

**Miami-Dade County Department of Regulatory and Economic Resources
Staff Report to the Board of County Commissioners**

PH: Z21-031

November 17, 2021

Item No. 1b

Recommendation Summary	
Commission District	7
Applicant	Kendall Associates I, LLLP ET AL
Summary of Requests	The application is to permit a rezoning of the subject property from GU (Interim Zoning) and EU-M (15,000 square foot lots) to PAD (Planned Area Development), which will allow the property to be developed with more residential units than currently allowed under the current zoning designation but less than allowed under the Comprehensive Development Master Plan. Additionally, the application seeks approval for the excavation of new lakes, the filling of existing lakes, provide for less private open space than required, permit street trees to be within 10 to 12 feet from the edge of the driveway or sidewalk on the individual lots, more lawn area than permitted, allow the residences to be located on private drives and to waive the required dedication for SW 132 Avenue and SW 96 Street.
Location	9400 SW 130 Avenue and 9800 & 9810 East Calusa Club Drive, Miami-Dade County, Florida
Property Size	169.27 Acres
Existing Zoning	GU, Interim and EU-M, Estate Modified Residential District
Existing Land Use	Vacant and Two (2) Single-Family Residences
2020-2030 CDMP Land Use Designation	Parks and Recreation and Low Density Residential (2.5-6 du/a) (see attached Zoning Recommendation Addendum)
Comprehensive Plan Consistency	Consistent with the LUP map, and the interpretative text and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311, District Boundary Change, Section 33-311(A)(3) Special Exceptions, Unusual Uses and New Uses and Section 33-311(A)(4)(b) Non-Use Variance from other than airport regulations and (see attached Zoning Recommendation Addendum)
Recommendation	Approval of request #1, subject to the Board's acceptance of the proffered covenant and PAD Agreement, and approval with conditions of requests #2 through 7.

This item was deferred from the October 20, 2021, meeting of the Board of County Commissioners (BCC) due to lack of quorum. This report has been revised from the October report to: include an updated memorandum from DERM; revise references to the DERM memorandum in this recommendation; and revise the proposed conditions to correct scrivener's errors in the description of the site plan and to incorporate comments from the revised DERM memorandum.

REQUESTS:

- (1) DISTRICT BOUNDARY CHANGE from GU, Interim District and EU-M Estate Modified District to PAD (Planned Area Development District).
- (2) UNUSUAL USE to permit lake excavations and to permit the partial filling of existing lakes.
- (3) NON-USE VARIANCE to permit a private open space for certain units with a minimum of 82% (125% required).
- (4) NON-USE VARIANCE to permit the required street trees to be located between 10 to 12 feet from the edge of the roadway or sidewalk (7' maximum from edge of roadway or sidewalk permitted).
- (5) NON-USE VARIANCE to permit a maximum lawn area of 46% (40% maximum permitted).
- (6) NON-USE VARIANCE of zoning and subdivision regulations requiring lots to have frontage on a public right-of-way; to permit the proposed residential lots and a private recreational tract with 0' frontage (50' required) and to have access to a public street by means of a private drive.
- (7) NON-USE VARIANCE of the zoning and subdivision regulations requiring half section line rights-of-way to be 70' in width; to waive same to permit 0' dedication for SW 132 Avenue and SW 96 Street (70' required).

Plans are on file and may be examined in the Department of Regulatory and Economic Resources, consisting of thirty-six (36) sheets prepared by Ballbe & Associates, entitled "Calusa" dated stamped received 8/5/21; and fifty-six (56) sheets prepared by Kendall Associates I, LLLP, consisting of Recreational Pod Landscape Plans, with two sheets labeled LR-1 and one sheet labeled LR-3 with no sheet LR-2 (3 sheets), Typical Unit Landscape Plans LT-1 to LT-17 (17 sheets) dated revised 9-16-21, Overall Tree Plan and Landscape Legend L-1b consisting of one sheet dated last revised 9-8-21, Single Family Residence Floor Plans (21 sheets), Single Family Residence Elevations (8 sheets), Guardhouse floor plan and elevation with two sheets labeled A1 and A2 (2 sheets), and Clubhouse floor plan, elevations and roof plan with four sheets labeled A1, A2, A3, and A4 (4 sheets) dated stamped received 4/1/21; and, six (6) sheets, prepared by Parker & Yannette Design Group, entitled "Calusa Planting Plans", dated stamped received 8/5/21, for a total of ninety-eight (98) sheets. Plans may be modified at Public Hearing.

PROJECT DESCRIPTION AND HISTORY:

The 169.27-acre property is comprised of the majority of the former Calusa Golf Course (the "Vacant Land") together with contiguous property (referred to as the "postage stamp") and two (2) additional existing single-family residential lots located along the eastern portion of the Vacant Land, (the postage stamp and two additional residential lots are collectively referred to as "Residential Lots"). The Vacant Land and the Residential Lots are collectively referred to as the "Property". In August 1967, pursuant to Resolution #3ZAB-342-67, the Zoning Appeals Board (ZAB) approved an unusual use on the Vacant Land and certain adjacent property (the "Former

Golf Course”) to permit a golf course, practice fairway, and golf course club house with ancillary uses, including a pro-shop, dining room, and bar. Among the conditions for approval of the unusual use were “[t]hat restrictive covenants running with the land in proper covenant form, meeting with the approval of the Zoning Director, be recorded to ensure that the golf course be perpetually maintained as such.” The ZAB resolution also recommended approval of a district boundary change from GU, Interim District to EU-M, Single-family Modified Estate District, on a 180’ strip surrounding the Former Golf Course (the “ring lots”), which the Board of County Commissioners (BCC) subsequently approved pursuant to Resolution #Z-167-67. But the BCC approval for the ring lots did not reference or address, and was not subject to any covenant or other restriction regarding, the unusual use on the Former Golf Course.

On March 28, 1968, in furtherance of the condition of the unusual use approval, the then-owner executed a Restriction that the Former Golf Course “may only be used for the following purposes: A golf course and for the operation of a country club which may include a clubhouse, pro shop, locker rooms, swimming pools, cabanas, liquor, beer and wine bar facilities, dining room facilities, parking, tennis courts, putting greens, golf driving ranges and all other uses incidental thereto.” The Restriction further provided that its terms “shall continue for a period of ninety-nine years unless released or revised by the Board of County Commissioners of the County of Dade, State of Florida, or its successors with the consent of 75 percent of the members of the corporation owning the afore-described property and those owners within 150 feet of the exterior boundaries of the afore-described property.” On October 29, 2020, pursuant to Resolution Z-21-20, the BCC released the Vacant Land from the aforementioned Restriction.

The applicant now seeks to rezone the 169.27-acre Property from GU and EU-M to PAD, to develop the Property with 550 single family residential units. Together with the aforementioned request, the applicant also seeks an unusual use to permit the filling of portions of the existing lakes and lake excavations, to submit new lake slope plans for improvements to the existing lake features. Additionally, the applicant is seeking ancillary variances to: permit certain units with a reduced private open space; permit the street trees to be placed within 10 to 12 feet from the edge of the roadway or sidewalk; exceed the maximum permissible lawn area; permit the proposed residences with 0’ of frontage on a public street; and permit access to the public street by means of a private drive; waive the right-of-way dedications for SW 132nd Avenue and SW 96th Street. The main entrance to the proposed PAD development will have direct vehicular and pedestrian access to SW 97th Street which will lead all traffic to SW 137th Avenue, a major north-south corridor, and the proposed development will also have a secondary pedestrian access and residents-only entrance, and an exit to North Calusa Club Drive. Submitted plans indicate that the proposed lots are designed along a network of private drives to allow connectivity for pedestrians and autos alike. Said plans also illustrate amenities such as a clubhouse building with two swimming pools, a children’s wet play area, a covered children’s playground and basketball and tennis courts. Submitted landscape plans depict landscaping exceeding the code requirements in the form of trees and shrubs provided around the perimeter of the blocks, along the proposed structures, as well as along the edges of the external of the development to buffer the adjacent properties.

The applicant has proffered a Planned Area Development Agreement together with a Declaration of Restrictions, which, among other things, restricts the Property to the submitted site plans, development parameters and roadway/infrastructure improvements. Staff notes that the reason that there is a Declaration of Restrictions in addition to the PAD Agreement is that the code requires a development agreement for applications requesting a PAD Zoning Districts. Additionally, the applicants have entered into a private agreement with the neighbors that requires a Declaration of Restrictions be proffered agreeing to certain terms and would require the

neighbors to modify. Accordingly, the applicant has proffered these two separate instruments to address these obligations.

<u>NEIGHBORHOOD CHARATERISTICS</u>		
Zoning and Existing Use		Land Use Designation
Subject Property	GU and EU-M; vacant and two (2) single-family residences	Parks & Recreation and Low Density Residential (2.5-6 dua)
North	EU-M; single-family residences	Low Density Residential (2.5-6 dua)
South	EU-M; single-family residences	Low Density Residential (2.5-6 dua)
East	EU-M; single-family residences	Low Density Residential (2.5-6 dua)
West	EU-M; single-family residences	Low Density Residential (2.5-6 dua)

NEIGHBORHOOD COMPATIBILITY:

The 169.27-acre Property is primarily made up of the former now vacant Calusa Golf Course and 2 single-family residences located at 9400 SW 130 Avenue and 9800 & 9810 East Calusa Club Drive. The immediately surrounding area is characterized by single-family residences developed under the EU-M district standards, with the remainder of the residential units in the section developed with a mix of housing types ranging from single-family residential, townhouses and multi-family units.

SUMMARY OF THE IMPACTS:

Approval of this application will allow the applicant to rezone the property to develop the parcel with additional housing in this area of the County. Based on the memoranda from the departments reviewing this application, staff opines that approval of same may bring additional traffic to the area on the surrounding area. The Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER) state in their memorandum that this application will generate approximately 522 PM peak hour vehicle trips. Staff notes that the application requests will add to the population of the area, impact water and sewer services, and may bring additional noise into the neighborhood, but in staffs opinion, impacts have been appropriately mitigated.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The Vacant Land is located in an area designated **Parks and Recreation** on the Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map. The Parks and Recreation designation includes "golf courses and other parks of approximately 40 acres and larger which are significant community features." The Parks and Recreation designation further provides that, "unless otherwise restricted, the privately owned land designated as Parks and Recreation may

be developed for a use or a density comparable to, and compatible with, surrounding development providing that such development is consistent with the goals, objectives and policies of the CDMP. Staff notes, that because the covenant governing the land was released in 2020 as previously mentioned, this land is not "otherwise restricted".

The Residential Lots are located in an area designated as **Low Density Residential** on the Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map. *This category allows a range in density from a minimum of 2.5 to a maximum of 6 dwelling units per gross acre and is characterized by single family housing, e.g., single-family detached, cluster, zero lot line and townhouses and a mixture of housing types, provided that the maximum gross density is not exceeded.*

As previously set forth in a January 10, 2019 CDMP Interpretation letter for the Vacant Land, "Comprehensive Development Master Plan Interpretation for the Calusa Golf Course Property at 9400 SW 130 Avenue, Miami; Folio 30-5902-000-0010," in accordance with the Interpretive Text for the "Parks and Recreation" land use category, the Vacant Land, which is currently zoned GU-Interim District, may be rezoned for development with residential uses at a density comparable to the surrounding development. The development surrounding the Property ranges from 2.15 units per acre for properties immediately abutting the property to an average density of 5 dwelling units per acre in the general vicinity of the Property. These densities are most reflective of the densities of development allowed under the "Low Density Residential" land use category which allows 2.5 to 6 dwelling units per acre. The Vacant Land can therefore be rezoned to allow development with between 420 and 1,008 units. The applicant is requesting a district boundary change of the Vacant Land from GU, Interim District to PAD, Planned Area Development together with ancillary non-use variances and unusual uses. Staff notes that the density permitted under the proposed PAD zoning district is limited by the underlying CDMP designation. The applicant is proposing to develop the Property with a maximum of 550 units. The proposed density of this development including the EU-M zoned Residential Lots is 3.25 units per acre which is within the maximum density permitted under the CDMP. Staff also notes that the applicant has voluntarily proffered a covenant which among other things limits the maximum development of the site to 550 residential units.

Several sections of the CDMP Conservation, Aquifer Recharge and Drainage Element text are relevant. **Objective CON 9** provides for the conservation of freshwater fish, wildlife and plants. **Conservation Policy CON-9A sets for the criteria** *for all activities that adversely affect habitat that is critical to Federal or State designated, endangered or threatened species shall be prohibited unless such activity(ies) are a public necessity and there are possible alternative sites where the activity(ies) can occur.* Additionally, **Conservation Policy CON-9B sets forth that all** *nesting, roosting and feeding habitats used by federal or State designated endangered or threatened species, shall be protected and buffered from surrounding development or activities and further degradation or destruction of such habitat shall not be authorized.* The Division of Environmental Resources Management (DERM) of the Department of Regulatory and Economic Resources, in their memorandum dated November 8, 2021, confirm that they have reviewed the "Calusa Country Club Environmental Assessment Report" and the "Calusa Country Club Bonneted Bat Acoustic Survey Report". In their review of these reports they confirmed that the little blue heron (*Egretta caerulea*) and the tri-colored heron (*Egretta tricolor*) which are listed as state threatened by the Florida Fish and Wildlife Conservation Commission were observed on the

site. Additionally, the Florida bonneted bat (*Eumops floridanus*) which is listed as endangered by the U.S. Fish and Wildlife Service were also identified on the property. No rookeries were identified, and accordingly it appears that the species use the property for foraging and feeding. It should be noted that the property **is not** federally recognized as critical habitat for the aforementioned species, and staff has not received any information that establishes that this habitat is critical for the survival of any of the listed species. Notwithstanding, as the presence of these species do exist, staff opines that the site be developed in a manner that provides for land that these species can utilize for their activities. The applicant has provided a Best Management Practices Plan (BMP) for the Property, which proposes the six BMPs that are consistent with the guidance from the U.S. Fish and Wildlife Service to preserve the roosting and social behaviors of the Florida bonneted bat. These species will continue to forage and feed throughout the open spaces, lakes, open spaces and landscaping provided within the development. The applicant will also be required to continue monitoring the property for species activity, to ensure continued compliance with Objective Con-9. Based on the foregoing analysis, staff opines that the proposed development is **consistent** with the criteria set forth in the CDMP Conservation, Aquifer Recharge and Drainage Element text, Objective **CON-9**, and Policies **CON-9A and CON-9B**.

Staff opines that the rezoning of the Property to PAD together with the ancillary variances and unusual uses would be **consistent** with the CDMP Land Use Element Interpretative text and the maximum density threshold permitted for the **Parks and Recreation and Low Density Residential** designations on the CDMP Land Use Plan (LUP) map.

ZONING ANALYSIS:

The applicant seeks approval of a request for a district boundary change from GU, Interim Zoning District and EU-M, Estate Modified District to PAD, Planned Area Development District on the Property (request #1). For the reasons stated above and below, staff opines that when the request to rezone the Property to a Planned Area Development District in order to improve the site with a 550-unit residential development, is analyzed under Section 33-311, District Boundary Change, the approval of the request, subject to the Board's acceptance of the proffered Declaration of Restrictions and Planned Area Development Agreement, would be compatible with the surrounding area when considering the necessity and reasonableness in relation to the present and future development of the area concerned. Section 33-311 of the Code states that the purpose of the Code is to provide a comprehensive plan and design among other things, lessen congestion on the highways and promote convenience and general welfare, with the view of giving reasonable consideration among other things to the character of the district or area and its peculiar suitability for particular uses. Staff supports the district boundary change and opines that based on the Comprehensive Development Master Plan land use designation of Parks and Recreation and Low Density Residential, and for the reasons explained in the Comprehensive Development Master Plan Analysis section, the request for a zone change on the Property to PAD is **consistent** with the CDMP designation of the parcel on the CDMP Land Use Plan map and the CDMP covenant and would be **compatible** with the trend of development in the surrounding area.

Staff notes that the 169.27-acre parcel is located within an established residential neighborhood and provides for access along SW 97th Street to SW 137th Avenue, a major north-south corridor together with a secondary pedestrian access and an entrance for residents only to include exit to North Calusa Club Drive. Staff opines that the proposed PAD development as designed together with the proposed 75' buffer (25' will be within the development site and 50' as an addition to some of the existing homes along Calusa Club Drive or as an additional buffer) to the immediately

adjacent residences is a logical development of the site. The applicant has proffered a Planned Area Development Agreement together with a Declaration of Restrictions, which among other things, limits the development of the Property to a total of 550 residential units and ties the development of the Property to the site plans and specific development parameters. The submitted plans depict a 550-unit single-family residential development with eight (8) different models ranging from one (1) to two (2) stories. Submitted plans indicate that the proposed lots are designed along a network of private drives to allow connectivity for pedestrians and autos alike, ensuring better traffic dispersal within and outside of the future residential development. The plans also illustrate a clubhouse building with two swimming pools, a children's wet play area, a covered children's playground and basketball and tennis courts. Submitted landscape plans depict a 75' buffer area surrounding the development. This buffer consists of a 50' wide strip surrounding the development which will be transferred to the adjacent property owners. In addition to ample landscaping in the form of trees and shrubs provided along the perimeter of the common areas of the development together with a heavily landscaped buffer 25' in width along the entire perimeter of the development which will minimize any visual impacts of the proposed development on the surrounding area. Landscaping is similarly provided within the residential lots. As designed, the proposed PAD development, with the pedestrian and auto connectivity, buildings with an intensity similar in scale to the surrounding uses as well as the proposed landscaping, will produce a development that will be compatible with the neighborhood. Staff further opines that the proposed development depicts the applicant's intent to comply with the regulations, the conditions within the proffered Declaration of Restrictions, and towards utilizing development parameters in a manner that maintains the development in the area.

Staff also notes that based on the memoranda submitted by other departments reviewing the application, approval of the request would not have an unfavorable effect on the environment, the natural resources, or the economy of Miami-Dade County, and would not be incompatible with the area concerned. Staff notes that Department of Transportation and Public Works (DTPW) also reviewed the request and has no objection to the application, subject to conditions set forth under Section V, as specified in their memorandum, dated August 26, 2021. The Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER), in their memorandum dated August 27, 2021, state that they have no objections to the application subject to the conditions set forth in their memorandum, also the application will generate approximately an additional 522 PM daily peak hour vehicle trips. Although staff recognizes that approval of the application may have an impact on the surrounding roadways or transportation facilities based on the recommendations and information contained within their memoranda, but staff opines that those impacts are appropriately mitigated. Staff recognizes the comments in the memorandum by the Police Department dated April 2, 2021 regarding the proposed impact on traffic and the increase of staffing and equipment that the proposed development could have. Staff opines that the applicant has submitted traffic study which was reviewed by the DTPW and Platting and Traffic Review Section and which provided for the traffic improvements needed to maintain roadway levels of service. Staff acknowledges their concerns regarding an increase to the demands of the development will have on police services. Staff opines that through the Impact Fees generated from this development all capital improvements needed will be addressed. Additionally, the development will increase the current tax base on the property which will fund the additional police resources needed. Additionally pursuant to the proffered Covenant the applicant is proposing to include in the HOA documents that they will provide for an off-duty police officer to enforce the traffic modifications proposed. Further, the Division of Environmental Resources Management (DERM) of the Department of Regulatory and Economic Resources, in their memorandum dated November 8, 2021, indicate that the application meets all applicable LOS standards for potable water supply, wastewater disposal, and flood protection. Additionally, the memorandum from the Miami-Dade Fire Rescue (MDFR) Department does not indicate that the application will have a

negative impact on fire rescue services in the area. The memoranda submitted by the Departments of Water and Sewer and Park, Recreation and Open Spaces (PROS) indicate no objections to the application as well. Further, the Miami-Dade County Public Schools (MDCPS) memorandum dated March 8, 2021, indicates that the proposed 550-unit residential development will generate 191 students; 86 elementary, 47 middle and 58 senior high students, and that all levels have sufficient capacity available to serve the application. Based on the aforementioned department memoranda, staff opines that the requested rezoning will not result in, among other things, excessive noise or cause undue or excessive burden on public facilities. As such, staff opines that approval of the request to rezone the Property to PAD, subject to the proffered covenant and Planned Area Development Agreement, would be **compatible** with the character of the surrounding neighborhood, when considering the necessity and reasonableness of the modifications in relation to the present and future development of the area. **Therefore, subject to the Board's acceptance of the proffered covenant and Planned Area Development Agreement, staff recommends approval of request #1 for a district boundary change to PAD, Planned Area Development, under Section 33-311, District Boundary Change.**

The applicant also seeks an unusual use to permit the partial filling of the lake edges and the excavations of the lakes (request #2). When the request is analyzed under Section 33-311(A)(3), Special Exceptions, Unusual Uses and New Uses Standards, staff opines that approval of the request would be **compatible** with the area concerned. This request is to permit partial filling of the edges of the lakes and for the lake excavations that would allow for the modifications to existing lake features on the Property. Staff notes that new lake slope plans have been submitted by the applicant which depict improvements intended for the lake's edges in conjunction with the site plans and are ancillary to the proposed PAD development on the subject site. These modifications to the lake slopes are necessary to meet the lake excavation requirements set forth under the Code, to improve drainage throughout the area and to accommodate the proposed residential development. Staff notes that these lakes would be internal to the site and will be visually buffered from the surrounding area since they are primarily located towards the rear of the proposed residences and would be further visually buffered from the surrounding area by the 75' buffer located along the perimeter of the development. **As such, staff recommends approval with conditions of request #2 under Section 33-311(A)(3), Special Exceptions, Unusual Uses and New Uses.**

To implement the residential development, the applicant is requesting ancillary Non-Use Variances to permit certain units to have private open spaces that are less than required (request #3) a variance to permit the required street trees to be located between 10 and 12 feet from the edge of the roadway or sidewalk (7' maximum from edge of roadway or sidewalk permitted) (request #4) and a variance to permit a lawn area greater than permitted (request #5). When these requests are analyzed under the Non-Use Variances from Other Than Airport Regulations, Section 33-311(A)(4)(b), staff notes that these requests are intrinsically intertwined with the request for a zone change to PAD which staff supports and opines that the approval of these requests with conditions would be **compatible** with the surrounding area and would not affect the appearance of the community.

Staff opines that the private open spaces that are less than required for certain proposed lots, and the variance to permit a greater lawn area than permitted will be internal to the said lots, would only impact the interior areas of the Property, and would not create a significant visual impact on the surrounding properties. Though certain units within the proposed development will not meet the minimum private open space required for a PAD, the proposed overall common open space for the entire development equates to of 69.45 total acres (41% of the total property area), which

far exceeds the 30% (50 acres) required by code. The common open space includes the lakes and common landscaped areas. Additionally, the proposed open space provided on the individual lots exceeds the open space found for lots developed under the RU-1M(a) zoning district which is similar in lot size and requirements as the proposed for this development.

Similarly, staff opines that approval with conditions to permit street trees within 10 to 12 feet from the edge of driveway or sidewalk is acceptable. The purposed development contemplates a 10' wide utility easement that runs along the front of the lots, and the purpose of moving the street trees further back is so that the roots do not interfere with the underground utilities. It should be noted that the development exceeds the minimum number required trees by providing 4,471 trees provided rather than the 4,246 trees required. All street trees will consist of either Live Oak, Gumbo Limbo or Green Buttonwood, thus providing tree canopy that will appropriately shade pedestrian ways. Staff opines to permit a lawn area greater than permitted for the proposed single-family residences would be compatible with the surrounding area and would not adversely affect the adjacent residences surrounding the property. Staff notes that the submitted landscaping plans depict the proposed residences with landscaping in the form of trees, shrubs and sodded areas. Additionally, staff notes that the request to exceed the maximum permissible lawn area on the proposed lots is minimal in nature. The maximum requested lawn area requested is only exceeding the maximum allowable by 3%. Furthermore, any impact generated by the sub-standard private open spaces, the request for no street trees and to exceed the maximum lawn area will be adequately mitigated by landscaping in the form of trees and shrubs provided along the common areas of the development as well as the proposed 75' heavily landscaped buffer which is proposed along the entire perimeter of the proposed development, enhancing the views from the neighboring residential properties. **As such, staff recommends approval with conditions of requests #3 through #5 under Section 33-311(A)(4)(b), Non-Use Variances From Other Than Airport Regulations.**

When the request to permit residential lots with 0' of frontage (50' required) and the recreational tract on a public right of way and to permit access to a public street by means of a private drive (request #6) and the request to permit the 0' of dedication for SW 132nd Avenue and SW 96th Street (request #7) are analyzed under Section 33-311(A)(4)(b), Non-Use Variances From Other Than Airport Regulations, staff opines that approval of these requests would be **compatible** with surrounding area.

The submitted plans depicts a layout showing the proposed 550 single-family residential homesites and the recreational tract which connects the entire development interconnected through a private drive. The plan shows that the proposed development will have its main access point as previously mentioned along SW 96th Street with a secondary access point along North Calusa Club Dr. Staff notes that the residential lots as indicated in the provided site plan comply with all other minimum requirements of the Code and each lot contains a minimum of 50' of frontage albeit on a private drive. Additionally, the plan shows that the waiving of the right-of-way's for SW 132nd Avenue and SW 96th Street is required for this development. The Property is surrounded by existing single-family residences around the entirety of the property. Staff opines that the dedication of SW 132nd Avenue and SW 96th Street is not necessary since there is no possible connection of these roads to the existing right of way system. Staff further notes that the Platting and Traffic Review Section does not object to the requested waivers for the private drive or the waiver of the right of way dedications. **Therefore, staff recommends approval of requests #6 & #7 with conditions, under Section 33-311(A)(4)(b), Non-Use Variances From Other Than Airport Regulations.**

ACCESS, CIRCULATION AND PARKING: The submitted plans indicate a main ingress/egress point of direct pedestrian and vehicular access to the site along SW 96 Street with a secondary pedestrian ingress/egress point along North Calusa Club Drive with a resident entrance and exit for all vehicles along said North Calusa Club Drive access point.

The Department of Transportation and Public Works (DTPW) has required the applicant to perform several traffic operational improvements. The applicant is required to install a traffic signal at the intersection of SW 97 Street and SW 127 Avenue. Also, the applicant must contribute towards an adaptive signal program for SW 104 Street between SW 137 Avenue and SW 127 Avenue and perform signal timing adjustments to help improve traffic flow for signalized intersections surrounding the proposed project. Furthermore, enhancements must be constructed for several intersections along SW 104 Street between SW 122 Avenue and SW 137 Avenue and at the intersection of SW 133 Avenue and SW 88 Street. These improvements must be completed prior obtaining the 31st Temporary Certificate of Use (TCU) and/or Temporary Certificate of Occupancy (TCO).

It should be noted that to help address the Calusa residents' concerns with the traffic conditions throughout the neighborhood, the applicant has offered to implement several traffic calming measures. These improvements are outlined in the proffered covenant.

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

OTHER: Not applicable.

RECOMMENDATION: Approval of request #1, subject to the Board's acceptance of the proffered covenant and PAD Agreement, and approval with conditions of requests #2 through 7.

CONDITIONS FOR APPROVAL:

1. That a site plan be submitted to and meet with the approval of the Director of the Department of Regulatory and Economic Resources or its successor Department upon the submittal of an application for a building permit and/or Certificate of Use; said plan must include among other things but not be limited to, location of structure or structures, exits and entrances, drainage, walls, fences, landscaping, etc.
2. That in the approval of the plan, the same be substantially in accordance with the plans submitted to the Department of Regulatory and Economic Resources, consisting of thirty-six (36) sheets prepared by Ballbe & Associates, entitled "Calusa" dated stamped received 8/5/21, fifty-six (56) sheets prepared by Kendall Associates I, LLLP, and six (6) sheets, prepared by Parker & Yannette Design Group, entitled "Calusa Planting Plans", with five (5) of the sheets dated stamped received 8/5/21 and one (1) of the sheets (LST-1) dated revised 9/8/21, for a total of ninety-eight (98) sheets. The 56 sheets prepared by Kendall Associates I, LLLP consist of the following: Recreational Pod Landscape Plans, with two sheets labeled LR-1 and one sheet labeled LR-3 with no sheet LR-2 (3 sheets), and Typical Unit Landscape Plans LT-1 to LT-17 (17 sheets), dated revised 9-16-21; Overall Tree Plan and Landscape Legend L-1b consisting of one sheet, dated last revised 9-8-21; Single Family Residence Floor Plans (21 sheets), Single Family Residence Elevations (8 sheets), Guardhouse floor plan and elevation

with two sheets labeled A1 and A2 (2 sheets), and Clubhouse floor plan, elevations and roof plan with four sheets labeled A1, A2, A3, and A4 (4 sheets), dated stamped received 4/1/21.

3. That the use be established and maintained in accordance with the approved plan.
4. That the applicant submits to the Department of Regulatory and Economic Resources for its review and approval a landscaping plan which indicates the type and size of plant material prior to the issuance of a building permit and to be installed prior to the issuance of a Certificate of Use.
5. That the applicant implement the six Best Management Practices (BMPs) per the letter submitted to the Division of Environmental Resources Management dated June 10, 2021 consistent with the guidance from the U.S. Fish and Wildlife Service for how the applicant will preserve the roosting and social behaviors of the Florida bonneted bat.
6. That the applicant obtain a Tree Permit from the Division of Environmental Resources Management.
7. All drainage features, inclusive of lakes, are conceptual and subject to a future review and approval of Paving and Drainage Plans by the Miami-Dade County Division of Environmental Resources Management.
8. Prior to obtaining the earlier of a soil improvement permit, building permit, or tree removal permit within 330 feet of the documented rookery, the Applicant shall submit to DERM: (i) the results of six (6) site inspections to be conducted every month between March 2022 and August 2022, during the Florida Fish and Wildlife Conservation Commission's recommended wading bird survey period for Florida's South Zone; and (ii) a plan for DERM's review and approval demonstrating how the nesting, feeding, and roosting habitat of the little blue heron, the tricolored heron, and any other Federal or state threatened or endangered species will be protected and buffered from the proposed development and to ensure further degradation of such habitat is not authorized; (iii) a plan for DERM's review and approval demonstrating how County designated species shall be conserved; and (iv) agreement to implement the Florida bonneted bat best management practices (BMPs) that have been approved by DERM. The applicant has acknowledged that compliance with this condition could result in the permitted scope of the development being reduced.
9. That the applicant complies with all the applicable conditions, requirements, recommendations, requests, and other provisions of the Division of Environmental Resources Management of the Department of Regulatory and Economic Resources as contained in its memorandum dated November 8, 2021.
10. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources as indicated in the memorandum dated August 27, 2021.
11. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the Traffic Engineering Division (TED) of the Department of Transportation and Public Works as indicated in the memorandum dated August 26, 2021.

12. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the Transit Division of the Department of Transportation and Public Works as indicated in the memorandum dated March 11, 2021.

