Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 5(O)
03-20-07

OFFICIAL FILE COPY
CLERK OF THE BOARD
OF COUNTY COMMISSIONERS
MIAMI-DADE COUNTY, FLORIDA

RESOLUTION NO. R-340-07

RESOLUTION APPROVING THE PLAT OF SILVER PALM WEST, LOCATED IN THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 56 SOUTH, RANGE 39 EAST (SW 232 STREET AND SW 117 AVENUE)

WHEREAS, Silver Palm Holdings of Homestead, LLC, a Florida limited liability company, has 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, the same being a subdivision of a portion of land 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; this approval is conditioned upon the proper execution of all documents required by the County Attorney's Office.

MEMORANDUM
(Revised)

TO: Honorable Chairman Bruno A. Barreiro and Members, Board of County Commissioners

DATE: March 20, 2007

FROM: Murray A. Greenberg County Attorney

SUBJECT: Agenda Item No. 5(O)

Please note any items checked.

_____ **"4-Day Rule" ("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**

_____ **Bid waiver requiring County Manager's written recommendation**

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

_____ **Housekeeping item (no policy decision required)**

✓ **No committee review**

The foregoing resolution was offered by Commissioner **Rebeca Sosa**, who moved its adoption. The motion was seconded by Commissioner **Joe A. Martinez** and upon being put to a vote, the vote was as follows:

Bruno A. Barreiro, Chairman **aye**
Barbara J. Jordan, Vice-Chairwoman **aye**

Jose "Pepe" Diaz	**aye**	Audrey M. Edmonson	**aye**
Carlos A. Gimenez	**aye**	Sally A. Heyman	**aye**
Joe A. Martinez	**aye**	Dennis C. Moss	**aye**
Dorrin D. Rolle	**aye**	Natacha Seijas	**aye**
Katy Sorenson	**aye**	Rebeca Sosa	**aye**
Sen. Javier D. Souto	**aye**		

The Chairperson thereupon declared the resolution duly passed and adopted this 20th day of March, 2007. This resolution shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

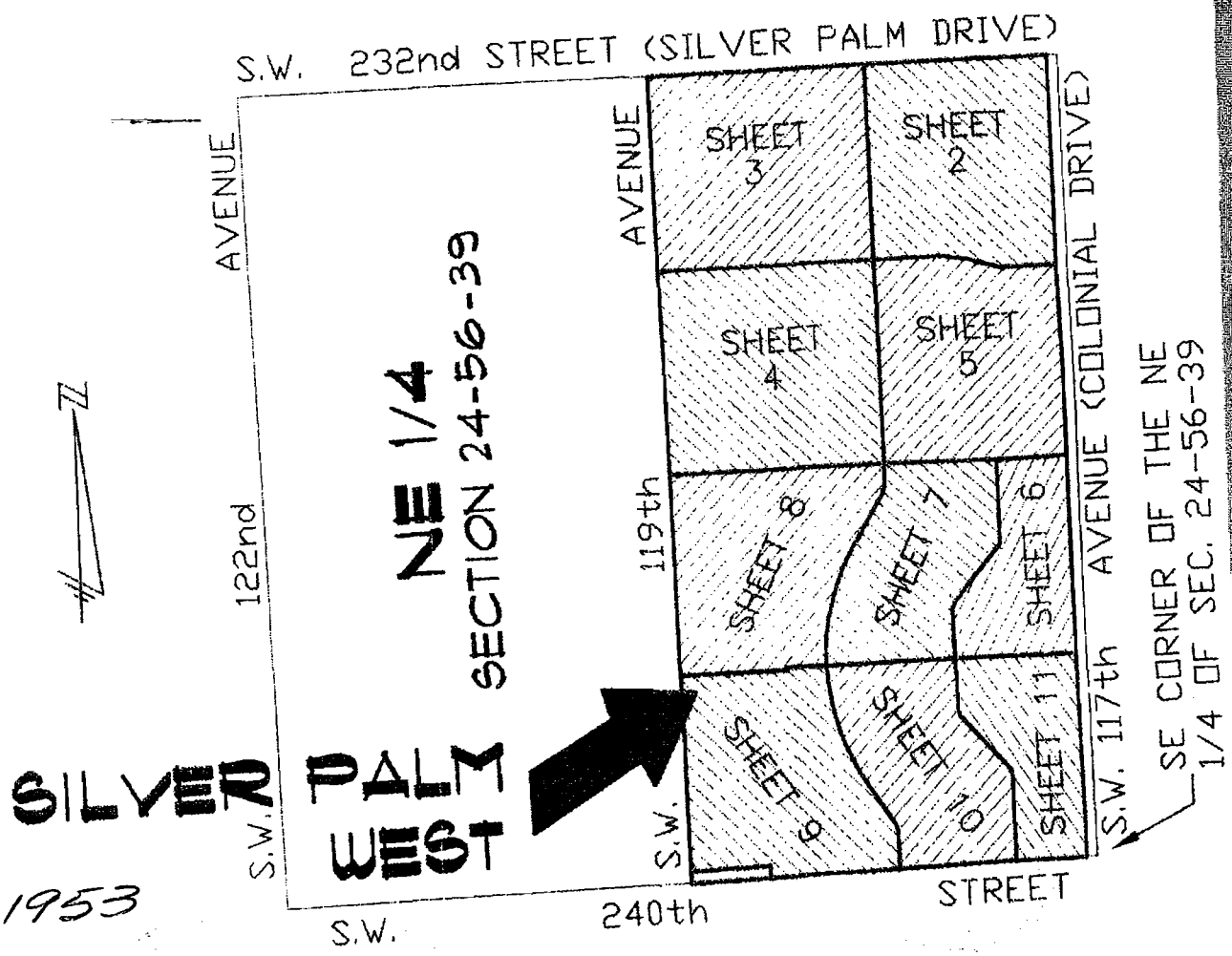
MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

