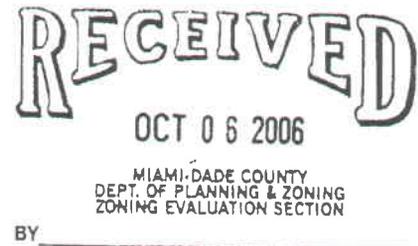


LEILA M. JACKSON BATTIES
305 789 7626
leila.batties@hklaw.com

October 6, 2006

VIA HAND DELIVERY

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



**Re: Century Business Park, LLC (05-274)
Revised Plans and Sixth Amended Letter of Intent**

Dear Ms. O'Quinn Williams:

Enclosed please find the revised plan for the above-referenced zoning application (the "Application"), which supersedes the previous plan dated stamped received 9-15-06. The plan was revised to address the Department's concern regarding the location of the recreational space for the townhouse portion of the proposed community, and to ensure the plan meets the minimum Code requirements for open space.

To implement the enclosed revised plan, the Applicant seeks the approval of the following requests:

- a district boundary change from GU to BU-1A on that certain parcel of land described on Exhibit A;
- a district boundary change from GU and IU-C to RU-3M on that certain parcel of land described on Exhibit B; and
- a district boundary change from GU and IU-C to RU-1M(A), and a non-use variance of zoning and subdivision requirements to permit lots with 0' frontage (50' required) on a public street, and to permit access to a public street by means of private drives on those certain parcels of land described on Exhibit C.

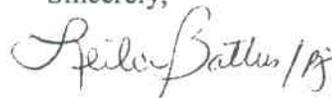
Ms. Diane O'Quinn Williams
October 6, 2006
Page 2

In addition, the Applicant seeks the approval of the following requests on the entire Property:

- a waiver of the zoning regulations requiring half-section line rights-of-way to be 70' wide; to permit 0' of dedication (35' required) for the west half of S.W. 152nd Avenue;
- a waiver of the zoning regulations requiring section line rights-of-way to be 80' wide; to permit 0' of dedication (40' required) for the east half of S.W. 157th Avenue; and
- a waiver of the Kendall Tamiami Executive Airport Inner District Zone (ILZ) regulations which prohibit residential uses within the ILZ zone; to permit single-family and townhome residences with the ILZ zone.

The Applicant remains hopeful of the Department's and the Executive Council's favorable consideration as revised in the enclosed plans. Please do not hesitate to contact Juan Mayol, Jr. or me if you have any further questions or concerns.

Sincerely,



Leila M. Jackson Batties

cc: Mr. Nicholas Nitti (w/ enc.)
Mr. Cesar Llano
Juan J. Mayol, Jr., Esq.

4093215_v1

RECEIVED
SEP 26 2006

Juan J. Mayol, Jr.
305 789 7787
juan.mayol@hklaw.com

September 15, 2006

BY HAND DELIVERY

BY _____

MIAMI-DADE COUNTY
DEPT. OF PLANNING & ZONING
ZONING EVALUATION SECTION

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

Mr. Nicholas Nitti
DIC Coordinator, Miami-Dade County
Department of Planning and Zoning
Stephen P. Clark Center
111 NW 1st Street, 11th Floor
Miami, Florida 33128

Re: **Century Business Park, LLC (the "Applicant") (05-274) / Fifth Amended Letter of Intent**

Dear Diane and Nick:

As you are aware, on July 6, 2006, the West Kendall Community Council approved, subject to conditions and the terms of a Declaration of Restrictions, the above referenced zoning application (the "Application"). In approving the Application, the Community Council opted for Plan A of the two alternative plans under consideration. Plan A called for the development of a commercial parcel on the southeast corner of the Property, and a total of 508 single-family homes and townhomes on the 67.8 acre property (the "Property").

