

KITS

3-25-2009 Version # 1



COMMUNITY ZONING APPEALS BOARD 15
SOUTH DADE GOVERNMENT CENTER-ROOM 203 (OLD BUILDING)
10710 SW 211 Street, Miami
Tuesday, April 28, 2009 at 7:00 p.m.

CURRENT

1. 09-4-CZ15-1 MD HOLDINGS II, LLC

(DEVELOPMENTAL 08-150
IMPACT
COMMITTEE)

25-56-39 N



Official Zoning Agenda

COMMUNITY ZONING APPEALS BOARD

COMMUNITY ZONING APPEALS BOARD - AREA 15

MEETING OF TUESDAY, APRIL 28, 2009

SOUTH DADE GOVERNMENT CENTER – ROOM 203 (OLD BUILDING)

10710 SW 211 STREET, MIAMI, FLORIDA

NOTICE: THE FOLLOWING HEARINGS ARE SCHEDULED FOR 6:00 P.M., AND

ALL PARTIES SHOULD BE PRESENT AT THAT TIME

ANY PERSON MAKING IMPERTINENT OR SLANDEROUS REMARKS OR WHO BECOMES BOISTEROUS WHILE ADDRESSING THE COMMUNITY ZONING APPEALS BOARD SHALL BE BARRED FROM FURTHER AUDIENCE BEFORE THE COMMUNITY ZONING APPEALS BOARD BY THE PRESIDING OFFICER, UNLESS PERMISSION TO CONTINUE OR AGAIN ADDRESS THE BOARD BE GRANTED BY THE MAJORITY VOTE OF THE BOARD MEMBERS PRESENT.

NO CLAPPING, APPLAUDING, HECKLING OR VERBAL OUTBURSTS IN SUPPORT OR OPPOSITION TO A SPEAKER OR HIS OR HER REMARKS SHALL BE PERMITTED. NO SIGNS OR PLACARDS SHALL BE ALLOWED IN THE MEETING ROOM. PERSONS EXITING THE MEETING ROOM SHALL DO SO QUIETLY.

THE USE OF CELL PHONES IN THE MEETING ROOM IS NOT PERMITTED. RINGERS MUST BE SET TO SILENT MODE TO AVOID DISRUPTION OF PROCEEDINGS. INDIVIDUALS, INCLUDING THOSE ON THE DAIS, MUST EXIT THE MEETING ROOM TO ANSWER INCOMING CELL PHONE CALLS. COUNTY EMPLOYEES MAY NOT USE CELL PHONE CAMERAS OR TAKE DIGITAL PICTURES FROM THEIR POSITIONS ON THE DAIS.

THE NUMBER OF FILED PROTESTS AND WAIVERS ON EACH APPLICATION WILL BE READ INTO THE RECORD AT THE TIME OF HEARING AS EACH APPLICATION IS READ.

THOSE ITEMS NOT HEARD PRIOR TO THE ENDING TIME FOR THIS MEETING, WILL BE DEFERRED TO THE NEXT AVAILABLE ZONING HEARING MEETING DATE FOR THIS BOARD.

SWEARING IN OF WITNESSES

1. **MD HOLDINGS II, LLC (09-4-CZ15-1/08-150)**

**25-56-39
Area 15/District 8**

(1) RU-3M to RU-1M(a)

REQUEST #1 ON PARCEL A

(2) MODIFICATION of Paragraphs No. 1, No. 2 and No. 4 of a Declaration of Restrictions, as recorded in Official Records Book 24711, Pages 2682-2698, reading as follows:

FROM: "1. The Royal Palm Project shall be developed substantially in accordance with the plans entitled 'Royal Palm,' (SP-1, SP-2, SP-3, A-1, A-2, A-3, A-4, and A-5) as prepared by Oliva-Meoz Architects & Planners, Inc., dated, signed and sealed January 16, 2006 and most recently revised on 5/10/06; landscape plans (Sheet 'L-1' through 'L-10) prepared by Witkin Design Group, dated signed and sealed January 16,2006. Said plans being on file with the Miami-Dade County Department of Planning & Zoning, and by reference made a part of this agreement, as modified at public hearing on the application held on 4/27/06 (the 'Plans') and as may be modified to: (a) include a bike path as noted in Paragraph 5 herein, and (b) provide for road connectivity to adjacent properties as noted in Paragraph 11 herein. The plans are attached hereto as Exhibit 'B'."

TO: "1. The Royal Palm II Project shall be developed substantially in accordance with the plans entitled 'Royal Palm II,' as prepared by Corwel Architects, Inc., dated stamped received 12/3/08 and consisting of 31 sheets."

FROM: "2. Residential Elevation Façade Restriction. Residential Building elevations shall be strictly in accordance with the approved hearing plans at Pages A-1 – A-5 of the Plans and shall not be subject to change through the substantial compliance or other modification process."

TO: "2. Residential Elevation Façade Restriction. Residential Building elevations shall be strictly in accordance with the approved hearing plans at Pages A-3.2 through A-3.4 of the Plans and shall not be subject to change through the substantial compliance or other modification process."

FROM: "4. The maximum number of dwelling units on the Royal Palm Project shall be a total of 490 residential units."

TO: "4. The maximum number of dwelling units on the Royal Palm Project shall be a total of 664 residential units."

REQUEST #2 ON PARCELS A, B AND C

The purpose of request #2 is to allow the applicant to submit a new site plan showing less single-family residences, and new multi-family residential units.

Upon a demonstration that the applicable standards have been satisfied, approval of Request #2 may be considered under §33-311(A)(7) (Generalized Modification Standards) or §33-311(A)(17) (Modification or Elimination of Conditions or Covenants After Public Hearing).

The aforementioned plans are on file and may be examined in the Department of Planning and Zoning. Plans may be modified at public hearing.

LOCATION: Lying south of S.W. 248 Street on both sides of theoretical S.W. 117 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 82.64 Acres.

Department of Planning and Zoning Recommendation:

Approval with conditions as set forth in the Department of Planning and Zoning's recommendation and subject to the Board's acceptance of the proffered covenants: Approval of the district boundary change (request #1) from RU-3M to RU-1(M)(a), subject to the Board's acceptance of the proffered covenant, and approval with conditions of request #2 subject to the Board's acceptance of a proffered covenant under Section 33-311(A)(7) (Generalized Modification Standards) and denial without prejudice under Section 33-311(A)(17) (Modification or Elimination of Conditions or Covenants After Public Hearing).

Protests: 1

Waivers: 0

APPROVED: _____

DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____

DEFERRED: _____

NOTICE

THE FOLLOWING SUMMARY INFORMATION IS PROVIDED AS A COURTESY; IT SHOULD NOT BE TREATED AS LEGAL ADVICE AND IT SHOULD NOT BE RELIED UPON. LEGAL CONSULTATION MAY BE WARRANTED IF AN APPEAL OR OTHER LEGAL CHALLENGE IS BEING CONTEMPLATED.

Decisions of the Community Zoning Appeals Board (CZAB) may be subject to appeal or other challenge. For example, depending upon the nature of the requests and applications addressed by the CZAB, a CZAB decision may be directly appealable to the Board of County Commissioners (BCC) or may be subject to challenge in Circuit Court. Challenges asserted in Circuit Court, where available, must ordinarily be filed within 30 days of the transmittal of the pertinent CZAB resolution to the Clerk of the BCC. Appeals to the BCC, where available, must be filed with the Zoning Hearing Section of the Department of Planning and Zoning (DPZ) within 14 days after the DPZ has posted a short, concise statement (such as that furnished above for the listed items) that sets forth the action that was taken by the CZAB. (The DPZ's posting will be made on a bulletin board located in the office of the DPZ.) All other applicable requirements imposed by rule, ordinance, or other law must also be observed when filing or otherwise pursuing any challenge to a CZAB decision.

Further information regarding options and methods for challenging a CZAB decision may be obtained from sources that include, but are not limited to, the following: Sections 33-312, 33-313, 33-314, 33-316, and 33-317 of the Code of Metropolitan Dade County, Florida; the Florida Rules of Appellate Procedure; and the Municode website (www.municode.com). Miami-Dade County does not provide legal advice regarding potential avenues and methods for appealing or otherwise challenging CZAB decisions; however, a licensed attorney may be able to provide assistance and legal advice regarding any potential challenge or appeal.

1. MD HOLDINGS II, LLC
(Applicant)

09-4-CZ15-1 (08-150)
Area 15/District 8
Hearing Date: 4/28/09

Property Owner (if different from applicant) **MD HOLDINGS II, LLC**

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

Disclosure of interest form attached? Yes No

Previous Zoning Hearings on the Property:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
1984	Barbara Nash	Extended to 12-6-86, Bond for removal.	BCC	Approved on a Temporary Basis
2006	Manuel & Barbara Diaz	Zone Change from AU to RU-3M Right-of-Way Variance	BCC	Approved

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.

Memorandum



Date: April 28, 2009

To: The Community Zoning Appeals Board - 15

From: Developmental Impact Committee
Executive Council

Subject: Developmental Impact Committee Recommendation

APPLICANT: MD Holdings II, LLC (Z08-150)

SUMMARY OF REQUESTS:

Approval of this application will allow the applicant to change the zoning on the property from RU-3M, Minimum Apartment House District, to RU-1M(a), Modified Single Family District. An additional request is also being sought to modify a previously proffered approved Declaration of Restrictions to allow the applicant to submit a new site plan which would increase the number of dwelling units permitted.

LOCATION: Lying south of SW 248 Street on both sides of theoretical SW 117 Avenue, Miami-Dade County.

COMMENTS:

This application went before the Developmental Impact Committee because of the number of units that could be developed. Section 33-303.1(D)(7) of the Code of Miami-Dade County 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 meeting of the DIC Executive Council was held and the attached Department memoranda were reviewed and considered by said Committee.

DIC RECOMMENDATION:

Approval with Conditions as set forth in the Department of Planning and Zoning's recommendation and subject to the Board's acceptance of the proffered covenants.

The Executive Council is of the opinion that this application will be in keeping with the Comprehensive Development Master Plan designation for the subject property. In addition, the Council found that the approval of this application, with the acceptance of the proffered covenant, will not be contrary to the public interest, is in keeping with the spirit of the regulations, and will permit the reasonable use of the premises. As such, the Executive Council finds that this application will permit a development which is **consistent** with the CDMP and **compatible** with the surrounding area.

APPLICATION NO. Z08-150
MD HOLDINGS II, LLC

Respectfully Submitted,

DIC Executive Council
March 04, 2009

Susanne M. Torriente
Assistant County Manager

Absent

Manny Mena, Assistant Fire Chief
Miami-Dade Fire Rescue Department



AYE

Irma San Roman, Deputy Director
Metropolitan Planning Organization Secretariat



AYE

Subrata Basu, Assistant Director of Planning
Department of Planning and Zoning



AYE

Esther Calas, P.E., Director
Public Works Department



AYE

Jose Gonzalez, P.E., Assistant Director
Department of Environmental Resources Mgmt



AYE

John W. Renfrow, P.E., Director
Miami-Dade Water and Sewer Department

Absent

**DEPARTMENT OF PLANNING AND ZONING
RECOMMENDATION TO DEVELOPMENT IMPACT COMMITTEE**

APPLICANT: MD Holdings II, LLC

PH: Z08-150

SECTION: 25-56-39

DIC DATE: March 4, 2009

COMMISSION DISTRICT: 8

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A. INTRODUCTION:

o **REQUESTS:**

- (1) District Boundary Change from RU-3M to RU-1M(a)

REQUEST #1 ON PARCEL A ONLY

- (2) Modification of Declaration of Restrictions paragraphs #1, #2 and #4, as recorded in Official Records Book 24711 Pages 2682-2698 reading as follows:

A) Paragraph #1

FROM:

"1. The Royal Palm Project shall be developed substantially in accordance with the plans entitled "Royal Palm" (SP-1, SP-2, SP-3, A-1, A-2, A-3, A-4, and A-5 as prepared by Oliva-Meoz Architects & Planners, Inc., dated, signed and sealed January 16, 2006 and most recently revised on 5/10/06; landscape plans (sheets L-1 through L-10) prepared by Witkin Design Group, dated, signed and sealed January 16, 2006. Said plans being on file with the Miami-Dade County Department of Planning & Zoning, and by reference made a part of this agreement, as modified at public hearing on the application held on 4/27/06 (the "Plans"), and as may be modified to: (a) include a bike path as noted in paragraph 5 herein, and (b) provide for road connectivity to adjacent properties as noted in paragraph 11 herein. The plans are attached hereto as Exhibit 'B'."

TO:

"1. The Royal Palm II Project shall be developed substantially in accordance with the plans entitled, "Royal Palm II", as prepared by Corwel Architects, Inc., dated stamped received 12/3/08, consisting of 31 sheets."

B) Paragraph #2

FROM:

"2. Residential Elevation Façade Restriction. Residential Building elevations shall be strictly in accordance with the approved hearing plans at Pages A-1 – A-5 of the Plans and shall not be subject to change through the substantial compliance or other modification process."

TO:

"2. Residential Elevation Façade Restriction. Residential Building elevations shall be strictly in accordance with the approved hearing plans at Pages A-3.2, A-3.3, and A-3.4 of the Plans and shall not be subject to change through the substantial compliance or other modification process."

C) Paragraph #4

FROM:

"4. The maximum number of dwelling units on the Royal Palm Project shall be a total of 490 residential units".

TO:

"4. The maximum number of dwelling units on the Royal Palm Project shall be a total of 664 residential units".

The reason for request #2 is to allow the applicant to submit a new site plan showing less single family residences and new multifamily residential units.

REQUEST #2 ON PARCELS A, B AND C

Upon a demonstration that the applicable standards have been satisfied, approval of request #2 may be considered under Section 33-311(A)(7) (Generalized Modification Standards) or under Section 33-311(A)(17) (Modification or Elimination of Conditions or Covenants after Public Hearing)

The aforementioned plans are on file and may be examined in the Department of Planning and Zoning. Plans may be modified at public hearing.

o **SUMMARY OF REQUESTS:**

Approval of this application will allow the applicant to change the zoning on the (Parcel A) of the subject property from RU-3M, Minimum Apartment House District, to RU-1M(a), Modified Single Family District. An additional request is also being sought to modify a previously proffered Declaration of Restrictions to allow the applicant to submit a new site plan which would increase the number of dwelling units on the subject property and modify elevations.

o **LOCATION:** Lying south of SW 248 Street on both sides of theoretical SW 117 Avenue, Miami-Dade County.

o **SIZE:** 82.64 acres (gross)

B. **ZONING HEARINGS HISTORY:**

In 1976, pursuant to Resolution # 4-ZAB-419-76, a portion of the subject property was granted an unusual use to permit a trailer as a temporary field office and watchman's quarters. In 2006, pursuant to Resolution # Z-16-06, the subject property was rezoned

from AU, Agricultural District, to RU-3M, Minimum Apartment House District, and the applicant was also granted their request to waive a portion of the required dedication for a section line road.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

1. The Adopted 2015 and 2025 Land Use Plan designates the subject property as being approximately **1.75 miles east of and within the Urban Development Boundary for Low Density Residential use**. 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. **Residential densities of blocks abutting activity nodes as defined in the Guidelines for Urban Form, or of blocks abutting section line roads between nodes, shall be allowed a maximum density of 10.0 dwelling units per gross acre.** To promote infill development, residential development exceeding the maximum density of 6.0 dwelling units per acre is permitted for substandard lots that were conveyed or platted prior to August 2, 1938. This density category is generally characterized by single family housing, e.g., single family detached, cluster 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.

2. Uses and Zoning Not Specifically Depicted on the LUP Map.

Some existing lawful uses and zoning are not specifically depicted on the LUP map. However, all such existing lawful uses and zoning are deemed to be consistent with this Plan as provided in the section of this chapter titled "Concepts and Limitations of the Land Use Plan Map." The limitations referenced in this paragraph pertain to existing zoning and uses. All approval of new commercial locations must be consistent with the LUP map or the specific exceptions provided in the various LUP map categories, and the objectives and policies of this Plan.

3. **Policy LU-4A.** When evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering, and safety, as applicable.

4. **Policy LU-5A.** The textual material titled "Interpretation of the Land Use Plan Map" contained in this Element establishes standards for allowable land uses, and densities or intensities of use for each land use category identified on the adopted Land Use Plan (LUP) map, and is declared to be an integral part of these adopted Land Use Policies.

5. **Policy LU-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.

6. **Policy LU-8A.** Miami-Dade County shall strive to accommodate residential development in suitable locations and densities which reflect such factors as recent trends in location and design of residential units; a variety of affordable housing options; projected

availability of service and infrastructure capacity; proximity and accessibility to employment, commercial and cultural centers; character of existing adjacent or surrounding neighborhoods; avoidance of natural resources degradation; maintenance of quality of life and creation of amenities. Density patterns should reflect the Guidelines for Urban Form contained in this Element.

7. **Policy HO-3F.** By the end of 2006 an inclusionary zoning program which involves private sector developments in the provision of work force housing will be implemented. Builders and developers who participate in this program will be entitled to exceed CDMP density ranges and certain other land use provisions according to provisions set forth in the Land Use Element.
8. **Guidelines for Urban Form.** The following guidelines establish a generalized pattern for location of different uses, their intensity, and the interconnecting network of vehicular and pedestrian movement. The general pattern of land use in residential communities shall conform to the following guidelines to the maximum extent consistent with the land use patterns and densities authorized and encouraged by the Land Use Plan (LUP) map, and future amendments to the LUP map should endeavor to promote this localized form within the metropolitan pattern of urban centers and transit corridors. Exceptions may occur (a) for Developments of Regional Impact and Development of County Impact or (b) to conform the density, intensity, use, building, envelope, traffic generation and demand on services and infrastructure of a proposed new use to such contextual elements as the general pattern of use, intensity and infrastructure which exists in an established neighborhood.
 1. The section line roads should form the physical boundaries of neighborhoods
 2. The section line, half-section line, and quarter-section line road system should form a continuous network, interrupted only when it would destroy the integrity of a neighborhood or development, or when there is a significant physical impediment. Pedestrian and vehicular traffic networks should serve as physical links between neighborhoods, with multiple points of access between neighborhoods.
 3. Within a section, a variety of residential types and densities are encouraged, with higher densities being located at the periphery, and lower densities in the interior.
 4. Intersections of section line roads shall serve as focal points of activity, hereafter referred to as activity nodes. Activity nodes shall be occupied by any nonresidential components of the neighborhood including public and semi-public uses. When commercial uses are warranted, they should be located within these activity nodes. In addition, of the various residential densities, which may be approved in a section through density averaging or on an individual site basis, the higher density residential uses should be located at or near the activity nodes.
 5. Pedestrian circulation shall be provided between activity nodes, all public places, and all subdivisions through connectivity of section, half-section and local roadways constructed with sidewalks and supplemented by pedestrian paths.
 6. Areas abutting and adjacent to activity nodes should serve as transition areas suitable for eligible higher residential densities, public and semi-public uses including day care and congregate living uses.

7. Areas located along section line roads between transition areas are also authorized for eligible higher residential densities, public and semi-public uses. When section line roads are served by adequate mass transit, these areas are more suitable for office uses than such properties not served by adequate transit.
8. Pedestrian circulation shall be provided between activity nodes, all public places, and all subdivisions through connectivity of section, half-section and local roadways constructed with sidewalks and supplemented by pedestrian paths.

9. Housing Variety.

Residential communities having a variety of housing types, such as standard single-family detached homes, townhouse, other single-family attached homes, and multi-family units, are encouraged by this plan. Toward this end, all new residential developments should include housing types which will contribute to the diversity of housing types in the immediate area, and in all instances residential developments exceeding 40 acres in size shall contain more than one of the foregoing housing types. It is especially important to mix townhouses with single-family detached and the former with multi-family units. Multi-family buildings should offer a variety of sizes ranging from efficiency units through two and three bedroom apartments.

D. NEIGHBORHOOD CHARACTERISTICS:

ZONING

LAND USE PLAN DESIGNATION

Subject Property:

RU-3M, groves, single-family residences

Low Density Residential, 2.5 to 6 du

Surrounding Properties:

NORTH: AU, BU-1, RU-1; vacant

Business and Office
 Low Density Residential, 2.5 to 6

SOUTH: AU; Florida Turnpike

Transportation

EAST: AU; tree farm

Office/Residential
 Pending CDMP Amendment Business and Office

WEST: PAD, AU; platted residential development, lake

Low Density Residential, 2.5 to 6 du

The 82.64-acre subject property lies south of 248 Street on both sides of theoretical SW 117 Avenue, Miami-Dade County. The area is characterized by vacant land, agricultural land and a platted residential development located west of the subject property.

E. SITE AND BUILDINGS:

Site Plan Review:

(Site plan submitted.)

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

F. PERTINENT REQUIREMENTS/STANDARDS:

In evaluating an application for a **district boundary change**, **Section 33-311** provides that the Board take into consideration, among other factors, the extent to which:

- (1) The development permitted by the application, if granted, conforms to the Comprehensive Development Master Plan for Miami-Dade County, Florida; is consistent with applicable area or neighborhood studies or plans, and would serve a public benefit warranting the granting of the application at the time it is considered;
- (2) The development permitted by the application, if granted, 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;
- (3) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the economy of Miami-Dade County, Florida;
- (4) The development permitted by the application, if granted, will efficiently use or unduly burden water, sewer, solid waste disposal, recreation, education or other necessary public facilities which have been constructed or planned and budgeted for construction;
- (5) The development permitted by the application, if granted, will efficiently use or unduly burden or affect public transportation facilities, including mass transit, roads, streets and highways which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways.

Section 33-311(A)(7) (Generalized Modification Standards). The Board shall hear applications to modify or eliminate any condition or part thereof which has been imposed by any final decision adopted by resolution; provided, that the appropriate Board finds after public hearing that the modification or elimination, in the opinion of the Community Zoning Appeals Board, would not generate excessive noise or traffic, tend to create fire or other

equally or greater dangerous hazard, or provoke excessive overcrowding of people, or would not be incompatible with the area concerned, when considering the necessity and reasonableness of the modification or elimination in relation to the present and future development of the area concerned.

Section 33-311(A)(17) (Modification or Elimination of Conditions and Covenants After Public Hearing). The Community Zoning Appeals shall approve applications to modify or eliminate any condition or part thereof which has been imposed by any zoning action, and to modify or eliminate any restrictive covenants, or parts thereof, accepted at public hearing, upon demonstration at public hearing that the requirements of at least one of the paragraphs of this section have been met. Upon demonstration that such requirements have been met, an application may be approved as to a portion of the property encumbered by the condition or the restrictive covenant where the condition or restrictive covenant is capable of being applied separately and in full force as to the remaining portion of the property that is not a part of the application, and both the application portion and the remaining portion of the property will be in compliance with all other applicable requirements of prior zoning actions and of this chapter.

Section 33-193.7. Applicability.

- (1) An application seeking to utilize the density bonus and intensity standards available under this article (a “WHU application”) shall:
 - (A) (1) for WHU applications seeking approval for 20 or more dwelling units provide workforce housing units or a monetary contribution as provided in Section 33-193.9;

Section 33-193.9 Required Workforce Housing Units

- (A) All applications seeking to utilize the density or intensity bonus available pursuant to this article for developments shall include a minimum percentage of workforce housing based on the following:

CDMP Land Use Category	Proposed Gross Density of Development	Percentage of All Residential Units Required To Be Work-Force Units
Estate	Up to and Including 2.5 Units Per Gross Acre.	5 Percent ¹
	From 2.5 up to and Including 3.125 Units Per Gross Acre	12.5 Percent ²
Low-Density Residential	From 3 up to Including 6 units Per Gross Acre.	5 Percent ¹
	From 6 to 7.5 Units Per Gross Acre.	12.5 Percent ²
Low-Medium Density Residential	From 6 up to and Including 13 units Per Gross Acre.	5 Percent ¹
	From 13 up to and Including 16.25 Units Per Gross Acre	12.5 Percent ²
Medium Density Residential	From 13 up to and Including 20 Units Per Gross Acre	5 Percent ¹
	From 20 up to and Including 31.25 Units Per Gross Acre.	No Required Work-Force Units. Contribution in lieu of workforce housing units required pursuant to Section 33-193.9.1 equal to 5% of the market rate units

¹The number of WHUs to be provided shall be 5% of the total number of market rate units.

²The percentage of WHUs to be provided shall be a percentage of the total number of units.

Section 33-193.10 Density bonuses.

(A) Any application providing a minimum of 12.5 percent WHUs on-site, or otherwise complying with Section 33-193.8 of this article, shall be entitled to a residential density bonus of 25 percent above the applicable CDMP Land Use map maximum density (provided the application satisfies all of the requirements of this article) as well as the benefit of the intensity standards provided in section 33-193.11.

The density bonus for the primary site shall not be transferable to off-site property, where an alternative site is approved after public hearing for the development of off-site WHUs.

(B) The total number of dwelling units permitted, including bonus units, market rate units, and WHUs may exceed the maximum density allowed in the zoning district in accordance with the foregoing provisions, provided that in no event shall the density exceed the maximum densities, including applicable bonuses, set forth in the CDMP, as amended.

Section 33-193.11. Intensity standards.

(A) Notwithstanding zoning district regulations to the contrary, the following maximum intensity standards shall apply to applications seeking approval of a WHU application that provides either the WHUs required to obtain a density bonus or a monetary contribution in lieu thereof, under the provision of this Article:

(7) In the RU-1M(a), and RU-1M(b) Districts:

- (a) The minimum net lot area of residential lots shall be 4,000 square feet; and the minimum lot frontage shall be 40 feet; and
- (b) Maximum lot coverage shall not exceed the lot coverage permitted by the underlying district regulations by more than 20%.

Section 33-193.12 Design and unit placement.

(A) Workforce housing units shall be comparable in design and materials to market-rate units within the development in terms of exterior appearance. Workforce housing units may be grouped or dispersed throughout the development.

(B) Notwithstanding underlying zoning regulations that limit the number of residential units that may be constructed on a single platted lot, residential developments incorporating workforce housing units may utilize the following flexible design provisions, provided that the total development density shall not exceed that allowed by this article. Units to be developed in accordance with this section shall be approved only upon demonstration that a declaration of condominium has been filed in accordance with state law (if any unit is to be sold).

(1) No more than 3 total residential units may be placed on a single platted lot, of which no more than one unit may be, but shall not be required to be, a market rate unit, and

- (2) The entrance to each of the units on a single platted lot shall be
 - (a) through a common hall/foyer area in the front of the building, which shall be concealed by a building wall with 1 entrance door, giving the appearance of a single family residential unit, or
 - (b) the entrance to the workforce housing unit(s) shall be clearly designed to be subordinate to the principal entrance of the building for the market rate unit. When the entrance is configured in this manner the design shall incorporate architectural features and elements that clearly distinguish and develop the market rate entrance as the predominant entrance from the other entrances.
- (3) Buildings designed under these parameters shall not be located on the periphery of a development, adjacent to or across the street from previously established single family residential neighborhoods.
- (4) The locations of the parking spaces for the units within the building shall be dispersed around the building so as not to create a parking field for all of the spaces in the front of the building.

