

FINAL AGENDA

9-30-2013 Version # 1



COMMUNITY ZONING APPEALS BOARD 11
KENDALL VILLAGE CENTER - CIVIC PAVILION
8625 SW 124 Avenue, Miami
Thursday, November 7, 2013 at 7:00 p.m.

CURRENT

1. 13-11-CZ11-1 FIVE STAR JEWELERS, INC. 13-53 32-54-39 N



Official Zoning Agenda

COMMUNITY ZONING APPEALS BOARD

COMMUNITY ZONING APPEALS BOARD - AREA 11

MEETING OF THURSDAY, NOVEMBER 7, 2013

KENDALL VILLAGE CENTER – CIVIC PAVILLION

8625 SW 124 AVENUE, 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

Appeals to the BCC, where available, must be filed with the Zoning Hearing Section of the Department of Regulatory and Economic Resources (RER), or its successor Department, within 14 days after RER 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. (RER's posting will be made on a bulletin board located in the office of RER.) 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). 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.

**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 88 th 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.

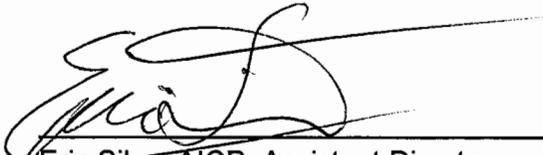
CONDITIONS FOR APPROVAL: None.

ES:MW:NN:CH:JC

Five Star Jewelers, Inc.

Z13-053

Page | 4



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)	<i>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.</i>
Land Use Objective 4 (Pg. I-11)	<i>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.</i>
Policy LU-4A (Page I-11)	<i>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.</i>

PERTINENT ZONING REQUIREMENTS/STANDARDS

Section 33-311(A)(4)(a) Use Variances From Other Than Airport Regulations.	<i>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.</i>
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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:

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

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



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



Date: July 1, 2013

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

From: 
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



Date: July 31, 2013

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

From: Maria I. Nardi, Chief *M.I.N.*
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

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:

<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: 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:

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	

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/A/A Century Construction, LLC

NAME AND ADDRESS	Percentage of Ownership
CA-TIM Construction Corp - AGUSTIN HERRAN 100%	2%
General Real Estate Corporation - AGUSTIN HERRAN 100%	49%
GREC, LLC - AGUSTIN HERRAN 40%	49%
- Agustín & Rosiel Herran Children's Irrevocable Trust #03 FBO VICTORIA HERRAN 5%	
- VICTORIA HERRAN 100%	
- Agustín & 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:

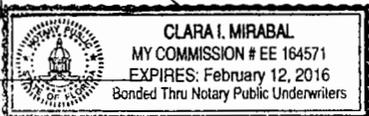
NOTICE: For changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final

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

Signature: *Jose L. Lopez* (Applicant)

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

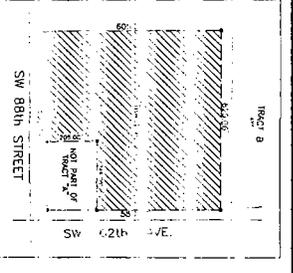
Clara I. Mirabal
(Notary Public)



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.

