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ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

BY _____

November 8, 2006

Miami-Dade County Department of Planning and Zoning
Zoning Hearing Section
111 NW First Street
Miami, Florida

Re: B & F Marine, Inc. ("B&F Marine") Application for Zoning Change

To whom it may concern:

B&F Marine, Inc. hereby respectfully requests a zoning change for the following four contiguous properties, as identified in the attached surveys:

- (i) 4001 SW 72nd Avenue ("Present Location"), presently zoned BU-1A,
- (ii) 7155 SW 41st Street ("Parcel 1", Vacant Lot), presently zoned RU-1,
- (iii) 7161 SW 41st Street ("Parcel 3"), presently zoned RU-1, and
- (iv) 7185 SW 41st Street ("Parcel 2"), presently zoned RU-1.

This application requests a change from the BU-1A and the RU-1 zoning designations of these four contiguous properties to BU-2.

The reason for the requested changes is to allow B&F Marine to expand onto the newly acquired contiguous Parcels 1, 2, and 3 which lie east of the Present Location. The BU-2 zoning will give B&F Marine more flexibility to expand its operations at the present time, and will also allow B&F Marine to develop a mixed-use project (the "Future Project") on these properties in the near future.

The Future Project

B&F Marine is in the process of developing plans (design schematic phase) for the Future Project which will include office, commercial, and residential units, (including 25% work force housing) on the four aforementioned properties. B&F Marine anticipates that the Future Project will require numerous variances, a special exception for the residential units in a BU-2 zoning district, and will need to adjust to the requirements of the soon to be adopted "Work Force Housing Program" ordinance ("WFHP"). (The WFHP ordinance will come before the Miami-Dade Commissioners for a second reading on November 14, 2006). B&F Marine intends to apply for the approval of the Future Project and its various variances and special exceptions in the Spring of 2007, assuming the WFHP ordinance is adopted in 2007.