NK:JB:NN:JR



Nathan Kogon, AICP, Assistant Director
Development Services Division Miami-Dade County
Regulatory and Economic Resources Department

ZONING RECOMMENDATION ADDENDUM

Kendall Associates, I LLLP ET AL
PH: Z21-031

NEIGHBORHOOD SERVICES PROVIDER COMMENTS	
<i>Division of Environmental Resource Management (RER)</i>	<i>No objection*</i>
<i>Platting and Traffic Review Section (RER)</i>	<i>No objection*</i>
<i>Parks, Recreation and Open Spaces</i>	<i>No objection</i>
<i>Fire Rescue</i>	<i>No objection</i>
<i>Water and Sewer Department</i>	<i>No objection</i>
<i>DPTW</i>	<i>No objection*</i>
<i>Police</i>	<i>Objection</i>
<i>*Subject to conditions in their memorandum.</i>	

COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP) OBJECTIVES, POLICIES AND INTERPRETATIVE TEXT

Parks and Recreation (Pg. I-51)	<p>The Land Use Plan map specifically illustrates parks and recreation areas of metropolitan significance, including State parks and the Biscayne and Everglades National Parks. Also illustrated are golf courses and other parks of approximately 40 acres and larger which are significant community features. Most neighborhood local parks smaller than 40 acres in size are not specifically shown on the Plan map; however, this omission should not be interpreted as meaning that these parks will be taken out of public use. Compatible parks are encouraged in all of the residential categories and may be allowed in all other categories of the LUP map. The siting and use of future parks and recreation areas shall be guided by the Park and Open Space, and Capital Improvements Elements, and by the goals, objectives and policies of the CDMP. Both governmentally and privately owned lands are included in areas designated for Parks and Recreation use. Most of the designated privately owned land either possesses outstanding environmental qualities and unique potential for public recreation, or is a golf course included within a large scale development. Unless otherwise restricted, the privately owned land designated as Parks and Recreation may be developed for a use or a density comparable to, and compatible with, surrounding development providing that such development is consistent with the goals, objectives and policies of the CDMP. Except as consistent with the provisions below, however, this allowance does not apply to land designated Parks and Recreation that was set aside for park recreation or open space use as a part of, or as a basis for approving the density or other aspect of, a residential (or other) development or is otherwise subject to a restrictive covenant accepted by a public entity.</p> <p>The long term use of golf courses or other private recreation or open space on privately owned land designated as Park and Recreation may be previously limited by deed restriction or restrictive covenant. A new development plan governing such land set-aside for park, recreation or open space use (restricted lands) may be approved at public hearing by the Board of County Commissioners or the applicable zoning board only if the following is demonstrated: (1) that the restricted land is subject to a restrictive covenant relating to development served by the open space, that such restrictive covenant continues to limit the use of the land to open space, and that this limitation in the restrictive covenant may be modified only with the written consent of adjacent or proximate property owners or a prescribed percentage thereof; (2) that the required written consents of the adjacent or proximate property owners have been obtained; and (3) that the proposed development will replace park or recreation land or open space that has fallen into prolonged disuse or disrepair to the detriment of the surrounding neighborhood. The development plan for such land (1) shall provide for development compatible with adjacent development; (2) shall provide by restrictive covenant that not less than two-thirds of the land subject to the new development plan (or such</p>
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	<i>other proportion deemed appropriate by the Board of County Commissioners and/or appropriate Community Zoning Appeals Board but in no event less than 50 percent of such land) shall be maintained as Park, Recreational or open space for use by residents or other residents or users of the entire development for which the open space had originally been provided; (3) shall provide a financial means of assuring such maintenance, by homeowner's association, special tax district or other comparable means approved at public hearing or by the Director of the Department of Regulatory and Economic Resources or successor agency; and (4) shall provide that the residential density of the portion of the Park and Recreation-designated land eligible for development shall not exceed either the gross existing density of the development in connection with which the park-designated land was originally set aside, or the gross density of all the ownership parcels immediately abutting the entire the park-designated land whichever is lower. An approval pursuant to this provision may allow the gross density of the combined new and existing development, and its existing zoning, to exceed the maximum otherwise allowed by the LUP map, but only to the extent necessary to enable reuse of the park designated land in accordance with this provision. Nothing herein shall be construed to permit development of property subject to a restrictive covenant accepted by the country or other public entity without compliance with the terms that covenant including, but not limited to, those terms governing modification or amendment thereof.</i>
Policy CON-9A (Page IV-15)	<i>All activities that adversely affect habitat that is critical to federal or State designated, endangered or threatened species shall be prohibited unless such activity(ies) are a public necessity and there are no possible alternative sites where the activity(ies) can occur</i>
Policy CON-9B (Page IV-15)	<i>All nesting, roosting and feeding habitats used by federal or State designated endangered or threatened species, shall be protected and buffered from surrounding development or activities and further degradation or destruction of such habitat shall not be authorized.</i>

PERTINENT ZONING REQUIREMENTS/STANDARDS

Section 33-311 District Boundary Change	<i>The Board shall hear applications to modify or eliminate any condition or part thereof which has been imposed by any final decision adopted by resolution; and to modify or eliminate any provisions of restrictive covenants, or parts thereof, accepted at public hearing, except as otherwise provided in Section 33-314(C)(3); provided, that the appropriate Board finds after public hearing that the modification or elimination, in the opinion of the Community Zoning Appeals Board, would not generate excessive noise or traffic, tend to create a fire or other equally or greater dangerous hazard, or provoke excessive overcrowding of people, or would not tend to provoke a nuisance, or would not be incompatible with the area concerned, when considering the necessity and reasonableness of the modification or elimination in relation to the present and future development of the area concerned, or (b) (i) that the resolution that contains the condition approved a school use that was permitted only as a special exception, (ii) that subsequent law permits that use as of right without the requirement of approval after public hearing, and (iii) that the requested modification or elimination would not result in development exceeding the standards provided for schools authorized as a matter of right without the requirement of approval after public hearing.</i>
Section 33-311(A)(3) Special Exception, Unusual and New Uses	<i>Special exceptions (for all applications other than public charter schools), unusual and new uses. Hear application for and grant or deny special exceptions, except applications for public charter schools; that is, those exceptions permitted by the regulations only upon approval after public hearing, new uses and unusual uses which by the regulations are only permitted upon approval after public hearing; provided the applied for exception or use, including exception for site or plot plan approval, in the opinion of the Community Zoning Appeals Board, would not have an unfavorable effect on the economy of Miami-Dade County, Florida, would not generate or result in excessive noise or traffic, cause undue or excessive burden on public facilities, including water, sewer, solid waste disposal, recreation, transportation, streets, roads, highways or other such facilities which have been constructed or which are planned and budgeted for construction, are accessible by private or public roads, streets or highways, tend to create a fire or other equally or greater dangerous hazards, or provoke excessive overcrowding or concentration of people or population, when considering the necessity for and reasonableness of such applied for exception or use in relation to the present and future development of the area concerned and the compatibility of the applied for exception or use with such area and its development.</i>

Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations	<i>Upon appeal or direct application in specific cases, the Board shall hear and grant applications for non-use variances from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required.</i>
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This instrument was prepared by:

Brian S. Adler
Bilzin Sumberg
1450 Brickell Avenue, Suite 2300
Miami, FL 33131

Folio Numbers:

30-5902-000-0010
30-5902-002-0350
30-5902-002-0360

(Space reserved for Clerk)

PLANNED AREA DEVELOPMENT AGREEMENT

WHEREAS, the undersigned owners, **Kendall Associates I, LLLP**, a Florida Limited Liability Limited Partnership; **9800 Calusa Club Drive, LLC**, a Florida Limited Liability Company; and **Home at 9810, LLC**, a Florida Limited Liability Company (collectively, the “**Owner**”), hold the fee simple title to the land in Miami-Dade County, Florida, described in **Exhibit “A”** attached hereto and hereinafter called the “**Property**”;

WHEREAS, the Property contains approximately 169.27+/- net and 169.54 +/- gross acres with current addresses of 9400 SW 130th Avenue, 9800 East Calusa Club Drive and 9810, East Calusa Club Drive, in unincorporated Miami-Dade County, Florida;

WHEREAS, the Owner filed Application No. Z2021000031 (the “**Application**”) with Miami-Dade County (the “**County**”) for a district boundary change (and other related requests) on the Property to the Planned Area Development (“**PAD**”) district, pursuant to Article XXXIIID of the Code of Miami-Dade County (the “**Code**”) on the Property;

WHEREAS, Code Section 33-284.26(B)(1)(a) requires the Owner to submit to the Miami-Dade County Department of Regulatory and Economic Resources (the “**Department**”) a recordable agreement guaranteeing the development of the Property in accordance with promises

made in the written and graphic documents, as approved by the Board of County Commissioners (the "**BCC**"); and

WHEREAS, this Planned Area Development Agreement ("**Agreement**") is submitted pursuant to Code Section 33-284.26(B)(1)(a) and is contingent upon and will be effective only upon final approval by the BCC of the district boundary change and related requests under the Application.

IN ORDER TO ASSURE the County that the representations made by the Owner during consideration of the Application will be abided by, the Owner freely, voluntarily and without duress makes this Agreement covering and running with the Property.

1. **Site Plan.** As part of the Application, Owner submitted a site plan consisting of thirty-six (36) sheets prepared by Ballbe & Associates, entitled "Calusa" dated stamped received 8/5/21; and fifty-six (56) sheets prepared by Kendall Associates I, LLLP, consisting of Recreational Pod Landscape Plans, with two sheets labeled LR-1 and one sheet labeled LR-3 with no sheet LR-2 (3 sheets) dated received 4/1/21, Typical Unit Landscape Plans LT-1 to LT-17 (17 sheets) dated revised 9-16-21, Overall Tree Plan and Landscape Legend L-1b consisting of one sheet dated last revised 9-8-21, Single Family Residence Floor Plans (21 sheets), Single Family Residence Elevations (8 sheets), Guardhouse floor plan and elevation with two sheets labeled A1 and A2 (2 sheets), and Clubhouse floor plan, elevations and roof plan with four sheets labeled A1, A2, A3, and A4 (4 sheets) dated stamped received 4/1/21; and, six (6) sheets, prepared by Parker & Yannette Design Group, entitled "Calusa Planting Plans", with five (5) of the sheets dated stamped received 8/5/21 and one (1) of the sheets (LST-1) dated revised 9/8/21, for a total of ninety-eight (98) sheets, as such site plan may be modified at the public hearing on the Application, said site plan being on file with the Department and incorporated into this Agreement (the "**Site**

Plan"). Owner agrees the Property shall be developed in substantial compliance with the Site Plan, subject to the provisions contained in paragraph 12 of this Agreement. It is expressly provided pursuant to Notes 1 and 2 on Site Plan Sheet EX2 that the plan may be modified administratively in accordance with the Code of Miami-Dade County to address the proposed final lake design based on the final site geometry, grading and stormwater design approved by the Division of Environmental Resources Management. Further, the Site Plan may be modified administratively to address protection of nesting sites for threatened or endangered bird species as may be required by the Division of Environmental Resources Management.

2. **Maximum Density Restriction.** Notwithstanding the zoning district or land use designation on the Property, the maximum number of dwelling units permitted to be developed on the Property shall be 550 single-family detached residential dwelling units, or 3.245 +/- units per gross acre or 3.250 +/-units per net acre. If all or any portion of the Home Buffer Area is subject to a Buffer Area Easement in favor of the owner of a Ring Lot Home or the fee title of such portion of the Home Buffer Area is conveyed to the owner of a Ring Lot Home, all as described in paragraph 8 of this Agreement, such portions of the Home Buffer Area are not intended to contain any residential dwelling units to be constructed thereon, and no permitted improvements installed or constructed on such portions of the Home Buffer Area by owners of a Ring Lot Home shall constitute a residential dwelling unit for purposes of calculating the maximum number of dwelling units permitted to be developed on the Property.

3. **Anticipated Development Schedule and Stages.** Development of the Property is projected to commence no later than twelve (12) months following the final approval by the County of the Application. The development of the Property is expected to proceed in stages generally as follows:

75 units initiated by the end of 2022;

150 units initiated by the end of 2023;

150 units initiated by the end of 2024; and

175 units initiated by the end of 2025.

4. Additional Development Information.

(a) Total Number of Bedrooms. The maximum total number of bedrooms on the Property shall not exceed 2,750.

(b) Total Building Coverage. The total area of the Property to be covered by buildings and structures (not including entrance features, swimming pools, pool decks or patios, or accessory garden structures such as fences, gazebos or chickee huts, etc.) shall not exceed approximately 38.72 acres, or 22.84% of the Property.

(c) Open Space. Pursuant to section 33-284.27(L), the Site Plan meets the required minimum common open space, and provides 53.08 ± acres, or 31% common open space constituting the recreation pod and associated uses, the perimeter buffer area (not including the Home Buffer Area as described as described in paragraph 8 below), the lakes/water bodies and surrounding green areas around the lakes, the main entrance, and other areas as illustrated on the site plan, including pocket park areas, sidewalks and green swales.¹ The common open space may be subject to use and access rules and regulations established by the Owner or any homeowners,

¹ The calculations for common open space used in this Agreement are governed by article XXXIIID of chapter 33 of the Code of Miami-Dade County, Florida (Planned Area Development (PAD) District). Approval of the Application separately includes acceptance of a voluntarily proffered Declaration of Restrictions that contains different open space requirements, which shall be governed by the terms of that Declaration. The Owner acknowledges and agrees that the open space requirements of this Agreement and the Declaration might not overlap and that this may result in more portions of the Property being precluded from development than the zoning regulations would otherwise require.

property owners, condominium or other collective ownership association established to operate and maintain such common open space (an “**HOA**”).

(d) Total Nonresidential Construction. Aside from the residential dwelling units, the Property will be developed with a recreational building between 8,000 and 13,000 square feet, and a guard house of up to 520 square feet, along with entrance features. The total nonresidential construction not including the entrance features shall not exceed 13,520 square feet.

(e) Private Roads. The roads within the Property are all proposed to be private roads. The proposed private roads, including parking areas, to be developed on the Property as reflected on the Site Plan are approximately 21.19 acres. The precise area constituting roadways may be subject to change based on final design and paving criteria.

(f) Population Projection. The estimated population projection resulting from the development of the Property is approximately 1,793 persons.

5. Types of Dwelling Units. The Site Plan proposes a variety of lot sizes categorized into minimum 50 foot wide lots and minimum 55 foot wide lots. Eight different one and two story model types or plans are proposed with the ultimate purchaser of the particular lot having the option to select the model or plan home to be constructed on the selected lot. Owner agrees that the Property shall be developed with a variety of models and sizes² and is initially anticipated to include the following³:

- | | | |
|-----|--------------------------------------------|-----------------|
| (a) | <u>Maximum Number of residential lots:</u> | 550 |
| (b) | <u>Models:</u> | 8 |
| (i) | Plan 501 | |
| | Stories: | 1 |
| | Bedrooms: | 2 with den or 3 |

² The unit sizes provided reflect the amount of space under air conditioning.

³ The specific model sizes and configurations may be changed and new models added from time to time, which changes and additions will be consistent in character and scale with the model homes submitted with the Application.

	Bathrooms:	2
	Square Footage:	1,911 under air
	Lot Coverage ⁴ (Maximum)	48.16%
	Height to Top of Roof (Maximum)	19 feet
	Front Setback (Minimum)	15 feet
	Side Setback (Minimum, 50 foot lot)	5 feet
	Side Setback (Minimum, 55 foot lot)	7.5 feet
	Side Street Setback (Minimum)	10 feet
	Rear Setback to Structure (Minimum)	20 feet
	Rear Setback to Pool or Accessory Structure (Minimum)	3 feet
	Front Setback to Pool or Accessory Structure (Minimum)	75 feet
	Side Setback to Pool (Minimum)	10 feet
	Side Setback to Screened Porch (Minimum)	7.5 feet
(ii)	Plan 502	
	Stories:	1
	Bedrooms:	3
	Bathrooms:	3
	Square Footage:	2,067 under air
	Lot Coverage (Maximum)	49.78%
	Height to Top of Roof (Maximum)	19 feet
	Front Setback (Minimum)	15 feet
	Side Setback (Minimum, 50 foot lot)	5 feet
	Side Setback (Minimum, 55 foot lot)	7.5 feet
	Side Street Setback (Minimum)	10 feet
	Rear Setback to Structure (Minimum)	10 feet
	Rear Setback to Pool or Accessory Structure (Minimum)	3 feet
	Front Setback to Pool or Accessory Structure (Minimum)	75 feet
	Side Setback to Pool (Minimum)	10 feet
	Side Setback to Screened Porch (Minimum)	7.5 feet
(iii)	Plan 503	
	Stories:	1
	Bedrooms:	3 with den or 4
	Bathrooms:	3
	Square Footage:	2,350 under air
	Lot Coverage (Maximum)	54.99%
	Height to Top of Roof (Maximum)	19 feet
	Front Setback (Minimum)	20 feet

⁴ Lot Coverage for purposes of this Agreement means the total square footage of the first floor under roof, and does not include swimming pools, pool decks (unless under roof), screen enclosures (unless under roof), chickee huts, driveways, or entry walkways (unless under roof).

	Side Setback (Minimum, 50 foot lot)	5 feet
	Side Setback (Minimum, 55 foot lot)	7.5 feet
	Side Street Setback (Minimum)	10 feet
	Rear Setback to Structure (Minimum)	10 feet
	Rear Setback to Pool or Accessory Structure (Minimum)	3 feet
	Front Setback to Pool or Accessory Structure (Minimum)	75 feet
	Side Setback to Pool (Minimum)	10 feet
	Side Setback to Screened Porch (Minimum)	7.5 feet
(iv)	Plan 504	
	Stories:	2
	Bedrooms:	3 with den or 4
	Bathrooms:	4
	First Floor Square Footage Under Air:	1,332
	Total Under Air:	2,926
	Lot Coverage (Maximum)	37.49%
	Height to Top of Roof (Maximum)	30 feet
	Front Setback (Minimum)	15 feet
	Side Setback (Minimum, 50 foot lot)	5 feet
	Side Setback (Minimum, 55 foot lot)	7.5 feet
	Side Street Setback (Minimum)	10 feet
	Rear Setback to Structure (Minimum)	20 feet
	Rear Setback to Pool or Accessory Structure (Minimum)	3 feet
	Front Setback to Pool or Accessory Structure (Minimum)	75 feet
	Side Setback to Pool (Minimum)	10 feet
	Side Setback to Screened Porch (Minimum)	7.5 feet
(v)	Plan 505	
	Stories:	2
	Bedrooms:	3 with den and loft or 4 with den or 5
	Bathrooms:	4
	First Floor Square Footage Under Air	1,992
	Total under air:	2,940
	Lot Coverage (Maximum)	49.84%
	Height to Top of Roof (Maximum)	27 feet
	Front Setback (Minimum)	20 feet
	Side Setback (Minimum, 50 foot lot)	5 feet
	Side Setback (Minimum, 55 foot lot)	7.5 feet
	Side Street Setback (Minimum)	10 feet
	Rear Setback to Structure (Minimum)	20 feet
	Rear Setback to Pool	

	or Accessory Structure (Minimum)	3 feet	
	Front Setback to Pool		
	or Accessory Structure (Minimum)	75 feet	
	Side Setback to Pool (Minimum)	10 feet	
	Side Setback to Screened Porch (Minimum)	7.5 feet	
(vi)	Plan 506		
	Stories:	2	
	Bedrooms:	4 with den or 5	
	Bathrooms:	4	
	First Floor Square Footage Under Air:	1,568	
	Total Under Air:	3,656	
	Lot Coverage (Maximum)	46.57%	
	Height to Top of Roof (Maximum)	30 feet	
	Front Setback (Minimum)	20 feet	
	Side Setback (Minimum, 50 foot lot)	5 feet	
	Side Setback (Minimum, 55 foot lot)	7.5 feet	
	Side Street Setback (Minimum)	10 feet	
	Rear Setback to Structure (Minimum)	20 feet	
	Rear Setback to Pool or Accessory Structure (Minimum)	3 feet	
	Front Setback to Pool		
	or Accessory Structure (Minimum)	75 feet	
	Side Setback to Pool (Minimum)	10 feet	
	Side Setback to Screened Porch (Minimum)	7.5 feet	
(vii)	Plan 507		
	Stories:	2	
	Bedrooms:	4 with den or 5	
	Bathrooms:	5	
	First Floor Square Footage Under Air:	1,750	
	Total Under Air:	3,868	
	Lot Coverage (Maximum)	45.1%	
	Height to Top of Roof (Maximum)	30 feet	
	Front Setback (Minimum)	20 feet	
	Side Setback (Minimum, 50 foot lot)	5 feet	
	Side Setback (Minimum, 55 foot lot)	7.5 feet	
	Side Street Setback (Minimum)	10 feet	
	Rear Setback to Structure (Minimum)	20 feet	
	Rear Setback to Pool		
	or Accessory Structure (Minimum)	3 feet	
	Front Setback to Pool		
	or Accessory Structure (Minimum)	75 feet	
	Side Setback to Pool (Minimum)	10 feet	
	Side Setback to Screened Porch (Minimum)	7.5 feet	

(viii) Plan 508	
Stories:	2
Bedrooms:	5
Bathrooms:	7
First Floor Square Footage Under Air:	2,051
Total Under Air:	4,396
Lot Coverage (Maximum)	49.95%
Height to Top of Roof (Maximum)	30 feet
Front Setback (Minimum)	15 feet
Side Setback (Minimum, 50 foot lot)	5 feet
Side Setback (Minimum, 55 foot lot)	7.5 feet
Side Street Setback (Minimum)	10 feet
Rear Setback to Structure (Minimum)	20 feet
Rear Setback to Pool	
or Accessory Structure (Minimum)	3 feet
Front Setback to Pool	
or Accessory Structure (Minimum)	75 feet
Side Setback to Pool (Minimum)	10 feet
Side Setback to Screened Porch (Minimum)	7.5 feet

6. Ownership and Maintenance of Association Property and Common Open

Space. All property not subject to fee simple title acquisition by future residents, including the common open space as described on the Site Plan, the lakes, maintenance areas, roadways, guardhouse, recreation areas, entrance features, private roads, and those portions of the Home Buffer Area not subject to a Buffer Area Easement (as defined in paragraph 8 below) or conveyed to the owners of Ring Lot Homes, shall be maintained and funded by either: (a) a county approved special taxing district composed of the fee simple residential lots depicted on the Site Plan, or (b) an HOA.

The common open space includes an approximate 5-acre recreation pod with a clubhouse. The development parameters of the structures on the recreation pod are as follows:

Clubhouse Square Footage Minimum:	
Under Air:	8,000
Not Under Air:	592
Covered, not Under Air:	2,000
Restroom:	200
Clubhouse/Restroom Lot Coverage Minimum	4%

Clubhouse Square Footage Maximum:	
Under Air:	13,000
Not Under Air:	892
Covered, not Under Air:	3,593
Restroom:	358
Clubhouse/Restroom Lot Coverage Maximum:	10%
Height to Top of Roof (Maximum):	35 feet
Front Setback to Clubhouse (Minimum):	25 feet
Side Setback to Clubhouse (Minimum):	15 feet
Rear Setback to Clubhouse (Minimum):	15 feet
Front Setback to Recreation Courts/Pool (Minimum):	15 feet
Side Setback to Recreation Courts/Pool (Minimum):	15 feet
Rear Setback to Recreation Courts/Pool (Minimum):	15 feet

7. **Pedestrian and Vehicular Access.** The Owner agrees to provide pedestrian and vehicular access within the Property at all times. Access may be subject to rules and regulations established by the Owner or any HOA. Access shall also be provided at all times to fire, police, health, sanitation, and other public service personnel and vehicles. The vehicular turnaround area on North Calusa Club Drive at the residents' only entrance shown on Sheet SP11 of the Site Plan shall not be gated and shall remain accessible to the public at all times. Furthermore, all streets or accessways within the Property shall be installed by the Owner, including, but not limited to, sidewalks, drainage facilities, water and sewer facilities, and fire hydrants, subject to the approval of the appropriate County departments.

8. **Home Buffer Area.** The Site Plan specifically notes and details that an area of approximately 50 feet behind the abutting homes surrounding the Property (each, a "**Ring Lot Home**", and collectively, the "**Ring Lot Homes**") which may be subject to an easement (a "**Buffer Area Easement**") granted to an adjacent owner of a Ring Lot Home or whose fee title may be conveyed to such adjacent owner of a Ring Lot Home (the "**Home Buffer Area**"). The remainder of the Property not including the Home Buffer Area is referred to in this Agreement as the

“Development Property”. The Home Buffer Area is not counted toward common open space or private open space calculations on the Site Plan. The majority of the Home Buffer Area is anticipated to be restricted open space for the private use and enjoyment of the owners of certain Ring Lot Homes who are expressly granted a Buffer Area Easement or receive fee title to a portion of the Home Buffer Area. Uses of the Home Buffer Area include, among other uses, swimming pools, gazebos and recreation and sporting areas. It is specifically contemplated that the portions of the Home Buffer Area that are subject to Buffer Area Easements or are conveyed to owners of Ring Lot Homes shall be treated separately for all purposes of any code enforcement or other violations on such portions of the Home Buffer Area. In that regard, any such violation by an Owner of a Ring Lot Home with respect to the Home Buffer Area shall not be deemed a violation by Owner with respect to the Development Property; and none of the remedies afforded to the County under this agreement for any such violation by an owner of a Ring Lot Home (including, without limitation, those remedies under paragraphs 13 or 14 of this Agreement) shall be exercised or enforced against Owner or the Development Property.

9. **County Inspection.** As further part of this Agreement, it is hereby understood and agreed that any official inspector of the County, or its agents duly authorized, may have the privilege at any time during normal working hours of entering and inspecting the use of the Property to determine whether or not the requirements of the building and zoning regulations and the conditions herein agreed to are being complied with.

10. **Covenant Running with the Land.** This Agreement on the part of the Owner shall be considered the planned area development agreement required under the County Code for PAD developments and shall not be otherwise construed or treated as a Chapter 163, Florida Statutes development agreement. This Agreement shall constitute a covenant running with the land and

shall remain in full force and effect and be binding upon the Owner, and Owner's heirs, successors and assigns until such time as the same is modified or released by the County. These restrictions during their lifetime shall be for the benefit of, and limitation upon, all present and future owners of the Property, and for the benefit of the County in the exercise of its powers to protect the public health, safety and welfare. The Owner, on behalf of itself and its heirs, successors and assigns, acknowledge that acceptance of this Agreement does not in any way obligate or provide a limitation on the County.

11. Term. This Agreement is to run with the land and shall be binding on all parties and all persons claiming under it for a period of thirty (30) years from the date this Agreement is recorded after which time it shall be extended automatically for successive periods of ten (10) years each, unless released pursuant to paragraph 12 below.

12. Modification, Amendment, Release. This Agreement may be modified, amended or released by a written instrument executed by the then-owners of the Development Property, provided that the same is also approved by the BCC of the County, or such other board or body having jurisdiction over such matters, after public hearing.

Any modification or amendment of this Agreement that would change the use of any portion(s) of the Home Buffer Area which are subject to a Buffer Area Easement or whose fee title has been conveyed to an owner of a Ring Lot Home shall require the signature of the Home Lot Owner and the then-owners of the Development Property, provided that the same is also approved by the BCC of the County, or such other board or body having jurisdiction over such matters, after public hearing.

Notwithstanding the foregoing or anything to the contrary, for all or any portion of the Development Property that has been submitted to an HOA or other collective ownership structure

(“**Submitted Portion**”), in lieu of execution of a written instrument by all the then-owners of the Submitted Portion of the Development Property, the HOA, in its representative capacity on behalf of such owners, shall be the only party required to execute the modification, amendment or release of this Agreement on behalf of such Owners, and any such zoning or public hearing application seeking an amendment, modification or release of this Agreement.

It is further provided, however, that in the event that the Property is annexed to an existing municipality or the Property is incorporated into a new municipality, any modification, amendment, or release shall not become effective until it is also approved by such municipality in accordance with applicable procedures of such municipality.

13. Enforcement. Enforcement shall be by action against any parties or person violating, or attempting to violate, any covenants contained in this Agreement. The prevailing party in any action or suit pertaining to or arising out of this Agreement shall be entitled to recover, in addition to fees, costs and disbursements allowed by law, such reasonable attorneys’ fees and costs incurred by the prevailing party (through and including trial and all appellate levels) as the Court may determine. This enforcement provision shall be in addition to any other remedies available at law, in equity or both.

14. Authorization for Miami-Dade County to Withhold Permits and Inspections.
In the event the terms of this Agreement are not being complied with by Owner, in addition to any other remedies available, the County is hereby authorized to withhold any further permits to be issued to Owner, and refuse to make any inspections or grant any approvals, until such time as this Agreement is complied with. Notwithstanding the foregoing or anything to the contrary, any violation by an owner of a Ring Lot Home shall only be enforced against such Ring Lot Home owner, and shall not constitute a violation by Owner with respect to the Development Property or

any portion thereof. Likewise, any violation by Owner on the Development Property shall only be enforced against Owner, and shall not constitute a violation by the owner of a Ring Lot Home with respect to the Home Buffer Area.

15. **Election of Remedies.** All rights, remedies and privileges granted herein shall be deemed to be cumulative and the exercise of any one or more shall neither be deemed to constitute an election of remedies, nor shall it preclude the party exercising the same from exercising such other additional rights, remedies or privileges.

16. **Presumption of Compliance.** Where construction has occurred on the Property or any portion thereof, pursuant to a lawful permit issued by the County, and inspections made and approval of occupancy given by the County, then such construction, inspection and approval shall create a rebuttable presumption that the buildings or structures thus constructed comply with the intent and spirit of this Agreement.

17. **Severability.** Invalidation of any one of these covenants, by judgment of Court, shall not affect any of the other provisions, which shall remain in full force and effect.

18. **Recording.** This Agreement shall be filed of record in the public records of Miami-Dade County, Florida, at the cost of the Owner following the approval of the Application. This Agreement shall become effective immediately upon recordation. Notwithstanding the previous sentence, if any appeal to the Application is filed (an “**Appeal**”), and the final disposition of such Appeal (after all applicable appellate levels of review) results in the denial of the Application, in its entirety, then this Agreement shall be null and void and of no further effect. In such event, upon written request of Owner, the Director of the Department or the executive officer of the successor of said Department, or in the absence of such director or executive officer by his/her assistant in charge of the office in his/her absence (the “Director”), shall forthwith execute a written

instrument, in recordable form, acknowledging that this Agreement is null and void and of no further effect. In the event any other final disposition of an Appeal (after all applicable appellate levels of review) results in requiring modifications to this Agreement (such as tying the Agreement to a new site plan), requiring a replacement agreement in accordance with the requirements of the Appeal, upon acceptance by the County of the replacement agreement in compliance with the Appeal, the Director shall forthwith execute a written instrument, in recordable form, acknowledging that this Agreement is null and void and of no further effect.

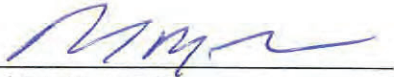
19. **Acceptance of Planned Area Development Agreement.** Acceptance of this Agreement does not obligate the County in any manner, nor does it entitle the Owner to a favorable recommendation or approval of any application, zoning or otherwise, and the County retains its full power and authority to deny each such application in whole or in part and to decline to accept any conveyance or dedication.

20. **Owner.** The term Owner shall include the Owner, and its heirs, successors and assigns.

[Execution Pages Follow]

OWNER:

HOME AT 9810, LLC, a Florida limited liability company

By: 
Name: Richard M. Norwalk
Title: Vice President


STATE OF FLORIDA
COUNTY OF ~~BROWARD~~ miami-Dade BSA

BEFORE me by means of ☒ physical presence or ☐ online notarization, the undersigned authority on this 19th day of October, 2021, personally appeared Richard M. Norwalk, as Vice President of Home at 9810, LLC, a Florida limited liability company, on behalf of said company. She/He is personally known to me.

[NOTARIAL SEAL]




BRIAN SCOTT ADLER
Commission # GG 940668
Expires January 4, 2024
Bonded Thru Budget Notary Services


Notary Public
Brian S Adler
Print Notary Name

Notary Public, State of Florida

OWNER:

9800 CALUSA CLUB DRIVE, LLC, a
Florida limited liability company

By: 
Name: Richard M. Norwalk
Title: Vice President


STATE OF FLORIDA
COUNTY OF ~~BROWARD~~ miami-Dade BSA

BEFORE me by means of ☒ physical presence or ☐ online notarization, the undersigned authority on this 19th day of October, 2021, personally appeared Richard M. Norwalk, as Vice President of 9800 Calusa Club Drive, LLC, a Florida limited liability company, on behalf of said company. She/He is personally known to me.

[NOTARIAL SEAL]



BRIAN SCOTT ADLER
Commission # GG 940668
Expires January 4, 2024
Bonded Thru Budget Notary Services


Notary Public
Brian S Adler
Print Notary Name


Notary Public, State of Florida

[Executions and Acknowledgments Continue on Following Page]

OWNER:

KENDALL ASSOCIATES I, LLLP, a
Florida limited liability limited partnership

By: Kendall I Corporation, a Florida
corporation, its general partner

By: 
Name: Richard M. Norwalk
Title: Vice President

STATE OF FLORIDA
COUNTY OF ~~BROWARD~~ Miami-Dade 

BEFORE me by means of ☒ physical presence or ☐ online notarization, the undersigned authority on this 19th day of October, 2021, personally appeared Richard M. Norwalk, as Vice President of Kendall I Corporation, a Florida corporation, the general partner of Kendall Associates I, LLLP, a Florida limited liability limited partnership, on behalf of said corporation and limited liability limited partnership. She/He is personally known to me.

