

RESOLUTION 12-140

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA APPROVING THE FINAL PLAT FOR LAKESIDE AT DORAL, GENERALLY LOCATED AT THE NORTHWEST CORNER OF NW 114TH AVENUE AND NW 41ST STREET, IN THE CITY OF DORAL, MIAMI-DADE COUNTY, FLORIDA; PROVIDING FOR RECORDATION; PROVIDING AN EFFECTIVE DATE

WHEREAS, CC Doral Pebblewalk, LLC and CC Lakeside OP, LLC, ("Applicant"), has requested approval for the Final Plat for Lakeside at Doral, as described in Exhibit "A" attached hereto, generally located at the Northwest corner of NW 114th Avenue and NW 41st Street , Doral, Florida; and

WHEREAS, this application has been reviewed for compliance with Chapter 28 of the Miami-Dade County Code by staff and a Professional Surveyor and Mapper and has been found to be consistent; and

WHEREAS, on October 30, 2012 the City Council held a quasi-judicial hearing and received testimony and evidence related to the Application from the Applicant and other persons and found that the proposed final plat meets all applicable regulations and is consistent with the CDMP; and

WHEREAS, after careful review and deliberation, staff has determined that this application has complied with the Code,

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA THAT:

Section 1. The foregoing "WHEREAS" clauses are hereby ratified and confirmed as being true and correct and are hereby made a part of this Resolution upon adoption hereof.

Section 2. The City Council of the City of Doral hereby approves the Final Plat for Final Plat, generally located Northwest corner of NW 114th Avenue and NW 41st Street, Doral, Florida.

Section 3. This Resolution shall be recorded in the Public Records of Dade County, Florida, with the Applicant to pay the costs thereof.

Section 4. This resolution shall become effective upon its passage and adoption by the City Council.

WHEREAS, a motion to approve the Resolution was offered by Vice Mayor DiPietro who moved its adoption. The motion was seconded by Councilman Cabrera and upon being put to a vote, the vote was as follows:

Mayor Juan Carlos Bermudez	Yes
Vice Mayor Michael DiPietro	Yes
Councilman Luigi Boria	Yes
Councilman Peter Cabrera	Yes
Councilwoman Ana-Maria Rodriguez	Yes


PASSED AND ADOPTED this 30th day of October, 2012



JUAN CARLOS BERMUDEZ, MAYOR

ATTEST:


BARBARA HERRERA, CITY CLERK

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:


JIMMY MORALES, ESQ., CITY ATTORNEY

EXHIBIT “A”

Holland & Knight

701 Brickell Avenue, Suite 3000 | Miami, FL 33131 | T 305.374.8500 | F 305.789.7799
Holland & Knight LLP | www.hklaw.com

Joseph G. Goldstein
305 789 7782
joseph.goldstein@hklaw.com

July 23, 2012

VIA HAND DELIVERY

Mr. Nathan Kogon
Director, Planning and Zoning Department
8300 NW 53 Street, 2nd Floor
Doral, Florida 33166

7/23/12

RE: Lakeside at Doral Final Plat Application

Dear Mr. Kogon:

Please accept this letter of intent on behalf of CC Doral Pebblewalk, LLC and CC Lakeside OP, LLC (the "Applicants"), in connection with the enclosed Final Plat Application for that certain +/-16.4 acre property located at the northwest corner of NW 114 Avenue and NW 41 Street in Doral, Florida for the proposed development known as Lakeside at Doral (the "Property"). The Applicants are seeking approval of a final plat of the property. The Property was recently rezoned to Planned Unit Development (PUD) District. The tentative plat (T-23259) was also recently approved by Miami-Dade County. The proposed final plat shall serve to subdivide the Property in accordance with the PUD approval for multi-family development and a commercial parcel.

Enclosed please find the application forms executed by the Applicants, five (5) copies of the final plat mylars, a copy of the tentative plat approval from Miami-Dade County, a survey of the Property and fees in the amount of \$1,000 for the application review. We ask for your expedited and favorable review of this plat. If you should have any questions, comments, or require additional information, please contact me. Thank you in advance for your considerate attention to this application.

Sincerely yours,

HOLLAND & KNIGHT LLP


for Joseph G. Goldstein, Esq.

Enclosures
#11395536_v1

PUBLIC HEARING APPLICATION COMMUNITY DEVELOPMENT DEPARTMENT
 / Administrative Review Application

Please check one:
 CITY COUNCIL
 ADMINISTRATIVE REVIEW

OFFICIAL USE ONLY
 Application No.: Lakeside Final Plat
 Date Received: 7.23.12

INSTRUCTIONS

This application, with all supplemental data and information, must be completed in accordance with the specific instructions in this application. Applications and all supplemental information must be filed no later than 60 days prior to the regular public hearing date.

