

**DEVELOPMENT OF REGIONAL IMPACT
APPLICATION FOR DEVELOPMENT APPROVAL
UNDER SECTION 380.06, FLORIDA STATUTES**

PART I. APPLICATION INFORMATION

1. Statement of Intent

I, **Jeffrey Bercow**, the undersigned authorized agent of Lennar Homes, Inc. (the "Applicant"), hereby propose to undertake a Development of Regional Impact as defined in Section 380.06, Florida Statutes (F.S.), and Chapter 28-24, Florida Administrative Code (F.A.C.). In support thereof we submit the following information concerning Parkland, which information is true and correct to the best of our knowledge.

August 8, 2006
(Date)


Jeffrey Bercow

2. Owner/Developer (name, address, phone). State whether or not the owner or developer is authorized to do business in the State of Florida pursuant to the provisions of Chapter 407, F.S.

• **Owners**

Krome Groves Land Trust
Edward Easton, Trustee
c/o Gloria M. Velazquez, Esq.
730 N.W. 107th Avenue
Suite 400
Miami, Florida 33172

Corsica West II Land Trust
Peter M. Hodkin, Trustee
c/o Gloria M. Velazquez, Esq.
730 N.W. 107th Avenue
Suite 400
Miami, Florida 33172

Guherqui International, S.A.
c/o Gloria M. Velazquez, Esq.
730 N.W. 107th Avenue
Suite 400
Miami, Florida 33172

Contact: Gloria M. Velazquez, Esq.
Telephone: (305) 559-1951
Fax: (305) 559-4543
Email: gloria.velazquez@lennar.com

• **Developer**

Lennar Homes, Inc.
730 N.W. 107th Avenue, Suite 400
Miami, Florida 33172
Contact: Anthony Seijas
Telephone: (305) 559-1951
Facsimile: (305) 559-4543

Both the Owners and the developer are authorized to do business in the State of Florida pursuant to the provisions of Chapter 407, Florida Statutes.

3. Authorized Agent and Consultants (name, address, phone)

• ***Authorized Agent / Legal Counsel***

Bercow & Radell, P.A.
200 South Biscayne Blvd.
Suite 850
Miami, Florida 33131
Contact: Jeff Bercow, Esq.
Telephone: (305) 374-5300
Fax: (305) 377-6222
Email: jbercow@brzoninglaw.com

Contact: Graham Penn, Esq.
Telephone: (305) 377-6229
Fax: (305) 377-6222
Email: gpenn@brzoninglaw.com

• ***Planning***

The Curtis Group
7520 Red Road
Suite M
South Miami, FL 33143
Contact: Rob Curtis
Telephone: (305) 663-5800
Fax: (305) 663-3444
Email: rob@curtisplanning.com

- **Town Planning**

Pascual Perez Kiliddjian & Associates
1300 NW 84 Ave
Doral, FL 33126

Contact: Mario Pascual
Telephone: (305) 592-1363
Fax: (305) 592-6865
Email: m_pascual@ppkarch.com

Contact: Peter Kiliddjian
Telephone: (305) 592-1363
Fax: (305) 592-6865
Email: p_kiliddjian@ppkarch.com

SWA

2200 Bridgeway Boulevard
Sausalito, CA 94966

Contact: Calvin Platt
Telephone: (415) 332-5100
Fax: (415) 332-0719

- **Transportation Planning**

Cathy Sweetapple & Associates
101 North Gordon Road
Fort Lauderdale, FL 33301

Contact: Cathy Sweetapple
Telephone: (954) 463-8878
Fax: (954) 525-4303
Email: csweet@bellsouth.net

- **Environmental**

EAS Engineering, Inc.
55 Almeria Avenue
Coral Gables, FL 33134

Contact: Ed Swakon
Telephone: (305) 445-5553
Fax: (305) 444-2112
Email: eswakon@eas-eng.com

- **Economic**

Miami Economic Associates Inc.
6861 SW 89th Terrace
Miami, Florida 33156

Contact: Andrew Dolkart
Telephone: (305) 669-0229
Fax: (305) 669-8534
Email: meaink@bellsouth.net

- **Archaeology**
Archaeological & Historical Conservancy, Inc.
4800 SW 64th Avenue, Suite 107
Davie, FL 33314
Contact: Bob Carr
Telephone: (954) 792-9776
Fax: (954) 792-9954
Email: archlgcl@bellsouth.net

