

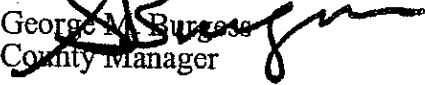
# Memorandum

MIAMI-DADE  
COUNTY

**Date:** (Public Hearing 10-18-05)  
**September 8, 2005**

**To:** Honorable Chairperson Joe A. Martinez and  
Members, Board of County Commissioners

Agenda Item No. 5(E)

**From:**   
George A. Burgess  
County Manager

**Subject:** Ordinance Creating the Palm Glades  
Community Development District

**OFFICIAL FILE COPY**  
**CLERK OF THE BOARD**  
**OF COUNTY COMMISSIONER**  
**DADE COUNTY, FLORIDA**

05-181

## RECOMMENDATION

It is recommended that the Board adopt the attached ordinance creating the Palm Glades Community Development District (CDD) in unincorporated Miami-Dade County, pursuant to the authority granted by the Miami-Dade County Home Rule Charter for the purposes set forth in Chapter 190 of the Florida Statutes, subject to acceptance of the declaration of restrictive covenants running with the lands within the jurisdiction of the CDD.

## BACKGROUND

Silver Palm Holdings of Homestead, L.L.C., owner of the Silver Palms Development, has filed an application to create the Palm Glades CDD in connection with said development. Silver Palms is a 286.08 acre residential development lying wholly within unincorporated Miami-Dade County, in the area bounded by S.W. 232<sup>nd</sup> Street on the north, Theoretical S.W. 244<sup>th</sup> and Theoretical S.W. 242<sup>nd</sup> Lane on the south, S.W. 112<sup>th</sup> Avenue on the east and Theoretical S.W. 119<sup>th</sup> Avenue on the west. The CDD is designed to provide a financing mechanism for community infrastructure, services and facilities, along with certain ongoing operations and maintenance for the Silver Palms Development. The development plans for the lands within the proposed CDD include construction of 1,632 residential units, with associated roadway, storm drainage and water and sewer facilities estimated to cost approximately \$27.284 million. A detailed summary of CDD elements, as well as their cost and anticipated lack of fiscal impacts to government agencies, is presented in the attached application submitted by Silver Palm Holdings of Homestead, L.L.C. In accordance with Florida Statute 190, Silver Palm Holdings of Homestead, L.L.C., has paid a filing fee of \$15,000 to the County.


A declaration of restrictive covenants has been submitted consistent with the requirements of Resolution R-413-05 adopted by the Board on April 5, 2005. The restrictive covenant provides for notice in the public records of the projected taxes and assessments to be levied by the CDD, individual prior notice to the initial purchaser of a residential lot or unit within the development and provisions for remedial options to initial purchasers whose contract for sale did not include timely notice of the existence and extent of CDD liens and special assessments.

This Board is authorized by the Florida Constitution and the Miami-Dade County Home Rule Charter to establish governmental units such as the CDD within Miami-Dade County and to prescribe such government's jurisdiction and powers.

This development's roadways are a mix of private and public, and will be maintained by a homeowners association or CDD or Miami-Dade County. A special taxing district shall be created to maintain this development's lakes, access tracts, swales and landscape tracts and common elements should the homeowners association or CDD fail to maintain these facilities.

**FISCAL IMPACT**

The creation of the Palm Glades Community Development District will have no fiscal impact on Miami-Dade County other than normal maintenance of the roads, storm drainage system, water and sewer facilities dedicated to the County.

  
Assistant County Manager




# MEMORANDUM

(Revised)

**TO:** Honorable Chairman Joe A. Martinez  
and Members, Board of County Commissioners

**DATE:** October 18, 2005

**FROM:**   
Murray A. Greenberg  
County Attorney

**SUBJECT:** Agenda Item No. 5(E)

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

Approved \_\_\_\_\_ Mayor

Agenda Item No. 5(E)

Veto \_\_\_\_\_

10-18-05

Override \_\_\_\_\_

05 - 181

ORDINANCE NO.

