

IMPORTANT NOTICE TO APPLICANT:

THIS APPLICATION CONSISTS OF TWO (2) PAGES. BOTH PAGES MUST BE COMPLETED AND SUBMITTED IN ORDER TO PROCESS

Submittal deadline for this application and all associated documentation is Monday, 9:00AM. The fee amount will be calculated once this application is received and processed. In order for this item to be placed on the next available Plat Committee Agenda, the full correct fee must be paid no later than the following day, Tuesday, noon time. **Failure to submit this form and fees by the aforementioned deadlines will result in this item not being placed on the next available Plat Committee agenda.**

FOR OFFICIAL USE ONLY:

Agenda Date: _____
Tentative No.: T- _____
Received Date: _____

Number of Sites : (2)

APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: UNINCORPORATED MIAMI-DADE COUNTY Sec.: 5 Twp.: 55 S. Rge.: 39 E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.

1. Name of Proposed Subdivision: Kendall Town Center Commercial

2. Owner's Name: Kendall Town Center Association, Inc. Phone: 786-260-0405

Address: 9655 S.Dixie Highway Suite 300 City: Miami State: FL Zip Code: 33156

Owner's Email Address: damian@det-sc.com

3. Surveyor's Name: Biscayne Engineering Company Phone: 305-324-7671

Address: 529 West Flagler Street City: Miami State: FL Zip Code: 33130

Surveyor's Email Address: arabionet@atwell.com

4. Folio No(s): 30-5905-029-0020 / 30-5905-029-0090 / _____ / _____

5. Legal Description of Parent Tract: See Exhibit A

6. Street boundaries: South of SW 88th St. between SW 162nd Ave. & SW 158th Ave.

7. Present Zoning: BU-2 Zoning Hearing No.: Z2020000090

8. Proposed use of Property: Tract "A" - Future Development Unknown

Tract "B" - 52,788 Sq. Ft. Reserved for Storm Water Management Area
Single Family Res.(_____ Units), Duplex(_____ Units), Apartments(_____ Units), Industrial/Warehouse(_____ Square .Ft.),
Business(_____ Sq. Ft.), Office(_____ Sq. Ft.), Restaurant(_____ Sq. Ft. & No. Seats _____), Other (_____ Sq. Ft. & No. of Units _____)

9. Does the property contain contamination? YES: NO:

NOTE: Attach list of all plat restrictions zoning conditions or any other declarations, restrictions, covenants that might affect this Tentative Plat.

Any soil groundwater or surface water contaminants exceeding standards or criteria outlined in local, state, and/or federal law, shall be disclosed. Furthermore, any portion of the of the property to be conveyed (including right-of-way) must be identified, and the receiving entity must be made aware of the contamination and accept the conveyance. Documentation of acceptance from each entity shall be provided with the plat application.

Be advised that Miami-Dade County will not accept the conveyance of contaminated property for right-of-way: right-of-way areas must be fully restored to applicable local, state, and/or federal standards or criteria.

Please note nothing stated herein may be interpreted to limit or restrict an engineer's or other professional's responsibility to prepare plans accurately and completely for proposed right-of-way as well as any other projects or plans. For proposed dedications of non-right-of-way properties, any soil, groundwater or surface water contaminants must be disclosed to the County Department at the earliest stage possible. The presence of any such contamination or delay in disclosure of such contamination could result in the County declining the acceptance of the proposed dedication, the need for the developer to reconfigure or change previously approved site plans, or conduct changes to the proposed development may be required. The applicant may contact the DERM Environmental Monitoring and Restoration Division at 305-372-6700 for additional information.

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1. Name of Proposed Subdivision: Kendall Town Center Commercial

2. Owner's Name: KTC SW 88th St., LLC A Florida Limited Liability Company Phone: 786-260-0405

Address: 9655 55 S.Dixie Highway Suite 300 City: Miami State: FL Zip Code: 33156

Owner's Email Address: jrodstein@naimiami.com

3. Surveyor's Name: Biscayne Engineering Company Phone: 305-324-7671

Address: 529 West Flagler Street City: Miami State: FL Zip Code: 33130

Surveyor's Email Address: ajrabionet@biscayneengineering.com

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5. Legal Description of Parent Tract: See Exhibit A