HARVEY RUVIN, CLERK

By: **KAY SULLIVAN**
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

Jorge Martinez-Esteve



T-21953

LOCATION MAP

SCALE: 1" = 600'

600' 0 600' 1,200'

Memorandum

MIAMI-DADE COUNTY

Date: March 20, 2007

Agenda Item No. 5(O)

To: Honorable Chairman Bruno A. Barreiro
and Members, Board of County Commissioners

From: George M. Burgess
County Manager

Subject: SILVER PALM WEST

RECOMMENDATION

The following plat meets concurrency and is hereby submitted for consideration by the Board of County Commissioners for approval. The Miami-Dade County Plat Committee recommends approval and recording of the plat listed below. This plat is bounded on the north by SW 232 Street, on the east by SW 117 Avenue, on the south by SW 240 Street, and on the west by SW 119 Avenue.

BACKGROUND

SILVER PALM WEST (T-21953)

- Located in Section 24, Township 56 South, Range 39 East
- Commission District: 8
- Zoning: RU-1M(A), RU-TH and RU-3M
- Proposed Usage: Single family residences and townhouses
- Number of parcels: 445

PLAT RESTRICTIONS

- That (Silver Palm Drive) SW 232nd, SW 234th, SW 235th, SW 236th and SW 240th Streets, SW 233rd and SW 234th Terraces, SW 232nd and SW 233rd Lanes, (Colonial Drive), SW 117th Avenue, those portions of SW 118th Avenue, SW 119th Avenue, those portions of SW 117th Court, SW 118th Place and SW 117th Path, as shown on the plat, together with all existing and future planting, 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 or 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.
- Tracts "A", "B", "F", "G", "I", "K", "L", "M", "N", "O", "P", "Q", "R", "S", "T", "U", "V", "W", "X", "Y", "Z", "A1", "B1", "C1", "D1", "E1", "F1", "G1", "I1", "J1", "K1", "L1", "M1",

"N1", "O1" and "P1", as shown on the plat, are reserved as Common Areas, Landscape, Drainage and Utility Easements to be owned and maintained by a Miami-Dade County approved Homeowners Association, its successors and/or assigns.

- Tract "H", as shown on the plat, is hereby reserved for common area for the joint and several use of the property owners within the subdivision and as 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, its successors and/or assigns.
- That Tracts "J" and "H1" as shown on the plat, are hereby reserved as Storm Water Management Areas, ~~reserving~~ a public right in said storm water management areas as storage basins for storm water discharge and shall be owned and maintained by the Palm Glade Community Development District, its successors and/or assigns. Areas adjacent to Storm Water Management Areas (Tracts "J" and "H1") to be graded to prevent overland storm water discharge into the Storm Water Management Areas.
- Tracts "C", "D" and "E", as shown on the plat, are hereby dedicated to Miami-Dade County for Public Park purposes only and shall be maintained by the Palm Glade Community Development District, its successors and/or assigns or maintained by a Miami-Dade County approved Special Taxing District.
- That Tract "Q1", as shown on the plat, is hereby reserved as a Sanitary Sewer Lift Station site.
- That the Limited Access Right-of-Way lines, as shown on the plat, are hereby designated for the express purpose of preventing direct vehicular access to and from the adjoining arterial road.
- That the landscape easement, as shown on the plat, is hereby reserved for the installation and maintenance of landscape materials.
- That the utility easements shown by dashed lines on the plat are hereby reserved for the installation and maintenance of public utilities.

DEVELOPER'S OBLIGATION

- Paving, sidewalks, street name signs, drainage, curb and gutter, guardrail, valley gutter, barricades, traffic control signs, striping, signalization and monumentation. Bonded under bond number 7627 for the amount of $3,201,263.00.

If additional information is deemed necessary, please contact Mr. Raul Pino, PLS, Chairman, Miami-Dade County Plat Committee at (305) 375-2112.

Assistant County Manager

2/14/07
Date