Section 33-193.13 Required declaration of restrictive covenants

Prior to final approval of any application seeking to utilize the density or intensity bonus available pursuant to this article, the applicant shall submit a separate declaration of restrictive covenants, encumbering the entire project, approved in form by the Director and sufficient for recording in the public records of Miami-Dade County, Florida, including provisions requiring development of a specified number, type, and location of all dwelling units, a general plan for staging construction of all units, and such other provisions as the Department may require to demonstrate the applicant's compliance with this article. The development and the WHU staging plan must be consistent with the CDMP and any applicable land use, subdivision regulations, zoning and site plan approval for the property. The declaration of restrictive covenants shall require the property to be developed in accordance with the following specifications:

- (A) a general description of the covered development, including whether the covered development will contain rental dwelling units or owner-occupied dwelling units, or both.
- (B) the total number of market rate dwelling units and WHUs in the development and the timetable for construction; and
- (C) the location of the WHUs in the development and phasing, if any, and construction schedule for the development sequence demonstrating that:
 - (1) WHUs will be built and made available for occupancy simultaneously with or before market-rate dwelling units, except that building permits for the last 10% of the market-rate units shall be withheld until building permits have been issued for all of the WHUs; and
 - (2) the last building shall not contain only WHUs.
- (D) The declaration of restrictive covenants may be modified by mutual consent of the applicant and the Department of Planning and Zoning and the Miami-Dade Housing

Agency, as long as the modified agreement remains in conformity with this article and substantially conforms to the recorded declaration's provisions relating to number, location, distribution and timing or construction of WHUs.

Section 33-193.14 Workforce housing agreement.

Prior to the earlier of final plat approval or application for building permit for the first residential unit on the property subject to the requirements of this article applicant shall submit a declaration of restrictive covenants, approved in form by the Director and sufficient for recording in the public records of Miami-Dade County, Florida, encumbering the individual WHUs in the entire development, specifying the restrictions of the WHU and such further arrangements, restrictive covenants, and resale restrictions as are necessary to carry out the purposes of Chapter 17, Article IX of the code, sections 17-142 through 17-144 inclusive, and shall include the following:

- (a) a binding commitment that the restrictions of this article shall run with the land for the entire control period, and
- (b) a binding commitment that the covenants will bind the applicant, any assignee, mortgagee, or buyer, and all other parties that receive title to or an interest in the property, and
- (c) these covenants shall be senior to all other liens or encumbrances on the property including all instruments securing permanent financing, except that tax and assessment liens shall be superior to these covenants, and
- (d) a binding commitment that incorporates all terms and conditions regarding WHUs, including without limitation, the required shared equity agreement, eligibility standards, appropriate sales and rental price standards and affordability controls required of purchasers of WHUs pursuant to Chapter 17, Article VIII of this code.

G. NEIGHBORHOOD SERVICES:

DERM	No objection*
Public Works	No objection*
Parks	No objection
MDT	No objection
Fire Rescue	No objection*
Police	No comment
Schools	No objection
WASD	No objection*
Aviation	No objection*

*Subject to conditions indicated in their memoranda.

H. ANALYSIS:

The applicant is requesting a district boundary change from RU-3M, Minimum Apartment House District, to RU-1M(a), Modified Single Family District, on Parcel A and a modification of a Declaration of Restrictions in order to develop a 664-unit residential project on the subject property. The site plan submitted with this application indicates the development of a residential community on an 82.64-acre (gross) parcel of land that lies south of SW 248 Street on both sides of theoretical SW 117 Avenue. Parcel A is 37.56 (net) acres located at

the western portion of the site where 207 single-family residences are proposed and a 4.83 acre park. Parcel B is 22.68 (net) acres located at the southeasterly portion of the site and will be developed with 256 townhouse units. Parcel C is 19.93 (net) acres located between Parcels A and B with frontage along SW 248 Street of the site where 201 villa-style multi-family units are proposed. The site plan depicts a clubhouse which is located on Parcel B. There are a series of public and private roads which provide the traffic circulation for the site. In addition, the site plan depicts green spaces interspersed throughout the site and a 5' greenbelt buffer which runs parallel to the Florida Turnpike Extension to the south. The applicant is requesting two density increases based on the CDMP provision within the Low Density land use designation which allows higher density abutting section line roads and adjacent to activity nodes and also under the Workforce Housing Development Program.

The Department of Environmental Resources Management (**DERM**) has **no objections** to this application and has indicated that this application meets the minimum requirements of Chapter 24 of the Code of Miami-Dade County. However, the applicant will have to comply with all DERM requirements as set forth in their memorandum pertaining to this application. The **Public Works Department** has **no objections** to this application. However, the additional density permitted on the subject property requires an additional 127 vehicle trips which will be subject to the payment of additional road impact fees. The Miami-Dade Fire Rescue Department (**MDFR**), the Department of Solid Waste Management (**DSWM**), Miami Dade Transit (**MDT**) and **Miami-Dade Park and Recreation** have **no objections** to this application. The Miami-Dade Water and Sewer Department (**WASD**) has **no objections** to this application, but has indicated that the applicant must adhere to the water conservation requirements attached to their memorandum. Additionally, the Aviation Department has **no objections** to this application provided the applicant adheres to the requirements set forth in their memorandum. The Miami-Dade County Public Schools (**MDCPS**) **does not object** to this application and their memorandum indicates there will be no dialogue required between the applicant and the School District because the schools impacted by the proposed development do not exceed the review threshold.

The 2015-2025 Land Use Plan (LUP) Map of the Comprehensive Development Master Plan (CDMP) designates the subject parcel for **Low Density Residential** use. 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. Residential densities of blocks abutting activity nodes as defined in the Guidelines for Urban Form, or of blocks abutting section line roads between nodes, shall be allowed a maximum density of 10.0 dwelling units per gross acre. This density category is generally characterized by single family housing, e.g., single family detached, cluster 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 is neighbored to the north by groves and single-family residences, to the south by the Florida Turnpike, to the east by a tree farm and to the west by a residential development. As previously stated the proposed development encompasses 664 units of single-family residences, townhouses, and villa-style residences. The applicant is requesting additional density based on the CDMP which allows residential densities of blocks abutting activity nodes as defined in the Guidelines for Urban Form, or of blocks abutting section line roads between nodes a maximum density of 10.0 dwelling units per gross acre. The Department has determined that the portion of the subject property (17.83 acres) eligible for a density bonus of 10 units per gross acre is the portion of the subject property, at a depth of 245' abutting SW 248 Street and that portion abutting the activity node at SW 112 Avenue and SW 248 Street.

Therefore, the Department has determined that the applicant can develop 178 units with the increased density at a depth of 245' along the north property line (SW 248 Street) and along the east property line based on the existing pattern of blocks to the north of the subject property.

The applicant has requested an additional density increase based on the Workforce Housing Development Program. A workforce housing unit has been defined as a dwelling unit intended for sale or rental to a household within the income range of 65% to 140% of the County's median income. The Workforce Housing Development Program allows applicants to obtain a twenty-five percent density increase provided that a minimum 12.5% of the proposed units in the development are workforce housing units. As previously stated the subject property is designated Low Density Residential on the LUP map of CDMP at a density of 2.5-6 du per acre. A 25% increase in density would allow the applicant to develop at an increased density of 7.5 du per acre on the remaining 64.81 acres, not including the 10 du per acre density increase as described in the preceding paragraph, for a total of 486 units. The applicant has indicated they will be providing 83 workforce housing units which is consistent with the workforce housing requirements. The site plan indicates that the proposed workforce housing units will be located on Parcel C and will be interspersed with the market rate units which is consistent with the workforce housing regulations. The workforce housing units will be for sale for persons meeting the income eligibility requirements (65% to 140% of the median income of Miami-Dade County which is \$49,200). Based on the Department's CDMP interpretation letter, requested by the applicant's representative, dated January 16, 2009, 17.83 acres of the subject property can be developed at the increased density of 10 du per acre and the remaining 64.81 acres can be developed at 7.5 du per acre for a total of 664 dwelling units. As such, the proposed development is **compatible** with the surrounding community and the density of 664 dwelling units is **consistent** with the CDMP.

When considering district boundary changes, the Board shall hear and grant or deny applications by taking into consideration if the proposed development will: conform to the Comprehensive Development Master Plan (CDMP) for Miami-Dade County, Florida; 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 which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways. The rezoning of Parcel A of the subject property to RU-1M(a) will allow the applicant to develop 207 single-family units on Parcel A. Staff supports the district boundary change to RU-1M(a) (request #1) and is of the opinion that the proposed residential development is **consistent** with the LUP map designation and provisions of the CDMP, would not have an unfavorable effect on the economy of Miami-Dade County, would not cause undue or excessive burden on public facilities, including water, sewer, solid waste disposal, as evidenced by the memoranda provided by DERM and DSWM. As such, staff recommends approval of the district boundary change.

The Standards under Section 33-311(A)(17), Modification or Elimination of Conditions and Covenants After Public Hearing, provide for the approval of a zoning application which

demonstrates at public hearing that the modification or elimination of conditions of a previously approved resolution or restrictive covenant complies with one of the applicable modification or elimination standards and does not contravene the enumerated public interest standards as established. However, the applicant has not submitted documentation to indicate which modification or elimination standards are applicable to this application. Due to the lack of information, staff is unable to analyze request #1 under said standards and, as such, these requests should be denied without prejudice under same.

When request #2, to permit the modification of paragraphs #1, #2 and #4 of a Declaration of Restrictions are analyzed under the Generalized Modification Standards, Section 33-311(A)(7), staff is of the opinion that the proposed modifications will not generate excessive noise or traffic, tend to create a fire or other dangerous hazard, provoke excessive overcrowding of people, or tend to provoke a nuisance, as the proposed residential development will be compatible with the area and will not be contrary to public interest. The purpose of request #2 is to allow the applicant to submit a new site plan showing a revised parcel layout for single-family residences, townhouses and apartment buildings, to permit additional units on the subject property and to modify elevations. The proposed modification will not, in staff's opinion, unduly burden or affect public transportation facilities as evidenced by the memoranda from and Public Works. However, Public Works has indicated that applicant will need to pay additional road impact fees to mitigate any increased impacts to the surrounding roads. Staff has determined that the increased density is **consistent** with the CDMP. The applicant intends to proffer a covenant governing the workforce housing units as required by the workforce housing ordinance. Therefore, staff is recommending approval with conditions of request #2 under Section 33-311(A)(7) (Generalized Modification Standards).

Based on the foregoing, staff recommends approval of the district boundary change (request #1) on Parcel A from RU-3M to RU-1M(a), subject to the Board's approval of the proffered covenant; approval with conditions of request #2 with conditions under Section 33-311(A)(7) General Modification Standards and denial without prejudice of request #2 under Section 33-311(A)(17) (Modification or Elimination of Conditions or Covenants After Public Hearing).

- I. **RECOMMENDATION:** Approval of the district boundary change (request #1) from RU-3M to RU-1(M)(a), subject to the Board's acceptance of the proffered covenant, and approval with conditions of request #2 subject to the Board's acceptance of the proffered covenant under Section 33-311(A)(7) (Generalized Modification Standards) and denial without prejudice under Section 33-311(A)(17) (Modification or Elimination of Conditions or Covenants After Public Hearing).
- J. **CONDITIONS:** For Request #2
 1. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled: 'Royal Palm II, as prepared by Corwel Architects, Inc., dated stamped received December 3, 2008, consisting of 16 sheets.
 2. That the use be established and maintained in accordance with the approved plan.
 3. That the applicant submit to the Department of Planning and Zoning for its review and approval a landscaping plan which indicates the type and size of plant material prior to the issuance of a building permit and to be installed prior to the issuance of a Certificate of Occupancy.

4. That the applicant provide 83 units of workforce housing as required by the Workforce Housing Development Program.
5. That the applicant comply with all of the applicable conditions, requirements, recommendations, requests and other provisions of the various Departments as contained in the Departmental memoranda which are part of the record of this application and incorporated herein by reference.
6. That a revised Declaration of Restrictions be submitted to the Department within 30 days after final public hearing approval of this application, unless a time extension is granted by the Director of the Department of Planning and Zoning, for good cause shown.
7. That a homeowners' association or similar entity and/or a dormant multi-purpose special taxing district be established in accordance with applicable regulations to assure that all common areas and facilities for use of all residents shall be maintained in a continuous and satisfactory manner, and without expense to the general taxpayer of Miami-Dade County. The instrument incorporating such provisions shall be approved by the County Attorney as to form and legal sufficiency and shall be recorded in the public records of Miami-Dade County at the time of the recording of the subdivision plat.

DATE INSPECTED:

DATE TYPED:

2/2/09

DATE REVISED:

2/3/09, 2/4/09, 2/06/09, 2/10/09, 2/11/09, 2/13/08, 2/20/09, 2/24/09, 2/26/09
2/27/09, 3/5/09

DATE FINALIZED:

MCL:MTF:JV:NN:CI


for Maria T. LaFerrier
Marc C. LaFerrier, AICP, Director
Miami-Dade County Department of Planning and Zoning *NDW*

Memorandum



Date: February 24, 2009 (Supersedes memo sent February 11, 2009)

To: Marc C. Laferrier, AICP
Director
Department of Planning & Zoning Department

From: Esther L. Calas, P.E.
Director
Public Works Department

Subject: DIC08-150
Name: Royal Palm
Location: SW 248th Street & SW 117th Avenue
Sec. 16 thru 21 Twp. 52 Rge. 41

I. ANTICIPATED TRAFFIC GENERATION, DISTRIBUTION AND CONCURRENCY

- A. Trip Generation
464 PM Peak Hour trip ends.
- B. Cardinal Distribution
North 80.0 % East 2.0 %
South 3.0 % West 15.0 %

II. EXISTING ROADWAYS SERVICEABLE TO THIS APPLICATION

- A. Location: SW 248 Street SW 112 Avenue
- B. Description:
No. of lanes: 4 4
Maintenance: Miami-Dade FDOT

III. IMPACT ON EXISTING ROADWAYS:

A. CONCURRENCY

Station 9914 located on SW 248th Street e/o SW 127th Avenue has a maximum LOS "D" of 850 vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of 612 vehicles and 31 vehicles have been assigned to this section of road from previously approved Development Orders. **Station 9914** with its 643 PHP and assigned vehicles is at LOS "B". The 130 vehicles generated by this development when combined with the 643 equals 743 and LOS "C" where the range of LOS "C" is from 651 to 830 vehicles.

Station F1095 located on SW 112th Avenue n/o SW 216th Street has a maximum LOS "SUMA" of 3390 vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of 2109 vehicles and 767 vehicles have been assigned to this section of road from previously approved Development Orders. **Station F1095** with its 2876 PHP and assigned vehicles is at LOS "C". The 108 vehicles generated by this development when combined with the 2876 equals 2894 and LOS "C" where the range of LOS "C" is from 2781 to 3300 vehicles.

Station F-50 located on SW 112th Avenue s/o SW 248th Street has a maximum LOS "SUMA" of **3390** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **1372** vehicles and **1051** vehicles have been assigned to this section of road from previously approved Development Orders. **Station F-50** with its **2423** PHP and assigned vehicles is at LOS "B". The **226** vehicles generated by this development when combined with the **2423** equals **2649** and LOS "B" where the range of LOS "B" is from **461** to **2780** vehicles.

IV. ADDITIONAL IMPROVEMENTS REQUIRED FOR THIS DEVELOPMENT

- A. Improve one half of SW 248th Street to a future four (4) lane divided highway. Dedication and improvements shall include and not be limited to a two-lane roadway with turning lanes as appropriate and required per traffic study to be provided, bicycle lane, concrete median, drainage, lighting, curb and gutter and sidewalk. Improvements, including intersection design, shall be in accordance to the Public Works Department Standards (PWD).
- B. Signal contributions and or modifications will be determined when plat is corrected or replated.
- C. On half of SW 117th Avenue shall be dedicated as a Section line road. It should be design and construct as a two way roadway according to the Miami Dade County Public Works Standards and Specifications. until the land to the east is developed.

V. SITE PLAN CRITIQUE

- A. Typical planting swales shown with less than a ten foot width shall be curbed at the edge of the roadway and when combined curb, swale and sidewalk width does not equal or exceed 14.5 ft, no fence or wall may be placed within 14.5 ft of the edge of paved roadway such that it causes a visibility obstruction as defined by FDOT Index¹ 546.
- B. Traffic signal contribution for new or modifications to proposed or existing will be determined during the Platting procedure.
- C. The roadway to the east of the clubhouse in Parcel "B" will be redesigned as a two-way street.
- D. The traffic circles along the main spine; road (running north to south) in Parcel "C" will be redesigned to improve traffic circulation (sample designs include the Proposed MUTCD² Figures, a copy of which is attached. See pages 46-47, 84, and 236-237).
- E. The main roadway running east to west through the entire property approximately 600 ft. south of SW 248th Street will be re-designated as a public right-of-way (currently it is a public right-of-way on the west side of the project and a private road on the east side).
- F. The east entrance to the project off of SW 248 Street will be redesigned to improve traffic geometry.
- G. The roadways running north to south within Parcel "C", and the western roadway within Parcel "B" will be redesigned as two-way private roads. The current main entrance road within Parcel "C" will remain as a divided two-way private road.

¹ - Florida Department of Transportation "DESIGN STANDARDS FOR DESIGN, CONSTRUCTION, MAINTENANCE AND UTILITY OPERATIONS ON THE STATE HIGHWAY SYSTEM," 2008 edition or later.

² - Federal Highway Administration "Manual on Uniform Traffic Control Devices for Streets and Highways," 2003 edition or later.

- H. Sheet A-2.1 lacks appropriate dimensioning and illustration of curb and gutter, valley gutter, and pedestrian ramps in plan view. E.g., 10 ft. swale indicated in R.O.W.-6 is actually 8 ft. swale and 2 ft. curb and gutter.
- I. R.O.W.-8 on sheet A-2.1 shows 5 ft. sidewalk in plan view, but 3 ft. sidewalk and 2 ft. curb and gutter in cross-section view. Provide full 5 ft. width of sidewalk, 1.5 ft. width gap of sod or other paved texture, and then 6 in. wide curb for vehicle stop. The combined 1.5 ft gap width, 6 in. curb and remaining 16 ft. asphalt combine to be an acceptable 18 ft long, 90-degree head-in parking stall.

This application **meets** the criteria for traffic concurrency for an Initial Development Order. Under DIC 05-091, 337 vehicle trips were assigned and subsequently reserved under approved Tentative Plat #22608. The additional density permitted on the subject location requires an additional 127 vehicle trips. The added vehicle trips **are not** reserved by this application. The added trips will be subject to the payment of additional Road Impact Fees.

cc: Nicholas Nitti, Development Impact Coordinator
Planning and Zoning Department

Armando E. Hernandez, Special Administrator for Concurrency
Public Works Department

Public Records Files
Planning and Zoning Department

Memorandum



Date: September 10, 2008
To: Marc C. LaFerrier, AICP, Director
Department of Planning and Zoning

From: Jose Gonzalez, P.E., Assistant Director
Environmental Resources Management

A handwritten signature in black ink, appearing to read "Jose Gonzalez". The signature is written in a cursive, flowing style.

Subject: DIC No. Z2008000150
MD Holdings II, LLC
SE Corner of S.W. 117th Avenue and S.W. 248th Street
District Boundary Change from RU-3M to RU-1M(a) and Modification of a
Declaration of Restrictions to Permit a New Residential Development
(RU-3M) (83.64 Acres)
25-56-39

The Department of 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 Miami-Dade County, Florida (the Code). Accordingly, DERM may approve the application, and the same may be scheduled for public hearing.

Potable Water Service

The subject property is located within the franchised water service area of the Miami-Dade County Water and Sewer Department (MDWASD). The closest public water is a 16-inch water main abutting the subject property, along S.W. 248th Street. Connection of the proposed development to the public water supply system shall be required in accordance with Code requirements. The estimated demand for this project is 176,650 gallons per day (gpd). This figure does not include irrigation demands.

The source of water for this water main 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 required 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 more efficiently use the Southeast Florida water resources.

It is recommended that the landscaping conform to xeriscape concepts. Included in these concepts is the use of drought tolerant plants, which reduce the 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.

Wastewater Disposal

The subject property is located within the franchised sewer service area of the MDWASD. The closest public sanitary sewer is a 24-inch force main abutting the subject property, along S.W. 248th Street. This force main conveys the downstream flow directly to the South District Treatment Plant, which has adequate capacity to meet projected demands from this project. Connection of the proposed development to the public sanitary sewer system shall be required in accordance with Code requirements.

Existing public sanitary sewer facilities and services meet the LOS standards set forth in the 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.

Notwithstanding the foregoing, and 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, unless there is adequate capacity to handle the additional flows that this project would generate. Consequently, final development orders for this site may not be granted if adequate capacity in the system is not available at the point in time when the project will be contributing sewage to the system. Lack of adequate capacity in the system may require the approval of alternate means of sewage disposal. Use of an alternate means of sewage disposal may only be granted in accordance with Code requirements, and shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

Stormwater Management

A Surface Water Management General Permit from DERM shall be required for the construction and operation of the required surface water management system. This permit shall be obtained prior to site development, final plat, or public works approval of paving and drainage plans. The applicant is advised to contact DERM for further information regarding permitting procedures and requirements.

All stormwater shall be retained on-site utilizing properly designed seepage or infiltration drainage structures. Drainage must be provided for the 5-year/1-day storm event with full on-site retention of the 25-year/3-day storm. Pollution Control devices shall be required at all drainage inlet structures.

Site grading and development shall comply with the requirements of Chapter 11C of the Code.

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 LOS standards for flood protection set forth in the CDMP, subject to compliance with the conditions required by DERM for this proposed development order.

Air Quality Preservation

In the event that this project includes any kind of demolition, removal or renovation of any existing structure(s), an asbestos survey from a Florida-licensed asbestos consultant is required. If said survey shows friable asbestos materials in amounts larger than prescribed by federal law (260 linear feet of pipe insulation/thermal system insulation [TSI] or 160 square feet of surfacing material), then those materials must be removed/abated by a Florida-licensed asbestos abatement contractor. A Notice of Asbestos Renovation or Demolition form must be filed with the Air Quality Management Division for both the abatement (renovation) work and the demolition activity at least 10 working days prior to starting the field operations.

Wetlands

The subject property does not contain jurisdictional wetlands, as defined by Section 24-5 of the Code; therefore, a Class IV Wetland Permit will not be required.

The applicant is advised that permits from the Army Corps of Engineers (305-526-7181), the Florida Department of Environmental Protection (561-681-6600), and the South Florida Water Management District (1-800-432-2045), may be required for the proposed project. It is the applicant's responsibility to contact these agencies.

Tree Preservation

The subject property may contain specimen-sized (trunk diameter 18 inches or greater) trees. Section 24-49.2(II) of the Code requires that specimen trees be preserved whenever reasonably possible. A Miami-Dade County Tree Removal Permit is required prior to the removal or relocation of any tree that is subject to the Tree Preservation and Protection provisions of the Code. Said Tree Removal Permit shall meet the requirements of Sections 24-49.2 and 24-49.4 of the Code.

The applicant is required to comply with the above tree permitting requirements. DERM's approval of the subject application is contingent upon inclusion of said tree permitting requirements in the resolution approving this application. The applicant is advised to contact DERM staff for additional information regarding tree permitting procedures and requirements prior to site development.

Enforcement History

DERM has found no open or closed enforcement record for the subject property.

Concurrency Review Summary

DERM has conducted a concurrency review for this application and has determined that the same meets all applicable LOS standards for an initial development order, 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.

This memorandum shall constitute DERM's written approval, as required by the Code.

If you have any questions concerning the comments, or wish to discuss this matter further, please contact Enrique A. Cuellar at (305) 372-6764.

Memorandum



Date: February 11, 2009
To: Marc C. LaFerrier, Director
Department of Planning & Zoning
From: Herminio Lorenzo, Director
Miami-Dade Fire Rescue Department
Subject: DIC # 2008000150 – MD Holdings II, LLC (Revision 2)
Southeast corner of SW 117th Avenue & SW 248th Street
Miami-Dade County, Florida

SERVICE IMPACT/DEMAND

- (A) Based on development information, this project is expected to generate approximately **186** fire and rescue calls annually. Although the number of calls will result in a severe impact to existing fire and rescue service, the construction of the Coconut Palm Fire Rescue Station No. 70 will absorb the impact to existing stations. Station No. 70 will be constructed along SW 248th Street and SW 114th Place. It is anticipated that the Station will be completed in 2011.
- (B) A suspected fire within this project would be designated as a building dispatch assignment. Such an assignment requires three (3) suppressions or engines, telesquirts or tankers, one (1) aerial, one (1) rescue and an accompanying command vehicle. This assignment requires twenty (20) firefighters and officers.

EXISTING SERVICES

Based on data retrieved during calendar year 2008, the average travel time to the vicinity of the proposed development was **6.53** minutes. Performance objectives of national industry standards require the assembly of 15-17 firefighters on-scene within 8-minutes at 90% of all incidents. Travel time to the vicinity of the proposed development complies with the performance objective of national industry.

The stations responding to a fire alarm will be:

STATION	ADDRESS	EQUIPMENT	STAFF
34	10850 SW 211 Street	Rescue, Aerial, Squad, Rescue*	12
5	13150 SW 238 Street	Rescue, ALS Engine	7
55	21501 SW 87 Avenue	ALS Engine	4
6	15890 SW 288 Street	Rescue, Tanker, Battalion	8

* Rescue 70 (this unit is temporarily being housed at Station No. 34 pending completion of the Coconut Palm station at SW 248 St.)

SITE PLAN REVIEW:

- (A) Fire Engineering & Water Supply Bureau has reviewed and approved the plans entitled 'Royal Palm II' as prepared by Corwill Architects, dated stamp received 12/3/08.

DIC # 2008000150 – MD Holdings II, LLC (Revision 2)
Southeast corner of SW 117th Avenue & SW 248th Street
February 11, 2009
Page 2 of 2

- (B) This plan has been reviewed to assure compliance with the MDFR Access Road Requirements for DIC applications. Please be advised that during the platting and permitting stages of this project, the proffered site plan must be reviewed by the Fire Water & Engineering Bureau to assure compliance with the Florida Fire Prevention Code (FFPC) and National Fire Protection Association (NFPA) standards.

If you need additional information, please contact Mr. Carlos Heredia, Planning Section Supervisor, at 786-331-4540.

