Miami-Dade County Department of Regulatory and Economic Resources
Staff Report to the Board of County Commissioners

PH: Z13-053 (13-11-CZ11-1) **May 22, 2014**
Item No. C

Recommendation Summary	
Commission District	11
Applicant	Five Star Jewelers, Inc.
Summary of Requests	The applicant is seeking a Use Variance to allow a pawnbroker use for secondhand jewelry only in a more restrictive zoning district.
Location	16205 SW 88th Street, Miami-Dade County, Florida.
Property Size	7.53 acres
Existing Zoning	BU-1A
Existing Land Use	Retail
2015-2025 CDMP Land Use Designation	Business and Office (see attached Zoning Recommendation Addendum)
Comprehensive Plan Consistency	Consistent with interpretative text, goals, objectives and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311(A)(4)(a), **Use Variance** standards (see attached Zoning Recommendation Addendum)
Recommendation	**Denial without prejudice.**

This item was deferred from the April 24, 2014 meeting of the Board of County Commissioners (BCC) to allow the applicant to submit a Declaration of Restrictions to staff.

On December 10, 2013, the Community Zoning Appeals Board (CZAB) #11, approved the application for a use variance to permit a pawn shop use in the BU-1A zone as would be permitted in the BU-3 zone with conditions, contrary to staff's recommendation.

On December 16, 2013, the appellant, the Department of Regulatory and Economic Resources appealed the CZAB–11 decision to the Board of County Commissioners (BCC).

For the reasons outlined below in the CDMP and Zoning analysis of the requests, staff opines that the BCC should reverse the CZAB 11 decision, thus denying the use variance as recommended by the Department.

This item was deferred from the April 24, 20143 meeting of the BCC to allow the applicant to proffer a properly executed declaration of restrictions.

REQUEST:

USE-VARIANCE to permit a pawn broker use in the BU-1A zone, as would be permitted in the BU-3 zone, only upon approval after public hearing.

Plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled "New Shopping Center Plaza", as prepared by Octavio A. Santurio A.I.A. dated stamped received 5/22/13 and consisting of 2 sheets and a plan entitled "Five Star Jewelers" as prepared by Roger Perez, dated stamped received 6/25/13, consisting of 1 sheet for a total of 3 sheets. Plans may be modified at public hearing.

PROJECT DESCRIPTION AND PROJECT HISTORY:

The site has been the subject of several zoning actions from 1988 to 1993, for district boundary changes, modifications to prior declarations of restrictions and plans, and variances from the zoning regulations. The current application seeks a pawn broker use in the BU-1A zone, as would be permitted in the BU-3 zone, only upon approval after public hearing, for the pawning of jewelry only. The site plan submitted by the applicant depicts an existing 1,204 sq. ft. jewelry store within an 87,939 sq. ft. shopping center.

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	**Land Use Designation**
Subject Property	BU-1A; shopping center	Business and Office
North	RU-3M; lake	Water
South	BU-1A; restaurants BU-2; vacant land & bodies of water	Business and Office
East	RU-TH; townhouse residences RU-4L; single-family residences BU-1A; restaurant	Low Density Residential, (2.5 to 6 dua) Business and Office
West	BU-1A; shopping center	Business and Office

NEIGHBORHOOD COMPATIBILITY:

The subject property is located within a shopping center located at 16205 SW 88 Street. The area surrounding the subject property is characterized by commercial uses to the west, residential uses to the east, a lake to the north and vacant land to the south.

SUMMARY OF THE IMPACTS:

The approval of this application will provide an additional service for the surrounding community. However, approval of the request to allow a pawnbroker use which is typically located in a zoning district that allows more intensive commercial uses only upon approval after public hearing, could have a negative impact on the surrounding area. Furthermore, approval of the same could result in an increase in the intensity and types of uses that would be allowed in this area.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map designates the subject property for ***Business and Office*** use. *This category accommodates the full range of sales and service activities. Included are retail, wholesale, personal and professional services, call centers, commercial and professional offices, hotels, motels, hospitals, medical buildings, nursing homes (also allowed in the institutional category), entertainment and cultural facilities, amusements and commercial recreation establishments such as private commercial marinas.* As such, the existing jewelry store use and requested pawnbroker use are **consistent** with the CDMP Land Use Element interpretative text for the Business and Office designation.

The CDMP Land Use Element **Objective LU-4** states that *Miami-Dade County shall, continue to reduce the number of land uses, which are inconsistent with the uses designated on the LUP map and interpretive text, or with the character of the surrounding community.* The **Land Use Element Policy LU-4A** of said interpretive text provides that *when evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows,*

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glare, vibration, odor, runoff, access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering, and safety, as applicable. Staff notes that the existing jewelry store is located within a shopping center that consists of various commercial uses such as a grocery store, restaurants, a karate studio, beauty salon, a mail store, and office uses, among other uses. In staff's opinion, the requested pawnbroker use for jewelry only is an accessory use to the existing jewelry store and therefore, would be **consistent** with the Business and Office designation on the CDMP Land Use Plan map and **consistent** with **Objective LU-4** based on the criteria outlined in **Land Use Element Policy LU-4A.**

ZONING ANALYSIS:

The current application seeks approval of a use variance, under Section 33-311(A)(4)(a) to permit a pawnbroker use in the BU-1A zoning district. The pawnbroker use is not permitted in the BU-1A district and is permitted in the BU-3 district only upon approval after public hearing. The letter of intent indicates that the applicant intends to limit the pawnbroker use solely for jewelry and will not permit the pawning of other merchandise.

The existing jewelry store is located within a shopping center that is within the BU-1A zoning district, surrounded by commercially and residentially zoned properties and provides the residential properties with access to neighborhood services for the residents. However, the proposed pawnbroker use is only permitted in the BU-3 zoning district upon approval after public hearing. Staff notes that the applicant is requesting this use variance in order to establish a pawnbroker, which is not permitted in the existing BU-1A zoning district. Although the BU-3 district provides for a host of uses that are significantly more intense than those allowed in the BU-1A district, such as gun shops; secondhand stores for the disposal of furniture, fixtures and tools; locksmith shops, sharpening and grinding shops; garage and mechanical services; commercial chicken hatcheries; and pawnbrokers; the applicant has indicated that the pawn broker use would be limited to the pawning of secondhand jewelry only in conjunction with the existing jewelry store.

When the subject request, to permit a pawnbroker use in the BU-1A zone, as would be permitted in the BU-3 zone only upon approval after public hearing, is analyzed under Section 33-311(A)(4)(a), Use Variance Standards, staff opines that the request is not consistent with the general purpose and intent of the zoning regulations. Section 33-311(A)(4)(a) provides that a **use variance** permits a use of land other than that which is prescribed by the zoning regulations. The standard stipulates that *the Board shall hear and grant applications for use variances from the terms of the zoning regulations as will not be contrary to the public interest where, owing to special conditions,* ***a literal enforcement of the provisions thereof will result in unnecessary hardship****, and so the spirit of the regulations shall be observed and substantial justice done; and further provided that the use variance will be in harmony with the general purpose and intent of the regulations.* ***To prove an unnecessary hardship the applicant must demonstrate that without the requested use variance, the applicant, under the existing zoning, has lost all reasonable use of the property.***

Based on the information provided by the applicant, staff opines that the applicant has not demonstrated any special conditions related to the subject site where the literal enforcement of applicable zoning district provisions would result in an unnecessary hardship. As previously discussed, the subject property is currently in use and operating as a jewelry store; as such, provides the applicant with economic use and benefit. Furthermore, Section 33-247 of the Code provides eighty-four (84) permitted uses in the BU-1A zoning district, which allow for the reasonable use and benefit of the subject property. Staff is of the opinion that the approval of the use variance request will not be in harmony with the general purpose and intent of the

regulation, and that the applicant has not demonstrated a loss of all reasonable use of the property under the existing zoning. **As such, staff recommends denial without prejudice of the request for the proposed pawnbroker use under the Use Variance Section 33-311(A)(4)(a).**

CIRCULATION AND PARKING:

The subject property has ingress and egress points along SW 88 Street and SW 162 Avenue.

ENVIRONMENTAL REVIEW: Not applicable.

OTHER: Not applicable.

RECOMMENDATION: **Denial without prejudice.**

CONDITIONS FOR APPROVAL: **None.**

ES:MW:NN:CH:JC

Eric Silva, AICP, Development Coordinator NDN
Development Services Division
Miami-Dade County
Department of Regulatory and Economic Resources

PLANNING AND ZONING
AGENDA OFFICE

2014 MAY 13 P 2:30

ZONING RECOMMENDATION ADDENDUM

Five Star Jewelers, Inc.
Z13-053

NEIGHBORHOOD SERVICES PROVIDER COMMENTS*	
Regulatory and Economic Resources (Environmental Division)	No objection
Platting and Traffic Review Section (RER)	No objection
Parks, Recreation and Open Spaces	No objection
Fire Rescue	No objection
Police	No objection
Schools	No objection
*Subject to conditions in their memorandum.	

COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP) OBJECTIVES, POLICIES AND INTERPRETATIVE TEXT

Business and Office (Pg. I-41)	*This category accommodates the full range of sales and service activities. Included are retail, wholesale, personal and professional services, call centers, commercial and professional offices, hotels, motels, hospitals, medical buildings, nursing homes (also allowed in the institutional category), entertainment and cultural facilities, amusements and commercial recreation establishments such as private commercial marinas.*
Land Use Objective 4 (Pg. I-11)	*Miami-Dade County shall continue to reduce the number of land uses, which are inconsistent with the uses designated on the LUP map and interpretive text, or with the character of the surrounding community.*
Policy LU-4A (Page I-11)	*When evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering, and safety, as applicable.*

PERTINENT ZONING REQUIREMENTS/STANDARDS

Section 33-311(A)(4)(a) Use Variances From Other Than Airport Regulations.	*The Board shall hear and grant applications for **use variances** from the terms of the zoning regulations as will not be contrary to the public interest, where owing to special conditions, a literal enforcement of the provisions thereof will result in **unnecessary hardship**, and so the spirit of the regulations shall be observed and substantial justice done; provided, that the use variance will be in harmony with the general purpose and intent of the regulation, and that the same is the minimum use variance that will permit the reasonable use of the premises. A "use variance" is a variance which permits a use of land other than which is prescribed by the zoning regulations and shall include a change in permitted density.*

PLANNING AND ZONING
AGENDA OFFICE

2014 MAY 13 P 2:30

PETITION OF APPEAL FROM DECISION OF
MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD
TO THE BOARD OF COUNTY COMMISSIONERS

CHECKED BY _____ AMOUNT OF FEE _____

RECEIPT # _____

DATE HEARD: 12/10/13

BY CZAB # 11

RECEIVED
Z13053
DEC 16 2013
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY _____

DATE RECEIVED STAMP

****

This Appeal Form must be completed in accordance with the "Instruction for Filing an Appeal" and in accordance with Chapter 33 of the Code of Miami-Dade County, Florida, and return must be made to the Department on or before the Deadline Date prescribed for the Appeal.

RE: Hearing No. Z2013000053 (13-11-CZ11-1)

Filed in the name of (APPLICANT)

Name of Appellant, if other than applicant: Director of the Department of Regulatory and Economic Resources

Address/Location of APPELLANT: 111 NW 1 Street, 11th Floor, Miami, FL 33128

Application, or part of Application being Appealed (Explanation):

ENTIRE APPLICATION

Appellant (name): Director of the Department of Regulatory and Economic Resources

hereby appeals the decision of the Miami-Dade County Community Zoning Appeals Board with reference to the above subject matter, and in accordance with the provisions contained in Chapter 33 of the Code of Miami-Dade County, Florida, hereby makes application to the Board of County Commissioners for review of said decision. The grounds and reasons supporting the reversal of the ruling of the Community Zoning Appeals Board are as follows:
(State in brief and concise language)

1. The applicant has not demonstrated any special conditions related to the subject site where the literal enforcement of applicable zoning district provisions could constitute a practical difficulty or would result in unnecessary hardship.

2. The approval of the use variance request will not be in harmony with the general purpose and intent of the regulation, and that the applicant has not demonstrated a loss of all reasonable use of the property under the existing zoning.

APPELLANT MUST SIGN THIS PAGE

Date: 16th day of December, year: 2013

Signed _____

Jack Osterholt
Print Name

111 NW 1st Street, 11th Floor, Miami, FL 33128
Mailing Address

(305) 375-2842 (305) 372-6096
Phone Fax

REPRESENTATIVE'S AFFIDAVIT

If you are filing as representative of an association or other entity, so indicate: Representing

_____
Signature

_____
Print Name

_____
Address

_____ _____ _____
City State Zip

_____
Telephone Number

Subscribed and Sworn to before me on the _____ day of _____, year _____

_____
Notary Public

(stamp/seal)

Commission expires:

ZONING ACTION

MEMORANDUM
Harvey Ruvin
Clerk of the Circuit and County Courts
Clerk of the Board of County Commissioners
(305) 375-5126
(305) 375-2484 FAX
www.miami-dadeclerk.com

DATE: APRIL 24, 2014 **#Z-**

ITEM: 1.

APPLICANT: FIVE STAR JEWELERS, INC. INVESTMENTS, INC. (13-11-CZ11-1 (13-053)

MOTION: To defer the appeal to May 22, 2014 at 9:30 AM.

ROLL CALL	M/S	YES	NO	ABSENT
Barreiro				X
Bovo		X		
Diaz		X		
Edmonson		X		
Heyman				X
Jordan				X
Monestime		X		
Moss	S	X		
Souto		X		
Suarez				X
Zapata	M	X		
Vice Chair Bell				X
Chairwoman Sosa		X		
TOTAL		8	0	5

MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD - AREA 11
MOTION SLIP

#1

APPLICANT'S NAME: **FIVE STAR JEWELERS, INC.**

REPRESENTATIVE: Applicant

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER		
13-11-CZ11-1 (13-053)	November 7, 2013	CZAB11		13

REC: Denial without prejudice.

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

■ DEFER: ☐ INDEFINITELY ■ TO: **December 10, 2013** ☐ W/LEAVE TO AMEND

☐ DENY: ☐ WITH PREJUDICE ☐ WITHOUT PREJUDICE

☐ ACCEPT PROFFERED COVENANT ☐ ACCEPT REVISED PLANS

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

■ OTHER: At applicant's request due to the applicant's attorney being out of town during the hearing.

TITLE	M/S	NAME	YES	NO	ABSENT
COUNCILWOMAN	**M**	Carolina BLANCO	**X**		
COUNCILMAN		Socrates De Jesus	**X**		
VICE CHAIR		Miguel DIAZ			**X**
COUNCILMAN	**S**	Jay REICHBAUM	**X**		
COUNCILWOMAN		Beatriz SUAREZ			**X**
CHAIR WOMAN		Patricia DAVIS	**X**		
		VOTE:	**4**	**0**	

EXHIBITS: ☐ YES ■ NO COUNTY ATTORNEY: **THOMAS ROBERTSON**

C. FIVE STAR JEWELERS, INC.
(Applicant)

13-11-CZ11-1 (13-053)
BCC/District 11
Hearing Date: 05/22/14

Property Owner (if different from applicant) **Kendall Park Plaza, LTD.**

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:

Year	Applicant	Request	Board	Decision
1988	City National Bank of Miami, Trustee	- Zone change from GU to RU-3M, BU-1A. - Unusual Use for Lake Excavation. - Non-Use Variance of Lot Area.	BCC	Approved with condition(s)
1990	City National Bank, Trustee	- Modification of plan of Resolution.	ZAB	Approved with condition(s)
1992	City National Bank, Trustee	- Modification of Condition of Resolution.	ZAB	Denied without prejudice
1992	City National Bank	- Modification of Declaration of Resolution.	BCC	Approved
1993	City National Bank, Trustee	- Modification of Condition of Resolution.	BCC	Appeal Approved, Application Approved
1993	City National Bank	- Zone change from GU to RU-3M. - Modification of Declaration of Resolution.	BCC	Approved with condition(s)

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.

Memorandum

MIAMI-DADE COUNTY

Date: August 13, 2013

To: Jack Osterholt, Director
Department of Regulatory and Economic Resources

From: Jose Gonzalez, P.E.
Department of Regulatory and Economic Resources

Subject: C-11 #Z2013000053-1st Revision
Five Star Jewelers, Inc.
16205 SW 88th Street, Miami, Fl
Use Variance to Permit a Pawnbroker
(BU-1A) (7.53 Acres)
32-54-39

The subject application has been reviewed by the Department of Regulatory and Economic Resources-Division of Environmental Resources Management (DERM) for compliance with the requirements of Chapter 24 of the Miami-Dade County Code (the Code) and meets the minimum requirements of the Code. Accordingly, the application may be scheduled for public hearing.

Wellfield Protection
The subject property is located within the West Wellfield interim protection area. The Board of County Commissioners approved a wellfield protection ordinance for this wellfield. This ordinance provides for stringent wellfield protection measures that restrict development, and regulate land uses 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 running with the land in favor of Miami-Dade County, as required by Section 24-43(5)(a) of the Code. The covenant provides that hazardous materials shall not be used, generated, handled, discharged, disposed of or stored on the subject property.

Potable Water Service
The subject property is currently connected to public water. Water services are provided by Miami-Dade Water and Sewer Department. Therefore, connection of the proposed development to the public water supply system shall be required in accordance with the Code requirements.

Existing public water 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 for this proposed development order.

Wastewater Disposal
The subject property is currently connected to public sanitary sewer. Sewer services are provided by Miami-Dade Water and Sewer Department. All sewer lines serving the property shall comply with the exfiltration standards as applied to development within wellfield protection areas.

Currently, the corresponding downstream sanitary pump station 30-0648 is operating under Conditional Moratorium; downstream pump stations 30-0536 and the South District Wastewater Treatment Plant are operating in compliance within the requirements set forth in the First Partial Consent Decree, Case No.93-1109 CIV-Moreno, between the Environmental Protection Agency and Miami Dade County. Based on the letter of intent, to include resale, consign and pawning as an expansion of services in the existing jewelry store, will not result in an increase in the amount of wastewater flow generated at this location and can be considered as a no net increase during the sewer capacity certification process.

Stormwater Management
The proposed change will not affect the existing stormwater management system.

Wetlands
The subject property is located within the Bird Drive Wetlands Basin, in an area that normally contains wetlands. However, this property has already been included as part of a larger project, under Class IV Wetlands Permit FW87-110. All Class IV Wetland Permit requirements for this property have been completed under the previously issued permit. Therefore, this Section has no objection to the scheduling of this zoning application.

The applicant is advised that permits from the Army Corps of Engineers (305-526-7181), the Florida Department of Environmental Protection (561-681-6600) and the South Florida Water Management District (1-800-432-2045) may be required for the proposed project. It is the applicant's responsibility to contact these agencies.

Tree Preservation
The proposal stated on the letter of intent will not impact tree resources. Therefore, the Tree Permitting Program has no objection to this zoning application. Be advised that a Miami-Dade County Tree Removal/Relocation Permit is required prior to the removal and/or relocation of any tree that is subject to the Tree Preservation and Protection provisions of the Code.

Enforcement History
There are no open or closed enforcement records for violations of Chapter 24 of the Code for the subject property.

Concurrency Review Summary
A concurrency review has been conducted for this application and has determined that the same meets all applicable LOS standards for an initial development order, as specified in the adopted CDMP 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.

This memorandum shall constitute written approval as required by Chapter 24 of the Code.

If you have any questions concerning the comments or wish to discuss this matter further, please contact Christine Velazquez at (305) 372-6764.

cc: Eric Silva, Department of Regulatory and Economic Resources

Memorandum

MIAMI-DADE COUNTY

Date: July 15, 2013

To: Eric Silva, Assistant Director
Department of Regulatory and Economic Resources

From: Raul A. Pino, PLS, Chief
Platting and Traffic Review Section
Department of Regulatory and Economic Resources

Subject: Z2013000053
Name: Five Star Jewelers, Inc.
Location: 16205 SW 88 Street
Section 32 Township 54 South Range 39 East

The Department of Regulatory and Economic Resources Platting and Traffic Review Section has reviewed the subject application and has no objections.

This land complies with Chapter 28 of the Miami-Dade County Code and was approved under Waiver of Plat D-20208.

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

Memorandum

MIAMI-DADE COUNTY

Date: July 1, 2013

To: Eric Silva, Assistant Director
Regulatory and Economic Resources Department

From: Christopher Rose
Assistant Director, Administration
Public Works and Waste Management Department

Subject: #13_053
Five Star Jewelers, Inc

The Public Works and Waste Management Department (PWWM) has no objections to the proposed application.

The application requests a use variance to permit the pawning of second hand jewelry in connection to an existing jewelry store. The jewelry store on the property will likely be considered a commercial unit per Chapter 15 of the County Code. As the PWWM does not actively compete for commercial waste collection service at this time, waste collection services may be provided by a private waste hauler. The application will have no impact or any associated costs.

The PWWM does not assess or adjust estimated capacity requirements based on the impacts of individual developments. Instead, the Department maintains sufficient disposal capacity to accommodate five years of waste flows committed to the system through long-term interlocal agreements or contracts with municipalities and private waste haulers and anticipated non-committed waste. The PWWM is in compliance with this standard, meaning that there is adequate disposal capacity to meet projected growth in demand, inclusive of the application reviewed here, which is not anticipated to have a negative impact on disposal service.

If you should have any questions, please do not hesitate to contact Stacey McDuffie of the Fiscal Management and Planning Division at 305-514-6661.

RESOLUTION NO. CZAB11-9-13

WHEREAS, FIVE STAR JEWELERS, INC. applied for the following:

USE VARIANCE to permit a pawnbroker use in the BU-1A, as would be permitted in the BU-3 zone, only upon approval after public hearing.

Plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled "New Shopping Center Plaza" as prepared by Octavio A. Santurio A.I.A dated stamped received 5/22/13 and consisting of 2 sheets and a plan entitled "Five Star Jewelers" as prepared by Roger Perez, dated stamped received 6/25/13, consisting of 1 sheet for a total of 3 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Tract A, less the East 245' of South 205' of WEST KENDALL BEST, PB 143-35.

LOCATION: 16205 SW 88 Street, MIAMI-DADE COUNTY, FLORIDA, and

WHEREAS, a public hearing of the Miami-Dade County Community Zoning Appeals Board 11 was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and at which time the applicant had proffered the following conditions:

1. That a site plan be submitted to and meet with the approval of the Director of Regulatory and Economic Resources, upon the submittal of an application for a building permit and/or Certificate of Use and Occupancy; said plan to include among other things but not be limited thereto, location of structures or structures, types, sizes and location of signs, light standards, off-street parking areas, exits and entrances, drainage, walls, fences, landscaping, etc.

2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "New Shopping Plaza," as prepared by Octavio A. Santurio, A.I.A., consisting of two (2) sheets dated stamped received May 22, 2013, and entitled "Existing Jewelry Store Floor Plan," as prepared by Roger Perez, consisting of one (1) sheet dated stamped received June 25, 2013.

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

4. That the applicant obtain a Certificate of Use and Occupancy from and promptly renew the same annually with the Miami-Dade County Department of Regulatory and Economic Resources, upon compliance with all terms and conditions, the same subject to cancellation upon violation of any of the conditions.

5. That no stringer lights, pennants, mobile or stationary visual devices, except as permitted under point of sale sign regulations, shall be used or displayed. In addition the terms pawn, pawning, or pawnshop shall not be used in any outdoor signs.

6. That a Declaration of Use be submitted to and meet the approval of the Director; said Declaration of Use to be to the effect that the pawn shop activities shall be limited to jewelry only.

7. That the pawnshop use be operated solely as an accessory use in connection with the jewelry store, and if the jewelry store use is terminated, the pawnshop use will automatically expire and shall be discounted.

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

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

WHEREAS, upon due and proper consideration having been given to the matter it is the opinion of this Board that the requested use variance to permit a pawnbroker use in the BU-1A, as would be permitted in the BU-3 zone, only upon approval after public hearing would be in harmony with the general purpose and intent of the regulations and would conform with the requirements and intent of the Zoning Procedure Ordinance and would be consistent with the Comprehensive Development Master Plan, and

WHEREAS, a motion to approve the application was offered by Socrates De Jesus, seconded by Beatrice Suarez, and upon a poll of the members present, the vote was as follows:

Carolina Blanco	aye	Miguel A. Diaz	absent
Socrates De Jesus	aye	Jay Reichbaum	absent
		Beatrice Suarez	aye
		Patricia G. Davis	aye

NOW THEREFORE BE IT RESOLVED by the Miami-Dade County Community Zoning Appeals Board 11 that the application be and the same is hereby approved, subject to the following conditions:

CONDITIONS PROFFERED BY THE APPLICANT:

1. That a site plan be submitted to and meet with the approval of the Director of Regulatory and Economic Resources, upon the submittal of an application for a building permit and/or Certificate of Use and Occupancy; said plan to include among other things but not be limited thereto, location of structures or structures, types, sizes and location of signs, light standards, off-street parking areas, exits and entrances, drainage, walls, fences, landscaping, etc.

2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "New Shopping Plaza," as prepared by Octavio A. Santurio, A.I.A., consisting of two (2) sheets dated stamped received May 22, 2013, and entitled "Existing Jewelry Store Floor Plan," as prepared by Roger Perez, consisting of one (1) sheet dated stamped received June 25, 2013.

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

4. That the applicant obtain a Certificate of Use and Occupancy from and promptly renew the same annually with the Miami-Dade County Department of Regulatory and Economic Resources, upon compliance with all terms and conditions, the same subject to cancellation upon violation of any of the conditions.

5. That no stringer lights, pennants, mobile or stationary visual devices, except as permitted under point of sale sign regulations, shall be used or displayed. In addition the terms pawn, pawning, or pawnshop shall not be used in any outdoor signs.

6. That a Declaration of Use be submitted to and meet the approval of the Director; said Declaration of Use to be to the effect that the pawn shop activities shall be limited to jewelry only.

7. That the pawnshop use be operated solely as an accessory use in connection with the jewelry store, and if the jewelry store use is terminated, the pawnshop use will automatically expire and shall be discounted.

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

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

The Director is hereby authorized to make the necessary notations upon the maps and records of the Miami-Dade County Department of Regulatory and Economic Resources and to issue all permits in accordance with the terms and conditions of this resolution.

PASSED AND ADOPTED this 10th day of December, 2013.

Hearing No. 13-11-CZ11-1
ej

THIS RESOLUTION WAS TRANSMITTED TO THE CLERK OF THE BOARD OF COUNTY COMMISSIONERS ON THE 19TH DAY OF DECEMBER, 2013.

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

I, Earl Jones, as Deputy Clerk for the Miami-Dade County Department of Regulatory and Economic Resources as designated by the Director of the Miami-Dade County Department of Department of Regulatory and Economic Resources and Ex-Officio Secretary of the Miami-Dade County Community Zoning Appeals Board 11, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. CZAB11-9-13 adopted by said Community Zoning Appeals Board at its meeting held on the 10th day of December, 2013.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 19th day of December, 2013.

Earl Jones

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

SEAL

Memorandum

MIAMI-DADE COUNTY

Date: July 31, 2013

To: Jack Osterholt, Deputy Mayor
Director, Regulatory and Economic Resources Department

From: Maria I. Nardi, Chief
Planning and Research Division
Parks, Recreation and Open Spaces Department

Subject: Z2013000053: FIVE STAR JEWELERS, INC.
Revised plans dated stamped received through 5-22-2013

Application Name: FIVE STAR JEWELERS, INC.

Project Location: The site is located at 16205 SW 88 STREET, Miami-Dade County.

Proposed Development: The applicant is seeking approval for a use variance to permit a pawn shop.

Impact and demand: The request of this application does not generate any additional residential population, and therefore the CDMP Open Space Spatial Standards do not apply.

Recommendation: PROS has no pertinent comments for this application concerning impact or demand on existing County parks, proposed or budgeted service expansion, nor do we perform a concurrency review. Therefore, based on our findings described herein **PROS HAS NO OBJECTION TO THIS APPLICATION**.

If you need additional information or clarification on this matter, please contact John Bowers at (305) 755-5447.

MN:jb
Cc: John M. Bowers, Parks Property Management Supervisor

REVISION 1

Memorandum

Date: 26-JUN-13

To: Jack Osterholt, Director
Department of Regulatory and Economic Resources

From: Dave Downey, Fire Chief
Miami-Dade Fire Rescue Department

Subject: Z2013000053

Fire Prevention Unit:

No objection.

Service Impact/Demand

Development for the above Z2013000053
located at 16205 SW 88 STREET, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 1777 is proposed as the following:

N/A residential	dwelling units	N/A industrial	square feet
N/A Office	square feet	N/A institutional	square feet
N/A Retail	square feet	N/A nursing home/hospitals	square feet

Based on this development information, estimated service impact is: N/A alarms-annually.
The estimated average travel time is: 5:33 minutes

Existing services

The Fire station responding to an alarm in the proposed development will be:

Station 56 - West Sunset - 16250 SW 72 Street
Rescue, ALS Engine Haz Mat Support

Planned Service Expansions:

The following stations/units are planned in the vicinity of this development:

None.

Fire Planning Additional Comments

Not applicable to service impact analysis.

For information regarding the aforementioned comments, please contact the Miami-Dade Fire Rescue Department Planning Section at 786-331-4540.

DATE: 11-OCT-13

BUILDING AND NEIGHBORHOOD COMPLIANCE DEPARTMENT

ENFORCEMENT HISTORY OF VIOLATIONS OF CHAPTER 19 AND CHAPTER 33 OF THE MIAMI-DADE COUNTY CODE

FIVE STAR JEWELERS, INC.	16205 SW 88 STREET, MIAMI-DADE COUNTY, FLORIDA.
APPLICANT	**ADDRESS**

Z2013000053

HEARING NUMBER

HISTORY:

NC: THERE ARE NO CURRENT OPENED OR CLOSED NEIGHBORHOOD COMPLIANCE CASES.
BLDG: THERE ARE NO CURRENT OPENED OR CLOSED BUILDING SUPPORT CASES

FIVE STAR JEWELERS, INC

OUTSTANDING FINES, PENALTIES, COST OR LIENS INCURRED PURSUANT TO CHAPTER 8CC:

REPORTER NAME:

RECEIVED
13-053
MAY 22 2013
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

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2013 653
PLANNING DEPT
BY

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FIVE STAR
RECEIVED
Z13-053
MAY 22 2013
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY AH

DISCLOSURE OF INTEREST*

If a **CORPORATION** owns or leases the subject property, list principal, stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: **Five Star Jewelers, Inc.**

NAME AND ADDRESS	Percentage of Stock
Jorge L. Carvajal	100%
13804 SW 152 Street	
Miami, Florida 33177	

If a **TRUST** or **ESTATE** owns or leases the subject property, list the trust beneficiaries and percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME: _____

NAME AND ADDRESS	Percentage of Interest

RECEIVED
23053
MAY 22 2013
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY AH

If a **PARTNERSHIP** owns or leases the subject property, list the principals including general and limited partners. [Note: Where partner(s) consist of other partnership(s), corporation(s), trust(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interests].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: **Kendall Park Plaza, Ltd.** F/K/A Century On Time, LLC

NAME AND ADDRESS	Percentage of Ownership
On-Time Construction Corp.	2%
- Agustin Herran 100%.	
General Real Estate Corporation	49%
- Agustin Herran 100%.	
GREC, LLC	49%

- Agustin Herran 90%.
- Agustin & Rosiel Herran Childrens Irrevocable Trust 03 FBO Victoria Herran 5%.
  - Victoria Herran 100%.
- Agustin & Rosiel Herran Childrens Irrevocable Trust 03 FBO Isabella Herran 5%.
  - Isabella Herran 100%.

If there is a **CONTRACT FOR PURCHASE** by a Corporation, Trust or Partnership, list purchasers below including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or similar entities, further disclosure shall be made to identify natural persons having ultimate ownership interests].

NAME OF PURCHASER: _____

NAME AND ADDRESS (if applicable)	Percentage of Interest

Date of contract: _____

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

_____

_____

NOTICE: For changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final

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

Signature: Jorge L. Lago
(Applicant)

Sworn to and subscribed before me this 7th day of April, 2013 Affiant is personally known to me or has produced _____ as identification.

Clara I. Mirabal
(Notary Public)

CLARA I. MIRABAL
MY COMMISSION # EE 164571
EXPIRES: February 12, 2016
Bonded Thru Notary Public Underwriters

My commission expires _____

*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.

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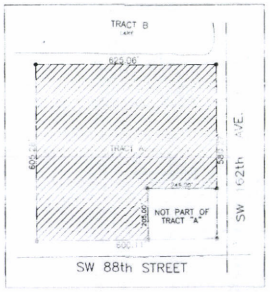
2B-053
MAY 22 2013
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY AH



LOCATION SKETCH NTS.

LEGAL DESCRIPTION:

TRACT "A" LESS THE EAST 245.00 FEET OF THE SOUTH 205.00 FEET OF WEST KENDALL BEST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 131 AT PAGE 39, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

ZONING LEGEND

ZONING:	BU-1A (Business-Limited District)
GROSS LAND AREA:	629.46x605 = 378,163 sq.ft. or 8.68 acres
OUTPARCEL AREA: (NOT A PART)	205'x245' = 50,225 sq.ft. or 1.15 acres
NET LAND AREA:	378,163 - 50,225 = 327,938 sq.ft. or 7.53 acres
BUILDING AREA:	89,253 sq.ft. = Ground Floor

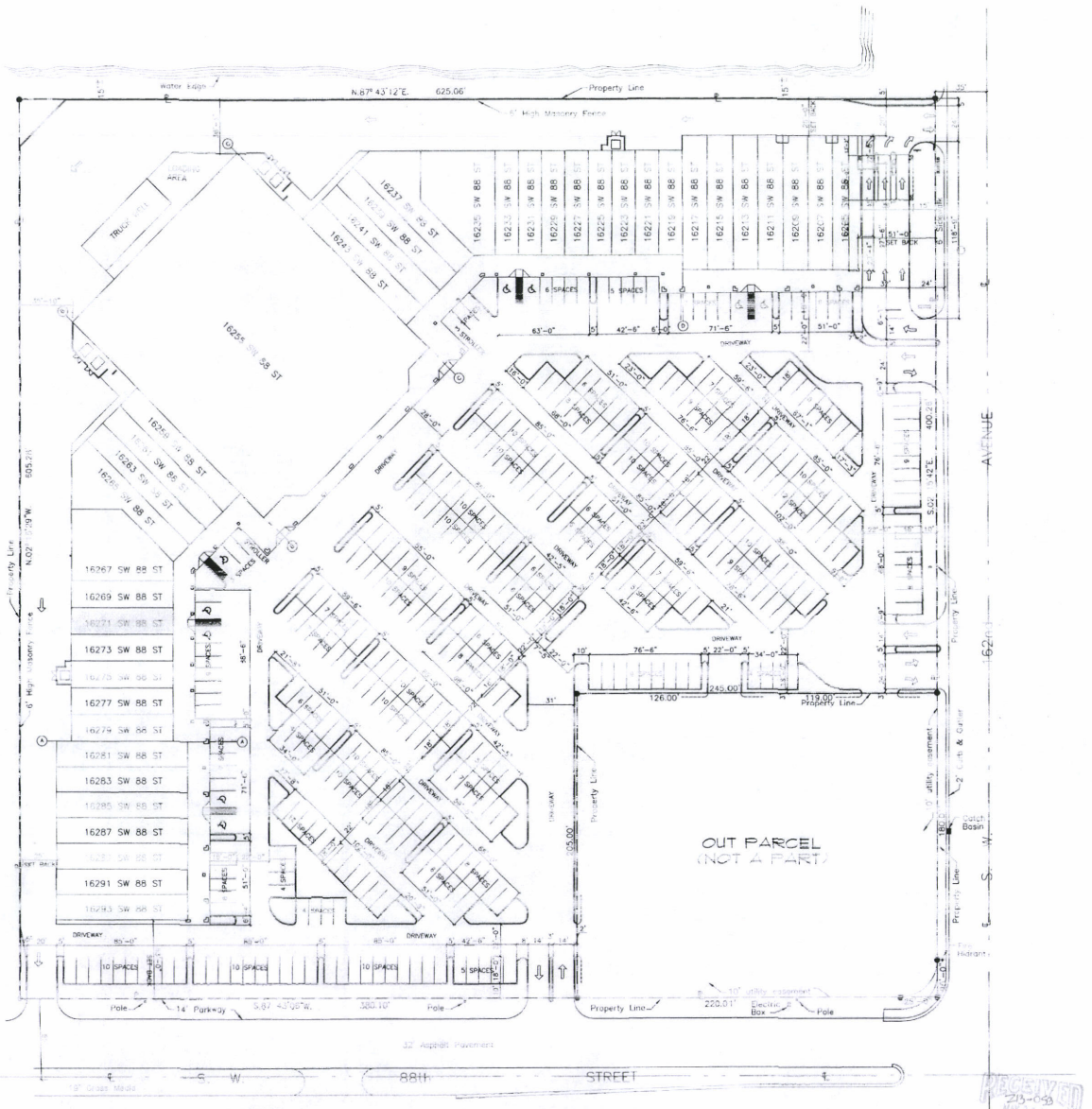
Rent Roll - Occupancy Summary
As of Date: 04/19/2013 Show Excluded Units: No Show All Amounts:

Property: Kendal Park Plaza, Ltd. - Kendall

Unit	Lease Name	Area	Monthly Base Rent Per Lease	Parking Ratio	Required Parking
16209	JPMorgan Chase Lease		4,556	1/250	18.2
16211	Maria Roldan and Gen (Beauty Salon)		1,508	1/250	6.03
16215	Black Belt for Life		3,016	1/100	30.16
16217	Vacant		1,585	1/250	6.34
16219	Subway Real Estate C		1,109	1/50@50%	11.09
16221	AME Insurance & Fina		1,103	1/300	3.67
16223	H&R Block Eastern En		1,103	1/300	3.67
16225	Dominican Beauty Salon		1,103	1/250	4.41
16227	Accessory Express, I		1,103	1/250	4.41
16229	Peking One, Inc.		1,103	1/50@50%	11.03
16231	Hometown Medical Equ		1,103	1/250	4.41
16233	South Dental Clinic,		1,104	1/300	3.68
16235	Future Leaders Academy		2,800	1/250	11.20
16237	Future Leaders Academy		4,698	1/250	18.79
16239 16283	Dance Elite Dance St		2,358	1/100	23.58
16241	Worldmartshopping.co (Home Décor)		825	1/250	3.30
16243	Nuevo Mundo Company		815	1/250	3.26
16255	Sedano's Supermarket		30,700	1/250	122.80
16259	Family Dollar Stores		7,469	1/250	29.87
16267	Black Coral Gallery (Adult Day Care)		2,284	1/500	4.56
16269	A. James Segal, MD		1,221	1/300	4.07
16271	Five Star Jewelers		1,221	1/250	4.88
16273	Shoes from 5, Inc.		1,221	1/250	4.88
16275	Servientrega Kendall		1,221	1/250	4.88
16279	Cakeworld Bakery		2,450	1/250	9.80
16281	Alex Liquors, Inc.		1,586	1/250	6.34
16285	Steve's Pizza West,		3,016	1/50@50%	30.16
16293	Mattress Firm, Inc.		4,558	1/250	18.23
Summary			87,939		408

EXISTING PARKING AS PER SURVEY 430
REQUIRED PARKING AS PER CODE 408

#23860345 v1



SITE PLAN

PROCESSED PART 2015-03

OCTAVIO A. SANTURIO A.I.A.
A R C H I T E C T
8382 bird road, suite 3E south miami, florida 33155
tel (305) 661-8844 fax661-8869
FL. AR. 0011679

OWNER: c/o AGUSTIN HERRAN
3727 S.W. 152 ST. SUITE 102
MIAMI, FL. 33177-1106, PH. (305) 234-7600

NEW SHOPPING PLAZA
SW 162nd AVENUE AND
SW 88th STREET
MIAMI, FL. 33193

REVISIONS BY

DRAWN BHC
CHECKED OAS
DATE 04-19-13
SCALE AS SHOWN
JOB NO. 9309
SHEET

SP-1

1 OF 1 SHEETS

RECEIVED
MIAMI-DADE COUNTY
PROCESS #: Z13-053
DATE: MAY 22 2013
BY: SDB

29

Landscaping Legend
Chapter 18A-Ordinance 96-222

ZONE DISTRICT BU-1A

Gross Land _____(acre) Net Land 7.63 (acre) Water Bodies _____(acre)

	REQ.	PROV.
Landscape Open Space (if applicable)	18 %	18 %
Greenbelt (if applicable)	_____ feet	_____ feet
Lawn Area (As defined in Ordinance)	20 % soded	20 %
Trees		
Trees per Net Lot (Note: 30 % of required trees and/ or palms shall be native species. No more than 20% of the native tree requirement shall be Sabal Palmetto (cabbage palm)	168	174
Street Trees (Trees in the right of way (*) or in private property)* will require Public Works approval or Special Taxing District.	20	20
TOTAL NUMBER OF TREES	188	194
Shrubs (7 shrubs for each tree required) *30 % shrubs/hedges shall be native species. *Irrigation system required pursuant to Chapter 33 Dade County Code	1,316	2,160

Business (BU) and Indutrial (iu) zones

A). Open space required per Section 33 of Zoning Code net lot area (sq. ft.) = 33,2621 x 18 % = 59,872 sq. ft.