APPLICATION

Please indicate which type of application you are submitting by checking one category below:

- | | |
|--|--|
| <input type="checkbox"/> Change in Zoning District | <input checked="" type="checkbox"/> Plat |
| <input type="checkbox"/> Variance | <input type="checkbox"/> Entry Feature |
| <input type="checkbox"/> Appeal of Decision | <input type="checkbox"/> Site Plan |
| <input type="checkbox"/> Conditional Use | <input type="checkbox"/> Other |

IMPORTANT: THE APPLICANT, OR REPRESENTATIVE, MUST BE PRESENT AT THE HEARING TO PRESENT THE PROPOSAL.

Please print or type

Name of Applicant, agent or tenant (with owners affidavit)		
CC Doral Pebblewalk, LLC and CC Lakeside OP, LLC Joseph G. Goldstein, Esq., Attorney for the Applicants		
Mailing Address c/o Joseph G. Goldstein, Esq. Holland & Knight LLP 701 Brickell Avenue, Suite 3000	City, State, Zip Miami, Florida 33131	Telephone 305-789-7782 Fax 305-789-7799
Name of Owner		
CC Doral Pebblewalk, LLC and CC Lakeside OP, LLC		
Mailing Address c/o Joseph G. Goldstein, Esq. Holland & Knight LLP 701 Brickell Avenue, Suite 3000	City, State, Zip Miami, Florida 33131	Telephone 305-789-7782 Fax 305-789-7799

PROPERTY INFORMATION

A. LEGAL DESCRIPTION. (If subdivided - lot, block, complete name of subdivision, plat book and page numbers). If metes and bounds description - Complete description, including section, township and range).

35-3019-001-0353

Folio Numbers 35-3019-001-0352, 35-3019-001-0380 Address 11501 NW 41 Street, Doral, Fl 33178

Lot(s) _____ Block _____ Section _____ Plat Book No. _____ Page No. _____

FINISHED FLOOR ELEVATION (if applicable): _____ FLOOD ZONE: _____

B. ADDRESS (If number has been assigned) 11501 NW 41 Street, Doral, Florida 33178

C. SIZE OF PROPERTY Irregular ft. X _____ ft. = _____ sq. ft.; 16.4 ± Acre(s)
Width Depth

D. Provide legal description or address of any property held by the owner which is contiguous to that which is the subject matter of this application.

See attached Exhibit "A"

E. DATE SUBJECT PROPERTY WAS ACQUIRED 2011

Specify in full the request. (Use a separate sheet of paper if necessary.)

The Applicant is seeking to plat the subject property pursuant to Chapter 83 of the City's Land Development Regulations.

INTENT

Explain purpose of application, benefit(s) in the change and reasons why this application should be approved. Specify the exact nature of the use or operation applied for, together with any pertinent technical data, which will clarify the proposal. (Use a separate sheet of paper if necessary.)

The purpose of this request is to allow the Applicant to subdivide the subject property for the development of a multi-family residential project on 14.6 acres and create a 1.8 acre outparcel for neighborhood retail uses on the subject property consistent with the Lakeside at Doral PUD Pattern Book.

Is this application the result of a Notice of Violation or deviation from approved plans? Yes No
Are there any existing structures on the property? Yes No
If so, what type? (CBS, Frame, Frame-Stucco, Wood, Other) _____

Any applications (except plat applications) which involve new building construction or exterior improvements to an existing building must submit the plans with this application. Plans that are not filed with this application will not be considered by the City of Doral.

All data and exhibits submitted in connection with this application become a PERMANENT PART OF THE PUBLIC RECORDS OF THE CITY OF DORAL.

The following enclosures where applicable MUST BE ATTACHED to complete the application:

- A. SURVEY OF PROPERTY: For vacant or improved property. Must be no more than five years old and sealed by a registered land surveyor. The Building and Planning Department may require a more recent survey if a site visit indicates any discrepancies. Survey must include, where applicable, lot lines, all structures, walls, fences, landscaping, and all physical improvements.
- B. SITE DEVELOPMENT PLAN: Where applicable, plans shall show location and elevations of existing and proposed buildings, proposed additions, alterations and use of each; all dimensions of buildings and space between buildings; setbacks from property lines; proposed and existing off-street parking showing lined spaces, driveways, handicap spaces, compact spaces; a landscape plan that complies with the City of Doral Landscape Ordinance showing location of existing and proposed vegetation, landscaping (i.e. trees and hedges), number, height and species type. The plan shall also show wall and fence height, location and material.
- C. LETTER OF INTENT: A letter of intent must be filed explaining in detail the extent of the development and how the proposal meets the applicable Code criteria. Signature and address must be shown.
- D. OTHER GOVERNMENTS/AGENCIES ENDORSEMENTS: All applicable DERM, Miami-Dade Fire Department, or the Miami-Dade Water and Sewer Department's endorsement must be submitted.
- E. OWNER'S AFFIDAVIT: Owner's affidavit allowing the filing of an application is required on all applications where the applicant is not the owner of the property under consideration; same form allows posting of property.
- F. TRAFFIC STUDY: A detailed traffic analysis considering the impacts of the proposed development on current level-of-service (LOS) standards in abutting (or nearby) roads and intersections.

