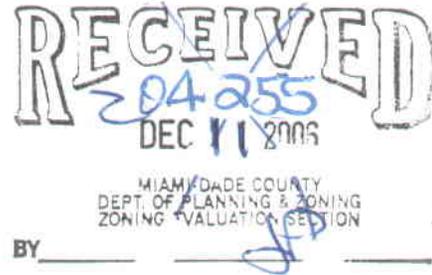


December 11, 2006

VIA HAND DELIVERY

Ms. Diane O'Quinn Williams  
Director, Miami-Dade County  
Department of Planning & Zoning  
111 NW 1<sup>st</sup> Street, 11<sup>th</sup> Floor  
Miami, Florida 33128



**RE: Coral Reef Drive Land Development, LLC - P.H. 04-255  
Sixth Amended Letter of Intent**

Dear Ms. O'Quinn Williams:

This shall constitute our seventh amended letter of intent on behalf of Coral Reef Drive Land Development, LLC (the "Applicant") in support of its requests for the district boundary change of the 5.96± acre property located at the northeast corner of SW 152<sup>nd</sup> Street and SW 97<sup>th</sup> Avenue, in unincorporated Miami-Dade County, Florida (the "Property") from EU-M to OPD, Office Park District and non-use variances to develop the Property as proposed.

The Applicant wishes to reaffirm its previous zoning requests as follows:

1. For approval of a district boundary change to OPD, in order to develop a medical office facility for the residents of South Miami-Dade;
2. For a non-use variance of the front of building setback from SW 152nd Avenue to allow a front setback of 25 feet from the roadway where a 50 foot front setback is required, per Sec. 33-284.36 of the Code; and
3. For a non-use variance of the rear building setback from the north side of the Property to allow a rear setback of 15 feet where a 30 foot rear setback is required, per Sec. 33-284.36 of the Code.
4. For a non-use variance of the maximum Floor Area Ratio (FAR) of 136,881.70 square feet, per Sec. 33-284.33 of the Code, in order to allow a FAR of 219,200.00 square feet. This request has been modified to reflect the overall reduction in the size and height of the development to 219,200 square feet and four stories.

The Applicant previously modified the size of the Property to include only the 5.96± acres, located at the northeast corner of SW 97<sup>th</sup> Avenue and SW 152<sup>nd</sup> Street. The north 0.92 acre portion of the Property, lying on the east side of theoretical SW 97<sup>th</sup> Avenue, is designated Low-Density Residential. It would be inconsistent with the CDMP to include that portion in the Application for the district boundary change to OPD. However, that 0.92 acre parcel will be preserved as landscape open space and will be permanently maintained as such by covenant tied to the Property. Please also be advised that the contiguous ±7.8 acres owned by the Applicant are currently the subject of the April 2006 Cycle CDMP Application No. 7.

The Applicant has also addressed the Public Works Department comments as follows:

1. Proposed SW 97<sup>th</sup> Avenue is shown as constructed to the Canal C-100 right-of-way line and is a two-lane road.
2. Proper access is being provided for the existing development on the west side of SW 97<sup>th</sup> Avenue.
3. The Taxi Stand area has been relocated to the building entrance driveway adjacent to the valet drop-off area.
4. The dumpster enclosure doors shall not open into traffic lanes.
5. The bus pull-out bay along SW 152<sup>nd</sup> Street has been relocated to the east 175'-0" in order to accommodate a dedicated right-turn lane onto SW 97<sup>th</sup> Avenue.

The Applicant has met extensively with Staff and with the neighbors potentially affected by this development and has modified the plan in accordance with the comments made. We therefore remain hopeful of the Department's favorable review of the Application. As always, please do not hesitate to contact me if you have any questions or concerns. Thank for your considerate attention to this matter.

Very truly yours,

  
Tracy R. Slavens

Enclosures

CC: Mr. Nick Nitti  
Ms. JoAnn Pirrello

# 4238539\_v1

October 23, 2006

VIA HAND DELIVERY

Ms. Diane O'Quinn Williams  
Director, Miami-Dade County  
Department of Planning & Zoning  
111 NW 1<sup>st</sup> Street, 11<sup>th</sup> Floor  
Miami, Florida 33128

**RE: Coral Reef Drive Land Development, LLC - P.H. 04-255  
Sixth Amended Letter of Intent**

Dear Ms. O'Quinn Williams:

This shall constitute the fifth amended letter of intent on behalf of Coral Reef Drive Land Development, LLC (the "Applicant") in support of its requests for the district boundary change of the 5.96 acre property located at the northeast corner of SW 152<sup>nd</sup> Street and SW 97<sup>th</sup> Avenue, in unincorporated Miami-Dade County, Florida (the "Property") from EU-M to OPD, Office Park District and non-use variances to develop the Property as proposed.