ORDINANCE GRANTING PETITION OF SILVER PALM HOLDINGS OF HOMESTEAD, L.L.C., ("SILVER PALM HOLDINGS" OR "PETITIONER") FOR ESTABLISHMENT OF A COMMUNITY DEVELOPMENT DISTRICT; CREATING AND ESTABLISHING PALM GLADES COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT"); PROVIDING FOR NAME, POWERS AND DUTIES; PROVIDING DESCRIPTION AND BOUNDARIES; PROVIDING INITIAL MEMBERS OF BOARD OF SUPERVISORS; ACCEPTING PROFFERED DECLARATION OF RESTRICTIVE COVENANTS; PROVIDING SEVERABILITY, EXCLUSION FROM THE CODE AND AN EFFECTIVE DATE

**WHEREAS**, the Florida Legislature created and amended Chapter 190, Florida Statutes, to provide an alternative method to finance and manage basic services for community development; and

**WHEREAS**, Section 1.01(A)(21) of the Miami-Dade County Home Rule Charter grants the Miami-Dade County Board of County Commissioners the authority to exercise all powers and privileges granted to municipalities and counties by the laws of this State; and

**WHEREAS**, Article VIII, Section 6(1) of the Florida Constitution provides for exclusive County Charter authority to establish all governmental units within Miami-Dade County and to provide for their government and prescribe their jurisdiction and powers; and

**WHEREAS**, Silver Palm Holdings of Homestead, L.L.C., ("Silver Palm Holdings" or "Petitioner") has petitioned for the establishment of the Palm Glades Community Development District (the "District"); and

**WHEREAS**, a public hearing has been conducted by the Miami-Dade County Board of County Commissioners in accordance with the requirements and procedures of Section 190.005(2)(b), Florida Statutes, and the applicable requirements and procedures of the Miami-Dade County Home Rule Charter and Code; and

**WHEREAS**, the District will constitute a timely, efficient, effective, responsive and economic way to deliver community development services in the area, thereby providing a solution to the County's planning, management and financing needs for delivery of capital infrastructure therein without overburdening the County and its taxpayers; and

**WHEREAS**, the Board of County Commissioners finds that the statements contained in the Petition are true and correct; and

**WHEREAS**, the creation of the District is not inconsistent with any applicable element or portion of the State comprehensive plan or the Miami-Dade County Comprehensive Development Master Plan; and

**WHEREAS**, the area of land within the District is of sufficient size, is sufficiently compact, and is sufficiently contiguous to be developable as one functional interrelated community; and

**WHEREAS**, the creation of the District is the best alternative available for delivering the community development services and facilities to the area that will be served by the District; and

**WHEREAS**, the proposed services and facilities to be provided by the District will be compatible with the capacity and uses of existing local and regional community development services and facilities; and

**WHEREAS**, the area that will be served by the District is amenable to separate special-district government; and

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WHEREAS, the owner of the property that is to be developed and served by the community development services and facilities to be provided by the District has submitted an executed declaration of restrictive covenants pledging among other things to provide initial purchasers of individual residential parcels with notice of liens and assessments applicable to such parcels, with certain remedial rights vesting in the purchasers of such parcels if such notice is not provided in a timely and accurate manner; and

WHEREAS, having made the foregoing findings, after a public hearing, the Miami-Dade County Board of County Commissioners wishes to exercise the powers bestowed upon it by Section 1.01(A)(21) of the Miami-Dade County Home Rule Charter in the manner provided by Chapter 190, Florida Statutes; and

WHEREAS, the Miami-Dade County Board of County Commissioners finds that the District shall have those general and special powers authorized by Sections 190.011 and 190.012, Florida Statutes, and set forth herein, and that it is in the public interest of all of the citizens of Miami-Dade County that the District have such powers,

**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA:**

Section 1. The foregoing findings, which are expressly set forth herein, are hereby adopted and made a part hereof.

Section 2. The Petition to establish the Palm Glades Community Development District over the real property described in Exhibit A attached hereto, which was filed by Silver Palm Holdings of Homestead, L.L.C., on June 3, 2005, and which Petition is on file at the Office of the Clerk of the Board, is hereby granted. A copy of the Petition is attached and incorporated herein (Exhibit B).

