Memorandum

MIAMI-DADE COUNTY

Date:	July 1, 2014
To:	Honorable Chairwoman Rebeca Sosa and Members, Board of County Commissioners
From:	Carlos A. Gimenez Mayor
Subject:	Resolution approving the Plat of KENDALL COMMONS TOWNHOMES

Agenda Item No. 5(E)

Recommendation

The following plat is hereby submitted for consideration by the Board of County Commissioners for approval. This plat is bounded on the north by SW 93 Street, on the east by SW 169 Place, on the south by SW 96 Street, and on the west by SW 172 Avenue. The Miami-Dade County Plat Committee, comprised of representatives from the Florida Department of Transportation, the Florida Department of Health, the Miami-Dade County School Board and Miami-Dade County Departments of Fire Rescue, Parks, Recreation and Open Spaces, Regulatory and Economic Resources (RER), Public Works and Waste Management (PWWM), and Water and Sewer, recommends approval and recording of this plat.

Scope

This plat is located within the boundaries of Commission District11, Commissioner Juan C. Zapata.

Fiscal Impact/Funding Source

If this plat is approved, the fiscal impact to the County would be approximately $5,550.00 per year for the annual maintenance cost of all public roads adjoining and lying within the boundaries of this plat once constructed, which will be funded through PWWM General Fund allocation.

Track Record/Monitor

RER, Development Services Division administers the processing of plats and waivers of plat, and the person responsible for this function is Raul A. Pino, P. L. S.

Background

KENDALL COMMONS TOWNHOMES (T-23429)

- Located in Section 6, Township 55 South, Range 39 East
- Zoning: TND
- Proposed Usage: Townhomes
- Number of parcels: 257
- This plat meets concurrency

Plat Restrictions

- That SW 169th Place, SW 170th Path, SW 170th Passage, SW 171st Avenue, SW 171st Court, SW 171st Place, SW 171st Path, SW 172nd Avenue, SW 93rd Street, SW 94th Street, SW 94th Terrace, SW 94th Way, SW 95th Terrace, and SW 96th Street, as illustrated 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 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 areas adjacent to the lakes are to be graded to prevent direct overland storm water discharge (run-off) into said lakes.
- That Tracts "U" and "V", as illustrated on the plat, are hereby reserved for public and/or semi-public use pursuant to Chapter 33-284 of the Miami-Dade County Zoning Code for the joint and several use of property owners within this subdivision and for the installation and maintenance of public utilities and landscaping; and shall be owned and maintained in accordance with a Miami-Dade County approved Homeowner's Association and/or the Miami-Dade County Vizcaya in Kendall Community Development District or maintained by a Miami-Dade County approved Special Taxing District.
- That Tracts "B", "D", "F", "G", "H", "M", "N", "O", "P", "S", "T", "Y", "Z", "B1", "D1", "F1", "H1" and "S1", as illustrated on the plat, are hereby reserved for common areas for the joint and several use of the property owners within this subdivision and as a means of pedestrian ingress and egress to the individual lots and tracts and for the installation and maintenance of public utilities, and landscaping; and shall be owned and maintained in accordance with a Miami-Dade County approved Homeowner's Association, and/or the Miami-Dade County approved Vizcaya in Kendall Community Development District or maintained by a Miami-Dade County approved Special Taxing District.
- That Tracts "A", "E", "J", "Q", "X", "A1", "E1", "I1", and "P1", as illustrated on the plat, are hereby reserved for common areas 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 shall be owned and maintained in accordance with the Miami-Dade County approved Vizcaya in Kendall Community Development District or maintained by a Miami-Dade County approved Special Taxing District.
- That Tracts "W", "M1", "N1", "Q1" and "R1", as illustrated on the plat, are hereby reserved for common areas, for the joint and several use of property owners within this subdivision, as a means of pedestrian access, for the installation and maintenance of public utilities, and landscaping; and shall be owned and maintained in accordance with a Miami-Dade County approved Homeowner's Association and/or the Miami-Dade County approved Vizcaya in Kendall Community Development District or maintained by a Miami-Dade County approved Special Taxing District.

