

# KITS

1-20-2010 Version # 1



**COMMUNITY ZONING APPEALS BOARD 5  
LAWTON CHILES MIDDLE SCHOOL  
8190 NW 197 Street, Miami  
Thursday, February 25, 2010 at 7:00 p.m.**

**CURRENT**

1. 10-2-CZ5-1 ROYAL FAMILY JEWELRY LLC. 09-142 06-52-41 N



# Official Zoning Agenda

## COMMUNITY ZONING APPEALS BOARD

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COMMUNITY ZONING APPEALS BOARD - AREA 5

MEETING OF THURSDAY, FEBRUARY 25, 2010

LAWTON CHILES MIDDLE SCHOOL

8190 NW 197 STREET, MIAMI, FLORIDA

NOTICE: THE FOLLOWING HEARINGS ARE SCHEDULED FOR 7:00 P.M., AND

ALL PARTIES SHOULD BE PRESENT AT THAT TIME

ANY PERSON MAKING IMPERTINENT OR SLANDEROUS REMARKS OR WHO BECOMES BOISTEROUS WHILE ADDRESSING THE COMMUNITY ZONING APPEALS BOARD SHALL BE BARRED FROM FURTHER AUDIENCE BEFORE THE COMMUNITY ZONING APPEALS BOARD BY THE PRESIDING OFFICER, UNLESS PERMISSION TO CONTINUE OR AGAIN ADDRESS THE BOARD BE GRANTED BY THE MAJORITY VOTE OF THE BOARD MEMBERS PRESENT.

NO CLAPPING, APPLAUDING, HECKLING OR VERBAL OUTBURSTS IN SUPPORT OR OPPOSITION TO A SPEAKER OR HIS OR HER REMARKS SHALL BE PERMITTED. NO SIGNS OR PLACARDS SHALL BE ALLOWED IN THE MEETING ROOM. PERSONS EXITING THE MEETING ROOM SHALL DO SO QUIETLY.

THE USE OF CELL PHONES IN THE MEETING ROOM IS NOT PERMITTED. RINGERS MUST BE SET TO SILENT MODE TO AVOID DISRUPTION OF PROCEEDINGS. INDIVIDUALS, INCLUDING THOSE ON THE DAIS, MUST EXIT THE MEETING ROOM TO ANSWER INCOMING CELL PHONE CALLS. COUNTY EMPLOYEES MAY NOT USE CELL PHONE CAMERAS OR TAKE DIGITAL PICTURES FROM THEIR POSITIONS ON THE DAIS.

THE NUMBER OF FILED PROTESTS AND WAIVERS ON EACH APPLICATION WILL BE READ INTO THE RECORD AT THE TIME OF HEARING AS EACH APPLICATION IS READ.

THOSE ITEMS NOT HEARD PRIOR TO THE ENDING TIME FOR THIS MEETING, WILL BE DEFERRED TO THE NEXT AVAILABLE ZONING HEARING MEETING DATE FOR THIS BOARD.

SWEARING IN OF WITNESSES

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1. ROYAL FAMILY JEWELRY LLC. (10-2-CZ5-1/09-142)

06-52-41  
Area 5/District 1

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

Plans are on file and may be examined in the Department of Planning and Zoning entitled "Lucky Investments L. L. C., as prepared by J. H. Manucy, Inc., dated stamped received 10/23/09 and consisting of 2 sheets. Plans may be modified at public hearing.

LOCATION: 19577 N.W. 57 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 4 Acres

Department of Planning and  
Zoning Recommendation:

Denial without prejudice.

Protests: 0

Waivers: 0

APPROVED: \_\_\_\_\_

DENIED WITH PREJUDICE: \_\_\_\_\_

DENIED WITHOUT PREJUDICE: \_\_\_\_\_

DEFERRED: \_\_\_\_\_

**NOTICE**

\*\*\*\*\*  
THE FOLLOWING SUMMARY INFORMATION IS PROVIDED AS A COURTESY; IT SHOULD NOT BE TREATED AS LEGAL ADVICE AND IT SHOULD NOT BE RELIED UPON. LEGAL CONSULTATION MAY BE WARRANTED IF AN APPEAL OR OTHER LEGAL CHALLENGE IS BEING CONTEMPLATED.  
\*\*\*\*\*

