

RESOLUTION 12-106

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA APPROVING THE FINAL PLAT FOR VINTAGE ESTATES, GENERALLY LOCATED EAST OF NW 107TH AVENUE AT NW 70TH STREET, IN THE CITY OF DORAL, MIAMI-DADE COUNTY, FLORIDA; PROVIDING FOR RECORDATION; PROVIDING AN EFFECTIVE DATE

WHEREAS, Renegade at Doral LLC., ("Applicant"), has requested approval for the Final Plat for Vintage Estates, as described in Exhibit "A" attached hereto, generally located East of NW 107th Avenue at NW 70th Street, Doral, Florida; and

WHEREAS, this application has been reviewed for compliance with Chapter 28 of the Miami-Dade County Code by staff and a Professional Surveyor and Mapper and has been found to be consistent; and

WHEREAS, on August 22, 2012 the City Council held a quasi-judicial hearing and received testimony and evidence related to the Application from the Applicant and other persons and found that the proposed final plat meets all applicable regulations and is consistent with the CDMP; and

WHEREAS, after careful review and deliberation, staff has determined that this application has complied with the Code,

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA THAT:

Section 1. The foregoing "WHEREAS" clauses are hereby ratified and confirmed as being true and correct and are hereby made a part of this Resolution upon adoption hereof.

Section 2. The City Council of the City of Doral hereby approves the Final Plat for Vintage Estates, generally located East of NW 107th Avenue at NW 70th Street, Doral, Florida.

Section 3. This Resolution shall be recorded in the Public Records of Dade County, Florida, with the Applicant to pay the costs thereof.

Section 4. This resolution shall become effective upon its passage and adoption by the City Council.

WHEREAS, a motion to approve the Resolution was offered by Vice Mayor DiPietro who moved its adoption. The motion was seconded by Councilwoman Rodriguez and upon being put to a vote, the vote was as follows:

Mayor Juan Carlos Bermudez	Yes
Vice Mayor Michael DiPietro	Yes
Councilman Luigi Boria	Yes
Councilman Peter Cabrera	Yes
Councilwoman Ana-Maria Rodriguez	Yes

PASSED AND ADOPTED this 22 day of August, 2012.



JUAN CARLOS BERMUDEZ, MAYOR

ATTEST:



BARBARA HERRERA, CITY CLERK

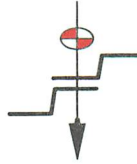
APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:



JIMMY MORALES, ESQ., CITY ATTORNEY

EXHIBIT “A”

Schwebke - Shiskin



& Associates, Inc.

Mark S. Johnson, P.S.M.
Ronald A. Fritz, P.S.M.
Jose L. Sanfil, P.S.M.
Michael J. Alley, P.S.M.

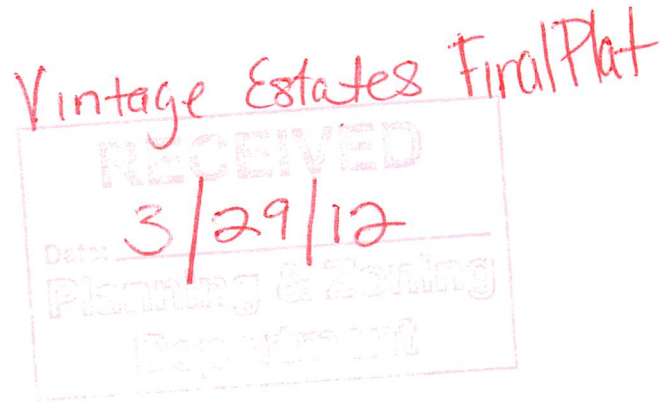
Land Surveyors - Engineers - Land Planners
3240 Corporate Way • Miramar, Florida 33025
Phone: (954) 435-7010 • Fax: (954) 438-3288

Alfonso C. Tello, P.E., P.S.M.
Hernando J. Navas, P.E.
Luis F. Leon, P.E.
Alberto A. Mora, P.E.
John C. Tello, P.E.

March 27, 2012

Ms. Mercy Arce
Development Review Coordinator
The City of Doral
8300 N. W. 53rd Street, Suite 100
Doral, Florida 33166

Re: ***Final Plat Application – Vintage Estates
Letter of Intent
Exhibit “B”***



Dear Ms. Arce:

This shall constitute the letter of intent on behalf of Renegade at Doral, LLC, a Florida limited liability company and M&M Doral Investments, LLC, a Florida limited liability company, (the “Applicants”) in support of its request for approval of a Final Plat for the proposed plat of “VINTAGE ESTATES” (the “Final Plat”).

