

DEPARTMENT OF PLANNING AND ZONING
APPLICATION FOR SUBSTANTIAL COMPLIANCE DETERMINATION



Section 14 Township 55 Range 39 Folio number (s): 30-5114-00-0200

(1) Applicant Name Three Lakes Apartments LLC
Mailing Address 477 Rosemary Avenue, # 301
City West Palm Beach State FL Zip Code 33401
Telephone Number 5618321114 Fax Number 5618285840
E-Mail Address: PalmerA@RichmanCapital.com

(2) Name of Property Owner same as applicant
Owner's Mailing Address _____
City _____ State _____ Zip Code _____
Owner's Telephone Number _____ Fax Number _____
E-Mail Address: _____

(3) Contact Person same as applicant - Alessandria Palmer
Contact Person's Mailing Address _____
City _____ State _____ Zip Code _____
Contact Person's Telephone Number _____ Fax Number _____
E-Mail Address: _____

(4) Location of Subject Property SE corner of SW 127th Ave & SW 136th St.
Size of Property (_____) X (_____) or 9.8050 +/- Acres

(5) Legal Description of the Property:
see Exhibit A attached

(6) State in brief and concise language the justification for proposed deviation from the approved plans.

See attached letter of intent.

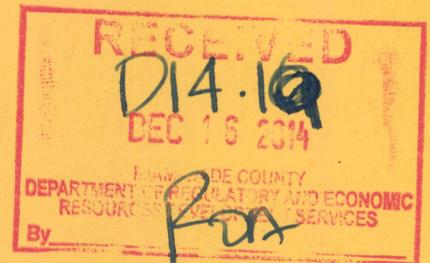
SUBSTANTIAL COMPLIANCE DETERMINATION APPLICATION

PLANS INFORMATION

(7) Name of Plan _____
Plans Prepared By _____
Number of Pages _____ including landscape plans

ZONING INFORMATION

(8) Property Zoning RU-4
Type of Development Multifamily Residential
Residential: Total Number of Units 240 Office: Total sq. ft. _____
Business: Total sq. ft. _____ Industrial: Total sq. ft. _____
Applicable Resolution(s) (attach copy) _____
Applicable Covenant(s) (Official Record Book and Page Number (s)) (attach copy) _____



OWNERSHIP AFFIDAVIT
FOR

~~CORPORATION~~ Limited Liability Company

STATE OF Florida Public Hearing No. _____

COUNTY OF Palm Beach

Before me, the undersigned authority, personally appeared William Todd Fabbri
hereinafter the Affiant(s), who being first duly sworn by me,
on oath, deposes and says:

- Affiant is the president, Executive vice-president or CEO of the Limited Liability Company Corporation, with the following address:
477 Rosemary Ave, # 301, West Palm Beach, FL 33401
Limited Liability Company
- The Corporation owns the property which is the subject of the proposed hearing.
- The subject property is legally described as:

See exhibit A attached.

- Affiant is legally authorized to file this application for public hearing.
- Affiant understands this affidavit is subject to the penalties of law for perjury and the possibility of voiding of any zoning granted at public hearing.

Witnesses:

Alexander Palm
Signature

Alessandra Palmer
Print Name

[Signature]
Signature

Michael Stephan
Print Name

[Signature]
Affiant's signature

WILLIAM TODD FABBRI
Print Name

Sworn to and subscribed before me on the 9th day of December 20 14.

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

Notary Leah N. Stewart

(Stamp/Seal)

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 other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

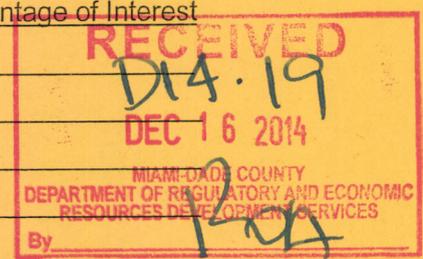
Limited Liability Company CORPORATION NAME: Three Lakes Apartments LLC

