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VIA ELECTRONIC MAIL AND HAND DELIVERY

April 4, 2017

Mr. Alex Rey, Town Manager
Mr. Darby DelSalle, AICP, Director of Planning
Town of Miami Lakes
6601 Main Street
Miami Lakes, Florida 33014

Re: Amended and Restated Letter of Intent / Folio No. 32-2016-000-0040 / Dunnwoody / Satori / Privacy Patio Wall Variance

Dear Messrs. Rey and DelSalle:

As you know, this law firm represents Lennar Homes, LLC (“Applicant”), the owner of the property located at the northwest corner of NW 154 Street and NW 87 Avenue, in the Town of Miami Lakes (“the Town”), further identified by Miami-Dade County Folio No. 32-2016-000-0040 (the “Property”). This letter shall serve as the Applicant’s amended and restated letter of intent in support of the variance request related to the material to be used for the townhome patio wall (referred to as the “Application”).

Property. The Property is approximately 142.67 acres of land located at the north side of NW 154 Street, between NW 87 Avenue and the I-75 Extension (S.R. 93). The Property is zoned “RM-13” (Low Density Residential District RU-3M) by the Town’s Land Development Regulations and Official Zoning Map. The Property is currently being developed with 482 first-class homes consisting of 256 single family homes and 226 townhomes. The site plan approved by the City Council provides for a luxurious community accompanied by a community clubhouse amenity on a nearly one-acre site. The clubhouse will provide residents with an array of recreational and entertainment options, including a pool, tot lot and views of the existing lake that will enhance the experience of this Zen inspired world class community, known as Satori by Lennar (“Satori”) in Miami Lakes.

While processing the townhome plans for permitting, it was discovered that the patio privacy wall material was not approved for anything other than a masonry wall or other similar materials. The Applicant’s variance request is to allow for other materials to be permitted for the patio privacy wall, instead of the masonry material required by the Miami Lakes Town Code (the “Town Code”).

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Attached please find the details of the horizontal patio privacy wood fence, along with the renderings depicting the final product once built. As you know, Satori's design concept is one of peace, serenity and minimalism to achieve a calming environment to commune with nature. As such, a masonry wall is a harsh contrast to the idea of a natural environment to promote tranquility. The requested variance would not cause substantial detriment to the adjoining properties since the request is de minimis and internal to Satori.

Zoning Requests. In order to develop the Project, the Applicant respectfully requests approval of the following requests:

- (1) A variance to permit a patio wall of another material that is not masonry which is required by the Code pursuant to Section 13-444 (16).

Pursuant to Section 13-305(f)(1) of the Town Code, the Town Council or designated Town board shall balance the rights of property owners in the Town as a whole against the need of the individual property owner to deviate from the requirements of the Town Code, based on an evaluation of the following factors:

- a. Whether the Town has received written support of the specifically identified variance requests from adjoining property owners;
- b. Whether approval of the variance would be compatible with development patterns in the Town;
- c. Whether the essential character of the neighborhood would be preserved;
- d. Whether the variance can be approved without causing substantial detriment to adjoining properties;
- e. Whether the variance would do substantial justice to the property owner as well as to other property owners justifying a relaxation of this chapter to provide substantial relief;
- f. Whether the plight of the applicant is due to unique circumstances of the property and/or applicant which would render conformity with the strict requirements of this chapter unnecessarily burdensome;
- g. Whether the special conditions and circumstances which exist are the result of actions beyond the control of the applicant.

With respect to the evaluation criteria above, we would note that this variance is de minimis and does not permit an unjustified use. This is a non-use variance internal to the Satori community. The Zen concept community, the first in Miami Lakes, has been widely supported and accepted by local residents, and future home buyers. This unique design concept is a special circumstance whereby varying the Code would be appropriate. The request is solely for the use of another material that is not masonry as called out by the Town Code. Approving this request will continue

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to maintain and preserve the character of the entire community and will not negatively impact the adjoining property. This request would be applicable to the interior of Satori, and all townhome lots would be treated equally and maintain the essential character of the Zen inspiration.

Based on the forgoing, we look forward to your favorable recommendation. Should you have any questions or concerns regarding this Application, please call me at (305) 789-7407.