B). Parking lot landscaping required per Chapter 18A-6 (J) number of parking spaces = 470 x 10 sq.ft. = 4,700 sq.ft.

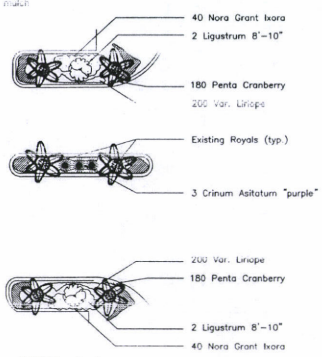
C). Add A + B = 64,572 sq. ft. (total lawn area required)

D). Maximum lawn area (sod) permitted 20 % of A + B = 64,582 sq. ft. 64,572 x .20 = 12,914 sq. ft.

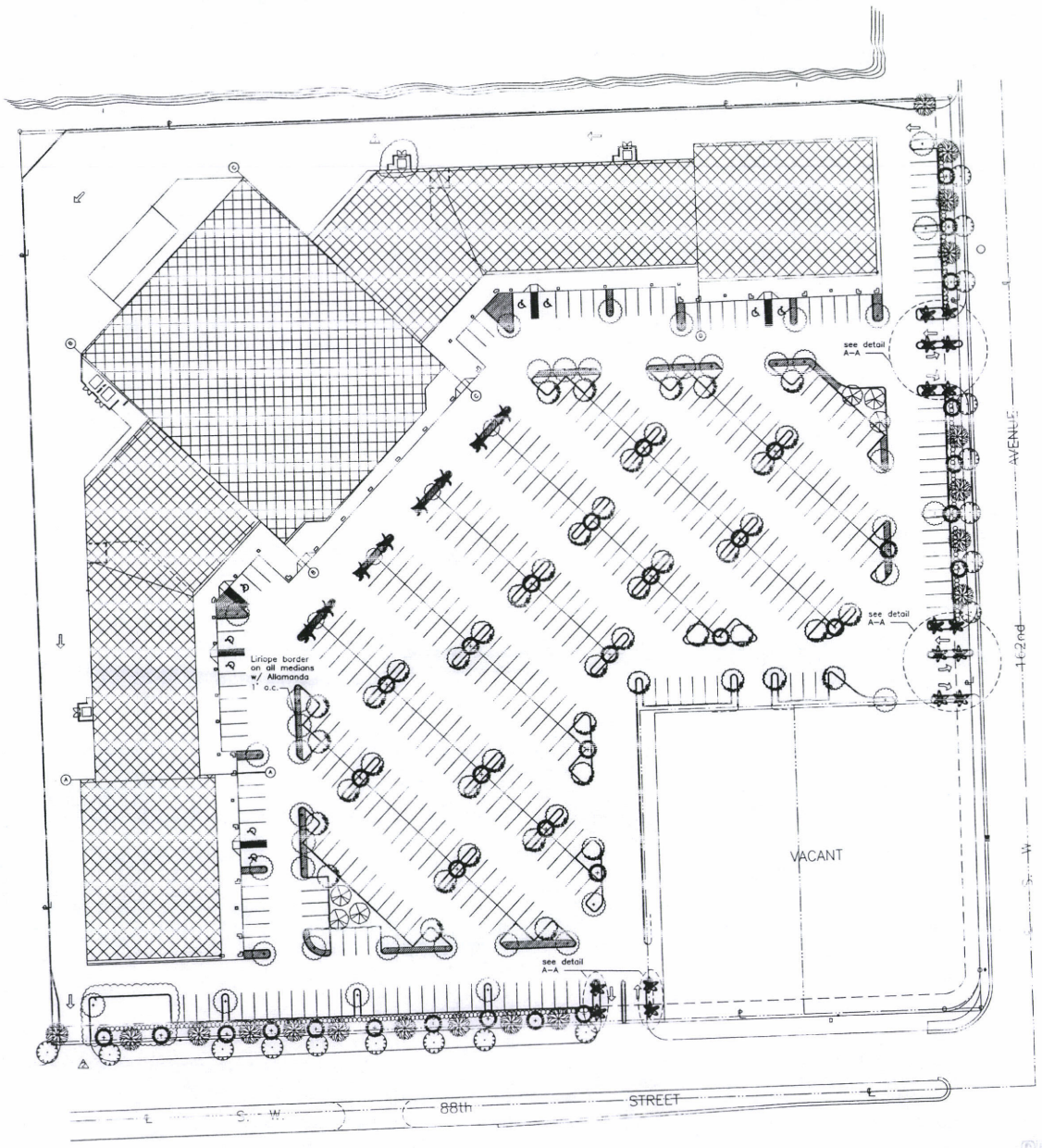
E). Maximum lawn area provided = 12,916 sq. ft. soded

Symbol	New	Qty.	Tree Name Scientific	Common	Native Species Yes/No	Size
	yes	8	Roystonia Elata	Florida Royal Palm	Yes	24'
	yes	18	Roystonia Elata	Florida Royal Palm	Yes	14 -16'
	yes	40	Tabebuia Pallida		No	10'-12'
	yes	48	Swietenia Mahogani	Mahogany	Yes	10'-12'
	yes	19	Quercus Virginiana	Live Oak	Yes	10'-12'
	yes	18	Conocarpus Erectus	Green Buttonwood	Yes	10'-12'
	yes	35	Callisteman Viminalis	Weeping Bottlebrush	No	10'
	yes	4	Cassia Surranttensis	Glaucous Cassia	No	10'
	yes	6	Tabebuia Argentia		Yes	10'-12'
	yes	640	Chrysobalanus Icaco		Yes	24"x24"
	yes	640	Allamanda Schotti		—	24"x24"
	—		hedge 2.5' o.c.		—	
	—	40,000 s.f.	Floratam "St. Augustin"		—	
	—	60 yds.	Cypress mulch 2" thick		—	
	yes	1280	Liriope "Evergreen Giant"		No	12"x12"

Note:
1. All material Florida Grade A
2. All landscaped area 2" min. mulch
3. 100% irrigation provided



DETAIL A-A



LANDSCAPE PLAN 1"=30'

RECEIVED
Z13-053
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1	12-21-99
2	3-12-00

OCTAVIO A. SANTURIO A.I.A.
A R C H I T E C T
6262 bird road,suite 3E south miami, florida 33155
tel. 305) 665-3844/665-8866 /fax661-7413
FL. AR. 0007679

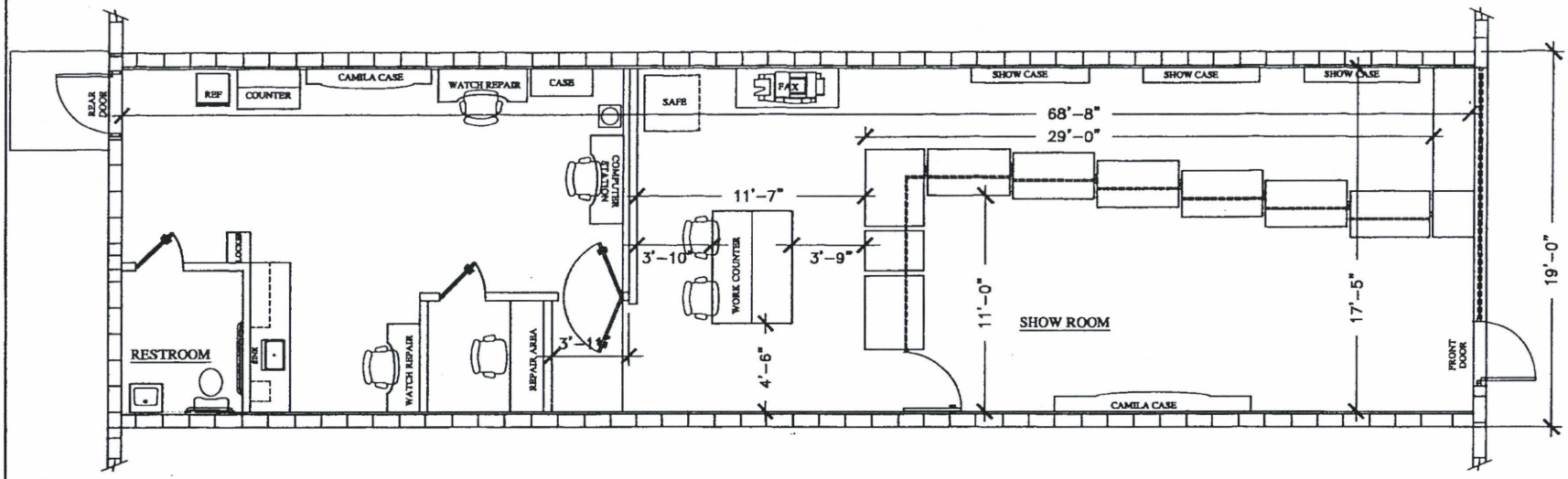
OWNER: c/o AGUSTIN HERFAN
13727 S.W. 152 ST. SUITE 102
MIAMI, FL. 33177-1106, PH. (305) 234-7600

NEW SHOPPING PLAZA
SW 162nd AVE. AND
S.W. 88th STREET
MIAMI, FL. 33193

DRAWN	B.H.C.
CHECKED	O.A.S.
DATE	04-14-97
SCALE	1"=30'
JOB NO.	9703
SHEET	SP-2
1 OF	SHEETS

RECEIVED
ZB-055
JUNE 25 2013

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY AH



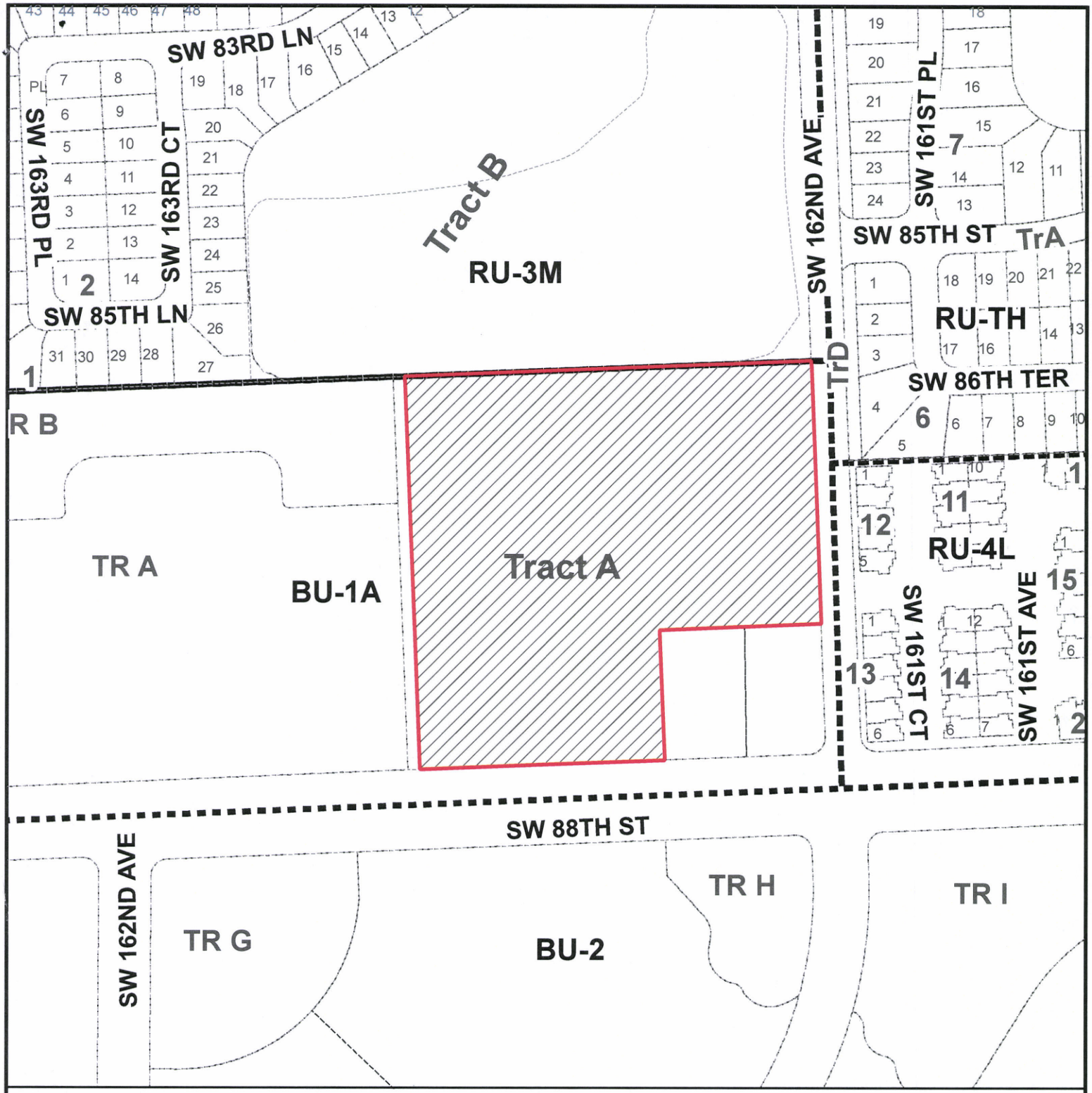
EXISTING SPACE PLAN
SCALE: 3/16"=1'-0"

NOTE: ALL INFORMATION ON DRAWING WAS FIELD VERIFIED.

FIVE STAR JEWELERS

16271 N. KENDALL DR , MIAMI FL.

EXISTING JEWELRY SHOP
FLOOR PLAN
DATE: 06-17-13 PREPARED BY: ROGER PEREZ



MIAMI-DADE COUNTY

HEARING MAP

Process Number

Z2013000053

Section: 32 Township: 54 Range: 39
Applicant: FIVE STAR JEWELERS, INC.
Zoning Board: C11
Commission District: 11
Drafter ID: JEFFER GURDIAN
Scale: NTS

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Legend

Subject Property Case

MIAMI-DADE COUNTY

SKETCH CREATED ON: Tuesday, June 18, 2013

REVISION	DATE	BY
		31

MIAMI-DADE COUNTY

AERIAL YEAR 2012

Process Number

Z2013000053

Legend

- MDC STL Index Poly
- Subject Property
- Zoning

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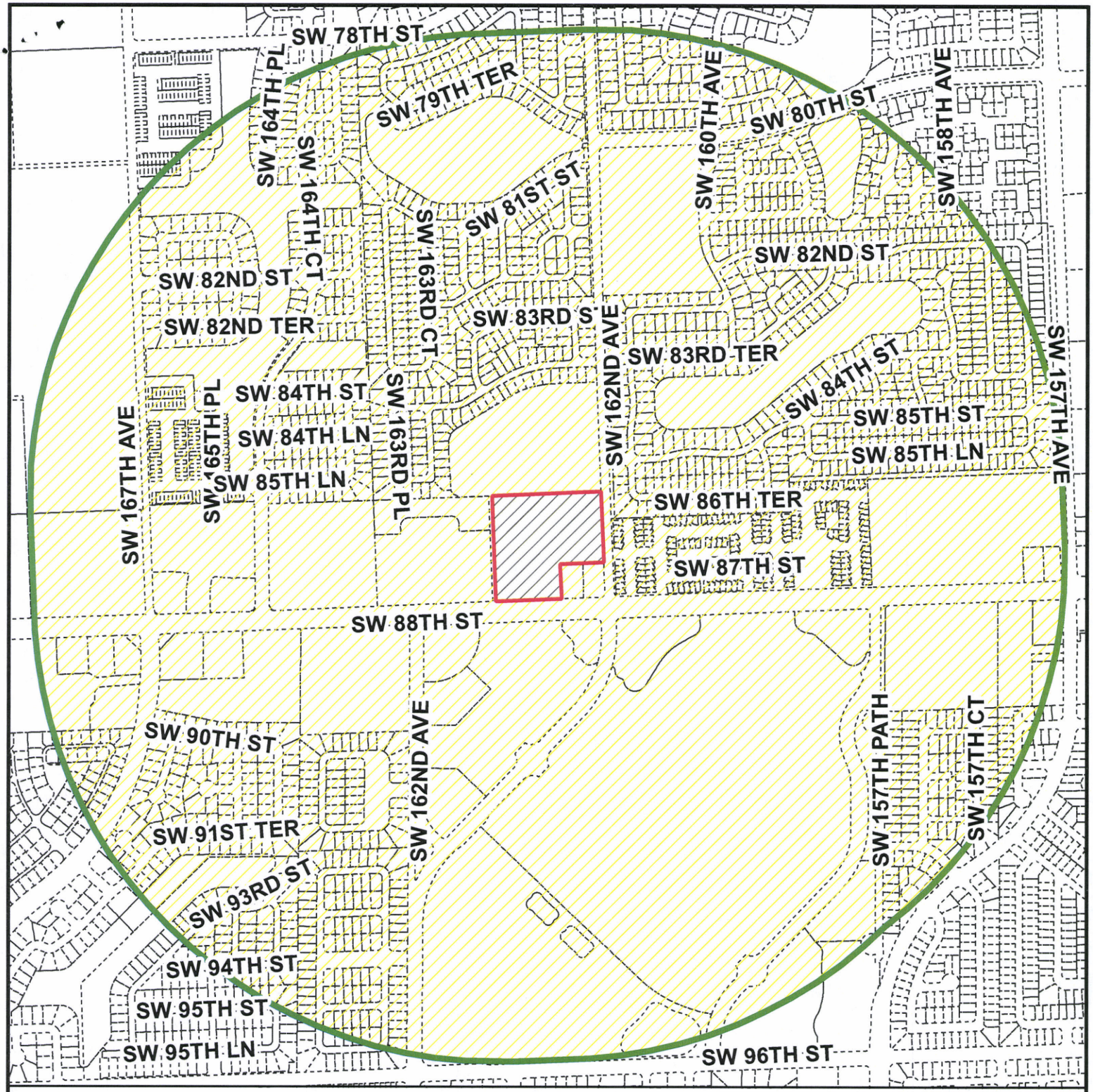
Section: 32 Township: 54 Range: 39
Applicant: FIVE STAR JEWELERS, INC.
Zoning Board: C11
Commission District: 11
Drafter ID: JEFFER GURDIAN
Scale: NTS

MIAMI-DADE COUNTY

SKETCH CREATED ON: Tuesday, June 18, 2013

REVISION	DATE	BY
		32



MIAMI-DADE COUNTY

RADIUS MAP

Process Number

Z2013000053

RADIUS: 2640

Section: 32 Township: 54 Range: 39
Applicant: FIVE STAR JEWELERS, INC.
Zoning Board: C11
Commission District: 11
Drafter ID: JEFFER GURDIAN
Scale: NTS

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Legend

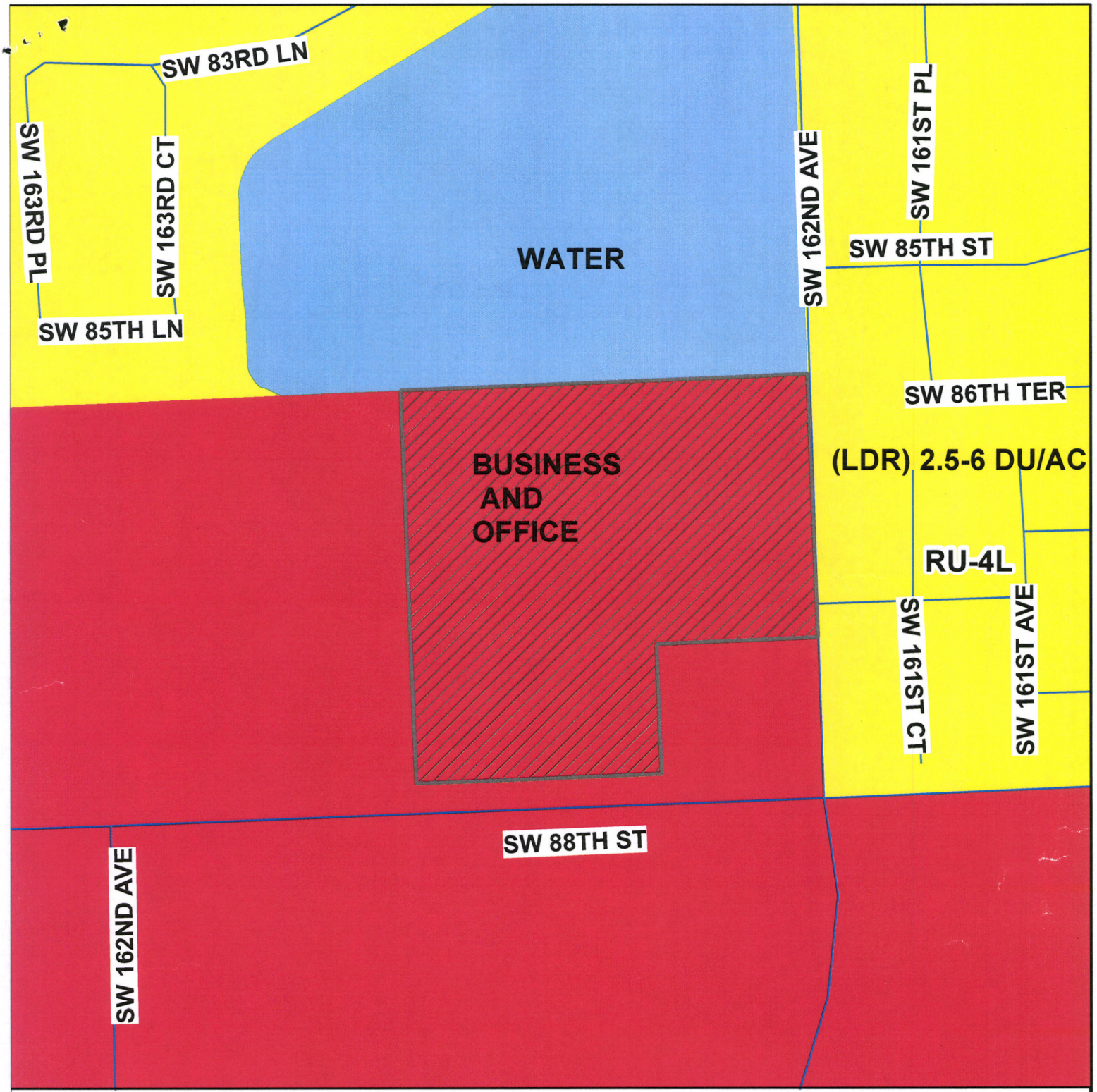
Subject Property

Buffer

MIAMI-DADE COUNTY

SKETCH CREATED ON: Tuesday, June 18, 2013

REVISION	DATE	BY
		33



MIAMI-DADE COUNTY

CDMP MAP

Process Number

Z2013000053

Section: 32 Township: 54 Range: 39
Applicant: FIVE STAR JEWELERS, INC.
Zoning Board: C11
Commission District: 11
Drafter ID: JEFFER GURDIAN
Scale: NTS

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Legend

Subject Property Case

Zoning

MIAMI-DADE COUNTY

SKETCH CREATED ON: Tuesday, June 18, 2013

REVISION	DATE	BY

Miami-Dade County Department of Regulatory and Economic Resources
Staff Report to Community Council No. 11

PH: Z13-053 (13-11-CZ11-1) **December 10, 2013**
Item No. A

Recommendation Summary	
Commission District	11
Applicant	Five Star Jewelers, Inc.
Summary of Requests	The applicant is seeking a Use Variance to allow a pawnbroker use for secondhand jewelry only in a more restrictive zoning district.
Location	16205 SW 88th Street, Miami-Dade County, Florida.
Property Size	7.53 acres
Existing Zoning	BU-1A
Existing Land Use	Retail
2015-2025 CDMP Land Use Designation	Business and Office (see attached Zoning Recommendation Addendum)
Comprehensive Plan Consistency	Consistent with interpretative text, goals, objectives and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311(A)(4)(a), **Use Variance** standards (see attached Zoning Recommendation Addendum)
Recommendation	**Denial without prejudice.**

This item was deferred form the November 7, 2013, meeting of Community Zoning Appeals Board (CZAB) #11, at the applicant's request due to a conflict with prior travel arrangements.

REQUEST:

USE-VARIANCE to permit a pawn broker use in the BU-1A zone, as would be permitted in the BU-3 zone, only upon approval after public hearing.

Plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled "New Shopping Center Plaza", as prepared by Octavio A. Santurio A.I.A. dated stamped received 5/22/13 and consisting of 2 sheets and a plan entitled "Five Star Jewelers" as prepared by Roger Perez, dated stamped received 6/25/13, consisting of 1 sheet for a total of 3 sheets. Plans may be modified at public hearing.

PROJECT DESCRIPTION AND PROJECT HISTORY:

The site has been the subject of several zoning actions from 1988 to 1993, for district boundary changes, modifications to prior declarations of restrictions and plans, and variances from the zoning regulations. The current application seeks a pawn broker use in the BU-1A zone, as would be permitted in the BU-3 zone, only upon approval after public hearing, for the pawning of jewelry only. The site plan submitted by the applicant depicts an existing 1,204 sq. ft. jewelry store within an 87,939 sq. ft. shopping center.

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	**Land Use Designation**
Subject Property	BU-1A; shopping center	Business and Office
North	RU-3M; lake	Water
South	BU-1A; restaurants BU-2; vacant land & bodies of water	Business and Office

East	RU-TH; townhouse residences RU-4L; single-family residences BU-1A; restaurant	Low Density Residential, (2.5 to 6 dua) Business and Office
West	BU-1A; shopping center	Business and Office

NEIGHBORHOOD COMPATIBILITY:

The subject property is located within a shopping center located at 16205 SW 88 Street. The area surrounding the subject property is characterized by commercial uses to the west, residential uses to the east, a lake to the north and vacant land to the south.

SUMMARY OF THE IMPACTS:

The approval of this application will provide an additional service for the surrounding community. However, approval of the request to allow a pawnbroker use which is typically located in a zoning district that allows more intensive commercial uses only upon approval after public hearing, could have a negative impact on the surrounding area. Furthermore, approval of the same could result in an increase in the intensity and types of uses that would be allowed in this area.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map designates the subject property for ***Business and Office*** use. *This category accommodates the full range of sales and service activities. Included are retail, wholesale, personal and professional services, call centers, commercial and professional offices, hotels, motels, hospitals, medical buildings, nursing homes (also allowed in the institutional category), entertainment and cultural facilities, amusements and commercial recreation establishments such as private commercial marinas.* As such, the existing jewelry store use and requested pawnbroker use are **consistent** with the CDMP Land Use Element interpretative text for the Business and Office designation.

The CDMP Land Use Element **Objective LU-4** states that *Miami-Dade County shall, by the year 2015, reduce the number of land uses, which are inconsistent with the uses designated on the LUP map and interpretive text, or with the character of the surrounding community.* The **Land Use Element Policy LU-4A** of said interpretive text provides that *when evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering, and safety, as applicable.* Staff notes that the existing jewelry store is located within a shopping center that consists of various commercial uses such as a grocery store, restaurants, a karate studio, beauty salon, a mail store, and office uses, among other uses. In staff's opinion, the requested pawnbroker use for jewelry only is an accessory use to the existing jewelry store and therefore, would be **consistent** with the Business and Office designation on the CDMP Land Use Plan map and **consistent** with **Objective LU-4** based on the criteria outlined in **Land Use Element Policy LU-4A.**

ZONING ANALYSIS:

The current application seeks approval of a use variance, under Section 33-311(A)(4)(a) to permit a pawnbroker use in the BU-1A zoning district as would be permitted in the BU-3 district only upon approval after public hearing. The letter of intent indicates that the applicant intends

to limit the pawnbroker use solely for jewelry and will not permit the pawning of other merchandise.

The existing jewelry store is located within a shopping center that is within the BU-1A zoning district, surrounded by commercially and residentially zoned properties and provides the residential properties with access to neighborhood services for the residents. However, the proposed pawnbroker use is only permitted in the BU-3 zoning district upon approval after public hearing. Staff notes that the applicant is requesting this use variance in order to establish a pawnbroker, which is not permitted in the existing BU-1A zoning district. Although the BU-3 district provides for a host of uses that are significantly more intense than those allowed in the BU-1A district, such as gun shops; secondhand stores for the disposal of furniture, fixtures and tools; locksmith shops, sharpening and grinding shops; garage and mechanical services; commercial chicken hatcheries; and pawnbrokers; the applicant has indicated that the pawn broker use would be limited to the pawning of secondhand jewelry only in conjunction with the existing jewelry store.

When the subject request, to permit a pawnbroker use in the BU-1A zone, as would be permitted in the BU-3 zone only upon approval after public hearing, is analyzed under Section 33-311(A)(4)(a), Use Variance Standards, staff opines that the request is not consistent with the general purpose and intent of the zoning regulations. Section 33-311(A)(4)(a) provides that a **use variance** permits a use of land other than that which is prescribed by the zoning regulations. The standard stipulates that *the Board shall hear and grant applications for use variances from the terms of the zoning regulations as will not be contrary to the public interest where, owing to special conditions,* ***a literal enforcement of the provisions thereof will result in unnecessary hardship****, and so the spirit of the regulations shall be observed and substantial justice done; and further provided that the use variance will be in harmony with the general purpose and intent of the regulations.* To prove an unnecessary hardship the applicant must demonstrate that without the requested use variance, the applicant, under the existing zoning, has lost all reasonable use of the property.

Based on the information provided by the applicant, staff opines that the applicant has not demonstrated any special conditions related to the subject site where the literal enforcement of applicable zoning district provisions would result in an unnecessary hardship. As previously discussed, the subject property is currently in use and operating as a jewelry store; as such, provides the applicant with economic use and benefit. Furthermore, Section 33-247 of the Code provides over forty-five (45) uses permitted in the BU-1A zoning district, which allow for the reasonable use and benefit of the subject property. Staff is of the opinion that the approval of the use variance request will not be in harmony with the general purpose and intent of the regulation, and that the applicant has not demonstrated a loss of all reasonable use of the property under the existing zoning. **As such, staff recommends denial without prejudice of the request for the proposed pawnbroker use under the Use Variance Section 33-311(A)(4)(a).**

CIRCULATION AND PARKING:

The subject property has ingress and egress points along SW 88 Street and SW 162 Avenue.

ENVIRONMENTAL REVIEW: Not applicable.

OTHER: Not applicable.

RECOMMENDATION: **Denial without prejudice.**

CONDITIONS FOR APPROVAL: **None.**

ES:MW:NN:CH:JC

Eric Silva, AICP, Assistant Director
Development Services Division
Miami-Dade County
Department of Regulatory and Economic Resources

ZONING RECOMMENDATION ADDENDUM

Five Star Jewelers, Inc.
Z13-053

NEIGHBORHOOD SERVICES PROVIDER COMMENTS*	
Regulatory and Economic Resources (Environmental Division)	No objection
Platting and Traffic Review Section (RER)	No objection
Parks, Recreation and Open Spaces	No objection
Fire Rescue	No objection
Police	No objection
Schools	No objection
*Subject to conditions in their memorandum.	

COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP) OBJECTIVES, POLICIES AND INTERPRETATIVE TEXT

Business and Office (Pg. I-41)	*This category accommodates the full range of sales and service activities. Included are retail, wholesale, personal and professional services, call centers, commercial and professional offices, hotels, motels, hospitals, medical buildings, nursing homes (also allowed in the institutional category), entertainment and cultural facilities, amusements and commercial recreation establishments such as private commercial marinas.*
Land Use Objective 4 (Pg. I-11)	*Miami-Dade County shall, by the year 2015, reduce the number of land uses, which are inconsistent with the uses designated on the LUP map and interpretive text, or with the character of the surrounding community.*
Policy LU-4A (Page I-11)	*When evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering, and safety, as applicable.*

PERTINENT ZONING REQUIREMENTS/STANDARDS

Section 33-311(A)(4)(a) Use Variances From Other Than Airport Regulations.	*The Board shall hear and grant applications for **use variances** from the terms of the zoning regulations as will not be contrary to the public interest, where owing to special conditions, a literal enforcement of the provisions thereof will result in **unnecessary hardship**, and so the spirit of the regulations shall be observed and substantial justice done; provided, that the use variance will be in harmony with the general purpose and intent of the regulation, and that the same is the minimum use variance that will permit the reasonable use of the premises. A "use variance" is a variance which permits a use of land other than which is prescribed by the zoning regulations and shall include a change in permitted density.*

A. FIVE STAR JEWELERS, INC.
(Applicant)

13-11-CZ11-1 (13-053)
Area 11/District 11
Hearing Date: 12/10/13

Property Owner (if different from applicant) **Kendall Park Plaza, LTD.**

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:

Year	Applicant	Request	Board	Decision
1988	City National Bank of Miami, Trustee	- Zone change from GU to RU-3M, BU-1A. - Unusual Use for Lake Excavation. - Non-Use Variance of Lot Area.	BCC	Approved with condition(s)
1990	City National Bank, Trustee	- Modification of plan of Resolution.	ZAB	Approved with condition(s)
1992	City National Bank, Trustee	- Modification of Condition of Resolution.	ZAB	Denied without prejudice
1992	City National Bank	- Modification of Declaration of Resolution.	BCC	Approved
1993	City National Bank, Trustee	- Modification of Condition of Resolution.	BCC	Appeal Approved, Application Approved
1993	City National Bank	- Zone change from GU to RU-3M. - Modification of Declaration of Resolution.	BCC	Approved with condition(s)

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

MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD - AREA 11
MOTION SLIP

#1

APPLICANT'S NAME: **FIVE STAR JEWELERS, INC.**

REPRESENTATIVE: Applicant

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER		
13-11-CZ11-1 (13-053)	November 7, 2013	CZAB11		13

REC: Denial without prejudice.

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

■ DEFER: ☐ INDEFINITELY ■ TO: **December 10, 2013** ☐ W/LEAVE TO AMEND

☐ DENY: ☐ WITH PREJUDICE ☐ WITHOUT PREJUDICE

☐ ACCEPT PROFFERED COVENANT ☐ ACCEPT REVISED PLANS

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

■ OTHER: At applicant's request due to the applicant's attorney being out of town during the hearing.

TITLE	M/S	NAME	YES	NO	ABSENT
COUNCILWOMAN	**M**	Carolina BLANCO	**X**		
COUNCILMAN		Socrates De Jesus	**X**		
VICE CHAIR		Miguel DIAZ			**X**
COUNCILMAN	**S**	Jay REICHBAUM	**X**		
COUNCILWOMAN		Beatriz SUAREZ			**X**
CHAIR WOMAN		Patricia DAVIS	**X**		
		VOTE:	**4**	**0**	

EXHIBITS: ☐ YES ■ NO COUNTY ATTORNEY: **THOMAS ROBERTSON**

7

Memorandum

MIAMI-DADE COUNTY

Date: August 13, 2013

To: Jack Osterholt, Director
Department of Regulatory and Economic Resources

From: Jose Gonzalez, P.E.
Department of Regulatory and Economic Resources

Subject: C-11 #Z2013000053-1st Revision
Five Star Jewelers, Inc.
16205 SW 88th Street, Miami, Fl
Use Variance to Permit a Pawnbroker
(BU-1A) (7.53 Acres)
32-54-39

The subject application has been reviewed by the Department of Regulatory and Economic Resources-Division of Environmental Resources Management (DERM) for compliance with the requirements of Chapter 24 of the Miami-Dade County Code (the Code) and meets the minimum requirements of the Code. Accordingly, the application may be scheduled for public hearing.

