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August 6, 2014

VIA HAND DELIVERY

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 – AB at Hidden Lake Ltd
Folios #30-5914-080-0050 / 0060 / 0070

Dear Mr. Osterholt,

The undersigned is counsel to AB at Hidden Lake Ltd, the owner of approximately 7.7 acres of vacant land located at the NW corner of SW 127 Avenue and SW 128 Street. This shall constitute our letter of intent in support of our application (the “Application”) for a district boundary change from the property’s current zoning designation of IU-C to RU-3M.

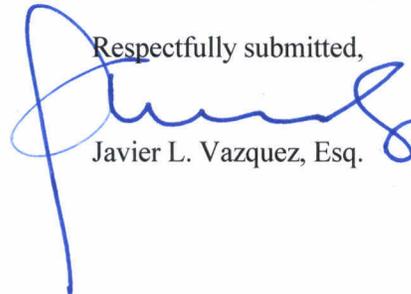
The subject property is designated “Medium Density Residential” on the CDMP Land Use Plan Map pursuant to Application 2 of the October 2012 CDMP Amendment Cycle. The applicant has met with neighboring communities and designed a plan which meets with their approval and support.

The proposed site plan calls for 88 residential dwelling units broken down as follows:
-66 three-bedroom units
-22 four-bedroom units

The plan calls for the units to be distributed among 11 buildings (4 building types) with a meandering walkway along the existing lake as well as between buildings. A minor non-use variance request accompanies this application to allow 54% FAR where a maximum of 50% is permitted. Except FAR, the proposed plan meets or exceeds all other code requirements including setbacks, lot coverage and landscaped green areas.

Based on the foregoing, the Applicant would request your favorable consideration and recommendation of the Application.

Respectfully submitted,



Javier L. Vazquez, Esq.

JV/md
cc: Alvaro Adrian