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CLERK OF THE BOARD
OF COUNTY COMMISSIONERS
MIAMI-DADE COUNTY, FLORIDA

Memorandum

MIAMI-DADE COUNTY

Date: December 18, 2007

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

Agenda Item No. 5(G)

From: George M. Burgess
County Manager

R-1397-07

Subject: KENDALL TOWN CENTER

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 157 Path, on the south by SW 96 Street, and on the west by SW 162 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 TOWN CENTER (T-21218)

- Located in Section 5, Township 55 South, Range 39 East
- Commission District: 11
- Zoning: BU-2 AND BU-3
- Proposed Usage: Office and community center, retail shopping center, restaurant, theatre, hospital, physician's offices, assisted living facility, hotel, County transit facility.
- Number of parcels: 15

PLAT RESTRICTIONS

- That (North Kendall Drive, State Road 94), SW 88th and SW 96th Streets, SW 157th, SW 158th and SW 162nd Avenues, SW 157th Path and SW 162nd Avenue West, 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 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 "G", "H", "I", "J" and "K", as shown on the plat, are hereby reserved as Storm Water Management and Common Areas. The Storm Water Management Areas within the survey tie lines reserve a public right in said Storm Water Management Areas as storage basins for storm water discharge. The Common Area portions of the tracts are hereby reserved for the joint and several use of property owners within the subdivision and for the installation and maintenance of landscaping, public utilities and drainage facilities, and shall be owned and maintained in accordance with a Miami-Dade County approved Property Owner's Association.
- Tracts "L", "M" and "N" are hereby reserved as storm water management areas, with the public right as storage basins for storm water discharge and shall be owned and maintained by the owner(s) of Tract "D", jointly and severally, or a Miami-Dade County approved Property Owner's Association.
- Tract "E", as shown on the plat, is hereby reserved for sanitary sewer lift station purposes.
- Tract "O", as shown on the plat, is hereby reserved as common area, landscape, drainage and utility easements to be owned and maintained by a Miami-Dade County approved Property Owner's Association.
- That the areas adjacent to the Storm Water Management Areas are to be graded to prevent overland storm water discharge into the Storm Water Management Areas.
- The signal utility easements, as shown on the plat, are hereby provided for the installation and maintenance of traffic signal equipment and/or street lights.
- 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, milling, resurfacing, drainage, curb and gutter, traffic control signs, striping, signalization and monumentation. Bonded under bond number 7652A in the amount of $3,389,914.00.

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

MEMORANDUM

(Revised)

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

DATE: December 18, 2007

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

SUBJECT: Agenda Item No. 5(G)

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

Veto _____

Override _____

Agenda Item No. 5(G)
12-18-07

RESOLUTION NO. R-1397-07

RESOLUTION APPROVING THE PLAT OF KENDALL TOWN CENTER, LOCATED IN THE NORTH 1/2 OF SECTION 5, TOWNSHIP 55 SOUTH, RANGE 39 EAST (BOUNDED ON THE NORTH BY SW 88 STREET, ON THE EAST BY SW 157 PATH, ON THE SOUTH BY SW 96 STREET, AND ON THE WEST BY SW 162 AVENUE)

WHEREAS, West Kendall Holdings, LLC, a Maryland 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 TOWN CENTER, the same being a replat of Blocks 41 through 71, 74 through 76, and a portion of Blocks 72, 73, and 77 through 80, of "Greater Miami Heights Section No. 2", according to the plat thereof, as recorded in Plat Book 23, at Page 20, of the Public Records of Miami-Dade County, Florida, and those rights-of-way closed by Resolution R-618-07, all lying and being in the North 1/2 of Section 5, 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 Carlos A. Gimenez, who moved its adoption. The motion was seconded by Commissioner Rebeca Sosa 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	absent
Carlos A. Gimenez	aye	Sally A. Heyman	aye
Joe A. Martinez	absent	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 December, 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.

