SILVER PALM PARCEL 1-C
LEGAL DESCRIPTION

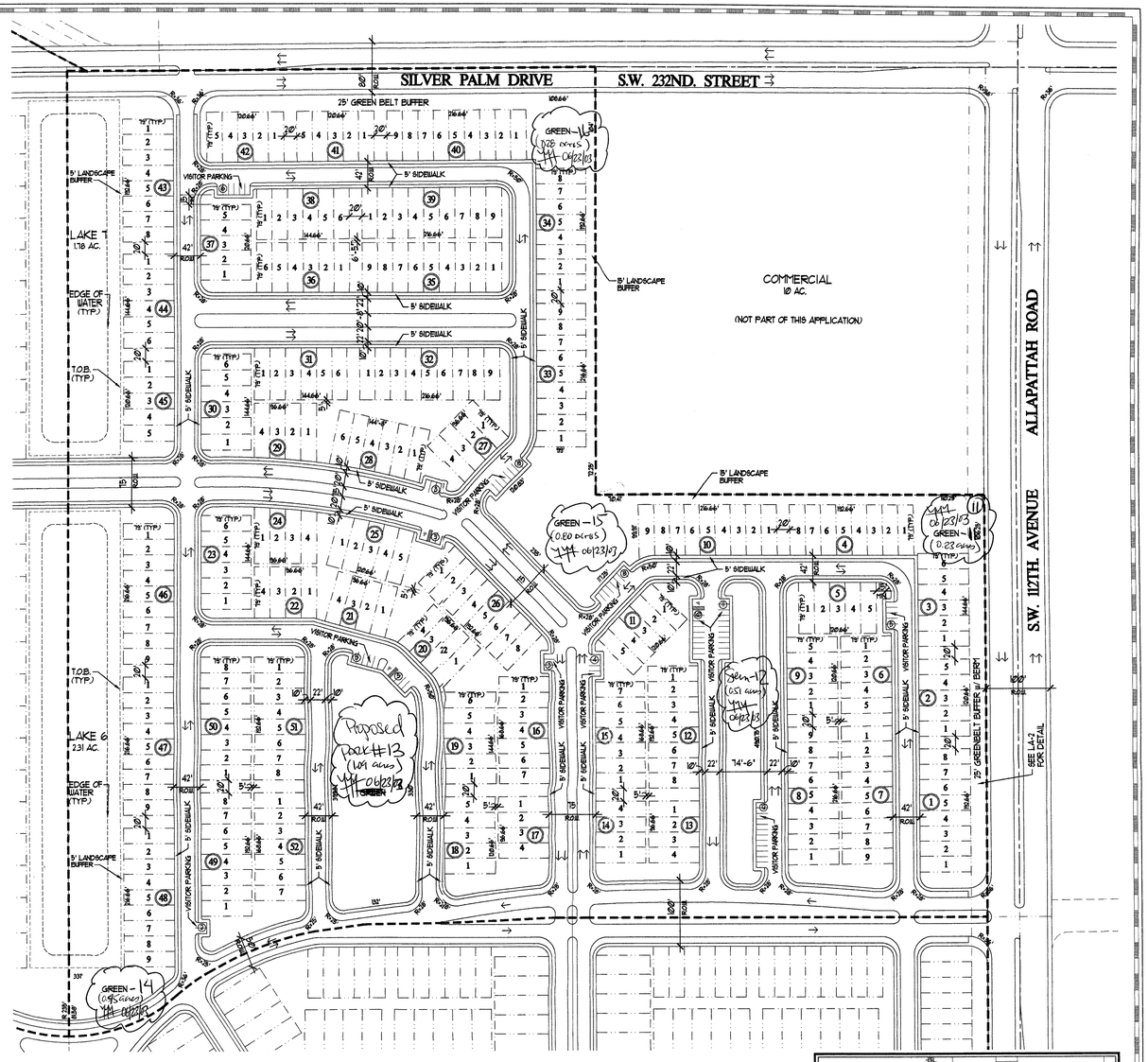
A portion of the NW ¼ of Section 19, Township 56 South, Range 40 East, Miami-Dade County, Florida, being more particularly described as follows:

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 S.W. 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 900.00 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 260.00 feet and a central angle of 32°08'09" for an arc distance of 145.83 feet to a point., thence N0°19'02"W for 1,494.47 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 S.W. 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 S.W. 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 1,537,307 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