NOTE: SURVEYS, SITE DEVELOPMENT PLANS, LANDSCAPE PLANS MUST BE SUBMITTED AT STANDARD PLAN SIZE. AN APPLICATION WILL NOT BE CONSIDERED COMPLETE UNLESS 12 COPIES OF THE APPLICATION AND SUPPORTING DOCUMENTATION (FRONT AND BACK), APPROPRIATE PLAN DRAWINGS AND SURVEYS ARE SUBMITTED.

In support of this request, I submit the following additional items, which are attached hereto and made a part of this application:

- 35 MM Photo(s) (Mounted 8½ x 11)
- Letters from Area Residents
- Other _____

Please check only one of the following options:

FOR CITY COUNCIL PURPOSES

I/We understand that additional public hearings may be required and any interested person may discuss the application with City staff to the same extent as the applicant. The application may change during the hearing process and additional public notices may affect the schedule of the hearings. If my/our appeal is denied, I/we must file an appeal to the Circuit Court within 30 days of the meeting.

7/23/12
Date

Applicant's Signature

Joseph G. Goldstein, Esq.
Print Name

PUBLIC HEARING APPLICATION

Page 3

8300 NW 53 STREET, SUITE 100, DORAL, FLORIDA 33166 • (305) 59DORAL (593-6725) • FAX: (305) 470-6850 • WEBSITE: cityofdoral-fl.gov

PUBLIC HEARING APPLICATION

OWNER AFFIDAVIT

I/We _____ as the Owner (s) of Lot (s) See attached Exhibit "A"
Block _____ Section _____ PB/PG _____


of property which is located at 11501 NW 41 Street, Doral, Florida 33178
desire to file an application for a public hearing before the City Council Administrative Review, and
I/We do understand and agree as follows:

1. That the application for a variance will not be heard unless the applicant is present at the hearing.
2. The property will be posted with a sign, which must not be removed until after the public hearing, at which time the City staff will remove the sign.
3. That the requirements of the zoning code, Miami-Dade County Ordinances, the South Florida Building Code, and other government agencies may affect the scheduling and ability to obtain/issue a permit for the proposal.
4. That the only exceptions to the zoning code are those that have been specified in the written application and any other code or plan issues will be corrected by modifying the plans to comply with the respective codes and ordinances of the City of Doral or Miami-Dade County ordinances.
5. That the applicant will be responsible for complying with all the conditions and restrictions imposed by the City Council or City Staff in connection with the request and will take the necessary steps to make the request effective if approved by the City Council or City Staff.
6. That it is the responsibility of the applicant to submit a complete application with all of the documents necessary for the City Council or City Staff to consider the applicant's request.
7. That the applicant is responsible for timely submission and accuracy of all items requested on the application.
8. That the applicant is responsible for any additional fees which include but are not limited to mailing notices to surrounding property owners, legal fees, surveys, and technical reports.


I/We as the owners of the subject property (check one):

- do hereby authorize _____ to act on my/our behalf as the applicant.
 will on my/our own behalf act as applicant(s), and make application in connection with this request for a public hearing administrative review before the City Council or City Staff.

Owner's Name CC Doral Pebblewalk, LLC Signature K. Lawrence Gragg Date 7/23/12
K. Lawrence Gragg, Vice-President

Notary to Owner: Sworn to and subscribed before me this 23rd day of July, 2012. Affiant is personally known to me.
Marilyn Garbett
(Notary Public)


Owner's Name CC Lakeside OP, LLC Signature K. Lawrence Gragg Date 7/23/12
K. Lawrence Gragg, Vice-President

Notary to Owner: Sworn to and subscribed before me this 23rd day of July, 2012. Affiant is personally known to me.
Marilyn Garbett
(Notary Public)


Applicant's Name Joseph G. Goldstein, Esq. Signature Joseph G. Goldstein Date 7/23/12

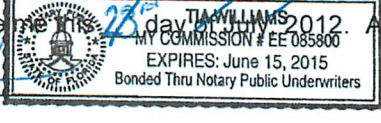
Notary to Applicant: Sworn to and subscribed before me this 23rd day of July, 2012. Affiant is personally known to me.
T. Williams
(Notary Public)