6. Street boundaries: South of SW 88th St. between SW 162nd Ave. & SW 158th Ave.

7. Present Zoning: BU-2 Zoning Hearing No.: _____

8. Proposed use of Property: 477,000 Sq. Ft. - Shopping Center/Retail, 55,600 SF. (1,100 Seat) Cinema
120 Room Hotel, 30,000 Sq. Ft. Community Center, 224 Apartment Units

Single Family Res.(_____ Units), Duplex(_____ Units), Apartments(_____ Units), Industrial/Warehouse(_____ Square .Ft.),
Business(_____ Sq. Ft.), Office(_____ Sq. Ft.), Restaurant(_____ Sq. Ft. & No. Seats _____), Other (_____ Sq. Ft. & No. of Units _____)

9. Does the property contain contamination? YES: NO:

NOTE: Attach list of all plat restrictions zoning conditions or any other declarations, restrictions, covenants that might affect this Tentative Plat.

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I HEREBY CERTIFY that I am the owner of the parcel(s) described in Item 5 and that the information contained in this application is true and correct to the best of my knowledge and belief. If applicable, attached is a list of all the restrictions/ restrictive covenants and declarations in favor of Miami-Dade County. Attached is a copy of the recorded deed showing my acquisition of this land. In addition, I agree to furnish additional items as may be necessary such as abstract or Opinion of Title to determine accurate ownership information. Furthermore, I am aware that the use of a public water supply and/or public sewer system may be required for this development. If so required, I recognize that engineering drawings for the extension of these utilities must be approved by the appropriate utility entity and by D.R.E.R. prior to the approval of the final plat.

Pursuant to Florida Statutes 837.06, whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his duty shall be guilty of a misdemeanor of the second degree, punishable as provided in FS. 775.082 or FS. 775.083.

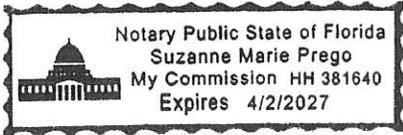
STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

SS:

Signature of Owner: *Josh Rodstein*
(Print name & Title here): Josh Rodstein, Manager

BEFORE ME, personally appeared Josh Rodstein this 17th day of May, 2024 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposed therein. Personally known or produce _____ as identification and who did (not) take an oath.

WITNESS my hand and seal in the County and State last aforesaid this 17th day of May, 2024 A.D.



Signature of Notary Public: *Suzanne Marie Prego*
(Print, Type name here: _____)

(NOTARY SEAL)

(Commission Expires)

(Commission Number)

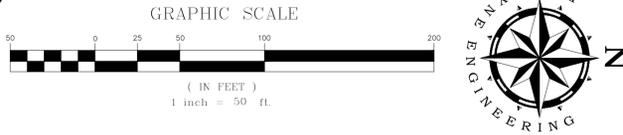
Note: The reverse side of this sheet may be used for a statement of additional items you may wish considered.

EXHIBIT "A"