Decisions of the Community Zoning Appeals Board (CZAB) may be subject to appeal or other challenge. For example, depending upon the nature of the requests and applications addressed by the CZAB, a CZAB decision may be directly appealable to the Board of County Commissioners (BCC) or may be subject to challenge in Circuit Court. Challenges asserted in Circuit Court, where available, must ordinarily be filed within 30 days of the transmittal of the pertinent CZAB resolution to the Clerk of the BCC. Appeals to the BCC, where available, must be filed with the Zoning Hearing Section of the Department of Planning and Zoning (DPZ) within 14 days after the DPZ has posted a short, concise statement (such as that furnished above for the listed items) that sets forth the action that was taken by the CZAB. (The DPZ's posting will be made on a bulletin board located in the office of the DPZ.) All other applicable requirements imposed by rule, ordinance, or other law must also be observed when filing or otherwise pursuing any challenge to a CZAB decision.

Further information regarding options and methods for challenging a CZAB decision may be obtained from sources that include, but are not limited to, the following: Sections 33-312, 33-313, 33-314, 33-316, and 33-317 of the Code of Metropolitan Dade County, Florida; the Florida Rules of Appellate Procedure; and the Municode website ([www.municode.com](http://www.municode.com)). Miami-Dade County does not provide legal advice regarding potential avenues and methods for appealing or otherwise challenging CZAB decisions; however, a licensed attorney may be able to provide assistance and legal advice regarding any potential challenge or appeal.

**1. ROYAL FAMILY JEWELRY LLC**  
**(Applicant)**

**10-2-CZ5-1 (09-142)**  
**Area 5/District 1**  
**Hearing Date: 02/25/10**

Property Owner (if different from applicant) **MARLON GARCIA.**

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

Disclosure of interest form attached? Yes  No

**Previous Zoning Hearings on the Property:**

<b><u>Year</u></b>	<b><u>Applicant</u></b>	<b><u>Request</u></b>	<b><u>Board</u></b>	<b><u>Decision</u></b>
1957	D. and G. Inc.	- Zone change from RU-1 to BU-2. - Special Exception for lake And School.	BCC	Approved

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 DEPARTMENT OF PLANNING AND ZONING  
RECOMMENDATION TO COMMUNITY COUNCIL No. 5**

**APPLICANT:** Royal Family Jewelry, LLC

**PH:** Z09-142 (10-2-CZ5-1)

**SECTION:** 6-52-41

**DATE:** February 25, 2010

**COMMISSION DISTRICT:** 1

**ITEM NO.:** 1

**A. INTRODUCTION**

o **REQUEST:**

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

Plans are on file and may be examined in the Department of Planning and Zoning entitled "Lucky Investments L.L.C.," as prepared by J.H. Manucy, Inc., dated stamped received 10/23/09 and consisting of 2 pages. Plans may be modified at public hearing.

o **SUMMARY OF REQUEST:** The applicant seeks a use variance and a special exception to permit a proposed pawn shop in the BU-2, Special Business District, as would be permitted in the BU-3, Liberal Business District.

o **LOCATION:** 19577 NW 57 Avenue, Miami-Dade County, Florida.

o **SIZE:** 4 Acres

**B. ZONING HEARINGS HISTORY:** In December 1957, pursuant to Resolution #760, the subject property was granted the approval for a district boundary change from RU-1, Single-Family Residential District, to BU-2, Special Business District.

**C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):**

1. The Adopted 2015 and 2025 Land Use Plan designates the subject property as being within the Urban Development Boundary for **Low-Medium Density Residential**. This category allows a range in density from a minimum of 6.0 to a maximum of 13 dwelling units per gross acre. The types of housing typically found in areas designated low-medium density include single-family homes, townhouses and low-rise apartments. Zero-lot-line single-family developments in this category shall not exceed a density of 7.0 dwelling units per gross acre.

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

**D. NEIGHBORHOOD CHARACTERISTICS:**

ZONING

LAND USE PLAN DESIGNATION

**Subject Property:**

BU-2; Shopping Center

Low Medium Density, 6 to 13 dua

**Surrounding Properties:**

**NORTH:** AU; trailer park

Low Medium Density, 6 to 13 dua

**SOUTH:** RU-TH; town home residences

Low Medium Density, 6 to 13 dua

**EAST:** RU-TH; town home residences

Low Medium Density, 6 to 13 dua

**WEST:** BU-2; retail stores, vacant land

Low Medium Density, 6 to 13 dua

The subject property is a store unit located within an existing shopping center located at 19577 NW 57 Avenue, in an area characterized by commercial buildings to the west and by residential developments comprised of townhomes and a trailer park, to the east, south and north.