Following the Community Council's approval and its appeal by the Director to the Board of County Commissioners, and as a continuation of its efforts to address the concerns raised by the Planning Department and the Aviation Department, the Applicant's representatives met with the Director and other representatives of the County's Aviation Department. With the understanding that the filing of a revised plan reducing the overall density of residential development within those portions of the Property affected by the Kendall Tamiami Executive Airport Outer Safety Zone (OSZ), as well as the enhancement of the safeguards contained in the proposed Declaration of Restrictions, on September 15, 2006, the Applicant filed a revised plan (dated stamped received 9-15-06) (the "Revised Plan"). A copy of the revised Declaration of Restrictions (which was previously forwarded to the Aviation Department) is attached to this letter. Under the Revised Plan, the 2.5 acre commercial parcel would be relocated to the southwest corner of the Property, entirely within the OSZ.

RECEIVED
205-274
SEP 26 2006

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

BY _____

SH

Further, only twenty-four (24) single-family homes will be developed within the OSZ, which consists of approximately 12.4 acres. Additionally, the OSZ will contain a lot more open space than under either of the previous plans. The overall number of dwelling units on the Property will be reduced by sixty-two (62) units.

To implement the Revised Plan, the Applicant seeks the approval of the following requests:

- A district boundary change from GU to BU-1A on that certain parcel of land described on Exhibit A;
- A district boundary change from GU and IU-C to RU-3M on that certain parcel of land described on Exhibit B; and
- A district boundary change from GU and IU-C to RU-1M(A) and a non-use variance of zoning and subdivision requirements to permit lots with 0' frontage (50' required) on a public street, and to permit access to a public street by means of private drives on those certain parcels of land described on Exhibit C.

In addition, the Applicant seeks the approval of the following requests on the entire Property:

- a waiver of the zoning regulations requiring half-section line rights-of-way to be 70' wide; to permit 0' of dedication (35' required) for the west half of S.W. 152nd Avenue;
- a waiver of the zoning regulations requiring section line rights-of-way to be 80' wide; to permit 0' of dedication (40' required) for the east half of S.W. 157th Avenue;
- a waiver of the Kendall Tamiami Executive Airport Inner District Zone (ILZ) regulations which prohibit residential uses within the ILZ zone; to permit single-family and townhome residences with the ILZ zone; and
- a waiver of the Kendall Tamiami Executive Airport Outer Safety Zone (OSZ) regulations limiting residential units to less than two units per acre; to permit single-family and townhome residences at more than two units per acre.

RECEIVED
205-274
SEP 26 2006

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

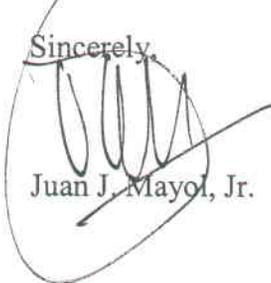
BY

SH

Ms. Diane O'Quinn
May 22, 2006
Page 3

The Applicant remains hopeful of your Department's and the Executive Council's favorable consideration of the Application, as revised to substitute the Revised Plan, and subject to the terms of the enclosed Declaration of Restrictions.

Sincerely,



Juan J. Mayol, Jr.

JJM/ma

cc: Joni Armstrong-Coffey, Esq.
Nancy Rubin, Esq.
Mr. Bruce Drum
Mr. Sunil Harman
Mr. Cesar Llano
Leila Batties, Esq.

4070497_v1

RECEIVED
205.274
SEP 26 2006

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

SH

Leila M. Jackson Batties
305 789 7626
leila.batties@hklaw.com

August 17, 2006

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

Ms. Diane O'Quinn Williams
Director
Miami-Dade County
Dept. of Planning & Zoning
111 N.W. First Street, 11th Floor
Miami, FL 33128



Re: **Century Business Park, LLC (2005-274) / Expert Witness Notification**

Dear Ms. O'Quinn Williams:

In accordance with Sec. 33-311(D) of the Miami-Dade County Code, enclosed are copies of the following reports, which will be relied upon and submitted into the record at the public hearing on the appeal of the above-referenced application:

- David Plummer & Associates, Century Gardens Trip Generation Comparison, dated May 23, 2006.
- Analysis of Development Impact on Educational Facilities, dated May 22, 2006.
- Stanley E. Dunn letter to Diane O'Quinn Williams Re: Century Gardens, Kendall-Tamiami Executive Airport, dated May 20, 2006.
- Stanley E. Dunn letter to Diane O'Quinn Williams Re: Century Gardens, Kendall-Tamiami Executive Airport, dated June 2, 2006.