A PORTION OF TRACTS "B" AND "I" OF THE PLAT OF KENDALL TOWN CENTER, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 167, AT PAGE 35 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND LYING IN THE NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 5, TOWNSHIP 55 SOUTH, RANGE 39 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SAID SECTION 5; THENCE SOUTH $00^{\circ}02'53''$ WEST ALONG THE EAST LINE OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SAID SECTION 5, A DISTANCE OF 655.55 FEET TO THE NORTHEAST CORNER OF TRACT "O" OF SAID KENDALL TOWN CENTER; THENCE NORTH $89^{\circ}57'07''$ WEST ALONG THE NORTH LINE OF SAID TRACT "O", A DISTANCE OF 109.02 FEET, TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF S.W. 158TH AVENUE, SAID POINT BEING ALSO THE NORTHWEST CORNER OF SAID TRACT "O"; THENCE, NORTH $57^{\circ}34'15''$ WEST, DEPARTING SAID RIGHT OF WAY LINE, ALONG A LINE RADIAL WITH A CIRCULAR CURVE CONCAVE EASTERLY, A DISTANCE OF 43.00 FEET, TO A POINT ON THE CENTERLINE OF S.W. 158 AVENUE AS SHOWN ON SAID PLAT OF KENDALL TOWN CENTER, SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF $27^{\circ}00'53''$, AND A CHORD BEARING OF SOUTH $18^{\circ}55'18''$ WEST; THENCE SOUTHERLY ALONG SAID CENTERLINE, FOR AN ARC DISTANCE OF 141.45 FEET; THENCE NORTH $84^{\circ}35'09''$ WEST ALONG A RADIAL LINE OF SAID CURVE, A DISTANCE OF 43.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTHERLY ALONG A CURVE CONCENTRIC TO THE PREVIOUSLY DESCRIBED CURVE AND HAVING A RADIUS OF 343.00 FEET, A CENTRAL ANGLE OF $03^{\circ}41'41''$, AND A CHORD BEARING OF SOUTH $03^{\circ}34'00''$ WEST, ALSO BEING COINCIDENT WITH THE WEST RIGHT OF WAY LINE OF S.W. 158TH AVENUE AND WITH THE EASTERLY LINE OF SAID TRACT "B", FOR AN ARC DISTANCE OF 22.12 FEET; THE FOLLOWING THREE (3) COURSES TRAVERSE SAID TRACT "B": (1) THENCE SOUTH $87^{\circ}43'13''$ WEST, DEPARTING SAID WESTERLY RIGHT OF WAY LINE AND SAID EASTERLY LINE OF SAID TRACT "B", A DISTANCE OF 298.27 FEET TO THE POINT OF INTERSECTION WITH A CIRCULAR CURVE CONCAVE WESTERLY AND HAVING FOR ITS ELEMENTS A RADIUS OF 250.00 FEET, A CENTRAL ANGLE OF $55^{\circ}00'49''$ AND A CHORD BEARING OF SOUTH $16^{\circ}12'32''$ WEST; (2) THENCE SOUTHERLY ALONG SAID CURVE, FOR AN ARC DISTANCE OF 240.04 FEET TO A POINT OF TANGENCY WITH A LINE; (3) THENCE SOUTH $43^{\circ}42'56''$ WEST ALONG SAID LINE, A DISTANCE OF 381.41 FEET; THE FOLLOWING THREE (3) COURSES ARE ALONG THE NORTHEASTERLY LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 33329, PAGE 3176, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA: (1) THENCE NORTH $46^{\circ}17'02''$ WEST, A DISTANCE OF 686.76 FEET; (2) SOUTH $43^{\circ}42'58''$ WEST PERPENDICULAR TO THE LAST LINE, A DISTANCE OF 50.00 FEET; (3) THENCE NORTH $46^{\circ}17'02''$

WEST PERPENDICULAR TO THE LAST LINE, A DISTANCE OF 340.00 FEET TO A POINT OF INTERSECTION WITH A CIRCULAR CURVE CONCAVE NORTHWESTERLY AND HAVING FOR ITS ELEMENTS A RADIUS OF 693.00 FEET, A CENTRAL ANGLE OF 13°01'39" AND A CHORD BEARING OF NORTH 28°36'35" EAST; THENCE NORTHEASTERLY, ALONG SAID CURVE, BEING COINCIDENT WITH THE EASTERLY RIGHT OF WAY LINE OF S.W. 162ND AVENUE AND THE WESTERLY LINE OF SAID TRACT "B", FOR AN ARC DISTANCE OF 157.57 FEET; THENCE SOUTH 67°54'09" EAST, DEPARTING SAID EASTERLY RIGHT OF WAY AND SAID WESTERLY LINE OF SAID TRACT "B", A DISTANCE OF 25.27 FEET TO THE POINT OF CURVATURE WITH A CIRCULAR CURVE CONCAVE NORTHERLY AND HAVING FOR ITS ELEMENTS A RADIUS OF 210.01 FEET, A CENTRAL ANGLE OF 44°27'07" AND A CHORD BEARING OF NORTH 89°52'14" EAST; THE FOLLOWING TWO (2) COURSES TRAVERSE SAID TRACTS "B" AND "I"; (1) THENCE SOUTHEASTERLY, EASTERLY, AND NORTHEASTERLY ALONG SAID CURVE FOR AN ARC DISTANCE OF 162.93 FEET TO A POINT OF REVERSE CURVATURE WITH A CIRCULAR CURVE CONCAVE TO THE SOUTH AND HAVING FOR ITS ELEMENTS A RADIUS OF 210.00 FEET, A CENTRAL ANGLE OF 66°04'20" AND A CHORD BEARING OF SOUTH 79°19'13" EAST; (2) THENCE SOUTHEASTERLY ALONG SAID CURVE FOR AN ARC DISTANCE OF 242.17 FEET TO THE POINT OF TANGENCY WITH A LINE; THE FOLLOWING SEVEN (7) COURSES TRAVERSE SAID TRACT "B", (1) THENCE SOUTH 46°17'03" EAST ALONG SAID LINE, A DISTANCE OF 37.70 FEET; (2) THENCE NORTH 43°42'40" EAST, A DISTANCE OF 86.90 FEET TO AND HAVING FOR ITS ELEMENTS A RADIUS OF 159.96 FEET, A CENTRAL ANGLE OF 45°59'26" AND A CHORD BEARING OF NORTH 20°42'57" EAST; (3) THENCE NORTHEASTERLY AND NORTHERLY ALONG SAID CURVE, FOR AN ARC DISTANCE OF 128.40 FEET TO THE POINT OF TANGENCY WITH A LINE; (4) THENCE NORTH 02°16'47" WEST, A DISTANCE OF 18.19 FEET; (5) THENCE NORTH 87°43'13" EAST, A DISTANCE OF 675.00 FEET; (6) THENCE SOUTH 02°16'47" EAST, PERPENDICULAR TO THE LAST LINE, A DISTANCE OF 431.50 FEET; (7) THENCE NORTH 87°43'13" EAST, PERPENDICULAR TO THE LAST LINE, A DISTANCE OF 99.20 FEET TO THE POINT OF BEGINNING.