HL:ch

Memorandum



Date: August 20, 2008
To: Marc C. LaFerrier, Director
Department of Planning & Zoning
From: Sunil Harman, Director, Aviation Planning, Land-Use & Grants
Aviation Department
Subject: DIC Application #08-150
MD Holdings II, LLC

A handwritten signature in black ink, appearing to be "SH", written over a horizontal line.

As requested by the Department of Planning and Zoning, the Miami-Dade Aviation Department (MDAD) has reviewed Developmental Impact Committee (DIC) Zoning Application #08-150, MD Holdings II, LLC. The applicant is requesting a district boundary change from RU-3M, Minimum Apartment House District, to RU-1M(a), Modified Single Family Residential District, in order to develop the subject property with 664 residential units. The subject property is approximately 82.64 acres and is located between SW 248 Street and the Homestead Extension of the Florida Turnpike (S.R. 821) on both sides of theoretical SW 117 Avenue in Miami-Dade County, Florida. Please be advised that MDAD has reviewed the application for both land use and airspace restrictions.

Based on the available information, MDAD has determined that the proposed land use is compatible with operations from Homestead General Aviation Airport. Since the proposed project is in proximity to Homestead Air Reserve Base, the applicant is required to coordinate with the Base to ensure conformity with Article XXXV Homestead Air Reserve Base Zoning (Code of Miami-Dade County §§33-292--33-301). Please be advised that MDAD does not have jurisdiction over Homestead Air Reserve Base. The contact at the Base is Major Tim Arnett, tim.arnett@homestead.af.mil (305-224-7306.)

Please be advised that any proposed construction at this location reaching or exceeding 200 feet AMSL (Above Mean Sea Level) is required to be filed with the FAA using Form 7460-1 'Notice of Proposed Construction Alteration for Determination of Known Hazards'. In addition, any construction cranes for this project at this location reaching or exceeding 200 feet AMSL must be filed by the construction contractor using the same form. Thus, for any structure or crane reaching or exceeding 200 feet AMSL, FAA form 7460-1 must be filed. The form is available through this office or through the FAA website: <https://oeaaa.faa.gov>. This form should be mailed to: Federal Aviation Administration, Air Traffic Airspace Branch - ASW-520, 2601 Meacham Blvd, Ft. Worth, TX 76137-0520. Alternatively, the applicant may "e-file" online at <https://oeaaa.faa.gov>. This height determination is an estimate issued on a preliminary or advisory basis which does not constitute approval by Miami-Dade Aviation Department for construction until coordination and a "No-Hazard" determination from the Federal Aviation Administration (FAA) is obtained.

This determination is based, in part, on the description provided to us by you, which includes specific building locations and heights. Any changes in building locations/layouts or heights will void this determination. Any future construction or alteration, including an increase to heights requires separate notice to the FAA and MDAD.

SH/rb

C: Max Fajardo, E.I., Deputy Aviation Director
José Ramos, R.A., Chief, Aviation Planning

Memorandum



Date: September 9, 2008
To: Nicholas D. Nitti
DIC Coordinator
Department of Planning and Zoning
From: John Garcia
Principal Planner
Miami-Dade Transit - Planning & Development Division
J Garcia
Subject: Review of DIC Project No. 08-150 (MD Holdings II, LLC)

Project Description

The applicant is requesting a district boundary change in order to develop the subject property with 664 residential units. In addition, the applicant is seeking several modifications to an existing Declaration of Restrictions in order to allow the applicant to submit revised plans for a residential development, including a voluntary provision of workforce housing. The subject property is approximately 82.64 acres and is located between SW 248th Street and the Homestead Extension of the Florida Turnpike (HEFT/SR-821) on both sides of theoretical SW 117th Avenue in Miami-Dade County, Florida.

Current Transit Service

There is no direct transit service within the immediate vicinity of the proposed site. The closest transit service is provided by Metrobus Route 70 along SW 112th Avenue which is approximately one quarter mile from the eastern boundary of the application site. The service headways for the Route 70 (in minutes) are as follows:

**Metrobus Route Service Summary
MD Holdings II, LLC Application Site**

Route(s)	Service Headways (In minutes)						Proximity to Bus Route (miles)	Type of Service
	Peak (AM/PM)	Off-Peak (middays)	Evenings (after 8pm)	Overnight	Saturday	Sunday		
70	30	30	60	N/A	60	60	0.2	L

Notes: L means Metrobus local route service
F means Metrobus feeder service to Metrorail
E means Limited-Stop or Express Metrobus service

Future Transportation/Transit Improvements

Currently, the 2009 Transportation Improvement Plan (TIP) does not propose any improvements in the immediate vicinity of this project. The 2030 Long Range Transportation Plan (LRTP) does not propose any improvements in the immediate vicinity of this project.

The draft 2008 ten-year Transit Development Plan (TDP), that currently is in the review/approval phase before adoption by the Board of County Commissioners does not show any programmed or planned improvements for the route illustrated above or for new service within the immediate area of the application

MDT Comments/Recommendations

Based on the information presented, MDT has no objections to this project.

Concurrency

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

Date: October 24, 2008

To: Nicholas D. Nitti, DIC Coordinator
Department of Planning and Zoning

From: Randy Koper
Property Management Section
Planning and Research Division
Park and Recreation Department

Subject: DIC 08-150 – MD HOLDINGS II, LLC
Sec 25 Twp 56 Rge 39
Sec 30 Twp 56 Rge 40

The applicant is requesting a district boundary change from RU-3M, Minimum Apartment House District, to RU-1M(a), Modified Single Family Residential District, in order to develop the subject property with 664 residential units. In addition, the applicant is seeking several modifications to an existing Declaration of Restrictions in order to allow the applicant to submit revised plans for a residential development, including a voluntary provision of workforce housing. The subject property is approximately 82.64 acres and is located between SW 248 Street and the Homestead Extension of the Florida Turnpike (S.R. 821) on both sides of theoretical SW 117 Avenue in Miami -Dade County Florida. Plans may be modified prior to the DIC Executive Council Meeting.

I. Identify Impact and Demand

A. Open Space

The 664 dwelling units will produce a population of 1,834 people, according to current population estimates prepared by the Research Division of the Planning Division of the Planning and Zoning Department. This population generates a need for 5.04 acres of local parkland, based on the CDMP Open Space Spatial Standards of 2.75 acres per 1,000 population.

II. Existing Service

A. Open Space -- Local Parks

1. Community

The nearest community park is Goulds Park, located at 21805 SW 114th Avenue, approximately 2 miles north of this application.

2. Neighborhood

The nearest neighborhood park is Princetonian Park, located at SW 252nd Street and SW 127th Avenue, approximately 1 miles west of this application.

3. District

The nearest district park is Homestead Air Reserve Base Park, located at SW 268th Street and SW 127th Avenue, approximately 1 mile south of this application.

B. Facilities

Goulds Park has a gymnasium, pool, recreation center, track, 4 tennis courts, 2 baseball fields, 3 basketball courts, 1 football field, 1 soccer field, parking lot, and a tot lot playground.

Princetonian Park has 2 tennis courts, 1 basketball court, and a tot lot playground. Additional improvements planned include a walking path, adult recreation equipment, and a rain shelter.

Homestead Air Reserve Base Park is under development; its plan provides for active and passive recreation activities. It includes a large recreation center, lighted ballfields and courts, picnic areas, playgrounds, open play fields, a pedestrian pathway system, and various concession, storage, recreation and maintenance buildings.

III. Concurrency/Capacity Status

This application is located in Park Benefit District 3, which has a surplus of 153.05 acres of local parkland and it meets concurrency.

IV. Site Plan Critique & Quality of Life Issues

The site plan contains a public park site, 4.83 acres in size, and 2 parcels in the townhouse area, approximately 2 acres in size, intended for open space and a clubhouse. Thus, these parcels are adequate for the open space needs of the development. If they are to be dedicated as public parks, a special tax district should be created to include the maintenance of the parcels.

cc: Barbara Falsey, Chief, Planning and Research Division



Miami-Dade County Public Schools

giving our students the world

Superintendent of Schools
Rudolph F. Crew, Ed.D.

Miami-Dade County School Board

Agustin J. Barrera, Chair
Perla Tabares Hantman, Vice Chair
Renier Diaz de la Portilla
Evelyn Langlieb Greer
Dr. Wilbert "Tee" Holloway
Dr. Martin Karp
Ana Rivas Logan
Dr. Marta Pérez
Dr. Solomon C. Stinson

August 26, 2008

Ms. Maria Teresa-Fojo,
Acting Assistant Zoning Director
Miami-Dade County
Department of Planning and Zoning
Zoning Evaluation Section
111 NW 1 Street, Suite 1110
Miami, Florida 33128

Re: MD Holdings II, LLC (DIC) – No. 08-150
Southeast corner of SW 117 Avenue and SW 248 Street

Dear Ms. Fojo:

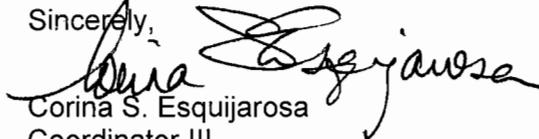
Pursuant to the state-mandated and School Board approved Interlocal Agreement, local government, the development community and the School Board are to collaborate on the options to address the impact of proposed residential development on public schools where the proposed development would result in 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 review analysis of potential impact generated by the above referenced application. Please note that none of the schools impacted by the proposed development meet the review threshold. As such, no dialogue between the applicant and the School District will be required.

This application may be subject to school concurrency requirements, as mandated by 2005 Growth Management Legislation. Pursuant to Sections 163.3177 and 1013.33 of the Florida Statutes, all new residential applications will be tested for school concurrency at Final Subdivision or Site Plan (or functional equivalent), effective at the time school concurrency is fully implemented.

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,


Corina S. Esquijarosa
Coordinator III

CSE:rr
L-076
Attachment

cc: Ms. Ana Rijo-Conde
Mr. Fernando Albuerne
Mr. Michael A. Levine
Mr. Ivan M. Rodriguez

RECEIVED
SEP 02 2008

MIAMI-DADE COUNTY
PLANNING AND ZONING

Facilities Planning

Ana Rijo-Conde, AICP, Planning Officer • 1450 N.E. 2nd Avenue, Suite 525 • Miami, Florida 33132
305-995-7285 • FAX 305-995-4760 • arijo@dadeschools.net

SCHOOL IMPACT REVIEW ANALYSIS

(August 25, 2008)

APPLICATION: MD Holdings II, LLC (DIC) – No. 08-150

REQUEST: Zone change from RU-3M to RU1MA and Modification of a Covenant

ACRES: 82.64 acres

MSA/Multiplier: 7.4/.66 (single-family) .62 (townhouse)

LOCATION: Southeast corner of SW 117 Avenue and SW 248 Street

NUMBER OF UNITS: 174 additional units (190 single-family and 300 townhouse units allowed under the existing zoning classification for a total of 664 units)

ESTIMATED STUDENT POPULATION: 115 students*

ELEMENTARY: 55

MIDDLE: 25

SENIOR: 35

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY: Naranja Elementary - 13990 SW 264 St.

MIDDLE: Redland Middle – 16001 SW 248 St.

SENIOR HIGH: Homestead Senior High - 2351 SE 12 Ave.

All schools are located in South Central Region.

* 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 Services, as of October 2007:

	STUDENT POPULATION	FISH DESIGN CAPACITY PERMANENT	% UTILIZATION FISH DESIGN CAPACITY PERMANENT	NUMBER OF PORTABLE STUDENT STATIONS	% UTILIZATION FISH DESIGN CAPACITY PERMANENT AND RELCOATABLE
Naranja Elementary**	607	522	116%	138	92%
	662 *		127%		100%
Redland Middle	1,161	1,230	94%	79	89%
	1,186 *		96%		91%
Homestead Senior High	2,513	2,977	84%	190	79%
	2,548 *		86%		80%

*Student population increase as a result of the proposed development.

**Effective School Year 2008-2009, Naranja Elementary Students will be attending Coconut Palm K-8 Academy. Adjustments to both schools will be made once October FTE is available.

Notes:

- 1) Figures above reflect the impact of the class size amendment.
- 2) Pursuant to the Interlocal Agreement, John F. Kennedy Middle meets the review threshold.

PLANNED RELIEF SCHOOLS

<u>School</u>	<u>Status</u>	<u>Projected Occupancy Date</u>
New Coconut Palm K-8 Academy (Pine Villa, Naranja and Redland Elementary/ Redland and Mays Middle Schools Relief) (1,624 student stations)	Open	2008

OPERATING COSTS: According to Financial Affairs, the average cost for K-12 grade students amounts to \$6,549 per student. The total annual operating cost for additional students residing in this development, if approved, would total \$753,135.

CAPITAL COSTS: Based on the State's August 2008 student station cost factors*, capital costs for the estimated additional students to be generated by the proposed development are:

ELEMENTARY	DOES NOT MEET THRESHOLD
MIDDLE	DOES NOT MEET THRESHOLD
SENIOR HIGH	DOES NOT MEET THRESHOLD
Total Potential Capital Cost	\$0

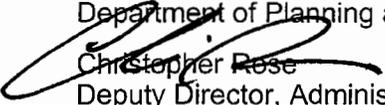
*Based on Information provided by the Florida Department of Education, Office of Educational Facilities Budgeting. Cost per student station does not include land cost.

Memorandum



Date: September 16, 2008

To: Nicholas D. Nitti
DIC Coordinator
Department of Planning and Zoning

From:  Christopher Rose
Deputy Director, Administration
Department of Solid Waste Management

Subject: DIC #08-150
MD HOLDINGS II, LLC

Attached please find a copy of this Department's review of the above-referenced item. Final comments will be offered as needed. If you should have any questions, please do not hesitate to contact Stacey McDuffie at 305-514-6655. Thank you.

Attachment

DEPARTMENT OF SOLID WASTE MANAGEMENT

DIC REVIEW #08-150 MD HOLDINGS II, LLC

Application: *MD HOLDINGS II, LLC* is requesting a district boundary change from RU-3M, Minimum Apartment House District, to RU-1M (a), Modified Single Family Residential District, in order to develop the property with 664 residential units. In addition, the applicant is seeking several modifications to an existing Declaration of Restrictions in order to allow the applicant to submit revised plans for a residential development, including a voluntary provision of workforce housing.

Size: The subject property is approximately 82.64 acres.

Location: The subject property is located between SW 248 Street and the Homestead Extension of the Florida Turnpike (S.R.821) on both sides of theoretical SW 117 Avenue, Miami-Dade County, Florida.

Analysis:

1. Solid Waste Disposal

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 and associated ash monofill, and three regional transfer facilities. The Department does not assess or adjust estimated capacity requirements based on the impacts of individual developments. Instead, the Department maintains sufficient disposal capacity to accommodate five years of waste flows committed to the system through long-term interlocal agreements or contracts with municipalities and private waste haulers and anticipated non-committed waste flows. The latest Concurrency Status Determination issued on September 17, 2007, which is valid for one (1) year, 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.

2. Garbage and Trash Collection Services

This project falls within the DSWM **solid waste collection service area**. Residences proposed for inclusion in this project appear to meet the County Code definition of **residential unit**. Per the code, residential units located within the project shall, therefore, receive DSWM garbage and trash collection service. Twice weekly individual curbside garbage and trash collection, scheduled 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.

3. Recycling

Currently, DSWM provides curbside recycling services to **residential units** located in unincorporated Dade County. Residential units shall, therefore, utilize DSWM weekly curbside recycling services, provided for the County by Waste Services, 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 calling the Department's Public Information & Outreach Division at 594-1500 or 514-6714.

Applicants are **strongly** advised to incorporate adequate space and facilities in their building plans to accommodate the required recycling program. Requests for approval of modified recycling programs must be made directly to the Department at 514-6666.

4. Waste Storage/Setout Considerations

Section 15-4 of the Code requires that plans for storage and collection of solid waste be adequate before a building permit may be issued. Site plans must address location, accessibility, number and adequacy of solid waste collection and storage facilities. The site plan legend 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".

5. Site Circulation Considerations

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 (no "dead-ends").
- 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 vehicle access. Additionally there should be no "dead-end" alleyways developed. Also, a sufficient waste setout zone should be preserved (between the edge of the pavement and any possible obstructions such as parked cars, fencing, etc.) that would interrupt or preclude waste collection.

Memorandum



Date: August 27, 2008

To: Nicholas D. Nitti, DIC Coordinator
Department of Planning and Zoning

From: Bertha M. Goldenberg, P.E., Assistant Director
Regulatory Compliance and Planning 

Subject: MD Holdings II, LLC - DIC Application #-Z2008000150

Below, please find the Miami-Dade Water and Sewer Department's (MDWASD) comments for the subject project.

Application Name: MD Holdings II, LLC

Proposed Development: Change district boundary from RU-3M to RU-1M(a), Modified Single Family Residential District to develop the subject property with 664 residential units.

Project Location: Approximately 82.64 acres, Bounded on the north by SW 248th street, on the south by Homestead Extension of the Florida Turnpike (S.R. 821), on the east by theoretical SW 114 Ct., and on the west by theoretical SW 118 Ave.

Water: The subject project is located within MDWASD's service area. The nearest point of connection for water is an existing sixteen (16)-inch water main along SW 248th Street abutting the property. The source of water for this project is Alexander Orr Water Treatment Plant. The plant is currently operating under a 20-year water use permit issued by the South Florida Water Management District on November 15, 2007. MDWASD will be the utility providing water services subject to the following conditions:

- Adequate transmission and Plant capacity exist at the time of the applicant's request.
- Adequate water supply is available prior to issuance of a building permit or its functional equivalent.
- Approval of all applicable governmental agencies having jurisdiction over these matters are obtained.

Sewer: The subject project is located within MDWASD's service area. The nearest point of connection for sewer is an existing (24)-inch Force main along SW 248th St. A public pump station will be required. The South District Wastewater Treatment Plant (WWTP) is the facility for treatment and disposal of the wastewater. This WWTP is currently operating under a permit from the Florida Department of Environmental Protection. MDWASD will be the utility providing sewer services subject to the following conditions:

- Approval of all applicable governmental agencies having jurisdiction over these matters are obtained.
- Adequate transmission and plant capacity exist at the time of the owner's request. Capacity evaluations of the plant for average flow and peak flows will be required,

depending on the compliance status of the United States Environmental Protection Agency (USEPA) Second and Final Partial Consent Decree.

Water Conservation:

All future development for the subject area will be required to comply with the water use efficiency Ordinance 08-14 as amended by first reading on May 20, 2008. The Ordinance stipulates water conservation measures for new development(s) to achieve higher water use savings. Said Ordinance amendment clarifies certain standards for plumbing fixtures and changes the effective date to January 1, 2009. The amended Ordinance is scheduled for second reading and final adoption by the Board of County Commissioners in September 2008.

Should you have any questions, please call me at (786) 552-8120 or contact Maria A. Valdes at (786) 552-8198.

TEAM METRO

ENFORCEMENT HISTORY

MD HOLDINGS II, LLC

LYING SOUTH OF SW 248 ST ON
BOTH SIDES OF THEORECTIAL SW
117 AVE, MIAMI-DADE COUNTY,
FLORIDA.

APPLICANT

ADDRESS

Z2008000150

HEARING NUMBER

CURRENT ENFORCEMENT HISTORY:

Current case history;

Case 200901002030 was opened based on enforcement history request and inspected on 03-27-09. Warning notice issued for pile of tires in the middle of vacant lot under Miami Dade County Code, 19-13(A) failure to perform lot maintenance. A re-inspection will be conducted after April 20 2009.

Previous case history:

Case 200901001803 was opened and closed as a duplicate for 200901002030. No other previous cases.

COCO PALMS - SINGLE FAMILY - PARCEL "A"

LANDSCAPE LEGEND

Chapter 18-A Ordinance 98-13

ZONE DISTRICT: RU-1M(a)

Category	Req. (per Acre)	Req. (Total)	Spec. (Total)
Gross Land: 38.71 acres			
Net Land: 37.58 acres			
Landscaping Open Space (if applicable)	N/A	N/A	N/A
Landscaping Open Space (if applicable) - Lawn Area (as defined in Ordinance)	572,640 S.F.	289,200 S.F.	
TREES:			
Trees per Lot: 3	621	621	
30% of required trees and/or palms shall be native species.			
Street Trees:			
Interior Roads: (13,545 L)	387	543	
Public R.O.W.: (790 L)	22	24	
TOTAL NUMBER OF TREES	1,030	1,188	
SHRUBS: (10 shrubs for each tree req.)	10,300	11,880	
30% shrubs/landscape shall be native species.			
Irrigation system required pursuant to Chapter 33 Dade County Code			

COCO PALMS - TOWNHOUSES - PARCEL "B"

LANDSCAPE LEGEND

Chapter 18-A Ordinance 98-13

ZONE DISTRICT: RU-1H

Category	Req. (per Acre)	Req. (Total)	Spec. (Total)
Gross Land: 23.02 acres			
Net Land: 22.68 acres			
Landscaping Open Space (if applicable)	187,368 S.F.	342,735 S.F.	
Landscaping Open Space (if applicable) - Lawn Area (as defined in Ordinance)	592,764 S.F.	442,134 S.F.	
TREES:			
Trees per Net Acre: 28	635	680	
Note: 30% of required trees and/or palms shall be native species.			
Street Trees:			
Interior Roads: (7,449 L)	213	514	
Public R.O.W.: (206 L)	6	6	
TOTAL NUMBER OF TREES	854	1,200	
SHRUBS: (10 shrubs for each tree req.)	8,540	12,000	
30% shrubs/landscape shall be native species.			
Irrigation system required pursuant to Chapter 33 Dade County Code			

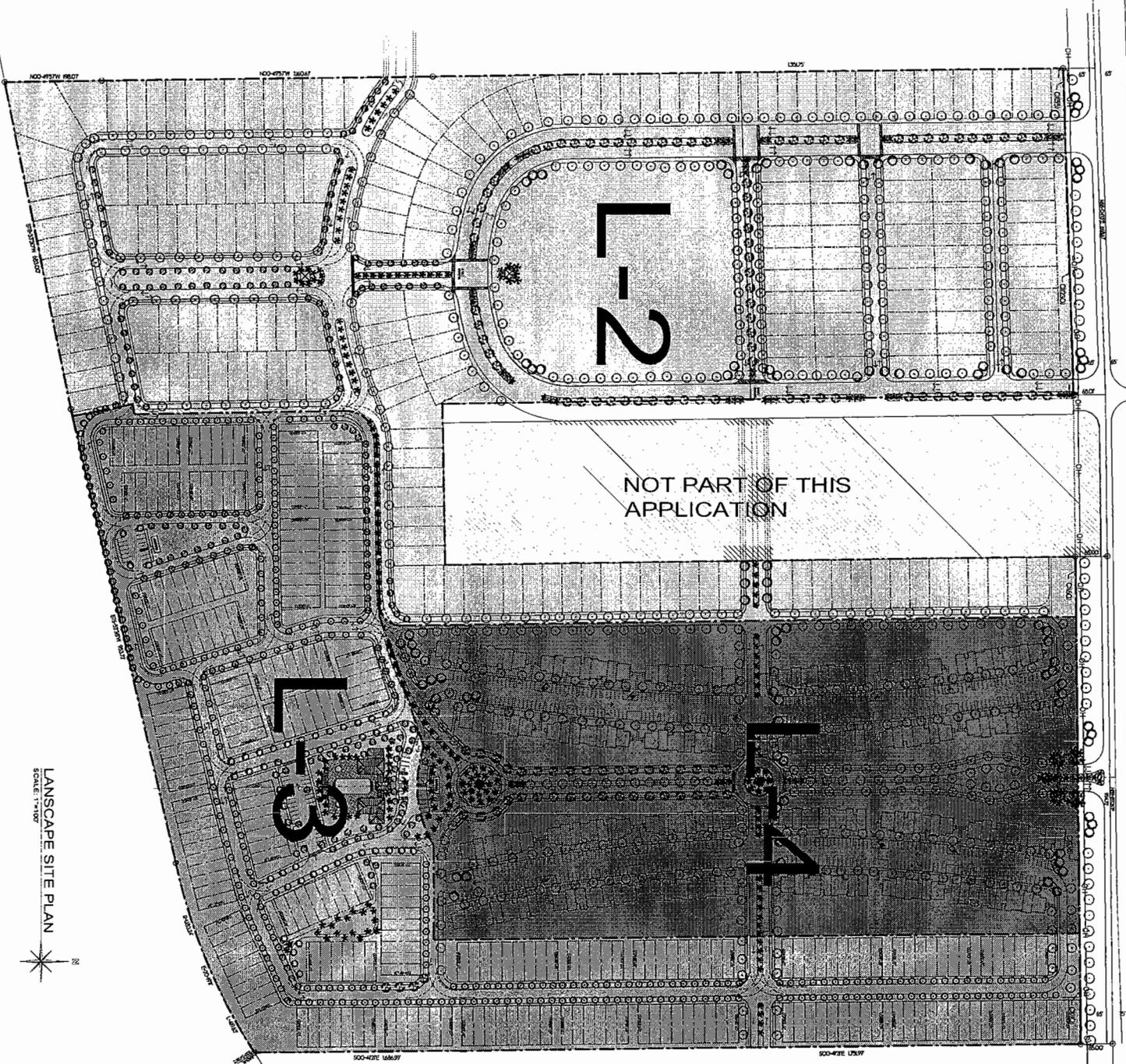
COCO PALMS - VILLAS - PARCEL "C"

LANDSCAPE LEGEND

Chapter 18-A Ordinance 98-13

ZONE DISTRICT: RU-3M

Category	Req. (per Acre)	Req. (Total)	Spec. (Total)
Gross Land: 20.69 acres			
Net Land: 19.92 acres			
Landscaping Open Space (if applicable)	173,543 S.F.	435,500 S.F.	
Landscaping Open Space (if applicable) - Lawn Area (as defined in Ordinance)	520,529 S.F.	435,500 S.F.	
TREES:			
Trees per Net Acre: 28	557	597	
Note: 30% of required trees and/or palms shall be native species.			
Street Trees:			
Interior Roads: (6,940 L)	244	331	
Public R.O.W.: (647 L)	18	18	
TOTAL NUMBER OF TREES	819	946	
SHRUBS: (10 shrubs for each tree req.)	8,190	9,460	
30% shrubs/landscape shall be native species.			
Irrigation system required pursuant to Chapter 33 Dade County Code			



LANDSCAPE SITE PLAN
SCALE: 1"=100'



CORWILL ARCHITECTS INC.
4102 LAGUNA STREET
CORAL GABLES, FL 33146
Tel: 305-442-7777 Fax: 305-442-7778

PROJECT NAME:
ROYAL PALM II
MIAMI-DADE, FLORIDA

OWNER:
MD Holdings LLC
1337 W. STREET
MIAMI, FLORIDA 33130

CONSULTANTS:

DATE: 04-25-08
2007-13
M.C.J.C.
A.M.C.
2007-13

REVISIONS:

