May 9, 2017

TO: Town of Miami Lakes
Planning and Zoning Department
6601 Main Street
Miami Lakes, Florida 33014

Re: Folio #32-2015-044-0010
15800 N.W. 77 Court
Miami Lakes, Florida
Applicant: Recondite, LLC

REVISED LETTER OF INTENT

Applicant is the Owner of the above referenced property. The property is vacant and has no existing structures. The property is zoned RO-50. The applicant seeks to construct a total of 8 buildings each with a three story height creating a residential community of 108 apartments as shown on the accompanying site plan submitted herewith. (54 units of 2 bedroom 2 baths and 54 units of 1 bedroom 1 ½ baths)

The subject property is 2.58 acres and based upon the submitted site plan for the proposed apartment units, 108 units can be constructed with ample parking and meeting all Town of Miami Lakes Code requirements excepting open space and set back requirements. Per the Miami Lakes Development Code any proposed use exceeding 2 stories in height must be approved at a Public Hearing.

Applicant intends to construct some 108 apartments ; being a total of 8 buildings each with 3 stories in height.

This application in contra-distinction to the previously submitted site plan also now requests 2 variances: one variance is needed for open-space and the second for a set-back variance. These variances are needful because the previous height of 6 stories was reduced to address height compatibility concerns. The major reduction of building height occasioned the spreading out of buildings (now 8 buildings where previously there were 3) on the site thus reducing the set-back distances and reducing the open space area provided. These adjustments were necessitated by the Town's request for building height reduction. The reduction of height also resulted in a reduction of number of units from 120 down to 108.

A site plan for 120 units (6 stories high) was previously presented for this property and was denied at a public hearing on January 17, 2017. The present application is substantially and materially changed from the previously submitted site plan. Several pre-application meetings have been had with Town staff prior to this submittal.

The complex will be a rental complex and be managed and operated by professional management company.

RECONDITE, LLC

By:_____
L. Michael Osman, Manager

LMO/mu

TOWN OF MIAMI LAKES, FLORIDA
6601 Main Street, Miami Lakes, Florida 33014

OPINION OF TITLE

TO: TOWN OF MIAMI LAKES Attn: Mr. Alex Rey, Town Manager

With the understanding that this opinion of title is furnished to TOWN OF MIAMI LAKES, as an inducement for acceptance by the Town of an Application for site plan approval of Recondite, LLC. It is hereby certified that I have examined the complete title records covering the period from the BEGINNING to April 12, 2017, at 11:00 P.M. relating to the following described real property:

Tract A, Marriott Summerhill Suites, according to the Plat thereof, as recorded in Plat Book 161, Page 32, of the Public Records of Miami-Dade County, Florida.

Basing my opinion on said search, I am of the opinion that on the last mentioned date the fee simple title to the above described real property was vested in:

Recondite, LLC
a Florida limited liability company

Subject to the following encumbrances, liens, and other exceptions:

GENERAL EXCEPTIONS

1. All taxes for the year in which this opinion is rendered, unless noted below that such taxes have been paid.

2. Rights of persons other than the above owners who are in possession.

3. Facts that would be disclosed upon accurate survey.

4. Any unrecorded labor, mechanics' or materialmens' liens.

5. Zoning and other restrictions imposed by governmental authority.

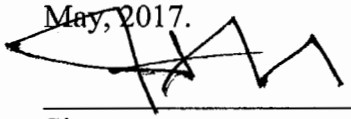
SPECIAL EXCEPTIONS

1. Restrictions, conditions and easements as set out on the Plat of Marriott Springhill Suites, as recorded in Plat Book 161, at Page 32 of the Public Records of Miami-Dade County, Florida.

2. Mortgage, Assignment of Leases and Rents and Security Agreement in favor of Carlos C. Oliva executed by Recondite, LLC dated December 30, 2016 and recorded January 3, 2017 in O.R. Book 30369 Page 4780, Public Records of Miami-Dade County, Florida.

I, the undersigned, further certify that I am an attorney-at-law duly admitted to practice in the State of Florida and a member in good standing of the Florida Bar.

