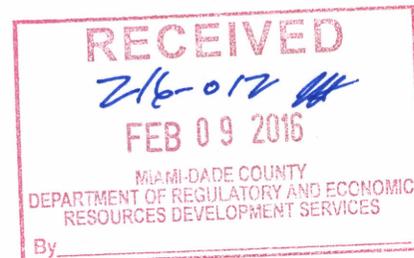


January 25th, 2016

Letter of Intent

Angelo G. Rodriguez
700 Biltmore Way, Apt 403
Coral Gables, Fl 33134

DRER
Development Services Division



Re: Pre-Application No: Z2015P00169
7538 SW 64th Street, Miami, Fl 33143

It is the intent of this application (see application attached) to subdivide the property referred to above, into 3 separate lots in accordance with the proposed subdivision survey attached hereto.

Presently, the property consists of 2.39 acres of gross land zoned EU-1 and an existing single family residence which very wisely was built by the present owner within the prevailing setbacks for the EU-1 zoning (see attached survey) on proposed lot 3 (47,740 square feet of gross land area), hence virtually no change of zoning would be required for this parcel.

Parcels 1 (30,989 square feet of gross land area, with a frontage of 167.50 and depth of 185.01 lineal feet) and 2 (25,126.67 square feet of gross land area, with a frontage of 150.01 and depth of 167.50 lineal feet) on the proposed subdivision survey do not meet the size requirements for the EU-1 zoning, hence our request to a change of zoning from EU-1 to EU-S, each lot with a minimum lot size of over 25,000 square feet of gross land area and conforming to the required frontage and depth of the EU-S zoning classification.

A separate non-use variance is also hereby requested to re-subdivide and reface lot 2 from fronting to SW 64th Street, to the perimeter road (SW 76th Ave.) bordering the Palmetto Expressway.

This property by virtue of abutting a major artery of traffic like the Palmetto Expressway, is drastically handicapped and therefore its value greatly reduced by this situation; we feel a change of zoning to lots 1 and 2 to EU-S, would presumably help the owner recover some of that loss in value, since the sales price per lot would be less than that of a full acre parcel, but the sum of the two, should be greater than that of a single lot. In addition even though directly to the South and East of us the properties abutting ours are zoned EU-1 and conforming,, directly to our North, the whole neighborhood is also zoned EU-1 but dotted with much smaller lots than the EU-1 zoning district requires (see Property Appraiser's reports attached).

Different from our pre- application letter, we are now requesting a less dense zoning change, instead of EU-1 to EU-M, EU-1 to EU-S, this was possible because both lots 1 and 2 are going to be greater than the standard size for the EU-S zoning classification or 25,000 square of gross

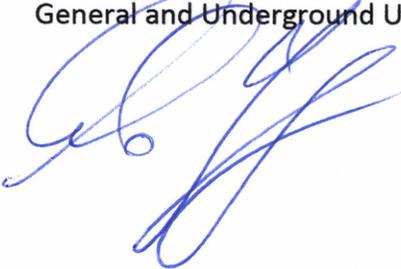
land area and the proposed residences to be built here (see plans attached) would comply with all setback requirements for the EU-S zoning.

Please feel free to reach me for any other questions or concerns, regarding this proposed subdivision, and I shall be as cooperative as possible.

Respectfully

Angelo G. Rodriguez

General and Underground Utilities Contractor for The State of Florida



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216-012
FEB 09 2016
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND
ECONOMIC RESOURCES
DEVELOPMENT SERVICES

