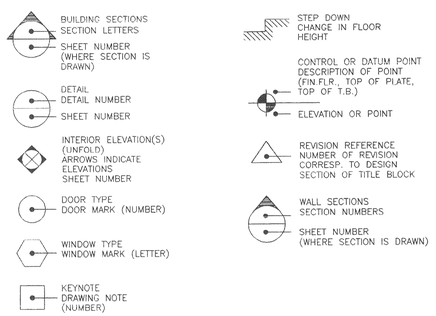
Silver Palm

DADE COUNTY, FLORIDA

SYMBOLS:



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.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.W.	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	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.								
CULTURED MARBLE	CULT. MAR.	GALVANIZED	GALV.						
		GRADE	GRD.						
		GYPSUM BOARD	GYP.BD.						

INDEX:

BASIC DRAWINGS

TITLE - COVER SHEET, SYMBOLS AND ABBREVIATIONS

R-1 RENDERINGS

SP-1 GENERAL DATA @ 1/32'0"
SP-2 PARCEL 1-A @ 1/16'0"
SP-3 PARCEL 1-B @ 1/16'0"
SP-4 PARCEL 1-C @ 1/16'0"
SP-5 PARCEL 1-D @ 1/16'0"
SP-6 PARCEL 2-E @ 1/16'0"
SP-7 PARCEL 2-F @ 1/16'0"
SP-8 PARCEL 2-G @ 1/16'0"
SP-9 PARCEL 2-H @ 1/16'0"
SP-10 STREET SECTIONS
SP-11 STREET SECTIONS

A-1 ATTACHED SINGLE FAMILY TYPE I 24' x 78' LOT
A-2 ATTACHED SINGLE FAMILY TYPE I ELEVATIONS
A-3 ATTACHED SINGLE FAMILY TYPE II 30' x 85' LOT
A-4 ATTACHED SINGLE FAMILY TYPE II ELEVATIONS
A-5 ATTACHED SINGLE FAMILY TYPE III 25 x 62 LOT (NEW PROPOSED TYPE)
A-6 DETACHED SINGLE FAMILY 50' x 100' LOT (TYPICAL)
A-7 DETACHED SINGLE FAMILY 50' x 100' LOT (TYPICAL)
A-8 DETACHED SINGLE FAMILY FACING 111 TH AVENUE (NEW PROPOSED TYPE)

RECEIVED
MAY 21 2003
ZONING NOTIFICATIONS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

RECEIVED
MAY 20 2003
DEPT. OF PLANNING & ZONING
ZONING EVALUATION SECTION
BY

F:\2002-PROJECTS\0216\0216GS

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

REVISIONS	BY
⚠1 04-25-03	L.T.E.

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:

MAY 20 2003
HECTOR L. OLIVA
AR 0015339

SHEET
TITLE

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

THE TOWN OF SILVER PALM
FLORIDA
2002

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

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: C216/R-1

12/08/2002
HECTOR L. OLIVA
AR 0015339

SHEET
R-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.

