

# Holland & Knight

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Holland & Knight LLP | www.hklaw.com

December 22, 2015

## VIA HAND DELIVERY

Nathan Kogon, AICP  
Assistant Director  
Department of Regulatory and Economic Resources  
Miami-Dade County  
111 NW 1<sup>st</sup> Street, 11<sup>th</sup> Floor  
Miami, Florida 33128



**Re: Letter of Intent / Rooms to Go**

Dear Mr. Kogon:

This shall constitute our Letter of Intent in support of the enclosed public hearing application submitted on behalf of RTG Furniture Corp. The subject property is located at 7360 North Kendall Drive and is within the Core Sub-District of the Downtown Kendall Urban Center (DKUC) District. The purpose of this public hearing application is to request (1) a waiver of the zoning regulations permitting only one of each sign type, up to a total of three signs per street frontage per tenant; to permit additional cantilever projecting signs per street frontage and to permit the cantilever projecting signs with an area of 55.75 sq. ft. (8 sq. ft. maximum permitted) and (2) to permit cantilever projecting signs to encroach into the right-of-way (not permitted).

In accordance with the enclosed plans the proposed signage will be located along Kendall Drive at the intersections at SW 73<sup>rd</sup> Place and SW 73<sup>rd</sup> Court. The approval of the Application will maintain the basic intent and purpose of the zoning regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community, and compatibility with the surrounding area. Additionally, the proposed signs are compatible with the signage of the adjoining property to the east and approved pursuant to Resolution No. Z-14-11. Enclosed for staff's consideration are the following:

1. Application
2. As-Built Survey
3. Elevations
4. Signage Plan
5. Copy of ASPR #2001000033 for "Fairfield Dadeland"
6. Copy of Resolution No. Z-9-02;
7. Copy of Resolution Z-14-11 (For reference only. Signage approval for adjoining property to the East)

Should you have any questions or require additional information, please do not hesitate to contact me directly at 305-349-2178

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Respectfully,



Mercy S. Arce  
Land Use Consultant

Enclosures

cc: Inés Marrero-Priegues



# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On : 12/18/2015

Property Information	
Folio:	30-5002-080-0010
Property Address:	7360 N KENDALL DR Miami, FL 33156-7861
Owner	RTG FURNITURE CORP
Mailing Address	11540 HIGHWAY 92 EAST SEFFNER, FL 33584 USA
Primary Zone	6114 DKUC CORE SUB DISTRICT
Primary Land Use	1117 STORE : COMMERCIAL - TOTAL VALUE
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	3
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	98,873 Sq.Ft
Lot Size	0 Sq.Ft
Year Built	2006



Assessment Information			
Year	2015	2014	2013
Land Value	\$0	\$0	\$0
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$7,784,600	\$7,784,600	\$7,784,600
Assessed Value	\$7,784,600	\$7,784,600	\$7,784,600

Benefits Information				
Benefit	Type	2015	2014	2013
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description
FAIRFIELD AT DADELAND
PB 160-99 T-21316
TR A LESS PORT DESC IN CONDO DECL
OR 25303-1182 NAU30 5002 090 0001
K/A TOSCANO CONDO

Taxable Value Information			
	2015	2014	2013
<b>County</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$7,784,600	\$7,784,600	\$7,784,600
<b>School Board</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$7,784,600	\$7,784,600	\$7,784,600
<b>City</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
<b>Regional</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$7,784,600	\$7,784,600	\$7,784,600

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
12/21/2005	\$12,015,500	24092-0617	Sales which are qualified
10/01/2002	\$11,200,000	20765-1635	Sales which are qualified

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