

**Via Electronic Delivery**

April 10, 2017

Planning & Zoning Department  
Town of Miami Lakes  
15700 NW 67 Avenue  
Miami Lakes, FL 33014

**LETTER OF INTENT**

Re: The Graham Companies ("Applicant")  
Approximately 9.445 +/- acres of undeveloped land located in Miami Lakes, FL,  
more particularly described as Folio #'s 32-2022-001-0220, 32-2022-001-0230,  
32-2022-001-0830, 32-2022-001-0840, and a portion of 32-2022-008-0013  
("Property")

Dear Miami Lakes Planning & Zoning Department:

The attached Planning & Zoning Public Hearing Application requests the following:

1. Rezone the Property from IU-C to RM-36
2. Amend the Future Land Use Map (FLUM)<sup>1</sup> to High Medium Density Residential
3. Site Plan approval for a maximum of 220 age-restricted rental units (please note that the Site Plan was separately submitted to the Town of Miami Lakes for staff review; said site plan is intended to be incorporated into this application so that all three requests can be heard as part of the same application.)

The Property is owned by The Graham Companies and is currently zoned **IU-C**. The Graham Companies will covenant that the subject will property will be developed with a maximum of 220 rental apartment units to be operated under the guidelines provided by the Housing for Older Persons Act of 1995. Occupancy will be restricted such that at least one person sixty two (62) years of age or older will occupy 100% of the units and no residents under the age of nineteen (19) will be permitted.<sup>2</sup> The covenant will have a term of thirty (30) years with three (3) automatic renewals, each for ten (10) years.

As part of this application, The Graham Companies proffers to donate to the Town a 1.3-acre site adjacent to the residential community and a 6,000 square-foot shell building.

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<sup>1</sup> Please note that pursuant to Fla Statutes 163.3187, the subject 9.43 acre site is exempt from the State of Florida comprehensive land use plan amendment process.

<sup>2</sup> Except as otherwise allowed under extenuating circumstances under HOPA.

The proffer requires that the Town use the property as an activity center primarily for the benefit of the Town's elderly population ("Senior Center"). The Senior Center will be owned, operated and managed by the Town as long as it remains principally a community center primarily for benefit of the Town's senior population.

It is contemplated that future components nearby or adjacent to the subject property will include an assisted living facility ("ALF"), skilled nursing facility ("SNF"), and the aforementioned Senior Center. It is intended that all uses will benefit from the proximity of the other uses and the coordination of all uses is the uniqueness of the total project. The Graham Companies will coordinate with the Town to schedule activities and use of the residential community's amenities including its pool and fitness center for the mutual benefit of the community's renters and the Town's residents.

The Applicant, its counsel and representatives have met with Town staff on several occasions as part of the pre-submittal process and have incorporated the various recommendations and requests into the application and this letter of intent.

We therefore respectfully request your favorable review and processing of the enclosed Planning & Zoning Public Hearing Application. Should you have any question regarding the application or any enclosures, do not hesitate to contact the undersigned.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Robert Elias', with a long, sweeping horizontal line extending to the right.

Robert Elias, Esq.

cc: Luis Martinez