1. MANUEL C. & EMILIA DIAZ, ET AL
(Applicant)

03-7-CZ15-1 (02-377)
BCC/Districts 8 & 9
Hearing Date: 12/4/03

Property Owner (if different from applicant) **Diaz Landscaping & Nursery, Inc.**

Is there an option to purchase ☑ / lease ☐ the property predicated on the approval of the zoning request? Yes ☑ No ☐

If so, who are the interested parties? Lennar Homes, Inc.

Disclosure of interest form attached? Yes ☑ No ☐

Previous Zoning Hearings on the Property:

Year	Applicant	Request	Board	Decision
				NONE

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD - AREA 15
MOTION SLIP

APPLICANT'S NAME: : MANUEL C. & EMILIA DIAZ, ET AL.

REPRESENTATIVE(S): Miguel Diaz De La Portilla

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER
02-377	July 24, 2003	CZAB15- -03

DEPT. REC: Approve_____rezone subject to accepting covenant

MOTION:

☐ WITHDRAW ☐ _____

☒ DEFER ☒ TO: 8/21/03 ☐ INDEFINITELY

☐ DENY ☐ WITH PREJUDICE ☐ WITHOUT PREJUDICE

☐ ACCEPT PROFFERED COVENANT
☐ REJECT PROFFERED COVENANT

☐ ACCEPT REVISED PLANS
☐ REJECT REVISED PLANS

☐ APPROVE PER: ☐ REQUEST ☐ DEPARTMENT ☐ D.I.C. ☐ WITH STD CONDITIONS

☐ OTHER:

TITLE	M/S	NAME	YES	NO	ABSENT
MR.		Daniel L. ADAMS	✓		
MR.		Al ALVAREZ	✓		
MR.	M	Leonard ANTHONY	✓		
MS.		JoAnn BOVA	✓		
VICE-CHAIRMAN	S	Paul S. VROOMAN	✓		
MADAME CHAIRPERSON		Nancy MCCUE (C.A.)	✓		

VOTE: 6 TO 0

EXHIBITS: ☐ YES ☒ NO

County Attorney: Ron Bernstein

MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD - AREA 15
MOTION SLIP

APPLICANT'S NAME: MANUEL C. & EMILIA DIAZ, ET AL.

REPRESENTATIVE(S): MIGUEL DIAZ DE LA PORTILLA

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER
03-7-CZ15-1 (02-377)	AUGUST 21, 2003	CZAB15- -03

DEPT. REC:

MOTION:

☐ WITHDRAW: ☐ APPLICATION ☐ ITEMS: _____

☒ DEFER: ☐ INDEFINITELY ☒ TO: 9/23/03 6PM ☐ With Leave To Amend

☐ DENY: ☐ WITH PREJUDICE ☐ WITHOUT PREJUDICE

☐ ACCEPT PROFFERED COVENANT ☐ ACCEPT REVISED PLANS

☐ APPROVE: ☐ PER REQUEST ☐ PER DEPARTMENT ☐ PER D.I.C.
☐ WITH STD. CONDITIONS

☐ OTHER:

TITLE	M/S	NAME	YES	NO	ABSENT
MR.		Daniel L. ADAMS	X		
MR.		Al ALVAREZ		X	
MR.		Leonard ANTHONY	X		
MS.	S	JoAnn BOVA	X		
VICE-CHAIRMAN	M	Paul S. VROOMAN	X		
MADAME CHAIRPERSON		Nancy MCCUE (C.A.)	X		

VOTE:_ 5_to__1__

EXHIBITS: ☒ **YES** ☐ **NO**

COUNTY ATTORNEY: JAY WILLIAMS

DEVELOPMENTAL IMPACT COMMITTEE
RECOMMENDATION TO THE BOARD OF COUNTY COMMISSIONERS

APPLICANT: Manuel C. and Emilia Diaz, et al **PH:** Z02-377 (03-7-CZ15-1)

SECTION: 24-56-39 & 18/19-56-40 **DATE:** December 4, 2003

COMMISSION DISTRICT: 8 **ITEM NO.:** 1

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A. INTRODUCTION

- **REQUESTS:**

  (1) AU to RU-1M(a)

  On: Parcels "1-A," "1-D," "2-G," "2-H" & "2-E"

  (2) AU to RU-TH

  On: Parcels "1-B" & "2-F"

  (3) AU to RU-3M

  On: Parcel "1-C"

- **SUMMARY OF REQUESTS:**

  The applicant is seeking a zone change from AU, Agricultural District, to RU-1M(a), Modified single Family Residential District, to RU-TH, Townhouse District, and RU-3M, Minimum Apartment House District.

- **LOCATION:**

  Lying south & north of SW 232 Street (Silver Palm Drive) and lying between SW 112 Avenue & theoretical SW 119 Avenue.

- **SIZE:** 291.82 Acres

- **IMPACT:**

  The proposed rezonings would allow the applicant to provide additional housing in the area, however, said use would bring additional traffic and activity into the surrounding community and would impact public services.

B. ZONING HEARINGS HISTORY: None.

C. NEIGHBORHOOD CHARACTERISTICS:

SUBJECT PROPERTY	EXISTING ZONING	EXISTING LAND USE PLAN DESIGNATION
	AU, plant nursery, vacant property and single-family home	Low Density Residential, 2.5 to 6 dwelling units per gross acre
SURROUNDING PROPERTY		
NORTH	AU and RU-1, plant nursery, vacant property and single-family homes	Business and Office and Low Density Residential, 2.5 to 6 dwelling units per gross acre
SOUTH	AU, PAD and RU-1, plant nursery, single-family homes and vacant property	Low Density Residential, 2.5 to 6 dwelling units per gross acre
EAST	AU and RU-TH, vacant properties	Business and Office and Low Density Residential, 2.5 to 6 dwelling units per gross acre
WEST	AU, single-family homes	Estate Density Residential, 1 to 2.5 dwelling units per gross acre and Low Density Residential, 2.5 to 6 dwelling units per gross acre

The subject property is located in the rapidly developing residential area commonly referred to as Manny Diaz farms. At the current time, there are a few large undeveloped parcels of land between SW 112 Avenue on the east and the Homestead Extension of the Florida Turnpike (HEFT) to the west. Most of this area is being developed with single-family homes on parcels measuring 50'X100'/RU-1M(a) and townhouses.

D. SITE AND BUILDINGS:

Site Plan Review:

Scale/Utilization of Site:	**Acceptable**
Location of Buildings:	**Acceptable**
Compatibility:	**Acceptable**
Landscape Treatment:	**Acceptable**
Open Space:	**Acceptable**
Buffering:	**Acceptable**
Access:	**Acceptable**
Parking Layout/Circulation:	**Acceptable**
Visibility/Visual Screening:	**Acceptable**

Energy Considerations:	**N/A**
Roof Installations:	**N/A**
Service Areas:	**N/A**
Signage:	**N/A**
Urban Design:	**Acceptable**

E. PERTINENT REQUIREMENTS/STANDARDS:

The Board shall hear and grant or deny applications for **district boundary changes** taking into consideration that same must be consistent with the CDMP, with applicable area or neighborhood studies or plans, and would serve a public benefit. The Board shall take into consideration if the proposed development will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts, the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment, and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development. The Board shall consider if the development will have a favorable or unfavorable impact on the economy of Miami-Dade County, if it will efficiently or unduly burden water, sewer, solid waste disposal, recreation, education, public transportation facilities, including mass transit, roads, streets, and highways or other necessary public facilities which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, street or highways.

F. NEIGHBORHOOD SERVICES:

DERM	**No objection**
Public Works	**No objection**
Parks	**No objection**
MDTA	**No objection**
Fire Rescue	**No objection**
Police	**No objection**
Schools	**See Exhibit 'A'**
Planning & Zoning	**No objection**

G. RECOMMENDATION:

Approval of the zone changes to RU-TH, RU-3M and RU-1M(a), subject of the Board's acceptance of the proffered covenant. Said covenant, which among other things, provides that the development of the subject site be substantially in accordance with the submitted site plan and limits the maximum number of dwelling units on the property to 1,705 units. In addition, the covenant identifies 7.82 acres of land within the subject property to be designated for the construction and operation of charter schools and identifies 7.5 acres of land within the subject property to be dedicated to the Miami-Dade County Parks and Recreation Department for public park use.

The Executive Council is of the opinion that the proposed zone changes will be in keeping with the Comprehensive Development Master Plan (CDMP) residential designation for the subject parcel. When taking into consideration the reasonableness of the applied for rezoning in relation to the present and future development of the area,

the Executive Council finds that the zone change request, with the acceptance of the proffered covenant, will permit a residential development which is consistent with the CDMP, that the proposed development will be compatible with the surrounding area and would not be contrary to the public interest.

PROJECT DESCRIPTION:

The applicants, Manuel & Emilia Diaz, et al, are requesting a zone change from AU, Agricultural District, to RU-1M(a), Modified Residential Single-Family District, RU-3M, Minimum Apartment House District, and RU-TH, Townhouse District on a currently unimproved 294.35-acre parcel located west of SW 112 Avenue and south of SW 232 Street. RU-1M(a) zoning permits the development of detached single-family homes on lot sizes with a minimum area of 5,000 square feet and with frontage widths of 50'. The applicant will be developing fee-simple townhouses under the RU-TH District which requires 30% public open space, townhouse groupings that do not exceed 240' in length, lot sizes of a minimum 1250 square feet, heights of buildings not exceeding 40'and average unit sizes of 800 square feet. In addition, the applicant will also be developing fee simple townhouses which is a permitted use under the RU-3M District; however, the townhouse portion of the RU-3M development is subject to the requirements, limitations and restrictions applied in the RU-TH District, including but not limited to lot widths, area, yard area, height and lot coverage. Staff notes that an ordinance adopted approximately a year ago eliminates the request for a special exception requiring the applicant to submit a site plan in conjunction with the request for a district boundary change. Notwithstanding the aforementioned, the applicant intends to proffer a covenant tying the subject property to a site plan that incorporates a number of urban design principles in accordance with the adopted Miami-Dade County Urban Design Manual, limits the density of the proposed development to an intensity permitted by the Comprehensive Development Master Plan and indicates the location of several lakes which will be reviewed by County staff through the Administrative Site Plan Review Process. There are plant nurseries, vacant properties and single-family homes to the north, plant nurseries, single-family homes and vacant property approved for residential development to the south, vacant property approved for residential development to the east and single-family homes to the west. The CDMP designates the subject property for low density residential which permits a density range from a minimum of 2.5 to a maximum of 6 dwelling units per gross acre. This would allow the applicant to develop single-family housing, e.g., single-family detached, cluster, zero-lot-line and townhouses. It could include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is not exceeded.

The site plan submitted to staff indicates a development designed along an interconnected system of streets and blocks. The site will be developed with three building types made up of a single-family detached type, a townhouse type with parking behind the building and a townhouse type with garages in front of the building. The building types will front on greens, squares and plazas of various sizes that are distributed throughout the site in order to provide all residents with some form of open space to be used for active or passive recreation. The sum of the open space area provided for in the RU-1M(a) portions of the development totals approximately 17 acres excluding proposed lakes and school sites within said RU-1M(a) portions; and it is approximately 50 acres for the RU-TH and RU-3M portions excluding school sites but including 50% of lake areas proposed within said districts. It is the intent of the applicant to distribute the open space in smaller and more intimate parks in close proximity to all

of the proposed housing in order to make it more accessible to pedestrians rather than to have a larger park in one area of the site that must be accessed by vehicles. The parks will also offer opportunities for social encounters, provide recreation space for children, act as a complement to focal points and provide foreground for any future civic amenity. In addition to the parks, the proposed building units will face or back to 9 linear lakes proposed in different locations of the site. These lakes will be accessible to pedestrians by tying some portion of their perimeter to the proposed sidewalk network. An important amenity proposed for this large residential community is a clubhouse located in the geometric center of the subject parcel. The clubhouse will be housed in an existing and according to the applicant, historically significant 2-story manse built in the 1950's. At this location, there are plans to include a swimming pool and areas for active recreation as well. The applicant is also providing a total of 4.5 acres to accommodate three future charter schools. These sites are located on the east side of SW 117 Avenue and on the north and south sides of SW 232 Street. The developer has met with the School Board and has indicated that the proposed charter schools will accommodate the new students generated by the development.

Staff notes that 2/3 of the development will occur between SW 112 Avenue and SW 117 Avenue with 1/3 displaced to the west of SW 117 Avenue. All areas of the proposed development will be easily accessible through a loop road that commences on the southeast corner of the site (SW 240 Street). From SW 240 Street the loop road continues north where it provides vehicular and pedestrian access to a large number of townhouses in the northeast portion of the subject parcel. The loop then bends west and crosses SW 117 Avenue to provide vehicular and pedestrian accessibility to a large number of detached single-family homes on the northwest corner of the site. The road then changes orientation once again and follows a southerly direction to the southwest corner of the site where it terminates in a portion of the site that will be developed with single-family detached homes. At this junction, the loop road also provides vehicular and pedestrian access to additional townhouses and single-family detached homes on the west side of SW 117 Avenue. Further, and most important, to provide good traffic dispersal and seamless pedestrian connections to all areas of the development, the site plan street network avoids cul-de-sacs, t-turnarounds and is linked to future streets proposed to the south, north and east of the subject site. Some blocks within the townhouse portions of the development incorporate carriage lanes, also known as alleys, to remove parking areas from the front of buildings in order to enhance the aesthetics of the street. The PAD (Planned Area Development District) to the south of the subject property also provides blocks with alleys along SW 117 Avenue that, in staff's opinion, together with those blocks with alleys proposed for the subject development will produce a significantly different, attractive and more pedestrian-friendly street section from SW 248 Street to SW 232 Street. Also, staff points out that for those single-family detached lots that front SW 117 Avenue on the subject parcel, the applicant is proposing a single-family detached type that orients the entrance of each house on SW 117 Avenue and places the garage along the local streets that are perpendicular to said avenue. The ultimate effect achieved by designing blocks with alleys and different single-family detached and townhouse types as described above is to eliminate the garage from pedestrian and vehicular views in order to attain a pedestrian-scaled SW 117 Avenue and to create an architecturally consistent character throughout SW 117 Avenue that visually ties the subject development to the approved PAD (Summerville) District to the south. Each residential dwelling unit within the property will incorporate urban design elements such as: front porches or stoops, recessed garages, vertically proportioned fenestration, balconies and terraces.

COMMENTS AND MAJOR CONCERNS

Ordinance Number 75-47 charges the Developmental Impact Committee (DIC) to address applications with respect to: (I.) conformance with all applicable plans; (II.) environmental impact; (III) impact on the economy; (IV.) impact on essential services; and (V.) impact on public transportation facilities and accessibility.

The following comments address these specific charges with regard to the subject application:

I. CONFORMANCE WITH ALL APPLICABLE PLANS

A. RELEVANCE TO THE COMPREHENSIVE DEVELOPMENT MASTER PLAN

APPLICABLE CDMP GOALS, OBJECTIVES AND POLICIES

Land Use Objective 5

Upon the adoption of this plan, all public and private activities regarding the use, development and redevelopment of land and the provision of urban services and infrastructure shall be consistent with the goal, objectives and policies of this Element, with the adopted Population Estimates and Projections, and with the future uses provided by the adopted Land Use Plan (LUP) map and accompanying text titled "Interpretation of the Land Use Plan Map", as balanced with the Goals, Objectives and Policies of all Elements of the Comprehensive Plan.

Land Use Element Goal

Provide the best possible distribution of land use and services to meet the physical, social, cultural, and economic needs of the present and future populations in a timely and efficient manner that will maintain or improve the quality of the natural and man-made environment and amenities, and preserve Miami-Dade County's unique agricultural lands.

Land Use Policy 5B

All development orders authorizing a new land use or development, or redevelopment, or significant expansion of an existing use shall be contingent upon an affirmative finding that the development or use conforms to, and is consistent with the goals, objectives and policies of the CDMP including the adopted LUP map and accompanying "Interpretation of the Land Use Plan Map". The Director of the Department of Planning and Zoning shall be the principal administrative interpreter of the CDMP.

Land Use Policy 2A

All development orders authorizing new, or significant expansion of existing, urban land uses shall be contingent upon the provision of services at or above the Level of Service (LOS) standards specified in the Capital Improvements Element (CIE).

Land Use Policy 9M

By 1998, Miami-Dade County shall develop an urban design manual establishing design guidelines. This manual shall provide additional criteria for use in review of all new residential, commercial and industrial development in unincorporated Miami-Dade County.

The Adopted 2005 and 2015 Land Use Plan designates the subject property as being within the Urban Development Boundary for **Low Density Residential.**

The residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 dwelling units per gross acre. This density category is generally characterized by single-family housing, e.g., single-family detached, cluster, zero-lot-line and townhouses. It could include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that tne maximum gross density is not exceeded.

The requested district boundary change from AU to RU-1M(a), RU-TH and RU-3M is **consistent** with the Comprehensive Development Master Plan Land Use map subject to a covenant limiting the density to a maximum of 6 units per gross acre.

Evaluation by the Department of Planning and Zoning Director

The Comprehensive Development Master Plan, which designates this site for low density residential, permits a minimum of 2.5 dwelling units per gross acre and a maximum density of 6 units per gross acre. This would result in a maximum development density of 1766 residential units on this site. However, the applicant intends to develop a total of 1705 residential units on the subject parcel at a density of 5.7 units per gross acre which is less than the Master Plan maximum permitted of 6 units per gross acre. The applicant intends to proffer a covenant restricting the subject property to the development of 1705 residential units at a density of 5.7 units per gross acre and tie the development to the submitted site plan that has incorporated multiple principles of urban design in accordance with the County's adopted Urban Design Manual, to the subject property. As such, this application will be **consistent** with the CDMP. Staff notes that on December 2002, Community Zoning Appeals Board 15 approved pursuant to Resolution No. CZAB15-28-02 and Resolution No. CZAB15-29-02, district boundary changes from AU to RU-1M(a) and RU-3M on two parcels located east of SW 112 Avenue and south of SW 232 Street. These two parcels are going to be developed with single-family homes on 50' X 100' lots and 2-story townhouses. The approved site plan adopted urban design principles recommended by the County's Urban Design Manual, such as, but not limited to, interconnected streets and blocks, blocks with alleys, and squares and plazas defined by the block's edge. On November 2001, Community Zoning Appeals Board 15 approved pursuant to Resolution No. CZAB15-17-01, district boundary changes from AU to RU-1M(a) and RU-TH on a parcel located east of SW 112 Avenue and north of SW 248 Street. This parcel will

also be developed with single-family homes on 50' X 100" lots and 2-story townhouses. The approved site plan was designed using a number of urban principles outlined in the County's adopted Urban Design Manual, such as, small sub-neighborhood parks, a variety of housing types, and interconnected blocks and streets. To the south of the subject property, a parcel zoned AU was rezoned to PAD (Planned Area Development) pursuant to Resolution No. CZAB15-22-02. The PAD's approval was tied to a site plan that adopted a multitude of urban design principles outlined in the County's Urban Design Manual. Among those principles incorporated in the approved site plan were pedestrian scaled blocks and streets, a variety of building types, squares and greens that not only provide recreation but act as community focal points, rear-loaded carriage lanes for most lots and homes with facades that incorporate vertically proportioned fenestration. The subject parcel is proposed to be developed with single-family detached homes and 2-story townhouses and will be tied to a site plan that is designed using similar urban design principles as those incorporated in the approved parcels to the east and south of the subject property. The principles adopted by the subject plan include a variety of building types, a network of interconnected streets and blocks, a system of greens and small squares and plazas throughout each proposed sub-neighborhood, some blocks with rear-loaded parking spaces and building facades that adopt a regional architectural language. The proposed scale and intensity, including the number of stories, building types and development trend of the subject development is in keeping and not out of character with the already approved adjacent and adjoining development to the east and south. As such, the requested RU-1M(a), RU-TH and RU-3M zoning districts are **compatible** with the development trend in the area. The applicant has submitted a covenant for staff's review limiting the development density to ensure consistency with the CDMP; tying the development to the submitted plans; indicating the construction of the proposed charter schools in phases to address school demands; and conveying a total of 7.5 acres open space to the Parks and Recreation Department in order to address said Departments concern's. As such, staff recommends approval of this application subject to the acceptance of the proffered covenant.

B. MULTI-YEAR CAPITAL IMPROVEMENT PROGRAM

The General Services Administration Department has reviewed this application with respect to its compatibility with the County's current Capital Budget and Multi-Year Capital Plan. This plan is prepared pursuant to state growth management legislation and the Miami-Dade County Code. This application does not conflict with the current plan.

II. ENVIRONMENTAL IMPACT

A. WATER MANAGEMENT

All stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage structures. Drainage plans shall provide for full on-site retention of the stormwater runoff of a 5 year storm event. Pollution control devices shall be required at all drainage inlet structures.

An Individual General Environmental Resources Permit from the South Florida Water Management District (SFWMD) will be required for the construction and operation of a surface water management system. The applicant is advised to contact DERM in order to obtain additional information concerning permitting requirements.

Positive drainage systems or direct discharge of stormwater runoff into any proposed lake are not permitted. Therefore, DERM will require that a berm with a top elevation of one foot above flood criteria be placed along the perimeter of the proposed lakes, in order to prevent direct discharge of stormwater runoff intake the lake. A Class II Permit from DERM will be required for the construction of any drainage system with overflow outfall into the lakes.

Site grading and development shall comply with the requirements of Chapter 11C of the Code of Miami-Dade County. Any proposed development shall comply with county and federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the Level of Service standards for flood protection set forth in the CDMP subject to compliance with the conditions required by DERM for this proposed development order.

B. *HAZARDOUS AND SOLID WASTE*

A review of DERM records indicates that there are no records of current or historical contamination, assessment, or remediation issue on the subject property. A search within 500 feet of the property was conducted and the following sites were identified as having current or historical contamination issues:

Manuel Diaz Farms, Inc.
UT-5880
23705 SW 117th Avenue
Former petroleum contaminated site. Case closed on October 7, 1999.

C. *AIR QUALITY PRESERVATION*

The DERM Air Quality Management Division has reviewed the available information and concludes that there is the likelihood that this project will exceed the traffic flow threshold value of 1,500 vehicles per hour at peak-hour, as stated in the State of Florida Department of Environmental Protection Guidelines. Accordingly, this project would be subject to the carbon monoxide screening process and other applicable modeling requirements specified in said guidelines.

D. *TREE PRESERVATION*

Section 24-60 of the Code requires the preservation of tree resources. Consequently, DERM will require the preservation of all the specimen-sized (trunk diameter $\geq$ 18 inches) trees, as defined in the Code, which are on these sites. A Miami-Dade County tree removal permit is required prior to the removal or relocation of any trees. The applicant is advised to contact DERM

staff for permitting procedures and requirements prior to development of site and landscaping plans.

E. *WETLANDS*

The subject site is not jurisdictional wetlands as defined in Chapter 24-3 and 24-58 or the Code; therefore, no review or permits for work in wetlands will be required by DERM.

Notwithstanding the above, a permit from the Army Corps of Engineers (USACOE), a permit from the State of Florida Department of Environmental Protection (DEP) and from the South Florida Water Management district (SFWMD) may be required for the proposed project. The applicant is advised to contact the USACOE, the FDEP, and the SFWMD concerning permit procedures and requirements.

Concurrency Review Summary:
The Department has conducted a concurrency review for this application and has determined that the same meets all applicable LOS standards as specified in the adopted CDMP for potable water supply, wastewater disposal, and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order application concerning the subject property.

In summary, the application meets the minimum requirements of Chapter 24 of the Code and therefore, it may be scheduled for public hearing; furthermore, this memorandum shall constitute DERM's written approval as required by the Code. Additionally, DERM has also evaluated the application so as to determine its general environmental impact and after reviewing the available information offers no objections to the approval of the request.

III. *IMPACT ON THE ECONOMY*

It is estimated that for the 764 single family residential units sold at $200,000.00 per unit and the 957 townhouse units sold at $150,000.00 per unit, the operating revenue and cost to Miami-Dade County and the School Board will be as follows:

	County	School Board	Combined
Total Revenues	$10,014,329.	$5,096,724.	$15,111,053.
Total Costs	7,566,885.	3,867,745.	11,434,630.
Net Fiscal Impact	$2,447,443.	$1,228,980.	$3,676,423.

The net fiscal impact of this proposal is estimated to provide a positive operating revenue to Miami-Dade County of $2,447,443.00 and a net surplus of $1,228,980.00 to the School Board, for a combined total for both jurisdictions of $3,676,423.00.

IV. IMPACT ON ESSENTIAL GOVERNMENTAL SERVICES

A. POTABLE WATER SUPPLY

The subject property is located within the franchised water service area of the Miami-Dade Water and Sewer Department (MDWASD). The closest public water is an abutting 12-inch main located along SW 112th Avenue, approximately 750 feet north of the site. Connection of the proposed development tc the public water supply system shall be required. The applicant shall connect to an existing 12-inch water main at SW 112th Avenue and SW 232nd Street then extend west along SW 232nd Street a new twenty (20) inches water main to the NW corner of the property (SW 119th Ave.). Also extend south along SW117th Ave. from SW 232nd Street covering the subject property a new sixteen (16) inches water main. Also, extend along SW 240th street from SW 112th Ave. to the west property line (SW 119th Ave.) a new twelve (12) inches water main. Any proposed water main extension inside the subject property shall be twelve (12) and eight 98) inches minimum with two points of connection. The estimated demand for this project is 515,050 gallons per day (gpd). This figure does not include irrigation demands.

The source of water for these mains is MDWASD's Alexander Orr Water Treatment Plant, which has adequate capacity to meet projected demands from this project. The plant is presently producing water, which meets Federal, State, and County drinking water standards.

Existing public water facilities and services meet the Level of Service (LOS) standard set forth in the comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions stipulated by DERM for this proposed development order.

Notwithstanding that adequate system capacity is available for this project DERM will require that water conserving plumbing fixtures be installed in accordance with the requirements of the South Florida Building Code in order to use more efficiently the southeast Florida water resources.

It is recommended that the landscaping conform to xeriscape concepts. Included in these concepts I use of drought tolerant plants, reduced use of turf grass together with efficient irrigation system design. Details of xeriscape concepts are set forth in the "Xeriscape Plant Guide II" from the South Florida Water management District.

B. SEWER SERVICE

The subject property is located within the franchised sewer service area of the Miami-Dade Water & Sewer Department (MDWASD). The closet public sanitary sewer is a 12-inch force main located approximately 3,900 feet north and east of the site, at the intersection of SW 224th Street and SW 109th

Avenue. Connection of the proposed development to the public sanitary sewer system will be required.

From SW 240th St to SW 232nd St.

A regional pump station with generator building is required. Connection to the proposed twelve (12) inches force main at SW 117th Ave. and SW 240th St. with a new eight (8) inches minimum force main. Any proposed sanitary sewer extension inside the subject property should be ten (10) and eight (8) inches minimum.

From SW 240 St to SW 244th Terr.

A regional pump station with generator building is required. Connect to a proposed twelve (12) inches force main at 117th Ave. and SW 240th St. with a new eight (8) inches minimum force main. Any proposed sanitary sewer extension inside the subject property should be ten (10) and eight (8) inches minimum.

From SW 240th St. to SW 244th Terr.

Connect to an existing MH at SW 112th Ct., SW 113th Ave, and SW 114th Ave. north of SW 244th St. Any proposed sanity sewer extension inside the subject property should be eight (8) inches minimum.

From SW 240th St. to SW 232nd St.

A regional pump station with the generator building is required. Connect to an existing twenty four (24) inches force main at SW 112th Ave. and SW 248th and extend north along SW 112th Ave. a new twelve (12) inches force main to SW 240th St. then extend west along SW 240th ST a new twelve (12) force main to SW 117th Ave. Any proposed sanitary sewer extension inside the subject property should be 10" and 8" minimum.

At this time the sanitary sewer system has adequate collection, transmission and treatment capacity to accommodate the flows that the proposed project will generate. The wastewater flow is directed to the South District Treatment Plant.

Notwithstanding the foregoing, in light of the fact that the County's sanitary sewer system has limited sewer collection/transmission and treatment capacity, no new sewer service connections can be permitted until adequate capacity becomes available. Consequently, final development orders for this site may not be granted unless adequate capacity in the sanitary sewer collection/transmission and treatment system or if approval for alternative means of sewage disposal can be obtained. Use of an alternative means of sewage disposal shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

Sewage treatment and disposal for the area is provided by MDWASD's regional wastewater treatment and disposal facilities. These facilities have limited available capacity; consequently; approval of development orders which will generate additional wastewater flows are being evaluated by DERM on a case-by-case basis. Approvals are only granted if the application for any proposed development order is certified by DERM so as to be in compliance with the provisions and requirements of the settlement agreement between Miami-Dade County and the State of Florida Department of Environmental Protection, and also with the provisions of the Environmental Protection Agency Consent Decree.

Existing public water and public sanitary sewer facilities and services meet the level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approve, will not result in a reduction of the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

C. ***POLICE***

Growth in residential development within a district results in increased demands for police service. The demands for service typically vary based upon the specific demographics of the area and traffic volume. Service demands normally are evaluated once neighborhoods are established, and re-evaluated on a on-going basis utilizing the budgetary process. Historically, departmentwide manpower, in conjunction with the ability to adjust sworn assignments, has permitted extension and maintenance of the current level of police services to newly established developments of any size.

A careful review of the petition shows that the predicted impact on MDPD resources will be significant, based upon the increase in residential dwelling units. This development will also increase traffic volume. As the project is phased in over the buildout period, additional sworn personnel resources may be required to maintain the current level of service to the area. These resources would be requested through the annual budgetary process.

Regarding actual construction when development occurs, the following applicable guidelines are provided to address public safety issues:

1. The development should comply with requirements of he Code of Miami-Dade County, with special attention given to the following:
   a. Section 21-276, Burglar Alarms.
   b. Section 28-15(g), Required improvements.
   c. Section 33-139, Names and numbers to comply with article; authority of the Department of Planning and Zoning.
   d. Section 33-147, Numbering buildings.
   e. Section 33-149, Duty of owners of buildings.

2. Effective January 1, 2001, all burglar alarm systems shall require an annual registration with MDPD by the <u>user</u>. This includes all systems even if they are not monitored by an alarm monitoring company.

Locations that have more than one alarm system require separate registration for each system. Information brochures are available at MDPD district stations.

3. Each building should have address numbers conspicuously mounted which are not less than three inches in height and easily observable form the roadway. Buildings that back on to an alleyway should also have an address numbers on the rear of the buildings.

4. A lighted directory should be erected near each point of entry and at appropriate locations within then development for rapid location of buildings by responding emergency vehicles.

5. Shrubbery and landscaping at all driveways and intersections should be sufficiently set back to permit vehicle operators and unobstructed view of other traffic and pedestrians.

6. Landscaping and lighting should be maintained so that address numbers are never allowed to become obscured.

7. Adequate lighting, closed circuit television, and security officers in vehicle parking areas can discourage criminal activity.

8. Stairwells should have access controlled to restrict movements of persons contemplating criminal activity.

9. Any unmanned, card accessible, security entrance gate should have a coded lock-box feature for emergency access by police and fire-rescue vehicles.

10. Designation of areas within the development to be kept free of parked motor vehicles in order to facilitate access to buildings by emergency vehicles (fire lanes) is accomplished by application of the owner or lessor of the development pursuant to Miami-Dade County Ordinance 30-388, Creation of Emergency Vehicle Zones. Only those developments with zones so designated are authorized to have police enforcement.

11. The U.S. Department of Housing and Urban Development recommends five to ten foot-candles of light for heavily used spaces; e.g., paths, entries, and parking areas. Outdoor lighting can be one of the most effective deterrents against crime. Properly used, it discourages criminal activity and reduces fear.

Additional Comments:

Police services are currently provided by our Cutler Ridge Station (Police District 4) located at 10800 SW 211 Street. During the month of December 2002, based upon a districtwide statistical analysis, the average emergency response time was 5.4 minutes (includes dispatch and travel time). Station personnel answered 6,370 calls for police service and operated with 223 sworn

officers, to deliver police services to any area of 726.7 square miles with a population of 189,900.

D. *FIRE*

Service Impact/Demand:

1. Based on development information, this project is expected to generate approximately 357 fire and rescue calls annually.

2. Suspected fire within this project would be designated as a building dispatch assignment. Such an assignment requires 3 suppressions or engines; telesquarts or tankers, 1 aerial, 1 rescue and an accompanying command vehicle(s). This assignment requires 20 firefighters and officers.

3. The desired response time to such a project is 4-5 minutes for the first-in unit.

4. Required fire flow for this project is 2,000 gpm with hydrant spacing no further than every 300 feet. Proper main extensions can be provided by WASAD. Generally, for this type of development 12-14 inch mains are required.

5. Fire Rescue impact fees fund primary and supportive facility and equipment needs generated by additional impact. The project's proportionate share of impact fees will be assessed at time of building permit.

Existing Services

1. The station responding to a fire alarm will be:

Station	Address	Equipment	Staff	Response Time
34	10850 SW 211 St., Cutler Ridge	Resuce, Squrt Aerial, Battalion	12	4-6 min.
5	13150 SW 238 St., Princeton	Engine, Rescue	7	4-6 min.
52	12105 SW 87 Ave., S. Miami Heights	Advanced Life Support Tanker	4	4-6 min.
50	9798 Hibiscus St., Perrine	Rescue	3	8-10 min.

2. The following units show a potential unavailability rate in excess of 20% during peak call hours for the previous calendar year:

Unit	Potential Unavailability During Peak Hours
Rescue 34	22%
Rescue 50	24%

3. Increased response times may result because of congestion on the following roadways:

   SW 232 St. & SW 112 Ave.

Planned Service Expansions

The following stations are planned in the vicinity of this project:

Station	Address	East Completion Date	Response Time	Cost
Palm Glade ("J")	SW 248 St. & SW 114 Ave.	2005	2-4 min.	$2.0 million

Funding resource is primarily: fire rescue impact fees.

Site Requirements

The following site requirements pertain to the site plan submitted as part of this review. All site plans and gates (including future submissions and changes) must be reviewed and approved by the Fire Rescue Department's Water and Engineering Bureau prior to Executive Council Hearing.

1. Compliance with Ordinance 83-23 giving Police jurisdiction to issue citations for parking along frontage of all commercial development.

2. Emergency vehicle parking area is to be located in close proximity to the main entrances. Said area to be identified, per S.F.F.P.C.

3. Fire Department vehicle access is to be provided to as many sides of the structure as practical or as necessitated by the design of the structure and location of internal fire protection connector.

4. Fire access lanes must be capable of supporting 32 tons surfaced with solid pavement, natural or concrete stones or with grass turf reinforced by concrete grids or stabilized subgrade construction, which meet the standards of the Miami-Dade County Public Works Department. Such construction must be certified by a registered professional engineer of the State of Florida. Access lanes are to be minimum of 20 feet wide with a vertical clearance of 13 feet 6 inches. Landscaping along these lanes must be approved and conform to landscaping plans. (Florida Fire Prevention Code).

5. Curb cuts for fire access lanes marked "Fire Lanes" in such a manner as to be easily visible from the road and clearly delineated with informational signs of not less than two square feet each parcel. Parking on fire access lanes is to be prohibited.

6. A turnabout for fire apparatus shall have a minimum centerline radius of 50 feet. (T or Y turnaround acceptable to the AHJ shall be permitted). (Florida Prevention Code).

7. All slopes in the project must be able to accommodate our largest aerial truck. This truck has the dimensions and angle requirements shown below:

Overall length:	46 feet, 10 inches
Bumper-to-bumper length	32 feet
Wheelbase length:	256 inches.
Angle of approach:	11 degrees maximum
Brake-over angle:	7 degrees maximum
Angle of departure:	8 degrees maximum

8. Aerial apparatus set-up sites at the corner of each building over three stories and at the center of buildings in excess of 125 feet in length.

9. Site-up sites no closer than 10 feet or further than 30 feet from any building and at least 21 feet wide and 36 feet long with a cross slope of less than 5 percent. Construction the set-up sites will consist of a stabilized subgrade, which meets the standards of the Miami-Dade County Public Works Department, and Grass Pavers" or an equally acceptable product as determined by the authority having jurisdiction. Set-up sites must be capable of withstanding any point forces resulting from out riggers.

10. Maintenance of fire lanes provided by the owner.

11. Fire sprinkler system in accordance with S.F.B.C., South Florida Fire Prevention Code and adapted NFPA Codes.

    a. All fire main installation beyond backflow preventor detector check valve are to be done by a State certified Fire Protection Contractor.

    b. "P.I.V." and "F.D.C." shall be located not less than 40 ft. from building. "Backflow Preventor" shall be located upstream from "P.I.V."

    c. "F.D.C." must be placed within 150 feet from a fire hydrant.

12. An identification system located at each entrance of the complex consisting of a framed lighted map of the development showing all structures and streets at adequate scale.

13. Lighted signs for identification on all structures within the development. Sign letters and numbers shall be 6" on front of building and 4" on the rear.

14. Limited dead ends to 150 feet and locate :Dead End" signs at the entrance of each area. In a fully sprinklered building, dead ends may 250'. (Florida Fire Prevention Code).

15. Minimum 15' gate width. Cannot be within turning radius.

16. Gated entrances to provide elevator lock box containing switch or level to activate gate for fire department use.

17. Fire hydrants and fire protection appliances-clearances of seven and one-half feet in from of and to the sides and four feet to the rear shall be maintained. (Florida Fire Prevention Code).

E. PARKS

Identify Impact and Demand

The 1,735 dwelling units will produce a population of 4,951 people to current population estimates prepared by the Research Division of the Planning and Zoning Department. This population generates a need for 13.62 acres of local parkland, based on the CDMP Open Space Spatial Standards of 2.75 acres per 1,000 population.

Existing Service

The nearest community park is Goulds Park, located at 21805 SW 114 Avenue, approximately two miles from this project. The nearest neighborhood park is Ptrincetonian Park located approximately one and a half mile to the west of this project at SW 252 Street and SW 127 Avenue. The nearest district park is the Homestead Air Reserve Base Park, 212 acres in size, located at SW 268 Street and SW 127 Avenue, approximately 2 miles from this project.

Facilities

Goulds Park contains a recreation center, lighted baseball fields, multipurpose courts, picnic shelters, tot lot, parking lot, open play area, and a walkway. Princetonian Park contains a tot lot, multipurpose court, tennis court, and open play areas. Homestead Air Reserve Base Park is not yet developed, but is anticipated to have several lighted soccer/football fields, baseball fields, tennis center, recreation center, and a family aquatics center.

Manpower

Goulds Park has 2 recreation specialist IIs, 1 recreation specialist I, 1 office support specialist II, 1 custodial worker II, 2 recreation leaders, 1 public facility manager IV, with other part-time staff to accommodate the after-school and other programs. Princetonian Park has no staff; it is maintained by a roving crew. Homestead Air Reserve Base Park has not yet been developed, but is expected to be staffed when it is operational.

Proposed and/or Budgeted Service Expansion

This department is working to acquire additional land in this area, in cooperation with area developers, to serve the future residents. It is important to acquire this land before the area becomes developed and little open space is left.

Concurrency/Capacity Status

This application is located in Park Benefit District 3, which has a surplus of 318.77 acres of local parkland. However, capacity within the service area of the proposed development is seriously deficient for the following reason:

1. the present surplus is located distant from this development.
2. private recreation areas of this development provide only limited recreation opportunities
3. relying on impact fees alone inevitably delays the acquisition of public parks to serve the future residents of this development, because, since impact fees are paid closer to the end of the development cycle (at time of building permit), the fees accumulate after the demand is created, and the supply of land has decreased in the area.

Site Plan Critique & Quality of Life Issues

Because of the large population generated by this application and the absence of a public park of suitable size in the site plan, it is imperative that a public park site be included. Therefore, the plan proposed is not acceptable, unless the applicant provides assurance that suitable park lands (13.62 acres in size) are provided within this development, or are provided by covenant in an area in close proximity to this development. Parks staff is ready to meet with the applicant to determine the suitability of land proffered.

Additional Comments

The applicant has met with the Parks and Recreation Department (P&RD). The following comments substantiate said Department's position at this time.

1. The applicant has agreed to one of P&RD's requests to provide the open space portion of the impact fees in advance of construction to help purchase parkland. In fact, the applicant even proposed to use these fees to help purchase a larger off-site property owned by the same applicant. However, the open space fees from this development are so low that the total open space amount is barely sufficient to purchase one (1) acre at present land costs for a 5-acre neighborhood park, much less the larger site offered. Thus, the applicant's proposal to advance these fees is not P&RD's preferred means of obtaining recreation open space needed to offset the specific impact of residential population created by this development.

2. The applicant has also offered to pay in advance of this development a portion of the improvement portion of the park impact fee (the total improvement fee would be over $1,000,000, and the applicant's representative suggested an advancement of $400,000). These funds could be used to make improvements at the Homestead Air Reserve Base Park, located approximately 2 miles southwest of this development. While this P&RD would be receptive to this proposal, it does not diminish the more critical open space problem generated by this development.

3. P&RD's preferred means remains for the applicant to set aside portions of the development (13+/- acres) for usable publicly dedicated recreation open space. This would require further revisions to their plan. The original plan reviewed contained a variety of small private park and green spaces connected by a linear corridor. While on paper it might have responded to the spirit of a TND, it did not effectively provide adequate recreation open spaces to residents.

4. The revised plan, submitted to P&RD on May 13, 2003, contains a minor change to park and green spaces that created one slightly larger area that responded to the concerns of P&RD. However, this plan in total was still inadequate because all spaces remain private, small and the total area does not add up to the 13 acres required by the Park Impact Fee Ordinance.

F. ***SCHOOLS***

Comments from Miami Dade Public Schools are provided in attached Exhibit "A".

G. ***SOLID WASTE MANAGEMENT***

The County Solid Waste Management System consists of both County facilities and a private facility under contract as follows: two Class I landfills, (one owned by Waste Management Inc., of Florida), a Class III landfill, a Resources Recovery Facility with related ash monofill and three regional transfer facilities. The Department of Solid Waste Management (DSWM) develops projections of solid waste disposal capacity demand system-wide based on the long term disposal contracts supplemented by historical data and population forecasts from the County's Department of Planning and Zoning. The DSWM does not assess or adjust capacity projections based on the impacts of individual developments (or groups of developments). The latest Concurrency Status Determination issued on September 22, 2000, which is valid for three (3) years, shows sufficient disposal system capacity to meet and exceed the County's adopted level of service (five years of capacity). This determination, which is on file with the Department of Planning and Zoning is contingent upon the continued ability of the County to obtain and renew disposal facility operating permits from the Florida Department of Environmental Protection, as needed.

This project falls within the DSWM solid waste collection service area. The singe-family residents and townhomes proposed in this project meet the County Code definition of residential unit. Per the code, residential units located within the proposed project shall, therefore, receive DSWM garbage and trash collection service. Twice weekly individual curbside garbage and trash collection, schedule bulky waste collections service, and unlimited use of the Trash and Recycling Centers are the services currently provided to residential units in the DSWM solid waste collection service area.

Currently, DSWM provides curbside recycling services to residential units located in the unincorporated Miami-Dade County. The proposed project shall, therefore, utilize DSWM weekly curbside recycling services, provided by the County by BFI, Inc. The recycling program currently includes separation of glass, aluminum cans, steel cans, plastic bottles, newspaper and phone books. Participation in

the residential program is mandatory in accordance with Chapter 15, Section 15.2.6 of the County Code. Further information may be obtained by contacting the Department's Service development Division at (305) 594-1567.

Section 15-4 - requires that plans for storage and collection of solid waste be approved by the Director as to location, accessibility, number and adequacy of solid waste collection and storage facilities before a building permit may be issued. The final plans must contain the following statement: "Facilities for the collection and storage of solid waste are shown in accordance with Section 15-4 of the Miami-Dade County Code."

It is required that development associated with this project ensure that either of the following criteria be present in project design plans and circulation operations to minimize the reversing of waste vehicles, and hence, provide for the safe circulation of service vehicles:

a. cul-de-sac with a minimum 49 foot turning radius.
b. "T" shaped turnaround 60 feet long by 10 feet wide.
c. paved throughway of adequate width (minimum 15 feet).

In addition any and all alleyways designed with utilities, including waste collection, provided at the rear of the property should be planned in accord with standard street specifications with sufficient width and turning radii to permit large vehicles to access the alleyways. Additionally there should be no "dead-end" alleyways developed. Finally we are requesting that a sufficient waste set-out zone be preserved (between the edge of the pavement and any possible obstructions such as perked cars, fencing, etc.,) that would interrupt or preclude waste collection.

The proposed development is located within 2 miles of the South Dade Landfill which is located at SW 248th Street and 97th Avenue.

V. *IMPACT ON TRANSPORTATION FACILITIES AND ACCESSIBILITY*

A. *ANTICIPATED TRAFFIC GENERATION AND CONCURRENCY*

1. Trip Generation
   a. 1394 PM peak hour trip ends

2. Cardinal distribution

North	68.0%	East	5.6%
South	8.2%	West	18.0%

B. *EXISTING ROADWAYS SERVICEABLE TO THIS APPLICATION*

1. SW 112th Avenue to the East and SW 117th Avenue to the West. SW 232nd Street to the north, US#1 to the west and Florida Turnpike to the east.

C. *IMPACT ON EXISTING ROADWAYS*

Concurrency

9736 Station on SW 112th Avenue n/o SW 232 Street has a maximum capacity of LOS "E+20" of 3420 vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of 1524 vehicles and 1017 vehicles have been assigned to this section of road from previously approved Development Orders. Station 9736 with its 2541 is at LOS "C". The 777 vehicles generated by this development when combined with the 2541 equals 3318 and LOS "E+20" where the range of LOS "E+20" is from 2851 to 3420 vehicles.

Station 9970 on US#1 s/o 186th Street has a maximum capacity of LOS "D" of 7220 vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of 1592 vehicles and 157 vehicles have been assigned to this section of road from previously approved Development Orders. Station 9970 with its 3961 PHP and assigned vehicles is at LOS "B". The 273 vehicles generated by this development when combined with the 3961 equals 4234 and LOS "B" where the range of LOS "B" is from 1491 to 5320 vehicles.

Station F-50 on SW 112 Avenue n/o HEFT/SR 821 has a maximum capacity of LOS "E" of 3890 vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of 1065 vehicles and 179 vehicles have been assigned to this section of road from previously approved Development Orders. Station F-50 with its 1244 PHP and assigned vehicles is at LOS "B". The 121 vehicles generated by this development when combined with the 1244 equals 1365 and LOS "B" where the range of LOS "1" is from 1 to 2580 vehicles.

Station 9971 on US#1 s/o SW 248th Street has a maximum capacity of LOS "E" of 4870 vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of 3261 vehicles and 459 vehicles have been assigned to this section of road from previously approved Development Orders. Station 9971 with its 3720 PHP and assigned vehicles is at LOS "C". The 223 vehicles generated by this development when combined with the 3720 equals 3943 and LOS "D" where the range of LOS "D" is from 3921 to 4060 vehicles.

D. *ADDITIONAL IMPROVEMENTS REQUIRED FOR THIS DEVELOPMENT*

1. SW 112 Avenue to be improved to a 4 lane roadway with sidewalks, drainage, curb & gutter.
2. SW 232 Street to be improved to a 4 lane divided roadway to include median, drainage, curb & gutter from SW 112 Avenue to theoretical SW 119 Avenue.
3. SW 119 Avenue from SW 232 Street to theoretical SW 243 Street. (South side of section 2I) construct ten feet of a future 20 feet pavement to include sidewalk, drainage and curb & gutter.
4. SW 117 Avenue from 232 Street to theoretical SW 244 Street. (South side of section 1A) Construct 4 lane divided roadway pavement to include median, drainage, sidewalks and curb & gutter.

5. SW 240 Street from SW 119 Avenue to SW 112 Avenue to be constructed as a 4 lane roadway to include drainage, sidewalks and curb & gutter.

E. *SITE PLAN CRITIQUE*

1. The land must be platted.
2. Additional review for concurrency and additional Site requirements will be determined during the Platting and Permitting process.
3. A Public Works permit is required for construction in the public right of way.
4. Public access must be provided that satisfies the needs for both traffic circulation and Fire Rescue vehicles.
5. Public roadways or private drives adjacent to lakes, will be required to have guardrails. A lake maintenance easement shall be shown in plans.
6. Sidewalks must continue across private drives.
7. All landscaping, walls, fences, Entrance Features, etc. will be subject to the safe sight distance triangle as per Section 33-11 of the Miami-Dade County Code and G5.3 of the Public Works Manual.
8. A property owners association will be required for the maintenance of private drives, common areas, lakes, landscaping and walls/fences.
9. The creation of a special taxing district will be required to maintain the lakes and the green areas located within the public right-of-way.
10. Entrance features are not reviewed or approved as part of this application.
11. Contribution for traffic signals is required. To be determined at Platting process.

This application **does meet** the criteria for traffic concurrency for an Initial Development Order. No vehicle trips have been reserved by this application. It will be subject to the payment of road Impact Fees.

F. *MASS TRANSIT*

Transit service is directly provided to the east of the project site along SW 112 Avenue.

Route and frequency serving this project is as follows:

Route	Peak	Off-Peak	Night	Sat	Sun
70	60 mins.	60	60	60	60

The 2003 Transportation Improvement Program (TIP) does not identify and improvements for the area.

The 2025 Long Range Transportation Plan (LRTP) does not identify any improvements for the area.

The 2002 Transit development Plan (TDP) does identify in its 2007 Recommended Service Plan the following service improvements:

Rt. 70 Improve daily headways from 60 to 30 minutes. Re-align along South Miami-Dade Busway Extension.

Based on the information presented, MDT has no objection to this project. However, the developer must make provisions for future pullout bays, and where appropriate some encroachment on the developer's property to accommodate bus shelter(s). it is desirable that the project developer provide (or fund) the bus shelter(s) pad or a sheltered bus stop area which would be aesthetically compatible with the surrounding community, and be functional for transit purposes. The specific location for the placement of this amenities need to be coordinated with MDT's Service Planning and Scheduling Division and made part of the final design for this project.

This project has been reviewed by MDT/OPTM for Mass transit concurrency and was found to be concurrent with the level-of-service standards established for Miami-Dade County.

G. ***AVIATION***

Miami-Dade Aviation Department (MDAD) has determined that the referenced property is clear of any restrictive zones as depicted in the proposed Zoning Ordinance for Homestead General Airport, and would be compatible with airport operations.

Exhibit 'A'

Miami-Dade County Public Schools
giving our students the world

Ana Rijo-Conde, Interim Assistant Superintendent
Facilities Operations, Maintenance and Planning

Miami-Dade County School Board
Dr. Michael M. Krop, Chair
Dr. Robert B. Ingram, Vice Chair
Agustin J. Barrera
Frank J. Bolaños
Frank J. Cobo
Perla Tabares Hantman
Betsy H. Kaplan
Dr. Marta Perez
Dr. Solomon C. Stinson

Superintendent of Schools
Merrett R. Stierheim

July 2, 2003

Ms. Ruth Ellis Myers, Acting Supervisor
Miami-Dade County
Department of Planning and Zoning
Zoning Evaluation Section
111 N.W. 1 Street, Suite 1110
Miami, Florida 33128

Re: Manuel C. Diaz, et al - Application No. 02-377 (CC15)
West of SW 112 Avenue and South of SW 232 Street
Updated

Dear Ms. Myers:

Pursuant to the state-mandated and School Board approved Interlocal Agreement, local government, the development community and the School Board are to collaborate on the options to address the impact of proposed residential development on public schools where the proposed development would result in an increase in the schools' FISH % utilization (permanent and relocatable), in excess of 115%. This figure is to be considered only as a review threshold and shall not be construed to obligate the governing agency to deny a development.

Attached please find the School District's (District) review analysis of potential impact generated by the above referenced application. Please note that all of the impacted school facilities meet the referenced review threshold. The proposed residential development will impact Pine Villa Elementary School, Redland Middle School and Homestead Senior High School currently operating at 92%, 151% and 129% of FISH % utilization, respectively. However, utilizing the County's Census 2000 figures, the proposed residential development will increase the FISH capacity of Pine Villa Elementary School, Redland Middle School and Homestead Senior High School to 156%, 174% and 141%, respectively (please see attached analysis).

Pursuant to the Interlocal, the District met with the applicant's legal counsel on June 11, 2003, to discuss the impact of the proposed development on public schools. The District is grateful that the applicant took the time to meet with the District to discuss possible options that may accommodate new students generated by the proposed application. As such, the applicant has advised the District that they will be voluntarily proffering a covenant to Miami-Dade County in order to construct a 1100-student station (K-12) charter school(s). Additionally, in the event the charter school is not approved the applicant has voluntarily proffered to set aside a 7.82 acre site for possible purchase by the District at 60% of the appraised value and provide an acceptable agreement between the District and the applicant. Please note that such a proffer is subject to School Board approval.

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School Board Administration Building • 1450 N.E. 2nd Avenue, Suite 525 • Miami, Florida 33132
305-995-7285 • FAX 305-995-4760 • www.ARijo@facil.dade.k12.fl.us

Please note that middle school relief in the area (State School "YY1") is currently proposed in the District's 5-year work plan. Attendance boundaries have not been established as such, assurances cannot be provided by the District that the proposed school will help to alleviate the impacts of the proposed development.

Also, attached is a list of approved Charter School Facilities countywide, which may provide relief to the area of impact, as well as a report depicting previously approved applications in the area.

Additionally, pursuant to Miami-Dade County's Educational Facilities Impact Fee Ordinance the proposed development, if approved, will be required to pay educational facilities impact fees (impact fees) based on the following formula:

> New residential unit square footage X .90 (Square Footage Fee) + $600.00 (Base Fee) + 2% administrative fee = Educational Facilities Impact fee

As an example, assuming the proposed unit is 2,000 square feet, the 1735-unit development is estimated to generate approximately $4,247,280 ($2,448 per unit) in impact fees. This figure may vary since the impact fees assessed are based on the actual square footage of each dwelling unit.

In accordance with the Agreement, this letter and attached information should not be construed as commentary on the merits of the pending zoning application. Rather it is an attempt to provide relevant information to the Community Council on public schools that will likely serve the proposed development and meet the referenced threshold.

As always, thank you for your consideration and continued partnership in our mutual goal to enhance the quality of life for the residents of our community.

Sincerely,

Patricia Good /08

Patricia Good
Coordinator III

PG:am
L-1474
Attachment

cc: Ms. Ana Rijo-Conde
Mr. Fernando Albuerne
Mr. Michael A. Levine
Mr. Ivan M. Rodriguez
Ms. Vivian Villaamil
Mr. Miguel Diaz de la Portilla

SCHOOL IMPACT REVIEW ANALYSIS

APPLICATION:	No. 02-377, Manuel C. Diaz, et al (CC15)
REQUEST:	Zone change from AU to PAD
ACRES:	291.82 acres
LOCATION:	West of SW 112 Avenue and South of SW 232 Street
NUMBER OF UNITS:	1735 additional units
ESTIMATED STUDENT POPULATION:	1069 students*
ELEMENTARY:	492
MIDDLE:	267
SENIOR:	310

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY:	Pine Villa Elementary - 21799 SW 117 Ct.
MIDDLE:	Redland Middle - 16001 SW 248 St.
SENIOR HIGH:	Homestead Senior - 2351 SE 12 Ave.

* Based on Census 2000 information provided by the Miami-Dade County Department of Planning and Zoning.

The following population and facility capacity data are as reported by the Office of Information Technology, as of October, 2002:

	STUDENT POPULATION	FISH DESIGN CAPACITY PERMANENT	% UTILIZATION FISH DESIGN CAPACITY PERMANENT	NUMBER OF PORTABLE STUDENT STATIONS	% UTILIZATION FISH DESIGN CAPACITY PERMANENT AND RELOCATABLE
Pine Villa Elem.	711/ 1203*	561	127%/ 214%*	210	92%/ **156%***
Redland Middle	1763/ 2030*	1144	154%/ 177%*	25	**151%/ 174%***
Homestead Sr.	3315/ 3625*	2569	129%/ 141%*	0	**129%/ 141%***

* includes proposed development

ADDITIONAL SCHOOL INFORMATION: The following information was provided by school site personnel or other data sources in October 2002:

Pine Villa Elementary:

Access to computers:	In each classroom, in special computer labs and media center
Capital Improvements in the past school year:	None
Recognition for Academic Achievement:	FL School Recognition as an "C" School
Special Programs:	After-school care and Magnet programs
Lunch schedule:	Begins at 10:15 a.m.
Non-instructional space utilized for instructional purposes:	None
Teachers required to float/travel:	None

Redland Middle:

Access to computers:	In special computer labs and media center
Capital Improvements in the past school year:	None
Recognition for Academic Achievement:	Silver Award
Special Programs:	Tutoring
Lunch schedule:	Begins at 11:19 a.m.
Non-instructional space utilized for instructional purposes:	Auditorium
Teachers required to float/travel:	Language Arts, ESOL, Math, Science and Geography

Homestead Senior High:

Access to computers:	In each classroom, in special computer labs and Media Center
Capital Improvements in the past school year:	Media Center
Recognition for Academic Achievement:	College Board Insip. and Grant/Scholarships
Special Programs:	Magnet programs and Enrichment classes
Lunch schedule:	Begins at 11:35 a.m.
Non-instructional space utilized for instructional purposes:	Teacher's Workroom, Auditorium, Media Center and Storage room
Teachers required to float/travel:	Drama and Math

PLANNED RELIEF SCHOOLS IN THE AREA (information as of June 2003):

School	Status	Occupancy Date
N/A		

OPERATING COSTS: According to Financial Affairs, the average cost for K-12 grade students amounts to $5,833 per student. The total annual operating cost for additional students residing in this development, if approved, would total $6,235,477.

CAPITAL COSTS: Based on the State's June-2003 student station cost factors*, capital costs for the estimated additional students to be generated by the proposed development are:

ELEMENTARY	492	x	$ 13,221	=	$ 6,504,732
MIDDLE	267	x	$ 15,159	=	$ 4,047,453
SENIOR	310	x	$ 20,060	=	$ 6,218,600
Total Potential Capital Cost					$16,770,785

* Based on Information provided by the Florida Department of Education, Office of Educational Facilities Budgeting. Cost per student station does not include land cost.

PREVIOUSLY APPROVED DEVELOPM[illegible]EPORT
CC14 AND CC15 (JANUARY '01-MARCH '03)

[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
1	EFRAIN ARGUELLES #00-323	NEC of SW 300 St. and SW 174 Ave.	8 Units/ 5 Students	AVOCADO ELEM-3 HOMESTEAD MID-1 SOUTH DADE SR-1	CC14 2/21/01	APPROVED
2	PATRICIA & JORGE PALENZUELA & CANDAD ZAMORA #01-406	W of SW 167 Ave. and SW 284 St.	11 Units/ 7 Students	AVOCADO ELEM-4 HOMESTEAD MID-2 SOUTH DADE SR-1	CC14 3/06/02	APPROVED
3	GAULEY PALISADE CORP. #02-162	NWC of SW 216 St. and SW 124 Ave.	7 Units/ 4 Students	CARIBBEAN ELEM-2 MAYS MID-1 SOUTHRIDGE SR-1	CC14 9/25/02	APPROVED
4	PERRY KAYE, TRUSTEE #00-446	Btwn SW 128 Ave. and SW 132 Ave. and btwn SW 211 St. and SW 216 St.	89 Units/ 53 Students	CARIBBEAN ELEM-29 MAYS MID-12 SOUTHRIDGE SR-12	CC14 5/30/01 10/11/01	APPROVED
5	GAULEY PALISADE CORP. #01-242	22010 SW 124 Ave.	18 Units/ 11 Students	CARIBBEAN ELEM-6 MAYS MID-3 SOUTHRIDGE SR-2	CC14 10/10/01	APPROVED
6	OPEN BIBLE BAPTIST CHURCH TO FORTY-FIRST HOLDINGS, LLC 01-134	W of SW 137 Ave. and N of SW 173 Terr.	84 Units/ 32 Students	MIAMI HEIGHTS ELEM-17 REDLAND MID-8 SOUTH DADE SR-7	CC14 12/18/01	APPROVED
7	VICTOR F. SEIJAS, JR. #99-300	N of SW 184 St. and SW 142 Ave.	17 Units/ 9 Students	REDLAND ELEM-5 REDLAND MID-2 SOUTH DADE SR-2	CC14 4/25/01	APPROVED
8	CROSS ET AL #01-218	SW 130 Ave. and btwn SW 192 St. and SW 220 St.	157 Units/ 94 Students	S. MIAMI HGTS. ELEM-51 MAYS MID-23 SOUTHRIDGE SR-20	CC14 11/20/01	APPROVED
9	MANGROVE DEVELOPMENT OF MIAMI, INC. #99-101	SWC of Sw 184 St. and SW 127 Ave.	24 Units/ 14 Students	S. MIAMI HGTS. ELEM-8 MAYS MID-3 SOUTHRIDGE SR-3	CC14 2/06/01	APPROVED
10	SVK AIRPORT LAND, LLC #02-200	SEC of SW 276 St. and SW 154 Ave.	41 Units/ 24 Students	REDLAND ELEM-13 REDLAND MID-6 SOUTH DADE SR-5	CC14 11/06/02	APPROVED
11	ANNE DELK TRUSTEE #02-170	Btwn SW 175 and 177 Ave. and N of SW 292 St.	7 Units/ 4 Students	REDONDO ELEM-2 HOMESTEAD MID-1 SOUTH DADE SR-1	CC14 12/17/02	APPROVED
12	STEVE PURDO, ET AL #02-249	S of SW 224 St. btwn SW 128 and 130 Ave.	64 Units/ 38 Students	CARIBBEAN ELEM-21 MAYS MID-9 SOUTHRIDGE SR-8	CC14 12/17/02	APPROVED
13	H. D. CROSS TRUSTEE ET AL #02-054	Btwn SW 184 St. to SW 192 St. and W of SW 130 Ave. to SW 134	154 Units/ 95 Students	S. MIAMI HGTS. ELEM-51 MAYS MID-23 SOUTHRIDGE SR-21	CC14 1/28/03	APPROVED
14	JOSEPH TAUBMAN, TRUSTEE & DELCO ENTERPRISES #01-401	N of SW 208 St. btwn SW 133 Ct. and SW 132 Ave.	31 Units/ 20 Students	REDLAND ELEM-11 MAYS MID-5 SOUTH DADE SR-4	CC14 10/16/02 2/25/03	APPROVED
15	AVOCADO ACRE HOMES DEVELOPMENT CORP. #02-302	SEC of SW 272 St. and SW 157 Ave.	46 Units/ 30 Students	REDLAND ELEM-16 REDLAND MID-7 SOUTH DADE SR-7	CC14 2/25/03	APPROVED
16	BLACK CREEK BUILDERS GROUP, LLC #02-335	SEC of SW 132 Ave. and SW 284 St.	11 Units/ 7 Students	REDLAND ELEM-4 MAYS MID-2 HOMESTEAD SR-1	CC14 2/25/03	APPROVED

Note: There are three applications that are pending which would generate 88 students.

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[redacted]IOUSLY APPROVED DEVELOPMENT REP[redacted]
CC14 AND CC15 (JANUARY '01-MARCH '03)

	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
1	ALEJANDRO ZAMPIER #02-076	S of Sw 280 St. and W of SW 134 Ave.	20 Units/ 13 Students	NARANJA ELEM-7 REDLAND MID-3 SOUTH DADE SR-3	CC15 6/04/02	APPROVED
2	CARMEL INVESTMENT & DEVELOPMENT INC. #01-437	NEC OF SW 160 Ave. and theor. SW 302 St.	6 Units/ 4 Students	PESKOE ELEM-2 CAMPBELL DRIVE MID-1 HOMESTEAD SR-1	CC15 4/23/02	APPROVED
3	CLINTON ASSOCIATES, LTD. #02-035	NWC of SW 122 Ave. and SW 256 St.	59 Units/ 38 Students	NARANJA ELEM-21 REDLAND MID-9 HOMESTEAD SR-8	CC15 6/04/02	APPROVED
4	ERIC AND NICOLE LEE BERRIOS #01-376	SWC of SW 184 St. and SW 79 Ct.	1 Unit/ 0 Students	WHISPERING PINES ELEM CUTLER RIDGE MID SOUTHRIDGE SR	CC15 1/28/02	APPROVED
5	FREDERICK T. PETERS MARTIAL TRUST #01-219	N of SW 208 St. and btwn SW 87 Ave. and SW 92 Ave.	160 Units/ 82 Students	WHIGHAM ELEM-44 CENTENNIAL MID-20 SOUTHRIDGE SR-18	CC15 6/04/02	APPROVED
6	JSM HOLDING CORP. INC AND ROYAL GROUP INVESTMENT #01-264	S of SW 268 St. and SW 140 Ave.	24 Units/ 11 Students	CHAPMAN ELEM-6 REDLAND MID-3 HOMESTEAD SR-2	CC15 2/12/02	APPROVED
7	LEWIS PETERS AND FERGUSON PETERS, TRUSTEE #01-069	NEC of SW 248 St. and Sw 112 Ave.	328 Units/ 168 Students	NARANJA ELEM-91 CENTENNIAL MID-40 HOMESTEAD SR-37	CC15 11/13/01	APPROVED
8	SODA PROPERTIES, LLC. #01-346	Btwn SW 87 Ave. and SW 92 Ave. and N of SW 208 St.	232 Units/ 82 Students	WHIGHAM ELEM-44 CENTENNIAL MID-20 SOUTHRIDGE SR-18	CC15 6/04/02	APPROVED
9	ROBERT BOREK ET AL #00-298	S of SW 248 St. btwn SW 117 and 122 Ave.	342 Units/ 214 Students	PINE VILLA ELEM-116 REDLAND MID-51 HOMESTEAD SR-47	CC15 5/01/01	APPROVED $128,400 O/A
10	HUGO G. MORALES, TRUSTEE #01-203	Eof USA-1, S of Sw 252 St. and W of SW 137 Ave.	360 Units/ 144 Students	NARANJA ELEM-78 REDLAND MID-34 SOUTH DADE SR-32	CC15 3/26/02	APPROVED
11	ROBERT BOREK ET AL #01-333	E and W of Sw 117 Ave. on the N side of 248 St.	246 Units/ 130 Students	PINE VILLA ELEM-70 REDLAND MID-31 HOMESTEAD SR-29	CC15 10/03/02	APPROVED
12	RALPH FEUERRING, ET AL #02-106	NEC of SW 232 St. and SW 110 Ave.	209 Units/ 119 Students	PINE VILLA ELEM-64 CENTENNIAL MID-29 SOUTHRIDGE SR-26	CC15 10/03/02	APPROVED
13	AIRBASE LANDINGS, LTD. #02-030	S of SW 268 St. and E of SW 122 Ave.	45 Units/ 20 Students	CHAPMAN ELEM-11 CENTENNIAL MID-5 HOMESTEAD SR-4	CC15 11/07/02	APPROVED
14	HABITAT FOR HUMANITY OF GREATER MIAMI, INC. #00-188	15375 SW 288 St.	10 Units/ 7 Students	LEISURE CITY ELEMID-4/2 SOUTH DADE SR-1	CC15 11/12/02	APPROVED
15	DIAZ LANDSCAPING & NURSERY, INC. #02-192	E of SW 112 Ave. and S of SW 240 St.	476 Units/ 254 Students	PINE VILLA ELEM-137 CENTENNIAL MID-61 HOMESTEAD SR-56	CC15 12/11/02	APPROVED

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PREVIOUSLY APPROVED DEVELOPMENT R
CC14 AND CC15 (JANUARY '01-MARCH '03)

16	ALLARATTAH NURSERY, LTD #02-155 #02-228	E of SW 112 Ave. and N of SW 240 St.	477 Units/ 255 Students	PINE VILLA ELEM-188 CENTENNIAL MID-61 HOMESTEAD SR-56	CC15 12/11/02	APPROVED
17	CHARLES AND JO ELLEN CHAMBERS #02-178	NEC of SW 139 Ave. and SW 258 St.	76 Units/ 50 Students	NARANJA ELEM-27 REDLAND MID-12 SOUTH DADE SR-11	CC15 12/11/02	APPROVED
18	CW2, LTD. #02-164	E of SW 139 Ave. and S of SW 260 St.	32 Units/ 21 Students	NARANJA ELEM-11 REDLAND MID-5 SOUTH DADE SR-5	CC15 12/11/02	APPROVED
19	LLOYD AND JOHNNIE CASH #02-230	SWC of SW 137 Ave. and SW 258 St.	36 Units/ 30 Students	NARANJA ELEM-16 REDLAND MID-7 SOUTH DADE SR-7	CC15 1/30/03	APPROVED
20	PRINCETON SELF STORAGE, INC. #01-181	E of US-1, S to Canal, btwn SW 244 St and SW 246 St.	160 Units/ 59 Students	MIAMI HEIGHTS ELEM-32 REDLAND MID-14 SOUTH DADE SR-13	CC15 9/04/01	DENIED
21	TOPA INVESTMENTS, LLC #01-161	19200 SW 102 Ave.	58 Units/ 19 Students	BEL-AIRE ELEM-10 CUTLER RIDGE MID-5 SOUTHRIDGE SR-4	CC15 9/04/01	DENIED
22	HENRY C. MORAT, TRUSTEE #02-280	SEC of SW 132 Ave. and SW 284 St.	120 Units/ 101 Students	CHAPMAN ELEM-55 CENTENNIAL MID-24 HOMESTEAD SR-22	CC15 2/27/03	DENIED

Note: There are nine applications that are pending which would generate 591 students.

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[illegible]USLY APPROVED DEVELOPMENT REPORT
CC14 AND CC15 (JANUARY '01-MARCH '03)

SCHOOLS	STUDENT POPULATION	NUMBER OF STUDENTS PER PROJECT APPROVED	CUMULATIVE TOTAL STUDENT POPULATION	STUDENT STATIONS PERMANENT	RELOCATABLE STATIONS	CUMULATIVE % UTILIZATION INCLUDING RELOCATABLE
AVOCADO ELEM	937	7	944	591	0	160%
CARIBBEAN ELEM	944	58	1002	927	24	106%
CHAPMAN, W.A. ELEM	883	17	900	809	64	103%
LEISURE CITY ELEM/MID	1841	4	1845	999	45	177%
MIAMI HEIGHTS ELEM	1297	17	1314	836	158	132%
NARANJA ELEM	850	251	1101	561	156	153%
PESKOE, IRVING & BEATRICE ELEM	1151	2	1153	840	0	137%
PINE VILLA ELEM	711	525	1236	561	210	160%
REDLAND ELEM	1072	49	1121	829	0	135%
REDONDO ELEM	736	2	738	581		0%
SOUTH MIAMI HEIGHTS ELEM	821	110	931	828	71	104%
WHIGHAM, DR. EDWARD L. ELEM	1009	88	1097	911	0	120%
ELEMENTARY TOTALS	12252	1130	13382	9273	798	134%
CAMPBELL DRIVE MID	1359	1	1360	1373	0	99%
CENTENNIAL MID	1203	236	1439	913	114	140%
CUTLER RIDGE MID	1459	0	1459	995	131	130%
LEISURE CITY ELEM/MID	1841	2	1843	999	45	177%
HOMESTEAD MID	1385	4	1389	1029	45	129%
MAYS MID	1095	81	1176	1023	45	110%
REDLAND MID	1763	178	1941	1144	25	166%
MIDDLE TOTALS	10105	502	10607	7476	405	135%
HOMESTEAD SR	3315	241	3556	2569	0	138%
MIAMI SOUTHRIDGE SR	4184	129	4313	2372	309	161%
SOUTH DADE SR	2824	87	2911	1871	283	155%
SENIOR HIGH TOTALS	10323	457	10780	6812	592	149%
TOTAL	32680	2089	34769	23561	1727	137%

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Updated5/13/2003

CC14.xls

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REV. 6-12-03

CHARTER SCHOOLS
2002-2003

Mail Code	Name and Address Of Charter School	Actual Enrollment (10-04-02)	Projected Enrollment			Grade Levels*	ACCESS Center	Voting District
			2003-2004	2004-2005	Maximum			
7160	Mater Academy High School 7901 NW 103 St. Hialeah Gardens, FL 33016	80	750	1,000	1,000	9-10	I	4
0100	Mater Center Charter School 7700 NW 98 St. Hialeah Gardens, FL 33016	1,099	1,000	1,050	1,150	K-8	I	4
0110	North County Charter School 3400 NW 135 St. Miami, FL 33054	293	600	600	600	K-5	I	1
5130	North Dade Community Charter School 13850 NW 26 Ave. Opa-Locka, FL 33054	63	575	600	600	K-5	I	1
5710	Sandor Wiener School of Opportunity 20000 NW 47 Ct. Opa-Locka, FL 33055	6	32	34	72	K-2	I	1
6900	Vankara Academy Charter School 13307-11 Alexandria Dr. Opa-Locka, FL 33054	132	175	225	225	6-8	I	1
6050	Youth Co-Op Charter School 12051 W. Okeechobee Rd. Hialeah Gardens, FL 33018	386	525	525	525	K-8	I	4
6020	ASPIRA Youth Leadership Charter School 13300 Memorial Hwy. North Miami, FL 33161	288	450	450	450	6-9	II	1
0120	Northeast Academy 1750 NE 168 St. N. Miami Beach, FL 33162	416	600	600	600	K-5	II	3
6030	Doral Academy 2450 NW 97 Ave. Miami, FL 33172	1212	2,025	2,025	2,025	K-8	III	5
7020	Doral Academy High School 11100 NW 27 St. Miami, FL 33172	456	1,800	1,800	1,800	9-11	III	5
0400	Ryder Elementary Charter School 8360 NW 33 St. Miami, FL 33122	488	500	500	500	K-5	III	5

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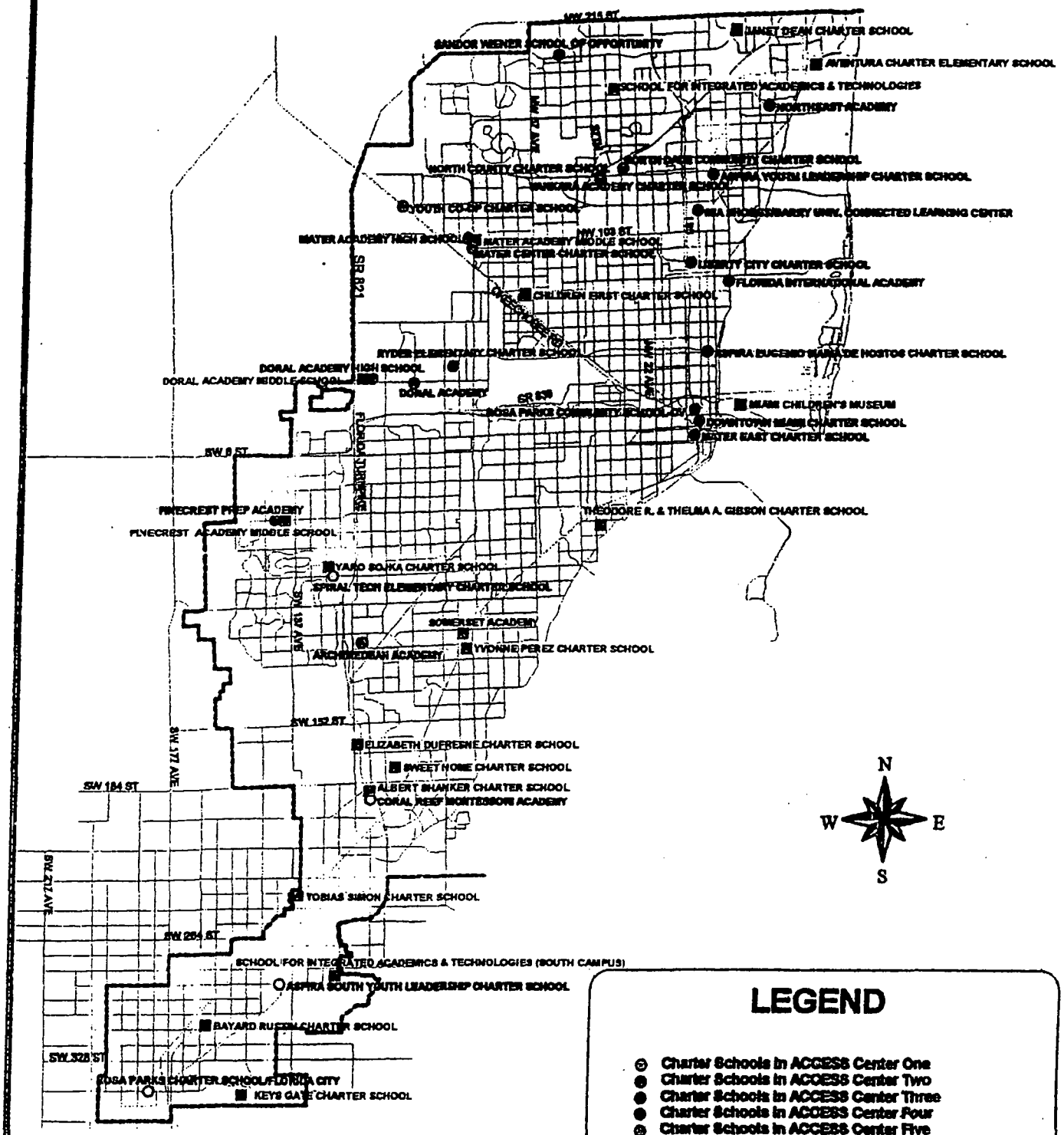
Mail Code	Name and Address Of Charter School	Actual Enrollment (10-04-02)	Projected Enrollment			Grade Levels*	ACCESS Center	Voting District
			2003-2004	2004-2005	Maximum			
6070	ASPIRA Eugenio Maria de Hostos Charter School 3650 N. Miami Ave. Miami, FL 33127	174	250	300	350	6-8	IV	2
3600	Downtown Miami Charter School 305 NW 3 Ave. Miami, FL 33128	294	650	650	650	K-6	IV	2
6010	Florida International Academy 7630 Biscayne Blvd. Miami, FL 33138	260	350	350	350	6-8	IV	2
0040	Liberty City Charter School 8700 NW 5 Ave. Miami, FL 33150	257	400	705	705	K-7	IV	2
3100	Mater East Charter School 450 SW 4 St. Miami, FL 33130	269	650	800	800	K-5	IV	6
6040	Miami Shores/Barry University Connected Learning Center 11441 NW 2 Ave. Miami Shores, FL 33168	180	200	200	200	6-8	IV	2
0500	Rosa Parks Community School/Overtown 430 NW 9 St. Miami, FL 33136	42	425	500	500	K-6	IV	2
0510	Archimedean Academy 10870 SW 113 Place Miami, FL 33176	80	225	325	500	K-3	V	7
0600	Pinecrest Preparatory Academy 14301 SW 42 St. Miami, FL 33175	548	650	700	700	K-6	V	8
6060	ASPIRA South Youth Leadership Charter School 14112-14114 SW 288 St. Leisure City, FL 33033	160	230	260	260	6-8	VI	9
0070	Coral Reef Montessori Academy 19000 SW 112 Ave. Miami, FL 33157	221	500	500	500	K-8	VI	9
0300	Rosa Parks Charter School/Florida City 713 West Palm Drive Florida City, FL 33034	149	250	300	600	K-7	VI	9

Name and Address Of Charter School	Projected Enrollment			03-04 Grade Level	Max Grade Level	ACCESS Center
	2003-2004	2004-2005	Maximum			
Somerset Academy 11011 SW 80 Avenue Miami, FL 33156	Deferred to 04-05	650	800	K-5	K-8	V
Pinecrest Academy Middle School 14301 SW 42 Street Miami, FL 33175	650	700	800	6-8	6-8	V
Yvonne Perez Charter School SW 112 Street & US1 Miami, FL	Deferred to 04-05	1,200	1,200	K-8	K-8	V
Sweet Home Charter School 17201 SW 103 Avenue Miami, FL	Deferred to 04-05	775	1,075	Kindergarten	K-8	V
Elizabeth duFresne Charter School SW 117 Ave. &164 Terrace Miami, FL	Deferred to 04-05	1,000	1,000	K-5	K-5	VI
Yaro Sojka Charter School SW 127 Ave. & 72 Street Miami, FL	Deferred to 04-05	1,200	1,200	K-8	K-8	VI
Albert Shanker Charter School SE corner of Turnpike & Quail Roost Dr., Miami, FL	Deferred to 04-05	1,200	1,200	K-8	K-8	VI
Bayard Rustin Charter School SW 312 St. & 167 Avenue Homestead, FL	Deferred to 04-05	1,600	1,600	K-8	K-8	VI
Tobias Simon Charter School 14400 SW 137 Avenue Miami, FL	Deferred to 04-05	1,200	1,200	K-8	K-8	VI
Keys Gate Charter School SW 152 Ave. & SE 24 Street Homestead, FL	1,150	1,150	1,150	K-8	K-8	VI

*temporary location for the first year – the permanent location will be at SW 180 Street & 107 Ave.

Charter Schools by ACCESS Center



APPLICATION NO. 02-377
MANUEL C. & EMILIA DIAZ, ET AL

Respectfully Submited,

DIC Executive Council
June 18, 2003

Pedro G. Hernandez, P.E. Assistant County Manager		AYE
Charles U. Phillips, Fire Chief Miami-Dade Fire Rescue Department		Absent
Irma San Roman, Deputy Director Metropolitan Planning Organization Secretariat		AYE
Diane O'Quinn Williams, Director Department of Planning and Zoning		AYE
Aristides Rivera, P.E., P.L.S., Director Public Works Department		AYE
Alyce M. Robertson, Assistant Director Department of Environmental Resources Mgmt		AYE
Jorge S. Rodriguez, P.E., Assistant Director Miami-Dade Water and Sewer Department		AYE

MIAMI-DADE

MEMORANDUM

DERM

TO: Diane O' Quinn-Williams, Director
Department of Planning and Zoning

DATE: September 12, 2003 C-15 DIC

SUBJECT: DIC No. Z2002000377-Revised
Manuel C. Diaz, et al
DBC from AU to PAD

FROM: Alyce M. Robertson, Assistant Director
Environmental Resources Management

DERM has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of the Miami-Dade County, Florida. Accordingly, DERM may approve the application and it may be scheduled for public hearing. DERM has also evaluated the request insofar as the general environmental impact that may derive from it, and based upon the available information offers no objection to its approval.

Potable Water Supply:
The subject property is located within the franchised water service area of the Miami-Dade Water & Sewer Department (MDWASD). The closest public water is a 12-inch main located along S.W. 112th Avenue, approximately 750 feet north of the site. Connection of the proposed development to the public water supply system shall be required. The estimated demand for this project is 515,050 gallons per day (gpd). This figure does not include irrigation demands.

The source of water for these mains is MDWASD's Alexander Orr Water Treatment Plant, which has adequate capacity to meet projected demands from this project. The plant is presently producing water, which meets Federal, State, and County drinking water standards.

Existing public water facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions stipulated by DERM for this proposed development order.

Notwithstanding that adequate system capacity is available for this project, DERM will require that water conserving plumbing fixtures be installed in accordance with the requirements of the South Florida Building Code in order to use more efficiently the southeast Florida water resources.

It is recommended that the landscaping conform to xeriscape concepts. Included in these concepts is use of drought tolerant plants, reduced use of turf grass together with efficient irrigation system design. Details of xeriscape concepts are set forth in the "Xeriscape Plant Guide II" from the South Florida Water Management District.

Sewer Service:
The subject property is located within the franchised sewer service area of the Miami-Dade Water & Sewer Department (MDWASD). The closest public sanitary sewer is a 12-inch force main located approximately 3,900 feet north and east of the site, at the intersection of S.W. 224th Street and S.W. 109th Avenue. Connection of the proposed development to the public

sanitary sewer system will be required. At this time the sanitary sewer system has adequate collection, transmission and treatment capacity to accommodate the flows that the proposed project will generate. The wastewater flow is directed to the South District Treatment Plant.

Notwithstanding the foregoing, in light of the fact that the County's sanitary sewer system has limited sewer collection/transmission and treatment capacity, no new sewer service connections can be permitted until adequate capacity becomes available. Consequently, final development orders for this site may not be granted unless adequate capacity in the sanitary sewer collection/transmission and treatment system is available at the point in time when the project will be contributing sewage to the system or if approval for alternative means of sewage disposal can be obtained. Use of an alternative means of sewage disposal shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

Sewage treatment and disposal for the area is provided by MDWASD's regional wastewater treatment and disposal facilities. These facilities have limited available capacity; consequently, approval of development orders which will generate additional wastewater flows are being evaluated by DERM on a case-by-case basis. Approvals are only granted if the application for any proposed development order is certified by DERM so as to be in compliance with the provisions and requirements of the settlement agreement between Miami-Dade County and the State of Florida Department of Environmental Protection, and also with the provisions of the Environmental Protection Agency Consent Decree.

Existing public water and public sanitary sewer facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction of the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Water Management:

All stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage structures. Drainage plans shall provide for full on-site retention of the stormwater runoff of a 5 years storm event. Pollution control devices shall be required at all drainage inlet structures.

An Individual General Environmental Resource Permit from the South Florida Water Management District (SFWMD) will be required for the construction and operation of a surface water management system. The applicant is advised to contact DERM in order to obtain additional information concerning permitting requirements.

Positive drainage systems or direct discharge of stormwater runoff into any proposed lake are not permitted. Therefore, DERM will require that a berm with a top elevation of one foot above flood criteria be placed along the perimeter of the proposed lakes, in order to prevent direct discharge of stormwater runoff into the lake. A Class II Permit from DERM will be required for the construction of any drainage system with overflow outfall into the lakes.

Site grading and development shall comply with the requirements of Chapter 11C of the Code of Miami-Dade County. Any proposed development shall comply with county and federal flood criteria requirements. The proposed development order, if approved, will not result in a

reduction in the Level of Service standards for flood protection set forth in the CDMP subject to compliance with the conditions required by DERM for this proposed development order.

Hazardous and Solid Waste:
A review of DERM records indicates that there are no records of current or historical contamination, assessment, or remediation issues on the subject property. A search within 500 feet of the property was conducted and the following sites were identified as having current or historical contamination issues:

Manuel Diaz Farms, Inc.
UT-5880
23705 SW 117th Avenue
Former petroleum contaminated site. Case closed on October 7, 1999.

Air Quality Preservation:
The DERM Air Quality Management Division has reviewed the available information and concludes that there is the likelihood that this project will exceed the traffic flow threshold value of 1,500 vehicles per hour at peak-hour, as stated in the State of Florida Department of Environmental Protection Guidelines. Accordingly, this project would be subject to the carbon monoxide screening process and other applicable modeling requirements specified in said guidelines.

Tree Preservation:
Section 24-60 of the Code requires the preservation of tree resources. Consequently, DERM will require the preservation of all the specimen-sized (trunk diameter $\geq$ 18 inches) trees, as defined in the Code, which are on these sites. A Miami-Dade County tree removal permit is required prior to the removal or relocation of any trees. The applicant is advised to contact DERM staff for permitting procedures and requirements prior to development of site and landscaping plans.

Wetlands:
The subject site is not jurisdictional wetlands as defined in Chapter 24-3 and 24-58 of the Code; therefore, no review or permits for work in wetlands will be required by DERM.

Notwithstanding the above, a permit from the Army Corps of Engineers (USACOE), a permit from the State of Florida Department of Environmental Protection (DEP) and a permit from the South Florida Water Management District (SFWMD) may be required for the proposed project. The applicant is advised to contact the USACOE, the FDEP, and the SFWMD concerning permit procedures and requirements.

Enforcement History:
DERM has reviewed the Permits and Enforcement database and the Enforcement Case Tracking System and has found no open or closed formal enforcement records for the subject properties identified in the subject application.

Concurrency Review Summary:
The Department has conducted a concurrency review for this application and has determined that the same meets all applicable LOS standards as specified in the adopted CDMP for potable

water supply, wastewater disposal, and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

In summary, the application meets the minimum requirements of Chapter 24 of the Code and therefore, it may be scheduled for public hearing; furthermore, this memorandum shall constitute DERM's written approval as required by the Code. Additionally, DERM has also evaluated the application so as to determine its general environmental impact and after reviewing the available information offers no objections to the approval of the request.

cc: Nick Nitti, DIC Coordinator

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

CHECKED BY _____ AMOUNT OF FEE 1462.67

RECEIPT # 1200309732

DATE HEARD: 9/23/03

BY CZAB # 15

RECEIVED
OCT 02 2003
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY _____
~~DATE RECEIVED STAMP~~

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. Z02-377

Filed in the name of (Applicant) MANUEL C. DIAZ, EMILIA F. DIAZ, DIAZ LANDSCAPING & NURSERY, INC.

Name of Appellant, if other than applicant SAME AS ABOVE.

Address/Location of APPELLANT'S property: Lying South and North of S.W. 232 Street (Silver Palm) and lying between S.W. 112 Avenue and theoretical S.W. 119 Avenue Miami Dade County, Florida.

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

Appeal of denial of entire application for zone change from AU to RU-1MA, RU-TH and RU-3M.

Appellant (name): MANUEL C. DIAZ, EMILIA F. DIAZ, DIAZ LANDSCAPING & NURSERY, INC. 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) CZAB 15's decision to deny the application is not supported by competent substantial evidence. The application enjoys the unanimous recommendation of approval by the Developmental Impact Committee. The requested zone changes are consistent with the Comprehensive Development Master Plan (CDMP) residential designation for the subject property. The proposed development is consistent with the applicable CDMP goals, objectives, and policies. The application complies with all zoning requirements. The proposed development will be compatible with the surrounding area and with approvals of similarly situated property in the area. The application will not be contrary to the public interest.

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 MANUEL C. DIAZ (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
X 2. Original Applicant
___3. Written objection, waiver 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

SILVIA RAMOS
Print Name

Signature

BETSY JOHNS
Print Name

Appellant's signature

MANUEL C. DIAZ
Print Name

Sworn to and subscribed before me on the 1ST day of OCTOBER, year 2003.

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

Notary
(Stamp/Seal)

Gilda Zubizarreta
My Commission DD123738
Expires July 19, 2006

Commission Expires: 7/19/06

APPELLANT MUST SIGN THIS PAGE

Date: 1st day of OCTOBER, year: 2003.

Signed _____

MANUEL C. DIAZ

Print Name

23705 S.W. 117th Avenue
Homestead, Florida 33032

Mailing Address

305-258-5083 — Phone

305-258-0310 — 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 1ST day of OCTOBER, year 2003

Gilda Zubizarreta

Notary Public

Gilda Zubizarreta
My Commission DD123738
Expires July 19, 2006

(stamp/seal)

Commission expires: 7/19/06

47

APPELLANT MUST SIGN THIS PAGE

Date: 1st day of OCTOBER, year 2003.

Signed _____, PRESIDENT.

DIAZ LANDSCAPING & NURSERY, INC.

Print Name

23705 S.W. 117th Avenue
Homestead, Florida 33032

Mailing Address

305-258-5083 — Phone

305-258-0310 — 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 1st day of OCTOBER, year 2003

Gilda Zubizarreta

Notary Public

Gilda Zubizarreta
My Commission DD123738
Expires July 19, 2006

(stamp/seal)

Commission expires: 7/19/06

48

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 DIAZ LANDSCAPING & NURSERY, INC. (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
_x_2. Original Applicant
____3. Written objection, waiver 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

SILVIA RAMOS
Print Name

Signature

BETSY JOHNS
Print Name

Appellant's signature
MANUEL C. DIAZ
PRESIDENT OF DIAZ LANDSCAPING & NURSERY, INC.
Print Name

Sworn to and subscribed before me on the 1ST day of OCTOBER, year 2003.

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

Notary
(Stamp/Seal)

Gilda Zubizarreta
My Commission DD123738
Expires July 19, 2006

Commission Expires: 7/19/06

APPELLANT MUST SIGN THIS PAGE

Date: 1st day of OCTOBER, year 2003.

Signed Emilia F. Diaz

EMILIA F. DIAZ
Print Name

Mailing Address

305-278-5083 Phone

305-278-0310 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 1st day of OCTOBER, year 2003

Gilda Zubizarreta
Notary Public

(stamp/seal)

Gilda Zubizarreta
My Commission DD123738
Expires July 19, 2006

Commission expires: 7/19/06

50

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 EMILIA F. DIAZ (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
X 2. Original Applicant
___3. Written objection, waiver 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

SILVIA RAMOS
Print Name

Signature

BETSY JOHNS
Print Name

Appellant's signature

EMILIA F. DIAZ
Print Name

Sworn to and subscribed before me on the 1st day of OCTOBER, year 2003.

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

Notary
(Stamp/Seal)

Gilda Zubizarreta
My Commission DD123738
Expires July 19, 2006

Commission Expires: 7/19/06

TEAM METRO
SOUTH OFFICE

ENFORCEMENT HISTORY

Manuel C. & Emilia Diaz, Et Al

APPLICANT

Lying south & north of SW 232 ST (Silver Palm Dr) and lying between SW 112 AVE & Theoretical SW 119 AVE, Miami-Dade County, FL

ADDRESS

12/4/2003

DATE

02-377

HEARING NUMBER

ENFORCEMENT HISTORY:

No Violations as of November 4, 2003

Bcc MEETINGS 12/4/2003

MEMORANDUM

Bcc MEETINGS 12/4/2003

107.07-17A

TO: Diane O'Quinn Williams, Director
Department of Planning and Zoning
ATTN: Franklin Gutierrez, Agenda Coordinator

FROM: Carlos Alvarez, Director
Miami-Dade Police Department

DATE: November 19, 2003

SUBJECT: Police Statistical Data for Board of County Commission Meeting on December 4, 2003

Received by
Zoning Agenda Coordinator
NOV 24 2003

The following information is furnished pursuant to a request made by Mr. Franklin Gutierrez for various police statistics, i.e., Calls-for-Service (CFS) data and Part I & II Crimes information for uniform and non-uniform police units for two locations. These locations are situated in the police grids listed below. Police grids are approximately one-half-mile by one-half-mile in diameter. Therefore, the information provided for the grids corresponding to the following locations may include information from other locations within the grid.

- Grids 1507 1571; 1615 1652; 1693 — Kendall Properties & Investments; Hearing **# 02-373**
  Location: East of theoretical SW 187 Avenue and approximately between theoretical SW 36 Street and SW 72 Street

- Grids 2352 2353; 2381 2382 — Manuel C. & Emelia Diaz, et al.: Hearing **# 02-377**
  Location: Lying south and north of SW 232 Street (Silver Palm Drive) and lying between SW 112 Avenue and theoretical SW 119 Avenue

There are two attachments which represent the above two hearings; each hearing has a grid-map cover sheet showing the location with its respective grid highlighted. Data provided is for calendar year 2002 and January through October of 2003, and is inclusive of Unincorporated Miami-Dade County. CFS data and Part I & II Crimes information were extracted from the Crime Information Warehouse on November 13, 2003, and are subject to change due to cases being reconciled based on the most current information. CFS data includes police dispatch signals 13 through 55. Part I Crimes include the crime categories of murder/non-negligent manslaughter, forcible sex offenses, robbery, aggravated assault/stalking, burglary, larceny/thefts, motor vehicle theft, and arson.

A summary of the information requested is shown below:

Grid Numbers	**Hearing Numbers**	Total Calls-For-Service 2002	Total Calls-For-Service 2003 (Jan-Oct)	Total Part I & II Crimes 2002	Total Part I & II Crimes 2003 (Jan-Oct)
1507; 1571 1615; 1652 1693	**02-373**	0	0	1	0
2352; 2353 2381; 2382	**02-377**	2957	2521	324	216

Diane O'Quinn Williams, Director

November 19, 2003

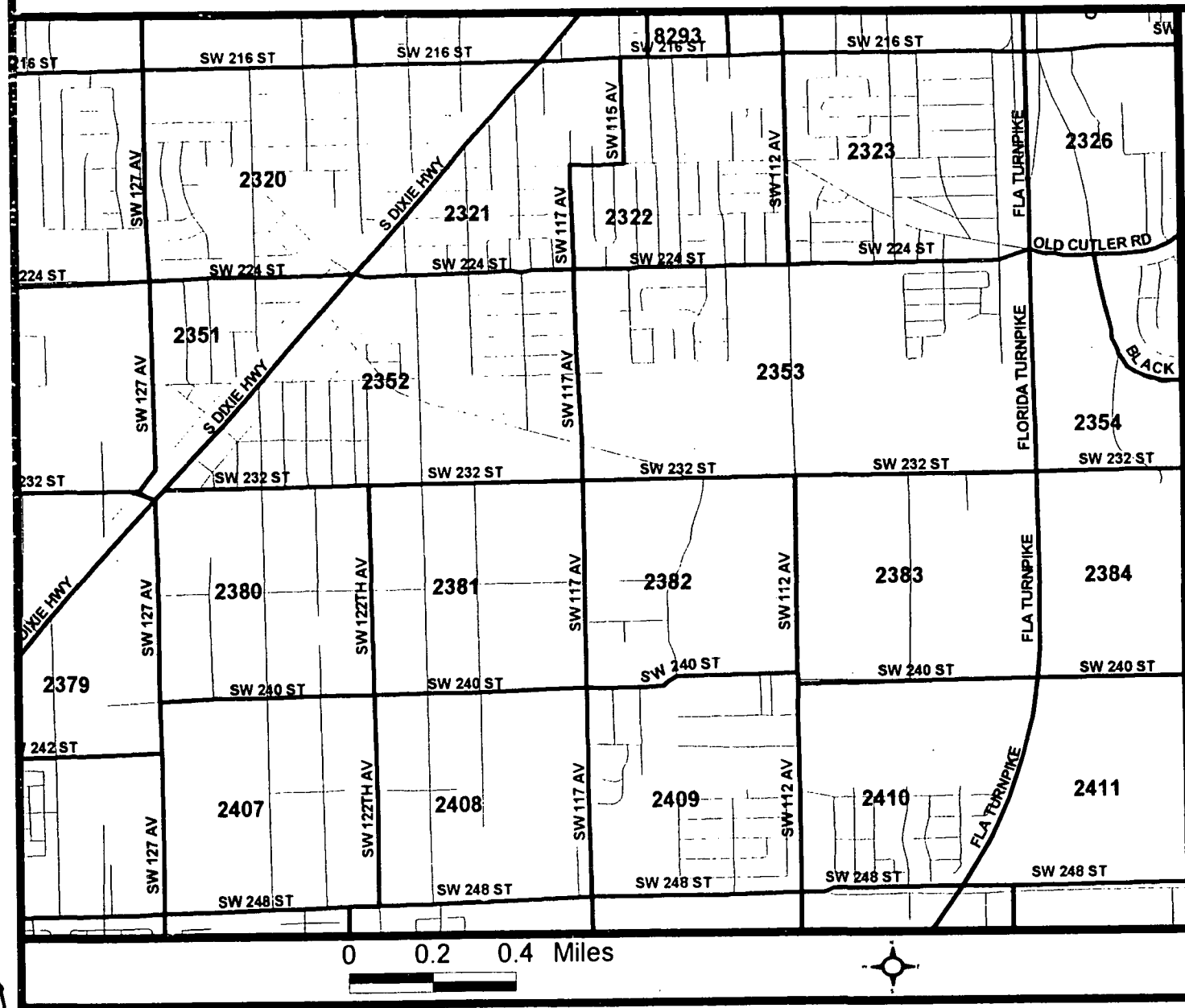
Should you require additional information or assistance, please contact Major Charles L. Thompson, Police Administrative Bureau, at 305-471-3530.

CA/par
Attachments (2)

Miami-Dade Police Department

Target Area - Police Grid(s): 2352, 2353, 2381, 2382

Manuel C. & Emelia Diaz, et al.; Hearing # 02-377



Police Grids Boundaries
Boundary

MDPD Crime Analysis System
November 13, 2003
Data in this document represents successfully geocoded attributes.

55

Miami-Dade Police Department
Summarized Grid Information By Signal
For 1/1/02 Thru 2002-12-31

Detail Filter: (Dis.Complaint Date >= "2002-01-01" and Dis.Complaint Date < "2003-01-01") and (Dis.Grid in ("2352" , "2353" , "2381" , "2382")) and (Dis.Signal Code in ("13" , "14" , "15" , "16" , "17" , "18" , "19" , "20" , "21" , "22" , "23" , "24" , "25" , "26" , "27" , "28" , "29" , "30" , "31" , "32" , "33" , "34" , "35" , "36" , "37" , "38" , "39" , "40" , "41" , "42" , "43" , "44" , "45" , "46" , "47" , "48" , "49" , "50" , "51" , "52" , "53" , "54" , "55")) and (Dis.Primary Unit not contains '0000') and (Dis.Primary Unit not contains 'SB') and (Dis.Reporting Agency Code = substring ('030' , 1 , 3))

Grid	Signal Code	Signal Description	Total
2352	13	SPECIAL INFORMATION/ASSIGNMENT	72
	14	CONDUCT INVESTIGATION	91
	15	MEET AN OFFICER	218
	16	D.U.I.	2
	17	TRAFFIC ACCIDENT	8
	18	HIT AND RUN	3
	19	TRAFFIC STOP	67
	20	TRAFFIC DETAIL	6
	21	LOST OR STOLEN TAG	10
	22	AUTO THEFT	28
	25	BURGLAR ALARM RINGING	44
	26	BURGLARY	15
	27	LARCENY	22
	28	VANDALISM	1
	29	ROBBERY	5
	32	ASSAULT	22
	33	SEX OFFENSE	2
	34	DISTURBANCE	54
	36	MISSING PERSON	4
	37	SUSPICIOUS VEHICLE	6
	38	SUSPICIOUS PERSON	4
	39	PRISONER	52

56

Mi[redacted]Dade Police Department[redacted]
Summarized Grid Information By Signal
For 1/1/02 Thru 2002-12-31

Detail Filter: (Dis.Complaint Date >= "2002-01-01" and Dis.Complaint Date < "2003-01-01") and (Dis.Grid in ("2352" , "2353" , "2381" , "2382")) and (Dis.Signal Code in ("13" , "14" , "15" , "16" , "17" , "18" , "19" , "20" , "21" , "22" , "23" , "24" , "25" , "26" , "27" , "28" , "29" , "30" , "31" , "32" , "33" , "34" , "35" , "36" , "37" , "38" , "39" , "40" , "41" , "42" , "43" , "44" , "45" , "46" , "47" , "48" , "49" , "50" , "51" , "52" , "53" , "54" , "55")) and (Dis.Primary Unit not contains '0000') and (Dis.Primary Unit not contains 'SB') and (Dis.Reporting Agency Code = substring ('030' , 1 , 3))

Grid	Signal Code	Signal Description	Total
2352.	41	SICK OR INJURED PERSON	7
	44	ATTEMPTED SUICIDE	1
	45	DEAD ON ARRIVAL	2
	49	FIRE	8
	52	NARCOTICS INVESTIGATION	65
	54	FRAUD	7
Total Signals for Grid 2352 :		**826**	
Total Reported: 488		**Total Not Reported: 338**	
2353	13	SPECIAL INFORMATION/ASSIGNMENT	124
	14	CONDUCT INVESTIGATION	156
	15	MEET AN OFFICER	606
	16	D.U.I.	1
	17	TRAFFIC ACCIDENT	11
	18	HIT AND RUN	3
	19	TRAFFIC STOP	103
	20	TRAFFIC DETAIL	37
	21	LOST OR STOLEN TAG	15
	22	AUTO THEFT	24
	25	BURGLAR ALARM RINGING	105
	26	BURGLARY	62
	27	LARCENY	14
	28	VANDALISM	28

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Miami-Dade Police Department
Summarized Grid Information By Signal
For 1/1/02 Thru 2002-12-31

Detail Filter: (Dis.Complaint Date >= "2002-01-01" and Dis.Complaint Date < "2003-01-01") and (Dis.Grid in ("2352" , "2353" , "2381" , "2382")) and (Dis.Signal Code in ("13" , "14" , "15" , "16" , "17" , "18" , "19" , "20" , "21" , "22" , "23" , "24" , "25" , "26" , "27" , "28" , "29" , "30" , "31" , "32" , "33" , "34" , "35" , "36" , "37" , "38" , "39" , "40" , "41" , "42" , "43" , "44" , "45" , "46" , "47" , "48" , "49" , "50" , "51" , "52" , "53" , "54" , "55")) and (Dis.Primary Unit not contains '0000') and (Dis.Primary Unit not contains 'SB') and (Dis.Reporting Agency Code = substring ('030' , 1 , 3))

Grid	Signal Code	Signal Description	Total
2353.	29	ROBBERY	6
	32	ASSAULT	121
	33	SEX OFFENSE	14
	34	DISTURBANCE	172
	36	MISSING PERSON	30
	37	SUSPICIOUS VEHICLE	5
	38	SUSPICIOUS PERSON	5
	39	PRISONER	159
	41	SICK OR INJURED PERSON	20
	43	BAKER ACT	12
	44	ATTEMPTED SUICIDE	4
	45	DEAD ON ARRIVAL	2
	49	FIRE	4
	52	NARCOTICS INVESTIGATION	160
	54	FRAUD	6

Total Signals for Grid 2353 : 2009

Total Reported: 1195 Total Not Reported: 814

2381	13	SPECIAL INFORMATION/ASSIGNMENT	3
	14	CONDUCT INVESTIGATION	11
	15	MEET AN OFFICER	20
	17	TRAFFIC ACCIDENT	3
	18	HIT AND RUN	1

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Mi[redacted]Dade Police Department[redacted]
Summarized Grid Information By Signal
For 1/1/02 Thru 2002-12-31

Detail Filter: (Dis.Complaint Date >= "2002-01-01" and Dis.Complaint Date < "2003-01-01") and (Dis.Grid in ("2352" , "2353" , "2381" , "2382")) and (Dis.Signal Code in ("13" , "14" , "15" , "16" , "17" , "18" , "19" , "20" , "21" , "22" , "23" , "24" , "25" , "26" , "27" , "28" , "29" , "30" , "31" , "32" , "33" , "34" , "35" , "36" , "37" , "38" , "39" , "40" , "41" , "42" , "43" , "44" , "45" , "46" , "47" , "48" , "49" , "50" , "51" , "52" , "53" , "54" , "55")) and (Dis.Primary Unit not contains '0000') and (Dis.Primary Unit not contains 'SB') and (Dis.Reporting Agency Code = substring ('030' , 1 , 3))

Grid	Signal Code	Signal Description	Total
2381.	22	AUTO THEFT	2
	25	BURGLAR ALARM RINGING	2
	26	BURGLARY	1
	27	LARCENY	2
	32	ASSAULT	4
	33	SEX OFFENSE	1
	34	DISTURBANCE	5
	37	SUSPICIOUS VEHICLE	1
	38	SUSPICIOUS PERSON	1
	39	PRISONER	2
	45	DEAD ON ARRIVAL	1
	49	FIRE	2
	52	NARCOTICS INVESTIGATION	3
Total Signals for Grid 2381 :			**65**
Total Reported: 34		**Total Not Reported: 31**	
2382	13	SPECIAL INFORMATION/ASSIGNMENT	9
	14	CONDUCT INVESTIGATION	4
	15	MEET AN OFFICER	12
	19	TRAFFIC STOP	8
	20	TRAFFIC DETAIL	1
	21	LOST OR STOLEN TAG	2
	22	AUTO THEFT	1

59

Miami-Dade Police Department
Summarized Grid Information By Signal
For 1/1/02 Thru 2002-12-31

Detail Filter: (Dis.Complaint Date >= "2002-01-01" and Dis.Complaint Date < "2003-01-01") and (Dis.Grid in ("2352" , "2353" , "2381" , "2382")) and (Dis.Signal Code in ("13" , "14" , "15" , "16" , "17" , "18" , "19" , "20" , "21" , "22" , "23" , "24" , "25" , "26" , "27" , "28" , "29" , "30" , "31" , "32" , "33" , "34" , "35" , "36" , "37" , "38" , "39" , "40" , "41" , "42" , "43" , "44" , "45" , "46" , "47" , "48" , "49" , "50" , "51" , "52" , "53" , "54" , "55")) and (Dis.Primary Unit not contains '0000') and (Dis.Primary Unit not contains 'SB') and (Dis.Reporting Agency Code = substring ('030' , 1 , 3))

Crime Information Warehouse

Miami-Dade Police Department

Grid	Signal Code	Signal Description	Total
2382.	25	BURGLAR ALARM RINGING	8
	27	LARCENY	1
	34	DISTURBANCE	1
	37	SUSPICIOUS VEHICLE	1
	39	PRISONER	1
	49	FIRE	1
	52	NARCOTICS INVESTIGATION	7

Total Signals for Grid 2382 : 57

Total Reported: 34 Total Not Reported: 23

Total for All Grids : 2957

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Mi[redacted]Dade Police Department[redacted]
Summarized Grid Information By Signal
For 1/1/03 Thru 2003-10-31

Detail Filter: (Dis.Complaint Date >= "2003-01-01" and Dis.Complaint Date < "2003-11-01") and (Dis.Grid in ("2352" , "2353" , "2381" , "2382")) and (Dis.Signal Code in ("13" , "14" , "15" , "16" , "17" , "18" , "19" , "20" , "21" , "22" , "23" , "24" , "25" , "26" , "27" , "28" , "29" , "30" , "31" , "32" , "33" , "34" , "35" , "36" , "37" , "38" , "39" , "40" , "41" , "42" , "43" , "44" , "45" , "46" , "47" , "48" , "49" , "50" , "51" , "52" , "53" , "54" , "55")) and (Dis.Primary Unit not contains '0000') and (Dis.Primary Unit not contains 'SB') and (Dis.Reporting Agency Code = substring ('030' , 1 , 3))

Miami-Dade Police Department *Crime Information Warehouse*

Grid	Signal Code	Signal Description	Total
2352	13	SPECIAL INFORMATION/ASSIGNMENT	78
	14	CONDUCT INVESTIGATION	96
	15	MEET AN OFFICER	314
	16	D.U.I.	1
	17	TRAFFIC ACCIDENT	13
	18	HIT AND RUN	7
	19	TRAFFIC STOP	86
	20	TRAFFIC DETAIL	5
	21	LOST OR STOLEN TAG	7
	22	AUTO THEFT	32
	25	BURGLAR ALARM RINGING	31
	26	BURGLARY	20
	27	LARCENY	18
	28	VANDALISM	3
	29	ROBBERY	6
	32	ASSAULT	27
	33	SEX OFFENSE	2
	34	DISTURBANCE	48
	36	MISSING PERSON	1
	37	SUSPICIOUS VEHICLE	14
	38	SUSPICIOUS PERSON	6
	39	PRISONER	56

61

Miami-Dade Police Department
Summarized Grid Information By Signal
For 1/1/03 Thru 2003-10-31

Detail Filter: (Dis.Complaint Date >= "2003-01-01" and Dis.Complaint Date < "2003-11-01") and (Dis.Grid in ("2352" , "2353" , "2381" , "2382")) and (Dis.Signal Code in ("13" , "14" , "15" , "16" , "17" , "18" , "19" , "20" , "21" , "22" , "23" , "24" , "25" , "26" , "27" , "28" , "29" , "30" , "31" , "32" , "33" , "34" , "35" , "36" , "37" , "38" , "39" , "40" , "41" , "42" , "43" , "44" , "45" , "46" , "47" , "48" , "49" , "50" , "51" , "52" , "53" , "54" , "55")) and (Dis.Primary Unit not contains '0000') and (Dis.Primary Unit not contains 'SB') and (Dis.Reporting Agency Code = substring ('030' , 1 , 3))

Grid	Signal Code	Signal Description	Total
2352.	41	SICK OR INJURED PERSON	5
	43	BAKER ACT	2
	44	ATTEMPTED SUICIDE	1
	45	DEAD ON ARRIVAL	1
	49	FIRE	3
	52	NARCOTICS INVESTIGATION	56
	54	FRAUD	5
Total Signals for Grid 2352 :		**944**	
Total Reported: 639		**Total Not Reported: 305**	
2353	13	SPECIAL INFORMATION/ASSIGNMENT	110
	14	CONDUCT INVESTIGATION	121
	15	MEET AN OFFICER	464
	17	TRAFFIC ACCIDENT	10
	18	HIT AND RUN	1
	19	TRAFFIC STOP	86
	20	TRAFFIC DETAIL	12
	21	LOST OR STOLEN TAG	9
	22	AUTO THEFT	42
	25	BURGLAR ALARM RINGING	39
	26	BURGLARY	38
	27	LARCENY	21
	28	VANDALISM	12

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Mi[redacted]Dade Police Department[redacted]
Summarized Grid Information By Signal
For 1/1/03 Thru 2003-10-31

Detail Filter: (Dis.Complaint Date >= "2003-01-01" and Dis.Complaint Date < "2003-11-01") and (Dis.Grid in ("2352" , "2353" , "2381" , "2382")) and (Dis.Signal Code in ("13" , "14" , "15" , "16" , "17" , "18" , "19" , "20" , "21" , "22" , "23" , "24" , "25" , "26" , "27" , "28" , "29" , "30" , "31" , "32" , "33" , "34" , "35" , "36" , "37" , "38" , "39" , "40" , "41" , "42" , "43" , "44" , "45" , "46" , "47" , "48" , "49" , "50" , "51" , "52" , "53" , "54" , "55")) and (Dis.Primary Unit not contains '0000') and (Dis.Primary Unit not contains 'SB') and (Dis.Reporting Agency Code = substring ('030' , 1 , 3))

Grid	Signal Code	Signal Description	Total
2353.	29	ROBBERY	1
	32	ASSAULT	82
	33	SEX OFFENSE	4
	34	DISTURBANCE	140
	36	MISSING PERSON	13
	37	SUSPICIOUS VEHICLE	4
	38	SUSPICIOUS PERSON	7
	39	PRISONER	103
	41	SICK OR INJURED PERSON	20
	43	BAKER ACT	6
	44	ATTEMPTED SUICIDE	3
	45	DEAD ON ARRIVAL	1
	47	BOMB OR EXPLOSIVE ALERT	1
	49	FIRE	2
	52	NARCOTICS INVESTIGATION	115
	54	FRAUD	3
Total Signals for Grid 2353 :		**1470**	
Total Reported: 932		**Total Not Reported: 538**	
2381	13	SPECIAL INFORMATION/ASSIGNMENT	2
	14	CONDUCT INVESTIGATION	12
	15	MEET AN OFFICER	20
	17	TRAFFIC ACCIDENT	2

63

Miami-Dade Police Department
Summarized Grid Information By Signal
For 1/1/03 Thru 2003-10-31

Detail Filter: (Dis.Complaint Date >= "2003-01-01" and Dis.Complaint Date < "2003-11-01") and (Dis.Grid in ("2352" , "2353" , "2381" , "2382")) and (Dis.Signal Code in ("13" , "14" , "15" , "16" , "17" , "18" , "19" , "20" , "21" , "22" , "23" , "24" , "25" , "26" , "27" , "28" , "29" , "30" , "31" , "32" , "33" , "34" , "35" , "36" , "37" , "38" , "39" , "40" , "41" , "42" , "43" , "44" , "45" , "46" , "47" , "48" , "49" , "50" , "51" , "52" , "53" , "54" , "55")) and (Dis.Primary Unit not contains '0000') and (Dis.Primary Unit not contains 'SB') and (Dis.Reporting Agency Code = substring ('030' , 1 , 3))

Grid	Signal Code	Signal Description	Total
2381.	19	TRAFFIC STOP	8
	21	LOST OR STOLEN TAG	1
	22	AUTO THEFT	2
	25	BURGLAR ALARM RINGING	2
	26	BURGLARY	2
	27	LARCENY	1
	29	ROBBERY	2
	32	ASSAULT	3
	34	DISTURBANCE	4
	36	MISSING PERSON	1
	37	SUSPICIOUS VEHICLE	1
	38	SUSPICIOUS PERSON	1
	39	PRISONER	1
	49	FIRE	1
Total Signals for Grid 2381 :		**66**	
Total Reported: 44		**Total Not Reported: 22**	
2382	13	SPECIAL INFORMATION/ASSIGNMENT	3
	14	CONDUCT INVESTIGATION	4
	15	MEET AN OFFICER	7
	17	TRAFFIC ACCIDENT	3
	19	TRAFFIC STOP	9
	21	LOST OR STOLEN TAG	4

64

Mi[redacted]Dade Police Department[redacted]
Summarized Grid Information By Signal
For 1/1/03 Thru 2003-10-31

Detail Filter: (Dis.Complaint Date >= "2003-01-01" and Dis.Complaint Date < "2003-11-01") and (Dis.Grid in ("2352" , "2353" , "2381" , "2382")) and (Dis.Signal Code in ("13" , "14" , "15" , "16" , "17" , "18" , "19" , "20" , "21" , "22" , "23" , "24" , "25" , "26" , "27" , "28" , "29" , "30" , "31" , "32" , "33" , "34" , "35" , "36" , "37" , "38" , "39" , "40" , "41" , "42" , "43" , "44" , "45" , "46" , "47" , "48" , "49" , "50" , "51" , "52" , "53" , "54" , "55")) and (Dis.Primary Unit not contains '0000') and (Dis.Primary Unit not contains 'SB') and (Dis.Reporting Agency Code = substring ('030' , 1 , 3))

Miami-Dade Police Department *Crime Information Warehouse*

Grid	Signal Code	Signal Description	Total
2382.	22	AUTO THEFT	1
	25	BURGLAR ALARM RINGING	3
	26	BURGLARY	2
	32	ASSAULT	1
	39	PRISONER	4

Total Signals for Grid 2382 : 41

Total Reported: 20 Total Not Reported: 21

Total for All Grids : 2521

65

Miami-Dade Police Department

MIAMI-DADE POLICE DEPARTMENT
Part I and Part II Crimes w/o AC
Reporting Agency: MDPD
From 1/1/02 Thru 1/1/03
YEAR: 2002

Crime Information Warehouse

Prompt Variable Used: All County: N

Grid(s): 2352, 2353, 2381, 2382

PART I Crimes	Total Crimes
110A - RAPE	3
110B - SODOMY	2
110C - FONDLING	3
1200 - ROBBERY	7
130A - AGGRAVATED ASSAULT	31
2200 - BURGLARY	30
230C - SHOPLIFTING	7
230F - SHOPLIFTING FROM A MOTOR VEHICLE	21
230G - SHOPLIFTING ALL OTHERS	40
2400 - MOTOR VEHICLE THEFT	22

66

Miami-Dade Police Department

MIAMI-DADE POLICE DEPARTMENT
Part I and Part II Crimes w/o AOA
Reporting Agency: MDPD
From 1/1/02 Thru 1/1/03
YEAR: 2002

Crime Information Warehouse

Prompt Variable Used: All County: N

Grid(s): 2352, 2353, 2381, 2382

PART II Crimes	Total Crimes
1000 - KIDNAPPING - ABDUCTION	1
130B - SIMPLE ASSAULT	51
350A - NARCOTIC BUY/SELL/POSS/IMPORT/MANUF	67
350B - ILLEGAL DRUG EQUIPMENT	27
260A - FRAUD CON/SWINDLE/FALSE PRET.	4
260B - FRAUD CREDIT CARD/ATM	6
260D - IMPERSONATION	2

Grand Total: 324

Detail Filter: OI.Incident From Date Time >= "2002-01-01" and OI.Incident From Date Time < "2003-01-01" and OI.Offense.Ucr Code in ('090A' , '1200' , '130A' , '130D' , '2200' , '230A' , '230B' , '230C' , '230D' , '230E' , '230F' , '230G' , '2400' , '090C' , '130B' , '130E' , '350A' , '350B' , '5100' , '2700' , '260A' , '260B' , '260D' , '260E' , '260F' , '1000' , '2000' , '110A' , '110B' , '110C') and OI.Aoa Agency Code = '000' and OI.Clearance Type Description <> 'UNFOUNDED' and OI.Report Written YN = 'Y' and (All County = 'Y' or All County = 'N' and OI.Grid in ("2352" , "2353" , "2381" , "2382")) and OI.Reporting_Agency_Code = "030"

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Miami-Dade Police Department

MIAMI-DADE POLICE DEPARTMENT
Part I and Part II Crimes w/o ACA
Reporting Agency: MDPD
From 1/1/03 Thru 11/1/03
YEAR: 2003

Crime Information Warehouse

Prompt Variable Used: All County: N

Grid(s): 2352, 2353, 2381, 2382

PART I Crimes	Total Crimes
110A - RAPE	1
1200 - ROBBERY	7
130A - AGGRAVATED ASSAULT	19
2200 - BURGLARY	25
230C - SHOPLIFTING	4
230F - SHOPLIFTING FROM A MOTOR VEHICLE	17
230G - SHOPLIFTING ALL OTHERS	31
2400 - MOTOR VEHICLE THEFT	11

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Miami-Dade Police Department

MIAMI-DADE POLICE DEPARTMENT
Part I and Part II Crimes w/o AOA
Reporting Agency: MDPD
From 1/1/03 Thru 11/1/03
YEAR: 2003

Crime Information Warehouse

Prompt Variable Used: All County: N

Grid(s): 2352, 2353, 2381, 2382

PART II Crimes	Total Crimes
2000 - ARSON	1
130B - SIMPLE ASSAULT	27
350A - NARCOTIC BUY/SELL/POSS/IMPORT/MANUF	40
350B - ILLEGAL DRUG EQUIPMENT	29
260A - FRAUD CON/SWINDLE/FALSE PRET.	2
260B - FRAUD CREDIT CARD/ATM	2

Grand Total: 216

Detail Filter: OI.Incident From Date Time >= "2003-01-01" and OI.Incident From Date Time < "2003-11-01" and OI.Offense.Ucr Code in ('090A' , '1200' , '130A' , '130D' , '2200' , '230A' , '230B' , '230C' , '230D' , '230E' , '230F' , '230G' , '2400' , '090C' , '130B' , '130E' , '350A' , '350B' , '5100' , '2700' , '260A' , '260B' , '260D' , '260E' , '260F' , '1000' , '2000' , '110A' , '110B' , '110C') and OI.Aoa Agency Code = '000' and OI.Clearance Type Description <> 'UNFOUNDED' and OI.Report Written YN = 'Y' and (All County = 'Y' or All County = 'N' and OI.Grid in ("2352" , "2353" , "2381" , "2382")) and OI.Reporting_Agency_Code = "030"

69

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: Diaz Landscaping & Nursery, Inc.

NAME AND ADDRESS	Percentage of Stock
Manuel C. Diaz	100%

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	Percent 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: Lennar Homes, Inc.

NAME, ADDRESS AND OFFICE (if applicable)	Percentage of Interest
Lennar Corporation is a publically traded corporation and is the parent of the contract purchaser, Lennar Homes, Inc.	100%

Date of contract: 9/26/2002

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: See Exhibit E attached hereto
(Applicant)

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

_____
(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 E

By: _____
Manuel C. Diaz

Sworn to and subscribed before me this 6TH day of DEC., 2002. Affiant is personally known to me or has produced _____ as identification.

_____
(Notary Public)
My commission expires 7/19/06

Gilda Zubizarreta
My Commission DD123738
Expires July 19, 2006

By: _____
Emilia F. Diaz

Sworn to and subscribed before me this 6TH day of DEC., 2002. Affiant is personally known to me or has produced _____ as identification.

_____
(Notary Public)
My commission expires 7/19/06

Gilda Zubizarreta
My Commission DD123738
Expires July 19, 2006

Diaz Landscaping & Nursery, Inc.

By: _____
Name: Manuel C. Diaz
Title: President

Sworn to and subscribed before me this 6TH day of DEC., 2002. Affiant is personally known to me or has produced _____ as identification.

_____
(Notary Public)
My commission expires 7/19/06

Gilda Zubizarreta
My Commission DD123738
Expires July 19, 2006

MTA\99384.2

EXHIBIT D

By: _____
Manuel C. Diaz

Sworn to and subscribed before me this 6TH day of DEC., 2002. Affiant is personally known to me or has produced _____ as identification.

_____
(Notary Public)
My commission expires 7/19/06

Gilda Zubizarreta
My Commission DD123736
Expires July 19, 2006

By: _____
Emilia F. Diaz

Sworn to and subscribed before me this 6TH day of DEC., 2002. Affiant is personally known to me or has produced _____ as identification.

_____
(Notary Public)
My commission expires 7/19/06

Gilda Zubizarreta
My Commission DD123736
Expires July 19, 2006

Diaz Landscaping & Nursery, Inc.

By: _____
Name: Manuel C. Diaz
Title: President

Sworn to and subscribed before me this 6TH day of DEC., 2002. Affiant is personally known to me or has produced _____ as identification.

_____
(Notary Public)
My commission expires 7/19/06

Gilda Zubizarreta
My Commission DD123736
Expires July 19, 2006

MIA\99384.1

EXHIBIT E

By: _____
Manuel C. Diaz

Sworn to and subscribed before me this 6TH day of DEC., 2002. Affiant is personally known to me or has produced _____ as identification.

_____
(Notary Public)
My commission expires 7/19/06

Gilda Zubizarreta
My Commission DD123738
Expires July 19, 2006

By: _____
Emilia F. Diaz

Sworn to and subscribed before me this 6TH day of DEC., 2002. Affiant is personally known to me or has produced _____ as identification.

_____
(Notary Public)
My commission expires 7/19/06

Gilda Zubizarreta
My Commission DD123738
Expires July 19, 2006

Diaz Landscaping & Nursery, Inc.

By: _____
Name: Manuel C. Diaz
Title: President

Sworn to and subscribed before me this 6TH day of DEC., 2002. Affiant is personally known to me or has produced _____ as identification.

_____
(Notary Public)
My commission expires 7/19/06

Gilda Zubizarreta
My Commission DD123738
Expires July 19, 2006

MIA\99384.2

75

Silver Palm

DADE COUNTY, FLORIDA

RECEIVED
MAY 5 - 2003
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

SYMBOLS:

BUILDING SECTIONS
SECTION LETTERS
SHEET NUMBER
(WHERE SECTION IS DRAWN)

DETAIL
DETAIL NUMBER
SHEET NUMBER

INTERIOR ELEVATIONS
(UNFOLD)
LETTER INDICATE ELEVATIONS
SHEET NUMBER

DOOR TYPE
(CODE MARK)

WINDOW TYPE
(WINDOW MARK)

KEYNOTE
(DRAWING NOTE NUMBER)

STEP DOWN
CHANGE IN FLOOR HEIGHT

CONTROL OR DATUM POINT
DESCRIPTION OF POINT
(ENGLISH TECHNICAL TERMINOLOGY)

ELEVATION OR POINT

REVISION REFERENCE
NUMBER OF REVISION
CORRESPONDS TO DETAIL
SECTION OR TITLE BLOCK

WALL SECTIONS
SECTION NUMBERS

SHEET NUMBER
(WHERE SECTION IS DRAWN)

ABBREVIATIONS:

AIR CONDITIONING	A/C	SECTION	SECT	HEADER	HDR	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
AIR HANDLING UNIT	AHU	DIAMETER	DIA	HEIGHT	HT	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
ALTERNATE	ALT	DISHWASHER	DW	HOSE BIBB	HB	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
ALUMINUM	AL	DOUBLE	DBL	HOLLOW METAL	HM	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
ANCHOR BOLT	A.B.	DOUBLE HUNG	DH	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
ANGLE	L	DOOR	DR	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
ASPHALT	ASP.	DOWN	DN	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
ABOVE FINISH FLOOR	AFF	DOWNSPOUT	D.S.	INTERIOR	INT	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
		DRAWER	DWR			[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
BEAM	BM			EMERGENCY FLOOR	EMER FLOOR	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
BETWEEN	BTW	EACH	EA	EXHAUST	EXH	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
BOARD	BD	ELEVATION	EL	ELEVATOR	ELEV	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
BUILDING	BLDG	EQUAL	EQ	EXPANSION JOINT	EXP JT	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
		EXPANSION JOINT	EXP JT	EXTERIOR	EXT	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
CABINET	CAB	EXTERIOR	EXT	EXISTING	EXIST	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
CEILING	CLG	EXISTING	EXIST	FACE OF MOLDING	FOM	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
CERAMIC TILE	CER. T	FACE OF STUD	FOS	FINISH	FIN	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
CEMENT	CEM	FINISH	FIN	FINISH FLOOR	FF	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
CENTER LINE	℄	FINISH FLOOR	FF	FINISH GRADE	FG	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
CERAMIC TILE	CER. T	FINISH GRADE	FG	FLASHING	FLASH	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
CHAMFER	CHAM	FLASHING	FLASH	FLOOR	FLR	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
CHANNEL	CHAN	FLOOR	FLR	FLOOR DRAIN	FD	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
CLEAN	CLN	FLOOR DRAIN	FD	FLOOR JOIST	FLR JST	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
CLOSET	CLOS	FLOOR JOIST	FLR JST	FLUORESCENT	FLUOR	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
COLUMN	COL	FLUORESCENT	FLUOR	FOOTING	FTG	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
COMBINATION	COMBO	FOOTING	FTG			[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
CONC. BLOCK	CONC. BLK					[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
CONSTRUCTION JOINT	CONST. JT					[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
CONTINUOUS	CONT					[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
COLD WATER	C.W.					[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
CAST IRON	CAST IRON					[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

SCALE		REVISIONS	BY		
CHECKED BY	MJM	06-25-03	LTZ		
DRAWN BY	TJZ				
DATE	0-00-00				
JOB	000				

LENNAR HOMES
780 N.W. 107 AVENUE MIAMI, FLORIDA 33172 (305) 594-8951

OLIVA-MEOZ ARCHITECTS & PLANNERS, INC.
8240 SOUTHWEST 24TH STREET MIAMI, FLORIDA 33155
TELEPHONE: (305) 552-7596 FACSIMILE: (305) 552-7597

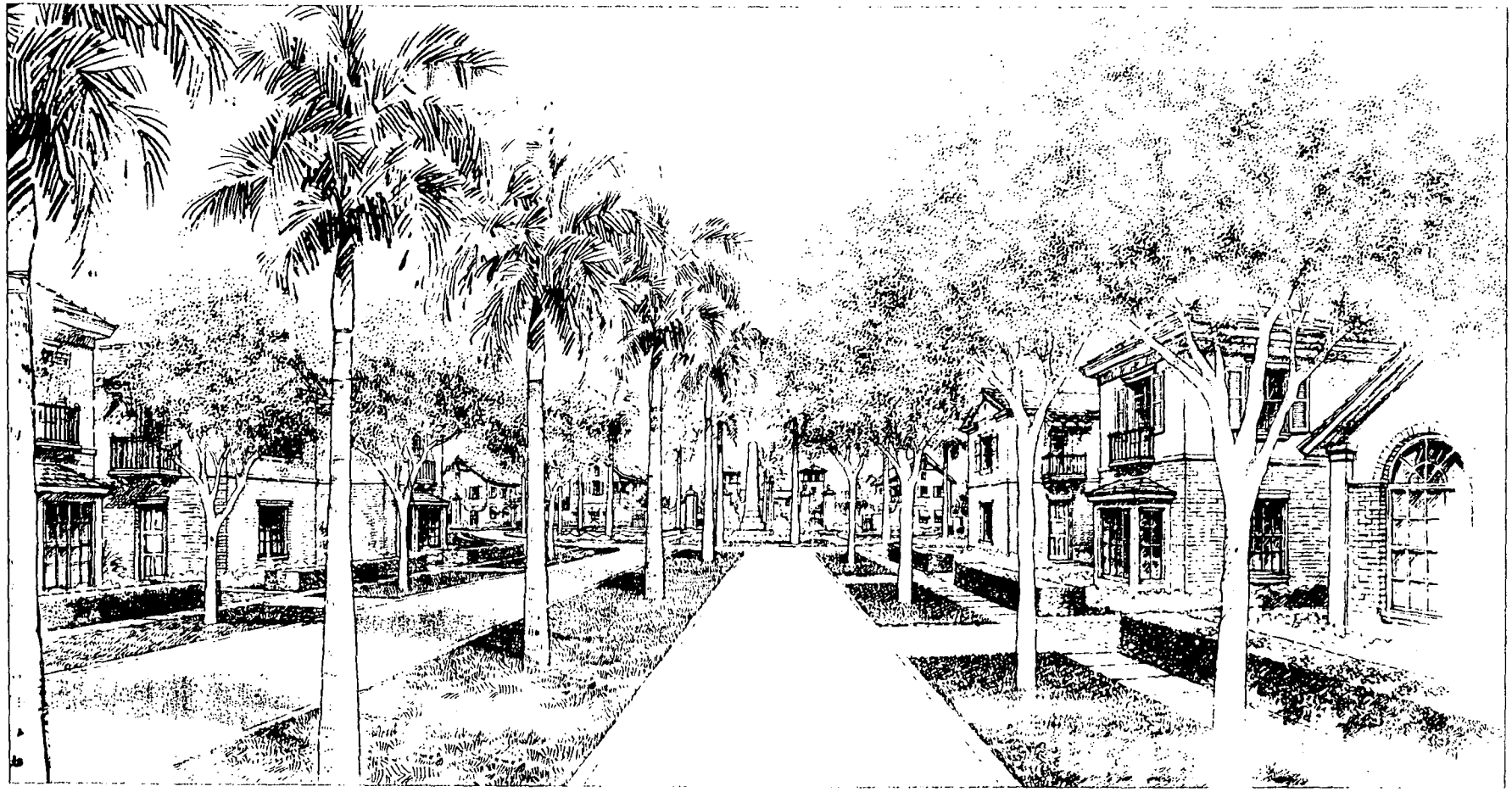
SILVER PALM
DADE COUNTY, FLORIDA

HECTOR L. OLIVA
AR 0011139

SHEET
TITLE

SILVER PALM

THE TOWN OF FLORIDA 2002



SCALE	AS SHOWN	REVISIONS	BY
CHECKED BY	[illegible]		
DRAWN BY			
DATE	[illegible]		
JOB	[illegible]		

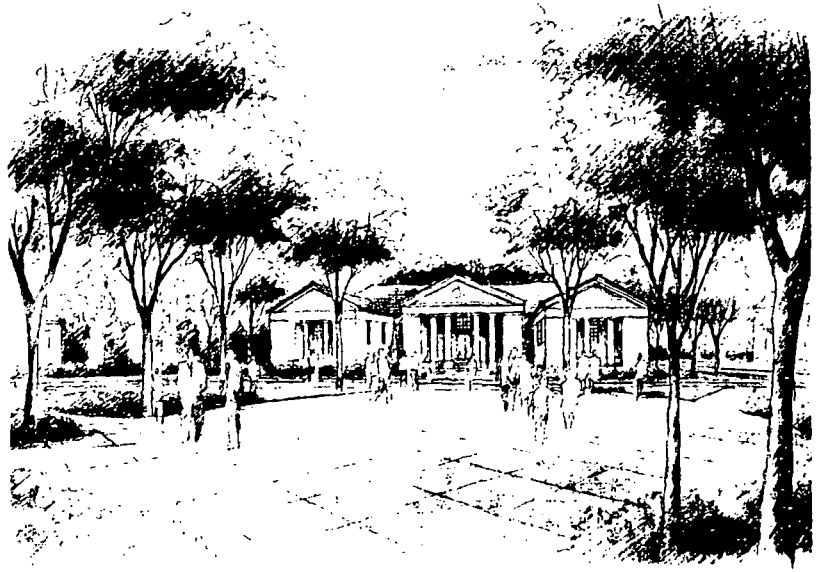
LENNAR HOMES
760 N.W. 107 AVENUE MIAMI, FLORIDA 33172 (305) 599-1951

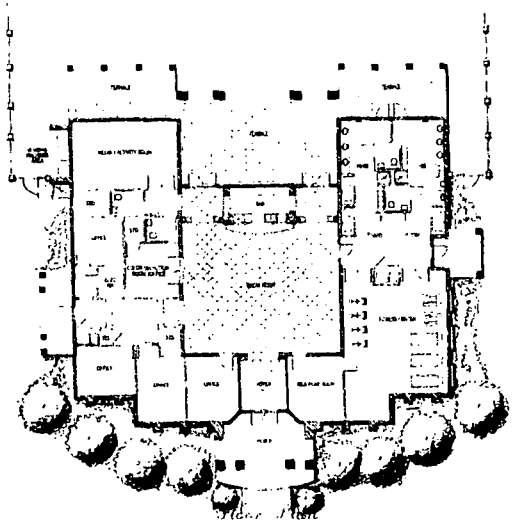
OLIVA-MEOZ ARCHITECTS & PLANNERS INC.
8243 SOUTHWEST 24TH STREET MIAMI, FLORIDA 33155
TEL (305) 552-7296 F.A.X. (305) 552-7297

SILVER PALM
DADE COUNTY, FLORIDA

SHEET
R 1

77





SCALE
CHECKED BY
DRAWN BY
DATE
JOB

REVISED

LENNAR HOMES
760 N.W. 107 AVENUE MIAMI, FLORIDA 33172 (305) 599-1951

OLIVA-MEOZ ARCHITECTS & PLANNERS, INC.
8240 SOUTHWEST 24TH STREET MIAMI, FLORIDA 33155
TEL: (305) 552-7296 FACS (305) 552-7297

SILVER PALM
DADE COUNTY, FLORIDA

SHEET
R-

78

GENERAL SITE DATA

SILVER PALM

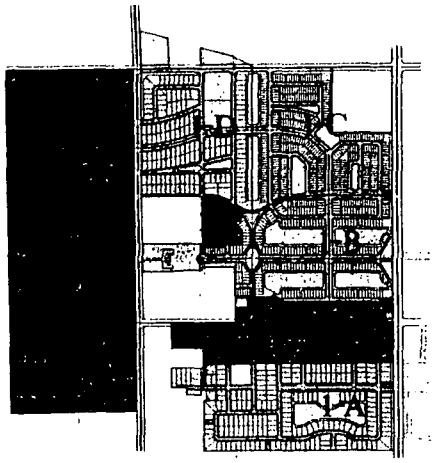
TOTAL NUMBER OF UNITS: 1,721 GROSS ACRES: 294.35 GROSS DENSITY: 5.8

NET ACRES: 283.56 NET DENSITY: 6.0

CONSTRUCTION PHASE 1 — 940 UNITS							
PARCEL	NET ACRES	DETACHED SINGLE FAMILY	ATTACHED SINGLE FAMILY	PAVED AREAS	BUILDING AREA	30% GREEN REQUIRED	% GREEN PROVIDED
1-A	40.64	198		3.39	23.22	12.19	* 12.53
1-B	44.42		248	8.69	10.47	13.32	* 19.72
1-C	34.37		347	8.91	10.83	10.31	* 13.36
1-D	38.01	147		4.71	18.87	11.40	* 12.59
TOTAL	157.44	345	595	25.60	63.45	47.22	56.20

CONSTRUCTION PHASE 2 — 781 UNITS							
PARCEL	NET ACRES	DETACHED SINGLE FAMILY	ATTACHED SINGLE FAMILY	PAVED AREAS	BUILDING AREA	30% GREEN REQUIRED	% GREEN PROVIDED
2-E	21.14	75	75	3.34	11.53	6.34	6.27
2-F	4.27		49	1.38	1.68	1.28	1.21
2-G	37.61	119		6.30	21.14	11.28	10.17
2-H	37.84	57	238	8.25	14.21	11.35	* 13.13
2-I	25.26	108		4.16	12.59	7.57	8.51
TOTAL	126.12	413	362	23.43	61.15	37.82	39.29

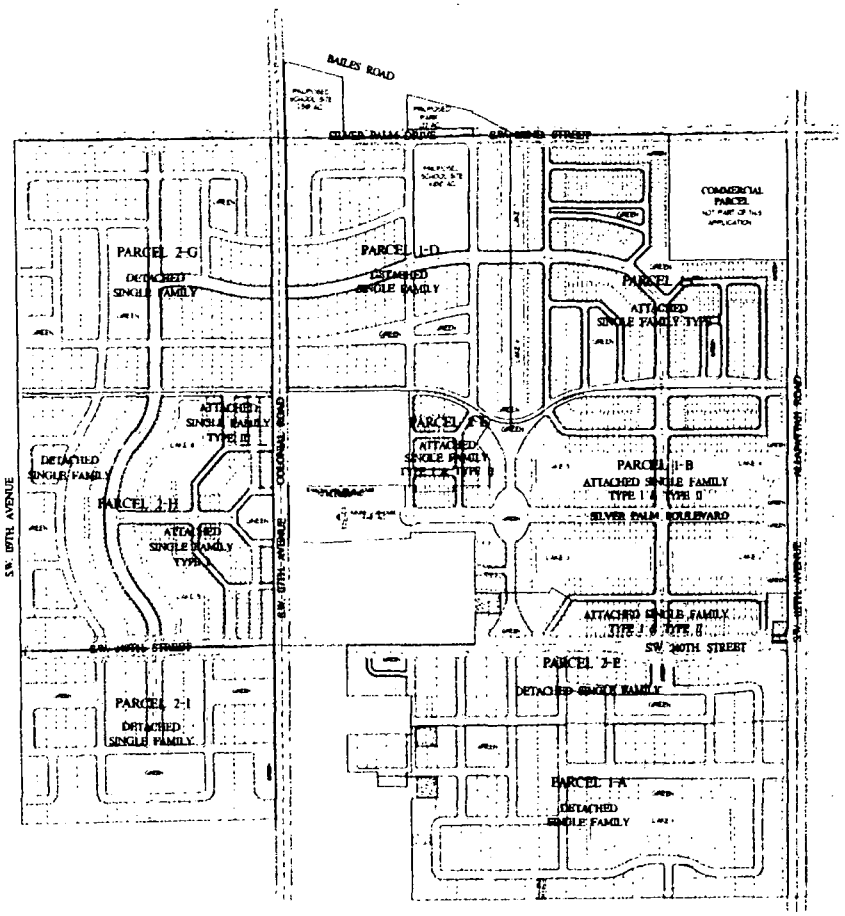
* EXCLUDING 50 % OF LAKES AREAS



LEGEND
PHASE 1
PHASE 2

SITE PLAN

CONSTRUCTION PHASES SCALE 1"=600' 0"



SITE PLAN

SCALE 1"=200' 0"

SCALE AS SHOWN
CHECKED BY MMM
DRAWN BY YF
DATE
JOB

LENNAR HOMES
760 N.W. 107 AVENUE MIAMI, FLORIDA, 33172 (305) 599-1951

OLIVA-MEOZ ARCHITECTS & PLANNERS, INC.
1240 SOUTHWEST 24TH STREET MIAMI FLORIDA 33155
TELEPHONE: (305) 552-7296 FACSIMILE (305) 552-7297

SILVER PALM
DADE COUNTY, FLORIDA

SHEET
SP-1

79

SILVER PALM PARCEL I-A
LEGAL DESCRIPTION

All of Tract I of the 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, Less the South 107 feet of the West 107.65 feet, and Less the East 25 feet

AND

The North 262 feet of the East ½ of the NW ¼ of the NW ¼ of the SW ¼ of Section 19, Township 56 South, Range 40 East, lying and being in Miami-Dade County, Florida

AND

The South 107 feet of the West 107.65 feet, Less the East 25 feet of Tract I of AMENDED PLAT OF PORTIONS OF SOUTH [illegible] GARDENS, according to the plat thereof recorded in [illegible] 31, at Page 58 of the Public Records of [illegible]de County, Florida

AND

Tract 1 of FLORENCE B. HOLPERT'S FARM, according to the plat thereof, as recorded in Plat Book 31, at Page 24 of the Public Records of Miami-Dade County, Florida. Less the following parcel, to-wit: Begin 25 feet East of the Northwest corner of said Tract 1 thence East 107.65 feet, thence South 107 feet, thence West 107.65 feet, thence North 107 feet to the Point of Beginning

AND

Tract 9, Less the West 132 feet and less the East 25 feet thereof, according to the AMENDED PLAT OF PORTIONS OF SOUTH MIAMI GARDENS, according to the plat thereof recorded in Plat Book 31, at Page 58 of the Public Records of Miami-Dade County, Florida

AND

The South 2/5 of the NE ¼ of the SW ¼, less the East 50 feet, and the South 2/5 of the East ½ of the NW ¼ of the SW ¼ and the South 2/5 of the West ½ of the East ½ of the NW ¼ of the SW ¼, all in Section 19, Township 56 South, Range 40 East, lying and being in Miami-Dade County, Florida

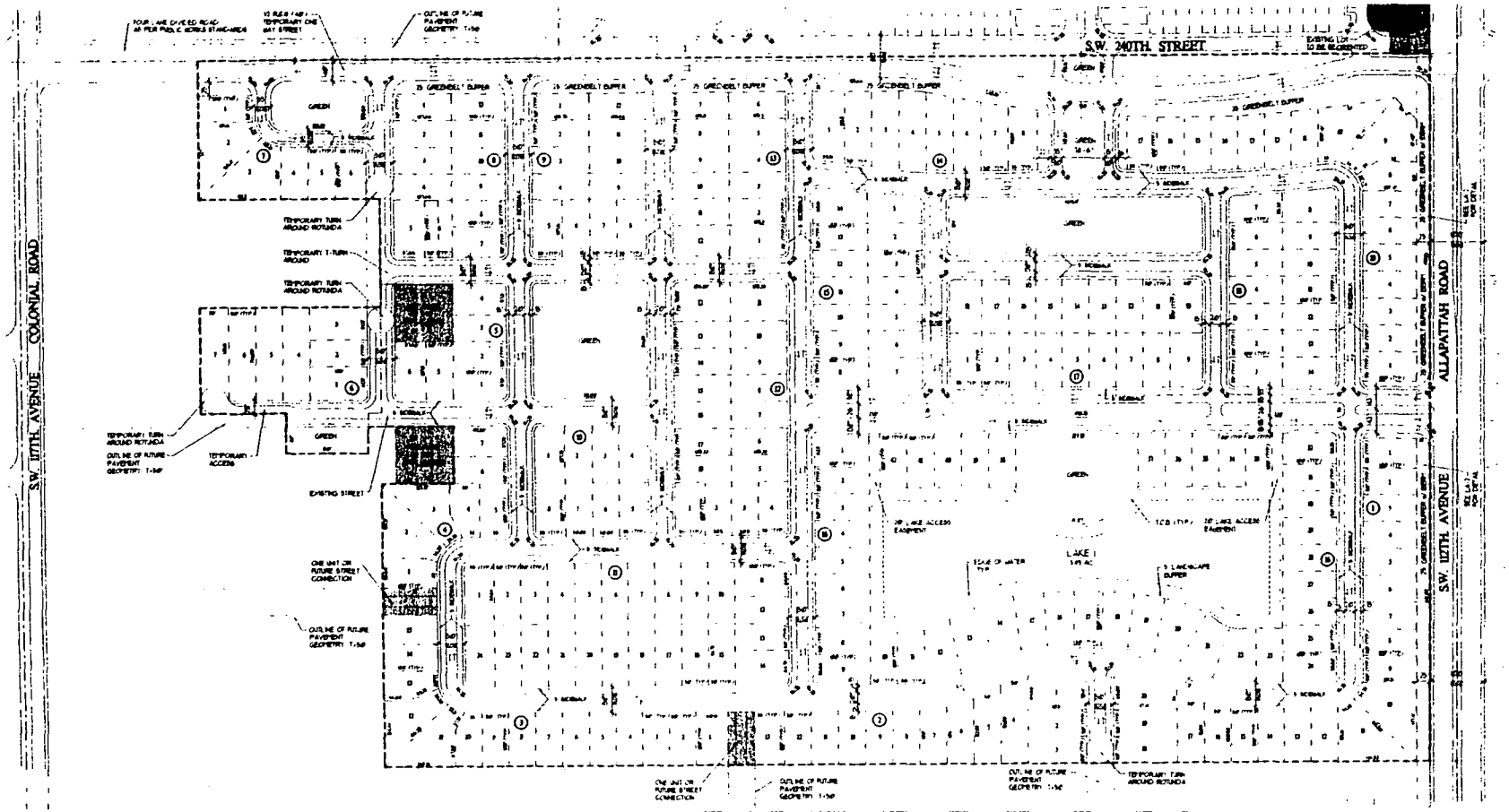
AND

The East ½ of the NW ¼ of the NW ¼ of the SW ¼ less the North 46.356 feet in Section 19, Township 56 South, Range 40 East, Miami-Dade County, Florida, containing 1.52 acres, more or less

AND

The East 175.00 feet of the North 75.00 feet of the SW ¼ of the NW ¼ of the SW ¼ less the East 25.00 feet in Section 19, Township 56 South, Range 40 East, Miami-Dade County, [illegible]ing 0.26 acres, more or less

The above described parcel contains 2511604 square feet (57.7962 acres), more or less



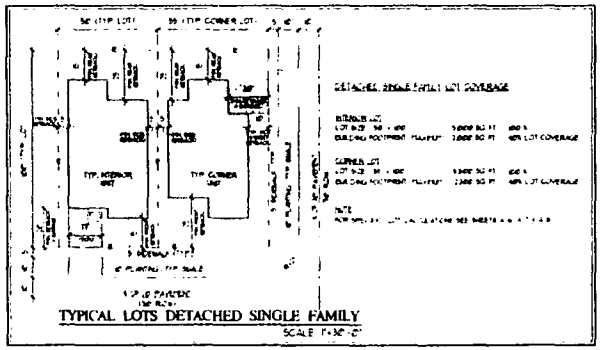
PARCEL I-A

SCALE 1"=100'-0"

GENERAL SITE DATA
PARCEL I-A
DETACHED SINGLE FAMILY
RU-1M (A)

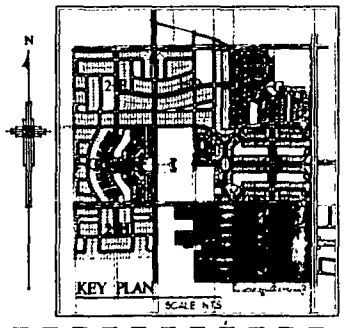
1 INTENDED USE OF DEVELOPMENT	DETACHED SINGLE FAMILY 50' x 100' TYPICAL LOTS	
2 NET ACREAGE OF SITE (EXCLUDING ROW DEDICATION)	60.51 ACRES	100.00%
3 TOTAL UNITS (MAX BLDG GROUND COVERAGE 14.10 ACRES 23.30%)	213 UNITS / 32.42 ACRES	53.57%
4 PAVED AREAS INCLUDING SIDEWALKS	14.11 ACRES	23.31%
5 LAKE AREA IN THE PARCEL	3.49 ACRES	5.76%

SEE DETAILS & CALCULATIONS OF TYPICAL DETACHED SINGLE FAMILY LOTS AT SHEETS A-6, A-7 & A-8



TYPICAL LOTS DETACHED SINGLE FAMILY

SCALE 1"=30'-0"



SCALE: AS SHOWN	REVISIONS	BY
CHECKED BY: MMM	1. 00-00-00	YJP
DRAWN BY: YJP	2. 00-00-00	YJP
DATE: 00-00-00	3. 00-00-00	YJP
JOB: [illegible]		

LENNAR HOMES
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SILVER PALM
DADE COUNTY, FLORIDA

HECTOR L. OLIVA
AR 0015111

PARCEL I-A
SHEET
SP-2

THE REPRESENTATIONS HEREIN EXPRESSLY RESERVE THEIR COPYRIGHT AND PROPERTY RIGHTS IN THESE PLANS AND DRAWINGS AND NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF THE ARCHITECTS.

SILVER PALM PARCEL 1-B
LEGAL DESCRIPTION

A portion of the NW ¼ of Section 15 Township 56 South, Range 40 East Miami Dade County, Florida, being more particularly described as follows

Commence at the Northeast corner of the South ½ of the said NW ¼ of Section 15, thence S89°15'19"W along the North line of the said South ½ of the NW ¼ of Section 15 for 50.00 feet to a point on a line that is 50.00 feet East of as measured at right angles to the East line of the said NW ¼ of Section 15 said line being the West Right-of-Way line of SW 12th Avenue (Allapattah Road), said point being the POINT OF BEGINNING of the parcel herein described, thence from the above established Point of Beginning run S00°15'41"E along said line that is 50.00 feet West of the East line of the NW ¼ of Section 15 and along the said Right-of-Way line of SW 12th Avenue (Allapattah Road) for 1689.41 feet to a point on the North line of Tract 6 of SECOND AMENDED PLAT OF PORTIONS OF SOUTH MIAMI GARDENS, according to the plat thereof recorded in Plat Book 48, at Page 28 of the Public Records of Miami-Dade County Florida, thence S89°26'28"W along the North line of said Tract 6 for 1618.41 feet to the [illegible] corner of said Tract 6, said point also lying on the [illegible] of the East ½ of the SE ¼ of the said SW ¼ of the NW ¼ of Section 15, thence N00°30'14"W along the said West line of the East ½ of the SE ¼ of the SW ¼ of the NW ¼ of Section 15 for 38.38 feet, thence S89°28'16"W for 33.82 feet to a point on the East line of the of the SW ¼ of the said SW ¼ of the NW ¼ of Section 15, thence S00°32'20"E along the said East line of the SW ¼ of the SW ¼ of the NW ¼ of Section 15 for 30.00 feet, thence S66°50'43"W for 436.69 feet, thence S89°28'16"W for 156.35 feet to a point on the East Right-of-Way line of SW 17th Avenue (Colonial Road) said point lying 35.00 feet East of, as measured at right angles to, the West line of the said NW ¼ of Section 15, thence N00°36'37"W along the said East Right-of-Way line of SW 17th Avenue and along a line that is 35.00 feet East of and parallel with, the said West line of the NW ¼ of Section 15 for 293.48 feet to a point on the North line of the South ½ of the NW ¼ of the SW ¼ of the said NW ¼ of Section 15, thence N89°22'40"E along the said North line of the South ½ of the NW ¼ of the SW ¼ of the NW ¼ of Section 15 for 633.54 feet to the Northeast corner of the said South ½ of the NW ¼ of the SW ¼ of the NW ¼ of Section 15, thence N00°37'20"W along the West line of the NE ¼ of the said SW ¼ of the NW ¼ of Section 15 for 494.11 feet to the Northwest corner of the said NE ¼ of the SW ¼ of the NW ¼ of Section 15, thence N89°15'15"E along the North line of the said South ½ of the NW ¼ of Section 15 for 35.58 feet to a point of curvature of a circular curve to the right, thence to the right along said curve having for its elements a radius of 455.00 feet and a central angle of 39°40'14" for an arc distance of 347.73 feet to a point of reverse curvature, thence to the left along said curve, having for its elements a radius of 76.00 feet and a central angle of 11°26'43" for an arc distance of 37.21 feet to a point of reverse curvature thence to the right along said curve having for its elements a radius of 500.00 feet and a central angle of 31°46'29" for an arc distance of 499.0 feet to the point of tangency said point lying on the said North line of the South ½ of the NW ¼ of Section 15, thence N89°15'15"E along the said North line of the South ½ of the NW ¼ of Section 15 for 623.35 feet to the Point of Beginning

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.

