

Date: September 21, 2010
To: Honorable Chairman Dennis C. Moss
and Members, Board of County Commissioners
From: George M. Burgess
County Manager

Subject: KENDALL COMMONS SQUARE

Agenda Item No. 5(0)

Resolution No. R-941-10

Recommendation

The following plat 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 approximately SW 88 Street, on the east by approximately SW 167 Avenue, on the south by approximately SW 90 Terrace Circle, and on the west by SW 169 Place.

Scope

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

Fiscal Impact /Funding Source

If this plat is approved, the fiscal impact to the County would be approximately \$282.00 per year for annual maintenance cost once the road is constructed adjacent to the property and will be funded through the General Fund.

Track Record/Monitor

Not Applicable

Background

KENDALL COMMONS SQUARE (T-22883)

- Located in Section 6, Township 55 South, Range 39 East
- Commission District: 11
- Zoning: TND
- Proposed Usage: Multi family units
- Number of parcels: 4
- This plat meets concurrency

Plat Restrictions

- That SW 93rd Street, SW 169th Place, SW 169th Court and SW 90th Terrace Circle, 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 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 tracts 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 Tracts "A" and "C", as illustrated on the plat, are hereby reserved for Towncenter use pursuant to Chapter 33-284 of the Miami-Dade County Zoning Code as may be amended from time to time and shall be owned and maintained in accordance with 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 "B", as illustrated on the plat, is 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 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 Tract "D", as illustrated on the plat, is 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 vehicular ingress and egress to the individual "alley" 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.

Developer's Obligation

- Paving, drainage, sidewalk, curb and gutter, valley gutter, traffic control signs, striping and monumentation. Bonded under bond number 7826 in the amount of \$59,401.00.

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 Dennis C. Moss
and Members, Board of County Commissioners

DATE: September 21, 2010

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

SUBJECT: Agenda Item No. 5(0)

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 Manager'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(O)
9-21-10

RESOLUTION NO. R-941-10

RESOLUTION APPROVING THE PLAT OF KENDALL COMMONS SQUARE, LOCATED IN THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 55 SOUTH, RANGE 39 EAST (BOUNDED ON THE NORTH BY APPROXIMATELY SW 88 STREET, ON THE EAST BY APPROXIMATELY SW 167 AVENUE, ON THE SOUTH BY APPROXIMATELY SW 90 TERRACE CIRCLE, AND ON THE WEST BY SW 169 PLACE)

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 SQUARE, the same being a replat of Tracts "L1", "M1", "N1", "J3", "S3", "T3", "U6", "V6", and "O8" of "Kendall Commons" and a portion of right-of-way closed and vacated by Resolution R-1290-08, both according to the plat thereof, as recorded in Plat Book 166, at Page 73, of the Public Records of Miami-Dade County, Florida, 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.

The foregoing resolution was offered by Commissioner **Jose "Pepe" Diaz** who moved its adoption. The motion was seconded by Commissioner **Sally A. Heyman** and upon being put to a vote, the vote was as follows:

	Dennis C. Moss, Chairman	aye	
	Jose "Pepe" Diaz, Vice-Chairman	aye	
Bruno A. Barreiro	aye	Audrey M. Edmonson	aye
Carlos A. Gimenez	aye	Sally A. Heyman	aye
Barbara J. Jordan	aye	Joe A. Martinez	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 21st day of September, 2010. 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: **DIANE COLLINS**
Deputy Clerk



Approved by County Attorney as to form and legal sufficiency. 