[NOTARIAL SEAL]



BRIAN SCOTT ADLER
Commission # GG 940668
Expires January 4, 2024
Bonded Thru Budget Notary Services


Notary Public

Brian S Adler
Print Notary Name

Notary Public, State of Florida

[Executions and Acknowledgments Continue on Following Page]

EXHIBIT "A"

Legal Description

A portion of Section 2, Township 55 South, Range 39 East, Miami-Dade County, Florida, being more particularly described as follows:

Commence at the southwest corner of the Southeast 1/4 of Section 2, Township 55 South, Range 39 East, Miami-Dade County, Florida; thence run due North along the West line of the Southeast 1/4 of said Section 2 for a distance of 1,170.00 feet to a point on a circular curve, thence run due East for a distance of 180.00 feet to the Point of Beginning of the parcel of land hereinafter described; thence run south and east along a circular curve concave to the northeast, having a radius of 300.00 feet through a central angle of 90° 00' 00" for an arc distance of 471.24 feet to the end of said curve; thence run due East for a distance of 210.00 feet to the beginning of a tangential circular curve; thence run easterly along said circular curve concave to the south, having a radius of 630.00 feet through a central angle of 23° 30' 00" for an arc distance of 258.40 feet to a point of reverse curve; thence run in an easterly direction along a circular curve, concave to the north, having a radius of 1,625.00 feet through a central angle of 26° 00' 00" for an arc distance of 737.40 feet to a point of compound curve; thence run northerly and westerly along said curve, concave to the west, having a radius of 245.00 feet through a central angle of 150° 00' 00" for a distance of 641.41 feet to a point of reverse curve; thence westerly along said curve whose center bears North 27° 30' 00" East having a radius of 470.00 feet through a central angle of 30° 15' 00" for an arc distance of 248.14 feet to a point of reverse curve; thence run in a westerly direction along said curve, concave to the southwest, having a radius of 860.00 feet through a central angle of 46° 19' 49" for an arc distance of 695.41 feet to the end of said curve; the center of the aforesaid circular curve bears South 11° 25' 11" West; thence run northwesterly along a circular curve concave to the northeast, whose center bears North 19° 12' 42" West, having a radius of 170.00 feet through a central angle of 95° 51' 35" for an arc distance of 284.42 feet to a point; thence run South 76° 38' 44" West for a distance of 61.63 feet; thence run North 09° 40' 13" West for a distance of 190.77 feet; thence run North 08° 09' 57" West for a distance of 123.19 feet; thence run North 11° 08' 18" West for a distance of 164.87 feet; thence run North 30° 43' 47" East for a distance of 97.08 feet; thence run North 82° 41' 47" East for a distance of 47.56 feet; thence run South 50° 36' 36" East for a distance of 220.48 feet; thence run South 52° 45' 10" East for a distance of 117.31 feet; thence run South 57° 45' 50" East for 116.93 feet; thence run South 12° 10' 21" West for a distance of 106.45 feet to a point on a circular curve concave to the southwest; thence run southeasterly along said circular curve whose center bears South 12° 10' 21" West and having a radius of 1160.00 feet through a central angle of 45° 34' 40" for an arc distance of 922.76 feet to a point of reverse curve; thence run easterly and northerly along said circular curve concave to the northwest having a radius of 170.00 feet through a central angle of 155° 45' 00" for an arc distance of 462.12 feet to the end of said curve; thence run North 08° 00' 00" West for a distance of 680.00 feet to the beginning of a tangential circular curve; thence run northerly along said circular curve concave to the east having a radius of 350.00 feet through a central angle of 34° 45' 00" for an arc distance of 212.28 feet to a point of reverse curve; thence run northerly along said circular curve, concave to the west, having a radius of 215.00 feet through a central angle of 37° 45' 00" for an arc distance of 141.66 feet to the end of said curve; thence run North 11° 00' 00" West for a distance of 325.00 feet to the beginning of a tangential circular curve; thence run north along said curve concave to

the east, having a radius of 500.00 feet through a central angle of 32° 00' 00" for an arc distance of 279.25 feet to a point of reverse curve; thence run north along said curve concave to the west, having a radius of 950.00 feet through a central angle of 30° 30' 00" for an arc distance of 505.71 feet to a point of compound curve; thence run northwesterly along said curve concave to the southwest having a radius of 2,180.00 feet through a central angle of 18° 40' 43" for an arc distance of 710.69 feet to the end of said curve whose center bears South 61° 49' 17" West; thence run North 88° 00' 00" West for a distance of 104.55 feet to the beginning of a tangential circular curve; thence run southwesterly along said curve concave to the southeast, having a radius of 1,130.00 feet through a central angle of 36° 30' 00" for an arc distance of 719.86 feet to a point of compound curve; thence run southerly along said curve, concave to the southeast having a radius of 880.00 feet through a central angle of 37° 00' 00" for an arc distance of 568.27 feet to the end of said curve; thence run South 18° 30' 00" West for a distance of 340.00 feet to a point; thence run North 71° 30' 00" West for a distance of 300.00 feet to a point; thence run North 18° 30' 00" East for a distance of 480.00 feet; thence run North 10° 30' 00" East for a distance of 470.00 feet to a point; thence run South 88° 00' 00" West for a distance of 255.00 feet to the beginning of a tangential circular curve; thence run southwesterly along said curve concave to the southeast having a radius of 360.00 feet through a central angle of 54° 30' 00" for an arc distance of 342.43 feet to a point of reverse curve; thence run southwesterly along said curve concave to the northwest, having a radius of 1,215.00 feet through a central angle of 20° 45' 00" for an arc distance of 440.02 feet to a point of compound curve; thence run westerly along said curve concave to the north having a radius of 470.00 feet through a central angle of 53° 45' 00" for an arc distance of 440.91 feet to the point of reverse curve; thence run westerly along said curve concave to the south, having a radius of 640.00 feet through a central angle of 21° 14' 22" for an arc distance of 237.25 feet to a point of compound curve; thence run westerly along said curve concave to the southeast, having a radius of 1,350.00 feet through a central angle of 19° 48' 51" for an arc distance of 466.86 feet to the end of said curve whose center bears South 23° 03' 13" East; thence run southerly along a circular curve, whose center bears South 55° 30' 00" East, having a radius of 275.00 feet through a central angle of 75° 00' 00" for an arc distance of 359.97 feet to a point of compound curve; thence run southeasterly along said curve concave to the northeast having a radius of 975.00 feet through a central angle of 31° 30' 00" for an arc distance of 536.03 feet to the end of said curve; thence South 72° 00' 00" East for a distance of 130.00 feet to the beginning of a tangential circular curve; thence run southeasterly along said curve concave to the southwest having a radius of 590.00 feet through a central angle of 45° 15' 00" for an arc distance of 465.96 feet to a point of reverse curve; thence run southeasterly along said curve concave to the northeast having a radius of 230.00 feet through a central angle of 41° 15' 00" for an arc distance of 165.59 feet to a point of a reverse curve; thence run southeasterly along said curve concave to the southwest having a radius of 410.00 feet through a central angle of 24° 00' 00" for an arc distance of 171.74 feet to a point of compound curve; thence run southerly along said curve concave to the southwest having a radius of 910.00 feet through a central angle of 37° 00' 00" for an arc distance of 587.65 feet to a point of reverse curve; thence run southerly along said curve concave to the northeast having a radius of 1,800.00 feet through a central angle of 15° 00' 00" for an arc distance of 471.24 feet to a point of reverse curve; thence run southerly along said curve concave to the west, having a radius of 435.87 feet through a central angle of 45° 00' 00" for a distance of 342.33 feet; thence run South 23° 00' 00" West for a distance of 24.13 feet; thence run south along a tangential curve concave to the east having a radius of 300.00 feet through a central angle of 23° 00' 00" for an arc distance of 120.43 feet to the Point of Beginning.

AND

A portion of the Northeast 1/4 of Section 2, Township 55 South, Range 39 East, being more particularly described as follows:

From the southeast corner of Lot 141, Block 1, of CALUSA CLUB ESTATES, according to the plat thereof, as recorded in Plat Book 100, at Page 41, of the Public Records of Miami-Dade County, Florida, run South 18 degrees 30 minutes 00 seconds West along the production southerly of the easterly line of said Lot 141 for 120.00 feet for Point of Beginning; thence continue South 18 degrees 30 minutes 00 seconds West along the production southerly of the easterly line of said Lot 141 for 120.00 feet to a point; thence run North 71 degrees 30 minutes 00 seconds West at right angles to the last described course for 125.00 feet to a point; thence run North 18 degrees 30 minutes 00 seconds East for 120.00 feet to a point; thence run South 71 degrees 30 minutes 00 seconds East along a line parallel to and 120.00 feet from the southerly line of said Lot 141 for 125.00 feet to the Point of Beginning.

TOGETHER WITH:

Lots 35 and 36, Block 1, "CALUSA CLUB ESTATES," according to the plat thereof, as recorded in Plat Book 100, Page 41, of the Public Records of Miami-Dade County, Florida.

**CONSENT AND JOINDER OF MORTGAGEE TO
PLANNED AREA DEVELOPMENT AGREEMENT**

The undersigned Mortgagee does hereby join in and consent to the execution of the foregoing Planned Area Development Agreement by Kendall Associates I, LLLP, across the lands therein described, and agrees that its Mortgage, Assignment of Rents and Leases and Security Agreement, dated February 16, 2021 and recorded February 18, 2021, in Official Records Book 32356, at Page 4003, of the Public Records of Miami-Dade County, Florida (as same has been or may be amended or modified from time to time), is hereby made subordinate to the foregoing Planned Area Development Agreement.

IN WITNESS WHEREOF, the Mortgagee has hereunto set its hand and affixed its seal as of the date first written above.

Signed, sealed and delivered in
the presence of:

MORTGAGEE:

FORT DALLAS GOLF CLUB, LTD., a Florida
limited partnership

By: Fort Dallas Golf Club, LLC, a Florida
limited liability company, its general
partner

By: Catherine H. Lorie
Catherine H. Lorie, Manager

TORBERT WHITE
Print Name: TORBERT WHITE

Stephen Nelson
Print Name: Stephen Nelson

NORTHEASTERN GOLF LLC, a Florida limited
liability company

By: Catherine H. Lorie
Catherine H. Lorie, Manager

TORBERT WHITE
Print Name: TORBERT WHITE

Stephen Nelson
Print Name: Stephen Nelson

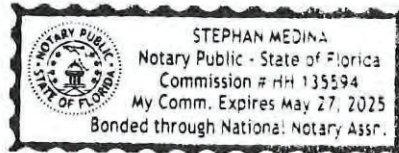
[Notarial Acknowledgments Appear on Following Page]

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

BEFORE me, by means of ☒ physical presence or ☐ online notarization, the undersigned authority on this 18 day of October, 2021, personally appeared Catherine H. Lorie, as Manager of Fort Dallas Golf Club, LLC, a Florida limited liability company, the general partner of FORT DALLAS GOLF CLUB, LTD., a Florida limited partnership, on behalf of said company and partnership. She is personally known to me.

[NOTARIAL SEAL]



Notary Public

Stephan Medina
Print Notary Name

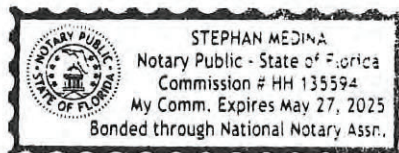
Notary Public, State of Florida

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

BEFORE me, by means of ☒ physical presence or ☐ online notarization, the undersigned authority on this 18 day of October, 2021, personally appeared Catherine H. Lorie, as Manager of NORTHEASTERN GOLF LLC, a Florida limited liability company, on behalf of said company. She is personally known to me.

[NOTARIAL SEAL]



Notary Public

Stephan Medina
Print Notary Name

Notary Public, State of Florida

This instrument prepared by:

Brian S. Adler, Esquire
Bilzin Sumberg Baena Price & Axelrod LLP
1450 Brickell Avenue
Suite 2300
Miami, Florida 33131-3456

Folio Nos.: 30-5902-000-0010
30-5902-002-0350
30-5902-002-0360

(Space reserved for Clerk)

DECLARATION OF RESTRICTIVE COVENANTS

WHEREAS, the undersigned, Kendall Associates I, LLLP, a Florida limited liability limited partnership, 9800 Calusa Club Drive, LLC, a Florida limited liability company, and Home at 9810, LLC, a Florida limited liability company (collectively, the “**Owner**”), hold the fee simple title to the land in Miami-Dade County, Florida, described in Exhibit “A,” attached hereto (“**Property**”); and

WHEREAS, the Owner has filed an application for public hearing with Miami-Dade County, Public Hearing Application No. Z2021000031 (“**Application**”), to rezone the Property from GU (Interim) and EU-M to PAD (Planned Area Development district).

NOW, THEREFORE, in order to assure Miami-Dade County, Florida (“**County**”) that the representations made during consideration of the Application will be abided by, Owner freely, voluntarily, and without duress makes the following Declaration of Restrictive Covenants (“**Declaration**”) covering and running with the Property.

1. Number of Homes. Notwithstanding the density, housing types and number of residential units that may be permitted by the land use designation, development of the Property shall be limited to and shall not exceed a total of five hundred fifty (550) single-family detached residential homes. Further, notwithstanding other uses permitted by the land use designation or zoning district, development of the Property shall not include any improvements which are not primarily for the use or benefit of residents of the Property or the residents of lots which are adjacent to the Property.

2. Site Plan. Subject to final approval by the County, the Property shall be developed substantially in accordance with the plans previously submitted, consisting of thirty-six (36) sheets prepared by Ballbe & Associates, entitled “Calusa” dated stamped received 8/5/21; and fifty-six (56) sheets prepared by Kendall Associates I, LLLP, consisting of Recreational Pod Landscape Plans, with two sheets labeled LR-1 and one sheet labeled LR-3 with no sheet LR-2 (3 sheets) dated received 4/1/21, Typical Unit Landscape Plans LT-1 to LT-17 (17 sheets) dated revised 9-16-21, Overall Tree Plan and Landscape Legend L-1b consisting of one sheet dated last revised 9-8-21, Single Family Residence Floor Plans (21 sheets), Single Family Residence Elevations (8

sheets), Guardhouse floor plan and elevation with two sheets labeled A1 and A2 (2 sheets), and Clubhouse floor plan, elevations and roof plan with four sheets labeled A1, A2, A3, and A4 (4 sheets) dated stamped received 4/1/21; and, six (6) sheets, prepared by Parker & Yannette Design Group, entitled "Calusa Planting Plans", with five (5) of the sheets dated stamped received 8/5/21, and one (1) of the sheets (LST-1) dated revised 9/8/21, for a total of ninety-eight (98) sheets, (the "**Site Plan**"), said plans being on file with the Miami-Dade County Department of Regulatory and Economic Resources, or such successor governmental body, department or division having jurisdiction over the Property, and by reference made a part of this Declaration. It is expressly provided pursuant to Notes 1 and 2 on Site Plan Sheet EX2 that the plan may be modified administratively in accordance with the Code of Miami-Dade County to address the proposed final lake design based on the final site geometry, grading and stormwater design approved by the Division of Environmental Resources Management. Further, the Site Plan may be modified administratively to address protection of nesting sites for threatened or endangered bird species as may be required by the Division of Environmental Resources Management.

3. Open Space. Owner shall set aside a minimum combined total of 40% of the Property ("**Minimum Open Space Requirement**"), as recreation and/or open space as defined below. Such recreation and/or open space shall be maintained as park, landscape area, water bodies and swimming pools, recreation and/or other open space. For purposes of this Declaration, such recreation and/or open space may include, by way of example but not limitation, a perimeter buffer and adjacent areas, water management tracts, recreation sites, fences, sidewalks, entrance features and associated entrance structures, including access areas, security and other related development uses, and other areas of the Property that were clearly identified on plans for review by Miami-Dade County during the site plan approval and permitting process. Such recreation and/or open space shall also include changes to the Site Plan to address future technological advances generally accepted as part of a residential community (so long as any impacts from such changes are within the area bounded by the Berm Area (defined below) and entries, and shall not reduce the Buffer Area described below), or changes to address local, state or federal requirements, such as electric vehicle charging stations, mailboxes, and meeting flood requirements. To the extent such changes to comply with governmental requirements are required, commercially reasonable efforts shall be made to accomplish such changes outside of the Berm Area. To the extent changes are required to the Berm Area, such changes shall be made to minimize disruption and impact on the adjacent property owners by using commercially reasonable efforts to impact the Berm Area furthest away from the adjacent residences, and shall only be such changes required in order to comply with the subject requirements. For purposes of recreation and/or open space for this Declaration, such space shall, regardless of current or future ownership, specifically include the Perimeter Buffer area along the exterior perimeter of the Property which is hereinafter described and incorporated as part of the Site Plan.

4. Perimeter Buffer Description. The "Perimeter Buffer" will consist of two components, the combination of which will have a minimum width of seventy-five (75) feet. The first component of the Perimeter Buffer (the "**Berm Area**") will be adjacent to the rear of the exterior lots in the Property. The Berm Area will be comprised of an undulating berm at a minimum height of three (3) feet and have a minimum width of twenty-five (25) feet. The specific trees to be included in the Berm Area will be reflected on the landscape plan through the zoning

process; however, the required landscaping to be included in the Berm Area shall be substantially in accordance with the attached Composite Exhibit "B", with the trees reflected on the plan to be a minimum of twelve (12) feet in height at the time of planting. The Berm Area shall be developed substantially in accordance with Composite Exhibit "B". The specific tree species reflected on Composite Exhibit "B" are subject to commercial availability at the time of planting and subject to changes in governmental regulations, including county code landscape requirements, and forced removal (such as was the case of trees requiring removal due to susceptibility to citrus canker), etc. In the event such trees require substitution or replacement, the substitution or replacement shall be of comparable trees meeting the same height requirements as those reflected on Composite Exhibit "B". The trees shall be maintained by the homeowners' association governing the Property (the "**HOA**") or another legal mechanism, which shall provide for financial means to assure maintenance of the open space. The second component of the Perimeter Buffer will be adjacent to and abutting the Berm Area (the "**Open Buffer Area**"). Portions of the Open Buffer Area that are set aside and offered to the owners of certain lots adjacent to the Property for their exclusive use through either a perpetual exclusive easement or by conveyance shall continue to be included in the calculation of recreation and/or open space for purposes of meeting the Minimum Open Space Requirement regardless of the ownership of the Open Buffer Area. Further, the owner of the Open Buffer Area shall not be required to execute applications or provide disclosure of interest for modifications to the Site Plan or this Declaration in accordance with paragraph 8 below, except where such modification specifically includes the Open Buffer Area owned by that adjacent property owner. Only landscaping, pergolas, gazebos, tiki huts, fences and/or other passive uses, including swimming pools, sporting areas or other similar improvements, shall be permitted in the Open Buffer Area. Permanent or enclosed structures, such as sheds, shall not be permitted in the Open Buffer Area. Open space in the Open Buffer Area shall be maintained by the HOA or another legal mechanism, which shall provide for financial means to assure maintenance of the open space; however, for either conveyances or easements that are granted over any portion of the Open Buffer Area in favor of the owner of an adjacent lot, then the owner of such adjacent lot shall be responsible to maintain such portion of the Open Buffer Area.

5. Traffic and Roadway Improvements. In order to alleviate existing or future traffic and roadway conditions, Owner will, subject to Miami-Dade County Department of Transportation and Public Works or such successor department approval, undertake the following steps to address roadway conditions.

A. Traffic Signal Warrant Analysis at SW 97th Street and SW 127th Avenue.

As part of site plan approval, Owner shall provide a traffic signal warrant analysis utilizing the federal guidelines (Manual on Uniform Traffic Control Devices) for each movement at the intersection of SW 97th Street and SW 127th Avenue, Miami-Dade County, Florida, to determine the need for the installation of a traffic signal as a permanent traffic control solution. The traffic signal warrant analysis shall be based on anticipated traffic conditions at full buildout of the approved development on the Property. If the traffic signal warrant analysis certifies that the intersection's traffic movements warrant the installation of a traffic signal, then Owner, subject

to approval by Miami-Dade County, will design and install a traffic signal prior to issuance of a Temporary Certificate of Use ("TCU") and/or Temporary Certificate of Occupancy ("TCO") for the 31st residential dwelling unit. Nothing herein shall be interpreted to preclude Owner from installing the traffic signal as a contribution in-lieu-of roadway impact fees, if warranted, under Chapter 33E of the Code of Miami-Dade County, Florida.

B. Adaptive Signal Program for SW 104th Street.

In order to improve traffic flow, signal synchronization and reduce congestion at the SW 104th Street/SW 137th Avenue and SW 104th Street/SW 127th Avenue intersections, Owner, subject to Miami-Dade County approval, will purchase adaptive traffic signal equipment (cameras and controllers) for both intersections. To effect this improvement, by no later than the issuance of the 31st TCU or TCO for a residential dwelling unit within the Property, Owner shall submit a letter to the Mayor and the Public Works Director of Miami-Dade County expressing a commitment to purchase the equipment. By the later of the 31st TCU or TCO for a residential dwelling unit within the Property, or 90 days after the County adds the project to the Transportation Improvement Program, Owner will pay Miami-Dade County the required amount.

C. Initial Physical Roadway Improvements.

By no later than the issuance of the 31st TCU or TCO for a residential dwelling unit within the Property, Owner, subject to Miami-Dade County approval, shall commence implementation of the following initial physical roadway improvements and Owner shall complete such improvements within one year thereafter:

- (i) In order to increase the capacity at the intersection of SW 88th Street (Kendall Drive) and SW 133rd Avenue, Owner will construct an extension of the turn lanes on the northbound approach.
- (ii) In order to increase capacity at the intersection of SW 104th Street and SW 127th Avenue, Owner will construct an extension of the existing left turn lane on the eastbound approach to the intersection or, in the alternative, provide dual left turn lanes on the eastbound approach to the intersection.
- (iii) In order to improve capacity at the intersection of SW 104th Street and SW 122nd Avenue, Owner will construct an extension of the existing left turn lane on the eastbound approach to the intersection.

- (iv) In order to create a better flow of traffic and improve circulation at the intersection of SW 104th Street and SW 132nd Avenue, Owner will construct a turbo lane on the eastbound approach to the intersection.

D. Traffic Calming/Traffic Flow Improvements.

Owner will implement the traffic calming and traffic flow modifications described below to address the non-destination pass-through traffic emanating from outside of the boundaries of the Calusa neighborhood generally, which is located between SW 127th Avenue and SW 137th Avenue and SW 88th Street and SW 104th Street. Owner shall base the program on Miami-Dade County's "Traffic Flow Modification(s)/Street Closure(s) Procedure." In order to address the flow-thru traffic and to monitor the success of the program, Owner shall use an incremental approach to assess traffic alternatives by first implementing the least restrictive alternatives and gradually increasing into the most restrictive alternatives needed based on traffic flow and traffic patterns, all as more particularly described below. The HOA documents for the Property shall provide for an off-duty police officer to enforce the Stage I Traffic Modifications and Stage II Traffic Modifications hereinafter described during the morning peak period generally defined between 7:00 a.m. and 9:00 a.m. ("**Morning Peak Period**") for a minimum of three days per week and such HOA documents shall provide for financial means to provide such off-duty police enforcement. The providing of an off-duty police officer to enforce the Stage I and Stage II Traffic Modifications may not be discontinued without the consent of the Miami-Dade County Deputy Mayor overseeing the Department of Transportation and Public Works, or the County Deputy Mayor's designee or such other successor County official overseeing such transportation-related issues.

- (i) Stage I Traffic Modifications. By no later than the issuance of the 31st TCU or TCO for a residential dwelling unit within the Property, Owner shall implement the following turn restrictions during the Morning Peak Period on non-holiday weekdays:
 - a. SW 137th Avenue and SW 98th Street: The southbound to eastbound left turn and the northbound to eastbound right turn shall be restricted.
 - b. SW 137th Avenue and 100th Street: The southbound to eastbound left turn and the northbound to eastbound right turn shall be restricted.

- c. SW 132nd Avenue and Calusa Club Drive: The northbound to eastbound right turn onto South Calusa Club Drive shall be restricted.
 - d. SW 128th Place and 104th Street: The eastbound to northbound left turn onto SW 128th Place shall be restricted.
- (ii) Stage II Traffic Modifications. After a period of six months of implementing the Stage I Traffic Modifications described above, Owner will conduct a new traffic study of Morning Peak Period traffic in the Calusa neighborhood. If the traffic study concludes that the Stage I Traffic Modifications have not significantly prevented or reduced cut-through traffic, then, subject to approval of the Miami-Dade County Department of Transportation and Public Works or such successor department, Owner shall commence implementation of the following traffic calming and traffic flow improvements and Owner shall complete such improvements within one year thereafter:
- a. SW 137th Avenue and SW 98th Street: Owner will eliminate the southbound to eastbound left turn from SW 137th Avenue onto SW 98th Street and reconstruct the median to facilitate the westbound to southbound turn from SW 98th Street to SW 137th Avenue as a directional left only. The northbound to eastbound right turn restriction described in the Stage I Traffic Modifications will remain during the Morning Peak Period.
 - b. SW 137th Avenue and SW 100th Street: Owner will eliminate the existing southbound to eastbound left turn from SW 137th Avenue onto SW 100th Street and reconstruct the median to facilitate the westbound to southbound onto SW 137th Avenue directional left only. The northbound to eastbound right turn restriction described in the Stage I Traffic Modifications will remain during the Morning Peak Period.
 - c. SW 132nd Avenue: Owner will modify the east leg of the SW 132nd Avenue/Calusa Club Drive intersection to create a physical restriction (consisting of a raised curb) to the northbound to eastbound right turn onto South Calusa Club Drive.
 - d. SW 128th Place and SW 104th Street: Owner will eliminate the eastbound to northbound left turn lane from SW 104th Street onto SW 128th Place and reconstruct the median to

facilitate the southbound to eastbound directional left onto SW 128th Place.

- (iii) Stage III Traffic Modifications. After a period of six months of implementing the Stage II Traffic Modifications described above, Owner will conduct a new traffic study of Morning Peak Period traffic in the Calusa neighborhood. If the traffic study concludes that the Stage II Traffic Modifications have not significantly prevented or reduced cut-through traffic, then subject to approval of the Miami-Dade County Department of Transportation and Public Works or such successor department, Owner shall commence implementation of the following traffic calming and traffic flow improvements and Owner shall complete such improvements within one year thereafter:
 - a. SW 137th Avenue and SW 98th Street: Owner shall convert SW 98th Street into a partial one way westbound street and construct a semi diverter to prevent the physical northbound to eastbound right turn from SW 137th Avenue onto SW 98th Street.
 - b. SW 137th Avenue and SW 100th Street: Owner shall convert the SW 100th Street into a partial one way westbound street and construct a semi-diverter to prevent physical movement from the northbound to eastbound right turn onto SW 100th Street.
- (iv) In connection with the Application, Calusa Club Drive shall not be widened.

E. Traffic Signal Timing Adjustments.

In order to improve traffic flow and intersection approach delays or reduce back of queue, Owner, subject to Miami-Dade County approval, will make signal timing adjustments for the following intersections by no later than the issuance of the 31st TCU or TCO for a residential dwelling unit within the Property:

- (i) SW 88th Street and SW 122nd Avenue.
- (ii) SW 88th Street and SW 127th Avenue.
- (iii) SW 96th Street and SW 127th Avenue.
- (iv) SW 96th Street and SW 137th Avenue.
- (v) SW 104th Street and SW 122nd Avenue.

(vi) SW 104th Street and SW 127th Avenue.

(vii) SW 104th Street and SW 132nd Avenue.

6. Covenant Running with the Land. This Declaration on the part of Owner shall constitute a covenant running with the land and shall be recorded, at Owner's expense, in the public records of the County and shall remain in full force and effect and be binding upon the undersigned Owner, and its heirs, successors and assigns until such time as the same is modified or released. These restrictions shall be for the benefit of, and limitation upon, all present and future owners of the Property and for the benefit of the County in the exercise of its power to protect the public health, safety and welfare. Owner, and its heirs, successors and assigns, acknowledge that acceptance of this Declaration does not in any way obligate or provide a limitation on the County.

7. Term. This Declaration is to run with the land and shall be binding on all parties and all persons claiming under it for a period of thirty (30) years from the date this Declaration is recorded after which time it shall be extended automatically for successive periods of ten (10) years each, unless an instrument signed by the then owner(s) of the Property, in accordance with paragraph 8 below, has been recorded agreeing to change the Declaration in whole, or in part, provided that the Declaration has first been modified or released by the County.

8. Modification, Amendment, Release. This Declaration may be modified, amended or released as to the Property, or any portion thereof, by a written instrument executed by the then owner(s) of the Property, if any, except owners of the Open Buffer Area, provided that the same is also approved by the County's Board of County Commissioners or the Director as provided by the County Code of Ordinances. Notwithstanding the foregoing, if any portion of the Property has been submitted to the condominium form of ownership or another collective ownership structure or is part of a property owners' or homeowners' association ("**Submitted Portion**"), then such consent shall be given by the condominium association, property owners' association, or other entity governing such Submitted Portion rather than the individual unit, parcel, or lot owner or their mortgagees. Notwithstanding the foregoing, except as may otherwise be provided under paragraphs 3 and 4 above, there shall be no modifications to paragraphs 1 and 4 above or the attached Composite Exhibit "B", or the Minimum Open Space Requirement of paragraph 3 above, until March 27, 2067. Further, for any portion of the Open Buffer Area which is either (i) conveyed to an owner of a lot adjacent to the Property; or (ii) over which an exclusive perpetual easement is granted to the owner of a lot adjacent to the Property, then such portion of the Open Buffer Area shall not be subject to modification without the written consent of such adjacent lot owner. Should this Declaration be so modified, amended, or released, the Director of the Department of Regulatory and Economic Resources or the executive officer of a successor department, or, in the absence of such Director or executive officer, by his or her assistant in charge of the office in his/her absence, shall execute a written instrument effectuating and acknowledging such modification, amendment, or release. It is provided, however, in the event the Property is annexed to an existing municipality or the Property is incorporated into a new municipality, any modification, amendment, or release shall not become effective until it is approved by such municipality and is thereafter approved by the Board of County Commissioners, in accordance with applicable procedures.

9. Enforcement. Enforcement shall be by action against any parties or person violating, or attempting to violate, any covenants. The prevailing party in any action or suit pertaining to or arising out of this Declaration shall be entitled to recover, in addition to costs and disbursements allowed by law, such sum as the Court may adjudge to be reasonable for the services of its/their attorney. This enforcement provision shall be in addition to any other remedies available at law, in equity or both.

10. County Inspections. As further part of this Declaration, it is hereby understood and agreed that any official inspector of the County, or its agents duly authorized, may have the privilege at any time during normal working hours of entering and inspecting the use of the premises to determine whether or not the requirements of the building and zoning regulations and the conditions herein agreed to are being complied with.

11. Authorization for the County (or successor municipality) to Withhold Permits and Inspections. In the event the terms of this Declaration are not being complied with, in addition to any other remedies available, the County (or successor municipality) is hereby authorized to withhold any further permits, and refuse to make any inspections or grant any approvals, until such time as this Declaration is complied with. Notwithstanding the foregoing, if noncompliance relates to prohibited improvements on the portion of the Property subject either to the perpetual exclusive easement or conveyance pursuant to paragraph 4 above, enforcement shall be against the grantee of the easement or title, and shall not preclude permits from being issued on or be subject to enforcement against the remainder of the Property.

12. Election of Remedies. All rights, remedies and privileges granted herein shall be deemed to be cumulative and the exercise of any one or more shall neither be deemed to constitute an election of remedies, nor shall it preclude the party exercising the same from exercising such other additional rights, remedies or privileges.

13. Presumption of Compliance. Where construction has occurred on the Property or any portion thereof, pursuant to a lawful permit issued by the County (or successor municipality), and inspections made and approval of occupancy given by the County (or successor municipality), then such construction, inspection and approval shall create a rebuttable presumption that the buildings or structures thus constructed comply with the intent and spirit of this Declaration.

14. Severability. Invalidation of any one of these covenants, by judgment of Court, shall not affect any of the other provisions which shall remain in full force and effect. However, if any material portion is invalidated, the County shall be entitled to revoke any approval predicated upon the invalidated portion.

15. Recordation and Effective Date. This Declaration shall be filed of record in the public records of the County at the cost of Owner following final approval of the Application by the County's Board of County Commissioners and expiration of the appellate time period. This Declaration shall become effective immediately upon recordation. Upon the final disposition of an appeal or legal challenge that results in the denial of the Application, or quashal of the Resolution, upon written request, the Director of the Department of Regulatory and Economic Resources or the executive officer of the successor of said department, or in the absence of such director or

executive officer by his/her assistant in charge of the office in his/her absence, shall forthwith execute a written instrument, in recordable form, acknowledging that this Declaration is null and void and of no further effect.

16. Acceptance of Declaration. Owner acknowledges that acceptance of this Declaration does not obligate the County in any manner, nor does it entitle Owner to a favorable recommendation or approval of any application, zoning or otherwise, and the County retains its full power and authority to deny each such application in whole or in part and decline to accept any conveyance or dedication.

17. Owner. The term Owner shall include the Owner, and its heirs, assigns, and successors in interest.

[EXECUTION PAGES TO FOLLOW]

IN WITNESS WHEREOF, the undersigned have duly executed this Declaration effective as of the 19th day of October, 2021.

