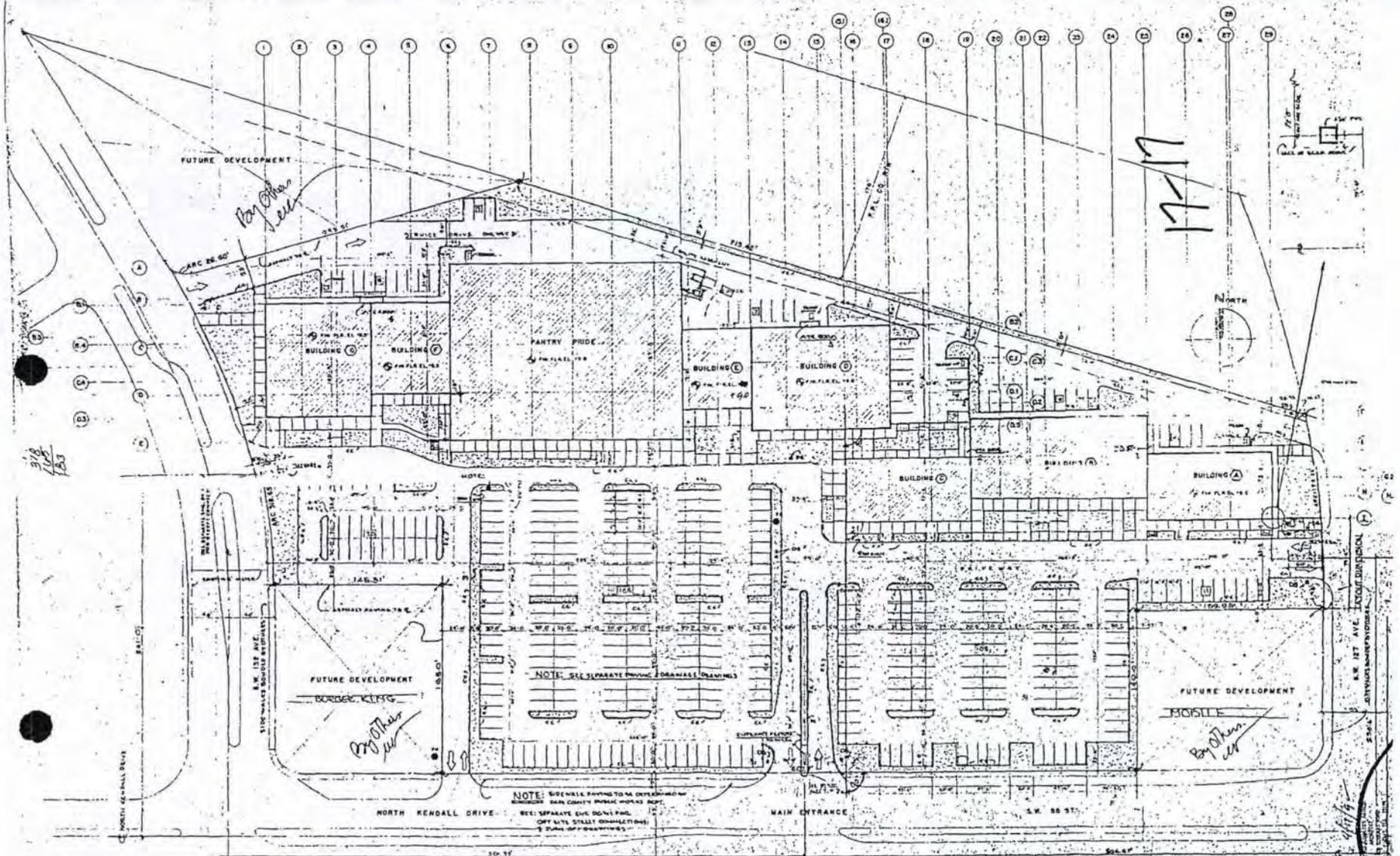
[Signature]
Notary Public, State of Florida at Large

My Commission Expires:

NOTARY PUBLIC, STATE OF FLORIDA.
MY COMMISSION EXPIRES: MAR. 29, 1993.
BONDED THRU NOTARY PUBLIC UNDERWRITER

17-16

* 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 consisting of more than 5,000 separate interests and where no one person or entity holds more than a total of 5% of the ownership interest in the limited partnership.



17-17

7/8
10/2
1/83

By Other Use

By Other Use

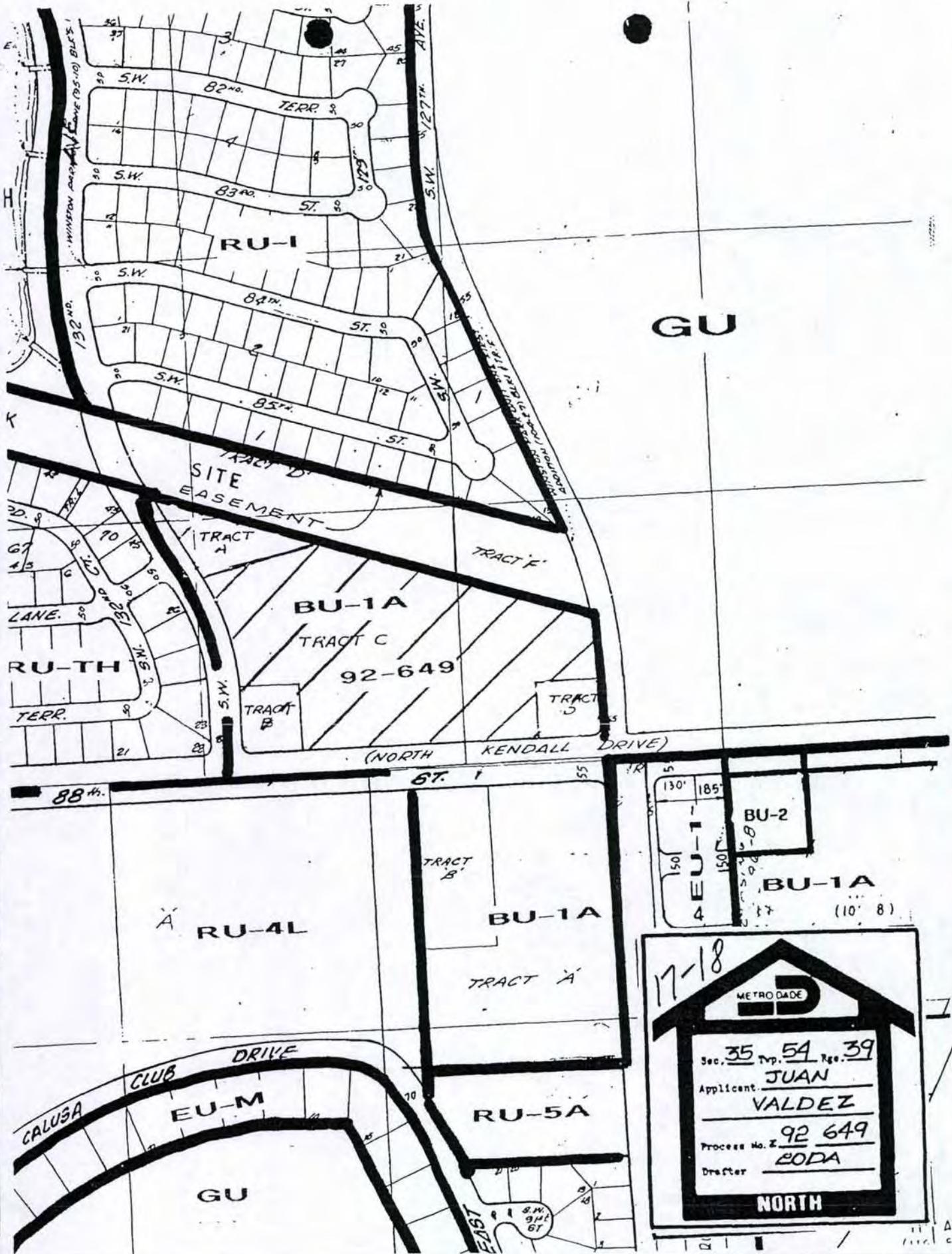
NOTE: SIDEWALK PAVING TO BE DETERMINED BY ENGINEER FROM COUNTY PUBLIC WORKS DEPT.
SEE SEPARATE CIVIL & ELEC. PLAN.
OFF-SITE STREET CONNECTIONS
& UTILITIES TO BE DETERMINED.

- D1 - DIRECTIONAL SIGNAL STOP-AND-GO
- D2 - STOP AND GO
- C1 - CONC. CURB
- C2 - LANDSCAPED AREA (SEE NOTES)
- P - PAVING 377 CARS

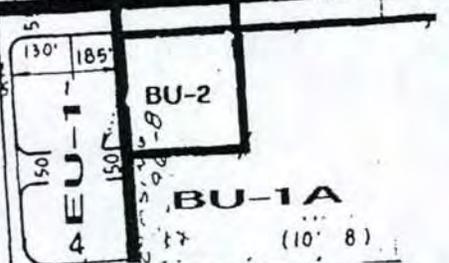
LANER BAISMAN PROPERTIES
WILLIAM HAMILTON ARTHUR - ARCHITECT
SITE PLAN
THIS PLAN IS A PRELIMINARY DESIGN AND IS SUBJECT TO CHANGE WITHOUT NOTICE.
SCALE: 1" = 40'-0"
DATE: 9-10-74
DRAWN BY: [Signature]
CHECKED BY: [Signature]



292-649



GU



17-18

METRO DADE

Sec. 35 Twp. 54 Rge. 39

Applicant: JUAN VALDEZ

Process No. 92 649

Drafter: EODA

NORTH

RESOLUTION NO. 4-ZAB-418-92

The following resolution was offered by Humberto Amaro seconded by Mavel Cruz and upon poll of members present, the vote was as follows:

Humberto Amaro	aye	William Losner	aye
Mavel Cruz	aye	Scott Notowitz	aye
Shelly Gassner	absent	Johnny Williams	aye
Colleen Griffin	aye	Dean Oddy	aye
Angela P. Lannes	absent		

WHEREAS, CASH-R-US, INC. had applied for the following:

USE VARIANCE and SPECIAL EXCEPTION to permit a pawn shop in the BU-1A district as would be permitted in the BU-3 district.

Plans are on file and may be examined in the Zoning Department entitled "Big Boy Shopping Plaza," as prepared by J.A., Architect, consisting of two sheets, dated 8-23-85. Plans may be modified at public hearing.

SUBJECT PROPERTY: The west 112.44' of the north 300' of the portion of the west 1/2 of the SW 1/4 of the SE 1/4 of Section 1, Township 54 South, Range 39 East, lying south of the S/ly right-of-way line of Tamiami Trail, less the west 50' thereof more particularly as it applies to Suite 809.

LOCATION: 801-823 S.W. 122 Avenue, Suite 809, Dade County, Florida, and

WHEREAS, a public hearing of the Metropolitan Dade County Zoning Appeals Board was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and

WHEREAS, this Board has been advised that the subject application has been reviewed for compliance with concurrency requirements for levels of services and, at this stage of the request, the same was found to comply with the requirements, and

WHEREAS, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested use variance and special exception would be compatible with the area and its development and would be in harmony with the general purpose and intent of the regulations and would conform with the requirements and intent of the Zoning Procedure Ordinance;

NOW THEREFORE BE IT RESOLVED by the Metropolitan Dade County Zoning Appeals Board that the application be and the same is hereby approved, subject to the following conditions:

1. That a plot use plan be submitted to and meet with the approval of the Zoning Director; said plan to include among other things but not be limited thereto, location of building or buildings, type and location of signs, light standards, parking areas, exits and entrances, drainage, walls, landscaping, etc.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Big Boy Shopping Plaza," as prepared by J.A., Architect, consisting of two sheets, dated 8-23-85.
3. That the use be established and maintained in accordance with the approved plan.
4. That the applicants obtain a Certificate of Use and Occupancy from and promptly renew the same annually with the Dade County Building and Zoning Department, upon compliance with all terms and conditions, the same subject to cancellation upon violation of any of the conditions.
5. That the hours of operation must conform to the requirements of Section 21-29 of the Code of Metropolitan Dade County.
6. That the applicants submit a Declaration of Use meeting with the approval of the Zoning Director that the pawn shop activities be limited to used jewelry only.
7. That if the operation of the jewelry store is abated, the pawn shop use will be discontinued.

BE IT FURTHER RESOLVED, notice is hereby given to the applicant that the request herein constitutes an initial development order and does not constitute a final development order and that one, or more, concurrency determinations will subsequently be required before development will be permitted.

The Zoning Director is hereby directed to make the necessary notations upon the maps and records of the Dade County Building and Zoning Department and to issue all permits in accordance with the terms and conditions of this resolution.

PASSED AND ADOPTED this 2nd day of December, 1992.

Hearing No. 92-12-9
Typed 12/7/92 bn

11. CASH-R-US, INC.
(Applicant)

92-12-9

Contact Person: Virgilio Perez.

Date Application Filed: July 7, 1992.

Public Hearing Fees Paid: \$2,151.80

Date purchased () / leased (x) May 1, 1992.

Property Owner (if different from applicant) J.A. Construction.

Is this application the result of a violation notice? Yes () No (x)

Is there an option to purchase () / lease () the property predicated on the approval of the zoning request? Yes () No (x)

If so, who are the interested parties?

Disclosure of interest form attached? Yes (x) No ()

Previous Zoning Hearings on the Property:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
1981	Porto Alegre Shopping Center, Inc.	BU-3 & GU to BU-3; U.V. for parking; N.U.V. for setbacks, zoning regs. & lot frontage.	CC	Appr/modif. to BU-1A & & appr/conds. of of balance; Den. wop of U.V.

11-1

ENFORCEMENT HISTORY

CASH R. US, INC.
(Applicant)

DECEMBER 2, 1992
Hearing Date

HEARING NO. 92-397

Location: 801-823 SW 122 AVENUE STE. 809, DADE COUNTY, FLORIDA

CURRENT ENFORCEMENT:

NO CURRENT ENFORCEMENT ACTION.

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ZONING DIRECTOR'S RECOMMENDATION

ZONING APPEALS BOARD

HEARING DATE: DECEMBER 2, 1992

HEARING NO. 92-12-9

APPLICANTS: CASH R-US, INC. have applied for the following:

USE VARIANCE and SPECIAL EXCEPTION to permit a pawn shop in the BU-1A district as would be permitted in the BU-3 district.

Plans are on file and may be examined in the Zoning Department entitled "Big Boy Shopping Plaza," as prepared by J.A., Architect, consisting of two sheets, dated 8-23-85. Plans may be modified at public hearing.

LOCATION: 801-823 S.W. 122 Avenue, Suite 809, Dade County, Florida.

SIZE OF PROPERTY: 62.48' x 300.1'

EXISTING ZONING AND LAND USE

SUBJECT PROPERTY: BU-1A; shopping center

SURROUNDING PROPERTY:

NORTH: Tamiami Trail and canal
EAST: BU-3 & GU; commercial
SOUTH: BU-1A; commercial
WEST: BU-1A; commercial

RECOMMENDATION: Approval with conditions.

The applicants are seeking a use variance and special exception to permit a pawn shop in the BU-1A district as would be permitted in the BU-3 district, following public hearing approval. The subject property is a 614 square foot store unit in an existing shopping center on a .43 acre parcel in southwest Dade County. The Comprehensive Development Master Plan (CDMP) designates this area for business and office uses. Staff supports this application. The subject property is bordered by S.W. 8th Street and a canal to the north and by commercial uses on the remaining three sides. Suite 809 of the subject shopping center is currently the site of a jewelry store and the applicants wish to include the pawning of jewelry along with its sale and have stated that the sale of new jewelry will remain the primary activity at this establishment. This application is similar to numerous applications which have been approved at various locations throughout Dade County. Accordingly, staff recommends that this application be approved, subject to the following conditions:

1. That a plot use plan be submitted to and meet with the approval of the Zoning Director; said plan to include among other things but not be limited thereto, location of building or buildings, type and location of signs, light standards, parking areas, exits and entrances, drainage, walls, landscaping, etc.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Big Boy Shopping Plaza," as prepared by J.A., Architect, consisting of two sheets, dated 8-23-85.
3. That the use be established and maintained in accordance with the approved plan.
4. That the applicants obtain a Certificate of Use and Occupancy from and promptly renew the same annually with the Dade County Building and Zoning Department, upon compliance with all terms and conditions, the same subject to cancellation upon violation of any of the conditions.
5. That the hours of operation must conform to the requirements of Section 21-29 of the Code of Metropolitan Dade County.
6. That the applicants submit a Declaration of Use meeting with the approval of the Zoning Director that the pawn shop activities be limited to used jewelry only.
7. That if the operation of the jewelry store is abated, the pawn shop use will be discontinued.

DATE INSPECTED: 9/28/92
DATE TYPED: 10/5/92
CFB:RGV:DBM:bn
DATE REVISED:
DATE FINAL: 11/23/92
cc: Mr. Guillermo E. Olmedillo


Carlos F. Bonzon, Ph.D., P.E.
Director
METROPOLITAN DADE COUNTY
BUILDING AND ZONING DEPT.

This item has been reviewed and approved for consistency with the standards of Ordinance #89-66, adopted on July 11, 1989, which established Dade County's Concurrency Management Program.

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

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METROPOLITAN DADE COUNTY PLANNING DEPARTMENT
RECOMMENDATION TO THE ZONING APPEALS BOARD

APPLICANT Cash R-Us, Inc.
SECTION 1-54-39

DATE: December 2, 1992
ZAB HEARING ITEM NO.92-12-9

GENERAL INFORMATION

REQUEST Use Variance and Special Exception to permit a pawn shop in the BU-1A zone as would be permitted in the BU-3 zone.

PURPOSE To permit a pawn shop.

