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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

Holland & Knight

Juan J. Mayol, Jr., Esq.
701 Brickell Avenue
Suite 3000
Miami, Florida 33131
(305) 789-7787 Phone
(305) 679-6302 Fax

Five Star jewelers

SALES · REPAIRS · LOANS

16271 SW 88th Street
Miami, Florida 33196
Phone 305/ 388-9003

11760 SW 88th Street
Miami, Florida 33186
Phone 305/ 271-4077

13804 SW 152nd Street
Miami, Florida 33177
Phone 305/ 378-4131

Dear Customers and Neighbors,

My Name is Jorge Carvajal. My family and I own three small Jewelry stores in the Kendall area. We have been in business for the last 23 years serving local residents, like yourself, to the best of our ability. Recently, I filed an application with the county to allow me to expand my business by offering loans on certain items at my store (16271 SW 88th Street). This letter is to inform you about an upcoming hearing where I will ask the Community Council and my neighbors to support my request to allow me to make loans on Jewelry, fine art, and certain antiques. The State and County statutes require me to file for a pawn license to do so.

I have operated my Five Star Jewelers location in the Country Walk area for the past 17 years with this license successfully and with zero complaints. This service offers people the opportunity to make short term loans using their jewelry as collateral as an alternative for taking care of their personal needs. As it stands now, I have a "resellers" license (available to almost anyone for a $6.00 fee and minimal paperwork, but no public hearing) which allows me to purchase any jewelry piece of my choosing and offer it for resale in all three of my stores. Approval at this hearing will allow me to offer expanded and needed services to my customers giving them the opportunity of acquiring a loan against their personal jewelry instead of having to sell it.

Many people perceive a "pawn shop" as the dumping ground for stolen goods and a "bad element". Are you aware that most stolen items are sold on the streets? This is mostly due to the strict procedures we must follow. We fill out a state required form with the item description, name of seller, copy of legal picture ID, and a thumb print for EVERY loan or purchase. Twice a week we send copies of every transaction to the local police department. Along with these tough rules, regulations and our own policies, we are able to help our neighbors, not hurt them. We will be offering at the public hearing a **self restricted covenant** to be a part of the public record agreeing **not** to accept any items not mentioned above (no guns, weapons, knives, tools, bikes, appliances, electronics, etc.) We are a jewelry store, and that's all we want to be.

My family and I have lived in the Kendall area for the past 35 years and would never want to bring harm to our community. Allowing us this opportunity will also allow me to hire more employees and keep my businesses open. Please feel free to stop by any of our locations and check us out. Or feel free to contact myself at jorge@fivestarjewelers.com or Tim Hyman at cactim@bellsouth.net or 305-796-3074 with any questions, comments, or suggestions. Most importantly, we ask for your support for this application at the public hearing on November 5th, 2013!

Sincerely,

Jorge Carvajal

Rev. 0913 -16271

Five Star jewelers

SALES - REPAIRS - LOANS

La Carreta Plaza

11740-11790 SW 88th St., Miami, FL 33186

1. **Store Name:** Metro PCS

   Space Number: 11754

   Square Footage: 1,100

2. **Store Name:** Check Cashing Store

   Space Number: 11764

   Square Footage: 3,000

3. **Store Name:** Dunkin Donuts

   Space Number: 11790

   Square Footage: 1,700

4. **Store Name:** Estrella Insurance

   Space Number: 11756

   Square Footage: 1,400

5. **Store Name:** Frame Art of Kendall

   Space Number: 11758

   Square Footage: 1,400

6. **Store Name:** Fuji Hana Restaurant

   Space Number: 11768

   Square Footage: 3,000

La Carreta Plaza

11740-11790 SW 88th St., Miami, FL 33186

7. **Store Name:** H&R Block

   Space Number: 11772

   Square Footage: 1,400

8. **Store Name:** La Carreta Restaurant

   Space Number: 11740

   Square Footage: 6,300

9. **Store Name:** Miami Pet Emergency

   Space Number: 11774

   Square Footage: 1,300

10. **Store Name:** Vacant

    Space Number: 11776

    Square Footage: 1,500

11. **Store Name:** Mers Optical

    Space Number: 11750

    Square Footage: 1,400

12. **Store Name:** Shawarma Mediterranean Grill

    Space Number: 11752

    Square Footage: 1,433

La Carreta Plaza

11740-11790 SW 88th St., Miami, FL 33186

13. **Store Name:** Z Mattress

    Space Number: 11778-11780

    Square Footage: 3,200

14. **Store Name:** Miami Clippers

    Space Number: 11770

    Square Footage: 1,400

15. **Store Name:** Aquarium Depot

    Space Number: 11762

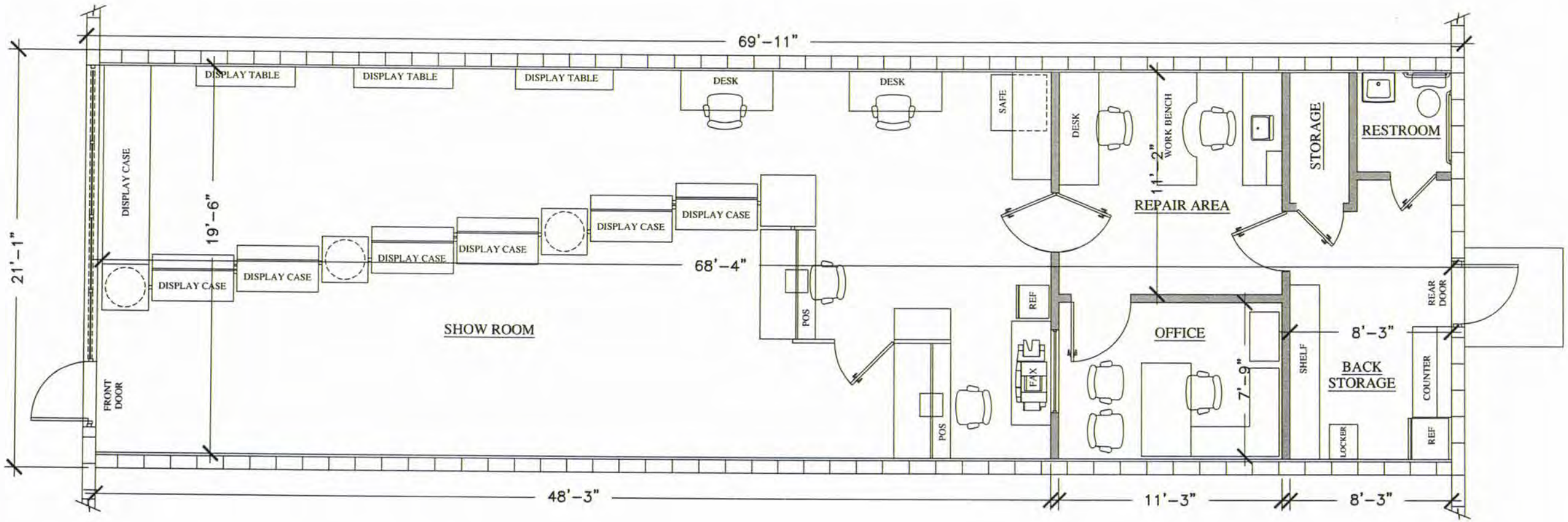
    Square Footage: 1,400

16. **Store Name:** Five Star Jewelers

    Space Number: 11760

    Square Footage: 1,480

Total Square Footage 32, 413



EXISTING SPACE PLAN
SCALE: 3/16"=1'-0"

NOTE: ALL INFORMATION ON DRAWING WAS FIELD VERIFIED.

MG JEWELERS

11760 SW 88ST , MIAMI FLORIDA

EXISTING JEWELRY SHOP

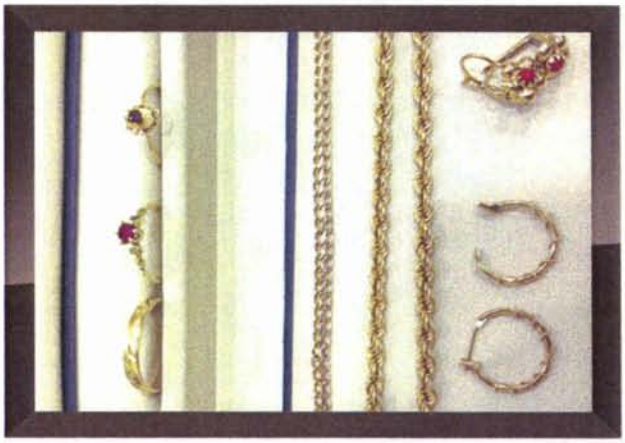
FLOOR PLAN

DATE: 02-11-13 PREPARED BY: ROGER PEREZ

Five Star jewelers

SALES - REPAIRS - LOANS

PROPOSED



Five Star jewelers

SALES - REPAIRS - LOANS

WE WILL NOT BE PAWNING...

Five Star jewelers

SALES - REPAIRS - LOANS

OUR LOAN PROCESS

1

2

3

4

5

6

7

8

9

FLORIDA PAWNBROKER TRANSACTION FORM

PAWNBROKER
/ CREDITOR

TRANSACTION DATE

CONTROL #

DEPT. # _____

TIME _____ MATURITY DATE _____

TYPE OF TRANSACTION ☐ PURCHASE/TRADE ☐ CONSIGNMENT ☐ PAWN

PLEDGOR / SELLER

NAME (Last) (First) (Middle) | DATE OF BIRTH | SEX (M/F) | RACE

W. WHITE
B. BLACK
I. AMERICAN INDIAN
A. ASIAN/ORIENTAL
H. HISPANIC

RESIDENTIAL ADDRESS (Street, Apt. No., City, State & Zip) | HOME PHONE (Area Code & Number)

PLACE OF EMPLOYMENT | BUSINESS PHONE (Area Code & Number)

D.L.#/OFFICIAL PHOTO I.D.# | TYPE | AGENCY/STATE | HGT. | WGT. | EYES | HAIR | IDENTIFYING MARKS

CODES

FIREARM

TYPE
H. Handgun
R. Rifle
S. Shotgun
A. Airgun
B. Black Powder

BARREL
1. Single
2. Double
3. Over Under
4. Other

ACTION
R. Revolver
A. Semi-Auto
B. Bolt Action
L. Lever
P. Pump
S. Single Shot

FINISH
C. Chrome Nickel
B. Blue Steel
S. Stainless Steel
X. Other

JEWELRY

TYPE
R. Ring
W. Watch
N. Necklace
B. Bracelet
P. Pendant Charm
E. Earrings
C. Chain
L. Cufflinks
X. Other

METAL
Y. Yellow Gold
W. White Gold
S. Sterling Silver
P. Platinum
T. Tri-Color
X. Other

GENDER
M. Men's
W. Woman's
N. Not Applicable

STYLE
S. Serpentine
H. Herringbone
R. Rope
B. Box Link
F. Figaro
A. Cameo
C. Class School
P. Band
O. Solitaire
N. Nugget
M. Monogram
D. Cluster
X. Other

STONE SHAPE
O. Oval
R. Round
P. Pear
E. Emerald
M. Marquise
H. Heart
X. Other

STONE COLOR
C. Clear
G. Green
A. Amber
P. Purple
B. Blue
R. Red/Pink
Y. Yellow
K. Black
O. Brown
W. White

YOU ARE GIVING A SECURITY INTEREST IN THE FOLLOWING PROPERTY

ITEM 1

SERIAL NUMBER | OWNER APPLIED NUMBER | ITEM TYPE | BRAND | MODEL NUMBER

DESCRIPTION OF ITEM (Inscriptions, Color, Size, Marks, Design, School, Year, Initials, Barrel Length) | TYPE | ACTION | GAUGE CALIBER | FINISH | BARREL | AMOUNT $

TYPE | METAL | KT | WT | GENDER | STYLE | SIZE LENGTH | #STONES | SHAPE | CT | WT | COLOR | #STONES | SHAPE | CT | WT | COLOR

ITEM 2

SERIAL NUMBER | OWNER APPLIED NUMBER | ITEM TYPE | BRAND | MODEL NUMBER

DESCRIPTION OF ITEM (Inscriptions, Color, Size, Marks, Design, School, Year, Initials, Barrel Length) | TYPE | ACTION | GAUGE CALIBER | FINISH | BARREL | AMOUNT $

TYPE | METAL | KT | WT | GENDER | STYLE | SIZE LENGTH | #STONES | SHAPE | CT | WT | COLOR | #STONES | SHAPE | CT | WT | COLOR

ITEM 3

SERIAL NUMBER | OWNER APPLIED NUMBER | ITEM TYPE | BRAND | MODEL NUMBER

DESCRIPTION OF ITEM (Inscriptions, Color, Size, Marks, Design, School, Year, Initials, Barrel Length) | TYPE | ACTION | GAUGE CALIBER | FINISH | BARREL | AMOUNT $

TYPE | METAL | KT | WT | GENDER | STYLE | SIZE LENGTH | #STONES | SHAPE | CT | WT | COLOR | #STONES | SHAPE | CT | WT | COLOR

ITEM 4

SERIAL NUMBER | OWNER APPLIED NUMBER | ITEM TYPE | BRAND | MODEL NUMBER

DESCRIPTION OF ITEM (Inscriptions, Color, Size, Marks, Design, School, Year, Initials, Barrel Length) | TYPE | ACTION | GAUGE CALIBER | FINISH | BARREL | AMOUNT $

TYPE | METAL | KT | WT | GENDER | STYLE | SIZE LENGTH | #STONES | SHAPE | CT | WT | COLOR | #STONES | SHAPE | CT | WT | COLOR

ITEM 5

SERIAL NUMBER | OWNER APPLIED NUMBER | ITEM TYPE | BRAND | MODEL NUMBER

DESCRIPTION OF ITEM (Inscriptions, Color, Size, Marks, Design, School, Year, Initials, Barrel Length) | TYPE | ACTION | GAUGE CALIBER | FINISH | BARREL | AMOUNT $

TYPE | METAL | KT | WT | GENDER | STYLE | SIZE LENGTH | #STONES | SHAPE | CT | WT | COLOR | #STONES | SHAPE | CT | WT | COLOR

ITEM 6

SERIAL NUMBER | OWNER APPLIED NUMBER | ITEM TYPE | BRAND | MODEL NUMBER

DESCRIPTION OF ITEM (Inscriptions, Color, Size, Marks, Design, School, Year, Initials, Barrel Length) | TYPE | ACTION | GAUGE CALIBER | FINISH | BARREL | AMOUNT $

TYPE | METAL | KT | WT | GENDER | STYLE | SIZE LENGTH | #STONES | SHAPE | CT | WT | COLOR | #STONES | SHAPE | CT | WT | COLOR

AMOUNT FINANCED. The amount of cash given directly to you.	FINANCE CHARGE. The dollar amount the credit will cost you.	TOTAL OF PAYMENTS. Amount required to redeem pledged property on the Maturity Date.	ANNUAL PERCENTAGE RATE. The cost of your credit as a yearly rate.	MATURITY DATE
$	$	$	%	

See your contract for any additional information concerning nonpayment and default and prepayment refunds or penalties.

PREPAYMENT: If you pay off early, you will not be entitled to a refund of part of the Finance Charge.

PAYMENT SCHEDULE: Total of Payments is due on Maturity Date shown above.

Pawn Default Date

Amount required to redeem pledged property on Pawn Default Date $

PURCHASE / TRADE

$

The Pledgor/Seller represents and warrants that the pledged/sold property is not stolen, rented or leased and that they have no liens or encumbrances against them. Pledgor/Seller also attests to be the rightful owner of the pledged/sold property, that Pledgor/Seller has the right to pledge/sell the property. Pledgor/Seller attests that the Pledgor/Seller is not in voluntary or involuntary bankruptcy of any type and is at least 18 years of age.

I, the Pledgor/Seller, agree to all terms and conditions on the front and back and acknowledge receipt of a copy of this document. I also state, ***Under penalty of perjury, I have read the foregoing document, and the facts stated in it are true.***

NOTICE: See Reverse Side

X

EMPLOYEE'S INITIALS OR NUMBER

PLEDGOR/SELLER'S SIGNATURE

Right Thumb Print of Pledgor/Seller

DEPT. #

CONTROL #

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EFFECTIVE JUNE 1, 1997

In consideration of and to secure the amount identified as the Total of Payments, Pledgor hereby deposits with the issuer of this pawn ticket the Pledged Goods described on the reverse hereof.

The Pledgor/Seller represents and warrants that the pledged/sold goods are not stolen, rented, or leased, and that they have no liens or encumbrances against them. Pledgor/Seller also attests to be the rightful owner of the pledged/sold property, and that Pledgor/Seller has the right to pledge/sell the property. Pledgor/Seller attests that the Pledgor/Seller is not in voluntary or involuntary bankruptcy of any type and is at least 18 years of age.

Any personal property pledged to a Pawnbroker within this state which is not redeemed within 30 days following the maturity date of the pawn, if the 30th day is not a business day, then the following business day, is automatically forfeited to the Pawnbroker, and absolute right, title, and interest in and to the property vests in and is deemed conveyed to the Pawnbroker by operation of law, and no further notice is necessary. The Pledgor is not obligated to redeem the pledged goods.

In this pawn transaction a Pawnbroker may contract for and receive a pawn service charge *(Finance Charge)* of 25 percent of the Amount Financed for each 30 day period, except that the Pawnbroker is entitled to receive a minimum pawn service charge of $5.00 for each such 30 day period. This pawn service charge consists of 2 percent interest charge and the remainder in storage and service fees.

On pledged goods redeemed within the first 30 days from the date of the pawn transaction, a Pawnbroker may collect a 25 percent pawn service charge. On pledged goods redeemed after the first 30 days but before the 61st day after the date of the pawn transaction, a Pawnbroker may collect a pawn service fee equal to twice the amount charged for the first 30 day period.

A pawn may be extended upon mutual agreement of the parties. In this event, the daily pawn service charge for the extension shall be equal to one-thirtieth of the original pawn service charge.

Proper identification required on all redemptions. Firearms only redeemable by the original Pledgor. On other types of loans and during the first 30 days after the original transaction date only the original Pledgor or Pledgor's attorney-in-fact may redeem the pledged goods. After the first 30 days, only the original Pledgor or the Pledgor's authorized representative is entitled to redeem the pledged goods *(firearms excluded)*; however, if the Pawnbroker determines that the person is not the original Pledgor, or the Pledgor's authorized representative, the Pawnbroker is not required to allow the redemption of the pledged goods by such person. The person redeeming the pledged goods must sign the Pledgor's copy of the pawnbroker transaction form, which the pawnbroker will retain as evidence of the person's receipt of the pledged goods. If the person redeeming the pledged goods is the Pledgor's authorized representative, that person must present notarized authorization from the original Pledgor and show identification to the Pawnbroker and the Pawnbroker shall record that person's name, address and identification on the pawnbroker transaction form retained by the pawnshop.

Any person who knowingly gives false verification of ownership or gives a false or altered identification and who receives money from a Pawnbroker for goods sold or pledged commits:

(a) If the value of the money received is less than $300, a felony of the third degree, punishable as provided in s.775.082, s.775.083, or s.775.084.

(b) If the value of the money received is $300 or more, a felony of the second degree, punishable as provided in s.775.082, s.775.083, or s.775.084.

If the pawnbroker transaction form is lost, destroyed, or stolen, the Pledgor must immediately advise the issuing Pawnbroker in writing by certified or registered mail, return receipt requested, or in person evidenced by a signed receipt.

If the pledged goods are lost or damaged while in the Pawnbroker's possession, the Pawnbroker may satisfy the Pledgor's claim by replacing the item with like kind of merchandise of equal value, with which the Pledgor can reasonably replace the goods. Such replacement is a defense to any civil action based upon the loss or amage of the goods.

In the event of litigation or arbitration, the losing party shall be responsible for all the attorney's fees of both parties.

Pledged goods may be redeemed by mail by agreement between the Pledgor and the Pawnbroker. The Pledgor must pay in advance all monies due and a charge by the Pawnbroker to recover the cost and expenses involved in packaging, insuring, and shipping of the pledged goods. The Pawnbroker shall insure the pledged goods in an amount acceptable to the Pledgor. The Pawnbroker's liability for loss or damage in connection with the shipment of such pledged goods is limited to the amount of the insurance coverage obtained.

No oral representation shall in any way change or modify these written conditions, and such oral representations shall in no way be binding upon the issuer of this pawn ticket.

Customer Privacy Notice: We collect nonpublic personal information about you as a consumer, customer or former customer from the following sources: Information we receive from you on our pawn forms, loan documents, sales documents, or other forms; information about your transactions with us, our affiliates, or others.

- We do not disclose any nonpublic personal information about our customers or former customers to anyone, except to our affiliates and as permitted by law.
- We restrict access to nonpublic personal information about you to those employees who need to know that information to provide products or services to you.
- We maintain safeguards that restrict access to your nonpublic personal information.

PROPER IDENTIFICATION REQUIRED ON ALL REDEMPTIONS • FIREARMS ONLY REDEEMABLE BY THE ORIGINAL PLEDGOR
NO GOODS SHOWN FOR REDEMPTION UNLESS PAID IN ADVANCE • NO PERSONAL CHECKS ACCEPTED • NO GOODS SENT COD
VERBAL AGREEMENTS FOR ADDITIONAL DAYS ARE NON BINDING • NOTICE: See Reverse Side

RECORD OF PAYMENTS AND EXTENSIONS

Date Paid	Pawn Service Charges Paid	New Default Date	Pawn Service Charges owed on the New Default Date	Date Paid	Pawn Service Charges Paid	New Default Date	Pawn Service Charges owed on the New Default Date

Forfeited ☐

Date Pulled:

Pulled By:

LOST PAWN TICKET STATEMENT

Fee: $2.00 Date _____

My ticket was lost, destroyed, stolen. *(Circle proper word)*

Pledgor _____

Pledgor's I.D. Type & Number _____

Employee/PS _____

I HEREBY ACKNOWLEDGE RECEIPT OF PLEDGED PROPERTY LISTED ON THE REVERSE SIDE OF THIS CONTRACT.

X _____

Redeemer's Signature Date

REDEEMER'S IDENTIFICATION IF OTHER THAN ORIGINAL PLEDGOR

Name:
Address:
I.D. No. & Type:

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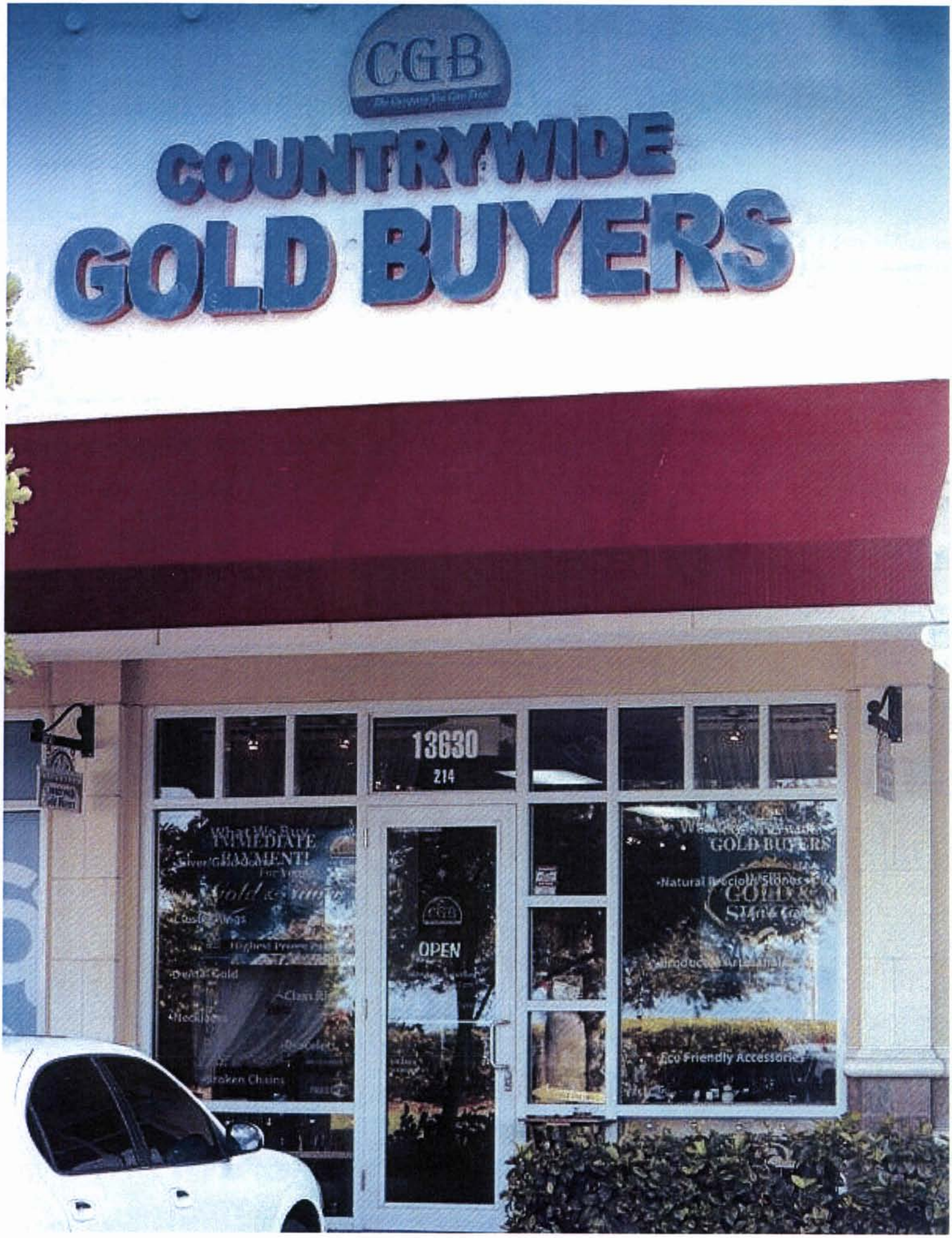
CLEANERS
Specials Service
Servicio Especial
Laundry
by Pound
Lavada
por libra
Shoe Repair
Reparación de
Zapatos
Ph: (305)238-0140
MEN'S BUISNESS
SHIRTS LAUNDERED
$
ALTERATIONS
HOURS


CGB
COUNTRYWIDE
GOLD BUYERS
13630
214
OPEN
GOLD BUYERS
Eco Friendly Accessories

CGB
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GOLD

WELCOME
WE BUY
GOLD
ENVIO DE
Y DOCUME
A COLOMBIA Y VE
ENVIO DE D
A CENTRO Y SUR
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T-Mobile
Unlimited
talk, text & web
$50/mo.
h2o
UNLIMITED
EVERYTHING

The National Voice of the Pawn Industry

The Customer

Who Is the Customer?

Pawn customers have regular jobs, from working in hospitals to home construction. They support our country and its economy by working in government, teaching our children and caring for the elderly. Just like you, pawn customers have dreams: want better lives for their children and a stronger sense of security. However, they also have pressing bills and unforeseen financial issues.

A study released by the FDIC in February 2011 reported as many as 28 million un-banked and 44 million under-banked Americans. Other studies show that 32 percent of pawn customers borrow only twice per year to help cover unexpected expenses.

The Consumer Federation of America found that more than 50 percent of Americans are living paycheck-to-paycheck. When it comes to financial alternatives, pawn customers do not have many safe, convenient, regulated choices.

Average Pawn Customer

- Age: 36
- Household Income: $29,000
- 80% are employed
- 82% have high school diploma or GED
- 33% are homeowners
- All ethnicities
- National Average Loan Amount: $150

Customer: The Story

Life Happens

What do you do when a life event happens? What do you do to pay for an unexpected visit to the emergency room or when gas prices are climbing and your paycheck isn't. These things happen in everyone's lives and despite working hard, taking care of our families and trying to make ends meet... sometimes "life just happens."

Where is your financial safety-net?

For over 250 years Pawn stores have been a solution for this exact type of short-term loan. If your credit is tight and bank account drained, a Pawn store will allow you to use something you own as collateral for a loan to get you to the end of the week.

Do you know that in America, more people have health insurance than access to a checking account? Do you know that an $150 Pawn loan for 30 days is less expensive than a bounced check, Utility reconnect fee, credit card late fee or payday loan?

Most people don't really understand how a Pawn store works. Most importantly, Pawn loans don't trap people in a debt cycle. Why let a check bounce, miss that credit card payment or borrow money against next weeks pay? We all know how expensive that can be, not to mention the potential damage to your credit. Take a look at what Pawn stores have to offer. When life happens, you have more options than you may think.

