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

Memorandum

MIAMI-DADE COUNTY

Date: February 18, 2015

To: Honorable Chairman Jean Monestime
and Members, Board of County Commissioners

From: Carlos A. Gimenez
Mayor

Subject: Resolution approving the Plat of KENDALL 172

Agenda Item No. 5(A)

Resolution No. R-169-15

Recommendation
The following plat is hereby submitted for consideration by the Board of County Commissioners for approval. This plat is bounded on the north and northeasterly by North Kendall Drive, on the south by theoretical SW 88 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 in Commission District 11, which is represented by Commissioner Juan C. Zapata.

Fiscal Impact/Funding Source
If this plat is approved, the fiscal impact to the County, per the PWWM Department, would be approximately $2,600.00 per year for the annual maintenance cost of the four-lane road and landscaped medians of SW 172 Avenue once constructed adjacent to the project, which will be funded through PWWM General Fund allocation.

Track Record/Monitor
The Development Services Division of RER 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 172 (T-23400)

- Located in Section 31, Township 54 South, Range 39 East
- Zoning: RU-4L and BU-1A
- Proposed Usage: Apartments, office space and sewer pump station site
- Number of parcels: 3
- This plat meets concurrency

Plat Restrictions

- That the Avenue and 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 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.
- That Tract "C", as illustrated on the plat, is hereby dedicated for a sewer pump station site, and shall be owned and maintained by Miami-Dade County.
- 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

- Mobilization, clearing, milling, resurfacing, sidewalks, curb and gutter, valley gutter, drainage, street name signs, traffic control signs, striping, detectable warning surfaces, signalization, landscaping and monumentation. Bonded under bond number 7818 in the amount of $948,564.00.

Jack Osterholt, Deputy Mayor

MEMORANDUM

(Revised)

TO: Honorable Chairman Jean Monestime
and Members, Board of County Commissioners

DATE: February 18, 2015

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

SUBJECT: Agenda Item No. 5(A)

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(A)
2-18-15

RESOLUTION NO. R-169-15

RESOLUTION APPROVING THE PLAT OF KENDALL 172, LOCATED IN THE SOUTH 1/2 OF SECTION 31, TOWNSHIP 54 SOUTH, RANGE 39 EAST (BOUNDED ON THE NORTH AND NORTHEASTERLY BY NORTH KENDALL DRIVE, ON THE SOUTH BY THEORETICAL SW 88 STREET, AND ON THE WEST BY SW 172 AVENUE) IN MIAMI-DADE COUNTY

WHEREAS, CC Kendall Residential, LLC, a Florida limited liability company, and Kendall Investors 172, LLC, a Florida limited liability company, 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 172, the same being a replat of a portion of Lots 53, 54, 59, 60 and 61 of the "Miami Everglade Land Co. Ltd.", according to the plat thereof, as recorded in Plat Book 2, at Page 3, of the Public Records of Miami-Dade County, Florida, and those portions of certain right-of-way closed and vacated by Resolution No. R-733-14, lying and being in the South 1/2 of Section 31, 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 **Esteban L. Bovo, Jr.** , who moved its adoption. The motion was seconded by Commissioner **Barbara J. Jordan** and upon being put to a vote, the vote was as follows:

Jean Monestime, Chairman			**aye**
Esteban L. Bovo, Jr., Vice Chairman			**aye**
Bruno A. Barreiro	**aye**	Daniella Levine Cava	**aye**
Jose "Pepe" Diaz	**aye**	Audrey M. Edmonson	**absent**
Sally A. Heyman	**aye**	Barbara J. Jordan	**aye**
Dennis C. Moss	**aye**	Rebeca Sosa	**aye**
Sen. Javier D. Souto	**aye**	Xavier L. Suarez	**aye**
Juan C. Zapata	**absent**		

The Chairperson thereupon declared the resolution duly passed and adopted this 18th day of February, 2015. 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.

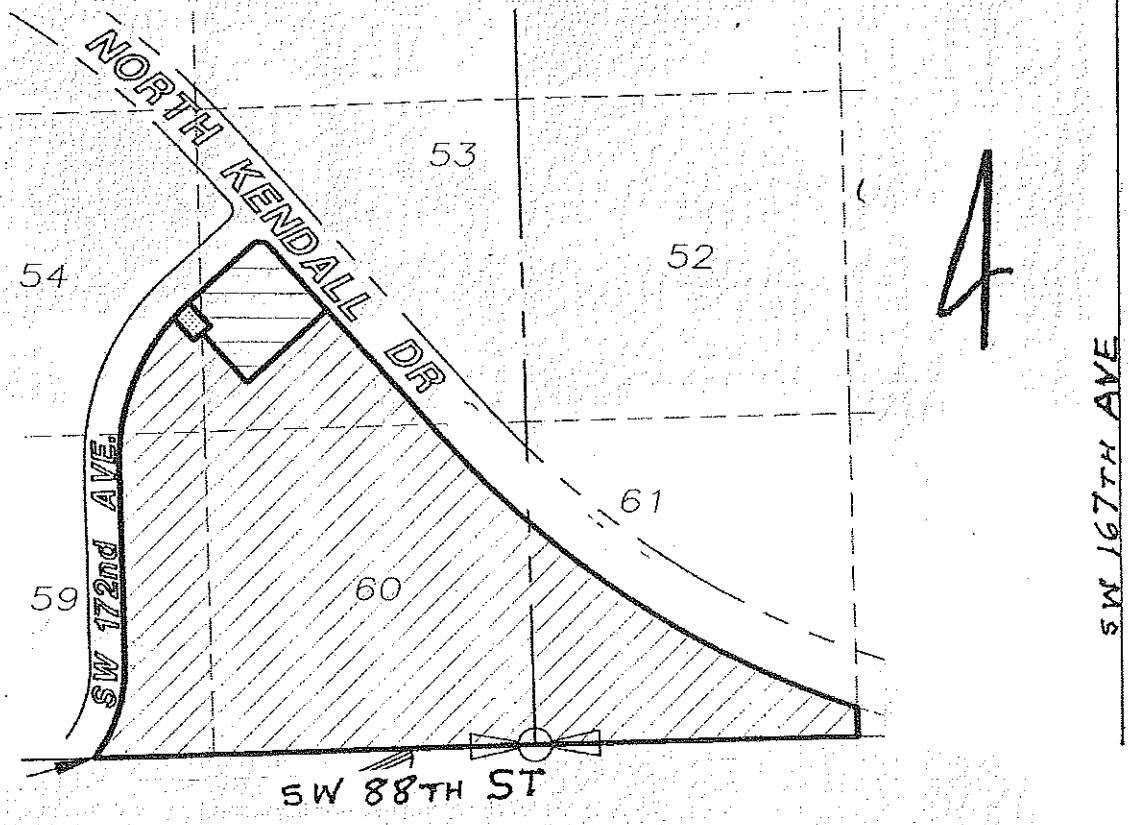
MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

HARVEY RUVIN, CLERK

By: ***Christopher Agrippa***
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

Lauren E. Morse

KENDALL 172 (T-23400)

SEC. 31, TWP. 54 S, RGE. 39 E