GENERAL SITE DATA

SILVER PALM

TOTAL NUMBER OF UNITS: 1,632 △2 △4

GROSS ACRES: 291.82

GROSS DENSITY: 5.59 △3 △4

CONSTRUCTION PHASE 1
1,119 UNITS

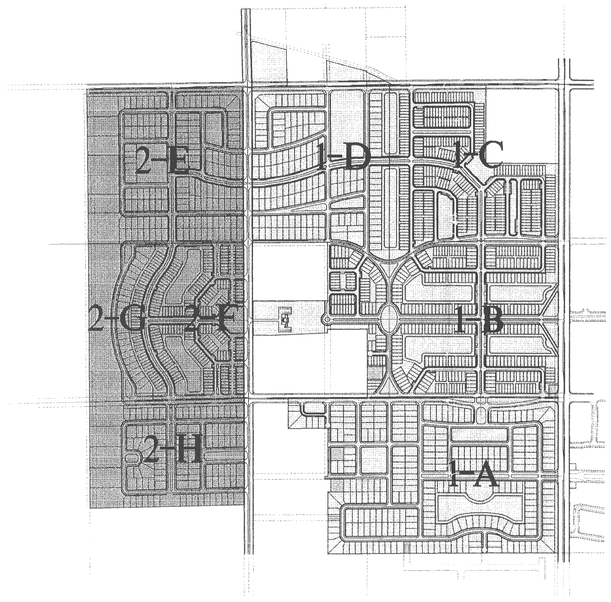
PARCEL	NET ACRES	DETACHED SINGLE FAMILY	ATTACHED SINGLE FAMILY	PAVED AREAS	BUILDING AREA
1-A	53.16 ac.	268 UNITS (50' x 100')		13.6 ac.	
1-B	53.37 ac.		367 UNITS 257 (30' x 65') 110 (24' x 57')	9.50 ac.	14.95 ac.
1-C	33.45 ac.		337 UNITS (24' x 57')	8.00 ac.	10.58 ac.
1-D	30.39 ac.	147 UNITS (50' x 100')		7.98 ac.	17.87 ac.
△4 TOTAL	170.37 ac.	415 UNITS	704 UNITS	39.08 ac.	75.23 ac.

CONSTRUCTION PHASE 2
513 UNITS

PARCEL	NET ACRES	DETACHED SINGLE FAMILY	ATTACHED SINGLE FAMILY	PAVED AREAS	BUILDING AREA
△3 △4 2-E	38.01 ac.	155 UNITS 148 (50' x 100') 7 (1 ACRE)		8.02 ac.	24.59 ac.
2-F	26.22 ac.		223 UNITS 171 (24' x 57') 48 (25' x 62')	5.73 ac.	7.19 ac.
△3 △4 2-G	11.61 ac.	24 UNITS (50' x 100')		1.68 ac.	3.13 ac.
△3 △4 2-H	25.37 ac.	111 UNITS 106 (50' x 100') 5 (1 ACRE)		5.45 ac.	17.6 ac.
TOTAL	101.21 ac.	290 UNITS	223 UNITS	20.88 ac.	52.51 ac.

