



**Fleites, Siuby (MIA - X27526)**

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**From:** Nitti, Nicholas (RER) [NDN@miamidade.gov]  
**Sent:** Tuesday, December 10, 2013 10:45 AM  
**To:** Torres, Alberto J (MIA - X27744)  
**Cc:** Silva, Eric (RER); Mayol, Juan J (MIA - X27787); Freire, Michael A (MIA - X27792); Fleites, Siuby (MIA - X27526)  
**Subject:** RE: Five Star Jewelers, Inc. / Z13-053

Thanks Al.

For the record we cannot accept nor consider these conditions as part of this application because we are recommending denial.

However if the board was to approve the application we would not object to these conditions and find them consistent with the other jewelry pawn applications that were approved.

Nick

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**From:** [Alberto.Torres@hklaw.com](mailto:Alberto.Torres@hklaw.com) [<mailto:Alberto.Torres@hklaw.com>]  
**Sent:** Tuesday, December 10, 2013 10:37 AM  
**To:** Nitti, Nicholas (RER)  
**Cc:** Silva, Eric (RER); [Juan.Mayol@hklaw.com](mailto:Juan.Mayol@hklaw.com); [Michael.Freire@hklaw.com](mailto:Michael.Freire@hklaw.com); [Siuby.Fleites@hklaw.com](mailto:Siuby.Fleites@hklaw.com)  
**Subject:** Five Star Jewelers, Inc. / Z13-053  
**Importance:** High

Dear Nick,

Attached for the department's review and consideration is a set of conditions for approval that we intend to proffer to the CZAB 10 at tonight's public hearing. The proposed conditions are typical of the conditions contained in sample resolutions approving pawnshops in connection with a jewelry store. The last sentence in condition #5 is in addition to the standard condition.

Please let us know if you have any questions, objections, etc.

**Alberto J. Torres | Holland & Knight**  
Land Use Consultant  
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APPLICANT	ADDRESS	RESOLUTION NUMBER	RECOMMENDATION
KENDALE JEWELRY, INC.	15154 SW 72 ST	5-ZAB-132-97	APPROVAL
JORGE LUIS CARVAJAL	13804 SW 152 ST	5-ZAB-321-96	APPROVAL
FLAGLER INVESTMENT GROUP	15224 SW 72 ST	5-ZAB-280-96	APPROVAL
J & J JEWELRY III	15908 SW 137 AVE	5-ZAB-217-96	APPROVAL
JORGE ALONSO	8518 SW 24 ST	5-ZAB-451-94	APPROVAL
CASABLANCA JEWELRY	SW 8 ST / SW 132 AVE	5-ZAB -205-94	APPROVAL
RANDEL & RENALDO MESA	4328 SW 8 ST	4-ZAB-248-93	APPROVAL
J & J JEWELRY #2, INC.	10158 W FLAGLER ST	4-ZAB-255-93	APPROVAL
JUAN VALDEZ D/B/A TESSY'S JEWELRY	12833 N KENDALL DR	4-ZAB-183-93	APPROVAL
CASH-R-US, INC.	801-823 SW 122 AVE	4-ZAB-418-92	APPROVAL
J & J JEWELRY, INC.	14706 SW 56 ST	4-ZAB-31-91	APPROVAL
JUAN MARTINEZ JEWELRY, INC.	10601 SW 40 ST	4-ZAB-278-90	APPROVAL
BIRD ROAD PLAZA	8522 BIRD ROAD	4-ZAB-166-90	APPROVAL
DOROBY JEWELRY, INC.	11865 SW 26 ST	4-ZAB-425-87	APPROVAL

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## EVALUATION FACTORS CHECKLIST

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

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

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Miami - Dade County, Florida, Code of Ordinances >> PART III - CODE OF ORDINANCES >> Chapter 33  
- ZONING >> ARTICLE XXIV. BU-1, NEIGHBORHOOD BUSINESS DISTRICT >>

ARTICLE XXIV. BU-1, NEIGHBORHOOD BUSINESS DISTRICT <sup>[29]</sup>

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.

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**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 XIA 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:

<i>Size of the Total Lot Area</i>	<i>Percent of the Total Lot Area</i>
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)

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**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." [\(Back\)](#)

# EXHIBIT LIST

## COMMUNITY ZONING APPEALS BOARD 11

December 10, 2013

RESOLUTION #: CZAB11-9-13
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ITEM#	HEARING#	APPLICANT'S NAME	SS-TT-RR
A	13-053	<b>FIVE STAR JEWELERS, INC.</b>	32-54-39

EX. #	EXHIBIT DESCRIPTION	IN FILE
A-1	Binder containing pawn store examples, etc.	X
A-2	Previous approvals	X
A-3	Elevation checklist from applicant	X
A-4	BU-1 Section of Code	X
A-5	Suggested conditions for approval	X
A-6	Email from Zoning Evaluation regarding conition	X
A-7	List of prior approvals in Kendall	X
A-8	Letters of support	X
A-9	Letters of support	X
A-10	Letters of support	X
A-11		
A-12		
A-13		
A-14		
A-15		
A-16		
A-17		
A-18		

**FIVE STAR JEWELERS, INC.**  
**Z13-053**

**CONDITIONS OF APPROVAL**

1. That a site plan be submitted to and meet with the approval of the Director of Regulatory and Economic Resources, upon the submittal of an application for a building permit and/or Certificate of Use and Occupancy; said plan to include among other things but not be limited thereto, location of structure or structures, types, sizes and location of signs, light standards, off-street parking areas, exits and entrances, drainage, walls, fences, landscaping, etc.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "New Shopping Plaza," as prepared by Octavio A. Santurio, A.I.A., consisting of two (2) sheets dated stamped received May 22, 2013, and entitled "Existing Jewelry Store Floor Plan," as prepared by Roger Perez, consisting of one (1) sheet dated stamped received June 25, 2013.
3. That the use be established and maintained in accordance with the approved plan.
4. That the applicant obtain a Certificate of Use and Occupancy from and promptly renew the same annually with the Miami-Dade County Department of Regulatory and Economic Resources, upon compliance with all terms and conditions, the same subject to cancellation upon violation of any of the conditions.
5. That no stringer lights, pennants, mobile or stationary visual devices, except as permitted under point of sale sign regulations, shall be used or displayed. In addition the terms pawn, pawning, or pawnshop shall not be used in any outdoor signs.
6. That a Declaration of Use be submitted to and meet the approval of the Director; said Declaration of Use to be to the effect that the pawn shop activities shall be limited to jewelry only.
7. That the pawnshop use be operated solely as an accessory use in connection with the jewelry store, and if the jewelry store use is terminated, the pawnshop use will automatically expire and shall be discontinued.
8. That the operating hours for the pawn shop use not extend beyond those for the jewelry store.

**RECEIVED BY CLERK**  
Item # 13-053  
CZAB # 11 Exhibit A-3  
**DEC 10 2013**  
**CLERK OF THE BOARD**

**BEFORE THE  
COMMUNITY ZONING  
APPEALS BOARD 11**

**FIVE STAR JEWELERS, INC.**

**Public Hearing No. 13-53**

**December 10, 2013 at 7:00 pm**

**(Similar Approvals)**

**Holland & Knight**

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

RECEIVED BY CLERK  
Item # 13-53  
CZAB # 11 Exhibit A-2

DEC 10 2013

CLERK OF THE BOARD



RESOLUTION NO. 5-ZAB-132-97

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

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

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

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

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

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

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

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

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

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

Wilfredo Calvino, Jr.                      aye

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

1. That a site plan be submitted to and meet with the approval of the Director upon the submittal of an application for a building permit and/or Certificate of Use and Occupancy; said plan to include among other things but not be limited thereto, location of structure or structures, types, sizes and location of signs, light standards, off-street parking areas, exits and entrances, drainage, walls, fences, landscaping, etc.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Sketch of Survey," as prepared by Schwebke-Shiskin & Associates, Inc., dated last revised 10-17-96.
3. That the use be established and maintained in accordance with the approved plan.
4. That the applicant obtain a Certificate of Use and Occupancy from and promptly renew the same annually with the Department, upon compliance with all terms and conditions, the same subject to cancellation upon violation of any of the conditions.
5. That no stringer lights, pennants, mobile or stationary visual devices, except as permitted under point of sale sign regulations, shall be used or displayed.
6. That outdoor display shall be prohibited.
7. That a Declaration of Use be submitted to and meet the approval of the Director; said Declaration of Use to be to the effect that the pawn shop activities be limited to the pawning of used jewelry only.
8. That the pawn shop use be operated solely as an accessory use in connection with the jewelry store, and if the jewelry store use is terminated, the pawn shop use will automatically expire and shall be discontinued.
9. That the operating hours for the pawn shop use not extend beyond those for the jewelry store.

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

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

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

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

Hearing No. 97-3-7  
xg

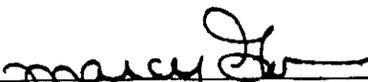
**STATE OF FLORIDA**

**COUNTY OF DADE**

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

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



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



**1. KENDALE JEWELRY, INC.**  
**(Applicant)**

**97-3-7**  
**District 11**

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

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

Disclosure of interest form attached? Yes  No

**Previous Zoning Hearings on the Property:**

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

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

**BACKGROUND INFORMATION**

**ENFORCEMENT HISTORY**

Kendale Jewelry, Inc.

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

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**APPLICANT**

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**ADDRESS**

---

April 16, 1997

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96-625

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**DATE**

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**HEARING NO.**

**CURRENT ENFORCEMENT:**

NO CURRENT ENFORCEMENT HISTORY

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

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

33-54-39  
District 11

APPLICANT: KENDALE JEWELRY, INC.

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

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

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

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

SIZE OF PROPERTY: 8.7 Acres

PRESENT ZONING: BU-2 (Business - Special)

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

**ZONING EVALUATION**

o **EXISTING ZONING AND LAND USE:**

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

Surrounding property:

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

Size of property: 8.7 acres.

o **ANALYSIS:**

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

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

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

**ZONING EVALUATION**

- o **RECOMMENDATION:** Approval with conditions.
- o **CONDITIONS:**
  1. That a site plan be submitted to and meet with the approval of the Director upon the submittal of an application for a building permit and/or Certificate of Use and Occupancy; said plan to include among other things but not be limited thereto, location of structure or structures, types, sizes and location of signs, light standards, off-street parking areas, exits and entrances, drainage, walls, fences, landscaping, etc.
  2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Sketch of Survey," as prepared by Schwebke-Shiskin & Associates, Inc., dated last revised 10-17-96.
  3. That the use be established and maintained in accordance with the approved plan.
  4. That the applicant obtain a Certificate of Use and Occupancy from and promptly renew the same annually with the Department, upon compliance with all terms and conditions, the same subject to cancellation upon violation of any of the conditions.
  5. That no stringer lights, pennants, mobile or stationary visual devices, except as permitted under point of sale sign regulations, shall be used or displayed.
  6. That outdoor display shall be prohibited.
  7. That a Declaration of Use be submitted to and meet the approval of the Director; said Declaration of Use to be to the effect that the pawn shop activities be limited to the pawning of used jewelry only.
  8. That the pawn shop use be operated solely as an accessory use in connection with the jewelry store, and if the jewelry store use is terminated, the pawn shop use will automatically expire and shall be discontinued.
  9. That the operating hours for the pawn shop use not extend beyond those for the jewelry store.

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

**ZONING EVALUATION**

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



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

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

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

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

**APPLICANT** Kendale Jewelry, Inc.

**PH:** 96-625

**SECTION** 33-54-39

**DATE:** March 5, 1997

**COMMISSION DISTRICT** 11

**ZAB HEARING ITEM NO.:** 97-3-7

1st Deferral: April 16, 1997

**GENERAL INFORMATION**

**REQUEST**

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

**PURPOSE**

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

**LOCATION**

15154 SW 72 Street

**SIZE:** 8.7 acres

**EXISTING ZONING AND LAND USE**

**SUBJECT PROPERTY**

BU-2, shopping center

**SURROUNDING PROPERTY**

**NORTH** RU-1, single family homes

**SOUTH** RU-4M, apartments

**EAST** RU-TH, townhouses

**WEST** BU-2, shopping center

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

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

1st Deferral: April 16, 1997

**COMPREHENSIVE DEVELOPMENT MASTER PLAN and/or SPECIAL STUDIES**

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

**PLANNING DIRECTOR'S EVALUATION**

**RECOMMENDATION**

APPROVAL WITH CONDITIONS

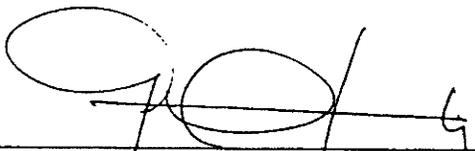
**CONDITIONS**

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

**ANALYSIS**

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

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

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

M E M O R A N D U M

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

DATE: 27-FEB-1997

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

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

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

WELLFIELD PROTECTION

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

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

WATER AND SEWER SERVICE

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

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

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

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

#### OPERATING PERMITS

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

#### WATER MANAGEMENT

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

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

#### CONCURRENCY REVIEW SUMMARY

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

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

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

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



DISCLOSURE OF INTEREST\*

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

Kendale Corp Family Tr.  
CORPORATION NAME

NAME, ADDRESS, AND OFFICE

Percentage of Stock

<u>NAME, ADDRESS, AND OFFICE</u>	<u>Percentage of Stock</u>
<u>Dalia Perez</u>	<u>100%</u>
<u>2820 SW 8th Ave</u>	
<u>Miami, FL 33165</u>	

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

TRUST NAME

NAME AND ADDRESS

Percentage of Interest

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

DISCLOSURE OF INTEREST\*

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

Equity One (West Lake) Inc.  
CORPORATION NAME

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

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

TRUST NAME

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

3

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

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\_\_\_\_\_

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

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

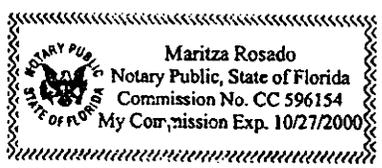
Signature: *Dalia Perez*  
(Applicant) DALIA PEREZ

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

*Maritza Rosado*  
Notary Public, State of Florida at Large

(SEAL)

My Commission Expires:



14

\* Disclosure shall not be required of any entity, the equity interests in which are regularly traded on an established securities market in the United States or other country; or of any entity, the ownership interests of which are held in a limited partnership consisting of more than 5,000 separate interests and where no one person or entity holds more than a total of 5% of the ownership interest in the limited partnership.

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

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

Signature:  
(Applicant)

Demario Jalen

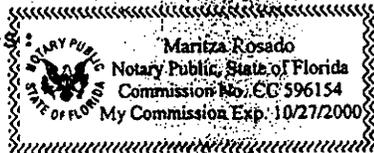
Sworn to and subscribed before me,

this 30 day of NOV, 1996

Notary Public, State of Florida at Large

(SEAL)

My Commission Expires



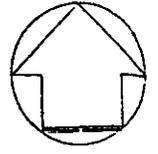
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\* Disclosure shall not be required of any entity, the equity interests which are regularly traded on an established securities market in the United States or other country; or of any entity, the ownership interests which are held in a limited partnership consisting of more than 5,000 separate interests and where no one person or entity holds more than total of 5% of the ownership interest in the limited partnership.

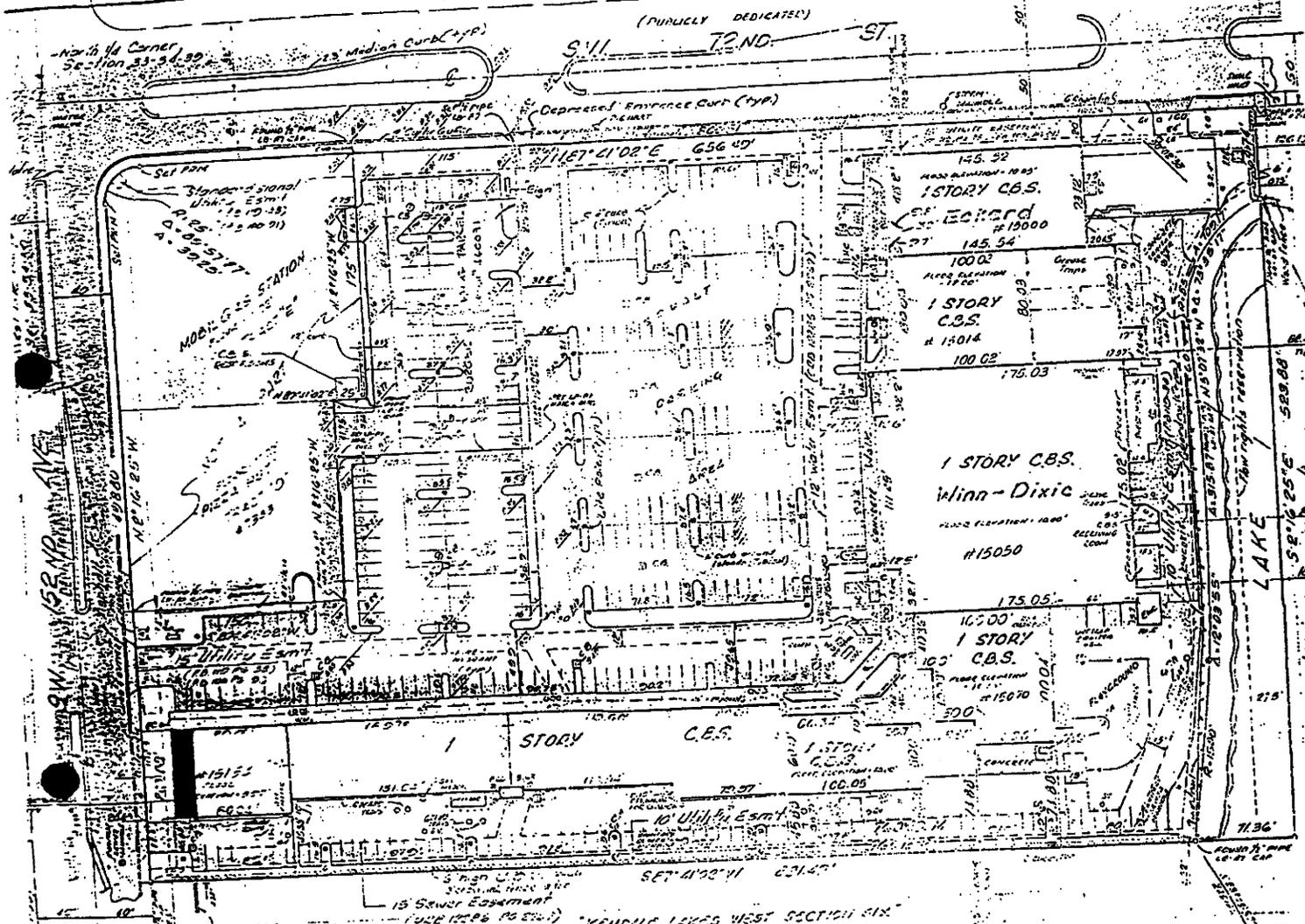
"WESTWIND LAKES SECTION ONE" (115-88)

(PUBLICLY DEDICATED)

46-625  
1/1



Scale: 1"=50'



CATCH BASIN DATA:

NO.	RIM	INVERT
1	A-56	114.07
2	A-51	112.25
3	A-51	112.58
4	A-57	112.50

SURVEYOR'S NOTES:

1. BEARING SHOWN HEREON RELATIVE TO MERIDIAN, 02 SE 72 STREET AS SHOWN ON THE 1963 PLAN.
2. THIS SURVEY REPRESENTS A "RECONSTRUCTION" OF THE WITHIN SURVEY PROPERTY RIGHTS CALLED FOR IN TITLE # 30, 1960 AS PREPARED BY THE STATE OF FLORIDA.
3. NO ATTEMPT HAS BEEN MADE TO LOCATE FOUNDATIONS AND UNDERGROUND UTILITIES.
4. THIS PROPERTY IS LOCATED WITHIN A 0.07 AC. PDRN MAP DATED 3-2-74.
5. TRACTS A, B & C AS SHOWN ON THE 1963 PLAN.
6. CROSS AREA OF TRACTS A, B & C ARE TO BE TO TOP OF SLOPE.
7. DISTANCES SHOWN ALONG "BO" UNLESS OTHERWISE NOTED.
8. THIS SURVEY WAS PREPARED BY (ENTITLED) HANCOCK SURVEYING AND ENGINEERING, INC. DOES NOT RESPOND TO ANY UNLAWFUL USES.
9. TOTAL NUMBER OF OPEN PAGES: 10.

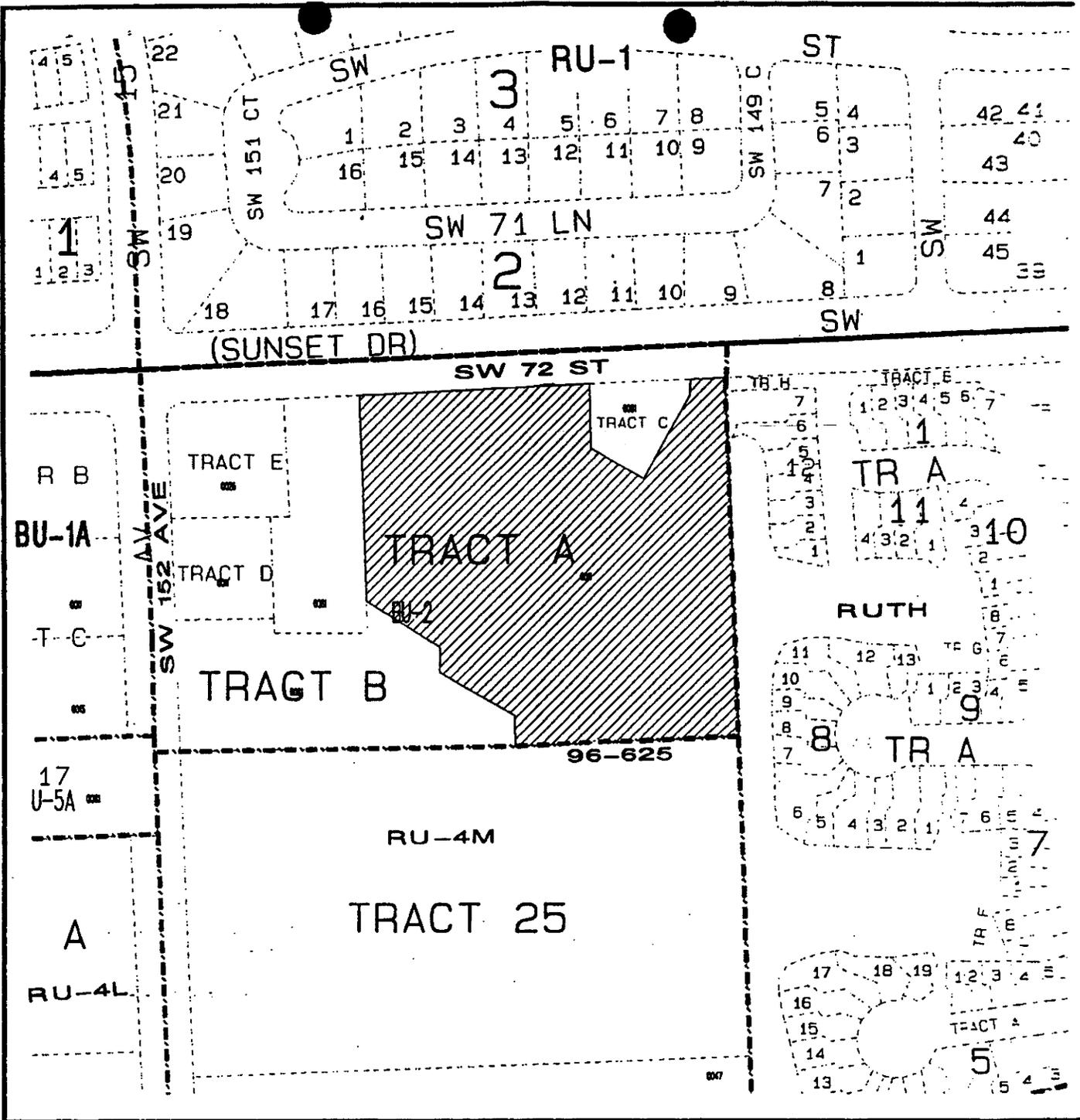
WATER & SEWER:

MIAMI-DADE WATER AND SEWER AUTHORITY  
3575 SOUTH LEJUNE RD  
CORAL GABLES, FLORIDA  
(305) 443-7471

ELECTRIC:

FLORIDA POWER & LIGHT COMPANY

"WINDLAKES WEST SECTION SIX" (110-81)



**LEGEND**

 NORTH

 Hatched

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

**METROPOLITAN DADE COUNTY**  
Hearing Map

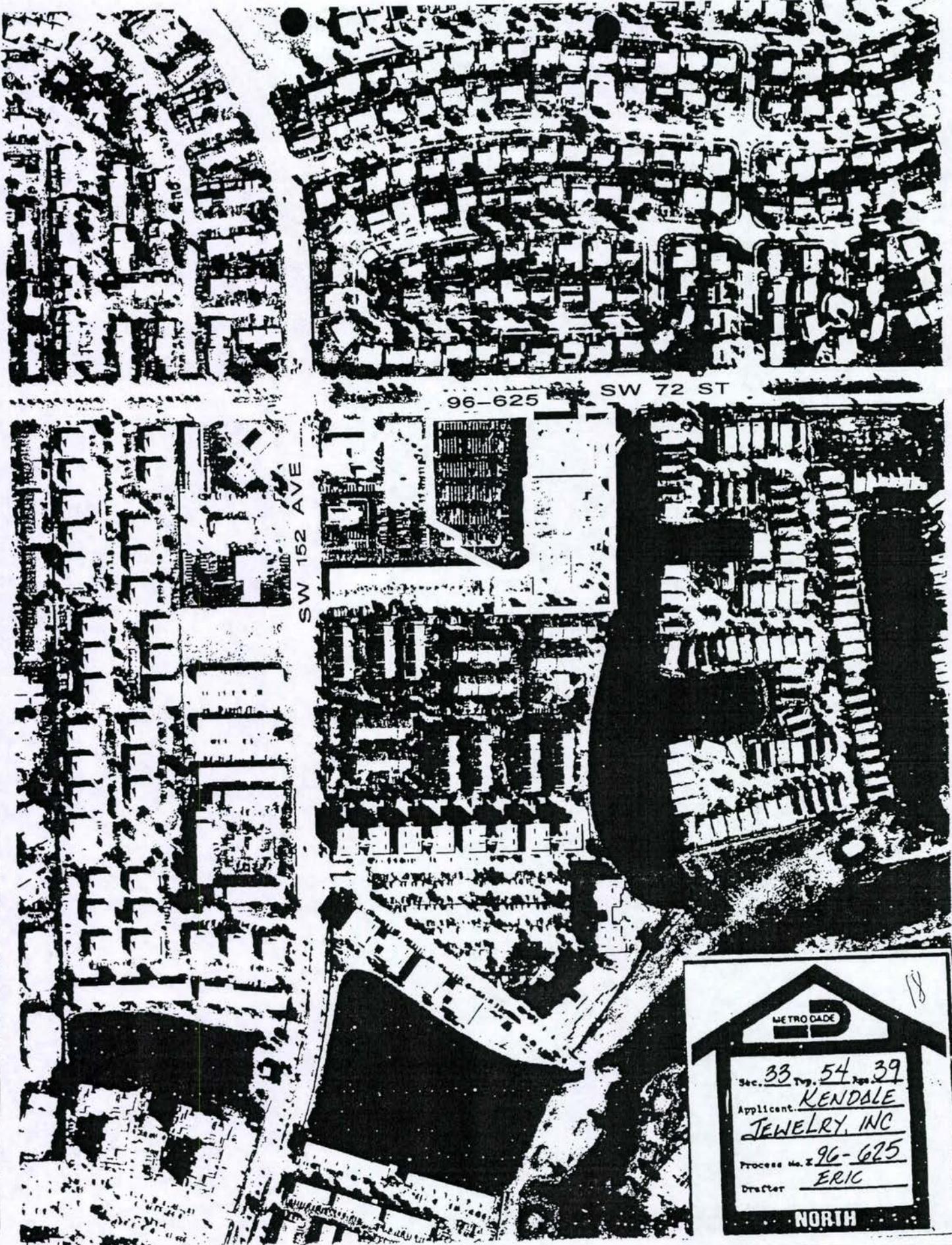
Section 33 Township 54 Range 39  
 Process Number: 96000625  
 Applicant: KENDALE JEWELRY, INC.  
 District Number: II  
 Drafter: E. ERIC  
 Scale: 1:200

**NOTICE**

This map was created using the Digital Land Database as an official base map. It is provided for informational purposes only and is not to be used for any other purpose. The map and associated information is to be used only for public business or may be obtained by other means or reproduction for commercial use or sale is prohibited. The content of this map is not intended to be used for any other purpose. A PARTICULAR PURPOSE FOR ANY OTHER PURPOSE IS NOT INTENDED. The content of this map is provided "as is" and may contain inaccuracies. Users are advised to verify the content of this map independently and assume the risk of any use of this map. For further information regarding this map, please contact the Digital Land Database, please contact FTL at 1-877-44-4774. This notice shall be placed on all copies reproduced in the course of public business or otherwise by law.

17





96-625 SW 72 ST

SW 152 AVE

18

**METRO DADE**

---

Sec. 33 Twp. 54 Rgn. 39

Applicant KENDALE JEWELRY, INC

Process No. 96-625

Draftsman ERIC

---

**NORTH**

MEMORANDUM

8/16/96  
RGN

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

Date: July 29, 1996

From: Chester E. Colby  
Director  
Metro Dade Transit Agency

Subject: Concurrency  
Applications

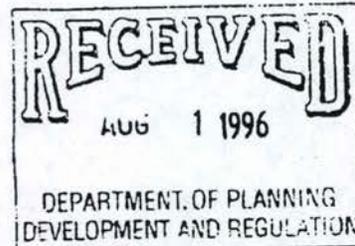
As per your request of July 17, 1996, this memo will serve as a blanket authorization for your Department to continue to review and approve concurrency applications for mass transit in all areas of Metropolitan Dade County.

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

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

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

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



# MEMORANDUM

107.07-17A METRO DASH FOR MAIL UNIT

TO: Guillermo Olmedillo  
Director  
Planning, Development and Regulation

DATE: --October 21, 1996

SUBJECT: Solid Waste Disposal  
Concurrency Determination

FROM: Andrew Wilfork  
Director  
Department of Solid Waste Management

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

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

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

## Attachment

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

Department of Solid Waste Management  
**CONCURRENCY DETERMINATION Fiscal Year 1998-97**

Year	Waste Projections (tons)*	REOURCES RECOVERY FACILITY					TRASH-TO-FUEL FACILITY			SOUTH DADE Landfill	NORTH DADE Landfill	WMI**** Landfill Garbage and Trash	WTI Waste to energy Garbage and Trash	Total (1)-(7)
		Gross Tonnage	Unders to South Dade (7%)	Unders to WMI (7%)	Ash to Ashfill (17%) (1)	Net Tonnage (2)	Gross Tonnage	Unders to North Dade (19%)	Net Tonnage (3)	Garbage (4)	Trash (5)	(6)	(7)	
1997	2,867,000	936,000	66,000	66,000	109,000	645,000	135,000	26,000	109,000	777,000	727,000	500,000	0	2,867,000
1998	2,867,000	936,000	66,000	66,000	0	645,000	270,000	51,000	219,000	866,000	617,000	500,000	0	2,867,000
1999	2,867,000	936,000	66,000	66,000	0	645,000	270,000	51,000	219,000	866,000	617,000	500,000	0	2,867,000
2000	2,867,000	936,000	66,000	66,000	0	645,000	270,000	51,000	219,000	866,000	617,000	500,000	0	2,867,000
2001	2,867,000	936,000	66,000	66,000	0	645,000	270,000	51,000	219,000	866,000	617,000	500,000	0	2,867,000
2002	1,800,000	936,000	66,000	66,000	0	645,000	270,000	51,000	219,000	136,000	100,000	500,000	0	1,800,000
2003	1,800,000	936,000	66,000	66,000	0	645,000	270,000	51,000	219,000	136,000	100,000	500,000	0	1,800,000
2004	1,800,000	936,000	66,000	66,000	0	645,000	270,000	51,000	219,000	136,000	100,000	500,000	0	1,800,000
2005	1,800,000	936,000	66,000	66,000	0	645,000	270,000	51,000	219,000	136,000	100,000	500,000	0	1,800,000
2006	1,800,000	936,000	66,000	66,000	0	645,000	270,000	51,000	219,000	136,000	100,000	500,000	0	1,800,000

URCES	GARBAGE	TRASH	TOTAL
2.867M	842,000	94,000	936000 (90%G/10%T)
1.6M	842,000	94,000	936000 (90%G/10%T)

TOTAL WASTE STREAM PERCENTAGES @ 2.867 Million Tons		TOTAL WASTE STREAM PERCENTAGES @ 1.6 Million Tons	
Garbage 58%	1,662,860	Garbage 54%	864,000
Trash 40%	1,146,800	Trash 43%	688,000
Special 2%	57,340	Special 3%	48,000
Total	2,867,000	Total	1,600,000

**REMAINING CAPACITY BY FACILITY**

Year	Ashfill Capacity **	South Dade Capacity ***	North Dade Capacity
Base Capacity	109,000	4,604,000	4,945,000
1997	0	3,827,000	4,218,000
1998	0	2,941,000	3,801,000
1999	0	2,055,000	2,984,000
2000	0	1,169,000	2,367,000
2001	0	283,000	1,750,000
2002	0	147,000	1,650,000
2003	0	11,000	1,550,000
2004	0	(125,000)	1,450,000
2005	0	(261,000)	1,350,000
2006	0	(397,000)	1,250,000
Total Remaining Years (Based on 1.6 million tons for disposal per year after 2001)	0.66	7.08	22.6

\* Tonnage projections for the initial five (5) year period are based on seven (7) pounds per person per day for disposal. Tonnage projections thereafter are estimated based on waste commitment contracts and anticipated non-committed waste flows.  
 \*\* Ashfill capacity includes Cell 17 only. Ash is sent to WMI after Cell 17 is exhausted.  
 \*\*\* South Dade capacity includes Cells 3&4 only.  
 \*\*\*\* After 2001, wastes disposed of at WMI include unders (13%), ash (32%), garbage (12%) and trash (43%).

