

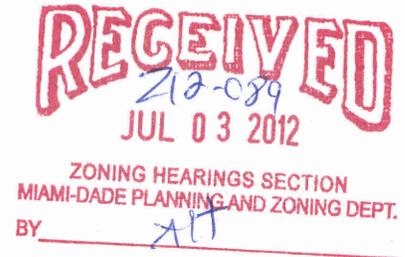
LAW OFFICES OF
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June 27, 2012

Jack Osterholt
Director, Permitting, Environment and Regulatory Affairs
Miami-Dade County
111 N.W. 1st Street, 11th Floor
Miami, Florida 33128

Re: Letter of Intent – Miami Gardens Park, LLC
8.2 Acres / Folio #30-2012-051-0010



Dear Mr. Osterholt,

The undersigned is counsel to Miami Gardens Park, LLC, the owner of the above-referenced 8.2 acre parcel located at the SW corner of NW 182 Lane and NW 59 Avenue. This shall constitute our letter of intent in support of our application (the "Application") for approval of a district boundary change. Our request is to rezone the subject property from its current zoning designation of IU-C to RU-4L. This application is similar to the one approved in January, 2005 for the 17.85 acre parcel immediately to the south of the subject property.

The subject property is designated "Business and Office" on the CDMP Land Use Plan map and is subject to a proffered restrictive covenant, recorded in O.R. Book 17589, at Page 1917 (the "covenant"), which was accepted by the Board of County Commissioners in association with an application made by the property owners to re-designate the property from "Industrial and Office" to "Business and Office" on the CDMP LUP map. The covenant establishes requirements for the entirety of the Miami Gardens Park property of which the subject parcel is a part. Among the requirements are provisions relating to the arrangement of development tracts, streets and blocks and provisions relating to orientation of buildings to streets, pedestrian and vehicular circulation. The applicant has met with Planning staff for the development of a plan which will implement the aforementioned considerations.

The proposed site plan calls for 180 residential dwelling units broken down as follows:

- 32 one-bedroom units
- 148 two-bedroom units

The plan calls for the units to be distributed among 16 buildings (6 building types) with a centralized clubhouse for the use and enjoyment of the residents. A triangle park is also featured as part of the landscape open space of 28.7% where 25% is required. A total of 344 parking spaces are provided where 307 are required. A landscaped gated entry is provided for the benefit and safety of the residents. Therefore, an Unusual Use to permit an entry feature shall accompany our application; to wit: a guardhouse and gate. Finally, a small portion of an existing lake which slightly encroaches the western edge of the subject property is to be filled. Therefore, an Unusual Use to permit filling of a lake shall also be a part of our application.

