**Law Offices**
**ALFREDO GARCIA-MENOCAL, PA**
**730 NW 107th Avenue**
**Suite 115**
**Miami, FL 33172**

**Tel. No. (305) 553-3464**
**Fax No. (305) 553-3031**
**Email: agmlaw@bellsouth.net**

RECEIVED
22005-184
JUL 6 - 2005
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

June 15th, 2005

Miami Dade County
Department of Planning & Zoning
Zoning Division
111 N.W. 1st Street
11th Floor, Suit 224
Miami, FL 33128

Re: Letter of Intent;
Property address: 11605 SW 95th Street, Miami, FL 33176

The purpose of the Zoning Hearing Application filed in conjunction with this letter of intent is to request a change in the current zoning classification of Agricultural District (AU) to Estate Modified District (EU-M) pursuant to Miami-Dade County Code Section 33-224, and to request a non-use variance to reduce the minimum required frontage from 120 ft. to 113 ft. for the two south lots, as required for an EU-M zoning classification pursuant to Miami-Dade County Code Section 33-225, in order to subdivide the subject property into four lots with an estimated size each of 17,000.00 sq. ft. to construct single family dwellings. The request for such zoning change should be approved for the following reasons: The subject property satisfies all the required physical standards under the Dade County Code Section 33-224 for EU-M zoning classification; the proposed use will not hinder the existing use of the district as most, if not all of the abutting properties have been re-zoned to EU and/or RU zoning classification ; the immediate impact on the residential neighborhood will be minimal; the neighbors, generally, do not oppose the re-zoning of the subject property; and the proposed re-zoning, and subsequent development of the subject property will benefit the neighborhood, as it will contribute to the already increasing property values in the district.

If you have any questions, please do not hesitate to contact the undersigned.

Yours truly,

Alfredo Garcia-Menocal