for CXH

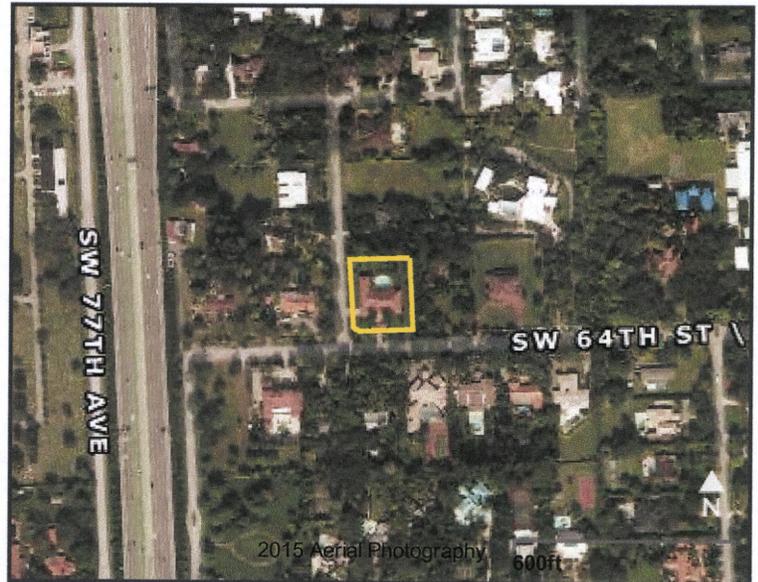


OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 1/26/2016

Property Information	
Folio:	30-4026-041-0010
Property Address:	7481 SW 64 ST Miami, FL 33143-2801
Owner	JAVIER RIERA AYMEE D RIERA
Mailing Address	7481 SW 64 ST SOUTH MIAMI, FL 33143 USA
Primary Zone	2300 ESTATES - 1 ACRE
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths / Half	6 / 6 / 1
Floors	1
Living Units	1
Actual Area	6,906 Sq.Ft
Living Area	5,600 Sq.Ft
Adjusted Area	6,334 Sq.Ft
Lot Size	32,234.4 Sq.Ft
Year Built	2004



Assessment Information			
Year	2015	2014	2013
Land Value	\$351,500	\$277,500	\$207,200
Building Value	\$997,605	\$570,000	\$978,983
XF Value	\$46,949	\$0	\$26,852
Market Value	\$1,396,054	\$847,500	\$1,213,035
Assessed Value	\$602,366	\$597,586	\$1,196,610

Benefits Information				
Benefit	Type	2015	2014	2013
Save Our Homes Cap	Assessment Reduction	\$793,688		\$16,425
Portability	Assessment Reduction		\$249,914	
Homestead	Exemption	\$25,000	\$25,000	\$25,000
Second Homestead	Exemption	\$25,000	\$25,000	\$25,000

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Short Legal Description
WEST HARDEE SUB
PB 159-13 T-20842
LOT 1 BLK 1
LOT SIZE .740 AC
FAU 30-4026-005-0100

Taxable Value Information			
	2015	2014	2013
County			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$552,366	\$547,586	\$1,146,610
School Board			
Exemption Value	\$25,000	\$25,000	\$25,000
Taxable Value	\$577,366	\$572,586	\$1,171,610
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$552,366	\$547,586	\$1,146,610

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
05/30/2013	\$950,000	28682-1465	Forced sale; under duress; foreclosure prevention
01/04/2013	\$100	28431-2725	Corrective, tax or QCD; min consideration
10/01/2004	\$1,600,000	22736-0931	Sales which are qualified
06/01/2003	\$420,000	21310-3331	Sales which are qualified

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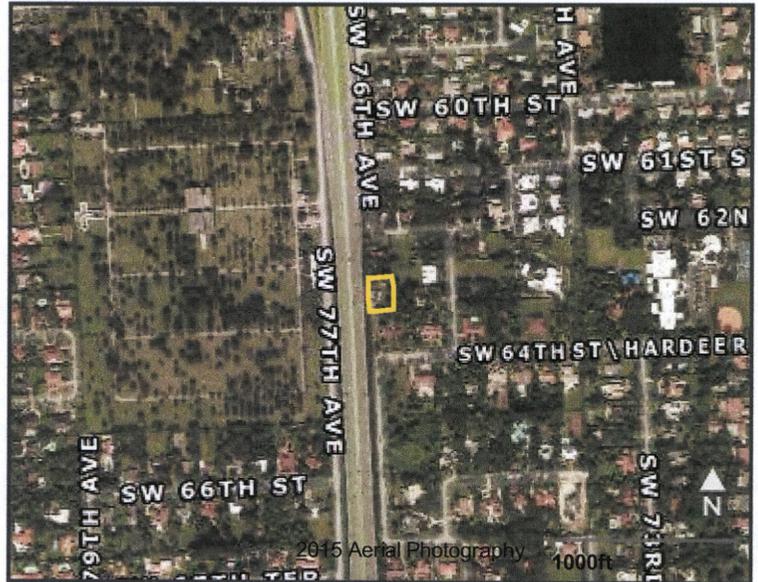


