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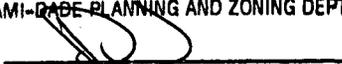
MIGUEL DIAZ DE LA PORTILLA, ESQ.
DIRECT DIAL: 305.960.2235
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June 13, 2003

RECEIVED
JUN 13 2003

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

BY 

Diane O'Quinn-Williams
Director
Miami-Dade County
Department of Planning and Zoning
111 NW 1 Street
11th Floor
Miami, FL 33128

Re: Manuel C. Diaz, et. al (Applicants)/Revised Letter of Intent for Silver Palm Development Project by Lennar Homes, Inc. (Contract Purchaser)

Dear Ms. O'Quinn-Williams:

This is our Letter of Intent on behalf of Manuel C. Diaz, et. al, the applicants for the referenced project. The "Silver Palm" project consists of 294.35 gross acres located between SW 248 Street and 232 Street, and between SW 112 Avenue and 119 Avenue. The applicants request a district boundary change from AU (Agricultural District) to RU-1M(a), RU-TH, and RU-3M. The application contemplates 1,705 residential units comprised of 778 single family detached homes and 927 town homes. The property is designated "Residential-Low Density" on the adopted 2005-2015 Land Use Plan Map of the Miami-Dade Comprehensive Development Master Plan, which provides for 2.5 to 6 dwelling units per gross acre. The application proposes a density of under 6 dwelling units per gross acre, and is consistent with the Comprehensive Development Master Plan.

The project is consistent with CDMP land use policies 1F, 1G, 9M, 9N and 10B. The site plan created by Oliva-Meoz Architects & Planners, Inc. advances the "Guidelines for Urban Form" found in the interpretive text of the Land Use Plan Map. "Silver Palm" provides for a variety of residential housing types and avoids monotonous development. The project's site plan depicts a pedestrian friendly community with tree lined streets and sidewalks, efficient blocks, meaningful public spaces, appropriately located civic buildings, terminating vistas, focal points, nine accessible lakes, a bicycle path, greens, parks and squares. A hierarchy of neighborhood streets serve pedestrians, bicyclists, and automobile traffic alike. A network of streets and roads provides multiple routes to keep local traffic out of major streets and boulevards. A main

DUANE MORRIS L.P.

200 SOUTH BISCAYNE BOULEVARD, SUITE 3410 MIAMI, FL 33131-2397

PHONE: 305.960.2200 FAX: 305.960.2201

Diane O'Quinn-Williams
June 13, 2003
Page 2

Boulevard runs throughout the site and will serve as an inner loop with a bicycle path to connect each discrete section of the project.

The site is divided into seven self sufficient phases designed in a counterclockwise direction. Each phase represents one neighborhood with a defined center and an edge to determine limits, thereby contributing to the identity of each distinct community in each phase. The edge of each phase is terminated by a boulevard, a main intersection, a lake, or a greenbelt.

"Silver Palm" exceeds Miami Dade landscaping requirements by incorporating 18,250 trees in the 294.35 gross acres, giving it a tree canopy that rivals established livable communities in Florida.

The project sets aside 7.82 acres for a K-12 Charter School. While a 10 acre parcel designated on the Land Use Plan Map for commercial development located on the north eastern edge of the Silver Palm project is not part of the application, the site plan accommodates this future project by locating town home units next to the prospective commercial use and by allowing connectivity with the adjoining site.

In closing, we submit that the proposed "Silver Palm" project represents a bold step in bringing well designed communities to Miami Dade County. We look forward to meeting with staff to discuss the project and respectfully request a favorable recommendation of our application.

Sincerely,



Miguel Diaz de la Portilla, Esq.

MDP/ssw

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MIGUEL DIAZ DE LA PORTILLA, ESQ.
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December 19, 2002

RECEIVED
 2002-377
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 ZONING HEARINGS SECTION
 MIAMI-DADE PLANNING AND ZONING DEPT.
 BY 

VIA HAND DELIVERY

Diane O'Quinn-Williams
 Director
 Miami-Dade County
 Department of Planning and Zoning
 111 NW 1 Street
 11th Floor
 Miami, FL 33128

Re: Manuel C. Diaz, et. al (Applicants)/Letter of Intent for Silver Palm Development Project by Lennar Homes, Inc. (Contract Purchaser)

Dear Ms. O'Quinn-Williams:

This is our Letter of Intent on behalf of Manuel C. Diaz, et. al, the applicants for the referenced project. The "Silver Palm" project consists of 291.82 gross acres located between SW 248 Street and 232 Street, and between SW 112 Avenue and 119 Avenue. The applicants request a district boundary change from AU (Agricultural District) to "Planned Area Development District" (PAD District) under 33-284.24-28. The application contemplates 1,735 residential units comprised of 813 single family detached homes and 922 town homes. The property is designated "Residential-Low Density" on the adopted 2005-2015 Land Use Plan Map of the Miami-Dade Comprehensive Development Master Plan, which provides for 2.5 to 6 dwelling units per gross acre. The application proposes a density of under 6 dwelling units per gross acre, and is consistent with the Comprehensive Development Master Plan as required by Section 33-284.27 (D) of the Miami-Dade County Code.