BOUNDARY AND TOPOGRAPHIC SURVEY / TENTATIVE PLAT OF KENDALL TOWN CENTER COMMERCIAL

A REPLAT OF A PORTION OF TRACTS "B" AND "I" OF THE PLAT OF KENDALL TOWN CENTER, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 167, PAGE 35, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. LYING IN THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 55 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA.

BOUNDARY & PROPERTY CORNERS INFORMATION

MATCHLINE - SEE SHEET 3

S.W. 162ND AVENUE WEST

WEST LINE OF THE NE 1/4 OF SEC. 5-55-39
INTERSECTION OF THE NORTH LINE OF SECTION 5 AND THE NORTH-SOUTH LINE DETERMINED IN THE MIAMI-DADE COUNTY CIRCUIT COURT CASE NO. 82-24085 CA14.

- ABBREVIATIONS:**
- B.E.C. = BISCAYNE ENGINEERING COMPANY
 - BEC = BISCAYNE ENGINEERING COMPANY
 - CHB = CHORD BEARING
 - CO. = COMPANY
 - DR. = DRIVE
 - ELY = EASTERLY
 - FL. = FLORIDA
 - FND = FOUND
 - FT. = FOOT
 - IR&C = 5/8" IRON ROD AND CAP
 - L = LENGTH (WHEN USED IN CURVE DATA)
 - LB = LICENSED BUSINESS BOOK
 - O.R.B. = OFFICIAL RECORDS BOOK
 - (P) = AS PER PLAT
 - P.B. = PLAT BOOK
 - PG. = PAGE
 - P.O.B. = POINT OF BEGINNING
 - P.O.C. = POINT OF COMMENCEMENT
 - R = RADIUS (WHEN USED IN CURVE DATA)
 - R/W = RIGHT-OF-WAY
 - SEC. = SECTION
 - SF = SQUARE FEET
 - ST. = STREET
 - U.E. = UTILITY EASEMENT
 - WLY = WESTERLY
 - Δ = DELTA (WHEN USED IN CURVE DATA)
 - M/L = MORE AND LESS
 - C/L = CENTER LINE
 - Ø = DIAMETER