WITNESSES:

OWNER:

KENDALL ASSOCIATES I, LLLP, a Florida limited liability limited partnership

By: Kendall I Corporation, a Florida corporation, its general partner

Liana Kozlowski
Signature
Liana Kozlowski
Print Name

By: [Signature]
Name: Richard M. Norwalk
Title: Vice President

Eileen Mehta
Signature
Eileen Mehta
Print Name

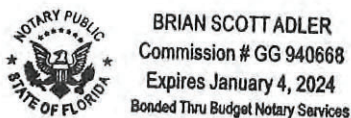
STATE OF FLORIDA)
) SS
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 19th day of October, 2021 by Richard M. Norwalk, as Vice President of Kendall I Corporation, a Florida corporation, the general partner of Kendall Associates I, LLLP, a Florida limited liability limited partnership, who is personally known to me or produced a valid driver's license as identification.

[Signature]
Notary Public
Sign Name: [Signature]
Print Name: Brian S Adler

My Commission Expires:

Serial No. (None, if blank): _____
(NOTARIAL SEAL)



WITNESSES:

Liana Kozlowski
Signature
Liana Kozlowski
Print Name

Eileen Mehta
Signature
Eileen Mehta
Print Name

OWNER:

9800 CALUSA CLUB DRIVE, LLC, a Florida
limited liability company

By: [Signature]
Name: Richard M. Norwalk
Title: Vice President

STATE OF FLORIDA)
) SS
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me by means of ☒ physical presence
or ☐ online notarization this 19th day of October, 2021 by Richard M. Norwalk, as Vice President
of 9800 Calusa Club Drive, LLC, a Florida limited liability company, who is personally known to
me or produced a valid driver's license as identification.

[Signature]
Notary Public
Sign Name: Brian S Adler
Print Name: _____

My Commission Expires:

Serial No. (None, if blank): _____
(NOTARIAL SEAL)

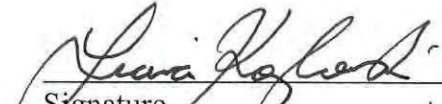


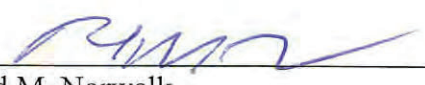
BRIAN SCOTT ADLER
Commission # GG 940668
Expires January 4, 2024
Bonded Thru Budget Notary Services

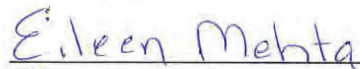
WITNESSES:

OWNER:

HOME AT 9810, LLC, a Florida limited liability company


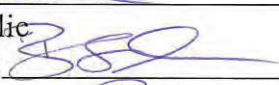

Signature
Liana Kozlowski
Print Name

By: 
Name: Richard M. Norwalk
Title: Vice President


Signature
Eileen Mehta
Print Name

STATE OF FLORIDA)
) SS
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 19th day of October, 2021 by Richard M. Norwalk, as Vice President of Home at 9810, LLC, a Florida limited liability company, who is personally known to me or produced a valid driver's license as identification.


Notary Public
Sign Name: 
Print Name: Brian S Adler

My Commission Expires:

Serial No. (None, if blank): _____
(NOTARIAL SEAL)



BRIAN SCOTT ADLER
Commission # GG 940668
Expires January 4, 2024
Bonded Thru Budget Notary Services

EXHIBIT "A"

A portion of Section 2, Township 55 South, Range 39 East, Miami-Dade County, Florida, being more particularly described as follows:

Commence at the southwest corner of the Southeast 1/4 of Section 2, Township 55 South, Range 39 East, Miami-Dade County, Florida; thence run due North along the West line of the Southeast 1/4 of said Section 2 for a distance of 1,170.00 feet to a point on a circular curve, thence run due East for a distance of 180.00 feet to the Point of Beginning of the parcel of land hereinafter described; thence run south and east along a circular curve concave to the northeast, having a radius of 300.00 feet through a central angle of 90° 00' 00" for an arc distance of 471.24 feet to the end of said curve; thence run due East for a distance of 210.00 feet to the beginning of a tangential circular curve; thence run easterly along said circular curve concave to the south, having a radius of 630.00 feet through a central angle of 23° 30' 00" for an arc distance of 258.40 feet to a point of reverse curve; thence run in an easterly direction along a circular curve, concave to the north, having a radius of 1,625.00 feet through a central angle of 26° 00' 00" for an arc distance of 737.40 feet to a point of compound curve; thence run northerly and westerly along said curve, concave to the west, having a radius of 245.00 feet through a central angle of 150° 00' 00" for a distance of 641.41 feet to a point of reverse curve; thence westerly along said curve whose center bears North 27° 30' 00" East having a radius of 470.00 feet through a central angle of 30° 15' 00" for an arc distance of 248.14 feet to a point of reverse curve; thence run in a westerly direction along said curve, concave to the southwest, having a radius of 860.00 feet through a central angle of 46° 19' 49" for an arc distance of 695.41 feet to the end of said curve; the center of the aforesaid circular curve bears South 11° 25' 11" West; thence run northwesterly along a circular curve concave to the northeast, whose center bears North 19° 12' 42" West, having a radius of 170.00 feet through a central angle of 95° 51' 35" for an arc distance of 284.42 feet to a point; thence run South 76° 38' 44" West for a distance of 61.63 feet; thence run North 09° 40' 13" West for a distance of 190.77 feet; thence run North 08° 09' 57" West for a distance of 123.19 feet; thence run North 11° 08' 18" West for a distance of 164.87 feet; thence run North 30° 43' 47" East for a distance of 97.08 feet; thence run North 82° 41' 47" East for a distance of 47.56 feet; thence run South 50° 36' 36" East for a distance of 220.48 feet; thence run South 52° 45' 10" East for a distance of 117.31 feet; thence run South 57° 45' 50" East for 116.93 feet; thence run South 12° 10' 21" West for a distance of 106.45 feet to a point on a circular curve concave to the southwest; thence run southeasterly along said circular curve whose center bears South 12° 10' 21" West and having a radius of 1160.00 feet through a central angle of 45° 34' 40" for an arc distance of 922.76 feet to a point of reverse curve; thence run easterly and northerly along said circular curve concave to the northwest having a radius of 170.00 feet through a central angle of 155° 45' 00" for an arc distance of 462.12 feet to the end of said curve; thence run North 08° 00' 00" West for a distance of 680.00 feet to the beginning of a tangential circular curve; thence run northerly along said circular curve concave to the east having a radius of 350.00 feet through a central angle of 34° 45' 00" for an arc distance of 212.28 feet to a point of reverse curve; thence run northerly along said circular curve, concave to the west, having a radius of 215.00 feet through a central angle of 37° 45' 00" for an arc distance of 141.66 feet to the end of said curve; thence run North 11° 00' 00" West for a distance of 325.00 feet to the beginning of a tangential circular curve; thence run north along said curve concave to the east, having a radius of 500.00 feet through a central angle of 32° 00' 00" for an arc distance of 279.25 feet to a point of reverse curve; thence run north along said

curve concave to the west, having a radius of 950.00 feet through a central angle of $30^{\circ} 30' 00''$ for an arc distance of 505.71 feet to a point of compound curve; thence run northwesterly along said curve concave to the southwest having a radius of 2,180.00 feet through a central angle of $18^{\circ} 40' 43''$ for an arc distance of 710.69 feet to the end of said curve whose center bears South $61^{\circ} 49' 17''$ West; thence run North $88^{\circ} 00' 00''$ West for a distance of 104.55 feet to the beginning of a tangential circular curve; thence run southwesterly along said curve concave to the southeast, having a radius of 1,130.00 feet through a central angle of $36^{\circ} 30' 00''$ for an arc distance of 719.86 feet to a point of compound curve; thence run southerly along said curve, concave to the southeast having a radius of 880.00 feet through a central angle of $37^{\circ} 00' 00''$ for an arc distance of 568.27 feet to the end of said curve; thence run South $18^{\circ} 30' 00''$ West for a distance of 340.00 feet to a point; thence run North $71^{\circ} 30' 00''$ West for a distance of 300.00 feet to a point; thence run North $18^{\circ} 30' 00''$ East for a distance of 480.00 feet; thence run North $10^{\circ} 30' 00''$ East for a distance of 470.00 feet to a point; thence run South $88^{\circ} 00' 00''$ West for a distance of 255.00 feet to the beginning of a tangential circular curve; thence run southwesterly along said curve concave to the southeast having a radius of 360.00 feet through a central angle of $54^{\circ} 30' 00''$ for an arc distance of 342.43 feet to a point of reverse curve; thence run southwesterly along said curve concave to the northwest, having a radius of 1,215.00 feet through a central angle of $20^{\circ} 45' 00''$ for an arc distance of 440.02 feet to a point of compound curve; thence run westerly along said curve concave to the north having a radius of 470.00 feet through a central angle of $53^{\circ} 45' 00''$ for an arc distance of 440.91 feet to the point of reverse curve; thence run westerly along said curve concave to the south, having a radius of 640.00 feet through a central angle of $21^{\circ} 14' 22''$ for an arc distance of 237.25 feet to a point of compound curve; thence run westerly along said curve concave to the southeast, having a radius of 1,350.00 feet through a central angle of $19^{\circ} 48' 51''$ for an arc distance of 466.86 feet to the end of said curve whose center bears South $23^{\circ} 03' 13''$ East; thence run southerly along a circular curve, whose center bears South $55^{\circ} 30' 00''$ East, having a radius of 275.00 feet through a central angle of $75^{\circ} 00' 00''$ for an arc distance of 359.97 feet to a point of compound curve; thence run southeasterly along said curve concave to the northeast having a radius of 975.00 feet through a central angle of $31^{\circ} 30' 00''$ for an arc distance of 536.03 feet to the end of said curve; thence South $72^{\circ} 00' 00''$ East for a distance of 130.00 feet to the beginning of a tangential circular curve; thence run southeasterly along said curve concave to the southwest having a radius of 590.00 feet through a central angle of $45^{\circ} 15' 00''$ for an arc distance of 465.96 feet to a point of reverse curve; thence run southeasterly along said curve concave to the northeast having a radius of 230.00 feet through a central angle of $41^{\circ} 15' 00''$ for an arc distance of 165.59 feet to a point of a reverse curve; thence run southeasterly along said curve concave to the southwest having a radius of 410.00 feet through a central angle of $24^{\circ} 00' 00''$ for an arc distance of 171.74 feet to a point of compound curve; thence run southerly along said curve concave to the southwest having a radius of 910.00 feet through a central angle of $37^{\circ} 00' 00''$ for an arc distance of 587.65 feet to a point of reverse curve; thence run southerly along said curve concave to the northeast having a radius of 1,800.00 feet through a central angle of $15^{\circ} 00' 00''$ for an arc distance of 471.24 feet to a point of reverse curve; thence run southerly along said curve concave to the west, having a radius of 435.87 feet through a central angle of $45^{\circ} 00' 00''$ for a distance of 342.33 feet; thence run South $23^{\circ} 00' 00''$ West for a distance of 24.13 feet; thence run south along a tangential curve concave to the east having a radius of 300.00 feet through a central angle of $23^{\circ} 00' 00''$ for an arc distance of 120.43 feet to the Point of Beginning.

AND

A portion of the Northeast 1/4 of Section 2, Township 55 South, Range 39 East, being more particularly described as follows:

From the southeast corner of Lot 141, Block 1, of CALUSA CLUB ESTATES, according to the plat thereof, as recorded in Plat Book 100, at Page 41, of the Public Records of Miami-Dade County, Florida, run South 18 degrees 30 minutes 00 seconds West along the production southerly of the easterly line of said Lot 141 for 120.00 feet for Point of Beginning; thence continue South 18 degrees 30 minutes 00 seconds West along the production southerly of the easterly line of said Lot 141 for 120.00 feet to a point; thence run North 71 degrees 30 minutes 00 seconds West at right angles to the last described course for 125.00 feet to a point; thence run North 18 degrees 30 minutes 00 seconds East for 120.00 feet to a point; thence run South 71 degrees 30 minutes 00 seconds East along a line parallel to and 120.00 feet from the southerly line of said Lot 141 for 125.00 feet to the Point of Beginning.

TOGETHER WITH:

Lots 35 and 36, Block 1, of CALUSA CLUB ESTATES, according to the Plat thereof, as recorded in Plat Book 100, Page 41, of the Public Records of Miami-Dade County, Florida.

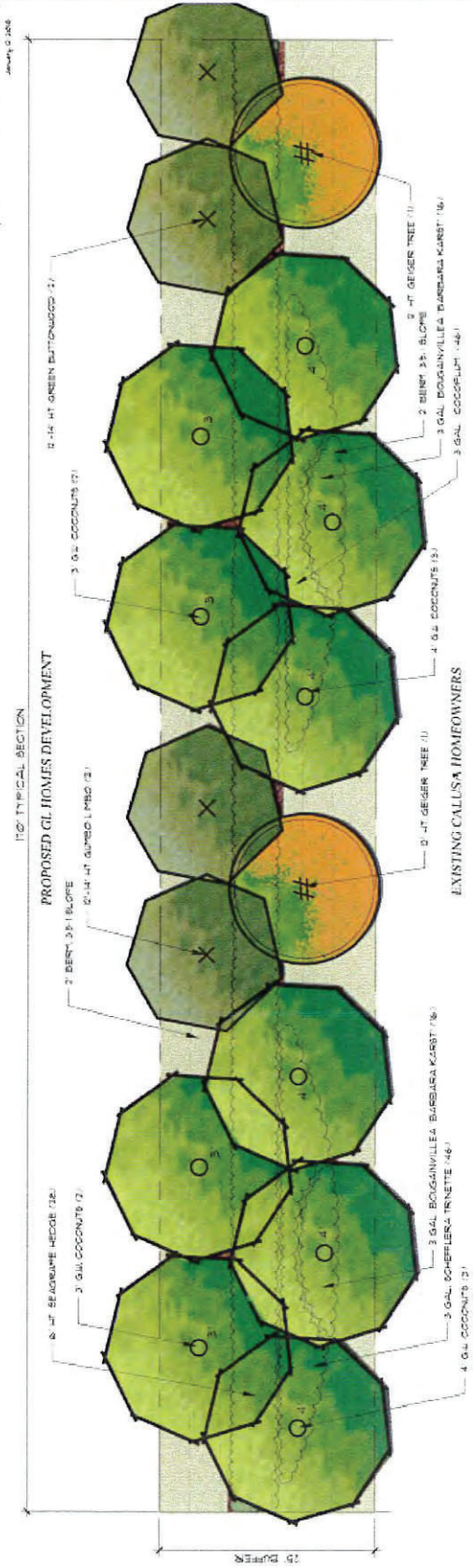
COMPOSITE EXHIBIT "B"

Perimeter Buffer. Developer shall construct on the Perimeter Buffer a berm area that will be adjacent to the rear of the exterior lots on the Property (the "Berm Area") that is not less than twenty-five feet (25') wide and contains a berm not less than three feet (3') high, planted with trees and other plant material on both slopes of the berm (and sod in areas without planting materials or surrounding mulch) to create, as much as reasonably possible, an opaque barrier between the Property and the lots which are adjacent to the Property, together with irrigation facilities to ensure healthy growth of the plant material. The trees and plant material to be planted in the Berm Area are depicted and itemized on graphic attached to this Composite Exhibit "B" (collectively, "the Landscaped Constructed Berm").

There shall be a five foot (5') drainage swale located at the rear of the Open Buffer Area closest to the Berm Area (the "Drainage Swale Area"). The Open Buffer Area will be graded in a manner that will start by matching the existing grade at the rear property line of each such lot adjacent to the Open Berm Area and, from such existing grade, slope downward at a minimum one-half percent (.5%) grade from such rear property line to the Drainage Swale Area. The Drainage Swale Area will be further sloped downward at a minimum one-half percent (.5%) to a designed low point in the Drainage Swale Area where storm water will be collected via a drainage catch basin with surface grate and then discharged via a perforated pipe into an approximately sixty foot (60') long (not deep) below-ground exfiltration trench below the bottom of the catch basin (the "Drainage Facilities"). The low point drainage catch basins shall be spaced no more than five hundred feet (500') from each other. The Drainage Swale Area will collect and discharge storm water from the lots adjacent to the Property and the Open Berm Area. If the County requires changes to the improvements detailed in this paragraph, Developer shall comply with County requirements.

Construction shall be substantially in accordance with the attached graphic to this Composite Exhibit "B." The specific tree species reflected on this Composite Exhibit "B" are subject to commercial availability at the time of planting and subject to changes in governmental regulations, including county code landscape requirements, and forced removal (such as was the case of trees requiring removal due to susceptibility to citrus canker), etc. In the event such trees require substitution or replacement, the substitution or replacement shall be of comparable trees meeting the same height requirements as those reflected on this Composite Exhibit "B".

Calusa
Typical Buffer



CALUSA BUFFER PLAN GRAPHIC
NTS



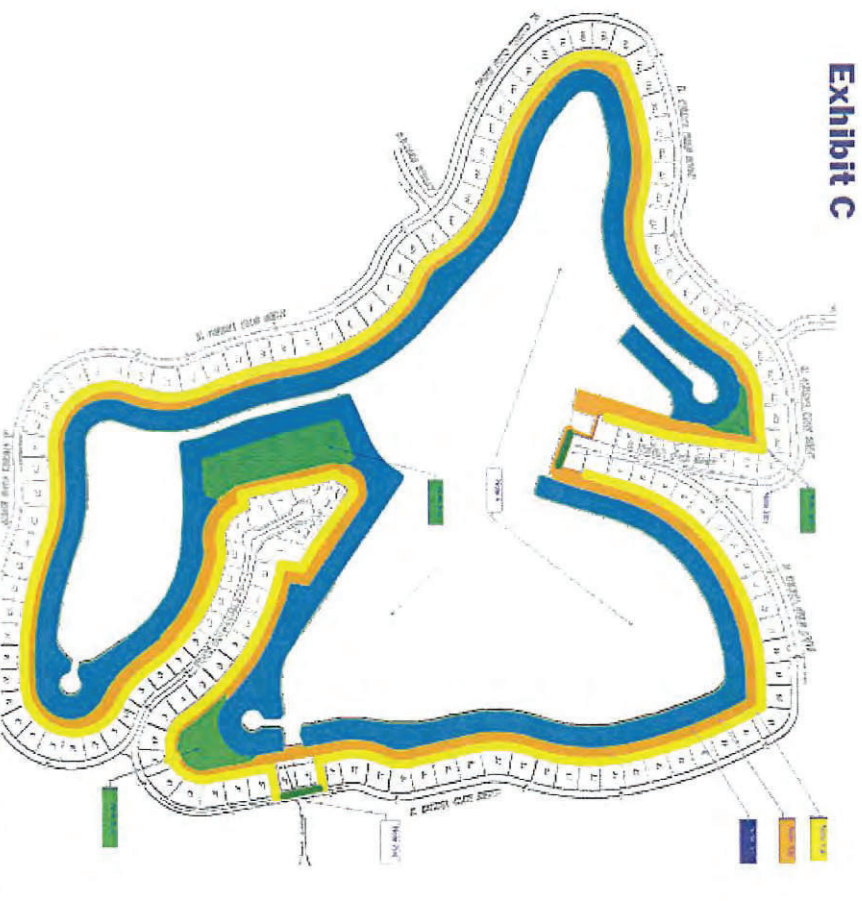
CALUSA BUFFER ELEVATION GRAPHIC

Colusa
Typical Buffer

* DOMESTIC NATIVE SPECIES
NOTED FINAL PLANT SPECIES ARE SUBJECT TO AVAILABILITY AND MAY VARY FROM THE LIST ABOVE

LEGEND:
THE LINES CONTAINED BELOW ARE FINAL AND NOT SUBJECT TO CHANGE AS PROVIDED IN THE DECLARATION OF RESTRICTIVE COVENANTS.

1. Buffer:	
(a)	Open Buffer Area
(b)	Berm Area
2. Entrances/exits to proposed development:**	
(a)	Main entrance
(b)	Secondary entrance
3. Use Restrictions:	
(a)	This area shall only be used as open space, parks, landscape area, lakes and/or storm water retention, or homes.
(b)	Perimeter lots shall have a front footage of 55 feet, except that cul-de-sac or curvilinear lots could have a minimum front footage of 33 feet consistent with the R.U. 191(j) district; provided that if a curvilinear or cul-de-sac perimeter lot has a front footage less than 55 feet, the minimum rear lot dimension must be at least 55 feet and not be a Zero Lot Line Lot. ***
(c)	Perimeter lots shall have a rear footage of 55 feet, except that curvilinear lots could have a minimum rear footage of 45 feet provided that if a curvilinear lot has a rear footage of less than 55 feet, the minimum front lot dimension must be at least 55 feet and not be a Zero Lot Line Lot. ***
4. Development Area: Shall include a clubhouse, swimming pool and other amenities.	
5. Capitalized terms not defined in this exhibit have the meanings defined in the Declaration of Restrictive Covenants.	
* Landscaping of Berm Area shall be in substantial compliance with Composite Exhibit B, Graphic Design of Landscaped Constructed Berm. The specific tree species reflected on Composite Exhibit B are subject to commercial availability at the time of planting and subject to changes in governmental regulations, including county code landscape requirements, and forced removal, etc. In the event such trees require substitution or replacement, the substitution or replacement shall be of comparable trees meeting the same height requirements as those reflected on Composite Exhibit B.	
** 2 entrances allowed. See 2 (a) & (b). In connection with any CDMP Application or Zoning Application, Calusa Club Drive shall not be widened and no traffic circles shall be constructed on Calusa Club Drive. Main entrance shall have a minimum of 120 feet between the gate and the right of way line.	
*** "Zero Lot Line Lot", for purposes of this exhibit, shall mean a lot on which one side of the building on such lot is located directly on a side property line of such lot and the other side is set back ten (10) feet from the other side property line.	



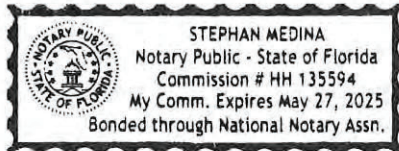
Plan, Calusa Exhibit C to Zoning Declaration of Restrictive Covenants, 2017-04-03

STATE OF FLORIDA

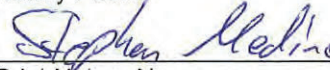
COUNTY OF MIAMI-DADE

BEFORE me, by means of ☒ physical presence or ☐ online notarization, the undersigned authority on this 18 day of October, 2021, personally appeared Catherine H. Lorie, as Manager of Fort Dallas Golf Club, LLC, a Florida limited liability company, the general partner of FORT DALLAS GOLF CLUB, LTD., a Florida limited partnership, on behalf of said company and partnership. She is personally known to me.

[NOTARIAL SEAL]



Notary Public



Print Notary Name

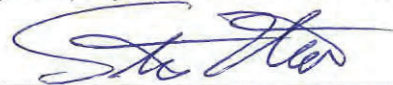
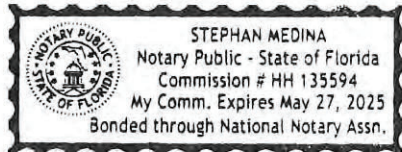
Notary Public, State of Florida

STATE OF FLORIDA

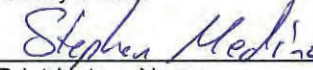
COUNTY OF MIAMI-DADE

BEFORE me, by means of ☒ physical presence or ☐ online notarization, the undersigned authority on this 18 day of October, 2021, personally appeared Catherine H. Lorie, as Manager of NORTHEASTERN GOLF LLC, a Florida limited liability company, on behalf of said company. She is personally known to me.

[NOTARIAL SEAL]



Notary Public



Print Notary Name

Notary Public, State of Florida

Memorandum



Date: November 8, 2021

To: Lourdes M. Gomez, AICP, Director
Department of Regulatory and Economic Resources

From: Rashid Istambouli, P.E.
Department of Regulatory and Economic Resources

Subject: Z2021000031
Kendall Associates I, LLLP
9400 SW 130th Avenue - revision
DBC GU & EU-M to PAD for new residential development
(EU-M) (169.274 Acres)
02-55-39

A handwritten signature in black ink, appearing to read "R. Istambouli", positioned to the right of the "From:" field.

The Department of Regulatory and Economic Resources – Division of Environmental Resources Management (DERM) has reviewed the above-referenced zoning application for compliance with the requirements of Chapter 24 of the Miami-Dade County Code (the Code) for potable water service, wastewater disposal, and wellfield protection. Based on the information provided, this zoning application is approved pursuant to Section 24-43.1 and Section 24-43(5) of the Code.

Tree Preservation

An aerial review of the subject properties indicates the presence of tree resources, including specimen trees (a tree with a trunk diameter at breast height of 18 inches or greater). Section 24-49 of the Code provides for the preservation and protection of specimen tree resources whenever reasonably possible. A Miami-Dade County Tree Permit is required prior to the removal and/or relocation of any tree that is subject to the tree preservation and protection provisions of the Code. Projects and permits shall comply with the requirements of Sections 24-49.2 and 24-49.4 of the Code, including the specimen tree standards.

On May 4, 2021, the applicant submitted a tree permit application and supporting information to remove tree resources, including specimen trees. Subsequently, on May 13, 2021, DERM biologists inspected the subject properties and the on-site tree resources with the certified arborist representing the applicant. This inspection determined that 156 specimen trees were in very poor, poor, or fair condition and were not good candidates for preservation. However, DERM identified specimen trees that are in good condition and should be preserved. On August 13, 2021, the applicant submitted revised site plans for the Tree permit application and has agreed to preserve in place or relocate the specimen trees discussed with the applicant's arborist. The applicant will be required to obtain the Tree permit and place a covenant on the specimen trees to be preserved prior to any tree removal or relocation.

In accordance with Section 24-49.9 of the Code, all plants prohibited by Miami-Dade County shall be removed from all portions of the properties prior to development, or redevelopment and developed parcels shall be maintained to prevent the growth or accumulation of prohibited species. Please contact Merlyn Robles at Merlyn.Robles@miamidadecounty.gov for additional information or concerns regarding this review.

Conditions of Approval: Obtain DERM Tree Permit

Wellfield Protection

The subject property is located within the Basic Wellfield Protection Area of the West Wellfield Interim and Southwest Wellfields. Therefore, development on the subject property shall be in accordance with regulations established in Section 24-43 of the Code.

Conditions of Approval: None

Potable Water Service and Wastewater Disposal

Based on the proposed district boundary change for the construction of 550 single-family residences connection of the proposed development to the public water supply system and sanitary sewer system shall be required in accordance with Code requirements. Based on DERM records, WASD agreement No. 31022 and points of connections for water and sewer system have been issued.

Be advised that the required water main extension permit is issued by the Florida Department of Health. Civil drawings for the water main extension will need to be approved by the Miami-Dade Water and Sewer Department and the Environmental Permitting Section of RER.

Civil drawings for the required sewer main extension will need to be approved by Miami-Dade Water and Sewer Department and DERM Water and Wastewater Division prior to the approval of final development orders. All sewer lines serving the property shall comply with the exfiltration standards as applied to development within wellfield protection areas.

Existing public water and sewer facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Please note that some of the collection/transmission facilities, which includes sanitary sewer gravity sewer mains, sanitary sewer force mains, and sanitary sewer pump stations, throughout the County do not have adequate capacity, as defined in the Consent Decree between Miami-Dade County, Florida Department of Environmental Protection and the U.S. Environmental Protection Agency case 1:12-cv-24400-FAM. Under the terms of this Consent Decree, this approval does not constitute an allocation or certification of adequate treatment and transmission system capacity. At the time of building permits, DERM will evaluate and may reserve sanitary sewer capacity, through the DERM sanitary sewer certification process, if the proposed development complies with the provisions of the Consent Decree. Building permits for development in sanitary sewer basins which have been determined not to have adequate capacity cannot be approved until adequate capacity becomes available.

Conditions of Approval: None

Stormwater Management

An Environmental Resource Permit from the South Florida Water Management District (1-800-432-2045) will be required for the construction and operation of the required surface water management system. This permit shall be obtained prior to any future development order approval. It is the applicant's responsibility to contact the above-mentioned agency for further information regarding permitting procedures and requirements.

Stormwater shall be retained on-site utilizing a properly designed seepage or infiltration drainage system. Drainage plans shall provide for full on-site retention of the stormwater runoff generated by a 5-year / 1-day storm event.

Site grading and development plans shall comply with the requirements of Chapter 11C of the Code, as well as with all state and federal criteria, and shall not cause flooding of adjacent properties.

Any proposed development shall comply with county and federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the LOS standards for flood protection set forth in the CDMP subject to compliance with the conditions required for this proposed development order.

Pursuant to Sections 24-48.1(1)(b)& 24-48.1(1)(f) of the Code, the applicant is advised that a DERM Class II or Class VI Permit shall be required if the new proposed surface water management system will have an overflow outfall to any water body in Miami-Dade County, including, but not limited to, canals, rivers, lakes and/or tidal water bodies.

Conditions of Approval: None

Pollution Remediation

DERM notes the site plan and lake excavation plan submitted in support of the requested district boundary change show proposed drainage lakes and drainage features. Please be advised that the site has records of environmental site investigation tracked under Former Calusa Golf Course (DERM file AW-209). An environmental site investigation report has not been submitted for DERM review. Please note that drainage features cannot be located in areas that exceed the groundwater clean-up target levels in the code that could cause plume dispersion. DERM notes the applicant has not submitted drainage plans for DERM Pollution Remediation Section review and approval, therefore the location of the proposed drainage features as shown on the site plan and lake excavation plan have not been reviewed or approved by DERM.

All drainage features, inclusive of lakes shown on the site plans submitted with this zoning application are conceptual and subject to a future review and approval of Paving and Drainage Plans by DERM.

Based on the past golf course use of the site, DERM requires that a Phase 1 and Phase 2 Environmental Site Assessment prepared in accordance with ASTM standards be conducted at the site prior to site development and prior to the submittal of site development plans through the building department review process.

DERM review and approval of an environmental site investigation report shall be required. Further, all construction plans (inclusive of drainage) and dewatering plans shall require review and approval from the DERM Environmental Monitoring and Restoration Division as it relates to environmental contamination issues. Any contaminated portion of the site that is proposed to be sold, transferred, or dedicated (including, but not limited to, for public right-of-way) to any public entity shall be identified on the tentative and final plat plans for this development. If any contaminated portion of the site is proposed to be sold, transferred, or dedicated to the County, please note that all soil, groundwater, or surface water contaminants, solid waste, and methane must be disclosed to the applicable County department at the earliest stage possible. The applicable County departments would include all departments that would receive or manage the proposed property, and for example, would include PROS for a park and DTPW

for road right-of-way. Please note that the presence of any such contamination, solid waste, or methane or a delay by the applicant in disclosing such contamination or impacts to the applicable County departments could result in the county declining to accept the proposed dedication. This may in turn result in the need for the developer to reconfigure or change previously approved site plans, or make other changes to the proposed development, which may require approval after a public hearing.

If an applicant elects to address soil contamination, groundwater contamination, solid waste, and methane via a No Further Action with Conditions, each individual property owner will be required to execute a restrictive covenant.

Please note that 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 rights-of-way as well as any other projects or plans. Please contact Thomas Kux, P.G. at Thomas.kux@miamidade.gov if you have any questions.

Conditions of Approval:

All drainage features, inclusive of lakes, are conceptual and subject to a future review and approval of Paving and Drainage Plans by the Miami-Dade County Division of Environmental Resources Management.

Pollution Regulation

Fill material to be used to fill the on-site lakes shall be limited to clean fill as defined in Section 24-5 of the Code that is free of contamination. The petitioner is advised that the use of clean fill materials originating from any source other than a rock mining quarry located in Miami-Dade County requires pre-approval from DERM, which may also involve the completion of analytical testing of the fill material in accordance with the published DERM Soil Reuse Guidance.

A Resource Recovery and Management Facility Limited to Lakefill Operating Permit issued by DERM in accordance with the provisions of Section 24-18 of the Code may also be required prior to commencement of lake filling activities. At least ninety (90) days prior to commencement of lakefill activities, the petitioner shall contact the DERM Environmental Permitting Section to obtain further guidance regarding the applicability of the aforementioned permitting provisions and to provide the sources, types and quantities of fill material intended to be used and approximate commencement date and duration of filling activities. For further assistance on this matter, please contact Johnny Vega, P.E. of the DERM Pollution Regulation Division at (305) 372-6600 or via email at vegajo@miamidade.gov.

