

PETITION OF APPEAL FROM DECISION OF  
MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD  
TO THE BOARD OF COUNTY COMMISSIONERS

CHECKED BY \_\_\_\_\_ AMOUNT OF FEE \_\_\_\_\_

RECEIPT # \_\_\_\_\_

DATE HEARD: 10/28/03

BY CZAB # CZAB 14

**RECEIVED**  
20308  
NOV 17 2003

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

DATE RECEIVED STAMP

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This Appeal Form must be completed in accordance with the "Instruction for Filing an Appeal" and in accordance with Chapter 33 of the Code of Miami-Dade County, Florida, and return must be made to the Department on or before the Deadline Date prescribed for the Appeal.

RE: Hearing No. Z03-078 (03-7-C214-2)

Filed in the name of (Applicant) Emily Development, LLC F/K/A Oscar &

Name of Appellant, if other than applicant N/A Maria Villegas

Address/Location of APPELLANT'S property: SW corner of theoretical SW 192 Ave and SW 316 St

Application, or part of Application being Appealed (Explanation):

Zone change from EU-M to RU-1

Appellant (name): Emily Development, LLC

hereby appeals the decision of the Miami-Dade County Community Zoning Appeals Board with reference to the above subject matter, and in accordance with the provisions contained in Chapter 33 of the Code of Miami-Dade County, Florida, hereby makes application to the Board of County Commissioners for review of said decision. The grounds and reasons supporting the reversal of the ruling of the Community Zoning Appeals Board are as follows:

(State in brief and concise language)

See attached exhibit

APPELLANT MUST SIGN THIS PAGE

Date: 12th day of November, year: 2003

Signed Angel Menes  
Angel Menes

Print Name

47 SW 105 Place, Miami 33174  
Mailing Address

(305) 218-0969 (305) 819-5414  
Phone Fax

REPRESENTATIVE'S AFFIDAVIT

If you are filing as representative of an association or other entity, so indicate:

\_\_\_\_\_  
Representing

\_\_\_\_\_  
Signature

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

\_\_\_\_\_  
Address

\_\_\_\_\_  
City State Zip

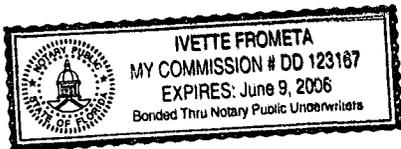
\_\_\_\_\_  
Telephone Number

Subscribed and Sworn to before me on the 12 day of November, year 2003

[Signature]  
Notary Public

(stamp/seal)

Commission expires:



**APPELLANT'S AFFIDAVIT OF STANDING**  
(must be signed by each Appellant)

STATE OF Florida

COUNTY OF Miami-Dade

Before me the undersigned authority, personally appeared Angel Menes  
(Appellant) who was sworn and says that the Appellant has standing to file the attached appeal  
of a Community Zoning Appeals Board decision.

The Appellant further states that they have standing by virtue of being of record in Community  
Zoning Appeals Board matter because of the following:

(Check all that apply)

- 1. Participation at the hearing
- 2. Original Applicant
- 3. Written objections, waivers or consent

Appellant further states they understand the meaning of an oath and the penalties for perjury,  
and that under penalties of perjury, Affiant declares that the facts stated herein are true.

Further Appellant says not.

**Witnesses:**

[Signature]

Signature

Ivette Frometa

Print Name

Signature

Print Name

Angel Menes

Appellant's signature

Angel Menes

Print Name

Managing Member of  
Emily Development, LLC

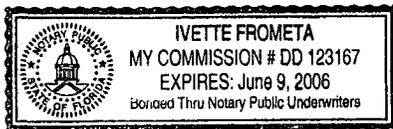
Sworn to and subscribed before me on the 12 day of November, year 2003.

Appellant is personally know to me or has produced \_\_\_\_\_ as  
identification.

