

November 16, 2013

C-10

Miami-Dade County Dept. of Regulatory & Economic Affairs

P-1

Agenda Coordinator

11 NW 1 Stret Suite 1110

Miami, FL. 33128-1974

Re: Hearing 10-016, Applicant: Tadpole Investments, Inc. 2275 SW 87 AVE

Dear Zoning Board Member:

Please deny applicant's request for a use variance to permit a pawnbroker use on this site. Under no circumstances should a pawnshop be allowed when there are TWO pawnshops literally around the corner.

| | |
|-------------------------------------|------------------|
| Coral Way Jewelry & Cash | Yes Cash |
| Contact | Contact |
| 8742 SW 24th St | 2510 SW 87th Ave |
| Miami, FL 33165 | Miami, FL. 33165 |

Pawnshops prey on low-income communities, lower property values and discourage other types of businesses from locating nearby. From a taxpayer that already pays over \$4,000 in property taxes, another pawnshop is less of a chance of selling my property at a greater profit. Seriously, who wants to buy a property where there are an abundance of pawnshops? What message is District 10 sending out if you approve this calamity?

In an area that is rapidly changing as the older, original homeowners pass away, lower income families are moving in. Pawnshops attract check-cashing businesses that exploit low-wealth citizens too. Furthermore, items that aren't sold, customers decide to discard the items on swales or nearby dilapidated houses.

Pawnshops have a negative effect on communities that are trying to preserve safety, property value and caliber.

Sincerely,

Nanette Maule

Cc: Commissioner J. Souto



Mr. Matthew D. Maulle
8400 SW 28th St
Miami, FL 33155

MIAMI FL 331

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Miami Dade County
Dept. of Regulatory Affairs
111 NW 1st Street Suite 1110
Miami, Fl. 33128-1974

DEPARTMENT OF
PLANNING AND ZONING
NOV 20 2013

RECEIVED

Attn: Agenda Coordinator

33128192385



HEARING NUMBER: 10-016

APPLICANT NAME: TADPOLE INVESTMENTS, INC, D/B/A
MARQUISE JEWELRY

THE APPLICANT IS REQUESTING A USE VARIANCE AND
SPECIAL EXCEPTION TO PERMIT A PAWN SHOP IN A 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. PLANS MAY BE
MODIFIED AT PUBLIC HEARING.

LOCATION: THE NORTHEAST CORNER OF S.W. 24 STREET
AND S.W. 87 AVENUE A/K/A 8651 S.W. 24 STREET,
MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 19 ACRES

HEARING WILL BE HELD AT THE
RUBEN DARIO MIDDLE SCHOOL
350 NW 97 AVENUE
MIAMI-DADE COUNTY, FLORIDA 33172

THIS IS A PRELIMINARY
NOTICE ONLY. PRIOR TO
THE HEARING, MORE
SPECIFIC INFORMATION
WILL BE SENT TO YOU.

MIAMI-DADE COUNTY NOTICE OF PUBLIC HEARING
PLEASE NOTE THAT THIS NOTICE IS FOR A ZONING HEARING IN YOUR AREA AND IS
FOR YOUR INFORMATION ONLY.

YOU ARE NOT REQUIRED TO RESPOND TO THIS NOTICE. HOWEVER, OBJECTIONS OR WAIVERS OF
OBJECTION MAY BE MADE IN PERSON AT HEARING OR FILED IN WRITING PRIOR TO HEARING DATE. IT IS
RECOMMENDED THAT SAME BE MAILED AT LEAST FIVE DAYS (EXCLUDING SATURDAYS, SUNDAYS AND HOLIDAYS)
BEFORE HEARING DATE. REFER TO HEARING NUMBER BELOW AND MAIL SAME TO MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING & ZONING AGENCY COORDINATOR, 111 NW 1 STREET, SUITE 1110, MIAMI FLORIDA
33128-1974. FOR FURTHER INFORMATION, PLEASE CALL THE ZONING HEARINGS SECTION AT (305) 375-2640 OR
VISIT OUR WEB SITE AT WWW.MIAMIDADE.GOV/PLANZONE/TRACK/HOME.ASP. IF YOU ARE IN NEED OF A
TRANSLATOR FOR THIS MEETING, OR CAN BE PROVIDED FOR YOU AT NO CHARGE BY CALLING (305) 375-1244
AT LEAST TWO WEEKS IN ADVANCE OF THE MEETING DATE.

P-1

March 24, 2010

Re: Hearing number 10-016

Regarding the pawn shop special exception permit:

I **OPPOSE** a Pawn Shop operating in a BU-2 Zone. Please keep this on file with respect to this hearing.

It is bad enough that we already have loads of discount, cheap markets in the area. We don't need another one. I don't want my neighborhood to look like Downtown Miami. I pay over \$6,000 in property taxes for one house. I prefer to bring stores that attract a better clientele.

Respectfully anonymous...