LOCATION 801-823 SW 122 Avenue, SIZE 62.48' X 300.10'
Suite 809

EXISTING ZONING AND LAND USE

SUBJECT PROPERTY BU-1A, shopping plaza

SURROUNDING PROPERTY

NORTH RU-1, Tamiami Trail & canal

SOUTH BU-1A, shopping plaza

EAST BU-3 & GU, vacant building & shopping plaza

WEST BU-1A, bank & shopping center

COMPREHENSIVE DEVELOPMENT MASTER PLAN and/or SPECIAL STUDIES

The Adopted 2000 and 2010 Land Use Plan designates the subject property as being within the Urban Development Boundary for business and office.

RECOMMENDATION

APPROVAL WITH CONDITION

CONDITIONS

That the use be limited to used jewelry only.

ANALYSIS

The applicant is requesting a use variance and special exception to permit the establishment of a pawn shop; to wit, the sale of used jewelry in conjunction with a jewelry store. The existing jewelry store is located within a 614-square-foot bay of a small, slightly less than one-half-acre shopping plaza, located on the southeast corner of SW 122 Avenue and SW 8 Street (Tamiami Trail). This center is zoned BU-1A, whereas according to the Zoning Code, BU-3 is required for this use. Staff believes that the requested use variance is somewhat of a misnomer in this instance, as the applicant is solely requesting permission to buy and sell used jewelry,

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Cash R-Us, Inc.
SECTION: 1-54-39
ZAB HEARING ITEM NO.92-12-9

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PH: 92-397
December 2, 1992

with the occasional pawning of jewelry on a short-term basis. This application is identical to numerous other applications approved by the Zoning Appeals Board for "pawn shops" in conjunction with a jewelry store. Accordingly, staff recommends approval of the subject application.

GEO:WFG:GA:mv
DATE TYPED:10/23/92
DATE REVISED:11/17/92



Guillermo E. Olmedillo, Director
Planning Department

MEMORANDUM

TO: Reinaldo Villar, Chief
Zoning Control, Building
and Zoning Department

DATE: October 08, 1992

FROM: Vicente E. Arrebola, P.E. *V. Arrebola*
Chief, Water & Sewer Division
Environmental Resources Management

SUBJECT: ZAB # Z92000397
Cash R-US, Inc.
801-823 SW 122 Avenue
Use Variance and Special Exception to
Permit a Pawn Shop
(BU-1A)(01-54-39)(62.48' x 300')

DERM has reviewed the subject application and has determined that the same can be approved. Therefore, the request can be scheduled for public hearing. This approval is contingent upon compliance with all Code stipulations contained herein.

WELLFIELD PROTECTION

The subject property is located within the West Wellfield interim protection area. The West Wellfield will be located between SW 72 Street and Coral Way along theoretical SW 172 Avenue. The siting of this public water supply wellfield and companion wellfield protection program has been under extensive review by the West Wellfield Policy Advisory Committee (PAC) appointed by the County Manager. An Environmental Impact Statement (EIS) is presently under preparation by consultants to the Miami-Dade Water and Sewer Authority Department. The Board of County Commissioners approved a wellfield protection ordinance for this wellfield. This ordinance stipulates stringent wellfield protection measures that will restrict development within the wellfield protection area.

Since the subject request involves a zoning category which permits a variety of non-residential land uses, the owner of the property has submitted a properly executed covenant in accordance with Section 24-12.1(5) of the Code which provides that hazardous materials shall not be used, generated, handled, discharged, disposed of or store on the subject property. Therefore, the request can be scheduled for public hearing.

WATER AND SEWER SERVICE

Public water and public sanitary sewers can be made available to this site and connection will be required.

All sewer lines serving the property shall comply with the exfiltration standards as applied to development within wellfield protection areas.

Existing public water and public sanitary sewer facilities and services meet the Level of Service (LOS) standards set forth in the CDMP. Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions stipulated by DERM for this proposed development order.

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WATER MANAGEMENT

Chapter 24-12.1 of the Code also regulates stormwater disposal methods within wellfield protection areas of public water supply wellfields. The Code stipulates that all stormwater runoff must be retained on-site utilizing only infiltration or seepage type drainage systems.

Any proposed development shall comply with county and federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the Level of Service standards for flood protection set forth in the CDMF subject to compliance with the conditions stipulated by DERM for this proposed development order.

TREE PRESERVATION

Section 24-60 of the Code requires the preservation of tree resources. A Dade County tree removal permit is required prior to the removal or relocation of any trees. The applicant is advised to contact DERM staff for permitting procedures and requirements prior to development of site and landscaping plans.

OPERATING PERMITS

Section 24-35.1 of the Code authorizes DERM to require operating permits for facilities that could be a source of water pollution. The applicant should be advised that the requested use of the subject property may require an operating permit from DERM. It is therefore suggested that the applicant contact DERM concerning operating permit requirements.

CONCURRENCY REVIEW

The department has conducted a concurrency review for this application and has determined that the same meets all applicable Levels of Service (LOS) standards for an initial development order, as specified in the adopted Comprehensive Development Master Plan for potable water supply, wastewater disposal and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

In summary, this application can be scheduled for public hearing; furthermore, this memorandum shall constitute DERM's written approval as required by the Code.

92-397
ZAB

DEPARTMENT: Public Works

CONCURRENCY REVIEW MEMORANDUM

Applicant's Name: CASH R-US. INC

Application #: 92-397

Meets Traffic Concurrency Criteria Yes REJ No

Comments/Conditions:

The request herein, constitutes an initial Development Order only, and that one or more traffic concurrency determinations will subsequently be required before development will be permitted.

PUBLIC HEARING REVIEW

Hearing Requirements: None

R. Kelly

OCT 01 1992

Date

11-9

92-397

DISCLOSURE OF INTEREST*

If the property which is the subject of the application is owned or leased by a CORPORATION, list the principal stockholders and the percentage of stock owned by each. [Note: where the principal officers or stockholders consist of another corporation(s), trustee(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

J.A. CONSTRUCTION CO.

<u>NAME, ADDRESS, AND OFFICE</u>	<u>Percentage of Stock</u>
Juan I. Stefano 813 SW 122 ave Miami Ph 33184	50%
Nancy Stefano 813 SW 122 AV Miami Ph 33184	50%

If the property which is the subject of the application is owned or leased by a TRUSTEE, list the beneficiaries of the trust and the percentage of interest held by each. [Note: where the beneficiary/beneficiaries consist of corporation(s), another trust(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

<u>NAME AND ADDRESS</u>	<u>Percentage of Interest</u>

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JUL 7 1992

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

11-10

92-397

If the property which is the subject of the application is owned or leased by a PARTNERSHIP or LIMITED PARTNERSHIP, list the principals of the partnership, including general and limited partners. [Note: where the partner(s) consist of another partnership(s), corporation(s) trust(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

<u>NAME AND ADDRESS</u>	N/A	<u>Percentage of Ownership</u>
_____		_____
_____		_____
_____		_____
_____		_____
_____		_____
_____		_____

If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries, or partners. [Note: where the principal officers, stockholders, beneficiaries, or partners consist of another corporation, trust, partnership, or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

<u>NAME, ADDRESS, AND OFFICE (if applicable)</u>	N/A	<u>Percentage of Interest</u>
_____		_____
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_____		_____
_____		_____
_____		_____
_____		_____

Date of contract: _____

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JUL 7 1992

ZONING HEARING SECTION
DAGE CO. BLDG. & ZONING DEPT.

BY _____

11-11

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership, or trust.

N/A

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest shall be filed.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature:
(Applicant)

Mary Stepan


Sworn to and subscribed before me,

this 11 day of June, 1992

(SEAL)

M J Cortez

Notary Public, State of Florida at Large

My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP. DEC. 29, 1995
BONDED THRU GENERAL INS. UND.
CC170802

RECEIVED
292000397
JUL 7 1997



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

BY *ms*

* 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 consisting of more than 5,000 separate interests and where no one person or entity holds more than a total of 5% of the ownership interest in the limited partnership.

92-397

DISCLOSURE OF INTEREST*

If the property which is the subject of the application is owned or leased by a CORPORATION, list the principal stockholders and the percentage of stock owned by each. [Note: where the principal officers or stockholders consist of another corporation(s), trustee(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

CASH R US

<u>NAME, ADDRESS, AND OFFICE</u>	<u>Percentage of Stock</u>
Niurdo RANCAÑO 8135 SW 72 ST, Miami, FL	50%
Mercedes RANCAÑO 8135 SW 72 ST, Miami, FL	50%

If the property which is the subject of the application is owned or leased by a TRUSTEE, list the beneficiaries of the trust and the percentage of interest held by each. [Note: where the beneficiary/beneficiaries consist of corporation(s), another trust(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

<u>NAME AND ADDRESS</u>	<u>Percentage of Interest</u>
N/A	

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JUL 7 1992

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

11-13

92-397

If the property which is the subject of the application is owned or leased by a PARTNERSHIP or LIMITED PARTNERSHIP, list the principals of the partnership, including general and limited partners. [Note: where the partner(s) consist of another partnership(s), corporation(s) trust(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

NAME AND ADDRESS	N/A	Percentage of Ownership
_____		_____
_____		_____
_____		_____
_____		_____
_____		_____
_____		_____

If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries, or partners. [Note: where the principal officers, stockholders, beneficiaries, or partners consist of another corporation, trust, partnership, or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

NAME, ADDRESS, AND OFFICE (if applicable)	N/A	Percentage of Interest
_____		_____
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_____		_____
_____		_____
_____		_____

Date of contract: _____

RECEIVED
292000397

JUL 7 1992

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

BY ms 11-14

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership, or trust.

Two columns of horizontal lines for listing contingencies or contract terms.

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest shall be filed.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature:
(Applicant)

[Handwritten Signature]
Mercedes Roueans

Sworn to and subscribed before me,

this 11 day of June, 1992

[Handwritten Signature]
Notary Public, State of Florida at Large

(SEAL)



My Commission Expires: CC170802

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP. DEC. 29, 1995
BONDED THRU GENERAL INS. UND.

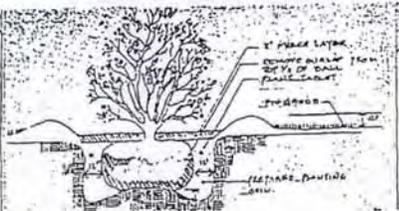
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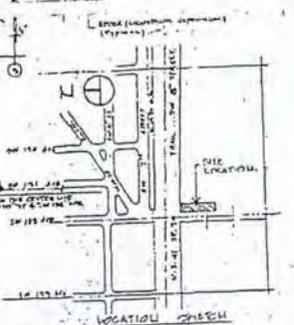
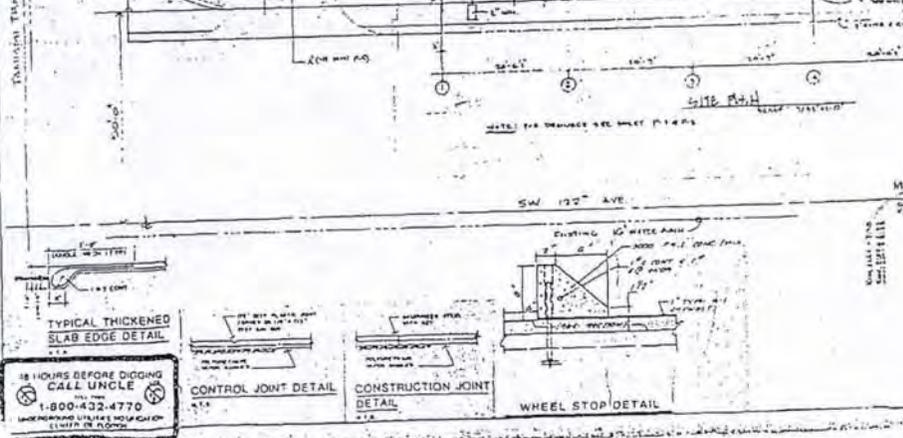
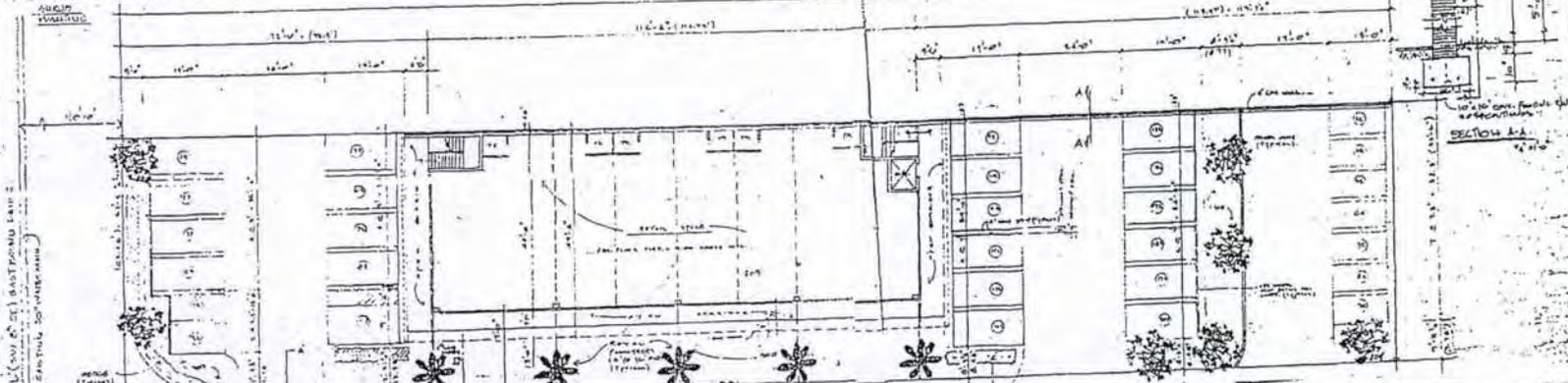
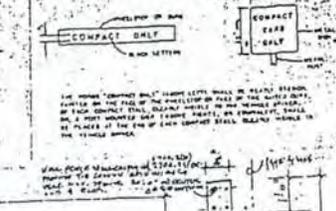
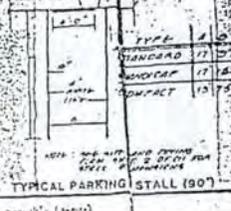
ZONING HEARING SECTION
DADE CO. BLDG. & ZONING DEPT.

BY *[Handwritten Signature]*

* 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 consisting of more than 5,000 separate interests and where no one person or entity holds more than a total of 5% of the ownership interest in the limited partnership.



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CALCULATIONS:

ITEM	QUANTITY	UNIT PRICE	TOTAL
TOTAL AREA	100,000	0.10	10,000
CONCRETE	100,000	0.10	10,000
REINFORCEMENT	100,000	0.10	10,000
FORMWORK	100,000	0.10	10,000
PAVING	100,000	0.10	10,000
LANDSCAPING	100,000	0.10	10,000
UTILITIES	100,000	0.10	10,000
PERMITS	100,000	0.10	10,000
CONTRACTOR'S PROFIT	100,000	0.10	10,000
TOTAL	100,000	0.10	10,000

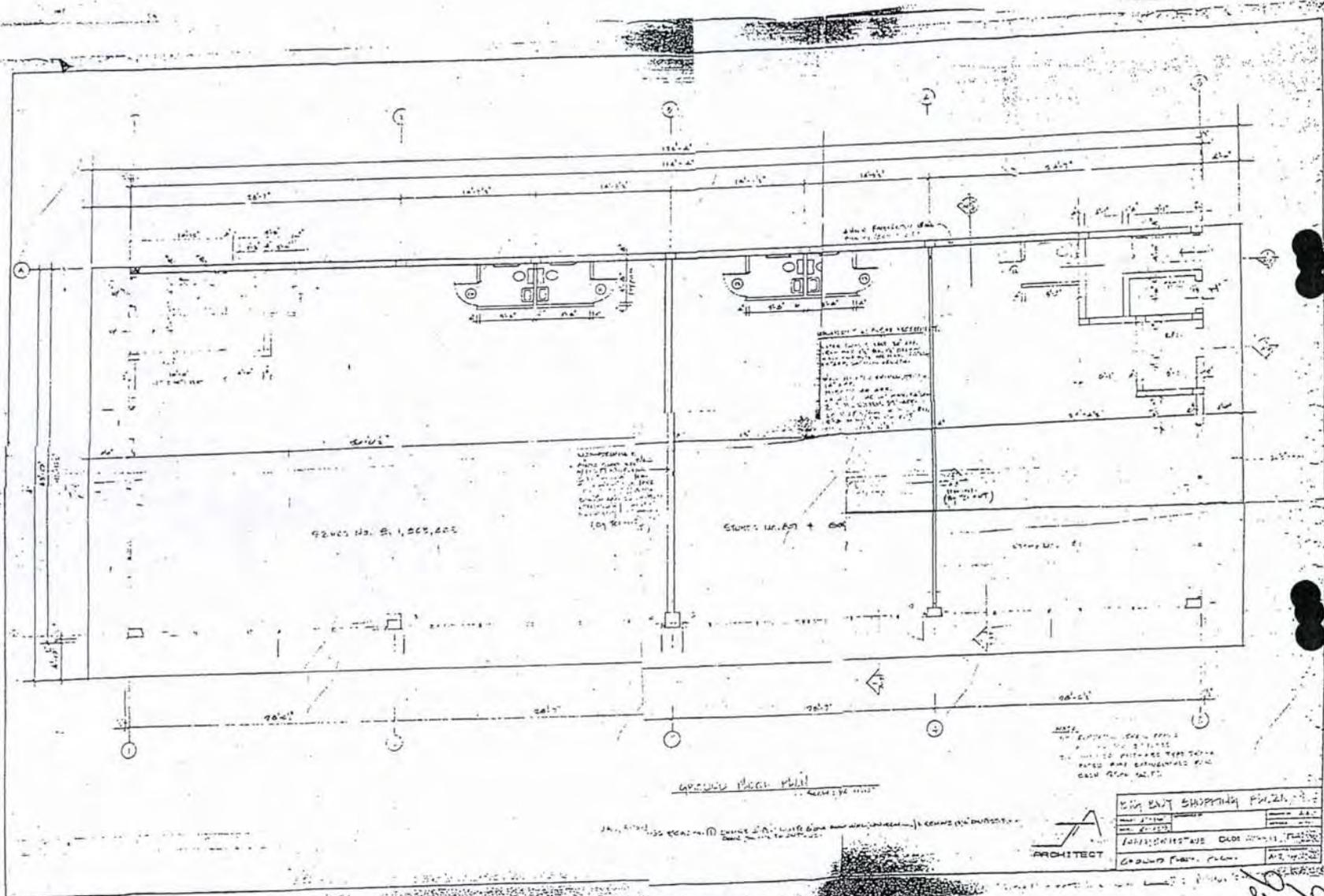
Big Boy Shopping Plaza

501 PEARSON/LEAVENWORTH COUNTY PLAZAS

501 PEARSON/LEAVENWORTH COUNTY PLAZAS

11-16

92-397



KING BAY SHIPPING BLDG.	
NO. 81	800, 800
DATE	11-17
PROJECT	SHIPPING BLDG.
ARCHITECT	ARCHITECT
GROUND PLAN	NO. 81

92-397
92-397

11-17

EU-1

EU-1

RU-1

EU-M

34

TAMIAMI

PARK

CANAL

RAIL
REVISION (113-75)

CHISEL LANE
INTERNATIONAL GARDENS PLAZA (10) & TRAC

S.W. 8th St.

