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

Approved _____ Mayor

Veto _____

Override _____

Agenda Item No. 5(O)

07-10-07

RESOLUTION NO. R-785-07

RESOLUTION APPROVING THE PLAT OF KENDALL COMMONS, LOCATED IN THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 55 SOUTH, RANGE 39 EAST (SW 88 STREET AND SW 167 AVENUE)

WHEREAS, Kendall Land Development, 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, the same being a subdivision of a portion of land lying and being in the Northeast 1/4 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.

MEMORANDUM
(Revised)

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

DATE: July 10, 2007

FROM: R.A. Cuevas, Jr. Acting 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 Dorrin D. Rolle 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	absent
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 10th day of July, 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

(S.W. 88th STREET)
NORTH KENDALL DRIVE

North

S.W. 172nd AVENUE

S.W. 167th. AVENUE

KENDALL COMMONS

T-21956

6

S.W. 96th STREET

Memorandum

MIAMI-DADE COUNTY

Date: July 10, 2007

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

Agenda Item No. 5(O)

From: George M. Burgess
County Manager

Subject: KENDALL COMMONS

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 88 Street, on the east by SW 167 Avenue, on the south by SW 96 Street, and on the west by SW 172 Avenue.

SCOPE

This plat is located within the boundaries of Commission District 11.

FISCAL IMPACT/FUNDING SOURCE

Not Applicable

TRACK RECORD/MONITOR

Not Applicable

BACKGROUND

KENDALL COMMONS (T-21956)

- Located in Section 6, Township 55 South, Range 39 East
- Commission District: 11
- Zoning: TND
- Proposed Usage: Traditional neighborhood district
- Number of parcels: 1181

PLAT RESTRICTIONS

- That SW 167th Avenue, SW 168th Avenue, SW 169th Place, SW 169th Court, SW 169th Path, SW 169th Passage, SW 170th Avenue, SW 170th Court, SW 170th Place, SW 170th Path, SW 170th Passage, SW 170th Passage Circle, SW 171st Avenue, SW 171st Court,

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SW 171st Place, SW 171st Path, SW 172nd Avenue, SW 88th Street, SW 90th Street, SW 90th Way, SW 90th Terrace Circle, SW 90th Lane Circle, SW 91st Street, SW 91st Terrace, SW 91st Lane, SW 92nd Street, SW 93rd Street, SW 93rd Street Circle, SW 94th Street, SW 94th Terrace, SW 94th Way, SW 95th Street, SW 95th Terrace and SW 96th Street, 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 all new electric and communication lines, except transmission lines, within this subdivision, shall be installed underground.
- 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 State and County regulations.
- That Tract "A", as shown on the plat, is hereby reserved for civic use pursuant to Chapter 33-284 of the Miami-Dade County Zoning Code, as may be amended from time to time.
- That Tracts "B" and "C", as shown on the plat, are hereby reserved as Lakes for the joint use of all property owners within this subdivision, reserving a public right in said lakes as a storage basin for stormwater discharge, and shall be owned and maintained in accordance with a Miami-Dade County approved Community Development District or maintained by a Miami-Dade County approved Special Taxing District.
- That areas adjacent to the Lakes are to be graded to prevent direct overland storm water discharge (run-off) into said lakes.
- That Tract "D", as shown on the plat, is hereby reserved for a Pump Station Site.
- 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, curb, guardrail, traffic control signs, striping, signalization and monumentation. Bonded under bond number 7655 for the amount of $5,540,846.00.

Should you need additional information, please contact Mr. Raul Pino, PLS, Chief, Land Development Division, Public Works Department, at (305) 375-2112.

Assistant County Manager