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February 17, 2010

VIA HAND DELIVERY

Marc C. LaFerrier, Director
Miami-Dade County
Department of Planning and Zoning
111 N.W. First Street, 11th Floor
Miami, Florida 33128

Re: First Letter of Intent / Application for Variance
Tadpole Investments, Inc., Folio No.: 30-4010-000-0020

Dear Mr. LaFerrier:



I represent Tadpole Investments, Inc. (the "Applicant"), who has leased a small store in the Westchester Shopping Center strip mall at 8561 SW 24th Street (the "Property") since 2002.

The Applicant operates a jewelry shop on the Property, which is allowed as-of-right in the BU-2 Zoning District, including incidental sales and purchases of used jewelry. Due to the current economic crisis, the Applicant has been offering pawn services to the community for a little less than two years, completely unaware that the County Code only allows such uses in the BU-3 Zoning District. On March 26, 2009, the Miami-Dade Office of Neighborhood Compliance issued a courtesy warning notice (the "Notice") against the Applicant for operating an unauthorized pawn shop use in a business district. In response, the Applicant is filing this variance application in order to legally incorporate a pawn shop as an accessory use in connection with the jewelry shop as would be permitted in the BU-3 District. As evidenced by the executed Sworn-to-Consent, the Property Owner has permitted the Applicant to file for a hearing on this matter.

That no issue was made of the operation of a pawn shop use prior to the Notice amply indicates that it is compatible with the surrounding area. The pawn shop use is an essential

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service for neighborhood residents, especially in this time of great need. In this economy, many folks are price gauging their neighbors, but the Applicant, instead, only charges a 5% loan interest rate, which is half of the industry's standard. Accordingly, granting this variance is in the public interest as it provides a much needed financial service and opportunity for neighborhood residents.

Accordingly, we respectfully request your favorable review of this Application. Please feel free to contact me with any questions or comments.

Sincerely yours,



Augusto E. Maxwell

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