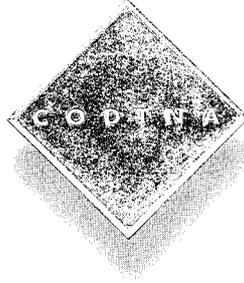


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January 25, 2005

REVISED LETTER

Mr. Alberto Torres
Assistant Director
Miami Dade Planning and Zoning Department
111 NW 1 ST #170
Miami, FL 33128-1974

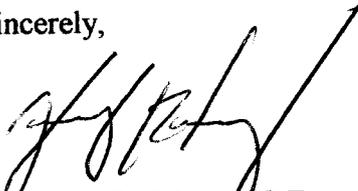
Re: Zoning Hearing Request for District Boundary Change for property located at:
6425 SW 24th Street
Folio: 30-4012-007-0080

Dear Mr. Torres:

This letter shall serve as our formal request for a District Boundary Change for above motioned property. The subject property is currently zoned RU-1 (Single Family Residence, 7,500 SF Net). We hereby request a District Boundary Change from RU-1 to RU-5A (Semi-Professional Offices & Apartments). In addition, we also request the waiver of the required additional 15' right-of-way designation along SW 24 St. (Coral Way). The attached package contains all required documents and drawings as well as the appropriate fee.

Your attention to this matter is greatly appreciated. Should you have any question please contact our office at (305) 520-2372.

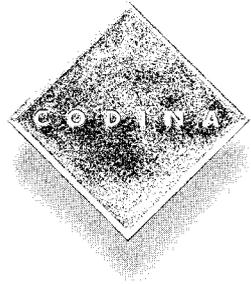
Sincerely,


Jiovanny Rodriguez, P.E.
Assistant Project Manager

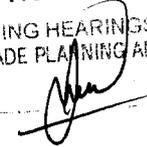
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204-431
JAN 25 2004

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

BY JPA



August 30, 2004

RECEIVED
204-431
NOV 17 2004
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY 

Mr. Alberto Torres
Assistant Director
Miami Dade Planning and Zoning Department
111 NW 1 ST #170
Miami, FL 33128-1974

Re: Zoning Hearing Request for District Boundary Change for property located at:
6425 SW 24th Street
Folio: 30-4012-007-0080

Dear Mr. Torres:

This letter shall serve as our formal request for a District Boundary Change for above motioned property. The subject property is currently zoned RU-1 (Single Family Residence, 7,500 SF Net). We hereby request a District Boundary Change from RU-1 to RU-5A (Semi-Professional Offices & Apartments) and a non-use variance to allow 10' of interior set back where 15' are required. The attached package contains all required documents and drawings as well as the appropriate fee.

Your attention to this matter is greatly appreciated. Should you have any question please contact our office at (305) 520-2372.

Sincerely,

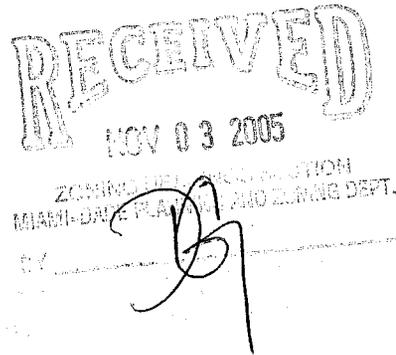
Jeovanny Rodriguez, P.E.
Codina Consulting, Inc.

Felix M. Lasarte, Esq.
305 789 7580
felix.lasarte@hklaw.com

November 2, 2005

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: 6425 Corp. (P.H. 04-431) / Petition of Appeal
Property located at 6425 SW 24th Street, Miami-Dade County, Florida**

Dear Ms. O'Quinn Williams:

Enclosed please find the Petition of Appeal from the decision of Community Zoning Appeals Board 10 ("CZAB 10") at its meeting of October 20, 2005, denying the above-referenced zoning application (the "Application"), pursuant to Resolution No. CZAB10-76-05. We respectfully request that the petition of appeal be scheduled for the next available meeting of the Board of County Commissioners, and submit that the denial of the Application was not based on substantial competent evidence. On the contrary, the decision was based on undue prejudice and incomplete information, which was exhibited by the fact that the public hearing was cut short and the Applicant was not able to complete its presentation of evidence.

The Application requested a district boundary change on 0.257 acres, located at 6425 SW 24th Street [North side of Coral Way] (the "Property"), from RU-1 to RU-5A, in order to permit the establishment of a professional office and non-use variances relating to the setback requirements for RU-5A. The Application is consistent the County's Comprehensive Development Master Plan (the "CDMP"), which allows office development and residential blocks facing major arterials where the property is one acre or less and no estate density faces the property in question. In addition to being consistent with the CDMP, the proposed development is compatible with the existing uses along this block of Coral Way. The Applicant is requesting that the same building that has existed on the Property for over 20 years be allowed to stay.

November 2, 2005

Page 2

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

Very truly yours,

 for
Felix M. Lasarte, Esq.

Enclosures

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