The property, located at South of N. W. 74th Street and between N. W. 107th Avenue and N. W. 102nd Avenue, Doral, Florida (the “Property”), is zoned X and AH-5.

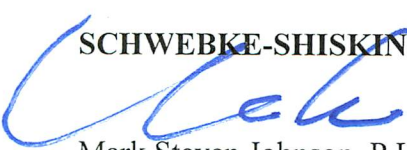
It is Applicant’s intent to develop the Property in accordance with the proposed uses consisting of: **West Parcel:** Single Family Homes – 110 Units; Club House with Kitchen – 4,900 sq.ft.
East Parcel: Coach Homes (Townhouse) – 59 Units; Bathroom Building – 965 sq.ft. as approved by the City of Doral and Miami-Dade County.

Applicant wishes to apply for a city council hearing and approval of the Final Plat for the property.

Based on the foregoing, we respectfully request your favorable review and approval of this application.

Sincerely,

SCHWEBKE-SHISKIN & ASSOCIATES, INC.


Mark Steven Johnson, P.L.S.
Secretary-Treasurer

MSJ/ks



8300 NW 53rd Street, Suite 100, Doral, Florida 33166

Tel. (305) 593-6725

Facsimile: (305) 470-6850

Website: cityofdoral.com

PUBLIC HEARING APPLICATION
/ Administrative Review Application

COMMUNITY DEVELOPMENT DEPARTMENT

Please check one:

- ☐ CITY COUNCIL
☐ ADMINISTRATIVE REVIEW

OFFICIAL USE ONLY

Application No.: Vintage F. Plat

Date Received: 3/29/12

INSTRUCTIONS

This application, with all supplemental data and information, must be completed in accordance with the specific instructions in this application. Applications and all supplemental information must be filed no later than 60 days prior to the regular public hearing date.

APPLICATION

Please indicate which type of application you are submitting by checking one category below:

- | | |
|--|--|
| <input type="checkbox"/> Change in Zoning District | <input checked="" type="checkbox"/> Plat |
| <input type="checkbox"/> Variance | <input type="checkbox"/> Entry Feature |
| <input type="checkbox"/> Appeal of Decision | <input type="checkbox"/> Site Plan |
| <input type="checkbox"/> Conditional Use | <input type="checkbox"/> Other _____ |

IMPORTANT: THE APPLICANT, OR REPRESENTATIVE, MUST BE PRESENT AT THE HEARING TO PRESENT THE PROPOSAL.

Please print or type

Name of Applicant, agent or tenant (with owner's affidavit)

SCHWEBKE-SHISKIN & ASSOCIATES, INC.

Mailing Address

3240 CORPORATE WAY

City, State, Zip

MIRAMAR, FL 33025

Telephone

305-652-7010

Fax

305-652-8284

Name of Owner

RENEGADE AT DORAL, LLC

Mailing Address

305 ALCAZAR AVENUE

City, State, Zip

CORAL GABLES, FL 33134

Telephone

305-416-4556

Fax

305-416-2771

A. **LEGAL DESCRIPTION.** (If subdivided – lot, block, complete name of subdivision, plat book and page numbers). If metes and bounds description – Complete description, including section, township and range).
 Folio Number 35-3017-001-0200 Address South of N.W. 74 Street & between N.W. 107 Avenue and N.W. 102 Avenue
35-3017-001-0280
35-3017-001-0290
 Lot(s) 20, 28 & 29 Block _____ Section 17-53-40 Plat Book No. 2 Page No. 17

FINISHED FLOOR ELEVATION (If applicable): _____ FLOOD ZONE: X & AH-5

B. ADDRESS (If number has been assigned) _____ (Undeveloped land)

C. SIZE OF PROPERTY 2,368 ft. X 660 ft. = 1,203,769 sq. ft.; 27.63 acre(s)
 Width Depth

D. Provide legal description or address of any property held by the owner which is contiguous to that which is the subject matter of this application.

Tracts 20, less the Easterly 250 ft. and 28 & 29 in Section 17-53-40,

FLORIDA FRUIT LAND COMPANY'S SUBDIVISION NO. 1, according to the plat thereof, as

recorded in Plat Book 2, Page 17, Public Records of Miami-Dade County, Florida

E. DATE SUBJECT PROPERTY WAS ACQUIRED _____

APPLICANT'S PROPOSAL

Specify in full the request. (Use a separate sheet of paper if necessary.)