Conditions of Approval: None

Comprehensive Development Master Plan- Conservation, Aquifer Recharge and Drainage Element

Objective CON-9

Objective CON-9 of the CDMP states that "Freshwater fish, wildlife and plants shall be conserved and used in an environmentally sound manner and undeveloped habitat critical to federal, state or County designated endangered, threatened, or rare species or species of special concern shall be preserved."

Although the subject property is not undeveloped, it was previously developed as a golf course, the first part of the objective continues to apply and is relevant to the analysis below.

In addition, Policy CON-9B states that “All nesting, roosting and feeding habitats used by federal or State designated endangered or threatened species, shall be protected and buffered from surrounding development or activities and further degradation or destruction of such habitat shall not be authorized.”

In addition, Policy CON-9C states, “Rookeries and nesting sites used by federal or State designated endangered or threatened species shall not be moved or destroyed.”

Federally endangered and State threatened species

As part of this zoning application, the applicant submitted the “Calusa Country Club Environmental Assessment Report” and the “Calusa Country Club Florida Bonneted Bat Acoustic Survey Report” prepared by Passarella and Associates and dated February 2021 and April 2021, respectively. Subsequently, the applicant submitted a follow-up report on September 29, 2021. These reports document that two species listed as state threatened by the Florida Fish and Wildlife Conservation Commission were observed on-site, the little blue heron (*Egretta caerulea*) and the tri-colored heron (*Egretta tricolor*). The reports do not indicate how these species were utilizing the site.

On September 29, 2021, the applicant submitted a report indicating that a rookery was identified on the southern portion of the site and the birds that were observed “consisted predominantly of cattle egrets (*Bubulcus ibis*) with snowy egrets (*Egretta thula*), great egrets (*Ardea alba*), and anhingas (*Anhinga anhinga*) in lesser numbers”. None of the identified birds are federal or state listed threatened or endangered species. Furthermore, only the snowy egret is a County designated endangered, threatened, rare or special concern fauna species. Staff further notes, that the statement that a rookery is present on-site was based on observations by representatives of the applicant that some of the birds were fledglings and too young to be able to fly. No active nests were directly observed. DERM confirmed this observation during an inspection on October 4, 2021. The applicant has agreed to conduct site inspections once every other month, during the Florida Fish and Wildlife Conservation Commission’s recommended wading bird survey period for Florida’s South Zone. DERM recommends that the applicant conduct monthly surveys between March 2022 and August 2022, which is the wading bird survey period for Florida’s South Zone. Further, based on the Florida Fish and Wildlife Commission’s Species Conservation Measures and Permitting Guidelines (attached) DERM recommends that prior to obtaining a soil improvement permit, building permit, or tree removal permit within 330 feet of the documented rookery, the applicant submit these surveys to DERM, demonstrate how the nesting, feeding, and roosting habitat of the little blue heron, the tricolored heron, and any other Federal or state threatened, or endangered species will be protected and buffered from the proposed development and to ensure further degradation of such habitat is not authorized, and a plan for DERM’s review and approval demonstrating how County designated species shall be conserved.

In addition, the Acoustic Survey Report documents that the Florida bonneted bat (*Eumops floridanus*), a species listed as federally endangered by the U.S. Fish and Wildlife Service and the Florida Fish and Wildlife Conservation Commission was identified on-site. This report identified 2,048 Florida bonneted bat calls that indicated roosting is likely occurring nearby, but also identified social calls within the subject application area. While the acoustic survey was conducted over 28 nights for multiple hours each night, the environmental assessment documenting the other listed species was conducted on one day from 9:45 am to 3:00 pm.

County listed species

The "Calusa Country Club Environmental Assessment Report" also documented three species listed as County Endangered, Threatened, Rare, and Special Concern Flora In Miami-Dade County as described in Appendix B of the Conservation, Aquifer Recharge and Drainage Element of the CDMP. These are the Osprey (*Panidon haliaetus*), the Snowy Egret (*Egretta thula*) and the White Ibis (*Eudocimus albus*).

On June 10, 2021, the applicant submitted a letter to DERM proposing six best management practices (BMPs) consistent with the guidance from the U.S. Fish and Wildlife Service for how the applicant will preserve the roosting and social behaviors of the Florida bonneted bat. DERM is working with the applicant to supplement and implement these BMPs.

Condition of Approval: Prior to obtaining the earlier of a soil improvement permit, building permit, or tree removal permit within 330 feet of the documented rookery, the Applicant shall submit to DERM: (i) the results of six (6) site inspections to be conducted every month between March 2022 and August 2022, during the Florida Fish and Wildlife Conservation Commission's recommended wading bird survey period for Florida's South Zone; and (ii) a plan for DERM's review and approval demonstrating how the nesting, feeding, and roosting habitat of the little blue heron, the tricolored heron, and any other Federal or state threatened, or endangered species will be protected and buffered from the proposed development and to ensure further degradation of such habitat is not authorized; (iii) a plan for DERM's review and approval demonstrating how County designated species shall be conserved and (iv) agreement to implement the Florida bonneted bat best management practices (BMPs) that have been approved by DERM. The applicant has acknowledged that compliance with this condition could result in the permitted scope of the development being reduced.

DISCLOSURE RELATED TO CRITICAL HABITAT FOR ENDANGERED SPECIES.

PLEASE BE ADVISED THAT IF THE FEDERAL GOVERNMENT DESIGNATES ALL OR A PART OF THE SUBJECT PROPERTY AS CRITICAL HABITAT FOR ONE OR MORE ENDANGERED SPECIES. YOU ARE NOT AUTHORIZED TO COMMENCE ANY WORK OR ACTIVITIES PURSUANT TO THIS APPROVAL UNTIL YOU OBTAIN ANY AND ALL APPROVALS OR PERMITS, IF NECESSARY, FROM THE FEDERAL GOVERNMENT PURSUANT TO THE ENDANGERED SPECIES ACT. PLEASE BE ADVISED THAT, EVEN AFTER WORK COMMENCES, IF MIAMI-DADE COUNTY IS ADVISED BY THE FEDERAL GOVERNMENT, THE STATE OF FLORIDA, OR A COURT THAT AN ACTIVITY ON THE SUBJECT PROPERTY IS IN VIOLATION OF THE ENDANGERED SPECIES ACT, IN VIOLATION OF FLORIDA LAW ON ENDANGERED SPECIES, OR IN VIOLATION OF A PERMIT OR APPROVAL GRANTED BY THE FEDERAL GOVERNMENT PURSUANT TO THE ENDANGERED SPECIES ACT, SUCH VIOLATION MAY RESULT IN AN IMMEDIATE STOP WORK ORDER OR OTHER COUNTY ACTION.

YOU ARE STRONGLY ADVISED TO CONSULT WITH THE UNITED STATES FISH AND WILDLIFE SERVICE AND ANY OTHER NECESSARY FEDERAL OR STATE AGENCIES BEFORE CONDUCTING ANY WORK OR ACTIVITIES ON THE PROPERTY. THE VERO BEACH OFFICE OF THE UNITED STATES FISH AND WILDLIFE SERVICE MAY BE REACHED AT (772)562-3909. PLEASE BE AWARE THAT THE FEDERAL GOVERNMENT MAY REQUIRE CERTAIN ACTIONS OR PROTECTIONS ON THE PROPERTY, AND THIS MAY RESULT IN THE NEED TO FILE COUNTY APPLICATIONS TO MODIFY THE PLANS FOR THE PROPERTY. THEREFORE, IT IS RECOMMENDED THAT YOU CONSULT WITH THE UNITED STATES FISH AND WILDLIFE SERVICE AT AN EARLY STAGE IN THE PROCESS. IN THE EVENT THAT THE UNITED STATES FISH AND WILDLIFE SERVICE ADVISES THAT YOUR PLANS FOR THE SUBJECT PROPERTY MAY RESULT IN A "TAKE" OF ENDANGERED

OR THREATENED SPECIES, YOU ARE STRONGLY RECOMMENDED TO INFORM MIAMI-DADE COUNTY IN WRITING AT THE EARLIEST STAGE POSSIBLE.

Enforcement History

The subject property has no open and three (3) closed enforcement records for violations of Chapter 24 of the Code. Please contact the Enforcement Section if you require additional information. There are no outstanding DERM liens or fines for the subject property.

Concurrency Review Summary

A concurrency review has been conducted for this application and DERM has determined that the same meets all applicable LOS standards for an initial development order as specified in the adopted CDMF for potable water supply, wastewater disposal, and flood protection. This concurrency approval is valid only for this initial development order. Pursuant to Chapter 33G of the Code, a final concurrency statement will be issued at the time of final development order.

If you have any questions concerning the comments or wish to discuss this matter further, please contact Christine Velazquez at (305) 372-6764.

cc: Nathan Kogon, Department of Regulatory and Economic Resources

Little Blue Heron, Reddish Egret, Roseate Spoonbill, Tricolored Heron

Egretta caerulea, *Egretta rufescens*,
Platalea ajaja, *Egretta tricolor*



Photographs (clockwise from top left): little blue heron, reddish egret, and tricolored heron by Jack Rogers; roseate spoonbill by FWC.

Species Overview

Status: The little blue heron (*Egretta caerulea*), reddish egret (*Egretta rufescens*), roseate spoonbill (*Platalea ajaja*), and tricolored heron (*Egretta tricolor*) (hereinafter “wading birds”) are listed as state Threatened on Florida’s Endangered and Threatened Species List.

Current Protections

68A-27.003(2)(a), F.A.C. No person shall take, possess, or sell any of the endangered or threatened species included in this subsection, or parts thereof or their nests or eggs except as allowed by specific federal or state permit or authorization.

68A-27.001(4), F.A.C. Take – to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in such conduct. The term “harm” in the definition of take means an act which actually kills or injures fish or wildlife. Such act may include significant habitat modification or degradation where it actually kills or injures wildlife by significantly impairing essential behavioral patterns, including breeding, feeding or sheltering. The term “harass” in the definition of take means an intentional or negligent act or omission which creates the likelihood of injury to wildlife by annoying it to such an extent as to significantly disrupt normal behavioral patterns which include, but are not limited to, breeding, feeding or sheltering.

State-Threatened wading birds, active nests, eggs, and young also are protected under the Federal Migratory Bird Treaty Act, Rule 68A-16.001, F.A.C., and Rule 68A-4.001, F.A.C.

Biological Background

Florida’s Endangered and Threatened Species List includes 4 state-Threatened wading birds: the little blue heron, reddish egret, roseate spoonbill, and tricolored heron. The snowy egret (*Egretta thula*) and white ibis (*Eudocimus albus*) were removed from Florida’s Endangered and Threatened Species List in 2017 and will be discussed in a separate set of Guidelines. This section describes the biological background for the 4 state-Threatened wading birds (hereafter, wading birds) and provides context for the following sections. This section focuses on the habitats that support essential behaviors for these species, threats faced by the species, and what constitutes take for the species. For more information about life history and conservation actions for wading birds, please refer to [A Species Action Plan for Six Imperiled Wading Birds](#).

All 4 species are year-round residents in Florida (Greenlaw et al. 2014). Little blue herons, roseate spoonbills, and tricolored herons are found throughout the state, though roseate spoonbills currently nest only in peninsular Florida (Greenlaw et al. 2014; Florida Ornithological Society, unpublished data). Reddish egrets are found almost exclusively in coastal areas, with nesting occurring from south Florida to at least Levy County on the Gulf Coast and Brevard County on the Atlantic Coast (Lowther and Paul 2002, Cox et al. 2017b).

State-Threatened Wading Bird Ranges, Breeding Seasons, and Recommended Survey Dates, by Zone

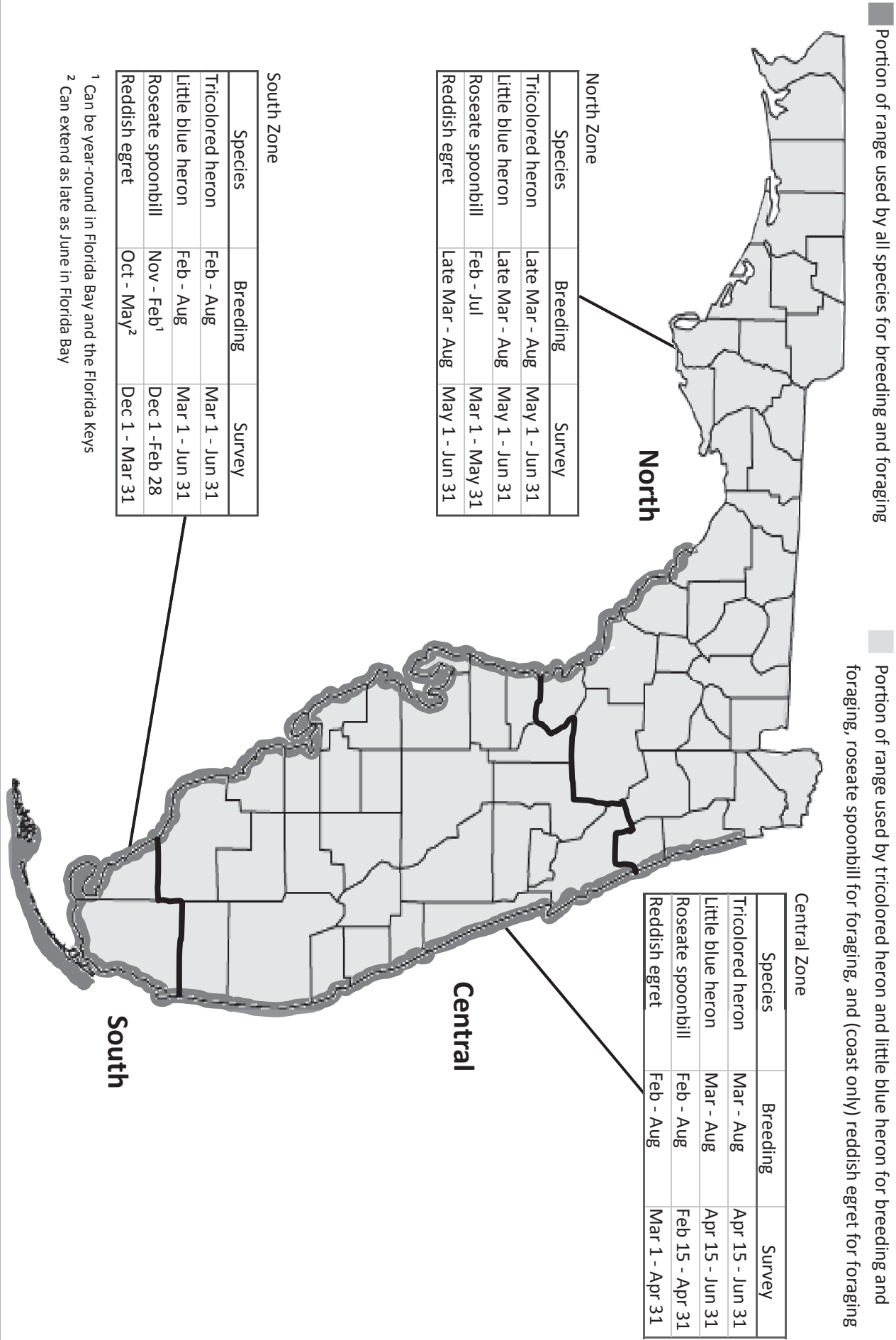


Figure 1. Breeding season dates and recommended survey dates for state-Threatened wading birds in different zones of Florida (Cook 2013, 2014, 2016; Cook and Baranski 2017, 2018; Cook and Kobza 2010, 2011, 2012; Smith and Duvall 2017; Anderson 2018; personal communications with G. Anderson, V. Doig, J. Lorenz, A. Paul, K. Smith, M. van Deventer, R. Zambrano).

Wading birds typically nest in multi-species colonies, though reddish egrets and tricolored herons also occasionally nest in small single-species groups or build solitary nests. The breeding season varies by species and by location within the state (Figure 1). Wading birds generally produce only a single brood per breeding season, but they will renest after nest failure during the season (Dumas 2000, Lowther and Paul 2002, Frederick 2013) and may return to a colony that was abandoned earlier in the same season if conditions improve (Dumas 2000). Incubation lasts 3-4 weeks, and, although wading birds are capable of sustained flight within 5-7 weeks of hatching, they remain dependent on the breeding site and their parents for 7-10 weeks after hatching (Table 1). All 4 species will leave the nest and explore nearby branches before they can fly.

Table 1. Approximate length of incubation period, and number of days that nestling and fledgling state-Threatened wading birds are dependent on parental feeding at the breeding site (Palmer 1962 [cited in Frederick 2002], Jenni 1969, Maxwell and Kale 1977, Werschul 1979, White et al. 1982, Frederick et al. 1993, Rodgers 1996, Dumas 2000, Frederick 2002, Lowther and Paul 2002, Rodgers and Smith 2012, Frederick 2013).

Species	Incubation (days)	Post-hatching dependence on parental feeding at breeding site (days)	Total days from egg stage until no longer dependent on parental feeding at breeding site
Tricolored Heron	22-25	51-59	73-84
Little Blue Heron	21-24	Not well known	Not well known
Reddish Egret	26	56-70	82-96
Roseate Spoonbill	22-24	50-56	72-80

Habitat features that support essential behavioral patterns

Wading birds rely on wetlands and small islands for the essential behaviors of breeding, feeding, and sheltering. Wading birds build nests of sticks, twigs, and finer materials in trees or shrubs on islands or over standing water (FWC 2003). Characteristics of a suitable breeding site include woody vegetation capable of supporting a nest, absence of ground-predators, and proximity to foraging habitat (Rodgers and Smith 2012). Water surrounding breeding sites impedes mammalian predators, which can depredate nests and cause abandonment of an entire colony (Frederick and Collopy 1989a). Little blue herons and tricolored herons nest in a variety of woody vegetation such as cypress (*Taxodium distichum*), willow (*Salix* spp.), red maple (*Acer rubrum*), buttonwood (*Conocarpus erectus*), mangroves (most commonly *Rhizophora mangle*), and Brazilian pepper (*Schinus terebinthifolius*) (Ogden 1996a, Rodgers 1996). Little blue herons and tricolored herons nest in a variety of freshwater and marine habitats, though tricolored herons primarily nest in coastal habitat, and some nests occur on the ground on salt marsh islands (Ogden 1996b, FWC 2003, Rodgers and Smith 2012, Frederick 2013). Roseate spoonbills and reddish egrets in Florida nest primarily in mangroves or Brazilian pepper on coastal islands and spoil islands, though roseate spoonbills also nest in freshwater habitats (Bjork and Powell 1996, Dumas 2000, Hodgson and Paul 2010). At 4-7 weeks of age, young wading birds that have left the nest often congregate in shallow, open areas within or on the edges of the colony (Rodgers and Nesbitt 1979, Frederick et al. 1993, Paul 1996, Dumas 2000). These 4 species tend to nest below overhanging branches in the shaded area of the canopy, which can make them difficult to detect from the air (Jenni 1969, Dumas 2000, Rodgers et al. 2005). Wading birds roost communally at night in habitat similar to that used for nesting, often in multi-species assemblages (Dumas 2000, Frederick 2002).

Wading birds often reuse breeding sites when conditions remain favorable, with some breeding sites used every year for decades (Cook and Baranski 2018; A. Paul, personal communication). However, there is high interannual variability in breeding effort by wading birds resulting from variation in water levels (Frederick and Ogden 2001), and some breeding sites are not used every year. For example, the mean number of times that a colony was used per number of years of monitoring was 0.54 (median = 0.56) in long-term monitoring

of roseate spoonbills in Florida Bay (Cook and Baranski 2018). Over a 4-year period in southwest Florida, Bancroft and colleagues (1988) found that 14 of 37 wading bird colony sites (38%) were occupied in only 1 of the 4 years surveyed. Bryan and colleagues (2003) reported a turnover rate of 33% for wading bird breeding sites in the Upper St. Johns River Basin, with breeding sites frequently abandoned and then re-occupied in later years. Coastal breeding sites tend to be more stable than inland sites (Kushlan 1977, Ogden et al. 1980, Frederick 2002). For example, coastal breeding sites in central Florida that remain free of disturbances and predators have been used consistently every year for decades (A. Paul, personal communication).

Little blue herons, roseate spoonbills, and tricolored herons forage in a variety of shallow marine, brackish, or freshwater sites (freshwater non-forested wetlands, freshwater forested wetlands, non-vegetated wetlands, cultural-palustrine, subtidal, intertidal, and cultural-estuarine habitats, as well as the edges of lacustrine and riverine habitats as described in the [Florida Land Cover Classification System](#) [Kawula 2014], which crosswalks to the Florida Land Use Cover and Forms Classification System [Florida Department of Transportation 1999; see Appendix B in Kawula 2014]). Examples of these habitats include tidal ponds and sloughs; mudflats; mangrove-dominated pools; freshwater sloughs and marshes; the edges of rivers, streams, and lakes; and human-created canals and impoundments (Bjork and Powell 1996, Rodgers and Smith 2012, Frederick 2013). These species typically forage in water depths of 2-8 in (5-20 cm; Willard 1977, Powell 1987, Dumas 2000). Freshwater foraging areas are important for provisioning young (A. Paul, personal communication).

Throughout their range, reddish egrets are restricted to coastal areas and forage in shallow marine environments such as shallow tidal flats with unconsolidated bottom or patchy seagrass, mudflats, oyster reefs, sandbars, and sandy shorelines (Paul 1996, Lowther and Paul 2002, Green 2005, Bates et al. 2016, Gonzalez et al. 2016). Reddish egrets rely on a narrow set of foraging habitat conditions, including areas with water depths less than 8 in (20 cm) at low tide, and where seagrass cover, if present, is patchy or sparse (Lowther and Paul 2002, Bates and Ballard 2014, Geary et al. 2015, Bates et al. 2016, Gonzalez et al. 2016). Suitable foraging habitat is therefore limited in availability for this species.

During the breeding season, wading birds tend to forage near nesting colonies to decrease energy spent traveling (Kushlan 1986). For example, average foraging distance from breeding sites varied from 3-6 mi (4.5-10 km) for 3 little blue herons colonies in Florida (Bancroft et al. 1990), 3-8 mi (5-3 km) for South Florida colonies of tricolored herons (Bancroft et al. 1990, Strong et al. 1997), and 7.5 mi (12 km) for a roseate spoonbill colony in Florida Bay (Powell and Bjork 1990). Reddish egrets tend to nest within 3 mi (5 km) of suitable foraging habitat (Hill and Green 2011, Cox et al. 2019), and 80% of reddish egret foraging locations are within 15.5 mi (25 km) of breeding sites (Koczur 2017; Koczur, unpublished data).

Threats

Major threats identified in a [Species Action Plan for Six Imperiled Wading Birds](#) (FWC 2013) include loss of wetland habitat, habitat degradation due to changes in hydrology and water quality, disturbance at breeding sites, and elevated populations of native and non-native nest predators.

Wading birds need wetlands for essential behaviors of breeding, feeding, and sheltering; loss of wetlands to development and other activities is a major threat to these species. Coastal development and alterations in hydrology, for example, reduce habitat quality and quantity (Lorenz 1999, Lorenz et al. 2002, Lowther and Paul 2002, Lorenz 2014a, Lorenz 2014b), and shallow coastal sites are vulnerable to inundation due to climate change (Zhang 2011). As described above, wading birds require specific habitat conditions to support nesting, and some breeding sites have been re-used for decades (Cook and Baranski 2018). Therefore, loss of suitable breeding sites can threaten these species.

Reproductive success in wading birds is driven by foraging success (Frederick and Spalding 1994, Frederick 2002). Foraging success, in turn, is tied to water quality, water depth, prey density, and vegetation type and density (Gawlik 2002, Lantz et al. 2010). Wading birds require wetlands with a variety of hydroperiods to ensure access to adequate year-round forage (Gawlik 2002). Actions that result in altered hydrology, nutrient

enrichment or environmental contaminants, or that otherwise affect the timing, quantity, or quality of water in wetlands can have significant impacts on wading bird foraging and breeding success. For example, certain water management practices can result in higher salinity in estuaries, which can result in reductions in prey populations (Paul 1996, Lorenz 1999, Lorenz and Serafy 2006). Reducing water depth around nesting colonies can make them vulnerable to mammalian predators, and rapid increases in water levels in nearby foraging habitat can induce colony abandonment due to a decrease in prey density (Frederick and Collopy 1989a, b). Prolonged periods of inundation and extreme water depths can result in the degradation or permanent loss of water-tolerant woody vegetation in wading bird colonies. For example, an extreme high-water event in 1994-1995 in the Everglades resulted in extensive mortality of Carolina willow (*Salix caroliniana*) on tree islands that supported historic colonies (Frederick 1995, FWC unpublished data), and there has been essentially no regeneration of Carolina willow on those islands since that time (M. Ward, personal communication). Wading birds are also vulnerable to pesticides, heavy metals, and other environmental contaminants. For example, exposure to methylmercury can impair reproduction (Frederick and Jayasena 2010, Jayasena et al. 2011).

Human disturbance at breeding sites can significantly impair breeding. In response to disturbance, nesting birds may leave eggs and young unattended, thereby exposing eggs and young to predators, sun, and cold (Tremblay and Ellison 1979, Rodgers 1996). Examples of activities that may flush birds from their nests and may result in lower productivity include boating traffic, equipment operation, or passive recreational activities (e.g., wildlife viewing, paddling, photography, etc.; Rodgers and Smith 1995, Carlson and McClean 1996, Carney and Sydeman 1999, Bouton et al. 2005, Livezey et al. 2016).

Wading bird colonies are vulnerable to predators, such as raccoons (Rodger 1987, Frederick and Collopy 1989b). Predation management (e.g., precluding access by either managing hydrology or removing floating vegetation, removing predators that have accessed islands, etc.) is important to address this threat where it occurs.

Potential to Significantly Disrupt or Impair Essential Behavioral Patterns

Given the reliance of wading birds on coastal and freshwater wetlands for breeding, feeding, and sheltering, actions that result in loss of suitable wetlands can cause significant impairment of essential behaviors. Similarly, actions that modify wetlands through changes in timing, quantity, or quality of water can result in significant impairment of essential behaviors.

Activities may cause significant impairment of breeding if they result in wading birds flushing from active nests or result in loss or degradation of active or recent breeding sites (see definitions below), whether sites occur in natural or man-made habitat.

Take of Wading Birds

This section describes what constitutes take of wading birds under Rule 68A-27, F.A.C. For ways to avoid take (and thus avoid the need for a FWC permit) please see [Measures to Avoid Take](#). Take of wading birds can be either incidental or intentional. **Incidental take** refers to take that is incidental to, and not the purpose of, carrying out an otherwise lawful activity. This type of take is prohibited without an [incidental take permit](#) or [other authorization](#). Accidental death or injury of wading birds during construction is an example of incidental take. **Intentional take** is not incidental to an otherwise lawful activity and is prohibited without a [scientific collecting permit](#) or unless the take is authorized under certain circumstances involving [risks to property or human safety](#). Capturing and handling wading birds for research is an example of intentional take.

The following terms, as defined below, are used throughout these guidelines:

- **Active nest:** A nest is considered active when supporting essential behavioral patterns, which occur from the point of nest building until young of the season become capable of sustained flight or

permanently leave the nest. Nest building includes a breeding pair exhibiting courtship behavior, carrying nest material, and/or engaging in construction or repair of a nest.

- **Breeding site:** The area used by wading birds for the essential behavior of breeding, including the substrate (e.g., vegetation) supporting nesting and the shallow, open areas immediately adjacent to (i.e., within 50 ft [15 m] of) the nesting substrate. Adjacent shallow areas are important for young birds after they leave the nest and before they are capable of leaving the breeding site (Rodgers and Nesbitt 1980, Frederick et al. 1993, Dumas 2000). Not all breeding sites will have shallow, open areas within 50 ft of the nest substrate.
- **Colony:** Refers to breeding sites that contain more than 1 nesting pair of birds.
- **Active breeding site:** Breeding sites with courtship behavior or nest-building activities, eggs, or young.
- **Recent breeding site:** Areas used for breeding at least once in the preceding 5 years. As noted in the Biological Background section, there is high interannual variability in breeding effort by wading birds, and some breeding sites are not used every year. For example, reddish egrets have been observed returning to a breeding site as many as 5 years after previous occupancy in coastal breeding sites (Hodgson and Paul 2011), and inland breeding sites tend to be even less stable than coastal ones (Kushlan 1977, Ogden et al. 1980, Frederick 2002). This definition may be revisited in future revisions of this document as new data become available.
 - Documented recent breeding sites can be found on the FWC’s website at: <http://geodata.myfwc.com/pages/upland>
If no data are available using this resource, and if surveys conducted in accordance with the [recommended methodology](#) do not discover an active breeding site, then the site is not considered a “recent breeding site.”
 - The resource at the link above is intended to provide regulatory certainty regarding recent breeding sites. *However, please be aware that the FWC does not have comprehensive, statewide coverage of wading bird colonies, and an active breeding site may still be present on site.* Surveys using the [methodology below](#) are still highly recommended in potential nesting habitat to determine if an active breeding site is present.
- **Reddish egret Core Foraging Areas:** Areas within 15 mi (24 km) of reddish egret breeding sites that have been used for breeding at least once in the preceding 5 years. See [below](#) for information on how to locate Core Foraging Areas and to determine if suitable foraging habitat is present within the Core Foraging Area.

Take of state-Threatened wading birds may include any of the forms described below. For ways to avoid take or the need for a FWC permit, please see [Measures to Avoid Take](#).

1. Actions result in take if they cause injury or death of wading bird adults, eggs, or young.
2. Actions that result in loss or modification of habitat within active or recent (i.e., used in the last 5 years) breeding sites (see definition [above](#)) cause take if the loss or modification significantly impairs breeding. Examples that may rise to the level of take include destroying, modifying, or removing nest substrate (i.e., the vegetation or material on which the nest rests) and reducing the extent of the shallow, open flats within 50 ft of the nest substrate.
3. Actions that render part or all of an active or recent breeding site unsuitable for breeding. Examples that may rise to the level of take include, but are not limited to the following:
 - a. Precluding future use of the breeding site through alteration of water levels (e.g., killing or modifying the nest substrate through a significant increase or decrease of water via project

- activities, reducing water levels in a manner that connects an island breeding site to land or that allows access to mammalian predators, etc.). Exceptions include precluding future use of the breeding site due to emergency water management actions necessary for human health and safety, such as flood control, as described in [Other Authorizations for Take](#).
- b. Reducing water quality through spills or pollutants at the breeding site in a manner that precludes future use of the breeding site.
 - c. Increasing the level of disturbance (see number 6 below) in future breeding seasons by erecting permanent structures (e.g., buildings, docks, boardwalks, roads, bridges) within 330 ft (100 m) of the breeding site is expected to cause take, unless similar activities already occur in comparable proximity to the nesting colony and are not resulting in take. Existing activities are “similar” if they are comparable in nature, size, duration, and intensity.
 - d. Using deterrents to keep wading birds from nesting at a recent breeding site.
4. For reddish egrets, loss or degradation of *suitable foraging habitat* within Core Foraging Areas can result in take via significant habitat modification because suitable foraging habitat is limited for this species. Suitable foraging habitat includes the following characteristics:
 - a. Tidal flats (including mud or sand flats with or without seagrass), non-vegetated intertidal zone, or oyster bars (see [Kawula 2014](#) for definitions),
 - b. and including areas with water depths less than 8 in (20 cm) at low tide,
 - c. and where seagrass cover, if present, is patchy or sparse (defined as “Patchy [Discontinuous] Seagrass” in FWC’s [Seagrass Florida dataset](#)).

The [reddish egret Core Foraging Area dataset](#) provides locations of Core Foraging Areas. The FWC highly recommends checking project sites within these locations to determine if suitable foraging habitat, as defined above, is present.

5. For little blue herons, tricolored herons, and roseate spoonbills, significant modification of foraging habitat may cause take. However, for these 3 species, wetland mitigation provided through the Department of Environmental Protection’s (DEP) and the 5 Water Management Districts’ Environmental Resource Permit (ERP) process will be considered sufficient to meet the requirements of Rule 68A-27.007, F.A.C., and no further FWC authorization for take of foraging habitat is required (see [Other Authorizations for Take for more details](#)). Projects not covered through ERP process that may cause take through significant modification of foraging habitat will be evaluated by the FWC on a case-by-case basis, unless specified in [Examples of Activities Not Expected to Cause Take](#). For reddish egrets, projects permitted under the Joint Coastal Permit process may provide mitigation sufficient to meet the requirements of Rule 68A-27.007, F.A.C., and these projects will be considered on a case-by-case basis.
6. Ground, aerial, or water-based activities that result in birds flushing from (i.e., adults or nestlings moving from) active nests can result in take by significantly disrupting or impairing breeding. Activities that may cause take in this manner include, but are not limited to:
 - a. Pedestrian traffic and operation of a personal watercraft (including paddle craft), vessel, or other vehicle within a 330 ft (100 m) buffer (Rodgers and Smith 1995, 1997) around active nests that result in birds flushing from active nests.
 - b. Development activities within 330 ft (100 m) of an active nest that result in birds flushing from active nests. Such activities include, but are not limited to, dredging, clearing, grading, paving, bulldozing, digging, pile driving, building construction, and site preparation.
 - c. Operation of unmanned or remotely controlled unmanned aerial systems (UAS) or boats within 200 ft (61 m) of a known active nest that result in birds flushing from active nests (See [Appendix B](#) for additional information about safe use of UAS around nesting wading birds). Please note that this includes the airspace 200 ft above the active nest. The 200-ft buffer

was determined based on literature review and expert opinion (Hanson et al. 2014, Drever et al. 2015, McEvoy et al. 2016, Barr 2017, M. Burgess, personal communication).