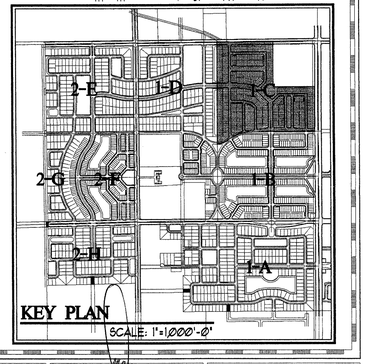


PARCEL 1-C

SCALE: 1"=100'-0"

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

N



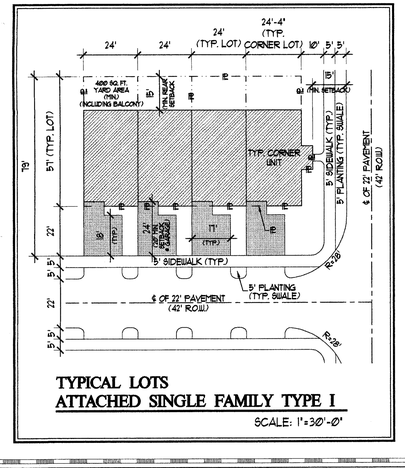
KEY PLAN

SCALE: 1"=1000'-0"

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 @ 7.5 ACRES)		10000.3	
6. NET DENSITY		9.35	
7. AREA OF ATTACHED SINGLE FAMILY TYPE-I (24'-0"x 57'-0"=1368.00 SQFT x 337)	10.58 ACRES	30.63%	31.62%
8. PAVED AREA DRIVEWAYS AND PARKINGS	8.00 ACRES	23.16 %	23.91%
9. COMMON OPEN SPACE/GREEN REQUIRED 30%=10.36 ACRES PROVIDED 14.79 ACRES INCLUDING SIDEWALKS AND 50 % OF THE LAKES (1.11 ACRES)		42.82 %	40.45%
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"

MAY 23 2003

HECTOR J. OLIVA
AR 0015339

SCALE:	AS SHOWN
CHECKED BY:	M.M.M.
DRAWN BY:	Y.J.F.
DATE:	12-06-02
JOB:	0216

REVISIONS	BY
1 04-25-03	Y.J.F.
2 05-07-03	L.T.E.
3 05-20-03	Y.J.F.

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/SP-4

PARCEL 1-C
SHEET
SP-4

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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 1,317.58 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 1,161.23 feet., thence S00°19'02"E radial to the next described curve, for 1,494.47 feet to a point on a circular curve concave to the Northwest., thence Southwesterly, Westerly and Northwesterly 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 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°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 S.W. 232nd Street, said point also being the Point of Beginning of the following described parcel., thence continue N01°26'19"W, 1179.91 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°23'21"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°19'51"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.

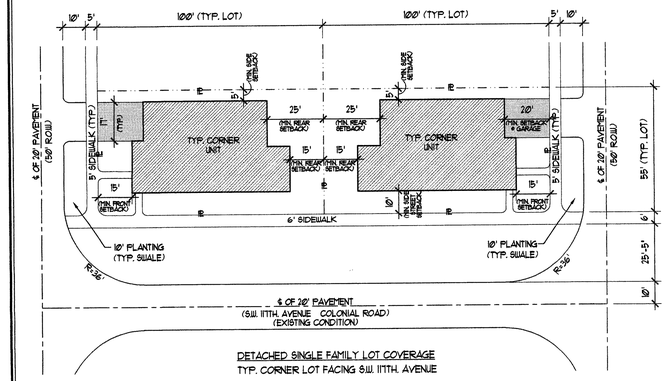
AND

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 Bailes Road, per Clerk's File No. 64R-189139.