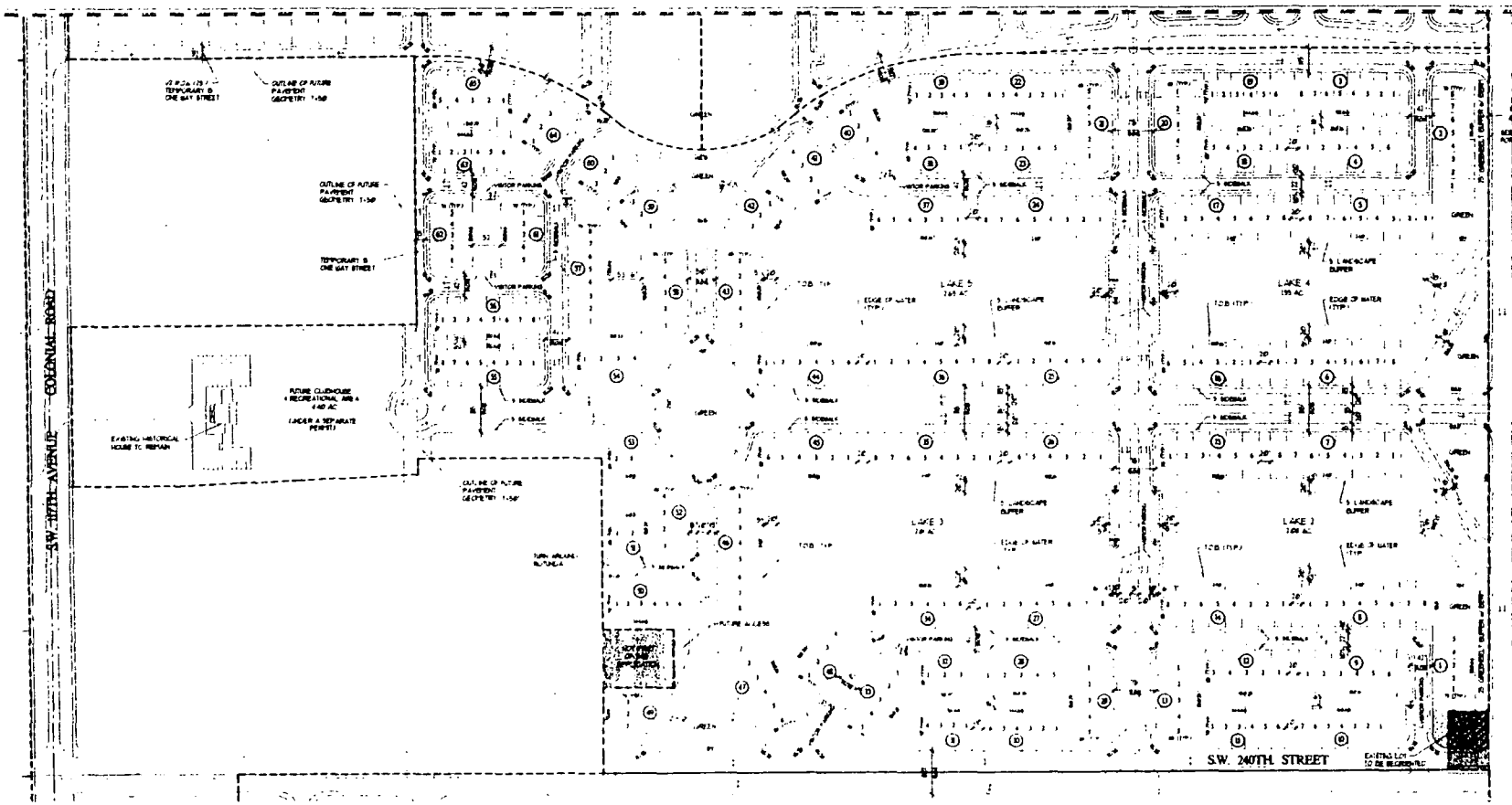
AND

All of Tract 7 of the 2ND AMENDED PLAT OF PORTIONS OF SOUTH MIAMI GARDENS according to the plat thereof as recorded in Plat Book 48, at Page 28 of the Public Records of Miami-Dade County Florida

NOTES:

1. The above described parcels contain 2387,056 square feet (54.7993 acres) more or less

2. The bearings are based on an assumed direction of S00°15'41"E along the East line of the NW ¼ of Section 15 Township 56 South, Range 40 East Miami-Dade County Florida



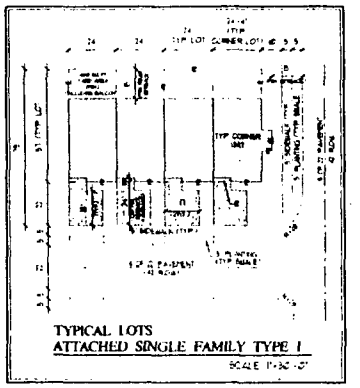
PARCEL 1-B

SCALE 1"=100'-0"

GENERAL SITE DATA
PARCEL 1-B
ATTACHED SINGLE FAMILY TYPE-I AND TYPE-II
RU-TH (TOWNHOUSES)

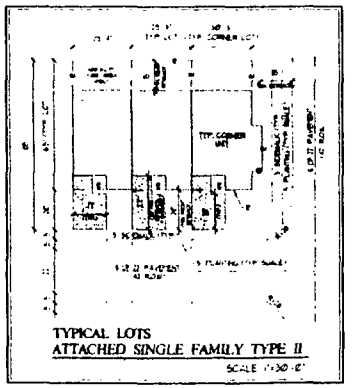
1. INTENDED USE OF DEVELOPMENT RU-TH (TOWNHOUSES)
2. PROPOSED PRODUCT ATTACHED SINGLE FAMILY TYPE-I AND TYPE-II (2 STORIES)
3. GROSS ACREAGE OF SITE PARCEL 1-B ..... 54.19 ACRES
4. TOTAL NUMBER OF DWELLING UNITS ..... 367 UNITS
5. NET AREA (EXCLUDING ROW 14) ACRES ..... 53.31 ACRES ..... 100.00 %
6. NET DENSITY 6.81
7. AREA OF ATTACHED SINGLE FAMILY ..... 14.95 ACRES ..... 28.06 %
   TYPE-I (24'-0" x 51'-0" = 1368.00 SQFT x 180 UNITS)
   TYPE-II (30'-0" x 65'-0" = 1950.00 SQFT x 187 UNITS)
8. PAVED AREA DRIVEWAYS AND PARKINGS ..... 9.50 ACRES ..... 17.82 %
9. COMMON OPEN SPACE GREEN REQUIRED 30% = 16.01 ACRES PROVIDED 24.16 ACRES ..... 45.26 %
   INCLUDING SIDEWALKS AND 50 % OF THE LAKES (4.76 ACRES)
10. MAXIMUM NUMBER OF STORIES PROPOSED ..... (2 FLOORS)
11. MAXIMUM HEIGHT ..... 35 FEET
12. PARKING SPACES PROVIDED 2 PARKING SPACES PER UNIT (NOT COUNTING GARAGES) 734
    VISITOR PARKING SPACES PROVIDED 92

SEE DETAILS & CALCULATIONS OF TYPICAL ATTACHED SINGLE FAMILY LOTS AT SHEETS A-1, A-3 & A-5



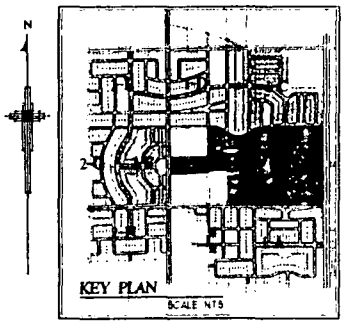
TYPICAL LOTS
ATTACHED SINGLE FAMILY TYPE I

SCALE 1"=30'-0"



TYPICAL LOTS
ATTACHED SINGLE FAMILY TYPE II

SCALE 1"=30'-0"



KEY PLAN

SCALE NTS

SCALE:	AS SHOWN	REVISIONS	BY
CHECKED BY:	M.M.M.	1. 06-29-00	T.J.F.
DRAWN BY:	T.J.F.	2. 09-07-00	L.T.E.
DATE:	12-06-00	3. 09-29-00	L.T.E.
JOB:	026		

LENNAR HOMES
760 N.W. 107 AVENUE MIAMI, FLORIDA 33172 (305) 559-1551

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8240 SOUTHWEST 24TH STREET MIAMI FLORIDA 33155
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SILVER PALM
DADE COUNTY, FLORIDA

PARCEL 1-B
SHEET
SP-3

18

SILVER PALM PARCEL 1-C
LEGAL DESCRIPTION

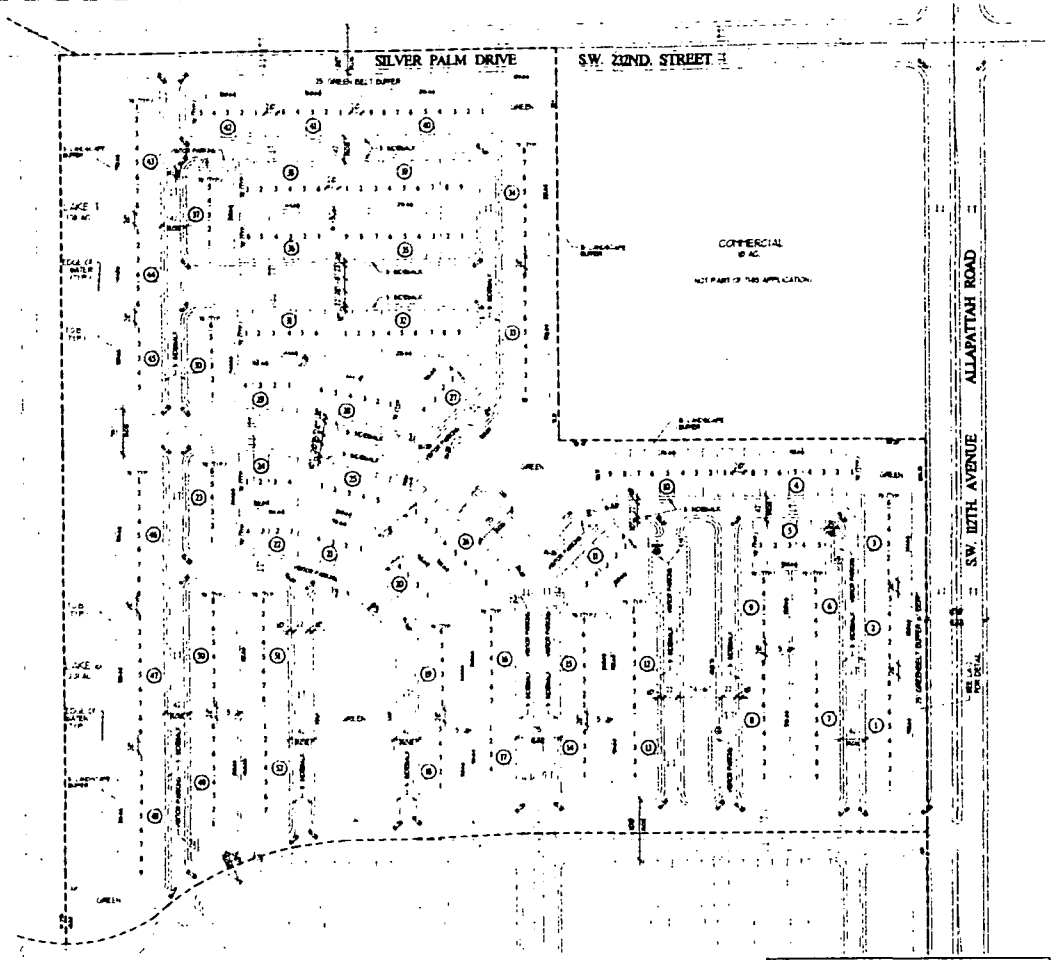
A portion of the NW ¼ of Section 19 Township 56 South, Range 40 East, Miami Dade County Florida, being more particularly described as follows

Commence at the Southeast corner of the North ½ of the said NW ¼ of Section 19, thence S89°19'19"W along the South line of the said North ½ of the NW ¼ of Section 19 for 50.00 feet to a point on a line that is 50.00 feet East of, as measured at right angles to, the East line of the said NW ¼ of Section 19, said line being the West Right-of-Way line of SW 112th Avenue (Allapattah Road), said point being the POINT OF BEGINNING of the parcel [illegible] described, thence from the above established Point of [illegible] continue S89°19'19"W along the said South line of the [illegible] of the NW ¼ of Section 19 for 823.25 feet to a point of [illegible] of a circular curve to the left, thence to the left along said curve, having for its elements a radius of 500.00 feet and a central angle of 31°46'29" for an arc distance of 499.12 feet to a point of reverse curvature, thence to the right along said curve, having for its elements a radius of 760.00 feet and a central angle of 32°08'09" for an arc distance of 145.83 feet to a point, thence N07°19'02"W for 1,494.41 feet to a point on the North line of the said NW ¼ of Section 19, thence N89°10'24"E along the said North line of the NW ¼ of Section 19 for 824.34 feet to a point that is 660.00 feet West of, as measured at right angles to, the said East line of the NW ¼ of Section 19, thence S00°19'47"E along a line that is 660.00 feet West of, and parallel with, the said East line of the NW ¼ of Section 19 for 660.02 feet to a point that is 660.00 feet South of, as measured at right angles to, the said North line of the NW ¼ of Section 19, thence N89°10'24"E along a line that is 660.00 feet South of, and parallel with the said North line of the NW ¼ of Section 19 for 610.02 feet to a point on the said West Right-of-Way line of SW 112th Avenue (Allapattah Road) Said point lying 50.00 feet West of, as measured at right angles to, the said East line of the NW ¼ of Section 19, thence S00°19'47"E along the said West Right-of-Way line of SW 112th Avenue (Allapattah Road) and along a line that is 50.00 feet West of, and parallel with, the said East line of the NW ¼ of Section 19 for 664.31 feet to the Point of Beginning

NOTES

1 The above described parcels contain 1537301 square feet (35.2917 acres) more or less

2 The bearings are based on an assumed direction of S00°19'47"E along the East line of the NW ¼ of Section 19 Township 56 South, Range 40 East, Miami-Dade County Florida



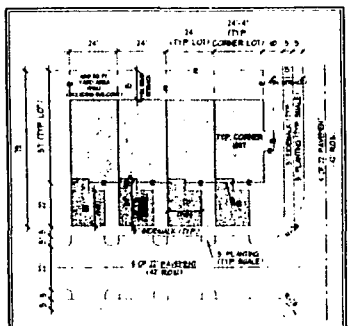
PARCEL 1-C
SCALE 1"=100'-0"

SEE DETAILS & CALCULATIONS OF TYPICAL ATTACHED SINGLE FAMILY LOTS AT SHEETS A-1, A-3 & A-5

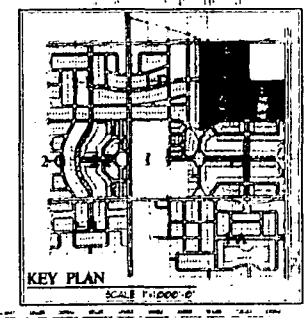
GENERAL SITE DATA
PARCEL 1-C

ATTACHED SINGLE FAMILY TYPE I
RU-3M (TOWNHOUSES)

1 INTENDED USE OF DEVELOPMENT RU-3M (TOWNHOUSES)
2 PROPOSED PRODUCT ATTACHED SINGLE FAMILY (2 STORIES)
3 GROSS ACREAGE OF SITE PARCEL 1-C ..... 35.29 ACRES
4 TOTAL NUMBER OF DWELLING UNITS ..... 337 UNITS
5 NET AREA (EXCLUDING ROW 0.75 ACRES) ..... 34.54 ACRES ..... 100.00 %
6 NET DENSITY 9.75
7 AREA OF ATTACHED SINGLE FAMILY TYPE-I (24'-0" x 57'-0" = 1,368.00 SQFT x 337) ..... 10.58 ACRES ..... 30.63 %
8 PAVED AREA DRIVEWAYS AND PARKINGS ..... 8.00 ACRES ..... 23.16 %
9 COMMON OPEN SPACE/GREEN REQUIRED 30% = 10.36 ACRES PROVIDED 14.79 ACRES ..... 42.82 % INCLUDING SIDEWALKS AND 50 % OF THE LAKES (1.17 ACRES)
10 MAXIMUM NUMBER OF STORIES PROPOSED ..... 2 FLOORS
11 MAXIMUM HEIGHT ..... 35 FEET
12 PARKING SPACES PROVIDED 2 PARKING SPACES PER UNIT (NOT COUNTING GARAGES) 674
VISITOR PARKING SPACES PROVIDED 85



TYPICAL LOTS
ATTACHED SINGLE FAMILY TYPE I
SCALE 1"=30'-0"



KEY PLAN
SCALE 1"=1000'-0"

SCALE	AS SHOWN	REVISIONS	BY
CHECKED BY	M.M.M.	[illegible]	Y.J.P.
DRAWN BY	Y.J.P.	[illegible]	Y.J.P.
DATE	[illegible]	[illegible]	Y.J.P.
JOB	[illegible]		

LENNAR HOMES
760 N.W. 107 AVENUE MIAMI, FLORIDA, 33172 (305) 599-1951

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SILVER PALM
DADE COUNTY, FLORIDA

PARCEL 1-C
SHEET
SP-4

82

SILVER PALM PARCEL I-D
LEGAL DESCRIPTION

A portion of the West ½ of the NW ¼ of Section 19, Township 56 South, Range 40 East, Miami-Dade County, Florida, being more particularly described as follows:

Commence at the Southwest corner of the North ½ of the said West ½ of the NW ¼ of Section 19, thence N89°19'19"E along the South line of the said North ½ of the West ½ of the NW ¼ of Section 19 for 35.00 feet to a point on the East Right-of-Way line of SW 117th Avenue (Colonial Road), said point lying 35.00 feet East of, as measured at right angles to the West line of the said West ½ of the NW ¼ of Section 19, said point being the POINT OF BEGINNING of the parcel herein described; thence from the above established Point of Beginning run N00°36'32"W along the said East Right-of-Way line of SW 117th Avenue (Colonial Road) and along a line that is 35.00 feet East of, and parallel with, the said West line of the NW ¼ of Section 19 for 1317.56 feet to a point on the North line of the said West ½ of the NW ¼ of Section 19 for 1.61179 feet; thence S00°19.07"E radial to the next described curve, for 1454.47 feet to a point on a circular curve concave to the Northeast; thence Southwesterly, Westerly and Northwesterly along said curve to the right, having for its elements a radius of 760.00 feet and a central angle of 39°16'34" for an arc distance of [illegible] feet to a point of reverse curvature; thence to the left along said curve, having for its elements a radius of 495.00 feet and a central angle of 39°40'14" for an arc distance of [illegible] feet to the point of tangency, said point lying on the said South line of the North ½ of the West ½ of the NW ¼ of Section 19; thence S89°19'19"W along the said South line of the North ½ of the West ½ of the NW ¼ of Section 19 for 673.13 feet to the Point of Beginning.

AND

The West ½ of the SW ¼ of the SW ¼ of the SW ¼ of Section 18, Township 56 South, Range 40 East, lying South of Bailes Road and being in Miami-Dade County, Florida.

AND

The West ½ of SE ¼ of SW ¼ of 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°16'24"E 61.16 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;

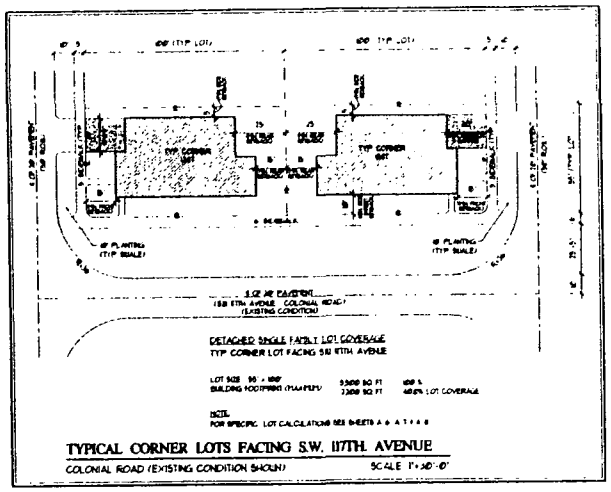
thence along the West line N01°26'19"W 40.00 feet to a point on the North Right-of-Way line of the zoned right of way of SW 232nd Street, said point also being the Point of Beginning of the following described parcel; thence continue N01°26'19"W 179.91 feet to a point of intersection with the Southerly right of way line of Bailes Road; thence along said Southerly right of way line S74°50'58"E, 341.74 feet; thence continue along the Southerly right of way line S62°23'37"E, 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 S01°19'57"E, 81.66 feet to a point of intersection with the aforementioned North right of way 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°16'24"W, 335.81 feet to the Point of Beginning.

AND

That part of the East ½ of the SE ¼ of SW ¼ of SW ¼ of Section 18, Township 56 South, Range 40 East, lying South of Bailes Road per Clerk's File No. 64R-189939.

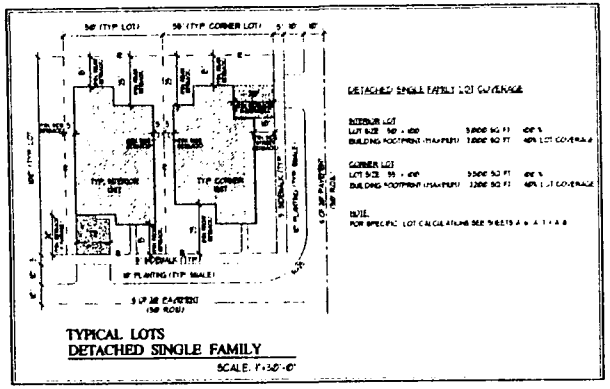
[illegible] above described parcels contain 1,125,621 square feet, 33.1066 acres, more or less.

2. The bearings are based on an assumed direction of S00°19.47"E along the East line of the NW ¼ of Section 19, Township 56 South, Range 40 East, Miami-Dade County, Florida.



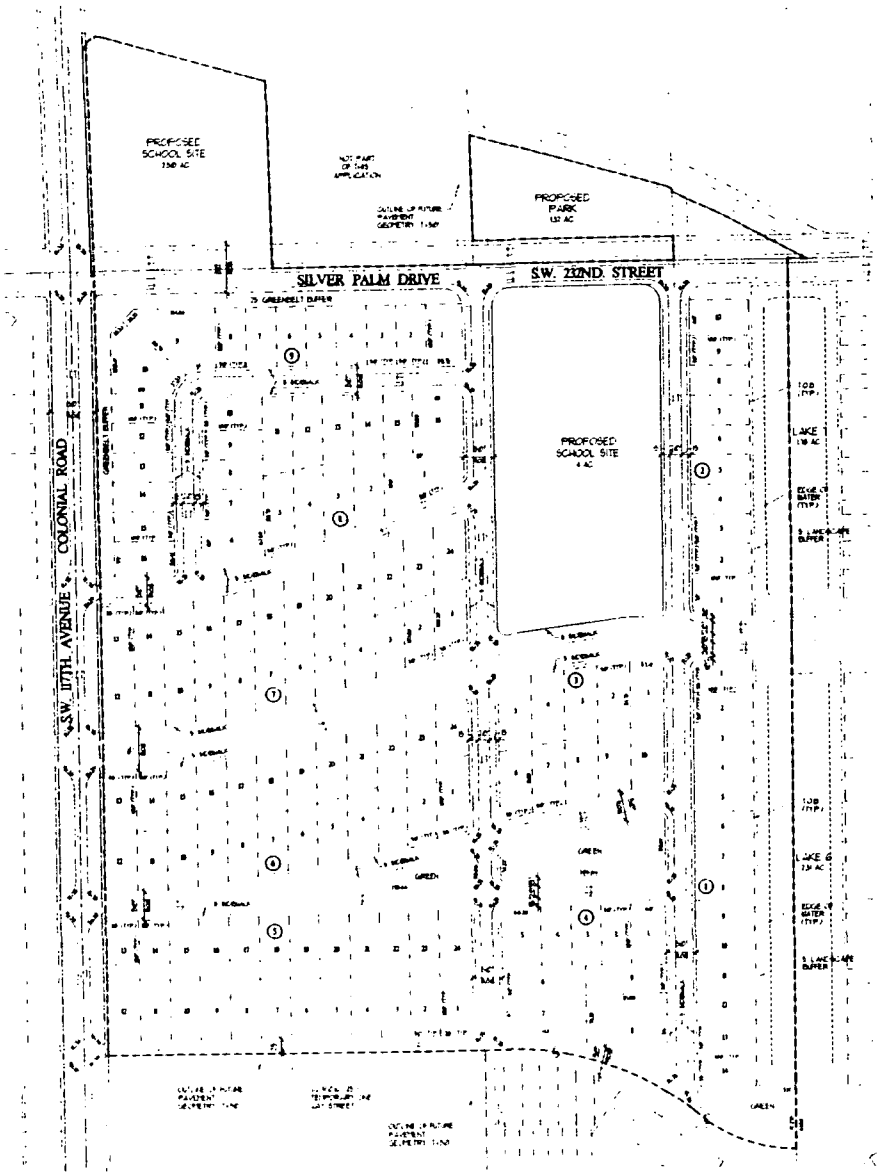
TYPICAL CORNER LOTS FACING S.W. 117TH. AVENUE

COLONIAL ROAD (EXISTING CONDITION SHOWN) SCALE 1"=30'-0"



TYPICAL LOTS DETACHED SINGLE FAMILY

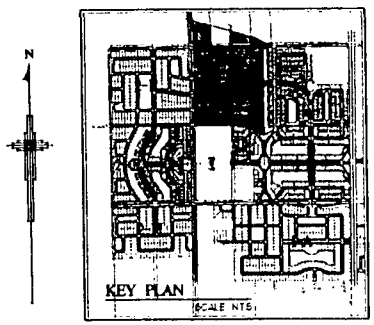
SCALE 1"=30'-0"



PARCEL I-D

SCALE 1"=100'-0"

SEE DETAILS & CALCULATIONS OF TYPICAL DETACHED SINGLE FAMILY LOTS AT SHEETS A-6, A-7 & A-8



KEY PLAN

(SCALE NTS)

GENERAL SITE DATA
PARCEL I-D
DETACHED SINGLE FAMILY
RU-1M (A)

1. INTENDED USE OF DEVELOPMENT	DETACHED SINGLE FAMILY 50' X 100' TYPICAL LOTS	
2. NET ACREAGE OF SITE (EXCLUDING ROW DEDICATION AND SCHOOLS)	31.11 ACRES	100.00%
3. TOTAL UNITS (MAX. BLDG GROUND COVERAGE 15.9 ACRES 23.93%)	147 UNITS	17.61 ACRES — 56.35%
4. PAVED AREAS INCLUDING SIDEWALKS		7.98 ACRES — 25.66 %
5. LAKE AREA IN THE PARCEL		4.09 ACRES — 13.09 %

SCALE	1" = 60'-0"	REVISIONS	BY
CHECKED BY	M.M.M.	[illegible]	[illegible]
DRAWN BY	[illegible]	[illegible]	[illegible]
DATE	[illegible]	[illegible]	[illegible]

LENNAR HOMES
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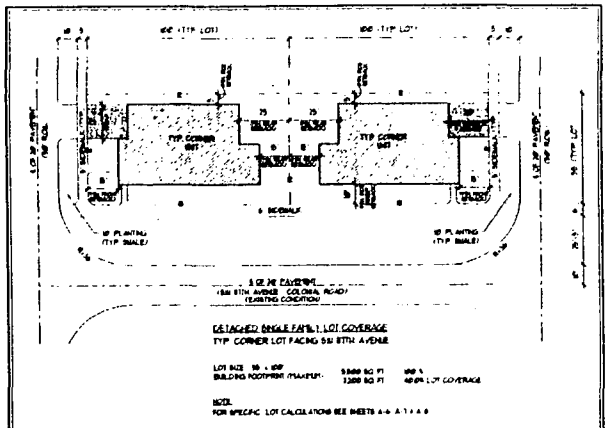
OLIVA-MEOZ ARCHITECTS & PLANNERS, INC.
8240 SOUTHWEST 24TH STREET MIAMI, FLORIDA 33155
TELEPHONE (305) 552-7296 FACSIMILE (305) 552-7297

SILVER PALM
DADE COUNTY, FLORIDA

PARCEL I-D

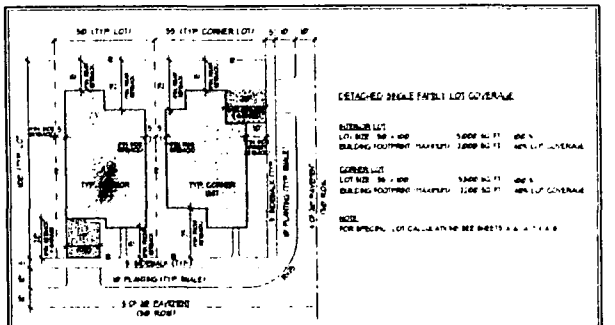
SHEET SP-5

83



TYPICAL CORNER LOTS FACING S.W. 117TH. AVENUE

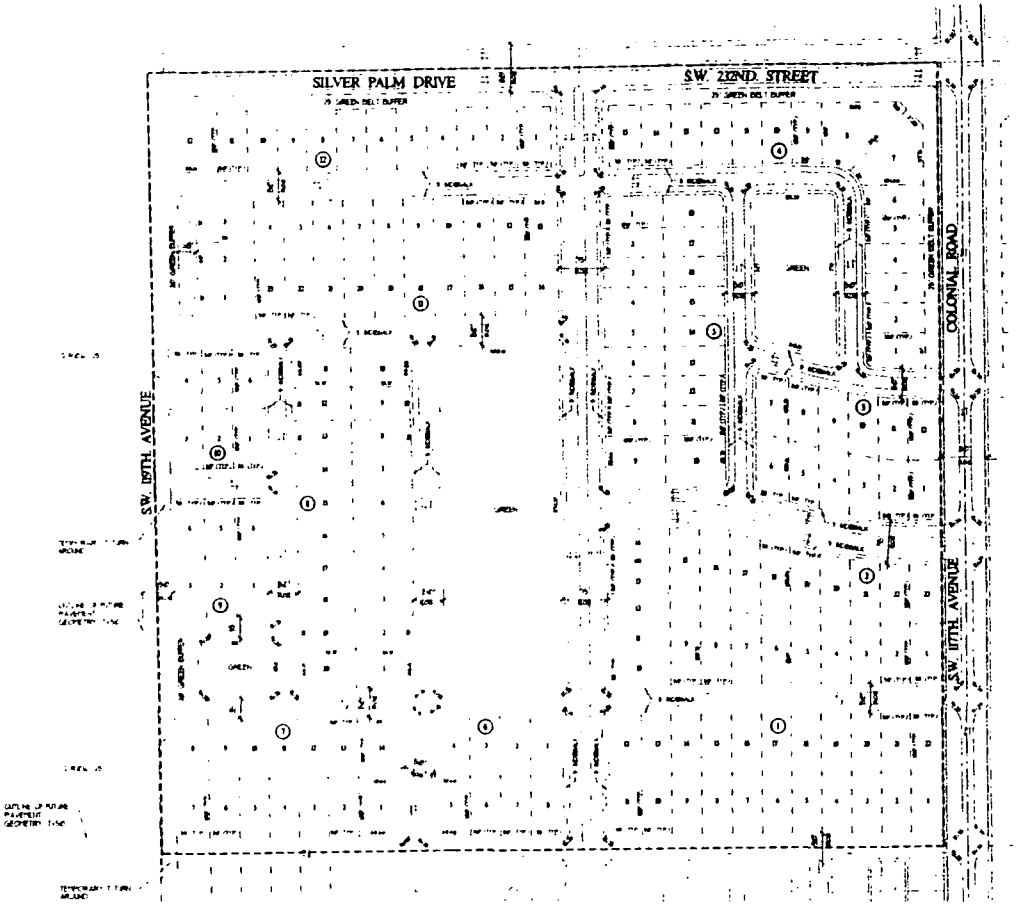
COLONIAL ROAD (EXISTING CONDITION SHOWN) SCALE 1"=30'-0"



TYPICAL LOTS
DETACHED SINGLE FAMILY

SCALE 1"=30'-0"

SEE DETAILS & CALCULATIONS OF TYPICAL DETACHED SINGLE FAMILY LOTS AT SHEETS A-6, A-7 & A-8



PARCEL 2-E

SCALE 1"=100'-0"

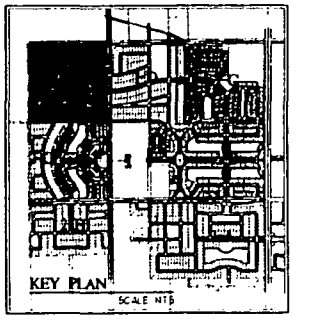
SILVER PALM PARCEL 2-E LEGAL DESCRIPTION

The NE ¼ of the NE ¼ of Section 24 Township 56 South Range 39 East Miami-Dade County Florida, less the East 35.00 feet thereof

NOTE The above described parcel contains (140,623 square feet (33.5592 acres) more or less

GENERAL SITE DATA
PARCEL 2-E
DETACHED SINGLE FAMILY
RU-1M (A)

1 INTENDED USE OF DEVELOPMENT	DETACHED SINGLE FAMILY 50' x 100' TYPICAL LOTS		
2 NET ACREAGE OF SITE EXCLUDING ROW DEDICATION	32.0 ACRES		100.00%
3 TOTAL UNITS MAX BLDG GROUND COVERAGE 8.14 ACRES 24.30%	118 UNITS	21.54 ACRES	56.66 %
4 PAVED AREAS INCL. & NG SIDEWALKS		8.5 ACRES	[illegible]



SCALE	AS SHOWN	REVISIONS	BY
CHECKED BY	M.M.M.		
DRAWN BY	Y.I.P.		
DATE	[illegible]		

LENNAR HOMES
[illegible] N.W. 107 AVENUE MIAMI FLORIDA [illegible]

OLIVA-MEOZ ARCHITECTS & PLANNERS, INC.
8240 SOUTHWEST 24TH STREET MIAMI FLORIDA [illegible]

SILVER PALM
DADE COUNTY FLORIDA

PARCEL 2-E
SHEET

58

SILVER PALM PARCEL 2-F
LEGAL DESCRIPTION

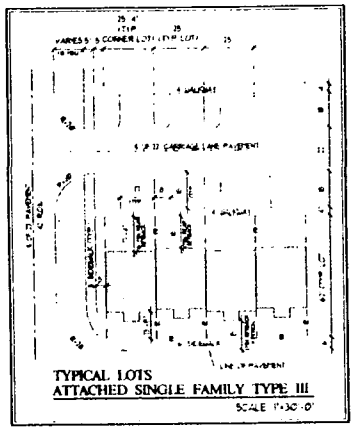
A portion of the SE ¼ of the NE ¼ of Section 24 Township 56 South Range 39 East Miami-Dade County Florida, being more particularly described as follows

Commence at the Southeast corner of the said SE ¼ of the NE ¼ of Section 24, thence S88°18'39"W along the South line of the said SE ¼ of the NE ¼ of Section 24 for 35.01 feet to a point on the West Right-of-Way line of SW 117th Avenue said point being 35.00 feet West of, as measured at right angles to the East line of the SE ¼ of the said Section 24, thence continue S88°18'39"W along the said South line of the SE ¼ of the NE ¼ of Section 24 for 111.38 feet, thence N01°41'25"W for 85.00 feet to a point of curvature of a circular curve to the left, thence to the left along said curve, having for its elements a radius of 128.00 feet and a central angle of 35°15'50" for an arc distance of 78.78 feet to a point of reverse curvature, thence to the right along said curve having for its elements a radius of 813.00 feet and a central angle of 10°19'23" for an arc distance of 146.49 feet to the point of tangency, thence N33°22.00"E for [illegible] feet, thence N01°18'28"W for 49.03 feet to a point on the [illegible]ne of the said SE ¼ of the NE ¼ of Section 24, thence [illegible]32"E along the said North line of the SE ¼ of the NE ¼ [illegible]ction 4 for 1560.68 feet to a point on the said West Right-of-Way line of SW 117th Avenue (Colonial Road) said point lying 35.00 feet West of, as measured at right angles to, the East line of the said NE ¼ of Section 24, thence S00°36'32"E along the said West Right-of-Way line of SW 117th Avenue (Colonial Road), and along a line that is 35.00 feet West of, and parallel with, the said East line of the NE ¼ of Section 24 for 1311.01 feet, thence S00°37'18"E along the said West Right-of-Way line of SW 117th Avenue (Colonial Road) and along a line that is 35.00 feet West of, and parallel with, the said East line of the SE ¼ of Section 24 for 1066 feet to the Point of Beginning

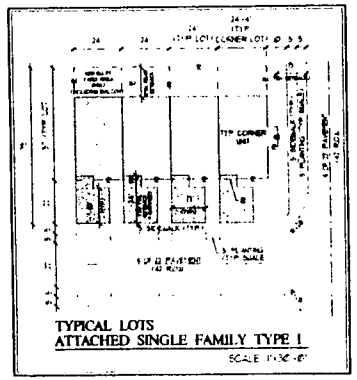
NOTES:

1 The above described parcels contain 1,172,143 square feet (26.9226 acres) more or less

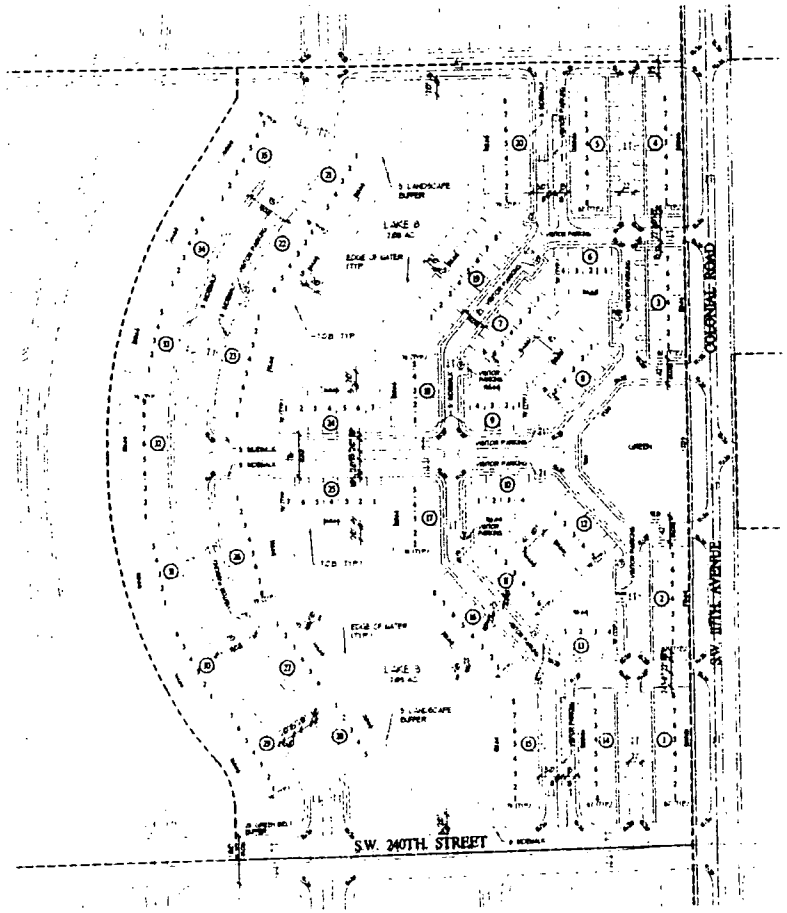
2 The bearings are based on an assumed direction of S00°19'41"E along the East line of the NW ¼ of Section 13 Township 56 South Range 40 East, Miami-Dade County Florida



TYPICAL LOTS
ATTACHED SINGLE FAMILY TYPE III
SCALE 1"=30'-0"



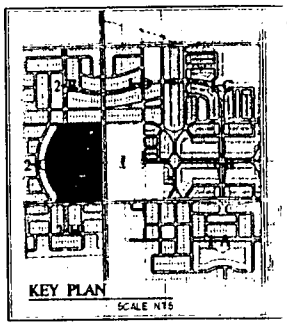
TYPICAL LOTS
ATTACHED SINGLE FAMILY TYPE I
SCALE 1"=30'-0"



PARCEL 2-F
SCALE 1"=200'-0"

SEE DETAILS & CALCULATIONS OF TYPICAL ATTACHED SINGLE FAMILY LOTS AT SHEETS A-1, A-3 & A-5

N



GENERAL SITE DATA
PARCEL 2-F
ATTACHED SINGLE FAMILY TYPE-I AND TYPE-III
RU-TH (TOWNHOUSES)

1 INTENDED USE OF DEVELOPMENT RU-TH (TOWNHOUSES)
2 PROPOSED PRODUCT ATTACHED SINGLE FAMILY TYPE-I AND TYPE-III (2 STORIES)
3 GROSS ACREAGE OF SITE PARCEL 2-F ..... 26.92 ACRES
4 TOTAL NUMBER OF DWELLING UNITS ..... 223 UNITS
5 NET AREA (EXCLUDING ROW @ 1.0 ACRES) ..... 26.22 ACRES ..... 100.00 %
6 NET DENSITY 8.50
7 AREA OF ATTACHED SINGLE FAMILY ..... 7.19 ACRES ..... 27.42 %
TYPE-I (24'-0" x 57'-0" = 1368.00 SQFT x 177 UNITS)
TYPE-III (25'-0" x 62'-0" = 1550.00 SQFT x 46 UNITS)
8 PAVED AREA DRIVEWAYS AND PARKINGS ..... 5.73 ACRES ..... 21.85 %
9 COMMON OPEN SPACE/GREEN REQUIRED 30% = 7.86 ACRES PROVIDED 11.22 ACRES ..... 42.79 %
INCLUDING SIDEWALKS AND 50 % OF THE LAKES (2.00 ACRES)
10 MAXIMUM NUMBER OF STORIES PROPOSED ..... 2 FLOORS
11 MAXIMUM HEIGHT ..... 35 FEET
12 PARKING SPACES PROVIDED 2 PARKING SPACES PER UNIT (NOT COUNTING GARAGES) 446
VISITOR PARKING SPACES PROVIDED 56

SCALE	AS SHOWN	REVISIONS	BY
CHECKED BY	M.M.N.	1 06-28-01	V.J.P.
DRAWN BY	V.J.P.	2 09-10-01	L.T.E.
DATE	12-06-00	3 10-29-01	L.T.E.
JOB	028		

LENNAR HOMES
760 N.W. 107 AVENUE MIAMI, FLORIDA 33172 (305) 559-1951

OLIVA-MEOZ ARCHITECTS & PLANNERS, INC.
8240 SOUTHWEST 24TH STREET MIAMI FLORIDA 33155
TELEPHONE: (305) 552-7296 FACSIMILE: (305) 552-7297

SILVER PALM
DADE COUNTY, FLORIDA

PARCEL 2-F

VICTOR L. OLIVA
AR 0013119

SHEET
SP-7

85

SILVER PALM PARCEL 2-G
LEGAL DESCRIPTION

A portion of the SE ¼ of the NE ¼ of Section 24 Township 56 South Range 39 East Miami-Dade County Florida being more particularly described as follows

Begin at the Southwest corner of the said SE ¼ of the NE ¼ of Section 24, thence N00°54'25"W along the West line of the said SE ¼ of the NE ¼ of Section 24 for 1,326.38 feet to the Northeast corner of the said SE ¼ of the NE ¼ of Section 24 thence S88°41'32"E along the North line of the said SE ¼ of the NE ¼ of Section 24 for 562.55 feet, thence S01°18'28"E for 49.03 feet, thence S33°22'08"W for 133.26 feet to a point of curvature of a circular curve to the left thence to the left along said curve having for its elements a radius of 813.00 feet and a central angle of 70°19'23" for an arc distance of 1,071.49 feet to a point of reverse curvature thence to the right along said curve having for its elements a radius of 128.00 feet and a central angle of 35°15'50" for an arc distance of 78.78 feet to the point of tangency, thence S01°41'25"E for 85.00 feet to a point on the said South line of the SE ¼ of the NE ¼ of Section 24, thence S88°18'35"W along the said South line of the SE ¼ of the NE ¼ of Section 24 for 529.08 feet to the Point of Beginning

NOTES

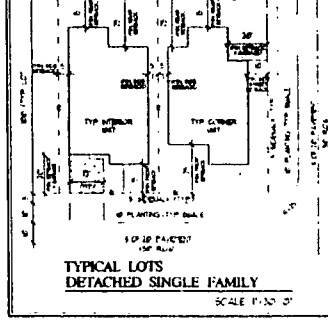
1 The above described parcels contain 558,781 square feet (12.8278 acres) more or less

2 The bearings are based on an assumed direction of S00°19'47"E along the East line of the NW ¼ of Section 19 Township 56 South Range 40 East Miami-Dade County Florida

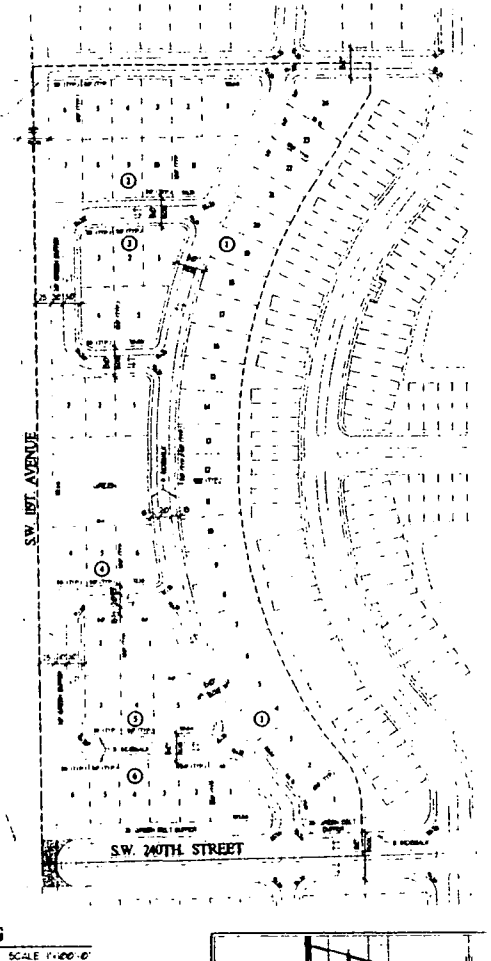
GENERAL SITE DATA
PARCEL 2-G
DETACHED SINGLE FAMILY
RU-1M (A)

1 INTENDED USE OF DEVELOPMENT	DETACHED SINGLE FAMILY 50' X 100' TYPICAL LOTS		
2 NET ACREAGE OF SITE (EXCLUDING ROW DEDICATION)	11.61 ACRES		100.00%
3 TOTAL UNITS (MAX BLDG GROUND COVERAGE 2.84 ACRES 25.32 %)	57 UNITS	7.74 ACRES	66.66 %
4 PAVED AREAS INCLUDING SIDEWALKS		3.00 ACRES	25.83 %

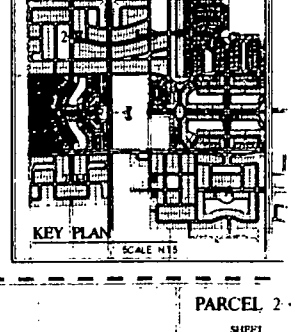
SEE DETAILS & CALCULATIONS OF TYPICAL DETACHED SINGLE FAMILY LOTS AT SHEETS A-6, A-7 & A-8



TYPICAL LOTS
DETACHED SINGLE FAMILY
SCALE 1"=30'-0"



PARCEL 2-G
SCALE 1"=100'-0"



SCALE	AS SHOWN	REVISIONS	BY
CHECKED BY	M.M.M.		
DRAWN BY	Y.J.P.		
DATE			
JOB			

LENNAR HOMES
760 N.W. 107 AVENUE MIAMI, FLORIDA, 33172 (305) 599-1959

OLIVA-MEOZ ARCHITECTS & PLANNERS, INC.
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SILVER PALM
DADE-COUNTY, FLORIDA

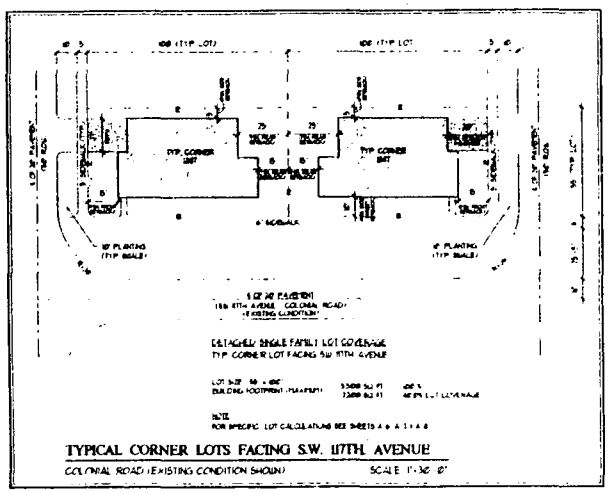
HECTOR L. OLIVA
AR 0015119

PARCEL 2-
SHEET
SP-8

SILVER PALM PARCEL 2-H
LEGAL DESCRIPTION

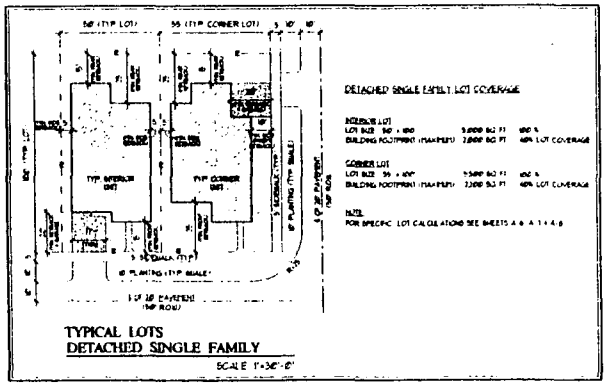
The North 50.055 feet of the NE ¼ of the SE ¼ in Section 24 Township 56 South, Range 39 East, Less the East 35 feet thereof lying and being in Miami-Dade County, Florida

NOTE: The above described parcel contains 1176436 square feet (27.0545 acres) more or less



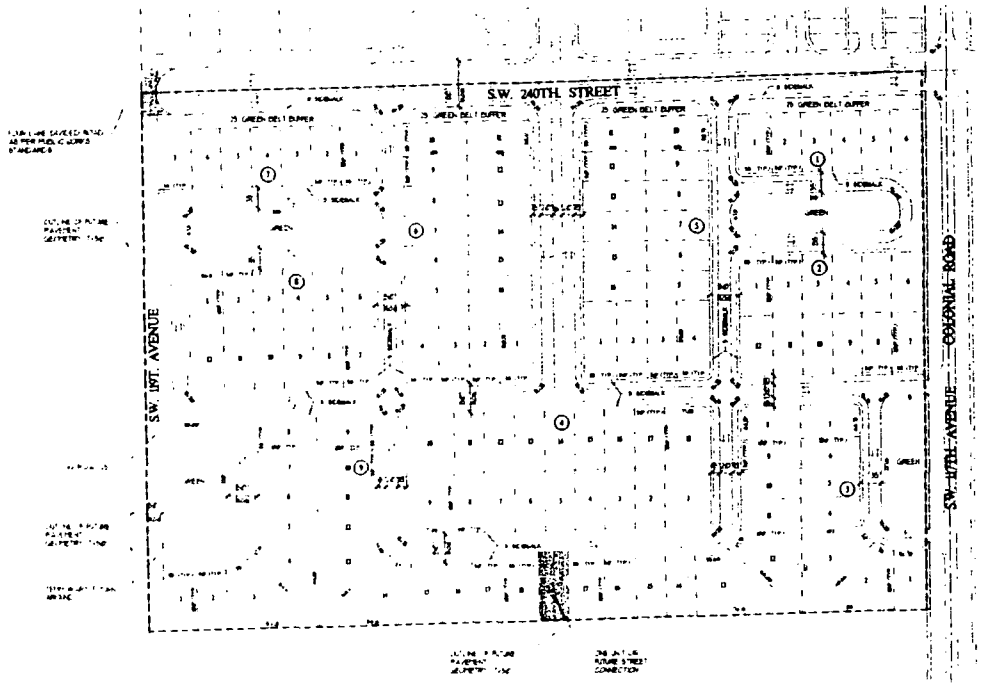
TYPICAL CORNER LOTS FACING S.W. 117TH AVENUE

COLONIAL ROAD (EXISTING CONDITION SHOWN) SCALE 1"=30'-0"



TYPICAL LOTS
DETACHED SINGLE FAMILY

SCALE 1"=30'-0"



PARCEL 2-H

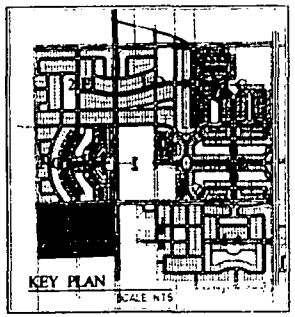
SCALE 1"=100'-0"

SEE DETAILS & CALCULATIONS OF TYPICAL DETACHED SINGLE FAMILY LOTS AT SHEETS A-6, A-7 & A-8

GENERAL SITE DATA
PARCEL 2-H
DETACHED SINGLE FAMILY
RU-1M (A)

1. INTENDED USE OF DEVELOPMENT	DETACHED SINGLE FAMILY 50' x 100' TYPICAL LOTS	
2. NET ACREAGE OF SITE EXCLUDING ROW DEDICATION	15.57 ACRES	100.00%
3. TOTAL UNITS ..... UNITS (MAX. BLDG. GROUND COVERAGE 6.18 ACRES 22.78%)	15.57 ACRES	100.00%
4. PAVED AREAS INCLUDING SIDEWALKS	5.61 ACRES	36.0%

N



SCALE	AS SHOWN	REVISIONS	BY
CHECKED BY	MMM	1. 04-29-02	TJP
DRAWN BY	TJP	2. 05-07-02	TJP
DATE	04-02-02	3. 05-29-02	LTS
JOB	1030		

LENNAR HOMES
760 N.W. 107 AVENUE MIAMI, FLORIDA 33172 (305) 559-8151

OLIVA-MEOZ ARCHITECTS & PLANNERS, INC.
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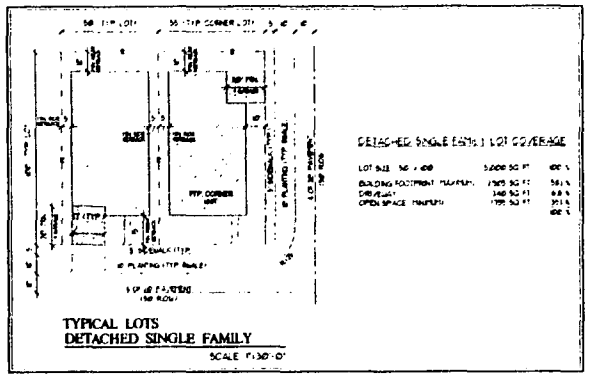
TELEPHONE: (305) 552-7296 FACSIMILE: (305) 552-7297

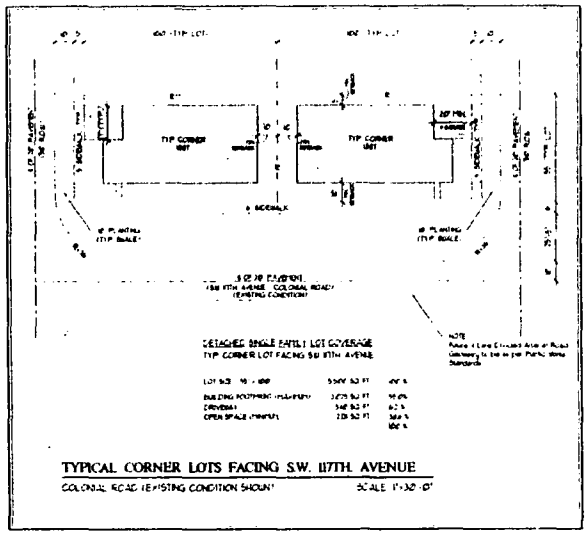
SILVER PALM
DADE COUNTY, FLORIDA

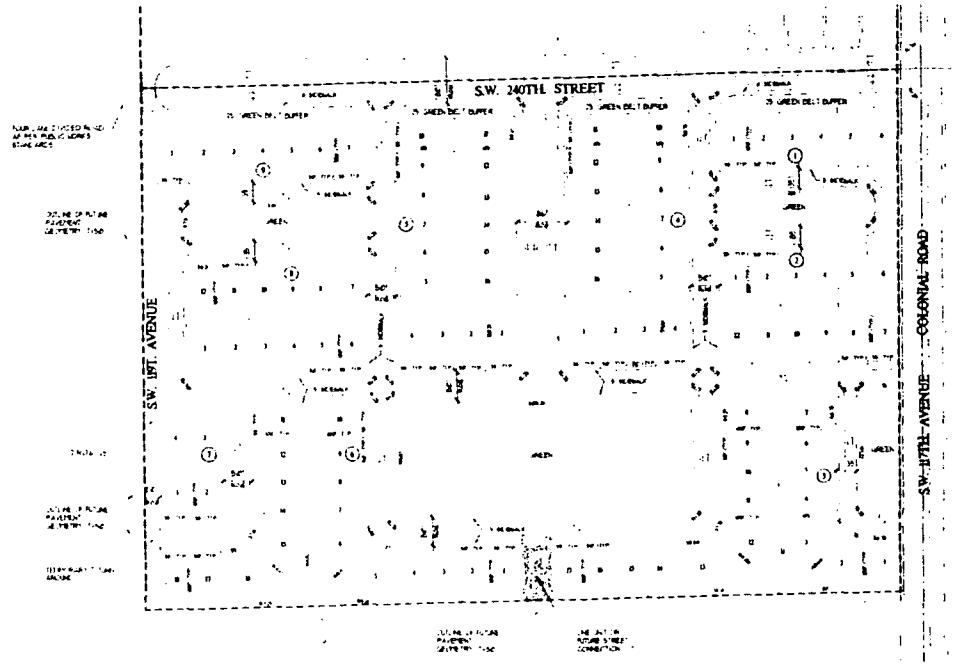
HECTOR L. OLIVA
AR 0015337

PARCEL 2
SHEET
SP-9

87





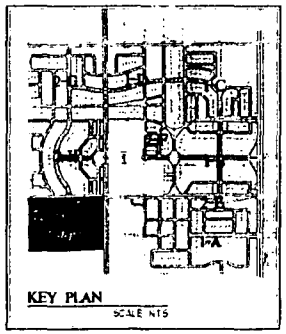


PARCEL 2-I

SCALE 1"=100'-0"

GENERAL SITE DATA
PARCEL 2-I
DETACHED SINGLE FAMILY

1. NATURE OF DEVELOPMENT	DETACHED SINGLE FAMILY		
2. NET ACREAGE OF SITE (EXCLUDING RIGHT OF WAY DEDICATION)	[illegible] ACRES		100.00%
3. TOTAL UNITS	[illegible] UNITS	[illegible] ACRES	[illegible]
4. NET DENSITY	[illegible]		
5. PAVED AREAS		[illegible] ACRES	[illegible]
6. NON-OPEN SPACE AREAS (EXCLUDING SIDEWALKS)	REQUIRED [illegible] ACRES	PROVIDED [illegible] ACRES	[illegible]



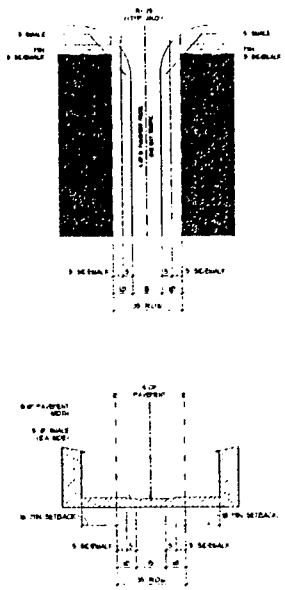
LENNAR HOMES
760 N.W. 107 AVENUE MIAMI, FLORIDA 33172 (305) 599-1050

OLIVA-MEOZ ARCHITECTS & PLANNERS, INC.
8260 SOUTHWEST 24TH STREET MIAMI, FLORIDA 33155
TELEPHONE (305) 552-7256 FACSIMILE (305) 552-7297

SILVER PALM
DADE COUNTY, FLORIDA

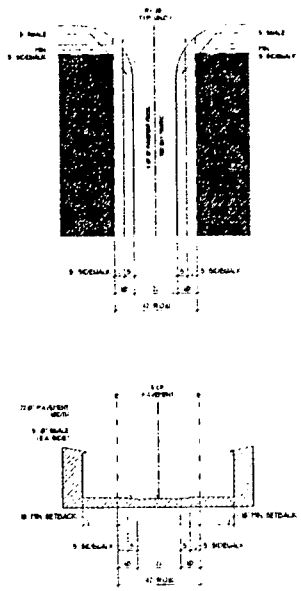
PARCEL 2-I
SHEET
SP-10

88



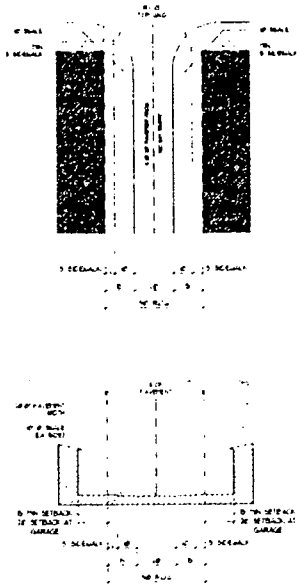
T = 35' R.O.W.
Private Road
(One Way Traffic)

Attached Single Family



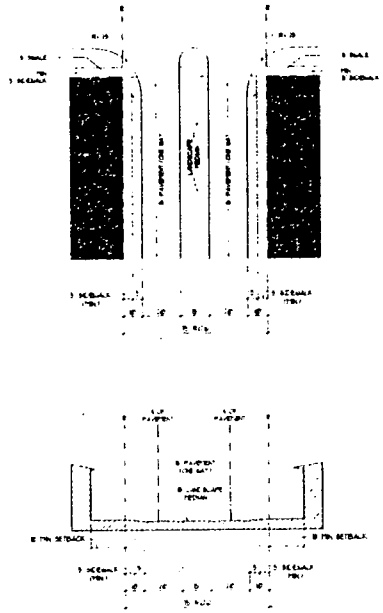
T = 42' R.O.W.
Private Road
(Two Way Traffic)

Attached Single Family



T = 50' R.O.W.
Typical Road
(Two Way Traffic)

Detached Single Family



T = 75' R.O.W.
Interior Boulevard

LEGEND
PROPERTY
GRASSED AREAS

SCALE	1"=1'-0"	REVISIONS	BY
CHECKED BY	M.H.M.	04-15-03	L.T.R.
DRAWN BY	Y.J.F.		
DATE	11-06-02		
N.T.S.	020		

LENNAR HOMES
760 N.W. 107 AVENUE MIAMI, FLORIDA 33172 (305) 599-1951

OLIVA-MEOZ ARCHITECTS & PLANNERS, INC.
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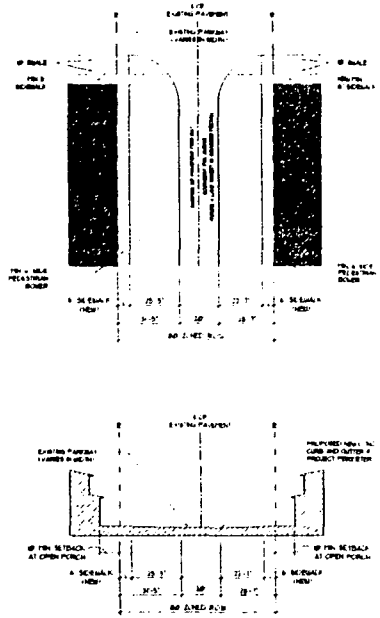
TELEPHONE: (305) 552-7296 FACSIMILE: (305) 552-7297

SILVER PALM
DADE COUNTY, FLORIDA

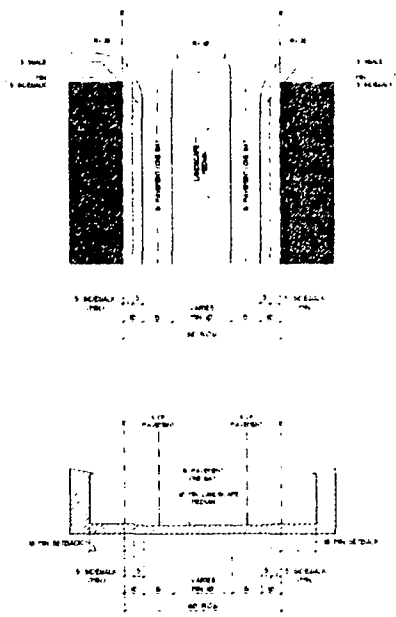
HECTOR L. OLIVA
AR 0015119

SHEET
SP-11

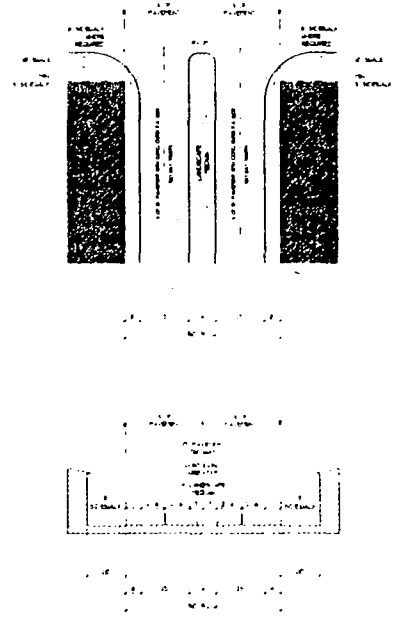


T = 80' R.O.W.
Existing Condition
Southwest 117th Avenue
(Colonial Road)

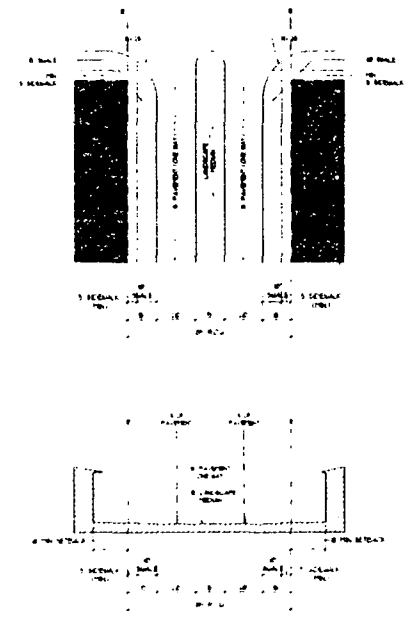
NOTE
Future 4 Lane Divided Arterial Road
Geometry to be as per Public Works
Standards



T = 80' R.O.W.
Interior Boulevard



T = 80' R.O.W.
Standard Road Type B



T = 85' R.O.W.
Main Entry Boulevard
Silver Palm Boulevard

LEGEND
PROPERTY
PROPOSED AREAS

SCALE		REVISIONS	BY
CHECKED BY			
DRAWN BY			
DATE			
JOB			

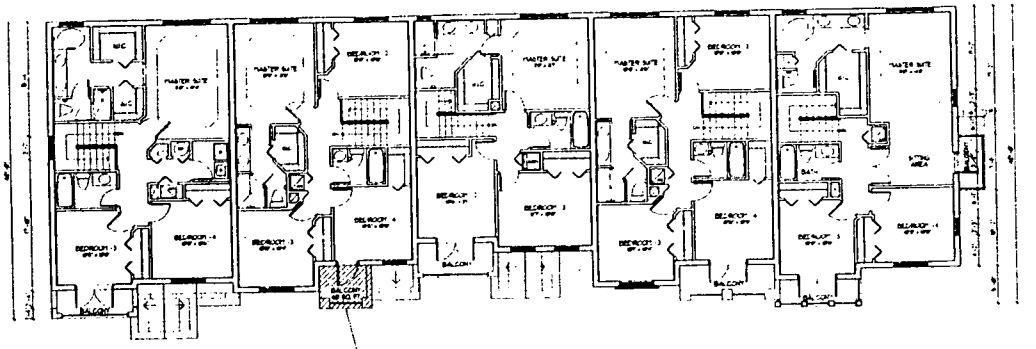
LENNAR HOMES
780 N.W. 107 AVENUE MIAMI, FLORIDA 33172 (305) 599-1151

OLIVA-MEOZ ARCHITECTS & PLANNERS, INC.
8240 SOUTHWEST 30TH STREET MIAMI, FLORIDA 33155
TELEPHONE: (305) 552-7286 FAX SIMILE: (305) 552-7297

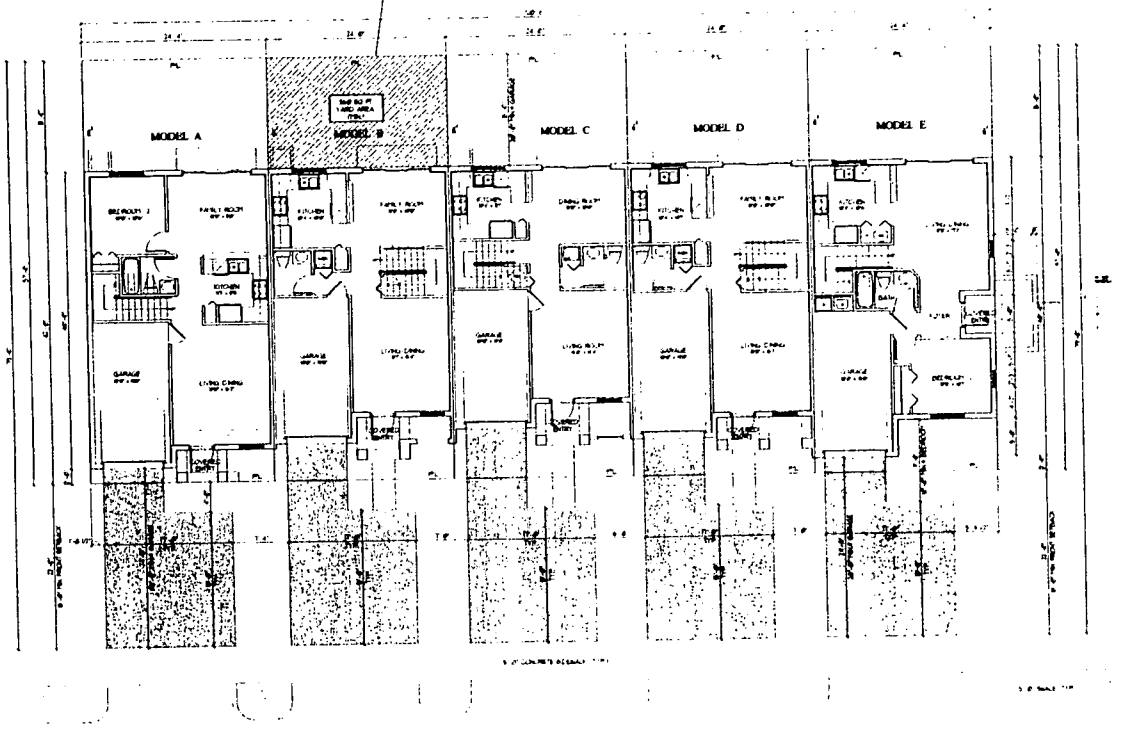
SILVER PALM
DADE COUNTY, FLORIDA

SHEET
SP-12

90



SECOND FLOOR BUILDING PLAN



FIRST FLOOR BUILDING PLAN

AREA CALCULATIONS

MODEL A

A/C SPACE 1st FLOOR	732 SQFT
A/C SPACE 2nd FLOOR	825 SQFT
TOTAL A/C SPACE	1557 SQFT
GARAGE	212 SQFT
BALCONY	42 SQFT
COVERED ENTRY	75 SQFT
GRAND TOTAL	1846 SQFT

MODEL B

A/C SPACE 1st FLOOR	638 SQFT
A/C SPACE 2nd FLOOR	787 SQFT
TOTAL A/C SPACE	1425 SQFT
GARAGE	226 SQFT
BALCONY	48 SQFT
COVERED ENTRY	62 SQFT
GRAND TOTAL	1133 SQFT

MODEL C

A/C SPACE 1st FLOOR	64 SQFT
A/C SPACE 2nd FLOOR	380 SQFT
TOTAL A/C SPACE	1319 SQFT
GARAGE	195 SQFT
BALCONY	90 SQFT
COVERED ENTRY	68 SQFT
GRAND TOTAL	1632 SQFT

MODEL D

A/C SPACE 1st FLOOR	648 SQFT
A/C SPACE 2nd FLOOR	798 SQFT
TOTAL A/C SPACE	1446 SQFT
GARAGE	249 SQFT
BALCONY	68 SQFT
COVERED ENTRY	56 SQFT
GRAND TOTAL	1761 SQFT

MODEL E

A/C SPACE 1st FLOOR	688 SQFT
A/C SPACE 2nd FLOOR	817 SQFT
TOTAL A/C SPACE	1505 SQFT
GARAGE	219 SQFT
BALCONY	48 SQFT
COVERED ENTRY	28 SQFT
GRAND TOTAL	1784 SQFT

ATTACHED SINGLE FAMILY
TYPE I

SCALE	1/4"=1'-0"	REVISIONS	BY	LENNAR HOMES 760 N.W. 107 AVENUE MIAMI, FLORIDA, 33172 (305) 599-1951	OLIVA-MEOZ ARCHITECTS & PLANNERS, INC. 8240 SOUTHWEST 24TH STREET MIAMI, FLORIDA 33155 TELEPHONE: (305) 552-7296 FACSIMILE: (305) 552-7297	SILVER PALM DADE-COUNTY, FLORIDA	HECTOR L. OLIVA AR 0015339	SHEET A-1
CHECKED BY	M.M.M.	04-23-93	L.T.S.					
DRAWN BY	T.L.P.							
DATE	03-03-93							
JOB	528							

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16

TYPE I ATTACHED SINGLE FAMILY TYPICAL ELEVATION

TYPE I ATTACHED SINGLE FAMILY END UNIT ENTRY ELEVATION

ATTACHED SINGLE FAMILY TYPE I

SCALE AS SHOWN
CHECKED BY M.M.M.
DRAWN BY
DATE 12-06-82
JOB 026

REVISIONS BY

LENNAR HOMES
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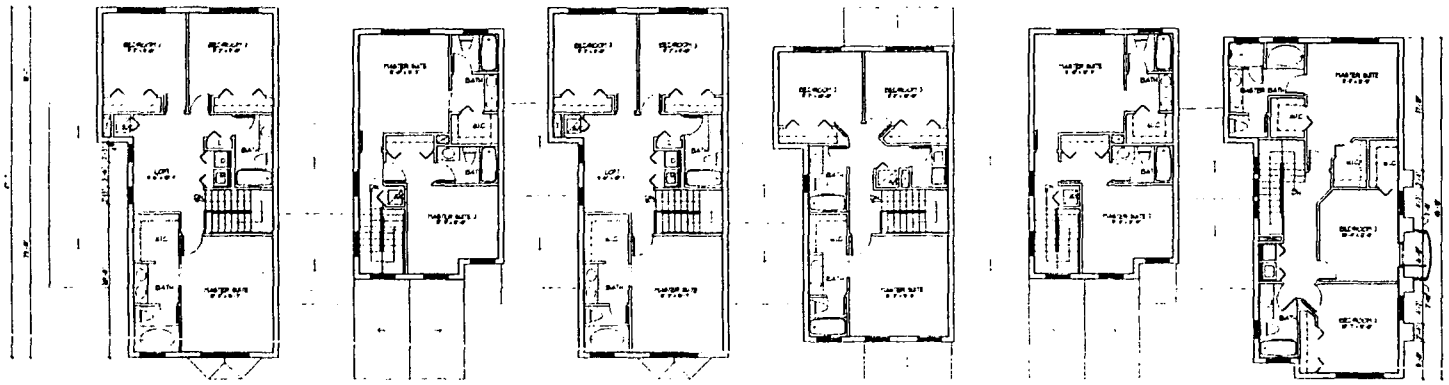
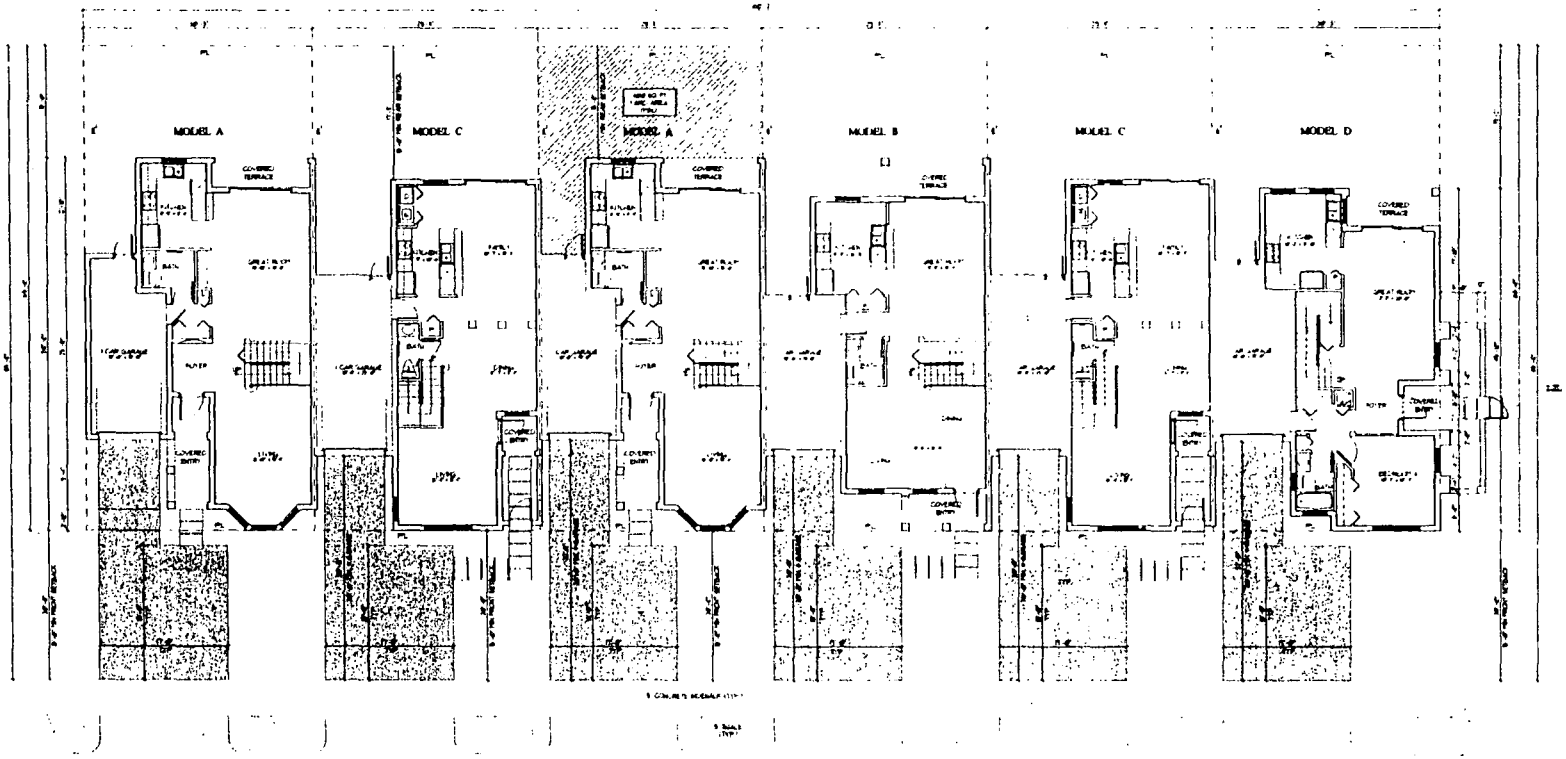
SILVER PALM
DADE COUNTY, FLORIDA

SHEET
A-2

92



SECOND FLOOR BUILDING PLAN



FIRST FLOOR BUILDING PLAN

AREA CALCULATIONS

MODEL A

A/C SPACE 1st FLOOR	[illegible] SQFT
A/C SPACE 2nd FLOOR	[illegible] SQFT
TOTAL A/C SPACE	[illegible] SQFT
GARAGE	[illegible] SQFT
COVERED TERRACE	[illegible] SQFT
COVERED ENTRY	[illegible] SQFT
GRAND TOTAL	[illegible] SQFT

MODEL B

A/C SPACE 1st FLOOR	[illegible] SQFT
A/C SPACE 2nd FLOOR	[illegible] SQFT
TOTAL A/C SPACE	[illegible] SQFT
GARAGE	[illegible] SQFT
COVERED TERRACE	[illegible] SQFT
COVERED ENTRY	[illegible] SQFT
GRAND TOTAL	[illegible] SQFT

MODEL C

A/C SPACE 1st FLOOR	[illegible] SQFT
A/C SPACE 2nd FLOOR	[illegible] SQFT
TOTAL A/C SPACE	[illegible] SQFT
GARAGE	[illegible] SQFT
COVERED TERRACE	
COVERED ENTRY	[illegible] SQFT
GRAND TOTAL	[illegible] SQFT

MODEL D

A/C SPACE 1st FLOOR	[illegible] SQFT
A/C SPACE 2nd FLOOR	[illegible] SQFT
TOTAL A/C SPACE	[illegible] SQFT
GARAGE	[illegible] SQFT
BALCONY	[illegible] SQFT
COVERED TERRACE	[illegible] SQFT
COVERED ENTRY	[illegible] SQFT
GRAND TOTAL	[illegible] SQFT

ATTACHED SINGLE FAMILY TYPE II

SCALE	[illegible]	REVISIONS	BY	LENNAR HOMES 760 N.W. 107 AVENUE MIAMI, FLORIDA 33172 (305) 599-1551	OLIVA-MEOZ ARCHITECTS & PLANNERS, INC. 8240 SOUTHWEST 24TH STREET MIAMI FLORIDA 33155 TELEPHONE: (305) 552-7296 FACSIMILE: (305) 552-7297	SILVER PALM DADE-COUNTY, FLORIDA	HECTOR L. OLIVA AR 8015139	SHEET A-3
CHECKED BY	[illegible]	[illegible]	L.T.R.					
DRAWN BY	L.T.R.							
DATE	[illegible]							
JOB	[illegible]							

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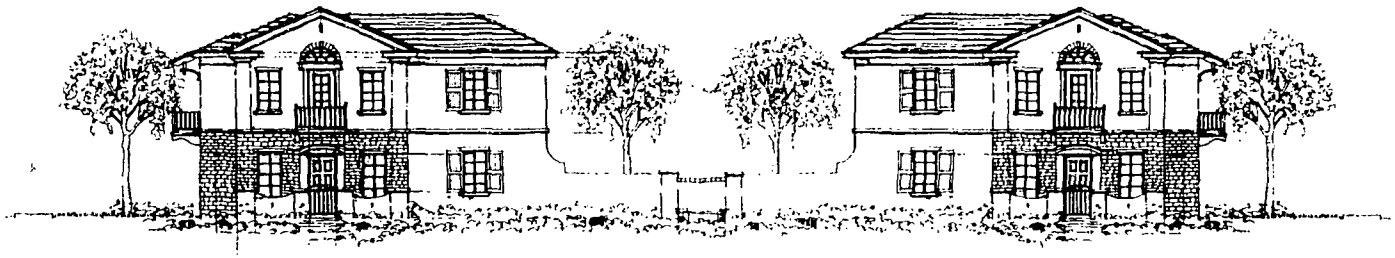
TYPE II ATTACHED SINGLE FAMILY TYPICAL ELEVATION



TYPE II ATTACHED SINGLE FAMILY END UNIT ENTRY ELEVATION

ATTACHED SINGLE FAMILY TYPE II

SCALE AS SHOWN
CHECKED BY MMM
DRAWN BY
DATE
JOB

REVISIONS BY

LENNAR HOMES
760 N.W. 107 AVENUE MIAMI, FLORIDA 33172 (305) 594-6931

OLIVA-MEOZ ARCHITECTS & PLANNERS, INC.
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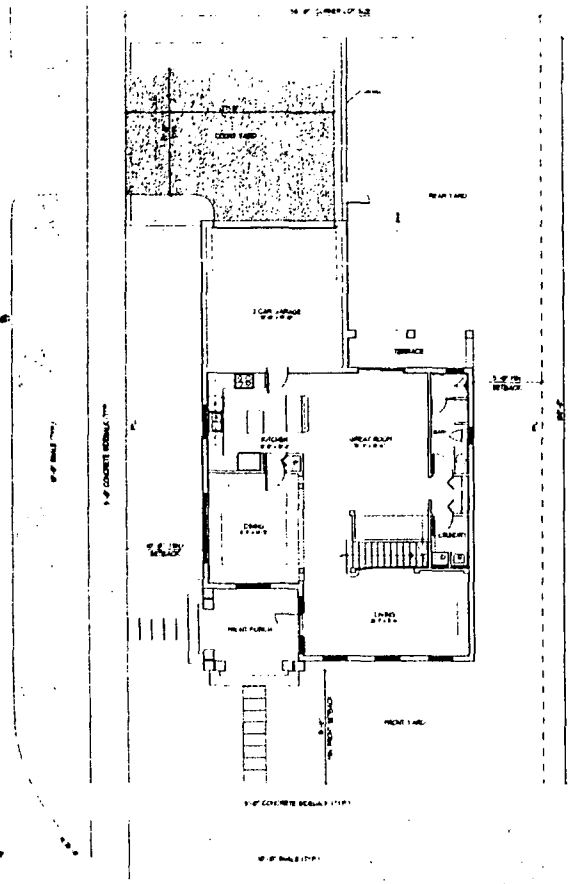
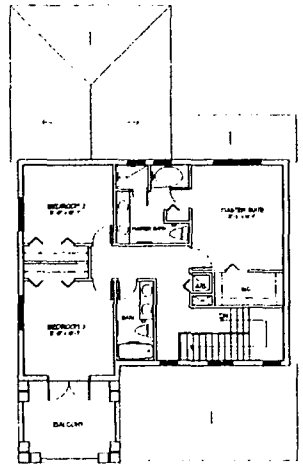
SILVER PALM
DADE COUNTY, FLORIDA

SHEET
A-4



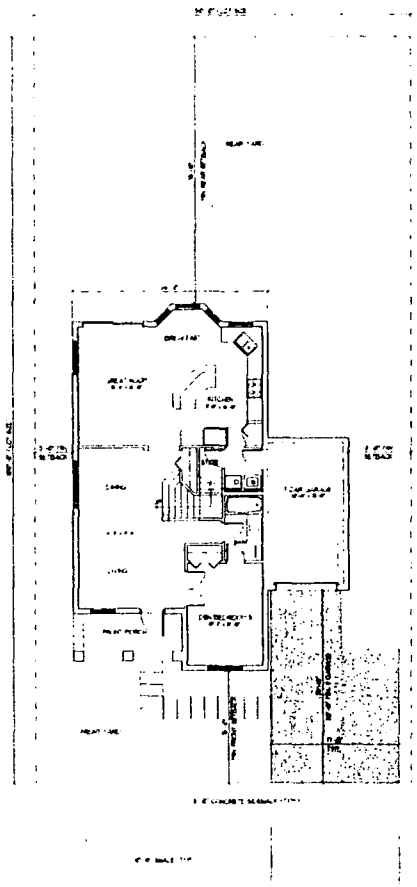
FIRST FLOOR PLAN



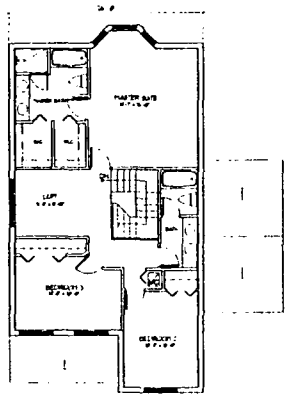
SECOND FLOOR PLAN

AREA CALCULATION	
A/C SPACE 1st FLOOR	1291 SQFT
A/C SPACE 2nd FLOOR	944 SQFT
TOTAL A/C SPACE	2235 SQFT
GARAGE	360 SQFT
COVERED TERRACE	83 SQFT
BALCONY	148 SQFT
FRONT PORCH	135 SQFT
GRAND TOTAL	2,566 SQFT

FRONT ELEVATION



FIRST FLOOR PLAN



SECOND FLOOR PLAN

AREA CALCULATION	
A/C SPACE 1st FLOOR	1123 SQFT
A/C SPACE 2nd FLOOR	1672 SQFT
TOTAL A/C SPACE	2,795 SQFT
GARAGE	311 SQFT
FRONT PORCH	93 SQFT
GRAND TOTAL	2,504 SQFT

FRONT ELEVATION

DETACHED SINGLE FAMILY

SCALE	1/8"=1'-0"	REVISIONS	BY
CHECKED BY	M.M.M.	04-15-02	L.T.B.
DRAWN BY	L.T.B.		
DATE	12-06-02		
JOB	[illegible]		

LENNAR HOMES
760 N.W. 107 AVENUE MIAMI, FLORIDA 33172 (305) 599-1951

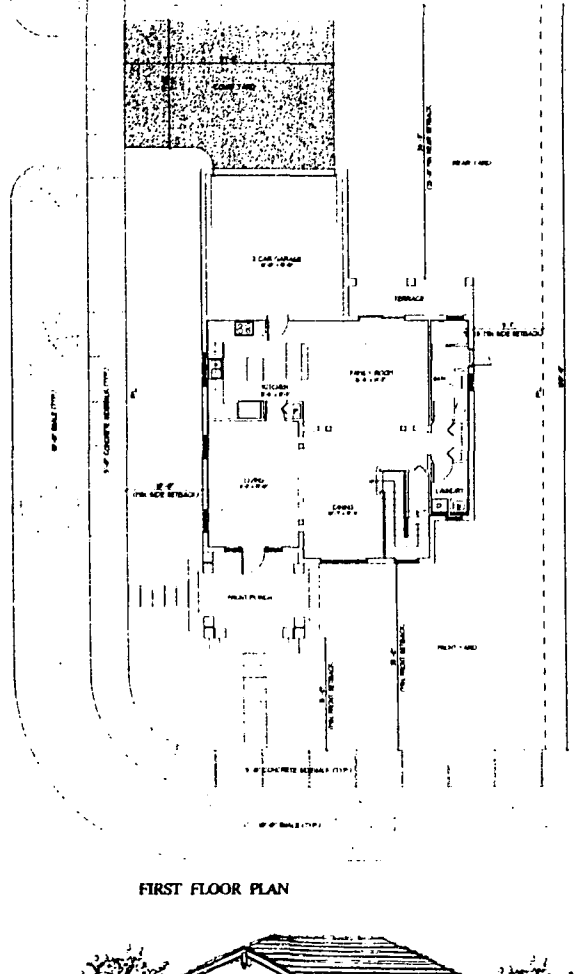
OLIVA-MEOZ ARCHITECTS & PLANNERS, INC.
8240 SOUTHWEST 24TH STREET MIAMI, FLORIDA 33155
TELEPHONE: (305) 552-7296 FACSIMILE: (305) 552-7297

SILVER PALM
DADE COUNTY, FLORIDA

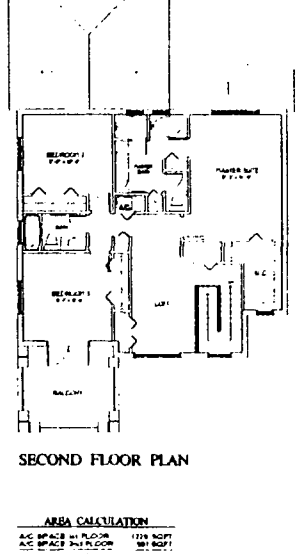
HECTOR E. OLIVA
AR 0015119

SHEET
A-5

95



FIRST FLOOR PLAN



SECOND FLOOR PLAN

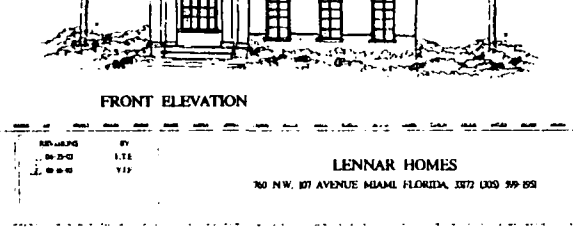
AREA CALCULATION

A/C SPACE 1st FLOOR	1229 SQFT
A/C SPACE 2nd FLOOR	581 SQFT
TOTAL A/C SPACE	1,800 SQFT
GARAGE	380 SQFT
COVERED TERRACE	93 SQFT
BALCONY	148 SQFT
FRONT PORCH	155 SQFT
GRAND TOTAL	2,936 SQFT

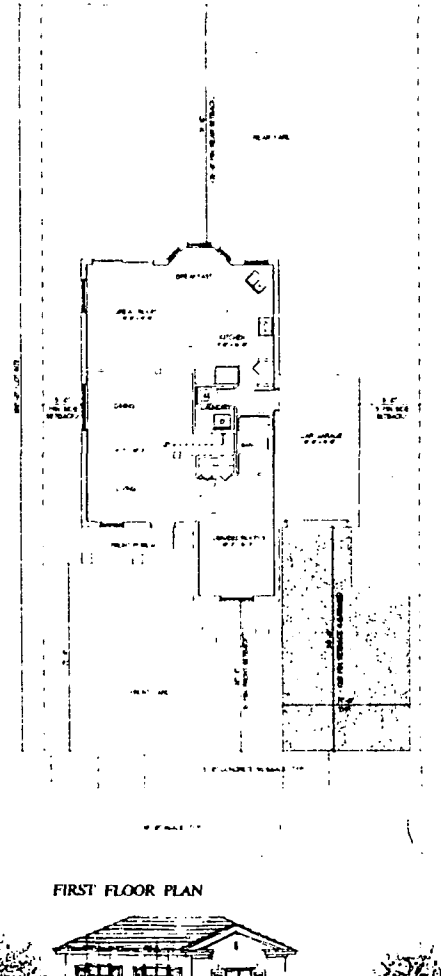
LOT COVERAGE

A/C SPACE 1st FLOOR	1229 SQFT
GARAGE	380 SQFT
COVERED TERRACE	93 SQFT
FRONT PORCH	155 SQFT
TOTAL	1,851 SQFT

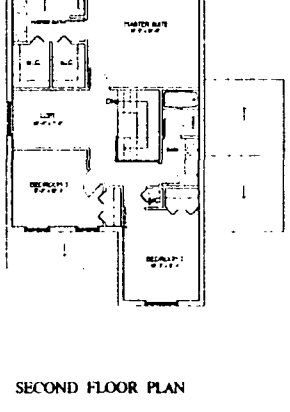
ALLOWABLE LOT COVERAGE 40%
PROPOSED LOT COVERAGE 33%



FRONT ELEVATION



FIRST FLOOR PLAN



SECOND FLOOR PLAN

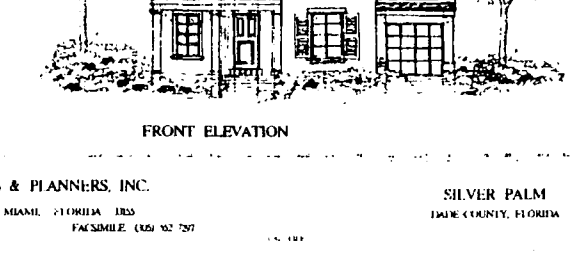
AREA CALCULATION

A/C SPACE 1st FLOOR	1,876 SQFT
A/C SPACE 2nd FLOOR	1,032 SQFT
TOTAL A/C SPACE	2,908 SQFT
GARAGE	291 SQFT
FRONT PORCH	74 SQFT
GRAND TOTAL	2,999 SQFT

LOT COVERAGE

A/C SPACE 1st FLOOR	1,876 SQFT
GARAGE	291 SQFT
FRONT PORCH	74 SQFT
TOTAL	2,241 SQFT

ALLOWABLE LOT COVERAGE 40%
PROPOSED LOT COVERAGE 33%



FRONT ELEVATION

Exterior Elevations Note

As an alternate, the architectural character of these attached and detached single family homes may be changed as follows: the shutters will be replaced with moldings, the flat roof tiles will be replaced with Spanish "S" tiles, brass in porches, terraces and balconies will be replaced with arches, metal railings may be replaced with more elaborate details and additional trims and moldings may be added to the exterior elevations. All of these to make the architectural character of these elevations more Mediterranean.

DETACHED SINGLE FAMILY

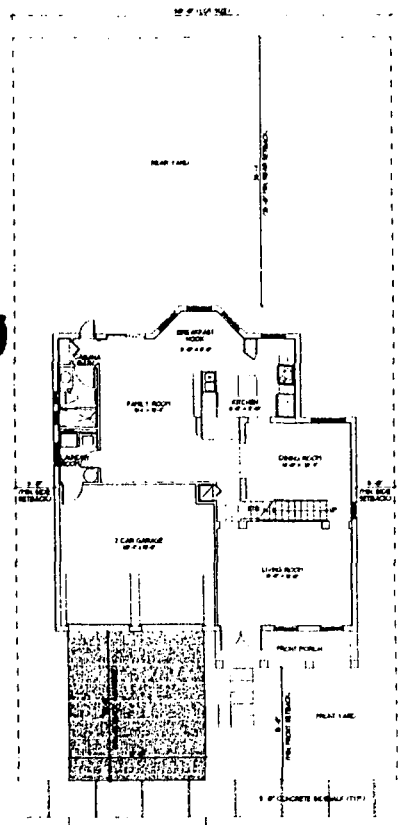
SCALE	1/4"=1'-0"	REVISIONS	BY
CHECKED BY	M.M.M.	06-25-93	L.T.E.
DRAWN BY	L.T.E.	06-30-93	V.T.E.
DATE	12-06-93		
JOB	0326		

LENNAR HOMES
760 N.W. 107 AVENUE MIAMI, FLORIDA 33172 (305) 599-1551

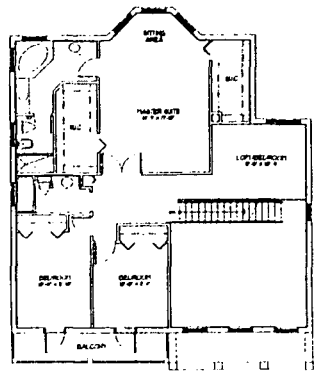
OLIVA-MEOZ ARCHITECTS & PLANNERS, INC.
8240 SOUTHWEST 24TH STREET MIAMI, FLORIDA 33155
TELEPHONE (305) 552-7296 FACSIMILE (305) 552-7297

SILVER PALM
DADE COUNTY, FLORIDA

SHEET
A-6



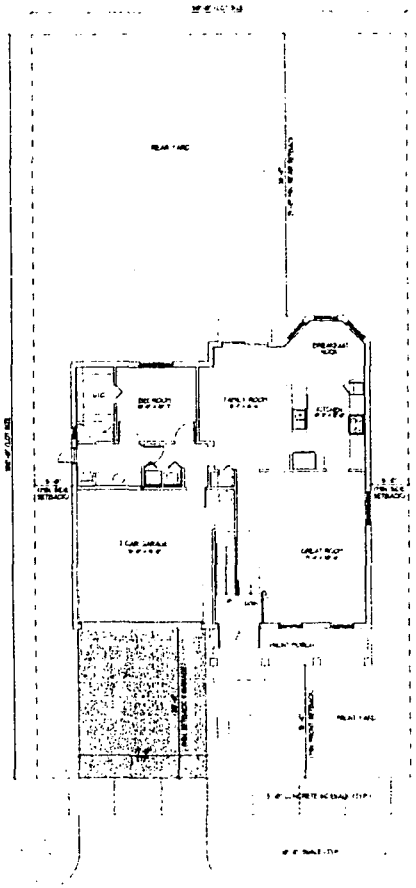
FIRST FLOOR PLAN



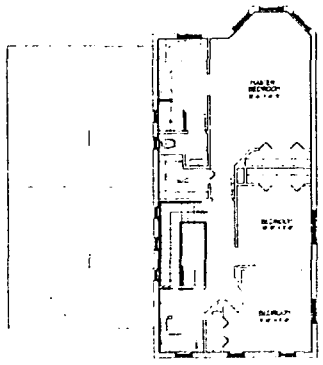
SECOND FLOOR PLAN

AREA CALCULATION	
A/C SPACE 1st FLOOR	1143 SQFT
A/C SPACE 2nd FLOOR	1247 SQFT
TOTAL A/C SPACE	2390 SQFT
GARAGE	487 SQFT
BALCONY	84 SQFT
FRONT PORCH	98 SQFT
GRAND TOTAL	2516 SQFT

LOT COVERAGE	
A/C SPACE 1st FLOOR	1143 SQFT
GARAGE	487 SQFT
FRONT PORCH	98 SQFT
TOTAL	1648 SQFT
ALLOWABLE LOT COVERAGE	40%
PROPOSED LOT COVERAGE	33%



FIRST FLOOR PLAN



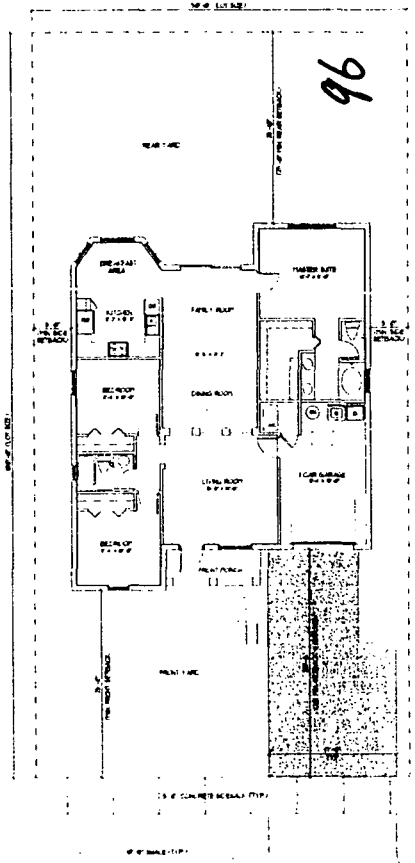
SECOND FLOOR PLAN

AREA CALCULATION	
A/C SPACE 1st FLOOR	1186 SQFT
A/C SPACE 2nd FLOOR	97 SQFT
TOTAL A/C SPACE	2267 SQFT
GARAGE	364 SQFT
FRONT PORCH	85 SQFT
GRAND TOTAL	2848 SQFT

LOT COVERAGE	
A/C SPACE 1st FLOOR	1186 SQFT
GARAGE	364 SQFT
FRONT PORCH	85 SQFT
TOTAL	1625 SQFT
ALLOWABLE LOT COVERAGE	40%
PROPOSED LOT COVERAGE	33%

AREA CALCULATION	
A/C SPACE 1st FLOOR	1430 SQFT
TOTAL A/C SPACE	1430 SQFT
GARAGE	247 SQFT
FRONT PORCH	61 SQFT
GRAND TOTAL	1778 SQFT

LOT COVERAGE	
A/C SPACE 1st FLOOR	1430 SQFT
GARAGE	247 SQFT
FRONT PORCH	61 SQFT
TOTAL	1778 SQFT
ALLOWABLE LOT COVERAGE	40%
PROPOSED LOT COVERAGE	36%

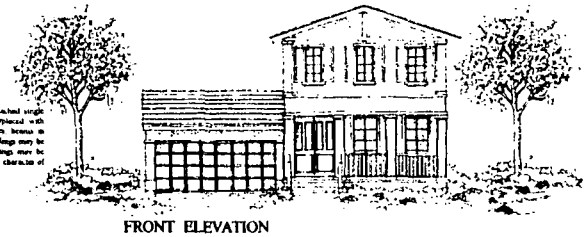


FIRST FLOOR PLAN

FRONT ELEVATION

Exterior Elevations Note

As an alternate, the architectural character of these attached and detached single family homes may be changed as follows: the shutters will be replaced with moldings; the flat roof tiles will be replaced with Spanish "S" tiles; beams in porches, terraces and balconies will be replaced with arches; metal railings may be replaced with more elaborate details and additional trims and moldings may be added to the exterior elevations. All of these to make the architectural character of these elevations more Mediterranean.



FRONT ELEVATION

FRONT ELEVATION

DETACHED SINGLE FAMILY

SCALE	1/8"=1'0"	REVISIONS	BY
CHECKED BY	MMM	06-25-03	LTP
DRAWN BY	LTP	09-16-03	VTP
DATE	12-06-02		
JOB	0326		

LENNAR HOMES
760 N.W. 107 AVENUE MIAMI, FLORIDA 33172 (305) 599-1951

OLIVA-MEOZ ARCHITECTS & PLANNERS, INC.
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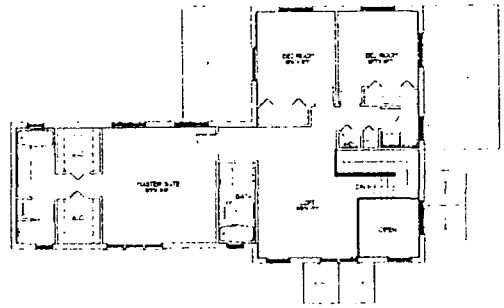
SILVER PALM
DADE COUNTY, FLORIDA

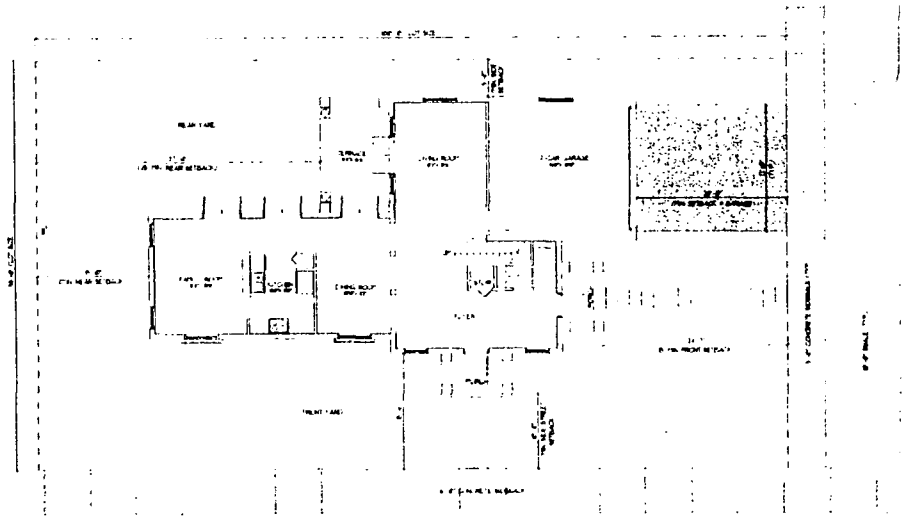
HECTOR L. OLIVA
ARCHITECT

SHEET
A-7

97



SECOND FLOOR PLAN



FIRST FLOOR PLAN

ELEVATION FACING 117TH. AVENUE

AREA CALCULATION

A/C SPACE 1st FLOOR	[illegible] SQFT
A/C SPACE 2nd FLOOR	[illegible] SQFT
TOTAL A/C SPACE	[illegible] SQFT
GARAGE	[illegible] SQFT
FRONT PORCH	[illegible] SQFT
COVERED TERRACE	[illegible] SQFT
GRAND TOTAL	[illegible] SQFT

LOT COVERAGE

A/C SPACE 1st FLOOR	[illegible] SQFT
GARAGE	[illegible] SQFT
FRONT PORCH	[illegible] SQFT
COVERED TERRACE	[illegible] SQFT
TOTAL	[illegible] SQFT
ALLOWABLE LOT COVERAGE	[illegible]
PROPOSED LOT COVERAGE	[illegible]

[illegible] AVENUE COLONIAL ROAD
EXISTING CONDITION

DETACHED SINGLE FAMILY
CORNER LOT FACING 117TH. AVENUE

SCALE	[illegible]	REVISIONS	BY
CHECKED BY	M.M.M.	[illegible]	L.T.E.
DRAWN BY	L.T.E.	[illegible]	Y.I.F.
DATE	[illegible]		
JOB	[illegible]		

LENNAR HOMES
760 N.W. 107 AVENUE MIAMI, FLORIDA 33172 (305) 599-1951

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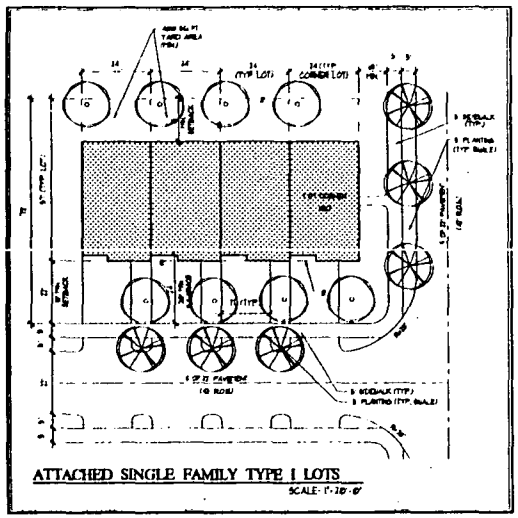
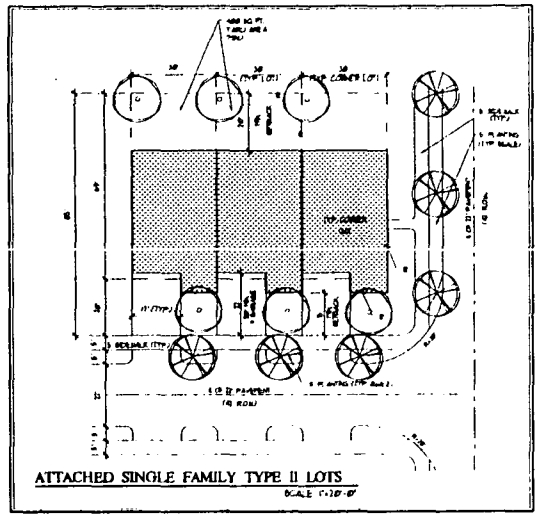
SILVER PALM
DADE COUNTY, FLORIDA

SHEET
A-8



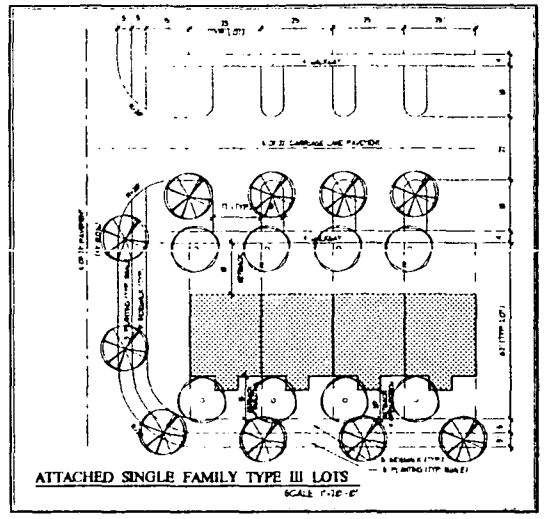
ATTACHED SINGLE FAMILY TYPE I LOTS

SCALE: 1"=20'-0"



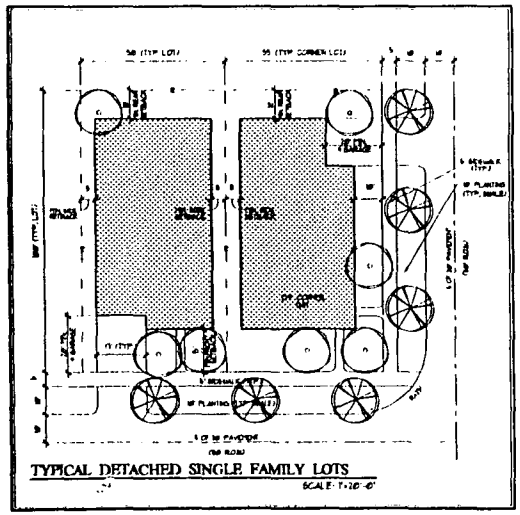
ATTACHED SINGLE FAMILY TYPE II LOTS

SCALE: 1"=20'-0"



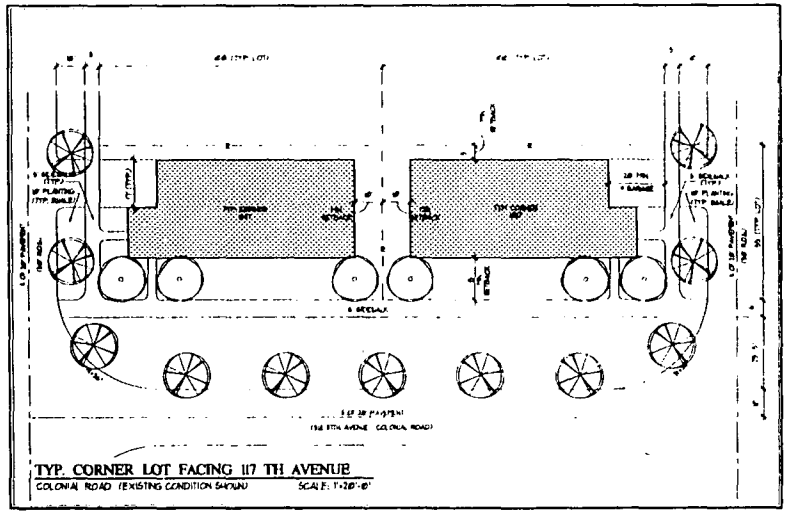
ATTACHED SINGLE FAMILY TYPE III LOTS

SCALE: 1"=20'-0"



TYPICAL DETACHED SINGLE FAMILY LOTS

SCALE: 1"=20'-0"



TYP. CORNER LOT FACING 117 TH AVENUE

COLONIAL ROAD (EXISTING CONDITION SHOWN) SCALE: 1"=20'-0"

TREE LEGEND

	NATIVE TREE PROVIDED 33% (QUERCUS VIRGINIANA "NATIVE") MIN. 2.5" CAL. AS STREET TREES AND 1 PER ATTACHED SINGLE FAMILY AT FRONT YARD — MIN. 8' IN HEIGHT, CAL 2.5", MAX SPACING 30' O.C.
	NATIVE TREE PROVIDED (33%) (BURSERA SIMARUBA - GUMBO LIMBO) 1 PER ATTACHED SINGLE FAMILY REAR YARD — MIN. 8' IN HEIGHT, CAL 2.5", MAX SPACING 30' O.C.
	NATIVE PALM PROVIDED (50% COUNTING AS 30 TREES) (ROYSTONEA REGIA - ROYAL PALM - MIN 14' HEIGHT CAL 4") (AT MAIN ENTRANCE AND PLAZAS) — MAX SPACING 30' O.C.
	NATIVE SHRUB (SAINT LUCIE TURF / PROPER FL EVERGREEN SAINT) MIN 18" IN HEIGHT
	NATIVE SHRUB (GOLDEN SHRIMP FL ANT PLANT / BLACKFLOWER LUTEA) MIN 18" IN HEIGHT
	NATIVE SHRUB (MULCH 50% OF THE NOT REQUIRED) (WITHERED DICKAU / NORA NORA GRANT) MIN 18" IN HEIGHT
	NATIVE SHRUB (COCOPLUM / CHRYSOBALANUS ICACO) MIN 18" IN HEIGHT
	NATIVE SHRUB (WIMBLE / NORA - BAHAMA / HIBISCUS) MIN 18" IN HEIGHT
	SODDED AREA / (GRASS BERMUDA)

TREE CALCULATION

ATTACHED SINGLE FAMILY

TREE CALCULATION

TOTAL NO OF TREES PER ACRE 12.5 ACRES X 30 = 3369
(EXCLUDING LAKES + ROAD DEDICATION)
TOTAL NO OF STREET TREES 6023 LF. 1541
(1 EVERY 30' ON CENTER)
TOTAL NO OF TREES 4,910 MIN

SHRUB CALCULATION

SHRUBS REQUIRED 10 PER TREE 10 x 4,910 = 49,100 MIN
SHRUBS REQUIRED PER LOT 49,100 / 361 = APP. 136 PER LOT

TREE CALCULATION

DETACHED SINGLE FAMILY

TREE CALCULATION

TOTAL NO OF TREES PER LOT 3 x 764 = 2292
TOTAL NO OF SINGLE TREES 1919 x 3.0 1919
(1 EVERY 35' ON CENTER)
TOTAL NO OF TREES 4211

SHRUB CALCULATION

SHRUBS REQUIRED 10 PER TREES 10 x 4,211 = 42,110 MIN
SHRUBS REQUIRED PER LOT 42,110 / 764 = APP. 55 PER LOT

GENERAL NOTES

1- ALL LANDSCAPED AREA AS WITHIN SHRUBS TO BE SO THAT IRRIGATION COVERAGE FROM AN UNDERGROUND AUTOMATIC SYSTEM WITH RAIN SENSOR

2- ALL LANDSCAPED OPEN SPACE TO RECEIVE FLORIDA SOD (UNLESS ANOTHER GROUND COVER IS SPECIFIED)

3- 3 TREES IN ATTACHED SINGLE FAMILY 3 TREES IN DETACHED SINGLE FAMILY

4- LANDSCAPING WITHIN LOTS TO RECEIVE IRRIGATION FROM WALL MOUNTED HOSE BIBBS (2 HB PER ATTACHED SINGLE FAMILY 4 HB PER DETACHED SINGLE FAMILY)

NOTE

SEE TOTAL NUMBER OF TREES ON SHRUB CALCULATION OF ATTACHED SINGLE FAMILY AND DETACHED SINGLE FAMILY THROUGH OUT THE SITE

- A DETAILED LANDSCAPING PLAN AND INDIVIDUAL LOTS WILL BE PROVIDED WHEN PLANS ARE SUBMITTED FOR BUILDING PERMIT

SEE TREE LEGEND FOR TREE TYPES AND SHRUBS THAT WILL BE USED IN LOTS AND / OR THROUGH OUT THE SITE

SCALE AS SHOWN
DRAWN BY TJP
DATE 9-20-91
JOB 90

REVISIONS BY
1 9-26-91 LTS

LENNAR HOMES
780 N.W. 107 AVENUE MIAMI, FLORIDA 33172 (305) 559-0551

OLIVA-MEOZ ARCHITECTS & PLANNERS, INC.
8240 SOUTHWEST 24TH STREET MIAMI, FLORIDA 33155
TELEPHONE: (305) 552-7296 FACSIMILE: (305) 552-7297

SILVER PALM
DADE COUNTY, FLORIDA

CAD FILE: 0216/LA-1

DIRECTOR L. OLIVA
AR 0015339

SHEET
LA-1

THIS DRAWING IS THE PROPERTY OF OLIVA-MEOZ ARCHITECTS & PLANNERS, INC. THE REPRODUCTION, ALTERATION OR USE OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF OLIVA-MEOZ ARCHITECTS & PLANNERS, INC. IS PROHIBITED.

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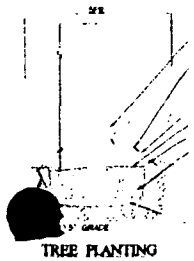
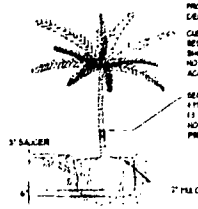
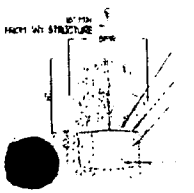


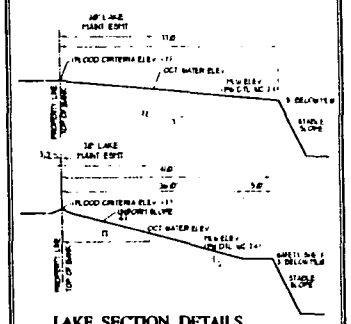
TREE PLANTING



PALM PLANTING

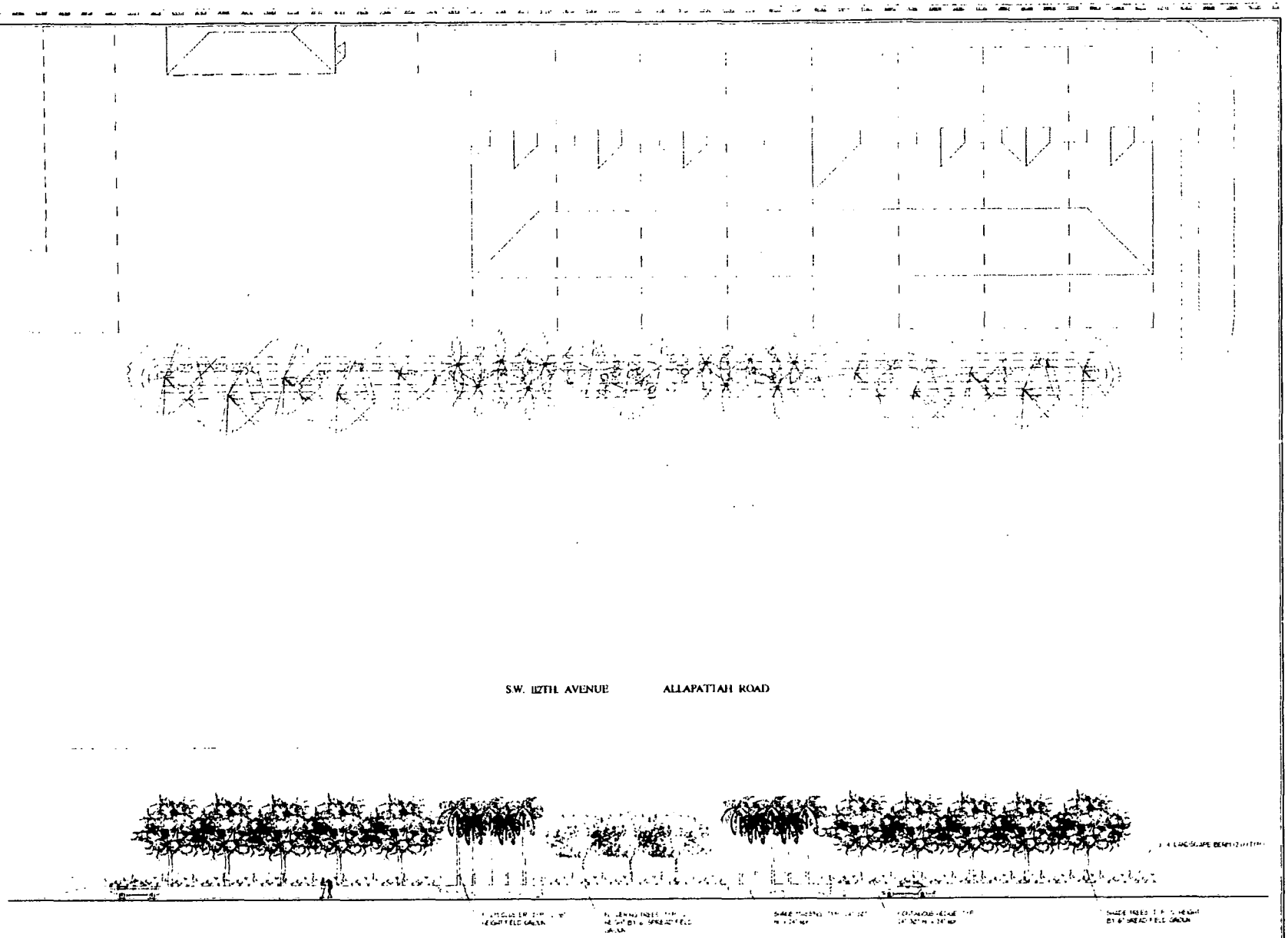


SHRUB PLANTING



LAKE SECTION DETAILS

SCALE NTS



TYPICAL LANDSCAPED GREENBELT BUFFER ALONG SW. 112 AVENUE

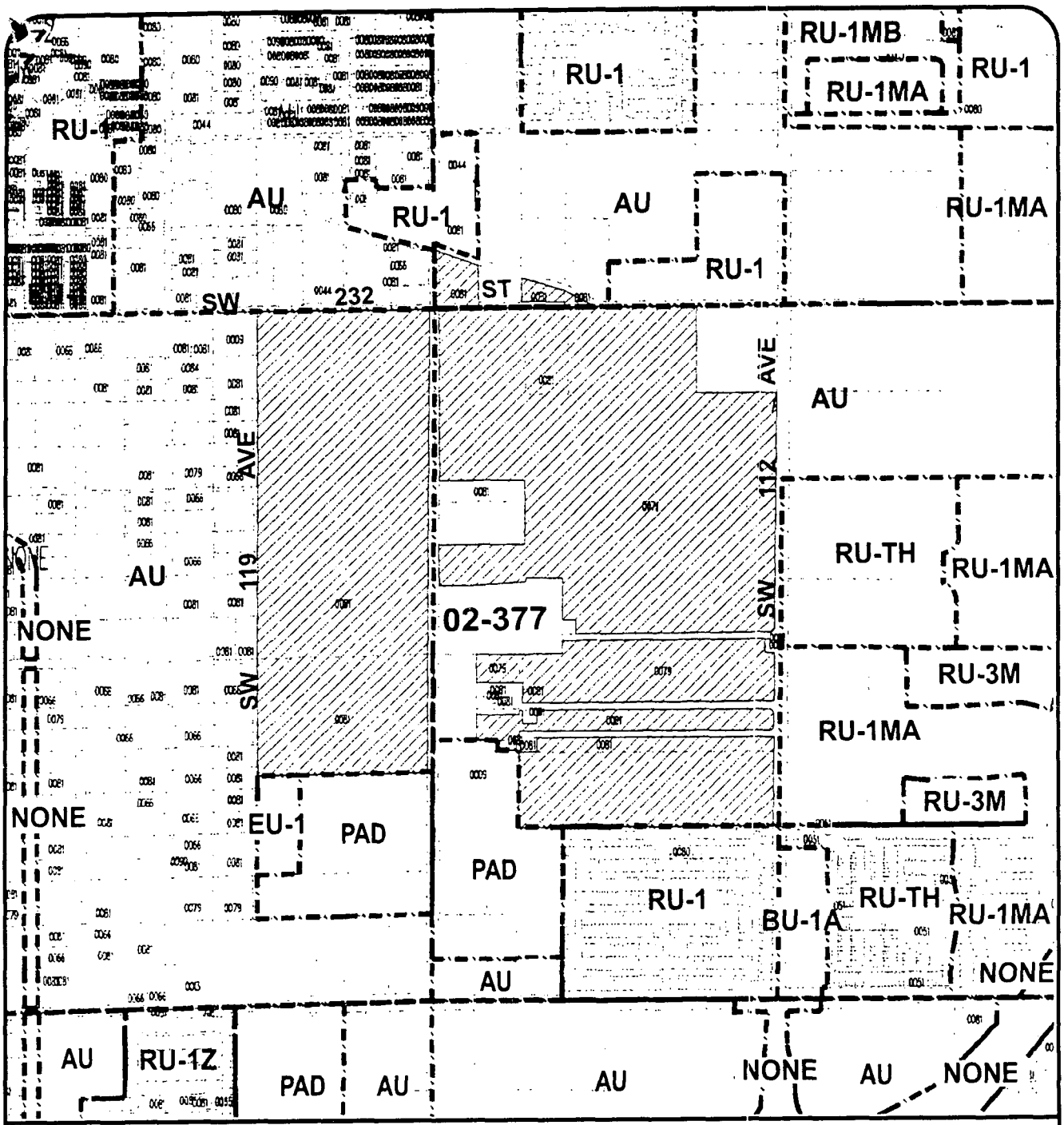
SCALE	AS SHOWN	REVISIONS	BY
CHECKED BY	M.M.M.		
DRAWN BY	T.J.Z.		
DATE	12-06-02		
JOB	626		

LENNAR HOMES
760 N.W. 107 AVENUE MIAMI, FLORIDA 33172 (305) 559-1951

OLIVA-MEOZ ARCHITECTS & PLANNERS, INC
8240 SOUTHWEST 24TH STREET MIAMI, FLORIDA 33155
TELEPHONE (305) 552-7296 FACSIMILE (305) 552 7297

SILVER PALM
DADE COUNTY FLORIDA

SHEET
LA-2



MIAMI-DADE COUNTY

HEARING MAP

S C A L E 0 1200' N

SUBJECT PROPERTY

Section: 24 Township: 56 Range: 39
Section: 18/19 Township: 56 Range: 40
Process Number: 02000377
Applicant: MANUEL C. & EMILIA DIAZ ET, AL
District Number: 08,09
Zoning Board: C15
Drafter ID: DIONNE
Scale: 1:1200'

MIAMI-DADE

G: ZONING DRAFTING. 02-377. 12/02
REVISED 05/07/03
REVISED 05/29/03
REVISED 07/07/03
REVISED 08/21/03

100

A. MANUEL C. & EMILIA DIAZ, ET AL
(Applicant)

03-7-CZ15-1 (02-377)
Area 15/District 8
Hearing Date: 9/23/03

Property Owner (if different from applicant) **Diaz Landscaping & Nursery, Inc.**

Is there an option to purchase ☑ / lease ☐ the property predicated on the approval of the zoning request? Yes ☑ No ☐

If so, who are the interested parties? Lennar Homes, Inc.

Disclosure of interest form attached? Yes ☑ No ☐

Previous Zoning Hearings on the Property:

Year	Applicant	Request	Board	Decision
				NONE

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD - AREA 15
MOTION SLIP

APPLICANT'S NAME: : MANUEL C. & EMILIA DIAZ, ET AL.

REPRESENTATIVE(S): Miguel Diaz De La Portilla

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER
02-377	July 24, 2003	CZAB15- -03

DEPT. REC: Approve_____rezone subject to accepting covenant

MOTION:

☐ WITHDRAW ☐ _____

☒ DEFER ☒ TO: 8/21/03 ☐ INDEFINITELY

☐ DENY ☐ WITH PREJUDICE ☐ WITHOUT PREJUDICE

☐ ACCEPT PROFFERED COVENANT
☐ REJECT PROFFERED COVENANT

☐ ACCEPT REVISED PLANS
☐ REJECT REVISED PLANS

☐ APPROVE PER: ☐ REQUEST ☐ DEPARTMENT ☐ D.I.C. ☐ WITH STD CONDITIONS

☐ OTHER:

TITLE	M/S	NAME	YES	NO	ABSENT
MR.		Daniel L. ADAMS	✓		
MR.		Al ALVAREZ	✓		
MR.	M	Leonard ANTHONY	✓		
MS.		JoAnn BOVA	✓		
VICE-CHAIRMAN	S	Paul S. VROOMAN	✓		
MADAME CHAIRPERSON		Nancy MCCUE (C.A.)	✓		

VOTE: 6 TO 0

EXHIBITS: ☐ YES ☒ NO

County Attorney: Ron Bernstein

DEVELOPMENTAL IMPACT COMMITTEE
RECOMMENDATION TO COMMUNITY ZONING APPEALS COUNCIL No. 15

APPLICANT: Manuel C. and Emilia Diaz, et al **PH:** Z02-377 (03-7-CZ15-1)

SECTION: 24-56-39 & 18/19-56-40 **DATE:** September 23, 2003

COMMISSION DISTRICT: 8 **ITEM NO.:** A

==========

A. INTRODUCTION

- **REQUESTS:**

  (1) AU to RU-1M(a)

  On: Parcels "1-A," "1-D," "2-G," "2-H" & "2-E"

  (2) AU to RU-TH

  On: Parcels "1-B" & "2-F"

  (3) AU to RU-3M

  On: Parcel "1-C"

- **SUMMARY OF REQUESTS:**

  The applicant is seeking a zone change from AU, Agricultural District, to RU-1M(a), Modified single Family Residential District, to RU-TH, Townhouse District, and RU-3M, Minimum Apartment House District.

- **LOCATION:**

  Lying south & north of SW 232 Street (Silver Palm Drive) and lying between SW 112 Avenue & theoretical SW 119 Avenue.

- **SIZE:** 291.82 Acres

- **IMPACT:**

  The proposed rezonings would allow the applicant to provide additional housing in the area, however, said use would bring additional traffic and activity into the surrounding community and would impact public services.

B. ZONING HEARINGS HISTORY: None.

MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD - AREA 15
MOTION SLIP

APPLICANT'S NAME: MANUEL C. & EMILIA DIAZ, ET AL.

REPRESENTATIVE(S): MIGUEL DIAZ DE LA PORTILLA

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER
03-7-CZ15-1 (02-377)	AUGUST 21, 2003	CZAB15- -03

DEPT. REC:

MOTION:

☐ WITHDRAW: ☐ APPLICATION ☐ ITEMS: _____

☒ DEFER: ☐ INDEFINITELY ☒ TO: 9/23/03 6PM ☐ With Leave To Amend

☐ DENY: ☐ WITH PREJUDICE ☐ WITHOUT PREJUDICE

☐ ACCEPT PROFFERED COVENANT ☐ ACCEPT REVISED PLANS

☐ APPROVE: ☐ PER REQUEST ☐ PER DEPARTMENT ☐ PER D.I.C.
☐ WITH STD. CONDITIONS

☐ OTHER:

TITLE	M/S	NAME	YES	NO	ABSENT
MR.		Daniel L. ADAMS	X		
MR.		Al ALVAREZ		X	
MR.		Leonard ANTHONY	X		
MS.	S	JoAnn BOVA	X		
VICE-CHAIRMAN	M	Paul S. VROOMAN	X		
MADAME CHAIRPERSON		Nancy MCCUE (C.A.)	X		

VOTE:_ 5_to__1__

EXHIBITS: ☒ **YES** ☐ **NO**

COUNTY ATTORNEY: JAY WILLIAMS

C. NEIGHBORHOOD CHARACTERISTICS:

SUBJECT PROPERTY	EXISTING ZONING	EXISTING LAND USE PLAN DESIGNATION
	AU, plant nursery, vacant property and single-family home	Low Density Residential, 2.5 to 6 dwelling units per gross acre
SURROUNDING PROPERTY		
NORTH	AU and RU-1, plant nursery, vacant property and single-family homes	Business and Office and Low Density Residential, 2.5 to 6 dwelling units per gross acre
SOUTH	AU, PAD and RU-1, plant nursery, single-family homes and vacant property	Low Density Residential, 2.5 to 6 dwelling units per gross acre
EAST	AU and RU-TH, vacant properties	Business and Office and Low Density Residential, 2.5 to 6 dwelling units per gross acre
WEST	AU, single-family homes	Estate Density Residential, 1 to 2.5 dwelling units per gross acre and Low Density Residential, 2.5 to 6 dwelling units per gross acre

The subject property is located in the rapidly developing residential area commonly referred to as Manny Diaz farms. At the current time, there are a few large undeveloped parcels of land between SW 112 Avenue on the east and the Homestead Extension of the Florida Turnpike (HEFT) to the west. Most of this area is being developed with single-family homes on parcels measuring 50'X100'/RU-1M(a) and townhouses.

D. SITE AND BUILDINGS:

Site Plan Review:

Scale/Utilization of Site:	**Acceptable**
Location of Buildings:	**Acceptable**
Compatibility:	**Acceptable**
Landscape Treatment:	**Acceptable**
Open Space:	**Acceptable**
Buffering:	**Acceptable**
Access:	**Acceptable**
Parking Layout/Circulation:	**Acceptable**
Visibility/Visual Screening:	**Acceptable**

Energy Considerations:	**N/A**
Roof Installations:	**N/A**
Service Areas:	**N/A**
Signage:	**N/A**
Urban Design:	**Acceptable**

E. PERTINENT REQUIREMENTS/STANDARDS:

The Board shall hear and grant or deny applications for **district boundary changes** taking into consideration that same must be consistent with the CDMP, with applicable area or neighborhood studies or plans, and would serve a public benefit. The Board shall take into consideration if the proposed development will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts, the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment, and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development. The Board shall consider if the development will have a favorable or unfavorable impact on the economy of Miami-Dade County, if it will efficiently or unduly burden water, sewer, solid waste disposal, recreation, education, public transportation facilities, including mass transit, roads, streets, and highways or other necessary public facilities which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, street or highways.

F. NEIGHBORHOOD SERVICES:

DERM	**No objection**
Public Works	**No objection**
Parks	**No objection**
MDTA	**No objection**
Fire Rescue	**No objection**
Police	**No objection**
Schools	**See Exhibit 'A'**
Planning & Zoning	**No objection**

G. RECOMMENDATION:

Approval of the zone changes to RU-TH, RU-3M and RU-1M(a), subject of the Board's acceptance of the proffered covenant. Said covenant, which among other things, provides that the development of the subject site be substantially in accordance with the submitted site plan and limits the maximum number of dwelling units on the property to 1,705 units. In addition, the covenant identifies 7.82 acres of land within the subject property to be designated for the construction and operation of charter schools and identifies 7.5 acres of land within the subject property to be dedicated to the Miami-Dade County Parks and Recreation Department for public park use.

The Executive Council is of the opinion that the proposed zone changes will be in keeping with the Comprehensive Development Master Plan (CDMP) residential designation for the subject parcel. When taking into consideration the reasonableness of the applied for rezoning in relation to the present and future development of the area,

the Executive Council finds that the zone change request, with the acceptance of the proffered covenant, will permit a residential development which is consistent with the CDMP, that the proposed development will be compatible with the surrounding area and would not be contrary to the public interest.

PROJECT DESCRIPTION:

The applicants, Manuel & Emilia Diaz, et al, are requesting a zone change from AU, Agricultural District, to RU-1M(a), Modified Residential Single-Family District, RU-3M, Minimum Apartment House District, and RU-TH, Townhouse District on a currently unimproved 294.35-acre parcel located west of SW 112 Avenue and south of SW 232 Street. RU-1M(a) zoning permits the development of detached single-family homes on lot sizes with a minimum area of 5,000 square feet and with frontage widths of 50'. The applicant will be developing fee-simple townhouses under the RU-TH District which requires 30% public open space, townhouse groupings that do not exceed 240' in length, lot sizes of a minimum 1250 square feet, heights of buildings not exceeding 40'and average unit sizes of 800 square feet. In addition, the applicant will also be developing fee simple townhouses which is a permitted use under the RU-3M District; however, the townhouse portion of the RU-3M development is subject to the requirements, limitations and restrictions applied in the RU-TH District, including but not limited to lot widths, area, yard area, height and lot coverage. Staff notes that an ordinance adopted approximately a year ago eliminates the request for a special exception requiring the applicant to submit a site plan in conjunction with the request for a district boundary change. Notwithstanding the aforementioned, the applicant intends to proffer a covenant tying the subject property to a site plan that incorporates a number of urban design principles in accordance with the adopted Miami-Dade County Urban Design Manual, limits the density of the proposed development to an intensity permitted by the Comprehensive Development Master Plan and indicates the location of several lakes which will be reviewed by County staff through the Administrative Site Plan Review Process. There are plant nurseries, vacant properties and single-family homes to the north, plant nurseries, single-family homes and vacant property approved for residential development to the south, vacant property approved for residential development to the east and single-family homes to the west. The CDMP designates the subject property for low density residential which permits a density range from a minimum of 2.5 to a maximum of 6 dwelling units per gross acre. This would allow the applicant to develop single-family housing, e.g., single-family detached, cluster, zero-lot-line and townhouses. It could include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is not exceeded.

The site plan submitted to staff indicates a development designed along an interconnected system of streets and blocks. The site will be developed with three building types made up of a single-family detached type, a townhouse type with parking behind the building and a townhouse type with garages in front of the building. The building types will front on greens, squares and plazas of various sizes that are distributed throughout the site in order to provide all residents with some form of open space to be used for active or passive recreation. The sum of the open space area provided for in the RU-1M(a) portions of the development totals approximately 17 acres excluding proposed lakes and school sites within said RU-1M(a) portions; and it is approximately 50 acres for the RU-TH and RU-3M portions excluding school sites but including 50% of lake areas proposed within said districts. It is the intent of the applicant to distribute the open space in smaller and more intimate parks in close proximity to all

of the proposed housing in order to make it more accessible to pedestrians rather than to have a larger park in one area of the site that must be accessed by vehicles. The parks will also offer opportunities for social encounters, provide recreation space for children, act as a complement to focal points and provide foreground for any future civic amenity. In addition to the parks, the proposed building units will face or back to 9 linear lakes proposed in different locations of the site. These lakes will be accessible to pedestrians by tying some portion of their perimeter to the proposed sidewalk network. An important amenity proposed for this large residential community is a clubhouse located in the geometric center of the subject parcel. The clubhouse will be housed in an existing and according to the applicant, historically significant 2-story manse built in the 1950's. At this location, there are plans to include a swimming pool and areas for active recreation as well. The applicant is also providing a total of 4.5 acres to accommodate three future charter schools. These sites are located on the east side of SW 117 Avenue and on the north and south sides of SW 232 Street. The developer has met with the School Board and has indicated that the proposed charter schools will accommodate the new students generated by the development.

Staff notes that 2/3 of the development will occur between SW 112 Avenue and SW 117 Avenue with 1/3 displaced to the west of SW 117 Avenue. All areas of the proposed development will be easily accessible through a loop road that commences on the southeast corner of the site (SW 240 Street). From SW 240 Street the loop road continues north where it provides vehicular and pedestrian access to a large number of townhouses in the northeast portion of the subject parcel. The loop then bends west and crosses SW 117 Avenue to provide vehicular and pedestrian accessibility to a large number of detached single-family homes on the northwest corner of the site. The road then changes orientation once again and follows a southerly direction to the southwest corner of the site where it terminates in a portion of the site that will be developed with single-family detached homes. At this junction, the loop road also provides vehicular and pedestrian access to additional townhouses and single-family detached homes on the west side of SW 117 Avenue. Further, and most important, to provide good traffic dispersal and seamless pedestrian connections to all areas of the development, the site plan street network avoids cul-de-sacs, t-turnarounds and is linked to future streets proposed to the south, north and east of the subject site. Some blocks within the townhouse portions of the development incorporate carriage lanes, also known as alleys, to remove parking areas from the front of buildings in order to enhance the aesthetics of the street. The PAD (Planned Area Development District) to the south of the subject property also provides blocks with alleys along SW 117 Avenue that, in staff's opinion, together with those blocks with alleys proposed for the subject development will produce a significantly different, attractive and more pedestrian-friendly street section from SW 248 Street to SW 232 Street. Also, staff points out that for those single-family detached lots that front SW 117 Avenue on the subject parcel, the applicant is proposing a single-family detached type that orients the entrance of each house on SW 117 Avenue and places the garage along the local streets that are perpendicular to said avenue. The ultimate effect achieved by designing blocks with alleys and different single-family detached and townhouse types as described above is to eliminate the garage from pedestrian and vehicular views in order to attain a pedestrian-scaled SW 117 Avenue and to create an architecturally consistent character throughout SW 117 Avenue that visually ties the subject development to the approved PAD (Summerville) District to the south. Each residential dwelling unit within the property will incorporate urban design elements such as: front porches or stoops, recessed garages, vertically proportioned fenestration, balconies and terraces.

COMMENTS AND MAJOR CONCERNS

Ordinance Number 75-47 charges the Developmental Impact Committee (DIC) to address applications with respect to: (I.) conformance with all applicable plans; (II.) environmental impact; (III) impact on the economy; (IV.) impact on essential services; and (V.) impact on public transportation facilities and accessibility.

The following comments address these specific charges with regard to the subject application:

I. CONFORMANCE WITH ALL APPLICABLE PLANS

A. RELEVANCE TO THE COMPREHENSIVE DEVELOPMENT MASTER PLAN

APPLICABLE CDMP GOALS, OBJECTIVES AND POLICIES

Land Use Objective 5

Upon the adoption of this plan, all public and private activities regarding the use, development and redevelopment of land and the provision of urban services and infrastructure shall be consistent with the goal, objectives and policies of this Element, with the adopted Population Estimates and Projections, and with the future uses provided by the adopted Land Use Plan (LUP) map and accompanying text titled "Interpretation of the Land Use Plan Map", as balanced with the Goals, Objectives and Policies of all Elements of the Comprehensive Plan.

Land Use Element Goal

Provide the best possible distribution of land use and services to meet the physical, social, cultural, and economic needs of the present and future populations in a timely and efficient manner that will maintain or improve the quality of the natural and man-made environment and amenities, and preserve Miami-Dade County's unique agricultural lands.

Land Use Policy 5B

All development orders authorizing a new land use or development, or redevelopment, or significant expansion of an existing use shall be contingent upon an affirmative finding that the development or use conforms to, and is consistent with the goals, objectives and policies of the CDMP including the adopted LUP map and accompanying "Interpretation of the Land Use Plan Map". The Director of the Department of Planning and Zoning shall be the principal administrative interpreter of the CDMP.

Land Use Policy 2A

All development orders authorizing new, or significant expansion of existing, urban land uses shall be contingent upon the provision of services at or above the Level of Service (LOS) standards specified in the Capital Improvements Element (CIE).

Land Use Policy 9M

By 1998, Miami-Dade County shall develop an urban design manual establishing design guidelines. This manual shall provide additional criteria for use in review of all new residential, commercial and industrial development in unincorporated Miami-Dade County.

The Adopted 2005 and 2015 Land Use Plan designates the subject property as being within the Urban Development Boundary for **Low Density Residential.**

The residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 dwelling units per gross acre. This density category is generally characterized by single-family housing, e.g., single-family detached, cluster, zero-lot-line and townhouses. It could include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is not exceeded.

The requested district boundary change from AU to RU-1M(a), RU-TH and RU-3M is **consistent** with the Comprehensive Development Master Plan Land Use map subject to a covenant limiting the density to a maximum of 6 units per gross acre.

Evaluation by the Department of Planning and Zoning Director

The Comprehensive Development Master Plan, which designates this site for low density residential, permits a minimum of 2.5 dwelling units per gross acre and a maximum density of 6 units per gross acre. This would result in a maximum development density of 1766 residential units on this site. However, the applicant intends to develop a total of 1705 residential units on the subject parcel at a density of 5.7 units per gross acre which is less than the Master Plan maximum permitted of 6 units per gross acre. The applicant intends to proffer a covenant restricting the subject property to the development of 1705 residential units at a density of 5.7 units per gross acre and tie the development to the submitted site plan that has incorporated multiple principles of urban design in accordance with the County's adopted Urban Design Manual, to the subject property. As such, this application will be **consistent** with the CDMP. Staff notes that on December 2002, Community Zoning Appeals Board 15 approved pursuant to Resolution No. CZAB15-28-02 and Resolution No. CZAB15-29-02, district boundary changes from AU to RU-1M(a) and RU-3M on two parcels located east of SW 112 Avenue and south of SW 232 Street. These two parcels are going to be developed with single-family homes on 50' X 100' lots and 2-story townhouses. The approved site plan adopted urban design principles recommended by the County's Urban Design Manual, such as, but not limited to, interconnected streets and blocks, blocks with alleys, and squares and plazas defined by the block's edge. On November 2001, Community Zoning Appeals Board 15 approved pursuant to Resolution No. CZAB15-17-01, district boundary changes from AU to RU-1M(a) and RU-TH on a parcel located east of SW 112 Avenue and north of SW 248 Street. This parcel will

also be developed with single-family homes on 50' X 100" lots and 2-story townhouses. The approved site plan was designed using a number of urban principles outlined in the County's adopted Urban Design Manual, such as, small sub-neighborhood parks, a variety of housing types, and interconnected blocks and streets. To the south of the subject property, a parcel zoned AU was rezoned to PAD (Planned Area Development) pursuant to Resolution No. CZAB15-22-02. The PAD's approval was tied to a site plan that adopted a multitude of urban design principles outlined in the County's Urban Design Manual. Among those principles incorporated in the approved site plan were pedestrian scaled blocks and streets, a variety of building types, squares and greens that not only provide recreation but act as community focal points, rear-loaded carriage lanes for most lots and homes with facades that incorporate vertically proportioned fenestration. The subject parcel is proposed to be developed with single-family detached homes and 2-story townhouses and will be tied to a site plan that is designed using similar urban design principles as those incorporated in the approved parcels to the east and south of the subject property. The principles adopted by the subject plan include a variety of building types, a network of interconnected streets and blocks, a system of greens and small squares and plazas throughout each proposed sub-neighborhood, some blocks with rear-loaded parking spaces and building facades that adopt a regional architectural language. The proposed scale and intensity, including the number of stories, building types and development trend of the subject development is in keeping and not out of character with the already approved adjacent and adjoining development to the east and south. As such, the requested RU-1M(a), RU-TH and RU-3M zoning districts are **compatible** with the development trend in the area. The applicant has submitted a covenant for staff's review limiting the development density to ensure consistency with the CDMP; tying the development to the submitted plans; indicating the construction of the proposed charter schools in phases to address school demands; and conveying a total of 7.5 acres open space to the Parks and Recreation Department in order to address said Departments concern's. As such, staff recommends approval of this application subject to the acceptance of the proffered covenant.

B. MULTI-YEAR CAPITAL IMPROVEMENT PROGRAM

The General Services Administration Department has reviewed this application with respect to its compatibility with the County's current Capital Budget and Multi-Year Capital Plan. This plan is prepared pursuant to state growth management legislation and the Miami-Dade County Code. This application does not conflict with the current plan.

II. ENVIRONMENTAL IMPACT

A. WATER MANAGEMENT

All stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage structures. Drainage plans shall provide for full on-site retention of the stormwater runoff of a 5 year storm event. Pollution control devices shall be required at all drainage inlet structures.

An Individual General Environmental Resources Permit from the South Florida Water Management District (SFWMD) will be required for the construction and operation of a surface water management system. The applicant is advised to contact DERM in order to obtain additional information concerning permitting requirements.

Positive drainage systems or direct discharge of stormwater runoff into any proposed lake are not permitted. Therefore, DERM will require that a berm with a top elevation of one foot above flood criteria be placed along the perimeter of the proposed lakes, in order to prevent direct discharge of stormwater runoff intake the lake. A Class II Permit from DERM will be required for the construction of any drainage system with overflow outfall into the lakes.

Site grading and development shall comply with the requirements of Chapter 11C of the Code of Miami-Dade County. Any proposed development shall comply with county and federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the Level of Service standards for flood protection set forth in the CDMP subject to compliance with the conditions required by DERM for this proposed development order.

B. ***HAZARDOUS AND SOLID WASTE***

A review of DERM records indicates that there are no records of current or historical contamination, assessment, or remediation issue on the subject property. A search within 500 feet of the property was conducted and the following sites were identified as having current or historical contamination issues:

Manuel Diaz Farms, Inc.
UT-5880
23705 SW 117th Avenue
Former petroleum contaminated site. Case closed on October 7, 1999.

C. ***AIR QUALITY PRESERVATION***

The DERM Air Quality Management Division has reviewed the available information and concludes that there is the likelihood that this project will exceed the traffic flow threshold value of 1,500 vehicles per hour at peak-hour, as stated in the State of Florida Department of Environmental Protection Guidelines. Accordingly, this project would be subject to the carbon monoxide screening process and other applicable modeling requirements specified in said guidelines.

D. ***TREE PRESERVATION***

Section 24-60 of the Code requires the preservation of tree resources. Consequently, DERM will require the preservation of all the specimen-sized (trunk diameter $\geq$ 18 inches) trees, as defined in the Code, which are on these sites. A Miami-Dade County tree removal permit is required prior to the removal or relocation of any trees. The applicant is advised to contact DERM

staff for permitting procedures and requirements prior to development of site and landscaping plans.

E. WETLANDS

The subject site is not jurisdictional wetlands as defined in Chapter 24-3 and 24-58 or the Code; therefore, no review or permits for work in wetlands will be required by DERM.

Notwithstanding the above, a permit from the Army Corps of Engineers (USACOE), a permit from the State of Florida Department of Environmental Protection (DEP) and from the South Florida Water Management district (SFWMD) may be required for the proposed project. The applicant is advised to contact the USACOE, the FDEP, and the SFWMD concerning permit procedures and requirements.

Concurrency Review Summary:
The Department has conducted a concurrency review for this application and has determined that the same meets all applicable LOS standards as specified in the adopted CDMP for potable water supply, wastewater disposal, and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order application concerning the subject property.

In summary, the application meets the minimum requirements of Chapter 24 of the Code and therefore, it may be scheduled for public hearing; furthermore, this memorandum shall constitute DERM's written approval as required by the Code. Additionally, DERM has also evaluated the application so as to determine its general environmental impact and after reviewing the available information offers no objections to the approval of the request.

III. IMPACT ON THE ECONOMY

It is estimated that for the 764 single family residential units sold at $200,000.00 per unit and the 957 townhouse units sold at $150,000.00 per unit, the operating revenue and cost to Miami-Dade County and the School Board will be as follows:

	County	School Board	Combined
Total Revenues	$10,014,329.	$5,096,724.	$15,111,053.
Total Costs	7,566,885.	3,867,745.	11,434,630.
Net Fiscal Impact	$2,447,443.	$1,228,980.	$3,676,423.

The net fiscal impact of this proposal is estimated to provide a positive operating revenue to Miami-Dade County of $2,447,443.00 and a net surplus of $1,228,980.00 to the School Board, for a combined total for both jurisdictions of $3,676,423.00.

IV. IMPACT ON ESSENTIAL GOVERNMENTAL SERVICES

A. POTABLE WATER SUPPLY

The subject property is located within the franchised water service area of the Miami-Dade Water and Sewer Department (MDWASD). The closest public water is an abutting 12-inch main located along SW 112th Avenue, approximately 750 feet north of the site. Connection of the proposed development to the public water supply system shall be required. The applicant shall connect to an existing 12-inch water main at SW 112th Avenue and SW 232nd Street then extend west along SW 232nd Street a new twenty (20) inches water main to the NW corner of the property (SW 119th Ave.). Also extend south along SW117th Ave. from SW 232nd Street covering the subject property a new sixteen (16) inches water main. Also, extend along SW 240th street from SW 112th Ave. to the west property line (SW 119th Ave.) a new twelve (12) inches water main. Any proposed water main extension inside the subject property shall be twelve (12) and eight 98) inches minimum with two points of connection. The estimated demand for this project is 515,050 gallons per day (gpd). This figure does not include irrigation demands.

The source of water for these mains is MDWASD's Alexander Orr Water Treatment Plant, which has adequate capacity to meet projected demands from this project. The plant is presently producing water, which meets Federal, State, and County drinking water standards.

Existing public water facilities and services meet the Level of Service (LOS) standard set forth in the comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions stipulated by DERM for this proposed development order.

Notwithstanding that adequate system capacity is available for this project DERM will require that water conserving plumbing fixtures be installed in accordance with the requirements of the South Florida Building Code in order to use more efficiently the southeast Florida water resources.

It is recommended that the landscaping conform to xeriscape concepts. Included in these concepts I use of drought tolerant plants, reduced use of turf grass together with efficient irrigation system design. Details of xeriscape concepts are set forth in the "Xeriscape Plant Guide II" from the South Florida Water management District.

B. SEWER SERVICE

The subject property is located within the franchised sewer service area of the Miami-Dade Water & Sewer Department (MDWASD). The closet public sanitary sewer is a 12-inch force main located approximately 3,900 feet north and east of the site, at the intersection of SW 224th Street and SW 109th

Avenue. Connection of the proposed development to the public sanitary sewer system will be required.

From SW 240th St to SW 232nd St.

A regional pump station with generator building is required. Connection to the proposed twelve (12) inches force main at SW 117th Ave. and SW 240th St. with a new eight (8) inches minimum force main. Any proposed sanitary sewer extension inside the subject property should be ten (10) and eight (8) inches minimum.

From SW 240 St to SW 244th Terr.

A regional pump station with generator building is required. Connect to a proposed twelve (12) inches force main at 117th Ave. and SW 240th St. with a new eight (8) inches minimum force main. Any proposed sanitary sewer extension inside the subject property should be ten (10) and eight (8) inches minimum.

From SW 240th St. to SW 244th Terr.

Connect to an existing MH at SW 112th Ct., SW 113th Ave, and SW 114th Ave. north of SW 244th St. Any proposed sanity sewer extension inside the subject property should be eight (8) inches minimum.

From SW 240th St. to SW 232nd St.