- d. Operation of other manned or unmanned aircraft in a manner that results in flushing of birds from active nests or active breeding sites.
7. Intentionally and repeatedly forcing *roosting* or *foraging* wading birds to fly is considered take via harassment. This applies to instances when this is the purpose of the activity rather than incidental to an otherwise lawful activity.
8. Capturing, handling, or collecting wading birds or eggs constitutes take, as does banding, collecting, attaching auxiliary markers to, and drawing blood or other biological samples from wading birds.

Distribution and Survey Methodology

[Figure 1](#) depicts the principal geographic range of the 4 wading bird species addressed in these Guidelines.

Counties: All counties in Florida.

Recommended Survey Methodology

Surveys are not required but are highly recommended in the circumstances described below. An initial site review is recommended to identify if potential wading bird nesting habitat is present on site or within 330 ft (100 m) of the site or to determine if suitable foraging habitat is present within a reddish egret Core Foraging Area. In many cases, an initial site review is conducted during another permitting process (e.g., ERP process). If potential nesting habitat is on an adjacent property within 330 ft of project activities, contacting the adjacent landowner is recommended, because the landowner may have information on the presence of a recent or active breeding site.

When the initial site review indicates that potential wading bird nesting habitat is present, surveys using the methodology described below are highly recommended to determine if an active breeding site is present, if an [incidental take permit](#) is needed to avoid unauthorized take, and the extent of take likely to occur. The recommended survey methodology focuses on nesting habitat rather than foraging habitat, because wetland mitigation provided through the ERP process will be considered sufficient to meet the requirements of Rule 68A-27.007, F.A.C., for loss of foraging habitat (with the exception of reddish egret core foraging areas), as described in [Other Authorizations for Take](#). Before conducting surveys, potential permit applicants can refer to the [dataset for recently active wading bird breeding sites](#) to see if a [recent breeding site](#) has been identified on site. *Please be aware that this dataset is incomplete, and surveys are still highly recommended in potential nesting habitat to determine if an [active breeding site](#) is present.* Even if the site has been identified as a recent breeding site, surveys are still recommended to estimate the extent of take likely to occur from project activities, provided the breeding site is active. If active breeding sites are not observed using the survey methodology described below, and the site is not a recent breeding site in the [dataset for recently active wading bird breeding sites](#), no FWC review or coordination is needed. Survey results are valid until October 1 of the following calendar year after the date on which surveys were completed, which provides additional time and flexibility for potential applicants.

Identifying active breeding sites through surveys conducted during the dates specified in [Figure 1](#) can aid in development of appropriate avoidance, minimization, and mitigation measures. Surveys should take place for all species that may occur on site within each species' optimal survey dates ([Figure 1](#)). Please note that optimal survey dates vary among species and in different parts of the state, especially for reddish egret and roseate spoonbill. Observers should survey for all 4 species at coastal sites; inland, freshwater sites typically will not harbor reddish egrets. Aerial surveys generally are not acceptable for state-Threatened wading birds, because of the low detectability of dark-plumaged wading birds nesting in the shaded part of the canopy under overhanging branches (Frederick et al. 1996, Rodgers et al. 2005). Direct counts (under a limited set of

circumstances) or flight-line counts are recommended, using the methods described below:

1. Direct Counts (only for small or narrow breeding sites)

Direct counts (i.e., counting all nests in a breeding site) conducted from a distance of at least 330 ft are recommended *only for small or narrow breeding sites*, in which the observer can see all the way through the vegetation to identify all nests. These surveys may be conducted closer to the breeding site if the survey effort is similar in nature, size, duration, and intensity to existing activities.

Otherwise, direct counts conducted within 330 ft of a wading bird breeding site can result in take and should not be undertaken without a Scientific Collecting Permit from the FWC. Direct counts from a distance of at least 330 ft can occur at any time of day as long as there is adequate visibility. We strongly recommend at least 2 direct counts at least 1 month apart at a site to account for variability in the timing of nesting in the colony and to ensure that counts occur during the optimal window for each species likely to be present (Figure 1). For example, optimal survey dates do not overlap for roseate spoonbills and tricolored herons in the south zone, so multiple surveys will be necessary to ensure proper coverage for both species. Observers should record the following information:

- Location/Project name – If a site does not already have a known established name, it should be assigned a unique name based on the project (e.g., Example Lake Development Island 1) that will be used in any subsequent observations/reports.
- Colony latitude/longitude – Record the general location of the colony in decimal degrees (dd.ddddd), using map datum WGS 84.
- Date – mm/dd/yy.
- Observer – first and last name of observer.
- Start time and end time of the survey.
- Each species receives its own line of data, with the number of nests recorded per species.

2. Flight-line Surveys (for colonies wide enough that observers cannot see through the vegetation)

If the colony is large or wide enough that observers cannot see through the vegetation from the recommended buffer distance, the FWC recommends flight-line surveys (Erwin and Ogden 1980, Erwin 1981, Cox et al. 2017a) as the best method for identifying breeding sites and estimating take that may occur from project activities. Flight-line surveys use counts of flights by adults to and from colonies to identify species presence and to estimate abundance. If flight-line surveys are impractical due to the nature of the site or other factors, the potential applicant should contact the FWC for technical assistance.

For the best estimates of colony size, flight-line surveys should be conducted when most birds in a colony are incubating or have small chicks. During this stage in the nesting period, adults generally only switch nest duties once during the morning. Surveys during the nest-building or large nestling/fledgling stages will likely lead to an overestimate of nest numbers. [Figure 1](#) provides the best dates for surveys to meet conditions described above. We strongly recommend at least 2 flight-line counts at least a month apart at a site to account for variability in the timing of nesting in the colony and to ensure that counts occur during the optimal window for each species likely to be present ([Figure 1](#)). For example, optimal survey dates do not overlap for roseate spoonbills and tricolored herons in the south zone, so multiple surveys will be necessary to ensure proper coverage for both species.

Observers will visit colony sites by land and/or boat and will perform counts lasting 2 hours beginning approximately 1 hour after sunrise. Counts should be performed only under favorable weather conditions (i.e., good visibility, low wind, no rain). Surveys involve recording incoming and

outgoing flights from the colony. Flight-line counts require at least 2 observers, with observers stationed on opposite sides of a colony. Observers should maintain a distance of 330 ft (100 m) from active nests. Observers can be closer to active nests only if the survey effort is similar in nature, size, duration, and intensity to existing activities (e.g., if an existing man-made structure is closer than 330 ft [100 m] and gets substantial foot/vehicle traffic, then survey efforts from this structure would likely not create disturbance). Otherwise, flight-line surveys within 330 ft (100 m) of active nests can result in take and should not be undertaken without a Scientific Collecting Permit from the FWC.

A sample data sheet is provided in [Appendix C](#) for your use. It may be modified as necessary. Observers will independently record the following information:

Pre-survey information

- Location/Project name – If a site does not already have a known established name, it should be assigned a unique name based on the project (e.g., Example: Lake Development Island 1) that will be used in any subsequent observations/reports.
- Colony latitude/longitude – Record the general location of the colony in decimal degrees (dd.ddddd), using map datum WGS 84.
- Date – mm/dd/yy.
- Observer – first and last name of observer.
- Start time – time at the beginning of survey.
- Notes – note anything that might affect the count, such as problematic weather, or behaviors/nest stage that may affect the nest estimate (e.g., large chicks present, adults going in and out with nesting material); you may also record nests that are clearly observable from a distance (be sure to specify number by species if this is possible).

Survey information

Each species receives its own line of data. If a bird is known to have been observed more than once (e.g., an observer sees an individual land on a nest and then subsequently leave again, a bird flies back and forth repeatedly with nesting material) it should not be counted more than once. Make sure to record this behavior in the notes.

- Species – write out the species names of the birds observed.
- In/out – mark flight direction of each individual bird in the proper column with a tick mark, either into the colony or out of the colony. Birds that do not have noticeably direct flight to or from the colony (such as birds landing on nearby flats, circling, etc.) should not be counted. During the nest-building stage, adults visit the nest more frequently than birds incubating or feeding chicks. To avoid inflating numbers, birds carrying sticks should not be counted. Columns on the data sheet should be separated by adults, immatures and birds of unknown age (e.g., birds flying too fast to identify age).

Post-survey information

- End time – time at the end of survey.

To estimate number of nests per species, add the count of birds entering the colony to the count of birds leaving the colony, divide by 2 and then multiply by 1.5 (Cox et al. 2017a). For example, if observers counted 14 birds leaving the colony and 10 birds entering the colony, then the estimate of the number of nests for that species would be $((14+10)/2)*1.5 = 18$ nests.

Flight-line surveys can over- or underestimate colony size under different circumstances (Erwin and Ogden 1980, Cox et al. 2017a). To account for this variability, FWC staff will place the estimates provided by the applicant into categories when evaluating the extent of take and the sufficiency of minimization and mitigation measures. Categories will include 1 to 5, 6 to 10, 11 to 25, 26 to 50, 51 to 100, 101 to 200, 201 to 400, 401 to 600, and greater than 601 nests for each species.

If surveys are conducted in the manner described above, pre-construction surveys (i.e., checking for presence of nesting wading birds immediately prior to project activities) are not necessary. However, please note that, if previously-undetected wading bird nests are found during project activities, [avoidance](#) of take is not feasible, and take is not authorized by an [incidental take permit](#), the applicant should contact the FWC to discuss permitting options. Therefore, in cases where project planning surveys did not detect nesting wading birds but the site has potential nesting habitat, pre-construction surveys could be useful to reduce delays for projects occurring during the breeding season ([Figure 1](#)).

Recommended Conservation Practices

Recommendations are general measures that could benefit the species but are not required. No FWC permit is required to conduct these activities. For additional actions that benefit wading bird conservation, please see the Species Action Plan (FWC 2013).

- Manage breeding sites to restore and maintain conditions necessary for successful nesting.
 - Conduct predation management as necessary. For example, prevent mammalian predators, such as raccoons, from accessing breeding sites by restoring or maintaining open water through management of hydrology and/or floating vegetation. Management of floating vegetation should occur outside of the breeding season, and other forms of predation management must be done in a manner that [avoids take](#).
 - Maintaining alligators around breeding sites when possible benefits wading birds by reducing access by mammalian predators (Burtner and Frederick 2017).
- Monitor wading bird colonies from an [appropriate distance](#) to identify threats.
- During water management activities in freshwater wetlands, maintain quality wading bird foraging habitat within 8 mi (13 km) of breeding sites during the breeding season ([Figure 1](#)) by ensuring availability of areas with water depths between 2-8 in (5-20 cm).
- When possible, continue to maintain a matrix of different wetland types on the landscape. Maintaining a diversity of wetlands provides accessible foraging habitat for all species of wading birds throughout the range of seasonal water-level fluctuations.
- Avoid, or minimize to the extent practicable, the application of pesticides and fertilizers and the loading of heavy metals and other contaminants.
- Follow [Water Quality Best Management Practices \(BMPs\) and Forestry and Agricultural Wildlife BMPs](#) during agricultural activities.
- Avoid placement of trash and other food sources that may attract mammalian nest predators near breeding sites.
- Design docks, piers, and similar recreational facilities with conservation measures to minimize threats from [entanglement in fishing line](#). Examples include marked repositories or lidded trash cans for discarding fish carcasses, educational [signage](#), and participation in the [Monofilament Recovery and Recycling Program](#). Promote fishing line cleanup activities. Educate stakeholders to avoid feeding wading birds and other waterbirds, which can accidentally bring back fishing line to a colony.
- Remove fishing line from breeding sites to reduce the probability of entanglement, provided the removal occurs outside of the breeding season, with appropriate state and local authorizations, and with landowner permissions.
- Improve or create suitable foraging and nesting habitat on spoil islands.
- When creating new water features, consider including [islands](#) with vegetation suitable for wading bird nesting.
- Create shallow shelves on new water features to provide suitable foraging habitat. Please note that this practice is not recommended for highly urbanized areas or areas that may have high levels of environmental contaminants.

- For private landowners interested in attracting and managing habitat for wading birds on their properties, the FWC offers Florida's Safe Harbor Program, a voluntary conservation incentive plan that provides regulatory assurances against future land use restrictions in exchange for voluntarily implementing management practices. For more information, please visit <http://MyFWC.com/safeharbor>.

Measures to Avoid Take

Avoidance Measures that Eliminate the Need for FWC Incidental Take Permitting

The following measures will eliminate the need for an FWC [incidental take permit](#). For more information on projects that may cause intentional take (e.g., capturing and handling for research, intentional take to ensure human safety), please visit the [intentional take](#) section of this document. Projects may avoid incidental take by:

- Avoiding acts that can kill or injure wading birds or eggs, and
- Avoiding acts that result in loss or modification of habitat within active or recent (i.e., used in the last 5 years) breeding sites (see definition [above](#)), and
- Avoiding actions that render an active or recent breeding site unsuitable for breeding (see the [take section](#) for examples), and
- Avoiding actions that result in loss or degradation of suitable foraging habitat (as described [above](#)) within reddish egret Core Foraging Areas, and
- Avoiding actions that result in loss or degradation of suitable wetlands (both freshwater and saltwater) used by wading birds for foraging, unless included below in [Examples of Activities Not Expected to Cause Take](#) or [Other Authorizations for Take](#), and
- Maintaining a 330 foot (100 m) buffer around active nests for pedestrian traffic; operation of a personal watercraft, boat, or other vehicle; and development activities, and
- Maintaining a 200-foot (61 m) buffer (in vertical height as well as horizontal distance) from an active nest when operating an unmanned or remotely controlled UAS or boat, and
- Operating either manned or unmanned aircraft in a manner that does not result in flushing of birds from active nests or active breeding colonies.

Examples of Activities Not Expected to Cause Take

- Maintenance, alteration, or removal of: canals, levees, stormwater ditches, detention basins, retention systems, roadside swales, other artificial water bodies or water control structures, and appurtenant infrastructure or system components. This includes, but is not limited to dewatering, earthmoving, or vegetation clearing necessary for the performance of the activities as stated in this paragraph, provided activities occur outside of a 330-ft buffer around active wading bird nests and do not render a breeding site unsuitable for breeding.
- Project activities may be able to avoid take if similar activities already occur in comparable proximity to the nesting colony and are not resulting in take. Existing activities are "similar" if they are comparable in nature, size, duration, and intensity. Potential applicants should carefully document the existing activities on a site and whether project activities will increase the nature, size, duration, and intensity of activities beyond the existing levels to which the birds are habituated and accustomed. Potential applicants should be ready to present such information to FWC staff, if necessary, to justify how the activity is able to avoid take.
- Construction of a dock exempted from DEP permitting under Chapter 403.813, F.S., is not expected to result in significant modification of reddish egret *foraging* habitat. However please note that construction of any dock can cause take if conducted within 330 ft of an active nest or if it renders a breeding site unsuitable.
- Repair or maintenance of existing roadways, berms and levees, including but not limited to vegetation clearing, mowing necessary to maintain the level of service, or preservation of the

structural integrity of the facility within 330 ft of breeding sites, provided repairs occur outside of the breeding season and do not result in degradation to the breeding site (e.g., through changes in hydrology).

- Activities exempted from ERP permitting under Rule 62-33.00.051, F.A.C., are not expected to cause take via significant modification of **foraging** habitat. However, please note that these activities could potentially cause take if conducted within 330 ft of an active nest, if the activities result in loss or modification of an active or recent breeding site, or if the activities render a breeding site unsuitable for nesting. Projects permitted under the Joint Coastal Permit process may provide mitigation sufficient to meet the requirements of Rule 68A-27.007 for reddish egret, and these projects will be considered on a case-by-case basis.

This list is not an exhaustive list of exempt actions. If in doubt, please contact FWC's Species Conservation Planning staff at the appropriate [regional office](#) if you are concerned that you could potentially cause take. For private landowners, developers, consultants and government agencies proposing land use plans or development and construction projects with the potential to convert wildlife habitat to other land uses, technical assistance is available from the FWC *Office of Conservation Planning Services*. General information on fish and wildlife species and habitat conservation measures can be accessed through the Florida Wildlife Guide (<http://myfwc.com/conservation/value/fwcg/>), which includes planning tools for ecologically-based, landscape-level conservation. Project-specific requests for fish and wildlife coordination can be emailed to ConservationPlanningServices@MyFWC.com. Regionally assigned staff can assist with listed species coordination, pre-application project review, wildlife survey and other conservation recommendations.

Florida Forestry Wildlife BMP's and Florida Agricultural Wildlife BMP's

- Agriculture, as defined in Section 570.02, F.S., conducted in accordance with Chapter 5I-8, F.A.C., and the wildlife BMPs adopted in Rule 5I-8.001 and 5M-18.001, F.A.C., by the Department of Agriculture and Consumer Service pursuant to Section 570.94, F.S., is authorized and does not require a permit authorizing incidental take despite any other provision of Rule 68A-27.007 or 68A-27.005, F.A.C.
- Enrollment in the Notice of Intent process for the Florida Forestry Wildlife BMPs and Florida Agricultural Wildlife BMPs program and implementation of these BMPs provides a presumption of compliance with regard to incidental take of wading birds.
- Forestry and Agricultural Wildlife BMPs state to avoid heavy equipment operation (except for prescribed burning and related activities) within 330 ft (100 m) of active, known and visibly apparent little blue and tricolored heron colonies (2 or more nests), from February through May.

Other Authorizations for Take

- Emergency water management actions necessary for human health and safety, such as flood control.
- Activities within an airport security area in accordance with Rule 68A-9.012 F.A.C.
- If project activities result in take solely due to significant modification of **foraging** habitat of little blue heron, tricolored heron, and roseate spoonbill, wetland mitigation provided through the DEP and the 5 Water Management Districts' ERP process will be considered sufficient to meet the requirements of Rule 68A-27.007, F.A.C., and no further FWC authorization is required. However, please note:
 - Projects not covered through the ERP process that may cause take through significant modification of foraging habitat will be evaluated on a case-by-case basis.
 - This authorization does not apply to loss or degradation of reddish egret foraging habitat within Core Foraging Areas, as defined above.
 - This authorization does not apply to nesting habitat.
- As described in Rule 68A-27.007(2)(c), F.A.C., land management activities that benefit wildlife and are not inconsistent with FWC Management Plans are authorized and do not require a permit

authorizing incidental take. Aquatic habitat management activities and wildlife management activities are not considered inconsistent with management plans for imperiled wading birds, provided these actions (1) do not impact trees or shrubs that support active or recent (i.e., used in the past 5 years) breeding sites and (2) do not result in disturbance of active breeding colonies. Wildlife management activities include but are not limited to: exotic species removal, prescribed burning, roller chopping, and brush- and tree-cutting to improve wildlife habitat.

- In accordance with the Imperiled Species Management Plan's Policy on [Nest Removal for Inactive Single-use Nests of State-Threatened Birds](#), no permit is required to destroy an inactive (i.e., no eggs or flightless young) wading bird nest as long as the proposed level of habitat modification or degradation is not deemed significant enough to result in take. Please note that this policy only applies to removal of the inactive nest, not to the substrate on which the nest sits, and thus would apply to only a very narrow set of circumstances.
- In accordance with local, state, and federal regulations (including, but not limited to, Federal Energy Regulatory Commission (FERC) Electric Reliability Standard FAC-003-4, National Electrical Safety Code (NESC) section 218, and Florida Public Service Commission (FPSC) mandates), routine vegetation maintenance activities within existing power line right of ways that avoid heavy equipment operation within 330 ft (100 m) of active, known and visibly apparent nests do not require a permit authorizing incidental take.
- Routine vegetation maintenance activities within existing highway right of ways that avoid heavy equipment operation within 330 ft (100 m) of active, known and visibly apparent nests do not require a permit authorizing incidental take.
- Use and reclamation of clay settling areas, as required by Rule 62C-16, F.A.C., provided such use or reclamation activities occur either outside of 330 ft of an active nest or during the non-breeding season when no active nests are present.
- In cases where there is an immediate danger to the public's health and/or safety, including imminent or existing power outages that threaten public safety, or in direct response to an official declaration of a state of emergency by the Governor of Florida or a local governmental entity, power restoration activities and non-routine removal or trimming of vegetation within linear right of way in accordance with vegetation management plan that meets applicable federal and state standards does not require an incidental take permit from the state.

Coordination with Other State and Federal Agencies

The FWC participates in other state and federal regulatory programs as a review agency. During review, FWC staff identifies and recommends measures to address fish and wildlife resource impacts and may provide recommendations for addressing potential impacts to state-listed species in permits issued by other agencies. If permits issued by other agencies adequately address all requirements for issuing a state-Threatened species take permit, the FWC will consider these regulatory processes to fulfill the requirements of Chapter 68A-27, F.A.C., with a minimal application process. This may be accomplished by issuing a concurrent take permit from the FWC, by a memorandum of understanding with the cooperating agency, or by a programmatic permit issued to another agency. These permits would be issued by the FWC based on the understanding that implementation of project commitments will satisfy the requirements of Rule 68A-27.007, F.A.C. However, as noted above in [Other Authorizations for Take](#), if project activities result in take solely due to significant modification of foraging habitat for little blue heron, roseate spoonbill, or tricolored heron, wetland mitigation provided through the ERP process will be considered sufficient to meet the requirements of Rule 68A-27.007, F.A.C., and no further FWC authorization will be required. Exceptions are described above in [Other Authorizations for Take](#). The existing ERP requirements for wetland mitigation include replacement of functional loss from impacts to wetlands, and the mitigation includes provisions for

perpetual conservation and management.

Review of Land and Water Conversion Projects with State-Listed Species Conditions for Avoidance, Minimization and Mitigation of Take

- FWC staff, in coordination with other state agencies, provide comments to Federal agencies (e.g., the Army Corps of Engineers) on federal actions, such as projects initiated by a federal agency or permits being approved by a federal agency.
- FWC staff works with landowners, local jurisdictions, and state agencies such as the Department of Economic Opportunity and the Florida Department of Transportation on land use decisions, including long-term planning projects like sector plans and transportation projects, projects in Areas of Critical State Concern, and large-scale comprehensive plan amendments.
- FWC staff coordinates with state agencies such as the DEP and the 5 Water Management Districts that issue ERPs. These permits cover activities such as dredging and filling in wetlands, flood protection, stormwater management, site grading, building dams and reservoirs, waste facilities, power plant development, power and natural gas transmission projects, oil and natural gas drilling projects, port facility expansion projects, some navigational dredging projects, some docking facilities, and single-family developments such as for homes, boat ramps, and artificial reefs.
 - During the ERP process, FWC staff may provide guidance on avoidance, minimization, and mitigation measures for wading birds.
 - FWC staff will also work with DEP, WMDs, and the applicants during the pre-application and ERP process to determine if mitigation required as part of the ERP will also satisfy the applicants' responsibilities under Rule 68A-27 F.A.C. and associated rule enforcement policies (see FWC Incidental take Permitting Process below).
 - Conservation benefit, as evaluated by considering factors listed in Rule 68A-27.007(2)(b), F.A.C., may be accomplished through avoidance, minimization, and mitigation measures included in an ERP.
 - For activities governed by both Chapter 373 Part IV, F.S., (ERP) and Chapter 378 Part II, F.S., (Conceptual Reclamation Plan [CRP]), the applicant may request FWC review of the DEP application, if it includes a Wildlife/Habitat Management Plan (WHMP), and it is submitted concurrently to DEP and FWC. A WHMP shall address all state-listed species observed or reasonably likely to occur on a project site. The application and WHMP will be reviewed by FWC staff to determine whether or not it complies with the requirements under Chapter 68A-27, F.A.C. and the standards in the FWC's [Imperiled Species Management Plan](#), which provides further details about WHMPs.

FWC Permitting: Incidental Take

According to Rule 68A-27.001, F.A.C., incidental take is take that is incidental to, and not the purpose of, carrying out an otherwise lawful activity. Activities that result in take to wading birds are prohibited without an incidental take permit from the FWC unless [otherwise authorized](#) (see above for [activities](#) that do not require a permit). Incidental take permit applications are available on the [online permitting site](#), currently under the name "migratory bird nest removal." The applicant must be the landowner or an agent designated in writing by the landowner. Please note that permits will not be issued solely for proposed infrastructure (e.g., roads and utilities) that are part of a larger common development plan, project, plat, or subdivision. Issued permits must address all wading birds to be impacted on the entire project, development, plat, or subdivision site plan (the development footprint). Utility infrastructure may be permitted independently for system expansion or system improvements needed to support new customers or increased demand. *Applicants should be aware that the FWC typically does not issue permits for removal of active nests (as defined above in this document), except in situations involving health and human safety.*

In addition to state permits, the applicant is responsible for acquiring any necessary local or federal authorizations. Federal permits may be required from the U.S. Fish and Wildlife Service to comply with the Migratory Bird Treaty Act (16 USC 703-712). For example, removing an active nest may require a federal permit in addition to the state permit under certain circumstances. Issuance of a state permit does not constitute federal authorization.

The FWC may issue permits when there is a scientific or conservation benefit to the species and only upon showing by the applicant that the permitted activity will not have a negative impact on the survival potential of the species. Scientific benefit, conservation benefit, and negative impacts are evaluated by considering the factors listed in Rule 68A-27.007(2)(b), F.A.C. These conditions are usually accomplished through a combination of avoiding take when practicable, minimizing take that is unavoidable, and mitigating for the permitted take. The sections below describe the minimization measures and mitigation options available as part of the incidental take permit process for take of wading birds. This list is not an exhaustive list of options.

Minimization Options

The suite of options below can help to reduce or minimize take of the species and lessen the mitigation necessary to counterbalance take. All of the options below assume that adhering to avoidance measures that eliminate the need for FWC permitting described above is not possible, and that some level of take may occur.

Seasonal, Temporal, and Buffer Measures

- When activities must occur within 330 ft of active or recent breeding sites, conduct activities outside of the nesting season (i.e., when adults, eggs, and/or young are not present) to minimize impacts. Typical nesting season dates are provided in [Figure 1](#). However, applicants should be aware that some reddish egret nesting activity may occur almost year-round in Florida Bay and the Florida Keys.
- If activities must be conducted during the nesting season:
 - Minimize the number of trips and the length of time for construction and other activities involving foot traffic and operation of a personal watercraft, boat, heavy equipment, or other vehicle within a 330 ft (100 m) buffer around active nests (Rodgers and Smith 1995, 1997).
 - If the project must occur within the buffer, minimize the time spent within the buffer around occupied breeding habitat during the nesting season. Scheduling activities in early morning or, if necessary, late afternoon minimizes exposure of eggs and chicks to harmful heat-stress and/or sun exposure if adults are flushed off of the nest.

Design Modification

- Preserve, or minimize impacts to, active and recent breeding sites where possible.
- Design development projects so that resultant structures or activities are sited as far as possible from active or recent breeding sites.
- Minimize amount of suitable foraging habitat lost or degraded.
- When removing invasive non-native species used by wading birds as nesting substrate, remove the vegetation in a phased fashion to minimize the amount of nesting habitat lost in any given breeding season, and replace removed vegetation with native species that provide suitable nesting substrate.
- Design water control structures and other project activities to minimize changes in timing, quantity, or quality of water that could degrade suitable foraging or nesting habitat.
- Design type and placement of waste receptacles and other potential food sources to minimize attractants for mammalian and avian nest predators near active or recent breeding sites.
- Design docks, piers, and similar recreational facilities with conservation measures to minimize threats from [monofilament entanglement](#). Examples include marked repositories or lidded trash cans for discarding fish carcasses, educational [signage](#), and participation in the [Monofilament](#)

Recovery and Recycling Program.

- Maintain or create deeper water areas around nesting colonies in order to reduce accessibility to predators, while retaining the shallow flats used by young birds immediately adjacent to the colony.

Method Modification

- When working within 330 ft (100 m) of an active nest, provide a visual barrier between project activities and the breeding site where feasible.
- Provide pre-construction training about wading bird protections to contractors, sub-contractors, and other project personnel.
- Use DEP best management practices for sedimentation and erosion control to minimize impacts to water quality (e.g., turbidity). Avoid materials that could result in entanglement of wildlife.
- Minimize the use of pesticides, fertilizers, or other potential environmental contaminants near wetlands.
- Minimize disruption of water flow to upper marshes/littoral zones during the wet season. Also, minimize rapid increases or decreases in water flows to these areas when possible.
- When activities must occur within active or recent breeding sites, reduce the extent to which vegetation in the site is impacted.
- When activities must occur within active or recent breeding sites, conduct activities outside of the nesting season to minimize impacts to active nests, eggs, and young.
- If activities must be conducted during the nesting season, refer to the Seasonal or Temporal Restrictions above to minimize impacts.

Mitigation Options

Please note that mitigation must provide scientific or conservation benefit to the specific species taken by project activities (e.g., actions that result in take of reddish egrets must provide mitigation that benefits reddish egrets). Mitigation is scalable depending on the impact, with mitigation options available for take that significantly impairs or disrupts essential behavioral patterns. This list of mitigation options is not exhaustive. [Programmatic permits](#) are possible and will be evaluated on a case-by-case basis. In some cases, mitigation provided through the ERP process may satisfy the requirements of Rule 68A-27, F.A.C., as described in [Coordination with Other State and Federal Agencies](#). All mitigation contributions support wading bird conservation actions consistent with the [Species Action Plan for Six Imperiled Wading Birds](#) (FWC 2013) or those identified by FWC subject matter experts as emerging needs for the species.

Scientific Benefit

The following research and monitoring projects will provide scientific benefit, provided FWC staff approve the objectives and methods submitted as part of the permit application.

- Develop scientifically rigorous methods to effectively survey breeding populations of dark-plumaged wading birds.
- Implement an annual monitoring program using FWC-approved protocols for at least 10 years for wading bird colonies in underserved regions of the state (e.g., interior peninsular and panhandle colonies). Please note that local-scale monitoring (e.g., monitoring of 1 or a few nesting colonies) is insufficient to provide “scientific benefit.”
- Carry out a long-term (≥5 years) demographic study using either color-banding or transmitter technology to examine survival and dispersal of adults and fledged chicks across the state.
- Model the impact of climate change (sea-level rise, temperature change, and change in rainfall) on the nesting and foraging habitat of state-Threatened wading birds, particularly on the Gulf Coast. This could include a spatiotemporal assessment of foraging habitat near priority reddish egret colonies, as determined through coordination with FWC staff.

- Test potential climate change adaptation methods designed to benefit wading birds.
- Develop and implement a statewide framework for use of citizen science data to monitor non-breeding wading bird populations.

Habitat

- **Protection or restoration of active or recent breeding sites.** Examples include, but are not limited to: breakwaters or vegetation plantings to protect breeding sites from eroding, restoring open water around the site to reduce predation (while retaining shallow areas used by young birds), planting of [water tolerant tree species](#) to help mitigate for losses resulting from deviations in normal water management operations, long-term commitment for predation management (in a manner that avoids take), restoration of spoil islands or tree islands, hydrologic restoration to enhance breeding sites, etc.
- **Restoration of potential wading bird foraging habitat or restoration of historic breeding sites** on public or private conservation lands through hydrologic restoration, fire, planting of native wetland plants, mechanical techniques, or control of invasive exotic vegetation.
- **On-site preserve areas** that protect existing active or recent breeding sites, along with a commitment for long-term management with a habitat management plan.
- **On-site preserve areas** with sufficient, suitable foraging habitat to counterbalance take and a commitment for long-term management with a habitat management plan to sustain habitat quality.
- **Fee simple acquisition, mitigation bank credits, or other conservation easements** of potential habitat, with a commitment for long-term management and a habitat management plan, in areas with sufficient foraging and/or nesting habitat to counterbalance take.
- Support for or long-term commitment to use **habitat management techniques** (e.g., fire, control of hydrology, treatment of invasive non-native species) that maintain habitat conditions suitable for the species taken.
- **Creation** of potential wading bird foraging habitat with a commitment for long-term management and a habitat management plan.