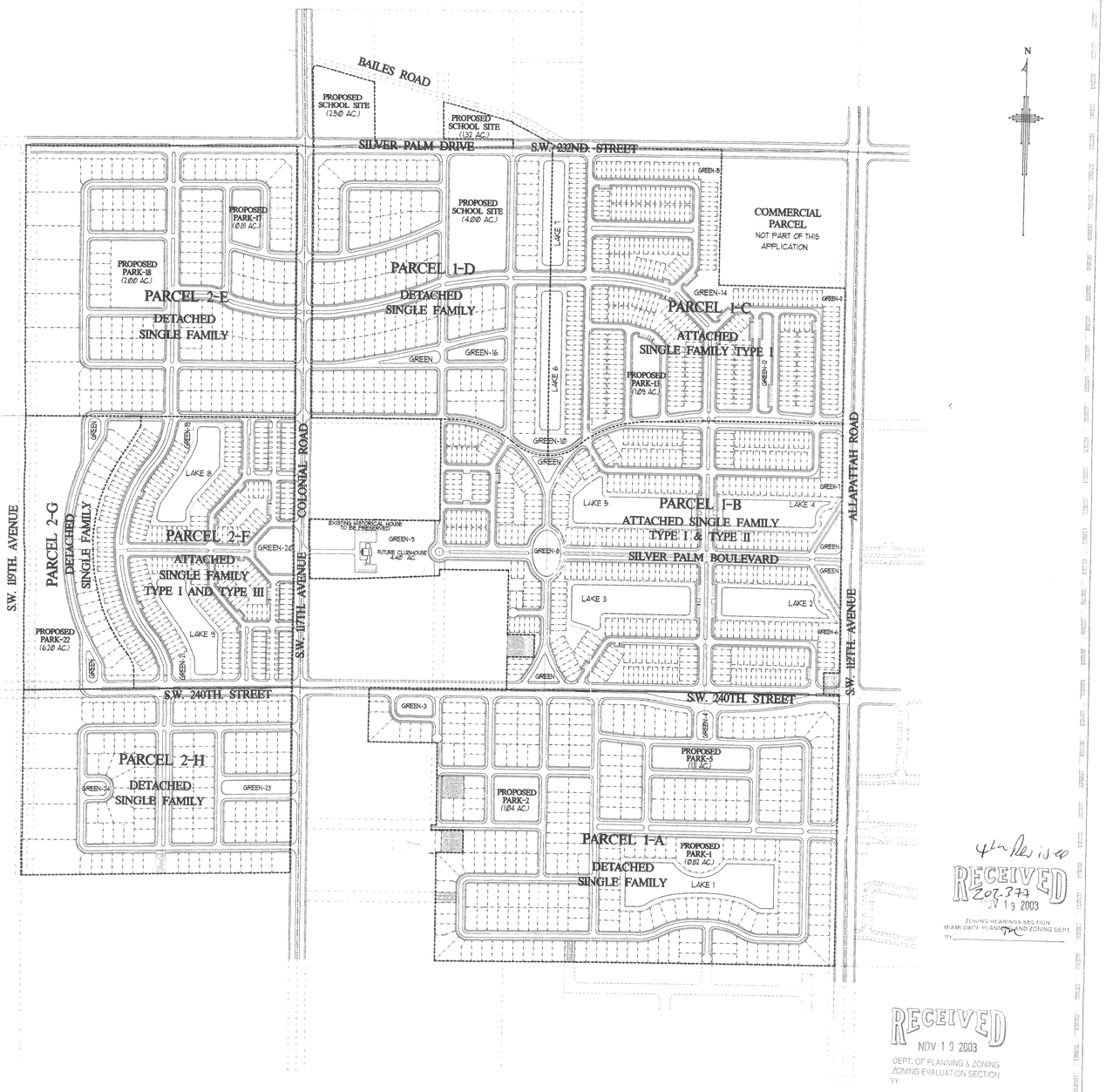
PARKS AND GREENS

PARCEL	PARKS	GREENS
1-A	PARK-1 : 0.82 AC.	
	PARK-2 : 1.04 AC.	
		GREEN-3 : 0.34 AC.
		GREEN-4 : 0.23 AC.
	PARK-5 : 1.11 AC.	
1-B		GREEN-6 : 0.24 AC.
		GREEN-7 : 0.23 AC.
		GREEN-8 : 0.58 AC.
		GREEN-9 : 4.40 AC.
1-C		GREEN-10 : 0.45 AC.
		GREEN-11 : 0.23 AC.
		GREEN-12 : 0.51 AC.
	PARK-13 : 1.09 AC.	
		GREEN-14 : 0.80 AC.
		GREEN-15 : 0.28 AC.
1-D		GREEN-16 : 0.45 AC.
2-E	PARK-17 : 0.81 AC.	
	PARK-18 : 2.00 AC.	
2-F		GREEN-19 : 0.23 AC.
		GREEN-20 : 0.77 AC.
		GREEN-21 : 0.23 AC.
2-G	PARK-22 : 6.20 AC.	
2-H		GREEN-23 : 0.50 AC.
		GREEN-24 : 0.15 AC.
	13.07 AC.	10.62 AC.
	TOTAL = 23.69 AC.	



LEGEND
PHASE 1
PHASE 2

SITE PLAN
CONSTRUCTION PHASES SCALE: 1"=600'-0"



SITE PLAN
SCALE: 1"=300'-0"

4th Rev 13-03

RECEIVED
2003-377
NOV 19 2003
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

RECEIVED
NOV 19 2003
DEPT. OF PLANNING & ZONING
ZONING EVALUATION SECTION
BY

SCALE:	AS SHOWN
CHECKED BY:	M.M.M.
DRAWN BY:	Y.F.
DATE:	12-06-02
JOB:	0216
△6	11-18-03 Y.J.F.