Respectfully submitted this 1st day of May, 2017.



Signature

L. Michael Osman
Print or Type Name
1474-A West 84 Street
Hialeah, Florida 33014
Tel.: (305) 823-1401
Florida Bar No. 257249

MIAMI LAKES
Growing Beautifully

Planning, Zoning, and Code Compliance Department

PLANNING AND ZONING PUBLIC HEARING APPLICATION

32-2015-044-0010

PHSP2017-0005 File #

4/7/17 Date Received

March-2017 Date of Pre-application Meeting

NOTE TO APPLICANTS: A pre-application meeting with the Town's Planning and Zoning Department staff is required prior to official application filing. Please call 305 364-6100 for an appointment.

1. Name of Applicant Recondite, LLC
   a. If applicant is owner, give name exactly as recorded on deed.
   b. If applicant is lessee, attach copy of valid lease of 1 year or more and Owner's Sworn-to-Consent form.
   c. If applicant is corporation, partnership, limited partnership, or trustee, a separate Disclosure of Interest form must be completed.

   Mailing Address 1474-A West 84 Street

   City Hialeah State Florida ZIP 33014

   Tel. # (during working hours) (305) 823-1401 Other (305) 556-4446

   E-Mail: LMO1474@aol.com Mobile #: (305) 801-5419

2. Name of Property Owner Recondite, LLC

   Mailing Address 1474-A West 84 Street

   City Hialeah State Florida ZIP 33014

   Tel. # (during working hours) (305) 823-1401 Other (305) 556-4446

3. Contact Person L. Michael Osman

   Mailing Address 1474-A West 84 Street

   City Hialeah State Florida ZIP 33014

   Tel. # (during working hours) (305) 823-1401 Other (305) 556-4446

   E-Mail: LMO1474@aol.com Mobile #: (305) 801-5419

4. LEGAL DESCRIPTION OF THE PROPERTY COVERED BY THE APPLICATION
   a. If subdivided, provide lot, block, complete name of subdivision, plat book and page number.
   b. If metes and bounds description, provide complete description (including section, township, and range). c. Attach a separate typed sheet, if necessary. Please verify the accuracy of your legal description

   Tract A Marriott Springhill Suites

   Plat Book 161 Page 32 Folio#32-2015-044-0010

MIAMI LAKES
Growing Beautifully

5. Address or location of property (including section, township, and range): _____
15800 N.W. 77 Court Miami Lakes, Florida 33016

6. Size of property: 469 × 235 Acres 2.58

7. Date subject property ☒ acquired or ☐ leased 31 day of December 2016

Term of lease; N/A years/months.

8. Does property owner own contiguous property to the subject property? If so, give complete legal description of entire contiguous property. (If lengthy, please type on a sheet labeled "Contiguous Property.")

No

9. Is there an option to ☐ purchase or ☐ lease the subject property or property contiguous thereto? ☐ Yes ☒ No

If yes, who are the potential purchasers or lessees? (Complete section of Disclosure of Interest form, also.)

_____

10. Present zoning classification(s): RU-50 Present land use classification(s): Hotel/Motel/Multi-Family

11. REQUEST(S) COVERED UNDER THIS APPLICATION:

Please check the appropriate box and give a brief description of the nature of the request in the space provided. Be advised that all zone changes require concurrent site plan approval.

☐ District Boundary (Zone) Change(s):
Zoning Requested: _____

☐ Future Land Use Map (FLUM) Amendment:
Future Land Use Requested: _____

☒ Site Plan Approval _____

☒ Variance variances for open space and set backs are requested

☐ Preliminary Plat Approval: _____

☐ Final Plat Approval: _____

☐ Modification of Previous Resolution/Plan/Ordinance _____

☐ Modification of Declaration or Covenant _____

12. Has a public hearing been held on this property within the last year and a half? ☒ Yes ☐ No

If yes, applicant's name Recondite, LLC Date of Hearing 1/17/17

Nature of Hearing Site plan approval

Decision of Hearing denial Resolution # N/A

13. Is this hearing being requested as a result of a violation notice? ☐ Yes ☒ No

If yes, give name to whom violation notice was served _____

Nature of violation _____

MIAMI LAKES
Growing Beautifully

14. Are there any existing structures on the property? ☐ Yes ☒ No

    If yes, briefly describe _____

15. Is there any existing use on the property? ☐ Yes ☒ No

    If yes, what is the use and when was it established? _____

6601 Main Street • Miami Lakes, Florida, 33014
Office: (305) 364-6100 • Fax: (305) 558-8511
Website: www.miamilakes-fl.gov