7B-053
BY *ALT*

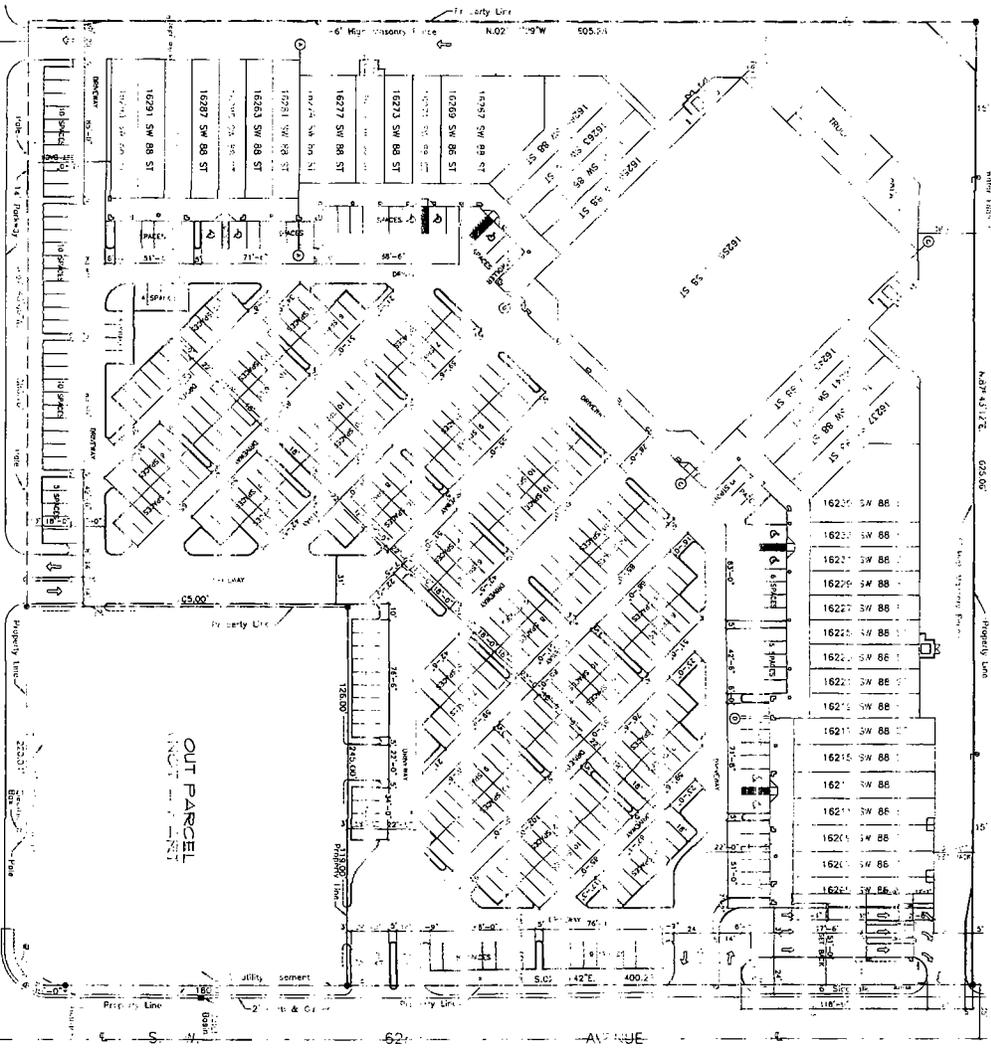


LEGAL DESCRIPTION
 TRACT 14, LESS THE EAST 1/4 AND PART OF THE SOUTH 1/4, OF SECTION 18, TOWNSHIP 27S, RANGE 24E, CO. 11, FLA. PUBLIC LANDS, AS RECORDED IN A.D. BOOK 17, PAGE 13 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

ZONING BULK (Bulwer-Leland Drive)
 1/4 ACRES ±, 43,500 SQ. FT. OF 43.5 ACRES ±
OUTPARCEL AREA 209,248 ± - 80,275 SQ. FT. OF 18 ACRES ±
TRACT AREA 118,445 ± - 80,275 ± - 43,500 SQ. FT. OF 25.624 ACRES ±
BUILDING AREA 90,233 SQ. FT. ± Ground Floor

Real Roll - Occupancy Summary
 Assessor's Office, Miami-Dade County, Florida
 Property located in Miami, Dade County, Florida