Wellfield Protection

The subject property is located within the West Wellfield interim protection area. The Board of County Commissioners approved a wellfield protection ordinance for this wellfield. This ordinance provides for stringent wellfield protection measures that restrict development, and regulate land uses 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 running with the land in favor of Miami-Dade County, as required by Section 24-43(5)(a) of the Code. The covenant provides that hazardous materials shall not be used, generated, handled, discharged, disposed of or stored on the subject property.

Potable Water Service

The subject property is currently connected to public water. Water services are provided by Miami-Dade Water and Sewer Department. Therefore, connection of the proposed development to the public water supply system shall be required in accordance with the Code requirements.

Existing public water 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 for this proposed development order.

Wastewater Disposal

The subject property is currently connected to public sanitary sewer. Sewer services are provided by Miami-Dade Water and Sewer Department. All sewer lines serving the property shall comply with the exfiltration standards as applied to development within wellfield protection areas.

Currently, the corresponding downstream sanitary pump station 30-0648 is operating under Conditional Moratorium; downstream pump stations 30-0536 and the South District Wastewater Treatment Plant are operating in compliance within the requirements set forth in the First Partial Consent Decree, Case No.93-1109 CIV-Moreno, between the Environmental Protection Agency and Miami Dade County. Based on the letter of intent, to include resale, consign and pawning as an expansion of services in the existing jewelry store, will not result in an increase in the amount of wastewater flow generated at this location and can be considered as a no net increase during the sewer capacity certification process.

Stormwater Management
The proposed change will not affect the existing stormwater management system.

Wetlands
The subject property is located within the Bird Drive Wetlands Basin, in an area that normally contains wetlands. However, this property has already been included as part of a larger project, under Class IV Wetlands Permit FW87-110. All Class IV Wetland Permit requirements for this property have been completed under the previously issued permit. Therefore, this Section has no objection to the scheduling of this zoning application.

The applicant is advised that permits from the Army Corps of Engineers (305-526-7181), the Florida Department of Environmental Protection (561-681-6600) and the South Florida Water Management District (1-800-432-2045) may be required for the proposed project. It is the applicant's responsibility to contact these agencies.

Tree Preservation
The proposal stated on the letter of intent will not impact tree resources. Therefore, the Tree Permitting Program has no objection to this zoning application. Be advised that a Miami-Dade County Tree Removal/Relocation Permit is required prior to the removal and/or relocation of any tree that is subject to the Tree Preservation and Protection provisions of the Code.

Enforcement History
There are no open or closed enforcement records for violations of Chapter 24 of the Code for the subject property.

Concurrency Review Summary
A concurrency review has been conducted for this application and has determined that the same meets all applicable LOS standards for an initial development order, as specified in the adopted CDMP 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.

This memorandum shall constitute written approval as required by Chapter 24 of the Code.

If you have any questions concerning the comments or wish to discuss this matter further, please contact Christine Velazquez at (305) 372-6764.

cc: Eric Silva, Department of Regulatory and Economic Resources

Memorandum

MIAMI-DADE COUNTY

Date: July 15, 2013

To: Eric Silva, Assistant Director
Department of Regulatory and Economic Resources

From: Raul A. Pino, PLS, Chief
Platting and Traffic Review Section
Department of Regulatory and Economic Resources

Subject: Z2013000053
Name: Five Star Jewelers, Inc.
Location: 16205 SW 88 Street
Section 32 Township 54 South Range 39 East

The Department of Regulatory and Economic Resources Platting and Traffic Review Section has reviewed the subject application and has no objections.

This land complies with Chapter 28 of the Miami-Dade County Code and was approved under Waiver of Plat D-20208.

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

Memorandum

MIAMI-DADE COUNTY

Date: July 1, 2013

To: Eric Silva, Assistant Director
Regulatory and Economic Resources Department

From: Christopher Rose
Assistant Director, Administration
Public Works and Waste Management Department

Subject: #13_053
Five Star Jewelers, Inc

The Public Works and Waste Management Department (PWWM) has no objections to the proposed application.

The application requests a use variance to permit the pawning of second hand jewelry in connection to an existing jewelry store. The jewelry store on the property will likely be considered a commercial unit per Chapter 15 of the County Code. As the PWWM does not actively compete for commercial waste collection service at this time, waste collection services may be provided by a private waste hauler. The application will have no impact or any associated costs.

The PWWM does not assess or adjust estimated capacity requirements based on the impacts of individual developments. Instead, the Department maintains sufficient disposal capacity to accommodate five years of waste flows committed to the system through long-term interlocal agreements or contracts with municipalities and private waste haulers and anticipated non-committed waste. The PWWM is in compliance with this standard, meaning that there is adequate disposal capacity to meet projected growth in demand, inclusive of the application reviewed here, which is not anticipated to have a negative impact on disposal service.

If you should have any questions, please do not hesitate to contact Stacey McDuffie of the Fiscal Management and Planning Division at 305-514-6661.

Memorandum

MIAMI-DADE COUNTY

Date: July 31, 2013

To: Jack Osterholt, Deputy Mayor
Director, Regulatory and Economic Resources Department

From: Maria I. Nardi, Chief
Planning and Research Division
Parks, Recreation and Open Spaces Department

Subject: Z2013000053: FIVE STAR JEWELERS, INC.
Revised plans dated stamped received through 5-22-2013

Application Name: FIVE STAR JEWELERS, INC.

Project Location: The site is located at 16205 SW 88 STREET, Miami-Dade County.

Proposed Development: The applicant is seeking approval for a use variance to permit a pawn shop.

Impact and demand: The request of this application does not generate any additional residential population, and therefore the CDMP Open Space Spatial Standards do not apply.

Recommendation: PROS has no pertinent comments for this application concerning impact or demand on existing County parks, proposed or budgeted service expansion, nor do we perform a concurrency review. Therefore, based on our findings described herein **PROS HAS NO OBJECTION TO THIS APPLICATION**.

If you need additional information or clarification on this matter, please contact John Bowers at (305) 755-5447.

MN:jb
Cc: John M. Bowers, Parks Property Management Supervisor

REVISION 1

Memorandum

Date: 26-JUN-13

To: Jack Osterholt, Director
Department of Regulatory and Economic Resources

From: Dave Downey, Fire Chief
Miami-Dade Fire Rescue Department

Subject: Z2013000053

Fire Prevention Unit:

No objection.

Service Impact/Demand

Development for the above Z2013000053
located at 16205 SW 88 STREET, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 1777 is proposed as the following:

N/A residential	dwelling units	N/A industrial	square feet
N/A Office	square feet	N/A institutional	square feet
N/A Retail	square feet	N/A nursing home/hospitals	square feet

Based on this development information, estimated service impact is: N/A alarms-annually.
The estimated average travel time is: 5:33 minutes

Existing services

The Fire station responding to an alarm in the proposed development will be:

Station 56 - West Sunset - 16250 SW 72 Street
Rescue, ALS Engine Haz Mat Support

Planned Service Expansions:

The following stations/units are planned in the vicinity of this development:

None.

Fire Planning Additional Comments

Not applicable to service impact analysis.

For information regarding the aforementioned comments, please contact the Miami-Dade Fire Rescue Department Planning Section at 786-331-4540.

13

DATE: 11-OCT-13

BUILDING AND NEIGHBORHOOD COMPLIANCE DEPARTMENT

ENFORCEMENT HISTORY OF VIOLATIONS OF CHAPTER 19 AND CHAPTER 33 OF THE MIAMI-DADE COUNTY CODE

FIVE STAR JEWELERS, INC.

APPLICANT

16205 SW 88 STREET, MIAMI-DADE COUNTY, FLORIDA.

ADDRESS

Z2013000053

HEARING NUMBER

HISTORY:

NC: THERE ARE NO CURRENT OPENED OR CLOSED NEIGHBORHOOD COMPLIANCE CASES.
BLDG: THERE ARE NO CURRENT OPENED OR CLOSED BUILDING SUPPORT CASES

FIVE STAR JEWELERS, INC

OUTSTANDING FINES, PENALTIES, COST OR LIENS INCURRED PURSUANT TO CHAPTER 8CC:

REPORTER NAME:

DISCLOSURE OF INTEREST*

If a **CORPORATION** owns or leases the subject property, list principal, stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: **Five Star Jewelers, Inc.**

NAME AND ADDRESS	Percentage of Stock
Jorge L. Carvajal	100%
13804 SW 152 Street	
Miami, Florida 33177	

If a **TRUST** or **ESTATE** owns or leases the subject property, list the trust beneficiaries and percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME: _____

NAME AND ADDRESS	Percentage of Interest

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MIAMI-DADE PLANNING AND ZONING DEPT.
BY AH

23053

If a **PARTNERSHIP** owns or leases the subject property, list the principals including general and limited partners. [Note: Where partner(s) consist of other partnership(s), corporation(s), trust(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interests].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: **Kendall Park Plaza, Ltd.** F/K/A Century On Time, LLC

NAME AND ADDRESS	Percentage of Ownership
On-Time Construction, Corp.	2%
- Agustin Herran 100%.	
General Real Estate Corporation	49%
- Agustin Herran 100%.	
GREC, LLC	49%
- Agustin Herran 90%.	
- Agustin & Rosiel Herran Children's Irrevocable Trust 03 FBO Victoria Herran 5%.	
- Victoria Herran 100%.	
- Agustin & Rosiel Herran Children's Irrevocable Trust 03 FBO Isabella Herran 5%.	
- Isabella Herran 100%.	

If there is a **CONTRACT FOR PURCHASE** by a Corporation, Trust or Partnership, list purchasers below including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or similar entities, further disclosure shall be made to identify natural persons having ultimate ownership interests].

NAME OF PURCHASER: _____

NAME AND ADDRESS (if applicable)	Percentage of Interest

Date of contract: _____

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

_____

_____

NOTICE: For changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final

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

Signature: Jorge L. Cano (Applicant)

Sworn to and subscribed before me this 7th day of April, 2013. Affiant is personally known to me or has produced _____ as identification.

Clara I. Mirabal (Notary Public)

CLARA I. MIRABAL
MY COMMISSION # EE 164571
EXPIRES: February 12, 2016
Bonded Thru Notary Public Underwriters

My commission expires _____

*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.

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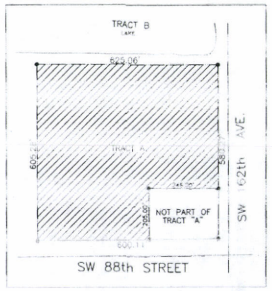


LOCATION SKETCH NTS.

LEGAL DESCRIPTION:

TRACT "A" LESS THE EAST 245.00 FEET OF THE SOUTH 205.00 FEET. OF WEST KENDALL BEST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 131, AT PAGE 35, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

ZONING LEGEND

ZONING:	BU-1A (Business-Limited District)
GROSS LAND AREA:	615 x 625 = 370,875 sq.ft. or 8.68 acres
OUTPARCEL AREA: (NOT A PART)	205'x245' = 50,225 sq.ft. or 1.15 acres
NET LAND AREA:	370,875 - 50,225 = 321,600 sq.ft. or 7.53 acres
BUILDING AREA:	89,253 sq.ft. • Ground Floor

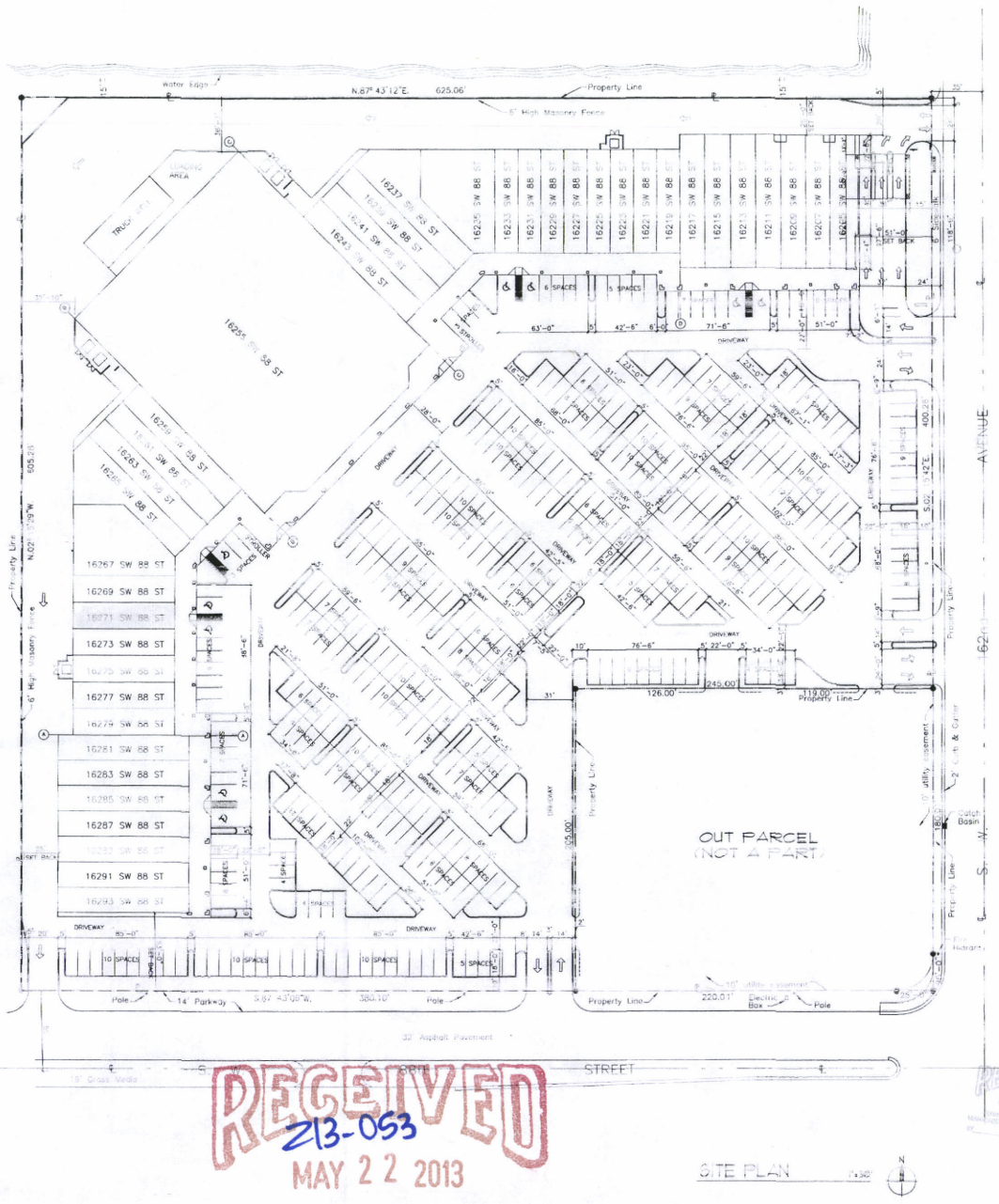
Rent Roll - Occupancy Summary
As of Date: 04/19/2013 Show Excluded Units: No Show All Amounts:

Property: Kendal Park Plaza, Ltd. - Kendall

Unit	Lease Name	Area	Monthly Base Rent Per Lease	Parking Ratio	Required Parking
16209	JPMorgan Chase Lease		4,556	1/250	18.2
16211	Maria Roldan and Gen (Beauty Salon)		1,508	1/250	6.03
16215	Black Belt for Life		3,016	1/100	30.16
16217	Vacant		1,585	1/250	6.34
16219	Subway Real Estate C		1,109	1/50 @50%	11.09
16221	AME Insurance & Fina		1,103	1/300	3.67
16223	H&R Block Eastern En		1,103	1/300	3.67
16225	Dominican Beauty Salon		1,103	1/250	4.41
16227	Accessory Express, I		1,103	1/250	4.41
16229	Peking One, Inc.		1,103	1/50@50%	11.03
16231	Hometown Medical Equ		1,103	1/250	4.41
16233	South Dental Clinic,		1,104	1/300	3.68
16235	Future Leaders Academy		2,800	1/250	11.20
16237	Future Leaders Academy		4,698	1/250	18.79
16239 16283	Dance Elite Dance St		2,358	1/100	23.58
16241	Worldmartshopping.co (Home Décor)		825	1/250	3.30
16243	Nuevo Mundo Company		815	1/250	3.26
16255	Sedano's Supermarket		30,700	1/250	122.80
16259	Family Dollar Stores		7,469	1/250	29.87
16267	Black Coral Gallery (Adult Day Care)		2,284	1/500	4.56
16269	A. James Segal, MD		1,221	1/300	4.07
16271	Five Star Jewelers		1,221	1/250	4.88
16273	Shoes from 5, Inc.		1,221	1/250	4.88
16275	Servientrega Kendall		1,221	1/250	4.88
16279	Cakeworld Bakery		2,450	1/250	9.80
16281	Alex Liquors, Inc.		1,586	1/250	6.34
16285	Steve's Pizza West,		3,016	1/50@50%	30.16
16293	Mattress Firm, Inc.		4,558	1/250	18.23
Summary			87,939		408

EXISTING PARKING AS PER SURVEY 430
REQUIRED PARKING AS PER CODE 408

#21866345 v1



SITE PLAN

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OCTAVIO A. SANTURIO A.I.A.
ARCHITECT
6862 bird road suite 3F south miami florida 33155
tel. (305) 666-8844/666-8863 fax661-
FL AR. 000679

OWNER: c/o AGUSTIN HERRAN
3727 S.W. 152 ST. SUITE 102
MIAMI, FL 33177-1706, PH. (305) 234-7606

NEW SHOPPING PLAZA
SW 162nd AVE. AND
SW. 88th STREET
MIAMI, FL 33193

REVISIONS | BY

PROJECT B.H.C.
DRAWN O.A.S.
DATE 2-14-13
SCALE AS SHOWN
JOB NO. 5163
SHEET SP-1
1 OF 1 SHEETS

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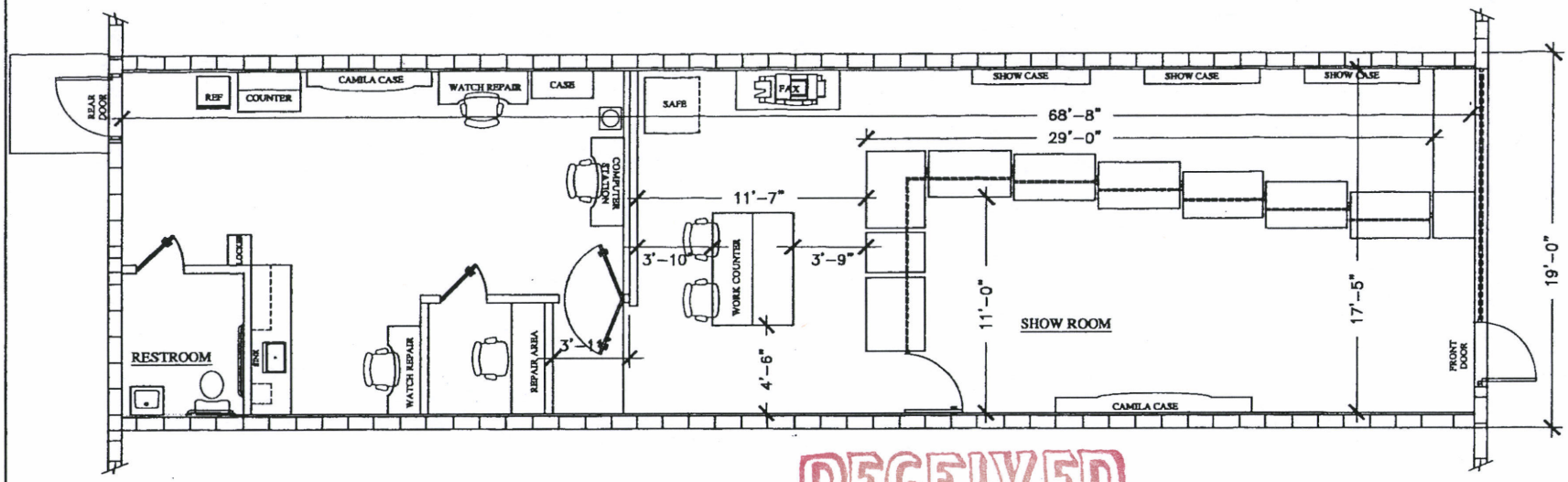

EXISTING SPACE PLAN
SCALE: 3/16"=1'-0"

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NOTE: ALL INFORMATION ON DRAWING WAS FIELD VERIFIED.

FIVE STAR JEWELERS

16271 N. KENDALL DR , MIAMI FL.

EXISTING JEWELRY SHOP

FLOOR PLAN

DATE: 06-17-13 PREPARED BY: ROGER PEREZ

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MIAMI-DADE COUNTY
PROCESS #: Z13-053
DATE: MAY 22 2013
BY: SDB

Landscaping Legend
Chapter 18A–Ordinance 96–222

ZONE DISTRICT BU–1A

Gross Land _____(acre) Net Land 7.63 (acre) Water Bodies _____(acre)

	REQ.	PROV.
Landscape Open Space (if applicable)	18 %	18 %
Greenbelt (if applicable)	_____ feet	_____ feet
Lawn Area (As defined in Ordinance)	20 % soded	20 %
Trees		
Trees per Net Lots (Note: 30 % of required trees and/ or palms shall be native species. No more than 20% of the native tree requirement shall be Sabal Palmetto (cabbage palm)	168	174
Street Trees (Trees in the right of way (*) or in private property)*will require Public Works approval or Special Taxing District.	20	20
TOTAL NUMBER OF TREES	188	194
Shrubs (7 shrubs for each tree required) *30 % shrubs/hedges shall be native species. *Irrigation system required pursuant to Chapter 33 Dade County Code	1,316	2,160

Business (BU) and Indutrial (iu) zones

A). Open space required per Section 33 of Zoning Code net lot area (sq. ft.) = 33,2621 x 18 % = 59,872 sq. ft.

B). Parking lot landscaping required per Chapter 18A–6 (J) number of parking spaces = 470 x 10 sq.ft. = 4,700 sq.ft.

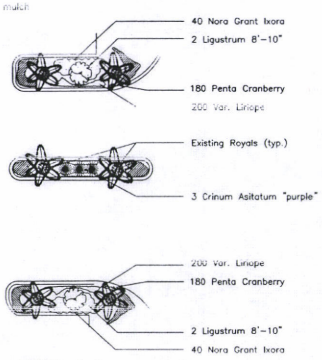
C). Add A + B = 64,572 sq. ft. (total lawn area required)

D). Maximum lawn area (sod) permitted 20 % of A + B = 64,582 sq. ft. 64,572 x .20 = 12,914 sq. ft.

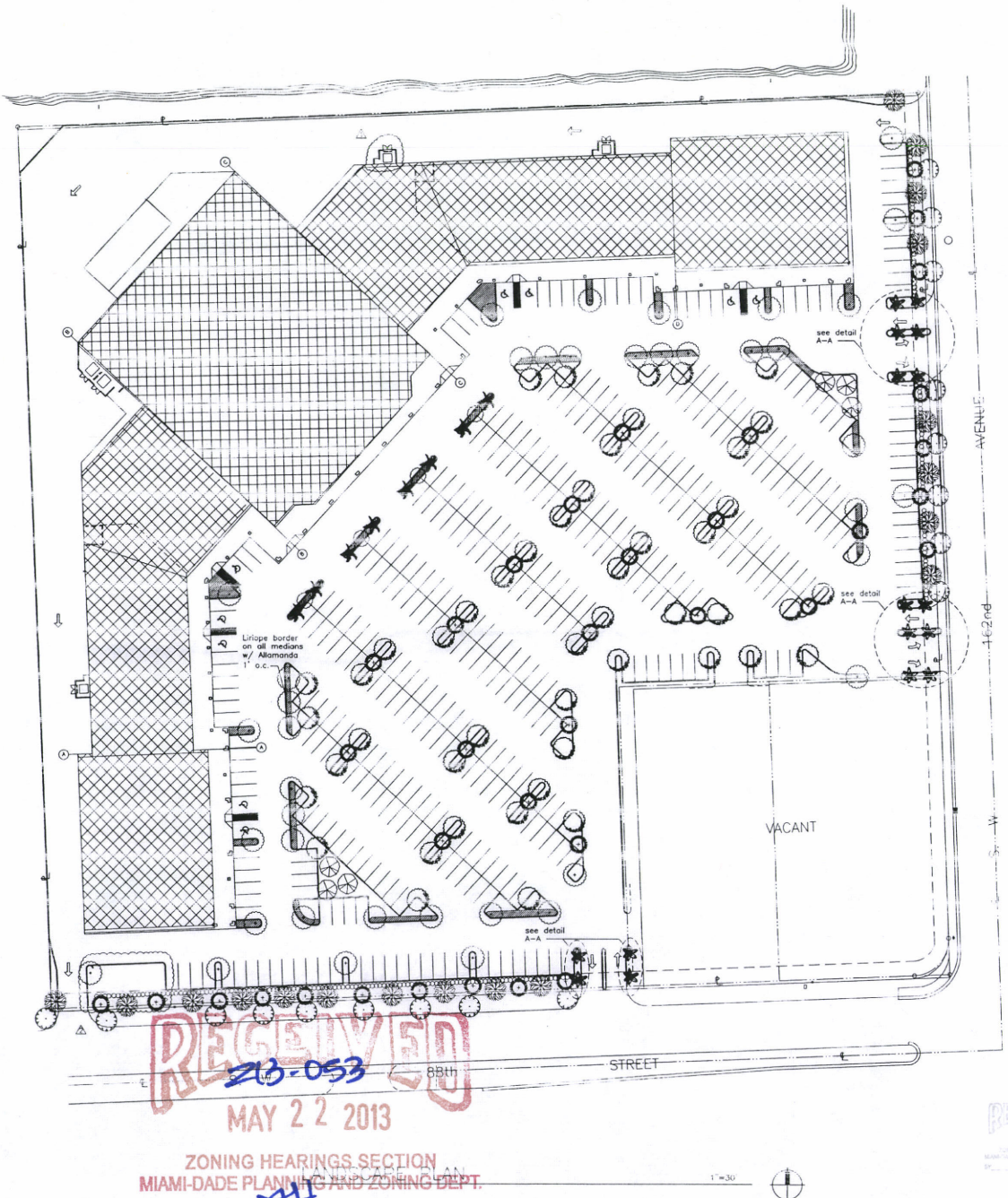
E). Maximum lawn area provided = 12,916 sq. ft. soded

Symbol	New	Qty.	Tree Name Scientific	Common	Native Species Yes/No	Size
	yes	8	Roystonia Elata	Florida Royal Palm	Yes	24'
	yes	18	Roystonia Elata	Florida Royal Palm	Yes	14'–16'
	yes	40	Tabebuia Pallida		No	10'–12'
	yes	48	Swietenia Mahogani	Mahogany	Yes	10'–12'
	yes	18	Quercus Virginiana	Live Oak	Yes	10'–12'
	yes	18	Conocarpus Erectus	Green Buttonwood	Yes	10'–12'
	yes	35	Callistemon Viminallis	Weeping Bottlebrush	No	10'
	yes	4	Cassia Surranttensis	Glaucous Cassia	No	10'
	yes	6	Tabebuia Argentia		Yes	10'–12'
	yes	240	Chrysobalanus Icaco		Yes	24"x24"
	yes	640	Allamanda Schotti		—	24"x24"
	—		hedge 2.5' o.c.		—	
	—	40,000 s.f.	Floratam "St. Augustin"		—	
	—	60 yds.	Cypress mulch 2" thick		—	
	yes	1280	Liriope "Evergreen Giant"		No	12"x12"

Note:
1. All material Florida Grade A
2. All landscaped area 2" min. mulch
3. 100% irrigation provided



DETAIL A–A



LANDSCAPE PLAN 1"=30'

RECEIVED
Z13-053
MAY 22 2013
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY AH

REVISIONS	
12–21–99	
3–12–00	

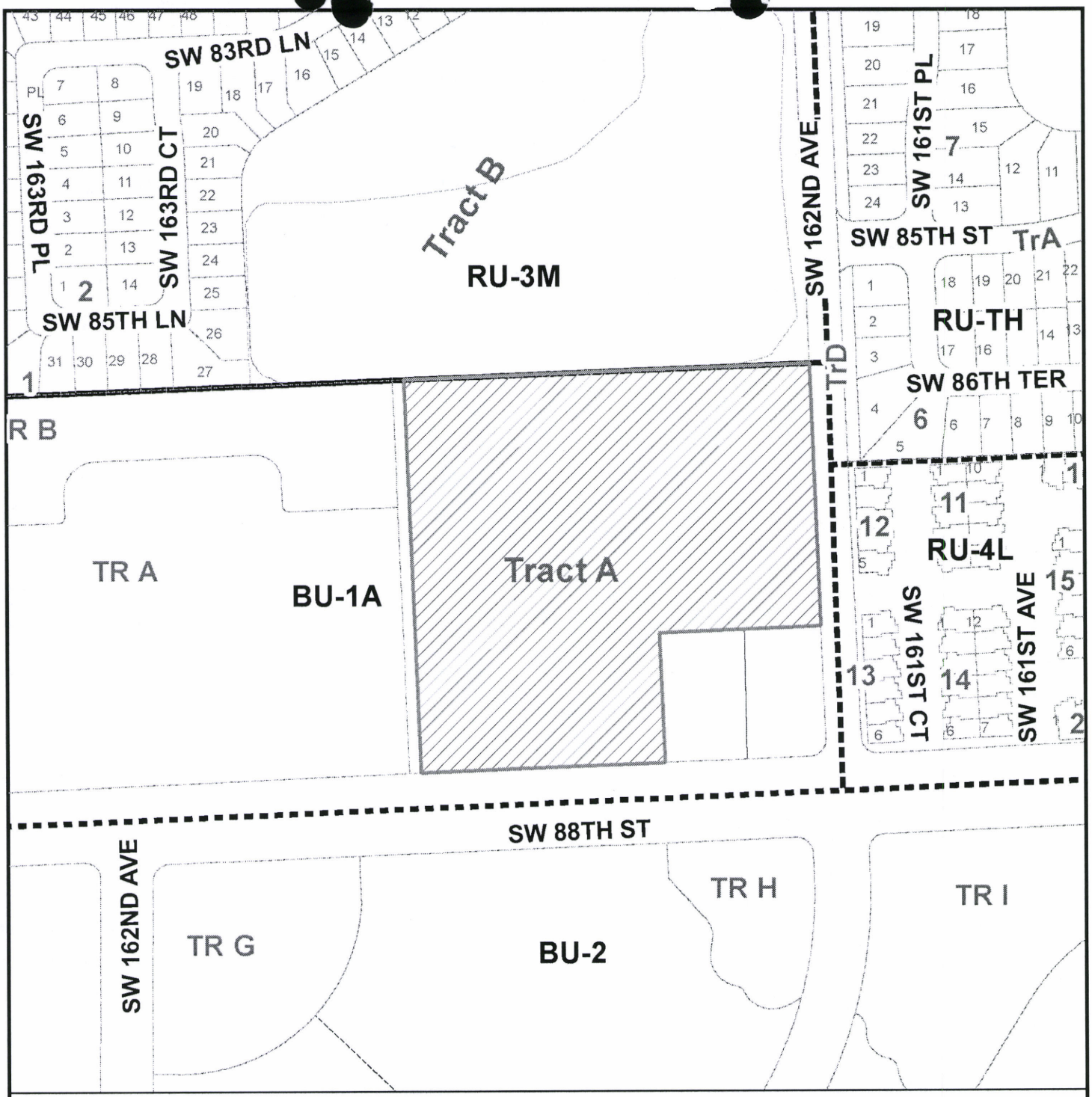
OCTAVIO A. SANTURIO A.I.A.
A R C H I T E C T
6262 bird road,suite 3E south miami, florida 33155
tel. 305) 665–9844/665–8866 fax661–5413
FL. AR. 0007679

OWNER: c/o AGUSTIN HERFAN
13727 S.W. 152 ST. SUITE 102
MIAMI, FL. 33177–1106, PH. (305) 234–7600

NEW SHOPPING PLAZA
SW 162nd AVE. AND
S.W. 88th STREET
MIAMI, FL 33193

DRAWN	B.H.C.
CHECKED	O.A.S.
DATE	04–14–97
SCALE	1"=30'
JOB NO.	9703
SHEET	SP–2

1 OF SHEETS



MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2013000053

Section: 32 Township: 54 Range: 39
Applicant: FIVE STAR JEWELERS, INC.
Zoning Board: C11
Commission District: 11
Drafter ID: JEFFER GURDIAN
Scale: NTS

N
W E
S

Legend

Subject Property Case

MIAMI-DADE COUNTY

SKETCH CREATED ON: Tuesday, June 18, 2013

REVISION	DATE	BY
		21

MIAMI-DADE COUNTY

AERIAL YEAR 2012

Process Number

Z2013000053

Legend

- MDC STL Index Poly
- Subject Property
- Zoning

N W E S

Section: 32 Township: 54 Range: 39
Applicant: FIVE STAR JEWELERS, INC.
Zoning Board: C11
Commission District: 11
Drafter ID: JEFFER GURDIAN
Scale: NTS

MIAMI-DADE COUNTY

SKETCH CREATED ON: Tuesday, June 18, 2013

REVISION	DATE	BY
		22

MIAMI-DADE COUNTY
RADIUS MAP

Process Number
Z2013000053
RADIUS: 2640

Section: 32 Township: 54 Range: 39
Applicant: FIVE STAR JEWELERS, INC.
Zoning Board: C11
Commission District: 11
Drafter ID: JEFFER GURDIAN
Scale: NTS

N
W E
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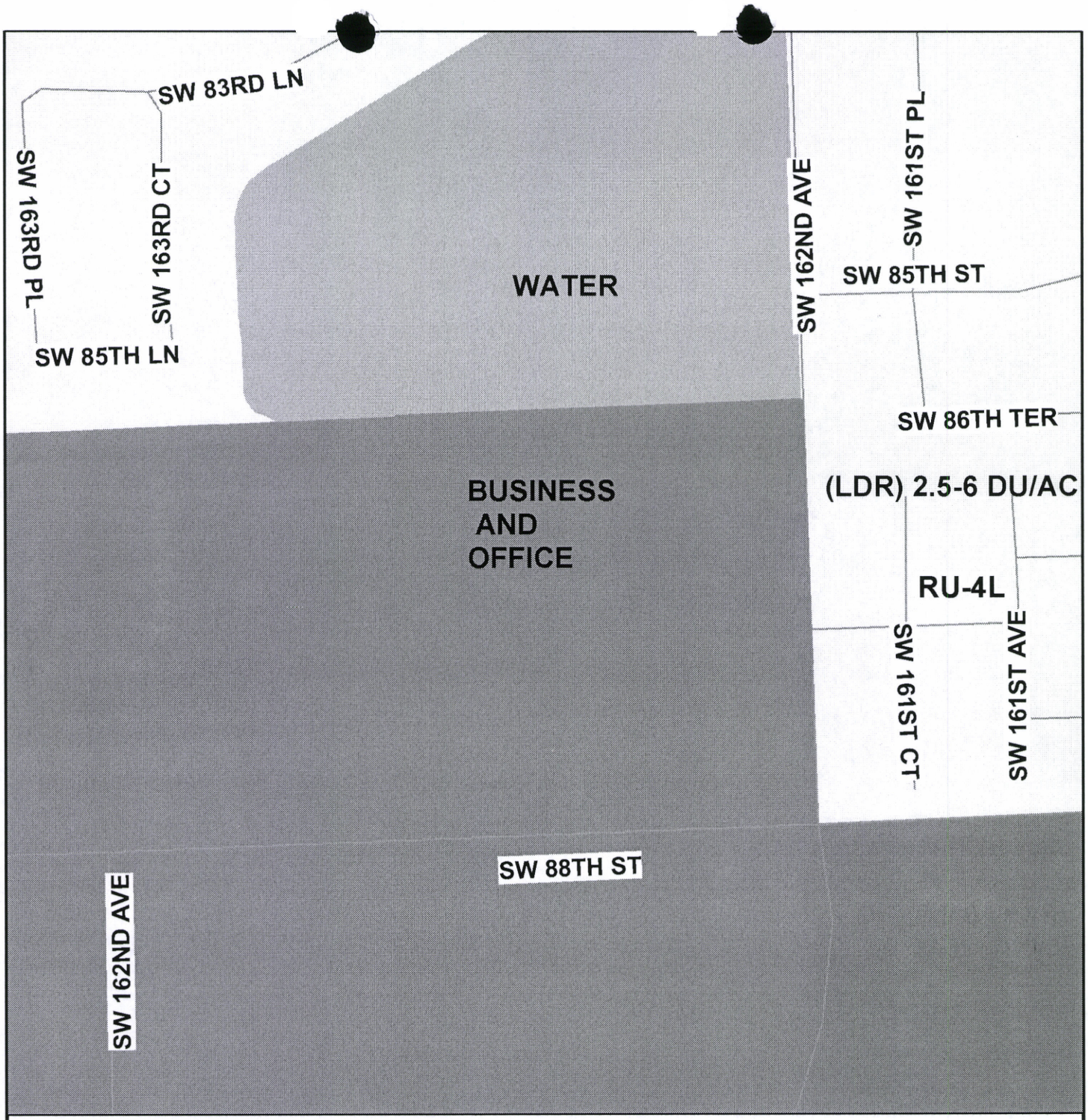
Legend
Subject Property
Buffer

MIAMI-DADE COUNTY

SKETCH CREATED ON: Tuesday, June 18, 2013

REVISION	DATE	BY

23



MIAMI-DADE COUNTY
CDMP MAP

Process Number
Z2013000053

Section: 32 Township: 54 Range: 39
Applicant: FIVE STAR JEWELERS, INC.
Zoning Board: C11
Commission District: 11
Drafter ID: JEFFER GURDIAN
Scale: NTS

N
W E
S

Legend

Subject Property Case

Zoning

MIAMI-DADE COUNTY

SKETCH CREATED ON: Tuesday, June 18, 2013

REVISION	DATE	BY

MK 10/22/13

MK 11/25/13

Miami-Dade County Department of Regulatory and Economic Resources
Staff Report to Community Council No. 11

PH: Z13-053 (13-11-CZ11-1) **November 7, 2013**
Item No. 1

Recommendation Summary	
Commission District	11
Applicant	Five Star Jewelers, Inc.
Summary of Requests	The applicant is seeking a Use Variance to allow a pawnbroker use for secondhand jewelry only in a more restrictive zoning district.
Location	16205 SW 88th Street, Miami-Dade County, Florida.
Property Size	7.53 acres
Existing Zoning	BU-1A
Existing Land Use	Retail
2015-2025 CDMP Land Use Designation	Business and Office (see attached Zoning Recommendation Addendum)
Comprehensive Plan Consistency	Consistent with interpretative text, goals, objectives and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311(A)(4)(a), **Use Variance** standards (see attached Zoning Recommendation Addendum)
Recommendation	**Denial without prejudice.**

REQUEST:

USE-VARIANCE to permit a pawn broker use in the BU-1A zone, as would be permitted in the BU-3 zone, only upon approval after public hearing.

Plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled "New Shopping Center Plaza", as prepared by Octavio A. Santurio A.I.A. dated stamped received 5/22/13 and consisting of 2 sheets and a plan entitled "Five Star Jewelers" as prepared by Roger Perez, dated stamped received 6/25/13, consisting of 1 sheet for a total of 3 sheets. Plans may be modified at public hearing.

PROJECT DESCRIPTION AND PROJECT HISTORY:

The site has been the subject of several zoning actions from 1988 to 1993, for district boundary changes, modifications to prior declarations of restrictions and plans, and variances from the zoning regulations. The current application seeks a pawn broker use in the BU-1A zone, as would be permitted in the BU-3 zone, only upon approval after public hearing, for the pawning of jewelry only. The site plan submitted by the applicant depicts an existing 1,204 sq. ft. jewelry store within an 87,939 sq. ft. shopping center.

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	**Land Use Designation**
Subject Property	BU-1A; shopping center	Business and Office
North	RU-3M; lake	Water
South	BU-1A; restaurants BU-2; vacant land & bodies of water	Business and Office
East	RU-TH; townhouse residences RU-4L; single-family residences BU-1A; restaurant	Low Density Residential, (2.5 to 6 dua) Business and Office
West	BU-1A; shopping center	Business and Office

NEIGHBORHOOD COMPATIBILITY:

The subject property is located within a shopping center located at 16205 SW 88 Street. The area surrounding the subject property is characterized by commercial uses to the west, residential uses to the east, a lake to the north and vacant land to the south.

SUMMARY OF THE IMPACTS:

The approval of this application will provide an additional service for the surrounding community. However, approval of the request to allow a pawnbroker use which is typically located in a zoning district that allows more intensive commercial uses only upon approval after public hearing, could have a negative impact on the surrounding area. Furthermore, approval of the same could result in an increase in the intensity and types of uses that would be allowed in this area.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map designates the subject property for ***Business and Office*** use. *This category accommodates the full range of sales and service activities. Included are retail, wholesale, personal and professional services, call centers, commercial and professional offices, hotels, motels, hospitals, medical buildings, nursing homes (also allowed in the institutional category), entertainment and cultural facilities, amusements and commercial recreation establishments such as private commercial marinas.* As such, the existing jewelry store use and requested pawnbroker use are **consistent** with the CDMP Land Use Element interpretative text for the Business and Office designation.

The CDMP Land Use Element **Objective LU-4** states that *Miami-Dade County shall, by the year 2015, reduce the number of land uses, which are inconsistent with the uses designated on the LUP map and interpretive text, or with the character of the surrounding community.* The **Land Use Element Policy LU-4A** of said interpretive text provides that *when evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering, and safety, as applicable.* Staff notes that the existing jewelry store is located within a shopping center that consists of various commercial uses such as a grocery store, restaurants, a karate studio, beauty salon, a mail store, and office uses, among other uses. In staff's opinion, the requested pawnbroker use for jewelry only is an accessory use to the existing jewelry store and therefore, would be **consistent** with the Business and Office designation on the CDMP Land Use Plan map and **consistent** with **Objective LU-4** based on the criteria outlined in **Land Use Element Policy LU-4A.**

ZONING ANALYSIS:

The current application seeks approval of a use variance, under Section 33-311(A)(4)(a) to permit a pawnbroker use in the BU-1A zoning district as would be permitted in the BU-3 district only upon approval after public hearing. The letter of intent indicates that the applicant intends to limit the pawnbroker use solely for jewelry and will not permit the pawning of other merchandise.

The existing jewelry store is located within a shopping center that is within the BU-1A zoning district, surrounded by commercially and residentially zoned properties and provides the residential properties with access to neighborhood services for the residents. However, the

proposed pawnbroker use is only permitted in the BU-3 zoning district upon approval after public hearing. Staff notes that the applicant is requesting this use variance in order to establish a pawnbroker, which is not permitted in the existing BU-1A zoning district. Although the BU-3 district provides for a host of uses that are significantly more intense than those allowed in the BU-1A district, such as gun shops; secondhand stores for the disposal of furniture, fixtures and tools; locksmith shops, sharpening and grinding shops; garage and mechanical services; commercial chicken hatcheries; and pawnbrokers; the applicant has indicated that the pawn broker use would be limited to the pawning of secondhand jewelry only in conjunction with the existing jewelry store.

When the subject request, to permit a pawnbroker use in the BU-1A zone, as would be permitted in the BU-3 zone only upon approval after public hearing, is analyzed under Section 33-311(A)(4)(a), Use Variance Standards, staff opines that the request is not consistent with the general purpose and intent of the zoning regulations. Section 33-311(A)(4)(a) provides that a **use variance** permits a use of land other than that which is prescribed by the zoning regulations. The standard stipulates that *the Board shall hear and grant applications for use variances from the terms of the zoning regulations as will not be contrary to the public interest where, owing to special conditions,* ***a literal enforcement of the provisions thereof will result in unnecessary hardship****, and so the spirit of the regulations shall be observed and substantial justice done; and further provided that the use variance will be in harmony with the general purpose and intent of the regulations.* To prove an unnecessary hardship the applicant must demonstrate that without the requested use variance, the applicant, under the existing zoning, has lost all reasonable use of the property.

Based on the information provided by the applicant, staff opines that the applicant has not demonstrated any special conditions related to the subject site where the literal enforcement of applicable zoning district provisions would result in an unnecessary hardship. As previously discussed, the subject property is currently in use and operating as a jewelry store; as such, provides the applicant with economic use and benefit. Furthermore, Section 33-247 of the Code provides over forty-five (45) uses permitted in the BU-1A zoning district, which allow for the reasonable use and benefit of the subject property. Staff is of the opinion that the approval of the use variance request will not be in harmony with the general purpose and intent of the regulation, and that the applicant has not demonstrated a loss of all reasonable use of the property under the existing zoning. **As such, staff recommends denial without prejudice of the request for the proposed pawnbroker use under the Use Variance Section 33-311(A)(4)(a).**

CIRCULATION AND PARKING:

The subject property has ingress and egress points along SW 88 Street and SW 162 Avenue.

ENVIRONMENTAL REVIEW: Not applicable.

OTHER: Not applicable.

RECOMMENDATION: **Denial without prejudice.**

CONDITIONS FOR APPROVAL: **None.**

ES:MW:NN:CH:JC

~~Eric Silva~~, AICP, Assistant Director
Development Services Division
Miami-Dade County
Department of Regulatory and Economic Resources

ZONING RECOMMENDATION ADDENDUM

Five Star Jewelers, Inc.
Z13-053

NEIGHBORHOOD SERVICES PROVIDER COMMENTS*	
Regulatory and Economic Resources (Environmental Division)	No objection
Platting and Traffic Review Section (RER)	No objection
Parks, Recreation and Open Spaces	No objection
Fire Rescue	No objection
Police	No objection
Schools	No objection
*Subject to conditions in their memorandum.	

COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP) OBJECTIVES, POLICIES AND INTERPRETATIVE TEXT

Business and Office (Pg. I-41)	*This category accommodates the full range of sales and service activities. Included are retail, wholesale, personal and professional services, call centers, commercial and professional offices, hotels, motels, hospitals, medical buildings, nursing homes (also allowed in the institutional category), entertainment and cultural facilities, amusements and commercial recreation establishments such as private commercial marinas.*
Land Use Objective 4 (Pg. I-11)	*Miami-Dade County shall, by the year 2015, reduce the number of land uses, which are inconsistent with the uses designated on the LUP map and interpretive text, or with the character of the surrounding community.*
Policy LU-4A (Page I-11)	*When evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering, and safety, as applicable.*

PERTINENT ZONING REQUIREMENTS/STANDARDS

Section 33-311(A)(4)(a) Use Variances From Other Than Airport Regulations.	*The Board shall hear and grant applications for **use variances** from the terms of the zoning regulations as will not be contrary to the public interest, where owing to special conditions, a literal enforcement of the provisions thereof will result in **unnecessary hardship**, and so the spirit of the regulations shall be observed and substantial justice done; provided, that the use variance will be in harmony with the general purpose and intent of the regulation, and that the same is the minimum use variance that will permit the reasonable use of the premises. A "use variance" is a variance which permits a use of land other than which is prescribed by the zoning regulations and shall include a change in permitted density.*

1. FIVE STAR JEWELERS, INC.
(Applicant)

13-11-CZ11-1 (13-053)
Area 11/District 11
Hearing Date: 11/05/13

Property Owner (if different from applicant) **Kendall Park Plaza, LTD.**

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:

Year	Applicant	Request	Board	Decision
1988	City National Bank of Miami, Trustee	- Zone change from GU to RU-3M, BU-1A. - Unusual Use for Lake Excavation. - Non-Use Variance of Lot Area.	BCC	Approved with condition(s)
1990	City National Bank, Trustee	- Modification of plan of Resolution.	ZAB	Approved with condition(s)
1992	City National Bank, Trustee	- Modification of Condition of Resolution.	ZAB	Denied without prejudice
1992	City National Bank	- Modification of Declaration of Resolution.	BCC	Approved
1993	City National Bank, Trustee	- Modification of Condition of Resolution.	BCC	Appeal Approved, Application Approved
1993	City National Bank	- Zone change from GU to RU-3M. - Modification of Declaration of Resolution.	BCC	Approved with condition(s)

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.

Memorandum

MIAMI-DADE COUNTY

Date: August 13, 2013

To: Jack Osterholt, Director
Department of Regulatory and Economic Resources

From: Jose Gonzalez, P.E.
Department of Regulatory and Economic Resources

Subject: C-11 #Z2013000053-1st Revision
Five Star Jewelers, Inc.
16205 SW 88th Street, Miami, Fl
Use Variance to Permit a Pawnbroker
(BU-1A) (7.53 Acres)
32-54-39

The subject application has been reviewed by the Department of Regulatory and Economic Resources-Division of Environmental Resources Management (DERM) for compliance with the requirements of Chapter 24 of the Miami-Dade County Code (the Code) and meets the minimum requirements of the Code. Accordingly, the application may be scheduled for public hearing.

Wellfield Protection

The subject property is located within the West Wellfield interim protection area. The Board of County Commissioners approved a wellfield protection ordinance for this wellfield. This ordinance provides for stringent wellfield protection measures that restrict development, and regulate land uses 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 running with the land in favor of Miami-Dade County, as required by Section 24-43(5)(a) of the Code. The covenant provides that hazardous materials shall not be used, generated, handled, discharged, disposed of or stored on the subject property.

Potable Water Service

The subject property is currently connected to public water. Water services are provided by Miami-Dade Water and Sewer Department. Therefore, connection of the proposed development to the public water supply system shall be required in accordance with the Code requirements.

Existing public water 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 for this proposed development order.

Wastewater Disposal

The subject property is currently connected to public sanitary sewer. Sewer services are provided by Miami-Dade Water and Sewer Department. All sewer lines serving the property shall comply with the exfiltration standards as applied to development within wellfield protection areas.

Currently, the corresponding downstream sanitary pump station 30-0648 is operating under Conditional Moratorium; downstream pump stations 30-0536 and the South District Wastewater Treatment Plant are operating in compliance within the requirements set forth in the First Partial Consent Decree, Case No.93-1109 CIV-Moreno, between the Environmental Protection Agency and Miami Dade County. Based on the letter of intent, to include resale, consign and pawning as an expansion of services in the existing jewelry store, will not result in an increase in the amount of wastewater flow generated at this location and can be considered as a no net increase during the sewer capacity certification process.

Stormwater Management
The proposed change will not affect the existing stormwater management system.

Wetlands
The subject property is located within the Bird Drive Wetlands Basin, in an area that normally contains wetlands. However, this property has already been included as part of a larger project, under Class IV Wetlands Permit FW87-110. All Class IV Wetland Permit requirements for this property have been completed under the previously issued permit. Therefore, this Section has no objection to the scheduling of this zoning application.

The applicant is advised that permits from the Army Corps of Engineers (305-526-7181), the Florida Department of Environmental Protection (561-681-6600) and the South Florida Water Management District (1-800-432-2045) may be required for the proposed project. It is the applicant's responsibility to contact these agencies.

Tree Preservation
The proposal stated on the letter of intent will not impact tree resources. Therefore, the Tree Permitting Program has no objection to this zoning application. Be advised that a Miami-Dade County Tree Removal/Relocation Permit is required prior to the removal and/or relocation of any tree that is subject to the Tree Preservation and Protection provisions of the Code.

Enforcement History
There are no open or closed enforcement records for violations of Chapter 24 of the Code for the subject property.

Concurrency Review Summary
A concurrency review has been conducted for this application and has determined that the same meets all applicable LOS standards for an initial development order, as specified in the adopted CDMP 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.

This memorandum shall constitute written approval as required by Chapter 24 of the Code.

If you have any questions concerning the comments or wish to discuss this matter further, please contact Christine Velazquez at (305) 372-6764.

cc: Eric Silva, Department of Regulatory and Economic Resources

Memorandum

MIAMI-DADE COUNTY

Date: July 15, 2013

To: Eric Silva, Assistant Director
Department of Regulatory and Economic Resources

From: Raul A. Pino, PLS, Chief
Platting and Traffic Review Section
Department of Regulatory and Economic Resources

Subject: Z2013000053
Name: Five Star Jewelers, Inc.
Location: 16205 SW 88 Street
Section 32 Township 54 South Range 39 East

The Department of Regulatory and Economic Resources Platting and Traffic Review Section has reviewed the subject application and has no objections.

This land complies with Chapter 28 of the Miami-Dade County Code and was approved under Waiver of Plat D-20208.

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

Memorandum

MIAMI-DADE COUNTY

Date: July 1, 2013

To: Eric Silva, Assistant Director
Regulatory and Economic Resources Department

From: Christopher Rose
Assistant Director, Administration
Public Works and Waste Management Department

Subject: #13_053
Five Star Jewelers, Inc

The Public Works and Waste Management Department (PWWM) has no objections to the proposed application.

The application requests a use variance to permit the pawning of second hand jewelry in connection to an existing jewelry store. The jewelry store on the property will likely be considered a commercial unit per Chapter 15 of the County Code. As the PWWM does not actively compete for commercial waste collection service at this time, waste collection services may be provided by a private waste hauler. The application will have no impact or any associated costs.

The PWWM does not assess or adjust estimated capacity requirements based on the impacts of individual developments. Instead, the Department maintains sufficient disposal capacity to accommodate five years of waste flows committed to the system through long-term interlocal agreements or contracts with municipalities and private waste haulers and anticipated non-committed waste. The PWWM is in compliance with this standard, meaning that there is adequate disposal capacity to meet projected growth in demand, inclusive of the application reviewed here, which is not anticipated to have a negative impact on disposal service.

If you should have any questions, please do not hesitate to contact Stacey McDuffie of the Fiscal Management and Planning Division at 305-514-6661.

Memorandum

MIAMI-DADE COUNTY

Date: July 31, 2013

To: Jack Osterholt, Deputy Mayor
Director, Regulatory and Economic Resources Department

From: Maria I. Nardi, Chief
Planning and Research Division
Parks, Recreation and Open Spaces Department

Subject: Z2013000053: FIVE STAR JEWELERS, INC.
Revised plans dated stamped received through 5-22-2013

Application Name: FIVE STAR JEWELERS, INC.

Project Location: The site is located at 16205 SW 88 STREET, Miami-Dade County.

Proposed Development: The applicant is seeking approval for a use variance to permit a pawn shop.

Impact and demand: The request of this application does not generate any additional residential population, and therefore the CDMP Open Space Spatial Standards do not apply.

Recommendation: PROS has no pertinent comments for this application concerning impact or demand on existing County parks, proposed or budgeted service expansion, nor do we perform a concurrency review. Therefore, based on our findings described herein **PROS HAS NO OBJECTION TO THIS APPLICATION**.

If you need additional information or clarification on this matter, please contact John Bowers at (305) 755-5447.

MN:jb
Cc: John M. Bowers, Parks Property Management Supervisor

REVISION 1

Memorandum

Date: 26-JUN-13

To: Jack Osterholt, Director
Department of Regulatory and Economic Resources

From: Dave Downey, Fire Chief
Miami-Dade Fire Rescue Department

Subject: Z2013000053

Fire Prevention Unit:

No objection.

Service Impact/Demand

Development for the above Z2013000053
located at 16205 SW 88 STREET, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 1777 is proposed as the following:

N/A residential	dwelling units	N/A industrial	square feet
N/A Office	square feet	N/A institutional	square feet
N/A Retail	square feet	N/A nursing home/hospitals	square feet

Based on this development information, estimated service impact is: N/A alarms-annually.
The estimated average travel time is: 5:33 minutes

Existing services

The Fire station responding to an alarm in the proposed development will be:

Station 56 - West Sunset - 16250 SW 72 Street
Rescue, ALS Engine Haz Mat Support

Planned Service Expansions:

The following stations/units are planned in the vicinity of this development:

None.

Fire Planning Additional Comments

Not applicable to service impact analysis.

For information regarding the aforementioned comments, please contact the Miami-Dade Fire Rescue Department Planning Section at 786-331-4540.

DATE: 11-OCT-13

BUILDING AND NEIGHBORHOOD COMPLIANCE DEPARTMENT

ENFORCEMENT HISTORY OF VIOLATIONS OF CHAPTER 19 AND CHAPTER 33 OF THE MIAMI-DADE COUNTY CODE

FIVE STAR JEWELERS, INC.

APPLICANT

16205 SW 88 STREET, MIAMI-DADE COUNTY, FLORIDA.

ADDRESS

Z2013000053

HEARING NUMBER

HISTORY:

NC: THERE ARE NO CURRENT OPENED OR CLOSED NEIGHBORHOOD COMPLIANCE CASES.
BLDG: THERE ARE NO CURRENT OPENED OR CLOSED BUILDING SUPPORT CASES

FIVE STAR JEWELERS, INC

OUTSTANDING FINES, PENALTIES, COST OR LIENS INCURRED PURSUANT TO CHAPTER 8CC:

REPORTER NAME:

DISCLOSURE OF INTEREST*

If a **CORPORATION** owns or leases the subject property, list principal, stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: **Five Star Jewelers, Inc.**

NAME AND ADDRESS	Percentage of Stock
Jorge L. Carvajal	100%
13804 SW 152 Street	
Miami, Florida 33177	

If a **TRUST** or **ESTATE** owns or leases the subject property, list the trust beneficiaries and percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME: _____

NAME AND ADDRESS	Percentage of Interest

23053

BY AH

If a **PARTNERSHIP** owns or leases the subject property, list the principals including general and limited partners. [Note: Where partner(s) consist of other partnership(s), corporation(s), trust(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interests].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: **Kendall Park Plaza, Ltd.** F/K/A Century On Time, Inc

NAME AND ADDRESS	Percentage of Ownership
On-Time Construction, Corp	2 %
- Agustin Herran 100 %	
General Real Estate Corporation	49 %
- Agustin Herran 100 %	
GREC, LLC	49 %

- Agustin Herran 49 %
- Agustin & Rosa I. Herran Children's Irrevocable Trust FBO Victoria Herran 51 %
  - Victoria Herran 100 %
- Agustin & Rosa I. Herran Children's Irrevocable Trust FBO Isabella Herran 51 %
  - Isabella Herran 100 %

If there is a **CONTRACT FOR PURCHASE** by a Corporation, Trust or Partnership, list purchasers below including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or similar entities, further disclosure shall be made to identify natural persons having ultimate ownership interests].

NAME OF PURCHASER: _____

NAME AND ADDRESS (if applicable)	Percentage of Interest

Date of contract: _____

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

_____

_____

NOTICE: For changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final

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

Signature: Jorge L. Campos (Applicant)

Sworn to and subscribed before me this 11 day of April, 2013 Affiant is personally known to me or has produced _____ as identification.

Clara I Mirabal
(Notary Public)

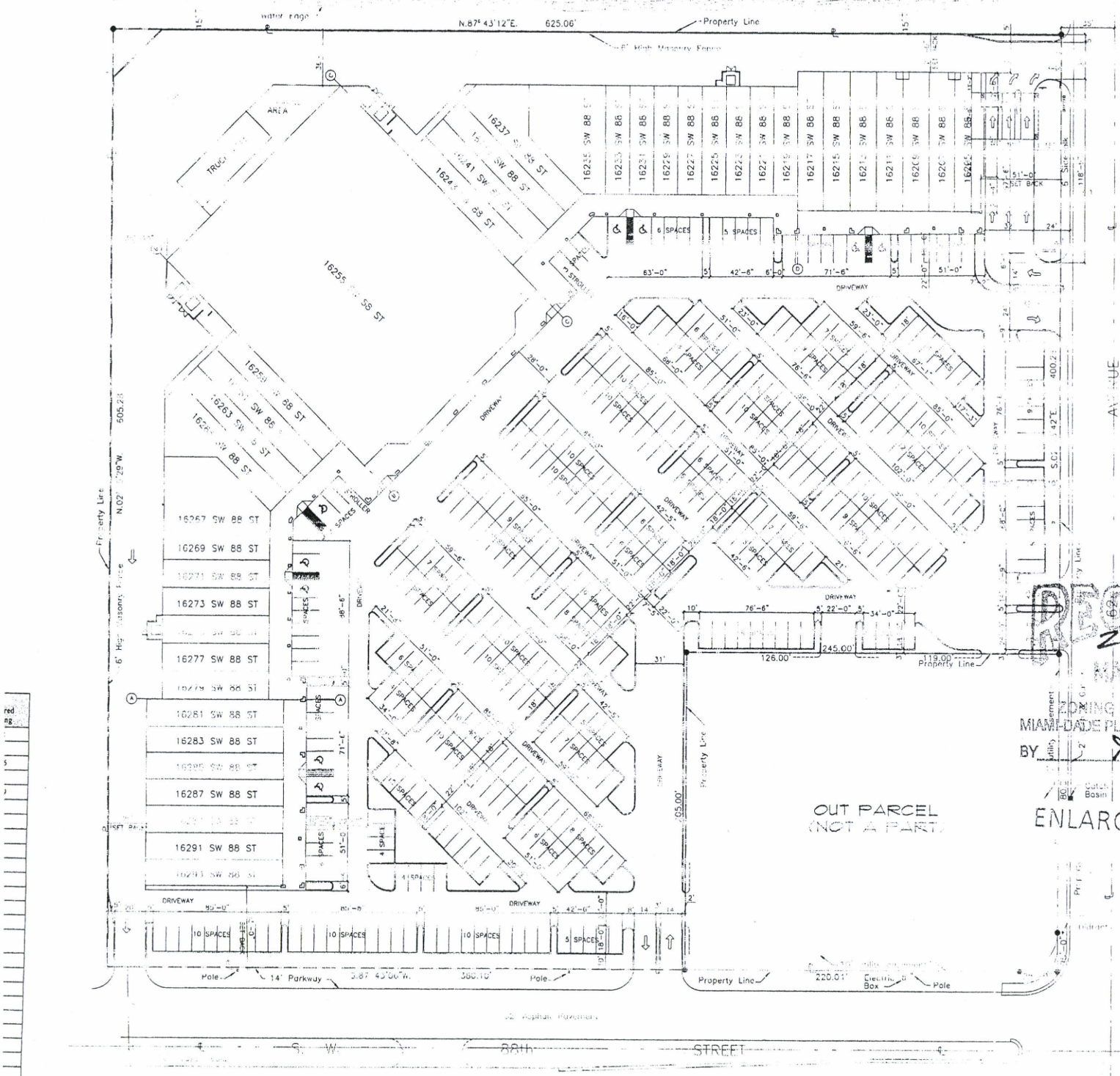
CLARA I. MIRABAL
MY COMMISSION # EE 164571
EXPIRES: February 12, 2016
Bonded Thru Notary Public Underwriters

My commission expires _____

*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.

13-053

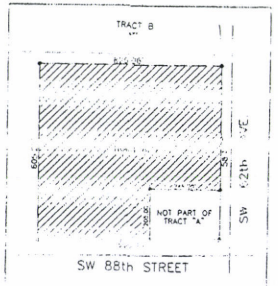
AH



RECEIVED
213-053
MAY 22 2013
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY AH

ENLARGED SITE PLAN

213-053



LOCATION SKETCH NTS.

LEGAL DESCRIPTION:

TRACT "A" LESS THE EAST 245.00 FEET OF THE SOUTH 205.00 FEET OF WEST KENDALL BEST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 161 AT PAGE 33, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

ZONING LEGEND:

ZONING:	BU-1A (Business-Limited District)
GROSS LAND AREA:	615.00ft x 370.45 sq.ft. or 8.68 acres
OUTPARCEL AREA: (NOT A PART)	205'x245' = 50,225 sq.ft. or 1.15 acres
NET LAND AREA:	378.21 - 50,225 = 327,900 sq.ft. or 7.53 acres
BUILDING AREA:	89,253 sq.ft. # Ground Floor

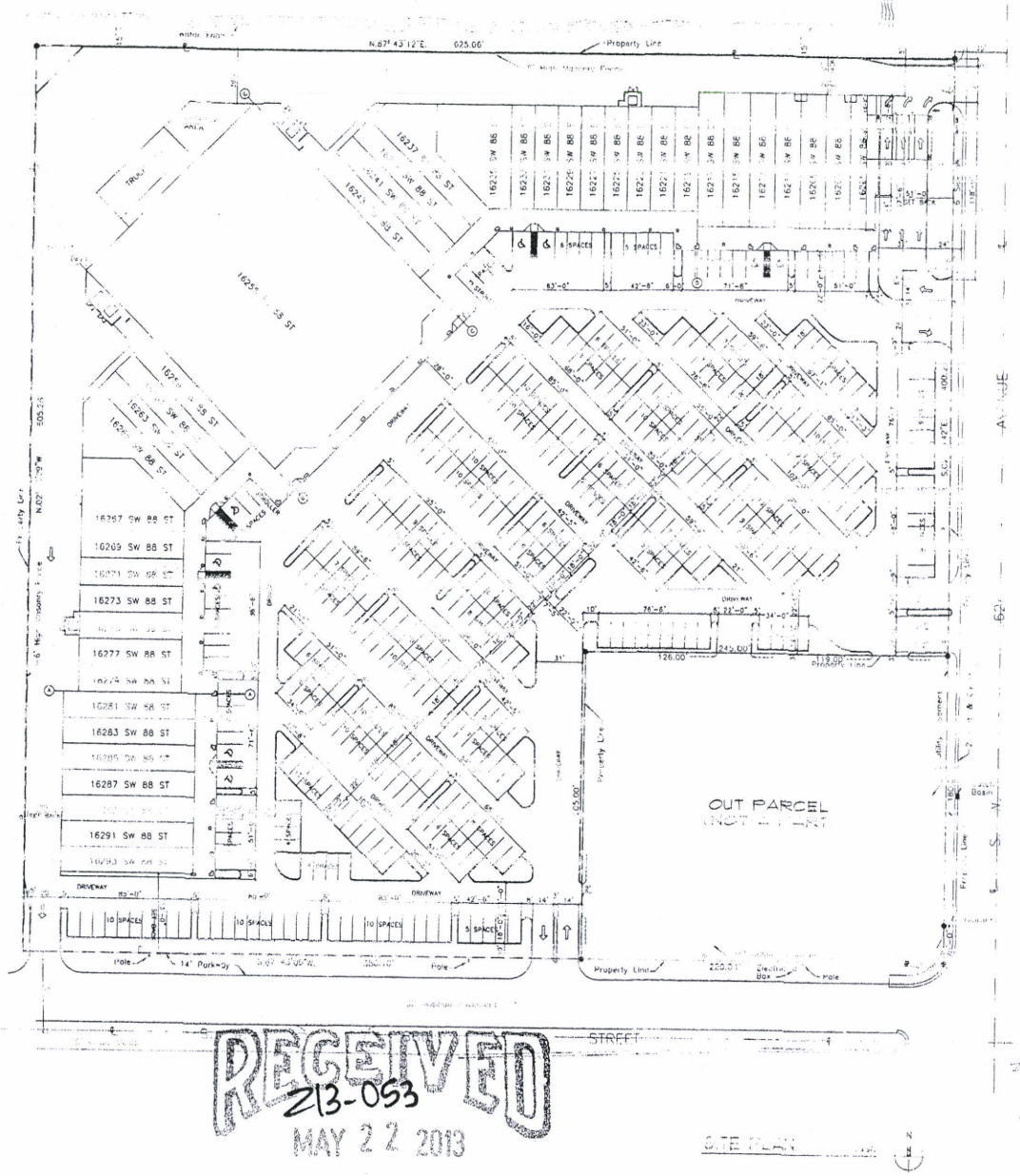
Rent Roll - Occupancy Summary
As of Date: 04/19/2013 Show Excluded Units: No Show All Allocations

Property: Kendal Park Plaza, Ltd. - Kendall

Unit	Lease Name	Area	Monthly Base Rent Per Lease	Parking Ratio	Required Parking
16209	JPMorgan Chase Lease		4,556	1/250	18.2
16211	Maria Roldan and Gen (Beauty Salon)		1,508	1/250	6.03
16215	Block Belt for Life		3,016	1/100	30.16
16217	Vacant		1,585	1/250	6.34
16219	Subway Real Estate C		1,109	1/50 @50%	11.09
16221	AMK Insurance & Fina		1,103	1/300	3.67
16223	H&R Block Eastern Un		1,103	1/300	3.67
16225	Dominican Beauty Salon		1,103	1/250	4.41
16227	Accessory Express, I		1,103	1/250	4.41
16229	Peking One, Inc.		1,103	1/50@50%	11.03
16231	Hometown Medical Equ		1,103	1/250	4.41
16233	South Dental Clinic,		1,104	1/300	3.68
16235	Future Leaders Academy		2,800	1/250	11.20
16237	Future Leaders Academy		4,698	1/250	18.79
16239 16263	Dance Elite Dance St		2,358	1/100	23.58
16241	Worldsmartshopping.co (Home Décor)		823	1/250	3.30
16243	Nueva Mundo Company		815	1/250	3.26
16255	Sedano's Supermarket		30,700	1/250	122.80
16259	Family Dollar Stores		7,469	1/250	29.87
16267	Black Coral Gallery (Adult Day Care)		2,284	1/500	4.56
16269	A. James Segal, MD		1,221	1/300	4.07
16271	Five Star Jewelers		1,221	1/250	4.88
16273	Shoes from 5, Inc.		1,221	1/250	4.88
16275	Servicentrega Kendall		1,221	1/250	4.88
16279	Cakeworld Bakery		2,450	1/250	9.80
16281	Alex Liquors, Inc.		1,586	1/250	6.34
16285	Steve's Pizza West,		3,016	1/50@50%	30.16
16293	Mattress Firm, Inc.		4,558	1/250	18.23
Summary			87,939		408

EXISTING PARKING AS PER SURVEY 430
REQUIRED PARKING AS PER CODE 408

#21866345 v1



SITE PLAN

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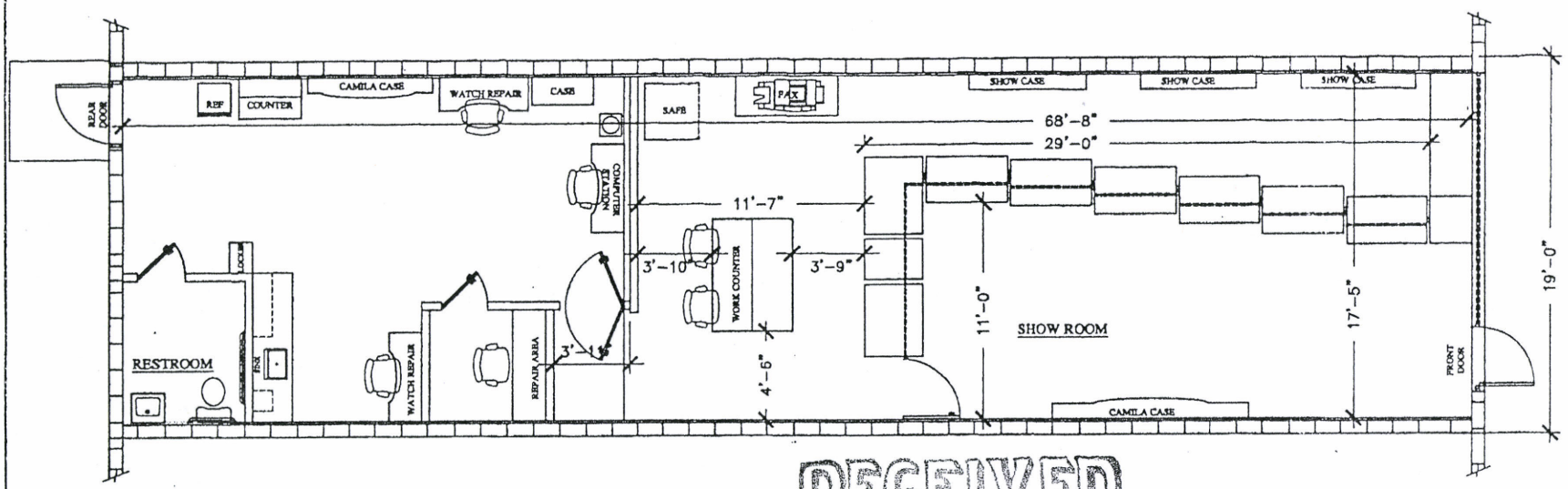
213-053
MAY 22 2013
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT
BY AU

213-053
AU

17

RECEIVED
Z13-053
JUN 25 2013
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY AH



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

RECEIVED
Z13-053
JUN 25 2013
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY AH

NOTE: ALL INFORMATION ON DRAWING WAS FIELD VERIFIED.

FIVE STAR JEWELERS

16271 N. KENDALL DR , MIAMI FL.

EXISTING JEWELRY SHOP

FLOOR PLAN

DATE: 06-17-13 PREPARED BY: ROGER PEREZ

RECEIVED
MIAMI-DADE COUNTY
PROCESS #: 213-053
DATE: MAY 22 2013
BY: SCB

Landscaping Legend
Chapter 18A-Ordinance 90-222

ZONE DISTRICT BU-1A

Gross Land _____(acre) Net Land 7.63 (acre) Water Bodies _____(acre)

	REQ	PROV
Landscape Open Space (if applicable)	18 %	18 %
Greenbelt (if applicable)	_____ feet	____ feet
Lawn Area (As defined in Ordinance)	20 % soded	20 %
Trees Trees per Net Lot: (Note: 30 % of required trees and/ or palms shall be native species. No more than 20% of the native tree requirement shall be Sabal Palmetto (cabbage palm)	168	174
Street Trees (Trees in the right of way (*) or in private property)*will require Public Works approval or Special Taxing District.	20	20
TOTAL NUMBER OF TREES	188	194
Shrubs (7 shrubs for each tree required) *30 % shrubs/hedges shall be native species. *Irrigation system required pursuant to Chapter 33 Dade County Code	1,316	2,160

Business (BU) and Indutrial (iu) zones

A). Open space required per Section 33 of Zoning Code
net lot area (sq. ft.) = 33,2621 x 18 % = 59,872 sq. ft.

B). Parking lot landscaping required per Chapter 18A-6 (J)
number of parking spaces = 470 x 10 sq.ft. = 4,700 sq.ft.

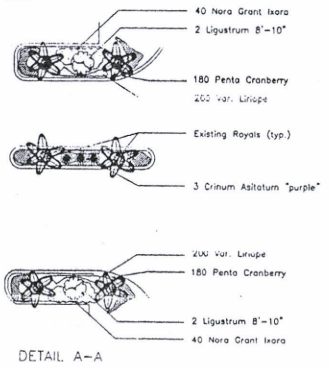
C). Add A + B = 64,572 sq. ft. (total lawn area required)

D). Maximum lawn area (sod) permitted 20 % of A + B = 64,582 sq. ft.
64,572 x .20 = 12,914 sq. ft.