Joni Armstrong Coffey

7-22-883

NORTH 1/4 CORNER OF SECTION 6-55-39

N.E. CORNER OF SECTION 6-55-39

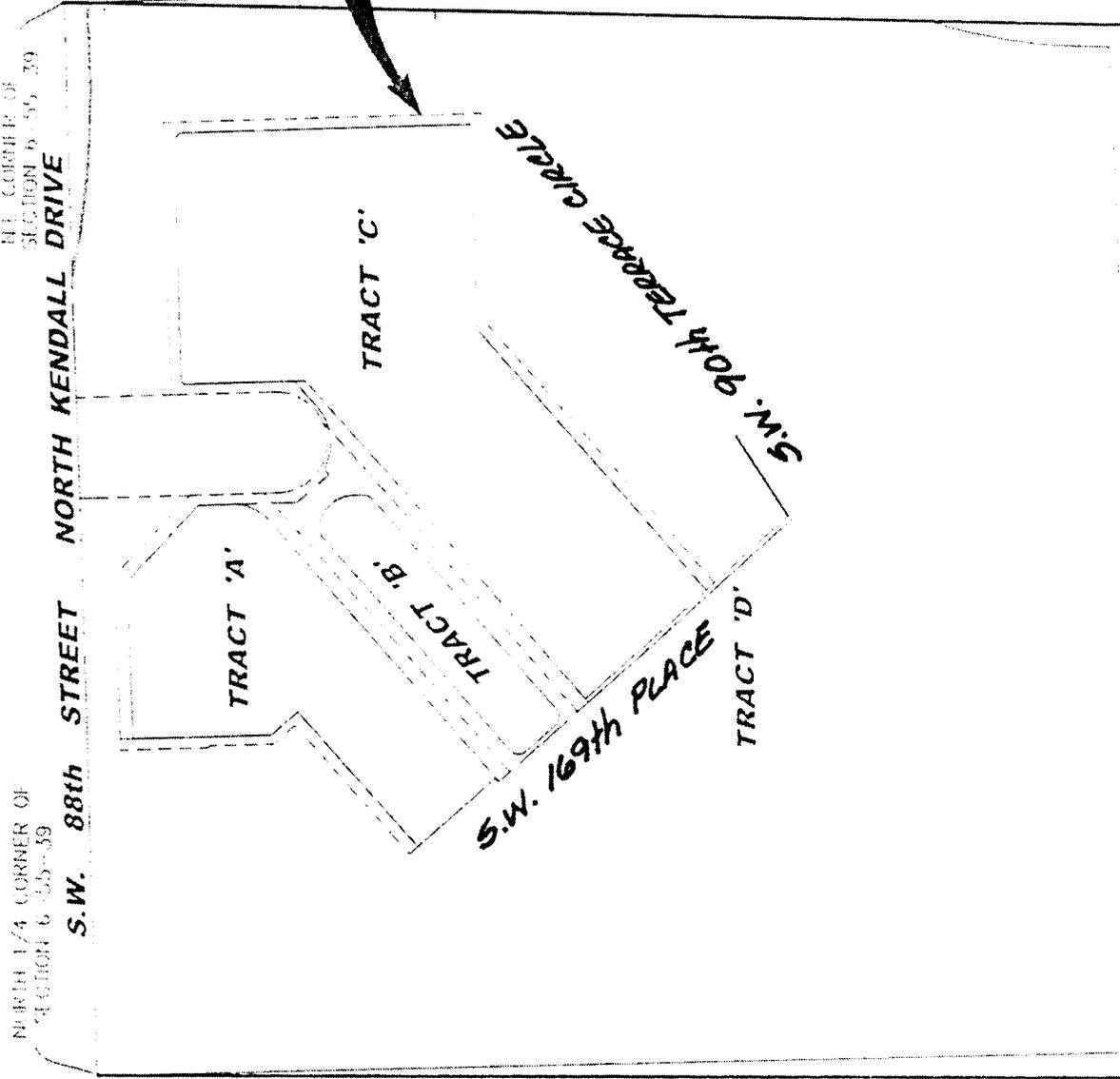
S.W. 88th STREET NORTH KENDALL DRIVE

WEST LINE OF N.E. 1/4 OF SECTION 6-55-39 (C.R.B. 14242 PAGE 0597)
S.W. 172nd AVENUE
MAYNARD COUNTY SECTION LINE (COURT CASE 16-89-15235)
AGREEMENT LINE PARTIAL FINAL JUDGMENT (C.R.B. 14242 PAGE 0597)

EAST LINE OF THE N.E. 1/4 OF SECTION 6-55-39
PARTIAL FINAL JUDGMENT (C.R.B. 14242 PAGE 0597)

MAYNARD COUNTY SECTION LINE (COURT CASE NO. 89-15235)

S.W. 167th AVENUE



"KENDALL COMMONS SQUARE"

EAST 1/4 CORNER OF SECTION 6-55-39
PARTIAL FINAL JUDGMENT (C.R.B. 14242, PG. 0597)

S.W. 96th STREET

LOCATION MAP

CENTER OF SECTION 6-55-39

EAST 1/4 CORNER OF SECTION 6-55-39