- **Surveying**
Ford Armenteros Manucy Inc.
1950 N.W. 94th Avenue
2nd Floor
Miami, FL 33172
Contact: Omar Armenteros
Telephone: (305) 477-6472
Fax: (305) 470-2805
Email: omara@fordco.com

- **Civil Engineering**
Ford Engineers, Inc.
1950 N.W. 94th Avenue
2nd Floor
Miami, FL 33172
Contact: Manny Echezarreta
Telephone: (305) 477-6472
Fax: (305) 477-8054
Email: manuele@fordco.com

4. **Attach a notarized authorization from all persons or corporations (or authorized agents of said persons or corporations) having fee simple or lessor estate in the site indicating that each of these parties is aware of, and concurs with, the development of this property as described in this Application for Development Approval. Include the names and addresses of all parties with an interest in the property. In addition, include descriptions of any other properties within one-half mile radius of the DRI site in which any of the parties with an interest in the DRI site hold a fee simple or lessor interest.**

The authorization forms are attached as Exhibit 4-1. There is one parcel within a one-half mile radius in which one of the parties with an interest in the DRI holds a lessor interest. This parcel is shown in the sketch included in Exhibit 4-2. The description of the property as per the Miami-Dade Appraiser's Office is included in this exhibit as well.

5. **Attach a legal description of the development site. Include section, township and range.**

Parkland DRI consists of approximately 960 acres bounded by SW 136 Street on the north, SW 162 Avenue on the east (generally), SW 152 Street on the south (generally) and SW 177 Avenue on the west.

A legal description of the property is included in **Exhibit 5-1**.

6. **Have you requested a binding letter of interpretation of DRI status or vested rights, clearance letter, agreement or preliminary development agreement from the Department of Community Affairs? If so, what is the current status of this determination?**

No. A binding letter of interpretation of DRI status or vested rights, clearance letter, agreement or preliminary development agreement from the Department of Community Affairs have not been requested.

7. **List all local governments with jurisdiction over the proposed development.**

Miami-Dade County has jurisdiction over the processing of changes to the Miami-Dade County Comprehensive Development Master Plan and Development of Regional Impact applications.

8. **List all agencies (local, state and federal) from which approval and/or a permit must be obtained prior to initiation of development. Indicate the permit or approval for each agency and its status. Indicate whether the development is registered or whether registration will be required with the Division of Florida Land Sales, Condominiums and Mobile Homes under Chapter 478, Florida Statutes. Indicate whether the development will be registered with the H.U.D., Division of Interstate Land Sales Registration or with other states.**

The project will obtain any and all necessary permits. Currently, the Applicant anticipates obtaining the following permits, which will be obtained prior to the initiation of the development, as required.

Agency	Permit/Approval	Status
Miami-Dade County	ADA/DRI Development Order	Future Action
	Re-zoning	Future Action
	CDMP Amendments	Future Action
	Site Plan Approval	Future Action
	Plat Approval	Future Action
	Building Permit(s)	Future Action
	Wastewater Collection System Permit	Future Action
	Roadway Improvement Plans	Future Action
	Tree Removal Permit	If Required
	Water Distribution System Permit	Future Action
	Complex Source Permit	If Required
	Wetland Jurisdictional Determination	Not Required
	Class IV (Freshwater Wetland Dredge & Fill)	Not Required
	Surface Water Management Permit	Future Action (if not issued by SFWMD)
State of Florida		
South Florida Regional Planning Council	DRI Review	In Process
South Florida Water Management District	Wetland Jurisdictional Determination	Not Required
	Environmental Resource Permit (Stormwater and Water Quality Certification)	Future Action (if not issued by DERM)
	Water Use Permit	If Required
Department of Community Affairs	DRI Review	In Process
Department of Environmental Protection	Wastewater Collection System Permit	Future Action
	Water Distribution System Permit	Future Action
	Air Quality	If Required
Department of Transportation	Roadway Improvement Plans	Future Action
Federal		
U.S. Army Corps of Engineers	Wetland Jurisdictional Determination	Not Required
	Dredge and Fill Permit	Not Required
Source: The Curtis Group		

At this time, registration of the development as currently proposed with the Division of Florida Land Sales, Condominiums, and Mobile Homes under Chapter 498, Florida Statutes, will not be required. The development will not be registered with H.U.D. Division of Interstate Land Sales registration or with other state agencies.