- That Tract "L1", as illustrated on the plat, is hereby reserved for civic use, and shall be owned and maintained by a private entity or a Miami-Dade County approved Homeowner's Association and/or the Miami-Dade County approved Vizcaya in Kendall Community Development District or maintained by a Miami-Dade County approved Special Taxing District.
- That Tracts "C", "I", "K", "L", "R", "C1", "G1", "J1", "K1", and "O1", as illustrated on the plat, are hereby reserved for the joint and several use of property owners within this subdivision, as a means of ingress and egress to the individual lots and tracts, and for the installation and maintenance of public utilities, landscaping, and/or parking; and shall be owned and maintained in accordance with a Miami-Dade County approved Homeowner's Association, and/or the Miami-Dade County approved Vizcaya in Kendall Community Development District or maintained by a Miami-Dade County approved Special Taxing District.
- That the limited access right-of-way lines, as illustrated on the plat, are hereby designated for the express purpose of preventing direct vehicular access to and from the adjoining arterial roads, collector roads, lots, and/or tracts.
- That the utility easements, depicted by dashed lines on the plat, are hereby reserved for the installation and maintenance of public utilities.

Developer's Obligation

- This replat is of a portional area previously platted as Kendall Commons Residential, recorded in Plat Book 169, at Page 47, of the Public Records of Miami-Dade County, Florida. The public roads adjoining the areas of this plat will remain unchanged, and the required improvements within said public rights-of-way were bonded under Bond number 7856. The owner of the former plat and this replat are one and the same.

Jack Osterholt, Deputy Mayor

MEMORANDUM

(Revised)

TO: Honorable Chairwoman Rebeca Sosa
and Members, Board of County Commissioners

DATE: July 1, 2014

FROM: R. A. Cuevas, Jr.
County Attorney

SUBJECT: Agenda Item No. 5(E)

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**

_____ **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(E)
7-1-14

RESOLUTION NO. _____

RESOLUTION APPROVING THE PLAT OF KENDALL COMMONS TOWNHOMES, LOCATED IN THE NORTH 1/2 OF SECTION 6, TOWNSHIP 55 SOUTH, RANGE 39 EAST (BOUNDED ON THE NORTH BY SW 93 STREET, ON THE EAST BY SW 169 PLACE, ON THE SOUTH BY SW 96 STREET, AND ON THE WEST BY SW 172 AVENUE)

WHEREAS, Lennar Homes, 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 KENDALL COMMONS TOWNHOMES, the same being a replat of Lots 1 thru 17, inclusive, Block 32, Lots 1 thru 19, inclusive, Block 33, Lots 1 thru 13, inclusive, Block 34, Lots 1 thru 16, inclusive, Block 35, Lots 1 thru 10, inclusive, Block 36, Lots 1 thru 12, inclusive, Block 37, Lots 1 thru 6, inclusive, Block 38, Lots 1 thru 10, inclusive, Block 42, Lots 1 thru 8, inclusive, Block 43, Lots 1, 2, 3, 1,12, and 13, Block 50, Lots 1 thru 11, inclusive, Block 51, Lots 1 thru 6, inclusive, Block 52, Lots 1 thru 8, inclusive, Block 55, and Tracts "E1", "F1", "G1", "H1", "J1", "O1", "P1", "Q1", and "R1", according to the plat thereof, as recorded in Plat Book 169, at Page 47, of the Public Records of Miami-Dade County, Florida, lying and being in the North 1/2 of Section 6, Township 55 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.