[Signature]

Notary  
(Stamp/Seal)

Commission Expires:



Reasons Supporting Reversal

This application was filed in February, 2003 under the applicant name of Oscar and Maria Villegas. At the time of the filing and through the date of the first hearing for this matter (July 29, 2003), the owner was under contract to sell the property to an entity named Abo Investments, Inc. Said pending sale was disclosed in the original filing of the application. On July 29<sup>th</sup>, a deferral was granted to the original applicant for purposes of allowing the submittal of plans and discussions with neighbors.

In August, 2003, Emily Development LLC (the "Appellant") took ownership of the subject property pursuant to an assignment of the aforementioned contract from Abo Investments, Inc. On October 28, 2003, the appellant requested a deferral of this matter in order to rethink the intended development of the subject property and to give time for the submittal of plans. Notwithstanding the previous deferral, **this was the appellant's first request for a deferral.** The Community Zoning Appeals Board for Area 14 ("CZAB 14") was advised that the applicant was not prepared to go forward in light of the aforementioned sequence of events. In particular, it was made very clear to CZAB 14 that the Board itself has always suggested that applicants submit plans for Board consideration. Appellant expressed its desire to submit plans in keeping with this Board's tradition. After making several improper allegations and questioning appellant's real motives for the requested deferral, CZAB 14 denied the request for deferral and proceeded with the hearing of this matter. Notwithstanding the appellant's inability to present their case in chief, CZAB 14 denied the application with prejudice. In essence, the appellant was denied their day in court.

The appellant is appealing the decision of the CZAB and requesting a hearing *de novo* before the Board of County Commissioners. The appellant intends to submit plans for the Commission's review and intends to proffer a Declaration of Restrictions tying the approval of the request to said plans. This application underwent a thorough review by Department of Planning and Zoning staff, which confirmed that the requested zone change would be consistent with the CDMP and compatible with the zoning pattern of the neighboring area. Staff's recommendation of deferral or denial was based on staff's inability to ensure connectivity without plans being submitted. This was the primary motivation for appellant's request for deferral. It should be noted that DERM, Public Works, Parks, MDTA, Fire Rescue and Police expressed "no objection" to this application.

In light of the foregoing, the decision of the CZAB should be reversed and the requested zone change to RU-1 should be approved subject to the Board's acceptance of the proffered covenant tying appellant's plans to said approval.

RECEIVED  
203-078  
NOV 25 2003

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NOV 25 2003

ZONING HEARINGS SECTION  
MIAMI-DADE PLANNING AND ZONING DEPT.

BY \_\_\_\_\_

*ml*

ZONING HEARINGS SECTION  
MIAMI-DADE PLANNING AND ZONING DEPT.

ZONING HEARING APPLICATION  
MIAMI-DADE COUNTY  
ALL FOLIO NUMBERS ARE REQUIRED

RECEIVED  
203078  
MAR 05 2003

ZONING HEARINGS SECTION  
MIAMI-DADE PLANNING AND ZONING DEPT.  
BY \_\_\_\_\_

Folio # 30-7814-000-0570

Date Received Stamp

PLEASE TYPE OR PRINT LEGIBLY, IN INK, ALL INFORMATION ON APPLICATION

1. Name of Applicant Oscar and Maria N. Villegas

- 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 from must be completed.

Mailing Address

3510 Coral Way, Suite 200

City Miami State Florida Zip 33145

Tel. # (during working hours) \_\_\_\_\_ Other \_\_\_\_\_

2. Name of Property Owner same

Mailing Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Tel. # (during working hours) \_\_\_\_\_ Other \_\_\_\_\_

3. Contact Person Javier Vazquez, Esq.

Mailing Address 8061 NW 155<sup>th</sup> Street

City Miami Lakes State Florida Zip 33016

Tel. # (during working hours) 305-825-7080 Other 305-525-2510

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.submit 7 copies of a survey if property is odd-shaped (1" to 300' scale).
- d.if separate requests apply to different areas, provide the legal description of each area covered by a separate request.
- e.attach a separate, typed sheet if necessary. Verify the legal is correct.

