

Amended Letter of Intent

December 21, 2005

Cassandra Henderson
Planning & Zoning
Miami Dade County
111 N.W. 1 Street
Miami, Florida

RE: Z2005000364

Dear Mrs. Henderson;

In response to your most recent correspondence, please consider this a revised Letter of Intent. This specific office use we are seeking would be an Architectural Office. In addition, we will provide the additional street tree as specified by your letter.

If there are any questions, please do not hesitate to call.

Sincerely,

A handwritten signature in black ink, appearing to read "Rene Valdes". The signature is fluid and cursive, with a prominent initial "R" and a long, sweeping underline.

Rene Valdes

LETTER OF INTENT

October 27, 2005

Community Council
Zoning Board
Miami Dade County

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205-364
NOV / 8 2005

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT
BY

Ladies and Gentlemen:

The undersigned requests your favorable review and consideration for the following:

A district boundary change from RU-1 to RU-5A or in the Alternative A Use Variance to permit professional office uses on lands described in the attached application.

The property is Lot 4, Block 8 of Coral Way Home Sites according to Plat Book 46, at Page 21. It is an existing single family home building at this time. It is our request to convert this to a professional office use. Accordingly, the request for the RU-5A District Boundary change is presented with an alternative request for A Use Variance. The alternative request is submitted because all the other office uses in this area were approved using this zoning request. Since all these were approved, we believe there is an inherent hardship throughout this area which warrants an additional use variance approval.

The property is located on the east side of S.W. 82nd Avenue. The adjacent house to the north, has already been approved for office use as have numerous properties along the Coral Way frontage. To the south of us is a single family home. However, it is used to house elderly people. Across the street is both an office use and a residential use. If you look at the property location sketch on our plan you will see that approximately half of our property aligns with the property which has an office use across S.W. 82nd Avenue. This would be on the west side of 82nd Avenue. The balance of our property or the south half of our frontage is opposite a single family home. However, that house is oriented south onto S.W. 25th Street. Accordingly, we should have virtually no impact on either of those properties. This particular location and orientation where the properties to the west of us are divided between office and residential is unique.

In addition, it is our intent to maintain a residential appearance for this building. Our parking is to be located to the rear of the property. The property will be heavily landscaped around the perimeter as well as maintaining the residential appearance. In addition, we believe that there are no variances necessary. The site is large enough to meet the RU-5A requirements and we can accommodate all the various RU-5A standards on this particular property.

We believe the orientation of this property is a somewhat unique location between Coral Way which is heavily traveled and 82nd Avenue which is also a significant roadway. Because the property abuts commercial/office uses and also faces similar uses to the west along the service road which abuts 24th Street, we believe makes this property more suitable for professional office use. Further, we do not believe it necessarily sets a precedent for any further extension of office use south into the residential area. The circumstances surrounding our property are fairly unique and therefore would only apply to this property.

We have developed a Site Plan which meets all the criteria for RU-5A. We are maintaining a residential appearance for this building. We are only requesting professional office uses on this property. We provide adequate parking, in fact there would be surplus parking. In view of all these circumstances we believe the Site Plan and the District Boundary change or use variance request are consistent with the zoning and should be approved.

We also believe this request is consistent with the CDMP for Miami Dade County. Southwest 82nd Avenue is a major roadway which is 4 lanes wide where it meets Coral Way. A traffic light exists at S.W. 24 Street. The adjacent office use is oriented toward 82nd Avenue and also access from 82nd Avenue is located both adjacent to the north and across the street. Traffic backups are significant in this area resulting in noise, orders etc. which result in this property being less desirable for a residential use.

In closing, we again request your favorable review and consideration.

Sincerely yours,


Rene Valdez

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105-364
NOV / 8 2005

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT
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