MEMORANDUM

TO: ZONING CONTROL DIVISION  
BUILDING AND ZONING DEPARTMENT

DATE: SEP 19, 1990

SUBJECT: CONCURRENCY  
APPROVAL

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

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

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

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

## MEMORANDUM

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

**DATE** August 5, 1996

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

**SUBJECT** Concurrency: Updated  
Blanket Approval

*G. A. Cutie*

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

attachment

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

Post-It™ brand fax transmittal memo 7571		# of pages > 2
To <i>Deane Owen Williams</i>	From <i>Marty Washington</i>	
Co.	Co.	
Dept.	Phone #	
Fax # <i>372-6096</i>	Fax #	

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

PBD	1995 Adj. Unincorp. Population	Accrued Population	Total Population	Need @ 2.75 Acres Per 1000 (Acres)	Existing Local Open Space			Total Local Open Space	Surplus (Deficit) Acres	Level of Service
					Park Acres	School field Acres	1/2 Private Acres			
1	454,457	30,447	484,904	1,333.40	1,082.57	663.54	85.32	1,831.43	497.98	1.173
2	495,397	21,267	516,664	1,420.08	1,157.42	446.62	139.79	1,746.83	326.16	1.220
3	136,815	8,465	145,280	399.52	299.39	171.48	6.90	477.74	78.22	1.195
<hr/>										
TOT:	1,086,669	60,199	1,146,868	3,153.00	2,539.58	1,283.61	232.01	4,055.20	901.32	1.265

08/14/96 16:15

\*\*\* CODE ENFORC DWIN

1200

METRO-GADE FIRE RESCUE DEPARTMENT  
ZONING COMMENTS

3/5

Hearing Number Z 96-625 Service Impact: #11 Yes  No

Location Address: 15154 SW 72st

Recommendation: No objection   
No objection with condition   
Recommend Denial

Condition: \_\_\_\_\_

Estimated number of alarms generated annually by application: \_\_\_\_\_

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

Station District \_\_\_\_\_ Grid \_\_\_\_\_ DU/SF \_\_\_\_\_ Occupancy Type \_\_\_\_\_

Impact of additional calls on closest station: \_\_\_\_\_

Planned Service to Mitigate:

Service	Location	Year To be Completed
_____	_____	_____

ACCESS:  
Description of Concern:

OTHER CONCERNS:

Reviewed by: Mirtha Hernandez

Phone: 596-8622

Date: 2-13-97

Revised 5/8/96



RESOLUTION NO. 5-ZAB-321-96

*WHEREAS*, JORGE LUIS CARVAJAL had applied for the following:

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

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

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

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

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

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

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

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

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

*NOW THEREFORE BE IT RESOLVED* by the Metropolitan Dade County Zoning

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

1. That a site plan be submitted to and meet with the approval of the Director of Planning, Development and Regulation, upon the submittal of an application for a building permit and/or Certificate of Use and Occupancy; said plan to include among other things but not be limited thereto, location of structure or structures, types, sizes and location of signs, light standards, off-street parking areas, exits and entrances, drainage, walls, fences, landscaping, etc.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing. Said plan is untitled, prepared by an unknown preparer, and dated stamped received 7-12-96.
3. That the use be established and maintained in accordance with the approved plan.
4. That the applicant obtain a Certificate of Use and Occupancy from and promptly renew the same annually with the Dade County Department of Planning, Development and Regulation, upon compliance with all terms and conditions, the same subject to cancellation upon violation of any of the conditions.
5. That no stringer lights, pennants, mobile or stationary visual devices, except as permitted under point of sale sign regulations, shall be used or displayed.
6. That a Declaration of Use be submitted to and meet the approval of the Director; said Declaration of Use to be to the effect the pawn shop activities be limited to used jewelry only.
8. That the pawn shop use be operated solely as an accessory use in connection with the jewelry store, and if the jewelry store use is terminated, the pawn shop use will automatically expire and shall be discontinued.

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

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

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

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

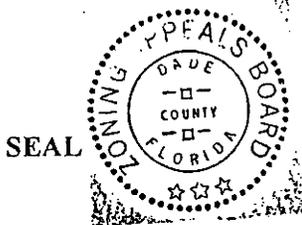
Hearing No. 96-11-3  
bn

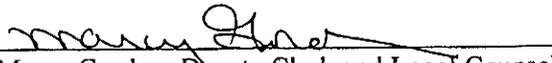
**STATE OF FLORIDA**

**COUNTY OF DADE**

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

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



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



**12. JORGE LUIS CARVAJAL**  
**(Applicant)**

**96-11-3**  
**District 9**

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

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

Disclosure of interest form attached? Yes  No

**Previous Zoning Hearings on the Property:**

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

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

**BACKGROUND INFORMATION**

**ENFORCEMENT HISTORY**

Jorge L. Carvajal	13804 S.W. 152 Street Dade County, Florida
<b>APPLICANT</b>	<b>ADDRESS</b>
November 6, 1996	96-450
<b>DATE</b>	<b>HEARING NO.</b>

**CURRENT ENFORCEMENT:**

NO CURRENT ENFORCEMENT ACTION.

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

27-55-39  
District 9

APPLICANT: JORGE LUIS CARVAJAL

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

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

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

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

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

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

✓

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

**ZONING EVALUATION**

o **EXISTING ZONING AND LAND USE:**

Subject property: BU-1A; shopping center

Surrounding property:

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

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

o **ANALYSIS:**

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

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

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

**ZONING EVALUATION**

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

- o **RECOMMENDATION:** Approval with conditions.
- o **CONDITIONS:**
  1. That a site plan be submitted to and meet with the approval of the Director upon the submittal of an application for a building permit and/or Certificate of Use and Occupancy; said plan to include among other things but not be limited thereto, location of structure or structures, types, sizes and location of signs, light standards, off-street parking areas, exits and entrances, drainage, walls, fences, landscaping, etc.
  2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing. Said plan is untitled, prepared by an unknown preparer, and dated stamped received 7-12-96.
  3. That the use be established and maintained in accordance with the approved plan.
  4. That the applicant obtain a Certificate of Use and Occupancy from the Department, upon compliance with all terms and conditions, the same subject to cancellation upon violation of any of the conditions.
  5. That no stringer lights, pennants, mobile or stationary visual devices, except as permitted under point of sale sign regulations, shall be used or displayed.
  6. That outdoor display shall be prohibited.
  7. That a Declaration of Use be submitted to and meet the approval of the Director; said Declaration of Use to be to the effect that the pawn shop activities be limited to used jewelry only.
  8. That the pawn shop use be operated solely as an accessory use in connection with the jewelry store, and if the jewelry store use is terminated, the pawn shop use will automatically expire and shall be discontinued.

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

**ZONING EVALUATION**

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

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



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

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

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

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

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

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

GENERAL INFORMATION

REQUEST

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

PURPOSE

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

LOCATION 13804 SW 152 Street

SIZE 659 sq ft unit  
8.6 acre parcel.

EXISTING ZONING AND LAND USE

SUBJECT PROPERTY BU-1A, shopping center

SURROUNDING PROPERTY

NORTH BU-1A, shopping center

SOUTH RU-1, unimproved

EAST BU-1A, unimproved

WEST RU-TH, unimproved

COMPREHENSIVE DEVELOPMENT MASTER PLAN and/or SPECIAL STUDIES

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

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

-2-

PH: 96-450  
November 6, 1996

RECOMMENDATION

APPROVAL WITH ONE CONDITION

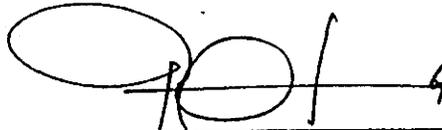
CONDITIONS

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

ANALYSIS

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

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



---

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

MEMORANDUM

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

DATE: 17-SEP-1996

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

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

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

POTABLE WATER SUPPLY & WASTEWATER DISPOSAL

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

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

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

WATER MANAGEMENT

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

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

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

#### TREE PRESERVATION

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

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

#### OPERATING PERMITS

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

#### HAZARDOUS MATERIALS MANAGEMENT

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

#### CONCURRENCY REVIEW SUMMARY

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

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

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

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

**PUBLIC WORKS DEPARTMENT COMMENTS**

Applicant's Name: Jorge Luis Carvajal

This Department has no objections to this application.

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

  
Russell C. Kelly

OCT 09 1996

Date



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

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

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

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

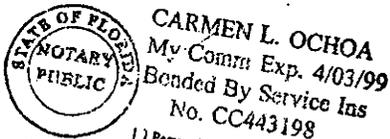
Signature: X *Rosario Casanova*  
(Applicant)

Sworn to and subscribed before me,  
this 14 day of May, 1994

(SEAL)

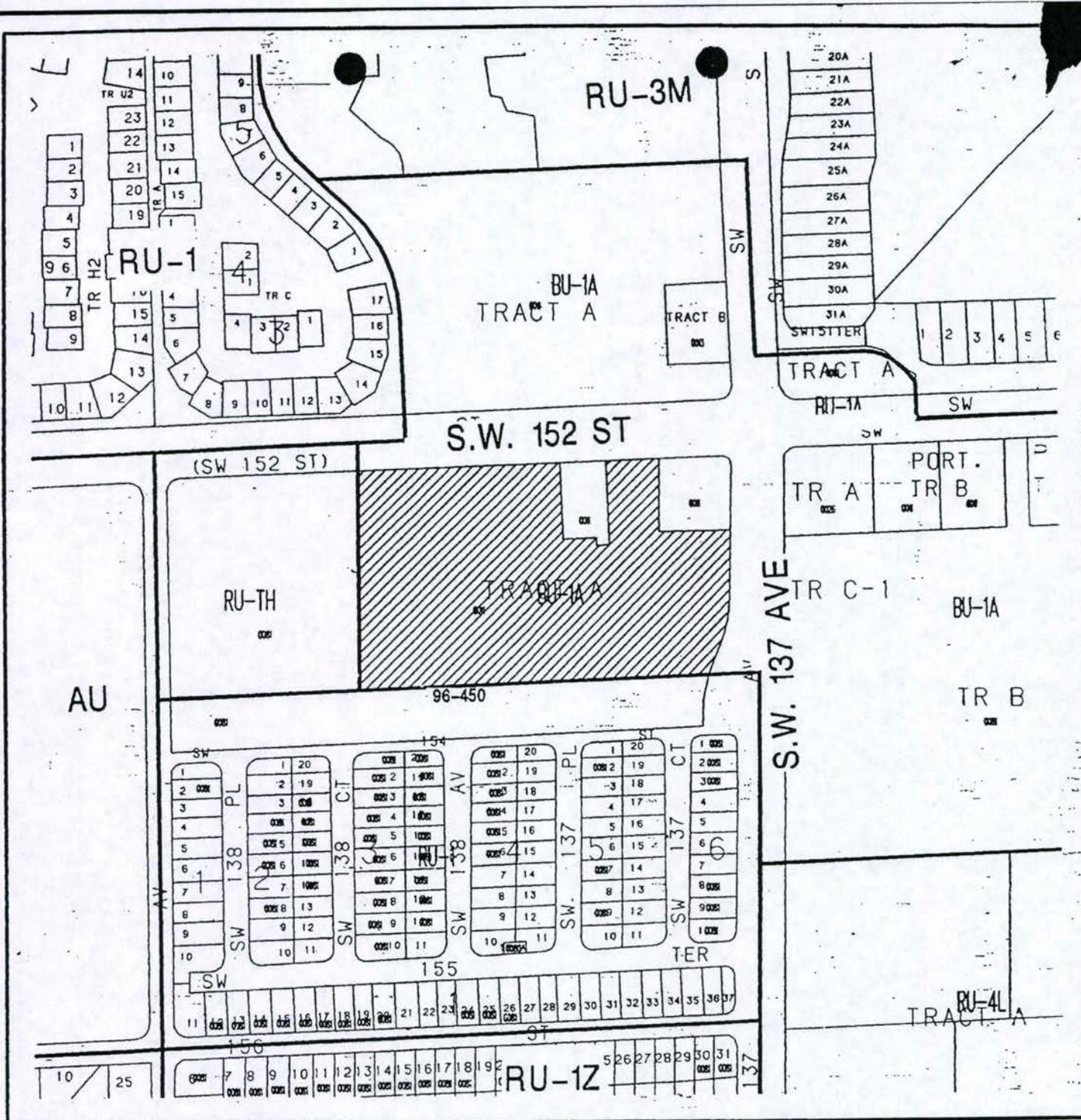
*Carmen L. Ochoa*  
Notary Public, State of Florida at Large

My Commission Expires:



\* Disclosure shall not be required of any entity, the equity interests in which are regularly traded on an established securities market in the United States or other country; or of any entity, the ownership interests of which are held in a limited partnership consisting of more than 5,000 separate interests and where no one person or entity holds more than a total of 5% of the ownership interest in the limited partnership.





# LEGEND

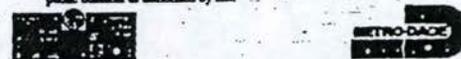
 SUBJECT PROPERTY

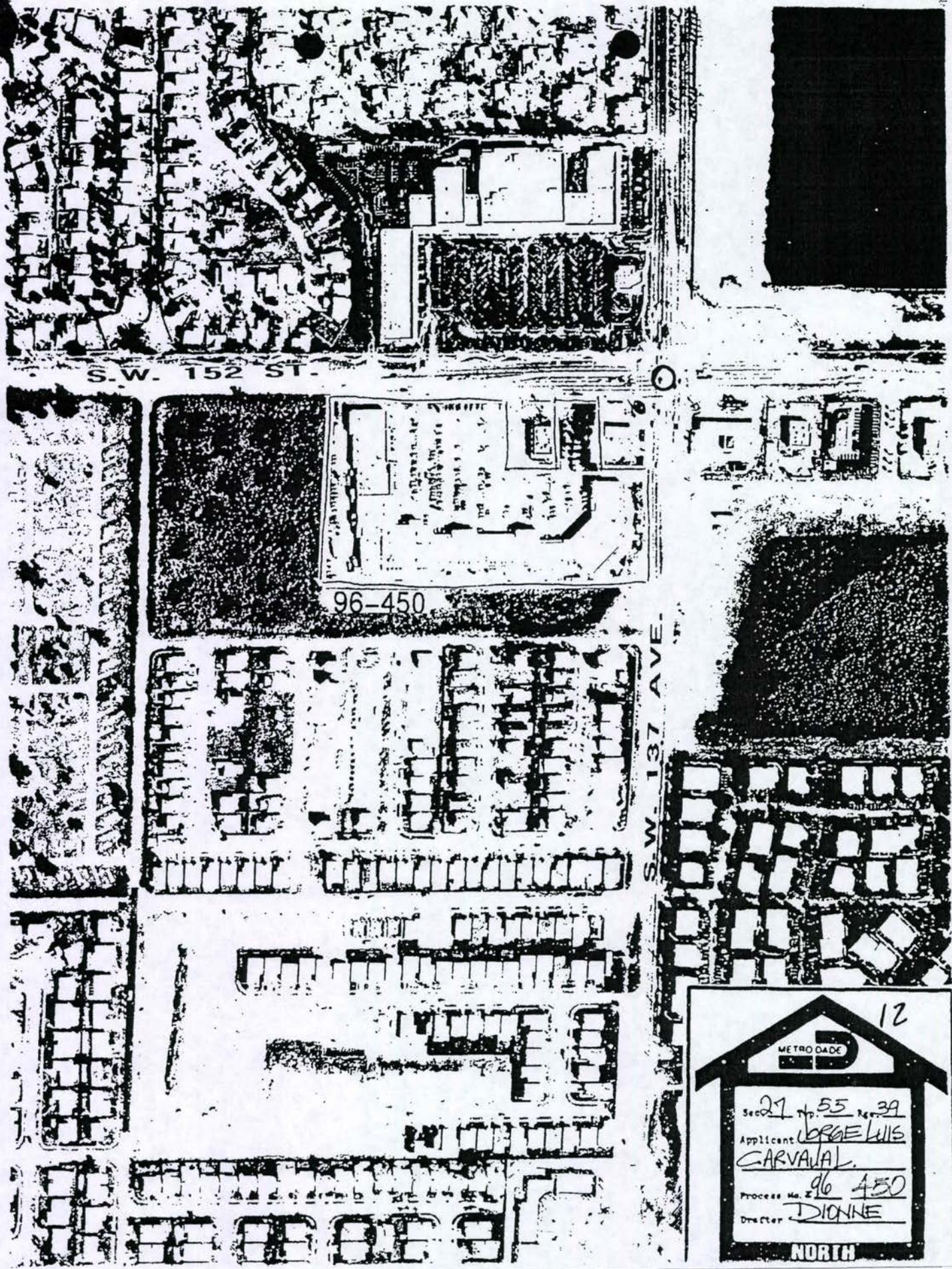
## METROPOLITAN DADE COUNTY Hearing Map

### NOTICE

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

This map was created using the Digital Land Database as an alignment base which is owned and Copyrighted by FPL 1992 and contains copyrighted material. The map and associated information is to be used only for public business as may be authorized by law and no reproduction for commercial use or file is permitted. No expressed or implied warranties including but not limited to the implied warranties of MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE are made. The materials contained herein are provided "as is" and may contain inaccuracies. User is warned to utilize the materials hereat at user's own risk and to verify the material's accuracy independently and assumes the risk of any and all loss. For further information regarding licenses to use the Digital Land Database, please contact FPL at 1-877-494-3780. This notice shall be placed on all copies redistributed in the course of public business as authorized by law.





12

METRO OADE

Sec 27 No. 55 Reg. 39

Applicant JORGE LUIS CARVALAL

Process No. 96 450

Director DIONNE

NORTH

MEMORANDUM

8/16/96  
RGV

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

Date: July 29, 1996

From: Chester E. Colby  
Director  
Metro Dade Transit Agency

Subject: Concurrency  
Applications

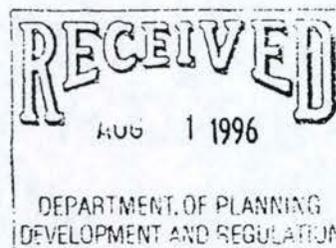
As per your request of July 17, 1996, this memo will serve as a blanket authorization for your Department to continue to review and approve concurrency applications for mass transit in all areas of Metropolitan Dade County.

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

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

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

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



**MEMORANDUM**

TO: Guillermo Olmedillo  
Acting Director  
Planning, Development and Regulation

DATE: October 29, 1995  
SUBJECT: Solid Waste Disposal  
Concurrency Determination

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

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

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

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

Attachment

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

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

10/29/85

Year	Waste Projections (tons)*	Gross Tonnage	REBOSSCES RECOVERY FACILITY		TRASH-TO-FUEL FACILITY			SOUTH DADE Landfill Garbage (4)	NORTH DADE Landfill Trash (5)	WASTE MGMT. Landfill Garbage & Trash (6)	WHEELABRATOR Waste to Energy Garbage & Trash (7)	Total (1)-(7)
			Under to South Dade (7%)	Under to Waste Mgmt. (7%)	To Ashfill (17%) (1)	Net Tonnage (2)	Gross Tonnage					
1986	2,810,000	936,080	66,000	66,800	158,000	845,000		698,000	813,000	500,808	0	2,810,000
1987	2,810,000	936,080	66,000	66,800	77,000	845,000		773,000	813,000	500,808	0	2,810,000
1988	2,810,000	936,080	66,000	66,800	0	845,000	270,000	\$1,080	219,000	500,808	0	2,810,000
1989	2,810,000	936,080	66,000	66,800	0	845,000	270,000	\$1,080	219,000	500,808	0	2,810,000
2000	2,810,000	936,080	66,000	66,800	0	845,000	270,000	\$1,080	219,000	500,808	0	2,810,000
2001	1,800,000	936,080	66,000	66,800	0	845,000	270,000	\$1,080	219,000	500,808	0	1,800,000
2002	1,800,000	936,080	66,000	66,800	0	845,000	270,000	\$1,080	219,000	500,808	0	1,800,000
2003	1,800,000	936,080	66,000	66,800	0	845,000	270,000	\$1,080	219,000	500,808	0	1,800,000
2004	1,800,000	936,080	66,000	66,800	0	845,000	270,000	\$1,080	219,000	500,808	0	1,800,000
2005	1,800,000	936,080	66,000	66,800	0	845,000	270,000	\$1,080	219,000	500,808	0	1,800,000

RESOURCES	GARBAGE	TRASH	TOTAL
TOTAL @2.81M	842,000	94,000	936,000 (80%Q/10%T)
TOTAL @1.8M	748,000	187,000	935,000 (80%Q/20%T)

TOTAL WASTE STREAM PERCENTAGES @2.81 MILLION TONS		TOTAL WASTE STREAM PERCENTAGES @1.8 MILLION TONS	
GARBAGE 59%	1,630,000	GARBAGE 47%	752,000
TRASH 40%	1,124,000	TRASH 50%	800,000
SPECIAL 2%	56,000	SPECIAL 3%	48,000
TOTAL	2,810,000	TOTAL	1,600,000

REMAINING CAPACITIES BY FACILITY	Ashfill Capacity	South Dade Capacity	North Dade Capacity
Base Capacity	236,000	4,725,000	5,384,000
1986	77,000	4,632,000	4,571,000
1987		3,257,000	3,758,000
1988		2,405,000	3,164,000
1989		1,553,000	2,570,000
2000		701,000	1,876,000
2001		584,000	1,857,000
2002		487,000	1,738,000
2003		350,000	1,619,000
2004		233,000	1,500,000
2005		196,000	1,381,000
Total Remaining Years	2	11	22

\* Tonnage projections for the initial five year period are averaged based on seven pounds per person per day for disposal. Tonnage projections thereafter are estimated based on actual fill rates and anticipated contract tonnages.  
 \*\*Ashfill capacity includes call 17 only. Ash is sent to South Dade Landfill and Waste Management after call 17 is exhausted.  
 \*\*\*South Dade capacity includes calls 3 & 4 only.

MEMORANDUM

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TO: ZONING CONTROL DIVISION  
BUILDING AND ZONING DEPARTMENT

DATE: SEP 19, 1990

SUBJECT: CONCURRENCY  
APPROVAL

*William L. Strachan*

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

---

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

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

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

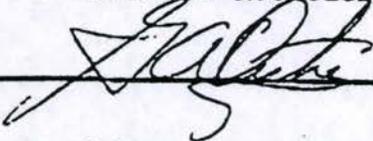
MEMORANDUM

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

DATE August 5, 1996

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

SUBJECT Concurrency: Updated  
Blanket Approval



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

attachment

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

Post-It <sup>®</sup> brand fax transmittal memo 7671		# of pages > 2
To <i>Deane Owen Williams</i>	From <i>Marty Washington</i>	
Co.	Co.	
Dept.	Phone #	
Fax # <i>372-6096</i>	Fax #	

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

PBD	1995 Adj. Unincorp. Population	Accrued Population	Total Population	Need @ 2.75 Acres Per 1000 (Acres)	Existing Local Open Space			Total Local Open Space	Surplus (Deficit) Acres	Level of Service
					Park Acres	School field Acres	1/2 Private Acres			
1	454,467	30,447	484,904	1,333.48	1,082.57	663.54	85.32	1,831.43	497.95	1.373
2	495,397	21,287	516,684	1,420.88	1,157.62	448.62	139.79	1,746.03	125.15	1.228
3	136,815	8,465	145,280	399.52	299.39	171.46	6.90	477.74	78.22	1.195
<hr/>										
TOT:	1,086,669	60,199	1,146,068	3,153.88	2,539.58	1,283.61	232.01	4,055.20	901.32	1.265

08/14/96 16:18

+++ CODE ENFORC DMTN 0002

# METRO-DADE FIRE RESCUE DEPARTMENT ZONING COMMENTS

#172

Hearing Number 296-450 Service Impact: \_\_\_\_\_ Yes  No

Location Address: 13804 SW 15251

Recommendation: No objection   
No objection with condition \_\_\_\_\_  
Recommend Denial \_\_\_\_\_

Condition: \_\_\_\_\_  
\_\_\_\_\_

Estimated number of alarms generated annually by application: \_\_\_\_\_

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

Station District \_\_\_\_\_ Grid \_\_\_\_\_ DU/SF \_\_\_\_\_ Occupancy Type \_\_\_\_\_

Impact of additional calls on closest station: \_\_\_\_\_  
\_\_\_\_\_

Planned Service to Mitigate:

Service	Location	Year To be Completed
_____	_____	_____

ACCESS:  
Description of Concern:

OTHER CONCERNS:

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



RESOLUTION NO. 5-ZAB-280-96

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

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

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

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

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

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

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

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

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

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

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

*NOW THEREFORE BE IT RESOLVED* by the Metropolitan Dade County Zoning

Appeals Board that the requested use variance and special exception (Item #1) be and the same is hereby approved, subject to the following conditions:

1. That a site plan be submitted to and meet with the approval of the Director of Planning, Development and Regulation, upon the submittal of an application for a building permit and/or Certificate of Use and Occupancy; said plan to include among other things but not be limited thereto, location of structure or structures, types, sizes and location of signs, light standards, off-street parking areas, exits and entrances, drainage, walls, fences, landscaping, etc.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Special Purpose Survey," as prepared by Gaspar A. Lobaina, P.E., dated 5-6-96, except as herein modified to delete the aluminum shed and aluminum roofed area.
3. That the use be established and maintained in accordance with the approved plan.
4. That the applicant obtain a Certificate of Use and Occupancy from and promptly renew the same annually with the Dade County Department of Planning, Development and Regulation, upon compliance with all terms and conditions, the same subject to cancellation upon violation of any of the conditions.

5. That no stringer lights, pennants, mobile or stationary visual devices, except as permitted under point of sale sign regulations, shall be used or displayed.
6. That outdoor display shall be prohibited.
7. That a Declaration of Use be submitted to and meet the approval fo the Director; said Declaration of Use to be to the effect that the pawn shop activities be limited to the sale of used jewelry only.
8. That the pawn shop use be operated solely as an accessory use in connection with the jewelry store, and if the jewelry store use is terminated, the pawn shop use will automatically expire and shall be discontinued.
9. That the operating hours for the pawn shop use not extend beyond those for the jewelry store.

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

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

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

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

Hearing No. 96-10-16  
bn

16. FLAGLER INVESTMENT GROUP, INC.  
(Applicant)

96-10-16  
District

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

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

Disclosure of interest form attached? Yes  No

Previous Zoning Hearings on the Property:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
-------------	------------------	----------------	--------------	-----------------

None

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

16-1



**BACKGROUND INFORMATION**

**ENFORCEMENT HISTORY**

Flagler Inv. Group Inc.	15224 S.W. 72 Street Dade County, Florida
<hr/>	<hr/>
<b>APPLICANT</b>	<b>ADDRESS</b>
October 2, 1996	96-260
<hr/>	<hr/>
<b>DATE</b>	<b>HEARING NO.</b>

**CURRENT ENFORCEMENT:**

NO CURRENT ENFORCEMENT ACTION.

16-2

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

33-54-39  
District

APPLICANT: FLAGLER INVESTMENT GROUP, INC.

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

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

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

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

SIZE OF PROPERTY: .54 Acre

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

✓

16-3

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

**ZONING EVALUATION**

o **EXISTING ZONING AND LAND USE:**

Subject property: BU-1A; commercial strip center

Surrounding property:

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

Size of property: .54 acres

o **ANALYSIS:**

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

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

16-4

ZONING EVALUATION

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

o RECOMMENDATION:

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

o CONDITIONS:

1. That a site plan be submitted to and meet with the approval of the Director upon the submittal of an application for a building permit and/or Certificate of Use and Occupancy; said plan to include among other things but not be limited thereto, location of structure or structures, types, sizes and location of signs, light standards, off-street parking areas, exits and entrances, drainage, walls, fences, landscaping, etc.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Special Purpose Survey" as prepared by Gaspar A. Lobaina, P.E., dated 5/6/96. Except as modified herein to delete the aluminum shed and aluminum roofed area.
3. That the use be established and maintained in accordance with the approved plan.
4. That the applicant obtain a Certificate of Use and Occupancy from and promptly renew the same annually with the Department, upon compliance with all terms and conditions, the same subject to cancellation upon violation of any of the conditions.
5. That no stringer lights, pennants, mobile or stationary visual devices, except as permitted under point of sale sign regulations, shall be used or displayed.
6. That outdoor display shall be prohibited.
7. That a Declaration of Use be submitted to and meet the approval of the Director; said Declaration of Use to be to the effect that the pawn shop activities be limited to the sale of used jewelry only.
8. That the pawn shop use be operated solely as an accessory use in connection with the jewelry store, and if the jewelry store use is terminated, the pawn shop use will automatically expire and shall be discontinued.
9. That the operating hours for the pawn shop use not extend beyond those for the jewelry store.

16-5

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

**ZONING EVALUATION**

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



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

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

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

16-6

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

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

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

GENERAL INFORMATION

REQUEST

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

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

LOCATION 15224 SW 72 Street

SIZE .54 acre

EXISTING ZONING AND LAND USE

SUBJECT PROPERTY BU-1A, strip shopping plaza

SURROUNDING PROPERTY

NORTH RU-TH, townhouses

SOUTH BU1A, McDonald's Restaurant

EAST BU-1A, Farm Store

WEST RU-4L, apartments

COMPREHENSIVE DEVELOPMENT MASTER PLAN and/or SPECIAL STUDIES

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

16-7

RECOMMENDATION

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

CONDITIONS

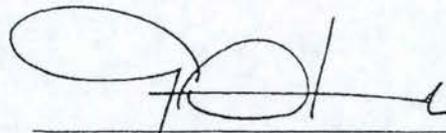
That the use be limited to the pawning and sale of used jewelry only and ancillary to the existing jewelry store.

ANALYSIS

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

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

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



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

16-8

MEMORANDUM

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

DATE: 26-JUN-1996

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

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

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

WELLFIELD PROTECTION

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

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

WATER AND SEWER SERVICE

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

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

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

16-9

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

#### WATER MANAGEMENT

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

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

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

#### OPERATING PERMITS

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

#### HAZARDOUS MATERIALS MANAGEMENT

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

#### FUEL STORAGE FACILITIES

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

#### CONCURRENCY REVIEW SUMMARY

The Department has conducted a concurrency review for this application and has determined that the same meets all applicable Levels of Service standards for an initial development order, as specified in the adopted Comprehensive Development Master Plan for potable water supply, wastewater disposal and flood protection. 1610

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

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

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

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

16-11

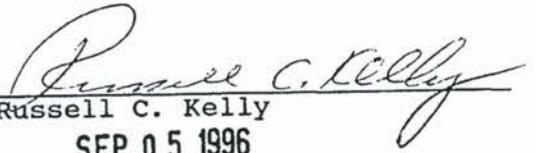
PH# 96-260  
ZAB

**PUBLIC WORKS DEPARTMENT COMMENTS**

Applicant's Name: Flagler Investment Group, Inc.

This Department has no objections to this application.

