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MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES DEVELOPMENT SERVICES
By

DEPARTMENT OF PERMITTING, ENVIRONMENT AND REGULATORY AFFAIRS
APPLICATION FOR SUBSTANTIAL COMPLIANCE DETERMINATION

Folio number (s): See attached Exhibit "B" D

Section: 24 Township: 56 Range: 39

Applicant Name: Lennar Homes, LLC, and Silver Palms By Lennar Community Assoc., Inc.

Applicant's Email Address: juan.mayol@hklaw.com

Mailing Address: c/o Holland & Knight, LLP
701 Brickell Avenue, Suite 3000

City: Miami State: Florida Zip Code: 33131

Telephone Number: 305-789-7787 Fax Number: 305-789-7799

Name of Property Owner: Lennar Homes, LLC, and Silver Palms By Lennar Community Assoc., Inc.

Owner's Mailing Address: c/o Juan J. Mayol, Jr., Esq., Holland & Knight, LLP, 701 Brickell Ave, Suite 3000

City: Miami State: Florida Zip Code: 33131

Owners Telephone Number: 305-789-7787 Fax Number: 305-789-7799

Contact Person: Juan J. Mayol, Jr., Esq.

Contact Person's Mailing Address: c/o Holland & Knight, 701 Brickell Ave., Suite 3000

City: Miami State: Florida Zip Code: 33131

Contact Person's Telephone Number: 305-789-7787 Fax Number: 305-789-7799

Contact Person's Email Address: juan.mayol@hklaw.com

Location of Subject Property: The west side of SW 117th Avenue, between SW 236th Street and SW 240th Street, in Miami-Dade County, Florida.

Size of Property: (_____) X (_____) or ±2.01 net acres.

Legal Description of the Property:

See attached Exhibit "A"

State in brief and concise language the justification for proposed deviation from the approved plans.

The Applicant proposes to submit revised plans for a portion of the townhouse development on Parcel 2-F of the hearing approved plans. The proposed revision continues a townhouse product, does not increase density, reduces building lot coverage, and increases the amount of common open space.

SUBSTANTIAL COMPLIANCE DETERMINATION APPLICATION

PLANS INFORMATION

Name of Plan: "Silver Palms West"

Plans Prepared by: Pascual Perez Kiliddjian & Associates / CORWIL Architects

Number of Pages: __

ZONING INFORMATION

Property Zoning: RU-TH (Portion of Parcel 2-F as depicted on the approved plans)

Type of Development: Townhouses (Fee-simple)

Residential: Total Number of Units: 46; Office: Total sq. ft.: N/A

Business: Total sq. ft. N/A; Industrial: Total sq. ft.: N/A

Applicable Resolution(s): (See attached copies)

Resolution Nos.: Z-24-03; Z-20-06

Applicable Covenant(s) (Official Record Book and Page Number (s)) (attach copy)

ORB 22662, Pages 3984 – 4007; ORB 24780, Pages 2321 - 2406

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EXHIBIT "A"

All of Blocks 10, 11, 12, 13, 14, and 23, of Silver Palms West, according to the Plat thereof, as recorded in Plat Book 166, at Page 31, of the Public Records of Miami-Dade County, Florida.

And

Tract H, of Silver Palms West, according to the Plat thereof, as recorded in Plat Book 166, at Page 31, of the Public Records of Miami-Dade County, Florida.

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EXHIBIT "B"

30-6924-002-1560	30-6924-002-1790
30-6924-002-1570	30-6924-002-1800
30-6924-002-1580	30-6924-002-1810
30-6924-002-1590	30-6924-002-1820
30-6924-002-1600	30-6924-002-1830
30-6924-002-1610	30-6924-002-1840
30-6924-002-1620	30-6924-002-1850
30-6924-002-1630	30-6924-002-1860
30-6924-002-1640	30-6924-002-1870
30-6924-002-1650	30-6924-002-1880
30-6924-002-1660	30-6924-002-1890
30-6924-002-1670	30-6924-002-1900
30-6924-002-1680	30-6924-002-1910
30-6924-002-1690	30-6924-002-1920
30-6924-002-1700	30-6924-002-1930
30-6924-002-1710	30-6924-002-2320
30-6924-002-1720	30-6924-002-2330
30-6924-002-1730	30-6924-002-2340
30-6924-002-1740	30-6924-002-2350
30-6924-002-1750	30-6924-002-2360
30-6924-002-1760	30-6924-002-2370
30-6924-002-1770	30-6924-002-2380
30-6924-002-1780	30-6924-002-2390
	30-6924-002-4040

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APPLICANT'S AFFIDAVIT

(SELECT APPROPRIATE AFFIDAVIT AND NOTARIZE BELOW)

The Undersigned, first being duly sworn depose that all answers to the questions in this application, and all supplementary documents made a part of the application are honest and true to the best of (my)(our) knowledge and belief. (I)(We) understand this application must be complete and accurate before the application can be submitted and the hearing advertised.