REVISIONS	BY
△1 04-25-03	Y.J.F.
△2 05-08-03	Y.J.F.
△3 05-20-03	Y.J.F.
△4 06-18-03	Y.J.F.
△5 07-01-03	Y.J.F.

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

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

SILVER PALM
DADE-COUNTY, FLORIDA

CAD FILE: 0216/SP-1.1

HECTOR L. OLIVA
AR 0015339

SHEET
SP-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 WHATSOEVWITHOUT 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.

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 1071.65 feet, and Less the East 25 feet

AND

The South 107 feet of the West 1071.65 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

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

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

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 1071.65 feet, thence South 107 feet, thence West 1071.65 feet, thence North 107 feet to the Point of Beginning.

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

Portions of the Right-of-Ways of S.W. 241st Street (De Soto Avenue) and S.W. 242nd Street (Cortez Avenue), as said Terrace and Streets are shown on the plat of SOUTH MIAMI GARDENS, according to the plat thereof recorded in Plat Book 23, at Page 22, of the Public Records of Miami-Dade County, Florida.

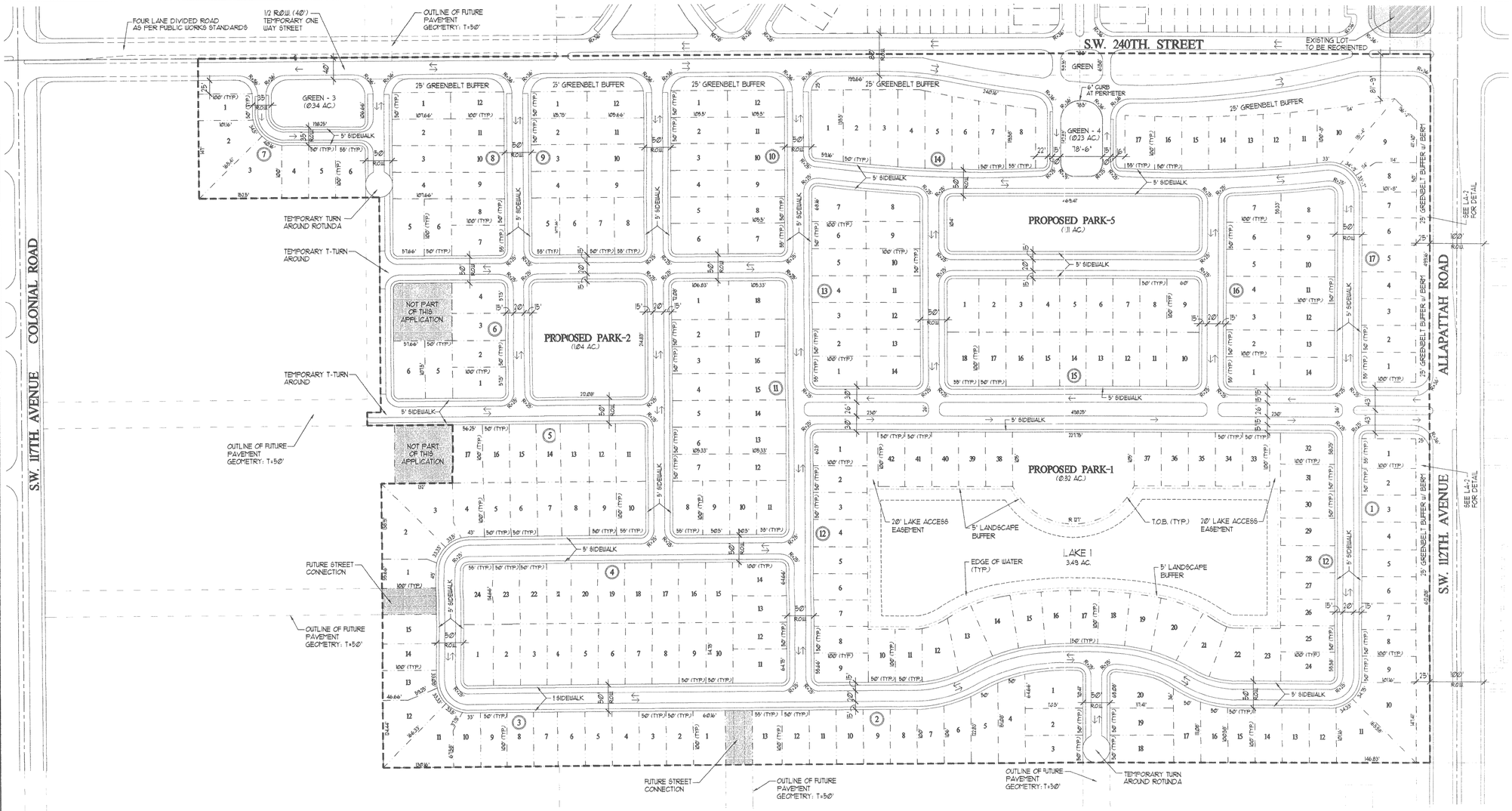
ALL being particularly described as follows:
Begin at the Northeast corner of said Tract 1 of AMENDED PLAT OF PORTIONS OF SOUTH MIAMI GARDENS, said point lying 50 feet West of, as measured at right angles to, the East line of the said SW ¼ of Section 19, thence S00°11'33"E along the West Right-of-Way line of S.W. 112th Avenue (Allapattah Road) for 1,320.68 feet to a point on the South line of the North ½ of the SW ¼ of said Section 19, thence S89°21'42"W along the said South line of the North ½ of the SW ¼ of Section 19, for 1,345.11 feet to the Southwest corner of the East ¼ of the NW ¼ of the SW ½ of said Section 19, thence N00°32'22"W along the West line of the said East ½ of the NW ¼ of the SW ¼ of said Section 19 for 529.75 feet to the Southeast corner of the said Tract 5 of AMENDED PLAT OF PORTIONS OF SOUTH MIAMI