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Writer's Direct Dial Number: 479-8485

May 17, 2005

Eduardo Avila
2601 South Bay Shore Dr - Suite 200
Coconut Grove, FL 33133

RE: 3100-3180 Seasons Way
STRAP # 04-47-25-B2-00-00001.0050
Case No. ZVL2005-00133

Dear Ms. Ortega:

In response to your letter dated received May 9, 2005 , please be advised that the above-referenced property is zoned Multiple Family (RM-2) and is located in the Suburban and Wetlands categories according to the Future Land Use Map of Lee County.

In 1987, Development Order #87-08-008.00D was approved for the development of 9 - sixteen unit multiple-family buildings. Issuance of a Development Order indicates that the proposed development was reviewed by the County and found to be in compliance with all applicable development regulations.

Both apartment units and condominium units are considered *"Multiple-family buildings"* therefore conversion from apartments into condominiums is possible provided conversion does not create more than 144 units. If the unit count does not change no further zoning approval is required.

This letter hereby notifies the Lee County Division of Zoning your intention to create a residential condominium by conversion on the above referenced property.

A check of our current records show no outstanding violations at this time.

Please be advised that the information provided herein is based on current regulations and may be subject to change as ordinances are enacted or amended.

Should you have further questions, please do not hesitate to contact our office.

Sincerely,

DEPARTMENT OF COMMUNITY DEVELOPMENT
Zoning Division

Shawn Lamey
Planner
SCL/dxc

cc: Eduardo Avila

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