OWNER OR TENANT AFFIDAVIT

(I)(WE), _____, being first duly sworn, depose and say that (I am)(we are) the ☐ owner ☐ tenant of the property described and which is the subject matter of the proposed hearing.

_____ (see notary below) _____

Signature Signature

		Signature:	
Sworn to and subscribed to be me this ____ day of _____, ____.		Notary Public:	
		Commission expires:	

CORPORATION AFFIDAVIT

I, Carlos Gonzalez, being first duly sworn, depose and say that I am the ☐ President ☒ Vice-President ☐ ☐ Director Secretary ☐ Asst. Secretary of the aforesaid corporation, and as such, have been authorized by the corporation to file this application for a substantial compliance determination; and that said corporation is the ☒ owner ☐ tenant of the property described herein and which is the subject matter of the proposed substantial compliance determination.

Attest: _____ _____

Lennar Homes, LLC

By: Carlos Gonzalez, its Vice President

(Corp. Seal) Office Held

		Signature:	
Sworn to and subscribed to be me this 11 day of November, 2014.		Notary Public:	
		Commission expires:	

OLGA HERNANDEZ
MY COMMISSION # EE 060642
EXPIRES: January 31, 2015
Bonded Thru Notary Public Underwriters

PARTNERSHIP AFFIDAVIT

(I)(WE), _____, being first duly sworn, depose and say that (I am)(we are) partners of the hereinafter named partnership, and as such, have been authorized to file this application for a public hearing; and that said partnership is the ☐ owner ☐ tenant of the property described herein which is the subject matter of the proposed hearing.

_____
(Name of Partnership)

By _____ % By _____ %

By _____ % By _____ %

		Signature:	
Sworn to and subscribed to be me this ____ day of _____, ____.		Notary Public:	
		Commission expires:	

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MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES DEVELOPMENT SERVICES
By

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OWNERSHIP AFFIDAVIT
FOR
CORPORATION

STATE OF FLORIDA

Public Hearing No. N/A

COUNTY OF MIAMI-DADE

Before me, the undersigned authority, personally appeared Carlos Gonzalez, hereinafter the Affiant(s), who being duly sworn by me, on oath, deposes and says:

Affiant is the Vice President of Lennar Homes, LLC with the following address: 700 NW 107 Avenue, Suite 400, Miami, Florida, 33172.

1. Lennar Homes, LLC, owns the property, which is the subject of the proposed application for a substantial compliance determination.

2. The subject property is legally described as:

   See Exhibit "A"

3. Affiant is legally authorized to file this application for a substantial compliance determination.

4. Affiant understands this affidavit is subject to the penalties of law for perjury and the possibility of voiding of any zoning granted by the application for a substantial compliance determination.

Witnesses:

Signature

Natalie Jewett

Print Name

Signature

Olga Hernandez.

Print Name

By:

Print Name: Carlos Gonzalez

Sworn to and subscribed before me on the 11 day of November, 2014. Affiant is personally known to me or has produced _____ as identification.

Olga Hernandez.

Notary Public-State of Florida

My Commission Expires:

OLGA HERNANDEZ
MY COMMISSION # EE 060642
EXPIRES: January 31, 2015
Bonded Thru Notary Public Underwriters

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MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES DEVELOPMENT SERVICES
By FUS

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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: Lennar Homes, LLC, a Florida limited liability company

NAME AND ADDRESS	Percentage of Stock
See attached Exhibit "C"	

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

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DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES DEVELOPMENT SERVICES
By _____

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	Percentage 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: _____

NAME AND ADDRESS (if applicable)	Percentage of Interest

Date of contract: _____

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.

Venetian Lennar, LLC

By: _____

Print Name: Carlos Gonzalez

Title: Vice President

Sworn to and subscribed before me this 11 day of November, 2014. Affiant is personally known to me or has produced _____ as identification.

_____
(Notary Public)

OLGA HERNANDEZ
MY COMMISSION # EE 060642
EXPIRES: January 31, 2015
Bonded Thru Notary Public Underwriters

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.

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By _____

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EXHIBIT "C"

Corporation Name: Lennar Homes, LLC

Name and Address:	Percentage of Stock
Lennar Homes, LLC	99%
U.S. Home Corporation (A wholly owned subsidiary of Lennar Corporation*)	1%

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DEPARTMENT OF REGULATORY AND ECONOMIC
RESOURCES DEVELOPMENT SERVICES
By_____

APPLICANT'S AFFIDAVIT

(SELECT APPROPRIATE AFFIDAVIT AND NOTARIZE BELOW)

The Undersigned, first being duly sworn depose that all answers to the questions in this application, and all supplementary documents made a part of the application are honest and true to the best of (my)(our) knowledge and belief. (I)(We) understand this application must be complete and accurate before the application can be submitted and the hearing advertised.