The Pawn Industry Today
- About the National Pawnbrokers Association
- NPA's Mission Statement and Vision
- Pawn in Today's Society
- What is a Pawn Loan?
- Quick Answers
- Points of Interest
- Pawn Regulation and Oversight

Customer Demographics
- Who is the Customer?

Pawn Industry Breakdown
- Pawn Industry Statistics
- Independent- vs. Publicly-Traded Numbers

The Future of Pawn

National Pawnbrokers Association®

About the National Pawnbrokers Association

Headquartered in Keller, TX, the National Pawnbrokers Association (NPA) was founded in 1987 to support the growing network of responsible pawnbrokers in the U.S. The NPA is the industry's only national trade association and offers guidance to pawnbrokers on how to be involved legislatively on a local, state, and national basis. In addition, the NPA offers members compliance training related to the federal, state, and local laws that apply to the industry.

The association represents thousands of independently-owned, brick-and-mortar pawn stores across the U.S. The NPA works to provide pawnbrokers nationwide with resources and tools to strengthen the pawn industry. NPA members are committed to operating their businesses in a manner that enhances and promotes the positive and professional image of all pawnbrokers. Members believe in establishing positive and long-lasting relationships with local, state, and federal government officials.

NPA Vision

To provide our members with the resources and support for enhancing the image and acceptance of pawnbrokers through action, representation, and Best Practices.

NPA Mission

To accurately represent pawnbrokers and their interests through education, mentoring, and legislation.

Pawn in Today's Society

In today's society, many people depend on pawnbrokers to help them meet daily financial needs in a way that is not offered by other institutions. Pawn customers represent the working families of America who periodically experience an unexpected need for short-term funds. Pawn loans keep the electricity on and the rent paid, and cars running with full tanks of gas.

Today's pawn stores are attractive, welcoming places to do business. Modern pawn stores are family-owned and operated businesses that offer superb customer service. Pawnbrokers comply with federal, state, and local regulations and laws. In most jurisdictions, they provide local law enforcement with data on all transactions on a daily basis.

Licensed, regulated pawnbrokers offer consumer credit secured by possessory security interests in personal goods and provide safety-net loans to over 30 million unbanked or underbanked Americans. Pawn stores serve Americans in all social classes, as well as small businesses.

Pawn loans do not require a credit check and never negatively affect a customer's credit. Each day, pawnbrokers help families with nowhere else to turn manage their finances in challenging economic times by providing non-recourse, small dollar, short-term loans.

What is a Pawn Loan?

Pawn stores offer collateral loans for competitively low interest rates, typically less than a non-sufficient fund charge on a bounced check or a past-due fee on a utility bill. Pawn stores can offer this service because the customer offers their personal property as collateral, which significantly reduces the risk for the lender.

Pawn customers appreciate this unique form of credit and tend to borrow only what they need, as evidenced by the relatively low national average loan amount of $150. Furthermore, pawn customers repay their loans and redeem their collateral at a relatively high average national redemption rate of 85 percent, despite the current economic downturn.

Quick Answers

- ✓ Pawn, or collateral, loans are the core of a pawnbroker's business
- ✓ A pawn loan's interest rate varies across the country and depends on many factors
- ✓ On a national average, a typical loan is less than $150 for 30 days
- ✓ Pawn loans are short-term, small dollar safety-net loans
- ✓ Pawn loans have no negative credit effects
- ✓ Over 85 percent of all pawn loans are repaid

Points of Interest

- ✓ Pawnbroking is a mainstream financial institution in many countries including Mexico, Australia, China, and the United Kingdom.
- ✓ Pawnbroking is not a new practice. As one of humankind's oldest financial institutions, pawnbroking can be traced back at least 3,000 years to ancient China as well as early Greek and Roman civilizations. During the fourteenth century, King Edward III of England is said to have frequented pawn stores in Europe. Queen Isabella is reported to have pawned her royal jewels to finance Christopher Columbus' voyage to the New World.
- ✓ Saint Nicholas of Myra (fourth century) is famed for his generosity to the poor and for his penchant for secretly leaving gifts for people in need. Historians often recount how he saved a poor man's daughters from being sold into servitude by throwing three bags of gold into the father's window at night. St. Nicholas, recognized in America as Santa Claus, was canonized as the Patron Saint of pawnbroking, and his three bags of gold soon became the international symbol of pawnbrokers.

Regulation and Oversight

The pawn industry is a heavily regulated provider of consumer financial services. These federal, state, and, in some instances, local laws govern every aspect of pawn transactions including interest rates, loan duration, redemption methods, record-keeping, and transaction reporting requirements. In addition to these licensure requirements and laws concerning the terms and conditions of pawn loans, pawnbrokers are subject to more than 13 federal laws.

Pawnbrokers are governed by all of the major federal laws that apply to other entities designated as financial institutions, including the following:

- ✓ USA PATRIOT Act
- ✓ Truth in Lending Act
- ✓ Bank Secrecy Act and IRS regulations requiring reporting of certain cash transactions
- ✓ FTC Safeguards Rule
- ✓ Equal Credit Opportunity Act
- ✓ Privacy provisions of the Gramm-Leach-Bliley Financial Services Modernization Act

Pawnbrokers work alongside, and cooperate with, local law enforcement and are encouraged to establish positive and long-lasting relationships with all local, state, and federal government officials.

Pawnbrokers are regulated by state and local statutes that required them to record and report all pawn loans when the customer uses only government-issued identification. These pawn transactions are routinely transmitted to local law enforcement. These measures have been effective in dissuading illegal activity, as less than one-tenth of one percent of pawned items are ever reported as stolen.

Who Is the Customer?

Pawn customers come from all walks of life and include Americans with regular jobs as well as small business owners.

They support our country and its economy by working in government, teaching our children, working in hospitals, building homes, and caring for the elderly. Just like you, pawn customers have dreams. They want better lives for their children and a stronger sense of security. However, they also have pressing bills and unforeseen negative financial issues.

A study released by the FDIC, *National Survey of Unbanked and Underbanked Households* reported that almost 30 percent of U.S. households are unbanked or underbanked. Further, the study reveals that 5.7 percent of all U.S. households have used pawn stores, and as many as 30.1 percent of unbanked and underbanked households have used pawn stores.

Pawn Industry Statistics

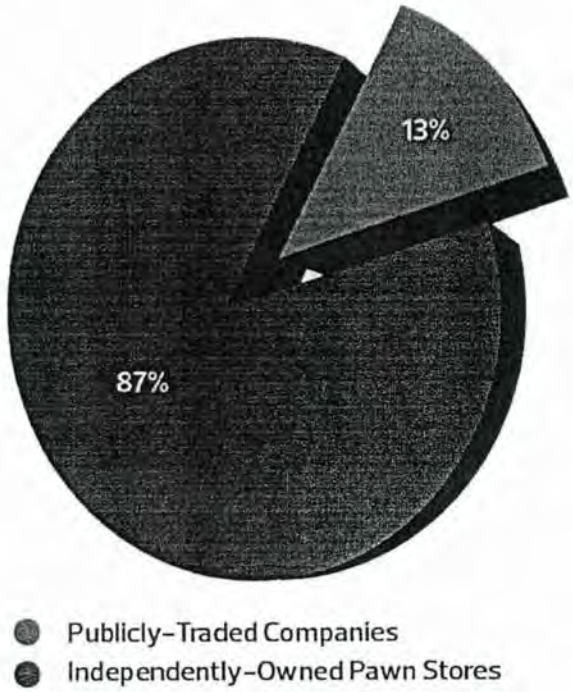
According to the most recent U.S. Economic Census taken in 2007, there were 6,389 pawn stores (NAICS Code 5222981) in the U.S. A 2012 economic census is scheduled.

The NPA reports strong growth in the industry between 2007 and 2012, citing an estimated 10,000 pawn stores in January 2012.

The vast majority of the pawn industry is composed of independently- owned pawn stores or small regional chains.

Only three corporations in the pawn industry are publicly traded and represent less than 13 percent of the industry.

- ✓ Cash America International, Inc. (CSH)
- ✓ EZCORP, Inc. (EZPW)
- ✓ First Cash Financial Services, Inc. (FCFS)



The Future of Pawn

As pawn stores become more mainstream for a widening sector of consumers seeking small-dollar, short-term cash, the industry will experience continued growth as indicated by several factors:

- ✓ ***The price of gold remains strong.*** Jewelry comprises a large segment of the industry's revenue base. Record prices on gold and other precious metals continue to fuel all areas of the pawn industry, including revenue generated from cash-for-gold transactions, the value of the customers' gold collateral, and retail sales.

- ✓ ***Consumer confidence and spending is up.*** The retail side of the pawn industry, which softened during the recent economic decline, will rebound as cautious consumers with disposable income look to pawn stores as places for discounts on pre-owned jewelry and other consumer merchandise.

- ✓ ***The pawn industry's image in the media is positive.*** The positive portrayal of the pawn industry in the media has acclimated consumers to pawn stores as a mainstream and viable financial services option. With the continued success of hit shows like the History Channel's "Pawn Stars", positive reporting in national and regional news publications such *as The Wall Street Journal*, *USA Today* and *The New York Times*, and emerging entertainment opportunities centered on the pawn industry, the public's fascination with all things pawn will continue to grow across the country.

- ✓ ***The pawn customer demographic is broadening.*** Due to the lack of traditional forms of credit, a wide demographic of middle-class Americans along with small business owners are utilizing collateral loans as stop-gap funding. The pawn industry has responded to their need, with pawn stores opening in a diverse cross section of neighborhoods across the country.

These elements point to steady and continued success for the industry and continued access by consumers to long-trusted, and regulated, industry.

Sec. 33-246. Purpose.

The purpose of the BU-1A, General Business District, is to provide for retail and service convenience facilities which satisfy the essential and frequent needs of the adjacent residential neighborhood as well as the more specialized commercial facilities which may serve several neighborhoods.

(Ord. No. 74-23, § 1, 4-16-74)

Sec. 33-247. Uses permitted.

No land, body of water and/or structure shall be used or permitted to be used, and no structure shall be hereafter erected, constructed, reconstructed, moved, maintained or occupied for any purpose in any BU-1A District, except for one (1) or more of the following uses:

(1)

All uses permitted in the BU-1 District except that residential uses are subject to approval at a public hearing.

(1.1)

Amusement center as defined in Section 33-1(5.1).

(2)

Auditoriums.

(3)

Automobile new parts and equipment, sales only. Notwithstanding the provisions of Section 33-251.2 to the contrary, as an ancillary service, a facility selling new automobile parts and equipment may perform minimal automobile maintenance repairs in that facility's on-site designated parking area, provided that all of the following conditions are satisfied:

(a)

Such repairs are performed at no charge, solely as a courtesy for which no payment is charged or received;

(b)

The sum of the repairs performed on an individual vehicle shall take no more than a total of twenty (20) minutes to perform;

(c)

Such repairs shall not include oil changes, oil filter changes, transmission fluid changes, transmission fluid filter changes, engine coolant or engine anti-freeze changes, brake fluid changes, power steering fluid changes, tire repair, tire installation, tire rotation, or any other repair that falls within the scope of the repair certification

categories set forth in Section 8A-161.25(2)(a)—(e) and (g) of this Code:

(d)

The price(s) charged by the facility for automobile parts or equipment is not increased because of the performance of such repairs;

(e)

The repairs are performed by an employee of the facility; and

(f)

All residual, discarded, or waste products, parts, equipment, packaging, fluids, and other materials left over from such repairs are stored or disposed of by the facility immediately after the completion of the repairs, in compliance with all applicable laws, ordinances, and regulations governing the storage, handling, and disposal of such items.

(4)

Automobile and light truck, new sales agency or rental shall be permitted only upon approval after public hearing and subject to the following conditions:

(a)

That a continuous, densely planted greenbelt of not less than fifteen (15) feet in width, penetrated only at points approved by the Director and the Director of the Public Works Department for ingress or egress to the property, shall be provided along all property lines abutting public rights-of-way or properties zoned residential. Said greenbelt shall have shade trees planted at a maximum spacing of thirty (30) feet on center. The shade trees shall have a minimum caliper of two and one-half (2½) inches at time of planting.

(b)

That a decorative masonry wall at least five (5) feet in height shall enclose the vehicle storage area and repair area approved through public hearing. The placement of said wall and openings through same shall comply with the requirements contained elsewhere in this article.

(c)

That all outdoor paging or speaker systems are expressly prohibited.

(d)

That no repair work of any type is permitted on premises unless approved after public hearing.

(e)

That accessory used vehicle sales shall be permitted providing said vehicles are late model and in operable condition.

(f)

That the applicant obtain a certificate of use and occupancy which shall be automatically renewable yearly upon compliance with all terms and conditions applicable.

(5)

Automobile gas stations/mini marts (which may include facilities available for sale of other retail products and services related to the servicing of automobiles) including rental of single axle hauling trailers. Plans for paved areas, driveways or curb cuts of gas stations shall be submitted to and approved by the Department of Public Works and Waste Management and, where required, the Florida State Department of Transportation before a permit can be issued. Gas stations providing self-service dispensing of fuel with attendant control of pumps shall ensure that the attendant-control area has clear visibility to all pumps. The use of signs on windows of the attendant-control area that would obstruct the clear visibility to all pumps are prohibited. As an accessory use, the gas stations may perform minor automobile repairs as herein listed:

(a)

Sale and servicing of spark plugs and batteries.

(b)

Tire repair and servicing, but no recapping.

(c)

Replacement of mufflers and tailpipes, water hose, fan belts, brake fluids, light bulbs, floor mats, seat covers, wiper blades, arms for windshields and replacement of grease retainers and wheel bearings.

(d)

Radiator cleaning and flushing.

(e)

Washing and polishing.

(f)

Greasing and lubrication.

(g)

Exchanging fuel pumps and installing fuel lines.

(h)

Minor servicing or replacement of carburetors.

(i)

Emergency wiring repairs.

(j)

Adjusting brakes and installing or exchanging brake shoes.

(k)

Tuning engines, with the exception of grinding valves, cleaning carbon or removing the head of engines and/or crankcases.

(l)

Wheel balancing and aligning.

(m)

Shock absorbers.

(6)

Reserved.

(7)

Automobile storage within a building.

(8)

Automobile tires, batteries and accessories (new) retail only installation permitted.

(9)

Automobile washing.

(10)

Bait and tackle shops.

(11)

Banks, including drive-in teller service.

(12)

Billiard rooms and pool rooms.

(13)

Boats carrying passengers on excursion, sightseeing, pleasure or fishing trips.

(14)

Bowling alleys, provided that such establishments are not located closer than five hundred (500) feet to an RU, or EU District, unless such building is so constructed as to prevent the emission of sound and vibration.

(15)

Convention halls.

(16)

Dancing halls or dancing academies in air conditioned buildings providing no intoxicating beverages of any kind are served, providing that such establishments are not located closer than five hundred (500) feet to an RU, or EU District, unless such building is so constructed as to prevent the emission of sound and vibration.

(17)

Dog and pet hospitals in air-conditioned buildings.

(17.1)

Donated goods centers, including drive-through drop-off facilities, for the acceptance and sale of new or used merchandise, excluding furniture and major appliances, upon compliance with the following conditions:

(a)

The donated goods center must be operated by an organization which has been incorporated as a not-for-profit organization under the laws of Florida for a charitable purpose and which has been declared exempt from the payment of federal income taxes by the United States Internal Revenue Service;

(b)

The donated goods must be accepted by personnel directly employed by or volunteers for the not-for-profit organization;

(c)

The monetary proceeds resulting from the sale of said merchandise must be used in accordance with the organization's charitable purpose to benefit persons within the boundaries of Miami-Dade County or outside of Miami-Dade County to provide emergency relief for victims of natural, man-made or economic disasters;

(d)

The operation of the donated goods center, the collection and use of donations and proceeds thereof must be conducted by said not-for-profit organization and not by a licensee, subtenant, subcontractor or agent of the not-for-profit organization;

(e)

The merchandise sold in the donated goods center must be neatly sorted and displayed.

(18)

Dry cleaning establishments, using noninflammable solvents in self-contained dry cleaning units of the Prosperity type or Dedrick type or an equal approved by the Director, provided such establishments contain not more than four thousand (4,000) square feet of floor area.

(19)

Electrical appliance and fixtures stores including related repair shops.

(20)

Employment agencies.

(21)

Furniture stores, retail of new merchandise only.

(22)

Grocery stores.

(23)

Handcrafted-products shop.

(24)

Health and exercise clubs, including bath and massage parlors.

(24.1)

Home improvement centers, subject to the conditions enumerated below. As used herein, a home improvement center is a facility engaged in the retail sale of a variety of home improvement products, including hardware, appliances, cleaning supplies, construction supplies, electrical and plumbing fixtures and supplies, paint and wall coverings, lumber, pool supplies, and tools as well as lawn and graden supplies. As an accessory use, a home improvement center may offer the short-term rental of tools, compressors, chain saws, ladders, post-hole diggers, hand trucks and similar light equipment as well as trucks (subject to the limitations set forth below). Additionally, a home improvement center may perform customer-requested cutting of pre-cut wood products and other products offered for sale, provided such cutting is done within the roofed area of the principal building.

(a)

Lawn, garden and pool supplies may also be stored, displayed and sold from attached areas with or without a solid roof, subject to the following limitations:

(1)

such storage, display and sales areas does not exceed thirty-five percent (35%) of the home improvement center's gross building floor area; and

(2)

all such storage, display and sales areas must be enclosed by a solid masonry wall or ornamental metal picket fence or combination thereof, a minimum of eight (8) feet in height. The items stored within these areas shall not exceed the height of the wall or metal picket fence. Openings for ingress and egress purposes, restricted to the narrowest width necessary, are permitted, subject to site plan review; and

(3)

setbacks as required for the principal building shall apply to all storage, display and sales areas; and

(4)

parking for the home improvement center, including such storage, display and sales areas, shall be provided in accordance with Section 33-124(h)(3.1) herein.

(b)

The rental of trucks for the convenience of customers purchasing items only shall be permitted at home improvement centers with greater than one hundred thousand (100,000) square feet of gross floor area, subject to the following limitations:

(1)

The total number of trucks available for rental shall not exceed five (5);

(2)

The location of storage areas for rental trucks shall be subject to site plan review;

(3)

Storage areas for rental trucks shall not utilize any of the facility's minimum required parking spaces; and

(4)

No repairs or maintenance of rental trucks shall take place on the premises.

Loading dock facilities for the purpose of supplying the home improvement center shall be oriented away from adjacent residential zoning districts unless screened from view by a masonry wall of not less than six (6) feet in height but not more than eight (8) feet in height.

(25)

Junior department stores.

(26)

Lawn mowers, retail, sales and service.

(26.1)

Medical observation dormitory as defined in Section 33-1(69.05) subject to the following conditions:

(a)

That such uses on sites of ten (10) net acres or more shall be approved only after public hearing;

(b)

That such uses shall be located on sites having frontage on a major access road, including major roadways (three (3) or more lanes) and frontage roadways serving limited access highways and expressways;

(c)

Minimum five (5) foot high masonry wall be provided along all perimeter property lines abutting residentially zoned property, penetrated only at points approved by the Directors of the Planning and Zoning Department and the Public Works Department for ingress and egress;

(d)

That the facility is located on a site consisting of at least three (3) or more net acres;

(e)

That research conducted at the property shall be limited to testing of normal healthy volunteers and of clinically stable representatives of the diseased states for which medications being tested are ultimately intended;

(f)

That protocols that require treating of mentally ill subjects, including persons with any mental or psychological disorder, such as intellectual disability, organic brain syndrome, emotional or mental illness, and specific learning disabilities, shall not be performed at the research facility;

(g)

That such use shall be located no less than twenty-five hundred (2,500) feet from any other such establishments. For the purposes of this subsection, the distance shall be measured by following a straight line from the front door of the proposed place of business to the nearest property line of the existing place of business. For the purpose ofestablishing the distance between such establishments, the operator shall furnish a certified sketch of survey from a registered engineer or surveyor. Such sketch shall indicate the distance between the proposed place of business and any existing establishment within 2,500 feet. Each sketch shall indicate all such distances and routes. In case of dispute, the measurement scaled by the director shall govern;

(h)

That the operator obtains an annually renewable certificate of use and occupancy for such use on the property.

(27)

Mortuaries or funeral homes.

(28)

Motorcycles sales and repair.

(29)

Natatoriums.

(30)

Open-air theaters.

(31)

Package stores in shopping centers provided the shopping center is in full compliance with all provisions of Section 33-150(E)(9) of this Code.

(32)

Pet shops, pet care centers and dog beauty parlors in air-conditioned buildings.

(33)

Post office stations and branches, operated by postal service employees or agents, which directly serve the public.

(34)

Printing shops.

(35)

Private clubs.

(36)

Propagating and growing plants for sale. Fertilizers, manure, compost and soil shall be limited for sale. Fertilizers, manure, compost and soil shall be limited in quantities for immediate use and shall be kept at least two hundred (200) feet from residential buildings in RU and EU Districts.

(37)

Pubs and bars if approved at public hearing.

(37.1)

Restaurants providing an accessory children's outdoor playground facility subject to the following requirements:

(a)

The restaurant providing such an accessory use shall contain not less than two thousand five hundred (2,500) square feet of improved building area;

(b)

The total outdoor playground area shall not exceed thirty-five (35) percent of the square footage of the subject restaurant structure;

(c)

The playground equipment shall be the non-mechanical type and shall be designed and intended for children two (2) through twelve (12) years of age;

(d)

The playground shall be immediately adjacent to, visible from, and accessible from the indoor patron area;

(e)

The playground area shall be enclosed with a masonry wall or fence not less than four (4) feet in height and any gates shall be of the spring lock type, so that they shall automatically be in a closed and fastened position at all times; and

(f)

The playground area shall not reduce required parking or landscaping for the site and shall be set back no less than ten (10) feet from any property line and in compliance with all Code requirements;

(g)

Site plan review and approval shall be required as provided in Section 33-251.5

(37.2)

Restaurants with an accessory cocktail lounge-bar use, subject to compliance with Article X, Alcoholic Beverages, of this code.

(38)

Self-service storage facility. Use will only be permitted upon the submission of a site plan which shall be approved at public hearing. "Self-service storage facility" shall be defined as a fully enclosed space used for warehousing which contains individual storage units with floor area no greater than four hundred (400) square feet and an interior height not to exceed twelve (12) feet. No wholesale or retail sales are permitted.

(39)

Skating rinks, provided same are not located closer than one thousand (1,000) feet to an RU or EU District, or any lawful existing residential use, provided that such building is so constructed as to prevent the emission of sound and vibration. The 1,000-foot distance requirement shall be measured by following a straight line from the nearest portion of the skating rink structure to the nearest residential property line. For purposes of establishing such distances, the applicant for skating rink use shall furnish a certified survey from a registered surveyor, which shall indicate such distances. In case of dispute, the measurement scaled by the Director of the Department of Planning and Zoning shall govern.

(40)

Supermarkets.

(41)

Tailor shops.

(42)

Telegraph stations.

(43)

Telephone exchange.

(44)

Theaters for live stage production and motion pictures.

(45)

Variety stores.

(46)

Rentals of trucks other than light trucks are allowed in conjunction with and ancillary to self-storage facilities, providing the following conditions are met in addition to those specified in sub-articles (4)(a) and (4)(c)—(f) above:

(i)

That a decorative masonry wall at least eight (8) feet in height shall enclose the vehicle storage area and repair area. The placement of said wall and openings through same shall comply with the requirements contained elsewhere in this article. Prior to the granting of any building permit for such wall, the permit applicant shall post with the director a bond in the amount of two thousand five hundred dollars ($2,500.00) to provide for the costs of removal of graffiti from the wall by the department as provided in Section 21-30.1(d)(6), Code of Miami-Dade County, as amended, should the applicant fail after notice to remove such graffiti.

(ii)

There shall be a landscaped buffer between the masonry wall and any abutting roads which may be a hedge, and/or trees at least forty-eight (48) inches high at the time of planting, or other reasonable landscape plans acceptable to the department.

(iii)

That there be no rental of any truck having a net vehicle weight exceeding twelve thousand six hundred pounds (12,600) pounds.

(iv)

That for each one hundred (100) self-storage units there shall be no more than one (1) rental truck stored, e.g., 1—100 units: 1 rental truck; 101—200 units; 2 rental trucks, etc.; provided however, no more than eight (8) rental trucks may be stored on the premises.

(v)

That no building in the area enclosed by the wall shall exceed two (2) stories in height.

(vi)

That no loading or unloading of trucks is permitted outside the enclosed area and all trucks must be stored inside the enclosed area at all times.

(vii)

That there shall be no repairs or maintenance work on vehicles on the premises of the self-storage facility.

(viii)

That the area of self-storage facilities be not less than 2.5 acres.

(Ord. No. 74-23, § 1, 4-16-74; Ord. No. 76-5, §§ 3, 4, 1-20-76; Ord. No. 77-45, § 1, 7-5-77; Ord. No. 77-69, § 3, 9-20-77; Ord. No. 80-35, § 1, 5-6-80; Ord. No. 81-58, § 2, 5-19-81; Ord. No. 85-37, § 1, 6-6-85; Ord. No. 87-6, § 2, 2-17-87; Ord. No. 90-118, § 1, 11-6-90; Ord. No. 91-92, § 1, 9-16-91; Ord. No. 95-105, § 1, 6-20-95; Ord. No. 95-215, § 1, 12-5-95; Ord. No. 96-127, § 15, 9-4-96; Ord. No. 01-131, § 2, 9-13-01; Ord. No. 02-4, § 2, 1-29-02; Ord. No. 02-176, § 2, 10-8-02; Ord. No. 02-227, § 1, 11-19-02; Ord. No. 03-80, § 2, 4-8-03; Ord. No. 04-60, § 2, 3-16-04; Ord. No. 09-103, § 1, 11-17-09; Ord. No. 13-76, § 4, 9-4-13; Ord. No. 13-83, § 8, 9-17-13)

Sec. 33-248. Setbacks, cubic content, yard area, etc.

Setbacks, cubic content, yard area, lot sizes, etc., shall be as specified in Article II of this chapter.

(Ord. No. 74-23, § 1, 4-16-74)

Sec. 33-249. Height.

The maximum height of a building shall be four (4) stories and shall not exceed forty-five (45) feet in height.

(Ord. No. 74-23, § 1, 4-16-74)

Sec. 33-250. Floor area ratio and lot coverage.

The floor area ratio shall be 0.40 at one (1) story and shall be increased by 0.11 for each additional story. Structure parking shall not count as part of the floor area, but shall be counted in computing building height and number of stories. The total lot coverage permitted for all buildings on the site shall not exceed forty (40) percent of the total lot area. Enclosed or nonenclosed mail areas shall not count as part of the floor area for floor area ratio computation purposes, nor as part of the lot coverage.

(Ord. No. 74-23, § 1, 4-16-74)

Sec. 33-251. Landscaped open space.

The minimum landscaped open space at one (1) story shall be in accordance with the following table:

ARTICLE XXIV. BU-1, NEIGHBORHOOD BUSINESS DISTRICT [29]

Sec. 33-237. Purpose.
Sec. 33-238. Uses permitted.
Sec. 33-239. Setbacks, cubic content, yard area, etc.
Sec. 33-240. Height.
Sec. 33-241. Floor area ratio and lot coverage.
Sec. 33-242. Landscaped open space.
Sec. 33-243. Prohibited uses.
Sec. 33-244. Enclosed uses.
Sec. 33-245. Business property adjacent to residential districts.
Sec. 33-245.1. Reserved.
Sec. 33-245.2. Plan review standards.

Sec. 33-237. Purpose.

The purpose of the BU-1, Neighborhood District, is to provide for retail and service convenience facilities which satisfy the essential and frequent needs of the adjacent residential neighborhood.

(Ord. No. 74-22, § 1, 4-16-74)

Sec. 33-238. Uses permitted.

No land, body of water or structure shall be used or permitted to be used and no structure shall be hereafter erected, constructed, moved, reconstructed or structurally altered or maintained in any BU-1 District, which is designed, arranged or intended to be used or occupied for any purpose, except for one (1) or more of the following uses:

(1) Residential uses may be permitted as a combination of permitted business uses and residential uses housed in the same building; the floor area of the residential use shall not exceed fifty (50) percent of the floor area of the building.

(1.1) Workforce housing units in compliance with the provisions of this section and Article XIIA of this code.

(1.2) Allied health care clinical colleges/universities.

(1.3) Adult day care center.

(2) Antique shops.

