

April 18, 2007

Mr. Subrata Basu
Interim Director
Miami-Dade Planning and Zoning Department
Stephen P. Clark Government Center
111 N.W. First Street
11th Floor
Miami, FL 33128

RECEIVED
206-089
APR 18 2007

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

Re: Richard Road Estates, LLC, / Folio Nos. 30-7811-000-0090 / The Southeast corner of SW 197th Avenue and SW 296th Street / Application to Rezone to EU-1 / Second Amended Letter of Intent / Public Hearing No. 06-89

Dear Mr. Basu:

On behalf of Richard Road Estates, LLC, (the "Applicant"), I respectfully submit this letter of intent in connection with the enclosed application to rezone the above referenced property, (the "Property"). After discussions with the neighboring property owners and the denial of the application by Community Zoning Appeals Board No. 14, the Applicant has decided to amend this application, which has been appealed to the Board of County Commissioners, so as to now solely request a change of zoning designation from AU (Agricultural) to EU-1 (One Acre Estate). The Future Land Use Map of the Miami-Dade Comprehensive Master Development Plan designates the Property as "Estate Density". Accordingly, the Applicant is now requesting to rezone the Property to EU-1 which is the minimum density permitted by the Future Land Use Map.

We respectfully request that you continue to recommend approval of this revised application and that the appeal be scheduled for a public hearing on the next available agenda of the Board of County Commissioners. If you have any questions, please contact me at 305-579-0837. Thank you for your attention to this matter.

Best regards,



Mario J. Garcia-Serra

January 19, 2007

Ms. Diane O'Quinn Williams
Director
Miami-Dade Planning and Zoning Department
Stephen P. Clark Government Center
111 N.W. First Street
11th Floor
Miami, FL 33128

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JAN 23 2007

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

BY _____

**Re: Richard Road Estates, LLC, / Folio Nos. 30-7811-000-0090 / The
Southeast corner of SW 197th Avenue and SW 296th Street /
Application to Rezone to EU-1 and EU-S / Amended Letter of
Intent / Public Hearing No. 06-89**

Dear Ms. O'Quinn Williams:

On behalf of Richard Road Estates, LLC, (the "Applicant"), I respectfully submit this letter of intent in connection with the enclosed application to rezone the above referenced property, (the "Property"), from a designation of AU (Agricultural) to the EU-1 and EU-S (Estates) designations. The Future Land Use Map of the Miami-Dade Comprehensive Master Development Plan designates the Property as "Estate Density". Accordingly, the Applicant is requesting to rezone the Property to EU-1 in part and EU-S for the remainder. In order to respect the integrity of the Urban Development Boundary (the "UDB"), the portion of the Property which borders the UDB is designated to be developed as EU-1, one acre lots. The remainder of the Property is proposed to be developed as EU-S, with a minimum of 25,000 square foot lots, so as to maintain the residential estate character which is presently evolving in this area while addressing the increased need for housing within Miami-Dade County.

We respectfully request that you recommend approval of this application and that it be scheduled for a public hearing on the next available agenda of Community Zoning Appeals Board No. 14. If you have any questions, please contact me at 305-579-0837. Thank you for your attention to this matter.

Best regards,



Mario J. Garcia-Serra