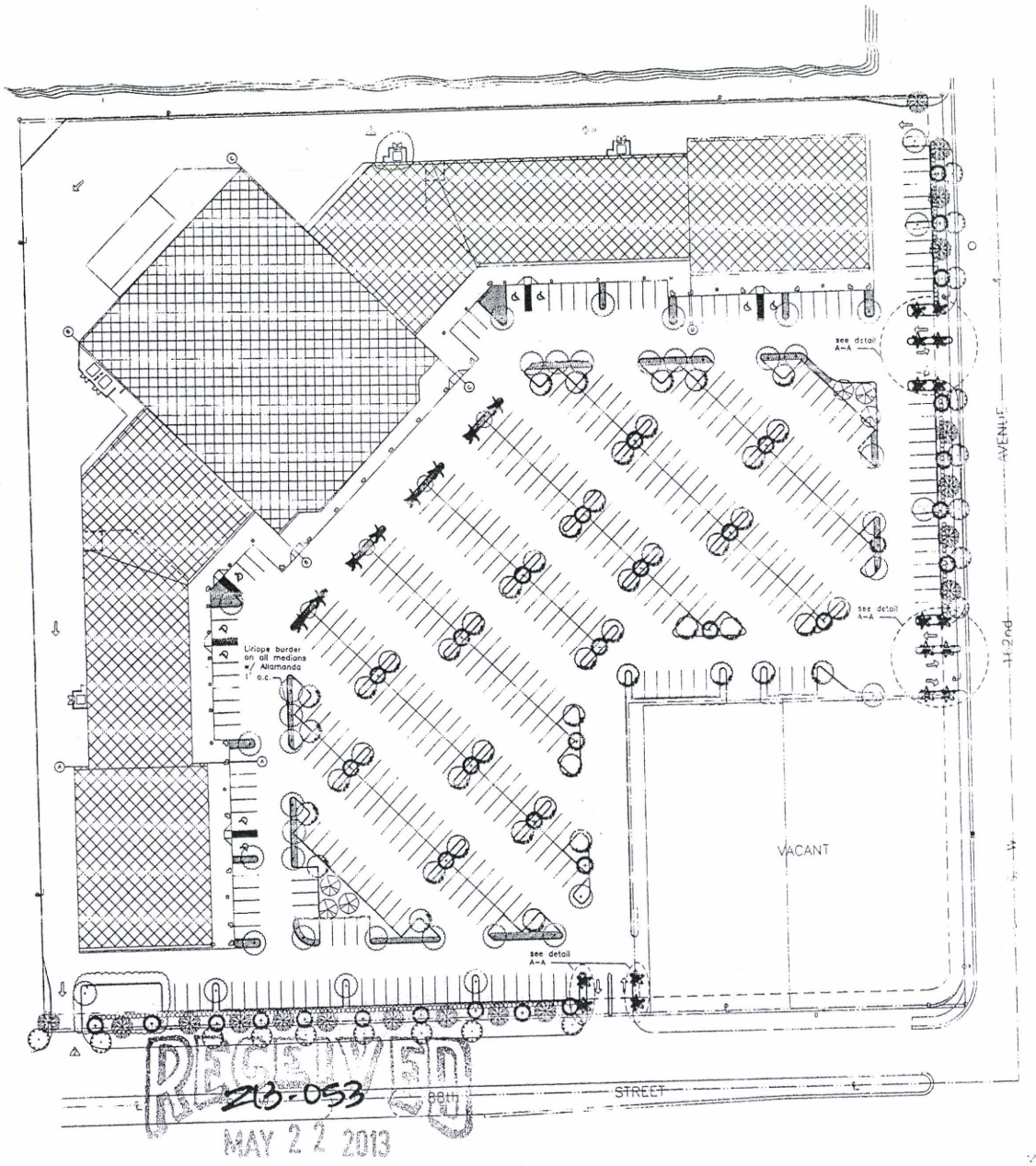
E). Maximum lawn area provided = 12,915 sq. ft. soded

Symbol	New	Qty.	Tree Name Scientific	Common	Native Species Yes/No	Size
	yes	8	Roystonia Elata	Florida Royal Palm	Yes	24'
	yes	18	Roystonia Elata	Florida Royal Palm	Yes	14'-16'
	yes	40	Tabebuia Pallida		No	10'-12'
	yes	48	Swietenia Mahogani	Mahogany	Yes	10'-12'
	yes	19	Quercus Virginiana	Live Oak	Yes	10'-12'
	yes	18	Conocarpus Erectus	Green Buttonwood	Yes	10'-12'
	yes	35	Callistemon Viminalis	Weeping Bottlebrush	No	10'
	yes	4	Cassia Surranttensis	Glaucous Cassia	No	10'
	yes	6	Tabebuia Argentia		Yes	10'-12'
Ixora	yes	240	Chrysobalanus Icaco		Yes	24"x24"
Ligustrum	yes	640	Allamanda Schotti		——	24"x24"
	——		hedge 2.5' o.c.		——	
	——	40,000 s.f.	Floratam "St. Augustin"		——	
	——	60 yds.	Cypress mulch 2" thick		——	
	yes	1280	Liriope "Evergreen Giant"		No	12"x12"

Note:
1. All material Florida Grade A
2. All landscaped area 2" thick mulch
3. 100% irrigation provided



DETAIL A-A



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213-053
MAY 22 2013
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY AH

1 = 30'

19

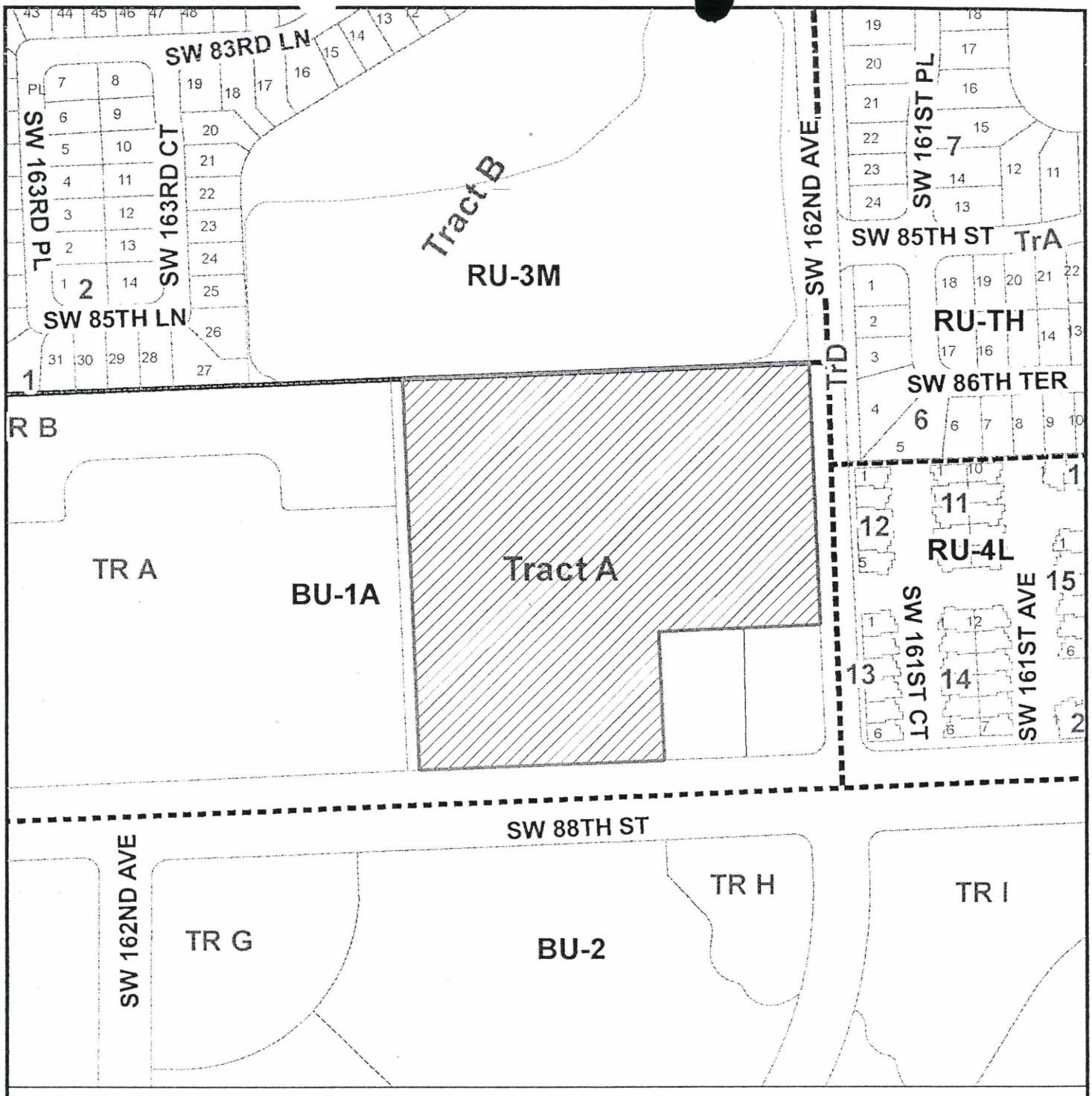
1	12-21-99
2	3-12-00

OCTAVIO A. SANTURIO A.I.A.
A R C H I T E C T
6262 bird road,suite 3E south miami, florida 33155
tel. 305) 665-9844/665-8866 fax661-7413
FL. LIR. 000679

OWNER: c/o AGUSTIN HERFAN
137.7 S.W. 152 ST. SUITE 102
MIAMI, FL 33177-1106 PH. (305) 234-7600

NEW SHOPPING PLAZA
SW 142nd AVE. AND
S.W. 88th STREET
MIAMI, FL 33196

DRAWN B.H.C.
CHECKED O.A.S.
DATE 04-14-97
SCALE 1"=30'
JOB NO. 9703
SHEET NO.
SP-2
1 OF SHEETS



MIAMI-DADE COUNTY

HEARING MAP

Process Number

Z2013000053

Section: 32 Township: 54 Range: 39
Applicant: FIVE STAR JEWELERS, INC.
Zoning Board: C11
Commission District: 11
Drafter ID: JEFFER GURDIAN
Scale: NTS

N
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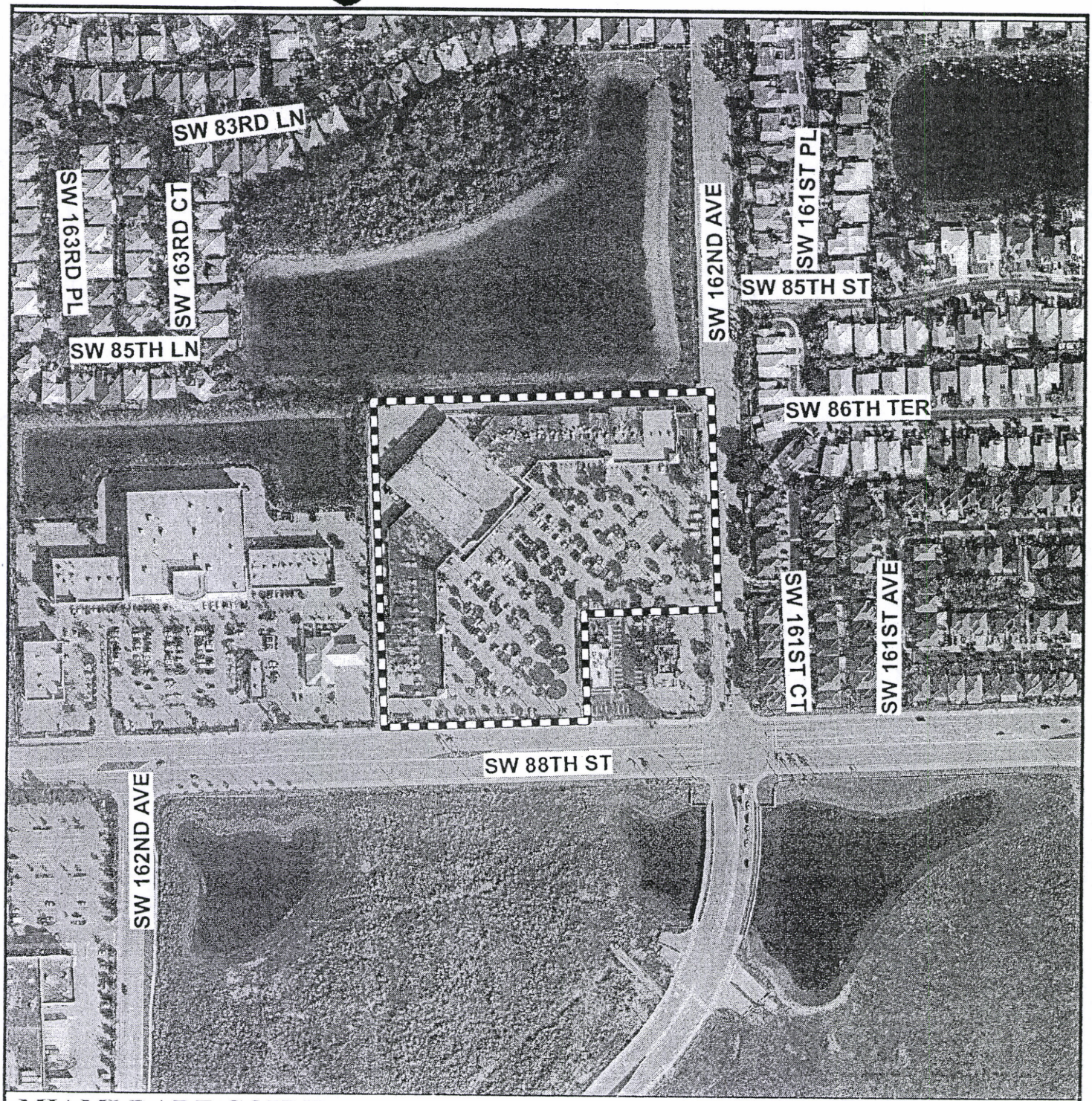
Legend

Subject Property Case

MIAMI-DADE COUNTY

SKETCH CREATED ON: Tuesday, June 18, 2013

REVISION	DATE	BY
		20



MIAMI-DADE COUNTY
AERIAL YEAR 2012

Process Number

Z2013000053

Legend
- MDC STL Index Poly
- Subject Property
- Zoning

N W E S

Section: 32 Township: 54 Range: 39
Applicant: FIVE STAR JEWELERS, INC.
Zoning Board: C11
Commission District: 11
Drafter ID: JEFFER GURDIAN
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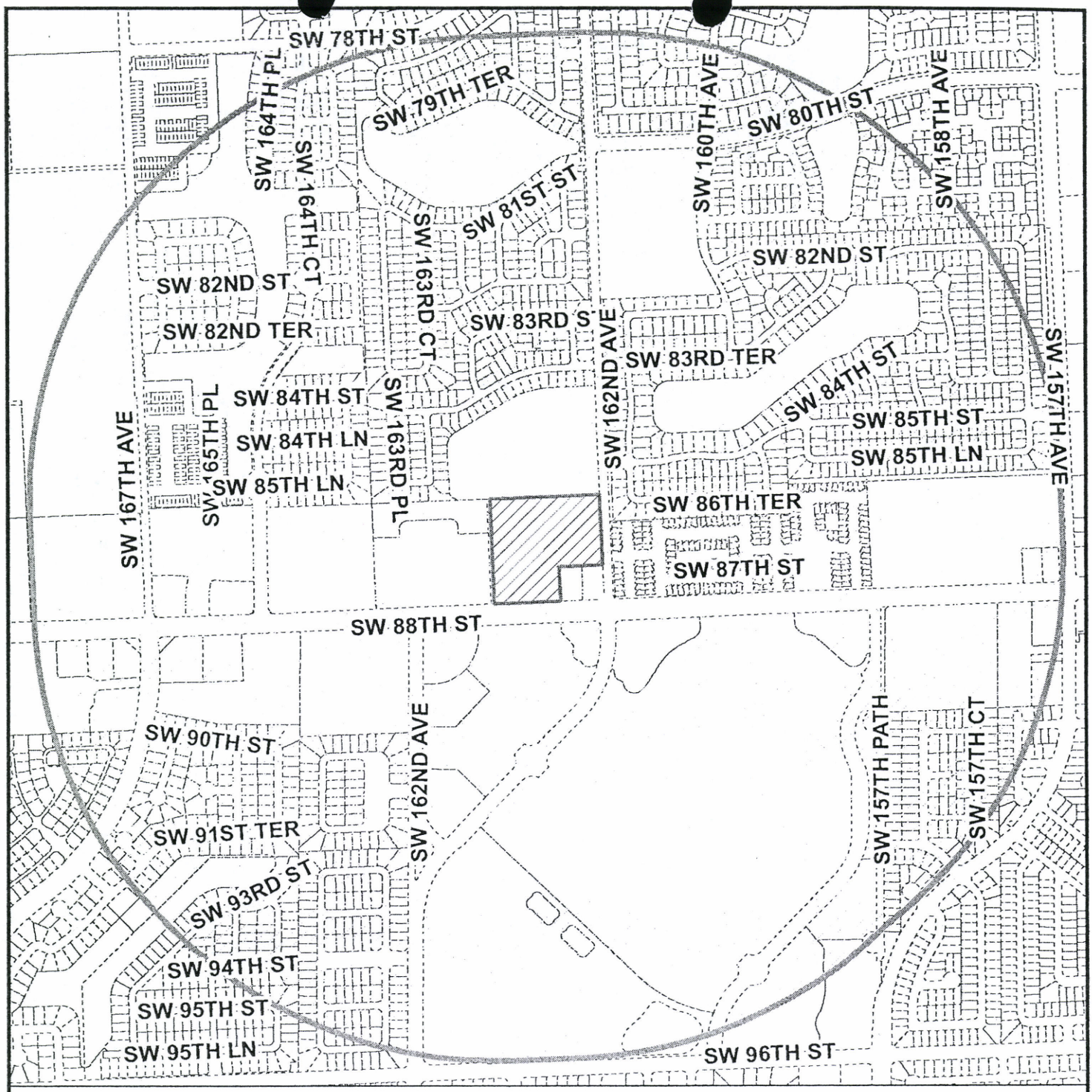
MIAMI-DADE COUNTY

SKETCH CREATED ON: Tuesday, June 18, 2013

REVISION	DATE	BY
		21



MIAMI-DADE COUNTY

RADIUS MAP

Process Number

Z2013000053

RADIUS: 2640

Section: 32 Township: 54 Range: 39
Applicant: FIVE STAR JEWELERS, INC.
Zoning Board: C11
Commission District: 11
Drafter ID: JEFFER GURDIAN
Scale: NTS

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Legend

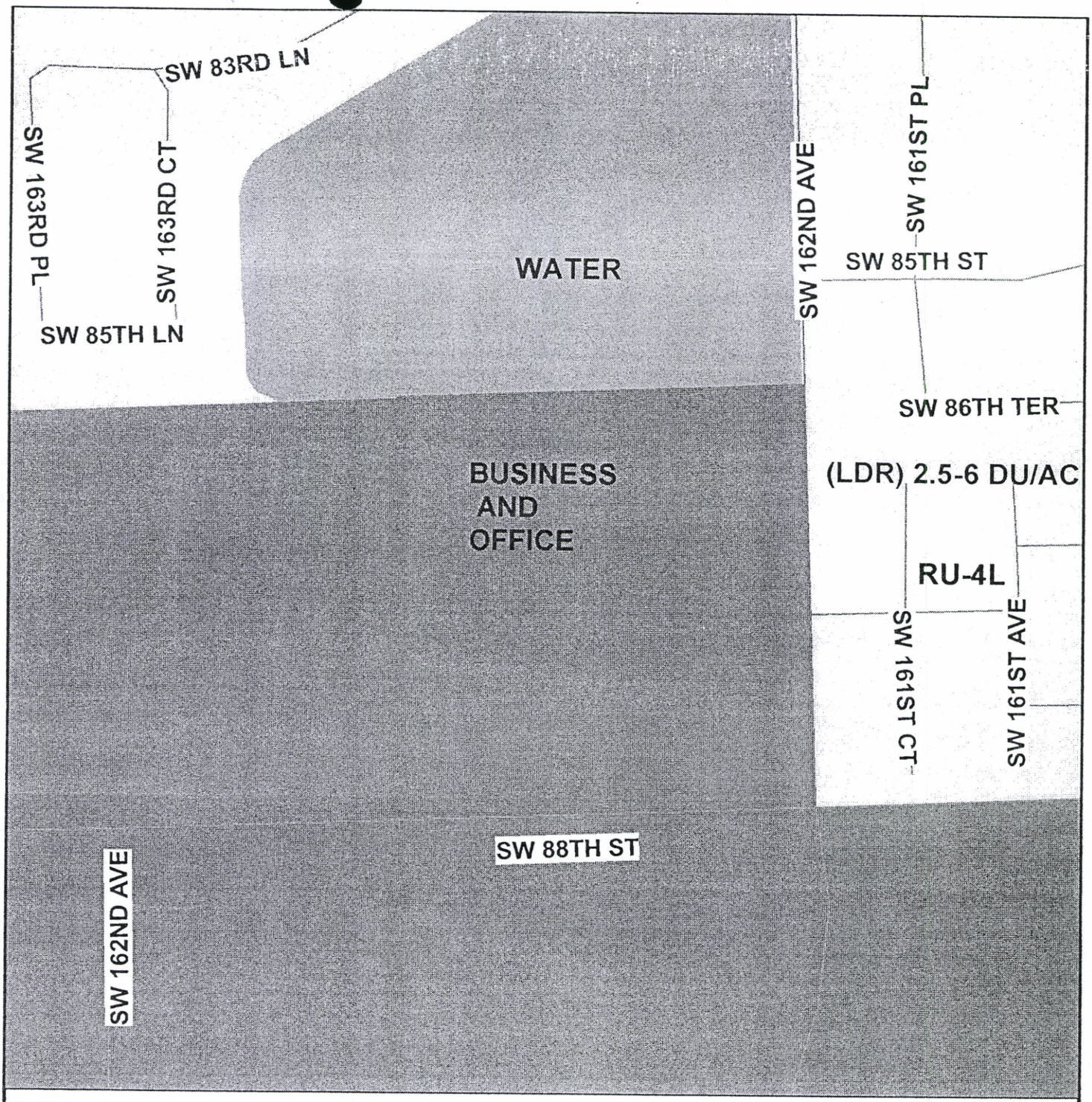
Subject Property

Buffer

MIAMI-DADE COUNTY

SKETCH CREATED ON: Tuesday, June 18, 2013

REVISION	DATE	BY
		22



MIAMI-DADE COUNTY
CDMP MAP

Process Number
Z2013000053

Section: 32 Township: 54 Range: 39
Applicant: FIVE STAR JEWELERS, INC.
Zoning Board: C11
Commission District: 11
Drafter ID: JEFFER GURDIAN
Scale: NTS

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Legend

Subject Property Case

Zoning

MIAMI-DADE COUNTY

SKETCH CREATED ON: Tuesday, June 18, 2013

REVISION	DATE	BY

Miami-Dade County
Department of Regulatory and Economic Resources

PHOTOGRAPH OF SIGN POSTED FOR ZONING HEARING

HEARING NUMBER: Z2013000053

BOARD: C11

LOCATION OF SIGN: 16205 SW 88 STREET, MIAMI-DADE COUNTY, FLORIDA.

Miami Dade County, Florida

Date of Posting: 15-OCT-13

This is to certify that the above photograph is true and correct and that the sign concerning a Zoning Hearing application was posted as indicated above.

SIGNATURE: _____

PRINT NAME: CLEVELAND THOMPSON

MIAMI-DADE COUNTY

Miami-Dade County
Department of Regulatory and Economic Resources

PHOTOGRAPH OF SIGN POSTED FOR ZONING HEARING

HEARING NUMBER: Z2013000053

BOARD: C11

LOCATION OF SIGN: 16205 SW 88 STREET, MIAMI-DADE COUNTY, FLORIDA.

Miami Dade County, Florida

Date of Posting: 15-OCT-13

This is to certify that the above photograph is true and correct and that the sign concerning a Zoning Hearing application was posted as indicated above.

SIGNATURE: _____

PRINT NAME: CLEVELAND THOMPSON

HEARING NO. 13-11-CZ11-1 (13-53)

32-54-39
Council Area 11
Comm. Dist. 11

APPLICANT: FIVE STAR JEWELERS, INC.

USE VARIANCE to permit a pawnbroker use in the BU-1A, as would be permitted in the BU-3 zone, only upon approval after public hearing.

Plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled "New Shopping Center Plaza" as prepared by Octavio A. Santurio A.I.A dated stamped received 5/22/13 and consisting of 2 sheets and a plan entitled "Five Star Jewelers" as prepared by Roger Perez, dated stamped received 6/25/13, consisting of 1 sheet for a total of 3 sheets. Plans may be modified at public hearing.

LOCATION: 16205 SW 88 Street, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 7.53 Acres

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

HEARING NO. 13-11-CZ11-1 (13-53)

32-54-39
Council Area 11
Comm. Dist. 11

APPLICANT: FIVE STAR JEWELERS, INC.

USE VARIANCE to permit a pawnbroker use in the BU-1A, as would be permitted in the BU-3 zone, only upon approval after public hearing.

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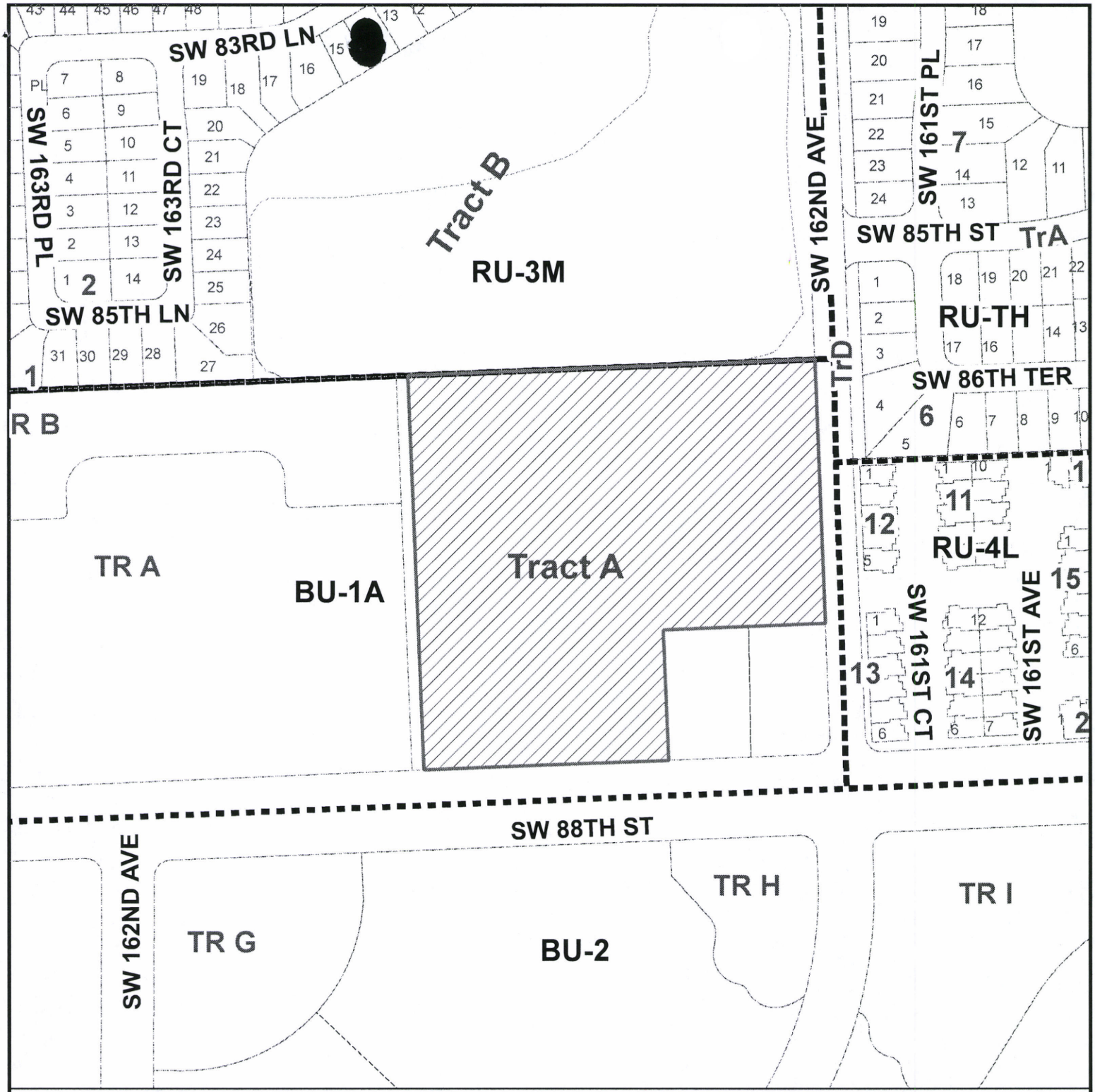
SUBJECT PROPERTY: Tract A, less the East 245' of South 205' of WEST KENDALL BEST, PB 143-35.

LOCATION: 16205 SW 88 Street, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 7.53 Acres

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



MIAMI-DADE COUNTY

HEARING MAP

Process Number

Z2013000053

Section: 32 Township: 54 Range: 39
Applicant: FIVE STAR JEWELERS, INC.
Zoning Board: C11
Commission District: 11
Drafter ID: JEFFER GURDIAN
Scale: NTS

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Legend

Subject Property Case

MIAMI-DADE COUNTY

SKETCH CREATED ON: Tuesday, June 18, 2013

REVISION	DATE	BY

MIAMI-DADE COUNTY

AERIAL YEAR 2012

Process Number

Z2013000053

Legend

- MDC STL Index Poly
- Subject Property
- Zoning

N
W E
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Section: 32 Township: 54 Range: 39
Applicant: FIVE STAR JEWELERS, INC.
Zoning Board: C11
Commission District: 11
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MIAMI-DADE COUNTY

SKETCH CREATED ON: Tuesday, June 18, 2013

REVISION	DATE	BY

MIAMI-DADE COUNTY

RADIUS MAP

Process Number

Z2013000053

RADIUS: 2640

Section: 32 Township: 54 Range: 39
Applicant: FIVE STAR JEWELERS, INC.
Zoning Board: C11
Commission District: 11
Drafter ID: JEFFER GURDIAN
Scale: NTS

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Legend

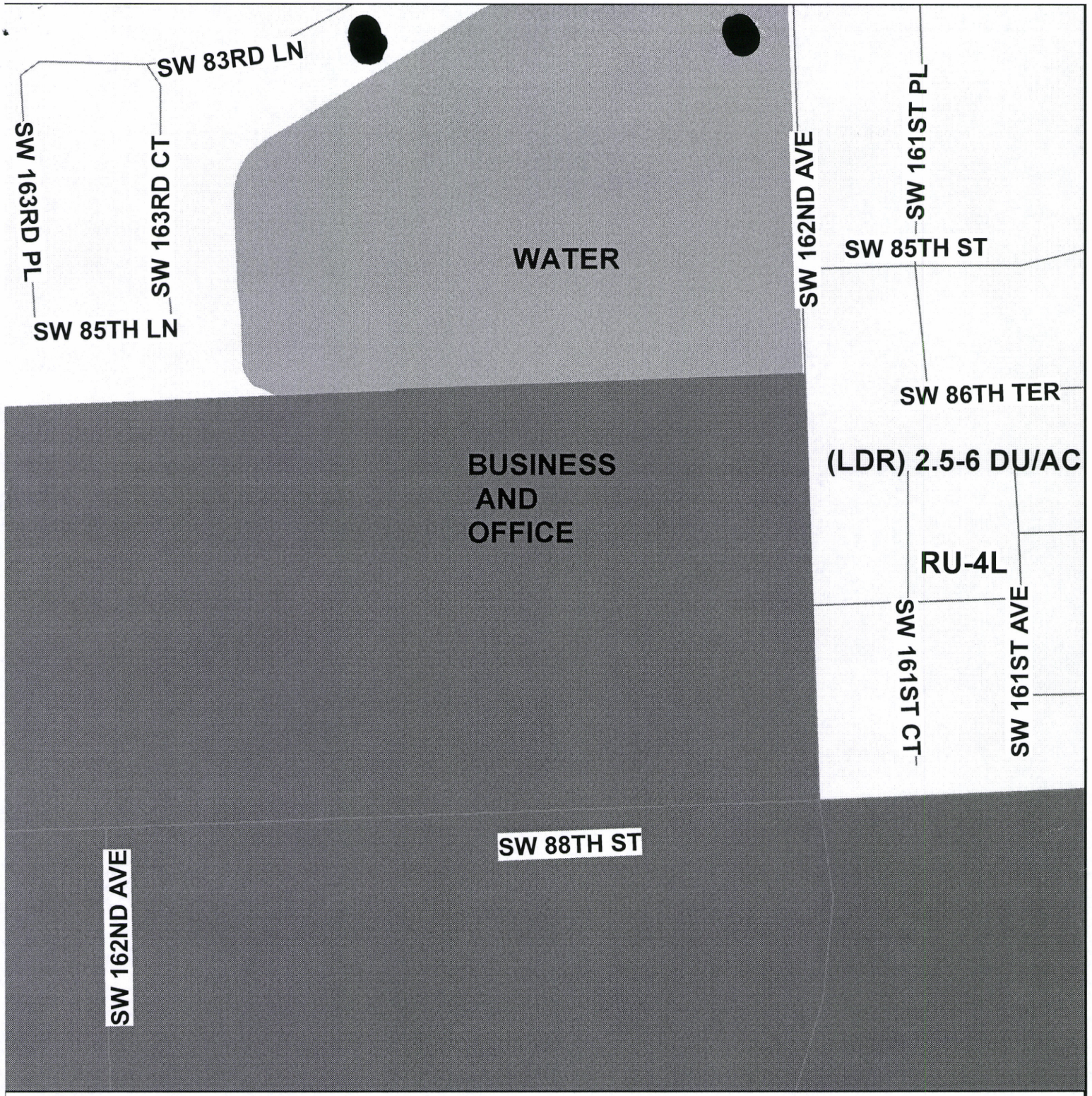
Subject Property

Buffer

MIAMI-DADE COUNTY

SKETCH CREATED ON: Tuesday, June 18, 2013

REVISION	DATE	BY



MIAMI-DADE COUNTY

CDMP MAP

Process Number

Z2013000053

Section: 32 Township: 54 Range: 39
Applicant: FIVE STAR JEWELERS, INC.
Zoning Board: C11
Commission District: 11
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Scale: NTS

N
W E
S

Legend

Subject Property Case

Zoning

MIAMI-DADE COUNTY

SKETCH CREATED ON: Tuesday, June 18, 2013

REVISION	DATE	BY

MIAMI DADE POLICE DEPARTMENT

57B - Summarized CFS Year Comparison By Call Type-Grid-Signal

Z2013000053 FIVE STAR JEWELERS, INC. 2012

Complaint Date Range: Jan 1, 2012 - Dec 31, 2012

EMERGENCY

Grid Code	CAD Signal Code	YTD 2012	LYTD 2011	P_LYTD 2010
1777	15 MEET AN OFFICER	0	2	0
	17 TRAFFIC ACCIDENT	1	2	1
	32 ASSAULT	1	1	0
	41 SICK OR INJURED PERSON	17	20	22
	49 FIRE	2	0	0
TOTAL FOR GRID 1777		**21**	**25**	**23**
		Reported: 4 Not Reported: 17	Reported: 3 Not Reported: 22	Reported: 1 Not Reported: 22
TOTAL EMERGENCY		**21**	**25**	**23**

MIAMI DADE POLICE DEPARTMENT

57B - Summarized CFS Year Comparison By Call Type-Grid-Signal

Z2013000053 FIVE STAR JEWELERS, INC. 2012

Complaint Date Range: Jan 1, 2012 - Dec 31, 2012

PRIORITY

Grid Code	CAD Signal Code	YTD 2012	LYTD 2011	P_LYTD 2010
1777	14 CONDUCT INVESTIGATION	7	5	4
	15 MEET AN OFFICER	1	0	0
	22 AUTO THEFT	1	0	0
	26 BURGLARY	7	2	2
	32 ASSAULT	7	3	2
	34 DISTURBANCE	8	8	6
	47 BOMB OR EXPLOSIVE ALERT	5	2	2
	49 FIRE	1	0	2
TOTAL FOR GRID 1777		**37**	**20**	**18**
		Reported: 7 Not Reported: 30	Reported: 6 Not Reported: 14	Reported: 4 Not Reported: 14
TOTAL PRIORITY		**37**	**20**	**18**

MIAMI DADE POLICE DEPARTMENT

57B - Summarized CFS Year Comparison By Call Type-Grid-Signal

Z2013000053 FIVE STAR JEWELERS, INC. 2012

Complaint Date Range: Jan 1, 2012 - Dec 31, 2012

ROUTINE

Grid Code	CAD Signal Code	YTD 2012	LYTD 2011	P_LYTD 2010
1777	13 SPECIAL INFORMATION/ASSIGNMENT	42	33	26
	14 CONDUCT INVESTIGATION	72	60	51
	15 MEET AN OFFICER	8	2	1
	17 TRAFFIC ACCIDENT	19	13	14
	18 HIT AND RUN	8	9	12
	19 TRAFFIC STOP	20	17	8
	20 TRAFFIC DETAIL	11	19	11
	21 LOST OR STOLEN TAG	4	0	5
	22 AUTO THEFT	20	8	6
	25 BURGLAR ALARM RINGING	135	131	144
	26 BURGLARY	52	52	49
	27 LARCENY	27	24	22
	28 VANDALISM	14	19	9
	32 ASSAULT	14	6	16
	33 SEX OFFENSE	3	1	0
	34 DISTURBANCE	123	97	89
	36 MISSING PERSON	13	9	5
	37 SUSPICIOUS VEHICLE	10	7	21
	38 SUSPICIOUS PERSON	15	8	11
	39 PRISONER	2	2	3
	41 SICK OR INJURED PERSON	8	13	7
	43 BAKER ACT	4	2	1
	44 ATTEMPTED SUICIDE	0	0	1
	45 DEAD ON ARRIVAL	1	3	2
	47 BOMB OR EXPLOSIVE ALERT	0	0	1
	49 FIRE	0	3	0
	52 NARCOTICS INVESTIGATION	18	9	5
	54 FRAUD	12	16	13
	55 WEAPONS VIOLATION	1	0	0
TOTAL FOR GRID 1777		**656**	**563**	**533**
		Reported: 311 Not Reported: 345	Reported: 282 Not Reported: 281	Reported: 257 Not Reported: 276
TOTAL ROUTINE		**656**	**563**	**533**
GRAND TOTAL		**714**	**608**	**574**

MIAMI DADE POLICE DEPARTMENT

57B - Summarized CFS Year Comparison By Call Type-Grid-Signal

Report Filters

Complaint Date Range: Jan 1, 2012 - Dec 31, 2012
Grid: 1777
Signal: 13 SPECIAL INFORMATION/ASSIGNMENT, 14 CONDUCT INVESTIGATION, 15 MEET AN OFFICER, 16 D.U.I., 17 TRAFFIC ACCIDENT, 18 HIT AND RUN, 19 TRAFFIC STOP, 20 TRAFFIC DETAIL, 21 LOST OR STOLEN TAG, 22 AUTO THEFT, 23 CLEARANCE CHECK, 24 COMPLETE CHECK, 25 BURGLAR ALARM RINGING, 26 BURGLARY, 27 LARCENY, 28 VANDALISM, 29 ROBBERY, 30 SHOOTING, 31 HOMICIDE, 32 ASSAULT, 33 SEX OFFENSE, 34 DISTURBANCE, 35 INTOXICATED PERSON - MYERS ACT, 36 MISSING PERSON, 37 SUSPICIOUS VEHICLE, 38 SUSPICIOUS PERSON, 39 PRISONER, 40 SUBJECT POSSIBLY WANTED, 41 SICK OR INJURED PERSON, 42 AMBULANCE, 43 BAKER ACT, 44 ATTEMPTED SUICIDE, 45 DEAD ON ARRIVAL, 46 MEDICAL DETAIL, 47 BOMB OR EXPLOSIVE ALERT, 48 EXPLOSION, 49 FIRE, 50 ORGANIZED CRIME FIGURE, 51 NARCOTICS VIOLATOR, 52 NARCOTICS INVESTIGATION, 53 ABDUCTION, 54 FRAUD, 55 WEAPONS VIOLATION
Agency: MIAMI-DADE
District:
Call Type: PRIORITY, ROUTINE, EMERGENCY
Primary Unit: Primary Unit not contains '0000' 'SB' 'CR' or Primary Unit does not exits

CDW Package

Miami-Dade Coun epartment of Regulatory and E(omic Resources
Staff Report to the Board of County Commissioners

PH: Z13-053 (13-11-CZ11-1) **April 24, 2014**
Item No. 1

Recommendation Summary	
Commission District	11
Applicant	Five Star Jewelers, Inc.
Summary of Requests	The applicant is seeking a Use Variance to allow a pawnbroker use for secondhand jewelry only in a more restrictive zoning district.
Location	16205 SW 88th Street, Miami-Dade County, Florida.
Property Size	7.53 acres
Existing Zoning	BU-1A
Existing Land Use	Retail
2015-2025 CDMP Land Use Designation	Business and Office (see attached Zoning Recommendation Addendum)
Comprehensive Plan Consistency	Consistent with interpretative text, goals, objectives and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311(A)(4)(a), **Use Variance** standards (see attached Zoning Recommendation Addendum)
Recommendation	**Denial without prejudice.**

On December 10, 2013, the Community Zoning Appeals Board (CZAB) #11, approved the application for a use variance to permit a pawn shop use in the BU-1A zone as would be permitted in the BU-3 zone with conditions, contrary to staff's recommendation.