(3) Apparel stores selling new and/or used merchandise, provided such establishments offering used merchandise contain not more than four thousand (4,000) square feet of gross floor area. The incidental sales of used jewelry, used toys, and used furniture shall be permitted in conjunction with the sales of used apparel, provided that the floor area devoted to the display of those incidental sales items does not exceed thirty (30) percent of the total gross floor area of the apparel store.

(4) Art good stores, artist studios and photograph shops and galleries.

(5) Attended, nonmotorized donation collection vehicles as described in Section 33-19; provided, however, that such attended non-motorized donation collection vehicles are placed only on improved property on sites of not less than one-half acre in size, in compliance with required setbacks, and not in required landscape areas or required parking areas and not in an area which would impede traffic circulation. It is further provided, that no attended non-motorized donation collection vehicle shall be placed within twenty-six hundred (2600) feet of another non-motorized donation collection vehicle; the distance shall be measured by following a straight line from the nearest property line where the proposed attended, non-motorized donation collection vehicle is to be located to the nearest property line of an existing attended, non-motorized donation collection vehicle. Notwithstanding any ordinance, resolution or administrative order to the contrary no fee shall be charged for the issuance of a certificate of use and occupancy.

(6) Banks, excluding drive-in teller service.

(7) Beauty parlors.

(8) Bakeries, retail only (baking permitted on premises).

(9) Barber shops.

(10) Bicycle sales, rentals and repairs (nonmotorized).

(10.1) Computer, video, videogame and DVD stores, including the retail sale or rental of new hardware, software, players, videotapes and videogames, consoles, and related computer, video, videogame and DVD products, and the ancillary resale or exchange of pre-played computer, video, videogame and DVD products, provided such establishments contain not more than four thousand (4,000) square feet of floor area.

(11) Confectionery, ice cream stores and dairy stores.

(12) Conservatories and music and dance schools, provided no such establishment is located within five hundred (500) feet of any RU, or EU District except after approval after public hearing.

(13) Dairy stores.

(13.5) Drugstores.

(14) Donated goods centers for the acceptance only of new or used merchandise, upon compliance with the following conditions:

(a) The portion of the donated goods center which is open to the public shall not exceed 2000 square feet;

(b) A solid wall shall separate the public area of the donated goods center from the balance of the said center and shall prevent public access to the balance of said center;

(c) The donated goods center must be operated by an organization which has been incorporated as a not-for-profit organization under the laws of the State of Florida for a charitable purpose and which has been declared exempt from the payment of federal income taxes by the United States Internal Revenue Service;

(d) The donated goods must be accepted by personnel directly employed by or volunteers for the not-for-profit organization;

(e) The monetary proceeds resulting from the sale of donations collected at a donated goods center must be used in accordance with the organization's charitable purpose pursuant to Section 33-238(14)(c) to benefit persons within

the boundaries of Miami-Dade County or outside of Miami-Dade County to provide emergency relief for victims of natural, manmade or economic disasters;

(f) The operation of the donated goods center, the collection and use of donations and proceeds thereof must be conducted by said not-for-profit organization and not by a licensee, subcontractor or agent of the not-for-profit organization;

(g) A declaration of use in a form meeting with the approval of the Director shall be submitted to the Department prior to the issuance of a certificate of use and occupancy specifying compliance with the foregoing conditions. Said declaration of use shall include a floor plan for the intended use as required by the Department.

(15) Florist shops.

(16) Grocery stores, fruit stores, health food stores, delicatessen, meat and fish markets and other similar food stores, provided such establishments contain not more than four thousand (4,000) square feet of floor area.

(17) Hardware stores.

(18) Information booth, gate house and security station. The structure housing these uses shall comply with principal building setback requirements but need not comply with any minimum square foot requirements for the districts.

(19) Interior design shops, office and display only.

(20) Jewelry stores, including incidental sales and purchases of used jewelry.

(21) Leather goods and luggage shops.

(22) Mail order offices, without storage of products sold.

(22.1) Museum.

(23) Newsstand.

(24) Office buildings.

(25) Optical stores.

(25.1) Outdoor dining as an ancillary use in conjunction with restaurants, snack shops and other food service facilities where the primary use is the preparation of food for consumption on premises shall be permitted, subject to the following restrictions:

(a) The outdoor dining area shall be managed, operated and maintained as an integral part of the immediately adjacent food service facility; and

(b) The outdoor dining area shall not reduce required parking or landscaping for the site; and

(c) The outdoor seating area shall be included in the calculations for required parking; and

(d) There shall be no outdoor cooking or food preparation; and

(e) No outdoor dining area shall obstruct or impede pedestrian traffic; and

(f) The outdoor dining area shall comply with handicapped accessibility requirements; and

(g) No outside public address system shall be permitted. Unamplified music shall be permitted in the outdoor dining area, subject to compliance with Section 21-28 of this Code; and

(h) Blinking and flashing type lighting shall be prohibited; and

(i)

Alcoholic beverages may be served where such service is strictly incidental to the service of food and is from a service bar only, subject to compliance with the regulations specified in Article X (Alcoholic Beverages) of this chapter; and

(j) The use shall be subject to plan review and approval through the building permit review process. The plans for such use shall include all restrooms, furniture, umbrellas, lighting, and other related services and functions associated with the proposed use, together with all required and provided parking calculations. Plans shall be subject to all the applicable building and zoning code regulations; and

(k) The use shall require a Certificate of Use which shall be renewed annually and shall be subject to revocation upon violation of any applicable building and zoning code regulations, or when a continuation of the permit would constitute a hazard or nuisance.

(26) Paint and wallpaper stores.

(27) Photograph galleries.

(28) Pottery shops.

(29) Restaurants and coffee houses or dining room where kitchen is screened or located altogether within an enclosed building or room and with ample provisions for carrying away or dissipating fumes, odors, smoke or noise and where premises are so arranged and the business is so conducted as not to be offensive or obnoxious to occupants of adjoining premises or to passersby. Restaurants and outdoor (where approved by public hearing) cafes may serve alcoholic beverages where such service is strictly incidental to the service of food and from a service bar only provided no entertainment of any kind is furnished. No sign of any type or character shall be exhibited or displayed to the outside denoting that alcoholic beverages are obtainable within.

(29.1) Religious facilities located inside the Urban Development Boundary. Religious facilities outside the Urban Development Boundary will be permitted only upon approval after public hearing.

(30) Schools, subject to compliance with the requirements of Sections 33-151.11 through 33-151.22 of this code.

(31) Self-service post office which contains mechanical or computer equipment designed to provide limited postal service for walk-up trade.

(32) Shoe stores and shoe repair shops.

(33) Sporting goods stores.

(34) Tailor shops, provided such establishments contain not more than four thousand (4,000) square feet of floor area.

(35) Tobacco shops.

(36) Variety stores, provided such establishments contain not more than four thousand (4,000) square feet of floor area.

(37) Any property in a BU District may be used as access for egress and ingress only to property zoned in any BU classification or in any IU classification provided that both properties are under the same ownership.

(38) Outside walk-up window service (no outside stools, chairs or tables), in connection with establishments where the principal use is selling food and drink products, and where a sidewalk of at least seven (7) feet in width abuts the store unit concerned.

(Ord. No. 74-22, § 1, 4-16-74; Ord. No. 76-45, § 1, 5-18-76; Ord. No. 77-60, § 2, 9-6-77; Ord. No. 77-69, § 2, 9-20-77; Ord. No. 92-144, § 1, 11-17-92; Ord. No. 95-80, § 1, 5-2-95; Ord. No. 95-123, § 1, 7-11-95; Ord. No. 96-129, § 1, 9-10-96; Ord. No. 97-13, § 1, 2-25-97; Ord. No. 98-46, § 1, 4-21-98; Ord. No. 99-99, § 2, 9-9-99; Ord. No. 02-46, § 5, 4-9-02; Ord. No. 02-123, § 1, 7-9-02; Ord. No. 07-05, § 17, 1-25-07; Ord. No. 08-51, § 1, 5-6-08; Ord. No. 09-47, § 2, 6-2-09; Ord. No. 10-08, § 3, 2-2-10; Ord. No. 11-04, § 5, 2-1-11)

Sec. 33-239. Setbacks, cubic content, yard area, etc.

Setbacks, cubic content, yard area, lot sizes, etc., shall be as specified in article II of this chapter.

(Ord. No. 74-22, § 1, 4-16-74)

Sec. 33-240. Height.

The maximum height of a building shall be two (2) stories and shall not exceed thirty-five (35) feet in height.

(Ord. No. 74-22, § 1, 4-16-74)

Sec. 33-241. Floor area ratio and lot coverage.

The floor area ratio shall be forty-one-hundredths (0.40) at one (1) story and shall be increased by eleven-one-hundredths (0.11) for each additional story. Structure parking shall not count as part of the floor area, but shall be counted in computing building height and number of stories. The total lot coverage permitted for all buildings on the site shall not exceed forty (40) percent of the total lot area. Enclosed or nonenclosed mall areas shall not count as part of the floor area, for floor area ratio computation purposes, nor as part of the lot coverage.

(Ord. No. 74-22, § 1, 4-16-74)

Sec. 33-242. Landscaped open space.

The minimum landscaped open space at one (1) story shall be in accordance with the following table:

Size of the Total Lot Area	*Percent of the Total Lot Area*
Up to one (1) acre	18.0%
More than one (1) acre and up to five (5) acres	16.0%
More than five (5) acres and up to twenty-five (25) acres	14.0%
More than twenty-five (25) acres	12.0%

The minimum landscaped open space shall be increased by one and one-half (1.5) percent for each additional story or part thereof. For the purpose of computing the amount of required landscaped open space where the building height varies, the number of stories shall be equal to the sum of the products of the number of stories of each part of the building(s) of a different height times its floor area divided by the sum of the floor area of all parts of the building(s). Said open space shall be extensively landscaped with grass, trees and shrubbery. Water areas may be used as part of the required landscaped open space provided such water areas do not exceed twenty (20) percent of the required landscaped open space. The specific areas within enclosed or

nonenclosed malls which are landscaped with grass, trees and/or shrubbery, water areas therein, and areas therein with permanent art display may be used as part of the required landscaped open space provided such areas do not exceed ten (10) percent of the required landscaped open space. Landscaping and trees shall be provided in accordance with Chapter 18A of this Code.

(Ord. No. 74-22, § 1, 4-16-74; Ord. No. 95-223, § 1, 12-5-95)

Sec. 33-243. Prohibited uses.

Sale of fruit or merchandise from trucks, wagons or other vehicles parked on or along public or private streets shall be prohibited.

(Ord. No. 74-22, § 1, 4-16-74; Ord. No. 13-42, § 4, 5-7-13)

Sec. 33-244. Enclosed uses.

All uses shall be conducted within completely enclosed buildings, unless otherwise specifically provided herein. All materials and products shall be stored within the building or within an area completely enclosed with walls which have a life expectancy of twenty (20) years or more from the date of installation of said walls. Storage shall not be made above the height of the walls.

(Ord. No. 74-22, § 1, 4-16-74)

Sec. 33-245. Business property adjacent to residential districts.

Where a business lot abuts an AU, GU, RU or EU zoned property, a decorative masonry wall at least five (5) feet in height shall be erected on the business lots along the common property line separating the two (2) districts. Where a dedicated alley separates the two (2) districts, the five-foot decorative masonry wall shall be erected along the business lots adjacent to the alley, permitting only openings for egress and ingress purposes with the smallest width possible for this purpose. Where the business property is a through lot, and the rear of the business lot lies across the street right-of-way from AU, GU, RU or EU zoned property, said wall shall be located on the business lot ten (10) feet in from the official right-of-way line at the rear of the lot, and the ten-foot strip shall be substantially landscaped. The Director shall determine which part of the lot is the rear property line. No wall will be required along the front property line of the business lot where the same is separated from a residential zone by a street. Where the common property line between the two (2) districts is an interior side property line, the required wall shall extend only to a point fifteen (15) feet from the official front property line.

(Ord. No. 74-22, § 1, 4-16-74)

Sec. 33-245.1. Reserved.

Editor's note—

Section 33-245.1, pertaining to expansion of existing commercial structures, has been deleted as obsolete. It was derived from Ord. No. 74-22, § 1, adopted April 16, 1974.

Sec. 33-245.2. Plan review standards.

(A) The Department shall review plans for compliance with zoning regulations and for compliance with the site plan review criteria. The decision of the Department in relation to the site plan review criteria may be appealed by the party(ies) which filed the application for the

project to the appropriate Community Zoning Appeals Board within thirty (30) days of the date the project was denied approval in writing. Appeals will be heard as expeditiously as possible. The purpose of the site plan review is to encourage logic, imagination and variety in the design process and thereby insure the congruity of the proposed development and its compatibility with the surrounding area. All final plans submitted for building permits shall be substantially in compliance with plans approved under the plan review procedure herein established.

(B) Exhibits which the applicant shall submit to the Department of Planning and Zoning shall include, but not be limited to the following:

(1) Schematic site plans at a scale of not less than one (1) inch equals one hundred (100) feet containing the following information:

(a) Proposed commercial floor area.

(b) Height, size, shape and location of existing and proposed buildings.

(c) Parking layouts.

(d) Proposed grades if significantly altered.

(e) Existing and proposed fences, walls, signs, architectural accents, street furniture and locations of advertising or graphic features.

(f) Landscaping and trees shall be provided in accordance with Chapter 18A of this Code.

(2) Schematic building plans including elevation and/or sections of major structures.

(3) Isometrics or perspective and/or model(s) of the proposed development.

The Director shall have the right to waive any of the items required because of the nature or timing of the development or because the information cannot be furnished at the time of this review.

(C) The following checklist of criteria shall be utilized as a guide by the Department and by the appropriate board, upon appeal, in the review process:

(1) Planning studies. Design or planning studies completed by the Department and submitted to the County Commission that include recommendations for development patterns or site plan criteria which would apply to the development proposal under review shall be utilized in the site plan review process.

(2) Exterior spatial relationships. The three-dimensional air-space volume created by the arrangement of structures and landscape shall produce spatial relationships that function with the intended use of the project and are compatible with the development or zoning in the adjoining area.

(3) Landscape. Landscape shall be preserved in its natural state insofar as practicable by minimizing tree removal. Landscape treatment shall be provided to enhance architectural features, strengthen vistas and important axes and provide shade.

(4) Buffers. Buffering elements that provide a logical transition to adjoining, existing or permitted uses shall be provided.

(5) Scale. Scale of proposed structures shall be compatible with surrounding existing or permitted uses or shall be made compatible by the use of the buffering element.

(6) Signs and outdoor lighting. All outdoor lighting, signs or permanent outdoor advertising or identification features shall be designed as an integral part of and be harmonious with building design and the surrounding landscape.

(7) Roof installation and facilities. All permitted installations housing mechanical equipment located on the roof shall be screened from ground view and from view at the level in which the installations are located, and shall be designed as an integral part and be harmonious with the building design.

(8) Circulation. Pedestrian and auto circulation shall be separated insofar as practicable and all circulation systems shall adequately serve the needs of the project and be compatible and functional with circulation systems outside the development. When head-in parking is located directly adjacent to a storefront an anti-ram fixture with a minimum Department of State protection rating of K4 shall be placed along the outer edge of the sidewalk to visually and physically separate the vehicular and pedestrian areas. Installations must include a landscaping/planting component to mitigate the visual impacts of the anti-ram fixture. The anti-ram fixture shall be continuous with reasonable breaks provided to allow for pedestrian access and compliance with the Americans with Disabilities Act.

(9) Parking areas. Building wall extensions, plantings, berms or other innovative means shall be used as a means of minimizing the adverse effect of the visual impact of parking areas. This requirement is in addition to the requirements of the landscape regulations of the Code of Miami-Dade County.

(10) Service areas. Service areas which may be provided shall be screened and so located as not to be visible from view.

(11) *Visual screening for decorative walls:* In an effort to prevent graffiti vandalism, the following options shall be utilized for walls abutting zoned or dedicated rights-of-way:

(a) *Wall with landscaping.* The wall shall be setback two and one-half (2½) feet from the right-of-way line and the resulting setback area shall contain a continuous extensively landscaped buffer which must be maintained in a good healthy condition by the property owner, or where applicable, by the condominium, homeowners or similar association. The landscape buffer shall contain one (1) or more of the following planting materials:

(1) *Shrubs.* Shrubs shall be a minimum of three (3) feet in height when measured immediately after planting and shall be planted and maintained to form a continuous, unbroken, solid, visual screen within one (1) year after time of planting.

(2) *Hedges.* Hedges shall be a minimum of three (3) feet in height when measured immediately after planting and shall be planted and maintained to form a continuous, unbroken, solid, visual screen within one (1) year after time of planting.

(3) *Vines.* Climbing vines shall be a minimum of thirty-six (36) inches in height immediately after planting.

(b) *Metal picket fence.* Where a metal picket fence abutting a zoned or dedicated right-of-way is constructed in lieu of a decorative wall, landscaping shall not be required.

(12) Window Height. When head-in parking is located directly adjacent to a storefront, ground floor windowsills shall be placed at a minimum height of 24 inches and a maximum of 48 inches above grade.

(Ord. No. 74-22, § 1, 4-16-74; Ord. No. 95-19, § 9, 2-7-95; Ord. No. 95-215, § 1, 12-5-95; Ord. No. 95-223, § 1, 12-5-95; Ord. No. 96-127, § 14, 9-4-96; Ord. No. 98-125, § 21, 9-3-98; Ord. No. 99-38, § 10, 4-27-99; Ord. No. 12-47, § 1, 7-3-12)

FOOTNOTE(S):

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Editor's note—*Ord. No. 74-22, § 1, adopted April 16, 1974, amended Art. XXIV, pertaining to the BU-1 District, to read as set out in §§ 33-327—33-245.2. Formerly Art. XXIV, §§ 33-237—33-245, was derived from Ord. No. 57-19,*

§ 18(A)—(C), (E)—(G), adopted Oct. 22, 1957; Ord. No. 62-18, § 1, adopted April 17, 1962; Ord. No. 64-19, § 6, adopted May 5, 1964; and Ord. No. 69-54, § 1, adopted Sept. 17, 1969. (Back)

Section 4 of said Ord. No. 74-22 provides: (Back)

"Section 4. The provisions of this ordinance shall become effective ten (10) days from date of its enactment. However: (Back)

"Provisions of this ordinance shall not apply to those buildings for which a building permit has been issued and is in effect or for which proper and complete applications and plans have been submitted for building permits within sixty (60) days from the effective date of this ordinance provided that the construction under the permit shall be commenced and progressively carried to a conclusion within the time limitations for permits established by the Building Code. As to all such buildings, the pertinent zoning regulations in effect prior to the effective date of this ordinance shall be applicable. Where a development or project site plan has been approved prior to the adoption of this ordinance by resolution of the Zoning Appeals Board or Board of County Commissioners, or prior to the adoption of this ordinance, an agreement, letter of intent, or performance standards encompassing all of the basic items constituting a site plan has been recorded or adopted by resolution of the Zoning Appeals Board or the Board of County Commissioners, this ordinance shall not be applicable thereto so long as the following conditions are met: (Back)

(1)This exception shall apply only to those properties covered by that specific site plan, letter of intent, performance standards, or agreement. (Back)

(2)Such project is developed in accordance with the approved site plan or agreement letter of intent or performance standards and in accordance with pertinent regulations in effect prior to the effective date of this ordinance. (Back)

(3)Such development or project shall be commenced on or before the expiration of nine (9) months from the effective date of this ordinance. Site preparation, such as filling or excavating as well as commencement of construction of buildings, shall, for the purpose of this section, constitute commencement of work. (Back)

(4)Such project is under continual construction unless acts of God cause an interruption in construction. Any cessation of construction for a period of nine (9) months shall be conclusive presumption of an abandonment of the approved project or development and the uncompleted portion of said project or development shall be subject to terms and conditions of this ordinance." (Back)

Sec. 33-255. Uses permitted.

No land, body of water and/or structure in the BU-3 District shall be used or permitted to be used, and no structure shall be hereafter erected, constructed, arranged or intended to be used, occupied or maintained for any purpose, unless otherwise provided for, excepting for one (1) or more of the following uses:

(1) All uses permitted in the BU-1, BU-1A and BU-2 Districts except that residential uses shall not be permitted.

(2) Airports, airport hangars and airplane repair facilities.

(3) Automobile and truck services and facilities including:

(a) Open lot car and truck sales new and or used, including as ancillary uses, automobile repairs, body and top work and painting, provided that no more than fifteen (15) percent of the gross building area is devoted to such ancillary uses, and subject to the following conditions:

(1) That a continuous, densely planted greenbelt of not less than fifteen (15) feet in width, penetrated only at points approved by the Directors of the Planning and Zoning and Public Works Departments for ingress and egress to the property, shall be provided along all property lines abutting public rights-of-way or properties zoned residential. Said greenbelt shall have shade trees planted at a maximum spacing of thirty (30) feet on center and a hedge of a minimum of six (6) feet in height abutting residentially zoned property and a minimum of three (3) feet in height abutting public rights-of-way. The shade trees shall have a minimum caliper of two and one-half (2 ½) inches at time of planting.

(2) A minimum of twenty (20) percent of the net lot area of the site shall be developed as landscaped open space.

(3) That such uses be located only on major access roads, including major roadways (three (3) or more lanes) and frontage roadways serving limited access highways and expressways.

(4) That such uses be conducted on sites consisting of at least one (1) net acre.

(5) That attention attracting devices, such as blinking or flashing lights, streamer lights, pennants, banners, streamers and all fluttering, spinning advertising devices (either mobile or stationary) are prohibited, except as permitted under point of sale sign regulations.

(6) That outdoor lighting shall be designed to avoid spilling beyond the site boundaries.

(7) That no vehicular test drives shall be conducted on residential local traffic streets (fifty-foot right-of-way or less).

(8) That the applicant obtains a certificate of use, which shall be automatically renewable yearly upon compliance with all terms and conditions.

(9) All outdoor paging or speaker systems are expressly prohibited. This provision (9) shall also apply to all establishments in existence as of September 10, 1996..

(b) Open lot car rental.

(c) Automobile parts, secondhand from store building only.

(d) Automobile body and top work and painting.

All outdoor paging or speaker systems are expressly prohibited. This provision shall also apply to all establishments in existence as of the effective date of this ordinance.

(4) Bakeries, retail and wholesale.

(5) Barbecue stands or barbecue pits provided that establishments using wood burning for cooking are permitted only upon approval at a public hearing.

(6) Bottling of beverages.

(7) Cabinet working and carpentry shops.

(8) Cold storage warehouse and pre-cooling plants.

(9) Contractor's plants and storage yards.

(9.1) Dog kennels, as an exception to Section 33-256.5, subject to the following conditions:

(a) All outdoor exercise runs shall be set back fifty (50) feet from property lines and shall not be located closer than five hundred (500) feet from residentially zoned or residentially developed property. Where outside exercise runs are provided, a landscaped buffer or decorative masonry wall shall enclose the runs, and use of the runs shall be restricted to use during daylight hours.

(b) Where outside exercise runs are not provided, an outside area shall be designated for dogs (or cats) to relieve themselves, and that area shall be enclosed by a landscape buffer or masonry wall. Additionally such area shall be set back fifty (50) feet from property lines and shall not be located closer than five hundred (500) feet from residentially zoned or residentially developed property.

(c) All kennel buildings shall be soundproofed and air-conditioned.

(d) An administrative site plan review (ASPR) shall be required. The site plan shall show all fencing, berms, and soundproofing designed to mitigate the noise impact of the kennel on the surrounding properties.

(10) Dry cleaning and dyeing establishments.

(11) Engines, gas, gasoline, steam and oil; sales and service.

(12) Feed, hay and other livestock supplies.

(13) Fertilizer stores.

(14) Garage or mechanical service. * including automobile repairs, body and top work and painting. All outdoor paging or speaker systems are expressly prohibited. This provision shall also apply to all establishments in existence as of September 10, 1996.

(15) Glass installation.

(16) Gun shops.

(17) Leather goods manufacturing, excluding tanning.

(18) Locksmith shops, sharpening and grinding shops.

(19) Lumber yards.*

(20) Pawnbrokers shall be permitted only upon approval after public hearing.

(21) Poultry markets and commercial chicken hatcheries.*

(22) Railroad motor truck and water freight and passenger stations.

(23) Secondhand stores for the disposal of furniture, fixtures and tools.

(23.1)

Self-service mini-warehouse storage facility. "Self-service mini-warehouse storage facility" shall be defined as a fully enclosed space used for warehousing which contains individual storage units with floor area no greater than four hundred (400) square feet and an interior height not to exceed twelve (12) feet. No business or business activity, and no wholesale or retail sales are permitted in an individual storage area within a self-service mini-warehouse storage facility.

(a) Ancillary rentals of trucks other than light trucks are permitted in conjunction with a self-service mini-warehouse storage facility, providing such facility is situated on a site containing not less than 2.5 acres gross, subject to compliance with the following requirements:

(1) That a decorative masonry wall at least 8 feet in height shall enclose the rental truck storage area; and

(2) There shall be a landscaped buffer between the masonry wall and any abutting roads which may be a hedge, and/or trees at least 48 inches high at the time of planting, or other reasonable landscape plans acceptable to the department; and

(3) That there be no rental of any truck having a net vehicle weight exceeding 12,600 pounds; and

(4) That for each 100 self-storage units there shall be no more than two rental trucks stored, e.g., 1-100 units: 2 rental trucks; 101-200 units; 4 rental trucks, etc.; provided however, no more than ten rental trucks may be stored on the premises; and

(5) That no loading or unloading of trucks is permitted outside the enclosed area and all trucks must be stored inside the enclosed area at all times; and

(6) That there shall be no repairs or maintenance work on the rental trucks on the premises of the self-service mini-warehouse storage facility.

(b) Ancillary storage of recreational vehicles and boats is permitted in conjunction with a self-service mini-warehouse storage facility, subject to compliance with the following requirements:

(1) That a decorative masonry wall at least 8 feet in height shall enclose the recreational vehicle and boat storage area; and

(2) There shall be a landscaped buffer between the masonry wall and any abutting roads which may be a hedge, and/or trees at least 48 inches high at the time of planting, or other reasonable landscape plans acceptable to the department; and

(3) That there shall be no repairs or maintenance work on the recreational vehicles or boats on the premises of the self-service mini-warehouse storage facility.

(24) Television and broadcasting stations, including studio, transmitting station and tower, power plants and other incidental and unusual uses permitted to such a station.

(25) Tire vulcanizing and retreading or sale of used tires.*

(26) Truck storage, only within an enclosed building or an area enclosed by a CBS wall.

(27) Upholstery and furniture repairs.

(28) Wholesale salesroom and storage rooms.

(29) Other similar uses as approved by the Director.

*NOTE: Provided no such establishment is located within five hundred (500) feet of any RU or EU District except after approval after public hearing. Provided, that, this spacing limitation shall be two hundred fifty (250) feet if the use is confined within a building and an exterior wall or walls of the building located on the establishment is not penetrated with any openings directly facing the RU or EU District. It is further provided that, except for exterior uses, such distances shall be measured from the closest point of the subject use in the building to the RU or EU District. In connection with exterior uses, the distance of five hundred (500) feet shall be measured from the closest point of the IU District to the RU or EU District. For purposes of establishing such distances, the applicant for such use shall furnish a certified survey from a registered surveyor, which shall indicate such distances. In case of dispute, the measurement scaled by the Director of the Department of Planning and Zoning shall govern.

(Ord. No. 74-25, § 1, 4-16-74; Ord. No. 85-37, § 2, 6-6-85; Ord. No. 88-122, § 1, 12-20-88; Ord. No. 95-215, § 1, 12-5-95; Ord. No. 96-129, § 1, 9-10-96; Ord. No. 00-74, § 1, 6-6-00; Ord. No. 03-78, § 1, 4-8-03; Ord. No. 03-238, § 1, 11-4-03; Ord. No. 08-11, § 3, 1-22-08)

Sec. 33-253. Uses permitted.

No land, body of water and/or structure shall be used or permitted to be used, and no structure shall be hereafter erected, constructed, reconstructed, moved, occupied or maintained for any purpose in any BU-2 District except for one (1) or more of the following uses:

(1)

All uses permitted in the BU-1 and BU-1A Districts except that residential uses are subject to approval at a public hearing.

(2)

Automobile parking lots and garages as a primary use. Automobile parking garages, not over six (6) stories in height, shall be permitted provided they are not located closer than two hundred (200) feet to an RU-1, RU-2, RU-TH or EU District or to a hospital, church or building used for public assemblage. Automobile parking garages shall meet all open space, lot coverage and other applicable requirements of this article. Parking lots shall comply with all applicable off-street parking requirements as set forth in Article VII of this chapter and all applicable landscaping requirements as set forth in Chapter 18A of this Code.

