

14	55	39
----	----	----

Sec. Twp. Range

**ZONING HEARING APPLICATION  
MIAMI-DADE COUNTY  
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES**

**RECEIVED**  
213-093  
NOV 15 2013

ZONING HEARINGS SECTION  
MIAMI-DADE PLANNING AND ZONING DEPT.

AD

LIST ALL FOLIO #s: 30-5914-000-0200

Date Received

**1. NAME OF APPLICANT** (Owner(s) of record of the property or lessee. If applicant is a lessee, an executed 'Owner's Sworn-to-Consent' and copy of a valid lease for 1 year or more is required. If the applicant is a corporation, trust, partnership, or like entity, a 'Disclosure of Interest' is required).

Tamiami Kendall Investments, Inc.

**2. APPLICANT'S MAILING ADDRESS, TELEPHONE NUMBER:**

Mailing Address: 267 Minorca Avenue, Suite 200  
 City: Coral Gables State: FL Zip: 33134 Phone#: \_\_\_\_\_

**3. OWNER'S NAME, MAILING ADDRESS, TELEPHONE NUMBER:**

Owner's Name (Provide name of ALL owners): same as above  
 Mailing Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_ Phone#: \_\_\_\_\_

**4. CONTACT PERSON'S INFORMATION:**

Name: Ryan D. Bailine, Esq. Company: Stearns Weaver Miller, et al  
 Mailing Address: 150 West Flagler Street, Suite 200  
 City: Miami State: FL Zip: 33130  
 Phone# 305-789-4179 Fax# 305-789-2635 E-mail: rbailine@stearnsweaver.com

**5. LEGAL DESCRIPTION OF ALL PROPERTY COVERED BY THE APPLICATION**

(Provide complete legal description, i.e., lot, block, subdivision name, plat book & page number, or metes and bounds. Include section, township, and range. If the application contains multiple rezoning requests, a legal description for each requested zone must be provided. Attach separate sheets as needed and clearly label (identify) each legal description attached. In addition to paper version it is requested that lengthy metes and bounds descriptions be provided on diskette or compact disc in Microsoft Word or compatible software.)

East 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 14, Township 55 South,  
Range 19 East, lying and being in Miami-Dade County, Florida less that portion thereof  
conveyed by Warranty Deed recorded in ORB 31227, at Page 452, of the Public Records of  
Miami-Dade County, Florida.

**6. ADDRESS OR LOCATION OF PROPERTY (For location, use description such as NE corner of, etc.)**

Southeast corner of SW 127th Avenue (Burr Road) and SW 136th Street

7. SIZE OF PROPERTY \_\_\_\_\_ ft x \_\_\_\_\_ ft (in acres); 9.8050 +/-  
(divide total sq. ft. by 43,560 to obtain acreage)

8. DATE property  acquired  leased: April 2005 (month & year)

9. Lease term: N/A years

10. IS CONTIGUOUS PROPERTY OWNED BY THE SUBJECT PROPERTY OWNER(S)?  
no  yes  If yes, provide complete legal description of said contiguous property.  
\_\_\_\_\_  
\_\_\_\_\_

11. Is there an option to purchase  or lease  the subject property or property contiguous thereto?  
no  yes  (If yes, identify potential purchaser or lessee and complete 'Disclosure of Interest' form)  
The Richman Group of Florida, Inc.

12. PRESENT ZONING CLASSIFICATION: BU-1A; and RU-3M

13. APPLICATION REQUESTS (Check all that apply and describe nature of the request in space provided)

- District Boundary(zone) Changes [Zone(s) requested]: RU-4  
(Provide a separate legal description for each zone requested)
- Unusual Use: \_\_\_\_\_
- Use Variance: \_\_\_\_\_
- Non-Use Variance: See attached
- Alternative Site Development: Option: \_\_\_\_\_
- Special Exception: \_\_\_\_\_
- Modification of Previous Resolution/Plan: \_\_\_\_\_
- Modification of Declaration or Covenant: Declaration recorded in ORB 24909, Pages 1820-25

RECEIVED

213-083  
NOV 15 2013

ZONING HEARINGS SECTION  
MIAMI-DADE PLANNING AND ZONING DEPT.