Roll No.	Parcel No.	Area	Market Value	Assessed Value	Exempt	Special Assessment	Other
16218	16218 SW 88 ST	4,346	1,250	1,250	143		
16219	16219 SW 88 ST	1,848	1,250	1,250	409		
16220	16220 SW 88 ST	3,016	1,000	1,000	381.6		
16221	16221 SW 88 ST	1,283	1,250	1,250	93.4		
16222	16222 SW 88 ST	1,179	1,250	1,250	110.9		
16223	16223 SW 88 ST	1,107	1,250	1,250	151		
16224	16224 SW 88 ST	1,101	1,250	1,250	421		
16225	16225 SW 88 ST	1,485	1,250	1,250	421		
16226	16226 SW 88 ST	1,101	1,250	1,250	110.9		
16227	16227 SW 88 ST	1,101	1,250	1,250	110.9		
16228	16228 SW 88 ST	1,101	1,250	1,250	110.9		
16229	16229 SW 88 ST	1,101	1,250	1,250	110.9		
16230	16230 SW 88 ST	1,101	1,250	1,250	110.9		
16231	16231 SW 88 ST	1,101	1,250	1,250	110.9		
16232	16232 SW 88 ST	1,101	1,250	1,250	110.9		
16233	16233 SW 88 ST	1,101	1,250	1,250	110.9		
16234	16234 SW 88 ST	1,101	1,250	1,250	110.9		
16235	16235 SW 88 ST	1,101	1,250	1,250	110.9		
16236	16236 SW 88 ST	1,101	1,250	1,250	110.9		
16237	16237 SW 88 ST	1,101	1,250	1,250	110.9		
16238	16238 SW 88 ST	1,101	1,250	1,250	110.9		
16239	16239 SW 88 ST	1,101	1,250	1,250	110.9		
16240	16240 SW 88 ST	1,101	1,250	1,250	110.9		
16241	16241 SW 88 ST	1,101	1,250	1,250	110.9		
16242	16242 SW 88 ST	1,101	1,250	1,250	110.9		
16243	16243 SW 88 ST	1,101	1,250	1,250	110.9		
16244	16244 SW 88 ST	1,101	1,250	1,250	110.9		
16245	16245 SW 88 ST	1,101	1,250	1,250	110.9		
16246	16246 SW 88 ST	1,101	1,250	1,250	110.9		
16247	16247 SW 88 ST	1,101	1,250	1,250	110.9		
16248	16248 SW 88 ST	1,101	1,250	1,250	110.9		
16249	16249 SW 88 ST	1,101	1,250	1,250	110.9		
16250	16250 SW 88 ST	1,101	1,250	1,250	110.9		
16251	16251 SW 88 ST	1,101	1,250	1,250	110.9		
16252	16252 SW 88 ST	1,101	1,250	1,250	110.9		
16253	16253 SW 88 ST	1,101	1,250	1,250	110.9		
16254	16254 SW 88 ST	1,101	1,250	1,250	110.9		
16255	16255 SW 88 ST	1,101	1,250	1,250	110.9		
16256	16256 SW 88 ST	1,101	1,250	1,250	110.9		
16257	16257 SW 88 ST	1,101	1,250	1,250	110.9		
16258	16258 SW 88 ST	1,101	1,250	1,250	110.9		
16259	16259 SW 88 ST	1,101	1,250	1,250	110.9		
16260	16260 SW 88 ST	1,101	1,250	1,250	110.9		
16261	16261 SW 88 ST	1,101	1,250	1,250	110.9		
16262	16262 SW 88 ST	1,101	1,250	1,250	110.9		
16263	16263 SW 88 ST	1,101	1,250	1,250	110.9		
16264	16264 SW 88 ST	1,101	1,250	1,250	110.9		
16265	16265 SW 88 ST	1,101	1,250	1,250	110.9		
16266	16266 SW 88 ST	1,101	1,250	1,250	110.9		
16267	16267 SW 88 ST	1,101	1,250	1,250	110.9		
16268	16268 SW 88 ST	1,101	1,250	1,250	110.9		
16269	16269 SW 88 ST	1,101	1,250	1,250	110.9		
16270	16270 SW 88 ST	1,101	1,250	1,250	110.9		
16271	16271 SW 88 ST	1,101	1,250	1,250	110.9		
16272	16272 SW 88 ST	1,101	1,250	1,250	110.9		
16273	16273 SW 88 ST	1,101	1,250	1,250	110.9		
16274	16274 SW 88 ST	1,101	1,250	1,250	110.9		
16275	16275 SW 88 ST	1,101	1,250	1,250	110.9		
16276	16276 SW 88 ST	1,101	1,250	1,250	110.9		
16277	16277 SW 88 ST	1,101	1,250	1,250	110.9		
16278	16278 SW 88 ST	1,101	1,250	1,250	110.9		
16279	16279 SW 88 ST	1,101	1,250	1,250	110.9		
16280	16280 SW 88 ST	1,101	1,250	1,250	110.9		
16281	16281 SW 88 ST	1,101	1,250	1,250	110.9		
16282	16282 SW 88 ST	1,101	1,250	1,250	110.9		
16283	16283 SW 88 ST	1,101	1,250	1,250	110.9		
16284	16284 SW 88 ST	1,101	1,250	1,250	110.9		
16285	16285 SW 88 ST	1,101	1,250	1,250	110.9		
16286	16286 SW 88 ST	1,101	1,250	1,250	110.9		
16287	16287 SW 88 ST	1,101	1,250	1,250	110.9		
16288	16288 SW 88 ST	1,101	1,250	1,250	110.9		
16289	16289 SW 88 ST	1,101	1,250	1,250	110.9		
16290	16290 SW 88 ST	1,101	1,250	1,250	110.9		
16291	16291 SW 88 ST	1,101	1,250	1,250	110.9		
16292	16292 SW 88 ST	1,101	1,250	1,250	110.9		
16293	16293 SW 88 ST	1,101	1,250	1,250	110.9		
16294	16294 SW 88 ST	1,101	1,250	1,250	110.9		
16295	16295 SW 88 ST	1,101	1,250	1,250	110.9		
16296	16296 SW 88 ST	1,101	1,250	1,250	110.9		
16297	16297 SW 88 ST	1,101	1,250	1,250	110.9		
16298	16298 SW 88 ST	1,101	1,250	1,250	110.9		
16299	16299 SW 88 ST	1,101	1,250	1,250	110.9		
16300	16300 SW 88 ST	1,101	1,250	1,250	110.9		



