

BERCOW & RADELL
ZONING, LAND USE AND ENVIRONMENTAL LAW

DIRECT LINE: (305) 377-6227
E-MAIL: mtapanes@brzoninglaw.com

VIA FACSIMILE & HAND DELIVERY

March 20, 2006

Mr. Ron Connally
Zoning Hearings Section
Department of Planning and Zoning
111 N.W. First Street
Eleventh Floor
Miami, Florida 33129

RECEIVED
203-242
MAR 20 2006

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

BY JRH

Re: TCAG, LLC Public Hearing No. 03-242 Remand

Dear Ron:

This law firm represents TCAG, LLC, the applicant ("Applicant") in the above-captioned application ("Application"). On September 30, 2004, the Board of County Commissioners remanded the Application to Community Council 11 to provide this law firm with an opportunity to negotiate the terms of a mutually acceptable declaration of restrictions with the Venezia Lakes Homeowner's Association. We have reached an agreement with the HOA and will be proffering a covenant and site plan in connection with the Application. Kindly schedule the Application for hearing in June.

Thank you for your assistance. Should you have any questions or comments, please do not hesitate to phone my direct line at (305) 377-6227.

Sincerely yours,



Melissa Tapanes Llahues

cc: Mr. Fred Endara
Jeffrey Bercow, Esq.



DIRECT LINE: (305) 377-6220
E-MAIL: jbercow@brzoninglaw.com

VIA FACSIMILE & U.S. MAIL

July 16, 2004

Mr. John Higbee, President
Venetian Lakes Homeowners Association
13550 Southwest 136 Terrace
Miami, Florida 33186

Re: TCAG, LLC Public Hearing No. 03-242 Appeal

Dear Mr. Higbee:

This law firm represents TCAG, LLC in its appeal of a decision by Community Council 11 ("CZAB 11") to the Board of County Commissioners (the "BCC"), scheduled for July 29, 2004. This letter serves to confirm our July 9, 2004, telephone conversation regarding our intent to request a remand at the July 29, 2004 BCC hearing.

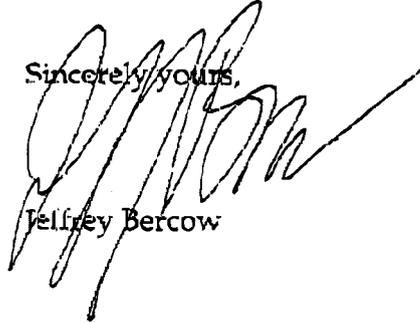
As we discussed, we would like the BCC to vacate CZAB 11's decision and remand the matter to CZAB 11. A remand would provide this law firm with an opportunity to negotiate the terms of a mutually acceptable declaration of restrictions with the Venetian Lakes Homeowner's Association.

We understand that you and the Association support this course of action. By signing below, you are authorizing this law firm to represent the Association's support of our request to the BCC to vacate CZAB 11's decision and remand the matter back to CZAB 11 for further deliberation. In the event that the BCC denies our request to vacate and remand, one of my colleagues will request that the matter be deferred (due to my absence) and brought back to the BCC in September or October.

Mr. John Higbee
July 16, 2004
Page 2

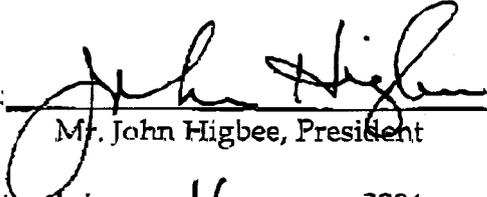
Should you have any questions or comments, please do not hesitate to phone my direct line at (305) 377-6220.

Sincerely yours,



Jeffrey Bercow

Agreed to by:
VENETIAN LAKES HOMEOWNERS ASSOCIATION

By: 
Mr. John Higbee, President

Date: July 16 2004

cc: Mr. Jose Carro
Mr. Lawrence Percival
Melissa Tapanes Llahues, Esq.



BERCOW & RADELL
ZONING, LAND USE AND ENVIRONMENTAL LAW

DIRECT LINE: (305) 377-6227
E-MAIL: mtapanes@brzoninglaw.com

VIA FACSIMILE & U.S. MAIL

November 16, 2004

Mr. Federico Endara
Zoning Hearings Section
Department of Planning and Zoning
111 N.W. First Street
Eleventh Floor
Miami, Florida 33129

Re: TCAG, LLC Public Hearing No. 03-242 Remand

Dear Fred:

This law firm represents TCAG, LLC, the applicant ("Applicant") in the above-captioned application ("Application"). On September 30, 2004, the Board of County Commissioners remanded the Application to Community Council 11 to provide this law firm with an opportunity to negotiate the terms of a mutually acceptable declaration of restrictions with the Venetian Lakes Homeowner's Association. Accordingly, we ask that you do not schedule this Application for public hearing until further notice.