Section 3. The external boundaries of the District shall be as depicted on the location map attached hereto and incorporated herein as Exhibit C.

Section 4. The initial members of the Board of Supervisors shall be as follows:

Greg McPherson

Sandy Chen

Mercedes Henderson

Angel Rodriguez

Miguel Avila

Section 5. The name of the District shall be the "Palm Glades Community Development District."

Section 6. The Palm Glades Community Development District is created for the purposes set forth in Chapter 190, Florida Statutes, pursuant to the authority granted by Section 1.01(A)(21) of the Miami-Dade County Home Rule Charter.

Section 7. Pursuant to Section 190.005 (2) (d), Florida Statutes, the charter for the Palm Glades Community Development District shall be Sections 190.006 through 190.041, Florida Statutes.

Section 8. The Miami-Dade County Board of County Commissioners hereby grants to the Palm Glades Community Development District all general powers authorized pursuant to Section 190.011, Florida Statutes, and hereby finds that it is in the public interest of all citizens of Miami-Dade County to grant such general powers.

Section 9. The Miami-Dade County Board of County Commissioners hereby grants to the Palm Glades Community Development District the special powers authorized pursuant to

Section 190.012 (1), Florida Statutes and Sections 190.012 (2) (a) (d) and (f), (except for powers regarding waste disposal), Florida Statutes and Section 190.012 (3), Florida Statutes, and hereby finds that it is in the public interest of all citizens of Miami-Dade County to grant such special powers; provided that the District's exercise of power under Section 190.012(1)(b), Florida Statutes, pertaining to water, waste water and reuse water services shall be pursuant to that Declaration of Restrictive Covenants submitted to the Board of County Commissioners in connection with the petition.

Section 10. All bonds issued by the Palm Glades Community Development District pursuant to the powers granted by this ordinance shall be validated pursuant to Chapter 75, Florida Statutes.

Section 11. No bond, debt or other obligation of the Palm Glades Community Development District, nor any default thereon, shall constitute a debt or obligation of Miami-Dade County, except upon the express approval and agreement of the Miami-Dade Board of County Commissioners.

Section 12. Notwithstanding any power granted to the Palm Glades Community Development District pursuant to this Ordinance, neither the District nor any real or personal property or revenue in the district shall, solely by reason of the District's creation and existence, be exempted from any requirement for the payment of any and all rates, fees, charges, permitting fees, impact fees, connection fees, or similar County rates, fees or charges, special taxing districts special assessments which are required by law, ordinance or County rule or regulation to be imposed within or upon any local government within the County.

Section 13. Notwithstanding any power granted to the Palm Glades Community Development District pursuant to this Ordinance, the District may exercise the power of eminent



domain outside the District's existing boundaries only with the prior specific and express approval of the Board of County Commissioners of Miami-Dade County.

Section 14. This Board hereby accepts that Declaration of Restrictive Covenants as proffered by the owners of the lands within the jurisdiction of the Palm Glades Community Development District, in connection with the petition submitted by Silver Palm Holdings of Homestead, L.L.C., and approved herein.

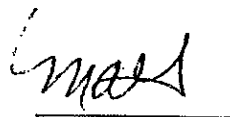
Section 15. If any section, subsection, sentence, clause or provision of this ordinance is held invalid, the remainder of this ordinance shall not be affected by such invalidity.

Section 16. It is the intention of the Board of County Commissioners, and it is hereby ordained that the provisions of this ordinance shall be excluded from the Code of Miami-Dade County.

