Memorandum

MIAMI-DADE COUNTY

Date: July 6, 2016

To: Honorable Chairman Jean Monestime
and Members, Board of County Commissioners

Agenda Item No. 5(L)

From: Carlos A. Gimenez
Mayor

Subject: Resolution Approving the Plat of Silver Palm West Replat

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Recommendation
The following plat is hereby submitted for consideration by the Board of County Commissioners for approval. This plat for Silver Palm West Replat is bounded on the north by SW 236 Street, on the east by SW 117 Avenue, on the south by SW 240 Street, and on the west by SW 117 Place.

The Miami-Dade County Plat Committee recommends approval of this plat. The Plat Committee is comprised of representatives from:

- Florida Department of Transportation;
- Florida Department of Health;
- Miami Dade County School Board; and
- Miami-Dade County departments of Fire Rescue; Parks, Recreation and Open Spaces; Regulatory and Economic Resources; Transportation and Public Works; and Water and Sewer.

Scope
This plat is located in Commission District 8, which is represented by Commissioner Daniella Levine Cava.

Fiscal Impact/Funding Source
There is no fiscal impact to Miami-Dade County with the approval of this plat as all improvements are in place. The minimal bond required for this project is for survey-related monumentation, which will not create a fiscal impact to Miami Dade County.

Track Record/Monitor
The Development Services Division of the Department of Regulatory and Economic Resources administers the processing of plats and waivers of plat, and the person responsible for this function is Raul A. Pino, P.L.S.

Background
Silver Palm West Replat (T-23658)

- Located in Section 24, Township 56 South, Range 39 East
- Zoning: RU-TH
- Proposed Usage: 46 townhomes
- Number of parcels: 46
- This plat meets concurrency.

Plat Restrictions

- That the Streets and Avenue, as illustrated on the plat, together with all existing and future plantings, trees, shrubbery and fire hydrants thereon, are hereby dedicated to the perpetual use of the public for proper purposes, reserving to the dedicators, their successors and assigns the reversion or reversions thereof, whenever discontinued by law.
- That individual wells shall not be permitted within this subdivision, except for swimming pools, sprinkler systems and/or air conditioners.
- That the use of septic tanks will not be permitted on any lot or tract within this subdivision, unless approved for temporary use, in accordance with County and State regulations.
- That all new electric and communication lines, except transmission lines, within this subdivision, shall be installed underground.
- That the utility easements, depicted by dashed lines on the plat, are hereby reserved for the installation and maintenance of public utilities.
- That Tracts "S1", "T1", "U1", "V1", "W1", "X1", and "Y1", as shown on the attached plat are reserved as common area, landscape, drainage and utility easements, to be owned and maintained by a Miami-Dade County approved Homeowner's Association or maintained by a Miami-Dade County approved Special Taxing District.
- That Tract "R1", as shown on the attached plat, is hereby reserved for common area for the joint and several use of the property owners within this subdivision and as a means of ingress and egress to the individual lots and tracts, and for the installation and maintenance of public utilities and drainage facilities and shall be owned and maintained in accordance with a Miami-Dade County approved Homeowners Association or maintained by a Miami-Dade County approved Special Taxing District.

Developer's Obligation

- Monumentation, which is bonded under bond number 7980 in the amount of $11,550.90.

Jack Osterholt
Deputy Mayor

MEMORANDUM

(Revised)

TO: Honorable Chairman Jean Monestime
and Members, Board of County Commissioners

DATE: July 6, 2016

FROM: Abigail Price-Williams
County Attorney

SUBJECT: Agenda Item No. 5(L)

Please note any items checked.

_____ **"3-Day Rule" for committees applicable if raised**

_____ **6 weeks required between first reading and public hearing**

_____ **4 weeks notification to municipal officials required prior to public hearing**

_____ **Decreases revenues or increases expenditures without balancing budget**

_____ **Budget required**

_____ **Statement of fiscal impact required**

_____ **Statement of social equity required**

_____ **Ordinance creating a new board requires detailed County Mayor's report for public hearing**

✓ **No committee review**

_____ **Applicable legislation requires more than a majority vote (i.e., 2/3's ____, 3/5's ____, unanimous _____) to approve**

_____ **Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required**

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 5(L)
7-6-16

RESOLUTION NO. _____

RESOLUTION APPROVING THE PLAT OF SILVER PALM WEST REPLAT, LOCATED IN THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 56 SOUTH, RANGE 39 EAST (BOUNDED ON THE NORTH BY SW 236 STREET, ON THE EAST BY SW 117 AVENUE, ON THE SOUTH BY SW 240 STREET, AND ON THE WEST BY SW 117 PLACE)

WHEREAS, Lennar Homes, LLC, a Florida limited liability company, and Silver Palms By Lennar Community Association, Inc., a Florida not-for-profit corporation, have this day presented to this Board a plat of certain lands lying in Miami-Dade County, Florida, said plat to be known as Silver Palm West Replat, the same being a replat of Blocks 10, 11, 12, 13, 14, 23, and Tracts R, S, T, U, V, Y, and portion of Tracts H, X, and Z, of "Silver Palm West", according to the plat thereof, as recorded in Plat Book 166, at Page 31 of the Public Records of Miami-Dade County, Florida, lying and being in the Northeast 1/4 of Section 24, Township 56 South, Range 39 East, Miami-Dade County, Florida, and it appears that all requirements of law concerning said plat insofar as the authority of this Board is concerned have been complied with,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that said plat is hereby approved; that the dedication of the streets, alleys and other rights-of-way however designated or depicted on said plat is hereby accepted; that the Miami-Dade County Plat Restrictions as listed on said plat are approved and are to be enforced; that approval of the plat is not a waiver of any zoning regulations and that the requirements of the zoning existing on this land at the time this resolution is approved shall be enforced whether or not the various parcels on this plat conform to those requirements.