**E. SITE AND BUILDINGS:**

**Site Plan Review:**

Scale/Utilization of Site:

**Unacceptable**

Location of Buildings:

**Acceptable**

Compatibility:

**Unacceptable**

Landscape Treatment:

**Acceptable**

Open Space:

**Acceptable**

Buffering:

**Acceptable**

Access:

**Acceptable**

Parking Layout/Circulation:

**Acceptable**

Visibility/Visual Screening:

**Acceptable**

Urban Design:

**N/A**

**F. PERTINENT REQUIREMENTS/STANDARDS:**

**Section 33-311(A)(4)(a) Use Variance.** 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.

**Section 33-311(A)(3) Special Exception, Unusual and New Uses.** Hear applications for and grant or deny **special exceptions**; that is, those exceptions permitted by the regulations only upon approval after public hearing, new uses and unusual use which by the regulations are only permitted upon approval after public hearing; provide the applied for exception or use, including exception for site or plot plan approval, in the opinion of the Community Zoning Appeals Board, would not have an unfavorable effect on the economy of Miami-Dade County, Florida, would not generate or result in excessive noise or traffic, cause undue or excessive burden on public facilities, including water, sewer, solid waste disposal, recreation, transportation, streets, roads, highways or other such facilities which have been constructed or planned and budgeted for construction, area accessible by private or public roads, streets or highways, tend to create a fire or other equally or greater dangerous hazards, or provoke excessive overcrowding or concentration of people or population, when considering the necessity for and reasonableness of such applied for exception or use in relation to the present and future development of the area concerned and the compatibility of the applied for exception or use with such area of and its development.

**G. NEIGHBORHOOD SERVICES:**

DERM	<b>No objection</b>
Public Works	<b>No objection</b>
Parks	<b>No objection</b>
MDT	<b>No objection</b>
Fire Rescue	<b>No objection</b>
Police	<b>No objection</b>
Schools	<b>No comment</b>

**H. ANALYSIS:**

The subject property is an existing store unit located within an existing shopping center located 19577 NW 57 Avenue. As previously mentioned the 4-acre subject site is currently improved with an existing shopping center. The applicant is seeking a use variance and a special exception to permit a proposed pawn shop in the BU-2, Special Business District, as would be permitted in the BU-3, Liberal Business District. The applicant has submitted plans depicting the store unit where the proposed pawn shop will be located. Staff notes that the proposed pawn shop does not require additional parking spaces. This area is designated for **Low-Medium Density Residential** use on the Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP). This category allows a range in density from a minimum of 6.0 to a maximum of 13 dwelling units per gross acre. The types of housing typically found in areas designated low-medium density include single-family homes, townhouses and low-rise apartments. However, the interpretative text of the CDMP states that existing lawful residential and non-residential uses and zoning are not specifically depicted on the LUP map. However, all such lawful uses and zoning are deemed to be consistent with the CDMP. Staff notes that the subject site was rezoned to BU-2, Special Business District, in December 1957, pursuant to Resolution #760. As such, the existing shopping center is consistent with the interpretative text of the CDMP. BU-2 zoning allows uses such as the existing retail stores, bakery, barber shop and supermarket in the shopping center. However, the proposed pawn shop is a BU-3 use which would be **incompatible** with the existing surrounding residential developments and the existing BU-2 uses and therefore would be **inconsistent** with the CDMP.

The Department of Environmental Resources Management (**DERM**) has **no objections** to this application and has indicated that it meets the minimum requirements of Chapter 24 of the Code of Miami-Dade County. However, the applicant will have to comply with all DERM requirements as indicated in their memorandum for this application. The Public Works Department (**PWD**) has **no objection** to this application. The Miami-Dade Fire Rescue Department (**MDFR**) has **no objections** to this application and indicates that their estimated response time is **7:03** minutes.

The applicant is proposing a use variance and special exception to permit a pawn shop use in the existing shopping center. As previously mentioned, although the shopping center site is consistent with the interpretative text of the CDMP, staff opines that approval of the proposed pawn shop use would be **incompatible** with the existing BU-2 zoning and the current uses existing in the shopping center. This is a neighborhood shopping center which has services and uses which are intended to serve the surrounding residential communities. Further, staff notes that there have been no other similar approvals in the area for a pawn shop or for any other BU-3 uses that are similar to or as intense as the pawn shop use. In addition, staff notes that a **use variance** as provided in Section 33-311(A)(4)(a) 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. Moreover, 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 unnecessary hardship. In addition, staff is of the opinion that the approval of the use variance and special exception request will not be in harmony with the general purpose and intent of the regulation, and that the same will not result in the reasonable use of the premises. As such, staff is of the opinion that the existing jewelry store is a reasonable use for the subject site and that the use variance and special exception request for the proposed pawn shop should be denied without prejudice under the Use Variance Section 33-311(A)(4)(a) and under the Special Exception Section 33-311(A)(3).

