

W. TUCKER GIBBS, P.A.

ATTORNEY AT LAW

P.O. BOX 1050
COCONUT GROVE FL 33133

TELEPHONE (305) 448-8486
FACSIMILE (305) 448-0773
tucker@wtgibbs.com

March 24, 2017

VIA EMAIL

Raul Gastesi, Jr.
Miami Lakes Town Attorney
8105 NW 155th St
Miami Lakes, FL 33016-5872

Re: Comar Ventures Corporation v. Town of Miami Lakes
Case No. 2016-368-AP

Dear Mr. Gastesi:

I have been retained by Comar Ventures Corporation in relation to the referenced matter. The purpose of this letter is to propose a settlement to the Town of Miami Lakes as follows:

1. The Town will approve the final plat that was given preliminary approval as the Loch Ness Gardens plat through Resolution 15-1338.
2. Comar Ventures through a unity of title (that may be dissolved only after approval by the Town Council of the Town of Miami Lakes) shall combine lots 3 and 4 of the Loch Ness Gardens plat. The unity of title shall be filed within 30 days of the final non-appealable approval of the Loch Ness Gardens plat.
3. In furtherance of this settlement, Comar Ventures has submitted a site plan that shows:
 - a. Four single-family houses as follows: one house on lot one, one house on lot two, one house on lot five and one house on the combined lots three and four.
 - b. That none of the four houses shall face Loch Ness Drive.
 - c. That none of the four houses will be more than one story in height.
4. The town will approve a site plan that shows:
 - a. Four houses as follows: one house on lot one, one house on lot two, one house on lot five and one house on the combined lots three and four.

- b. None of the four houses shall face Loch Ness Drive.
- c. None of the four houses will be more than one story in height.

5. Within 30 days of the latter of the non-appealable plat approval or the non-appealable site plan approval Comar Ventures shall file a voluntary dismissal with prejudice of the referenced action and the related request for relief pursuant to the Florida Land Use and Environmental Dispute Resolution Act.

This offer is for settlement purposes only and is not an admission that the plat or site plan presented is inconsistent with or in violation of the law. Furthermore, this letter reserves all of Comar Ventures' rights, without limitation and/or reservation.

Sincerely,



W. Tucker Gibbs