The Applicant wishes to reaffirm its previous requests as follows:

1. For approval of a district boundary change to OPD, in order to develop a medical office facility for the residents of South Miami-Dade;
2. For a non-use variance of the front of building setback from SW 152nd Avenue to allow a front setback of 25 feet from the roadway where a 50 foot front setback is required, per Sec. 33-284.36 of the Code; and
3. For a non-use variance of the rear building setback from the north side of the Property to allow a rear setback of 15 feet where a 30 foot rear setback is required, per Sec. 33-284.36 of the Code.
4. For a non-use variance of the maximum Floor Area Ratio (FAR) of 181,762.70 square feet, per Sec. 33-284.33 of the Code, in order to allow a FAR of 289,600.00 square feet.

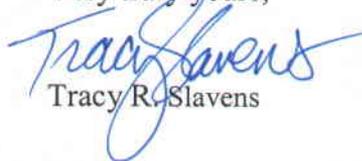
The Applicant previously modified the size of the Property from 13.76 acres to 6.88 in its Amended Letter of Intent and then again reduced the size of the Property from 6.88 to 5.96 in the

Ms. Diane O'Quinn Williams  
October 23, 2006  
Page 2

Third Amended Letter of Intent. The Third Amended Letter of Intent removed the 0.92 acre parcel on the north portion of the application area because only the south 5.96 acres of the property have a CDMP designation of Office/Residential. The subject property for the Application should now be reflected as 5.96 acres, located at the northeast corner of SW 97<sup>th</sup> Avenue and SW 152<sup>nd</sup> Street. The north 0.92 acre portion of the Property, lying on the east side of theoretical SW 97th Avenue, is designated Low-Density Residential. It would be inconsistent with the CDMP to include that portion in the Application for the district boundary change to OPD. Please be advised that the contiguous  $\pm 7.8$  acres owned by the Applicant that are no longer a part of the Application, *being withdrawn from the Appeal and are* are currently the subject of the April 2006 Cycle CDMP Application No. 7. Attached for your reference are Exhibit "A", which provides the legal description for the Property, and Exhibit "B", which provides the legal description for the contiguous property.

We remain hopeful of the Department's favorable review of the Application. As always, please do not hesitate to contact me if you have any questions or concerns. Thank for your considerate attention to this matter.

Very truly yours,

  
Tracy R. Slavens

Enclosures

CC: Mr. Nick Nitti  
Ms. Lynne Talleda  
Mr. Ron Connally  
Ms. JoAnn Pirrello

# 4130310\_v1

**EXHIBIT "A"**

Legal Description for Subject Property:

The E. 1/2 of the SW. 1/4 of the SW. 1/4 of the SW. 1/4 of Section 21, Township 55 South, Range 40 East, Miami-Dade County Florida, lying West and Southwest canal C-100, less the South 55 feet thereof.

The W. 1/2 of the SW. 1/4, of the SW. 1/4, of the SW. 1/4 of Section 21, Township 55 South, Range 40 East, Dada County, Florida, less the South 35 feet (Should be 55 feet), less the West 35 feet, less that Portion for R/W of Canal C-100.

**EXHIBIT "B"**

Legal Description for Contiguous Property:

The NE. 1/4, of the SE. 1/4, of the SE. 1/4 lying South of Canal C-100 R/W, Section 20, Township 55 South, Range 40 East, Dade County, Florida.

The North 129 feet, of the East 1/2, of the SE. 1/4, of the SE. 1/4, of the SE. 1/4 of Section 20, Township 55 South, Range 40 East subject to dedication of the East 40 feet thereof. (O.R.B. 16849, Pg. 4211)

And;

The North 241 feet of Tract "A", of "JACADAMA TRACT", according to the Plat thereof, as Recorded in plat Book 119, at Page 81, of the Public Records of Miami Dade County, Florida.