On December 16, 2013, the appellant, the Department of Regulatory and Economic Resources appealed the CZAB–11 decision to the Board of County Commissioners (BCC).

For the reasons outlined below in the CDMP and Zoning analysis of the requests, staff opines that the BCC should reverse the CZAB 11 decision, thus denying the use variance as recommended by the Department.

REQUEST:

USE-VARIANCE to permit a pawn broker use in the BU-1A zone, as would be permitted in the BU-3 zone, only upon approval after public hearing.

Plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled "New Shopping Center Plaza", as prepared by Octavio A. Santurio A.I.A. dated stamped received 5/22/13 and consisting of 2 sheets and a plan entitled "Five Star Jewelers" as prepared by Roger Perez, dated stamped received 6/25/13, consisting of 1 sheet for a total of 3 sheets. Plans may be modified at public hearing.

PROJECT DESCRIPTION AND PROJECT HISTORY:

The site has been the subject of several zoning actions from 1988 to 1993, for district boundary changes, modifications to prior declarations of restrictions and plans, and variances from the zoning regulations. The current application seeks a pawn broker use in the BU-1A zone, as would be permitted in the BU-3 zone, only upon approval after public hearing, for the pawning of jewelry only. The site plan submitted by the applicant depicts an existing 1,204 sq. ft. jewelry store within an 87,939 sq. ft. shopping center.

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	**Land Use Designation**
Subject Property	BU-1A; shopping center	Business and Office
North	RU-3M; lake	Water
South	BU-1A; restaurants BU-2; vacant land & bodies of water	Business and Office
East	RU-TH; townhouse residences RU-4L; single-family residences BU-1A; restaurant	Low Density Residential, (2.5 to 6 dua) Business and Office
West	BU-1A; shopping center	Business and Office

NEIGHBORHOOD COMPATIBILITY:

The subject property is located within a shopping center located at 16205 SW 88 Street. The area surrounding the subject property is characterized by commercial uses to the west, residential uses to the east, a lake to the north and vacant land to the south.

SUMMARY OF THE IMPACTS:

The approval of this application will provide an additional service for the surrounding community. However, approval of the request to allow a pawnbroker use which is typically located in a zoning district that allows more intensive commercial uses only upon approval after public hearing, could have a negative impact on the surrounding area. Furthermore, approval of the same could result in an increase in the intensity and types of uses that would be allowed in this area.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map designates the subject property for ***Business and Office*** use. *This category accommodates the full range of sales and service activities. Included are retail, wholesale, personal and professional services, call centers, commercial and professional offices, hotels, motels, hospitals, medical buildings, nursing homes (also allowed in the institutional category), entertainment and cultural facilities, amusements and commercial recreation establishments such as private commercial marinas.* As such, the existing jewelry store use and requested pawnbroker use are **consistent** with the CDMP Land Use Element interpretative text for the Business and Office designation.

The CDMP Land Use Element **Objective LU-4** states that *Miami-Dade County shall, continue to reduce the number of land uses, which are inconsistent with the uses designated on the LUP map and interpretive text, or with the character of the surrounding community*. The **Land Use Element Policy LU-4A** of said interpretive text provides that *when evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering, and safety, as applicable*. Staff notes that the existing jewelry store is located within a shopping center that consists of various commercial uses such as a grocery store, restaurants, a karate studio, beauty salon, a mail store, and office uses, among other uses. In staff's opinion, the requested pawnbroker use for jewelry only is an accessory use to the existing jewelry store and therefore, would be **consistent** with the

Business and Office designation on the CDMP Land Use Plan map and **consistent** with **Objective LU-4** based on the criteria outlined in **Land Use Element Policy LU-4A.**

ZONING ANALYSIS:

The current application seeks approval of a use variance, under Section 33-311(A)(4)(a) to permit a pawnbroker use in the BU-1A zoning district. The pawnbroker use is not permitted in the BU-1A district and is permitted in the BU-3 district only upon approval after public hearing. The letter of intent indicates that the applicant intends to limit the pawnbroker use solely for jewelry and will not permit the pawning of other merchandise.

The existing jewelry store is located within a shopping center that is within the BU-1A zoning district, surrounded by commercially and residentially zoned properties and provides the residential properties with access to neighborhood services for the residents. However, the proposed pawnbroker use is only permitted in the BU-3 zoning district upon approval after public hearing. Staff notes that the applicant is requesting this use variance in order to establish a pawnbroker, which is not permitted in the existing BU-1A zoning district. Although the BU-3 district provides for a host of uses that are significantly more intense than those allowed in the BU-1A district, such as gun shops; secondhand stores for the disposal of furniture, fixtures and tools; locksmith shops, sharpening and grinding shops; garage and mechanical services; commercial chicken hatcheries; and pawnbrokers; the applicant has indicated that the pawn broker use would be limited to the pawning of secondhand jewelry only in conjunction with the existing jewelry store.

When the subject request, to permit a pawnbroker use in the BU-1A zone, as would be permitted in the BU-3 zone only upon approval after public hearing, is analyzed under Section 33-311(A)(4)(a), Use Variance Standards, staff opines that the request is not consistent with the general purpose and intent of the zoning regulations. Section 33-311(A)(4)(a) provides that a **use variance** permits a use of land other than that which is prescribed by the zoning regulations. The standard stipulates that *the Board shall hear and grant applications for use variances from the terms of the zoning regulations as will not be contrary to the public interest where, owing to special conditions,* ***a literal enforcement of the provisions thereof will result in unnecessary hardship****, and so the spirit of the regulations shall be observed and substantial justice done; and further provided that the use variance will be in harmony with the general purpose and intent of the regulations.* ***To prove an unnecessary hardship the applicant must demonstrate that without the requested use variance, the applicant, under the existing zoning, has lost all reasonable use of the property.***

Based on the information provided by the applicant, staff opines that the applicant has not demonstrated any special conditions related to the subject site where the literal enforcement of applicable zoning district provisions would result in an unnecessary hardship. As previously discussed, the subject property is currently in use and operating as a jewelry store; as such, provides the applicant with economic use and benefit. Furthermore, Section 33-247 of the Code provides eighty-four (84) permitted uses in the BU-1A zoning district, which allow for the reasonable use and benefit of the subject property. Staff is of the opinion that the approval of the use variance request will not be in harmony with the general purpose and intent of the regulation, and that the applicant has not demonstrated a loss of all reasonable use of the property under the existing zoning. **As such, staff recommends denial without prejudice of the request for the proposed pawnbroker use under the Use Variance Section 33-311(A)(4)(a).**

CIRCULATION AND PARKING:

The subject property has ingress and egress points along SW 88 Street and SW 162 Avenue.

ENVIRONMENTAL REVIEW: Not applicable.

OTHER: Not applicable.

RECOMMENDATION: **Denial without prejudice.**

CONDITIONS FOR APPROVAL: **None.**

ES:MW:NN:CH:JC

Eric Silva, AICP, Development Coordinator
Development Services Division
Miami-Dade County
Department of Regulatory and Economic Resources

ZONING RECOMMENDATION ADDENDUM

Five Star Jewelers, Inc.
Z13-053

NEIGHBORHOOD SERVICES PROVIDER COMMENTS*	
Regulatory and Economic Resources (Environmental Division)	No objection
Platting and Traffic Review Section (RER)	No objection
Parks, Recreation and Open Spaces	No objection
Fire Rescue	No objection
Police	No objection
Schools	No objection
*Subject to conditions in their memorandum.	

COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP) OBJECTIVES, POLICIES AND INTERPRETATIVE TEXT

Business and Office (Pg. I-41)	*This category accommodates the full range of sales and service activities. Included are retail, wholesale, personal and professional services, call centers, commercial and professional offices, hotels, motels, hospitals, medical buildings, nursing homes (also allowed in the institutional category), entertainment and cultural facilities, amusements and commercial recreation establishments such as private commercial marinas.*
Land Use Objective 4 (Pg. I-11)	*Miami-Dade County shall continue to reduce the number of land uses, which are inconsistent with the uses designated on the LUP map and interpretive text, or with the character of the surrounding community.*
Policy LU-4A (Page I-11)	*When evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering, and safety, as applicable.*

PERTINENT ZONING REQUIREMENTS/STANDARDS

Section 33-311(A)(4)(a) Use Variances From Other Than Airport Regulations.	*The Board shall hear and grant applications for **use variances** from the terms of the zoning regulations as will not be contrary to the public interest, where owing to special conditions, a literal enforcement of the provisions thereof will result in **unnecessary hardship**, and so the spirit of the regulations shall be observed and substantial justice done; provided, that the use variance will be in harmony with the general purpose and intent of the regulation, and that the same is the minimum use variance that will permit the reasonable use of the premises. A "use variance" is a variance which permits a use of land other than which is prescribed by the zoning regulations and shall include a change in permitted density.*

PETITION OF APPEAL FROM DECISION OF
MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD
TO THE BOARD OF COUNTY COMMISSIONERS

CHECKED BY _____ AMOUNT OF FEE _____

RECEIPT # _____

DATE HEARD: 12/10/13

BY CZAB # 11

RECEIVED
Z13053
DEC 16 2013
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY _____

DATE RECEIVED STAMP

****

This Appeal Form must be completed in accordance with the "Instruction for Filing an Appeal" and in accordance with Chapter 33 of the Code of Miami-Dade County, Florida, and return must be made to the Department on or before the Deadline Date prescribed for the Appeal.

RE: Hearing No. Z2013000053 (13-11-CZ11-1)

Filed in the name of (APPLICANT)

Name of Appellant, if other than applicant: Director of the Department of Regulatory and Economic Resources

Address/Location of APPELLANT: 111 NW 1 Street, 11th Floor, Miami, FL 33128

Application, or part of Application being Appealed (Explanation):

ENTIRE APPLICATION

Appellant (name): Director of the Department of Regulatory and Economic Resources

hereby appeals the decision of the Miami-Dade County Community Zoning Appeals Board with reference to the above subject matter, and in accordance with the provisions contained in Chapter 33 of the Code of Miami-Dade County, Florida, hereby makes application to the Board of County Commissioners for review of said decision. The grounds and reasons supporting the reversal of the ruling of the Community Zoning Appeals Board are as follows:
(State in brief and concise language)

1. The applicant has not demonstrated any special conditions related to the subject site where the literal enforcement of applicable zoning district provisions could constitute a practical difficulty or would result in unnecessary hardship.

2. The approval of the use variance request will not be in harmony with the general purpose and intent of the regulation, and that the applicant has not demonstrated a loss of all reasonable use of the property under the existing zoning.

APPELLANT MUST SIGN THIS PAGE

Date: 16th day of December, year: 2013

Signed _____

Jack Osterholt
Print Name

111 NW 1st Street, 11th Floor, Miami, FL 33128
Mailing Address

(305) 375-2842 (305) 372-6096
Phone Fax

REPRESENTATIVE'S AFFIDAVIT
If you are filing as representative of an association or other entity, so indicate:

Representing

_____
Signature

_____
Print Name

_____
Address

_____ ____ _____
City State Zip

_____
Telephone Number

Subscribed and Sworn to before me on the _____ day of _____, year _____

_____
Notary Public

(stamp/seal)

Commission expires:

1. FIVE STAR JEWELERS, INC.
(Applicant)

13-11-CZ11-1 (13-053)
Area 11/District 11
Hearing Date: 04/24/14

Property Owner (if different from applicant) **Kendall Park Plaza, LTD.**

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:

Year	Applicant	Request	Board	Decision
1988	City National Bank of Miami, Trustee	- Zone change from GU to RU-3M, BU-1A. - Unusual Use for Lake Excavation. - Non-Use Variance of Lot Area.	BCC	Approved with condition(s)
1990	City National Bank, Trustee	- Modification of plan of Resolution.	ZAB	Approved with condition(s)
1992	City National Bank, Trustee	- Modification of Condition of Resolution.	ZAB	Denied without prejudice
1992	City National Bank	- Modification of Declaration of Resolution.	BCC	Approved
1993	City National Bank, Trustee	- Modification of Condition of Resolution.	BCC	Appeal Approved, Application Approved
1993	City National Bank	- Zone change from GU to RU-3M. - Modification of Declaration of Resolution.	BCC	Approved with condition(s)

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

MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD - AREA 11
MOTION SLIP

#1

APPLICANT'S NAME: **FIVE STAR JEWELERS, INC.**

REPRESENTATIVE: Applicant

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER		
13-11-CZ11-1 (13-053)	November 7, 2013	CZAB11		13

REC: Denial without prejudice.

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

■ DEFER: ☐ INDEFINITELY ■ TO: **December 10, 2013** ☐ W/LEAVE TO AMEND

☐ DENY: ☐ WITH PREJUDICE ☐ WITHOUT PREJUDICE

☐ ACCEPT PROFFERED COVENANT ☐ ACCEPT REVISED PLANS

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

■ OTHER: At applicant's request due to the applicant's attorney being out of town during the hearing.

TITLE	M/S	NAME	YES	NO	ABSENT
COUNCILWOMAN	**M**	Carolina BLANCO	**X**		
COUNCILMAN		Socrates De Jesus	**X**		
VICE CHAIR		Miguel DIAZ			**X**
COUNCILMAN	**S**	Jay REICHBAUM	**X**		
COUNCILWOMAN		Beatriz SUAREZ			**X**
CHAIR WOMAN		Patricia DAVIS	**X**		
		VOTE:	**4**	**0**	

EXHIBITS: ☐ YES ■ NO COUNTY ATTORNEY: **THOMAS ROBERTSON**

Memorandum

MIAMI-DADE COUNTY

Date: August 13, 2013

To: Jack Osterholt, Director
Department of Regulatory and Economic Resources

From: Jose Gonzalez, P.E.
Department of Regulatory and Economic Resources

Subject: C-11 #Z2013000053-1st Revision
Five Star Jewelers, Inc.
16205 SW 88th Street, Miami, Fl
Use Variance to Permit a Pawnbroker
(BU-1A) (7.53 Acres)
32-54-39

The subject application has been reviewed by the Department of Regulatory and Economic Resources-Division of Environmental Resources Management (DERM) for compliance with the requirements of Chapter 24 of the Miami-Dade County Code (the Code) and meets the minimum requirements of the Code. Accordingly, the application may be scheduled for public hearing.

Wellfield Protection
The subject property is located within the West Wellfield interim protection area. The Board of County Commissioners approved a wellfield protection ordinance for this wellfield. This ordinance provides for stringent wellfield protection measures that restrict development, and regulate land uses 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 running with the land in favor of Miami-Dade County, as required by Section 24-43(5)(a) of the Code. The covenant provides that hazardous materials shall not be used, generated, handled, discharged, disposed of or stored on the subject property.

Potable Water Service
The subject property is currently connected to public water. Water services are provided by Miami-Dade Water and Sewer Department. Therefore, connection of the proposed development to the public water supply system shall be required in accordance with the Code requirements.

Existing public water 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 for this proposed development order.

Wastewater Disposal
The subject property is currently connected to public sanitary sewer. Sewer services are provided by Miami-Dade Water and Sewer Department. All sewer lines serving the property shall comply with the exfiltration standards as applied to development within wellfield protection areas.

Currently, the corresponding downstream sanitary pump station 30-0648 is operating under Conditional Moratorium; downstream pump stations 30-0536 and the South District Wastewater Treatment Plant are operating in compliance within the requirements set forth in the First Partial Consent Decree, Case No.93-1109 CIV-Moreno, between the Environmental Protection Agency and Miami Dade County. Based on the letter of intent, to include resale, consign and pawning as an expansion of services in the existing jewelry store, will not result in an increase in the amount of wastewater flow generated at this location and can be considered as a no net increase during the sewer capacity certification process.

Stormwater Management
The proposed change will not affect the existing stormwater management system.

Wetlands
The subject property is located within the Bird Drive Wetlands Basin, in an area that normally contains wetlands. However, this property has already been included as part of a larger project, under Class IV Wetlands Permit FW87-110. All Class IV Wetland Permit requirements for this property have been completed under the previously issued permit. Therefore, this Section has no objection to the scheduling of this zoning application.

The applicant is advised that permits from the Army Corps of Engineers (305-526-7181), the Florida Department of Environmental Protection (561-681-6600) and the South Florida Water Management District (1-800-432-2045) may be required for the proposed project. It is the applicant's responsibility to contact these agencies.

Tree Preservation
The proposal stated on the letter of intent will not impact tree resources. Therefore, the Tree Permitting Program has no objection to this zoning application. Be advised that a Miami-Dade County Tree Removal/Relocation Permit is required prior to the removal and/or relocation of any tree that is subject to the Tree Preservation and Protection provisions of the Code.

Enforcement History
There are no open or closed enforcement records for violations of Chapter 24 of the Code for the subject property.

Concurrency Review Summary
A concurrency review has been conducted for this application and has determined that the same meets all applicable LOS standards for an initial development order, as specified in the adopted CDMP 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.

This memorandum shall constitute written approval as required by Chapter 24 of the Code.

If you have any questions concerning the comments or wish to discuss this matter further, please contact Christine Velazquez at (305) 372-6764.

cc: Eric Silva, Department of Regulatory and Economic Resources

Memorandum

MIAMI-DADE COUNTY

Date: July 15, 2013

To: Eric Silva, Assistant Director
Department of Regulatory and Economic Resources

From: Raul A. Pino, PLS, Chief
Platting and Traffic Review Section
Department of Regulatory and Economic Resources

Subject: Z2013000053
Name: Five Star Jewelers, Inc.
Location: 16205 SW 88 Street
Section 32 Township 54 South Range 39 East

The Department of Regulatory and Economic Resources Platting and Traffic Review Section has reviewed the subject application and has no objections.

This land complies with Chapter 28 of the Miami-Dade County Code and was approved under Waiver of Plat D-20208.

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

Memorandum

MIAMI-DADE COUNTY

Date: July 1, 2013

To: Eric Silva, Assistant Director
Regulatory and Economic Resources Department

From: Christopher Rose
Assistant Director, Administration
Public Works and Waste Management Department

Subject: #13_053
Five Star Jewelers, Inc

The Public Works and Waste Management Department (PWWM) has no objections to the proposed application.

The application requests a use variance to permit the pawning of second hand jewelry in connection to an existing jewelry store. The jewelry store on the property will likely be considered a commercial unit per Chapter 15 of the County Code. As the PWWM does not actively compete for commercial waste collection service at this time, waste collection services may be provided by a private waste hauler. The application will have no impact or any associated costs.

The PWWM does not assess or adjust estimated capacity requirements based on the impacts of individual developments. Instead, the Department maintains sufficient disposal capacity to accommodate five years of waste flows committed to the system through long-term interlocal agreements or contracts with municipalities and private waste haulers and anticipated non-committed waste. The PWWM is in compliance with this standard, meaning that there is adequate disposal capacity to meet projected growth in demand, inclusive of the application reviewed here, which is not anticipated to have a negative impact on disposal service.

If you should have any questions, please do not hesitate to contact Stacey McDuffie of the Fiscal Management and Planning Division at 305-514-6661.

RESOLUTION NO. CZAB11-9-13

WHEREAS, FIVE STAR JEWELERS, INC. applied for the following:

USE VARIANCE to permit a pawnbroker use in the BU-1A, as would be permitted in the BU-3 zone, only upon approval after public hearing.

Plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled "New Shopping Center Plaza" as prepared by Octavio A. Santurio A.I.A dated stamped received 5/22/13 and consisting of 2 sheets and a plan entitled "Five Star Jewelers" as prepared by Roger Perez, dated stamped received 6/25/13, consisting of 1 sheet for a total of 3 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Tract A, less the East 245' of South 205' of WEST KENDALL BEST, PB 143-35.

LOCATION: 16205 SW 88 Street, MIAMI-DADE COUNTY, FLORIDA, and

WHEREAS, a public hearing of the Miami-Dade County Community Zoning Appeals Board 11 was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and at which time the applicant had proffered the following conditions:

1. That a site plan be submitted to and meet with the approval of the Director of Regulatory and Economic Resources, upon the submittal of an application for a building permit and/or Certificate of Use and Occupancy; said plan to include among other things but not be limited thereto, location of structures or structures, types, sizes and location of signs, light standards, off-street parking areas, exits and entrances, drainage, walls, fences, landscaping, etc.

2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "New Shopping Plaza," as prepared by Octavio A. Santurio, A.I.A., consisting of two (2) sheets dated stamped received May 22, 2013, and entitled "Existing Jewelry Store Floor Plan," as prepared by Roger Perez, consisting of one (1) sheet dated stamped received June 25, 2013.

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

4. That the applicant obtain a Certificate of Use and Occupancy from and promptly renew the same annually with the Miami-Dade County Department of Regulatory and Economic Resources, upon compliance with all terms and conditions, the same subject to cancellation upon violation of any of the conditions.

5. That no stringer lights, pennants, mobile or stationary visual devices, except as permitted under point of sale sign regulations, shall be used or displayed. In addition the terms pawn, pawning, or pawnshop shall not be used in any outdoor signs.

6. That a Declaration of Use be submitted to and meet the approval of the Director; said Declaration of Use to be to the effect that the pawn shop activities shall be limited to jewelry only.

7. That the pawnshop use be operated solely as an accessory use in connection with the jewelry store, and if the jewelry store use is terminated, the pawnshop use will automatically expire and shall be discounted.

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

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

WHEREAS, upon due and proper consideration having been given to the matter it is the opinion of this Board that the requested use variance to permit a pawnbroker use in the BU-1A, as would be permitted in the BU-3 zone, only upon approval after public hearing would be in harmony with the general purpose and intent of the regulations and would conform with the requirements and intent of the Zoning Procedure Ordinance and would be consistent with the Comprehensive Development Master Plan, and

WHEREAS, a motion to approve the application was offered by Socrates De Jesus, seconded by Beatrice Suarez, and upon a poll of the members present, the vote was as follows:

Carolina Blanco	aye	Miguel A. Diaz	absent
Socrates De Jesus	aye	Jay Reichbaum	absent
		Beatrice Suarez	aye

Patricia G. Davis aye

NOW THEREFORE BE IT RESOLVED by the Miami-Dade County Community Zoning Appeals Board 11 that the application be and the same is hereby approved, subject to the following conditions:

CONDITIONS PROFFERED BY THE APPLICANT:

1. That a site plan be submitted to and meet with the approval of the Director of Regulatory and Economic Resources, upon the submittal of an application for a building permit and/or Certificate of Use and Occupancy; said plan to include among other things but not be limited thereto, location of structures or structures, types, sizes and location of signs, light standards, off-street parking areas, exits and entrances, drainage, walls, fences, landscaping, etc.

2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "New Shopping Plaza," as prepared by Octavio A. Santurio, A.I.A., consisting of two (2) sheets dated stamped received May 22, 2013, and entitled "Existing Jewelry Store Floor Plan," as prepared by Roger Perez, consisting of one (1) sheet dated stamped received June 25, 2013.

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

4. That the applicant obtain a Certificate of Use and Occupancy from and promptly renew the same annually with the Miami-Dade County Department of Regulatory and Economic Resources, upon compliance with all terms and conditions, the same subject to cancellation upon violation of any of the conditions.

5. That no stringer lights, pennants, mobile or stationary visual devices, except as permitted under point of sale sign regulations, shall be used or displayed. In addition the terms pawn, pawning, or pawnshop shall not be used in any outdoor signs.

6. That a Declaration of Use be submitted to and meet the approval of the Director; said Declaration of Use to be to the effect that the pawn shop activities shall be limited to jewelry only.

7. That the pawnshop use be operated solely as an accessory use in connection with the jewelry store, and if the jewelry store use is terminated, the pawnshop use will automatically expire and shall be discounted.

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

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

The Director is hereby authorized to make the necessary notations upon the maps and records of the Miami-Dade County Department of Regulatory and Economic Resources and to issue all permits in accordance with the terms and conditions of this resolution.

PASSED AND ADOPTED this 10th day of December, 2013.

Hearing No. 13-11-CZ11-1
ej

THIS RESOLUTION WAS TRANSMITTED TO THE CLERK OF THE BOARD OF COUNTY COMMISSIONERS ON THE 19TH DAY OF DECEMBER, 2013.

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

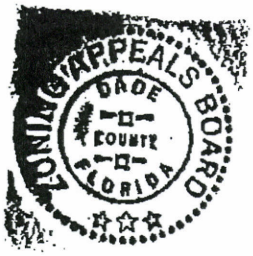
I, Earl Jones, as Deputy Clerk for the Miami-Dade County Department of Regulatory and Economic Resources as designated by the Director of the Miami-Dade County Department of Department of Regulatory and Economic Resources and Ex-Officio Secretary of the Miami-Dade County Community Zoning Appeals Board 11, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. CZAB11-9-13 adopted by said Community Zoning Appeals Board at its meeting held on the 10th day of December, 2013.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 19th day of December, 2013.

Earl Jones

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

SEAL



Memorandum

MIAMI-DADE COUNTY

Date: July 31, 2013

To: Jack Osterholt, Deputy Mayor
Director, Regulatory and Economic Resources Department

From: Maria I. Nardi, Chief
Planning and Research Division
Parks, Recreation and Open Spaces Department

Subject: Z2013000053: FIVE STAR JEWELERS, INC.
Revised plans dated stamped received through 5-22-2013

Application Name: FIVE STAR JEWELERS, INC.

Project Location: The site is located at 16205 SW 88 STREET, Miami-Dade County.

Proposed Development: The applicant is seeking approval for a use variance to permit a pawn shop.

Impact and demand: The request of this application does not generate any additional residential population, and therefore the CDMP Open Space Spatial Standards do not apply.

Recommendation: PROS has no pertinent comments for this application concerning impact or demand on existing County parks, proposed or budgeted service expansion, nor do we perform a concurrency review. Therefore, based on our findings described herein **PROS HAS NO OBJECTION TO THIS APPLICATION**.

If you need additional information or clarification on this matter, please contact John Bowers at (305) 755-5447.

MN:jb
Cc: John M. Bowers, Parks Property Management Supervisor

REVISION 1

Memorandum

Date: 26-JUN-13

To: Jack Osterholt, Director
Department of Regulatory and Economic Resources

From: Dave Downey, Fire Chief
Miami-Dade Fire Rescue Department

Subject: Z2013000053

Fire Prevention Unit:

No objection.

Service Impact/Demand

Development for the above Z2013000053
located at 16205 SW 88 STREET, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 1777 is proposed as the following:

N/A residential	dwelling units	N/A industrial	square feet
N/A Office	square feet	N/A institutional	square feet
N/A Retail	square feet	N/A nursing home/hospitals	square feet

Based on this development information, estimated service impact is: N/A alarms-annually.
The estimated average travel time is: 5:33 minutes

Existing services

The Fire station responding to an alarm in the proposed development will be:

Station 56 - West Sunset - 16250 SW 72 Street
Rescue, ALS Engine Haz Mat Support

Planned Service Expansions:

The following stations/units are planned in the vicinity of this development:

None.

Fire Planning Additional Comments

Not applicable to service impact analysis.

For information regarding the aforementioned comments, please contact the Miami-Dade Fire Rescue Department Planning Section at 786-331-4540.

DATE: 11-OCT-13

BUILDING AND NEIGHBORHOOD COMPLIANCE DEPARTMENT

ENFORCEMENT HISTORY OF VIOLATIONS OF CHAPTER 19 AND CHAPTER 33 OF THE MIAMI-DADE COUNTY CODE

FIVE STAR JEWELERS, INC.	16205 SW 88 STREET, MIAMI-DADE COUNTY, FLORIDA.
APPLICANT	**ADDRESS**

Z2013000053

HEARING NUMBER

HISTORY:

NC: THERE ARE NO CURRENT OPENED OR CLOSED NEIGHBORHOOD COMPLIANCE CASES.
BLDG: THERE ARE NO CURRENT OPENED OR CLOSED BUILDING SUPPORT CASES

FIVE STAR JEWELERS, INC

OUTSTANDING FINES, PENALTIES, COST OR LIENS INCURRED PURSUANT TO CHAPTER 8CC:

REPORTER NAME:

21

RECEIVED
13-053
MAY 22 2013
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING DEPT. ZONING DEPT.
BY

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FIVE STAR
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Z13-053
MAY 2 2 2013
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY AH

DISCLOSURE OF INTEREST*

If a **CORPORATION** owns or leases the subject property, list principal, stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: **Five Star Jewelers, Inc.**

NAME AND ADDRESS	Percentage of Stock
Jorge L. Carvajal	100%
13804 SW 152 Street	
Miami, Florida 33177	

If a **TRUST** or **ESTATE** owns or leases the subject property, list the trust beneficiaries and percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME: _____

NAME AND ADDRESS	Percentage of Interest
23053	
BY: AH	

If a **PARTNERSHIP** owns or leases the subject property, list the principals including general and limited partners. [Note: Where partner(s) consist of other partnership(s), corporation(s), trust(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interests].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: **Kendall Park Plaza, Ltd.** F/K/A Century Corners, Ltd.

NAME AND ADDRESS	Percentage of Ownership
Century Construction Corp.	2%
- Agustin Heron 100%	
General Real Estate Corporation	49%
- Agustin Heron 100%	
G & EC LLC	49%

- Agustin Heron 90%
- Agustin & Rosa Heron Children's Irrevocable Trust FBO Victoria Heron 5%
  - Victoria Heron 100%
- Agustin & Rosa Heron Children's Irrevocable Trust FBO Isabella Heron 5%
  - Isabella Heron 100%

If there is a **CONTRACT FOR PURCHASE** by a Corporation, Trust or Partnership, list purchasers below including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders. beneficiaries or partners consist of other corporations, trusts, partnerships or similar entities, further disclosure shall be made to identify natural persons having ultimate ownership interests].

NAME OF PURCHASER: _____

NAME AND ADDRESS (if applicable)	Percentage of Interest

Date of contract: _____

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

_____

_____

NOTICE: For changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final

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

Signature: Jorge L. Cano
(Applicant)

Sworn to and subscribed before me this 7th day of April, 2013 Affiant is personally known to me or has produced _____ as identification.

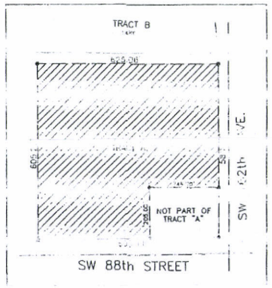
Clara I Mirabal
(Notary Public)

CLARA I. MIRABAL
MY COMMISSION # EE 164571
EXPIRES: February 12, 2016
Bonded Thru Notary Public Underwriters

My commission expires _____

*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.

RECEIVED
13-053
BY: AH



LOCATION SKETCH NTS.

LEGAL DESCRIPTION

TRACT 'A' LESS THE EAST 245.00 FEET OF THE SOUTH 205.00 FEET OF WEST KENDALL BEST ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK [illegible] AT PAGE [illegible] OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA

ZONING LEGEND

ZONING:	BU-1A (Business-Limited District)
GROSS LAND AREA:	[illegible] sq.ft. or [illegible] acres
OUTPARCEL AREA: (NOT A PART)	205'x245' = 50,225 sq.ft. or 1.15 acres
NET LAND AREA:	[illegible] - 50,255 = [illegible] sq.ft. or [illegible] acres
BUILDING AREA:	89,253 sq.ft. @ Ground Floor

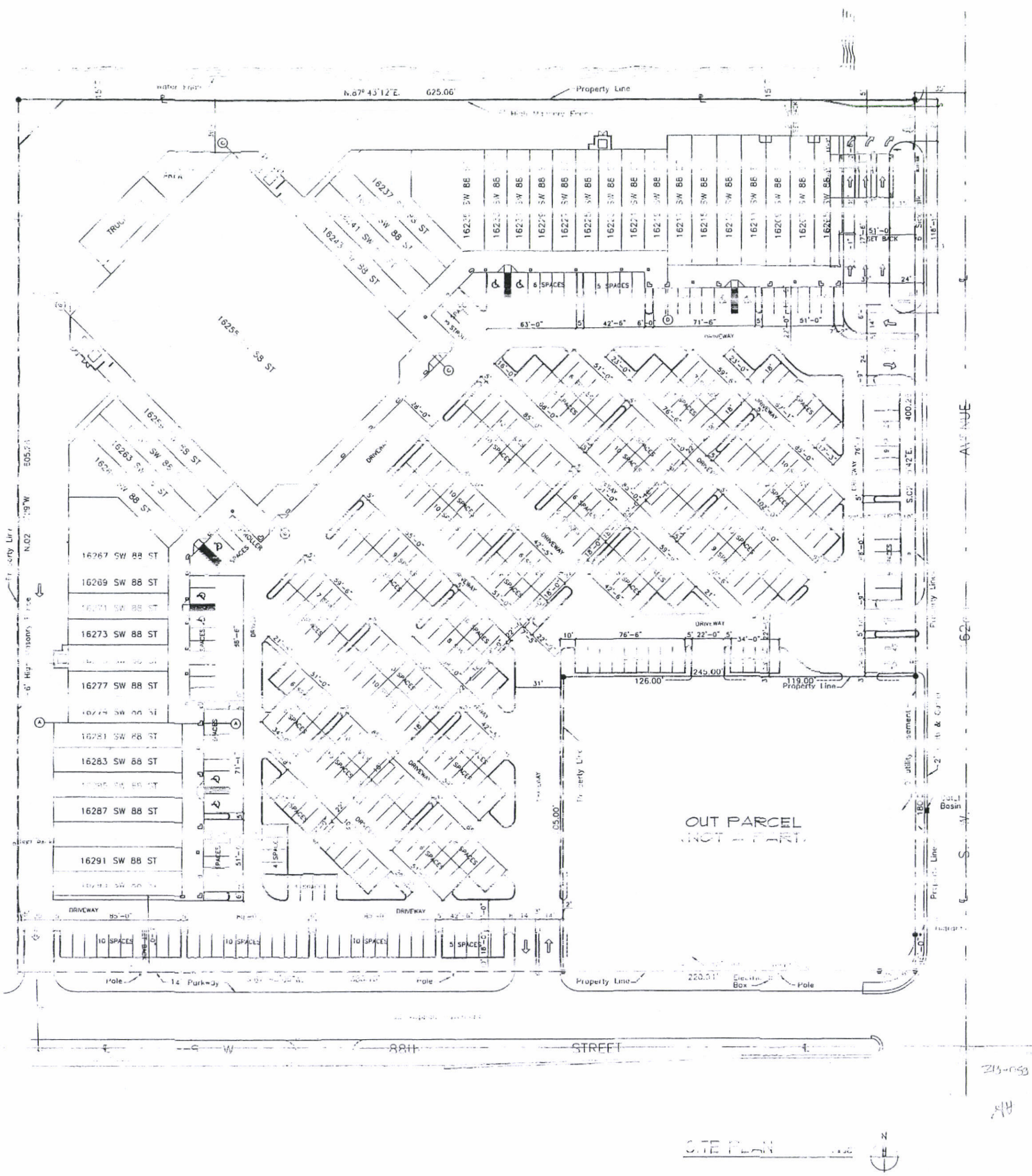
Rent Roll - Occupancy Summary
As of Date: 04/19/2013 Show Excluded Units: No Show All Amounts:

Property: Kendal Park Plaza, Ltd. - Kendall

Unit	Lease Name	Area	Monthly Base Rent Per Lease	Parking Ratio	Required Parking
16209	JPMorgan Chase Lease		4,556	1/250	18.2
16211	Maria Roldan and Gen (Beauty Salon)		1,508	1/250	6.03
16215	Black Belt for Life		3,016	1/100	30.16
16217	Vacant		1,585	1/250	6.34
16219	Subway Real Estate C		1,109	1/50 @50%	11.09
16221	AME Insurance & Fina		1,103	1/300	3.67
16223	H&R Block Eastern En		1,103	1/300	3.67
16225	Dominican Beauty Salon		1,103	1/250	4.41
16227	Accessory Express, I		1,103	1/250	4.41
16229	Peking One, Inc.		1,103	1/50@50%	11.03
16231	Hometown Medical Equ		1,103	1/250	4.41
16233	South Dental Clinic,		1,104	1/300	3.68
16235	Future Leaders Academy		2,800	1/250	11.20
16237	Future Leaders Academy		4,698	1/250	18.79
16239 16283	Dance Elite Dance St		2,358	1/100	23.58
16241	Worldmartshopping.co (Home Décor)		825	1/250	3.30
16243	Nuevo Mundo Company		815	1/250	3.26
16255	Sedano's Supermarket		30,700	1/250	122.80
16259	Family Dollar Stores		7,469	1/250	29.87
16267	Black Coral Gallery (Adult Day Care)		2,284	1/500	4.56
16269	A. James Segal, MD		1,221	1/300	4.07
16271	Five Star Jewelers		1,221	1/250	4.88
16273	Shoes from 5, Inc.		1,221	1/250	4.88
16275	Servientrega Kendall		1,221	1/250	4.88
16279	Cakeworld Bakery		2,450	1/250	9.80
16281	Alex Liquors, Inc.		1,586	1/250	6.34
16285	Steve's Pizza West.		3,016	1/50@50%	30.16
16293	Mattress Firm, Inc.		4,558	1/250	18.23
Summary			87,939		408

EXISTING PARKING AS PER SURVEY 430
REQUIRED PARKING AS PER CODE 408

#23860345 v1



SITE PLAN

OCTAVIO A. SANTURIO A.I.A.
ARCHITECT

NEW SHOPPING PLAZA
SW 162nd AVE. AND SW 88th STREET
MIAMI, FL

SCALE AS SHOWN

SP-1

1 OF 1 SHEETS

27

RECEIVED
MIAMI-DADE COUNTY
PROCESS #: Z13-053
DATE: MAY 22 2013
BY: SOB

28

Landscaping Legend
Chapter 18A–Ordinance 93–222

ZONE DISTRICT BU–1A

Gross Land _____(acre) Net Land 7.63 (acre) Water Bodies _____(acre)

	REQ.	PROV.
Landscape Open Space (if applicable)	18 %	18 %
Greenbelt (if applicable)	_____ feet	_____ feet
Lawn Area (As defined in Ordinance)	20 % soded	20 %
Trees		
Trees per Net Lot (Note: 30 % of required trees and/ or palms shall be native species. No more than 20% of the native tree requirement shall be Sabal Palmetto (cabbage palm)	188	174
Street Trees (Trees in the right of way (*) or in private property)*will require Public Works approval or Special Taxing District.	20	20
TOTAL NUMBER OF TREES	188	194
Shrubs (7 shrubs for each tree required) *30 % shrubs/hedges shall be native species. *Irrigation system required pursuant to Chapter 33 Dade County Code	1,316	2,160

Business (BU) and Industrial (iu) zones

A). Open space required per Section 33 of Zoning Code net lot area (sq. ft.) = 33,2621 x 18 % = 59,872 sq. ft.