EXHIBIT A

A PORTION OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 19, TOWNSHIP 53 SOUTH, RANGE 40 EAST IN MIAMI-DADE COUNTY, FLORIDA, ALSO KNOWN AS:

TRACT 41 OF FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION No. 1, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2 AT PAGE 17, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA LESS THE WEST 160.00 FEET, LESS THE SOUTH 35.00 FEET AND LESS THE FOLLOWING LEGAL DESCRIPTION, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE POINT OF INTERSECTION OF THE EAST LINE OF SAID TRACT 41 WITH THE NORTH LINE OF THE SOUTH 35.00 FEET OF THE SOUTHWEST $\frac{1}{4}$ OF SAID SECTION 19; THENCE $N01^{\circ}43'42''W$, AS BASIS OF BEARING ALONG THE EAST LINE OF SAID TRACT 41, FOR A DISTANCE OF 294.91 FEET TO THE NORTHEAST CORNER OF SAID TRACT 41; THENCE $S89^{\circ}34'36''W$ ALONG THE NORTH LINE OF SAID TRACT 41, FOR A DISTANCE OF 35.01 FEET TO THE POINT OF INTERSECTION WITH THE WEST LINE OF THE EAST 35.00 FEET OF SAID TRACT 41; THENCE $S01^{\circ}43'42''E$, ALONG THE WEST LINE OF THE EAST 35.00 FEET OF SAID TRACT 41, FOR A DISTANCE OF 249.33 FEET TO A POINT OF CURVATURE; THENCE 39.84 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF $91^{\circ}18'24''$ TO A POINT OF TANGENCY WITH THE NORTH LINE OF THE SOUTH 55.00 FEET OF THE SOUTHWEST $\frac{1}{4}$ OF SAID SECTION 19; THENCE $S89^{\circ}34'42''W$, ALONG THE NORTH LINE OF THE SOUTH 55.00 FEET OF THE SOUTHWEST $\frac{1}{4}$ OF SAID SECTION 19, FOR A DISTANCE OF 4.49 FEET TO A POINT OF CURVATURE; THENCE 496.40 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 7584.44 FEET AND A CENTRAL ANGLE OF $03^{\circ}45'00''$ TO A POINT OF TANGENCY; THENCE $N86^{\circ}40'18''W$ FOR A DISTANCE OF 312.67 FEET TO A POINT OF CURVATURE; THENCE 195.23 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 7868.07 FEET AND A CENTRAL ANGLE OF $01^{\circ}25'18''$; THENCE $N84^{\circ}58'08''W$ FOR A DISTANCE OF 89.93 FEET TO THE POINT OF INTERSECTION WITH THE EAST LINE OF THE WEST 160.00 FEET OF THE SOUTHWEST $\frac{1}{4}$ OF SAID SECTION 19; THENCE $S01^{\circ}45'13''E$ ALONG THE EAST LINE OF THE WEST 160.00 FEET OF THE SOUTHWEST $\frac{1}{4}$ OF SAID SECTION 19, FOR A DISTANCE OF 75.61 FEET TO THE POINT OF INTERSECTION WITH THE NORTH LINE OF THE SOUTH 35.00 FEET OF THE SOUTHWEST $\frac{1}{4}$ OF SAID SECTION 19; THENCE $N89^{\circ}34'42''E$, ALONG THE NORTH LINE OF THE SOUTH 35.00 FEET OF THE SOUTHWEST $\frac{1}{4}$ OF SAID SECTION 19, FOR A DISTANCE OF 1156.30 FEET TO THE POINT OF BEGINNING.

AND

A PORTION OF THE EAST 90.00 FEET OF THE WEST 160.00 FEET TO THE SOUTH $\frac{1}{2}$ OF THE SOUTH $\frac{1}{2}$ OF THE SOUTHWEST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 19, TOWNSHIP 53 SOUTH, RANGE 40 EAST IN MIAMI-DADE COUNTY, FLORIDA, ALSO KNOWN AS:

A PORTION OF TRACT 41 OF FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION No. 1, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2 AT PAGE 17, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA LESS THE WEST 160.00 FEET, LESS THE SOUTH 35.00 FEET AND LESS THE FOLLOWING LEGAL DESCRIPTION, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE POINT OF INTERSECTION OF THE NORTH LINE OF SAID TRACT 41 WITH THE EAST LINE OF THE WEST 160.00 FEET OF THE SOUTHWEST ¼ OF SAID SECTION 19; THENCE S01°45'13"E, ALONG THE EAST LINE OF THE WEST 160.00 FEET OF THE SOUTHWEST ¼ OF SAID SECTION 19, FOR A DISTANCE OF 219.27 FEET; THENCE N84°58'08"W FOR A DISTANCE OF 90.63 FEET TO THE POINT OF INTERSECTION WITH THE EAST LINE OF THE WEST 70.00 FEET OF THE SOUTHWEST ¼ OF SAID SECTION 19; THENCE N01°45'13"W, ALONG THE EAST LINE OF THE WEST 70.00 FEET OF THE SOUTHWEST ¼ OF SAID SECTION 19, FOR A DISTANCE OF 210.70 FEET TO THE POINT OF INTERSECTION WITH THE NORTH LINE OF SAID TRACT 41; THENCE N89°34'36"E, ALONG THE NORTH LINE OF SAID TRACT 41, FOR A DISTANCE OF 90.02 FEET TO THE POINT OF BEGINNING.

