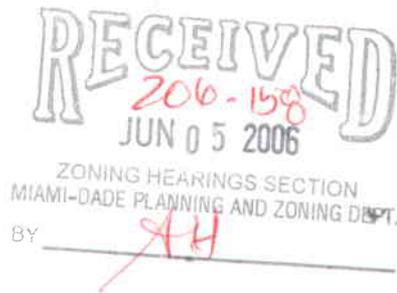


Greenberg Traurig

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Re-numbered

October 5, 2005

Ms. Diane O'Quinn Williams
Director, Department of Planning and Zoning
111 Northwest 1st Street
11th Floor
Miami, Florida 33128

Re: Application by Velasco Limited Partnership Holdings, Inc., for District Boundary change from EU-1 (Estates, 1 Family, 1 Acre Gross) to EU-M (Estates Modified, 1 Family 15,000 sq. ft. net) on property located at 9310 S.W. 94th Avenue, Miami-Dade County, Florida.

Dear Ms. O'Quinn Williams:

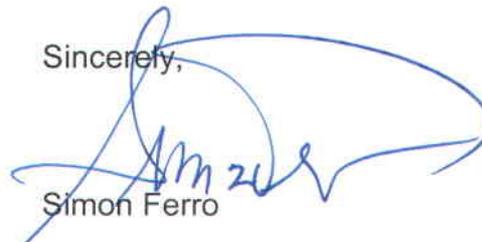
Our office represents Velasco Limited Partnership Holdings, Inc., a Florida corporation ("Applicant") in the above described application for property located at 9310 S.W. 94th Avenue, Miami-Dade County, Florida ("Property").

The Property abuts existing EU-M developments along its north and west boundary lines. To the southeast of the Property are existing EU-S zoned and developed lots. One block to the northwest of the Property, across S.W. 92nd Street, is the Cherry Grove subdivision, composed mostly of RU-1 lots. The requested EU-M zoning will allow development of single family homes which would be compatible in size and density to the surrounding properties.

The Miami-Dade County Comprehensive Master Plan (CDMP) designates the Property as Estate Residential, permitting up to 2.5 residential units per gross acre of land. The requested district boundary designation would permit the development of the Property in a manner consistent with the CDMP land use designation.

Based on the above justifications Applicant requests approval of this application.

Sincerely,


Simon Ferro