GARDENS, thence N89°24'20"E along the South line of said Tract 5 of AMENDED PLAT OF PORTIONS OF SOUTH MIAMI GARDENS for 132.00 feet, thence N00°32'22"W for 132.41 feet to a point on the centerline of said S.W. 242nd Street (Cortez Avenue), thence S89°24'59"W along the said centerline of S.W. 242nd Street (Cortez Avenue) for 132.00 feet to the end of said centerline, thence N00°32'22"W along the Southerly extension of, and the West line the said Tract 1 of FLORENCE B. HOLFERTY'S FARM for 239.88 feet to the Northwest corner of said Tract 1 of FLORENCE B. HOLFERTY'S FARM, thence N89°26'18"E along the North line of said Tract 1 of FLORENCE B. HOLFERTY'S FARM for 25.00 feet, thence S00°32'22"E for 107.00 feet., thence N89°26'18"E for 1071.65 feet., thence N00°32'22"W for 132.00 feet to a point on the centerline of said S.W. 241st Street (De Soto Avenue), thence S89°26'18"W along the said centerline of S.W. 241st Street (De Soto Avenue) for 25.00 feet, thence N00°32'22"W for 132.00 feet., thence S89°26'18"W for 25.00 feet, thence S00°32'22"E for 132.00 feet to a point on the aforesaid centerline of S.W. 241st Street (De Soto Avenue), thence S89°26'18"W along the said centerline of S.W. 241st Street (De Soto Avenue) for 82.65 feet to the end of said centerline, thence N00°32'22"W along the Southerly extension of, and the West line of said Tract 1 of AMENDED PLAT OF PORTIONS OF SOUTH MIAMI GARDENS for 135.31 feet to the Southeast corner of the said North 262 feet of the East ½ of the NW ¼ of the NW ¼ of the SW ¼ of Section 19, thence S89°28'16"W along the South line of the said North 262 feet of the East ½ of the NW ¼ of the NW ¼ of the SW ¼ of Section 19 for 333.28 feet to the Southwest corner of the said North 262 feet of the East ½ of the NW ¼ of the NW ¼ of the SW ¼ of Section 19, thence N00°34'50"W along the West line of the said North 262 feet of the East ½ of the NW ¼ of the SW ¼ of Section 19 for 262.00 feet to the Northwest corner of the said East ½ of the NW ¼ of the SW ¼ of Section 19, thence N89°28'16"E along the North line of the SW ¼ of Section 19 for 2,209.26 feet to the Point of Beginning.