A regional pump station with the generator building is required. Connect to an existing twenty four (24) inches force main at SW 112th Ave. and SW 248th and extend north along SW 112th Ave. a new twelve (12) inches force main to SW 240th St. then extend west along SW 240th ST a new twelve (12) force main to SW 117th Ave. Any proposed sanitary sewer extension inside the subject property should be 10" and 8" minimum.

At this time the sanitary sewer system has adequate collection, transmission and treatment capacity to accommodate the flows that the proposed project will generate. The wastewater flow is directed to the South District Treatment Plant.

Notwithstanding the foregoing, in light of the fact that the County's sanitary sewer system has limited sewer collection/transmission and treatment capacity, no new sewer service connections can be permitted until adequate capacity becomes available. Consequently, final development orders for this site may not be granted unless adequate capacity in the sanitary sewer collection/transmission and treatment system or if approval for alternative means of sewage disposal can be obtained. Use of an alternative means of sewage disposal shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

Sewage treatment and disposal for the area is provided by MDWASD's regional wastewater treatment and disposal facilities. These facilities have limited available capacity; consequently; approval of development orders which will generate additional wastewater flows are being evaluated by DERM on a case-by-case basis. Approvals are only granted if the application for any proposed development order is certified by DERM so as to be in compliance with the provisions and requirements of the settlement agreement between Miami-Dade County and the State of Florida Department of Environmental Protection, and also with the provisions of the Environmental Protection Agency Consent Decree.

Existing public water and public sanitary sewer facilities and services meet the level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approve, will not result in a reduction of the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

C. ***POLICE***

Growth in residential development within a district results in increased demands for police service. The demands for service typically vary based upon the specific demographics of the area and traffic volume. Service demands normally are evaluated once neighborhoods are established, and re-evaluated on a on-going basis utilizing the budgetary process. Historically, departmentwide manpower, in conjunction with the ability to adjust sworn assignments, has permitted extension and maintenance of the current level of police services to newly established developments of any size.

A careful review of the petition shows that the predicted impact on MDPD resources will be significant, based upon the increase in residential dwelling units. This development will also increase traffic volume. As the project is phased in over the buildout period, additional sworn personnel resources may be required to maintain the current level of service to the area. These resources would be requested through the annual budgetary process.

Regarding actual construction when development occurs, the following applicable guidelines are provided to address public safety issues:

1. The development should comply with requirements of he Code of Miami-Dade County, with special attention given to the following:
   a. Section 21-276, Burglar Alarms.
   b. Section 28-15(g), Required improvements.
   c. Section 33-139, Names and numbers to comply with article; authority of the Department of Planning and Zoning.
   d. Section 33-147, Numbering buildings.
   e. Section 33-149, Duty of owners of buildings.

2. Effective January 1, 2001, all burglar alarm systems shall require an annual registration with MDPD by the <u>user</u>. This includes all systems even if they are not monitored by an alarm monitoring company.

Locations that have more than one alarm system require separate registration for each system. Information brochures are available at MDPD district stations.

3. Each building should have address numbers conspicuously mounted which are not less than three inches in height and easily observable form the roadway. Buildings that back on to an alleyway should also have an address numbers on the rear of the buildings.

4. A lighted directory should be erected near each point of entry and at appropriate locations within then development for rapid location of buildings by responding emergency vehicles.

5. Shrubbery and landscaping at all driveways and intersections should be sufficiently set back to permit vehicle operators and unobstructed view of other traffic and pedestrians.

6. Landscaping and lighting should be maintained so that address numbers are never allowed to become obscured.

7. Adequate lighting, closed circuit television, and security officers in vehicle parking areas can discourage criminal activity.

8. Stairwells should have access controlled to restrict movements of persons contemplating criminal activity.

9. Any unmanned, card accessible, security entrance gate should have a coded lock-box feature for emergency access by police and fire-rescue vehicles.

10. Designation of areas within the development to be kept free of parked motor vehicles in order to facilitate access to buildings by emergency vehicles (fire lanes) is accomplished by application of the owner or lessor of the development pursuant to Miami-Dade County Ordinance 30-388, Creation of Emergency Vehicle Zones. Only those developments with zones so designated are authorized to have police enforcement.

11. The U.S. Department of Housing and Urban Development recommends five to ten foot-candles of light for heavily used spaces; e.g., paths, entries, and parking areas. Outdoor lighting can be one of the most effective deterrents against crime. Properly used, it discourages criminal activity and reduces fear.

Additional Comments:

Police services are currently provided by our Cutler Ridge Station (Police District 4) located at 10800 SW 211 Street. During the month of December 2002, based upon a districtwide statistical analysis, the average emergency response time was 5.4 minutes (includes dispatch and travel time). Station personnel answered 6,370 calls for police service and operated with 223 sworn

officers, to deliver police services to any area of 726.7 square miles with a population of 189,900.

D. *FIRE*

Service Impact/Demand:

1. Based on development information, this project is expected to generate approximately 357 fire and rescue calls annually.

2. Suspected fire within this project would be designated as a building dispatch assignment. Such an assignment requires 3 suppressions or engines; telesquarts or tankers, 1 aerial, 1 rescue and an accompanying command vehicle(s). This assignment requires 20 firefighters and officers.

3. The desired response time to such a project is 4-5 minutes for the first-in unit.

4. Required fire flow for this project is 2,000 gpm with hydrant spacing no further than every 300 feet. Proper main extensions can be provided by WASAD. Generally, for this type of development 12-14 inch mains are required.

5. Fire Rescue impact fees fund primary and supportive facility and equipment needs generated by additional impact. The project's proportionate share of impact fees will be assessed at time of building permit.

Existing Services

1. The station responding to a fire alarm will be:

Station	Address	Equipment	Staff	Response Time
34	10850 SW 211 St., Cutler Ridge	Resuce, Squrt Aerial, Battalion	12	4-6 min.
5	13150 SW 238 St., Princeton	Engine, Rescue	7	4-6 min.
52	12105 SW 87 Ave., S. Miami Heights	Advanced Life Support Tanker	4	4-6 min.
50	9798 Hibiscus St., Perrine	Rescue	3	8-10 min.

2. The following units show a potential unavailability rate in excess of 20% during peak call hours for the previous calendar year:

Unit	Potential Unavailability During Peak Hours
Rescue 34	22%
Rescue 50	24%

3. Increased response times may result because of congestion on the following roadways:

   SW 232 St. & SW 112 Ave.

Planned Service Expansions

The following stations are planned in the vicinity of this project:

Station	Address	East Completion Date	Response Time	Cost
Palm Glade ("J")	SW 248 St. & SW 114 Ave.	2005	2-4 min.	$2.0 million

Funding resource is primarily: fire rescue impact fees.

Site Requirements

The following site requirements pertain to the site plan submitted as part of this review. All site plans and gates (including future submissions and changes) must be reviewed and approved by the Fire Rescue Department's Water and Engineering Bureau prior to Executive Council Hearing.

1. Compliance with Ordinance 83-23 giving Police jurisdiction to issue citations for parking along frontage of all commercial development.

2. Emergency vehicle parking area is to be located in close proximity to the main entrances. Said area to be identified, per S.F.F.P.C.

3. Fire Department vehicle access is to be provided to as many sides of the structure as practical or as necessitated by the design of the structure and location of internal fire protection connector.

4. Fire access lanes must be capable of supporting 32 tons surfaced with solid pavement, natural or concrete stones or with grass turf reinforced by concrete grids or stabilized subgrade construction, which meet the standards of the Miami-Dade County Public Works Department. Such construction must be certified by a registered professional engineer of the State of Florida. Access lanes are to be minimum of 20 feet wide with a vertical clearance of 13 feet 6 inches. Landscaping along these lanes must be approved and conform to landscaping plans. (Florida Fire Prevention Code).

5. Curb cuts for fire access lanes marked "Fire Lanes" in such a manner as to be easily visible from the road and clearly delineated with informational signs of not less than two square feet each parcel. Parking on fire access lanes is to be prohibited.

6. A turnabout for fire apparatus shall have a minimum centerline radius of 50 feet. (T or Y turnaround acceptable to the AHJ shall be permitted). (Florida Prevention Code).

7. All slopes in the project must be able to accommodate our largest aerial truck. This truck has the dimensions and angle requirements shown below:

Overall length:	46 feet, 10 inches
Bumper-to-bumper length	32 feet
Wheelbase length:	256 inches.
Angle of approach:	11 degrees maximum
Brake-over angle:	7 degrees maximum
Angle of departure:	8 degrees maximum

8. Aerial apparatus set-up sites at the corner of each building over three stories and at the center of buildings in excess of 125 feet in length.

9. Site-up sites no closer than 10 feet or further than 30 feet from any building and at least 21 feet wide and 36 feet long with a cross slope of less than 5 percent. Construction the set-up sites will consist of a stabilized subgrade, which meets the standards of the Miami-Dade County Public Works Department, and Grass Pavers" or an equally acceptable product as determined by the authority having jurisdiction. Set-up sites must be capable of withstanding any point forces resulting from out riggers.

10. Maintenance of fire lanes provided by the owner.

11. Fire sprinkler system in accordance with S.F.B.C., South Florida Fire Prevention Code and adapted NFPA Codes.

    a. All fire main installation beyond backflow preventor detector check valve are to be done by a State certified Fire Protection Contractor.

    b. "P.I.V." and "F.D.C." shall be located not less than 40 ft. from building. "Backflow Preventor" shall be located upstream from "P.I.V."

    c. "F.D.C." must be placed within 150 feet from a fire hydrant.

12. An identification system located at each entrance of the complex consisting of a framed lighted map of the development showing all structures and streets at adequate scale.

13. Lighted signs for identification on all structures within the development. Sign letters and numbers shall be 6" on front of building and 4" on the rear.

14. Limited dead ends to 150 feet and locate :Dead End" signs at the entrance of each area. In a fully sprinklered building, dead ends may 250'. (Florida Fire Prevention Code).

15. Minimum 15' gate width. Cannot be within turning radius.

16. Gated entrances to provide elevator lock box containing switch or level to activate gate for fire department use.

17. Fire hydrants and fire protection appliances-clearances of seven and one-half feet in from of and to the sides and four feet to the rear shall be maintained. (Florida Fire Prevention Code).

E. PARKS

Identify Impact and Demand

The 1,735 dwelling units will produce a population of 4,951 people to current population estimates prepared by the Research Division of the Planning and Zoning Department. This population generates a need for 13.62 acres of local parkland, based on the CDMP Open Space Spatial Standards of 2.75 acres per 1,000 population.

Existing Service

The nearest community park is Goulds Park, located at 21805 SW 114 Avenue, approximately two miles from this project. The nearest neighborhood park is Ptrincetonian Park located approximately one and a half mile to the west of this project at SW 252 Street and SW 127 Avenue. The nearest district park is the Homestead Air Reserve Base Park, 212 acres in size, located at SW 268 Street and SW 127 Avenue, approximately 2 miles from this project.

Facilities

Goulds Park contains a recreation center, lighted baseball fields, multipurpose courts, picnic shelters, tot lot, parking lot, open play area, and a walkway. Princetonian Park contains a tot lot, multipurpose court, tennis court, and open play areas. Homestead Air Reserve Base Park is not yet developed, but is anticipated to have several lighted soccer/football fields, baseball fields, tennis center, recreation center, and a family aquatics center.

Manpower

Goulds Park has 2 recreation specialist IIs, 1 recreation specialist I, 1 office support specialist II, 1 custodial worker II, 2 recreation leaders, 1 public facility manager IV, with other part-time staff to accommodate the after-school and other programs. Princetonian Park has no staff; it is maintained by a roving crew. Homestead Air Reserve Base Park has not yet been developed, but is expected to be staffed when it is operational.

Proposed and/or Budgeted Service Expansion

This department is working to acquire additional land in this area, in cooperation with area developers, to serve the future residents. It is important to acquire this land before the area becomes developed and little open space is left.

Concurrency/Capacity Status

This application is located in Park Benefit District 3, which has a surplus of 318.77 acres of local parkland. However, capacity within the service area of the proposed development is seriously deficient for the following reason:

1. the present surplus is located distant from this development.
2. private recreation areas of this development provide only limited recreation opportunities
3. relying on impact fees alone inevitably delays the acquisition of public parks to serve the future residents of this development, because, since impact fees are paid closer to the end of the development cycle (at time of building permit), the fees accumulate after the demand is created, and the supply of land has decreased in the area.

Site Plan Critique & Quality of Life Issues

Because of the large population generated by this application and the absence of a public park of suitable size in the site plan, it is imperative that a public park site be included. Therefore, the plan proposed is not acceptable, unless the applicant provides assurance that suitable park lands (13.62 acres in size) are provided within this development, or are provided by covenant in an area in close proximity to this development. Parks staff is ready to meet with the applicant to determine the suitability of land proffered.

Additional Comments

The applicant has met with the Parks and Recreation Department (P&RD). The following comments substantiate said Department's position at this time.

1. The applicant has agreed to one of P&RD's requests to provide the open space portion of the impact fees in advance of construction to help purchase parkland. In fact, the applicant even proposed to use these fees to help purchase a larger off-site property owned by the same applicant. However, the open space fees from this development are so low that the total open space amount is barely sufficient to purchase one (1) acre at present land costs for a 5-acre neighborhood park, much less the larger site offered. Thus, the applicant's proposal to advance these fees is not P&RD's preferred means of obtaining recreation open space needed to offset the specific impact of residential population created by this development.

2. The applicant has also offered to pay in advance of this development a portion of the improvement portion of the park impact fee (the total improvement fee would be over $1,000,000, and the applicant's representative suggested an advancement of $400,000). These funds could be used to make improvements at the Homestead Air Reserve Base Park, located approximately 2 miles southwest of this development. While this P&RD would be receptive to this proposal, it does not diminish the more critical open space problem generated by this development.

3. P&RD's preferred means remains for the applicant to set aside portions of the development (13+/- acres) for usable publicly dedicated recreation open space. This would require further revisions to their plan. The original plan reviewed contained a variety of small private park and green spaces connected by a linear corridor. While on paper it might have responded to the spirit of a TND, it did not effectively provide adequate recreation open spaces to residents.

4. The revised plan, submitted to P&RD on May 13, 2003, contains a minor change to park and green spaces that created one slightly larger area that responded to the concerns of P&RD. However, this plan in total was still inadequate because all spaces remain private, small and the total area does not add up to the 13 acres required by the Park Impact Fee Ordinance.

F. SCHOOLS

Comments from Miami Dade Public Schools are provided in attached Exhibit "A".

G. SOLID WASTE MANAGEMENT

The County Solid Waste Management System consists of both County facilities and a private facility under contract as follows: two Class I landfills, (one owned by Waste Management Inc., of Florida), a Class III landfill, a Resources Recovery Facility with related ash monofill and three regional transfer facilities. The Department of Solid Waste Management (DSWM) develops projections of solid waste disposal capacity demand system-wide based on the long term disposal contracts supplemented by historical data and population forecasts from the County's Department of Planning and Zoning. The DSWM does not assess or adjust capacity projections based on the impacts of individual developments (or groups of developments). The latest Concurrency Status Determination issued on September 22, 2000, which is valid for three (3) years, shows sufficient disposal system capacity to meet and exceed the County's adopted level of service (five years of capacity). This determination, which is on file with the Department of Planning and Zoning is contingent upon the continued ability of the County to obtain and renew disposal facility operating permits from the Florida Department of Environmental Protection, as needed.

This project falls within the DSWM solid waste collection service area. The singe-family residents and townhomes proposed in this project meet the County Code definition of residential unit. Per the code, residential units located within the proposed project shall, therefore, receive DSWM garbage and trash collection service. Twice weekly individual curbside garbage and trash collection, schedule bulky waste collections service, and unlimited use of the Trash and Recycling Centers are the services currently provided to residential units in the DSWM solid waste collection service area.

Currently, DSWM provides curbside recycling services to residential units located in the unincorporated Miami-Dade County. The proposed project shall, therefore, utilize DSWM weekly curbside recycling services, provided by the County by BFI, Inc. The recycling program currently includes separation of glass, aluminum cans, steel cans, plastic bottles, newspaper and phone books. Participation in

the residential program is mandatory in accordance with Chapter 15, Section 15.2.6 of the County Code. Further information may be obtained by contacting the Department's Service development Division at (305) 594-1567.

Section 15-4 - requires that plans for storage and collection of solid waste be approved by the Director as to location, accessibility, number and adequacy of solid waste collection and storage facilities before a building permit may be issued. The final plans must contain the following statement: "Facilities for the collection and storage of solid waste are shown in accordance with Section 15-4 of the Miami-Dade County Code."

It is required that development associated with this project ensure that either of the following criteria be present in project design plans and circulation operations to minimize the reversing of waste vehicles, and hence, provide for the safe circulation of service vehicles:

a. cul-de-sac with a minimum 49 foot turning radius.
b. "T" shaped turnaround 60 feet long by 10 feet wide.
c. paved throughway of adequate width (minimum 15 feet).

In addition any and all alleyways designed with utilities, including waste collection, provided at the rear of the property should be planned in accord with standard street specifications with sufficient width and turning radii to permit large vehicles to access the alleyways. Additionally there should be no "dead-end" alleyways developed. Finally we are requesting that a sufficient waste set-out zone be preserved (between the edge of the pavement and any possible obstructions such as perked cars, fencing, etc.,) that would interrupt or preclude waste collection.

The proposed development is located within 2 miles of the South Dade Landfill which is located at SW 248th Street and 97th Avenue.

V. *IMPACT ON TRANSPORTATION FACILITIES AND ACCESSIBILITY*

A. *ANTICIPATED TRAFFIC GENERATION AND CONCURRENCY*

1. Trip Generation
   a. 1394 PM peak hour trip ends

2. Cardinal distribution

North	68.0%	East	5.6%
South	8.2%	West	18.0%

B. *EXISTING ROADWAYS SERVICEABLE TO THIS APPLICATION*

1. SW 112th Avenue to the East and SW 117th Avenue to the West. SW 232nd Street to the north, US#1 to the west and Florida Turnpike to the east.

C. *IMPACT ON EXISTING ROADWAYS*

Concurrency

9736 Station on SW 112th Avenue n/o SW 232 Street has a maximum capacity of LOS "E+20" of 3420 vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of 1524 vehicles and 1017 vehicles have been assigned to this section of road from previously approved Development Orders. Station 9736 with its 2541 is at LOS "C". The 777 vehicles generated by this development when combined with the 2541 equals 3318 and LOS "E+20" where the range of LOS "E+20" is from 2851 to 3420 vehicles.

Station 9970 on US#1 s/o 186th Street has a maximum capacity of LOS "D" of 7220 vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of 1592 vehicles and 157 vehicles have been assigned to this section of road from previously approved Development Orders. Station 9970 with its 3961 PHP and assigned vehicles is at LOS "B". The 273 vehicles generated by this development when combined with the 3961 equals 4234 and LOS "B" where the range of LOS "B" is from 1491 to 5320 vehicles.

Station F-50 on SW 112 Avenue n/o HEFT/SR 821 has a maximum capacity of LOS "E" of 3890 vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of 1065 vehicles and 179 vehicles have been assigned to this section of road from previously approved Development Orders. Station F-50 with its 1244 PHP and assigned vehicles is at LOS "B". The 121 vehicles generated by this development when combined with the 1244 equals 1365 and LOS "B" where the range of LOS "1" is from 1 to 2580 vehicles.

Station 9971 on US#1 s/o SW 248th Street has a maximum capacity of LOS "E" of 4870 vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of 3261 vehicles and 459 vehicles have been assigned to this section of road from previously approved Development Orders. Station 9971 with its 3720 PHP and assigned vehicles is at LOS "C". The 223 vehicles generated by this development when combined with the 3720 equals 3943 and LOS "D" where the range of LOS "D" is from 3921 to 4060 vehicles.

D. *ADDITIONAL IMPROVEMENTS REQUIRED FOR THIS DEVELOPMENT*

1. SW 112 Avenue to be improved to a 4 lane roadway with sidewalks, drainage, curb & gutter.
2. SW 232 Street to be improved to a 4 lane divided roadway to include median, drainage, curb & gutter from SW 112 Avenue to theoretical SW 119 Avenue.
3. SW 119 Avenue from SW 232 Street to theoretical SW 243 Street. (South side of section 2I) construct ten feet of a future 20 feet pavement to include sidewalk, drainage and curb & gutter.
4. SW 117 Avenue from 232 Street to theoretical SW 244 Street. (South side of section 1A) Construct 4 lane divided roadway pavement to include median, drainage, sidewalks and curb & gutter.

5. SW 240 Street from SW 119 Avenue to SW 112 Avenue to be constructed as a 4 lane roadway to include drainage, sidewalks and curb & gutter.

E. SITE PLAN CRITIQUE

1. The land must be platted.
2. Additional review for concurrency and additional Site requirements will be determined during the Platting and Permitting process.
3. A Public Works permit is required for construction in the public right of way.
4. Public access must be provided that satisfies the needs for both traffic circulation and Fire Rescue vehicles.
5. Public roadways or private drives adjacent to lakes, will be required to have guardrails. A lake maintenance easement shall be shown in plans.
6. Sidewalks must continue across private drives.
7. All landscaping, walls, fences, Entrance Features, etc. will be subject to the safe sight distance triangle as per Section 33-11 of the Miami-Dade County Code and G5.3 of the Public Works Manual.
8. A property owners association will be required for the maintenance of private drives, common areas, lakes, landscaping and walls/fences.
9. The creation of a special taxing district will be required to maintain the lakes and the green areas located within the public right-of-way.
10. Entrance features are not reviewed or approved as part of this application.
11. Contribution for traffic signals is required. To be determined at Platting process.

This application **does meet** the criteria for traffic concurrency for an Initial Development Order. No vehicle trips have been reserved by this application. It will be subject to the payment of road Impact Fees.

F. MASS TRANSIT

Transit service is directly provided to the east of the project site along SW 112 Avenue.

Route and frequency serving this project is as follows:

Route	Peak	Off-Peak	Night	Sat	Sun
70	60 mins.	60	60	60	60

The 2003 Transportation Improvement Program (TIP) does not identify and improvements for the area.

The 2025 Long Range Transportation Plan (LRTP) does not identify any improvements for the area.

The 2002 Transit development Plan (TDP) does identify in its 2007 Recommended Service Plan the following service improvements:

Rt. 70 Improve daily headways from 60 to 30 minutes. Re-align along South Miami-Dade Busway Extension.

Based on the information presented, MDT has no objection to this project. However, the developer must make provisions for future pullout bays, and where appropriate some encroachment on the developer's property to accommodate bus shelter(s). it is desirable that the project developer provide (or fund) the bus shelter(s) pad or a sheltered bus stop area which would be aesthetically compatible with the surrounding community, and be functional for transit purposes. The specific location for the placement of this amenities need to be coordinated with MDT's Service Planning and Scheduling Division and made part of the final design for this project.

This project has been reviewed by MDT/OPTM for Mass transit concurrency and was found to be concurrent with the level-of-service standards established for Miami-Dade County.

G. ***AVIATION***

Miami-Dade Aviation Department (MDAD) has determined that the referenced property is clear of any restrictive zones as depicted in the proposed Zoning Ordinance for Homestead General Airport, and would be compatible with airport operations.

Exhibit 'A'

Miami-Dade County Public Schools
giving our students the world

Ana Rijo-Conde, Interim Assistant Superintendent
Facilities Operations, Maintenance and Planning

Miami-Dade County School Board
Dr. Michael M. Krop, Chair
Dr. Robert B. Ingram, Vice Chair
Agustin J. Barrera
Frank J. Bolaños
Frank J. Cobo
Perla Tabares Hantman
Betsy H. Kaplan
Dr. Marta Pérez
Dr. Solomon C. Stinson

Superintendent of Schools
Merrett R. Stierheim

July 2, 2003

RECEIVED
JUL 18 2003
DEPT. OF PLANNING & ZONING
ZONING EVALUATION SECTION

Ms. Ruth Ellis Myers, Acting Supervisor
Miami-Dade County
Department of Planning and Zoning
Zoning Evaluation Section
111 N.W. 1 Street, Suite 1110
Miami, Florida 33128

Re: Manuel C. Diaz, et al - Application No. 02-377 (CC15)
West of SW 112 Avenue and South of SW 232 Street
Updated

Dear Ms. Myers:

Pursuant to the state-mandated and School Board approved Interlocal Agreement, local government, the development community and the School Board are to collaborate on the options to address the impact of proposed residential development on public schools where the proposed development would result in an increase in the schools' FISH % utilization (permanent and relocatable), in excess of 115%. This figure is to be considered only as a review threshold and shall not be construed to obligate the governing agency to deny a development.

Attached please find the School District's (District) review analysis of potential impact generated by the above referenced application. Please note that all of the impacted school facilities meet the referenced review threshold. The proposed residential development will impact Pine Villa Elementary School, Redland Middle School and Homestead Senior High School currently operating at 92%, 151% and 129% of FISH % utilization, respectively. However, utilizing the County's Census 2000 figures, the proposed residential development will increase the FISH capacity of Pine Villa Elementary School, Redland Middle School and Homestead Senior High School to 156%, 174% and 141%, respectively (please see attached analysis).

Pursuant to the Interlocal, the District met with the applicant's legal counsel on June 11, 2003, to discuss the impact of the proposed development on public schools. The District is grateful that the applicant took the time to meet with the District to discuss possible options that may accommodate new students generated by the proposed application. As such, the applicant has advised the District that they will be voluntarily proffering a covenant to Miami-Dade County in order to construct a 1100-student station (K-12) charter school(s). Additionally, in the event the charter school is not approved the applicant has voluntarily proffered to set aside a 7.82 acre site for possible purchase by the District at 60% of the appraised value and provide an acceptable agreement between the District and the applicant. Please note that such a proffer is subject to School Board approval.

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School Board Administration Building • 1450 N.E. 2nd Avenue, Suite 525 • Miami, Florida 33132
305-995-7285 • FAX 305-995-4760 • www.ARijo@facil.dade.k12.fl.us

Please note that middle school relief in the area (State School "YY1") is currently proposed in the District's 5-year work plan. Attendance boundaries have not been established as such, assurances cannot be provided by the District that the proposed school will help to alleviate the impacts of the proposed development.

Also, attached is a list of approved Charter School Facilities countywide, which may provide relief to the area of impact, as well as a report depicting previously approved applications in the area.

Additionally, pursuant to Miami-Dade County's Educational Facilities Impact Fee Ordinance the proposed development, if approved, will be required to pay educational facilities impact fees (impact fees) based on the following formula:

> New residential unit square footage X .90 (Square Footage Fee) + $600.00 (Base Fee) + 2% administrative fee = Educational Facilities Impact fee

As an example, assuming the proposed unit is 2,000 square feet, the 1735-unit development is estimated to generate approximately $4,247,280 ($2,448 per unit) in impact fees. This figure may vary since the impact fees assessed are based on the actual square footage of each dwelling unit.

In accordance with the Agreement, this letter and attached information should not be construed as commentary on the merits of the pending zoning application. Rather it is an attempt to provide relevant information to the Community Council on public schools that will likely serve the proposed development and meet the referenced threshold.

As always, thank you for your consideration and continued partnership in our mutual goal to enhance the quality of life for the residents of our community.

Sincerely,

Patricia Good /08

Patricia Good
Coordinator III

PG:am
L-1474
Attachment

cc: Ms. Ana Rijo-Conde
Mr. Fernando Albuerne
Mr. Michael A. Levine
Mr. Ivan M. Rodriguez
Ms. Vivian Villaamil
Mr. Miguel Diaz de la Portilla

SCHOOL IMPACT REVIEW ANALYSIS

APPLICATION: No. 02-377, Manuel C. Diaz, et al (CC15)

REQUEST: Zone change from AU to PAD

ACRES: 291.82 acres

LOCATION: West of SW 112 Avenue and South of SW 232 Street

NUMBER OF UNITS: 1735 additional units

ESTIMATED STUDENT POPULATION: 1069 students*

ELEMENTARY: 492

MIDDLE: 267

SENIOR: 310

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY: Pine Villa Elementary - 21799 SW 117 Ct.

MIDDLE: Redland Middle - 16001 SW 248 St.

SENIOR HIGH: Homestead Senior - 2351 SE 12 Ave.

* Based on Census 2000 information provided by the Miami-Dade County Department of Planning and Zoning.

The following population and facility capacity data are as reported by the Office of Information Technology, as of October, 2002:

	STUDENT POPULATION	FISH DESIGN CAPACITY PERMANENT	% UTILIZATION FISH DESIGN CAPACITY PERMANENT	NUMBER OF PORTABLE STUDENT STATIONS	% UTILIZATION FISH DESIGN CAPACITY PERMANENT AND RELOCATABLE
Pine Villa Elem.	711/ 1203*	561	127%/ 214%*	210	92%/ **156%***
Redland Middle	1763/ 2030*	1144	154%/ 177%*	25	**151%/ 174%***
Homestead Sr.	3315/ 3625*	2569	129%/ 141%*	0	**129%/ 141%***

* includes proposed development

ADDITIONAL SCHOOL INFORMATION: The following information was provided by school site personnel or other data sources in October 2002:

Pine Villa Elementary:

Access to computers:	In each classroom, in special computer labs and media center
Capital Improvements in the past school year:	None
Recognition for Academic Achievement:	FL School Recognition as an "C" School
Special Programs:	After-school care and Magnet programs
Lunch schedule:	Begins at 10:15 a.m.
Non-instructional space utilized for instructional purposes:	None
Teachers required to float/travel:	None

Redland Middle:

Access to computers:	In special computer labs and media center
Capital Improvements in the past school year:	None
Recognition for Academic Achievement:	Silver Award
Special Programs:	Tutoring
Lunch schedule:	Begins at 11:19 a.m.
Non-instructional space utilized for instructional purposes:	Auditorium
Teachers required to float/travel:	Language Arts, ESOL, Math, Science and Geography

Homestead Senior High:

Access to computers:	In each classroom, in special computer labs and Media Center
Capital Improvements in the past school year:	Media Center
Recognition for Academic Achievement:	College Board Insip. and Grant/Scholarships
Special Programs:	Magnet programs and Enrichment classes
Lunch schedule:	Begins at 11:35 a.m.
Non-instructional space utilized for instructional purposes:	Teacher's Workroom, Auditorium, Media Center and Storage room
Teachers required to float/travel:	Drama and Math

PLANNED RELIEF SCHOOLS IN THE AREA (information as of June 2003):

School	Status	Occupancy Date
N/A		

OPERATING COSTS: According to Financial Affairs, the average cost for K-12 grade students amounts to $5,833 per student. The total annual operating cost for additional students residing in this development, if approved, would total $6,235,477.

CAPITAL COSTS: Based on the State's June-2003 student station cost factors*, capital costs for the estimated additional students to be generated by the proposed development are:

ELEMENTARY	492	x	$ 13,221	=	$ 6,504,732
MIDDLE	267	x	$ 15,159	=	$ 4,047,453
SENIOR	310	x	$ 20,060	=	$ 6,218,600
Total Potential Capital Cost					$16,770,785

* Based on Information provided by the Florida Department of Education, Office of Educational Facilities Budgeting. Cost per student station does not include land cost.

PREVIOUSLY APPROVED DEVELOPMENT REPORT
CC14 AND CC15 (JANUARY '01-MARCH '03)

[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
1	EFRAIN ARGUELLES #00-323	NEC of SW 300 St. and SW 174 Ave.	6 Units/ 5 Students	AVOCADO ELEM-3 HOMESTEAD MID-1 SOUTH DADE SR-1	CC14 2/21/01	APPROVED
2	PATRICIA & JORGE PALENZUELA & CANDAD ZAMORA #01-406	W of SW 167 Ave. and SW 284 St.	11 Units/ 7 Students	AVOCADO ELEM-4 HOMESTEAD MID-2 SOUTH DADE SR-1	CC14 3/06/02	APPROVED
3	CAULEY PALISADE CORP. #02-162	NWC of SW 216 St. and SW 124 Ave.	7 Units/ 4 Students	CARIBBEAN ELEM-2 MAYS MID-1 SOUTHRIDGE SR-1	CC14 9/25/02	APPROVED
4	PERRY KAYE, TRUSTEE #00-446	Btwn SW 128 Ave. and SW 132 Ave. and btwn SW 211 St. and SW 216 St.	89 Units/ 53 Students	CARIBBEAN ELEM-29 MAYS MID-12 SOUTHRIDGE SR-12	CC14 5/30/01 10/11/01	APPROVED
5	CAULEY PALISADE CORP. #01-242	22010 SW 124 Ave.	18 Units/ 11 Students	CARIBBEAN ELEM-6 MAYS MID-3 SOUTHRIDGE SR-2	CC14 10/10/01	APPROVED
6	OPEN BIBLE BAPTIST CHURCH TO FORTY-FIRST HOLDINGS, LLC 01-134	W of SW 137 Ave. and N of SW 173 Terr.	84 Units/ 32 Students	MIAMI HEIGHTS ELEM-17 REDLAND MID-8 SOUTH DADE SR-7	CC14 12/19/01	APPROVED
7	VICTOR F. SEIJAS, JR. #99-300	N of SW 184 St. and SW 142 Ave.	17 Units/ 9 Students	REDLAND ELEM-5 REDLAND MID-2 SOUTH DADE SR-2	CC14 4/25/01	APPROVED
8	CROSS ET AL #01-218	SW 130 Ave. and btwn SW 192 St. and SW 220 St.	157 Units/ 94 Students	S. MIAMI HGTS. ELEM-51 MAYS MID-23 SOUTHRIDGE SR-20	CC14 11/20/01	APPROVED
9	MANGROVE DEVELOPMENT OF MIAMI, INC. #99-101	SWC of Sw 184 St. and SW 127 Ave.	24 Units/ 14 Students	S. MIAMI HGTS. ELEM-8 MAYS MID-3 SOUTHRIDGE SR-3	CC14 2/06/01	APPROVED
10	SVK AIRPORT LAND, LLC #02-200	SEC of SW 276 St. and SW 154 Ave.	41 Units/ 24 Students	REDLAND ELEM-13 REDLAND MID-6 SOUTH DADE SR-5	CC14 11/06/02	APPROVED
11	ANNE DELK TRUSTEE #02-170	Btwn SW 175 and 177 Ave. and N of SW 292 St.	7 Units/ 4 Students	REDONDO ELEM-2 HOMESTEAD MID-1 SOUTH DADE SR-1	CC14 12/17/02	APPROVED
12	STEVE PURDO, ET AL #02-249	S of SW 224 St. btwn SW 128 and 130 Ave.	64 Units/ 38 Students	CARIBBEAN ELEM-21 MAYS MID-9 SOUTHRIDGE SR-8	CC14 12/17/02	APPROVED
13	H. D. CROSS TRUSTEE ET AL #02-054	Btwn SW 184 St. to SW 192 St. and W of SW 130 Ave. to SW 134	154 Units/ 95 Students	S. MIAMI HGTS. ELEM-51 MAYS MID-23 SOUTHRIDGE SR-21	CC14 1/28/03	APPROVED
14	JOSEPH TAUBMAN, TRUSTEE & DELCO ENTERPRISES #01-401	N of SW 208 St. btwn SW 133 Ct. and SW 132 Ave.	31 Units/ 20 Students	REDLAND ELEM-11 MAYS MID-5 SOUTH DADE SR-4	CC14 10/16/02 2/25/03	APPROVED
15	AVOCADO ACRE HOMES DEVELOPMENT CORP. #02-302	SEC of SW 272 St. and SW 157 Ave.	46 Units/ 30 Students	REDLAND ELEM-16 REDLAND MID-7 SOUTH DADE SR-7	CC14 2/25/03	APPROVED
16	BLACK CREEK BUILDERS GROUP, LLC #02-335	SEC of SW 132 Ave. and SW 284 St.	11 Units/ 7 Students	REDLAND ELEM-4 MAYS MID-2 HOMESTEAD SR-1	CC14 2/25/03	APPROVED

Note: There are three applications that are pending which would generate 38 students.

PREVIOUSLY APPROVED DEVELOPMENT REPORT
CC14 AND CC15 (JANUARY '01-MARCH '03)

	Applicant Name & Number	Location Address	Units/Students	Schools	Community Council Date	Approved Dev'mt Comments
1	ALEJANDRO ZAMPIER #02-076	S of Sw 260 St. and W of SW 134 Ave.	20 Units/ 13 Students	NARANJA ELEM-7 REDLAND MID-3 SOUTH DADE SR-3	CC15 6/04/02	APPROVED
2	CARMEL INVESTMENT & DEVELOPMENT INC. #01-437	NEC OF SW 160 Ave. and theor. SW 302 St.	6 Units/ 4 Students	PESKOE ELEM-2 CAMPBELL DRIVE MID-1 HOMESTEAD SR-1	CC15 4/23/02	APPROVED
3	CLINTON ASSOCIATES, LTD. #02-035	NWC of SW 122 Ave. and SW 256 St.	59 Units/ 38 Students	NARANJA ELEM-21 REDLAND MID-9 HOMESTEAD SR-8	CC15 6/04/02	APPROVED
4	ERIC AND NICOLE LEE BERRIOS #01-376	SWC of SW 184 St. and SW 79 Ct.	1 Unit/ 0 Students	WHISPERING PINES ELEM CUTLER RIDGE MID SOUTHRIDGE SR	CC15 1/28/02	APPROVED
5	FREDERICK T. PETERS MARTIAL TRUST #01-219	N of SW 208 St. and btwn SW 87 Ave. and SW 92 Ave.	160 Units/ 82 Students	WHIGHAM ELEM-44 CENTENNIAL MID-20 SOUTHRIDGE SR-18	CC15 6/04/02	APPROVED
6	JSM HOLDING CORP. INC AND ROYAL GROUP INVESTMENT #01-264	S of SW 268 St. and SW 140 Ave.	24 Units/ 11 Students	CHAPMAN ELEM-6 REDLAND MID-3 HOMESTEAD SR-2	CC15 2/12/02	APPROVED
7	LEWIS PETERS AND FERGUSON PETERS, TRUSTEE #01-069	NEC of SW 248 St. and Sw 112 Ave.	328 Units/ 168 Students	NARANJA ELEM-91 CENTENNIAL MID-40 HOMESTEAD SR-37	CC15 11/13/01	APPROVED
8	SODA PROPERTIES, LLC. #01-348	Btwn SW 87 Ave. and SW 92 Ave. and N of SW 208 St.	232 Units/ 82 Students	WHIGHAM ELEM-44 CENTENNIAL MID-20 SOUTHRIDGE SR-18	CC15 6/04/02	APPROVED
9	ROBERT BOREK ET AL #00-298	S of SW 248 St. btwn SW 117 and 122 Ave.	342 Units/ 214 Students	PINE VILLA ELEM-116 REDLAND MID-51 HOMESTEAD SR-47	CC15 5/01/01	APPROVED $128,400 O/A
10	HUGO G. MORALES, TRUSTEE #01-203	Eof USA-1, S of Sw 252 St. and W of SW 137 Ave.	380 Units/ 144 Students	NARANJA ELEM-78 REDLAND MID-34 SOUTH DADE SR-32	CC15 3/26/02	APPROVED
11	ROBERT BOREK ET AL #01-333	E and W of Sw 117 Ave. on the N side of 248 St.	246 Units/ 130 Students	PINE VILLA ELEM-70 REDLAND MID-31 HOMESTEAD SR-29	CC15 10/03/02	APPROVED
12	RALPH FEUERRING, ET AL #02-108	NEC of SW 232 St. and SW 110 Ave.	209 Units/ 119 Students	PINE VILLA ELEM-64 CENTENNIAL MID-29 SOUTHRIDGE SR-26	CC15 10/03/02	APPROVED
13	AIRBASE LANDINGS, LTD. #02-030	S of SW 268 St. and E of SW 122 Ave.	45 Units/ 20 Students	CHAPMAN ELEM-11 CENTENNIAL MID-5 HOMESTEAD SR-4	CC15 11/07/02	APPROVED
14	HABITAT FOR HUMANITY OF GREATER MIAMI, INC. #00-188	15375 SW 288 St.	10 Units/ 7 Students	LEISURE CITY ELEMID-4/2 SOUTH DADE SR-1	CC15 11/12/02	APPROVED
15	DIAZ LANDSCAPING & NURSERY, INC. #02-192	E of SW 112 Ave. and S of SW 240 St.	476 Units/ 254 Students	PINE VILLA ELEM-137 CENTENNIAL MID-61 HOMESTEAD SR-56	CC15 12/11/02	APPROVED

PREVIOUSLY APPROVED DEVELOPMENT REPORT
CC14 AND CC15 (JANUARY '01-MARCH '03)

16	ALLARATTAH NURSERY, LTD #02-155 #02-228	E of SW 112 Ave. and N of SW 240 St.	477 Units/ 255 Students	PINE VILLA ELEM-188 CENTENNIAL MID-61 HOMESTEAD SR-59	CC15 12/11/02	APPROVED
17	CHARLES AND JO ELLEN CHAMBERS #02-178	NEC of SW 139 Ave. and SW 258 St.	76 Units/ 50 Students	NARANJA ELEM-27 REDLAND MID-12 SOUTH DADE SR-11	CC15 12/11/02	APPROVED
18	CW2, LTD. #02-164	E of SW 139 Ave. and S of SW 260 St.	32 Units/ 21 Students	NARANJA ELEM-11 REDLAND MID-5 SOUTH DADE SR-5	CC15 12/11/02	APPROVED
19	LLOYD AND JOHNNIE CASH #02-230	SWC of SW 137 Ave. and SW 258 St.	96 Units/ 30 Students	NARANJA ELEM-16 REDLAND MID-7 SOUTH DADE SR-7	CC15 1/30/03	APPROVED
20	PRINCETON SELF STORAGE, INC. #01-181	E of US-1, S fo Canal, btwn SW 244 St and SW 248 St.	160 Units/ 59 Students	MIAMI HEIGHTS ELEM-32 REDLAND MID-14 SOUTH DADE SR-13	CC15 9/04/01	DENIED
21	TOPA INVESTMENTS, LLC #01-161	19200 SW 102 Ave.	58 Units/ 19 Students	BEL-AIRE ELEM-10 CUTLER RIDGE MID-5 SOUTHRIDGE SR-4	CC15 9/04/01	DENIED
22	HENRY C. MORAT, TRUSTEE #02-280	SEC of SW 132 Ave. and SW 284 St.	120 Units/ 101 Students	CHAPMAN ELEM-55 CENTENNIAL MID-24 HOMESTEAD SR-22	CC15 2/27/03	DENIED

Note: There are nine applications that are pending which would generate 691 students.

PREVIOUSLY APPROVED DEVELOPMENT REPORT
CC14 AND CC15 (JANUARY '01-MARCH '03)

SCHOOLS	STUDENT POPULATION	NUMBER OF STUDENTS PER PROJECT APPROVED	CUMULATIVE TOTAL STUDENT POPULATION	STUDENT STATIONS PERMANENT	RELOCATABLE STATIONS	CUMULATIVE UTILIZATION INCLUDING RELOCATABLE
AVOCADO ELEM	937	7	944	591	0	160%
CARIBBEAN ELEM	944	58	1002	927	24	105%
CHAPMAN, W.A. ELEM	883	17	900	809	64	103%
LEISURE CITY ELEM/MID	1841	4	1845	999	45	177%
MIAMI HEIGHTS ELEM	1297	17	1314	836	158	132%
NARANJA ELEM	850	251	1101	561	158	153%
PESKOE, IRVING & BEATRICE ELEM	1151	2	1153	840	0	137%
PINE VILLA ELEM	711	525	1236	561	210	160%
REDLAND ELEM	1072	49	1121	829	0	135%
REDONDO ELEM	736	2	738	581		0%
SOUTH MIAMI HEIGHTS ELEM	821	110	931	828	71	104%
WHIGHAM, DR. EDWARD L. ELEM	1009	88	1097	911	0	120%
ELEMENTARY TOTALS	12262	1130	13382	9273	730	134%
CAMPBELL DRIVE MID	1359	1	1360	1373	0	99%
CENTENNIAL MID	1203	236	1439	913	114	140%
CUTLER RIDGE MID	1459	0	1459	995	131	130%
LEISURE CITY ELEM/MID	1841	2	1843	999	45	177%
HOMESTEAD MID	1385	4	1389	1029	45	129%
MAYS MID	1095	81	1176	1023	45	110%
REDLAND MID	1763	178	1941	1144	25	166%
MIDDLE TOTALS	10105	502	10607	7476	405	135%
HOMESTEAD SR	3315	241	3556	2569	0	138%
MIAMI SOUTHRIDGE SR	4184	129	4313	2372	309	161%
SOUTH DADE SR	2824	87	2911	1871	283	135%
SENIOR HIGH TOTALS	10323	457	10780	6812	592	144%
TOTAL	32680	2089	34769	23561	1727	137%

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CHARTER SCHOOLS
2002-2003

REV. 6-12-03

Mail Code	Name and Address Of Charter School	Actual Enrollment (10-04-02)	Projected Enrollment			Grade Levels*	ACCESS Center	Voting District
			2003-2004	2004-2005	Maximum			
7160	Mater Academy High School 7901 NW 103 St. Hialeah Gardens, FL 33016	80	750	1,000	1,000	9-10	I	4
0100	Mater Center Charter School 7700 NW 98 St. Hialeah Gardens, FL 33016	1,099	1,000	1,050	1,150	K-8	I	4
0110	North County Charter School 3400 NW 135 St. Miami, FL 33054	293	600	600	600	K-5	I	1
5130	North Dade Community Charter School 13850 NW 26 Ave. Opa-Locka, FL 33054	63	575	600	600	K-5	I	1
5710	Sandor Wiener School of Opportunity 20000 NW 47 Ct. Opa-Locka, FL 33055	6	32	34	72	K-2	I	1
6900	Vankara Academy Charter School 13307-11 Alexandria Dr. Opa-Locka, FL 33054	132	175	225	225	6-8	I	1
6050	Youth Co-Op Charter School 12051 W. Okeechobee Rd. Hialeah Gardens, FL 33018	386	525	525	525	K-8	I	4
6020	ASPIRA Youth Leadership Charter School 13300 Memorial Hwy. North Miami, FL 33161	288	450	450	450	6-9	II	1
0120	Northeast Academy 1750 NE 168 St. N. Miami Beach, FL 33162	416	600	600	600	K-5	II	3
6030	Doral Academy 2450 NW 97 Ave. Miami, FL 33172	1212	2,025	2,025	2,025	K-8	III	5
7020	Doral Academy High School 11100 NW 27 St. Miami, FL 33172	456	1,800	1,800	1,800	9-11	III	5
0400	Ryder Elementary Charter School 8360 NW 33 St. Miami, FL 33122	488	500	500	500	K-5	III	5

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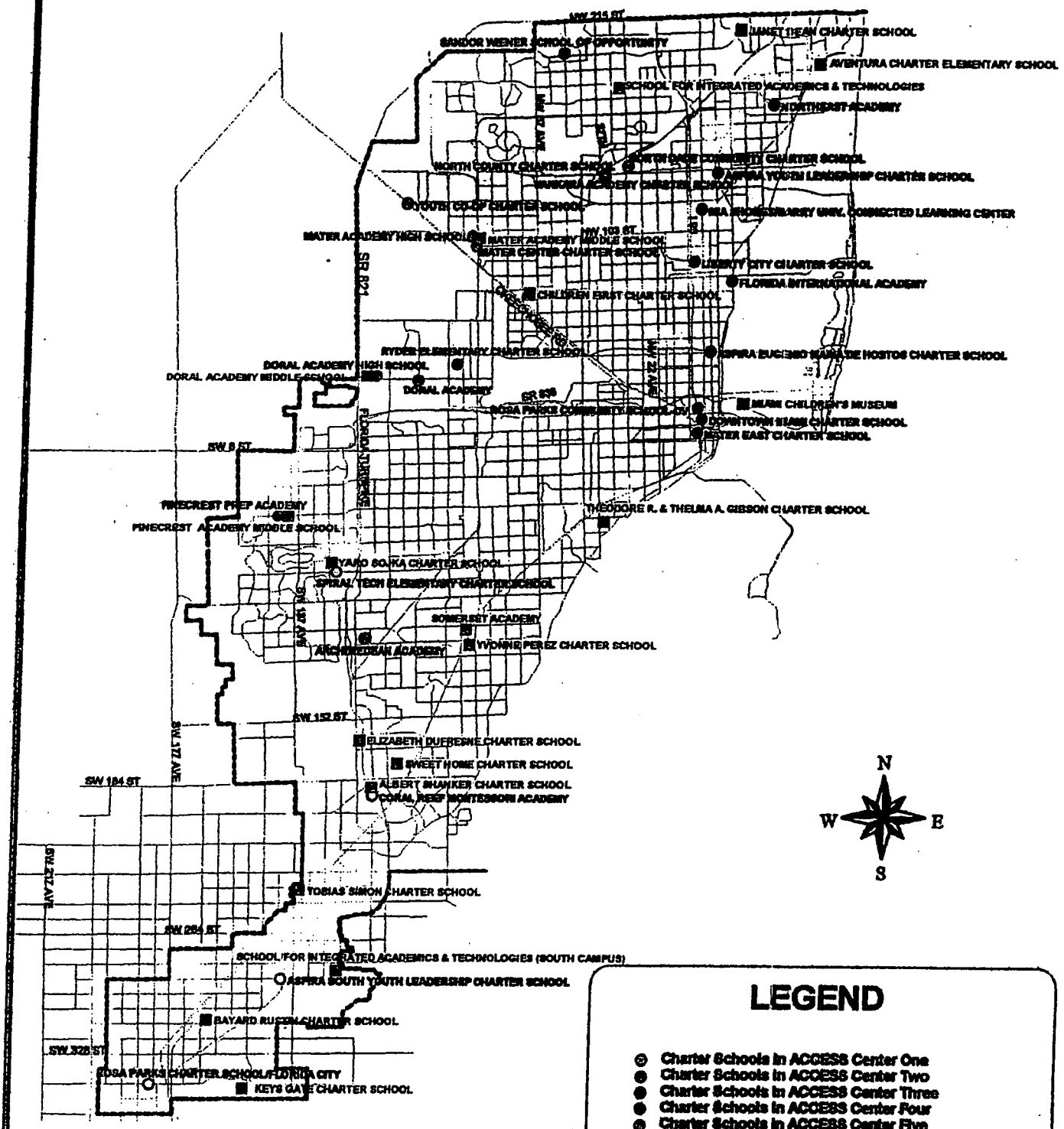
Mail Code	Name and Address Of Charter School	Actual Enrollment (10-04-02)	Projected Enrollment			Grade Levels*	ACCESS Center	Voting District
			2003-2004	2004-2005	Maximum			
6070	ASPIRA Eugenio Maria de Hostos Charter School 3650 N. Miami Ave. Miami, FL 33127	174	250	300	350	6-8	IV	2
3600	Downtown Miami Charter School 305 NW 3 Ave. Miami, FL 33128	294	650	650	650	K-6	IV	2
6010	Florida International Academy 7630 Biscayne Blvd. Miami, FL 33138	260	350	350	350	6-8	IV	2
0040	Liberty City Charter School 8700 NW 5 Ave. Miami, FL 33150	257	400	705	705	K-7	IV	2
3100	Mater East Charter School 450 SW 4 St. Miami, FL 33130	269	650	800	800	K-5	IV	6
6040	Miami Shores/Barry University Connected Learning Center 11441 NW 2 Ave. Miami Shores, FL 33168	180	200	200	200	6-8	IV	2
0500	Rosa Parks Community School/Overtown 430 NW 9 St. Miami, FL 33136	42	425	500	500	K-6	IV	2
0510	Archimedean Academy 10870 SW 113 Place Miami, FL 33176	80	225	325	500	K-3	V	7
0500	Pinecrest Preparatory Academy 14301 SW 42 St. Miami, FL 33175	548	650	700	700	K-6	V	8
6060	ASPIRA South Youth Leadership Charter School 14112-14114 SW 288 St. Leisure City, FL 33033	160	230	260	260	6-8	VI	9
0070	Coral Reef Montessori Academy 19000 SW 112 Ave. Miami, FL 33157	221	500	500	500	K-8	VI	9
0300	Rosa Parks Charter School/Florida City 713 West Palm Drive Florida City, FL 33034	149	250	300	600	K-7	VI	9

Name and Address Of Charter School	Projected Enrollment			03-04 Grade Level	Max Grade Level	ACCESS Center
	2003-2004	2004-2005	Maximum			
Somerset Academy 11011 SW 80 Avenue Miami, FL 33156	Deferred to 04-05	650	800	K-5	K-8	V
Pinecrest Academy Middle School 14301 SW 42 Street Miami, FL 33175	650	700	800	6-8	6-8	V
Yvonne Perez Charter School SW 112 Street & US1 Miami, FL	Deferred to 04-05	1,200	1,200	K-8	K-8	V
Sweet Home Charter School *17201 SW 103 Avenue Miami, FL	Deferred to 04-05	775	1,075	Kindergarten	K-8	V
Elizabeth duFresne Charter School SW 117 Ave. &164 Terrace Miami, FL	Deferred to 04-05	1,000	1,000	K-5	K-5	VI
Yaro Sojka Charter School SW 127 Ave. & 72 Street Miami, FL	Deferred to 04-05	1,200	1,200	K-8	K-8	VI
Albert Shanker Charter School SE corner of Turnpike & Quail Roost Dr., Miami, FL	Deferred to 04-05	1,200	1,200	K-8	K-8	VI
Bayard Rustin Charter School SW 312 St. & 167 Avenue Homestead, FL	Deferred to 04-05	1,600	1,600	K-8	K-8	VI
Tobias Simon Charter School 24400 SW 137 Avenue Miami, FL	Deferred to 04-05	1,200	1,200	K-8	K-8	VI
Keys Gate Charter School SW 152 Ave. & SE 24 Street Homestead, FL	1,150	1,150	1,150	K-8	K-8	VI

*temporary location for the first year – the permanent location will be at SW 180 Street & 107 Ave.

Charter Schools by ACCESS Center



APPLICATION NO. 02-377
MANUEL C. & EMILIA DIAZ, ET AL

Respectfully Submited,

DIC Executive Council
June 18, 2003

Pedro G. Hernandez, P.E. Assistant County Manager		AYE
Charles U. Phillips, Fire Chief Miami-Dade Fire Rescue Department		Absent
Irma San Roman, Deputy Director Metropolitan Planning Organization Secretariat		AYE
Diane O'Quinn Williams, Director Department of Planning and Zoning		AYE
Aristides Rivera, P.E., P.L.S., Director Public Works Department		AYE
Alyce M. Robertson, Assistant Director Department of Environmental Resources Mgmt		AYE
Jorge S. Rodriguez, P.E., Assistant Director Miami-Dade Water and Sewer Department		AYE

TEAM METRO
SOUTH OFFICE

ENFORCEMENT HISTORY

Manuel C. & Emilia Diaz, Et Al	Lying south & north of SW 232 ST (Silver Palm Dr) and lying between SW 112 AVE & Theoretical SW 119 AVE, Miami-Dade County, FL
APPLICANT	**ADDRESS**
09/23/2003	02-377
DATE	**HEARING NUMBER**

ENFORCEMENT HISTORY:

No Violations as of June 23, 2003

107.07-17A

MEMORANDUM

02-377

TO: Franklin Gutierrez, Agenda Coordinator
Department of Planning and Zoning

DATE: August 4, 2003

SUBJECT: Police Statistical Data for Community Council Board #15 Zoning Meeting on August 21, 2003

FROM: Veronica M. Salom, Commander
Budget and Planning Bureau

The following information is furnished pursuant to your request for various police statistics, i.e., calls-for-service (CFS) data and Part I & II crimes information for uniform and non-uniform police units for five locations. These locations are situated in the police grids listed below. Police grids are approximately one-half-mile by one-half-mile in diameter. Therefore, the information provided for the grids corresponding to the following locations may include information from other locations within the grid.

- Grid 2406 — Jose A. Costa, Jr., Trustee; Hearing 03-120
  Location: NEC of SW 248 St. & SW 129 Av.
- Grid 6537 — Lumsden Oaks Acquisitions Corp.; Hearing 02-250
  Location: West side of theoretical SW 132 Av. & south of theoretical SW 282 St.
- Grid 2379 — Sofia Maria Papasakelariou; Hearing 03-17
  Location: NWC of SW 129 Av. & approx. 400' north of theoretical SW 240 St.
- Grids 2352; 2353; 2381; 2382 — Manuel C. & Emilia Diaz, et al.; Hearing 02-377
  Location: Lying south & north of SW 232 St. & lying between SW 112 Av. & theoretical SW 119 Av.
- Grid 2597 — Alvaro & Gerardina Cordero; Hearing 03-99
  Location: 30712 SW 155 Av.

There are five attachments which represent the above five hearings; each has a grid-map cover sheet showing the locations with their respective grids highlighted. Data provided is for Calendar Year 2002 and January through June of 2003, and is inclusive of Unincorporated Miami-Dade County. CFS data and Part I & II crime information were extracted from the Crime Information Warehouse July 31, 2003, and are subject to change due to cases being reconciled based on the most current information. CFS data includes police dispatch signals 13 through 55. Part I crimes include the crime categories of murder / non-negligent manslaughter, forcible sex offenses (rape), robbery, aggravated assault/stalking, burglary, larceny/thefts, motor vehicle theft, and arson.

A summary of the information requested is shown below:

Grid Number (Address*)	Hearing Numbers	Total Calls-For-Service 2002	2003 (Jan-Jun)	Total Part I & II Crimes 2002	2003 (Jan-Jun)
2406	**03-120**	374	150	41	31
6537	**02-250**	452	297	48	25
2379	**03-17**	161	69	18	6
2352; 2353; 2381; 2382	**02-377**	2957	1541	324	140
2597 30712 SW 155 Av	**03-99***	659 0*	356 0*	69	34

*Note: When hearing sites have an existing, complete address, specific CFS can be attributed to them as reflected above.

Should you require additional information or assistance, please contact Sergeant Patricia Addison Rutherford, at 305-471-2514.

VMS/par
Attachments (5)

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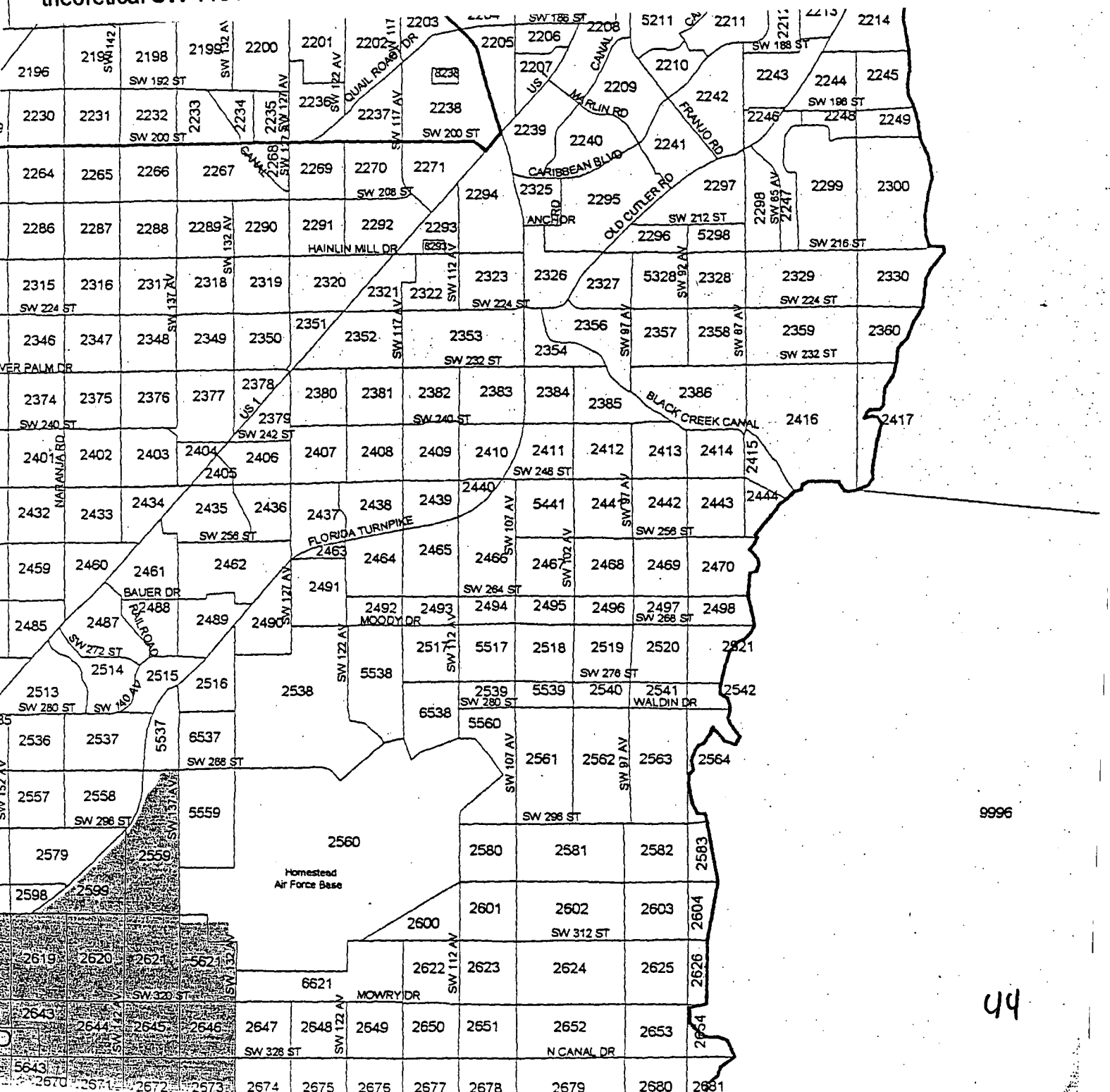
Manuel C. & Emilia Diaz, ET AL; # 02-377

Location: Lying south & north of SW 232 Street (Silver Palm Drive) and lying between SW 112 Avenue & theoretical SW 119 Avenue.



Miami-Dade Police Department
Summarized Grid Information By Signal
For 2002-01-01 Thru 2002-12-31

Detail Filter: (Dis.Complaint Date >= "2002-01-01" and Dis.Complaint Date < "2003-01-01") and (Dis.Grid in ("2352")) and (Dis.Signal Code in ("13" , "14" , "15" , "16" , "17" , "18" , "19" , "20" , "21" , "22" , "23" , "24" , "25" , "26" , "27" , "28" , "29" , "30" , "31" , "32" , "33" , "34" , "35" , "36" , "37" , "38" , "39" , "40" , "41" , "42" , "43" , "44" , "45" , "46" , "47" , "48" , "49" , "50" , "51" , "52" , "53" , "54" , "55")) and (Dis.Primary Unit not contains '0000') and (Dis.Primary Unit not contains 'SB') and (Dis.Reporting Agency Code = substring ('030' , 1 , 3))

Miami-Dade Police Department *Crime Information Warehouse*

Grid	Signal Code	Signal Description	Total
2352	13	SPECIAL INFORMATION/ASSIGNMENT	72
	14	CONDUCT INVESTIGATION	91
	15	MEET AN OFFICER	218
	16	D.U.I.	2
	17	TRAFFIC ACCIDENT	8
	18	HIT AND RUN	3
	19	TRAFFIC STOP	67
	20	TRAFFIC DETAIL	6
	21	LOST OR STOLEN TAG	10
	22	AUTO THEFT	28
	25	BURGLAR ALARM RINGING	44
	26	BURGLARY	15
	27	LARCENY	22
	28	VANDALISM	1
	29	ROBBERY	5
	32	ASSAULT	22
	33	SEX OFFENSE	2
	34	DISTURBANCE	54
	36	MISSING PERSON	4
	37	SUSPICIOUS VEHICLE	6
	38	SUSPICIOUS PERSON	4
	39	PRISONER	52

45

Miami-Dade Police Department
Summarized Grid Information By Signal
For 2002-01-01 Thru 2002-12-31

Detail Filter: (Dis.Complaint Date >= "2002-01-01" and Dis.Complaint Date < "2003-01-01") and (Dis.Grid in ("2352")) and (Dis.Signal Code in ("13" , "14" , "15" , "16" , "17" , "18" , "19" , "20" , "21" , "22" , "23" , "24" , "25" , "26" , "27" , "28" , "29" , "30" , "31" , "32" , "33" , "34" , "35" , "36" , "37" , "38" , "39" , "40" , "41" , "42" , "43" , "44" , "45" , "46" , "47" , "48" , "49" , "50" , "51" , "52" , "53" , "54" , "55")) and (Dis.Primary Unit not contains '0000') and (Dis.Primary Unit not contains 'SB') and (Dis.Reporting Agency Code = substring ('030' , 1 , 3))

Miami-Dade Police Department *Crime Information Warehouse*

Grid	Signal Code	Signal Description	Total
2352.	41	SICK OR INJURED PERSON	7
	44	ATTEMPTED SUICIDE	1
	45	DEAD ON ARRIVAL	2
	49	FIRE	8
	52	NARCOTICS INVESTIGATION	65
	54	FRAUD	7

Total Signals for Grid 2352 : 826

Total Reported: 488 Total Not Reported: 338

Total for All Grids : 826

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Miami-Dade Police Department
Summarized Grid Information By Signal
For 2003-01-01 Thru 2003-06-30

Detail Filter: (Dis.Complaint Date >= "2003-01-01" and Dis.Complaint Date < "2003-07-01") and (Dis.Grid in ("2352")) and (Dis.Signal Code in ("13" , "14" , "15" , "16" , "17" , "18" , "19" , "20" , "21" , "22" , "23" , "24" , "25" , "26" , "27" , "28" , "29" , "30" , "31" , "32" , "33" , "34" , "35" , "36" , "37" , "38" , "39" , "40" , "41" , "42" , "43" , "44" , "45" , "46" , "47" , "48" , "49" , "50" , "51" , "52" , "53" , "54" , "55")) and (Dis.Primary Unit not contains '0000') and (Dis.Primary Unit not contains 'SB') and (Dis.Reporting Agency Code = substring ('030' , 1 , 3))

Grid	Signal Code	Signal Description	Total
2352	13	SPECIAL INFORMATION/ASSIGNMENT	39
	14	CONDUCT INVESTIGATION	55
	15	MEET AN OFFICER	183
	16	D.U.I.	1
	17	TRAFFIC ACCIDENT	5
	18	HIT AND RUN	5
	19	TRAFFIC STOP	53
	20	TRAFFIC DETAIL	3
	21	LOST OR STOLEN TAG	4
	22	AUTO THEFT	15
	25	BURGLAR ALARM RINGING	13
	26	BURGLARY	12
	27	LARCENY	7
	28	VANDALISM	3
	29	ROBBERY	4
	32	ASSAULT	17
	33	SEX OFFENSE	1
	34	DISTURBANCE	26
	36	MISSING PERSON	1
	37	SUSPICIOUS VEHICLE	7
	38	SUSPICIOUS PERSON	4
	39	PRISONER	34

47

Miami-Dade Police Department
Summarized Grid Information By Signal
For 2003-01-01 Thru 2003-06-30

Detail Filter: (Dis.Complaint Date >= "2003-01-01" and Dis.Complaint Date < "2003-07-01") and (Dis.Grid in ("2352")) and (Dis.Signal Code in ("13" , "14" , "15" , "16" , "17" , "18" , "19" , "20" , "21" , "22" , "23" , "24" , "25" , "26" , "27" , "28" , "29" , "30" , "31" , "32" , "33" , "34" , "35" , "36" , "37" , "38" , "39" , "40" , "41" , "42" , "43" , "44" , "45" , "46" , "47" , "48" , "49" , "50" , "51" , "52" , "53" , "54" , "55")) and (Dis.Primary Unit not contains '0000') and (Dis.Primary Unit not contains 'SB') and (Dis.Reporting Agency Code = substring ('030' , 1 , 3))

Grid	Signal Code	Signal Description	Total
2352.	41	SICK OR INJURED PERSON	4
	43	BAKER ACT	1
	44	ATTEMPTED SUICIDE	1
	49	FIRE	2
	52	NARCOTICS INVESTIGATION	25
	54	FRAUD	2

Total Signals for Grid 2352 : 527

Total Reported: 358 Total Not Reported: 169

Total for All Grids : 527

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Miami-Dade Police Department
Summarized Grid Information By Signal
For 2002-01-01 Thru 2002-12-31

Detail Filter: (Dis.Complaint Date >= "2002-01-01" and Dis.Complaint Date < "2003-01-01") and (Dis.Grid in ("2353")) and (Dis.Signal Code in ("13" , "14" , "15" , "16" , "17" , "18" , "19" , "20" , "21" , "22" , "23" , "24" , "25" , "26" , "27" , "28" , "29" , "30" , "31" , "32" , "33" , "34" , "35" , "36" , "37" , "38" , "39" , "40" , "41" , "42" , "43" , "44" , "45" , "46" , "47" , "48" , "49" , "50" , "51" , "52" , "53" , "54" , "55")) and (Dis.Primary Unit not contains '0000') and (Dis.Primary Unit not contains 'SB') and (Dis.Reporting Agency Code = substring ('030' , 1 , 3))

Grid	Signal Code	Signal Description	Total
2353	13	SPECIAL INFORMATION/ASSIGNMENT	124
	14	CONDUCT INVESTIGATION	156
	15	MEET AN OFFICER	606
	16	D.U.I.	1
	17	TRAFFIC ACCIDENT	11
	18	HIT AND RUN	3
	19	TRAFFIC STOP	103
	20	TRAFFIC DETAIL	37
	21	LOST OR STOLEN TAG	15
	22	AUTO THEFT	24
	25	BURGLAR ALARM RINGING	105
	26	BURGLARY	62
	27	LARCENY	14
	28	VANDALISM	28
	29	ROBBERY	6
	32	ASSAULT	121
	33	SEX OFFENSE	14
	34	DISTURBANCE	172
	36	MISSING PERSON	30
	37	SUSPICIOUS VEHICLE	5
	38	SUSPICIOUS PERSON	5
	39	PRISONER	159

49

Miami-Dade Police Department
Summarized Grid Information By Signal
For 2002-01-01 Thru 2002-12-31

Detail Filter: (Dis.Complaint Date >= "2002-01-01" and Dis.Complaint Date < "2003-01-01") and (Dis.Grid in ("2353")) and (Dis.Signal Code in ("13" , "14" , "15" , "16" , "17" , "18" , "19" , "20" , "21" , "22" , "23" , "24" , "25" , "26" , "27" , "28" , "29" , "30" , "31" , "32" , "33" , "34" , "35" , "36" , "37" , "38" , "39" , "40" , "41" , "42" , "43" , "44" , "45" , "46" , "47" , "48" , "49" , "50" , "51" , "52" , "53" , "54" , "55")) and (Dis.Primary Unit not contains '0000') and (Dis.Primary Unit not contains 'SB') and (Dis.Reporting Agency Code = substring ('030' , 1 , 3))

Grid	Signal Code	Signal Description	Total
2353.	41	SICK OR INJURED PERSON	20
	43	BAKER ACT	12
	44	ATTEMPTED SUICIDE	4
	45	DEAD ON ARRIVAL	2
	49	FIRE	4
	52	NARCOTICS INVESTIGATION	160
	54	FRAUD	6

Total Signals for Grid 2353 : 2009

Total Reported: 1195 Total Not Reported: 814

Total for All Grids : 2009

50

Miami-Dade Police Department
Summarized Grid Information By Signal
For 2003-01-01 Thru 2003-06-30

Detail Filter: (Dis.Complaint Date >= "2003-01-01" and Dis.Complaint Date < "2003-07-01") and (Dis.Grid in ("2353")) and (Dis.Signal Code in ("13" , "14" , "15" , "16" , "17" , "18" , "19" , "20" , "21" , "22" , "23" , "24" , "25" , "26" , "27" , "28" , "29" , "30" , "31" , "32" , "33" , "34" , "35" , "36" , "37" , "38" , "39" , "40" , "41" , "42" , "43" , "44" , "45" , "46" , "47" , "48" , "49" , "50" , "51" , "52" , "53" , "54" , "55")) and (Dis.Primary Unit not contains '0000') and (Dis.Primary Unit not contains 'SB') and (Dis.Reporting Agency Code = substring ('030' , 1 , 3))

Grid	Signal Code	Signal Description	Total
2353	13	SPECIAL INFORMATION/ASSIGNMENT	59
	14	CONDUCT INVESTIGATION	77
	15	MEET AN OFFICER	306
	17	TRAFFIC ACCIDENT	3
	19	TRAFFIC STOP	67
	20	TRAFFIC DETAIL	9
	21	LOST OR STOLEN TAG	5
	22	AUTO THEFT	19
	25	BURGLAR ALARM RINGING	27
	26	BURGLARY	24
	27	LARCENY	16
	28	VANDALISM	9
	29	ROBBERY	1
	32	ASSAULT	60
	33	SEX OFFENSE	1
	34	DISTURBANCE	88
	36	MISSING PERSON	13
	37	SUSPICIOUS VEHICLE	2
	38	SUSPICIOUS PERSON	4
	39	PRISONER	61
	41	SICK OR INJURED PERSON	7
	43	BAKER ACT	4

51

Miami-Dade Police Department
Summarized Grid Information By Signal
For 2003-01-01 Thru 2003-06-30

Detail Filter: (Dis.Complaint Date >= "2003-01-01" and Dis.Complaint Date < "2003-07-01") and (Dis.Grid in ("2353")) and (Dis.Signal Code in ("13" , "14" , "15" , "16" , "17" , "18" , "19" , "20" , "21" , "22" , "23" , "24" , "25" , "26" , "27" , "28" , "29" , "30" , "31" , "32" , "33" , "34" , "35" , "36" , "37" , "38" , "39" , "40" , "41" , "42" , "43" , "44" , "45" , "46" , "47" , "48" , "49" , "50" , "51" , "52" , "53" , "54" , "55")) and (Dis.Primary Unit not contains '0000') and (Dis.Primary Unit not contains 'SB') and (Dis.Reporting Agency Code = substring ('030' , 1 , 3))

Grid	Signal Code	Signal Description	Total
2353.	44	ATTEMPTED SUICIDE	3
	45	DEAD ON ARRIVAL	1
	47	BOMB OR EXPLOSIVE ALERT	1
	52	NARCOTICS INVESTIGATION	69
	54	FRAUD	3

Total Signals for Grid 2353 : 939

Total Reported: 590 Total Not Reported: 349

Total for All Grids : 939

52

Miami-Dade Police Department
Summarized Grid Information By Signal
For 2002-01-01 Thru 2002-12-31

Detail Filter: (Dis.Complaint Date >= "2002-01-01" and Dis.Complaint Date < "2003-01-01") and (Dis.Grid in ("2381")) and (Dis.Signal Code in ("13" , "14" , "15" , "16" , "17" , "18" , "19" , "20" , "21" , "22" , "23" , "24" , "25" , "26" , "27" , "28" , "29" , "30" , "31" , "32" , "33" , "34" , "35" , "36" , "37" , "38" , "39" , "40" , "41" , "42" , "43" , "44" , "45" , "46" , "47" , "48" , "49" , "50" , "51" , "52" , "53" , "54" , "55")) and (Dis.Primary Unit not contains '0000') and (Dis.Primary Unit not contains 'SB') and (Dis.Reporting Agency Code = substring ('030' , 1 , 3))

Grid	Signal Code	Signal Description	Total
2381	13	SPECIAL INFORMATION/ASSIGNMENT	3
	14	CONDUCT INVESTIGATION	11
	15	MEET AN OFFICER	20
	17	TRAFFIC ACCIDENT	3
	18	HIT AND RUN	1
	22	AUTO THEFT	2
	25	BURGLAR ALARM RINGING	2
	26	BURGLARY	1
	27	LARCENY	2
	32	ASSAULT	4
	33	SEX OFFENSE	1
	34	DISTURBANCE	5
	37	SUSPICIOUS VEHICLE	1
	38	SUSPICIOUS PERSON	1
	39	PRISONER	2
	45	DEAD ON ARRIVAL	1
	49	FIRE	2
	52	NARCOTICS INVESTIGATION	3

Total Signals for Grid 2381 : 65

Total Reported: 34 Total Not Reported: 31

Total for All Grids : 65

53

Miami-Dade Police Department
Summarized Grid Information By Signal
For 2003-01-01 Thru 2003-06-30

Detail Filter: (Dis.Complaint Date >= "2003-01-01" and Dis.Complaint Date < "2003-07-01") and (Dis.Grid in ("2381")) and (Dis.Signal Code in ("13" , "14" , "15" , "16" , "17" , "18" , "19" , "20" , "21" , "22" , "23" , "24" , "25" , "26" , "27" , "28" , "29" , "30" , "31" , "32" , "33" , "34" , "35" , "36" , "37" , "38" , "39" , "40" , "41" , "42" , "43" , "44" , "45" , "46" , "47" , "48" , "49" , "50" , "51" , "52" , "53" , "54" , "55")) and (Dis.Primary Unit not contains '0000') and (Dis.Primary Unit not contains 'SB') and (Dis.Reporting Agency Code = substring ('030' , 1 , 3))

Miami-Dade Police Department *Crime Information Warehouse*

Grid	Signal Code	Signal Description	Total
2381	13	SPECIAL INFORMATION/ASSIGNMENT	2
	14	CONDUCT INVESTIGATION	10
	15	MEET AN OFFICER	16
	17	TRAFFIC ACCIDENT	1
	19	TRAFFIC STOP	4
	21	LOST OR STOLEN TAG	1
	22	AUTO THEFT	1
	25	BURGLAR ALARM RINGING	1
	26	BURGLARY	2
	27	LARCENY	1
	29	ROBBERY	2
	32	ASSAULT	3
	34	DISTURBANCE	3
	36	MISSING PERSON	1
	37	SUSPICIOUS VEHICLE	1
	39	PRISONER	1

Total Signals for Grid 2381 : 50

Total Reported: 33 Total Not Reported: 17

Total for All Grids : 50

54

Miami-Dade Police Department
Summarized Grid Information By Signal
For 2002-01-01 Thru 2002-12-31

Detail Filter: (Dis.Complaint Date >= "2002-01-01" and Dis.Complaint Date < "2003-01-01") and (Dis.Grid in ("2382")) and (Dis.Signal Code in ("13" , "14" , "15" , "16" , "17" , "18" , "19" , "20" , "21" , "22" , "23" , "24" , "25" , "26" , "27" , "28" , "29" , "30" , "31" , "32" , "33" , "34" , "35" , "36" , "37" , "38" , "39" , "40" , "41" , "42" , "43" , "44" , "45" , "46" , "47" , "48" , "49" , "50" , "51" , "52" , "53" , "54" , "55")) and (Dis.Primary Unit not contains '0000') and (Dis.Primary Unit not contains 'SB') and (Dis.Reporting Agency Code = substring ('030' , 1 , 3))

Grid	Signal Code	Signal Description	Total
2382	13	SPECIAL INFORMATION/ASSIGNMENT	9
	14	CONDUCT INVESTIGATION	4
	15	MEET AN OFFICER	12
	19	TRAFFIC STOP	8
	20	TRAFFIC DETAIL	1
	21	LOST OR STOLEN TAG	2
	22	AUTO THEFT	1
	25	BURGLAR ALARM RINGING	8
	27	LARCENY	1
	34	DISTURBANCE	1
	37	SUSPICIOUS VEHICLE	1
	39	PRISONER	1
	49	FIRE	1
	52	NARCOTICS INVESTIGATION	7

Total Signals for Grid 2382 : 57

Total Reported: 34 Total Not Reported: 23

Total for All Grids : 57

55

Miami-Dade Police Department
Summarized Grid Information By Signal
For 2003-01-01 Thru 2003-06-30

Detail Filter: (Dis.Complaint Date >= "2003-01-01" and Dis.Complaint Date < "2003-07-01") and (Dis.Grid in ("2382")) and (Dis.Signal Code in ("13" , "14" , "15" , "16" , "17" , "18" , "19" , "20" , "21" , "22" , "23" , "24" , "25" , "26" , "27" , "28" , "29" , "30" , "31" , "32" , "33" , "34" , "35" , "36" , "37" , "38" , "39" , "40" , "41" , "42" , "43" , "44" , "45" , "46" , "47" , "48" , "49" , "50" , "51" , "52" , "53" , "54" , "55")) and (Dis.Primary Unit not contains '0000') and (Dis.Primary Unit not contains 'SB') and (Dis.Reporting Agency Code = substring ('030' , 1 , 3))

Grid	Signal Code	Signal Description	Total
2382	13	SPECIAL INFORMATION/ASSIGNMENT	2
	14	CONDUCT INVESTIGATION	2
	15	MEET AN OFFICER	3
	17	TRAFFIC ACCIDENT	1
	19	TRAFFIC STOP	6
	21	LOST OR STOLEN TAG	4
	22	AUTO THEFT	1
	25	BURGLAR ALARM RINGING	2
	26	BURGLARY	2
	39	PRISONER	2

Total Signals for Grid 2382 : 25

Total Reported: 12 Total Not Reported: 13

Total for All Grids : 25

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Miami-Dade Police Department

MIAMI-DADE POLICE DEPARTMENT
Part I and Part II Crimes w/o AOA
For Specific Grids
From 2002-01-01 Thru 2002-12-31
YEAR: 2002

Crime Information Warehouse

Grid(s): 2352

Part I Crimes	Total Crimes
Grid 2352	
110A - RAPE	1
1200 - ROBBERY	3
130A - AGGRAVATED ASSAULT	5
2200 - BURGLARY	1
230C - SHOPLIFTING	7
230F - SHOPLIFTING FROM A MOTOR VEHICLE	4
230G - SHOPLIFTING ALL OTHERS	14
2400 - MOTOR VEHICLE THEFT	17
Grid 2352 TOTAL	52
Total Part I :	**52**

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Miami-Dade Police Department

MIAMI-DADE POLICE DEPARTMENT
Part I and Part II Crimes w/o AOA
For Specific Grids
From 2002-01-01 Thru 2002-12-31
YEAR: 2002

Crime Information Warehouse

Grid(s): 2352

PART II Crimes	Total Crimes
Grid 2352	
130B - SIMPLE ASSAULT	5
350A - NARCOTIC BUY/SELL/POSS/IMPORT/MANUF	27
350B - ILLEGAL DRUG EQUIPMENT	7
260A - FRAUD CON/SWINDLE/FALSE PRET.	3
260B - FRAUD CREDIT CARD/ATM	3
260D - IMPERSONATION	1
Grid 2352 TOTAL	46
Total PART II :	**46**

Grand Total: 98

Detail Filter: OI.Incident From Date Time >= "2002-01-01" and OI.Incident From Date Time < "2003-01-01" and OI.Offense.Ucr Code in ('090A' , '1200' , '110A' , '110B' , '110C' , '130A' , '130D' , '2200' , '230A' , '230B' , '230C' , '230D' , '230E' , '230F' , '230G' , '2400' , '090C' , '130B' , '130E' , '350A' , '350B' , '5100' , '2700' , '260A' , '260B' , '260D' , '260E' , '260F' , '1000' , '2000') and OI.Reporting_Agency_Code = '030' and OI.Aoa Agency Code = '000' and OI.Clearance Type Description <> 'UNFOUNDED' and OI.Report Written YN = 'Y' and OI.Grid in ("2352")

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Miami-Dade Police Department

MIAMI-DADE POLICE DEPARTMENT
Part I and Part II Crimes w/o AOA
For Specific Grids
From 2003-01-01 Thru 2003-06-30
YEAR: 2003

Crime Information Warehouse

Grid(s): 2352

Part I Crimes	Total Crimes
Grid 2352	
1200 - ROBBERY	3
130A - AGGRAVATED ASSAULT	6
2200 - BURGLARY	6
230C - SHOPLIFTING	1
230F - SHOPLIFTING FROM A MOTOR VEHICLE	3
230G - SHOPLIFTING ALL OTHERS	3
2400 - MOTOR VEHICLE THEFT	2
Grid 2352 TOTAL	24
Total Part I :	**24**

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Grid(s): 2352

PART II Crimes	Total Crimes
Grid 2352	
130B - SIMPLE ASSAULT	2
350A - NARCOTIC BUY/SELL/POSS/IMPORT/MANUF	10
350B - ILLEGAL DRUG EQUIPMENT	4
260A - FRAUD CON/SWINDLE/FALSE PRET.	1
Grid 2352 TOTAL	17
Total PART II :	**17**

Grand Total: 41

Detail Filter: OI.Incident From Date Time >= "2003-01-01" and OI.Incident From Date Time < "2003-07-01" and OI.Offense.Ucr Code in ('090A' , '1200' , '110A' , '110B' , '110C' , '130A' , '130D' , '2200' , '230A' , '230B' , '230C' , '230D' , '230E' , '230F' , '230G' , '2400' , '090C' , '130B' , '130E' , '350A' , '350B' , '5100' , '2700' , '260A' , '260B' , '260D' , '260E' , '260F' , '1000' , '2000') and OI.Reporting_Agency_Code = '030' and OI.Aoa Agency Code = '000' and OI.Clearance Type Description <> 'UNFOUNDED' and OI.Report Written YN = 'Y' and OI.Grid in ("2352")

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Miami-Dade Police Department

MIAMI-DADE POLICE DEPARTMENT
Part I and Part II Crimes w/o AOA
For Specific Grids
From 2002-01-01 Thru 2002-12-31
YEAR: 2002

Crime Information Warehouse

Grid(s): 2353

Part I Crimes	Total Crimes
Grid 2353	
110A - RAPE	2
110B - SODOMY	2
110C - FONDLING	2
1200 - ROBBERY	4
130A - AGGRAVATED ASSAULT	26
2200 - BURGLARY	29
230F - SHOPLIFTING FROM A MOTOR VEHICLE	17
230G - SHOPLIFTING ALL OTHERS	21
2400 - MOTOR VEHICLE THEFT	5
Grid 2353 TOTAL	108
Total Part I :	**108**

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Miami-Dade Police Department

MIAMI-DADE POLICE DEPARTMENT
Part I and Part II Crimes w/o AOA
For Specific Grids
From 2002-01-01 Thru 2002-12-31
YEAR: 2002

Crime Information Warehouse

Grid(s): 2353

PART II Crimes	Total Crimes
Grid 2353	
1000 - KIDNAPPING - ABDUCTION	1
130B - SIMPLE ASSAULT	44
350A - NARCOTIC BUY/SELL/POSS/IMPORT/MANUF	36
350B - ILLEGAL DRUG EQUIPMENT	19
260A - FRAUD CON/SWINDLE/FALSE PRET.	1
260B - FRAUD CREDIT CARD/ATM	3
260D - IMPERSONATION	1
Grid 2353 TOTAL	105
Total PART II :	**105**

Grand Total: 213

Detail Filter: OI.Incident From Date Time >= "2002-01-01" and OI.Incident From Date Time < "2003-01-01" and OI.Offense.Ucr Code in ('090A' , '1200' , '110A' , '110B' , '110C' , '130A' , '130D' , '2200' , '230A' , '230B' , '230C' , '230D' , '230E' , '230F' , '230G' , '2400' , '090C' , '130B' , '130E' , '350A' , '350B' , '5100' , '2700' , '260A' , '260B' , '260D' , '260E' , '260F' , '1000' , '2000') and OI.Reporting_Agency_Code = '030' and OI.Aoa Agency Code = '000' and OI.Clearance Type Description <> 'UNFOUNDED' and OI.Report Written YN = 'Y' and OI.Grid in ("2353")

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Miami-Dade Police Department

MIAMI-DADE POLICE DEPARTMENT
Part I and Part II Crimes w/o AOA
For Specific Grids
From 2003-01-01 Thru 2003-06-30
YEAR: 2003

Crime Information Warehouse

Grid(s): 2353

Part I Crimes	Total Crimes
Grid 2353	
110A - RAPE	1
1200 - ROBBERY	1
130A - AGGRAVATED ASSAULT	8
2200 - BURGLARY	10
230F - SHOPLIFTING FROM A MOTOR VEHICLE	8
230G - SHOPLIFTING ALL OTHERS	10
2400 - MOTOR VEHICLE THEFT	3
Grid 2353 TOTAL	41
Total Part I :	**41**

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Miami-Dade Police Department

MIAMI-DADE POLICE DEPARTMENT
Part I and Part II Crimes w/o AOA
For Specific Grids
From 2003-01-01 Thru 2003-06-30
YEAR: 2003

Crime Information Warehouse

Grid(s): 2353

PART II Crimes	Total Crimes
Grid 2353	
130B - SIMPLE ASSAULT	19
350A - NARCOTIC BUY/SELL/POSS/IMPORT/MANUF	18
350B - ILLEGAL DRUG EQUIPMENT	10
260B - FRAUD CREDIT CARD/ATM	1
Grid 2353 TOTAL	48
Total PART II :	**48**

Grand Total: 89

Detail Filter: OI.Incident From Date Time >= "2003-01-01" and OI.Incident From Date Time < "2003-07-01" and OI.Offense.Ucr Code in ('090A' , '1200' , '110A' , '110B' , '110C' , '130A' , '130D' , '2200' , '230A' , '230B' , '230C' , '230D' , '230E' , '230F' , '230G' , '2400' , '090C' , '130B' , '130E' , '350A' , '350B' , '5100' , '2700' , '260A' , '260B' , '260D' , '260E' , '260F' , '1000' , '2000') and OI.Reporting_Agency_Code = '030' and OI.Aoa Agency Code = '000' and OI.Clearance Type Description <> 'UNFOUNDED' and OI.Report Written YN = 'Y' and OI.Grid in ("2353")

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Miami-Dade Police Department

MIAMI-DADE POLICE DEPARTMENT
Part I and Part II Crimes w/o AOA
For Specific Grids
From 2002-01-01 Thru 2002-12-31
YEAR: 2002

Crime Information Warehouse

Grid(s): 2381

Part I Crimes	Total Crimes
Grid 2381	
110C - FONDLING	1
230G - SHOPLIFTING ALL OTHERS	3
Grid 2381 TOTAL	4
Total Part I :	**4**

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Grid(s): 2381

PART II Crimes	Total Crimes
Grid 2381	
130B - SIMPLE ASSAULT	2
350A - NARCOTIC BUY/SELL/POSS/IMPORT/MANUF	2
Grid 2381 TOTAL	4
Total PART II :	**4**

Grand Total: 8

Detail Filter: OI.Incident From Date Time >= "2002-01-01" and OI.Incident From Date Time < "2003-01-01" and OI.Offense.Ucr Code in ('090A' , '1200' , '110A' , '110B' , '110C' , '130A' , '130D' , '2200' , '230A' , '230B' , '230C' , '230D' , '230E' , '230F' , '230G' , '2400' , '090C' , '130B' , '130E' , '350A' , '350B' , '5100' , '2700' , '260A' , '260B' , '260D' , '260E' , '260F' , '1000' , '2000') and OI.Reporting_Agency_Code = '030' and OI.Aoa Agency Code = '000' and OI.Clearance Type Description <> 'UNFOUNDED' and OI.Report Written YN = 'Y' and OI.Grid in ("2381")

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Miami-Dade Police Department

MIAMI-DADE POLICE DEPARTMENT
Part I and Part II Crimes w/o AOA
For Specific Grids
From 2003-01-01 Thru 2003-06-30
YEAR: 2003

Crime Information Warehouse

Grid(s): 2381

Part I Crimes	Total Crimes
Grid 2381	
1200 - ROBBERY	1
230G - SHOPLIFTING ALL OTHERS	3
Grid 2381 TOTAL	4
Total Part I :	**4**

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Grid(s): 2381

PART II Crimes	Total Crimes
Grid 2381	
130B - SIMPLE ASSAULT	1
Grid 2381 TOTAL	1
Total PART II :	**1**

Grand Total: 5

Detail Filter: OI.Incident From Date Time >= "2003-01-01" and OI.Incident From Date Time < "2003-07-01" and OI.Offense.Ucr Code in ('090A' , '1200' , '110A' , '110B' , '110C' , '130A' , '130D' , '2200' , '230A' , '230B' , '230C' , '230D' , '230E' , '230F' , '230G' , '2400' , '090C' , '130B' , '130E' , '350A' , '350B' , '5100' , '2700' , '260A' , '260B' , '260D' , '260E' , '260F' , '1000' , '2000') and OI.Reporting_Agency_Code = '030' and OI.Aoa Agency Code = '000' and OI.Clearance Type Description <> 'UNFOUNDED' and OI.Report Written YN = 'Y' and OI.Grid in ("2381")

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Miami-Dade Police Department

MIAMI-DADE POLICE DEPARTMENT
Part I and Part II Crimes w/o AOA
For Specific Grids
From 2002-01-01 Thru 2002-12-31
YEAR: 2002

Crime Information Warehouse

Grid(s): 2382

Part I Crimes	Total Crimes
Grid 2382	
230G - SHOPLIFTING ALL OTHERS	2
Grid 2382 TOTAL	2
Total Part I :	**2**

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Miami-Dade Police Department

MIAMI-DADE POLICE DEPARTMENT
Part I and Part II Crimes w/o AOA
For Specific Grids
From 2002-01-01 Thru 2002-12-31
YEAR: 2002

Crime Information Warehouse

Grid(s): 2382

PART II Crimes	Total Crimes
Grid 2382	
350A - NARCOTIC BUY/SELL/POSS/IMPORT/MANUF	2
350B - ILLEGAL DRUG EQUIPMENT	1
Grid 2382 TOTAL	3
Total PART II :	**3**

Grand Total: 5

Detail Filter: OI.Incident From Date Time >= "2002-01-01" and OI.Incident From Date Time < "2003-01-01" and OI.Offense.Ucr Code in ('090A' , '1200' , '110A' , '110B' , '110C' , '130A' , '130D' , '2200' , '230A' , '230B' , '230C' , '230D' , '230E' , '230F' , '230G' , '2400' , '090C' , '130B' , '130E' , '350A' , '350B' , '5100' , '2700' , '260A' , '260B' , '260D' , '260E' , '260F' , '1000' , '2000') and OI.Reporting_Agency_Code = '030' and OI.Aoa Agency Code = '000' and OI.Clearance Type Description <> 'UNFOUNDED' and OI.Report Written YN = 'Y' and OI.Grid in ("2382")

70

Miami-Dade Police Department

MIAMI-DADE POLICE DEPARTMENT
Part I and Part II Crimes w/o AOA
For Specific Grids
From 2003-01-01 Thru 2003-06-30
YEAR: 2003

Crime Information Warehouse

Grid(s): 2382

Part I Crimes	Total Crimes
Grid 2382	
2200 - BURGLARY	2
230G - SHOPLIFTING ALL OTHERS	3
Grid 2382 TOTAL	5
Total Part I:	**5**

Grand Total: 5

Detail Filter: Ol.Incident From Date Time >= "2003-01-01" and Ol.Incident From Date Time < "2003-07-01" and Ol.Offense.Ucr Code in ('090A' , '1200' , '110A' , '110B' , '110C' , '130A' , '130D' , '2200' , '230A' , '230B' , '230C' , '230D' , '230E' , '230F' , '230G' , '2400' , '090C' , '130B' , '130E' , '350A' , '350B' , '5100' , '2700' , '260A' , '260B' , '260D' , '260E' , '260F' , '1000' , '2000') and Ol.Reporting_Agency_Code = '030' and Ol.Aoa Agency Code = '000' and Ol.Clearance Type Description <> 'UNFOUNDED' and Ol.Report Written YN = 'Y' and Ol.Grid in ("2382")

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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: Diaz Landscaping & Nursery, Inc.

NAME AND ADDRESS	Percentage of Stock
Manuel C. Diaz	100%

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	Percent 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: Lennar Homes, Inc.

NAME, ADDRESS AND OFFICE (if applicable)	Percentage of Interest
Lennar Corporation is a publically traded corporation and is the	100%
parent of the contract purchaser, Lennar Homes, Inc.	

Date of contract: 9/26/2002

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: See Exhibit E attached hereto
(Applicant)

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

_____
(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 E

By: _____
Manuel C. Diaz

Sworn to and subscribed before me this 6TH day of DEC., 2002. Affiant is personally known to me or has produced _____ as identification.

_____
(Notary Public)
My commission expires 7/19/06

Gilda Zubizarreta
My Commission DD123738
Expires July 19, 2006

By: _____
Emilia F. Diaz

Sworn to and subscribed before me this 6TH day of DEC., 2002. Affiant is personally known to me or has produced _____ as identification.

_____
(Notary Public)
My commission expires 7/19/06

Gilda Zubizarreta
My Commission DD123738
Expires July 19, 2006

Diaz Landscaping & Nursery, Inc.

By: _____
Name: Manuel C. Diaz
Title: President

Sworn to and subscribed before me this 6TH day of DEC., 2002. Affiant is personally known to me or has produced _____ as identification.

_____
(Notary Public)
My commission expires 7/19/06

Gilda Zubizarreta
My Commission DD123738
Expires July 19, 2006

MIA\993384.2

EXHIBIT D

By: _____
Manuel C. Diaz

Sworn to and subscribed before me this 6TH day of DEC., 2002. Affiant is personally known to me or has produced _____ as identification.

_____
(Notary Public)
My commission expires 7/19/06

Gilda Zubizarreta
My Commission DD123736
Expires July 19, 2006

By: _____
Emilia F. Diaz

Sworn to and subscribed before me this 6TH day of DEC., 2002. Affiant is personally known to me or has produced _____ as identification.

_____
(Notary Public)
My commission expires 7/19/06

Gilda Zubizarreta
My Commission DD123736
Expires July 19, 2006

Diaz Landscaping & Nursery, Inc.

By: _____
Name: Manuel C. Diaz
Title: President

Sworn to and subscribed before me this 6TH day of DEC., 2002. Affiant is personally known to me or has produced _____ as identification.

_____
(Notary Public)
My commission expires 7/19/06

Gilda Zubizarreta
My Commission DD123736
Expires July 19, 2006

MIA\99384.1

EXHIBIT E

By: _____
Manuel C. Diaz

Sworn to and subscribed before me this 6TH day of DEC., 2002. Affiant is personally known to me or has produced _____ as identification.

_____
(Notary Public)
My commission expires 7/19/06

Gilda Zubizarreta
My Commission DD123738
Expires July 19, 2006

By: _____
Emilia F. Diaz

Sworn to and subscribed before me this 6TH day of DEC., 2002. Affiant is personally known to me or has produced _____ as identification.

_____
(Notary Public)
My commission expires 7/19/06

Gilda Zubizarreta
My Commission DD123738
Expires July 19, 2006

Diaz Landscaping & Nursery, Inc.

By: _____
Name: Manuel C. Diaz
Title: President

Sworn to and subscribed before me this 6TH day of DEC., 2002. Affiant is personally known to me or has produced _____ as identification.

_____
(Notary Public)
My commission expires 7/19/06

Gilda Zubizarreta
My Commission DD123738
Expires July 19, 2006

MIA199384.2

Silver Palm

DADE COUNTY, FLORIDA

1st rev

RECEIVED
303375
MAY 5 - 2003

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

SYMBOLS:

- BUILDING SECTIONS — SECTION LETTERS — SHEET NUMBER (WHERE SECTION IS DRAWN)
- STEP DOWN — CHANGE IN FLOOR HEIGHT
- DETAIL — DETAIL NUMBER — SHEET NUMBER
- CONTROL OR DATUM POINT — DESCRIPTION OF POINT (FIN FLR., TOP OF PLATE, TOP OF T.B.)
- INTERIOR ELEVATION(S) (UNFOLD) — ARROWS INDICATE ELEVATIONS — SHEET NUMBER
- ELEVATION OR POINT
- DOOR TYPE — DOOR MARK (NUMBER)
- REVISION REFERENCE — NUMBER FOR REVISION CORRESP. TO DESIGN SECTION OF TITLE BLOCK
- WINDOW TYPE — WINDOW MARK (LETTER)
- WALL SECTIONS — SECTION NUMBER(S) — SHEET NUMBER (WHERE SECTION IS DRAWN)
- KEYNOTE — DRAWING NOTE (NUMBER)

ABBREVIATIONS:

AIR CONDITIONING	A/C	DETAIL	DTL.	HEADER	HDR	PAIR	PR	TEMPERED GLASS	TEMP. GL.
AIR HANDLING UNIT	A.H.U.	DIAMETER	DIA	HEIGHT	HT. / HGT	PENNY	d	TIE BEAM	T.B.
ALTERNATE	ALT	DISHWASHER	D.W.	HOSE BIBB	H.B.	PLATE	PL	TOP OF CURB	T.C.
ALUMINUM	AL.	DOUBLE	DBL.	HOLLOW CORE	H.C.	PLYWOOD	PLY WD	TREAD	T.
ANCHOR BOLT	A.B.	DOUBLE PLATE	DBL. PL.			PROPERTY LINE	P.	TYPICAL	TYP.
ANGLE	∠	DOOR	DR	INFORMATION	INFO	POUNDS PER SQUARE INCH	P.S.I.	TONGUE AND GROOVE	T&G
AVERAGE	AVG.	DOWN	DN	INSULATION	INSUL.	PRESSURE TREATED	P.T.	TOP OF PLATE	T.O.P.
ABOVE FINISH FLOOR	A.F.F.	DOWNSPOUT	D.S.	INTERIOR	INT.			TOP OF BEAM	T.O.B.
		DRAWER	DWR.			RADIUS	RAD		
BEAM	BM			LAMINATED PLASTIC	LAM. PLAS.	RAFTER	RAF	UNLESS NOTED OTHERWISE	U.N.O.
BLOCKING	BLKG.	EACH	EA	LOUVER	LOUV.	REQUIRED	REQD		
BOARD	BD. / BRD	ELEVATION	ELEV./EL	LUMINOUS	LUM.	REVISION	REV.	VENT THRU ROOF	V.T.R.
BOTTOM	BOT.	EQUAL	EQ.	LAVATORY	LAV.	REFRIGERATOR	REF.	VENT TO OUTSIDE AIR	V.T.O.A.
BUILDING	BLDG.	EXHAUST	EXH			RISER	R.	VERTICAL	VERT.
		EXPANSION JOINT	EXP. JT.	MACHINE BOLT	M.B.	ROOF DRAIN	R.D.	VINYL COMPOSITION TILE	V.C.T.
CABINET	CAB.	EXTERIOR	EXT.	MANUFACTURER	MFGR	ROOM	RM		
CEILING	CLG.	ETCETERA	ETC.	MATERIAL	MATL	ROUGH SAWN	RO/S	WARDROBE	WARD.
CEILING JOISTS	CLG. JST.			MAXIMUM	MAX.	ROUGH OPENING	R.O.	WATER CLOSET	W.C.
CENTER	CEN	FACE OF MASONRY	F.O.M.	MEDICINE CABINET	M.C.			WATERPROOFING	W.P.
CENTER LINE	℄	FACE OF STUD	F.O.S.	METAL	MTL	SELECT STRUCTURAL	SELECT STRUCT	WELDED WIRE MESH	W.W.M.
CERAMIC TILE	CER. T.	FINISH	FIN	MINIMUM	MIN	SOLID CORE	S.C.	WINDOW	WIND
CHAMFER	CHAM	FINISH FLOOR	F.F.			SHELF AND POLE	S. & P.	WITH	W/
CHANNEL	[OR]	FINISH GRADE	F.G.	NOT IN CONTRACT	N.I.C.	SIMILAR	SIM.	WITHOUT	W/O
CLEAR	CLR	FLASHING	FLSHG	NOT TO SCALE	N.T.S.	SLIDING GLASS DOOR	SL. GL. DR	WOOD	WD
COLUMN	COL	FLOOR	FLR			SLIDING CEILING	SLD. CLG.	WROUGHT IRON	W.I.
COMPOSITION	COMPO	FLOOR DRAIN	F.D.	OBSCURE	OBS	SPLASH	SPL	WALK IN CLOSET	W.I.C.
CONCRETE BLOCK	CONC. BLK.	FLOOR JOISTS	FLR. JST.	OPPOSITE	OPP	SHEATHING	SHTG		
CONSTRUCTION GRADE	CONST. GR.	FLUORESCENT	FLUOR.	ON CENTER	O.C.	SYNTHETIC MARBLE	SYN. MARBLE		
CONTINUOUS	CONT.	FOOTING	FTG	OVERHEAD	O.H.				
COLD WATER	C.W.	GALVANIZED	GALV						
CULTURED MARBLE	CULT. MAR.	GRADE	GRD						
		GYPSUM BOARD	GYP BD.						

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SCALE	REVISIONS	BY	
CHECKED BY: MMM	04-25-03	LTS	
DRAWN BY: TJF			
DATE: 04-04-03			
JOB: 028			

LENNAR HOMES
780 N.W. 107 AVENUE MIAMI, FLORIDA 33172 (305) 559-8511

OLIVA-MEOZ ARCHITECTS & PLANNERS, INC.
8340 SOUTHWEST 24TH STREET MIAMI, FLORIDA 33155
TELEPHONE: (305) 552-7296 FACSIMILE: (305) 552-7297.

CAD FILE

SILVER PALM
DADE COUNTY, FLORIDA

HECTOR L. OLIVA
AR 0013339

SHEET
TITLE

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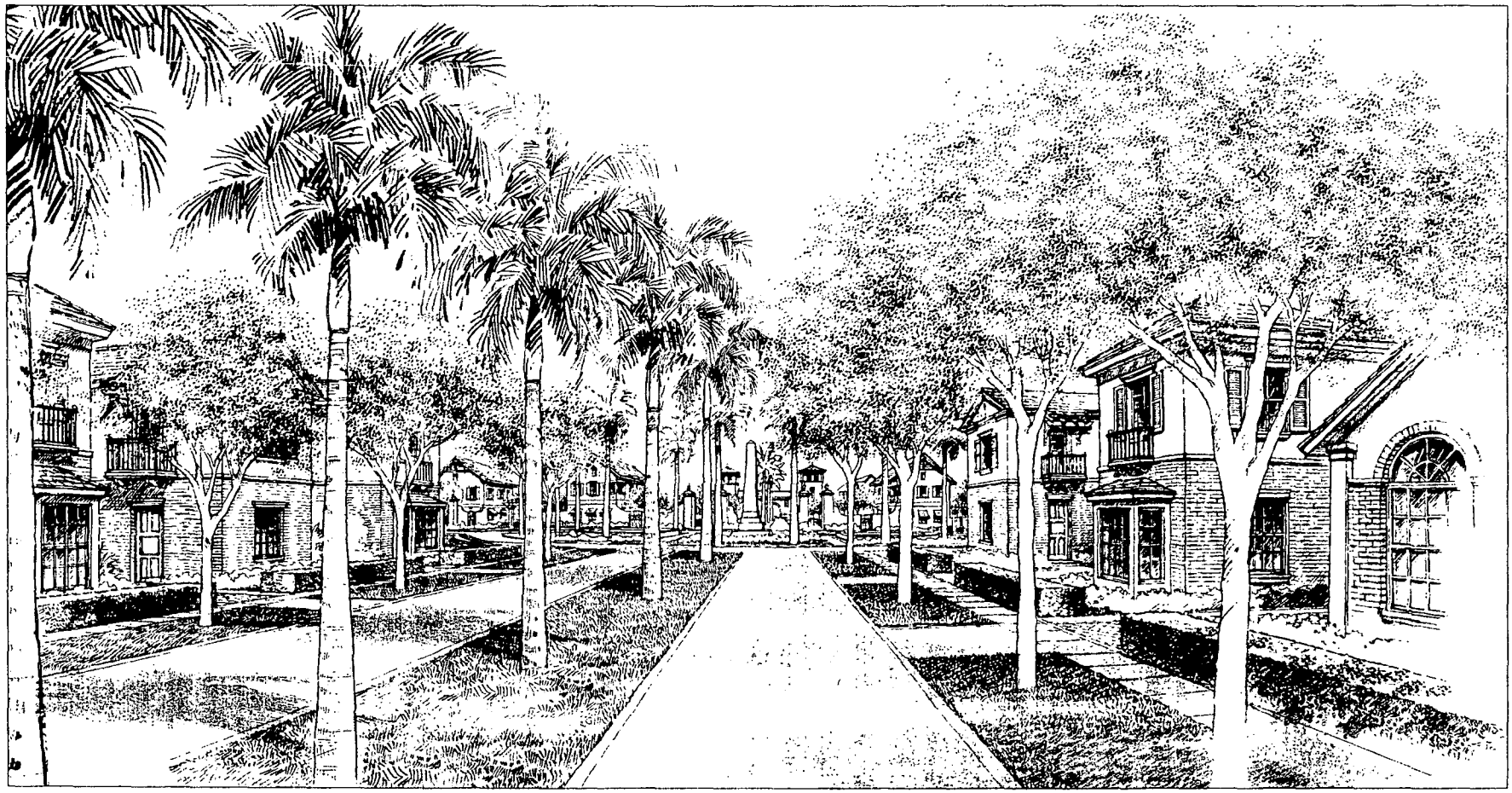
78

THE TOWN OF

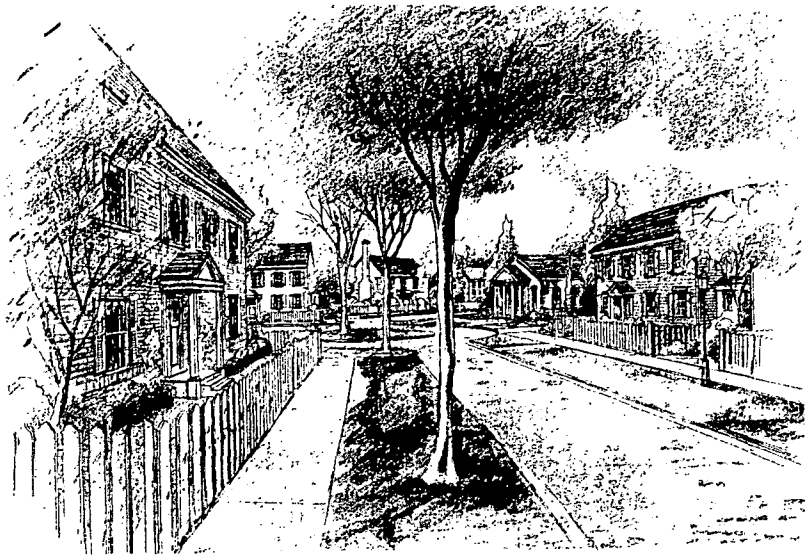
SILVER PALM

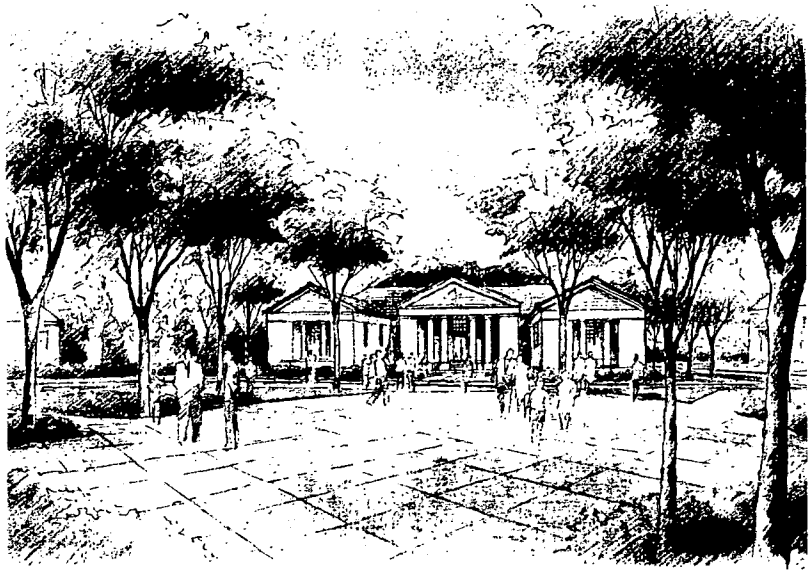
FLORIDA 2002

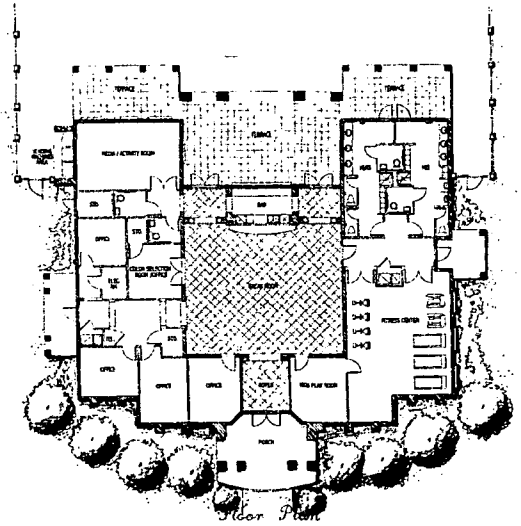


SCALE: AS SHOWN CHECKED BY: M.M.M. DRAWN BY: DATE: 12-06-02 JOB: 026	REVISIONS BY	LENNAR HOMES 760 N.W. 107 AVENUE MIAMI, FLORIDA, 33172 (305) 599-1951	OLIVA-MEOZ ARCHITECTS & PLANNERS, INC. 8240 SOUTHWEST 24TH STREET MIAMI, FLORIDA 33155 TEL.: (305) 552-7296. FACS.: (305) 552-7297.	SILVER PALM DADE-COUNTY, FLORIDA CAD FILE: [illegible]	HECTOR L. OLIVA AR 0015339	SHEET R-1

79







SCALE:	FEET 0'	REVISIONS	BY
CHECKED BY:	M.M.M.		
DRAWN BY:			
DATE:			
JOB:	0[illegible]		

LENNAR HOMES
760 N.W. 107 AVENUE MIAMI, FLORIDA 33172 (305) 599-1951

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SILVER PALM
DADE COUNTY, FLORIDA

CAD FILE: [illegible]

HECTOR L. OLIVA
AR 0015135

SHEET
R-2

80

GENERAL SITE DATA

SILVER PALM

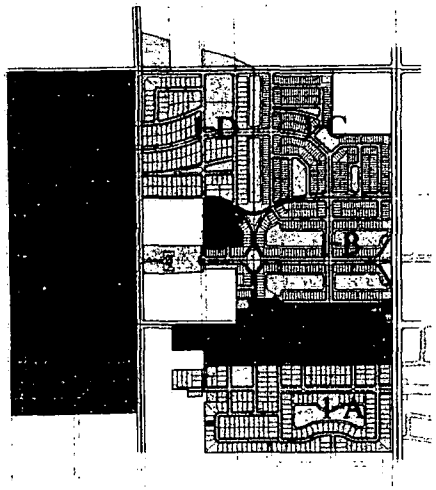
TOTAL NUMBER OF UNITS: 1,721 GROSS ACRES: 294.15 GROSS DENSITY: 5.8

NET ACRES: 283.56 NET DENSITY: 6.0

CONSTRUCTION PHASE 1 940 UNITS							
PARCEL	NET ACRES	DETACHED SINGLE FAMILY	ATTACHED SINGLE FAMILY	PAVED AREAS	BUILDING AREA	10% GREEN REQUIRED	* GREEN PROVIDED
1-A	40.64	198		3.29	23.22	12.19	* 12.53
1-B	44.42		248	8.69	10.47	13.32	* 19.72
1-C	34.37		347	8.91	10.89	10.31	* 13.36
1-D	38.01	147		4.71	18.87	11.40	* 12.59
TOTAL	157.44	345	595	25.60	63.45	47.22	56.20

CONSTRUCTION PHASE 2 781 UNITS							
PARCEL	NET ACRES	DETACHED SINGLE FAMILY	ATTACHED SINGLE FAMILY	PAVED AREAS	BUILDING AREA	10% GREEN REQUIRED	* GREEN PROVIDED
2-E	21.14	75	75	3.34	11.53	6.34	6.27
2-F	4.27		49	1.38	1.68	1.28	1.21
2-G	37.61	179		6.30	21.14	11.28	10.17
2-H	37.84	57	238	8.25	14.21	11.35	* 13.13
2-I	25.26	108		4.16	12.59	7.57	8.51
TOTAL	126.12	419	362	23.43	61.15	37.82	39.29

* EXCLUDING 50 % OF LAKES AREAS



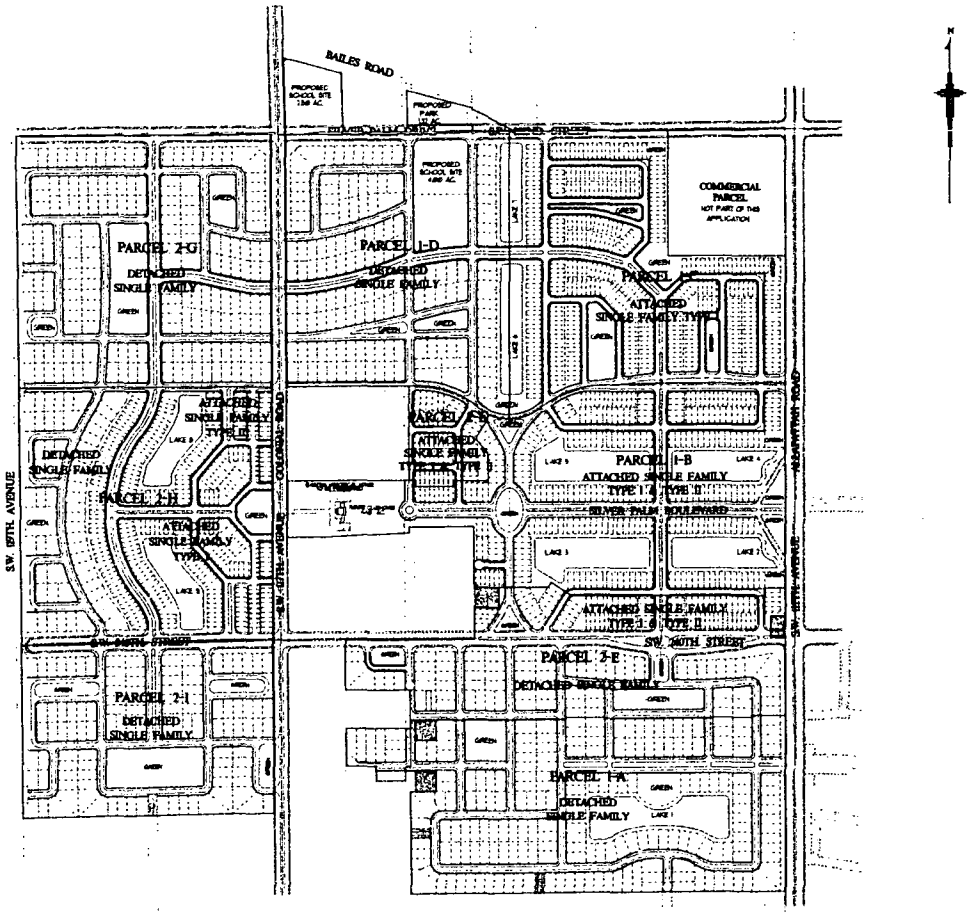
LEGEND

PHASE 1

PHASE 2

SITE PLAN

CONSTRUCTION PHASES SCALE 1"=600'-0"



SITE PLAN

SCALE: 1"=300'-0"

SCALE: AS SHOWN	REVISIONS	BY	
CALCULATED BY: M.M.M.			
DRAWN BY: Y.F.			
DATE: 12-16-02			
JOB: 826			

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SILVER PALM
DADE-COUNTY, FLORIDA

CAD FILE: 0216 SP-1

HECTOR L. OLIVA
AR 0015119

SHEET
SP-1

SILVER PALM PARCEL 1-A
LEGAL DESCRIPTION

All of Tract 1 of the 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, Less the South 107 feet of the West 107.65 feet, and Less the East 25 feet.

AND

The North 202 feet of the East ½ of the NW ¼ of the NW ¼ of the SW ¼ of Section 19, Township 56 South, Range 40 East, lying and being in Miami-Dade County, Florida

AND

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 recorded in Plat Book 31, at Page 58 of the Public Records of Miami-Dade County, Florida

AND

Tract 1, of FLORENCE B. HOLFERTY'S FARM, according to the plat thereof, as recorded in Plat Book 51, at Page 24 of the Public Records of Miami-Dade County, Florida, Less the following parcel, to-wit: Begin 25 feet East of the Northwest corner of said Tract 1, thence East 107.65 feet, thence South 107 feet, thence West 107.65 feet, thence North 107 feet to the Point of Beginning.

AND

Tract 5, Less the West 132 feet and less the East 25 feet thereof, according to the AMENDED PLAT OF PORTIONS OF SOUTH MIAMI GARDENS according to the plat thereof recorded in Plat Book 31, at Page 58 of the Public Records of Miami-Dade County, Florida.

AND

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

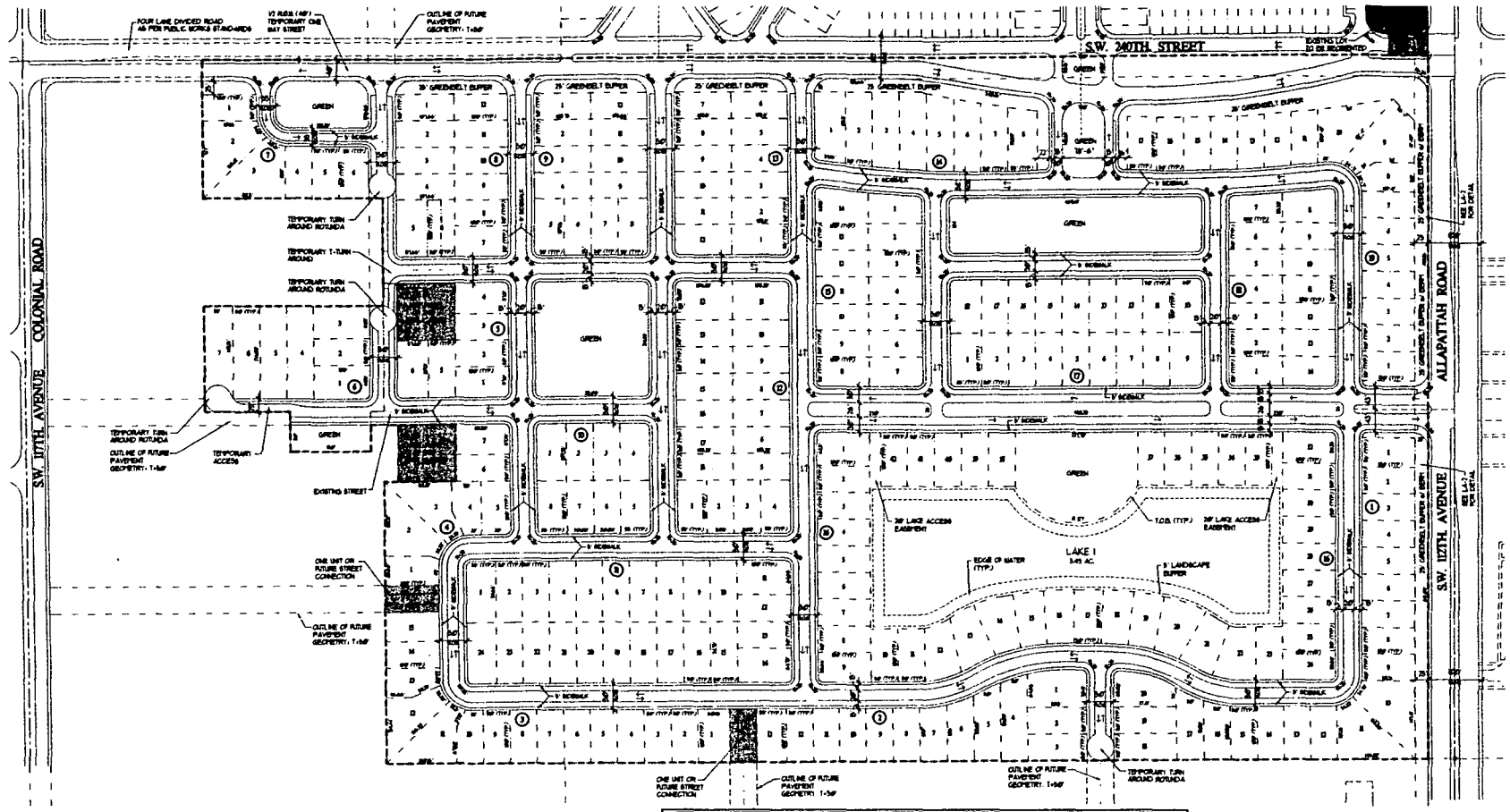
AND

The East ½ of the NW ¼ of the NW ¼ of the SW ¼ less the North 463.56 feet in Section 19, Township 56 South, Range 40 East, Miami-Dade County, Florida, containing 1.57 acres, more or less.

AND

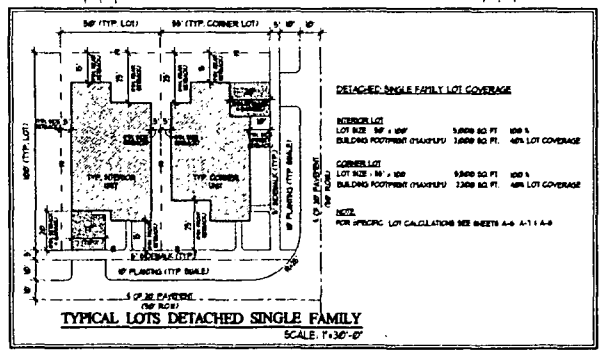
The East 175.00 feet of the North 75.00 feet of the SW ¼ of the NW ¼ of the SW ¼, less the East 25.00 feet in Section 19, Township 56 South, Range 40 East, Miami-Dade County, containing 0.26 acres, more or less.

NOTE: The above described parcel contains 2,217,604 square feet (51.7962 acres), more or less.



PARCEL 1-A

SCALE: 1"=100'-0"



DETACHED SINGLE FAMILY LOT COVERAGE

INTERIOR LOT
LOT SIZE: 50' x 100' — 5,000 SQ. FT. — 100 %
BUILDING FOOTPRINT (MAXIMUM) — 2,000 SQ. FT. — 40% LOT COVERAGE

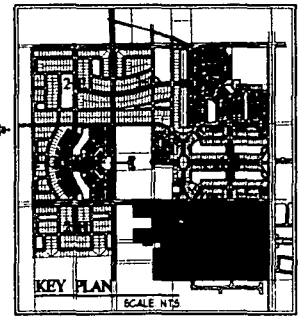
CORNER LOT
LOT SIZE: 50' x 100' — 5,000 SQ. FT. — 100 %
BUILDING FOOTPRINT (MAXIMUM) — 2,000 SQ. FT. — 40% LOT COVERAGE

NOTE:
FOR SPECIFIC LOT CALCULATIONS SEE SHEETS A-6, A-7 & A-8

TYPICAL LOTS DETACHED SINGLE FAMILY

SCALE: 1"=30'-0"

N



GENERAL SITE DATA
PARCEL 1-A
DETACHED SINGLE FAMILY
RU-1M (A)

1. INTENDED USE OF DEVELOPMENT	DETACHED SINGLE FAMILY 50' X 100' TYPICAL LOTS	
2. NET ACREAGE OF SITE (EXCLUDING ROW DEDICATION)	60.51 ACRES	100.00%
3. TOTAL UNITS (MAX. BLDG. GROUND COVERAGE 14.10 ACRES 23.30%)	213 UNITS	32.42 ACRES — 53.57%
4. PAVED AREAS INCLUDING SIDEWALKS		14.18 ACRES — 23.31 %
5. LAKE AREA IN THE PARCEL		3.49 ACRES — 5.76%

SEE DETAILS & CALCULATIONS OF TYPICAL DETACHED SINGLE FAMILY LOTS AT SHEETS A-6, A-7 & A-8

SCALE	AS SHOWN	REVISIONS	BY
CHECKED BY	M.M.M.	1. 09-29-03	Y.L.F.
DRAWN BY	Y.L.F.	2. 10-09-03	Y.L.F.
DATE	09-09-03	3. 10-20-03	Y.L.F.
JOB	03-06		

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SILVER PALM
DADE COUNTY, FLORIDA

CAD FILE: 0216/SP-2

HECTOR L. OLIVA
AR 0011339

PARCEL 1-A
SHEET
SP-2

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SILVER PALM PARCEL 1-B
LEGAL DESCRIPTION

A portion of the NW ¼ of Section 19 Township 56 South, Range 40 East, Miami-Dade County, Florida, being more particularly described as follows:

Commence at the Northeast corner of the South ½ of the said NW ¼ of Section 19, thence S89°19'19"W along the North line of the said South ½ of the NW ¼ of Section 19 for 50.00 feet to a point on a line that is 50.00 feet East of, as measured at right angles to, the East line of the said NW ¼ of Section 19, said line being the West Right-of-Way line of S.W. 107th Avenue (Allapattah Road), said point being the POINT OF BEGINNING of the parcel herein described, thence from the above established Point of Beginning run S00°19'47"E along said line that is 50.00 feet West of the East line of the NW ¼ of Section 19 and along the said Right-of-Way line of S.W. 107th Avenue (Allapattah Road) for 1289.47 feet to a point on the North line of Tract 6 of SECOND AMENDED PLAT OF PORTIONS OF SOUTH MIAMI GARDENS, according to the plat thereof recorded in Plat Book 48, at Page 78, of the Public Records of Miami-Dade County, Florida, thence S89°26'28"W along the North line of said Tract 6 for 1619.41 feet to the Northwest corner of said Tract 6, said point also lying on the West line of the East ½ of the SE ¼ of the said SW ¼ of the NW ¼ of Section 19, thence N00°36'14"W along the said West line of the East ½ of the SE ¼ of the SW ¼ of the NW ¼ of Section 19 for 35.35 feet, thence S89°28'16"W for 333.82 feet to a point on the East line of the of the SW ¼ of the said SW ¼ of the NW ¼ of Section 19, thence S00°32'20"E along the said East line of the SW ¼ of the SW ¼ of the NW ¼ of Section 19 for 30.00 feet, thence S86°50'49"W for 436.69 feet, thence S89°28'16"W for 156.35 feet to a point on the East Right-of-Way line of S.W. 117th Avenue (Colonial Road), said point lying 35.00 feet East of, as measured at right angles to, the West line of the said NW ¼ of Section 19, thence N00°36'32"W along the said East Right-of-Way line of S.W. 117th Avenue, and along a line that is 35.00 feet East of, and parallel with, the said West line of the NW ¼ of Section 19 for 293.48 feet to a point on the North line of the South ½ of the NW ¼ of the SW ¼ of the said NW ¼ of Section 19, thence N89°27'40"E along the said North line of the South ½ of the NW ¼ of the SW ¼ of the NW ¼ of Section 19 for 632.54 feet to the Northeast corner of the said South ½ of the NW ¼ of the SW ¼ of the NW ¼ of Section 19, thence N00°32'20"W along the West line of the NE ¼ of the said SW ¼ of the NW ¼ of Section 19 for 494.11 feet to the Northeast corner of the said NE ¼ of the SW ¼ of the NW ¼ of Section 19, thence N89°19'19"E along the North line of the said South ½ of the NW ¼ of Section 19 for 39.38 feet to a point of curvature of a circular curve to the right, thence to the right along said curve, having for its elements a radius of 455.00 feet and a central angle of 39°40'14" for an arc distance of 342.13 feet to a point of reverse curvature, thence to the left along said curve, having for its elements a radius of 760.00 feet and a central angle of 11°26'43" for an arc distance of 324.21 feet to a point of reverse curvature, thence to the right along said curve having for its elements a radius of 500.00 feet and a central angle of 31°46'29" for an arc distance of 493.12 feet to the point of tangency, said point lying on the said North line of the South ½ of the NW ¼ of Section 19, thence N89°19'19"E along the said North line of the South ½ of the NW ¼ of Section 19 for 823.25 feet to the Point of Beginning.

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 78 of the Public Records of Miami-Dade County, Florida.

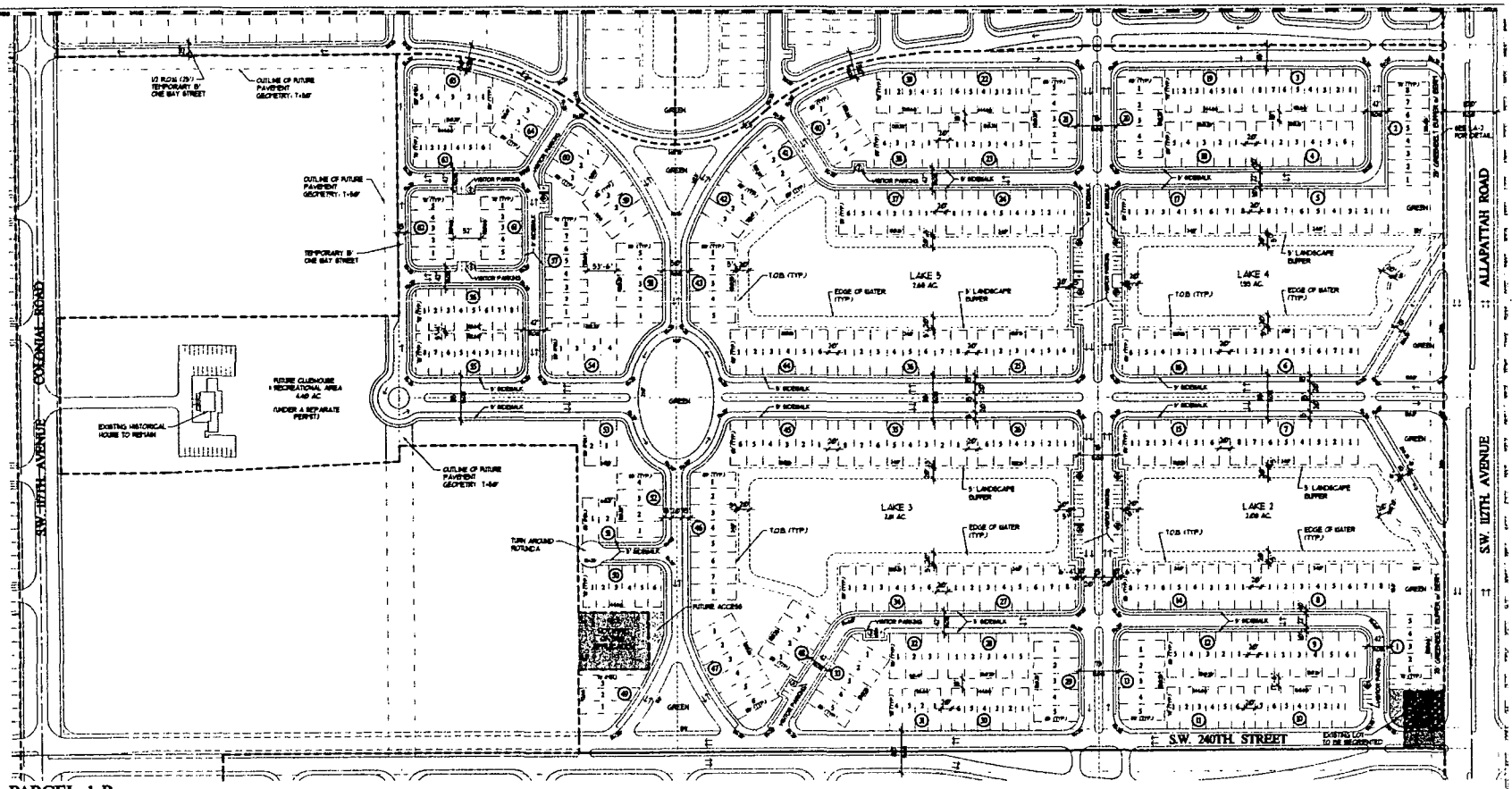
AND

All of Tract 7 of the 2ND AMENDED PLAT OF PORTIONS OF SOUTH MIAMI GARDENS, according to the plat thereof, as recorded in Plat Book 48, at Page 78 of the Public Records of Miami-Dade County, Florida.

NOTES:

1. The above described parcels contain 2381.056 square feet (54.7993 acres), more or less

2. The bearings are based on an assumed direction of S00°19'47"E along the East line of the NW ¼ of Section 19, Township 56 South, Range 40 East, Miami-Dade County, Florida.



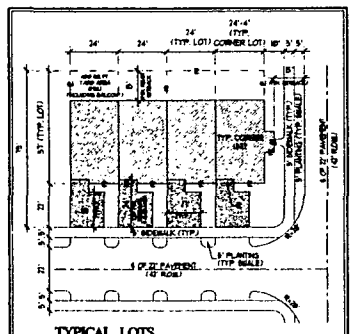
PARCEL 1-B

SCALE: 1"=100'-0"

GENERAL SITE DATA
PARCEL 1-B
ATTACHED SINGLE FAMILY TYPE-I AND TYPE-II
RU-TH (TOWNHOUSES)

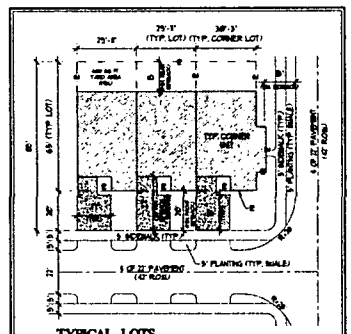
1. INTENDED USE OF DEVELOPMENT RU-TH (TOWNHOUSES)
2. PROPOSED PRODUCT ATTACHED SINGLE FAMILY TYPE-I AND TYPE-II (2 STORIES)
3. GROSS ACREAGE OF SITE PARCEL 1-B ---------- 54.79 ACRES
4. TOTAL NUMBER OF DWELLING UNITS ---------- 367 UNITS
5. NET AREA-(EXCLUDING ROW 1.42 ACRES)---------- 53.37 ACRES ---------- 100.00 %
6. NET DENSITY ---------- 6.87
7. AREA OF ATTACHED SINGLE FAMILY ---------- 14.95 ACRES ---------- 28.01%
   TYPE-I (24'-0" x 57'-0" =1366.00 SQFT x 110 UNITS)
   TYPE-II (30'-0" x 65'-0" =1950.00 SQFT x 257 UNITS)
8. PAVED AREA DRIVEWAYS AND PARKINGS ---------- 9.50 ACRES ---------- 17.80 %
9. COMMON OPEN SPACE/GREEN REQUIRED 30% = 16.01 ACRES PROVIDED 24.16 ACRES ---------- 45.26 %
   INCLUDING SIDEWALKS AND 50 % OF THE LAKES (4.76 ACRES)
10. MAXIMUM NUMBER OF STORIES PROPOSED ---------- (2 FLOORS)
11. MAXIMUM HEIGHT ---------- 35 FEET.
12. PARKING SPACES PROVIDED 2 PARKING SPACES PER UNIT (NOT COUNTING GARAGES) ---- 734
    VISITOR PARKING SPACES PROVIDED ---------- 92

SEE DETAILS & CALCULATIONS OF TYPICAL ATTACHED SINGLE FAMILY LOTS AT SHEETS A-1, A-3 & A-5



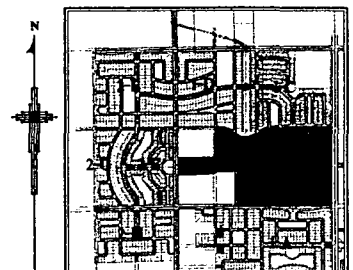
TYPICAL LOTS
ATTACHED SINGLE FAMILY TYPE I

SCALE: 1"=30'-0"



TYPICAL LOTS
ATTACHED SINGLE FAMILY TYPE II

SCALE: 1"=30'-0"



KEY PLAN

SCALE: N.T.S.

SCALE	AS SHOWN	REVISIONS	BY
CHECKED BY	MMM	01-29-99	YJP
DRAWN BY	YJP	09-07-99	LTB
DATE	12-16-02	01-20-99	LTB
JOB	0216		

LENNAR HOMES
780 N.W. 107 AVENUE MIAMI, FLORIDA 33172 (305) 599-1551

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TELEPHONE: (305) 552-7296 FACSIMILE: (305) 552-7297

SILVER PALM
DADE COUNTY, FLORIDA

CAD FILE: 0216/PP-3

HECTOR L. OLIVA
AR 0015339

PARCEL 1-B
SHEET
SP-3

SILVER PALM PARCEL 1-C
LEGAL DESCRIPTION

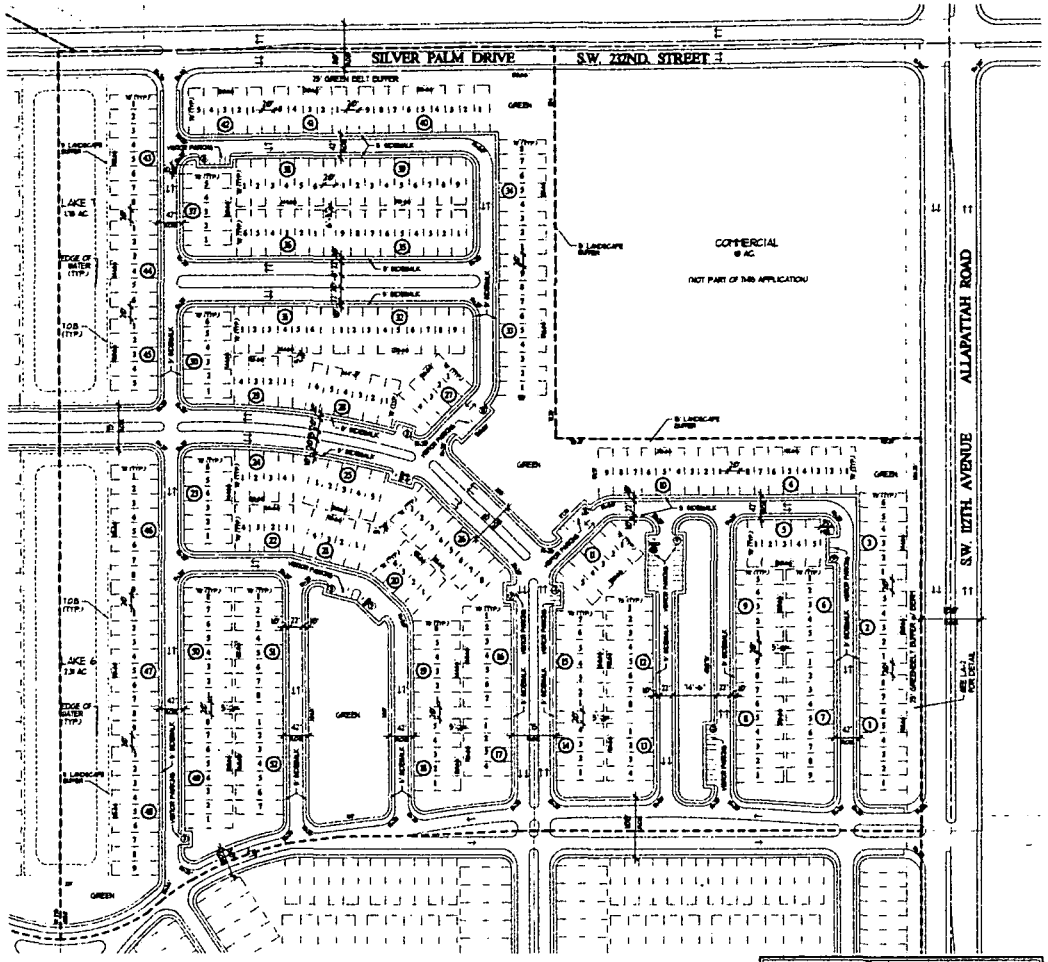
A portion of the NW ¼ of Section 19, Township 56 South, Range 40 East, Miami-Dade County, Florida, being more particularly described as follows:

Commence at the Southeast corner of the North ½ of the said NW ¼ of Section 19, thence S89°19'19"W along the South line of the said North ½ of the NW ¼ of Section 19 for 50.00 feet to a point on a line that is 50.00 feet East of, as measured at right angles to, the East line of the said NW ¼ of Section 19, said line being the West Right-of-Way line of SW 127th Avenue (Allapattah Road), said point being the POINT OF BEGINNING of the parcel herein described, thence from the above established Point of Beginning continue S89°19'19"W along the said South line of the North ½ of the NW ¼ of Section 19 for 823.25 feet to a point of curvature of a circular curve to the left, thence to the left along said curve having for its elements a radius of 500.00 feet and central angle of 37°46'29" for an arc distance of 493.12 feet to point of reverse curvature, thence to the right along said curve having for its elements a radius of 760.00 feet and a central angle of 32°08'09" for an arc distance of 145.83 feet to a point, thence N07°13'07"W for 1,494.41 feet to a point on the North line of the said NW ¼ of Section 19, thence N89°10'14"E along the said North line of the NW ¼ of Section 19 for 824.34 feet to a point that is 660.00 feet West of, as measured at right angles to, the said East line of the NW ¼ of Section 19, thence S00°19'41"E along a line that is 660.00 feet West of, and parallel with, the said East line of the NW ¼ of Section 19 for 666.00 feet to a point that is 660.00 feet South of, as measured at right angles to, the said North line of the NW ¼ of Section 19, thence N89°10'14"E along a line that is 660.00 feet South of, and parallel with the said North line of the NW ¼ of Section 19 for 660.00 feet to a point on the said West Right-of-Way line of SW 127th Avenue (Allapattah Road). Said point, lying 50.00 feet West of, as measured at right angles to, the said East line of the NW ¼ of Section 19, thence S00°19'41"E along the said West Right-of-Way line of SW 127th Avenue (Allapattah Road) and along a line that is 50.00 feet West of, and parallel with, the said East line of the NW ¼ of Section 19 for 664.31 feet to the Point of Beginning

NOTES:

1. The above described parcels contain 1537307 square feet (35.297) acres), more or less

2. The bearings are based on an assumed direction of S00°19'41"E along the East line of the NW ¼ of Section 19, Township 56 South, Range 40 East, Miami-Dade County, Florida

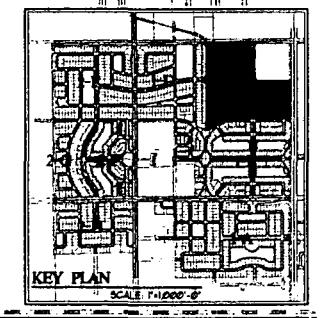


PARCEL 1-C

SCALE: 1"=100'-0"

SEE DETAILS & CALCULATIONS OF TYPICAL ATTACHED SINGLE FAMILY LOTS AT SHEETS A-1, A-3 & A-5

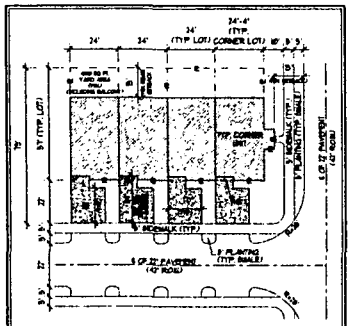
N



GENERAL SITE DATA
PARCEL 1-C

ATTACHED SINGLE FAMILY TYPE I
RU-3M (TOWNHOUSES)

1. INTENDED USE OF DEVELOPMENT RU-3M (TOWNHOUSES)
2. PROPOSED PRODUCT ATTACHED SINGLE FAMILY (2 STORIES)
3. GROSS ACREAGE OF SITE PARCEL 1-C ---------- 35.29 ACRES
4. TOTAL NUMBER OF DWELLING UNITS ---------- 331 UNITS
5. NET AREA (EXCLUDING ROW 0.75 ACRES) ---------- 34.54 ACRES ---------- 100.00 %
6. NET DENSITY ---------- 9.75
7. AREA OF ATTACHED SINGLE FAMILY TYPE-I (24'-0" x 57'-0" = 1,368.00 SQFT x 331) ---------- 10.58 ACRES ---------- 30.63%
8. PAVED AREA DRIVEWAYS AND PARKINGS ---------- 8.00 ACRES ---------- 23.16 %
9. COMMON OPEN SPACE/GREEN REQUIRED 30% = 10.36 ACRES PROVIDED 14.79 ACRES ---------- 42.82 % INCLUDING SIDEWALKS AND 50 % OF THE LAKES (1.11 ACRES)
10. MAXIMUM NUMBER OF STORIES PROPOSED ---------- (2 FLOORS)
11. MAXIMUM HEIGHT ---------- 35 FEET.
12. PARKING SPACES PROVIDED 2 PARKING SPACES PER UNIT (NOT COUNTING GARAGES) ---------- 674
VISITOR PARKING SPACES PROVIDED ---------- 85



TYPICAL LOTS
ATTACHED SINGLE FAMILY TYPE I

SCALE: 1"=30'-0"

SCALE	AS SHOWN	REVISIONS	BY
CHECKED BY	M.M.M.	1 06-25-01	YJF
DRAWN BY	YJF	2 08-07-01	L.T.R.
DATE	12-08-00	3 08-28-01	YJF
JOB	1026		

LENNAR HOMES
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OLIVA-MEOZ ARCHITECTS & PLANNERS, INC.
8240 SOUTHWEST 24TH STREET MIAMI, FLORIDA 33155
TELEPHONE: (305) 552-7296 FACSIMILE: (305) 552-7297

SILVER PALM
DADE COUNTY, FLORIDA

CAD FILE: 0216 SP-4

HECTOR L. OLIVA
AR 0015319

PARCEL 1-C
SHEET
SP-4

THE DESIGNERS INTENT IS THAT THIS PROJECT AND PROPERTY WHICH IS THE SUBJECT OF THESE PLANS AND DRAWINGS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING WRITTEN PERMISSION AND CONSENT THEREFOR FROM OLIVA-MEOZ ARCHITECTS & PLANNERS, INC.

SILVER PALM PARCEL 1-D
LEGAL DESCRIPTION

A portion of the West ½ of the NW ¼ of Section 19, Township 56 South, Range 40 East, Miami-Dade County, Florida, being more particularly described as follows:

Commence at the Southwest corner of the North ½ of the said West ½ of the NW ¼ of Section 19, thence N89°19'19"E along the South line of the said North ½ of the West ½ of the NW ¼ of Section 19 for 35.00 feet to a point on the East Right-of-Way line of SW 117th Avenue (Colonial Road), said point lying 35.00 feet East of, as measured at right angles to, the West line of the said West ½ of the NW ¼ of Section 19, said point being the POINT OF BEGINNING of the parcel herein described, thence from the above established Point of Beginning run N00°36'32"W along the said East Right-of-Way line of SW 117th Avenue (Colonial Road) and along a line that is 35.00 feet East of, and parallel with, the said West line of the NW ¼ of Section 19 for 1,317.56 feet to a point on the North line of the said West ½ of the NW ¼ of Section 19, thence N89°10'24"E along the said North line of the West ½ of the NW ¼ of Section 19 for 1,161.79 feet, thence S00°19'07"E radial to the next described curve, for 1,494.47 feet to a point on a circular curve concave to the Northeast, thence Southeasterly, Westerly and Northwesterly, along said curve to the right, having for its elements a radius of 760.00 feet and a central angle of 35°10'34" for an arc distance of 718.36 feet to a point of reverse curvature, thence to the left along said curve, having for its elements a radius of 495.00 feet and a central angle of 39°40'14" for an arc distance of 342.73 feet to the point of tangency, said point lying on the said South line of the North ½ of the West ½ of the NW ¼ of Section 19, thence S89°19'19"W along the said South line of the North ½ of the West ½ of the NW ¼ of Section 19 for 613.13 feet to the Point of Beginning.

AND

The West ½ of the SW ¼ of the SW ¼ of the SW ¼ of Section 18, Township 56 South, Range 40 East lying South of Bailes Road and being in Miami-Dade County, Florida

AND

The West ½ of SE ¼ of SW ¼ of 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"E, 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 the West line N01°26'19"W, 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, thence continue N01°26'19"W, 175.91 feet to a point of intersection with the Southerly right of way line of Bailes Road, thence along said Southerly right of way line S14°50'58"E, 341.14 feet, thence continue along the Southerly right of way line S62°23'21"E, 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 S01°19'31"E, 81.66 feet to a point of intersection with the aforementioned North right of way 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"W, 335.15 feet to the Point of Beginning.

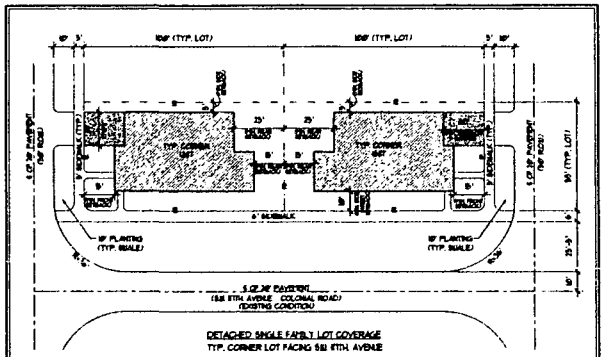
AND

That part of the East ½ of the SE ¼ of SW¼ of SW ¼ of Section 18, Township 56 South, Range 40 East lying South of Bailes Road, per Clerk's File No. 64R-189339.

NOTES

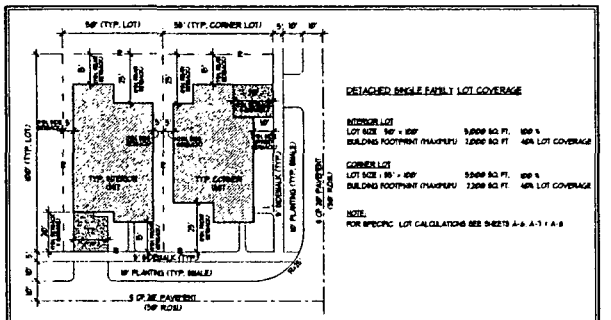
1. The above described parcels contain (1,729,671 square feet (39.7068 acres), more or less.