AND

TRACT 42 OF FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION No. 1, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2 AT PAGE 17, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LYING AND BEING IN SECTION 19, TOWNSHIP 53 SOUTH, RANGE 40 EAST IN MIAMI-DADE COUNTY, FLORIDA. LESS THE EAST 35.00 FEET THEREOF, FOR RIGHT-OF-WAY PURPOSES, RECORDED IN O.R.B. 14590 AT PAGE 2003 AND O.R.B. 14594 AT PAGE 2524 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

#11378950_v1

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: CC DORAL PEBBLEWALK, LLC

NAME AND ADDRESS		Percentage of Stock
See attached Exhibit "1"		

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		Percentage 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 corporations, trusts, partnerships or similar entities, further disclosure shall be made to identify natural persons having ultimate ownership interests].

NAME OF PURCHASER: _____

NAME AND ADDRESS (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.

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

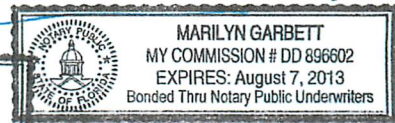
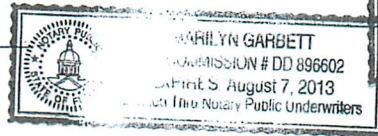
CC DORAL PEBBLEWALK, LLC

Signature: By: *K. Lawrence Gragg*

Print Name/Title: K. Lawrence Gragg, Vice-President

Sworn to and subscribed before me this 20th day of July, 2012. Affiant is personally known to me or has produced _____ as identification.

Marilyn Garbett
(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 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.

EXHIBIT "1"

NAME AND ADDRESS		Percentage of Ownership
Armando Codina, c/o Codina Partners, 135 San Lorenzo Avenue, #750, Coral Gables, FL 33146		9%
Margarita Codina, c/o Codina Partners, 135 San Lorenzo Avenue, #750, Coral Gables, FL 33146		9%
James Carr, c/o CC DEVCO, 135 San Lorenzo Avenue, #740, Coral Gables, FL 33146		10%
Susan Carr, c/o CC DEVCO, 135 San Lorenzo Avenue, #740, Coral Gables, FL 33146		10%
K. Lawrence Gragg, c/o Codina Partners, 135 San Lorenzo Avenue, #750, Coral Gables, FL 33146		5%
Andrew Burnham, c/o CC RESIDENTIAL, LLC, 135 San Lorenzo Avenue, #740, Coral Gables, FL 33146		5%
Ana Marie Codina-Barlick, c/o Codina Partners, 135 San Lorenzo Avenue, #750, Coral Gables, FL 33146		.5%
Amanda Codina, c/o Codina Partners, 135 San Lorenzo Avenue, #750, Coral Gables, FL 33146		.5%
Andria Miyares, c/o Codina Partners, 135 San Lorenzo Avenue, #750, Coral Gables, FL 33146		.5%
Alexandria Codina, c/o Codina Partners, 135 San Lorenzo Avenue, #750, Coral Gables, FL 33146		.5%
AREA Real Estate Opportunity Fund VI, LP, an investment fund whose accredited investors include public and private pension plans c/o Brian Earle, 60 Columbus Circle, 20th Floor, New York, New York 10023		50%

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: CC LAKESIDE OP, LLC

NAME AND ADDRESS		Percentage of Stock
See attached Exhibit "1"		

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		Percentage 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 corporations, trusts, partnerships or similar entities, further disclosure shall be made to identify natural persons having ultimate ownership interests].

NAME OF PURCHASER: _____

NAME AND ADDRESS (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.

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

Signature: *K. Lawrence Gragg*
 Print Name/Title: K. Lawrence Gragg, Vice-President

Sworn to and subscribed before me this 23rd day of July, 2012. Affiant is personally known to me or has produced _____ as identification.

Marilyn Garbett
 (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 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.

