

## Letter of Intent



What is being requested:

Dade County Firearms Inc., a corporation under Florida Law, is requesting a Zoning Public Hearing to allow the following:

- 1- An indoor shooting range under "Unusual Use".
- 2- A use variance to permit the retail sales of firearms and accessories in the BRDI zoning district .
- 3- A variance for existing building front setback of 19.2' in lieu of 20' setback required.
- 4- A variance for an existing landscape greenbelt where a continuous 8' wide greenbelt is required.

The request is for the following property:

Physical Address: 7004 S.W. 46<sup>th</sup> Street, Miami, Fl. 33155

Property Folio#: 30- 4023- 024- 0050

Why is the request being made:

The request is being made because under section 33-13 of the zoning code, a pistol range is considered an "Unusual Use" and therefore requires approval via public hearing by the Community Zoning Appeals Board.

Reasons why we feel the request should be approved:

Current BRDI zoning allows for industrial use, a range should be allowed with proper assurances.

The proposed location is secure and secluded at the end of a cul-de-sac, providing a safe and controlled environment for all our patrons.

We have the approval from our business neighbors and from the property Owner.

Local Law Enforcement and Federal agencies need an indoor facility to further their training.

We have the support of the law enforcement community.

There are only a few indoor shooting ranges in Miami Dade County and none in this area of the County. This will better the community.

We therefore request your favorable consideration to this application.

Very truly yours.



*for DAI*

**WRITTEN STATEMENT**

**Project Description:**

The project is located at 7004 S.W. 46<sup>th</sup> Street, Miami, Fl. 33155. The work consist of interior tenant improvements to a presently vacant warehouse unit located in a one story warehouse building zoned BRDI at the end of a cul-de-sac on S.W. 46th street. It is adjacent to the Florida East Coast Railroad Right of Way and surrounding properties also zoned BRDI developed with similar warehouse buildings.

The space will be developed as an indoor shooting range. It will consist of the shooting range, a waiting area, toilet facilities and storage area.

Changes to the site consist of improvements in compliance with code requirements such as provisions for accessible parking, accessible route, fenced dumpster location and landscaping.

**PRIOR ZONING APPROVALS**

Our office contacted Miami-Dade County Zoning Department and was informed that there are no prior zoning approvals on record.



*for DAH*