2. The bearings are based on an assumed direction of S00°19'47"E along the East line of the NW ¼ of Section 19, Township 56 South, Range 40 East, Miami-Dade County, Florida



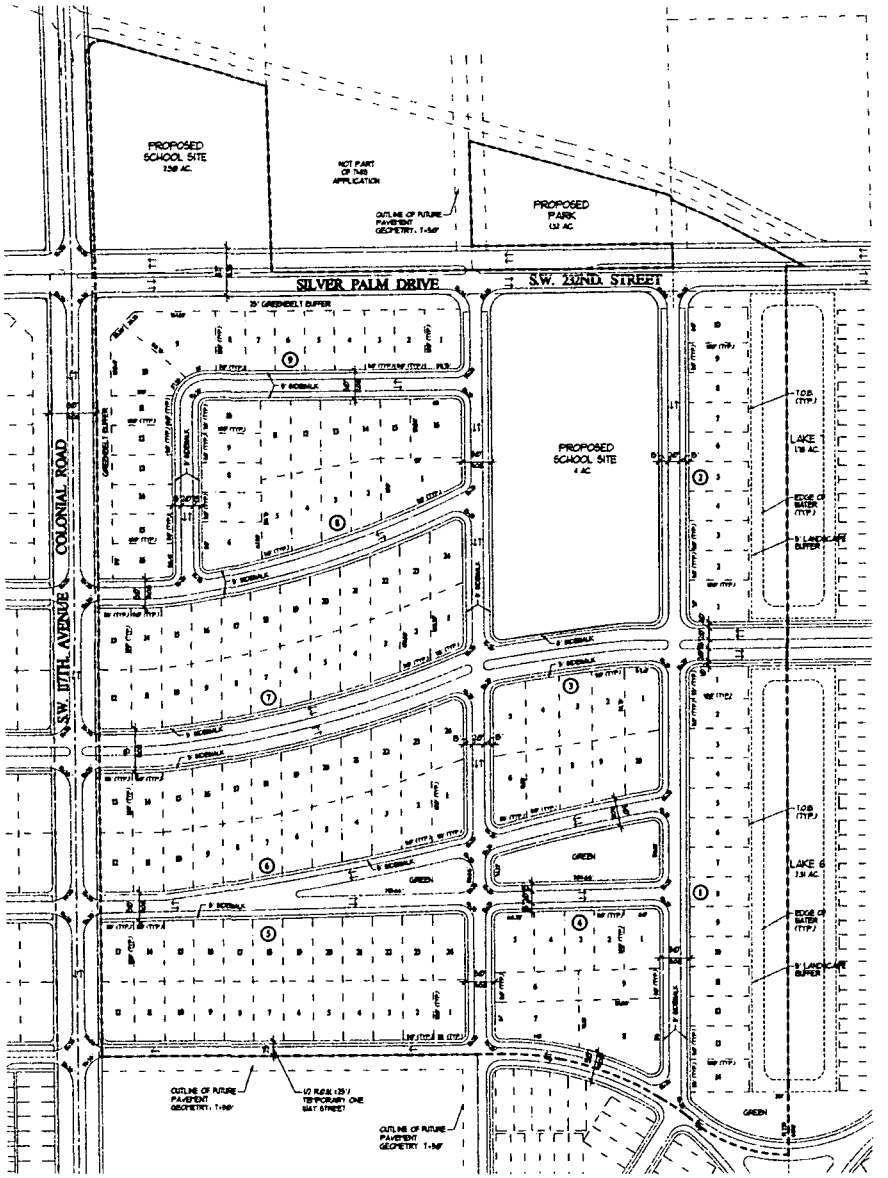
TYPICAL CORNER LOTS FACING S.W. 117TH. AVENUE

COLONIAL ROAD (EXISTING CONDITION SHOWN) SCALE: 1"=30'-0"



TYPICAL LOTS
DETACHED SINGLE FAMILY

SCALE: 1"=30'-0"



PARCEL 1-D

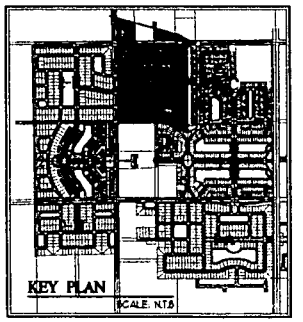
SCALE: 1"=100'-0"

SEE DETAILS & CALCULATIONS OF TYPICAL DETACHED SINGLE FAMILY LOTS AT SHEETS A-6, A-7 & A-8

GENERAL SITE DATA
PARCEL 1-D
DETACHED SINGLE FAMILY
RU-1M (A)

1. INTENDED USE OF DEVELOPMENT	DETACHED SINGLE FAMILY 90' X 100' TYPICAL LOTS	
2. NET ACREAGE OF SITE (EXCLUDING R.O.W. DEDICATION AND SCHOOLS)	31.71 ACRES	100.00%
3. TOTAL UNITS (MAX. BLDG. GROUND COVERAGE 13.9 ACRES 23.93%)	147 UNITS	17.81 ACRES 56.35%
4. PAVED AREAS INCLUDING SIDEWALKS		7.98 ACRES 25.16 %
5. LAKE AREA IN THE PARCEL		4.09 ACRES 12.89 %

N



KEY PLAN

SCALE: N.T.S.

SCALE	AS SHOWN	REVISIONS	BY
CHECKED BY	M.M.M.	1. 06-25-02	Y.I.F.
DRAWN BY	Y.I.F.	2. 08-09-02	Y.I.F.
DATE	12-06-01	3. 10-23-02	Y.I.F.
JOB	0206		

LENNAR HOMES
760 N.W. 107 AVENUE MIAMI, FLORIDA, 33172 (305) 559-4951

OLIVA-MEOZ ARCHITECTS & PLANNERS, INC.
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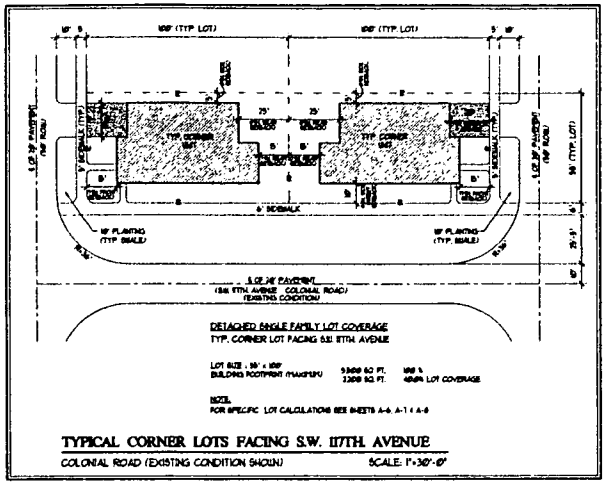
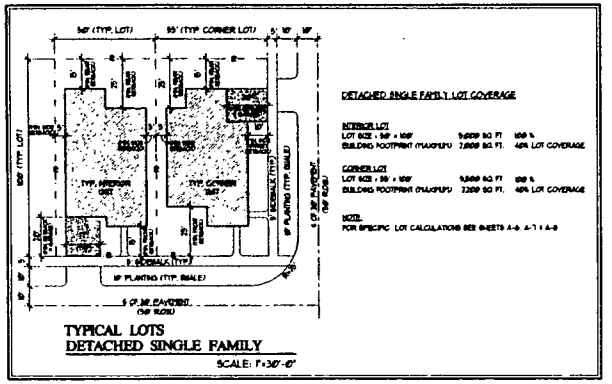
SILVER PALM
DADE COUNTY, FLORIDA

HECTOR L. OLIVA
AR 0015339

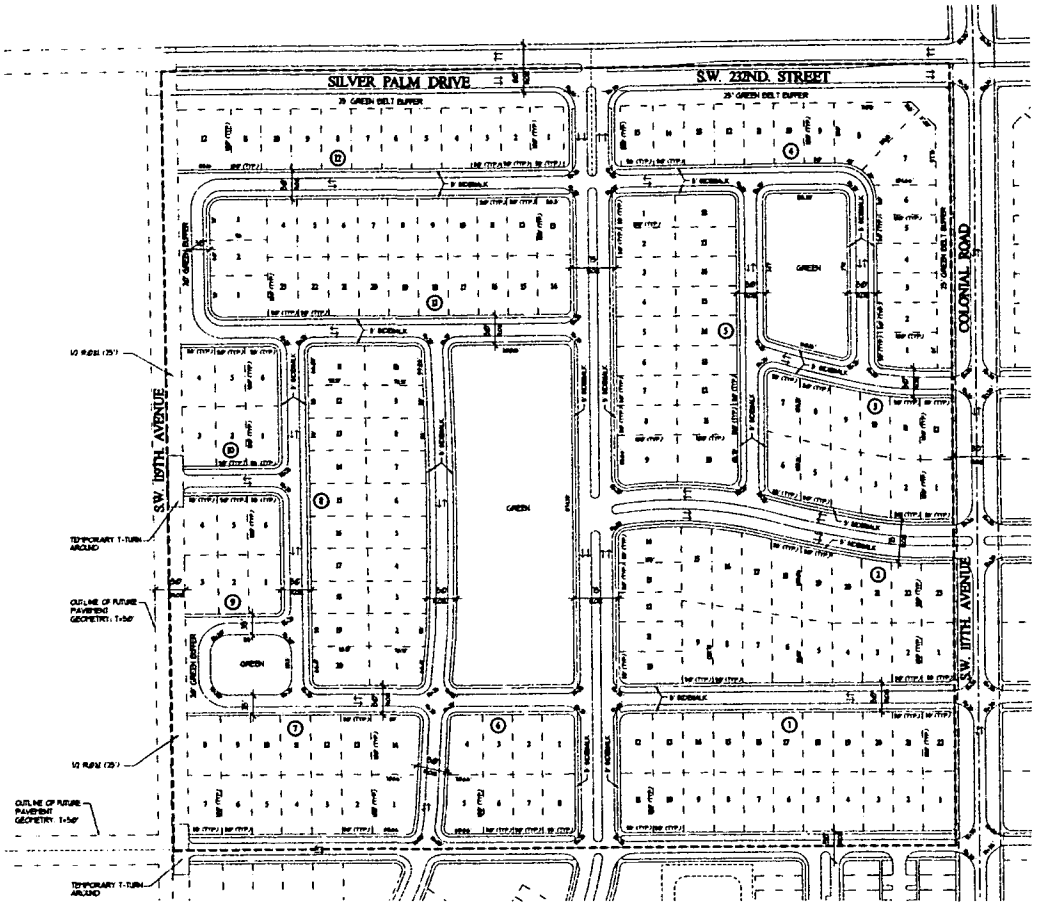
PARCEL 1-D

SHEET
SP-5





SEE DETAILS & CALCULATIONS OF TYPICAL DETACHED SINGLE FAMILY LOTS AT SHEETS A-6, A-7 & A-8



PARCEL 2-E

SCALE: 1"=100'-0"

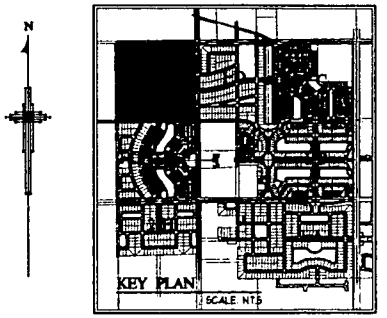
SILVER PALM PARCEL 2-E LEGAL DESCRIPTION

The NE ¼ of the NE ¼ of Section 24, Township 56 South, Range 39 East, Miami-Dade County, Florida, less the East 35.00 feet thereof.

NOTE: The above described parcel contains 1,740,673 square feet (39.9592 acres), more or less.

GENERAL SITE DATA
PARCEL 2-E
DETACHED SINGLE FAMILY
RU-1M (A)

1. INTENDED USE OF DEVELOPMENT	DETACHED SINGLE FAMILY 50' x 100' TYPICAL LOTS		
2. NET ACREAGE OF SITE (EXCLUDING ROW DEDICATION)	38.01 ACRES		100.00%
3. TOTAL UNITS (MAX. BLDG GROUND COVERAGE 9.74 ACRES 24.36%)	179 UNITS	21.54 ACRES	56.66 %
4. PAVED AREAS INCLUDING SIDEWALKS		9.15 ACRES	22.8 %



SCALE	AS SHOWN	REVISIONS	BY
CHECKED BY	M.M.M.	1. 10-2-0	V.I.P.
DRAWN BY	V.I.P.	2. 0-0-0	V.I.P.
DATE	0-0-0	3. 0-2-0	L.T.A.
FILE	C-3		

LENNAR HOMES
760 N.W. 107 AVENUE MIAMI, FLORIDA 33172 (305) 559-6931

OLIVA-MEOZ ARCHITECTS & PLANNERS, INC.
8340 SOUTHWEST 24TH STREET MIAMI, FLORIDA 33155
TELEPHONE: (305) 552-7296 FACSIMILE: (305) 552-7297

SILVER PALM
DADE COUNTY, FLORIDA

HECTOR L. OLIVA
AR 0015339

PARCEL 2-E
SHEET
SP-6

98

SILVER PALM PARCEL 2-F
LEGAL DESCRIPTION

A portion of the SE ¼ of the NE ¼ of Section 24, Township 56 South, Range 39 East, Miami-Dade County, Florida, being more particularly described as follows:

Commence at the Southeast corner of the said SE ¼ of the NE ¼ of Section 24, thence S88°18'35"W along the South line of the said SE ¼ of the NE ¼ of Section 24 for 35.01 feet to a point on the West Right-of-Way line of S.W. 117th Avenue, said point being 35.00 feet West of, as measured at right angles to, the East line of the SE ¼ of the said Section 24, thence continue S88°18'35"W along the said South line of the SE ¼ of the NE ¼ of Section 24 for 777.38 feet, thence N01°41'25"W for 88.00 feet to a point of curvature of a circular curve to the left, thence to the left along said curve, having for its elements a radius of 128.00 feet and a central angle of 35°15'50" for an arc distance of 78.78 feet to a point of reverse curvature, thence to the right along said curve having for its elements a radius of 513.00 feet and a central angle of 16°19'23" for an arc distance of 147.45 feet, to the point of tangency, thence N33°22'08"E for 133.26 feet, thence N01°18'28"W for 49.03 feet to a point on the North line of the said SE ¼ of the NE ¼ of Section 24, thence N88°41'32"E along the said North line of the SE ¼ of the NE ¼ of Section 4 for 750.68 feet to a point on the said West Right-of-Way line of S.W. 117th Avenue (Colonial Road), said point lying 35.00 feet West of, as measured at right angles to, the East line of the said NE ¼ of Section 24, thence S00°36'32"E along the said West Right-of-Way line of S.W. 117th Avenue (Colonial Road), and along a line that is 35.00 feet West of, and parallel with, the said East line of the NE ¼ of Section 24 for 1371.07 feet, thence S00°37'18"E along the said West Right-of-Way line of S.W. 117th Avenue (Colonial Road) and along a line that is 35.00 feet West of, and parallel with, the said East line of the SE ¼ of Section 24 for 0.66 feet to the Point of Beginning.

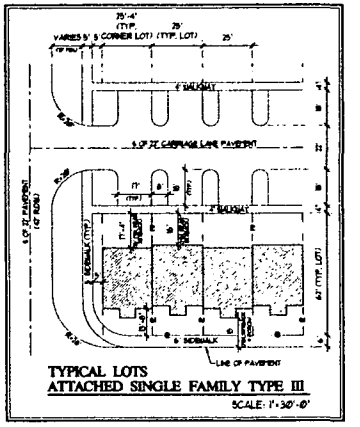
NOTES:

1. The above described parcels contain 1,172,741 square feet (26.9216 acres) more or less.

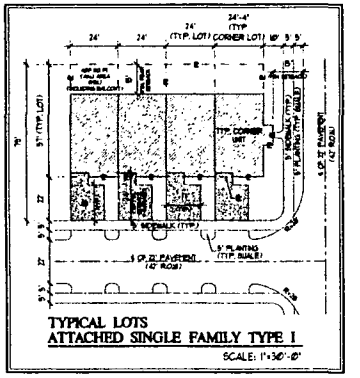
2. The bearings are based on an assumed direction of S00°19'41"E along the East line of the NW ¼ of Section 19, Township 56 South, Range 40 East, Miami-Dade County, Florida.

GENERAL SITE DATA
PARCEL 2-F
ATTACHED SINGLE FAMILY TYPE-I AND TYPE-III
RU-TH (TOWNHOUSES)

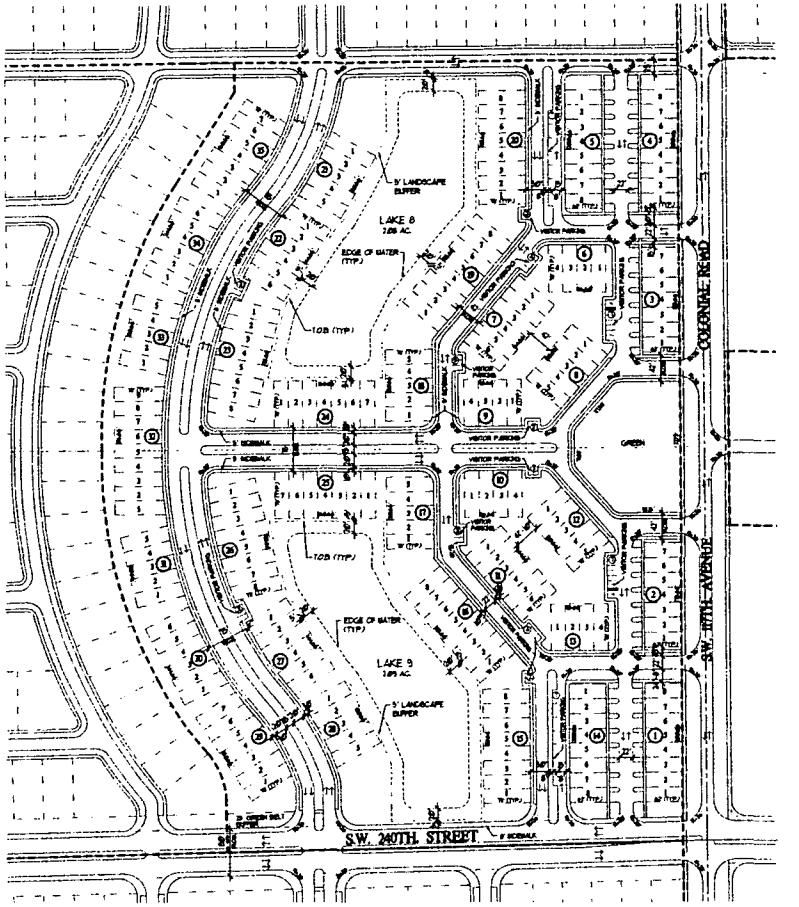
1. INTENDED USE OF DEVELOPMENT: RU-TH (TOWNHOUSES)
2. PROPOSED PRODUCT: ATTACHED SINGLE FAMILY TYPE-I AND TYPE-III (2 STORIES)
3. GROSS ACREAGE OF SITE PARCEL 2-F ---------- 26.92 ACRES
4. TOTAL NUMBER OF DWELLING UNITS ---------- 723 UNITS
5. NET AREA-(EXCLUDING ROW 0.70 ACRES)---------- 26.22 ACRES ---------- 100.00 %
6. NET DENSITY ---------- 8.50
7. AREA OF ATTACHED SINGLE FAMILY ---------- 7.79 ACRES ---------- 27.42 %
   TYPE-I (24'-0" x 57'-0"=1368.00 SQFT x 177 UNITS)
   TYPE-III (25'-0" x 62'-0"=1550.00 SQFT x 46 UNITS)
8. PAVED AREA: DRIVEWAYS AND PARKINGS ---------- 5.73 ACRES ---------- 21.86 %
9. COMMON OPEN SPACE/GREEN: REQUIRED 30%=7.86 ACRES; PROVIDED 11.22 ACRES ---------- 42.79 %
   INCLUDING SIDEWALKS AND 50 % OF THE LAKES (2.08 ACRES)
10. MAXIMUM NUMBER OF STORIES PROPOSED ---------- (2 FLOORS)
11. MAXIMUM HEIGHT ---------- 35 FEET
12. PARKING SPACES PROVIDED: 2 PARKING SPACES PER UNIT (NOT COUNTING GARAGES) ---------- 446
    VISITOR PARKING SPACES PROVIDED ---------- 56



TYPICAL LOTS
ATTACHED SINGLE FAMILY TYPE III
SCALE: 1"=30'-0"



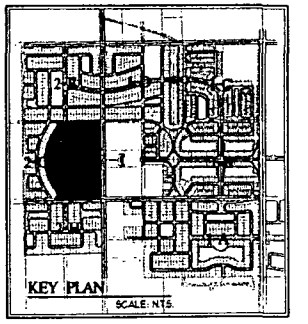
TYPICAL LOTS
ATTACHED SINGLE FAMILY TYPE I
SCALE: 1"=30'-0"



PARCEL 2-F
SCALE: 1"=100'-0"

SEE DETAILS & CALCULATIONS OF TYPICAL ATTACHED SINGLE FAMILY LOTS AT SHEETS A-1, A-3 & A-5

N



SCALE: AS SHOWN	REVISIONS	BY	LENNAR HOMES	OLIVA-MEOZ ARCHITECTS & PLANNERS, INC.	SILVER PALM
CHECKED BY: M.M.M.	1 04-29-02	YJP	760 N.W. 107 AVENUE MIAMI, FLORIDA 33172 (305) 559-1191	8240 SOUTHWEST 24TH STREET MIAMI, FLORIDA 33155	DADE COUNTY, FLORIDA
DRAWN BY: YJP	2 05-07-02	LTE		TELEPHONE: (305) 552-7296 FACSIMILE: (305) 552-7297	
DATE: 12-06-01	3 05-31-02	LTE			
JOB: 0216				CAD FILE: 0216/SP-7	

HECTOR L. OLIVA AR 0011339

PARCEL 2-F
SHEET
SP-7

THE ARCHITECT HEREBY EXPRESSLY RESERVES THE ABOVE COPYRIGHT AND PROPERTY RIGHTS IN THESE PLANS AND DRAWINGS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF THE ARCHITECT.

87

SILVER PALM PARCEL 2-G
LEGAL DESCRIPTION

A portion of the SE ¼ of the NE ¼ of Section 24, Township 56 South, Range 39 East, Miami-Dade County, Florida, being more particularly described as follows:

Begin at the Southwest corner of the said SE ¼ of the NE ¼ of Section 24, thence N00°15'47.5"W along the West line of the said SE ¼ of the NE ¼ of Section 24 for 1326.38 feet to the Northeast corner of the said SE ¼ of the NE ¼ of Section 24, thence S88°41'32"E along the North line of the said SE ¼ of the NE ¼ of Section 24 for 562.55 feet, thence S01°18'28"E for 49.03 feet, thence S33°22.08"W for 133.26 feet to a point of curvature of a circular curve to the left, thence to the left along said curve, having for its elements a radius of 813.00 feet and a central angle of 16°15'23" for an arc distance of 1071.49 feet to a point of reverse curvature, thence to the right along said curve, having for its elements a radius of 128.00 feet and a central angle of 35°15'56" for an arc distance of 78.78 feet to the point of tangency, thence S01°41'25"E for 65.00 feet to a point on the said South line of the SE ¼ of the NE ¼ of Section 24, thence S88°18'35"W along the said South line of the SE ¼ of the NE ¼ of Section 24 for 579.06 feet to the Point of Beginning.

NOTES:

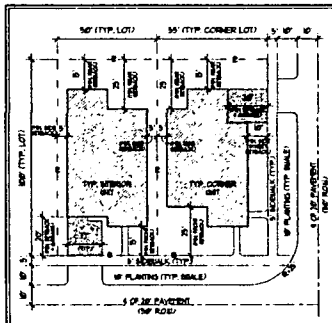
1. The above described parcels contain 558,181 square feet (12.8215 acres), more or less.

2. The bearings are based on an assumed direction of S00°15'47"E along the East line of the NW ¼ of Section 19, Township 56 South, Range 40 East, Miami-Dade County, Florida.

GENERAL SITE DATA
PARCEL 2-G
DETACHED SINGLE FAMILY
RU-1M (A)

1. INTENDED USE OF DEVELOPMENT	DETACHED SINGLE FAMILY 50' X 100' TYPICAL LOTS		
2. NET ACREAGE OF SITE (EXCLUDING R.O.W. DEDICATION)	11.61 ACRES	----------	100.00%
3. TOTAL UNITS ---------- 57 UNITS (MAX. BLDG. GROUND COVERAGE 2.94 ACRES 25.32 %)	7.74 ACRES	--------	66.66 %
4. PAVED AREAS INCLUDING SIDEWALKS	3.00 ACRES	--------	25.83 %

SEE DETAILS & CALCULATIONS OF TYPICAL DETACHED SINGLE FAMILY LOTS AT SHEETS A-6, A-7 & A-8



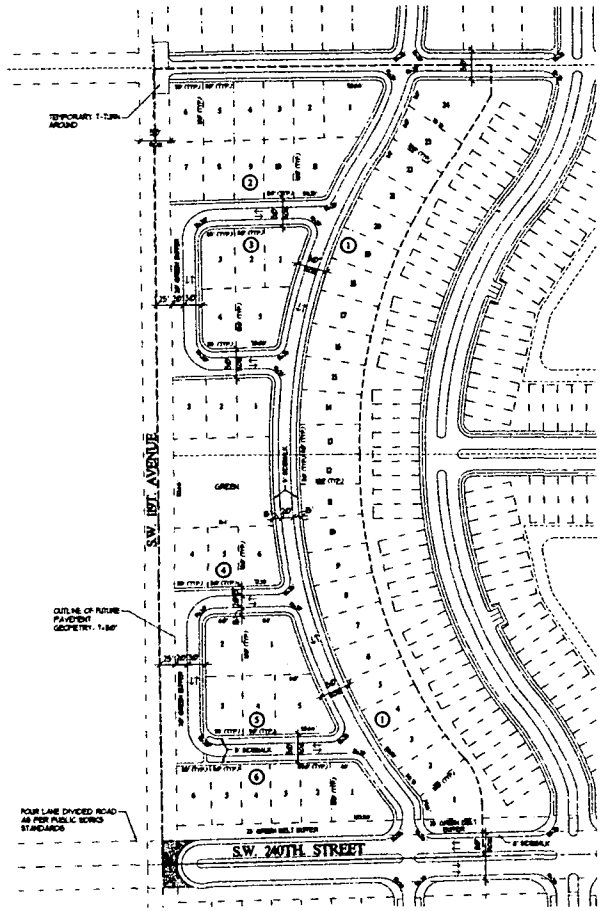
TYPICAL LOTS
DETACHED SINGLE FAMILY
SCALE: 1"=30'-0"

DETACHED SINGLE FAMILY LOT COVERAGE

INTERIOR LOT
LOT SIZE : 50' x 100' — 5,000 SQ. FT. — 100 %
BUILDING FOOTPRINT (MAXIMUM) — 2,600 SQ. FT. — 48% LOT COVERAGE

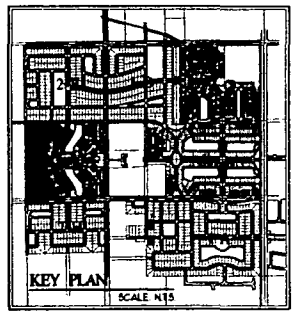
CORNER LOT
LOT SIZE : 55' x 100' — 5,500 SQ. FT. — 100 %
BUILDING FOOTPRINT (MAXIMUM) — 2,600 SQ. FT. — 48% LOT COVERAGE

NOTE:
FOR SPECIFIC LOT CALCULATIONS SEE SHEETS A-6, A-7 & A-8



PARCEL 2-G
SCALE: 1"=100'-0"

N



SCALE	AS SHOWN
CHECKED BY	M.M.M.
DRAWN BY	T.J.F.
DATE	0-00-00
JOB	000

REVISIONS	BY
1. 00-0-00	T.J.F.
2. 00-00-00	L.T.A.
3. 00-0-00	L.T.A.

LENNAR HOMES
780 N.W. 107 AVENUE MIAMI, FLORIDA 33172 (305) 599-1100

OLIVA-MEOZ ARCHITECTS & PLANNERS, INC.
8240 SOUTHWEST 24TH STREET MIAMI, FLORIDA 33155
TELEPHONE: (305) 552-7286 FACSIMILE: (305) 552-7287

SILVER PALM
DADE COUNTY, FLORIDA

CAD FILE 0216/SP-8

HECTOR L. OLIVA
AR 0011119

PARCEL 2-G
SHEET
SP-8

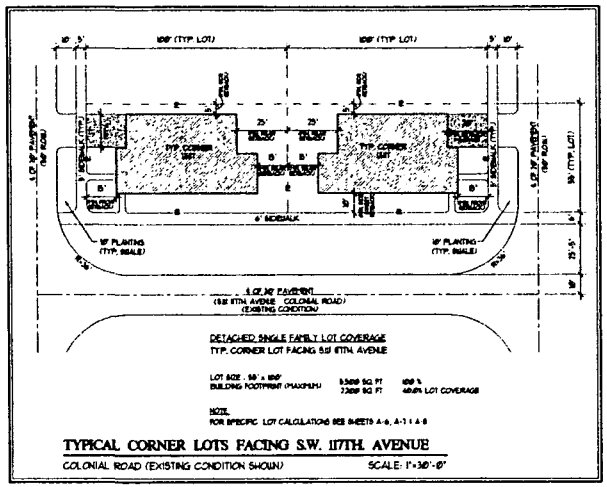
THE DESIGNERS HEREIN EXPRESSLY RESERVE THEIR COPYRIGHT AND PROPERTY RIGHTS IN THESE PLANS AND DRAWINGS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER WITHOUT FIRST OBTAINING WRITTEN PERMISSION AND CONSENT OF OLIVA-MEOZ, ARCHITECTS & PLANNERS, INC. NOR ARE THEY TO BE ASSIGNED TO ANY PARTY WITHOUT FIRST OBTAINING SAID WRITTEN PERMISSION AND CONSENT

88

SILVER PALM PARCEL 2-H
LEGAL DESCRIPTION

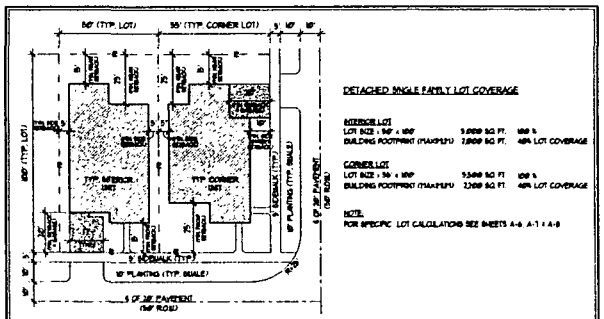
The North 927.55 feet of the NE ¼ of the SE ¼ in Section 24, Township 56 South, Range 39 East, Less the East 35 feet thereof, lying and being in Miami-Dade County, Florida.

NOTE: The above described parcel contains 1,178,436 square feet (27.0545 acres), more or less



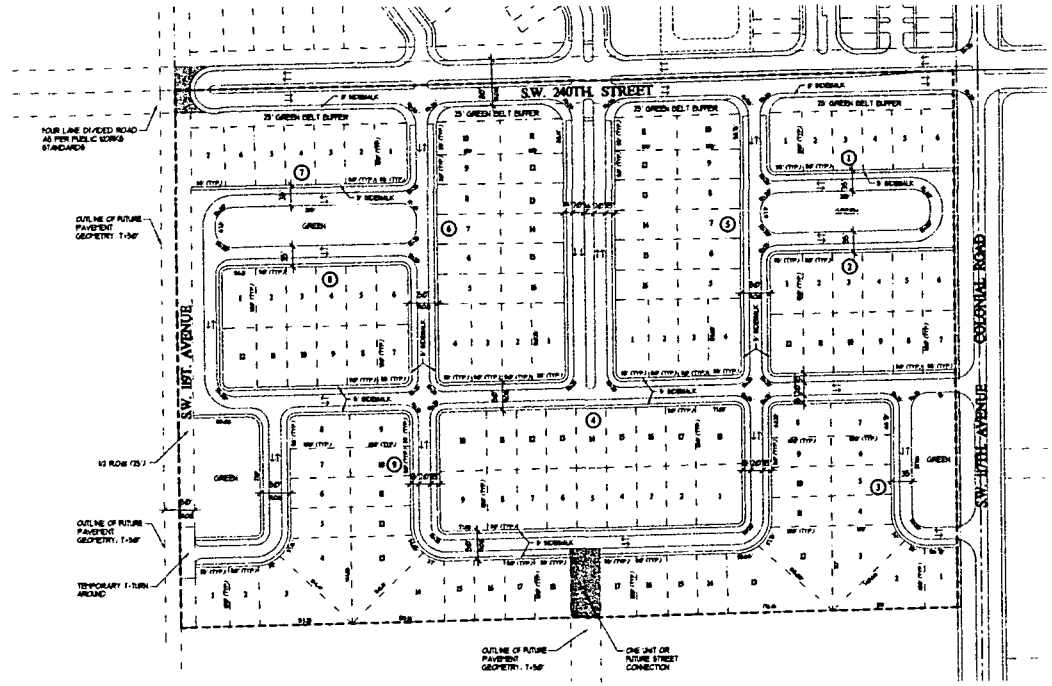
TYPICAL CORNER LOTS FACING S.W. 117TH AVENUE

COLONIAL ROAD (EXISTING CONDITION SHOWN) SCALE: 1"=30'-0"



TYPICAL LOTS DETACHED SINGLE FAMILY

SCALE: 1"=30'-0"



PARCEL 2-H

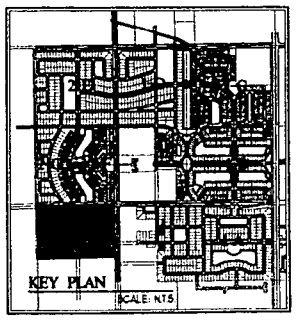
SCALE: 1"=100'-0"

SEE DETAILS & CALCULATIONS OF TYPICAL DETACHED SINGLE FAMILY LOTS AT SHEETS A-6, A-7 & A-8

GENERAL SITE DATA
PARCEL 2-H
DETACHED SINGLE FAMILY
RU-1M (A)

1. INTENDED USE OF DEVELOPMENT	DETACHED SINGLE FAMILY 50' x 100' TYPICAL LOTS	
2. NET ACREAGE OF SITE (EXCLUDING R.O.W. DEDICATION)	25.37 ACRES	100.00%
3. TOTAL UNITS (MAX. BLDG. GROUND COVERAGE 5.18 ACRES 22.78%)	122 UNITS 15.23 ACRES	60.03%
4. PAVED AREAS INCLUDING SIDEWALKS	5.61 ACRES	22.8 %

N



SCALE AS SHOWN CHECKED BY M.M.M. DRAWN BY T.J.F. DATE 12-06-02 JOB 026	REVISIONS BY 1. 04-23-03 T.J.F. 2. 05-07-03 T.J.F. 3. 05-29-03 L.T.S.	LENNAR HOMES 760 N.W. 107 AVENUE MIAMI, FLORIDA, 33172 (305) 559-1931	OLIVA-MEOZ ARCHITECTS & PLANNERS, INC. 8340 SOUTHWEST 24TH STREET MIAMI, FLORIDA 33155 TELEPHONE: (305) 552-7294 FACSIMILE: (305) 552-7297	SILVER PALM DADE-COUNTY, FLORIDA CAD FILE 0216/SP-9	HECTOR L. OLIVA AR 0015339	PARCEL 2-H SHEET SP-9

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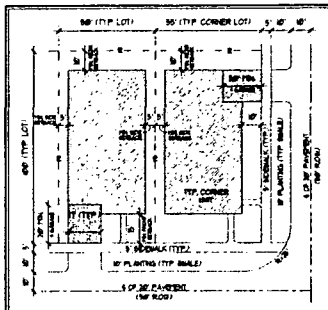
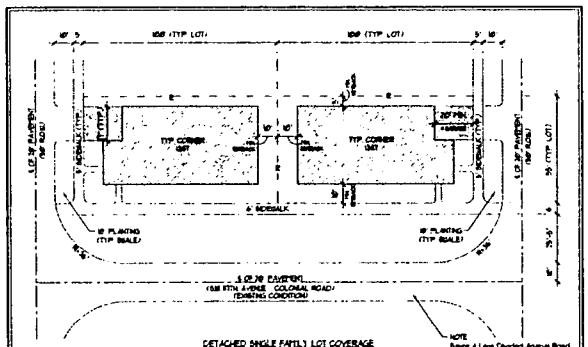


DETACHED SINGLE FAMILY LOT COVERAGE

LOT SIZE : 50' x 100'	5,000 SQ. FT.	100 %
BUILDING FOOTPRINT (MAXIMUM)	2,505 SQ. FT.	50.1 %
DRIVEWAY	340 SQ. FT.	6.8 %
OPEN SPACE (MINIMUM)	1,755 SQ. FT.	35.1 %
		100 %

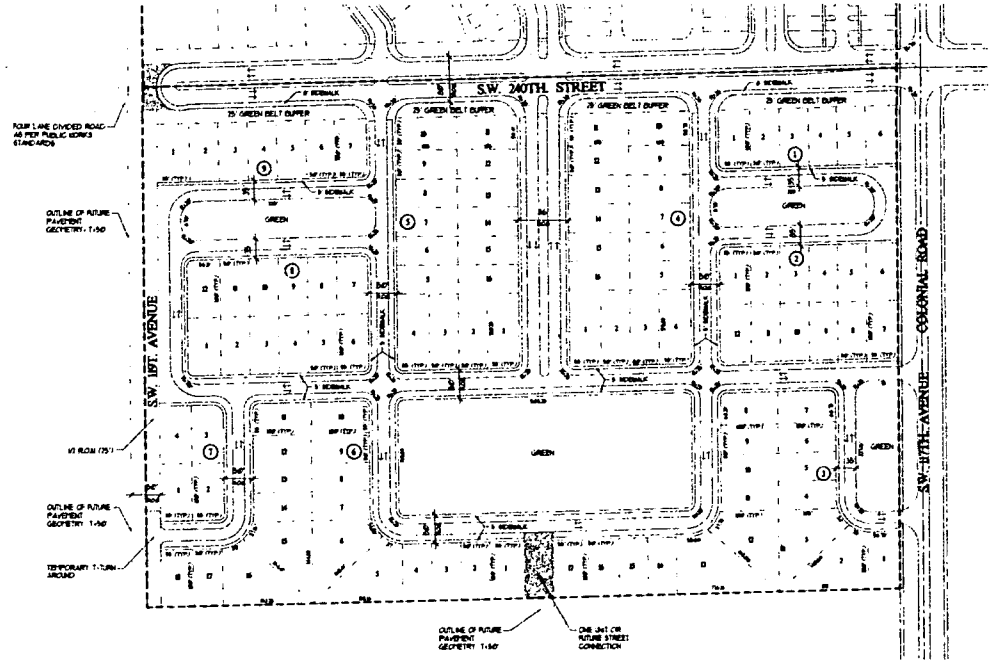
TYPICAL LOTS
DETACHED SINGLE FAMILY
SCALE: 1"=30'-0"



DETACHED SINGLE FAMILY LOT COVERAGE
TYP. CORNER LOT FACING SW 117TH AVENUE

LOT SIZE : 55' x 100'	5,500 SQ. FT.	100 %
BUILDING FOOTPRINT (MAXIMUM)	3,025 SQ. FT.	50.0%
DRIVEWAY	340 SQ. FT.	6.2 %
OPEN SPACE (MINIMUM)	2,131 SQ. FT.	38.8 %
		100 %

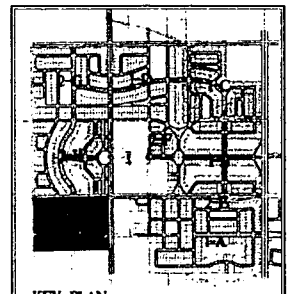
TYPICAL CORNER LOTS FACING S.W. 117TH. AVENUE
COLONIAL ROAD (EXISTING CONDITION SHOWN) SCALE: 1"=30'-0"



PARCEL 2-I
SCALE: 1"=100'-0"

GENERAL SITE DATA
PARCEL 2-I
DETACHED SINGLE FAMILY

1 INTENDED USE OF DEVELOPMENT	DETACHED SINGLE FAMILY 50' X 100' TYPICAL LOTS		
2 NET ACREAGE OF SITE (EXCLUDING ROW DEDICATION)	25.26 ACRES		100.00%
3 TOTAL UNITS	108 UNITS	12.59 ACRES	49.84 %
4 NET DENSITY	4.27		
5 PAVED AREAS		4.16 ACRES	16.47 %
6 COMON OPEN SPACES (EXCLUDING SIDEWALKS)	REQUIRED 30% = 7.57 ACRES	PROVIDED = 8.51 ACRES	33.69 %



KEY PLAN
SCALE NTS

SCALE	AS SHOWN	REVISIONS	BY
CHECKED BY	M.M.M.	1 ... 04-25-02	Y.J.P.
DRAWN BY	Y.J.P.		
DATE	0-06-02		
JOB	026		

LENNAR HOMES
760 N.W. 107 AVENUE MIAMI, FLORIDA, 33172 (305) 599-8951

OLIVA-MEOZ ARCHITECTS & PLANNERS, INC.
8240 SOUTHWEST 24TH STREET MIAMI, FLORIDA 33155
TELEPHONE: (305) 552-7296 FACSIMILE: (305) 552-7297

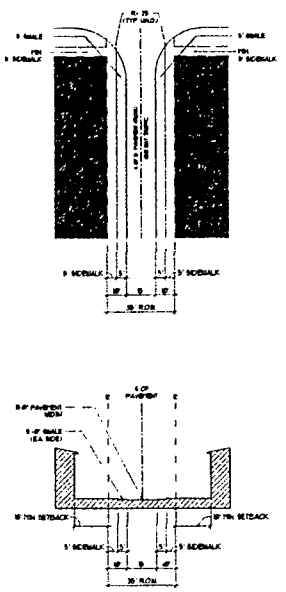
SILVER PALM
DADE-COUNTY, FLORIDA

CAD FILE: GC 6 SP-8

HECTOR L. OLIVA
AR 0015339

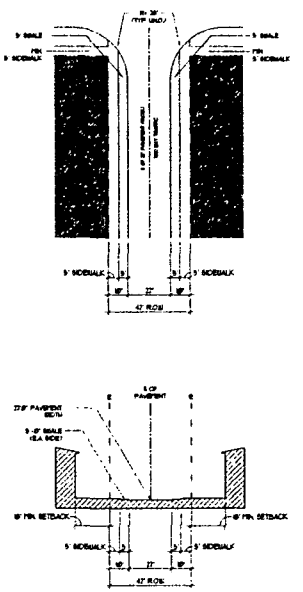
PARCEL 2-I
SHEET
SP-10

90



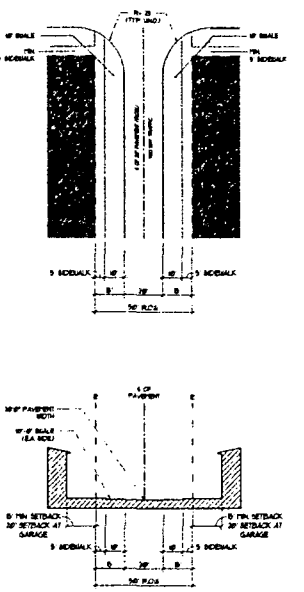
T = 35' R.O.W.
Private Road
(One Way Traffic)

Attached Single Family



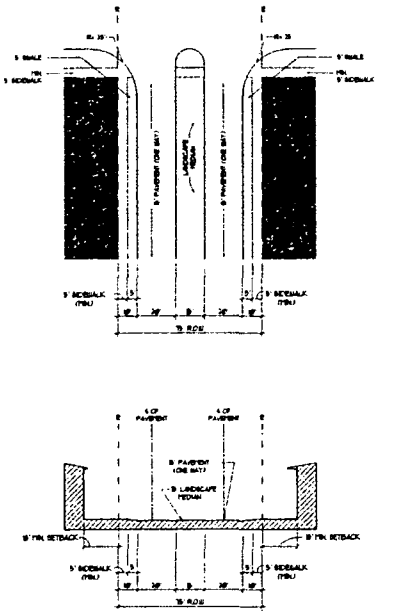
T = 42' R.O.W.
Private Road
(Two Way Traffic)

Attached Single Family



T = 50' R.O.W.
Typical Road
(Two Way Traffic)

Detached Single Family



T = 75' R.O.W.
Interior Boulevard

LEGEND

PROPERTY

GRASSED AREAS

SCALE	[illegible]	REVISIONS	BY	LENNAR HOMES 760 N.W. 107 AVENUE MIAMI, FLORIDA 33172 (305) 599-1951	OLIVA-MEOZ ARCHITECTS & PLANNERS, INC. 8240 SOUTHWEST 24TH STREET MIAMI, FLORIDA 33155 TELEPHONE: (305) 552-7296. FACSIMILE: (305) 552-7297.	SILVER PALM DADE COUNTY, FLORIDA CAD FILE F:\2002PROJECTS\0216\STREETS\STREETS	HECTOR L. OLIVA AR 0015339	SHEET SP-11
CHECKED BY	M.M.M.	04-25-03	L.T.E.					
DRAWN BY	Y.J.F.							
DATE	12-06-02							
JOB	426							

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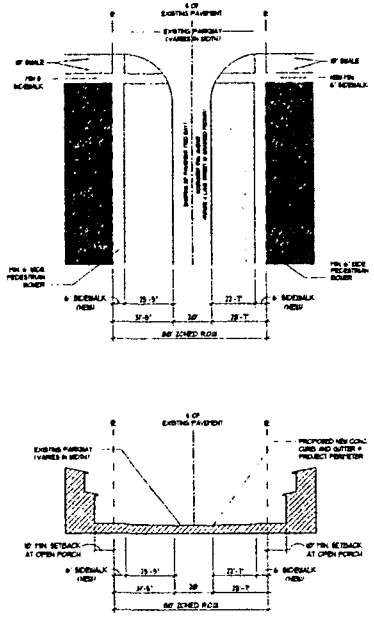
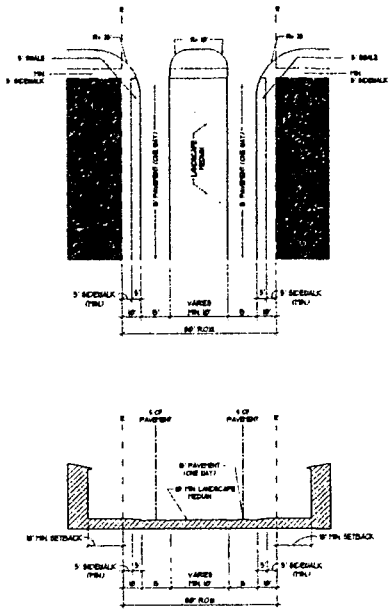
16

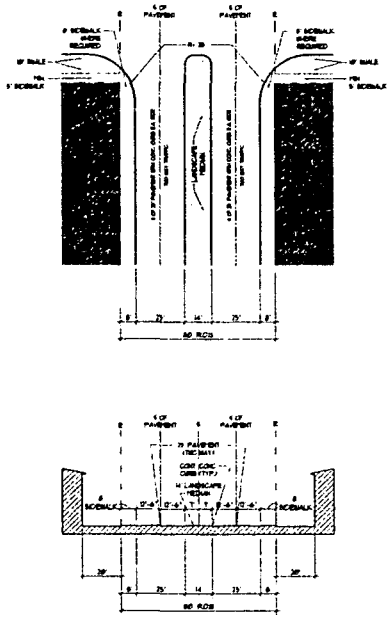


T = 80' R.O.W.
Existing Condition
Southwest 117th Avenue
(Colonial Road)

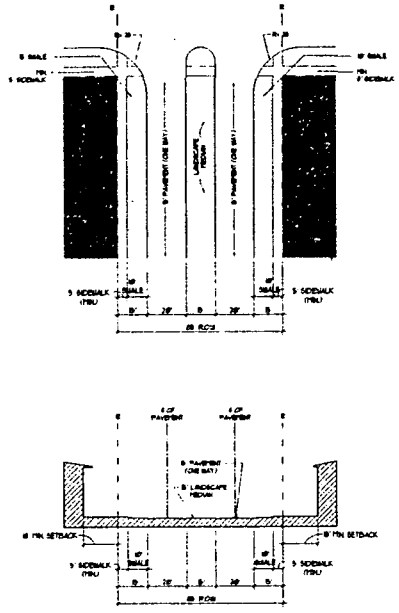
NOTE:
Future 4 Lane Divided Arterial Road Geometry to be as per Public Works Standards.



T = 80' R.O.W.
Interior Boulevard



T = 80' R.O.W.
Standard Road (Typical)



T = 85' R.O.W.
Main Entry Boulevard
(Silver Palm Boulevard)

LEGEND
PROPERTY
GRASSED AREAS

SCALE	1"=1'-0"	REVISIONS	BY
CHECKED BY	M.M.M.	01-28-03	L.T.R.
DRAWN BY	T.J.P.		
DATE			
JOB			

LENNAR HOMES
780 N.W. 107 AVENUE MIAMI, FLORIDA 33172 (305) 559-1951

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TELEPHONE: (305) 552-7296 FACSIMILE: (305) 552-7297

SILVER PALM
DADE COUNTY, FLORIDA
CAD FILE: F:\2002PROJECTS\0216\STREETS\STREETS

HECTOR L. OLIVA
AR 0015339

SHEET
SP-12

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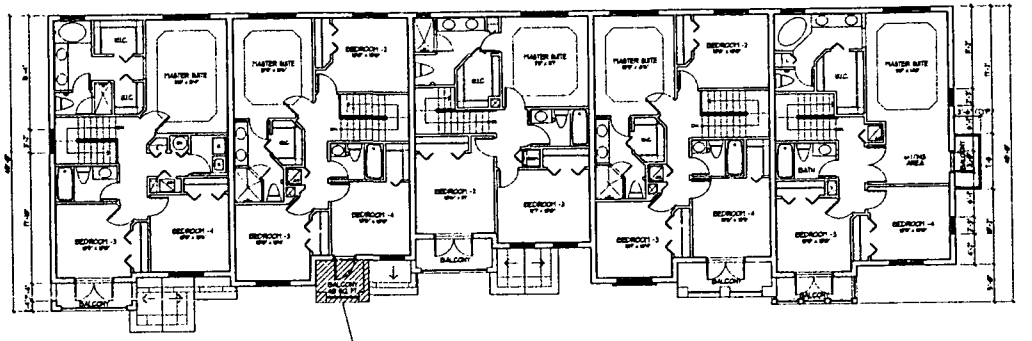
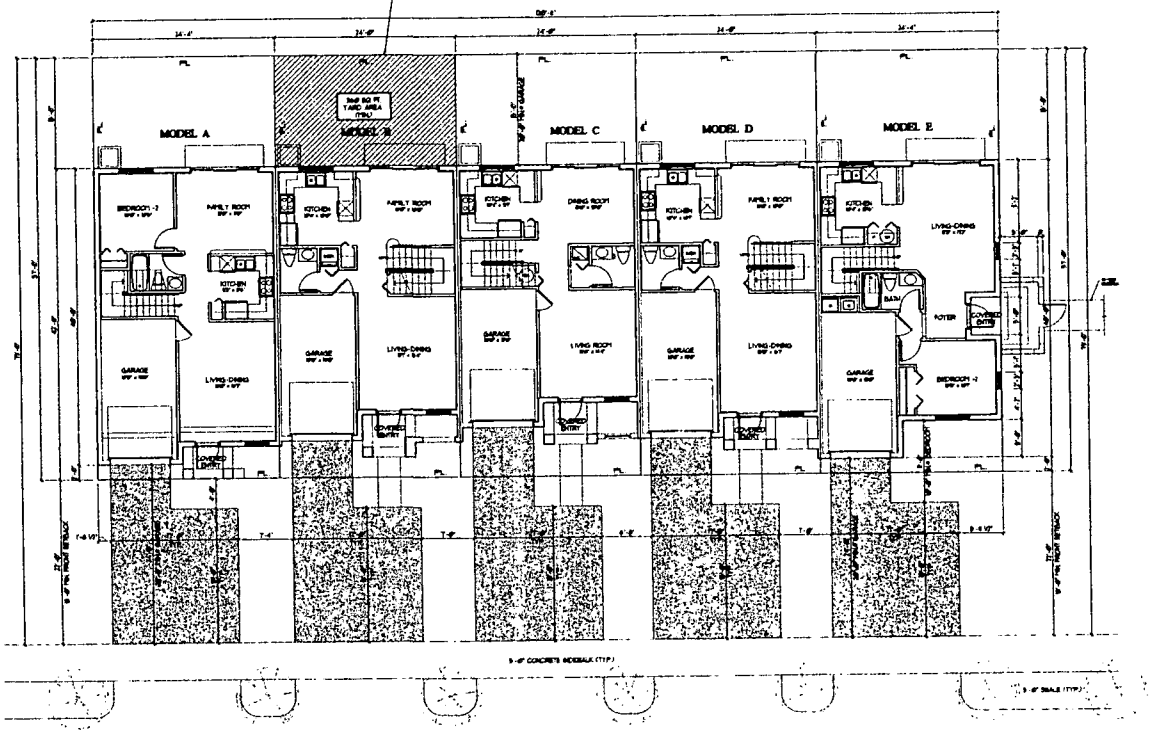
92



SECOND FLOOR BUILDING PLAN



FIRST FLOOR BUILDING PLAN

AREA CALCULATIONS

MODEL A

A/C SPACE 1st FLOOR	732 SQ.FT.
A/C SPACE 2nd FLOOR	829 SQ.FT.
TOTAL A/C SPACE	1,991 SQ.FT.
GARAGE	212 SQ.FT.
BALCONY	42 SQ.FT.
COVERED ENTRY	29 SQ.FT.
GRAND TOTAL	1,840 SQ.FT.

MODEL B

A/C SPACE 1st FLOOR	638 SQ.FT.
A/C SPACE 2nd FLOOR	787 SQ.FT.
TOTAL A/C SPACE	1,425 SQ.FT.
GARAGE	286 SQ.FT.
BALCONY	48 SQ.FT.
COVERED ENTRY	62 SQ.FT.
GRAND TOTAL	1,733 SQ.FT.

MODEL C

A/C SPACE 1st FLOOR	611 SQ.FT.
A/C SPACE 2nd FLOOR	788 SQ.FT.
TOTAL A/C SPACE	1,375 SQ.FT.
GARAGE	185 SQ.FT.
BALCONY	50 SQ.FT.
COVERED ENTRY	68 SQ.FT.
GRAND TOTAL	1,632 SQ.FT.

MODEL D

A/C SPACE 1st FLOOR	648 SQ.FT.
A/C SPACE 2nd FLOOR	798 SQ.FT.
TOTAL A/C SPACE	1,446 SQ.FT.
GARAGE	249 SQ.FT.
BALCONY	68 SQ.FT.
COVERED ENTRY	56 SQ.FT.
GRAND TOTAL	1,767 SQ.FT.

MODEL E

A/C SPACE 1st FLOOR	688 SQ.FT.
A/C SPACE 2nd FLOOR	817 SQ.FT.
TOTAL A/C SPACE	1,505 SQ.FT.
GARAGE	278 SQ.FT.
BALCONY	40 SQ.FT.
COVERED ENTRY	20 SQ.FT.
GRAND TOTAL	1,784 SQ.FT.

ATTACHED SINGLE FAMILY TYPE I

SCALE: 1/8"=1'-0"	REVISIONS	BY	
CHECKED BY: M.M.M.	04-25-03	L.T.S.	
DRAWN BY: Y.J.P.			
DATE: 10-08-02			
JOB: 028			

LENNAR HOMES
760 N.W. 107 AVENUE MIAMI, FLORIDA, 33172 (305) 599-1951

OLIVA-MEOZ ARCHITECTS & PLANNERS, INC.
8240 SOUTHWEST 24TH STREET MIAMI, FLORIDA 33155
TELEPHONE: (305) 552-7296 FACSIMILE: (305) 552-7297

SILVER PALM
DADE-COUNTY, FLORIDA
CAD FILE: 0216/A-1

HECTOR L. OLIVA
AR 0015359

SHEET
A-1

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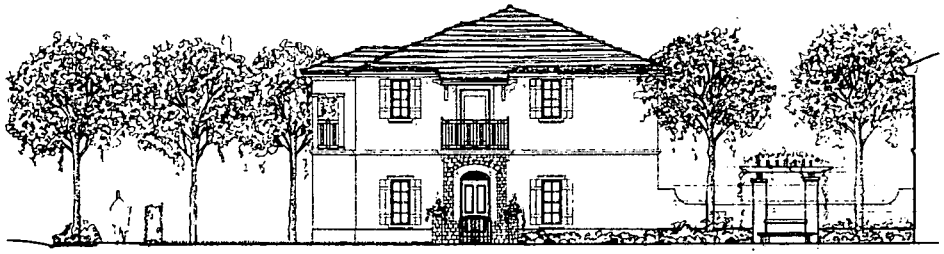
TYPE I ATTACHED SINGLE FAMILY TYPICAL ELEVATION



TYPE I ATTACHED SINGLE FAMILY END UNIT ENTRY ELEVATION

ATTACHED SINGLE FAMILY TYPE I

SCALE: AS SHOWN CHECKED BY: M.M.M. DRAWN BY: DATE: 12 06 92 JOB: 0236	REVISIONS BY	LENNAR HOMES 760 N.W. 107 AVENUE MIAMI, FLORIDA 33172 (305) 599-1953	OLIVA-MEOZ ARCHITECTS & PLANNERS, INC. 8240 SOUTHWEST 24TH STREET MIAMI, FLORIDA 33155 TEL: (305) 552-7256 FACS: (305) 552-7257	SILVER PALM DADE-COUNTY, FLORIDA CAD FILE: G216/A-2	HECTOR L. OLIVA AR 0015139	SHEET A-2

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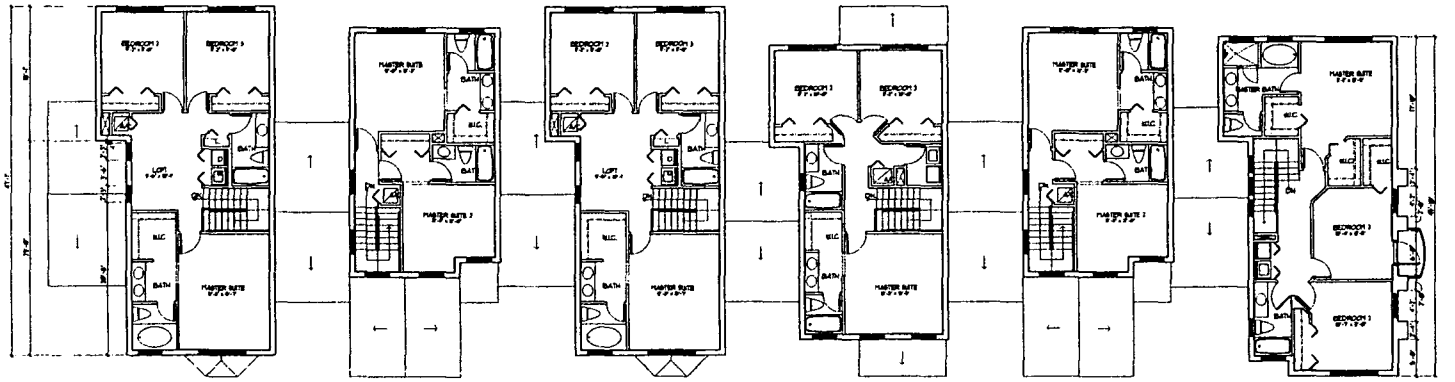
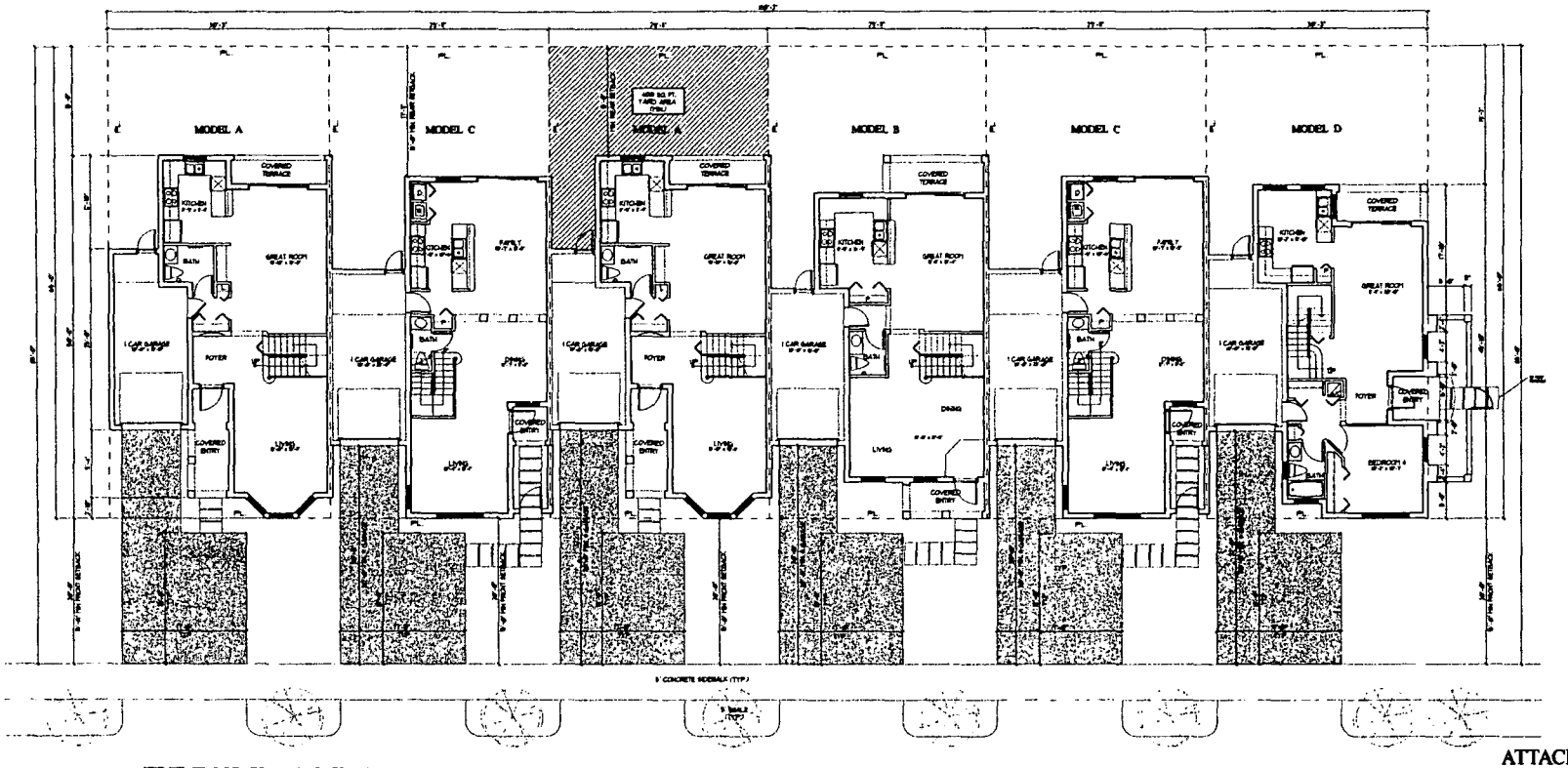


SECOND FLOOR BUILDING PLAN



FIRST FLOOR BUILDING PLAN

AREA CALCULATIONS

MODEL A

A/C SPACE 1st FLOOR	882 SQ.FT.
A/C SPACE 2nd FLOOR	957 SQ.FT.
TOTAL A/C SPACE	1,839 SQ.FT.
GARAGE	241 SQ.FT.
COVERED TERRACE	56 SQ.FT.
COVERED ENTRY	81 SQ.FT.
GRAND TOTAL	2,216 SQ.FT.

MODEL B

A/C SPACE 1st FLOOR	839 SQ.FT.
A/C SPACE 2nd FLOOR	794 SQ.FT.
TOTAL A/C SPACE	1,633 SQ.FT.
GARAGE	221 SQ.FT.
COVERED TERRACE	75 SQ.FT.
COVERED ENTRY	58 SQ.FT.
GRAND TOTAL	1,587 SQ.FT.

MODEL C

A/C SPACE 1st FLOOR	849 SQ.FT.
A/C SPACE 2nd FLOOR	699 SQ.FT.
TOTAL A/C SPACE	1,487 SQ.FT.
GARAGE	251 SQ.FT.
COVERED TERRACE	
COVERED ENTRY	71 SQ.FT.
GRAND TOTAL	1,739 SQ.FT.

MODEL D

A/C SPACE 1st FLOOR	868 SQ.FT.
A/C SPACE 2nd FLOOR	913 SQ.FT.
TOTAL A/C SPACE	1,781 SQ.FT.
GARAGE	233 SQ.FT.
BALCONY	22 SQ.FT.
COVERED TERRACE	62 SQ.FT.
COVERED ENTRY	51 SQ.FT.
GRAND TOTAL	2,149 SQ.FT.

ATTACHED SINGLE FAMILY TYPE II

SCALE	1/8"=1'-0"	REVISIONS	BY
CHECKED BY	M.M.M.	04-25-03	L.T.E.
DRAWN BY	L.T.E.		
DATE	12-06-02		
JOB	026		

LENNAR HOMES
760 N.W. 107 AVENUE MIAMI, FLORIDA, 33172 (305) 599-1951

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SILVER PALM
DADE-COUNTY, FLORIDA
CAD FILE 0216/A-3

HECTOR L. OLIVA
AR 0015339

SHEET
A-3

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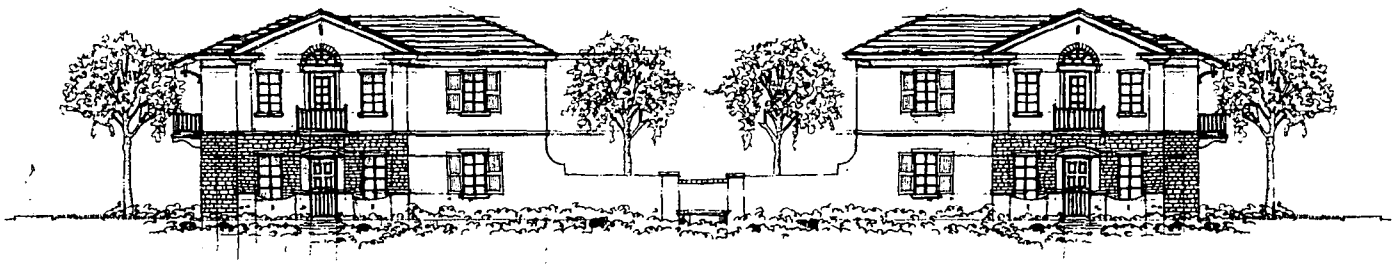
95

TYPE II ATTACHED SINGLE FAMILY TYPICAL ELEVATION



TYPE II ATTACHED SINGLE FAMILY END UNIT ENTRY ELEVATION

ATTACHED SINGLE FAMILY TYPE II

SCALE AS SHOWN CHECKED BY: MMM DRAWN BY: DATE: 12-06-02 JOB: C26	REVISIONS BY	LENNAR HOMES 760 N.W. 107 AVENUE MIAMI, FLORIDA, 33172 (305) 599-6951	OLIVA-MEOZ ARCHITECTS & PLANNERS, INC. 8240 SOUTHWEST 24TH STREET MIAMI, FLORIDA 33155 TEL.: (305) 552-7296 FACS.: (305) 552-7297	SILVER PALM DADE-COUNTY, FLORIDA CAD FILE: 0716/A-4	HECTOR L. OLIVA AR 8015339	SHEET A-4

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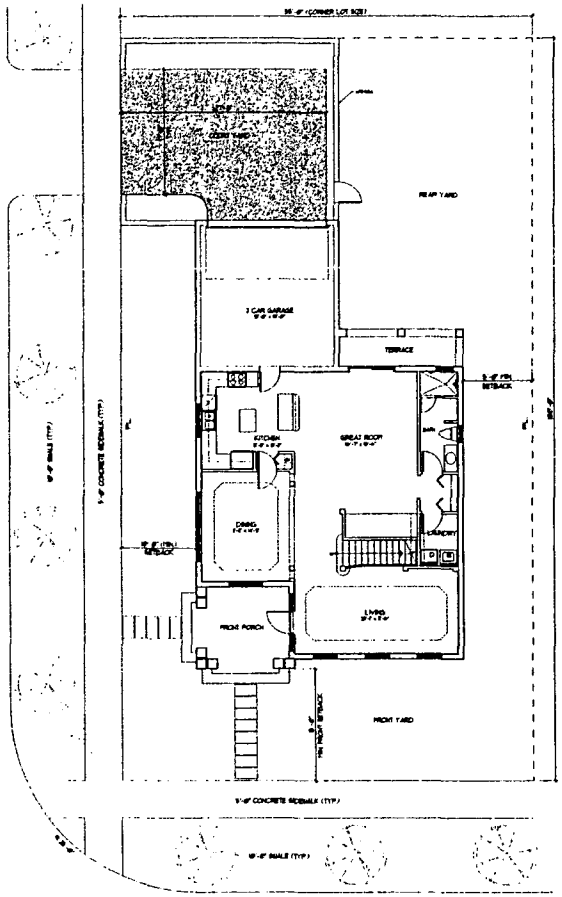
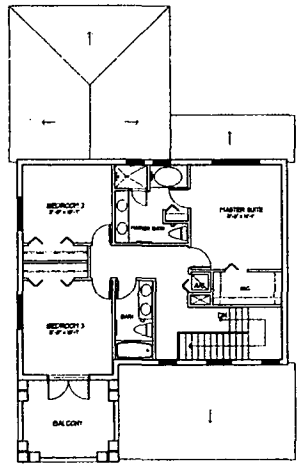
96

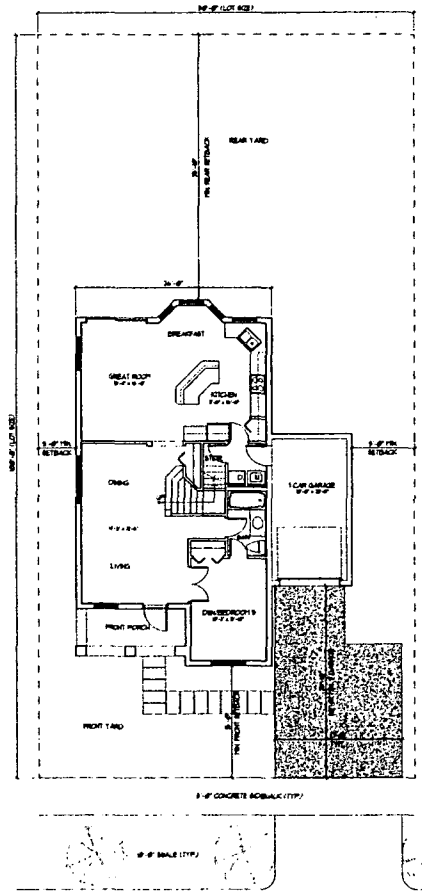


FIRST FLOOR PLAN

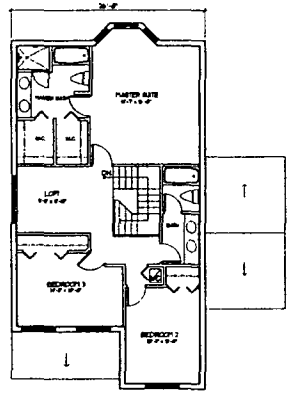


SECOND FLOOR PLAN

AREA CALCULATION	
A/C SPACE 1st FLOOR	1291 SQ.FT
A/C SPACE 2nd FLOOR	944 SQ.FT
TOTAL A/C SPACE	2239 SQ.FT
GARAGE	380 SQ.FT
COVERED TERRACE	83 SQ.FT
BALCONY	148 SQ.FT
FRONT PORCH	139 SQ.FT
GRAND TOTAL	2,588 SQ.FT



FIRST FLOOR PLAN



SECOND FLOOR PLAN

AREA CALCULATION	
A/C SPACE 1st FLOOR	1123 SQ.FT
A/C SPACE 2nd FLOOR	1,073 SQ.FT.
TOTAL A/C SPACE	2,199 SQ.FT
GARAGE	217 SQ.FT.
FRONT PORCH	92 SQ.FT.
GRAND TOTAL	2,504 SQ.FT

FRONT ELEVATION

FRONT ELEVATION

DETACHED SINGLE FAMILY

SCALE: 1/4"=1'-0"	REVISIONS BY	LENNAR HOMES	OLIVA-MEOZ ARCHITECTS & PLANNERS, INC.	SILVER PALM	SHEET
CHECKED BY: M.M.M.	04-25-02 L.T.B.	760 N.W. 107 AVENUE MIAMI, FLORIDA, 33172 (305) 599-1951	8240 SOUTHWEST 24TH STREET MIAMI, FLORIDA 33155	DADE-COUNTY, FLORIDA	A-5
DRAWN BY: L.T.B.			TELEPHONE: (305) 552-7296 FACSIMILE: (305) 552-7297	CAD FILE 0216/A-5	
DATE: 12-09-02					
JOB: 0216					

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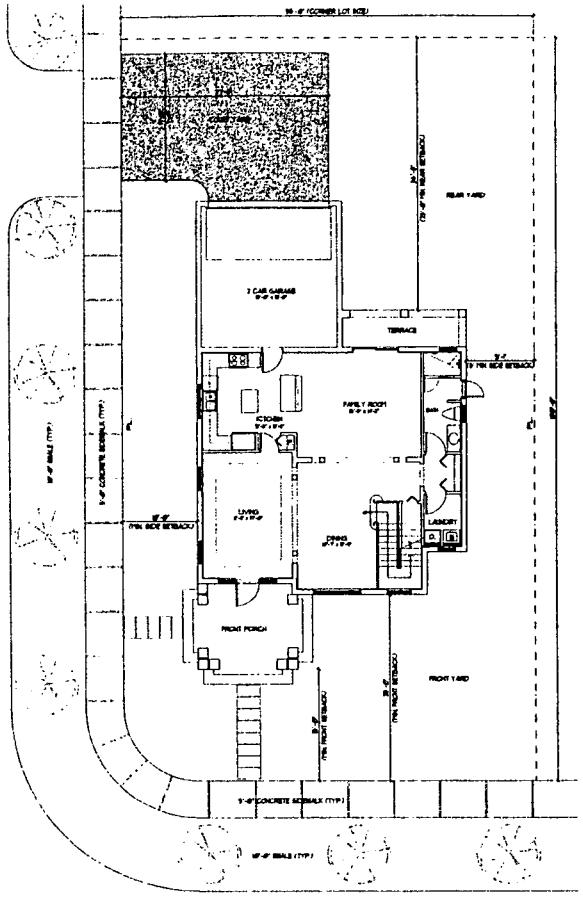
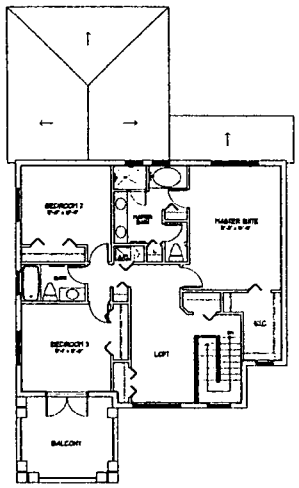
97



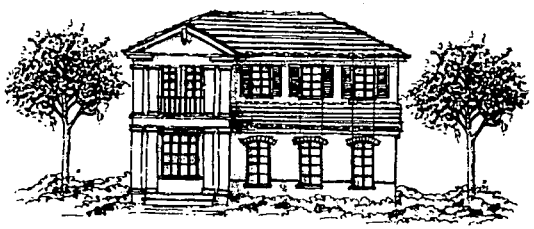
FIRST FLOOR PLAN



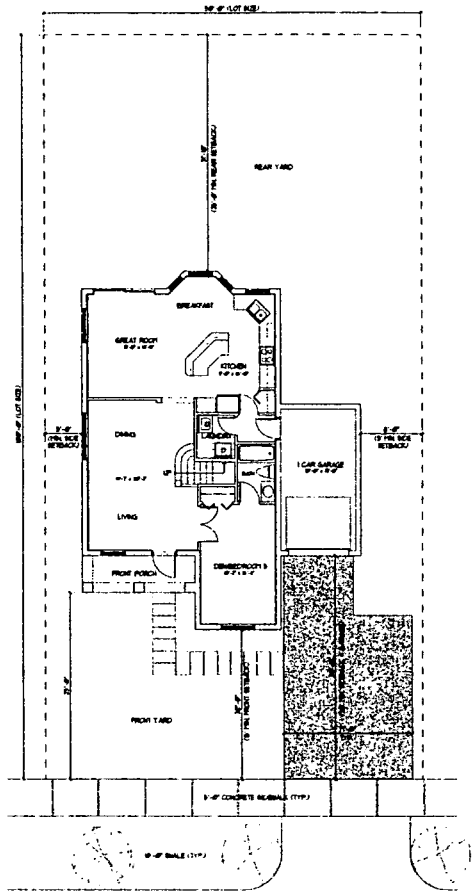
SECOND FLOOR PLAN

AREA CALCULATION	
A/C SPACE 1st FLOOR	1,229 SQ.FT.
A/C SPACE 2nd FLOOR	981 SQ.FT.
TOTAL A/C SPACE	2,180 SQ.FT.
GARAGE	380 SQ.FT.
COVERED TERRACE	83 SQ.FT.
BALCONY	148 SQ.FT.
FRONT PORCH	139 SQ.FT.
GRAND TOTAL	2,930 SQ.FT.

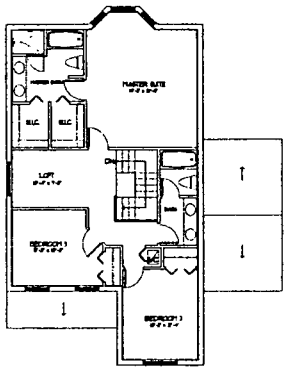
LOT COVERAGE	
A/C SPACE 1st FLOOR	1,229 SQ.FT.
GARAGE	380 SQ.FT.
COVERED TERRACE	83 SQ.FT.
FRONT PORCH	139 SQ.FT.
TOTAL	1,831 SQ.FT.
ALLOWABLE LOT COVERAGE	40%
PROPOSED LOT COVERAGE	33%



FRONT ELEVATION



FIRST FLOOR PLAN



SECOND FLOOR PLAN

AREA CALCULATION	
A/C SPACE 1st FLOOR	1,076 SQ.FT.
A/C SPACE 2nd FLOOR	1,052 SQ.FT.
TOTAL A/C SPACE	2,100 SQ.FT.
GARAGE	217 SQ.FT.
FRONT PORCH	74 SQ.FT.
GRAND TOTAL	2,390 SQ.FT.

LOT COVERAGE	
A/C SPACE 1st FLOOR	1,076 SQ.FT.
GARAGE	217 SQ.FT.
FRONT PORCH	74 SQ.FT.
TOTAL	1,367 SQ.FT.
ALLOWABLE LOT COVERAGE	40%
PROPOSED LOT COVERAGE	27%

FRONT ELEVATION

Exterior Elevations Note

As an alternate, the architectural character of these attached and detached single family homes may be changed as follows: the shutters will be replaced with moldings, the flat roof tiles will be replaced with Spanish "S" tiles, beams in porches, terraces and balconies will be replaced with arches, metal railings may be replaced with more elaborate details and additional trims and moldings may be added to the exterior elevations. All of these to make the architectural character of these elevations, more Mediterranean.

DETACHED SINGLE FAMILY

SCALE	1/8"=1'-0"	REVISIONS	BY
CHECKED BY	M.M.M.	06-25-03	L.T.E.
DRAWN BY	L.T.E.	06-16-03	Y.J.F.
DATE	12-06-02		
JOB	026		

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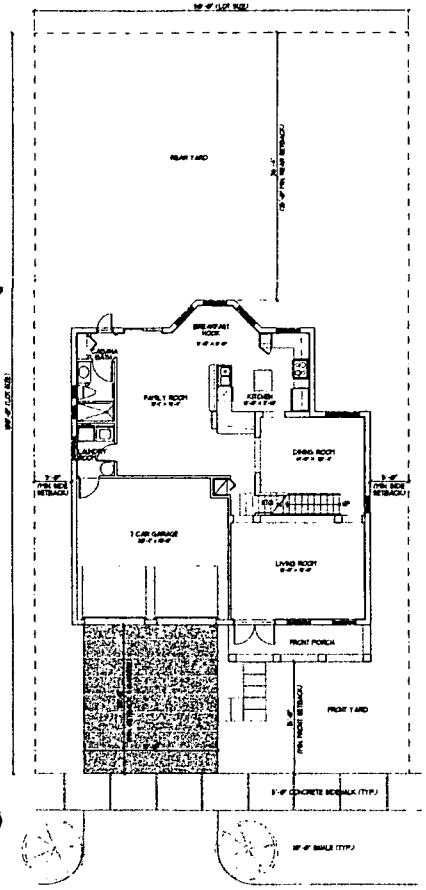
CAD FILE: C216/A-6

SILVER PALM
DADE-COUNTY, FLORIDA

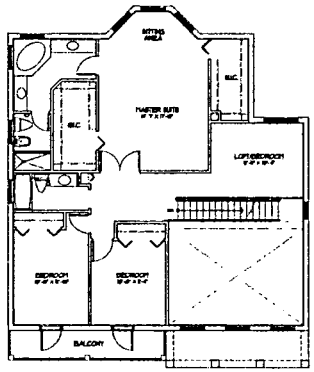
HECTOR L. OLIVA
AR 0015339

SHEET
A-6

98



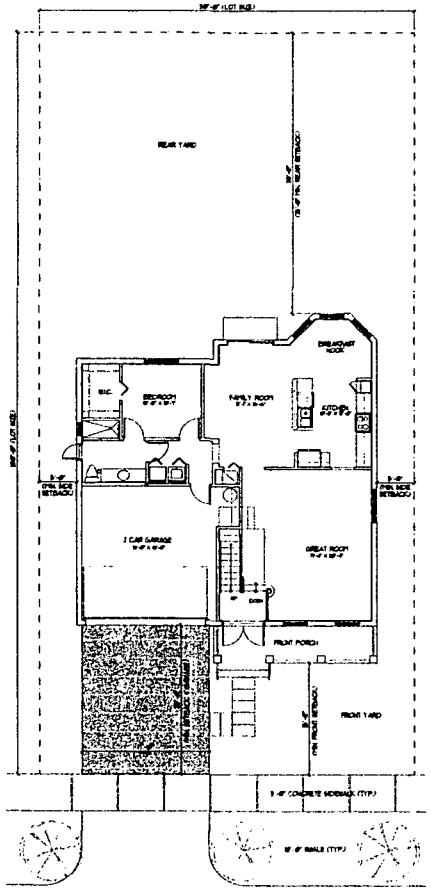
FIRST FLOOR PLAN



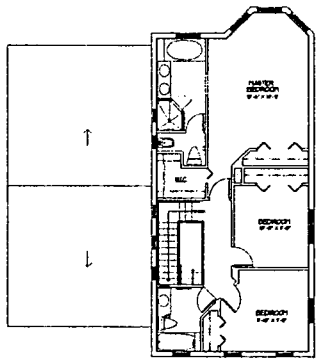
SECOND FLOOR PLAN

AREA CALCULATION	
A/C SPACE 1st FLOOR	1,143 SQ.FT.
A/C SPACE 2nd FLOOR	1,241 SQ.FT.
TOTAL A/C SPACE	2,384 SQ.FT.
GARAGE	487 SQ.FT.
BALCONY	64 SQ.FT.
FRONT PORCH	98 SQ.FT.
GRAND TOTAL	2,916 SQ.FT.

LOT COVERAGE	
A/C SPACE 1st FLOOR	1,143 SQ.FT.
GARAGE	487 SQ.FT.
FRONT PORCH	98 SQ.FT.
TOTAL	1,648 SQ.FT.
ALLOWABLE LOT COVERAGE	40%
PROPOSED LOT COVERAGE	33%



FIRST FLOOR PLAN



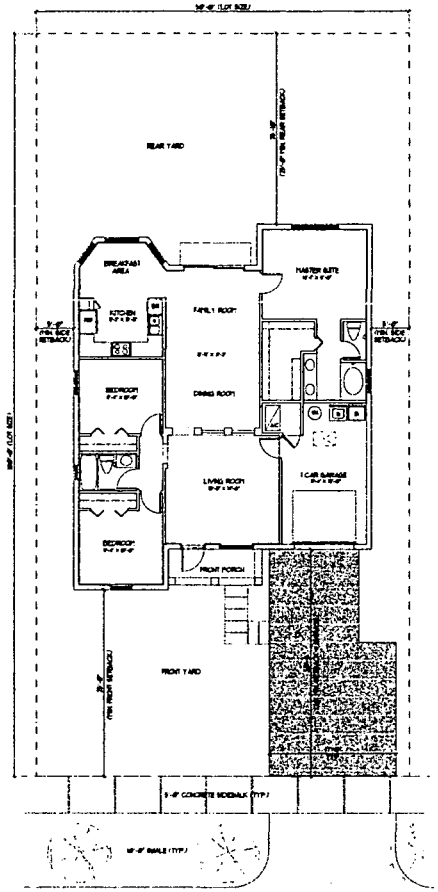
SECOND FLOOR PLAN

AREA CALCULATION	
A/C SPACE 1st FLOOR	1,196 SQ.FT.
A/C SPACE 2nd FLOOR	91 SQ.FT.
TOTAL A/C SPACE	2,287 SQ.FT.
GARAGE	361 SQ.FT.
FRONT PORCH	61 SQ.FT.
GRAND TOTAL	2,649 SQ.FT.

LOT COVERAGE	
A/C SPACE 1st FLOOR	1,196 SQ.FT.
GARAGE	361 SQ.FT.
FRONT PORCH	61 SQ.FT.
TOTAL	1,618 SQ.FT.
ALLOWABLE LOT COVERAGE	40%
PROPOSED LOT COVERAGE	33%

AREA CALCULATION	
A/C SPACE 1st FLOOR	1,478 SQ.FT.
TOTAL A/C SPACE	1,478 SQ.FT.
GARAGE	347 SQ.FT.
FRONT PORCH	61 SQ.FT.
GRAND TOTAL	1,718 SQ.FT.

LOT COVERAGE	
A/C SPACE 1st FLOOR	1,478 SQ.FT.
GARAGE	347 SQ.FT.
FRONT PORCH	61 SQ.FT.
TOTAL	1,718 SQ.FT.
ALLOWABLE LOT COVERAGE	40%
PROPOSED LOT COVERAGE	36%



FIRST FLOOR PLAN

FRONT ELEVATION

Exterior Elevations Note

At an alternate, the architectural character of these attached and detached single family homes may be changed as follows: the shutters will be replaced with mouldings, the flat roof tiles will be replaced with Spanish "S" tiles, bonus in porches, terraces and balconies will be replaced with arches, metal railings may be replaced with more elaborate details and additional trims and mouldings may be added to the exterior elevations. All of these to make the architectural character of these elevations, more Mediterranean.

FRONT ELEVATION

FRONT ELEVATION

DETACHED SINGLE FAMILY

SCALE	1/4" = 1'	
CHECKED BY	M.M.M.	
DRAWN BY	L.T.Z.	
DATE	10-06-92	
JOB	026	

REVISIONS	BY
1 04-25-93	L.T.Z.
2 05-14-93	Y.J.F.

LENNAR HOMES
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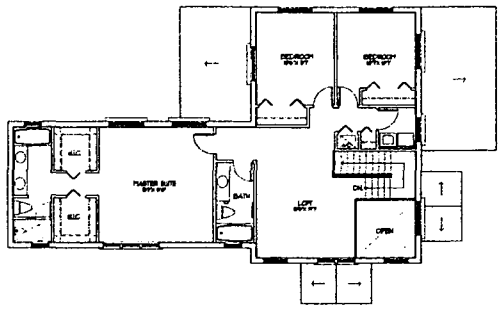
CAD FILE: C210/A-7

SILVER PALM
DADE COUNTY, FLORIDA

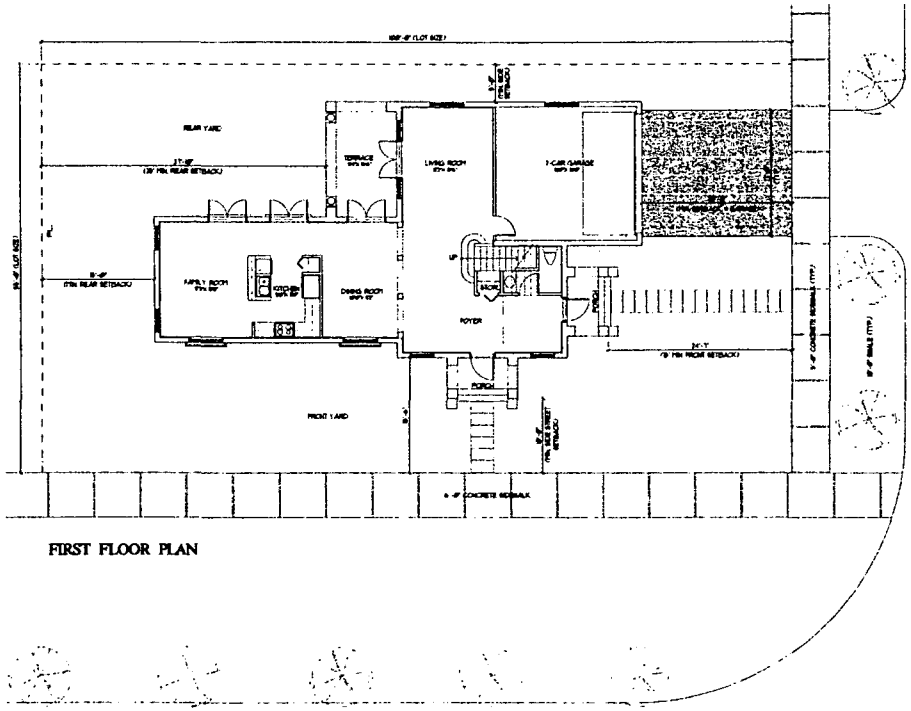
HECTOR L. OLIVA
AR 0015339

SHEET
A-7

99



SECOND FLOOR PLAN



FIRST FLOOR PLAN

ELEVATION FACING 117TH. AVENUE

(511) 117TH AVENUE COLONIAL ROAD
(EXISTING CONDITION)

AREA CALCULATION

A/C SPACE 1st FLOOR	1153 SQ.FT.
A/C SPACE 2nd FLOOR	1,231 SQ.FT.
TOTAL A/C SPACE	2,384 SQ.FT.
GARAGE	374 SQ.FT.
FRONT PORCH	102 SQ.FT.
COVERED TERRACE	144 SQ.FT.
GRAND TOTAL	2,984 SQ.FT.

LOT COVERAGE

A/C SPACE 1st FLOOR	1153 SQ.FT.
GARAGE	374 SQ.FT.
FRONT PORCH	102 SQ.FT.
COVERED TERRACE	144 SQ.FT.
TOTAL	1,773 SQ.FT.
ALLOWABLE LOT COVERAGE	40%
PROPOSED LOT COVERAGE	52%

DETACHED SINGLE FAMILY
CORNER LOT FACING 117TH. AVENUE

SCALE	1/4"=1'-0"	REVISIONS	BY
CHECKED BY	M.H.M.	1. 04-12-03	L.T.E.
DRAWN BY	L.T.E.	2. 05-16-03	Y.I.F.
DATE	12-06-02		
JOB	026		

LENNAR HOMES
760 N.W. 107 AVENUE MIAMI, FLORIDA, 33172 (305) 599-1951

OLIVA-MEOZ ARCHITECTS & PLANNERS, INC.
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SILVER PALM
DADE-COUNTY, FLORIDA
CAD FILE: C216/A-8

HECTOR L. OLIVA
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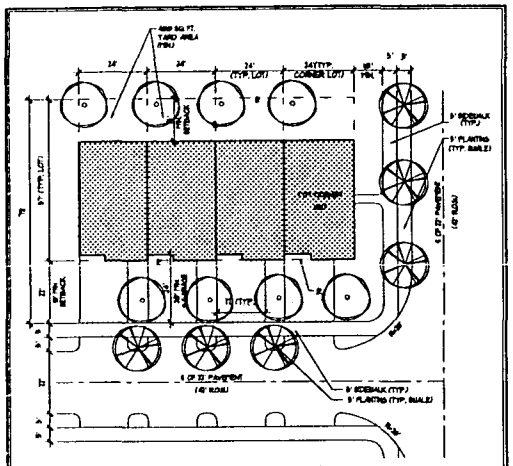
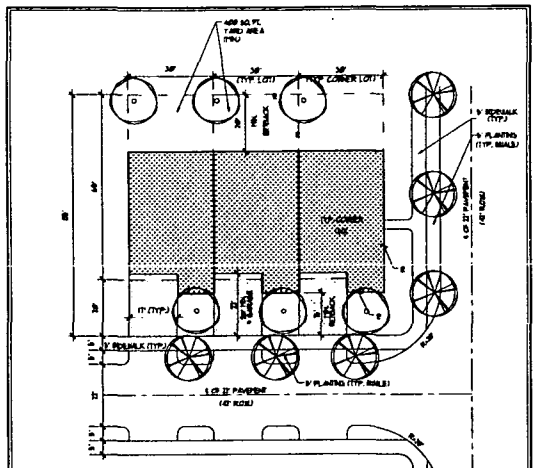
SHEET
A-8

10



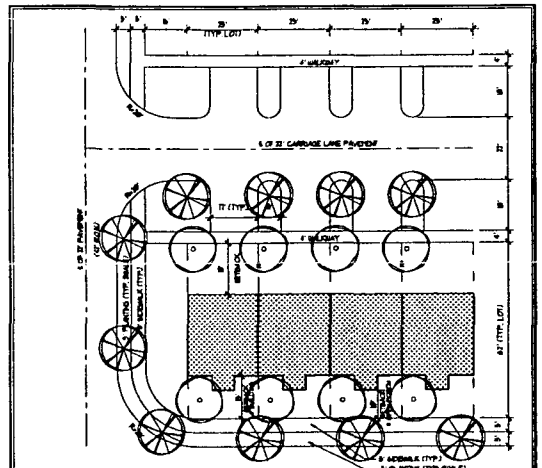
ATTACHED SINGLE FAMILY TYPE I LOTS

SCALE: 1"=20'-0"



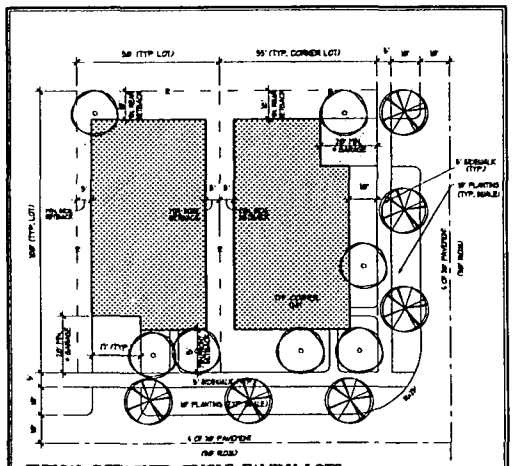
ATTACHED SINGLE FAMILY TYPE II LOTS

SCALE: 1"=20'-0"



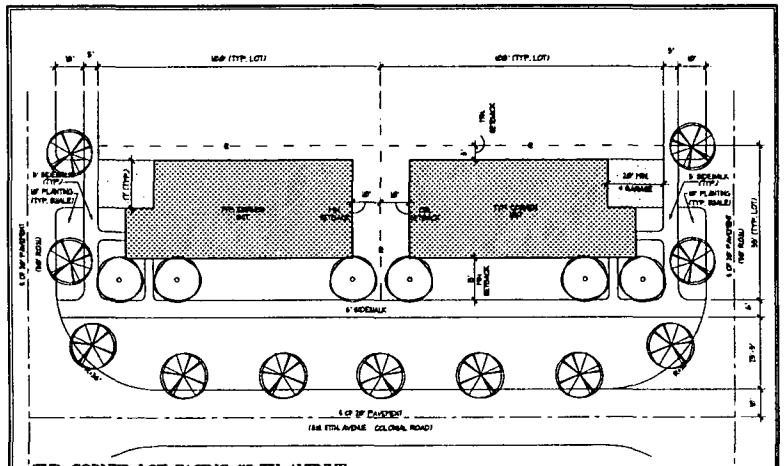
ATTACHED SINGLE FAMILY TYPE III LOTS

SCALE: 1"=20'-0"



TYPICAL DETACHED SINGLE FAMILY LOTS

SCALE: 1"=20'-0"



TYP. CORNER LOT FACING 117 TH AVENUE

COLONIAL ROAD (EXISTING CONDITION SHOWN) SCALE: 1"=20'-0"

TREE LEGEND

NATIVE TREE PROVIDED 3,369 QUERCUS VIRGINIANA "MUSCADINE OAK" AS STREET TREES AND 1 PER ATTACHED SINGLE FAMILY AT FRONT YARD	MIN 8' IN HEIGHT CAL 1.5" MAX SPACING 35' O.C.
NATIVE TREE PROVIDED 4,543 BURSERA SIMARUBA - GUMBO LIMBO 1 PER ATTACHED SINGLE FAMILY REAR YARD	MINIMUM 8' IN HEIGHT CAL 1.5" MAX SPACING 35' O.C.
NATIVE PALM PROVIDED (1/4 COUNTING AS 1 TREE) ROYSTONEA REGIA - ROYAL PALM - MIN 14' HEIGHT, CAL* (AT MAIN ENTRANCE AND PLAZAS)	MAX SPACING 35' O.C.
NATIVE SHRUB GIANT LILITURF/ LIRIOPE PL "EVERGREEN GIANT" MIN 18" IN HEIGHT	
NATIVE SHRUB GOLDEN SHRIMP PLANT/PACHYSTACHIS LUTEA MIN 18" IN HEIGHT	
NON NATIVE SHRUB (MAX 50% OF THE MIN REQUIRED) HYBRID DIORA/ DIORA "NORA GRANT" MIN 18" IN HEIGHT	
NATIVE SHRUB COCOPLUM /CHRYSOBALANUS ICACO MIN 18" IN HEIGHT	
NATIVE SHRUB HIBISCUS / ROSA-SINENSIS / HEDGE MIN 18" IN HEIGHT	
SODDED AREA (GRASS BERMUDA)	

TREE CALCULATION

ATTACHED SINGLE FAMILY

TREE CALCULATION

TOTAL NO. OF TREES PER ACRE (INCLUDING LAKES & ROAD DEDICATION) 156.38 ACRES X 18 = 3,369

TOTAL NO. OF STREET TREES (EVERY 35' ON CENTER) 6,623 L.F. 1,947

TOTAL NO. OF TREES 5,316 MIN

SHRUB CALCULATION

SHRUBS REQUIRED 18 PER TREE 18 X 5,316 = 93,168 MIN

SHRUBS REQUIRED PER LOT 93,168 / 156.1 APPR. 596 PER LOT

TREE CALCULATION

DETACHED SINGLE FAMILY

TREE CALCULATION

TOTAL NO. OF TREES PER LOT 3 x 1,541 = 4,623

TOTAL NO. OF STREET TREES (EVERY 35' ON CENTER) 79,565 L.F. 2,273

TOTAL NO. OF TREES 6,911

SHRUB CALCULATION

SHRUBS REQUIRED 18 PER TREE 18 X 6,911 = 124,398 MIN

SHRUBS REQUIRED PER LOT 124,398 / 1,541 = APPR. 80 PER LOT

GENERAL NOTES

1- ALL LANDSCAPED AREAS WITHIN STREETS TO RECEIVE 100% IRRIGATION COVERAGE FROM AN UNDERGROUND AUTOMATIC SYSTEM (RAIN SENSOR

2- ALL LANDSCAPED OPEN SPACE TO RECEIVE "FLOR-TAM" SOLID SOD. (UNLESS ANOTHER GROUND COVER IS SPECIFIED)

3- 3 TREES IN ATTACHED SINGLE FAMILY , 3 TREES IN DETACHED SINGLE FAMILY

4.- LANDSCAPING WITHIN LOTS TO RECEIVE IRRIGATION FROM WALL MOUNTED HOSE BIBBS
(3 HB PER ATTACHED SINGLE FAMILY + 5 HB PER DETACHED SINGLE FAMILY)

NOTE:

- SEE TOTAL NUMBER OF TREES ON SHRUB CALCULATION OF ATTACHED SINGLE FAMILY AND DETACHED SINGLE FAMILY THROUGH OUT THE SITE
- A DETAILED LANDSCAPING PLAN AND INDIVIDUAL LOTS WILL BE PROVIDED WHEN PLANS ARE SUBMITTED FOR BUILDING PERMIT.
- SEE TREE LEGEND FOR TREE TYPES AND SHRUBS THAT WILL BE USED IN LOTS AND / OR THROUGH OUT THE SITE.

SCALE AS SHOWN CHECKED BY M.M.M. DRAWN BY T.J.S. DATE 12-19-03 JOB 698	REVISIONS BY 1 04-23-04 L.T.S.	LENNAR HOMES 760 N.W. 107 AVENUE MIAMI, FLORIDA, 33172 (305) 559-4159	OLIVA-MEOZ ARCHITECTS & PLANNERS, INC. 8340 SOUTHWEST 24TH STREET MIAMI, FLORIDA 33155 TELEPHONE: (305) 552-7296 FACSIMILE: (305) 552-7297.

SILVER PALM
DADE-COUNTY, FLORIDA

CAD FILE: 0215/LA-1

HECTOR L. OLIVA
AR 0015339

SHEET
LA-1

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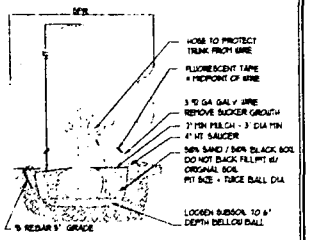
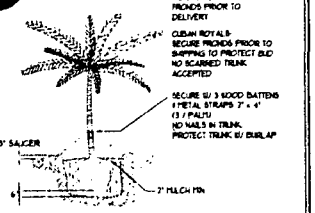
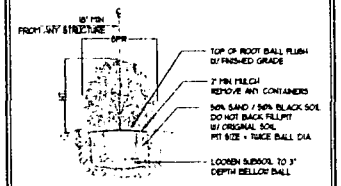
101



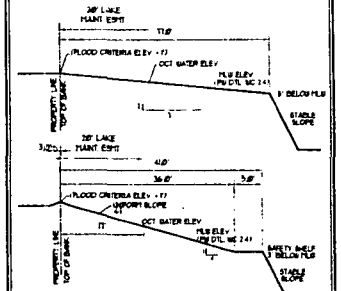
TREE PLANTING



PALM PLANTING

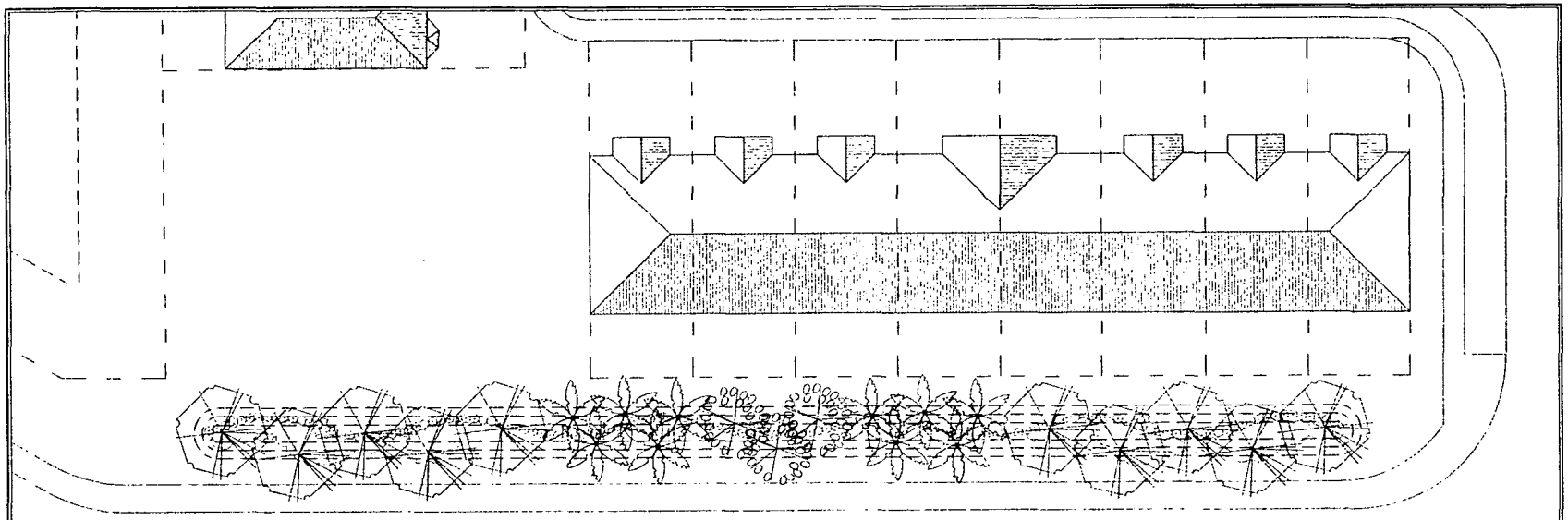


SHRUB PLANTING

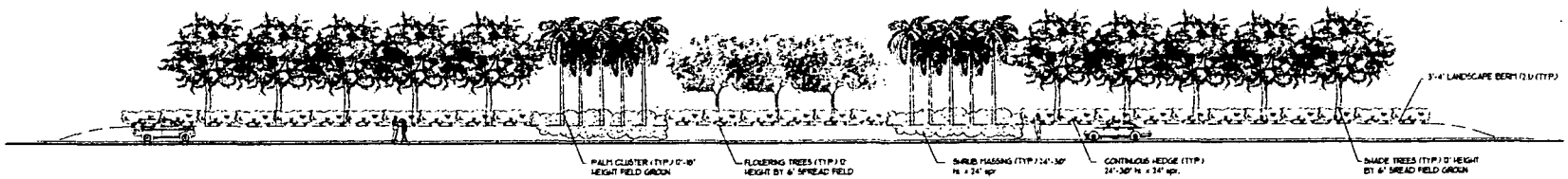


LAKE SECTION DETAILS

SCALE NTS



S.W. 112TH AVENUE ALLAPATTAH ROAD



TYPICAL LANDSCAPED GREENBELT BUFFER ALONG SW. 112 AVENUE

SCALE:	AS SHOWN	REVISIONS	BY
CHECKED BY	M.M.M.	04-25-03	L.T.B.
DRAWN BY	T.J.J.		
DATE	12-04-02		
JOB	926		

LENNAR HOMES
760 N.W. 107 AVENUE MIAMI, FLORIDA 33172 (305) 559-1951

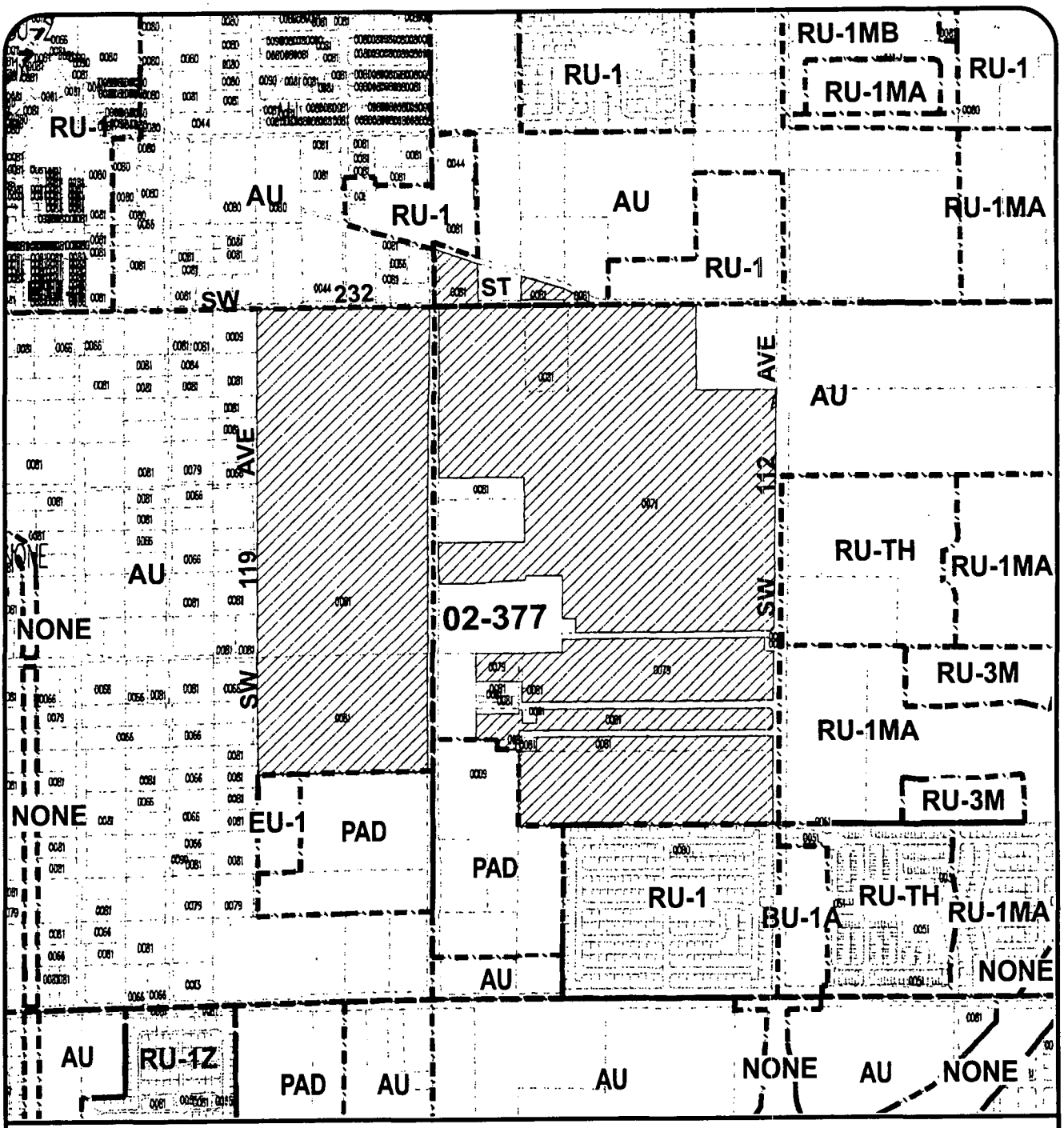
OLIVA-MEOZ ARCHITECTS & PLANNERS, INC.
8240 SOUTHWEST 24TH STREET MIAMI, FLORIDA 33155
TELEPHONE: (305) 552-7296 FACSIMILE: (305) 552-7297

SILVER PALM
DADE COUNTY, FLORIDA

CAD FILE: 0216LA 2

HECTOR L. OLIVA
AR 0011339

SHEET
LA-2



MIAMI-DADE COUNTY

HEARING MAP

S C A L E 0 1200' N

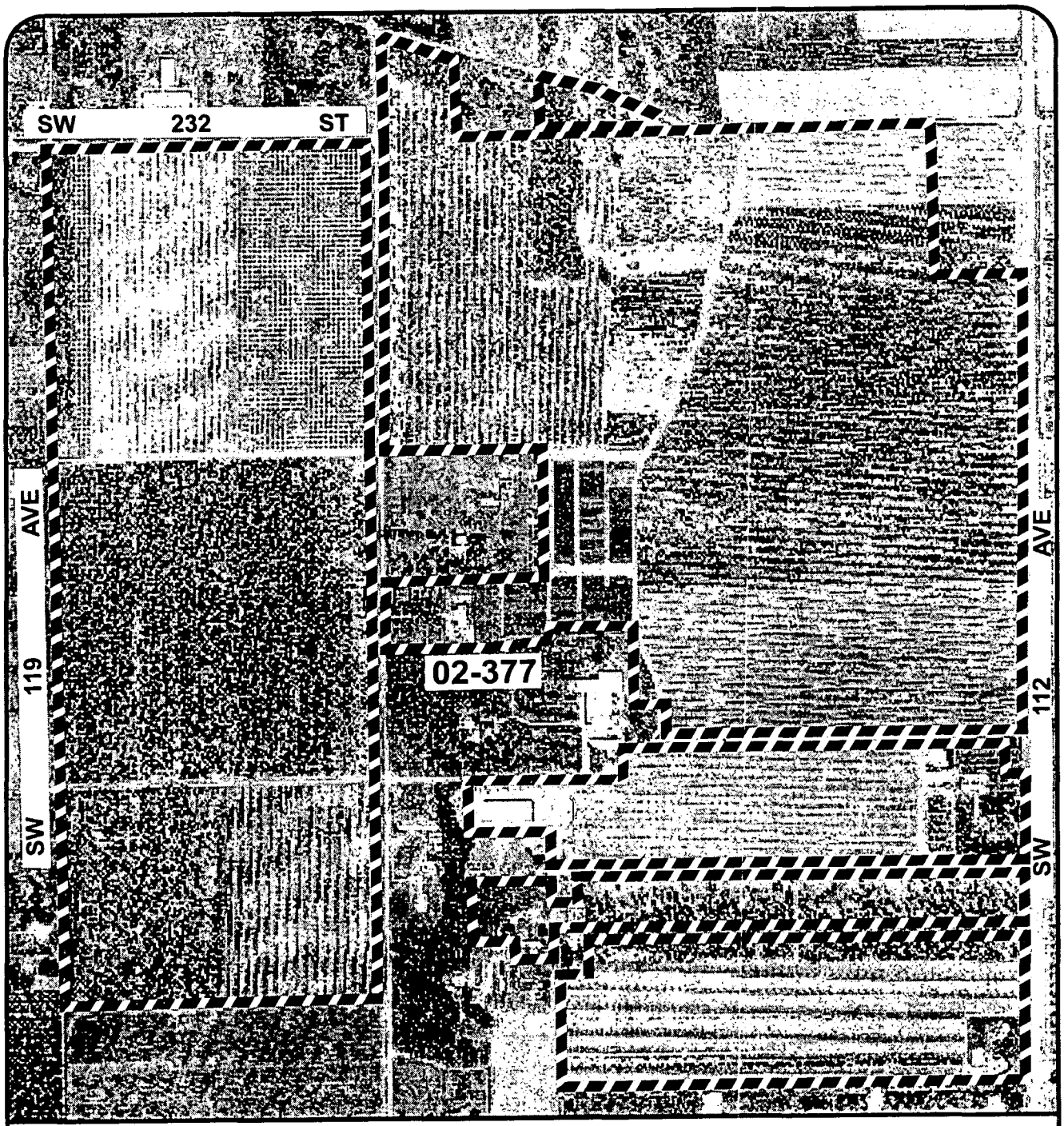
SUBJECT PROPERTY

Section: 24 Township: 56 Range: 39
Section: 18/19 Township: 56 Range: 40
Process Number: 02000377
Applicant: MANUEL C. & EMILIA DIAZ ET, AL
District Number: 08,09
Zoning Board: C15
Drafter ID: DIONNE
Scale: 1:1200'

MIAMI-DADE

G: ZONING DRAFTING. 02-377. 12/02
REVISED 05/07/03
REVISED 05/28/03
REVISED 07/07/03
REVICED 08/21/03

102



MIAMI-DADE COUNTY

AERIAL

S C A L E
0 NTS

N

SUBJECT PROPERTY

Section: 24 Township: 56 Range: 39
Section: 18/19 Township: 56 Range: 40
Process Number: 02000377
Applicant: MANUEL C. & EMILIA DIAZ ET, AL
District Number: 08,09
Zoning Board: C15
Drafter ID: DIONNE
Scale: NTS

MIAMI-DADE

G: ZONING DRAFTING 02-377. 12/02
REVISED05/07/03
REVISED 05/29/03
REVISED 07/07/03

B. MANUEL C. & EMILIA DIAZ, ET AL
(Applicant)

03-7-CZ15-1 (02-377)
Area 15/District 8
Hearing Date: 8/21/03

Property Owner (if different from applicant) **Diaz Landscaping & Nursery, Inc.**

Is there an option to purchase ☑ / lease ☐ the property predicated on the approval of the zoning request? Yes ☑ No ☐

If so, who are the interested parties? Lennar Homes, Inc.

Disclosure of interest form attached? Yes ☑ No ☐

Previous Zoning Hearings on the Property:

Year	Applicant	Request	Board	Decision
				NONE

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD - AREA 15
MOTION SLIP

APPLICANT'S NAME: : MANUEL C. & EMILIA DIAZ, ET AL.

REPRESENTATIVE(S): Miguel Diaz De La Portilla

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER
02-377	July 24, 2003	CZAB15- -03

DEPT. REC: Approve_____rezone subject to accepting covenant

MOTION:

☐ WITHDRAW ☐ _____

☒ DEFER ☒ TO: 8/21/03 ☐ INDEFINITELY

☐ DENY ☐ WITH PREJUDICE ☐ WITHOUT PREJUDICE

☐ ACCEPT PROFFERED COVENANT
☐ REJECT PROFFERED COVENANT

☐ ACCEPT REVISED PLANS
☐ REJECT REVISED PLANS

☐ APPROVE PER: ☐ REQUEST ☐ DEPARTMENT ☐ D.I.C. ☐ WITH STD CONDITIONS

☐ OTHER:

TITLE	M/S	NAME	YES	NO	ABSENT
MR.		Daniel L. ADAMS	✓		
MR.		Al ALVAREZ	✓		
MR.	M	Leonard ANTHONY	✓		
MS.		JoAnn BOVA	✓		
VICE-CHAIRMAN	S	Paul S. VROOMAN	✓		
MADAME CHAIRPERSON		Nancy MCCUE (C.A.)	✓		

VOTE: 6 TO 0

EXHIBITS: ☐ YES ☒ NO

County Attorney: Ron Bernstein

DEVELOPMENTAL IMPACT COMMITTEE
RECOMMENDATION TO COMMUNITY ZONING APPEALS COUNCIL No. 15

APPLICANT: Manuel C. and Emilia Diaz, et al **PH:** Z02-377 (03-7-CZ15-1)

SECTION: 24-56-39 & 18/19-56-40 **DATE:** August 21, 2003

COMMISSION DISTRICT: 8 **ITEM NO.:** D

==========

A. INTRODUCTION

- **REQUESTS:**

  (1) AU to RU-1M(a)

  On: Parcels "1-A," "1-D," "2-G," "2-H" & "2-E"

  (2) AU to RU-TH

  On: Parcels "1-B" & "2-F"

  (3) AU to RU-3M

  On: Parcel "1-C"

- **SUMMARY OF REQUESTS:**

  The applicant is seeking a zone change from AU, Agricultural District, to RU-1M(a), Modified single Family Residential District, to RU-TH, Townhouse District, and RU-3M, Minimum Apartment House District.

- **LOCATION:**

  Lying south & north of SW 232 Street (Silver Palm Drive) and lying between SW 112 Avenue & theoretical SW 119 Avenue.

- **SIZE:** 291.82 Acres

- **IMPACT:**

  The proposed rezonings would allow the applicant to provide additional housing in the area, however, said use would bring additional traffic and activity into the surrounding community and would impact public services.

B. ZONING HEARINGS HISTORY: None.

C. NEIGHBORHOOD CHARACTERISTICS:

SUBJECT PROPERTY	EXISTING ZONING	EXISTING LAND USE PLAN DESIGNATION
	AU, plant nursery, vacant property and single-family home	Low Density Residential, 2.5 to 6 dwelling units per gross acre
SURROUNDING PROPERTY		
NORTH	AU and RU-1, plant nursery, vacant property and single-family homes	Business and Office and Low Density Residential, 2.5 to 6 dwelling units per gross acre
SOUTH	AU, PAD and RU-1, plant nursery, single-family homes and vacant property	Low Density Residential, 2.5 to 6 dwelling units per gross acre
EAST	AU and RU-TH, vacant properties	Business and Office and Low Density Residential, 2.5 to 6 dwelling units per gross acre
WEST	AU, single-family homes	Estate Density Residential, 1 to 2.5 dwelling units per gross acre and Low Density Residential, 2.5 to 6 dwelling units per gross acre

The subject property is located in the rapidly developing residential area commonly referred to as Manny Diaz farms. At the current time, there are a few large undeveloped parcels of land between SW 112 Avenue on the east and the Homestead Extension of the Florida Turnpike (HEFT) to the west. Most of this area is being developed with single-family homes on parcels measuring 50'X100'/RU-1M(a) and townhouses.

D. SITE AND BUILDINGS:

Site Plan Review:

Scale/Utilization of Site:	**Acceptable**
Location of Buildings:	**Acceptable**
Compatibility:	**Acceptable**
Landscape Treatment:	**Acceptable**
Open Space:	**Acceptable**
Buffering:	**Acceptable**
Access:	**Acceptable**
Parking Layout/Circulation:	**Acceptable**
Visibility/Visual Screening:	**Acceptable**

Energy Considerations:	**N/A**
Roof Installations:	**N/A**
Service Areas:	**N/A**
Signage:	**N/A**
Urban Design:	**Acceptable**

E. PERTINENT REQUIREMENTS/STANDARDS:

The Board shall hear and grant or deny applications for **district boundary changes** taking into consideration that same must be consistent with the CDMP, with applicable area or neighborhood studies or plans, and would serve a public benefit. The Board shall take into consideration if the proposed development will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts, the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment, and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development. The Board shall consider if the development will have a favorable or unfavorable impact on the economy of Miami-Dade County, if it will efficiently or unduly burden water, sewer, solid waste disposal, recreation, education, public transportation facilities, including mass transit, roads, streets, and highways or other necessary public facilities which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, street or highways.

F. NEIGHBORHOOD SERVICES:

DERM	**No objection**
Public Works	**No objection**
Parks	**No objection**
MDTA	**No objection**
Fire Rescue	**No objection**
Police	**No objection**
Schools	**See Exhibit 'A'**
Planning & Zoning	**No objection**

G. RECOMMENDATION:

Approval of the zone changes to RU-TH, RU-3M and RU-1M(a), subject of the Board's acceptance of the proffered covenant. Said covenant, which among other things, provides that the development of the subject site be substantially in accordance with the submitted site plan and limits the maximum number of dwelling units on the property to 1,705 units. In addition, the covenant identifies 7.82 acres of land within the subject property to be designated for the construction and operation of charter schools and identifies 7.5 acres of land within the subject property to be dedicated to the Miami-Dade County Parks and Recreation Department for public park use.

The Executive Council is of the opinion that the proposed zone changes will be in keeping with the Comprehensive Development Master Plan (CDMP) residential designation for the subject parcel. When taking into consideration the reasonableness of the applied for rezoning in relation to the present and future development of the area,

the Executive Council finds that the zone change request, with the acceptance of the proffered covenant, will permit a residential development which is consistent with the CDMP, that the proposed development will be compatible with the surrounding area and would not be contrary to the public interest.

PROJECT DESCRIPTION:

The applicants, Manuel & Emilia Diaz, et al, are requesting a zone change from AU, Agricultural District, to RU-1M(a), Modified Residential Single-Family District, RU-3M, Minimum Apartment House District, and RU-TH, Townhouse District on a currently unimproved 294.35-acre parcel located west of SW 112 Avenue and south of SW 232 Street. RU-1M(a) zoning permits the development of detached single-family homes on lot sizes with a minimum area of 5,000 square feet and with frontage widths of 50'. The applicant will be developing fee-simple townhouses under the RU-TH District which requires 30% public open space, townhouse groupings that do not exceed 240' in length, lot sizes of a minimum 1250 square feet, heights of buildings not exceeding 40'and average unit sizes of 800 square feet. In addition, the applicant will also be developing fee simple townhouses which is a permitted use under the RU-3M District; however, the townhouse portion of the RU-3M development is subject to the requirements, limitations and restrictions applied in the RU-TH District, including but not limited to lot widths, area, yard area, height and lot coverage. Staff notes that an ordinance adopted approximately a year ago eliminates the request for a special exception requiring the applicant to submit a site plan in conjunction with the request for a district boundary change. Notwithstanding the aforementioned, the applicant intends to proffer a covenant tying the subject property to a site plan that incorporates a number of urban design principles in accordance with the adopted Miami-Dade County Urban Design Manual, limits the density of the proposed development to an intensity permitted by the Comprehensive Development Master Plan and indicates the location of several lakes which will be reviewed by County staff through the Administrative Site Plan Review Process. There are plant nurseries, vacant properties and single-family homes to the north, plant nurseries, single-family homes and vacant property approved for residential development to the south, vacant property approved for residential development to the east and single-family homes to the west. The CDMP designates the subject property for low density residential which permits a density range from a minimum of 2.5 to a maximum of 6 dwelling units per gross acre. This would allow the applicant to develop single-family housing, e.g., single-family detached, cluster, zero-lot-line and townhouses. It could include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is not exceeded.

The site plan submitted to staff indicates a development designed along an interconnected system of streets and blocks. The site will be developed with three building types made up of a single-family detached type, a townhouse type with parking behind the building and a townhouse type with garages in front of the building. The building types will front on greens, squares and plazas of various sizes that are distributed throughout the site in order to provide all residents with some form of open space to be used for active or passive recreation. The sum of the open space area provided for in the RU-1M(a) portions of the development totals approximately 17 acres excluding proposed lakes and school sites within said RU-1M(a) portions; and it is approximately 50 acres for the RU-TH and RU-3M portions excluding school sites but including 50% of lake areas proposed within said districts. It is the intent of the applicant to distribute the open space in smaller and more intimate parks in close proximity to all

of the proposed housing in order to make it more accessible to pedestrians rather than to have a larger park in one area of the site that must be accessed by vehicles. The parks will also offer opportunities for social encounters, provide recreation space for children, act as a complement to focal points and provide foreground for any future civic amenity. In addition to the parks, the proposed building units will face or back to 9 linear lakes proposed in different locations of the site. These lakes will be accessible to pedestrians by tying some portion of their perimeter to the proposed sidewalk network. An important amenity proposed for this large residential community is a clubhouse located in the geometric center of the subject parcel. The clubhouse will be housed in an existing and according to the applicant, historically significant 2-story manse built in the 1950's. At this location, there are plans to include a swimming pool and areas for active recreation as well. The applicant is also providing a total of 4.5 acres to accommodate three future charter schools. These sites are located on the east side of SW 117 Avenue and on the north and south sides of SW 232 Street. The developer has met with the School Board and has indicated that the proposed charter schools will accommodate the new students generated by the development.

Staff notes that 2/3 of the development will occur between SW 112 Avenue and SW 117 Avenue with 1/3 displaced to the west of SW 117 Avenue. All areas of the proposed development will be easily accessible through a loop road that commences on the southeast corner of the site (SW 240 Street). From SW 240 Street the loop road continues north where it provides vehicular and pedestrian access to a large number of townhouses in the northeast portion of the subject parcel. The loop then bends west and crosses SW 117 Avenue to provide vehicular and pedestrian accessibility to a large number of detached single-family homes on the northwest corner of the site. The road then changes orientation once again and follows a southerly direction to the southwest corner of the site where it terminates in a portion of the site that will be developed with single-family detached homes. At this junction, the loop road also provides vehicular and pedestrian access to additional townhouses and single-family detached homes on the west side of SW 117 Avenue. Further, and most important, to provide good traffic dispersal and seamless pedestrian connections to all areas of the development, the site plan street network avoids cul-de-sacs, t-turnarounds and is linked to future streets proposed to the south, north and east of the subject site. Some blocks within the townhouse portions of the development incorporate carriage lanes, also known as alleys, to remove parking areas from the front of buildings in order to enhance the aesthetics of the street. The PAD (Planned Area Development District) to the south of the subject property also provides blocks with alleys along SW 117 Avenue that, in staff's opinion, together with those blocks with alleys proposed for the subject development will produce a significantly different, attractive and more pedestrian-friendly street section from SW 248 Street to SW 232 Street. Also, staff points out that for those single-family detached lots that front SW 117 Avenue on the subject parcel, the applicant is proposing a single-family detached type that orients the entrance of each house on SW 117 Avenue and places the garage along the local streets that are perpendicular to said avenue. The ultimate effect achieved by designing blocks with alleys and different single-family detached and townhouse types as described above is to eliminate the garage from pedestrian and vehicular views in order to attain a pedestrian-scaled SW 117 Avenue and to create an architecturally consistent character throughout SW 117 Avenue that visually ties the subject development to the approved PAD (Summerville) District to the south. Each residential dwelling unit within the property will incorporate urban design elements such as: front porches or stoops, recessed garages, vertically proportioned fenestration, balconies and terraces.

COMMENTS AND MAJOR CONCERNS

Ordinance Number 75-47 charges the Developmental Impact Committee (DIC) to address applications with respect to: (I.) conformance with all applicable plans; (II.) environmental impact; (III) impact on the economy; (IV.) impact on essential services; and (V.) impact on public transportation facilities and accessibility.

The following comments address these specific charges with regard to the subject application:

I. CONFORMANCE WITH ALL APPLICABLE PLANS

A. RELEVANCE TO THE COMPREHENSIVE DEVELOPMENT MASTER PLAN

APPLICABLE CDMP GOALS, OBJECTIVES AND POLICIES

Land Use Objective 5

Upon the adoption of this plan, all public and private activities regarding the use, development and redevelopment of land and the provision of urban services and infrastructure shall be consistent with the goal, objectives and policies of this Element, with the adopted Population Estimates and Projections, and with the future uses provided by the adopted Land Use Plan (LUP) map and accompanying text titled "Interpretation of the Land Use Plan Map", as balanced with the Goals, Objectives and Policies of all Elements of the Comprehensive Plan.

Land Use Element Goal

Provide the best possible distribution of land use and services to meet the physical, social, cultural, and economic needs of the present and future populations in a timely and efficient manner that will maintain or improve the quality of the natural and man-made environment and amenities, and preserve Miami-Dade County's unique agricultural lands.

Land Use Policy 5B

All development orders authorizing a new land use or development, or redevelopment, or significant expansion of an existing use shall be contingent upon an affirmative finding that the development or use conforms to, and is consistent with the goals, objectives and policies of the CDMP including the adopted LUP map and accompanying "Interpretation of the Land Use Plan Map". The Director of the Department of Planning and Zoning shall be the principal administrative interpreter of the CDMP.

Land Use Policy 2A

All development orders authorizing new, or significant expansion of existing, urban land uses shall be contingent upon the provision of services at or above the Level of Service (LOS) standards specified in the Capital Improvements Element (CIE).

Land Use Policy 9M

By 1998, Miami-Dade County shall develop an urban design manual establishing design guidelines. This manual shall provide additional criteria for use in review of all new residential, commercial and industrial development in unincorporated Miami-Dade County.

The Adopted 2005 and 2015 Land Use Plan designates the subject property as being within the Urban Development Boundary for **Low Density Residential.**

The residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 dwelling units per gross acre. This density category is generally characterized by single-family housing, e.g., single-family detached, cluster, zero-lot-line and townhouses. It could include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is not exceeded.

The requested district boundary change from AU to RU-1M(a), RU-TH and RU-3M is **consistent** with the Comprehensive Development Master Plan Land Use map subject to a covenant limiting the density to a maximum of 6 units per gross acre.

Evaluation by the Department of Planning and Zoning Director

The Comprehensive Development Master Plan, which designates this site for low density residential, permits a minimum of 2.5 dwelling units per gross acre and a maximum density of 6 units per gross acre. This would result in a maximum development density of 1766 residential units on this site. However, the applicant intends to develop a total of 1705 residential units on the subject parcel at a density of 5.7 units per gross acre which is less than the Master Plan maximum permitted of 6 units per gross acre. The applicant intends to proffer a covenant restricting the subject property to the development of 1705 residential units at a density of 5.7 units per gross acre and tie the development to the submitted site plan that has incorporated multiple principles of urban design in accordance with the County's adopted Urban Design Manual, to the subject property. As such, this application will be **consistent** with the CDMP. Staff notes that on December 2002, Community Zoning Appeals Board 15 approved pursuant to Resolution No. CZAB15-28-02 and Resolution No. CZAB15-29-02, district boundary changes from AU to RU-1M(a) and RU-3M on two parcels located east of SW 112 Avenue and south of SW 232 Street. These two parcels are going to be developed with single-family homes on 50' X 100' lots and 2-story townhouses. The approved site plan adopted urban design principles recommended by the County's Urban Design Manual, such as, but not limited to, interconnected streets and blocks, blocks with alleys, and squares and plazas defined by the block's edge. On November 2001, Community Zoning Appeals Board 15 approved pursuant to Resolution No. CZAB15-17-01, district boundary changes from AU to RU-1M(a) and RU-TH on a parcel located east of SW 112 Avenue and north of SW 248 Street. This parcel will

also be developed with single-family homes on 50' X 100" lots and 2-story townhouses. The approved site plan was designed using a number of urban principles outlined in the County's adopted Urban Design Manual, such as, small sub-neighborhood parks, a variety of housing types, and interconnected blocks and streets. To the south of the subject property, a parcel zoned AU was rezoned to PAD (Planned Area Development) pursuant to Resolution No. CZAB15-22-02. The PAD's approval was tied to a site plan that adopted a multitude of urban design principles outlined in the County's Urban Design Manual. Among those principles incorporated in the approved site plan were pedestrian scaled blocks and streets, a variety of building types, squares and greens that not only provide recreation but act as community focal points, rear-loaded carriage lanes for most lots and homes with facades that incorporate vertically proportioned fenestration. The subject parcel is proposed to be developed with single-family detached homes and 2-story townhouses and will be tied to a site plan that is designed using similar urban design principles as those incorporated in the approved parcels to the east and south of the subject property. The principles adopted by the subject plan include a variety of building types, a network of interconnected streets and blocks, a system of greens and small squares and plazas throughout each proposed sub-neighborhood, some blocks with rear-loaded parking spaces and building facades that adopt a regional architectural language. The proposed scale and intensity, including the number of stories, building types and development trend of the subject development is in keeping and not out of character with the already approved adjacent and adjoining development to the east and south. As such, the requested RU-1M(a), RU-TH and RU-3M zoning districts are **compatible** with the development trend in the area. The applicant has submitted a covenant for staff's review limiting the development density to ensure consistency with the CDMP; tying the development to the submitted plans; indicating the construction of the proposed charter schools in phases to address school demands; and conveying a total of 7.5 acres open space to the Parks and Recreation Department in order to address said Departments concern's. As such, staff recommends approval of this application subject to the acceptance of the proffered covenant.

B. MULTI-YEAR CAPITAL IMPROVEMENT PROGRAM

The General Services Administration Department has reviewed this application with respect to its compatibility with the County's current Capital Budget and Multi-Year Capital Plan. This plan is prepared pursuant to state growth management legislation and the Miami-Dade County Code. This application does not conflict with the current plan.

II. ENVIRONMENTAL IMPACT

A. WATER MANAGEMENT

All stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage structures. Drainage plans shall provide for full on-site retention of the stormwater runoff of a 5 year storm event. Pollution control devices shall be required at all drainage inlet structures.

An Individual General Environmental Resources Permit from the South Florida Water Management District (SFWMD) will be required for the construction and operation of a surface water management system. The applicant is advised to contact DERM in order to obtain additional information concerning permitting requirements.

Positive drainage systems or direct discharge of stormwater runoff into any proposed lake are not permitted. Therefore, DERM will require that a berm with a top elevation of one foot above flood criteria be placed along the perimeter of the proposed lakes, in order to prevent direct discharge of stormwater runoff intake the lake. A Class II Permit from DERM will be required for the construction of any drainage system with overflow outfall into the lakes.

Site grading and development shall comply with the requirements of Chapter 11C of the Code of Miami-Dade County. Any proposed development shall comply with county and federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the Level of Service standards for flood protection set forth in the CDMP subject to compliance with the conditions required by DERM for this proposed development order.

B. ***HAZARDOUS AND SOLID WASTE***

A review of DERM records indicates that there are no records of current or historical contamination, assessment, or remediation issue on the subject property. A search within 500 feet of the property was conducted and the following sites were identified as having current or historical contamination issues:

Manuel Diaz Farms, Inc.
UT-5880
23705 SW 117th Avenue
Former petroleum contaminated site. Case closed on October 7, 1999.

C. ***AIR QUALITY PRESERVATION***

The DERM Air Quality Management Division has reviewed the available information and concludes that there is the likelihood that this project will exceed the traffic flow threshold value of 1,500 vehicles per hour at peak-hour, as stated in the State of Florida Department of Environmental Protection Guidelines. Accordingly, this project would be subject to the carbon monoxide screening process and other applicable modeling requirements specified in said guidelines.

D. ***TREE PRESERVATION***

Section 24-60 of the Code requires the preservation of tree resources. Consequently, DERM will require the preservation of all the specimen-sized (trunk diameter $\geq$ 18 inches) trees, as defined in the Code, which are on these sites. A Miami-Dade County tree removal permit is required prior to the removal or relocation of any trees. The applicant is advised to contact DERM

staff for permitting procedures and requirements prior to development of site and landscaping plans.

E. WETLANDS

The subject site is not jurisdictional wetlands as defined in Chapter 24-3 and 24-58 or the Code; therefore, no review or permits for work in wetlands will be required by DERM.

Notwithstanding the above, a permit from the Army Corps of Engineers (USACOE), a permit from the State of Florida Department of Environmental Protection (DEP) and from the South Florida Water Management district (SFWMD) may be required for the proposed project. The applicant is advised to contact the USACOE, the FDEP, and the SFWMD concerning permit procedures and requirements.

Concurrency Review Summary:
The Department has conducted a concurrency review for this application and has determined that the same meets all applicable LOS standards as specified in the adopted CDMP for potable water supply, wastewater disposal, and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order application concerning the subject property.

In summary, the application meets the minimum requirements of Chapter 24 of the Code and therefore, it may be scheduled for public hearing; furthermore, this memorandum shall constitute DERM's written approval as required by the Code. Additionally, DERM has also evaluated the application so as to determine its general environmental impact and after reviewing the available information offers no objections to the approval of the request.

III. IMPACT ON THE ECONOMY

It is estimated that for the 764 single family residential units sold at $200,000.00 per unit and the 957 townhouse units sold at $150,000.00 per unit, the operating revenue and cost to Miami-Dade County and the School Board will be as follows:

	County	School Board	Combined
Total Revenues	$10,014,329.	$5,096,724.	$15,111,053.
Total Costs	7,566,885.	3,867,745.	11,434,630.
Net Fiscal Impact	$2,447,443.	$1,228,980.	$3,676,423.

The net fiscal impact of this proposal is estimated to provide a positive operating revenue to Miami-Dade County of $2,447,443.00 and a net surplus of $1,228,980.00 to the School Board, for a combined total for both jurisdictions of $3,676,423.00.

IV. IMPACT ON ESSENTIAL GOVERNMENTAL SERVICES

A. POTABLE WATER SUPPLY

The subject property is located within the franchised water service area of the Miami-Dade Water and Sewer Department (MDWASD). The closest public water is an abutting 12-inch main located along SW 112th Avenue, approximately 750 feet north of the site. Connection of the proposed development to the public water supply system shall be required. The applicant shall connect to an existing 12-inch water main at SW 112th Avenue and SW 232nd Street then extend west along SW 232nd Street a new twenty (20) inches water main to the NW corner of the property (SW 119th Ave.). Also extend south along SW117th Ave. from SW 232nd Street covering the subject property a new sixteen (16) inches water main. Also, extend along SW 240th street from SW 112th Ave. to the west property line (SW 119th Ave.) a new twelve (12) inches water main. Any proposed water main extension inside the subject property shall be twelve (12) and eight 98) inches minimum with two points of connection. The estimated demand for this project is 515,050 gallons per day (gpd). This figure does not include irrigation demands.

The source of water for these mains is MDWASD's Alexander Orr Water Treatment Plant, which has adequate capacity to meet projected demands from this project. The plant is presently producing water, which meets Federal, State, and County drinking water standards.

Existing public water facilities and services meet the Level of Service (LOS) standard set forth in the comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions stipulated by DERM for this proposed development order.

Notwithstanding that adequate system capacity is available for this project DERM will require that water conserving plumbing fixtures be installed in accordance with the requirements of the South Florida Building Code in order to use more efficiently the southeast Florida water resources.

It is recommended that the landscaping conform to xeriscape concepts. Included in these concepts I use of drought tolerant plants, reduced use of turf grass together with efficient irrigation system design. Details of xeriscape concepts are set forth in the "Xeriscape Plant Guide II" from the South Florida Water management District.

B. SEWER SERVICE

The subject property is located within the franchised sewer service area of the Miami-Dade Water & Sewer Department (MDWASD). The closet public sanitary sewer is a 12-inch force main located approximately 3,900 feet north and east of the site, at the intersection of SW 224th Street and SW 109th

Avenue. Connection of the proposed development to the public sanitary sewer system will be required.

From SW 240th St to SW 232nd St.

A regional pump station with generator building is required. Connection to the proposed twelve (12) inches force main at SW 117th Ave. and SW 240th St. with a new eight (8) inches minimum force main. Any proposed sanitary sewer extension inside the subject property should be ten (10) and eight (8) inches minimum.

From SW 240 St to SW 244th Terr.

A regional pump station with generator building is required. Connect to a proposed twelve (12) inches force main at 117th Ave. and SW 240th St. with a new eight (8) inches minimum force main. Any proposed sanitary sewer extension inside the subject property should be ten (10) and eight (8) inches minimum.

From SW 240th St. to SW 244th Terr.

Connect to an existing MH at SW 112th Ct., SW 113th Ave, and SW 114th Ave. north of SW 244th St. Any proposed sanity sewer extension inside the subject property should be eight (8) inches minimum.

From SW 240th St. to SW 232nd St.

A regional pump station with the generator building is required. Connect to an existing twenty four (24) inches force main at SW 112th Ave. and SW 248th and extend north along SW 112th Ave. a new twelve (12) inches force main to SW 240th St. then extend west along SW 240th ST a new twelve (12) force main to SW 117th Ave. Any proposed sanitary sewer extension inside the subject property should be 10" and 8" minimum.

At this time the sanitary sewer system has adequate collection, transmission and treatment capacity to accommodate the flows that the proposed project will generate. The wastewater flow is directed to the South District Treatment Plant.

Notwithstanding the foregoing, in light of the fact that the County's sanitary sewer system has limited sewer collection/transmission and treatment capacity, no new sewer service connections can be permitted until adequate capacity becomes available. Consequently, final development orders for this site may not be granted unless adequate capacity in the sanitary sewer collection/transmission and treatment system or if approval for alternative means of sewage disposal can be obtained. Use of an alternative means of sewage disposal shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

Sewage treatment and disposal for the area is provided by MDWASD's regional wastewater treatment and disposal facilities. These facilities have limited available capacity; consequently; approval of development orders which will generate additional wastewater flows are being evaluated by DERM on a case-by-case basis. Approvals are only granted if the application for any proposed development order is certified by DERM so as to be in compliance with the provisions and requirements of the settlement agreement between Miami-Dade County and the State of Florida Department of Environmental Protection, and also with the provisions of the Environmental Protection Agency Consent Decree.

Existing public water and public sanitary sewer facilities and services meet the level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approve, will not result in a reduction of the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

C. ***POLICE***

Growth in residential development within a district results in increased demands for police service. The demands for service typically vary based upon the specific demographics of the area and traffic volume. Service demands normally are evaluated once neighborhoods are established, and re-evaluated on a on-going basis utilizing the budgetary process. Historically, departmentwide manpower, in conjunction with the ability to adjust sworn assignments, has permitted extension and maintenance of the current level of police services to newly established developments of any size.

A careful review of the petition shows that the predicted impact on MDPD resources will be significant, based upon the increase in residential dwelling units. This development will also increase traffic volume. As the project is phased in over the buildout period, additional sworn personnel resources may be required to maintain the current level of service to the area. These resources would be requested through the annual budgetary process.

Regarding actual construction when development occurs, the following applicable guidelines are provided to address public safety issues:

1. The development should comply with requirements of he Code of Miami-Dade County, with special attention given to the following:
   a. Section 21-276, Burglar Alarms.
   b. Section 28-15(g), Required improvements.
   c. Section 33-139, Names and numbers to comply with article; authority of the Department of Planning and Zoning.
   d. Section 33-147, Numbering buildings.
   e. Section 33-149, Duty of owners of buildings.

2. Effective January 1, 2001, all burglar alarm systems shall require an annual registration with MDPD by the user. This includes all systems even if they are not monitored by an alarm monitoring company.

Locations that have more than one alarm system require separate registration for each system. Information brochures are available at MDPD district stations.

3. Each building should have address numbers conspicuously mounted which are not less than three inches in height and easily observable form the roadway. Buildings that back on to an alleyway should also have an address numbers on the rear of the buildings.

4. A lighted directory should be erected near each point of entry and at appropriate locations within then development for rapid location of buildings by responding emergency vehicles.

5. Shrubbery and landscaping at all driveways and intersections should be sufficiently set back to permit vehicle operators and unobstructed view of other traffic and pedestrians.

6. Landscaping and lighting should be maintained so that address numbers are never allowed to become obscured.

7. Adequate lighting, closed circuit television, and security officers in vehicle parking areas can discourage criminal activity.

8. Stairwells should have access controlled to restrict movements of persons contemplating criminal activity.

9. Any unmanned, card accessible, security entrance gate should have a coded lock-box feature for emergency access by police and fire-rescue vehicles.

10. Designation of areas within the development to be kept free of parked motor vehicles in order to facilitate access to buildings by emergency vehicles (fire lanes) is accomplished by application of the owner or lessor of the development pursuant to Miami-Dade County Ordinance 30-388, Creation of Emergency Vehicle Zones. Only those developments with zones so designated are authorized to have police enforcement.

11. The U.S. Department of Housing and Urban Development recommends five to ten foot-candles of light for heavily used spaces; e.g., paths, entries, and parking areas. Outdoor lighting can be one of the most effective deterrents against crime. Properly used, it discourages criminal activity and reduces fear.

Additional Comments:

Police services are currently provided by our Cutler Ridge Station (Police District 4) located at 10800 SW 211 Street. During the month of December 2002, based upon a districtwide statistical analysis, the average emergency response time was 5.4 minutes (includes dispatch and travel time). Station personnel answered 6,370 calls for police service and operated with 223 sworn

officers, to deliver police services to any area of 726.7 square miles with a population of 189,900.

D. *FIRE*

Service Impact/Demand:

1. Based on development information, this project is expected to generate approximately 357 fire and rescue calls annually.

2. Suspected fire within this project would be designated as a building dispatch assignment. Such an assignment requires 3 suppressions or engines; telesquarts or tankers, 1 aerial, 1 rescue and an accompanying command vehicle(s). This assignment requires 20 firefighters and officers.

3. The desired response time to such a project is 4-5 minutes for the first-in unit.

4. Required fire flow for this project is 2,000 gpm with hydrant spacing no further than every 300 feet. Proper main extensions can be provided by WASAD. Generally, for this type of development 12-14 inch mains are required.

5. Fire Rescue impact fees fund primary and supportive facility and equipment needs generated by additional impact. The project's proportionate share of impact fees will be assessed at time of building permit.

Existing Services

1. The station responding to a fire alarm will be:

Station	Address	Equipment	Staff	Response Time
34	10850 SW 211 St., Cutler Ridge	Resuce, Squrt Aerial, Battalion	12	4-6 min.
5	13150 SW 238 St., Princeton	Engine, Rescue	7	4-6 min.
52	12105 SW 87 Ave., S. Miami Heights	Advanced Life Support Tanker	4	4-6 min.
50	9798 Hibiscus St., Perrine	Rescue	3	8-10 min.

2. The following units show a potential unavailability rate in excess of 20% during peak call hours for the previous calendar year:

Unit	Potential Unavailability During Peak Hours
Rescue 34	22%
Rescue 50	24%

3. Increased response times may result because of congestion on the following roadways:

   SW 232 St. & SW 112 Ave.

Planned Service Expansions

The following stations are planned in the vicinity of this project:

Station	Address	East Completion Date	Response Time	Cost
Palm Glade ("J")	SW 248 St. & SW 114 Ave.	2005	2-4 min.	$2.0 million

Funding resource is primarily: fire rescue impact fees.

Site Requirements

The following site requirements pertain to the site plan submitted as part of this review. All site plans and gates (including future submissions and changes) must be reviewed and approved by the Fire Rescue Department's Water and Engineering Bureau prior to Executive Council Hearing.

1. Compliance with Ordinance 83-23 giving Police jurisdiction to issue citations for parking along frontage of all commercial development.

2. Emergency vehicle parking area is to be located in close proximity to the main entrances. Said area to be identified, per S.F.F.P.C.

3. Fire Department vehicle access is to be provided to as many sides of the structure as practical or as necessitated by the design of the structure and location of internal fire protection connector.

4. Fire access lanes must be capable of supporting 32 tons surfaced with solid pavement, natural or concrete stones or with grass turf reinforced by concrete grids or stabilized subgrade construction, which meet the standards of the Miami-Dade County Public Works Department. Such construction must be certified by a registered professional engineer of the State of Florida. Access lanes are to be minimum of 20 feet wide with a vertical clearance of 13 feet 6 inches. Landscaping along these lanes must be approved and conform to landscaping plans. (Florida Fire Prevention Code).

5. Curb cuts for fire access lanes marked "Fire Lanes" in such a manner as to be easily visible from the road and clearly delineated with informational signs of not less than two square feet each parcel. Parking on fire access lanes is to be prohibited.

6. A turnabout for fire apparatus shall have a minimum centerline radius of 50 feet. (T or Y turnaround acceptable to the AHJ shall be permitted). (Florida Prevention Code).

7. All slopes in the project must be able to accommodate our largest aerial truck. This truck has the dimensions and angle requirements shown below:

Overall length:	46 feet, 10 inches
Bumper-to-bumper length	32 feet
Wheelbase length:	256 inches.
Angle of approach:	11 degrees maximum
Brake-over angle:	7 degrees maximum
Angle of departure:	8 degrees maximum

8. Aerial apparatus set-up sites at the corner of each building over three stories and at the center of buildings in excess of 125 feet in length.

9. Site-up sites no closer than 10 feet or further than 30 feet from any building and at least 21 feet wide and 36 feet long with a cross slope of less than 5 percent. Construction the set-up sites will consist of a stabilized subgrade, which meets the standards of the Miami-Dade County Public Works Department, and Grass Pavers" or an equally acceptable product as determined by the authority having jurisdiction. Set-up sites must be capable of withstanding any point forces resulting from out riggers.

10. Maintenance of fire lanes provided by the owner.

11. Fire sprinkler system in accordance with S.F.B.C., South Florida Fire Prevention Code and adapted NFPA Codes.

    a. All fire main installation beyond backflow preventor detector check valve are to be done by a State certified Fire Protection Contractor.

    b. "P.I.V." and "F.D.C." shall be located not less than 40 ft. from building. "Backflow Preventor" shall be located upstream from "P.I.V."

    c. "F.D.C." must be placed within 150 feet from a fire hydrant.

12. An identification system located at each entrance of the complex consisting of a framed lighted map of the development showing all structures and streets at adequate scale.

13. Lighted signs for identification on all structures within the development. Sign letters and numbers shall be 6" on front of building and 4" on the rear.

14. Limited dead ends to 150 feet and locate :Dead End" signs at the entrance of each area. In a fully sprinklered building, dead ends may 250'. (Florida Fire Prevention Code).

15. Minimum 15' gate width. Cannot be within turning radius.

16. Gated entrances to provide elevator lock box containing switch or level to activate gate for fire department use.

17. Fire hydrants and fire protection appliances-clearances of seven and one-half feet in from of and to the sides and four feet to the rear shall be maintained. (Florida Fire Prevention Code).

E. PARKS

Identify Impact and Demand

The 1,735 dwelling units will produce a population of 4,951 people to current population estimates prepared by the Research Division of the Planning and Zoning Department. This population generates a need for 13.62 acres of local parkland, based on the CDMP Open Space Spatial Standards of 2.75 acres per 1,000 population.

Existing Service

The nearest community park is Goulds Park, located at 21805 SW 114 Avenue, approximately two miles from this project. The nearest neighborhood park is Ptrincetonian Park located approximately one and a half mile to the west of this project at SW 252 Street and SW 127 Avenue. The nearest district park is the Homestead Air Reserve Base Park, 212 acres in size, located at SW 268 Street and SW 127 Avenue, approximately 2 miles from this project.

Facilities

Goulds Park contains a recreation center, lighted baseball fields, multipurpose courts, picnic shelters, tot lot, parking lot, open play area, and a walkway. Princetonian Park contains a tot lot, multipurpose court, tennis court, and open play areas. Homestead Air Reserve Base Park is not yet developed, but is anticipated to have several lighted soccer/football fields, baseball fields, tennis center, recreation center, and a family aquatics center.

Manpower

Goulds Park has 2 recreation specialist IIs, 1 recreation specialist I, 1 office support specialist II, 1 custodial worker II, 2 recreation leaders, 1 public facility manager IV, with other part-time staff to accommodate the after-school and other programs. Princetonian Park has no staff; it is maintained by a roving crew. Homestead Air Reserve Base Park has not yet been developed, but is expected to be staffed when it is operational.

Proposed and/or Budgeted Service Expansion

This department is working to acquire additional land in this area, in cooperation with area developers, to serve the future residents. It is important to acquire this land before the area becomes developed and little open space is left.

Concurrency/Capacity Status

This application is located in Park Benefit District 3, which has a surplus of 318.77 acres of local parkland. However, capacity within the service area of the proposed development is seriously deficient for the following reason:

1. the present surplus is located distant from this development.
2. private recreation areas of this development provide only limited recreation opportunities
3. relying on impact fees alone inevitably delays the acquisition of public parks to serve the future residents of this development, because, since impact fees are paid closer to the end of the development cycle (at time of building permit), the fees accumulate after the demand is created, and the supply of land has decreased in the area.

Site Plan Critique & Quality of Life Issues

Because of the large population generated by this application and the absence of a public park of suitable size in the site plan, it is imperative that a public park site be included. Therefore, the plan proposed is not acceptable, unless the applicant provides assurance that suitable park lands (13.62 acres in size) are provided within this development, or are provided by covenant in an area in close proximity to this development. Parks staff is ready to meet with the applicant to determine the suitability of land proffered.

Additional Comments

The applicant has met with the Parks and Recreation Department (P&RD). The following comments substantiate said Department's position at this time.

1. The applicant has agreed to one of P&RD's requests to provide the open space portion of the impact fees in advance of construction to help purchase parkland. In fact, the applicant even proposed to use these fees to help purchase a larger off-site property owned by the same applicant. However, the open space fees from this development are so low that the total open space amount is barely sufficient to purchase one (1) acre at present land costs for a 5-acre neighborhood park, much less the larger site offered. Thus, the applicant's proposal to advance these fees is not P&RD's preferred means of obtaining recreation open space needed to offset the specific impact of residential population created by this development.

2. The applicant has also offered to pay in advance of this development a portion of the improvement portion of the park impact fee (the total improvement fee would be over $1,000,000, and the applicant's representative suggested an advancement of $400,000). These funds could be used to make improvements at the Homestead Air Reserve Base Park, located approximately 2 miles southwest of this development. While this P&RD would be receptive to this proposal, it does not diminish the more critical open space problem generated by this development.

3. P&RD's preferred means remains for the applicant to set aside portions of the development (13+/- acres) for usable publicly dedicated recreation open space. This would require further revisions to their plan. The original plan reviewed contained a variety of small private park and green spaces connected by a linear corridor. While on paper it might have responded to the spirit of a TND, it did not effectively provide adequate recreation open spaces to residents.

4. The revised plan, submitted to P&RD on May 13, 2003, contains a minor change to park and green spaces that created one slightly larger area that responded to the concerns of P&RD. However, this plan in total was still inadequate because all spaces remain private, small and the total area does not add up to the 13 acres required by the Park Impact Fee Ordinance.

F. SCHOOLS

Comments from Miami Dade Public Schools are provided in attached Exhibit "A".

G. SOLID WASTE MANAGEMENT

The County Solid Waste Management System consists of both County facilities and a private facility under contract as follows: two Class I landfills, (one owned by Waste Management Inc., of Florida), a Class III landfill, a Resources Recovery Facility with related ash monofill and three regional transfer facilities. The Department of Solid Waste Management (DSWM) develops projections of solid waste disposal capacity demand system-wide based on the long term disposal contracts supplemented by historical data and population forecasts from the County's Department of Planning and Zoning. The DSWM does not assess or adjust capacity projections based on the impacts of individual developments (or groups of developments). The latest Concurrency Status Determination issued on September 22, 2000, which is valid for three (3) years, shows sufficient disposal system capacity to meet and exceed the County's adopted level of service (five years of capacity). This determination, which is on file with the Department of Planning and Zoning is contingent upon the continued ability of the County to obtain and renew disposal facility operating permits from the Florida Department of Environmental Protection, as needed.

This project falls within the DSWM solid waste collection service area. The singe-family residents and townhomes proposed in this project meet the County Code definition of residential unit. Per the code, residential units located within the proposed project shall, therefore, receive DSWM garbage and trash collection service. Twice weekly individual curbside garbage and trash collection, schedule bulky waste collections service, and unlimited use of the Trash and Recycling Centers are the services currently provided to residential units in the DSWM solid waste collection service area.