SCALE:

SHEET NO. L-1

42

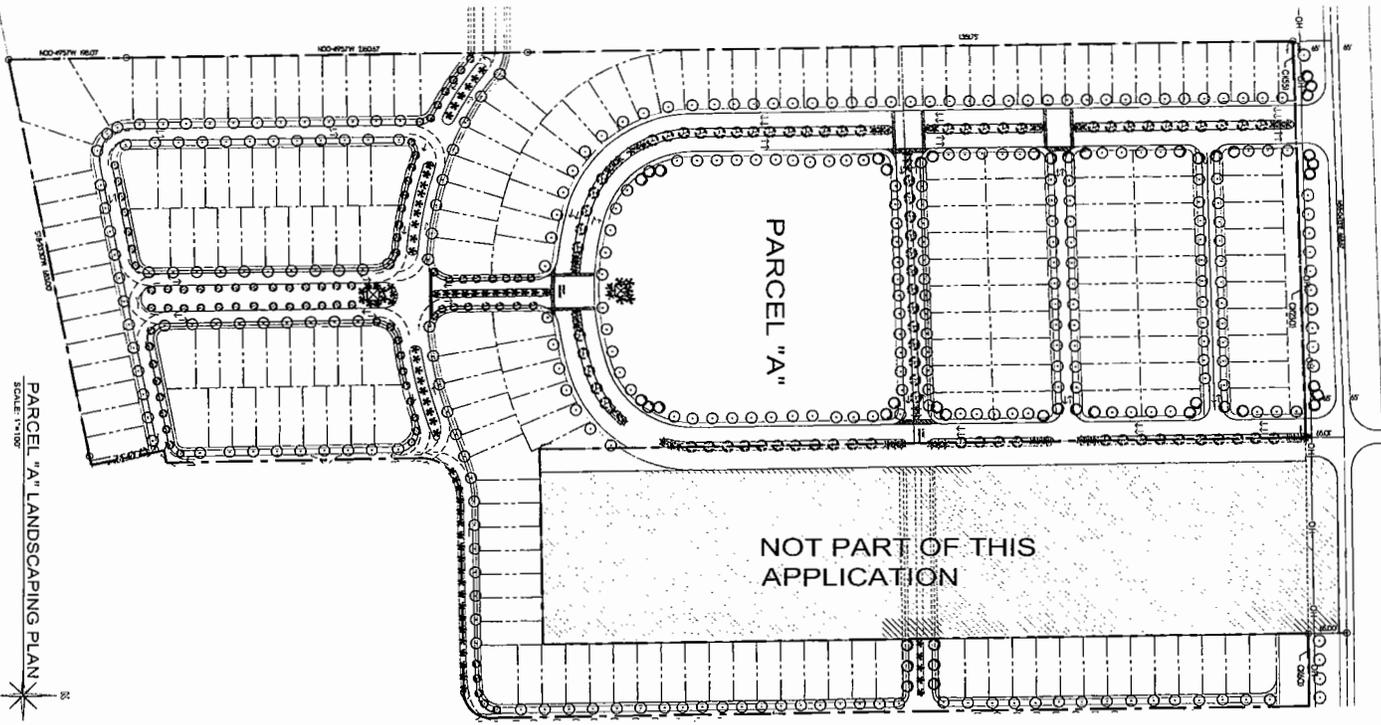
COCO PALMS - SINGLE FAMILY - PARCEL "A"

LANDSCAPE LEGEND
Chapter 18-A Ordinance 98-13

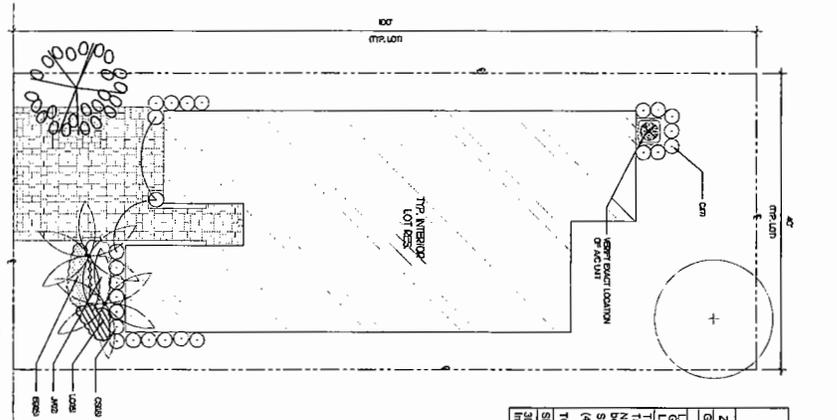
ZONE DISTRICT:	RU-1M(a)	WATER BODIES:	0
Gross Land: 38.74 acres	Net Land: 37.58 acres		
Landscaping Open Space (if applicable)	N/A		
Greenbelt (when (as defined in Ordinance))	N/A		
Landscaping Open Space (as defined in Ordinance)	572,540 S.F.	289,800 S.F.	
TREES: Net Lot: 3	149' - 30"	321	321
Note: 30% of required trees and/or palms shall be native species.			
Street trees:			
Interior Roads: (13,545 U)	387	543	
Public ROW: (790 U)	22	24	
TOTAL NUMBER OF TREES:	1,030	1,188	
SHRUBS: (10 shrubs for each tree req.)	10,300	11,880	
30% shrubage shall be native species. Irrigation system required pursuant to Chapter 33 Dade County Code			

LANDSCAPE LIST:

SYMBOL	DESCRIPTION	QUANTITY
45	12" H. x 8" DIA. BIRD FEEDER	15
45	12" H. x 8" DIA. BIRD FEEDER	15
266	12" H. x 8" DIA. BIRD FEEDER	15
50	15' DIA. x 4' H. FLOWERING PALM	15
15	12" H. x 8" DIA. BIRD FEEDER	15
163	12" H. x 8" DIA. BIRD FEEDER	15
74	12" H. x 8" DIA. BIRD FEEDER	15
345	12" H. x 8" DIA. BIRD FEEDER	15



PARCEL "A" LANDSCAPING PLAN
SCALE: 1/8" = 1'-0"



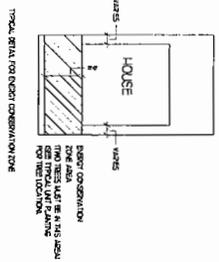
TYP. SINGLE FAMILY LANDSCAPING PLAN
SCALE: 1/8" = 1'-0"

LANDSCAPE LEGEND
Chapter 18-A Ordinance 98-13

ZONE DISTRICT:	RU-1M(a)	WATER BODIES:	0
Gross Land: 4,000 SF	Net Land: 4,000 SF		
Landscaping Open Space (if applicable)	N/A		
Greenbelt (when (as defined in Ordinance))	N/A		
Landscaping Open Space (as defined in Ordinance)	1,400 SF	1,400 SF	
TREES: Net Lot: 3	149' - 30"	321	321
Note: 30% of required trees and/or palms shall be native species.			
Street trees:			
Interior Roads: (13,545 U)	387	543	
Public ROW: (790 U)	22	24	
TOTAL NUMBER OF TREES:	1,030	1,188	
SHRUBS: (10 shrubs for each tree req.)	10,300	11,880	
30% shrubage shall be native species. Irrigation system required pursuant to Chapter 33 Dade County Code			

LANDSCAPE LIST:

SYMBOL	DESCRIPTION	QUANTITY
1	12" H. x 8" DIA. BIRD FEEDER	15
1	12" H. x 8" DIA. BIRD FEEDER	15
2	12" H. x 8" DIA. BIRD FEEDER	15
7	15' DIA. x 4' H. FLOWERING PALM	15
18	12" H. x 8" DIA. BIRD FEEDER	15
15	12" H. x 8" DIA. BIRD FEEDER	15
12	12" H. x 8" DIA. BIRD FEEDER	15
15	12" H. x 8" DIA. BIRD FEEDER	15
15	12" H. x 8" DIA. BIRD FEEDER	15



OWNER: MD Holdings LLC
13397 HINER
MIAMI, FLORIDA 33150

CONSULTANTS: CORWILL ARCHITECTS, INC.

PROJECT NAME: ROYAL PALM II
MIAMI, FLORIDA

DATE: 05-25-08

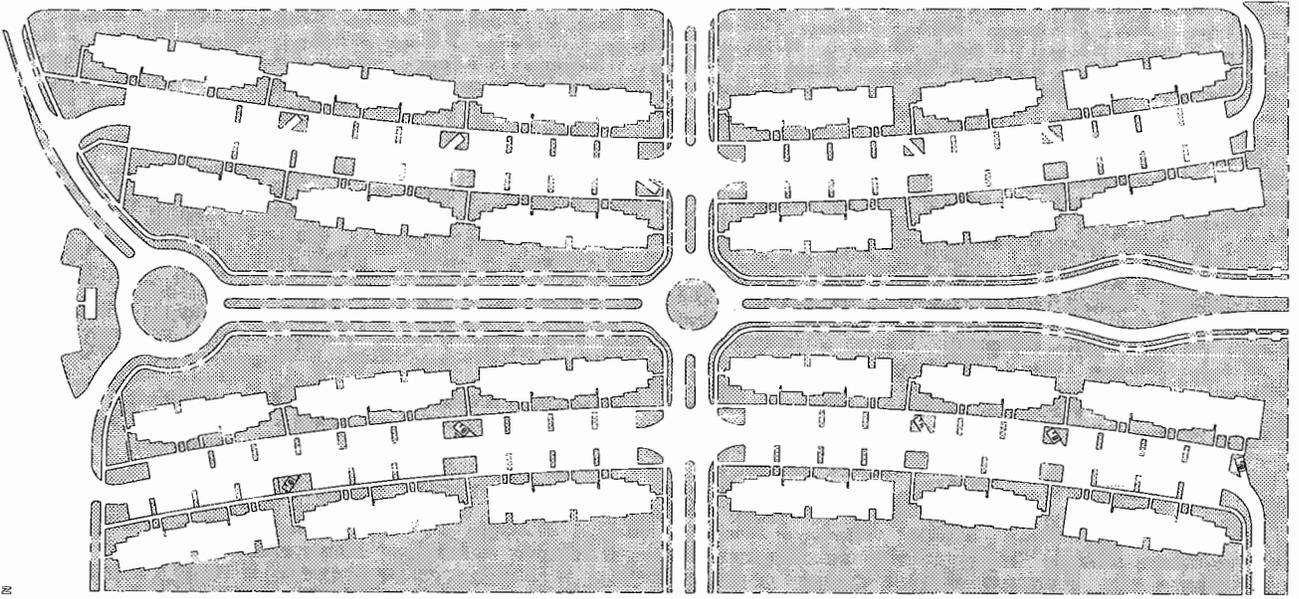
JOB NO: 2007-13

DESIGNED BY: M.C.L.C.

APPROVED BY: A.M.C.

SCALE: 1/8" = 1'-0"

43



PARCEL "C" GREEN AREA P-LINE
SCALE: 1"=40'

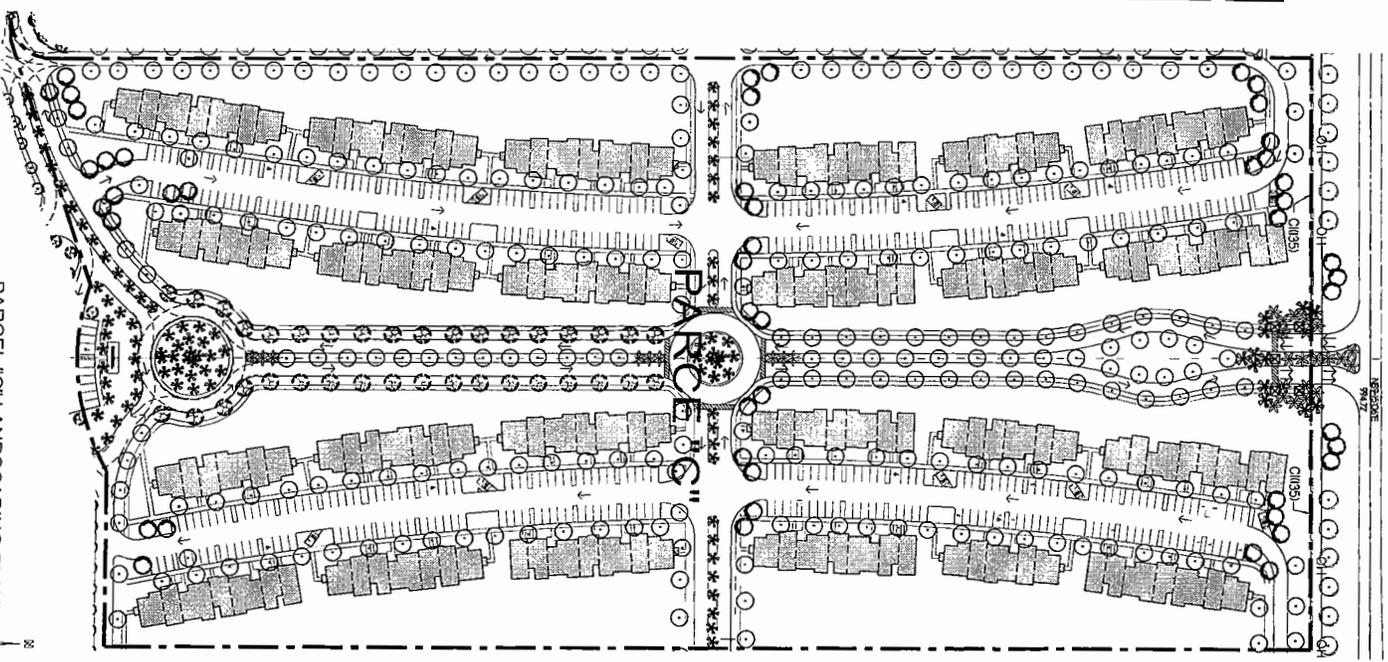


COCO PALMS - VILLAS - PARCEL "C"

LANDSCAPE LEGEND
Chapter 18-A Ordinance 98-13

ZONE DISTRICT: RU-3M	
Gross Land: 20.89 acres	Net Land: 18.82 acres
Landscap. Open Space (if applicable)	173 S.F.
Greenbelt Width (if applicable)	173' N/A
Greenbelt Area (as defined in Ordinance)	520,629 S.F.
Trees per Net Acre:	28
Notes: 30% of required trees and/or palms shall be native species.	
Street Trees:	
Interior Roads: (6840 L)	244
Public R.O.W.: (647 L)	18
TOTAL NUMBER OF TREES:	819
SHRUBS: (10 shrubs for each tree req.)	8190
30% shrub/hedge shall be native species. Irrigation system required pursuant to Chapter 33 Dade County Code	3460

- LANDSCAPE LIST:**
- 50  **50** *Shrub: Hibiscus* **12' H. x 6" SP.**
 - 260  **260** *Shrub: Hibiscus* **12' H. x 6" SP.**
 - 30  **30** *Shrub: Hibiscus* **12' H. x 6" SP.**
 - 12  **12** *Shrub: Hibiscus* **12' H. x 6" SP.**
 - 36  **36** *Shrub: Hibiscus* **12' H. x 6" SP.**
 - 95  **95** *Shrub: Hibiscus* **12' H. x 6" SP.**
 - 270  **270** *Shrub: Hibiscus* **12' H. x 6" SP.**



PARCEL "C" LANDSCAPING PLAN
SCALE: 1"=40'



4107 LAGUNA STREET
DORAL, FLORIDA 33122
TEL: (305) 486-1111
WWW.CORWILLARCHITECTS.COM

PROJECT NAME:
ROYAL PALM II
MIAMI-DADE, FLORIDA

OWNER:
MD Holdings LLC
135W 7th STREET
MIAMI, FLORIDA 33130

CONSULTANTS:

DATE: 04-25-08

DESIGN: 2007-13

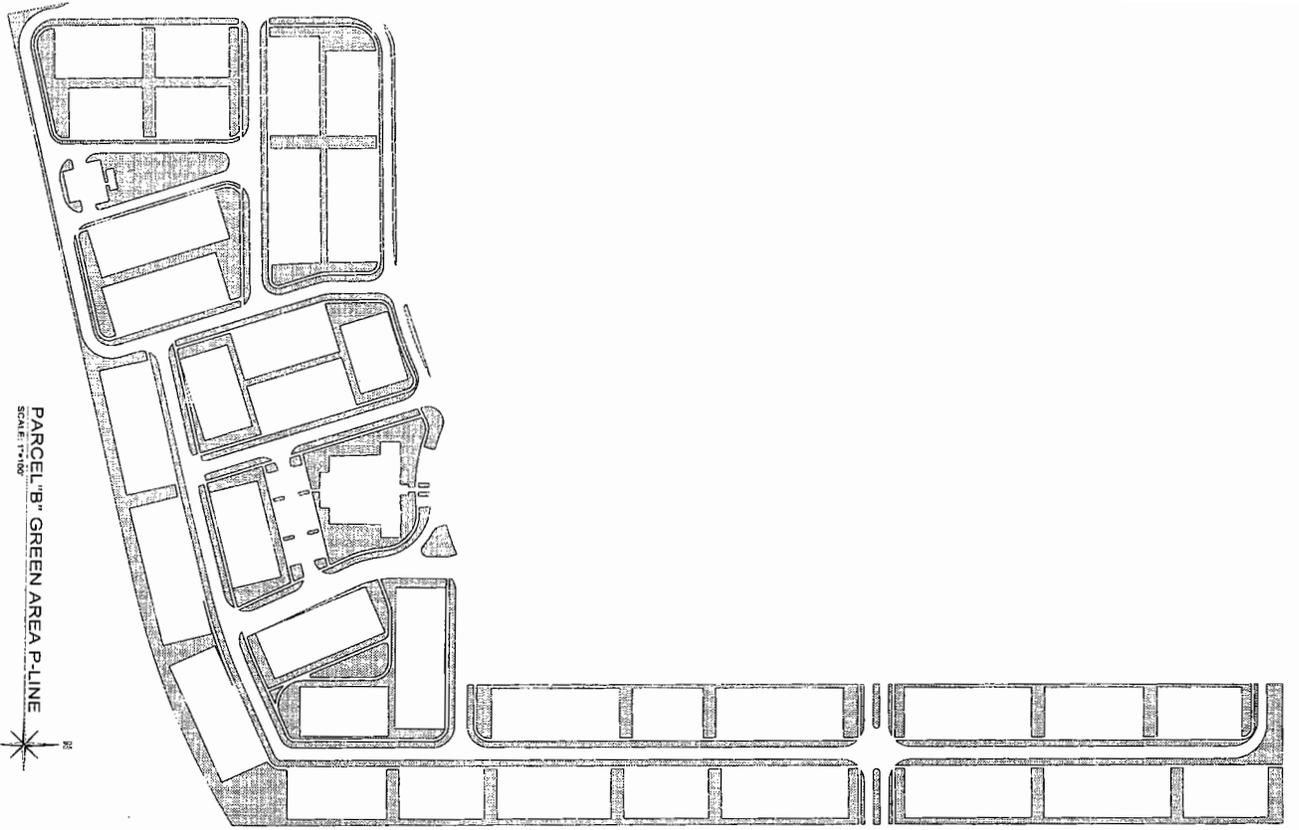
DESIGNED BY: MCL/C

APPROVED BY: AMC

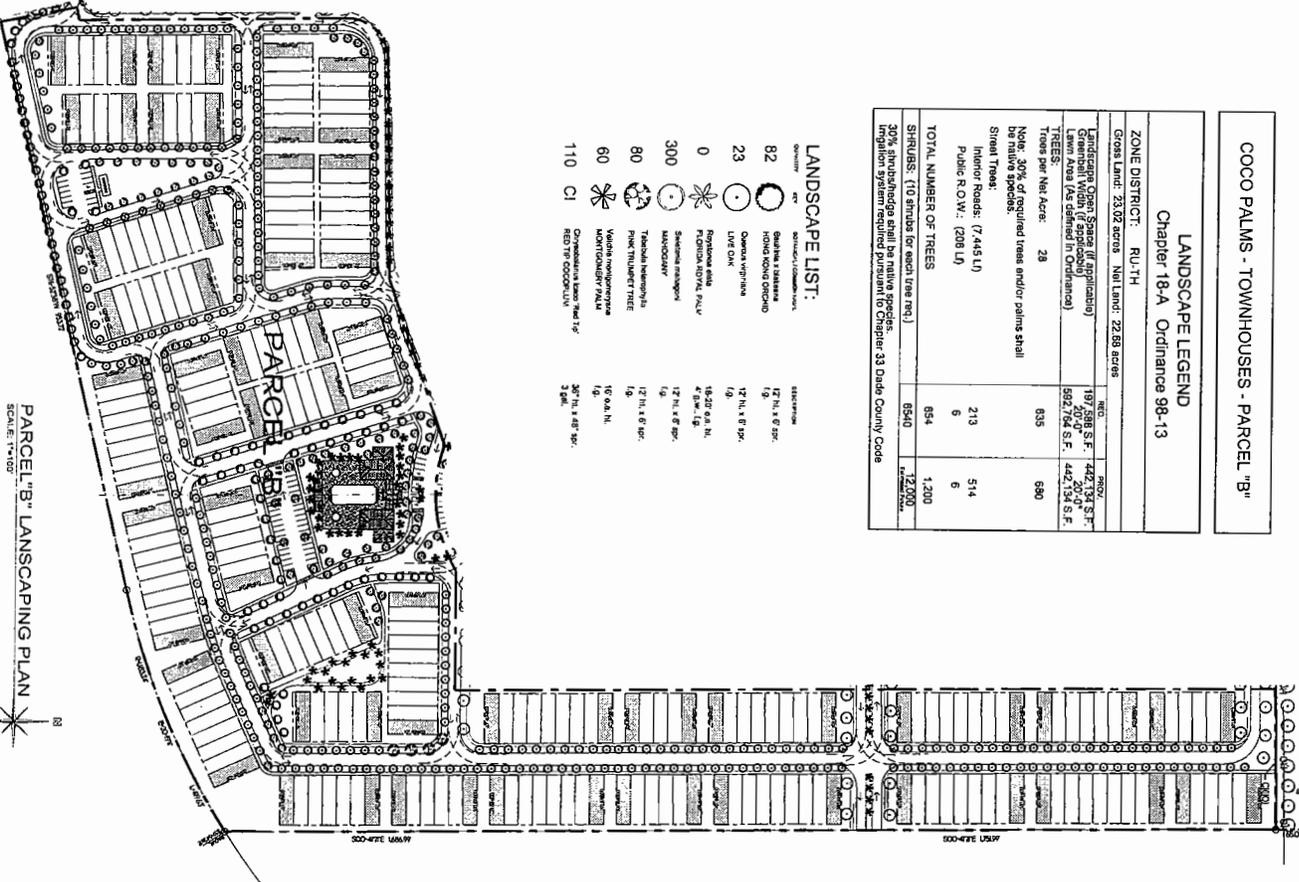
SHEET NO: 2007-13

SHEET NO: L-4

THIS DRAWING IS THE PROPERTY OF CORWILL ARCHITECTS, INC. AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. NO PART OF THIS DRAWING SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF CORWILL ARCHITECTS, INC.



PARCEL "B" GREEN AREA P-LINE
SCALE: 1"=100'



PARCEL "B" LANDSCAPING PLAN
SCALE: 1"=100'

COCO PALMS - TOWNHOUSES - PARCEL "B"

LANDSCAPE LEGEND
Chapter 18-A Ordinance 98-13

ZONE DISTRICT:	RU-1H		
Gross Acreage:	23.02	Net Acreage:	22.88
Landscaping Green Space (if applicable):	189,407.00 S.F.	44,297.00 S.F.	24,297.00 S.F.
Greenbelt Width (if applicable):	20'-0"	20'-0"	20'-0"
Green Area (as defined in Ordinance):	692,764 S.F.	442,134 S.F.	250,630 S.F.
Trees per Net Acre:	28	635	690
Note: 50% of required trees and/or palms shall be native species.			
Street Trees:			
Interior Roads: (7.445 LU)	213	514	
Public R.O.W.: (208 LU)	6	6	
TOTAL NUMBER OF TREES	654	1,200	
SHRUBS: (10 shrubs for each tree req.)	6540	12,000	
30% shrub/palmage shall be native species. (Minimum system required pursuant to Chapter 33 State County Code)			

LANDSCAPE LIST:

- 82 Small Palm & Shrub 12" H. x 6" SP.
- 23 Live Oak 12" H. x 6" SP.
- 0 Live Oak 18-20' H. x 4" DIA. 1/2"
- 300 Live Oak 12" H. x 6" SP.
- 80 Live Oak 12" H. x 6" SP.
- 60 Live Oak 12" H. x 6" SP.
- 110 Live Oak 12" H. x 6" SP.