.see attached Exhibit "A"

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

5. Address or location of subject property: SE Corner of SW 192nd Ave and SW 316<sup>th</sup> Street

6. Size of property: \_\_\_\_\_ ft. X \_\_\_\_\_ ft. Acres approx. 10 acres

7. Date subject property acquired  or leased  \_\_\_\_\_ day of \_\_\_\_\_ July, 1975

Term of lease \_\_\_\_\_ years/months,

## **Exhibit "A"**

**The Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  less the West 35 Feet and less the North 25 Feet for road, Section 14, Township 57 South, Range 38 East, lying and being in Miami-Dade County, Florida.**

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".

n/a

9. Is there an option to purchase  or lease  the subject property or property contiguous thereto?  
 yes or  no

If yes, who are the potential purchasers or lessees? (Complete section of Disclosure of Interest form, also.) Abo Investments, Inc.

10. Present zoning classification (s): EU-M

11. REQUEST(S) COVERED UNDER THIS APPLICATION:

Please check the appropriate box and give a brief description of the nature of the request in the space provided. Be advised that all zone changes require a special exception to permit site plan approval except for rezoning to residential of 3 acres or less.

- District Boundary (Zone) Change(s):  
Zone classifications requested: **RU-1**
- Special Exception to permit Site Plan Approval for residential development \_\_\_\_\_
- Unusual Use to permit the excavation of a lake \_\_\_\_\_
- Use Variance \_\_\_\_\_
- Non-use Variance \_\_\_\_\_
- Special Exception \_\_\_\_\_
- Modification of previous resolution/plan \_\_\_\_\_
- Modification of Declaration or Covenant \_\_\_\_\_

12. Has a public hearing been held on this property within the last year and a half?  yes  no

If yes, applicant's name \_\_\_\_\_

Date of hearing \_\_\_\_\_

Nature of hearing \_\_\_\_\_

Decision of hearing \_\_\_\_\_

Resolution # \_\_\_\_\_

13. Is this hearing being requested as a result of a violation notice?  yes  no

If yes, give name to whom violation notice was served

Nature of violation \_\_\_\_\_

14. Are there any existing structures on the property?  yes  no

If yes, briefly describe \_\_\_\_\_

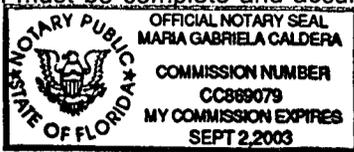
15. Is there any existing use on the property?  yes  no

If yes, what is the use and when was it established? Use \_\_\_\_\_

Established \_\_\_\_\_

OWNER OR TENANT AFFIDAVIT

1, \_\_\_\_\_, being first duly sworn, depose and say that I am the
owner tenant 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 complete and accurate before the application can be submitted and the hearing
advertised.



Signature

Sworn to and subscribed to before me
this 14 day of February, 2003

Maria Gabriela Caldera
Notary Public
Commission Expires Sept. 2, 2003

\*\*\*\*\*

CORPORATION AFFIDAVIT

We, \_\_\_\_\_, being first duly sworn, depose and say that we are the
President Vice President, and Secretary Asst. Secretary of the aforesaid corporation, and as
such, have been authorized by the corporation to file this application for public hearing; that all answers to the
questions in said application and all sketches, data and other supplementary matter attached to and made a
part of this application are honest and true to the best of our knowledge and belief; that said corporation is the
owner tenant of the property described herein and which is the subject matter of the proposed hearing.
We understand this application must be complete and accurate before the application can be submitted and
the hearing advertised.

