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VIA HAND DELIVERY

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



Re: Five Star Jewelers, Inc. / Folio No.: 30-4932-014-0010

Dear Mr. Silva:

This letter of intent is submitted on behalf of Five Star Jewelers, Inc. (the "Applicant") in support of its request for a use variance to permit a pawnbroker within the BU-1A district on that certain property located at 16271 N. Kendall Drive, in Miami-Dade County, Florida (the "Property"). The Property consists of a parcel of land containing ± 7.53 acres, identified by folio no. 30-4932-014-0010, and known as the Kendall Park Plaza. The Applicant leases a retail space within the Property.

The Property is designated Business and Office on the Land Use Plan Map of the County's Comprehensive Development Master Plan, currently categorized as a BU-1A zoning district and utilized as a shopping center. Applicant currently leases space within the shopping center to operate an existing jewelry store. Applicant intends, however, to expand the services of its successful store to include resale, consignment, and pawning options for its patrons. Please refer to the attached plans and photos for details of the Property and the Applicant's store.

The Property is currently zoned BU-1A, Limited Business District. As such, the Applicant hereby requests the approval of a Use Variance to permit the BU-3 permitted use of the pawning of secondhand jewelry only in connection with an existing jewelry store. The Application satisfies the requirements for the approval of a use variance pursuant to Section 33-311(A)(4)(a) of the Code of Miami-Dade County. The approval of the use variance request will not be contrary to the public interest. The request is limited to the pawning of secondhand

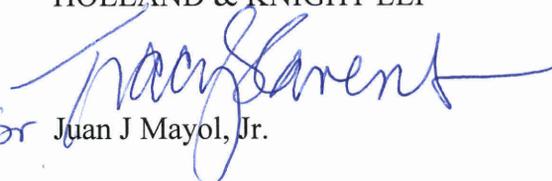
jewelry only in connection with an existing jewelry store. A literal enforcement of the zoning regulations would result in unnecessary hardship. However, the approval of the request will allow the existing jewelry store to maintain the same competitive advantage afforded to other jewelry stores in Miami-Dade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

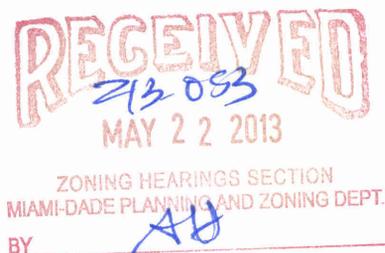
The Applicant is aware of possible stigmas tied to "pawn shops" and their perceived effect on adjacent uses or residential areas. Applicant's Property, however, is a high-end jewelry store seeking to merely add consignment and pawning options to its current operations. The jewelry store would not operate as a conventional pawn shop. The Kendall Park Plaza Shopping Center effectively addresses the needs of the community with a grocery store, various shops and boutiques, restaurants, a karate studio, a mail store, and office uses. Accordingly, the modified jewelry store will not negatively impact surrounding uses or residential areas. Rather, Applicant believes the proposed new services will only serve to benefit local residents. Moreover, the Property is surrounded by similar commercial retail uses common for comparable shopping centers. Both the existing uses within the Property and the proposed use for the Property are compatible with the uses in the area and consistent with the "Business and Office" category. The proposed use variance will allow the shopping center to expand its uses to incorporate those uses that it currently cannot provide to the community based on zoning restrictions. The approval of this application will result in a direct benefit for small business owners and the people of the surrounding community.

Based on the foregoing, the Applicant respectfully requests the Department's favorable consideration of this application. As always, should you have any questions or require additional information, please do not hesitate to contact me.

Sincerely yours,

HOLLAND & KNIGHT LLP


for Juan J Mayol, Jr.



JJM:s f
Enclosures