NOTES:

1. The above described parcel contains 2,627,935 square feet (60.3291 acres), more or less.

NOTE:
GROSS AREA CALCULATION FOR THIS PARCEL OF 55.26 ACRES EXCLUDES EXISTING STREETS ALREADY BUILT ON THE SITE.

2. The bearings are based on an assumed direction of S00°11'33"E along the East line of the SW ¼ of Section 19, Township 56 South, Rangs 40 East, lying and being in Miami-Dade County, Florida.



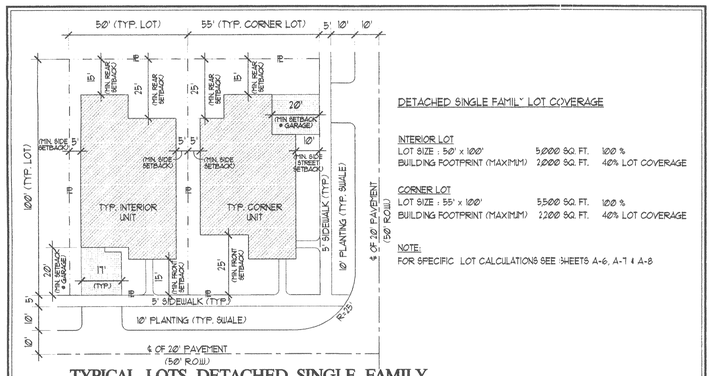
PARCEL 1-A

SCALE: 1"=100'-0"

SEE DETAILS & CALCULATIONS OF TYPICAL DETACHED SINGLE FAMILY LOTS AT SHEETS A-5, A-7 & A-8

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. GROSS ACREAGE OF SITE	55.26 ACRES		
3. NET ACREAGE OF SITE (EXCLUDING R.O.W. DEDICATION OF S.W. 240TH. ST.)	53.16 ACRES	----------	100.00%
4. TOTAL UNITS ---------- 268 UNITS (MAX. BLDG. GROUND COVERAGE 12.30 ACRES 23.13%)	31.83 ACRES	--------	59.87%
5. PAVED AREAS INCLUDING SIDEWALKS	13.6 ACRES	---------	25.58 %
6. LAKE AREA IN THE PARCEL	3.49 ACRES	---------	6.56%



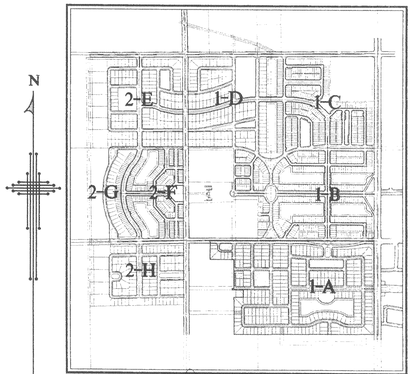
TYPICAL LOTS DETACHED SINGLE FAMILY
SCALE: 1"=30'-0"

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



KEY PLAN
SCALE: N.T.S.