Applicant is seeking request of Tentative Plat for proposed subdivision in accordance with proposed

Site Plan WEST PARCEL: Single Family Homes - 110 Units
 Club House with Kitchen - 4,900 sq.ft.

EAST PARCEL: Coach Homes (Townhouse) - 59 Units
 Bathroom Building - 965 sq.ft.

INTENT

Explain purpose of application, benefit(s) in the change and reasons why this application should be approved. Specify the exact nature of the use or operation applied for, together with any pertinent technical data, which will clarify the proposal. (Use a separate sheet of paper if necessary.)

SEE EXHIBIT "B"

Are there any existing structures on the property? ☐ Yes ☒ No

If so, what type? (CBS, Frame, Frame-Stucco, Wood, Other) _____

Any applications (except plat applications) which involve new building construction or exterior improvements to an existing building must submit the plans with this application. Plans that are not filed with this application will not be considered by the City of Doral.

All data and exhibits submitted in connection with this application become a PERMANENT PART OF THE PUBLIC RECORDS OF THE CITY OF DORAL.

The following enclosures where applicable MUST BE ATTACHED to complete the application:

- A. ☐ SURVEY OF PROPERTY: For vacant or improved property. Must be no more than five years old and sealed by a registered land surveyor. The Building and Planning Department may require a more recent survey if a site visit indicates any discrepancies. Survey must include, where applicable, lot lines, all structures, walls, fences, landscaping, and all physical improvements.
- B. ☐ SITE DEVELOPMENT PLAN: Where applicable, plans shall show location and elevations of existing and proposed buildings, proposed additions, alterations and use of each; all dimensions of buildings and space between buildings; setbacks from property lines; proposed and existing off-street parking showing lined spaces, driveways, handicap spaces, compact spaces; a landscape plan that complies with the City of Doral Landscape Ordinance showing location of existing and proposed vegetation, landscaping (i.e. trees and hedges), number, height and species type. The plan shall also show wall and fence height, location and material.
- C. ☐ LETTER OF INTENT: A letter of intent must be filed explaining in detail the extent of the development and how the proposal meets the applicable Code criteria. Signature and address must be shown.
- D. ☐ OTHER GOVERNMENTS/AGENCIES ENDORSEMENTS: All applicable DERM, Miami-Dade Fire Department, or the Miami-Dade Water and Sewer Department's endorsement must be submitted.
- E. ☐ OWNER'S AFFIDAVIT: Owner's affidavit allowing the filing of an application is required on all applications where the applicant is not the owner of the property under consideration; same form allows posting of property.
- F. ☐ TRAFFIC STUDY: A detailed traffic analysis considering the impacts of the proposed development on current level-of-service (LOS) standards in abutting (or nearby) roads and intersections.

NOTE: 5 COPIES OF SURVEYS, SITE DEVELOPMENT PLANS, LANDSCAPE PLANS MUST BE SUBMITTED AT STANDARD PLAN SIZE. AN APPLICATION WILL NOT BE CONSIDERED UNLESS COMPLETELY FILLED OUT, PROPERLY EXECUTED (FOLIO NUMBERS ARE MANDATORY) AND SUPPORTING DOCUMENTATION, APPROPRIATE PLAN DRAWINGS AND SURVEYS ARE SUBMITTED.

In support of this request, I submit the following additional items, which are attached hereto and made a part of this application:

- ☐ 35 MM Photo(s) (Mounted 8 1/2 x 11)
- ☐ Letters from Area Residents
- ☐ Other _____

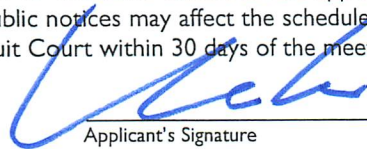
Please check only one of the following options:

- ☐ FOR CITY COUNCIL PURPOSES

I/We understand that additional public hearings may be required and any interested person may discuss the application with City staff to the same extent as the applicant. The application may change during the hearing process and additional public notices may affect the schedule of the hearings. If my/our appeal is denied, I/we must file an appeal to the Circuit Court within 30 days of the meeting.