OWNER OR TENANT AFFIDAVIT

(I)(WE), _____, being first duly sworn, depose and say that (I am)(we are) the ☐ owner ☐ tenant of the property described and which is the subject matter of the proposed hearing.

_____ (see notary below) _____

Signature Signature

		Signature:	
Sworn to and subscribed to be me this ____ day of _____, ____.		Notary Public:	
		Commission expires:	

CORPORATION AFFIDAVIT

I, Teresa Baluja, being first duly sworn, depose and say that I am the ☒ President ☐ Vice-President ☐ ☐ Director Secretary ☐ Asst. Secretary of the aforesaid corporation, and as such, have been authorized by the corporation to file this application for a substantial compliance determination; and that said corporation is the ☒ owner ☐ tenant of the property described herein and which is the subject matter of the proposed substantial compliance determination.

Attest:

LILIBETH HAUCK
Notary Public - State of Florida
My Comm. Expires Sep 13, 2016
Commission # FF 162896

(Corp. Seal)

Silver Palms By Lennar Community Association Inc., a Florida non-profit corporation

By: Teresa Baluja, its President

Office Held

		Signature:	
Sworn to and subscribed to be me this 14 day of November, 2014.		Notary Public:	Lilibeth Hauck
		Commission expires:	09/13/2016

PARTNERSHIP AFFIDAVIT

(I)(WE), _____, being first duly sworn, depose and say that (I am)(we are) partners of the hereinafter named partnership, and as such, have been authorized to file this application for a public hearing; and that said partnership is the ☐ owner ☐ tenant of the property described herein which is the subject matter of the proposed hearing.

_____

(Name of Partnership)

By _____ % By _____ %

By _____ % By _____ %

		Signature:	
Sworn to and subscribed to be me this ____ day of _____, ____.		Notary Public:	
		Commission expires:	

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MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES DEVELOPMENT SERVICES
By

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OWNERSHIP AFFIDAVIT
FOR
CORPORATION

STATE OF FLORIDA

Public Hearing No. N/A

COUNTY OF MIAMI-DADE

Before me, the undersigned authority, personally appeared Teresa Baluja, hereinafter the Affiant(s), who being duly sworn by me, on oath, deposes and says:

Affiant is the President of Silver Palms By Lennar Community Association, Inc., a Florida non-profit corporation, with the following address: 730 NW 107 Avenue, 4th Floor, Miami, Florida, 33172.

1. Silver Palms By Lennar Community Association, Inc., owns the property, which is the subject of the proposed application for a substantial compliance determination.

2. The subject property is legally described as:

   See Exhibit "A"

3. Affiant is legally authorized to file this application for a substantial compliance determination.

4. Affiant understands this affidavit is subject to the penalties of law for perjury and the possibility of voiding of any zoning granted by the application for a substantial compliance determination.

Witnesses:

Signature

Michael Barba

Print Name

Signature

Patricia Llama

Print Name

By:

Print Name: Teresa Baluja, President

LILIBETH HAUCK
Notary Public - State of Florida
My Comm. Expires Sep 13, 2016
Commission # FF 162896

Sworn to and subscribed before me on the 14 day of Nov., 2014. Affiant is personally known to me or has produced _____ as identification.

Notary Public-State of Florida

My Commission Expires: 9/13/2016

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By

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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: Silver Palms By Lennar Community Association, Inc., a Florida non-profit corporation

NAME AND ADDRESS	Percentage of Stock
Teresa Baluja, President, 730 NW 107th Avenue, 4th Floor, Miami, Florida 33172	N/A
Yadira Monzon, Vice President, 730 NW 107th Avenue, 4th Floor, Miami, Florida 33172	N/A
Michelle Fiallo, Secretary / Treasurer, 730 NW 107th Avenue, 4th Floor, Miami, Florida 33172	N/A

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	Percentage of Ownership

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DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES DEVELOPMENT SERVICES
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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: _____

NAME AND ADDRESS (if applicable)	Percentage of Interest

Date of contract: _____

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

_____
_____
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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.

LILIBETH HAUCK
Notary Public - State of Florida
My Comm. Expires Sep 13, 2016
Commission # FF 162896

Silver Palms By Lennar Community Association, Inc., a Florida non-profit corporation

By: _____
Print Name: Teresa Baluja
Title: President

Sworn to and subscribed before me this 14 day of Nov, 2014. Affiant is personally known to me or has produced _____ as identification.

_____
(Notary Public)

My commission expires 9/13/16

*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

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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.

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