



DEPARTMENT OF PLANNING AND ZONING

MAIN OFFICE

✓ 111 NW 1 STREET, SUITE 1210
MIAMI, FLORIDA 33128
(305) 375-2800

PERMITTING AND INSPECTION OFFICE

11805 S.W. 26 Street
MIAMI, FLORIDA 33175
 IMPACT FEE SECTION
(786) 315-2670 • SUITE 145
 ZONING INSPECTION SECTION
(786) 315-2660 • SUITE 223
 ZONING PERMIT SECTION
(786) 315-2666 • SUITE 106
 ZONING PLANS PROCESSING SECTION
(786) 315-2650 • SUITE 113

March 21, 2003

Mr. Robert D. Vich
1417 S.W. 136 Place
Miami, FL 33184

Re: Return of Appeal of the Zoning Hearing Decision of CZAB-10 on Coral West, Ltd., #Z2002000168

Dear Mr. Vich:

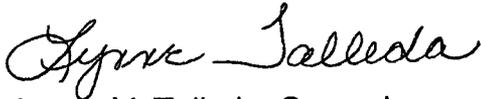
On March 10, 2003, you submitted an Appeal of the decision of Community Zoning Appeals Board #10, which approved the zoning hearing for Coral West, Ltd. Upon closer review of the documents you submitted, it was discovered that in filling out the Appellant's Affidavit of Standing, you modified the Department's form. Be advised that the Appellant's Affidavit of Standing provides 3 choices for the appellant to swear that he has standing to file the appeal. The affidavit states that the appellant is swearing he has standing by virtue of being of record in Community Zoning Appeals Board matter because of one of the following three choices. Those choices are that (1) the appellant participated at the hearing, in which case you would have signed a form provided at the hearing, or (2), you were the original applicant, or (3) that you had submitted "written objection, waiver or consent." Since the Code required the appeal to be submitted on a form prescribed by the Director, and since you modified the form to indicate that your written objection is "attached hereto", this is not acceptable to the Department. For this reason, I am returning the appeal forms to you along with your check.

Be advised that Section 33-313 of the Miami-Dade County Zoning Code states, in part, the following, with underline added for emphasis:

"Any appealable decision of the Community Zoning Appeals Board may be appealed by an applicant, governing body of any municipality, if affected, or any aggrieved party, including neighborhood, community and civic associations, whose name appears in the record of the appropriate Community Zoning Appeals Board by filing with the Department a petition in a form prescribed by the Director . . ."

If you can execute this affidavit without modifying the form, we will accept the resubmittal if returned within 5 days of the date of this letter. If you have any questions, please do not hesitate to contact me. I can be reached by calling the Zoning Hearings Section at 305-375-2640.

Sincerely,



Lynne V. Talleda, Supervisor
Zoning Hearings Section

Attachment: Appeal forms and check #162

C: Diane O'Quinn Williams, Director
Alberto J. Torres, Assistant Director for Zoning
Maria Teresa Fojo
Michael Radell, Esq.
200 S. Biscayne Blvd. Ste. #850
Miami, FL 33131
Zoning Hearing File

3-12-03

As per L. Talleda
this letter was also
sent to the appellant
(Robert D. Vich)

Dolores will fix in Oracle
so next time it goes out
automatically. *m*

March 11, 2003

BEN FERNANDEZ
200 S. BISCAYNE BLVD 850
MIAMI, FL 33131

RE: CORAL WEST, LTD.
Hearing No. 02-168

CZAB-10
09-54-39

Dear BEN FERNANDEZ :

This is to advise you that an appeal has been filed contesting the decision of Community Zoning Appeals Board concerning the subject hearing.

When a date is set for the appeal hearing you will be notified by mail. The hearing will go before the Board of County Commissioners and will be held in the County Commissioners Chambers of the Stephen P. Clark Center located at 111 NW 1 Street, 2nd Floor. Included herein is a copy of the appeal.

If further information is desired, call the Zoning Agenda Coordinators Office at (305) 375-1244 or Federico Endara in the Zoning Hearings Section at (305) 375-2640.

Sincerely,



Lynne V. Talleda, Supervisor
Zoning Hearings Section

*Attachments

APPEAL NOTIFICATION LETTER

LAW OFFICES
BERCOW & RADELL
PROFESSIONAL ASSOCIATION

FIRST UNION FINANCIAL CENTER, SUITE 850
200 SOUTH BISCAYNE BOULEVARD
MIAMI, FLORIDA 33131

JEFFREY BERCOW
BEN J. FERNANDEZ
MICHAEL W. LARKIN
GRAHAM C. PENN
MICHAEL E. RADELL

TELEPHONE (305) 374-5300
FAX (305) 377-6222

DIRECT LINE: (305) 377-6235
E-MAIL: BFERNANDEZ@BRZONINGLAW.COM

JANA K. McDONALD
OF COUNSEL

VIA HAND DELIVERY

November 14, 2002

Mr. Fred Endara
Zoning Hearings Specialist
111 NW 1st Street, 11th Floor
Miami, FL 33128

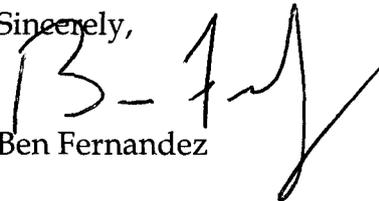
RE: Coral West, Ltd. - PH No. 02-168

Dear Mr. Endara:

Enclosed please find seven (7) sets of the revised site plan that includes the additional information you requested concerning the proposed town home development. Also, please be advised that the applicant's intend to apply for administrative site plan review for the proposed lake.

