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January 14, 2003

Leila M. Jackson Batties
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VIA HAND DELIVERY

Ms. Diane O'Quinn Williams
Director
Miami-Dade County
Department of Planning & Zoning
111 N.W. First Street, 11th Floor
Miami, FL 33128

**Re: Genet Family Ltd. Partnerships No. 1 & No. 2 (P.H. 02-255)
First Amended Letter of Intent - District Boundary Change to RU-1M(a)**

Dear Ms. O'Quinn Williams:

This shall constitute the first amended letter of intent in connection with the above-referenced zoning application (the "Application"). As you may recall, the Application was denied by Community Council 5 at its meeting of December 12th. The applicant timely filed an appeal of the Community Council's decision, and it is our understanding that the appeal may be scheduled to be heard before the Board of County Commissioners in March.

In light of the concerns raised at the Community Council meeting, the applicant seeks to amend the Application to request a district boundary change from AU to RU-1M(a), instead of AU to RU-3M. The applicant will proffer, under separate cover, a declaration of restrictions that (1) limits the density on the subject property to 73 single family homes and (2) requires ASPR approval for the proposed lake.

The proposed single family community will have less of an impact on the public infrastructure than the 141 townhomes originally proposed. Also, the proposed development is consistent with the CDMP (the subject property is designated Office/Residential on the Land Use Plan map) and compatible with the surrounding area.

Ms. Diane O'Quinn Williams

January 14, 2003

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Based on the foregoing, we remain hopeful of the Department's favorable consideration of the Application. As always, please do not hesitate to contact me if you have any questions or concerns.

Very truly yours,



Leila M. Jackson Batties

cc: Ms. Maria Teresa Fojo
Ms. Ruth Ellis Myers
Mr. Alex Vega
Michael Pizzi, Esq. (via fax)
Juan J. Mayol, Jr., Esq.

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ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

BY fe

August 6, 2002

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VIA HAND DELIVERY

Ms. Diane O'Quinn Williams
Director
Miami-Dade County
Department of Planning & Zoning
111 NW First Street, 11th Floor
Miami, FL 33128

**Re: Genet Family Limited Partnership No. 1 and Genet Family Limited
Partnership No. 2 / Letter of Intent**

Dear Ms. O'Quinn Williams:

This letter of intent is submitted on behalf of the Genet Family Limited Partnership No. 1 and Genet Family Limited Partnership No. 2 (the "Applicants") in support of their request for a district boundary change from AU to RU-3M on 13.97± acres located on the north side of theoretical N.W. 181st Street, approximately 685 feet west of N.W. 87th Avenue in Section 9, Township 52, Range 40, unincorporated Miami-Dade County (the "Property").

The Applicants seek the proposed district boundary change on the Property in order to permit the development of a residential community consisting of 140 townhouses, for a density of ten (10) units per acre. Please note that the Applicant will proffer, under separate cover, a plan for the proposed community and a declaration of restrictions that binds the development of the Property to said plan.

The Property is designated Office/Residential on the Land Use Plan ("LUP") map of the County's Comprehensive Development Master Plan (the "CDMP"). The CDMP Land Use Element for Office/Residential permits residential uses at a density of up to one density category higher than that allowed in the adjoining residential area. As you are aware, the adjoining residential area was recently approved under application number P.H. 02-078, and the density category allowed on said property is Low Density Residential, which permits up to six (6) units

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per acre. Therefore, under the CDMP, the Property may be developed under the Low-Medium Density Residential category, which would permit up to 13 dwelling units per acre. The proposed community, at a density of ten (10) units per acre, is therefore consistent with the CDMP.

The proposed community is also consistent with that portion of the CDMP Land Use Element stating that "[a] specific objective in designing developments to occur in this [Office/Residential] category is that development should be compatible with any existing, or zoned, or Plan-designated adjoining or adjacent residential uses." The proposed community will incorporate urban design elements that are compatible with those approved for the adjoining residential area. Also, it would provide an appropriate transition between the adjoining residential area and the retail and commercial uses that will eventually be developed east of the Property.

Based on the foregoing, we respectfully request the Department's favorable consideration of this application. As always, please do not hesitate to contact me if you have any questions or concerns. Thank you for your considerate attention to this matter.

Very truly yours,



Leila M. Jackson Batties

LMJB/bf
Enclosure

cc: Mr. Martin Caparros
Mr. Alex Vega
Juan J. Mayol, Jr., Esq.