As such, based on the aforementioned, staff recommends denial without prejudice of the application as approval of the requested pawn shop use would be **incompatible** with the existing uses in the shopping center and the surrounding residential neighborhoods and would therefore be **inconsistent** with the CDMP.

- I. **RECOMMENDATION:** Denial without prejudice.
- J. **CONDITIONS:** None

Royal Family Jewelry, LLC

Z09-142

Page 5

**DATE INSPECTED:** 07/28/09  
**DATE TYPED:** 12/31/09  
**DATE REVISED:** 01/04/10, 01/13/10, 01/27/10  
**DATE FINALIZED:** 01/27/10  
MCL:GR:NN:JV:CH

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

J.V.  
GR

# Memorandum



**Date:** October 20, 2009

**To:** Marc C. LaFerrier, AICP, Director  
Department of Planning and Zoning

**From:** Jose Gonzalez, P.E., Assistant Director  
Environmental Resources Management

A handwritten signature in black ink, appearing to read "Jose Gonzalez". The signature is fluid and cursive, written over the printed name in the "From:" field.

**Subject:** C05 #Z2009000142  
Royal Family Jewelry, LLC  
19577 N.W. 57<sup>th</sup> Avenue  
Use Variance and Special Exception to Permit a Pawn Shop in the BU-2  
Zone as Would be Permitted in the BU-3 Zone  
(BU-2) (4 Acres)  
06-52-41

The Department of Environmental Resources Management (DERM) has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of Miami-Dade County, Florida (the Code). Accordingly, DERM may approve the application, and the same may be scheduled for public hearing.

#### Potable Water Service and Wastewater Disposal

Public water and public sanitary sewers can be made available to the subject property. Therefore, connection of the proposed development to the public water supply system and sanitary sewer system shall be required in accordance with Code requirements.

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

Notwithstanding the foregoing, and in light of the fact that the County's sanitary sewer system has limited sewer collection, transmission, and treatment capacity, no new sewer service connections can be permitted, unless there is adequate capacity to handle the additional flows that this project would generate. Consequently, final development orders for this site may not be granted if adequate capacity in the system is not available at the point in time when the project will be contributing sewage to the system. Lack of adequate capacity in the system may require the approval of alternate means of sewage disposal. Use of an alternate means of sewage disposal may only be granted in accordance with Code requirements, and shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

#### Wetlands

The subject property does not contain wetlands as defined by Section 24-5 of the Code; therefore, a Class IV Wetland Permit will not be required.

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

According to the site plan submitted with this zoning application, the proposal to permit a pawn shop will not impact tree resources. Therefore, the DERM Tree Program has no objection to this zoning application, however please be advised that a Miami-Dade County Tree Removal Permit is required prior to the removal or relocation of any tree that is subject to the Tree Preservation and Protection provisions of the Code.

#### Hazardous Materials Management

Due to the nature of uses allowed in the existing zoning classification, the applicant may be required to obtain DERM approval for management practices to control the potential discharge and spillage of pollutants associated with some land uses permitted in the underlying zoning district. The applicant is advised to contact the Permitting Section of DERM's Pollution Regulation and Enforcement Division, at (305) 372-6600 concerning required management practices as related to the handling of hazardous materials.

#### Operating Permits

Section 24-18 of the Code authorizes DERM to require operating permits from facilities that could be a source of pollution. The applicant is advised that the requested use of the subject property may require operating permits from DERM. The Permitting Section of DERM's Pollution Regulation and Enforcement Division may be contacted at (305) 372-6600 for further information concerning operating requirements.

#### Fuel Storage Facilities

Section 24-45 of the Code outlines regulations for any proposed or existing underground storage facilities. The regulations provide design, permitting, installation, modification, repair, replacement and continuing operation requirements and criteria. In addition, monitoring devices, inventory control practices and pressure testing of fuel storage tanks is required. The applicant is advised to contact the Permitting Section of DERM's Pollution Regulation and Enforcement Division, at (305) 372-6600 concerning permitting requirements for fuel storage facilities

#### Enforcement History

DERM has found no open or closed enforcement records for the subject property.