EXHIBIT 1

NAME AND ADDRESS		Percentage of Ownership
Armando Codina, c/o Codina Partners, 135 San Lorenzo Avenue, #750, Coral Gables, FL 33146		18%
Margarita Codina, c/o Codina Partners, 135 San Lorenzo Avenue, #750, Coral Gables, FL 33146		18%
James Carr, c/o CC DEVCO, 135 San Lorenzo Avenue, #740, Coral Gables, FL 33146		20%
Susan Carr, c/o CC DEVCO, 135 San Lorenzo Avenue, #740, Coral Gables, FL 33146		20%
K. Lawrence Gragg, c/o Codina Partners, 135 San Lorenzo Avenue, #750, Coral Gables, FL 33146		10%
Andrew Burnham, c/o CC RESIDENTIAL, LLC, 135 San Lorenzo Avenue, #740, Coral Gables, FL 33146		10%
Ana Marie Codina-Barlick, c/o Codina Partners, 135 San Lorenzo Avenue, #750, Coral Gables, FL 33146		1%
Amanda Codina, c/o Codina Partners, 135 San Lorenzo Avenue, #750, Coral Gables, FL 33146		1%
Andria Miyares, c/o Codina Partners, 135 San Lorenzo Avenue, #750, Coral Gables, FL 33146		1%
Alexandria Codina, c/o Codina Partners, 135 San Lorenzo Avenue, #750, Coral Gables, FL 33146		1%

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{00023557; 1}

**MIAMI DADE COUNTY PLAT COMMITTEE
NOTICE OF ACTION**

Plat No.: T - 23259 - 4 - R.A.

STR: 19 53 40

Municipality: DORAL

Zoning:

District: 12

Name: LAKESIDE AT DORAL

Location by Streets: NW 41 ST. & NW 114 AVE.

Owner: CC LAKESIDE OP, LLC

135 SAN LORENZO AVENUE, SUITE 750

CORAL GABLES, FL 33146

Surveyor: LUDOVICI & ORANGE CONSULTING

329 PALERMO AVE.

Coral Gables, FL 33134

Phone: 3054481600

This is to advise you that on July 13, 2012 the Dade County Plat Committee reviewed the above plat and that the same was:

- Recommended for approval subject to conditions indicated on attached action copy.
 Approved as an extension of time, subject to previous requirements and:
 Deferred for reasons indicated below:
 Denied for the reasons indicated below:

CONCURRENCY APPROVAL BY THE MUNICIPALITY IS REQUIRED PRIOR TO FINAL PLAT REVIEW.
TENTATIVE PLAT VALID UNTIL 4-13-13.

Holland & Knight

701 Brickell Avenue, Suite 3000 | Miami, FL 33131 | T 305.374.8500 | F 305.789.7799
Holland & Knight LLP | www.hklaw.com

Tracy Rachel Slavens
(305) 789-7642
tracy.slavens@hklaw.com

July 24, 2012

VIA US MAIL

Ms. Mercy Arce
City of Doral
8300 NW 53rd Street, Suite 100
Doral, Florida 33166

RE: Lakeside at Doral

Dear Mercy,

Enclosed please the updated Opinion of Title for the above reference matter. Please let us know if you have any questions or need anything else.

Sincerely,

HOLLAND & KNIGHT LLP



Pamela Jackson, Legal Assistant to
Tracy R. Slavens

Enclosures

#11401575_v1

OPINION OF TITLE

TO: CITY OF DORAL

With the understanding that this opinion of title is furnished to the CITY OF DORAL as an inducement for acceptance of a final plat application for Lakeside at Doral, I hereby certify that I have examined (i) Fidelity National Title Insurance Company Owner's Policy No. 2730609-84770044 dated May 27, 2011, (ii) Fidelity National Title Insurance Company Owner's Policy No. 2730609-86067345, dated May 17, 2012, and (iii) Attorneys' Title Fund Services, LLC certified printouts from May 27, 2011 through July 10, 2012, covering the property (the "Property") described as follows:

SEE EXHIBIT "A" ATTACHED HERETO

Basing my opinion solely on our review of the foregoing items, I am of the opinion that as of July 10, 2012, fee simple title to (a) a portion of the Property is vested in CC Doral Pebblewalk, LLC, a Florida limited liability company ("Pebblewalk") and (b) the remainder of the Property is vested in CC Lakeside OP, LLC, a Florida limited liability company ("Lakeside OP"), and together with Pebblewalk, the "Owners"), subject to some or all of the following liens, encumbrances, and other exceptions:

1. **RECORDED MORTGAGES:**

Mortgage and Security Agreement dated May 16, 2012 from CC Doral Pebblewalk, LLC, a Florida limited liability company, in favor of PNC Bank, National Association in the original principal amount of \$42,000,000.00 recorded in Official Records Book 28116, Page 512, of the Public Records of Miami Dade County, Florida.

2. **RECORDED CONSTRUCTION LIENS, CONTRACT LIENS AND JUDGMENTS:**

None.