The project is consistent with CDMP land use policies 1F, 1G, 9M, 9N and 10B. The site plan created by Oliva-Meoz Architects & Planners, Inc. advances the "Guidelines for Urban Form" found in the interpretive text of the Land Use Plan Map. "Silver Palm" provides for a variety of residential housing types and avoids monotonous development. The project's site plan depicts a pedestrian friendly community with tree lined streets and sidewalks, efficient blocks, meaningful public spaces, appropriately located civic buildings, terminating vistas, focal points, nine accessible lakes, a bicycle path, greens, parks and squares. A hierarchy of neighborhood streets serve pedestrians, bicyclists, and automobile traffic alike. A network of streets and roads provides multiple routes to keep local traffic out of major streets and boulevards. A main

DUANE MORRIS LLP

Diane O'Quinn-Williams
December 19, 2002
Page 2

Boulevard runs throughout the site and will serve as an inner loop with a bicycle path to connect each discrete section of the project.

The site is divided into seven self sufficient phases designed in a counterclockwise direction. Each phase represents one neighborhood with a defined center and an edge to determine limits, thereby contributing to the identity of each distinct community in each phase. The edge of each phase is terminated by a boulevard, a main intersection, a lake, or a greenbelt.

“Silver Palm” exceeds Miami Dade landscaping requirements by incorporating 17,250 trees in the 291.82 gross acres, giving it a tree canopy that rivals established livable communities in Florida.

The project sets aside land for both a primary learning center and a public park at the intersection of SW 117 Avenue and Silver Palm Drive. While a 10 acre parcel designated on the Land Use Plan Map for commercial development located on the north eastern edge of the Silver Palm project is **not** part of the application, the site plan accommodates this future project by locating town home units next to the prospective commercial use and by allowing connectivity with the adjoining site.

In closing, we submit that the proposed “Silver Palm” project represents a bold step in bringing well designed communities to Miami Dade County. We look forward to meeting with staff to discuss the project and respectfully request a favorable recommendation of our application.

Sincerely,



Miguel Diaz de la Portilla, Esq.

MDP/ssw
MIA\99888.1

Exhibit 1

Owner: Manuel C. Diaz

PHASE I

PARCEL 1A

Date Acquired: May 11, 1988

The West ½ of the Northeast ¼ of the Northwest ¼ of the Northwest ¼ of Section 19, Township 56 South, Range 40 East lying and being in Miami-Dade County, Florida.

PARCEL 2 (# 98)

Date Acquired: July 2, 1997

The South 2/5 of the NE1/4 of the SW1/4, less the East 50 feet; and the South 2/5 of the East ¼ of the NW1/4 of the SW1/4; and the South 2/5 of the West ½ of the East ½ of the NW1/4 of the SW1/4, all in Section 19, Township 56 South, Range 40 East, lying and being in Miami-Dade County, Florida.

PARCEL 4 (# 5)

Date Acquired: September 9, 1988

The West ½ of SE ¼ of SW ¼ of the SW ¼ Less that part lying North of Bailes Road, Section 18, Township 56 South, Range 40 East, Miami-Dade County, Florida, said property being more particularly described as follows:

A portion of the SW ¼ of Section 18, Township 56 South, Range 40 East, Miami-Dade County, Florida being more particularly described as follows:

Commence at the Southwest corner of said SW ¼ of Section 18; thence along the South line of said SW ¼, N89°10'24" East, 670.16 feet to a point of intersection with the West line of the SE ¼ of the SW ¼ of the SW ¼ of Section 18; thence along said West line N1°26'19" West, 40.00 feet to a point on the North Right of way line of the zoned right of way of SW 232nd Street, said point also being the Point of Beginning of the following described parcel of land; thence continue N1°26'19" West, 179.97 feet to a point of intersection with the Southerly right of way line of Bailes Road; thence along said Southerly right of way line S74°50'58" East, 341.74 feet; thence continue along said Southerly right of way line S62°23'21" East, 8.89 feet to a point of intersection with the East line of the West ½ of the SE ¼ of the SW ¼, of the SW ¼ of Section 18; thence along said East line S1°19'57" East, 81.66 feet to a point of intersection with the aforementioned North right of way line of the zoned right of way of SW 232nd Street; thence along said North right of way line lying 40.00 feet, as measured at right angles; North of and parallel with the South line of said SW ¼ of Section 18, S89°10'24" West, 335.15 feet to the Point of Beginning.