Currently, DSWM provides curbside recycling services to residential units located in the unincorporated Miami-Dade County. The proposed project shall, therefore, utilize DSWM weekly curbside recycling services, provided by the County by BFI, Inc. The recycling program currently includes separation of glass, aluminum cans, steel cans, plastic bottles, newspaper and phone books. Participation in

the residential program is mandatory in accordance with Chapter 15, Section 15.2.6 of the County Code. Further information may be obtained by contacting the Department's Service development Division at (305) 594-1567.

Section 15-4 - requires that plans for storage and collection of solid waste be approved by the Director as to location, accessibility, number and adequacy of solid waste collection and storage facilities before a building permit may be issued. The final plans must contain the following statement: "Facilities for the collection and storage of solid waste are shown in accordance with Section 15-4 of the Miami-Dade County Code."

It is required that development associated with this project ensure that either of the following criteria be present in project design plans and circulation operations to minimize the reversing of waste vehicles, and hence, provide for the safe circulation of service vehicles:

a. cul-de-sac with a minimum 49 foot turning radius.
b. "T" shaped turnaround 60 feet long by 10 feet wide.
c. paved throughway of adequate width (minimum 15 feet).

In addition any and all alleyways designed with utilities, including waste collection, provided at the rear of the property should be planned in accord with standard street specifications with sufficient width and turning radii to permit large vehicles to access the alleyways. Additionally there should be no "dead-end" alleyways developed. Finally we are requesting that a sufficient waste set-out zone be preserved (between the edge of the pavement and any possible obstructions such as perked cars, fencing, etc.,) that would interrupt or preclude waste collection.

The proposed development is located within 2 miles of the South Dade Landfill which is located at SW 248th Street and 97th Avenue.

V. *IMPACT ON TRANSPORTATION FACILITIES AND ACCESSIBILITY*

A. *ANTICIPATED TRAFFIC GENERATION AND CONCURRENCY*

1. Trip Generation
   a. 1394 PM peak hour trip ends

2. Cardinal distribution

North	68.0%	East	5.6%
South	8.2%	West	18.0%

B. *EXISTING ROADWAYS SERVICEABLE TO THIS APPLICATION*

1. SW 112th Avenue to the East and SW 117th Avenue to the West. SW 232nd Street to the north, US#1 to the west and Florida Turnpike to the east.

C. *IMPACT ON EXISTING ROADWAYS*

Concurrency

9736 Station on SW 112th Avenue n/o SW 232 Street has a maximum capacity of LOS "E+20" of 3420 vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of 1524 vehicles and 1017 vehicles have been assigned to this section of road from previously approved Development Orders. Station 9736 with its 2541 is at LOS "C". The 777 vehicles generated by this development when combined with the 2541 equals 3318 and LOS "E+20" where the range of LOS "E+20" is from 2851 to 3420 vehicles.

Station 9970 on US#1 s/o 186th Street has a maximum capacity of LOS "D" of 7220 vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of 1592 vehicles and 157 vehicles have been assigned to this section of road from previously approved Development Orders. Station 9970 with its 3961 PHP and assigned vehicles is at LOS "B". The 273 vehicles generated by this development when combined with the 3961 equals 4234 and LOS "B" where the range of LOS "B" is from 1491 to 5320 vehicles.

Station F-50 on SW 112 Avenue n/o HEFT/SR 821 has a maximum capacity of LOS "E" of 3890 vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of 1065 vehicles and 179 vehicles have been assigned to this section of road from previously approved Development Orders. Station F-50 with its 1244 PHP and assigned vehicles is at LOS "B". The 121 vehicles generated by this development when combined with the 1244 equals 1365 and LOS "B" where the range of LOS "1" is from 1 to 2580 vehicles.

Station 9971 on US#1 s/o SW 248th Street has a maximum capacity of LOS "E" of 4870 vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of 3261 vehicles and 459 vehicles have been assigned to this section of road from previously approved Development Orders. Station 9971 with its 3720 PHP and assigned vehicles is at LOS "C". The 223 vehicles generated by this development when combined with the 3720 equals 3943 and LOS "D" where the range of LOS "D" is from 3921 to 4060 vehicles.

D. *ADDITIONAL IMPROVEMENTS REQUIRED FOR THIS DEVELOPMENT*

1. SW 112 Avenue to be improved to a 4 lane roadway with sidewalks, drainage, curb & gutter.
2. SW 232 Street to be improved to a 4 lane divided roadway to include median, drainage, curb & gutter from SW 112 Avenue to theoretical SW 119 Avenue.
3. SW 119 Avenue from SW 232 Street to theoretical SW 243 Street. (South side of section 2I) construct ten feet of a future 20 feet pavement to include sidewalk, drainage and curb & gutter.
4. SW 117 Avenue from 232 Street to theoretical SW 244 Street. (South side of section 1A) Construct 4 lane divided roadway pavement to include median, drainage, sidewalks and curb & gutter.

5. SW 240 Street from SW 119 Avenue to SW 112 Avenue to be constructed as a 4 lane roadway to include drainage, sidewalks and curb & gutter.

E. SITE PLAN CRITIQUE

1. The land must be platted.
2. Additional review for concurrency and additional Site requirements will be determined during the Platting and Permitting process.
3. A Public Works permit is required for construction in the public right of way.
4. Public access must be provided that satisfies the needs for both traffic circulation and Fire Rescue vehicles.
5. Public roadways or private drives adjacent to lakes, will be required to have guardrails. A lake maintenance easement shall be shown in plans.
6. Sidewalks must continue across private drives.
7. All landscaping, walls, fences, Entrance Features, etc. will be subject to the safe sight distance triangle as per Section 33-11 of the Miami-Dade County Code and G5.3 of the Public Works Manual.
8. A property owners association will be required for the maintenance of private drives, common areas, lakes, landscaping and walls/fences.
9. The creation of a special taxing district will be required to maintain the lakes and the green areas located within the public right-of-way.
10. Entrance features are not reviewed or approved as part of this application.
11. Contribution for traffic signals is required. To be determined at Platting process.

This application **does meet** the criteria for traffic concurrency for an Initial Development Order. No vehicle trips have been reserved by this application. It will be subject to the payment of road Impact Fees.

F. MASS TRANSIT

Transit service is directly provided to the east of the project site along SW 112 Avenue.

Route and frequency serving this project is as follows:

Route	Peak	Off-Peak	Night	Sat	Sun
70	60 mins.	60	60	60	60

The 2003 Transportation Improvement Program (TIP) does not identify and improvements for the area.

The 2025 Long Range Transportation Plan (LRTP) does not identify any improvements for the area.

The 2002 Transit development Plan (TDP) does identify in its 2007 Recommended Service Plan the following service improvements:

Rt. 70 Improve daily headways from 60 to 30 minutes. Re-align along South Miami-Dade Busway Extension.

Based on the information presented, MDT has no objection to this project. However, the developer must make provisions for future pullout bays, and where appropriate some encroachment on the developer's property to accommodate bus shelter(s). it is desirable that the project developer provide (or fund) the bus shelter(s) pad or a sheltered bus stop area which would be aesthetically compatible with the surrounding community, and be functional for transit purposes. The specific location for the placement of this amenities need to be coordinated with MDT's Service Planning and Scheduling Division and made part of the final design for this project.

This project has been reviewed by MDT/OPTM for Mass transit concurrency and was found to be concurrent with the level-of-service standards established for Miami-Dade County.

G. ***AVIATION***

Miami-Dade Aviation Department (MDAD) has determined that the referenced property is clear of any restrictive zones as depicted in the proposed Zoning Ordinance for Homestead General Airport, and would be compatible with airport operations.

Exhibit 'A'

Miami-Dade County Public Schools

giving our students the world

Ana Rijo-Conde, Interim Assistant Superintendent
Facilities Operations, Maintenance and Planning

Miami-Dade County School Board
Dr. Michael M. Krop, Chair
Dr. Robert B. Ingram, Vice Chair
Agustin J. Barrera
Frank J. Bolaños
Frank J. Cobo
Perla Tabares Hantman
Betsy H. Kaplan
Dr. Marta Pérez
Dr. Solomon C. Stinson

Superintendent of Schools
Merrett R. Stierheim

July 2, 2003

RECEIVED
JUL 10 2003
DEPT. OF PLANNING & ZONING
ZONING EVALUATION SECTION

Ms. Ruth Ellis Myers, Acting Supervisor
Miami-Dade County
Department of Planning and Zoning
Zoning Evaluation Section
111 N.W. 1 Street, Suite 1110
Miami, Florida 33128

Re: Manuel C. Diaz, et al - Application No. 02-377 (CC15)
West of SW 112 Avenue and South of SW 232 Street
Updated

Dear Ms. Myers:

Pursuant to the state-mandated and School Board approved Interlocal Agreement, local government, the development community and the School Board are to collaborate on the options to address the impact of proposed residential development on public schools where the proposed development would result in an increase in the schools' FISH % utilization (permanent and relocatable), in excess of 115%. This figure is to be considered only as a review threshold and shall not be construed to obligate the governing agency to deny a development.

Attached please find the School District's (District) review analysis of potential impact generated by the above referenced application. Please note that all of the impacted school facilities meet the referenced review threshold. The proposed residential development will impact Pine Villa Elementary School, Redland Middle School and Homestead Senior High School currently operating at 92%, 151% and 129% of FISH % utilization, respectively. However, utilizing the County's Census 2000 figures, the proposed residential development will increase the FISH capacity of Pine Villa Elementary School, Redland Middle School and Homestead Senior High School to 156%, 174% and 141%, respectively (please see attached analysis).

Pursuant to the Interlocal, the District met with the applicant's legal counsel on June 11, 2003, to discuss the impact of the proposed development on public schools. The District is grateful that the applicant took the time to meet with the District to discuss possible options that may accommodate new students generated by the proposed application. As such, the applicant has advised the District that they will be voluntarily proffering a covenant to Miami-Dade County in order to construct a 1100-student station (K-12) charter school(s). Additionally, in the event the charter school is not approved the applicant has voluntarily proffered to set aside a 7.82 acre site for possible purchase by the District at 60% of the appraised value and provide an acceptable agreement between the District and the applicant. Please note that such a proffer is subject to School Board approval.

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School Board Administration Building • 1450 N.E. 2nd Avenue, Suite 525 • Miami, Florida 33132
305-995-7285 • FAX 305-995-4760 • www.ARijo@facil.dade.k12.fl.us

Please note that middle school relief in the area (State School "YY1") is currently proposed in the District's 5-year work plan. Attendance boundaries have not been established as such, assurances cannot be provided by the District that the proposed school will help to alleviate the impacts of the proposed development.

Also, attached is a list of approved Charter School Facilities countywide, which may provide relief to the area of impact, as well as a report depicting previously approved applications in the area.

Additionally, pursuant to Miami-Dade County's Educational Facilities Impact Fee Ordinance the proposed development, if approved, will be required to pay educational facilities impact fees (impact fees) based on the following formula:

> New residential unit square footage X .90 (Square Footage Fee) + $600.00 (Base Fee) + 2% administrative fee = Educational Facilities Impact fee

As an example, assuming the proposed unit is 2,000 square feet, the 1735-unit development is estimated to generate approximately $4,247,280 ($2,448 per unit) in impact fees. This figure may vary since the impact fees assessed are based on the actual square footage of each dwelling unit.

In accordance with the Agreement, this letter and attached information should not be construed as commentary on the merits of the pending zoning application. Rather it is an attempt to provide relevant information to the Community Council on public schools that will likely serve the proposed development and meet the referenced threshold.

As always, thank you for your consideration and continued partnership in our mutual goal to enhance the quality of life for the residents of our community.

Sincerely,

Patricia Good /08

Patricia Good
Coordinator III

PG:am
L-1474
Attachment

cc: Ms. Ana Rijo-Conde
Mr. Fernando Albuerne
Mr. Michael A. Levine
Mr. Ivan M. Rodriguez
Ms. Vivian Villaamil
Mr. Miguel Diaz de la Portilla

SCHOOL IMPACT REVIEW ANALYSIS

APPLICATION: No. 02-377, Manuel C. Diaz, et al (CC15)

REQUEST: Zone change from AU to PAD

ACRES: 291.82 acres

LOCATION: West of SW 112 Avenue and South of SW 232 Street

NUMBER OF UNITS: 1735 additional units

ESTIMATED STUDENT POPULATION: 1069 students*

ELEMENTARY: 492

MIDDLE: 267

SENIOR: 310

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY: Pine Villa Elementary - 21799 SW 117 Ct.

MIDDLE: Redland Middle - 16001 SW 248 St.

SENIOR HIGH: Homestead Senior - 2351 SE 12 Ave.

* Based on Census 2000 information provided by the Miami-Dade County Department of Planning and Zoning.

The following population and facility capacity data are as reported by the Office of Information Technology, as of October, 2002:

	STUDENT POPULATION	FISH DESIGN CAPACITY PERMANENT	% UTILIZATION FISH DESIGN CAPACITY PERMANENT	NUMBER OF PORTABLE STUDENT STATIONS	% UTILIZATION FISH DESIGN CAPACITY PERMANENT AND RELOCATABLE
Pine Villa Elem.	711/ 1203*	561	127%/ 214%*	210	92%/ **156%***
Redland Middle	1763/ 2030*	1144	154%/ 177%*	25	**151%/ 174%***
Homestead Sr.	3315/ 3625*	2569	129%/ 141%*	0	**129%/ 141%***

* includes proposed development

ADDITIONAL SCHOOL INFORMATION: The following information was provided by school site personnel or other data sources in October 2002:

Pine Villa Elementary:

Access to computers:	In each classroom, in special computer labs and media center
Capital Improvements in the past school year:	None
Recognition for Academic Achievement:	FL School Recognition as an "C" School
Special Programs:	After-school care and Magnet programs
Lunch schedule:	Begins at 10:15 a.m.
Non-instructional space utilized for instructional purposes:	None
Teachers required to float/travel:	None

Redland Middle:

Access to computers:	In special computer labs and media center
Capital Improvements in the past school year:	None
Recognition for Academic Achievement:	Silver Award
Special Programs:	Tutoring
Lunch schedule:	Begins at 11:19 a.m.
Non-instructional space utilized for instructional purposes:	Auditorium
Teachers required to float/travel:	Language Arts, ESOL, Math, Science and Geography

Homestead Senior High:

Access to computers:	In each classroom, in special computer labs and Media Center
Capital Improvements in the past school year:	Media Center
Recognition for Academic Achievement:	College Board Insip. and Grant/Scholarships
Special Programs:	Magnet programs and Enrichment classes
Lunch schedule:	Begins at 11:35 a.m.
Non-instructional space utilized for instructional purposes:	Teacher's Workroom, Auditorium, Media Center and Storage room
Teachers required to float/travel:	Drama and Math

PLANNED RELIEF SCHOOLS IN THE AREA (information as of June 2003):

School	Status	Occupancy Date
N/A		

OPERATING COSTS: According to Financial Affairs, the average cost for K-12 grade students amounts to $5,833 per student. The total annual operating cost for additional students residing in this development, if approved, would total $6,235,477.

CAPITAL COSTS: Based on the State's June-2003 student station cost factors*, capital costs for the estimated additional students to be generated by the proposed development are:

ELEMENTARY	492	x	$ 13,221	=	$ 6,504,732
MIDDLE	267	x	$ 15,159	=	$ 4,047,453
SENIOR	310	x	$ 20,060	=	$ 6,218,600
Total Potential Capital Cost					$16,770,785

* Based on Information provided by the Florida Department of Education, Office of Educational Facilities Budgeting. Cost per student station does not include land cost.

PREVIOUSLY APPROVED DEVELOPMENT REPORT
CC14 AND CC15 (JANUARY '01-MARCH '03)

[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
1	EFRAIN ARGUELLES #00-323	NEC of SW 300 St. and SW 174 Ave.	8 Units/ 5 Students	AVOCADO ELEM-3 HOMESTEAD MID-1 SOUTH DADE SR-1	CC14 2/21/01	APPROVED
2	PATRICIA & JORGE PALENZUELA & CANDAD ZAMORA #01-406	W of SW 167 Ave. and SW 284 St.	11 Units/ 7 Students	AVOCADO ELEM-4 HOMESTEAD MID-2 SOUTH DADE SR-1	CC14 3/06/02	APPROVED
3	CAULEY PALISADE CORP. #02-162	NWC of SW 218 St. and SW 124 Ave.	7 Units/ 4 Students	CARIBBEAN ELEM-2 MAYS MID-1 SOUTHRIDGE SR-1	CC14 9/25/02	APPROVED
4	PERRY KAYE, TRUSTEE #00-446	Btwn SW 128 Ave. and SW 132 Ave. and btwn SW 211 St. and SW 216 St.	89 Units/ 53 Students	CARIBBEAN ELEM-29 MAYS MID-12 SOUTHRIDGE SR-12	CC14 5/30/01 10/11/01	APPROVED
5	CAULEY PALISADE CORP. #01-242	22010 SW 124 Ave.	18 Units/ 11 Students	CARIBBEAN ELEM-6 MAYS MID-3 SOUTHRIDGE SR-2	CC14 10/10/01	APPROVED
6	OPEN BIBLE BAPTIST CHURCH TO FORTY-FIRST HOLDINGS, LLC 01-134	W of SW 137 Ave. and N of SW 173 Terr.	84 Units/ 32 Students	MIAMI HEIGHTS ELEM-17 REDLAND MID-8 SOUTH DADE SR-7	CC14 12/19/01	APPROVED
7	VICTOR F. SEIJAS, JR. #99-300	N of SW 184 St. and SW 142 Ave.	17 Units/ 9 Students	REDLAND ELEM-5 REDLAND MID-2 SOUTH DADE SR-2	CC14 4/25/01	APPROVED
8	CROSS ET AL #01-216	SW 130 Ave. and btwn SW 192 St. and SW 220 St.	157 Units/ 94 Students	S. MIAMI HGTS. ELEM-51 MAYS MID-23 SOUTHRIDGE SR-20	CC14 11/20/01	APPROVED
9	MANGROVE DEVELOPMENT OF MIAMI, INC. #99-401	SWC of Sw 184 St. and SW 127 Ave.	24 Units/ 14 Students	S. MIAMI HGTS. ELEM-8 MAYS MID-3 SOUTHRIDGE SR-3	CC14 2/06/01	APPROVED
10	SVK AIRPORT LAND, LLC #02-200	SEC of SW 276 St. and SW 154 Ave.	41 Units/ 24 Students	REDLAND ELEM-13 REDLAND MID-6 SOUTH DADE SR-5	CC14 11/06/02	APPROVED
11	ANNE DELK TRUSTEE #02-170	Btwn SW 175 and 177 Ave. and N of SW 292 St.	7 Units/ 4 Students	REDONDO ELEM-2 HOMESTEAD MID-1 SOUTH DADE SR-1	CC14 12/17/02	APPROVED
12	STEVE PURDO, ET AL #02-249	S of SW 224 St. btwn SW 128 and 130 Ave.	64 Units/ 38 Students	CARIBBEAN ELEM-21 MAYS MID-9 SOUTHRIDGE SR-6	CC14 12/17/02	APPROVED
13	H. D. CROSS TRUSTEE ET AL #02-054	Btwn SW 184 St. to SW 192 St. and W of SW 130 Ave. to SW 134	154 Units/ 95 Students	S. MIAMI HGTS. ELEM-51 MAYS MID-23 SOUTHRIDGE SR-21	CC14 1/28/03	APPROVED
14	JOSEPH TAUBMAN, TRUSTEE & DELCO ENTERPRISES #01-401	N of SW 208 St. btwn SW 133 Ct. and SW 132 Ave.	31 Units/ 20 Students	REDLAND ELEM-11 MAYS MID-5 SOUTH DADE SR-4	CC14 10/16/02 2/25/03	APPROVED
15	AVOCADO ACRE HOMES DEVELOPMENT CORP. #02-302	SEC of SW 272 St. and SW 157 Ave.	46 Units/ 30 Students	REDLAND ELEM-16 REDLAND MID-7 SOUTH DADE SR-7	CC14 2/25/03	APPROVED
16	BLACK CREEK BUILDERS GROUP, LLC #02-335	SEC of SW 132 Ave. and SW 284 St.	11 Units/ 7 Students	REDLAND ELEM-4 MAYS MID-2 HOMESTEAD SR-1	CC14 2/25/03	APPROVED

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Note: There are three applications that are pending which would generate 38 students.

CC14.xls

PREVIOUSLY APPROVED DEVELOPMENT REPORT
CC14 AND CC15 (JANUARY '01-MARCH '03)

	Applicant Name & Number	Location Address	Units/ Students	Schools	Community Council Date	Approved/ Denied Comments
1	ALEJANDRO ZAMPIER #02-076	S of Sw 280 St. and W of SW 134 Ave.	20 Units/ 13 Students	NARANJA ELEM-7 REDLAND MID-3 SOUTH DADE SR-3	CC15 6/04/02	APPROVED
2	CARMEL INVESTMENT & DEVELOPMENT INC. #01-437	NEC OF SW 160 Ave. and theor. SW 302 St.	6 Units/ 4 Students	PESKOE ELEM-2 CAMPBELL DRIVE MID-1 HOMESTEAD SR-1	CC15 4/23/02	APPROVED
3	CLINTON ASSOCIATES, LTD. #02-035	NWC of SW 122 Ave. and SW 256 St.	59 Units/ 38 Students	NARANJA ELEM-21 REDLAND MID-9 HOMESTEAD SR-6	CC15 6/04/02	APPROVED
4	ERIC AND NICOLE LEE BERRIOS #01-376	SWC of SW 164 St. and SW 79 Ct.	1 Unit/ 0 Students	WHISPERING PINES ELEM CUTLER RIDGE MID SOUTHRIDGE SR	CC15 1/28/02	APPROVED
5	FREDERICK T. PETERS MARTIAL TRUST #01-219	N of SW 208 St. and btwn SW 87 Ave. and SW 92 Ave.	160 Units/ 82 Students	WHIGHAM ELEM-44 CENTENNIAL MID-20 SOUTHRIDGE SR-18	CC15 6/04/02	APPROVED
6	JSM HOLDING CORP. INC AND ROYAL GROUP INVESTMENT #01-264	S of SW 268 St. and SW 140 Ave.	24 Units/ 11 Students	CHAPMAN ELEM-6 REDLAND MID-3 HOMESTEAD SR-2	CC15 2/12/02	APPROVED
7	LEWIS PETERS AND FERGUSON PETERS, TRUSTEE #01-088	NEC of SW 248 St. and Sw 112 Ave.	328 Units/ 168 Students	NARANJA ELEM-91 CENTENNIAL MID-40 HOMESTEAD SR-37	CC15 11/13/01	APPROVED
8	SODA PROPERTIES, LLC. #01-348	Btwn SW 87 Ave. and SW 92 Ave. and N of SW 208 St.	232 Units/ 82 Students	WHIGHAM ELEM-44 CENTENNIAL MID-20 SOUTHRIDGE SR-18	CC15 6/04/02	APPROVED
9	ROBERT BOREK ET AL #00-299	S of SW 248 St. btwn SW 117 and 122 Ave.	342 Units/ 214 Students	PINE VILLA ELEM-116 REDLAND MID-51 HOMESTEAD SR-47	CC15 5/01/01	APPROVED $128,400 O/A
10	HUGO G. MORALES, TRUSTEE #01-203	E of USA-1, S of Sw 252 St. and W of SW 137 Ave.	380 Units/ 144 Students	NARANJA ELEM-78 REDLAND MID-34 SOUTH DADE SR-32	CC15 3/26/02	APPROVED
11	ROBERT BOREK ET AL #01-333	E and W of Sw 117 Ave. on the N side of 248 St.	246 Units/ 130 Students	PINE VILLA ELEM-70 REDLAND MID-31 HOMESTEAD SR-29	CC15 10/03/02	APPROVED
12	RALPH FEUERRING, ET AL #02-108	NEC of SW 232 St. and SW 110 Ave.	209 Units/ 119 Students	PINE VILLA ELEM-64 CENTENNIAL MID-29 SOUTHRIDGE SR-26	CC15 10/03/02	APPROVED
13	AIRBASE LANDINGS, LTD. #02-030	S of SW 268 St. and E of SW 122 Ave.	45 Units/ 20 Students	CHAPMAN ELEM-11 CENTENNIAL MID-5 HOMESTEAD SR-4	CC15 11/07/02	APPROVED
14	HABITAT FOR HUMANITY OF GREATER MIAMI, INC. #00-188	15375 SW 288 St.	10 Units/ 7 Students	LEISURE CITY ELEMID-4/2 SOUTH DADE SR-1	CC15 11/12/02	APPROVED
15	DIAZ LANDSCAPING & NURSERY, INC. #02-192	E of SW 112 Ave. and S of SW 240 St.	476 Units/ 254 Students	PINE VILLA ELEM-137 CENTENNIAL MID-61 HOMESTEAD SR-56	CC15 12/11/02	APPROVED

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PREVIOUSLY APPROVED DEVELOPMENT REPORT
CC14 AND CC15 (JANUARY '01-MARCH '03)

16	ALLARATTAH NURSERY, LTD #02-155 #02-228	E of SW 112 Ave. and N of SW 240 St.	477 Units/ 255 Students	PINE VILLA ELEM-188 CENTENNIAL MID-61 HOMESTEAD SR-56	CC15 12/11/02	APPROVED
17	CHARLES AND JO ELLEN CHAMBERS #02-179	NEC of SW 139 Ave. and SW 258 St.	76 Units/ 50 Students	NARANJA ELEM-27 REDLAND MID-12 SOUTH DADE SR-11	CC15 12/11/02	APPROVED
18	CW2, LTD. #02-164	E of SW 139 Ave. and S of SW 260 St.	32 Units/ 21 Students	NARANJA ELEM-11 REDLAND MID-5 SOUTH DADE SR-5	CC15 12/11/02	APPROVED
19	LLOYD AND JOHNNIE CASH #02-230	SWC of SW 137 Ave. and SW 256 St.	36 Units/ 30 Students	NARANJA ELEM-16 REDLAND MID-7 SOUTH DADE SR-7	CC15 1/30/03	APPROVED
20	PRINCETON SELF STORAGE, INC. #01-181	E of US-1, S fo Canal, btwn SW 244 St and SW 248 St.	160 Units/ 59 Students	MIAMI HEIGHTS ELEM-32 REDLAND MID-14 SOUTH DADE SR-13	CC15 9/04/01	DENIED
21	TOPA INVESTMENTS, LLC #01-161	19200 SW 102 Ave.	58 Units/ 19 Students	BEL-AIRE ELEM-10 CUTLER RIDGE MID-5 SOUTHRIDGE SR-4	CC15 9/04/01	DENIED
22	HENRY C. MORAT, TRUSTEE #02-280	SEC of SW 132 Ave. and SW 284 St.	120 Units/ 101 Students	CHAPMAN ELEM-55 CENTENNIAL MID-24 HOMESTEAD SR-22	CC15 2/27/03	DENIED

Note: There are nine applications that are pending which would generate 591 students.

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PREVIOUSLY APPROVED DEVELOPMENT REPORT
CC14 AND CC15 (JANUARY '01-MARCH '03)

SCHOOLS	STUDENT POPULATION	NUMBER OF STUDENTS PER PROJECT APPROVED	CUMULATIVE TOTAL STUDENT POPULATION	STUDENT STATIONS PERMANENT	RELOCATABLE STATIONS	CUMULATIVE UTILIZATION INCLUDING RELOCATABLE
AVOCADO ELEM	937	7	944	591	0	160%
CARIBBEAN ELEM	944	58	1002	927	24	105%
CHAPMAN, W.A. ELEM	883	17	900	809	64	103%
LEISURE CITY ELEM/MID	1841	4	1845	999	45	177%
MIAMI HEIGHTS ELEM	1297	17	1314	836	158	132%
NARANJA ELEM	850	251	1101	561	158	153%
PESKOE, IRVING & BEATRICE ELEM	1151	2	1153	840	0	137%
PINE VILLA ELEM	711	525	1236	561	210	160%
REDLAND ELEM	1072	49	1121	829	0	135%
REDONDO ELEM	736	2	738	581		0%
SOUTH MIAMI HEIGHTS ELEM	821	110	931	828	71	104%
WHIGHAM, DR. EDWARD L. ELEM	1009	88	1097	911	0	120%
ELEMENTARY TOTALS	12252	1130	13382	9273	730	134%
CAMPBELL DRIVE MID	1359	1	1360	1373	0	99%
CENTENNIAL MID	1203	236	1439	913	114	140%
CUTLER RIDGE MID	1459	0	1459	995	131	130%
LEISURE CITY ELEM/MID	1841	2	1843	999	45	177%
HOMESTEAD MID	1385	4	1389	1029	45	129%
MAYS MID	1095	81	1176	1023	45	110%
REDLAND MID	1763	178	1941	1144	25	166%
MIDDLE TOTALS	10105	502	10607	7476	405	135%
HOMESTEAD SR	3315	241	3556	2569	0	138%
MIAMI SOUTHRIDGE SR	4184	129	4313	2372	309	161%
SOUTH DADE SR	2824	87	2911	1871	283	135%
SENIOR HIGH TOTALS	10323	457	10780	6812	592	146%
TOTAL	32680	2089	34769	23561	1727	137%

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REV. 6-12-03

CHARTER SCHOOLS
2002-2003

Mail Code	Name and Address Of Charter School	Actual Enrollment (10-04-02)	Projected Enrollment			Grade Levels*	ACCESS Center	Voting District
			2003-2004	2004-2005	Maximum			
7160	Mater Academy High School 7901 NW 103 St. Hialeah Gardens, FL 33016	80	750	1,000	1,000	9-10	I	4
0100	Mater Center Charter School 7700 NW 98 St. Hialeah Gardens, FL 33016	1,099	1,000	1,050	1,150	K-8	I	4
0110	North County Charter School 3400 NW 135 St. Miami, FL 33054	293	600	600	600	K-5	I	1
5130	North Dade Community Charter School 13850 NW 26 Ave. Opa-Locka, FL 33054	63	575	600	600	K-5	I	1
5710	Sandor Wiener School of Opportunity 20000 NW 47 Ct. Opa-Locka, FL 33055	6	32	34	72	K-2	I	1
6900	Vankara Academy Charter School 13307-11 Alexandria Dr. Opa-Locka, FL 33054	132	175	225	225	6-8	I	1
6050	Youth Co-Op Charter School 12051 W. Okeechobee Rd. Hialeah Gardens, FL 33018	386	525	525	525	K-8	I	4
6020	ASPIRA Youth Leadership Charter School 13300 Memorial Hwy. North Miami, FL 33161	288	450	450	450	6-9	II	1
0120	Northeast Academy 1750 NE 168 St. N. Miami Beach, FL 33162	416	600	600	600	K-5	II	3
6030	Doral Academy 2450 NW 97 Ave. Miami, FL 33172	1212	2,025	2,025	2,025	K-8	III	5
7020	Doral Academy High School 11100 NW 27 St. Miami, FL 33172	456	1,800	1,800	1,800	9-11	III	5
0400	Ryder Elementary Charter School 8360 NW 33 St. Miami, FL 33122	488	500	500	500	K-5	III	5

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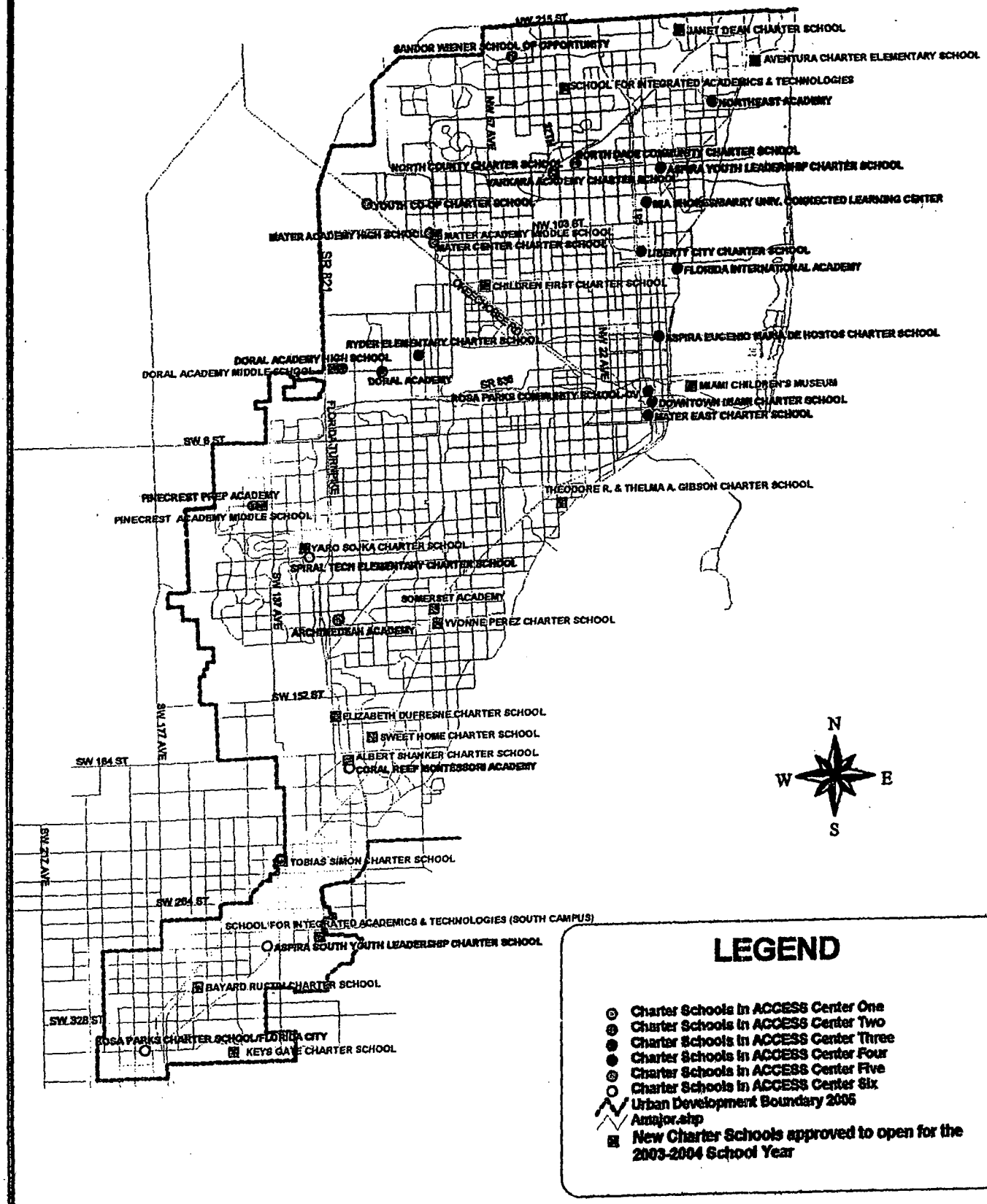
Mail Code	Name and Address Of Charter School	Actual Enrollment (10-04-02)	Projected Enrollment			Grade Levels*	ACCESS Center	Voting District
			2003-2004	2004-2005	Maximum			
6070	ASPIRA Eugenio Maria de Hostos Charter School 3650 N. Miami Ave. Miami, FL 33127	174	250	300	350	6-8	IV	2
3600	Downtown Miami Charter School 305 NW 3 Ave. Miami, FL 33128	294	650	650	650	K-6	IV	2
6010	Florida International Academy 7630 Biscayne Blvd. Miami, FL 33138	260	350	350	350	6-8	IV	2
0040	Liberty City Charter School 8700 NW 5 Ave. Miami, FL 33150	257	400	705	705	K-7	IV	2
3100	Mater East Charter School 450 SW 4 St. Miami, FL 33130	269	650	800	800	K-5	IV	6
6040	Miami Shores/Barry University Connected Learning Center 11441 NW 2 Ave. Miami Shores, FL 33168	180	200	200	200	6-8	IV	2
0500	Rosa Parks Community School/Overtown 430 NW 9 St. Miami, FL 33136	42	425	500	500	K-6	IV	2
0510	Archimedean Academy 10870 SW 113 Place Miami, FL 33176	80	225	325	500	K-3	V	7
0600	Pinecrest Preparatory Academy 14301 SW 42 St. Miami, FL 33175	548	650	700	700	K-6	V	8
6060	ASPIRA South Youth Leadership Charter School 14112-14114 SW 288 St. Leisure City, FL 33033	160	230	260	260	6-8	VI	9
0070	Coral Reef Montessori Academy 19000 SW 112 Ave. Miami, FL 33157	221	500	500	500	K-8	VI	9
0300	Rosa Parks Charter School/Florida City 713 West Palm Drive Florida City, FL 33034	149	250	300	600	K-7	VI	9

Name and Address Of Charter School	Projected Enrollment			03-04 Grade Level	Max Grade Level	ACCESS Center
	2003-2004	2004-2005	Maximum			
Somerset Academy 11011 SW 80 Avenue Miami, FL 33156	Deferred to 04-05	650	800	K-5	K-8	V
Pinecrest Academy Middle School 14301 SW 42 Street Miami, FL 33175	650	700	800	6-8	6-8	V
Yvonne Perez Charter School SW 112 Street & US1 Miami, FL	Deferred to 04-05	1,200	1,200	K-8	K-8	V
Sweet Home Charter School *17201 SW 103 Avenue Miami, FL	Deferred to 04-05	775	1,075	Kindergarten	K-8	V
Elizabeth duFresne Charter School SW 117 Ave. &164 Terrace Miami, FL	Deferred to 04-05	1,000	1,000	K-5	K-5	VI
Yaro Sojka Charter School SW 127 Ave. & 72 Street Miami, FL	Deferred to 04-05	1,200	1,200	K-8	K-8	VI
Albert Shanker Charter School SE corner of Turnpike & Quail Roost Dr., Miami, FL	Deferred to 04-05	1,200	1,200	K-8	K-8	VI
Bayard Rustin Charter School SW 312 St. & 167 Avenue Homestead, FL	Deferred to 04-05	1,600	1,600	K-8	K-8	VI
Tobias Simon Charter School 24400 SW 137 Avenue Miami, FL	Deferred to 04-05	1,200	1,200	K-8	K-8	VI
Keys Gate Charter School SW 152 Ave. & SE 24 Street Homestead, FL	1,150	1,150	1,150	K-8	K-8	VI

*temporary location for the first year – the permanent location will be at SW 180 Street & 107 Ave.

Charter Schools by ACCESS Center



APPLICATION NO. 02-377
MANUEL C. & EMILIA DIAZ, ET AL

Respectfully Submited,

DIC Executive Council
June 18, 2003

Pedro G. Hernandez, P.E. Assistant County Manager		AYE
Charles U. Phillips, Fire Chief Miami-Dade Fire Rescue Department		Absent
Irma San Roman, Deputy Director Metropolitan Planning Organization Secretariat		AYE
Diane O'Quinn Williams, Director Department of Planning and Zoning		AYE
Aristides Rivera, P.E., P.L.S., Director Public Works Department		AYE
Alyce M. Robertson, Assistant Director Department of Environmental Resources Mgmt		AYE
Jorge S. Rodriguez, P.E., Assistant Director Miami-Dade Water and Sewer Department		AYE

TEAM METRO
SOUTH OFFICE

ENFORCEMENT HISTORY

Manuel C. & Emilia Diaz, Et Al	Lying south & north of SW 232 ST (Silver Palm Dr) and lying between SW 112 AVE & Theoretical SW 119 AVE, Miami-Dade County, FL
APPLICANT	**ADDRESS**
08/21/2003	02-377
DATE	**HEARING NUMBER**

ENFORCEMENT HISTORY:

No Violations as of June 23, 2003

107.07-17A

MEMORANDUM

02-377

TO: Franklin Gutierrez, Agenda Coordinator
Department of Planning and Zoning

DATE: August 4, 2003

SUBJECT: Police Statistical Data for Community Council Board #15 Zoning Meeting on August 21, 2003

FROM: Veronica M. Salom, Commander
Budget and Planning Bureau

The following information is furnished pursuant to your request for various police statistics, i.e., calls-for-service (CFS) data and Part I & II crimes information for uniform and non-uniform police units for five locations. These locations are situated in the police grids listed below. Police grids are approximately one-half-mile by one-half-mile in diameter. Therefore, the information provided for the grids corresponding to the following locations may include information from other locations within the grid.

- Grid 2406 — Jose A. Costa, Jr., Trustee; Hearing 03-120
  Location: NEC of SW 248 St. & SW 129 Av.
- Grid 6537 — Lumsden Oaks Acquisitions Corp.; Hearing 02-250
  Location: West side of theoretical SW 132 Av. & south of theoretical SW 282 St.
- Grid 2379 — Sofia Maria Papasakelariou; Hearing 03-17
  Location: NWC of SW 129 Av. & approx. 400' north of theoretical SW 240 St.
- Grids 2352; 2353; 2381; 2382 — Manuel C. & Emilia Diaz, et al.; Hearing 02-377
  Location: Lying south & north of SW 232 St. & lying between SW 112 Av. & theoretical SW 119 Av.
- Grid 2597 — Alvaro & Gerardina Cordero; Hearing 03-99
  Location: 30712 SW 155 Av.

There are five attachments which represent the above five hearings; each has a grid-map cover sheet showing the locations with their respective grids highlighted. Data provided is for Calendar Year 2002 and January through June of 2003, and is inclusive of Unincorporated Miami-Dade County. CFS data and Part I & II crime information were extracted from the Crime Information Warehouse July 31, 2003, and are subject to change due to cases being reconciled based on the most current information. CFS data includes police dispatch signals 13 through 55. Part I crimes include the crime categories of murder / non-negligent manslaughter, forcible sex offenses (rape), robbery, aggravated assault/stalking, burglary, larceny/thefts, motor vehicle theft, and arson.

A summary of the information requested is shown below:

Grid Number (Address*)	**Hearing Numbers**	Total Calls-For-Service 2002	2003 (Jan-Jun)	Total Part I & II Crimes 2002	2003 (Jan-Jun)
2406	**03-120**	374	150	41	31
6537	**02-250**	452	297	48	25
2379	**03-17**	161	69	18	6
2352; 2353; 2381; 2382	**02-377**	2957	1541	324	140
2597 30712 SW 155 Av	**03-99***	659 0*	356 0*	69	34

*Note: When hearing sites have an existing, complete address, specific CFS can be attributed to them as reflected above.

Should you require additional information or assistance, please contact Sergeant Patricia Addison Rutherford, at 305-471-2514.

VMS/par
Attachments (5)

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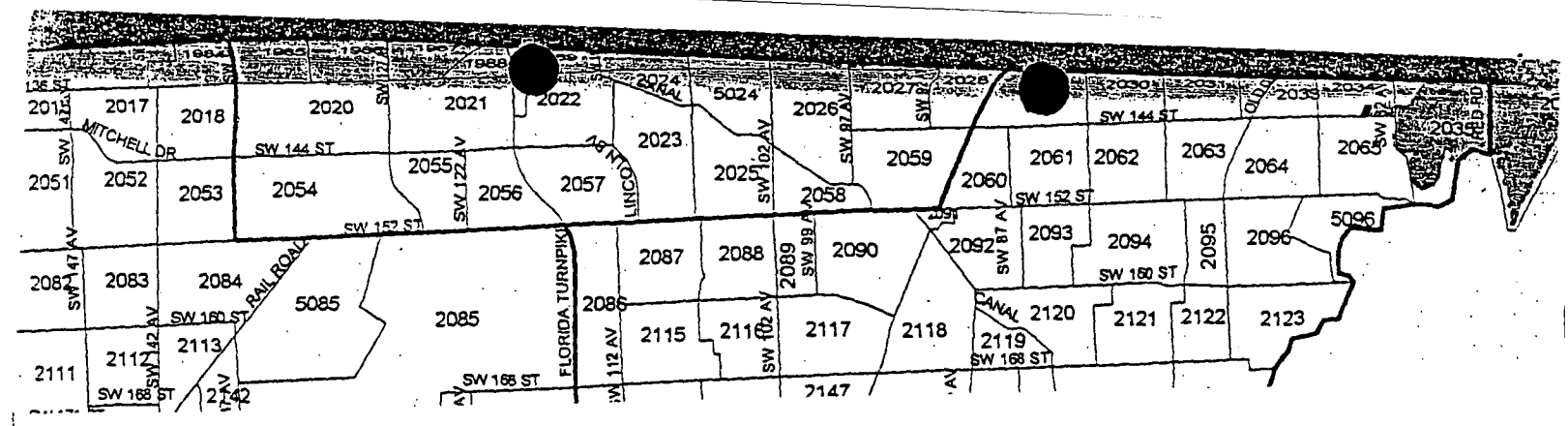
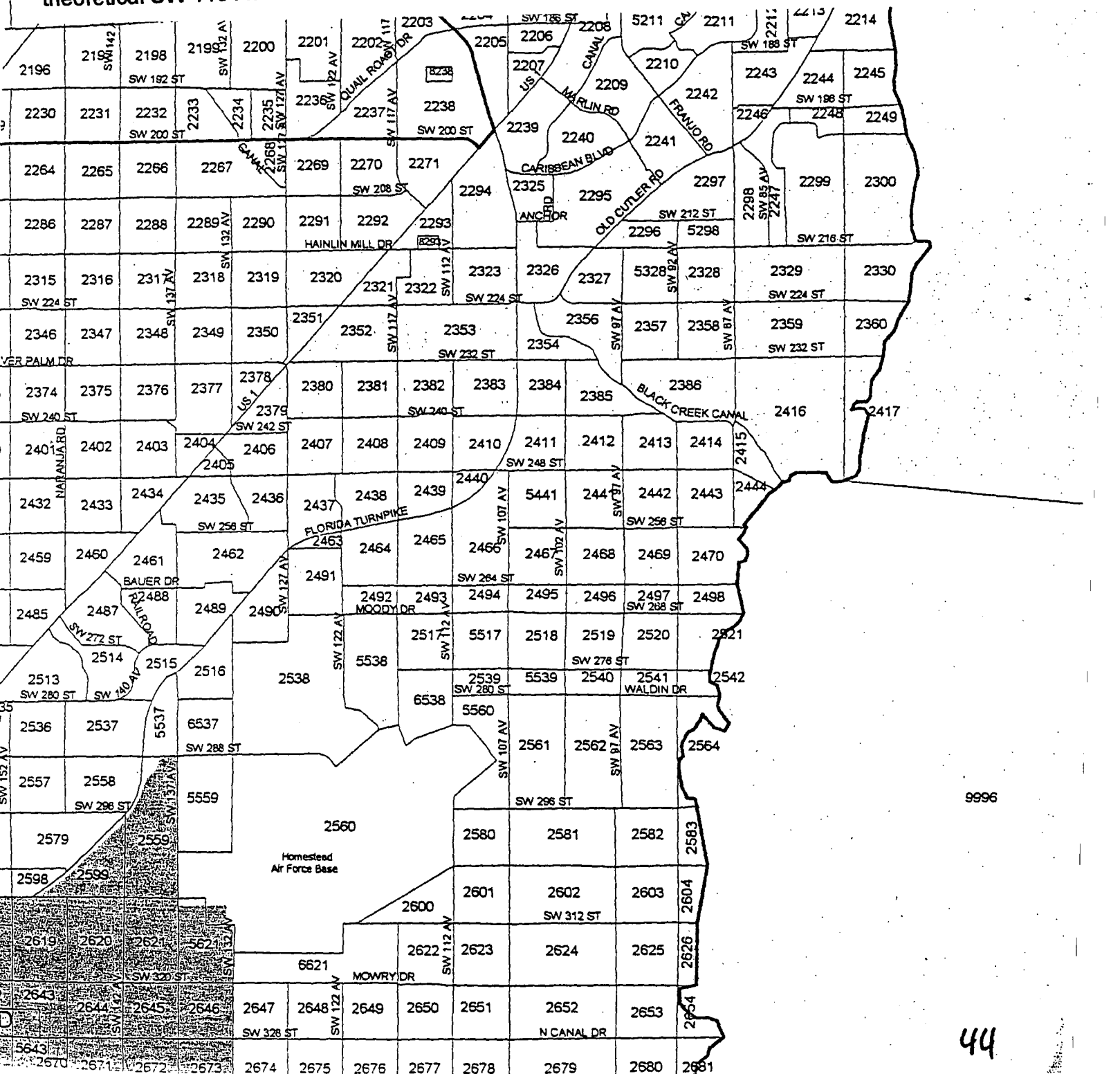


Manuel C. & Emilia Diaz, ET AL; # 02-377

Location: Lying south & north of SW 232 Street (Silver Palm Drive) and lying between SW 112 Avenue & theoretical SW 119 Avenue.



Miami-Dade Police Department
Summarized Grid Information By Signal
For 2002-01-01 Thru 2002-12-31

Detail Filter: (Dis.Complaint Date >= "2002-01-01" and Dis.Complaint Date < "2003-01-01") and (Dis.Grid in ("2352")) and (Dis.Signal Code in ("13" , "14" , "15" , "16" , "17" , "18" , "19" , "20" , "21" , "22" , "23" , "24" , "25" , "26" , "27" , "28" , "29" , "30" , "31" , "32" , "33" , "34" , "35" , "36" , "37" , "38" , "39" , "40" , "41" , "42" , "43" , "44" , "45" , "46" , "47" , "48" , "49" , "50" , "51" , "52" , "53" , "54" , "55")) and (Dis.Primary Unit not contains '0000') and (Dis.Primary Unit not contains 'SB') and (Dis.Reporting Agency Code = substring ('030' , 1 , 3))

Grid	Signal Code	Signal Description	Total
2352	13	SPECIAL INFORMATION/ASSIGNMENT	72
	14	CONDUCT INVESTIGATION	91
	15	MEET AN OFFICER	218
	16	D.U.I.	2
	17	TRAFFIC ACCIDENT	8
	18	HIT AND RUN	3
	19	TRAFFIC STOP	67
	20	TRAFFIC DETAIL	6
	21	LOST OR STOLEN TAG	10
	22	AUTO THEFT	28
	25	BURGLAR ALARM RINGING	44
	26	BURGLARY	15
	27	LARCENY	22
	28	VANDALISM	1
	29	ROBBERY	5
	32	ASSAULT	22
	33	SEX OFFENSE	2
	34	DISTURBANCE	54
	36	MISSING PERSON	4
	37	SUSPICIOUS VEHICLE	6
	38	SUSPICIOUS PERSON	4
	39	PRISONER	52

Miami-Dade Police Department
Summarized Grid Information By Signal
For 2002-01-01 Thru 2002-12-31

Detail Filter: (Dis.Complaint Date >= "2002-01-01" and Dis.Complaint Date < "2003-01-01") and (Dis.Grid in ("2352")) and (Dis.Signal Code in ("13" , "14" , "15" , "16" , "17" , "18" , "19" , "20" , "21" , "22" , "23" , "24" , "25" , "26" , "27" , "28" , "29" , "30" , "31" , "32" , "33" , "34" , "35" , "36" , "37" , "38" , "39" , "40" , "41" , "42" , "43" , "44" , "45" , "46" , "47" , "48" , "49" , "50" , "51" , "52" , "53" , "54" , "55")) and (Dis.Primary Unit not contains '0000') and (Dis.Primary Unit not contains 'SB') and (Dis.Reporting Agency Code = substring ('030' , 1 , 3))

Grid	Signal Code	Signal Description	Total
2352.	41	SICK OR INJURED PERSON	7
	44	ATTEMPTED SUICIDE	1
	45	DEAD ON ARRIVAL	2
	49	FIRE	8
	52	NARCOTICS INVESTIGATION	65
	54	FRAUD	7

Total Signals for Grid 2352 : 826

Total Reported: 488 Total Not Reported: 338

Total for All Grids : 826

Miami-Dade Police Department
Summarized Grid Information By Signal
For 2003-01-01 Thru 2003-06-30

Detail Filter: (Dis.Complaint Date >= "2003-01-01" and Dis.Complaint Date < "2003-07-01") and (Dis.Grid in ("2352")) and (Dis.Signal Code in ("13" , "14" , "15" , "16" , "17" , "18" , "19" , "20" , "21" , "22" , "23" , "24" , "25" , "26" , "27" , "28" , "29" , "30" , "31" , "32" , "33" , "34" , "35" , "36" , "37" , "38" , "39" , "40" , "41" , "42" , "43" , "44" , "45" , "46" , "47" , "48" , "49" , "50" , "51" , "52" , "53" , "54" , "55")) and (Dis.Primary Unit not contains '0000') and (Dis.Primary Unit not contains 'SB') and (Dis.Reporting Agency Code = substring ('030' , 1 , 3))

Grid	Signal Code	Signal Description	Total
2352	13	SPECIAL INFORMATION/ASSIGNMENT	39
	14	CONDUCT INVESTIGATION	55
	15	MEET AN OFFICER	183
	16	D.U.I.	1
	17	TRAFFIC ACCIDENT	5
	18	HIT AND RUN	5
	19	TRAFFIC STOP	53
	20	TRAFFIC DETAIL	3
	21	LOST OR STOLEN TAG	4
	22	AUTO THEFT	15
	25	BURGLAR ALARM RINGING	13
	26	BURGLARY	12
	27	LARCENY	7
	28	VANDALISM	3
	29	ROBBERY	4
	32	ASSAULT	17
	33	SEX OFFENSE	1
	34	DISTURBANCE	26
	36	MISSING PERSON	1
	37	SUSPICIOUS VEHICLE	7
	38	SUSPICIOUS PERSON	4
	39	PRISONER	34

Miami-Dade Police Department
Summarized Grid Information By Signal
For 2003-01-01 Thru 2003-06-30

Detail Filter: (Dis.Complaint Date >= "2003-01-01" and Dis.Complaint Date < "2003-07-01") and (Dis.Grid in ("2352")) and (Dis.Signal Code in ("13" , "14" , "15" , "16" , "17" , "18" , "19" , "20" , "21" , "22" , "23" , "24" , "25" , "26" , "27" , "28" , "29" , "30" , "31" , "32" , "33" , "34" , "35" , "36" , "37" , "38" , "39" , "40" , "41" , "42" , "43" , "44" , "45" , "46" , "47" , "48" , "49" , "50" , "51" , "52" , "53" , "54" , "55")) and (Dis.Primary Unit not contains '0000') and (Dis.Primary Unit not contains 'SB') and (Dis.Reporting Agency Code = substring ('030' , 1 , 3))

Grid	Signal Code	Signal Description	Total
2352.	41	SICK OR INJURED PERSON	4
	43	BAKER ACT	1
	44	ATTEMPTED SUICIDE	1
	49	FIRE	2
	52	NARCOTICS INVESTIGATION	25
	54	FRAUD	2

Total Signals for Grid 2352 : 527

Total Reported: 358 Total Not Reported: 169

Total for All Grids : 527

Miami-Dade Police Department
Summarized Grid Information By Signal
For 2002-01-01 Thru 2002-12-31

Detail Filter: (Dis.Complaint Date >= "2002-01-01" and Dis.Complaint Date < "2003-01-01") and (Dis.Grid in ("2353")) and (Dis.Signal Code in ("13" , "14" , "15" , "16" , "17" , "18" , "19" , "20" , "21" , "22" , "23" , "24" , "25" , "26" , "27" , "28" , "29" , "30" , "31" , "32" , "33" , "34" , "35" , "36" , "37" , "38" , "39" , "40" , "41" , "42" , "43" , "44" , "45" , "46" , "47" , "48" , "49" , "50" , "51" , "52" , "53" , "54" , "55")) and (Dis.Primary Unit not contains '0000') and (Dis.Primary Unit not contains 'SB') and (Dis.Reporting Agency Code = substring ('030' , 1 , 3))

Grid	Signal Code	Signal Description	Total
2353	13	SPECIAL INFORMATION/ASSIGNMENT	124
	14	CONDUCT INVESTIGATION	156
	15	MEET AN OFFICER	606
	16	D.U.I.	1
	17	TRAFFIC ACCIDENT	11
	18	HIT AND RUN	3
	19	TRAFFIC STOP	103
	20	TRAFFIC DETAIL	37
	21	LOST OR STOLEN TAG	15
	22	AUTO THEFT	24
	25	BURGLAR ALARM RINGING	105
	26	BURGLARY	62
	27	LARCENY	14
	28	VANDALISM	28
	29	ROBBERY	6
	32	ASSAULT	121
	33	SEX OFFENSE	14
	34	DISTURBANCE	172
	36	MISSING PERSON	30
	37	SUSPICIOUS VEHICLE	5
	38	SUSPICIOUS PERSON	5
	39	PRISONER	159

Miami-Dade Police Department
Summarized Grid Information By Signal
For 2002-01-01 Thru 2002-12-31

Detail Filter: (Dis.Complaint Date >= "2002-01-01" and Dis.Complaint Date < "2003-01-01") and (Dis.Grid in ("2353")) and (Dis.Signal Code in ("13" , "14" , "15" , "16" , "17" , "18" , "19" , "20" , "21" , "22" , "23" , "24" , "25" , "26" , "27" , "28" , "29" , "30" , "31" , "32" , "33" , "34" , "35" , "36" , "37" , "38" , "39" , "40" , "41" , "42" , "43" , "44" , "45" , "46" , "47" , "48" , "49" , "50" , "51" , "52" , "53" , "54" , "55")) and (Dis.Primary Unit not contains '0000') and (Dis.Primary Unit not contains 'SB') and (Dis.Reporting Agency Code = substring ('030' , 1 , 3))

Miami-Dade Police Department *Crime Information Warehouse*

Grid	Signal Code	Signal Description	Total
2353.	41	SICK OR INJURED PERSON	20
	43	BAKER ACT	12
	44	ATTEMPTED SUICIDE	4
	45	DEAD ON ARRIVAL	2
	49	FIRE	4
	52	NARCOTICS INVESTIGATION	160
	54	FRAUD	6

Total Signals for Grid 2353 : 2009

Total Reported: 1195 Total Not Reported: 814

Total for All Grids : 2009

Miami-Dade Police Department
Summarized Grid Information By Signal
For 2003-01-01 Thru 2003-06-30

Detail Filter: (Dis.Complaint Date >= "2003-01-01" and Dis.Complaint Date < "2003-07-01") and (Dis.Grid in ("2353")) and (Dis.Signal Code in ("13" , "14" , "15" , "16" , "17" , "18" , "19" , "20" , "21" , "22" , "23" , "24" , "25" , "26" , "27" , "28" , "29" , "30" , "31" , "32" , "33" , "34" , "35" , "36" , "37" , "38" , "39" , "40" , "41" , "42" , "43" , "44" , "45" , "46" , "47" , "48" , "49" , "50" , "51" , "52" , "53" , "54" , "55")) and (Dis.Primary Unit not contains '0000') and (Dis.Primary Unit not contains 'SB') and (Dis.Reporting Agency Code = substring ('030' , 1 , 3))

Grid	Signal Code	Signal Description	Total
2353	13	SPECIAL INFORMATION/ASSIGNMENT	59
	14	CONDUCT INVESTIGATION	77
	15	MEET AN OFFICER	306
	17	TRAFFIC ACCIDENT	3
	19	TRAFFIC STOP	67
	20	TRAFFIC DETAIL	9
	21	LOST OR STOLEN TAG	5
	22	AUTO THEFT	19
	25	BURGLAR ALARM RINGING	27
	26	BURGLARY	24
	27	LARCENY	16
	28	VANDALISM	9
	29	ROBBERY	1
	32	ASSAULT	60
	33	SEX OFFENSE	1
	34	DISTURBANCE	88
	36	MISSING PERSON	13
	37	SUSPICIOUS VEHICLE	2
	38	SUSPICIOUS PERSON	4
	39	PRISONER	61
	41	SICK OR INJURED PERSON	7
	43	BAKER ACT	4

Miami-Dade Police Department
Summarized Grid Information By Signal
For 2003-01-01 Thru 2003-06-30

Detail Filter: (Dis.Complaint Date >= "2003-01-01" and Dis.Complaint Date < "2003-07-01") and (Dis.Grid in ("2353")) and (Dis.Signal Code in ("13" , "14" , "15" , "16" , "17" , "18" , "19" , "20" , "21" , "22" , "23" , "24" , "25" , "26" , "27" , "28" , "29" , "30" , "31" , "32" , "33" , "34" , "35" , "36" , "37" , "38" , "39" , "40" , "41" , "42" , "43" , "44" , "45" , "46" , "47" , "48" , "49" , "50" , "51" , "52" , "53" , "54" , "55")) and (Dis.Primary Unit not contains '0000') and (Dis.Primary Unit not contains 'SB') and (Dis.Reporting Agency Code = substring ('030' , 1 , 3))

Grid	Signal Code	Signal Description	Total
2353.	44	ATTEMPTED SUICIDE	3
	45	DEAD ON ARRIVAL	1
	47	BOMB OR EXPLOSIVE ALERT	1
	52	NARCOTICS INVESTIGATION	69
	54	FRAUD	3

Total Signals for Grid 2353 : 939

Total Reported: 590 Total Not Reported: 349

Total for All Grids : 939

Miami-Dade Police Department
Summarized Grid Information By Signal
For 2002-01-01 Thru 2002-12-31

Detail Filter: (Dis.Complaint Date >= "2002-01-01" and Dis.Complaint Date < "2003-01-01") and (Dis.Grid in ("2381")) and (Dis.Signal Code in ("13" , "14" , "15" , "16" , "17" , "18" , "19" , "20" , "21" , "22" , "23" , "24" , "25" , "26" , "27" , "28" , "29" , "30" , "31" , "32" , "33" , "34" , "35" , "36" , "37" , "38" , "39" , "40" , "41" , "42" , "43" , "44" , "45" , "46" , "47" , "48" , "49" , "50" , "51" , "52" , "53" , "54" , "55")) and (Dis.Primary Unit not contains '0000') and (Dis.Primary Unit not contains 'SB') and (Dis.Reporting Agency Code = substring ('030' , 1 , 3))

Grid	Signal Code	Signal Description	Total
2381	13	SPECIAL INFORMATION/ASSIGNMENT	3
	14	CONDUCT INVESTIGATION	11
	15	MEET AN OFFICER	20
	17	TRAFFIC ACCIDENT	3
	18	HIT AND RUN	1
	22	AUTO THEFT	2
	25	BURGLAR ALARM RINGING	2
	26	BURGLARY	1
	27	LARCENY	2
	32	ASSAULT	4
	33	SEX OFFENSE	1
	34	DISTURBANCE	5
	37	SUSPICIOUS VEHICLE	1
	38	SUSPICIOUS PERSON	1
	39	PRISONER	2
	45	DEAD ON ARRIVAL	1
	49	FIRE	2
	52	NARCOTICS INVESTIGATION	3

Total Signals for Grid 2381 : 65

Total Reported: 34 Total Not Reported: 31

Total for All Grids : 65

Miami-Dade Police Department
Summarized Grid Information By Signal
For 2003-01-01 Thru 2003-06-30

Detail Filter: (Dis.Complaint Date >= "2003-01-01" and Dis.Complaint Date < "2003-07-01") and (Dis.Grid in ("2381")) and (Dis.Signal Code in ("13" , "14" , "15" , "16" , "17" , "18" , "19" , "20" , "21" , "22" , "23" , "24" , "25" , "26" , "27" , "28" , "29" , "30" , "31" , "32" , "33" , "34" , "35" , "36" , "37" , "38" , "39" , "40" , "41" , "42" , "43" , "44" , "45" , "46" , "47" , "48" , "49" , "50" , "51" , "52" , "53" , "54" , "55")) and (Dis.Primary Unit not contains '0000') and (Dis.Primary Unit not contains 'SB') and (Dis.Reporting Agency Code = substring ('030' , 1 , 3))

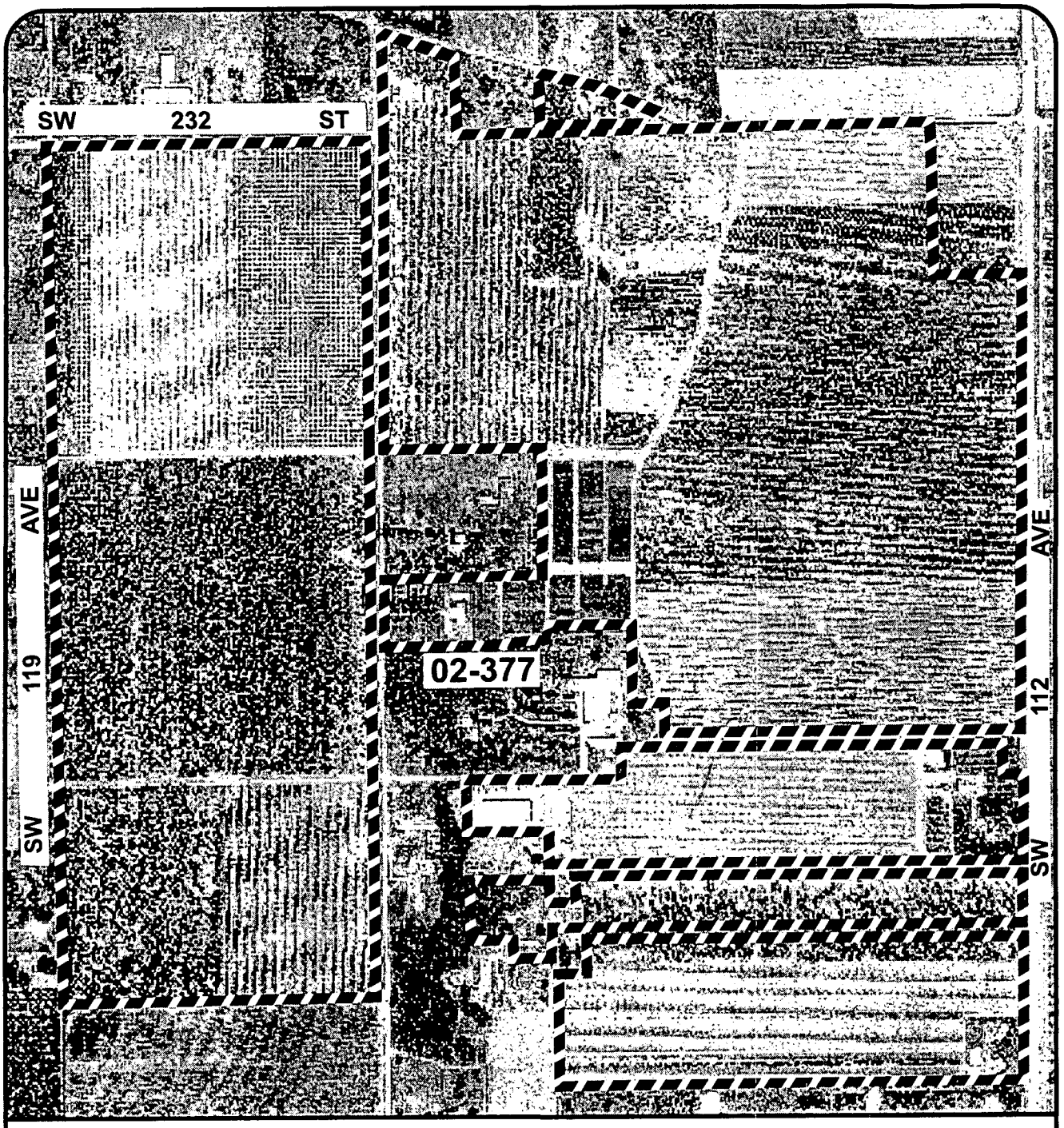
Miami-Dade Police Department *Crime Information Warehouse*

Grid	Signal Code	Signal Description	Total
2381	13	SPECIAL INFORMATION/ASSIGNMENT	2
	14	CONDUCT INVESTIGATION	10
	15	MEET AN OFFICER	16
	17	TRAFFIC ACCIDENT	1
	19	TRAFFIC STOP	4
	21	LOST OR STOLEN TAG	1
	22	AUTO THEFT	1
	25	BURGLAR ALARM RINGING	1
	26	BURGLARY	2
	27	LARCENY	1
	29	ROBBERY	2
	32	ASSAULT	3
	34	DISTURBANCE	3
	36	MISSING PERSON	1
	37	SUSPICIOUS VEHICLE	1
	39	PRISONER	1

Total Signals for Grid 2381 : 50

Total Reported: 33 Total Not Reported: 17

Total for All Grids : 50



MIAMI-DADE COUNTY

AERIAL

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SUBJECT PROPERTY

Section: 24 Township: 56 Range: 39
Section: 18/19 Township: 56 Range: 40
Process Number: 02000377
Applicant: MANUEL C. & EMILIA DIAZ ET, AL
District Number: 08,09
Zoning Board: C15
Drafter ID: DIONNE
Scale: NTS

MIAMI-DADE

G: ZONING DRAFTING 02-377. 12/02
REVISED05/07/03
REVISED 05/29/03
REVISED 07/07/03

Miami-Dade Police Department
Summarized Grid Information By Signal
For 2002-01-01 Thru 2002-12-31

Detail Filter: (Dis.Complaint Date >= "2002-01-01" and Dis.Complaint Date < "2003-01-01") and (Dis.Grid in ("2382")) and (Dis.Signal Code in ("13" , "14" , "15" , "16" , "17" , "18" , "19" , "20" , "21" , "22" , "23" , "24" , "25" , "26" , "27" , "28" , "29" , "30" , "31" , "32" , "33" , "34" , "35" , "36" , "37" , "38" , "39" , "40" , "41" , "42" , "43" , "44" , "45" , "46" , "47" , "48" , "49" , "50" , "51" , "52" , "53" , "54" , "55")) and (Dis.Primary Unit not contains '0000') and (Dis.Primary Unit not contains 'SB') and (Dis.Reporting Agency Code = substring ('030' , 1 , 3))

Miami-Dade Police Department *Crime Information Warehouse*

Grid	Signal Code	Signal Description	Total
2382	13	SPECIAL INFORMATION/ASSIGNMENT	9
	14	CONDUCT INVESTIGATION	4
	15	MEET AN OFFICER	12
	19	TRAFFIC STOP	8
	20	TRAFFIC DETAIL	1
	21	LOST OR STOLEN TAG	2
	22	AUTO THEFT	1
	25	BURGLAR ALARM RINGING	8
	27	LARCENY	1
	34	DISTURBANCE	1
	37	SUSPICIOUS VEHICLE	1
	39	PRISONER	1
	49	FIRE	1
	52	NARCOTICS INVESTIGATION	7

Total Signals for Grid 2382 : 57

Total Reported: 34 Total Not Reported: 23

Total for All Grids : 57

Miami-Dade Police Department
Summarized Grid Information By Signal
For 2003-01-01 Thru 2003-06-30

Detail Filter: (Dis.Complaint Date >= "2003-01-01" and Dis.Complaint Date < "2003-07-01") and (Dis.Grid in ("2382")) and (Dis.Signal Code in ("13" , "14" , "15" , "16" , "17" , "18" , "19" , "20" , "21" , "22" , "23" , "24" , "25" , "26" , "27" , "28" , "29" , "30" , "31" , "32" , "33" , "34" , "35" , "36" , "37" , "38" , "39" , "40" , "41" , "42" , "43" , "44" , "45" , "46" , "47" , "48" , "49" , "50" , "51" , "52" , "53" , "54" , "55")) and (Dis.Primary Unit not contains '0000') and (Dis.Primary Unit not contains 'SB') and (Dis.Reporting Agency Code = substring ('030' , 1 , 3))

Grid	Signal Code	Signal Description	Total
2382	13	SPECIAL INFORMATION/ASSIGNMENT	2
	14	CONDUCT INVESTIGATION	2
	15	MEET AN OFFICER	3
	17	TRAFFIC ACCIDENT	1
	19	TRAFFIC STOP	6
	21	LOST OR STOLEN TAG	4
	22	AUTO THEFT	1
	25	BURGLAR ALARM RINGING	2
	26	BURGLARY	2
	39	PRISONER	2

Total Signals for Grid 2382 : 25

Total Reported: 12 Total Not Reported: 13

Total for All Grids : 25

Miami-Dade Police Department

MIAMI-DADE POLICE DEPARTMENT
Part I and Part II Crimes w/o AOA
For Specific Grids
From 2002-01-01 Thru 2002-12-31
YEAR: 2002

Crime Information Warehouse

Grid(s): 2352

Part I Crimes	Total Crimes
Grid 2352	
110A - RAPE	1
1200 - ROBBERY	3
130A - AGGRAVATED ASSAULT	5
2200 - BURGLARY	1
230C - SHOPLIFTING	7
230F - SHOPLIFTING FROM A MOTOR VEHICLE	4
230G - SHOPLIFTING ALL OTHERS	14
2400 - MOTOR VEHICLE THEFT	17
Grid 2352 TOTAL	52
Total Part I :	**52**

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Grid(s): 2352

PART II Crimes	Total Crimes
Grid 2352	
130B - SIMPLE ASSAULT	5
350A - NARCOTIC BUY/SELL/POSS/IMPORT/MANUF	27
350B - ILLEGAL DRUG EQUIPMENT	7
260A - FRAUD CON/SWINDLE/FALSE PRET.	3
260B - FRAUD CREDIT CARD/ATM	3
260D - IMPERSONATION	1
Grid 2352 TOTAL	46
Total PART II :	**46**

Grand Total: 98

Detail Filter: OI.Incident From Date Time >= "2002-01-01" and OI.Incident From Date Time < "2003-01-01" and OI.Offense.Ucr Code in ('090A' , '1200' , '110A' , '110B' , '110C' , '130A' , '130D' , '2200' , '230A' , '230B' , '230C' , '230D' , '230E' , '230F' , '230G' , '2400' , '090C' , '130B' , '130E' , '350A' , '350B' , '5100' , '2700' , '260A' , '260B' , '260D' , '260E' , '260F' , '1000' , '2000') and OI.Reporting_Agency_Code = '030' and OI.Aoa Agency Code = '000' and OI.Clearance Type Description <> 'UNFOUNDED' and OI.Report Written YN = 'Y' and OI.Grid in ("2352")

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Miami-Dade Police Department

MIAMI-DADE POLICE DEPARTMENT
Part I and Part II Crimes w/o AOA
For Specific Grids
From 2003-01-01 Thru 2003-06-30
YEAR: 2003

Crime Information Warehouse

Grid(s): 2352

Part I Crimes	Total Crimes
Grid 2352	
1200 - ROBBERY	3
130A - AGGRAVATED ASSAULT	6
2200 - BURGLARY	6
230C - SHOPLIFTING	1
230F - SHOPLIFTING FROM A MOTOR VEHICLE	3
230G - SHOPLIFTING ALL OTHERS	3
2400 - MOTOR VEHICLE THEFT	2
Grid 2352 TOTAL	24
Total Part I :	**24**

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Grid(s): 2352

PART II Crimes	Total Crimes
Grid 2352	
130B - SIMPLE ASSAULT	2
350A - NARCOTIC BUY/SELL/POSS/IMPORT/MANUF	10
350B - ILLEGAL DRUG EQUIPMENT	4
260A - FRAUD CON/SWINDLE/FALSE PRET.	1
Grid 2352 TOTAL	17
Total PART II :	**17**

Grand Total: 41

Detail Filter: Ol.Incident From Date Time >= "2003-01-01" and Ol.Incident From Date Time < "2003-07-01" and Ol.Offense.Ucr Code in ('090A' , '1200' , '110A' , '110B' , '110C' , '130A' , '130D' , '2200' , '230A' , '230B' , '230C' , '230D' , '230E' , '230F' , '230G' , '2400' , '090C' , '130B' , '130E' , '350A' , '350B' , '5100' , '2700' , '260A' , '260B' , '260D' , '260E' , '260F' , '1000' , '2000') and Ol.Reporting_Agency_Code = '030' and Ol.Aoa Agency Code = '000' and Ol.Clearance Type Description <> 'UNFOUNDED' and Ol.Report Written YN = 'Y' and Ol.Grid in ("2352")

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Miami-Dade Police Department

MIAMI-DADE POLICE DEPARTMENT
Part I and Part II Crimes w/o AC
For Specific Grids
From 2002-01-01 Thru 2002-12-31
YEAR: 2002

Crime Information Warehouse

Grid(s): 2353

Part I Crimes	Total Crimes
Grid 2353	
110A - RAPE	2
110B - SODOMY	2
110C - FONDLING	2
1200 - ROBBERY	4
130A - AGGRAVATED ASSAULT	26
2200 - BURGLARY	29
230F - SHOPLIFTING FROM A MOTOR VEHICLE	17
230G - SHOPLIFTING ALL OTHERS	21
2400 - MOTOR VEHICLE THEFT	5
Grid 2353 TOTAL	108
Total Part I :	**108**

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Miami-Dade Police Department

MIAMI-DADE POLICE DEPARTMENT
Part I and Part II Crimes w/o AOA
For Specific Grids
From 2002-01-01 Thru 2002-12-31
YEAR: 2002

Crime Information Warehouse

Grid(s): 2353

PART II Crimes	Total Crimes
Grid 2353	
1000 - KIDNAPPING - ABDUCTION	1
130B - SIMPLE ASSAULT	44
350A - NARCOTIC BUY/SELL/POSS/IMPORT/MANUF	36
350B - ILLEGAL DRUG EQUIPMENT	19
260A - FRAUD CON/SWINDLE/FALSE PRET.	1
260B - FRAUD CREDIT CARD/ATM	3
260D - IMPERSONATION	1
Grid 2353 TOTAL	105
Total PART II :	**105**

Grand Total: 213

Detail Filter: OI.Incident From Date Time >= "2002-01-01" and OI.Incident From Date Time < "2003-01-01" and OI.Offense.Ucr Code in ('090A' , '1200' , '110A' , '110B' , '110C' , '130A' , '130D' , '2200' , '230A' , '230B' , '230C' , '230D' , '230E' , '230F' , '230G' , '2400' , '090C' , '130B' , '130E' , '350A' , '350B' , '5100' , '2700' , '260A' , '260B' , '260D' , '260E' , '260F' , '1000' , '2000') and OI.Reporting_Agency_Code = '030' and OI.Aoa Agency Code = '000' and OI.Clearance Type Description <> 'UNFOUNDED' and OI.Report Written YN = 'Y' and OI.Grid in ("2353")

62

Miami-Dade Police Department

MIAMI-DADE POLICE DEPARTMENT
Part I and Part II Crimes w/o AOA
For Specific Grids
From 2003-01-01 Thru 2003-06-30
YEAR: 2003

Crime Information Warehouse

Grid(s): 2353

Part I Crimes	Total Crimes
Grid 2353	
110A - RAPE	1
1200 - ROBBERY	1
130A - AGGRAVATED ASSAULT	8
2200 - BURGLARY	10
230F - SHOPLIFTING FROM A MOTOR VEHICLE	8
230G - SHOPLIFTING ALL OTHERS	10
2400 - MOTOR VEHICLE THEFT	3
Grid 2353 TOTAL	41
Total Part I :	**41**

63

Grid(s): 2353

PART II Crimes	Total Crimes
Grid 2353	
130B - SIMPLE ASSAULT	19
350A - NARCOTIC BUY/SELL/POSS/IMPORT/MANUF	18
350B - ILLEGAL DRUG EQUIPMENT	10
260B - FRAUD CREDIT CARD/ATM	1
Grid 2353 TOTAL	48
Total PART II :	**48**

Grand Total: 89

Detail Filter: Ol.Incident From Date Time >= "2003-01-01" and Ol.Incident From Date Time < "2003-07-01" and Ol.Offense.Ucr Code in ('090A' , '1200' , '110A' , '110B' , '110C' , '130A' , '130D' , '2200' , '230A' , '230B' , '230C' , '230D' , '230E' , '230F' , '230G' , '2400' , '090C' , '130B' , '130E' , '350A' , '350B' , '5100' , '2700' , '260A' , '260B' , '260D' , '260E' , '260F' , '1000' , '2000') and Ol.Reporting_Agency_Code = '030' and Ol.Aoa Agency Code = '000' and Ol.Clearance Type Description <> 'UNFOUNDED' and Ol.Report Written YN = 'Y' and Ol.Grid in ("2353")

64

Miami-Dade Police Department

MIAMI-DADE POLICE DEPARTMENT
Part I and Part II Crimes w/o AOA
For Specific Grids
From 2002-01-01 Thru 2002-12-31
YEAR: 2002

Crime Information Warehouse

Grid(s): 2381

Part I Crimes	Total Crimes
Grid 2381	
110C - FONDLING	1
230G - SHOPLIFTING ALL OTHERS	3
Grid 2381 TOTAL	4
Total Part I:	**4**

65

Grid(s): 2381

PART II Crimes	Total Crimes
Grid 2381	
130B - SIMPLE ASSAULT	2
350A - NARCOTIC BUY/SELL/POSS/IMPORT/MANUF	2
Grid 2381 TOTAL	4
Total PART II:	**4**

Grand Total: 8

Detail Filter: OI.Incident From Date Time >= "2002-01-01" and OI.Incident From Date Time < "2003-01-01" and OI.Offense.Ucr Code in ('090A' , '1200' , '110A' , '110B' , '110C' , '130A' , '130D' , '2200' , '230A' , '230B' , '230C' , '230D' , '230E' , '230F' , '230G' , '2400' , '090C' , '130B' , '130E' , '350A' , '350B' , '5100' , '2700' , '260A' , '260B' , '260D' , '260E' , '260F' , '1000' , '2000') and OI.Reporting_Agency_Code = '030' and OI.Aoa Agency Code = '000' and OI.Clearance Type Description <> 'UNFOUNDED' and OI.Report Written YN = 'Y' and OI.Grid in ("2381")

66

Miami-Dade Police Department

MIAMI-DADE POLICE DEPARTMENT
Part I and Part II Crimes w/o ACS
For Specific Grids
From 2003-01-01 Thru 2003-06-30
YEAR: 2003

Crime Information Warehouse

Grid(s): 2381

Part I Crimes	Total Crimes
Grid 2381	
1200 - ROBBERY	1
230G - SHOPLIFTING ALL OTHERS	3
Grid 2381 TOTAL	4
Total Part I :	**4**

67

Miami-Dade Police Department

MIAMI-DADE POLICE DEPARTMENT
Part I and Part II Crimes w/o AOA
For Specific Grids
From 2003-01-01 Thru 2003-06-30
YEAR: 2003

Crime Information Warehouse

Grid(s): 2381

PART II Crimes	Total Crimes
Grid 2381	
130B - SIMPLE ASSAULT	1
Grid 2381 TOTAL	1
Total PART II:	**1**

Grand Total: 5

Detail Filter: OI.Incident From Date Time >= "2003-01-01" and OI.Incident From Date Time < "2003-07-01" and OI.Offense.Ucr Code in ('090A' , '1200' , '110A' , '110B' , '110C' , '130A' , '130D' , '2200' , '230A' , '230B' , '230C' , '230D' , '230E' , '230F' , '230G' , '2400' , '090C' , '130B' , '130E' , '350A' , '350B' , '5100' , '2700' , '260A' , '260B' , '260D' , '260E' , '260F' , '1000' , '2000') and OI.Reporting_Agency_Code = '030' and OI.Aoa Agency Code = '000' and OI.Clearance Type Description <> 'UNFOUNDED' and OI.Report Written YN = 'Y' and OI.Grid in ("2381")

68

Miami-Dade Police Department

MIAMI-DADE POLICE DEPARTMENT
Part I and Part II Crimes w/o AO's
For Specific Grids
From 2002-01-01 Thru 2002-12-31
YEAR: 2002

Crime Information Warehouse

Grid(s): 2382

Part I Crimes	Total Crimes
Grid 2382	
230G - SHOPLIFTING ALL OTHERS	2
Grid 2382 TOTAL	2
Total Part I :	**2**

69

Grid(s): 2382

PART II Crimes	Total Crimes
Grid 2382	
350A - NARCOTIC BUY/SELL/POSS/IMPORT/MANUF	2
350B - ILLEGAL DRUG EQUIPMENT	1
Grid 2382 TOTAL	3
Total PART II:	**3**

Grand Total: 5

Detail Filter: OI.Incident From Date Time >= "2002-01-01" and OI.Incident From Date Time < "2003-01-01" and OI.Offense.Ucr Code in ('090A' , '1200' , '110A' , '110B' , '110C' , '130A' , '130D' , '2200' , '230A' , '230B' , '230C' , '230D' , '230E' , '230F' , '230G' , '2400' , '090C' , '130B' , '130E' , '350A' , '350B' , '5100' , '2700' , '260A' , '260B' , '260D' , '260E' , '260F' , '1000' , '2000') and OI.Reporting_Agency_Code = '030' and OI.Aoa Agency Code = '000' and OI.Clearance Type Description <> 'UNFOUNDED' and OI.Report Written YN = 'Y' and OI.Grid in ("2382")

70

Miami-Dade Police Department

MIAMI-DADE POLICE DEPARTMENT
Part I and Part II Crimes w/o AOA
For Specific Grids
From 2003-01-01 Thru 2003-06-30
YEAR: 2003

Crime Information Warehouse

Grid(s): 2382

Part I Crimes	Total Crimes
Grid 2382	
2200 - BURGLARY	2
230G - SHOPLIFTING ALL OTHERS	3
Grid 2382 TOTAL	5
Total Part I:	**5**

Grand Total: 5

Detail Filter: OI.Incident From Date Time >= "2003-01-01" and OI.Incident From Date Time < "2003-07-01" and OI.Offense.Ucr Code in ('090A' , '1200' , '110A' , '110B' , '110C' , '130A' , '130D' , '2200' , '230A' , '230B' , '230C' , '230D' , '230E' , '230F' , '230G' , '2400' , '090C' , '130B' , '130E' , '350A' , '350B' , '5100' , '2700' , '260A' , '260B' , '260D' , '260E' , '260F' , '1000' , '2000') and OI.Reporting_Agency_Code = '030' and OI.Aoa Agency Code = '000' and OI.Clearance Type Description <> 'UNFOUNDED' and OI.Report Written YN = 'Y' and OI.Grid in ("2382")

71

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: Diaz Landscaping & Nursery, Inc.

NAME AND ADDRESS	Percentage of Stock
Manuel C. Diaz	100%

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	Percent 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: Lennar Homes, Inc.

NAME, ADDRESS AND OFFICE (if applicable)	Percentage of Interest
Lennar Corporation is a publically traded corporation and is the	100%
parent of the contract purchaser, Lennar Homes, Inc.	

Date of contract: 9/26/2002

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: See Exhibit E attached hereto
(Applicant)

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

_____
(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 E

By: _____
Manuel C. Diaz

Sworn to and subscribed before me this 6TH day of DEC., 2002. Affiant is personally known to me or has produced _____ as identification.

_____
(Notary Public)
My commission expires 7/19/06

Gilda Zubizarreta
My Commission DD123738
Expires July 19, 2006

By: _____
Emilia F. Diaz

Sworn to and subscribed before me this 6TH day of DEC., 2002. Affiant is personally known to me or has produced _____ as identification.

_____
(Notary Public)
My commission expires 7/19/06

Gilda Zubizarreta
My Commission DD123738
Expires July 19, 2006

Diaz Landscaping & Nursery, Inc.

By: _____
Name: Manuel C. Diaz
Title: President

Sworn to and subscribed before me this 6TH day of DEC., 2002. Affiant is personally known to me or has produced _____ as identification.

_____
(Notary Public)
My commission expires 7/19/06

Gilda Zubizarreta
My Commission DD123738
Expires July 19, 2006

MTA\99384.2

EXHIBIT D

By: _____
Manuel C. Diaz

Sworn to and subscribed before me this 6TH day of DEC., 2002. Affiant is personally known to me or has produced _____ as identification.

_____
(Notary Public)
My commission expires 7/19/06

Gilda Zubizarreta
My Commission DD123736
Expires July 19, 2006

By: _____
Emilia F. Diaz

Sworn to and subscribed before me this 6TH day of DEC., 2002. Affiant is personally known to me or has produced _____ as identification.

_____
(Notary Public)
My commission expires 7/19/06

Gilda Zubizarreta
My Commission DD123736
Expires July 19, 2006

Diaz Landscaping & Nursery, Inc.

By: _____
Name: Manuel C. Diaz
Title: President

Sworn to and subscribed before me this 6TH day of DEC., 2002. Affiant is personally known to me or has produced _____ as identification.

_____
(Notary Public)
My commission expires 7/19/06

Gilda Zubizarreta
My Commission DD123736
Expires July 19, 2006

EXHIBIT E

By: _____
Manuel C. Diaz

Sworn to and subscribed before me this 6TH day of DEC., 2002. Affiant is personally known to me or has produced _____ as identification.

_____
(Notary Public)
My commission expires 7/19/06

Gilda Zubizarreta
My Commission DD123738
Expires July 19, 2006

By: _____
Emilia F. Diaz

Sworn to and subscribed before me this 6TH day of DEC., 2002. Affiant is personally known to me or has produced _____ as identification.

_____
(Notary Public)
My commission expires 7/19/06

Gilda Zubizarreta
My Commission DD123738
Expires July 19, 2006

Diaz Landscaping & Nursery, Inc.

By: _____
Name: Manuel C. Diaz
Title: President

Sworn to and subscribed before me this 6TH day of DEC., 2002. Affiant is personally known to me or has produced _____ as identification.

_____
(Notary Public)
My commission expires 7/19/06

Gilda Zubizarreta
My Commission DD123738
Expires July 19, 2006

MIA\99384.2

Silver Palm

DADE COUNTY, FLORIDA

1st rev
RECEIVED
80377
MAY 5 - 2003
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

SYMBOLS:

- BUILDING SECTIONS SECTION LETTERS
- SHEET NUMBER (WHERE SECTION IS DRAWN)
- DETAIL DETAIL NUMBER
- SHEET NUMBER
- INTERIOR ELEVATION(S) (UNFOLD) ARROWS INDICATE ELEVATIONS SHEET NUMBER
- DOOR TYPE DOOR MARK (NUMBER)
- WINDOW TYPE WINDOW MARK (LETTER)
- KEYNOTE DRAWING NOTE (NUMBER)
- STEP DOWN CHANGE IN FLOOR HEIGHT
- CONTROL OR DATUM POINT DESCRIPTION OF POINT (FIN FLR., TOP OF PLATE, TOP OF T.B.)
- ELEVATION OR POINT
- REVISION REFERENCE NUMBER OF REVISION CORRESP. TO DETAIL SECTION OF TITLE BLOCK
- WALL SECTIONS SECTION NUMBERS
- SHEET NUMBER (WHERE SECTION IS DRAWN)

ABBREVIATIONS:

AIR CONDITIONING	A/C	DETAIL	DTL	HEADER	HDR	PAIR	PR	TEMPERED GLASS	TEMP. GL
AIR HANDLING UNIT	A.H.U.	DIAMETER	DIA	HEIGHT	HT. / HGT	PENNY	d	TE. HUM	T.B.
ALTERNAT	ALT	DISHWASHER	D.W.	HOSE BIBB	H.B.	PLATE	PL	TOP OF FLOOR	T.C.
ALUMINUM	AL	DOUBLE	DBL	HOLLOW CORE	H.C.	PLYWOOD	PLYWD	TREAD	T.
ANCHOR BOLT	A.B.	DOUBLE PLATE	DBL. PL			PROPERTY LINE	P.	TYPICAL	TYP.
ANGLE	∠	DOOR	DR	INFORMATION	INFO	POUNDS PER SQUARE INCH	P.S.I.	TONGUE AND GROOVE	T&G
AVERAGE	AVG.	DOWN	DN.	INSULATION	INSUL	PRESSURE TREATED	P.T.	TOP OF PLATE	T.O.P.
ABOVE FINISH FLOOR	A.F.F.	DOWNSPOUT	D.S.	INTERIOR	INT.			TOP OF BEAM	T.O.B.
		DRAWER	DWR.						
BEAM	BM			LAMINATED PLASTIC	LAM. PLAS.	RAFTER	RAF.		
BLOCKING	BLK.G.	EACH	EA	LOUVER	LOUV.	REQUIRED	REQ'D	UNLESS NOTED OTHERWISE	U.N.O.
BOARD	BD. / BRD	ELEVATION	ELEV./EL	LUMINOUS	LUM.	REVISION	REV.		
BOTTOM	BOT.	EQUAL	EQ.	LAVATORY	LAV.	REFRIGERATOR	REF.	VENT THRU ROOF	V.T.R.
BUILDING	BLDG	EXHAUST	EXH			RISER	R.	VENT TO OUTSIDE AIR	V.T.O.A.
		EXPANSION JOINT	EXP. JT.	MACHINE BOLT	M.B.	ROOF DRAIN	R.D.	VERTICAL	VERT.
CABINET	CAB.	EXTERIOR	EXT.	MANUFACTURER	MFGR	ROOM	RM.	VINYL COMPOSITION TILE	V.C.T.
CEILING	CLG.	ETCETERA	ETC.	MATERIAL	MATL.	ROUGH HAWN	RH/S		
CEILING JOISTS	CLG. JST.			MAXIMUM	MAX.	ROUGH OPENING	R.O.	WARDROBE	W/RD
CEMENT	CEM.	FACE OF MASONRY	F.O.M.	MEDICINE CABINET	M.C.			WATER CLOSET	W.C.
CENTER LINE	℄	FACE OF STUD	F.O.S.	METAL	MTL.	SELECT STRUCTURAL	SELECT STRUCT.	WATERPROOFING	W.P.
CERAMIC TILE	CER. T.	FINISH	FIN.	MINIMUM	MIN.	SOLID CORE	S.C.	WELDED WIRE MESH	W.W.M.
CHAMFER	CHAM.	FINISH FLOOR	F.F.			SHELF AND POLE	S.&P.	WINDOW	W.D.
CHANNEL	(CHN.)	FINISH GRADE	F.G.	NOT IN CONTRACT	N.I.C.	SIMILAR	SIM.	WITH	W/
CLEAR	CLR.	FLASHING	FLSH'G	NOT TO SCALE	N.T.S.	SLIDING GLASS DOOR	S.G.D.	WITHOUT	W/O
COLUMN	COL.	FLOOR	FLR.			SLOPING CEILING	SLP. CLG.	WOOD	WD.
COMPOSITION	COMPO.	FLOOR DRAIN	F.D.	OBSCURE	OBS.	SPLASH	SPL.	WROUGHT IRON	W.I.
CONCRETE BLOCK	CONC. BLK.	FLOOR JOISTS	FLR. JST.	OPPOSITE	OPP.	SHEATHING	SHTG.	WALK IN CLOSET	W.I.C.
CONSTRUCTION GRADE	CONST. GR.	FLUORESCENT	FLUOR.	ON CENTER	O.C.	SYNTHETIC MARBLE	SYN. MARBLE		
CONTINUOUS	CONT.	FOOTING	FTG.	OVERHEAD	O.H.				
COLD WATER	C.W.	GALVANIZED	GALV.						
CULTURED MARBLE	CULT. MAR.	GRADE	GRD.						
		GYPSUM BOARD	GYP.BD.						

INDEX:

BASIC DRAWINGS

TITLE - COVER SHEET, SYMBOLS AND ABBREVIATIONS

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R-2 RENDERINGS

SP - GENERAL DATA + VICINITY

SP-1 PARCEL 1-A + VIEW

SP-1 PARCEL 1-B + VIEW

SP-1 PARCEL 1-C + VIEW

SP-1 PARCEL 1-D + VIEW

SP-1 PARCEL 1-E + VIEW

SP-2 PARCEL 2-E + VIEW

SP-2 PARCEL 2-F + VIEW

SP-2 PARCEL 2-G + VIEW

SP-3 PARCEL 3-H + VIEW

SP-3 PARCEL 3-I + VIEW

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A-1 ATTACHED SINGLE FAMILY TYPE I (34 x 75 LOT)

A-2 ATTACHED SINGLE FAMILY TYPE I ELEVATIONS

A-3 ATTACHED SINGLE FAMILY TYPE II (34' x 85' LOT)

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A-5 DETACHED SINGLE FAMILY (50' x 100' LOT (TYPICAL)

A-6 DETACHED SINGLE FAMILY (50' x 100' LOT (TYPICAL)

A-7 ATTACHED SINGLE FAMILY TYPE III (31' x 40' LOT) (NEW PROPOSED TYPE)

A-8 DETACHED SINGLE FAMILY FACING 117 N AVENUE (NEW PROPOSED TYPE)

L-1 GENERAL LANDSCAPING NOTES + DETAILS

L-2 TYPICAL LANDSCAPED GREENBELT BUFFER ALONG 84 ST. & AVENUE

SCALE		
CHECKED BY:	M.M.M.	
DRAWN BY:	T.V.F.	
DATE:	12-06-02	
JOB:	1000	

REVISIONS	BY
04-25-03	L.T.S.

LENNAR HOMES
760 N.W. 107 AVENUE MIAMI, FLORIDA 33172 (305) 559-1992

OLIVA-MEOZ ARCHITECTS & PLANNERS, INC.
8240 SOUTHWEST 24TH STREET MIAMI, FLORIDA 33155
TELEPHONE: (305) 552-7294 FACSIMILE: (305) 552-7297

SILVER PALM
DADE COUNTY, FLORIDA

CAD FILE:

HECTOR L. OLIVA
AR 0015339

SHEET
TITLE

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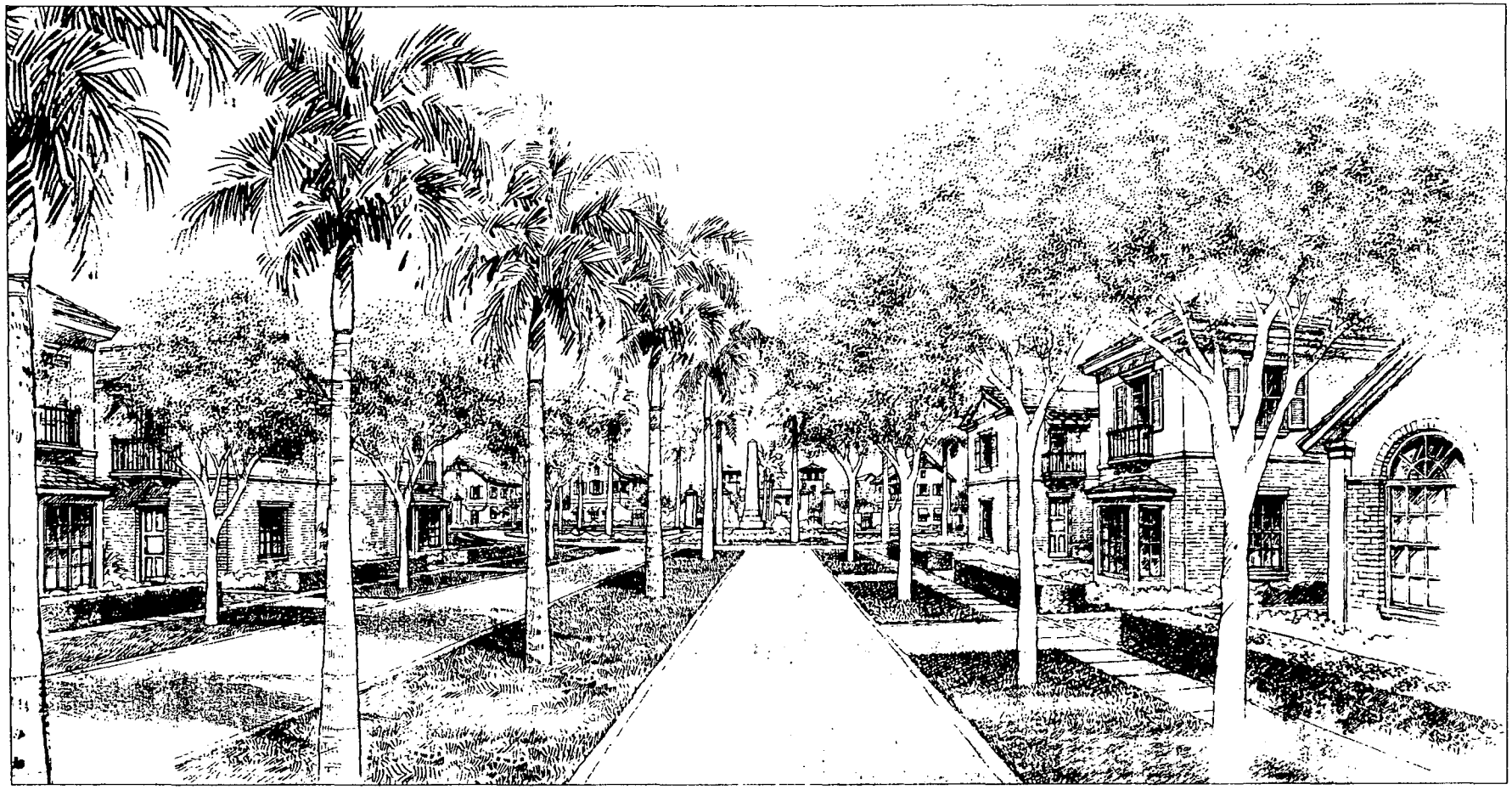
SILVER PALM

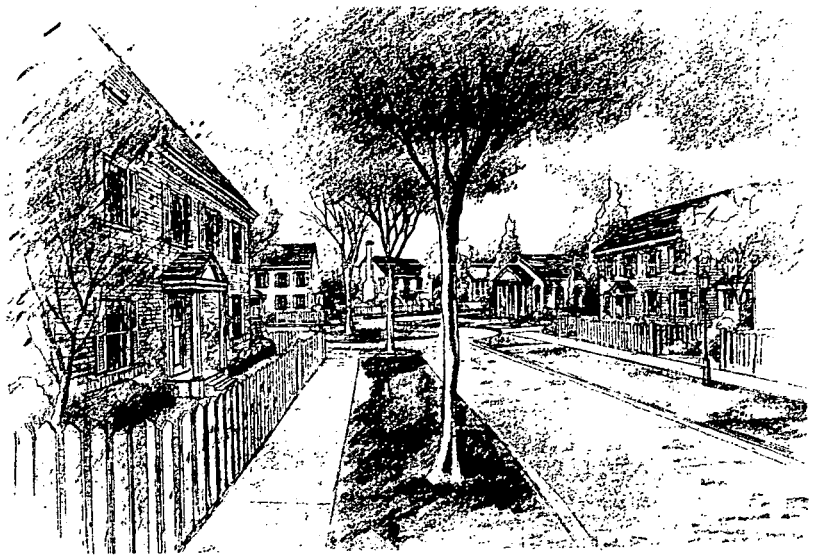
FLORIDA 2002

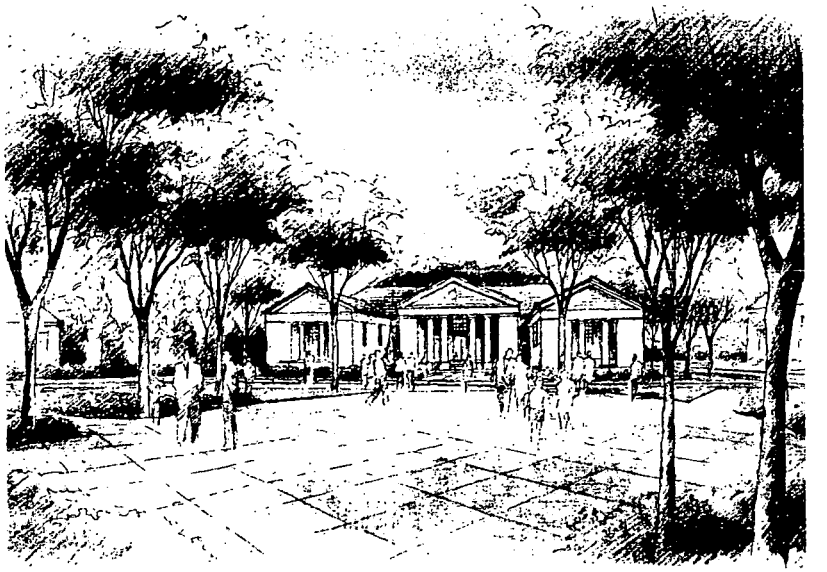


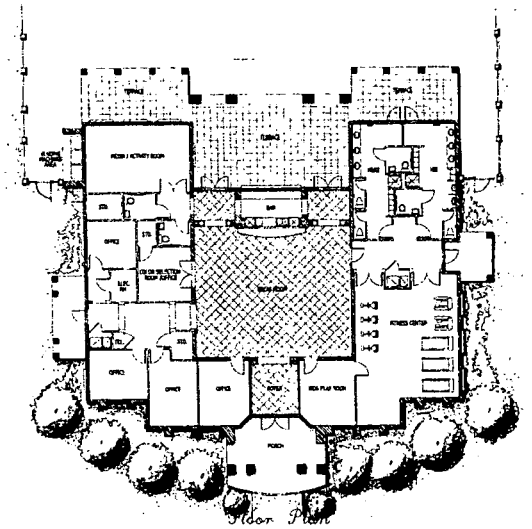
SCALE: AS SHOWN	REVISIONS BY	LENNAR HOMES 760 N.W. 107 AVENUE MIAMI, FLORIDA 33172 (305) 599-1951	OLIVA-MEOZ ARCHITECTS & PLANNERS, INC. 8240 SOUTHWEST 24TH STREET MIAMI, FLORIDA 33155 TEL: (305) 552-7296 FACS: (305) 552-7297
CHECKED BY: M.M.M.			
DRAWN BY:			
DATE: 12-06-02			
JOB: 1026			

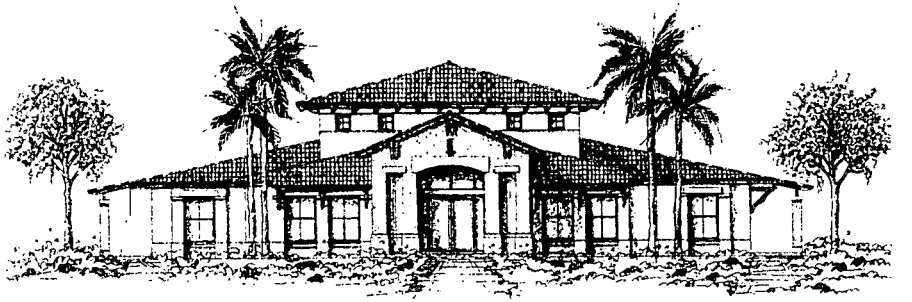
SILVER PALM
DADE-COUNTY, FLORIDA

SHEET
R-1









SCALE 32'-0"
CHECKED BY: M.M.M.
DRAWN BY:
DATE:
JOB:

REVISIONS BY

LENNAR HOMES
760 N.W. 107 AVENUE MIAMI, FLORIDA 33172 (305) 599-1592

OLIVA-MEOZ ARCHITECTS & PLANNERS, INC.
8240 SOUTHWEST 24TH STREET MIAMI, FLORIDA 33155
TEL.: (305) 552-7286 FACS.: (305) 552-7297

SILVER PALM
DADE COUNTY, FLORIDA

HECTOR L. OLIVA
AR 0013338

SHEET
R-2

GENERAL SITE DATA

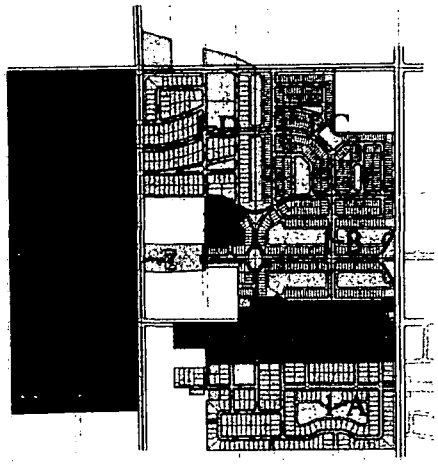
SILVER PALM

TOTAL NUMBER OF UNITS: 1,721 GROSS ACRES: 294.35 GROSS DENSITY: 5.8
NET ACRES: 283.56 NET DENSITY: 6.0

CONSTRUCTION PHASE 1 — 940 UNITS							
PARCEL	NET ACRES	DETACHED SINGLE FAMILY	ATTACHED SINGLE FAMILY	PAVED AREAS	BUILDING AREA	10% GREEN REQUIRED	% GREEN PROVIDED
1-A	40.64	158		3.29	23.22	12.19	* 12.53
1-B	44.42		248	8.69	10.41	13.32	* 15.12
1-C	34.31		341	8.51	10.89	10.31	* 13.36
1-D	38.01	147		4.71	18.81	11.40	* 12.59
TOTAL	157.44	345	595	25.60	63.45	47.22	56.20

CONSTRUCTION PHASE 2 — 781 UNITS							
PARCEL	NET ACRES	DETACHED SINGLE FAMILY	ATTACHED SINGLE FAMILY	PAVED AREAS	BUILDING AREA	10% GREEN REQUIRED	% GREEN PROVIDED
2-E	21.14	75	75	3.34	11.53	6.34	6.21
2-F	4.21		49	1.38	1.68	1.28	1.21
2-G	33.61	179		6.30	21.14	11.28	10.11
2-H	37.84	57	238	8.35	14.21	11.35	* 13.13
2-I	25.26	108		4.16	12.59	7.57	8.51
TOTAL	126.12	419	362	23.43	61.15	37.82	39.29

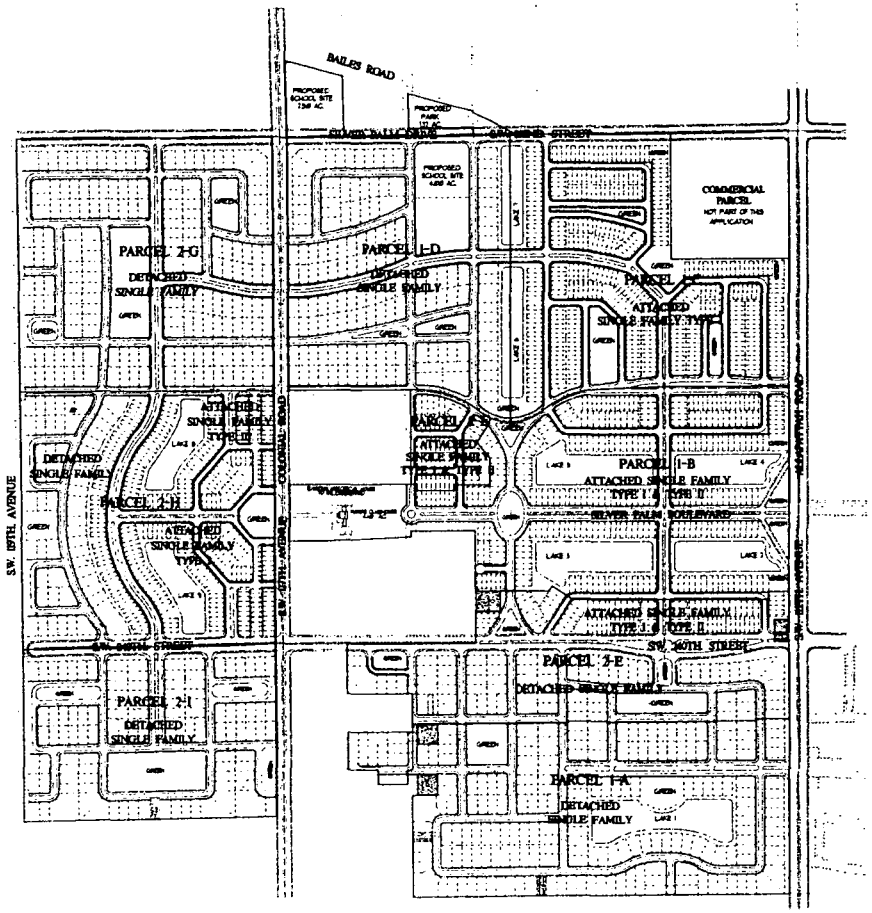
* EXCLUDING 50 % OF LAKES AREAS



LEGEND
PHASE 1
PHASE 2

SITE PLAN

CONSTRUCTION PHASES SCALE 1"=600'-0"



SITE PLAN

SCALE 1"=300'-0"

SCALE	AS SHOWN	REVISIONS	BY
CHECKED BY	M.M.M.	1 04-21-03	Y.F.
DRAWN BY	Y.F.		
DATE	2-10-02		
JOB	C20		

LENNAR HOMES
780 N.W. 107 AVENUE MIAMI, FLORIDA, 33172 (305) 599-1551

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8240 SOUTHWEST 24TH STREET MIAMI FLORIDA 33155
TELEPHONE: (305) 552-7296 FACSIMILE: (305) 552-7297

SILVER PALM
DADE COUNTY, FLORIDA

HECTOR L. OLIVA
AR 0011139

SHEET
SP-1

SILVER PALM PARCEL 1-A
LEGAL DESCRIPTION

All of Tract 1 of the AMENDED PLAT OF PORTIONS OF SOUTH MIAMI GARDENS, according to the plat thereof, as recorded in Plat Book 31, at Page 56 of the Public Records of Miami-Dade County, Florida, Less the South 107 feet of the West 107.65 feet, and Less the East 25 feet.

AND

The North 262 feet of the East ½ of the NW ¼ of the NW ¼ of the SW ¼ of Section 19, Township 56 South, Range 40 East, lying and being in Miami-Dade County, Florida.

AND

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 recorded in Plat Book 31, at Page 56 of the Public Records of Miami-Dade County, Florida.

[illegible] 1 of FLORENCE B. HOLFERTY'S FARM, according to the [illegible] thereof, as recorded in Plat Book 51, at Page 24 of the Public Records of Miami-Dade County, Florida, Less the following parcel, to-wit: Begin 25 feet East of the Northwest corner of said Tract 1, thence East 107.65 feet, thence South 107 feet, thence West 107.65 feet, thence North 107 feet to the Point of Beginning.

AND

Tract 5, Less the West 132 feet and less the East 25 feet thereof, according to the AMENDED PLAT OF PORTIONS OF SOUTH MIAMI GARDENS, according to the plat thereof recorded in Plat Book 31, at Page 56 of the Public Records of Miami-Dade County, Florida.

AND

The South 2/3 of the NE ¼ of the SW ¼, less the East 540 feet, and the South 2/3 of the East ¼ of the NW ¼ of the SW ¼, and the South 2/3 of the West ½ of the East ½ of the NW ¼ of the SW ¼, all in Section 19, Township 56 South, Range 40 East, lying and being in Miami-Dade County, Florida.

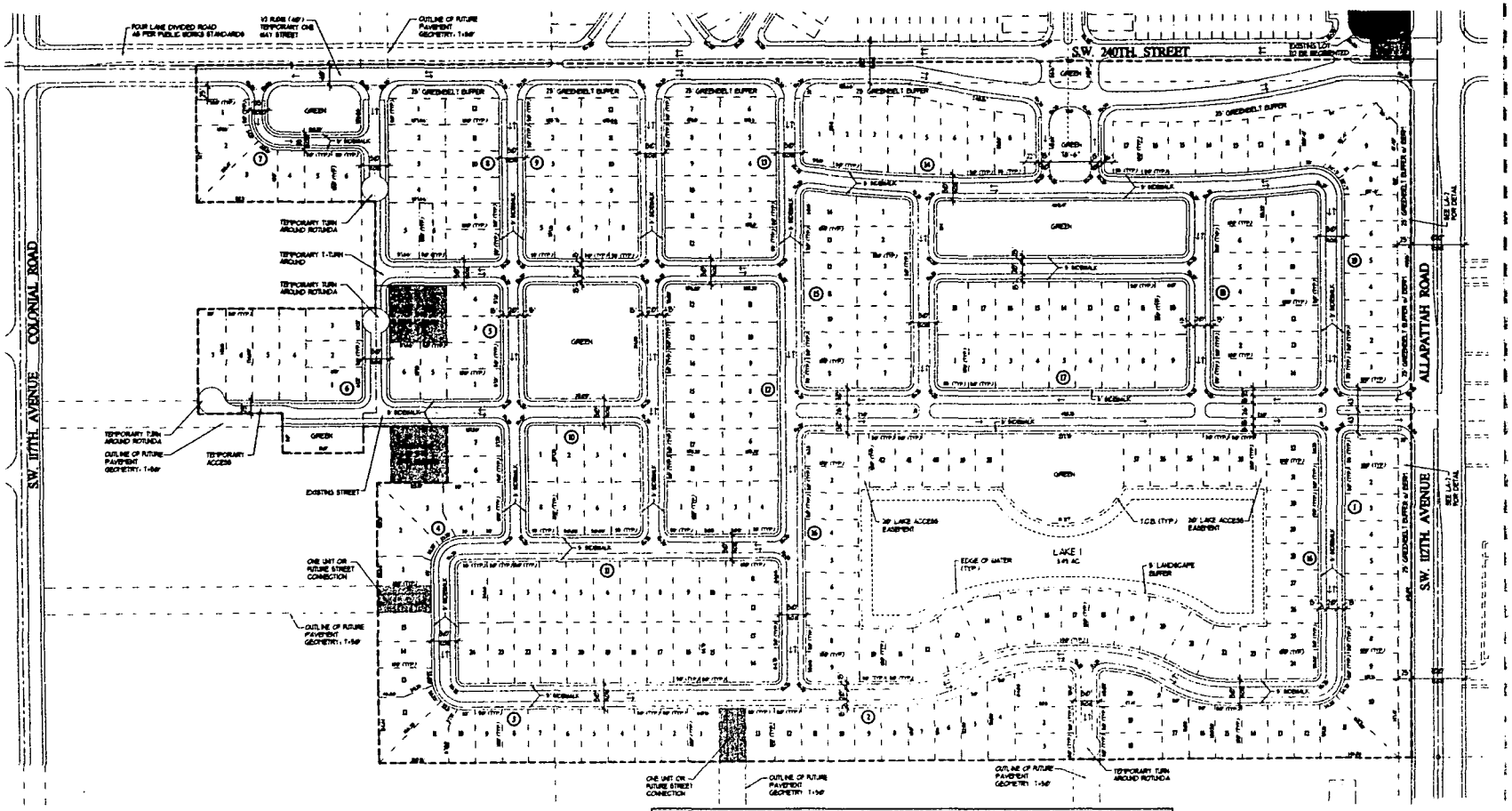
AND

The East ½ of the NW ¼ of the NW ¼ of the SW ¼ less the North 463.56 feet in Section 19, Township 56 South, Range 40 East, Miami-Dade County Florida, containing 1.52 acres, more or less.

AND

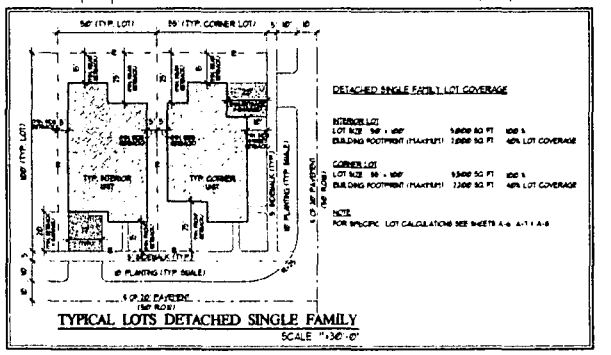
The East 175.00 feet of he North 15.00 feet of the SW ¼ of the NW ¼ of the SW ¼, less the East 75.00 feet in Section 19, Township 56 South, Range 40 East, Miami-Dade County, containing 0.26 acres, more or less.

NOTE: The above described parcel contains 2,517,604 square feet (57.7962 acres), more or less



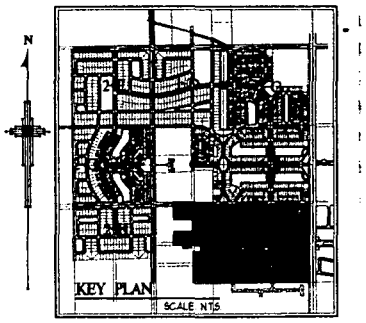
PARCEL 1-A

SCALE: 1"=100'-0"



TYPICAL LOTS DETACHED SINGLE FAMILY

SCALE 1"=30'-0"



GENERAL SITE DATA
PARCEL 1-A
DETACHED SINGLE FAMILY
RU-1M (A)

1. INTENDED USE OF DEVELOPMENT	DETACHED SINGLE FAMILY 50' X 100' TYPICAL LOTS	
2. NET ACREAGE OF SITE (EXCLUDING ROW DEDICATION)	60.51 ACRES	100.00%
3. TOTAL UNITS (MAX. BLDG. GROUND COVERAGE 14.10 ACRES 23.30%)	273 UNITS 32.42 ACRES	53.57%
4. PAVED AREAS INCLUDING SIDEWALKS	14.11 ACRES	23.31 %
5. LAKE AREA IN THE PARCEL	3.49 ACRES	5.76%

SEE DETAILS & CALCULATIONS OF TYPICAL DETACHED SINGLE FAMILY LOTS AT SHEETS A-6, A-7 & A-8

SCALE	AS SHOWN
CHECKED BY	M.M.M.
DRAWN BY	Y.I.F.
DATE	12-08-00
JOB	[illegible]

REVISIONS	BY
1 04-23-01	Y.I.F.
2 05-08-01	Y.I.F.
3 06-22-01	Y.I.F.

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SILVER PALM
DADE COUNTY, FLORIDA

CAD FILE 0216/SP-2

HECTOR L. OLIVA
AR 0015339

PARCEL 1-A
SHEET
SP-2

THE DESIGNERS HEREBY EXPRESSLY RESERVE THEIR COPYRIGHT AND PROPERTY RIGHTS IN THESE PLANS AND DRAWINGS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER WITHOUT FIRST OBTAINING WRITTEN PERMISSION AND CONSENT OF OLIVA-MEOZ ARCHITECTS & PLANNERS, INC. NOR ARE THEY TO BE ASSIGNED TO ANY PARTY WITHOUT FIRST OBTAINING SAID WRITTEN PERMISSION AND CONSENT.

82

SILVER PALM PARCEL 1-B
LEGAL DESCRIPTION

A portion of the NE ¼ of Section 19, Township 56 South, Range 40 East, Miami-Dade County, Florida, being more particularly described as follows:

Commence at the Northeast corner of the South ½ of the said NE ¼ of Section 19, thence S89°19'19"W along the North line of the said South ½ of the NE ¼ of Section 19 for 50.00 feet to a point on a line that is 50.00 feet East of, as measured at right angles to, the East line of the said NE ¼ of Section 19, said line being the West Right-of-Way line of S.W. 12th Avenue (Allapattah Road), said point being the POINT OF BEGINNING of the parcel herein described, thence from the above established Point of Beginning run S00°19'41"E along said line that is 50.00 feet West of the East line of the NE ¼ of Section 19 and along the said Right-of-Way line of S.W. 12th Avenue (Allapattah Road) for 1,059.41 feet to a point on the North line of Tract 6 of SECOND AMENDED PLAT OF PORTIONS OF SOUTH MIAMI GARDENS, according to the plat thereof recorded in Plat Book 48, at Page 28, of the Public Records of Miami-Dade County, Florida, thence S89°26'28"W along the North line of said Tract 6 for 1,618.41 feet to the Northeast corner of said Tract 6, said point also lying on the West line of the East ½ of the SE ¼ of the said SW ¼ of the NW ¼ of Section 19, thence N00°30'14"W along the said West line of the East ½ of the SE ¼ of the SW ¼ of the NW ¼ of Section 19 for 35.58 feet, thence S89°28'16"W for 333.82 feet to a point on the East line of the of the SW ¼ of the said SW ¼ of the NW ¼ of Section 19, thence S00°32'10"E along the said East line of the SW ¼ of the SW ¼ of the NW ¼ of Section 19 for 30.00 feet, thence S86°50'45"W for 436.69 feet, thence S89°28'16"W for 156.35 feet to a point on the East Right-of-Way line of S.W. 17th Avenue (Colonial Road), said point lying 35.00 feet East of, as measured at right angles to, the West line of the said NW ¼ of Section 19, thence N00°36'32"W along the said East Right-of-Way line of S.W. 17th Avenue, and along a line that is 35.00 feet East of, and parallel with, the said West line of the NW ¼ of Section 19 for 253.48 feet to a point on the North line of the South ½ of the NW ¼ of the SW ¼ of the said NW ¼ of Section 19, thence N89°27'40"E along the said North line of the South ½ of the NW ¼ of the SW ¼ of the NW ¼ of Section 19 for 632.94 feet to the Northeast corner of the said South ½ of the NW ¼ of the SW ¼ of the NW ¼ of Section 19, thence N00°32'28"W along the West line of the NE ¼ of the said SW ¼ of the NW ¼ of Section 19 for 494.11 feet to the Northeast corner of the said NE ¼ of the SW ¼ of the NW ¼ of Section 19, thence N89°19'19"E along the North line of the said South ½ of the NW ¼ of Section 19 for 3958 feet to a point of curvature of a circular curve to the right, thence to the right along said curve, having for its elements a radius of 495.00 feet and a central angle of 35°40'14" for an arc distance of 342.73 feet to a point of reverse curvature, thence to the left along said curve, having for its elements a radius of 360.00 feet and a central angle of 11°26'43" for an arc distance of 324.21 feet to a point of reverse curvature, thence to the right along said curve, having for its elements a radius of 500.00 feet and a central angle of 31°46'29" for an arc distance of 499.12 feet to the point of tangency, said point lying on the said North line of the South ½ of the NW ¼ of Section 19, thence N89°19'19"E along the said North line of the South ½ of the NW ¼ of Section 19 for 823.35 feet to the Point of Beginning.

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.

AND

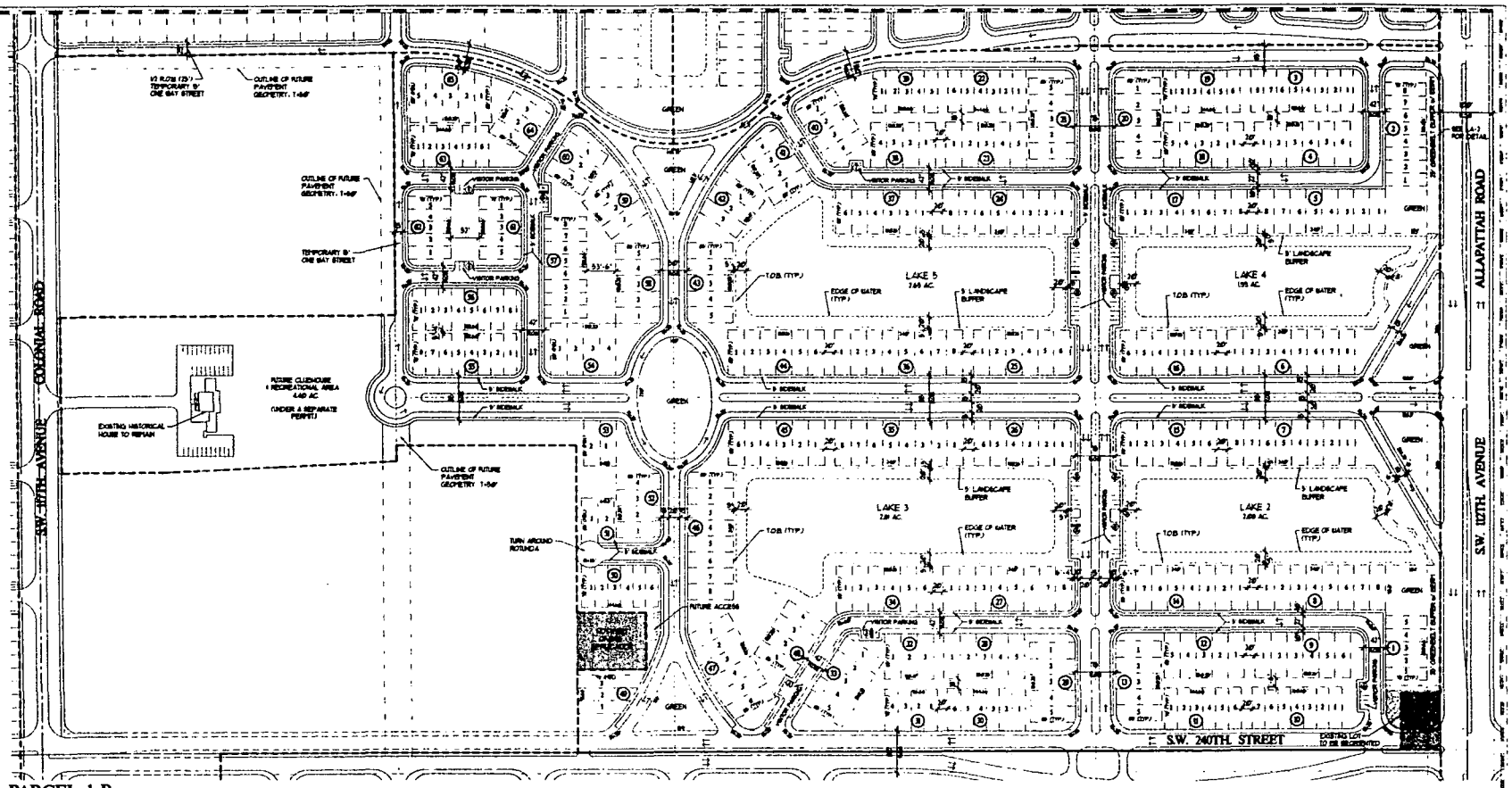
All of Tract 1 of the 2ND AMENDED PLAT OF PORTIONS OF SOUTH MIAMI GARDENS, according to the plat thereof, as recorded in Plat Book 48, at Page 28 of the Public Records of Miami-Dade County, Florida.

NOTES:

1. The above described parcels contain 2,367,056 square feet (54.3193 acres), more or less

2. The bearings are based on an assumed direction of S00°19'41"E along the East line of the NE ¼ of Section 19, Township 56 South, Range 40 East, Miami-Dade County, Florida.

SEE DETAILS & CALCULATIONS OF TYPICAL ATTACHED SINGLE FAMILY LOTS AT SHEETS A-1, A-3 & A-5

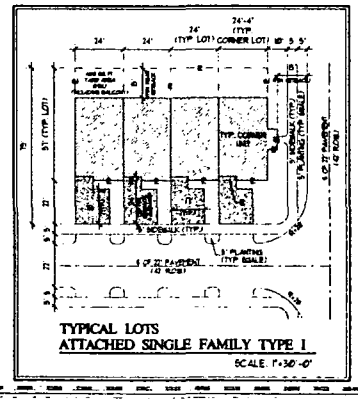


PARCEL 1-B

SCALE: 1"=100'-0"

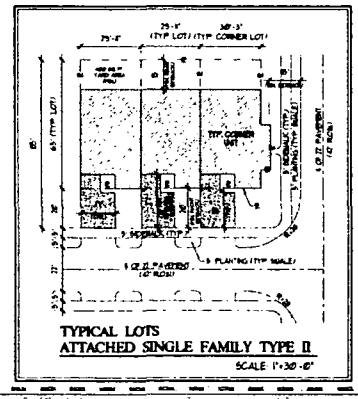
GENERAL SITE DATA
PARCEL 1-B
ATTACHED SINGLE FAMILY TYPE-I AND TYPE-II
RU-TH (TOWNHOUSES)

1. INTENDED USE OF DEVELOPMENT RU-TH (TOWNHOUSES)
2. PROPOSED PRODUCT ATTACHED SINGLE FAMILY TYPE-I AND TYPE-II (2 STORIES)
3. GROSS ACREAGE OF SITE PARCEL 1-B ---------- 54.19 ACRES
4. TOTAL NUMBER OF DWELLING UNITS ---------- 367 UNITS
5. NET AREA (EXCLUDING ROW (4.2 ACRES)) ---------- 53.31 ACRES ---------- 100.00 %
6. NET DENSITY ---------- 6.87
7. AREA OF ATTACHED SINGLE FAMILY ---------- 14.95 ACRES ---------- 28.07%
   TYPE-I (24'-0" x 57'-0" = 1368.00 SQFT x 192 UNITS)
   TYPE-II (30'-0" x 65'-0" = 1950.00 SQFT x 175 UNITS)
8. PAVED AREA DRIVEWAYS AND PARKINGS ---------- 9.50 ACRES ---------- 17.82 %
9. COMMON OPEN SPACE/GREEN REQUIRED 30% = 16.01 ACRES PROVIDED 24.16 ACRES ---------- 45.36 %
   INCLUDING SIDEWALKS AND 50 % OF THE LAKES (4.16 ACRES)
10. MAXIMUM NUMBER OF STORIES PROPOSED ---------- (2 FLOORS)
11. MAXIMUM HEIGHT ---------- 35 FEET
12. PARKING SPACES PROVIDED 2 PARKING SPACES PER UNIT (NOT COUNTING GARAGES) ---- 734
    VISITOR PARKING SPACES PROVIDED ---------- 92



TYPICAL LOTS
ATTACHED SINGLE FAMILY TYPE I

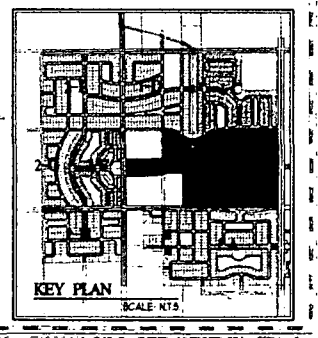
SCALE: 1"=30'-0"



TYPICAL LOTS
ATTACHED SINGLE FAMILY TYPE II

SCALE: 1"=30'-0"

N



KEY PLAN

SCALE: N.T.S.

SCALE	AS SHOWN	REVISIONS	BY
CHECKED BY	MJM	1. 00-00-00	TJP
DRAWN BY	TJP	2. 00-00-00	LTP
DATE	00-00-00	3. 00-00-00	LTP
JOB	00		

LENNAR HOMES
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TELEPHONE: (305) 552-7296 FACSIMILE: (305) 552-7297

SILVER PALM
DADE COUNTY, FLORIDA

HECTOR L. OLIVA
AR 0015339

PARCEL 1-B
SHEET
SP-3

SILVER PALM PARCEL I-C
LEGAL DESCRIPTION

A portion of the NW ¼ of Section 19, Township 56 South, Range 40 East, Miami-Dade County, Florida, being more particularly described as follows.

Commence at the Southeast corner of the North ½ of the said NW ¼ of Section 19, thence S89°19'19"W along the South line of the said North ½ of the NW ¼ of Section 19 for 50.00 feet to a point on a line that is 50.00 feet East of, as measured at right angles to, the East line of the said NW ¼ of Section 19, said line being the West Right-of-Way line of S.W. 127th Avenue (Allapattah Road), said point being the POINT OF BEGINNING of the parcel herein described, thence from the above established Point of Beginning continue S89°19'19"W along the said South line of the North ½ of the NW ¼ of Section 19 for 823.25 feet to a point of curvature of a circular curve to the left, thence to the left along said curve, having for its elements a radius of 500.00 feet and a central angle of 31°46'29" for an arc distance of 499.12 feet to a point of reverse curvature, thence to the right along said curve, having for its elements a radius of 760.00 feet and a central angle of 32°08'09" for an arc distance of 145.83 feet to a point, thence N07°19'03"W for 1494.41 feet to a point on the North line of the said NW ¼ of Section 19, thence N89°10'24"E along the said North line of the NW ¼ of Section 19 for 824.34 feet to a point that is 660.00 feet West of, as measured at right angles to, the said East line of the NW ¼ of Section 19, thence S00°19'41"E along a line that is 660.00 feet West of, and parallel with, the said East line of the NW ¼ of Section 19 for 660.07 feet to a point that is 660.00 feet South of, as measured at right angles to, the said North line of the NW ¼ of Section 19, thence N89°10'24"E along a line that is 660.00 feet South of, and parallel with the said North line of the NW ¼ of Section 19 for 610.07 feet to a point on the said West Right-of-Way line of S.W. 127th Avenue (Allapattah Road) Said point lying 50.00 feet West of, as measured at right angles to, the said East line of the NW ¼ of Section 19, thence S00°19'41"E along the said West Right-of-Way line of S.W. 127th Avenue (Allapattah Road) and along a line that is 50.00 feet West of, and parallel with the said East line of the NW ¼ of Section 19 for 664.31 feet to the Point of Beginning

NOTES:

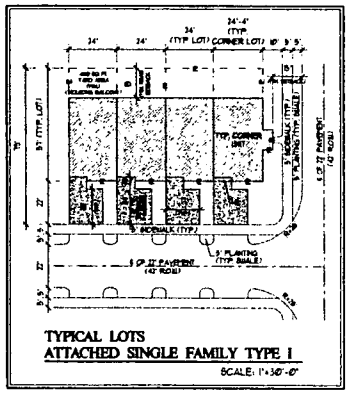
1. The above described parcels contain 1537,307 square feet (35.297 acres), more or less

2. The bearings are based on an assumed direction of S00°19'41"E along the East line of the NW ¼ of Section 19, Township 56 South, Range 40 East, Miami-Dade County, Florida

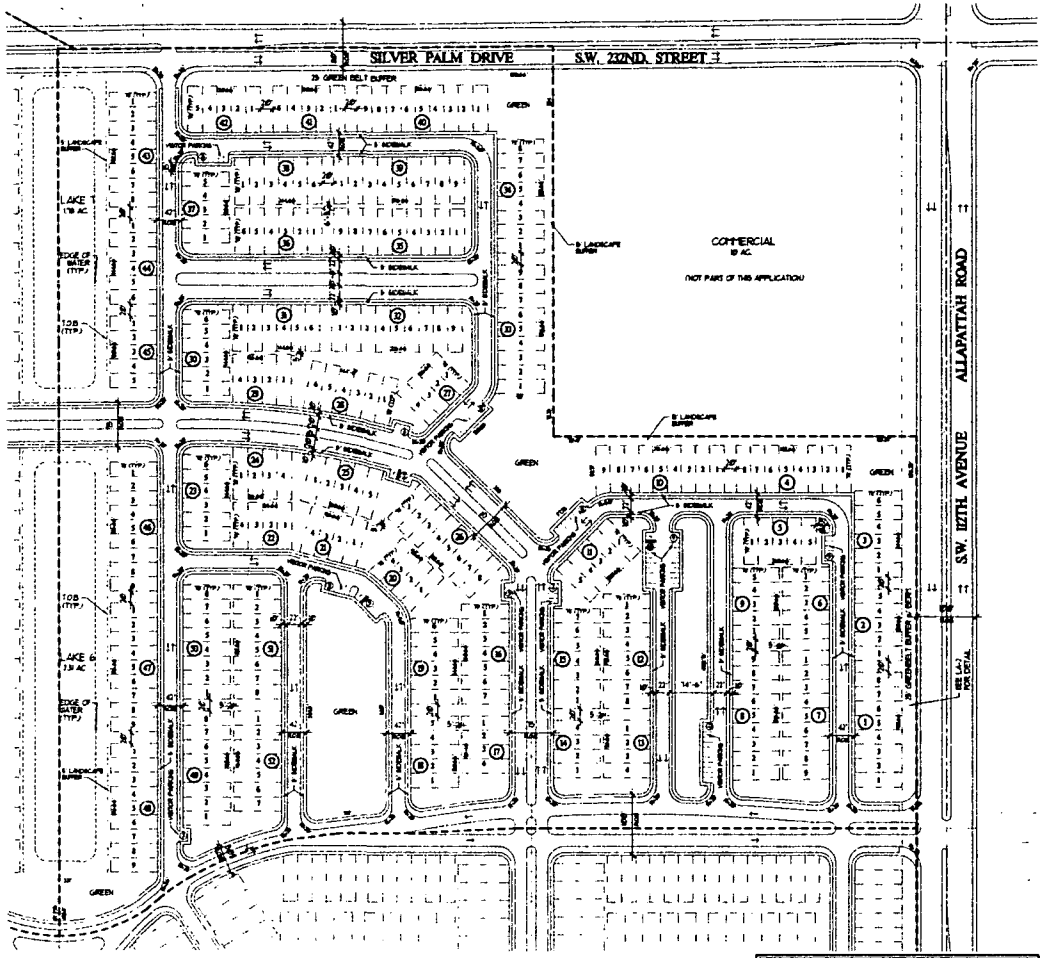
GENERAL SITE DATA
PARCEL I-C

ATTACHED SINGLE FAMILY TYPE I
RU-3M (TOWNHOUSES)

1. INTENDED USE OF DEVELOPMENT RU-3M (TOWNHOUSES)
2. PROPOSED PRODUCT ATTACHED SINGLE FAMILY (2 STORIES)
3. GROSS ACREAGE OF SITE PARCEL I-C ---------- 35.29 ACRES
4. TOTAL NUMBER OF DWELLING UNITS ---------- 337 UNITS
5. NET AREA-(EXCLUDING ROW 0.75 ACRES)---------- 34.54 ACRES ---------- 100.00 %
6. NET DENSITY ---------- 9.75
7. AREA OF ATTACHED SINGLE FAMILY TYPE-I (24'-0"x 57'-0"=1368.00 SQFT x 337) ---------- 10.56 ACRES ---------- 30.63%
8. PAVED AREA DRIVEWAYS AND PARKINGS ---------- 8.00 ACRES ---------- 23.16 %
9. COMMON OPEN SPACE/GREEN REQUIRED 30% = 10.36 ACRES PROVIDED 14.79 ACRES ---------- 42.82 % INCLUDING SIDEWALKS AND 50 % OF THE LAKES (1.71 ACRES)
10. MAXIMUM NUMBER OF STORIES PROPOSED ---------- (2 FLOORS)
11. MAXIMUM HEIGHT ---------- 35 FEET.
12. PARKING SPACES PROVIDED 2 PARKING SPACES PER UNIT (NOT COUNTING GARAGES) ---- 674
VISITOR PARKING SPACES PROVIDED ---------- 85



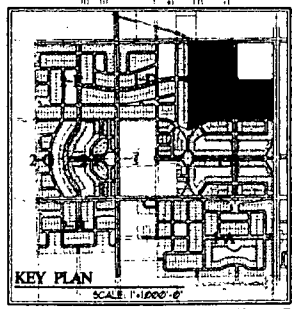
TYPICAL LOTS
ATTACHED SINGLE FAMILY TYPE I
SCALE: 1"=30'-0"



PARCEL I-C
SCALE: 1"=100'-0"

SEE DETAILS & CALCULATIONS OF TYPICAL ATTACHED SINGLE FAMILY LOTS AT SHEETS A-1, A-3 & A-5

N



KEY PLAN
SCALE: 1"=1000'-0"

SCALE: AS SHOWN	REVISIONS	BY	LENNAR HOMES
CHECKED BY: M.M.M.	1 06-25-02	YJP	780 N.W. 107 AVENUE MIAMI, FLORIDA, 33172 (305) 599-1959
DRAWN BY: YJP	2 08-07-02	LTB	
DATE: 12-5-01	3 08-29-02	YJP	
JOB: 0206			

OLIVA-MEOZ ARCHITECTS & PLANNERS, INC.
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TELEPHONE: (305) 552-7296 FACSIMILE: (305) 552-7297

SILVER PALM
DADE-COUNTY, FLORIDA

HECTOR L. OLIVA
AR 0015339

PARCEL I-C
SHEET
SP-4

THE DESIGNS HEREIN EXPRESSED REMAIN THE EXCLUSIVE AND PROPERTY PROPERTY OF THIS PLANS AND DRAWINGS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN CONSENT AND ADDITIONAL COMPENSATION FOR THE ARCHITECT.

89

SILVER PALM PARCEL 1-D
LEGAL DESCRIPTION

A portion of the West ½ of the NW ¼ of Section 19, Township 56 South, Range 40 East, Miami-Dade County, Florida, being more particularly described as follows:

Commence at the Southwest corner of the North ½ of the said West ½ of the NW ¼ of Section 19, thence N89°19'19"E along the South line of the North ½ of the West ½ of the NW ¼ of Section 19 for 38.00 feet to a point on the East Right-of-Way line of SW 117th Avenue (Colonial Road), said point lying 38.00 feet East of, as measured at right angles to, the West line of the said West ½ of the NW ¼ of Section 19, said point being the POINT OF BEGINNING of the parcel herein described, thence from the above established Point of Beginning run N00°36'32"W along the said East Right-of-Way line of SW 117th Avenue (Colonial Road) and along a line that is 38.00 feet East of, and parallel with, the said West line of the NW ¼ of Section 19 for 1,317.56 feet to a point on the North line of the said West ½ of the NW ¼ of Section 19, thence N89°18'24"E along the said North line of the West ½ of NW ¼ of Section 19 for 1,161.25 feet, thence S00°19'07"E radial to the next described ra, for 1,454.47 feet to a point on a circular curve concave to the Northeast, thence Southeasterly, Easterly and Northeasterly along said curve to the right, having for its elements a radius of 260.00 feet and a central angle of 39°18'34" for an arc distance of 178.38 feet to a point of reverse curvature, thence to the left along said curve, having for its elements a radius of 495.00 feet and a central angle of 39°40'14" for an arc distance of 342.73 feet to the point of tangency, said point lying on the said South line of the North ½ of the West ½ of the NW ¼ of Section 19, thence S89°19'19"W along the said South line of the North ½ of the West ½ of the NW ¼ of Section 19 for 613.13 feet to the Point of Beginning.

AND

The West ½ of the SW ¼ of the SW ¼ of the SW ¼ of Section 18, Township 56 South, Range 40 East lying South of Bailes Road and being in Miami-Dade County, Florida.

AND

The West ½ of SE ¼ of SW ¼ of 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°18'24"E, 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 the West line N01°26'19"W, 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, thence continue N01°26'19"W, 179.91 feet to a point of intersection with the Southerly right of way line of Bailes Road, thence along said Southerly right of way line S14°50'58"E, 341.14 feet, thence continue along the Southerly right of way line S67°23'21"E, 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 S01°19'57"E, 81.66 feet to a point of intersection with the aforementioned North right of way 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°18'24"W, 338.15 feet to the Point of Beginning.

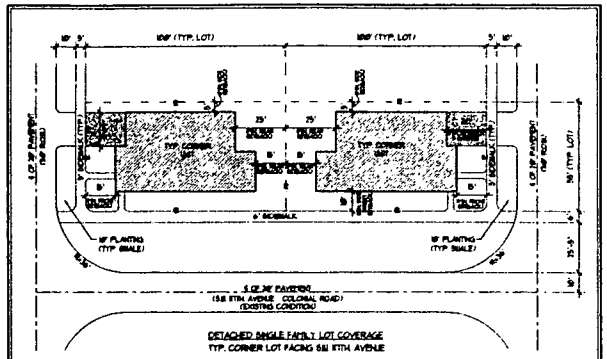
AND

That part of the East ½ of the SE ¼ of SW¼ of SW ¼ of Section 18, Township 56 South, Range 40 East lying South of Bailes Road, per Clerk's File No. 64R-189939.

NOTES:

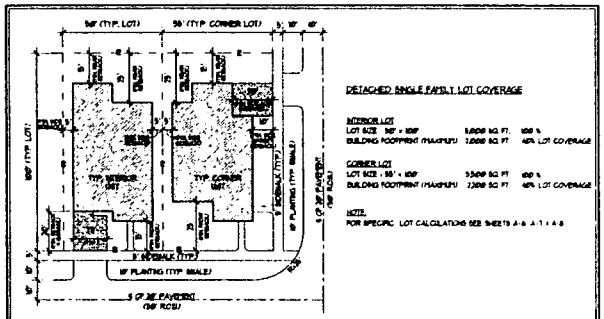
1. The above described parcels contain 1,729,671 square feet (39.7068 acres), more or less.

2. The bearings are based on an assumed direction of S00°19'47"E along the East line of the NW ¼ of Section 19, Township 56 South, Range 40 East, Miami-Dade County, Florida.



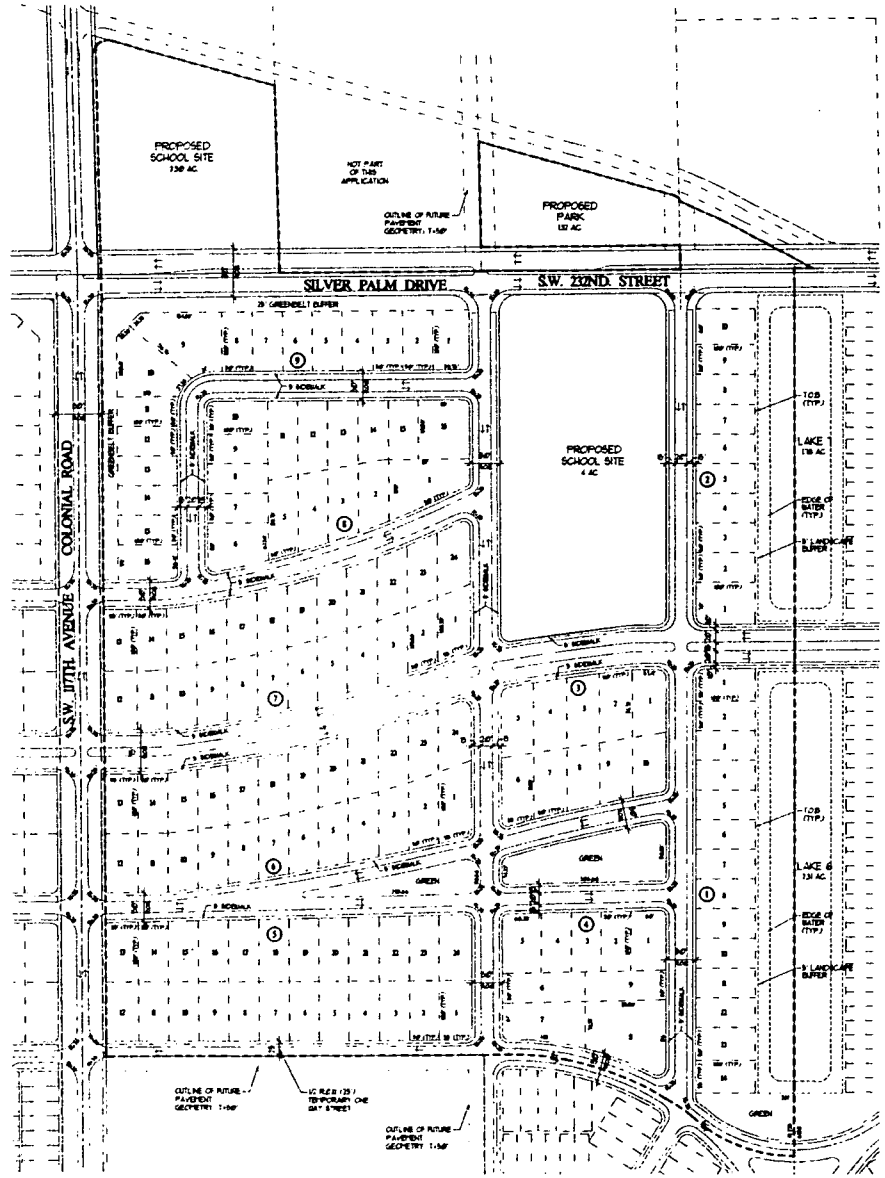
TYPICAL CORNER LOTS FACING S.W. 117TH. AVENUE

COLONIAL ROAD (EXISTING CONDITION SHOWN) SCALE: 1"=30'-0"



TYPICAL LOTS
DETACHED SINGLE FAMILY

SCALE: 1"=30'-0"



PARCEL 1-D

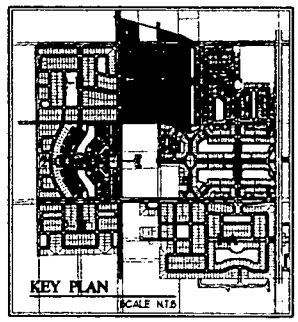
SCALE 1"=100'-0"

SEE DETAILS & CALCULATIONS OF TYPICAL DETACHED SINGLE FAMILY LOTS AT SHEETS A-6, A-7 & A-8

GENERAL SITE DATA
PARCEL 1-D
DETACHED SINGLE FAMILY
RU-1M (A)

1. INTENDED USE OF DEVELOPMENT	DETACHED SINGLE FAMILY 50' X 100' TYPICAL LOTS		
2. NET ACREAGE OF SITE (EXCLUDING ROW DEDICATION AND SCHOOLS)	31.11 ACRES		100.00%
3. TOTAL UNITS (MAX. BLDG. GROUND COVERAGE 13.9 ACRES 23.93%)	141 UNITS	17.61 ACRES	56.35%
4. PAVED AREAS INCLUDING SIDEWALKS		7.98 ACRES	25.16 %
5. LAKE AREA IN THE PARCEL		4.09 ACRES	12.89 %

N



KEY PLAN

SCALE N.T.S.

SCALE	AS SHOWN
CHECKED BY	M.M.M.
DRAWN BY	Y.J.F.
DATE	0-00-00
JOB	000

REVISIONS	BY
1 00-00-00	Y.J.F.
2 00-00-00	Y.J.F.
3 00-00-00	Y.J.F.

LENNAR HOMES
780 N.W. 42 AVENUE MIAMI, FLORIDA 33126 (305) 559-4551

OLIVA-MEOZ ARCHITECTS & PLANNERS, INC.
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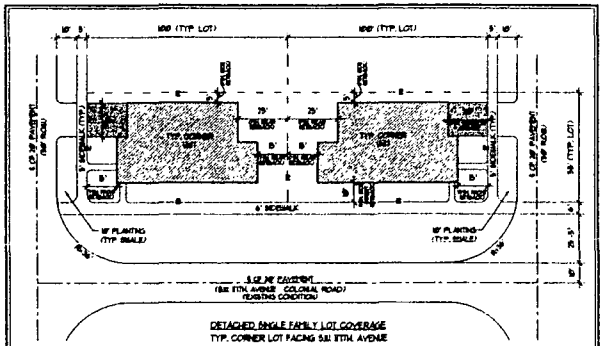
TELEPHONE: (305) 552-7296 FACSIMILE: (305) 552-7297

SILVER PALM
DADE COUNTY, FLORIDA

HECTOR L. OLIVA
AR 0015339

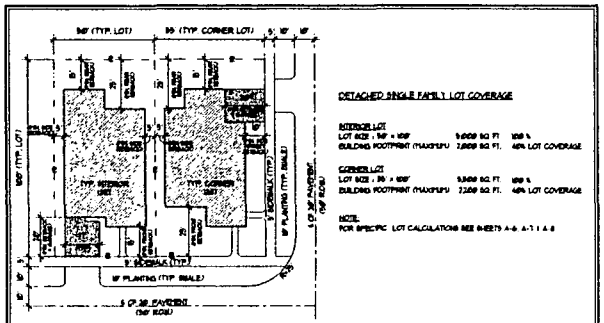
PARCEL 1-D

SHEET
SP-5



TYPICAL CORNER LOTS FACING S.W. 117TH. AVENUE

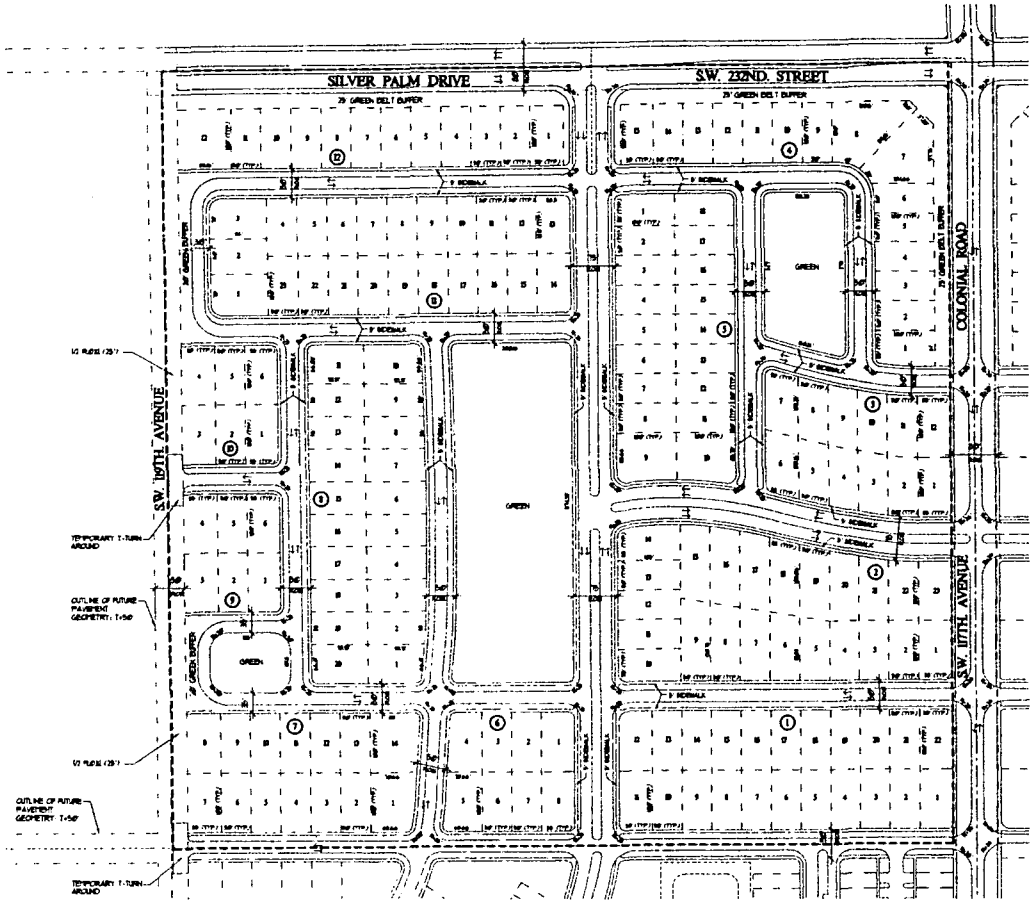
COLONIAL ROAD (EXISTING CONDITION SHOWN) SCALE: 1"=30'-0"



TYPICAL LOTS
DETACHED SINGLE FAMILY

SCALE: 1"=30'-0"

SEE DETAILS & CALCULATIONS OF TYPICAL DETACHED SINGLE FAMILY LOTS AT SHEETS A-6, A-7 & A-8



PARCEL 2-E

SCALE: 1"=100'-0"

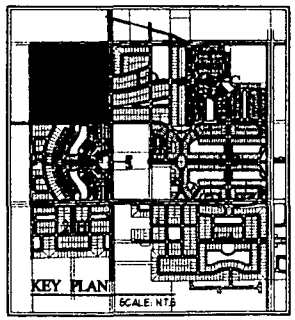
SILVER PALM PARCEL 2-E LEGAL DESCRIPTION

The NE ¼ of the NE ¼ of Section 24, Township 56 South, Range 39 East, Miami-Dade County, Florida, less the East 35.00 feet thereof.