Please note that when removal of invasive non-native species used by wading birds is deemed necessary, removal of nesting substrate should be conducted in a phased fashion, and vegetation should be replaced with appropriate native species that provide suitable nesting substrate.

Funding

- Mitigation may take the form of a financial contribution to the [Fish and Wildlife Foundation of Florida's](#) Imperiled Species Permitting Conservation Fund. Mitigation funding will be used to fund priority actions included in or consistent with the objectives of the [Species Action Plan for Six Imperiled Wading Birds](#).

Information

- Mitigation can be used to support research, monitoring, or educational projects included in or consistent with the objectives of the [Species Action Plan for Six Imperiled Wading Birds](#). This form of mitigation can be part of a mitigation package but shall not be the sole form of mitigation unless included above under [Scientific Benefit](#).

Programmatic Options

- Multi-year or long-term permits are possible and will be considered on a case-by-case basis. Examples include, but are not limited to, large-scale ecological restoration projects or public works projects. Programmatic permits similar to [Safe Harbor Agreements](#) are possible for landowners concerned that a temporary activity may attract nesting wading birds.

Multispecies Options

- The ERP process can serve as a multi-species option for wading birds and other species that use wetlands and are considered wetland-dependent species in the Applicant's Handbook. In many circumstances, mitigation provided through the ERP process may be sufficient to cover take of multiple state-Threatened wetland-dependent species.

Assembling a mitigation package

When assembling a mitigation package, applicants should evaluate: (1) what is the extent of take that will occur, and (2) how much mitigation would be necessary to counterbalance the take and provide an additional benefit to the species? Mitigation for actions that significantly impair or disrupt breeding must at least replace the productivity lost due to the action. The appropriate amount and duration of mitigation will depend on the impact. For example, if an action results in a single-occurrence take of 10 tricolored heron nests, mitigation would have to be sufficient to replace those 10 nests and provide an additional benefit. However, if an action results in permanent loss of a breeding site used by 10 tricolored heron pairs, mitigation would have to counterbalance more than just a one-time loss of 10 nests. The following provides additional guidance:

- If impacts are small (e.g., loss of only a portion of a breeding site, loss of a small breeding site, one-time actions that result in take when birds are flushed from active nests), some examples of options for counterbalancing take include one-time restoration of open water around a breeding site, planting water tolerant species to restore a portion of a breeding site, short-term predation management, contributing to project designed to protect a breeding site from erosion, or small-scale hydrologic restoration of foraging habitat immediately surrounding a breeding site. Providing a financial contribution sufficient to pay for any of the above options also is acceptable.
- For larger impacts (e.g., loss of a large breeding site, actions that result in take when birds are repeatedly flushed from active nests), counterbalancing take may require larger-scale mitigation options, such as repeated restoration treatments to restore and maintain open water around a breeding site, restoration of spoil islands or tree islands, long-term predation management, large-scale erosion control projects, on-site preserves with long-term protection of existing breeding sites, or more extensive hydrologic restoration or foraging habitat restoration immediately surrounding a breeding site. Providing a financial contribution sufficient to pay for any of the above options also is acceptable.
- Please note that protection, restoration, creation, or management of foraging habitat may be acceptable to mitigate for take that impairs or disrupts breeding. However, the applicant must provide a strong justification that the foraging habitat is sufficient to replace lost productivity and provide an additional benefit to the species.

The mitigation options outlined in the pages above may be combined by the applicant when creating a mitigation package. Additional mitigation options may be considered by the FWC's Protected Species Permitting Office, provided the applicant can provide sufficient justification of scientific or conservation benefit.

FWC Permitting: Intentional Take

Intentional take is not incidental to otherwise lawful activities. Per Chapter 68A-27, F.A.C., intentional take is prohibited and requires a permit. For state-Threatened species, intentional take permits may only be considered for scientific or conservation purposes (defined as activities that further the conservation or survival of the species taken). Permits are issued for state-Threatened species following guidance in Rule 68A-27.007(2)(a), F.A.C. Intentional take is authorized under certain circumstances that involve risks to property or human safety, such as on airport property ([see above](#)).

Risks to Property or People

Intentional take for Human Safety

- Rule 68A-9.012, F.A.C., describes circumstances under which wading birds may be taken on airport property without further state authorization for an imminent threat to aircraft or human safety.
- Permits will be issued only under limited and specific circumstances, in cases where there is an immediate danger to the public's health and/or safety, including imminent or existing power outages that threaten public safety, or in direct response to an official declaration of a state of emergency by the Governor of Florida or a local governmental entity. Applications submitted for this permit must include all information that is required from any other applicant seeking a permit, along with a copy of the official declaration of a state of emergency, if any.

Aversive Conditioning

- Not applicable for wading birds.

Scientific Collecting and Conservation Permits

Scientific collecting permits may be issued for wading birds using guidance found in Rule 68A-27.007(2)(a), F.A.C. Activities requiring a permit include any research or educational use that involves capturing, handling, or marking wildlife; approaching or entering wading bird breeding sites for scientific purposes; conducting biological sampling; or other research that may cause take. Applicants can apply for scientific collecting permits on the FWC's [online permitting site](#).

Research activities requiring a permit include any projects that involve capturing, handling, or marking wading birds; approaching or entering wading bird breeding sites for scientific purposes; conducting biological sampling; or other activities that may cause take. Scientific collecting permit applications should include a justification of how the project furthers the conservation or survival of the species; objectives and scope of the project; detailed description of project methods, including duration, sample size, disposition of individuals, and capture/handling procedures; coordination with others conducting similar work in Florida; and expertise, qualifications, and resources available to accomplish project objectives. [Appendix A](#) provides a reference for those developing permit applications for research or monitoring that requires working near or within wading bird breeding sites, and [Appendix B](#) provides guidance for those developing applications for surveying wading birds using UAS.

Scientific collecting permit applications involving **captive possession** for any period of time must include a full explanation of whether the facility has the appropriate resources for accomplishing the objectives and for maintaining the animals in a safe and humane manner. Applications for **educational use** of live wading birds must include an evaluation by an independent rehabilitator and a veterinarian demonstrating that the individual cannot be released into the wild; must demonstrate appropriate educational use; and must include information about the ability of the applicant(s) to conduct the educational activities, their history of performing such activities, and resources for maintaining wading birds. Appropriate educational use means that the wading birds must be housed at a non-profit scientific or educational facility, must be on public display with the intent of conservation education whenever the facility is open to the public (provided the bird is in good health), and must not be displayed for commercial purposes (i.e., any manner that implies personal use or that promotes or endorses any product, merchandise, good, service, business or organization). Additionally, applicants that wish to possess live wading birds for educational purposes must abide by caging requirements (Rule 68A-6, F.A.C.) and obtain a license for exhibition/public sale (372.921 Florida Statutes).

For **possession of dead wading birds, or their parts or infertile eggs**, an applicant must meet the definition of appropriate educational use provided above, except that specimens may be housed in a manner appropriate

for their preservation, provided they are still accessible for public use. Permits may be issued to display a specimen if the specimen was obtained via a rehabilitation facility or was encountered dead.

Although issuance of a state permit does not depend on the possession of **local or federal authorizations**, permittees must obtain all necessary local and federal authorizations before executing the state permit. Please note federal permits may be required from the U.S. Fish and Wildlife Service to comply with the Migratory Bird Treaty Act and may be required from the United States Geological Survey (USGS) Bird Banding Lab for banding, color-marking, specific capture methods, sampling of blood/tissues, collection of feathers, and attachment of transmitters or other data gathering mechanisms. Federal salvage permits are also required to collect any dead individuals (i.e., mortality not due to research activities or incidental take from research activities) or parts of deceased individuals, including feathers and tissues.

Considerations for Issuing a Scientific Collecting Permit

FWC staff considers the following questions when evaluating Scientific Collecting Permit applications, based on the factors outlined in Rule 68A-27.007(2)(a), F.A.C. The bullets under each question provide guidance to permit applicants for assembling a complete application:

- 1) Is the purpose adequate to justify removing the species (if the project requires this)?
 - Permits will be issued if the identified project is consistent with the goal of [Species Action Plan for Six Imperiled Wading Birds](#) (i.e., improvement in status that leads to removal from Florida's Endangered and Threatened Species List), or addresses an identified data gap important for the conservation of the species.
- 2) Is there a direct or indirect effect of issuing the permit on the wild population?
 - Applicants must include detailed methods, including measures taken to minimize take. Applications also should include proposed sample size and disposition of individuals, as appropriate.
 - Trapping, capturing and handling wading birds may impact the wild populations' ability to forage, breed, or rear young. Applications proposing these activities must include trapping and handling protocols. Trapping and handling protocols should identify measures to lessen stress for captured individuals and to lessen the impacts to wading bird populations.
 - Methodologies for any collection of tissues such as blood should be clearly spelled out, including measures taken to reduce stress/injury to the birds.
 - Entering breeding sites can result in take of eggs or young birds at both target nests and at nearby nests of the same species or other species of wading birds. Abandonment of the breeding site also may occur if proper precautions are not in place. Applicants that propose to work near or within breeding sites must include measures for minimizing disturbance to target nests, neighboring nests, and the colony as a whole. [Appendix A](#) provides a reference for applicants.
- 3) Will the permit conflict with a program intended to enhance survival of species?
 - Applications must include clear objectives to ensure that the project does not conflict with other conservation efforts for the species.
 - Coordination with land managers and partners (county, city, state or national) should be addressed in the application to demonstrate that the project will not conflict with other efforts for the species.
 - Applications should identify the project location, such as where trapping or handling will occur (privately owned or public lands).
 - Applicants that propose to approach or enter breeding sites must justify that the level of disturbance to breeding birds will not conflict with objectives of the [Species Action Plan for Six Imperiled Wading Birds](#) and other relevant conservation efforts for the species.
- 4) Will purpose of permit reduce likelihood of extinction?

- Projects consistent with the goal of the [Species Action Plan for Six Imperiled Wading Birds](#) or that fill identified data gaps in species life history or management may reduce the likelihood of extinction.
 - Applications must include clear project objectives and justification of why the proposed project has a scientific or conservation purpose, including how the project advances conservation of the species.
- 5) Have the opinions or views of other scientists or other persons or organizations having expertise concerning the species been sought?
- 6) Is applicant expertise sufficient?
- Applicants must have prior documented experience or training with this or similar species, and applicants should have met all conditions of previously issued permits.
 - The application should describe the qualifications (e.g., experience or training) of all project participants and the resources and facilities available to conduct the proposed work.

Relevant to all Scientific Collecting for Wading Birds:

- Permit amendment and renewal applications must be “stand alone” (i.e., include all relevant information on objectives and methods, even if previously submitted for a predecessor permit).
- Applications must include a proposal that clearly states the objectives and scope of work of the project, including a justification of how the project will result in a conservation or scientific purpose that benefits the species. The proposal also must include a thorough description of the project’s methods, time frame, and final disposition of all individuals. Please refer to the section above for additional information.
- Scientific collecting permit applications must include detailed qualifications or training for all individuals that will be capturing or handling wading birds. For those likely to submit multiple applications over time, the FWC strongly encourages applicants to upload minimum qualifications as part of an application for a self-issuing Registered Agent permit in the [online permitting site](#). The FWC also encourages applicants to include qualifications of sub-permittees in the Registered Agent permit. This approach will allow applicants to upload minimum qualifications only once rather than repeatedly uploading them in each scientific collecting permit application.
- Flight-line counts do not need a permit, provided surveyors remain outside of buffer distances identified above and the birds do not flush from active nests or active breeding areas. Conducting activities within the buffer distances or causing birds to flush from active nests or active breeding sites can result in take by significantly disrupting or impairing breeding.
- Aerial surveys with a UAS do not need a permit if operated greater than 200 ft (61 m) from active nests. *However, please note that approaching or entering a colony to retrieve a UAS that has landed or crashed could result in take, which is prohibited without a permit. See [Appendix B](#) for more information.*
- Aerial surveys in manned vehicles do not need a permit, provided flight altitude is above that which would cause birds to flush from active nests or active breeding sites. Causing birds to flush from active nests or active breeding sites can result in take by significantly disrupting or impairing breeding.
- [Appendix A](#) provides a reference for applicants that wish to approach or enter an active breeding site for monitoring or research.
- Passive observations (such as those involved in behavioral studies) of foraging, roosting, and nesting birds do not need a permit provided observers remain outside the identified buffer distances and the birds do not flush from active nests or active breeding sites. Conducting activities within the buffer distances or causing birds to flush from active nests or active

breeding sites can result in take by significantly disrupting or impairing breeding.

- Non-destructive habitat sampling near foraging, roosting, and nesting birds does not need a permit provided observers remain outside the identified buffer distances in active breeding sites and nesting birds do not flush. Conducting activities within the buffer distances or causing birds to flush from active nests or active breeding sites can result in take by significantly disrupting or impairing breeding.
- Any mortality should be reported to the FWC, and FWC staff will provide guidance on proper disposal of specimens in the permit conditions.
- A final report should be provided to the FWC in the format specified in the permit conditions.

Additional information

The recently active wading bird breeding sites dataset, and the reddish egret Core Foraging Area map are available at <http://geodata.myfwc.com/pages/upland>.

Information on economic assessment of these Guidelines can be found at <http://myfwc.com/wildlifehabitats/imperiled/management-plans/>

Contact

For permitting questions or to report mortalities, contact the FWC at (850) 921-5990 or WildlifePermits@myfwc.com. For more regional information visit <http://myfwc.com/contact/fwc-staff/regional-offices>.

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Appendices

Appendix A. Guidance for Researchers Applying for Permits to Work Near or Within Wading Bird Colonies

Conducting research or monitoring near (e.g., within 330 ft by foot or vehicle, but see [Examples of Activities Not Expected to Cause Take](#)) or within a wading bird breeding site with [active nests](#) can result in take and should only be conducted under a Scientific Collecting Permit from the FWC. In mixed species colonies, take of state-Threatened wading birds can occur even if the focus of the project is on non-state-listed species. In response to disturbance, nesting birds may leave eggs and young unattended, thereby exposing eggs and young to predators, sun, and cold (Tremblay and Ellison 1979, Rodgers 1996). Colony abandonment also is possible. Therefore, project personnel should use appropriate caution to minimize take while working near or within an active wading bird breeding site.

This appendix is meant to assist researchers with submitting complete applications for a Scientific Collecting Permit for monitoring or research conducted near or within wading bird colonies.

Conditions will vary depending on the colony and the project objectives, and this appendix should not be construed as a comprehensive set of minimization measures. Please note that adhering to the following guidance minimizes take but is not a substitute for a permit. Permit applications should include a proposal that contains a justification of how the project furthers the conservation or survival of the species; objectives and scope of the project; detailed description of project methods, including duration, sample size, disposition of individuals, and capture/handling procedures (if applicable); coordination with others conducting similar work in Florida; and expertise, qualifications, and resources available to accomplish project objectives.

In the permit application, researchers should include the weather conditions and times of day during which work will occur, along with a justification for how these conditions minimize the potential for take.

Research or monitoring near or within colonies should be conducted in mild weather conditions with low wind, no rain, and moderate temperatures (ideally around 75-88°F). Eggs and chicks exposed to the sun can become much hotter than the ambient temperature. Often, mild conditions occur between sunrise and 10:00 a.m. However, in some locations or situations (e.g., cloudy days), milder conditions may extend further into the day. For example, in parts of the state with earlier nesting, cold mornings can be dangerous for chicks and may warrant waiting until temperatures warm up later in the morning. There are other advantages to working in the morning hours. Older chicks of some species often regurgitate food when disturbed, but this is much less likely during early morning hours before they have been fed (P. Frederick, personal communication). For afternoon or evening visits, regurgitation can mean that the chicks are giving up an important and perhaps the only meal of the day, facing a long night without food. Roseate spoonbills are less likely to regurgitate food (J. Lorenz, personal communication).

Permit applicants should include protocols for minimizing disturbance when entering and exiting the colony.

Project personnel should choose entrance and exit points that minimize disturbance to the colony. For example, when possible, personnel can enter and exit at different locations, or design pathways to prevent flushing birds off the same nest more than once. If a colony must be accessed via a boat or airboat, staff should operate the boat to minimize engine noise and park sufficiently far from the colony to avoid physical disturbance of nests from propeller wash. When leaving the colony, participants should avoid potential propeller blasts to nests and should slowly increase the speed of the boat to avoid sudden, loud noises.

In the permit application, researchers should describe measures that will be taken to minimize the amount of time that nesting birds will be disturbed.

The appropriate amount of time will depend on the size of the colony and the agitation level of the birds. As project participants work from one end to another in a colony, adults and chicks are able to settle down as participants move through. During each visit, investigators should note the size of the radius of disturbance surrounding their activity, the size of which can vary between visits and can depend on the health of birds. Investigators should move through a colony such that no nest is in the radius of disturbance for more than 30 minutes.

The proposal should contain measures that will be implemented to reduce disturbance while moving through the colony.

For example, personnel should move quietly, while wearing dull colored clothing, and should keep noise, amount and volume of conversation, and sudden movements to a minimum. Participants can avoid direct eye contact with birds when possible. Moving slowly is critical. Projects should minimize the number of project personnel to the extent practicable.

If permit applicants intend to work in colonies during the early part of the nesting season, before most nests have eggs, applications should provide sufficient justification (e.g., experience, training, minimization measures) that the work can be conducted safely.

Appropriate protocols and minimization measures will vary depending on project objectives and the species present in the colony. Some species, such as white ibis, have a very low threshold for disturbance during nest building and early egg laying and may abandon the colony if work is conducted before most nests contain eggs. Other species, such as small herons and wood storks, appear to be more tolerant during egg laying. If sensitive species are present or project objectives do not require entering colonies in the early part of the nesting season, it is best to refrain from entering the colony until most nests have eggs. There are a number of cues that can be observed from nearby the colony that will help ascertain incubation behavior. Birds in incubation are very quiet compared to courting birds, so a lot of noise outside of late evening and early morning hours may indicate courtship and nest building. Also, high levels of traffic into and out of the colony are typical of courting and nest-building stages, and birds may often be carrying nest material during this time. Wading bird colonies in Florida have various levels of synchrony both within and among species, and one should not expect all birds to be in the same nesting stage. Participants can try to get a sense of what the majority of birds are doing. In large colonies, there may be high asynchrony across the colony, but high synchrony within particular geographic sectors. If the sectors are large enough, it may be possible to work in one without disturbing another. Finally, the stage of incubation can be assessed by quick walking visits within the colony. For example, if sensitive species are present and the first 10 nests seen all have 0 or 1 egg, it is best to get out of the colony and try again in a week (eggs are laid every other day). If the majority have 3 or more eggs, then most of the birds may be in incubation.

If permit applicants intend to work in colonies with older nestlings, applications should provide sufficient justification (e.g., experience, training, minimization measures) that the work can be conducted safely.

Older nestlings of some species may jump from the nest when disturbed, and permit applicants should include measures that will be taken to minimize risks. Ibises and anhingas are particularly prone to this behavior. For great egret, black-crowned night-heron, and great blue heron, nestlings are more likely to jump at 21 days of age or older, and white ibis and small herons are more likely to jump at 14 days of age or older (P. Frederick, personal communication). It is unclear whether these chicks can get back to the nest, but they likely are more vulnerable to predation by alligators when in the water or close to the ground. To minimize risk, personnel should move slowly past nests with chicks and alter their path to avoid the most advanced nests. Participants should avoid eye contact as much as possible with older nestlings, look at them obliquely when possible, and avoid staring. If the canopy is low, project activities occur late in the breeding season, or

nesting is highly asynchronous, nestling displacement is more likely and unacceptable levels of take become more probable. Appropriate protocols and minimization measures will vary depending on project objectives and the species present in the colony.

Permit applicants should describe protocols for dealing with the presence of potential nest predators.

For example, researchers should avoid entering colonies if avian predators (e.g., crows) are present. While crows are not able to force attending adults to leave their nests, they will follow researchers through the colony, preying upon nest contents before the displaced parents can return to the nest (Frederick and Spalding 1994). Excessive flagging may attract predators, even if researchers do not observe potential nest predators while in the colony. For nest marking, keep any markers small and below the nest bowl. Even a few crows can have a big impact because they often quickly cache the eggs they steal, and an individual crow can destroy many nests during a single researcher visit.

As noted above, applicants should include capture/handling procedures (if applicable), including measures taken to minimize stress. Minimization measures will vary depending on the project but should be clearly spelled out for all project activities that could result in injury (e.g., capture techniques, processing time, methods for collection of blood or other tissues, methods for collection of boluses, etc.). For example, if warm temperatures are a concern, the legs of chicks can be misted with a water-filled spray bottle. When researchers are handling nestlings that regurgitate food, placing an equal amount of small fish in the nest bowl can reduce impacts (chicks readily consume fish left on the nest bowl; D. Gawlik, personal communication).

M. Cook, P. Frederick, D. Gawlik, and J. Lorenz made important contributions to this appendix.

Appendix B. Guidance for Using Unmanned Aerial Systems (UAS) Near Wading Birds

Guidance for Recreational or Commercial Use of UAS Near Wading Birds

The following guidance applies to uses of UAS other than for scientific surveys of nesting wading birds, which are covered in a separate section below.

1. Be aware that wading birds are protected by both State and Federal law.
 - Your use of UAS could lead to impacts that violate these laws (e.g., the federal Migratory Bird Treaty Act; state Rules 68A-4, 68A-16, and 68A-27, F.A.C.). Wood storks also are protected under the federal Endangered Species Act.
 - Flushed birds can lose valuable energy, and flushing birds from nests leave the eggs and young vulnerable to predators and the elements.
 - Transiting your UAS from its takeoff or landing location to a focal target area can result in inadvertent flushing of bird species, which could result in Incidental Take.
2. Check current rules and notices on the property.
 - Use of UAS is prohibited on some properties and requires permits on others.
 - Keep the privacy of others in mind during all UAS flights.
3. Be familiar with FAA rules regarding operation of UAS.
 - Always remain within line-of-sight of your UAS while flying.
 - Flying your UAS even at relatively low altitudes can be a violation of federal airspace regulations.
4. Check for birds before you fly.
 - Check with people that know, such as the property's resource manager, to inquire if sensitive or nesting birds may be present along the entirety of your intended UAS flightpath from takeoff to landing.
 - Perform a pre-flight check birds immediately before takeoff to determine the location of any nearby birds.
5. Maintain UAS at least 200 ft away from active nests of wading birds on [Florida's Endangered and Threatened Species List](#).
 - If you cannot maintain this distance, we recommend that you contact the FWC's Protected Species Permitting Office to discuss an Incidental Take Permit.
 - Please note that this includes the airspace above the active nest.
6. Avoid launching your UAS directly at birds.
 - Birds are more likely to be disturbed by UAS running at full throttle as they gain altitude.
 - Launch and land your UAS away from birds, and preferably out of their sight.
7. Avoid changing direction, speed, or altitude above or in the vicinity of birds.
 - Banking motions and changes in altitude, speed, or direction can make your UAS behavior appear like a predator to birds.
 - Special care should be take when using a fixed-wing UAS whose profile could be perceived as an aerial predator.
 - Birds are less likely to view your UAS as a threat if you fly over them at a fixed direction, speed, and altitude.
8. Launch and land your UAS > 600 ft from birds (and preferably out of sight).

- Birds are particularly frightened by UAS as they take off or land.
 - Please note that approaching or entering a colony to retrieve a UAS that has landed or crashed could result in take, which is prohibited without a permit.
9. Cease UAS activity immediately if you observe birds flushing or becoming agitated.
- Signs of disturbance include birds moving away from the UAS as it passes overhead, decreasing other natural behaviors to watch the UAS, or nodding their heads up and down to continuously size up the distance between themselves and the UAS.

Guidance for Using UAS to Survey Nesting Wading Birds

1. Using a UAS to conduct surveys of nesting state-Threatened wading birds has the potential to result in take, because disturbed birds may flush from nests, leaving eggs and young unattended and exposed to predators, sun, and cold. Take of state-Threatened species is prohibited without a Scientific Collecting Permit from the FWC.
 2. Maintain UAS at least 200 ft away from active nests of state-Threatened wading birds. Please note that this includes the airspace 200 ft above the active nest. If you cannot maintain this distance, we recommend that you contact the FWC's Protected Species Permitting Office to discuss a Scientific Collecting Permit. The 200 ft buffer was determined based on literature review and expert opinion (Hanson et al. 2014, Drever et al. 2015, McEvoy et al. 2016, Barr 2017, M. Burgess, personal communication).
1. We recommend the following when conducting surveys of wading birds using UAS:
 - Avoid launching your UAS directly at birds.
 - Birds are more likely to be disturbed by objects coming straight toward them.
 - Avoid changing direction, speed, or altitude above or near birds.
 - Banking motions and changes in altitude or direction can make your UAS appear like a predator to birds. These maneuvers should occur away from birds.
 - Take special care when surveying using a fixed-wing UAS whose silhouette could be perceived as an aerial predator.
 - Launch and land your UAS > 600 ft from birds (and preferably out of sight).
 - Birds are particularly frightened by UAS as they take off or land.
 - Conduct a trial flight before a formal survey to assess bird behavior before, during, and after the flight.
 - Conduct the survey under mild weather conditions in case any birds leave the nest and avoid conducting the survey if potential nest predators (e.g., crows) are in the area.
 - Begin by flying at the maximum allowable UAS flight ceiling (typically 400 ft above ground level) over the focal birds using a straight-line transect. Once an initial pass has been made without noticing bird disturbance, lower the aircraft altitude by approximately 50 ft at a location away from the target birds, and then make another straight-line pass over the birds. Continue repeating this process until an altitude of no less than 200 ft is reached, an ideal altitude for your UAS sensor payload is achieved, or the birds exhibit signs of disturbance, whichever occurs first.
 - Increase your UAS altitude immediately if you observe signs of bird disturbance, such as birds moving away from the UAS, decreasing other normal behaviors to watch the UAS, or nodding their heads up and down to continuously size up the distance between themselves and the UAS. If the signs of disturbance continue after a subsequent pass at a higher altitude, immediately abort the survey.
 - Stop the activity immediately if you observe birds flushing from nests.
 - Use a second person to act as a spotter to ensure the UAS is at the correct altitude and to look

- out for behavioral responses from the birds.
2. Please note that approaching or entering a colony to retrieve a UAS that has landed or crashed could result in take, which is prohibited without a permit.

M. Burgess made important contributions to this appendix.

Appendix C. Example data sheet for flight-line surveys for state-Threatened wading birds

Adding Bird Colony Flightline Survey

ation/Project Name: _____ Latitude: _____ Longitude: _____

Observer: _____

Start Time: _____

End Time: _____

[illegible]



PASSARELLA & ASSOCIATES

June 10, 2021

Ms. Lisa Spadafina, Chief
Natural Resources Division
Department of Regulatory and Economic Resources
Environmental Resources Management
Overtown Transit Village North
701 NW 1st Court, 6th Floor
Miami, Florida 33136

RE: Calusa Country Club
Z2021000031
Kendall Associates I, LLP
Project No. 16GLH2500

Dear Lisa:

On behalf of the applicant, this letter outlines the proposed Best Management Practices (BMPs) that will be implemented on the Calusa Country Club (Project) for the protection of the Florida bonneted bat (*Eumops floridanus*). These BMPs are in accordance with the U.S. Fish and Wildlife Service's (USFWS) Consultation Key¹ for the Florida bonneted bat.

The following are the BMPs to be implemented:

- A Florida bonneted bat cavity tree and roost survey will be conducted on the Project site within 30 days prior to the removal of trees, snags, or structures. When possible, structures will be removed outside the breeding season (e.g., January 1 through April 15). If evidence of use by Florida bonneted bats is observed, the removal efforts will be discontinued, and the USFWS will be contacted on how to proceed. (BMP 1 from Consultation Key)
- Maintain a 250-foot buffer around known or suspected Florida bonneted bat roosts when using heavy equipment to limit disturbance to roosting bats. (BMP 2 from Consultation Key)
- Approximately 22 acres of lakes will be created on the Project site to promote Florida bonneted bat foraging opportunities. (BMP 5 from Consultation Key)

¹U.S. Fish and Wildlife Service. 2019b. Consultation Key for the Florida bonneted bat. Service Consultation Code 04EF2000-2014-I-0320-R001. South Florida Ecological Services Office, Vero Beach, Florida.

Ms. Lisa Spadafina

June 10, 2021

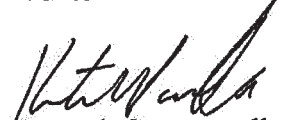
Page 2

- Riparian habitat will be enhanced by the planting of native vegetation along the lake shorelines (i.e., littoral zone plantings). (BMP 6 from Consultation Key)
- Widespread application of insecticides will be avoided in areas where Florida bonneted bats are known or expected to forage or roost. (BMP 7 from Consultation Key)
- Native trees and shrubs will be planted within open space and buffer areas to promote insect diversity, availability, and abundance. (BMP 8 from Consultation Key)

Thank you for your assistance in this matter. Should you have any questions regarding this information, please do not hesitate to contact me.

Sincerely,

PASSARELLA & ASSOCIATES, INC.



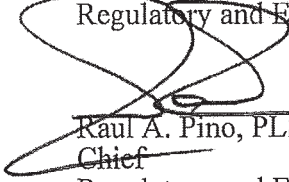
Kenneth C. Passarella
President

KP/lj

cc: Dick Norwalk
Howard Nelson

Memorandum



Date: August 27, 2021
To: Nathan Kogon
Assistant Director
Regulatory and Economic Resource Department
From: 
Raul A. Pino, PLS
Chief
Regulatory and Economic Resource Department
Subject: DIC 21-031
Name: Kendall Associates I, LLLP
Section 02 Township 54 South Range 40 East

I. PROJECT LOCATION:

The property is located at 9400 SW 130 Avenue and 9810 East Calusa Club Drive.

II. APPLICATION REQUEST:

This application is requesting the approval of district boundary change to PAD and waive the dedication of right-of-way for half section line roads.

III. EXISTING ROADWAYS SERVICEABLE TO THIS APPLICATION:

Access to this site is available from the north and south by SW 127 Avenue and SW 130 Avenue and from the east and the west by SW 97 Street and Calusa Club Drive.

IV. RECOMMENDATION:

The Department of Regulatory and Economic Resources Platting and Traffic Review Section has reviewed the subject application and has no objections.

V. ANTICIPATED TRAFFIC GENERATION AND CONCURRENCY:

A. Trip Generation (Based on Institute of Transportation Engineers Trip Generation Manual, 10th Edition)

522 PM Peak Hour trips are generated by this application.

B. Cardinal Distribution

North	29 %	East	37 %
South	18 %	West	16 %

VI. IMPACT ON EXISTING ROADWAYS:

A. CONCURRENCY:

Station F 0060 located on SW 88 Street west of SW 137 Avenue, has a maximum LOS "EE" of **8652** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **4348** vehicles and **0** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station F 0060** with its PHP and assigned vehicles is at LOS "C". The **18** vehicle trips generated by this development when combined with the **4348** and those previously approved through Development Orders, **0**, equal **4366** and will cause this segment to remain at LOS "C" whose range is up to 7090.

Station 9782 located on SW 127 Avenue south of SW 88 Street, has a maximum LOS "D" of **3222** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **1571** vehicles and **0** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station 9782** with its PHP and assigned vehicles is at LOS "C". The **269** vehicle trips generated by this development when combined with the **1571** and those previously approved through Development Orders, **0**, equal **1840** and will cause this segment to remain at LOS "C" whose range is up to 3078.

Station F 0062 located on SW 88 Street east of SW 127 Avenue, has a maximum LOS "EE" of **8652** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **5019** vehicles and **0** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station F 0062** with its PHP and assigned vehicles is at LOS "C". The **40** vehicle trips generated by this development when combined with the **5019** and those previously approved through Development Orders, **0**, equal **5059** and will cause this segment to remain at LOS "C" whose range is up to 7090.

Station 9718 located on SW 104 Street west of HEFT, has a maximum LOS "EE" of **5821** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **4667** vehicles and **2** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station 9718** with its PHP and assigned vehicles is at LOS "C". The **86** vehicle trips generated by this development when combined with the **4667** and those previously approved through Development Orders, **2**, equal **4755** and will cause this segment to have LOS "D" whose range is from 4726 to 4851.

Station 9784 located on SW 127 Avenue south of SW 104 Street, has a maximum LOS "D" of **3222** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **1710** vehicles and **106** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station 9784** with its PHP and assigned vehicles is at LOS "C". The **48** vehicle trips generated by this development when combined with the **1710** and those previously approved through Development Orders, **106**, equal **1864** and will cause this segment to remain at LOS "C" whose range is up to 3078.