DATE: 06-25-08
JOB NO.: 2007-13
DRAWN BY: A.C.L.C.
APP' BY: A.M.C.
FILE: 2007-13

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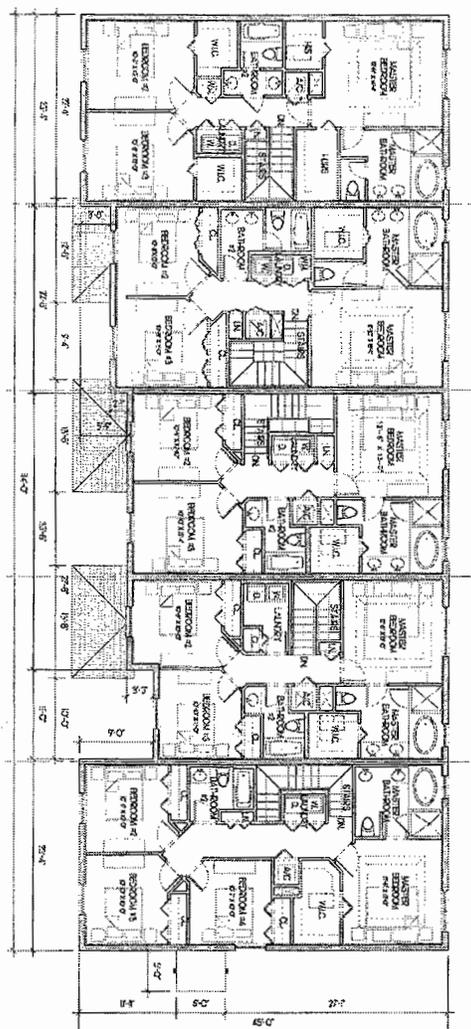
PARCEL "B" LANDSCAPING PLAN

OWNER:
MAD Holdings LLC
135W 7th STREET
MIAMI, FLORIDA 33130

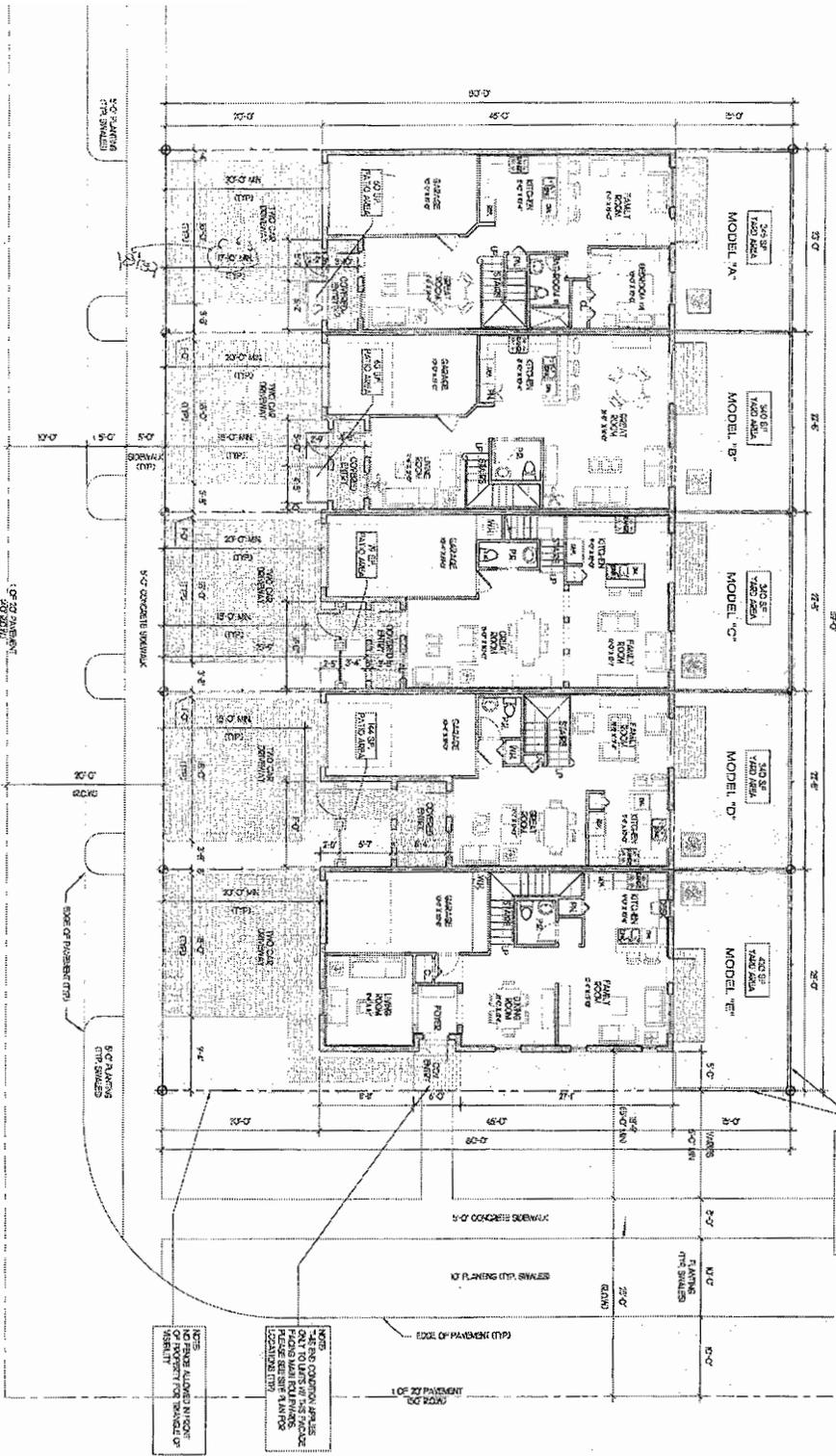
CONSULTANTS:
CORWILL ARCHITECTS, INC.
4102 LANGUINA STREET
CORAL GABLES, FL 33146
TEL: 305-442-0011 FAX: 305-442-0020

PROJECT NAME:
ROYAL PALM II
MIAMI-DOL BEACH

45



SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"

ALL DIMENSIONS SHALL BE ENCLOSED OR 500'-0" WOOD FLOOR TRIP + ALL UNITS

NOTES:
1. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE (IRC).
2. ALL DIMENSIONS SHALL BE ENCLOSED OR 500'-0" WOOD FLOOR TRIP + ALL UNITS.
3. SEE ARCHITECT'S NOTES FOR MATERIALS AND FINISHES.

MODEL	1ST FLOOR LIVING AREA	2ND FLOOR LIVING AREA	TOTAL LIVING AREA	1ST FLOOR BATH	2ND FLOOR BATH	TOTAL BATH	1ST FLOOR KITCHEN	2ND FLOOR KITCHEN	TOTAL KITCHEN	1ST FLOOR BEDROOM	2ND FLOOR BEDROOM	TOTAL BEDROOM	1ST FLOOR HALL	2ND FLOOR HALL	TOTAL HALL	1ST FLOOR UTILITY	2ND FLOOR UTILITY	TOTAL UTILITY	1ST FLOOR PORCH	2ND FLOOR PORCH	TOTAL PORCH
MODEL "A"	697 SF	600 SF	1297 SF	50 SF	50 SF	100 SF	400 SF	400 SF	800 SF	400 SF	400 SF	800 SF	100 SF	100 SF	200 SF	100 SF	100 SF	200 SF	100 SF	100 SF	200 SF
MODEL "B"	697 SF	600 SF	1297 SF	50 SF	50 SF	100 SF	400 SF	400 SF	800 SF	400 SF	400 SF	800 SF	100 SF	100 SF	200 SF	100 SF	100 SF	200 SF	100 SF	100 SF	200 SF
MODEL "C"	697 SF	600 SF	1297 SF	50 SF	50 SF	100 SF	400 SF	400 SF	800 SF	400 SF	400 SF	800 SF	100 SF	100 SF	200 SF	100 SF	100 SF	200 SF	100 SF	100 SF	200 SF
MODEL "D"	697 SF	600 SF	1297 SF	50 SF	50 SF	100 SF	400 SF	400 SF	800 SF	400 SF	400 SF	800 SF	100 SF	100 SF	200 SF	100 SF	100 SF	200 SF	100 SF	100 SF	200 SF
MODEL "E"	697 SF	600 SF	1297 SF	50 SF	50 SF	100 SF	400 SF	400 SF	800 SF	400 SF	400 SF	800 SF	100 SF	100 SF	200 SF	100 SF	100 SF	200 SF	100 SF	100 SF	200 SF

OWNER:
MD Holdings LLC
1330 7th Street
Miami, Florida 33130

CONSULTANTS:
CORWILL ARCHITECTS, INC.
4102 LAGUNA STREET
CORAL GABLES, FL 33134
TEL: 305-441-1100

PROJECT NAME:
ROYAL PALM II
3900 DADE FLORIDA

DATE:
04-25-08

DESIGNED BY:
JAC LC

DRAWN BY:
JAC LC

DATE:
04-25-08

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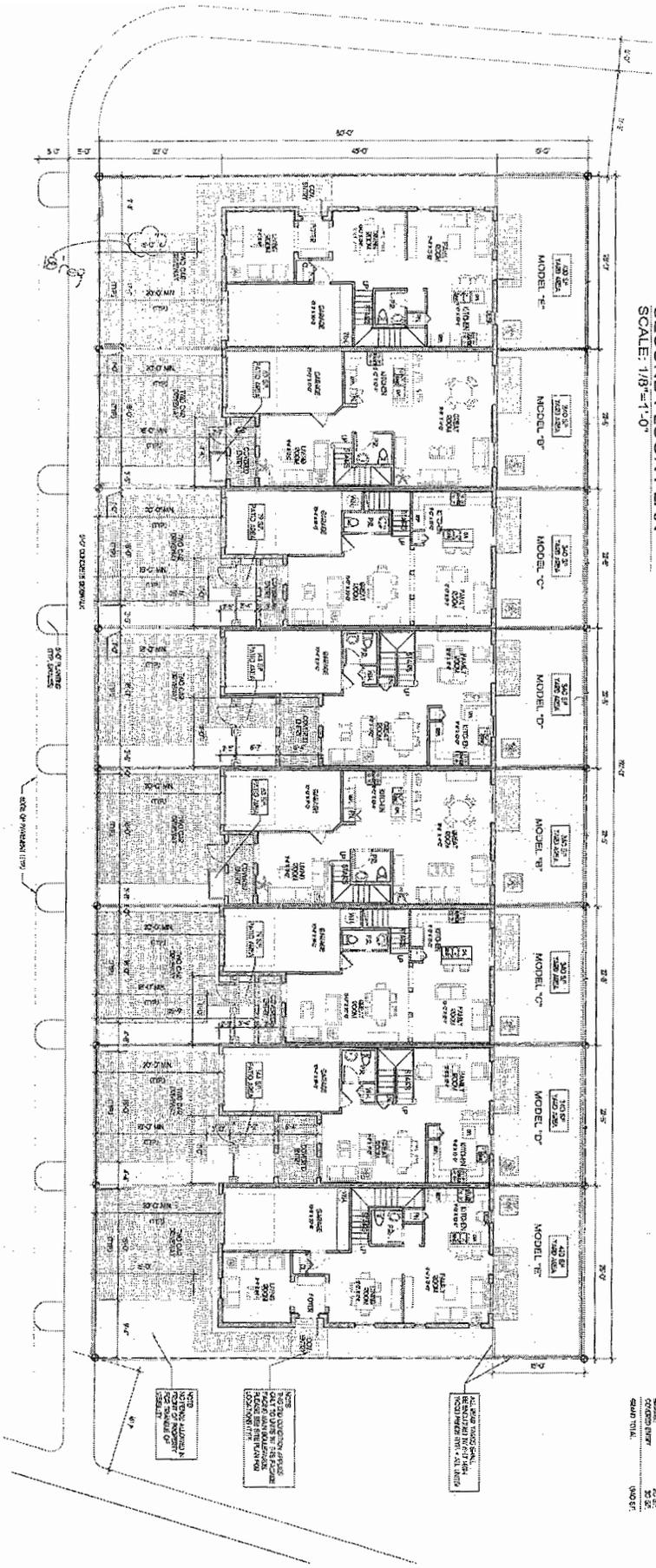
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JAC LC

DATE:
04-25-08

DESIGNED BY:
JAC LC

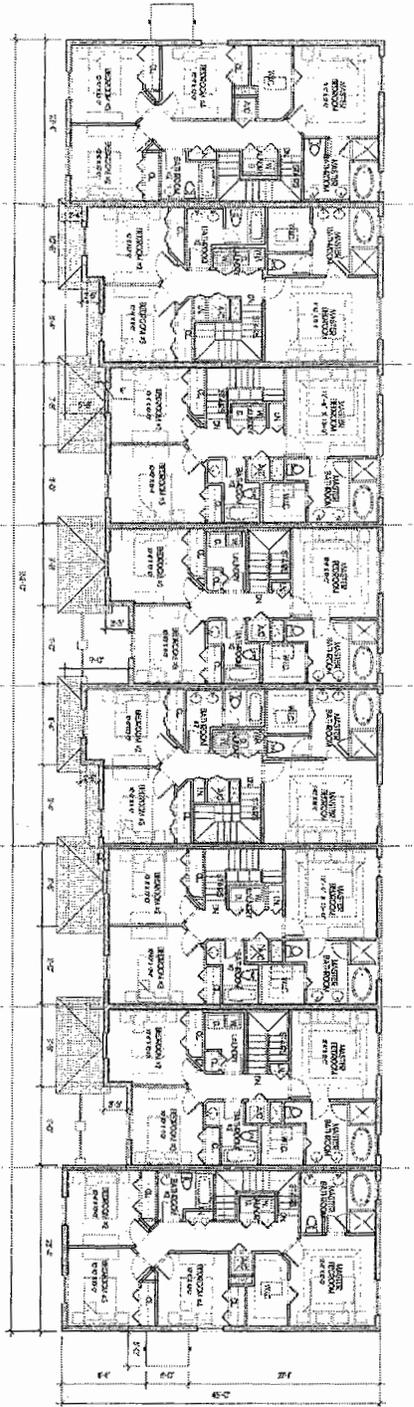
GROUND FLOOR PLAN

SCALE: 1/8"=1'-0"



SECOND FLOOR PLAN

SCALE: 1/8"=1'-0"



AREA CALCULATIONS

MODEL 'A'	MODEL 'B'	MODEL 'C'	MODEL 'D'	MODEL 'E'	MODEL 'F'	MODEL 'G'	MODEL 'H'	MODEL 'I'
NET FLOOR AREA	1,100 SF							
NET AREA	1,100 SF							
TOTAL NET AREA	9,900 SF							
COMMON AREA	1,100 SF							
GRAND TOTAL	11,000 SF							



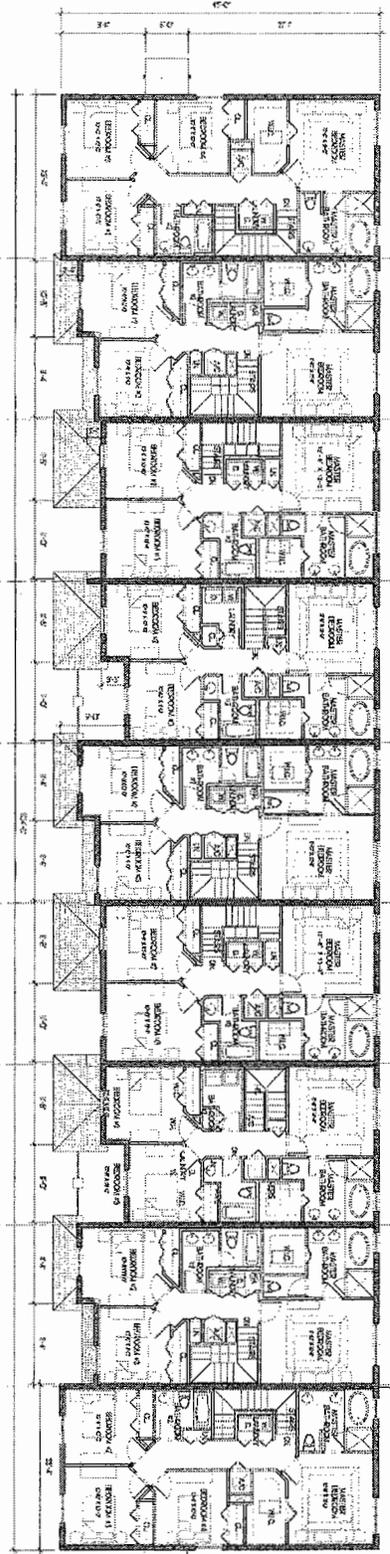
ARCHITECTS INC.
CORWILL ARCHITECTS INC.
82 ACRES

OWNER:
CORWILL ARCHITECTS INC.
82 ACRES

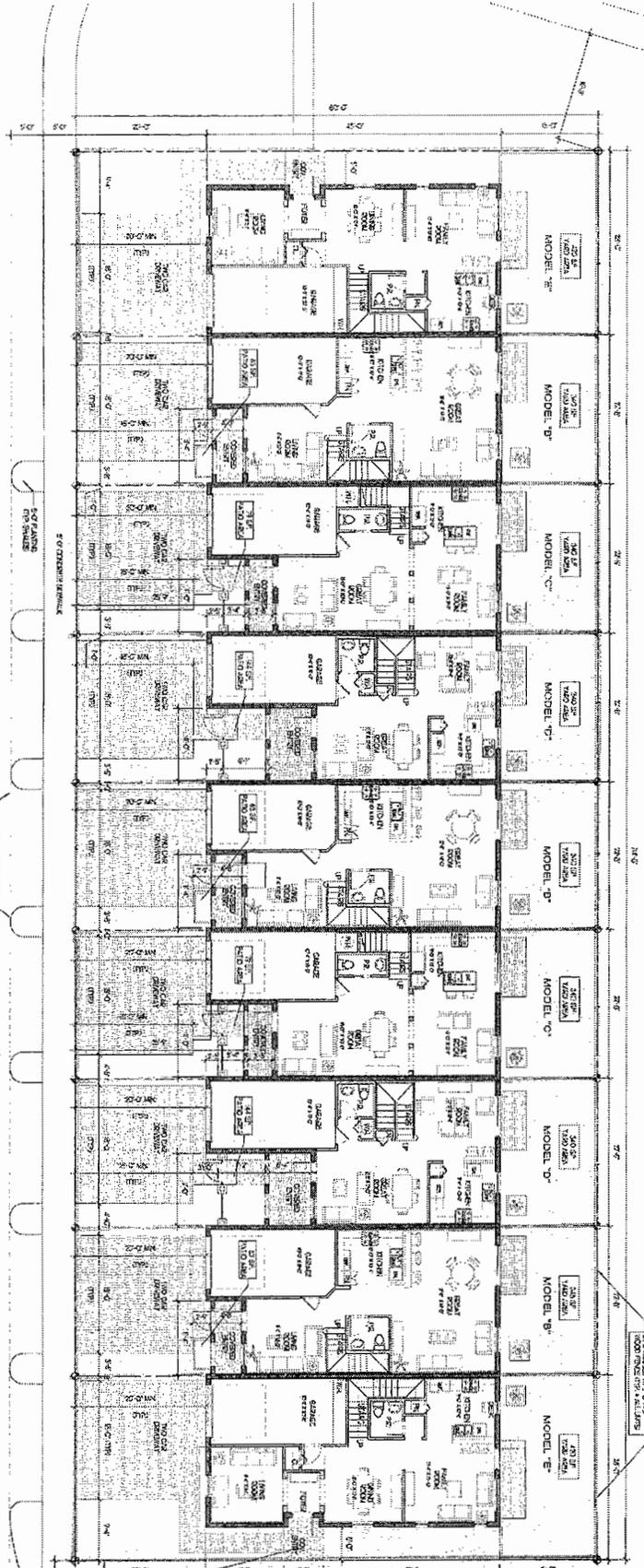
DESIGN:
CORWILL ARCHITECTS INC.
82 ACRES

CONTRACTOR:
CORWILL ARCHITECTS INC.
82 ACRES

DATE: 02/25/08
SCALE: 1/8"=1'-0"
SHEET NO: A-3.00



SECOND FLOOR PLAN
SCALE: 1/8"=1'-0"



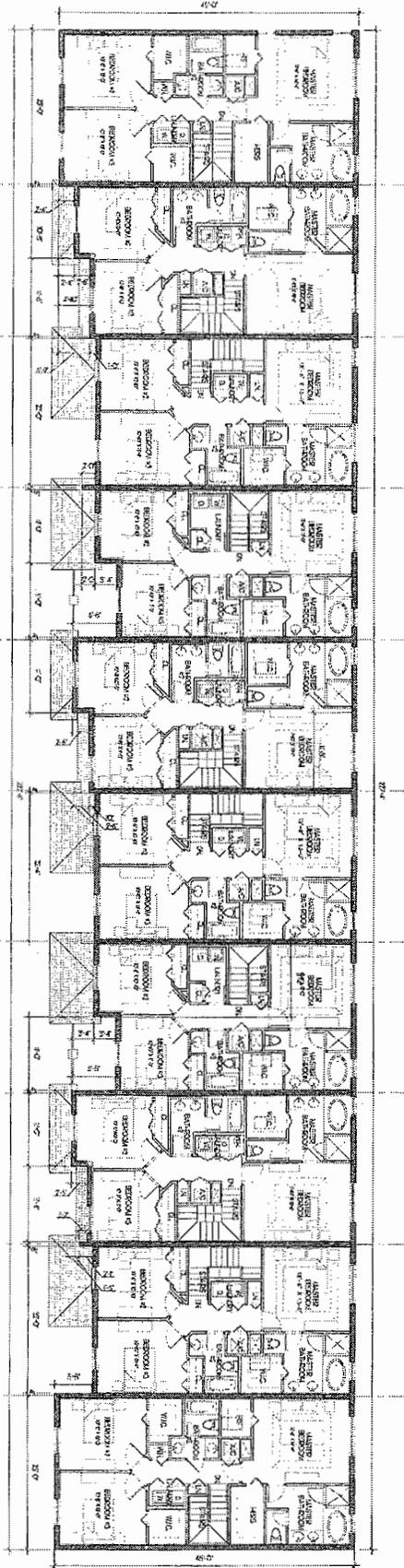
GROUND FLOOR PLAN
SCALE: 1/8"=1'-0"

AREA CALCULATIONS

MODEL	NET FLOOR AREA (SQA)	GROSS FLOOR AREA (SQA)	TOTAL FLOOR AREA (SQA)	NET FLOOR AREA (SQA)	GROSS FLOOR AREA (SQA)	TOTAL FLOOR AREA (SQA)
MODEL 5P	651 SF	800 SF	800 SF	597 SF	746 SF	746 SF
MODEL 5Q	651 SF	800 SF	800 SF	597 SF	746 SF	746 SF
MODEL 5R	651 SF	800 SF	800 SF	597 SF	746 SF	746 SF
MODEL 5S	651 SF	800 SF	800 SF	597 SF	746 SF	746 SF
MODEL 5T	651 SF	800 SF	800 SF	597 SF	746 SF	746 SF
MODEL 5U	651 SF	800 SF	800 SF	597 SF	746 SF	746 SF
MODEL 5V	651 SF	800 SF	800 SF	597 SF	746 SF	746 SF
MODEL 5W	651 SF	800 SF	800 SF	597 SF	746 SF	746 SF
MODEL 5X	651 SF	800 SF	800 SF	597 SF	746 SF	746 SF
MODEL 5Y	651 SF	800 SF	800 SF	597 SF	746 SF	746 SF
MODEL 5Z	651 SF	800 SF	800 SF	597 SF	746 SF	746 SF
TOTAL	6,510 SF	8,000 SF	8,000 SF	5,970 SF	7,460 SF	7,460 SF



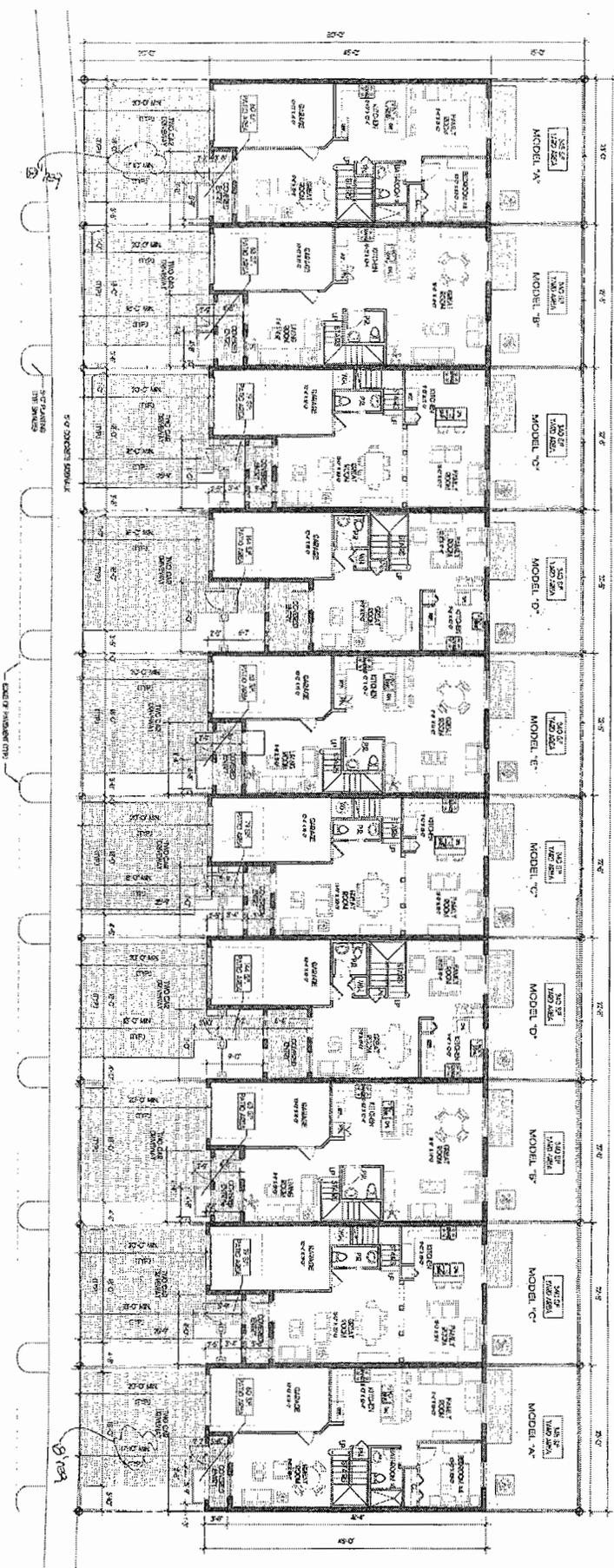
DATE: 02.21.08
 PROJECT: 300-113
 SHEET: 300-113
 SCALE: 1/8"=1'-0"
 A-3.0D



SECOND FLOOR PLAN
SCALE: 1/8"=1'-0"

AREA CALCULATIONS

MODEL	UNIT	NET FLOOR AREA (SQ. FT.)	GROSS FLOOR AREA (SQ. FT.)	COMMON AREA (SQ. FT.)	UNIT TOTAL (SQ. FT.)
MODEL 'A'	UNIT	1,067.56	1,167.56	40.00	1,207.56
	10 UNITS	10,675.60	11,675.60	400.00	12,075.60
MODEL 'B'	UNIT	1,067.56	1,167.56	40.00	1,207.56
	10 UNITS	10,675.60	11,675.60	400.00	12,075.60
MODEL 'C'	UNIT	1,067.56	1,167.56	40.00	1,207.56
	10 UNITS	10,675.60	11,675.60	400.00	12,075.60
MODEL 'D'	UNIT	1,067.56	1,167.56	40.00	1,207.56
	10 UNITS	10,675.60	11,675.60	400.00	12,075.60
MODEL 'E'	UNIT	1,067.56	1,167.56	40.00	1,207.56
	10 UNITS	10,675.60	11,675.60	400.00	12,075.60
MODEL 'F'	UNIT	1,067.56	1,167.56	40.00	1,207.56
	10 UNITS	10,675.60	11,675.60	400.00	12,075.60
MODEL 'G'	UNIT	1,067.56	1,167.56	40.00	1,207.56
	10 UNITS	10,675.60	11,675.60	400.00	12,075.60
MODEL 'H'	UNIT	1,067.56	1,167.56	40.00	1,207.56
	10 UNITS	10,675.60	11,675.60	400.00	12,075.60
MODEL 'I'	UNIT	1,067.56	1,167.56	40.00	1,207.56
	10 UNITS	10,675.60	11,675.60	400.00	12,075.60
MODEL 'J'	UNIT	1,067.56	1,167.56	40.00	1,207.56
	10 UNITS	10,675.60	11,675.60	400.00	12,075.60
TOTAL GROSS		106,756.00	116,756.00	4,000.00	120,756.00
TOTAL UNIT		106,756.00	116,756.00	4,000.00	120,756.00