March 28, 2012

Date



Applicant's Signature

MARK S. JOHNSON

Print Name

Date

Applicant's Signature (if more than one)

Print Name

PUBLIC HEARING APPLICATION

Page 3

PUBLIC HEARING APPLICATION

OWNER AFFIDAVIT

I/We RENEGADE AT DORAL, LLC & M&M DORAL INVESTMENTS, LLC as Owner (s) of Lot (s) 20, 28 & 29
Block _____ Section 17-53-40 PB/PG 2-17

of property which is located at S. of N.W. 74 St. & between N.W. 107 Ave. & N.W. 102 Ave.
desire to file an application for a public hearing before the ☐ City Council ☐ Administrative Review, and I/We do understand and agree as follows:

1. That the application for a variance will not be heard unless the applicant is present at the hearing.
2. The property will be posted with a sign, which must not be removed until after the public hearing, at which time the City staff will remove the sign.
3. That the requirements of the zoning code, Miami-Dade County Ordinances, the South Florida Building Code, and other government agencies may affect the scheduling and ability to obtain/issue a permit for the proposal.
4. That the only exceptions to the zoning code are those that have been specified in the written application and any other code or plan issues will be corrected by modifying the plans to comply with the respective codes and ordinances of the City of Doral or Miami-Dade County ordinances.
5. That the applicant will be responsible for complying with all the conditions and restrictions imposed by the City Council or City Staff in connection with the request and will take the necessary steps to make the request effective if approved by the City Council or City Staff.
6. That it is the responsibility of the applicant to submit a complete application with all of the documents necessary for the City Council or City Staff to consider the applicant's request.
7. That the applicant is responsible for timely submission and accuracy of all items requested on the application.
8. That the applicant is responsible for any additional fees which include but are not limited to mailing notices to surrounding property owners, legal fees, surveys, and technical reports.

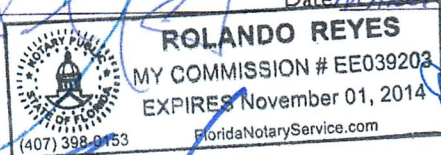
I/We as the owners of the subject property (check one):

- ☒ do hereby authorize MARK S. JOHNSON to act on my/our behalf as the applicant.
☐ will on my/our own behalf act as applicant(s), and make application in connection with this request for a ☐ public hearing ☐ administrative review before the City Council or City Staff.

Owner's Name RENEGADE AT DORAL, LLC Signature _____ Date MARCH 28, 2012

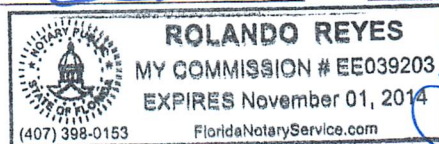
Owner's Name M&M DORAL INVESTMENTS, LLC Signature _____ Date MARCH 28, 2012

Notary to Owner:



Applicant's Name MARK S. JOHNSON Signature _____ Date MAR. 28, 2012

Notary to Applicant:



PUBLIC HEARING APPLICATION SUPPLEMENT

OPTIONAL

However, applicants are encouraged to contact neighbors regarding application.

_____ has applied to the City of Doral for a _____,

Name of Applicant

which will affect the property located at _____ as follows:

Property Address

To permit _____

The ☐ City Council will hold a public hearing on this request. I hereby acknowledge having read the above the subject application, reviewed the applicable plans and understand that I am waiving any objection(s) to the proposed request and related construction as described above. By subscribing my name below, I hereby certify that I have done so freely and without any duress or misrepresentation on the part of the applicant.

Parcel #1 _____ Owner Name _____ Address _____ Signature _____ Date _____	Parcel #2 _____ Owner Name _____ Address _____ Signature _____ Date _____	Parcel #3 _____ Owner Name _____ Address _____ Signature _____ Date _____
Parcel #4 _____ Owner Name _____ Address _____ Signature _____ Date _____	SUBJECT PROPERTY Please indicate the NORTH direction. (Circle one) <div style="text-align: center;"> </div>	Parcel #5 _____ Owner Name _____ Address _____ Signature _____ Date _____
STREET / AVENUE / TERRACE / ROAD / COURT		
Parcel #6 _____ Owner Name _____ Address _____ Signature _____ Date _____	Parcel #7 _____ Owner Name _____ Address _____ Signature _____ Date _____	Parcel #8 _____ Owner Name _____ Address _____ Signature _____ Date _____

✓

**MIAMI DADE COUNTY PLAT COMMITTEE
NOTICE OF ACTION**

Plat No.: T - 23229 - 2 - CORR.