NOTES:

1. The above described parcels contain 1,729,627 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



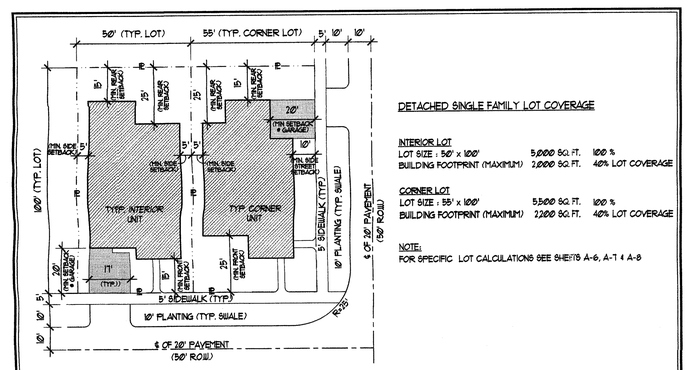
DETACHED SINGLE FAMILY LOT COVERAGE
TYP. CORNER LOT FACING S.W. 117TH. AVENUE

LOT SIZE : 55' x 100' 5,500 SQ. FT. 100 %
BUILDING FOOTPRINT (MAXIMUM) 2,200 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 : 55' x 100' 5,500 SQ. FT. 100 %
BUILDING FOOTPRINT (MAXIMUM) 2,200 SQ. FT. 40% LOT COVERAGE

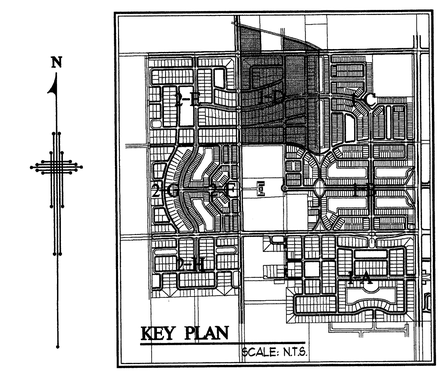
NOTE:
FOR SPECIFIC LOT CALCULATIONS SEE SHEETS A-6, A-7 & A-8

TYPICAL LOTS
DETACHED SINGLE FAMILY

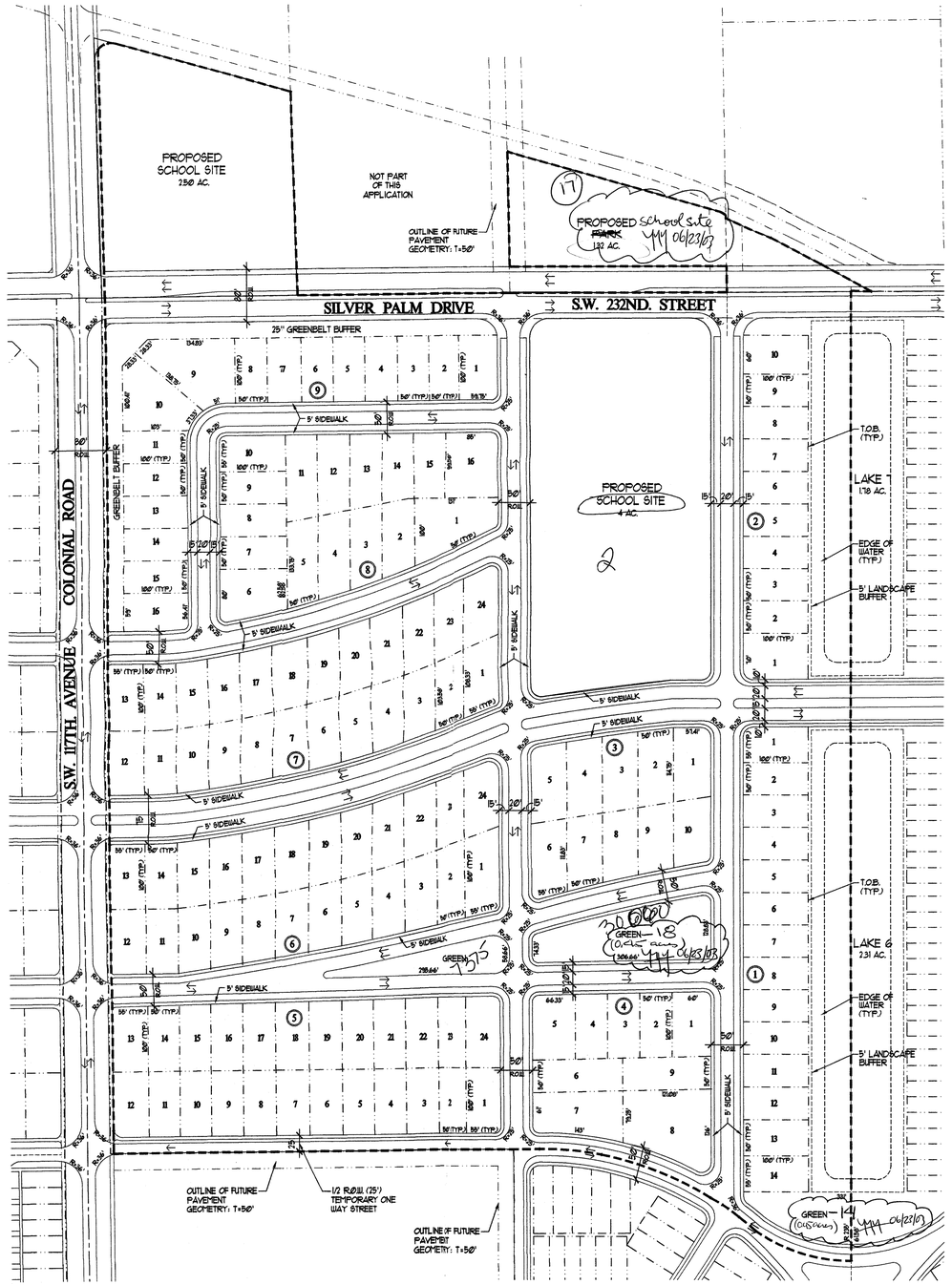
SCALE: 1"=30'-0"