		REVISIONS	BY
SCALE:	AS SHOWN	1 04-25-03	Y.J.F.
CHECKED BY:	M.M.M.	2 05-08-03	Y.J.F.
DRAWN BY:	Y.J.F.	3 05-20-03	Y.J.F.
DATE:	12-06-02	4 06-18-03	Y.J.F.
JOB:	0216	5 11-18-03	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-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.

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. 112th 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. 112th 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 1,618.47 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°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 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°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 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 293.48 feet to a point on the North line of the South ¼ of the NW ¼ of the SW ¼ of the said NW ¼ of Section 19., thence N89°22'40"E along the said North line of the South ¼ 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 ¼ 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 494.71 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 38.58 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 495.00 feet and a central angle of 39°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 260.00 feet and a central angle of 71°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 900.00 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 823.25 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 28 of the Public Records of Miami-Dade County, Florida.

AND

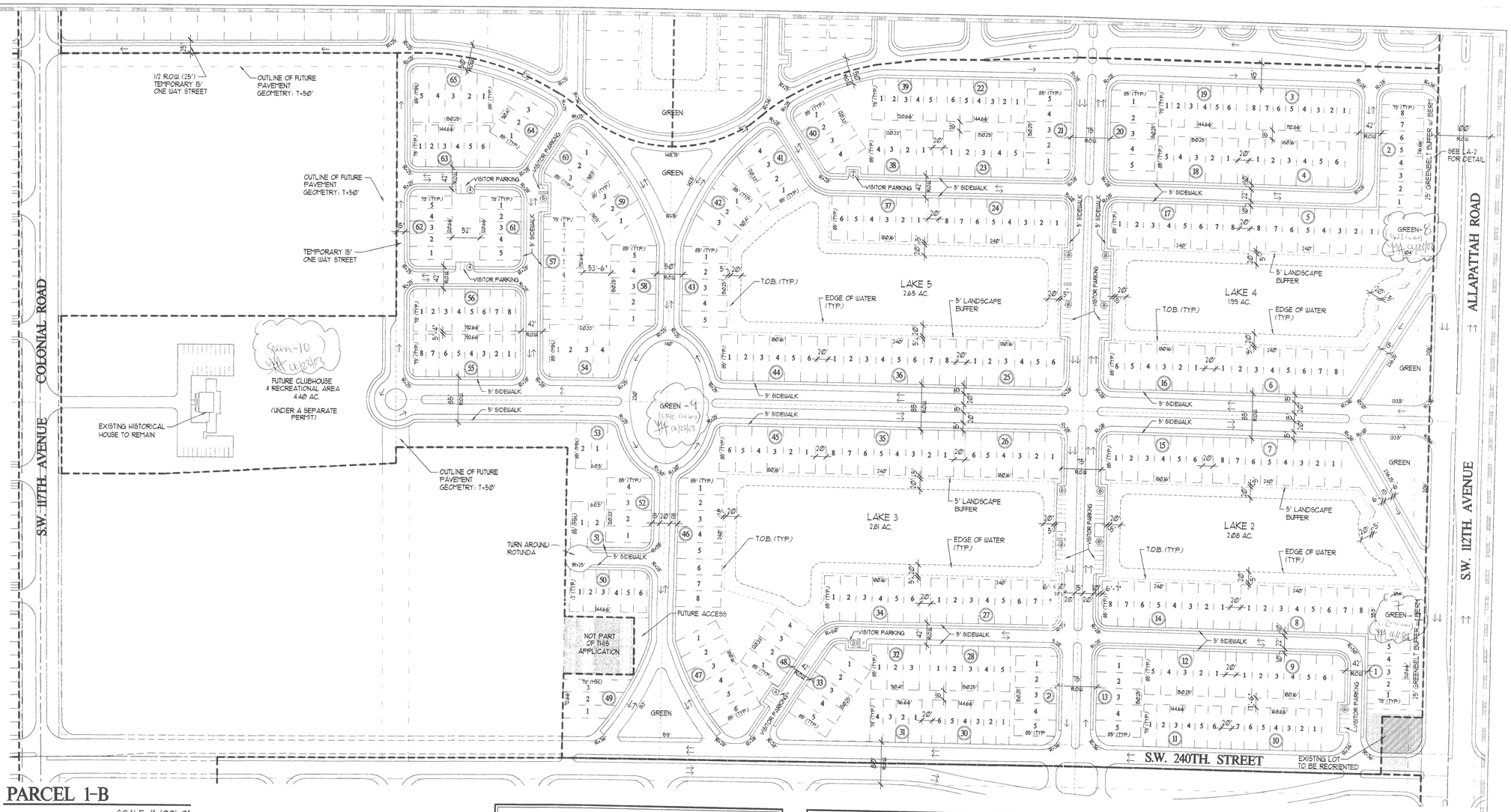
All of Tract 7 of the 2ND AMENDED PLAT OF PORTIONS OF SOUTH MIAMI GARDENS, according to the plat thereof, as recorded in Plat Book 48, at Page 28 of the Public Records of Miami-Dade County, Florida.