OWNERSHIP AFFIDAVIT
FOR
CORPORATION

STATE OF FLORIDA

Public Hearing No. _____

COUNTY OF MIAMI-DADE

Before me, the undersigned authority, personally appeared, hereinafter the Affiants, who being first duly sworn by me, on oath, depose and say:

1. Affiants are the fee owners of the property which is the subject of the proposed hearing.
2. The subject property is legally described as: Tract A Marriott Springhill Suites

   Plat Book 161 Page 32

   Folio #32-2015-044-0010
3. Affiants understand this affidavit is subject to the penalties of law for perjury and the possibility of voiding of any zoning granted at public hearing.

Witnesses:

Miriam Urquiza
Signature

Miriam Urquiza
Print Name

Odalys Hernandez
Signature

Odalys Hernandez
Print Name

L. Michael Osman - Manager

Sworn to and subscribed before me on the 6th day of April, 2017. Affiant is personally known to me or has produced _____ as identification.

Miriam Urquiza
Notary
(Stamp/Seal)

My Commission Expires: _____

MIRIAM URQUIZA
Commission # FF 002268
Expires June 20, 2017
Bonded Thru Troy Fain Insurance 800-385-7019

Witnesses:

_____
Signature

_____
Print Name

_____
Signature

_____
Print Name

Sworn to and subscribed before me on the _____ day of _____, 20___. Affiant is personally known to me or has produced _____ as identification.

_____
Notary
(Stamp/Seal)
My Commission Expires: _____

DISCLOSURE OF INTEREST*

If a CORPORATOIN owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest.]

CORPORATION NAME: Recondite, LLC

NAME AND ADDRESS: 1474-A West 84 Street ~~Hialeah, Florida 33014~~	Percentage of Stock
Redound Corp.1474-A W. 84 St. Hialeah,Fl.33014	50%
Horizon Investments Unlimited Inc. ~~6843 Main St. #302 Miami Lakes, Fl. 33014~~	25%
Mis Kilitos Investments II, LLC 6843 Main St. #302, Miami Lakes, Fl. 33014	25%

If a TRUST or ESTATE owns or leases the subject property, list the trust beneficiaries and percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest.]

TRUST / ESTATE NAME: _____

NAME AND ADDRESS:	Percentage of Interest

If a PARTNERSHIP owns or leases the subject property, list the principals including general and limited partners. [Note: Where partner(s) consist of other partnership(s), corporation(s), trust(s), or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interests.]

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

NAME AND ADDRESS:	Percent of Ownership

If there is a CONTRACT FOR PURCHASE by a Corporation, Trust, or Partnership, list purchasers below, including principal officers, stockholders, beneficiaries, or partners. [Note: Where principal officers, stockholders, beneficiaries, or partners consist of other corporation, trusts, partnerships, or similar entities, further disclosure shall be made to identify natural persons having ultimate ownership interests.]

NAME OF PURCHASER: _____

NAME, ADDRESS, AND OFFICE (if applicable): _____ Percentage of Interest

_____ _____

_____ _____

_____ _____

_____ _____

_____ _____

_____ _____

Date of Contract: _____

If any contingency clause or contract terms involve additional parties, list all individuals or officers if a corporation, partnership, or trust:

_____

_____

_____

_____

_____

_____

NOTICE: For changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

Signature: _____

(Applicant) L. Michael Osman - Manager

Sworn to and subscribed before me this 6th day of April 2017. Affiant

is personally known to me or has produced _____ as identification.