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 R.O.W. DEDICATION AND SCHOOLS)	39.71 ACRES		100.00%
3. TOTAL UNITS	147 UNITS	17.87 ACRES	58.55%
(MAX. BLDG. GROUND COVERAGE 7.59 ACRES 23.93%)			
4. PAVED AREAS INCLUDING SIDEWALKS		7.98 ACRES	25.16 %
5. LAKE AREA IN THE PARCEL		4.09 ACRES	12.89 %



KEY PLAN
SCALE: N.T.S.



PARCEL 1-D

SCALE: 1"=100'-0"

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

MAY 23 2003
HECTOR L. OLIVA
AR 0015339

SCALE:	AS SHOWN
CHECKED BY:	M.M.M.
DRAWN BY:	Y.J.F.
DATE:	12-06-02
JOB:	0216

REVISIONS	BY
1 04-25-03	Y.J.F.
2 05-08-03	Y.J.F.
3 05-20-03	Y.J.F.

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SILVER PALM
DADE-COUNTY, FLORIDA
CAD FILE: 0216/SP7-5

PARCEL 1-D
SHEET
SP-5

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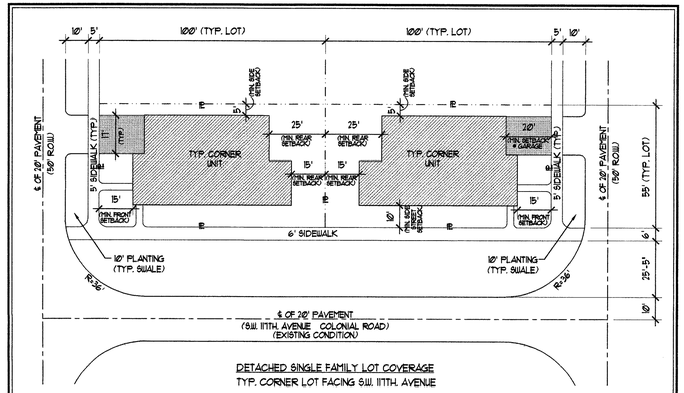


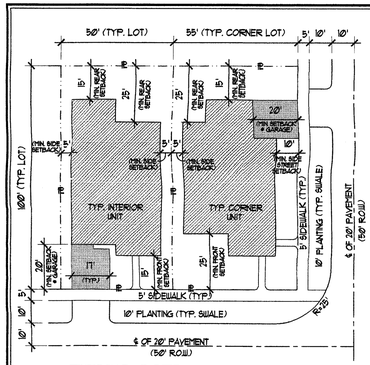
DETACHED SINGLE FAMILY LOT COVERAGE
TYP. CORNER LOT FACING S.W. 117TH. AVENUE

LOT SIZE : 55' x 100'	5500 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 CORNER LOTS FACING S.W. 117TH. AVENUE