#### Concurrency Review Summary

DERM has conducted a concurrency review for this application and has determined that the same meets all applicable LOS standards for an initial development order, as specified in the adopted CDMF 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 DERM's written approval, as required by the Code.

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

**PUBLIC WORKS DEPARTMENT COMMENTS**

Applicant's Names: ROYAL FAMILY JEWELRY LLC.

This Department has no objections to this application.

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

A handwritten signature in black ink, appearing to read "Raul", with a stylized flourish extending to the right.

Raul A Pino, P.L.S.

13-OCT-09

# Memorandum



**Date:** 15-OCT-09  
**To:** Marc LaFerrier, Director  
Department of Planning and Zoning  
**From:** Herminio Lorenzo, Fire Chief  
Miami-Dade Fire Rescue Department  
**Subject:** Z2009000142

**Fire Prevention Unit:**

Not applicable to Fire Engineering & Water Supply Bureau site requirements

**Service Impact/Demand**

Development for the above Z2009000142  
located at 19577 N.W. 57 AVENUE, MIAMI-DADE COUNTY, FLORIDA.  
in Police Grid 0100 is proposed as the following:

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

Based on this development information, estimated service impact is: N/A alarms-annually.  
The estimated average travel time is: 7:03 minutes

**Existing services**

The Fire station responding to an alarm in the proposed development will be:  
Station 51 - Honey Hill - 4775 NW 199 Street  
Rescue

**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: 21-JAN-10  
REVISION 1

**BUILDING AND NEIGHBORHOOD  
COMPLIANCE DEPARTMENT**

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

ROYAL FAMILY JEWELRY LLC.

19577 N.W. 57 AVENUE, MIAMI-  
DADE COUNTY, FLORIDA.

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**APPLICANT**

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**ADDRESS**

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Z2009000142

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**HEARING NUMBER**

**HISTORY:**

ENFORCEMENT HISTORY; NCO McMULLEN ISSUED WARNING NOTICE FOR METAL  
ROOF STRUCTURE UNDER CMS #201007000275 LOCATED AT 19541 nw 57 Avenue.

Lucky Investments, LLC Reg. Agent Leopold Korn

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

**REPORTER NAME:**

**DISCLOSURE OF INTEREST\***

2010 JAN 15 P 12:27

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: Lucky Investments LLC

NAME AND ADDRESS	Percentage of Stock
<u>Recaredo + wife Roxandra Gutierrez</u>	<u>100%</u>
<u>2840 SW 129 AVE Miami, FL 33175</u>	

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
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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: \_\_\_\_\_

NAME AND ADDRESS	Percent of Ownership
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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209,142  
OCT 05 2009

ZONING HEARINGS SECTION  
MIAMI-DADE PLANNING AND ZONING DEPT.  
BY: AA

**RECEIVED**  
209,142  
OCT 05 2009

ZONING HEARINGS SECTION  
MIAMI-DADE PLANNING AND ZONING DEPT.  
BY: AA

**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: Royal Family Jewelry LLC

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<u>MARION GARCIA</u>	<u>100%</u>
<u>19577 NW 57 AVE</u>	
<u>Miami, FL 33055</u>	