NOTE: The above described parcel contains 1,740,623 square feet (39.9592 acres), more or less.

GENERAL SITE DATA
PARCEL 2-E
DETACHED SINGLE FAMILY
RU-1M (A)

1 INTENDED USE OF DEVELOPMENT	DETACHED SINGLE FAMILY 50' x 100' TYPICAL LOTS		
2 NET ACREAGE OF SITE (EXCLUDING ROW DEDICATION)	38.01 ACRES		100.00%
3 TOTAL UNITS (MAX BLDG GROUND COVERAGE 9.24 ACRES 24.30%)	179 UNITS	21.54 ACRES	56.66 %
4 PAVED AREAS INCLUDING SIDEWALKS		9.19 ACRES	22.11 %



SCALE	AS SHOWN	REVISIONS	BY
CHECKED BY	M.M.M.	1 04-23-03	Y.I.P.
DRAWN BY	Y.I.P.	2 05-05-03	Y.I.P.
DATE	12-04-02	3 05-23-03	Y.I.P.
JOB	026		

LENNAR HOMES
760 N.W. 107 AVENUE MIAMI, FLORIDA, 33172 (305) 559-1951

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TELEPHONE: (305) 552-7296 FACSIMILE: (305) 552-7297

SILVER PALM
DADE-COUNTY, FLORIDA

HECTOR L. OLIVA
AR 0015199

PARCEL 2-E
SHEET
SP-6

98

SILVER PALM PARCEL 2-F
LEGAL DESCRIPTION

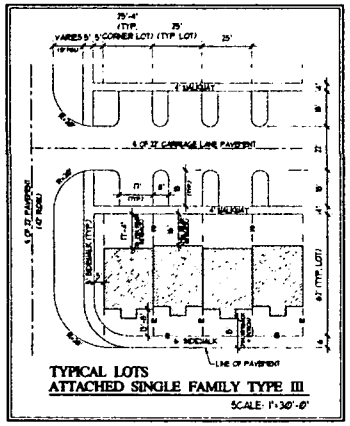
A portion of the SE ¼ of the NE ¼ of Section 24, Township 56 South, Range 39 East, Miami-Dade County, Florida, being more particularly described as follows:

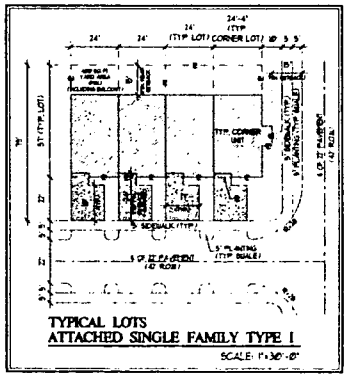
Commence at the Southeast corner of the said SE ¼ of the NE ¼ of Section 24, thence S88°18'35"W along the South line of the said SE ¼ of the NE ¼ of Section 24 for 35.01 feet to a point on the West Right-of-Way line of S.W. 117th Avenue, said point being 35.00 feet West of, as measured at right angles to, the East line of the SE ¼ of the said Section 24, thence continue S88°18'35"W along the said South line of the SE ¼ of the NE ¼ of Section 24 for 777.38 feet, thence N01°41'25"W for 85.00 feet to a point of curvature of a circular curve to the left, thence to the left along said curve, having for its elements a radius of 128.00 feet and a central angle of 35°13'50" for an arc distance of 78.78 feet to a point of reverse curvature, thence to the right along said curve, having for its elements a radius of 873.00 feet and a central angle of 16°19'23" for an arc distance of 187.49 feet to the point of tangency, thence N33°22.00'E for 33.26 feet, thence N01°18'28"W for 49.83 feet to a point on the North line of the said SE ¼ of the NE ¼ of Section 24, thence N88°41'32"E along the said North line of the SE ¼ of the NE ¼ of Section 4 for 750.68 feet to a point on the said West Right-of-Way line of S.W. 117th Avenue (Colonial Road), said point lying 35.00 feet West of, as measured at right angles to, the East line of the said NE ¼ of Section 24, thence S00°36'32"E along the said West Right-of-Way line of S.W. 117th Avenue (Colonial Road), and along a line that is 35.00 feet West of, and parallel with, the said East line of the NE ¼ of Section 24 for 1371.07 feet, thence S00°37'18"E along the said West Right-of-Way line of S.W. 117th Avenue (Colonial Road) and along a line that is 35.00 feet West of, and parallel with, the said East line of the SE ¼ of Section 24 for 0.66 feet to the Point of Beginning.

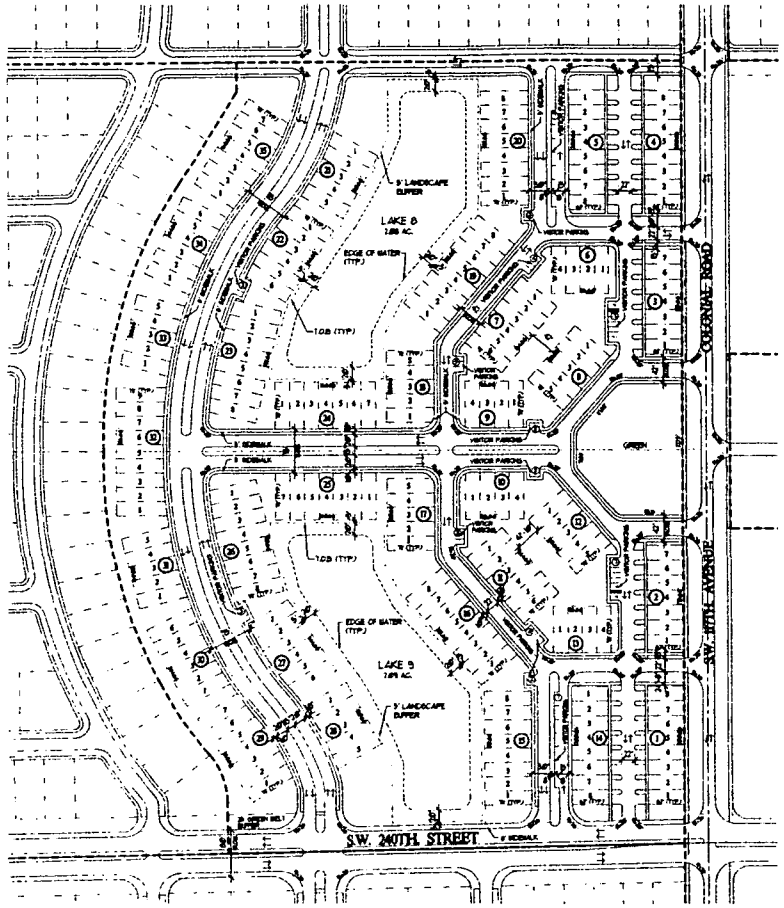
NOTES:

1. The above described parcels contain 1,172,141 square feet (26.9226 acres), more or less.

2. The bearings are based on an assumed direction of S00°15'41"E along the East line of the NE ¼ of Section 13, Township 56 South, Range 40 East, Miami-Dade County, Florida.





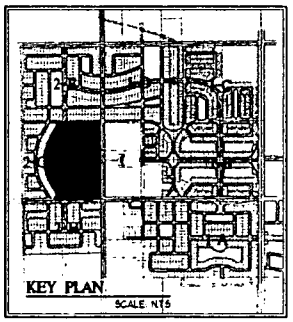


PARCEL 2-F

SCALE 1"=100'-0"

SEE DETAILS & CALCULATIONS OF TYPICAL ATTACHED SINGLE FAMILY LOTS AT SHEETS A-1, A-3 & A-5

N



GENERAL SITE DATA
PARCEL 2-F
ATTACHED SINGLE FAMILY TYPE-I AND TYPE-III
RU-TH (TOWNHOUSES)

1. INTENDED USE OF DEVELOPMENT RU-TH (TOWNHOUSES)
2. PROPOSED PRODUCT ATTACHED SINGLE FAMILY TYPE-I AND TYPE-III (2 STORIES)
3. GROSS ACREAGE OF SITE PARCEL 2-F ---------- 26.92 ACRES
4. TOTAL NUMBER OF DWELLING UNITS ---------- 223 UNITS
5. NET AREA (EXCLUDING ROW 0.70 ACRES) ---------- 26.22 ACRES ---------- 100.00 %
6. NET DENSITY ---------- 8.50
7. AREA OF ATTACHED SINGLE FAMILY ---------- 7.79 ACRES ---------- 29.42 %
   TYPE-I (24'-0"x 57'-0"=1368.00 SQFT x 177 UNITS)
   TYPE-III (25'-0"x 67'-0"=1550.00 SQFT x 46 UNITS)
8. PAVED AREA DRIVEWAYS AND PARKINGS ---------- 5.73 ACRES ---------- 21.86 %
9. COMMON OPEN SPACE/GREEN REQUIRED 30%=1.86 ACRES PROVIDED 11.22 ACRES ---------- 42.79 %
   INCLUDING SIDEWALKS AND 50 % OF THE LAKES (2.06 ACRES)
10. MAXIMUM NUMBER OF STORIES PROPOSED ---------- (2 FLOORS)
11. MAXIMUM HEIGHT ---------- 35 FEET
12. PARKING SPACES PROVIDED 2 PARKING SPACES PER UNIT (NOT COUNTING GARAGES) ---- 446
    VISITOR PARKING SPACES PROVIDED ---------- 56

SCALE	AS SHOWN	REVISIONS	BY
CHECKED BY	M.M.M.	1 09-29-03	Y.J.P.
DRAWN BY	Y.J.P.	2 09-29-03	L.T.E.
DATE	12-06-02	3 09-29-03	L.T.E.
JOB	1226		

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SILVER PALM
DADE COUNTY, FLORIDA

HECTOR L. OLIVA
AR 0013319

PARCEL 2-F
SHEET
SP-7

87

SILVER PALM PARCEL 2-G
LEGAL DESCRIPTION

A portion of the SE ¼ of the NE ¼ of Section 24, Township 56 South, Range 39 East, Miami-Dade County, Florida, being more particularly described as follows:

Begin at the Southwest corner of the said SE ¼ of the NE ¼ of Section 24, thence N00°54'25"W along the West line of the said SE ¼ of the NE ¼ of Section 24 for 1326.38 feet to the Northeast corner of the said SE ¼ of the NE ¼ of Section 24, thence S88°41'32"E along the North line of the said SE ¼ of the NE ¼ of Section 24 for 562.55 feet, thence S01°18'28"E for 49.03 feet, thence S33°22.08"W for 133.26 feet to a point of curvature of a circular curve to the left, thence to the left along said curve, having for its elements a radius of 873.00 feet and a central angle of 70°19'23" for an arc distance of 1,071.49 feet to a point of reverse curvature, thence to the right along said curve, having for its elements a radius of 128.00 feet and a central angle of 35°15'50" for an arc distance of 78.78 feet to the point of tangency thence S01°41'25"E for 85.00 feet to a point on the said South line of the SE ¼ of the NE ¼ of Section 24, thence S88°18'35"W along the said South line of the SE ¼ of the NE ¼ of Section 24 for 529.08 feet to the Point of Beginning.

NOTES:

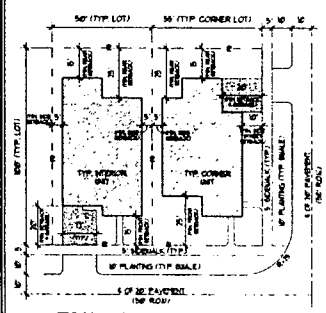
1. The above described parcels contain 558,781 square feet (12.8278 acres), more or less.

2. The bearings are based on an assumed direction of S00°19'47"E along the East line of the NW ¼ of Section 19, Township 56 South, Range 40 East, Miami-Dade County, Florida

GENERAL SITE DATA
PARCEL 2-G
DETACHED SINGLE FAMILY
RU-1M (A)

1. INTENDED USE OF DEVELOPMENT	DETACHED SINGLE FAMILY 50' X 100' TYPICAL LOTS		
2. NET ACREAGE OF SITE (EXCLUDING R.O.W. DEDICATION)	11.61 ACRES		100.00%
3. TOTAL UNITS (MAX. BLDG GROUND COVERAGE 2.94 ACRES 25.32 %)	57 UNITS	7.74 ACRES	66.66 %
4. PAVED AREAS INCLUDING SIDEWALKS		3.00 ACRES	25.83 %

SEE DETAILS & CALCULATIONS OF TYPICAL DETACHED SINGLE FAMILY LOTS AT SHEETS A-6, A-7 & A-8



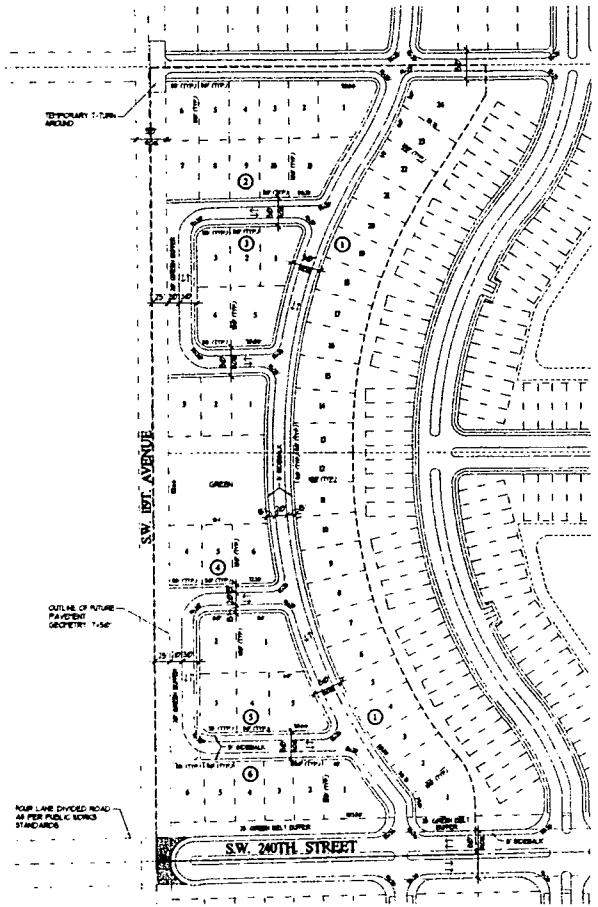
TYPICAL LOTS
DETACHED SINGLE FAMILY
SCALE: 1"=30'-0"

DETACHED SINGLE FAMILY LOT COVERAGE

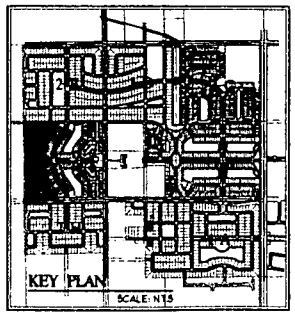
INTERIOR LOT
LOT SIZE 50' x 100' 5,000 SQ. FT. 100 %
BUILDING FOOTPRINT (MAXIMUM) 2,000 SQ. FT. 40% LOT COVERAGE

CORNER LOT
LOT SIZE 56' x 100' 5,500 SQ. FT. 100 %
BUILDING FOOTPRINT (MAXIMUM) 2,200 SQ. FT. 40% LOT COVERAGE

NOTE:
FOR SPECIFIC LOT CALCULATIONS SEE SHEETS A-6, A-7 & A-8



PARCEL 2-G
SCALE: 1"=100'-0"



SCALE	AS SHOWN	REVISIONS	BY
CHECKED BY	M.M.M.	1. 04-29-92	Y.J.F.
DRAWN BY	Y.J.F.	2. 05-07-92	L.T.S.
DATE	12-06-92	3. 05-20-92	L.T.S.
JOB	626		

LENNAR HOMES
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OLIVA-MEOZ ARCHITECTS & PLANNERS, INC.
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TELEPHONE: (305) 552-7296 FACSIMILE: (305) 552-7297

SILVER PALM
DADE-COUNTY, FLORIDA
CAD FILE: 0216/SP-8

HECTOR L. OLIVA
AR 0015319

PARCEL 2-G
SHEET
SP-8

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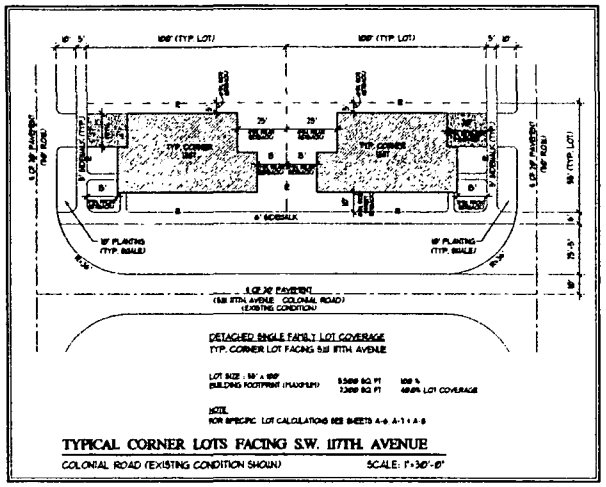
88

SILVER PALM PARCEL 2-H
LEGAL DESCRIPTION

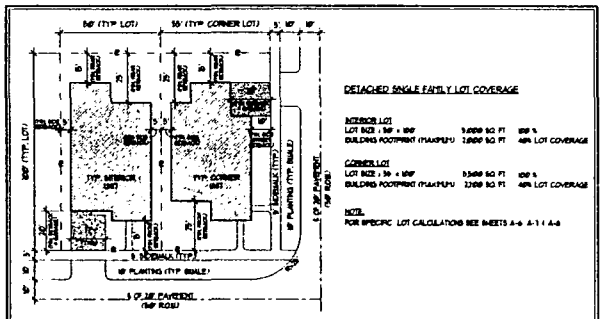
The North 90.255 feet of the NE ¼ of the SE ¼ in Section 24, Township 56 South, Range 39 East, Less the East 35 feet thereof, lying and being in Miami-Dade County Florida.

NOTE: The above described parcel contains 1,178,496 square feet (27.0545 acres), more or less.



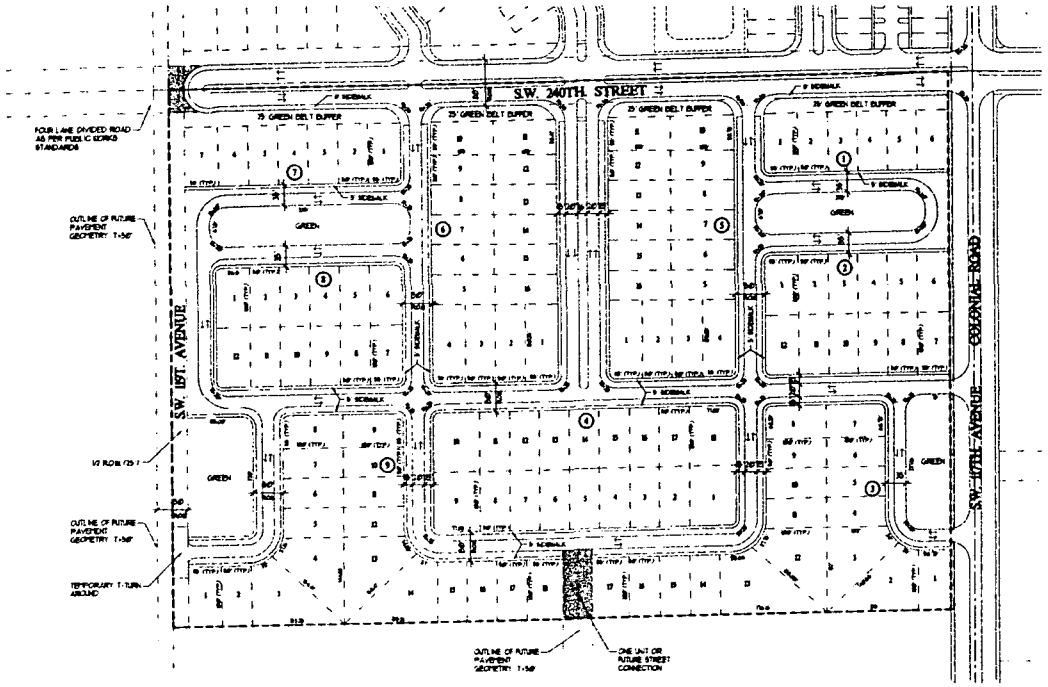
TYPICAL CORNER LOTS FACING S.W. 117TH. AVENUE

COLONIAL ROAD (EXISTING CONDITION SHOWN) SCALE: 1"=30'-0"



TYPICAL LOTS
DETACHED SINGLE FAMILY

SCALE: 1"=30'-0"



PARCEL 2-H

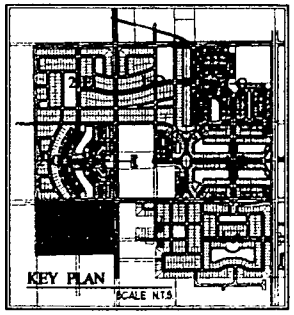
SCALE: 1"=100'-0"

SEE DETAILS & CALCULATIONS OF TYPICAL DETACHED SINGLE FAMILY LOTS AT SHEETS A-6, A-7 & A-8

GENERAL SITE DATA
PARCEL 2-H
DETACHED SINGLE FAMILY
RU-1M (A)

1. INTENDED USE OF DEVELOPMENT	DETACHED SINGLE FAMILY 50' x 100' TYPICAL LOTS	
2. NET ACREAGE OF SITE (EXCLUDING ROW DEDICATION)	25.37 ACRES	100.00%
3. TOTAL UNITS (MAX. BLDG GROUND COVERAGE 5.78 ACRES 22.78%)	102 UNITS 8.23 ACRES	60.03%
4. PAVED AREAS INCLUDING SIDEWALKS	5.61 ACRES	22.0 %

N



SCALE	AS SHOWN	REVISIONS	BY
CHECKED BY	M.M.M.	1. 04-23-03	Y.J.F.
DRAWN BY	Y.J.F.	2. 05-07-03	Y.J.F.
DATE	12-06-02	3. 05-28-03	L.T.S.
JOB	0236		

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SILVER PALM
DADE-COUNTY, FLORIDA
CAD FILE 0216/SP-9

HECTOR L. OLIVA
AR 0015339

PARCEL 2-H
SHEET
SP-9

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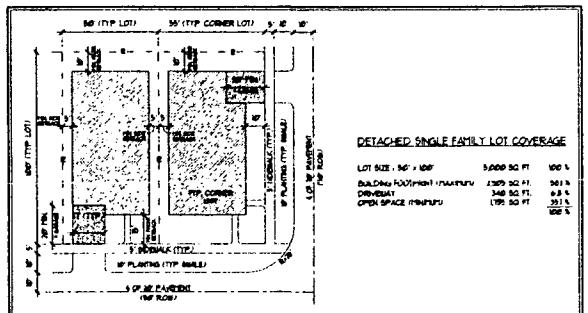
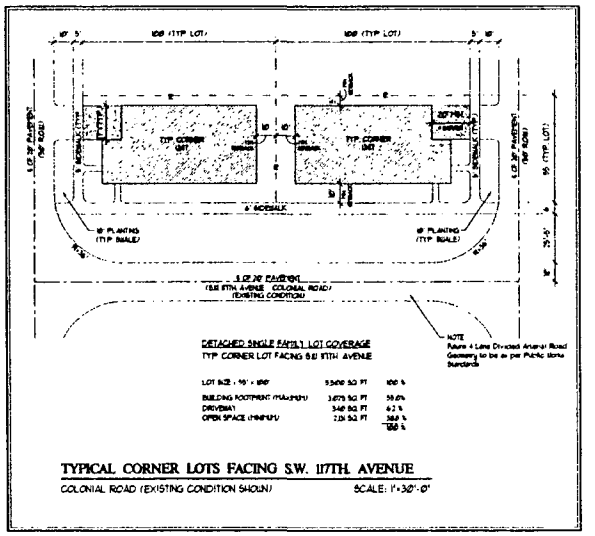
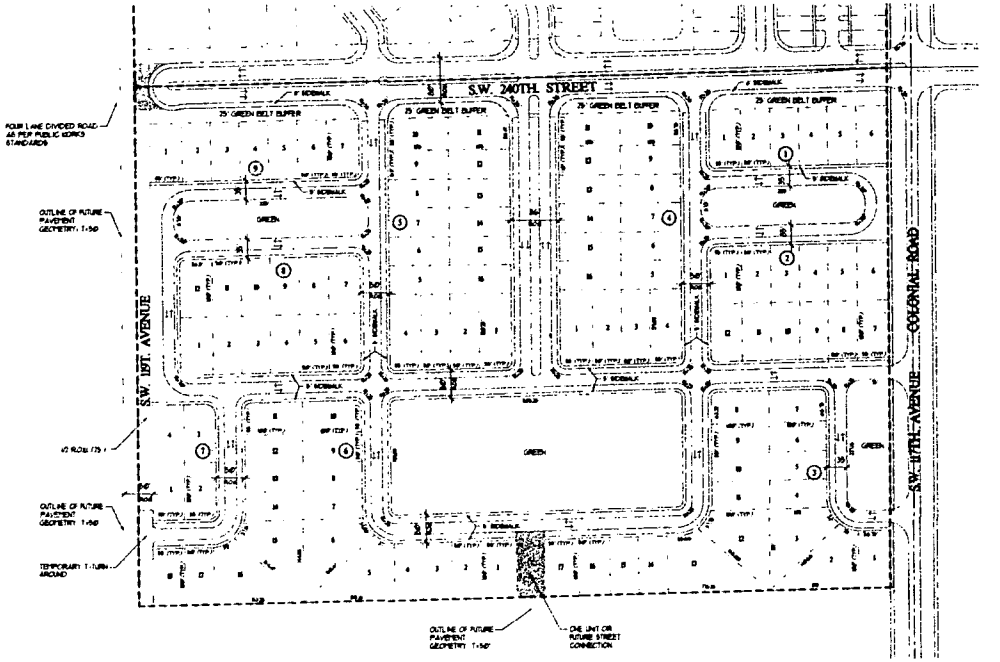


TYPICAL LOTS
DETACHED SINGLE FAMILY
SCALE: 1"=30'-0"



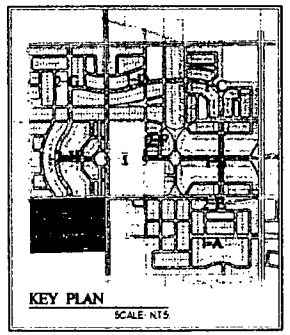
TYPICAL CORNER LOTS FACING S.W. 117TH. AVENUE
COLONIAL ROAD (EXISTING CONDITION SHOWN) SCALE: 1"=30'-0"



PARCEL 2-1
SCALE: 1"=100'-0"

GENERAL SITE DATA
PARCEL 2-1
DETACHED SINGLE FAMILY

1 INTENDED USE OF DEVELOPMENT	DETACHED SINGLE FAMILY 50' x 100' TYPICAL LOTS		
2 NET ACREAGE OF SITE (EXCLUDING ROW DEDICATION)	25.26 ACRES		100.00%
3 TOTAL UNITS	108 UNITS	12.59 ACRES	48.84 %
4 NET DENSITY	4.27		
5 PAVED AREAS		4.16 ACRES	16.47 %
6 COMON OPEN SPACES (EXCLUDING SIDEWALKS)	REQUIRED 30% x 7.57 ACRES	PROVIDED x 8.51 ACRES	33.69 %



KEY PLAN
SCALE: NTS

SCALE	AS SHOWN	REVISIONS	BY
CHECKED BY	M.M.M.	04-25-02	Y.J.F.
DRAWN BY	Y.J.F.		
DATE	12-06-02		
JOB	028		

LENNAR HOMES
760 N.W. 107 AVENUE MIAMI, FLORIDA, 33172 (305) 599-1951

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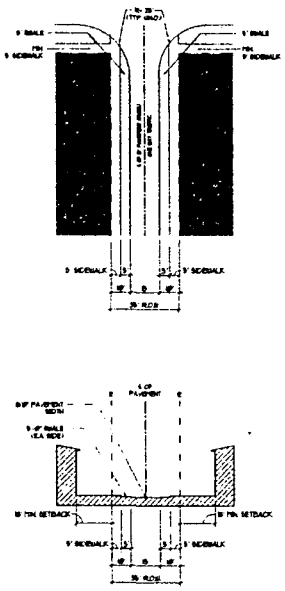
SILVER PALM
DADE-COUNTY, FLORIDA

HECTOR L. OLIVA
AR 0015339

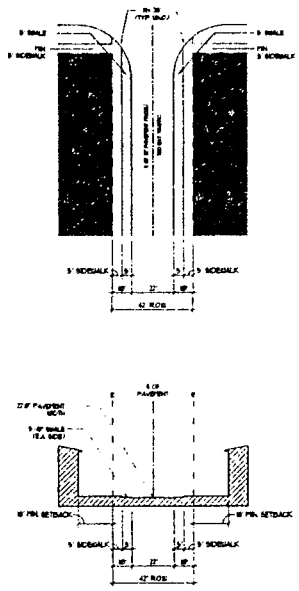
PARCEL 2-1
SHEET
SP-10

90



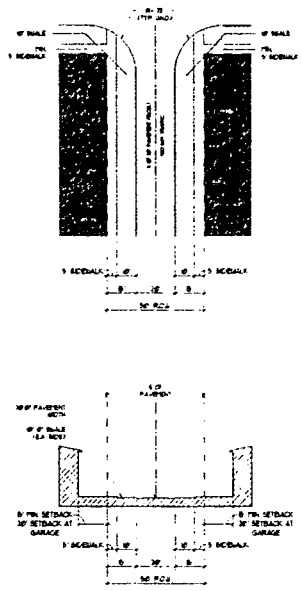
T = 35' R.O.W.
Private Road
(One Way Traffic)

Attached Single Family



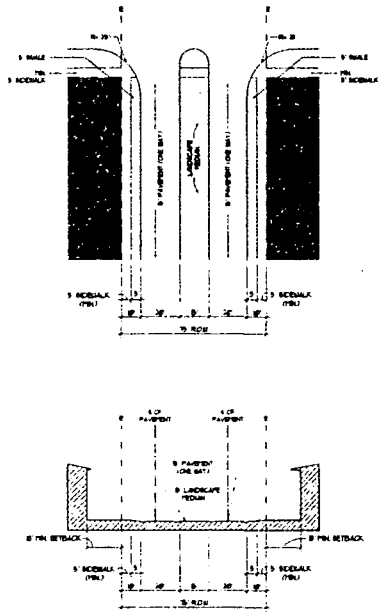
T = 42' R.O.W.
Private Road
(Two Way Traffic)

Attached Single Family



T = 50' R.O.W.
Typical Road
(Two Way Traffic)

Detached Single Family



T = 75' R.O.W.
Interior Boulevard

LEGEND

PROPERTY

GRASSED AREAS

SCALE	1"=1'-0"	REVISIONS	BY
CHECKED BY	M.M.M.	04-23-03	L.T.B.
DRAWN BY	Y.J.P.		
DATE	12-06-02		
JOB	[illegible]		

LENNAR HOMES
760 N.W. 107 AVENUE MIAMI, FLORIDA 33172 (305) 599-1951

OLIVA-MEOZ ARCHITECTS & PLANNERS, INC.
8240 SOUTHWEST 24TH STREET MIAMI, FLORIDA 33155
TELEPHONE: (305) 552-7256 FACSIMILE: (305) 552-7297

SILVER PALM
DADE COUNTY, FLORIDA

CAD FILE: [illegible] 0216' STREETS STREETS

HECTOR L. OLIVA
AR 0015119

SHEET
SP-11

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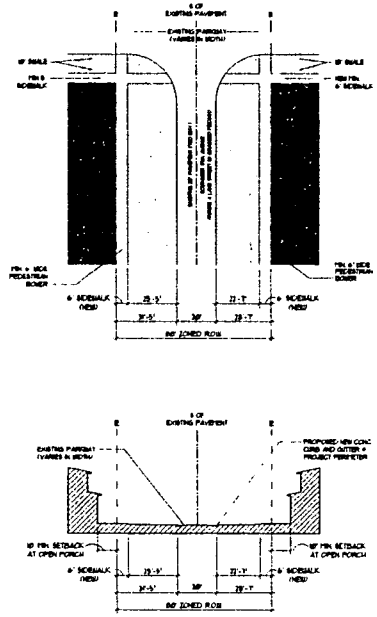
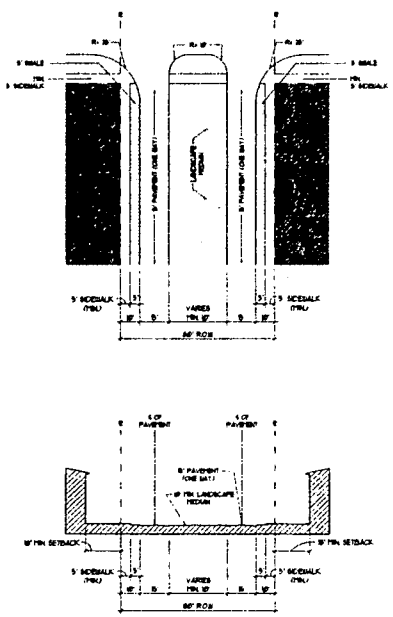
16

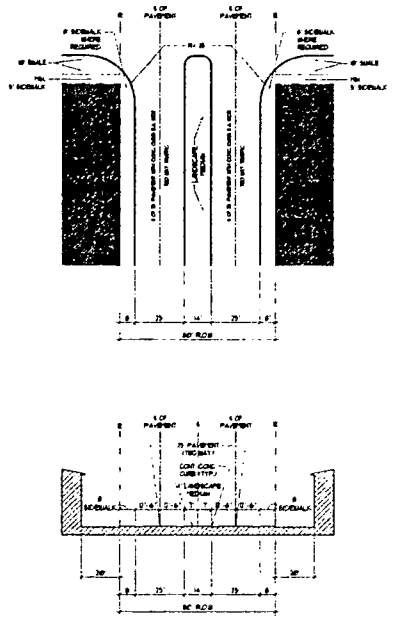


T = 80' R.O.W.
Existing Condition
Southwest 117th Avenue
(Colonial Road)

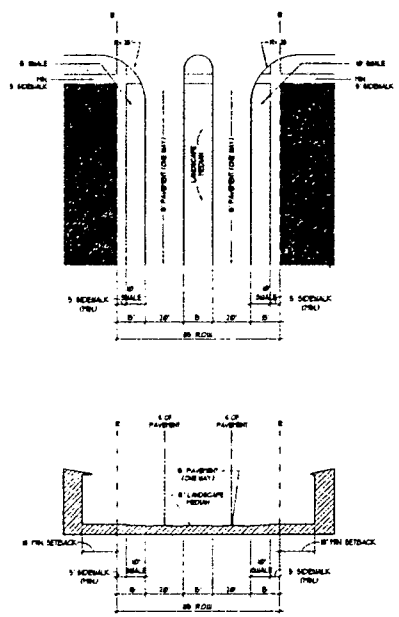
NOTE:
Future 4 Lane Divided Arterial Road Geometry to be as per Public Works Standards



T = 80' R.O.W.
Interior Boulevard



T = 80' R.O.W.
Standard Road (Typical)



T = 85' R.O.W.
Main Entry Boulevard
(Silver Palm Boulevard)

LEGEND
PROPERTY
GRASSED AREAS

SCALE	1"=4'-0"	REVISIONS	BY
CHECKED BY	M.M.M.	04-25-00	L.T.R.
DRAWN BY	T.J.P.		
DATE			
JOB	[illegible]		

LENNAR HOMES
760 N.W. 107 AVENUE MIAMI, FLORIDA 33172 (305) 599-1951

OLIVA-MEOZ ARCHITECTS & PLANNERS, INC.
8240 SOUTHWEST 24TH STREET MIAMI, FLORIDA 33155
TELEPHONE: (305) 552-7296 FACSIMILE: (305) 552-7297

SILVER PALM
DADE COUNTY, FLORIDA
CAD FILE F:\2002PROJECTS\0216\STREETS\STREETS

HECTOR L. OLIVA
AB 0015339

SHEET
SP-12

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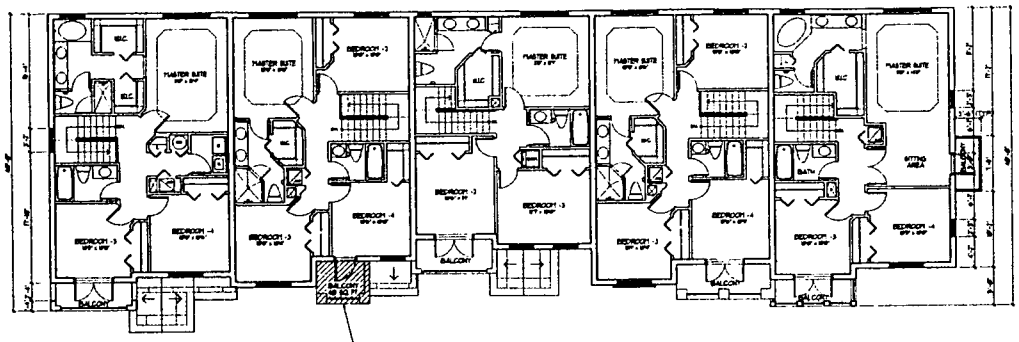
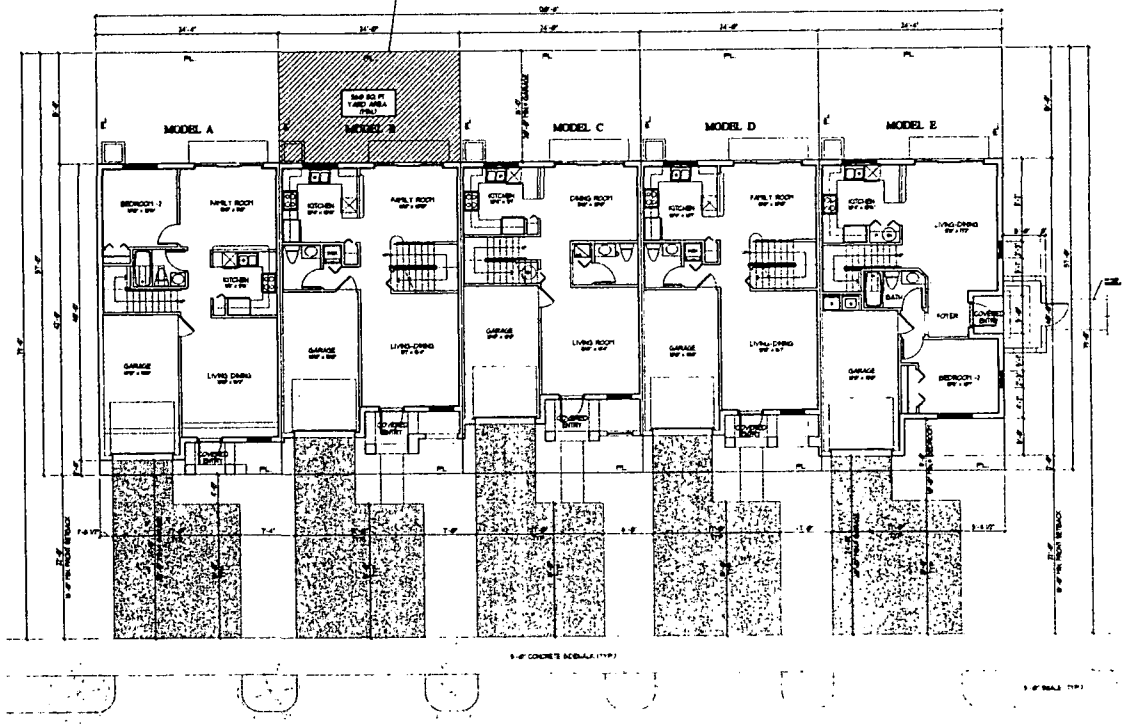
92



SECOND FLOOR BUILDING PLAN



FIRST FLOOR BUILDING PLAN

AREA CALCULATIONS

MODEL A	
A/C SPACE 1st FLOOR	732 SQ.FT.
A/C SPACE 2nd FLOOR	829 SQ.FT.
TOTAL A/C SPACE	1561 SQ.FT.
GARAGE	210 SQ.FT.
BALCONY	42 SQ.FT.
COVERED ENTRY	26 SQ.FT.
GRAND TOTAL	1840 SQ.FT.
MODEL B	
A/C SPACE 1st FLOOR	638 SQ.FT.
A/C SPACE 2nd FLOOR	791 SQ.FT.
TOTAL A/C SPACE	1429 SQ.FT.
GARAGE	266 SQ.FT.
BALCONY	48 SQ.FT.
COVERED ENTRY	42 SQ.FT.
GRAND TOTAL	1733 SQ.FT.
MODEL C	
A/C SPACE 1st FLOOR	641 SQ.FT.
A/C SPACE 2nd FLOOR	1196 SQ.FT.
TOTAL A/C SPACE	1376 SQ.FT.
GARAGE	195 SQ.FT.
BALCONY	56 SQ.FT.
COVERED ENTRY	60 SQ.FT.
GRAND TOTAL	1637 SQ.FT.
MODEL D	
A/C SPACE 1st FLOOR	648 SQ.FT.
A/C SPACE 2nd FLOOR	798 SQ.FT.
TOTAL A/C SPACE	1446 SQ.FT.
GARAGE	229 SQ.FT.
BALCONY	68 SQ.FT.
COVERED ENTRY	56 SQ.FT.
GRAND TOTAL	1761 SQ.FT.
MODEL E	
A/C SPACE 1st FLOOR	688 SQ.FT.
A/C SPACE 2nd FLOOR	871 SQ.FT.
TOTAL A/C SPACE	1559 SQ.FT.
GARAGE	279 SQ.FT.
BALCONY	42 SQ.FT.
COVERED ENTRY	26 SQ.FT.
GRAND TOTAL	1904 SQ.FT.

ATTACHED SINGLE FAMILY TYPE I

SCALE 1/8"=1'-0"
CHECKED BY M.H.H.
DRAWN BY Y.A.Z.
DATE 12-05-02
JOB 038

REVISIONS BY
04-23-03 L.T.S.

LENNAR HOMES
760 N.W. 107 AVENUE MIAMI, FLORIDA 33172 (305) 559-1952

OLIVA-MEOZ ARCHITECTS & PLANNERS, INC.
8240 SOUTHWEST 24TH STREET MIAMI, FLORIDA 33155
TELEPHONE: (305) 552-7256 FACSIMILE: (305) 552-7297

CAD FILE: 02'6 A-1

SILVER PALM
DADE-COUNTY, FLORIDA

HECTOR L. OLIVA
AR 0015339

SHEET
A-1

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93

TYPE I ATTACHED SINGLE FAMILY TYPICAL ELEVATION

TYPE I ATTACHED SINGLE FAMILY END UNIT ENTRY ELEVATION

ATTACHED SINGLE FAMILY TYPE I

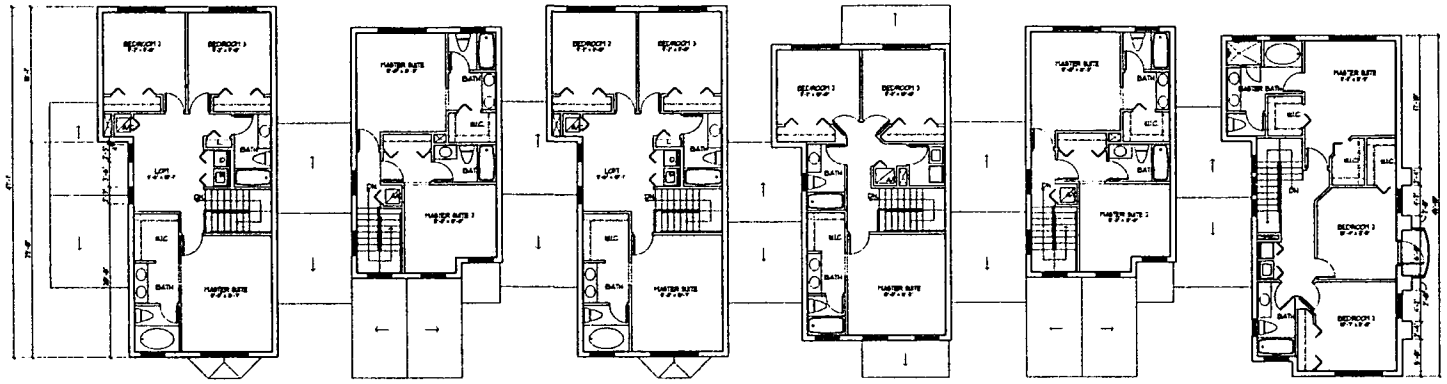
SCALE: AS SHOWN CHECKED BY: M.M.M. DRAWN BY: DATE: JOB:	REVISIONS BY	LENNAR HOMES 760 N.W. 107 AVENUE MIAMI, FLORIDA 33172 (305) 559-8931	OLIVA-MEOZ ARCHITECTS & PLANNERS, INC. 8240 SOUTHWEST 24TH STREET MIAMI, FLORIDA 33155 TEL.: (305) 552-7256 FAX: (305) 552-7257

SILVER PALM
DADE COUNTY, FLORIDA

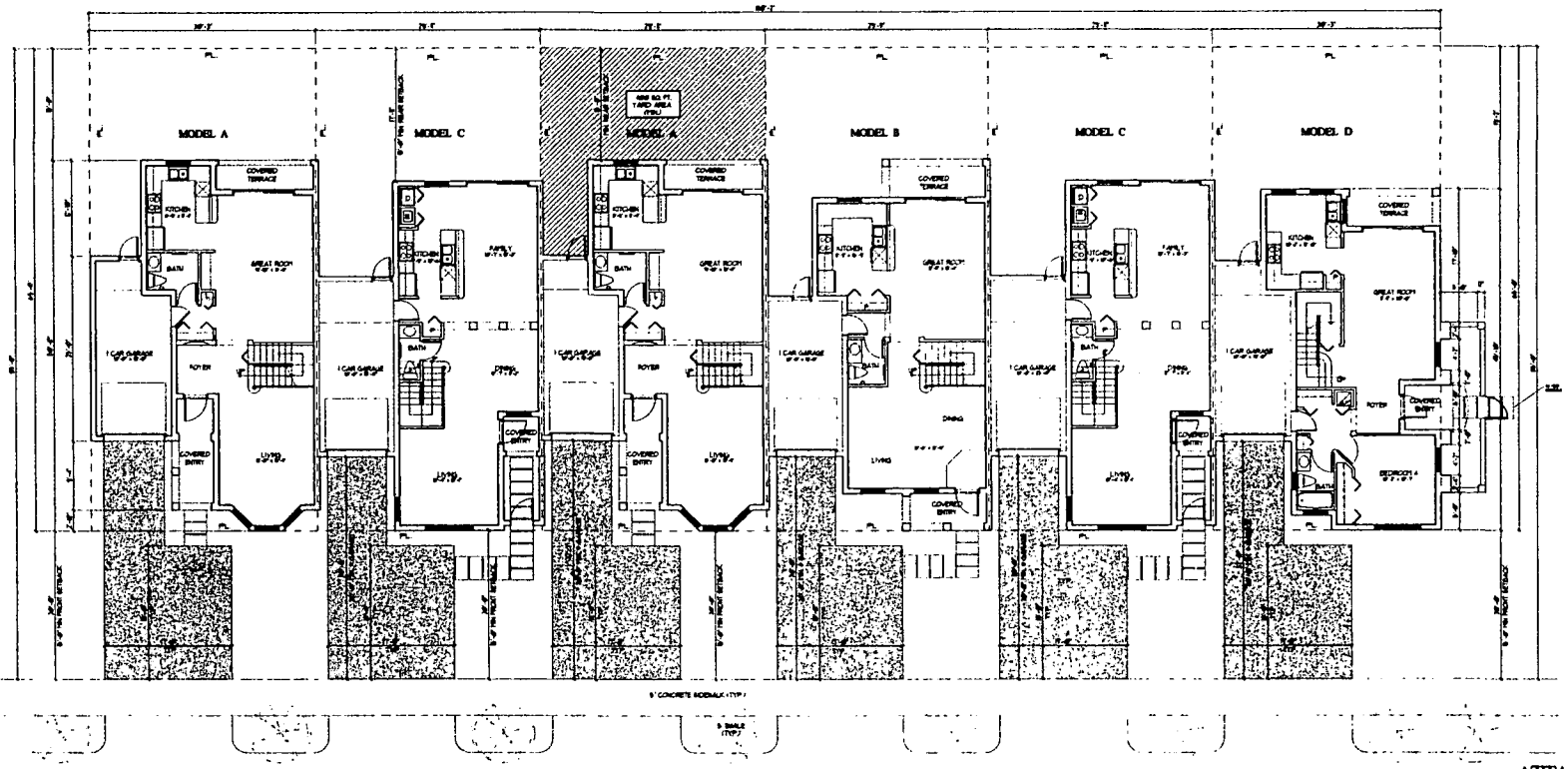
HECTOR L. OLIVA
AR 0013136

SHEET
A-2

94



SECOND FLOOR BUILDING PLAN



FIRST FLOOR BUILDING PLAN

AREA CALCULATIONS

MODEL A

A/C SPACE 1st FLOOR	882 SQ.FT.
A/C SPACE 2nd FLOOR	957 SQ.FT.
TOTAL A/C SPACE	1,839 SQ.FT.
GARAGE	241 SQ.FT.
COVERED TERRACE	99 SQ.FT.
COVERED ENTRY	81 SQ.FT.
GRAND TOTAL	2,216 SQ.FT.

MODEL B

A/C SPACE 1st FLOOR	839 SQ.FT.
A/C SPACE 2nd FLOOR	794 SQ.FT.
TOTAL A/C SPACE	1,633 SQ.FT.
GARAGE	221 SQ.FT.
COVERED TERRACE	75 SQ.FT.
COVERED ENTRY	58 SQ.FT.
GRAND TOTAL	1,987 SQ.FT.

MODEL C

A/C SPACE 1st FLOOR	849 SQ.FT.
A/C SPACE 2nd FLOOR	609 SQ.FT.
TOTAL A/C SPACE	1,487 SQ.FT.
GARAGE	251 SQ.FT.
COVERED TERRACE	
COVERED ENTRY	21 SQ.FT.
GRAND TOTAL	1,739 SQ.FT.

MODEL D

A/C SPACE 1st FLOOR	866 SQ.FT.
A/C SPACE 2nd FLOOR	903 SQ.FT.
TOTAL A/C SPACE	1,781 SQ.FT.
GARAGE	233 SQ.FT.
BALCONY	22 SQ.FT.
COVERED TERRACE	62 SQ.FT.
COVERED ENTRY	54 SQ.FT.
GRAND TOTAL	2,149 SQ.FT.

ATTACHED SINGLE FAMILY TYPE II

SCALE	1/8"=1'-0"	REVISIONS	BY
CHECKED BY	M.M.M.	06-25-03	L.T.S.
DRAWN BY	L.T.S.		
DATE	12-06-02		
JOB	028		

LENNAR HOMES
760 N.W. 107 AVENUE MIAMI, FLORIDA, 33172 (305) 559-1551

OLIVA-MEOZ ARCHITECTS & PLANNERS, INC.
8240 SOUTHWEST 24TH STREET MIAMI, FLORIDA 33155
TELEPHONE: (305) 552-7256 FACSIMILE: (305) 552-7257

SILVER PALM
DADE-COUNTY, FLORIDA
CAD FILE 0216, A-3

HECTOR L. OLIVA
AR 0015339

SHEET
A-3

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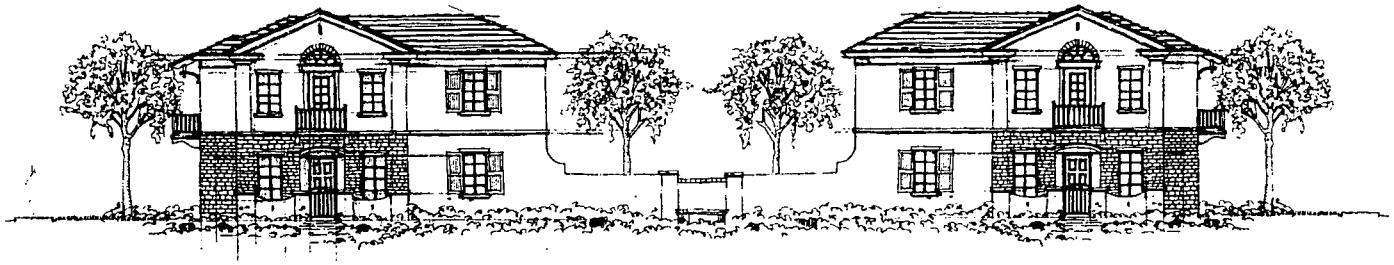
95

TYPE II ATTACHED SINGLE FAMILY TYPICAL ELEVATION



TYPE II ATTACHED SINGLE FAMILY END UNIT ENTRY ELEVATION

ATTACHED SINGLE FAMILY TYPE II

SCALE: AS SHOWN CHECKED BY: M.M.M. DRAWN BY: DATE: 12-06-02 JOB: 0026	REVISIONS BY	LENNAR HOMES 760 N.W. 107 AVENUE MIAMI, FLORIDA, 33172 (305) 559-1951	OLIVA-MEOZ ARCHITECTS & PLANNERS, INC. 8240 SOUTHWEST 24TH STREET MIAMI, FLORIDA 33155 TEL: (305) 552-7296 FACS: (305) 552-7297	SILVER PALM DADE-COUNTY, FLORIDA	HECTOR L. OLIVA AR 0015119	SHEET A-4

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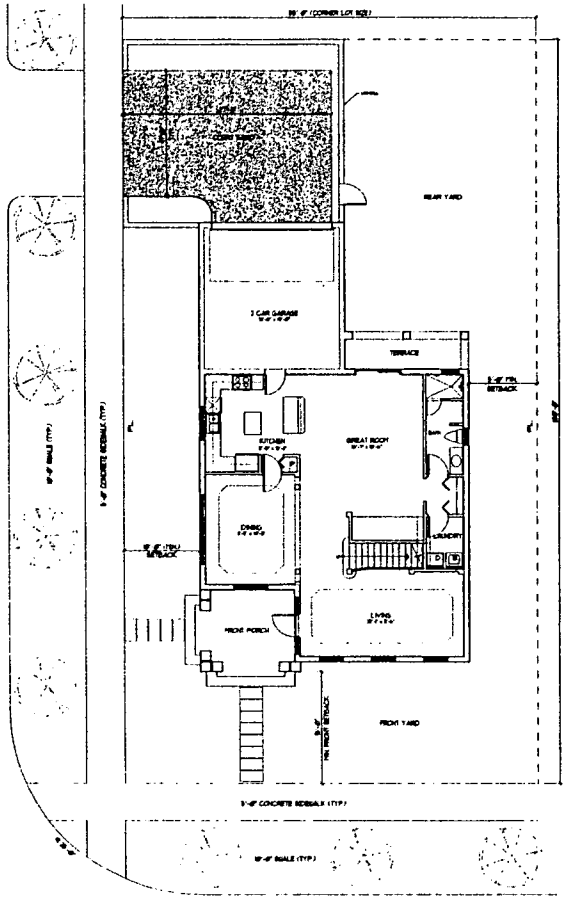
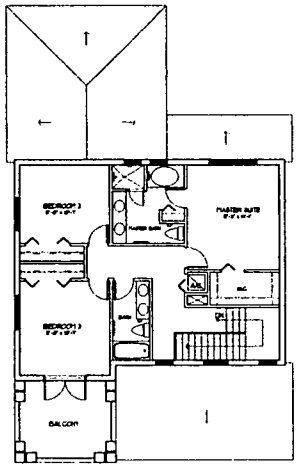
96

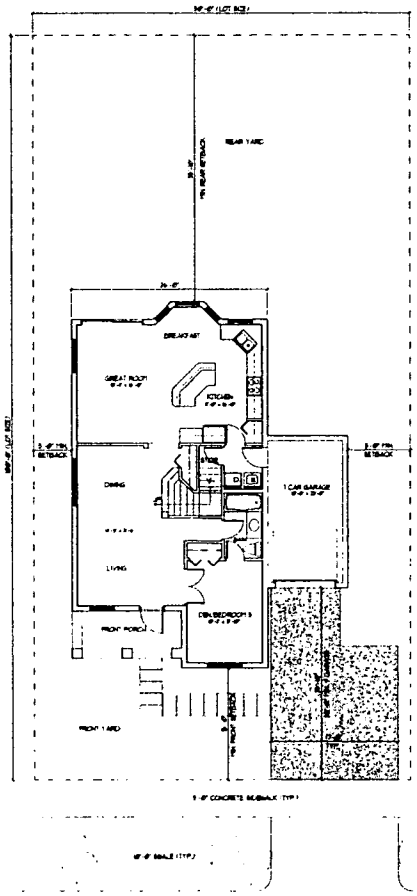


FIRST FLOOR PLAN

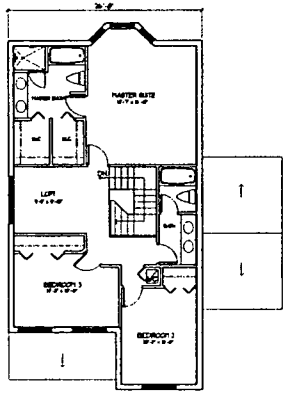


SECOND FLOOR PLAN

AREA CALCULATION	
A/C SPACE 1st FLOOR	1291 SQFT
A/C SPACE 2nd FLOOR	944 SQFT
TOTAL A/C SPACE	2235 SQFT
GARAGE	360 SQFT
COVERED TERRACE	83 SQFT
BALCONY	148 SQFT
FRONT PORCH	139 SQFT
GRAND TOTAL	2,985 SQFT



FIRST FLOOR PLAN



SECOND FLOOR PLAN

AREA CALCULATION	
A/C SPACE 1st FLOOR	1,053 SQFT
A/C SPACE 2nd FLOOR	1,012 SQFT
TOTAL A/C SPACE	2,199 SQFT
GARAGE	211 SQFT
FRONT PORCH	92 SQFT
GRAND TOTAL	2,504 SQFT

FRONT ELEVATION

FRONT ELEVATION

DETACHED SINGLE FAMILY

SCALE	1/4"=1'	REVISIONS	BY
CHECKED BY	M.M.M.	04-23-03	L.T.E.
DRAWN BY	L.T.E.		
DATE	12-03-02		
JOB	026		

LENNAR HOMES
760 N.W. 107 AVENUE MIAMI, FLORIDA, 33172 (305) 599-1951

OLIVA-MEOZ ARCHITECTS & PLANNERS, INC.
8240 SOUTHWEST 24TH STREET MIAMI, FLORIDA 33155
TELEPHONE: (305) 552-7296 FACSIMILE: (305) 552-7297.

SILVER PALM
DADE-COUNTY, FLORIDA

CAD FILE: 0216 A-5

HECTOR L. OLIVA
AR 0015339

SHEET
A-5

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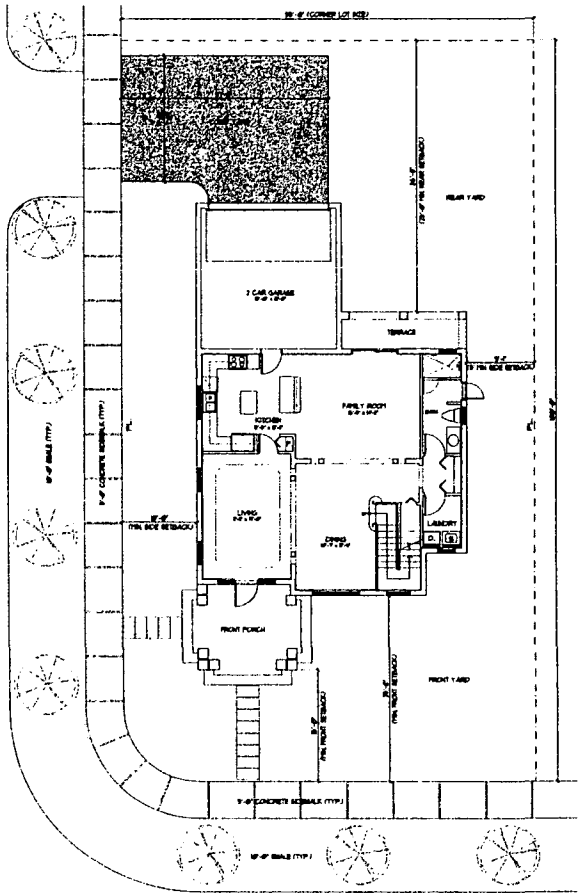
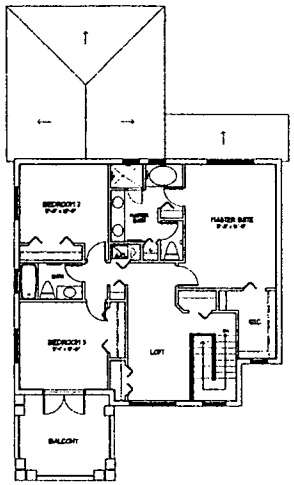


FIRST FLOOR PLAN



SECOND FLOOR PLAN

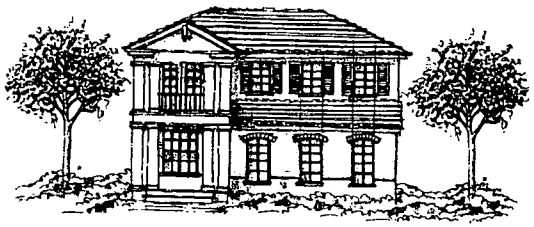
AREA CALCULATION

A/C SPACE 1st FLOOR	1279 SQ.FT.
A/C SPACE 2nd FLOOR	551 SQ.FT.
TOTAL A/C SPACE	1830 SQ.FT.
GARAGE	360 SQ.FT.
COVERED TERRACE	83 SQ.FT.
BALCONY	148 SQ.FT.
FRONT PORCH	195 SQ.FT.
GRAND TOTAL	2556 SQ.FT.

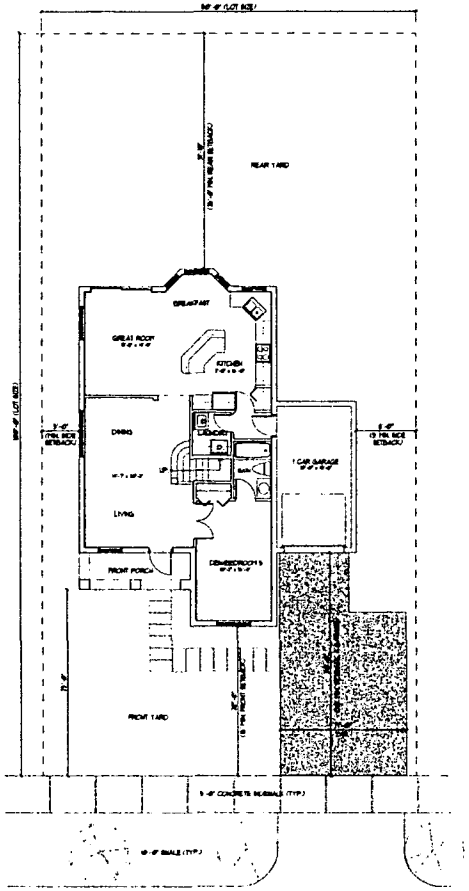
LOT COVERAGE

A/C SPACE 1st FLOOR	1279 SQ.FT.
GARAGE	360 SQ.FT.
COVERED TERRACE	83 SQ.FT.
FRONT PORCH	195 SQ.FT.
TOTAL	1831 SQ.FT.

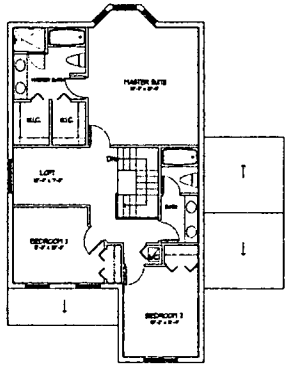
ALLOWABLE LOT COVERAGE N/A
PROPOSED LOT COVERAGE 33%



FRONT ELEVATION



FIRST FLOOR PLAN



SECOND FLOOR PLAN

AREA CALCULATION

A/C SPACE 1st FLOOR	1876 SQ.FT.
A/C SPACE 2nd FLOOR	1522 SQ.FT.
TOTAL A/C SPACE	3398 SQ.FT.
GARAGE	377 SQ.FT.
FRONT PORCH	14 SQ.FT.
GRAND TOTAL	3789 SQ.FT.

LOT COVERAGE

A/C SPACE 1st FLOOR	1876 SQ.FT.
GARAGE	377 SQ.FT.
FRONT PORCH	14 SQ.FT.
TOTAL	2267 SQ.FT.

ALLOWABLE LOT COVERAGE N/A
PROPOSED LOT COVERAGE 27%

FRONT ELEVATION

Exterior Elevations Note

As as showcase, the architectural character of these attached and detached single family homes may be changed as follows: the shutters will be replaced with mouldings, the flat roof tiles will be replaced with Spanish "S" tiles, beams at porches, terraces and balconies will be replaced with arches, metal railings may be replaced with more elaborate details and additional vents and mouldings may be added to the exterior elevations. All of these to make the architectural character of these elevations, more Mediterranean.

DETACHED SINGLE FAMILY

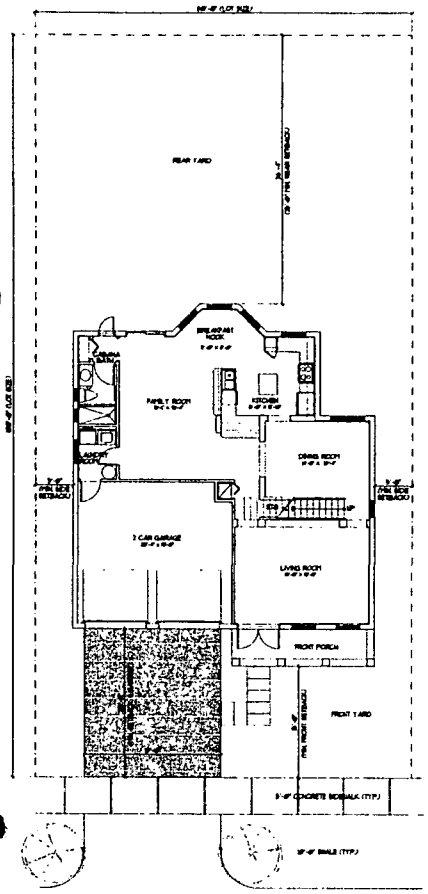
SCALE 1/8"=1'	REVISIONS BY	LENNAR HOMES	OLIVA-MEOZ ARCHITECTS & PLANNERS, INC.
CHECKED BY MMM	1 04-23-01 LTE	760 N.W. 107 AVENUE MIAMI, FLORIDA, 33172 (305) 559-1952	8240 SOUTHWEST 24TH STREET MIAMI, FLORIDA 33155
DRAWN BY LTE	2 05-15-03 YJF		TELEPHONE: (305) 552-7296 FACSIMILE: (305) 552-7297
DATE 12-14-00			CAD FILE: C216 A-6
JOB 1216			

SILVER PALM
DADE-COUNTY, FLORIDA

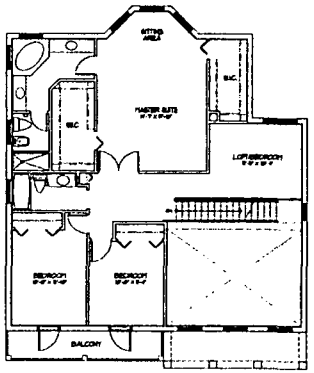
HECTOR L. OLIVA
AR 0015339

SHEET
A-6

86



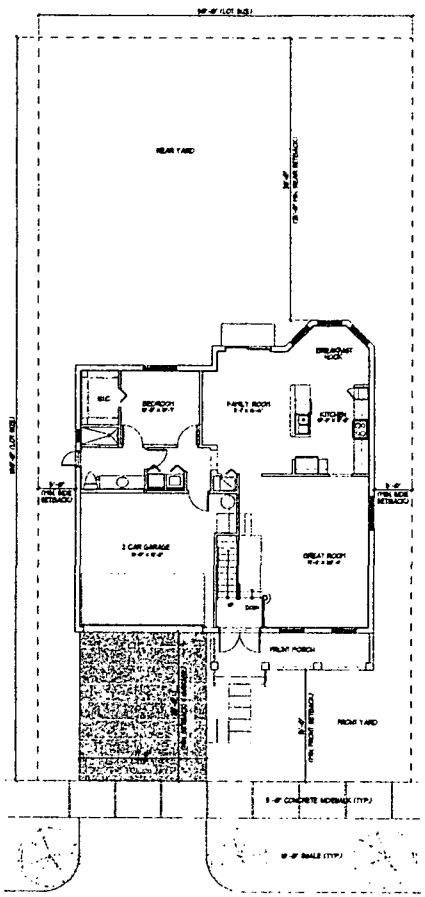
FIRST FLOOR PLAN



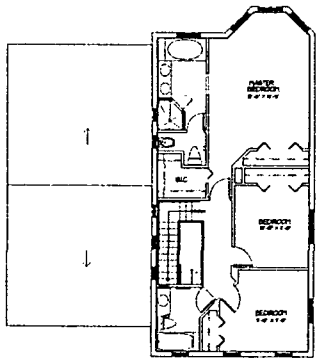
SECOND FLOOR PLAN

AREA CALCULATION	
A/C SPACE 1st FLOOR	1,143 SQ.FT.
A/C SPACE 2nd FLOOR	1,241 SQ.FT.
TOTAL A/C SPACE	2,384 SQ.FT.
GARAGE	481 SQ.FT.
BALCONY	84 SQ.FT.
FRONT PORCH	98 SQ.FT.
GRAND TOTAL	2,936 SQ.FT.

LOT COVERAGE	
A/C SPACE 1st FLOOR	1,143 SQ.FT.
GARAGE	481 SQ.FT.
FRONT PORCH	98 SQ.FT.
TOTAL	1,642 SQ.FT.
ALLOWABLE LOT COVERAGE	40%
PROPOSED LOT COVERAGE	33%



FIRST FLOOR PLAN



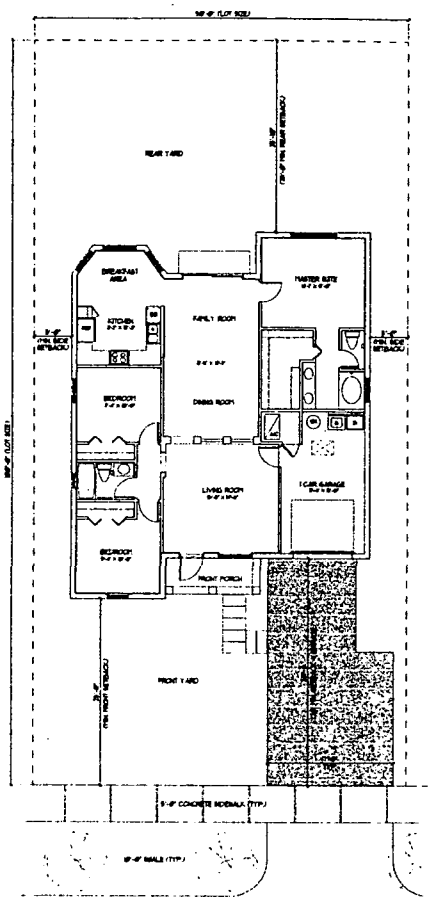
SECOND FLOOR PLAN

AREA CALCULATION	
A/C SPACE 1st FLOOR	1,186 SQ.FT.
A/C SPACE 2nd FLOOR	1,019 SQ.FT.
TOTAL A/C SPACE	2,205 SQ.FT.
GARAGE	364 SQ.FT.
FRONT PORCH	169 SQ.FT.
GRAND TOTAL	2,738 SQ.FT.

LOT COVERAGE	
A/C SPACE 1st FLOOR	1,186 SQ.FT.
GARAGE	364 SQ.FT.
FRONT PORCH	169 SQ.FT.
TOTAL	1,719 SQ.FT.
ALLOWABLE LOT COVERAGE	40%
PROPOSED LOT COVERAGE	33%

AREA CALCULATION	
A/C SPACE 1st FLOOR	1,478 SQ.FT.
TOTAL A/C SPACE	1,478 SQ.FT.
GARAGE	241 SQ.FT.
FRONT PORCH	61 SQ.FT.
GRAND TOTAL	1,778 SQ.FT.

LOT COVERAGE	
A/C SPACE 1st FLOOR	1,478 SQ.FT.
GARAGE	241 SQ.FT.
FRONT PORCH	61 SQ.FT.
TOTAL	1,778 SQ.FT.
ALLOWABLE LOT COVERAGE	40%
PROPOSED LOT COVERAGE	36%

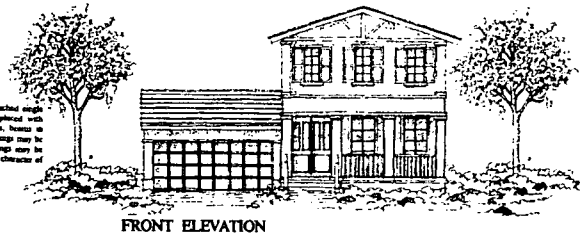


FIRST FLOOR PLAN

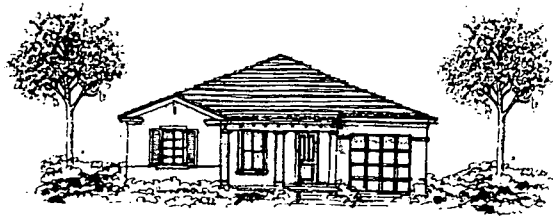
FRONT ELEVATION

Exterior Elevation Note

As an alternate, the architectural character of these attached and detached single family homes may be changed as follows: the shutters will be replaced with mouldings, the flat roof tiles will be replaced with Spanish "S" tiles, beams at porches, terraces and balconies will be replaced with arches, metal railings may be replaced with more elaborate details and additional trims and mouldings may be added to the exterior elevations. All of these to make the architectural character of these elevations, more Mediterranean.



FRONT ELEVATION



FRONT ELEVATION

DETACHED SINGLE FAMILY

SCALE	1/8"=1'-0"	REVISIONS	BY
CHECKED BY	M.M.M.	01-21-93	L.T.E.
DRAWN BY	L.T.E.	01-21-93	Y.J.F.
DATE	12-04-92		
JOB	1226		

LENNAR HOMES
760 N.W. 107 AVENUE MIAMI, FLORIDA 33172 (305) 599-1551

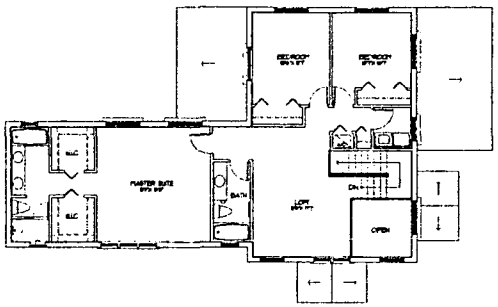
OLIVA-MEOZ ARCHITECTS & PLANNERS, INC.
8240 SOUTHWEST 24TH STREET MIAMI, FLORIDA 33155
TELEPHONE: (305) 552-7356 FACSIMILE: (305) 552-7297

SILVER PALM
DADE COUNTY, FLORIDA

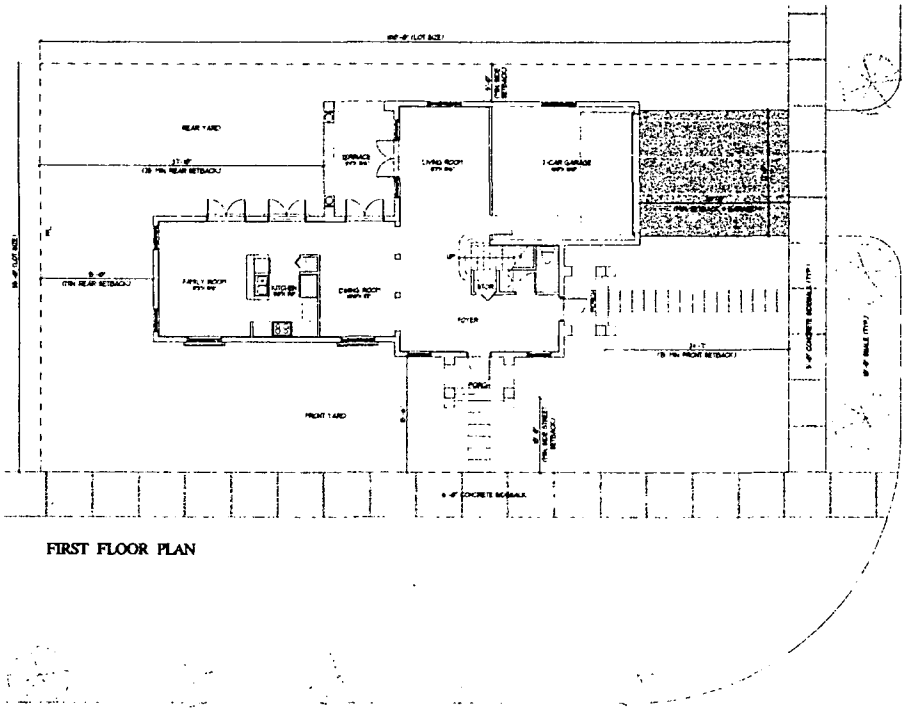
ISAITOR L. OLIVA
AR 0015339

SHEET
A-7

66



SECOND FLOOR PLAN



FIRST FLOOR PLAN

ELEVATION FACING 117TH AVENUE

(S.W. 117TH AVENUE COLONIAL ROAD
(EXISTING CONDITION)

AREA CALCULATION

A/C SPACE 1st FLOOR	1,193 SQFT
A/C SPACE 2nd FLOOR	1,371 SQFT
TOTAL A/C SPACE	2,564 SQFT
GARAGE	314 SQFT
FRONT PORCH	169 SQFT
COVERED TERRACE	144 SQFT
GRAND TOTAL	2,584 SQFT

LOT COVERAGE

A/C SPACE 1st FLOOR	1,193 SQFT
GARAGE	314 SQFT.
FRONT PORCH	169 SQFT
COVERED TERRACE	144 SQFT
TOTAL	1,719 SQFT

ALLOWABLE LOT COVERAGE	40%
PROPOSED LOT COVERAGE	33%

DETACHED SINGLE FAMILY CORNER LOT FACING 117TH AVENUE

SCALE: 1/4"=1'-0"
CHECKED BY: M.H.H.
DRAWN BY: L.T.S.
DATE: 12-12-92
JOB #: 1-CN

REVISIONS BY
12-21-92 L.T.S.
12-16-92 Y.J.F.

LENNAR HOMES
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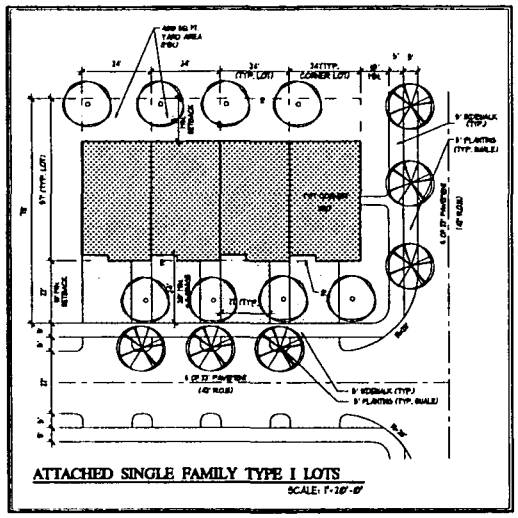
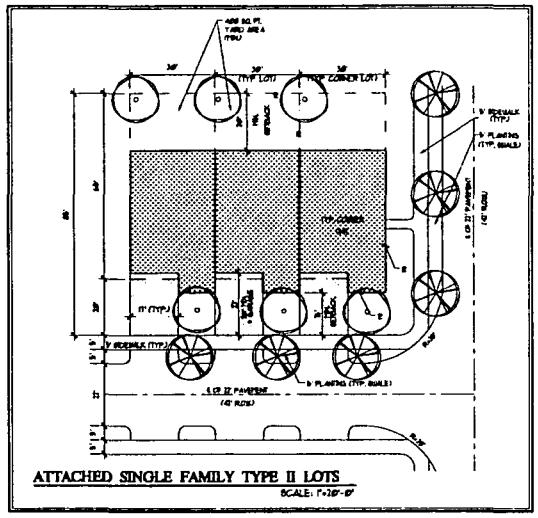
SILVER PALM
DADE-COUNTY, FLORIDA

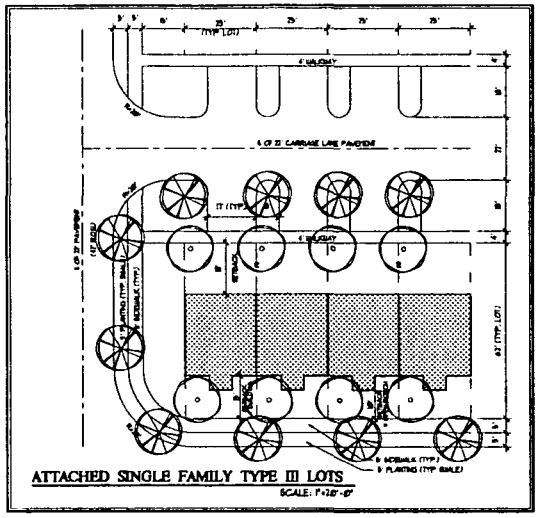
HECTOR L. OLIVA
AR 0013339

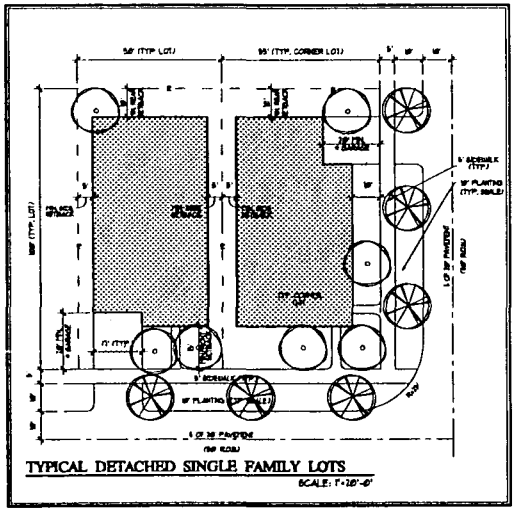
SHEET
A-8

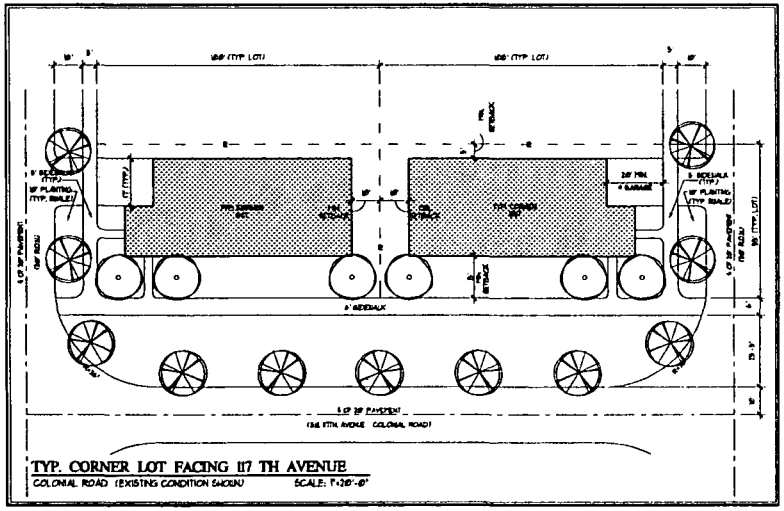
100











TREE LEGEND

NATIVE TREE PROVIDED 3.5pts QUERCUS VIRGINIANA "MATCH" LIVE OAK AS STREET TREES AND 1 PER ATTACHED SINGLE FAMILY AT FRONT YARD	MIN 8' IN HEIGHT CH 10" MAX SPACING 30' O.C.
NATIVE TREE PROVIDED 4.5pts BRUCIERA SIMARUBA - GUMBO LIMBO 1 PER ATTACHED SINGLE FAMILY REAR YARD	MIN 8' IN HEIGHT CH 10" MAX SPACING 30' O.C.
NATIVE PALM PROVIDED 5pts COUNTING AS 3b TREES ROYSTONEA REGIA - ROYAL PALM - MIN 14' HEIGHT C=8" (AT MAIN ENTRANCE AND PLAZAS)	MAX SPACING 15' O.C.
NATIVE SHRUB SAint J.L.Turry (Rhope M. "EVERGREEN GIANT" MIN 18" IN HEIGHT	
NATIVE SHRUB GOLDEN SHRIMP PLANT/PACHYSTACHIS LUTEA MIN 18" IN HEIGHT	
NOT NATIVE SHRUB (MAX 50% OF THE MIN REQUIRED) HYBRID INDIAN DIERA "NORA GRANT" MIN 18" IN HEIGHT	
NATIVE SHRUB COCCOPLUM /CHRYSOBALANUS ICACO MIN 18" IN HEIGHT	
NATIVE SHRUB HIBISCUS / ROSA-SINENSIS / HEDGE MIN 18" IN HEIGHT	
SODDED AREA (GRASS SURFUDA)	

TREE CALCULATION

ATTACHED SINGLE FAMILY

TREE CALCULATION

TOTAL NO. OF TREES PER ACRE (INCLUDING LARGE 1 ROSE DEDICATION) 13.38 ACRES X 18 = 336.5

TOTAL NO. OF STREET TREES (EVERY 30' ON CENTER) 6823 LF. 1347

TOTAL NO. OF TREES 1683 MIN

SHRUB CALCULATION

SHRUBS REQUIRED 18 PER TREE 18 X 1683 = 30,294 MIN

SHRUBS REQUIRED PER LOT 30,294 / 551 = APP. 55 PER LOT

TREE CALCULATION

DETACHED SINGLE FAMILY

TREE CALCULATION

TOTAL NO. OF TREES PER LOT 3 x 164 = 492

TOTAL NO. OF STREET TREES (EVERY 30' ON CENTER) 7536.5 LF. 251

TOTAL NO. OF TREES 743

SHRUB CALCULATION

SHRUBS REQUIRED 18 PER TREE 18 X 743 = 13,374 MIN

SHRUBS REQUIRED PER LOT 13,374 / 164 = APP. 82 PER LOT

GENERAL NOTES

1- ALL LANDSCAPED AREAS WITHIN STREETS TO RECEIVE 100% IRRIGATION COVERAGE FROM AN UNDERGROUND AUTOMATIC SYSTEM (RAIN SENSOR

2- ALL LANDSCAPED OPEN SPACE TO RECEIVE "FLOW-TAPT BOLD SOD. (UNLESS ANOTHER GROUND COVER IS SPECIFIED)

3- 2 TREES IN ATTACHED SINGLE FAMILY , 3 TREES IN DETACHED SINGLE FAMILY

4- LANDSCAPING WITHIN LOTS TO RECEIVE IRRIGATION FROM WALL MOUNTED HOSE BIBBS
(2 HB PER ATTACHED SINGLE FAMILY (3 HB PER DETACHED SINGLE FAMILY)

NOTE:

- SEE TOTAL NUMBER OF TREES ON SHRUB CALCULATION OF ATTACHED SINGLE FAMILY AND DETACHED SINGLE FAMILY THROUGH OUT THE SITE
- A DETAILED LANDSCAPING PLAN AND INDIVIDUAL LOTS STILL BE PROVIDED WHEN PLANS ARE SUBMITTED FOR BUILDING PERMIT.
- SEE TREE LEGEND FOR TREE TYPES AND SHRUBS THAT WILL BE USED IN LOTS AND / OR THROUGH OUT THE SITE.

SCALE: AS SHOWN
CHECKED BY: MMM
DRAWN BY: YJP
DATE: 12-12-97
JOB: [illegible]

REVISIONS BY
1 12-12-97 LTS

LENNAR HOMES
760 N.W. 107 AVENUE MIAMI, FLORIDA 33172 (305) 559-1151

OLIVA-MEOZ ARCHITECTS & PLANNERS, INC.
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SILVER PALM
DADE-COUNTY, FLORIDA

CAD FILE 0216/LA-1

DIRECTOR L. OLIVA
AR 0002329

SHEET
LA-1

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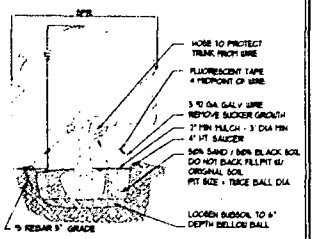
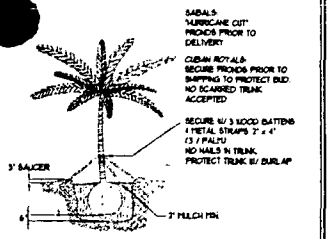
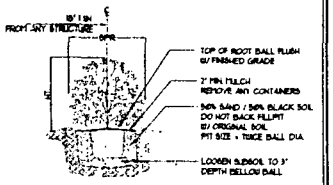
101



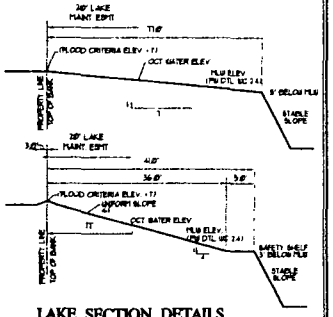
TREE PLANTING



PALM PLANTING

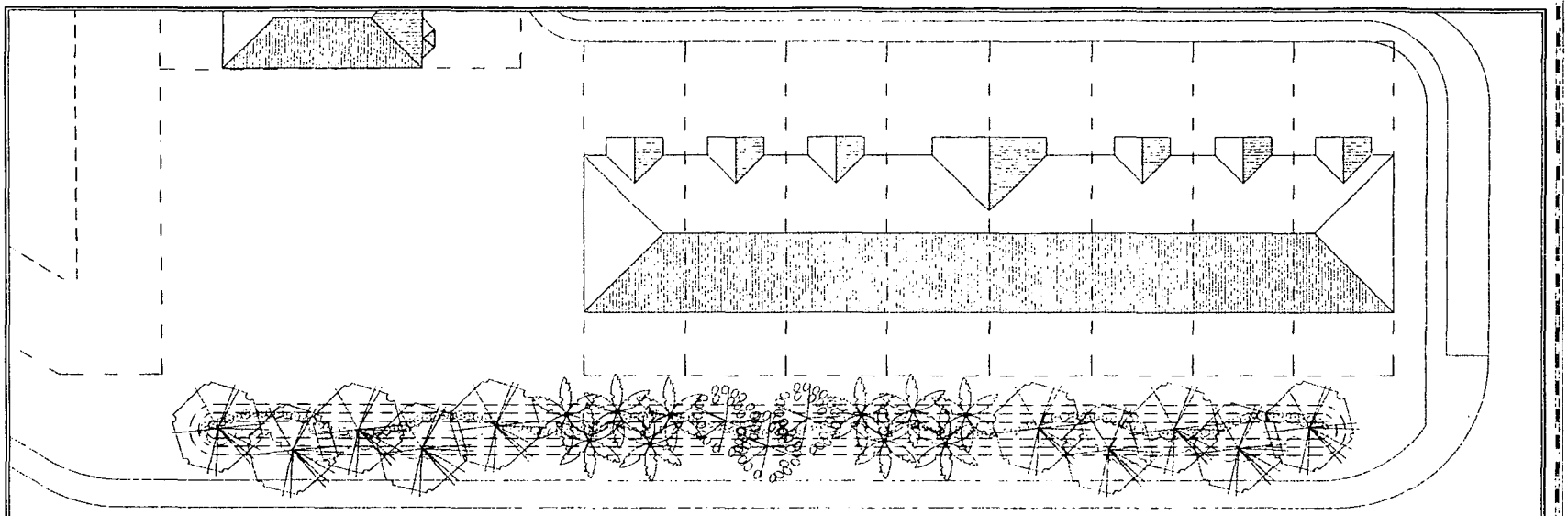


SHRUB PLANTING

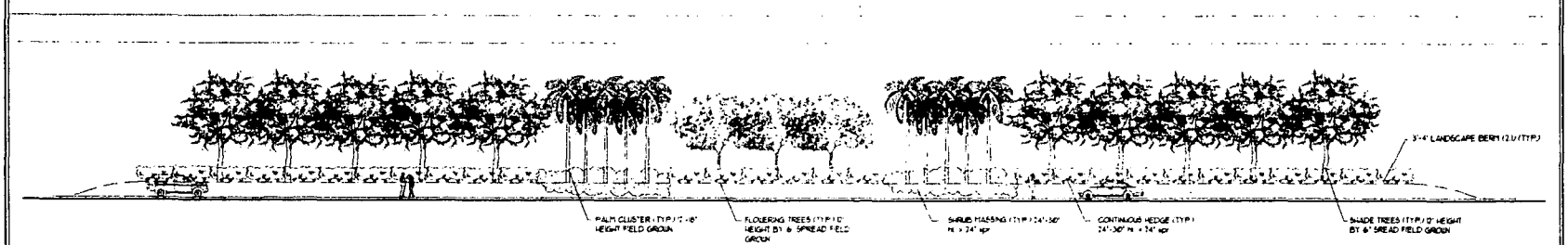


LAKE SECTION DETAILS

SCALE: NTS



S.W. 112TH AVENUE ALLAPATTAH ROAD



TYPICAL LANDSCAPED GREENBELT BUFFER ALONG SW. 112 AVENUE

SCALE: AS SHOWN CHECKED BY: M.H.M. DRAWN BY: T.J.Z. DATE: 12-06-90 JOB: 926	REVISIONS BY 04-29-91 L.T.S.	LENNAR HOMES 760 N.W. 107 AVENUE MIAMI, FLORIDA, 33172 (305) 559-8911

OLIVA-MEOZ ARCHITECTS & PLANNERS, INC.
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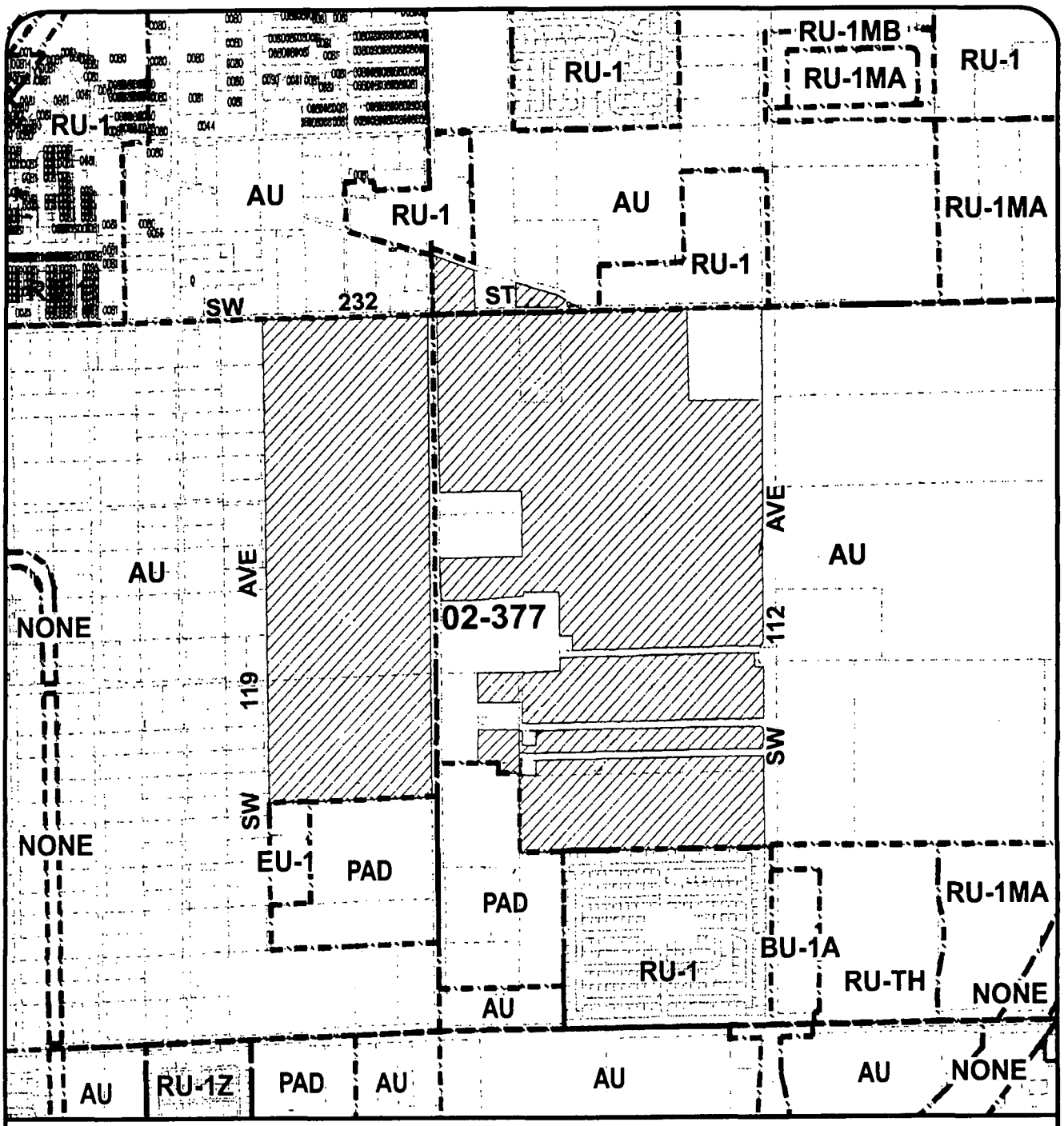
TELEPHONE: (305) 552-7256 FACSIMILE: (305) 552-7297

SILVER PALM
DADE COUNTY, FLORIDA

HECTOR L. OLIVA
AR 0015319

SHEET
LA-2



MIAMI-DADE COUNTY

HEARING MAP

S C A L E 0 1200' N

SUBJECT PROPERTY

Section: 24 Township: 56 Range: 39
Section: 18/19 Township: 56 Range: 40
Process Number: 02000377
Applicant: MANUEL C. & EMILIA DIAZ ET, AL
District Number: 08,09
Zoning Board: C15
Drafter ID: DIONNE
Scale: 1:1200'

MIAMI-DADE

G: ZONING DRAFTING, 02-377, 12/02
REVISED 05/07/03
REVISED 05/29/03
REVISED 07/07/03

102

1. MANUEL C. & EMILIA DIAZ, ET AL
(Applicant)

03-7-CZ15-1 (02-377)
Area 15/District 8
Hearing Date: 7/24/03

Property Owner (if different from applicant) **Diaz Landscaping & Nursery, Inc.**

Is there an option to purchase ☑ / lease ☐ the property predicated on the approval of the zoning request? Yes ☑ No ☐

If so, who are the interested parties? Lennar Homes, Inc.

Disclosure of interest form attached? Yes ☑ No ☐

Previous Zoning Hearings on the Property:

Year	Applicant	Request	Board	Decision
				NONE

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

DEVELOPMENTAL IMPACT COMMITTEE
RECOMMENDATION TO COMMUNITY ZONING APPEALS COUNCIL No. 15

APPLICANT: Manuel C. and Emilia Diaz, et al **PH:** Z02-377 (03-7-CZ15-1)

SECTION: 24-56-39 & 18/19-56-40 **DATE:** July 24, 2003

COMMISSION DISTRICT: 8 **ITEM NO.:** 1

==========

A. INTRODUCTION

- **REQUESTS:**

  (1) AU to RU-1M(a)

  On: Parcels "1-A," "1-D," "2-G," "2-H" & "2-E"

  (2) AU to RU-TH

  On: Parcels "1-B" & "2-F"

  (3) AU to RU-3M

  On: Parcel "1-C"

- **SUMMARY OF REQUESTS:**

  The applicant is seeking a zone change from AU, Agricultural District, to RU-1M(a), Modified single Family Residential District, to RU-TH, Townhouse District, and RU-3M, Minimum Apartment House District.

- **LOCATION:**

  Lying south & north of SW 232 Street (Silver Palm Drive) and lying between SW 112 Avenue & theoretical SW 119 Avenue.

- **SIZE:** 291.82 Acres

- **IMPACT:**

  The proposed rezonings would allow the applicant to provide additional housing in the area, however, said use would bring additional traffic and activity into the surrounding community and would impact public services.

B. ZONING HEARINGS HISTORY: None.

C. NEIGHBORHOOD CHARACTERISTICS:

SUBJECT PROPERTY	EXISTING ZONING	EXISTING LAND USE PLAN DESIGNATION
	AU, plant nursery, vacant property and single-family home	Low Density Residential, 2.5 to 6 dwelling units per gross acre
SURROUNDING PROPERTY		
NORTH	AU and RU-1, plant nursery, vacant property and single-family homes	Business and Office and Low Density Residential, 2.5 to 6 dwelling units per gross acre
SOUTH	AU, PAD and RU-1, plant nursery, single-family homes and vacant property	Low Density Residential, 2.5 to 6 dwelling units per gross acre
EAST	AU and RU-TH, vacant properties	Business and Office and Low Density Residential, 2.5 to 6 dwelling units per gross acre
WEST	AU, single-family homes	Estate Density Residential, 1 to 2.5 dwelling units per gross acre and Low Density Residential, 2.5 to 6 dwelling units per gross acre

The subject property is located in the rapidly developing residential area commonly referred to as Manny Diaz farms. At the current time, there are a few large undeveloped parcels of land between SW 112 Avenue on the east and the Homestead Extension of the Florida Turnpike (HEFT) to the west. Most of this area is being developed with single-family homes on parcels measuring 50'X100'/RU-1M(a) and townhouses.

D. SITE AND BUILDINGS:

Site Plan Review:

Scale/Utilization of Site:	**Acceptable**
Location of Buildings:	**Acceptable**
Compatibility:	**Acceptable**
Landscape Treatment:	**Acceptable**
Open Space:	**Acceptable**
Buffering:	**Acceptable**
Access:	**Acceptable**
Parking Layout/Circulation:	**Acceptable**
Visibility/Visual Screening:	**Acceptable**

Energy Considerations:	**N/A**
Roof Installations:	**N/A**
Service Areas:	**N/A**
Signage:	**N/A**
Urban Design:	**Acceptable**

E. PERTINENT REQUIREMENTS/STANDARDS:

The Board shall hear and grant or deny applications for **district boundary changes** taking into consideration that same must be consistent with the CDMP, with applicable area or neighborhood studies or plans, and would serve a public benefit. The Board shall take into consideration if the proposed development will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts, the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment, and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development. The Board shall consider if the development will have a favorable or unfavorable impact on the economy of Miami-Dade County, if it will efficiently or unduly burden water, sewer, solid waste disposal, recreation, education, public transportation facilities, including mass transit, roads, streets, and highways or other necessary public facilities which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, street or highways.

F. NEIGHBORHOOD SERVICES:

DERM	**No objection**
Public Works	**No objection**
Parks	**No objection**
MDTA	**No objection**
Fire Rescue	**No objection**
Police	**No objection**
Schools	**See Exhibit 'A'**
Planning & Zoning	**No objection**

G. RECOMMENDATION:

Approval of the zone changes to RU-TH, RU-3M and RU-1M(a), subject of the Board's acceptance of the proffered covenant. Said covenant, which among other things, provides that the development of the subject site be substantially in accordance with the submitted site plan and limits the maximum number of dwelling units on the property to 1,705 units. In addition, the covenant identifies 7.82 acres of land within the subject property to be designated for the construction and operation of charter schools and identifies 7.5 acres of land within the subject property to be dedicated to the Miami-Dade County Parks and Recreation Department for public park use.

The Executive Council is of the opinion that the proposed zone changes will be in keeping with the Comprehensive Development Master Plan (CDMP) residential designation for the subject parcel. When taking into consideration the reasonableness of the applied for rezoning in relation to the present and future development of the area,

the Executive Council finds that the zone change request, with the acceptance of the proffered covenant, will permit a residential development which is consistent with the CDMP, that the proposed development will be compatible with the surrounding area and would not be contrary to the public interest.

PROJECT DESCRIPTION:

The applicants, Manuel & Emilia Diaz, et al, are requesting a zone change from AU, Agricultural District, to RU-1M(a), Modified Residential Single-Family District, RU-3M, Minimum Apartment House District, and RU-TH, Townhouse District on a currently unimproved 294.35-acre parcel located west of SW 112 Avenue and south of SW 232 Street. RU-1M(a) zoning permits the development of detached single-family homes on lot sizes with a minimum area of 5,000 square feet and with frontage widths of 50'. The applicant will be developing fee-simple townhouses under the RU-TH District which requires 30% public open space, townhouse groupings that do not exceed 240' in length, lot sizes of a minimum 1250 square feet, heights of buildings not exceeding 40'and average unit sizes of 800 square feet. In addition, the applicant will also be developing fee simple townhouses which is a permitted use under the RU-3M District; however, the townhouse portion of the RU-3M development is subject to the requirements, limitations and restrictions applied in the RU-TH District, including but not limited to lot widths, area, yard area, height and lot coverage. Staff notes that an ordinance adopted approximately a year ago eliminates the request for a special exception requiring the applicant to submit a site plan in conjunction with the request for a district boundary change. Notwithstanding the aforementioned, the applicant intends to proffer a covenant tying the subject property to a site plan that incorporates a number of urban design principles in accordance with the adopted Miami-Dade County Urban Design Manual, limits the density of the proposed development to an intensity permitted by the Comprehensive Development Master Plan and indicates the location of several lakes which will be reviewed by County staff through the Administrative Site Plan Review Process. There are plant nurseries, vacant properties and single-family homes to the north, plant nurseries, single-family homes and vacant property approved for residential development to the south, vacant property approved for residential development to the east and single-family homes to the west. The CDMP designates the subject property for low density residential which permits a density range from a minimum of 2.5 to a maximum of 6 dwelling units per gross acre. This would allow the applicant to develop single-family housing, e.g., single-family detached, cluster, zero-lot-line and townhouses. It could include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is not exceeded.

The site plan submitted to staff indicates a development designed along an interconnected system of streets and blocks. The site will be developed with three building types made up of a single-family detached type, a townhouse type with parking behind the building and a townhouse type with garages in front of the building. The building types will front on greens, squares and plazas of various sizes that are distributed throughout the site in order to provide all residents with some form of open space to be used for active or passive recreation. The sum of the open space area provided for in the RU-1M(a) portions of the development totals approximately 17 acres excluding proposed lakes and school sites within said RU-1M(a) portions; and it is approximately 50 acres for the RU-TH and RU-3M portions excluding school sites but including 50% of lake areas proposed within said districts. It is the intent of the applicant to distribute the open space in smaller and more intimate parks in close proximity to all

of the proposed housing in order to make it more accessible to pedestrians rather than to have a larger park in one area of the site that must be accessed by vehicles. The parks will also offer opportunities for social encounters, provide recreation space for children, act as a complement to focal points and provide foreground for any future civic amenity. In addition to the parks, the proposed building units will face or back to 9 linear lakes proposed in different locations of the site. These lakes will be accessible to pedestrians by tying some portion of their perimeter to the proposed sidewalk network. An important amenity proposed for this large residential community is a clubhouse located in the geometric center of the subject parcel. The clubhouse will be housed in an existing and according to the applicant, historically significant 2-story manse built in the 1950's. At this location, there are plans to include a swimming pool and areas for active recreation as well. The applicant is also providing a total of 4.5 acres to accommodate three future charter schools. These sites are located on the east side of SW 117 Avenue and on the north and south sides of SW 232 Street. The developer has met with the School Board and has indicated that the proposed charter schools will accommodate the new students generated by the development.

Staff notes that 2/3 of the development will occur between SW 112 Avenue and SW 117 Avenue with 1/3 displaced to the west of SW 117 Avenue. All areas of the proposed development will be easily accessible through a loop road that commences on the southeast corner of the site (SW 240 Street). From SW 240 Street the loop road continues north where it provides vehicular and pedestrian access to a large number of townhouses in the northeast portion of the subject parcel. The loop then bends west and crosses SW 117 Avenue to provide vehicular and pedestrian accessibility to a large number of detached single-family homes on the northwest corner of the site. The road then changes orientation once again and follows a southerly direction to the southwest corner of the site where it terminates in a portion of the site that will be developed with single-family detached homes. At this junction, the loop road also provides vehicular and pedestrian access to additional townhouses and single-family detached homes on the west side of SW 117 Avenue. Further, and most important, to provide good traffic dispersal and seamless pedestrian connections to all areas of the development, the site plan street network avoids cul-de-sacs, t-turnarounds and is linked to future streets proposed to the south, north and east of the subject site. Some blocks within the townhouse portions of the development incorporate carriage lanes, also known as alleys, to remove parking areas from the front of buildings in order to enhance the aesthetics of the street. The PAD (Planned Area Development District) to the south of the subject property also provides blocks with alleys along SW 117 Avenue that, in staff's opinion, together with those blocks with alleys proposed for the subject development will produce a significantly different, attractive and more pedestrian-friendly street section from SW 248 Street to SW 232 Street. Also, staff points out that for those single-family detached lots that front SW 117 Avenue on the subject parcel, the applicant is proposing a single-family detached type that orients the entrance of each house on SW 117 Avenue and places the garage along the local streets that are perpendicular to said avenue. The ultimate effect achieved by designing blocks with alleys and different single-family detached and townhouse types as described above is to eliminate the garage from pedestrian and vehicular views in order to attain a pedestrian-scaled SW 117 Avenue and to create an architecturally consistent character throughout SW 117 Avenue that visually ties the subject development to the approved PAD (Summerville) District to the south. Each residential dwelling unit within the property will incorporate urban design elements such as: front porches or stoops, recessed garages, vertically proportioned fenestration, balconies and terraces.

COMMENTS AND MAJOR CONCERNS

Ordinance Number 75-47 charges the Developmental Impact Committee (DIC) to address applications with respect to: (I.) conformance with all applicable plans; (II.) environmental impact; (III) impact on the economy; (IV.) impact on essential services; and (V.) impact on public transportation facilities and accessibility.

The following comments address these specific charges with regard to the subject application:

I. CONFORMANCE WITH ALL APPLICABLE PLANS

A. RELEVANCE TO THE COMPREHENSIVE DEVELOPMENT MASTER PLAN

APPLICABLE CDMP GOALS, OBJECTIVES AND POLICIES

Land Use Objective 5

Upon the adoption of this plan, all public and private activities regarding the use, development and redevelopment of land and the provision of urban services and infrastructure shall be consistent with the goal, objectives and policies of this Element, with the adopted Population Estimates and Projections, and with the future uses provided by the adopted Land Use Plan (LUP) map and accompanying text titled "Interpretation of the Land Use Plan Map", as balanced with the Goals, Objectives and Policies of all Elements of the Comprehensive Plan.

Land Use Element Goal

Provide the best possible distribution of land use and services to meet the physical, social, cultural, and economic needs of the present and future populations in a timely and efficient manner that will maintain or improve the quality of the natural and man-made environment and amenities, and preserve Miami-Dade County's unique agricultural lands.

Land Use Policy 5B

All development orders authorizing a new land use or development, or redevelopment, or significant expansion of an existing use shall be contingent upon an affirmative finding that the development or use conforms to, and is consistent with the goals, objectives and policies of the CDMP including the adopted LUP map and accompanying "Interpretation of the Land Use Plan Map". The Director of the Department of Planning and Zoning shall be the principal administrative interpreter of the CDMP.

Land Use Policy 2A

All development orders authorizing new, or significant expansion of existing, urban land uses shall be contingent upon the provision of services at or above the Level of Service (LOS) standards specified in the Capital Improvements Element (CIE).

Land Use Policy 9M

By 1998, Miami-Dade County shall develop an urban design manual establishing design guidelines. This manual shall provide additional criteria for use in review of all new residential, commercial and industrial development in unincorporated Miami-Dade County.

The Adopted 2005 and 2015 Land Use Plan designates the subject property as being within the Urban Development Boundary for **Low Density Residential.**

The residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 dwelling units per gross acre. This density category is generally characterized by single-family housing, e.g., single-family detached, cluster, zero-lot-line and townhouses. It could include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is not exceeded.

The requested district boundary change from AU to RU-1M(a), RU-TH and RU-3M is **consistent** with the Comprehensive Development Master Plan Land Use map subject to a covenant limiting the density to a maximum of 6 units per gross acre.

Evaluation by the Department of Planning and Zoning Director

The Comprehensive Development Master Plan, which designates this site for low density residential, permits a minimum of 2.5 dwelling units per gross acre and a maximum density of 6 units per gross acre. This would result in a maximum development density of 1766 residential units on this site. However, the applicant intends to develop a total of 1705 residential units on the subject parcel at a density of 5.7 units per gross acre which is less than the Master Plan maximum permitted of 6 units per gross acre. The applicant intends to proffer a covenant restricting the subject property to the development of 1705 residential units at a density of 5.7 units per gross acre and tie the development to the submitted site plan that has incorporated multiple principles of urban design in accordance with the County's adopted Urban Design Manual, to the subject property. As such, this application will be **consistent** with the CDMP. Staff notes that on December 2002, Community Zoning Appeals Board 15 approved pursuant to Resolution No. CZAB15-28-02 and Resolution No. CZAB15-29-02, district boundary changes from AU to RU-1M(a) and RU-3M on two parcels located east of SW 112 Avenue and south of SW 232 Street. These two parcels are going to be developed with single-family homes on 50' X 100' lots and 2-story townhouses. The approved site plan adopted urban design principles recommended by the County's Urban Design Manual, such as, but not limited to, interconnected streets and blocks, blocks with alleys, and squares and plazas defined by the block's edge. On November 2001, Community Zoning Appeals Board 15 approved pursuant to Resolution No. CZAB15-17-01, district boundary changes from AU to RU-1M(a) and RU-TH on a parcel located east of SW 112 Avenue and north of SW 248 Street. This parcel will

also be developed with single-family homes on 50' X 100" lots and 2-story townhouses. The approved site plan was designed using a number of urban principles outlined in the County's adopted Urban Design Manual, such as, small sub-neighborhood parks, a variety of housing types, and interconnected blocks and streets. To the south of the subject property, a parcel zoned AU was rezoned to PAD (Planned Area Development) pursuant to Resolution No. CZAB15-22-02. The PAD's approval was tied to a site plan that adopted a multitude of urban design principles outlined in the County's Urban Design Manual. Among those principles incorporated in the approved site plan were pedestrian scaled blocks and streets, a variety of building types, squares and greens that not only provide recreation but act as community focal points, rear-loaded carriage lanes for most lots and homes with facades that incorporate vertically proportioned fenestration. The subject parcel is proposed to be developed with single-family detached homes and 2-story townhouses and will be tied to a site plan that is designed using similar urban design principles as those incorporated in the approved parcels to the east and south of the subject property. The principles adopted by the subject plan include a variety of building types, a network of interconnected streets and blocks, a system of greens and small squares and plazas throughout each proposed sub-neighborhood, some blocks with rear-loaded parking spaces and building facades that adopt a regional architectural language. The proposed scale and intensity, including the number of stories, building types and development trend of the subject development is in keeping and not out of character with the already approved adjacent and adjoining development to the east and south. As such, the requested RU-1M(a), RU-TH and RU-3M zoning districts are **compatible** with the development trend in the area. The applicant has submitted a covenant for staff's review limiting the development density to ensure consistency with the CDMP; tying the development to the submitted plans; indicating the construction of the proposed charter schools in phases to address school demands; and conveying a total of 7.5 acres open space to the Parks and Recreation Department in order to address said Departments concern's. As such, staff recommends approval of this application subject to the acceptance of the proffered covenant.

B. MULTI-YEAR CAPITAL IMPROVEMENT PROGRAM

The General Services Administration Department has reviewed this application with respect to its compatibility with the County's current Capital Budget and Multi-Year Capital Plan. This plan is prepared pursuant to state growth management legislation and the Miami-Dade County Code. This application does not conflict with the current plan.

II. ENVIRONMENTAL IMPACT

A. WATER MANAGEMENT

All stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage structures. Drainage plans shall provide for full on-site retention of the stormwater runoff of a 5 year storm event. Pollution control devices shall be required at all drainage inlet structures.

An Individual General Environmental Resources Permit from the South Florida Water Management District (SFWMD) will be required for the construction and operation of a surface water management system. The applicant is advised to contact DERM in order to obtain additional information concerning permitting requirements.

Positive drainage systems or direct discharge of stormwater runoff into any proposed lake are not permitted. Therefore, DERM will require that a berm with a top elevation of one foot above flood criteria be placed along the perimeter of the proposed lakes, in order to prevent direct discharge of stormwater runoff intake the lake. A Class II Permit from DERM will be required for the construction of any drainage system with overflow outfall into the lakes.

Site grading and development shall comply with the requirements of Chapter 11C of the Code of Miami-Dade County. Any proposed development shall comply with county and federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the Level of Service standards for flood protection set forth in the CDMP subject to compliance with the conditions required by DERM for this proposed development order.

B. ***HAZARDOUS AND SOLID WASTE***

A review of DERM records indicates that there are no records of current or historical contamination, assessment, or remediation issue on the subject property. A search within 500 feet of the property was conducted and the following sites were identified as having current or historical contamination issues:

Manuel Diaz Farms, Inc.
UT-5880
23705 SW 117th Avenue
Former petroleum contaminated site. Case closed on October 7, 1999.

C. ***AIR QUALITY PRESERVATION***

The DERM Air Quality Management Division has reviewed the available information and concludes that there is the likelihood that this project will exceed the traffic flow threshold value of 1,500 vehicles per hour at peak-hour, as stated in the State of Florida Department of Environmental Protection Guidelines. Accordingly, this project would be subject to the carbon monoxide screening process and other applicable modeling requirements specified in said guidelines.

D. ***TREE PRESERVATION***

Section 24-60 of the Code requires the preservation of tree resources. Consequently, DERM will require the preservation of all the specimen-sized (trunk diameter $\geq$ 18 inches) trees, as defined in the Code, which are on these sites. A Miami-Dade County tree removal permit is required prior to the removal or relocation of any trees. The applicant is advised to contact DERM

staff for permitting procedures and requirements prior to development of site and landscaping plans.

E. WETLANDS

The subject site is not jurisdictional wetlands as defined in Chapter 24-3 and 24-58 or the Code; therefore, no review or permits for work in wetlands will be required by DERM.

Notwithstanding the above, a permit from the Army Corps of Engineers (USACOE), a permit from the State of Florida Department of Environmental Protection (DEP) and from the South Florida Water Management district (SFWMD) may be required for the proposed project. The applicant is advised to contact the USACOE, the FDEP, and the SFWMD concerning permit procedures and requirements.

Concurrency Review Summary:
The Department has conducted a concurrency review for this application and has determined that the same meets all applicable LOS standards as specified in the adopted CDMP for potable water supply, wastewater disposal, and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order application concerning the subject property.

In summary, the application meets the minimum requirements of Chapter 24 of the Code and therefore, it may be scheduled for public hearing; furthermore, this memorandum shall constitute DERM's written approval as required by the Code. Additionally, DERM has also evaluated the application so as to determine its general environmental impact and after reviewing the available information offers no objections to the approval of the request.

III. IMPACT ON THE ECONOMY

It is estimated that for the 764 single family residential units sold at $200,000.00 per unit and the 957 townhouse units sold at $150,000.00 per unit, the operating revenue and cost to Miami-Dade County and the School Board will be as follows:

	County	School Board	Combined
Total Revenues	$10,014,329.	$5,096,724.	$15,111,053.
Total Costs	7,566,885.	3,867,745.	11,434,630.
Net Fiscal Impact	$2,447,443.	$1,228,980.	$3,676,423.

The net fiscal impact of this proposal is estimated to provide a positive operating revenue to Miami-Dade County of $2,447,443.00 and a net surplus of $1,228,980.00 to the School Board, for a combined total for both jurisdictions of $3,676,423.00.

IV. IMPACT ON ESSENTIAL GOVERNMENTAL SERVICES

A. POTABLE WATER SUPPLY

The subject property is located within the franchised water service area of the Miami-Dade Water and Sewer Department (MDWASD). The closest public water is an abutting 12-inch main located along SW 112th Avenue, approximately 750 feet north of the site. Connection of the proposed development to the public water supply system shall be required. The applicant shall connect to an existing 12-inch water main at SW 112th Avenue and SW 232nd Street then extend west along SW 232nd Street a new twenty (20) inches water main to the NW corner of the property (SW 119th Ave.). Also extend south along SW117th Ave. from SW 232nd Street covering the subject property a new sixteen (16) inches water main. Also, extend along SW 240th street from SW 112th Ave. to the west property line (SW 119th Ave.) a new twelve (12) inches water main. Any proposed water main extension inside the subject property shall be twelve (12) and eight 98) inches minimum with two points of connection. The estimated demand for this project is 515,050 gallons per day (gpd). This figure does not include irrigation demands.

The source of water for these mains is MDWASD's Alexander Orr Water Treatment Plant, which has adequate capacity to meet projected demands from this project. The plant is presently producing water, which meets Federal, State, and County drinking water standards.

Existing public water facilities and services meet the Level of Service (LOS) standard set forth in the comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions stipulated by DERM for this proposed development order.

Notwithstanding that adequate system capacity is available for this project DERM will require that water conserving plumbing fixtures be installed in accordance with the requirements of the South Florida Building Code in order to use more efficiently the southeast Florida water resources.

It is recommended that the landscaping conform to xeriscape concepts. Included in these concepts I use of drought tolerant plants, reduced use of turf grass together with efficient irrigation system design. Details of xeriscape concepts are set forth in the "Xeriscape Plant Guide II" from the South Florida Water management District.

B. SEWER SERVICE

The subject property is located within the franchised sewer service area of the Miami-Dade Water & Sewer Department (MDWASD). The closet public sanitary sewer is a 12-inch force main located approximately 3,900 feet north and east of the site, at the intersection of SW 224th Street and SW 109th

Avenue. Connection of the proposed development to the public sanitary sewer system will be required.

From SW 240th St to SW 232nd St.

A regional pump station with generator building is required. Connection to the proposed twelve (12) inches force main at SW 117th Ave. and SW 240th St. with a new eight (8) inches minimum force main. Any proposed sanitary sewer extension inside the subject property should be ten (10) and eight (8) inches minimum.

From SW 240 St to SW 244th Terr.

A regional pump station with generator building is required. Connect to a proposed twelve (12) inches force main at 117th Ave. and SW 240th St. with a new eight (8) inches minimum force main. Any proposed sanitary sewer extension inside the subject property should be ten (10) and eight (8) inches minimum.

From SW 240th St. to SW 244th Terr.

Connect to an existing MH at SW 112th Ct., SW 113th Ave, and SW 114th Ave. north of SW 244th St. Any proposed sanity sewer extension inside the subject property should be eight (8) inches minimum.

From SW 240th St. to SW 232nd St.

A regional pump station with the generator building is required. Connect to an existing twenty four (24) inches force main at SW 112th Ave. and SW 248th and extend north along SW 112th Ave. a new twelve (12) inches force main to SW 240th St. then extend west along SW 240th ST a new twelve (12) force main to SW 117th Ave. Any proposed sanitary sewer extension inside the subject property should be 10" and 8" minimum.

At this time the sanitary sewer system has adequate collection, transmission and treatment capacity to accommodate the flows that the proposed project will generate. The wastewater flow is directed to the South District Treatment Plant.

Notwithstanding the foregoing, in light of the fact that the County's sanitary sewer system has limited sewer collection/transmission and treatment capacity, no new sewer service connections can be permitted until adequate capacity becomes available. Consequently, final development orders for this site may not be granted unless adequate capacity in the sanitary sewer collection/transmission and treatment system or if approval for alternative means of sewage disposal can be obtained. Use of an alternative means of sewage disposal shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

Sewage treatment and disposal for the area is provided by MDWASD's regional wastewater treatment and disposal facilities. These facilities have limited available capacity; consequently; approval of development orders which will generate additional wastewater flows are being evaluated by DERM on a case-by-case basis. Approvals are only granted if the application for any proposed development order is certified by DERM so as to be in compliance with the provisions and requirements of the settlement agreement between Miami-Dade County and the State of Florida Department of Environmental Protection, and also with the provisions of the Environmental Protection Agency Consent Decree.

Existing public water and public sanitary sewer facilities and services meet the level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approve, will not result in a reduction of the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

C. ***POLICE***

Growth in residential development within a district results in increased demands for police service. The demands for service typically vary based upon the specific demographics of the area and traffic volume. Service demands normally are evaluated once neighborhoods are established, and re-evaluated on a on-going basis utilizing the budgetary process. Historically, departmentwide manpower, in conjunction with the ability to adjust sworn assignments, has permitted extension and maintenance of the current level of police services to newly established developments of any size.

A careful review of the petition shows that the predicted impact on MDPD resources will be significant, based upon the increase in residential dwelling units. This development will also increase traffic volume. As the project is phased in over the buildout period, additional sworn personnel resources may be required to maintain the current level of service to the area. These resources would be requested through the annual budgetary process.

Regarding actual construction when development occurs, the following applicable guidelines are provided to address public safety issues:

1. The development should comply with requirements of he Code of Miami-Dade County, with special attention given to the following:
   a. Section 21-276, Burglar Alarms.
   b. Section 28-15(g), Required improvements.
   c. Section 33-139, Names and numbers to comply with article; authority of the Department of Planning and Zoning.
   d. Section 33-147, Numbering buildings.
   e. Section 33-149, Duty of owners of buildings.

2. Effective January 1, 2001, all burglar alarm systems shall require an annual registration with MDPD by the <u>user</u>. This includes all systems even if they are not monitored by an alarm monitoring company.

Locations that have more than one alarm system require separate registration for each system. Information brochures are available at MDPD district stations.

3. Each building should have address numbers conspicuously mounted which are not less than three inches in height and easily observable form the roadway. Buildings that back on to an alleyway should also have an address numbers on the rear of the buildings.

4. A lighted directory should be erected near each point of entry and at appropriate locations within then development for rapid location of buildings by responding emergency vehicles.

5. Shrubbery and landscaping at all driveways and intersections should be sufficiently set back to permit vehicle operators and unobstructed view of other traffic and pedestrians.

6. Landscaping and lighting should be maintained so that address numbers are never allowed to become obscured.

7. Adequate lighting, closed circuit television, and security officers in vehicle parking areas can discourage criminal activity.

8. Stairwells should have access controlled to restrict movements of persons contemplating criminal activity.

9. Any unmanned, card accessible, security entrance gate should have a coded lock-box feature for emergency access by police and fire-rescue vehicles.

10. Designation of areas within the development to be kept free of parked motor vehicles in order to facilitate access to buildings by emergency vehicles (fire lanes) is accomplished by application of the owner or lessor of the development pursuant to Miami-Dade County Ordinance 30-388, Creation of Emergency Vehicle Zones. Only those developments with zones so designated are authorized to have police enforcement.

11. The U.S. Department of Housing and Urban Development recommends five to ten foot-candles of light for heavily used spaces; e.g., paths, entries, and parking areas. Outdoor lighting can be one of the most effective deterrents against crime. Properly used, it discourages criminal activity and reduces fear.

Additional Comments:

Police services are currently provided by our Cutler Ridge Station (Police District 4) located at 10800 SW 211 Street. During the month of December 2002, based upon a districtwide statistical analysis, the average emergency response time was 5.4 minutes (includes dispatch and travel time). Station personnel answered 6,370 calls for police service and operated with 223 sworn

officers, to deliver police services to any area of 726.7 square miles with a population of 189,900.

D. *FIRE*

Service Impact/Demand:

1. Based on development information, this project is expected to generate approximately 357 fire and rescue calls annually.

2. Suspected fire within this project would be designated as a building dispatch assignment. Such an assignment requires 3 suppressions or engines; telesquarts or tankers, 1 aerial, 1 rescue and an accompanying command vehicle(s). This assignment requires 20 firefighters and officers.

3. The desired response time to such a project is 4-5 minutes for the first-in unit.

4. Required fire flow for this project is 2,000 gpm with hydrant spacing no further than every 300 feet. Proper main extensions can be provided by WASAD. Generally, for this type of development 12-14 inch mains are required.

5. Fire Rescue impact fees fund primary and supportive facility and equipment needs generated by additional impact. The project's proportionate share of impact fees will be assessed at time of building permit.

Existing Services

1. The station responding to a fire alarm will be:

Station	Address	Equipment	Staff	Response Time
34	10850 SW 211 St., Cutler Ridge	Resuce, Squrt Aerial, Battalion	12	4-6 min.
5	13150 SW 238 St., Princeton	Engine, Rescue	7	4-6 min.
52	12105 SW 87 Ave., S. Miami Heights	Advanced Life Support Tanker	4	4-6 min.
50	9798 Hibiscus St., Perrine	Rescue	3	8-10 min.

2. The following units show a potential unavailability rate in excess of 20% during peak call hours for the previous calendar year:

Unit	Potential Unavailability During Peak Hours
Rescue 34	22%
Rescue 50	24%

3. Increased response times may result because of congestion on the following roadways:

   SW 232 St. & SW 112 Ave.

Planned Service Expansions

The following stations are planned in the vicinity of this project:

Station	Address	East Completion Date	Response Time	Cost
Palm Glade ("J")	SW 248 St. & SW 114 Ave.	2005	2-4 min.	$2.0 million

Funding resource is primarily: fire rescue impact fees.

Site Requirements

The following site requirements pertain to the site plan submitted as part of this review. All site plans and gates (including future submissions and changes) must be reviewed and approved by the Fire Rescue Department's Water and Engineering Bureau prior to Executive Council Hearing.

1. Compliance with Ordinance 83-23 giving Police jurisdiction to issue citations for parking along frontage of all commercial development.

2. Emergency vehicle parking area is to be located in close proximity to the main entrances. Said area to be identified, per S.F.F.P.C.

3. Fire Department vehicle access is to be provided to as many sides of the structure as practical or as necessitated by the design of the structure and location of internal fire protection connector.

4. Fire access lanes must be capable of supporting 32 tons surfaced with solid pavement, natural or concrete stones or with grass turf reinforced by concrete grids or stabilized subgrade construction, which meet the standards of the Miami-Dade County Public Works Department. Such construction must be certified by a registered professional engineer of the State of Florida. Access lanes are to be minimum of 20 feet wide with a vertical clearance of 13 feet 6 inches. Landscaping along these lanes must be approved and conform to landscaping plans. (Florida Fire Prevention Code).

5. Curb cuts for fire access lanes marked "Fire Lanes" in such a manner as to be easily visible from the road and clearly delineated with informational signs of not less than two square feet each parcel. Parking on fire access lanes is to be prohibited.

6. A turnabout for fire apparatus shall have a minimum centerline radius of 50 feet. (T or Y turnaround acceptable to the AHJ shall be permitted). (Florida Prevention Code).

7. All slopes in the project must be able to accommodate our largest aerial truck. This truck has the dimensions and angle requirements shown below:

Overall length:	46 feet, 10 inches
Bumper-to-bumper length	32 feet
Wheelbase length:	256 inches.
Angle of approach:	11 degrees maximum
Brake-over angle:	7 degrees maximum
Angle of departure:	8 degrees maximum

8. Aerial apparatus set-up sites at the corner of each building over three stories and at the center of buildings in excess of 125 feet in length.

9. Site-up sites no closer than 10 feet or further than 30 feet from any building and at least 21 feet wide and 36 feet long with a cross slope of less than 5 percent. Construction the set-up sites will consist of a stabilized subgrade, which meets the standards of the Miami-Dade County Public Works Department, and Grass Pavers" or an equally acceptable product as determined by the authority having jurisdiction. Set-up sites must be capable of withstanding any point forces resulting from out riggers.

10. Maintenance of fire lanes provided by the owner.

11. Fire sprinkler system in accordance with S.F.B.C., South Florida Fire Prevention Code and adapted NFPA Codes.

    a. All fire main installation beyond backflow preventor detector check valve are to be done by a State certified Fire Protection Contractor.

    b. "P.I.V." and "F.D.C." shall be located not less than 40 ft. from building. "Backflow Preventor" shall be located upstream from "P.I.V."

    c. "F.D.C." must be placed within 150 feet from a fire hydrant.

12. An identification system located at each entrance of the complex consisting of a framed lighted map of the development showing all structures and streets at adequate scale.

13. Lighted signs for identification on all structures within the development. Sign letters and numbers shall be 6" on front of building and 4" on the rear.

14. Limited dead ends to 150 feet and locate :Dead End" signs at the entrance of each area. In a fully sprinklered building, dead ends may 250'. (Florida Fire Prevention Code).

15. Minimum 15' gate width. Cannot be within turning radius.

16. Gated entrances to provide elevator lock box containing switch or level to activate gate for fire department use.

17. Fire hydrants and fire protection appliances-clearances of seven and one-half feet in from of and to the sides and four feet to the rear shall be maintained. (Florida Fire Prevention Code).

E. PARKS

Identify Impact and Demand

The 1,735 dwelling units will produce a population of 4,951 people to current population estimates prepared by the Research Division of the Planning and Zoning Department. This population generates a need for 13.62 acres of local parkland, based on the CDMP Open Space Spatial Standards of 2.75 acres per 1,000 population.

Existing Service

The nearest community park is Goulds Park, located at 21805 SW 114 Avenue, approximately two miles from this project. The nearest neighborhood park is Ptrincetonian Park located approximately one and a half mile to the west of this project at SW 252 Street and SW 127 Avenue. The nearest district park is the Homestead Air Reserve Base Park, 212 acres in size, located at SW 268 Street and SW 127 Avenue, approximately 2 miles from this project.

Facilities

Goulds Park contains a recreation center, lighted baseball fields, multipurpose courts, picnic shelters, tot lot, parking lot, open play area, and a walkway. Princetonian Park contains a tot lot, multipurpose court, tennis court, and open play areas. Homestead Air Reserve Base Park is not yet developed, but is anticipated to have several lighted soccer/football fields, baseball fields, tennis center, recreation center, and a family aquatics center.

Manpower

Goulds Park has 2 recreation specialist IIs, 1 recreation specialist I, 1 office support specialist II, 1 custodial worker II, 2 recreation leaders, 1 public facility manager IV, with other part-time staff to accommodate the after-school and other programs. Princetonian Park has no staff; it is maintained by a roving crew. Homestead Air Reserve Base Park has not yet been developed, but is expected to be staffed when it is operational.

Proposed and/or Budgeted Service Expansion

This department is working to acquire additional land in this area, in cooperation with area developers, to serve the future residents. It is important to acquire this land before the area becomes developed and little open space is left.

Concurrency/Capacity Status

This application is located in Park Benefit District 3, which has a surplus of 318.77 acres of local parkland. However, capacity within the service area of the proposed development is seriously deficient for the following reason:

1. the present surplus is located distant from this development.
2. private recreation areas of this development provide only limited recreation opportunities
3. relying on impact fees alone inevitably delays the acquisition of public parks to serve the future residents of this development, because, since impact fees are paid closer to the end of the development cycle (at time of building permit), the fees accumulate after the demand is created, and the supply of land has decreased in the area.

Site Plan Critique & Quality of Life Issues

Because of the large population generated by this application and the absence of a public park of suitable size in the site plan, it is imperative that a public park site be included. Therefore, the plan proposed is not acceptable, unless the applicant provides assurance that suitable park lands (13.62 acres in size) are provided within this development, or are provided by covenant in an area in close proximity to this development. Parks staff is ready to meet with the applicant to determine the suitability of land proffered.

Additional Comments

The applicant has met with the Parks and Recreation Department (P&RD). The following comments substantiate said Department's position at this time.

1. The applicant has agreed to one of P&RD's requests to provide the open space portion of the impact fees in advance of construction to help purchase parkland. In fact, the applicant even proposed to use these fees to help purchase a larger off-site property owned by the same applicant. However, the open space fees from this development are so low that the total open space amount is barely sufficient to purchase one (1) acre at present land costs for a 5-acre neighborhood park, much less the larger site offered. Thus, the applicant's proposal to advance these fees is not P&RD's preferred means of obtaining recreation open space needed to offset the specific impact of residential population created by this development.

2. The applicant has also offered to pay in advance of this development a portion of the improvement portion of the park impact fee (the total improvement fee would be over $1,000,000, and the applicant's representative suggested an advancement of $400,000). These funds could be used to make improvements at the Homestead Air Reserve Base Park, located approximately 2 miles southwest of this development. While this P&RD would be receptive to this proposal, it does not diminish the more critical open space problem generated by this development.

3. P&RD's preferred means remains for the applicant to set aside portions of the development (13+/- acres) for usable publicly dedicated recreation open space. This would require further revisions to their plan. The original plan reviewed contained a variety of small private park and green spaces connected by a linear corridor. While on paper it might have responded to the spirit of a TND, it did not effectively provide adequate recreation open spaces to residents.

4. The revised plan, submitted to P&RD on May 13, 2003, contains a minor change to park and green spaces that created one slightly larger area that responded to the concerns of P&RD. However, this plan in total was still inadequate because all spaces remain private, small and the total area does not add up to the 13 acres required by the Park Impact Fee Ordinance.

F. SCHOOLS

Comments from Miami Dade Public Schools are provided in attached Exhibit "A".

G. SOLID WASTE MANAGEMENT

The County Solid Waste Management System consists of both County facilities and a private facility under contract as follows: two Class I landfills, (one owned by Waste Management Inc., of Florida), a Class III landfill, a Resources Recovery Facility with related ash monofill and three regional transfer facilities. The Department of Solid Waste Management (DSWM) develops projections of solid waste disposal capacity demand system-wide based on the long term disposal contracts supplemented by historical data and population forecasts from the County's Department of Planning and Zoning. The DSWM does not assess or adjust capacity projections based on the impacts of individual developments (or groups of developments). The latest Concurrency Status Determination issued on September 22, 2000, which is valid for three (3) years, shows sufficient disposal system capacity to meet and exceed the County's adopted level of service (five years of capacity). This determination, which is on file with the Department of Planning and Zoning is contingent upon the continued ability of the County to obtain and renew disposal facility operating permits from the Florida Department of Environmental Protection, as needed.

This project falls within the DSWM solid waste collection service area. The singe-family residents and townhomes proposed in this project meet the County Code definition of residential unit. Per the code, residential units located within the proposed project shall, therefore, receive DSWM garbage and trash collection service. Twice weekly individual curbside garbage and trash collection, schedule bulky waste collections service, and unlimited use of the Trash and Recycling Centers are the services currently provided to residential units in the DSWM solid waste collection service area.

Currently, DSWM provides curbside recycling services to residential units located in the unincorporated Miami-Dade County. The proposed project shall, therefore, utilize DSWM weekly curbside recycling services, provided by the County by BFI, Inc. The recycling program currently includes separation of glass, aluminum cans, steel cans, plastic bottles, newspaper and phone books. Participation in

the residential program is mandatory in accordance with Chapter 15, Section 15.2.6 of the County Code. Further information may be obtained by contacting the Department's Service development Division at (305) 594-1567.

Section 15-4 - requires that plans for storage and collection of solid waste be approved by the Director as to location, accessibility, number and adequacy of solid waste collection and storage facilities before a building permit may be issued. The final plans must contain the following statement: "Facilities for the collection and storage of solid waste are shown in accordance with Section 15-4 of the Miami-Dade County Code."

It is required that development associated with this project ensure that either of the following criteria be present in project design plans and circulation operations to minimize the reversing of waste vehicles, and hence, provide for the safe circulation of service vehicles:

a. cul-de-sac with a minimum 49 foot turning radius.
b. "T" shaped turnaround 60 feet long by 10 feet wide.
c. paved throughway of adequate width (minimum 15 feet).

In addition any and all alleyways designed with utilities, including waste collection, provided at the rear of the property should be planned in accord with standard street specifications with sufficient width and turning radii to permit large vehicles to access the alleyways. Additionally there should be no "dead-end" alleyways developed. Finally we are requesting that a sufficient waste set-out zone be preserved (between the edge of the pavement and any possible obstructions such as perked cars, fencing, etc.,) that would interrupt or preclude waste collection.

The proposed development is located within 2 miles of the South Dade Landfill which is located at SW 248th Street and 97th Avenue.

V. *IMPACT ON TRANSPORTATION FACILITIES AND ACCESSIBILITY*

A. *ANTICIPATED TRAFFIC GENERATION AND CONCURRENCY*

1. Trip Generation
   a. 1394 PM peak hour trip ends

2. Cardinal distribution

North	68.0%	East	5.6%
South	8.2%	West	18.0%

B. *EXISTING ROADWAYS SERVICEABLE TO THIS APPLICATION*

1. SW 112th Avenue to the East and SW 117th Avenue to the West. SW 232nd Street to the north, US#1 to the west and Florida Turnpike to the east.

C. *IMPACT ON EXISTING ROADWAYS*

Concurrency

9736 Station on SW 112th Avenue n/o SW 232 Street has a maximum capacity of LOS "E+20" of 3420 vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of 1524 vehicles and 1017 vehicles have been assigned to this section of road from previously approved Development Orders. Station 9736 with its 2541 is at LOS "C". The 777 vehicles generated by this development when combined with the 2541 equals 3318 and LOS "E+20" where the range of LOS "E+20" is from 2851 to 3420 vehicles.

Station 9970 on US#1 s/o 186th Street has a maximum capacity of LOS "D" of 7220 vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of 1592 vehicles and 157 vehicles have been assigned to this section of road from previously approved Development Orders. Station 9970 with its 3961 PHP and assigned vehicles is at LOS "B". The 273 vehicles generated by this development when combined with the 3961 equals 4234 and LOS "B" where the range of LOS "B" is from 1491 to 5320 vehicles.

Station F-50 on SW 112 Avenue n/o HEFT/SR 821 has a maximum capacity of LOS "E" of 3890 vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of 1065 vehicles and 179 vehicles have been assigned to this section of road from previously approved Development Orders. Station F-50 with its 1244 PHP and assigned vehicles is at LOS "B". The 121 vehicles generated by this development when combined with the 1244 equals 1365 and LOS "B" where the range of LOS "1" is from 1 to 2580 vehicles.

Station 9971 on US#1 s/o SW 248th Street has a maximum capacity of LOS "E" of 4870 vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of 3261 vehicles and 459 vehicles have been assigned to this section of road from previously approved Development Orders. Station 9971 with its 3720 PHP and assigned vehicles is at LOS "C". The 223 vehicles generated by this development when combined with the 3720 equals 3943 and LOS "D" where the range of LOS "D" is from 3921 to 4060 vehicles.

D. *ADDITIONAL IMPROVEMENTS REQUIRED FOR THIS DEVELOPMENT*

1. SW 112 Avenue to be improved to a 4 lane roadway with sidewalks, drainage, curb & gutter.
2. SW 232 Street to be improved to a 4 lane divided roadway to include median, drainage, curb & gutter from SW 112 Avenue to theoretical SW 119 Avenue.
3. SW 119 Avenue from SW 232 Street to theoretical SW 243 Street. (South side of section 2I) construct ten feet of a future 20 feet pavement to include sidewalk, drainage and curb & gutter.
4. SW 117 Avenue from 232 Street to theoretical SW 244 Street. (South side of section 1A) Construct 4 lane divided roadway pavement to include median, drainage, sidewalks and curb & gutter.

5. SW 240 Street from SW 119 Avenue to SW 112 Avenue to be constructed as a 4 lane roadway to include drainage, sidewalks and curb & gutter.

E. SITE PLAN CRITIQUE

1. The land must be platted.
2. Additional review for concurrency and additional Site requirements will be determined during the Platting and Permitting process.
3. A Public Works permit is required for construction in the public right of way.
4. Public access must be provided that satisfies the needs for both traffic circulation and Fire Rescue vehicles.
5. Public roadways or private drives adjacent to lakes, will be required to have guardrails. A lake maintenance easement shall be shown in plans.
6. Sidewalks must continue across private drives.
7. All landscaping, walls, fences, Entrance Features, etc. will be subject to the safe sight distance triangle as per Section 33-11 of the Miami-Dade County Code and G5.3 of the Public Works Manual.
8. A property owners association will be required for the maintenance of private drives, common areas, lakes, landscaping and walls/fences.
9. The creation of a special taxing district will be required to maintain the lakes and the green areas located within the public right-of-way.
10. Entrance features are not reviewed or approved as part of this application.
11. Contribution for traffic signals is required. To be determined at Platting process.

This application **does meet** the criteria for traffic concurrency for an Initial Development Order. No vehicle trips have been reserved by this application. It will be subject to the payment of road Impact Fees.

F. MASS TRANSIT

Transit service is directly provided to the east of the project site along SW 112 Avenue.

Route and frequency serving this project is as follows:

Route	Peak	Off-Peak	Night	Sat	Sun
70	60 mins.	60	60	60	60

The 2003 Transportation Improvement Program (TIP) does not identify and improvements for the area.

The 2025 Long Range Transportation Plan (LRTP) does not identify any improvements for the area.

The 2002 Transit development Plan (TDP) does identify in its 2007 Recommended Service Plan the following service improvements:

Rt. 70 Improve daily headways from 60 to 30 minutes. Re-align along South Miami-Dade Busway Extension.

Based on the information presented, MDT has no objection to this project. However, the developer must make provisions for future pullout bays, and where appropriate some encroachment on the developer's property to accommodate bus shelter(s). it is desirable that the project developer provide (or fund) the bus shelter(s) pad or a sheltered bus stop area which would be aesthetically compatible with the surrounding community, and be functional for transit purposes. The specific location for the placement of this amenities need to be coordinated with MDT's Service Planning and Scheduling Division and made part of the final design for this project.

This project has been reviewed by MDT/OPTM for Mass transit concurrency and was found to be concurrent with the level-of-service standards established for Miami-Dade County.

G. ***AVIATION***

Miami-Dade Aviation Department (MDAD) has determined that the referenced property is clear of any restrictive zones as depicted in the proposed Zoning Ordinance for Homestead General Airport, and would be compatible with airport operations.

Exhibit 'A'

Miami-Dade County Public Schools

giving our students the world

Ana Rijo-Conde, Interim Assistant Superintendent
Facilities Operations, Maintenance and Planning

Miami-Dade County School Board
Dr. Michael M. Krop, Chair
Dr. Robert B. Ingram, Vice Chair
Agustin J. Barrera
Frank J. Bolaños
Frank J. Cobo
Perla Tabares Hantman
Betsy H. Kaplan
Dr. Marta Pérez
Dr. Solomon C. Stinson

Superintendent of Schools
Merrett R. Stierheim

July 2, 2003

RECEIVED
JUL 10 2003
DEPT. OF PLANNING & ZONING
ZONING EVALUATION SECTION

Ms. Ruth Ellis Myers, Acting Supervisor
Miami-Dade County
Department of Planning and Zoning
Zoning Evaluation Section
111 N.W. 1 Street, Suite 1110
Miami, Florida 33128

Re: Manuel C. Diaz, et al - Application No. 02-377 (CC15)
West of SW 112 Avenue and South of SW 232 Street
Updated

Dear Ms. Myers:

Pursuant to the state-mandated and School Board approved Interlocal Agreement, local government, the development community and the School Board are to collaborate on the options to address the impact of proposed residential development on public schools where the proposed development would result in an increase in the schools' FISH % utilization (permanent and relocatable), in excess of 115%. This figure is to be considered only as a review threshold and shall not be construed to obligate the governing agency to deny a development.

Attached please find the School District's (District) review analysis of potential impact generated by the above referenced application. Please note that all of the impacted school facilities meet the referenced review threshold. The proposed residential development will impact Pine Villa Elementary School, Redland Middle School and Homestead Senior High School currently operating at 92%, 151% and 129% of FISH % utilization, respectively. However, utilizing the County's Census 2000 figures, the proposed residential development will increase the FISH capacity of Pine Villa Elementary School, Redland Middle School and Homestead Senior High School to 156%, 174% and 141%, respectively (please see attached analysis).

Pursuant to the Interlocal, the District met with the applicant's legal counsel on June 11, 2003, to discuss the impact of the proposed development on public schools. The District is grateful that the applicant took the time to meet with the District to discuss possible options that may accommodate new students generated by the proposed application. As such, the applicant has advised the District that they will be voluntarily proffering a covenant to Miami-Dade County in order to construct a 1100-student station (K-12) charter school(s). Additionally, in the event the charter school is not approved the applicant has voluntarily proffered to set aside a 7.82 acre site for possible purchase by the District at 60% of the appraised value and provide an acceptable agreement between the District and the applicant. Please note that such a proffer is subject to School Board approval.

School Board Administration Building • 1450 N.E. 2nd Avenue, Suite 525 • Miami, Florida 33132
305-995-7285 • FAX 305-995-4760 • www.ARijo@facil.dade.k12.fl.us

Please note that middle school relief in the area (State School "YY1") is currently proposed in the District's 5-year work plan. Attendance boundaries have not been established as such, assurances cannot be provided by the District that the proposed school will help to alleviate the impacts of the proposed development.

Also, attached is a list of approved Charter School Facilities countywide, which may provide relief to the area of impact, as well as a report depicting previously approved applications in the area.

Additionally, pursuant to Miami-Dade County's Educational Facilities Impact Fee Ordinance the proposed development, if approved, will be required to pay educational facilities impact fees (impact fees) based on the following formula:

> New residential unit square footage X .90 (Square Footage Fee) + $600.00 (Base Fee) + 2% administrative fee = Educational Facilities Impact fee

As an example, assuming the proposed unit is 2,000 square feet, the 1735-unit development is estimated to generate approximately $4,247,280 ($2,448 per unit) in impact fees. This figure may vary since the impact fees assessed are based on the actual square footage of each dwelling unit.

In accordance with the Agreement, this letter and attached information should not be construed as commentary on the merits of the pending zoning application. Rather it is an attempt to provide relevant information to the Community Council on public schools that will likely serve the proposed development and meet the referenced threshold.

As always, thank you for your consideration and continued partnership in our mutual goal to enhance the quality of life for the residents of our community.

Sincerely,

Patricia Good /08

Patricia Good
Coordinator III

PG:am
L-1474
Attachment

cc: Ms. Ana Rijo-Conde
Mr. Fernando Albuerne
Mr. Michael A. Levine
Mr. Ivan M. Rodriguez
Ms. Vivian Villaamil
Mr. Miguel Diaz de la Portilla

SCHOOL IMPACT REVIEW ANALYSIS

APPLICATION: No. 02-377, Manuel C. Diaz, et al (CC15)

REQUEST: Zone change from AU to PAD

ACRES: 291.82 acres

LOCATION: West of SW 112 Avenue and South of SW 232 Street

NUMBER OF UNITS: 1735 additional units

ESTIMATED STUDENT POPULATION: 1069 students*

ELEMENTARY: 492

MIDDLE: 267

SENIOR: 310

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY: Pine Villa Elementary - 21799 SW 117 Ct.

MIDDLE: Redland Middle - 16001 SW 248 St.

SENIOR HIGH: Homestead Senior - 2351 SE 12 Ave.

* Based on Census 2000 information provided by the Miami-Dade County Department of Planning and Zoning.

The following population and facility capacity data are as reported by the Office of Information Technology, as of October, 2002:

	STUDENT POPULATION	FISH DESIGN CAPACITY PERMANENT	% UTILIZATION FISH DESIGN CAPACITY PERMANENT	NUMBER OF PORTABLE STUDENT STATIONS	% UTILIZATION FISH DESIGN CAPACITY PERMANENT AND RELOCATABLE
Pine Villa Elem.	711/ 1203*	561	127%/ 214%*	210	92%/ **156%***
Redland Middle	1763/ 2030*	1144	154%/ 177%*	25	**151%/ 174%***
Homestead Sr.	3315/ 3625*	2569	129%/ 141%*	0	**129%/ 141%***

* includes proposed development

ADDITIONAL SCHOOL INFORMATION: The following information was provided by school site personnel or other data sources in October 2002:

Pine Villa Elementary:

Access to computers:	In each classroom, in special computer labs and media center
Capital Improvements in the past school year:	None
Recognition for Academic Achievement:	FL School Recognition as an "C" School
Special Programs:	After-school care and Magnet programs
Lunch schedule:	Begins at 10:15 a.m.
Non-instructional space utilized for instructional purposes:	None
Teachers required to float/travel:	None

Redland Middle:

Access to computers:	In special computer labs and media center
Capital Improvements in the past school year:	None
Recognition for Academic Achievement:	Silver Award
Special Programs:	Tutoring
Lunch schedule:	Begins at 11:19 a.m.
Non-instructional space utilized for instructional purposes:	Auditorium
Teachers required to float/travel:	Language Arts, ESOL, Math, Science and Geography

Homestead Senior High:

Access to computers:	In each classroom, in special computer labs and Media Center
Capital Improvements in the past school year:	Media Center
Recognition for Academic Achievement:	College Board Insip. and Grant/Scholarships
Special Programs:	Magnet programs and Enrichment classes
Lunch schedule:	Begins at 11:35 a.m.
Non-instructional space utilized for instructional purposes:	Teacher's Workroom, Auditorium, Media Center and Storage room
Teachers required to float/travel:	Drama and Math

PLANNED RELIEF SCHOOLS IN THE AREA (information as of June 2003):

School	Status	Occupancy Date
N/A		

OPERATING COSTS: According to Financial Affairs, the average cost for K-12 grade students amounts to $5,833 per student. The total annual operating cost for additional students residing in this development, if approved, would total $6,235,477.