BU-3

BU-1A

(U.S. 41)
25' ECLON SUG.
- 1, BLK. 1

BU-1A
TRACT A

122nd Ave.

92-397

GU

BU-1

BU-1A

RU-3M

RU-TH



RU-4L

11-18

METRO CODE

Sec. L No. 5A Rev. 39

Applicant: CASH

BU-S INC.

Process No. 92-397

Drafter: ROGER A.

NORTH

RESOLUTION NO. 4-ZAB-31-91

The following resolution was offered by Jose A. Losa seconded by Mavel Cruz and upon poll of members present, the vote was as follows:

Humberto Amaro	aye	Scott Notowitz	aye
Mavel Cruz	aye	Dean Oddy	aye
Gussie Davis	aye	Georgia A. Wright	aye
Colleen Griffin	aye	Kenneth Welt	aye
Jose A. Losa	aye		

WHEREAS, J & J JEWELRY, INC. had applied for the following:

USE VARIANCE and SPECIAL EXCEPTION to permit a pawn shop for jewelry only.

A plan is on file and may be examined in the Zoning Department entitled "Existing Site Plan and Floor Plan," as prepared by Trilles and Associates, dated 10/31/90. Plans may be modified at public hearing.

SUBJECT PROPERTY: WEST MILLER PLAZA, Plat book 136, Page 96 more particularly described as 14706 S.W. 56 Street.

LOCATION: 14706 S.W. 56 Street, Dade County, Florida, and

WHEREAS, a public hearing of the Metropolitan Dade County Zoning Appeals Board was advertised and held, as required by law, and all interested parties concerned in the matter were heard, and

WHEREAS, this Board has been advised that the subject application has been reviewed for compliance with concurrency requirements for levels of services and, at this stage of the request, the same was found to comply with the requirements, and

WHEREAS, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested use variance and special exception would be compatible with the area and its development and would be in harmony with the general purpose and intent of the regulations and would conform with the requirements and intent of the Zoning Procedure Ordinance;

NOW THEREFORE BE IT RESOLVED by the Metropolitan Dade County Zoning Appeals Board that the application be and the same is hereby approved, subject to the following conditions:

1. That a plot use plan be submitted to and meet with the approval of the Zoning Director; said plan to include among other things but not be limited thereto, location of building or buildings, type and location of signs, light standards, parking areas, exits and entrances, drainage, walls, landscaping, etc.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Existing Site Plan and Floor Plan," as prepared by Trilles and Associates, dated 10/31/90.
3. That the use be established and maintained in accordance with the approved plan.
4. That the applicants submit a Declaration of Use suitable for recording and meeting with the approval of the Zoning Director, that the pawn shop activities be limited to the sale of used jewelry only, with same to be ancillary to the sale of new jewelry, to be recorded prior to the issuance of a Certificate of Use and Occupancy.
5. That the applicants obtain a Certificate of Use and Occupancy from the Dade County Building and Zoning Department, upon compliance with all terms and conditions, the same subject to cancellation upon violation of any of the conditions, or, when in the opinion of the Metropolitan Dade County Zoning Appeals Board, after public hearing, it is determined that the use is detrimental to and/or incompatible with the surrounding neighborhood.
6. That if the jewelry store use is abated, the pawn shop use therein will be discontinued.
7. That the hours of the pawning activities conform with the requirements of the Code of Metropolitan Dade County.

BE IT FURTHER RESOLVED, notice is hereby given to the applicant that the request herein constitutes an initial development order and does not constitute a final development order and that one, or more, concurrency determinations will subsequently be required before development will be permitted.

The Zoning Director is hereby directed to make the necessary notations upon the maps and records of the Dade County Building and Zoning Department and to issue all permits in accordance with the terms and conditions of this resolution.

PASSED AND ADOPTED this 13th day of February, 1991.

Hearing No. 91-2-9
Typed 2/15/91 bn

ZONING DIRECTOR'S RECOMMENDATION
ZONING APPEALS BOARD

12

HEARING DATE: FEBRUARY 13, 1991

HEARING NO. 91-2-9

APPLICANTS: J & J JEWELRY, INC. have applied for the following:

USE VARIANCE and SPECIAL EXCEPTION to permit a pawn shop for jewelry only.

A plan is on file and may be examined in the Zoning Department entitled "Existing Site Plan and Floor Plan," as prepared by Trilles and Associates, dated 10/31/90. Plans may be modified at public hearing.

LOCATION: 14706 S.W. 56 Street, Dade County, Florida.

SIZE OF PROPERTY: 1,195 sq. ft.

EXISTING ZONING AND LAND USE

SUBJECT PROPERTY: BU-1A; shopping center

SURROUNDING PROPERTY:

NORTH: RU-1; single family homes
EAST: RU-4L; single family homes
SOUTH: RU-TH; single family homes
WEST: RU-TH; single family homes

RECOMMENDATION: Approval with conditions.

The applicants are seeking to permit a pawn shop in connection with a jewelry store. Staff supports this application. The subject property is a 1,195 square foot store unit in the easterly portion of a 10 acre BU-1A shopping center at the intersection of two section line roads, Southwest 147th Avenue and Southwest 56th Street (Miller Drive). The applicants have stated that their primary use is the sale of new jewelry and that this pawn shop use will be ancillary to said use and limited to the sale of used jewelry. Staff feels that this use will be compatible as an ancillary use in this shopping center. We noted on inspection that the hours of operation of the existing jewelry store are 9:30 A.M. to 8:00 P.M., Mondays through Saturdays and 10:00 A.M. to 6:00 P.M. on Sundays. Staff supports the requested pawn use provided that it only operates during the permitted hours of 7:00 A.M. to 5:00 P.M.. Accordingly, staff recommends that this application be approved, subject to the following conditions:

- ✓ 1. That a plot use plan be submitted to and meet with the approval of the Zoning Director; said plan to include among other things but not be limited thereto, location of building or buildings, type and location of signs, light standards, parking areas, exits and entrances, drainage, walls, landscaping, etc.
- ✓ 2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Existing Site Plan and Floor Plan," as prepared by Trilles and Associates, dated 10/31/90.
- ✓ 3. That the use be established and maintained in accordance with the approved plan.
- ✓ 4. That the applicants submit a Declaration of Use suitable for recording and meeting with the approval of the Zoning Director, that the pawn shop activities be limited to used jewelry only, with same to be ancillary to the sale of new jewelry, to be recorded prior to the issuance of a Certificate of Use and Occupancy.

- ✓ 5. That the applicants obtain a Certificate of Use and Occupancy from the Dade County Building and Zoning Department, upon compliance with all terms and conditions, the same subject to cancellation upon violation of any of the conditions, or, when in the opinion of the Metropolitan Dade County Zoning Appeals Board, after public hearing, it is determined that the use is detrimental to and/or incompatible with the surrounding neighborhood.
- ✓ 6. That if the jewelry store use is abated, the pawn shop use therein will be discontinued.
- ✓ 7. That the hours of the pawning activities conform with the requirements of the Code of Metropolitan Dade County.

DATE INSPECTED: 12/27/90
DATE TYPED: 12/31/91
AJC:RGV:DBM:bn
DATE REVISED:
DATE FINAL: 1/18/91
cc: Mr. Reginald Walters


Anthony J. Clemente
Interim Director
METROPOLITAN DADE COUNTY
BUILDING AND ZONING DEPT.

This item has been reviewed and approved for consistency with the standards of Ordinance #89-66, adopted on July 11, 1989, which established Dade County's Concurrency Management Program.

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

9
MEMORANDUM

TO: Reinaldo Villar, Chief
Zoning Control, Building
and Zoning Department

DATE: December 27, 1990

SUBJECT: ZAB # 90-0693
J & J Jewelry, Inc.
14706 SW 56 St.

FROM: Vicente E. Arrebola, P.E.
Chief, Water & Sewer Division
Environmental Resources Management

Special exception to permit a Pawn
Shop/Jewelry Store.
(BU-1A)(10 Ac.)(28-54-39)

Vicente E. Arrebola

DERM has reviewed the subject application and has determined that the same can be approved. Therefore, the request can be scheduled for public hearing. This approval is contingent upon compliance with all Code stipulations contained herein.

CONCURRENCY REVIEW

The department has conducted a concurrency review for this application and has determined that the same meets all applicable Levels of Service (LOS) standards as specified in the adopted Comprehensive Development Master Plan for potable water supply, wastewater and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

WELLFIELD PROTECTION

The subject property is located within the West Wellfield interim protection area. The West Wellfield will be located between SW 72 Street and Coral Way along theoretical SW 172 Avenue. The siting of this public water supply wellfield and companion wellfield protection program has been under extensive review by the West Wellfield Policy Advisory Committee (PAC) appointed by the County Manager. An Environmental Impact Statement (EIS) is presently under preparation by consultants to the Miami-Dade Water and Sewer Authority Department. The Board of County Commissioners approved a wellfield protection ordinance for this wellfield. This ordinance stipulates stringent wellfield protection measures that will restrict development within the wellfield protection area.

Since the subject request involves a zoning category which permits a variety of non-residential land uses, the owner of the property has submitted a properly executed covenant in accordance with Section 24-12.1(5) of the Code which provides that hazardous materials shall not be used, generated, handled, discharged, disposed of or store on the subject property. Therefore, the request can be scheduled for public hearing.

WATER AND SEWER SERVICE

Public water and public sanitary sewers can be made available to this site and connection will be required.

All sewer lines serving the property shall comply with the exfiltration standards as applied to development within wellfield protection areas.

90-693

90-0693

Existing public water and public sanitary sewer facilities and services meet the Level of Service (LOS) standards set forth in the CDMP. Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions stipulated by DERM for this proposed development order.

WATER MANAGEMENT

Chapter 24-12.1 of the Code also regulates stormwater disposal methods within wellfield protection areas of public water supply wellfields. The Code stipulates that all stormwater runoff must be retained on-site utilizing only infiltration or seepage type drainage systems.

Any proposed development shall comply with county and federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the Level of Service standards for flood protection set forth in the CDMP subject to compliance with the conditions stipulated by DERM for this proposed development order.

FUEL STORAGE FACILITIES

Section 24-12.2 of the Code outlines regulations for all proposed and existing underground storage facilities. The regulations provide design, permitting, installation, modification, repair, replacement and continuing operation requirements and criteria. In addition, monitoring devices, inventory control practices and pressure testing of fuel storage tanks is required. The Storage Tank Section of DERM should be contacted for permitting requirements in this regard if any fuel storage facilities are proposed.

OPERATING PERMITS

Section 24-35.1 of the Code authorizes DERM to require operating permits for facilities that could be a source of water pollution. The applicant should be advised that the requested use of the subject property may require an operating permit from DERM. It is therefore suggested that the applicant contact DERM concerning operating permit requirements.

HAZARDOUS MATERIALS MANAGEMENT

Due to the nature of uses allowed in the existing zoning classification, the applicant may be required to obtain DERM approval for management practices to control the potential discharge and spillage of pollutants associated with some land uses. The Hazardous Facilities Section of DERM should be contacted for further information on required management practices for certain land uses permitted under the existing zoning classification.

90-693

90-0693

TREE PRESERVATION

Section 24-60 of the Code requires the preservation of tree resources. A Dade County tree removal permit is required prior to the removal or relocation of any trees. The applicant is advised to contact DERM staff for permitting procedures and requirements prior to development of site and landscaping plans.

It should be noted that any concurrency determination contained herein does not constitute a final concurrency statement on the proposed development order as provided for in the adopted methodology for concurrency review. One or more additional concurrency determinations will be required.

In summary, this application can be scheduled for public hearing; furthermore, this memorandum shall constitute DERM's written approval as required by the Code.



MEMORANDUM

~~Director~~
Solid Waste

TO: See Distribution List*

DATE: October 5, 1990

FROM: ~~Ben J. Guilford II~~
~~Director~~
Department of Solid Waste Management

SUBJECT: Solid Waste Disposal
Level of Service/
Concurrency Finding

In accordance with Metro-Dade Ordinance No. 89-66 and Resolution No. R-761-89, the Department of Solid Waste Management is providing you with this finding regarding the current status of the existing level of service for solid waste.

In accordance with the County's adopted Comprehensive Master Development Plan, the County shall maintain solid waste disposal facilities in an amount sufficient to provide a minimum of five (5) years of disposal capacity at the generation rate of seven (7) pounds per capita per day. A recent analysis of the capacity of the solid waste system has resulted in the determination that existing facilities have sufficient capacity to provide service through the end of year 1995. This determination is contingent upon the the continued ability of the County to obtain construction permits for the preparation of new landfill cells on existing sites and renew current operating permits from the Florida Department of Environmental Regulation as needed.

Therefore, please be advised that the current level of service is adequate to permit development orders to be issued. This finding shall remain in effect for a period of one (1) year, at which time you will be advised of any revisions to this concurrency status.

BJG:dlr

* Distribution List

Jorge Rodriguez, Building & Zoning
Reynaldo Villar, Building & Zoning ✓
Terry Lunn, Building & Zoning
Walter Herndon, Public Works
Russell Kelly, Public Works
Tony Toledo, Public Works
John Renfrow, DERM
Lee Rawlinson, DIC
Rebecca Osterman, DIC
Craig Collier, County Attorney
Eric Gressman, County Attorney
Patrick Casey, County Attorney
Jeffrey D. Kaplan, Solid Waste Management
Andrew Wilfork, Solid Waste Management
Tanhum Goldshmid, Solid Waste Management
Bobby Tomlin, Solid Waste Management
Kathie G. Brooks, Solid Waste Management

Parks + Rec.

MEMORANDUM

137.07-17A

TO	Jorge S. Rodriguez, P.E. Director Building and Zoning Department	DATE	October 3, 1990
FROM	Bill Bird Director Park and Recreation Department	SUBJECT	Updates for concurrency approvals

My memo of April 26, 1990, which informed you of the changes affecting this department's concurrency review, and giving a blanket approval for concurrency for development orders, has not been affected significantly by residential development in the past months to cause any deficiency in level of service. Attached is a copy of a table used to determine level of service for local parks throughout the county. All areas have an adequate level of service at this time. In each of the park benefit districts where residential development is allowed (one through eight), there are surpluses of local park land, shown in the table in column "P". Area seven appears to be running out of available open space, since it has only 2.73 acres surplus. My staff will be closely monitoring development in this area so we can know exactly when this surplus is "used up". I will be keeping you informed with further memos on the status of this area and its level of service.

RAK/rk
Attachment

cc: Marty Washington, Park and Recreation
Russell Kelly, Public Works
Rey Villar, Building and Zoning
Diane O'Quinn, Building and Zoning

RECEIVED
OCT 10 1990
DAD, C.J. BLDG. & ZONING DEPT.
ZONING CONTROL DIVISION
BY _____

MDTA

MEMORANDUM

To: Jorge S. Rodriguez, P.E.
Director
Building and Zoning Department

Date: 26-Sep-1990

From: *[Signature]*
Chester E. Colby
Director, MDTA

Subject: Concurrency Applications

As per your recent request, this memo will serve as a blanket authorization for your Department to continue to review and approve concurrency applications for mass transit in all areas of Metropolitan Dade County.

The Metro-Dade Transit Agency has been charged with the responsibility of reviewing and signing off concurrency applications as stated in County Ordinance 89-66, Administrative Order 4-85, and Section 33-G of the Dade County Code. As a result of our analysis of official population/employment data provided by the County Planning Department, and a review of the Metrobus/Metrorail service area, we are able to continue the arrangement initiated last year whereby MDTA authorizes your Department to review and approve concurrency applications since at the present time all areas of Dade County meet the Level-of-Service (LOS) standards for mass transit established in the above referenced Administrative Order.

This authorization is intended to continue the arrangement initiated on October 3, 1989 between our respective Departments, and is effective for the period October 1, 1990 to September 30, 1991, and is subject to cancellation at any time during that period upon written notice from my office.