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: \_\_\_\_\_

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

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: \_\_\_\_\_

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

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

**RECEIVED**  
209.142  
OCT 05 2009

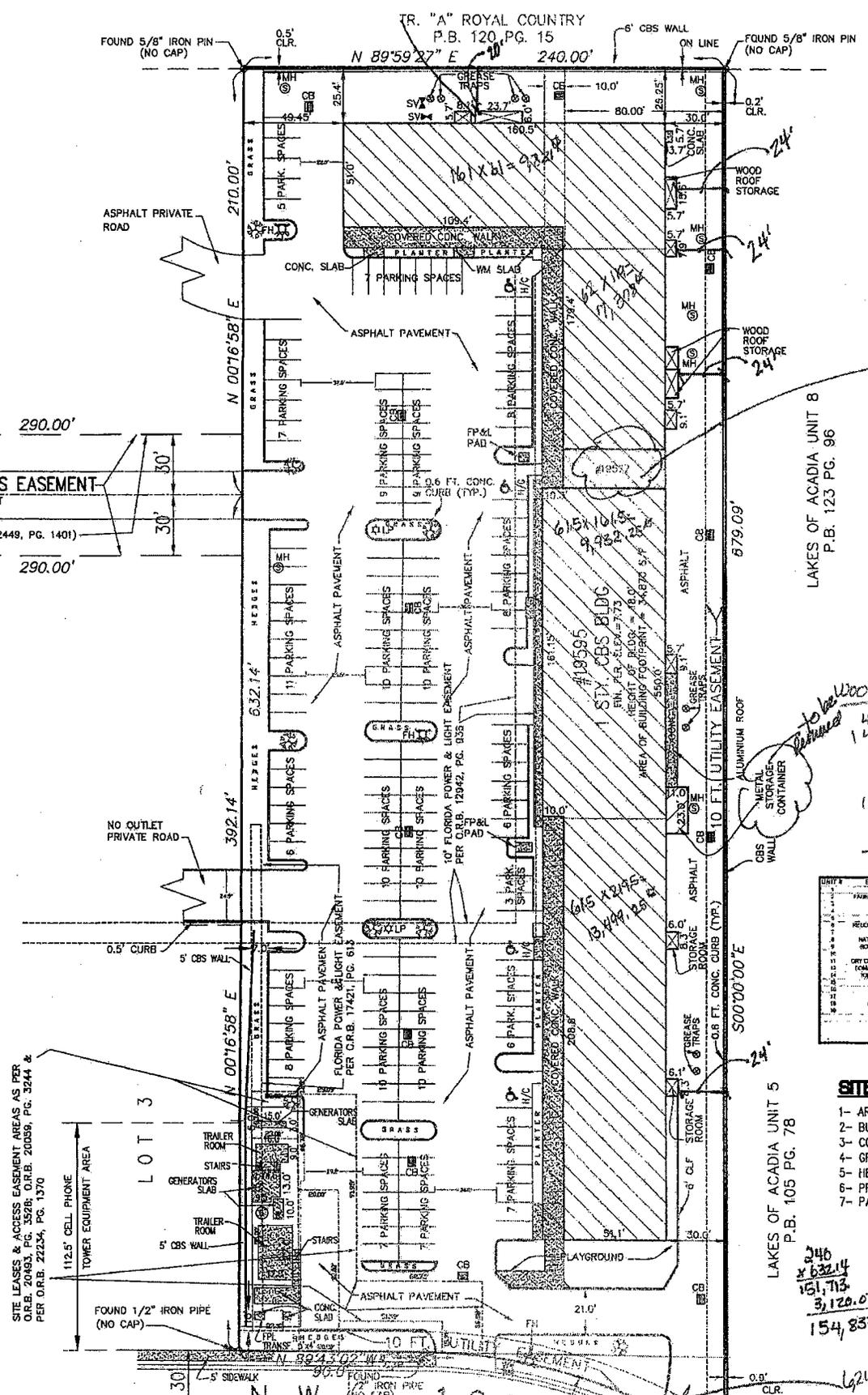
ZONING HEARINGS SECTION  
MIAMI-DADE PLANNING AND ZONING DEPT.  
BY JA 14



LOT 1

290.00'  
30'  
30'  
290.00'  
ACCESS-EGRESS EASEMENT  
ASPHALT PAVEMENT  
PG. 96 & O.R.B. 12449, PG. 1401

LOT 2



LAKE OF ACADIA UNIT 8  
P.B. 123 PG. 96

LAKE OF ACADIA UNIT 5  
P.B. 105 PG. 78

Handwritten notes: "to be wood", "673", and a list of numbers: 46.17, 142.20, 28.42, 45.0, 51.3, 149.0, 51.8, 49.0, 50.6.

Table with 2 columns: 'TYPE' and 'DESCRIPTION'. Includes entries like 'BUSINESS', 'OFFICE', 'FURNITURE', 'SIGN', 'AREA', 'CONCRETE', 'RELIGIOUS', 'CASA LATINA', 'NATIONAL SUPER', 'ROYAL PALM', 'HOTEL', 'OFFICE CLEANING', 'TEMPORARY', 'HOUSE', 'MATERIAL', 'TOP PAINT', 'PAVING', 'CONCRETE'.

- SITE DATA**
- 1- AREA OF
  - 2- BUILDING
  - 3- CONCRETE
  - 4- GREEN AREA
  - 5- HEIGHT
  - 6- PRESENT
  - 7- PARKING

Handwritten calculations: 246 x 632.14 = 155,113.36; 155,113.36 + 120.00 = 154,833.36.

