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*OF COUNSEL

September 21, 2005

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

RECEIVED
205-306
SEP 21 2005

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

Re: Public Hearing Application for Global Property Consultants, LLC

Dear Ms. O'Quinn Williams,

Our firm represents the owner Little Point Design & Development Corporation and the contract purchaser Global Property Consultants, LLC, of the property legally described in the attached Exhibit "A" (the "Property"), in connection with our application for rezoning of the Property. The Property is located on the southeast corner of 127 Avenue and 193 Terrace in unincorporated Miami-Dade County. The Property is approximately 2.51 acres of vacant land.

The Property is designated Low Density in the adopted 2005 and 2015 Land Use Plan for Miami-Dade County Florida (the "Comp Plan"). The Property is zoned EU-1 Single-Family One Acre Estate District.

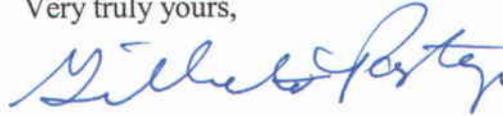
The purpose of this letter is to request a change of the zoning district boundary of the Property from EU-1 to EU-M (the "Rezoning"). The Rezoning is consistent with the Comp Plan, compatible with the neighborhood and similar to other recently approved re-zonings in the area. Specifically, on October 21, 2004, the Board of County Commissioners ("Commission") passed Resolution No. Z-36-04 (the "Resolution") wherein the Commission approved a district boundary change from EU-1 to EU-M for the property

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abutting to the south (the "Rezoned Property"). The Rezoned Property is located on the northeast corner of SW 127 Avenue and SW 195 Terrace, Miami-Dade County, Florida, a copy of the Resolution is attached.

We look forward to your favorable review and recommendation of this Application. Please call me if you have any questions or require additional information.

Very truly yours,



Gilberto Pastoriza

GP/ms
1198002
Attachment