CAPITAL COSTS: Based on the State's June-2003 student station cost factors*, capital costs for the estimated additional students to be generated by the proposed development are:

ELEMENTARY	492	x	$ 13,221	=	$ 6,504,732
MIDDLE	267	x	$ 15,159	=	$ 4,047,453
SENIOR	310	x	$ 20,060	=	$ 6,218,600
Total Potential Capital Cost					$16,770,785

* Based on Information provided by the Florida Department of Education, Office of Educational Facilities Budgeting. Cost per student station does not include land cost.

PREVIOUSLY APPROVED DEVELOPMENT REPORT
CC14 AND CC15 (JANUARY '01-MARCH '03)

	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
1	EFRAIN ARGUELLES #00-323	NEC of SW 300 St. and SW 174 Ave.	6 Units/ 5 Students	AVOCADO ELEM-3 HOMESTEAD MID-1 SOUTH DADE SR-1	CC14 2/21/01	APPROVED
2	PATRICIA & JORGE PALENZUELA & CANDAD ZAMORA #01-406	W of SW 167 Ave. and SW 284 St.	11 Units/ 7 Students	AVOCADO ELEM-4 HOMESTEAD MID-2 SOUTH DADE SR-1	CC14 3/06/02	APPROVED
3	GAULEY PALISADE CORP. #02-162	NWC of SW 216 St. and SW 124 Ave.	7 Units/ 4 Students	CARIBBEAN ELEM-2 MAYS MID-1 SOUTHRIDGE SR-1	CC14 9/25/02	APPROVED
4	PERRY KAYE, TRUSTEE #00-446	Btwn SW 128 Ave. and SW 132 Ave. and btwn SW 211 St. and SW 216 St.	89 Units/ 53 Students	CARIBBEAN ELEM-29 MAYS MID-12 SOUTHRIDGE SR-12	CC14 5/30/01 10/11/01	APPROVED
5	GAULEY PALISADE CORP. #01-242	22010 SW 124 Ave.	18 Units/ 11 Students	CARIBBEAN ELEM-6 MAYS MID-3 SOUTHRIDGE SR-2	CC14 10/10/01	APPROVED
6	OPEN BIBLE BAPTIST CHURCH TO FORTY-FIRST HOLDINGS, LLC 01-134	W of SW 137 Ave. and N of SW 173 Terr.	84 Units/ 32 Students	MIAMI HEIGHTS ELEM-17 REDLAND MID-8 SOUTH DADE SR-7	CC14 12/19/01	APPROVED
7	VICTOR F. SEIJAS, JR. #99-300	N of SW 184 St. and SW 142 Ave.	17 Units/ 9 Students	REDLAND ELEM-5 REDLAND MID-2 SOUTH DADE SR-2	CC14 4/25/01	APPROVED
8	CROSS ET AL. #01-218	SW 130 Ave. and btwn SW 192 St. and SW 220 St.	157 Units/ 94 Students	S. MIAMI HGTS. ELEM-51 MAYS MID-23 SOUTHRIDGE SR-20	CC14 11/20/01	APPROVED
9	MANGROVE DEVELOPMENT OF MIAMI, INC. #99-401	SWC of Sw 184 St. and SW 127 Ave.	24 Units/ 14 Students	S. MIAMI HGTS. ELEM-8 MAYS MID-3 SOUTHRIDGE SR-3	CC14 2/06/01	APPROVED
10	SVK AIRPORT LAND, LLC #02-200	SEC of SW 276 St. and SW 154 Ave.	41 Units/ 24 Students	REDLAND ELEM-13 REDLAND MID-6 SOUTH DADE SR-5	CC14 11/06/02	APPROVED
11	ANNE DELK TRUSTEE #02-170	Btwn SW 175 and 177 Ave. and N of SW 292 St.	7 Units/ 4 Students	REDONDO ELEM-2 HOMESTEAD MID-1 SOUTH DADE SR-1	CC14 12/17/02	APPROVED
12	STEVE PURDO, ET AL #02-249	S of SW 224 St. btwn SW 128 and 130 Ave.	64 Units/ 38 Students	CARIBBEAN ELEM-21 MAYS MID-9 SOUTHRIDGE SR-8	CC14 12/17/02	APPROVED
13	H. D. CROSS TRUSTEE ET AL #02-054	Btwn SW 184 St. to SW 192 St. and W of SW 130 Ave. to SW 134	154 Units/ 95 Students	S. MIAMI HGTS. ELEM-51 MAYS MID-23 SOUTHRIDGE SR-21	CC14 1/28/03	APPROVED
14	JOSEPH TAUBMAN, TRUSTEE & DELCO ENTERPRISES #01-401	N of SW 208 St. btwn SW 133 Ct. and SW 132 Ave.	31 Units/ 20 Students	REDLAND ELEM-11 MAYS MID-5 SOUTH DADE SR-4	CC14 10/16/02 2/25/03	APPROVED
15	AVOCADO ACRE HOMES DEVELOPMENT CORP. #02-302	SEC of SW 272 St. and SW 157 Ave.	46 Units/ 30 Students	REDLAND ELEM-16 REDLAND MID-7 SOUTH DADE SR-7	CC14 2/25/03	APPROVED
16	BLACK CREEK BUILDERS GROUP, LLC #02-335	SEC of SW 132 Ave. and SW 284 St.	11 Units/ 7 Students	REDLAND ELEM-4 MAYS MID-2 HOMESTEAD SR-1	CC14 2/25/03	APPROVED

Note: There are three applications that are pending which would generate 38 students.

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PREVIOUSLY APPROVED DEVELOPMENT REPORT
CC14 AND CC15 (JANUARY '01-MARCH '03)

	Applicant Name & Number	Location Address	Units/Students	Schools	Community Council/ Date	Approved Density Comments
1	ALEJANDRO ZAMPIER #02-076	S of Sw 280 St. and W of SW 134 Ave.	20 Units/ 13 Students	NARANJA ELEM-7 REDLAND MID-3 SOUTH DADE SR-3	CC15 6/04/02	APPROVED
2	CARMEL INVESTMENT & DEVELOPMENT INC. #01-437	NEC OF SW 160 Ave. and theor. SW 302 St.	6 Units/ 4 Students	PESKOE ELEM-2 CAMPBELL DRIVE MID-1 HOMESTEAD SR-1	CC15 4/23/02	APPROVED
3	CLINTON ASSOCIATES, LTD. #02-035	NWC of SW 122 Ave. and SW 256 St.	59 Units/ 38 Students	NARANJA ELEM-21 REDLAND MID-9 HOMESTEAD SR-6	CC15 6/04/02	APPROVED
4	ERIC AND NICOLE LEE BERRIOS #01-376	SWC of SW 184 St. and SW 79 Ct.	1 Unit/ 0 Students	WHISPERING PINES ELEM CUTLER RIDGE MID SOUTHRIDGE SR	CC15 1/28/02	APPROVED
5	FREDERICK T. PETERS MARTIAL TRUST #01-219	N of SW 208 St. and btwn SW 87 Ave. and SW 92 Ave.	160 Units/ 82 Students	WHIGHAM ELEM-44 CENTENNIAL MID-20 SOUTHRIDGE SR-18	CC15 6/04/02	APPROVED
6	JSM HOLDING CORP. INC AND ROYAL GROUP INVESTMENT #01-264	S of SW 268 St. and SW 140 Ave.	24 Units/ 11 Students	CHAPMAN ELEM-6 REDLAND MID-3 HOMESTEAD SR-2	CC15 2/12/02	APPROVED
7	LEWIS PETERS AND FERGUSON PETERS, TRUSTEE #01-069	NEC of SW 248 St. and Sw 112 Ave.	328 Units/ 168 Students	NARANJA ELEM-91 CENTENNIAL MID-40 HOMESTEAD SR-37	CC15 11/13/01	APPROVED
8	SODA PROPERTIES, LLC. #01-348	Btwn SW 87 Ave. and SW 92 Ave. and N of SW 208 St.	232 Units/ 82 Students	WHIGHAM ELEM-44 CENTENNIAL MID-20 SOUTHRIDGE SR-18	CC15 6/04/02	APPROVED
9	ROBERT BOREK ET AL #00-298	S of SW 248 St. btwn SW 117 and 122 Ave.	342 Units/ 214 Students	PINE VILLA ELEM-116 REDLAND MID-51 HOMESTEAD SR-47	CC15 5/01/01	APPROVED $128,400 O/A
10	HUGO G. MORALES, TRUSTEE #01-203	E of USA-1, S of Sw 252 St. and W of SW 137 Ave.	380 Units/ 144 Students	NARANJA ELEM-78 REDLAND MID-34 SOUTH DADE SR-32	CC15 3/26/02	APPROVED
11	ROBERT BOREK ET AL #01-333	E and W of Sw 117 Ave. on the N side of 248 St.	246 Units/ 130 Students	PINE VILLA ELEM-70 REDLAND MID-31 HOMESTEAD SR-29	CC15 10/03/02	APPROVED
12	RALPH FEUERRING, ET AL #02-108	NEC of SW 232 St. and SW 110 Ave.	209 Units/ 119 Students	PINE VILLA ELEM-64 CENTENNIAL MID-29 SOUTHRIDGE SR-26	CC15 10/03/02	APPROVED
13	AIRBASE LANDINGS, LTD. #02-030	S of SW 268 St. and E of SW 122 Ave.	45 Units/ 20 Students	CHAPMAN ELEM-11 CENTENNIAL MID-5 HOMESTEAD SR-4	CC15 11/07/02	APPROVED
14	HABITAT FOR HUMANITY OF GREATER MIAMI, INC. #00-188	15375 SW 288 St.	10 Units/ 7 Students	LEISURE CITY ELEMID-4/2 SOUTH DADE SR-1	CC15 11/12/02	APPROVED
15	DIAZ LANDSCAPING & NURSERY, INC. #02-192	E of SW 112 Ave. and S of SW 240 St.	476 Units/ 254 Students	PINE VILLA ELEM-137 CENTENNIAL MID-61 HOMESTEAD SR-56	CC15 12/11/02	APPROVED

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PREVIOUSLY APPROVED DEVELOPMENT REPORT
CC14 AND CC15 (JANUARY '01-MARCH '03)

16	ALLAPATTAH NURSERY, LTD #02-155 #02-228	E of SW 112 Ave. and N of SW 240 St.	477 Units/ 255 Students	PINE VILLA ELEM-188 CENTENNIAL MID-61 HOMESTEAD SR-56	CC15 12/11/02	APPROVED
17	CHARLES AND JO ELLEN CHAMBERS #02-178	NEC of SW 139 Ave. and SW 258 St.	76 Units/ 50 Students	NARANJA ELEM-27 REDLAND MID-12 SOUTH DADE SR-11	CC15 12/11/02	APPROVED
18	CW2, LTD. #02-164	E of SW 139 Ave. and S of SW 260 St.	32 Units/ 21 Students	NARANJA ELEM-11 REDLAND MID-5 SOUTH DADE SR-5	CC15 12/11/02	APPROVED
19	LLOYD AND JOHNNIE CASH #02-230	SWC of SW 137 Ave. and SW 258 St.	36 Units/ 30 Students	NARANJA ELEM-16 REDLAND MID-7 SOUTH DADE SR-7	CC15 1/30/03	APPROVED
20	PRINCETON SELF STORAGE, INC. #01-181	E of US-1, S fo Canal, btwn SW 244 St and SW 246 St.	160 Units/ 59 Students	MIAMI HEIGHTS ELEM-32 REDLAND MID-14 SOUTH DADE SR-13	CC15 9/04/01	DENIED
21	TOPA INVESTMENTS, LLC #01-161	19200 SW 102 Ave.	58 Units/ 19 Students	BEL-AIRE ELEM-10 CUTLER RIDGE MID-5 SOUTHRIDGE SR-4	CC15 9/04/01	DENIED
22	HENRY C. MORAT, TRUSTEE #02-280	SEC of SW 132 Ave. and SW 284 St.	120 Units/ 101 Students	CHAPMAN ELEM-55 CENTENNIAL MID-24 HOMESTEAD SR-22	CC15 2/27/03	DENIED

Note: There are nine applications that are pending which would generate 591 students.

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PREVIOUSLY APPROVED DEVELOPMENT REPORT
CC14 AND CC15 (JANUARY '01-MARCH '03)

SCHOOLS	STUDENT POPULATION	NUMBER OF STUDENTS PER PROJECT APPROVED	CUMULATIVE TOTAL STUDENT POPULATION	STUDENT STATIONS PERMANENT	RELOCATABLE STATIONS	CUMULATIVE % UTILIZATION INCLUDING RELOCATABLE
AVOCADO ELEM	937	7	944	591	0	160%
CARIBBEAN ELEM	944	58	1002	927	24	105%
CHAPMAN, W.A. ELEM	883	17	900	809	64	103%
LEISURE CITY ELEM/MID	1841	4	1845	999	45	177%
MIAMI HEIGHTS ELEM	1297	17	1314	836	158	132%
NARANJA ELEM	850	251	1101	561	158	153%
PESKOE, IRVING & BEATRICE ELEM	1151	2	1153	840	0	137%
PINE VILLA ELEM	711	525	1236	561	210	160%
REDLAND ELEM	1072	49	1121	829	0	135%
REDONDO ELEM	736	2	738	581		0%
SOUTH MIAMI HEIGHTS ELEM	821	110	931	828	71	104%
WHIGHAM, DR. EDWARD L. ELEM	1009	88	1097	911	0	120%
ELEMENTARY TOTALS	12252	1110	13362	9275	730	134%
CAMPBELL DRIVE MID	1359	1	1360	1373	0	99%
CENTENNIAL MID	1203	236	1439	913	114	140%
CUTLER RIDGE MID	1459	0	1459	995	131	130%
LEISURE CITY ELEM/MID	1841	2	1843	999	45	177%
HOMESTEAD MID	1385	4	1389	1029	45	129%
MAYS MID	1095	81	1176	1023	45	110%
REDLAND MID	1763	178	1941	1144	25	166%
MIDDLE TOTALS	10105	502	10607	7476	405	135%
HOMESTEAD SR	3315	241	3556	2569	0	138%
MIAMI SOUTHRIDGE SR	4184	129	4313	2372	309	161%
SOUTH DADE SR	2824	87	2911	1871	283	135%
SENIOR HIGH TOTALS	10323	457	10780	6812	592	140%
TOTAL	32680	2089	34769	23561	1727	137%

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CHARTER SCHOOLS
2002-2003

REV. 6-12-03

Mail Code	Name and Address Of Charter School	Actual Enrollment (10-04-02)	Projected Enrollment			Grade Levels*	ACCESS Center	Voting District
			2003-2004	2004-2005	Maximum			
7160	Mater Academy High School 7901 NW 103 St. Hialeah Gardens, FL 33016	80	750	1,000	1,000	9-10	I	4
0100	Mater Center Charter School 7700 NW 98 St. Hialeah Gardens, FL 33016	1,099	1,000	1,050	1,150	K-8	I	4
0110	North County Charter School 3400 NW 135 St. Miami, FL 33054	293	600	600	600	K-5	I	1
5130	North Dade Community Charter School 13850 NW 26 Ave. Opa-Locka, FL 33054	63	575	600	600	K-5	I	1
5710	Sandor Wiener School of Opportunity 20000 NW 47 Ct. Opa-Locka, FL 33055	6	32	34	72	K-2	I	1
6900	Vankara Academy Charter School 13307-11 Alexandria Dr. Opa-Locka, FL 33054	132	175	225	225	6-8	I	1
6050	Youth Co-Op Charter School 12051 W. Okeechobee Rd. Hialeah Gardens, FL 33018	386	525	525	525	K-8	I	4
6020	ASPIRA Youth Leadership Charter School 13300 Memorial Hwy. North Miami, FL 33161	288	450	450	450	6-9	II	1
0120	Northeast Academy 1750 NE 168 St. N. Miami Beach, FL 33162	416	600	600	600	K-5	II	3
6030	Doral Academy 2450 NW 97 Ave. Miami, FL 33172	1212	2,025	2,025	2,025	K-8	III	5
7020	Doral Academy High School 11100 NW 27 St. Miami, FL 33172	456	1,800	1,800	1,800	9-11	III	5
0400	Ryder Elementary Charter School 8360 NW 33 St. Miami, FL 33122	488	500	500	500	K-5	III	5

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Mail Code	Name and Address Of Charter School	Actual Enrollment (10-04-02)	Projected Enrollment			Grade Levels*	ACCESS Center	Voting District
			2003-2004	2004-2005	Maximum			
6070	ASPIRA Eugenio Maria de Hostos Charter School 3650 N. Miami Ave. Miami, FL 33127	174	250	300	350	6-8	IV	2
3600	Downtown Miami Charter School 305 NW 3 Ave. Miami, FL 33128	294	650	650	650	K-6	IV	2
6010	Florida International Academy 7630 Biscayne Blvd. Miami, FL 33138	260	350	350	350	6-8	IV	2
0040	Liberty City Charter School 8700 NW 5 Ave. Miami, FL 33150	257	400	705	705	K-7	IV	2
3100	Mater East Charter School 450 SW 4 St. Miami, FL 33130	269	650	800	800	K-5	IV	6
6040	Miami Shores/Barry University Connected Learning Center 11441 NW 2 Ave. Miami Shores, FL 33168	180	200	200	200	6-8	IV	2
0500	Rosa Parks Community School/Overtown 430 NW 9 St. Miami, FL 33136	42	425	500	500	K-6	IV	2
0510	Archimedean Academy 10870 SW 113 Place Miami, FL 33176	80	225	325	500	K-3	V	7
0600	Pinecrest Preparatory Academy 14301 SW 42 St. Miami, FL 33175	548	650	700	700	K-6	V	8
6060	ASPIRA South Youth Leadership Charter School 14112-14114 SW 288 St. Leisure City, FL 33033	160	230	260	260	6-8	VI	9
0070	Coral Reef Montessori Academy 19000 SW 112 Ave. Miami, FL 33157	221	500	500	500	K-8	VI	9
0300	Rosa Parks Charter School/Florida City 713 West Palm Drive Florida City, FL 33034	149	250	300	600	K-7	VI	9

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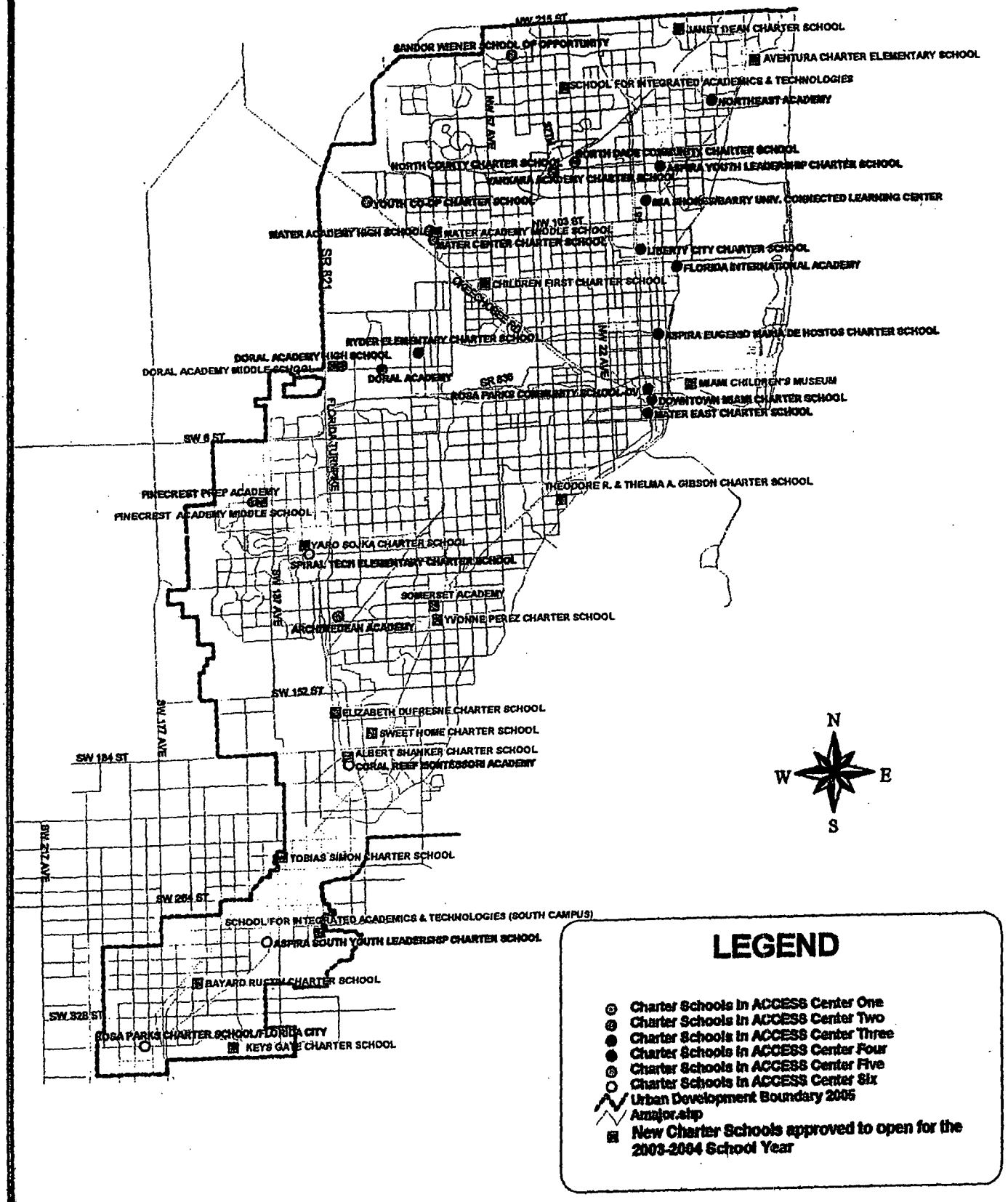
Name and Address Of Charter School	Projected Enrollment			03-04 Grade Level	Max Grade Level	ACCESS Center
	2003-2004	2004-2005	Maximum			
Somerset Academy 11011 SW 80 Avenue Miami, FL 33156	Deferred to 04-05	650	800	K-5	K-8	V
Pinecrest Academy Middle School 14301 SW 42 Street Miami, FL 33175	650	700	800	6-8	6-8	V
Yvonne Perez Charter School SW 112 Street & US1 Miami, FL	Deferred to 04-05	1,200	1,200	K-8	K-8	V
Sweet Home Charter School *17201 SW 103 Avenue Miami, FL	Deferred to 04-05	775	1,075	Kindergarten	K-8	V
Elizabeth duFresne Charter School SW 117 Ave. &164 Terrace Miami, FL	Deferred to 04-05	1,000	1,000	K-5	K-5	VI
Yaro Sojka Charter School SW 127 Ave. & 72 Street Miami, FL	Deferred to 04-05	1,200	1,200	K-8	K-8	VI
Albert Shanker Charter School SE corner of Turnpike & Quail Roost Dr., Miami, FL	Deferred to 04-05	1,200	1,200	K-8	K-8	VI
Bayard Rustin Charter School SW 312 St. & 167 Avenue Homestead, FL	Deferred to 04-05	1,600	1,600	K-8	K-8	VI
Tobias Simon Charter School 24400 SW 137 Avenue Miami, FL	Deferred to 04-05	1,200	1,200	K-8	K-8	VI
Keys Gate Charter School SW 152 Ave. & SE 24 Street Homestead, FL	1,150	1,150	1,150	K-8	K-8	VI

*temporary location for the first year – the permanent location will be at SW 180 Street & 107 Ave.

Charter Schools by ACCESS Center



APPLICATION NO. 02-377
MANUEL C. & EMILIA DIAZ, ET AL

Respectfully Submited,

DIC Executive Council
June 18, 2003

Pedro G. Hernandez, P.E. Assistant County Manager		AYE
Charles U. Phillips, Fire Chief Miami-Dade Fire Rescue Department		Absent
Irma San Roman, Deputy Director Metropolitan Planning Organization Secretariat		AYE
Diane O'Quinn Williams, Director Department of Planning and Zoning		AYE
Aristides Rivera, P.E., P.L.S., Director Public Works Department	PENDING	AYE
Alyce M. Robertson, Assistant Director Department of Environmental Resources Mgmt		AYE
Jorge S. Rodriguez, P.E., Assistant Director Miami-Dade Water and Sewer Department	PENDING	AYE

TEAM METRO
SOUTH OFFICE

ENFORCEMENT HISTORY

Manuel C. & Emilia Diaz, Et Al	Lying south & north of SW 232 ST (Silver Palm Dr) and lying between SW 112 AVE & Theoretical SW 119 AVE, Miami-Dade County, FL
APPLICANT	**ADDRESS**
07/24/2003	02-377
DATE	**HEARING NUMBER**

ENFORCEMENT HISTORY:

No Violations as of June 23, 2003

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: Diaz Landscaping & Nursery, Inc.

NAME AND ADDRESS	Percentage of Stock
Manuel C. Diaz	100%

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	Percent 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: Lennar Homes, Inc.

NAME, ADDRESS AND OFFICE (if applicable)	Percentage of Interest
Lennar Corporation is a publically traded corporation and is the	100%
parent of the contract purchaser, Lennar Homes, Inc.	

Date of contract: 9/26/2002

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: See Exhibit E attached hereto
(Applicant)

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

_____
(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 E

By: _____
Manuel ~~C. Diaz~~

Sworn to and subscribed before me this 6TH day of DEC., 2002. Affiant is personally known to me or has produced _____ as identification.

_____
(Notary Public)
My commission expires 7/19/06

Gilda Zubizarreta
My Commission DD123738
Expires July 19, 2006

By: _____
Emilia F. Diaz

Sworn to and subscribed before me this 6TH day of DEC., 2002. Affiant is personally known to me or has produced _____ as identification.

_____
(Notary Public)
My commission expires 7/19/06

Gilda Zubizarreta
My Commission DD123738
Expires July 19, 2006

Diaz Landscaping & Nursery, Inc.

By: _____
Name: ~~Manuel C. Diaz~~
Title: President

Sworn to and subscribed before me this 6TH day of DEC., 2002. Affiant is personally known to me or has produced _____ as identification.

_____
(Notary Public)
My commission expires 7/19/06

Gilda Zubizarreta
My Commission DD123738
Expires July 19, 2006

MIA\993184.2

EXHIBIT D

By: _____
Manuel C. Diaz

Sworn to and subscribed before me this 6TH day of DEC., 2002. Affiant is personally known to me or has produced _____ as identification.

_____
(Notary Public)
My commission expires 7/19/06

Gilda Zubizarreta
My Commission DD123738
Expires July 19, 2006

By: _____
Emilia F. Diaz

Sworn to and subscribed before me this 6TH day of DEC., 2002. Affiant is personally known to me or has produced _____ as identification.

_____
(Notary Public)
My commission expires 7/19/06

Gilda Zubizarreta
My Commission DD123738
Expires July 19, 2006

Diaz Landscaping & Nursery, Inc.

By: _____
Name: Manuel C. Diaz
Title: President

Sworn to and subscribed before me this 6TH day of DEC., 2002. Affiant is personally known to me or has produced _____ as identification.

_____
(Notary Public)
My commission expires 7/19/06

Gilda Zubizarreta
My Commission DD123738
Expires July 19, 2006

M(A\99384.1

EXHIBIT E

By: _____
Manuel ~~C. Diaz~~

Sworn to and subscribed before me this 6TH day of DEC., 2002. Affiant is personally known to me or has produced _____ as identification.

_____
(Notary Public)
My commission expires 7/19/06

Gilda Zubizarreta
My Commission DD123738
Expires July 19, 2006

By: _____
Emilia F. Diaz

Sworn to and subscribed before me this 6TH day of DEC., 2002. Affiant is personally known to me or has produced _____ as identification.

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(Notary Public)
My commission expires 7/19/06

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By: _____
Name: ~~Manuel C. Diaz~~
Title: President

Sworn to and subscribed before me this 6TH day of DEC., 2002. Affiant is personally known to me or has produced _____ as identification.

_____
(Notary Public)
My commission expires 7/19/06

Gilda Zubizarreta
My Commission DD123738
Expires July 19, 2006

MTA\199384.2

47

Silver Palm

DADE COUNTY, FLORIDA

1st rev

RECEIVED
30-337
MAY 5 - 2003

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

SYMBOLS:

- BUILDING SECTIONS — SECTION LETTERS — SHEET NUMBER (WHERE SECTION IS DRAWN)
- DETAIL — DETAIL NUMBER — SHEET NUMBER
- INTERIOR ELEVATION(S) (UNFOLD) ARROWS INDICATE ELEVATIONS — SHEET NUMBER
- DOOR TYPE — DOOR MARK (NUMBER)
- WINDOW TYPE — WINDOW MARK (LETTER)
- KEYNOTE — DRAWING NOTE (NUMBER)
- STEP DOWN — CHANGE IN FLOOR HEIGHT
- CONTROL OR DATUM POINT — DESCRIPTION OF POINT (FIN FLR., TOP OF PLATE, TOP OF T.B.)
- ELEVATION OR POINT
- REVISION REFERENCE — NUMBER OF REVISION CORRESP. TO DESCN SECTION OF TITLE BLOCK
- WALL SECTIONS — SECTION NUMBERS — SHEET NUMBER (WHERE SECTION IS DRAWN)

ABBREVIATIONS:

AIR CONDITIONING	A/C	DETAIL	DTL	HEADER	HDR	PAIR	PR	TEMPERED GLASS	TEMP GL
AIR HANDLING UNIT	A H U	DIAMETER	DIA	HEIGHT	HT / HGT	PENNY	d	TIE BEAM	T B
ALTERNATE	ALT	DISHWASHER	D W	HOSE BIBB	H B	PLATE	PL	TOP OF CURB	T C
ALUMINUM	AL	DOUBLE	DBL	HOLLOW CORE	H C	PLYWOOD	PLY WD	TREAD	T
ANCHOR BOLT	A B	DOUBLE PLATE	DBL PL			PROPERTY LINE	P	TYPICAL	TYP
ANGLE	∠	DOOR	DR	INFORMATION	INFO	POUNDS PER SQUARE INCH	P S I	TONGUE AND GROOVE	T&G
AVERAGE	AVG	DOWN	DN	INSULATION	INSUL	PRESSURE TREATED	P.T.	TOP OF PLATE	T O P
ABOVE FINISH FLOOR	A F F	DOWNSPOUT	D.S.	INTERIOR	INT			TOP OF BEAM	T O B
		DRAWER	DWR.			RADIUS	RAD		
BEAM	BM			LAMINATED PLASTIC	LAM PLAS	RAFTER	RAF	UNLESS NOTED OTHERWISE	U N O
BLOCKING	BLKG	EACH	EA	LOUVER	LOUV	REQUIRED	REQU		
BOARD	BD / BRD	ELEVATION	ELEV / EL	LUMINOUS	LUM	REVISION	REV.	VENT THRU ROOF	V T R
BOTTOM	BOT	EQUAL	EQ	LAVATORY	LAV	REFRIGERATOR	REF.	VENT TO OUTSIDE AIR	V T O S A
BUILDING	BLDG	EXHAUST	EXH			RISER	R	VERTICAL	VERT
		EXPANSION JOINT	EXP JT	MACHINE BOLT	M B	ROOF DRAIN	R D	VINYL COMPOSITION TILE	V C T
CABINET	CAB	EXTERIOR	EXT	MANUFACTURER	MFGR	ROOM	RM		
CEILING	CLG	ETCETERA	ETC.	MATERIAL	MATL	ROUGH SAWN	RO/S	WARDROBE	WARD
CEILING JOISTS	CLG JST			MAXIMUM	MAX	ROUGH OPENING	R O	WATER CLOSET	W C
CEMENT	CEM	FACE OF MASONRY	F O M	MECHANICAL CABINET	M C			WATERPROOFING	W P
CENTER LINE	℄	FACE OF STUD	F O S	METAL	MTL	SELECT STRUCTURAL	SELECT STRUCT	WELDED WIRE MESH	W W M
CERAMIC TILE	CER T	FINISH	FIN	MINIMUM	MIN	SOLID CORE	S.C.	WINDOW	WIND
CHAMFER	CHAM	FINISH FLOOR	F F			SHELF AND POLE	S & P	WITH	W/
CHANNEL	[OR]	FINISH GRADE	F G	NOT IN CONTRACT	N I C	SIAMESE	SIA	WITHOUT	W/O
CLEAR	CLR	FLASHING	FLSH'G	NOT TO SCALE	N T S	SLIDING GLASS DOOR	SL. GL. DR	WOOD	WD
COLUMN	COL	FLOOR	FLR			SLOPING CEILING	SLP CLG	WROUGHT IRON	W I
COMPOSITION	COMPO	FLOOR DRAIN	F D	OBSCURE	OBS	SPLASH	SPL	WALK IN CLOSET	W I C
CONCRETE BLOCK	CONC BLK	FLOOR JOISTS	FLR JST.	OPPOSITE	OPP	SHEATHING	SHTG		
CONSTRUCTION GRADE	CONST GR.	FLUORESCENT	FLUOR	ON CENTER	O C	SYNTHETIC MARBLE	SYN MARBLE		
CONTINUOUS	CONT	FOOTING	FTG	OVERHEAD	O H				
COLD WATER	C W	GALVANIZED	GALV						
CULTURED MARBLE	CULT MAR	GRADE	GRD						
		GYPSUM BOARD	GYP BD.						

INDEX:

BASIC DRAWINGS

TITLE - COVER SHEET, SYMBOLS AND ABBREVIATIONS

R-1 RENDERINGS

R-2 RENDERINGS

SP-1 GENERAL DATA + VIEW

SP-2 PARCEL 1-A + VIEW

SP-3 PARCEL 1-B + VIEW

SP-4 PARCEL 1-C + VIEW

SP-5 PARCEL 1-D + VIEW

SP-6 PARCEL 2-E + VIEW

SP-7 PARCEL 2-F + VIEW

SP-8 PARCEL 2-G + VIEW

SP-9 PARCEL 2-H + VIEW

SP-10 PARCEL 2-I + VIEW

SP-11 STREET SECTIONS

SP-12 STREET SECTIONS

A-1 ATTACHED SINGLE FAMILY TYPE I (7K + 7K LOT

A-2 ATTACHED SINGLE FAMILY TYPE I ELEVATIONS

A-3 ATTACHED SINGLE FAMILY TYPE II SP + 8B LOT

A-4 ATTACHED SINGLE FAMILY TYPE II ELEVATIONS

A-5 DETACHED SINGLE FAMILY 8P + 10SP LOT (TYPICAL)

A-6 DETACHED SINGLE FAMILY 8P + 8SP LOT (TYPICAL)

A-7 ATTACHED SINGLE FAMILY TYPE III 3B + 2 A/C LOT (NEW PROPOSED TYPE)

A-8 DETACHED SINGLE FAMILY FACING 17 TH AVENUE (NEW PROPOSED TYPE)

LA-1 GENERAL LANDSCAPING NOTES + DETAILS

LA-2 TYPICAL LANDSCAPED GREENBELT BUFFER ALONG 84 ST AVENUE

SCALE		REVISIONS	BY	LENNAR HOMES	OLIVA-MEOZ ARCHITECTS & PLANNERS, INC.	SILVER PALM	SHEET
CHECKED BY	MMM	04-15-03	LTB	760 N.W. 107 AVENUE MIAMI, FLORIDA 33172 (305) 599-8551	8240 SOUTHWEST 24TH STREET MIAMI, FLORIDA 33155	DADE COUNTY, FLORIDA	TITLE
DRAWN BY	VJF				TELEPHONE: (305) 552-7596 FACSIMILE: (305) 552-7297	CAD FILE	HECTOR L. OLIVA AR 0011339
DATE	0-04-03						
JOB	928						

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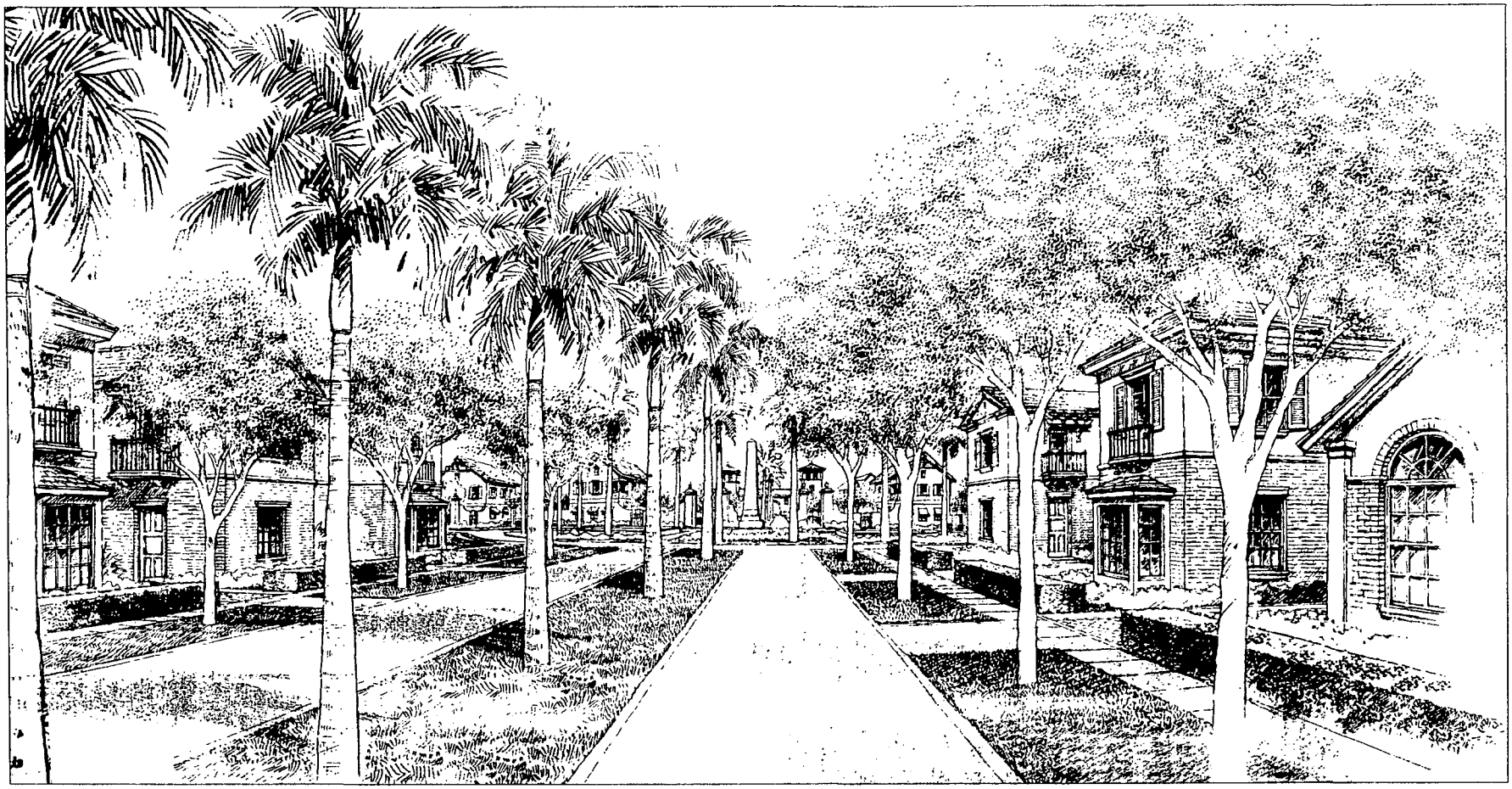
48

SILVER PALM

FLORIDA 2002



SCALE AS SHOWN
CHECKED BY M.M.M.
DRAWN BY
DATE 12-06-02
JOB 0208

REVISIONS BY

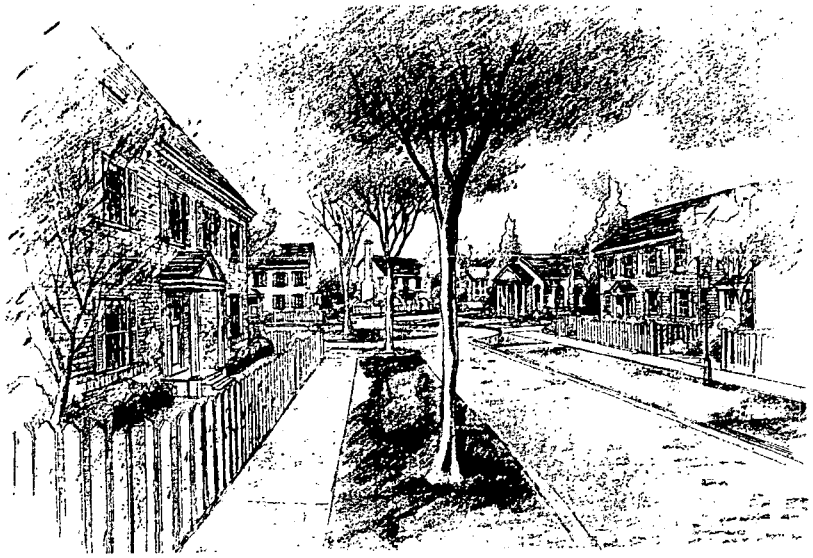
LENNAR HOMES
760 N.W. 107 AVENUE MIAMI, FLORIDA, 33172 (305) 599-1951

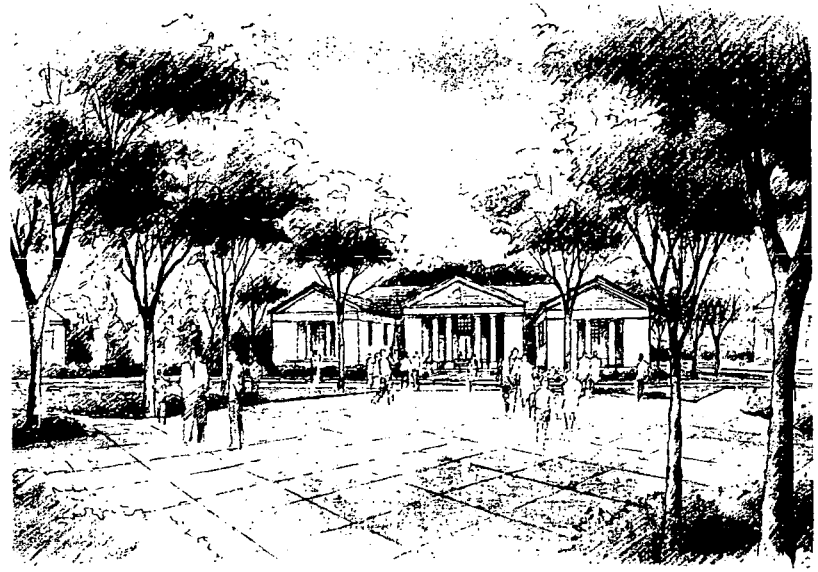
OLIVA-MEOZ ARCHITECTS & PLANNERS, INC.
8240 SOUTHWEST 24TH STREET MIAMI, FLORIDA 33155
TEL: (305) 552-7296 FACS: (305) 552-7297

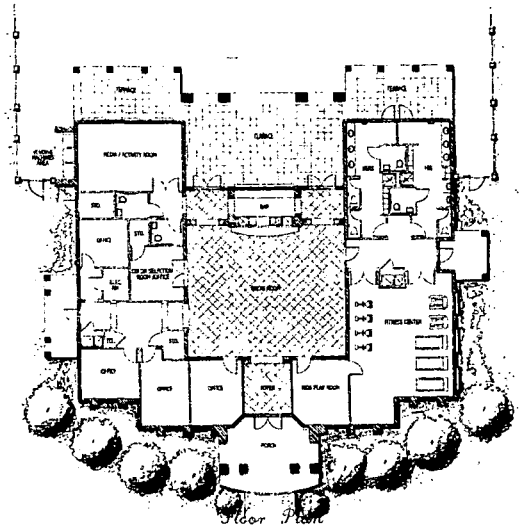
SILVER PALM
DADE-COUNTY, FLORIDA

SHEET
R-1

49







SCALE: 1/8"=1'-0"
CHECKED BY: M.M.M.
DRAWN BY:
DATE:
JOB: 026

REVISIONS BY

LENNAR HOMES
760 N.W. 107 AVENUE MIAMI, FLORIDA 33172 (305) 599-1951

OLIVA-MEOZ ARCHITECTS & PLANNERS, INC.
8240 SOUTHWEST 24TH STREET MIAMI, FLORIDA 33155
TEL: (305) 552-7296 FACS: (305) 552-7297

SILVER PALM
DADE COUNTY, FLORIDA

HECTOR L. OLIVA
AR 0015339

SHEET
R-2

50

GENERAL SITE DATA

SILVER PALM

TOTAL NUMBER OF UNITS: 1,72 GROSS ACRES: 294.35 GROSS DENSITY: 5.8

NET ACRES: 283.56 NET DENSITY: 6.0

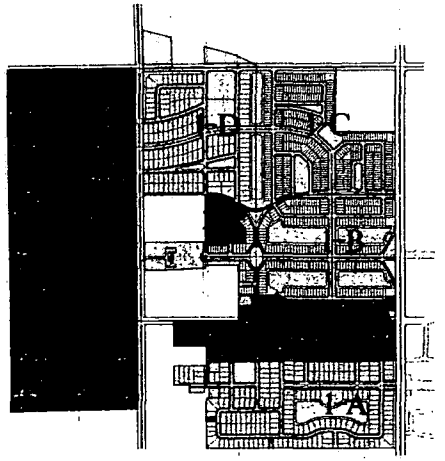
CONSTRUCTION PHASE 1
940 UNITS

PARCEL	NET ACRES	DETACHED SINGLE FAMILY	ATTACHED SINGLE FAMILY	PAVED AREAS	BUILDING AREA	10% GREEN REQUIRED	% GREEN PROVIDED
1-A	40.64	158		3.29	23.22	12.19	* 12.53
1-B	44.42		246	8.69	10.41	13.32	* 15.12
1-C	34.37		347	8.91	10.89	10.31	* 13.36
1-D	38.01	141		4.71	18.87	11.40	* 12.59
TOTAL	157.44	345	595	25.60	63.45	47.22	56.20

CONSTRUCTION PHASE 2
781 UNITS

PARCEL	NET ACRES	DETACHED SINGLE FAMILY	ATTACHED SINGLE FAMILY	PAVED AREAS	BUILDING AREA	10% GREEN REQUIRED	% GREEN PROVIDED
2-E	21.14	75	75	3.34	11.53	6.34	6.27
2-F	4.21		49	1.38	1.68	1.28	1.21
2-G	31.61	179		6.30	21.14	11.28	10.17
2-H	37.24	57	238	8.25	14.21	11.35	* 13.13
2-I	25.26	108		4.16	12.59	7.57	8.51
TOTAL	126.12	419	362	23.43	61.15	37.82	39.29

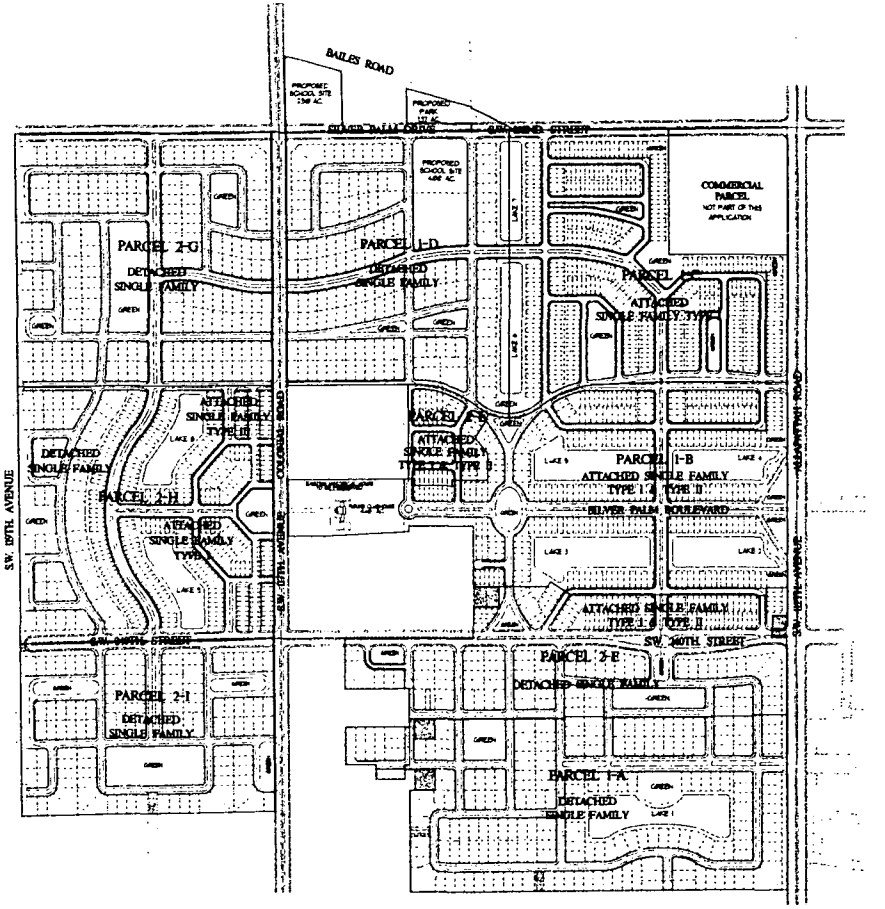
* EXCLUDING 50 % OF LAKES AREAS



LEGEND
PHASE 1
PHASE 2

SITE PLAN

CONSTRUCTION PHASES SCALE 1"=600'-0"



SITE PLAN

SCALE: 1"=300'-0"

SCALE AS SHOWN
CHECKED BY M.M.M.
DRAWN BY Y.F.
DATE 12-10-92
JOB 1126

REVISIONS BY
04-23-93 V.H.

LENNAR HOMES
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SILVER PALM
DADE COUNTY, FLORIDA

HECTOR L. OLIVA
AP 0013119

CAD FILE SP-1

SHEET
SP-1

51

SILVER PALM PARCEL 1-A
LEGAL DESCRIPTION

All of Tract 1 of the 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, Lese the South 107 feet of the West 1065 feet, and Lese the East 25 feet,

AND

The North 262 feet of the East ½ of the NW ¼ of the NW ¼ of the SW ¼ of Section 19, Township 56 South, Range 40 East, lying and being in Miami-Dade County, Florida

AND

The South 107 feet of the West 1065 feet, Lese the East 25 feet of Tract 1 of AMENDED PLAT OF PORTIONS OF SOUTH MIAMI GARDENS, according to the plat thereof recorded in Plat Book 31, at Page 58 of the Public Records of Miami-Dade County, Florida.

AND

[illegible] 1, of FLORENCE B. HOLFERTY'S FARM, according to the plat thereof, as recorded in Plat Book 51, at Page 24 of the Public Records of Miami-Dade County, Florida, Lese the following parcel, to-wit: Begin 25 feet East of the Northwest corner of said Tract 1, thence East 1065 feet, thence South 107 feet, thence West 1065 feet, thence North 107 feet to the Point of Beginning.

AND

Tract 5, Lese the West 132 feet and lese the East 25 feet thereof, according to the AMENDED PLAT OF PORTIONS OF SOUTH MIAMI GARDENS, according to the plat thereof recorded in Plat Book 31, at Page 58 of the Public Records of Miami-Dade County, Florida.

AND

The South 275 of the NE ¼ of the SW ¼, lese the East 50 feet, and the South 275 of the East ¼ of the NW ¼ of the SW ¼, and the South 275 of the West ½ of the East ½ of the NW ¼ of the SW ¼, all in Section 19, Township 56 South, Range 40 East, lying and being in Miami-Dade County, Florida.

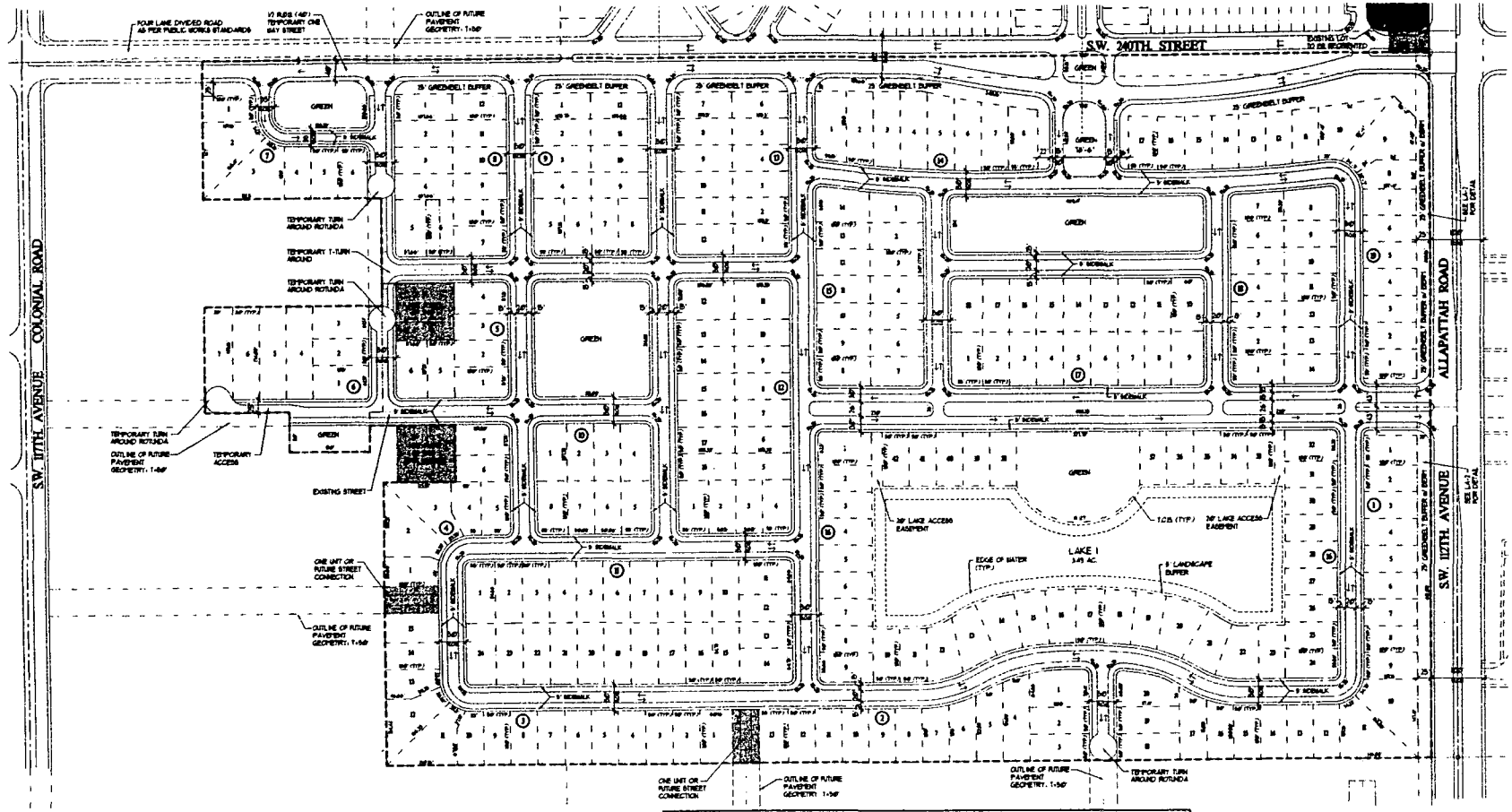
AND

The East ½ of the NW ¼ of the NW ¼ of the SW ¼ lese the North 463.56 feet in Section 19 Township 56 South, Range 40 East, Miami-Dade County, Florida, containing 1.52 acres, more or less.

AND

The East 115.00 feet of he North 75.00 feet of the SW ¼ of the NW ¼ of the SW ¼, lese the East 25.00 feet in Section 19, Township 56 South, Range 40 East, Miami-Dade County, containing 0.26 acres, more or less.

NOTE: The above described parcel contains 2,511,604 square feet (57.7962 acres), more or less



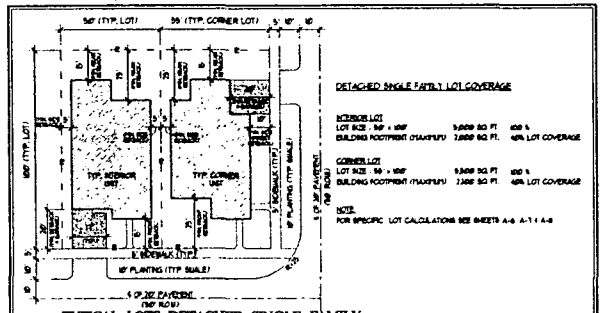
PARCEL 1-A

SCALE: 1"=100'-0"

GENERAL SITE DATA
PARCEL 1-A
DETACHED SINGLE FAMILY
RU-1M (A)

1. INTENDED USE OF DEVELOPMENT	DETACHED SINGLE FAMILY 50' X 100' TYPICAL LOTS	
2. NET ACREAGE OF SITE (EXCLUDING ROW DEDICATION)	60.51 ACRES	100.00%
3. TOTAL UNITS (MAX. BLDG. GROUND COVERAGE 14.10 ACRES 23.30%)	273 UNITS	32.42 ACRES — 53.57%
4. PAVED AREAS INCLUDING SIDEWALKS		14.11 ACRES — 23.31%
5. LAKE AREA IN THE PARCEL		3.49 ACRES — 5.76%

SEE DETAILS & CALCULATIONS OF TYPICAL DETACHED SINGLE FAMILY LOTS AT SHEETS A-4, A-7 & A-8



DETACHED SINGLE FAMILY LOT COVERAGE

INTERIOR LOT
LOT SIZE: 50' x 100' — 5,000 SQ. FT. — 100 %
BUILDING FOOTPRINT (MAXIMUM) — 2,000 SQ. FT. — 40% LOT COVERAGE

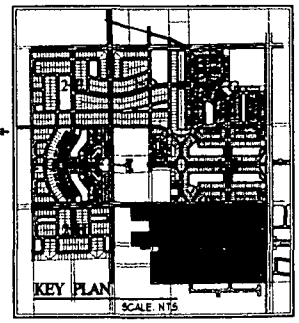
CORNER LOT
LOT SIZE: 55' x 100' — 5,500 SQ. FT. — 100 %
BUILDING FOOTPRINT (MAXIMUM) — 2,200 SQ. FT. — 40% LOT COVERAGE

NOTE:
FOR SPECIFIC LOT CALCULATIONS SEE SHEETS A-6, A-7 & A-8

TYPICAL LOTS DETACHED SINGLE FAMILY

SCALE: 1"=30'-0"

N



SCALE: AS SHOWN	REVISIONS	BY	
CHECKED BY: M.M.M.	1. 04-23-03	Y.J.F.	
DRAWN BY: Y.J.F.	2. 05-05-03	Y.J.F.	
DATE: 12-05-02	3. 05-22-03	Y.J.F.	
JOB: 5216			

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SILVER PALM
DADE COUNTY, FLORIDA

CAD FILE: 0216/SP-2

HECTOR L. OLIVA
AR 0015339

PARCEL 1-A
SHEET
SP-2

THE DESIGNERS HEREBY EXPRESSLY RESERVE THEIR COPYRIGHT AND PROPERTY RIGHTS IN THESE PLANS AND DRAWINGS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER WITHOUT FIRST OBTAINING WRITTEN PERMISSION AND CONSENT OF OLIVA-MEOZ ARCHITECTS & PLANNERS, INC. NOR ARE THEY TO BE ASSIGNED TO ANY PARTY WITHOUT FIRST OBTAINING SAID WRITTEN PERMISSION AND CONSENT.

52

SILVER PALM PARCEL 1-B
LEGAL DESCRIPTION

A portion of the NW ¼ of Section 19, Township 56 South, Range 40 East, Miami-Dade County, Florida, being more particularly described as follows:

Commence at the Northeast corner of the South ½ of the said NW ¼ of Section 19, thence S89°19'19"W along the North line of the said South ½ of the NW ¼ of Section 19 for 50.00 feet to a point on a line that is 50.00 feet East of, as measured at right angles to, the East line of the said NW ¼ of Section 19, said line being the West Right-of-Way line of S.W. 127th Avenue (Allapattah Road), said point being the POINT OF BEGINNING of the parcel herein described, thence from the above established Point of Beginning run S00°19'41"E along said line that is 50.00 feet West of the East line of the NW ¼ of Section 19 and along the said Right-of-Way line of S.W. 127th Avenue (Allapattah Road) for 1,059.41 feet to a point on the North line of Tract 6 of SECOND AMENDED PLAT OF PORTIONS OF SOUTH MIAMI GARDENS, according to the plat thereof recorded in Plat Book 48, at Page 28, of the Public Records of Miami-Dade County, Florida, thence S89°26'28"W along the North line of said Tract 6 for 1,618.41 feet to the Northwest corner of said Tract 6, said point also lying on the West line of the East ½ of the SE ¼ of the said SW ¼ of the NW ¼ of Section 19, thence N00°36'14"W along the said West line of the East ½ of the SE ¼ of the SW ¼ of the NW ¼ of Section 19 for 315.98 feet, thence S89°28'16"W for 333.82 feet to a point on the East line of the of the SW ¼ of the said SW ¼ of the NW ¼ of Section 19, thence S00°37'10"E along the said East line of the SW ¼ of the SW ¼ of the NW ¼ of Section 19 for 340.00 feet, thence S86°50'49"W for 436.69 feet, thence S89°28'16"W for 196.35 feet to a point on the East Right-of-Way line of S.W. 117th Avenue (Colonial Road), said point lying 35.00 feet East of, as measured at right angles to, the West line of the said NW ¼ of Section 19, thence N00°36'32"W along the said East Right-of-Way line of S.W. 117th Avenue and along a line that is 35.00 feet East of, and parallel with, the said West line of the NW ¼ of Section 19 for 793.48 feet to a point on the North line of the South ½ of the NW ¼ of the SW ¼ of the said NW ¼ of Section 19, thence N89°27'40"E along the said North line of the South ½ of the NW ¼ of the SW ¼ of the NW ¼ of Section 19 for 637.54 feet to the Northeast corner of the said South ½ of the NW ¼ of the SW ¼ of the NW ¼ of Section 19, thence N00°37'28"W along the West line of the NE ¼ of the said SW ¼ of the NW ¼ of Section 19 for 1,341.11 feet to the Northwest corner of the said NE ¼ of the SW ¼ of the NW ¼ of Section 19, thence N89°19'19"E along the North line of the said South ½ of the NW ¼ of Section 19 for 3,358 feet to a point of curvature of a circular curve to the right, thence to the right along said curve, having for its elements a radius of 495.00 feet and a central angle of 39°40'14" for an arc distance of 342.13 feet to a point of reverse curvature, thence to the left along said curve, having for its elements a radius of 760.00 feet and a central angle of 11°26'43" for an arc distance of 324.21 feet to a point of reverse curvature, thence to the right along said curve having for its elements a radius of 500.00 feet and a central angle of 31°46'29" for an arc distance of 495.17 feet to the point of tangency, said point lying on the said North line of the South ½ of the NW ¼ of Section 19, thence N89°19'19"E along the said North line of the South ½ of the NW ¼ of Section 19 for 823.35 feet to the Point of Beginning.

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.

AND

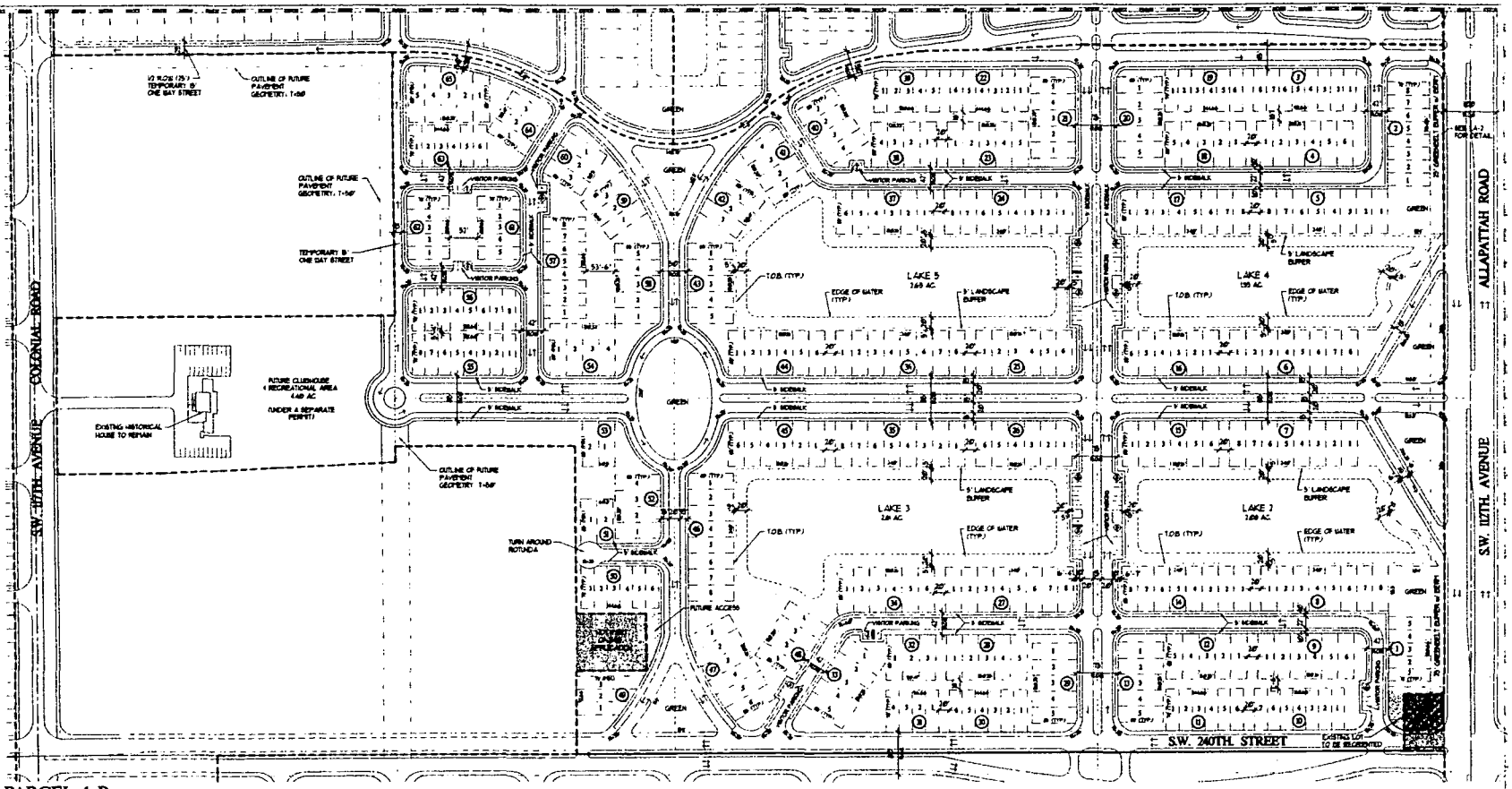
All of Tract 1 of the 2ND AMENDED PLAT OF PORTIONS OF SOUTH MIAMI GARDENS, according to the plat thereof, as recorded in Plat Book 48, at Page 28 of the Public Records of Miami-Dade County, Florida.

NOTES:

1. The above described parcels contain 2,381,056 square feet (54.7993 acres), more or less

2. The bearings are based on an assumed direction of S00°19'41"E along the East line of the NW ¼ of Section 19 Township 56 South, Range 40 East Miami-Dade County, Florida

SEE DETAILS & CALCULATIONS OF TYPICAL ATTACHED SINGLE FAMILY LOTS AT SHEETS A-1, A-3 & A-5

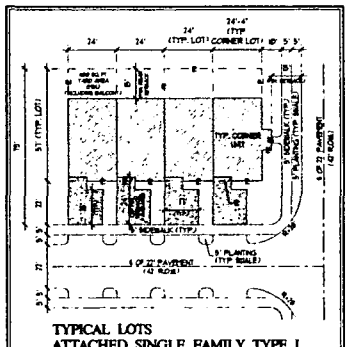


PARCEL 1-B

SCALE: 1"=100'-0"

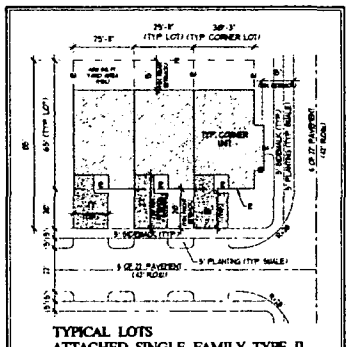
GENERAL SITE DATA
PARCEL 1-B
ATTACHED SINGLE FAMILY TYPE-I AND TYPE-II
RU-TH (TOWNHOUSES)

1. INTENDED USE OF DEVELOPMENT RU-TH (TOWNHOUSES)
2. PROPOSED PRODUCT ATTACHED SINGLE FAMILY TYPE-I AND TYPE-II (2 STORIES)
3. GROSS ACREAGE OF SITE PARCEL 1-B ..... 54.79 ACRES
4. TOTAL NUMBER OF DWELLING UNITS ..... 367 UNITS
5. NET AREA-(EXCLUDING ROW 1.42 ACRES)- ..... 53.37 ACRES ..... 100.00 %
6. NET DENSITY 6.87
7. AREA OF ATTACHED SINGLE FAMILY ..... 14.95 ACRES 28.03%
   TYPE-I (24'-0"x 51'-0"=1,368.00 SQFT x 110 UNITS)
   TYPE-II (30'-0"x 65'-0"=1,950.00 SQFT x 257 UNITS)
8. PAVED AREA DRIVEWAYS AND PARKINGS ..... 9.50 ACRES ..... 17.80 %
9. COMMON OPEN SPACE/GREEN REQUIRED 30% = 16.01 ACRES PROVIDED 24.16 ACRES ..... 45.26 %
   INCLUDING SIDEWALKS AND 50 % OF THE LAKES (4.16 ACRES)
10. MAXIMUM NUMBER OF STORIES PROPOSED ..... (2 FLOORS)
11. MAXIMUM HEIGHT ..... 35 FEET
12. PARKING SPACES PROVIDED 2 PARKING SPACES PER UNIT (NOT COUNTING GARAGES) 734
    VISITOR PARKING SPACES PROVIDED 92



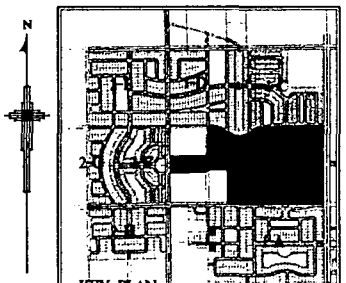
TYPICAL LOTS
ATTACHED SINGLE FAMILY TYPE I

SCALE: 1"=30'-0"



TYPICAL LOTS
ATTACHED SINGLE FAMILY TYPE II

SCALE: 1"=30'-0"



KEY PLAN

SCALE: N.T.S.

SCALE	AS SHOWN	REVISIONS	BY
CHECKED BY	M.M.M.	1. 06-29-01	T.J.F.
DRAWN BY	T.J.F.	2. 09-07-01	L.T.E.
DATE	12-06-00	3. 09-19-01	L.T.E.
JOB	0216		

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TELEPHONE: (305) 552-7296 FACSIMILE: (305) 552-7297

CAD FILE: 0216/PL-3

SILVER PALM
DADE-COUNTY, FLORIDA

HECTOR L. OLIVA
AR 0015139

PARCEL 1-B

SHEET
SP-3

53

SILVER PALM PARCEL 1-C
LEGAL DESCRIPTION

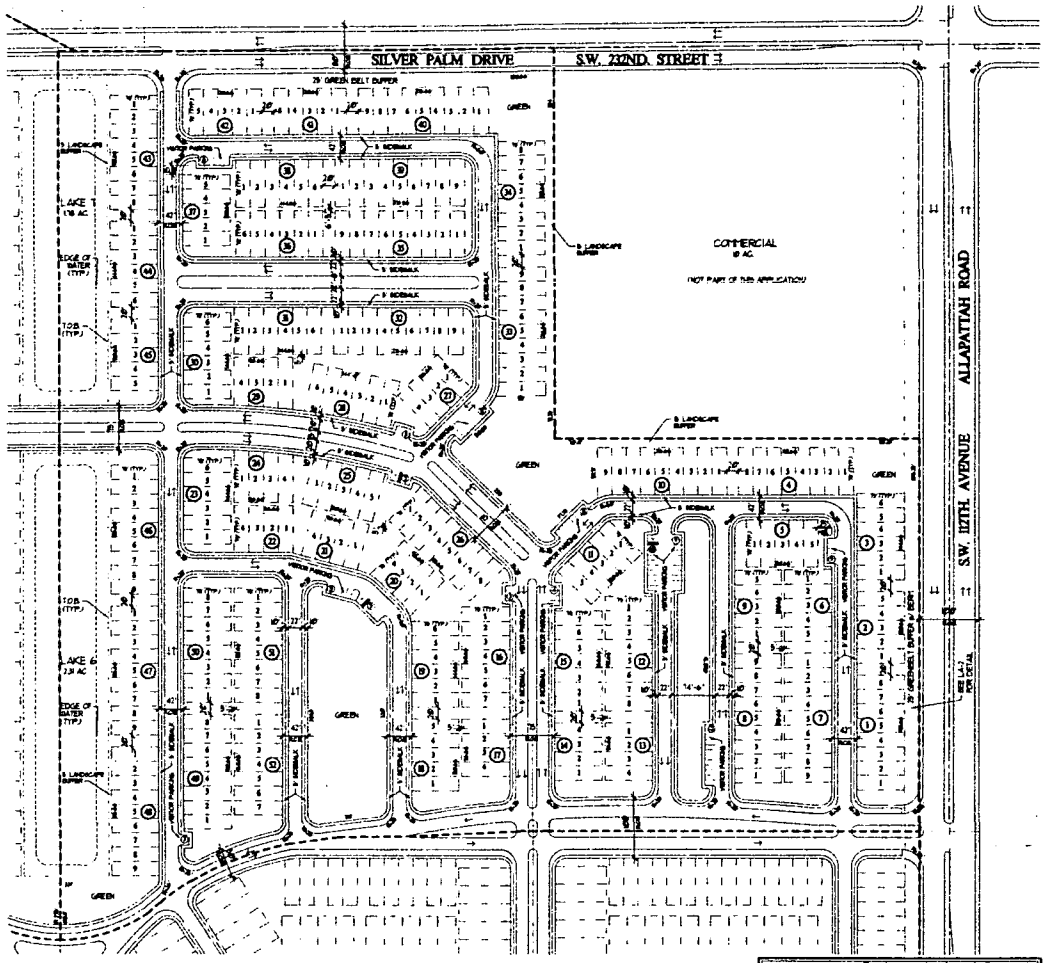
A portion of the NW ¼ of Section 19, Township 56 South, Range 40 East, Miami-Dade County, Florida being more particularly described as follows:

Commence at the Southeast corner of the North ½ of the said NW ¼ of Section 19, thence S89°19'19"W along the South line of the said North ½ of the NW ¼ of Section 19 for 50.00 feet to a point on a line that is 50.00 feet East of, as measured at right angles to, the East line of the said NW ¼ of Section 19, said line being the West Right-of-Way line of SW 112th Avenue (Allapattah Road), said point being the POINT OF BEGINNING of the parcel herein described, thence from the above established Point of Beginning continue S89°19'19"W along the said South line of the North ½ of the NW ¼ of Section 19 for 823.25 feet to a point of curvature of a circular curve to the left, thence to the left along said curve, having for its elements a radius of 500.00 feet and a central angle of 31°46'29" for an arc distance of 495.12 feet to a point of reverse curvature, thence to the right along said curve, having for its elements a radius of 760.00 feet and a central angle of 32°08'09" for an arc distance of 145.83 feet to a point, thence N07°13'02"W for 1,494.41 feet to a point on the North line of the said NW ¼ of Section 19, thence N89°10'24"E along the said North line of the NW ¼ of Section 19 for 824.34 feet to a point that is 660.00 feet West of, as measured at right angles to, the said East line of the NW ¼ of Section 19, thence S00°19'47"E along a line that is 660.00 feet West of, and parallel with the said East line of the NW ¼ of Section 19 for 660.00 feet to a point that is 660.00 feet South of, as measured at right angles to, the said North line of the NW ¼ of Section 19, thence N89°10'24"E along a line that is 660.00 feet South of, and parallel with the said North line of the NW ¼ of Section 19 for 610.00 feet to a point on the said West Right-of-Way line of SW 112th Avenue (Allapattah Road). Said point lying 50.00 feet West of, as measured at right angles to, the said East line of the NW ¼ of Section 19, thence S00°19'47"E along the said West Right-of-Way line of SW 112th Avenue (Allapattah Road) and along a line that is 50.00 feet West of, and parallel with the said East line of the NW ¼ of Section 19 for 664.31 feet to the Point of Beginning

NOTES:

1. The above described parcels contain 1,537,367 square feet (35.297 acres), more or less

2. The bearings are based on an assumed direction of S00°19'47"E along the East line of the NW ¼ of Section 19 Township 56 South, Range 40 East, Miami-Dade County, Florida



PARCEL 1-C

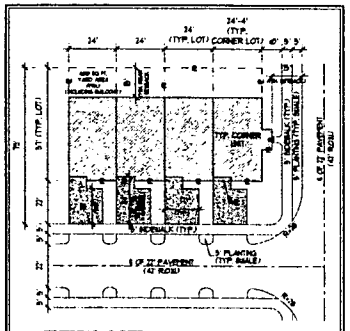
SCALE: 1"=100'-0"

SEE DETAILS & CALCULATIONS OF TYPICAL ATTACHED SINGLE FAMILY LOTS AT SHEETS A-1, A-3 & A-5

GENERAL SITE DATA
PARCEL 1-C

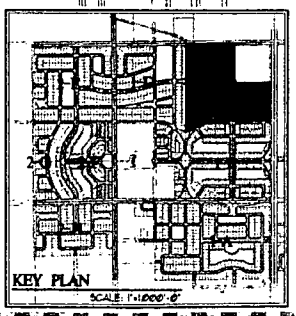
ATTACHED SINGLE FAMILY TYPE I
RU-3M (TOWNHOUSES)

1. INTENDED USE OF DEVELOPMENT RU-3M (TOWNHOUSES)
2. PROPOSED PRODUCT ATTACHED SINGLE FAMILY (2 STORIES)
3. GROSS ACREAGE OF SITE PARCEL 1-C ---------- 35.29 ACRES
4. TOTAL NUMBER OF DWELLING UNITS ---------- 331 UNITS
5. NET AREA-(EXCLUDING ROW 0.75 ACRES) ---------- 34.54 ACRES ---------- 100.00 %
6. NET DENSITY ---------- 9.75
7. AREA OF ATTACHED SINGLE FAMILY TYPE-I (24'-0"x 57'-0"=1368.00 SQFT x 331) ---------- 10.58 ACRES ---------- 30.63%
8. PAVED AREA DRIVEWAYS AND PARKINGS ---------- 8.00 ACRES ---------- 23.16 %
9. COMMON OPEN SPACE/GREEN REQUIRED 30% =10.36 ACRES PROVIDED 14.79 ACRES ---------- 42.82 %
   INCLUDING SIDEWALKS AND 50 % OF THE LAKES (1.71 ACRES)
10. MAXIMUM NUMBER OF STORIES PROPOSED ---------- (2 FLOORS)
11. MAXIMUM HEIGHT ---------- 35 FEET.
12. PARKING SPACES PROVIDED 2 PARKING SPACES PER UNIT (NOT COUNTING GARAGES) ---- 674
    VISITOR PARKING SPACES PROVIDED ---------- 88



TYPICAL LOTS
ATTACHED SINGLE FAMILY TYPE I

SCALE: 1"=30'-0"



SCALE: 1"=1,000'-0"

SCALE	AS SHOWN	REVISIONS	BY
CHECKED BY	M.M.M.	1. 04-25-02	V.I.P.
DRAWN BY	V.I.P.	2. 08-07-02	L.T.S.
DATE	12-06-02	3. 09-30-02	V.I.P.
JOB	0216		

LENNAR HOMES
760 N.W. 107 AVENUE MIAMI, FLORIDA, 33172 (305) 559-1991

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TELEPHONE: (305) 552-7296 FACSIMILE: (305) 552-7297

SILVER PALM
DADE COUNTY, FLORIDA

CAD FILE: 7216, SP-4

HECTOR L. OLIVA
AR 0015339

PARCEL 1-C
SHEET
SP-4

54

SILVER PALM PARCEL 1-D
LEGAL DESCRIPTION

A portion of the West ½ of the NW ¼ of Section 19, Township 56 South, Range 40 East, Miami-Dade County, Florida, being more particularly described as follows:

Commence at the Southwest corner of the North ½ of the said West ½ of the NW ¼ of Section 19, thence N89°19'19"E along the South line of the said North ½ of the West ½ of the NW ¼ of Section 19 for 35.00 feet to a point on the East Right-of-Way line of S.W. 117th Avenue (Colonial Road), said point lying 35.00 feet East of, as measured at right angles to, the West line of the said West ½ of the NW ¼ of Section 19, said point being the POINT OF BEGINNING of the parcel herein described, thence from the above established Point of Beginning run N00°36'32"W along the said East Right-of-Way line of S.W. 117th Avenue (Colonial Road) and along a line that is 35.00 feet East of, and parallel with, the said West line of the NW ¼ of Section 19 for 1317.58 feet to a point on the North line of the said West ½ of the NW ¼ of Section 19, thence N89°10'24"E along the said North line of the West ½ of the NW ¼ of Section 19 for 116.29 feet, thence S00°19'07"E radial to the next described curve, for 1454.41 feet to a point on a circular curve concave to the Northeast, thence Southeasterly, Easterly and Northeasterly, along said curve to the right, having for its elements a radius of 760.00 feet and a central angle of 39°18'34" for an arc distance of 1519.38 feet to a point of reverse curvature, thence to the left along said curve, having for its elements a radius of 495.00 feet and a central angle of 39°40'14" for an arc distance of 342.73 feet to the point of tangency, said point lying on the said South line of the North ½ of the West ½ of the NW ¼ of Section 19, thence S89°19'19"W along the said South line of the North ½ of the West ½ of the NW ¼ of Section 19 for 673.13 feet to the Point of Beginning.

AND

The West ½ of the SW ¼ of the SW ¼ of the SW ¼ of Section 18, Township 56 South, Range 40 East lying South of Belles Road and being in Miami-Dade County, Florida

AND

The West ½ of SE ¼ of SW ¼ of SW ¼ Less that part lying North of Belles 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 Southeast corner of said SW ¼ of Section 18, thence along the South line of said SW ¼, N89°10'24"E, 671.016 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,

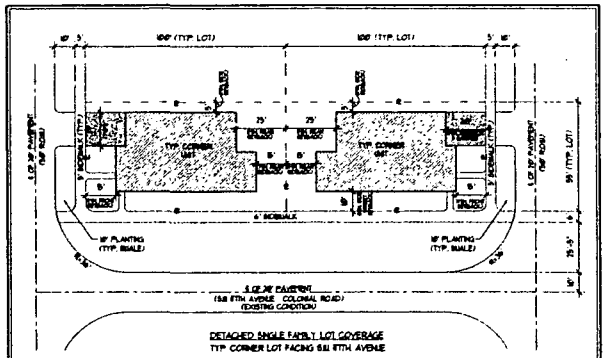
thence along the West line N01°26'19"W, 40.00 feet to a point on the North Right-of-Way line of the zoned right of way of S.W. 232nd Street, said point also being the Point of Beginning of the following described parcel, thence continue N01°26'19"W, 175.91 feet to a point of intersection with the Southerly right of way line of Belles Road, thence along said Southerly right of way line S14°50'58"E, 341.14 feet, thence continue along the Southerly right of way line S67°23'21"E, 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 S01°19'31"E, 81.66 feet to a point of intersection with the aforementioned North right of way of the zoned right of way of S.W. 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"W, 335.15 feet to the Point of Beginning

AND

That part of the East ½ of the SE ¼ of SW¼ of SW ¼ of Section 18, Township 56 South, Range 40 East lying South of Belles Road, per Clerk's File No. 64R-189139.

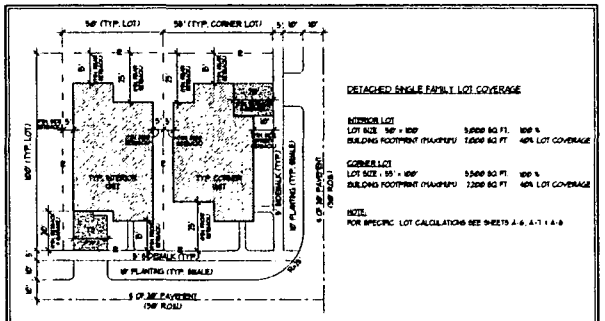
1. The above described parcels contain 1,729,671 square feet (39.7068 acres), more or less.

2. The bearings are based on an assumed direction of S00°19'41"E along the East line of the NW ¼ of Section 19, Township 56 South, Range 40 East, Miami-Dade County, Florida



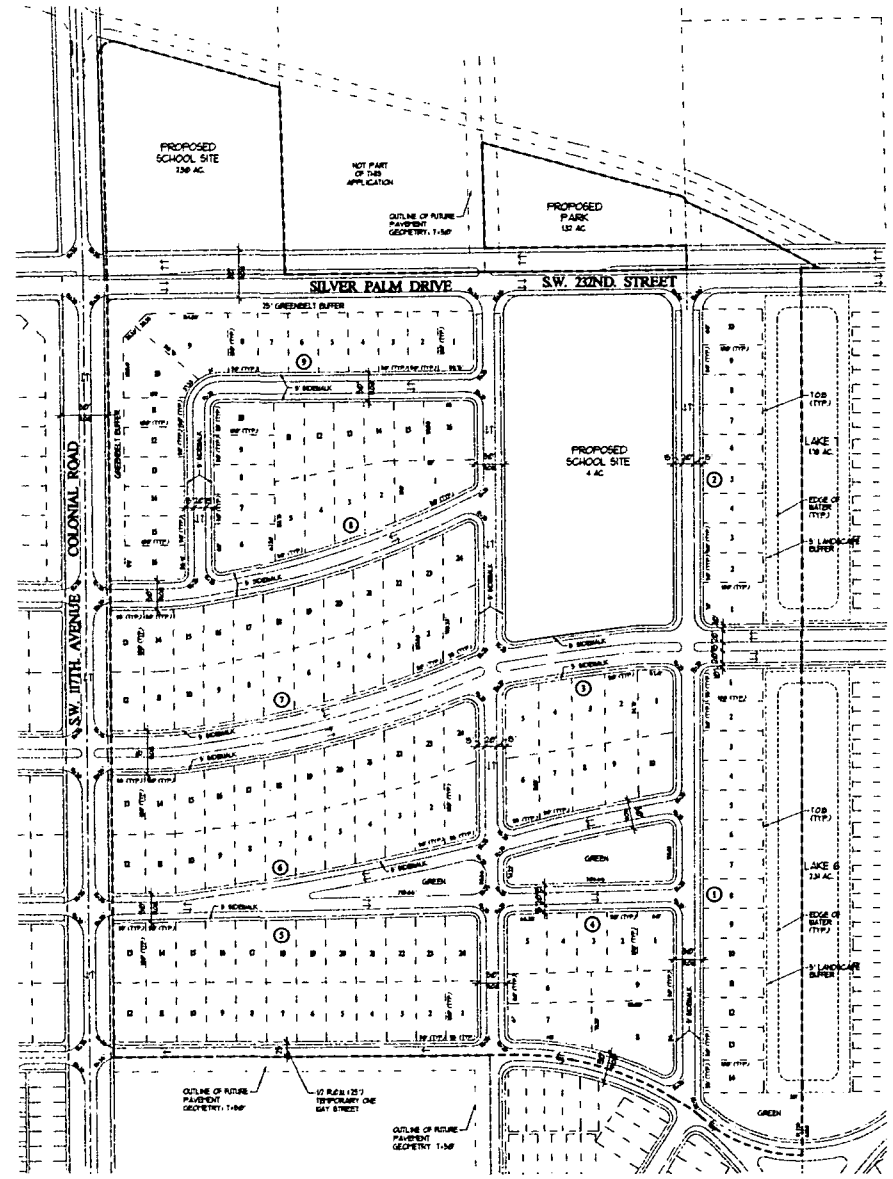
TYPICAL CORNER LOTS FACING S.W. 117TH AVENUE

COLONIAL ROAD (EXISTING CONDITION SHOWN) SCALE: 1"=30'-0"



TYPICAL LOTS
DETACHED SINGLE FAMILY

SCALE: 1"=30'-0"



PARCEL 1-D

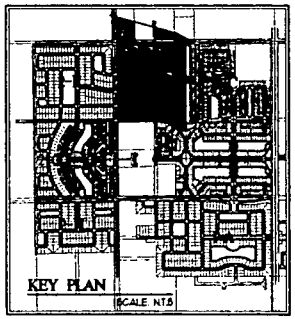
SCALE: 1"=100'-0"

SEE DETAILS & CALCULATIONS OF TYPICAL DETACHED SINGLE FAMILY LOTS AT SHEETS A-6, A-7 & A-8

GENERAL SITE DATA
PARCEL 1-D
DETACHED SINGLE FAMILY
RU-1M (A)

1. INTENDED USE OF DEVELOPMENT	DETACHED SINGLE FAMILY 50' X 100' TYPICAL LOTS		
2. NET ACREAGE OF SITE (EXCLUDING ROW DEDICATION AND SCHOOLS)	31.71 ACRES		100.00%
3. TOTAL UNITS (MAX. BLDG GROUND COVERAGE 15% ACRES 23.93%)	141 UNITS	17.91 ACRES	56.35%
4. PAVED AREAS INCLUDING SIDEWALKS		7.98 ACRES	25.16 %
5. LAKE AREA IN THE PARCEL		4.09 ACRES	12.89 %

N



KEY PLAN

SCALE N.T.S

SCALE	AS SHOWN
CHECKED BY:	M.A.M.
DRAWN BY:	Y.J.F.
DATE	12-06-00
JOB	0206

REVISIONS	BY
1. 01-31-01	Y.J.F.
2. 02-05-01	Y.J.F.
3. 03-30-01	Y.J.F.

LENNAR HOMES
760 N.W. 107 AVENUE MIAMI, FLORIDA 33172 (305) 559-8181

OLIVA-MEOZ ARCHITECTS & PLANNERS, INC.
8240 SOUTHWEST 24TH STREET MIAMI, FLORIDA 33155
TELEPHONE: (305) 552-7206 FACSIMILE: (305) 552-7297.

SILVER PALM
DADE COUNTY, FLORIDA

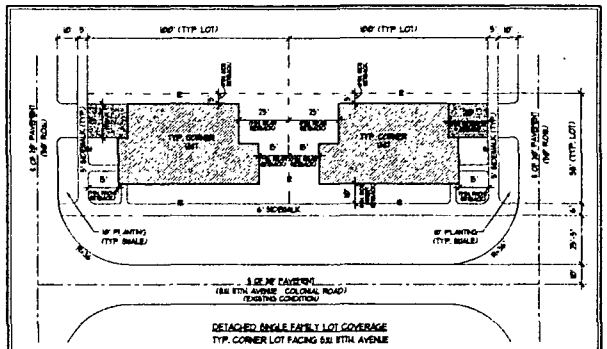
HECTOR L. OLIVA
AR 0015339

CAD FILE: 0216 "SP-"

PARCEL 1-D

SHEET
SP-5

55



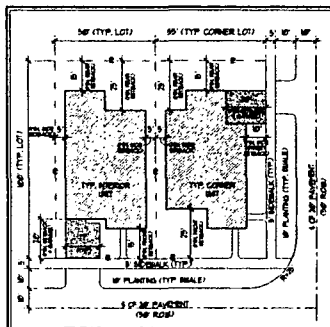
DETACHED SINGLE FAMILY LOT COVERAGE
TYP. CORNER LOT FACING SW 117TH AVENUE

LOT SIZE : 50' x 100' 5,000 SQ. FT. 100 %
BUILDING FOOTPRINT (MAXIMUM) 2,000 SQ. FT. 40.0% LOT COVERAGE

NOTE:
FOR SPECIFIC LOT CALCULATIONS SEE SHEETS A-6, A-7 & A-8

TYPICAL CORNER LOTS FACING S.W. 117TH. AVENUE

COLONIAL ROAD (EXISTING CONDITION SHOWN) SCALE: 1"=30'-0"



DETACHED SINGLE FAMILY LOT COVERAGE

INTERIOR LOT
LOT SIZE : 50' x 100' 5,000 SQ. FT. 100 %
BUILDING FOOTPRINT (MAXIMUM) 2,000 SQ. FT. 40% LOT COVERAGE

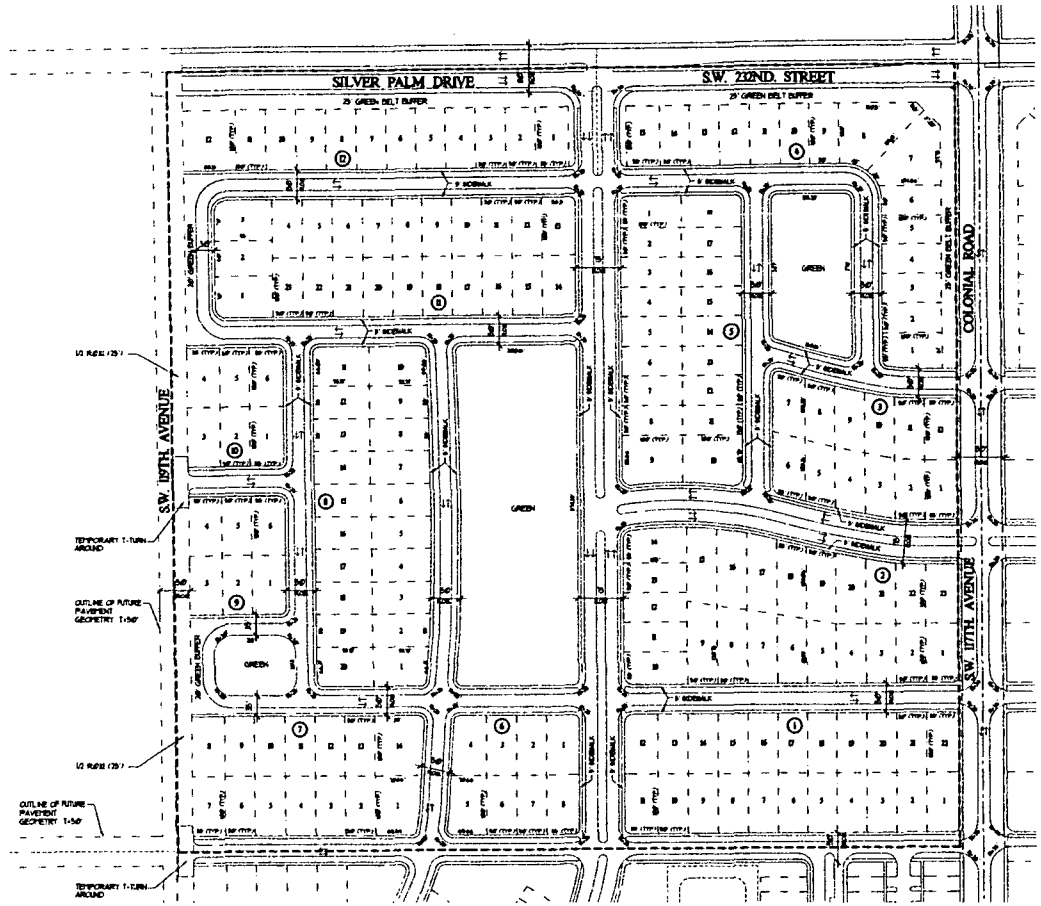
CORNER LOT
LOT SIZE : 50' x 100' 5,500 SQ. FT. 100 %
BUILDING FOOTPRINT (MAXIMUM) 2,200 SQ. FT. 40% LOT COVERAGE

NOTE:
FOR SPECIFIC LOT CALCULATIONS SEE SHEETS A-6, A-7 & A-8

TYPICAL LOTS DETACHED SINGLE FAMILY

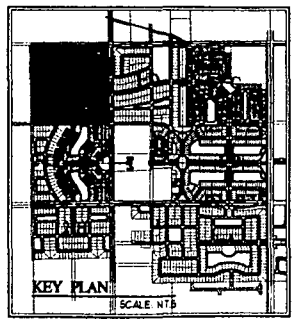
SCALE: 1"=30'-0"

SEE DETAILS & CALCULATIONS OF TYPICAL DETACHED SINGLE FAMILY LOTS AT SHEETS A-6, A-7 & A-8



PARCEL 2-E

SCALE: 1"=100'-0"



SILVER PALM PARCEL 2-E LEGAL DESCRIPTION

The NE ¼ of the NE ¼ of Section 24, Township 56 South, Range 39 East, Miami-Dade County, Florida, less the East 35.00 feet thereof

NOTE The above described parcel contains 1,740,623 square feet (39.9592 acres), more or less

GENERAL SITE DATA
PARCEL 2-E
DETACHED SINGLE FAMILY
RU-1M (A)

1. INTENDED USE OF DEVELOPMENT	DETACHED SINGLE FAMILY 50' x 100' TYPICAL LOTS		
2. NET ACREAGE OF SITE (EXCLUDING ROW DEDICATION)	38.01 ACRES		100.00%
3. TOTAL UNITS (MAX. BLDG GROUND COVERAGE 9.24 ACRES 24.30%)	179 UNITS	21.54 ACRES	56.66 %
4. PAVED AREAS INCLUDING SIDEWALKS		9.19 ACRES	22.11 %

SCALE	AS SHOWN	REVISIONS	BY
CHECKED BY	M.M.M.	1. 04-29-02	Y.J.F.
DRAWN BY	Y.J.F.	2. 05-03-02	Y.J.F.
DATE	12-04-02	3. 05-20-02	L.T.B.
JOB	0236		

LENNAR HOMES
760 N.W. 107 AVENUE MIAMI, FLORIDA, 33172 (305) 559-1951

OLIVA-MEOZ ARCHITECTS & PLANNERS, INC.
8240 SOUTHWEST 24TH STREET MIAMI, FLORIDA 33155
TELEPHONE: (305) 552-7296 FACSIMILE: (305) 552-7297

SILVER PALM
DADE-COUNTY, FLORIDA

HECTOR L. OLIVA
AR 0011119

PARCEL 2-E
SHEET
SP-6

56

SILVER PALM PARCEL 2-F
LEGAL DESCRIPTION

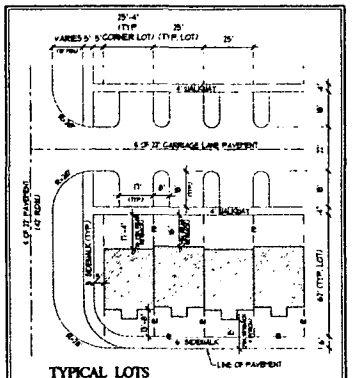
A portion of the SE ¼ of the NE ¼ of Section 24, Township 56 South, Range 39 East, Miami-Dade County, Florida, being more particularly described as follows:

Commence at the Southeast corner of the said SE ¼ of the NE ¼ of Section 24, thence S88°18'35"W along the South line of the said SE ¼ of the NE ¼ of Section 24 for 35.01 feet to a point on the West Right-of-Way line of SW 117th Avenue, said point being 35.00 feet West of, as measured at right angles to, the East line of the SE ¼ of the said Section 24, thence continue S88°18'35"W along the said South line of the SE ¼ of the NE ¼ of Section 24 for 777.38 feet, thence N01°41'25"W for 85.00 feet to a point of curvature of a circular curve to the left, thence to the left along said curve, having for its elements a radius of 128.00 feet and a central angle of 35°15'50" for an arc distance of 78.78 feet to a point of reverse curvature, thence to the [illegible] along said curve, having for its elements a radius of 3.00 feet and a central angle of 70°19'23" for an arc distance of 1.07149 feet to the point of tangency, thence N33°22'00"E for 3.26 feet, thence N01°18'28"W for 49.03 feet to a point on the North line of the said SE ¼ of the NE ¼ of Section 24, thence N88°41'32"E along the said North line of the SE ¼ of the NE ¼ of Section 4 for 750.68 feet to a point on the said West Right-of-Way line of SW 117th Avenue (Colonial Road), said point lying 35.00 feet West of, as measured at right angles to, the East line of the said NE ¼ of Section 24, thence S00°36'32"E along the said West Right-of-Way line of SW 117th Avenue (Colonial Road), and along a line that is 35.00 feet West of, and parallel with, the said East line of the NE ¼ of Section 24 for 1,371.01 feet, thence S00°37'18"E along the said West Right-of-Way line of SW 117th Avenue (Colonial Road) and along a line that is 35.00 feet West of, and parallel with, the said East line of the SE ¼ of Section 24 for 17.66 feet to the Point of Beginning.

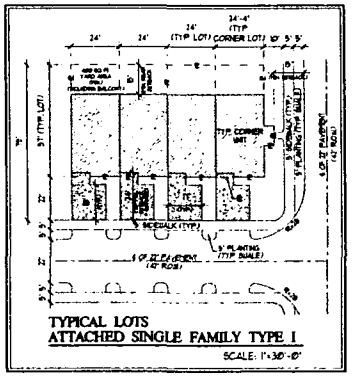
NOTES:

1. The above described parcels contain 1,172,747 square feet (26.9276 acres), more or less

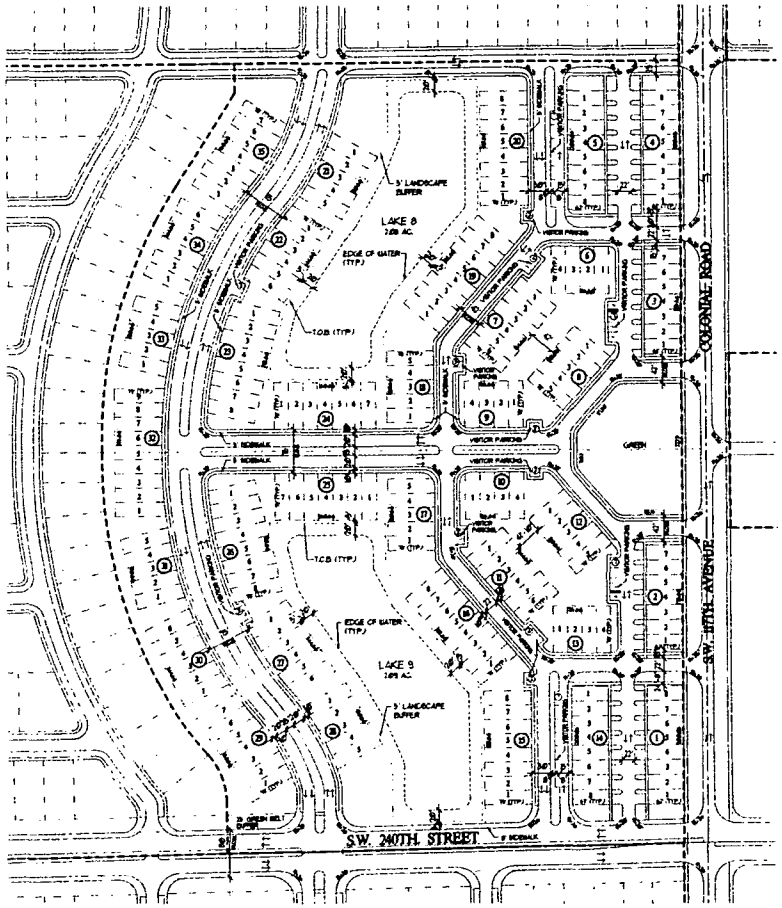
2. The bearings are based on an assumed direction of S00°19'47"E along the East line of the NW ¼ of Section 19, Township 56 South, Range 40 East, Miami-Dade County, Florida.



TYPICAL LOTS
ATTACHED SINGLE FAMILY TYPE III
SCALE: 1"=30'-0"



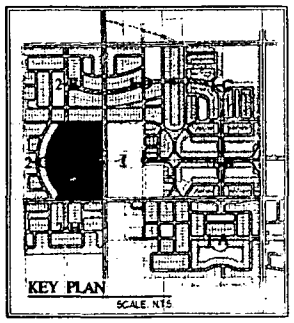
TYPICAL LOTS
ATTACHED SINGLE FAMILY TYPE I
SCALE: 1"=30'-0"



PARCEL 2-F
SCALE 1"=100'-0"

SEE DETAILS & CALCULATIONS OF TYPICAL ATTACHED SINGLE FAMILY LOTS AT SHEETS A-1, A-3 & A-5

N



GENERAL SITE DATA
PARCEL 2-F
ATTACHED SINGLE FAMILY TYPE-I AND TYPE-III
RU-TH (TOWNHOUSES)

1. INTENDED USE OF DEVELOPMENT RU-TH (TOWNHOUSES)
2. PROPOSED PRODUCT ATTACHED SINGLE FAMILY TYPE-I AND TYPE-III (2 STORIES)
3. GROSS ACREAGE OF SITE PARCEL 2-F ---------- 26.92 ACRES
4. TOTAL NUMBER OF DWELLING UNITS ---------- 223 UNITS
5. NET AREA-(EXCLUDING ROW 0.70 ACRES)---------- 26.22 ACRES ---------- 100.00 %
6. NET DENSITY ---------- 8.50
7. AREA OF ATTACHED SINGLE FAM.) ---------- 7.19 ACRES ---------- 27.42 %
   TYPE-I (24'-0"x 57'-0" =1368.00 SQFT x 177 UNITS)
   TYPE-III (75'-0"x 62'-0" =1550.00 SQFT x 46 UNITS)
8. PAVED AREA DRIVEWAYS AND PARKINGS ---------- 5.73 ACRES ---------- 21.86 %
9. COMMON OPEN SPACE/GREEN REQUIRED 30%=1.86 ACRES PROVIDED 11.22 ACRES ---------- 42.79 %
   INCLUDING SIDEWALKS AND 50 % OF THE LAKES (2.08 ACRES)
10. MAXIMUM NUMBER OF STORIES PROPOSED ---------- (2 FLOORS)
11. MAXIMUM HEIGHT ---------- 35 FEET
12. PARKING SPACES PROVIDED 2 PARKING SPACES PER UNIT (NOT COUNTING GARAGES) ---- 446
    VISITOR PARKING SPACES PROVIDED ---------- 56

SCALE:	AS SHOWN	REVISIONS	BY
CHECKED BY	M.M.M.	1. 04-29-03	Y.J.F.
DRAWN BY	Y.J.F.	2. 05-07-03	L.T.E.
DATE	12-06-02	3. 05-29-03	L.T.E.
JOB	1226		

LENNAR HOMES
760 N.W. 107 AVENUE MIAMI, FLORIDA 33172 (305) 599-1151

OLIVA-MEOZ ARCHITECTS & PLANNERS, INC.
8240 SOUTHWEST 24TH STREET MIAMI, FLORIDA 33155
TELEPHONE: (305) 552-7296 FACSIMILE: (305) 552-7297

SILVER PALM
DADE COUNTY, FLORIDA

CAD FILE: 1226-[illegible]

HECTOR L. OLIVA
AR 0015339

PARCEL 2-F

SHEET
SP-7

57

SILVER PALM PARCEL 2-G
LEGAL DESCRIPTION

A portion of the SE ¼ of the NE ¼ of Section 24, Township 56 South, Range 39 East, Miami-Dade County, Florida, being more particularly described as follows

Begin at the Southwest corner of the said SE ¼ of the NE ¼ of Section 24, thence N00°54'25"W along the West line of the said SE ¼ of the NE ¼ of Section 24 for 1,326.38 feet to the Northeast corner of the said SE ¼ of the NE ¼ of Section 24, thence S88°41'32"E along the North line of the said SE ¼ of the NE ¼ of Section 24 for 562.56 feet, thence S00°18'28"E for 49.03 feet, thence S33°22.08'W for 133.26 feet to a point of curvature of a circular curve to the left, thence to the left along said curve, having for its elements a radius of 813.00 feet and a central angle of 16°19'23" for an arc distance of 1,071.49 feet to a point of reverse curvature, thence to the right along said curve, having for its elements a radius of 128.00 feet and a central angle of 35°15'50" for an arc distance of 78.78 feet to the point of tangency, thence S61°41'25"E for 85.00 feet to a point on the said South line of the SE ¼ of the NE ¼ of Section 24, thence S88°18'35"W along the said South line of the SE ¼ of the NE ¼ of Section 24 for 572.08 feet to the Point of Beginning.

NOTES:

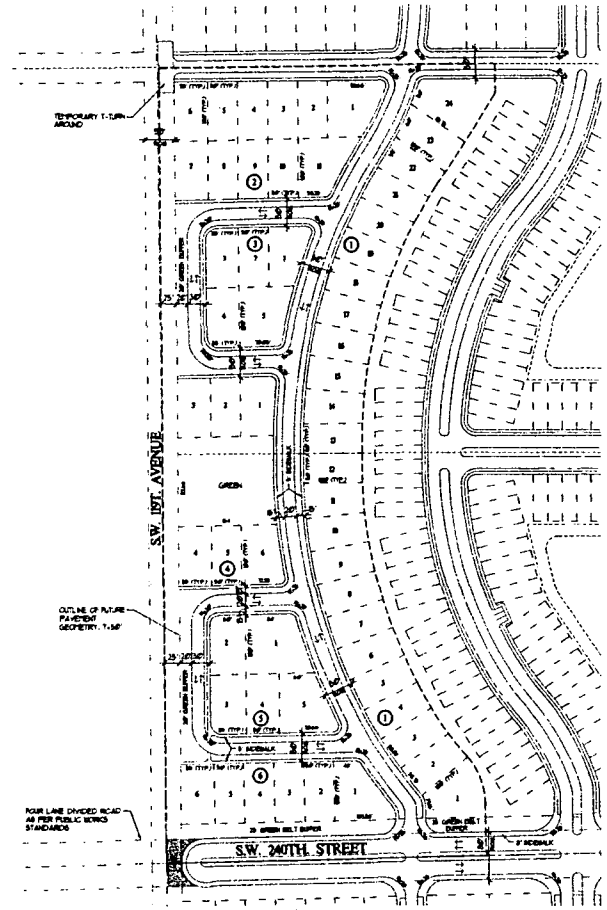
1. The above described parcels contain 558,181 square feet (12.8218 acres), more or less.

2. The bearings are based on an assumed direction of S00°19'47"E along the East line of the NW ¼ of Section 19, Township 56 South, Range 40 East, Miami-Dade County, Florida

GENERAL SITE DATA
PARCEL 2-G
DETACHED SINGLE FAMILY
RU-1M (A)

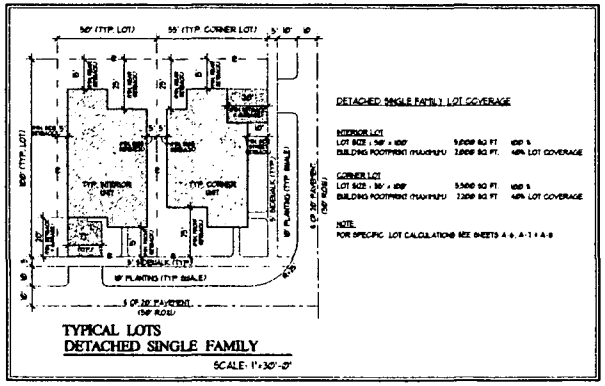
1. INTENDED USE OF DEVELOPMENT	DETACHED SINGLE FAMILY 50' X 100' TYPICAL LOTS		
2. NET ACREAGE OF SITE (EXCLUDING R.O.W. DEDICATION)	11.61 ACRES	----------	100.00%
3. TOTAL UNITS (MAX BLDG GROUND COVERAGE 2.94 ACRES 25.32 %)	53 UNITS	7.74 ACRES	--------66.66 %
4. PAVED AREAS INCLUDING SIDEWALKS		3.00 ACRES	---------25.83 %

SEE DETAILS & CALCULATIONS OF TYPICAL DETACHED SINGLE FAMILY LOTS AT SHEETS A-6, A-7 & A-8



PARCEL 2-G

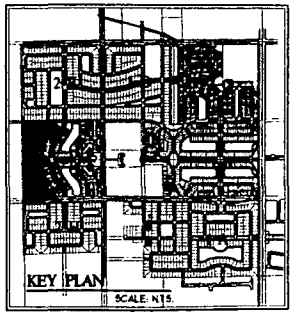
SCALE: 1"=100'-0"



TYPICAL LOTS
DETACHED SINGLE FAMILY

SCALE: 1"=30'-0"

N



SCALE: AS SHOWN	REVISIONS	BY	LENNAR HOMES	OLIVA-MEOZ ARCHITECTS & PLANNERS, INC.	SILVER PALM
CHECKED BY: M.A.M.	1. 04-29-03	V.I.P.	780 N.W. 107 AVENUE MIAMI, FLORIDA 33172 (305) 599-1152	8240 SOUTHWEST 24TH STREET MIAMI, FLORIDA 33155	DADE COUNTY, FLORIDA
DRAWN BY: V.I.P.	2. 02-07-03	L.T.S.		TELEPHONE: (305) 552-7296 FACSIMILE: (305) 552-7297	
DATE: 12-20-02	3. 02-20-03	L.T.S.			CAD FILE 0216/SP-8
JOB: 0216					

HECTOR L. OLIVA AR 0015339

PARCEL 2-G

SHEET SP-8

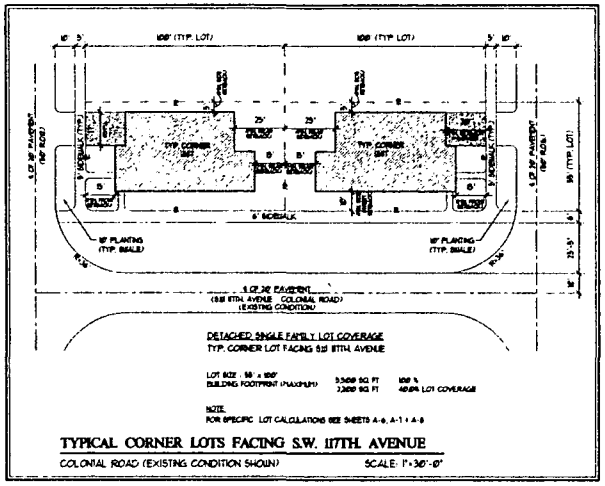
THE DESIGNER HEREBY EXPRESSLY RESERVES THEIR COPYRIGHT AND PROPERTY RIGHTS IN THESE PLANS AND DRAWINGS AND ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER WITHOUT FIRST OBTAINING WRITTEN PERMISSION AND CONSENT OF OLIVA-MEOZ ARCHITECTS & PLANNERS, INC. NOR ARE THEY TO BE ASSIGNED TO ANY PARTY WITHOUT FIRST OBTAINING SAID WRITTEN PERMISSION AND CONSENT

58

SILVER PALM PARCEL 2-H
LEGAL DESCRIPTION

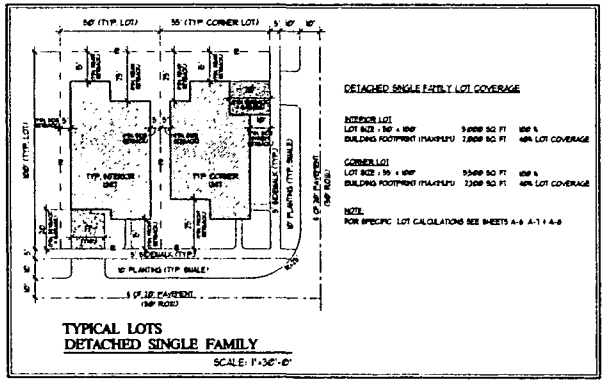
The North 982.55 feet of the NE ¼ of the SE ¼ in Section 24, Township 56 South, Range 39 East, Less the East 35 feet thereof, lying and being in Miami-Dade County Florida.

NOTE: The above described parcel contains 1,118,496 square feet (27.0545 acres), more or less



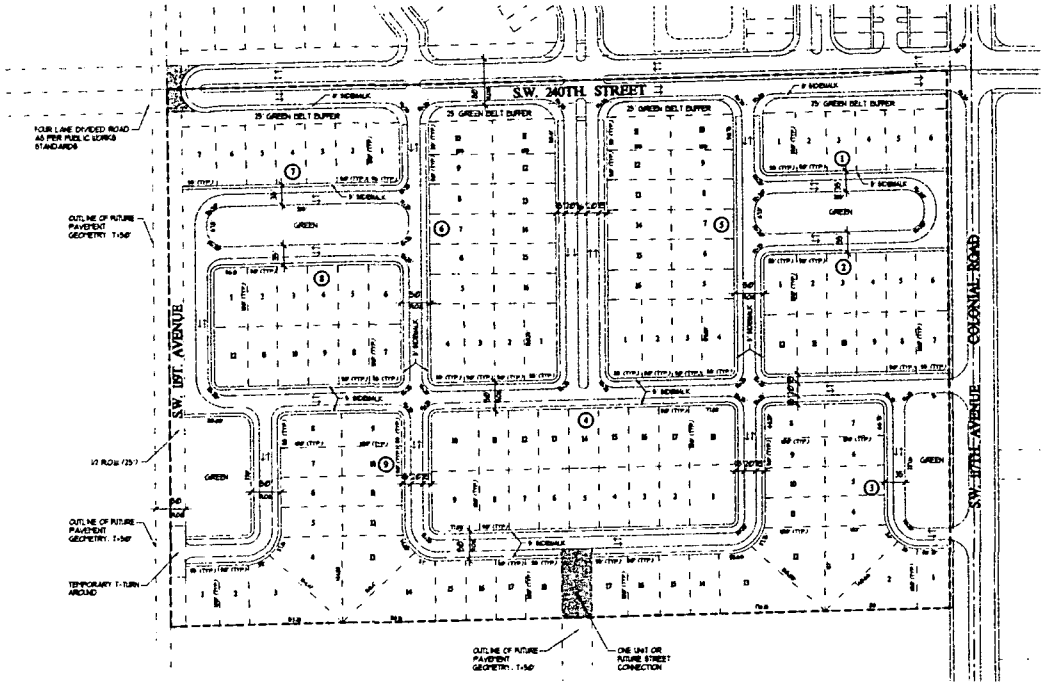
TYPICAL CORNER LOTS FACING S.W. 117TH AVENUE

COLONIAL ROAD (EXISTING CONDITION SHOWN) SCALE: 1"=30'-0"



TYPICAL LOTS
DETACHED SINGLE FAMILY

SCALE: 1"=30'-0"



PARCEL 2-H

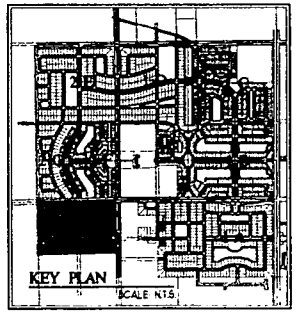
SCALE: 1"=100'-0"

SEE DETAILS & CALCULATIONS OF TYPICAL DETACHED SINGLE FAMILY LOTS AT SHEETS A-6, A-7 & A-8

GENERAL SITE DATA
PARCEL 2-H
DETACHED SINGLE FAMILY
RU-1M (A)

1. INTENDED USE OF DEVELOPMENT	DETACHED SINGLE FAMILY 50' x 100' TYPICAL LOTS	
2. NET ACREAGE OF SITE (EXCLUDING ROW DEDICATION)	25.37 ACRES	100.00%
3. TOTAL UNITS (MAX. BLDG GROUND COVERAGE 5.78 ACRES 22.78%)	102 UNITS	15.23 ACRES 60.03%
4. PAVED AREAS INCLUDING SIDEWALKS		5.61 ACRES 22.11 %

N



SCALE	AS SHOWN	REVISIONS	BY
CHECKED BY	M.M.M.	1. 04-21-02	Y.J.P.
DRAWN BY	Y.J.P.	2. 05-07-02	Y.J.P.
DATE	12-06-01	3. 05-20-02	L.T.A.
JOB			

LENNAR HOMES
760 N.W. 107 AVENUE MIAMI, FLORIDA, 33172 (305) 559-8151

OLIVA-MEOZ ARCHITECTS & PLANNERS, INC.
8340 SOUTHWEST 24TH STREET MIAMI, FLORIDA 33155
TELEPHONE: (305) 552-7296 FACSIMILE: (305) 552-7297

SILVER PALM
DADE COUNTY, FLORIDA

CAD FILE: 0216/SP-9

HECTOR L. OLIVA
AR 0015339

PARCEL 2-H
SHEET
SP-9

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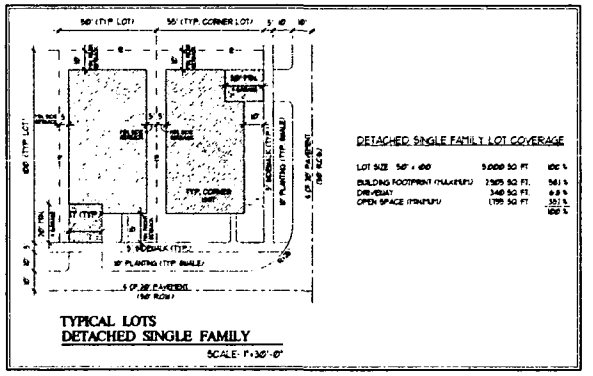
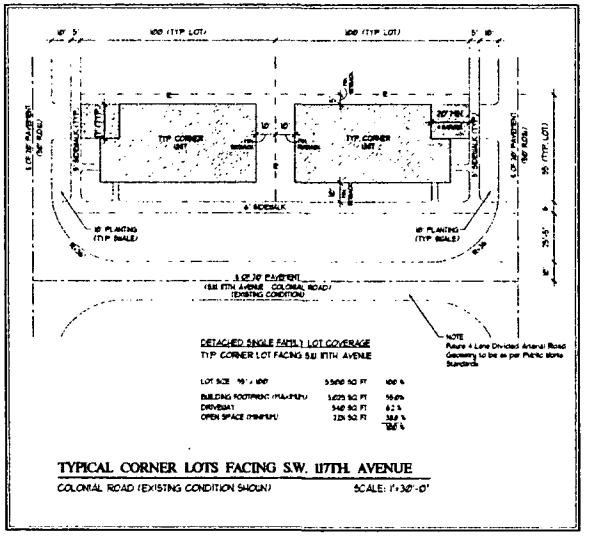
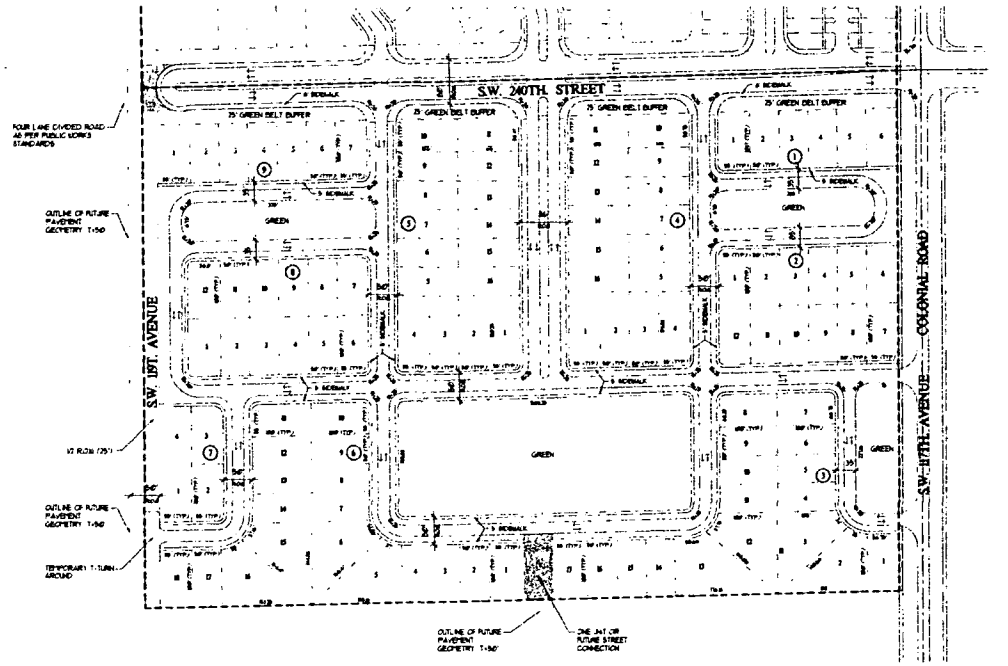


TYPICAL LOTS
DETACHED SINGLE FAMILY
SCALE: 1"=30'-0"



TYPICAL CORNER LOTS FACING S.W. 117TH AVENUE
COLONIAL ROAD (EXISTING CONDITION SHOWN)
SCALE: 1"=30'-0"

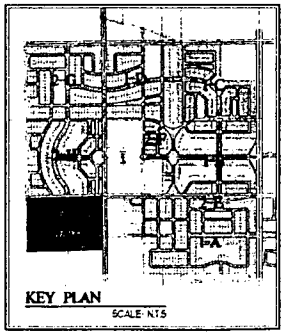


PARCEL 2-I
SCALE 1"=100'-0"

GENERAL SITE DATA
PARCEL 2-I
DETACHED SINGLE FAMILY

1. INTENDED USE OF DEVELOPMENT	DETACHED SINGLE FAMILY 50' x 100' TYPICAL LOTS		
2. NET ACREAGE OF SITE (EXCLUDING ROW DEDICATION)	25.76 ACRES		100.00%
3. TOTAL UNITS	108 UNITS	12.59 ACRES	48.84 %
4. NET DENSITY	4.21		
5. PAVED AREAS		4.16 ACRES	16.41 %
6. COMON OPEN SPACES (EXCLUDING SIDEWALKS)	REQUIRED 30% = 7.51 ACRES	PROVIDED = 8.51 ACRES	33.05 %

N



KEY PLAN
SCALE: N.T.S.

SCALE	AS SHOWN	REVISIONS	BY
CHECKED BY	M.M.M.	1. 04-25-03	Y.J.F.
DRAWN BY	Y.J.J.		
DATE	12-06-02		
JOB	026		

LENNAR HOMES
760 N.W. 107 AVENUE MIAMI, FLORIDA 33172 (305) 559-8951

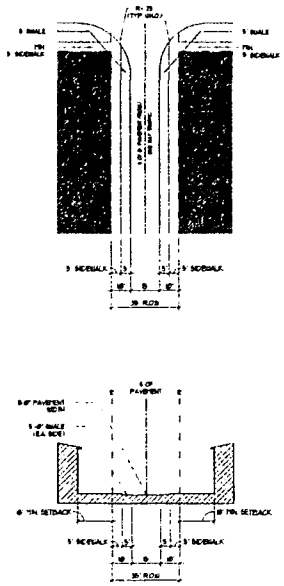
OLIVA-MEOZ ARCHITECTS & PLANNERS, INC.
8240 SOUTHWEST 24TH STREET MIAMI, FLORIDA 33155
TELEPHONE: (305) 552-7294 FACSIMILE: (305) 552-7297

SILVER PALM
DADE COUNTY, FLORIDA

HECTOR L. OLIVA
AR 0015337

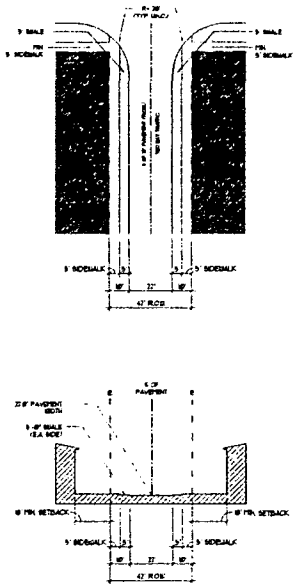
PARCEL 2-I
SHEET
SP-10

60



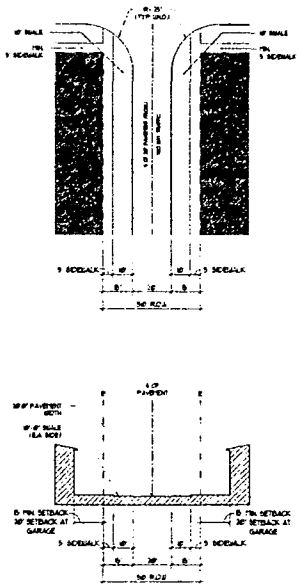
T = 35' R.O.W.
Private Road
(One Way Traffic)

Attached Single Family



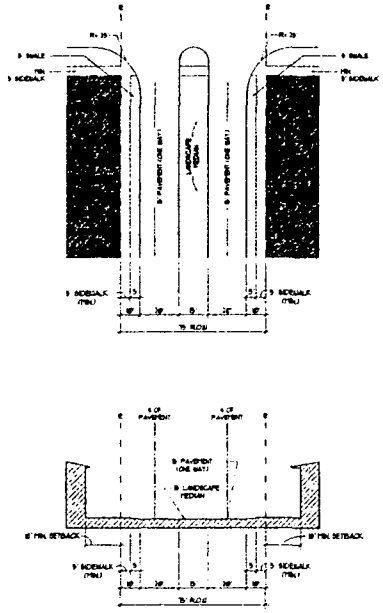
T = 42' R.O.W.
Private Road
(Two Way Traffic)

Attached Single Family



T = 50' R.O.W.
Typical Road
(Two Way Traffic)

Detached Single Family



T = 75' R.O.W.
Interior Boulevard

LEGEND

PROPERTY

GRASSED AREAS

SCALE	10-1-97	REVISIONS	BY
CHECKED BY	M.M.M.	04-25-03	L.T.R.
DRAWN BY	Y.J.F.		
DATE	12-08-02		
JOB	[illegible]		

LENNAR HOMES
760 N.W. 107 AVENUE MIAMI, FLORIDA 33172 (305) 559-1951

OLIVA-MEOZ ARCHITECTS & PLANNERS, INC.
8240 SOUTHWEST 24TH STREET MIAMI, FLORIDA 33155
TELEPHONE: (305) 552-7296 FACSIMILE: (305) 552-7297

SILVER PALM
DADE COUNTY, FLORIDA
CAD FILE F:\2002PROJECTS\0216\STREETS\STREETS

HECTOR L. OLIVA
AR 0015339

SHEET
SP-11

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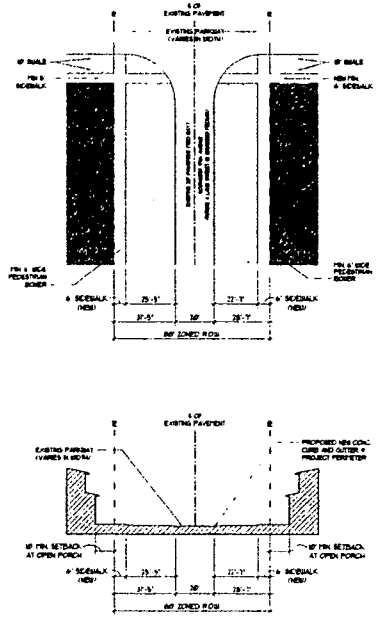
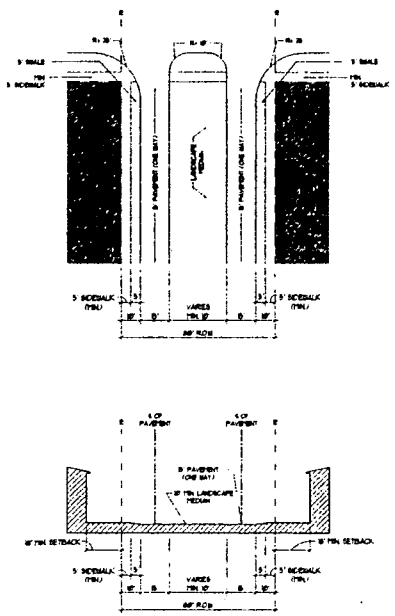
19

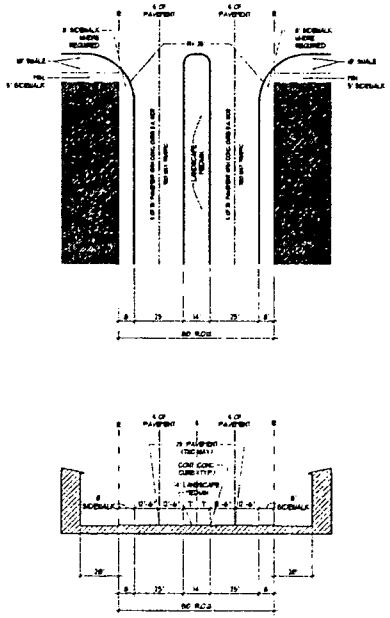


T = 80' R.O.W.
Existing Condition
Southwest 117th. Avenue
(Colonial Road)

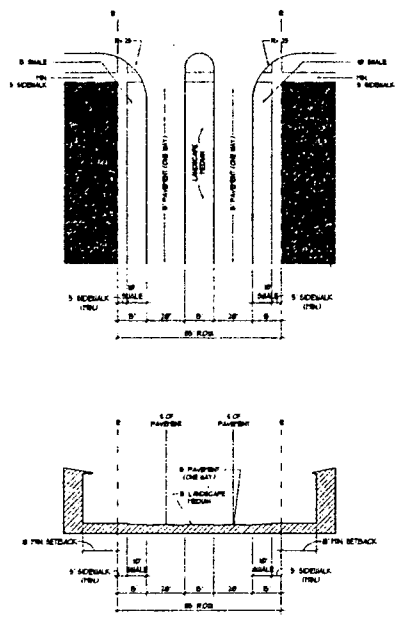
NOTE:
Future 4 Lane Divided Arterial Road Geometry to be as per Public Works Standards



T = 80' R.O.W.
Interior Boulevard



T = 80' R.O.W.
Standard Road (Typical)



T = 85' R.O.W.
Main Entry Boulevard
(Silver Palm Boulevard)

LEGEND
PROPERTY
GRASSED AREAS

SCALE	30'-0"	REVISIONS	BY	LENNAR HOMES 760 N.W. 107 AVENUE MIAMI, FLORIDA 33172 (305) 599-1951	OLIVA-MEOZ ARCHITECTS & PLANNERS, INC. 8240 SOUTHWEST 24TH STREET MIAMI, FLORIDA 33155 TELEPHONE: (305) 552-7296 FACSIMILE: (305) 552-7297	SILVER PALM DADE COUNTY, FLORIDA CAD FILE F:\2002PROJECTS\0216\STREETS\STREETS	HECTOR L. OLIVA AR 6015339	SHEET SP-12
CHECKED BY	M.M.M.	04-23-03	L.T.B.					
DRAWN BY	Y.J.F.							
DATE								
JOB								

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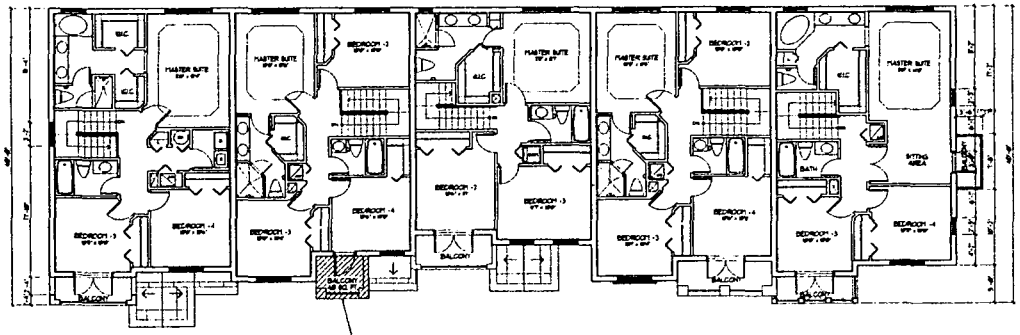
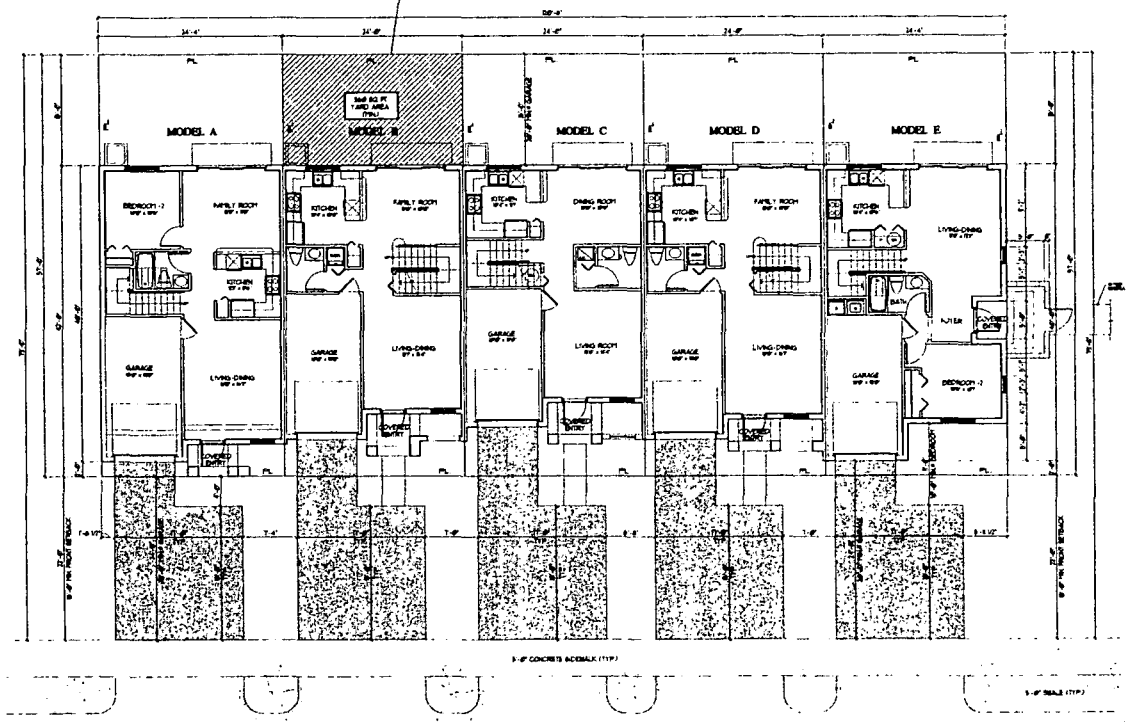
62



SECOND FLOOR BUILDING PLAN



FIRST FLOOR BUILDING PLAN

AREA CALCULATIONS

MODEL A

A/C SPACE 1st FLOOR	732 SQ.FT.
A/C SPACE 2nd FLOOR	825 SQ.FT.
TOTAL A/C SPACE	1,557 SQ.FT.
GARAGE	212 SQ.FT.
BALCONY	42 SQ.FT.
COVERED ENTRY	29 SQ.FT.
GRAND TOTAL	1,840 SQ.FT.

MODEL B

A/C SPACE 1st FLOOR	638 SQ.FT.
A/C SPACE 2nd FLOOR	787 SQ.FT.
TOTAL A/C SPACE	1,425 SQ.FT.
GARAGE	246 SQ.FT.
BALCONY	48 SQ.FT.
COVERED ENTRY	62 SQ.FT.
GRAND TOTAL	1,733 SQ.FT.

MODEL C

A/C SPACE 1st FLOOR	68 SQ.FT.
A/C SPACE 2nd FLOOR	788 SQ.FT.
TOTAL A/C SPACE	1,319 SQ.FT.
GARAGE	785 SQ.FT.
BALCONY	90 SQ.FT.
COVERED ENTRY	68 SQ.FT.
GRAND TOTAL	1,632 SQ.FT.

MODEL D

A/C SPACE 1st FLOOR	648 SQ.FT.
A/C SPACE 2nd FLOOR	798 SQ.FT.
TOTAL A/C SPACE	1,446 SQ.FT.
GARAGE	249 SQ.FT.
BALCONY	68 SQ.FT.
COVERED ENTRY	96 SQ.FT.
GRAND TOTAL	1,767 SQ.FT.

MODEL E

A/C SPACE 1st FLOOR	688 SQ.FT.
A/C SPACE 2nd FLOOR	817 SQ.FT.
TOTAL A/C SPACE	1,585 SQ.FT.
GARAGE	279 SQ.FT.
BALCONY	40 SQ.FT.
COVERED ENTRY	26 SQ.FT.
GRAND TOTAL	1,784 SQ.FT.

ATTACHED SINGLE FAMILY TYPE I

SCALE	1/8"=1'-0"	REVISIONS	BY
CHECKED BY	M.M.M.	04-25-03	L.T.S.
DRAWN BY	Y.J.P.		
DATE	12-06-02		
JOB	[illegible]		

LENNAR HOMES
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OLIVA-MEOZ ARCHITECTS & PLANNERS, INC.
8240 SOUTHWEST 24TH STREET MIAMI, FLORIDA 33155
TELEPHONE: (305) 552-7296 FACSIMILE: (305) 552-7297

SILVER PALM
DADE-COUNTY, FLORIDA

CAD FILE: 0218-A-1

HECTOR L. OLIVA
AR 0015359

SHEET
A-1

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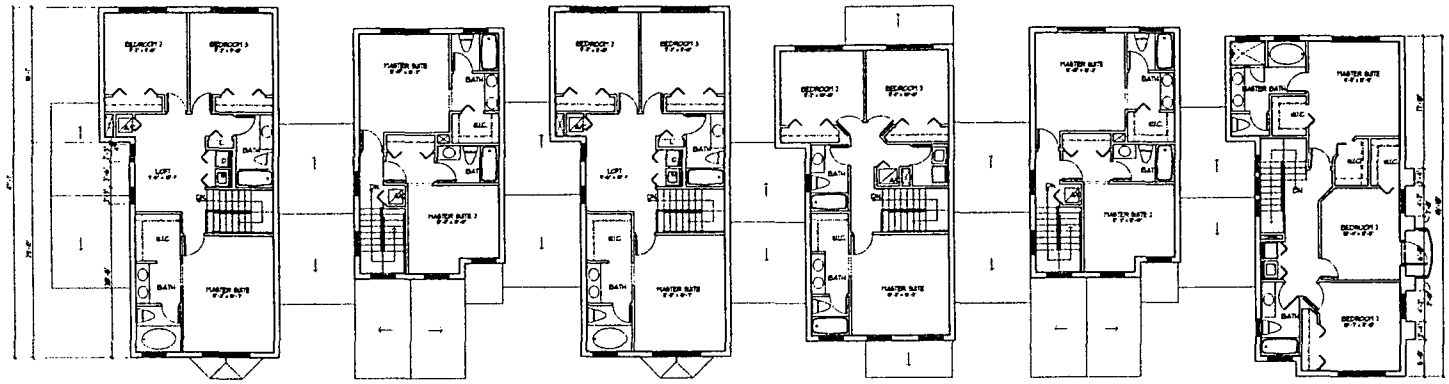
TYPE I ATTACHED SINGLE FAMILY TYPICAL ELEVATION

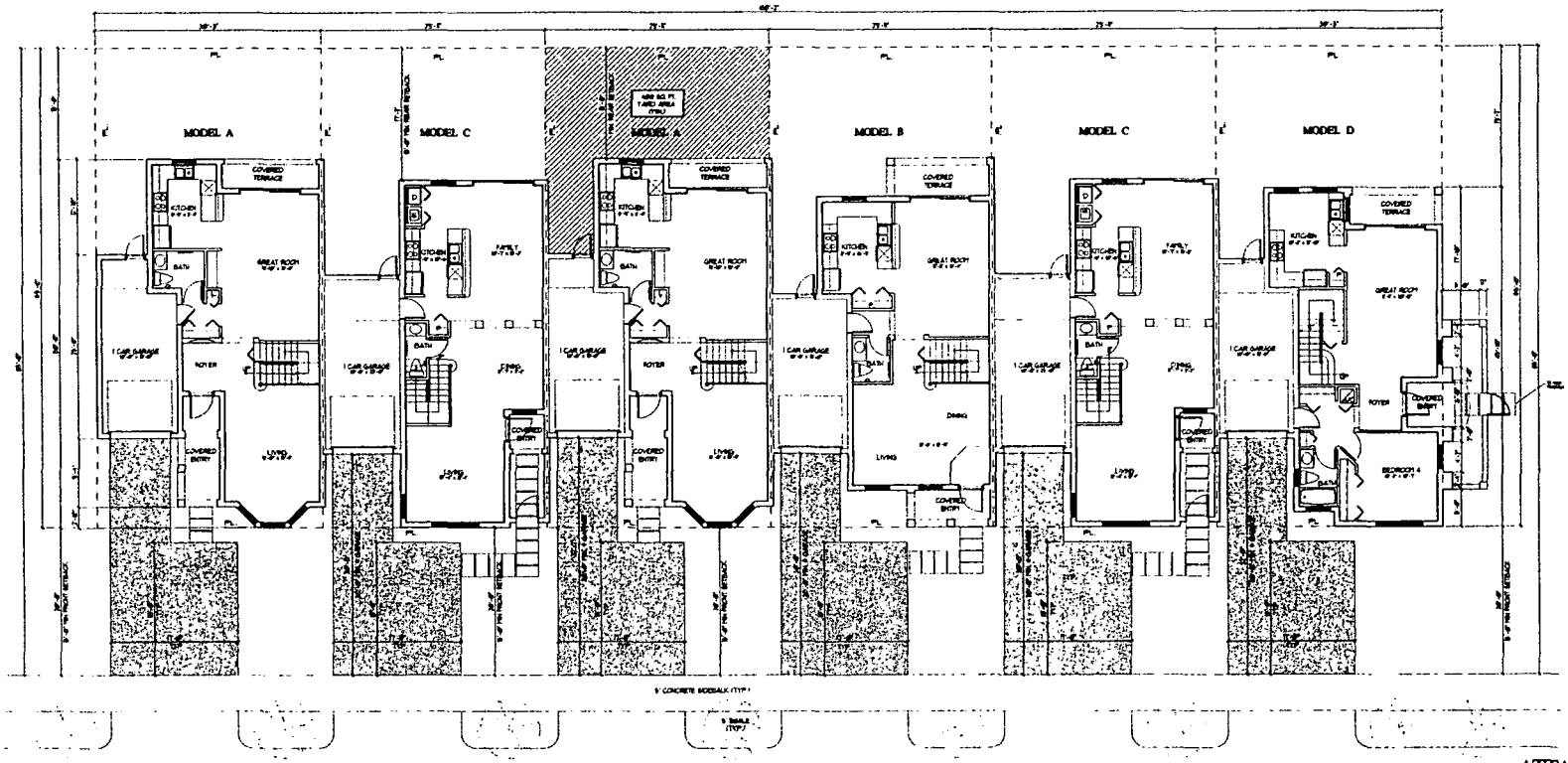
TYPE I ATTACHED SINGLE FAMILY END UNIT ENTRY ELEVATION

ATTACHED SINGLE FAMILY TYPE I

SCALE AS SHOWN CHECKED BY M.M.M. DRAWN BY DATE 12-06-02 JOB 026	REVISIONS BY	LENNAR HOMES 760 N.W. 107 AVENUE MIAMI, FLORIDA, 33172 (305) 599-1951	OLIVA-MEOZ ARCHITECTS & PLANNERS, INC. 8240 SOUTHWEST 24TH STREET MIAMI, FLORIDA 33155 TEL: (305) 552-7296. FACS: (305) 552-7297.	SILVER PALM DADE-COUNTY, FLORIDA CAD FILE 02 F/A-2	HECTOR L. OLIVA AR 0015139	SHEET A-2



SECOND FLOOR BUILDING PLAN



FIRST FLOOR BUILDING PLAN

AREA CALCULATIONS

MODEL A

A/C SPACE 1st FLOOR	882 SQ.FT
A/C SPACE 2nd FLOOR	957 SQ.FT
TOTAL A/C SPACE	1,839 SQ.FT
GARAGE	241 SQ.FT
COVERED TERRACE	55 SQ.FT
COVERED ENTRY	81 SQ.FT
GRAND TOTAL	2,216 SQ.FT

MODEL B

A/C SPACE 1st FLOOR	839 SQ.FT
A/C SPACE 2nd FLOOR	764 SQ.FT
TOTAL A/C SPACE	1,633 SQ.FT
GARAGE	221 SQ.FT
COVERED TERRACE	73 SQ.FT
COVERED ENTRY	58 SQ.FT
GRAND TOTAL	1,987 SQ.FT.

MODEL C

A/C SPACE 1st FLOOR	849 SQ.FT
A/C SPACE 2nd FLOOR	609 SQ.FT
TOTAL A/C SPACE	1,487 SQ.FT
GARAGE	251 SQ.FT
COVERED TERRACE	
COVERED ENTRY	27 SQ.FT
GRAND TOTAL	1,739 SQ.FT

MODEL D

A/C SPACE 1st FLOOR	866 SQ.FT
A/C SPACE 2nd FLOOR	90 SQ.FT
TOTAL A/C SPACE	1,781 SQ.FT.
GARAGE	233 SQ.FT
BALCONY	22 SQ.FT
COVERED TERRACE	62 SQ.FT
COVERED ENTRY	51 SQ.FT.
GRAND TOTAL	2,149 SQ.FT

ATTACHED SINGLE FAMILY TYPE II

SCALE 1/8"=1'-0"	REVISIONS BY	LENNAR HOMES 760 N.W. 107 AVENUE MIAMI, FLORIDA 33172 (305) 559-1551	OLIVA-MEOZ ARCHITECTS & PLANNERS, INC. 8240 SOUTHWEST 24TH STREET MIAMI, FLORIDA 33155 TELEPHONE: (305) 552-7296 FACSIMILE: (305) 552-7297	SILVER PALM DADE-COUNTY, FLORIDA CAD FILE 0216/A-3	HECTOR L. OLIVA AR 0015339	SHEET A-3
CHECKED BY M.M.M.	04-25-03 L.T.S.					
DRAWN BY L.T.S.						
DATE 12-06-02						
JOB 026						

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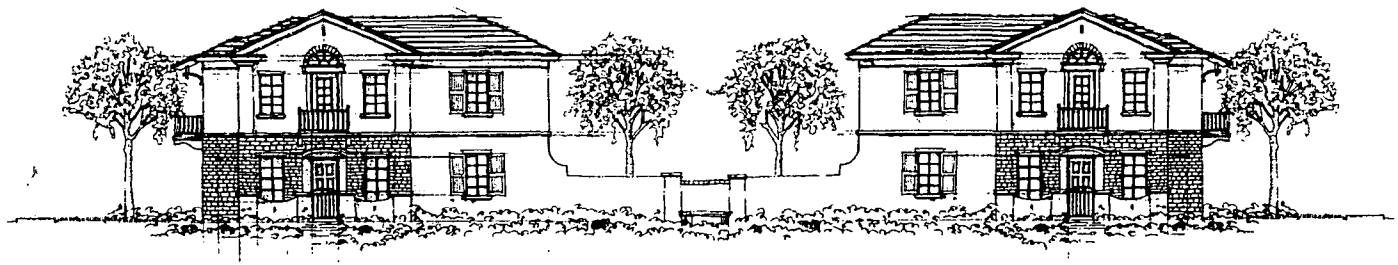
65

TYPE II ATTACHED SINGLE FAMILY TYPICAL ELEVATION



TYPE II ATTACHED SINGLE FAMILY END UNIT ENTRY ELEVATION

ATTACHED SINGLE FAMILY TYPE II

SCALE: AS SHOWN CHECKED BY: S.M.M. DRAWN BY: DATE: 12-06-02 JOB: 0226	REVISIONS	BY	LENNAR HOMES 760 N.W. 107 AVENUE MIAMI, FLORIDA, 33172 (305) 599-6951	OLIVA-MEOZ ARCHITECTS & PLANNERS, INC. 8240 SOUTHWEST 24TH STREET MIAMI, FLORIDA 33155 TEL.: (305) 552-7296. FACS.: (305) 552-7297.	SILVER PALM DADE-COUNTY, FLORIDA CAD FILE: 0216/A-4	HECTOR L. OLIVA AR 0015119	SHEET A-4

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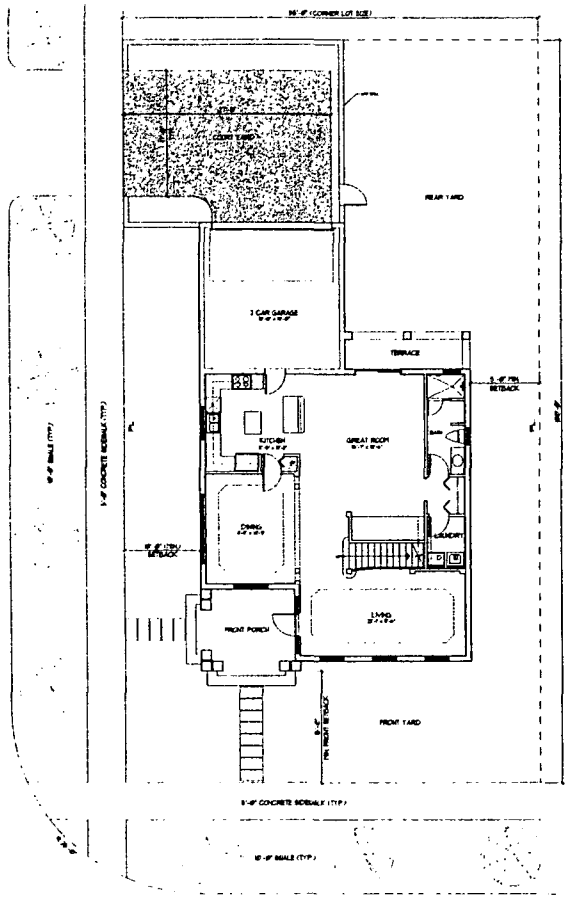
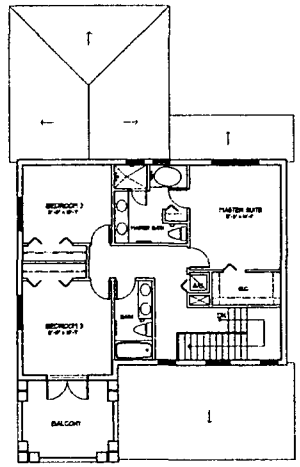


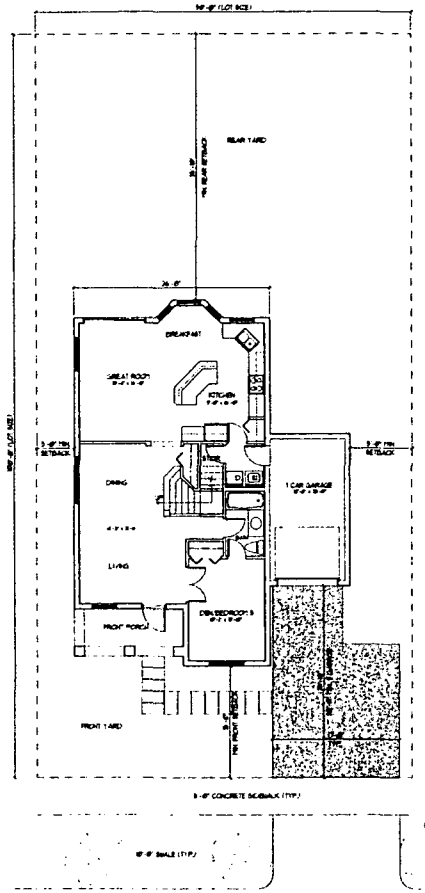
FIRST FLOOR PLAN



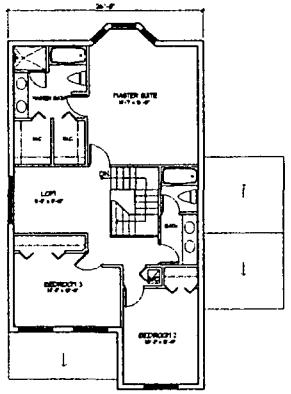
SECOND FLOOR PLAN

AREA CALCULATION	
A/C SPACE 1st FLOOR	1291 SQ.FT
A/C SPACE 2nd FLOOR	944 SQ.FT
TOTAL A/C SPACE	2235 SQ.FT
GARAGE	360 SQ.FT
COVERED TERRACE	83 SQ.FT
BALCONY	148 SQ.FT.
FRONT PORCH	139 SQ.FT
GRAND TOTAL	2,986 SQ.FT

FRONT ELEVATION



FIRST FLOOR PLAN



SECOND FLOOR PLAN

AREA CALCULATION	
A/C SPACE 1st FLOOR	1123 SQ.FT
A/C SPACE 2nd FLOOR	1,012 SQ.FT
TOTAL A/C SPACE	2,135 SQ.FT
GARAGE	211 SQ.FT.
FRONT PORCH	93 SQ.FT
GRAND TOTAL	2,504 SQ.FT

FRONT ELEVATION

DETACHED SINGLE FAMILY

SCALE 1/8"=1'-0"	REVISIONS	BY	
CHECKED BY M.M.M.	04-25-03	L.T.S.	
DRAWN BY L.T.S.			
DATE 12-09-02			
JOB # 028			

LENNAR HOMES
760 N.W. 107 AVENUE MIAMI, FLORIDA, 33172 (305) 599-5951

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8240 SOUTHWEST 24TH STREET MIAMI, FLORIDA 33155
TELEPHONE: (305) 552-7296 FACSIMILE: (305) 552-7297.

