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205-249

Handwritten initials, possibly 'DD', in a cursive style.

VIA HAND DELIVERY

August 17, 2005

Ms. Diane O'Quinn Williams
Director
Department of Planning and Zoning
Stephen P. Clark Center
111 NW 1st Street
11th Floor
Miami, FL 33128

RE: Zoning Application for Fifteen Acre Parcel Located at Southeast Corner of Krome Avenue and Theoretical S.W. 274 Street.

Dear Diane:

This law firm represents Genesis Property Development, L.L.C. (the "Applicant"), the owner of the above-captioned property ("Property"). This letter shall serve as the Applicant's letter of intent requesting a district boundary change on the Property from Agriculture (AU) to Single Family One Acre Estates (EU-1) with the application of Severable Use Rights.

The Property. The Property consists of fifteen (15) acres in unincorporated Miami-Dade County. The Miami-Dade County Comprehensive Development Master Plan (the "CDMP") designates the Property for Low Density Residential use. The Property is currently zoned Agriculture (AU).

Surrounding Zoning and Uses. The immediate area surrounding the Property is a mix of residential and agricultural uses. The surrounding area includes multiple existing estate density homesites as well as several platted but unbuilt residential subdivisions of varying density. All of the surrounding area is designated for Estate Density Residential Use.

Zoning Request. The Property is proposed to be developed as a unified well-planned residential community. To that end, the Applicants make the following request:

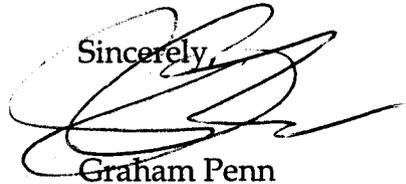
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A district boundary change from Agriculture (AU) to Single Family One Acre Estates (EU-1). The Applicant will be applying Severable Use Rights in the development.

The Applicant will be providing staff with a site plan for the proposed development and will proffer a Declaration of Restrictive Covenants to the Community Zoning Appeals Board requiring the Property to be developed in substantial accordance with the submitted plan.

Conclusion. We look forward to your favorable recommendation. Should you have any questions or concerns, please do not hesitate to phone my direct line at (305) 377-6229.

Sincerely,

A handwritten signature in black ink, appearing to read 'Graham Penn', written over the word 'Sincerely,'.

Graham Penn

cc: Randy Greenfield
Jeffrey Bercow, Esq.