If your staff needs further information or assistance with mass transit concurrency matters, they may wish to contact Mario G. Garcia, MDTA, Transit System Development Division, at 637-3756. Your continued cooperation on these important matters is greatly appreciated.

cc: Carlos F. Bonzon, Deputy Director
C. Lee Rawlinson, DIC
John W. Renfrow, DERM
Reginald Walters, Planning
Walter A. Herndon, Public Works

RECEIVED

OCT 3 1990

Hand-Delivered
DADE CO. BLDG. & ZONING DEPT.
DIRECTOR'S OFFICE

10/3/90

[Signature] @ 2:17m

MEMORANDUM

TO: ZONING CONTROL DIVISION
BUILDING AND ZONING DEPARTMENT

DATE: SEP 19, 1990

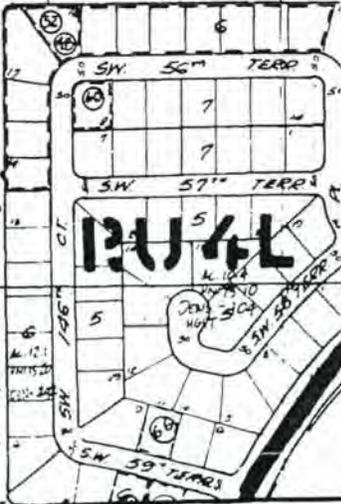
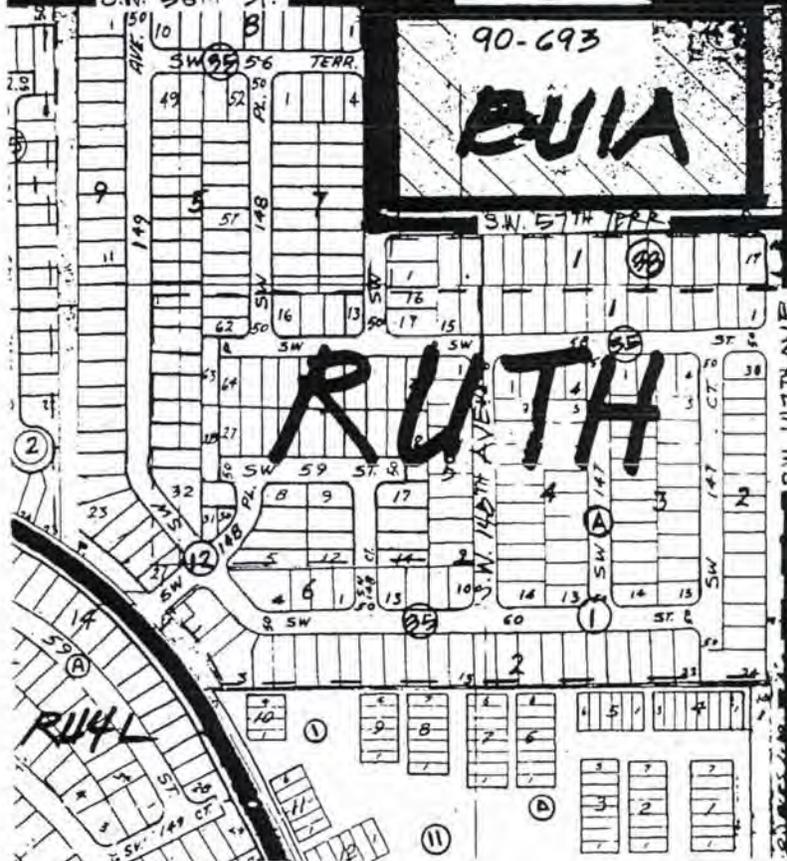
SUBJECT: CONCURRENCY
APPROVAL

William L. Strachan
FROM: WILLIAM L. STRACHAN, CAPTAIN
FIRE ENGINEERING AND WATER SUPPLY SERVICES
DADE COUNTY FIRE DEPARTMENT

subject to compliance with Article XIV A. "WATER SUPPLY FOR FIRE SUPPRESSION" of the Metropolitan Dade County Code, blanket approval for "Initial Developmental Orders" for any proposed use is hereby granted until further notice.

A subsequent review to assess compliance with Dade County Fire Flow Standards addressed under the Concurrency requirements, as stated in Chapter 163, part 2, Florida statute will be necessary during the building permit process.

When zoning use variances are permitted the fire flow standards for the zone permitting the use will be applied.



METRO DADE
 Sec. 28, 54, 39
 Applicant J&J
 JEWELRY INC
 Process No. 90 693
 Doc No. CODA
 NORTH

RESOLUTION NO. 4-ZAB-278-90

The following resolution was offered by Gussie Davis seconded by Jose A. Losa and upon poll of members present, the vote was as follows:

Thomas A. Conger	aye	Scott Notowitz	aye
Mavel Cruz	aye	Dean Oddy	aye
Gussie Davis	aye	Georgia A. Wright	absent
Colleen Griffin	aye	Kenneth Welt	aye
Jose A. Losa	aye		

WHEREAS, JUAN MARTINEZ d/b/a O.K. JEWELRY, INC. had applied for the following:

SPECIAL EXCEPTION and USE VARIANCE to permit a pawn shop in the BU-1A district as would be permitted in the BU-3 district.

Plans are on file and may be examined in the Zoning Department entitled "Jewelry Store," as prepared by William Hamilton Arthur/Architect, dated 1-15-90; and site plan entitled "Site Use Plan/Addendum #1," as prepared by William Hamilton 12-18-89. Plans may be modified at public hearing.

SUBJECT PROPERTY: The south 385' of the west 1/2 of the SW 1/4 of the SW 1/4 of the SW 1/4 of Section 17, Township 54 South, Range 40 East, less the west 40', less the south 50', and less the area bounded by the east line of the west 40' of the SW 1/4 of said Section 17, bounded by the north line of the south 50' of the SW 1/4 of said Section 17, and bounded by a 25' radius arc concave to the Northeast, said arc being tangent to both of the last described lines.

LOCATION: 10601 S.W. 40 Street, Dade County, Florida, and

WHEREAS, a public hearing of the Metropolitan Dade County Zoning Appeals Board was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and

WHEREAS, this Board has been advised that the subject application has been reviewed for compliance with concurrency requirements for levels of services and, at this stage of the request, the same was found to comply with the requirements, and

WHEREAS, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested special exception and use variance would be compatible with the area and its development and would be in harmony with the general purpose and intent of the regulations and would conform with the requirements and intent of the Zoning Procedure Ordinance;

NOW THEREFORE BE IT RESOLVED by the Metropolitan Dade County Zoning Appeals Board that the application be and the same is hereby approved, subject to the following conditions:

1. That a plot use plan be submitted to and meet with the approval of the Zoning Director; said plan to include among other things but not be limited thereto, location of building or buildings, type and location of signs, light standards, parking areas, exits and entrances, drainage, walls, landscaping, etc.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Jewelry Store," as prepared by William Hamilton Arthur/Architect, dated 1-15-90; and site plan entitled "Site Use Plan/Addendum #1," as prepared by William Hamilton 12-18-89.
3. That the use be established and maintained in accordance with the approved plan.
4. That the applicant submit a Declaration of Use suitable for recording and meeting with the approval of the Zoning Director, that the pawn shop activities be limited to used jewelry only, to be recorded prior to occupancy permit issuance.
5. That the applicant obtain a Certificate of Use and Occupancy from the Dade County Building and Zoning Department, upon compliance with all terms and conditions, the same subject to cancellation upon violation of any of the conditions, or, when in the opinion of the Metropolitan Dade County Zoning Appeals Board, after public hearing, it is determined that the use is detrimental to and/or incompatible with the surrounding neighborhood.
6. That if the operation of the jewelry store is abated, the pawn shop use be discontinued.
7. That this jewelry store/pawn shop use be limited to a maximum of one wall sign with no reference to the pawning activity.

8. That the use be permitted to operate weekdays (excluding Sundays) and close daily at 5:00 P.M.

BE IT FURTHER RESOLVED, notice is hereby given to the applicant that the request herein constitutes an initial development order and does not constitute a final development order and that one, or more, concurrency determinations will subsequently be required before development will be permitted.

The Zoning Director is hereby directed to make the necessary notations upon the maps and records of the Dade County Building and Zoning Department and to issue all permits in accordance with the terms and conditions of this resolution.

PASSED AND ADOPTED this 12th day of September, 1990.

Hearing No. 90-9-7
Typed 9/5/90 bn

ZONING DIRECTOR'S RECOMMENDATION

ZONING APPEALS BOARD

HEARING DATE: SEPTEMBER 12, 1990

HEARING NO. 90-9-7

APPLICANTS: JUAN MARTINEZ, d/b/a O.K. JEWELRY, INC. has applied for the following:

SPECIAL EXCEPTION and USE VARIANCE to permit a pawn shop in the BU-1A district as would be permitted in the BU-3 district.

Plans are on file and may be examined in the Zoning Department entitled "Jewelry Store," as prepared by William Hamilton Arthur/Architect, dated 1-15-90; and site plan entitled "Site Use Plan/Addendum #1," as prepared by William Hamilton 12-18-89. Plans may be modified at public hearing.

LOCATION: 10601 S.W. 40 Street, Dade County, Florida.

SIZE OF PROPERTY: 2.37 Acres

EXISTING ZONING AND LAND USE

SUBJECT PROPERTY: BU-1A; commercial strip center

SURROUNDING PROPERTY:

NORTH: RU-1; single family homes
EAST: BU-1A; commercial strip center
SOUTH: BU-1; lumber company
WEST: BU-2 & RU-3M; service station & townhouses

RECOMMENDATION: Approval with conditions.

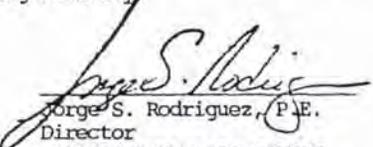
The applicant is seeking to permit a pawn shop in the BU-1A zone as would be permitted in the BU-3 zone. The subject property is a 680 square foot unit in a shopping center on a 2.37 acre tract in southwest Dade County.

Staff supports this application, noting that this pawn shop is located in a shopping center at the intersection of two section line roads, Bird Road (Southwest 40th Street) and Southwest 107th Avenue in a commercialized area. Although this center is 2.37 acres in size, the adjacent parcel to the east is approximately 2.5 acres and, despite the fact that they are individually owned, this commercial area basically functions as one center. Typically, staff supports such uses in center of approximately 5 acres in size when it is in such a commercial location. The applicant has stated that the primary business is the sale of new jewelry and this pawn shop activity is ancillary to said use and is limited to the sale of used jewelry. Staff feels that this use will be acceptable in this shopping center and, accordingly, recommends that this application be approved, subject to the following conditions:

1. That a plot use plan be submitted to and meet with the approval of the Zoning Director; said plan to include among other things but not be limited thereto, location of building or buildings, type and location of signs, light standards, parking areas, exits and entrances, drainage, walls, landscaping, etc.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Jewelry Store," as prepared by William Hamilton Arthur/Architect, dated 1-15-90; and site plan entitled "Site Use Plan/Addendum #1," as prepared by William Hamilton 12-18-89.
3. That the use be established and maintained in accordance with the approved plan.
4. That the applicant submit a Declaration of Use suitable for recording and meeting with the approval of the Zoning Director, that the pawn shop activities be limited to used jewelry only, to be recorded prior to occupancy permit issuance.

5. That the applicant obtain a Certificate of Use and Occupancy from the Dade County Building and Zoning Department, upon compliance with all terms and conditions, the same subject to cancellation upon violation of any of the conditions, or, when in the opinion of the Metropolitan Dade County Zoning Appeals Board, after public hearing, it is determined that the use is detrimental to and/or incompatible with the surrounding neighborhood.
6. That if the operation of the jewelry store is abated, the pawn shop use be discontinued.
7. That this jewelry store/pawn shop use be limited to a maximum of one wall sign with no reference to the pawning activity.

DATE TYPED: 7/17/90
JSR:RGV:DEM:bn
DATE REVISED:
DATE FINAL: 8/21/90
cc: Mr. Reginald Walters


Jorge S. Rodriguez, P.E.
Director
METROPOLITAN DADE COUNTY
BUILDING AND ZONING DEPT.

This item has been reviewed and approved for consistency with the standards of Ordinance #89-66, adopted on July 11, 1989, which established Dade County's Concurrency Management Program.

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

METROPOLITAN DADE COUNTY PLANNING DEPARTMENT
RECOMMENDATION TO THE ZONING APPEALS BOARD

APPLICANT John Martinez, D.B.A.
O.K. Jewelry Inc.
SECTION 17-54-40

DATE: September 12, 1990
ZAB HEARING ITEM NO. 90-9-7

GENERAL INFORMATION

REQUEST Special Exception and Use Variance to permit a pawnshop in the BU-1A zone as would be permitted in the BU-3 zone.

PURPOSE To permit a pawnshop in the BU-1A zone as would be permitted in the BU-3 zone.

LOCATION 10601 SW 40 St. SIZE 2.37 acres

EXISTING ZONING AND LAND USE

SUBJECT PROPERTY BU-1A, shopping plaza

SURROUNDING PROPERTY

NORTH RU-1, single family residences

SOUTH BU-1, lumber company

EAST BU-1A, strip commercial stores

WEST BU-1A & RU-3M, service station & apartments

COMPREHENSIVE DEVELOPMENT MASTER PLAN and/or SPECIAL STUDIES

The Adopted 2000 and 2010 Land Use Plan designates the subject property as being within the Urban Development Boundary for business and office.

RECOMMENDATION

APPROVAL WITH CONDITIONS

CONDITIONS

1. All usual conditions applicable in this case as required by the Director of the Building and Zoning Department.
2. That the pawnshop be limited to used jewelry only.

ANALYSIS

The applicant is requesting a special exception as well as a use variance in order to permit a pawnshop in the BU-1A zone as would be permitted in the BU-3 zone. The subject property is a 2.37 acre parcel, located on the northeast corner of SW 40 Street and SW 107 Avenue. The store is a 13'7" x 50' store unit with this center. Staff supports this request conditioned that the pawnshop be strictly for the sale and resale of jewelry only. This unit lies within an over two acre center, which offers ample parking and buffering for said use. Staff normally rejects a typical pawnshop which deals with a myriad of merchandise. However, jewelry shops, as a norm, deal only in jewelry, and not in such items as guns, stereos, etc., which normally attracts "cash only" patrons and not people who are solely in the market for jewelry. Accordingly, staff recommends approval of this request subject to the condition that the use be limited to jewelry only.

RRW:WFG:EES:mo
DATE TYPED: 7/11/90
DATE REVISED:

Reginald R. Walters

Reginald R. Walters, Director
Planning Department

MEMORANDUM

TO: Jorge S. Rodriguez, P.E.
Director, Building and
Zoning Department

DATE: July 05, 1990

FROM: Richard K. Poley, P.E.
Chief, Water & Sewer Division
Environmental Resources Management

SUBJECT: ZAB # 90-0333
J. Martinez DBA OK Jewelry Inc.
10601 SW 40 St.
Special exemption & use variance to
permit a pawn shop.
(BU-1A)(2.3 Ac.)

This department has reviewed the subject request and finds that the same can be approved. Therefore, the request can be scheduled for public hearing. This approval is contingent upon compliance with the requirements contained herein.

CONCURRENCY REVIEW SUMMARY

The department has conducted a concurrency review for this application and has determined that the same meets all applicable Levels of Service (LOS) standards as specified in the adopted Comprehensive Development Master Plan for potable water supply, wastewater disposal and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

WELLFIELD PROTECTION

The subject property is located within the Maximum Day Pumpage Wellfield Protection Area for the Alexander Orr/Snapper Creek/Southwest Wellfield Complex. Development of the subject property shall be in accordance with the regulations established in Section 24-12.1 of the Code.

WATER AND SEWER SERVICE

Public water and public sanitary sewers can be made available to this site and connection will be required.

All sewer lines serving the property shall comply with the exfiltration standards as applied to development within wellfield protection areas.

Existing public water and public sanitary sewer facilities and services meet the Level of Service (LOS) standards set forth in the CDMP. Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions stipulated by DERM for this proposed development order.

WATER MANAGEMENT

Chapter 24-12.1 of the Code also regulates stormwater disposal methods within wellfield protection areas of public water supply wellfields. The Code stipulates that all stormwater runoff must be retained on site utilizing only infiltration or seepage type drainage systems.

Any proposed development shall comply with county and federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the Level of Service standards for flood protection set forth in the CDMP subject to compliance with the conditions stipulated by DERM for this proposed development order.

FUEL STORAGE FACILITIES

Section 24-12.2 of the Code outlines regulations for all proposed and existing underground storage facilities. The regulations provide design, permitting, installation, modification, repair, replacement and continuing operation requirements and criteria. In addition, monitoring devices, inventory control practices and pressure testing of fuel storage tanks is required. The Storage Tank Section of DERM should be contacted for permitting requirements in this regard if any fuel storage facilities are proposed.

HAZARDOUS MATERIALS MANAGEMENT

Due to the nature of uses allowed in the existing zoning classification, the applicant may be required to obtain DERM approval for management practices to control the potential discharge and spillage of pollutants associated with some land uses. The Hazardous Facilities Section of DERM should be contacted for further information on required management practices for certain land uses permitted under the existing zoning classification.