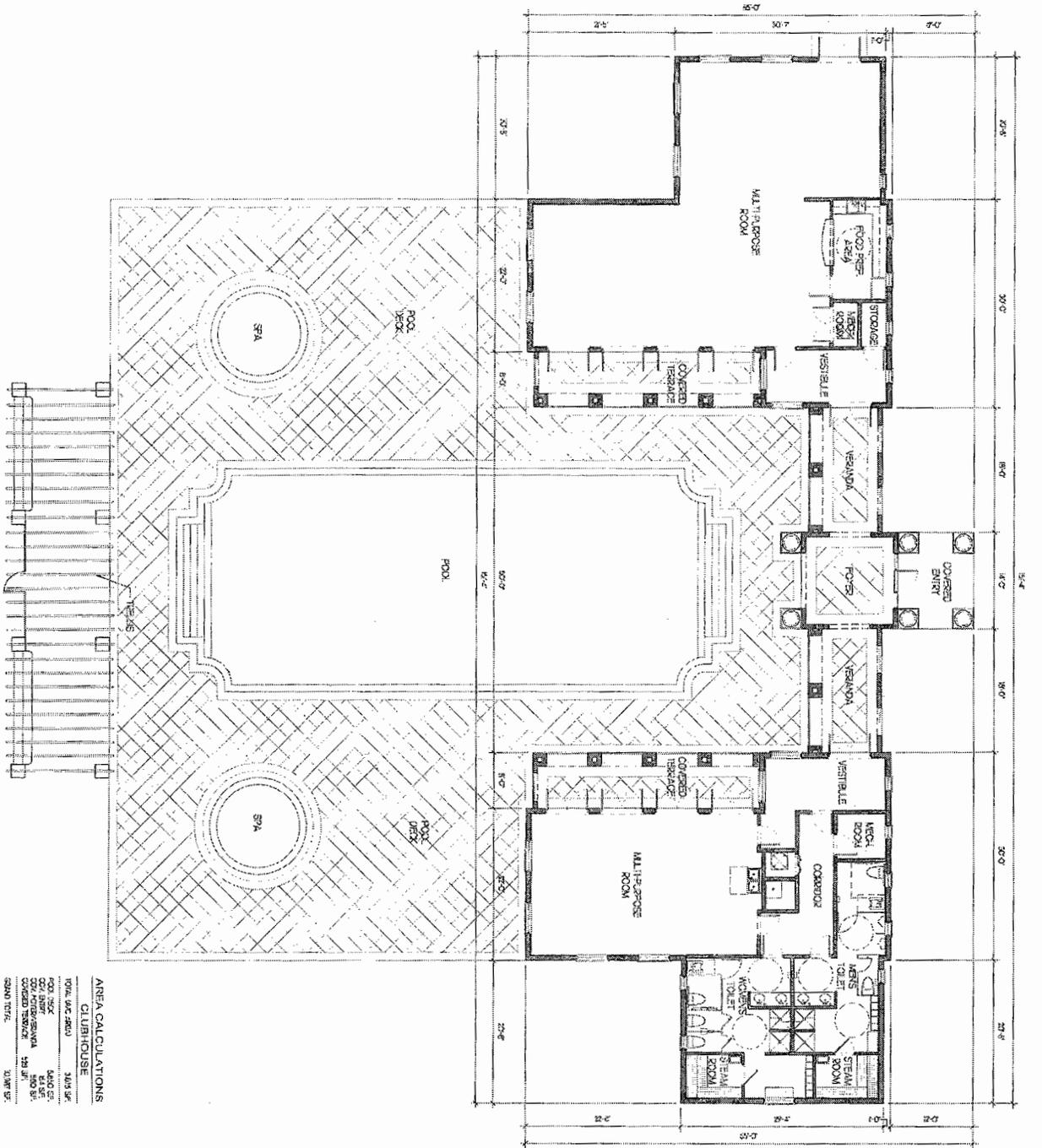


GROUND FLOOR PLAN
SCALE: 1/8"=1'-0"



DATE: 07-25-08
 DRAWN BY: JAC/NC
 CHECKED BY: JAC/NC
 APPROVED BY: JAC/NC
 TITLE: TYPICAL TOWNHOUSE FLOOR PLAN (10 UNITS)
 PROJECT NO: A-3.0E
 SHEET NO: 08/11

CORWILL ARCHITECTS, INC.
 41291 ASTORIA STREET
 CORP. OFFICE, SUITE 100
 HOUSTON, TEXAS 77057
 PHONE: 281.486.1111
 FAX: 281.486.1112
 WWW.CORWILLARCHITECTS.COM



GROUND FLOOR PLAN - CLUBHOUSE
SCALE: 1/8"=1'-0"

AREA CALCULATIONS

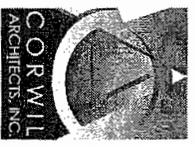
CLUBHOUSE	TOTAL SQ. FT.
POOL DECK	1,000 SF
POOL	2,100 SF
COVERED SERVICE	220 SF
RESTROOMS	200 SF
SAUNA	100 SF
STEAM ROOM	100 SF
STORAGE	100 SF
VESTIBULE	100 SF
UTILITY	100 SF
TOTAL	5,920 SF

DATE: 04/28/08
 DRAWN BY: MCL/C
 CHECKED BY: JMC
 PROJECT NO.: 2007-13
 SHEET NO.: A-3.16



A-3.16

54



11201 LA GUANA STREET
 CORAL GABLES, FL 33146
 TEL: 305.441.1100 FAX: 305.441.1101

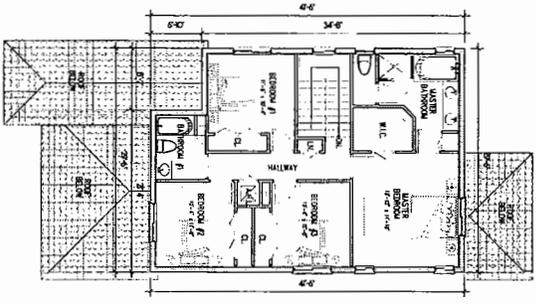
PROJECT NAME:
 ROYAL PALM II
 MIAMI, FLORIDA

OWNER:
 MD Holdings LLC
 10000 BAYVIEW BLVD
 SUITE 1000
 MIAMI, FL 33154

CONSULTANTS:

PLANS
 ELEVATIONS
 SECTIONS
 DETAILS
 FINISHES
 SCHEDULES
 SPECIFICATIONS

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES.



2nd FLOOR PLAN - MODEL "C"
SCALE: 1/8"=1'-0"

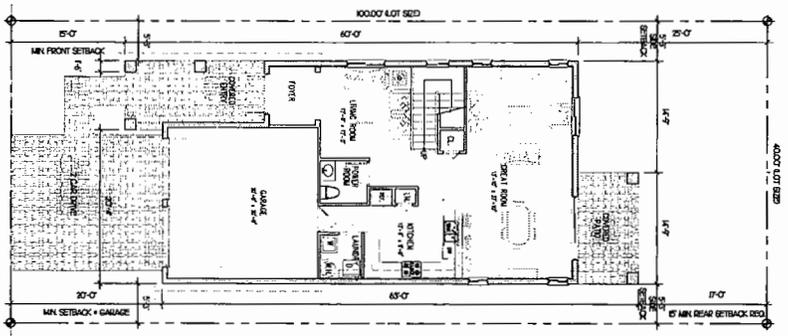
AREA CALCULATIONS

MODEL "C"	1000 SF
BT FLOOR (A/C AREA)	1000 SF
2ND FLOOR (A/C AREA)	1000 SF
TOTAL (A/C AREA)	2000 SF
COVERED W/RT	1000 SF
COVERED PAVD	1000 SF
GRAND TOTAL	2000 SF

LOT COVERAGE

MODEL "C"	1000 SF
ALLOWED (A/C AREA)	1000 SF
TOTAL MAX ALLOWED	1000 SF
PROVIDED	1000 SF

1/8" = 1' - 0"



GROUND FLOOR PLAN - MODEL "C"
SCALE: 1/8"=1'-0"

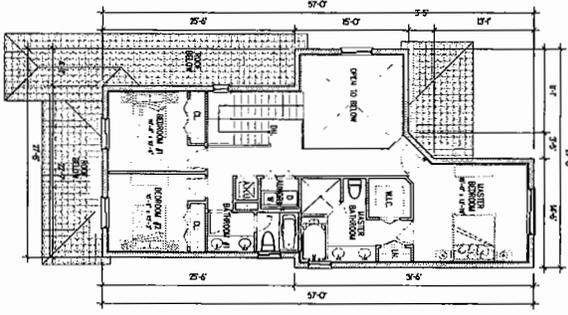
AREA CALCULATIONS

MODEL "C"	1000 SF
BT FLOOR (A/C AREA)	1000 SF
2ND FLOOR (A/C AREA)	1000 SF
TOTAL (A/C AREA)	2000 SF
COVERED W/RT	1000 SF
COVERED PAVD	1000 SF
GRAND TOTAL	2000 SF

LOT COVERAGE

MODEL "C"	1000 SF
ALLOWED (A/C AREA)	1000 SF
TOTAL MAX ALLOWED	1000 SF
PROVIDED	1000 SF

1/8" = 1' - 0"



2nd FLOOR PLAN - MODEL "B"
SCALE: 1/8"=1'-0"

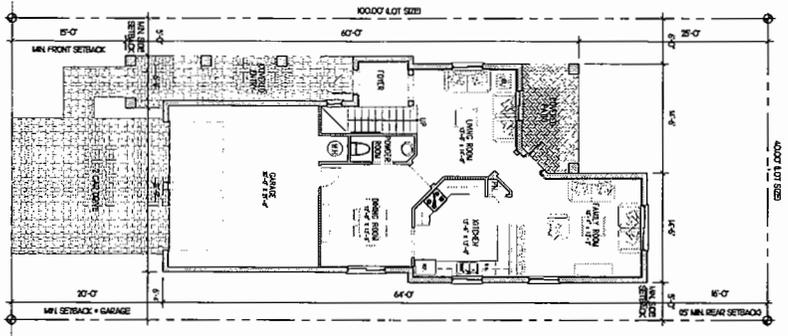
AREA CALCULATIONS

MODEL "B"	1000 SF
BT FLOOR (A/C AREA)	1000 SF
2ND FLOOR (A/C AREA)	1000 SF
TOTAL (A/C AREA)	2000 SF
COVERED W/RT	1000 SF
COVERED PAVD	1000 SF
GRAND TOTAL	2000 SF

LOT COVERAGE

MODEL "B"	1000 SF
ALLOWED (A/C AREA)	1000 SF
TOTAL MAX ALLOWED	1000 SF
PROVIDED	1000 SF

1/8" = 1' - 0"



GROUND FLOOR PLAN - MODEL "B"
SCALE: 1/8"=1'-0"

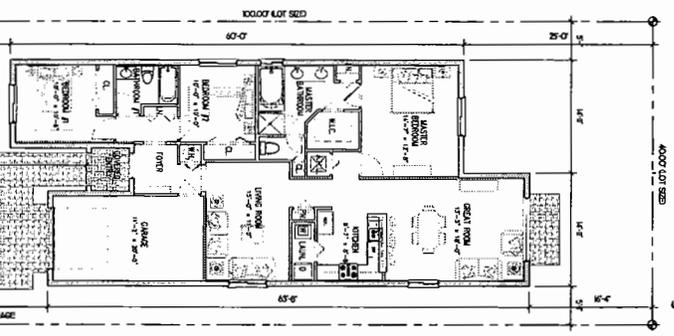
AREA CALCULATIONS

MODEL "B"	1000 SF
BT FLOOR (A/C AREA)	1000 SF
2ND FLOOR (A/C AREA)	1000 SF
TOTAL (A/C AREA)	2000 SF
COVERED W/RT	1000 SF
COVERED PAVD	1000 SF
GRAND TOTAL	2000 SF

LOT COVERAGE

MODEL "B"	1000 SF
ALLOWED (A/C AREA)	1000 SF
TOTAL MAX ALLOWED	1000 SF
PROVIDED	1000 SF

1/8" = 1' - 0"



2nd FLOOR PLAN - MODEL "A"
SCALE: 1/8"=1'-0"

AREA CALCULATIONS

MODEL "A"	1000 SF
BT FLOOR (A/C AREA)	1000 SF
2ND FLOOR (A/C AREA)	1000 SF
TOTAL (A/C AREA)	2000 SF
COVERED W/RT	1000 SF
COVERED PAVD	1000 SF
GRAND TOTAL	2000 SF

LOT COVERAGE

MODEL "A"	1000 SF
ALLOWED (A/C AREA)	1000 SF
TOTAL MAX ALLOWED	1000 SF
PROVIDED	1000 SF

1/8" = 1' - 0"



GROUND FLOOR PLAN - MODEL "A"
SCALE: 1/8"=1'-0"

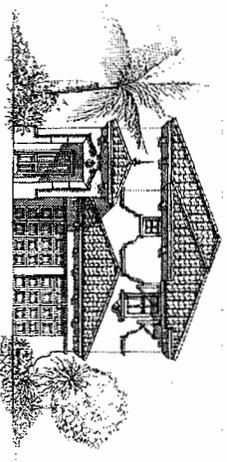
AREA CALCULATIONS

MODEL "A"	1000 SF
BT FLOOR (A/C AREA)	1000 SF
2ND FLOOR (A/C AREA)	1000 SF
TOTAL (A/C AREA)	2000 SF
COVERED W/RT	1000 SF
COVERED PAVD	1000 SF
GRAND TOTAL	2000 SF

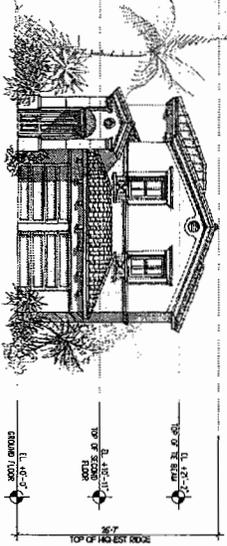
LOT COVERAGE

MODEL "A"	1000 SF
ALLOWED (A/C AREA)	1000 SF
TOTAL MAX ALLOWED	1000 SF
PROVIDED	1000 SF

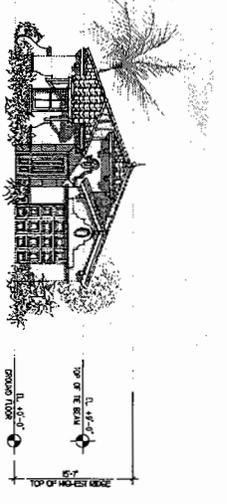
1/8" = 1' - 0"



FRONT ELEVATION - MODEL "C"
SCALE: 1/8"=1'-0"



FRONT ELEVATION - MODEL "B"
SCALE: 1/8"=1'-0"



FRONT ELEVATION - MODEL "A"
SCALE: 1/8"=1'-0"

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SINGLE FAMILY
TYP FLOOR PLAN
AND ELEVATIONS

DATE: 04-24-08
JOB NO.: 2007-13
DRAWN BY: M.C.L.C.
CHECKED BY: A.M.C.
DATE: 2007-13

OWNER:
MD Holdings I LLC
4102 LAGUNA STREET
MIAMI BEACH, FL 33133

PROJECT NAME:
ROYAL PALM II
MIAMI BEACH, FLORIDA

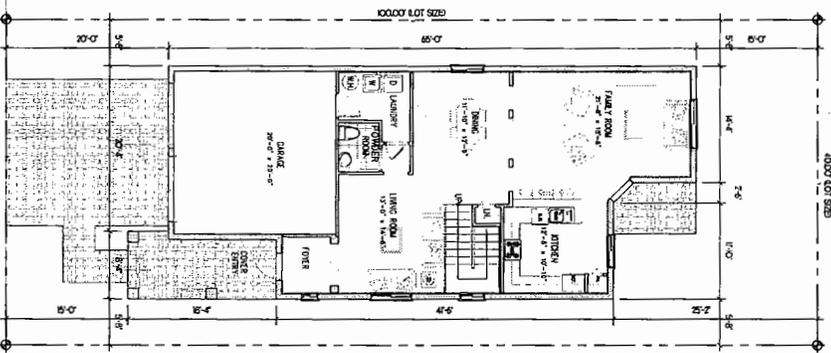
CONSULTANTS:

DATE: 04/24/08

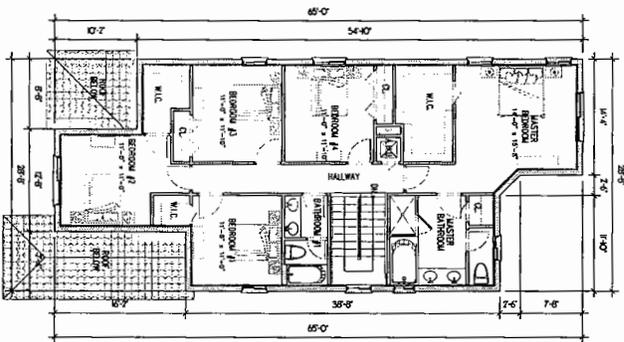
SHEET: A-3.3

55





GROUND FLOOR PLAN - MODEL "E"
SCALE: 1/8"=1'-0"



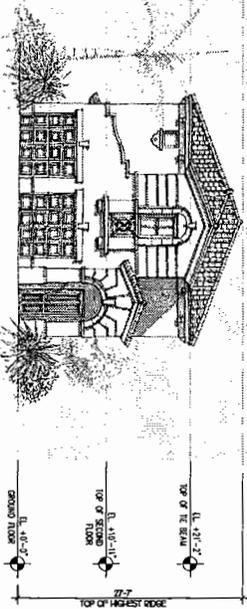
2nd FLOOR PLAN - MODEL "E"
SCALE: 1/8"=1'-0"

AREA CALCULATIONS

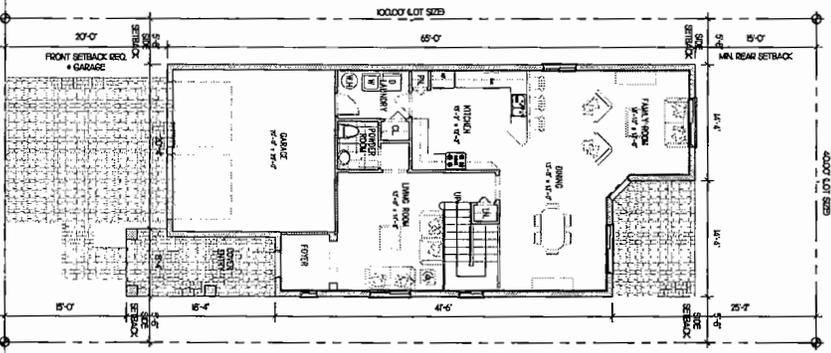
MODEL "E"	
ST FLOOR (A.C. AREA)	1000 SF.
2ND FLOOR (A.C. AREA)	1000 SF.
TOTAL (A.C. AREA)	2000 SF.
GARAGE	400 SF.
COVERED DRIVE	140 SF.
GRAND TOTAL	2500 SF.

LOT COVERAGE

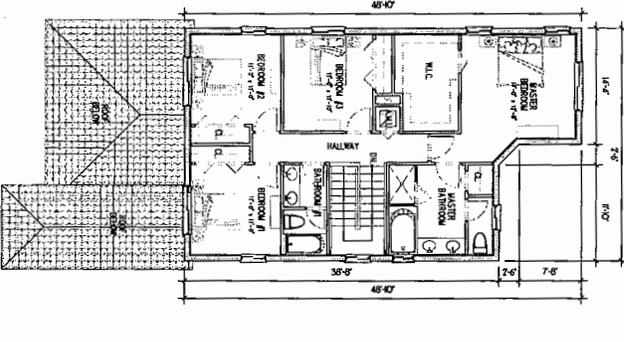
MODEL "E"	
45% OF NET LOT AREA	1000 SF.
ALLOWED FLOOR AREA	2000 SF.
TOTAL AREA ALLOWED	3000 SF.
45% OF NET LOT AREA	1000 SF.
PROPOSED	2500 SF.
* PERCENTAGE OF EXCESS AREA TO BE REMOVED FROM CONCEPT	



FRONT ELEVATION - MODEL "E"
SCALE: 1/8"=1'-0"



GROUND FLOOR PLAN - MODEL "D"
SCALE: 1/8"=1'-0"



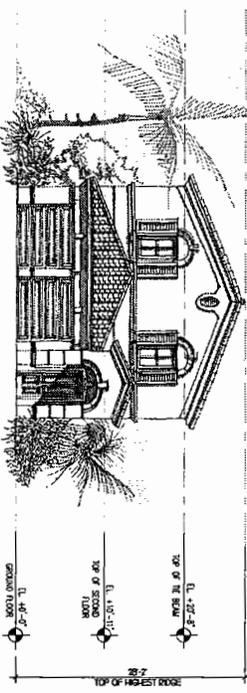
2nd FLOOR PLAN - MODEL "D"
SCALE: 1/8"=1'-0"

AREA CALCULATIONS

MODEL "D"	
ST FLOOR (A.C. AREA)	1000 SF.
2ND FLOOR (A.C. AREA)	1000 SF.
TOTAL (A.C. AREA)	2000 SF.
GARAGE	400 SF.
COVERED DRIVE	140 SF.
GRAND TOTAL	2500 SF.

LOT COVERAGE

MODEL "D"	
45% OF NET LOT AREA	1000 SF.
ALLOWED FLOOR AREA	2000 SF.
TOTAL AREA ALLOWED	3000 SF.
45% OF NET LOT AREA	1000 SF.
PROPOSED	2500 SF.
* PERCENTAGE OF EXCESS AREA TO BE REMOVED FROM CONCEPT	



FRONT ELEVATION - MODEL "D"
SCALE: 1/8"=1'-0"

56



4102 LAGUNA STREET
CORAL GABLES, FL 33146
TEL: (305) 441-1111

PROJECT NAME:
ROYAL PALM II
MIAMI-DORCE, FLORIDA

OWNER:
MD Holdings I LLC
MIAMI, FLORIDA 33130

CONSULTANTS:

S&A

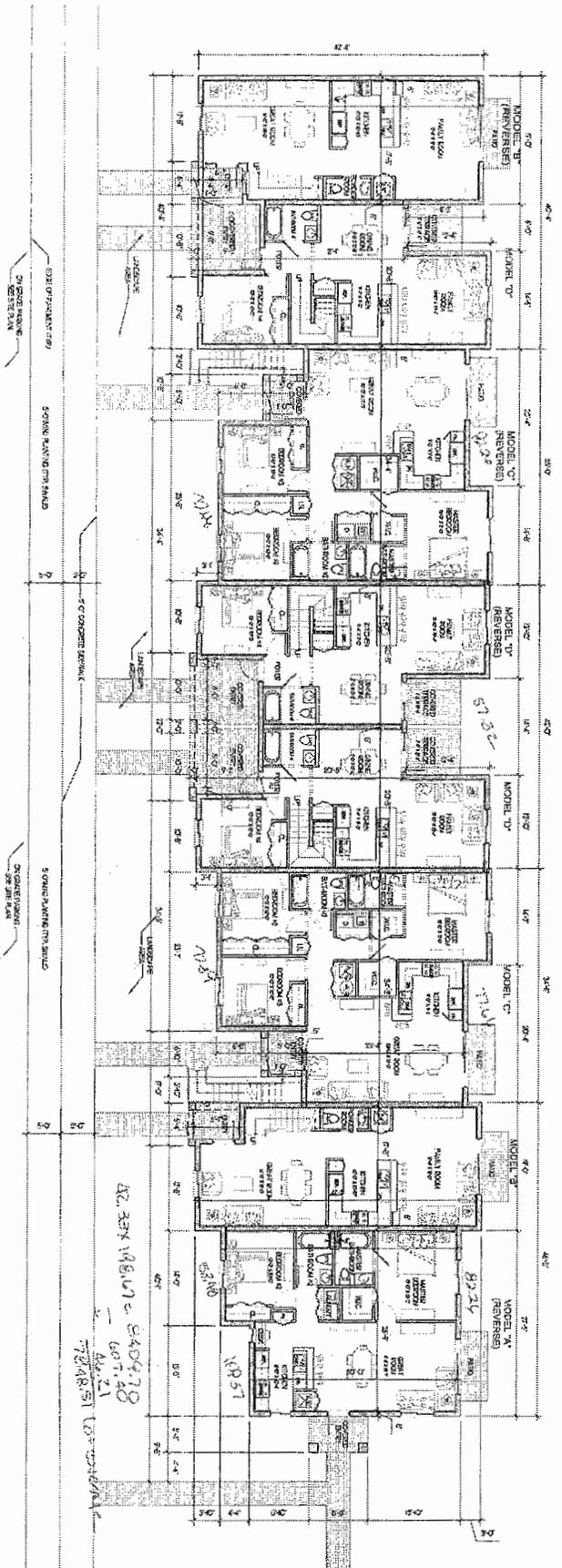
PHASE

REVISION

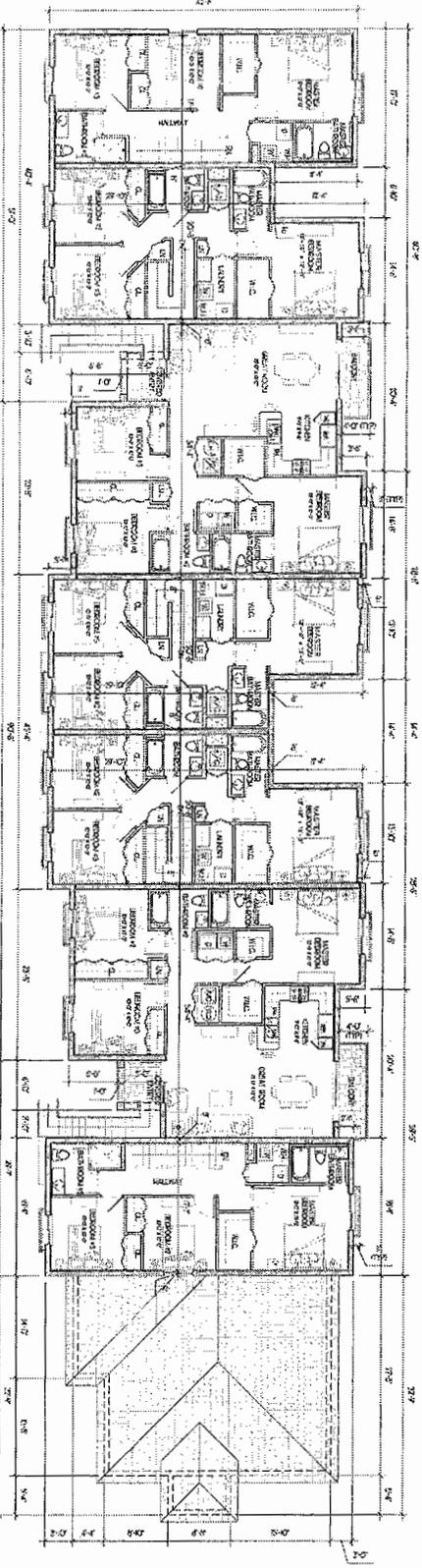
THE DRAWING IS THE PROPERTY OF CORWILL ARCHITECTS INC. AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. THE CONSULTANT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED AND SHALL NOT BE EXTENDED TO ANY OTHER SERVICES OR TO THE CONSTRUCTION OF THE PROJECT. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED AND SHALL NOT BE EXTENDED TO ANY OTHER SERVICES OR TO THE CONSTRUCTION OF THE PROJECT.