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



DETACHED SINGLE FAMILY LOT COVERAGE

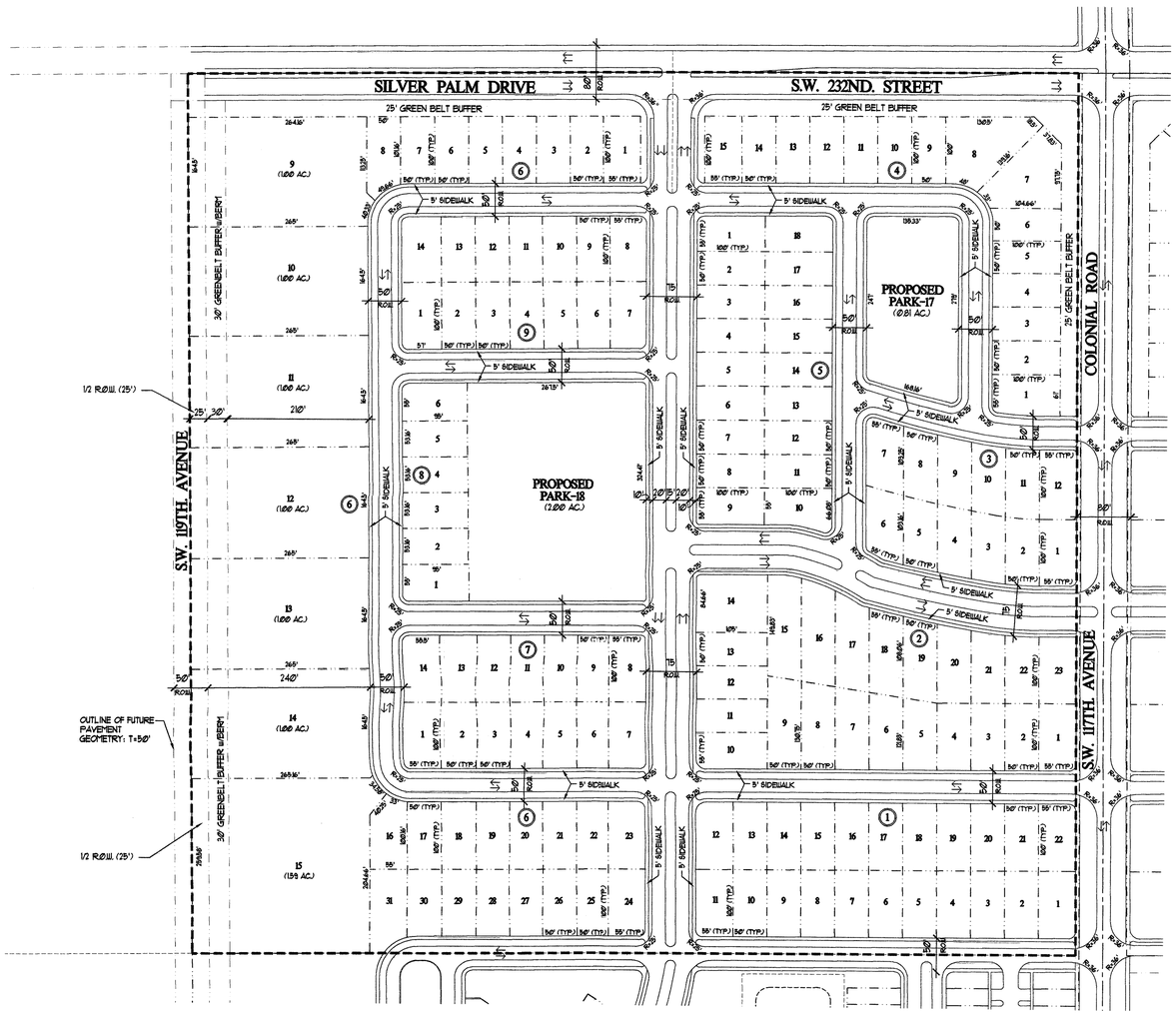
INTERIOR LOT		
LOT SIZE : 50' x 100'	5,000 SQ. FT.	100 %
BUILDING FOOTPRINT (MAXIMUM)	2,000 SQ. FT.	40 % LOT COVERAGE
CORNER LOT		
LOT SIZE : 55' x 100'	5,500 SQ. FT.	100 %
BUILDING FOOTPRINT (MAXIMUM)	2,200 SQ. FT.	40 % LOT COVERAGE