STR: 17 53 40

Municipality: DORAL

Zoning:

District: 12

Name: VINTAGE ESTATES

Location by Streets: NW 70 ST. & NW 107 AVE.

Owner: RENEGADE AT DORAL, LLC C.O TERRA GROUP
2675 S. BAYSHORE DRIVE
COCONUT GROVE, FL 33133

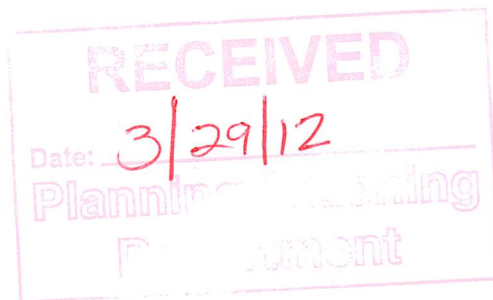
Surveyor: SCHWEBKE-SHISKIN & ASSOCIATES, INC.
3240 CORPORATE WAY
MIRAMAR, FL 33025

Phone: 3056527010

This is to advise you that on December 23, 2011 the Dade County Plat Committee reviewed the above plat and that the same was:

- ☒ Recommended for approval subject to conditions indicated on attached action copy.
☐ Approved as an extension of time, subject to previous requirements and:
☐ Deferred for reasons indicated below :
☐ Denied for the reasons indicated below :

TENTATIVE PLAT VALID UNTIL 9-23-12.



VINTAGE ESTATES

TENTATIVE PLAT NO. **23229-2-COR.**

Sec. 17

Twp. 53

Rgc. 40

Municipality: DORAL

Zoned: MF-1

RECOMMENDS
APPROVAL

12-03-11
Date: Permitting, Environment and Regulatory Affairs Dept.

RECOMMENDS
APPROVAL

12-03-11
Date: Public Works and Waste Management Department.

☒ Recommends approval subject to the City of Doral requirements and the requirements checked below:

☒ The Tentative Plat recommended approval is valid for 9 months from the date indicated above, but will not exceed concurrency expiration date. Tentative recommended approval does not necessarily guarantee final plat approval.

☒ Concurrency approval by the Municipality is required prior to final plat review and prior to the issuance of a building permit. Municipality concurrency review to include all City, State and County roads.

☒ Tentative Plat valid until September 03, 2012
Note: Extension of Time must be officially heard by the Plat Committee prior to the expiration of the Tentative Plat. Application request must be submitted at least ten (10) days prior to said Plat Committee meeting.

☒ No road, sidewalks or drainage facilities within unincorporated Miami Dade County or on County maintained rights-of-ways are to be constructed or installed without prior knowledge, approval and complete progressive inspection by the Public Works and Waste Management Dept. Construction or installation of these facilities does not guarantee acceptance by the County unless final plat is approved and recorded.

☒ Final approval and recording subject to the Permitting, Environment and Regulatory Affairs Dept. (PERA) and the Florida Department of Health approval on sewage disposal facilities and water supply.

☒ Site to be filled to County Flood Criteria Elevation of 7.1 N.G.V.D. or to an elevation not less than the approved crown of the road fronting the property. Cutting of existing grade is not permitted below the established base flood elevation of the F.I.R.M. for Miami Dade County Florida Community # 125098.

☒ Property owner/ Developer must provide the needed improvements within the right-of-way.

☒ For the removal of any tree a permit is required.

☒ Paved Public Access must be provided prior to recordation of this plat.

☒ *The City of Doral and the Miami Dade County Public Works and Waste Management Dept. Traffic Division must approve the Site Plan prior to Paving and Drainage plan submittal.*

☒ *Rear lot lines of all double frontage lots are to be shown as a limited access line on the final plat; the design of a decorative barrier to be approved by the City of Doral and the Miami-Dade County Plat Committee prior to final plat review.*

☒ Property Owners Association agreement for maintenance of private roads, double frontage wall, common areas and lake is required.

☒ See attached Permitting, Environment and Regulatory Affairs Dept. (PERA) memorandum for environmental concerns and requirements.

☒ School Board approval required prior to final plat review.

☒ MDWASD approval required prior to final plat review.

☒ A special taxing district for street lighting and / or multipurpose maintenance is required.

☒ Street Lights are required along Section Line roads. Contact George Brown at (305) 592-8925 Ext. 284 for details.