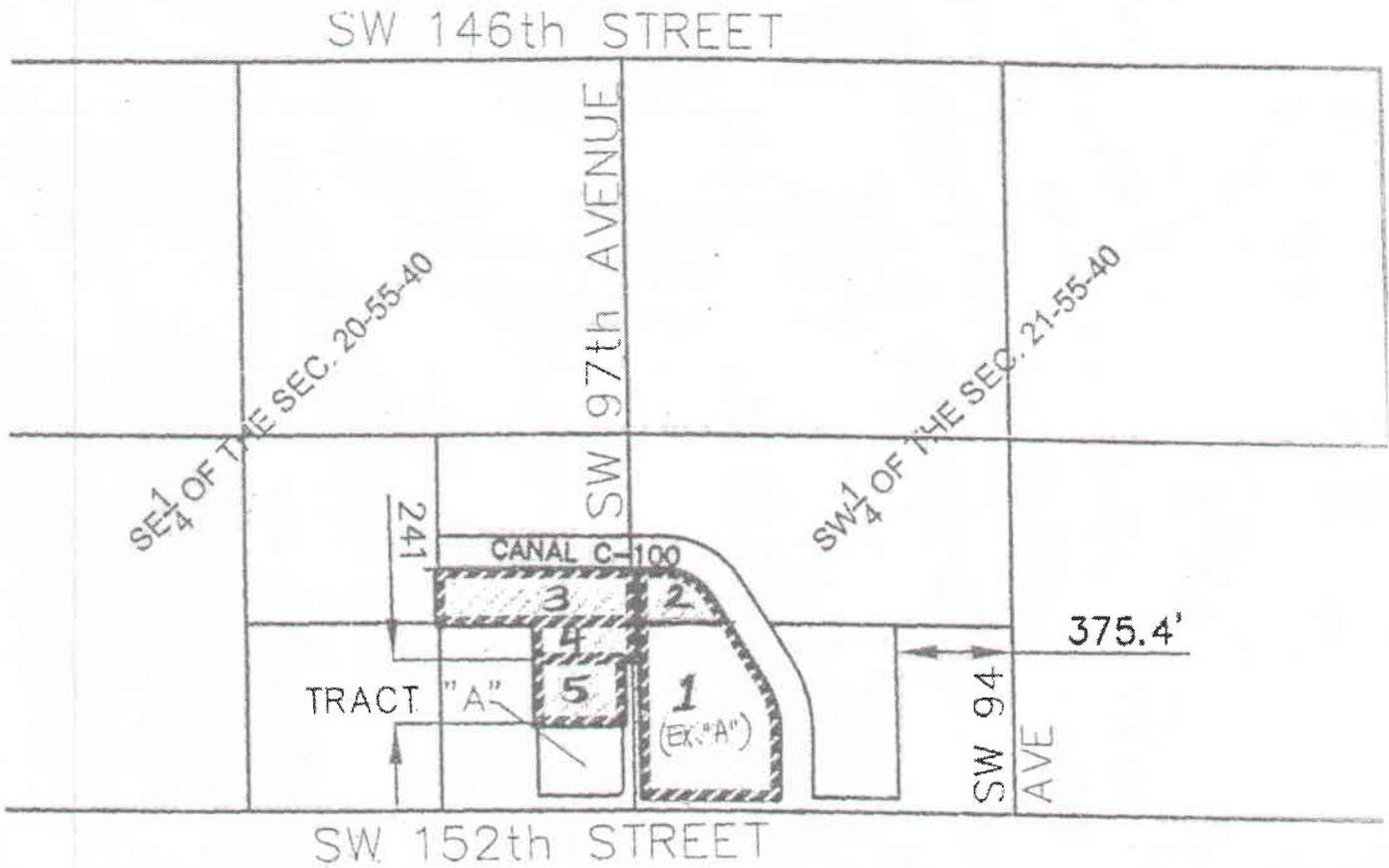
And;

that Portion of the SW. 1/4, of the NW. 1/4, of the SW. 1/4, of the SW. 1/4 of Section 21, Township 55 South, Range 40 East, Dade County, Florida; Lying South and West of Canal C-100; less the West 35 feet thereof.

### Location Map

Parcel 1 is described in Exhibit "A" as the Subject Property, consisting of  $\approx 5.96$  acres

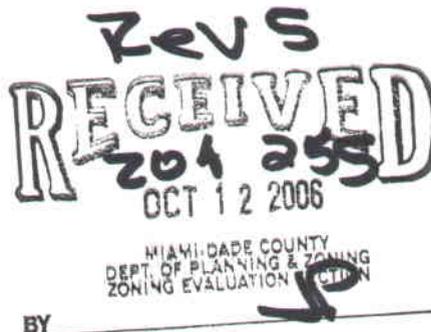
Parcels 2, 3, 4, and 5 are described in Exhibit "B" as the Contiguous Property, consisting of  $\approx 7.8$  acres



October 12, 2006

VIA HAND DELIVERY

Ms. Diane O'Quinn Williams  
Director, Miami-Dade County  
Department of Planning & Zoning  
111 NW 1<sup>st</sup> Street, 11<sup>th</sup> Floor  
Miami, Florida 33128



**RE: Coral Reef Drive Land Development, LLC - P.H. 04-255 / Property located on the NE corner of SW 152<sup>nd</sup> Street and SW 97<sup>th</sup> Avenue, Miami-Dade County, Florida / Fifth Amended Letter of Intent**

Dear Ms. O'Quinn Williams:

This shall constitute the fifth amended letter of intent on behalf of Coral Reef Drive Land Development, LLC (the "Applicant") in support of its requests for the district boundary change of the subject property located at the northeast corner of SW 152<sup>nd</sup> Street and SW 97<sup>th</sup> Avenue, in unincorporated Miami-Dade County, Florida (the "Property") from EU-M to OPD, Office Park District and non-use variances to develop the Property as proposed.

The Applicant wishes to reaffirm its previous requests as follows:

1. For approval of a district boundary change to OPD, in order to develop a medical office facility for the residents of South Miami-Dade;
2. For a non-use variance of the front of building setback from SW 152nd Avenue to allow a front setback of 25 feet from the roadway where a 50 foot front setback is required, per Sec. 33-284.36 of the Code; and
3. For a non-use variance of the rear building setback from the north side of the Property to allow a rear setback of 15 feet where a 30 foot rear setback is required, per Sec. 33-284.36 of the Code.