(2.05)

Commuter Colleges/Universities.

(2.1)

Hospitals (other than animal hospitals), subject to the following conditions:

(a)

That such uses shall be on sites of at least ten (10) net acres;

(b)

That the facility shall have capacity for a minimum of one hundred (100) beds.

(c)

The certificate of use for the hospital shall be annually renewed.

(d)

That the hospital operates a 24 hour emergency room.

(e)

Notwithstanding the provisions of Section 33-253.3 of this Code, the net lot coverage permitted for all buildings on the site shall not exceed 50% of the total lot area; the floor area ratio shall be fifty one-hundredths (0.50) at one (1) story and shall be increased by fourteen-one hundredths (0.14) for each additional story up to eight (8) stories, and thereafter the floor area ratio shall be increased by six-one-

hundredths (0.06) for each additional story. Structured parking shall not count as part of the floor area, but shall be counted in computing building height and number of stories. Enclosed or nonenclosed mall areas shall not count as part of the floor area, for floor area ratio computation purposes, nor as part of the lot coverage.

(f)

Notwithstanding the provisions of Section 33-253.4 of this Code, the minimum landscaped open space at one (1) story shall be fourteen percent (14%).

The minimum landscaped open space shall be increased by one (1) percent for each additional story or part thereof, up to eight (8) stories, thereafter the landscaped open space shall increase by two (2) percent for each additional story or part thereof. For the purpose of computing the amount of required landscaped space where the building height varies, the number of stories shall be equal to the sum of the products of the number of stories of each part of the building(s) of a different height times its floor area divided by the sum of the floor area of all parts of the building(s). Said open space shall be extensively landscaped with grass, trees and shrubbery. Water areas may be used as part of the required landscaped open space provided such water areas do not exceed twenty (20) percent of the required landscaped open space. The specific areas within enclosed or nonenclosed malls which are landscaped with grass, trees and/or shrubbery, water areas therein, and areas therein with permanent art display may be used as part of the required landscaped open space provided such areas do not exceed ten (10) percent of the required landscaped open space. Landscaping and trees shall be provided in accordance with Chapter 18A of this Code.

(g)

That such uses shall be located within sites having frontage on a major access road, including major roadways (three (3) or more lanes), section or half section line roads and/or frontage roadways serving limited access highways and expressways.

(h)

The site shall meet and comply with the provisions of Section 33-253.7 of this Code, except that the wall may be penetrated at points approved by the Directors of the Planning and Zoning Department and the Public Works Department for ingress and egress to afford pedestrian or vehicular access between the sites, and if the property where the facility is located is separated from the AU, GU, RU or EU

zoned property by a canal or a previously existing, dedicated and improved roadway, then a wall shall not be required on that portion of the property which is separated by the canal or roadway.

(2.2)

Hotel and motel uses, subject to all provisions of the RU-4A District pertaining to such uses.

(3)

Liquor package stores.

(4)

Major department stores.

(5)

Marinas for the following purposes only: Commercial boat piers or slips for docking purposes; yacht or boat storage, for laying up, but not for repairs or overhaul; and boats carrying passengers on excursion, sightseeing, pleasure or fishing trips.

(6)

Night clubs located no closer than five hundred (500) feet of any RU or EU District, if approved at a public hearing.

(7)

Office parks.

(8)

Pubs and bars.

(9)

Regional shopping centers.

(9.5)

Vehicle Retail Showroom, provided that:

(1)

No on-site vehicle storage/stock beyond the showroom is allowed; and

(2)

No more than six (6) vehicles on site to be used for test drives purposes; and

(3)

No test drive shall be conducted on residential local streets (fifty-foot wide rights-of-way); and

(4)

No new, purchased vehicle deliveries at showroom are allowed.

(10)

Warehouse, membership.

RESOLUTION NO. CZAB10-21-13

WHEREAS, MAURI INVESTMENTS PROPERTY, INC applied for the following:

(1) USE VARIANCE to permit semi-professional office uses in the RU-1 zoning district as would be permitted in the RU-5A zoning district.

(2) NON-USE VARIANCE to permit a lot area of 9,677 square feet (10,000 sq. ft. required).

(3) NON-USE VARIANCE of landscape requirements to permit 4 lot trees (7 required), 5 street trees (6 required), 90 shrubs (130 required) and to permit a lawn area of 4835 sq. ft. (725.75 sq. ft. maximum permitted).

Plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled "Office Building for Mauri Investments" as prepared by Orestes Lopez-Recio, Architect. Sheet SP-1 dated stamped received 3/11/13 and the remaining 4 sheets dated stamped received 1/7/13 and the site plan dated stamped received 3/11/13, for a total of 5 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 1 Block 2 of TROPICAL ESTATES PB 50 PG 98

LOCATION: 10000 SW 40 Street, 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 at which time the applicant requested permission to withdraw a portion of Item #3 pertaining to the request for 4 lot trees and 90 shrubs, 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 semi-professional office uses in the RU-1 zoning district as would be permitted in the RU-5A zoning district (Item #1), the requested non-use variance to permit a lot area of 9,677 square feet (Item #2), and a portion of the requested non-use variance to permit 5 street trees and to permit a lawn area of

4835 sq. ft. (Item #3) 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 that the request to withdraw a portion of Item #3 pertaining to the request for 4 lot trees and 90 shrubs should be granted, and

WHEREAS, a motion to approve Items #1, #2, and a portion of Item #3 pertaining to the request to permit 5 street trees and to permit a lawn area of 4835 sq. ft., and to withdraw a portion of Item #3 pertaining to 4 lot trees and 90 shrubs was offered by Julio R. Caceres, seconded by Gerardo Rodriguez, and upon a poll of the members present, the vote was as follows:

Julio R. Caceres	aye	Gerardo Rodriguez	aye
Miriam Planas	aye	Toufic Zakharia	aye
Robert Suarez	aye	Manuel Valdes	aye

Richard M. Gomez absent

NOW THEREFORE BE IT RESOLVED by the Miami-Dade County Community Zoning Appeals Board 10 that the requested use variance to permit semi-professional office uses in the RU-1 zoning district as would be permitted in the RU-5A zoning district (Item #1), the requested non-use variance to permit a lot area of 9,677 square feet (Item #2), and a portion of the requested non-use variance to permit 5 street trees and to permit a lawn area of 4835 sq. ft. (Item #3) 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, "Office Building for Mauri Investments," as prepared by Orested Lopez-Recio, Architect, sheet SP-1 dated stamped received 3/11/13 and the remaining 2 sheets dated stamped received 1/7/13 for a total of 3 sheets, except as herein amended to provide the required amount of lot trees and shrubbery.

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 applicants obtain a Certificate of Use for the semi-professional office use from 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.

5. That the use be established and maintained in accordance with the approved plan.

6. That no off-site parking for the office use be allowed along SW 40 Street or along SW 100 Avenue.

7. That no medical office uses be allowed.

8. That the applicant submit a covenant in recordable form to the Department of Regulatory and Economic Resources within 60 days.

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 September, 2013.

Hearing No. 13-7-CZ10-4
ej

THIS RESOLUTION WAS TRANSMITTED TO THE CLERK OF THE BOARD OF COUNTY COMMISSIONERS ON THE 30TH DAY OF SEPTEMBER, 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. CZAB10-21-13 adopted by said Community Zoning Appeals Board at its meeting held on the 11th day of September, 2013.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 30th day of September, 2013.

Earl Jones, Deputy Clerk (3230)
Miami-Dade Department of Department of Regulatory and Economic Resources

SEAL

ZONING APPEALS BOARD
DADE COUNTY FLORIDA

RESOLUTION NO. CZAB10-2-12

WHEREAS, **LGV, LLC & GIL AT BIRD, INC.** applied for the following:

(1) USE VARIANCE to permit a carwash in the RU-2 zone as would be permitted in the BU-2 zoning district.

(2) MODIFICATION of Paragraph #1 of a Declaration of Restrictions, Recorded in Official Record Book 21747 pages 2672 - 2683, reading as follows:

FROM:
"1. Use Restrictions
Notwithstanding the request IU-1 (Industry-Light) zoning classification for portions of the IU-1 (Industry-Light) zoned portions of the Property, the use of the IU-1 (Industry-Light) zoned portions of the Property shall be restricted such that none of the following uses shall be permitted:

·Adult entertainment uses as defined in Section 33-253.1 of the Code of Miami-Dade County;
Aircraft hangers and repair shops, aircraft assembling and manufacturing, armories, arsenals;
Auto painting and body work;
Automotive repairs;
Boat or yacht repairing or overhauling, or boatbuilding;
Canning factories;
Commercial chicken hatcheries;
Dry cleaning and dying plants;
Engine sales and service;
Furniture manufacturing;
Insecticide mixing, packaging and storage;
Livery stables for riding clubs or a stable for sheltering horses;
Lumber yards;
Sign painting shops;
Steel fabrication;
Taxidermy;
Vulcanizing;
Wood and coal yards.

Moreover, prior to the issuance of a certificate of use and occupancy for any improvements within the IU-1 (Industry-Light) district, the owner shall establish and thereafter maintain a landscape buffer along the northern boundary of the IU-1 (Industry-Light) zoned portions of the property, which buffer shall consist of the following: a 6 foot high CBS wall; a hedge of such species as may be acceptable the Department of Planning & Zoning, which hedge shall be planted at a height of 3 feet and maintained at 6 feet; and trees of such species as may be acceptable to the Department of Planning & Zoning, which trees shall be planted twenty feet on center at a height of 16-18 feet."

TO:

"1. Use Restrictions

Notwithstanding the request IU-1 (Industry-Light) zoning classification for portions of the IU-1 (Industry-Light) zoned portions of the Property, the use of the IU-1 (Industry-Light) zoned portions of the Property shall be restricted such that none of the following uses shall be permitted:

·Adult entertainment uses as defined in Section 33-253.1 of the Code of Miami-Dade County;
Aircraft hangers and repair shops, aircraft assembling and manufacturing, armories, arsenals;
Auto painting and body work;
Automotive repairs;
Boat or yacht repairing or overhauling, or boatbuilding;
Canning factories;
Commercial chicken hatcheries;
Dry cleaning and dying plants;
Engine sales and service;
Furniture manufacturing;
Insecticide mixing, packaging and storage;
Livery stables for riding clubs or a stable for sheltering horses;
Lumber yards;
Sign painting shops;
Steel fabrication;
Taxidermy;
Vulcanizing;
Wood and coal yards.

Moreover, prior to the issuance of a certificate of use and occupancy for any improvements within the IU-1 (Industry-Light) district & RU-2 (Two Family Residential) district, the owner shall establish and thereafter maintain a landscape buffer along the northern boundary of the RU-2 (Two Family Residential) zoned portions of the property, which buffer shall consist of the following: a 6 foot high CBS wall; a hedge of such species as may be acceptable the Department of Permitting, Environment and Regulatory Affairs, which hedge shall be planted at a height of 3 feet and maintained at 6 feet; and trees of such species as may be acceptable to the Department of Permitting, Environment and Regulatory Affairs, which trees shall be planted twenty feet on center at a height of 16-18 feet."

The purpose of request #2 is to allow the applicant to expand the use onto additional property to the North and to relocate the required landscape buffer along the expansion of the northern boundary of the RU-2 zoned portions of the property for the existing carwash.

Plans are on file and may be examined in the Department of Sustainability, Planning and Economic Enhancement entitled "El Car Wash" as prepared by Lan Mar Design Group, dated stamped received 8/25/11, with sheet LP-1.1 last handwritten revision dated 9/9/11 and consisting of 5 sheets.

SUBJECT PROPERTY: Lot 1 Block 1 and Tract A of Andriela Subdivision, Plat Book 165-17.

LOCATION: 6901 SW 40 Street, 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 carwash in the RU-2 zone as would be permitted in the BU-2 zoning district (Item #1) and the requested modification of Paragraph #1 of a Declaration of Restrictions, Recorded in Official Record Book 21747 pages 2672 - 2683 (Item #2) 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 would be consistent with the Comprehensive Development Master Plan, and

WHEREAS, a motion to approve Items #1 and 2 was offered by Julio R. Caceres, seconded by Richard M. Gomez, and upon a poll of the members present, the vote was as follows:

Jorge Barbontin	aye	Miguel A. Martinez	aye
Julio R. Caceres	aye	Toufic Zakharia	aye
Richard M. Gomez	aye		

Jose Garrido aye

NOW THEREFORE BE IT RESOLVED by the Miami-Dade County Community Zoning Appeals Board 10 that the requested use variance to permit a carwash in the RU-2 zone as would be permitted in the BU-2 zoning district (Item #1) and the requested modification of Paragraph #1 of a Declaration of Restrictions, Recorded in Official Record Book 21747 pages 2672 – 2683 (Item #2) be and the same is hereby approved, subject to the following conditions:

1. That all other paragraphs of the Declaration of Restrictions, Recorded in Official Record Book 21747 pages 2672 – 2683, remain in full force and effect except as herein modified.

2. That a site plan be submitted to and meet with the approval of the Director of the Department of Permitting, Environment and Regulatory Affairs 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, etc.

3. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "El Car Wash" as prepared by Lan Mar Design Group, dated stamped received August 25, 2011, with sheet LP-1.1 last handwritten revision dated 9/19/11, and consisting of 5 sheets.

4. That the applicant maintains the northern 30' wide portion of the RU-2 zoned portion of the subject property as landscaped open space.

5. That the applicant comply with all applicable conditions and requirements of the Department of Public Works and Waste Management.

6. That a revised Declaration of Restrictions be submitted to the Department of Sustainability, Planning and Economic Enhancement within 30 days after final public hearing approval of this application, unless a time extension is granted by the Director, for good cause shown

7. That this Resolution will not be transmitted to the Clerk of the Commission until the required Declaration of Restrictions is submitted in final, recordable form acceptable to the Department.

8. That the sidewalk be extended to the northern limits of the property line.

BE IT FURTHER RESOLVED that the requested modification of Paragraph #1 of a Declaration of Restrictions, Recorded in Official Record Book 21747 pages 2672 – 2683 (Item #2), shall read as follows:

1. Use Restrictions

Notwithstanding the request IU-1 (Industry-Light) zoning classification for portions of the IU-1 (Industry-Light) zoned portions of the Property, the use of the IU-1 (Industry-Light) zoned portions of the Property shall be restricted such that none of the following uses shall be permitted:

Adult entertainment uses as defined in Section 33-253.1 of the Code of Miami-Dade County;
Aircraft hangers and repair shops, aircraft assembling and manufacturing, armories, arsenals;
Auto painting and body work;
Automotive repairs;
Boat or yacht repairing or overhauling, or boatbuilding;
Canning factories;
Commercial chicken hatcheries;
Dry cleaning and dying plants;
Engine sales and service;
Furniture manufacturing;
Insecticide mixing, packaging and storage;
Livery stables for riding clubs or a stable for sheltering horses;
Lumber yards;
Sign painting shops;
Steel fabrication;
Taxidermy;
Vulcanizing;
Wood and coal yards.

Moreover, prior to the issuance of a certificate of use and occupancy for any improvements within the IU-1 (Industry-Light) district & RU-2 (Two Family Residential) district, the owner shall establish and thereafter maintain a landscape buffer along the northern boundary of the RU-2 (Two Family Residential) zoned portions of the property, which buffer shall consist of the following: a 6 foot high CBS wall; a hedge of such species as may be acceptable the Department of Permitting, Environment and Regulatory Affairs, which hedge shall be planted at a height of 3 feet and maintained at 6 feet; and trees of such species as may be acceptable to the Department of Permitting, Environment and Regulatory Affairs, which trees shall be planted twenty feet on center at a height of 16-18 feet.

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 Permitting, Environment and Regulatory Affairs or its successor and to issue all permits in accordance with the terms and conditions of this resolution.

PASSED AND ADOPTED this 11th day of January, 2012.

Hearing No. 12-1-CZ10-3
ej

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

I, Earl Jones, as Deputy Clerk for the Miami-Dade County Department of Permitting, Environment and Regulatory Affairs as designated by the Director of the Miami-Dade County Department of Permitting, Environment and Regulatory Affairs 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. CZAB10-2-12 adopted by said Community Zoning Appeals Board at its meeting held on the 11th day of January, 2012.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 21st day of February, 2012.

Earl Jones

Earl Jones, Deputy Clerk (3230)
Miami-Dade County Department of Permitting, Environment and Regulatory Affairs

SEAL

RESOLUTION NO. CZAB5-4-13

WHEREAS, **TARGET CORPORATION** applied for the following:

REQUEST #1 ON PARCEL "1"

(1) USE VARIANCE to permit an access drive in a GU zoned parcel to serve a BU zoned parcel as would be permitted in a BU zoned parcel.

REQUESTS #2 - #4 ON PARCEL "2"

(2) DELETION of Paragraph No. 1 of the Declaration of Restrictions recorded in Official Records Book 28300 Page 2562, reading as follows:

> "1. Administrative Site Plan Approval. Prior to the issuance of a building permit for the construction of any vertical improvements on the Property, the Owner shall submit for approval an application for administrative site plan review (ASPR) to the Zoning Hearings Section. Prior to the issuance of a building permit for the construction of any vertical improvements on the Property, the Owner shall obtain approval of the ASPR. This condition shall not preclude the issuance of other permits (other than a foundation permit), such as, but not limited to, fence permits to secure the perimeter of the Property and zoning improvement permits to allow site work activities."

The purpose of request #2 is to remove the requirement of submitting plans to be reviewed through the ASPR process.

(3) NON-USE VARIANCE to waive the required minimum 5' high CBS wall between the GU and BU zone district.

(4) NON-USE VARIANCE to waive the required 6' high wall, fence or hedge within a minimum 5' wide landscape buffer between dissimilar land uses along west and north property lines.

Plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled "Target" as prepared by CPH, dated stamped received 12/19/12 and landscape plans dated stamped received 5/23/13 all consisting of 14 pages. Plans may be modified at public hearing.

SUBJECT PROPERTY: PARCEL "1" - (GU parcel): A parcel of land lying in Section 3, Township 54 south, Range 39 east, County Of Miami-Dade, Florida, Being Described As Follows: Lot 34, Lot 47, And Lots 55 Through 60, Inclusive Of Everglades Gardens, Plat Book 8, Page 14. Together With: A Portion Of That Certain 30 Foot Private Road Lying Southerly Of Lot 47, Everglades Gardens, Plat Book 8, Page 14, Said Parcel Bounded On The West By The Southerly Extension Of The West Line Of Said Lot 47 And Bounded On The East By A Line Beginning At The Northeast Corner Of Lot 55 And Terminating At The Southeast Corner Of Said Lot 47, Of Said Everglades Gardens.

PARCEL "2" - (BU parcel): A Parcel Of Land Lying In Section 3, Township 54 South, Range 39 East, County Of Miami-Dade, Florida, being described as follows: Lot 33, less the north 381.68 feet thereof, Lot 48, And Lots 49 through 54, Inclusive of Everglades Gardens, Plat Book 8, Page 14. Together with: a portion of that certain 30 foot private road lying southerly of Lot 48, Everglades Gardens, Plat Book 8, Page 14, said parcel bounded on the west by a line beginning at the northwest corner of Lot 54 and terminating at the southwest corner of said Lot 48, of said Everglades Gardens and bounded on the east by the west line of Parcel 3 in Official Records Book 25891 Page 2031 and Official Records Book 25913 Page 452. Less And Except: that portion of Lots 33 and 48 and Lots 49 and 50 of Everglades Gardens, Plat Book 8, Page 14, lying within the east 120 feet of that part of Section 3, Township 54 South, Range 39 East, lying north of the Tamiami Canal. And, less and except: that portion of Subject Property taken pursuant to Case No. 03-18155 CA 11 And Shown As Parcel 3 In Official Records Book 25891 Page 2031 And Official Records Book 25913 Page 452.

LOCATION: Northwest corner of SW 8 Street and SW 137 Avenue, Miami-Dade County, Florida, and

WHEREAS, a public hearing of the Miami-Dade County Community Zoning Appeals Board 5 was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and it was noted that the applicant had previously submitted revised plans within the scope of the advertisement entitled "Target" as prepared by CPH, site plan and landscape plan dated stamped received 7/11/13, and other plans dated stamped received 5/23/13, all consisting of 14 pages, 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 an access drive in a GU zoned parcel to serve a BU zoned parcel as would be permitted in a BU zoned parcel on Parcel #1 (Item #1), the requested deletion of Paragraph No. 1 of the Declaration of Restrictions recorded in Official Records Book 28300 Page 2562 on Parcel #2 (Item #2) and, the requested non-use variance to waive the required minimum 5' high CBS wall between the GU and BU zone district on Parcel #2 (Item #3) would conform with the

requirements and intent of the Zoning Procedure Ordinance and would be consistent with the Comprehensive Development Master Plan, and that a partial approval of the requested non-use variance to waive the required 6' high wall, fence or hedge within a minimum 5' wide landscape buffer between dissimilar land uses along west and north property lines should be approved to require a 6' high hedge along the west property line of Parcel 2, permitting only openings for egress and ingress purposes with the smallest width possible for this purpose (Item #4) 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 Items #1, #2, and #3 and a partial approval of Item #4 to require a 6' high hedge along the west property line of Parcel 2, permitting only openings for egress and ingress purposes with the smallest width possible for this purpose was offered by Alexander C. Senderoff, seconded by Leonardo A. Perez, and upon a poll of the members present, the vote was as follows:

Juan A. Garcia	aye	Leonardo A. Perez	aye
Jessica Foritch	absent	Alexander C. Senderoff	aye

Joanne Carbana aye

NOW THEREFORE BE IT RESOLVED by the Miami-Dade County Community Zoning Appeals Board 5 that the requested use variance to permit an access drive in a GU zoned parcel to serve a BU zoned parcel as would be permitted in a BU zoned parcel on Parcel #1 (Item #1), the requested deletion of Paragraph No. 1 of the Declaration of Restrictions recorded in Official Records Book 28300 Page 2562 on Parcel #2 (Item #2), the requested non-use variance to waive the required minimum 5' high CBS wall between the GU and BU zone district on Parcel #2 (Item #3), and a partial approval of the requested

non-use variance to waive the required 6' high wall, fence or hedge within a minimum 5' wide landscape buffer between dissimilar land uses along west and north property lines should be approved to require a 6' high hedge along the west property line of Parcel 2, permitting only openings for egress and ingress purposes with the smallest width possible for this purpose (Item #4) 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 Miami-Dade County 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, the 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 "Target" as prepared by CPH, site plan and landscape plan dated stamped received 7/11/13, and other plans dated stamped received 5/23/13, all consisting of 14 pages.

3. That the use be established and maintained in accordance with the approved plan.

4. That all the previously accepted Declaration of Restrictions recorded in Official Records Book 28300 Page 2562 remain in full force except as herein amended.

5. That the use of Parcel 1 shall be restricted to vehicular access, stormwater retention, wetlands preservation, or any other uses permitted in the Open Land Subarea 3 (Tamiami-Bird Canal Basins) of the Miami-Dade County Comprehensive Development Master Plan in accordance with applicable regulations.

6. That the applicant shall install an anti-shopping cart removal system and have it operational concurrent with its opening so that the shopping carts are not taken offsite.

7. That the applicant comply with all applicable conditions and requirements of the Department of Regulatory and Economic Resources and all other departments, except restrictions on hours of deliveries, as contained in their memoranda pertaining to this application.

8. Subject to the approval of all applicable regulatory agencies, the applicant shall install trees adjacent to the south side of the access road within Parcel 1. The type, size, and spacing of the trees to be planted shall also be subject to the approval of the applicable regulatory agencies. A landscape plan depicting the trees proposed within Parcel 1 shall be submitted to, and meet the approval of, the Director of the Department of Regulatory and Economic Resources. Should the planting of trees within Parcel 1 not be permitted by a regulatory agency, this condition shall become null and void.

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 July, 2013.

Hearing No. 13-7-CZ5-2
ej

THIS RESOLUTION WAS TRANSMITTED TO THE CLERK OF THE BOARD OF COUNTY COMMISSIONERS ON THE 18TH 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 5, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. CZAB5-4-13 adopted by said Community Zoning Appeals Board at its meeting held on the 11th day of July, 2013.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 18th day of July, 2013.

Earl Jones

Earl Jones, Deputy Clerk (3230)
Miami-Dade Department of Department of Regulatory and Economic Resources

SEAL

RESOLUTION NO. CZAB12-4-11

WHEREAS **LA CARRETA RESTAURANT V, INC.**, applied for the following:

(1) MODIFICATION of Condition #2 of Resolution 4-ZAB-82-83, passed and adopted by the Zoning Appeals Board, reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Kendall 117 Shopping Center,' as prepared by Robin Bosco, Architects & Planners, Inc., dated last revised 1-14-83; the floor plans are entitled 'Banana Boat,' as prepared by Consultants Collaborative, Inc., dated 1-19-83; the alcoholic beverage survey on file is entitled 'Special Purpose Survey,' as prepared by Schwebke-Shiskin & Associates, Inc., and dated 12-29-82."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Accessory Building Additions for La Carreta Restaurant,' as prepared by Merlo & Associates, Inc., dated stamped received 7/7/10 and consisting of 4 sheets."

The purpose of request #1 is to allow the applicant to submit a new site plan showing additional property improved with an existing free-standing building as well as a detached storage shed, storage room addition and cooler/freezer addition to a previously approved shopping center.

(2) Applicant is requesting to permit a storage room addition to a commercial building setback varying from 2'6" to 5' (20' required) from the rear (south) property line.

(3) Applicant is requesting to permit a cooler/freezer addition to a commercial building setback varying from 11' to 12' (20' required) from the rear (south) property line.

(4) Applicant is requesting to permit a detached storage shed setback a minimum of 5'6" (20' required) from the rear (south) property line and spaced 3'6" (20' required) from the commercial building.

(5) Applicant is requesting to permit a parking back out distance of 17' (22' required).

(6) Applicant is requesting to permit 3 street trees (15 street trees required) along S.W. 88 Street (North Kendall Drive) right-of-way and 8 street trees (15 street trees required) along S.W. 89 Street right-of-way.

(7) Applicant is requesting to permit a minimum of a 2' wide greenbelt strip (7' greenbelt strip required) along the front (north) property line along S.W. 88 Street (North Kendall Drive) right-of-way.

The aforementioned plans are on file and may be examined in the Department of Planning and Zoning. Plans may be modified at public hearing.

SUBJECT PROPERTY: Tract "B" of BERKELY PLAZA, Plat Book 120, Page 22; LESS: That parcel of land lying in the NE ¼ of Section 1, Township 55 South, Range 39 East, being the north 16.8' of Tract "B"; of BERKELY PLAZA, Plat Book 120, Page 22; and being more particularly described as follows:

Begin at the northeast corner of said Tract "B"; thence run S85°40'16"W for a distance of 195.96' along the north boundary of said Tract "B" to a point on the W/ly boundary of said Tract "B" which is coincident with the most E/ly Limited Access Right of Way line of S. R. # 821, as shown on the Florida Department of Transportation Right of Way Map for § 87005-2307; thence S04°21'21"E for a distance of 16.8' along said Limited Access Right of Way line; thence N85°40'16"E for a distance of 195.96' along a line being 16.8' south of and parallel with the north boundary of said Tract "B", thence N04°22'08"W for a distance of 16.8' along the east boundary of said Tract "B" to the Point of Beginning. TOGETHER WITH THE FOLLOWING:A part of the Limited Access Right of Way of the Homestead Extension to the Florida Turnpike (S.R. 821), in the SE ¼ quadrant of the intersection with North Kendall Drive (S.R. 94), said parcel lying and being in the NE ¼ of Section 1, Township 55 South, Range 39 East, as shown on the Florida Department of Transportation Right of Way Map for Job No. 0705-2307 and being more particularly described as follows:

Commence at the northeast corner of said Section 1, thence run N87°41'05"W 408.45' along the north boundary of Section 1 (also the centerline of North Kendall Drive) to a point; thence S02°18'55"E 55' to a point; thence S02°20'32"E 16.8' along the Limited Access Right of Way line of S.R.#821 to the Point of Beginning of the parcel hereinafter described; thence continue S02°20'32"E 55' along said Limited Access Right of Way line to a point; thence S85°12'14"W 306.1' along the existing Limited Access Right of Way line to a point; thence N02°18'55"W 19.05' to a point; thence N63°17'54"E 82.35' to a point; thence N83°55'00"E 231.29' to the Point of Beginning. Less all the rights of access, egress, ingress, light, air and view from the above described parcel, over and across the following described line:

Commence at the northeast corner of the aforementioned Section 1; thence S87°41'05"W 408.45' along the north boundary of Section 1 (also the centerline of North Kendall Drive) to a point; thence S02°18'55"E 55' to the Point of beginning of the hereinafter described line; thence S02°20'32"E 16.8' to a point; thence S83°55'00"W 231.29' to a point; thence S63°17'54"W 82.35' to a point; thence S02°18'55"E 19.05' to a point on the existing Limited Access Right of Way line of the aforementioned S.R. #821 and the end of the line to be described.