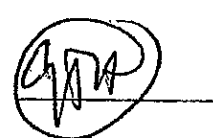
Section 17. This ordinance shall become effective ten (10) days after the date of enactment unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

PASSED AND ADOPTED: OCT 18 2005

Approved by County Attorney as to form and legal sufficiency:



Prepared by:



Gerald Heffernan

Exhibit A

**LEGAL DESCRIPTION**

SILVER PALM GLADE EAST  
LEGAL DESCRIPTION

A portion of the West ½ of Section 19, Township 56 South, Range 40 East, Miami-Dade County, Florida; SOUTH MIAMI GARDENS, according to the plat thereof recorded in Plat Book 23, at Page 22; AMENDED PLAT OF PORTIONS OF SOUTH MIAMI GARDENS, according to the plat thereof recorded in Plat Book 31, at Page 58; 2ND AMENDED PLAT OF PORTIONS OF SOUTH MIAMI GARDENS, according to the plat thereof recorded in Plat Book 48, at Page 28; FLORENCIA B HOLFERTY'S FARM, according to the plat thereof recorded in Plat Book 51, at Page 24, and the Rights-of-Way of S.W. 239th Terrace, S.W. 241st Street and S.W. 242nd Street, as shown on the above plats, all as recorded in the Public Records of Miami-Dade County, Florida, all being more particularly described as follows:

Commence at the Northeast corner of the SW ¼ of said Section 19;

1. thence S89°28'16"W along the North line of the said SW ¼ of Section 19 for 50.00 feet to a point that is 50.00 feet West of, as measured at right angles to, the East line of the said SW ¼ of Section 19, said point being the POINT OF BEGINNING of the parcel herein described;
2. thence from the above established Point of Beginning run S00°17'33"E along a line that is 50.00 feet West of, and parallel with, the said East line of the SW ¼ of Section 19, for 1,320.68 feet to a point on the South line of the NE ¼ of the said SW ¼ of Section 19, said point also lying on the North line of the plat of MANGUS SUBDIVISION SECTION ONE, according to the plat thereof recorded in Plat Book 156, at Page 94, of the Public Records of Miami-Dade County, Florida;
3. thence S89°23'29"W along the said South line of the said NE ¼ of the SW ¼ of Section 19 and South line of the NW ¼ of the said SW ¼ of Section 19, and along the said North line of MANGUS SUBDIVISION SECTION ONE, the plat of MANGUS SUBDIVISION SECTION TWO, according to the plat thereof recorded in Plat Book 159, at Page 50 and the boundary line of the plat of SUMMERVILLE SUBDIVISION, according to the plat thereof recorded in Plat Book 162, at Page 44, of the Public Records of Miami-Dade County, Florida, for 1,945.10 feet to a point, said point being the Southwest corner of the SE ¼ of the said NW ¼ of the SW ¼ of Section 19;
4. thence N00°32'22"W along the West line of the said NE ¼ of the NW ¼ of the SW ¼ of Section 19, and along the said boundary line of the plat of SUMMERVILLE SUBDIVISION, for 528.74 feet to the Southwest corner of Tract 5 of the said plat of AMENDED PLAT OF PORTIONS OF SOUTH MIAMI GARDENS;
5. thence N89°24'20"E along the South line of said Tract 5 of the AMENDED PLAT OF PORTIONS OF SOUTH MIAMI GARDENS for 132.00 feet;