The Applicant also respectfully requests to modify its request for a non-use variance of the maximum Floor Area Ratio (FAR) of 181,762.70 square feet, per Sec. 33-284.33 of the Code, in order to allow a FAR of 289,600.00 square feet, where 309,600 square feet of FAR had previously been requested.

The requests for non-use variances of the rear building setback requirement and the FAR is a result of the reduced development area of the Property, as the rear 0.88 acre (38,337 square

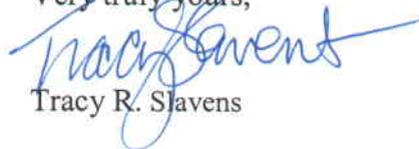
Ms. Diane O'Quinn Williams  
September 12, 2006  
Page 2

feet) of the Applicant's property is not a part of the Application, due to its Low-Medium Density CDMP Land Use Plan Map designation. The Applicant would not have had a need to request the rear setback non-use variance nor as significant of a non-use variance for FAR based on a 6.88 acre parcel. Based on a net land area of 297,993 square feet, the Applicant's allowable FAR would have been 208,594 square feet, which would have required a non-use variance of only 38.8% additional FAR versus the additional 59.3% now being requested.

The Applicant has submitted three (3) sets, a reduced 8-1/2" x 11" copy, and a cd of the revised site plan, entitled "The Medical Plaza at Coral Reef," as prepared by Gresham Smith & Partners on October 11, 2006 and consisting of nine (9) sheets (the "Plans") to the DIC Coordinator for review and consideration by the Department of Planning and Zoning. The Plans have been revised to incorporate the comments provided by the Department of Planning and Zoning and the DIC Lower Council members.

We remain hopeful of the Department's favorable review of the Application. As always, please do not hesitate to contact me if you have any questions or concerns. Thank for your considerate attention to this matter.

Very truly yours,



Tracy R. Slavens

Enclosures

CC: Mr. Nick Nitti  
Ms. JoAnn Pirrello

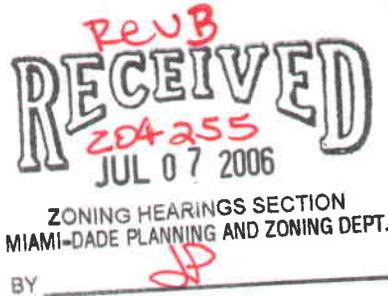
# 4105896\_v1

Tracy R. Slavens  
305 789 7642  
tracy.slavens@hklaw.com

July 7, 2006

VIA HAND DELIVERY

Ms. Diane O'Quinn Williams  
Director, Miami-Dade County  
Department of Planning & Zoning  
111 NW 1<sup>st</sup> Street, 11<sup>th</sup> Floor  
Miami, Florida 33128



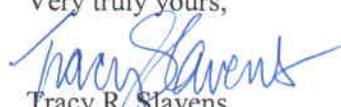
**RE: Coral Reef Drive Land Development, LLC f/k/a Irwin Potash, et. al. - P.H. 04-255 / Property located on the northeast corner of SW 152<sup>nd</sup> Street and SW 97<sup>th</sup> Avenue, Miami-Dade County, Florida / Third Amended Letter of Intent**

Dear Ms. O'Quinn Williams:

This shall constitute the third amended letter of intent on behalf of Coral Reef Drive Land Development, LLC f/k/a Irwin Potash, et. al. (the "Applicant") in support of its request for the district boundary change of the subject property located at the northeast corner of SW 152<sup>nd</sup> Street and SW 97<sup>th</sup> Avenue, in unincorporated Miami-Dade County, Florida from EU-M to OPD, Office Park District.

The Applicant would like to modify the area of the application property, located on the northeast corner of SW 152<sup>nd</sup> Avenue and SW 97<sup>th</sup> Avenue (the "Property"), to consist of  $\pm 5.88$  acres. This is the portion of the Property that is designated Office and Residential on the Miami-Dade Comprehensive Development Master Plan Land Use Plan Map. The Applicant had previously submitted an amended letter of intent modified the Property from  $13.76\pm$  acres to those  $6.88\pm$  acres however,  $\pm 0.92$  acre of the Property is designated Low-Density Residential and it would be inconsistent with the CDMP to include it in the zoning district boundary change to OPD. Enclosed please find the legal description and sketch for the Property (Exhibit "A") and the legal description and sketch for the contiguous property (Exhibit "B"), which is also owned by the Applicant.

We remain hopeful of the Department's favorable review of the Application. As always, please do not hesitate to contact me if you have any questions or concerns. Thank for your considerate attention to this matter.