NOTE:
FOR SPECIFIC LOT CALCULATIONS SEE SHEETS A-6, A-7 & A-8

TYPICAL LOTS DETACHED SINGLE FAMILY

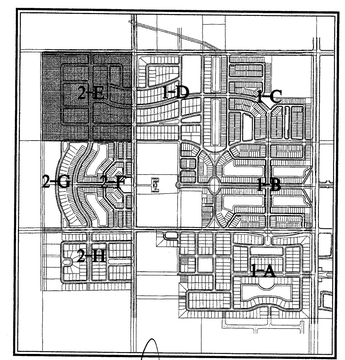
SCALE: 1"=30'-0"

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



PARCEL 2-E

SCALE: 1"=100'-0"



KEY PLAN

SCALE: N.T.S.

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 1,140,623 square feet (39.9532 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' MINIMUM LOTS DETACHED SINGLE FAMILY 164.5' X 265' (1 AC. LOTS)	
2. NET ACREAGE OF SITE (EXCLUDING R.O.W. DEDICATION)	38.01 ACRES	----------100.00%
3. TOTAL UNITS: (50' x 100'=148 UNITS / 1 ACRE=1 UNITS)--155 UNITS (MAX. BLDG. GROUND COVERAGE 9.83 ACRES 25.86%)	24.59 ACRES	--------64.69 %
4. PAVED AREAS INCLUDING SIDEWALKS	8.02 ACRES	---------21.09 %

SCALE:	AS SHOWN
CHECKED BY:	M.M.M.
DRAWN BY:	Y.J.F.
DATE:	12-06-02
JOB:	0216

REVISIONS	BY
1 11-18-03	Y.J.F.
2 04-25-03	Y.J.F.
3 05-08-03	Y.J.F.
4 05-20-03	L.T.E.
5 06-18-03	Y.J.F.
6 07-08-03	Y.J.F.

LENNAR HOMES
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8240 SOUTHWEST 24TH STREET MIAMI, FLORIDA 33155
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SILVER PALM
DADE-COUNTY, FLORIDA
CAD FILE: 0216/SP2-6

NOV 19 2003
HECTOR L. OLIVA
AR 0015339

PARCEL 2-E
SHEET
SP-6

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SILVER PALM PARCEL 2-F
LEGAL DESCRIPTION

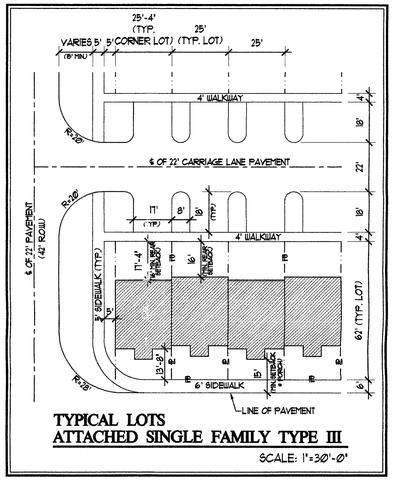
A portion of the SE ¼ of the NE ¼ of Section 24, Township 56 South, Range 39 East, Miami-Dade County, Florida, being more particularly described as follows:

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°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 873.00 feet and a central angle of 10°19'23" for an arc distance of 1,071.43 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 1,317.01 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:

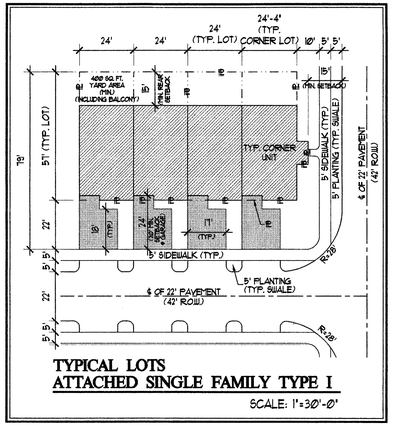
1. The above described parcels contain 1,112,747 square feet (26.2226 acres), more or less.