SILVER PALM GLADE EAST  
LEGAL DESCRIPTION CONTINUED

6. thence N00°32'22"W, parallel with the West line of said Tract 5 of the AMENDED PLAT OF PORTIONS OF SOUTH MIAMI GARDENS for 132.24 feet to a point on the centerline of said S.W. 242nd Street;
7. thence S89°24'38"W along the said centerline of S.W. 242nd Street for 132.00 feet to the end of said centerline, said point lying on the West line of the East ½ of the NW ¼ of the said SW ¼ of Section 19;
8. thence N00°32'22"W along the said West line of the East ½ of the NW ¼ of the SW ¼ of Section 19 for 25.00 feet to the Southwest corner of Tract 1 of said FLORENCIA B HOLFERTY'S FARM;
9. thence continue N00°32'22"W along the West line of the East ½ of the NW ¼ of the SW ¼ of Section 19 and along the West line of said Tract 1 of FLORENCIA B HOLFERTY'S FARM for 215.06 feet to the Northwest corner of said Tract 1 of centerline, said point lying on the West line of the East ½ of the NW ¼ of the said SW ¼ of Section 19;
10. thence N89°26'18"E along the North line of said Tract 1 of FLORENCIA B HOLFERTY'S FARM and along the said South Right-of-Way line of S.W. 241<sup>st</sup> Street for 25.00 feet;
11. thence S00°32'22"E for 107.00 feet;
12. thence N89°26'18"E for 107.65 feet;
13. thence N00°32'22"W for 132.00 feet to a point on the centerline of said S.W. 241<sup>st</sup> Street;
14. thence S89°26'18"W along the said centerline of S.W. 241<sup>st</sup> Street for 132.65 feet to the end of said centerline;
15. thence N00°32'22"W for 25.00 feet to the Southwest corner of Tract 1 of the said AMENDED PLAT OF PORTIONS OF SOUTH MIAMI GARDENS;
16. thence continue N00°32'22"W along the West line of said Tract 1 of the said AMENDED PLAT OF PORTIONS OF SOUTH MIAMI GARDENS for 110.31 feet to a point that is 292.00 feet South of, as measured at right angles to, the said North line of the SW ¼ of Section 19;
17. thence S89°28'16"W along a line that is 292.00 feet South of, and parallel with, the said North line of the SW ¼ of Section 19 for 333.28 feet to a point on the West line of the NE ¼ of the NW ¼ of the said SW ¼ of Section 19;
18. thence N00°34'50"W along the said West line of the NE ¼ of the NW ¼ of the SW ¼ of Section 19 for 262.00 feet to a point on the said North line of the SW ¼ of Section 19;

SILVER PALM GLADE EAST  
LEGAL DESCRIPTION CONTINUED

19. thence N89°28'16"E along the said North line of the SW ¼ of Section 19 for 333.46 feet to the Northwest corner of the said Tract 1 of the said AMENDED PLAT OF PORTIONS OF SOUTH MIAMI GARDENS;
20. thence continue N89°28'16"E along the said North line of the SW ¼ of Section 19 and along the said North line of Tract 1 of the said AMENDED PLAT OF PORTIONS OF SOUTH MIAMI GARDENS for 333.46 feet to the Southwest corner of Tract 7 of said 2ND AMENDED PLAT OF PORTIONS OF SOUTH MIAMI GARDENS;
21. thence N00°30'14"W along the West line of said Tract 7 of said 2ND AMENDED PLAT OF PORTIONS OF SOUTH MIAMI GARDENS and its extension for 157.01 feet to the Southwest corner of Tract 6 of said 2ND AMENDED PLAT OF PORTIONS OF SOUTH MIAMI GARDENS;
22. thence N89°27'22"E along the South line of said Tract 6 of said 2ND AMENDED PLAT OF PORTIONS OF SOUTH MIAMI GARDENS for 103.00 feet;
23. thence N00°30'14"W for 107.04 feet to a point on the North line of said Tract 6 of said 2ND AMENDED PLAT OF PORTIONS OF SOUTH MIAMI GARDENS;
24. thence S89°26'28"W along the said North line of Tract 6 of said 2ND AMENDED PLAT OF PORTIONS OF SOUTH MIAMI GARDENS for 103.00 feet to the Northwest corner of said Tract 6 of said 2ND AMENDED PLAT OF PORTIONS OF SOUTH MIAMI GARDENS, said point lying on the East line of the West ½ of the SE ¼ of the SW ¼ of the NW ¼ of said Section 19;
25. thence N00°30'14"W along the said East line of the West ½ of the SE ¼ of the SW ¼ of the NW ¼ of said Section 19 for 315.98 feet to a point;
26. thence S89°28'16"W along a line that is parallel with the said South line of the NW ¼ of Section 19 for 333.82 feet to a point on the East line of the SW ¼ of the said SW ¼ of the NW ¼ of Section 19;
27. thence N00°32'20"W along the said East line of the SW ¼ of the SW ¼ of the NW ¼ of Section 19, radial to the next described curve, for 29.61 feet to a point on a circular curve concave to the Northeast;
28. thence Southwesterly, Westerly, Northwesterly, Northerly and Northeasterly, along said curve to the right, having for its elements a radius of 50.00 feet and a central angle of 138°11'23" for an arc distance of 120.59 feet to a point of reverse curvature;
29. thence to the left along said curve, having for its elements a radius of 25.00 feet and a central angle of 48°11'23" for an arc distance of 21.03 feet to the point of tangency;