☒ See attached Miami Dade Water and Sewer Department (MDWASAD) memorandum for water and sewer concerns and requirements. Contact Maria Capote at (786) 268-5329 for details.

☒ Final Mylar(s) plus five (5) prints.

☒ Opinion of Title (Valid for 30 days, unincorporated; 45 days municipality). An update is usually required before the County Commissioners meeting and/or recordation.

☒ Paid Tax receipts (and escrow, if applicable).

☒ Processing fee for Final Plat.

☒ Recording fee for Final Plat.

☒ Processing fee for Permanent Reference Monument Verification.

☒ Water Control Division approval after final plat submittal. (PERA)

☒ Approval regarding method of water supply.

☒ Approval regarding method of sewage disposal.

☒ Certified copy of municipal ordinance and/or resolution accepting final plat and letter(s) stating paving and drainage plans have been approved and Improvement Bond held by Municipality (if applicable).

☒ Letter from F.P.&L. Company (TP-7 letter) regarding underground electric service (ORD. 68-69).

☒ State Plane Coordinate Data Sheet.

☒ AFTER SUBMITTAL OF FINAL PLAT, CHECK THE PUNCH LIST AT THE FOLLOWING WEBSITE FOR ADDITIONAL SCHEDULING AND/OR RECORDATION REQUIREMENTS. (<http://www.miamidade.gov/pubworks/plats/search.asp>)

- ☒ The City of Doral and the Miami Dade County Public Works and Waste Management Dept. Land Development/Right-of-Way Division must approve the Paving and Drainage plan. Contact Mohammed Mansuri at (305)375-2707 for details.
- ☒ Bond Estimate for required improvements. Items and amounts to be determined by the approved tentative plat and the approved paving and drainage plan.
- ☒ Performance Bond and Agreement for required improvements is required. (Cash or Letter of Credit).
- ☒ All private roads are to be constructed to meet Miami-Dade County Road Standards and to be identified in accordance with Miami-Dade County numbering system.

Note: The City of Doral and the Miami-Dade County I . Committee shall approve any proposed Entrance Feature within this project.

Memorandum



Date: December 21, 2011

To: Julio Delgado, PSM
Public Works

From: *for Maria T. Capote*
Sergio A. Garcia, P.E.
Plans Review Section
Miami-Dade Water and Sewer Dept.

Subject: Plat Committee Agenda comments for December 23, 2011

**5. T-23229-2 Vintage Estates
(NW 70 St. & NW 107 Ave.)**

Water and sewer extensions, approved plans and a current executed service agreement would be required by WASD. Sign off required by WASD before final plat approval. Contact M-DWASD, Mrs. Maria Capote and/or Mr. Sergio A. Garcia at 786 268-5329 or 786 268-5214 respectively. Please note that final plat will not be approved until any and all requirements have been met.



Permitting, Environment and Regulatory Affairs
Environmental Services
701 NW 1st Court Ste-200
Miami, Florida 33136-3912
T 305-372-6764 F 305-372-6543

miamidade.gov

Date: 12/22/2011

To: Subdivision and Platting Section
Public Works and Waste Management Department

Re: Tentative Plat, Number: T-23229
Agenda Date: 12/23/2011

RECOMMENDATION: Overall Approved

This office has reviewed the referenced PLAT and recommends the following:

Office of Code Coordination and Public Hearings: (Approved)
Voice: 305-372-6764, Fax: 305-372-6543

A public water supply must be utilized to serve this entire subdivision. Plans for the extension of the existing water mains to serve this property must be approved by this Department prior to the recordation of this plat.

Average time to obtain a Water Extension permit is three (3) working days. However, actual time to obtain a Water Extension Permit may vary significantly based on the completeness of the submittal and review time by the Utility serving the project.

A public sewerage system must be utilized to serve this entire subdivision. Plans for the extension of the existing sanitary sewer system to serve this property must be approved by this department prior to the recordation of this plat.

Average time to obtain a Sewer Extension permit is fifteen (15) working days. However, actual time to obtain a Sewer Extension Permit may vary significantly based on the completeness of the submittal and review time by the Utility serving the project.

Concurrency Issued by the Municipality.

Please note that the regional sewer system is operating under a capacity allocation program in accordance with the First Partial Consent Decree between Miami-Dade County and the United States of America (Case NO. 93-1109 CIV Moreno). Under the terms of this Consent Decree, this approval does not constitute an allocation or certification of adequate treatment and transmission system capacity, which will be evaluated and determined at the time of agency review of the building permit plans for the referenced project.