3. **GENERAL EXCEPTIONS:**

- a) All taxes for the year in which this opinion is rendered, unless noted below that such taxes have been paid.
- b) Rights of persons other than the above owners who are in possession.
- c) Facts that would be disclosed by an accurate survey.
- d) Any unrecorded laborers', mechanics' or materialmens' liens.
- e) Zoning and other restrictions imposed by governmental authority.

4. **SPECIAL EXCEPTIONS:**

- a. Taxes and assessments for the year 2012 and subsequent years, which are not yet due and payable.
- b. Reservations contained in Deed No. 16198-S-68, dated January 8, 1975, and recorded January 31, 1975 in Official Records Book 8896, Page 745 and Deed No. 2078, dated March 12, 1975, and recorded April 15, 1975 in Official Records Book 8962, Page 438, Public Records of Miami-Dade County, Florida.
- c. Covenant Running With The Land in favor of Metropolitan Dade County, dated February 6, 1997, and recorded March 26, 1997 in Official Records Book 17576, Page 3586, Public Records of Miami-Dade County, Florida.
- d. Covenant Running With The Land, dated February 14, 1997, and recorded March 26, 1997 in Official Records Book 17576, Page 3860, Public Records of Miami-Dade County, Florida.
- e. Covenant Running With The Land in favor of Metropolitan Dade County, dated February 14, 1997, and recorded March 26, 1997 in Official Records Book 17576, Page 3863, Public Records of Miami-Dade County, Florida.
- f. Easement in favor of Florida Power and Light Company recorded February 22, 2007 in Official Records Book 25388, Page 2583, Public Records of Miami-Dade County, Florida.
- g. Easement in favor of Florida Power and Light Company recoded January 8, 2008 in Official Records Book 26148, Page 3952, Public Records of Miami-Dade County, Florida.
- h.. Environmental Resource Permit Notice recorded August 6, 2007 in Official Records Book 25835, Page 2234, Public Records of Miami-Dade County, Florida.
- i. Covenant Running With The Land recorded August 9, 2007 in Official Records Book 25846, Page 2958, Public Records of Miami-Dade County, Florida.
- j. Covenant Running With The Land in favor of Miami-Dade County recorded December 12, 2007 in Official Records Book 26103, Page 1694, Public Records of Miami-Dade County, Florida.
- k. Agreement for Water and Sanitary Sewage Facilities recorded February 24, 2012 in Official Records Book 28007, Page 4293, Public Records of Miami-Dade County, Florida.
- l. Covenant Running With the Land in Lieu of Unity of Title recorded February 24, 2012 in Official Records Book 28007, Page 4346, Public Records of Miami-Dade County, Florida..
- m. Covenant Running With the Land recorded February 24, 2012 in Official Records Book 28008, Page 3388, Public Records of Miami-Dade County, Florida.

- n. Master Development Agreement by and between CC Doral Pebblewalk, LLC, and the City of Doral recorded April 16, 2012 in Official Records Book 28074, Page 3404, Public Records of Miami-Dade County, Florida.
- o. Assignment of Rents, Leases and Profits recorded in Official Records Book 28116, Page 528, Public Records of Miami-Dade County, Florida.
- p. UCC-1 Financing Statement recorded in Official Records Book 28116, Page 536, Public Records of Miami-Dade County, Florida
- q. Covenant Running with the Land in favor of the Board of County Commissioners of Miami-Dade County recorded May 2, 2012 in Official Records Book 28094, Page 4916, Public Records of Miami-Dade County, Florida.
- r. Notice of Commencement recorded May 18, 2012 in Official Records Book 28116, Page 3553, Public Records of Miami-Dade County, Florida.
- s. Notice of Commencement recorded on June 13, 2012 in Official Records Book 28148, Page 3733, Public Records of Miami-Dade County, Florida.

NAME	INTEREST
CC Doral Pebblewalk, LLC	Owner
CC Lakeside OP, LLC	Owner
PNC Bank, National Association	Mortgagee

Note: K. Lawrence Gragg or James Carr are each hereby authorized to sign as Vice President on behalf of the Owners.

I further certify that I am an attorney-at-law duly admitted to practice in the State of Florida, and am a member in good standing of the Florida Bar.

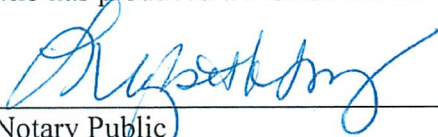
Respectfully submitted as of July 23, 2012.

Lauren M. Hunt
 White & Case, LLP
 200 South Biscayne Blvd., Suite 4900
 Miami, Florida 33131-2352 (305) 371-2700
 Florida Bar No. 674788

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 23 day of July, 2012, by Lauren M. Hunt, who is personally known to me or who has produced a Florida Driver's License as identification.