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Summary Report

Generated On : 1/26/2016

Property Information	
Folio:	30-4026-015-0020
Property Address:	7677 HARDEE DR Miami, FL 33143-2805
Owner	TOMAS ALBA
Mailing Address	7677 HARDEE DR MIAMI, FL 33143 USA
Primary Zone	2300 ESTATES - 1 ACRE
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths / Half	3 / 1 / 1
Floors	1
Living Units	1
Actual Area	2,238 Sq.Ft
Living Area	1,592 Sq.Ft
Adjusted Area	1,879 Sq.Ft
Lot Size	21,344.4 Sq.Ft
Year Built	1949



Assessment Information			
Year	2015	2014	2013
Land Value	\$197,838	\$156,188	\$116,620
Building Value	\$104,848	\$101,466	\$91,319
XF Value	\$2,450	\$2,472	\$2,493
Market Value	\$305,136	\$260,126	\$210,432
Assessed Value	\$215,296	\$213,588	\$210,432

Benefits Information				
Benefit	Type	2015	2014	2013
Save Our Homes Cap	Assessment Reduction	\$89,840	\$46,538	
Homestead	Exemption	\$25,000	\$25,000	\$25,000
Second Homestead	Exemption	\$25,000	\$25,000	\$25,000

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Short Legal Description	
26 54 40 .49 AC	
COLE VILLA 2ND RESUB PB 41-35	
BEG 421.35FTW OF NE COR TR A TH	
S ALG E/L OF PALMETTO R/WL	
228.6FT TO POB TH E105.75FT S	

Taxable Value Information			
	2015	2014	2013
County			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$165,296	\$163,588	\$160,432
School Board			
Exemption Value	\$25,000	\$25,000	\$25,000
Taxable Value	\$190,296	\$188,588	\$185,432
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$165,296	\$163,588	\$160,432

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
09/09/2010	\$145,600	27430-0814	Financial inst or "In Lieu of Foreclosure" stated
07/11/2008	\$230,000	26514-3799	Sales which are disqualified as a result of examination of the deed
05/01/2006	\$0	24554-0207	Sales which are disqualified as a result of examination of the deed
05/01/2006	\$0	24554-0209	Sales which are disqualified as a result of examination of the deed

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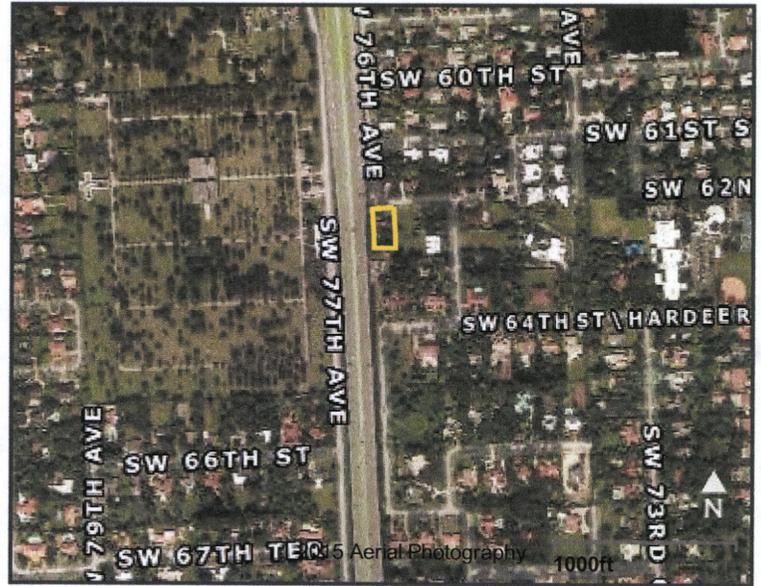


OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 1/26/2016

Property Information	
Folio:	30-4026-015-0022
Property Address:	7600 SW 62 ST Miami, FL 33143-1714
Owner	FERNANDO DIAZ &W ALINA & ANTHONY & AILYN DIAZ JTRS
Mailing Address	7600 SW 62 ST MIAMI, FL 33143-1714
Primary Zone	2300 ESTATES - 1 ACRE
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths / Half	3 / 2 / 0
Floors	1
Living Units	1
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	2,673 Sq.Ft
Lot Size	26,136 Sq.Ft
Year Built	1954



Assessment Information			
Year	2015	2014	2013
Land Value	\$285,000	\$225,000	\$168,000
Building Value	\$197,953	\$194,122	\$166,148
XF Value	\$22,359	\$22,623	\$22,886
Market Value	\$505,312	\$441,745	\$357,034
Assessed Value	\$251,039	\$249,047	\$245,367

Benefits Information				
Benefit	Type	2015	2014	2013
Save Our Homes Cap	Assessment Reduction	\$254,273	\$192,698	\$111,667
Homestead	Exemption	\$25,000	\$25,000	\$25,000
Second Homestead	Exemption	\$25,000	\$25,000	\$25,000

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Short Legal Description
26 54 40 .60 AC
COLE VILLA 2ND RESUB
PB 41-35
PORT OF TR A DESC BEG 300.74FTW
OF NE COR OF TR A CONT W120.61FT

Taxable Value Information			
	2015	2014	2013
County			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$201,039	\$199,047	\$195,367
School Board			
Exemption Value	\$25,000	\$25,000	\$25,000
Taxable Value	\$226,039	\$224,047	\$220,367
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$201,039	\$199,047	\$195,367

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
03/01/2006	\$0	24976-4577	Sales which are disqualified as a result of examination of the deed
12/01/1985	\$120,000	12749-0644	Sales which are qualified

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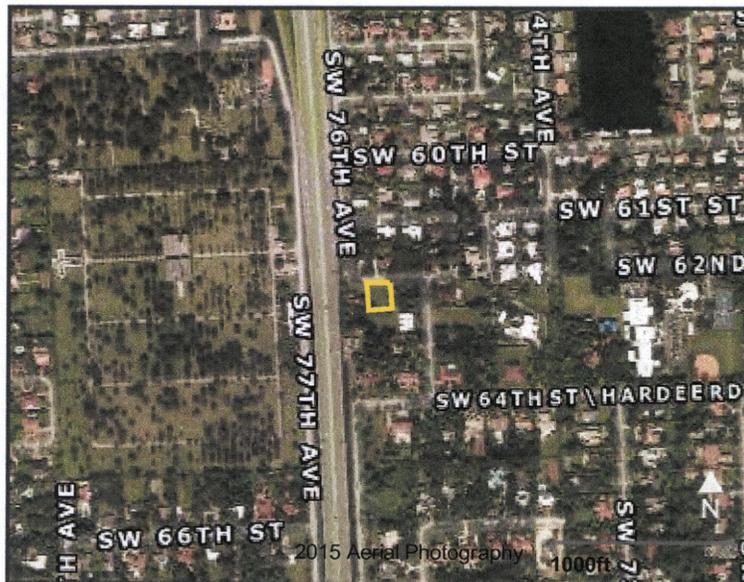


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Summary Report

Generated On : 1/26/2016

Property Information	
Folio:	30-4026-015-0023
Property Address:	
Owner	ALEJANDRE PROPERTIES LLC
Mailing Address	4141 SW 74 CT MIAMI, FL 33155 USA
Primary Zone	2300 ESTATES - 1 ACRE
Primary Land Use	0081 VACANT RESIDENTIAL : VACANT LAND
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	17,424 Sq.Ft
Year Built	0



Assessment Information			
Year	2015	2014	2013
Land Value	\$190,000	\$150,000	\$112,000
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$190,000	\$150,000	\$112,000
Assessed Value	\$135,520	\$123,200	\$112,000

Benefits Information				
Benefit	Type	2015	2014	2013
Non-Homestead Cap	Assessment Reduction	\$54,480	\$26,800	