Very truly yours,  
  
Tracy R. Slavens

Enclosure  
# 3892963\_v1

Tracy R. Slavens  
305 789 7642  
tracy.slavens@hklaw.com

June 27, 2006

VIA HAND DELIVERY

Ms. Diane O'Quinn Williams  
Director, Miami-Dade County  
Department of Planning & Zoning  
111 NW 1<sup>st</sup> Street, 11<sup>th</sup> Floor  
Miami, Florida 33128

**RE: Coral Reef Drive Land Development, LLC f/k/a Irwin Potash, et. al. - P.H. 04-255 /  
Property located on the northeast corner of SW 152<sup>nd</sup> Street and SW 97<sup>th</sup> Avenue,  
Miami-Dade County, Florida / Amended Letter of Intent**

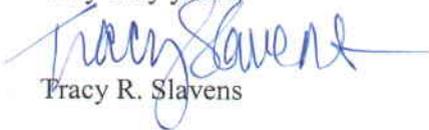
Dear Ms. O'Quinn Williams:

This shall constitute the amended letter of intent on behalf of Coral Reef Drive Land Development, LLC f/k/a Irwin Potash, et. al. (the "Applicant") in support of its request for the district boundary change of the subject property located at the northeast corner of SW 152<sup>nd</sup> Street and SW 97<sup>th</sup> Avenue, in unincorporated Miami-Dade County, Florida from EU-M to OPD, Office Park District.

Originally, the application property consisted of 13.76± acres and was requesting a district boundary change of the application property to PAD for the development of a residential neighborhood of single family homes and townhomes. Under this amended letter of intent, the Applicant is reducing the application property to those 6.88± acres located on the northeast corner of SW 152<sup>nd</sup> Avenue and SW 97<sup>th</sup> Avenue (the "Property") and is requesting a district boundary change to OPD, Office Park District. The Applicant is seeking the OPD classification in order to develop a medical office facility that will provide much needed healthcare options for the residents of South Miami-Dade. Enclosed please find the legal description and sketch for the Property (Exhibit "A") and the legal description and sketch for the contiguous property (Exhibit "B"), which is also owned by the Applicant.

We remain hopeful of the Department's favorable review of the Application. As always, please do not hesitate to contact me if you have any questions or concerns. Thank for your considerate attention to this matter.

Very truly yours,

  
Tracy R. Slavens

Enclosure  
# 3864043\_v1

**RECEIVED**  
204-255  
JUN 28 2006  
ZONING HEARINGS SECTION  
MIAMI-DADE PLANNING AND ZONING DEPT.  
BY \_\_\_\_\_

EXHIBIT "A"

Legal Description:

The E. 1/2 of the SW. 1/4 of the SW. 1/4 of the SW. 1/4 of Section 21, Township 55 South, Range 40 East, Miami-Dade County Florida, lying West and Southwest canal C-100, less the South 55 feet thereof.

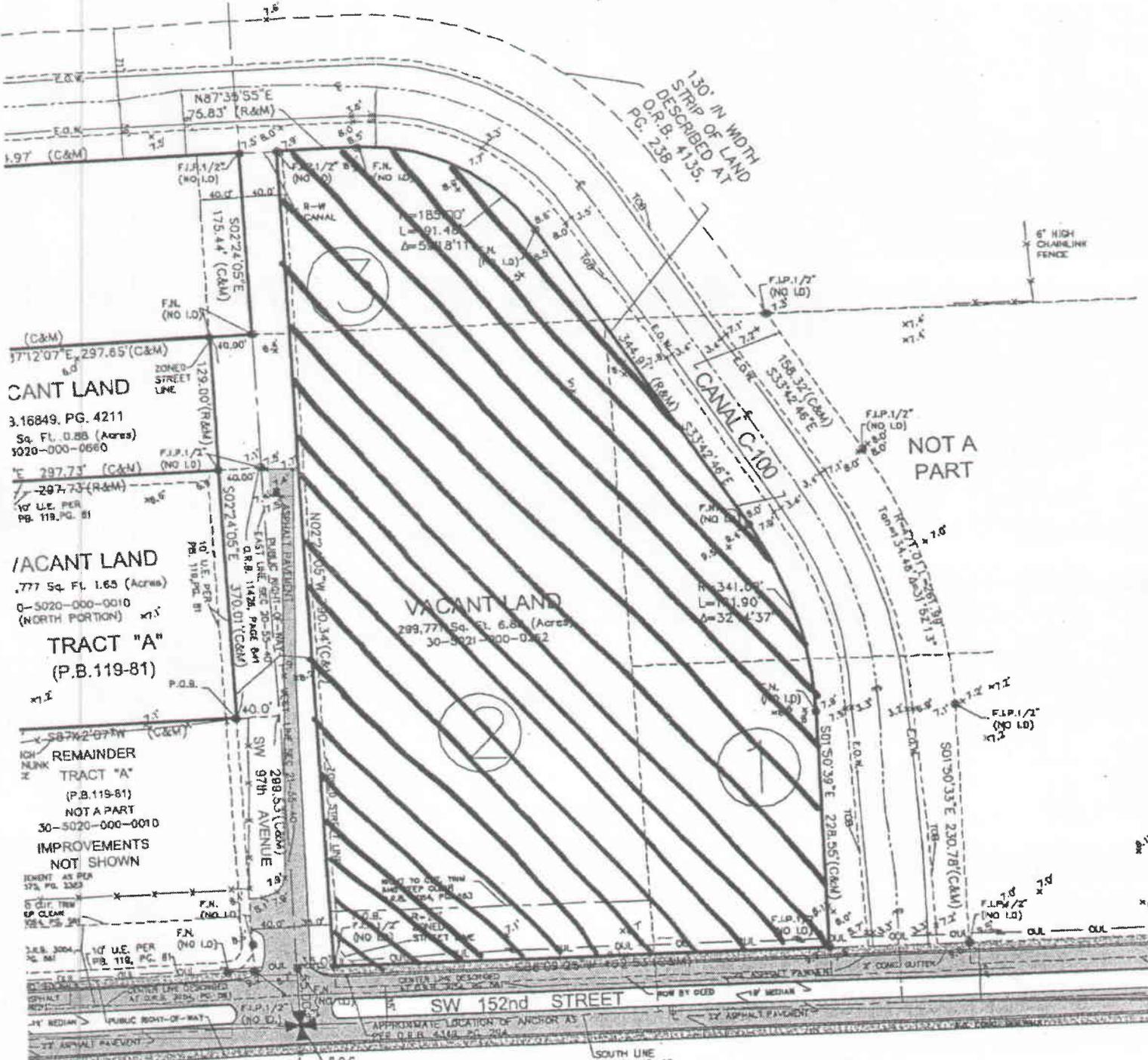
The W. 1/2 of the SW. 1/4, of the SW. 1/4, of the SW. 1/4 of Section 21, Township 55 South, Range 40 East, Dade County, Florida, less the South 35 feet (Should be 55 feet), less the West 35 feet, less that Portion for R/W of Canal C-100.