Sincerely,

HOLLAND & KNIGHT, LLP

A handwritten signature in blue ink, appearing to read "Gloria M Velazquez", is written over a light gray rectangular background.

Gloria M Velazquez, Esq.

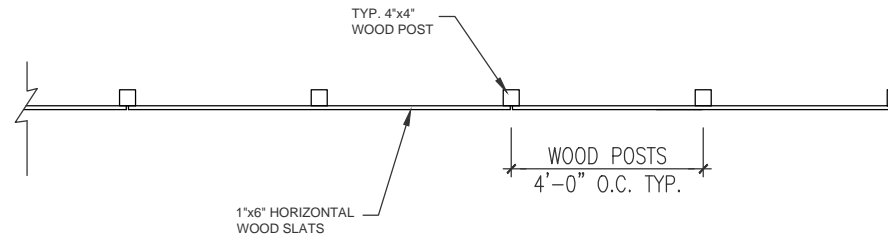
Enclosures

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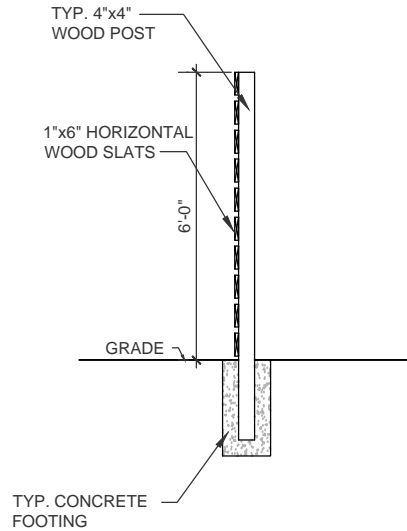
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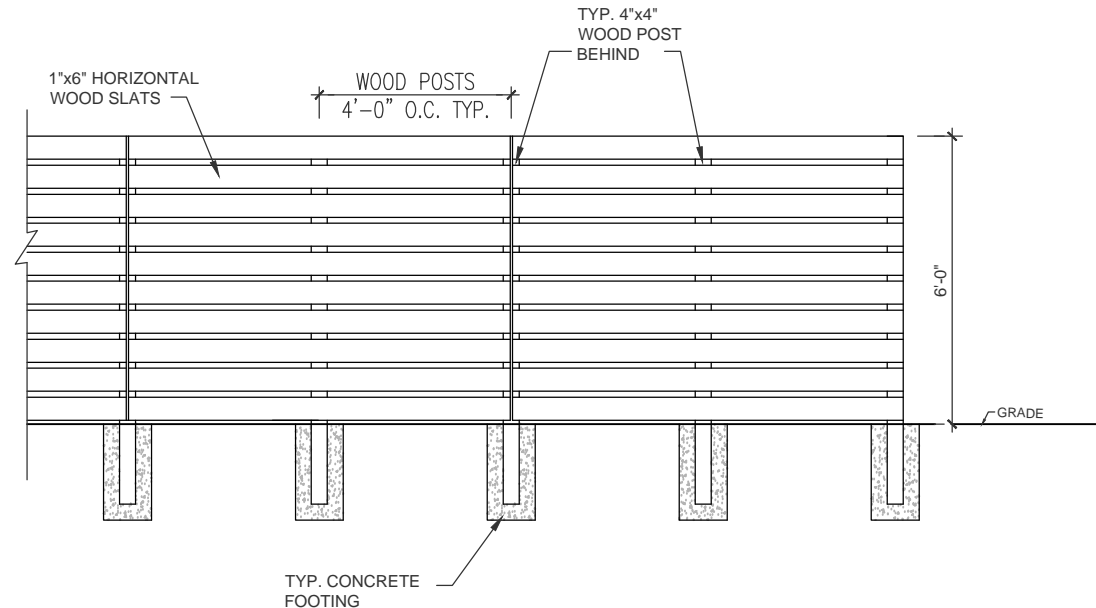
PLAN VIEW

N.T.S.



SIDE VIEW

N.T.S.



FRONT VIEW

N.T.S.

TYP. 6' HIGH (PRIVACY WALL) WOOD FENCE

NOTE: FOR DIMENSIONS OF WOOD POSTS, WOOD SLATS AND FOOTING DETAILS, REFER TO SHOP DRAWINGS PROVIDED BY MANUFACTURER