The foregoing resolution was offered by Commissioner ,

who moved its adoption. The motion was seconded by Commissioner

and upon being put to a vote, the vote was as follows:

Jean Monestime, Chairman
Esteban L. Bovo, Jr., Vice Chairman

Bruno A. Barreiro	Daniella Levine Cava
Jose "Pepe" Diaz	Audrey M. Edmonson
Sally A. Heyman	Barbara J. Jordan
Dennis C. Moss	Rebeca Sosa
Sen. Javier D. Souto	Xavier L. Suarez
Juan C. Zapata	

The Chairperson thereupon declared the resolution duly passed and adopted this 6th day of July, 2016. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override by this Board, or (2) approval by the County Mayor of this Resolution and the filing of this approval with the Clerk of the Board.

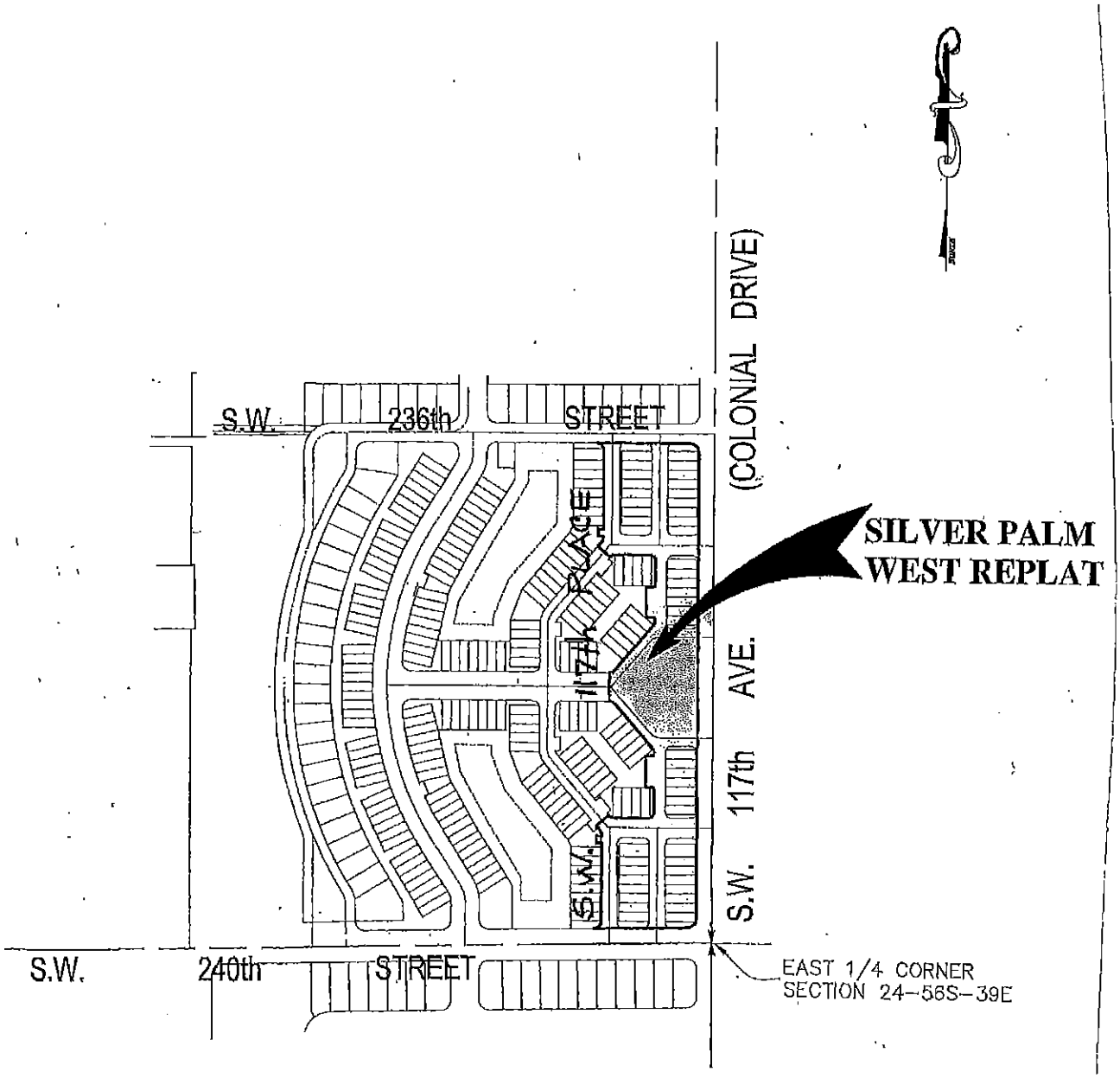
MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

HARVEY RUVIN, CLERK

By:_____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

Lauren E. Morse

SILVER PALM WEST REPLAT (T-23658)

SEC. 24 TWP. 56 RGE.39