LOCATION: 11740 through 11790 S.W. 88 Street, Miami-Dade County, Florida, and

WHEREAS, a public hearing of the Miami-Dade County Community Zoning Appeals Board 12 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 requested permission to withdraw the request to permit 3 street trees along S.W. 88 Street (North Kendall Drive) right-of-way and 8 street trees along S.W. 89 Street right-of-way (Item #6), 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 Modification of Condition #2 of Resolution 4-ZAB-82-83, passed and adopted by the Zoning Appeals Board (Item #1) and the requests to permit a storage room addition to a commercial building setback varying from 2'6" to 5' from the rear (south) property line (Item #2), to permit a cooler/freezer addition to a commercial building setback varying from 11' to 12' from the rear (south) property line (Item #3), to permit a detached storage shed setback a minimum of 5'6" from the rear (south) property line and spaced 3'6" from the commercial building (Item #4), to permit a parking back out distance of 17' (Item #5), and to permit a minimum of a 2' wide greenbelt strip along the front (north) property line along S.W. 88 Street (North Kendall Drive) right-of-way (Item #7) 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 would be consistent with the Comprehensive Development Master Plan, and that the requested withdrawal of Item #6 should be granted, and

WHEREAS, a motion to approve Item #1 under Section 33-311(A)(7), to approve Items #2 through 5 and 7 as non-use variances under Section 33-311(A)(4)(b), and to withdraw Item #6 was offered by Jose I. Valdes, seconded by Alberto Santana, and upon a poll of the members present, the vote was as follows:

Peggy Brodeur	aye	Alberto Santana	aye
Jorge Luis Garciga	aye	Jose I. Valdes	aye
		Angela Vazquez	aye

Elliot N. Zack aye

NOW THEREFORE BE IT RESOLVED by the Miami-Dade County Community Zoning Appeals Board 12 that the requested Modification of Condition #2 of Resolution 4-ZAB-82-83, passed and adopted by the Zoning Appeals Board (Item #1) be and the same is hereby approved under Section 33-311(A)(7), and that the requests to permit a storage room addition to a commercial building setback varying from 2'6" to 5' from the rear (south) property line (Item #2), to permit a cooler/freezer addition to a commercial building setback varying from 11' to 12' from the rear (south) property line (Item #3), to permit a detached storage shed setback a minimum of 5'6" from the rear (south) property line and spaced 3'6" from the commercial building (Item #4), to permit a parking back out distance of 17' (Item #5), and to permit a minimum of a 2' wide greenbelt strip along the front (north) property line along S.W. 88 Street (North Kendall Drive) right-of-way (Item #7) be and the same are hereby approved, with Items #1, 2 through 5 and Item #7 subject to the following conditions:

1. That all the conditions of Resolution #4-ZAB-82-83 remain in full force and effect except as herein modified.
2. That the applicant provide the required amount of street trees along SW 88 Street (North Kendall Drive) and SW 89 Street rights-of-way at the time of permitting.
3. That the canopy attached to the free-standing commercial building fronting on SW 88 Street be removed prior to permitting.
4. That the applicant apply for a building permit for the storage room and cooler/freezer additions and detached storage shed from the Building Department within 90 days after final public hearing approval of this application.
5. That the applicant obtain written waivers from the affected utility companies for the storage room addition and detached storage shed located within the easement area prior to building permit issuance.

BE IT FURTHER RESOLVED that the requested modification of Condition #2 of Resolution 4-ZAB-82-83, passed and adopted by the Zoning Appeals Board (Item #1), shall read as follows:

2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Accessory Building Additions for La Carreta Restaurant,' as prepared by Merlo & Associates, Inc., dated stamped received 7/7/10 and consisting of 4 sheets.

BE IT FURTHER RESOLVED that the request to withdraw Item #6 be and the same is hereby granted and said Item is 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 changes and notations upon the maps and records of the Miami-Dade County Department of Planning and Zoning and to issue all permits in accordance with the terms and conditions of this resolution.

PASSED AND ADOPTED this 18th day of January, 2011.

Hearing No. 11-11-CZ12-4
ej

THIS RESOLUTION WAS TRANSMITTED TO THE CLERK OF THE BOARD OF COUNTY COMMISSIONERS ON THE 9TH DAY OF FEBRUARY, 2011.

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

I, Earl Jones, as Deputy Clerk for the Miami-Dade County Department of Planning and Zoning as designated by the Director of the Miami-Dade County Department of Planning and Zoning and Ex-Officio Secretary of the Miami-Dade County Community Zoning Appeals Board 12, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. CZAB12-4-11 adopted by said Community Zoning Appeals Board at its meeting held on the 18th day of January, 2011.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 9th day of February, 2011.

Earl Jones

Earl Jones, Deputy Clerk (3230)
Miami-Dade County Department of Planning and Zoning

SEAL

Department of Planning and Zoning
Stephen P. Clark Center
111 NW 1st Street • Suite 1210
Miami, Florida 33128-1902
T 305-375-2800

miamidade.gov

February 9, 2011

ADA Coordination
Agenda Coordination
Animal Services
Art in Public Places
Audit and Management Services
Aviation
Building
Building Code Compliance
Business Development
Capital Improvements Construction Coordination
Citizens' Independent Transportation Trust
Commission on Ethics and Public Trust
Communications
Community Action Agency
Community & Economic Development
Community Relations
Consumer Services
Corrections & Rehabilitation
Cultural Affairs
Elections
Emergency Management
Employee Relations
Empowerment Trust
Enterprise Technology Services
Environmental Resources Management
Fair Employment Practices
Finance
Fire Rescue
General Services Administration
Historic Preservation
Homeless Trust
Housing Agency
Housing Finance Authority
Human Services
Independent Review Panel
International Trade Consortium
Juvenile Assessment Center
Medical Examiner
Metro-Miami Action Plan
Metropolitan Planning Organization
Park and Recreation
Planning and Zoning
Police
Procurement Management
Property Appraiser
Public Library System
Public Works
Safe Neighborhood Parks
Seaport
Solid Waste Management
Strategic Business Management
Team Metro
Transit
Task Force on Urban Economic Revitalization
Vizcaya Museum And Gardens
Water & Sewer

LaCarreta Restaurant V, Inc.
c/o Jose Garrido
3663 SW 8 Street, PH
Miami, Florida 33135

Re: Hearing No. 11-11-CZ12-4
Location: 11740 through 11790 S.W. 88 Street,
Miami-Dade County, Florida

Dear Applicant:

Enclosed herewith is Resolution No. CZAB12-4-11, adopted by the by the Community Zoning Appeals Board 12 which approved Items #1 through 5 and 7 and withdrew Item #6 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, or the Building 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 **February 9, 2011**. 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,

Earl Jones
Deputy Clerk

Enclosure

A. LA CARRETA RESTAURANT V, INC.
(Applicant)

10-11-CZ12-4 (10-095)
Area 12/District 10
Hearing Date: 01/18/11

Property Owner (if different from applicant) **FGHP 117 PARTNERSHIP.**

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

If so, who are the interested parties? **LA CARRETA RESTAURANT.**

Disclosure of interest form attached? Yes ☑ No ☐

Previous Zoning Hearings on the Property:

Year	Applicant	Request	Board	Decision
1981	Sumner Gerard, Trustee	- Zone change from GU to BU-2.	BCC	Approved w/conds.
1982	Sumner Gerard, Trustee	- Zone change from BU-2 to BU-1A. - Rescind Declaration of Restrictions.	BCC	Approved w/conds.
1983	Kendall 117	- Non-Use Variance of zoning regulations to waive masonry wall.	ZAB	Approved w/conds.
1983	Kendall 117	- Non-Use Variance of sign regulations to permit additional oversized detached sign.	ZAB	Approved w/conds.
1983	Kendall 117	- Special Exception to permit a cocktail lounge in conjunction with a proposed restaurant. - Special Exception to permit the cocktail lounge spacing less than required from existing churches & schools. - Special Exception to permit a proposed liquor package store spaced less than required to proposed cocktail lounge & existing churches & schools. - Multiple Non-Use Variances for the package store.	ZAB	Approved w/conds.
1985	Kendall 117	- Zone change from GU to BU-1A.	BCC	Approved w/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.

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

#4

APPLICANT'S NAME: **LA CARRETA RESTERAUNT V, INC.**

REPRESENTATIVE: Jose Garrido

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER		
10-11-CZ12-4 (10-095)	November 18, 2010	CZAB12		10

REC: Approval with conditions of request #1 under Section 33-311(A)(7) Generalized Modification Standards and approval with conditions of requests #2 through #5 and request #7 and denial without prejudice of request #6 under Section 33-311(A)(4)(b) NUV.

☐ WITHDRAW: ☐ APPLICATION ☐ ITEM(S):_____

■ DEFER: ☐ INDEFINITELY ■ TO: Jan 18, 2011 ☐ W/LEAVE TO AMEND

☐ DENY: ☐ WITH PREJUDICE ☐ WITHOUT PREJUDICE

☐ ACCEPT PROFFERED COVENANT ☐ ACCEPT REVISED PLANS

☐ APPROVE: ☐ PER REQUEST ☐ PER DEPARTMENT ☐ PER D.I.C.
☐ WITH CONDITIONS

■ OTHER: Deferred due to a lack of time. The applicant's rep stated that he could not be present.

For the December hearing and asked to be heard in January.

TITLE	M/S	NAME	YES	NO	ABSENT
COUNCIL WOMAN	M	Peggy BRODEUR	X		
COUNCIL MAN		Jorge Luis GARCIGA	X		
VICE-CHAIRMAN		Alberto SANTANA			X
COUNCIL MAN	S	Jose I. VALDES	X		
COUNCIL WOMAN		Angela VAZQUEZ			X
CHAIRMAN		Elliot N. ZACK	X		
		VOTE:	4	0	

EXHIBITS: ☐ YES ■ NO COUNTY ATTORNEY: JOHN MCINNIS

2

MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING
RECOMMENDATION TO COMMUNITY COUNCIL No. 12

APPLICANT: La Carreta Restaurant V, Inc. **PH:** Z10-095 (10-11-CZ12-4)

SECTION: 1-55-39 **DATE:** January 18, 2011

COMMISSION DISTRICT: 10 **ITEM NO.:** A

==========

A. INTRODUCTION

o REQUESTS:

(1) MODIFICATION of Condition #2 of Resolution 4-ZAB-82-83, passed and adopted by the Zoning Appeals Board, reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Kendall 117 Shopping Center,' as prepared by Robin Bosco, Architects & Planners, Inc., dated last revised 1-14-83; the floor plans are entitled 'Banana Boat,' as prepared by Consultants Collaborative, Inc., dated 1-19-83; the alcoholic beverage survey on file is entitled 'Special Purpose Survey,' as prepared by Schwebke-Shiskin & Associates, Inc., and dated 12-29-82."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Accessory Building Additions for La Carreta Restaurant,' as prepared by Merlo & Associates, Inc., dated stamped received 7/7/10 and consisting of 4 sheets."

The purpose of request #1 is to allow the applicant to submit a new site plan showing additional property improved with an existing free-standing building as well as a detached storage shed, storage room addition and cooler/freezer addition to a previously approved shopping center.

(2) Applicant is requesting to permit a storage room addition to a commercial building setback varying from 2'6" to 5' (20' required) from the rear (south) property line.

(3) Applicant is requesting to permit a cooler/freezer addition to a commercial building setback varying from 11' to 12' (20' required) from the rear (south) property line.

(4) Applicant is requesting to permit a detached storage shed setback a minimum of 5'6" (20' required) from the rear (south) property line and spaced 3'6" (20' required) from the commercial building.

(5) Applicant is requesting to permit a parking back out distance of 17' (22' required).

(6) Applicant is requesting to permit 3 street trees (15 street trees required) along S.W. 88 Street (North Kendall Drive) right-of-way and 8 street trees (15 street trees required) along S.W. 89 Street right-of-way.

(7) Applicant is requesting to permit a minimum of a 2' wide greenbelt strip (7' greenbelt strip required) along the front (north) property line along S.W. 88 Street (North Kendall Drive) right-of-way.

The aforementioned plans are on file and may be examined in the Department of Planning and Zoning. Plans may be modified at public hearing.

- **SUMMARY OF REQUESTS:** Approval of this application would allow the applicant to modify a condition of a previously approved Resolution in order to submit revised plans showing an existing storage room addition and cooler/freezer addition to an existing commercial building, as well as a detached storage shed which encroach into the rear (south) setback area. Moreover, the applicant seeks to permit a reduced parking back out distance, fewer street trees, and a narrower greenbelt than that required by the Zoning Code.

- **LOCATION:** 11740 through 11790 S.W. 88 Street, Miami-Dade County, Florida.

- **SIZE:** 2.52 Acres

B. ZONING HEARINGS HISTORY:

In 1981, pursuant to Resolution No. Z-24-81, a portion of the subject property (Tract B of Berkely Plaza, Plat Book 120; Page 22) was rezoned to BU-2, Special Business District. A Declaration of Restrictions restricting the use of the property for office building purposes and prohibiting restaurant uses on the property was accepted by the Board of County Commissioners and recorded in Official Record Book 11091 on Pages 65 through 68. In June 1982, the previously mentioned portion of the subject site was granted approval of requests to rezone said site from BU-2 to BU-1A, Limited Business District, and to delete said Declaration of Restrictions recorded in Official Record Book 11091 on Pages 65 through 68, pursuant to Resolution No. Z-132-82. In March 1983, the same parcel of land was granted approval for a special exception to permit a cocktail lounge in conjunction with a restaurant and a liquor package store spaced less than the required distance from the cocktail lounge and spaced less than the required distance from religious facilities and schools as well as approval of requests to permit said liquor package store on a parcel of land with an area of 2.26 acres with less floor area and fewer parking spaces than that required by the Zoning Code, pursuant to Resolution No. 4-ZAB-82-83. In June 1983, the previously mentioned portion of the subject site was granted approval of a request to waive the required 5' high masonry wall set in 10' from the rear (south) property line, pursuant to Resolution No. 4-ZAB-192-83. In October 1983, the same parcel of land was granted approval allowing a second (2nd) oversized detached sign of 192 sq. ft., pursuant to Resolution No. 4-ZAB-341-83. In 1985, the then applicant acquired a 55' X 231.29' surplus right-of-way parcel from the Florida Department of Transportation, which was granted a zone change from GU, Interim District, to BU-1A, Limited Business District, pursuant to Resolution No. Z-84-85. Subsequently, a Unity of Title agreement was recorded in Official Record Book 13419 Pages 775-777 uniting said parcel with the existing shopping center site.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

1. The Adopted 2015 and 2025 Land Use Plan designates the subject property as being within the Urban Development Boundary for **Business and Office** use. This category

accommodates the full range of sales and service activities. Included are retail, wholesale, personal and professional services, call centers, commercial and professional offices, hotels, motels, hospitals, medical buildings, nursing homes (also allowed in the institutional category), entertainment and cultural facilities, amusements and commercial recreation establishments such as private commercial marinas. Also allowed are telecommunication facilities (earth stations for satellite communication carriers, satellite terminal stations, communications telemetry facilities and satellite tracking stations). These uses may occur in self-contained centers, high-rise structures, campus parks, municipal central business districts or strips along highways. In reviewing zoning requests or site plans, the specific intensity and range of uses, and dimensions, configuration and design considered to be appropriate will depend on locational factors, particularly compatibility with both adjacent and adjoining uses, and availability of highway capacity, ease of access and availability of other public services and facilities. Uses should be limited when necessary to protect both adjacent and adjoining residential use from such impacts as noise or traffic, and in most wellfield protection areas uses are prohibited that involved the use, handling, storage, generation or disposal of hazardous material or waste, and may have limitations as to the maximum buildable area, as defined in Chapter 24 of the County Code. When the land development regulations are amended pursuant to Land Use Element Policies LU-9P and LU-9Q, live-work and work-live developments shall be permitted on land designated as Business and Office, as transitional uses between commercial and residential areas.

2. Existing lawful residential and non-residential uses and zoning are not specifically depicted on the LUP map. They are however reflected in the average Plan density depicted. All such lawful uses and zoning are deemed to be consistent with this Plan as provided in the section of this chapter titled "Concepts and Limitations of the Land Use Plan Map." The limitations referenced in this paragraph pertain to existing zoning and uses. All approval of new zoning must be consistent with the provisions of the specific category in which the subject parcel exists, including the provisions for density averaging and definition of gross density.

D. **NEIGHBORHOOD CHARACTERISTICS:**

ZONING	LAND USE PLAN DESIGNATION
Subject Property:	
BU-1A; shopping center	Business & Office
Surrounding Properties	
NORTH: BU-2; shopping center	Business & Office
SOUTH: RU-5A; office buildings	Business & Office
EAST: BU-1A; bank	Business & Office
WEST: SR-821/HEFT; Homestead Extension of the Florida Turnpike	Transportation

E. **SITE AND BUILDINGS:**

Site Plan Review:	(Site plan submitted)
Scale/Utilization of Site:	**Acceptable***
Location of Buildings:	**Acceptable***
Compatibility:	**Acceptable***
Landscape Treatment:	**Acceptable***
Open Space:	**Acceptable**
Buffering:	**Acceptable***
Access:	**Acceptable**
Parking Layout/Circulation:	**Acceptable**
Visibility/Visual Screening:	**N/A**
Service Areas:	**Acceptable**

* Subject to conditions.

F. **PERTINENT REQUIREMENTS/STANDARDS:**

Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations. Upon appeal or direct application in specific cases, the Board shall hear and grant applications for non-use variances from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required.

33-311(A)(7) Generalized Modification Standards. The Board shall hear applications to **modify** or eliminate any condition or part thereof which has been imposed by any final decision adopted by resolution, and to **modify** or eliminate any condition restrictive covenants, or parts thereof, accepted at public hearing, except as otherwise provided in Section 33-314(c)(3); provided, that the appropriate Board finds after public hearing that the modification or elimination, in the opinion of the Community Zoning Appeals Board, would not generate excessive noise or traffic, tend to create a fire or other equally or greater dangerous hazard, or provoke excessive overcrowding of people, or would not tend to provoke a nuisance, or would not be incompatible with the area concerned, when considering the necessity and reasonableness of the modification or elimination in relation to the present and future development of the area concerned.

G. **NEIGHBORHOOD SERVICES:**

DERM	**No objection**
Public Works	**No objection**
Parks	**No objection**
MDT	**No objection**
Fire Rescue	**No objection**
Police	**No objection**
Schools	**No comment**

H. **ANALYSIS:**

This application was deferred from the November 18, 2010 meeting due to lack of time. The subject property is currently zoned BU-1A, Limited Business District, and is located at 11740 through 11790 SW 88 Street (N. Kendall Drive). The Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP) designates the subject property for **Business and Office** use. This designation accommodates a full range of sales and service activities which include, among other things, retail, wholesale, personal and professional services, commercial and professional offices, hotels, motels, hospitals, medical buildings, nursing homes, entertainment and cultural facilities, amusements and commercial recreation establishments. The 2.52-acre subject property is improved with an existing shopping center that features a variety of retail, restaurant, and service oriented uses such as a beauty salon, restaurants, and art store which are all permitted uses in the BU-1A zoning district. However, the interpretative text of the CDMP recognizes that some existing lawful uses and zoning are not specifically depicted on the LUP map. All such lawful uses and zoning are deemed to be consistent with this Plan as provided in the section of this chapter titled "Concepts and Limitations of the Land Use Plan Map." Staff opines that the submitted plan is similar to the previously approved plans for a shopping center and that the commercial uses on the site will not be altered by this application. As such, staff opines that the submitted plans along with the existing storage room addition, cooler/freezer addition and storage shed on this parcel are **compatible** with the surrounding commercial uses and **consistent** with the LUP map of the CDMP and with the interpretative text of the CDMP.

The Department of Environmental Resources Management **(DERM)** has **no objections** to this application and has indicated that it meets the minimum requirements of Chapter 24 of the Code of Miami-Dade County. The **Public Works Department** has **no objections** to this application. Furthermore, the application does not generate any new additional daily peak hour trips and it meets the traffic concurrency criteria. The Miami-Dade Fire Department **(MDFRD)** has no objections to this application and their memorandum indicates that the estimated average travel response time is **2:10** minutes.

When request #1, to permit the modification of a condition of a previously approved Resolution, is analyzed under Section 33-311(A)(7) Generalized Modification Standards, in order to permit the applicant to submit new plans depicting an existing storage room addition, cooler/freezer addition and detached storage shed, staff opines that approval of this request would be **compatible** with the surrounding commercial uses along SW 88 Street (North Kendall Drive). Staff's review of the previously approved (1983) plans and the plans submitted for this hearing reveals that the original building footprint and parking configuration remain essentially unchanged except for the storage room addition, cooler/freezer addition and detached storage shed located along the rear (south) property line behind the existing shopping center with the exception of the additional parcel of land which was acquired by the then applicant. Staff notes that the plans submitted in conjunction with this application include said additional parcel of land which is improved with an existing free-standing 1-story drive-through restaurant building. Staff notes that the existing storage room addition and existing cooler/freezer addition are located to the rear of an existing restaurant located on the western end of the shopping center and provide additional storage area for said restaurant without increasing the patron area. Staff further notes that the existing detached storage shed provides additional storage area for an existing frame art store that is located towards the center of the existing shopping center. Moreover, the existing free-standing 1-story building located on the northwest portion of the site consists of approximately 1,873 sq. ft. and

currently houses a drive-through restaurant. In staff's opinion, the approval of request #1 would not generate excessive noise or traffic, tend to create a fire or other equally or greater dangerous hazard, or provoke excessive overcrowding of people, or would not tend to provoke a nuisance, or would not be incompatible with the area concerned, when considering the necessity and reasonableness of the modification or elimination in relation to the present and future development of the area concerned. In addition, staff notes that the Public Works Department, MDFRD and DERM do not object to the application. However, staff notes that the existing storage room addition and the detached storage shed are located within a 10' wide utility easement which runs along the rear (south) property line. As such, staff recommends as a condition for the approval of request #1, that the applicant obtain written waivers of objection from the affected utility companies for the storage room addition and detached storage shed located within the easement area prior to building permit issuance. Therefore, staff recommends approval with conditions of request #1 under Section 33-311(A)(7) Generalized Modification Standards.

When requests #2 through #4 and request #7 are analyzed under Section 33-311(A)(4)(b), the Non-Use Variance (NUV) Standards, staff is of the opinion that said requests maintain the basic intent and purpose of the zoning, subdivision and other land use regulations, would be **compatible** with the surrounding area and would not be detrimental to the neighborhood. However, when request #6, to permit 3 street trees (15 street trees required) along SW 88 Street (North Kendall Drive) right-of-way and 8 street trees (15 street trees required) along SW 89 Street right-of-way, is anlayzed under Section 33-311(A)(4)(b), the Non-Use Variance (NUV) Standards, staff is of the opinion that request #6 does not maintain the basic intent and purpose of the zoning, subdivision and other land use regulations, would be **incompatible** with the surrounding area and would be detrimental to the neighborhood.

Staff acknowledges that the approval of request #2 (storage room addition) would result in an encroachment varying from 15' to 17.5 into the rear (south) setback area and that approval of request #3 (cooler/freezer addition) would result in an encroachment varying from 8' to 9' into the rear (south) setback area. Further, staff acknowledges that the approval of request #4 (detached storage shed) would result in an encroachment of 14.5' into the rear (south) property line and would allow said structure to be spaced 3'6" from the existing shopping center. However, staff notes that property located at 11190 SW 88 Street was granted approval of a request to permit a commercial building setback 6' (20' required) from the rear property line, pursuant to Resolution No. Z-24-88. Further, staff notes that the subject property abuts three (3) RU-5A-zoned properties that are each improved with existing office buildings and are located across SW 89 Street which features 60' of right-of-way. Moreover, staff opines that the requested reduction of the spacing requirement between the storage shed and the existing commercial building (request #4) is internal to the site and will not have a negative visual impact on the surrounding area. Staff acknowledges that said right-of-way will provide some buffer for the requested encroachments into the rear (south) setback area however; staff opines that the applicant should provide the required 15 street trees along the SW 89 Street right-of-way in order to effectively buffer the encroachments of the existing storage room addition, cooler/freezer addition, and detached storage shed into the rear (south) setback area. As such, staff has no objections to requests #2 through #4, subject to conditions. However, staff's review of the submitted survey indicates that a portion of an existing canopy that is attached to the free-standing commercial building extends beyond the interior side (north) property line. As such, staff recommends as a condition of the approval of this application, that said canopy be removed prior to permitting. Staff has no objections to request #8, to permit a minimum of 2' wide greenbelt strip (7' greenbelt strip required) along

the front (north) property line along SW 88 Street right-of-way. Staff acknowledges that no similar approvals for a reduced greenbelt strip have been granted in the immediate vicinity of the subject site. However, staff's review of the submitted survey reveals an additional 16.8' of dedicated right-of-way along the front (north) property line. Therefore, staff opines that the provision of the required 15 street trees along the North Kendall Drive right-of-way will adequately off-set any negative visual impact generated by requested reduction in the greenbelt strip by providing both additional greenery along this section-line roadway and shade for pedestrians. As such, staff recommends approval of requests #2 through #4 and request #7, subject to conditions, and denial without prejudice of request #6 under Section 33-311(A)(4)(b) NUV.

When request #5, to permit a parking back out distance of 17' (22' required), is analyzed under Section 33-311(A)(4)(b), the Non-Use Variance (NUV) Standards, staff is of the opinion that said request maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, would be **compatible** with the surrounding area and would not be detrimental to the neighborhood. Staff's review of the submitted plans reveals the requested reduction in parking back out distance only occurs on the northwest corner of the site where 7 compact parking spaces are located and that the remainder of the parking areas on the site comply with the required 22' of parking back out distance. As such, staff opines that the requested 5' reduction in parking back out distance will not impede traffic circulation on the site. Moreover, staff notes that the Public Works Department has no objections to this application. As such, staff recommends approval with conditions of request #5 under Section 33-311(A)(4)(b) NUV.

I. RECOMMENDATION:

Approval with conditions of request #1 under Section 33-311(A)(7) Generalized Modification Standards and approval with conditions of requests #2 through #5 and request #7 and denial without prejudice of request #6 under Section 33-311(A)(4)(b) NUV.

J. CONDITIONS:

1. That all the conditions of Resolution #4-ZAB-82-83 remain in full force and effect except as herein modified.

2. That the applicant provide the required amount of street trees along SW 88 Street (North Kendall Drive) and SW 89 Street rights-of-way at the time of permitting.

3. That the canopy attached to the free-standing commercial building fronting on SW 88 Street be removed prior to permitting.

4. That the applicant apply for a building permit for the storage room and cooler/freezer additions and detached storage shed from the Building Department within 90 days after final public hearing approval of this application.

5. That the applicant obtain written waivers from the affected utility companies for the storage room addition and detached storage shed located within the easement area prior to building permit issuance.

DATE INSPECTED: 09/09/10
DATE TYPED: 08/13/10
DATE REVISED: 09/13/10; 09/22/10; 09/24/10; 11/23/10; 01/10/11
DATE FINALIZED: 01/10/11
MCL:GR:NN:AA:NC

FOR _____
Marc C. LaFerrier, AICP, Director
Miami-Dade County Department of
Planning and Zoning

NDN

FiveStar jewelers
SALES · REPAIRS · LOANS

ZONING RECOMMENDATION ADDENDUM

MG Jewelers of Miami, Inc.
Z13-003

NEIGHBORHOOD SERVICES PROVIDER COMMENTS*	
Regulatory and Economic Resources (Environmental Division)	No objection
Public Works and Waste Management	No objection
Parks, Recreation and Open Spaces	No objection
Fire Rescue	No objection
Police	No objection
Schools	No objection
*Subject to conditions in their memorandum.	

Five Star jewelers

I SUPPORT!

