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May 30, 2014



VIA HAND DELIVERY

Mr. Nathan Kogon, Director
Development Services Division
Miami-Dade County Regulatory and
Economic Resources Department
111 NW 1 Street, 11th Floor
Miami, Florida 33128-1972

**Re: Appeal of Resolution No. CZAB 11-4-14 for Three Lakes
Residences Public Hearing Application Z2013-00083 (the
“Application”)**

Dear Nathan:

This firm represents The Richman Group of Florida, Inc. (“Richman”) in connection with land use, zoning, and general development matters relating to the above-captioned Application. On May 13, 2014, Community Zoning Appeals Board No. 11 (the “CZAB”) denied the Application without prejudice. Pursuant to Miami-Dade County Code Sec. 33-312-316, please accept this letter, together with the enclosed materials, appealing the decision rendered at Public Hearing Z13-083.

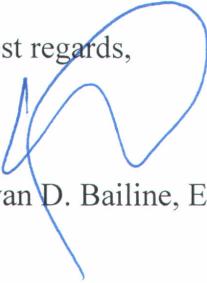
The decision rendered at Public Hearing Z13-083 was not: (i) based on competent substantial evidence; (ii) testimony proffered by Richman’s qualified and credentialed experts; or (iii) written analytical evidence and factual findings made by staff. In compliance with the “Instructions for Filing an Appeal,” enclosed please find the following:

1. Petition of Appeal from Decision of Miami-Dade CZAB, executed by Tamiami Kendall Investments, Inc., Owner and Applicant;
2. A check made payable to Miami-Dade County in the amount of \$2161.77;
3. A copy of the Staff Recommendation of Approval;
4. A copy of Resolution No. CZAB 11-4-14; and
5. A copy of Miami-Dade County Code Sec. 33-312-316.

Mr. Nathan Kogon, Director
May 30, 2014

Should you have any questions or require additional information, please do not hesitate to contact us. We would appreciate your scheduling this item on the next available Board of County Commissioners' agenda.

Best regards,



Ryan D. Bailine, Esq.

Enclosures

cc: The Richman Group of Florida, Inc.
Mr. Todd Fabbri
Mr. Jeffery Evans
Linda Christian-Cruz, FRP
Marissa A. Faerber, Esq.