SILVER PALM GLADE EAST  
LEGAL DESCRIPTION CONTINUED

30. thence N00°32'20"W for 108.96 feet to a point on the North line of the South ¼ of the NW ¼ of the said SW ¼ of the NW ¼ of Section 19;
31. thence N89°22'40"E along the said North line of the South ¼ of the NW ¼ of the SW ¼ of the NW ¼ of Section 19 for 25.00 feet to the Southwest corner of the North ¾ of the West ½ of the NE ¼ of the said ¼ of Section 19;
32. thence N00°32'20"W along the West line of the said NE ¼ of the SW ¼ of the NW ¼ of Section 19 for 494.71 feet to the Northeast corner of the said NE ¼ of the SW ¼ of the NW ¼ of Section 19;
33. thence S89°19'19"W along the North line of the said SW ¼ of the NW ¼ of Section 19 for 633.54 feet to a point that is 35.00 feet East of, as measured at right angles to, the West line of the said NW ¼ of Section 19;
34. thence N00°36'32"W along a line that is 35.00 feet East of, and parallel with, the said West line of the NW ¼ of Section 19 for 1,317.58 feet to a point on the North line of the said NW ¼ of Section 19;
35. thence N89°10'24"E along the said North line of the NW ¼ of Section 19 for 635.16 feet to the Northeast corner of the NW ¼ of the NW ¼ of the said NW ¼ of Section 19;
36. thence S00°32'20"E along the East line of the said NW ¼ of the NW ¼ of the NW ¼ of Section 19 and its extension for 675.54 feet to a point on a circular curve concave to the Southeast, said point bearing N15°53'18"W from the center of said curve;
37. thence Northeasterly, along said curve to the right, having for its elements a radius of 1,050.00 feet and a central angle of 08°26'09" for an arc distance of 154.60 feet to the point of tangency;
38. thence N82°32'51"E for 60.18 feet to a point of curvature of a circular curve to the right;
39. thence to the right along said curve, having for its elements a radius of 700.00 feet and a central angle of 06°30'00" for an arc distance of 79.41 feet to the point of tangency;
40. thence N89°02'51"E for 44.19 feet to a point on the West line of the East ½ of the NE ¼ of the said NW ¼ of the NW ¼ of Section 19;
41. thence N00°30'14"W along the said West line of the East ½ of the NE ¼ of the said NW ¼ of the NW ¼ of Section 19 for 634.77 feet to the Northwest corner of the said West line of the East ½ of the NE ¼ of the said NW ¼ of the NW ¼ of Section 19;
42. thence N89°10'24"E along the said North line of the NW ¼ of Section 19 for 1,015.38 feet to a point that is 660.00 feet West of, as measured at right angles to, the East line of the said NW ¼ of Section 19;