Water Control (Approved)
Voice: 305-372-6681, Fax: 305-372-6489

This project qualifies for an Individual Water Management Permit, which must be obtained from South Florida Water Management District prior to Final Plat approval, and prior to obtaining Plan Review Section and Public Works Department approval of Paving & Drainage plans.

Delivering Excellence Every Day

Sites located within unincorporated Miami-Dade County shall be filled in accordance with the requirements of Section 11C of the Code of Miami-Dade County, Florida (the Code).

Site shall be filled in a manner so as to prevent the flooding of adjacent properties. Interceptor swales shall be constructed on-site with no encroachment over adjacent properties.

Coastal Resources (NA)**Voice: 305-372-6575**

No Recommendation

Wetlands (Approved)**Voice: 305-372-6585**

The subject properties lie within the East Turnpike Wetland Basin and contain wetlands as defined by Section 24-5 of the Code. Therefore, a Miami-Dade County Class IV Wetland Permit will be required prior to final plat.

This Program has no objection to this tentative plat provided the applicant acquires all permits prior to final plat. A full evaluation of the resources is performed during the permitting process. While every effort is made to notify the applicant of all requirements at this time, the full permit evaluation may require that site plans be changed prior to final plat to preserve unique biologic resources. Please be aware that final plat site plans must match the permitted site plans.

Please contact the Wetlands Resources Program of PERA at (305) 372-6585 for additional information concerning requirements pertaining to the Miami-Dade County Class IV Wetland Permit.

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 also be required for the proposed project. It is the applicant's responsibility to contact these agencies.

Please be advised that average time to obtain a Class IV Wetland Permit is approximately nine months. However, actual time to obtain a Class IV Wetland Permit may vary significantly based on the completeness of the submittal.

Trees (Approved)**Voice: 305-372-6574**

The subject properties revealed the presence of tree resources and contain wetlands. Wetland Resources will be regulated through a Class IV Wetland Permit. Section 24-48 requires the preservation of all tree islands. Any non wetland tree resources on the sites will require a Miami-Dade County Tree Removal Permit prior to removal or relocation.

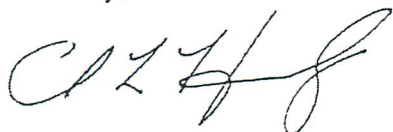
Please be advised that average time to obtain a Tree Removal Permit is approximately 10 working days, however, actual time to obtain a Tree Removal Permit may vary significantly based on the completeness of the submittal.

Natural Forest Communities (Approved)**Voice: 305-372-6548**

The subject properties are not designated Natural Forest Communities by Miami-Dade County.

If you have any questions regarding elements of this review please contact the appropriate office using the provided contact phone number.

Sincerely,

A handwritten signature in black ink, appearing to read 'CLH', with a stylized flourish at the end.

Carlos L. Hernandez, P.E.
Chief, Office of Plan Review Services

MIAMI-DADE COUNTY
OPINION OF TITLE

To: MIAMI DADE COUNTY, a political subdivision of the State of Florida.

With the understanding that this opinion of Title is furnished to MIAMI-DADE COUNTY, FLORIDA, as an inducement for execution of a plat covering the real property hereinafter described or for acceptance of a warranty deed, easement, covenant or unity of title, as applicable, it is hereby certified that I (we) have examined Chicago Title Insurance Company Owner's Policy of Title Insurance, No. 7230609-8491975 (as to "Parcel 1") together with Chicago Title Insurance Company Title Commitment, No. 3590190B (as to Parcel 2) and certified title information bringdowns (as to both parcels) covering the period from the BEGINNING to February 14, 2012 at 11:00 P.M., inclusive, of the following described real property:

Parcel 1

Tracts 28 and 29, in Section 17, Township 53 South, Range 40 East, FLORIDA FRUIT LAND COMPANY'S SUBDIVISION No. 1, according to the Plat thereof, as recorded in Plat Book 2, at Page 17, of the Public Records of Miami-Dade County, Florida. Less and except therefrom any right-of-way any dedications of record.

Parcel 2

Tract 20, in Section 17, Township 53 South, Range 40 East, FLORIDA FRUIT LAND COMPANY'S SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 2, at Page 17, of the Public Records of Miami-Dade County, Florida. Less and except therefrom that portion of Tract 20 lying within the easterly 250 feet of the Northwest quarter (NW ¼) of said Section 17, and also less and except therefrom any right-of-way dedications of record.