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

  
\_\_\_\_\_  
Russell C. Kelly

SEP 05 1996

\_\_\_\_\_  
Date

16-12

DISCLOSURE OF INTEREST\*

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

FLAGLER INVESTMENT GROUP, INC.  
CORPORATION NAME

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

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

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

16-13

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

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

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

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

Signature: \_\_\_\_\_  
(Applicant)

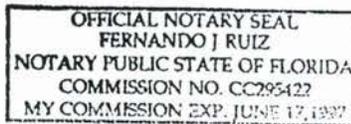


Sworn to and subscribed before me,  
this 1st day of April, 1996

(SEAL)

\_\_\_\_\_  
Notary Public, State of Florida at Large

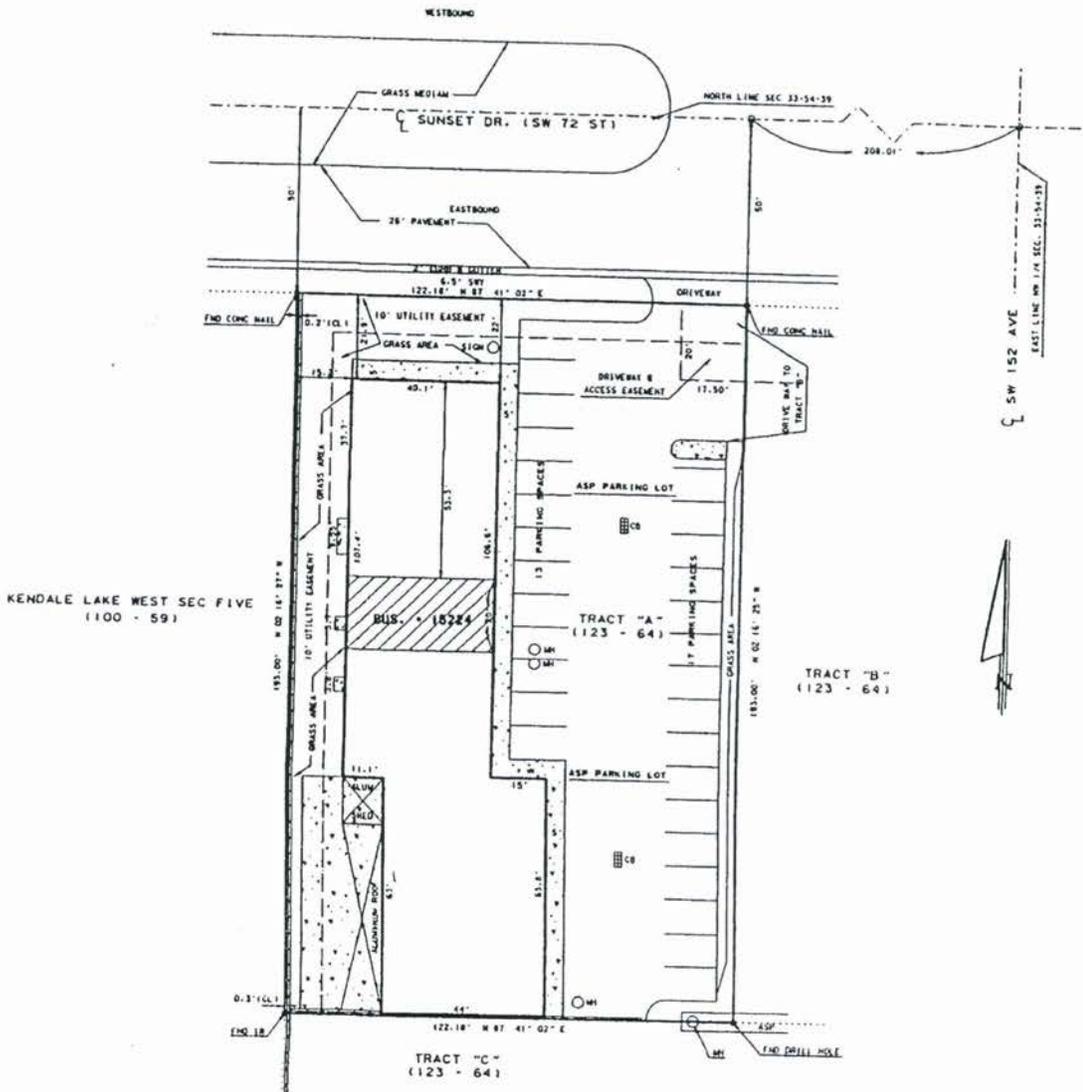
My Commission Expires:



16-14

\* Disclosure shall not be required of any entity, the equity interests in which are regularly traded on an established securities market in the United States or other country; or of any entity, the ownership interests of which are held in a limited partnership consisting of more than 5,000 separate interests and where no one person or entity holds more than a total of 5% of the ownership interest in the limited partnership.

SPECIAL PURPOSE SURVEY  
FOR LOCATION OF CASH OF KENDAL



KENDALE LAKE WEST SEC FIVE  
(100 - 59)

SKETCH OF SURVEY  
Scale: 1" = 30'

LOT AREA  
23,880.14 SQ. FT.

GREEN AREA  
3,671.25 SQ. FT. (10.36%)

- LEGEND:**
- FND - FOUND
  - CM - CONCRETE MONUMENT
  - IP - IRON ROD MH - MANHOLE
  - IP - IRON PIPE CB - CATCH BASIN
  - R/B - RIGHT OF WAY
  - POB - POINT OF BEGINNING
  - POC - POINT OF COMMENCEMENT
  - PC - POINT OF CURVE
  - POC - POINT ON A CURVE
  - CHAIN LINK FENCE
  - WOOD FENCE
  - PB - PLAT BOOK P - PAGE
  - M - MEASURED D - DEED
  - R - RADIUS A - ARC
  - α - CENTRAL ANGLE C - CHORD
  - ELEV - ELEVATION
  - NON-VEHICULAR ACCESS LINE

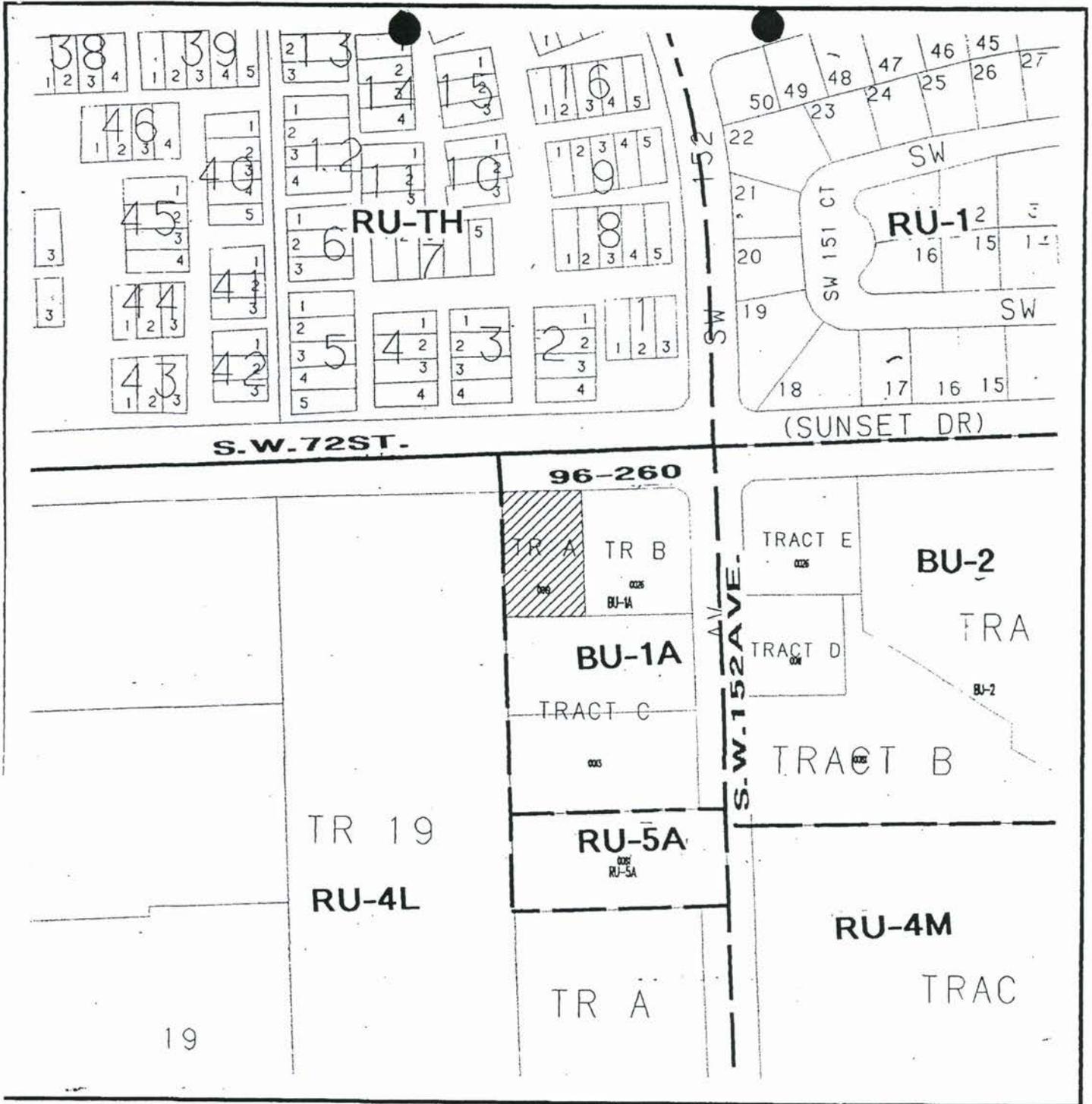
- GENERAL NOTES:**
- 1) OWNERSHIP IS SUBJECT TO OPINION OF TITLE.
  - 2) EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THIS PROPERTY.
  - 3) LOCATION AND IDENTIFICATION OF UTILITIES ON AND/OR ADJACENT TO THE PROPERTY WERE NOT SECURE AS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

**CERTIFICATION:**  
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61G17-6 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

*(Signature)*  
GASPAR A. LOBAINA P.E., P.L.S.  
PROFESSIONAL LAND SURVEYOR  
CERTIFICATE NO. 2873  
STATE OF FLORIDA

GASPAR A. LOBAINA, P.E., P.L.S. LAND SURVEYORS	
SECTION 33-54-39	DATE DADE
CERTIFIED TO CASH ON KENDAL	
15224 SW 72 ST., MIAMI FLA.	
DATE 5/6/96	REP 96-05-06

16-15



**LEGEND**

SUBJECT PROPERTY

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

**METROPOLITAN DADE COUNTY**  
Hearing Map

**NOTICE**

16-16

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

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**RESOLUTION NO. 5-ZAB-217-96**

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

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

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

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

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

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

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

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

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

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

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

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

1. That a site plan be submitted to and meet with the approval of the Director of the Department of Planning, Development and Regulation, upon the submittal of an application for a building permit and/or Certificate of Use and Occupancy; said plan to include among other things but not be limited thereto, location of structure or structures, types, sizes and location of signs, light standards, off-street parking areas, exits and entrances, drainage, walls, fences, landscaping, etc.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Country Mall Plaza Corp.," as prepared by Sotolongo, Oliva & Associates, and dated stamped received May 6, 1996.
3. That the use be established and maintained in accordance with the approved plan.

4. That the applicant obtain a Certificate of Use and Occupancy from and promptly renew the same annually with the Dade County Department of Planning, Development and Regulation, upon compliance with all terms and conditions, the same subject to cancellation upon violation of any of the conditions.
5. That no stringer lights, pennants, mobile or stationary visual devices, except as permitted under point of sale sign regulations, shall be used or displayed.
6. That outdoor display shall be prohibited.
7. That a Declaration of Use be submitted to and meet the approval of the Director of the Department of Planning, Development and Regulation; said Declaration of Use to be to the effect that the pawn shop activities be limited to the sale of used jewelry only.
8. That the pawn shop use be operated solely as an accessory use in connection with the jewelry store, and if the jewelry store use is terminated, the pawn shop use will automatically expire and shall be discontinued.
9. That the operating hours for the pawn shop use not extend beyond those for the jewelry store.

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

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

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

Hearing No. 96-7-29  
bn

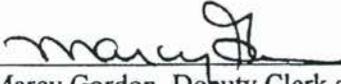
**STATE OF FLORIDA**

**COUNTY OF DADE**

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

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



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

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

**96-7-29**  
**District**

Property Owner (if different from applicant) Same.

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

Disclosure of interest form attached? Yes  No

**Previous Zoning Hearings on the Property:**

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

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

**BACKGROUND INFORMATION**

**ENFORCEMENT HISTORY**

J and J Jewelry Inc.

15908 S.W. 137 Avenue  
Dade County, Florida

**APPLICANT**

**ADDRESS**

July 17, 1996

96-258

**DATE**

**HEARING NO.**

**CURRENT ENFORCEMENT:**

NO CURRENT ENFORCEMENT ACTION.

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

27-55-39  
District 9

APPLICANT: J & J JEWELRY III

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

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

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

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

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

SIZE OF PROPERTY: 5.1 Acres

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

✓

45-3

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

**ZONING EVALUATION**

**EXISTING ZONING AND LAND USE:**

Subject property: BU-1A; shopping center

Surrounding property:

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

Size of property: 5.1 acres

**ANALYSIS:**

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

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

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

ZONING EVALUATION

- o RECOMMENDATION: Approval with conditions.
- o CONDITIONS:
  1. That a site plan be submitted to and meet with the approval of the Director upon the submittal of an application for a building permit and/or Certificate of Use and Occupancy; said plan to include among other things but not be limited thereto, location of structure or structures, types, sizes and location of signs, light standards, off-street parking areas, exits and entrances, drainage, walls, fences, landscaping, etc.
  2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Country Mall Plaza Corp.," as prepared by Sotolongo, Oliva, & Associates, and dated stamped received May 6, 1996.
  3. That the use be established and maintained in accordance with the approved plan.
  4. That the applicant obtain a Certificate of Use and Occupancy from the Department, upon compliance with all terms and conditions, the same subject to cancellation upon violation of any of the conditions.
  5. That no stringer lights, pennants, mobile or stationary visual devices, except as permitted under point of sale sign regulations, shall be used or displayed.
  6. That outdoor display shall be prohibited.
  7. That a Declaration of Use be submitted to and meet the approval of the Director; said Declaration of Use to be to the effect that the pawn shop activities be limited to the sale of used jewelry only.
  8. That the pawn shop use be operated solely as an accessory use in connection with the jewelry store, and if the jewelry store use is terminated, the pawn shop use will automatically expire and shall be discontinued.
  9. That the operating hours for the pawn shop use not extend beyond those for the jewelry store.

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

ZONING EVALUATION

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



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

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

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

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

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

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

GENERAL INFORMATION

REQUEST

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

PURPOSE

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

LOCATION

15908 SW 137 Avenue (Bay 13)

SIZE 5.1 acres

EXISTING ZONING AND LAND USE

SUBJECT PROPERTY

BU-1A, shopping center (under construction)

SURROUNDING PROPERTY

NORTH

RU-2, zero lot line subdivision

SOUTH

RU-3M & AU, FP&L easement

EAST

AU, unimproved

WEST

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

COMPREHENSIVE DEVELOPMENT MASTER PLAN and/or SPECIAL STUDIES

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

5-7

RECOMMENDATION

APPROVAL WITH CONDITION

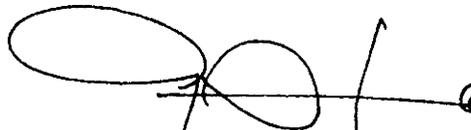
CONDITIONS

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

ANALYSIS

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

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



---

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

M E M O R A N D U M

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

DATE: 19-JUN-1996

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

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

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

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

CONCURRENCY REVIEW SUMMARY

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

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

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

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

PH# 96-258  
ZAB

**PUBLIC WORKS DEPARTMENT COMMENTS**

Applicant's Name: J & J Jewelry III

This Department has no objections to this application.

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



Russell C. Kelly

JUN 25 1996

Date

DISCLOSURE OF INTEREST\*

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

J & J Jewerly III  
CORPORATION NAME

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

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

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

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

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

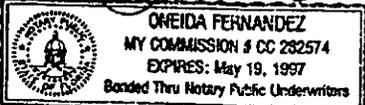
For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest shall be filed.

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

Signature: *Juan Cab.*  
 (Applicant) Mr. JUAN CABRERO

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

*Oneida Fernandez* (SEAL)  
 Notary Public, State of Florida at Large  
 ONEIDA FERNANDEZ

My Commission Expires:  ONEIDA FERNANDEZ  
 MY COMMISSION # CC 232574  
 EXPIRES: May 19, 1997  
 Bonded Thru Notary Public Underwriters

\* Disclosure shall not be required of any entity, the equity interests in which are regularly traded on an established securities market in the United States or other country; or of any entity, the ownership interests of which are held in a limited partnership consisting of more than 5,000 separate interests and where no one person or entity holds more than a total of 5% of the ownership interest in the limited partnership.

15-12

DISCLOSURE OF INTEREST\*

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

Country Mall Plaza, Inc.  
CORPORATION NAME

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

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

TRUST NAME

NAME AND ADDRESS

Percentage of Interest

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

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

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

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

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

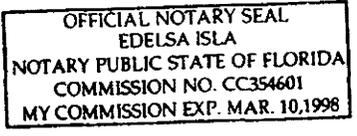
Signature: *Pablo Dobrian*  
(Applicant) PABLO DOBRIAN

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

(SEAL)

*Evelyn J. ...*  
Notary Public, State of Florida at Large

My Commission Expires:

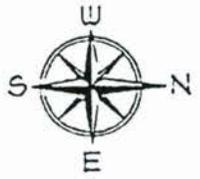


\* Disclosure shall not be required of any entity, the equity interests in which are regularly traded on an established securities market in the United States or other country; or of any entity, the ownership interests of which are held in a limited partnership consisting of more than 5,000 separate interests and where no one person or entity holds more than a total of 5% of the ownership interest in the limited partnership.

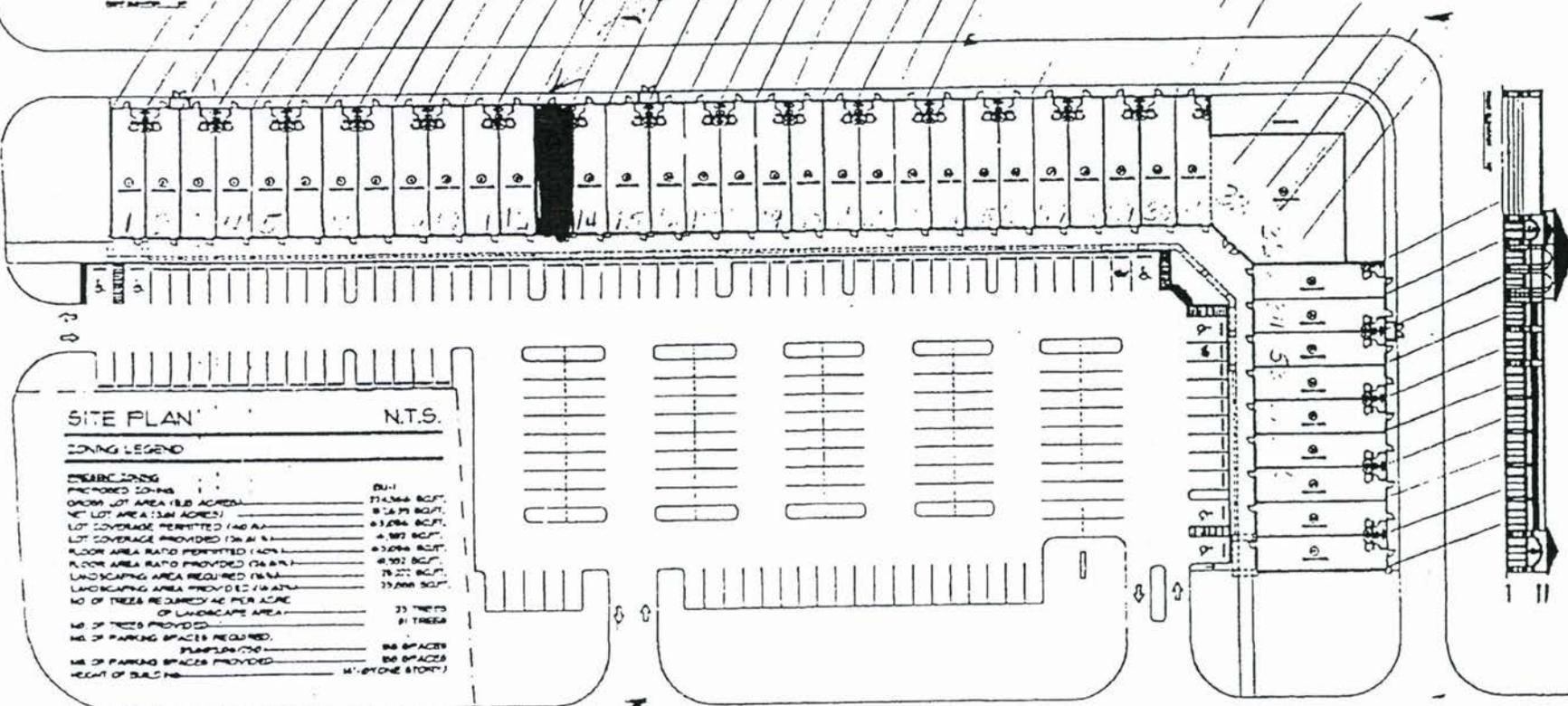
5-14

296000258

91-S



*Area*



**SITE PLAN** N.T.S.

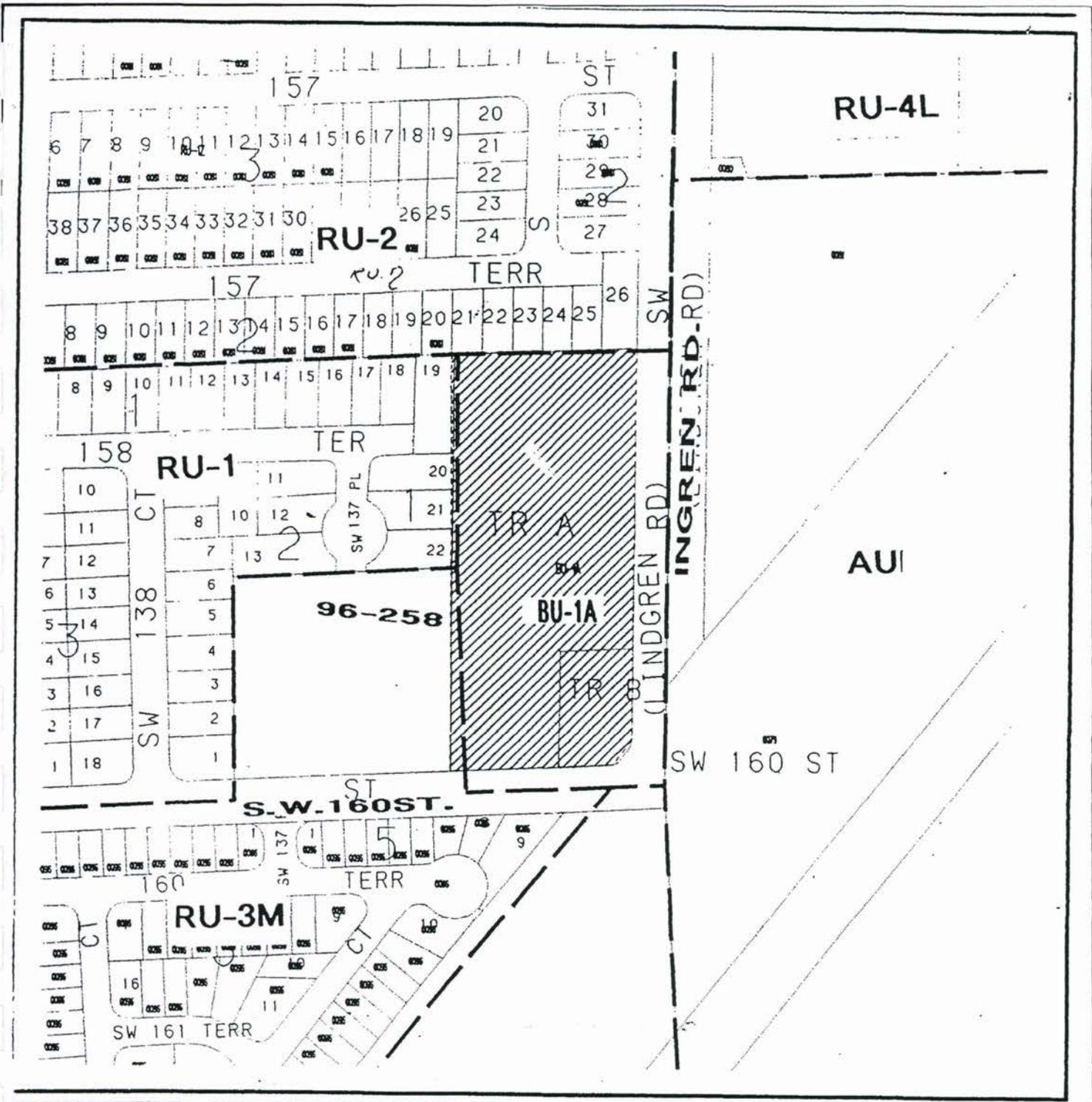
**LOADING LEGEND**

OVERALL LOT AREA (1.83 ACRES)	774,964 SQ. FT.
NET LOT AREA (3.58 ACRES)	924,791 SQ. FT.
LOT COVERAGE PERMITTED (40% MAX)	4,328,400 SQ. FT.
LOT COVERAGE PROVIDED (20% MAX)	4,187,200 SQ. FT.
FLOOR AREA RATIO PERMITTED (4.0)	4,328,400 SQ. FT.
FLOOR AREA RATIO PROVIDED (2.6)	4,102,000 SQ. FT.
LANDSCAPING AREA REQUIRED (18%)	78,277 SQ. FT.
LANDSCAPING AREA PROVIDED (18%)	75,000 SQ. FT.
NO. OF TREES REQUIRED (40 PER ACRE OF LANDSCAPE AREA)	33 TREES
NO. OF TREES PROVIDED	81 TREES
NO. OF PARKING SPACES REQUIRED	896 SPACES
NO. OF PARKING SPACES PROVIDED	896 SPACES
HEIGHT OF BUIL. (6)	41'-0" (ONE STORY)

ADRIAN GROUP

COUNTRY MALL PLAZA

BOTOLONDO, OLIVA & ASSOCIATES



**LEGEND**

**PROPERTY**

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

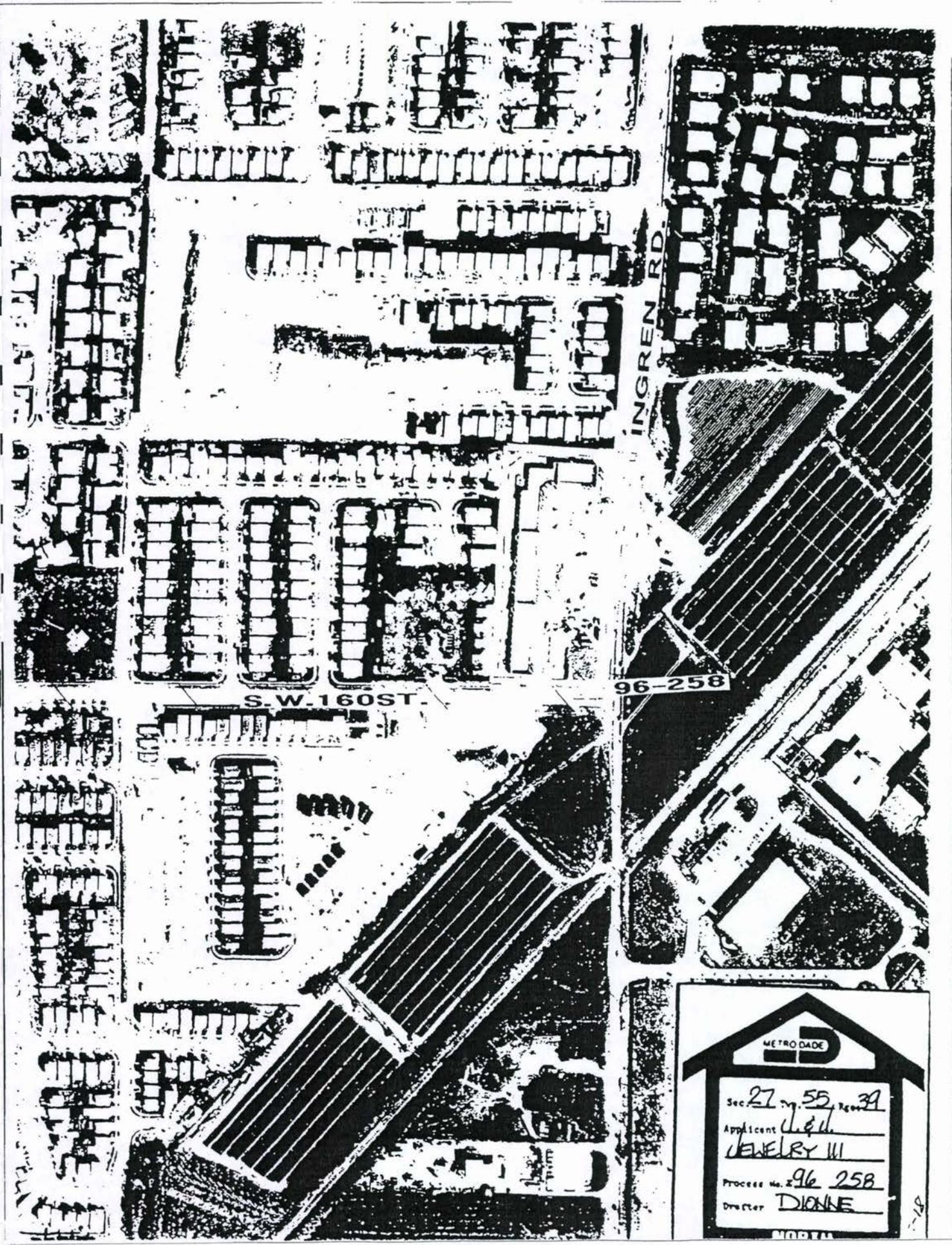
**METROPOLITAN DADE COUNTY**  
Hearing Map

Section: 27 Township: 55 Range: 39  
 Process Number: 96000258  
 Applicant: J. & J. JEWELRY II  
 District Number: 9  
 Drafter: D. DIONE  
 Scale: 1200

**NOTICE**

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METRO DADE

Sec. 27 of 55, Zone 3A

Applicant J. & M.

JEWELRY III

Process No. 96 258

Drifter DIONNE

MORAN



RESOLUTION NO. 5-ZAB-451-94

WHEREAS, JORGE ALONSO had applied for the following:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

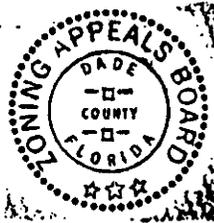
**STATE OF FLORIDA**

**COUNTY OF DADE**

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

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

SEAL



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

22. JORGE ALONSO  
(Applicant)

94-11-14  
District 6

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

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

If so, who are the interested parties?

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

Previous Zoning Hearings on the Property:

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

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

22-1

**BACKGROUND INFORMATION**

**ENFORCEMENT HISTORY**

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

**CURRENT ENFORCEMENT:**

NO CURRENT ENFORCEMENT ACTION.

22-2

ZONING DIRECTOR'S RECOMMENDATION

ZONING APPEALS BOARD

HEARING DATE: NOVEMBER 9, 1994

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

APPLICANT: JORGE ALONSO

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

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

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

SIZE OF PROPERTY: 16.17 Acres

EXISTING ZONING AND LAND USE

SUBJECT PROPERTY: BU-2; business, jewelry store

SURROUNDING PROPERTY:

NORTH: BU-2; business  
EAST: RU-1; single family residence  
SOUTH: RU-1; single family residence  
WEST: BU-2; business

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

The applicant is seeking a use variance and special exception to permit a pawn shop in conjunction with an existing jewelry store on the subject property. The jewelry store occupies a unit located within an existing 16.17 acre shopping center known as Westchester Mall. The property is zoned BU-2, Special Business District, and is located on 8518 S.W. 24 Street. The 2000 2010 Comprehensive Development Master Plan (CDMP) designates the property for business and office use on the Land Use Plan (LUP) map. Staff supports this application on a modified basis to permit the pawning of used jewelry only in connection with the jewelry store. A full service pawn shop would not be compatible with the surrounding residential character of the neighborhood, and such a use would be better located in areas of large scale commercial developments. While consideration must be given to the demonstration of unnecessary hardship in this case, it is staff's opinion that considering the nature of a jewelry store operation, the pawning of used jewelry will be a

22-3

ZONING DIRECTOR'S RECOMMENDATION

ZONING APPEALS BOARD

HEARING DATE: NOVEMBER 9, 1994  
Page Two

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

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

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

22-4

ZONING DIRECTOR'S RECOMMENDATION

ZONING APPEALS BOARD

HEARING DATE: NOVEMBER 9, 1994  
Page Three

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

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

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

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

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

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

22-5

METROPOLITAN DADE COUNTY PLANNING DEPARTMENT  
RECOMMENDATION TO THE ZONING APPEALS BOARD

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

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

GENERAL INFORMATION

REQUEST

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

PURPOSE To permit the pawning of jewelry.

LOCATION 8518 SW 24 Street SIZE 16.17 acres

EXISTING ZONING AND LAND USE

SUBJECT PROPERTY BU-2, Westchester Mall

SURROUNDING PROPERTY

NORTH BU-2, Westchester Shopping Center

SOUTH RU-1, single family residences

EAST RU-1, single family residences

WEST BU-2, Westchester Mall

COMPREHENSIVE DEVELOPMENT MASTER PLAN and/or SPECIAL STUDIES

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

RECOMMENDATION

APPROVAL WITH ONE CONDITION

CONDITIONS

That the pawn shop be limited to used jewelry only.

22-6

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

-2-

PH: 94-353  
November 9, 1994

ANALYSIS

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

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



---

Guillermo E. Olmedillo, Director  
Planning Department

22-7

MEMORANDUM

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

DATE: 21-SEP-1994

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

FROM: *F. O'Connell*  
David Ettman, Assistant Director  
Environmental Resources Management

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

POTABLE WATER SUPPLY & WASTEWATER DISPOSAL

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

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

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

WATER MANAGEMENT

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

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

TREE PRESERVATION

22-8

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

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

#### HAZARDOUS MATERIALS MANAGEMENT

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

#### OPERATING PERMITS

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

#### CONCURRENCY REVIEW SUMMARY

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

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

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

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

22-9

PH# 94-353  
ZAB

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Name: Jorge Alonso

This Department has no objections to this application.

