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November 20, 2013

HAND DELIVERED

Eric Silva, AICP
Assistant Director
Department of Regulatory
and Economic Resources
111 NW 1 Street, 11th Floor
Miami, Florida 33128

**Re: Amended and Restated Letter of Intent / MG Jewelers of Miami, Inc. /
Process No. Z13-003 (the "Application")**

Dear Eric:

This shall constitute our Amended and Restated Letter of Intent on behalf of MG Jewelers of Miami, Inc. (the "Applicant"), in support of the enclosed public hearing application. The principal purpose of the public hearing application is to request the approval of a use variance and special exception to permit the pawning of secondhand jewelry only in connection with an existing jewelry store. The existing jewelry store is located at 11760 SW 88 Street, Miami-Dade County, and occupies a store bay within an existing ±2.52 net acre shopping center that is located at 11740 - 11790 SW 88 Street, Miami-Dade County, Florida (the "Property"). The Application does not involve any physical alteration to the existing store which has been in operation in the shopping center since 2009.

Currently, pawning of merchandise is permitted in a BU-3 (Liberal Business District) zoning district with a special exception. The Property is currently zoned BU-1A, Limited Business District. As such, the Applicant hereby requests the approval of the following zoning request:

Use Variance and Special Exception to permit the pawning of
secondhand jewelry only in connection with an existing jewelry
store.

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The Application satisfies the requirements for the approval of both a use variance and special exception pursuant to Section 33-311(A)(4)(a) and Section 33-311(A)(3) of the Code of Miami-Dade County, respectively.

Use Variance. The approval of the use variance request will not be contrary to the public interest. The request is limited to the pawning of secondhand jewelry only in connection with an existing jewelry store. A literal enforcement of the zoning regulations would result in unnecessary hardship. However, the approval of the request will allow the existing jewelry store to maintain the same competitive advantage afforded to other jewelry stores in Miami-Dade County which have been granted similar variances permitting the pawning of secondhand jewelry. The spirit of the regulations will be observed inasmuch as the BU-1A zoning district already permits the sale of new and secondhand jewelry. Hence, the pawning of secondhand jewelry is an appropriate extension of the existing business. The use variance will be in harmony with the general purpose and intent of the regulation considering the use variance request is narrow in scope and limited to the pawning of secondhand jewelry only. Hence, the pawning of any other good will not occur on the premises. For all of the aforementioned reasons, the request is the minimum use variance that will permit the reasonable use of the premises

Special Exception. The approval of the special exception request to permit the pawning of secondhand jewelry in connection with an existing, lawfully established, jewelry store will not have an unfavorable effect on the economy of Miami-Dade County, will not generate or result in excessive noise or traffic, will not cause undue or excessive burden on public facilities, will be accessible by public roads, streets or highways, will not tend to create a fire or other equally or greater dangerous hazards, or provoke excessive overcrowding or concentration of people or population. Hence, the request and intended use is compatible with the existing shopping center uses and with the present and future development of the surrounding area.

Additional Zoning Requests. The secondary purpose of the Application is to revisit the street tree requirements for the overall shopping center. In this regard, the Application was deferred recently by the Community Zoning Appeals Board 12 for the purpose of amending the advertisement to include additional zoning requests, as follows:

Modification of Condition No. 2 of Resolution CZAB12-4-11 as follows:

From: "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.

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To: "2. That the applicant provide 15 palm street trees along SW 88 Street (North Kendall Drive) right-of-way at the time of permitting.

Non-use variance to permit 17 palm street trees (21 palm street trees required) along SW 88 Street (North Kendall Drive) right-of-way and 0 street trees (15 street trees required) along SW 89 Street right-of-way.

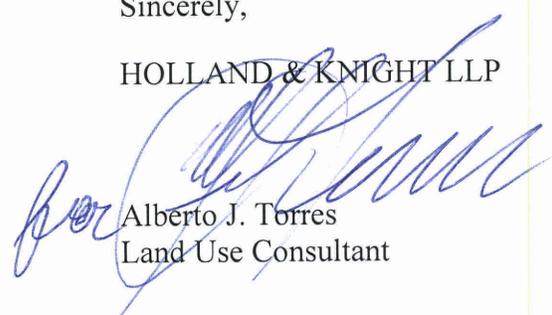
The Additional Zoning Requests are hereby added to the Application due to the fact that the property owner is unable to completely satisfy the street tree requirement because 1) additional street trees cannot be planted within the SW 88 Street right-of-way due to limited space 2) there is no room within the SW 89 Street right-of-way to plant additional street trees, including palm trees 3) there are existing utility easements, adjacent to SW 89 Street, that encumber the subject property and prohibit the planting of trees in the areas affected by the utility easement and 4) there is insufficient space elsewhere on the subject property to plant additional trees with proper spacing between trees to promote their survival.

Working with limited areas which are suitable for the planting of larger type trees, and maintaining the level of street visibility required by commercial tenants, the property owner has planted as many street trees as possible. This includes the planting of 17 Royal Palms along SW 88 Street which satisfies 80% of the number of palms needed to satisfy the street tree requirement with the planting of palms.

For all of the aforementioned reasons, we respectfully request your favorable review and support of the Application. As always, should you have any questions or require additional information, please feel free to call me.

Sincerely,

HOLLAND & KNIGHT LLP



Alberto J. Torres
Land Use Consultant

Cc: Mr. Jorge L. Carvajal

JJM/AJT/MAF/sf
Enclosures

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