In addition that Portion of the SW. 1/4, of the NW. 1/4, of the SW. 1/4, of the SW. 1/4 of Section 21, Township 55 South, Range 40 East, Dade County, Florida; Lying South and West of Canal C-100; less the West 35 feet thereof.

RECEIVED  
204-255  
JUN 28 2006

ZONING HEARINGS SECTION  
MIAMI-DADE PLANNING AND ZONING DEPT.  
BY: \_\_\_\_\_

NOT SUBDIVIDED



CANT LAND

3.16849, PG. 4211  
 Sq. Ft. 0.88 (Acres)  
 1020-000-0580  
 E 297.73' (C&M)  
 -297.73' (R&M)  
 10' U.E. PER  
 PB. 119, PG. 81

VACANT LAND  
 .777 Sq. Ft. 1.65 (Acres)  
 0-5020-000-0010  
 (NORTH PORTION)

TRACT "A"  
 (P.B.119-81)

VACANT LAND  
 299,771 Sq. Ft. 6.81 (Acres)  
 30-5021-000-0382

REMAINDER  
 TRACT "A"  
 (P.B.119-81)  
 NOT A PART  
 30-5020-000-0010  
 IMPROVEMENTS  
 NOT SHOWN

10' U.E. PER  
 (P.B. 119, PG. 81)

10' U.E. PER  
 (P.B. 119, PG. 81)

