

June 20, 2016

Mr. Gianni Lodi, Supervisor
Planning Legislation Unit
**Miami-Dade County Department of
Regulatory and Economic Resources**
111 NW 1 Street, Suite 1100
Miami, Florida 33128-1972



VIA HAND DELIVERY & E-MAIL

**Re: Applicant: Fillmore & Lincoln LLC, a Florida limited liability company
Property: Folio: 30-2204-002-0060
18626 N.E. 24th Place, Miami, FL 33180-2734 ("Property")**

Dear Mr. Lodi:

Please accept, along with the attached application and fees, this correspondence as a formal Letter of Intent for the above-referenced Property. This is submitted in accordance with in accordance with Section 33-filing an Application for *an amendment to the Standard Urban Center District Regulations to change the designation of the subject property from Residential-Modified (RM) to Mixed Use (MC) within the OJUS Urban Area District (OUAD).*

This firm represents Fillmore & Lincoln LLC., a Florida limited liability Company (the Property owner and "Applicant"). In addition to the Property which is the subject matter of this application, Applicant owns two adjacent parcels already designated MC located at 18606 N.E. 24th Place with frontage on the north side of Miami Gardens Drive. Applicant contemplates unifying title on all parcels this once it is under the same land use designation.

A. Regulatory Process.

On June 6, 2006, the Board of County adopted Ordinance 06-86 which established the regulatory framework that guides the development within the Comprehensive Development Master Plan designated urban centers, mixed-use corridors and, specifically, the OUAD regulations. On March 8, 2007, the properties within the OUAD were rezoned but it is now up to individual property owners to seek changes in land use category or other regulating plan, hence this Application.

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B. Applicant's Proposed Changes.

The Property is vacant land. Its present zoning classification is RM (residential modified), but it is immediately abutting on the south side two parcels designated MC (mixed use corridor.) Immediately to the north of the Property, across N.E. 187th Street, is a parcel which was re-designated RM, this past December. By Ordinance Z15-018, Applicant TH Aventura LLC received approval to change the property's designation from R, Residential to RM, Residential Modified which permits a density range from 6-13 units to 12-36 units/acre net ("TH Aventura Property"). The rationale for granting this request for a land use intensification was recognition by the BCC, following Staff's recommendation, that this area proximate enough to Miami Gardens Drive, and other institutional and mixed use developments, that it was ideally suited for "higher density due to the transitional nature of the area." The TH Aventura Property land use change creates for this Property the perfect buffer and transitional zone to protect the residential further to the north and gives proper justification for the Property in question to be unified with the properties owned by the same owner to the south (and adjacent to Miami Gardens Drive) to create a unified mixed use commercial use.

Creating unification of land use (MC) and title with the abutting properties to the east will easily create a greater likelihood of quality, cohesive redevelopment to the area. The Applicant is happy to work County staff in reviewing the existing regulations and will offer any assistance requested in preparing an ordinance amending those sections of the OUAD only as they may apply to the subject property of this application.

C. Conclusion.

We believe that the land use change from RM to MC on this Property, if granted, will permit the Applicant to continue the planning momentum created by these new Urban District regulations and, through responsible redevelopment, enhance the overall quality of life in the OJUS Urban Center District. Thank you for your kind consideration of this Application.

Yours truly,



Lynn M. Dannheisser

LMD/Attachments