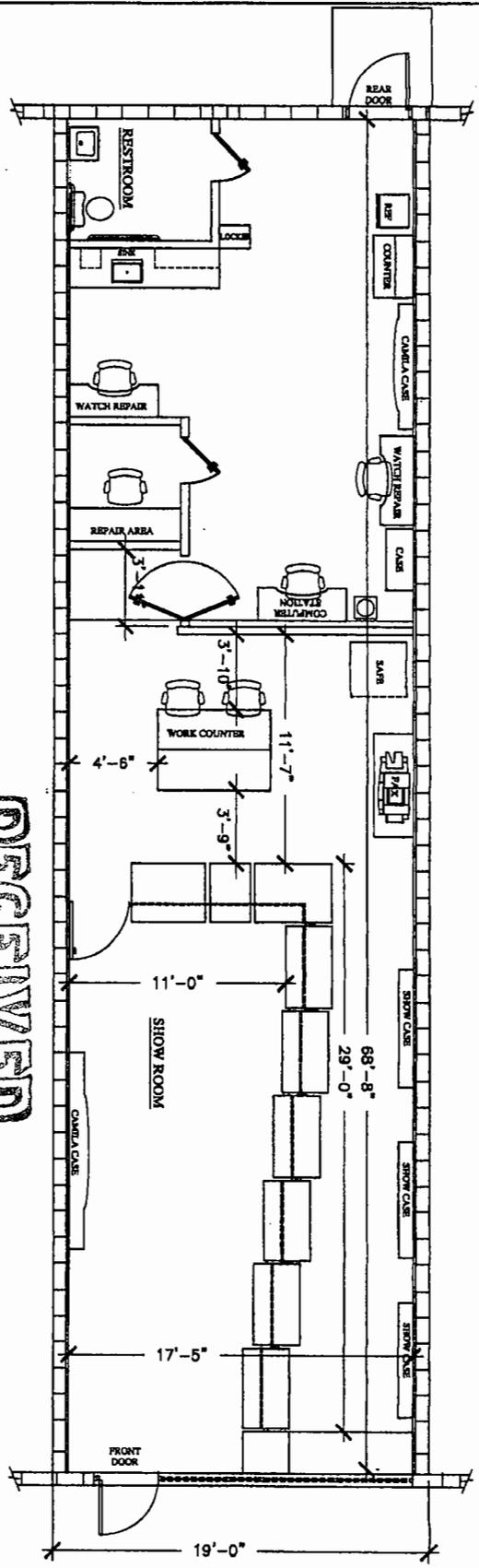
RECEIVED
 MAY 22 2013
 ZONING HEARINGS SECTION
 MIAMI-DADE PLANNING AND ZONING DEPT