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

  
Russell C. Kelly

OCT 06 1994

\_\_\_\_\_  
Date

22-10

94-353

DISCLOSURE OF INTEREST\*

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

CORPORATION NAME

NAME, ADDRESS, AND OFFICE

Percentage of Stock

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

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

TRUST NAME

NAME AND ADDRESS

Percentage of Interest

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

22/11

94-353

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

WESTCHESTER MALL ASSOCIATES  
PARTNERSHIP OR LIMITED PARTNERSHIP NAME

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

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

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

Date of contract: \_\_\_\_\_

22-12

94-353

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

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

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

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

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

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

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

(SEAL)  
ISABELLE W. CLARK  
Notary Public, State of New York  
No. 41-4330162  
Qualified in Queens County  
Commission Expires

My Commission Expires: 5/31/95

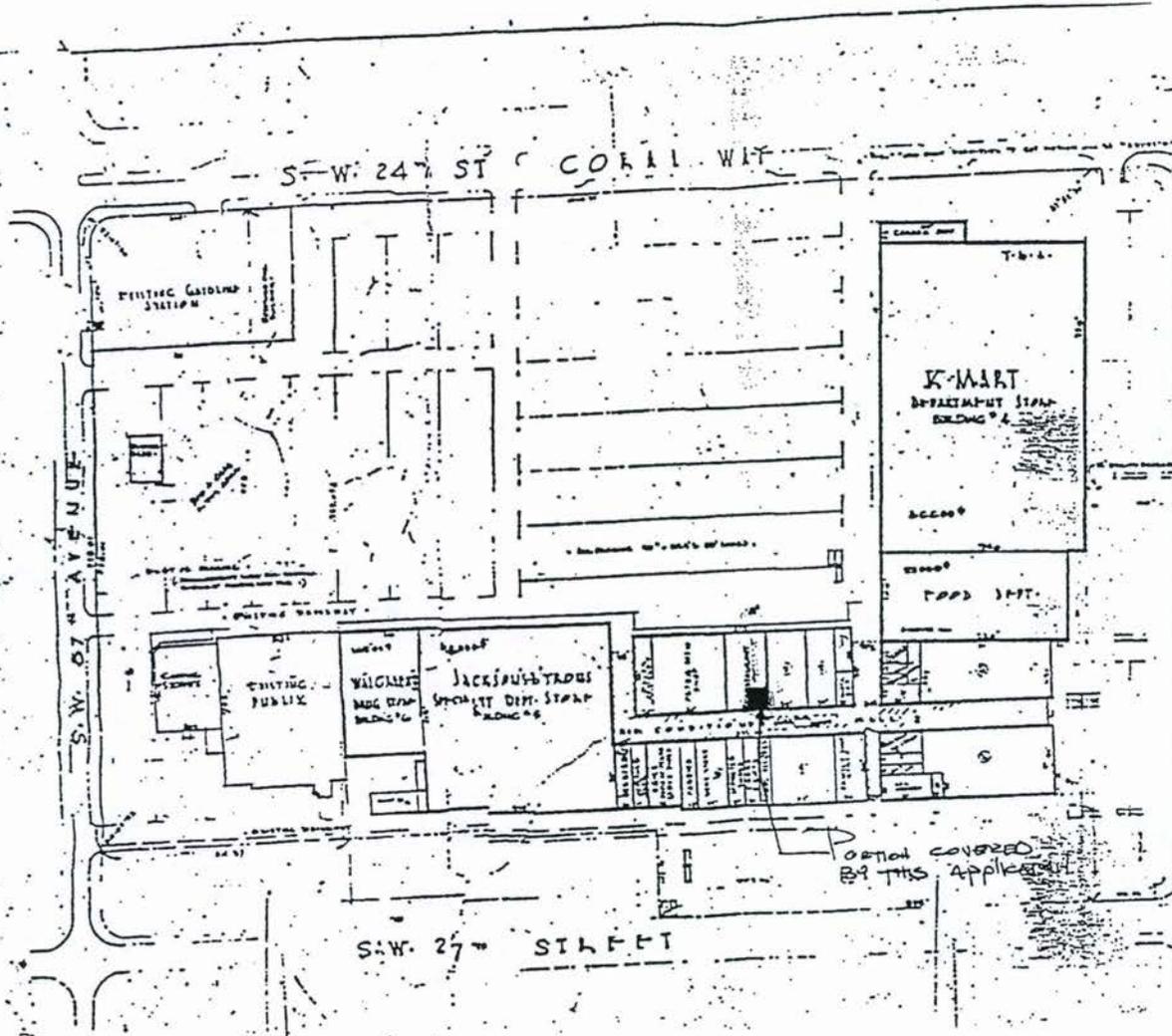
22-13

\* Disclosure shall not be required of any entity, the equity interests in which are regularly traded on an established securities market in the United States or other country; or of any entity, the ownership interests of which are held in a limited partnership consisting of more than 5,000 separate interests and where no one person or entity holds more than a total of 5% of the ownership interest in the limited partnership.

94-353

22-14

SITE PLAN



RECEIVED

MAY 19 1957

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

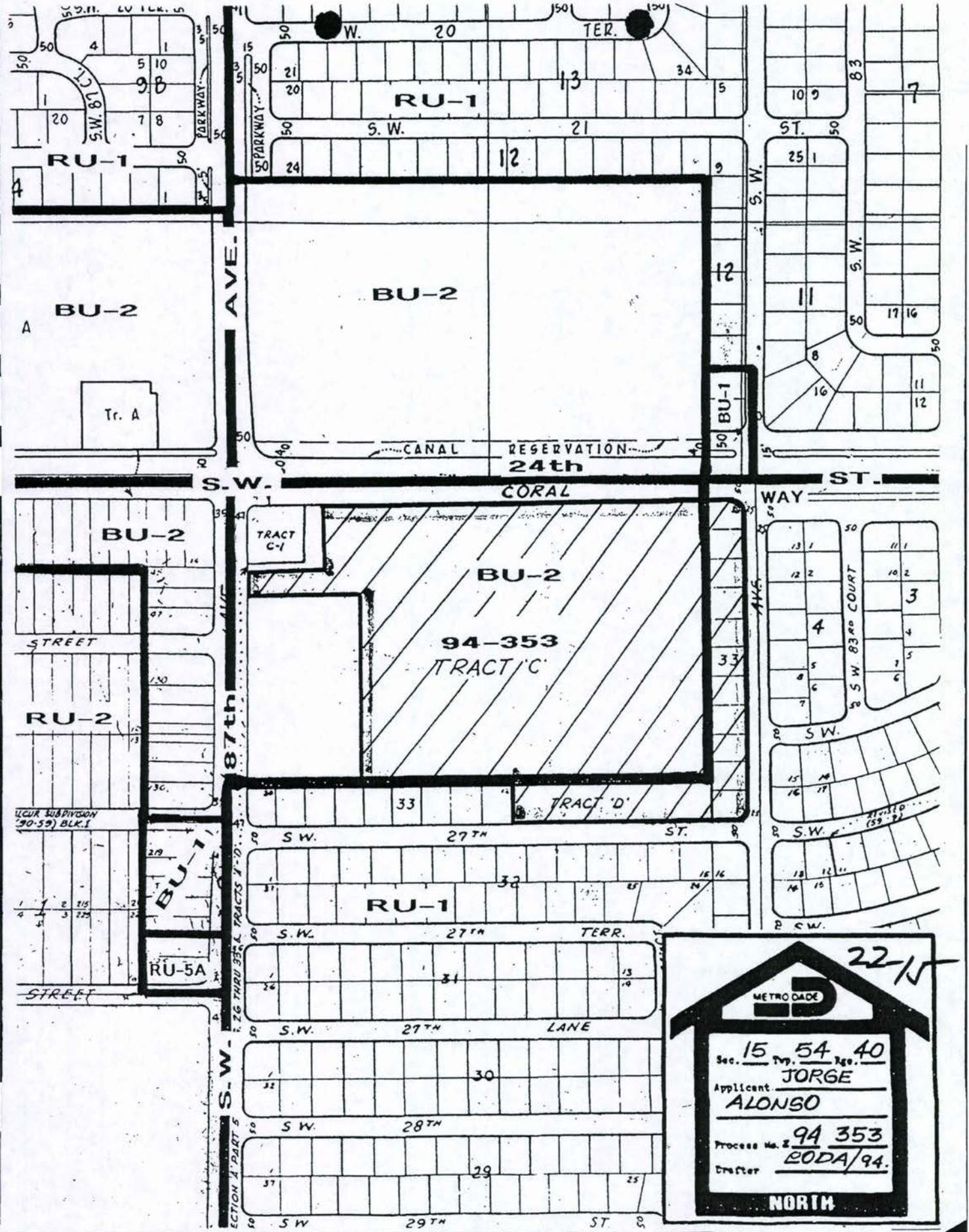
BY \_\_\_\_\_

THE DEVELOPMENT CORP.  
 HOWARD PETERSON  
 TOTAL AMT. PAID 245000  
 TOTAL CASH PAID 1400



SUPPLEMENTAL LAYOUT  
 SCALE 50' = 1"

WESTCHESTER MALL  
 DADE COUNTY  
 FLORIDA  
 CORAL WAY VILLAGE



22-15

**METRO DADE**

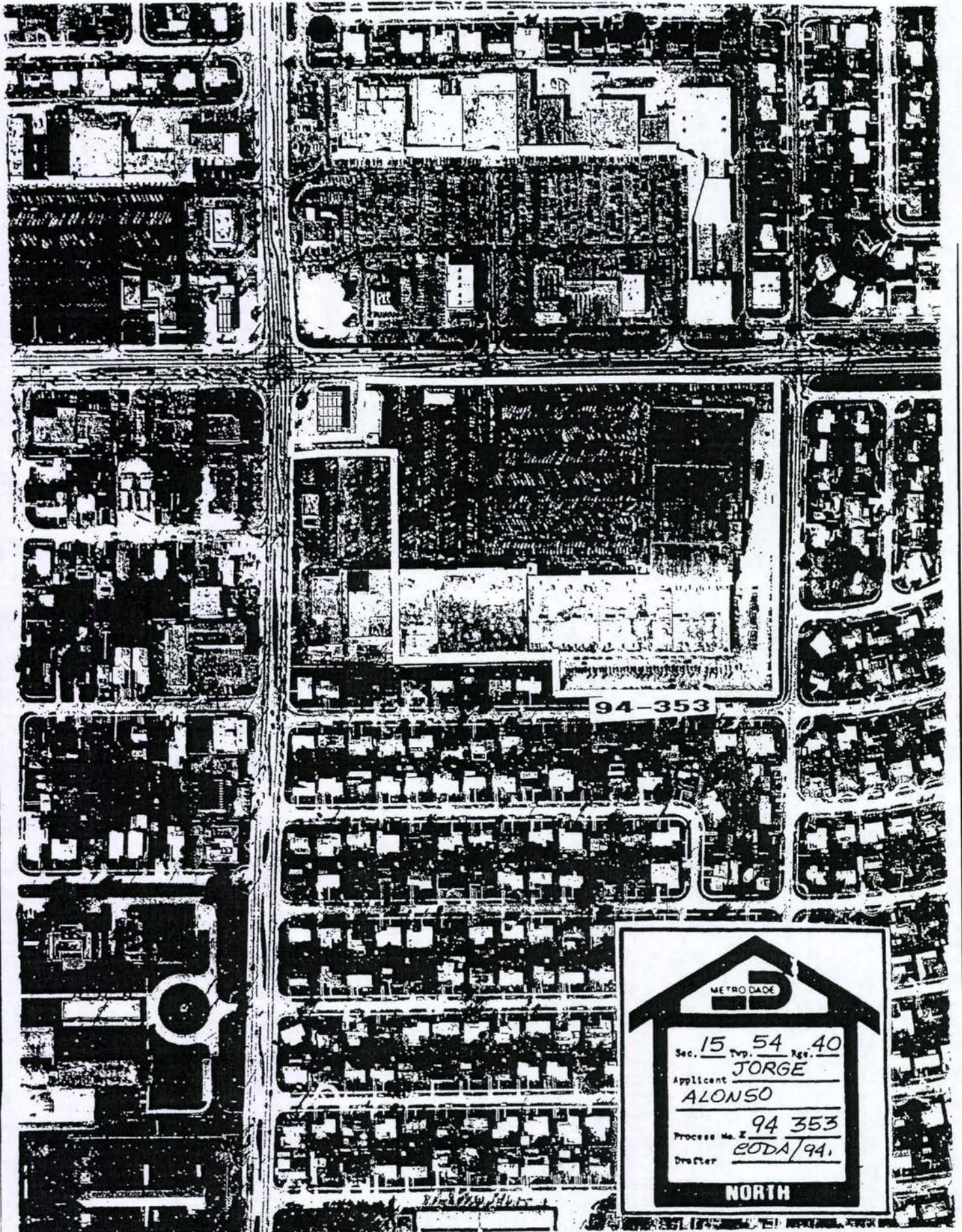
Sec. 15 Twp. 54 Rge. 40

Applicant JORGE ALONSO

Process No. 94 353

Drafter RODA/94.

**NORTH**



94-353

METRO DADE  
**15**

Sec. 15 Twp. 54 Rge. 40  
Applicant JORGE ALONSO  
Process No. 94 353  
Drafted EODA/94.

**NORTH**

22

Rey Villa  
FPI/FYA  
C/B  
8/4/94

MEMORANDUM

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

Date: August 2, 1994

From: Chester B. Colby  
Director  
Metro Dade Transit Agency

Subject: Concurrency  
Applications

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

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

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

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

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

RECEIVED

AUG 4 Rec'd

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

By 



# MEMORANDUM

TO: See list below

DATE: August 18, 1994

SUBJECT: Solid Waste Disposal  
System Concurrency  
Status Determination

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

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

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

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

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

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

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

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

Department of Solid Waste Management  
Fiscal Year 1994 Concurrency Determination

(All figures in millions of tons)

**Total Waste Generated:**

Five year total waste generated based on CDMP level of service standard, 5 years of disposal capacity to be available at a generation rate of 9.9 pounds per person per day and a disposal rate of 7 pounds per person per day -	FY95 - 2.60
	FY96 - 2.70
	FY97 - 2.70
	FY98 - 2.80
	FY99 - 2.80
	13.60

**Percent Garbage and Trash:**

Remaining waste stream percentages from Reference Case Capacity Analysis	Garbage 58% - 7.89
	Trash 42% - 5.71
	13.60

**Garbage Capacity Analysis**

Total Garbage	7.89
Resources Recovery 90%	-3.40
Remaining garbage for disposal	4.49

(South Dade 4.3 million + Ashfill (Cell 17) .54 million + Medley .20 million)	5.04
Remaining Garbage for disposal	-4.49
Remaining Garbage Capacity	0.55

**Garbage Landfill Capacity**

Years in excess of level of service standard - (.55 million tons capacity / .368 million tons garbage fill rate)	<u>1.52</u> Years
--	-------------------

**Trash Capacity Analysis**

Total Trash	5.71
Resources Recovery 10%	-0.38
Remaining trash for disposal	5.33

North Dade Landfill	6.00
Remaining trash for disposal	-5.33
Remaining trash capacity	0.67

**Trash Landfill Capacity**

Years in excess of level of service standard - (.66 million tons capacity / .65 million tons of trash fill rate)	<u>1.03</u> Years
--	-------------------

SEE ATTACHED NOTES

**NOTES:**

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

MEMORANDUM

---

TO: ZONING CONTROL DIVISION  
BUILDING AND ZONING DEPARTMENT

DATE: SEP 19, 1990

SUBJECT: CONCURRENCY  
APPROVAL

*William L. Strachan*

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

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

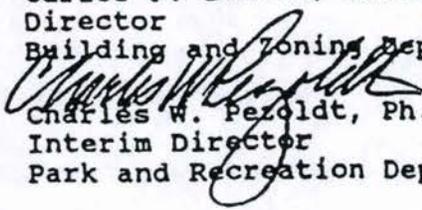
A subsequent review to assess compliance with Dade County Fire Flow Standards addressed under the Concurrency requirements, as stated in Chapter 163, part 2, Florida Statute, will be necessary during the building permit process.

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

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

DATE August 22, 1994

OM

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

SUBJECT Concurrency: Updated  
Blanket Approval

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

attachment

cc: Helen Brown Fogaros  
Marty Washington

 rk:rk

PARK LOCAL OPEN SPACE BASED ON BENEFIT DISTRICTS - UNINCORPORATED AREA

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



RESOLUTION NO. 5-ZAB-205-94

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

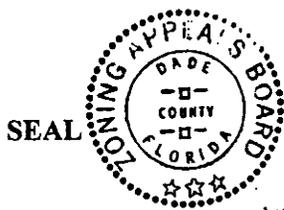
Hearing No. 94-5-38  
Typed 5/31/94 bn

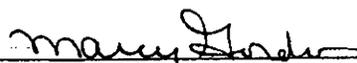
**STATE OF FLORIDA**

**COUNTY OF DADE**

I, Marcy Gordon, Legal Counsel of Dade County Building and Zoning Department, as designated by Carlos F. Bonzon, Ph.D., P.E., Director of the Metropolitan Dade County Building and Zoning Department and Ex-Officio Secretary of the Metropolitan Dade County Zoning Appeals Board, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. 5-ZAB-205-94 adopted by said Zoning Appeals Board at its meeting held on the 25th day of May, 1994.

IN WITNESS WHEREOF, I have hereunto set my hand on this 7th day of June, 1994.



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

13. CASABLANCA JEWELRY, INC.  
(Applicant)

94-5-38  
District 11

Property Owner (if different from applicant) Tamiami Lakes Plaza, Inc.

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

If so, who are the interested parties?

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

Previous Zoning Hearings on the Property:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
1970	Tamiami Hills C.C.	EU-1 & BU-3 to BU-2	CC	Appr. RU-4
1971	Tamiami Hills C.C.	S.E. for hotel in in BU-2 zone.	CC	Denied
1974	Tamiami Club Apts.	RU-4, BU-2 & RU-4L to RU-5A.	CC	Approved
1976	Dade Dev. Service	U.U. for Ent. Feature	CC	Approved
1981	Dade Savings & Loan	RU-5A to BU-1A	CC	Approved
1986	Tamiami Lakes Plaza	NUV for landscaping; Modif. of rest.	ZAB	Approved
1987	Tamiami Lakes Plaza	NUV for parking.	ZAB	Approved

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

13-1

**BACKGROUND INFORMATION**

**ENFORCEMENT HISTORY**

Casablanca Jewelry Inc.

The S.W. corner of S.W. 8 St  
and S.W. 132 Ave.  
Dade County, FL

**APPLICANT**

**ADDRESS**

May 25, 1994

Z94-92

**DATE**

**HEARING NO.**

**CURRENT ENFORCEMENT:**

0 NO CURRENT ENFORCEMENT ACTION.

B-2

HEARING DATE: MAY 25, 1994

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

APPLICANT: CASABLANCA JEWELRY, INC.

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

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

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

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

## EXISTING ZONING AND LAND USE

SUBJECT PROPERTY: BU-1A; shopping center

SURROUNDING PROPERTY:

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

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

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

13-3

ZONING DIRECTOR'S RECOMMENDATION

ZONING APPEALS BOARD

HEARING DATE: MAY 25, 1994  
Page Two

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

unnecessary hardship in this case, it is staff's opinion that, considering the neighborhood serving nature of a jewelry store operation, the pawning of used jewelry will be a logical ancillary use to the jewelry store that will be compatible with the residential character of the surrounding area. In addition, since the pawnshop use will be limited to used jewelry only, signage in connection with the pawn shop will be prohibited, and by imposing certain other conditions, any impact from the proposed use on the area will be minimized. In this regard, staff feels that the proposed pawn shop use with imposed conditions will not be contrary to the public interest or the land use regulations, while at the same time, will allow the applicant a use of the premises that will not detrimentally impact the neighborhood serving nature of the shopping center. Accordingly, staff recommends modified approval, to permit a pawn shop for the pawning of used jewelry only in connection with a jewelry store, subject to the following conditions:

1. That a plot use plan be submitted to and meet with the approval of the Zoning Director; said plan to include among other things but not, be limited thereto, location of building or buildings, type and location of signs, light standards, parking areas, exits and entrances, drainage, walls, landscaping, etc.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Tamiami Lakes Shopping Plaza," as prepared by Isaac Sklar Associates, Inc., dated received Feb. 7, 1994, consisting of two sheets.
3. That the use be established and maintained in accordance with the approved plan.
4. That the applicant obtain a Certificate of Use and Occupancy from and promptly renew the same annually with the Dade County Building and Zoning Department, upon compliance with all terms and conditions, the same subject to cancellation upon violation of any of the conditions.
5. That the hours of operation must conform to the requirements of Section 21-29 of the Code of Metropolitan Dade County.
6. That the applicant submit a Declaration of Use agreement meeting with the approval of the Zoning Director that the pawn shop activities be limited to the sale of used jewelry only.

13-4

ZONING DIRECTOR'S RECOMMENDATION

ZONING APPEALS BOARD

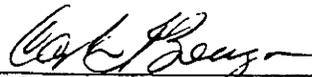
HEARING DATE: MAY 25, 1994

Page Three

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

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

DATE INSPECTED: 5/13/94  
DATE TYPED: 5/16/94  
CFB:RGV:AJT:mr  
DATE REVISED:  
DATE FINAL: 5/19/94  
cc: Mr. Guillermo E. Olmedillo

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

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

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

13-5

METROPOLITAN DADE COUNTY PLANNING DEPARTMENT  
RECOMMENDATION TO THE ZONING APPEALS BOARD

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

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

GENERAL INFORMATION

REQUEST

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

PURPOSE

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

LOCATION SW corner of SW 8 Street  
and SW 132 Avenue

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

EXISTING ZONING AND LAND USE

SUBJECT PROPERTY BU-1A, shopping center

SURROUNDING PROPERTY

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

COMPREHENSIVE DEVELOPMENT MASTER PLAN and/or SPECIAL STUDIES

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

RECOMMENDATION

APPROVAL WITH CONDITION

CONDITIONS

That the pawn shop be restricted to jewelry only.

13-6

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

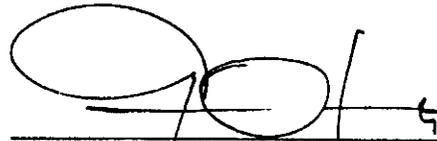
-2-

PH: 94-92  
May 25, 1994

ANALYSIS

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

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



Guillermo E. Olmedillo, Director  
Planning Department

13-7

MEMORANDUM

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

DATE: 22-MAR-1994

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

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

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

POTABLE WATER SUPPLY & WASTEWATER DISPOSAL

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

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

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

WATER MANAGEMENT

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

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

13-8

## HAZARDOUS MATERIALS MANAGEMENT

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

### OPERATING PERMITS

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

### TREE PRESERVATION

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

### CONCURRENCY REVIEW SUMMARY

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

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

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

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

13-9

PH# 94-92  
ZAB

**PUBLIC WORKS DEPARTMENT COMMENTS**

Applicant's Name: Casablanca Jewelry Inc.

This Department has no objections to this application.

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

  
Russell C. Kelly

APR 05 1994

Date

13-10

94-92

DISCLOSURE OF INTEREST\*

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

Casablanca Jewelry, INC.  
CORPORATION NAME

<u>NAME, ADDRESS, AND OFFICE</u>	<u>Percentage of Stock</u>
<u>Gudelia E. Rodriguez</u>	<u>100%</u>
<u>13220 SW 8 ST, Miami, fl 33184</u>	
<u> </u>	

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

TRUST NAME

NAME AND ADDRESS

Percentage of Interest

<u> </u>	<u> </u>

13-11

94-92

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

<u>PARTNERSHIP OR LIMITED PARTNERSHIP NAME</u>	
<u>NAME AND ADDRESS</u>	<u>Percentage of Ownership</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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

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

Date of contract: \_\_\_\_\_

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94-92

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

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

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

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

Signature:  
(Applicant)

*[Handwritten Signature]*

Sworn to and subscribed before me,

this 27 day of Jan., 1994

(SEAL)

*Marta B*  
Notary Public, State of Florida at Large

My Commission Expires:



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

13-13

\* Disclosure shall not be required of any entity, the equity interests in which are regularly traded on an established securities market in the United States or other country; or of any entity, the ownership interests of which are held in a limited partnership consisting of more than 5,000 separate interests and where no one person or entity holds more than a total of 5% of the ownership interest in the limited partnership.

94-92

DISCLOSURE OF INTEREST\*

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

TAMIAMI LAKES PLAZA, INC.  
CORPORATION NAME

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

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

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

13-14

94-92

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME

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

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

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

Date of contract: \_\_\_\_\_

13-15

94-92

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

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

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

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

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

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

Lizaida H Mansito

(SEAL)

Notary Public, State of Florida at Large  
LIZAIDA H. MANSITO MAMI, COUNTY OF DADE

My Commission Expires:

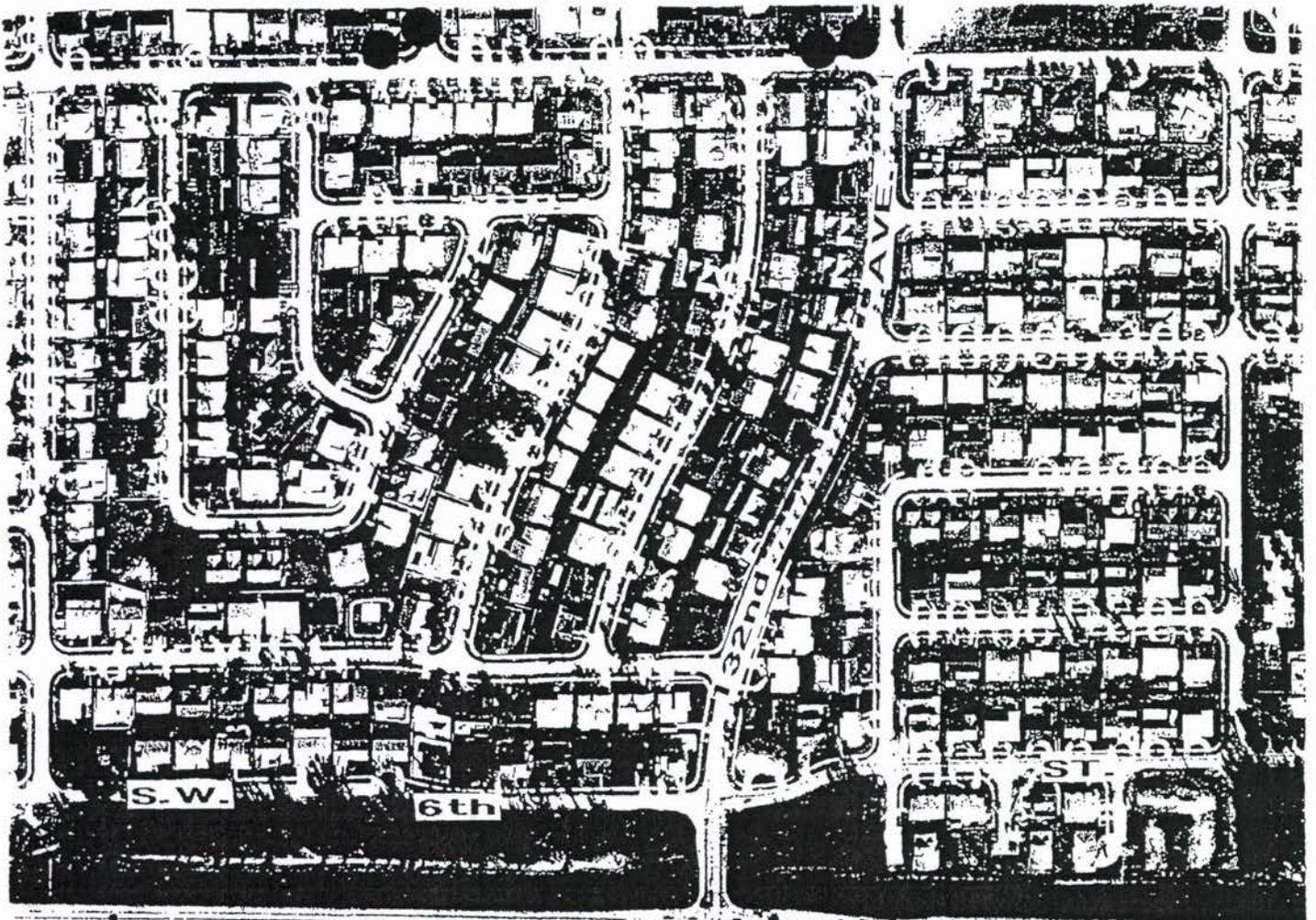
OFFICIAL NOTARY SEAL  
LIZAIDA H MANSITO  
NOTARY PUBLIC STATE OF FLORIDA  
COMMISSION NO. CC273264  
MY COMMISSION EXP. APR. 15, 1997

13-16

\* Disclosure shall not be required of any entity, the equity interests in which are regularly traded on an established securities market in the United States or other country; or of any entity, the ownership interests of which are held in a limited partnership consisting of more than 5,000 separate interests and where no one person or entity holds more than a total of 5% of the ownership interest in the limited partnership.







METRO DADE

Sec. 2 Twp. 5d Rge. 39

Applicant: CASABLANCA  
BEWICKY, INC.

Process No. 94-92

Drafter: N.A.B.  
ZAB

NORTH

MEMORANDUM

*See*  
*FYI 8-19-93*

TO: *(13)* See list below

DATE: August 18, 1993

SUBJECT: Solid Waste Disposal  
System Concurrency  
Status Determination

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

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

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

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

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

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

RECEIVED

AUG 19 1993

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

By *[Signature]*

MEMORANDUM

TO: ZONING CONTROL DIVISION  
BUILDING AND ZONING DEPARTMENT

DATE: SEP 19, 1990

SUBJECT: CONCURRENCY  
APPROVAL

*William L. Strachan*

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

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

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

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

*Paci Villa*  
*FYI / FYA*  
*CP*  
*9/9/93*

MEMORANDUM

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

Date: September 9, 1993

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

Subject: Concurrency  
Applications

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

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

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

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

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

RECEIVED

SEP 9 1993

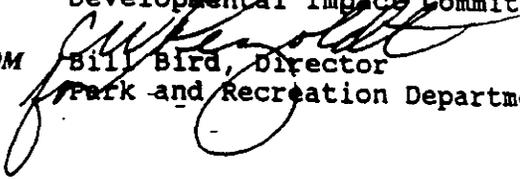
DADE CO. BLDG. & ZONING DEPT.  
DIRECTOR'S OFFICE

By *[Signature]*

MEMORANDUM

TO Helen Brown Fogaros  
Concurrency Administrator  
Developmental Impact Committee

DATE August 30, 1993

FROM   
Bill Bird, Director  
Park and Recreation Department

SUBJECT Updated Blanket  
Concurrency Approval

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

RAK:mkm



## RESOLUTION NO. 4-ZAB-248-93

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

16. RAUDEL & RENALDO MESA  
(Applicant)

93-7-39

Contact Person: Stanley B. Price

Date Application Filed: January 7, 1993

Public Hearing Fees Paid: \$1,595.30

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

Property Owner (if different from applicant) Same.

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

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

If so, who are the interested parties?

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

Previous Zoning Hearings on the Property:

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

16-1

ENFORCEMENT HISTORY

RAUDEL and RENALDO MESA  
(Applicant)

JULY 28, 1993  
Hearing Date

HEARING NO. 93-47

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

CURRENT ENFORCEMENT:

No current enforcement action.

16-2

ZONING DIRECTOR'S RECOMMENDATION

ZONING APPEALS BOARD

HEARING DATE: JULY 28, 1993

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

APPLICANTS: RAUDEL & RENALDO MESA

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

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

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

SIZE OF PROPERTY: 150' x 109.45'

EXISTING ZONING AND LAND USE

SUBJECT PROPERTY: BU-2; shopping center

SURROUNDING PROPERTY:

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

RECOMMENDATION: Approval with conditions.

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

16-3

ZONING DIRECTOR'S RECOMMENDATION

ZONING APPEALS BOARD

HEARING DATE: JULY 28, 1993  
Page Two

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

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

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

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

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

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

16-4

METROPOLITAN DADE COUNTY PLANNING DEPARTMENT  
RECOMMENDATION TO THE ZONING APPEALS BOARD

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

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

GENERAL INFORMATION

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

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

LOCATION 4328 SW 8 Street SIZE 150' X 109.45'

EXISTING ZONING AND LAND USE

SUBJECT PROPERTY BU-2, shopping plaza

SURROUNDING PROPERTY

NORTH City of Miami, motel and hardware store

SOUTH RU-3B, duplexes

EAST BU-2, motel

WEST BU-2, shopping plaza

COMPREHENSIVE DEVELOPMENT MASTER PLAN and/or SPECIAL STUDIES

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

RECOMMENDATION

APPROVAL WITH CONDITIONS

CONDITIONS

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

ANALYSIS

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

glw

16-5

Raudel & Reynaldo Mesa  
SECTION: 8-54-41  
ZAB HEARING ITEM NO. 93-7-39  
COMMISSION DISTRICT 6

-2-

PH: 93-47  
July 28, 1993

This Department supports this application, since it follows the relatively new trend of specializing in jewelry only, and in this case, the sale of antiques. Although this is a use variance, the proposed use is typical of that found within an antique shop or jewelry store, both of which are permitted uses in the BU-1 district, whereas this site is zoned BU-2. For all of the aforementioned reasons, this Department recommends that this application be approved.

GEO:WFG:GA:mv  
DATE TYPED:07/19/93  
DATE REVISED:07/19/93



---

Guillermo E. Olmedillo, Director  
Planning Department

16-6

MEMORANDUM

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

DATE: June 17, 1993

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

SUBJECT: ZAB # Z93000047  
Raudel & Renaldo Mesa  
4328 SW 8th Street  
Use Variance & Special Exception to  
Permit a Pawn Shop  
(BU-2)(8-54-41)(150' x 109.45' Ac)

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

POTABLE WATER SUPPLY & WASTEWATER DISPOSAL

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

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

Notwithstanding the foregoing, in light of the fact the the subject property is located in an area that has limited sewer collection/transmission capacity, no new sewer service connections can be permitted until adequate capacity becomes available. Consequently, final development orders for this site may not be granted unless adequate capacity in the sanitary sewer collection/transmission system becomes available or if approval for alternative means of sewage disposal can be obtained. Use of an alternative means of sewage disposal shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission capacity.