Additionally, we hereby advise that the following persons may offer expert opinion testimony at the public hearing:

- Timothy J. Plummer, P.E., David Plummer & Associates: Mr. Plummer's testimony will relate to the traffic impacts of the proposed development, including, but not limited to, a comparison of the impacts of the proposed development versus the development permitted on the subject

August 17, 2006

Page 2

property as a matter of right and future roadway improvements in the surrounding area. A copy of Mr. Plummer's resume is enclosed.

· Kathryn Wilbur, Creative Land Development: Ms. Wilbur will discuss the proposed development's impact on the public school system, mitigation, and school capacities.

· Stanley E. Dunn, Ph.D., P.E.: Dr. Dunn is an acoustic consultant that will testify to noise related to the operations at Kendall-Tamiami Executive Airport and applicable studies and regulations. A letter describing Dr. Dunn's professional background is enclosed.

Thank you for your considerate attention to this matter. Please do not hesitate to contact me if you have any questions or concerns.

Sincerely,

Leila Batties

Leila M. Jackson Batties

Enclosures (6)

Cc: Mr. Cesar Llano (via email, w/o enc.)
Timothy J. Plummer (via email, w/o enc.)
Ms. Kathryn Wilbur (via email, w/o enc.)
Stanley E. Dunn, Ph.D. (via email, w/o enc.)
Juan J. Mayol, Jr., Esq. (w/o enc.)

3988881_v1

6. Applicant is requesting to waive the zoning regulation requiring section line rights-of-way to be 80' wide; to permit 0' of dedication (40' required) for the east half of SW 157 Avenue.
7. Applicant is requesting to waive the Kendall Tamiami Executive Airport Inner District Zone (ILZ) regulation which prohibits residential uses within the ILZ; to permit single family and townhouse residences within the ILZ zone.
8. Applicant is requesting to waive the Kendall Tamiami Executive Airport Outer Safety Zone (OSZ) regulation limiting residential units to less than two per acre; to permit single family and townhouse residences at more than two units per acre.

Request Nos. 7 and 8 would allow residential development within the Inner District Zone (ILZ) and the Outer Safety Zone (OSZ) of the Kendall Tamiami Executive Airport. By and large, the OSZ, which allows residential development at a density of two (2) units per acre, affects the southwest corner of the Property at the intersection of SW 157th Avenue and SW 120th Street. As depicted in the current plans (Plan A), the Application seeks commercial (BU-1A) zoning on the southeast corner of the Property. The development of the commercial out parcel would provide limited commercial and professional services to the future residents of the Property and to the community at large. In an effort to address concerns raised by the County's Aviation Department regarding development within the OSZ, the Applicant has submitted an alternate plan, dated stamped received May 30, 2005 (Plan B), which seeks to move the proposed commercial out parcel to the southwest corner of the Property, entirely within the OSZ. As such, Plan B would significantly reduce the number of residential units within the OSZ.

The accompanying legal descriptions describe the following parcels of land within the Property, as depicted in Plan B:

- | | |
|-----------------|---|
| <u>Parcel A</u> | Commercial Out Parcel (New Exhibit A) |
| <u>Parcel B</u> | RU-3M / Townhouse Parcel (New Exhibit B) |
| <u>Parcel C</u> | RU-1M(a) / Single Family Home Parcel (New Exhibit C). |

As amended, the Applicant would seek the approval of either Plan A or Plan B, as follows:

As to Plan A

1. ~~IU-C to~~ BU-1A
REQUEST #1 on Parcel A
2. GU and IU-C to RU-3M
REQUEST #2 on Parcel B



3. GU and IU-C to RU-1M(a)

REQUEST #3 on Parcel C.

In the alternative,

As to Plan B,

GV

- ~~1. IU-C to BU-1A~~

REQUEST #1 on Parcel A (New Exhibit A)

2. GU and IU-C to RU-3M

REQUEST #2 on Parcel B (New Exhibit B)

3. GU and IU-C to RU-1M(a)

REQUEST #3 on Parcel C (New Exhibit C).