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:

Rebeca Sosa, Chairwoman
Lynda Bell, Vice Chair

Bruno A. Barreiro	Esteban L. Bovo, Jr.
Jose "Pepe" Diaz	Audrey M. Edmonson
Sally A. Heyman	Barbara J. Jordan
Jean Monestime	Dennis C. Moss
Sen. Javier D. Souto	Xavier L. Suarez
Juan C. Zapata	

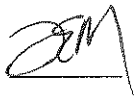
The Chairperson thereupon declared the resolution duly passed and adopted this 1st day of July, 2014. This resolution shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

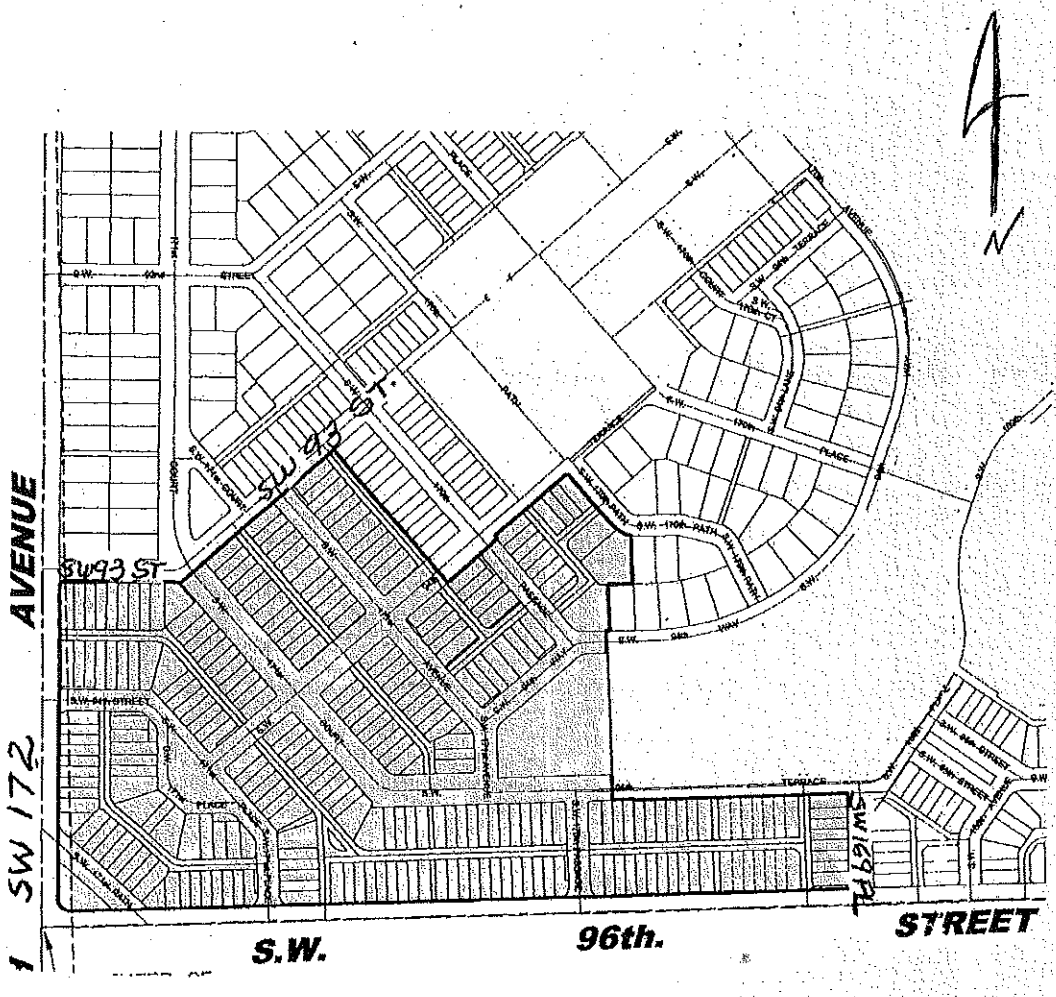
MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

HARVEY RUVIN, CLERK

By:_____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.



Lauren E. Morse

KENDALL COMMONS TOWNHOMES
(T-23429)
SEC. 6, TWP. 55 S, RGE. 39 E