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"

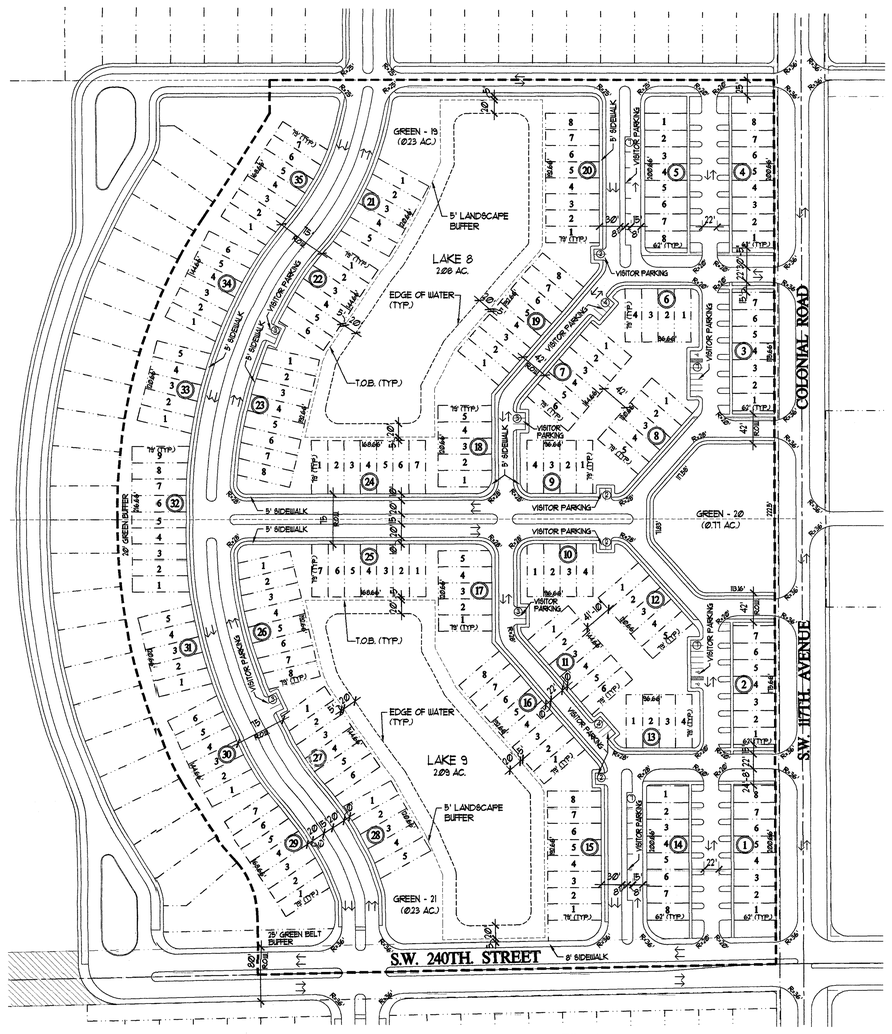


TYPICAL LOTS
ATTACHED SINGLE FAMILY TYPE I

SCALE: 1"=30'-0"

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 ---------- 7.19 ACRES ---------- 27.42 %
   TYPE-I (24'-0"x 57'-0"=1,368.00 SQFT x 177 UNITS)
   TYPE-III (25'-0"x 62'-0"=1,550.00 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 (2.08 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

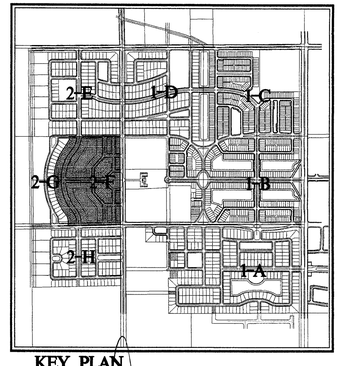


PARCEL 2-F

SCALE: 1"=100'-0"

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

N



KEY PLAN

SCALE: N.T.S.

SCALE:	AS SHOWN
CHECKED BY:	M.M.M.
DRAWN BY:	Y.J.F.
DATE:	12-06-02
JOB:	0216

REVISIONS	BY
1 04-28-03	Y.J.F.
2 05-07-03	L.T.E.
3 05-20-03	L.T.E.
4 06-18-03	Y.J.F.
5 11-18-03	Y.J.F.

