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MIAMI-DADE COUNTY  
PROCESS #: Z16-073  
DATE: SEP 08 2016  
BY: FURNEYS

September 6, 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 E-MAIL

Re: Hearing # 16-073  
OR SM Holding LLC, a Florida limited liability company  
Property: Folio: 30-2203-020-0251 ("Property")

Dear Mr. Lodi:

Please accept this Second Revised Letter of Intent for the above-referenced Property. The requests are for an amendment to the Standard Urban Center District Regulations as follows:

- (1) *change the designation of the subject property from Residential (R) to Mixed Use (MC) within the OJUS Urban Area District (OUAD).*
- (2) *change the allowed density from a range of six (6) to thirteen (13) units/net to a maximum density of thirty-six (36) units/net.*
- (3) *amend the height from two (2) stories maximum to a range of two (minimum) to four (4) stories (maximum).*
- (4) *redesignate Property from "Edge" Sub-District to "Center" Sub-district*

As you know, this firm represents OR SM Holding LLC, a Florida limited liability Company (the Property owner and "Applicant"). The Property which is the subject matter of this application is directly south of and abuts the commercially developed parcel, designated MC, fronting Miami Gardens Drive, located at 2490 N.E. 186<sup>th</sup> Street. Applicant contemplates unifying title on the "front and back" parcel if the land use designation is also unified.

The present zoning classification for the Property is R (Residential). Applicant is requesting this property be re-designated MC (Mixed Use Corridor) which in effect will change the allowed density from a range of 6 to 13 units/net a maximum density of 36 units/net and amend the height from two (2) stories maximum to a range of two (minimum) to four (4) stories (maximum).

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To reiterate the rationale provided in the original letter of intent dated June 20, 2016, Applicant, in addition to the subject Property, owns the commercial shopping center immediately to the north with frontage on Miami Gardens Drive. It is contemplated that these two parcels be used together once there is a common land use designation. Directly east, across NE 25<sup>th</sup> Court, is another already existing commercial shopping center designated MM (Mixed -Use Main Street) which fronts Miami Gardens Drive. This property abuts two parcels to the south, one of which is directly due east of the Property which is the subject matter of this application. The parcel on the east side of NE 25<sup>th</sup> Court and directly across the street from the Property in question is *already* designated MC. If the Applicant's request is granted, this would put the MC designation at the same latitudinal line as the parcel on the east side of the street. This would comport with good planning principles.

Further, the residential properties abutting the subject Property to the south (currently designated R) are oriented to a different street, to wit: NE 184<sup>th</sup> Terrace, and not NE 25<sup>th</sup> Court. In fact, the only parcel oriented toward NE 25<sup>th</sup> Court on the west side is the subject Property. It stands alone in its orientation and is therefore naturally separated from the other R properties. Once again, from a planning standpoint, the requested re-designation of the subject Property and a move from the Edge Sub-District to the more appropriate Center Sub-District is supported by both already existing designations as well as the spatial orientation.

We continue to believe that the land use change from R to MC on this Property, including the accompanying density and height revisions, if granted, will permit the Applicant to unify the abutting properties and carry on 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 and this Revised Letter of Intent.

Yours truly,



Lynn M. Dannheisser

LMD/ld