BY AT

14. Has a public hearing been held on this property within the last year & a half? no  yes   
If yes, provide applicant's name, date, purpose and result of hearing, and resolution number:

15. Is this application a result of a violation notice? no  yes . If yes, give name to whom the violation notice was served: \_\_\_\_\_ and describe the violation:  
\_\_\_\_\_

16. Describe structures on the property: None - vacant land

17. Is there any existing use on the property? no  yes . If yes, what use and when established?  
Use: \_\_\_\_\_ Year: \_\_\_\_\_

18. Do you require a translator for the actual hearing? Yes  No   
If yes: Spanish  Haitian Creole  Other  (Please specify which language)  
\_\_\_\_\_

19. If you would like a preliminary courtesy review of your application by the technical staff of the Developmental Impact Committee, please check Yes   
If yes, the application will be placed on the next available Developmental Impact Committee agenda. There is no additional charge for this service.

**ZONING HEARING APPLICATION  
RESIDENCES AT THREE LAKES  
SW 136<sup>TH</sup> STREET AND SW 127<sup>TH</sup> AVENUE**

13. Application Requests: The following Non-Use Variances

Location	Required Accessory Building Setback	Proposed Accessory Building Setback	Requested Variance
Garage #1 and Southern Property Line	75'-0"	69'-5"	69'-5"
Garage #2 and Southern Property Line	75'-0"	69'-5"	69'-5"
Carport IV & Building V	20'-0"	14'-11"	14'-11"
Carport IV & Building VI	20'-0"	18'-8"	18'-8"
Carport III & Building VI	20'-0"	18'-8"	18'-8"
Parking	399 spaces required	365 spaces provided	34 spaces

**RECEIVED**  
213-083  
DEC 17 2013  
ZONING HEARINGS SECTION  
MIAMI-DADE PLANNING AND ZONING DEPT.  
BY           AH

**ZONING HEARING APPLICATION  
THREE LAKES DEVELOPMENT  
SW 136<sup>th</sup> STREET AND SW 127<sup>TH</sup> AVENUE**

13. Application Requests: The following Non-Use Variances

Location	Required Interior Setback	Proposed Interior Setback	Requested Variance
Club House & Building I	20'-0"	13'-5"	6'-7"
Carport IV & Building V	20'-0"	11'-3"	8'-9"
Carport IV & Building VI	20'-0"	18'-4"	1'-8"
Carport III & Building VI	20'-0"	18'-4"	1'-8"
Parking	399	386	13

**RECEIVED**  
213-083  
NOV 15 2013  
ZONING HEARINGS SECTION  
MIAMI-DADE PLANNING AND ZONING DEPT.  
BY           AH

RECEIVED  
43-083  
SEP 17 2013

ZONING HEARINGS SECTION  
MIAMI-DADE PLANNING AND ZONING DEPT

**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 and the hearing advertised.

**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 proposed hearing.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Notary Public:  
Commission Expires:

Sworn to and subscribed to before me  
this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_

**CORPORATION AFFIDAVIT**

(I)(WE), Raquel Carro, President of Tamiami Kendall Investments, Inc., 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 for public hearing; and that said corporation is the  owner  tenant of the property described herein and which is the subject matter of the proposed hearing.

Attest: \_\_\_\_\_  
Authorized Signature  
President  
Office Held

(Corp. Seal)



Sworn to and subscribed to before me  
this 9<sup>th</sup> day of Sept., 2013

\_\_\_\_\_  
Notary Public:  
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 for a public hearing; and that said partnership is the  owner  tenant of the property described herein which is the subject matter of the proposed hearing.