WATER MANAGEMENT

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

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

16-7

### TREE PRESERVATION

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

Additionally, the following comments are also offered as they contain Code requirements which are applicable to the proposed land use.

### OPERATING PERMITS

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

### HAZARDOUS MATERIALS MANAGEMENT

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

### CONCURRENCY REVIEW

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

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

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

16-8

PUBLIC WORKS DEPARTMENT

ZAB

Public Hearing No. 93-47

Applicant's Name: RAUDEL F BENALDO MESA

RECOMMENDATION:

This Department has no objections to this application.

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

Russell C. Kelly  
Russell C. Kelly

6/22/93  
Date

16-9

*Open*  
*F7I 8-12-93*

MEMORANDUM

103.01-14 7/92

TO: Carlos Bonzon, Director  
Building and Zoning Department

DATE: August 9, 1993

SUBJECT: Zoning Correspondence

FROM: Robert L. Krawcheck  
Assistant County Attorney

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

  
Robert L. Krawcheck  
Assistant County Attorney

RLK/eka  
Attachments

RECEIVED

AUG 12 1993

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

By 



## RESOLUTION NO. 4-ZAB-255-93

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

STATE OF FLORIDA

COUNTY OF DADE

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

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

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

By: 

SEAL

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

93-8-15

Contact Person: Juan Cabrera

Date Application Filed: May 7, 1993

Public Hearing Fees Paid: \$2,151.80

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

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

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

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

If so, who are the interested parties?

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

Previous Zoning Hearings on the Property:

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

Joe Losa can't veto

MEMORANDUM

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

DATE: July 15, 1993

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

SUBJECT: ZAB # Z93000309

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

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

POTABLE WATER SUPPLY & WASTEWATER DISPOSAL

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

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

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

WATER MANAGEMENT

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

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

17-8

### TREE PRESERVATION

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

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

### OPERATING PERMITS

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

### HAZARDOUS MATERIALS MANAGEMENT

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

### CONCURRENCY REVIEW

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

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

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

17-9

ENFORCEMENT HISTORY

J & J JEWELRY, INC.  
(Applicant)

AUGUST 11, 1993  
Hearing Date

HEARING NO. 93-309

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

CURRENT ENFORCEMENT

o No current enforcement action.

ZONING DIRECTOR'S RECOMMENDATION

ZONING APPEALS BOARD

HEARING DATE: AUGUST 11, 1993

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

APPLICANT: J & J JEWELRY #2, INC.

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

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

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

SIZE OF PROPERTY: 4.5 Acres

EXISTING ZONING AND LAND USE

SUBJECT PROPERTY: BU-1A; shopping center

SURROUNDING PROPERTY:

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

RECOMMENDATION: Approval with conditions.

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

17-3

ZONING DIRECTOR'S RECOMMENDATION

ZONING APPEALS BOARD

HEARING DATE: AUGUST 11, 1993  
Page Two

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

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

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

17-4

ZONING DIRECTOR'S RECOMMENDATION

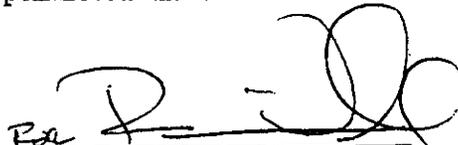
ZONING APPEALS BOARD

HEARING DATE: AUGUST 11, 1993  
Page Three.

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

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

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

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

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

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

17-5

METROPOLITAN DADE COUNTY PLANNING DEPARTMENT  
RECOMMENDATION TO THE ZONING APPEALS BOARD

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

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

GENERAL INFORMATION

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

PURPOSE To permit a pawn shop for jewelry only.

LOCATION 10158 West Flagler Street SIZE 4.5 acres

EXISTING ZONING AND LAND USE

SUBJECT PROPERTY BU-1A, shopping plaza

SURROUNDING PROPERTY

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

COMPREHENSIVE DEVELOPMENT MASTER PLAN and/or SPECIAL STUDIES

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

RECOMMENDATION

APPROVAL WITH ONE CONDITION

9E

17-6

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

-2-

PH: 93-309  
August 11, 1993

CONDITIONS

That the use be limited to used jewelry only.

ANALYSIS

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

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



Guillermo E. Olmedillo, Director  
Planning Department

## PUBLIC WORKS DEPARTMENT

Public Hearing No. 93-309 (ZAB)

Applicant's Name: J & J Jewelry

This Department has no objections to this application.

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

  
Russell C. Kelly

III 21 1993

Date \_\_\_\_\_

93-309

DISCLOSURE OF INTEREST\*

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

J & J Jewelry #2 Inc.  
CORPORATION NAME

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

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

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

17-11

93-309

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME

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

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

NAME

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

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

Date of contract: \_\_\_\_\_

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93-309

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

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

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

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

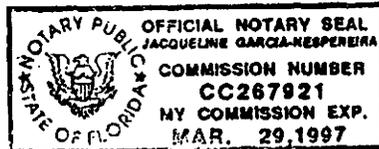
Signature: Juan Calle  
(Applicant)

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

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

(SEAL)

My Commission Expires:



17-13

\* Disclosure shall not be required of any entity, the equity interests in which are regularly traded on an established securities market in the United States or other country; or of any entity, the ownership interests of which are held in a limited partnership consisting of more than 5,000 separate interests and where no one person or entity holds more than a total of 5% of the ownership interest in the limited partnership.

93-309

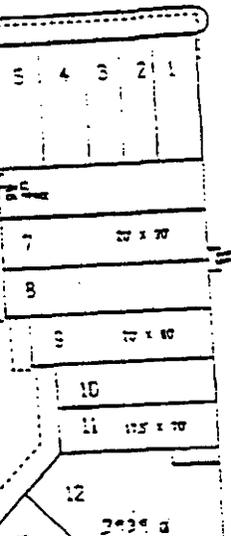
S.W. 102nd AVENUE

OUTPARCEL  
25-075 SF

AREA = 198,276 SF

36 35 34 33 32 31 30 29 28 27 26 25 24 23 22 21 20 19 18 17 16 15 14

50,500 SF

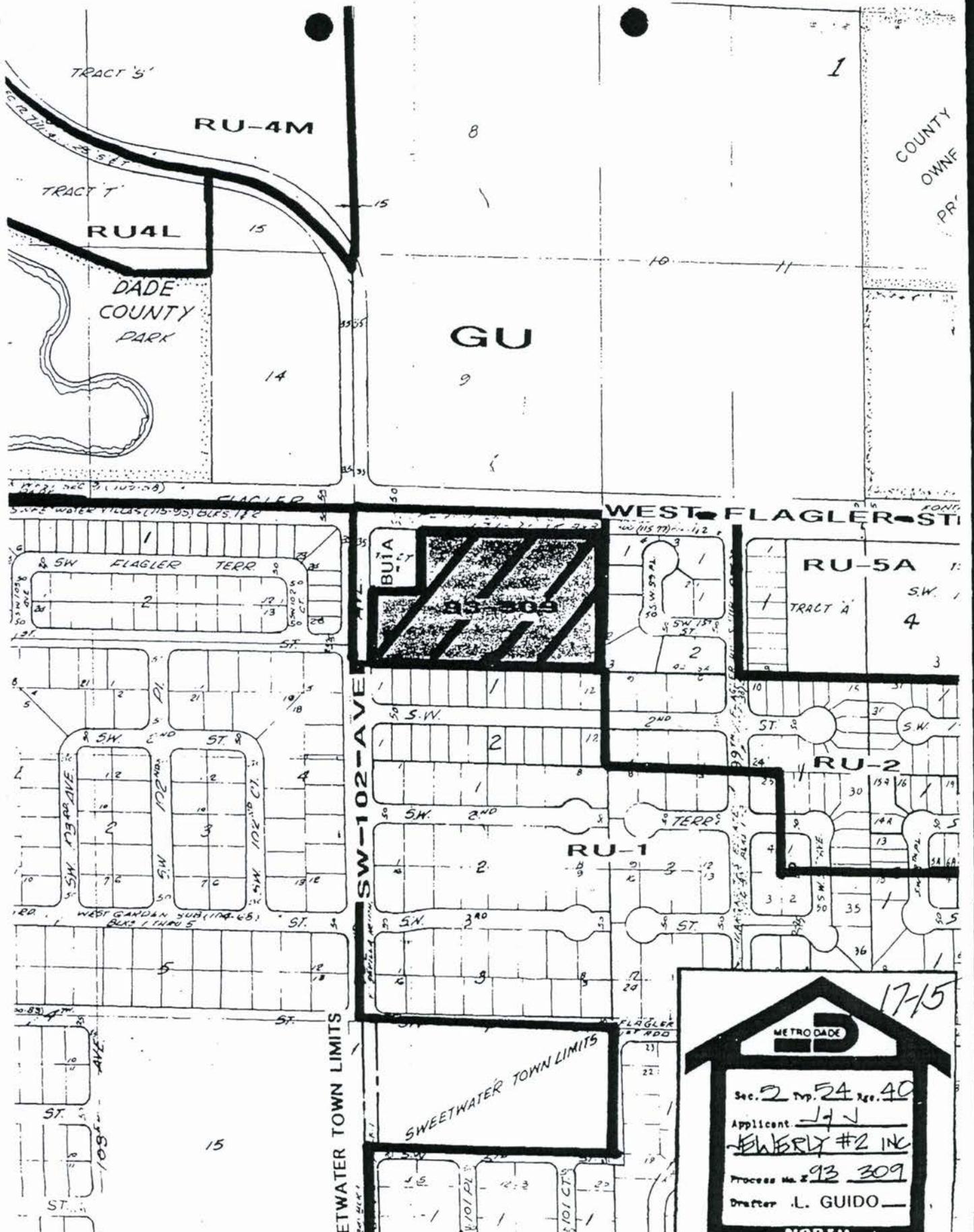


201  
 DIVISION OF  
 PLANNING  
 JAN 7 1955  
**REGISTERED**

17-11

SITE PLAN  
 DI 070 DEL REY





COUNTY OWNED PROPERTY

GU

RU-4M

RU4L

DADE COUNTY PARK

RU-5A

TRACT A

RU-2

RU-1

BU1A

SW-102-AVE

WEST FLAGLER ST

SWEETWATER TOWN LIMITS

SWEETWATER TOWN LIMITS

17-15

**METRO DADE**

Sec. 2, Chap. 24, Art. 40

Applicant: J.J.

JEWERLY #2 INC

Process No. 93 309

Drafter: L. GUIDO



WEST FLAGLER ST

93-309

SW 102ND AVE

<b>METRO DADE</b>	
Sec. <u>5</u>	Twp. <u>54</u> Rge. <u>40</u>
Applicant <u>J J J</u>	
Applicant <u>JEWELRY #2 INC</u>	
Process No. <u>93 309</u>	
Director <u>L. GUIDO</u>	
<b>NORTH</b>	



## RESOLUTION NO. 4-ZAB-183-93

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

STATE OF FLORIDA

COUNTY OF DADE

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

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

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

By: 

SEAL

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

93-6-32

Contact Person: Raul Suarez

Date Application Filed: December 7, 1992

Public Hearing Fees Paid: \$2,151.80

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

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

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

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

If so, who are the interested parties?

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

Previous Zoning Hearings on the Property:

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

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ENFORCEMENT HISTORY

JUAN VALDEZ/DBA TESSY'S JEWELRY  
(Applicant)

JUNE 23, 1993  
(Hearing Date)

HEARING NO. 92-649

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

CURRENT ENFORCEMENT:  
NO CURRENT ENFORCEMENT ACTION

17-2

## ZONING APPEALS BOARD

HEARING DATE: JUNE 23, 1993

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

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

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

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

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

SIZE OF PROPERTY: 10 Acres

## EXISTING ZONING AND LAND USE

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

SURROUNDING PROPERTY:

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

RECOMMENDATION: Approval with conditions.

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

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

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ZONING DIRECTOR'S RECOMMENDATION

ZONING APPEALS BOARD

HEARING DATE: JUNE 23, 1993  
Page Two

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

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

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

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

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

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

17-4

METROPOLITAN DADE COUNTY PLANNING DEPARTMENT  
RECOMMENDATION TO THE ZONING APPEALS BOARD

APPLICANT Juan Valdez, d/b/a Tessy's Jewelry  
SECTION 35-54-39  
COMMISSION DISTRICT 10

DATE: June 23, 1993  
ZAB HEARING ITEM NO.93-6-32

GENERAL INFORMATION

REQUEST Special Exception and Use Variance to permit an proposed pawnshop in a BU-2 zone as would be permitted in the BU-3 in connection with an existing jewelry store.

PURPOSE To permit a pawnshop in the BU-2 zone as would be permitted in the BU-3 zone (used jewelry only).

LOCATION 12833 North Kendall Drive SIZE 10 acres

EXISTING ZONING AND LAND USE

SUBJECT PROPERTY BU-1A, shopping center

SURROUNDING PROPERTY

NORTH RU-1 & GU, FP&L easement

SOUTH RU-4L & BU-1A, apartments and a shopping center

EAST GU, WASAD Wellfield

WEST RU-TH, single family residences

COMPREHENSIVE DEVELOPMENT MASTER PLAN and/or SPECIAL STUDIES

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

RECOMMENDATION

APPROVAL WITH CONDITION

CONDITIONS

That the pawnshop be restricted to the buying and selling of used jewelry only.

ANALYSIS

The applicant is requesting a special exception and a use variance to permit a pawn shop operation, in this instance the buying and selling of used jewelry, in conjunction with an existing jewelry store located in a ten-acre shopping center on the north side of North Kendall Drive, west of SW 121 Avenue. The center is zoned BU-1A and the jewelry store unit is

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17-5

Juan Valdez, d/b/a Tessy's Jewelry  
SECTION: 35-54-39  
ZAB HEARING ITEM NO. 93-6-32  
COMMISSION DISTRICT 10

-2-

PH: 92-649  
June 23, 1993

located on the east side from the main entrance drive off North Kendall Drive. The subject application is similar to numerous other requests for pawn shops in conjunction with the daily operation of a jewelry store. Approval of this application would permit the jeweler to buy used jewelry for resale value or to reuse the gold/silver by designing new items for sale. Approval of this application will not establish any precedent, and accordingly, this Department recommends approval of the application subject to the now standard condition limiting this operation to the sale/purchase of used jewelry only.

GEO:WFG:EES:mv  
DATE TYPED:06/08/93  
DATE REVISED:



---

Guillermo E. Olmedillo, Director,  
Planning Department



for public hearing.

Water Supply and Wastewater Disposal:

Public water and public sanitary sewers can be made available to this site; therefore, connection will be required. All sewer lines will be required to meet exfiltration standards as applied to wellfield protection areas.

Water Management:

Chapter 24-12.1 of the Code also regulates stormwater disposal methods within wellfield protection areas of public water supply wellfields. The Code stipulates that all stormwater runoff must be retained on site utilizing only infiltration or seepage type drainage systems. If the project has greater than 40% impervious area, it will be required that the first half inch of runoff be treated before excess runoff is discharged into the aquifer.

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

Tree Preservation:

Section 24-60 of the Code requires the preservation of tree resources during the development of site plans. A Dade County tree removal permit shall be required prior to the removal or relocation of any trees. The applicant is advised to contact the Freshwater and Upland Resources Section of DERM in order to obtain pertinent information regarding tree permitting requirements.

Operating Permits:

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

Concurrency Review Summary:

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

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that

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the LOS standards would be met by any subsequent development order applications concerning the subject property.

In summary, DERM offers no objection to the subject application and it can be scheduled for public hearing; furthermore, this memorandum shall constitute DERM's written approval as required by the Code.

EAC:rmg

cc:	Diane O'Quinn	Skip Scofield
Zoning Evaluation	Zoning Hearings	Zoning Review
Building & Zoning	Building & Zoning	Planning Dept.

17-9

92-649  
24B

DEPARTMENT: Public Works

CONCURRENCY REVIEW MEMORANDUM

Applicant's Name: JUAN VALDEZ D/B/A TESSYS JEWELRY

Application #: 92-649

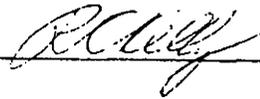
Meets Traffic Concurrency Criteria Yes  No

Comments/Conditions:

The request herein, constitutes an initial Development Order only, and that one or more traffic concurrency determinations will subsequently be required before development will be permitted.

PUBLIC HEARING REVIEW

Hearing Requirements: None

  
\_\_\_\_\_

MAY 21 1993

\_\_\_\_\_  
Date

17-10

92-649

DISCLOSURE OF INTEREST\*

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

<u>NAME, ADDRESS, AND OFFICE</u>	<u>Percentage of Stock</u>
Mr. Harlan Laner 121 W. 48 Street/suite 1803 Kansas City, Mo. 64112	25%
Mrs. Barbara Laner 121 W. 48 Street/Suite 1803 Kansas City, MO. 64112	25%
Mr. Oscar Baisman P.O. Box 454408 Miami, Fl. 33245	25%
Helena Kubiliun 1717 N. Bayshore Dr./Suite 3657 Miami, Florida 33132	25%

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

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

17-11

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

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

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

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

Date of contract: \_\_\_\_\_

17-12

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

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

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

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

Signature: *Helena Kobilium*  
 (Applicant) Helena Kobilium

Sworn to and subscribed before me,  
 this 9th day of November, 1992

*James Redman*  
 Notary Public, State of Florida at Large

(SEAL)

My Commission Expires:  
 NOTARY PUBLIC, STATE OF FLORIDA  
 MY COMMISSION EXPIRES: MAR. 29, 1993  
 BONDED THRU NOTARY PUBLIC UNDERWRITER

17-13

\* Disclosure shall not be required of any entity, the equity interests in which are regularly traded on an established securities market in the United States or other country; or of any entity, the ownership interests of which are held in a limited partnership consisting of more than 5,000 separate interests and where no one person or entity holds more than a total of 5% of the ownership interest in the limited partnership.

DISCLOSURE OF INTEREST\*

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

<u>NAME, ADDRESS, AND OFFICE</u>	<u>Percentage of Stock</u>
JUAN Valdez, President	100
13321 SW 6 St	
Miami Fl 33184	

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

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

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

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

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

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

Date of contract: \_\_\_\_\_

17-15

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

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

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

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

Signature: Juan Valdes  
(Applicant)

Sworn to and subscribed before me,  
this 9th day of December, 1992

(SEAL)

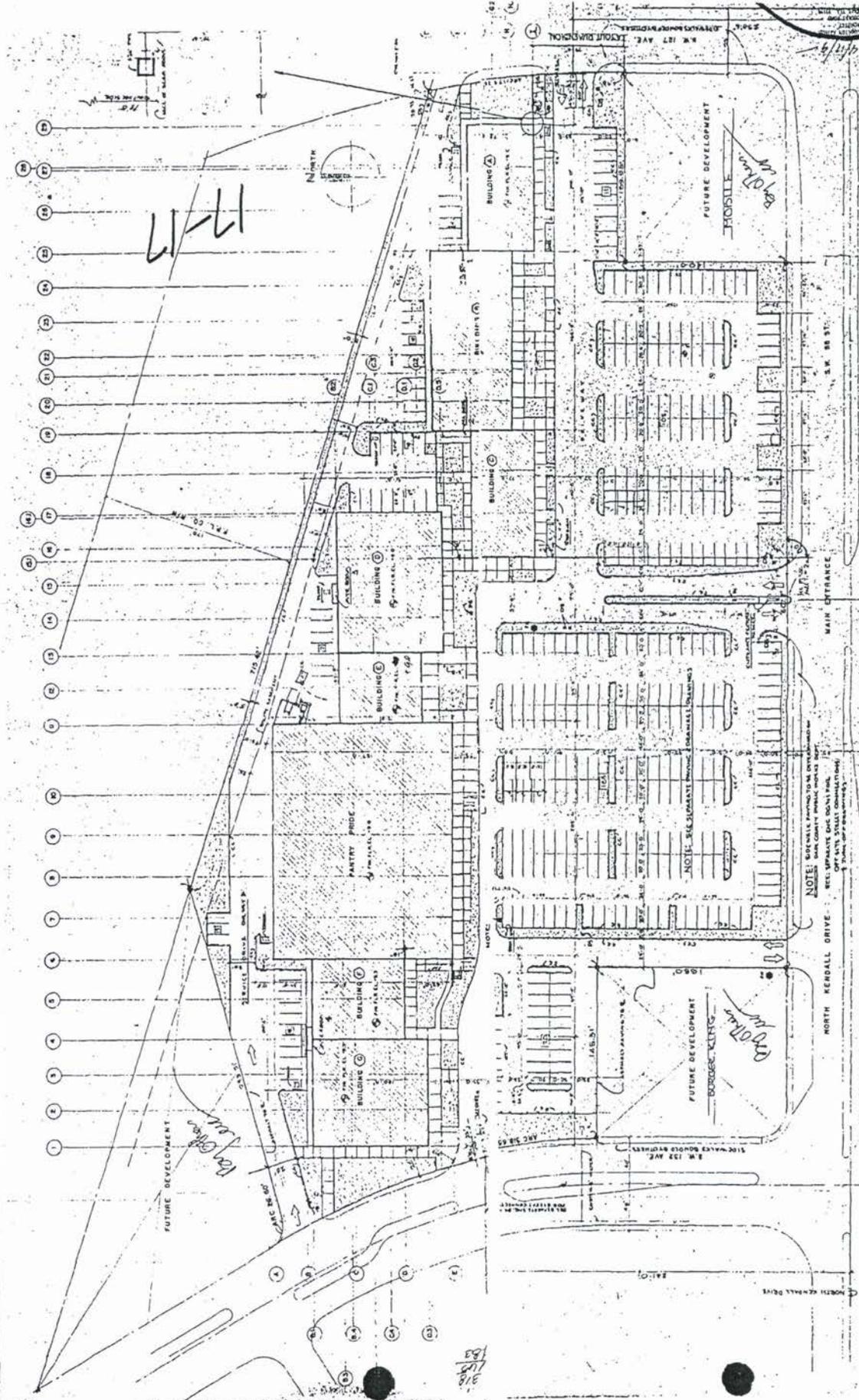
Rene Perpin  
Notary Public, State of Florida at Large

My Commission Expires:

NOTARY PUBLIC, STATE OF FLORIDA  
MY COMMISSION EXPIRES: MAR. 29, 1993  
BONDED THRU NOTARY PUBLIC UNDERWRITER

17-16

\* Disclosure shall not be required of any entity, the equity interests in which are regularly traded on an established securities market in the United States or other country; or of any entity, the ownership interests of which are held in a limited partnership consisting of more than 5,000 separate interests and where no one person or entity holds more than a total of 5% of the ownership interest in the limited partnership.



17/17



**LANER BAISMAN PROPERTIES**  
**WILLIAM HAMILTON ARCHITECT - ARCHITECT**  
**1911 S.W. 88 ST. MIAMI, FL 33135**  
**TEL: 305-551-1111**  
**FAX: 305-551-1112**  
**WWW.LANERBAISMAN.COM**

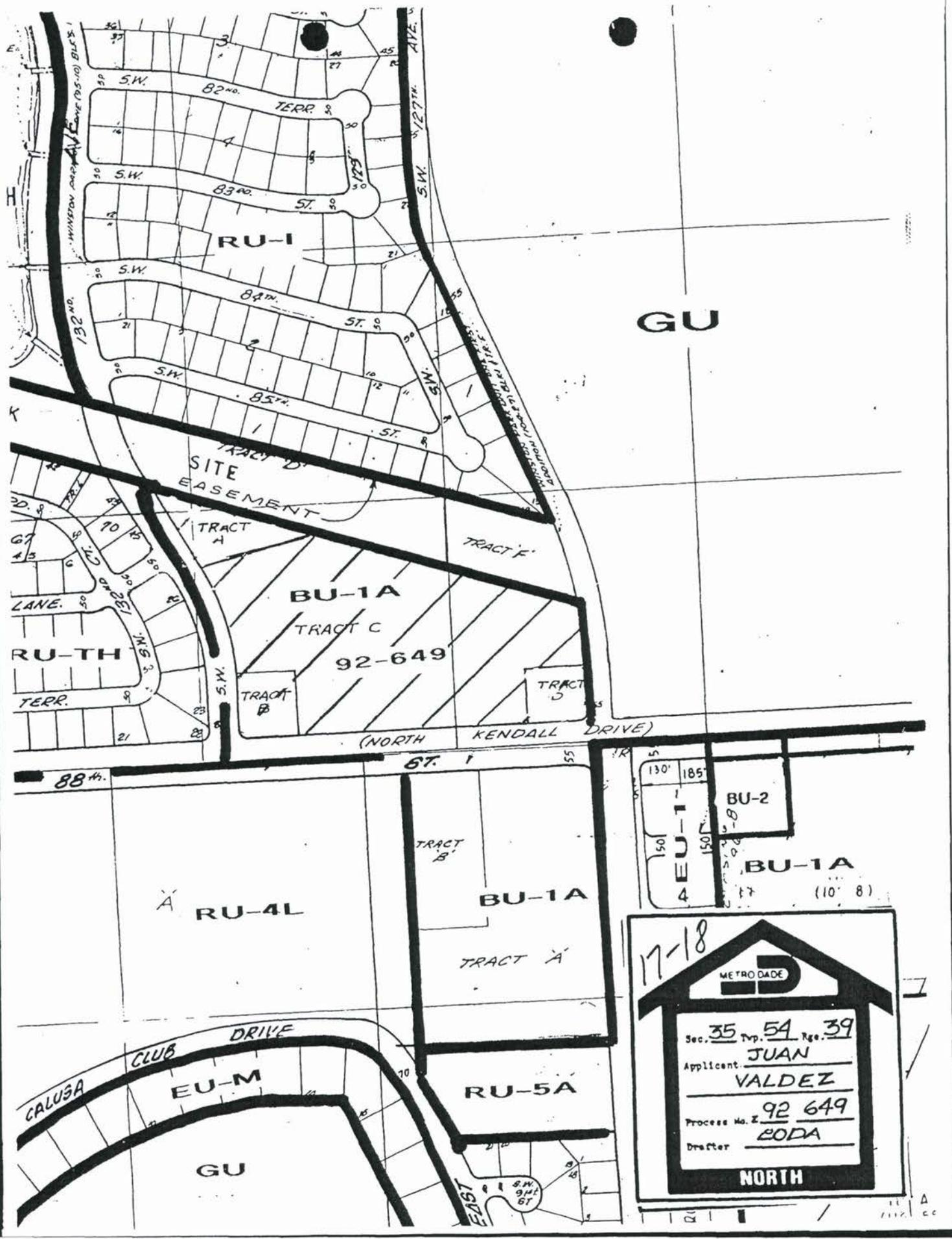
**1911 S.W. 88 ST. MIAMI, FL 33135**  
**TEL: 305-551-1111**  
**FAX: 305-551-1112**  
**WWW.LANERBAISMAN.COM**

**NOTE: SCHEDULE SHOWN TO BE APPROXIMATE**  
**REQUIREMENTS FOR THE PROJECT**  
**OFF ALL STREET COMMUNICATIONS**  
**IF THERE ARE ANY**

**40' DIRECTIONAL SIGN 15' HIGH**  
**15' HIGH SIGN 15' HIGH**

**15' HIGH SIGN 15' HIGH**  
**15' HIGH SIGN 15' HIGH**  
**15' HIGH SIGN 15' HIGH**  
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**15' HIGH SIGN 15' HIGH**

292-649



GU

BU-1A

92-649

RU-4L

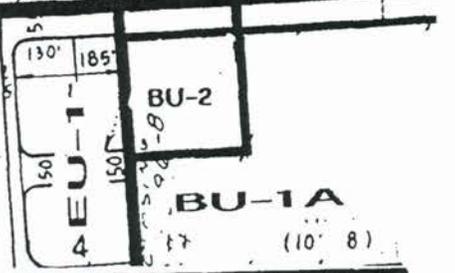
BU-1A

TRACT A

RU-5A

EU-M

GU



17-18

METRO DADE

Sec. 35 Twp. 54 Rge. 39

Applicant JUAN VALDEZ

Process No. 92 649

Drafter BODA

**NORTH**



## RESOLUTION NO. 4-ZAB-418-92

The following resolution was offered by Humberto Amaro seconded by Mavel Cruz and upon poll of members present, the vote was as follows:

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

WHEREAS, CASH-R-US, INC. had applied for the following:

USE VARIANCE and SPECIAL EXCEPTION to permit a pawn shop in the BU-1A district as would be permitted in the BU-3 district.

Plans are on file and may be examined in the Zoning Department entitled "Big Boy Shopping Plaza," as prepared by J.A., Architect, consisting of two sheets, dated 8-23-85. Plans may be modified at public hearing.

SUBJECT PROPERTY: The west 112.44' of the north 300' of the portion of the west 1/2 of the SW 1/4 of the SE 1/4 of Section 1, Township 54 South, Range 39 East, lying south of the S/ly right-of-way line of Tamiami Trail, less the west 50' thereof more particularly as it applies to Suite 809.

LOCATION: 801-823 S.W. 122 Avenue, Suite 809, Dade County, Florida, and

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

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

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

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

1. That a plot use plan be submitted to and meet with the approval of the Zoning Director; said plan to include among other things but not be limited thereto, location of building or buildings, type and location of signs, light standards, parking areas, exits and entrances, drainage, walls, landscaping, etc.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Big Boy Shopping Plaza," as prepared by J.A., Architect, consisting of two sheets, dated 8-23-85.
3. That the use be established and maintained in accordance with the approved plan.
4. That the applicants obtain a Certificate of Use and Occupancy from and promptly renew the same annually with the Dade County Building and Zoning Department, upon compliance with all terms and conditions, the same subject to cancellation upon violation of any of the conditions.
5. That the hours of operation must conform to the requirements of Section 21-29 of the Code of Metropolitan Dade County.
6. That the applicants submit a Declaration of Use meeting with the approval of the Zoning Director that the pawn shop activities be limited to used jewelry only.
7. That if the operation of the jewelry store is abated, the pawn shop use will be discontinued.

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

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

PASSED AND ADOPTED this 2nd day of December, 1992.

Hearing No. 92-12-9  
Typed 12/7/92 bn

11. CASH-R-US, INC.  
(Applicant)

92-12-9

Contact Person: Virgilio Perez.

Date Application Filed: July 7, 1992.

Public Hearing Fees Paid: \$2,151.80

Date purchased ( ) / leased (x) May 1, 1992.

Property Owner (if different from applicant) J.A. Construction.

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

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

If so, who are the interested parties?

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

Previous Zoning Hearings on the Property:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
1981	Porto Alegre Shopping Center, Inc.	BU-3 & GU to BU-3; U.V. for parking; N.U.V. for setbacks, zoning regs. & lot frontage.	CC	Appr/modif. to BU-1A & & appr/conds. of of balance; Den. wop of U.V.

11-1

ENFORCEMENT HISTORY

CASH R. US, INC.  
(Applicant)

DECEMBER 2, 1992  
Hearing Date

HEARING NO. 92-397

Location: 801-823 SW 122 AVENUE STE. 809, DADE COUNTY, FLORIDA

CURRENT ENFORCEMENT:

. NO CURRENT ENFORCEMENT ACTION.

11-2

ZONING DIRECTOR'S RECOMMENDATION

ZONING APPEALS BOARD

HEARING DATE: DECEMBER 2, 1992

HEARING NO. 92-12-9

APPLICANTS: CASH R-US, INC. have applied for the following:

USE VARIANCE and SPECIAL EXCEPTION to permit a pawn shop in the BU-1A district as would be permitted in the BU-3 district.

Plans are on file and may be examined in the Zoning Department entitled "Big Boy Shopping Plaza," as prepared by J.A., Architect, consisting of two sheets, dated 8-23-85. Plans may be modified at public hearing.

LOCATION: 801-823 S.W. 122 Avenue, Suite 809, Dade County, Florida.

SIZE OF PROPERTY: 62.48' x 300.1'

EXISTING ZONING AND LAND USE

SUBJECT PROPERTY: BU-1A; shopping center

SURROUNDING PROPERTY:

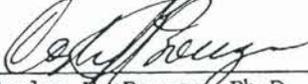
NORTH: Tamiami Trail and canal  
EAST: BU-3 & GU; commercial  
SOUTH: BU-1A; commercial  
WEST: BU-1A; commercial

RECOMMENDATION: Approval with conditions.

The applicants are seeking a use variance and special exception to permit a pawn shop in the BU-1A district as would be permitted in the BU-3 district, following public hearing approval. The subject property is a 614 square foot store unit in an existing shopping center on a .43 acre parcel in southwest Dade County. The Comprehensive Development Master Plan (CDMP) designates this area for business and office uses. Staff supports this application. The subject property is bordered by S.W. 8th Street and a canal to the north and by commercial uses on the remaining three sides. Suite 809 of the subject shopping center is currently the site of a jewelry store and the applicants wish to include the pawning of jewelry along with its sale and have stated that the sale of new jewelry will remain the primary activity at this establishment. This application is similar to numerous applications which have been approved at various locations throughout Dade County. Accordingly, staff recommends that this application be approved, subject to the following conditions:

1. That a plot use plan be submitted to and meet with the approval of the Zoning Director; said plan to include among other things but not be limited thereto, location of building or buildings, type and location of signs, light standards, parking areas, exits and entrances, drainage, walls, landscaping, etc.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Big Boy Shopping Plaza," as prepared by J.A., Architect, consisting of two sheets, dated 8-23-85.
3. That the use be established and maintained in accordance with the approved plan.
4. That the applicants obtain a Certificate of Use and Occupancy from and promptly renew the same annually with the Dade County Building and Zoning Department, upon compliance with all terms and conditions, the same subject to cancellation upon violation of any of the conditions.
5. That the hours of operation must conform to the requirements of Section 21-29 of the Code of Metropolitan Dade County.
6. That the applicants submit a Declaration of Use meeting with the approval of the Zoning Director that the pawn shop activities be limited to used jewelry only.
7. That if the operation of the jewelry store is abated, the pawn shop use will be discontinued.