President's Signature

(Corp. Seal)

ATTEST: Secretary's Signature

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

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

\*\*\*\*\*

PARTNERSHIP AFFIDAVIT

We, the undersigned, being first duly sworn, depose and say that we are the partners of the hereinafter
named partnership, and as such, have been authorized to file this application for public hearing; that all
answers to the questions in said application and all sketches, data and other supplementary matter attached to
and made a part of this application are honest and true to the best of our knowledge and belief; that said
partnership is the owner tenant of the property described herein and which is the subject matter of the
proposed hearing. We understand this application must be complete and accurate before the application can
be submitted and the hearing advertised.

(Name of Partnership)

By \_\_\_\_\_ %
By \_\_\_\_\_ %

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 subject matter
of the proposed hearing; that all answers to the questions in this application, and all sketch data and other
supplementary matter attached and made a part of this application are honest and true to the best of my
knowledge and belief. I understand this application must be complete and accurate before the application can
be submitted and the hearing advertised.

Signature

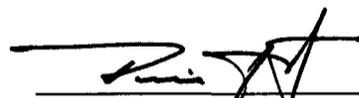
Sworn to and subscribed to before me
this \_\_\_ day of \_\_\_\_\_, \_\_\_\_\_

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

**RESPONSIBILITIES OF THE APPLICANT**

I AM AWARE THAT:

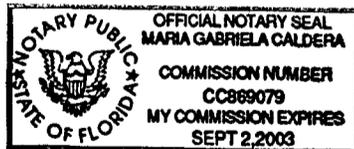
1. The Public Works Department, the Department of Environmental Resources Management (DERM), and other County agencies review and critique the zoning hearing applications which may affect the scheduling and outcome of my hearing. These reviews may require additional hearings before DERM's Environmental 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 with any DERM, or Public Works conditions and advise this office in writing if my application will be withdrawn.
2. I am aware that 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 cost, I am responsible for additional fees related to application changes, plan revisions, deferrals, re-advertising, etc., that may be incurred.
3. 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) cannot be approved by a zoning board based upon considerations of fundamental fairness. 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.
5. In Miami-Dade County v. Omnipoint Holdings, Inc., Case No. 3D01-2347 (Fla. 3<sup>rd</sup> DCA 2002), the 3<sup>rd</sup> District Court of Appeal had held invalid all the standards for non-use variances, special exceptions, unusual uses, new uses requiring a public hearing and modification of conditions and covenants. The County Attorney's Office is seeking review of the decision in the Florida Supreme Court, as well as a stay of the decision's effect. While the case is pending, the decision is in effect and binding on all parties. Its impact is to suspend consideration of zoning applications for most special exceptions, unusual uses, non-use variances, and modification of conditions and covenants. In the interim, County staff have developed and proposed to the Board of County Commissioners certain ordinances that would provide interim standards for limited categories of applications. If these standards are enacted, certain applications may be able to [proceed to hearing. However, absent a reversal by the courts or enactment of revised regulations, pending applications will not be able to proceed to hearing until the disposition of the pending litigation.
6. 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

  
 \_\_\_\_\_  
 (Applicant's Signature)

Dario Restrepo  
 \_\_\_\_\_  
 (Print Name)

Sworn and subscribed before me this 14 day of February, 2003. Affiant is personally known to me or has produced \_\_\_\_\_ as identification.

Maria Gabriela Caldera  
 (Notary Public)  
 My commission expires Sept. 2, 2003



OWNERSHIP AFFIDAVIT  
FOR  
INDIVIDUAL

STATE OF Florida

Public Hearing No. \_\_\_\_\_

COUNTY OF Miami-Dade

Before me, the undersigned authority, personally appeared Oscar Villegas, hereinafter the Affiant, who being duly sworn by me, on oath, deposes and says:

- Affiant is the fee owner of the property which is the subject of the proposed hearing.
- The subject property is legally described as: See attached Exhibit "A"  
\_\_\_\_\_  
\_\_\_\_\_
- 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

Pedro Luis Restrepo  
Print Name

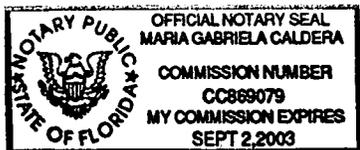
*[Signature]*  
Affiant's signature

Oscar Villegas Dario Restrepo  
Print Name

*Maria Gabriela Caldera*  
Signature

Maria Gabriela Caldera  
Print Name

Sworn to and subscribed before me on the 14 day of February 2003, ~~XXX~~. Affiant is personally known to me or has produced \_\_\_\_\_ as identification.