NOTES:

1. The above described parcels contain 2,387,058 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

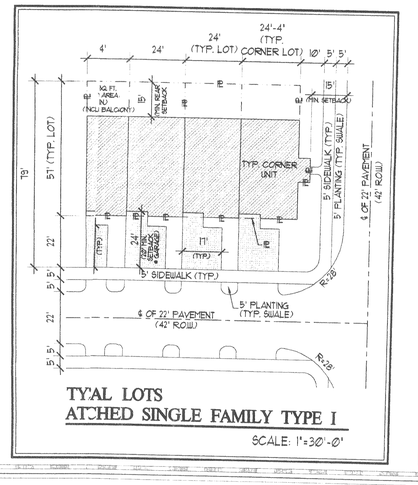


PARCEL 1-B

SCALE: 1"=100'-0"

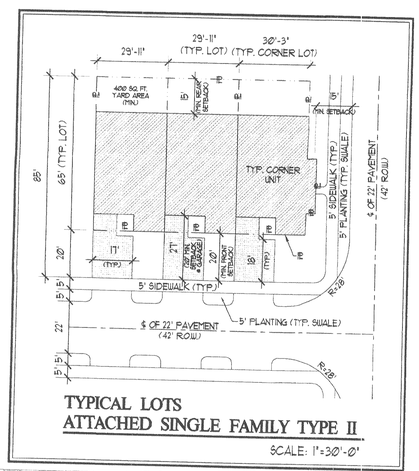
GENERAL SITE DATA
PARCEL 1-B
ATTACHED SINGLE FAMILY TYPE-I AND TYPE-II
RU-TH (TOWNHOUSES)

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 ---------- 28.01%
   TYPE-I (24'-0"x 57'-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 %~~ - 5.46 ac PARKS 18.7%
   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



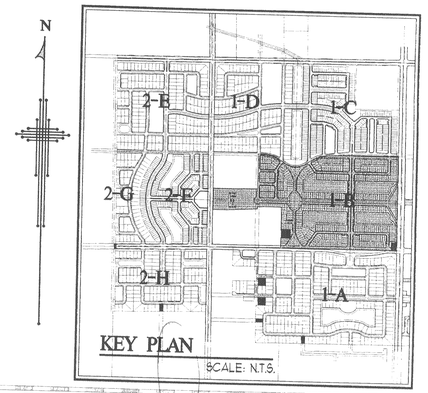
TYPICAL LOTS
ATTACHED SINGLE FAMILY TYPE I

SCALE: 1"=30'-0"



TYPICAL LOTS
ATTACHED SINGLE FAMILY TYPE II

SCALE: 1"=30'-0"



KEY PLAN

SCALE: N.T.S.

SCALE:	AS SHOWN
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.

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

OLIVA-MEOZ ARCTECTS & 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-3

MAY 23 2003
HECTOR L. OLIVA
AR 0015339

PARCEL 1-B
SHEET
SP-3

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 OUT 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.