With either Plan A or Plan B, the Applicant also seeks the approval of the following requests on the subject Property:

1. Applicant is requesting to permit lots with 0' frontage (50' required) on a public street, and to permit access to a public street by means of a private drive.
2. Applicant is requesting to waive the zoning regulation requiring half section line rights-of-way to be 70' wide; to permit 0' of dedication (35' required) for the west half of SW 152 Avenue.
3. Applicant is requesting to waive the zoning regulation requiring section line rights-of-way to be 80' wide; to permit 0' of dedication (40' required) for the east half of SW 157 Avenue.
4. Applicant is requesting to waive the Kendall Tamiami Executive Airport Inner District Zone (ILZ) regulation which prohibits residential uses with the ILZ; to permit single family and townhouse residences within the ILZ zone.
5. Applicant is requesting to waive the Kendall Tamiami Executive Airport Outer Safety Zone (OSZ) regulation limiting residential units to less than two per acre; to permit single family and townhouse residences at more than two units per acre.

RECEIVED
205-274
MAY 31 2006

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

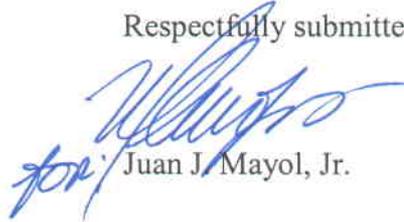
BY

AH

• Ms. Diane O'Quinn
May 31, 2006
Page 4

We would request the Department's favorable recommendation of either Plan A or Plan B.

Respectfully submitted,


for Juan J. Mayol, Jr.

JJM/ma

cc: Mr. Nick Nitti
Mr. Cesar Llano

3817691_v1

RECEIVED
205-274
MAY 31 2006
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY: 

SANDY

Leila M. Jackson Batties
305 789 7626
leila.batties@hklaw.com

May 11, 2006

VIA HAND DELIVERY

Mr. Nick Nitti
DIC Coordinator
Miami-Dade County
Dept. of Planning & Zoning
111 N.W. First Street, 11th Floor
Miami, FL 33128

Re: Century Business Park, LLC (05-274) / Revised Plans - Sheets SP -1 through L-4

Dear Nick:

In response to the comments from the Zoning Hearings Section, enclosed please find three (3) sets of the revised sheets (SP-1 through L-4) for the plan submitted in connection with the above-referenced zoning application. Also enclosed please find one (1) reduced copy of the drawings, and a CD containing an electronic copy of the plans.

The sheets were revised to identify the 140' canal right of way on the western boundary of the property and the existing dedication for SW 152 Avenue of the eastern boundary of the property. As you may recall, the application seeks a variance from the requirement to dedicate and improve that roadway. In addition, a note was added to the plan stating that the design of the units will include a 25 decibel noise level reduction.

Thank you for your considerate attention to this matter. As always, please do not hesitate to contact me if you have any questions or concerns regarding the application.

Sincerely,



Leila M. Jackson Batties

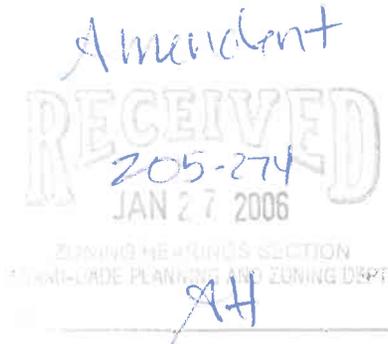
Enc.

LEILA M. JACKSON BATTIES
305 789 7626
leila.batties@hklaw.com

January 27, 2006

VIA HAND DELIVERY

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



Re: Century Business Park, LLC (05-274) / Third Amended Letter of Intent

Dear Ms. O'Quinn Williams:

This shall constitute the third amended letter of intent on behalf of Century Business Park, LLC ("Century") in support of the above-referenced application (the "Application").