SILVER PALM
DADE-COUNTY, FLORIDA

CAD FILE: 0216/A-5

HECTOR L. OLIVA
AR 0015339

SHEET
A-5

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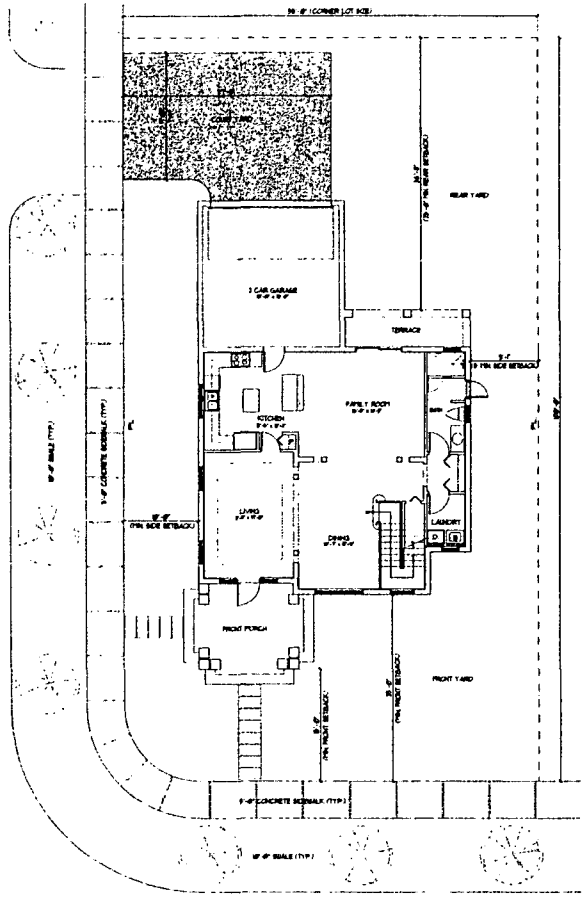
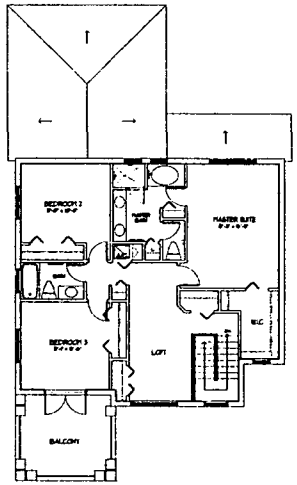


FIRST FLOOR PLAN

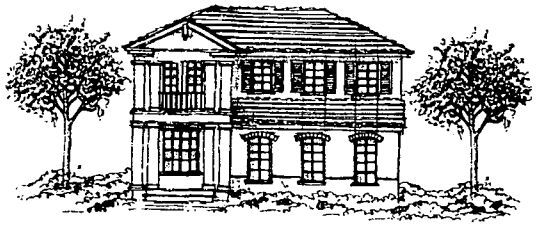


SECOND FLOOR PLAN

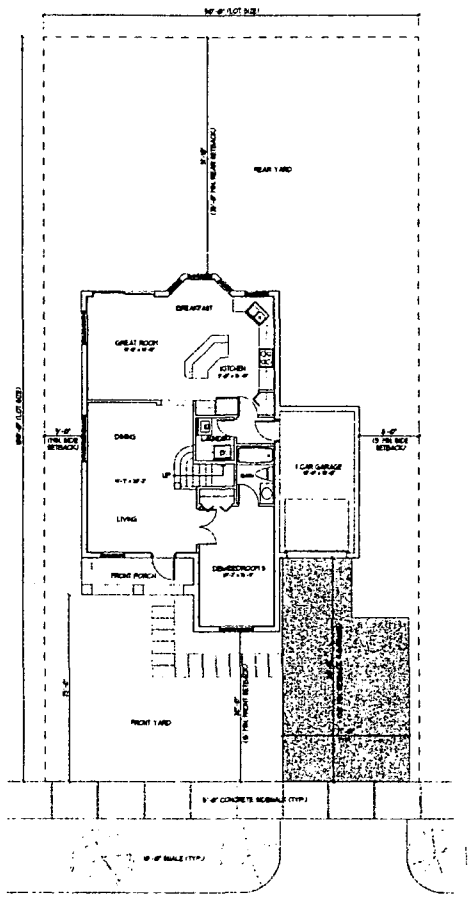
AREA CALCULATION	
A/C SPACE 1st FLOOR	1279 SQ.FT.
A/C SPACE 2nd FLOOR	551 SQ.FT.
TOTAL A/C SPACE	1830 SQ.FT.
GARAGE	360 SQ.FT.
COVERED TERRACE	83 SQ.FT.
BALCONY	148 SQ.FT.
FRONT PORCH	99 SQ.FT.
GRAND TOTAL	2530 SQ.FT.

LOT COVERAGE	
A/C SPACE 1st FLOOR	1279 SQ.FT.
GARAGE	360 SQ.FT.
COVERED TERRACE	83 SQ.FT.
FRONT PORCH	99 SQ.FT.
TOTAL	1821 SQ.FT.

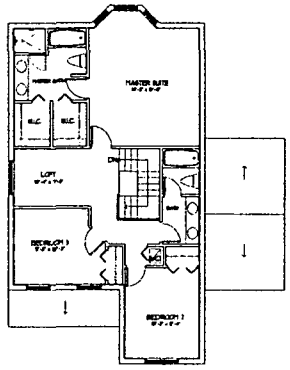
ALLOWABLE LOT COVERAGE 40%
PROPOSED LOT COVERAGE 33%



FRONT ELEVATION



FIRST FLOOR PLAN



SECOND FLOOR PLAN

AREA CALCULATION	
A/C SPACE 1st FLOOR	1876 SQ.FT.
A/C SPACE 2nd FLOOR	1837 SQ.FT.
TOTAL A/C SPACE	3698 SQ.FT.
GARAGE	271 SQ.FT.
FRONT PORCH	14 SQ.FT.
GRAND TOTAL	3983 SQ.FT.

LOT COVERAGE	
A/C SPACE 1st FLOOR	1876 SQ.FT.
GARAGE	271 SQ.FT.
FRONT PORCH	14 SQ.FT.
TOTAL	1561 SQ.FT.

ALLOWABLE LOT COVERAGE 40%
PROPOSED LOT COVERAGE 37%

FRONT ELEVATION

Exterior Elevations Note

As an alternate, the architectural character of these attached and detached single family homes may be changed as follows: the shutters will be replaced with moldings, the flat roof tiles will be replaced with Spanish "S" tiles, beams in porches, terraces and balconies will be replaced with arches, metal railings may be replaced with more elaborate details and additional trims and moldings may be added to the exterior elevations. All of these to make the architectural character of these elevations more Mediterranean.

DETACHED SINGLE FAMILY

SCALE: 1/4"=1'-0"	REVISIONS	BY	
CHECKED BY: M.M.M.	04-25-03	L.T.E.	
DRAWN BY: L.T.E.	05-06-03	Y.J.F.	
DATE: 12-06-02			
JOB: 026			

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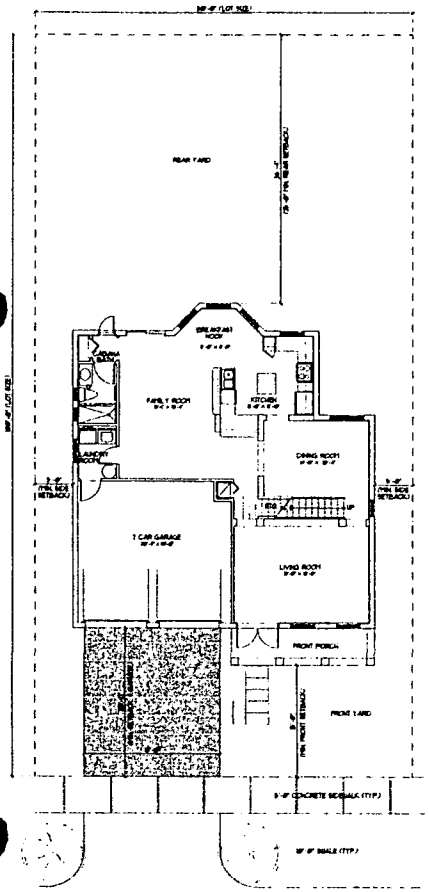
CAD FILE: 0216 A-E

SILVER PALM
DADE-COUNTY, FLORIDA

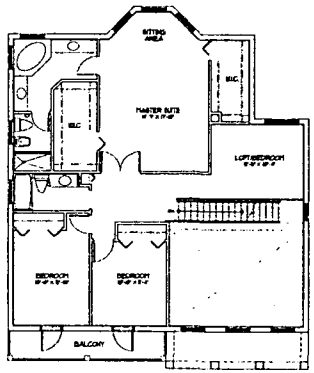
HECTOR L. OLIVA
AR 0015339

SHEET
A-6

89



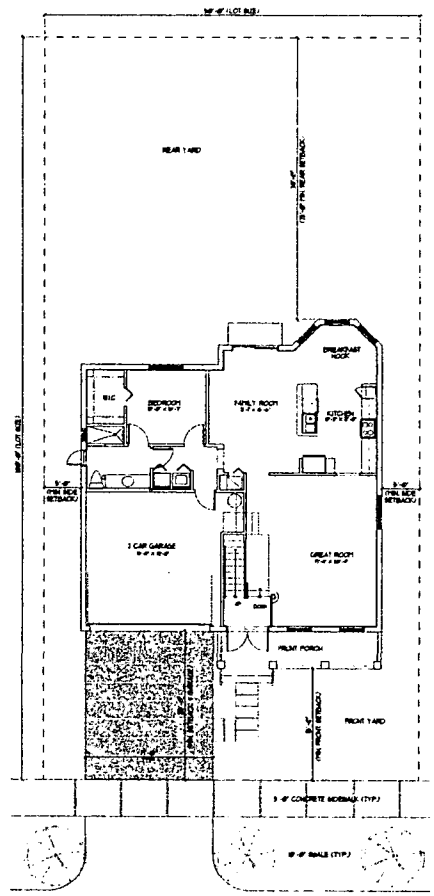
FIRST FLOOR PLAN



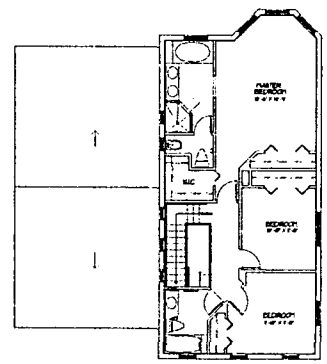
SECOND FLOOR PLAN

AREA CALCULATION	
A/C SPACE 1st FLOOR	1143 SQ.FT.
A/C SPACE 2nd FLOOR	1241 SQ.FT.
TOTAL A/C SPACE	2384 SQ.FT.
GARAGE	487 SQ.FT.
BALCONY	84 SQ.FT.
FRONT PORCH	99 SQ.FT.
GRAND TOTAL	2556 SQ.FT.

LOT COVERAGE	
A/C SPACE 1st FLOOR	1143 SQ.FT.
GARAGE	487 SQ.FT.
FRONT PORCH	99 SQ.FT.
TOTAL	1648 SQ.FT.
ALLOWABLE LOT COVERAGE	40%
PROPOSED LOT COVERAGE	33%



FIRST FLOOR PLAN



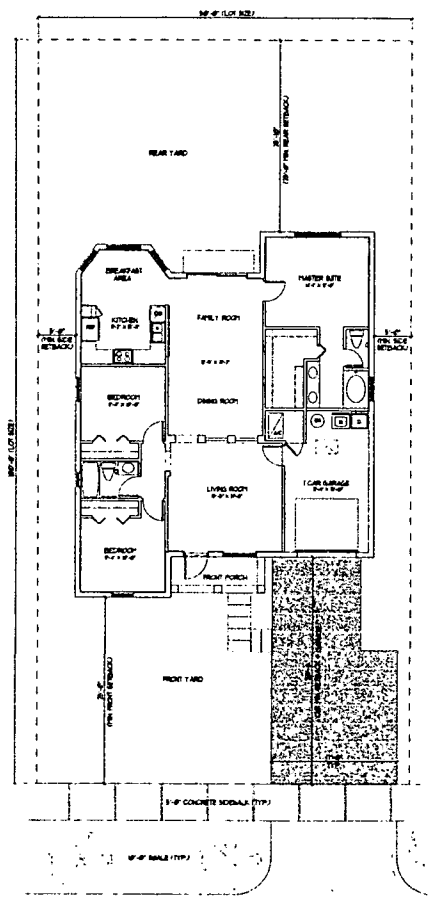
SECOND FLOOR PLAN

AREA CALCULATION	
A/C SPACE 1st FLOOR	1846 SQ.FT.
A/C SPACE 2nd FLOOR	99 SQ.FT.
TOTAL A/C SPACE	2045 SQ.FT.
GARAGE	364 SQ.FT.
FRONT PORCH	99 SQ.FT.
GRAND TOTAL	2548 SQ.FT.

LOT COVERAGE	
A/C SPACE 1st FLOOR	1846 SQ.FT.
GARAGE	364 SQ.FT.
FRONT PORCH	99 SQ.FT.
TOTAL	1625 SQ.FT.
ALLOWABLE LOT COVERAGE	40%
PROPOSED LOT COVERAGE	33%

AREA CALCULATION	
A/C SPACE 1st FLOOR	1438 SQ.FT.
TOTAL A/C SPACE	1438 SQ.FT.
GARAGE	241 SQ.FT.
FRONT PORCH	61 SQ.FT.
GRAND TOTAL	1738 SQ.FT.

LOT COVERAGE	
A/C SPACE 1st FLOOR	1438 SQ.FT.
GARAGE	241 SQ.FT.
FRONT PORCH	61 SQ.FT.
TOTAL	1738 SQ.FT.
ALLOWABLE LOT COVERAGE	40%
PROPOSED LOT COVERAGE	36%



FIRST FLOOR PLAN

FRONT ELEVATION

Exterior Elevations Note

At an alternate, the architectural character of these attached and detached single family homes may be changed as follows: the shutters will be replaced with mouldings, the flat roof tiles will be replaced with Spanish "S" tiles, houses w/ porches, terraces and balconies will be replaced with arches, metal railings may be replaced with more elaborate details and additional trims and mouldings may be added to the exterior elevations. All of these to make the architectural character of these elevations, more Mediterranean.

FRONT ELEVATION

FRONT ELEVATION

DETACHED SINGLE FAMILY

SCALE	1/4"=1'-0"	REVISIONS	BY
DESIGNED BY	M.M.M.	01-23-03	L.T.E.
DRAWN BY	L.T.E.	06-11-03	Y.J.F.
DATE	12-06-02		
JOB #	1126		

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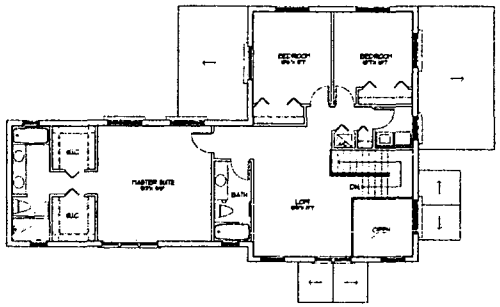
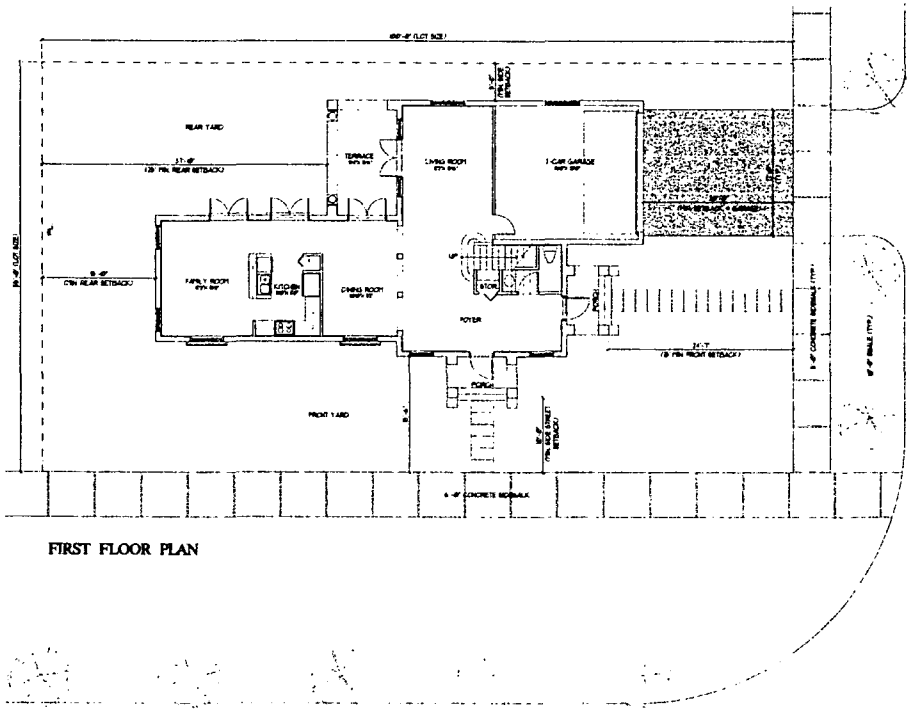
SILVER PALM
DADE-COUNTY, FLORIDA

HECTOR L. OLIVA
AR 0015339

SHEET
A-7



SECOND FLOOR PLAN



FIRST FLOOR PLAN

ELEVATION FACING 117TH. AVENUE

(511) 117TH AVENUE COLONIAL ROAD
(EXISTING CONDITION)

AREA CALCULATION

A/C SPACE 1st FLOOR	1,153 SQ.FT.
A/C SPACE 2nd FLOOR	1,211 SQ.FT.
TOTAL A/C SPACE	2,364 SQ.FT.
GARAGE	374 SQ.FT.
FRONT PORCH	102 SQ.FT.
COVERED TERRACE	144 SQ.FT.
GRAND TOTAL	2,984 SQ.FT.

LOT COVERAGE

A/C SPACE 1st FLOOR	1,153 SQ.FT.
GARAGE	374 SQ.FT.
FRONT PORCH	102 SQ.FT.
COVERED TERRACE	144 SQ.FT.
TOTAL	1,775 SQ.FT.
ALLOWABLE LOT COVERAGE	40%
PROPOSED LOT COVERAGE	32%

DETACHED SINGLE FAMILY
CORNER LOT FACING 117TH. AVENUE

SCALE: 1/8"=1'-0"	REVISIONS	BY	
CHECKED BY: M.M.M.	(1) 04-29-03	L.T.E.	
DRAWN BY: L.T.E.	(2) 09-16-03	Y.J.F.	
DATE: 12-06-02			
JOB: 026			

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SILVER PALM
DADE-COUNTY, FLORIDA

CAD FILE: C216-A-8

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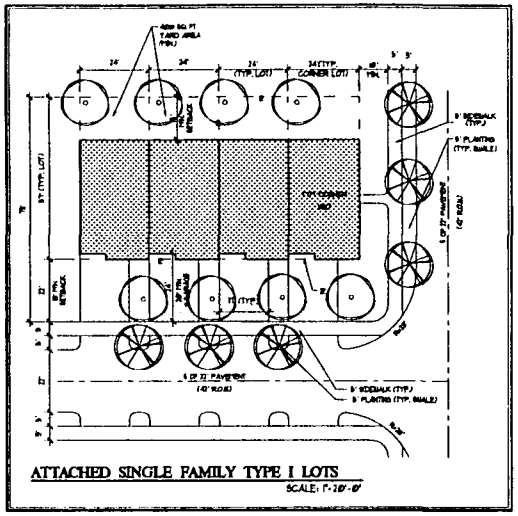
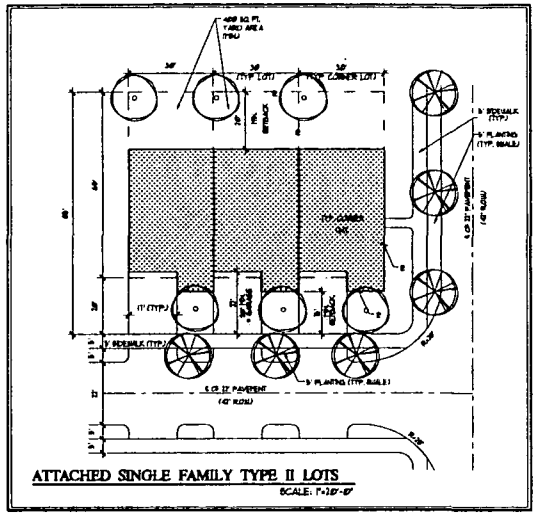
SHEET
A-8

70



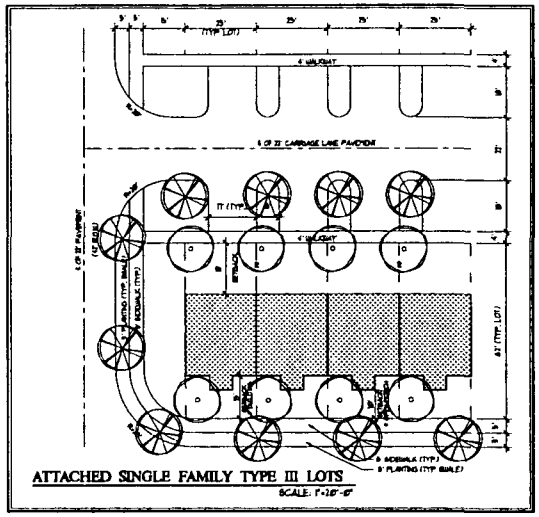
ATTACHED SINGLE FAMILY TYPE I LOTS

SCALE: 1"=20'-0"



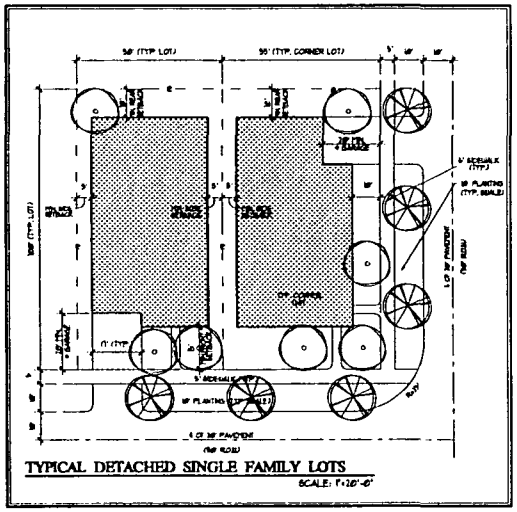
ATTACHED SINGLE FAMILY TYPE II LOTS

SCALE: 1"=20'-0"



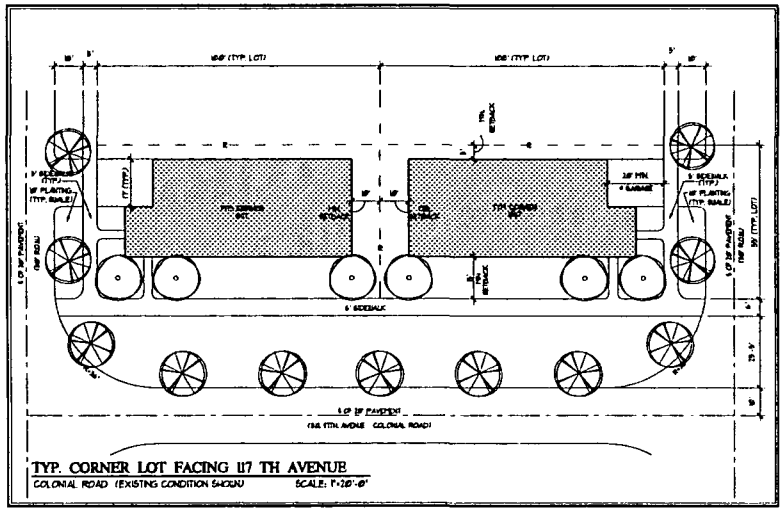
ATTACHED SINGLE FAMILY TYPE III LOTS

SCALE: 1"=20'-0"



TYPICAL DETACHED SINGLE FAMILY LOTS

SCALE: 1"=20'-0"



TYP. CORNER LOT FACING 117 TH AVENUE

COLONIAL ROAD (EXISTING CONDITION SHOWN) SCALE: 1"=20'-0"

TREE LEGEND

NATIVE TREE PROVIDED 3369 QUERCUS VIRGINIANA THATCH LIVE OAK AS STREET TREES AND 1 PER ATTACHED SINGLE FAMILY AT FRONT YARD	MIN 8' IN HEIGHT CAL 8" MAX SPACING 30' O.C.
NATIVE TREE PROVIDED 4283 BURSERA SIMARUBA - GUMBO LIMBO 1 PER ATTACHED SINGLE FAMILY REAR YARD	MINIMUM 8' IN HEIGHT CAL 8" MAX SPACING 30' O.C.
NATIVE PALM PROVIDED 846 COUNTING AS 3X TREES ROYSTONEA REGIA - ROYAL PALM - MIN 14' HEIGHT, CAL AT MAIN ENTRANCE AND PLAZAS	MAX SPACING 20' O.C.
NATIVE SHRUB GARIA LEUTURA / LIRIOPE M. "EVERGREEN GIANT" MIN 18" IN HEIGHT	
NATIVE SHRUB SOLIDEN SHRIPP PLANT/PACHYSTACHIS LUTEA MIN 18" IN HEIGHT	
NOT NATIVE SHRUB (MAX 50% OF THE MIN REQUIRED) HYBRID SICRIU SICRIA "NORA GRANT" MIN 18" IN HEIGHT	
NATIVE SHRUB COCOPLUM CHRYSOBALANUS ICACO MIN 18" IN HEIGHT	
NATIVE SHRUB HIBISCUS / ROSA-SINENSIS / HEDGE MIN 18" IN HEIGHT	
SODDED AREA (GRASS BERMUDA)	

TREE CALCULATION

ATTACHED SINGLE FAMILY

TREE CALCULATION

TOTAL NO. OF TREES PER ACRE 26.38 ACRES X 18 = 3,369
(EXCLUDING LAKES & ROAD DEDICATION)

TOTAL NO. OF STREET TREES 4,823 LF. (347)
(EVERY 35' ON CENTER)

TOTAL NO. OF TREES 3,316 MIN

SHRUB CALCULATION

SHRUBS REQUIRED 18 PER TREE 18 X 3,316 = 33,160 MIN
SHRUBS REQUIRED PER LOT 33,160 / 351 = APP. 96 PER LOT

TREE CALCULATION

DETACHED SINGLE FAMILY

TREE CALCULATION

TOTAL NO. OF TREES PER LOT 3 x 764 = 2,292

TOTAL NO. OF STREET TREES 73,565 LF. 3,188
(EVERY 35' ON CENTER)

TOTAL NO. OF TREES 4,513

SHRUB CALCULATION

SHRUBS REQUIRED 18 PER TREE 18 X 4,513 = 45,118 MIN
SHRUBS REQUIRED PER LOT 45,118 / 764 = APP. 59 PER LOT

GENERAL NOTES

1- ALL LANDSCAPED AREAS WITHIN STREETS TO RECEIVE 100% IRRIGATION COVERAGE FROM AN UNDERGROUND AUTOMATIC SYSTEM W/RAIN SENSOR

2 - ALL LANDSCAPED OPEN SPACE TO RECEIVE "FLOR-TAM" SOD ID SOD. (UNLESS ANOTHER GROUND COVER IS SPECIFIED)

3.- 2 TREES IN ATTACHED SINGLE FAMILY , 3 TREES IN DETACHED SINGLE FAMILY

4 - LANDSCAPING WITHIN LOTS TO RECEIVE IRRIGATION FROM SMALL MOUNTED HOSE BIBBS
(2 HB PER ATTACHED SINGLE FAMILY + 3 HB PER DETACHED SINGLE FAMILY)

NOTE

- SEE TOTAL NUMBER OF TREES ON SHRUB CALCULATION OF ATTACHED SINGLE FAMILY AND DETACHED SINGLE FAMILY THROUGH OUT THE SITE
- A DETAILED LANDSCAPING PLAN AND INDIVIDUAL LOTS WILL BE PROVIDED WHEN PLANS ARE SUBMITTED FOR BUILDING PERMIT.
- SEE TREE LEGEND FOR TREE TYPES AND SHRUBS THAT WILL BE USED IN LOTS AND / OR THROUGH OUT THE SITE.

SCALE: AS SHOWN CHECKED BY: M.M.M. DRAWN BY: Y.I.P. DATE: 9-26-02 JOB: 936	REVISIONS BY 1 04-29-03 L.T.E.	LENNAR HOMES 760 N.W. 107 AVENUE MIAMI, FLORIDA, 33172 (305) 559-4959

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SILVER PALM
DADE-COUNTY, FLORIDA

CAD FILE: 0216/LA-1

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SHEET
LA-1

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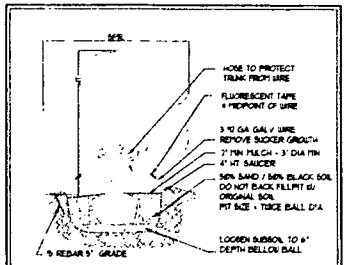
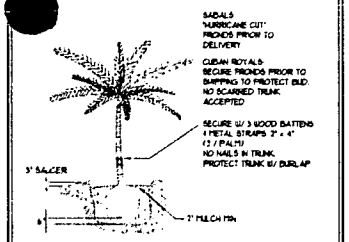
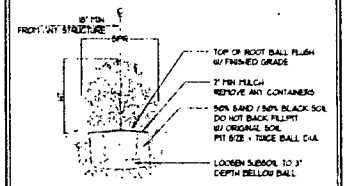


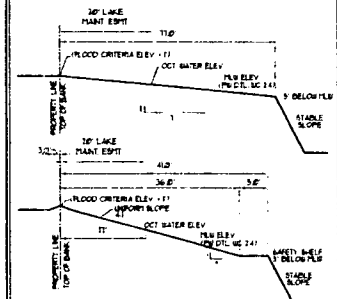
TREE PLANTING



PALM PLANTING

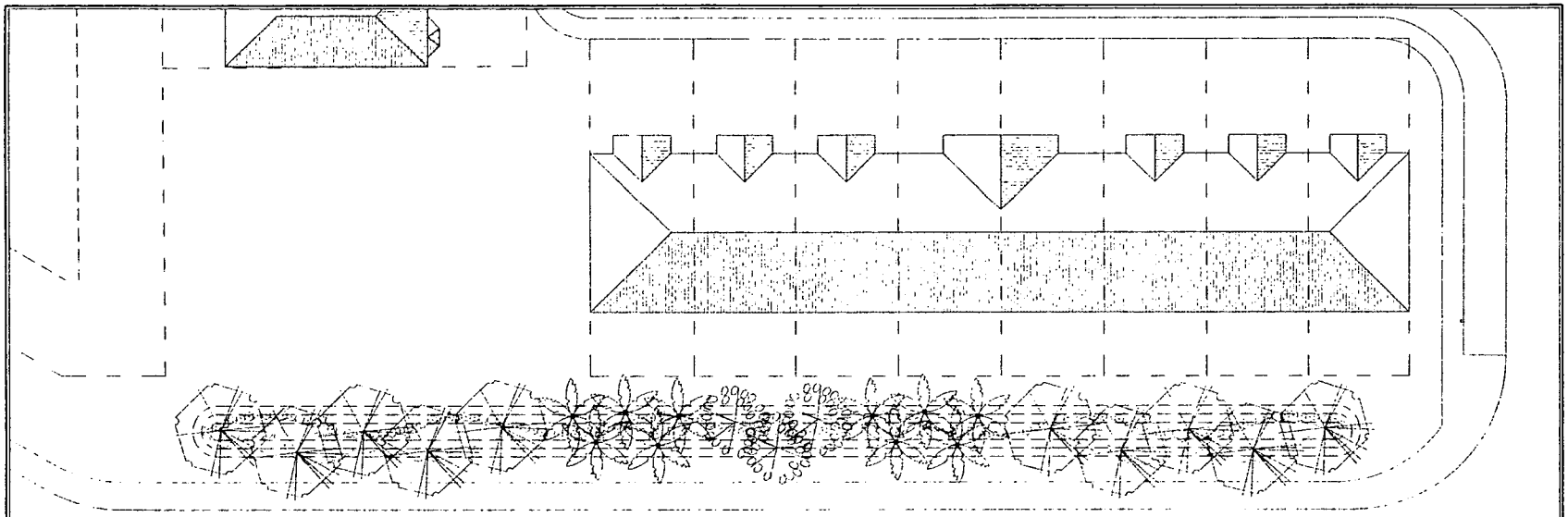


SHRUB PLANTING

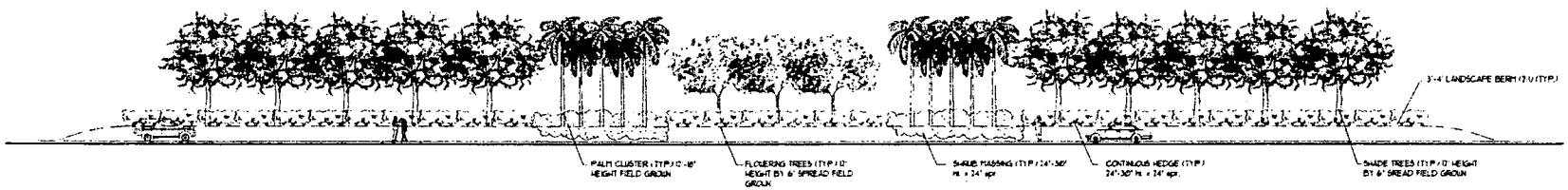


LAKE SECTION DETAILS

SCALE NTS



S.W. 112TH AVENUE ALLAPATTAH ROAD



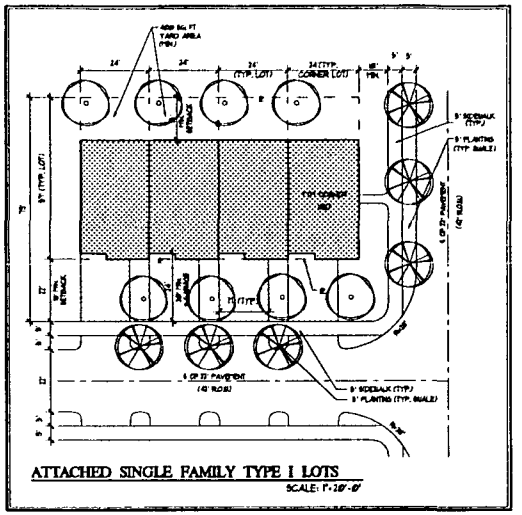
TYPICAL LANDSCAPED GREENBELT BUFFER ALONG SW. 112 AVENUE

SCALE: AS SHOWN CHECKED BY: M.M.M. DRAWN BY: Y.J.J. DATE: 12 18 02 JOB: 026	REVISIONS 04-25-03	BY L.T.S.	LENNAR HOMES 760 N.W. 107 AVENUE MIAMI, FLORIDA, 33172 (305) 559-1551	OLIVA-MEOZ ARCHITECTS & PLANNERS, INC. 8340 SOUTHWEST 24TH STREET MIAMI, FLORIDA 33155 TELEPHONE: (305) 552-7296 FACSIMILE: (305) 552-7297	SILVER PALM DADE-COUNTY, FLORIDA HECTOR L. OLIVA AR 0011339

CAD FILE: 026/LA-2

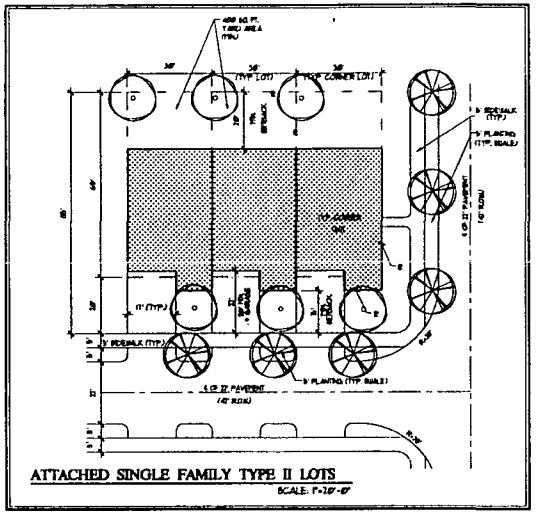
SHEET LA-2

70



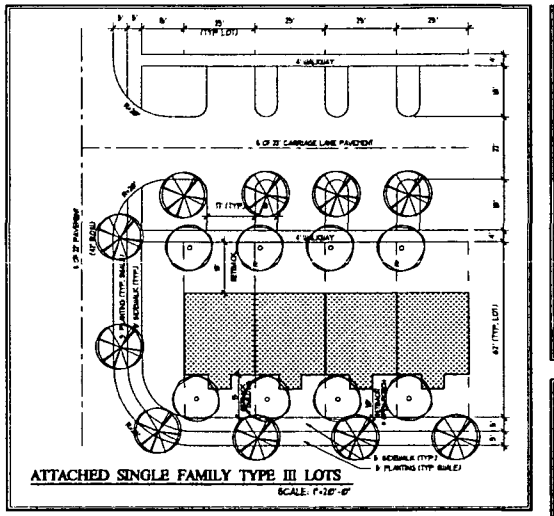
ATTACHED SINGLE FAMILY TYPE I LOTS

SCALE: 1"=20'-0"



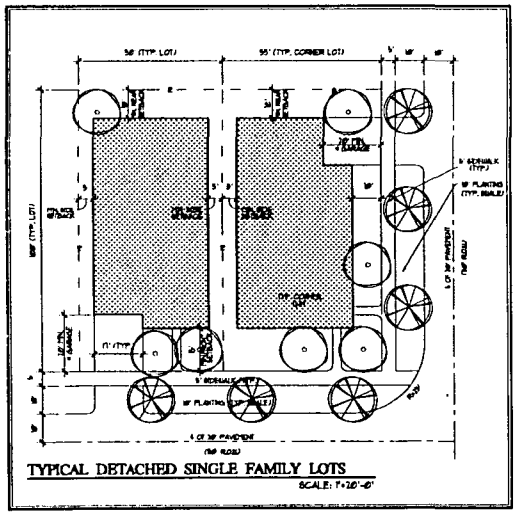
ATTACHED SINGLE FAMILY TYPE II LOTS

SCALE: 1"=20'-0"



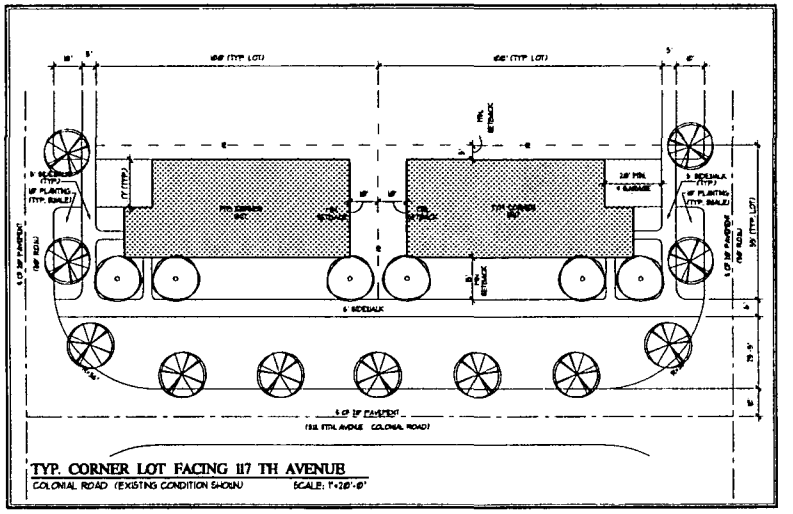
ATTACHED SINGLE FAMILY TYPE III LOTS

SCALE: 1"=20'-0"



TYPICAL DETACHED SINGLE FAMILY LOTS

SCALE: 1"=20'-0"



TYP. CORNER LOT FACING 117 TH AVENUE

COLONIAL ROAD (EXISTING CONDITION SHOWN) SCALE: 1"=20'-0"

TREE LEGEND

NATIVE TREE PROVIDED 33(8%) QUERCUS VIRGINIANA 'MATCH' LIVE OAK AS STREET TREES AND 1 PER ATTACHED SINGLE FAMILY AT FRONT YARD	MIN 8' IN HEIGHT C.of 10" MAX SPACING 35' O.C.
NATIVE TREE PROVIDED (283) BURSERA SIMARUBA - GUMBO LIMBO 1 PER ATTACHED SINGLE FAMILY REAR YARD	MINIMUM 6' IN HEIGHT C.of 10" MAX SPACING 35' O.C.
NATIVE PALM PROVIDED 198 COUNTING AS 35 TREES ROYSTONEA REGIA - ROYAL PALM - MIN 14' HEIGHT, C.of (AT MAIN ENTRANCE AND PLAZAS)	MAX SPACING 15' O.C.
NATIVE SHRUB ZAMIA (LILTURF) / LIRIOPE PL 'EVERGREEN GIANT' MIN 18" IN HEIGHT	
NATIVE SHRUB GOLDEN SHRIMP PLANT/PACHYSTACHIS LUTEA MIN 18" IN HEIGHT	
NOT NATIVE SHRUB (MAX 50% OF THE MIN REQUIRED) HYBRID DIORIA/ DIORIA 'NORA GRANT' MIN 18" IN HEIGHT	
NATIVE SHRUB COCOPLUM /CHRYSOBALANUS ICACO MIN 18" IN HEIGHT	
NATIVE SHRUB HIBISCUS / ROSA-SINENSIS / HEDGE MIN 18" IN HEIGHT	
SODDED AREA (GRASS BERMUDA)	

TREE CALCULATION

ATTACHED SINGLE FAMILY

TREE CALCULATION

TOTAL NO. OF TREES PER ACRE 26.38 ACRES X 38 = 3,346.5
(EXCLUDING LAKES & ROAD DEDICATION)

TOTAL NO. OF STREET TREES 6,623 LF. 1,347
(EVERY 35' ON CENTER)

TOTAL NO. OF TREES 3,346 MIN

SHRUB CALCULATION

SHRUBS REQUIRED 10 PER TREE 10 X 3,346+ 33,346 MIN
SHRUBS REQUIRED PER LOT 33,346 / 361+ APP. 94 PER LOT

TREE CALCULATION

DETACHED SINGLE FAMILY

TREE CALCULATION

TOTAL NO. OF TREES PER LOT 3 x 164 = 3,292

TOTAL NO. OF STREET TREES 75,265 LF. 3,216
(EVERY 25' ON CENTER)

TOTAL NO. OF TREES 6,511

SHRUB CALCULATION

SHRUBS REQUIRED 10 PER TREE 10 X 6,511+ 65,110 MIN
SHRUBS REQUIRED PER LOT 65,110 / 164 + APP. 400 PER LOT

GENERAL NOTES

1- ALL LANDSCAPED AREAS WITHIN STREETS TO RECEIVE 100% IRRIGATION COVERAGE FROM AN UNDERGROUND AUTOMATIC SYSTEM WITH SENSOR

2- ALL LANDSCAPED OPEN SPACE TO RECEIVE 'FLOR-TAM' SOLID SOD, UNLESS ANOTHER GROUND COVER IS SPECIFIED

3- 2 TREES IN ATTACHED SINGLE FAMILY , 3 TREES IN DETACHED SINGLE FAMILY

4- LANDSCAPING WITHIN LOTS TO RECEIVE IRRIGATION FROM WALL MOUNTED HOSE BIBBS
(2 HB PER ATTACHED SINGLE FAMILY & 3 HB PER DETACHED SINGLE FAMILY)

NOTE:

- SEE TOTAL NUMBER OF TREES ON SHRUB CALCULATION OF ATTACHED SINGLE FAMILY AND DETACHED SINGLE FAMILY THROUGH OUT THE SITE
- A DETAILED LANDSCAPING PLAN AND INDIVIDUAL LOTS WILL BE PROVIDED WHEN PLANS ARE SUBMITTED FOR BUILDING PERMIT.
- SEE TREE LEGEND FOR TREE TYPES AND SHRUBS THAT WILL BE USED IN LOTS AND / OR THROUGH OUT THE SITE.

SCALE: AS SHOWN DESIGNED BY: MJMM DRAWN BY: TYP. DATE: 9-26-02 JOB: 036	REVISIONS BY 1 10-21-02 LTS	LENNAR HOMES 760 N.W. 107 AVENUE MIAMI, FLORIDA, 33172 (305) 559-1551	OLIVA-MEOZ ARCHITECTS & PLANNERS, INC. 8240 SOUTHWEST 34TH STREET MIAMI, FLORIDA 33155 TELEPHONE: (305) 552-7206 FACSIMILE: (305) 552-7207

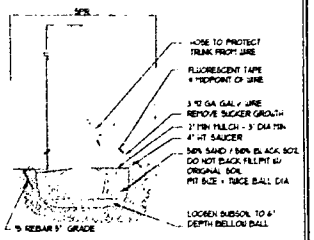
SILVER PALM
DADE COUNTY, FLORIDA

CAD FILE 0216/LA-1

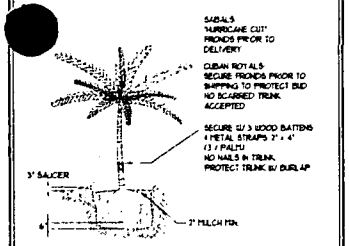
HECTOR L. OLIVA
AR 0015339

SHEET
LA-1

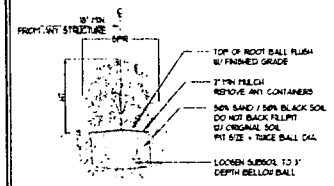
THE DESIGNERS HEREBY EXPRESSLY RESERVE THEIR COPYRIGHT AND PROPERTY RIGHTS IN THESE PLANS AND DRAWINGS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER WITHOUT FIRST OBTAINING WRITTEN PERMISSION AND CONSENT OF OLIVA-MEOZ, ARCHITECTS & PLANNERS, INC. NOR ARE THEY TO BE ASSIGNED TO ANY PARTY WITHOUT FIRST OBTAINING SAID WRITTEN PERMISSION AND CONSENT.



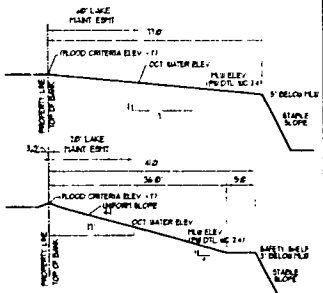
TREE PLANTING



PALM PLANTING

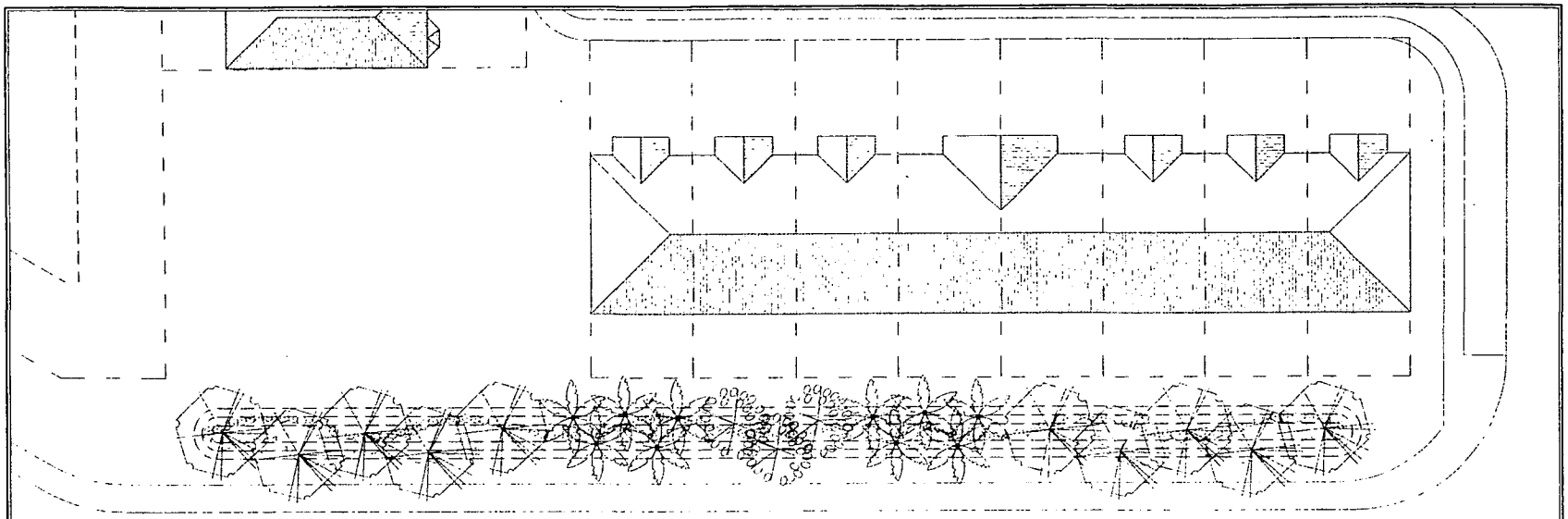


SHRUB PLANTING

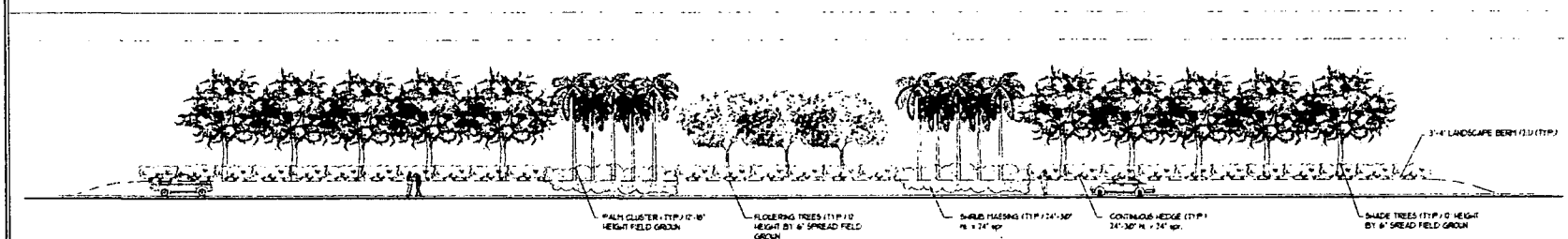


LAKE SECTION DETAILS

SCALE N.T.S.



S.W. 112TH AVENUE ALLAPATTAH ROAD



TYPICAL LANDSCAPED GREENBELT BUFFER ALONG SW. 112 AVENUE

SCALE	AS SHOWN	REVISIONS	BY
CHECKED BY	M.M.M.	04-30-03	L.T.F.
DRAWN BY	Y.J.J.		
DATE	12-06-02		
JOB	0226		

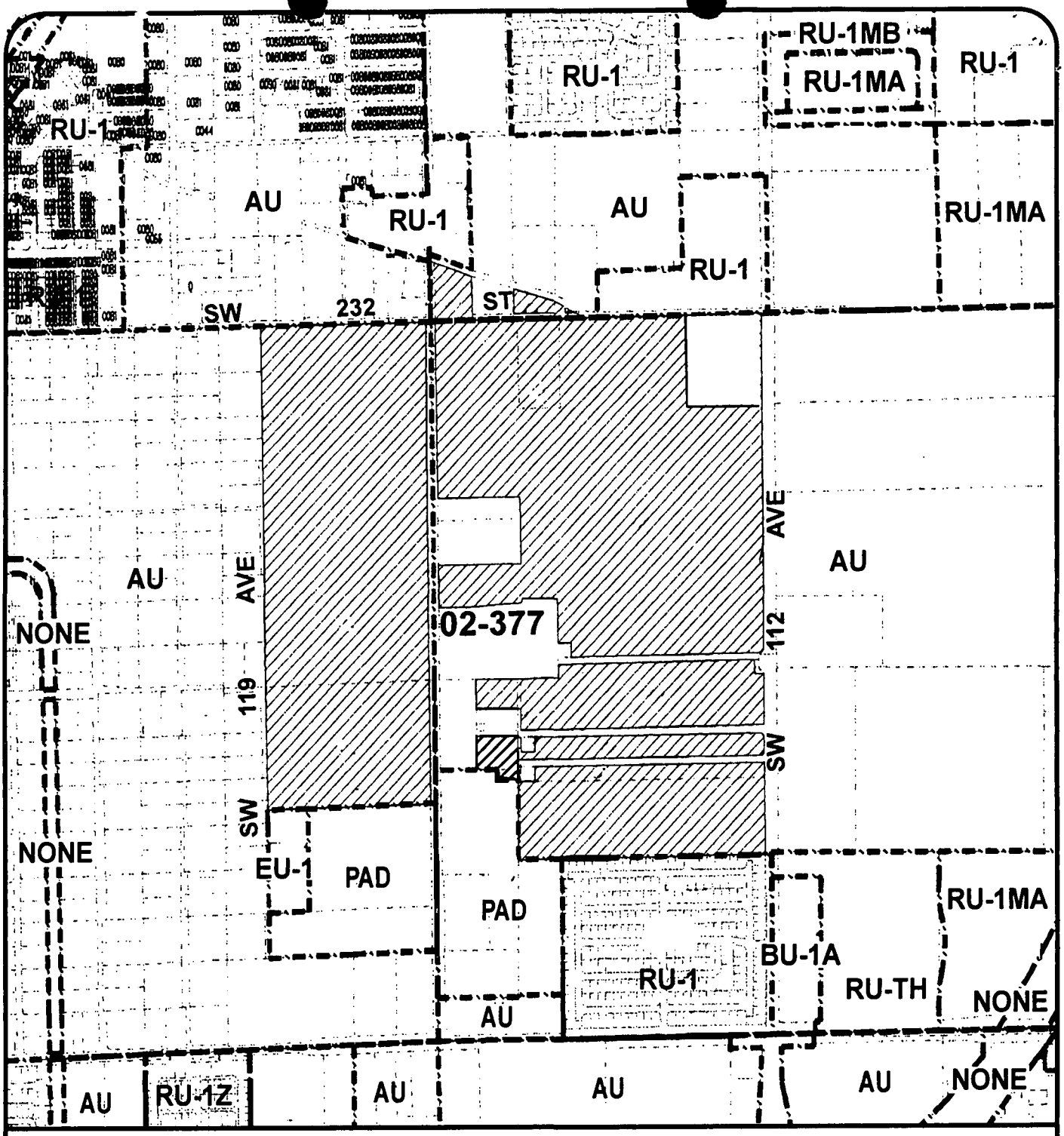
LENNAR HOMES
760 N.W. 107 AVENUE MIAMI, FLORIDA 33172 (305) 559-8931

OLIVA-MEOZ ARCHITECTS & PLANNERS, INC.
8340 SOUTHWEST 24TH STREET MIAMI, FLORIDA 33155
TELEPHONE: (305) 552-7256 FACSIMILE: (305) 552-7297.

SILVER PALM
DADE-COUNTY, FLORIDA

HECTOR E. OLIVA
AR 0011119

SHEET
LA-2



MIAMI-DADE COUNTY

HEARING MAP

S C A L E 0 1200'

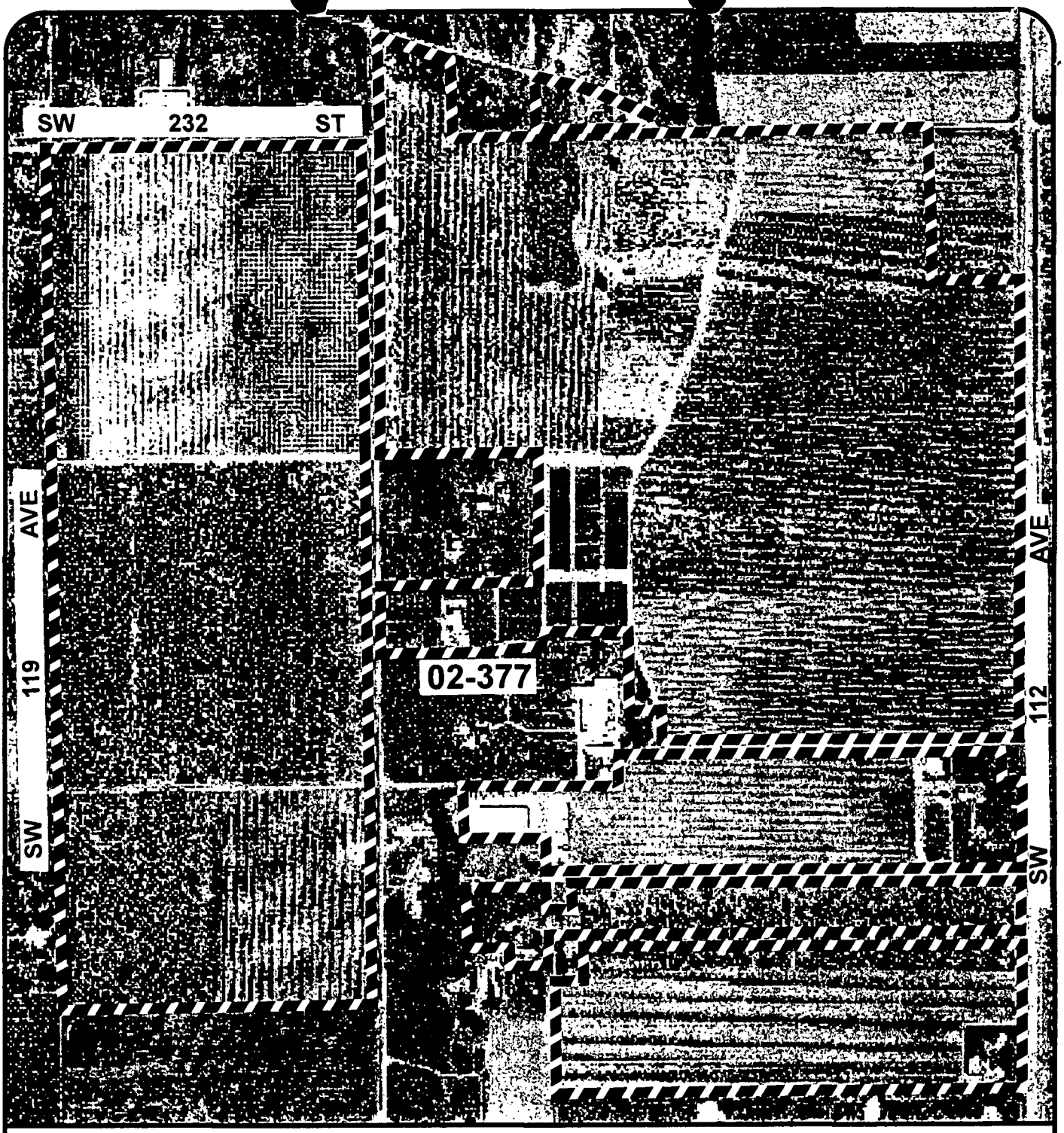
N

SUBJECT PROPERTY

Section: 24 Township: 56 Range: 39
Section: 18/19 Township: 56 Range: 40
Process Number: 02000377
Applicant: MANUEL C. & EMILIA DIAZ ET, AL
District Number: 08,09
Zoning Board: C15
Drafter ID: DIONNE
Scale: 1:1200'

MIAMI-DADE 72

G: ZONING DRAFTING 02-377. 12/02
REVISED 05/07/03
REVISED 05/29/03



MIAMI-DADE COUNTY

AERIAL

S C A L E
0 NTS

N

SUBJECT PROPERTY

Section: 24 Township: 56 Range: 39
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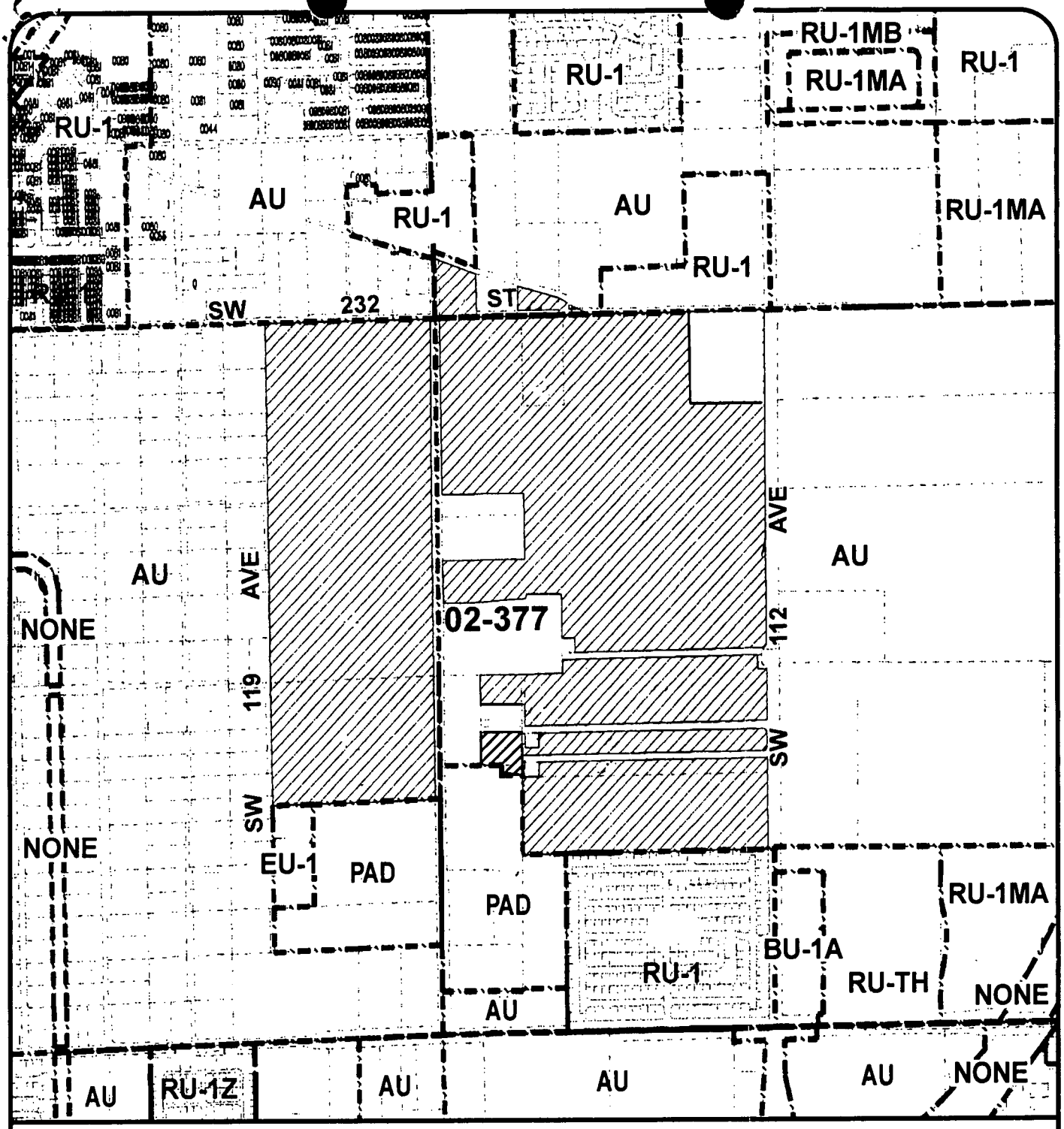
Drafter ID: DIONNE
Scale: NTS

MIAMI-DADE

G: ZONING DRAFTING 02-377. 12/02
REVISED 05/07/03
REVISED 05/20/03



MIAMI-DADE COUNTY

HEARING MAP

S C A L E 0 1200' N

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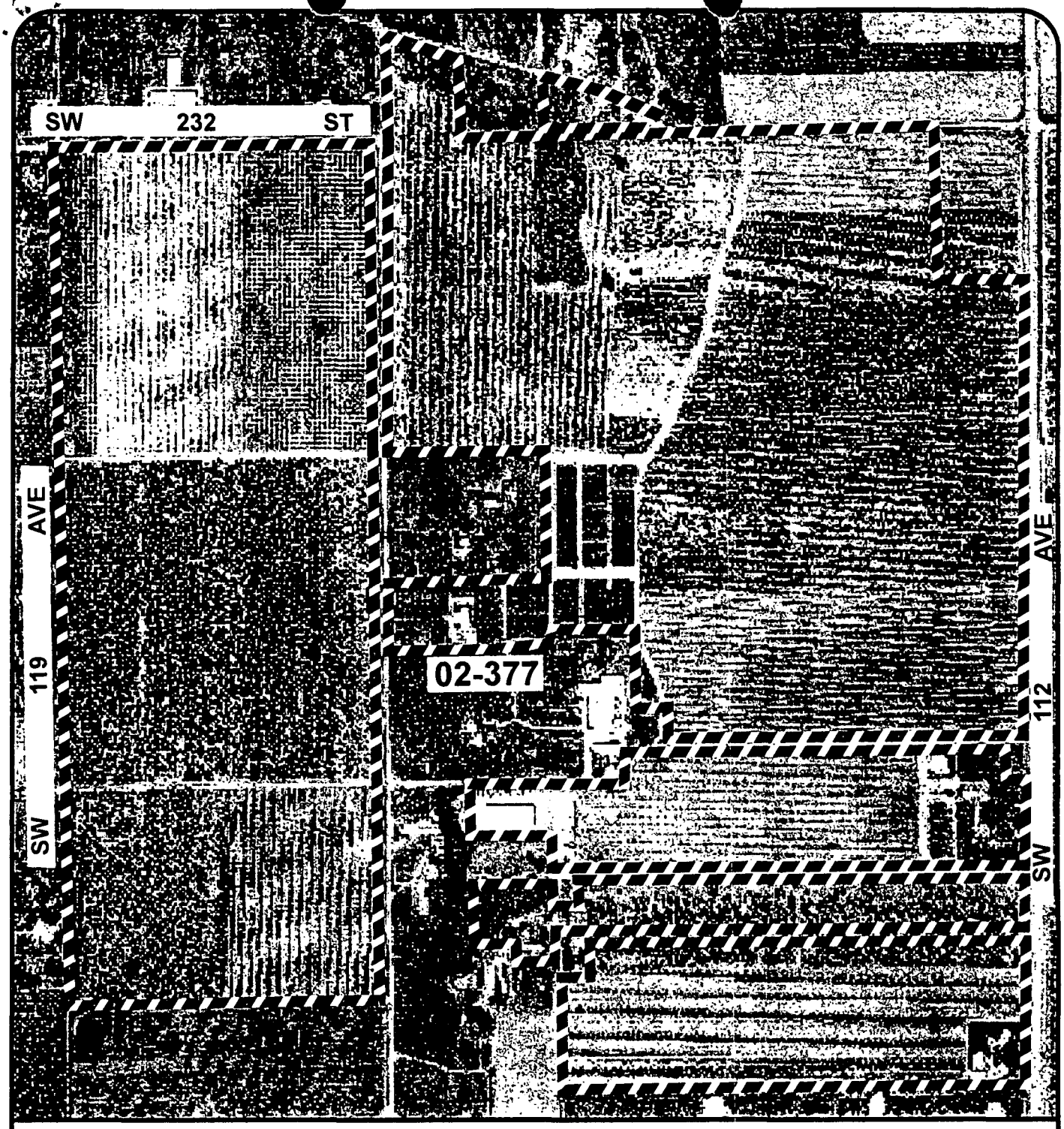
MIAMI-DADE 72

G: ZONING DRAFTING 02-377. 12/02
REVISED 05/07/03
REVISED 05/20/03



MIAMI-DADE COUNTY

AERIAL

S C A L E
0 NTS

N

SUBJECT PROPERTY

Section: 24 Township: 56 Range: 39
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Drafter ID: DIONNE
Scale: NTS

MIAMI-DADE

G: ZONING DRAFTING 02-377, 12/02
REVISED 05/07/03
REVISED 05/23/03

MEMORANDUM

TO: Hon. Chairperson and Members
Board of County Commissioners

DATE: December 4, 2003,

FROM: Robert L. Krawcheck
Jay W. Williams
Assistant County Attorneys

RE: Zoning Agenda
December 4, 2003

The following application on today's agenda involves issues pertaining to consistency with the County's Comprehension Development Master Plan. The burden is upon the applicant to demonstrate consistency.

1. **MANUEL C. & EMILIA DIAZ, ET AL**

Robert L. Krawcheck
Assistant County Attorney

RLK/eka

MEMORANDUM

TO: Diane O'Quinn Williams
Director
Department of Planning and Zoning

DATE: October 14, 2003

SUBJECT: FY04 Blanket Concurrency Approval for Transit

FROM: Roosevelt Bradley, Director
Miami Dade Transit

This memo serves as a blanket authorization for your Department to continue to review and approve concurrency applications for mass transit in all areas of Miami-Dade County.

Miami-Dade Transit has been charged with the responsibility of reviewing and approving concurrency applications for mass transit levels of service as stated in County Ordinance 89-66, Administrative Order 4-85, and Section 33-G of the Miami-Dade County Code. Based on the latest socio-economic information provided by your Department's Research Division, and a review of the Metrobus/Metrorail service area, we are able to re-authorize your Department to review and approve concurrency applications since it appears that all areas of Miami-Dade County meet or exceed the level-of-service standards (LOS) for mass transit established in the above referenced County rules and regulations.

This authorization is intended to continue the arrangement between our respective departments, and is effective for the period October 1, 2003 to September 30, 2004, or until canceled by written notice from my office.

If your staff needs further information or assistance with mass transit concurrency matters, they may wish to contact Mario G. Garcia, Chief, System Planning Division, at 375-1193. Your continued cooperation on these important matters is greatly appreciated.

CC: Aurelio Rodriguez, P.E.
Mario G. Garcia

RECEIVED
OCT 21 2003
MIAMI-DADE COUNTY
DIRECTOR'S OFFICE
DEPT. OF PLANNING & ZONING

Original to Helen Brown
cy to Al Jones

107.07-17A METRO-DADE/GSA-MAT. MGT

MEMORANDUM

TO: Diane O'Quinn Williams
Director
Department of Planning and Zoning

DATE: September 12, 2003

SUBJECT: Solid Waste Disposal Concurrency Determination

FROM: Andrew Wilfork
Director
Department of Solid Waste Management

The Department of Solid Waste Management determines compliance with the County's adopted level-of-service (LOS) standard for solid waste disposal based on the ability of the County Solid Waste Management System (System) to accommodate projected waste flows for concurrency. Only those System facilities that are constructed, under construction, subject to a binding executed contract for construction, or subject to a binding executed contract for the provision of services are included in this determination, in accordance with Chapter 33G of the Miami-Dade County Code, Concurrency Management Program.

The attached spreadsheet presents the projected utilization of the System's remaining disposal capacity over a period of 15 years. The projection is based on the demand generated by those parties (municipalities and private haulers) who have committed their waste flows to the System through interlocal agreements and long term contracts as well as anticipated non-committed waste flows, in accordance with the LOS standard. The analysis shows adequate System capacity to meet the LOS until 2015 or seven (7) years beyond the minimum standard. This determination is contingent upon the continued ability of the County and its disposal service contract providers to obtain and renew disposal facility operating permits from the applicable federal, state and local regulatory agencies. Therefore, please be advised that the current LOS is adequate to permit development orders to be issued. This determination shall remain in effect for a period of three (3) fiscal years (ending September 30, 2006), at which time an updated determination will be issued. If, however, a significant event occurs which substantially alters these projections, the Department will issue an updated determination.

Attachment

cc: Pedro G. Hernandez, P.E., Assistant County Manager
Victoria Garland, Acting Deputy Director, DSWM
Vicente Castro, Assistant Director for Technical Services, DSWM
Paul J. Mauriello, Acting Assistant Director for Disposal Operations, DSWM
Charles W. Parkinson, Jr., Acting Assistant Director for Administration, DSWM

RECEIVED
SEP 18 2003
ZONING SERVICES DIVISION DADE COUNTY
DEPT. OF PLANNING & ZONING
BY

Department of Solid Waste Management (DSWM)

Solid Waste Facility Capacity Analysis

Fiscal Year 2002-2003

		RESOURCES RECOVERY FACILITY					RTI FACILITY				LANDFILLS			WHEELABRATOR (contract had ended on 12/31/02)	
Year	Waste Projections (tons)	On-site Gross Tonnage	Unders to South Dade	Shredded Tires to South Dade	Ash to Ashfill [1]	Net Tonnage [2]	RTI Gross Tonnage	RTI Rejects to North Dade and Medley Landfill	Okeelanta Ash to R.R. Ashfill [3]	Tonnage [4]	SOUTH DADE Garbage [5]	NORTH DADE Trash [6]	WMI Garbage &Trash [7]	Trash [8]	Total [1]-[8]
2003 *	1,837,000	936,000	196,000	17,000	119,000	604,000	270,000	54,000	27,000	189,000	410,000	333,000	146,000	8,000	1,836,000
2004 **	1,715,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	273,500	395,000	100,000	0	1,715,500
2005	1,715,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	273,500	395,000	100,000	0	1,715,500
2006 ***	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500	395,000	100,000	0	1,705,500
2007	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500	395,000	100,000	0	1,705,500
2008	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500	395,000	100,000	0	1,705,500
2009	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500	395,000	100,000	0	1,705,500
2010	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500	395,000	100,000	0	1,705,500
2011	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500	395,000	100,000	0	1,705,500

RESOURCES RECOVERY	GARBAGE	TRASH	TIRES	TOTAL	
* TOTAL @ 1.84M	853,000	69,000 270,000	14,000	936,000 270,000	(91% Garbage; 9% Trash, includes Tires) (RTI)
** TOTAL @ 1.72M	853,000	69,000 270,000	14,000	936,000 270,000	(91% Garbage; 9% Trash, includes Tires) (RTI)
*** TOTAL @ 1.71M	853,000	69,000 270,000	14,000	936,000 270,000	(91% Garbage; 9% Trash, includes Tires) (RTI)

TOTAL WASTE STREAM PERCENTAGES @1.84 MILLIONS TONS

GARBAGE 54.3%	997,000
TRASH 44.4%	816,000
SPECIAL (includes Tires) 1.3%	24,000
TOTAL	1,837,000

REMAINING CAPACITY BY FACILITY AT END OF FISCAL YEAR

Year	Ashfill Capacity *	South Dade Capacity **	North Dade Capacity ***	WMI **** Disposed
Base Capacity	207,000	4,352,000	3,130,000	146,000
2003	61,000	3,942,000	2,797,000	100,000
2004	0	3,668,500	2,402,000	188,000
2005	0	3,395,000	2,007,000	249,000
2006	0	3,131,500	1,612,000	249,000
2007	0	2,868,000	1,217,000	249,000
2008	0	2,604,500	822,000	249,000
2009	0	2,341,000	427,000	249,000
2010	0	2,077,500	32,000	249,000
2011	0	1,702,000	0	500,000
2012	0	1,294,500	0	500,000
2013	0	887,000	0	500,000
2014	0	479,500	0	500,000
2015	0	72,000	0	500,000
2016	0	0	0	
2017	0	0	0	
2018	0	0	0	
Total Remaining Years	0	12	6	

* Ashfill capacity includes cells 17 and 18; cells 19-20 have not been constructed. When cells 17 and 18 are depleted Resources Recovery Plant Ash and Okeelanta Ash go to South Dade Landfill and Medley Landfill (WMI).

** South Dade includes cells 3 and 4; cell 5 has not been constructed. Assumes all unders consumes capacity whether or not it is used as cover.

*** North Dade capacity represents buildout of the facility. When North Dade Landfill capacity is depleted trash goes WMI and South Dade Landfill.

**** Maximum Contractual Tonnage per year to WMI is 600,000 tons; Minimum Contractual Tonnage per year is 100,000 tons. WMI disposal contract ends September 30, 2015. After WMI disposal contract ends tonnage goes to South Dade Landfill.

All capacity figures are derived from the Capacity of Miami-Dade County Landfills report prepared by the Brown and Caldwell, Dated October 2002.

MEMORANDUM

TO: Guillermo E. Olmedillo. Director
Building & Zoning Department

DATE: May 3rd. 1999

SUBJECT: Concurrency Approval

FROM: Earl L. Carlton. Captain
Fire Engineering & Water Supply Bureau

Subject to compliance with Article XIV a. "Water Supply for Fire Suppression" of the Miami Dade County Code. blanket approval for "Initial Development Orders" for any proposed use is hereby granted until further notice.

A subsequent review to assess compliance with Miami Dade County Fire Flow Standards addressed under the concurrency requirements, as stated in Chapter 163, part 2. Florida Statute, will be necessary during the building permit process.

When zoning use variances are permitted the fire flow standards for the zone permitting the use will be applied.

ELC/ser

107.07-17A METRO-DADE/GSA-MAT MGT

MEMORANDUM

TO: Guillermo E. Olmedillo
Director
Department of Planning and Zoning

DATE: September 22, 2000

SUBJECT: Solid Waste Disposal Concurrency Determination

FROM: Andrew Wilfork
Director
Department of Solid Waste Management

The Department of Solid Waste Management determines compliance with the County's adopted level-of-service (LOS) standard for solid waste disposal based on the ability of the County Solid Waste Management System (System) to accommodate projected waste flows for concurrency. Only those System facilities that are constructed, under construction, subject to a binding executed contract for construction, or subject to a binding executed contract for the provision of services are included in this determination, in accordance with Chapter 33G of the Miami-Dade County Code, Concurrency Management Program.

The attached spreadsheet presents the projected utilization of the System's remaining disposal capacity over a period of nearly 40 years. The projection is based on the demand generated by those parties (municipalities and private haulers) who have committed their waste flows to the System through interlocal agreements and long term contracts as well as anticipated non-committed waste flows, in accordance with the LOS standard. The analysis shows adequate System capacity to meet the LOS until 2011 or nearly five (5) years beyond the minimum standard. This determination is contingent upon the continued ability of the County and its disposal service contract providers to obtain and renew disposal facility operating permits from the applicable federal, state and local regulatory agencies. Therefore, please be advised that the current LOS is adequate to permit development orders to be issued. This determination shall remain in effect for a period of three (3) fiscal years (ending September 30, 2003), at which time an updated determination will be issued. If, however, a significant event occurs which substantially alters these projections, the Department will issue an updated determination.

Attachment

cc: Steve Spratt, Senior Assistant to the County Manager
Jim Bostic, Deputy Director, DSWM
Vicente Castro, Assistant Director for Technical Services, DSWM
Kathie G. Brooks, Assistant Director for Finance and Planning, DSWM
Paul Mauriello, Executive Assistant to the Director, DSWM

Department of Solid Waste Management (DSWM)
Solid Waste Facility Capacity Analysis
Fiscal Year 1999-2000

Year	Waste Projections (tons)	RESOURCES RECOVERY FACILITY					TRASH-TO-FUEL FACILITY				SOUTH DADE	NORTH DADE	WMI	WTI	Total [1]-[7]
		On-site Gross Tonnage	Unders to South Dade	Shredded Tires to North Dade	Ash to Ashfill [1]	Net Tonnage [2]	RTI Gross Tonnage	Non-processables to North Dade	Processed Residue to South Dade	Net Tonnage [3]	Landfill Garbage [4]	Landfill Trash [5]	Landfill Garbage/Trash [6]	Waste to energy Trash [7]	
2000 *	1,746,000	936,000	152,000	12,000	147,000	625,000	196,000	18,000	22,000	156,000	323,000	272,000	140,000	83,000	1,746,000
2001 **	1,687,000	936,000	167,000	11,000	138,000	620,000	270,000	48,000	27,000	195,000	230,000	264,000	140,000	100,000	1,687,000
2002	1,687,000	936,000	167,000	11,000	138,000	620,000	270,000	48,000	27,000	195,000	230,000	264,000	140,000	100,000	1,687,000
2003 ***	1,687,000	936,000	167,000	11,000	138,000	620,000	270,000	48,000	27,000	195,000	230,000	364,000	140,000	0	1,687,000
2004	1,687,000	936,000	167,000	11,000	138,000	620,000	270,000	48,000	27,000	195,000	230,000	364,000	140,000	0	1,687,000
2005	1,687,000	936,000	167,000	11,000	138,000	620,000	270,000	48,000	27,000	195,000	230,000	364,000	140,000	0	1,687,000
2006	1,687,000	936,000	167,000	11,000	138,000	620,000	270,000	48,000	27,000	195,000	-230,000	364,000	140,000	0	1,687,000
2007	1,687,000	936,000	167,000	11,000	138,000	620,000	270,000	48,000	27,000	195,000	230,000	364,000	140,000	0	1,687,000
2008	1,687,000	936,000	167,000	11,000	138,000	620,000	270,000	48,000	27,000	195,000	230,000	364,000	140,000	0	1,687,000

RESOURCES	GARBAGE	TRASH	TOTAL
* TOTAL @ 1.75M	870,000	66,000	936,000 (93%G/7%T)
		198,000	198,000 (RTI)
** TOTAL @ 1.69M	870,000	66,000	936,000 (93%G/7%T)
		270,000	270,000 (RTI)
*** TOTAL @ 1.69M	870,000	66,000	936,000 (93%G/7%T)
w/o 100,000 to WTI		270,000	270,000 (RTI)

TOTAL WASTE STREAM PERCENTAGES
@1.69 MILLIONS TONS

GARBAGE 56.4%	952,000
TRASH 43.3%	730,000
SPECIAL 0.3%	5,000
TOTAL	1,687,000

REMAINING CAPACITY BY FACILITY Year	Ashfill Capacity *	South Dade Capacity **	North Dade Capacity ***	South Dade (w/o cell 5) (le less 4.4 m tons)
Base Capacity	3,150,000	9,148,000	3,943,000	4,748,000
2000	3,003,000	8,625,000	3,671,000	4,425,000
2001	2,865,000	8,595,000	3,407,000	4,195,000
2002	2,727,000	8,365,000	3,143,000	3,965,000
2003	2,589,000	8,135,000	2,779,000	3,735,000
2004	2,451,000	7,905,000	2,415,000	3,505,000
2005	2,313,000	7,675,000	2,051,000	3,275,000
2006	2,175,000	7,445,000	1,687,000	3,045,000
2007	2,037,000	7,215,000	1,323,000	2,815,000
2008	1,899,000	6,985,000	959,000	2,585,000
2009	1,761,000	6,755,000	595,000	2,355,000
2010	1,623,000	6,525,000	231,000	2,125,000
2011	1,485,000	6,295,000	0	1,895,000
2012	1,347,000	6,065,000	0	1,665,000
2013	1,209,000	5,835,000	0	1,435,000
2014	1,071,000	5,605,000	0	1,205,000
2015	933,000	5,375,000	0	975,000
2016	795,000	5,145,000	0	745,000
2017	657,000	4,915,000	0	515,000
2018	519,000	4,685,000	0	285,000
2019	381,000	4,455,000	0	55,000
2020	243,000	4,225,000	0	-175,000
2021	105,000	3,995,000	0	-405,000
2022	0	3,732,000	0	-668,000
2023	0	3,364,000	0	-1,036,000
2024	0	2,996,000	0	-1,404,000
2025	0	2,628,000	0	-1,772,000
2026	0	2,260,000	0	-2,140,000
2027	0	1,892,000	0	-2,508,000
2028	0	1,524,000	0	-2,876,000
2029	0	1,156,000	0	-3,244,000
2030	0	788,000	0	-3,612,000
2031	0	420,000	0	-3,980,000
2032	0	52,000	0	-4,348,000
2033	0	-316,000	0	-4,716,000
2034	0	-684,000	0	-5,084,000
2035	0	-1,052,000	0	-5,452,000
2036	0	-1,420,000	0	-5,820,000
2037	0	-1,788,000	0	-6,188,000
2038	0	-2,156,000	0	-6,556,000
2039	0	-2,524,000	0	-6,924,000
Total Remaining Years	21	32	10	19

*Ashfill capacity includes cell 17-20, cells 19-20 have not been constructed
**South Dade includes cells 3, 4 and 5, cell 5 has not been constructed. Once ashfill capacity is used up ash goes to South Dade. Assumes all unders consumes capacity whether or not it is used as cover
***North Dade capacity represents buildout of the facility. When North Dade landfill capacity is depleted trash is exported
All capacity figures are derived from the Capacity of Miami-Dade County Landfills report prepared by the Engineering Division of the Department of Solid Waste Management, Dated October 1999

MEMORANDUM

Helen B.

TO:	Dianne O'Quinn-Williams, Director Department of Planning and Zoning	*DATE:*	September 18, 2003
FROM:	Vivian Donnell Rodriguez, Director Park and Recreation Department	*SUBJECT:*	Concurrency Approval

This memorandum updates the blanket concurrency approval memo of August 6, 2002. There is an adequate level of service within each of the three Park Benefit Districts for all unincorporated areas, as shown on the attached table, and we project that there will be sufficient surplus capacity to maintain an adequate level of service for one additional year. Nevertheless, on a case-by-case basis, this Department will additionally evaluate the capacity of existing parks to support projected residential populations created by new development.

This approval is valid until September 30, 2004. If conditions change prior to that, I will inform Helen Brown, Concurrency Administrator of your department.

Attachment

VDR: WHG:BF:RK

cc: Helen Brown, Metropolitan Planning, DP&Z
W. Howard Gregg, Asst. Director for Planning & Development, PARD
Barbara Falsey, Chief, Planning and Research Division, PARD

2003 PARK LOCAL OPEN SPACE BASED ON BENEFIT DISTRICTS - UNINCORPORATED AREA

PBD	2000 Population	Accrued Population	Total Population	Need @ 2.75 Acres Per 1000 (Acres)	Existing Local Open Space: Park Acres	Existing Local Open Space: School field Acres	Existing Local Open Space: 1/2 Private Acres	Total Local Open Space	Surplus (Deficit) Acres	Level of Service
1	476,880	25,585	502,465	1,381.77	1,198.25	702.34	85.32	1,985.91	604.14	1.437
2	563,033	19,245	582,278	1,601.24	1,564.11	508.33	139.79	2,212.23	610.99	1.381
3	141,699	24,607	166,306	457.33	578.93	177.20	6.90	763.03	305.70	1.668
TOT:	1,181,612	69,437	1,251,049	3,440.34	3,341.29	1,387.87	232.01	4,961.17	1,520.83	1.495

107.07-17A

MEMORANDUM

02-377

TO: Franklin Gutierrez, Agenda Coordinator
Department of Planning and Zoning

DATE: August 4, 2003

SUBJECT: Police Statistical Data for Community Council Board #15 Zoning Meeting on August 21, 2003

FROM: Veronica M. Salom, Commander
Budget and Planning Bureau

The following information is furnished pursuant to your request for various police statistics, i.e., calls-for-service (CFS) data and Part I & II crimes information for uniform and non-uniform police units for five locations. These locations are situated in the police grids listed below. Police grids are approximately one-half-mile by one-half-mile in diameter. Therefore, the information provided for the grids corresponding to the following locations may include information from other locations within the grid.

- Grid 2406 — Jose A. Costa, Jr., Trustee; Hearing 03-120
  Location: NEC of SW 248 St. & SW 129 Av.
- Grid 6537 — Lumsden Oaks Acquisitions Corp.; Hearing 02-250
  Location: West side of theoretical SW 132 Av. & south of theoretical SW 282 St.
- Grid 2379 — Sofia Maria Papasakelariou; Hearing 03-17
  Location: NWC of SW 129 Av. & approx. 400' north of theoretical SW 240 St.
- Grids 2352; 2353; 2381; 2382 — Manuel C. & Emilia Diaz, et al.; Hearing 02-377
  Location: Lying south & north of SW 232 St. & lying between SW 112 Av. & theoretical SW 119 Av.
- Grid 2597 — Alvaro & Gerardina Cordero; Hearing 03-99
  Location: 30712 SW 155 Av.

There are five attachments which represent the above five hearings; each has a grid-map cover sheet showing the locations with their respective grids highlighted. Data provided is for Calendar Year 2002 and January through June of 2003, and is inclusive of Unincorporated Miami-Dade County. CFS data and Part I & II crime information were extracted from the Crime Information Warehouse July 31, 2003, and are subject to change due to cases being reconciled based on the most current information. CFS data includes police dispatch signals 13 through 55. Part I crimes include the crime categories of murder / non-negligent manslaughter, forcible sex offenses (rape), robbery, aggravated assault/stalking, burglary, larceny/thefts, motor vehicle theft, and arson.

A summary of the information requested is shown below:

Grid Number (Address*)	**Hearing Numbers**	Total Calls-For-Service 2002	2003 (Jan-Jun)	Total Part I & II Crimes 2002	2003 (Jan-Jun)
2406	**03-120**	374	150	41	31
6537	**02-250**	452	297	48	25
2379	**03-17**	161	69	18	6
2352; 2353; 2381; 2382	**02-377**	2957	1541	324	140
2597 30712 SW 155 Av	**03-99***	659 0*	356 0*	69	34

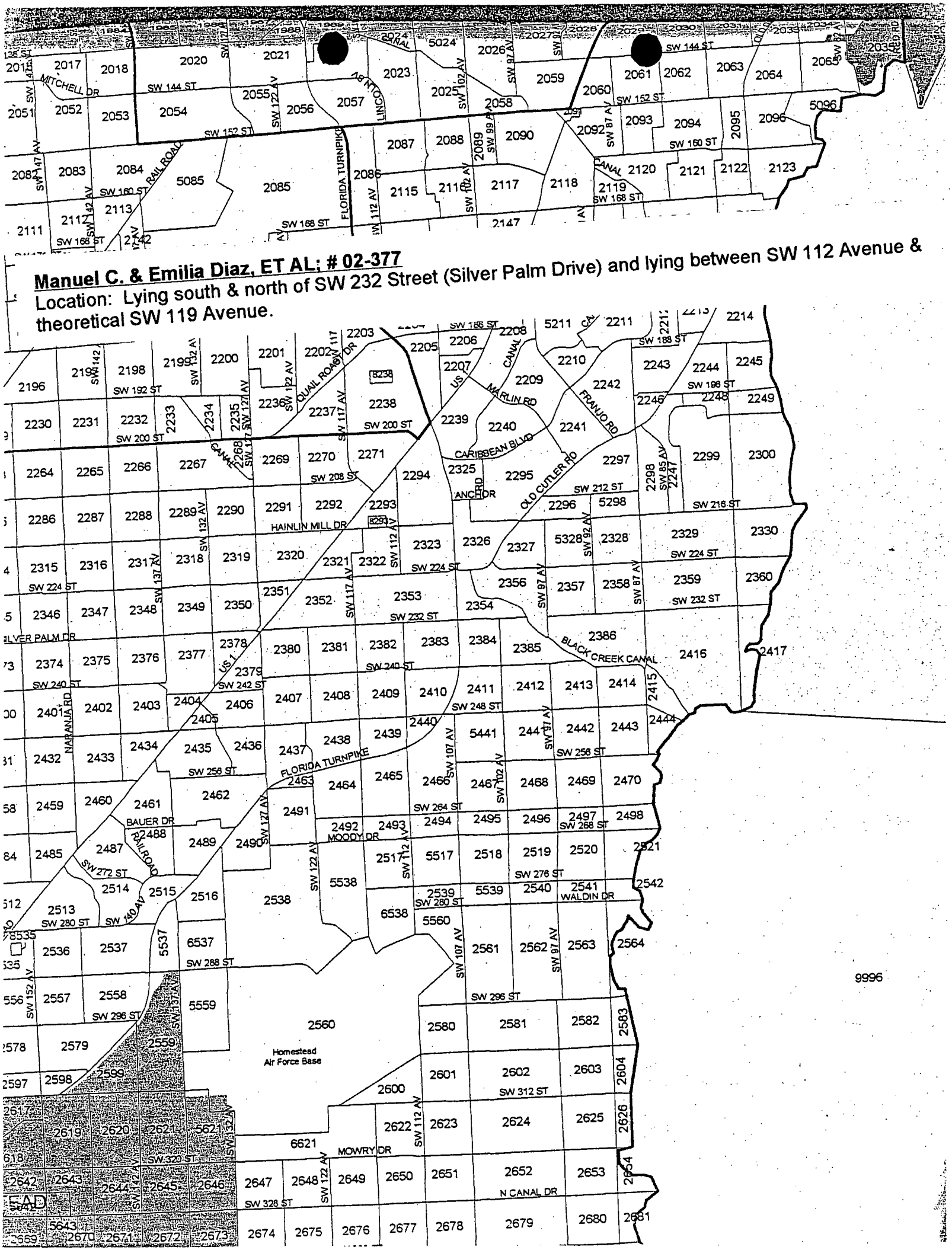
*Note: When hearing sites have an existing, complete address, specific CFS can be attributed to them as reflected above.

Should you require additional information or assistance, please contact Sergeant Patricia Addison Rutherford, at 305-471-2514.

VMS/par
Attachments (5)

Manuel C. & Emilia Diaz, ET AL; # 02-377

Location: Lying south & north of SW 232 Street (Silver Palm Drive) and lying between SW 112 Avenue & theoretical SW 119 Avenue.



Miami-Dade Police Department
Summarized Grid Information By Signal
For 2002-01-01 Thru 2002-12-31

Detail Filter: (Dis.Complaint Date >= "2002-01-01" and Dis.Complaint Date < "2003-01-01") and (Dis.Grid in ("2352")) and (Dis.Signal Code in ("13" , "14" , "15" , "16" , "17" , "18" , "19" , "20" , "21" , "22" , "23" , "24" , "25" , "26" , "27" , "28" , "29" , "30" , "31" , "32" , "33" , "34" , "35" , "36" , "37" , "38" , "39" , "40" , "41" , "42" , "43" , "44" , "45" , "46" , "47" , "48" , "49" , "50" , "51" , "52" , "53" , "54" , "55")) and (Dis.Primary Unit not contains '0000') and (Dis.Primary Unit not contains 'SB') and (Dis.Reporting Agency Code = substring ('030' , 1 , 3))

Grid	Signal Code	Signal Description	Total
2352	13	SPECIAL INFORMATION/ASSIGNMENT	72
	14	CONDUCT INVESTIGATION	91
	15	MEET AN OFFICER	218
	16	D.U.I.	2
	17	TRAFFIC ACCIDENT	8
	18	HIT AND RUN	3
	19	TRAFFIC STOP	67
	20	TRAFFIC DETAIL	6
	21	LOST OR STOLEN TAG	10
	22	AUTO THEFT	28
	25	BURGLAR ALARM RINGING	44
	26	BURGLARY	15
	27	LARCENY	22
	28	VANDALISM	1
	29	ROBBERY	5
	32	ASSAULT	22
	33	SEX OFFENSE	2
	34	DISTURBANCE	54
	36	MISSING PERSON	4
	37	SUSPICIOUS VEHICLE	6
	38	SUSPICIOUS PERSON	4
	39	PRISONER	52

Miami-Dade Police Department
Summarized Grid Information By Signal
For 2002-01-01 Thru 2002-12-31

Detail Filter: (Dis.Complaint Date >= "2002-01-01" and Dis.Complaint Date < "2003-01-01") and (Dis.Grid in ("2352")) and (Dis.Signal Code in ("13" , "14" , "15" , "16" , "17" , "18" , "19" , "20" , "21" , "22" , "23" , "24" , "25" , "26" , "27" , "28" , "29" , "30" , "31" , "32" , "33" , "34" , "35" , "36" , "37" , "38" , "39" , "40" , "41" , "42" , "43" , "44" , "45" , "46" , "47" , "48" , "49" , "50" , "51" , "52" , "53" , "54" , "55")) and (Dis.Primary Unit not contains '0000') and (Dis.Primary Unit not contains 'SB') and (Dis.Reporting Agency Code = substring ('030' , 1 , 3))

Grid	Signal Code	Signal Description	Total
2352.	41	SICK OR INJURED PERSON	7
	44	ATTEMPTED SUICIDE	1
	45	DEAD ON ARRIVAL	2
	49	FIRE	8
	52	NARCOTICS INVESTIGATION	65
	54	FRAUD	7

Total Signals for Grid 2352 : 826

Total Reported: 488 Total Not Reported: 338

Total for All Grids : 826

Miami-Dade Police Department
Summarized Grid Information By Signal
For 2003-01-01 Thru 2003-06-30

Detail Filter: (Dis.Complaint Date >= "2003-01-01" and Dis.Complaint Date < "2003-07-01") and (Dis.Grid in ("2352")) and (Dis.Signal Code in ("13" , "14" , "15" , "16" , "17" , "18" , "19" , "20" , "21" , "22" , "23" , "24" , "25" , "26" , "27" , "28" , "29" , "30" , "31" , "32" , "33" , "34" , "35" , "36" , "37" , "38" , "39" , "40" , "41" , "42" , "43" , "44" , "45" , "46" , "47" , "48" , "49" , "50" , "51" , "52" , "53" , "54" , "55")) and (Dis.Primary Unit not contains '0000') and (Dis.Primary Unit not contains 'SB') and (Dis.Reporting Agency Code = substring ('030' , 1 , 3))

Grid	Signal Code	Signal Description	Total
2352	13	SPECIAL INFORMATION/ASSIGNMENT	39
	14	CONDUCT INVESTIGATION	55
	15	MEET AN OFFICER	183
	16	D.U.I.	1
	17	TRAFFIC ACCIDENT	5
	18	HIT AND RUN	5
	19	TRAFFIC STOP	53
	20	TRAFFIC DETAIL	3
	21	LOST OR STOLEN TAG	4
	22	AUTO THEFT	15
	25	BURGLAR ALARM RINGING	13
	26	BURGLARY	12
	27	LARCENY	7
	28	VANDALISM	3
	29	ROBBERY	4
	32	ASSAULT	17
	33	SEX OFFENSE	1
	34	DISTURBANCE	26
	36	MISSING PERSON	1
	37	SUSPICIOUS VEHICLE	7
	38	SUSPICIOUS PERSON	4
	39	PRISONER	34

Miami-Dade Police Department
Summarized Grid Information By Signal
For 2003-01-01 Thru 2003-06-30

Detail Filter: (Dis.Complaint Date >= "2003-01-01" and Dis.Complaint Date < "2003-07-01") and (Dis.Grid in ("2352")) and (Dis.Signal Code in ("13" , "14" , "15" , "16" , "17" , "18" , "19" , "20" , "21" , "22" , "23" , "24" , "25" , "26" , "27" , "28" , "29" , "30" , "31" , "32" , "33" , "34" , "35" , "36" , "37" , "38" , "39" , "40" , "41" , "42" , "43" , "44" , "45" , "46" , "47" , "48" , "49" , "50" , "51" , "52" , "53" , "54" , "55")) and (Dis.Primary Unit not contains '0000') and (Dis.Primary Unit not contains 'SB') and (Dis.Reporting Agency Code = substring ('030' , 1 , 3))

Grid	Signal Code	Signal Description	Total
2352.	41	SICK OR INJURED PERSON	4
	43	BAKER ACT	1
	44	ATTEMPTED SUICIDE	1
	49	FIRE	2
	52	NARCOTICS INVESTIGATION	25
	54	FRAUD	2

Total Signals for Grid 2352 : 527

Total Reported: 358 Total Not Reported: 169

Total for All Grids : 527

Miami-Dade Police Department
Summarized Grid Information By Signal
For 2002-01-01 Thru 2002-12-31

Detail Filter: (Dis.Complaint Date >= "2002-01-01" and Dis.Complaint Date < "2003-01-01") and (Dis.Grid in ("2353")) and (Dis.Signal Code in ("13" , "14" , "15" , "16" , "17" , "18" , "19" , "20" , "21" , "22" , "23" , "24" , "25" , "26" , "27" , "28" , "29" , "30" , "31" , "32" , "33" , "34" , "35" , "36" , "37" , "38" , "39" , "40" , "41" , "42" , "43" , "44" , "45" , "46" , "47" , "48" , "49" , "50" , "51" , "52" , "53" , "54" , "55")) and (Dis.Primary Unit not contains '0000') and (Dis.Primary Unit not contains 'SB') and (Dis.Reporting Agency Code = substring ('030' , 1 , 3))

Grid	Signal Code	Signal Description	Total
2353	13	SPECIAL INFORMATION/ASSIGNMENT	124
	14	CONDUCT INVESTIGATION	156
	15	MEET AN OFFICER	606
	16	D.U.I.	1
	17	TRAFFIC ACCIDENT	11
	18	HIT AND RUN	3
	19	TRAFFIC STOP	103
	20	TRAFFIC DETAIL	37
	21	LOST OR STOLEN TAG	15
	22	AUTO THEFT	24
	25	BURGLAR ALARM RINGING	105
	26	BURGLARY	62
	27	LARCENY	14
	28	VANDALISM	28
	29	ROBBERY	6
	32	ASSAULT	121
	33	SEX OFFENSE	14
	34	DISTURBANCE	172
	36	MISSING PERSON	30
	37	SUSPICIOUS VEHICLE	5
	38	SUSPICIOUS PERSON	5
	39	PRISONER	159

Miami-Dade Police Department
Summarized Grid Information By Signal
For 2003-01-01 Thru 2003-06-30

Detail Filter: (Dis.Complaint Date >= "2003-01-01" and Dis.Complaint Date < "2003-07-01") and (Dis.Grid in ("2353")) and (Dis.Signal Code in ("13" , "14" , "15" , "16" , "17" , "18" , "19" , "20" , "21" , "22" , "23" , "24" , "25" , "26" , "27" , "28" , "29" , "30" , "31" , "32" , "33" , "34" , "35" , "36" , "37" , "38" , "39" , "40" , "41" , "42" , "43" , "44" , "45" , "46" , "47" , "48" , "49" , "50" , "51" , "52" , "53" , "54" , "55")) and (Dis.Primary Unit not contains '0000') and (Dis.Primary Unit not contains 'SB') and (Dis.Reporting Agency Code = substring ('030' , 1 , 3))

Grid	Signal Code	Signal Description	Total
2353	13	SPECIAL INFORMATION/ASSIGNMENT	59
	14	CONDUCT INVESTIGATION	77
	15	MEET AN OFFICER	306
	17	TRAFFIC ACCIDENT	3
	19	TRAFFIC STOP	67
	20	TRAFFIC DETAIL	9
	21	LOST OR STOLEN TAG	5
	22	AUTO THEFT	19
	25	BURGLAR ALARM RINGING	27
	26	BURGLARY	24
	27	LARCENY	16
	28	VANDALISM	9
	29	ROBBERY	1
	32	ASSAULT	60
	33	SEX OFFENSE	1
	34	DISTURBANCE	88
	36	MISSING PERSON	13
	37	SUSPICIOUS VEHICLE	2
	38	SUSPICIOUS PERSON	4
	39	PRISONER	61
	41	SICK OR INJURED PERSON	7
	43	BAKER ACT	4

Miami-Dade Police Department
Summarized Grid Information By Signal
For 2002-01-01 Thru 2002-12-31

Detail Filter: (Dis.Complaint Date >= "2002-01-01" and Dis.Complaint Date < "2003-01-01") and (Dis.Grid in ("2353")) and (Dis.Signal Code in ("13" , "14" , "15" , "16" , "17" , "18" , "19" , "20" , "21" , "22" , "23" , "24" , "25" , "26" , "27" , "28" , "29" , "30" , "31" , "32" , "33" , "34" , "35" , "36" , "37" , "38" , "39" , "40" , "41" , "42" , "43" , "44" , "45" , "46" , "47" , "48" , "49" , "50" , "51" , "52" , "53" , "54" , "55")) and (Dis.Primary Unit not contains '0000') and (Dis.Primary Unit not contains 'SB') and (Dis.Reporting Agency Code = substring ('030' , 1 , 3))

Grid	Signal Code	Signal Description	Total
2353.	41	SICK OR INJURED PERSON	20
	43	BAKER ACT	12
	44	ATTEMPTED SUICIDE	4
	45	DEAD ON ARRIVAL	2
	49	FIRE	4
	52	NARCOTICS INVESTIGATION	160
	54	FRAUD	6

Total Signals for Grid 2353 : 2009

Total Reported: 1195 Total Not Reported: 814

Total for All Grids : 2009

Miami-Dade Police Department
Summarized Grid Information By Signal
For 2003-01-01 Thru 2003-06-30

Detail Filter: (Dis.Complaint Date >= "2003-01-01" and Dis.Complaint Date < "2003-07-01") and (Dis.Grid in ("2353")) and (Dis.Signal Code in ("13" , "14" , "15" , "16" , "17" , "18" , "19" , "20" , "21" , "22" , "23" , "24" , "25" , "26" , "27" , "28" , "29" , "30" , "31" , "32" , "33" , "34" , "35" , "36" , "37" , "38" , "39" , "40" , "41" , "42" , "43" , "44" , "45" , "46" , "47" , "48" , "49" , "50" , "51" , "52" , "53" , "54" , "55")) and (Dis.Primary Unit not contains '0000') and (Dis.Primary Unit not contains 'SB') and (Dis.Reporting Agency Code = substring ('030' , 1 , 3))

Grid	Signal Code	Signal Description	Total
2353.	44	ATTEMPTED SUICIDE	3
	45	DEAD ON ARRIVAL	1
	47	BOMB OR EXPLOSIVE ALERT	1
	52	NARCOTICS INVESTIGATION	69
	54	FRAUD	3

Total Signals for Grid 2353 : 939

Total Reported: 590 Total Not Reported: 349

Total for All Grids : 939

Miami-Dade Police Department

MIAMI-DADE POLICE DEPARTMENT
Part I and Part II Crimes w/o AOA
For Specific Grids
From 2002-01-01 Thru 2002-12-31
YEAR: 2002

Crime Information Warehouse

Grid(s): 2353

Part I Crimes	Total Crimes
Grid 2353	
110A - RAPE	2
110B - SODOMY	2
110C - FONDLING	2
1200 - ROBBERY	4
130A - AGGRAVATED ASSAULT	26
2200 - BURGLARY	29
230F - SHOPLIFTING FROM A MOTOR VEHICLE	17
230G - SHOPLIFTING ALL OTHERS	21
2400 - MOTOR VEHICLE THEFT	5
Grid 2353 TOTAL	108
Total Part I :	**108**

Grid(s): 2353

PART II Crimes	Total Crimes
Grid 2353	
1000 - KIDNAPPING - ABDUCTION	1
130B - SIMPLE ASSAULT	44
350A - NARCOTIC BUY/SELL/POSS/IMPORT/MANUF	36
350B - ILLEGAL DRUG EQUIPMENT	19
260A - FRAUD CON/SWINDLE/FALSE PRET.	1
260B - FRAUD CREDIT CARD/ATM	3
260D - IMPERSONATION	1
Grid 2353 TOTAL	105
Total PART II :	**105**

Grand Total: 213

Detail Filter: Ol.Incident From Date Time >= "2002-01-01" and Ol.Incident From Date Time < "2003-01-01" and Ol.Offense.Ucr Code in ('090A' , '1200' , '110A' , '110B' , '110C' , '130A' , '130D' , '2200' , '230A' , '230B' , '230C' , '230D' , '230E' , '230F' , '230G' , '2400' , '090C' , '130B' , '130E' , '350A' , '350B' , '5100' , '2700' , '260A' , '260B' , '260D' , '260E' , '260F' , '1000' , '2000') and Ol.Reporting_Agency_Code = '030' and Ol.Aoa Agency Code = '000' and Ol.Clearance Type Description <> 'UNFOUNDED' and Ol.Report Written YN = 'Y' and Ol.Grid in ("2353")

Miami-Dade Police Department

MIAMI-DADE POLICE DEPARTMENT
Part I and Part II Crimes w/o AOA
For Specific Grids
From 2003-01-01 Thru 2003-06-30
YEAR: 2003

Crime Information Warehouse

Grid(s): 2353

Part I Crimes	Total Crimes
Grid 2353	
110A - RAPE	1
1200 - ROBBERY	1
130A - AGGRAVATED ASSAULT	8
2200 - BURGLARY	10
230F - SHOPLIFTING FROM A MOTOR VEHICLE	8
230G - SHOPLIFTING ALL OTHERS	10
2400 - MOTOR VEHICLE THEFT	3
Grid 2353 TOTAL	41
Total Part I :	**41**

Grid(s): 2353

PART II Crimes	Total Crimes
Grid 2353	
130B - SIMPLE ASSAULT	19
350A - NARCOTIC BUY/SELL/POSS/IMPORT/MANUF	18
350B - ILLEGAL DRUG EQUIPMENT	10
260B - FRAUD CREDIT CARD/ATM	1
Grid 2353 TOTAL	48
Total PART II :	**48**

Grand Total: 89

Detail Filter: OI.Incident From Date Time >= "2003-01-01" and OI.Incident From Date Time < "2003-07-01" and OI.Offense.Ucr Code in ('090A' , '1200' , '110A' , '110B' , '110C' , '130A' , '130D' , '2200' , '230A' , '230B' , '230C' , '230D' , '230E' , '230F' , '230G' , '2400' , '090C' , '130B' , '130E' , '350A' , '350B' , '5100' , '2700' , '260A' , '260B' , '260D' , '260E' , '260F' , '1000' , '2000') and OI.Reporting_Agency_Code = '030' and OI.Aoa Agency Code = '000' and OI.Clearance Type Description <> 'UNFOUNDED' and OI.Report Written YN = 'Y' and OI.Grid in ("2353")

MIAMI-DADE POLICE DEPARTMENT
Part I and Part II Crimes w/o AOA
For Specific Grids
From 2002-01-01 Thru 2002-12-31
YEAR: 2002

Grid(s): 2381

Part I Crimes	Total Crimes
Grid 2381	
110C - FONDLING	1
230G - SHOPLIFTING ALL OTHERS	3
Grid 2381 TOTAL	4
Total Part I :	**4**

Grid(s): 2381

PART II Crimes	Total Crimes
Grid 2381	
130B - SIMPLE ASSAULT	2
350A - NARCOTIC BUY/SELL/POSS/IMPORT/MANUF	2
Grid 2381 TOTAL	4
Total PART II :	**4**

Grand Total: 8

Detail Filter: OI.Incident From Date Time >= "2002-01-01" and OI.Incident From Date Time < "2003-01-01" and OI.Offense.Ucr Code in ('090A' , '1200' , '110A' , '110B' , '110C' , '130A' , '130D' , '2200' , '230A' , '230B' , '230C' , '230D' , '230E' , '230F' , '230G' , '2400' , '090C' , '130B' , '130E' , '350A' , '350B' , '5100' , '2700' , '260A' , '260B' , '260D' , '260E' , '260F' , '1000' , '2000') and OI.Reporting_Agency_Code = '030' and OI.Aoa Agency Code = '000' and OI.Clearance Type Description <> 'UNFOUNDED' and OI.Report Written YN = 'Y' and OI.Grid in ("2381")

Miami-Dade Police Department

MIAMI-DADE POLICE DEPARTMENT
Part I and Part II Crimes w/o AOA
For Specific Grids
From 2003-01-01 Thru 2003-06-30
YEAR: 2003

Crime Information Warehouse

Grid(s): 2381

Part I Crimes	Total Crimes
Grid 2381	
1200 - ROBBERY	1
230G - SHOPLIFTING ALL OTHERS	3
Grid 2381 TOTAL	4
Total Part I :	**4**

Grid(s): 2381

PART II Crimes	Total Crimes
Grid 2381	
130B - SIMPLE ASSAULT	1
Grid 2381 TOTAL	1
Total PART II :	**1**

Grand Total: 5

Detail Filter: OI.Incident From Date Time >= "2003-01-01" and OI.Incident From Date Time < "2003-07-01" and OI.Offense.Ucr Code in ('090A' , '1200' , '110A' , '110B' , '110C' , '130A' , '130D' , '2200' , '230A' , '230B' , '230C' , '230D' , '230E' , '230F' , '230G' , '2400' , '090C' , '130B' , '130E' , '350A' , '350B' , '5100' , '2700' , '260A' , '260B' , '260D' , '260E' , '260F' , '1000' , '2000') and OI.Reporting_Agency_Code = '030' and OI.Aoa Agency Code = '000' and OI.Clearance Type Description <> 'UNFOUNDED' and OI.Report Written YN = 'Y' and OI.Grid in ("2381")

Miami-Dade Police Department

MIAMI-DADE POLICE DEPARTMENT
Part I and Part II Crimes w/o AOA
For Specific Grids
From 2002-01-01 Thru 2002-12-31
YEAR: 2002

Crime Information Warehouse

Grid(s): 2382

Part I Crimes	Total Crimes
Grid 2382	
230G - SHOPLIFTING ALL OTHERS	2
Grid 2382 TOTAL	2
Total Part I :	**2**

Grid(s): 2382

PART II Crimes	Total Crimes
Grid 2382	
350A - NARCOTIC BUY/SELL/POSS/IMPORT/MANUF	2
350B - ILLEGAL DRUG EQUIPMENT	1
Grid 2382 TOTAL	3
Total PART II :	**3**

Grand Total: 5

Detail Filter: OI.Incident From Date Time >= "2002-01-01" and OI.Incident From Date Time < "2003-01-01" and OI.Offense.Ucr Code in ('090A' , '1200' , '110A' , '110B' , '110C' , '130A' , '130D' , '2200' , '230A' , '230B' , '230C' , '230D' , '230E' , '230F' , '230G' , '2400' , '090C' , '130B' , '130E' , '350A' , '350B' , '5100' , '2700' , '260A' , '260B' , '260D' , '260E' , '260F' , '1000' , '2000') and OI.Reporting_Agency_Code = '030' and OI.Aoa Agency Code = '000' and OI.Clearance Type Description <> 'UNFOUNDED' and OI.Report Written YN = 'Y' and OI.Grid in ("2382")

Miami-Dade Police Department

MIAMI-DADE POLICE DEPARTMENT
Part I and Part II Crimes w/o AOA
For Specific Grids
From 2003-01-01 Thru 2003-06-30
YEAR: 2003

Crime Information Warehouse

Grid(s): 2382

Part I Crimes	Total Crimes
Grid 2382	
2200 - BURGLARY	2
230G - SHOPLIFTING ALL OTHERS	3
Grid 2382 TOTAL	5
Total Part I :	**5**

Grand Total: 5

Detail Filter: OI.Incident From Date Time >= "2003-01-01" and OI.Incident From Date Time < "2003-07-01" and OI.Offense.Ucr Code in ('090A' , '1200' , '110A' , '110B' , '110C' , '130A' , '130D' , '2200' , '230A' , '230B' , '230C' , '230D' , '230E' , '230F' , '230G' , '2400' , '090C' , '130B' , '130E' , '350A' , '350B' , '5100' , '2700' , '260A' , '260B' , '260D' , '260E' , '260F' , '1000' , '2000') and OI.Reporting_Agency_Code = '030' and OI.Aoa Agency Code = '000' and OI.Clearance Type Description <> 'UNFOUNDED' and OI.Report Written YN = 'Y' and OI.Grid in ("2382")

Miami-Dade Police Department

MIAMI-DADE POLICE DEPARTMENT
Part I and Part II Crimes w/o AOA
For Specific Grids
From 2002-01-01 Thru 2002-12-31
YEAR: 2002

Crime Information Warehouse

Grid(s): 2352

Part I Crimes	Total Crimes
Grid 2352	
110A - RAPE	1
1200 - ROBBERY	3
130A - AGGRAVATED ASSAULT	5
2200 - BURGLARY	1
230C - SHOPLIFTING	7
230F - SHOPLIFTING FROM A MOTOR VEHICLE	4
230G - SHOPLIFTING ALL OTHERS	14
2400 - MOTOR VEHICLE THEFT	17
Grid 2352 TOTAL	52
Total Part I :	**52**

Grid(s): 2352

PART II Crimes	Total Crimes
Grid 2352	
130B - SIMPLE ASSAULT	5
350A - NARCOTIC BUY/SELL/POSS/IMPORT/MANUF	27
350B - ILLEGAL DRUG EQUIPMENT	7
260A - FRAUD CON/SWINDLE/FALSE PRET.	3
260B - FRAUD CREDIT CARD/ATM	3
260D - IMPERSONATION	1
Grid 2352 TOTAL	46
Total PART II :	**46**

Grand Total: 98

Detail Filter: OI.Incident From Date Time >= "2002-01-01" and OI.Incident From Date Time < "2003-01-01" and OI.Offense.Ucr Code in ('090A' , '1200' , '110A' , '110B' , '110C' , '130A' , '130D' , '2200' , '230A' , '230B' , '230C' , '230D' , '230E' , '230F' , '230G' , '2400' , '090C' , '130B' , '130E' , '350A' , '350B' , '5100' , '2700' , '260A' , '260B' , '260D' , '260E' , '260F' , '1000' , '2000') and OI.Reporting_Agency_Code = '030' and OI.Aoa Agency Code = '000' and OI.Clearance Type Description <> 'UNFOUNDED' and OI.Report Written YN = 'Y' and OI.Grid in ("2352")

Miami-Dade Police Department

MIAMI-DADE POLICE DEPARTMENT
Part I and Part II Crimes w/o AOA
For Specific Grids
From 2003-01-01 Thru 2003-06-30
YEAR: 2003

Crime Information Warehouse

Grid(s): 2352

Part I Crimes	Total Crimes
Grid 2352	
1200 - ROBBERY	3
130A - AGGRAVATED ASSAULT	6
2200 - BURGLARY	6
230C - SHOPLIFTING	1
230F - SHOPLIFTING FROM A MOTOR VEHICLE	3
230G - SHOPLIFTING ALL OTHERS	3
2400 - MOTOR VEHICLE THEFT	2
Grid 2352 TOTAL	24
Total Part I :	**24**

Grid(s): 2352

PART II Crimes	Total Crimes
Grid 2352	
130B - SIMPLE ASSAULT	2
350A - NARCOTIC BUY/SELL/POSS/IMPORT/MANUF	10
350B - ILLEGAL DRUG EQUIPMENT	4
260A - FRAUD CON/SWINDLE/FALSE PRET.	1
Grid 2352 TOTAL	17
Total PART II :	**17**

Grand Total: 41

Detail Filter: OI.Incident From Date Time >= "2003-01-01" and OI.Incident From Date Time < "2003-07-01" and OI.Offense.Ucr Code in ('090A' , '1200' , '110A' , '110B' , '110C' , '130A' , '130D' , '2200' , '230A' , '230B' , '230C' , '230D' , '230E' , '230F' , '230G' , '2400' , '090C' , '130B' , '130E' , '350A' , '350B' , '5100' , '2700' , '260A' , '260B' , '260D' , '260E' , '260F' , '1000' , '2000') and OI.Reporting_Agency_Code = '030' and OI.Aoa Agency Code = '000' and OI.Clearance Type Description <> 'UNFOUNDED' and OI.Report Written YN = 'Y' and OI.Grid in ("2352")

Miami-Dade Police Department
Summarized Grid Information By Signal
For 2002-01-01 Thru 2002-12-31

Detail Filter: (Dis.Complaint Date >= "2002-01-01" and Dis.Complaint Date < "2003-01-01") and (Dis.Grid in ("2381")) and (Dis.Signal Code in ("13" , "14" , "15" , "16" , "17" , "18" , "19" , "20" , "21" , "22" , "23" , "24" , "25" , "26" , "27" , "28" , "29" , "30" , "31" , "32" , "33" , "34" , "35" , "36" , "37" , "38" , "39" , "40" , "41" , "42" , "43" , "44" , "45" , "46" , "47" , "48" , "49" , "50" , "51" , "52" , "53" , "54" , "55")) and (Dis.Primary Unit not contains '0000') and (Dis.Primary Unit not contains 'SB') and (Dis.Reporting Agency Code = substring ('030' , 1 , 3))

Grid	Signal Code	Signal Description	Total
2381	13	SPECIAL INFORMATION/ASSIGNMENT	3
	14	CONDUCT INVESTIGATION	11
	15	MEET AN OFFICER	20
	17	TRAFFIC ACCIDENT	3
	18	HIT AND RUN	1
	22	AUTO THEFT	2
	25	BURGLAR ALARM RINGING	2
	26	BURGLARY	1
	27	LARCENY	2
	32	ASSAULT	4
	33	SEX OFFENSE	1
	34	DISTURBANCE	5
	37	SUSPICIOUS VEHICLE	1
	38	SUSPICIOUS PERSON	1
	39	PRISONER	2
	45	DEAD ON ARRIVAL	1
	49	FIRE	2
	52	NARCOTICS INVESTIGATION	3

Total Signals for Grid 2381 : 65

Total Reported: 34 Total Not Reported: 31

Total for All Grids : 65

Miami-Dade Police Department
Summarized Grid Information By Signal
For 2003-01-01 Thru 2003-06-30

Detail Filter: (Dis.Complaint Date >= "2003-01-01" and Dis.Complaint Date < "2003-07-01") and (Dis.Grid in ("2381")) and (Dis.Signal Code in ("13" , "14" , "15" , "16" , "17" , "18" , "19" , "20" , "21" , "22" , "23" , "24" , "25" , "26" , "27" , "28" , "29" , "30" , "31" , "32" , "33" , "34" , "35" , "36" , "37" , "38" , "39" , "40" , "41" , "42" , "43" , "44" , "45" , "46" , "47" , "48" , "49" , "50" , "51" , "52" , "53" , "54" , "55")) and (Dis.Primary Unit not contains '0000') and (Dis.Primary Unit not contains 'SB') and (Dis.Reporting Agency Code = substring ('030' , 1 , 3))

Grid	Signal Code	Signal Description	Total
2381	13	SPECIAL INFORMATION/ASSIGNMENT	2
	14	CONDUCT INVESTIGATION	10
	15	MEET AN OFFICER	16
	17	TRAFFIC ACCIDENT	1
	19	TRAFFIC STOP	4
	21	LOST OR STOLEN TAG	1
	22	AUTO THEFT	1
	25	BURGLAR ALARM RINGING	1
	26	BURGLARY	2
	27	LARCENY	1
	29	ROBBERY	2
	32	ASSAULT	3
	34	DISTURBANCE	3
	36	MISSING PERSON	1
	37	SUSPICIOUS VEHICLE	1
	39	PRISONER	1

Total Signals for Grid 2381 : 50

Total Reported: 33 Total Not Reported: 17

Total for All Grids : 50

Miami-Dade Police Department
Summarized Grid Information By Signal
For 2002-01-01 Thru 2002-12-31

Detail Filter: (Dis.Complaint Date >= "2002-01-01" and Dis.Complaint Date < "2003-01-01") and (Dis.Grid in ("2382")) and (Dis.Signal Code in ("13" , "14" , "15" , "16" , "17" , "18" , "19" , "20" , "21" , "22" , "23" , "24" , "25" , "26" , "27" , "28" , "29" , "30" , "31" , "32" , "33" , "34" , "35" , "36" , "37" , "38" , "39" , "40" , "41" , "42" , "43" , "44" , "45" , "46" , "47" , "48" , "49" , "50" , "51" , "52" , "53" , "54" , "55")) and (Dis.Primary Unit not contains '0000') and (Dis.Primary Unit not contains 'SB') and (Dis.Reporting Agency Code = substring ('030' , 1 , 3))

Grid	Signal Code	Signal Description	Total
2382	13	SPECIAL INFORMATION/ASSIGNMENT	9
	14	CONDUCT INVESTIGATION	4
	15	MEET AN OFFICER	12
	19	TRAFFIC STOP	8
	20	TRAFFIC DETAIL	1
	21	LOST OR STOLEN TAG	2
	22	AUTO THEFT	1
	25	BURGLAR ALARM RINGING	8
	27	LARCENY	1
	34	DISTURBANCE	1
	37	SUSPICIOUS VEHICLE	1
	39	PRISONER	1
	49	FIRE	1
	52	NARCOTICS INVESTIGATION	7

Total Signals for Grid 2382 : 57

Total Reported: 34 Total Not Reported: 23

Total for All Grids : 57

Miami-Dade Police Department
Summarized Grid Information By Signal
For 2003-01-01 Thru 2003-06-30

Detail Filter: (Dis.Complaint Date >= "2003-01-01" and Dis.Complaint Date < "2003-07-01") and (Dis.Grid in ("2382")) and (Dis.Signal Code in ("13" , "14" , "15" , "16" , "17" , "18" , "19" , "20" , "21" , "22" , "23" , "24" , "25" , "26" , "27" , "28" , "29" , "30" , "31" , "32" , "33" , "34" , "35" , "36" , "37" , "38" , "39" , "40" , "41" , "42" , "43" , "44" , "45" , "46" , "47" , "48" , "49" , "50" , "51" , "52" , "53" , "54" , "55")) and (Dis.Primary Unit not contains '0000') and (Dis.Primary Unit not contains 'SB') and (Dis.Reporting Agency Code = substring ('030' , 1 , 3)))

Grid	Signal Code	Signal Description	Total
2382	13	SPECIAL INFORMATION/ASSIGNMENT	2
	14	CONDUCT INVESTIGATION	2
	15	MEET AN OFFICER	3
	17	TRAFFIC ACCIDENT	1
	19	TRAFFIC STOP	6
	21	LOST OR STOLEN TAG	4
	22	AUTO THEFT	1
	25	BURGLAR ALARM RINGING	2
	26	BURGLARY	2
	39	PRISONER	2

Total Signals for Grid 2382 : 25

Total Reported: 12 Total Not Reported: 13

Total for All Grids : 25

MEMORANDUM

TO: Diane O'Quinn Williams
Director
Department of Planning and Zoning

DATE: September 27, 2002

FROM: Danny Alvarez, Director
Miami-Dade Transit

SUBJECT: FY03 Blanket Concurrency
Concurrency Approval for
Transit

This memo serves as a blanket authorization for your Department to continue to review and approve concurrency applications for mass transit in all areas of Miami-Dade County.

Miami-Dade Transit (MDT) has been charged with the responsibility of reviewing and approving concurrency applications for mass transit levels of service as stated in County Ordinance 89-66, Administrative Order 4-85, and Section 33-G of the Miami-Dade County Code. Based on the latest socio-economic information provided by your Department's Research Division, and a review of the Metrobus/Metrorail service area, we are able to re-authorize your Department to review and approve concurrency applications since it appears that all areas of Miami-Dade County meet or exceed the level-of-service standards (LOS) for mass transit established in the above referenced County rules and regulations.

This authorization is intended to continue the arrangement between our respective departments, and is effective for the period of October 1, 2002 to September 30, 2003; unless canceled by written notice from my office.

If your staff needs further information or assistance with mass transit concurrency matters, they may wish to contact Mario G. Garcia, Chief MDT, Transit System Division, at 375-1193. Your continued cooperation on these important matters is greatly appreciated.

Cc: Aurelio Rodriguez, Assistant Director
Mario G. Garcia, Chief

MEMORANDUM

TO: Guillermo E. Olmedillo. Director
Building & Zoning Department

DATE: May 3rd. 1999

SUBJECT: Concurrency Approval

FROM: Earl L. Carlton, Captain
Fire Engineering & Water Supply Bureau

Subject to compliance with Article XIV a. "Water Supply for Fire Suppression" of the Miami Dade County Code. blanket approval for "Initial Development Orders" for any proposed use is hereby granted until further notice.

A subsequent review to assess compliance with Miami Dade County Fire Flow Standards addressed under the concurrency requirements, as stated in Chapter 163, part 2. Florida Statute, will be necessary during the building permit process.

When zoning use variances are permitted the fire flow standards for the zone permitting the use will be applied.

ELC/ser

107.07-17A METRO-DADE/GSA-MAT MGT

MEMORANDUM

TO: Guillermo E. Olmedillo
Director
Department of Planning and Zoning

DATE: September 22, 2000

SUBJECT: Solid Waste Disposal Concurrency Determination

FROM: Andrew Wilfork
Director
Department of Solid Waste Management

The Department of Solid Waste Management determines compliance with the County's adopted level-of-service (LOS) standard for solid waste disposal based on the ability of the County Solid Waste Management System (System) to accommodate projected waste flows for concurrency. Only those System facilities that are constructed, under construction, subject to a binding executed contract for construction, or subject to a binding executed contract for the provision of services are included in this determination, in accordance with Chapter 33G of the Miami-Dade County Code, Concurrency Management Program.

The attached spreadsheet presents the projected utilization of the System's remaining disposal capacity over a period of nearly 40 years. The projection is based on the demand generated by those parties (municipalities and private haulers) who have committed their waste flows to the System through interlocal agreements and long term contracts as well as anticipated non-committed waste flows, in accordance with the LOS standard. The analysis shows adequate System capacity to meet the LOS until 2011 or nearly five (5) years beyond the minimum standard. This determination is contingent upon the continued ability of the County and its disposal service contract providers to obtain and renew disposal facility operating permits from the applicable federal, state and local regulatory agencies. Therefore, please be advised that the current LOS is adequate to permit development orders to be issued. This determination shall remain in effect for a period of three (3) fiscal years (ending September 30, 2003), at which time an updated determination will be issued. If, however, a significant event occurs which substantially alters these projections, the Department will issue an updated determination.

Attachment

cc: Steve Spratt, Senior Assistant to the County Manager
Jim Bostic, Deputy Director, DSWM
Vicente Castro, Assistant Director for Technical Services, DSWM
Kathie G. Brooks, Assistant Director for Finance and Planning, DSWM
Paul Mauriello, Executive Assistant to the Director, DSWM

Year	Waste Projections (tons)	RESOURCES RECOVERY FACILITY					TRASH-TO-FUEL FACILITY				SOUTH DADE	NORTH DADE	WMI	WTI	Total
		On-site Gross Tonnage	Unders to South Dade	Shredded Tires to North Dade	Ash to Ashfill [1]	Net Tonnage [2]	RTI Gross Tonnage	Non-processables to North Dade	Processed Residue to South Dade	Net Tonnage [3]	Landfill Garbage [4]	Landfill Trash [5]	Landfill Garbage/Trash [6]	Waste to energy Trash [7]	[1]-[7]
2000 *	1,746,000	936,000	152,000	12,000	147,000	625,000	196,000	18,000	22,000	156,000	323,000	272,000	140,000	83,000	1,746,000
2001 **	1,687,000	936,000	167,000	11,000	138,000	620,000	270,000	48,000	27,000	195,000	230,000	264,000	140,000	100,000	1,687,000
2002	1,687,000	936,000	167,000	11,000	138,000	620,000	270,000	48,000	27,000	195,000	230,000	264,000	140,000	100,000	1,687,000
2003 ***	1,687,000	936,000	167,000	11,000	138,000	620,000	270,000	48,000	27,000	195,000	230,000	364,000	140,000	0	1,687,000
2004	1,687,000	936,000	167,000	11,000	138,000	620,000	270,000	48,000	27,000	195,000	230,000	364,000	140,000	0	1,687,000
2005	1,687,000	936,000	167,000	11,000	138,000	620,000	270,000	48,000	27,000	195,000	230,000	364,000	140,000	0	1,687,000
2006	1,687,000	936,000	167,000	11,000	138,000	620,000	270,000	48,000	27,000	195,000	230,000	364,000	140,000	0	1,687,000
2007	1,687,000	936,000	167,000	11,000	138,000	620,000	270,000	48,000	27,000	195,000	230,000	364,000	140,000	0	1,687,000
2008	1,687,000	936,000	167,000	11,000	138,000	620,000	270,000	48,000	27,000	195,000	230,000	364,000	140,000	0	1,687,000

RESOURCES	GARBAGE	TRASH	TOTAL
* TOTAL @ 1.75M	870,000	66,000	936,000 (93%G/7%T)
		196,000	196,000 (RTI)
** TOTAL @ 1.69M	870,000	66,000	936,000 (93%G/7%T)
		270,000	270,000 (RTI)
*** TOTAL @ 1.69M	870,000	66,000	936,000 (93%G/7%T)
w/o 100,000 to WTI		270,000	270,000 (RTI)

TOTAL WASTE STREAM PERCENTAGES
@1.69 MILLIONS TONS

GARBAGE 56.4%	952,000
TRASH 43.3%	730,000
SPECIAL 0.3%	5,000
TOTAL	1,687,000

REMAINING CAPACITY BY FACILITY

Year	Ashfill Capacity *	South Dade Capacity **	North Dade Capacity ***	South Dade (w/o cell 5) (ie less 4.4 m tons)
Base Capacity	3,150,000	9,148,000	3,943,000	4,748,000
2000	3,003,000	8,825,000	3,671,000	4,425,000
2001	2,865,000	8,565,000	3,407,000	4,165,000
2002	2,727,000	8,365,000	3,143,000	3,965,000
2003	2,589,000	8,135,000	2,779,000	3,735,000
2004	2,451,000	7,905,000	2,415,000	3,505,000
2005	2,313,000	7,675,000	2,051,000	3,275,000
2006	2,175,000	7,445,000	1,687,000	3,045,000
2007	2,037,000	7,215,000	1,323,000	2,815,000
2008	1,899,000	6,985,000	959,000	2,585,000
2009	1,761,000	6,755,000	595,000	2,355,000
2010	1,623,000	6,525,000	231,000	2,125,000
2011	1,485,000	6,295,000	0	1,895,000
2012	1,347,000	6,065,000	0	1,665,000
2013	1,209,000	5,835,000	0	1,435,000
2014	1,071,000	5,605,000	0	1,205,000
2015	933,000	5,375,000	0	975,000
2016	795,000	5,145,000	0	745,000
2017	657,000	4,915,000	0	515,000
2018	519,000	4,685,000	0	285,000
2019	381,000	4,455,000	0	55,000
2020	243,000	4,225,000	0	-175,000
2021	105,000	3,995,000	0	-405,000
2022	0	3,732,000	0	-668,000
2023	0	3,364,000	0	-1,036,000
2024	0	2,996,000	0	-1,404,000
2025	0	2,628,000	0	-1,772,000
2026	0	2,260,000	0	-2,140,000
2027	0	1,892,000	0	-2,508,000
2028	0	1,524,000	0	-2,876,000
2029	0	1,156,000	0	-3,244,000
2030	0	788,000	0	-3,612,000
2031	0	420,000	0	-3,980,000
2032	0	52,000	0	-4,348,000
2033	0	-316,000	0	-4,716,000
2034	0	-684,000	0	-5,084,000
2035	0	-1,052,000	0	-5,452,000
2036	0	-1,420,000	0	-5,820,000
2037	0	-1,788,000	0	-6,188,000
2038	0	-2,156,000	0	-6,556,000
2039	0	-2,524,000	0	-6,924,000
Total Remaining Years	21	32	10	19

*Ashfill capacity includes cell 17-20 cells 19-20 have not been constructed
**South Dade includes cells 3, 4 and 5 cell 5 has not been constructed Once ashfill capacity is used up ash goes to South Dade Assumes all unders consumes capacity whether or not it is used as cover
***North Dade capacity represents buildout of the facility When North Dade landfill capacity is depleted trash is exported
All capacity figures are derived from the Capacity of Miami-Dade County Landfills report prepared by the Engineering Division of the Department of Solid Waste Management Dated October 1999

MEMORANDUM

TO: Dianne O'Quinn-Williams, Director
Department of Planning and Zoning

DATE: August 6, 2002

FROM: Vivian Donnell Rodriguez
Director
Park and Recreation Department

SUBJECT: Concurrency Approval

This memorandum updates the blanket concurrency approval memo of September 5, 2001. There is an adequate level of service for all unincorporated areas, as shown on the attached table, and we project that there will be sufficient surplus capacity to maintain an adequate level of service for one additional year.

This approval is valid until September 30, 2003. If conditions change prior to that, I will inform Helen Brown, Concurrency Administrator of your department.

Attachment

VDR: WHG:BF:RK

cc: Helen Brown, Metropolitan Planning, DP&Z
W. Howard Gregg, Asst. Director for Planning & Development, PARD
Barbara Falsey, Chief, Planning and Research Division, PARD

RECEIVED
AUG 07 2002
MIAMI-DADE COUNTY
DIRECTOR'S OFFICE
DEPT. OF PLANNING & ZONING

2002 PARK LOCAL OPEN SPACE BASED ON BENEFIT DISTRICTS - UNINCORPORATED AREA

PBD	1995 Population	Accrued Population	Total Population	Need @ 2.75 Acres Per 1000 (Acres)	Existing Local Open Space: Park Acres	Existing Local Open Space: School field Acres	Existing Local Open Space: 1/2 Private Acres	Total Local Open Space	Surplus (Deficit) Acres	Level of Service
1	454,457	64,558	519,015	1,427.28	1,198.25	702.34	85.32	1,985.91	558.63	1.391
2	495,397	64,277	559,674	1,539.09	1,598.06	508.33	139.79	2,246.18	707.09	1.459
3	136,815	24,777	161,592	444.37	578.93	177.20	6.90	763.03	318.66	1.717
T:	1,086,669	153,612	1,240,281	3,410.74	3,375.24	1,387.87	232.01	4,995.12	1,584.38	1.522

MEMORANDUM

TO: Diane O'Quinn Williams
Director
Department of Planning and Zoning

DATE: September 3, 2002

SUBJECT: FY04 Blanket Concurrency Approval for Transit

FROM: Danny Alvarez, Executive Director
Office of Public Transportation Management

This memo serves as a blanket authorization for your Department to continue to review and approve concurrency applications for mass transit in all areas of Miami-Dade County.

Based on the latest socio-economic information provided by your Department's Research Division, and a review of the Metrobus/Metrorail service area, we are able to re-authorize your Department to review and approve concurrency applications since it appears that all areas of Miami-Dade County meet or exceed the level-of-service standards (LOS) for mass transit established in the above referenced County rules and regulations.

However, be aware that the Office of Public Transportation Management (OPTM) has initiated the development process for the North Corridor transit project along NW 27th Avenue from 62 Street to the Broward County Line. I am requesting that any application whose address is on NW 27th Avenue between those two points be flagged for review by OPTM staff.

This authorization is intended to continue the arrangement between our respective departments, and is effective for the period October 1, 2003 to September 30, 2004, or until canceled by written notice from my office.

If your staff needs further information or assistance with mass transit concurrency matters, they may wish to contact Mario G. Garcia, Chief OPTM System Planning Division, at 375-1193. Your continued cooperation on these important matters is greatly appreciated.

cc: Pepe Valdes
Mario G. Garcia

107.07-17A METRO-DADE/GSA-MAT. MGT

MEMORANDUM

TO: Diane O'Quinn Williams
Director
Department of Planning and Zoning

DATE: September 12, 2003

SUBJECT: Solid Waste Disposal Concurrency Determination

FROM: Andrew Wilfork
Director
Department of Solid Waste Management

The Department of Solid Waste Management determines compliance with the County's adopted level-of-service (LOS) standard for solid waste disposal based on the ability of the County Solid Waste Management System (System) to accommodate projected waste flows for concurrency. Only those System facilities that are constructed, under construction, subject to a binding executed contract for construction, or subject to a binding executed contract for the provision of services are included in this determination, in accordance with Chapter 33G of the Miami-Dade County Code, Concurrency Management Program.

The attached spreadsheet presents the projected utilization of the System's remaining disposal capacity over a period of 15 years. The projection is based on the demand generated by those parties (municipalities and private haulers) who have committed their waste flows to the System through interlocal agreements and long term contracts as well as anticipated non-committed waste flows, in accordance with the LOS standard. The analysis shows adequate System capacity to meet the LOS until 2015 or seven (7) years beyond the minimum standard. This determination is contingent upon the continued ability of the County and its disposal service contract providers to obtain and renew disposal facility operating permits from the applicable federal, state and local regulatory agencies. Therefore, please be advised that the current LOS is adequate to permit development orders to be issued. This determination shall remain in effect for a period of three (3) fiscal years (ending September 30, 2006), at which time an updated determination will be issued. If, however, a significant event occurs which substantially alters these projections, the Department will issue an updated determination.

Attachment

cc: Pedro G. Hernandez, P.E., Assistant County Manager
Victoria Garland, Acting Deputy Director, DSWM
Vicente Castro, Assistant Director for Technical Services, DSWM
Paul J. Mauriello, Acting Assistant Director for Disposal Operations, DSWM
Charles W. Parkinson, Jr., Acting Assistant Director for Administration, DSWM

Department of Solid Waste Management (DSWM)

Solid Waste Facility Capacity Analysis

Fiscal Year 2002-2003

Year	Waste Projections (tons)	RESOURCES RECOVERY FACILITY					RTI FACILITY				LANDFILLS			WHEELABRATOR (contract had ended on 12/31/02)	Total
		On-site Gross Tonnage	Unders to South Dade	Shredded Tires to South Dade	Ash to Ashfill [1]	Net Tonnage [2]	RTI Gross Tonnage	RTI Rejects to North Dade and Medley Landfill	Okeelanta Ash to R.R. Ashfill [3]	Tonnage [4]	SOUTH DADE Garbage [5]	NORTH DADE Trash [6]	WMI Garbage &Trash [7]	Trash [8]	[1]-[8]
2003 *	1,837,000	936,000	196,000	17,000	119,000	604,000	270,000	54,000	27,000	189,000	410,000	333,000	146,000	8,000	1,836,000
2004 **	1,715,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	273,500	395,000	100,000	0	1,715,500
2005	1,715,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	273,500	395,000	100,000	0	1,715,500
2006 ***	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500	395,000	100,000	0	1,705,500
2007	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500	395,000	100,000	0	1,705,500
2008	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500	395,000	100,000	0	1,705,500
2009	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500	395,000	100,000	0	1,705,500
2010	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	-263,500	395,000	100,000	0	1,705,500
2011	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500	395,000	100,000	0	1,705,500

RESOURCES RECOVERY	GARBAGE	TRASH	TIRES	TOTAL	
* TOTAL @ 1.84M	853,000	69,000	14,000	936,000	(91% Garbage; 9% Trash, includes Tires)
		270,000		270,000	(RTI)
** TOTAL @ 1.72M	853,000	69,000	14,000	936,000	(91% Garbage; 9% Trash, includes Tires)
		270,000		270,000	(RTI)
*** TOTAL @ 1.71M	853,000	69,000	14 000	936,000	(91% Garbage; 9% Trash, includes Tires)
		270,000		270,000	(RTI)

TOTAL WASTE STREAM PERCENTAGES @1.84 MILLIONS TONS

GARBAGE 54 3%	997,000
TRASH 44.4%	816,000
SPECIAL (includes Tires) 1.3%	24,000
TOTAL	1,837,000

REMAINING CAPACITY BY FACILITY AT END OF FISCAL YEAR

Year	Ashfill Capacity *	South Dade Capacity **	North Dade Capacity ***	WMI **** Disposed
Base Capacity	207,000	4,352,000	3,130,000	146,000
2003	61,000	3,942,000	2,797,000	100,000
2004	0	3,668,500	2,402,000	188,000
2005	0	3,395,000	2,007,000	249,000
2006	0	3,131,500	1,612,000	249,000
2007	0	2,868,000	1,217,000	249,000
2008	0	2,604,500	822,000	249,000
2009	0	2,341,000	427,000	249,000
2010	0	2,077,500	32,000	249,000
2011	0	1,702,000	0	500,000
2012	0	1,294,500	0	500,000
2013	0	887,000	0	500,000
2014	0	479,500	0	500,000
2015	0	72,000	0	500,000
2016	0	0	0	
2017	0	0	0	
2018	0	0	0	
Total Remaining Years	0	12	6	

* Ashfill capacity includes cells 17 and 18; cells 19-20 have not been constructed. When cells 17 and 18 are depleted Resources Recovery Plant Ash and Okeelanta Ash go to South Dade Landfill and Medley Landfill (WMI).

** South Dade includes cells 3 and 4; cell 5 has not been constructed. Assumes all unders consumes capacity whether or not it is used as cover.

*** North Dade capacity represents buildout of the facility. When North Dade Landfill capacity is depleted trash goes WMI and South Dade Landfill.

**** Maximum Contractual Tonnage per year to WMI is 500,000 tons; Minimum Contractual Tonnage per year is 100,000 tons. WMI disposal contract ends September 30, 2015. After WMI disposal contract ends tonnage goes to South Dade Landfill.

All capacity figures are derived from the Capacity of Miami-Dade County Landfills report prepared by the Brown and Caldwell, Dated October 2002.

MEMORANDUM

TO: Guillermo E. Olmedillo, Director
Building & Zoning Department

DATE: May 3rd, 1999

SUBJECT: Concurrency Approval

FROM: Earl L. Carlton, Captain
~~Fire~~ Engineering & Water ~~Supply Bureau~~

Subject to compliance with Article XIV a. "Water Supply for Fire Suppression" of the Miami Dade County Code, blanket approval for "Initial Development Orders" for any proposed use is hereby granted until further notice.

A subsequent review to assess compliance with Miami Dade County Fire Flow Standards addressed under the concurrency requirements, as stated in Chapter 163, part 2, Florida Statute, will be necessary during the building permit process.

When zoning use variances are permitted the fire flow standards for the zone permitting the use will be applied.

ELC/ser

107.07-17A METRO-DADE/GSA-MAT MGT

MEMORANDUM

TO: Guillermo E. Olmedillo
Director
Department of Planning and Zoning

DATE: September 22, 2000

SUBJECT: Solid Waste Disposal Concurrency Determination

FROM: Andrew Wilfork
Director
Department of Solid Waste Management

The Department of Solid Waste Management determines compliance with the County's adopted level-of-service (LOS) standard for solid waste disposal based on the ability of the County Solid Waste Management System (System) to accommodate projected waste flows for concurrency. Only those System facilities that are constructed, under construction, subject to a binding executed contract for construction, or subject to a binding executed contract for the provision of services are included in this determination, in accordance with Chapter 33G of the Miami-Dade County Code, Concurrency Management Program.

The attached spreadsheet presents the projected utilization of the System's remaining disposal capacity over a period of nearly 40 years. The projection is based on the demand generated by those parties (municipalities and private haulers) who have committed their waste flows to the System through interlocal agreements and long term contracts as well as anticipated non-committed waste flows, in accordance with the LOS standard. The analysis shows adequate System capacity to meet the LOS until 2011 or nearly five (5) years beyond the minimum standard. This determination is contingent upon the continued ability of the County and its disposal service contract providers to obtain and renew disposal facility operating permits from the applicable federal, state and local regulatory agencies. Therefore, please be advised that the current LOS is adequate to permit development orders to be issued. This determination shall remain in effect for a period of three (3) fiscal years (ending September 30, 2003), at which time an updated determination will be issued. If, however, a significant event occurs which substantially alters these projections, the Department will issue an updated determination.

Attachment

cc: Steve Spratt, Senior Assistant to the County Manager
Jim Bostic, Deputy Director, DSWM
Vicente Castro, Assistant Director for Technical Services, DSWM
Kathie G. Brooks, Assistant Director for Finance and Planning, DSWM
Paul Mauriello, Executive Assistant to the Director, DSWM

Department of Solid Waste Management (DSWM)
Solid Waste Facility Capacity Analysis
Fiscal Year 1999-2000

Year	Waste Projections (tons)	RESOURCES RECOVERY FACILITY					TRASH-TO-FUEL FACILITY				SOUTH DADE	NORTH DADE	WMI	WTI	Total [1]-[7]
		On-site Gross Tonnage	Unders to South Dade	Shredded Tires to North Dade	Ash to Ashfill [1]	Net Tonnage [2]	RTI Gross Tonnage	Non-processables to North Dade	Processed Residue to South Dade	Net Tonnage [3]	Landfill Garbage [4]	Landfill Trash [5]	Landfill Garbage/Trash [6]	Waste to energy Trash [7]	
2000 *	1,746,000	936,000	152,000	12,000	147,000	625,000	196,000	16,000	22,000	156,000	323,000	272,000	140,000	83,000	1,746,000
2001 **	1,687,000	936,000	167,000	11,000	138,000	620,000	270,000	46,000	27,000	195,000	230,000	264,000	140,000	100,000	1,687,000
2002	1,687,000	936,000	167,000	11,000	138,000	620,000	270,000	46,000	27,000	195,000	230,000	264,000	140,000	100,000	1,687,000
2003 ***	1,687,000	936,000	167,000	11,000	138,000	620,000	270,000	46,000	27,000	195,000	230,000	364,000	140,000	0	1,687,000
2004	1,687,000	936,000	167,000	11,000	138,000	620,000	270,000	46,000	27,000	195,000	230,000	364,000	140,000	0	1,687,000
2005	1,687,000	936,000	167,000	11,000	138,000	620,000	270,000	46,000	27,000	195,000	230,000	364,000	140,000	0	1,687,000
2006	1,687,000	936,000	167,000	11,000	138,000	620,000	270,000	46,000	27,000	195,000	230,000	364,000	140,000	0	1,687,000
2007	1,687,000	936,000	167,000	11,000	138,000	620,000	270,000	46,000	27,000	195,000	230,000	364,000	140,000	0	1,687,000
2008	1,687,000	936,000	167,000	11,000	138,000	620,000	270,000	46,000	27,000	195,000	230,000	364,000	140,000	0	1,687,000

RESOURCES	GARBAGE	TRASH	TOTAL	
* TOTAL @ 1.75M	870,000	66,000	936,000	(93%G/7%T)
		196,000	196,000	(RTI)
** TOTAL @ 1.69M	870,000	66,000	936,000	(93%G/7%T)
		270,000	270,000	(RTI)
*** TOTAL @ 1.69M	870,000	66,000	936,000	(93%G/7%T)
(w/o 100,000 to WTI)		270,000	270,000	(RTI)

TOTAL WASTE STREAM PERCENTAGES
@1.69 MILLIONS TONS

GARBAGE 56.4%	952,000
TRASH 43.3%	730,000
SPECIAL 0.3%	5,000
TOTAL	1,687,000

REMAINING CAPACITY BY FACILITY Year	Ashfill Capacity *	South Dade Capacity **	North Dade Capacity ***	South Dade (w/o cell 5) (ie less 4.4 m tons)
Base Capacity	3,150,000	9,148,000	3,943,000	4,748,000
2000	3,003,000	8,825,000	3,671,000	4,425,000
2001	2,865,000	8,595,000	3,407,000	4,195,000
2002	2,727,000	8,365,000	3,143,000	3,965,000
2003	2,589,000	8,135,000	2,779,000	3,735,000
2004	2,451,000	7,905,000	2,415,000	3,505,000
2005	2,313,000	7,675,000	2,051,000	3,275,000
2006	2,175,000	7,445,000	1,687,000	3,045,000
2007	2,037,000	7,215,000	1,323,000	2,815,000
2008	1,899,000	6,985,000	959,000	2,585,000
2009	1,761,000	6,755,000	595,000	2,355,000
2010	1,623,000	6,525,000	231,000	2,125,000
2011	1,485,000	6,295,000	0	1,895,000
2012	1,347,000	6,065,000	0	1,665,000
2013	1,209,000	5,835,000	0	1,435,000
2014	1,071,000	5,605,000	0	1,205,000
2015	933,000	5,375,000	0	975,000
2016	795,000	5,145,000	0	745,000
2017	657,000	4,915,000	0	515,000
2018	519,000	4,685,000	0	285,000
2019	381,000	4,455,000	0	55,000
2020	243,000	4,225,000	0	-175,000
2021	105,000	3,995,000	0	-405,000
2022	0	3,732,000	0	-668,000
2023	0	3,364,000	0	-1,036,000
2024	0	2,996,000	0	-1,404,000
2025	0	2,628,000	0	-1,772,000
2026	0	2,260,000	0	-2,140,000
2027	0	1,892,000	0	-2,508,000
2028	0	1,524,000	0	-2,876,000
2029	0	1,156,000	0	-3,244,000
2030	0	788,000	0	-3,612,000
2031	0	420,000	0	-3,980,000
2032	0	52,000	0	-4,348,000
2033	0	-316,000	0	-4,716,000
2034	0	-684,000	0	-5,084,000
2035	0	-1,052,000	0	-5,452,000
2036	0	-1,420,000	0	-5,820,000
2037	0	-1,788,000	0	-6,188,000
2038	0	-2,156,000	0	-6,556,000
2039	0	-2,524,000	0	-6,924,000
Total Remaining Years	21	32	10	19

*Ashfill capacity includes cell 17-20, cells 19-20 have not been constructed
**South Dade includes cells 3, 4 and 5, cell 5 has not been constructed. Once ashfill capacity is used up ash goes to South Dade. Assumes all unders consumes capacity whether or not it is used as cover
***North Dade capacity represents buildout of the facility. When North Dade landfill capacity is depleted trash is exported
All capacity figures are derived from the Capacity of Miami-Dade County Landfills report prepared by the Engineering Division of the Department of Solid Waste Management, Dated October 1999

MEMORANDUM

TO: Dianne O'Quinn-Williams, Director
Department of Planning and Zoning

DATE: August 6, 2002

FROM: Vivian Donnell Rodriguez
Director
Park and Recreation Department

SUBJECT: Concurrency Approval

This memorandum updates the blanket concurrency approval memo of September 5, 2001. There is an adequate level of service for all unincorporated areas, as shown on the attached table, and we project that there will be sufficient surplus capacity to maintain an adequate level of service for one additional year.

This approval is valid until September 30, 2003. If conditions change prior to that, I will inform Helen Brown, Concurrency Administrator of your department.

Attachment

VDR: WHG:BF:RK

cc: Helen Brown, Metropolitan Planning, DP&Z
W. Howard Gregg, Asst. Director for Planning & Development, PARD
Barbara Falsey, Chief, Planning and Research Division, PARD

RECEIVED
AUG 07 2002
MIAMI-DADE COUNTY
DIRECTOR'S OFFICE
DEPT. OF PLANNING & ZONING

2002 PARK LOCAL OPEN SPACE BASED ON BENEFIT DISTRICTS - UNINCORPORATED AREA

PBD	1995 Population	Accrued Population	Total Population	Need @ 2.75 Acres Per 1000 (Acres)	Existing Local Open Space: Park Acres	Existing Local Open Space: School field Acres	Existing Local Open Space: 1/2 Private Acres	Total Local Open Space	Surplus (Deficit) Acres	Level of Service
1	454,457	64,558	519,015	1,427.28	1,198.25	702.34	85.32	1,985.91	558.63	1.391
2	495,397	64,277	559,674	1,539.09	1,598.06	508.33	139.79	2,246.18	707.09	1.459
3	136,815	24,777	161,592	444.37	578.93	177.20	6.90	763.03	318.66	1.717
T:	1,086,669	153,612	1,240,281	3,410.74	3,375.24	1,387.87	232.01	4,995.12	1,584.38	1.522