Basing my opinion on said complete Policy covering said period I am of the opinion that on the last mentioned date the fee simple title to the above described real property was vested in:

M&M Doral Investments, LLC, a Florida limited liability company (as to Parcel 1)
and
Renegade at Doral, LLC, a Florida limited liability company (as to Parcel 2)

With LUIS MACHADO as Co-Executive Manager and PEDRO A. MARTIN, as Co-Executive Manager authorized to sign on behalf of M&M Doral Investments, LLC, a Florida limited liability Company

And
With LUIS MACHADO as Manager authorized to sign on behalf of Renegade at Doral, LLC a Florida limited liability Company

Subject to the following liens, encumbrances and other exceptions:

GENERAL EXCEPTIONS

1. All taxes for the year in which this opinion is rendered, unless noted below that such taxes have been paid.
2. Rights of persons other than the above owners who are in possession.
3. Facts that would be disclosed upon accurate survey.
4. Any unrecorded labor, mechanics or materialmen's liens.
5. Zoning and other restrictions imposed by governmental authority.

SPECIAL EXCEPTIONS

☐ No special exceptions exist

☒ Special exceptions (indicate details on separate sheet) --- SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

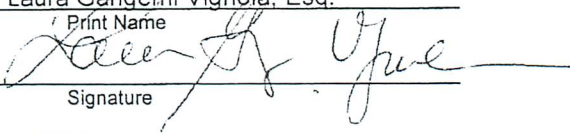
None of the exceptions listed above will restrict the use of the property for the purposes set forth in the plat.

I, the undersigned, further certify that I am an attorney-at-law duly admitted to practice law in the State of Florida, and am a member in good standing of the Florida Bar.

Respectfully submitted this 27th day of February, 2012.

Laura Gangemi Vignola, Esq.

Print Name



Signature

443085

Florida Bar Number

GREENBERG TRAURIG, P.A.

Firm Name

333 Avenue of the Americas, Miami, FL 33131

Address

(305) 579-0877

Phone Number

EXHIBIT "A"
TO MIAMI-DADE COUNTY
OPINION OF TITLE
(SPECIAL EXCEPTIONS)

As to Parcel 1:

1. Restrictions, covenants, conditions, easements and other matters as contained on the Plat of FLORIDA FRUIT LAND COMPANY'S SUBDIVISION, recorded in Plat Book 2, Page 17.
2. Easement(s) in favor of Florida Power & Light Company set forth in instrument(s) recorded in Official Book 6101, Page 440 (Tract 29).
3. Easement(s) in favor of Florida Power & Light Company set forth in instrument(s) recorded in Official Book 6165, Page 496 (Tract 28).
4. Easement(s) in favor of Miami-Dade Water and Sewer Authority set forth in instrument(s) recorded in Official Records Book 8974, Page 889 (Tract 29).
5. Easement(s) in favor of Miami-Dade County set forth in instrument(s) recorded in Official Records Book 21040, Page 3388 (Tract 29).
6. Oil, gas, and mineral reservations contained in Deed from Board of Commissioners of the Everglades Drainage District recorded in Deed Book 3383, Page 539, as modified by Non-Use Commitment recorded in Official Records Book 22469, Page 3260 (Tract 28).
7. Mortgage, Security Agreement and Fixture Filing from M & M Doral Investments, LLC, a Florida limited liability company, in favor of Terra Grand Floridian, LLC, a Florida limited liability company and M & M at Doral Holdings, LLC, a Florida limited liability company, dated as of September 26, 2011 and recorded November 17, 2011 in Official Records Book 27898, Page 744.
8. Master Development Agreement by and between Renegade at Doral, LLC, a Florida limited liability company and City of Doral, Florida dated October 12, 2011 and recorded November 28, 2011 in Official Records Book 27907, Page 2906.

As to Parcel 2:

1. Restrictions, covenants, conditions, easements and other matters as contained on the Plat of FLORIDA FRUIT LAND COMPANY'S SUBDIVISION, recorded in Plat Book 2, Page 17, of the Public Records of Miami-Dade County, Florida.
2. Master Development Agreement by and between Renegade at Doral, LLC, a Florida limited liability company and City of Doral, Florida dated October 12, 2011 and recorded November 28, 2011 in Official Records Book 27907, Page 2906.

NOTE: ALL RECORDING REFERENCES ARE TO THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.