130' IN WIDTH  
 STRIP OF LAND  
 DESCRIBED AT  
 O.R.B. 4135,  
 PG. 238

NOT A  
 PART

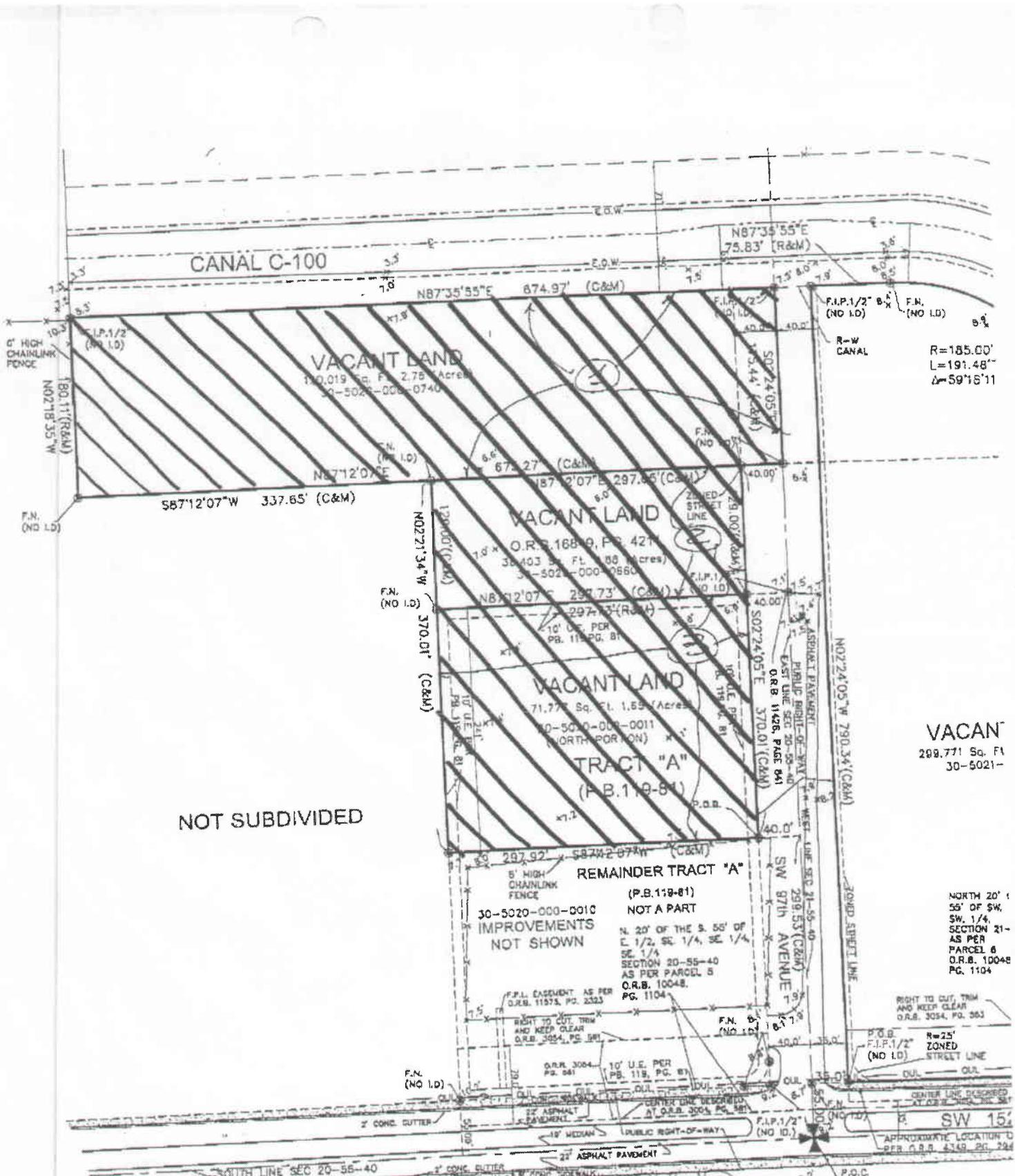
SW 152nd STREET

SOUTH LINE  
 SEC 21-05-40

RECEIVED  
 204 255  
 JUN 28 2006

ZONING HEARINGS SECTION  
 MIAMI-DADE PLANNING AND ZONING DEPT  
 BY





CANAL C-100

VACANT LAND  
130,019 Sq. Ft. 2.78 Acres  
30-5020-000-0740

VACANT LAND  
38,403 Sq. Ft. .88 Acres  
30-5020-000-0660

VACANT LAND  
71,777 Sq. Ft. 1.63 Acres  
30-5020-000-0011  
(NORTH PORTION)

TRACT "A"  
(P.B. 119-81)

REMAINDER TRACT "A"  
(P.B. 119-81)

30-5020-000-0010  
IMPROVEMENTS  
NOT SHOWN

R=185.00'  
L=191.48"  
Δ=59°16'11"

VACANT  
288,771 Sq. Ft.  
30-5021-

NORTH 20' 1  
55" OF SW,  
SW 1/4,  
SECTION 21-  
AS PER  
PARCEL 6  
O.R.B. 10048  
PG. 1104

NOT SUBDIVIDED

RECEIVED  
204255  
JUN 28 2006

ZONING HEARINGS SECTION  
MIAMI-DADE PLANNING AND ZONING DEPT.

P.O.C.  
SE CORNER  
SEC. 20-55-40 &  
SW CORNER  
SEC. 21-55-40  
F.N. (NO I.D.)

CARLOS WILLIARD & FLANAGAN, P. A.

ATTORNEYS AT LAW

THOMAS P. CARLOS  
W. CHAD WILLIARD  
JEFFREY M. FLANAGAN

SUITE 1000  
999 PONCE DE LEON BOULEVARD  
CORAL GABLES, FLORIDA 33134  
TELEPHONE 305.444.1500  
FACSIMILE 305.443.8617  
E-MAIL: INFO@CWFP.A.COM

RECEIVED  
204-255  
JAN 14 2005

ZONING  
MIAMI-DADE  
BY \_\_\_\_\_

**Via Hand Delivery**

January 14, 2005

Diane O'Quinn Williams, Director  
Miami-Dade County  
Department of Planning and Zoning  
111 NW 1<sup>st</sup> Street, 11<sup>th</sup> Floor  
Miami, FL 33128

**RE: Irwin Potash, et al. (Public Hearing No.: 04-255)  
Revised Letter of Intent**

Dear Ms. O'Quinn Williams:

Please accept this as a revision to the previously filed Letter of Intent in conjunction with the above application. Specifically, the application originally included approximately 5.5 acres located to the east of the C-100 Canal and referenced by folio number 30-5021-000-0261. At this time, the foregoing parcel of land is being deleted from the application.

As stated in previous correspondence, the Applicant is seeking a District Boundary Change to Planned Area Development. A District Boundary Change will allow a residential development consisting of one hundred twenty four (124) units. The units are a mix of single family detached residences and fee-simple townhome units.