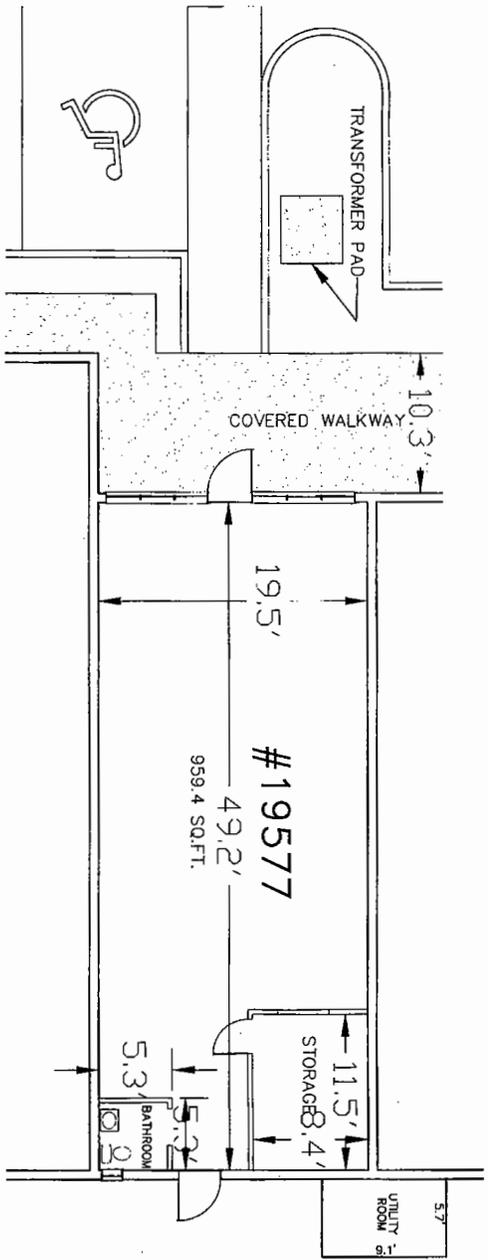
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209,142  
OCT 23 2009

ZONING HEARINGS SECTION  
MIAMI-DADE PLANNING AND ZONING DEPT.  
BY: [Signature]

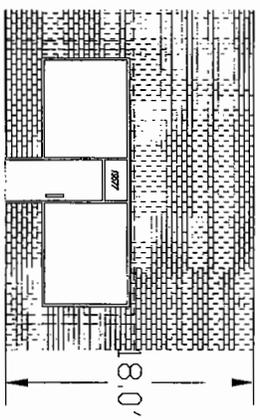
**ENLARGED SITE PLAN**

RAD.=280.00'  
A=337.22"  
ARC=162.28'  
CH=160.01'

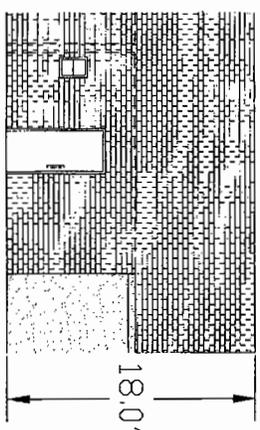




**FLOOR PLAN** SCALE: 1" = 4'-0"



**FRONT ELEVATION VIEW** SCALE: 1" = 4'-0"



**REAR ELEVATION VIEW** SCALE: 1" = 4'-0"

THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE.

DATE	REVISIONS	BY

(C) COPYRIGHT NOTICE. ALL DRAWINGS AND SPECIFICATIONS SHOWN ARE DEPICTED ON THIS PLAN IS THE PROPERTY OF J.H. MANUCY, INC. AND TO BE UTILIZED BY OTHER PARTIES EXCEPT IN WRITING.

**J.H. MANUCY, Inc.**  
LAND SURVEYORS & CIVIL ENGINEERING SERVICES  
400 S.W. 10TH AVENUE, SUITE 100  
MIAMI, FLORIDA 33135  
PH: 305.375.1111