Notary Public
State of Florida At Large
Print Name: _____



EXHIBIT A TO OPINION OF TITLE
LEGAL DESCRIPTION

Tract 41, of FLORIDA FRUIT LAND COMPANY'S SUBDIVISION NO. 1, according to the plat thereof as recorded in Plat Book 2, Page 17, of the Public Records of Miami - Dade County, Florida, which lies within the Southwest 1/4 of Section 19, Township 53 South, Range 40 East, Miami-Dade County, Florida, less the West 160.00 feet, less the South 35 feet and less the following legal description, being more particularly described as follows:

Begin at the point of intersection of the East line of said Tract 41 with the North line of the South 35.00 feet of the Southwest 1/4 of said Section 19; thence run North $01^{\circ} 43' 42''$ West, along the East line of said Tract 41, for a distance of 294.91 feet to the Northeast corner of said Tract 41; thence run South $89^{\circ} 34' 36''$ West, along the North line of said Tract 41, for a distance of 35.01 feet to the point of intersection with the West line of the East 35.00 feet of said Tract 41; thence run South $01^{\circ} 43' 42''$ East, along the West line of the East 35.00 feet of said Tract 41, for a distance of 249.33 feet to the point of curvature of a circular curve to the right; thence run Southwesterly, along the arc of said circular curve to the right, having a radius of 25.00 feet, through a central angle of $91^{\circ} 18' 24''$, for a distance of 39.84 feet to a point of tangency with the North line of the South 55.00 feet of the Southwest 1/4 of said Section 19; thence run South $89^{\circ} 34' 42''$ West, along the North line of the South 55.00 feet of the Southwest 1/4 of said Section 19, for a distance of 4.49 feet to the point of curvature of a circular curve to the right; thence run Westerly, along the arc of said circular curve to the right, having a radius of 7584.44 feet, through a central angle of $03^{\circ} 45' 00''$, for an arc distance of 496.40 feet; thence run North $86^{\circ} 40' 18''$ West along a line tangent to the previous described curve, for a distance of 312.67 feet to the point of curvature of a circular curve to the left; thence run Westerly, along the arc of said circular curve to the left, having a radius of 7868.07 feet, through a central angle of $01^{\circ} 25' 18''$, for an arc distance of 195.23 feet; thence run North $84^{\circ} 58' 08''$ West for a distance of 89.93 feet to the point of intersection with the East line of the West 160.00 feet of the Southwest 1/4 of said Section 19; thence run South $01^{\circ} 45' 13''$ East, along the East line of the West 160.00 feet of the Southwest 1/4 of said Section 19, for a distance of 75.61 feet to the point of intersection with the North line of the South 35.00 feet of the Southwest 1/4 of said Section 19; thence run North $89^{\circ} 34' 42''$ East, along the North line of the South 35.00 feet of the Southwest 1/4 of said Section 19, for a distance of 1156.30 feet to the Point of Beginning.

AND

A portion of the East 90.00 feet of the West 160.00 feet to the South 1/2 of the South 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 19, Township 53 South, Range 40 East, Miami-Dade County, Florida, also known as:

A portion of Tract 41 of FLORIDA FRUIT LAND COMPANY'S SUBDIVISION NO. 1, according to the plat thereof as recorded in Plat Book 2, Page 17, of the Public Records of Miami - Dade County, Florida, which lies within the Southwest 1/4 of Section 19, Township 53 South, Range 40 East, Miami-Dade County, Florida, being more particularly described as follows:

Begin at the point of intersection of the North line of said Tract 41 with the East line of the West 160.00 feet of the Southwest 1/4 of said Section 19; thence run South $01^{\circ} 45' 13''$ East, along the East line of the West 160.00 feet of the Southwest 1/4 of said Section 19, for a distance of 219.27 feet; thence run North $84^{\circ} 58' 08''$ West for a distance of 90.63 feet to the point of intersection with the East line of the West 70.00 feet of the Southwest 1/4 of said Section 19; thence run North $01^{\circ} 45' 13''$ West, along the East line of the West 70.00 feet of the Southwest 1/4 of said Section 19, for a distance of 210.65 feet to the point of intersection with the North line of said Tract 41; thence run North $89^{\circ} 34' 36''$ East, along the North line of said Tract 41, for a distance of 90.02 feet to the Point of Beginning.

AND

Tract 42, of FLORIDA FRUIT LAND COMPANY'S SUBDIVISION NO. 1, according to the plat thereof as recorded in Plat Book 2, Page 17, of the Public Records of Miami - Dade County, Florida, lying and being in Section 19, Township 53 South, Range 40 East, Miami-Dade County, Florida, less the East 35.00 feet thereof, for Right-of-Way purposes, Public Records of Miami - Dade County, Florida.