BY AV

OCTAVIO A. S. NUNO, P.A. ARCHITECT 6282 Blue Road, Suite 303, North Miami Beach, FL 33165 Tel: (305) 661-8844, Fax: (305) 661-8805, Email: osn@octavioarchitect.com FL AR. 00000078	OWNER: 170 JUSTICE HEARON 3727 S.W. 151 ST. SUITE 100 MIAMI, FL 33177-1101, PH: (305) 744-7600	NEW SHOPPING PLAZA SW 88th AVE AND SW 88th STREET MIAMI, FL 33197	SEP 11 10:00 AM 10:00 AM 10:00 AM
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RECEIVED
 JUNE 25 2013

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



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

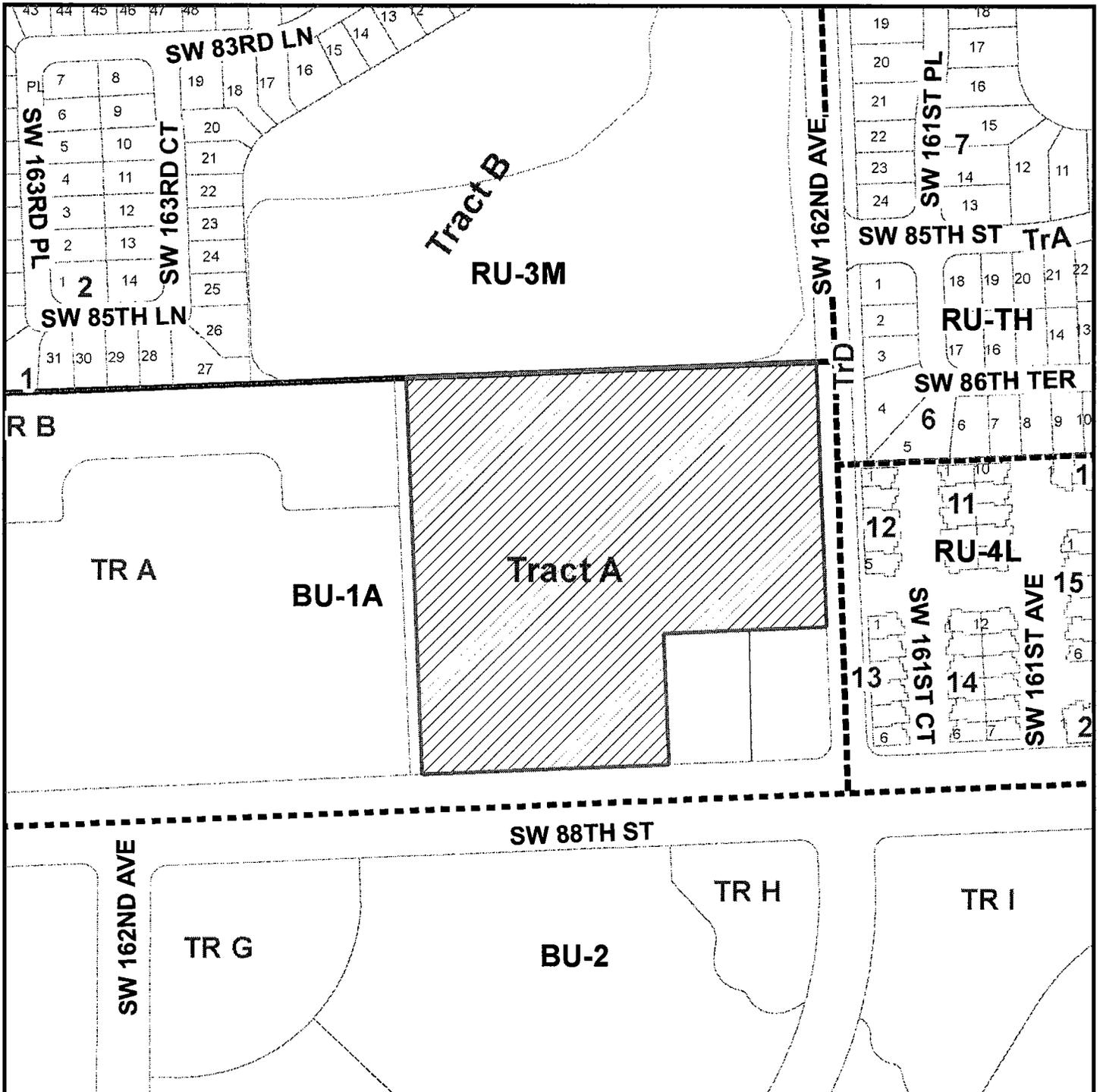