OPERATING PERMITS

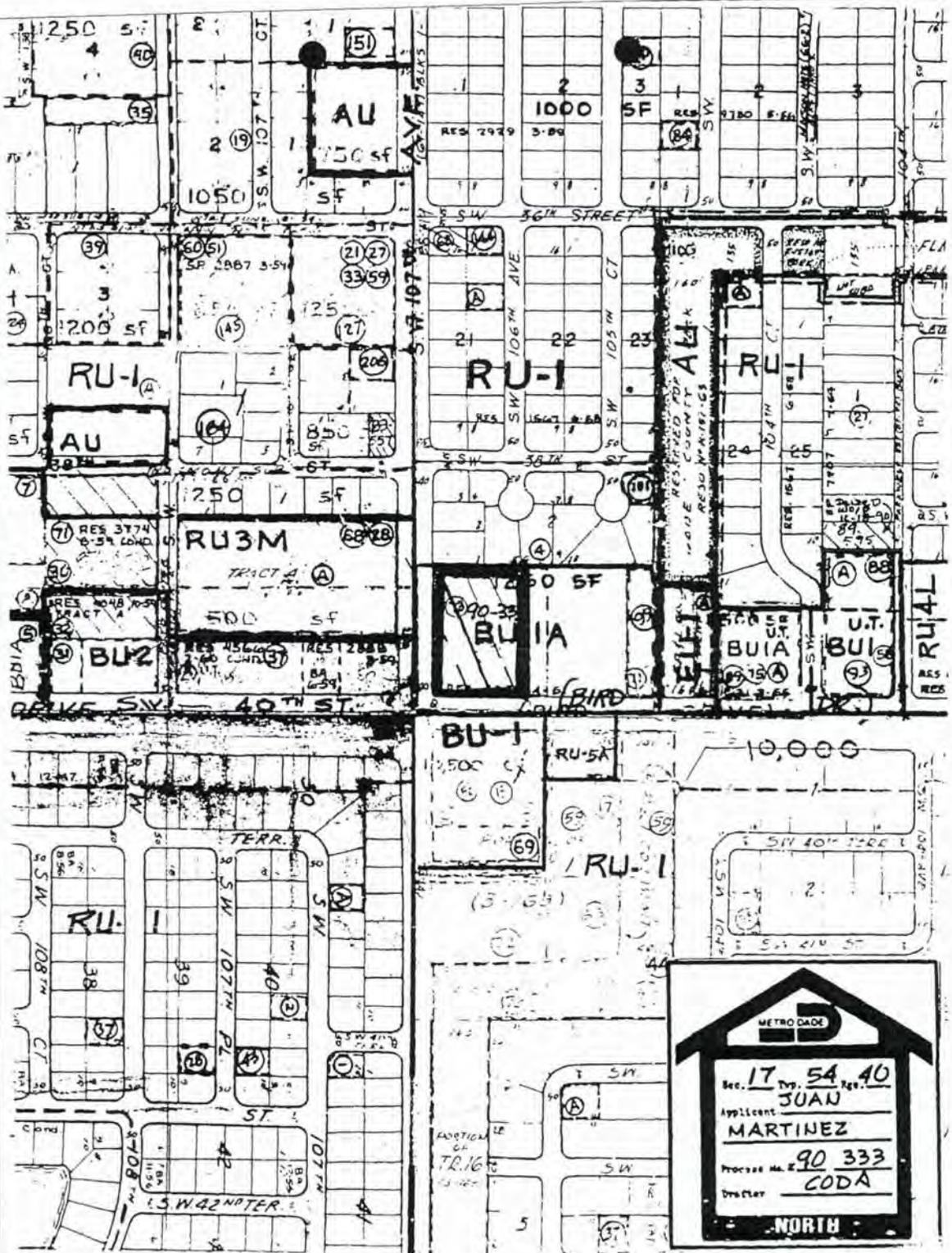
Section 24-35.1 of the Code authorizes DERM to require operating permits for facilities that could be a source of water pollution. The applicant should be advised that the requested use of the subject property may require an operating permit from DERM. It is therefore suggested that the applicant contact DERM concerning operating permit requirements.

TREE PRESERVATION

Section 24-60 of the Code requires the preservation of tree resources during the development of site plans. A Dade County tree removal permit is required prior to the removal or relocation of any trees. The applicant is advised to contact DERM staff for permitting procedures and requirements prior to development of site and landscaping plans.

90-333

In summary, the Department offers no objections to the application provided connection to public water and sewers is made and the site plan incorporates stormwater management and tree preservation requirements.



METRO DADE	
Sec. <u>17</u> , Tr. <u>54</u> , Rge. <u>40</u>	
Applicant: <u>JUAN MARTINEZ</u>	
Process No. <u>90 333</u>	
Drafter: <u>CODA</u>	
NORTH	

7

DEPARTMENT: Public Works

CONCURRENCY REVIEW MEMORANDUM

Applicant's Name: JUAN MARTINEZ DBA
O.K. JEWELRY INC

Application #: 90-333

Meets Traffic Concurrency Criteria Yes RDJ No

Comments/Conditions:

32

PUBLIC HEARING REVIEW

Hearing Requirements: NONE

RDJ
Signature

8-10-90
Date

RESOLUTION NO. 4-ZAB-166-90

The following resolution was offered by Jose A. Losa seconded by Thomas A. Conger and upon poll of members present, the vote was as follows:

Thomas A. Conger	aye	Scott Notowitz	aye
Mavel Cruz	aye	Dean Oddy	aye
Gussie Davis	aye	Georgia A. Wright	aye
Colleen Griffin	aye	Kenneth Welt	aye
Jose A. Losa	aye		

WHEREAS, BIRD ROAD PLAZA had applied for the following:

SPECIAL EXCEPTION AND USE VARIANCE to permit the continued operation of an existing pawnshop in the BU-1A zone as would be permitted in the BU-3 zone.

Plans indicating the location of the existing pawnshop are on file and may be examined in the Zoning Department entitled "Site Plan," as prepared by Maurice S. Weintraub, A.I.A., dated received Oct. 6, 1989. Plans may be modified at public hearing.

SUBJECT PROPERTY: Tracts 1 & 2 and the abandoned right-of-way between Tracts 1 & 2, REVISED PLAT OF WM. H. KNIGHT'S SUBDIVISION, Plat book 35, Page 14;

LESS:

The west 200', as measured along the north line of said Tract 1, of the north 175', as measured along the west line of said Tract 1 of said REVISED PLAT OF WM. H. KNIGHT'S SUBDIVISION,

AND LESS:

The north 25' for road right-of-way for S.W. 40th Street;

AND LESS:

That portion of said Tract 2 and said abandoned right-of-way of said REVISED PLAT OF WM. H. KNIGHT'S SUBDIVISION, more particularly described as follows:

Commence at the Northwest corner of Section 22, Township 54 South, Range 40 East; thence run S1⁰31'0"E along the west line of said NW 1/4 of Section 22, Township 54 South, Range 40 East a distance of 50.12' (50.02' measured); thence run east along a line 50' south of and parallel to the north line of said NW 1/4 of Section 22 a distance of 329' to the Point of beginning of a parcel of land hereinafter described; thence continue east a distance of 109'; thence run S1⁰31'0"E a distance of 150'; thence run west 109'; thence run N1⁰31'0"W a distance of 150' to the Point of beginning, more particularly described as a 14' x 57' store unit located at 8522 Bird Road.

LOCATION: 8522 Bird Road (S.W. 40 Street), Dade County, Florida, and

WHEREAS, a public hearing of the Metropolitan Dade County Zoning Appeals Board was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and

WHEREAS, this Board has been advised that the subject application has been reviewed for compliance with concurrency requirements for levels of services and, at this stage of the request, the same was found to comply with the requirements, and

WHEREAS, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested special exception and use variance would be compatible with the area and its development and would be in harmony with the general purpose and intent of the regulations and would conform with the requirements and intent of the Zoning Procedure Ordinance;

NOW THEREFORE BE IT RESOLVED by the Metropolitan Dade County Zoning Appeals Board that the application be and the same is hereby approved, subject to the following conditions:

1. That a plot use plan be submitted to and meet with the approval of the Zoning Director; said plan to include among other things but not be limited thereto, location of building or buildings, type and location of signs, light standards, parking areas, exits and entrances, drainage, walls, landscaping, etc.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Site Plan," as prepared by Maurice S. Weintraub, A.I.A., dated received Oct. 6, 1989.
3. That the use be established and maintained in accordance with the approved plan.
4. That the applicants submit a Declaration of Use agreement suitable for recording and meeting with the approval of the Zoning Director, that the pawn shop activities be limited to used jewelry only, to be recorded prior to occupancy permit issuance.

5. That the applicants obtain a Certificate of Use and Occupancy for the pawn shop use from the Dade County Building and Zoning Department, upon compliance with all terms and conditions, the same subject to cancellation upon violation of any of the conditions, or, when in the opinion of the Metropolitan Dade County Zoning Appeals Board, after public hearing, it is determined that the use is detrimental to and/or incompatible with the surrounding neighborhood.
6. That if the operation of the jewelry store is abated, the pawn shop use will be discontinued.

BE IT FURTHER RESOLVED, notice is hereby given to the applicant that the request herein constitutes an initial development order and does not constitute a final development order and that one, or more, concurrency determinations will subsequently be required before development will be permitted.

The Zoning Director is hereby directed to make the necessary notations upon the maps and records of the Dade County Building and Zoning Department and to issue all permits in accordance with the terms and conditions of this resolution.

PASSED AND ADOPTED this 13th day of June, 1990.

Hearing No. 90-6-10
Typed 6/18/90 bn

ZONING DIRECTOR'S RECOMMENDATION

ZONING APPEALS BOARD

HEARING DATE: JUNE 13, 1990

HEARING NO. 90-6-10

APPLICANTS: BIRD ROAD PLAZA have applied for the following:

SPECIAL EXCEPTION AND USE VARIANCE to permit the continued operation of an existing pawnshop in the BU-1A zone as would be permitted in the BU-3 zone.

Plans indicating the location of the existing pawnshop are on file and may be examined in the Zoning Department entitled "Site Plan," as prepared by Maurice S. Weintraub, A.I.A., dated received Oct. 6, 1989. Plans may be modified at public hearing.

LOCATION: 8522 Bird Road (S.W. 40 Street), Dade County, Florida.

SIZE OF PROPERTY: 14' X 57' (Store Unit)

EXISTING ZONING AND LAND USE

SUBJECT PROPERTY: BU-1A; strip shopping center

SURROUNDING PROPERTY:

NORTH: BU-1A; shopping center
EAST: BU-3, RU-2, RU-1; strip commercial
SOUTH: RU-1; single family homes
WEST: BU-1A & RU-1; strip commercial & single family homes

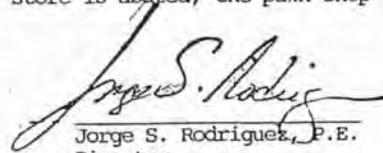
RECOMMENDATION: Approval with conditions.

The applicants are seeking to permit the continued operation of a pawnshop in the BU-1A zone as would be permitted in the BU-3 zone. The subject property is a 14' x 57' store unit on a 6.8 acre site in southwest Dade County which is developed with a shopping center. Staff supports this application, noting that this pawn shop is located in a large community scaled shopping center which offers a broad array of goods and services and is located at the intersection of two section line roads (S.W. 40th Street and S.W. 87th Avenue). The applicants have stated that their primary business is the sale of new jewelry and this pawn shop activity is ancillary to said use and is limited to the sale of used jewelry. Staff feels that this use is acceptable in this large shopping center and, accordingly, recommends that this application be approved, subject to the following conditions:

1. That a plot use plan be submitted to and meet with the approval of the Zoning Director; said plan to include among other things but not be limited thereto, location of building or buildings, type and location of signs, light standards, parking areas, exits and entrances, drainage, walls, landscaping, etc.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Site Plan," as prepared by Maurice S. Weintraub, A.I.A., dated received Oct. 6, 1989.
3. That the use be established and maintained in accordance with the approved plan.
4. That the applicants submit a Declaration of Use agreement suitable for recording and meeting with the approval of the Zoning Director, that the pawn shop activities be limited to used jewelry only, to be recorded prior to occupancy permit issuance.

5. That the applicants obtain a Certificate of Use and Occupancy for the pawn shop use from the Dade County Building and Zoning Department, upon compliance with all terms and conditions, the same subject to cancellation upon violation of any of the conditions, or, when in the opinion of the Metropolitan Dade County Zoning Appeals Board, after public hearing, it is determined that the use is detrimental to and/or incompatible with the surrounding neighborhood.
6. That if the operation of the jewelry store is abated, the pawn shop use will be discontinued.

DATE TYPED: 5/4/90
JSR:JBP:DBM:bn
DATE REVISED:
DATE FINAL: 5/16/90
cc: Mr. Reginald Walters


Jorge S. Rodriguez, P.E.
Director
METROPOLITAN DADE COUNTY
BUILDING AND ZONING DEPT.

This item has been reviewed and approved for consistency with the standards of Ordinance #89-66, adopted on July 11, 1989, which established Dade County's Concurrency Management Program.

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

METROPOLITAN DADE COUNTY PLANNING DEPARTMENT
RECOMMENDATION TO THE ZONING APPEALS BOARD

APPLICANT Bird Road Plaza
SECTION 22-54-40

DATE: June 13, 1990
ZAB HEARING ITEM NO. 90-6-10

GENERAL INFORMATION

REQUEST Special Exception & Use Variance to permit the maintenance and continued use of a pawnshop in the BU-1A zone (BU-3 required).

PURPOSE To permit the continued use of a pawnshop

LOCATION 8522 Bird Road (SW 40 St.) SIZE 14' X 57' store unit

EXISTING ZONING AND LAND USE

SUBJECT PROPERTY BU-1A, shopping center

SURROUNDING PROPERTY

NORTH BU-1A, shopping center

SOUTH RU-1, single family residences

EAST BU-3, RU-2, & RU-1, muffler shop, duplex & single family homes.

WEST BU-1A & RU-1, shopping center and single family homes

COMPREHENSIVE DEVELOPMENT MASTER PLAN and/or SPECIAL STUDIES

The Adopted 2000 and 2010 Land Use Plan designates the subject property as being within the Urban Development Boundary for business and office.

RECOMMENDATION

APPROVAL WITH CONDITIONS

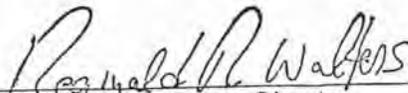
CONDITIONS

1. That the use be restricted to used jewelry only.
2. All usual conditions applicable in this case as required by the Director of the Building and Zoning Department.

ANALYSIS

The applicants are the owners of an approximately 6.8 acre shopping center, located on the southeast corner of SW 87 Avenue and SW 40 Street (Bird Road). The purpose of this application is to permit the maintenance and continued use of an existing jewelry store/pawnshop, d/b/a "18K Modern Jewelry", within a small 14' X 57' store unit within the center. According to the letter of intent submitted in conjunction with this application, both the jewelry store and pawnshop operation, which is strictly limited to used jewelry only, has been at this location since 1983 without any problems. Although this Department has in the past taken exception to pawnshops located in areas of the county not properly zoned for the use, i.e. BU-3 zoning, this Department supports this application. The shopping center, in which the pawnshop is located, is reasonably large, approximately 7 1/4 acres in size. Upon inspection, staff noted that this business was impeccably maintained, and in no way resembled a pawnshop, except for a small sign noticed on the wall sign for the business. As the pawnshop operation is limited to used jewelry only, and ancillary to the sale and repair of jewelry, this Department recommends that this application be approved, subject to the condition that the use be limited to jewelry only, as well as all of the usual conditions required by the Building and Zoning Department.

RRW:WFG:GA:gs
DATE TYPED:5/17/90
DATE REVISED:


Reginald R. Walters, Director
Planning Department

10
MEMORANDUM

TO: Jerry Proctor, Chief
Zoning Control
Building and Zoning Dept.

DATE: May 14, 1990

FROM: Richard K. Poley, P.E. *R. Poley*
Chief, Water & Sewer Division
Environmental Resources Management

SUBJECT: ZAB # 89-0675
Bird Road Plaza
8522 Bird Road (SW 40 St.)
Special exception and use variance to
permit an existing Pawnshop.
(BU-1A) (0.18 Ac.)

DERM has reviewed the subject application and has determined that the same can be approved. Therefore, the request can be scheduled for public hearing. This approval is contingent upon compliance with all Code stipulations contained herein.

CONCURRENCY REVIEW

The department has conducted a concurrency review for this application and has determined that the same meets all applicable Levels of Service (LOS) standards as specified in the adopted Comprehensive Development Master Plan for potable water supply, wastewater and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

WELLFIELD PROTECTION

The subject property is located within the Average Day Pumpage Wellfield Protection Area for the Alexander Orr/Snapper Creek/Southwest Wellfield Complex. Development of the subject property shall be in accordance with the regulations established in Section 24.12.1 of the Code.

Since the subject request is for a non-residential land use, the owner of the property has submitted a properly executed covenant in accordance with Section 24-12.1(5) of the Code which provides that hazardous wastes shall not be used, generated, handled, discharged, disposed of or stored on the subject property.

WATER AND SEWER SERVICE

Public water and public sanitary sewers can be made available to this site and connection will be required.

All sewer lines serving the property shall comply with the exfiltration standards as applied to development within wellfield protection areas.

Existing public water and public sanitary sewer facilities and services meet the Level of Service (LOS) standards set forth in the CDMP. Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions stipulated by DERM for this proposed development order.

WATER MANAGEMENT

Chapter 24-12.1 of the Code also regulates stormwater disposal methods within wellfield protection areas of public water supply wellfields. The Code stipulates that all stormwater runoff must be retained on site utilizing only infiltration or seepage type drainage systems.

Any proposed development shall comply with county and federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the Level of Service standards for flood protection set forth in the CDMP subject to compliance with the conditions stipulated by DERM for this proposed development order.

FUEL STORAGE FACILITIES

Section 24-12.2 of the Code outlines regulations for all proposed and existing underground storage facilities. The regulations provide design, permitting, installation, modification, repair, replacement and continuing operation requirements and criteria. In addition, monitoring devices, inventory control practices and pressure testing of fuel storage tanks is required. The Storage Tank Section of DERM should be contacted for permitting requirements in this regard if any fuel storage facilities are proposed.