*Maria Gabriela Caldera*  
Notary  
(Stamp/Seal)

Commission Expires: Sept. 2, 2003



If the property which is the subject of the application is owned or leased by a PARTNERSHIP OR LIMITED PARTNERSHIP, list the principals of the partnership, 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 required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME

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

If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee or Partnership list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries or partners. [Note: Where the principal officers, stockholders, beneficiaries or partners consist of another corporation, trust, partnership or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

NAME: Abo Investments, Inc.

NAME, ADDRESS AND OFFICE (if applicable)

Julian Vazquez	100%
16933 NW 69 <sup>th</sup> Avenue	
Miami, Florida 33015	
_____	_____
_____	_____
_____	_____

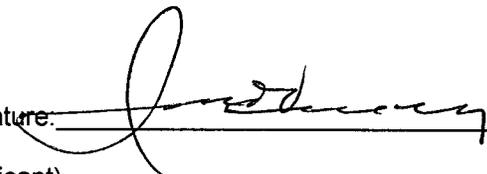
Date of contract: 2-11-03

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

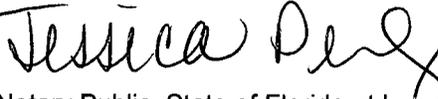
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest shall be filed.

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 3 day of March, 03

  
 Notary Public, State of Florida at Large

My Commission Expires: \_\_\_\_\_



\*Disclosure shall not be required of any entity, the equity interests in which are regularly traded on an established securities market in the United States or other country; or of any entity, the ownership interests of which are held in a limited partnership consisting of more than 5,000 separate interests and where no one person or entity holds more than a total of 5% of the ownership interest in the limited partnership.

**This instrument Prepared By:**  
Gerald J. Biondo, Esq.  
Murai, Wald, Biondo & Moreno, P.A.  
25 Southeast Second Avenue, #900  
Miami, Florida 33131  
Phone: (305) 358-5900

**POWER OF ATTORNEY**

Know All Men By These Presents:

That Oscar Villegas and Maria Nubia De Villegas, his wife have made, constituted and appointed, and by these presents does hereby make, constitute and appoint Dario Restrepo his true and lawful attorney for him and in his name, place and stead to execute any and all documentation on their behalf involving real property legally described as:

The NW 1/4 of the SW 1/4 of the NE 1/4 of Section 14,  
Township 57 South, Range 38 East, Less the North 25 feet  
thereof, and Less the West 35 feet of the North 1/2 thereof,  
lying and being in Miami-Dade County, Florida

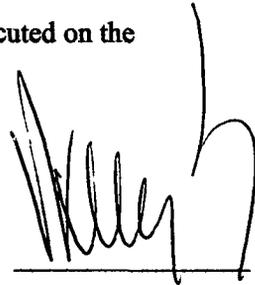
(the "Property")

including without limiting the generality of the foregoing the execution of and delivery of a warranty deed transferring, selling and conveying fee simple interest in said property to a third party, the execution of applications to Miami-Dade County, Florida seeking to plat said Property, the execution of applications to Public Works of Miami-Dade County, Florida seeking to set up a special taxing district, the execution of Recorded Declarations affecting title to said Property, no execution of zoning applications and all other things generally involving said Property and making the same ready for development as the attorney in fact generally feels are necessary in said attorney in fact sole and absolute judgment.