The Application currently requests a district boundary change from GU and IU to BU-1A on 67± acres at the northeast corner of the intersection of SW 120 Street and SW 157 Avenue; a special exception to permit residential uses in the BU-1A district; and variances from Sec. 33-395 of the Miami-Dade County Code to permit the proposed residential development in the Kendall Tamiami Executive Airport Inner District (ILZ) and Outer Safety Zone (OSZ).

Under this third amended letter of intent, Century respectfully withdraws the above-referenced district boundary change and special exception requests, and further seeks to amend the Application as follows:

1. The subject property increases from 67± acres to 70± acres and shall consist of three parcels – Parcel A consisting of 2.44 acres (the "Commercial Parcel"); Parcel B consisting of 32.50 acres (the "Townhouse Parcel"); and Parcel C consisting of 34.99 acres (the "Single Family Parcel"). The sketch and legal descriptions for the property are enclosed.

2. Century seeks a district boundary change from IU-C to BU-1A on Parcel A. Please note that an application for site plan approval on the parcel will be submitted separately.
3. Century seeks a district boundary change from GU and IU-C to RU-3M with RU-TH development standards on Parcel B.
4. Century seeks a district boundary change from GU and IU-C to RU-1M(a) on Parcel C.
5. The proposed residential community will be entirely private and maintained by a homeowners' association, community development district, special taxing district, or similar entity, subject to the approval by the County. As such, the single family homes and the townhomes will be served by private drives.

In light of the foregoing, the Application, as amended herein, now seeks the following approvals:

1. a district boundary change from IU-C to BU-1A on Parcel A;
2. a district about change from GU and IU-C to RU-3M on Parcel B;
3. a district boundary change from GU and IU-C to RU-1M(a) on Parcel C;
4. a non-use variance of the zoning and subdivision requirements to permit 0' frontage on a public street where 50' is required;
5. a variance of Sec. 33-395(A)(1) to permit new residential construction in the Kendall-Tamiami Executive Airport Inner District (ILZ); and
6. a variance of Sec. 33-395(A)(5) to permit residential units at more than two units per acre in the Kendall-Tamiami Executive Airport Outer Safety zone (OSZ).

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

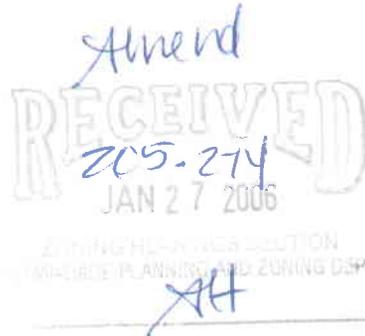
Sincerely,



Leila M. Jackson Batties

cc: Mr. Nicholas Nitti (w/ enc.)
Mr. Cesar Llano (w/ enc.)
Juan J. Mayol, Jr., Esq. (w/ enc.)

3542337_v1



September 27, 2005

VIA HAND DELIVERY

Ms. Diane O'Quinn Williams
Director
Miami-Dade County
Dept. of Planning & Zoning
111 N.W. First Street, 11th Floor
Miami, FL 33128

**Re: Century Business Park, LLC f/k/a Jack K. Thomas, Trustee (04-185)
Return Receipt From Florida Department of Transportation**

Dear Ms. O'Quinn Williams:

A copy of the above-referenced application was submitted to the Florida Department of Transportation by certified mail, pursuant to Sec. 33-402(2) of the Miami-Dade County Code. A copy of the return receipt is attached. We will also submit a copy of the return receipt at the time of filing the application with the Developmental Impact Committee.

Thank you for your considerate attention to this matter. Please do not hesitate to contact me if you have any additional questions or concerns.

Sincerely,



Leila M. Jackson Batties

Attachment

Cc: Mr. Cesar Llano, Century Business Park, LLC
Juan J. Mayol, Jr., Esq., Holland & Knight LLP

September 21, 2005

VIA HAND DELIVERY

Ms. Diane O'Quinn Williams
Director
Miami-Dade County
Dept. of Planning & Zoning
111 N.W. First Street, 11th Floor
Miami, FL 33128

RECEIVED
2005-274
SEP 21 2005
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY venumborel

Rev. letter of Intent

05-274
05-210

**Re: Century Business Park, LLC f/k/a Jack K. Thomas, Trustee (04-185)
Second Amended Letter of Intent**

Dear Ms. O'Quinn Williams:

This second amended letter of intent is submitted in connection with the above-referenced zoning application (the "Application"), which currently seeks a district boundary change from GU and IU-C to BU-1A on 67.8± acres located at the northeast corner of the intersection of theoretical SW 157 Avenue and SW 120 Street.