Miriam Urquiza

(Notary Public)

MIRIAM URQUIZA
Commission # FF 002268
Expires June 20, 2017
Bonded Thru Troy Fain Insurance 800-385-7019

My commission expires _____

* Disclosure shall not be required of: (1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or (2) pension funds or pension trusts or more than five thousand (5,000) ownership interests; or (3) any entity where ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five percent (5%) of the ownership interest in the partnership, corporation, or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interests which exceed five percent (5%) of the ownership interests in the partnership, corporation, or trust.

Town of Miami Lakes

8:21 am

PLANNING ZONING AND CODE COMPLIANCE
6601 Main Street
Miami Lakes, FL 33014
(305) 364-6100

RECEIPT
Receipt No: R15813

Case No: **PHSP2017-0005**
Receipt Date: **04/14/2017**
Project Type: **PUBLIC HEARING SITE PLAN**
Paid By: **RECONDITE, LLC**
Project Subtype:
Pay Method: **CHECK** No.: **1010**
Folio No: **3220150440010**
Collected By: **MELBA SANCHEZ**

Site Address: **15800 NW 77 CT, MIAMI LAKES, FL 33016**

Applicant Information	Main Contact	Owner Information
RECONDITE, LLC	**MICHAEL OSMAN**	**MIAMI LAKES 158 LLC**
1474-A WEST 84 ST	**1474-A WEST 84 ST**	**480 W 84 ST A 105**
MIAMI LAKES, FL 33014	**MIAMI LAKES, FL 33014**	**HIALEAH,, FL 33014-**

Description:
LUCIDA 15800 NW 77 CT

Fee	Amount Paid
ASPR- RES PH, COST RECOVERY	$3,500.00

GREEN SECUREINK CHAIN AND GREEN DIAMOND DISAPPEAR WHEN COPIED. HEAT SENSITIVE RED LOCK DISAPPEARS WHEN HEATED.

1010

RECONDITE, LLC
1474A WEST 84TH ST.
HIALEAH, FL 33014

Sabadell United Bank
63-964/670

EZShield™ Check Fraud Protection for Business

4-13-17

PAY TO THE ORDER OF Town of Miami Lakes $5250-

Five Thousand Two Hundred Fifty Dollars DOLLARS

Site plan and
Variance application fees

MEMO RE: Lucia / 15800 N.W. 77 Ct.

AUTHORIZED SIGNATURE

Security features. Details on back.

⑈001010⑈ ⑆067009646⑆ 100000958 5⑈

Total Amount Paid	$3,500.00

www.miamilakes-fl.gov

Town of Miami Lakes
Department of Planning, Zoning and Code Compliance
6601 Ma Street • Miami Lakes, Florida 14
(305) 364-6100 / Fax: (305) 558-8511
www.miamilakes-fl.gov

rom: Brandon R. Schaad, Director of Planning – Planning, Zoning and Code Compliance
To: Finance Department

RECEIPT DATE: 4/13/17

☐ DEPOSIT (001-220100)
- ☐ INITIAL $_____ CASE # PHSP2017-0005
- ☐ SUPPLEMENTAL $_____
- ☒ OTHER: Cost Recovery $3500.-

TOTAL: $3500.-

☐ PAYMENT ON COST RECOVERY ACCOUNT

Folio #: 32-2015-044-0010
Address: 15800 NW 77 Ct.
M. Lakes, Fl. 33014

Please apply funds received from Recondite, with check # 1010, Bank Name Sabadell Bank United, in the amount of $ 3500.- as follows:

COST RECOVERY APPLICABLE TO DEPOSIT: YES / NO
- ☒ (Advertising) The Miami Herald / Daily Business Review
- ☒ (Posting) In-house
- ☒ (Notification) In-house
- ☒ (Consulting) _____
- ☒ (Legal) _____
- ☒ (Recording) Miami-Dade County Clerk of Court
- ☐ Other: _____

Susana Alonso Senior Planner — Date

Arturo Moron, Controller — Date

① Check for #5250-
② projects.
PHSP #3500.-
VARH- #1750.-