Rev#1

RECEIVED
Z05-119
JUL 24 2006
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY JSA

July 21, 2006

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

Re: Public Hearing Application # 05-119 located at 8390 SW 112th Street

AMENDED LETTER OF INTENT

Dear Ms. O'Quinn Williams:

This Amended Letter of Intent is a part of and supplements the above referenced application #05-119, located at 8390 SW 112th Street. At this time applicant Killian Group LLC is amending the previous request to permit 2 lots containing 36,916 sq. ft. and 36,144sq. ft., where 43,560 sq. ft. is required. In addition, applicant is withdrawing the request to waive the zoning regulations requiring lots to front on a public right-of-way, to permit access to a public street (SW 112th street) by means of an ingress/egress easement.

Applicant's present request is a district boundary change from EU-1 to EU-S, or in the alternative, a variance to permit Parcel 1 to contain 30,685 sq. ft. and Parcel 2 to contain 37,641 sq. ft., where 43,560 sq. ft. is required. Furthermore, Applicant is also requesting a variance of lot frontage to permit Parcel 2 with a frontage of 45 ft. where 125 ft. is required. This request is consistent with the Comprehensive Development Master Plan (CDMP) which designates this area as Estate Density, permitting up to 2.5 dwelling units per acre.

The purpose of this request is to develop this 1.46 acre parcel with 2 single family homes. Parcel 1 will be developed with a residence containing 4,998 sq. ft. and Parcel 2 with a 5,571 sq. ft. residence. Both residences are designed with beautiful amenities and landscape in character with the surrounding area. It also provides a transition buffer from heavily traveled SW 112th Street to the less impacted properties to the south.

The lot frontage variance for Parcel 2 is necessary to create a private, secluded and enchanting entrance drive directly from Killian Dr., which opens into a grand circular drive and an exquisite home. This driveway shall be part of Parcel 2, eliminating any private easements or the creation of a homeowners association for its maintenance.

Applicant's request is not unique to this area. Similar approvals can be found in the immediate vicinity. In addition, use variances have been granted, allowing lots to be developed with less than the required area. Furthermore, this parcel contains more than an acre. It is not an appropriate utilization of land to limit its development to one residence.

Approval of this request will not result in a departure from the established character of the area. On the contrary, it will serve to preserve and enhance the vicinity, increase the property values of the area, result in a positive impact and improve the aesthetic character of the surrounding community.

Wherefore, applicant respectfully request that favorable recommendations be given to the amended application. Should you have any further questions, I can be reached at (786)218-7635.

Sincerely,

Herminio San Roman, Esq.

Rev#1

RECEIVED

205-119

JUL 24 2006

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

BY _____

March 26, 2006

RECEIVED
205-119
OCT 18 2006
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY AEA

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

Re: Public Hearing Application # 05-119 located at 8390 SW 112th Street

AMENDED LETTER OF INTENT

Dear Ms. O'Quinn Williams:

This Amended Letter of Intent is a part of and supplements the above referenced application #05-119, located at 8390 SW 112th Street. At this time applicant Killian Group LLC (See attached Disclosure of Interest Form) is withdrawing its request for a district boundary change from EU-1 to EU-M and the subdivision of the property with 3 lots.

Applicant's new request is a district boundary change from EU-1 to EU-S, or in the alternative, a use variance to permit 2 lots containing 36,916 sq. ft. and 36,144sq. ft., where 43,560 sq. ft. is required. In addition, applicant is also requesting to waive the zoning regulations requiring lots to front on a public right-of-way, to permit access to a public street (SW 112th street) by means of an ingress/egress easement.

This request is consistent with the Comprehensive Development Master Plan (CDMP) which designates this area as Estate Density, permitting up to 2.5 dwelling units per acre.

The purpose of this request is to develop this 1.46 acre parcel with 2 single family home lots containing 36,916sq. ft. and 36,144sq. ft. This is a less intensive use than previously requested. Each lot will be developed with residences of approximately 5,200sq. ft. with beautiful amenities and landscape in character with the surrounding area. It also provides a transition buffer from heavily travel SW 112th Street to the less impacted properties to the south.

Applicant's request is not unique to this area. Similar approvals can be found in the immediate vicinity. In addition, use variances have been granted, allowing lots to be developed with less than the required area. Furthermore, this parcel contains more than

an acre, it is not appropriate utilization of land to limit its development to a single residence.

Approval of this request will not result in a departure from the established character of the area. On the contrary, it will serve to preserve and enhance the vicinity, result in a positive impact and improve the aesthetic character of the surrounding community.

Wherefore, applicant respectfully request that favorable recommendations be given to the amended application. If you have any further questions, I can be reached at (786)218-7635.

Sincerely,

Herminio San Roman, Esq.

RECEIVED
Z05-119
OCT 18 2006
ZONING HEARINGS SECTION
MIAMI-DADE COUNTY ZONING DEPT.
BY JSA

RECEIVED
25149
MAR 9 2005
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

March 7, 2005

Tract No. Eighth Addition to Port Charlotte, Subdivision, LLC

Re: Property located at 8390 SW 112 Street, Miami, FL 33156

Disclosure of Interest

It is the intent of all the owners to subdivide this land into three lots in order to build three beautiful custom homes. We also propose building a beautiful walled fence facing 112 Street which is a major artery for the distribution of traffic from west to east.

The entire neighborhood will benefit by the construction of the three houses and the beautification process that will take place at this property.

At the present time, the property looks abandoned and it is full of trash and debris dumped by everyone.

Sincerely,

Douglas H. Mercado
Authorized Officer of Tract No. Eighth Subdivision to Port Charlotte

Additional information

Letter of Intent

RECEIVED
205-119
MAR 9 2005
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY
RECEIVED
205-119
MAY 2 - 2005
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING

Property Address: 8390 S.W. 112th St.
Miami, Florida 33156
Folio N: 30-5010-007-0208

Date: 3-3-05

Dear Sirs:
The purpose of this letter is to request a zoning change to allow the subdivision of the property located at 8390 SW 112th St. Miami, Florida in order to be able to build three houses on three lots of approximately 63,600 S.F. (378.33' x 168.02').
Our corporation has bought this lot with the hope that we can sub-divide it in three lots in order to build three houses, one for each partner. We have been looking for buildable lots around the Falls area and we have not been able to find any. This lot, because of its extension can easily accommodate three large houses (between 4,000 to 5,000 S.F. each). This is our only chance to build these three houses at a reasonable price.

This lot also presents a unique opportunity to rehabilitate an old closed service road located next to the west side of the property line in between our neighbor to the west and our lot. The side road is at the moment not maintained, full of garbage thrown by everybody and even snakes (we have seen a couple of them). We propose to clear this side road and maintain it. This side road, we propose to serve as our private entrance to avoid slowing down traffic on 112th St. which is a major artery for traffic traveling from west to east.

The actual zoning is EU-1 multifamily. At this time there are two houses built on this property on of approximately 1,600 S.F. and the second one of about 1,100 S.F. We propose to keep the first house as a guest house and to demolish the smaller structure. The structural condition of the second (smaller) structure is poor. [redacted] the zoning of this property to EV-M to allow for the construction of estate homes on lots larger than 15,000 S.F. the actual size of our lots would be over 20,000 S.F.
At this time this property does not look good. Many people throw garbage in front of the lot and in back by the service road. This land at this time appears to be a derelict property. We propose to build a beautiful masonry wall-fence and iron gates for each house.

Douglas H. Mercado
Authorized Officer
Tract N Eighth Addition to Port Charlotte Subdivision, LLC.