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April 8, 2005

Ms. Donna Jacoby
Zoning Hearings Section
Miami-Dade County
111 NW 1st Street, Suite 1110
Miami, Florida 33128

Re: Public Hearing Application #Z2004000129
Dean Colson & Henry Quintana

Dear Donna:

Please be advised that ownership of the real property has changed in connection with the above-referenced matter. The new owner and Applicant for this Application is S.W. 288 ST., LLC. (Warranty Deed enclosed). I will provide a Disclosure of Interest for S.W. 288 ST, LLC; please advise of any other documents that need to be submitted.

Also, the Applicant requested the approval of a rezoning request to change the Property's zoning classification from AU to EU-S. However, at this time the Applicant is modifying the request and seeks to change the Property's zoning classification from AU to EU-1.

If you have any questions regarding this matter, please do not hesitate to contact me.

Yours truly,

CARLOS WILLIARD & FLANAGAN, P.A.

Jeffrey M. Flanagan, Esq.

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204-129
MAY 25 2004
ZONING HEARINGS
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

May 24, 2004

Mrs. Diane O'Quinn-Williams, Director
Department of Planning and Zoning
111 NW 1st Street, 11th Floor
Miami, FL 33128

Re: Henry Quintana & Dean Colson
Public Hearing Application No.: 04 - 129

Dear Mrs. O'Quinn-Williams:

Please let this letter serve as a Revised Letter of Intent for the above referenced Public Hearing Application. Specifically, when the application was filed, the Letter of Intent anticipated eight units on the subject property. Upon further analysis, the applicant has determined that they intend to construct six units on the five acre parcel and not the previously stated eight units.

This lowered density, which will result in lots with approximately 36,300 square feet, continues to be compatible with the area and consistent with the county's Comprehensive Development Master Plan. Therefore, we respectfully request your recommendation of approval.

Yours truly,

CARLOS, WILLIARD & FLANAGAN, P.A..

Jeffrey M. Flanagan, Esq.

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204-129
APR - 7 2004
ZONING HEARING SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

April 7, 2004

Ms. Diane O'Quinn Williams, Director
Miami-Dade County
Department of Planning and Zoning
111 N.W. 1st Street, 11th Floor
Miami, FL 33128

Re: Letter of Intent for Dean Colson & Henry Quintana

Dear Ms. O'Quinn Williams:

On behalf of Dean Colson & Henry Quintana, (the "Applicant"), owner of a (+/-) 5 acre parcel located south of 288 Street and west of SW 187 Avenue, Miami-Dade County, Florida (Folio No.: 30-7802-000-0362)(the "Property"), this shall constitute the Letter of Intent submitted in connection with the above referenced public hearing application (the "Application"). Specifically, the Applicant requests the approval of a rezoning request to change the Property's zoning classification from AU to EU-S. For the reasons set forth below, your favorable consideration of the Application is respectfully requested.

The Property is currently zoned AU (Agricultural District) and is a vacant parcel of land adjacent to the John D. Campbell Agricultural Center. The Applicant intends to develop the Property with approximately 8 parcels containing at least 25,000 gross square feet. The Property's development and proposed lot sizes are compatible with the surrounding area.

The Property is designated Estate Density on the Miami-Dade County Comprehensive Development Master ("CDMP") Plan Land Use Plan Map. The Estate Density designation permits a density of 1 to 2.5 units per gross acre. At a density of 1.7 units per acre, the density is squarely in the middle of the permitted range and therefore the Application is consistent with the CDMP.

The Application is compatible with the surrounding area and consistent with the CDMP. As such, the Applicant respectfully urges you to recommend approval of the Application.

Thank you for your consideration.

Yours truly,

CARLOS WILLIARD & FLANAGAN, P.A.

Jeffrey M. Flanagan