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October 31, 2016

VIA HAND DELIVERY

Devin Cejas
Zoning Administrator
City of Miami
444 SW 2nd Ave
Miami, FL 33131

Re: Letter of Intent – Coral Way Acquisition Properties, LLC
Folio #01-4116-009-1150 (southern half of parcel) and 01-4116-009-1310

Dear Mr. Cejas:

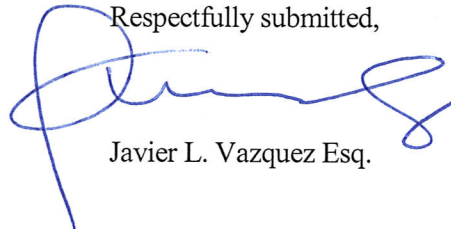
The undersigned is counsel to Coral Way Acquisition Properties, LLC, (the “**Applicant**”), the owner of the above-referenced properties, containing approximately 50,400 square feet of land in Miami-Dade County. This shall constitute our letter of intent in support of our application (the “**Application**”) for a zoning change from T4-R to T4-L for the southern half of Folio #01-4116-009-1150 and for Folio #01-4116-009-1310. The Application satisfies the requirement for rezoning under Section 7.1.2.8 of Miami 21 as the land exceeds 200 feet frontage on Coral Way (SW 22 Ter).

Folio #01-4116-009-1150 is currently zoned T5-O on the northern half of the parcel, which is already developed with a fully operating Sergio’s Restaurant, and T4-R on the southern half of the parcel, which is being used for surface level parking to support the restaurant. While the Applicant is grandfathered in under Miami 21 to use the southern half of Folio #01-4116-009-1150 for parking, the Applicant is seeking this zoning change to bring the southern parcel into conformity with the code. In addition, the Applicant seeks to use Folio #01-4116-009-1310 for additional surface level parking to support the restaurant neighboring the parcel.

The Applicant is also prepared to submit a Unity of Title or Covenant-In-Lieu if necessary.

Based on the foregoing, the Applicant would request your favorable consideration and recommendation of the Application.

Respectfully submitted,



Javier L. Vazquez Esq.

cc: Carlos Gazitua