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<u>Three Lakes Apartments LLC</u>	<u>100%</u>
<u>477 S Rosemary Ave, #301</u>	_____
<u>West Palm Beach, FL 33401</u>	_____
_____	_____

If a TRUST or ESTATE owns or leases the subject property, list the trust beneficiaries and the 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 _____

<u>NAME AND ADDRESS</u>	<u>Percentage of Interest</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____



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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

<u>NAME AND ADDRESS</u>	<u>Percentage of Ownership</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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 corporations, trusts, partnerships or other similar entities, further disclosure shall be made to identify natural persons having the 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 any 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.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: _____
(Applicant)

Sworn to and subscribed before me this 9th day of Dec, 2014. Affiant is personally know to me or has produced _____ as identification.

Leah N. Stewart
(Notary Public)

My commission expires: _____



*Disclosure shall not be required of: 1) any entity whose equity interests in which are regularly

APPLICANT'S AFFIDAVIT

The Undersigned, first being duly sworn depose that all answers to the questions in this application, and all supplementary documents made a part of the application are honest and true to the best of (my)(our) knowledge and belief. (I)(We) understand this application must be complete and accurate before the application can be submitted.

OWNER OR TENANT AFFIDAVIT

(I)(WE), _____, being first duly sworn, depose and say that (I am)(we are) the [] owner [] tenant of the property described and which is the subject matter of the application.

Signature Signature

Sworn to and subscribed to before me this ____ day of _____, _____. Notary Public: _____ Commission Expires: _____

LIMITED LIABILITY COMPANY CORPORATION AFFIDAVIT

(I)(WE), William T. Fabbri, being first duly sworn, depose and say that (I am)(we are) the [] President [] Vice-President [] Secretary [] Asst. Secretary of the aforesaid corporation, and as such, have been authorized by the corporation to file this application; and that said corporation is the [] owner [] tenant of the property described herein and which is the subject matter of the proposed application.

Attest: _____

[Signature]
Authorized Signature
Executive Vice President
Office Held

(Corp. Seal)



Sworn to and subscribed to before me this 9th day of DEC, 2014

Notary Public: Leah N Stewart
Commission Expires: _____

PARTNERSHIP AFFIDAVIT

(I)(WE), _____, being first duly sworn, depose and say that (I am)(we are) partners of the hereinafter named partnership, and as such, have been authorized to file this application; and that said partnership is the [] owner [] tenant of the property described herein which is the application.

By _____ % (Name of Partnership)
By _____ %
By _____ %

Sworn to and subscribed to before me this ____ day of _____, _____. Notary Public: _____ Commission Expires: _____



ATTORNEY AFFIDAVIT

I, _____, being first duly sworn, depose and say that I am a State of Florida Attorney at Law, and I am the Attorney for the Owner of the property described and which is the application.

Signature Notary Public: _____

Sworn to and subscribed to before me this ____ day of _____, _____. Commission Expires: _____

LEGAL DESCRIPTION:

THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 55 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA.

LESS AND EXCEPT THE FOLLOWING PARCELS A AND B, CONVEYED TO TRAIL WALK, LLC, A FLORIDA LIMITED LIABILITY, BY VIRTUE OF SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 21277, PAGE 452, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, TO WIT:

PARCEL A:

THE NORTH 448.00 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 55 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA.

PARCEL B:

THAT PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 55 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 14; THENCE RUN SOUTH 87°47'04" WEST ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SOUTHEAST 1/4, FOR A DISTANCE OF 525.83 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE CONTINUE SOUTH 87°47'04" WEST ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SOUTHEAST 1/4 OF SECTION 14, FOR A DISTANCE OF 791.82 FEET TO A POINT; THENCE RUN NORTH 02°39'59" WEST ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 14, FOR A DISTANCE OF 913.10 FEET TO A POINT; THENCE RUN NORTH 87°39'09" EAST ALONG A LINE 448.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 14, FOR A DISTANCE OF 796.90 FEET TO A POINT; THENCE RUN SOUTH 02°20'51" EAST FOR A DISTANCE OF 914.91 FEET TO THE POINT OF BEGINNING.