SILVER PALM GLADE EAST  
LEGAL DESCRIPTION CONTINUED

43. thence S00°19'47"E along a line that is 660.00 feet West, and parallel with, the said East line of the NW ¼ of Section 19 for 660.02 feet to a point that is 660.00 feet South of, as measured at aright angles to, the said North line of the NW ¼ of Section 19;
44. thence N89°10'24"E along a line that is 660.00 feet South of, and parallel with, the said North line of the NW ¼ of Section 19 for 610.02 feet to a point that is 50.00 feet West of, as measured at right angle to, the said East line of the NW ¼ of Section 19;
45. thence S00°19'47"E along a line that is 50.00 feet West of, and parallel with, the said East line of the NW ¼ of Section 19, for 1,881.21 feet to a point on the North line of Lot 1 of Block 8 of said SOUTH MIAMI GARDENS;
46. thence S89°27'22"W along the said North line of Lot 1 of Block 8 of SOUTH MIAMI GARDENS for 75.00 feet to the Northwest corner of said Lot 1 of Block 8 of SOUTH MIAMI GARDENS;
47. thence S00°19'47"E along the West line of said Lot 1 of Block 8 of SOUTH MIAMI GARDENS and along the West line of Lot 2 of Block 8 of SOUTH MIAMI GARDENS for 107.41 feet to the Southwest corner of said Lot 2 Block 8 of SOUTH MIAMI GARDENS;
48. thence N89°28'16"E along the South line of the said Lot 2 Block 8 of SOUTH MIAMI GARDENS for 75.00 feet to the Point of Beginning.

NOTES:

1. The subject parcel contains 7,811,173 square feet (179.3199 acres), more or less.
2. The bearings are based on an assumed direction of S00°17'33"E along the East line of the SW ¼ of Section 19, Township 56 South, Range 40 East, Miami-Dade County, Florida.

Prepared for:  
Lennar Homes, Inc.  
Job No. 02- 7397-CDD  
January 31, 2005

Prepared by:  
Jack Mueller & Associates, Inc.  
Consulting Engineers & Land Surveyors  
Certificate of Authorization No. LB0064  
9450 Sunset Drive ~ Suite 200  
Miami, Florida 33173-5428  
Phone: 305-279-5555

SILVER PALM GLADE WEST  
LEGAL DESCRIPTION

AND

The East ½ of the NE ¼, Less the East 35 feet thereof, AND the North 902.55 feet of the NE ¼ of the SE ¼ Less the East 35 feet, of Section 24, Township 56 South, Range 39 East, Miami-Dade County, Florida, all being more particularly described as follows:

Begin at the Northwest corner of the said East ½ of the NE ¼ of Section 24; thence N89°04'16"E along the North line of the said NE ¼ of Section 24 for 1,320.06 feet to a point that is 35.00 feet West of, as measured at right angles to, the East line of the said NE ¼ of Section 24; thence S00°36'32"E along a line that is 35.00 feet west of, and parallel with, the said East line of the NE ¼ of Section 24 for 2,634.79 feet to a point that is 35.00 feet West of, as measured at right angles to, the East line of the said SE ¼ of Section 24; thence S00°37'18"E along a line that is 35.00 feet West of, and parallel with, the said East line of the SE ¼ of Section 24 for 0.66 feet to a point on the North line of the said SE ¼ of Section 24; thence continue S00°37'18"E along said line that is 35.00 feet West of, and parallel with, the said East line of the SE ¼ of Section 24 for 902.71 feet to a point that is 902.55 feet South of, as measured at right angles to, the said North line of the SE ¼ of Section 24; thence S88°18'35"W along a line that is 902.55 feet South of, and parallel with, the said North line of the SE ¼ of Section 24 for 1,305.02 feet to a point on the West line of the said East ½ of the SE ¼ of Section 24; thence N00°42'48"W along the said West line of the East ½ of the SE ¼ of Section 24 for 902.68 feet to the Northwest corner of the said SE ¼ of Section 24; thence N00°54'25"W along the West line of the said NE ¼ of Section 24 for 2,652.77 feet to the Point of Beginning.

NOTES:

1. The above described parcel contains 4,650,646 square feet (106.7641 acres), more or less.
2. The bearings are based on an assumed direction of N89°0'16 along the North line of the NE ¼ of Section 24, Township 56 South, Range 39 East, Miami-Dade County, Florida.
3. The above described parcel is approved by the Miami-Dade County Plat Committee as SILVER PALM WEST, T-21953

Prepared for:  
Silver Palm Community Development District  
Job No. 02-7397  
March 14, 2005

Prepared by:  
Jack Mueller & Associates, Inc.  
Consulting Engineers & Land Surveyors  
Certificate of Authorization No. LB0064  
9450 Sunset Drive ~ Suite 200  
Miami, Florida 33173-5428  
Phone: 305-279-5555