

## ADMINISTRATIVE MODIFICATION ADVERTISEMENT

Pursuant to Section 33-310.1(A)(V)(B) of the Code of the Miami-Dade County, the Assistant Director of the Miami-Dade County Department of Regulatory and Economic Resources has approved with condition(s) the following request for Administrative Modification to amend previously hearing plans approved pursuant to Resolution Z-9-22, passed and adopted by Board of County Commissioners Miami-Dade County, Florida, on April 21, 2022.

**Process No: M2025000025**

**Applicant: KTC SW 88TH ST, LLC (the "Applicant") in connection with the Kendall Town Center Development of Regional Impact ("KTC DRI")**

**Property Location: South of Kendall Drive, between SW 158th Avenue and SW 162nd Avenue, in unincorporated Miami-Dade County, Florida**

1. KTC SW 88 ST LLC. requests the Administrative Modification to the Pattern Book and Bubble Plan for Kendall Town Center, approved pursuant to Resolution No. Z-9-22, the modification will allow the reconfiguration of lakes, internal roadway network, changes in the pod sizes and shapes, and potential sites for the future Town Center Mall, reading as follows:

FROM: That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'The Kendall Town Center,' as prepared by D'Agostino Izzo Quirk, Architects, Inc., consisting of twenty-three (23) sheets as follows: Overall Site Plan (A-1) dated 3/17/04; Zone A Plan (A2.0) dated 1/28/04; Zone B1 Plan (A3.0) dated 2/24/04; Zone B2 Plans (A4.0 and 4.1) dated 2/24/04; Zone C Plan (A5.0) dated 1/28/04; Zone D Plans (A6.0, 6.1, 6.2, 6.3) dated 1/28/04; Transit Hub (A7.0) dated 2/24/04; Roadway Sections (A8.0) dated 2/24/04; Pedestrian Paths (A9.0), Bicycle Routes (A10.0) Fire Truck Access (A11.0) and Service Areas (AI2.0) dated 3/17/04; with Landscape Plans as prepared by D'Agostino Izzo Quirk Architects, Inc., consisting of six (6) sheets including Overall Plan (L1) dated 2/24/04; zone A (L2), Zone B1 (L3), Zone B2 (L4), and Zone C (L5) dated 12/16/03; and Zone D (L6) dated 2/24/04.

Notwithstanding the foregoing, Zone B and the southwest portion of Zone C, shall be developed in accordance with the Master Plan entitled "Master Plan Bubble Diagram", as prepared by Dorsky + Yue International Architecture LLC, dated stamped received 2/24/22, and the Pattern Book/Design Guidelines entitled "Kendall Town Center," as prepared by Dorsky + Yue International Architecture LLC and Witkin Hults Design Group, dated stamped received 2/24/22."

TO: That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'The Kendall Town Center,' as prepared by D'Agostino Izzo Quirk, Architects, Inc., consisting of twenty-three (23) sheets as follows: Overall Site Plan (A-1) dated 3/17/04; Zone A Plan (A2.0) dated 1/28/04; Zone B1 Plan (A3.0) dated 2/24/04; Zone B2 Plans (A4.0 and 4.1) dated 2/24/04; Zone C Plan (A5.0) dated 1/28/04; Zone D Plans (A6.0, 6.1, 6.2, 6.3) dated 1/28/04; Transit Hub (A7.0) dated 2/24/04; Roadway Sections (A8.0) dated 2/24/04; Pedestrian Paths (A9.0), Bicycle Routes (A10.0) Fire Truck Access (A11.0) and Service Areas (AI2.0) dated 3/17/04; with Landscape Plans as prepared by D'Agostino Izzo Quirk Architects, Inc., consisting of six (6) sheets including Overall Plan (L1) dated 2/24/04; zone A (L2), Zone B1 (L3), Zone B2 (L4), and Zone C (L5) dated 12/16/03; and Zone D (L6) dated 2/24/04.

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developed in accordance with the Master Plan entitled "Master Plan Bubble Diagram", as prepared by Dorsky + Yue International Architecture LLC, dated stamped received 2/24/22, and the Pattern Book/Design Guidelines entitled "Kendall Town Center," as prepared by Dorsky + Yue International Architecture LLC and Witkin Hults Design Group, dated stamped received March 10, 2026.

