

NEWSLETTER – Proposed Residential Development at 3700 Lakeside Drive

Newsletter – Keeping You Up-to-Date.

This Newsletter shall inform and update the residents of the Huntington HOA concerning our applications and proposed residential project on an office building parcel within the larger overall community. Our application and project are in the initial stages with the timeframe for all necessary approvals requiring approximately 18 months. We will continue to provide you with periodic updates throughout the process to keep you informed. In coordination with City of Miramar’s schedule, a notice for a Community Meeting with date, time and location is included separately with this Newsletter.

Basic Information.

- Developers: American Landmark and PEBB Enterprises (“Applicants”) – Over 50 Years Proven Track Record
- Location: Eastern Portion of Office Building Parking Lot at 3700 Lakeside Drive
- Existing Property: 6-Story, approx. 101-ft. tall Office Building and two parking lots
- Project Name (Tentative): “Zoma at Miramar”
- Proposed Project: 300-unit, 7-story, 75-ft. tall midrise rental residential apartment community
- Conceptual Site Plan overlaid on aerial photo provided on next page
- Class “A” multi-family development with full resort amenities including a swimming pool, fitness gym, and a common area for gatherings. Units will feature stainless appliances, granite countertops and hard surface floors.
- Projected starting rents range from \$2,580 for one-bedroom units to \$3,425 for three-bedroom units with an average project rent of \$2,841. The average household income requirement at Zoma will be \$118,180 using a 30% housing cost ratio.
- 15% of the units (45 units) will be deed-restricted to residents who earn between 80% and 120% of Area Median Income.

Proposed Unit Mix

Br/Ba	Number	Size (SF)
1/1	67	685
1/1	51	775
2/2	147	825
3/2	34	950
Total/Avg.	299	796



3700 LAKESIDE DR, MIRAMAR - RESIDENTIAL

Master Plan

Architectural Inspiration.

Below is an inspiration board created by Developers' architects, IBI Group, as an initial thematic vision of the future building design.



City Approvals Required.

Our proposed residential building requires several approvals from the City of Miramar which comprise public hearings that will include residents' participation and input. In addition to our Newsletters, notice of each of the public hearings will be mailed to you beforehand as required by City Code.

Project and Site-Specific Studies.

In response to initial concerns emailed to the City of Miramar, the Developers hired a professional traffic engineer and a professional real estate appraiser to perform analyses and issue written reports. Upon completion, these reports will be made available to all residents.

Inquiries.

If you have specific questions regarding the proposed development, please contact Julian Bobilev at Julian.Bobilev@gmlaw.com.