- LEGEND**
- MONUMENT
 - SECTION CORNER

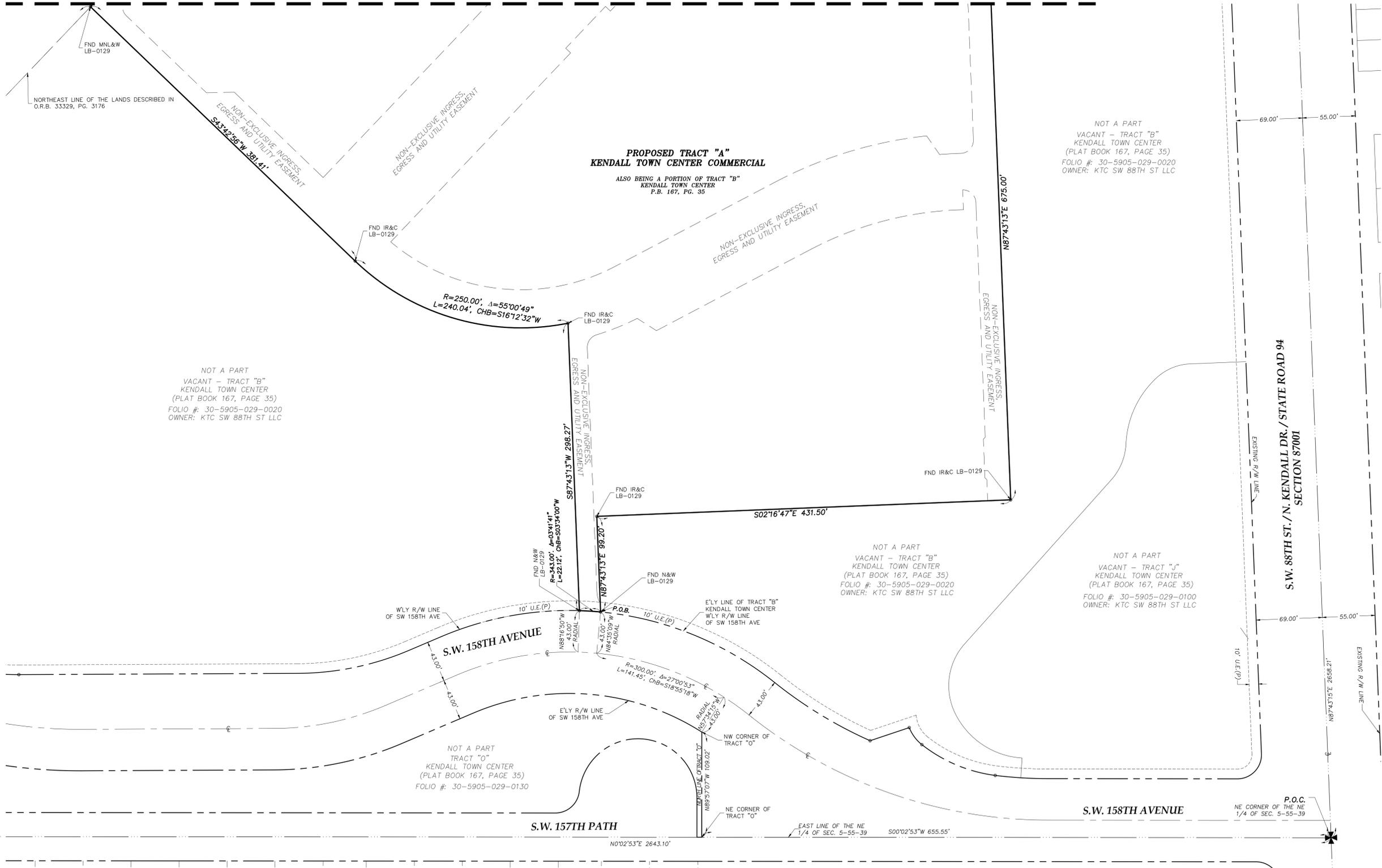
- LINE TYPES**
- CENTER LINE
 - R/W LINE
 - BOUNDARY LINE
 - SECTION LINE
 - EASEMENT

NOT A PART
VACANT - TRACT "B"
KENDALL TOWN CENTER
(PLAT BOOK 167, PAGE 35)
FOLIO #: 30-5905-029-0020
OWNER: KTC SW 88TH ST LLC

NOT A PART
VACANT - TRACT "B"
KENDALL TOWN CENTER
(PLAT BOOK 167, PAGE 35)
FOLIO #: 30-5905-029-0020
OWNER: KTC SW 88TH ST LLC

NOT A PART
VACANT - TRACT "J"
KENDALL TOWN CENTER
(PLAT BOOK 167, PAGE 35)
FOLIO #: 30-5905-029-0100
OWNER: KTC SW 88TH ST LLC

