



Planning, Zoning, and Code Compliance Department

SITE PLAN APPLICATION

33-2015-044-0010

RECEIVED 12/30/16

File # PHSP 2016-0005

Date of Pre-application meeting

Date Received 12/30/16

1. NAME OF APPLICANT Recondite, LLC All property owners/lessees must participate as Applicant(s) or designate a representative to participate on their behalf.

- 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: LM01474@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: LM01474@aol.com Mobile #: 305-801-5419


MIAMI LAKES
Growing Beautifully

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

5. Address or location of property: 15800 N.W. 77 Court Miami Lakes, Florida

6. Size of property: 459 x 235 Acres 2.57

7. Date subject property acquired or leased 30 day of December 2016

Term of lease; _____ 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): RO-50 Present land use classification(s): Motel/Multi-family

11. Is site plan approval being requested as a result of a violation notice? Yes No

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

Nature of violation _____

12. Please describe proposed improvements in detail (include additional sheets if necessary):

3-6 story apartment buildings to create a total of 120 apartment units;

100 @ 2/bedroom 2 bath; 20 @ 1 bedroom 1 bath (see attached site plan

for more detailed project information)

6601 Main Street • Miami Lakes, Florida, 33014

Office: (305) 364-6100 • Fax: (305) 558-8511

Website: www.miamilakes-fl.gov

**OWNER OR TENANT AFFIDAVIT
FOR
CORPORATION**

STATE OF FLORIDA

Public Hearing No. PHSP 2016-0005

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 Summerhill Suites,
according to the plat thereof, as recorded in Plat Book 161, Page 32
Public Records of Miami-Dade County, Florida.
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.
4. I, L. Michael Osman as Manager (title) of Recondite, LLC (name of corporate entity), being first duly sworn, depose and say that Recondite LLC (name of corporate entity) is the owner / ~~tenant~~ **(circle one)** of the property described and which is the subject matter of the proposed hearing; that all the answers to the questions in this application, and all sketch data and other supplementary matter attached to and made a part of the application are honest and true to the best of my knowledge and belief. I understand this application must be completed and accurate before a hearing can be advertised.

L. Michael Osman as Manager will represent the Company at the hearing.

Witnesses:

Miriam Urquiza
Signature
Miriam Urquiza
Print Name

Odalys Hernandez
Signature
Odalys Hernandez
Print Name

Affiant
L. Michael Osman
Affiant's Signature
L. Michael Osman
Print Name

Sworn to and subscribed before me on the 30 day of December, 20 16. Affiant is personally known to me or has produced _____ as identification.

Miriam Urquiza
Notary
(Stamp/Seal)

My Commission Expires




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Website: www.miamilakes-fl.gov

OWNER AFFIDAVIT

Sworn to and subscribed before me on the 30 day of December, 2016. Affiant is personally known to me or has produced _____ as identification.



Miriam Urquiza
Notary Public, State of Florida

My Commission Expires: _____



DISCLOSURE OF INTEREST*

If a CORPORATION 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: <u>Recondite, LLC</u>	
NAME AND ADDRESS: <u>1474-A West 84 St. Hialeah, Fl. 33014</u>	Percentage of Stock
<u>Horizon Investments Unlimited Inc.</u>	<u>25%</u>
<u>6843 Main Street-Suite 320 Miami Lakes, Fl. 33014</u>	
<u>Mis Kilitos Investments II, LLC</u>	<u>25%</u>
<u>6843 Main Street, Suite 320 Miami Lakes, Fl. 33014</u>	
<u>Redound Corp.</u>	<u>50%</u>
<u>1474-A West 84 Street, Hialeah, Fl. 33014</u>	

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: N/A

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: *[Signature]* MANAGER
L. Michael Osman/ (Applicant)
Recondite, LLC

Sworn to and subscribed before me this 30 day of December 2016. Affiant is personally known to me or has produced _____ as identification.

[Signature]
(Notary Public)

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.