Exhibit 4-1
Notarized Authorization Forms

Exhibit 4-2
Property Ownership within
One-half mile from the site

**Exhibit 5-1
Legal Description**

Legal Description

The West 1/2, of the East 1/2, of the West 1/2 of Section 20, Township 55 South, Range 39 East, Miami-Dade County, Florida. LESS a 100.00 feet Right-of-way for the Seaboard Airline Railroad, as-built and in place lying 50.00 feet on either side of the existing railroad tracks.

AND

The West 1/2, of the East 1/2, of the East 1/2, of the S.W. 1/4 of Section 20, Township 55 South, Range 39 East, Miami-Dade County, Florida.

Subject to any dedications, easements, restrictions, reservation and limitations of records.

AND

The East 1/2, of the East 1/2, of the East 1/2, of the S.W. 1/4 of Section 20, Township 55 South, Range 39 East, Miami-Dade County, Florida. Less and except that parcel taken on the East side as per case # 86-40255 recorded in Official Records Book 15074 at Page 1044 of the Public Records of Miami-Dade County, Florida, said Parcel described as follows:

That portion of the East 1/2, of the East 1/2, of the East 1/2, of the S.W. 1/4 of said Section 20, lying East of that certain boundary agreement line in case # 86-40255 recorded in Official Records Book 15074, at Page 1044 of the Public Records of Miami-Dade County, Florida.

Subject to any dedications, easements, restrictions, reservation and limitations of records.

AND

The East 1/2, of the East 1/2, of the N.W. 1/4 of Section 20, Township 55 South, Range 39 East, Miami-Dade County, Florida, lying South of the Centerline of a 100.00 feet Wide Easement for the Seaboard Coast Line Railroad Company, as recorded in Official Records Book 4331, at Page 282, and Official Records Book 4371, at Page 323, all of the Public Records of Miami-Dade County, Florida. Less and except that Parcel taken on the East side as per case # 86-40255 recorded in Official Records Book 15074, at Page 1044 of the Public Records of Miami-Dade County, Florida, said Parcel described as follows:

That portion of the East 1/2, of the East 1/2, of the N.W. 1/4 of said Section 20, lying South of the Centerline of the said 100.00 feet Wide Easement for the Seaboard Coast Line Railroad Company and lying East of that certain boundary agreement line in case # 86-40255 recorded in said or Book 15074, at Page 1044 of the Public Records of Miami-Dade County, Florida.

Subject to any dedications, easements, restrictions, reservation and limitations of records.

AND

The East 1/2, of the East 1/2, of the N.W. 1/4 of Section 20, Township 55 South, Range 39 East, Miami-Dade County, Florida, lying North of the Centerline of a 100.00 feet Wide Easement for the Seaboard Coast Line Railroad Company, as recorded in Official Records Book 4331, at Page 282, and Official Records Book 4371, at Page 323, all of the Public Records of Miami-Dade County, Florida. Less and except that Parcel taken on the East side as per case # 86-40255 recorded in Official Records Book 15074, at Page 1044 of the Public Records of Miami-Dade County, Florida, said Parcel described as follows:

That portion of the East 1/2, of the East 1/2, of the N.W. 1/4 of said Section 20, lying North of the Centerline of the said 100.00 feet Wide Easement for the Seaboard Coast Line Railroad Company and lying East of that certain boundary agreement line in case # 86-40255 recorded in said or Book 15074, at Page 1044 of the Public Records of Miami-Dade County, Florida.

Subject to any dedications, easements, restrictions, reservation and limitations of records.

AND

Section 19, Township 55 South, Range 39 East, LESS the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) thereof and road right(s) of way(s). Miami-Dade County, Florida.

AND

The North Half (N 1/2) of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of Section 19, Township 55 South, Range 39 East, located in Miami-Dade County, Florida.

AND

The South Half (S 1/2) of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of Section 19, Township 55 South, Range 39 East. Miami-Dade County, Florida.

AND

The West (W 1/2) of the West (W 1/2) of Section 20, Township 55 South, Range 39 East, Dade County, Florida.

LESS AND EXCEPT:

The Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of Section 20, Township 55 South, Range 39 East, lying and being in Miami-Dade County, Florida.

AND

The Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of Section 20, Township 55 South, Range 39 East, lying and being in Miami-Dade County, Florida.