Five Star Jewelers and their application to obtain a Pawn License at 11760 SW 88th Street, Miami, FL 33186 for the sole purpose of offering loans on Jewelry, fine art, and antiques. I understand that a self restricted covenant is being offered to exclude all other items such as guns, knives, electronics, tools, bikes, appliances, etc... which will not be eligible for loans.

DEAR COUNCIL MEMBERS,

Please approve this application with the proffered covenant to allow Five Star Jewelers to offer loans (pawn) at this location. This will give him the ability to expand the services he offers and in no way will harm our community. We appreciate your service to the community and thank you for supporting us, the ones impacted by your decisions.

Sincerely,

Name Printed Kenia Pena Name Signed [signature]

Address 4535 SW 143 ct miami, FL, 33175

Phone / Email (Optional) 786-414-6663

PLEASE CHECK ALL THAT APPLY BELOW

___ Residential Neighbor

___ Business Neighbor

X Customer

RECEIVED BY CLERK
Item # 13-3
CZAB # 12 Exhibit A-8
JAN 07 2014
CLERK OF THE BOARD

www.fivestarjewelers.com

Rev. 0913 -11760 SPTR

YO APOYO!

Esta solicitud de Five Star Jewelers para obtener la Licencia de Empeño en 11760 SW 88th Street, Miami, FL 33186 con el propósito de ofrecer préstamos sobre joyas, obras de arte y antigüedades. Tengo entendido que existe un convenio restringido de excluir otros artículos como armas, cuchillos, herramientas, bicicletas, aparatos eléctricos, Etc. Los cuales no serán elegibles para préstamos.

ESTIMADOS MIEMBROS DEL AYUNTAMIENTO

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Respetuosamente,

Nombre Yadira C Gonzalez Firma Yadira Gonzalez

Dirección 8302 SW 160 Ct Miami FL 33193

Teléfono y Email (Opcional) 786-709-7616

FAVOR MARQUE DONDE LE CORRESPONDA

___ Residente del Vecindario

___ Dueños de Negocio del Vecindario

✓ Cliente

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Sincerely,

Name Printed María del Pilar Pedraza Name Signed [signature]

Address 15750 SW 80 ST E208 Miami, FL, 33193

Phone / Email (Optional) 786 536 4862 pilypedraza@gmail.com

PLEASE CHECK ALL THAT APPLY BELOW

___ Residential Neighbor

___ Business Neighbor

X Customer

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Sincerely,

Name Printed NOHEMI PAIZ Name Signed

Address 4009 SW 149 CT

Phone / Email (Optional)

PLEASE CHECK ALL THAT APPLY BELOW

___ Residential Neighbor

___ Business Neighbor

_√_ Customer

www.fivestarjewelers.com

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Sincerely,

Name Printed Ileana Dominguez Name Signed Ileana Lopez

Address 9022 SW 123 Ct Apt 110 Miami FL. 33186

Phone / Email (Optional) 786-348-6829 Lily9022@gmail.com

PLEASE CHECK ALL THAT APPLY BELOW

___ Residential Neighbor

___ Business Neighbor

X Customer

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Sincerely,

Name Printed Debbie Perez Name Signed Debbie Perez

Address 9374 SW 154 PL

Phone / Email (Optional) 305 975-0485

PLEASE CHECK ALL THAT APPLY BELOW

___ Residential Neighbor

___ Business Neighbor

_L_ Customer

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Sincerely,

Name Printed JOSEFINA TALAMAS Name Signed

Address X X X

Phone / Email (Optional) ifinatalamas@gmail.com

PLEASE CHECK ALL THAT APPLY BELOW

___ Residential Neighbor

___ Business Neighbor

✓ Customer

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Sincerely,

Name Printed Lissette Hernandez Name Signed Lissette

Address 609 Minola Dr. Miami Spr. FL 33166

Phone / Email (Optional) apple613321@yahoo.com

PLEASE CHECK ALL THAT APPLY BELOW

___ Residential Neighbor

___ Business Neighbor

___ Customer

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Sincerely,

Name Printed MARY LAWRY Name Signed Mary

Address 9130 SW 17 Terr, Miami, FL 33165

~~Phone~~ / Email (Optional) VSmary@aol.com

PLEASE CHECK ALL THAT APPLY BELOW

___ Residential Neighbor

___ Business Neighbor

/ Customer

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Sincerely,

Name Printed Gregory Cooper Name Signed Gregory Cooper

Address 17043 S.W. 107 PL.

Phone / Email (Optional) 786 367-9363

PLEASE CHECK ALL THAT APPLY BELOW

___ Residential Neighbor

___ Business Neighbor

√ Customer

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Rev. 0913 -11760 SPTR

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Respetuosamente,

Nombre Maria Agudelo Firma MARIA AGUDELO

Dirección 3150 Munidy St.

Teléfono y Email (Opcional) 786.2623461

FAVOR MARQUE DONDE LE CORRESPONDA

___ Residente del Vecindario

___ Dueños de Negocio del Vecindario

X Cliente

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Sincerely,

Name Printed Maria Lebron Name Signed [signature]

Address 26041 S.W. 133 Ct Homestead FL. 33032

Phone / Email (Optional) 305-282-4479

PLEASE CHECK ALL THAT APPLY BELOW

___ Residential Neighbor

___ Business Neighbor

✓ Customer

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Sincerely,

Name Printed Ricardo Lopez Name Signed

Address 6004 SW 163

Phone / Email (Optional) 305 790 2715

PLEASE CHECK ALL THAT APPLY BELOW

___ Residential Neighbor

___ Business Neighbor

✓ Customer

Rev. 0913 -11760 SPTR

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Sincerely,

Name Printed ROGER PEREZ Name Signed _____

Address 2350 SW 123 AVE, MIAMI, FL 33175

Phone / Email (Optional) 305 801 3786

PLEASE CHECK ALL THAT APPLY BELOW

___ Residential Neighbor

___ Business Neighbor

✓ Customer

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Sincerely,

Name Printed ABELARDO KELZI Name Signed _____

Address 9645 SW 148 PL

Phone / Email (Optional) _____

PLEASE CHECK ALL THAT APPLY BELOW

___ Residential Neighbor

___ Business Neighbor

✓ Customer

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Sincerely,

Name Printed Max Carias Name Signed

Address 14717 SW 110 TERR

Phone / Email (Optional) (305) 467-4547

PLEASE CHECK ALL THAT APPLY BELOW

___ Residential Neighbor

___ Business Neighbor

X Customer

www.fivestarjewelers.com

Rev. 0913 -11760 SPTR

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Sincerely,

Name Printed Maria C Hurtado Name Signed (X) Maria C Hurtado

Address 10101 SW 89 Court, Miami FL 33156

Phone / Email (Optional) 786 399 1866

PLEASE CHECK ALL THAT APPLY BELOW

___ Residential Neighbor

___ Business Neighbor

✓ Customer

Rev. 0913 -11760 SPTR

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Sincerely,

Name Printed Ivonne Cutia Name Signed Ivonne Cutia

Address 6413 SW 115 Ave.

Phone / Email (Optional) 786 226-6262

PLEASE CHECK ALL THAT APPLY BELOW

___ Residential Neighbor

___ Business Neighbor

_✓_ Customer

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Sincerely,

Name Printed MARTHA P CALIXTO Name Signed [signature]

Address P.O. BOX 832361 Miami FL. 33283

Phone / Email (Optional) PATTY_CALIXTO@YAHOO.COM

PLEASE CHECK ALL THAT APPLY BELOW

___ Residential Neighbor

___ Business Neighbor

X Customer

www.fivestarjewelers.com

Rev. 0913 -11760 SPTR

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Sincerely,

Name Printed Tyson Wilson Name Signed Tyson Wilson

Address 12801 SW 147 TERR RD

Phone / Email (Optional) Tyson.152@hotmail.com (786) 344-3905

PLEASE CHECK ALL THAT APPLY BELOW

___ Residential Neighbor

___ Business Neighbor

✓ Customer

www.fivestarjewelers.com

Rev. 0913 -11760 SPTR

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Sincerely,

Name Printed Glorda Falcon. Name Signed Gl S D.

Address 13600 SW 98ST Miami FL 33186.

Phone / Email (Optional) glenFalc12 @ hotmail. com.

PLEASE CHECK ALL THAT APPLY BELOW

___ Residential Neighbor

___ Business Neighbor

✓ Customer

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Rev. 0913 -11760 SPTR

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Sincerely,

Name Printed Alejandro Calderon. Name Signed _____

Address 13600 SW 98 St Miami Fl 33186

Phone / Email (Optional) _____

PLEASE CHECK ALL THAT APPLY BELOW

___ Residential Neighbor

___ Business Neighbor

✓ Customer

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Sincerely,

Name Printed FRANCYS ARCILETA Name Signed

Address 11041 SW 57 St

Phone / Email (Optional) _____

PLEASE CHECK ALL THAT APPLY BELOW

___ Residential Neighbor

___ Business Neighbor

✓ Customer

Rev. 0913 -11760 SPTR

YO APOYO!

Esta solicitud de Five Star Jewelers para obtener la Licencia de Empeño en 11760 SW 88th Street, Miami, FL 33186 con el propósito de ofrecer préstamos sobre joyas, obras de arte y antigüedades. Tengo entendido que existe un convenio restringido de excluir otros artículos como armas, cuchillos, herramientas, bicicletas, aparatos eléctricos, Etc. Los cuales no serán elegibles para préstamos.

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Respetuosamente,

Nombre Marlin L R. Firma MARTHA L. RIOS

Dirección 152.00 64 St

Teléfono y Email (Opcional) 305-775-8875

FAVOR MARQUE DONDE LE CORRESPONDA

___ Residente del Vecindario

___ Dueños de Negocio del Vecindario

✓ ___ Cliente

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Respetuosamente,

Nombre Caridad Vazquez. Firma Caridad.

Dirección 19800 SW 180 Ave #115 Miami FL 33187

Teléfono y Email (Opcional) _____

FAVOR MARQUE DONDE LE CORRESPONDA

___ Residente del Vecindario

___ Dueños de Negocio del Vecindario

__✓__ Cliente

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Respetuosamente,

Nombre Eduardo Delgado Firma _____

Dirección 18023 SW 176 St Miami FL 33187

Teléfono y Email (Opcional)_____

FAVOR MARQUE DONDE LE CORRESPONDA

___ Residente del Vecindario

___ Dueños de Negocio del Vecindario

_V_ Cliente

Five Star jewelers

I SUPPORT!

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DEAR COUNCIL MEMBERS,

Please approve this application with the proffered covenant to allow Five Star Jewelers to offer loans (pawn) at this location. This will give him the ability to expand the services he offers and in no way will harm our community. We appreciate your service to the community and thank you for supporting us, the ones impacted by your decisions.

Sincerely,

Name Printed Jaime Hernandez Name Signed

Address 9901 SW 74 St. Miami FL. 33173

Phone / Email (Optional) hrnnd353@bellsouth.net

PLEASE CHECK ALL THAT APPLY BELOW

___ Residential Neighbor

___ Business Neighbor

X Customer

www.fivestarjewelers.com

Rev. 0913 -11760 SPTR

Five Star jewelers

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Sincerely,

Name Printed James Howe Name Signed James Howe

Address 11725 SW 88TH AVE. Miami, FL 33176

Phone / Email (Optional) jameshowe67@yahoo.com

PLEASE CHECK ALL THAT APPLY BELOW

___ Residential Neighbor

___ Business Neighbor

✓ Customer

Rev. 0913 -11760 SPTR

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Sincerely,

Name Printed GWEN Smith Name Signed Gwen Smith

Address 16621 S.W. 13 AVE Miami, FL 33157

Phone / Email (Optional) 305-815-0090

PLEASE CHECK ALL THAT APPLY BELOW

___ Residential Neighbor

___ Business Neighbor

✓ Customer

www.fivestarjewelers.com

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Sincerely,

Name Printed Mabel Fernandez Name Signed

Address 1315 SW 90 AVE

Phone / Email (Optional) 786-486-1408

PLEASE CHECK ALL THAT APPLY BELOW

___ Residential Neighbor

___ Business Neighbor

X Customer

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Sincerely,

Name Printed Angelica Fernandez Name Signed [signature]

Address 7371 SW 113 Circle place

Phone / Email (Optional) 786-389-8710 angiexd123@yahoo.com

PLEASE CHECK ALL THAT APPLY BELOW

___ Residential Neighbor

___ Business Neighbor

X Customer

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Sincerely,

Name Printed Carrie Cooper Name Signed Carrie Cooper

Address 3530 Oak Ave

Phone / Email (Optional) 305-443-7275

PLEASE CHECK ALL THAT APPLY BELOW

___ Residential Neighbor

___ Business Neighbor

√ ___ Customer

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Sincerely,

Name Printed Natalie Houdayer Name Signed

Address 14262 SW 90th tr.

Phone / Email (Optional) (305) 965-8276 / nhoudayer@hotmail.com

PLEASE CHECK ALL THAT APPLY BELOW

___ Residential Neighbor

___ Business Neighbor

X Customer

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Sincerely,

Name Printed Roberto Afonso Name Signed

Address 14840 SW 149th Avenue Miami, FL

Phone / Email (Optional)

PLEASE CHECK ALL THAT APPLY BELOW

___ Residential Neighbor

___ Business Neighbor

✓ Customer

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Sincerely,

Name Printed Daylin Gutierrez. Name Signed Gutierrez

Address 19219 SW 120 Ave Miami Fl. 33177

Phone / Email (Optional) (305) 283-7971 daylin_gutierrez@yahoo.com

PLEASE CHECK ALL THAT APPLY BELOW

___ Residential Neighbor

___ Business Neighbor

✓ Customer

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Sincerely,

Name Printed SONIA OSPINA Name Signed Sonia Ospina

Address 11841 SW 92 LANE

Phone / Email (Optional) 786 683 5881

PLEASE CHECK ALL THAT APPLY BELOW

___ Residential Neighbor

___ Business Neighbor

✓ ___ Customer

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Rev. 0913 -11760 SPTR

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Respetuosamente,

Nombre MIGUEL A. MAYA Firma Migul Maya

Dirección 12234 SW 105 Lane Miami, FL. 33186

Teléfono y Email (Opcional) 786 337-2094

FAVOR MARQUE DONDE LE CORRESPONDA

___ Residente del Vecindario

___ Dueños de Negocio del Vecindario

✓ ___ Cliente

Five Star jewelers

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Sincerely,

Name Printed Luis S. BRAVO Name Signed

Address 7595 SW 152 AVE # H401

Phone / Email (Optional) 786-210 91-39

PLEASE CHECK ALL THAT APPLY BELOW

___ Residential Neighbor

___ Business Neighbor

✓ Customer

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Sincerely,

Name Printed DOLORES CASARES-BENITEZ Name Signed Dolores Casares-Benitez

Address 9401 SW 105 AVE

Phone / Email (Optional) cbenitez369@comcast.net

PLEASE CHECK ALL THAT APPLY BELOW

___ Residential Neighbor

___ Business Neighbor

X Customer

www.**fivestarjewelers**.com

Rev. 0913 -11760 SPTR

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Sincerely,

Name Printed Carlos A. Benitez Name Signed [signature]

Address 9401 SW 105 Ave. Miami 33176

Phone / Email (Optional) cbenitez369@comcast.net

PLEASE CHECK ALL THAT APPLY BELOW

___ Residential Neighbor

___ Business Neighbor

X Customer

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Respetuosamente,

Nombre Sitara Hidalgo Firma

Dirección 10125 SW 142 St Miami FL. 33186.

Teléfono y Email (Opcional) sitarahidalgo@gmail.com

FAVOR MARQUE DONDE LE CORRESPONDA

___ Residente del Vecindario

___ Dueños de Negocio del Vecindario

✓ Cliente

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Respetuosamente,

Nombre SOLORZO M YANES Firma Solorzo M Yanes

Dirección 15018 SW 80th TER #907

Teléfono y Email (Opcional)

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___ Residente del Vecindario

___ Dueños de Negocio del Vecindario

✓ Cliente

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Respetuosamente,

Nombre Elmira Acevedo Firma

Dirección 20999 Sailfish lane

Teléfono y Email (Opcional)

FAVOR MARQUE DONDE LE CORRESPONDA

___ Residente del Vecindario

___ Dueños de Negocio del Vecindario

X Cliente

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Respetuosamente,

Nombre Faustino Gonzalez Firma F. Gonzalez

Dirección 20999 Southwest 119 Ave

Teléfono y Email (Opcional) _____

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___ Dueños de Negocio del Vecindario

X Cliente

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Respetuosamente,

Nombre Marlene Cosme Firma

Dirección 10485 SW 216th St. apto 202 Miami FL 33190

Teléfono y Email (Opcional) 786-322-0393 — marlenceballita52@yahoo.com

FAVOR MARQUE DONDE LE CORRESPONDA

___ Residente del Vecindario

___ Dueños de Negocio del Vecindario

X Cliente

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Sincerely,

Name Printed Jesus Yuret Name Signed Jesus Yuret

Address 15054 SW 104th st. Apt. 1707

Phone / Email (Optional) 305 458 6721

PLEASE CHECK ALL THAT APPLY BELOW

___ Residential Neighbor

___ Business Neighbor

X Customer

www.fivestarjewelers.com

Rev. 0913 -11760 SPTR

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Sincerely,

Name Printed Ramon Moreno Name Signed Ramon Moreno

Address 24988 S.W. 128 path Homestead, FL 33032

Phone / Email (Optional) 305-878-4120

PLEASE CHECK ALL THAT APPLY BELOW

___ Residential Neighbor

___ Business Neighbor

✓ Customer

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Respetuosamente,

Nombre Paula Bedoya Firma _____

Dirección 12526 SW 144 Terr Miami, Fla. 33186

Teléfono y Email (Opcional) Paula Bedoya (786) 566-7869

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___ Residente del Vecindario

___ Dueños de Negocio del Vecindario

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Name Printed DIANA MAZO-MAZA Name Signed [signature]

Address 15650 SW 105 LANE # 505

Phone / Email (Optional) 7862607030

PLEASE CHECK ALL THAT APPLY BELOW

___ Residential Neighbor

___ Business Neighbor

_V_ Customer

www.fivestarjewelers.com

Rev. 0913 -11760 SPTR

Five Star jewelers

I SUPPORT!

Five Star Jewelers and their application to obtain a Pawn License at 11760 SW 88th Street, Miami, FL 33186 for the sole purpose of offering loans on Jewelry, fine art, and antiques. I understand that a self restricted covenant is being offered to exclude all other items such as guns, knives, electronics, tools, bikes, appliances, etc... which will not be eligible for loans.

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Sincerely,

Name Printed Mabel Velazquez Name Signed Mabel

Address 16511 SW 71 ST. Terrace

Phone / Email (Optional) (786) 2619072

PLEASE CHECK ALL THAT APPLY BELOW

✓ Residential Neighbor

___ Business Neighbor

✓ Customer

Rev. 0913 -11760 SPTR

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Sincerely,

Name Printed ALONSO RODRIGUEZ Name Signed

Address 12172 SW 122 COURT

Phone / Email (Optional) (305) 562-3182

PLEASE CHECK ALL THAT APPLY BELOW

X Residential Neighbor

___ Business Neighbor

X Customer

www.fivestarjewelers.com

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Sincerely,

Name Printed Beatriz Burris Name Signed Beatriz Burris

Address 28407 SW 135 Ave

Phone / Email (Optional) 786-339-0201

PLEASE CHECK ALL THAT APPLY BELOW

✓ Residential Neighbor

___ Business Neighbor

✓ Customer

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Sincerely,

Name Printed Enrique Garcia Name Signed

Address 10920 SW 71st Ln

Phone / Email (Optional) 786 355 4484

PLEASE CHECK ALL THAT APPLY BELOW

X Residential Neighbor

___ Business Neighbor

X Customer

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Sincerely,

Name Printed Norma Vega Name Signed Norma Vega

Address 10801 SW 109 ct D-112 Miami fl 33176

Phone / Email (Optional)

PLEASE CHECK ALL THAT APPLY BELOW

X Residential Neighbor

___ Business Neighbor

X Customer

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Rev. 0913 -11760 SPTR

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Sincerely,

Name Printed Julio Gonzalez Name Signed [signature]

Address 13050 SW 79th street.

Phone / Email (Optional) 305-310-5693 reelstruggle@bellsouth.Net.

PLEASE CHECK ALL THAT APPLY BELOW

✓ Residential Neighbor

___ Business Neighbor

✓ Customer

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Rev. 0913 -11760 SPTR

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Sincerely,

Name Printed Nuvia del Caluo Name Signed

Address 11398 SW 70 Terr, Miami, FL 33173

Phone / Email (Optional) 305-450-1727

PLEASE CHECK ALL THAT APPLY BELOW

✓ Residential Neighbor

___ Business Neighbor

✓ Customer

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Rev. 0913 -11760 SPTR

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Sincerely,

Name Printed ONNIS ESCANDON Name Signed Onnis Escandon

Address 8231 S.W 129 Ave. Miami FL 33183

Phone / Email (Optional) 305 382-7541

PLEASE CHECK ALL THAT APPLY BELOW

✓ Residential Neighbor

___ Business Neighbor

✓ Customer

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Rev. 0913 -11760 SPTR

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Sincerely,

Name Printed ALEJANDRO VALDEZ Name Signed

Address 14800 SW 104 ST #5 MIAMI, FL 33196

Phone / Email (Optional) 786 298 1588

PLEASE CHECK ALL THAT APPLY BELOW

☑ Residential Neighbor

☐ Business Neighbor

☑ Customer

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Sincerely,

Name Printed Zayda Galay Name Signed Zayda Galay

Address 9632 SW 163. ave. Miami FL.

Phone / Email (Optional) (305) 283-4478

PLEASE CHECK ALL THAT APPLY BELOW

✓ Residential Neighbor

__ Business Neighbor

✓ Customer

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Sincerely,

Name Printed Triana Bermudez Name Signed Triana Bermudez

Address 8216 SW 103 Ave. Miami, FL, 33173

Phone / Email (Optional) (786) 546-0323

PLEASE CHECK ALL THAT APPLY BELOW

X Residential Neighbor

___ Business Neighbor

X Customer

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Rev. 0913 -11760 SPTR

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Sincerely,

Name Printed Juan montes Name Signed

Address 8911 SW 123 Ct miami FL Apt 202

Phone / Email (Optional) 786-333-1887

PLEASE CHECK ALL THAT APPLY BELOW

- J Residential Neighbor
- ___ Business Neighbor
- J Customer

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Rev. 0913 -11760 SPTR

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Sincerely,

Name Printed Jennifer Perez Name Signed

Address 8365 SW 152 ave apt 104

Phone / Email (Optional) japerez2002@aol.com

PLEASE CHECK ALL THAT APPLY BELOW

✓ Residential Neighbor

___ Business Neighbor

✓ Customer

Rev. 0913 -11760 SPTR

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Sincerely,

Name Printed RAFAEL VASQUEZ Name Signed

Address 9664 SW 138 AVE.

Phone / Email (Optional) RAFAVASQ2013@GMAIL.COM.

PLEASE CHECK ALL THAT APPLY BELOW

✓ Residential Neighbor

___ Business Neighbor

✓ Customer

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Sincerely,

Name Printed FRANZ deBeche Name Signed

Address 10340 SW 91 ST

Phone / Email (Optional) 7866859950

PLEASE CHECK ALL THAT APPLY BELOW

X Residential Neighbor

___ Business Neighbor

X Customer

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Sincerely,

Name Printed Millie Martinez Name Signed [signature]

Address 13341 SW 82 St Miami FL 33183

Phone / Email (Optional) milayh1005@bellsouth.net

PLEASE CHECK ALL THAT APPLY BELOW

- ✓ Residential Neighbor
- ___ Business Neighbor
- ✓ Customer

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Sincerely,

Name Printed Liz Rosas Name Signed [signature]

Address 10765 SW 32 St Miami Florida 33165

Phone / Email (Optional) (305) 423-5016 lizrosas2010@yahoo.com

PLEASE CHECK ALL THAT APPLY BELOW

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___ Business Neighbor

✓ Customer

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Sincerely,

Name Printed Lisandra Morales Name Signed L. Morales

Address 14784 SW 71 TR.

Phone / Email (Optional) 786- 406- 2731.

PLEASE CHECK ALL THAT APPLY BELOW

✓ Residential Neighbor

___ Business Neighbor

✓ Customer

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Sincerely,

Name Printed Nancy Beniter Name Signed Nancy Beniter

Address 14216 SW 50 St. Mia. 33175

Phone / Email (Optional) 786/209-6445

PLEASE CHECK ALL THAT APPLY BELOW

✓ Residential Neighbor

___ Business Neighbor

✓ Customer

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Sincerely,

Name Printed Giuseppina Santopolo Name Signed [signature]

Address 9664 SW 138th Ave, Miami, Fl 33186

Phone / Email (Optional) 3 giuseppinasantopolo@gmail.com

PLEASE CHECK ALL THAT APPLY BELOW

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___ Business Neighbor

✓ Customer

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Sincerely,

Name Printed MENDIOLA JUAN CARLOS Name Signed

Address 13954 S.W 104 TERR. MIAMI FL. 33186

Phone / Email (Optional) (305) 764-5630

PLEASE CHECK ALL THAT APPLY BELOW

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___ Business Neighbor

✓ Customer

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Sincerely,

Name Printed MARIE-CARMEL FRANCE Name Signed [signature]

Address 15701 SW 137 Ave # 203, Miami, FL. 33177.

Phone / Email (Optional) 305. 253-2358.

PLEASE CHECK ALL THAT APPLY BELOW

✓ Residential Neighbor

___ Business Neighbor

✓ Customer

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Sincerely,

Name Printed PRIMEROSE DANIER Name Signed

Address 17488 SW 140 COURT

Phone / Email (Optional) 305 498 0122 / DANIERP@ATT.NET

PLEASE CHECK ALL THAT APPLY BELOW

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___ Business Neighbor

√ Customer

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Sincerely,

Name Printed Marigol Bravo Name Signed Marigol

Address 7595 SW 157 Ave Apt. H-401

Phone / Email (Optional) _____

PLEASE CHECK ALL THAT APPLY BELOW

✓ Residential Neighbor

___ Business Neighbor

✓ Customer

www.fivestarjewelers.com

Rev. 0913 -11760 SPTR

YO APOYO!

Esta solicitud de Five Star Jewelers para obtener la Licencia de Empeño en 11760 SW 88th Street, Miami, FL 33186 con el propósito de ofrecer préstamos sobre joyas, obras de arte y antigüedades. Tengo entendido que existe un convenio restringido de excluir otros artículos como armas, cuchillos, herramientas, bicicletas, aparatos eléctricos, Etc. Los cuales no serán elegibles para préstamos.

ESTIMADOS MIEMBROS DEL AYUNTAMIENTO

Por favor aprobar esta solicitud con el mencionado convenio de permitir a Five Star Jewelers proveer préstamos de empeño en esta dirección. Dicha aprobación permitirá la habilidad de expandir nuestros servicios de una manera inofensiva y sin daño para nuestra comunidad. Les agradecemos su servicio prestado a la comunidad y al apoyo brindado hacia Five Star Jewelers el cual impactará en una eficiente resolución.

Respetuosamente,

Nombre Sandra Perez Firma [signature]

Dirección 14840 SW 14th Avenue

Teléfono y Email (Opcional) 786-3551782

FAVOR MARQUE DONDE LE CORRESPONDA

X Residente del Vecindario

__ Dueños de Negocio del Vecindario

✓ Cliente

YO APOYO!

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Respetuosamente,

Nombre Felix D. Gamboa Firma

Dirección 115 20 SW 81 St Miami FL 33173

Teléfono y Email (Opcional) 786 395 8735

FAVOR MARQUE DONDE LE CORRESPONDA

✓ Residente del Vecindario

__ Dueños de Negocio del Vecindario

✓ Cliente

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Respetuosamente,

Nombre Angelica Lopez Firma Lopez

Dirección 8827 SW 123 Ct #210 Miami, FL 33186

Teléfono y Email (Opcional)_____

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__ Dueños de Negocio del Vecindario

X Cliente

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ESTIMADOS MIEMBROS DEL AYUNTAMIENTO

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Respetuosamente,

Nombre Acela Charry Firma Acela Charry

Dirección 12455 SW 93 Terr. # 302-T Miami FL. 33186

Teléfono y Email (Opcional) _____

FAVOR MARQUE DONDE LE CORRESPONDA

X Residente del Vecindario

___ Dueños de Negocio del Vecindario

X Cliente

YO APOYO!

