

Memorandum



Date: February 17, 2021

Agenda Item No. 5(I)

To: Honorable Chairman Jose “Pepe” Diaz
and Members, Board of County Commissioners

From: Lourdes M. Gomez, AICP 
Director, Department of Regulatory and Economic Resources

Subject: Resolution Approving the Plat of Kendall Regional Medical Center filed by
Columbia Lagrange Hospital, LLC and Kendall Healthcare Group, Ltd.

Recommendation

The following plat is submitted for consideration by the Board of County Commissioners (Board) for approval. This plat for Kendall Regional Medical Center is bounded on the north by SW 40 Street, on the east by Florida’s Turnpike, on the south by SW 42 Street, and on the west by SW 119 Court.

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.

Pursuant to Ordinance No. 16-73, this quasi-judicial matter may be submitted directly for placement on the Board’s meeting agenda by the Director of the Department of Regulatory and Economic Resources.

A location sketch is attached to this memorandum as Exhibit A.

Full scale copy of the plat and legal description of the boundaries of the land being subdivided, as well as the plat restrictions contained therein, are on file with the Department of Regulatory and Economic Resources.

Scope

This plat is located in Commission District 10, which is represented by Senator Javier D. Souto.

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.

Tack 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

Kendall Regional Medical Center T-23894

- Located in Section 13, Township 54 South, Range 39 East.
- Zoning: BU-2.
- Proposed Usage: Existing hospital with proposed additions.
- Number of Parcels: One.
- This plat meets concurrency.

Developer’s Obligation

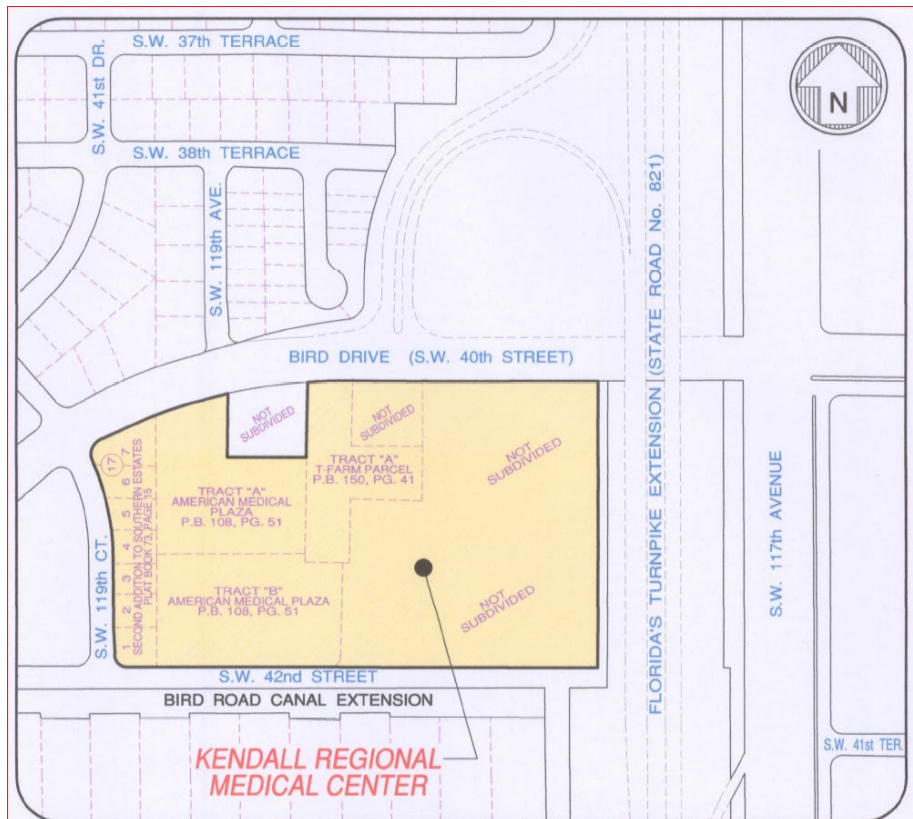
None, as all improvements are in place.

KENDALL REGIONAL MEDICAL CENTER

T-23894

Sec. 13 Twp. 54 South Rge. 39 East

EXHIBIT A






MEMORANDUM

(Revised)

TO: Honorable Chairman Jose "Pepe" Diaz
and Members, Board of County Commissioners

DATE: February 17, 2021

FROM: 
Gen Bonzon-Keenan
Successor County Attorney

SUBJECT: Agenda Item No. 5(I)

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 present ____, 2/3 membership ____, 3/5's ____, unanimous ____, CDMP 7 vote requirement per 2-116.1(3)(h) or (4)(c) ____, CDMP 2/3 vote requirement per 2-116.1(3)(h) or (4)(c) ____, or CDMP 9 vote requirement per 2-116.1(4)(c)(2) ____ 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(I)
2-17-21

RESOLUTION NO. _____

RESOLUTION APPROVING THE PLAT OF KENDALL REGIONAL MEDICAL CENTER FILED BY COLUMBIA LAGRANGE HOSPITAL, LLC AND KENDALL HEALTHCARE GROUP, LTD., LOCATED IN THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 54 SOUTH, RANGE 39 EAST (BOUNDED ON THE NORTH BY SW 40 STREET, ON THE EAST BY FLORIDA'S TURNPIKE, ON THE SOUTH BY SW 42 STREET, AND ON THE WEST BY SW 119 COURT)

WHEREAS, this Board desires to accomplish the purposes outlined in the accompanying memorandum, a copy of which is incorporated herein by reference; and

WHEREAS, Columbia Lagrange Hospital, LLC, an Illinois limited liability company and Kendall Healthcare Group, Ltd., a Florida limited partnership, have this day presented to this Board a plat of certain lands lying in Miami-Dade County, Florida, said plat to be known as "Kendall Regional Medical Center," the same being a replat of all of Lots 1, 2, 3, 4, 5, 6, and 7, Block 17, of "Second Addition to Southern Estates", according to the plat thereof, as recorded in Plat Book 73, at Page 15; a replat of Tracts "A" and "B", of "American Medical Plaza," according to the plat thereof, as recorded in Plat Book 108 at Page 51; a Replat of Tract "A", of "T-Farm Parcel," according to the plat thereof, as recorded in Plat Book 150 at Page 41, all of the Public Records of Miami-Dade County, Florida, and a subdivision of a portion of land lying and being in the Southeast 1/4 of Section 13, Township 54 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:

Jose “Pepe” Diaz, Chairman	
Oliver G. Gilbert, III, Vice-Chairman	
Sen. René García	Keon Hardemon
Sally A. Heyman	Danielle Cohen Higgins
Eileen Higgins	Joe A. Martinez
Kionne L. McGhee	Jean Monestime
Raquel A. Regalado	Rebeca Sosa
Sen. Javier D. Souto	

The Chairperson thereupon declared this resolution duly passed and adopted this 17th day of February, 2021. 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