We respectfully request that the Application be amended to include the following additional requests:

- (1) a special exception to permit residential uses in the BU-1A district;
- (2) a variance of Sec. 33-395 (A)(1) to permit new residential construction in the Kendall-Tamiami Executive Airport Inner District (ILZ); and
- (3) a variance of Sec. 33.-395(A)(5) to permit residential units at more than two units per acre in the Kendall-Tamiami Executive Airport Outer Safety Zone (OSZ).

Copies of the plans for the proposed development are enclosed.

Ms. Diane O'Quinn Williams
September 20, 2005
Page 2

We remain hopeful of the Department's favorable consideration of the Application as amended herein. Should you have any additional questions or concerns, please do not hesitate to contact me. Thank you for your considerate attention to this matter.

Sincerely,



Leila M. Jackson Batties

Enc.

Cc: Mr. John Martinez, Secretary, Florida Department of Transportation, District 6
(w/ enc., via certified mail, return receipt requested)
Mr. Nick Nitti, Coordinator, Developmental Impact Committee
(via hand delivery, w/ enc.)
Mr. Cesar Llano, Century Business Park, LLC (w/o enc.)
Juan J. Mayol, Jr., Esq., Holland & Knight LLP (w/o enc)

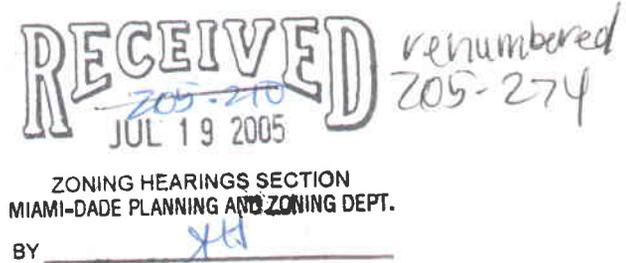
3239180_v1

Revised letter of intent

July 19, 2005

VIA HAND DELIVERY

Ms. Diane O'Quinn Williams
Director
Miami-Dade County
Dept. of Planning & Zoning
111 N.W. First Street, 11th Floor
Miami, FL 33128



Re: Jack K. Thomas, Trustee (04-185) / Amended Letter of Intent

Dear Ms. O'Quinn Williams:

This amended letter of intent is submitted in connection with the above-referenced zoning application (the "Application"), which currently seeks a district boundary change on 37± acres located at the northwest corner of the intersection of theoretical SW 157 Avenue and SW 120 Street, from GU to IU-C.

We respectfully request that the Application be amended as follows:

- (1) withdraw the request for a district boundary change from GU to IU-C on the 37± acres ("Parcel 1");
- (2) expand the Application property to include an additional 30.8± acres immediately east of the Property, which is legally described in the attached Exhibit "A" and currently zoned IU-C ("Parcel 2");
- (3) request a district boundary change from GU to BU-1A on Parcel 1 and a district boundary change from IU-C to BU-1A on Parcel 2; and
- (4) change the ownership/applicant information to reflect the current owner of the Application property, Century Business Park, LLC. (The new application and disclosure of interest forms will be submitted under separate cover.)

Ms. Diane O'Quinn Williams
July 19, 2005
Page 2

We remain hopeful of the Department's favorable consideration of the Application as amended herein. Should you have any additional questions or concerns, please do not hesitate to contact me. Thank you for your considerate attention to this matter.

Sincerely,



Leila M. Jackson Batties

Enc.

Cc: Mr. Cesar Llano
Juan J. Mayol, Jr., Esq.