PARCEL 5

Date Acquired: January 3, 1984

The South 107 feet of the West 107.65 feet, Less the East 25 feet of Tract 1 of AMENDED PLAT OF PORTIONS OF SOUTH MIAMI GARDENS, according to the Plat thereof, as recorded in Plat Book 31, at page 58 of the Public Records of Miami-Dade County, Florida.

PHASE II

PARCEL 4 (# 45)

Date Acquired: December 13, 1991

The North 902.55 feet of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ in Section 24, Township 56 South, Range 39 East, Less the East 35 feet thereof, lying and being in Miami-Dade County, Florida.

(Space reserved for Clerk)

OWNERSHIP AFFIDAVIT
FOR
INDIVIDUAL

STATE OF Florida

Public Hearing No. _____

COUNTY OF Miami-Dade

Before me, the undersigned authority, personally appeared Emilia F. Diaz, hereinafter the Affiant, who being duly sworn by me, on oath, deposes and says:

- 1. Affiant is the fee owner of the property, which is the subject of the proposed hearing.
- 2. The subject property is legally described as:

See Attached Exhibit 1

- 3. 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 _____

Print Name _____

Signature _____

Print Name _____

Emilia F. Diaz
Affiant's signature

EMILIA F. DIAZ
Print Name

Sworn to and subscribed before me on the 5 day of December, 2002.

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

Sharon S. Wilbur
Notary Public Signature

SHARON S. WILBUR
Print Name

State of FLORIDA

My Commission Expires: 8/21/06

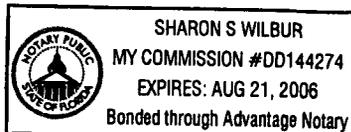


Exhibit 1

Owner: Manuel C. Diaz and Emilia F. Diaz

PHASE I

PARCEL 1(#4, #6, #12, #17)

Date Acquired: January 7, 1983

All of Northwest $\frac{1}{4}$ of Section 19, Township 56 South, Range 40 East, lying and being in Miami-Dade County Florida, Less the following:

Beginning at the Southwest corner of the NW $\frac{1}{4}$, run North $0^{\circ}36'32''$ West along West line of said NW $\frac{1}{4}$ for 530.0 feet; thence run North $89^{\circ}28'16''$ East parallel to the South line of said NW $\frac{1}{4}$ for 231.35 feet; thence run North $86^{\circ}50'49''$ East for 436.68 feet to a point on the East line of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said NW $\frac{1}{4}$, thence North $0^{\circ}32'21''$ West along said East line 30.00 feet; thence run North $89^{\circ}28'16''$ East parallel to the South line of said NW $\frac{1}{4}$ for 333.82 feet to the East line of the West $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the said NW $\frac{1}{4}$, thence South $0^{\circ}30'15''$ East along said East line for 580.00 feet to the South line of the said NW $\frac{1}{4}$, thence South $89^{\circ}28'16''$ West along said South line for 1000.39 feet to the Point of Beginning.

LESS

West $\frac{1}{2}$ of the NE $\frac{1}{4}$ of NW $\frac{1}{4}$ of NW $\frac{1}{4}$;

LESS

South 264 feet of East $\frac{5}{8}$ of NW $\frac{1}{4}$;

LESS

North $\frac{3}{4}$ of NW $\frac{1}{4}$ of SW $\frac{1}{4}$ of NW $\frac{1}{4}$;

LESS

East 50 feet of NW $\frac{1}{4}$;

LESS

West 35 feet of NW $\frac{1}{4}$;

LESS

A portion of the Northwest 1/4 of Section 19, Township 56 South, Range 40 East, Miami-Dade County, Florida, being particularly described as follows:

Commence at the Southwest corner of the Northwest 1/4 of Section 19; thence North 00°36'32" West along the West line of the said Northwest 1/4 of Section 19 for 530.00 feet; thence North 89°28'16" East for 35.00 feet to a point on the East Right-of-way line of S. W. 117th Avenue, said point being the Point of Beginning of the parcel herein described; thence from the above established Point of Beginning run North 00°36'32" West along the said East Right-of-way line of S. W. 117th Avenue for 293.48 feet to a point on the North line of the South 1/2 of the Northwest 1/4 of the Southwest 1/4 of the Northwest 1/4 of said Section 19; thence North 89°22'40" East along the said North line of the South 1/2 of the Northwest 1/4 of the Southwest 1/4 of the Northwest 1/4 of Section 19 for 632.94 feet to the Northeast corner of the said South 1/2 of the Northwest 1/4 of the Southwest 1/4 of the Northwest 1/4 of Section 19; thence North 00°32'20" West along the West line of the West 1/2 of the Northeast 1/4 of the said Southwest 1/4 of the Northwest 1/4 of Section 19 for 494.71 feet to the Northwest corner of the said West 1/2 of the Northeast 1/4 of the Southwest 1/4 of the Northwest 1/4 of Section 19; thence North 89°19'19" East along the said West 1/2 of the Northeast 1/4 of the Southwest 1/4 of the Northwest 1/4 of Section 19 for 334.27 feet to the Northeast corner of the said West 1/2 of the Northeast 1/4 of the Southwest 1/4 of the Northwest 1/4 of Section 19; thence South 00°30'14" East along the East line of the West 1/2 of the East 1/2 of the Southwest 1/4 of the said Northwest 1/4 of Section 19 for 740.10 feet; thence South 89°28'16" West for 333.82 feet to a point on the East line of the Southwest 1/4 of the said Southwest 1/4 of the Northwest 1/4 of Section 19; thence South 00°32'20" East along the said East line of the Southwest 1/4 of the Southwest 1/4 of the Northwest 1/4 of Section 19 for 30.00 feet; thence South 86°50'49" West for 436.68 feet; thence South 89°28'16" West for 196.35 feet to the Point of Beginning.

AND

That part of the East 1/2 of the SE1/4 of SW1/4 of SW1/4 of Section 18, Township 56 South, Range 40 East, lying South of Bailes Road, per Clerk's File No 64R-189139.

AND

The West 1/2 of the Southwest 1/4 of the Southwest 1/4 of the Southwest 1/4 of Section 18, Township 56 South, Range 40 East lying South of Bailes Road, lying and being in Miami-Dade County, Florida.

AND

Tract 6, Less the West 103 feet thereof, of SOUTH MIAMI GARDENS, SECOND AMENDED PLAT, according to the Plat thereof, as recorded in Plat Book 48, at page 28 of the Public Records of Miami-Dade County, Florida.

PHASE II

PARCEL 3 (# 44)

The East 1/2 of the Northeast ¼ in Section 24, Township 56 South, Range 39 East, Less the East 35 feet thereof, lying and being in Miami-Dade County, Florida.

PARCEL 5

A portion of the Northwest 1/4 of Section 19, Township 56 South, Range 40 East, Miami-Dade County, Florida, being particularly described as follows:

Commence at the Southwest corner of the Northwest 1/4 of Section 19; thence North 00°36'32" West along the West line of the said Northwest 1/4 of Section 19 for 530.00 feet; thence North 89°28'16" East for 35.00 feet to a point on the East Right-of-way line of S. W. 117th Avenue, said point being the Point of Beginning of the parcel herein described; thence from the above established Point of Beginning run North 00°36'32" West along the said East Right-of-way line of S. W. 117th Avenue for 293.48 feet to a point on the North line of the South 1/2 of the Northwest 1/4 of the Southwest 1/4 of the Northwest 1/4 of said Section 19; thence North 89°22'40" East along the said North line of the South 1/2 of the Northwest 1/4 of the Southwest 1/4 of the Northwest 1/4 of Section 19 for 632.94 feet to the Northeast corner of the said South 1/2 of the Northwest 1/4 of the Southwest 1/4 of the Northwest 1/4 of Section 19; thence North 00°32'20" West along the West line of the West 1/2 of the Northeast 1/4 of the said Southwest 1/4 of the Northwest 1/4 of Section 19 for 494.71 feet to the Northwest corner of the said West 1/2 of the Northeast 1/4 of the Southwest 1/4 of the Northwest 1/4 of Section 19; thence North 89°19'19" East along the said West 1/2 of the Northeast 1/4 of the Southwest 1/4 of the Northwest 1/4 of Section 19 for 334.27 feet to the Northeast corner of the said West 1/2 of the Northeast 1/4 of the Southwest 1/4 of the Northwest 1/4 of Section 19; thence South 00°30'14" East along the East line of the West 1/2 of the East 1/2 of the Southwest 1/4 of the said Northwest 1/4 of Section 19 for 740.10 feet; thence South 89°28'16" West for 333.82 feet to a point on the East line of the Southwest 1/4 of the said Southwest 1/4 of the Northwest 1/4 of Section 19; thence South 00°32'20" East along the said East line of the Southwest 1/4 of the Southwest 1/4 of the Northwest 1/4 of Section 19 for 30.00 feet; thence South 86°50'49" West for 436.68 feet; thence South 89°28'16" West for 196.35 feet to the Point of Beginning.