Should you have any questions, please do not hesitate to call me at 305-377-6235. Thank you for your attention to this matter.

Sincerely,


Ben Fernandez

BF/bl

Enclosures

LAW OFFICES
BERCOW & RADELL

PROFESSIONAL ASSOCIATION

FIRST UNION FINANCIAL CENTER, SUITE 850
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JANA K. McDONALD
OF COUNSEL

VIA FACSIMILE & U.S.MAIL

August 28, 2002

Mr. Fred Endara
Zoning Hearings Specialist
111 NW 1st Street, 11th Floor
Miami, FL 33128

RE: Coral West, Ltd. - PH No. 02-168

Dear Mr. Endara:

This letter shall serve as Coral West, Ltd.'s (Applicant) amended letter of intent with respect to the referenced application.

Rezoning. The Applicant hereby amends its initial request in order to request a rezoning of the entire property (Exhibit A and Exhibit B) from GU to RU-3M. The Applicant withdraws the request to rezone a portion of the property to BU-1A and withdraws the site plan initially submitted together with the application.

Covenant. The Applicant intends to proffer a Declaration of Restrictions that will limit the maximum density for the entire property to 183 units. The covenant will also limit the maximum density to 6 dwelling units to the acre, on the north 9.24 acres of the property (Exhibit B), thereby making the application consistent with the Low Density Residential Land Use Plan designation for this portion of the property.

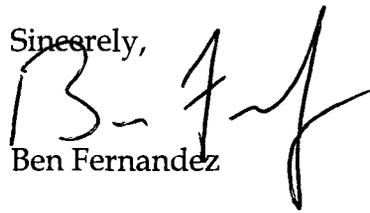
*Per Ben J. Fernandez
plan Oct. 17
will submit
new plan.*

Mr. Fred Endara
August 28, 2002
Page 2

We request that you process this application for consideration by Community Council 10 at its next meeting on October 8, 2002. Should you have any questions or comments concerning the Applicant's revised request, please do not hesitate to contact me.

As always, thank you for your attention to this matter.

Sincerely,


Ben Fernandez

BF/bl

Enclosure



LAW OFFICES

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JANA K. McDONALD
OF COUNSEL

VIA FACSIMILE & U.S.MAIL

August 1, 2002

Mr. Fred Endara
Zoning Hearings Specialist
111 NW 1st Street, 11th Floor
Miami, FL 33128

RE: Coral West, Ltd. - PH No. 02-168

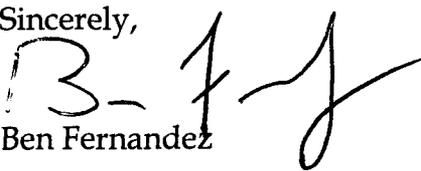
Dear Mr. Endara:

This law firm represents the applicant in the referenced matter. This letter shall serve as the Applicant's amended letter of intent.

In addition to the requests made in the Applicant's initial letter of intent, the Applicant intends to seek administrative approval for the proposed lake and the proposed entrance feature shown on the site plan submitted for public hearing approval.

Should you have any questions, please do not hesitate to contact me.

Sincerely,


Ben Fernandez

BF/bl

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BERCOW & RADELL

PROFESSIONAL ASSOCIATION

FIRST UNION FINANCIAL CENTER, SUITE 850
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JANA K. McDONALD
OF COUNSEL

VIA HAND DELIVERY

June 5, 2002

Mr. Fred Endara
Zoning Hearings Specialist
111 NW 1st Street
11th Floor
Miami, FL 33128

RE: Coral West, Ltd. Rezoning

Dear Mr. Endara:

This law firm represents Coral West, Ltd. (the "Applicant") with respect to the enclosed application to rezone an approximately 19 acre parcel of land from GU to BU-1A (Limited Business District) and RU-TH (Townhouse District). This letter shall serve as the Applicant's initial letter of intent.

Property. The property is located at the northwest intersection of SW 26th Street (Coral Way) and SW 147th Avenue. Presently, the Property is zoned GU. A portion of the property is designated for Business and Office development, while the remainder is designated for Low-Density Residential development.

Rezoning. The Applicant is requesting a rezoning from GU to BU-1A for the approximately 9.9 acre portion of the property, described in Exhibit "A", located at the intersection of Coral Way and SW 147th Avenue. This request is consistent with the Urban Form Guidelines and will permit the establishment of a neighborhood-serving commercial development at the intersection of two section line roads.

The Applicant is also requesting a rezoning from GU to RU-TH for the abutting 9.9-acre portion of the property, described in Exhibit "B", at a density consistent with the Low-Density Residential determination. This request, if

Mr. Fred Endara

June 5, 2002

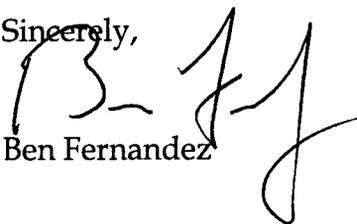
Page 2

approved, will permit the development of a town-home development that will serve as a transition between the proposed commercial area and detached single family developments to be located further away from the commercial node.

The Applicant intends to provide the department with a site plan for both the commercial and residential development shortly. The Applicant will also proffer a Declaration of Restrictions agreeing to develop the property in accordance with the proffered site plan. As presently contemplated, the Applicant's proposed development does not require any non-use variances.

For all of the foregoing reasons, the Applicant requests your favorable review and recommendation. Should you have any questions, please do not hesitate to contact me.

Sincerely,


Ben Fernandez

BF/bl

Enclosures