HAZARDOUS MATERIALS MANAGEMENT

Due to the nature of uses allowed in the existing zoning classification, the applicant may be required to obtain DERM approval for management practices to control the potential discharge and spillage of pollutants associated with some land uses. The Hazardous Facilities Section of DERM should be contacted for further information on required management practices for certain land uses permitted under the existing zoning classification.

OPERATING PERMITS

Section 24-35.1 of the Code authorizes DERM to require operating permits for facilities that could be a source of water pollution. The applicant should be advised that the requested use of the subject property may require an operating permit from DERM. It is therefore suggested that the applicant contact DERM concerning operating permit requirements.

TREE PRESERVATION

Section 24-60 of the Code requires the preservation of tree resources during the development of site plans. A Dade County tree removal permit is required prior to the removal or relocation of any trees. The applicant is advised to contact DERM staff for permitting procedures and requirements prior to development of site and landscaping plans.

It should be noted that any concurrency determination contained herein does not constitute a final concurrency statement on the proposed development order as provided for in the adopted methodology for concurrency review. One or more additional concurrency determinations will be required.

In summary, this application can be scheduled for public hearing; furthermore, this memorandum shall constitute DERM's written approval as required by the Code.

10

89-675
24B

DEPARTMENT: Public Works

CONCURRENCY REVIEW MEMORANDUM

Applicant's Name: BIRD ROAD PLAZA

Application #: 89-675

Meets Traffic Concurrency Criteria Yes ROJ No

Comments/Conditions:

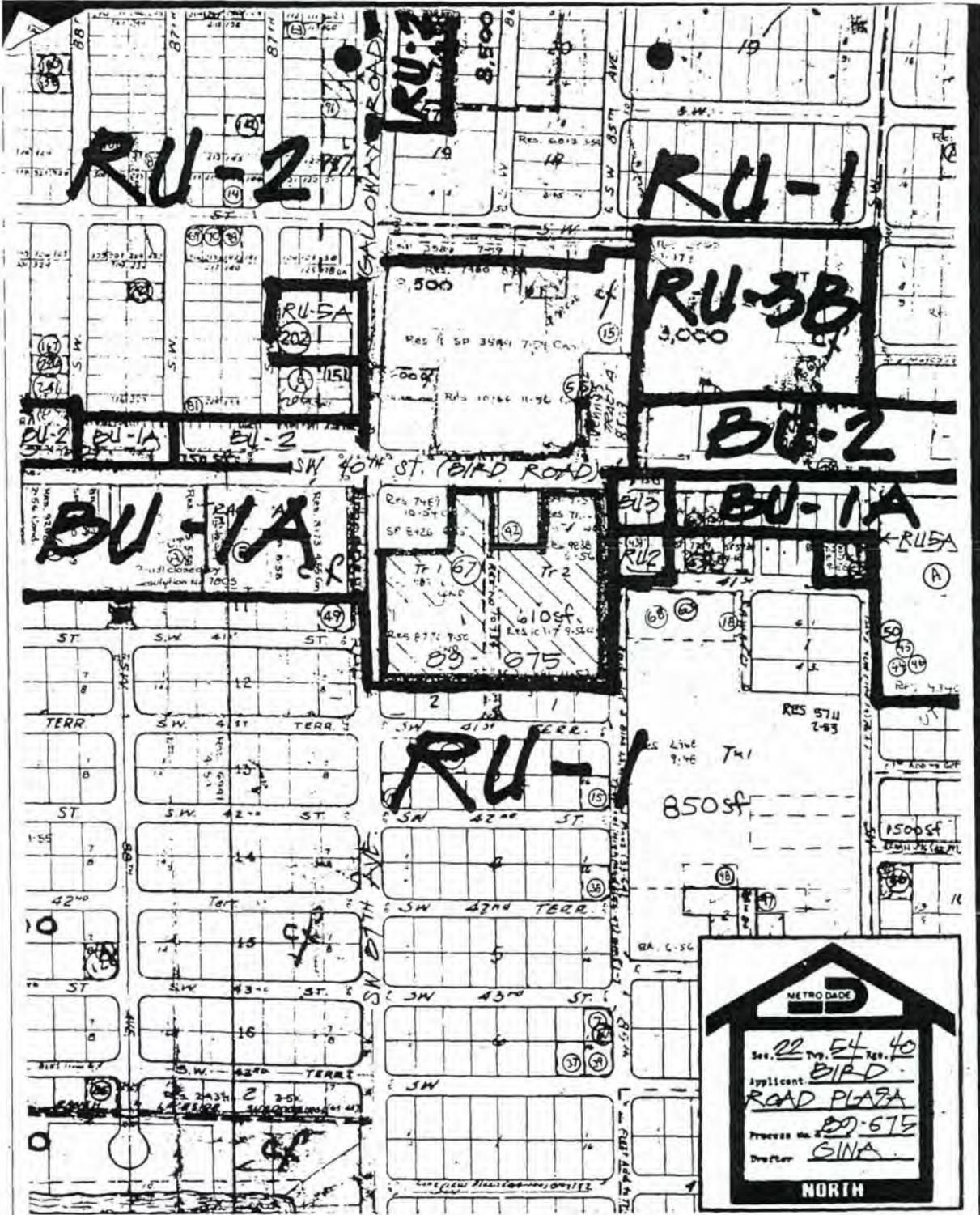
PUBLIC HEARING REVIEW

Hearing Requirements: NONE


Signature

57
Date

5/8/90



RESOLUTION NO. 4-ZAB-70-88

The following resolution was offered by Ms. Georgia A. Wright seconded by Mr. Gonzalo (Guy) Sanchez and upon poll of members present, the vote was as follows:

Thomas A. Conger	nay	Gonzalo (Guy) Sanchez	aye
Levi A. Johnson	aye	Murray Sisselman	aye
Joyce Masso	aye	Kenneth Welt	aye
Mary Jean Risi	nay	R. Jollivette Frazier	nay
Georgia A. Wright	aye		

WHEREAS, JUAN A. MORA CANTERO has applied for the following:

USE VARIANCE to permit a pawn shop in a BU-1A zone as would be permitted in a BU-3 zone in connection with a jewelry shop.

A survey is on file and may be examined in the Zoning Department entitled "Juan A. Mora Cantero", as prepared by Donald P. Ramsay and Associates, dated received 10/7/87. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 1, Block 1, BIRD CENTER, Plat book 113, Page 83, more particularly Unit #24.

LOCATION: 7931 S.W. 40 Street, Dade County, Florida, and

WHEREAS, a public hearing of the Metropolitan Dade County Zoning Appeals Board was advertised and held, as required by law, and all interested parties concerned in the matter were heard, and

WHEREAS, upon due and proper consideration having been given to the matter it is the opinion of the Board that the requested use variance would be in harmony with the general purpose and intent of the regulations; would conform with the requirements and intent of the Zoning Procedure Ordinance;

NOW THEREFORE BE IT RESOLVED by the Metropolitan Dade County Zoning Appeals Board, that the requested use variance be and the same is hereby approved, subject to the following conditions:

1. That a plot use plan be submitted to and meet with the approval of the Zoning Director; said plan to include among other things but not be limited thereto, location of building or buildings, type and location of signs, light standards, parking areas, exits and entrances, drainage, walls, landscaping, etc.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled, "Juan A. Mora Cantero", as prepared by Donald P. Ramsay and Associates, dated received 10/7/87.
3. That the pawnshop activities be limited to used jewelry only.
4. That any signs and/or advertising note that the pawnshop is limited to used jewelry only.
5. That the use be established and maintained in accordance with the approved plan.

6. That the applicant submit a Declaration of Use suitable for recording and meeting with the approval of the Zoning Director, that the pawn shop activities be limited to used jewelry only, with same to be ancillary to the sale of new jewelry, to be recorded prior to occupancy.
7. That the applicants obtain a Certificate of Use and Occupancy with the Dade County Building and Zoning Department, upon compliance with all terms and conditions, the same subject to cancellation upon violation of any of the conditions, or, when in the opinion of the Metropolitan Dade County Zoning Appeals Board, after public hearing, it is determined that the use is detrimental to and/or incompatible with the surrounding neighborhood.
8. That if the operation of the jewelry store is abated, the pawn shop use therein will be discontinued.

The Zoning Director is hereby directed to make the necessary notations upon the maps and records of the Dade County Building and Zoning Department and to issue all permits in accordance with the terms and conditions of this resolution.

PASSED AND ADOPTED this 10th day of FEBRUARY, 1988.

Hearing No. 88-2-10
Typed 2/25/88 cj

ZONING DIRECTOR'S RECOMMENDATION

ZONING APPEALS BOARD

HEARING NO. 88-2-10

HEARING DATE: FEBRUARY 10, 1988

APPLICANT: JUAN A. MORA CANTERO has applied for the following:

USE VARIANCE to permit a pawn shop in a BU-1A zone as would be permitted in a BU-3 zone in connection with a jewelry shop.

A survey is on file and may be examined in the Zoning Department entitled "Juan A. Mora Cantero", as prepared by Donald P. Ramsay and Associates, dated received 10/7/87. Plans may be modified at public hearing.

LOCATION: 7931 S.W. 40 Street, Dade County, Florida.

SIZE OF PROPERTY: 897.22' X 282.52'

EXISTING ZONING AND LAND USE

SUBJECT PROPERTY: BU-1A; shopping center

SURROUNDING PROPERTY:

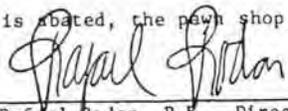
NORTH: RU-4M; residential
EAST: BU-1A; commercial
SOUTH: GU; park
WEST: BU-2 & RU-4M; commercial & apartments

RECOMMENDATION: Approval with conditions.

The applicant is requesting a use variance to permit a proposed pawn shop in the BU-1A zone as would be permitted in the BU-3 zone in connection with this existing 60' X 100' jewelry store, located centrally in the Bird Center Shopping Center. This unit is located at 7931 S.W. 40th Street (Bird Road). The applicant has stated that his primary business is the sale for new jewelry and that this proposed pawn shop activity will be ancillary to said use and limited to the sale of used jewelry. Staff feels that this use will be compatible as an ancillary use in this shopping center bay and, accordingly, recommends that this application be approved, subject to the following conditions:

1. That a plot use plan be submitted to and meet with the approval of the Zoning Director; said plan to include among other things but not be limited thereto, location of building or buildings, type and location of signs, light standards, parking areas, exits and entrances, drainage, walls, landscaping, etc.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled, "Juan A. Mora Cantero", as prepared by Donald P. Ramsay and Associates, dated received 10/7/87.
3. That the use be established and maintained in accordance with the approved plan.
4. That the applicant submit a Declaration of Use suitable for recording and meeting with the approval of the Zoning Director, that the pawn shop activities be limited to used jewelry only, with same to be ancillary to the sale of new jewelry, to be recorded prior to occupancy.
5. That the applicants obtain a Certificate of Use and Occupancy with the Dade County Building and Zoning Department, upon compliance with all terms and conditions, the same subject to cancellation upon violation of any of the conditions, or, when in the opinion of the Metropolitan Dade County Zoning Appeals Board, after public hearing, it is determined that the use is detrimental to and/or incompatible with the surrounding neighborhood.
6. That if the operation of the jewelry store is abated, the pawn shop use therein will be discontinued.

DATE TYPED: 12/28/87
RR:JBP:DBM:cj
DATE REVISED:
cc: Mr. Reginald Walters


Rafael Rodon, P.E., Director
METROPOLITAN DADE COUNTY
BUILDING AND ZONING DEPT.

METROPOLITAN DADE COUNTY PLANNING DEPARTMENT
RECOMMENDATION TO THE ZONING APPEALS BOARD

PH 87-812

APPLICANT Juan A. Mora Cantero
SECTION 15-54-40

DATE February 10, 1988
ZAB HEARING ITEM NO.

GENERAL INFORMATION

REQUEST Use Variance to permit a pawnshop in the BU-1A zone
PURPOSE To permit a pawnshop in the BU-1A zone (BU-3 required)
LOCATION 7931 SW 40 Street SIZE 5.8 acres

EXISTING ZONING AND LAND USE

SUBJECT PROPERTY BU-1A, Tropical Park Plaza

SURROUNDING PROPERTY

NORTH BU-1A, Tropical Park Plaza
SOUTH BU-1A, Tropical Park Plaza
EAST BU-1A, Tropical Park Plaza
WEST BU-1A, Tropical Park Plaza

COMPREHENSIVE DEVELOPMENT MASTER PLAN and/or SPECIAL STUDIES

N/A

RECOMMENDATION

APPROVAL WITH CONDITIONS

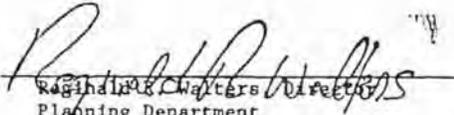
CONDITIONS

- ✓ 1. That the pawnshop activities be limited to used jewelry only.
- ✓ 2. That any signs and/or advertising note that the pawnshop is limited to used jewelry only.

ANALYSIS

The applicant is a lessee of a store unit within the Tropical Park Plaza shopping center, which is located on the north side of Bird Road, on the west side of SW 79th Avenue. The applicant is currently operating a jewelry store within the center, and now desires to operate a pawnshop as well, in connection with the jewelry shop. Although advertised as a pawnshop, the applicant has indicated that the activities would be limited to used jewelry only, rather than a myriad of items (oftentimes including guns) associated with a pawnshop. As well, the pawning of used jewelry will be ancillary to the sale of new jewelry. With this limited scope, staff finds the use to be acceptable, and accordingly, recommends approval.

RRW:WFG:GA:ee
Date Typed: 1-22-88
Date Revised: 1-28-88


Regina M. Walters
Planning Department

MEMORANDUM

TO: Jerry Proctor, Chief
Zoning Control
Building & Zoning Department

FROM: *Jorge S. Rodriguez*
Jorge S. Rodriguez, P.E., Chief
Water & Sewer Division
Environmental Resources Management

DATE: November 10, 1987

SUBJECT: ZAB #87-~~322~~ 812
Juan A. Mora Cantero
7931 SW 40 Street
BU-1A (5.82 Ac.)
Prop Pawnshop

The Department has reviewed the subject application and offers the following comments:

The subject property is located within the Average Day Pumpage Wellfield Protection Area for the Alexander Orr/Snapper Creek/Southwest Wellfield Complex. Development of the subject property shall be in accordance with the regulations established in Section 24-12.1 of the Code.

Public water and sewer can be made available to the site and connection will be required. Chapter 24-12.1 of the Code does not stipulate any additional sewage loading restrictions provided connection is made to public water and sewers. All sewer lines will be required to meet tightness standards as applied to developments within wellfield protection areas.

Pursuant to Section 24-12.1(5) of the Code, hazardous wastes are prohibited within the Average Day Pumpage Wellfield Protection Area for the Alexander Orr/Snapper Creek/Southwest Wellfield Complex. Furthermore, the Code requires that the owner of the subject property shall submit a covenant to DERM prohibiting hazardous wastes on the property. The covenant has been submitted to and approved by DERM; therefore, the subject application can be scheduled for public hearing.

All stormwater runoff must be retained on site. This may be accomplished utilizing infiltration or seepage type drainage systems.

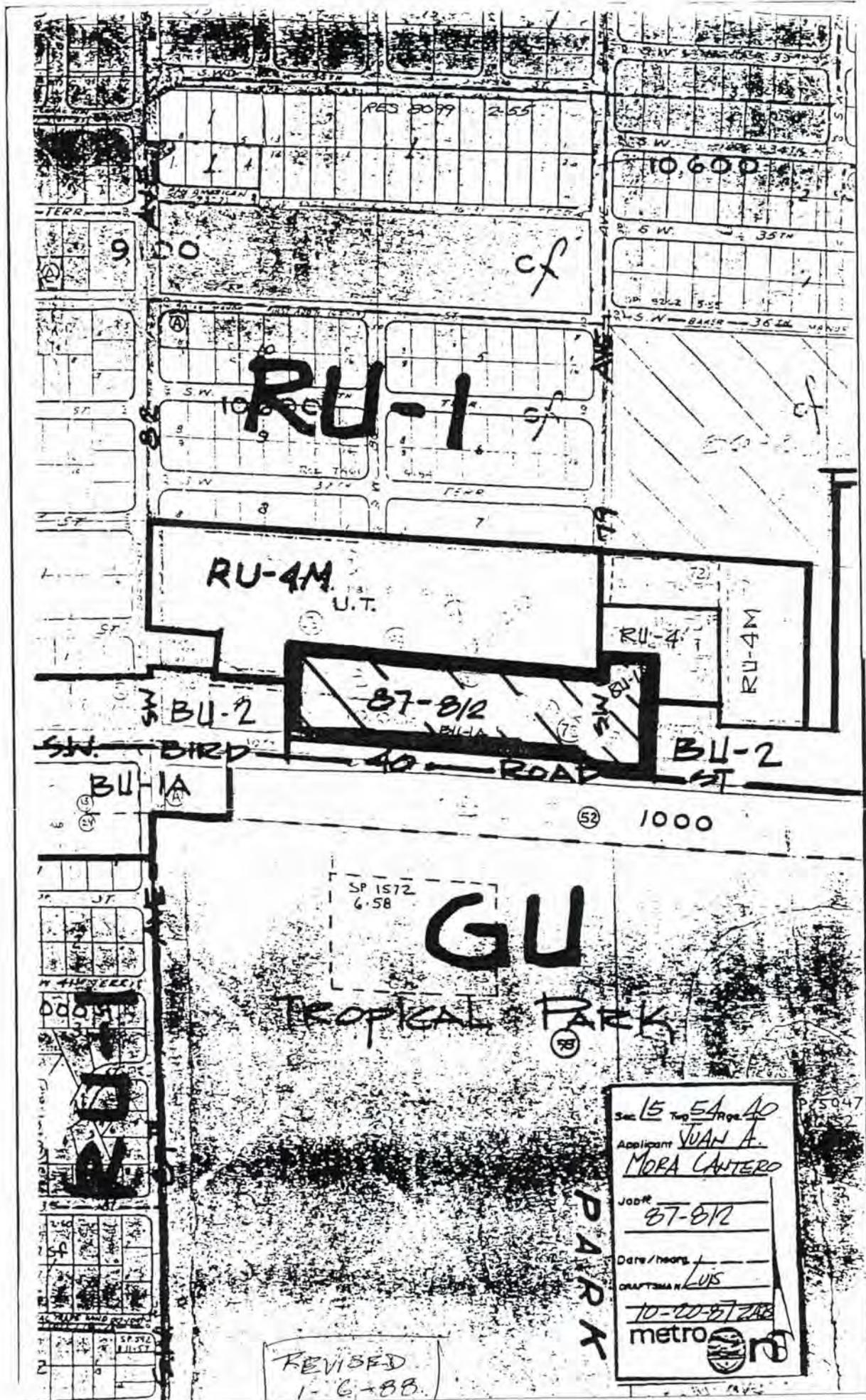
In summary, the subject application can be scheduled for public hearing. Furthermore, this memo shall constitute DERM's written approval as required by the Code.