SHEET TITLE:
SINGLE FAMILY
TYP FLOOR PLAN
AND ELEVATIONS

DATE: 04-25-08
JOB NO.: 2007-113
DRAWN BY: M.L.C.
APP BY: A.M.C.
TAB: 2007-113



BUILDING "F" - GROUND FLOOR PLAN
SCALE: 1/8"=1'-0"



BUILDING "F" - SECOND FLOOR PLAN
SCALE: 1/8"=1'-0"

818.51
917.24
119.25
51.05
1407.05

6167.92
7045.51
14516.33 R-FH-
LARRY CO. 20052

AREA CALCULATIONS

MODEL	NET FLOOR AREA	COVERED DECK	GRAND TOTAL
MODEL "B"	64.51	90.97	155.48
MODEL "C"	148.57	127.94	276.51
MODEL "D"	148.57	127.94	276.51
MODEL "E"	148.57	127.94	276.51
MODEL "F"	148.57	127.94	276.51



A-3-1E

57

CORWILL ARCHITECTS, INC.
4122 LAGUNA STREET
COSTA MESA, CA 92626
TEL: 714.441.1111
WWW.CORWILLARCH.COM

PROJ. NAME:
ROYAL PALM II
MANHATTAN RESID.

OWNER:
MID HOLDINGS, LLC
11000 LAGUNA STREET
PALM BEACH, FL 33414

CONSULTANTS:

DATE:

SCALE:

DATE:

BY:

DATE:

DATE:

DATE:

85

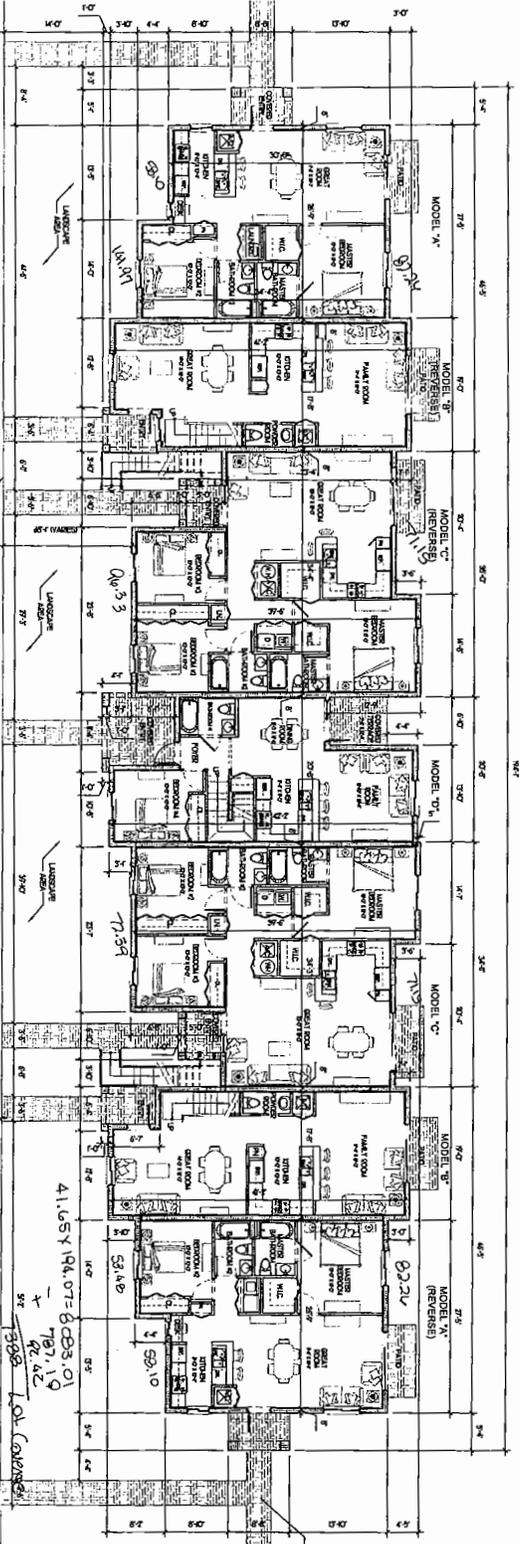


4102 LAGUNA STREET
CORA OAKLE, N. 3314
SAN FRANCISCO, CA 94133
PROJECT NAME

ROYAL PALM II
MANASSAS, VIRGINIA

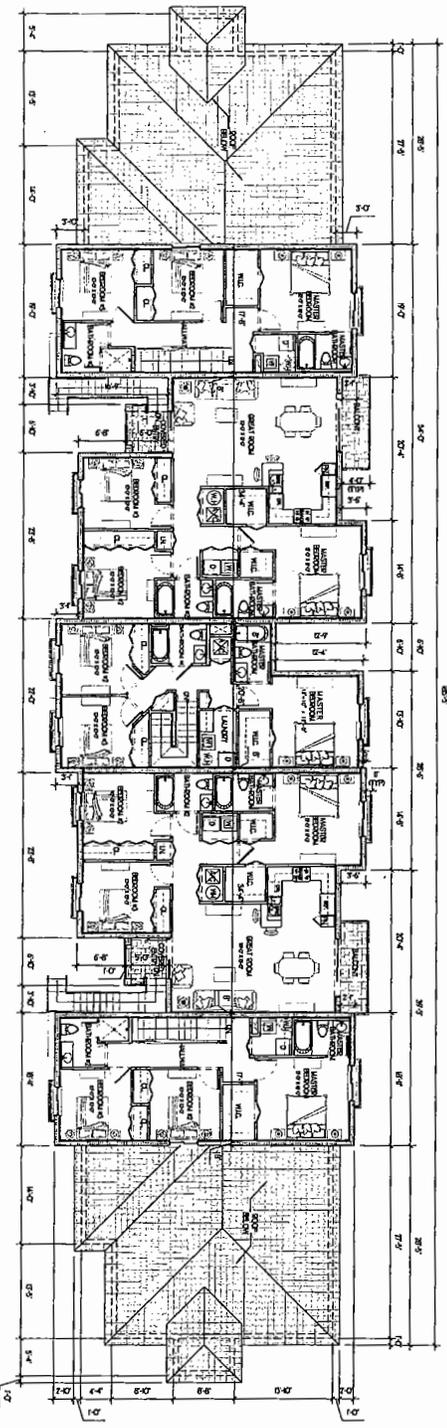
OWNER
MID Holdings LLC
133 W. 7th STREET
MANASSAS, VIRGINIA 20108

CONSULTANTS



BUILDING "A" - GROUND FLOOR PLAN
SCALE: 1/8"=1'-0"

7288
-1954
54.24
+ 73.86
12872 CFT
12822 K5=64110



BUILDING "A" - SECOND FLOOR PLAN
SCALE: 1/8"=1'-0"

AREA CALCULATIONS

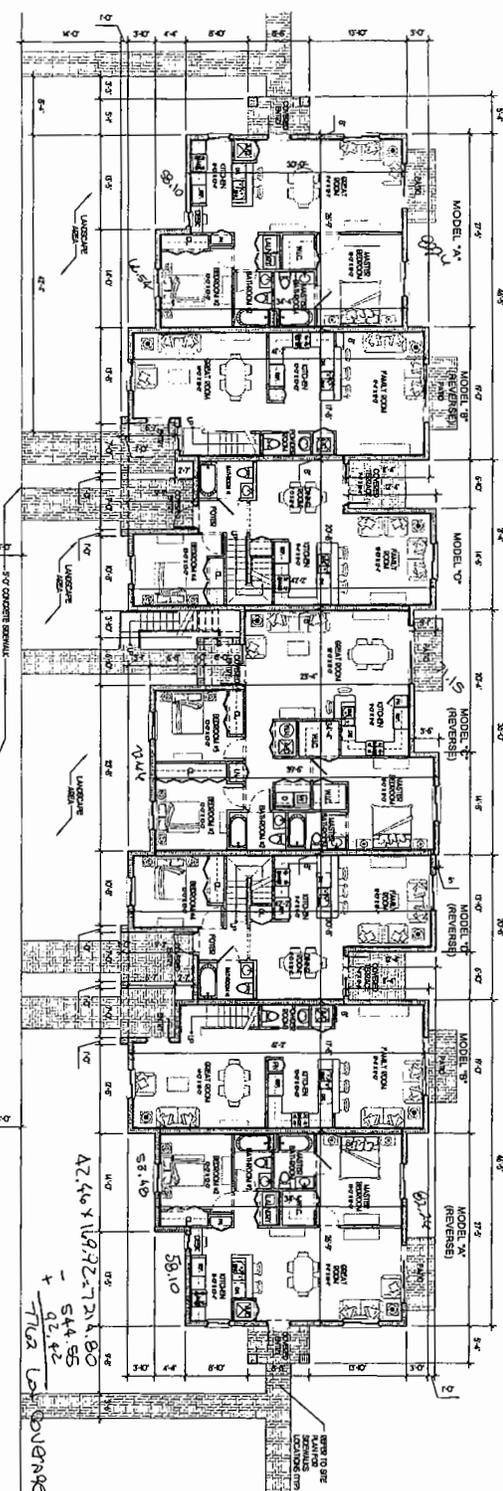
MODEL	GT FLOOR AREA	COVERED DECK	GRAND TOTAL
MODEL "X"	40.52'	4.52'	45.04'
MODEL "B"	40.52'	4.52'	45.04'
MODEL "C"	40.52'	4.52'	45.04'
MODEL "D"	40.52'	4.52'	45.04'
MODEL "E"	40.52'	4.52'	45.04'
MODEL "F"	40.52'	4.52'	45.04'
MODEL "G"	40.52'	4.52'	45.04'
MODEL "H"	40.52'	4.52'	45.04'
MODEL "I"	40.52'	4.52'	45.04'
MODEL "J"	40.52'	4.52'	45.04'
MODEL "K"	40.52'	4.52'	45.04'
MODEL "L"	40.52'	4.52'	45.04'
MODEL "M"	40.52'	4.52'	45.04'
MODEL "N"	40.52'	4.52'	45.04'
MODEL "O"	40.52'	4.52'	45.04'
MODEL "P"	40.52'	4.52'	45.04'
MODEL "Q"	40.52'	4.52'	45.04'
MODEL "R"	40.52'	4.52'	45.04'
MODEL "S"	40.52'	4.52'	45.04'
MODEL "T"	40.52'	4.52'	45.04'
MODEL "U"	40.52'	4.52'	45.04'
MODEL "V"	40.52'	4.52'	45.04'
MODEL "W"	40.52'	4.52'	45.04'
MODEL "X"	40.52'	4.52'	45.04'
MODEL "Y"	40.52'	4.52'	45.04'
MODEL "Z"	40.52'	4.52'	45.04'



TYPICAL VILLAS
BUILDING "A"
FLOOR PLAN

DATE: 06-24-08
2001.13
MJC:JC
MJC:JC
MJC:JC
2001.13

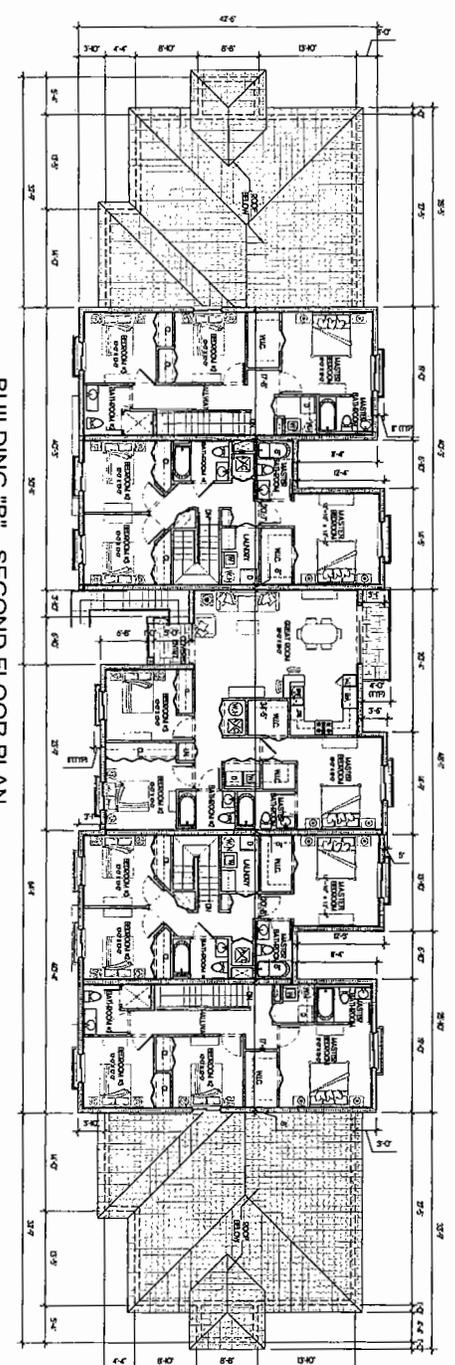
A-3.1



AREA CALCULATIONS

MODEL	NET AREA	GROSS AREA
MODEL 'A'	142 SF	142 SF
MODEL 'B'	142 SF	142 SF
MODEL 'C'	142 SF	142 SF
MODEL 'D'	142 SF	142 SF
MODEL 'E'	142 SF	142 SF
MODEL 'F'	142 SF	142 SF
MODEL 'G'	142 SF	142 SF
MODEL 'H'	142 SF	142 SF
MODEL 'I'	142 SF	142 SF
MODEL 'J'	142 SF	142 SF
MODEL 'K'	142 SF	142 SF
MODEL 'L'	142 SF	142 SF
MODEL 'M'	142 SF	142 SF
MODEL 'N'	142 SF	142 SF
MODEL 'O'	142 SF	142 SF
MODEL 'P'	142 SF	142 SF
MODEL 'Q'	142 SF	142 SF
MODEL 'R'	142 SF	142 SF
MODEL 'S'	142 SF	142 SF
MODEL 'T'	142 SF	142 SF
MODEL 'U'	142 SF	142 SF
MODEL 'V'	142 SF	142 SF
MODEL 'W'	142 SF	142 SF
MODEL 'X'	142 SF	142 SF

BUILDING "B" - GROUND FLOOR PLAN
SCALE: 1/8"=1'-0"



BUILDING "B" - SECOND FLOOR PLAN
SCALE: 1/8"=1'-0"

7762
- 1954
3208
7762
13570 PK
13570K3=40710



OWNER: MD Holdings, LLC
13570 7th Street
Jacksonville, Florida 32210

CONSULTANTS: CORWILL ARCHITECTS, INC.
4102 LAGUNA STREET
CORAL GABLES, FL 33146
TEL: 305-442-1100
WWW.CORWILLARCHITECTS.COM

PROJECT NAME: ROYAL PALM II
MANAHOUCHE, FLORIDA

DATE: 06.25.10

DESIGNED BY: MJC/C

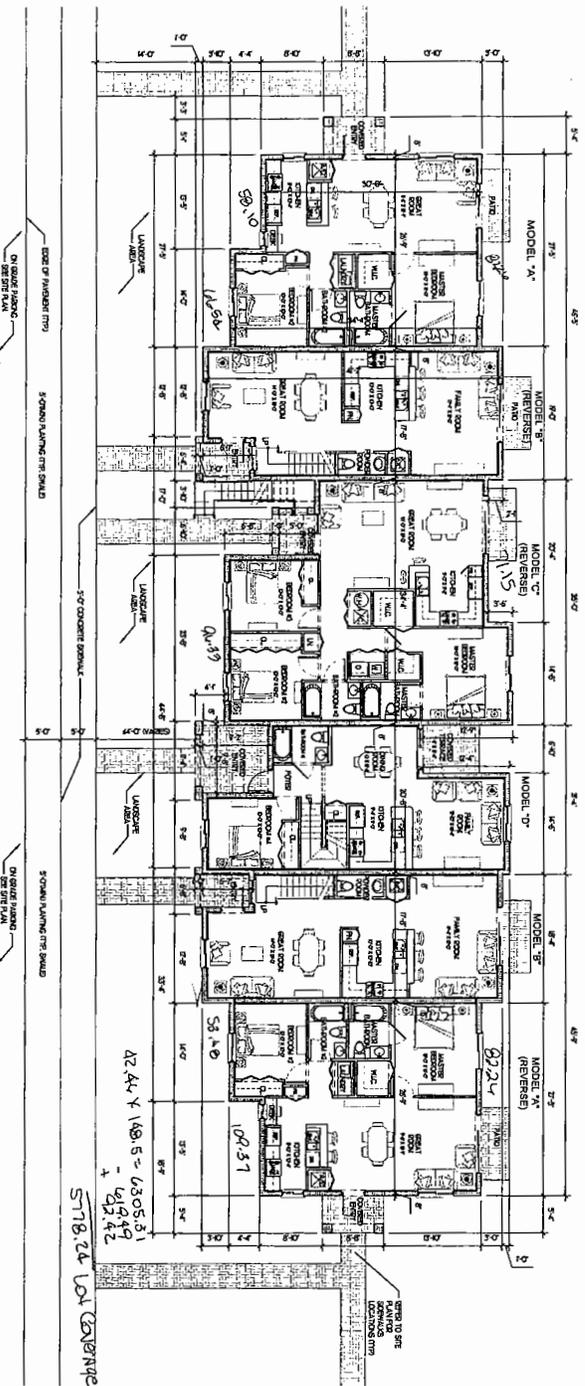
DRAWN BY: MJC/C

CHECKED BY: MJC/C

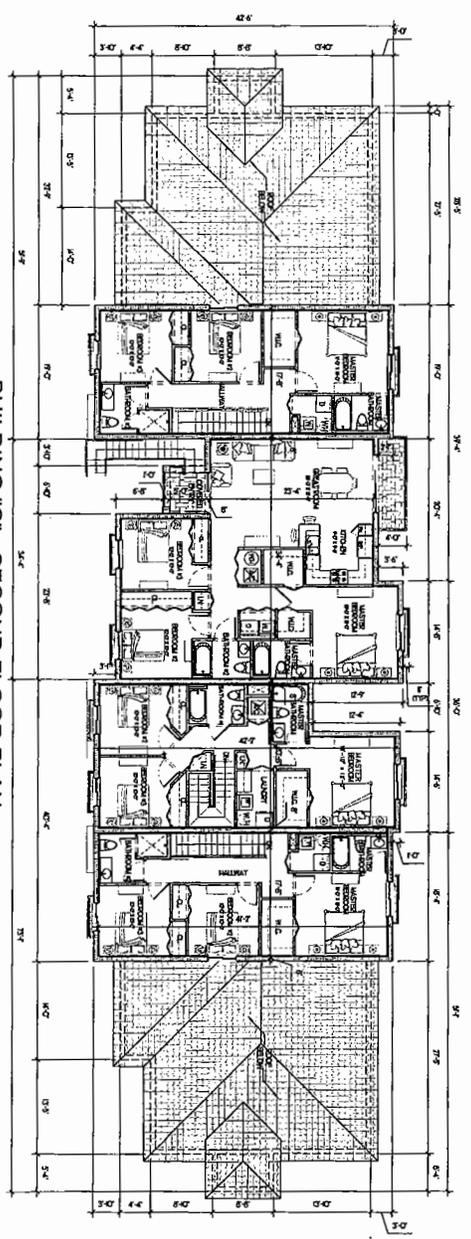
DATE: 06.25.10

PROJECT NO.: A-3.1A

59



BUILDING "C" - GROUND FLOOR PLAN
SCALE: 1/8"=1'-0"



BUILDING "C" - SECOND FLOOR PLAN
SCALE: 1/8"=1'-0"

AREA CALCULATIONS

MODEL	NET FLOOR AREA	COVERED DRIVE	GRAND TOTAL
MODEL "A"	90.5'	4.5'	95.0'
MODEL "B"	90.5'	4.5'	95.0'
MODEL "C"	90.5'	4.5'	95.0'
MODEL "D"	90.5'	4.5'	95.0'
MODEL "E"	90.5'	4.5'	95.0'
MODEL "F"	90.5'	4.5'	95.0'
TOTAL	543.0'	27.0'	570.0'

5778.24
- 1054.49
3823.75
5778.24
9601.99 RMC
QUANT Δ = 38408



NOT TO SCALE
THIS PLAN IS A PRELIMINARY DESIGN AND IS SUBJECT TO CHANGE WITHOUT NOTICE.
THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTIONS.
NO PART OF THIS PLAN IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

TROPICAL VILLAGES
BUILDING "C"
FLOOR PLAN

DATE: 04.21.10
JOB NO: 2007.13
SHEET: M.C.L.C.
ARCHITECT: M.C.L.C.
DATE: 2007.13

SHEET NO: A-3.1B

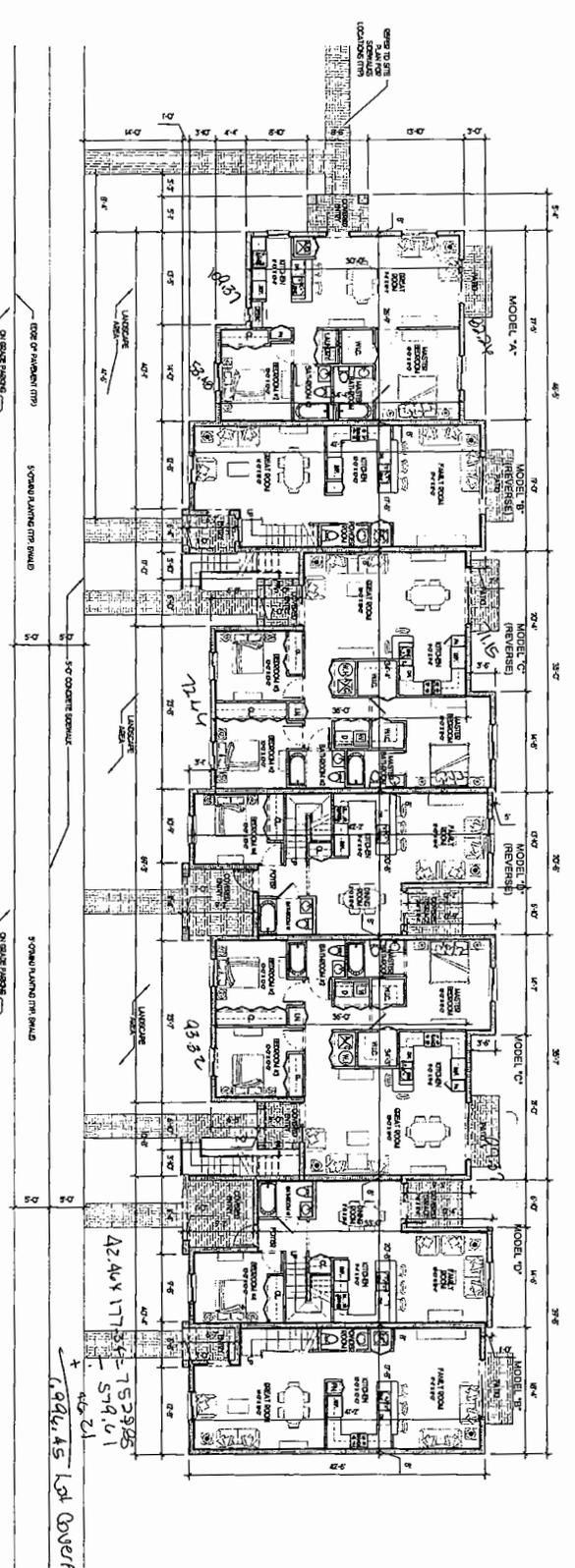
OWNER:
MID Holdings, LLC
13147 7th Street
Miami, Florida 33186

CONSULTANTS:
ROYAL PALM II
MANASSAHE, VIRGINIA

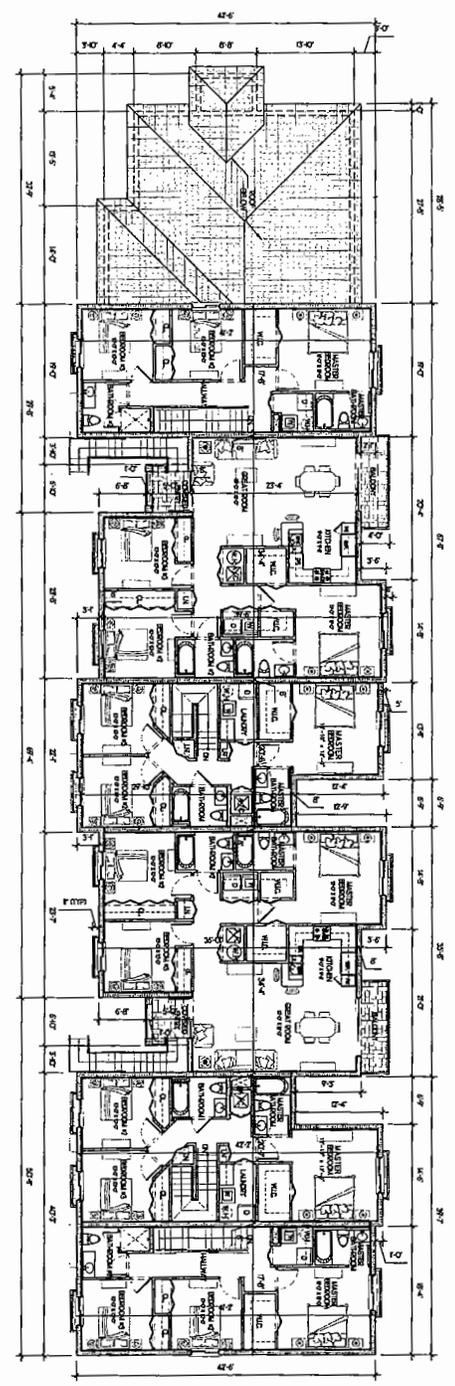
PROJECT NAME:
4102 LAGUNA STREET
CORAL GABLES, FL 33146
AS SHOWN ON THE 10/20/06 PLAN

CORWILL ARCHITECTS, INC.