DATE INSPECTED: 9/28/92  
DATE TYPED: 10/5/92  
CFB:RGV:DEM:bn  
DATE REVISED:  
DATE FINAL: 11/23/92  
cc: Mr. Guillermo E. Olmedillo

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

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

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

METROPOLITAN DADE COUNTY PLANNING DEPARTMENT  
RECOMMENDATION TO THE ZONING APPEALS BOARD

APPLICANT Cash R-Us, Inc.  
SECTION 1-54-39

DATE: December 2, 1992  
ZAB HEARING ITEM NO.92-12-9

GENERAL INFORMATION

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

PURPOSE To permit a pawn shop.

LOCATION 801-823 SW 122 Avenue, SIZE 62.48' X 300.10'  
Suite 809

EXISTING ZONING AND LAND USE

SUBJECT PROPERTY BU-1A, shopping plaza

SURROUNDING PROPERTY

NORTH RU-1, Tamiami Trail & canal

SOUTH BU-1A, shopping plaza

EAST BU-3 & GU, vacant building & shopping plaza

WEST BU-1A, bank & shopping center

COMPREHENSIVE DEVELOPMENT MASTER PLAN and/or SPECIAL STUDIES

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

RECOMMENDATION

APPROVAL WITH CONDITION

CONDITIONS

That the use be limited to used jewelry only.

ANALYSIS

The applicant is requesting a use variance and special exception to permit the establishment of a pawn shop; to wit, the sale of used jewelry in conjunction with a jewelry store. The existing jewelry store is located within a 614-square-foot bay of a small, slightly less than one-half-acre shopping plaza, located on the southeast corner of SW 122 Avenue and SW 8 Street (Tamiami Trail). This center is zoned BU-1A, whereas according to the Zoning Code, BU-3 is required for this use. Staff believes that the requested use variance is somewhat of a misnomer in this instance, as the applicant is solely requesting permission to buy and sell used jewelry,

gls

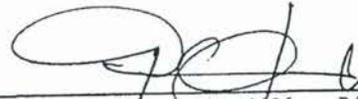
Cash R-Us, Inc.  
SECTION: 1-54-39  
ZAB HEARING ITEM NO.92-12-9

-2-

PH: 92-397  
December 2, 1992

with the occasional pawning of jewelry on a short-term basis. This application is identical to numerous other applications approved by the Zoning Appeals Board for "pawn shops" in conjunction with a jewelry store. Accordingly, staff recommends approval of the subject application.

GEO:WFG:GA:mv  
DATE TYPED:10/23/92  
DATE REVISED:11/17/92



---

Guillermo E. Olmedillo, Director  
Planning Department

MEMORANDUM

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

DATE: October 08, 1992

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

SUBJECT: ZAB # Z92000397  
Cash R-US, Inc.  
801-823 SW 122 Avenue  
Use Variance and Special Exception to  
Permit a Pawn Shop  
(BU-1A)(01-54-39)(62.48' x 300')

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

WELLFIELD PROTECTION

The subject property is located within the West Wellfield interim protection area. The West Wellfield will be located between SW 72 Street and Coral Way along theoretical SW 172 Avenue. The siting of this public water supply wellfield and companion wellfield protection program has been under extensive review by the West Wellfield Policy Advisory Committee (PAC) appointed by the County Manager. An Environmental Impact Statement (EIS) is presently under preparation by consultants to the Miami-Dade Water and Sewer Authority Department. The Board of County Commissioners approved a wellfield protection ordinance for this wellfield. This ordinance stipulates stringent wellfield protection measures that will restrict development within the wellfield protection area.

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

WATER AND SEWER SERVICE

Public water and public sanitary sewers can be made available to this site and connection will be required.

All sewer lines serving the property shall comply with the exfiltration standards as applied to development within wellfield protection areas.

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

#### WATER MANAGEMENT

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

Any proposed development shall comply with county and federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the Level of Service standards for flood protection set forth in the CDMF subject to compliance with the conditions stipulated by DERM for this proposed development order.

#### TREE PRESERVATION

Section 24-60 of the Code requires the preservation of tree resources. A Dade County tree removal permit is required prior to the removal or relocation of any trees. The applicant is advised to contact DERM staff for permitting procedures and requirements prior to development of site and landscaping plans.

#### OPERATING PERMITS

Section 24-35.1 of the Code authorizes DERM to require operating permits for facilities that could be a source of water pollution. The applicant should be advised that the requested use of the subject property may require an operating permit from DERM. It is therefore suggested that the applicant contact DERM concerning operating permit requirements.

#### CONCURRENCY REVIEW

The department has conducted a concurrency review for this application and has determined that the same meets all applicable Levels of Service (LOS) standards for an initial development order, as specified in the adopted Comprehensive Development Master Plan for potable water supply, wastewater disposal and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

In summary, this application can be scheduled for public hearing; furthermore, this memorandum shall constitute DERM's written approval as required by the Code.

92-397  
ZAB

DEPARTMENT: Public Works

CONCURRENCY REVIEW MEMORANDUM

Applicant's Name: CASH R-US. INC

Application #: 92-397

Meets Traffic Concurrency Criteria Yes REJ No \_\_\_\_\_

Comments/Conditions:

The request herein, constitutes an initial Development Order only, and that one or more traffic concurrency determinations will subsequently be required before development will be permitted.

PUBLIC HEARING REVIEW

Hearing Requirements: None

*P. Kelly*

OCT 01 1992

Date \_\_\_\_\_

11-9

92-397

DISCLOSURE OF INTEREST\*

If the property which is the subject of the application is owned or leased by a CORPORATION, list the principal stockholders and the percentage of stock owned by each. [Note: where the principal officers or stockholders consist of another corporation(s), trustee(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

J.A. CONSTRUCTION CO.

<u>NAME, ADDRESS, AND OFFICE</u>	<u>Percentage of Stock</u>
Juan I. Stefano	50%
813 SW 122 ave	
Miami Ph 33184	
Nancy Stefano	50%
813 SW 122 AV	
Miami Ph 33184	

If the property which is the subject of the application is owned or leased by a TRUSTEE, list the beneficiaries of the trust and the percentage of interest held by each. [Note: where the beneficiary/beneficiaries consist of corporation(s), another trust(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

<u>NAME AND ADDRESS</u>	<u>Percentage of Interest</u>
N/A	

RECEIVED  
29200397  
JUL 7 1992

ZONING HEARING SECTION  
DADE CO. BLDG. & ZONING DEPT.  
BY man

11-10

92-397

If the property which is the subject of the application is owned or leased by a PARTNERSHIP or LIMITED PARTNERSHIP, list the principals of the partnership, including general and limited partners. [Note: where the partner(s) consist of another partnership(s), corporation(s) trust(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

<u>NAME AND ADDRESS</u>	<u>Percentage of Ownership</u>

N/A

If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries, or partners. [Note: where the principal officers, stockholders, beneficiaries, or partners consist of another corporation, trust, partnership, or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

<u>NAME, ADDRESS, AND OFFICE (if applicable)</u>	<u>Percentage of Interest</u>

N/A

Date of contract: \_\_\_\_\_

RECEIVED  
292000397

JUL 7 1992

ZONING HEARING SECTION  
DADE CO. BLDG. & ZONING DEPT.

BY \_\_\_\_\_

11-11

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership, or trust.

N/A

Multiple horizontal lines for listing parties of interest.

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest shall be filed.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: (Applicant)

Handwritten signature of Nancy Stefan and a circular notary seal for Nancy Stefan, Notary Public, State of Florida.

Sworn to and subscribed before me, this 11 day of June, 1992

Handwritten signature of M. Cortez and the text 'Notary Public, State of Florida at Large'.

(SEAL)

My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA MY COMMISSION EXPIRES DEC. 29, 1995 BONDED THRU GENERAL INS. UND. CC170802

RECEIVED stamp with number 292000397 and date JUL 7 1992.

Circular notary seal for HANDEL E. CORTAZA, Notary Public, State of Florida.

ZONING HEARING SECTION DADE CO. BLDG. & ZONING DEPT.

BY [Handwritten signature]

\* Disclosure shall not be required of any entity, the equity interests in which are regularly traded on an established securities market in the United States or other country; or of any entity, the ownership interests of which are held in a limited partnership consisting of more than 5,000 separate interests and where no one person or entity holds more than a total of 5% of the ownership interest in the limited partnership.

92-397

DISCLOSURE OF INTEREST\*

If the property which is the subject of the application is owned or leased by a CORPORATION, list the principal stockholders and the percentage of stock owned by each. [Note: where the principal officers or stockholders consist of another corporation(s), trustee(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

CASH & US

<u>NAME, ADDRESS, AND OFFICE</u>	<u>Percentage of Stock</u>
NIVARDO RANCAÑO 8135 SW 72 ST, Miami, FL	50%
Mercedes RANCAÑO 8135 SW 72 ST, Miami, FL	50%

If the property which is the subject of the application is owned or leased by a TRUSTEE, list the beneficiaries of the trust and the percentage of interest held by each. [Note: where the beneficiary/beneficiaries consist of corporation(s), another trust(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

<u>NAME AND ADDRESS</u>	<u>Percentage of Interest</u>
N/A	

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JUL 7 1992

ZONING HEARING SECTION  
DADE CO. BLDG. & ZONING DEPT.  
BY \_\_\_\_\_

11-13

92-397

If the property which is the subject of the application is owned or leased by a PARTNERSHIP or LIMITED PARTNERSHIP, list the principals of the partnership, including general and limited partners. [Note: where the partner(s) consist of another partnership(s), corporation(s) trust(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

<u>NAME AND ADDRESS</u>	N/A	<u>Percentage of Ownership</u>
_____		_____
_____		_____
_____		_____
_____		_____
_____		_____

If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries, or partners. [Note: where the principal officers, stockholders, beneficiaries, or partners consist of another corporation, trust, partnership, or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

<u>NAME, ADDRESS, AND OFFICE (if applicable)</u>	N/A	<u>Percentage of Interest</u>
_____		_____
_____		_____
_____		_____
_____		_____
_____		_____

Date of contract: \_\_\_\_\_

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JUL 7 1992

ZONING HEARING SECTION  
DADE CO. BLDG. & ZONING DEPT.

BY \_\_\_\_\_ 11-14

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership, or trust.

Two columns of horizontal lines for listing parties or contingencies.

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest shall be filed.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

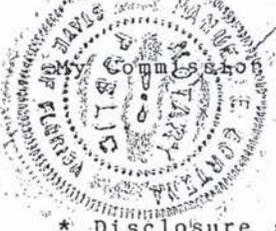
Signature:  
(Applicant)

*[Handwritten Signature]*  
Mercedes Raneans

Sworn to and subscribed before me,  
this 11 day of June, 1992

*[Handwritten Signature]*  
Notary Public, State of Florida at Large

(SEAL)



Expires: CC170802

NOTARY PUBLIC STATE OF FLORIDA  
MY COMMISSION EXP. DEC. 29, 1995  
BONDED THRU GENERAL INS. UND.

**RECEIVED**

29200397  
JUL 7 1992

ZONING HEARING SECTION  
DADE CO. BLDG. & ZONING DEPT.

BY ms

\* Disclosure shall not be required of any entity, the equity interests in which are regularly traded on an established securities market in the United States or other country; or of any entity, the ownership interests of which are held in a limited partnership consisting of more than 5,000 separate interests and where no one person or entity holds more than a total of 5% of the ownership interest in the limited partnership.



92-30  
92-397



NO.	DATE	REVISION
1	11-17-50	AS SHOWN
2	11-17-50	AS SHOWN
3	11-17-50	AS SHOWN
4	11-17-50	AS SHOWN
5	11-17-50	AS SHOWN
6	11-17-50	AS SHOWN
7	11-17-50	AS SHOWN
8	11-17-50	AS SHOWN
9	11-17-50	AS SHOWN
10	11-17-50	AS SHOWN

ARCHITECT

W. H. BENTLEY ARCHITECTS

11-17-50

11-17





## RESOLUTION NO. 4-ZAB-31-91

The following resolution was offered by Jose A. Losa seconded by Mavel Cruz and upon poll of members present, the vote was as follows:

Humberto Amaro	aye	Scott Notowitz	aye
Mavel Cruz	aye	Dean Oddy	aye
Gussie Davis	aye	Georgia A. Wright	aye
Colleen Griffin	aye	Kenneth Welt	aye
Jose A. Losa	aye		

WHEREAS, J & J JEWELRY, INC. had applied for the following:

USE VARIANCE and SPECIAL EXCEPTION to permit a pawn shop for jewelry only.

A plan is on file and may be examined in the Zoning Department entitled "Existing Site Plan and Floor Plan," as prepared by Trilles and Associates, dated 10/31/90. Plans may be modified at public hearing.

SUBJECT PROPERTY: WEST MILLER PLAZA, Plat book 136, Page 96 more particularly described as 14706 S.W. 56 Street.

LOCATION: 14706 S.W. 56 Street, Dade County, Florida, and

WHEREAS, a public hearing of the Metropolitan Dade County Zoning Appeals Board was advertised and held, as required by law, and all interested parties concerned in the matter were heard, and

WHEREAS, this Board has been advised that the subject application has been reviewed for compliance with concurrency requirements for levels of services and, at this stage of the request, the same was found to comply with the requirements, and

WHEREAS, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested use variance and special exception would be compatible with the area and its development and would be in harmony with the general purpose and intent of the regulations and would conform with the requirements and intent of the Zoning Procedure Ordinance;

NOW THEREFORE BE IT RESOLVED by the Metropolitan Dade County Zoning Appeals Board that the application be and the same is hereby approved, subject to the following conditions:

1. That a plot use plan be submitted to and meet with the approval of the Zoning Director; said plan to include among other things but not be limited thereto, location of building or buildings, type and location of signs, light standards, parking areas, exits and entrances, drainage, walls, landscaping, etc.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Existing Site Plan and Floor Plan," as prepared by Trilles and Associates, dated 10/31/90.
3. That the use be established and maintained in accordance with the approved plan.
4. That the applicants submit a Declaration of Use suitable for recording and meeting with the approval of the Zoning Director, that the pawn shop activities be limited to the sale of used jewelry only, with same to be ancillary to the sale of new jewelry, to be recorded prior to the issuance of a Certificate of Use and Occupancy.
5. That the applicants obtain a Certificate of Use and Occupancy from the Dade County Building and Zoning Department, upon compliance with all terms and conditions, the same subject to cancellation upon violation of any of the conditions, or, when in the opinion of the Metropolitan Dade County Zoning Appeals Board, after public hearing, it is determined that the use is detrimental to and/or incompatible with the surrounding neighborhood.
6. That if the jewelry store use is abated, the pawn shop use therein will be discontinued.
7. That the hours of the pawning activities conform with the requirements of the Code of Metropolitan Dade County.

BE IT FURTHER RESOLVED, notice is hereby given to the applicant that the request herein constitutes an initial development order and does not constitute a final development order and that one, or more, concurrency determinations will subsequently be required before development will be permitted.

The Zoning Director is hereby directed to make the necessary notations upon the maps and records of the Dade County Building and Zoning Department and to issue all permits in accordance with the terms and conditions of this resolution.

PASSED AND ADOPTED this 13th day of February, 1991.

Hearing No. 91-2-9  
Typed 2/15/91 bn

ZONING DIRECTOR'S RECOMMENDATION  
ZONING APPEALS BOARD

12

HEARING DATE: FEBRUARY 13, 1991

HEARING NO. 91-2-9

APPLICANTS: J & J JEWELRY, INC. have applied for the following:

USE VARIANCE and SPECIAL EXCEPTION to permit a pawn shop for jewelry only.

A plan is on file and may be examined in the Zoning Department entitled "Existing Site Plan and Floor Plan," as prepared by Trilles and Associates, dated 10/31/90. Plans may be modified at public hearing.

LOCATION: 14706 S.W. 56 Street, Dade County, Florida.

SIZE OF PROPERTY: 1,195 sq. ft.

EXISTING ZONING AND LAND USE

SUBJECT PROPERTY: BU-1A; shopping center

SURROUNDING PROPERTY:

NORTH: RU-1; single family homes  
EAST: RU-4L; single family homes  
SOUTH: RU-TH; single family homes  
WEST: RU-TH; single family homes

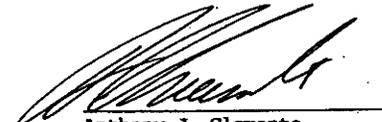
RECOMMENDATION: Approval with conditions.

The applicants are seeking to permit a pawn shop in connection with a jewelry store. Staff supports this application. The subject property is a 1,195 square foot store unit in the easterly portion of a 10 acre BU-1A shopping center at the intersection of two section line roads, Southwest 147th Avenue and Southwest 56th Street (Miller Drive). The applicants have stated that their primary use is the sale of new jewelry and that this pawn shop use will be ancillary to said use and limited to the sale of used jewelry. Staff feels that this use will be compatible as an ancillary use in this shopping center. We noted on inspection that the hours of operation of the existing jewelry store are 9:30 A.M. to 8:00 P.M., Mondays through Saturdays and 10:00 A.M. to 6:00 P.M. on Sundays. Staff supports the requested pawn use provided that it only operates during the permitted hours of 7:00 A.M. to 5:00 P.M.. Accordingly, staff recommends that this application be approved, subject to the following conditions:

- ✓ 1. That a plot use plan be submitted to and meet with the approval of the Zoning Director; said plan to include among other things but not be limited thereto, location of building or buildings, type and location of signs, light standards, parking areas, exits and entrances, drainage, walls, landscaping, etc.
- ✓ 2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Existing Site Plan and Floor Plan," as prepared by Trilles and Associates, dated 10/31/90.
- ✓ 3. That the use be established and maintained in accordance with the approved plan.
- ✓ 4. That the applicants submit a Declaration of Use suitable for recording and meeting with the approval of the Zoning Director, that the pawn shop activities be limited to used jewelry only, with same to be ancillary to the sale of new jewelry, to be recorded prior to the issuance of a Certificate of Use and Occupancy.

- ✓ 5. That the applicants obtain a Certificate of Use and Occupancy from the Dade County Building and Zoning Department, upon compliance with all terms and conditions, the same subject to cancellation upon violation of any of the conditions, or, when in the opinion of the Metropolitan Dade County Zoning Appeals Board, after public hearing, it is determined that the use is detrimental to and/or incompatible with the surrounding neighborhood.
- ✓ 6. That if the jewelry store use is abated, the pawn shop use therein will be discontinued.
- ✓ 7. That the hours of the pawning activities conform with the requirements of the Code of Metropolitan Dade County.

DATE INSPECTED: 12/27/90  
DATE TYPED: 12/31/91  
AJC:RGV:DEM:bn  
DATE REVISED:  
DATE FINAL: 1/18/91  
cc: Mr. Reginald Walters



Anthony J. Clemente  
Interim Director  
METROPOLITAN DADE COUNTY  
BUILDING AND ZONING DEPT.

This item has been reviewed and approved for consistency with the standards of Ordinance #89-66, adopted on July 11, 1989, which established Dade County's Concurrency Management Program.

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

METROPOLITAN DADE COUNTY PLANNING DEPARTMENT  
RECOMMENDATION TO THE ZONING APPEALS BOARD

APPLICANT J and J Jewelry, Inc.  
SECTION 28-54-39

DATE: February 13, 1991  
ZAB HEARING ITEM NO. 91-2-9

GENERAL INFORMATION

REQUEST Use Variance and Special Exception to permit a pawnshop for jewelry only.

PURPOSE To permit a pawnshop in connection with a jewelry store.

LOCATION 14706 SW 56 Street                      SIZE 1195 sq. ft. (store unit)  
(West Miller Plaza)

EXISTING ZONING AND LAND USE

SUBJECT PROPERTY BU-1A, shopping center

SURROUNDING PROPERTY

NORTH RU-1, single family residences  
SOUTH RU-TH, zero lot line subdivision  
EAST RU-4L, single family residences  
WEST RU-TH, zero lot line subdivision

COMPREHENSIVE DEVELOPMENT MASTER PLAN and/or SPECIAL STUDIES

The Adopted 2000 and 2010 Land Use Plan designates the subject property as being within the Urban Development Boundary for business and office.

RECOMMENDATION

APPROVAL WITH CONDITIONS

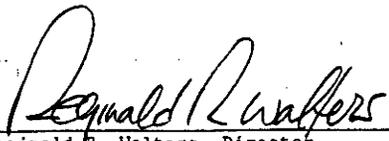
CONDITIONS

- ✓ 1. That the use be restricted to the resale of jewelry only.
- ✓ 2. All usual conditions applicable in this case as required by the Director of the Building and Zoning Department.

ANALYSIS

The applicant is requesting a use variance, along with a special exception to permit the establishment of a pawnshop, in conjunction with a jewelry store, located within the West Miller Plaza shopping center on the south side of SW 56 Street (Miller Drive), immediately to the west of SW 147 Avenue. The subject property is a 1,195 square foot store unit within this center. This request is similar to numerous other jewelry stores that desire to sell "trade-in" jewelry in conjunction with the operation of a jewelry business. Upon inspection of the site, although the store unit was being remodeled and not open for business, it appeared for all intent and purposes to be a genuine jewelry business. The sale of used jewelry has become frequent to the day-to-day operation of this type of commercial use and accordingly, should be approved, subject to all standard conditions and staff's specific condition that the use be limited to the sale of used jewelry.

RRW:WFG:EES:gs  
DATE TYPED:12/26/90  
DATE REVISED:1/14/91

  
Reginald R. Walters, Director  
Planning Department

9  
MEMORANDUM

TO: Reinaldo Villar, Chief  
Zoning Control, Building  
and Zoning Department

DATE: December 27, 1990

FROM: Vicente E. Arrebola, P.E.  
Chief, Water & Sewer Division  
Environmental Resources Management

SUBJECT: ZAB # 90-0693  
J & J Jewelry, Inc.  
14706 SW 56 St.  
Special exception to permit a Pawn  
Shop/Jewelry Store.  
(BU-1A)(10 Ac.)(28-54-39)

*Vicente E. Arrebola*

DERM has reviewed the subject application and has determined that the same can be approved. Therefore, the request can be scheduled for public hearing. This approval is contingent upon compliance with all Code stipulations contained herein.

#### CONCURRENCY REVIEW

The department has conducted a concurrency review for this application and has determined that the same meets all applicable Levels of Service (LOS) standards as specified in the adopted Comprehensive Development Master Plan for potable water supply, wastewater and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

#### WELLFIELD PROTECTION

The subject property is located within the West Wellfield interim protection area. The West Wellfield will be located between SW 72 Street and Coral Way along theoretical SW 172 Avenue. The siting of this public water supply wellfield and companion wellfield protection program has been under extensive review by the West Wellfield Policy Advisory Committee (PAC) appointed by the County Manager. An Environmental Impact Statement (EIS) is presently under preparation by consultants to the Miami-Dade Water and Sewer Authority Department. The Board of County Commissioners approved a wellfield protection ordinance for this wellfield. This ordinance stipulates stringent wellfield protection measures that will restrict development within the wellfield protection area.

Since the subject request involves a zoning category which permits a variety of non-residential land uses, the owner of the property has submitted a properly executed covenant in accordance with Section 24-12.1(5) of the Code which provides that hazardous materials shall not be used, generated, handled, discharged, disposed of or store on the subject property. Therefore, the request can be scheduled for public hearing.

#### WATER AND SEWER SERVICE

Public water and public sanitary sewers can be made available to this site and connection will be required.

All sewer lines serving the property shall comply with the exfiltration standards as applied to development within wellfield protection areas.

90-693

90-0693

Existing public water and public sanitary sewer facilities and services meet the Level of Service (LOS) standards set forth in the CDMP. Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions stipulated by DERM for this proposed development order.

#### WATER MANAGEMENT

Chapter 24-12.1 of the Code also regulates stormwater disposal methods within wellfield protection areas of public water supply wellfields. The Code stipulates that all stormwater runoff must be retained on-site utilizing only infiltration or seepage type drainage systems.

Any proposed development shall comply with county and federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the Level of Service standards for flood protection set forth in the CDMP subject to compliance with the conditions stipulated by DERM for this proposed development order.

#### FUEL STORAGE FACILITIES

Section 24-12.2 of the Code outlines regulations for all proposed and existing underground storage facilities. The regulations provide design, permitting, installation, modification, repair, replacement and continuing operation requirements and criteria. In addition, monitoring devices, inventory control practices and pressure testing of fuel storage tanks is required. The Storage Tank Section of DERM should be contacted for permitting requirements in this regard if any fuel storage facilities are proposed.

#### OPERATING PERMITS

Section 24-35.1 of the Code authorizes DERM to require operating permits for facilities that could be a source of water pollution. The applicant should be advised that the requested use of the subject property may require an operating permit from DERM. It is therefore suggested that the applicant contact DERM concerning operating permit requirements.

#### HAZARDOUS MATERIALS MANAGEMENT

Due to the nature of uses allowed in the existing zoning classification, the applicant may be required to obtain DERM approval for management practices to control the potential discharge and spillage of pollutants associated with some land uses. The Hazardous Facilities Section of DERM should be contacted for further information on required management practices for certain land uses permitted under the existing zoning classification.

90-693

90-0693

**TREE PRESERVATION**

Section 24-60 of the Code requires the preservation of tree resources. A Dade County tree removal permit is required prior to the removal or relocation of any trees. The applicant is advised to contact DERM staff for permitting procedures and requirements prior to development of site and landscaping plans.

It should be noted that any concurrency determination contained herein does not constitute a final concurrency statement on the proposed development order as provided for in the adopted methodology for concurrency review. One or more additional concurrency determinations will be required.

In summary, this application can be scheduled for public hearing; furthermore, this memorandum shall constitute DERM's written approval as required by the Code.



## MEMORANDUM

~~MEMORANDUM~~  
Solid Waste

TO: See Distribution List\*

DATE: October 5, 1990

FROM: ~~Ben J. Guilford II~~  
~~Director~~  
Department of Solid Waste Management

SUBJECT: Solid Waste Disposal  
Level of Service/  
Concurrency Finding

In accordance with Metro-Dade Ordinance No. 89-66 and Resolution No. R-761-89, the Department of Solid Waste Management is providing you with this finding regarding the current status of the existing level of service for solid waste.

In accordance with the County's adopted Comprehensive Master Development Plan, the County shall maintain solid waste disposal facilities in an amount sufficient to provide a minimum of five (5) years of disposal capacity at the generation rate of seven (7) pounds per capita per day. A recent analysis of the capacity of the solid waste system has resulted in the determination that existing facilities have sufficient capacity to provide service through the end of year 1995. This determination is contingent upon the the continued ability of the County to obtain construction permits for the preparation of new landfill cells on existing sites and renew current operating permits from the Florida Department of Environmental Regulation as needed.

Therefore, please be advised that the current level of service is adequate to permit development orders to be issued. This finding shall remain in effect for a period of one (1) year, at which time you will be advised of any revisions to this concurrency status.

BJG:dlr

## \* Distribution List

Jorge Rodriguez, Building & Zoning  
Reynaldo Villar, Building & Zoning ✓  
Terry Lunn, Building & Zoning  
Walter Herndon, Public Works  
Russell Kelly, Public Works  
Tony Toledo, Public Works  
John Renfrow, DERM  
Lee Rawlinson, DIC  
Rebecca Osterman, DIC  
Craig Collier, County Attorney  
Eric Gressman, County Attorney  
Patrick Casey, County Attorney  
Jeffrey D. Kaplan, Solid Waste Management  
Andrew Wilfork, Solid Waste Management  
Tanhum Goldshmid, Solid Waste Management  
Bobby Tomlin, Solid Waste Management  
Kathie G. Brooks, Solid Waste Management

Parks + Rec.

MEMORANDUM

107.07-17A

TO Jorge S. Rodriguez, P.E.  
Director  
Building and Zoning Department

DATE October 3, 1990

SUBJECT

FROM Bill Bird  
Director  
Park and Recreation Department

Updates for  
concurrency  
approvals

My memo of April 26, 1990, which informed you of the changes affecting this department's concurrency review, and giving a blanket approval for concurrency for development orders, has not been affected significantly by residential development in the past months to cause any deficiency in level of service. Attached is a copy of a table used to determine level of service for local parks throughout the county. All areas have an adequate level of service at this time. In each of the park benefit districts where residential development is allowed (one through eight), there are surpluses of local park land, shown in the table in column "P". Area seven appears to be running out of available open space, since it has only 2.73 acres surplus. My staff will be closely monitoring development in this area so we can know exactly when this surplus is "used up". I will be keeping you informed with further memos on the status of this area and its level of service.

RS RAK/rk  
Attachment

cc: Marty Washington, Park and Recreation  
Russell Kelly, Public Works  
Rey Villar, Building and Zoning  
Diane O'Quinn, Building and Zoning

RECEIVED  
OCT 10 1990

DAD, C.J. BLOS. & ZONING DEPT.  
ZONING CONTROL DIVISION  
BY \_\_\_\_\_

*MDTA*

MEMORANDUM

To: Jorge S. Rodriguez, P.E.  
Director  
Building and Zoning Department

Date: 26-Sep-1990

From: *[Signature]*  
Chester E. Colby  
Director, MDTA

Subject: Concurrency Applications

As per your recent request, this memo will serve as a blanket authorization for your Department to continue to review and approve concurrency applications for mass transit in all areas of Metropolitan Dade County.

The Metro-Dade Transit Agency has been charged with the responsibility of reviewing and signing off concurrency applications as stated in County Ordinance 89-66, Administrative Order 4-85, and Section 33-G of the Dade County Code. As a result of our analysis of official population/employment data provided by the County Planning Department, and a review of the Metrobus/Metrorail service area, we are able to continue the arrangement initiated last year whereby MDTA authorizes your Department to review and approve concurrency applications since at the present time all areas of Dade County meet the Level-of-Service (LOS) standards for mass transit established in the above referenced Administrative Order.

This authorization is intended to continue the arrangement initiated on October 3, 1989 between our respective Departments, and is effective for the period October 1, 1990 to September 30, 1991, and is subject to cancellation at any time during that period upon written notice from my office.

If your staff needs further information or assistance with mass transit concurrency matters, they may wish to contact Mario G. Garcia, MDTA, Transit System Development Division, at 637-3756. Your continued cooperation on these important matters is greatly appreciated.

cc: Carlos F. Bonzon, Deputy Director  
C. Lee Rawlinson, DIC  
John W. Renfrow, DERM  
Reginald Walters, Planning  
Walter A. Herndon, Public Works

RECEIVED

OCT 3 1990  
*Hand-Delivered*  
DADE CO. BLDG. & ZONING DEPT.  
DIRECTOR'S OFFICE  
*[Signature]* @ 2:17

*10/3/90*

MEMORANDUM

TO: ZONING CONTROL DIVISION  
BUILDING AND ZONING DEPARTMENT

DATE: SEP 19, 1990

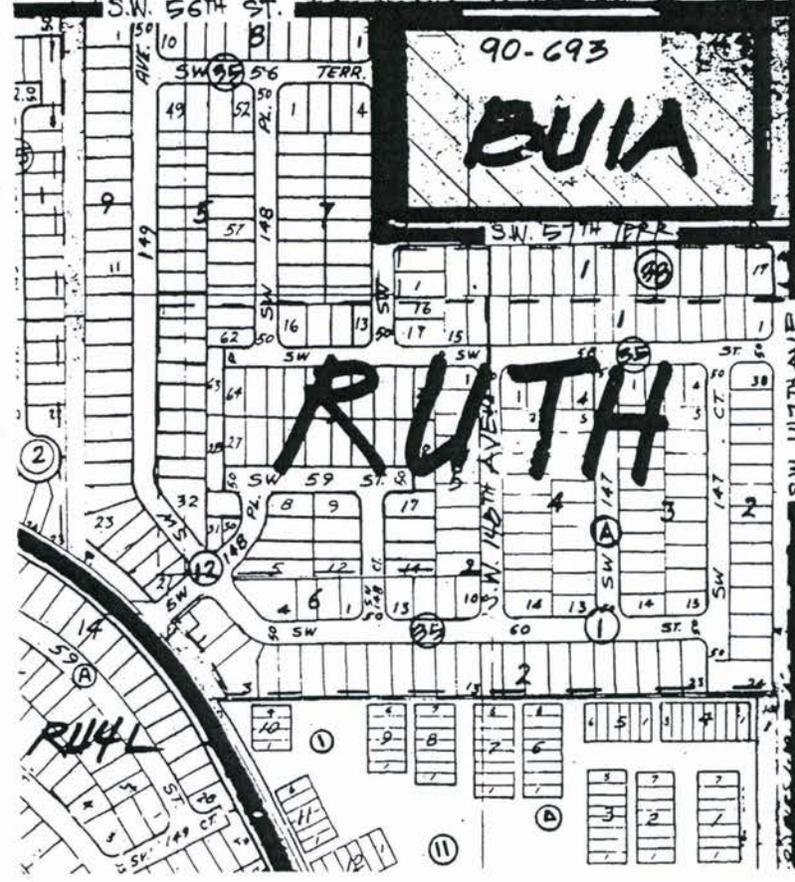
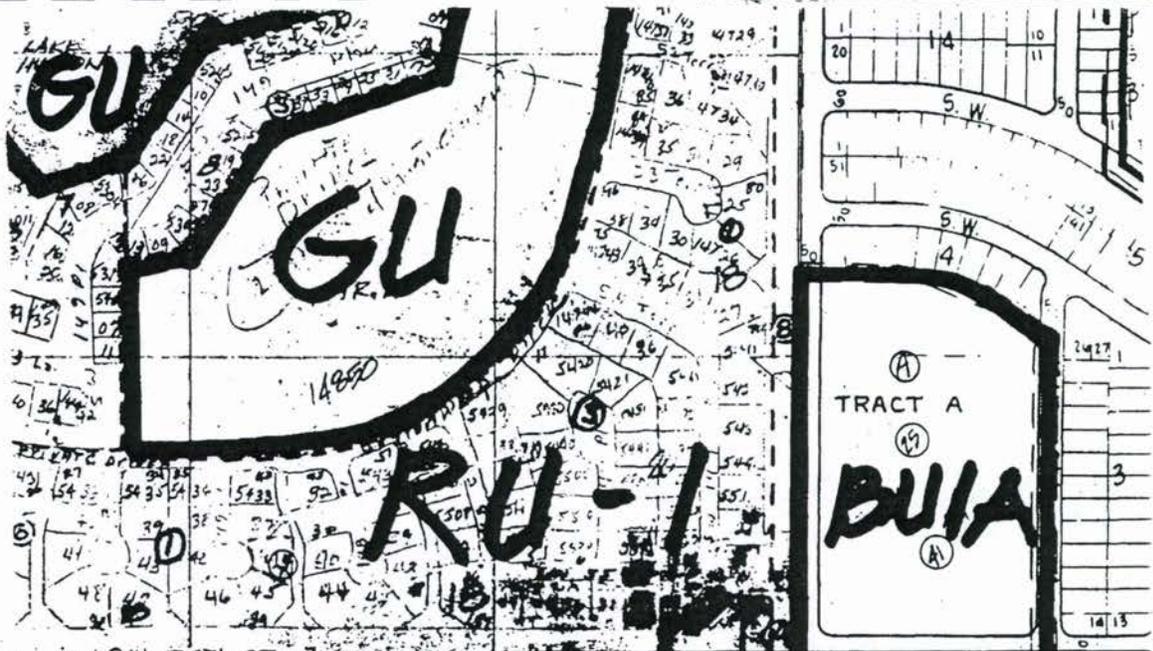
SUBJECT: CONCURRENCY  
APPROVAL

*William L. Strachan*  
FROM: WILLIAM L. STRACHAN, CAPTAIN  
FIRE ENGINEERING AND WATER SUPPLY SERVICES  
DADE COUNTY FIRE DEPARTMENT

Subject to compliance with Article XIV A. "WATER SUPPLY FOR FIRE SUPPRESSION" of the Metropolitan Dade County Code, blanket approval for "Initial Developmental Orders" for any proposed use is hereby granted until further notice.