3074090_v1

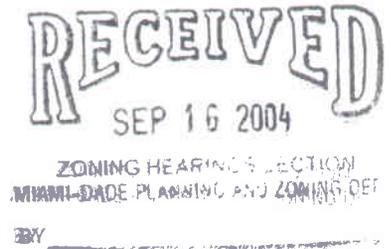
Boca Raton
Fort Lauderdale
Jacksonville
Miami
Orlando
Tallahassee
Tampa
West Palm Beach

One Southeast Third Avenue
28th Floor
Miami, Florida 33131-1714
www.akerman.com
305 374 5600 tel 305 374 5095 fax

Juan J. Mayol, Jr.
305 755 5807
jmayol@akerman.com

September 15, 2004

Mr. Jorge Vital
Zoning Hearings Section
Miami-Dade County
Department of Planning & Zoning
111 N.W. First Street, 11th Floor
Miami, FL 33128



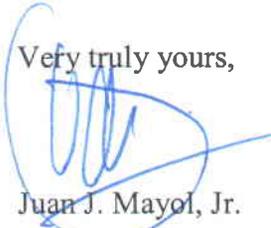
Re: Jack K. Thomas, Trustee / P. H. No. Z2004-0185

Dear Jorge:

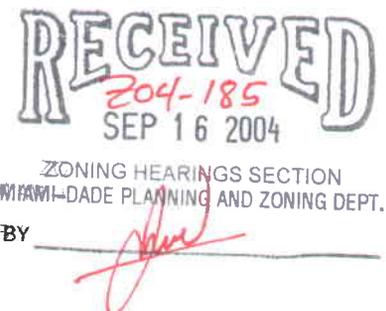
In response to your communication of June 23, 2004, we will not be submitting a site plan for the above referenced application. Additionally, we will provide the disclosure information requested under separate cover.

Thank you for your attention to this matter. As always, please do not hesitate to contact me if you have any questions or concerns.

Very truly yours,


Juan J. Mayol, Jr.

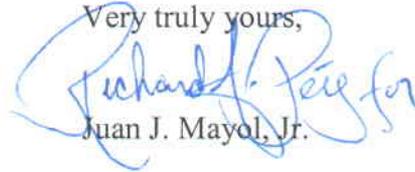
JJM/ma



Ms. Diane O'Quinn Wilkins
May 19, 2004
Page 2

Based on the foregoing, the Applicant respectfully requests the Department's favorable consideration of this application. As always, should you have any questions or require additional information, please feel free to contact me directly at (305) 755-5807.

Very truly yours,

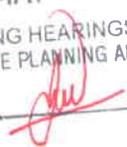

Juan J. Mayol, Jr.

Enclosures

RECEIVED
204-185
MAY 19 2004
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY 

Boca Raton
Fort Lauderdale
Jacksonville
Miami
Orlando
Tallahassee
Tampa
West Palm Beach

RECEIVED
204-185
MAY 19 2004

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY 

Akerman Senterfitt
ATTORNEYS AT LAW

One Southeast Third Avenue
28th Floor
Miami, Florida 33131-1714

www.akerman.com

305 374 5600 tel 305 374 5095 fax

Juan J. Mayol, Jr.
305 755 5807
jmayol@akerman.com

May 19, 2004

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: Jack K. Thomas, Trustee/ Letter of Intent

Dear Ms. O'Quinn Williams:

This shall constitute the letter of intent on behalf of Jack K. Thomas, Trustee (the "Applicant"), in support of the Applicant's request for a district boundary change concerning that 37.8± acre parcel of land located on the northeast corner of the intersection of theoretical SW 157th Avenue and S.W. 120th Street, in unincorporated Miami-Dade County (the "Property").

The Property is currently zoned GU. The Applicant seeks a district boundary change to IU-C, which would allow for the development of a product consistent with the general development pattern of the properties on 120th Street approximate to Kendall-Tamiami Airport.

The Property is located in a rapidly developing area of southwest Miami-Dade County, and this application will address the community's need for additional areas for locating businesses and other employment generating activities. Moreover, the current use of the Property, which is in seasonal agricultural production, is no longer consistent with the surrounding neighborhood. This area has been transformed by the residential boom in Miami-Dade County and the close proximity of agricultural uses and residential uses creates potential for conflict.

plan requested