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Respetuosamente,

Nombre FRANKLIN SANCHEZ Firma

Dirección 8510 SW 150 AV #105 33193

Teléfono y Email (Opcional) 305 3839093

FAVOR MARQUE DONDE LE CORRESPONDA

X Residente del Vecindario

___ Dueños de Negocio del Vecindario

X Cliente

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Respetuosamente,

Nombre SANDRA NAVA Firma Sandra Nava

Dirección 8510 SW 150 AV. #105 33193

Teléfono y Email (Opcional) 305 3839093

FAVOR MARQUE DONDE LE CORRESPONDA

X Residente del Vecindario

___ Dueños de Negocio del Vecindario

X Cliente

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Respetuosamente,

Nombre Reinaldo N. Gonzalez Firma [signature]

Dirección 11826 S.W. 97 St. Miami, FL. 33186

Teléfono y Email (Opcional) 786-382-8054 reinaldo-gonzalez@att.net.

FAVOR MARQUE DONDE LE CORRESPONDA

X Residente del Vecindario

__ Dueños de Negocio del Vecindario

X Cliente

Five Star jewelers

I SUPPORT!

Five Star Jewelers and their application to obtain a Pawn License at 11760 SW 88th Street, Miami, FL 33186 for the sole purpose of offering loans on Jewelry, fine art, and antiques. I understand that a self restricted covenant is being offered to exclude all other items such as guns, knives, electronics, tools, bikes, appliances, etc... which will not be eligible for loans.

DEAR COUNCIL MEMBERS,

Please approve this application with the proffered covenant to allow Five Star Jewelers to offer loans (pawn) at this location. This will give him the ability to expand the services he offers and in no way will harm our community. We appreciate your service to the community and thank you for supporting us, the ones impacted by your decisions.

Sincerely,

Name Printed Mayda Castano Name Signed Mcastano

Address 26650 SW 173 Ct Homestead Fl 33031

Phone / Email (Optional) _____

PLEASE CHECK ALL THAT APPLY BELOW

___ Residential Neighbor

✓ Business Neighbor

✓ Customer

www.fivestarjewelers.com

Rev. 0913 -11760 SPTR

Five Star jewelers

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Sincerely,

Name Printed Luis A. Rivera Name Signed Luis A. Rivera

Address 17400 S.W 139 st.

Phone / Email (Optional) _____

PLEASE CHECK ALL THAT APPLY BELOW

✓ Residential Neighbor

___ Business Neighbor

___ Customer

Rev. 0913 -11760 SPTR

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Sincerely,

Name Printed ELIZABETH CUERVO Name Signed Elizabeth Cuervo

Address 20743 SW 131 CT, Miami FL 33177

Phone / Email (Optional) _____

PLEASE CHECK ALL THAT APPLY BELOW

✓ Residential Neighbor

___ Business Neighbor

___ Customer

Rev. 0913 -11760 SPTR

Five Star jewelers

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Sincerely,

Name Printed Lilian Carretero Name Signed Lilian Carretero

Address 10201 S.W 137 Ct Miami, FL 33186

Phone / Email (Optional) (305) 595-2034

PLEASE CHECK ALL THAT APPLY BELOW

- [x] Residential Neighbor
- [ ] Business Neighbor
- [ ] Customer

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Sincerely,

Name Printed MIGUEL A. BARRETO Name Signed Miguel A. Barreto

Address 12335 SW 125 CT MIA, FL. 33186

Phone / Email (Optional)_____

PLEASE CHECK ALL THAT APPLY BELOW

✓ Residential Neighbor

___ Business Neighbor

___ Customer

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Sincerely,

Name Printed ALVARO URIBE Name Signed _____

Address 1410 SW 78 AV

Phone / Email (Optional) 305-264 5558

PLEASE CHECK ALL THAT APPLY BELOW

___ Residential Neighbor

✓ Business Neighbor

✓ Customer

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Sincerely,

Name Printed Horacio Tobar Name Signed _____

Address 11825 SW 137 pl Miami FL 33186

Phone / Email (Optional) 786 838 3835

PLEASE CHECK ALL THAT APPLY BELOW

✓ Residential Neighbor

___ Business Neighbor

✓ Customer

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Sincerely,

Name Printed YUETTE P. CO Name Signed Y. Pico

Address 3220 SW 126 ave

Phone / Email (Optional) YUEP a Yahoo.com

PLEASE CHECK ALL THAT APPLY BELOW

- [x] Residential Neighbor
- [ ] Business Neighbor
- [x] Customer

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Sincerely,

Name Printed LAURA YURET Name Signed Laura Yuret

Address 15054 SW 104 ST. Apt 1707 MIAMI, FL 33196

Phone / Email (Optional) (305) 382-6803

PLEASE CHECK ALL THAT APPLY BELOW

✓ Residential Neighbor

___ Business Neighbor

✓ Customer

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Sincerely,

Name Printed Bianca Bäuerle Name Signed Bianca Bäuerle

Address 13954 SW 104 Terr Miami, FL 33186

Phone / Email (Optional) _____

PLEASE CHECK ALL THAT APPLY BELOW

✓ Residential Neighbor

___ Business Neighbor

✓ Customer

Rev. 0913 -11760 SPTR

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Respetuosamente,

Nombre SARA VIDAL Firma Sara Vidal

Dirección 10749 SW 118 Court - Miami, Fla 33186

Teléfono y Email (Opcional) 786-343-3142 - saravidal29@hotmail.com

FAVOR MARQUE DONDE LE CORRESPONDA

X Residente del Vecindario

__ Dueños de Negocio del Vecindario

X Cliente

Five Star jewelers

I SUPPORT!

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Sincerely,

Name Printed Francis Manning Name Signed Francis Manning

Address 11430 N Kendall Drive, Suite 101, Miami 33176

Phone / Email (Optional) _____

PLEASE CHECK ALL THAT APPLY BELOW

___ Residential Neighbor

✓ Business Neighbor

___ Customer

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Sincerely,

Name Printed NICOLE HASTY Name Signed Nicole Hasty

Address 11550 SW 92 ST MIAMI FL 33176

Phone / Email (Optional) NHASTY14@GMAIL.COM

PLEASE CHECK ALL THAT APPLY BELOW

X Residential Neighbor

___ Business Neighbor

___ Customer

10-6

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Sincerely,

Name Printed Monica Hasty Name Signed Monica Hasty

Address 11550 SW 92 St Miami FL 33176

Phone / Email (Optional) mhasty27@gmail.com

PLEASE CHECK ALL THAT APPLY BELOW

✓ Residential Neighbor

___ Business Neighbor

___ Customer

10-6

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Sincerely,

Name Printed Jay AARON Name Signed J Aaron

Address 11510 SW 92 St Mia. Fl. 33176

Phone / Email (Optional) _____

PLEASE CHECK ALL THAT APPLY BELOW

X Residential Neighbor

___ Business Neighbor

___ Customer

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Five Star jewelers

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Sincerely,

Name Printed Otis Martin Name Signed

Address 9511 SW 119 Ct. Mia 33176

Phone / Email (Optional)

PLEASE CHECK ALL THAT APPLY BELOW

✓ Residential Neighbor

___ Business Neighbor

___ Customer

10-6

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FiveStar jewelers

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Sincerely,

Name Printed Bev Martin Name Signed [signature]

Address 9511 SW 118 Miami FL 33176

Phone / Email (Optional)_____

PLEASE CHECK ALL THAT APPLY BELOW

✓ Residential Neighbor

___ Business Neighbor

___ Customer

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TA 10-6

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Five Star jewelers

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Sincerely,

Name Printed JC MENDEZ Name Signed

Address 9515 SW 118 Ct Miami 33176

Phone / Email (Optional)

PLEASE CHECK ALL THAT APPLY BELOW

✓ Residential Neighbor

___ Business Neighbor

___ Customer

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10-1

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Sincerely,

Name Printed CARLOS SUAREZ Name Signed _____

Address 10970 S.W. 93st MIAMI, FL 33176

Phone / Email (Optional) 305 798-8456 Carolsst@bellsouth.net

PLEASE CHECK ALL THAT APPLY BELOW

✓ Residential Neighbor

___ Business Neighbor

___ Customer

10/6/13

JLC

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Sincerely,

Name Printed Berta Martinez Name Signed Berta Mz

Address 11640 SW 96 Terr Miami FL 33176

Phone / Email (Optional) _____

PLEASE CHECK ALL THAT APPLY BELOW

✓ Residential Neighbor

___ Business Neighbor

___ Customer

10/6/13

BC

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Sincerely,

Name Printed Jamie Calvillo Name Signed Jamie Calvillo

Address 11519 SW 90th Ter

Phone / Email (Optional) _____

PLEASE CHECK ALL THAT APPLY BELOW

✓ Residential Neighbor

___ Business Neighbor

___ Customer

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10/6/13
A.I

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Sincerely,

Name Printed Rachel Pierozak Name Signed Rachel Pierozak

Address 11607 SW 90 terr miami, FL 33176

Phone / Email (Optional) _____

PLEASE CHECK ALL THAT APPLY BELOW

☒ Residential Neighbor

___ Business Neighbor

___ Customer

10/6/13
AJ

Rev. 0913 -11760 SPTR

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Sincerely,

Name Printed Harrison Jacobs Name Signed Harrison Jacobs

Address _____

Phone / Email (Optional) Harrisonavatar@gmail.com

PLEASE CHECK ALL THAT APPLY BELOW

✓ Residential Neighbor

___ Business Neighbor

___ Customer

10/6/13
A.I.

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Sincerely,

Name Printed Marta E. Pappas Name Signed Marta E Pappas

Address 9524 S.W. 118 Pl. 33186

Phone / Email (Optional) _____

PLEASE CHECK ALL THAT APPLY BELOW

✓ Residential Neighbor

___ Business Neighbor

___ Customer

www.fivestarjewelers.com

10/6/13
AJ.

Rev. 0913 -11760 SPTR

Five Star jewelers

I SUPPORT!

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Sincerely,

Name Printed JOHN DALLAS Name Signed

Address 9621 SW 118 PL, MIAMI, FL 33186

Phone / Email (Optional) DALLAS JJ @ BellSouth.Net

PLEASE CHECK ALL THAT APPLY BELOW

X Residential Neighbor

___ Business Neighbor

___ Customer

www.fivestarjewelers.com

10/6/13

A.I.

Rev. 0913 -11760 SPTR

YO APOYO!

Esta solicitud de Five Star Jewelers para obtener la Licencia de Empeño en 11760 SW 88th Street, Miami, FL 33186 con el propósito de ofrecer préstamos sobre joyas, obras de arte y antigüedades. Tengo entendido que existe un convenio restringido de excluir otros artículos como armas, cuchillos, herramientas, bicicletas, aparatos eléctricos, Etc. Los cuales no serán elegibles para préstamos.

ESTIMADOS MIEMBROS DEL AYUNTAMIENTO

Por favor aprobar esta solicitud con el mencionado convenio de permitir a Five Star Jewelers proveer préstamos de empeño en esta dirección. Dicha aprobación permitirá la habilidad de expandir nuestros servicios de una manera inofensiva y sin daño para nuestra comunidad. Les agradecemos su servicio prestado a la comunidad y al apoyo brindado hacia Five Star Jewelers el cual impactará en una eficiente resolución.

Respetuosamente,

Nombre Maria Rodriguez Firma

Dirección 11519 SW 90th Street

Teléfono y Email (Opcional) 786-413-5611

FAVOR MARQUE DONDE LE CORRESPONDA

✓ Residente del Vecindario

___ Dueños de Negocio del Vecindario

___ Cliente

Giovanni Rodi
10/6

YO APOYO!

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Respetuosamente,

Nombre Cesar Cabrera Firma

Dirección 11524 SW 90 ST

Teléfono y Email (Opcional) 7-306-5847

FAVOR MARQUE DONDE LE CORRESPONDA

X Residente del Vecindario

__ Dueños de Negocio del Vecindario

___ Cliente

GP 10/6

Five Star jewelers

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Sincerely,

Name Printed Nicole Terhagen Name Signed N. T

Address 11513 SW 90 St.

Phone / Email (Optional) _____

PLEASE CHECK ALL THAT APPLY BELOW

✓ Residential Neighbor

___ Business Neighbor

___ Customer

Rev. 0913 -11760 SPTR

GF 10/6

Five Star jewelers

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Sincerely,

Name Printed NICOLAS CARREIRA Name Signed

Address 1164 SW 90 ST MIAMI, FL 33176

Phone / Email (Optional)

PLEASE CHECK ALL THAT APPLY BELOW

X Residential Neighbor

___ Business Neighbor

___ Customer

www.fivestarjewelers.com

GP 10/6

Rev. 0913 -11760 SPTR

Five Star jewelers

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Sincerely,

Name Printed Victor Flores Name Signed Victor Flores

Address 11617 SW 90TH ST Miami FL 33176

Phone / Email (Optional) MONAVICTOR36@HOTMAIL.COM, 3055106268

PLEASE CHECK ALL THAT APPLY BELOW

✓ Residential Neighbor

___ Business Neighbor

___ Customer

www.fivestarjewelers.com

GP 1/6

Rev. 0913 -11760 SPTR

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Sincerely,

Name Printed Angel. MIRANDA Jr. Name Signed

Address 11625 SW. 90 ST.

Phone / Email (Optional) 305-796-9268.

PLEASE CHECK ALL THAT APPLY BELOW

✓ Residential Neighbor

___ Business Neighbor

___ Customer

www.fivestarjewelers.com

GP 10/6

Rev. 0913 -11760 SPTR

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Respetuosamente,

Nombre Hortensia mora Firma

Dirección 11525 SW 94th St

Teléfono y Email (Opcional)

FAVOR MARQUE DONDE LE CORRESPONDA

✓ Residente del Vecindario

___ Dueños de Negocio del Vecindario

___ Cliente

GP 1/16

Five Star jewelers

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Sincerely,

Name Printed Jacqueline Gonzalez Name Signed [signature]

Address 12241 SW 94th St

Phone / Email (Optional) (305) 803 1902

PLEASE CHECK ALL THAT APPLY BELOW

✓ Residential Neighbor

___ Business Neighbor

___ Customer

www.fivestarjewelers.com

Tahyli 10/12/13

Rev. 0913 -11760 SPTR

Five Star jewelers

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Sincerely,

Name Printed Robert Rovera Name Signed

Address 12457 SW 125 ct

Phone / Email (Optional)

PLEASE CHECK ALL THAT APPLY BELOW

✓ Residential Neighbor

___ Business Neighbor

___ Customer

www.fivestarjewelers.com

Tahyli 10/12/13

Rev. 0913 -11760 SPTR

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Sincerely,

Name Printed SCOTT ZIGLER Name Signed _____

Address 11480 SW 80 st 33173

Phone / Email (Optional) _____

PLEASE CHECK ALL THAT APPLY BELOW

✓ Residential Neighbor

___ Business Neighbor

___ Customer

www.fivestarjewelers.com

10/2/13
Mike H

Rev. 0913 -11760 SPTR

Five Star jewelers

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Sincerely,

Name Printed Eve Matthews Name Signed Eve Matthews

Address 11511 SW 80 Terr Miami FL 33173

Phone / Email (Optional) _____

PLEASE CHECK ALL THAT APPLY BELOW

✓ Residential Neighbor

___ Business Neighbor

___ Customer

www.fivestarjewelers.com

10/12/13
Mike H

Rev. 0913 -11760 SPTR

Five Star jewelers

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Sincerely,

Name Printed PAOLA RODRIGUEZ Name Signed

Address 9285 SW 125 AV Miami FL 33186

Phone / Email (Optional) 3058154003

PLEASE CHECK ALL THAT APPLY BELOW

✓ Residential Neighbor

___ Business Neighbor

___ Customer

www.fivestarjewelers.com

10/12/13 Mike H

Rev. 0913 -11760 SPTR

Five Star jewelers

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Sincerely,

Name Printed Caridad Minoso Name Signed _____

Address 12270 SW 92 ST

Phone / Email (Optional) _____

PLEASE CHECK ALL THAT APPLY BELOW

✓ Residential Neighbor

___ Business Neighbor

___ Customer

www.fivestarjewelers.com

10/12/13
Mike. H

Rev. 0913 -11760 SPTR

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Sincerely,

Name Printed MARTIN COLORADO Name Signed

Address 9711 SW 92St 125 ave 33186

Phone / Email (Optional)

PLEASE CHECK ALL THAT APPLY BELOW

✓ Residential Neighbor

___ Business Neighbor

___ Customer

10/12/13
Mike H

Rev. 0913 -11760 SPTR

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Sincerely,

Name Printed Richard Nieves Name Signed

Address 11570 SW 80th Street

Phone / Email (Optional)

PLEASE CHECK ALL THAT APPLY BELOW

☑ Residential Neighbor

☐ Business Neighbor

☐ Customer

10/12/13

Nick Hernandez

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Five Star jewelers

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Sincerely,

Name Printed Karl Cardona Name Signed

Address 11911 SW 94 ST

Phone / Email (Optional)

PLEASE CHECK ALL THAT APPLY BELOW

☒ Residential Neighbor

___ Business Neighbor

___ Customer

www.fivestarjewelers.com

10/12/13

Nick Hernandez

Rev. 0913 -11760 SPTR

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Sincerely,

Name Printed Arleen Rankin Name Signed Arleen Rankin

Address 12250 SW. 93rd

Phone / Email (Optional) _____

PLEASE CHECK ALL THAT APPLY BELOW

✓ Residential Neighbor

___ Business Neighbor

___ Customer

10/12/13

Nick Hernandez

www.fivestarjewelers.com

Rev. 0913 -11760 SPTR

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Respetuosamente,

Nombre Nilo Gibson Rodriguez Firma

Dirección 9601 SW 116th Ave, Miami FL, 33186.

Teléfono y Email (Opcional)

FAVOR MARQUE DONDE LE CORRESPONDA

X Residente del Vecindario

___ Dueños de Negocio del Vecindario

___ Cliente

10/12/13

Nicholas Fernandez

YO APOYO!

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Respetuosamente,

Nombre Leonardo M. Gonzalez Firma 10/12/2013

Dirección 11570 SW 80 st

Teléfono y Email (Opcional) (786) 223-0924

FAVOR MARQUE DONDE LE CORRESPONDA

✓ Residente del Vecindario

___ Dueños de Negocio del Vecindario

___ Cliente

10/12/13

Nick Hernandez

Five Star jewelers

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Sincerely,

Name Printed Reggie David Peña Dominguez Name Signed Peña..

Address 11441 SW 83 Ter

Phone / Email (Optional) 7865106294

PLEASE CHECK ALL THAT APPLY BELOW

✓ Residential Neighbor

___ Business Neighbor

___ Customer

www.fivestarjewelers.com

10/12/15

Nick Hernandez

Rev. 0913 -11760 SPTR

Five Star jewelers

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Sincerely,

Name Printed Rafael Gonzalez Name Signed [signature]

Address 11461 SW 83 terrace

Phone / Email (Optional) _____

PLEASE CHECK ALL THAT APPLY BELOW

✓ Residential Neighbor

___ Business Neighbor

___ Customer

10/12/13

Nick Hernandez

www.fivestarjewelers.com

Rev. 0913 -11760 SPTR

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Sincerely,

Name Printed ANNA DELGADO Name Signed

Address 11481 SW 83RD terrace MIAMI, FL

Phone / Email (Optional) 305 598 - 2498

PLEASE CHECK ALL THAT APPLY BELOW

✓ Residential Neighbor

___ Business Neighbor

___ Customer

10/12/13

Nick Hernandez

www.fivestarjewelers.com

Rev. 0913 -11760 SPTR

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Sincerely,

Name Printed Wayne Hill Name Signed Wayne Hill

Address 11002 S.W. 93 ST

Phone / Email (Optional) 305-216-5276

PLEASE CHECK ALL THAT APPLY BELOW

X Residential Neighbor

___ Business Neighbor

___ Customer

www.**fivestarjewelers**.com

JLC 10/6/13

Rev. 0913 -11760 SPTR

Five Star jewelers

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Sincerely,

Name Printed Herb SLOCO MB Name Signed Herbert Sloane

Address 11150 S.W. 93rd Street

Phone / Email (Optional) 305 274 - 5289

PLEASE CHECK ALL THAT APPLY BELOW

✓ Residential Neighbor

___ Business Neighbor

___ Customer

www.fivestarjewelers.com

JLC 10/16/13

Rev. 0913 -11760 SPTR

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Sincerely,

Name Printed George Kaspall Name Signed George Kaspall

Address 11440 S.W. 93 st

Phone / Email (Optional) _____

PLEASE CHECK ALL THAT APPLY BELOW

X Residential Neighbor

___ Business Neighbor

___ Customer

www.**fivestarjewelers**.com

JLC 10/16/13

Rev. 0913 - 11760 SPTR

Five Star jewelers

I SUPPORT!

Five Star Jewelers and their application to obtain a Pawn License at 11760 SW 88th Street, Miami, FL 33186 for the sole purpose of offering loans on Jewelry, fine art, and antiques. I understand that a self restricted covenant is being offered to exclude all other items such as guns, knives, electronics, tools, bikes, appliances, etc… which will not be eligible for loans.

DEAR COUNCIL MEMBERS,

Please approve this application with the proffered covenant to allow Five Star Jewelers to offer loans (pawn) at this location. This will give him the ability to expand the services he offers and in no way will harm our community. We appreciate your service to the community and thank you for supporting us, the ones impacted by your decisions.

Sincerely,

Name Printed Howard Go Star Name Signed

Address 11540 SW 97 ST Miami, FL.

Phone / Email (Optional)

PLEASE CHECK ALL THAT APPLY BELOW

X Residential Neighbor

___ Business Neighbor

___ Customer

www.**fivestarjewelers**.com

JLC 10/6/13

Rev. 0913 -11760 SPTR

FiveStar jewelers

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Sincerely,

Name Printed Ramon Bertucci Name Signed [signature]

Address 12130 SW 96th

Phone / Email (Optional)_____

PLEASE CHECK ALL THAT APPLY BELOW

✓ Residential Neighbor

___ Business Neighbor

___ Customer

www.fivestarjewelers.com

Giovanni Parodi
10/12/13

Rev. 0913 -11760 SPTR

Five Star jewelers

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Sincerely,

Name Printed Heriberto Casanova Name Signed [signature]

Address 12130 SW 96 St

Phone / Email (Optional) _____

PLEASE CHECK ALL THAT APPLY BELOW

✓ Residential Neighbor

___ Business Neighbor

___ Customer

Giovanni Parodi
10/17/13

www.fivestarjewelers.com

Rev. 0913 -11760 SPTR

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Sincerely,

Name Printed Randall Tipton Name Signed

Address 12020 SW 83rd St Miami 33186

Phone / Email (Optional) 713 252 1606

PLEASE CHECK ALL THAT APPLY BELOW

✓ Residential Neighbor

___ Business Neighbor

___ Customer

Giovanni Russi
10/12/13

www.fivestarjewelers.com

Rev. 0913 -11760 SPTR

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Sincerely,

Name Printed KARINA CASTELLANOS Name Signed Karina Castellanos

Address 12010 SW 95 street

Phone / Email (Optional) _____

PLEASE CHECK ALL THAT APPLY BELOW

✓ Residential Neighbor

___ Business Neighbor

___ Customer

Giovanni Parodi
10/12/13

Rev. 0913 -11760 SPTR

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Sincerely,

Name Printed Thien Phan Name Signed Thien

Address 11571 SW 82nd ter 33173

Phone / Email (Optional) _____

PLEASE CHECK ALL THAT APPLY BELOW

✓ Residential Neighbor

___ Business Neighbor

___ Customer

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Tahyli 10/12/13

Rev. 0913 -11760 SPTR

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Sincerely,

Name Printed Alfredo Valle Name Signed Alfredo Valle

Address 9421 SW 119th Ct Mia Fla 33186

Phone / Email (Optional) /

PLEASE CHECK ALL THAT APPLY BELOW

✓ Residential Neighbor

___ Business Neighbor

___ Customer

www.fivestarjewelers.com

Tahyli 10/12/13

Rev. 0913 -11760 SPTR

YO APOYO!

Esta solicitud de Five Star Jewelers para obtener la Licencia de Empeño en 11760 SW 88th Street, Miami, FL 33186 con el propósito de ofrecer préstamos sobre joyas, obras de arte y antigüedades. Tengo entendido que existe un convenio restringido de excluir otros artículos como armas, cuchillos, herramientas, bicicletas, aparatos eléctricos, Etc. Los cuales no serán elegibles para préstamos.

ESTIMADOS MIEMBROS DEL AYUNTAMIENTO

Por favor aprobar esta solicitud con el mencionado convenio de permitir a Five Star Jewelers proveer préstamos de empeño en esta dirección. Dicha aprobación permitirá la habilidad de expandir nuestros servicios de una manera inofensiva y sin daño para nuestra comunidad. Les agradecemos su servicio prestado a la comunidad y al apoyo brindado hacia Five Star Jewelers el cual impactará en una eficiente resolución.

Respetuosamente,

Nombre Clara SOTO Firma Clara Soto

Dirección 11461 SW 80 ter Miami Fla 33173

Teléfono y Email (Opcional) 305-598-2961

FAVOR MARQUE DONDE LE CORRESPONDA

✓ Residente del Vecindario

__ Dueños de Negocio del Vecindario

__ Cliente

Tahyli 10/12/13

Five Star jewelers

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Sincerely,

Name Printed Yelma Trueba Name Signed Yelma Trueba

Address 11561 SW 80 Terr

Phone / Email (Optional) _____

PLEASE CHECK ALL THAT APPLY BELOW

✓ Residential Neighbor

___ Business Neighbor

___ Customer

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Tahyli 10/12/13

Rev. 0913 -11760 SPTR

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Sincerely,

Name Printed JAQUELINE CARLIN Name Signed _____

Address 12251 SW 94 ST MIAMI, FL 33186

Phone / Email (Optional) _____

PLEASE CHECK ALL THAT APPLY BELOW

☑ Residential Neighbor

☐ Business Neighbor

☐ Customer

www.fivestarjewelers.com

Tahyli 10/12/13

Rev. 0913 -11760 SPTR

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Respetuosamente,

Nombre Jesus Firma

Dirección 8250 SW 114 AV.

Teléfono y Email (Opcional) 786 7282324

FAVOR MARQUE DONDE LE CORRESPONDA

✓ Residente del Vecindario

___ Dueños de Negocio del Vecindario

___ Cliente

Giovanni Pardo
10/12/13

Five Star jewelers

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Sincerely,

Name Printed Pedro Amaro Name Signed

Address 11530 SW 80 Terr

Phone / Email (Optional)

PLEASE CHECK ALL THAT APPLY BELOW

✓ Residential Neighbor

___ Business Neighbor

___ Customer

Giovanni Parets
10/12/13

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Rev. 0913 -11760 SPTR

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Respetuosamente,

Nombre Dolan Vazquez Firma

Dirección 11540 SW 88 Terr

Teléfono y Email (Opcional) 305 275 4442

FAVOR MARQUE DONDE LE CORRESPONDA

X Residente del Vecindario

___ Dueños de Negocio del Vecindario

___ Cliente

Giovanni Pardi
10/15/19

Five Star jewelers

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Sincerely,

Name Printed Otto Chappotin Name Signed Otto Chappotin

Address 12101 S.W. 95 St, Miami, FL 33186

Phone / Email (Optional) _____

PLEASE CHECK ALL THAT APPLY BELOW

✓ Residential Neighbor

___ Business Neighbor

___ Customer

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AM 10-12-13

Rev. 0913 -11760 SPTR

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Sincerely,

Name Printed Sylvia Naldjieff Name Signed _____

Address 2114 SW 94 Terr, Miami, FL. 33186

Phone / Email (Optional) 305-310-9542 / realtor@silviasellsmiami.com

PLEASE CHECK ALL THAT APPLY BELOW

X Residential Neighbor

___ Business Neighbor

___ Customer

A.M 10-12-13

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Rev. 0913 -11760 SPTR

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Sincerely,

Name Printed Tair Maribel Davila Name Signed _____

Address 8005 NW 8th St #208 Miami FL 33126

Phone / Email (Optional) _____

PLEASE CHECK ALL THAT APPLY BELOW

X Residential Neighbor

___ Business Neighbor

___ Customer

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Rev. 0913 -11760 SPTR

10/12/15

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Sincerely,

Name Printed Assilka Davila Name Signed Davila

Address 8005 N.W 8th ST #208 Miami FL 33126

Phone / Email (Optional) [illegible]

PLEASE CHECK ALL THAT APPLY BELOW

X Residential Neighbor

___ Business Neighbor

___ Customer

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Rev. 0913 -11760 SPTR

CEIRA - 10/21

FiveStar jewelers

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Sincerely,

Name Printed Bienvenido Figueroa Name Signed [signature]

Address 11501 SW 82 terr Miami FL 33173

Phone / Email (Optional)_____

PLEASE CHECK ALL THAT APPLY BELOW

X Residential Neighbor

___ Business Neighbor

___ Customer

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CPLIR Act 21's

Five Star jewelers

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Sincerely,

Name Printed Yanet Figueroa Name Signed Yfigueroa

Address 11501 SW 82nd Terr Miami FL 33173

Phone / Email (Optional) 2

PLEASE CHECK ALL THAT APPLY BELOW

X Residential Neighbor

___ Business Neighbor

___ Customer

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Rev. 0913-11760 SPTR

Celine A. 10/12/13

Five Star jewelers

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Sincerely,

Name Printed Ariel Figueroa Name Signed

Address 1501 SW 82 terr Miami FL 33173

Phone / Email (Optional)

PLEASE CHECK ALL THAT APPLY BELOW

X Residential Neighbor

___ Business Neighbor

___ Customer

www.fivestarjewelers.com

Rev. 0913 -11760 SPTR

Leive A. 7/12/18

Five Star jewelers

I SUPPORT!