A subsequent review to assess compliance with Dade County Fire Flow Standards addressed under the Concurrency requirements, as stated in Chapter 163, part 2, Florida Statute will be necessary during the building permit process.

When zoning use variances are permitted the fire flow standards for the zone permitting the use will be applied.



<b>METRO DADE</b>		
Sec. <b>28</b>	Trp. <b>54</b>	Reg. <b>39</b>
Applicant: <b>J&amp;J</b>		
Applicant: <b>JEWELRY INC</b>		
Process No. <b>90 693</b>		
Director: <b>CODA</b>		
<b>NORTH</b>		



## RESOLUTION NO. 4-ZAB-278-90

The following resolution was offered by Gussie Davis seconded by Jose A. Losa and upon poll of members present, the vote was as follows:

Thomas A. Conger	aye	Scott Notowitz	aye
Mavel Cruz	aye	Dean Oddy	aye
Gussie Davis	aye	Georgia A. Wright	absent
Colleen Griffin	aye	Kenneth Welt	aye
Jose A. Losa	aye		

WHEREAS, JUAN MARTINEZ d/b/a O.K. JEWELRY, INC. had applied for the following:

SPECIAL EXCEPTION and USE VARIANCE to permit a pawn shop in the BU-1A district as would be permitted in the BU-3 district.

Plans are on file and may be examined in the Zoning Department entitled "Jewelry Store," as prepared by William Hamilton Arthur/Architect, dated 1-15-90; and site plan entitled "Site Use Plan/Addendum #1," as prepared by William Hamilton 12-18-89. Plans may be modified at public hearing.

SUBJECT PROPERTY: The south 385' of the west 1/2 of the SW 1/4 of the SW 1/4 of the SW 1/4 of Section 17, Township 54 South, Range 40 East, less the west 40', less the south 50', and less the area bounded by the east line of the west 40' of the SW 1/4 of said Section 17, bounded by the north line of the south 50' of the SW 1/4 of said Section 17, and bounded by a 25' radius arc concave to the Northeast, said arc being tangent to both of the last described lines.

LOCATION: 10601 S.W. 40 Street, Dade County, Florida, and

WHEREAS, a public hearing of the Metropolitan Dade County Zoning Appeals Board was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and

WHEREAS, this Board has been advised that the subject application has been reviewed for compliance with concurrency requirements for levels of services and, at this stage of the request, the same was found to comply with the requirements, and

WHEREAS, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested special exception and use variance would be compatible with the area and its development and would be in harmony with the general purpose and intent of the regulations and would conform with the requirements and intent of the Zoning Procedure Ordinance;

NOW THEREFORE BE IT RESOLVED by the Metropolitan Dade County Zoning Appeals Board that the application be and the same is hereby approved, subject to the following conditions:

1. That a plot use plan be submitted to and meet with the approval of the Zoning Director; said plan to include among other things but not be limited thereto, location of building or buildings, type and location of signs, light standards, parking areas, exits and entrances, drainage, walls, landscaping, etc.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Jewelry Store," as prepared by William Hamilton Arthur/Architect, dated 1-15-90; and site plan entitled "Site Use Plan/Addendum #1," as prepared by William Hamilton 12-18-89.
3. That the use be established and maintained in accordance with the approved plan.
4. That the applicant submit a Declaration of Use suitable for recording and meeting with the approval of the Zoning Director, that the pawn shop activities be limited to used jewelry only, to be recorded prior to occupancy permit issuance.
5. That the applicant obtain a Certificate of Use and Occupancy from the Dade County Building and Zoning Department, upon compliance with all terms and conditions, the same subject to cancellation upon violation of any of the conditions, or, when in the opinion of the Metropolitan Dade County Zoning Appeals Board, after public hearing, it is determined that the use is detrimental to and/or incompatible with the surrounding neighborhood.
6. That if the operation of the jewelry store is abated, the pawn shop use be discontinued.
7. That this jewelry store/pawn shop use be limited to a maximum of one wall sign with no reference to the pawning activity.

8. That the use be permitted to operate weekdays (excluding Sundays) and close daily at 5:00 P.M.

BE IT FURTHER RESOLVED, notice is hereby given to the applicant that the request herein constitutes an initial development order and does not constitute a final development order and that one, or more, concurrency determinations will subsequently be required before development will be permitted.

The Zoning Director is hereby directed to make the necessary notations upon the maps and records of the Dade County Building and Zoning Department and to issue all permits in accordance with the terms and conditions of this resolution.

PASSED AND ADOPTED this 12th day of September, 1990.

Hearing No. 90-9-7  
Typed 9/5/90 bn

ZONING DIRECTOR'S RECOMMENDATION

ZONING APPEALS BOARD

HEARING DATE: SEPTEMBER 12, 1990

HEARING NO. 90-9-7

APPLICANTS: JUAN MARTINEZ, d/b/a O.K. JEWELRY, INC. has applied for the following:

SPECIAL EXCEPTION and USE VARIANCE to permit a pawn shop in the BU-1A district as would be permitted in the BU-3 district.

Plans are on file and may be examined in the Zoning Department entitled "Jewelry Store," as prepared by William Hamilton Arthur/Architect, dated 1-15-90; and site plan entitled "Site Use Plan/Addendum #1," as prepared by William Hamilton 12-18-89. Plans may be modified at public hearing.

LOCATION: 10601 S.W. 40 Street, Dade County, Florida.

SIZE OF PROPERTY: 2.37 Acres

EXISTING ZONING AND LAND USE

SUBJECT PROPERTY: BU-1A; commercial strip center

SURROUNDING PROPERTY:

NORTH: RU-1; single family homes

EAST: BU-1A; commercial strip center

SOUTH: BU-1; lumber company

WEST: BU-2 & RU-3M; service station & townhouses

RECOMMENDATION: Approval with conditions.

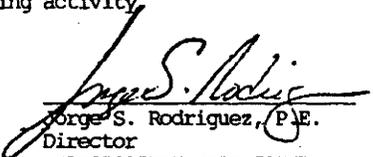
The applicant is seeking to permit a pawn shop in the BU-1A zone as would be permitted in the BU-3 zone. The subject property is a 680 square foot unit in a shopping center on a 2.37 acre tract in southwest Dade County.

Staff supports this application, noting that this pawn shop is located in a shopping center at the intersection of two section line roads, Bird Road (Southwest 40th Street) and Southwest 107th Avenue in a commercialized area. Although this center is 2.37 acres in size, the adjacent parcel to the east is approximately 2.5 acres and, despite the fact that they are individually owned, this commercial area basically functions as one center. Typically, staff supports such uses in center of approximately 5 acres in size when it is in such a commercial location. The applicant has stated that the primary business is the sale of new jewelry and this pawn shop activity is ancillary to said use and is limited to the sale of used jewelry. Staff feels that this use will be acceptable in this shopping center and, accordingly, recommends that this application be approved, subject to the following conditions:

1. That a plot use plan be submitted to and meet with the approval of the Zoning Director; said plan to include among other things but not be limited thereto, location of building or buildings, type and location of signs, light standards, parking areas, exits and entrances, drainage, walls, landscaping, etc.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Jewelry Store," as prepared by William Hamilton Arthur/Architect, dated 1-15-90; and site plan entitled "Site Use Plan/Addendum #1," as prepared by William Hamilton 12-18-89.
3. That the use be established and maintained in accordance with the approved plan.
4. That the applicant submit a Declaration of Use suitable for recording and meeting with the approval of the Zoning Director, that the pawn shop activities be limited to used jewelry only, to be recorded prior to occupancy permit issuance.

5. That the applicant obtain a Certificate of Use and Occupancy from the Dade County Building and Zoning Department, upon compliance with all terms and conditions, the same subject to cancellation upon violation of any of the conditions, or, when in the opinion of the Metropolitan Dade County Zoning Appeals Board, after public hearing, it is determined that the use is detrimental to and/or incompatible with the surrounding neighborhood.
6. That if the operation of the jewelry store is abated, the pawn shop use be discontinued.
7. That this jewelry store/pawn shop use be limited to a maximum of one wall sign with no reference to the pawning activity.

DATE TYPED: 7/17/90  
JSR:RGV:DEM:bn  
DATE REVISED:  
DATE FINAL: 8/21/90  
cc: Mr. Reginald Walters

  
George S. Rodriguez, P.E.  
Director  
METROPOLITAN DADE COUNTY  
BUILDING AND ZONING DEPT. .

This item has been reviewed and approved for consistency with the standards of Ordinance #89-66, adopted on July 11, 1989, which established Dade County's Concurrency Management Program.

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

METROPOLITAN DADE COUNTY PLANNING DEPARTMENT  
RECOMMENDATION TO THE ZONING APPEALS BOARD

APPLICANT John Martinez, D.B.A.  
O.K. Jewelry Inc.  
SECTION 17-54-40

DATE: September 12, 1990  
ZAB HEARING ITEM NO. 90-9-7

GENERAL INFORMATION

REQUEST Special Exception and Use Variance to permit a pawnshop in the BU-1A zone as would be permitted in the BU-3 zone.

PURPOSE To permit a pawnshop in the BU-1A zone as would be permitted in the BU-3 zone.

LOCATION 10601 SW 40 St. SIZE 2.37 acres

EXISTING ZONING AND LAND USE

SUBJECT PROPERTY BU-1A, shopping plaza

SURROUNDING PROPERTY

NORTH RU-1, single family residences  
SOUTH BU-1, lumber company  
EAST BU-1A, strip commercial stores  
WEST BU-1A & RU-3M, service station & apartments

COMPREHENSIVE DEVELOPMENT MASTER PLAN and/or SPECIAL STUDIES

The Adopted 2000 and 2010 Land Use Plan designates the subject property as being within the Urban Development Boundary for business and office.

RECOMMENDATION

APPROVAL WITH CONDITIONS

CONDITIONS

1. All usual conditions applicable in this case as required by the Director of the Building and Zoning Department.
2. That the pawnshop be limited to used jewelry only.

ANALYSIS

The applicant is requesting a special exception as well as a use variance in order to permit a pawnshop in the BU-1A zone as would be permitted in the BU-3 zone. The subject property is a 2.37 acre parcel, located on the northeast corner of SW 40 Street and SW 107 Avenue. The store is a 13'7" x 50' store unit with this center. Staff supports this request conditioned that the pawnshop be strictly for the sale and resale of jewelry only. This unit lies within an over two acre center, which offers ample parking and buffering for said use. Staff normally rejects a typical pawnshop which deals with a myriad of merchandise. However, jewelry shops, as a norm, deal only in jewelry, and not in such items as guns, stereos, etc., which normally attracts "cash only" patrons and not people who are solely in the market for jewelry. Accordingly, staff recommends approval of this request subject to the condition that the use be limited to jewelry only.

RRW:WFG:EES:mo  
DATE TYPED: 7/11/90  
DATE REVISED:

*Reginald R. Walters*  
Reginald R. Walters, Director  
Planning Department

MEMORANDUM

TO: Jorge S. Rodriguez, P.E.  
Director, Building and  
Zoning Department

DATE: July 05, 1990

FROM: Richard K. Poley, P.E.  
Chief, Water & Sewer Division  
Environmental Resources Management

SUBJECT: ZAB # 90-0333  
J. Martinez DBA OK Jewelry Inc.  
10601 SW 40 St.  
Special exemption & use variance to  
permit a pawn shop.  
(BU-1A)(2.3 Ac.)

This department has reviewed the subject request and finds that the same can be approved. Therefore, the request can be scheduled for public hearing. This approval is contingent upon compliance with the requirements contained herein.

CONCURRENCY REVIEW SUMMARY

The department has conducted a concurrency review for this application and has determined that the same meets all applicable Levels of Service (LOS) standards as specified in the adopted Comprehensive Development Master Plan for potable water supply, wastewater disposal and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

WELLFIELD PROTECTION

The subject property is located within the Maximum Day Pumpage Wellfield Protection Area for the Alexander Orr/Snapper Creek/Southwest Wellfield Complex. Development of the subject property shall be in accordance with the regulations established in Section 24-12.1 of the Code.

WATER AND SEWER SERVICE

Public water and public sanitary sewers can be made available to this site and connection will be required.

All sewer lines serving the property shall comply with the exfiltration standards as applied to development within wellfield protection areas.

Existing public water and public sanitary sewer facilities and services meet the Level of Service (LOS) standards set forth in the CDMP. Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions stipulated by DERM for this proposed development order.

**WATER MANAGEMENT**

Chapter 24-12.1 of the Code also regulates stormwater disposal methods within wellfield protection areas of public water supply wellfields. The Code stipulates that all stormwater runoff must be retained on site utilizing only infiltration or seepage type drainage systems.

Any proposed development shall comply with county and federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the Level of Service standards for flood protection set forth in the CDMF subject to compliance with the conditions stipulated by DERM for this proposed development order.

**FUEL STORAGE FACILITIES**

Section 24-12.2 of the Code outlines regulations for all proposed and existing underground storage facilities. The regulations provide design, permitting, installation, modification, repair, replacement and continuing operation requirements and criteria. In addition, monitoring devices, inventory control practices and pressure testing of fuel storage tanks is required. The Storage Tank Section of DERM should be contacted for permitting requirements in this regard if any fuel storage facilities are proposed.

**HAZARDOUS MATERIALS MANAGEMENT**

Due to the nature of uses allowed in the existing zoning classification, the applicant may be required to obtain DERM approval for management practices to control the potential discharge and spillage of pollutants associated with some land uses. The Hazardous Facilities Section of DERM should be contacted for further information on required management practices for certain land uses permitted under the existing zoning classification.

**OPERATING PERMITS**

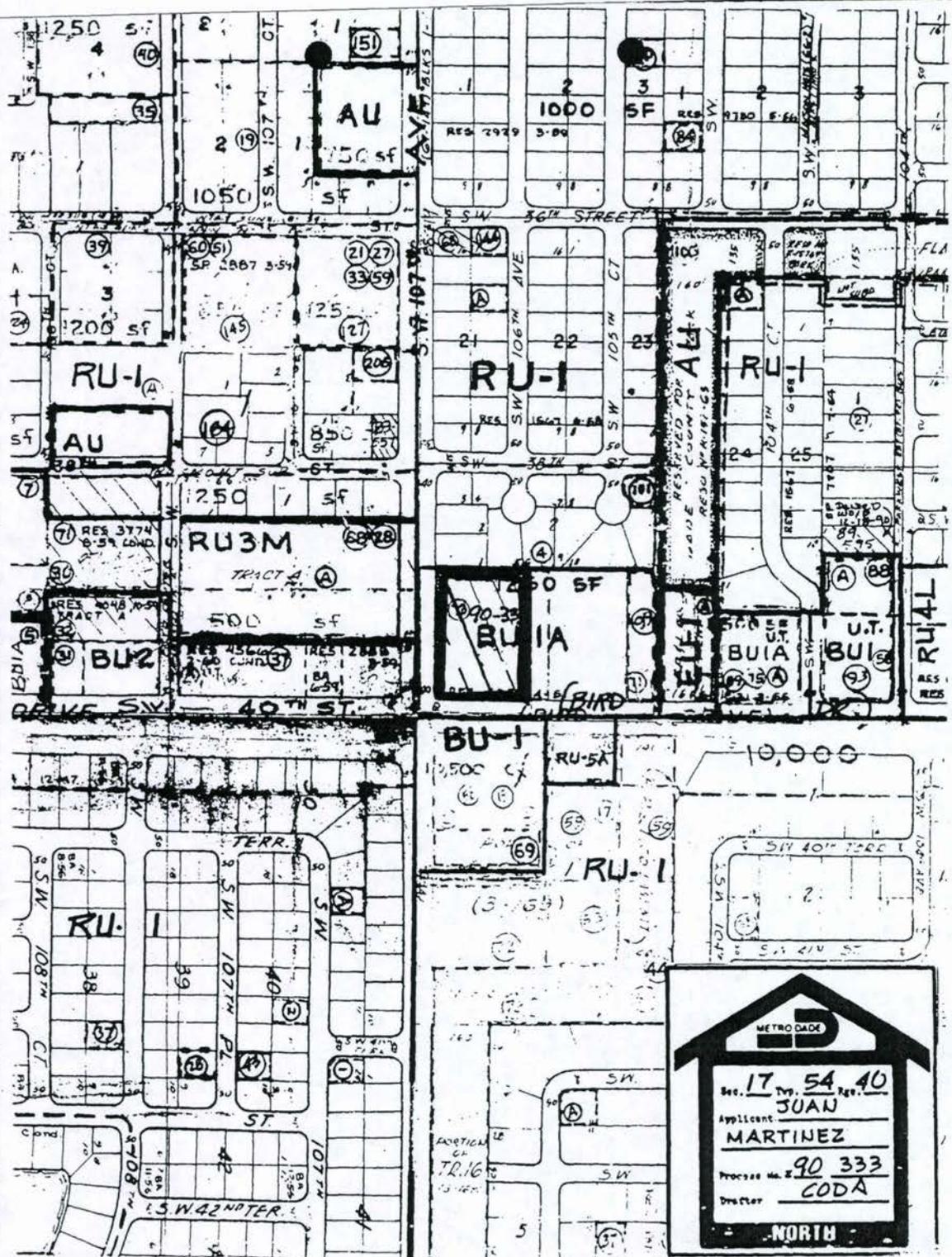
Section 24-35.1 of the Code authorizes DERM to require operating permits for facilities that could be a source of water pollution. The applicant should be advised that the requested use of the subject property may require an operating permit from DERM. It is therefore suggested that the applicant contact DERM concerning operating permit requirements.

**TREE PRESERVATION**

Section 24-60 of the Code requires the preservation of tree resources during the development of site plans. A Dade County tree removal permit is required prior to the removal or relocation of any trees. The applicant is advised to contact DERM staff for permitting procedures and requirements prior to development of site and landscaping plans.

90-333

In summary, the Department offers no objections to the application provided connection to public water and sewers is made and the site plan incorporates stormwater management and tree preservation requirements.



**METRO DADE**

Sec. 17 Twp. 54 Rge. 40

Applicant JUAN MARTINEZ

Process No. 90 333

Draftor CODA

- NORTH -

7  
DEPARTMENT: Public Works

CONCURRENCY REVIEW MEMORANDUM

Applicant's Name: JUAN MARTINEZ DBA  
O.K. JEWELRY INC

Application #: 90-333

Meets Traffic Concurrency Criteria Yes NO No       

Comments/Conditions:

PUBLIC HEARING REVIEW

Hearing Requirements: NONE

*[Signature]*  
Signature

8-10-90  
Date



## RESOLUTION NO. 4-ZAB-166-90

The following resolution was offered by Jose A. Losa seconded by Thomas A. Conger and upon poll of members present, the vote was as follows:

Thomas A. Conger	aye	Scott Notowitz	aye
Mavel Cruz	aye	Dean Oddy	aye
Gussie Davis	aye	Georgia A. Wright	aye
Colleen Griffin	aye	Kenneth Welt	aye
Jose A. Losa	aye		

WHEREAS, BIRD ROAD PLAZA had applied for the following:

SPECIAL EXCEPTION AND USE VARIANCE to permit the continued operation of an existing pawnshop in the BU-1A zone as would be permitted in the BU-3 zone.

Plans indicating the location of the existing pawnshop are on file and may be examined in the Zoning Department entitled "Site Plan," as prepared by Maurice S. Weintraub, A.I.A., dated received Oct. 6, 1989. Plans may be modified at public hearing.

SUBJECT PROPERTY: Tracts 1 & 2 and the abandoned right-of-way between Tracts 1 & 2, REVISED PLAT OF WM. H. KNIGHT'S SUBDIVISION, Plat book 35, Page 14;

LESS:

The west 200', as measured along the north line of said Tract 1, of the north 175', as measured along the west line of said Tract 1 of said REVISED PLAT OF WM. H. KNIGHT'S SUBDIVISION,

AND LESS:

The north 25' for road right-of-way for S.W. 40th Street;

AND LESS:

That portion of said Tract 2 and said abandoned right-of-way of said REVISED PLAT OF WM. H. KNIGHT'S SUBDIVISION, more particularly described as follows:

Commence at the Northwest corner of Section 22, Township 54 South, Range 40 East; thence run S1°31'0"E along the west line of said NW 1/4 of Section 22, Township 54 South, Range 40 East a distance of 50.12' (50.02' measured); thence run east along a line 50' south of and parallel to the north line of said NW 1/4 of Section 22 a distance of 329' to the Point of beginning of a parcel of land hereinafter described; thence continue east a distance of 109'; thence run S1°31'0"E a distance of 150'; thence run west 109'; thence run N1°31'0"W a distance of 150' to the Point of beginning, more particularly described as a 14' x 57' store unit located at 8522 Bird Road.

LOCATION: 8522 Bird Road (S.W. 40 Street), Dade County, Florida, and

WHEREAS, a public hearing of the Metropolitan Dade County Zoning Appeals Board was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and

WHEREAS, this Board has been advised that the subject application has been reviewed for compliance with concurrency requirements for levels of services and, at this stage of the request, the same was found to comply with the requirements, and

WHEREAS, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested special exception and use variance would be compatible with the area and its development and would be in harmony with the general purpose and intent of the regulations and would conform with the requirements and intent of the Zoning Procedure Ordinance;

NOW THEREFORE BE IT RESOLVED by the Metropolitan Dade County Zoning Appeals Board that the application be and the same is hereby approved, subject to the following conditions:

1. That a plot use plan be submitted to and meet with the approval of the Zoning Director; said plan to include among other things but not be limited thereto, location of building or buildings, type and location of signs, light standards, parking areas, exits and entrances, drainage, walls, landscaping, etc.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Site Plan," as prepared by Maurice S. Weintraub, A.I.A., dated received Oct. 6, 1989.
3. That the use be established and maintained in accordance with the approved plan.
4. That the applicants submit a Declaration of Use agreement suitable for recording and meeting with the approval of the Zoning Director, that the pawn shop activities be limited to used jewelry only, to be recorded prior to occupancy permit issuance.

5. That the applicants obtain a Certificate of Use and Occupancy for the pawn shop use from the Dade County Building and Zoning Department, upon compliance with all terms and conditions, the same subject to cancellation upon violation of any of the conditions, or, when in the opinion of the Metropolitan Dade County Zoning Appeals Board, after public hearing, it is determined that the use is detrimental to and/or incompatible with the surrounding neighborhood.
6. That if the operation of the jewelry store is abated, the pawn shop use will be discontinued.

BE IT FURTHER RESOLVED, notice is hereby given to the applicant that the request herein constitutes an initial development order and does not constitute a final development order and that one, or more, concurrency determinations will subsequently be required before development will be permitted.

The Zoning Director is hereby directed to make the necessary notations upon the maps and records of the Dade County Building and Zoning Department and to issue all permits in accordance with the terms and conditions of this resolution.

PASSED AND ADOPTED this 13th day of June, 1990.

Hearing No. 90-6-10  
Typed 6/18/90 bn

ZONING DIRECTOR'S RECOMMENDATION

ZONING APPEALS BOARD

HEARING DATE: JUNE 13, 1990

HEARING NO. 90-6-10

APPLICANTS: BIRD ROAD PLAZA have applied for the following:

SPECIAL EXCEPTION AND USE VARIANCE to permit the continued operation of an existing pawnshop in the BU-1A zone as would be permitted in the BU-3 zone.

Plans indicating the location of the existing pawnshop are on file and may be examined in the Zoning Department entitled "Site Plan," as prepared by Maurice S. Weintraub, A.I.A., dated received Oct. 6, 1989. Plans may be modified at public hearing.

LOCATION: 8522 Bird Road (S.W. 40 Street), Dade County, Florida.

SIZE OF PROPERTY: 14' X 57' (Store Unit)

EXISTING ZONING AND LAND USE

SUBJECT PROPERTY: BU-1A; strip shopping center

SURROUNDING PROPERTY:

NORTH: BU-1A; shopping center  
EAST: BU-3, RU-2, RU-1; strip commercial  
SOUTH: RU-1; single family homes  
WEST: BU-1A & RU-1; strip commercial & single family homes

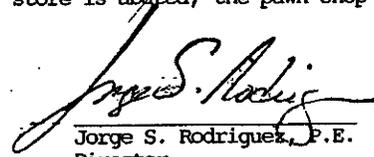
RECOMMENDATION: Approval with conditions.

The applicants are seeking to permit the continued operation of a pawnshop in the BU-1A zone as would be permitted in the BU-3 zone. The subject property is a 14' x 57' store unit on a 6.8 acre site in southwest Dade County which is developed with a shopping center. Staff supports this application, noting that this pawn shop is located in a large community scaled shopping center which offers a broad array of goods and services and is located at the intersection of two section line roads (S.W. 40th Street and S.W. 87th Avenue). The applicants have stated that their primary business is the sale of new jewelry and this pawn shop activity is ancillary to said use and is limited to the sale of used jewelry. Staff feels that this use is acceptable in this large shopping center and, accordingly, recommends that this application be approved, subject to the following conditions:

1. That a plot use plan be submitted to and meet with the approval of the Zoning Director; said plan to include among other things but not be limited thereto, location of building or buildings, type and location of signs, light standards, parking areas, exits and entrances, drainage, walls, landscaping, etc.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Site Plan," as prepared by Maurice S. Weintraub, A.I.A., dated received Oct. 6, 1989.
3. That the use be established and maintained in accordance with the approved plan.
4. That the applicants submit a Declaration of Use agreement suitable for recording and meeting with the approval of the Zoning Director, that the pawn shop activities be limited to used jewelry only, to be recorded prior to occupancy permit issuance.

5. That the applicants obtain a Certificate of Use and Occupancy for the pawn shop use from the Dade County Building and Zoning Department, upon compliance with all terms and conditions, the same subject to cancellation upon violation of any of the conditions, or, when in the opinion of the Metropolitan Dade County Zoning Appeals Board, after public hearing, it is determined that the use is detrimental to and/or incompatible with the surrounding neighborhood.
6. That if the operation of the jewelry store is abated, the pawn shop use will be discontinued.

DATE TYPED: 5/4/90  
JSR:JBP:DBM:bn  
DATE REVISED:  
DATE FINAL: 5/16/90  
cc: Mr. Reginald Walters



Jorge S. Rodriguez, P.E.  
Director  
METROPOLITAN DADE COUNTY  
BUILDING AND ZONING DEPT.

This item has been reviewed and approved for consistency with the standards of Ordinance #89-66, adopted on July 11, 1989, which established Dade County's Concurrency Management Program.

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

METROPOLITAN DADE COUNTY PLANNING DEPARTMENT  
RECOMMENDATION TO THE ZONING APPEALS BOARD

APPLICANT Bird Road Plaza  
SECTION 22-54-40

DATE: June 13, 1990  
ZAB HEARING ITEM NO. 90-6-10

GENERAL INFORMATION

REQUEST Special Exception & Use Variance to permit the maintenance and continued use of a pawnshop in the BU-1A zone (BU-3 required).

PURPOSE To permit the continued use of a pawnshop

LOCATION 8522 Bird Road (SW 40 St.)      SIZE 14' X 57' store unit

EXISTING ZONING AND LAND USE

SUBJECT PROPERTY BU-1A, shopping center

SURROUNDING PROPERTY

NORTH BU-1A, shopping center

SOUTH RU-1, single family residences

EAST BU-3, RU-2, & RU-1, muffler shop, duplex & single family homes.

WEST BU-1A & RU-1, shopping center and single family homes

COMPREHENSIVE DEVELOPMENT MASTER PLAN and/or SPECIAL STUDIES

The Adopted 2000 and 2010 Land Use Plan designates the subject property as being within the Urban Development Boundary for business and office.

RECOMMENDATION

APPROVAL WITH CONDITIONS

CONDITIONS

1. That the use be restricted to used jewelry only.
2. All usual conditions applicable in this case as required by the Director of the Building and Zoning Department.

ANALYSIS

The applicants are the owners of an approximately 6.8 acre shopping center, located on the southeast corner of SW 87 Avenue and SW 40 Street (Bird Road). The purpose of this application is to permit the maintenance and continued use of an existing jewelry store/pawnshop, d/b/a "18K Modern Jewelry", within a small 14' X 57' store unit within the center. According to the letter of intent submitted in conjunction with this application, both the jewelry store and pawnshop operation, which is strictly limited to used jewelry only, has been at this location since 1983 without any problems. Although this Department has in the past taken exception to pawnshops located in areas of the county not property zoned for the use, i.e. BU-3 zoning, this Department supports this application. The shopping center, in which the pawnshop is located, is reasonably large, approximately 7 1/4 acres in size. Upon inspection, staff noted that this business was impeccably maintained, and in no way resembled a pawnshop, except for a small sign noticed on the wall sign for the business. As the pawnshop operation is limited to used jewelry only, and ancillary to the sale and repair of jewelry, this Department recommends that this application be approved, subject to the condition that the use be limited to jewelry only, as well as all of the usual conditions required by the Building and Zoning Department.

RRW:WFG:GA:gs  
DATE TYPED: 5/17/90  
DATE REVISED:

  
Reginald R. Walters, Director  
Planning Department

10  
MEMORANDUM

TO: Jerry Proctor, Chief  
Zoning Control  
Building and Zoning Dept.

DATE: May 14, 1990

FROM: Richard K. Poley, P.E. *R. Poley*  
Chief, Water & Sewer Division  
Environmental Resources Management

SUBJECT: ZAB # 89-0675  
Bird Road Plaza  
8522 Bird Road (SW 40 St.)  
Special exception and use variance to  
permit an existing Pawnshop.  
(BU-1A) (0.18 Ac.)

DERM has reviewed the subject application and has determined that the same can be approved. Therefore, the request can be scheduled for public hearing. This approval is contingent upon compliance with all Code stipulations contained herein.

#### CONCURRENCY REVIEW

The department has conducted a concurrency review for this application and has determined that the same meets all applicable Levels of Service (LOS) standards as specified in the adopted Comprehensive Development Master Plan for potable water supply, wastewater and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

#### WELLFIELD PROTECTION

The subject property is located within the Average Day Pumpage Wellfield Protection Area for the Alexander Orr/Snapper Creek/Southwest Wellfield Complex. Development of the subject property shall be in accordance with the regulations established in Section 24.12.1 of the Code.

Since the subject request is for a non-residential land use, the owner of the property has submitted a properly executed covenant in accordance with Section 24-12.1(5) of the Code which provides that hazardous wastes shall not be used, generated, handled, discharged, disposed of or stored on the subject property.

#### WATER AND SEWER SERVICE

Public water and public sanitary sewers can be made available to this site and connection will be required.

All sewer lines serving the property shall comply with the exfiltration standards as applied to development within wellfield protection areas.

Existing public water and public sanitary sewer facilities and services meet the Level of Service (LOS) standards set forth in the CDMP. Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions stipulated by DERM for this proposed development order.

## WATER MANAGEMENT

Chapter 24-12.1 of the Code also regulates stormwater disposal methods within wellfield protection areas of public water supply wellfields. The Code stipulates that all stormwater runoff must be retained on site utilizing only infiltration or seepage type drainage systems.

Any proposed development shall comply with county and federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the Level of Service standards for flood protection set forth in the CDMP subject to compliance with the conditions stipulated by DERM for this proposed development order.