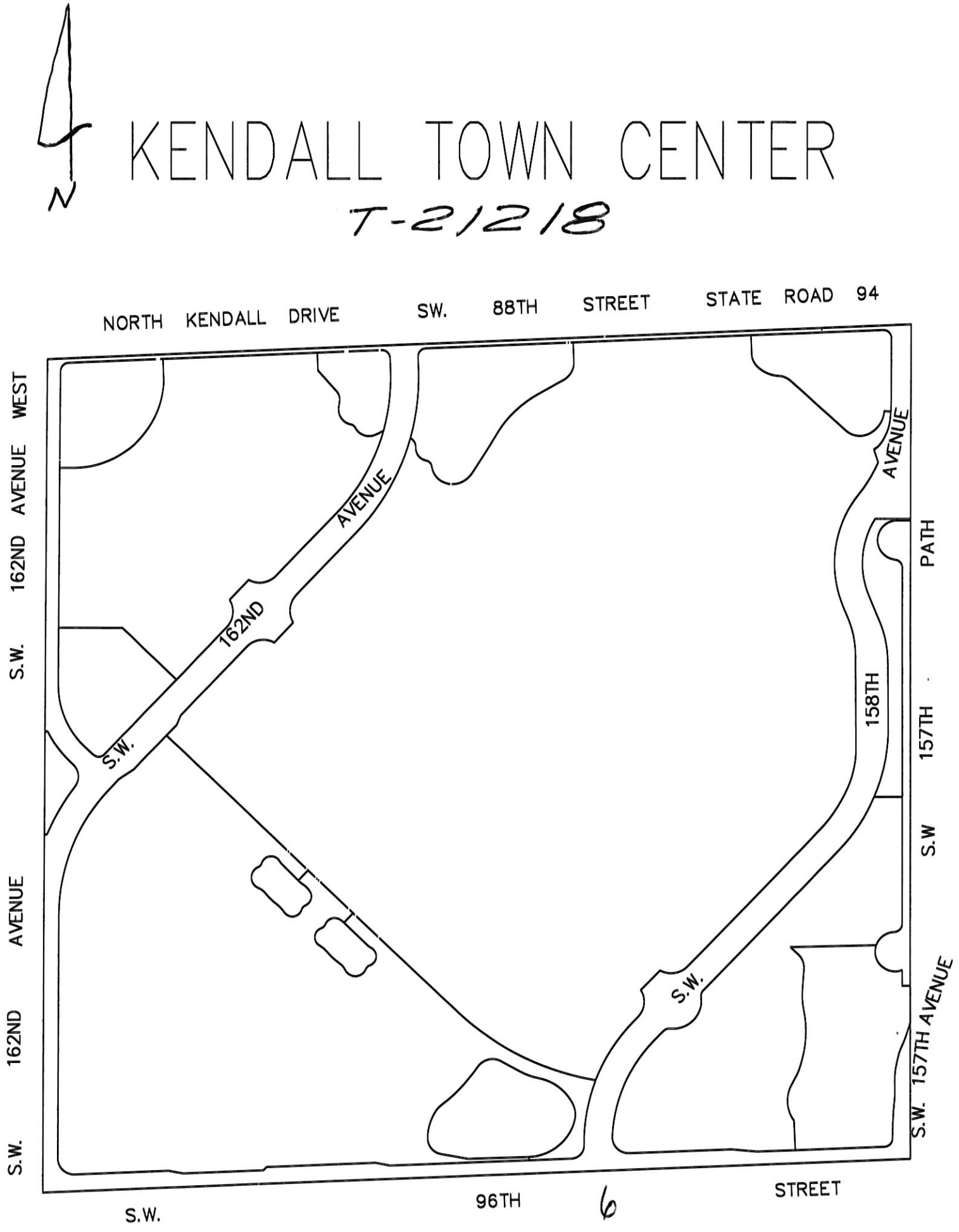
MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

HARVEY RUVIN, CLERK

By: **Kay Sullivan**
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

Joni Armstrong Coffey

KENDALL TOWN CENTER

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