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Sincerely,

Name Printed ALBERTO DEL CRISTO Name Signed

Address 11501 SW 82 terr Miami FL

Phone / Email (Optional)

PLEASE CHECK ALL THAT APPLY BELOW

X Residential Neighbor

___ Business Neighbor

___ Customer

www.**fivestarjewelers**.com

Rev. 0913 - 11760 SPTR

Five Star jewelers

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Sincerely,

Name Printed Mike Gonzalez Name Signed

Address 11530 SW 81 Ter

Phone / Email (Optional)

PLEASE CHECK ALL THAT APPLY BELOW

X Residential Neighbor

___ Business Neighbor

___ Customer

www.fivestarjewelers.com

Rev. 0913 -11760 SPTR

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Sincerely,

Name Printed Emily Bencker Name Signed

Address 11560 SW 87 terr

Phone / Email (Optional)

PLEASE CHECK ALL THAT APPLY BELOW

✓ Residential Neighbor

___ Business Neighbor

___ Customer

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[illegible] 10/12/13

Five Star jewelers

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Sincerely,

Name Printed ANTONELLO TAPIA Name Signed _____

Address 12101 SW 96th St

Phone / Email (Optional) 305-905-2829

PLEASE CHECK ALL THAT APPLY BELOW

X Residential Neighbor

___ Business Neighbor

___ Customer

www.**fivestarjewelers**.com

Rev. 0913 -11760 SPTR

10/12/13

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Sincerely,

Name Printed ALBERTO GUTIERREZ Name Signed _____

Address 12011 S.W. 96 st.

Phone / Email (Optional) _____

PLEASE CHECK ALL THAT APPLY BELOW

X Residential Neighbor

___ Business Neighbor

___ Customer

www.**fivestarjewelers**.com

Rev. 0913 -11760 SPTR

(elina A. 10/12/13

FiveStar jewelers

I SUPPORT!

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Sincerely,

Name Printed MARTIN FISHER Name Signed Martin Fisher

Address 11999 SW 9V LANE

Phone / Email (Optional) 305 279 8311

PLEASE CHECK ALL THAT APPLY BELOW

✓ Residential Neighbor

___ Business Neighbor

___ Customer

www.fivestarjewelers.com

Rev. 0913 -11760 SPTR

(PIN A. 10/12/13

Five Star jewelers

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Sincerely,

Name Printed ERIC H. BRASWELL Name Signed E H Braswell

Address 11979 S.W. 92 LANE MIAMI, FL 33186

Phone / Email (Optional) 305-302-2724

PLEASE CHECK ALL THAT APPLY BELOW

✓ Residential Neighbor

___ Business Neighbor

___ Customer

www.fivestarjewelers.com

Rev. 0913 -11760 SPTR

Celina A. 10/12/13

FiveStar jewelers

I SUPPORT!

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Sincerely,

Name Printed Grace Verduen Name Signed [signature]

Address 12231 SW 93 ST Miami Fl 33186

Phone / Email (Optional)_____

PLEASE CHECK ALL THAT APPLY BELOW

X Residential Neighbor

___ Business Neighbor

___ Customer

www.fivestarjewelers.com

Rev. 0913 -11760 SPTR

Celine A. 10/12/13

Five Star jewelers

I SUPPORT!

Five Star Jewelers and their application to obtain a Pawn License at 11760 SW 88th Street, Miami, FL 33186 for the sole purpose of offering loans on Jewelry, fine art, and antiques. I understand that a self restricted covenant is being offered to exclude all other items such as guns, knives, electronics, tools, bikes, appliances, etc... which will not be eligible for loans.

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Sincerely,

Name Printed Eileen Jolan Name Signed E Jolan

Address 12100 SW 91 ST Miami

Phone / Email (Optional) _____

PLEASE CHECK ALL THAT APPLY BELOW

✓ Residential Neighbor

___ Business Neighbor

___ Customer

www.fivestarjewelers.com

Rev. 0913 -11760 SPTR

celina 10/16/13

FiveStar jewelers

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Sincerely,

Name Printed Robert Truel Name Signed [signature]

Address 11561 SW 80 Ter Miami

Phone / Email (Optional)_____

PLEASE CHECK ALL THAT APPLY BELOW

X Residential Neighbor

___ Business Neighbor

___ Customer

BC

www.fivestarjewelers.com

Rev. 0913 -11760 SPTR

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Sincerely,

Name Printed SILVIA ARSAIN Name Signed _____

Address 11979 SW. 92 st, Miami, Fl 33186

Phone / Email (Optional) _____

PLEASE CHECK ALL THAT APPLY BELOW

✓ Residential Neighbor

___ Business Neighbor

___ Customer

BC

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Sincerely,

Name Printed Cristina Vega Name Signed Cmega

Address 11541 SW 81 Terr Miami, FL 33173

Phone / Email (Optional) _____

PLEASE CHECK ALL THAT APPLY BELOW

☒ Residential Neighbor

___ Business Neighbor

___ Customer

www.fivestarjewelers.com

AM 10-12-13

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Sincerely,

Name Printed Sofia Estrada Name Signed Sofia Estrada

Address 11440 SW 120 Ave 33186

Phone / Email (Optional) 3052748873

PLEASE CHECK ALL THAT APPLY BELOW

✓ Residential Neighbor

___ Business Neighbor

___ Customer

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AM 10-12-13

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Sincerely,

Name Printed Leticia R. Vega Name Signed Leticia R. Vega

Address 11541 SW 81 TERR

Phone / Email (Optional)

PLEASE CHECK ALL THAT APPLY BELOW

✓ Residential Neighbor

___ Business Neighbor

___ Customer

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AM 10-12-13

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Sincerely,

Name Printed Anh-Tram Dang Name Signed Anh-Tram

Address 11571 S.W 82nd Ter 33173

Phone / Email (Optional) _____

PLEASE CHECK ALL THAT APPLY BELOW

✓ Residential Neighbor

___ Business Neighbor

___ Customer

www.fivestarjewelers.com

AM 10-12-13

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Sincerely,

Name Printed Felix Carballo Name Signed

Address 12241 SW 95 St Mia 33186

Phone / Email (Optional)

PLEASE CHECK ALL THAT APPLY BELOW

X Residential Neighbor

___ Business Neighbor

___ Customer

www.fivestarjewelers.com

AM
10-12-13

Rev. 0913 -11760 SPTR

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Sincerely,

Name Printed BRIAN DAVIS Name Signed [signature]

Address 11441 SW 81ST TERR., Miami, FL.

Phone / Email (Optional) 305 956 0384

PLEASE CHECK ALL THAT APPLY BELOW

✓ Residential Neighbor

___ Business Neighbor

___ Customer

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AM 10-12-13

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Sincerely,

Name Printed Michael Matamoros Name Signed Michael Matamoros

Address 11461 SW 81 TER Miami, FL 33173

Phone / Email (Optional) Sgt pepper 823@hotmail.com

PLEASE CHECK ALL THAT APPLY BELOW

✓ Residential Neighbor

___ Business Neighbor

___ Customer

AM 10-12-13

Rev. 0913 -11760 SPTR

Five Star jewelers

I SUPPORT!

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Sincerely,

Name Printed MICHAEL REIS Name Signed

Address 17014 SW 94 TER

Phone / Email (Optional) —

PLEASE CHECK ALL THAT APPLY BELOW

X Residential Neighbor

___ Business Neighbor

___ Customer

AM 10-12-13

Rev. 0913 -11760 SPTR

Five Star jewelers

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Sincerely,

Name Printed Cathy Navas Name Signed

Address 8054 SW 119th Pl.

Phone / Email (Optional)

PLEASE CHECK ALL THAT APPLY BELOW

✓ Residential Neighbor

___ Business Neighbor

___ Customer

K.O.
10/26

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Sincerely,

Name Printed P GLORIA MOLINA Name Signed _____

Address 11988 SW 81 LANE

Phone / Email (Optional) _____

PLEASE CHECK ALL THAT APPLY BELOW

✓ Residential Neighbor

___ Business Neighbor

___ Customer

www.fivestarjewelers.com

Gio Parodi 10/26

Rev. 0913 - 11760 SPTR

Five Star jewelers

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Sincerely,

Name Printed Jorge Pelaez Name Signed

Address 11947 SW 81 Lane Miami FL 33186

Phone / Email (Optional) miamiyogi@gmail.com

PLEASE CHECK ALL THAT APPLY BELOW

X Residential Neighbor

___ Business Neighbor

___ Customer

www.fivestarjewelers.com

Jorge Pelaez 10/2

Rev. 0913 -11760 SPTR

YO APOYO!

Esta solicitud de Five Star Jewelers para obtener la Licencia de Empeño en 11760 SW 88th Street, Miami, FL 33186 con el propósito de ofrecer préstamos sobre joyas, obras de arte y antigüedades. Tengo entendido que existe un convenio restringido de excluir otros artículos como armas, cuchillos, herramientas, bicicletas, aparatos eléctricos, Etc. Los cuales no serán elegibles para préstamos.

ESTIMADOS MIEMBROS DEL AYUNTAMIENTO

Por favor aprobar esta solicitud con el mencionado convenio de permitir a Five Star Jewelers proveer préstamos de empeño en esta dirección. Dicha aprobación permitirá la habilidad de expandir nuestros servicios de una manera inofensiva y sin daño para nuestra comunidad. Les agradecemos su servicio prestado a la comunidad y al apoyo brindado hacia Five Star Jewelers el cual impactará en una eficiente resolución.

Respetuosamente,

Nombre [illegible] Firma [illegible]

Dirección 11623 SW 90 St Miami Fl 33176

Teléfono y Email (Opcional)_____

FAVOR MARQUE DONDE LE CORRESPONDA

V Residente del Vecindario

__ Dueños de Negocio del Vecindario

__ Cliente

Gio Parrodi
10/26

FiveStar jewelers

I SUPPORT!

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DEAR COUNCIL MEMBERS,

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Sincerely,

Name Printed Esther Medina Name Signed Esther Medina

Address 11619 SW 90 St. Miami Fl. 33176

Phone / Email (Optional)_____

PLEASE CHECK ALL THAT APPLY BELOW

✓ Residential Neighbor

___ Business Neighbor

___ Customer

www.fivestarjewelers.com

Rev. 0913 -11760 SPTR

Oro Parodi 10/26

YO APOYO!

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Respetuosamente,

Nombre Kirstin Angarita Firma [signature]

Dirección 8114 SW 119 PA 171

Teléfono y Email (Opcional)_____

FAVOR MARQUE DONDE LE CORRESPONDA

✓ Residente del Vecindario

___ Dueños de Negocio del Vecindario

___ Cliente

10/26

Gio Parodi

Five Star jewelers

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Sincerely,

Name Printed Isabel Gonzalez Name Signed [signature]

Address 11980 SW 81 St Miami FL 33183

Phone / Email (Optional) _____

PLEASE CHECK ALL THAT APPLY BELOW

X Residential Neighbor

___ Business Neighbor

___ Customer

GP
10/26

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Five Star jewelers

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Sincerely,

Name Printed MARIA CARUSTAL Name Signed

Address 11461 SW 83 TERRACE, MIAMI, FL. 33173

Phone / Email (Optional)

PLEASE CHECK ALL THAT APPLY BELOW

✓ Residential Neighbor

___ Business Neighbor

___ Customer

V.O.
10/26

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Rev. 0913 -11760 SPTR

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Respetuosamente,

Nombre Maria Rios Firma

Dirección 11621 SW 81 Ter

Teléfono y Email (Opcional) 786-399-2029

FAVOR MARQUE DONDE LE CORRESPONDA

X Residente del Vecindario

___ Dueños de Negocio del Vecindario

___ Cliente

K.O
10/26

Five Star jewelers

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Sincerely,

Name Printed Emily Bender Name Signed

Address 11560 SW 81 terr

Phone / Email (Optional)

PLEASE CHECK ALL THAT APPLY BELOW

✓ Residential Neighbor

___ Business Neighbor

___ Customer

K.O.
10/26

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Sincerely,

Name Printed Alisnery Marmol Name Signed

Address 11560 SW 81 terr

Phone / Email (Optional) (954) 793-2012

PLEASE CHECK ALL THAT APPLY BELOW

A Residential Neighbor

___ Business Neighbor

___ Customer

K.O

10/26

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Sincerely,

Name Printed Rafael Gonzalez Name Signed R

Address 11461 SW 83 Terrace

Phone / Email (Optional) _____

PLEASE CHECK ALL THAT APPLY BELOW

✓ Residential Neighbor

___ Business Neighbor

___ Customer

I.O.
10/26/13

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Rev. 0913 -11760 SPTR

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Sincerely,

Name Printed Amari NS Bornot Name Signed Amari Bornot

Address 11527 S.W. 90St Miami, FL 33176

Phone / Email (Optional)_____

PLEASE CHECK ALL THAT APPLY BELOW

X Residential Neighbor

___ Business Neighbor

___ Customer

www.fivestarjewelers.com

KO
10/26

Rev. 0913 -11760 SPTR

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Sincerely,

Name Printed Guilherme Carreira Name Signed [signature]

Address 11611 SW 90th ST Miami, FL 33176

Phone / Email (Optional) _____

PLEASE CHECK ALL THAT APPLY BELOW

✓ Residential Neighbor

___ Business Neighbor

___ Customer

K.O.

10/26/13

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Sincerely,

Name Printed Ashley Thrush Name Signed

Address 8260 SW 114th Ave Miami FL 33176

Phone / Email (Optional)

PLEASE CHECK ALL THAT APPLY BELOW

✓ Residential Neighbor

___ Business Neighbor

___ Customer

KO
10/26

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Rev. 0913 -11760 SPTR

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Sincerely,

Name Printed Mario Lopez Name Signed [signature]

Address 11625 SW 90 ST MIAMI, FL. 33176

Phone / Email (Optional) _____

PLEASE CHECK ALL THAT APPLY BELOW

X Residential Neighbor

___ Business Neighbor

___ Customer

KO
10/26

www.fivestarjewelers.com

Rev. 0913 -11760 SPTR

Five Star jewelers

I SUPPORT!

Five Star Jewelers and their application to obtain a Pawn License at 11760 SW 88th Street, Miami, FL 33186 for the sole purpose of offering loans on Jewelry, fine art, and antiques. I understand that a self restricted covenant is being offered to exclude all other items such as guns, knives, electronics, tools, bikes, appliances, etc… which will not be eligible for loans.

DEAR COUNCIL MEMBERS,

Please approve this application with the proffered covenant to allow Five Star Jewelers to offer loans (pawn) at this location. This will give him the ability to expand the services he offers and in no way will harm our community. We appreciate your service to the community and thank you for supporting us, the ones impacted by your decisions.

Sincerely,

Name Printed MARIA BELLA Name Signed _____

Address 11521 S.W. 90 STREET, MIAMI

Phone / Email (Optional) _____

PLEASE CHECK ALL THAT APPLY BELOW

X Residential Neighbor

___ Business Neighbor

___ Customer

KO
10/26

www.fivestarjewelers.com

Rev. 0913 -11760 SPTR

YO APOYO!

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Respetuosamente,

Nombre B Villaman Firma B Villaman

Dirección 11555 SW 90 St miami fla 33176

Teléfono y Email (Opcional)_____

FAVOR MARQUE DONDE LE CORRESPONDA

X Residente del Vecindario

__ Dueños de Negocio del Vecindario

___ Cliente

KO

10/26

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Sincerely,

Name Printed JOYCE GONZALEZ Name Signed Josl

Address 11870 SW 81 ST

Phone / Email (Optional) _____

PLEASE CHECK ALL THAT APPLY BELOW

X Residential Neighbor

___ Business Neighbor

___ Customer

KO
10/26

www.fivestarjewelers.com

Rev. 0913 -11760 SPTR

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Sincerely,

Name Printed Glenn Rosen Name Signed Glenn Rosen

Address 11541 S.W. 81 Terrace Miami, FL 33173

Phone / Email (Optional) _____

PLEASE CHECK ALL THAT APPLY BELOW

X Residential Neighbor

___ Business Neighbor

___ Customer

KO
10/26

www.fivestarjewelers.com

Rev. 0913 -11760 SPTR

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Sincerely,

Name Printed JERRY ABNEY Name Signed _____

Address 11501 SW 81A TER MIAMI, FL 33173

Phone / Email (Optional) _____

PLEASE CHECK ALL THAT APPLY BELOW

X Residential Neighbor

___ Business Neighbor

___ Customer

KO
10/26

www.fivestarjewelers.com

Rev. 0913 -11760 SPTR

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Respetuosamente,

Nombre Edgar Lamela Firma [signature]

Dirección 8041 SW 118th CT.

Teléfono y Email (Opcional)_____

FAVOR MARQUE DONDE LE CORRESPONDA

X Residente del Vecindario

__ Dueños de Negocio del Vecindario

__ Cliente

Gio
Parodi
10/26

FiveStar jewelers

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Sincerely,

Name Printed Laima Miranda Name Signed [signature]

Address 11490 SW 83 ter Miami, FL 33173

Phone / Email (Optional)_____

PLEASE CHECK ALL THAT APPLY BELOW

X Residential Neighbor

___ Business Neighbor

___ Customer

www.fivestarjewelers.com

Gio Parodi 10/26

Rev. 0913 -11760 SPTR

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Sincerely,

Name Printed Jorge Peng Name Signed

Address 11480 SW 83 terr

Phone / Email (Optional)

PLEASE CHECK ALL THAT APPLY BELOW

✓ Residential Neighbor

___ Business Neighbor

___ Customer

Gio Pasodu 10/26

www.fivestarjewelers.com

Rev. 0913 - 11760 SPTR

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Respetuosamente,

Nombre Omaster Romero Firma

Dirección 11490 SW 83 Terr, 33 173

Teléfono y Email (Opcional) 786 291 0236.

FAVOR MARQUE DONDE LE CORRESPONDA

X Residente del Vecindario

___ Dueños de Negocio del Vecindario

___ Cliente

Gato Parodi 10/26

Five Star jewelers

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Sincerely,

Name Printed LISBET FIGUEROA Name Signed

Address 11501 SW 82 Terr Miami, FL 33173

Phone / Email (Optional)

PLEASE CHECK ALL THAT APPLY BELOW

✓ Residential Neighbor

___ Business Neighbor

___ Customer

www.fivestarjewelers.com

Rev. 0913-11760 SPTR

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Respetuosamente,

Nombre Reggie David peña Firma Reggie

Dirección 11441 SW 83 Ter

Teléfono y Email (Opcional) 786-510-6294

FAVOR MARQUE DONDE LE CORRESPONDA

✓ Residente del Vecindario

___ Dueños de Negocio del Vecindario

___ Cliente

Gio
Parodi
2/22

FiveStar jewelers

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Sincerely,

Name Printed Lilliam de la Vega Name Signed [signature]

Address 11621 SW 82 Terr 33173 Miami, FL

Phone / Email (Optional) ebz0108@yahoo.com

PLEASE CHECK ALL THAT APPLY BELOW

X Residential Neighbor

___ Business Neighbor

___ Customer

Gino Parodi 10/26

www.fivestarjewelers.com

Rev. 0913 -11760 SPTR

Five Star jewelers

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Sincerely,

Name Printed Armando Diaz Name Signed

Address 11994 SW 81ST Mia

Phone / Email (Optional)

PLEASE CHECK ALL THAT APPLY BELOW

X Residential Neighbor

___ Business Neighbor

___ Customer

GP
10/22

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Rev. 0913 -11760 SPTR

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Sincerely,

Name Printed Minh Tran Name Signed

Address 11869 SW 81 St, Miami, FL 33183

Phone / Email (Optional) _____

PLEASE CHECK ALL THAT APPLY BELOW

✓ Residential Neighbor

___ Business Neighbor

___ Customer

GP

10/26

Rev. 0913 -11760 SPTR

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Respetuosamente,

Nombre ELA DOMINGUEZ Firma [signature]

Dirección 8300 SW MIAMI FL 33173

Teléfono y Email (Opcional)_____

FAVOR MARQUE DONDE LE CORRESPONDA

[X] Residente del Vecindario

[ ] Dueños de Negocio del Vecindario

[ ] Cliente

GP
10/26

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Sincerely,

Name Printed VERONICA MIRANDA Name Signed [signature]

Address 8109 SW 118 Ct MIAMI FL 33183

Phone / Email (Optional) ——

PLEASE CHECK ALL THAT APPLY BELOW

X Residential Neighbor

___ Business Neighbor

___ Customer

Gato
[illegible]
10/92

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Rev. 0913 -11760 SPTR

Five Star jewelers

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Sincerely,

Name Printed Nikki Sismanidis Name Signed _____

Address 11830 SW 97st Miami, FL 33176

Phone / Email (Optional) sismanidis@gmail.com

PLEASE CHECK ALL THAT APPLY BELOW

✓ Residential Neighbor

___ Business Neighbor

___ Customer

www.fivestarjewelers.com

GF 10/6

Rev. 0913 -11760 SPTR

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Sincerely,

Name Printed Cristine Sismanidis Name Signed

Address 11830 SW 97 st miami Florida 33186

Phone / Email (Optional) csismanidis@gmail.com

PLEASE CHECK ALL THAT APPLY BELOW

✓ Residential Neighbor

___ Business Neighbor

___ Customer

www.fivestarjewelers.com

GP 10/6

Rev. 0913 -11760 SPTR

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Sincerely,

Name Printed Chris Carlin Name Signed

Address 12251 SW 94ST Miami 33186

Phone / Email (Optional)

PLEASE CHECK ALL THAT APPLY BELOW

✓ Residential Neighbor

___ Business Neighbor

___ Customer

www.fivestarjewelers.com

Tahyli 10/12/13

Rev. 0913 -11760 SPTR

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Respetuosamente,

Nombre Mayda Gonzalez Firma

Dirección 11530 SW 80 Terr

Teléfono y Email (Opcional)

FAVOR MARQUE DONDE LE CORRESPONDA

✓ Residente del Vecindario

___ Dueños de Negocio del Vecindario

___ Cliente

10/12/13
Giovanni
Parodi

Five Star jewelers

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Sincerely,

Name Printed Egon Rodriguez Name Signed

Address 8152 SW 119 Court

Phone / Email (Optional) 305-733-0523

PLEASE CHECK ALL THAT APPLY BELOW

✓ Residential Neighbor

___ Business Neighbor

___ Customer

www.fivestarjewelers.com

GP
10/26

Rev. 0913 - 11760 SPTR

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Sincerely,

Name Printed Lleito Name Signed

Address 2201 SW 117 path

Phone / Email (Optional)

PLEASE CHECK ALL THAT APPLY BELOW

√ Residential Neighbor

___ Business Neighbor

___ Customer

K.O.
10/26

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Rev. 0913 -11760 SPTR

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Sincerely,

Name Printed Eduardo Martin Name Signed

Address 9044 SW 119 PL Miami, FL 33183

Phone / Email (Optional)

PLEASE CHECK ALL THAT APPLY BELOW

√ Residential Neighbor

___ Business Neighbor

___ Customer

K.O.

10/26

www.fivestarjewelers.com

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Sincerely,

Name Printed Juan Sanchez Name Signed

Address 8310 SW 114 AVE

Phone / Email (Optional)

PLEASE CHECK ALL THAT APPLY BELOW

√ Residential Neighbor

___ Business Neighbor

___ Customer

K.O.
10/26/13

www.fivestarjewelers.com

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Sincerely,

Name Printed Victor Mora Name Signed Victor Mora

Address 11617 SW. 90TH St Miami FL 33176

Phone / Email (Optional) 305 510 6268 mora victor 360@Hotmail.com

PLEASE CHECK ALL THAT APPLY BELOW

✓ Residential Neighbor

___ Business Neighbor

___ Customer

K.O.
10/26/13

www.fivestarjewelers.com

Rev. 0913 -11760 SPTR

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Sincerely,

Name Printed 11805 SW 81ST MIAMI Name Signed Jorge

Address Jorge Lopez

Phone / Email (Optional)

PLEASE CHECK ALL THAT APPLY BELOW

✓ Residential Neighbor

___ Business Neighbor

___ Customer

K.O. 10/26

www.fivestarjewelers.com

Rev. 0913 -11760 SPTR

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Sincerely,

Name Printed FRANK SANCHEZ Name Signed

Address 11420 S.W. 87 terrace Miami 33173

Phone / Email (Optional)

PLEASE CHECK ALL THAT APPLY BELOW

✓ Residential Neighbor

___ Business Neighbor

___ Customer

www.fivestarjewelers.com

Gus Perez 10/26

Rev. 0913 -11760 SPTR

Five Star jewelers

I SUPPORT!

Five Star Jewelers and their application to obtain a Pawn License at 11760 SW 88th Street, Miami, FL 33186 for the sole purpose of offering loans on Jewelry, fine art, and antiques. I understand that a self restricted covenant is being offered to exclude all other items such as guns, knives, electronics, tools, bikes, appliances, etc... which will not be eligible for loans.

DEAR COUNCIL MEMBERS,

Please approve this application with the proffered covenant to allow Five Star Jewelers to offer loans (pawn) at this location. This will give him the ability to expand the services he offers and in no way will harm our community. We appreciate your service to the community and thank you for supporting us, the ones impacted by your decisions.

Sincerely,

Name Printed Pablo Perez Name Signed

Address 11501 SW, 82 TERR.

Phone / Email (Optional) 786-447-3420.

PLEASE CHECK ALL THAT APPLY BELOW

√ Residential Neighbor

___ Business Neighbor

___ Customer

Gio Parodi 10/20

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Rev. 0913 -11760 SPTR

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Sincerely,

Name Printed Danielle Leigh Name Signed Dleigh

Address 212 Three Islands Blvd #207 Hallandale, FL

Phone / Email (Optional) leigh.danielle@yahoo.com

PLEASE CHECK ALL THAT APPLY BELOW

___ Residential Neighbor

___ Business Neighbor

✓ Customer BC

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Rev. 0913 -11760 SPTR

MIAMI-DADE COUNTY

Departm... of Permitting, Environment a Regulatory Affairs

Collection System
Invoice

November 21, 2011 11:26 AM

Invoice Number: **I201131129**
Date: **21-NOV-11** **Collection #:47211**

Process Number: **A2011000018**
User ID: GRT

Name: ROBERT REID WEDDING ARCHITECTS AND PLAN
Address: 612 S MILITARY TRAIL
DEERFIELD BEACH , FL - 33442
Phone: (954) 428-9361
Comments:

Sales Type	Fee Code	Quantity	Unit	Description	Amount
ZSUR	SUR8	1	$	ZONING 8% SURCHARGE	$ 276.25
ZIMAG	Z060	1	APPL	IMAGED RECORDS ON LINE (APPLICATION TYPE 2)	$ 77.25
DERM	Z109	1		DERM	$ 250.00
PWKS	Z119	1		PUBLIC WORKS DEPT	$ 250.00
FIRE	Z120	1	EACH	FIRE RESCUE DEPARTMENT	$ 190.00
ZADREV	Z709	2870	SQ FT	SIZE OF BUILDING COMMERCIAL 5,000 SQ FT OR PORTION	$ 293.55
ZADREV	Z707	1	APPL	ASPR-COMM BASIC	$ 2,201.63
ZADREV	Z708	.61	ACRE	SIZE OF PROPERTY COMMERCIAL 10 ACRE OR PORTION	$ 880.65
				Total:	**$ 4,419.33**

Thank you for your business. Please visit our website at www.miamidade.gov/planzone