RKP:ag

CC: Frank Richmond
Diane O'Quinn
Skip Scofield
Jorge Ubieta

RECEIVED
87-812
NOV 25 1987
ZONING HEARING SECTION
DADE CO. BLDG. & ZONING DEPT.
BY *[Signature]*





RESOLUTION NO. 4-ZAB-425-87

The following resolution was offered by Mr. Levi A. Johnson seconded by Mr. Murray Sisselman and upon poll of members present, the vote was as follows:

Thomas A. Conger	nay	Gonzalo (Guy) Sanchez	absent
Levi A. Johnson	aye	Murray Sisselman	aye
Joyce Masso	nay	Kenneth Welt	aye
Mary Jean Risi	aye	R. Jollivette Frazier	nay

WHEREAS, DOROBY JEWELRY INC. has applied for the following:

USE VARIANCE to permit a pawn shop in the BU-2 zone as would be permitted in the BU-3 zone.

Plans indicating location of the aforementioned pawn shop are on file and may be examined in the Zoning Department entitled "Las Americas", as prepared by Dorody Jewelry, Inc., dated 7-7-87.

SUBJECT PROPERTY: LAS AMERICAS CENTRAL PLAZA 5, Plat book 125, Page 54, more particularly described as store unit #C-20.

LOCATION: 11865 S.W. 26 Street (Coral Way), Dade County, Florida, and

WHEREAS, a public hearing of the Metropolitan Dade County Zoning Appeals Board was advertised and held, as required by law, and all interested parties concerned in the matter were heard, and

WHEREAS, upon due and proper consideration having been given to the matter it is the opinion of the Board that the requested use variance would be in harmony with the general purpose and intent of the regulations, would conform with the requirements and intent of the Zoning Procedure Ordinance;

NOW THEREFORE BE IT RESOLVED by the Metropolitan Dade County Zoning Appeals Board, that the requested use variance be and the same is hereby approved, subject to the following conditions:

1. That a plot use plan be submitted to and meet with the approval of the Zoning Director; said plan to include among other things but not be limited thereto, location of building or buildings, type and location of signs, light standards, parking areas, exits and entrances, drainage, walls, landscaping, etc.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled, "Las Americas", as prepared by Dorody Jewelry, Inc., dated 7-7-87.
3. That the use be established and maintained in accordance with the approved plan.
4. That the applicants submit a Declaration of Use, suitable for recording and meeting with the approval of the Zoning Director, that the pawn shop activities be limited to used jewelry only, to be recorded prior to issuance of a Certificate of Use and Occupancy.

5. That if the operation of the jewelry shop is abated, the operation of the pawn shop shall be discontinued also.
6. That the applicants obtain a Certificate of Use and Occupancy from the Dade County Building and Zoning Department, upon compliance with all terms and conditions, the same subject to cancellation upon violation of any of the conditions, or, when in the opinion of the Metropolitan Dade County Zoning Appeals Board, after public hearing, it is determined that the use is detrimental to and/or incompatible with the surrounding neighborhood.

The Zoning Director is hereby directed to make the necessary notations upon the maps and records of the Dade County Building and Zoning Department and to issue all permits in accordance with the terms and conditions of this resolution.

PASSED AND ADOPTED this 28th day of OCTOBER, 1987.

Hearing No. 87-10-35
Typed 12/3/87 cj

ZONING DIRECTOR'S RECOMMENDATION

ZONING APPEALS BOARD

HEARING DATE: OCTOBER 28, 1987

HEARING NO. 87-10-35

APPLICANT: DORODY JEWELRY INC. has applied for the following:

USE VARIANCE to permit a pawn shop in the BU-2 zone as would be permitted in the BU-3 zone.

Plans indicating location of the aforementioned pawn shop are on file and may be examined in the Zoning Department entitled "Las Americas", as prepared by Dorody Jewelry, Inc., dated 7-7-87.

LOCATION: 11865 S.W. 26 Street (Coral Way), Dade County, Florida.

SIZE OF PROPERTY: 40 Acres (Shopping Center)

EXISTING ZONING AND LAND USE

SUBJECT PROPERTY: BU-2; shopping center

SURROUNDING PROPERTY:

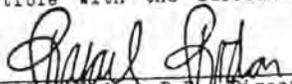
NORTH: RU-4M; apartments
EAST: Florida Turnpike
SOUTH: RU-1; single family homes
WEST: EU-1, RU-TH, RU-4M; apartments, townhouses, church

RECOMMENDATION: Approval with conditions.

The applicants are requesting a use variance to permit a pawn shop in the BU-2 zone, as permitted in the BU-3 district. A store unit in the 40 acre Las Americas Shopping Center in western Dade County would be leased for said purpose in conjunction with new jewelry sales. In speaking with the applicants, staff ascertained that the inventory would be limited to jewelry. Given said restriction, staff finds this use acceptable. The pawn shop activity would be an ancillary use to the jewelry store sales and would be compatible in this large shopping center. Accordingly, staff recommends that this application be approved, subject to the following conditions:

1. That a plot use plan be submitted to and meet with the approval of the Zoning Director; said plan to include among other things but not be limited thereto, location of building or buildings, type and location of signs, light standards, parking areas, exits and entrances, drainage, walls, landscaping, etc.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled, "Las Americas", as prepared by Dorody Jewelry, Inc., dated 7-7-87.
3. That the use be established and maintained in accordance with the approved plan.
4. That the applicants submit a Declaration of Use, suitable for recording and meeting with the approval of the Zoning Director, that the pawn shop activities be limited to used jewelry only, to be recorded prior to issuance of a Certificate of Use and Occupancy.
5. That the applicants obtain a Certificate of Use and Occupancy from the Dade County Building and Zoning Department, upon compliance with all terms and conditions, the same subject to cancellation upon violation of any of the conditions, or, when in the opinion of the Metropolitan Dade County Zoning Appeals Board, after public hearing, it is determined that the use is detrimental to and/or incompatible with the surrounding neighborhood.

DATE TYPED: 9/30/87
RR:JBP:RMS:cj
DATE REVISED:
cc: Mr. Reginald Walters


Rafael Rodon, P.E., Director
METROPOLITAN DADE COUNTY
BUILDING AND ZONING DEPT.

METROPOLITAN DADE COUNTY PLANNING DEPARTMENT
RECOMMENDATION TO THE ZONING APPEALS BOARD

APPLICANT Dorody Jewelry, Inc.
SECTION 12-54-39

DATE October 28, 1987
ZAB HEARING ITEM NO. 87-10-35

GENERAL INFORMATION

REQUEST Use Variance to permit a pawn shop in the BU-2 zone as would be permitted in the BU-3 zone

PURPOSE To permit a pawn shop in the BU-2 zone as would be permitted in the BU-3 zone

LOCATION 11865 SW 26 Street SIZE 40 acres

EXISTING ZONING AND LAND USE

SUBJECT PROPERTY BU-2, Las Americas V Shopping Center

SURROUNDING PROPERTY

NORTH BU-2, Las Americas V Shopping Center

SOUTH BU-2, Las Americas V Shopping Center

EAST BU-2, Las Americas V Shopping Center

WEST BU-2, Las Americas V Shopping Center

COMPREHENSIVE DEVELOPMENT MASTER PLAN and/or SPECIAL STUDIES

N/A

RECOMMENDATION

APPROVAL

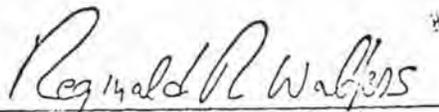
CONDITIONS

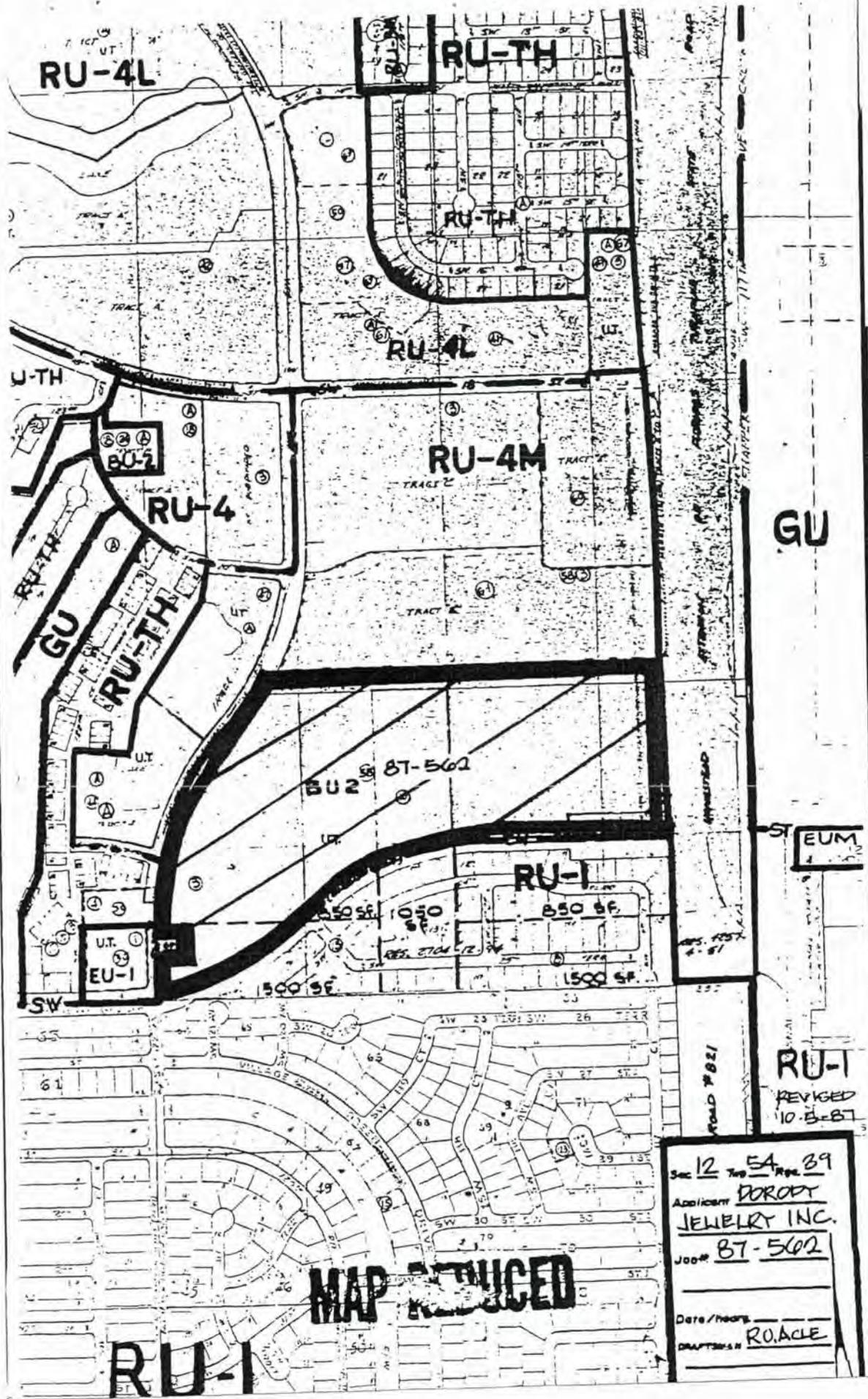
✓ NONE

ANALYSIS

The applicant is requesting a use variance to permit the establishment of a pawnshop in the BU-2 zone, as would be permitted in the BU-3 zone. The subject site is a 40 acre shopping center, dba "Las Americas V Shopping Center," and is located on the northeast corner of SW 26 Street (Coral Way) and SW 122 Avenue. The proposed pawn shop will be located within the interior westerly portion of this large 40 acre center. The operation of a pawn shop normally deals with the sales of used merchandise, thus necessitating a more liberal BU-3 zoning designation. However, staff believes that, in this instance, due to the size of the center, the operation of a pawn shop will not have any deleterious impact on the neighboring residential properties. Staff believes that a pawn shop is somewhat in the category of a thrift store, and staff has recommended on several occasions approval of thrift stores in smaller BU-2 centers. Accordingly, staff recommends approval of the requested use variance.

RRW:WFG:EES:na
Date Typed: 8-11-87
Date Revised:


Reginald R. Walters, Director
Planning Department



GU

ST EUM

RU-1
REVISED
10-B-87

Sec 12 Twp 5A Rge 39
 Applicant DOROTHY JEWELRY INC.
 Job # 87-562
 Date / hour _____
 Drafter RO, A.C.L.E.

MAP REDUCED

RU-1

APPLICANT NAME:

Dorody Jewelry, Inc.

PROCESS NO.: 87-562

BOARD: ZAB

COMMENTS:

POTABLE WATER SUPPLY

Public water can be made available to this site, therefore, connection will be required.

SEWER SERVICE

Sanitary sewers can be made available to this site, therefore, connection will be required.

Richard K. Poley 8/14/87
RICHARD K. POLEY
D.E.R.M.

RECEIVED
AUG 24 1987
ZONING HEARING SECTION
BASE 60. BLDG. & ZONING DEPT.
BY *[Signature]*

Applicant: Dorody Jewelry Inc.

Process Hearing No. 87-562

From: Public Works Department

Board: ZAB

Representative: R Kelly

Date: AUG 26 1987

HEARING REQUIREMENTS: NONE

RECEIVED
AUG 28 1987
ZONING HEARING SECTION
DADE CO. BLDG. & ZONING DEPT.
BY [Signature]

RESOLUTION NO. CZAB10-31-13

WHEREAS, TADPOLE INVESTMENTS, INC. applied for the following:

USE VARIANCE to permit a pawn broker use in the BU-2 zone as would be permitted in the BU-3 zone, only upon approval after public hearing.

Plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled "Westchester Shopping Center" as prepared by Zamora & Associates, Inc., dated stamped received 7/26/13, consisting of 2 sheets and a plan entitled "Marquise Jewelers-Westchester Shopping Center" as prepared by F. Galarza, dated stamped received 2/17/10, consisting of 1 sheet for a total of 3 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: A portion of the SW ¼ of Section 10, Township 54 South, Range 40 East, being more particularly described as follows: Commence at the southwest corner of said Section 10 and run N88°03'56"E, along the south line of the SW ¼ of said Section 10 for 98.12'; thence N01°56'04"W at right angles to the last described course for 50' to the Point of beginning of the following described parcel of land (said point being on a curve and bearing S01°56'04"E from the radius point of the next described curve) thence SW/ly, W/ly and NW/ly along a circular curve to the right, having a radius of 50' and a central angle of 89°10'10" for an arc distance of 77.82' to a Point of reverse curvature); thence NW/ly along a circular curve to the left, having a radius of 1,950.86' and a central angle of N01°58'04" for an arc distance of 67.02' to a Point of tangency; thence, N04°44'00"W for 150' to a Point of curvature; thence NW/ly along a circular curve to the right, having a radius of 1,868.86' and a central angle of 03°00'01" for an arc distance of 97.86' to a Point of tangency; thence N01°43'59"W, along a line parallel with and 35' east of as measured at right angles to the west line of the SW ¼ of said Section 10 for 1,215'; thence S01°43'56"E along a line parallel with the west line of the SW ¼ of said Section 10 for 735'; thence S88°03'56"W along a line parallel with and 50' north of, as measured at right angles to the south line of the SW ¼ of said Section 10, for 408.25'; thence N01°43'59"W, along a line parallel with and 841.75' east of, as measured at right angles to the west line of the SW ¼ of said Section 10, for 200'; thence S88°03'56"W, along a line parallel with and 250' north of, as measured at right angles to the south line of the SW ¼ of said Section 10, for 160'; thence S01°43'59"E along a line parallel with and 681.75' east of as measured at right angles to the west line of the SW ¼ of said Section 10, for 200'; thence S88°03'56"W, along a line parallel with and 50' north of, as measured at right angles to the south line of the SW ¼ of said Section 10, for 583.78' to the Point of beginning. LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCELS THEREOF: PARCEL "A": The east 160' of the west 841.75' of the north 130' of the south 250' of the SW ¼ of Section 10, Township 54 South, Range 40 East. PARCEL "B": The east 55' of the west 896.75' of the north 130' of the south 250' of the SW ¼ of Section 10, Township 54 South, Range 40 East. PARCEL "C": The east 80' of the west 761.75' of the north 15' of the south 265' of the SW ¼ of Section 10, Township 54 South, Range 40 East. PARCEL "D": The east 160' of the west 841.75' of the north 70' of the south 120' of the SW ¼ of Section 10, Township 54 South, Range 40 East. PARCEL "E": The east 100' of the west 681.75' of the north 130' of the south 250.00 feet of the SW ¼ of Section 10, Township 54 South, Range 40 East. PARCEL "F": The east 208' of the west 969.75' of the north 174' of the south 294' of the SW ¼ of Section 10, Township 54 South, Range 40 East. PARCEL "G": The east 128' of the west 969.75' of the north 70' of the south 120' of the SW ¼ of Section 10, Township 54 South, Range 40 East.