## FUEL STORAGE FACILITIES

Section 24-12.2 of the Code outlines regulations for all proposed and existing underground storage facilities. The regulations provide design, permitting, installation, modification, repair, replacement and continuing operation requirements and criteria. In addition, monitoring devices, inventory control practices and pressure testing of fuel storage tanks is required. The Storage Tank Section of DERM should be contacted for permitting requirements in this regard if any fuel storage facilities are proposed.

## HAZARDOUS MATERIALS MANAGEMENT

Due to the nature of uses allowed in the existing zoning classification, the applicant may be required to obtain DERM approval for management practices to control the potential discharge and spillage of pollutants associated with some land uses. The Hazardous Facilities Section of DERM should be contacted for further information on required management practices for certain land uses permitted under the existing zoning classification.

## OPERATING PERMITS

Section 24-35.1 of the Code authorizes DERM to require operating permits for facilities that could be a source of water pollution. The applicant should be advised that the requested use of the subject property may require an operating permit from DERM. It is therefore suggested that the applicant contact DERM concerning operating permit requirements.

## TREE PRESERVATION

Section 24-60 of the Code requires the preservation of tree resources during the development of site plans. A Dade County tree removal permit is required prior to the removal or relocation of any trees. The applicant is advised to contact DERM staff for permitting procedures and requirements prior to development of site and landscaping plans.

It should be noted that any concurrency determination contained herein does not constitute a final concurrency statement on the proposed development order as provided for in the adopted methodology for concurrency review. One or more additional concurrency determinations will be required.

In summary, this application can be scheduled for public hearing; furthermore, this memorandum shall constitute DERM's written approval as required by the Code.

89-675  
ZAB

10

DEPARTMENT: Public Works

CONCURRENCY REVIEW MEMORANDUM

Applicant's Name: BIRD ROAD PLAZA

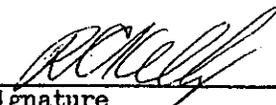
Application #: 89-675

Meets Traffic Concurrency Criteria Yes RDJ No     

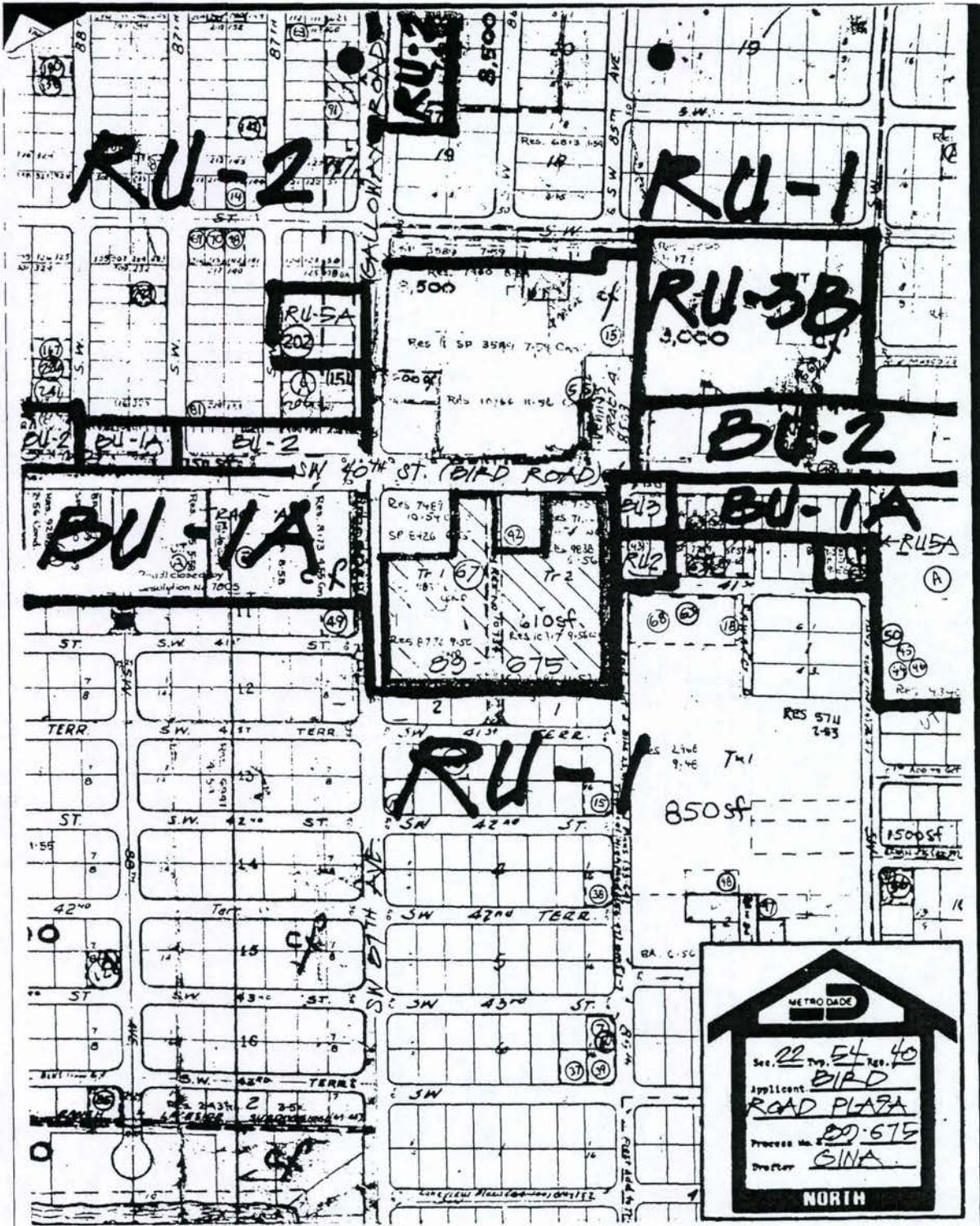
Comments/Conditions:

PUBLIC HEARING REVIEW

Hearing Requirements: NONE

  
Signature

57 5/8/90  
Date





## RESOLUTION NO. 4-ZAB-70-88

The following resolution was offered by Ms. Georgia A. Wright seconded by Mr. Gonzalo (Guy) Sanchez and upon poll of members present, the vote was as follows:

Thomas A. Conger	nay	Gonzalo (Guy) Sanchez	aye
Levi A. Johnson	aye	Murray Sisselman	aye
Joyce Masso	aye	Kenneth Welt	aye
Mary Jean Risi	nay	R. Jollivette Frazier	nay
Georgia A. Wright	aye		

WHEREAS, JUAN A. MORA CANTERO has applied for the following:

USE VARIANCE to permit a pawn shop in a BU-1A zone as would be permitted in a BU-3 zone in connection with a jewelry shop.

A survey is on file and may be examined in the Zoning Department entitled "Juan A. Mora Cantero", as prepared by Donald P. Ramsay and Associates, dated received 10/7/87. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 1, Block 1, BIRD CENTER, Plat book 113, Page 83, more particularly Unit #24.

LOCATION: 7931 S.W. 40 Street, Dade County, Florida, and

WHEREAS, a public hearing of the Metropolitan Dade County Zoning Appeals Board was advertised and held, as required by law, and all interested parties concerned in the matter were heard, and

WHEREAS, upon due and proper consideration having been given to the matter it is the opinion of the Board that the requested use variance would be in harmony with the general purpose and intent of the regulations; would conform with the requirements and intent of the Zoning Procedure Ordinance;

NOW THEREFORE BE IT RESOLVED by the Metropolitan Dade County Zoning Appeals Board, that the requested use variance be and the same is hereby approved, subject to the following conditions:

1. That a plot use plan be submitted to and meet with the approval of the Zoning Director; said plan to include among other things but not be limited thereto, location of building or buildings, type and location of signs, light standards, parking areas, exits and entrances, drainage, walls, landscaping, etc.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled, "Juan A. Mora Cantero", as prepared by Donald P. Ramsay and Associates, dated received 10/7/87.
3. That the pawnshop activities be limited to used jewelry only.
4. That any signs and/or advertising note that the pawnshop is limited to used jewelry only.
5. That the use be established and maintained in accordance with the approved plan.

6. That the applicant submit a Declaration of Use suitable for recording and meeting with the approval of the Zoning Director, that the pawn shop activities be limited to used jewelry only, with same to be ancillary to the sale of new jewelry, to be recorded prior to occupancy.
7. That the applicants obtain a Certificate of Use and Occupancy with the Dade County Building and Zoning Department, upon compliance with all terms and conditions, the same subject to cancellation upon violation of any of the conditions, or, when in the opinion of the Metropolitan Dade County Zoning Appeals Board, after public hearing, it is determined that the use is detrimental to and/or incompatible with the surrounding neighborhood.
8. That if the operation of the jewelry store is abated, the pawn shop use therein will be discontinued.

The Zoning Director is hereby directed to make the necessary notations upon the maps and records of the Dade County Building and Zoning Department and to issue all permits in accordance with the terms and conditions of this resolution.

PASSED AND ADOPTED this 10th day of FEBRUARY, 1988.

Hearing No. 88-2-10  
Typed 2/25/88 cj

ZONING DIRECTOR'S RECOMMENDATION

ZONING APPEALS BOARD

HEARING NO. 88-2-10

HEARING DATE: FEBRUARY 10, 1988

APPLICANT: JUAN A. MORA CANTERO has applied for the following:

USE VARIANCE to permit a pawn shop in a BU-1A zone as would be permitted in a BU-3 zone in connection with a jewelry shop.

A survey is on file and may be examined in the Zoning Department entitled "Juan A. Mora Cantero", as prepared by Donald P. Ramsay and Associates, dated received 10/7/87. Plans may be modified at public hearing.

LOCATION: 7931 S.W. 40 Street, Dade County, Florida.

SIZE OF PROPERTY: 897.22' X 282.52'

EXISTING ZONING AND LAND USE

SUBJECT PROPERTY: BU-1A; shopping center

SURROUNDING PROPERTY:

NORTH: RU-4M; residential  
EAST: BU-1A; commercial  
SOUTH: GU; park  
WEST: BU-2 & RU-4M; commercial & apartments

RECOMMENDATION: Approval with conditions.

The applicant is requesting a use variance to permit a proposed pawn shop in the BU-1A zone as would be permitted in the BU-3 zone in connection with this existing 60' X 100' jewelry store, located centrally in the Bird Center Shopping Center. This unit is located at 7931 S.W. 40th Street (Bird Road). The applicant has stated that his primary business is the sale for new jewelry and that this proposed pawn shop activity will be ancillary to said use and limited to the sale of used jewelry. Staff feels that this use will be compatible as an ancillary use in this shopping center bay and, accordingly, recommends that this application be approved, subject to the following conditions:

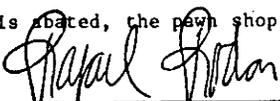
1. That a plot use plan be submitted to and meet with the approval of the Zoning Director; said plan to include among other things but not be limited thereto, location of building or buildings, type and location of signs, light standards, parking areas, exits and entrances, drainage, walls, landscaping, etc.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled, "Juan A. Mora Cantero", as prepared by Donald P. Ramsay and Associates, dated received 10/7/87.
3. That the use be established and maintained in accordance with the approved plan.
4. That the applicant submit a Declaration of Use suitable for recording and meeting with the approval of the Zoning Director, that the pawn shop activities be limited to used jewelry only, with same to be ancillary to the sale of new jewelry, to be recorded prior to occupancy.
5. That the applicants obtain a Certificate of Use and Occupancy with the Dade County Building and Zoning Department, upon compliance with all terms and conditions, the same subject to cancellation upon violation of any of the conditions, or, when in the opinion of the Metropolitan Dade County Zoning Appeals Board, after public hearing, it is determined that the use is detrimental to and/or incompatible with the surrounding neighborhood.
6. That if the operation of the jewelry store is abated, the pawn shop use therein will be discontinued.

DATE TYPED: 12/28/87

RR:JBP:DBM:cj

DATE REVISED:

cc: Mr. Reginald Walters

  
Rafael Rodon, P.E., Director  
METROPOLITAN DADE COUNTY  
BUILDING AND ZONING DEPT.

METROPOLITAN DADE COUNTY PLANNING DEPARTMENT  
RECOMMENDATION TO THE ZONING APPEALS BOARD

PH 87-812

APPLICANT Juan A. Mora Cantero  
SECTION 15-54-40

DATE February 10, 1988  
ZAB HEARING ITEM NO.

GENERAL INFORMATION

REQUEST Use Variance to permit a pawnshop in the BU-1A zone

PURPOSE To permit a pawnshop in the BU-1A zone (BU-3 required)

LOCATION 7931 SW 40 Street SIZE 5.8 acres

EXISTING ZONING AND LAND USE

SUBJECT PROPERTY BU-1A, Tropical Park Plaza

SURROUNDING PROPERTY

NORTH BU-1A, Tropical Park Plaza

SOUTH BU-1A, Tropical Park Plaza

EAST BU-1A, Tropical Park Plaza

WEST BU-1A, Tropical Park Plaza

COMPREHENSIVE DEVELOPMENT MASTER PLAN and/or SPECIAL STUDIES

N/A

RECOMMENDATION

APPROVAL WITH CONDITIONS

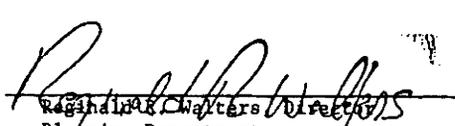
CONDITIONS

- ✓ 1. That the pawnshop activities be limited to used jewelry only.
- ✓ 2. That any signs and/or advertising note that the pawnshop is limited to used jewelry only.

ANALYSIS

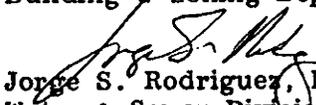
The applicant is a lessee of a store unit within the Tropical Park Plaza shopping center, which is located on the north side of Bird Road, on the west side of SW 79th Avenue. The applicant is currently operating a jewelry store within the center, and now desires to operate a pawnshop as well, in connection with the jewelry shop. Although advertised as a pawnshop, the applicant has indicated that the activities would be limited to used jewelry only, rather than a myriad of items (oftentimes including guns) associated with a pawnshop. As well, the pawning of used jewelry will be ancillary to the sale of new jewelry. With this limited scope, staff finds the use to be acceptable, and accordingly, recommends approval.

RRW:WFG:GA:ee  
Date Typed: 1-22-88  
Date Revised: 1-28-88

  
Reginald R. Walters, Director  
Planning Department

MEMORANDUM

TO: Jerry Proctor, Chief  
Zoning Control  
Building & Zoning Department

FROM:  Jorge S. Rodriguez, P.E., Chief  
Water & Sewer Division  
Environmental Resources Management

DATE: November 10, 1987

SUBJECT: ZAB #87-~~272~~ 812  
Juan A. Mora Cantero  
7931 SW 40 Street  
BU-1A (5.82 Ac.)  
Prop Pawnshop

The Department has reviewed the subject application and offers the following comments:

The subject property is located within the Average Day Pumpage Wellfield Protection Area for the Alexander Orr/Snapper Creek/Southwest Wellfield Complex. Development of the subject property shall be in accordance with the regulations established in Section 24-12.1 of the Code.

Public water and sewer can be made available to the site and connection will be required. Chapter 24-12.1 of the Code does not stipulate any additional sewage loading restrictions provided connection is made to public water and sewers. All sewer lines will be required to meet tightness standards as applied to developments within wellfield protection areas.

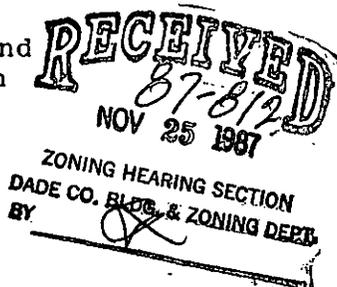
Pursuant to Section 24-12.1(5) of the Code, hazardous wastes are prohibited within the Average Day Pumpage Wellfield Protection Area for the Alexander Orr/Snapper Creek/Southwest Wellfield Complex. Furthermore, the Code requires that the owner of the subject property shall submit a covenant to DERM prohibiting hazardous wastes on the property. The covenant has been submitted to and approved by DERM; therefore, the subject application can be scheduled for public hearing.

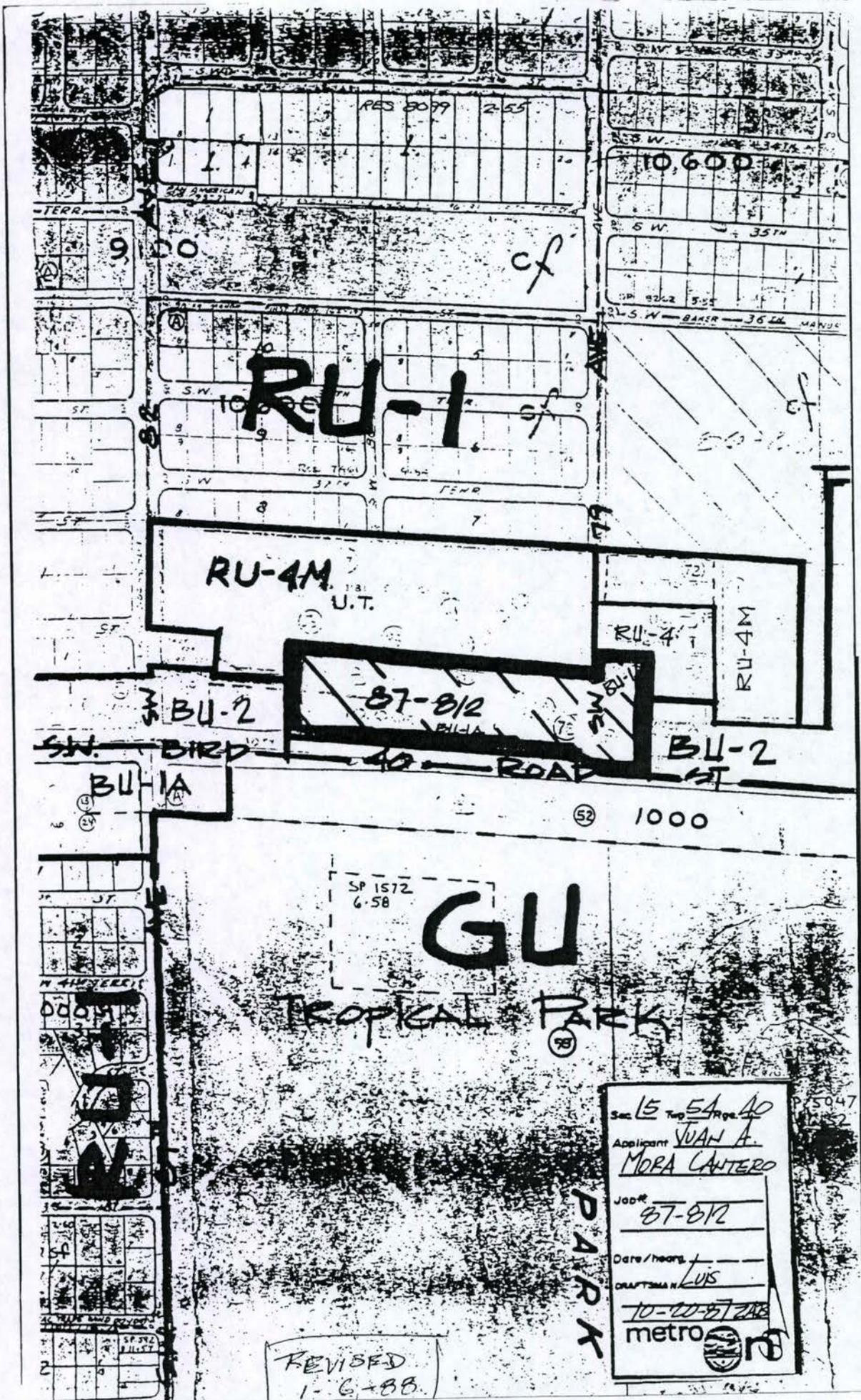
All stormwater runoff must be retained on site. This may be accomplished utilizing infiltration or seepage type drainage systems.

In summary, the subject application can be scheduled for public hearing. Furthermore, this memo shall constitute DERM's written approval as required by the Code.

RKP:ag

CC: Frank Richmond  
Diane O'Quinn  
Skip Scofield  
Jorge Ubieta





RU-4M  
U.T.

RU-1

BU-2

87-812

BU-2

GU

TROPICAL PARK

PARK

Sec 15 Top 54 Reg. 40  
 Applicant JUAN A. MORA CANTERO  
 Job# 87-812  
 Date/hears ---  
 DRAFTSMAN LUIS  
10-20-87 ZAB  
 metro

REVISED  
1-6-88

## RESOLUTION NO. 4-ZAB-425-87

The following resolution was offered by Mr. Levi A. Johnson seconded by Mr. Murray Sisselman and upon poll of members present, the vote was as follows:

Thomas A. Conger	nay	Gonzalo (Guy) Sanchez	absent
Levi A. Johnson	aye	Murray Sisselman	aye
Joyce Masso	nay	Kenneth Welt	aye
Mary Jean Risi	aye	R. Jollivette Frazier	nay

WHEREAS, DOROBY JEWELRY INC. has applied for the following:

USE VARIANCE to permit a pawn shop in the BU-2 zone as would be permitted in the BU-3 zone.

Plans indicating location of the aforementioned pawn shop are on file and may be examined in the Zoning Department entitled "Las Americas", as prepared by Dorody Jewelry, Inc., dated 7-7-87.

SUBJECT PROPERTY: LAS AMERICAS CENTRAL PLAZA 5, Plat book 125, Page 54, more particularly described as store unit #C-20.

LOCATION: 11865 S.W. 26 Street (Coral Way), Dade County, Florida, and

WHEREAS, a public hearing of the Metropolitan Dade County Zoning Appeals Board was advertised and held, as required by law, and all interested parties concerned in the matter were heard, and

WHEREAS, upon due and proper consideration having been given to the matter it is the opinion of the Board that the requested use variance would be in harmony with the general purpose and intent of the regulations, would conform with the requirements and intent of the Zoning Procedure Ordinance;

NOW THEREFORE BE IT RESOLVED by the Metropolitan Dade County Zoning Appeals Board, that the requested use variance be and the same is hereby approved, subject to the following conditions:

1. That a plot use plan be submitted to and meet with the approval of the Zoning Director; said plan to include among other things but not be limited thereto, location of building or buildings, type and location of signs, light standards, parking areas, exits and entrances, drainage, walls, landscaping, etc.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled, "Las Americas", as prepared by Dorody Jewelry, Inc., dated 7-7-87.
3. That the use be established and maintained in accordance with the approved plan.
4. That the applicants submit a Declaration of Use, suitable for recording and meeting with the approval of the Zoning Director, that the pawn shop activities be limited to used jewelry only, to be recorded prior to issuance of a Certificate of Use and Occupancy.

5. That if the operation of the jewelry shop is abated, the operation of the pawn shop shall be discontinued also.
6. That the applicants obtain a Certificate of Use and Occupancy from the Dade County Building and Zoning Department, upon compliance with all terms and conditions, the same subject to cancellation upon violation of any of the conditions, or, when in the opinion of the Metropolitan Dade County Zoning Appeals Board, after public hearing, it is determined that the use is detrimental to and/or incompatible with the surrounding neighborhood.

The Zoning Director is hereby directed to make the necessary notations upon the maps and records of the Dade County Building and Zoning Department and to issue all permits in accordance with the terms and conditions of this resolution.

PASSED AND ADOPTED this 28th day of OCTOBER, 1987.

Hearing No. 87-10-35  
Typed 12/3/87 cj

ZONING DIRECTOR'S RECOMMENDATION

ZONING APPEALS BOARD

HEARING DATE: OCTOBER 28, 1987

HEARING NO. 87-10-35

APPLICANT: DORODY JEWELRY INC. has applied for the following:

USE VARIANCE to permit a pawn shop in the BU-2 zone as would be permitted in the BU-3 zone.

Plans indicating location of the aforementioned pawn shop are on file and may be examined in the Zoning Department entitled "Las Americas", as prepared by Dorody Jewelry, Inc., dated 7-7-87.

LOCATION: 11865 S.W. 26 Street (Coral Way), Dade County, Florida.

SIZE OF PROPERTY: 40 Acres (Shopping Center)

EXISTING ZONING AND LAND USE

SUBJECT PROPERTY: BU-2; shopping center

SURROUNDING PROPERTY:

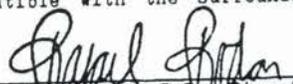
NORTH: RU-4M; apartments  
EAST: Florida Turnpike  
SOUTH: RU-1; single family homes  
WEST: BU-1, RU-TH, RU-4M; apartments, townhouses, church

RECOMMENDATION: Approval with conditions.

The applicants are requesting a use variance to permit a pawn shop in the BU-2 zone, as permitted in the BU-3 district. A store unit in the 40 acre Las Americas Shopping Center in western Dade County would be leased for said purpose in conjunction with new jewelry sales. In speaking with the applicants, staff ascertained that the inventory would be limited to jewelry. Given said restriction, staff finds this use acceptable. The pawn shop activity would be an ancillary use to the jewelry store sales and would be compatible in this large shopping center. Accordingly, staff recommends that this application be approved, subject to the following conditions:

1. That a plot use plan be submitted to and meet with the approval of the Zoning Director; said plan to include among other things but not be limited thereto, location of building or buildings, type and location of signs, light standards, parking areas, exits and entrances, drainage, walls, landscaping, etc.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled, "Las Americas", as prepared by Dorody Jewelry, Inc., dated 7-7-87.
3. That the use be established and maintained in accordance with the approved plan.
4. That the applicants submit a Declaration of Use, suitable for recording and meeting with the approval of the Zoning Director, that the pawn shop activities be limited to used jewelry only, to be recorded prior to issuance of a Certificate of Use and Occupancy.
5. That the applicants obtain a Certificate of Use and Occupancy from the Dade County Building and Zoning Department, upon compliance with all terms and conditions, the same subject to cancellation upon violation of any of the conditions, or, when in the opinion of the Metropolitan Dade County Zoning Appeals Board, after public hearing, it is determined that the use is detrimental to and/or incompatible with the surrounding neighborhood.

DATE TYPED: 9/30/87  
RR:JBP:RMS:cj  
DATE REVISED:  
cc: Mr. Reginald Walters

  
Rafael Rodon, P.E., Director  
METROPOLITAN DADE COUNTY  
BUILDING AND ZONING DEPT.

METROPOLITAN DADE COUNTY PLANNING DEPARTMENT  
RECOMMENDATION TO THE ZONING APPEALS BOARD

APPLICANT Dorody Jewelry, Inc.  
SECTION 12-54-39

DATE October 28, 1987  
ZAB HEARING ITEM NO. 87-10-35

GENERAL INFORMATION

REQUEST Use Variance to permit a pawn shop in the BU-2 zone as would be permitted in the BU-3 zone

PURPOSE To permit a pawn shop in the BU-2 zone as would be permitted in the BU-3 zone

LOCATION 11865 SW 26 Street                      SIZE 40 acres

EXISTING ZONING AND LAND USE

SUBJECT PROPERTY BU-2, Las Americas V Shopping Center

SURROUNDING PROPERTY

NORTH BU-2, Las Americas V Shopping Center

SOUTH BU-2, Las Americas V Shopping Center

EAST BU-2, Las Americas V Shopping Center

WEST BU-2, Las Americas V Shopping Center

COMPREHENSIVE DEVELOPMENT MASTER PLAN and/or SPECIAL STUDIES

N/A

RECOMMENDATION

APPROVAL

CONDITIONS

✓ NONE

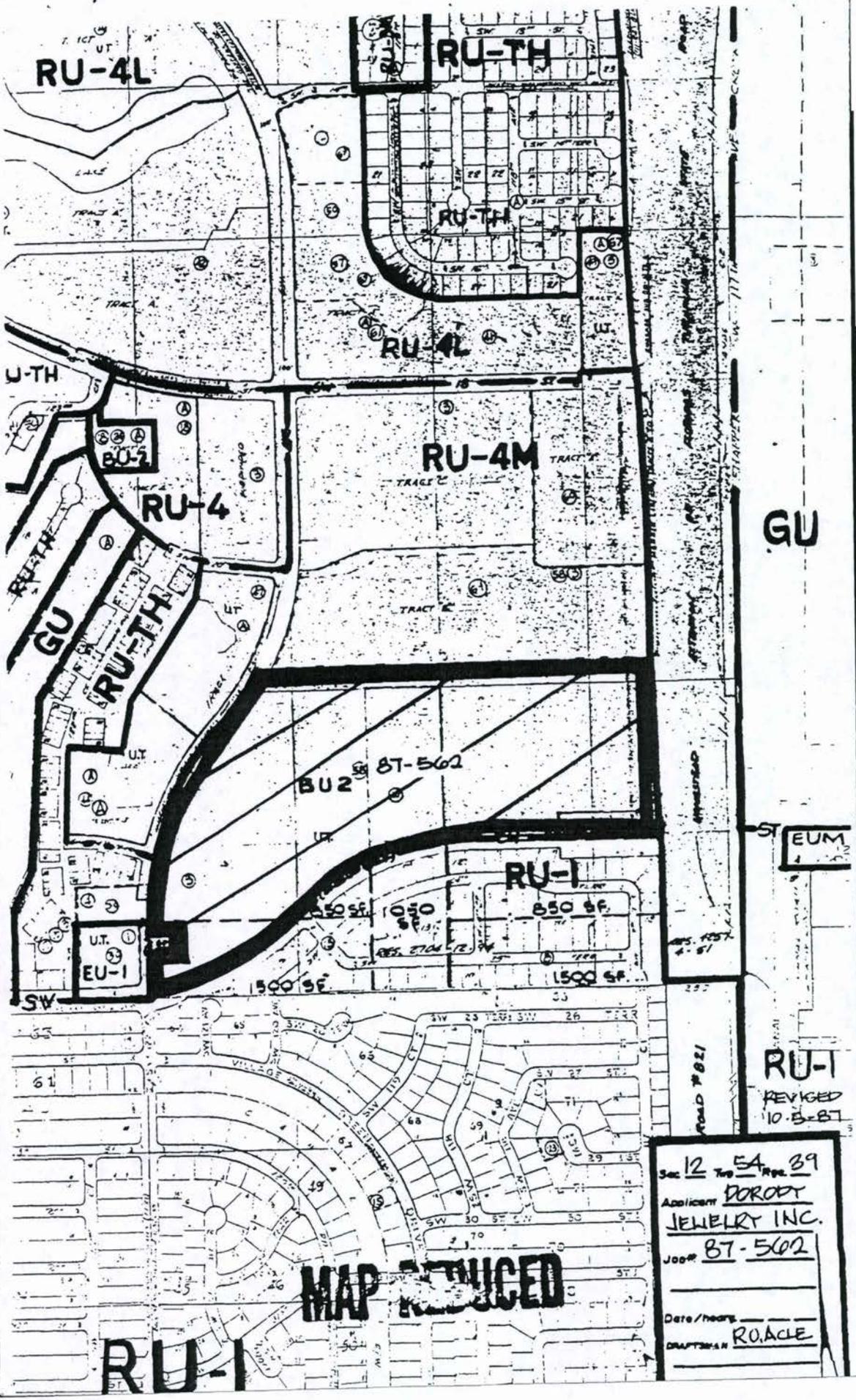
ANALYSIS

The applicant is requesting a use variance to permit the establishment of a pawnshop in the BU-2 zone, as would be permitted in the BU-3 zone. The subject site is a 40 acre shopping center, dba "Las Americas V Shopping Center," and is located on the northeast corner of SW 26 Street (Coral Way) and SW 122 Avenue. The proposed pawn shop will be located within the interior westerly portion of this large 40 acre center. The operation of a pawn shop normally deals with the sales of used merchandise, thus necessitating a more liberal BU-3 zoning designation. However, staff believes that, in this instance, due to the size of the center, the operation of a pawn shop will not have any deleterious impact on the neighboring residential properties. Staff believes that a pawn shop is somewhat in the category of a thrift store, and staff has recommended on several occasions approval of thrift stores in smaller BU-2 centers. Accordingly, staff recommends approval of the requested use variance.

RRW:WFG:EES:na  
Date Typed: 8-11-87  
Date Revised:

*Reginald R. Walters*

Reginald R. Walters, Director  
Planning Department



Sec 12 Twp 54 Rge 39  
 Applicant DORODY JEWELRY INC.  
 Job # 87-562  
 Date/hrs \_\_\_\_\_  
 DRAFTER RO. ACLE

**MAP REDUCED**

**RU-1**

**GU**

**ST EUM**

**RU-1**  
REVISED  
10-5-87



APPLICANT NAME:

Dorody Jewelry, Inc.

PROCESS NO.: 87-562

BOARD: ZAB

COMMENTS:

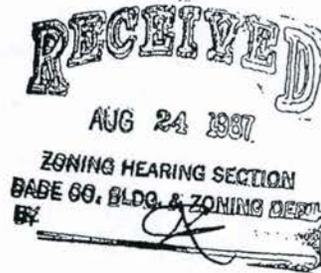
POTABLE WATER SUPPLY

Public water can be made available to this site, therefore, connection will be required.

SEWER SERVICE

Sanitary sewers can be made available to this site, therefore, connection will be required.

*Richard K. Poley 8/14/87*  
RICHARD K. POLEY  
D.E.R.M.



Applicant: Dorody Jewelry Inc.

Process Hearing No. 87-562

From: Public Works Department

Board: ZAB

Representative: R. Kelly

Date: AUG 26 1987

HEARING REQUIREMENTS: NONE

**RECEIVED**  
AUG 28 1987  
ZONING HEARING SECTION  
DADE CO. BLDG. & ZONING DEPT.  
BY [Signature]