NOT A PART
TRACT "O"
KENDALL TOWN CENTER
(PLAT BOOK 167, PAGE 35)
FOLIO #: 30-5905-029-0130



ORDER #	DATE	F.B.#	COMMENTS

BISCAYNE ENGINEERING COMPANY, INC.
Surveyors
Consulting Engineers Planners

529 WEST FLAGLER STREET
MIAMI, FL 33130
PH: (305) 324-7671
FAX: (305) 324-0869
WEB SITE: www.biscayneengineering.com
E-MAIL: info@biscayneengineering.com

KENDALL TOWN CENTER COMMERCIAL

FOR: NAI MIAMI
SCALE: AS SHOWN
DATE: 12-05-25

DESIGNED BY: WH/AS
DRAWN BY: AS
APPROVED BY: AJR

CHECKED BY: AJR/AS
F.B./P.C. N/A

ORDER No. **03-87875**
SHEET No. **2 of 7**

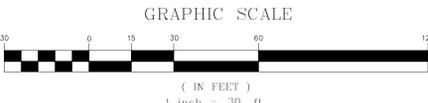
DATE: Mar 06, 2006 - 2:38pm EST FILE: \\mwr-pb\South-East\Local\Biscayne\Projects\Survey\Projects\03003\03003_KTC-COMMERCIAL-PLATING SERVICES\DWG\B7875-KTC-COMMERCIAL-PLAT + ENIT - 03-05-2006.dwg

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TOPOGRAPHIC INFORMATION



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 - CONC. = CONCRETE
 - COMP. = COMPANY
 - D.C. = DEPRESSED CURB
 - D.H. = DRILL HOLE
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 - FND. = FOUND
 - FT. = FOOT
 - I.P. = IRON PIPE
 - IR&C = 5/8" IRON ROD AND CAP
 - L. = LENGTH (WHEN USED IN CURVE DATA)
 - LB. = LICENSED BUSINESS
 - NAV-D-88 = NORTH AMERICAN VERTICAL DATUM 1988
 - NGVD-29 = NATIONAL GEODETIC VERTICAL DATUM 1929
 - O.R.B. = OFFICIAL RECORDS BOOK
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- LEGEND**
- CATCH BASIN
 - SIGN
 - ELECTRIC BOX
 - LIGHT POLE
 - WIRE PULL BOX
 - ELECTRIC TRANSFORMER
 - POST
 - SPRINKLER HEAD
 - FIRE HYDRANT
 - WATER VALVE
 - STAND PIPE
 - COMMUNICATION BOX
 - COMMUNICATIONS MANHOLE
 - CABLE TELEVISION BOX
 - MONUMENT

- HATCH TYPES**
- CONCRETE

- LINE TYPES**
- CENTER LINE
 - R/W LINE
 - 0.5' CURB
 - BOUNDARY LINE
 - SECTION LINE
 - EASEMENT
 - LOT LINES
 - TOP OF BANK
 - GUARD RAIL



DATE: Mar 06, 2008 - 2:43pm EST FILE: \\mwr-pb\South-East\Local\Biscayne\Projects\Survey\Projects\87875 KTC - COMMERCIAL - PLATING SERVICES\DWG\87875 KTC - COMMERCIAL - PLAT + ENIT - 03-05-2008.dwg