AND: PARCEL II: PARCEL "X": The east 67.63' of the west 969.75' of the north 244' of the south 294' of the SW ¼ of Section 10, Township 54 south, Range 40 East.

LOCATION: 2275 S.W. 87 Avenue, Miami-Dade County, Florida, and

WHEREAS, a public hearing of the Miami-Dade County Community Zoning Appeals Board 10 was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and

WHEREAS, this Board has been advised that the subject application has been reviewed for compliance with concurrency requirements for levels of services and, at this stage of the request, the same was found to comply with the requirements, and

WHEREAS, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested use variance to permit a pawn broker use in the BU-2 zone as would be permitted in the BU-3 zone, only upon approval after public hearing would be in harmony with the general purpose and intent of the regulations and would conform with the requirements and intent of the Zoning Procedure Ordinance and would be consistent with the Comprehensive Development Master Plan, and

WHEREAS, a motion to approve the application was offered by Julio R. Caceres, seconded by Miriam Planas, and upon a poll of the members present, the vote was as follows:

Julio R. Caceres	aye	Gerardo Rodriguez	absent
Miriam Planas	aye	Toufic Zakharia	aye
Robert Suarez	aye	Manuel Valdes	absent
		Richard M. Gomez	aye

NOW THEREFORE BE IT RESOLVED by the Miami-Dade County Community Zoning Appeals Board 10 that the requested use variance to permit a pawn broker use in the BU-2 zone as would be permitted in the BU-3 zone, only upon approval after public hearing be and the same is hereby approved, subject to the following conditions:

1. That a site plan be submitted to and meet with the approval of the Department of Regulatory and Economic Resources upon the submittal of an application for a building permit and/or Certificate; said plan must include among other things but not be limited to, location of structure or structures, 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 "Westchester Shopping Center" as prepared by Zamora & Associates, Inc., dated stamped received 7/26/13, consisting of 2 sheets and a plan entitled "Marquise Jewelers – Westchester Shopping Center", as prepared by F. Galarza, dated stamped received 02/17/10, consisting of 1 sheet for a total of 3 sheets.
3. That the use be established and maintained in accordance with the approved plan.
4. That a Declaration of Restrictions be submitted to and meet the approval of the Director within 30 days of the final approval restricting the use to the effect that the pawn shop use shall be limited to jewelry only.
5. That no stringer lights, pennants, mobile 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 on any outdoor signs in any language.
6. That the applicant obtains a Certificate of Use from and promptly renew the same annually with the 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.
7. That the pawnshop use shall 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.

BE IT FURTHER RESOLVED, notice is hereby given to the applicant that the request herein constitutes an initial development order and does not constitute a final development order and that one, or more, concurrency determinations will subsequently be required before development will be permitted.

The Director is hereby authorized to make the necessary notations upon the maps and records of the Miami-Dade County Department of Regulatory and Economic Resources and to issue all permits in accordance with the terms and conditions of this resolution.

PASSED AND ADOPTED this 11th day of December, 2013.

Hearing No. 13-12-CZ10-1
ej

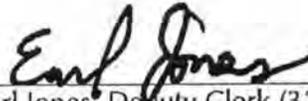
THIS RESOLUTION WAS TRANSMITTED TO THE CLERK OF THE BOARD OF COUNTY
COMMISSIONERS ON THE 19TH DAY OF DECEMBER, 2013.

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

I, Earl Jones, as Deputy Clerk for the Miami-Dade County Department of Regulatory and Economic Resources as designated by the Director of the Miami-Dade County Department of Department of Regulatory and Economic Resources and Ex-Officio Secretary of the Miami-Dade County Community Zoning Appeals Board 10, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. CZAB10-31-13 adopted by said Community Zoning Appeals Board at its meeting held on the 11th day of December, 2013.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 19th day of December, 2013.



Earl Jones, Deputy Clerk (3230)
Miami-Dade Department of Department of Regulatory
and Economic Resources

SEAL





Department of Regulatory and Economic Resources
Development Services Division
111 NW 1st Street • Suite 1110
Miami, Florida 33128-1902
T 305-375-2640
www.miamidade.gov/economy

December 19, 2013

Tadpole Investments, Inc.
c/o Augusto Maswell
One SE Third Avenue, 28th Floor
MIAMI, FL 331131-1714

Re: Hearing No. 13-12-CZ10-1
Location: 2275 S.W. 87 Avenue, Miami-Dade County, Florida

Dear Applicant:

Enclosed herewith is Resolution No. CZAB10-31-12, adopted by the by the Community Zoning Appeals Board 10, which approved your application on the above described property. Please note the conditions under which said approval was granted, inasmuch as strict compliance therewith will be required. Failure to comply with stipulated conditions, if any, will result in the immediate issuance of a civil violation notice for each condition violated. Each notice issued may require payment of a daily monetary fine.

If stipulated in the resolution that building permits and/or use, occupancy or completion certificates will be required, please note that permits must be obtained and final inspection approvals received for construction work done or required prior to issuance of the applicable certificates(s) pursuant to Section 33-8 of the Zoning Code. Payment of certificates may be subject to annual renewal by this Department. Application for required permits and/or certificates related to use, occupancy or completion should be made with this Department as appropriate. At time of permit application you must provide a copy of this resolution.

If there are anticipated changes from any plan submitted for the hearing, a plot use plan is to be submitted to this Department in triplicate before any detailed plans are prepared, in as much as building permits will not be issued prior to the approval of said plan.

The Board's decision may be appealed by an aggrieved party to Circuit Court within 30 days of the date of transmittal of the resolution to the Clerk of the County Commission. The transmittal date is **December 19, 2013**. In the event an appeal is filed, any building permit sought shall be at the risk of the party seeking said permit. Copies of any court filings concerning this matter should be served upon both my office and:

R. A. Cuevas, Jr.,
County Attorney
111 N.W. 1st Street, Suite 2811
Miami, Florida 33128-1993

The County Attorney is not permitted to accept official service of process.

Sincerely,

A handwritten signature in black ink that reads "Earl Jones".

Earl Jones
Deputy Clerk

Enclosure

RESOLUTION NO. CZAB11-9-13

WHEREAS, FIVE STAR JEWELERS, INC. applied for the following:

USE VARIANCE to permit a pawnbroker use in the BU-1A, as would be permitted in the BU-3 zone, only upon approval after public hearing.

Plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled "New Shopping Center Plaza" as prepared by Octavio A. Santurio A.I.A dated stamped received 5/22/13 and consisting of 2 sheets and a plan entitled "Five Star Jewelers" as prepared by Roger Perez, dated stamped received 6/25/13, consisting of 1 sheet for a total of 3 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Tract A, less the East 245' of South 205' of WEST KENDALL BEST, PB 143-35.

LOCATION: 16205 SW 88 Street, MIAMI-DADE COUNTY, FLORIDA, and

WHEREAS, a public hearing of the Miami-Dade County Community Zoning Appeals Board 11 was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and at which time the applicant had proffered the following conditions:

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 structures 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 "New Shopping Plaza," as prepared by Octavio A. Santurio, A.I.A., consisting of two (2) sheets dated stamped received May 22, 2013, and entitled "Existing Jewelry Store Floor Plan," as prepared by Roger Perez, consisting of one (1) sheet dated stamped received June 25, 2013.
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 discounted.
8. That the operating hours for the pawn shop use not extend beyond those for the jewelry store.

WHEREAS, this Board has been advised that the subject application has been reviewed for compliance with concurrency requirements for levels of services and, at this stage of the request, the same was found to comply with the requirements, and

WHEREAS, upon due and proper consideration having been given to the matter it is the opinion of this Board that the requested use variance to permit a pawnbroker use in the BU-1A, as would be permitted in the BU-3 zone, only upon approval after public hearing would be in harmony with the general purpose and intent of the regulations and would conform with the requirements and intent of the Zoning Procedure Ordinance and would be consistent with the Comprehensive Development Master Plan, and

WHEREAS, a motion to approve the application was offered by Socrates De Jesus, seconded by Beatrice Suarez, and upon a poll of the members present, the vote was as follows:

Carolina Blanco	aye	Miguel A. Diaz	absent
Socrates De Jesus	aye	Jay Reichbaum	absent
		Beatrice Suarez	aye
		Patricia G. Davis	aye

NOW THEREFORE BE IT RESOLVED by the Miami-Dade County Community Zoning Appeals Board 11 that the application be and the same is hereby approved, subject to the following conditions:

CONDITIONS PROFFERED BY THE APPLICANT:

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 structures 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 "New Shopping Plaza," as prepared by Octavio A. Santurio, A.I.A., consisting of two (2) sheets dated stamped received May 22, 2013, and entitled "Existing Jewelry Store Floor Plan," as prepared by Roger Perez, consisting of one (1) sheet dated stamped received June 25, 2013.
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 discounted.
8. That the operating hours for the pawn shop use not extend beyond those for the jewelry store.

BE IT FURTHER RESOLVED, notice is hereby given to the applicant that the request herein constitutes an initial development order and does not constitute a final development order and that one, or more, concurrency determinations will subsequently be required before development will be permitted.

The Director is hereby authorized to make the necessary notations upon the maps and records of the Miami-Dade County Department of Regulatory and Economic Resources and to issue all permits in accordance with the terms and conditions of this resolution.

PASSED AND ADOPTED this 10th day of December, 2013.

Hearing No. 13-11-CZ11-1
ej

THIS RESOLUTION WAS TRANSMITTED TO THE CLERK OF THE BOARD OF COUNTY COMMISSIONERS ON THE 19TH DAY OF DECEMBER, 2013.

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

I, Earl Jones, as Deputy Clerk for the Miami-Dade County Department of Regulatory and Economic Resources as designated by the Director of the Miami-Dade County Department of Department of Regulatory and Economic Resources and Ex-Officio Secretary of the Miami-Dade County Community Zoning Appeals Board 11, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. CZAB11-9-13 adopted by said Community Zoning Appeals Board at its meeting held on the 10th day of December, 2013.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 19th day of December, 2013.



Earl Jones, Deputy Clerk (3230)
Miami-Dade Department of Department of Regulatory
and Economic Resources

SEAL





miamidade.gov

Department of Regulatory and Economic Resources

Development Services Division
111 NW 1st Street • Suite 1110
Miami, Florida 33138-1902
T 305-375-2640
www.miamidade.gov/economy

December 19, 2013

Five Star Jewelers, Inc.
c/o Juan Mayol
701 Brickell Avenue, Suite 3000
Miami, Florida 33131

Re: Hearing No. 13-11-CZ11-1
Location: 16205 SW 88 Street, Miami-Dade County, Florida

Dear Applicant:

Enclosed herewith is Resolution No. CZAB11-9-13, adopted by the by the Community Zoning Appeals Board 11 which approved your application on the above described property. Please note the conditions under which said approval was granted, inasmuch as strict compliance therewith will be required. Failure to comply with stipulated conditions, if any, will result in the immediate issuance of a civil violation notice for each condition violated. Each notice issued may require payment of a daily monetary fine.

If stipulated in the resolution that building permits and/or use, occupancy or completion certificates will be required, please note that permits must be obtained and final inspection approvals received for construction work done or required prior to issuance of the applicable certificate(s) pursuant to Section 33-8 of the Zoning Code. Payment of certificates may be subject to annual renewal by this Department. Application for required permits and/or certificates related to use, occupancy or completion should be made with this Department as appropriate. At time of permit application you must provide a copy of this resolution.

If there are anticipated changes from any plan submitted for the hearing, a plot use plan is to be submitted to this Department in triplicate before any detailed plans are prepared, in as much as building permits will not be issued prior to the approval of said plan.

The Board's decision may be appealed by an aggrieved party to Circuit Court within 30 days of the date of transmittal of the resolution to the Clerk of the County Commission. The transmittal date is December 19, 2013. In the event an appeal is filed, any building permit sought shall be at the risk of the party seeking said permit. Copies of any court filings concerning this matter should be served upon both my office and:

R. A. Cuevas, Jr.,
County Attorney
111 N.W. 1st Street, Suite 2811
Miami, Florida 33138-1993

The County Attorney is not permitted to accept official service of process.

Sincerely,

Earl Jones
Deputy Clerk

Enclosure

Delivering Excellence Every Day

RESOLUTION NO. CZAB15-3-13

WHEREAS, **D & G MOODY, LLC** applied for the following:

USE VARIANCE to permit a pawn broker use in the Naranja Community Urban Center zone as would be permitted in the BU-3 zone, only upon approval after public hearing.

Plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled "Use Variance Relocating Existing Pawn Shop" as prepared by Robert Barnes & Associates, dated stamped received 8/6/12 and consisting of 2 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: All of Block 11 in G.W. Moody's Subdivision, PB 1-106; together with the certain alley lying in said Block 11, closed and vacated by Resolution No. 4042 and recorded in Deed Book 3377, Page 79, less the following described land which has heretofore been dedicated or conveyed for road purposes: (a) A fifty-foot strip off the Northwestern side of Lots 1, 2 and 3 for State Road right-of-way. (b) All that part of Block 11, including the 10 foot alley therein of G.W. Moody's Subdivision, PB 1-106; which lies South of a line that is 35 feet North of and parallel to the South line of the N ½ of the NW ¼ of Section 34, Township 56 South, Range 39 East, less that part thereof previously dedicated to the public, together with that external area at the Westerly corner of the land remaining cut off by an arc having a radius of 15.0 feet and being tangent to the new property lines.

LOCATION: 26799 S. Dixie Hwy, Miami-Dade County, Florida, and

WHEREAS, a public hearing of the Miami-Dade County Community Zoning Appeals Board 15 was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and

WHEREAS, this Board has been advised that the subject application has been reviewed for compliance with concurrency requirements for levels of services and, at this stage of the request, the same was found to comply with the requirements, and

WHEREAS, upon due and proper consideration having been given to the matter it is the opinion of this Board that the requested use variance to permit a pawn broker use in the Naranja Community Urban Center zone as would be permitted in the BU-3 zone would be in harmony with the general purpose and intent of the regulations and would conform with the requirements and intent of the Zoning Procedure Ordinance and would be consistent with the Comprehensive Development Master Plan, and

WHEREAS, a motion to approve the application was offered by Marjorie Murillo, seconded by Paul J. Morrow, and upon a poll of the members present, the vote was as follows:

Patricia Forbes	absent	Marjorie Murillo	aye
Paul J. Morrow	aye	Gale L. Wimbley	aye
	Diane Richardson	aye	

NOW THEREFORE BE IT RESOLVED by the Miami-Dade County Community Zoning Appeals Board 15 that the requested use variance to permit a pawn broker use in the Naranja Community Urban Center zone as would be permitted in the BU-3 zone be and the same are hereby approved, subject to the following conditions:

1. That a site plan be submitted to and meet with the approval of the Director of the Department of Regulatory and Economic Resources upon the submittal of an application for a building permit and/or Certificate of Use; said plan must include among other things but not be limited to, location of structure or structures, exits and entrances, drainage, walls, fences, landscaping, and other requirements.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled, "Use Variance Relocating Existing Pawn shop" as prepared by Robert and Barnes Associates and dated stamped received 8/6/12, consisting of 2 sheets.
3. That the applicants submit to the Department of Regulatory and Economic Resources for its review and approval a landscaping plan which indicates the type and size of plant material prior to the issuance of a building permit and to be installed prior to the issuance of a Certificate of Use.
4. That the hours of operation for the pawn broker only be limited to:

Monday thru Saturday: 9:00AM to 9:00PM
Sunday: 9:00AM to 5:00PM
5. That no stringer lights, pennants, mobile or stationary visual devices, except as permitted under POS regulations, shall be used or displayed.
6. That the applicants obtain a Certificate of Use for the pawnbroker and jewelry store use from the Department of Regulatory and Economic Resources upon compliance with all terms and conditions, the same shall be annual renewable and subject to cancellation upon violation of any of the conditions.
7. That outdoor display shall be prohibited.

8. That the use be established and maintained in accordance with the approved plan.

BE IT FURTHER RESOLVED, notice is hereby given to the applicant that the request herein constitutes an initial development order and does not constitute a final development order and that one, or more, concurrency determinations will subsequently be required before development will be permitted.

The Director is hereby authorized to make the necessary notations upon the maps and records of the Miami-Dade County Department of Regulatory and Economic Resources and to issue all permits in accordance with the terms and conditions of this resolution.

PASSED AND ADOPTED this 19th day of June, 2013.

Hearing No. 11-13-2-CZ15-1
ej

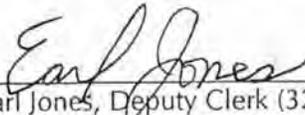
THIS RESOLUTION WAS TRANSMITTED TO THE CLERK OF THE BOARD OF COUNTY COMMISSIONERS ON THE 1ST DAY OF JULY, 2013.

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

I, Earl Jones, as Deputy Clerk for the Miami-Dade County Department of Regulatory and Economic Resources as designated by the Director of the Miami-Dade County Department of Department of Regulatory and Economic Resources and Ex-Officio Secretary of the Miami-Dade County Community Zoning Appeals Board 15, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. CZAB15-3-13 adopted by said Community Zoning Appeals Board at its meeting held on the 19th day of June, 2013.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 1st day of July, 2013.



Earl Jones, Deputy Clerk (3230)
Miami-Dade Department of Department of Regulatory
and Economic Resources

SEAL