2. KTC SW 88 ST LLC. requests the Administrative Modification of Section (1)b of the Zoning Declaration of Restrictions for the KTC DRI (the "Zoning Covenant") recorded in Official Record Book 19778, Pages 2423-2438, pursuant Resolution No. Z-6-01, modified by Declaration of Restrictive Covenants Recorded at Official Records Book 25052, Pages 2546-2550, pursuant Resolution No. Z-9-22, to allow the Covenant to be modified administratively as permitted by County Code, reading as follows:

FROM: The Property (except for Zone B and the southwest portion of Zone C) shall be developed substantially in accordance with that submitted for the hearing entitled 'The Kendall Town Center,' as prepared by D'Agostino Izzo Quirk, Architects, Inc., consisting of twenty-three (23) sheets as follows: Overall Site Plan (A-1) dated 3/17/04; Zone A Plan (A2.0) dated 1/28/04; Zone B1 Plan (A3.0) dated 2/24/04; Zone B2 Plans (A4.0 and 4.1) dated 2/24/04; Zone C Plan (A5.0) dated 1/28/04; Zone D Plans (A6.0, 6.1, 6.2, 6.3) dated 1/28/04; Transit Hub (A7.0) dated 2/24/04; Roadway Sections (A8.0) dated 2/24/04; Pedestrian Paths (A9.0), Bicycle Routes (A10.0) Fire Truck Access (A11.0) and Service Areas (AI2.0) dated 3/17/04; with Landscape Plans as prepared by D'Agostino Izzo Quirk Architects, Inc., consisting of six (6) sheets including Overall Plan (L1) dated 2/24/04; zone A (L2), Zone B1 (L3), Zone B2 (L4), and Zone C (L5) dated 12/16/03; and Zone D (L6) dated 2/24/04. Notwithstanding the foregoing, Zone B and the southwest portion of Zone C, as legally described in Exhibit "B" attached hereto, shall be developed in accordance with the Master Plan entitled "Master Plan Bubble Diagram", dated February 24, 2022, and prepared by Dorsky + Yue International Architecture LLC and the Pattern Book/Design Guidelines entitled "Kendall Town Center," dated February 24, 2022 and prepared by Dorsky + Yue International Architecture LLC and Witkin Hults Design Group (collectively the "KTC Master Plan").

TO: The Property (except for Zone B and the southwest portion of Zone C) shall be developed substantially in accordance with that submitted for the hearing entitled 'The Kendall Town Center,' as prepared by D'Agostino Izzo Quirk, Architects, Inc., consisting of twenty-three (23) sheets as follows: Overall Site Plan (A-1) dated 3/17/04; Zone A Plan (A2.0) dated 1/28/04; Zone B1 Plan (A3.0) dated 2/24/04; Zone B2 Plans (A4.0 and 4.1) dated 2/24/04; Zone C Plan (A5.0) dated 1/28/04; Zone D Plans (A6.0, 6.1, 6.2, 6.3) dated 1/28/04; Transit Hub (A7.0) dated 2/24/04; Roadway Sections (A8.0) dated 2/24/04; Pedestrian Paths (A9.0), Bicycle Routes (A10.0) Fire Truck Access (A11.0) and Service Areas (AI2.0) dated 3/17/04; with Landscape Plans as prepared by D'Agostino Izzo Quirk Architects, Inc., consisting of six (6) sheets including Overall Plan (L1) dated 2/24/04; zone A (L2), Zone B1 (L3), Zone B2 (L4), and Zone C (L5) dated 12/16/03; and Zone D (L6) dated 2/24/04. Notwithstanding the foregoing, Zone B and the southwest portion of Zone C, as legally described in Exhibit "B" attached hereto, shall be developed in accordance with the Master Plan entitled "Master Plan Bubble Diagram", dated February 24, 2022, and prepared by Dorsky + Yue International Architecture LLC and the Pattern Book/Design Guidelines entitled "Kendall Town Center," dated March 10, 2026, and prepared by Dorsky + Yue International Architecture LLC and Witkin Hults Design Group (collectively the "KTC Master Plan").

Any property owner in the area may appeal a decision by filing an appeal application on or before **Tuesday, April 14, 2026**. Additional information may be obtained by contacting 305/375-2640.