**Lucky Investments, LLC**  
19809 N.W. 37TH AVE. MIAMI, FLORIDA

PROJECT NAME: **Lucky Investments, LLC**

DATE: **07-23-2009**

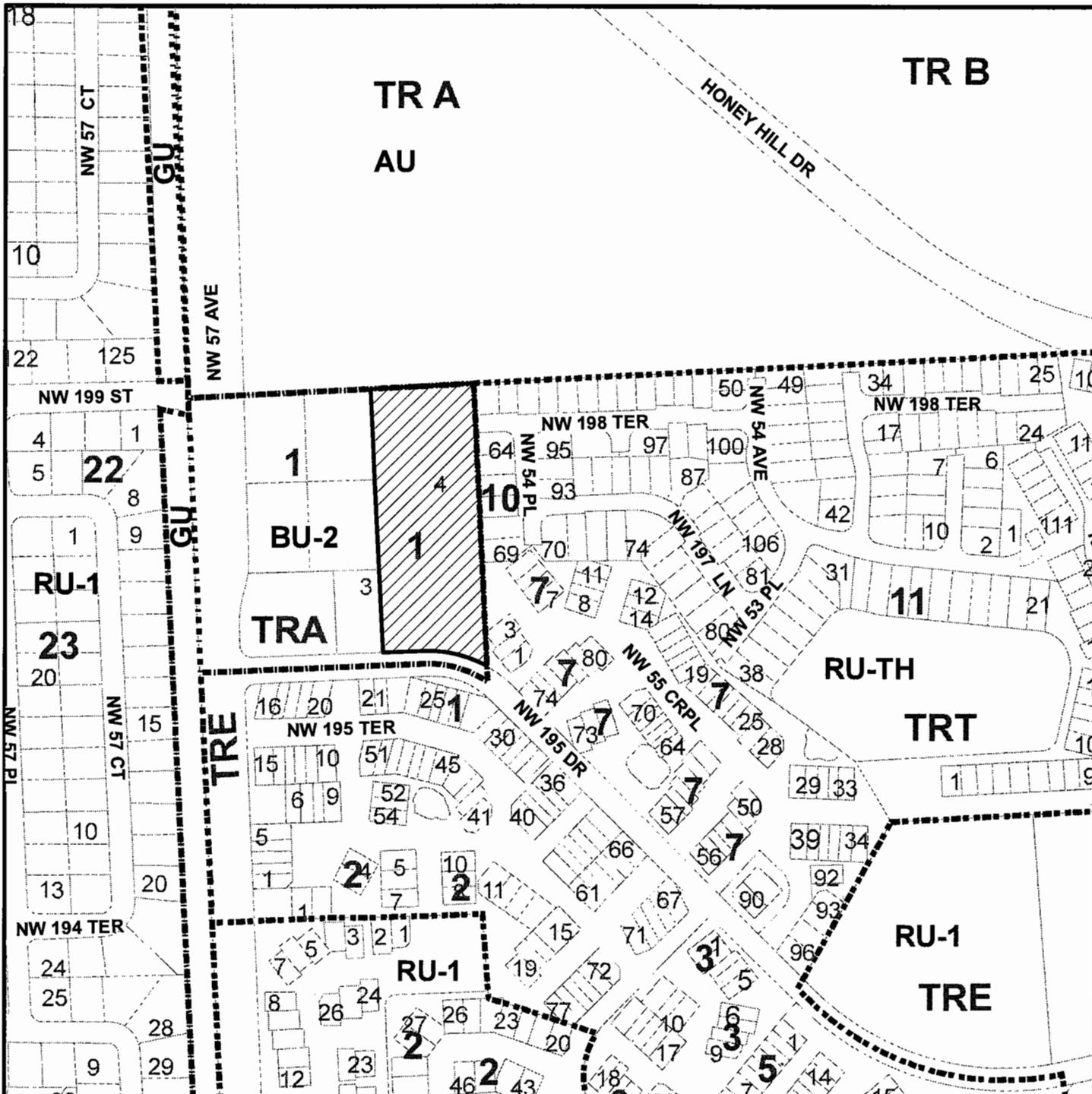
RECEIVED  
07/23/09

SUBJECT	DATE	BY

SHEET **2**  
OF 2 SHEETS

ZONING HEARINGS SECTION  
MIAMI-DADE PLANNING AND ZONING DEPT.  
BY: *[Signature]*

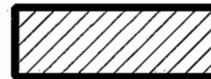
**RECEIVED**  
07-23-2009



**MIAMI-DADE COUNTY  
HEARING MAP**

Process Number  
**09-142**

Section: 06 Township: 52 Range: 41  
 Applicant: ROYAL FAMILY JEWELRY LLC  
 Zoning Board: C05  
 Commission District: 01  
 Drafter ID: KEELING  
 Scale: NTS  
 ----- Zoning



**SUBJECT PROPERTY**



SKETCH CREATED ON: 10/09/09

REVISION	DATE	BY
		18



**MIAMI-DADE COUNTY**  
**AERIAL YEAR 2009**

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**SUBJECT PROPERTY**



SKETCH CREATED ON: 10/09/09

REVISION	DATE	BY