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Short Legal Description
26 54 40 .40 AC
COLE VILLA 2ND RESUB
PORT OF TR A DESC BEG 174.94FTW
OF NE COR OF TR A CONT W125.8FT
S138.68FT E125.8FT N138.68FT TO

Taxable Value Information			
	2015	2014	2013
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$135,520	\$123,200	\$112,000
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$190,000	\$150,000	\$112,000
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$135,520	\$123,200	\$112,000

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description

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Version:

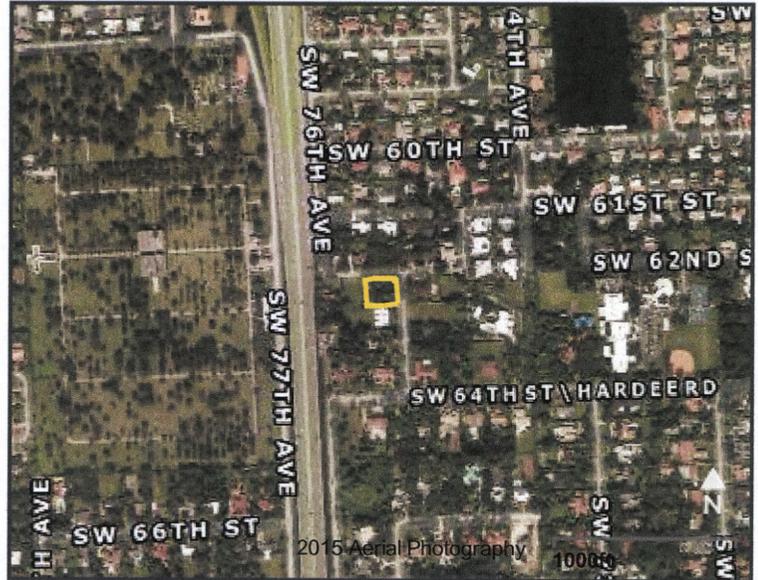


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Summary Report

Generated On : 1/26/2016

Property Information	
Folio:	30-4026-014-0010
Property Address:	7522 SW 62 ST Miami, FL 33143-1714
Owner	FRANCIS ELLIOT MACKLE III TRS FRANK E MACKLE III REVOCABLE TR
Mailing Address	7522 SW 62 ST MIAMI, FL 33143 USA
Primary Zone	2300 ESTATES - 1 ACRE
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths / Half	1 / 1 / 0
Floors	1
Living Units	1
Actual Area	1,978 Sq.Ft
Living Area	1,933 Sq.Ft
Adjusted Area	1,952 Sq.Ft
Lot Size	23,958 Sq.Ft
Year Built	1940



Assessment Information			
Year	2015	2014	2013
Land Value	\$261,250	\$206,250	\$154,000
Building Value	\$111,549	\$108,384	\$65,298
XF Value	\$6,125	\$6,201	\$6,276
Market Value	\$378,924	\$320,835	\$225,574
Assessed Value	\$230,788	\$228,957	\$225,574

Benefits Information				
Benefit	Type	2015	2014	2013
Save Our Homes Cap	Assessment Reduction	\$148,136	\$91,878	
Homestead	Exemption	\$25,000	\$25,000	\$25,000
Second Homestead	Exemption	\$25,000	\$25,000	\$25,000

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Short Legal Description
26 54 40 .55 AC
COLE VILLA PB 21-39
LOT 14 BLK 1 & W44FT OF E131.08FT
M/L OF N138FT OF TR 1-A PER
PB 38-16 & E87FT M/L OF N138FT OF

Taxable Value Information			
	2015	2014	2013
County			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$180,788	\$178,957	\$175,574
School Board			
Exemption Value	\$25,000	\$25,000	\$25,000
Taxable Value	\$205,788	\$203,957	\$200,574
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$180,788	\$178,957	\$175,574

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
08/14/2013	\$100	28803-2926	Corrective, tax or QCD; min consideration
03/01/2004	\$395,000	22146-4907	Sales which are qualified
09/01/1974	\$19,000	00000-00000	Sales which are qualified

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