RECEIVED
 2/3-053
 JUN 25 2013

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

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

Legend

 Subject Property Case



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



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



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

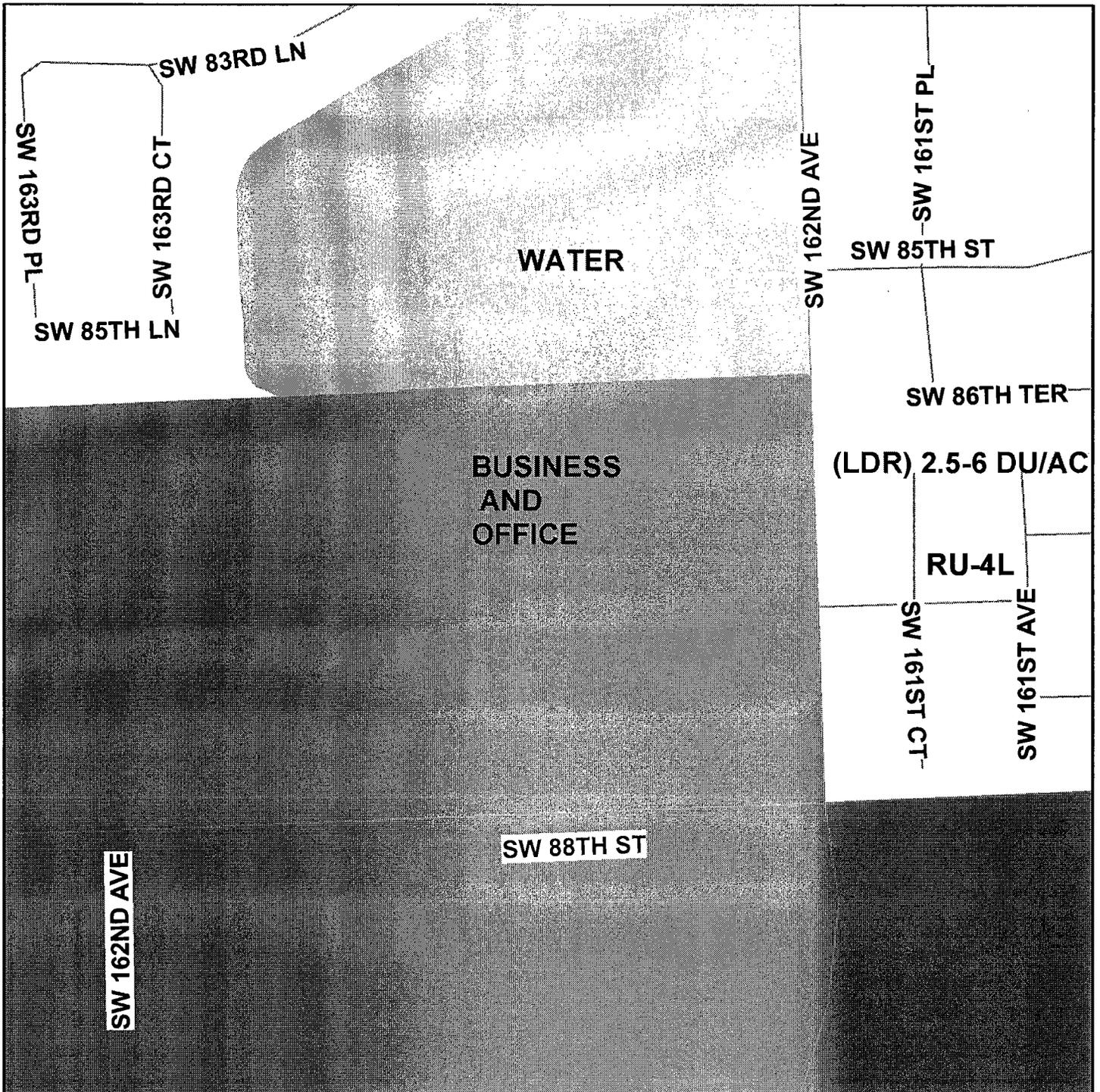
Legend

-  Subject Property
-  Buffer



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

Legend

-  Subject Property Case
-  Zoning



SKETCH CREATED ON: Tuesday, June 18, 2013

REVISION	DATE	BY