LENNAR HOMES
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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/SP-7

NOV 1 W 2003
HECTOR L. OLIVA
AR 0015339

PARCEL 2-F
SHEET
SP-7

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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 aong 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 10°19'23" 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°15'30" 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:

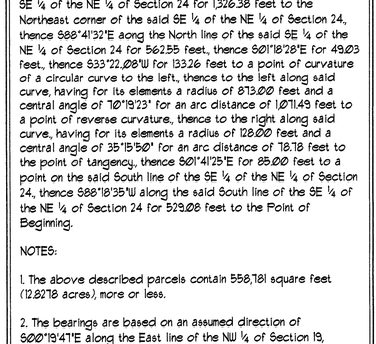
1. The above described parcels contain 558,781 square feet (12.8278 acres), more or less.

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' MINIMUM LOTS		
2. NET ACREAGE OF SITE (EXCLUDING R.O.W. DEDICATION)	11.61 ACRES	----------	100.00%
3. TOTAL UNITS ---------- 24 UNITS (MAX. BLDG. GROUND COVERAGE 1.1 ACRES 9.47 %)	3.13 ACRES	--------	26.95 %
4. PAVED AREAS INCLUDING SIDEWALKS	1.68 ACRES	---------	14.47 %

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

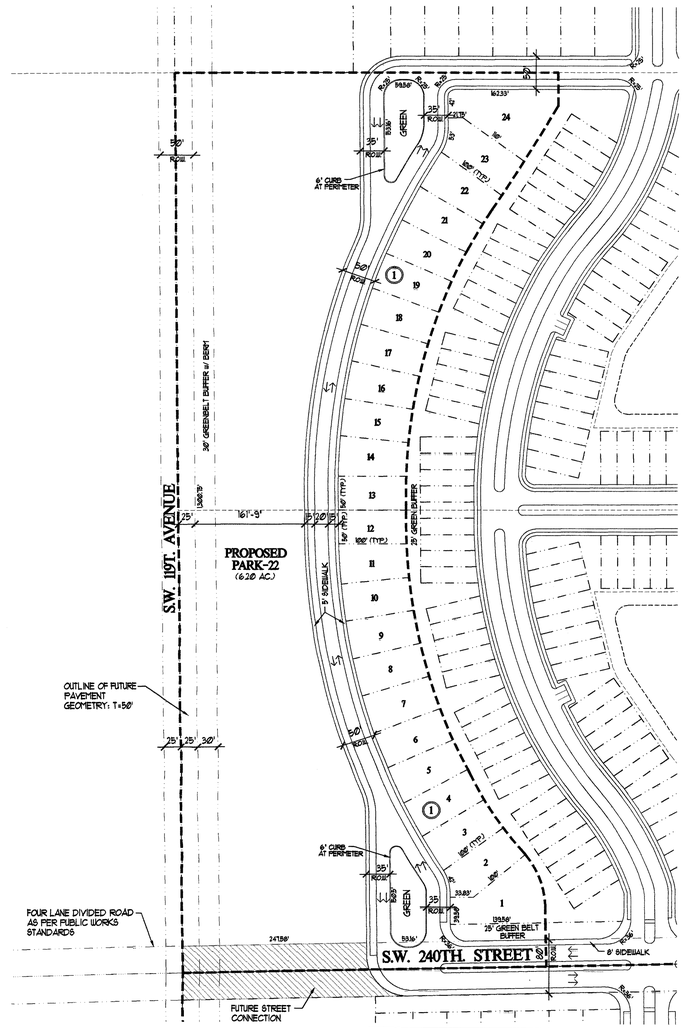


TYPICAL LOTS
DETACHED SINGLE FAMILY
SCALE: 1"=30'-0"

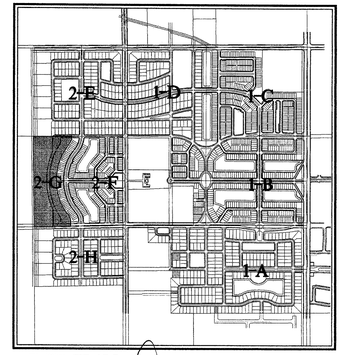
DETACHED SINGLE FAMILY LOT COVERAGE

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 : 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



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



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SILVER PALM
DADE-COUNTY, FLORIDA

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PARCEL 2-G
SHEET
SP-8

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