By \_\_\_\_\_ % (Name of Partnership)  
By \_\_\_\_\_ %  
By \_\_\_\_\_ %

Sworn to and subscribed to before me  
this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_

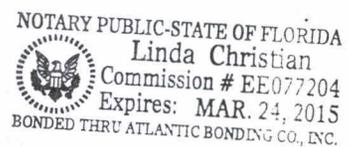
\_\_\_\_\_  
Notary Public:  
Commission Expires:

**ATTORNEY AFFIDAVIT**

I, Ryan D. Bailine, 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 subject matter of the proposed hearing.  
Contract Purchaser

Sworn to and subscribed to before me  
this 16 day of September, 2013

\_\_\_\_\_  
Signature  
Notary Public:  
Commission Expires



**ACKNOWLEDGEMENT BY APPLICANT**

1. The Public Works Department, the Department of Environmental Resources Management (DERM), and other County agencies review and critique zoning hearing applications which may affect the scheduling and outcome of my hearing. These reviews may require additional hearings before DERM's Environmental Quality Control Board (EQCB), or other County boards, and/or the proffering of agreements to be recorded. I am also aware that I must comply promptly with any DERM or Public Works conditions and advise this office in writing if my application will be withdrawn.
2. Filing fees may not be the total cost of a hearing. Some requests require notices to be mailed to property owners up to a mile from the subject property and I am responsible for paying the additional radius mailing costs. In addition to mailing costs, I am responsible for additional fees related to application changes, plan revisions, deferrals, re-advertising, etc., that may be incurred. I understand that fees must be paid promptly. Applications withdrawn within 60 days of the filing are eligible for a refund of 50% of the hearing fee but after that time hearings withdrawn or returned will be ineligible for a refund. Refunds must be requested in writing.
3. Applicable Florida Building Code requirements may affect my ability to obtain a building permit even if my zoning application is approved; and a building permit will probably be required. I am responsible for obtaining any required permits and inspections for all structures and additions proposed, or built without permits. And that a Certificate of Use (C.U.) must be obtained for the use of the property after it has been approved at Zoning Hearing. Failure to obtain the required permits and/or C.U., Certificates of Completion (C.C.) or Certificate of Occupancy (C.O.) will result in enforcement action against any occupant and owner. Submittal of the Zoning Hearing application may not forestall enforcement action against the property.
4. The 3<sup>rd</sup> District Court of Appeal has ruled that zoning applications inconsistent with the Comprehensive Development Master Plan (CDMP) should not be approved by a zoning board and the recommendation will be for denial or deferral. Therefore, I acknowledge that if the hearing request is inconsistent with the CDMP and I decide to go forward then my hearing request can only be denied or deferred, but not approved. I also understand that I will not be reimbursed any fees paid unless I withdraw within 60 days of filing and then I will receive a 50% refund.
5. Any covenant to be proffered must be submitted to the Department's Legal Advisor, on County form, at least 1 month prior to the hearing date. The covenant will be reviewed and the applicant will be notified if changes or corrections are necessary. Once the covenant is acceptable, the applicant is responsible to submit the executed covenant with a current 'Opinion of Title' within 1 week of the hearing. Legal Advisor can advise as to additional requirements applicable to foreign corporations. Documents submitted to Legal Advisor must carry a cover letter indicating subject matter, application number and hearing date. Legal Advisor may be reached at (305) 375-3075

*[Signature]*  
 (Applicant's Signature)  
 Tamiami Kendall Investments, Inc.  
 (Print Name of Applicant)

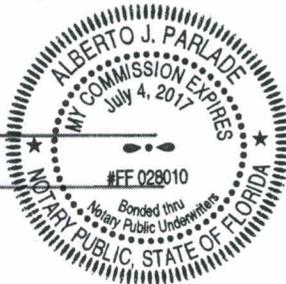
Sworn to and subscribed before me on the  
4<sup>th</sup> Day of November, 2013

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

*[Signature]*  
 (Notary Public's Signature)