B). Parking lot landscaping required per Chapter 18A–6 (J) number of parking spaces = 470 x 10 sq.ft. = 4,700 sq.ft.

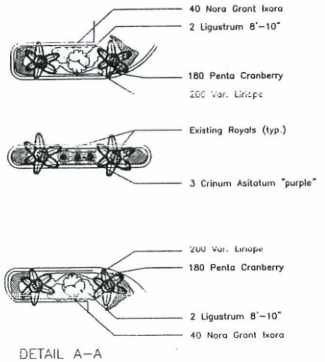
C) Add A + B = 64,572 sq. ft. (total lawn area required)

D). Maximum lawn area (sod) permitted 20 % of A + B = 64,582 sq. ft. 64,572 x .20 = 12,914 sq. ft.

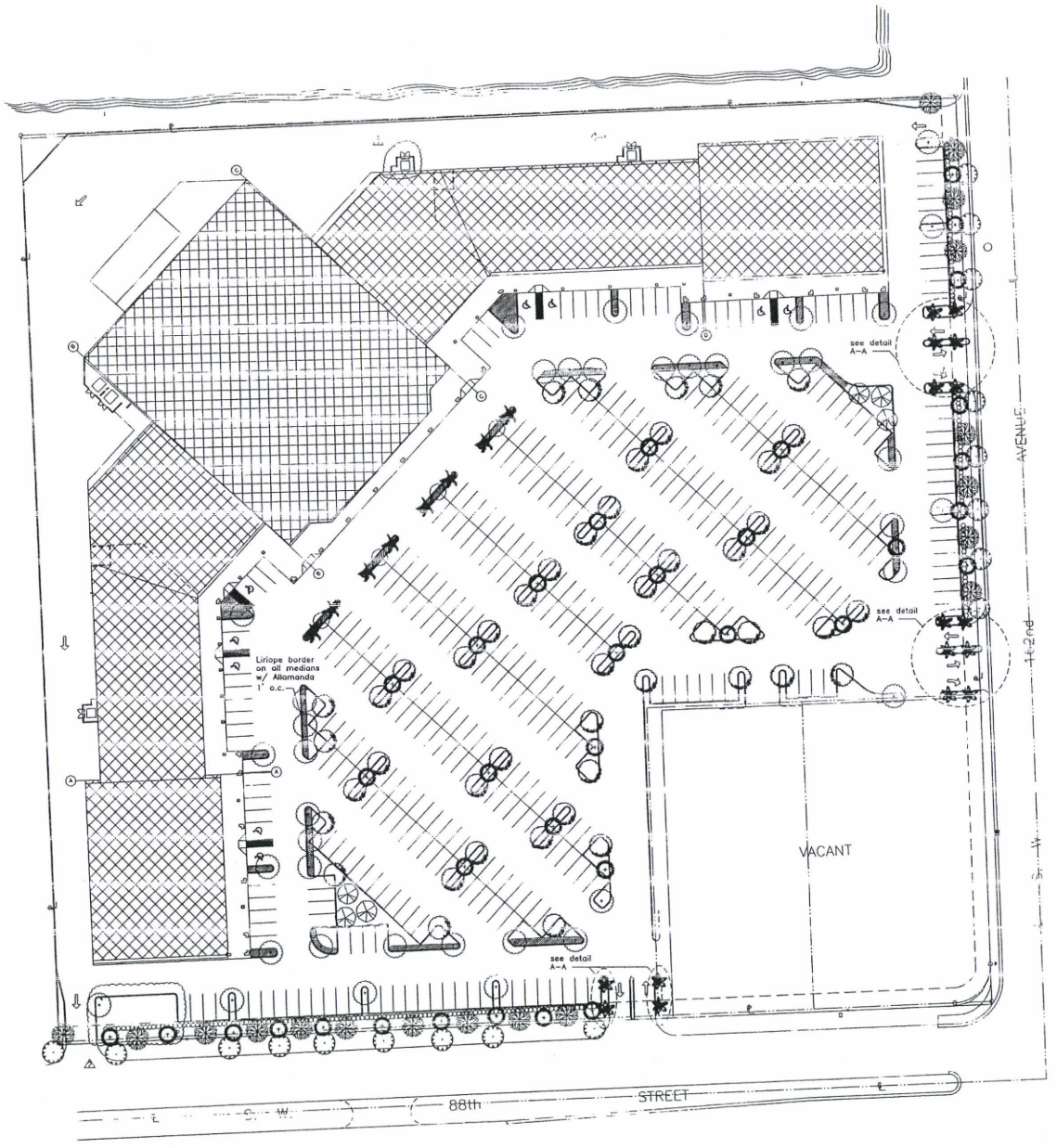
E). Maximum lawn area provided = 12,916 sq. ft. soded

Symbol	New	Qty.	Tree Name Scientific	Common	Native Species Yes/No	Size
	yes	8	Roystonia Elata	Florida Royal Palm	Yes	24'
	yes	18	Roystonea Elata	Florida Royal Palm	Yes	14 –16'
	yes	40	Tabebuia Pallida		No	10'–12'
	yes	48	Swietenia Mahogani	Mahogany	Yes	10'–12'
	yes	19	Quercus Virginiana	Live Oak	Yes	10'–12'
	yes	18	Conocarpus Erectus	Green Buttonwood	Yes	10'–12'
	yes	35	Callistemon Viminallis	Weeping Bottlebrush	No	10'
	yes	4	Cassia Surranttensis	Glaucous Cassia	No	10'
	yes	6	Tabebuia Argentia		Yes	10'–12'
	yes	240	Chrysobalanus Icaco		Yes	24"x24"
	yes	640	Allamanda Schotti		—	24"x24"
	—	—	hedge 2.5' o.c.		—	
	—	40,000 s.f.	Floratam "St. Augustin"		—	
	—	60 yds.	Cypress mulch 2" thick		—	
	yes	1280	Liriope "Evergreen Giant"		No	12"x12"

Note:
1. All material Florida Grade A
2. All landscaped area 2" min. mulch
3. 100% irrigation provided



DETAIL A–A



LANDSCAPE PLAN 1"=30'

213-63

AW

1	12-21-99
2	3-12-00

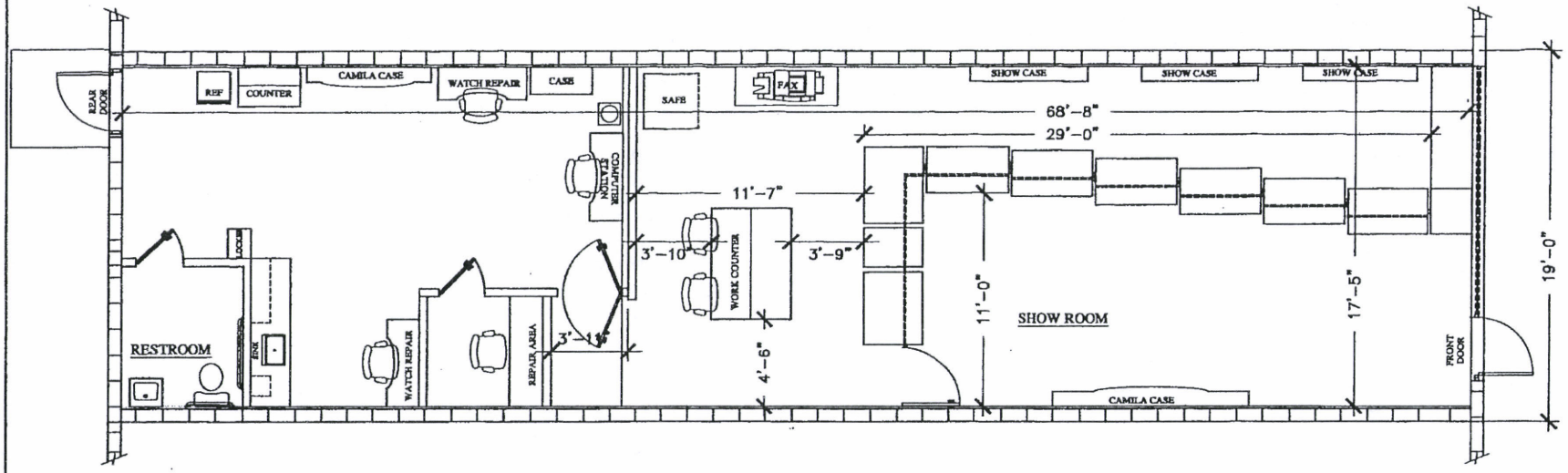
OCTAVIO A. SANTURIO A.I.A.
A R C H I T E C T
6282 bird road, suite 35 south miami, florida 33155
tel. 305) 665-9844/665-8866 fax661-7413
FL. AR. 0007679

OWNER: c/o AGUSTIN HERFAN
13727 S.W. 152 ST. SUITE 102
MIAMI, FL. 33177-1106, Ph. (305) 234-7600

NEW SHOPPING PLAZA
SW 162nd AVE. AND
S.W. 88th STREET
MIAMI, FL 33193

DRAWN B.H.C.
CHECKED O.A.S.
DATE 04-14-97
SCALE 1"=30'
JOB NO. 9703
SHEET SP-2
1 OF SHEETS

RECEIVED
23-055
JUNE 25 2013
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY



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

NOTE: ALL INFORMATION ON DRAWING WAS FIELD VERIFIED.

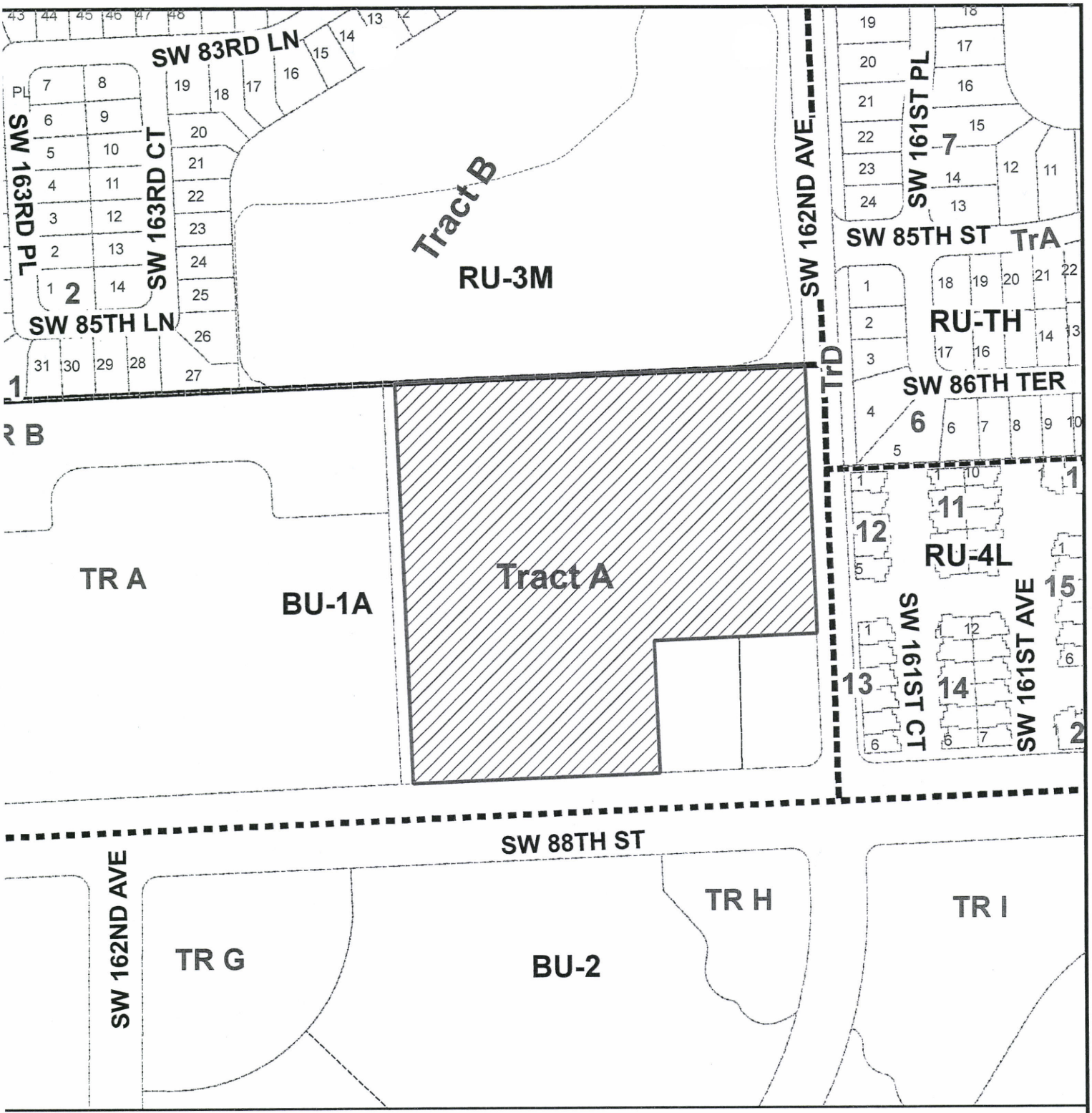
FIVE STAR JEWELERS

16271 N. KENDALL DR , MIAMI FL.

EXISTING JEWELRY SHOP

FLOOR PLAN

DATE: 06-17-13 PREPARED BY: ROGER PEREZ



MIAMI-DADE COUNTY

HEARING MAP

Process Number

Z2013000053

Section: 32 Township: 54 Range: 39
Applicant: FIVE STAR JEWELERS, INC.
Zoning Board: C11
Commission District: 11
Drafter ID: JEFFER GURDIAN
Scale: NTS

N
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Legend

Subject Property Case

MIAMI-DADE COUNTY

SKETCH CREATED ON: Tuesday, June 18, 2013

REVISION	DATE	BY
		30

MIAMI-DADE COUNTY

AERIAL YEAR 2012

Process Number

Z2013000053

Legend

- MDC STL Index Poly
- Subject Property
- Zoning

N
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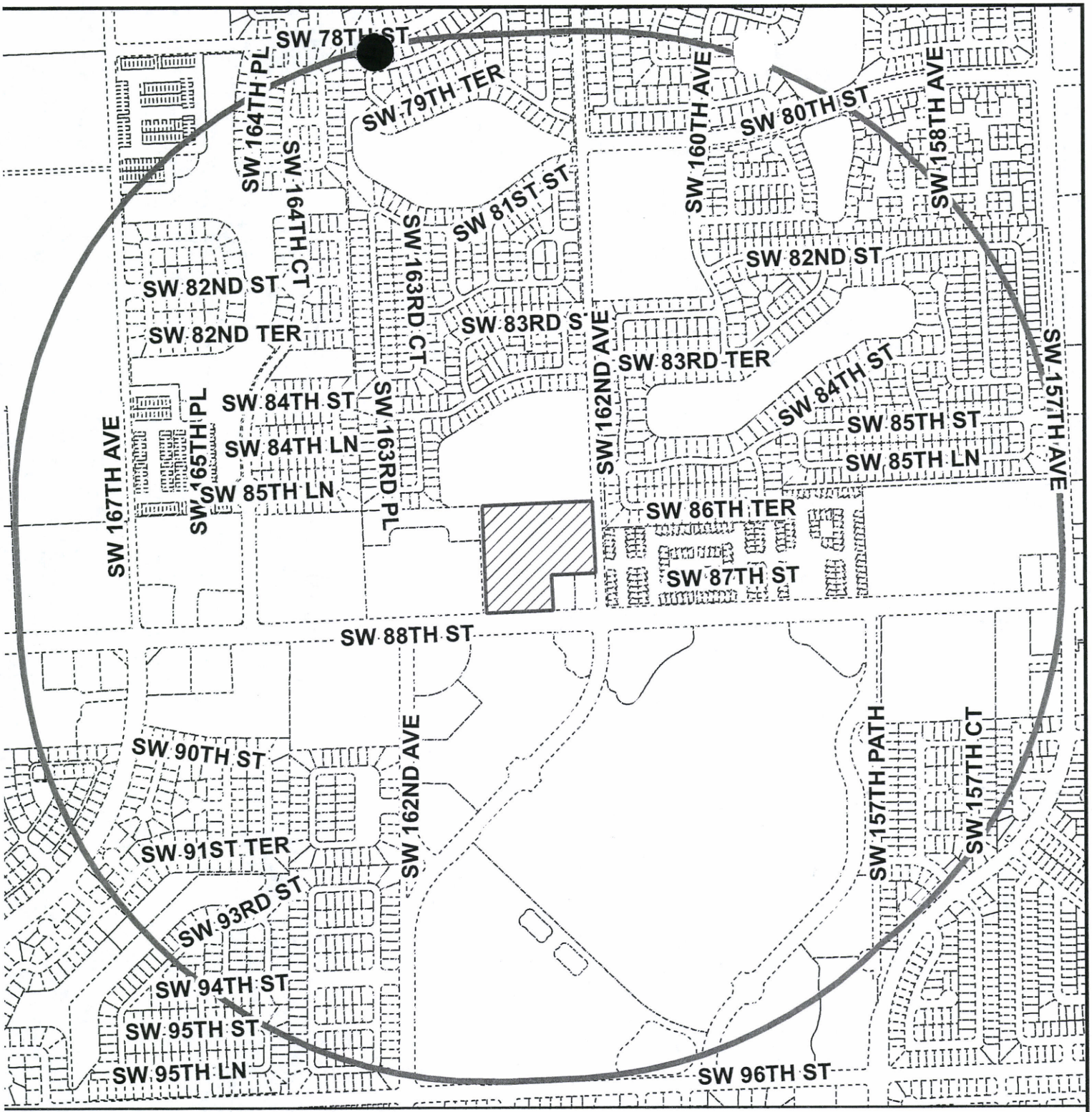
Section: 32 Township: 54 Range: 39
Applicant: FIVE STAR JEWELERS, INC.
Zoning Board: C11
Commission District: 11
Drafter ID: JEFFER GURDIAN
Scale: NTS

MIAMI-DADE COUNTY

SKETCH CREATED ON: Tuesday, June 18, 2013

REVISION	DATE	BY
		31



MIAMI-DADE COUNTY

RADIUS MAP

Process Number

Z2013000053

RADIUS: 2640

Section: 32 Township: 54 Range: 39
Applicant: FIVE STAR JEWELERS, INC.
Zoning Board: C11
Commission District: 11
Drafter ID: JEFFER GURDIAN
Scale: NTS

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Legend

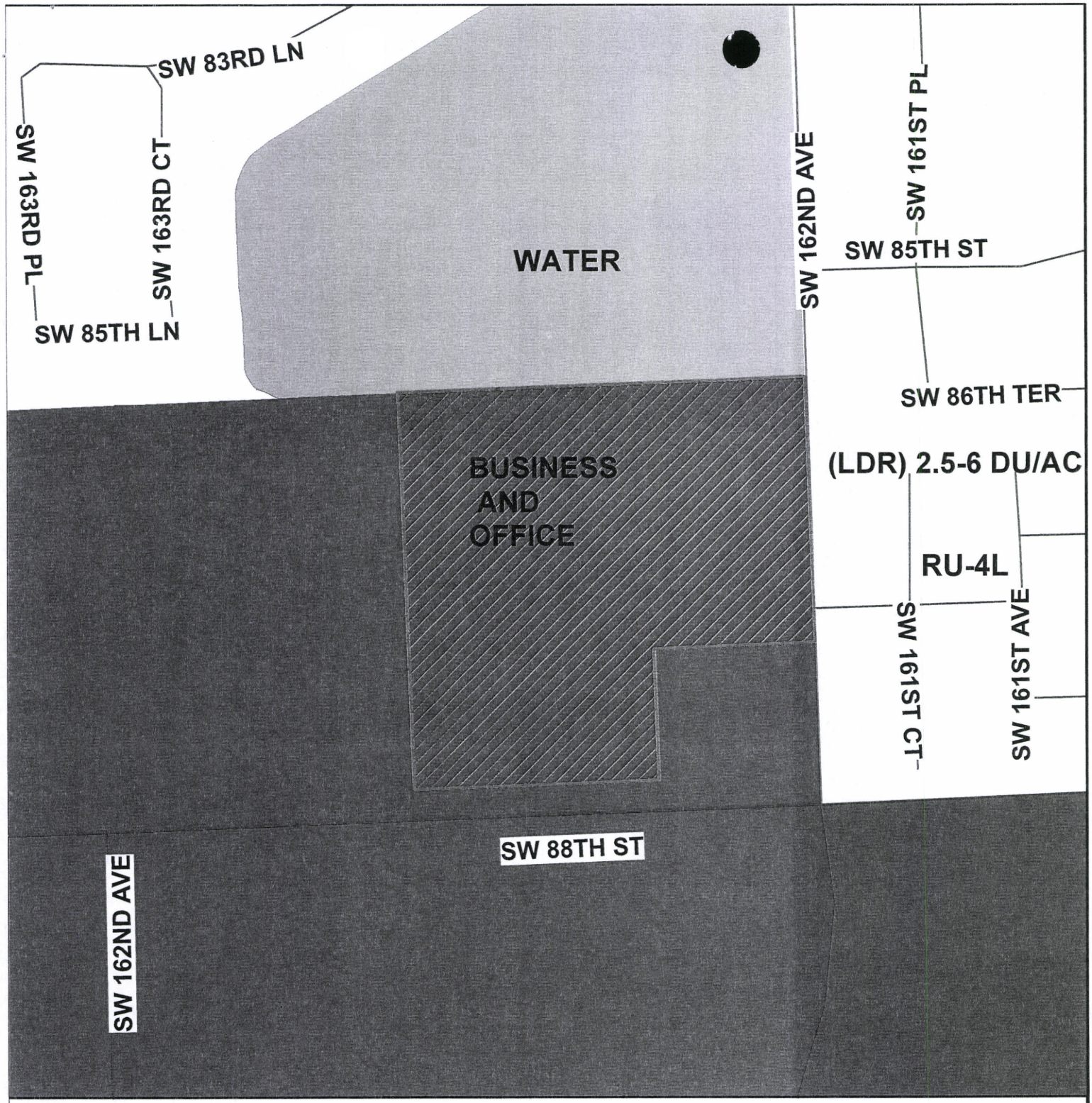
Subject Property

Buffer

MIAMI-DADE COUNTY

SKETCH CREATED ON: Tuesday, June 18, 2013

REVISION	DATE	BY
		32



MIAMI-DADE COUNTY

CDMP MAP

Process Number

Z2013000053

Section: 32 Township: 54 Range: 39
Applicant: FIVE STAR JEWELERS, INC.
Zoning Board: C11
Commission District: 11
Drafter ID: JEFFER GURDIAN
Scale: NTS

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Legend

Subject Property Case

Zoning

MIAMI-DADE COUNTY

SKETCH CREATED ON: Tuesday, June 18, 2013

REVISION	DATE	BY

Miami-Dade County
Department of Regulatory and Economic Resources

PHOTOGRAPH OF SIGN POSTED FOR ZONING HEARING

7

HEARING NUMBER: Z2013000053

BOARD: BCC

LOCATION OF SIGN: 16205 SW 88 STREET, MIAMI-DADE COUNTY, FLORIDA.

Miami Dade County, Florida

Date of Posting: 31-MAR-14

This is to certify that the above photograph is true and correct and that the sign concerning a Zoning Hearing application was posted as indicated above.

SIGNATURE: _____

PRINT NAME: FELIX ACOSTA

Miami-Dade County
Department of Regulatory and Economic Resources

PHOTOGRAPH OF SIGN POSTED FOR ZONING HEARING

HEARING NUMBER: Z2013000053

BOARD: BCC

LOCATION OF SIGN: 16205 SW 88 STREET, MIAMI-DADE COUNTY, FLORIDA.

Miami Dade County, Florida

Date of Posting: 31-MAR-14

This is to certify that the above photograph is true and correct and that the sign concerning a Zoning Hearing application was posted as indicated above.

SIGNATURE: _____

PRINT NAME: FELIX ACOSTA

Memorandum

MIAMI-DADE COUNTY

Date: September 5, 2012

To: Jack Kardys, Director
Park and Recreation Department

From: Mark R. Woerner, AICP, Assistant Director for Planning
Department of Regulatory and Economic Resources

Subject: Blanket Concurrency Approval for Recreation and Open Space

---

The blanket level of service/concurrency authorization for recreation and open space issued by your department last year will expire on September 30, 2012. This authorization must be re-issued prior to September 30, 2012, so that the Department of Regulatory and Economic Resources (DRER) may continue reviewing concurrency applications for recreation and open space concurrency requirements on your behalf. If such authorization is not received, DRER will have to refer all zoning and permit applications to your department for concurrency review.

Park and Recreation's re-authorization for blanket concurrency authorization should be effective for a one-year period beginning on October 1, 2012 and should be based on sufficient surplus capacity to sustain projected development for one year. If there is not sufficient surplus capacity for one year, please advise this department immediately.

If you or any member of your staff needs further information on this request, please contact Helen A. Brown, Concurrency Administrator at (305) 375-2835. Thank you for your attentions to this matter.

MRW:NS:hab

cc: James Byers, Zoning Division Chief, West Dade Office, DRER
Ronald Connally, Supervisor, Zoning Hearings/Administrative Review Section, DRER
Nick Nitti, Supervisor, Zoning Evaluation Section, DRER
Helen A. Brown, Concurrency Administrator, DRER

F.A.

HEARING NO. 13-11-CZ11-1 (13-53)

32-54-39
BCC
Comm. Dist. 11

APPLICANT: FIVE STAR JEWELERS, INC.

THE DIRECTOR OF THE DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES is appealing the decision of Community Zoning Appeals Board #11 on FIVE STAR JEWELERS, INC., which approved the following:

USE VARIANCE to permit a pawnbroker use in the BU-1A, as would be permitted in the BU-3 zone, only upon approval after public hearing.

Plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled "New Shopping Center Plaza" as prepared by Octavio A. Santurio A.I.A dated stamped received 5/22/13 and consisting of 2 sheets and a plan entitled "Five Star Jewelers" as prepared by Roger Perez, dated stamped received 6/25/13, consisting of 1 sheet for a total of 3 sheets. Plans may be modified at public hearing.

LOCATION: 16205 SW 88 Street, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 7.53 Acres

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

HEARING NO. 13-11-CZ11-1 (13-53)

32-54-39
BCC
Comm. Dist. 11

APPLICANT: FIVE STAR JEWELERS, INC.

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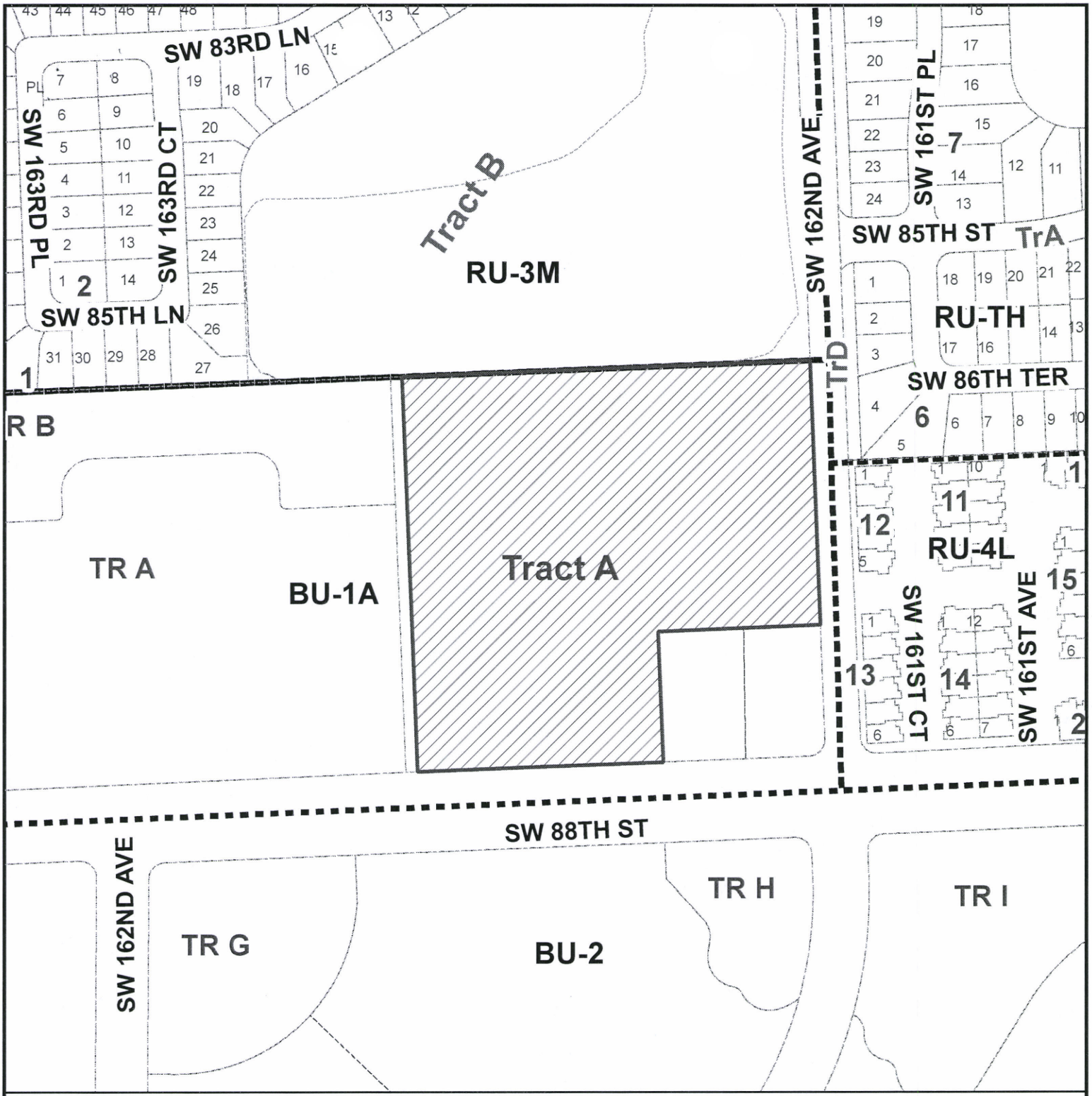
SUBJECT PROPERTY: Tract "A", less the E245' of S205' of WEST KENDALL BEST, PB 143-35.

LOCATION: 16205 SW 88 Street, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 7.53 Acres

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



MIAMI-DADE COUNTY

HEARING MAP

Process Number

Z2013000053

Section: 32 Township: 54 Range: 39
Applicant: FIVE STAR JEWELERS, INC.
Zoning Board: C11
Commission District: 11
Drafter ID: JEFFER GURDIAN
Scale: NTS

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W E
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Legend

Subject Property Case

MIAMI-DADE COUNTY

SKETCH CREATED ON: Tuesday, June 18, 2013

REVISION	DATE	BY

MIAMI-DADE COUNTY

AERIAL YEAR 2012

Process Number

Z2013000053

Legend

- MDC STL Index Poly
- Subject Property
- Zoning

N
W E
S

Section: 32 Township: 54 Range: 39
Applicant: FIVE STAR JEWELERS, INC.
Zoning Board: C11
Commission District: 11
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MIAMI-DADE COUNTY

SKETCH CREATED ON: Tuesday, June 18, 2013

REVISION	DATE	BY

MIAMI-DADE COUNTY

RADIUS MAP

Process Number

Z2013000053

RADIUS: 2640

Section: 32 Township: 54 Range: 39
Applicant: FIVE STAR JEWELERS, INC.
Zoning Board: C11
Commission District: 11
Drafter ID: JEFFER GURDIAN
Scale: NTS

N
W E
S

Legend

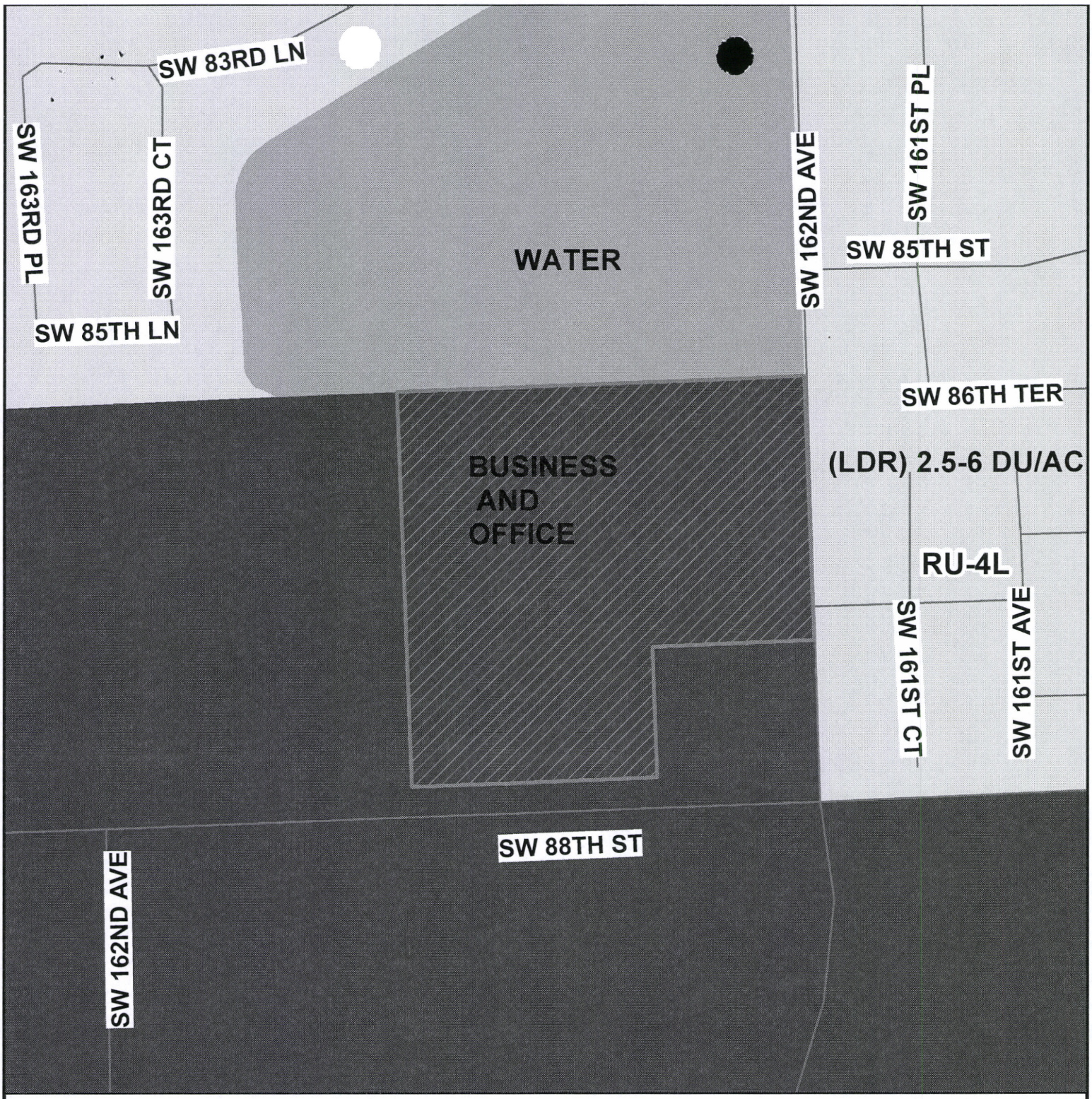
Subject Property

Buffer

MIAMI-DADE COUNTY

SKETCH CREATED ON: Tuesday, June 18, 2013

REVISION	DATE	BY



MIAMI-DADE COUNTY

CDMP MAP

Process Number

Z2013000053

Section: 32 Township: 54 Range: 39
Applicant: FIVE STAR JEWELERS, INC.
Zoning Board: C11
Commission District: 11
Drafter ID: JEFFER GURDIAN
Scale: NTS

N
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Legend

Subject Property Case

Zoning

MIAMI-DADE COUNTY

SKETCH CREATED ON: Tuesday, June 18, 2013

REVISION	DATE	BY

Memorandum

MIAMI-DADE COUNTY

Date: September 21, 2013

To: Jack Osterholt, Deputy Mayor
Director, Regulatory and Economic Resources Department

From: Jack Kardys
Director, Parks, Recreation and Open Spaces Department

Subject: Blanket Concurrency Approval for Recreation and Open Space

---

This memorandum updates the blanket concurrency approval memo of September 26, 2012. There is an adequate level of service within each of the three Park Benefit Districts for all unincorporated areas, as shown on the attached table, and we project that there will be sufficient surplus capacity to maintain an adequate level of service for one additional year. Nevertheless, on a case-by-case basis, this Department will additionally evaluate the capacity of existing parks to support projected residential populations created by new development.