Thank you for your assistance. Should you have any questions or comments, please do not hesitate to phone my direct line at (305) 377-6227.

Sincerely yours,



Melissa Tapanes Llahues

cc: Ms. Lynne Talleda
Mr. Ron Connally
Jeffrey Bercow, Esq.



DIRECT LINE: (305) 377-8220
E-MAIL: jbercow@brzoninglaw.com

VIA FACSIMILE & U.S. MAIL

August 25, 2004

Mr. John Higbee, President
Venetian Lakes Homeowners Association
13550 Southwest 136 Terrace
Miami, Florida 33186

Received by the Clerk
for the record.
SEP 30 2004
Item A
Exhibit A
Appl. 04-5-2211-3/03-242

Re: TCAG, LLC Public Hearing No. 03-242 Appeal

Dear Mr. Higbee:

This law firm represents TCAG, LLC in its appeal of a decision by Community Council 11 ("CZAB 11") to the Board of County Commissioners (the "BCC"), deferred on July 29, 2004, and scheduled for September 30, 2004. This letter serves to confirm our July 9, 2004, and August 24, 2004, telephone conversations regarding our intent to request a remand at the September 30, 2004 BCC hearing.

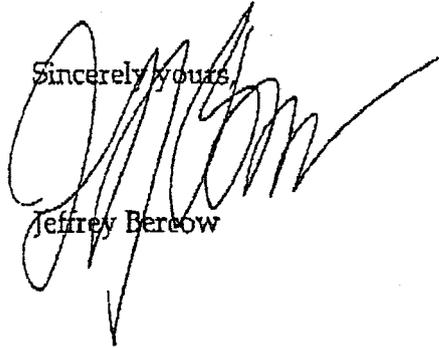
As we discussed, we would like the BCC to vacate CZAB 11's decision and remand the matter to CZAB 11. A remand would provide this law firm with an opportunity to negotiate the terms of a mutually acceptable declaration of restrictions with the Venetian Lakes Homeowner's Association.

We understand that you and the Association support this course of action. By signing below, you are authorizing this law firm to represent the Association's support of our request to the BCC to vacate CZAB 11's decision and remand the matter back to CZAB 11 for further deliberation. In the event that the BCC denies our request to vacate and remand, we will request that the matter be deferred and brought back to the BCC the following month so that you may be present.

Mr. John Higbee
August 25, 2004
Page 2

Should you have any questions or comments, please do not hesitate to phone my direct line at (305) 377-6220.

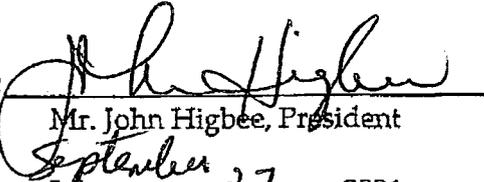
Sincerely yours,



Jeffrey Bergow

Agreed to by:
VENETIAN LAKES HOMEOWNERS ASSOCIATION

By:



Mr. John Higbee, President

Date: ~~July~~ September 27, 2004

cc: Mr. Jose Carro
Mr. Lawrence Percival
Melissa Tapanes Llahues, Esq.

LAW OFFICES
PARLADE & FIGUERAS
7050 SOUTHWEST 86th AVENUE
MIAMI, FLORIDA 33143-2426

RECEIVED
203-242
AUG 18 2003
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY TELEPHONE 305.395.2300
FACSIMILE 305.395.0408

ALBERTO J. PARLADE, ESQUIRE
JUAN E. FIGUERAS, ESQUIRE
ERIC A. GONZALEZ, ESQUIRE

August 5, 2003

Department of Planning and Zoning
111 Northwest First Street, Suite 1210
Miami, Florida 33128-1974

RE: TCAG, LLC Application for Zoning Change.

To Whom It May Concern:

Please be advised that this office represents, TCAG, LLC, a Florida limited company, in its application to change the zoning classification of real property. Enclosed herewith, please find a completed and executed Zoning Application for your review and approval.

It is our client's intent to change the current Zoning Classification of the property to IU-C. This request to change the zoning classification is not inconsistent with the characteristics of the surrounding properties and land use designations. In fact, our client is the record title owner of the property immediately adjacent to the one subject of this zoning application and that parcel currently has the IU-C zoning classification.

Our client is eager to have this process completed and looking forward to working closely with your department to ensure a quick and favorable resolution in this matter. As always, if you should have any questions, comment or concerns regarding the foregoing, please do not hesitate to contact me.

Sincerely,



Eric A. Gonzalez, Esquire

EAG:me

Enclosure