My commission expires \_\_\_\_\_

State of: \_\_\_\_\_



\_\_\_\_\_  
 Print Name



ZONING HEARINGS SECTION  
 MIAMI-DADE PLANNING AND ZONING DEPT.  
 BY: *[Signature]*

RECEIVED  
213-013  
SEP 17 2013

ZONING HEARINGS SECTION  
MIAMI-DADE PLANNING AND ZONING DEPT.  
BY AH

**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].

CORPORATION NAME: Tamiami Kendall Investments, LLC

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<u>Jose Carro and Raquel Carro, husband and wife</u> <u>267 Minorca Avenue, Coral Gables, Florida 33134</u>	<u>50%</u>
<u>Capital Investments Trust Dated 5/30/08</u>	<u>50%</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 Capital Investments Trust u/a/d 5/30/08

<u>NAME AND ADDRESS</u>	<u>Percentage of Interest</u>
<u>Yovahnn Vinas</u>	<u>33 1/3%</u>
<u>Yolennie Vinas</u>	<u>33 1/3%</u>
<u>Yarlene Vinas</u>	<u>33 1/3%</u>
<u>All at: 267 Minorca Avenue</u> <u>Coral Gables, FL 33134</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 interest].

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: The Richman Group of Florida, Inc.

**NAME, ADDRESS AND OFFICE (if applicable)**

The Richman Group Development Corporation  
340 Pemberwick Road  
Greenwich, CT 06831

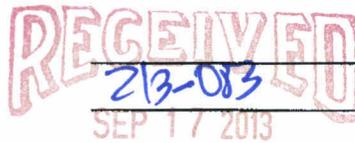
**Percentage of Interest**

100%  
see attached for additional breakdown

Date of contract: May 8, 2013

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



ZONING HEARINGS SECTION  
MIAMI-DADE PLANNING AND ZONING DEPT  
BY AB

**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.

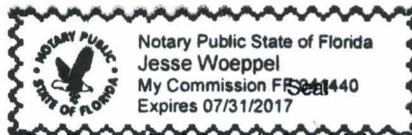
The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

**Signature:** [Signature]  
(Applicant) W. Todd Fabbri, Executive Vice President

Sworn to and subscribed before me this 23 day of August, 20 13. Affiant is personally know to me or has produced \_\_\_\_\_ as identification.

[Signature]  
(Notary Public)

My commission expires: 07/31/2017



\*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 of 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 per cent (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 interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.



RECEIVED  
23-083  
SEP 17 2013

ZONING HEARINGS SECTION  
MIAMI-DADE PLANNING AND ZONING DEPT.  
BY ATP

OWNERSHIP AFFIDAVIT  
FOR  
CORPORATION

STATE OF Florida Public Hearing No. \_\_\_\_\_  
COUNTY OF Miami-Dade

Before me, the undersigned authority, personally appeared Raquel Carro  
\_\_\_\_\_ hereinafter the Affiant(s), who being first duly  
sworn by me, on oath, deposes and says:

- Affiant is the president, vice-president or CEO of the Corporation, with the following address:  
267 Minorca Avenue, Suite 200, Coral Gables, Florida 33134
- The Corporation owns the property which is the subject of the proposed hearing.
- The subject property is legally described as:  
East 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 14, Township 55 South, Range 39 East  
lying and being in Miami-Dade County, Florida less that portion thereof conveyed by Warranty Deed  
recorded in ORB 21277, at Page 452, of the Public Records of Miami-Dade County.
- 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:

[Signature]  
Signature

Alberto J. Parlade  
Print Name

[Signature]  
Signature

Michelle P. Corey  
Print Name

[Signature]  
Affiant's signature

Raquel Carro  
Print Name

Sworn to and subscribed before me on the 9<sup>th</sup> day of SEPT 20 13.

Affiant is personally known to me or has produced N/A as identification

Notary

(Stamp/Seal)

Commission Expires



[L:\forms\afficorp.sam (1/04)]