This approval is valid until September 30, 2014. If conditions change prior to that, I will inform Helen Brown, Concurrency Administrator of your department.

Attachment

JK: jb

c: Helen Brown, Metropolitan Planning, RER
Maria I. Nardi, Chief, Planning and Research Division, MDPROS

Miami-Dade County
Park and Recreation Department
LOS-2013

Report # 4 Table 34
Local Recreation Open Space Level of Service

PBD	Estimated 2013 UMSA Population	Standard @ 2.75 Acres Per 1000 People (Acres)	Public Local Park Acres	Concurrency* Acres	Total Local Park acres	School Acres	Private Open Space Acres	Total Recreation Open Space Acreage	Surplus (Deficient) Acres	Percentage of Standard %
1	377,389	1,037.82	347.46	291.00	638.46	299.82	267	1205.28	167.46	1.16
2	596,796	1,641.19	721.61	595.00	1316.61	356.3	473	2145.91	504.72	1.31
3	156,544	430.50	231.06	232.93	463.99	96.62	89	649.61	219.11	1.51
Total	1,130,729	3,109.50	1300.13	1118.93	2419.06	752.74	829	4000.80	891.30	1.29

Note:
Public Local Park Acres is Miami-Dade Parks Only
Private Recreation Open Space Updated 1/9/09
*Concurrency Acres are District park Acres utilized for local Recreation

G:\ADMINISTRATION\PLAN_DIV\PROPMGR\CONCURR\2013-2014

Memorandum

MIAMI-DADE COUNTY

Date: September 25, 2013

To: Mark R. Woener, AICP, Assistant Director for Planning
Department of Regulatory and Economic Resources

From: Paul Mauriello, Assistant Director, Waste Operations
Public Works and Waste Management Department

Subject: Solid Waste Disposal Concurrency Determination

The Public Works and Waste Management Department 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 or subject to a binding executed contract for construction are included in this determination, in accordance with Chapter 33G of the Miami-Dade County Code, Service Concurrency Management Program.

The attached spreadsheet presents the projected utilization of the System's remaining disposal capacity over a period of nineteen (19) years. The projection is based on the demand generated by those parties (municipalities and private haulers) who have committed their waste to the System through interlocal agreements or long-term contracts and anticipated non-committed waste flows, in accordance with the LOS standard. The analysis shows adequate System capacity to meet the LOS through Fiscal Year 2031-32 or fourteen (14) years beyond the minimum five (5) year standard. This determination is contingent upon the continued ability of the County and its disposal service contract provider 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 issue development orders. This determination shall remain in effect for a period of one (1) fiscal year (ending September 30, 2014), at which time a new determination will be issued. If, however, a significant event occurs that substantially alters the projection, the Department will issue an updated determination.

Attachment

c: Aneisha Daniel, Assistant Director, Administration
Asok Ganguli, Assistant Director, Technical Services
Michael Moore, Assistant Director, Disposal Operations
Deborah Silver, Division Director, Fiscal Management & Planning

Public Works and Waste Management Department (PWWM)
Solid Waste Management Disposal Facility Available Capacity
From Fiscal Year 2013-14 Through Fiscal Year 2031-32

		RESOURCES RECOVERY ASHFILL *			SOUTH DADE LANDFILL **			NORTH DADE LANDFILL ***			WMI ****		
FISCAL YEAR PERIOD	WASTE PROJECTION NET TONS DISPOSED	Beginning Capacity	Landfilled	Ending Capacity	Beginning Capacity	Landfilled	Ending Capacity	Beginning Capacity	Landfilled	Ending Capacity	CONTRACT DISPOSAL	TOTAL TO BE LANDFILLED	TO BE INCINERATED AND RECYCLED
OCT. 1, 2013 TO SEPT. 30, 2014	1,543,000	2,873,330	127,900	2,745,430	6,122,095	301,000	5,821,095	1,735,051	111,400	1,623,651	250,000	790,300	752,700
OCT. 1, 2014 TO SEPT. 30, 2015	1,543,000	2,745,430	127,900	2,617,530	5,821,095	301,000	5,520,095	1,623,651	111,400	1,512,251	250,000	790,300	752,700
OCT. 1, 2015 TO SEPT. 30, 2016	1,543,000	2,617,530	127,900	2,489,630	5,520,095	301,000	5,219,095	1,512,251	111,400	1,400,851	250,000	790,300	752,700
OCT. 1, 2016 TO SEPT. 30, 2017	1,543,000	2,489,630	127,900	2,361,730	5,219,095	301,000	4,918,095	1,400,851	111,400	1,289,451	250,000	790,300	752,700
OCT. 1, 2017 TO SEPT. 30, 2018	1,543,000	2,361,730	127,900	2,233,830	4,918,095	301,000	4,617,095	1,289,451	111,400	1,178,051	250,000	790,300	752,700
OCT. 1, 2018 TO SEPT. 30, 2019	1,543,000	2,233,830	127,900	2,105,930	4,617,095	301,000	4,316,095	1,178,051	111,400	1,066,651	250,000	790,300	752,700
OCT. 1, 2019 TO SEPT. 30, 2020	1,543,000	2,105,930	127,900	1,978,030	4,316,095	301,000	4,015,095	1,066,651	111,400	955,251	250,000	790,300	752,700
OCT. 1, 2020 TO SEPT. 30, 2021	1,543,000	1,978,030	127,900	1,850,130	4,015,095	301,000	3,714,095	955,251	111,400	843,851	250,000	790,300	752,700
OCT. 1, 2021 TO SEPT. 30, 2022	1,543,000	1,850,130	127,900	1,722,230	3,714,095	301,000	3,413,095	843,851	111,400	732,451	250,000	790,300	752,700
OCT. 1, 2022 TO SEPT. 30, 2023	1,543,000	1,722,230	127,900	1,594,330	3,413,095	301,000	3,112,095	732,451	111,400	621,051	250,000	790,300	752,700
OCT. 1, 2023 TO SEPT. 30, 2024	1,543,000	1,594,330	127,900	1,466,430	3,112,095	301,000	2,811,095	621,051	111,400	509,651	250,000	790,300	752,700
OCT. 1, 2024 TO SEPT. 30, 2025	1,543,000	1,466,430	127,900	1,338,530	2,811,095	301,000	2,510,095	509,651	111,400	398,251	250,000	790,300	752,700
OCT. 1, 2025 TO SEPT. 30, 2026	1,543,000	1,338,530	127,900	1,210,630	2,510,095	301,000	2,209,095	398,251	111,400	286,851	250,000	790,300	752,700
OCT. 1, 2026 TO SEPT. 30, 2027	1,543,000	1,210,630	127,900	1,082,730	2,209,095	301,000	1,908,095	286,851	111,400	175,451	250,000	790,300	752,700
OCT. 1, 2027 TO SEPT. 30, 2028	1,543,000	1,082,730	127,900	954,830	1,908,095	301,000	1,607,095	175,451	111,400	64,051	250,000	790,300	752,700
OCT. 1, 2028 TO SEPT. 30, 2029	1,543,000	954,830	127,900	826,930	1,607,095	348,349	1,258,746	64,051	64,051	0	250,000	790,300	752,700
OCT. 1, 2029 TO SEPT. 30, 2030	1,543,000	826,930	127,900	699,030	1,258,746	412,400	846,346	0	0	0	250,000	790,300	752,700
OCT. 1, 2030 TO SEPT. 30, 2031	1,543,000	699,030	127,900	571,130	846,346	412,400	433,946	0	0	0	250,000	790,300	752,700
OCT. 1, 2031 TO SEPT. 30, 2032	1,543,000	571,130	127,900	443,230	433,946	412,400	21,546	0	0	0	250,000	790,300	752,700
REMAINING YEARS				19			19			15		19	

ANNUAL DISPOSAL RATE (in tons)	
RESOURCES RECOVERY ASHFILL	127,900
SOUTH DADE LANDFILL	301,000
NORTH DADE LANDFILL	111,400
WMI CONTRACT	250,000
TOTAL TO BE LANDFILLED	790,300

* Ashfill capacity is for Cell 20.

** South Dade includes Cells 4 and 5. Assumes unders from Resources Recovery consumes capacity whether or not it is used as cover.

*** North Dade capacity represents buildout of the facility. When North Dade Landfill capacity is depleted, trash goes to South Dade Landfill and WMI.

**** Maximum Contractual Tonnage per year to WMI is 500,000 tons, 250,000 tons to the Medley Landfill and 250,000 tons to the Pompano Landfill in Broward County. The initial term of the WMI disposal contract ends September 30, 2015 and the contract contains two 5-year renewal terms. The Department anticipates contract renewal in 2015.

*****All beginning capacity figures are derived from the Capacity of Miami-Dade County Landfills draft report prepared by the Malcolm Pirnie based on the actual July, 2013, survey with actual tons from July 2013, through August 2013, and projected tons for September 2013.

Memorandum

MIAMI-DADE COUNTY

Date: October 1, 2013

To: Jack Osterholt, Director/Deputy Mayor
Department of Regulatory and Economic Resources

2013 SEP -6 P 4:41

From: Ysela Llort, Director
Miami-Dade Transit

METROPOLITAN PLANNING SECT

Subject: FY14 Blanket Concurrency Approval for Transit

Miami-Dade Transit (MDT) has been charged with the responsibility of reviewing and approving concurrency applications for mass transit levels of service as stated in County Ordinance 89-66, Administrative Order 4-85, and Section 33-G of the Miami-Dade County Code. Based on the latest socio-economic information provided by your department's Research Division, and a review of the June 2013 Metrobus/Metrorail service area we find that MDT meets or exceeds the Level-of-Service Standards (LOS) for mass transit established in Policy MT-1A of the County's Comprehensive Development Master Plan for Miami-Dade County.

With this memo we re-authorize your Department to review and approve concurrency applications in all areas of unincorporated Miami-Dade County.

This authorization is intended to continue the arrangement between our respective Departments, and is effective for the period October 1, 2013 to September 30, 2014, or until canceled by written notice from my office.

Should your staff need further assistance with mass transit concurrency information, they may contact Nilia Cartaya, Principal Planner, in our Department. Thank you for your continued cooperation on these important matters.

c: Albert A. Hernandez, P.E., MDT
Monica D. Cejas, P.E., MDT
Gerald E. Bryan, MDT
Eric Zahn, MDT
Nilia Cartaya, MDT
Douglas K. Robinson, MDT
Mark R. Woerner, RER
Helen A. Brown, RER

Memorandum

MIAMI-DADE COUNTY

Date: April 21, 2005

To: Alberto J. Torres, Assistant Director for Zoning
Department of Planning and Zoning

From: Manuel C. Mena, Chief
MDFR Fire Prevention Division

Subject: Concurrency Approval

Subject to compliance with Article XIV a. "Water Supply for Fire Suppression" of the Miami-Dade County Code, blanket approval for "Initial Development Orders" for any proposed use is hereby granted until further notice.

A subsequent review to assess compliance with Miami-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

MCM:skr

c: Control File

Received by
Zoning Agenda Coordinator
JUL 2 7 2010

Memorandum

MIAMI-DADE COUNTY

Date: September 5, 2012

To: Jack Kardys, Director
Park and Recreation Department

From: Mark R. Woerner, AICP, Assistant Director for Planning
Department of Regulatory and Economic Resources

Subject: Blanket Concurrency Approval for Recreation and Open Space

---

The blanket level of service/concurrency authorization for recreation and open space issued by your department last year will expire on September 30, 2012. This authorization must be re-issued prior to September 30, 2012, so that the Department of Regulatory and Economic Resources (DRER) may continue reviewing concurrency applications for recreation and open space concurrency requirements on your behalf. If such authorization is not received, DRER will have to refer all zoning and permit applications to your department for concurrency review.

Park and Recreation's re-authorization for blanket concurrency authorization should be effective for a one-year period beginning on October 1, 2012 and should be based on sufficient surplus capacity to sustain projected development for one year. If there is not sufficient surplus capacity for one year, please advise this department immediately.

If you or any member of your staff needs further information on this request, please contact Helen A. Brown, Concurrency Administrator at (305) 375-2835. Thank you for your attentions to this matter.

MRW:NS:hab

cc: James Byers, Zoning Division Chief, West Dade Office, DRER
Ronald Connally, Supervisor, Zoning Hearings/Administrative Review Section, DRER
Nick Nitti, Supervisor, Zoning Evaluation Section, DRER
Helen A. Brown, Concurrency Administrator, DRER

MIAMI DADE POLICE DEPARTMENT

57B - Summarized CFS Year Comparison By Call Type-Grid-Signal

Z2013000053 FIVE STAR JEWELERS, INC. 2012

Complaint Date Range: Jan 1, 2012 - Dec 31, 2012

EMERGENCY

Grid Code	CAD Signal Code	YTD 2012	LYTD 2011	P_LYTD 2010
1777	15 MEET AN OFFICER	0	2	0
	17 TRAFFIC ACCIDENT	1	2	1
	32 ASSAULT	1	1	0
	41 SICK OR INJURED PERSON	17	20	22
	49 FIRE	2	0	0
TOTAL FOR GRID 1777		**21**	**25**	**23**
		Reported: 4 Not Reported: 17	Reported: 3 Not Reported: 22	Reported: 1 Not Reported: 22
TOTAL EMERGENCY		**21**	**25**	**23**

MIAMI DADE POLICE DEPARTMENT

57B - Summarized CFS Year Comparison By Call Type-Grid-Signal

Z2013000053 FIVE STAR JEWELERS, INC. 2012

Complaint Date Range: Jan 1, 2012 - Dec 31, 2012

PRIORITY

Grid Code	CAD Signal Code	YTD 2012	LYTD 2011	P_LYTD 2010
1777	14 CONDUCT INVESTIGATION	7	5	4
	15 MEET AN OFFICER	1	0	0
	22 AUTO THEFT	1	0	0
	26 BURGLARY	7	2	2
	32 ASSAULT	7	3	2
	34 DISTURBANCE	8	8	6
	47 BOMB OR EXPLOSIVE ALERT	5	2	2
	49 FIRE	1	0	2
TOTAL FOR GRID 1777		**37**	**20**	**18**
		Reported: 7 Not Reported: 30	Reported: 6 Not Reported: 14	Reported: 4 Not Reported: 14
TOTAL PRIORITY		**37**	**20**	**18**

MIAMI DADE POLICE DEPARTMENT

57B - Summarized CFS Year Comparison By Call Type-Grid-Signal

Z2013000053 FIVE STAR JEWELERS, INC. 2012

Complaint Date Range: Jan 1, 2012 - Dec 31, 2012

ROUTINE

Grid Code	CAD Signal Code	YTD 2012	LYTD 2011	P_LYTD 2010
1777	13 SPECIAL INFORMATION/ASSIGNMENT	42	33	26
	14 CONDUCT INVESTIGATION	72	60	51
	15 MEET AN OFFICER	8	2	1
	17 TRAFFIC ACCIDENT	19	13	14
	18 HIT AND RUN	8	9	12
	19 TRAFFIC STOP	20	17	8
	20 TRAFFIC DETAIL	11	19	11
	21 LOST OR STOLEN TAG	4	0	5
	22 AUTO THEFT	20	8	6
	25 BURGLAR ALARM RINGING	135	131	144
	26 BURGLARY	52	52	49
	27 LARCENY	27	24	22
	28 VANDALISM	14	19	9
	32 ASSAULT	14	6	16
	33 SEX OFFENSE	3	1	0
	34 DISTURBANCE	123	97	89
	36 MISSING PERSON	13	9	5
	37 SUSPICIOUS VEHICLE	10	7	21
	38 SUSPICIOUS PERSON	15	8	11
	39 PRISONER	2	2	3
	41 SICK OR INJURED PERSON	8	13	7
	43 BAKER ACT	4	2	1
	44 ATTEMPTED SUICIDE	0	0	1
	45 DEAD ON ARRIVAL	1	3	2
	47 BOMB OR EXPLOSIVE ALERT	0	0	1
	49 FIRE	0	3	0
	52 NARCOTICS INVESTIGATION	18	9	5
	54 FRAUD	12	16	13
	55 WEAPONS VIOLATION	1	0	0
TOTAL FOR GRID 1777		**656**	**563**	**533**
		Reported: 311 Not Reported: 345	Reported: 282 Not Reported: 281	Reported: 257 Not Reported: 276
TOTAL ROUTINE		**656**	**563**	**533**
GRAND TOTAL		**714**	**608**	**574**

MIAMI DADE POLICE DEPARTMENT

57B - Summarized CFS Year Comparison By Call Type-Grid-Signal

Report Filters

Complaint Date Range: Jan 1, 2012 - Dec 31, 2012
Grid: 1777
Signal: 13 SPECIAL INFORMATION/ASSIGNMENT, 14 CONDUCT INVESTIGATION, 15 MEET AN OFFICER, 16 D.U.I., 17 TRAFFIC ACCIDENT, 18 HIT AND RUN, 19 TRAFFIC STOP, 20 TRAFFIC DETAIL, 21 LOST OR STOLEN TAG, 22 AUTO THEFT, 23 CLEARANCE CHECK, 24 COMPLETE CHECK, 25 BURGLAR ALARM RINGING, 26 BURGLARY, 27 LARCENY, 28 VANDALISM, 29 ROBBERY, 30 SHOOTING, 31 HOMICIDE, 32 ASSAULT, 33 SEX OFFENSE, 34 DISTURBANCE, 35 INTOXICATED PERSON - MYERS ACT, 36 MISSING PERSON, 37 SUSPICIOUS VEHICLE, 38 SUSPICIOUS PERSON, 39 PRISONER, 40 SUBJECT POSSIBLY WANTED, 41 SICK OR INJURED PERSON, 42 AMBULANCE, 43 BAKER ACT, 44 ATTEMPTED SUICIDE, 45 DEAD ON ARRIVAL, 46 MEDICAL DETAIL, 47 BOMB OR EXPLOSIVE ALERT, 48 EXPLOSION, 49 FIRE, 50 ORGANIZED CRIME FIGURE, 51 NARCOTICS VIOLATOR, 52 NARCOTICS INVESTIGATION, 53 ABDUCTION, 54 FRAUD, 55 WEAPONS VIOLATION
Agency: MIAMI-DADE
District:
Call Type: PRIORITY, ROUTINE, EMERGENCY
Primary Unit: Primary Unit not contains '0000' 'SB' 'CR' or Primary Unit does not exits

CDW Package

Memorandum

MIAMI-DADE COUNTY

Date: September 21, 2013

To: Jack Osterholt, Deputy Mayor
Director, Regulatory and Economic Resources Department

From: Jack Kardys
Director, Parks, Recreation and Open Spaces Department

Subject: Blanket Concurrency Approval for Recreation and Open Space

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This memorandum updates the blanket concurrency approval memo of September 26, 2012. There is an adequate level of service within each of the three Park Benefit Districts for all unincorporated areas, as shown on the attached table, and we project that there will be sufficient surplus capacity to maintain an adequate level of service for one additional year. Nevertheless, on a case-by-case basis, this Department will additionally evaluate the capacity of existing parks to support projected residential populations created by new development.

This approval is valid until September 30, 2014. If conditions change prior to that, I will inform Helen Brown, Concurrency Administrator of your department.

Attachment

JK: jb

c: Helen Brown, Metropolitan Planning, RER
Maria I. Nardi, Chief, Planning and Research Division, MDPROS

Miami-Dade County
Park and Recreation Department
LOS-2013

Report # 4 Table 34
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Note:
Public Local Park Acres is Miami-Dade Parks Only
Private Recreation Open Space Updated 1/9/09
*Concurrency Acres are District park Acres utilized for local Recreation

G:\ADMINISTRATION\PLAN_DIV\PROPMGR\CONCURR\2013-2014

Memorandum

MIAMI-DADE COUNTY

Date: September 25, 2013

To: Mark R. Woener, AICP, Assistant Director for Planning
Department of Regulatory and Economic Resources

From: Paul Mauriello, Assistant Director, Waste Operations
Public Works and Waste Management Department

Subject: Solid Waste Disposal Concurrency Determination

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c: Aneisha Daniel, Assistant Director, Administration
Asok Ganguli, Assistant Director, Technical Services
Michael Moore, Assistant Director, Disposal Operations
Deborah Silver, Division Director, Fiscal Management & Planning

Public Works and Waste Management Department (PWWM)
Solid Waste Management Disposal Facility Available Capacity
From Fiscal Year 2013-14 Through Fiscal Year 2031-32

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		Beginning Capacity	Landfilled	Ending Capacity	Beginning Capacity	Landfilled	Ending Capacity	Beginning Capacity	Landfilled	Ending Capacity	CONTRACT DISPOSAL	TOTAL TO BE LANDFILLED	TO BE INCINERATED AND RECYCLED
OCT. 1, 2013 TO SEPT. 30, 2014	1,543,000	2,873,330	127,900	2,745,430	6,122,095	301,000	5,821,095	1,735,051	111,400	1,623,651	250,000	790,300	752,700
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OCT. 1, 2021 TO SEPT. 30, 2022	1,543,000	1,850,130	127,900	1,722,230	3,714,095	301,000	3,413,095	843,851	111,400	732,451	250,000	790,300	752,700
OCT. 1, 2022 TO SEPT. 30, 2023	1,543,000	1,722,230	127,900	1,594,330	3,413,095	301,000	3,112,095	732,451	111,400	621,051	250,000	790,300	752,700
OCT. 1, 2023 TO SEPT. 30, 2024	1,543,000	1,594,330	127,900	1,466,430	3,112,095	301,000	2,811,095	621,051	111,400	509,651	250,000	790,300	752,700
OCT. 1, 2024 TO SEPT. 30, 2025	1,543,000	1,466,430	127,900	1,338,530	2,811,095	301,000	2,510,095	509,651	111,400	398,251	250,000	790,300	752,700
OCT. 1, 2025 TO SEPT. 30, 2026	1,543,000	1,338,530	127,900	1,210,630	2,510,095	301,000	2,209,095	398,251	111,400	286,851	250,000	790,300	752,700
OCT. 1, 2026 TO SEPT. 30, 2027	1,543,000	1,210,630	127,900	1,082,730	2,209,095	301,000	1,908,095	286,851	111,400	175,451	250,000	790,300	752,700
OCT. 1, 2027 TO SEPT. 30, 2028	1,543,000	1,082,730	127,900	954,830	1,908,095	301,000	1,607,095	175,451	111,400	64,051	250,000	790,300	752,700
OCT. 1, 2028 TO SEPT. 30, 2029	1,543,000	954,830	127,900	826,930	1,607,095	348,349	1,258,746	64,051	64,051	0	250,000	790,300	752,700
OCT. 1, 2029 TO SEPT. 30, 2030	1,543,000	826,930	127,900	699,030	1,258,746	412,400	846,346	0	0	0	250,000	790,300	752,700
OCT. 1, 2030 TO SEPT. 30, 2031	1,543,000	699,030	127,900	571,130	846,346	412,400	433,946	0	0	0	250,000	790,300	752,700
OCT. 1, 2031 TO SEPT. 30, 2032	1,543,000	571,130	127,900	443,230	433,946	412,400	21,546	0	0	0	250,000	790,300	752,700
REMAINING YEARS				19			19			15		19	

ANNUAL DISPOSAL RATE (in tons)	
RESOURCES RECOVERY ASHFILL	127,900
SOUTH DADE LANDFILL	301,000
NORTH DADE LANDFILL	111,400
WMI CONTRACT	250,000
TOTAL TO BE LANDFILLED	790,300

* Ashfill capacity is for Cell 20.

** South Dade includes Cells 4 and 5. Assumes unders from Resources Recovery consumes capacity whether or not it is used as cover.

*** North Dade capacity represents buildout of the facility. When North Dade Landfill capacity is depleted, trash goes to South Dade Landfill and WMI.

**** Maximum Contractual Tonnage per year to WMI is 500,000 tons, 250,000 tons to the Medley Landfill and 250,000 tons to the Pompano Landfill in Broward County. The initial term of the WMI disposal contract ends September 30, 2015 and the contract contains two 5-year renewal terms. The Department anticipates contract renewal in 2015.

***** All beginning capacity figures are derived from the Capacity of Miami-Dade County Landfills draft report prepared by the Malcolm Pirnie based on the actual July, 2013, survey with actual tons from July 2013, through August 2013, and projected tons for September 2013.

Memorandum

MIAMI-DADE COUNTY

Date: October 1, 2013

To: Jack Osterholt, Director/Deputy Mayor
Department of Regulatory and Economic Resources

2013 SEP -6 P 4:41

From: Ysela Llort, Director
Miami-Dade Transit

Subject: FY14 Blanket Concurrency Approval for Transit

Miami-Dade Transit (MDT) has been charged with the responsibility of reviewing and approving concurrency applications for mass transit levels of service as stated in County Ordinance 89-66, Administrative Order 4-85, and Section 33-G of the Miami-Dade County Code. Based on the latest socio-economic information provided by your department's Research Division, and a review of the June 2013 Metrobus/Metrorail service area we find that MDT meets or exceeds the Level-of-Service Standards (LOS) for mass transit established in Policy MT-1A of the County's Comprehensive Development Master Plan for Miami-Dade County.

With this memo we re-authorize your Department to review and approve concurrency applications in all areas of unincorporated Miami-Dade County.

This authorization is intended to continue the arrangement between our respective Departments, and is effective for the period October 1, 2013 to September 30, 2014, or until canceled by written notice from my office.

Should your staff need further assistance with mass transit concurrency information, they may contact Nilia Cartaya, Principal Planner, in our Department. Thank you for your continued cooperation on these important matters.

c: Albert A. Hernandez, P.E., MDT
Monica D. Cejas, P.E., MDT
Gerald E. Bryan, MDT
Eric Zahn, MDT
Nilia Cartaya, MDT
Douglas K. Robinson, MDT
Mark R. Woerner, RER
Helen A. Brown, RER

Memorandum

MIAMI-DADE COUNTY

Date: April 21, 2005

To: Alberto J. Torres, Assistant Director for Zoning
Department of Planning and Zoning

From: Manuel C. Mena, Chief
MDFR Fire Prevention Division

Subject: Concurrency Approval

Subject to compliance with Article XIV a. "Water Supply for Fire Suppression" of the Miami-Dade County Code, blanket approval for "Initial Development Orders" for any proposed use is hereby granted until further notice.

A subsequent review to assess compliance with Miami-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

MCM:skr

c: Control File

Received by
Zoning Agenda Coordinator
JUL 2 7 2010

Memorandum

MIAMI-DADE COUNTY

Date: September 21, 2013

To: Jack Osterholt, Deputy Mayor
Director, Regulatory and Economic Resources Department

From: Jack Kardys
Director, Parks, Recreation and Open Spaces Department

Subject: Blanket Concurrency Approval for Recreation and Open Space

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This memorandum updates the blanket concurrency approval memo of September 26, 2012. There is an adequate level of service within each of the three Park Benefit Districts for all unincorporated areas, as shown on the attached table, and we project that there will be sufficient surplus capacity to maintain an adequate level of service for one additional year. Nevertheless, on a case-by-case basis, this Department will additionally evaluate the capacity of existing parks to support projected residential populations created by new development.

This approval is valid until September 30, 2014. If conditions change prior to that, I will inform Helen Brown, Concurrency Administrator of your department.

Attachment

JK: jb

c: Helen Brown, Metropolitan Planning, RER
Maria I. Nardi, Chief, Planning and Research Division, MDPROS

Miami-Dade County
Park and Recreation Department
LOS-2013

Report # 4 Table 34
Local Recreation Open Space Level of Service

PBD	Estimated 2013 UMSA Population	Standard @ 2.75 Acres Per 1000 People (Acres)	Public Local Park Acres	Concurrency* Acres	Total Local Park acres	School Acres	Private Open Space Acres	Total Recreation Open Space Acreage	Surplus (Deficient) Acres	Percentage of Standard %
1	377,389	1,037.82	347.46	291.00	638.46	299.82	267	1205.28	167.46	1.16
2	596,796	1,641.19	721.61	595.00	1316.61	356.3	473	2145.91	504.72	1.31
3	156,544	430.50	231.06	232.93	463.99	96.62	89	649.61	219.11	1.51
Total	1,130,729	3,109.50	1300.13	1118.93	2419.06	752.74	829	4000.80	891.30	1.29

Note:
Public Local Park Acres is Miami-Dade Parks Only
Private Recreation Open Space Updated 1/9/09
*Concurrency Acres are District park Acres utilized for local Recreation

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Memorandum

MIAMI-DADE COUNTY

Date: September 25, 2013

To: Mark R. Woener, AICP, Assistant Director for Planning
Department of Regulatory and Economic Resources

From: Paul Mauriello, Assistant Director, Waste Operations
Public Works and Waste Management Department

Subject: Solid Waste Disposal Concurrency Determination

The Public Works and Waste Management Department 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 or subject to a binding executed contract for construction are included in this determination, in accordance with Chapter 33G of the Miami-Dade County Code, Service Concurrency Management Program.

The attached spreadsheet presents the projected utilization of the System's remaining disposal capacity over a period of nineteen (19) years. The projection is based on the demand generated by those parties (municipalities and private haulers) who have committed their waste to the System through interlocal agreements or long-term contracts and anticipated non-committed waste flows, in accordance with the LOS standard. The analysis shows adequate System capacity to meet the LOS through Fiscal Year 2031-32 or fourteen (14) years beyond the minimum five (5) year standard. This determination is contingent upon the continued ability of the County and its disposal service contract provider 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 issue development orders. This determination shall remain in effect for a period of one (1) fiscal year (ending September 30, 2014), at which time a new determination will be issued. If, however, a significant event occurs that substantially alters the projection, the Department will issue an updated determination.

Attachment

c: Aneisha Daniel, Assistant Director, Administration
Asok Ganguli, Assistant Director, Technical Services
Michael Moore, Assistant Director, Disposal Operations
Deborah Silver, Division Director, Fiscal Management & Planning

Public Works and Waste Management Department (PWWM)
Solid Waste Management Disposal Facility Available Capacity
From Fiscal Year 2013-14 Through Fiscal Year 2031-32

		RESOURCES RECOVERY ASHFILL *			SOUTH DADE LANDFILL **			NORTH DADE LANDFILL ***			WMI ****		
FISCAL YEAR PERIOD	WASTE PROJECTION NET TONS DISPOSED	Beginning Capacity	Landfilled	Ending Capacity	Beginning Capacity	Landfilled	Ending Capacity	Beginning Capacity	Landfilled	Ending Capacity	CONTRACT DISPOSAL	TOTAL TO BE LANDFILLED	TO BE INCINERATED AND RECYCLED
OCT. 1, 2013 TO SEPT. 30, 2014	1,543,000	2,873,330	127,900	2,745,430	6,122,095	301,000	5,821,095	1,735,051	111,400	1,623,651	250,000	790,300	752,700
OCT. 1, 2014 TO SEPT. 30, 2015	1,543,000	2,745,430	127,900	2,617,530	5,821,095	301,000	5,520,095	1,623,651	111,400	1,512,251	250,000	790,300	752,700
OCT. 1, 2015 TO SEPT. 30, 2016	1,543,000	2,617,530	127,900	2,489,630	5,520,095	301,000	5,219,095	1,512,251	111,400	1,400,851	250,000	790,300	752,700
OCT. 1, 2016 TO SEPT. 30, 2017	1,543,000	2,489,630	127,900	2,361,730	5,219,095	301,000	4,918,095	1,400,851	111,400	1,289,451	250,000	790,300	752,700
OCT. 1, 2017 TO SEPT. 30, 2018	1,543,000	2,361,730	127,900	2,233,830	4,918,095	301,000	4,617,095	1,289,451	111,400	1,178,051	250,000	790,300	752,700
OCT. 1, 2018 TO SEPT. 30, 2019	1,543,000	2,233,830	127,900	2,105,930	4,617,095	301,000	4,316,095	1,178,051	111,400	1,066,651	250,000	790,300	752,700
OCT. 1, 2019 TO SEPT. 30, 2020	1,543,000	2,105,930	127,900	1,978,030	4,316,095	301,000	4,015,095	1,066,651	111,400	955,251	250,000	790,300	752,700
OCT. 1, 2020 TO SEPT. 30, 2021	1,543,000	1,978,030	127,900	1,850,130	4,015,095	301,000	3,714,095	955,251	111,400	843,851	250,000	790,300	752,700
OCT. 1, 2021 TO SEPT. 30, 2022	1,543,000	1,850,130	127,900	1,722,230	3,714,095	301,000	3,413,095	843,851	111,400	732,451	250,000	790,300	752,700
OCT. 1, 2022 TO SEPT. 30, 2023	1,543,000	1,722,230	127,900	1,594,330	3,413,095	301,000	3,112,095	732,451	111,400	621,051	250,000	790,300	752,700
OCT. 1, 2023 TO SEPT. 30, 2024	1,543,000	1,594,330	127,900	1,466,430	3,112,095	301,000	2,811,095	621,051	111,400	509,651	250,000	790,300	752,700
OCT. 1, 2024 TO SEPT. 30, 2025	1,543,000	1,466,430	127,900	1,338,530	2,811,095	301,000	2,510,095	509,651	111,400	398,251	250,000	790,300	752,700
OCT. 1, 2025 TO SEPT. 30, 2026	1,543,000	1,338,530	127,900	1,210,630	2,510,095	301,000	2,209,095	398,251	111,400	286,851	250,000	790,300	752,700
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OCT. 1, 2029 TO SEPT. 30, 2030	1,543,000	826,930	127,900	699,030	1,258,746	412,400	846,346	0	0	0	250,000	790,300	752,700
OCT. 1, 2030 TO SEPT. 30, 2031	1,543,000	699,030	127,900	571,130	846,346	412,400	433,946	0	0	0	250,000	790,300	752,700
OCT. 1, 2031 TO SEPT. 30, 2032	1,543,000	571,130	127,900	443,230	433,946	412,400	21,546	0	0	0	250,000	790,300	752,700
REMAINING YEARS				19			19			15		19	

ANNUAL DISPOSAL RATE (in tons)	
RESOURCES RECOVERY ASHFILL	127,900
SOUTH DADE LANDFILL	301,000
NORTH DADE LANDFILL	111,400
WMI CONTRACT	250,000
TOTAL TO BE LANDFILLED	790,300

* Ashfill capacity is for Cell 20.
** South Dade includes Cells 4 and 5. Assumes unders from Resources Recovery consumes capacity whether or not it is used as cover.
*** North Dade capacity represents buildout of the facility. When North Dade Landfill capacity is depleted, trash goes to South Dade Landfill and WMI.
**** Maximum Contractual Tonnage per year to WMI is 500,000 tons, 250,000 tons to the Medley Landfill and 250,000 tons to the Pompano Landfill in Broward County. The initial term of the WMI disposal contract ends September 30, 2015 and the contract contains two 5-year renewal terms. The Department anticipates contract renewal in 2015.
*****All beginning capacity figures are derived from the Capacity of Miami-Dade County Landfills draft report prepared by the Malcolm Pirnie based on the actual July, 2013, survey with actual tons from July 2013, through August 2013, and projected tons for September 2013.

Memorandum

MIAMI-DADE COUNTY

Date: October 1, 2013

To: Jack Osterholt, Director/Deputy Mayor
Department of Regulatory and Economic Resources

2013 SEP -6 P 4:41

From: Ysela Llort, Director
Miami-Dade Transit

METRO-DADE TRANSIT AGENCY SECT

Subject: FY14 Blanket Concurrency Approval for Transit

Miami-Dade Transit (MDT) has been charged with the responsibility of reviewing and approving concurrency applications for mass transit levels of service as stated in County Ordinance 89-66, Administrative Order 4-85, and Section 33-G of the Miami-Dade County Code. Based on the latest socio-economic information provided by your department's Research Division, and a review of the June 2013 Metrobus/Metrorail service area we find that MDT meets or exceeds the Level-of-Service Standards (LOS) for mass transit established in Policy MT-1A of the County's Comprehensive Development Master Plan for Miami-Dade County.

With this memo we re-authorize your Department to review and approve concurrency applications in all areas of unincorporated Miami-Dade County.

This authorization is intended to continue the arrangement between our respective Departments, and is effective for the period October 1, 2013 to September 30, 2014, or until canceled by written notice from my office.

Should your staff need further assistance with mass transit concurrency information, they may contact Nilia Cartaya, Principal Planner, in our Department. Thank you for your continued cooperation on these important matters.

c: Albert A. Hernandez, P.E., MDT
Monica D. Cejas, P.E., MDT
Gerald E. Bryan, MDT
Eric Zahn, MDT
Nilia Cartaya, MDT
Douglas K. Robinson, MDT
Mark R. Woerner, RER
Helen A. Brown, RER

Memorandum

MIAMI-DADE COUNTY

Date: April 21, 2005

To: Alberto J. Torres, Assistant Director for Zoning
Department of Planning and Zoning

From: Manuel C. Mena, Chief
MDFR Fire Prevention Division

Subject: Concurrency Approval

Subject to compliance with Article XIV a. "Water Supply for Fire Suppression" of the Miami-Dade County Code, blanket approval for "Initial Development Orders" for any proposed use is hereby granted until further notice.

A subsequent review to assess compliance with Miami-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

MCM:skr

c: Control File

Received by
Zoning Agenda Coordinator

JUL 2 7 2010