60



BUILDING "D" - GROUND FLOOR PLAN
SCALE: 1/8"=1'-0"



BUILDING "D" - SECOND FLOOR PLAN
SCALE: 1/8"=1'-0"

6996.45
- 977.24
6019.21
1,046.45
19,015.06
13,015.18 - 104.12

AREA CALCULATIONS

MODEL	AREA	PERCENT
MODEL "A"	462.52	3.5%
MODEL "B"	462.52	3.5%
MODEL "C"	462.52	3.5%
MODEL "D"	462.52	3.5%
MODEL "E"	462.52	3.5%
MODEL "F"	462.52	3.5%
MODEL "G"	462.52	3.5%
MODEL "H"	462.52	3.5%
MODEL "I"	462.52	3.5%
MODEL "J"	462.52	3.5%
MODEL "K"	462.52	3.5%
MODEL "L"	462.52	3.5%
MODEL "M"	462.52	3.5%
MODEL "N"	462.52	3.5%
MODEL "O"	462.52	3.5%
MODEL "P"	462.52	3.5%
MODEL "Q"	462.52	3.5%
MODEL "R"	462.52	3.5%
MODEL "S"	462.52	3.5%
MODEL "T"	462.52	3.5%
TOTAL	19,015.06	100%

OWNER:
MD Holdings LLC
MANASSAS, FLORIDA 33900

CONSULTANTS:
CORWILL ARCHITECTS, INC.
1102 LACUNA STREET
MANASSAS, FLORIDA 33900
TEL: 888-888-8888
WWW.CORWILLARCHITECTS.COM

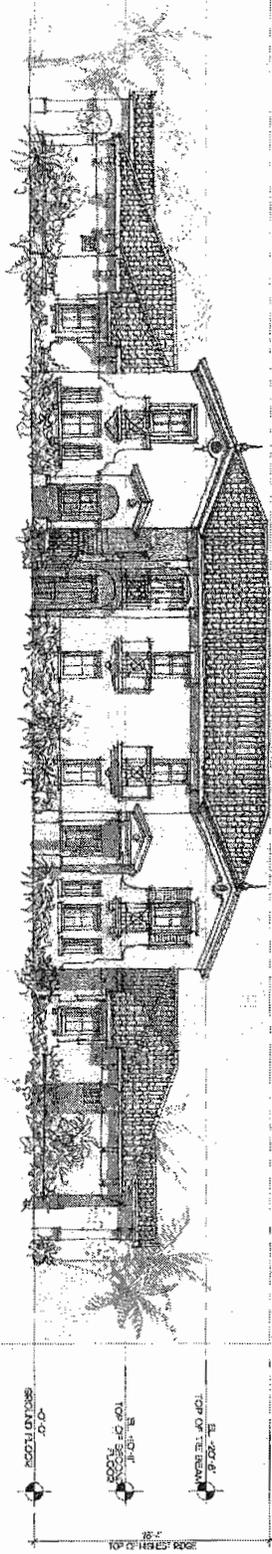
PROJECT NAME:
ROYAL PALM II
MANASSAS, FLORIDA



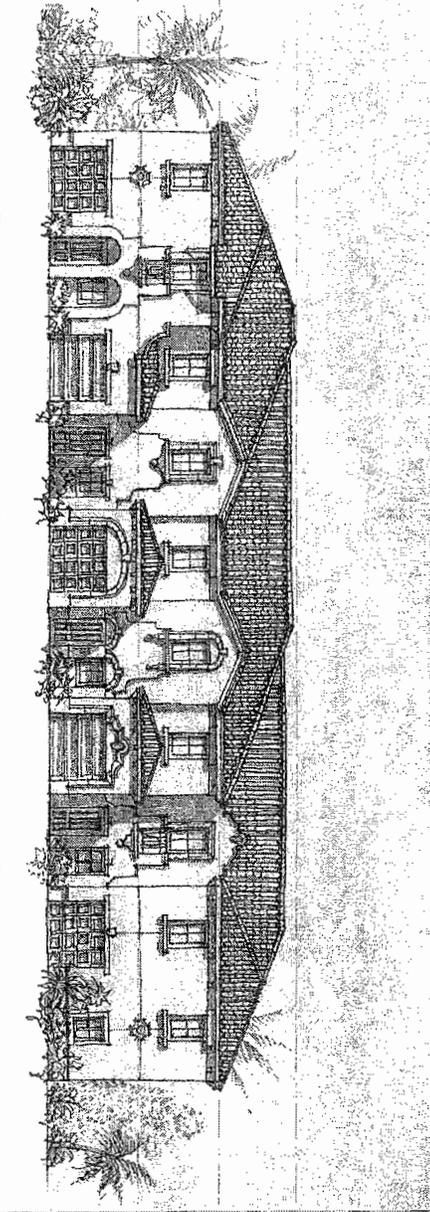
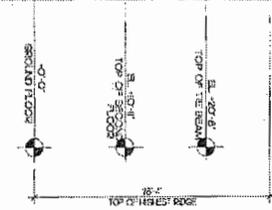
TYPICAL WILDS
BUILDING "D"
FLOOR PLAN

DATE: 06-15-13
DRAWN BY: 2001.13
CHECKED BY: MCLC
APP'D BY: AWC
SCALE: 2001.13
SHEET NO. A-3.1C

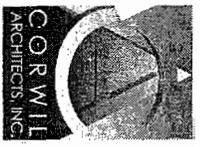
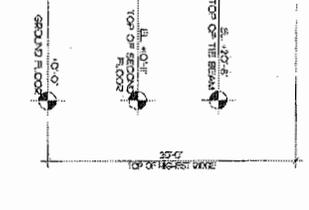
61



TYPICAL VILLAS FRONT ELEVATION
SCALE: 1/8"=1'-0"



TYPICAL TOWNHOUSE FRONT ELEVATION
SCALE: 1/8"=1'-0"



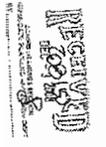
CORWILL ARCHITECTS, INC.
13320 W. 7th Street
Miami, Florida 33192

PROJECT NAME:
ROYAL PALM II
MIAMI BEACH, FLORIDA

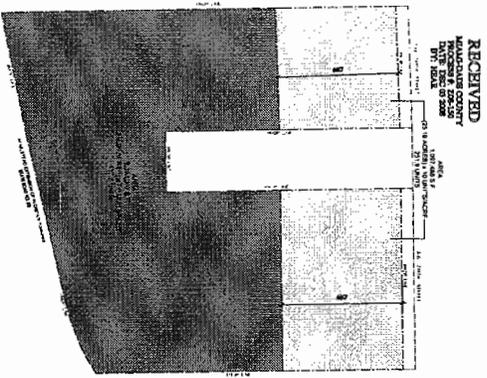
OWNER:
MID Holdings II LLC
13320 W. 7th Street
Miami, Florida 33192

DATE: 06/25/08

DATE: 06/25/08
JOB NO: 2007-13
DRAWN BY: M.C.L.C.
CHECKED BY: A.M.C.
DATE: 2007-13
SHEET NO: A-3.2



REGINALD J. CORWILL
ARCHITECT
No. 12095
State of Florida



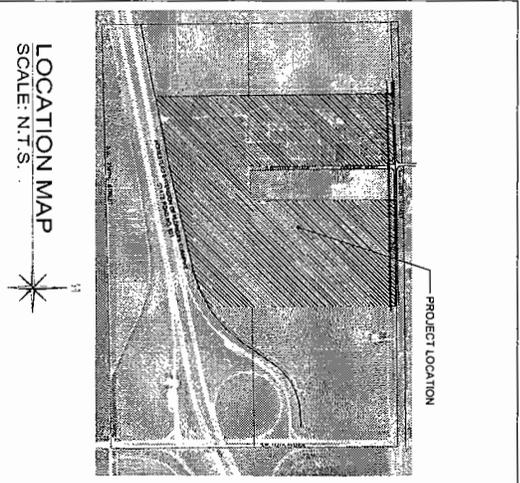
RECEIVED
 PROJECT NAME: 444 LOTS, 664 UNITS
 COUNTY: MIAMI-DADE
 DATE: 08/20/13

PROPOSED DENSITY - 664 UNITS PER ACRE
 COUNTY WORK-ORDER HOLDING ORDINANCE (SEE
 LOCAL AGENCY
 REQUIRED 1/25 OF 664 UNITS - 83 WORK-ORDER HOLDING
 UNITS - SEE SITE PLAN FOR PROPOSED LOCATION.

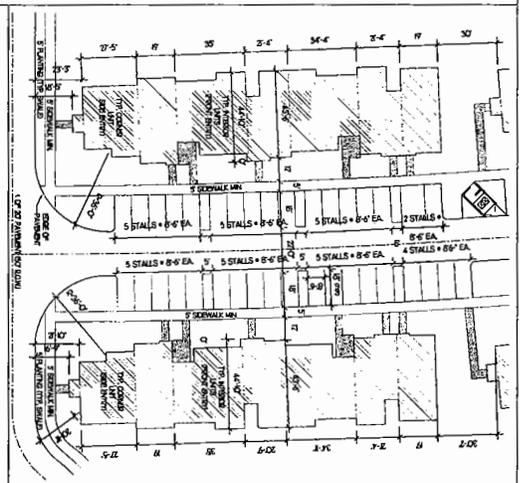
DENSITY CALCULATIONS
 SCALE: 1" = 30'

INDEX OF DRAWINGS

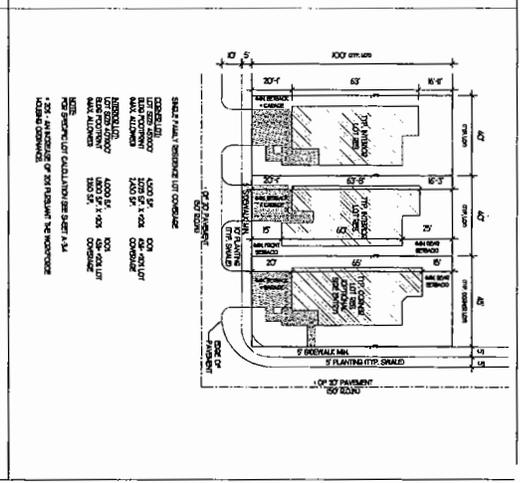
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A-9.7	GENERAL DATA
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A-10.0	GENERAL DATA



LOCATION MAP
 SCALE: N.T.S.



APARTMENT HOUSE - TYPICAL LOTS
 SCALE: 1" = 30'



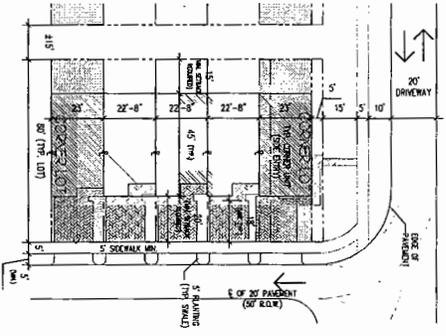
SINGLE FAMILY - TYPICAL LOTS
 SCALE: 1" = 30'

NOTE:
 IN ACCORDANCE WITH THE PROVISIONS OF SECTION 33-34(3) OF THE
 CODE OF MIAMI-COUNTY, CERTAIN UNITS WITHIN THE PROPOSED
 DEVELOPMENT HAVE BEEN DESIGNATED AS WORK-ORDER HOLDING
 UNITS. THE LOCATION OF THESE UNITS IS SHOWN ON THE SITE PLAN.
 THE DEPARTMENT OF PLANNING AND ZONING, THE LOCATION OF THE
 UNITS MAY BE SUBJECT TO CHANGE FROM TIME TO TIME.

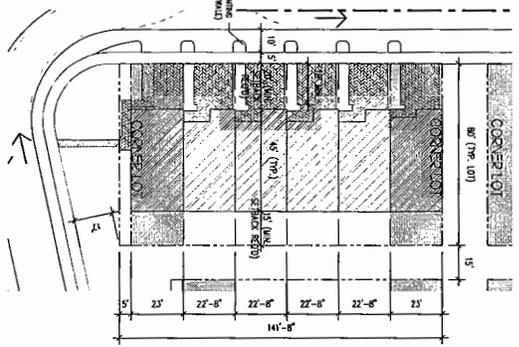
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PARCEL	NET ACRES	UNITS	PAVED AREAS (SQ. FT.)	BLDG. AREAS (SQ. FT.)	IMPERVIOUS AREAS (SQ. FT.)	PERVIOUS AREAS (SQ. FT.)
A	3726 AC	207 UNITS	346			

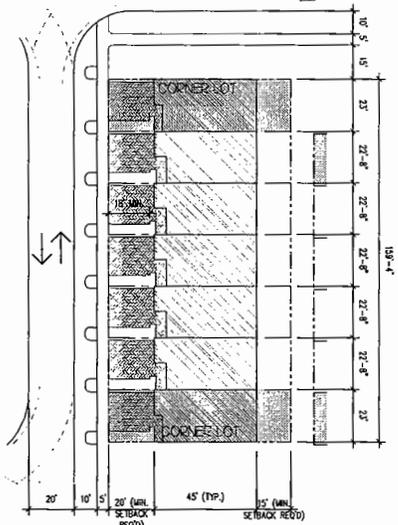
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 MANALAPAN COUNTY
 PLANNING DEPARTMENT
 1000 W. PALM BLVD.
 WEST PALM BEACH, FL 33411



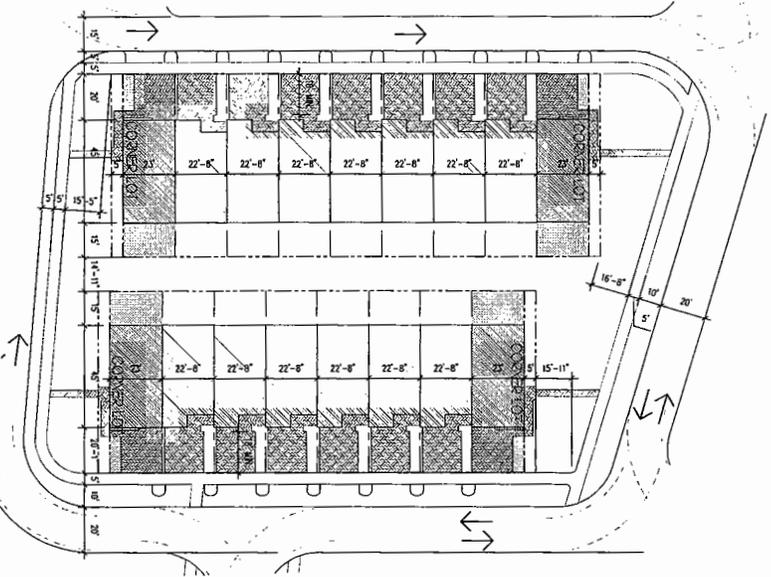
TOWNHOUSES - 5 UNITS TYPICAL LOTS
 SCALE: 1" = 30'



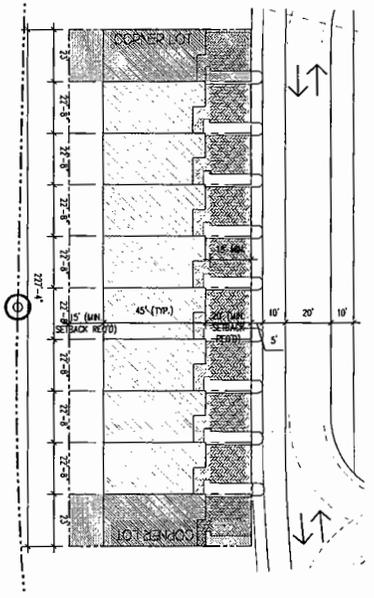
TOWNHOUSES - 6 UNITS TYPICAL LOTS
 SCALE: 1" = 30'



TOWNHOUSES - 7 UNITS TYPICAL LOTS
 SCALE: 1" = 30'



TOWNHOUSES - 8 & 9 UNITS TYPICAL LOTS
 SCALE: 1" = 30'



TOWNHOUSES - 10 UNITS TYPICAL LOTS
 SCALE: 1" = 30'

65



CORWILL
 ARCHITECTS, INC.
 4102 LAGUNA STREET
 CORAL GABLES, FL 33146
 TEL: (305) 444-1111 FAX: (305) 444-1112

PROJECT NAME:
 ROYAL PALM II
 MANALAPAN, FLORIDA

OWNER:
 MD Holdings LLC
 13 SW 7th STREET
 MIAMI, FLORIDA 33130

CONSULTANTS:

PHASE _____

REVISION _____

DATE _____

DRAWN BY _____

CHECKED BY _____

SCALE _____

TOWNHOUSES
 TYPICAL
 LOTS

DATE: 06-25-08
 JOB NO.: 2007-13
 DRAWN BY: M.C.L.C.
 APPR BY: A.M.C.
 FILE: 2007-13
 SHEET NO: A-1.01

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: MD HOLDINGS II, LLC, 13 S.W. 7th Street, Miami, Florida 33130

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<u>Michael Latterner - 13 SW 7th Street, Miami, FL 33130</u>	<u>50%</u>
<u>Wayne Rosen - 277 Galeon Court, Coral Gables, FL 33143</u>	<u>50%</u>

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: _____

<u>NAME AND ADDRESS</u>	<u>Percentage of Interest</u>
_____	_____
_____	_____
_____	_____

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: _____

<u>NAME AND ADDRESS</u>	<u>Percentage of Ownership</u>
_____	_____
_____	_____

RECEIVED
2008
AUG - 5 2008

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY _____

67

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:

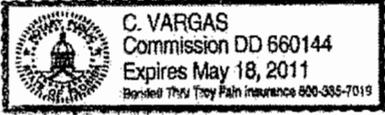
NOTICE: For changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: Walter Res _____
(Applicant)

Sworn to and subscribed before me this 9th day of JULY 2008 Affiant is personally known to me or has produced _____ as identification.

C. Vargas
(Notary Public)



My commission expires 5/18/11

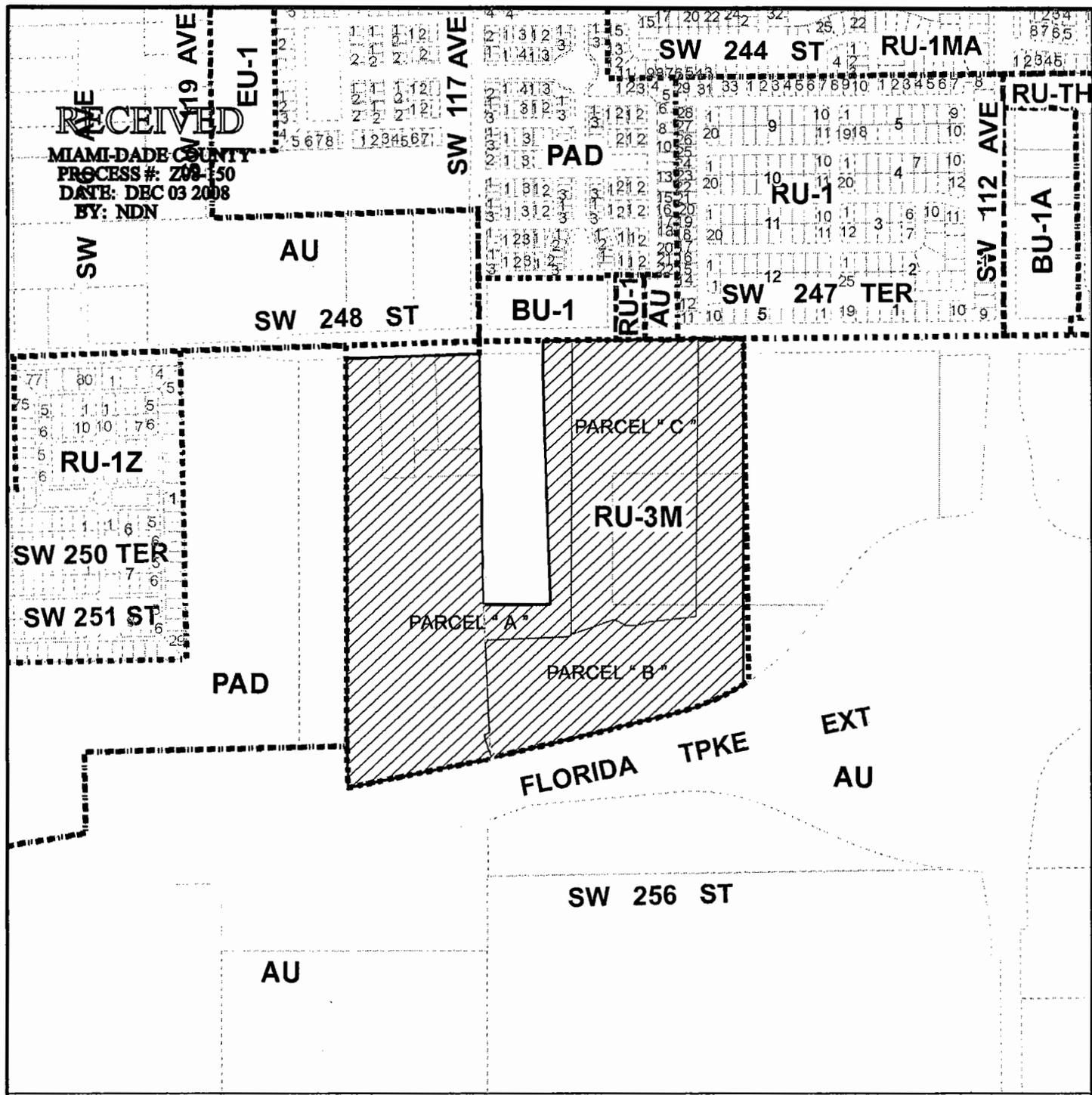
*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership 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.

RECEIVED
208 155
AUG - 5 2008

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT

BY J
68

RECEIVED
MIAMI-DADE COUNTY
PROCESS #: 08-150
DATE: DEC 03 2008
BY: NDN



MIAMI-DADE COUNTY
HEARING MAP
 Section: 25 Township: 56 Range: 39
 Section: 30 Township: 56 Range: 40
 Applicant: MD HOLDINGS II, LLC
 Zoning Board: C15
 Commission District: 8
 Drafter ID: JEFFER
 Scale: NTS
 ----- Zoning

Process Number
08-150

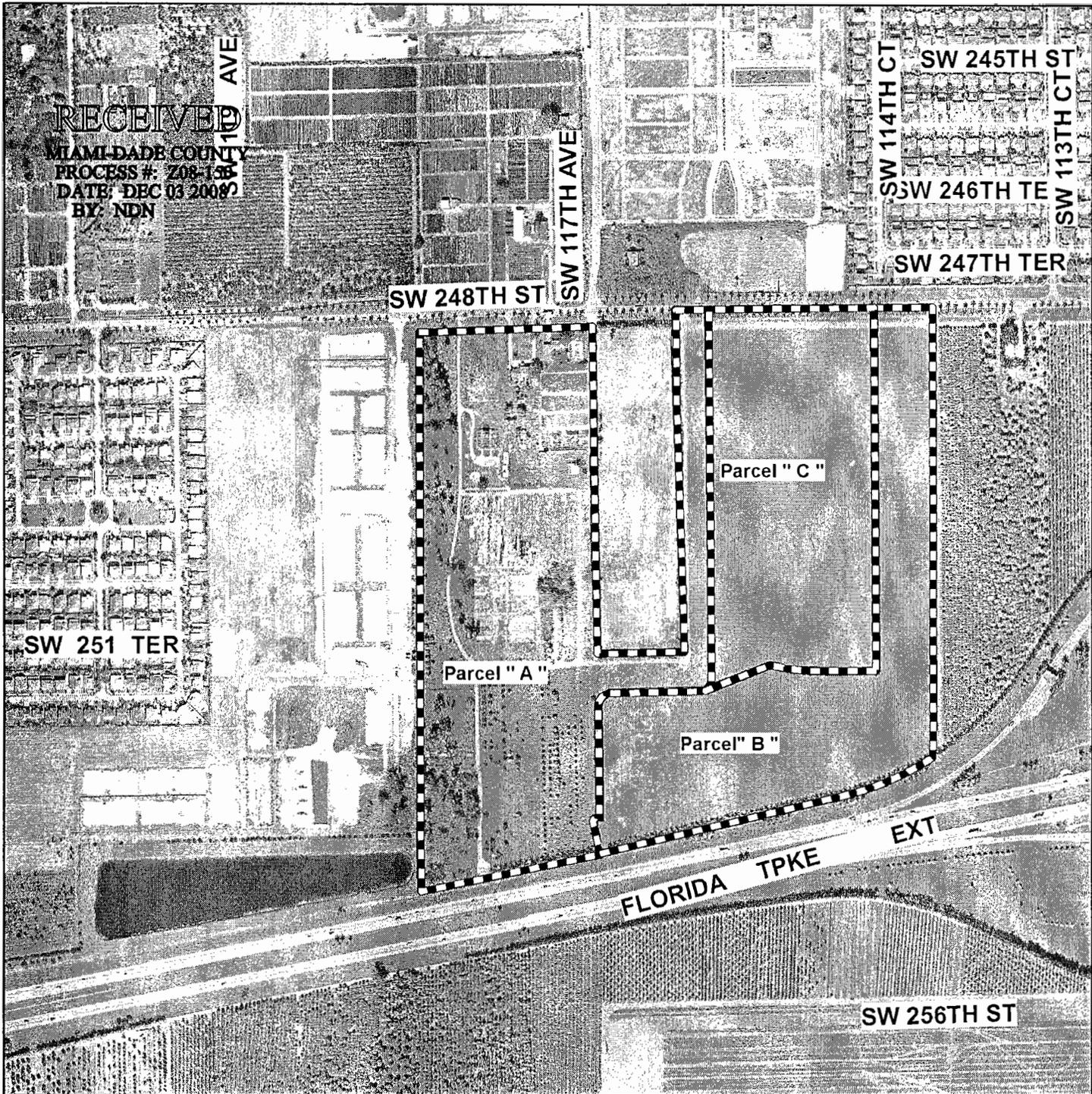


SUBJECT PROPERTY



SKETCH CREATED ON: 08/15/08

REVISION	DATE	BY
		69



RECEIVED
 MIAMI-DADE COUNTY
 PROCESS #: 08-150
 DATE: DEC 03 2008
 BY: NDN

SW 251 TER

SW 248TH ST

SW 117TH AVE

SW 114TH CT

SW 245TH ST

SW 246TH TER

SW 113TH CT

SW 247TH TER

Parcel " A "

Parcel " C "

Parcel " B "

FLORIDA TPKE EXT

SW 256TH ST

MIAMI-DADE COUNTY

AERIAL YEAR 2008
 Section: 25 Township: 56 Range: 39
 Section: 30 Township: 56 Range: 40
 Applicant: MD HOLDINGS II, LLC
 Zoning Board: C15
 Commission District: 8
 Drafter ID: JEFFER
 Scale: NTS
 ----- Zoning

Process Number

08-150



SUBJECT PROPERTY



SKETCH CREATED ON: 08/19/08

REVISION	DATE	BY