MATCHLINE 'A' - SEE SHEET 4

MATCHLINE 'B' - SEE SHEET 6

BISCAYNE ENGINEERING COMPANY, INC.
Consulting Engineers Planners Surveyors

529 WEST FLAGLER STREET
MIAMI, FL 33130

PH: (305) 324-7671
FAX: (305) 324-0869

WEB SITE: www.biscayneengineering.com
E-MAIL: info@biscayneengineering.com

KENDALL TOWN CENTER COMMERCIAL

FOR: **NAI MIAMI**

SCALE: AS SHOWN DESIGNED BY: WH/AS DRAWN BY: AS CHECKED BY: AJR/AS

DATE: 12-05-25 APPROVED BY: AJR F.B./P.C. N/A

ORDER No.
03-87875

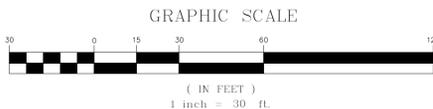
SHEET No.
5 of 7

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LEGEND

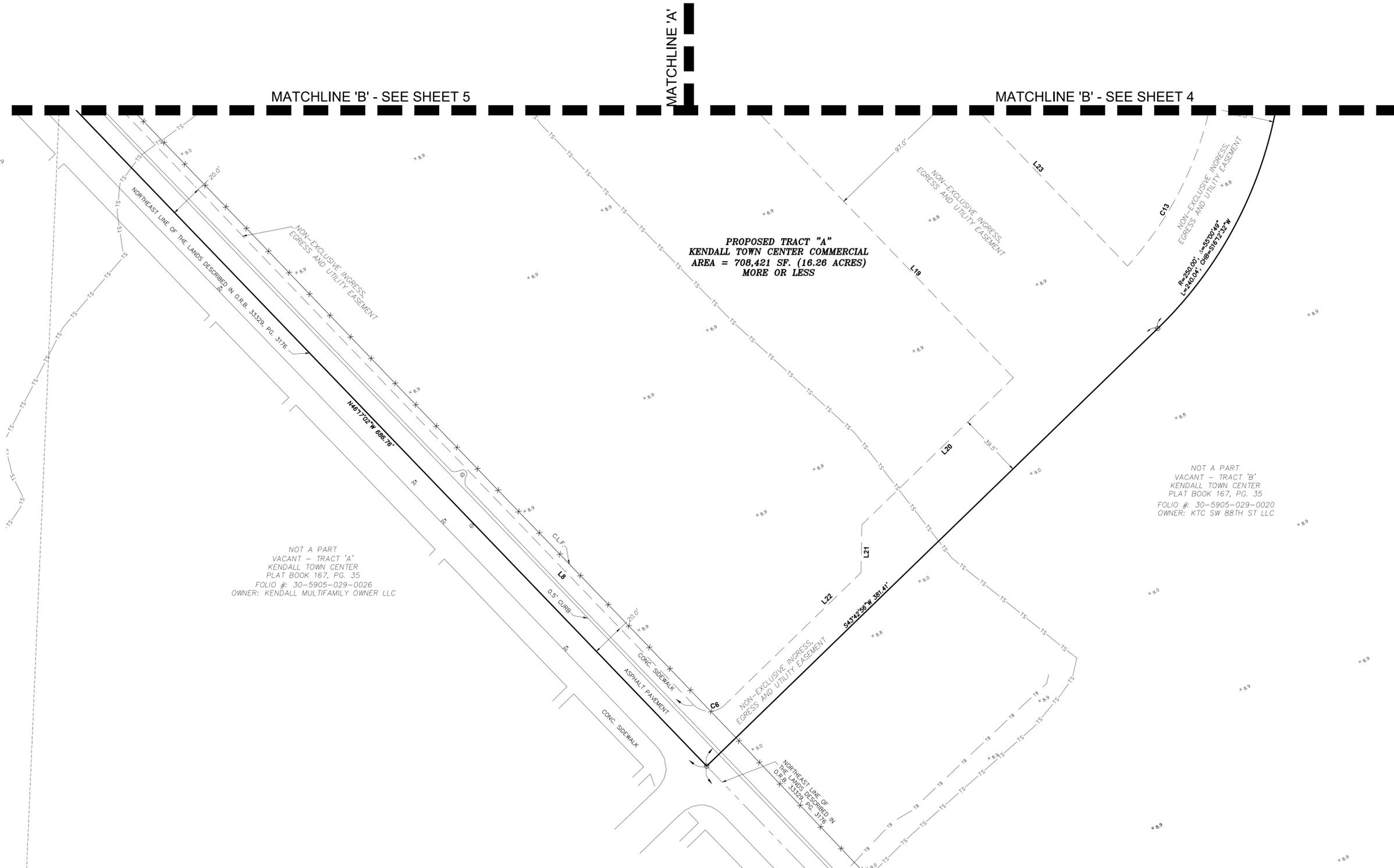
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- MONUMENT

HATCH TYPES

- CONCRETE

LINE TYPES

- CENTER LINE
- R/W LINE
- 0.5' CURB
- BOUNDARY LINE
- SECTION LINE
- EASEMENT
- LOT LINES
- TOP OF BANK
- GUARD RAIL



DATE: Mar 06, 2008 - 2:46pm EST FILE: \\mwr-pb\South-East\Local\Biscayne\Projects\Survey\Projects\87875 KTC - COMMERCIAL - PLATING SERVICES\DWG\87875-KTC-COMMERCIAL-PLAT-ESMT-03-05-2008.dwg

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