In witness whereof the undersigned have caused these presents to be executed on the \_\_\_\_ day of \_\_\_\_\_, 2003.

Witness as to both:

\_\_\_\_\_



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

Oscar Villegas  
Columbian I.D. 2.400.335

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

\_\_\_\_\_



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

Maria Nubia De Villegas  
Columbian I.D. 29.002.946

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

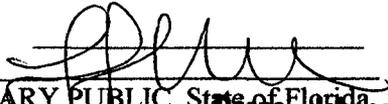
STATE OF FLORIDA )  
 )  
COUNTY OF MIAMI-DADE )

Republic of Colombia  
Capital District  
City of Santa Fe de Bogota  
Embassy of the  
United States of America

SS:

The foregoing instrument was acknowledged before me this 18 day of February 2003 by Oscar Villegas and Maria Nubia De Villegas, his wife who has produce a driver's license as identification.



  
NOTARY PUBLIC, State of Florida  
Print Name: **Debra Johnsonbaugh, Consul**

Commission No.: \_\_\_\_\_

My Commission Expires: Indefinitely

G:\DATA\RESTREPO\Villegas - ABO Sale\power of attorney

DISCLOSURE OF INTEREST\*

If the property which is the subject of the application is owned or leased by a CORPORATION, list the principal stockholders and the percentage of stock owned by each. [Note: Where the principal officers or stockholders consist of another corporation(s), trustee(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

CORPORATION NAME: Emily Development LLC, 5333 Collins Avenue, Suite 1408  
Miami Beach, Florida 33140

<u>NAME, ADDRESS AND OFFICE</u>	<u>Percentage of Stock</u>
<u>Mepan Construction Corp</u>	<u>33.34%</u>
<u>-Angel Menes, 100%</u>	<u>66.66%</u>
<u>Maggie's Development, Inc.</u>	
<u>-Juan Carlos Uribarri, 50%</u>	
<u>- Magali C. Uribarri, 50%</u>	

If the property which is the subject of the application is owned or leased by a TRUSTEE, list the beneficiaries of the trust and the percentage of interest held by each. [Note: Where the beneficiary/beneficiaries consist of corporation(s), another trust(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

<u>TRUST NAME</u>	<u>Percentage of Stock</u>
<u>NAME AND ADDRESS</u>	

**RECEIVED**  
203078  
SEP 10 2003

ZONING HEARINGS SECTION  
MIAMI-DADE PLANNING AND ZONING DEPT.  
BY *me*

If the property which is the subject of the application is owned or leased by a PARTNERSHIP OR LIMITED PARTNERSHIP, list the principals of the partnership, 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 required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME

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

If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee or Partnership list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries or partners. [Note: Where the principal officers, stockholders, beneficiaries or partners consist of another corporation, trust, partnership or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

NAME:

NAME, ADDRESS AND OFFICE (if applicable)

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Date of contract: \_\_\_\_\_

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

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest shall be filed.

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

Emily Developers LLC

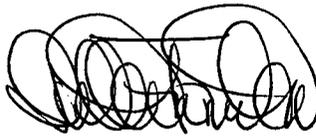
Signature: Angel Menes

(Applicant) Angel Menes, Managing Member

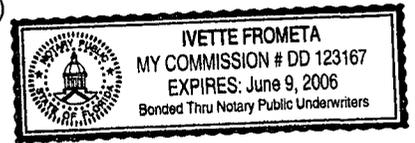
Sworn to and subscribed before me  
this 8 day of Sept, 2003

Notary Public, State of Florida at Large

My Commission Expires: \_\_\_\_\_



(SEAL)



\*Disclosure shall not be required of any entity, the equity interests in which are regularly traded on an established securities market in the United States or other country; or of any entity, the ownership interests of which are held in a limited partnership consisting of more than 5,000 separate interests and where no one person or entity holds more than a total of 5% of the ownership interest in the limited partnership.