The subject property is bounded on the south by Southwest 152 Street and the Palmetto Golf Course and on the east and north by the C-100 Canal. Jackson South Hospital is located further to the east, on the other side of the C-100 Canal and existing residential neighborhoods are located on the north side of the C-100 Canal. An adult congregate living facility, Coral Reef High School and vacant land are to the west of the property. Residential development on the subject property is an appropriate use of the property and compatible with the area.

The property is designated "Office/Residential" by the County's Comprehensive Development Land Use Plan Map. Based on that designation, the property is entitled to a density increase equal to the next density category higher than the closest, abutting residential designation. Therefore, the density proposed by the Applicant is consistent with the CDMP.

Diane O'Quinn Williams

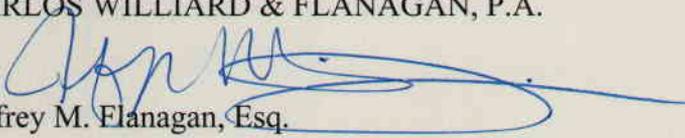
January 14, 2005

Page 2 of 2

Based on the foregoing and previous correspondence regarding this Application, the Applicant respectfully urges you to recommend approval of the Application.

Yours truly,

CARLOS WILLIARD & FLANAGAN, P.A.

  
Jeffrey M. Flanagan, Esq.

LASER WAVE

RESEARCH & DEVELOPMENT

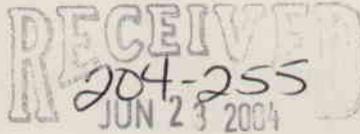


CARLOS WILLIARD & FLANAGAN, P. A.

ATTORNEYS AT LAW

THOMAS P. CARLOS  
W. CHAD WILLIARD  
JEFFREY M. FLANAGAN

SUITE 1000  
999 PONCE DE LEON BOULEVARD  
CORAL GABLES, FLORIDA 33134  
TELEPHONE 305.444.1500  
FACSIMILE 305.443.8617  
E-MAIL: INFO@CWFP.A.COM



ZONING HEARINGS SECTION  
MIAMI-DADE PLANNING AND ZONING DEPT.

BY DD

June 23, 2004

**VIA HAND DELIVERY**

Diane O'Quinn Williams, Director  
Miami-Dade County  
Department of Planning and Zoning  
111 NW 1<sup>st</sup> Street, 11<sup>th</sup> Floor  
Miami, FL 33128

**RE: Irwin Potash, et al. – (+/-) 17.29 Acres north of SW 152 Street,  
between 95<sup>th</sup> Avenue & 98<sup>th</sup> Avenue**

Dear Ms. O'Quinn Williams:

On behalf of Irwin Potash, et al. (the "Applicant"), owners of (+/-) 17.29 acres located north of SW 152 Street, between SW 95 Avenue and SW 98 Avenue, Miami-Dade County, Florida (the "Property"), this shall constitute the Letter of Intent submitted in connection with the above-referenced Public Hearing Application (the "Application"). In particular, the Applicant requests a District Boundary Change from AU, EU-1 and EU-M to PAD ("Planned Area Development District"). For the reasons set forth below, your favorable consideration of the Application is respectfully requested.

The purpose of the Application is to rezone the Property to PAD in order to permit the development of a new residential neighborhood comprised of a mix of single family and townhome housing types. The proposed development, which is partially bounded on the north by the C-100 canal, will be compatible with the surrounding areas, which are zoned RU-5, RU-3, RU-1, AU and the Palmetto Golf Course on the south of S.W. 152 Street, to the south; and vacant land and Coral Reef High School to the west. In conjunction with to the rezoning request, the Applicant intends to submit a site plan for review by Miami-Dade County. The site plan will incorporate various aspects of Miami-Dade County's Urban Design Guidelines to create the type of heavily landscaped, aesthetically pleasing residential development preferred and promoted by the County's land use policies.

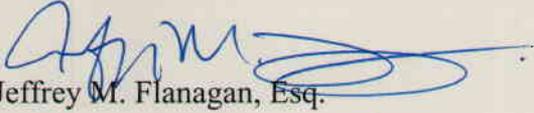
Finally, the Property is designated on the Miami-Dade County Comprehensive Development Master Plan ("CDMP") Land Use Map as "Office/Residential". The Land Use Element of the CDMP provides that residential development of lands designated "Office/Residential" are entitled to a density increase equal to the next density category higher than the closest, abutting residential designation. As such, the density proposed by the Application is consistent with that permitted by the CDMP.

Diane O'Quinn Williams  
June 23, 2004  
Page 2 of 2

In summary, this Application proposes a residential community which will provide much needed housing in the southern portion of Miami-Dade County – an area which has experienced significant increases in residential demand in the last several years. Accordingly, for all the reasons set forth herein, the Applicant respectfully urges you to recommend approval of the Application in its entirety. Thank you for your consideration.

Yours truly,

CARLOS WILLIARD & FLANAGAN, P.A.



Jeffrey M. Flanagan, Esq.