Station 9720 located on SW 104 Street west of SW 127 Avenue, has a maximum LOS "EE" of **5821** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **3042** vehicles and **10** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station 9720** with its PHP and assigned vehicles is at LOS "C". The **31** vehicle trips generated by this development when combined with the **3042** and those previously approved through Development Orders, **10**, equal **3083** and will cause this segment to remain at LOS "C" whose range is up to 4725.

Station F 2519 located on SW 137 Avenue south of SW 104 Street, has a maximum LOS "E" of **5390** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **3130** vehicles and **38** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station F 2519** with its PHP and assigned vehicles is at LOS "C". The **10** vehicle trips generated by this development when combined with the **3130** and those previously approved through Development Orders, **38**, equal **3178** and will cause this segment to remain at LOS "C" whose range is up to 5250.

Station F 2520 located on SW 137 Avenue south of SW 88 Street, has a maximum LOS "E" of **5390** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **2690** vehicles and **0** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station F 2520** with its PHP and assigned vehicles is at LOS "C". The **20** vehicle trips generated by this development when combined with the **2690** and those previously approved through Development Orders, **0**, equal **2710** and will cause this segment to remain at LOS "C" whose range is up to 5250.

The request herein, constitutes an Initial Development Order only, and one or more traffic concurrency determinations will subsequently be required before development will be permitted.

VII. SITE PLAN CRITIQUE:

1. Entrance features requiring gates are not reviewed under this application and must be filed separately. Gates are to be reviewed the Entrance Feature process which is reviewed by the Plat Committee and have a more scrutinized review process which includes other affected Departments such as Fire Rescue and Water & Sewer.
2. This land **requires** platting in accordance with Chapter 28 of the Miami-Dade County Code. Any right-of-way dedications per Miami-Dade Chapter 33-133 and Chapter 28 and/or improvements required will be accomplished thru the recording of a plat.

VIII. STANDARD CONDITIONS:


A letter or a plan containing the following certification signed and sealed by a State of Florida registered engineer shall be submitted as part of the paving and drainage plans: "I hereby certify that all of the roads for the subject project comply with all of the applicable portions of the Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways (Florida Greenbook) regarding: design speed, lane widths, horizontal alignment, vertical alignment, stopping sight distance, sight distance, horizontal clearance, vertical clearance, superelevation, shoulder widths, grades, bridge widths, etc."

Memorandum



Date: April 21, 2021

To: Nathan Kogon, Assistant Director
Development Services
Department of Regulatory and Economic Resources (RER)

From: Maria A. Valdes, CSM, LEED® Green Associate
Chief, Planning & Water Certification Section
Water and Sewer Department (WASD) 

Subject: Zoning Application Comments - Kendall Associates I, LLP
Application No. Z2021000031 - (Pre-App. No Z20P-230) - Revision 1

The Water and Sewer Department has reviewed the proposed development for the subject zoning application. WASD has no objections to this application. The information provided below is preliminary and it does not affect the Zoning process.

Application Name: Kendall Associates I, LLP

Location: The proposed project is located on approximately 169 Acres, the majority of which is vacant land and previously served as the location of the former Calusa Club Golf Course, located at 9400 SW 130th Avenue with Folio No. 30-5902-000-0010, in unincorporated Miami-Dade County. The project also includes Folio Nos. 30-5902-002-0350 and 30-5902-002-0360 referred to as the "Frontage Property". The existing homes on the "Frontage Property" would be demolished and replaced with extensive landscaping and an entry feature to serve the proposed development as the "primary entrance" to the community off of SW 97th Street, with a guard gate structure house offset from the entry and internal to the Property. The "secondary entrance" to the property is proposed off of North Calusa Club Drive at the location of the former golf course entrance and clubhouse area.

Proposed Development: The applicant is requesting a district boundary change to rezone the property, including the Frontage property, to Planned Area Development (PAD), along with certain incorporated non-use variances. The proposed development of a single-family detached residential community consisting of a total of 550 homes including a Clubhouse only for the strict use of the SFR and a Guardhouse. The gross floor area for the future single-family residences will be between 3,001 S.F. and 5,000 S.F.

The estimated total water demand for the proposed project will be 170,560 gallons per day (gpd).

Water: The proposed development is located within the WASD's water service area. The water supply will be provided by the Alexander-Orr Water Treatment Plant. Currently, there is adequate treatment and water supply capacity for the proposed project consistent with Policy WS-2 A (1) of the CDMP.

As per WASD's Agreement No. 31022 offered on February 25, 2021 and approved points of connection dated February 10, 2021 the developer shall connect to an existing 8-inch water main (EU534-1 & EU536-1) in E. Calusa Club Dr. at SW 97th Street and extend the same (8-inch water main) northwesterly in dedicated public R/W or WASD easement within the property to N. Calusa Club Drive, interconnecting to an existing 8-inch water main (E11993-1) at that location.

The developer shall also extend an 8-inch water main in dedicated public R/W or WASD easement within the property, as required to provide service to all lots of the proposed development.

Any public water main extension shall be 8-inch minimum diameter. If two (2) or more fire hydrants and/or fire lines are to be connected to a public water main, then the water system shall be looped with two (2) P.O.C.

A Water Supply Certification (WSC) letter from WASD was issued on February 25, 2021 through WASD Agreement No. 31022. Said Certification will need to be revised to reflect the proposed development with the zoning process. The WSC letter shall remain active in accordance with terms and conditions specified in said certification. The Certification is required to assure adequate water supply is available to all water users of the WASD as required by Policy CIE-5D and WS-2C in the County's CDMP and in accordance with the permitted withdrawal capacity in the WASD's 20-year Water Use Permit.

For more information on the Water Supply Certification Program please go to
<http://www.miamidade.gov/water/water-supply-certification.asp>

In addition, all future development will be required to comply with water use efficiency techniques for indoor water use and with landscape standards in accordance with Sections 8-31, 32-84, 18-A and 18-B of the Miami-Dade County Code and consistent with Policies WS-5E and WS-5F of the CDMP, respectively.

For more information about our Water Conservation Program, please go to
<http://www.miamidade.gov/conservation/home.asp>

For information concerning the Water-Use Efficiency Standards Manual please go to
<http://www.miamidade.gov/waterconservation/library/instructions/water-use-efficiency-standards-manual.pdf>

Sewer: The proposed development is located within the WASD's sewer service area. The wastewater flows for the proposed development will be transmitted to the South District Wastewater Treatment Plant (SDWWTP) for treatment and disposal. This WWTP is currently operating under a permit from the Florida Department of Environmental Protection. Currently, there is adequate sewer treatment and disposal capacity for the proposed project consistent with Policy WS-2 A (2) of the CDMP.

As per approved points of connection dated February 10, 2021, a new public pump station (P.S.) will be required. Connect to an existing 16-inch force main (PCTS 10055, As-built E15440-74) in SW 127th Avenue and SW 97th Street and extend 8-inch force main westerly in SW 97th Street to the eastern boundary of the property, and then, westerly in dedicated public R/W or WASD easement within the property, to a point as required to provide service to the proposed Public Pump Station.

Please be advised that the new public P.S. site dimensions are 45-ft.x65-ft., and shall be deeded to the WASD, and must be shown on plat, having direct access to either dedicated public (Right of Way) R/W or to ingress-egress paved access and utility easement with a minimum width of 20 feet.

Additionally, the developer shall connect to the aforementioned proposed public P.S. and extend 8-inch minimum gravity sewer mains AT FULL DEPTH in public R/W as required to provide service to all of the properties within the proposed development. If unity of Title does not apply, then any gravity sewer within the property shall be public and 8-inch minimum diameter.

Connection to the sanitary sewer system is subject to the following conditions:

- Adequate transmission and plant capacity exist at the time of the owner's request consistent with policy WS-2 A(2) of the CDMP. Capacity evaluations of the plant for average flow and peak flows will be required. Connection to the COUNTY'S sewage system will be subject to the terms, covenants and conditions set forth in court orders, judgments, consent orders, consent decrees and the like entered into between the COUNTY and the United States, the State of Florida and/or any other governmental entity, including but not limited to, the Consent Order entered on April 9, 2014 in the United States of America, State of Florida and State of Florida Department of Environmental Protection v. Miami-Dade County, Case No. 1:12-cv-24400-FAM, as well as all other current, subsequent or future enforcement and regulatory actions and proceedings.
- Approval of all applicable governmental agencies having jurisdiction over these matters are obtained.

Any public water or sewer infrastructure must be within a public right-of-way, or within a utility easement.

Below please find additional links to the WASD portal, which provides information on the Construction & Development process for water and sewer infrastructure.

<http://www.miamidade.gov/water/construction-development.asp>

<http://www.miamidade.gov/water/construction-service-agreement.asp>

<http://www.miamidade.gov/water/construction-existing-service.asp>

<http://www.miamidade.gov/water/library/forms/service-agreement.pdf>

Should you have any questions, please contact Maria A. Valdes, Chief, Planning & Water Certification Section at (786) 552-8198 or mavald@miamidade.gov, Alfredo B. Sanchez at (786) 552-8237 or sanalf@miamidade.gov, or Suyapa Carbajal at (786) 552-8124 or suyapa.carbajal@miamidade.gov.

Memorandum



Date: Thursday, August 26, 2021

To: Nathan Kogon
Assistant Director
Regulatory and Economic Resource Department

From: Darlene M. Fernandez, P.E.
Assistant Director
Department of Transportation and Public Works

Subject: DIC Z2021000031
Name: Kendall Associates I, LLP

I. PROJECT LOCATION:

The property is located at 9400 SW 130 Avenue and 981 East Calusa Club Drive.

II. APPLICATION REQUEST:

This application is requesting a district boundary change to rezone the Property, including the Frontage Property, to PAD, along with certain incorporated non-use variances. The proposed development of a single-family detached residential community would consist of a total of 550 homes.

III. EXISTING ROADWAYS SERVICEABLE TO THIS APPLICATION:

Access to this site is mainly provided through a proposed driveway aligned with SW 97 Street with ultimate access to SW 127 Avenue. Secondary access will be provided via SW 130 Avenue with access to the external roadway network.

IV. RECOMMENDATION:

Miami-Dade County Department of Transportation and Public Works (DTPW) does not object to this application subject to the conditions in Section V. If site plan modifications are needed it is the applicant's responsibility to do so under the corresponding RER process.

V. CONDITIONS:

The developer of this site is required to submit a revised site plan addressing the following comments at the time of plat:

- Based on revised site plan (Sheet SP11), 55' distance is provided between the gate and property line for the secondary entrance (Resident's only). However, the

turnaround area needs to be in public right-of-way or have perpetual public access as required by RER

- Please include the pedestrian (10x10) triangles on the site plan for all exit-driveways. Also, include both the pedestrian and vehicular sight triangles on the landscape plans for all exit-driveways.
- A signed and sealed site plan printed to scale must be submitted for DTPW review. Pavement widths, radii, existing and proposed driveway connections, proposed circulation paths, pavements markings, lanes widths, signing, etc. must be shown in the submitted site plan.

Additionally, the developer of this site is required to perform the following improvements before obtaining the 31st Temporary Certificate of Use (TCU) and/or Temporary Certificate of Occupancy (TCO) given that the property is currently zoned GU, Interim District, which for properties inside the Urban Development Boundary, allows for development in accordance with the minimum standards of the EU-2, Single-Family Five Acre District regulations; therefore, the applicant would be able to develop the property at a density of one residence per five acres (approximately 30 residential units):

- Extend the existing northbound turning lanes at the intersection of SW 88 Street and SW 133 Avenue.
- Construct a turbo lane on the eastbound approach of the intersection of SW 104 Street and SW 132 Avenue.
- Extend the existing eastbound left-turn lane at the intersection of SW 104 Street and SW 127 Avenue.
- Extend the existing eastbound left-turn lane at the intersection of SW 104 Street and SW 122 Avenue.
- Install a traffic signal at the intersection of SW 97 Street and SW 127 Avenue.
- Contribute towards an adaptive signal program for SW 104 Street between SW 137 Avenue and SW 127 Avenue once MDC implements this system.
- Perform signal timing adjustments as per the traffic study at the intersections of SW 88 Street with SW 122 Avenue and SW 127 Avenue, SW 96 Street with SW 137 Avenue and SW 127 Avenue, SW 104 Street with SW 132 Avenue, SW 127 Avenue and SW 122 Avenue.

Cc: Raul A. Pino, PLS, Department of Regulatory and Economic Resources

Claudia P. Diaz, P.E., Traffic Engineering Division Chief, Department of Transportation and Public Works

Nicholas Nitti, Zoning Evaluation Supervisor, Department of Regulatory and Economic Resources

James Byers, Chief, Regulatory and Economic Resources Zoning and Public Works Plan Review Division

Calusa

Project Generated AM Peak Hour Net New Vehicular Trips

7:00 AM – 8:00 AM PEAK HOUR

550 Single Family Units	Projected New Trips								
AM Peak Hour	382 (Two-way)								
Adjacent Roadway Impacts									
Adjacent Roadway	Projected New Trips	Background Traffic	Total (New + Background)	% Increase in Volume	Number of Lanes	LOS Standard	LOS Service Volume	Future w/out Project LOS	Future w/ Project LOS
SW 96th Street	0	569	569	0%	2	E+20	1,598	C	C
West of SW 127th Avenue	(0 EB/ 0 WB)	(513 EB/ 56 WB)	(513 EB/ 56 WB)	(0% EB/ 0% WB)					
SW 96th Street	17	562	579	3%	2	E+20	1,522	C	C
East of SW 137th Avenue	(9 EB/ 8 WB)	(388 EB/ 174 WB)	(397 EB/ 182 WB)	(2% EB/ 5% WB)					
SW 97th Street	179	183	362	98%	2	E+20	1,218	C	C
West of SW 127th Avenue	(134 EB/ 45 WB)	(177 EB/ 6 WB)	(311 EB/ 51 WB)	(76% EB/ 750% WB)					
SW 133rd Avenue	165	446	611	37%	2	E	1,332	C	C
South of SW 88th Street	(129 NB/ 36 SB)	(261 NB/ 185 SB)	(390 NB/ 221 SB)	(49% NB/ 20% SB)					
SW 132nd Avenue	19	472	491	4%	2	E	1,332	C	C
North of SW 104th Street	(5 NB/ 14 SB)	(367 NB/ 105 SB)	(372 NB/ 119 SB)	(1% NB/ 13% SB)					
Neighborhood Impacts									
Roadways Impacted	Projected New Trips	Existing Background Traffic	Total (New + Existing)	% Increase in Volume	Number of Lanes	LOS Standard	LOS E Service Volume	Future w/out Project LOS	Future w/ Project LOS
SW 96th Street	0	836	836	0%	2	E+20	1,269	D	D
East of SW 127th Avenue	(0 EB/ 0 WB)	(760 EB/ 76 WB)	(760 EB/ 76 WB)	(0% EB/ 0% WB)					
SW 96th Street	11	1100	1111	1%	4	E+20	2,872	C	C
West of SW 137th Avenue	(3 EB/ 8 WB)	(821 EB/ 279 WB)	(824 EB/ 287 WB)	(0% EB/ 3% WB)					
SW 133rd Avenue	0	536	536	0%	2	E	1,332	C	C
North of SW 88th Street	(0 NB/ 0 SB)	(242 NB/ 294 SB)	(372 NB/ 119 SB)	(0% NB/ 0% SB)					
SW 122nd Avenue	0	559	559	0%	2	D	1,197	C	C
North of SW 104th Street	(0 NB/ 0 SB)	(247 NB/ 312 SB)	(247 NB/ 312 SB)	(0% NB/ 0% SB)					
SW 122nd Avenue	11	1158	1169	1%	4	D	2,759	C	C
South of SW 104th Street	(2 NB/ 9 SB)	(791 NB/ 367 SB)	(793 NB/ 376 SB)	(0% NB/ 3% SB)					

Calusa

Project Generated PM Peak Hour Net New Vehicular Trips

4:00 PM – 5:00 PM PEAK HOUR

550 Single Family Units	Projected New Trips								
PM Peak Hour	504 (Two-way)								
Adjacent Roadway Impacts									
Adjacent Roadway	Projected New Trips	Background Traffic	Total (New + Background)	% Increase in Volume	Number of Lanes	LOS Standard	LOS E Service Volume	Future w/out Project LOS	Future w/ Project LOS
SW 98th Street	0	218	218	0%	2	E+20	1,598	C	C
West of SW 127th Avenue	(0 EB/ 0 WB)	(53 EB/ 165 WB)	(53 EB/ 165 WB)	(0% EB/ 0% WB)					
SW 96th Street	37	392	429	9%	2	E+20	1,522	C	C
East of SW 137th Avenue	(32 EB/ 5 WB)	(152 EB/ 240 WB)	(184 EB/ 245 WB)	(21% EB/ 2% WB)					
SW 97th Street	238	15	253	1587%	2	E+20	1,216	C	C
West of SW 127th Avenue	(88 EB/ 150 WB)	(6 EB/ 9 WB)	(94 EB/ 159 WB)	(1467% EB/ 1667% WB)					
SW 133rd Avenue	204	406	610	50%	2	E	1,332	C	C
South of SW 88th Street	(84 NB/ 120 SB)	(211 NB/ 195 SB)	(295 NB/ 315 SB)	(40% NB/ 62% SB)					
SW 132nd Avenue	25	297	322	8%	2	E	1,332	C	C
North of SW 104th Street	(16 NB/ 9 SB)	(171 NB/ 126 SB)	(187 NB/ 135 SB)	(9% NB/ 7% SB)					
Neighborhood Impacts									
Roadways Impacted	Projected New Trips	Existing Background Traffic	Total (New + Existing)	% Increase in Volume	Number of Lanes	LOS Standard	LOS E Service Volume	Future w/out Project LOS	Future w/ Project LOS
SW 96th Street	0	304	304	0%	2	E+20	1,269	C	C
East of SW 127th Avenue	(0 EB/ 0 WB)	(112 EB/ 192 WB)	(112 EB/ 192 WB)	(0% EB/ 0% WB)					
SW 96th Street	15	1073	1088	1%	4	E+20	2,872	C	C
West of SW 137th Avenue	(10 EB/ 5 WB)	(417 EB/ 656 WB)	(427 EB/ 661 WB)	(2% EB/ 1% WB)					
SW 133rd Avenue	0	453	453	0%	2	E	1,332	C	C
North of SW 88th Street	(0 NB/ 0 SB)	(258 NB/ 195 SB)	(258 NB/ 195 SB)	(0% NB/ 0% SB)					
SW 122nd Avenue	0	814	814	0%	2	D	1,197	D	D
North of SW 104th Street	(0 NB/ 0 SB)	(500 NB/ 314 SB)	(500 NB/ 314 SB)	(0% NB/ 0% SB)					
SW 122nd Avenue	15	1387	1402	1%	4	D	2,759	D	D
South of SW 104th Street	(9 NB/ 6 SB)	(565 NB/ 802 SB)	(594 NB/ 808 SB)	(2% NB/ 1% SB)					

Memorandum



DATE: March 11, 2021

TO: Amina Newsome
Sr. Division Chief – Development Services Division
Department of Regulatory and Economic Resources (RER)

FROM: Francisco Arbelaez, AICP
Principal Planner *FAA*
Department of Transportation and Public Works (DTPW)

SUBJECT: Review of DIC Project No. Z2021000031
Kendall Associates I, LLLP
DTPW Project No. OSP173

This report analyzes the impact of the proposed development to the Level-of-Service as they apply to transit services. The following application is for a Zoning hearing application review of the subject property. Data and information were updated as of December 2019 and is current to the proposed start of fiscal year 2021-2030, as presented in the 2020 Transit Development Plan Annual Progress Report (TDP).

Project Description

The applicant, Kendall Associates I, LLLP, seeks a Zoning hearing application review on a property spanning +/-168.93 acres. The subject property is primarily vacant with some single-family homes and is located at the former Calusa Club Golf Course (which has been closed for over ten years) at 9800 - 9810 East Calusa Club Drive. The current zoning is GU and EU-M. The applicant seeks rezone the property to Planed Area Development "PAD" to allow for the development a single-family detached residential home community consisting of 550 homes. Existing homes will be demolished and replaced with landscaping and entry features to serve as the primary entrance to the community off SW 97th Street. There is a proposed residents-access only entry point off of North Calusa Club Drive at the entrance of the former golf course and clubhouse area. The subject property is in Miami-Dade County, Florida, and is located within the Urban Development Boundary.

Existing Service

The subject property is served by Metrobus 88 at an eastbound bus stop located approximately 0.52 miles away (10-minute walk) along SW 88th Street at SW 133rd Avenue. Also, at approximately 0.5 miles away (10-minute walk), the proposed development site has access to a Miami-Dade Transit park and ride facility at the Southwest Corner of SW 127th Avenue and SW 88th Street which also provides access to Metrobus Route 88. The property is also served by Metrobus 104 at a westbound bus stop located approximately 0.68 mile away (13-minute walk) along SW 104th Street at SW 127th Avenue. The subject property is served by Metrobus 137 at

a bus stop located approximately 1.10 miles away (22-minute walk) along SW 137th Avenue at SW 88th.

The table below details the service headways (in minutes) for these routes:

Metrobus Route Service Summary DIC Project No. Z2021000031							
Route	Peak (am/pm)	Off-peak (midday)	Evening (at 8 pm)	Over night	Saturday	Sunday	Type of Service
88	20	30	30	n/a	30	30	L/F
104	30	45	60	n/a	60	60	L/F
137 (West Dade Connection)	30	45	60	n/a	45	45	L
Note: L means Metrobus local route service. F means Metrobus feeder service to Metrorail. E means Express or Limited-Stop Metrobus route service							

*Source: Miami Dade Department of Transportation and Public Works, Dec. 2018 Line Up
While the service above is in place, the operation of the system at the time of the review is
scaled back to meet the current demands, due to COVID-19 pandemic.*

Recent Service Adjustments

According to the TDP, there are no recent services changes planned for the routes in the previous section.

Future Transportation/Transit Needs and Planned Improvements

According to the TDP, there is one unfunded Operations projects. The Kendall BRT project extends from the West Kendall Transit Terminal (Kendall Drive and SW 162nd Ave) to the Dadeland North Metrorail Station and intends to implement express bus service along the Kendall Corridor.

DTPW Comments/Recommendations

DTPW encourages the developer to support and enhance pedestrian and bicyclist connections to the bus stops, as feasible. Incorporate pedestrian accessibility into residential neighborhood design to enable safe pedestrian access to neighboring properties, adjacent transit stops, and planned future rapid transit stations. Upon DTPW's review for mass transit concurrency, the application is found to meet the Level-of-Service concurrency with the adopted mass transit level-of-service standard contained in CDMP Policy MT-1A. Therefore, **DTPW has no objections to**

this application, subject to the following conditions. However, additional comments may be provided at the time that the application is formally submitted.

1. The applicant shall provide bicycle and pedestrian access through both proposed community entries to ensure network connectivity between the existing and future sidewalk network.
2. The Applicant shall provide a covered, well-lit and secure space for bicycle parking near the entrance of the recreation building.
3. The applicant is encouraged to provide additional bicycle and pedestrian connections to the existing network.

c: Elia Nunez, P.E., Assistant Director, Planning, Design and Engineering, DTPW
Jie Bian, Chief, Planning and System Development, DTPW
Eric Zahn, Transit Planning Section Supervisor, Service Planning and Scheduling, DTPW
Linda Morris, Chief of Service Planning, DTPW

FAA

Concurrency Management

From: Concurrency Management
Sent: Tuesday, March 09, 2021 10:02 AM
To: dick.norwalk@glhomes.com; badler@bilzin.com
Cc: 'Nathaly Simon'; RODRIGUEZ, IVAN M; Concurrency Management; Stillings, Noel (RER); Connally, Ronald (RER); 'Furney, Susan (RER)'
Subject: School Concurrency Determination for Kendall Associates I, LLLP-Z2021000031-(SP3021030800117)
Attachments: Kendall Associates I LLLP-Z2021000031-(SP3021030800117).pdf

Dear Applicant:

Pursuant to State Statutes and the Interlocal Agreement for Public School Facility Planning, the above-referenced application was reviewed for compliance with Public School Concurrency. Accordingly, attached please find the School District's Concurrency Determination. As you will note, the applicable Level of Service (LOS) standards of 100% Florida Inventory of School Housing (FISH) have been met at the three school levels and as such, capacity has been reserved for a one year period, under Master Concurrency Number MA3021030800117.

The reservation term for this Site Plan will expire on March 8, 2022. Concurrency reservation may be extended for additional one-year periods, provided: 1) Miami-Dade County confirms the application is still valid; 2) you request an extension at least 120 days prior to the expiration date, via email address concurrency@dadeschools.net; and 3) the total reservation period does not exceed six years from the original effective date of this certificate.

Failure to request an extension at least 120 days prior to the expiration date will result in revocation of the reservation, and a new application must be submitted. Extensions will be granted, upon payment of the corresponding review fee and acknowledgement from the local government. The reservation period may not exceed the term of the development approval issued by Miami-Dade County.

Should you have any questions, please feel free to contact us at 305-995-7285.

Matthew Edenburg
District Analyst - Facilities Management
Planning, Design and Sustainability
MEdenburg@dadeschools.net





Concurrency Management System (CMS)

Miami-Dade County Public Schools

Miami-Dade County Public Schools

Concurrency Management System School Concurrency Determination

MDCPS Application Number:
Date Application Received:
Type of Application:

SP3021030800117
3/8/2021 1:13:07 PM
Site Plan

Local Government (LG):
LG Application Number:
Sub Type:

Miami-Dade
Z2021000031
Redevelopment

Applicant's Name:
Address/Location:
Master Folio Number:
Additional Folio Number(s):

Kendall Associates I, LLLP
9400 SW 130 Avenue, 9800 & 9810 East Calusa Club Drive
3059020000010
3059020020360, 3059020020350,

PROPOSED # OF UNITS
SINGLE-FAMILY DETACHED
UNITS:
SINGLE-FAMILY ATTACHED
UNITS:
MULTIFAMILY UNITS:

550
550
0
0

CONCURRENCY SERVICE AREA SCHOOLS

CSA Id	Facility Name	Net Available Capacity	Seats Required	Seats Taken	LOS Met	Source Type
671	CALUSA ELEMENTARY	-7	86	0	NO	Current CSA
671	CALUSA ELEMENTARY	0	86	0	NO	Current CSA Five Year Plan
6021	ARVIDA MIDDLE	-237	47	0	NO	Current CSA
6021	ARVIDA MIDDLE	0	47	0	NO	Current CSA Five Year Plan
7531	MIAMI SUNSET SENIOR	654	58	58	YES	Current CSA

ADJACENT SERVICE AREA SCHOOLS

831	CLAUDE PEPPER ELEMENTARY	467	86	86	YES	Adjacent CSA
6221	HAMMOCKS MIDDLE	811	47	47	YES	Adjacent CSA

*An Impact reduction of **30.55%** included for charter and magnet schools (Schools of Choice).

MDCPS has conducted a public school concurrency review for this application and has determined that it **DOES MEET (Concurrency Met)** all applicable LOS Standards for a Final Development order as adopted in the local Government's Educational Element and incorporated in the Interlocal Agreement for Public School Facility Planning in Miami-Dade County.

Master Concurrency Number: **MA3021030800117**

Total Number of Units: **550**

Issue Date: **3/8/2021 8:01:05 PM**

Expiration Date: **3/8/2022 8:01:05 PM**

Capacity Reserved:

Elementary: 86 / Middle: 47 / Senior: 58

Juan P. Rodriguez
MDCPS Administrator

Michael J. ...
MDCPS Authorized Signature

1450 NE 2 Avenue, Room 525, Miami, Florida 33132 / 305-995-7285 / concurrency@dadeschools.net

Memorandum



Date: April 2, 2021

To: Nathan Kogon, Assistant Director
Regulatory and Economic Resources Department

From: Michael J. Fernandez, Director
Department of Solid Waste Management

A large, stylized handwritten signature in black ink, likely belonging to Michael J. Fernandez, the Director of the Department of Solid Waste Management.

Subject: Calusa Club (#Z2020-000031) Revision dated March 30, 2021

In its response to the original version of this application (dated March 2, 2021), the Department of Solid Waste Management (DSWM) stated that it had no objections to the proposed application and provided a review of waste collection-related requirements. The additional information provided by the applicant (dated March 30, 2021) in response to the comments of several other County Departments, does not impact the earlier conclusion. **The DSWM continues to have no objections to the proposed application.**

Memorandum



Date: June 25, 2021

To: Nathan Kogon, Assistant Director
Development Services Division
Regulatory and Economic Resources Department (RER)

From: Alejandro Zizold, PROS Master Plan Manager
FOR Planning, Design and Construction Excellence Division
Parks, Recreation and Open Spaces Department (PROS)

Alejandro Zizold

Subject: Z2021000031 – Calusa (Pre-application: Z2020P00230 and
Associated Application: Z2017000338) V3

Applicant Name: Kendall Associates I, LLLP.

Project Location: The property consists of ±168.93 acres and it is located on Calusa Club Drive, South of SW 88th Street, North of SW 104th Street; likewise, located East of SW 137th Avenue, and West of SW 127th Avenue in unincorporated Miami-Dade County (Folios: 30-5902-000-0010, 30-5902-002-0350, and 30-5902-002-0360). The zoning is made up of mostly Interim District Use (GU), and a minor portion, Estates Modified Use (EU-M). The property was previously known as the Calusa Golf Course and was released from covenant restrictions limiting it to golf course use through Resolution Z-21-20.

Proposed Development: The applicant seeks a district boundary change from GU and EU-M to Planned Area of Development (PAD) for the development of 550 single family detached homes, a buffer area surrounding the Ring Lot Homes, 5 acre private recreation pod, and eleven lakes.

Current Park Benefit District Area Conditions: County-owned park and recreation facilities, both areawide parks and local parks, serving Park Benefit District 2 are shown on the attached map in Figure 1. County-owned local parks that are within three miles of the subject application are described below in Table A which lists the name, classification, acreage, and type of recreation facility for each park.

Table A - County Parks (Local) Within a 3 Mile Radius of Application Area.

NAME	ADDRESS	CLASS	TOTAL ACRE	TYPE
Arvida Park	12830 SW 108 th Street	Neighborhood Park	7.55	Local
Bent Tree Park	13850 SW 47 th Street	Neighborhood Park	5.68	Local
Bird Lakes Park	14365 SW 48 th Lane	Community Park	8.86	Local
Calusa Club Estates Park	13464 SW 96 th Street	Neighborhood Park	6.99	Local
Deerwood Bonita Lakes Park	14445 SW 122 nd Avenue	Community Park	11.03	Local
Devon Aire Park	10400 SW 122 nd Avenue	Community Park	12.43	Local
Forest Lakes Park	16351 SW 99 th Street	Neighborhood Park	5.67	Local
Hammocks Community Park	9885 Hammocks Boulevard	Community Park	21.51	Local
Kendale Lakes Park	7850 SW 142 nd Avenue	Community Park	15.53	Local
Kendale Lakes SP Tax Dist Lot 38	7421 SW 142 nd Avenue	Mini-Park	0.44	Local
Kendale Lakes SP Tax Dist Tract A3a	8211 SW 142 nd Avenue	Mini-Park	0.46	Local

Kendale Park	9250 Kendale Boulevard	Neighborhood Park	3.86	Local
Kendall Green Park	14975 SW 80 th Street	Neighborhood Park	25.89	Local
Kendall Soccer Park	8011 SW 127 th Avenue	Single Purpose Park	43.14	Local
Kings Meadow Park	9900 SW 142 nd Avenue	Neighborhood Park	5.44	Local
Lago Mar Park	8165 SW 162 nd Avenue	Neighborhood Park	11.07	Local
McMillan Park	6125 SW 133 rd Avenue	Single Purpose Park	20.83	Local
Millers Pond Park	13350 SW 47 th Street	Community Park	12.85	Local
Olympic Park	8601 SW 152 nd Avenue	Neighborhood Park	7.08	Local
Rock Ridge Park	10810 SW 117 th Avenue	Neighborhood Park	4.54	Local
Royale Green Park	13000 SW 45 th Lane	Neighborhood Park	3.38	Local
Sabal Chase Park	10940 SW 113 th Place	Neighborhood Park	4.43	Local
Sandpiper Park	11100 SW 157 th Avenue	Neighborhood Park	4.74	Local
Sgt. Joseph Delancy Park	14450 Boggs Drive	Community Park	10.46	Local
Snapper Creek Park	10280 SW 80 th Street	Neighborhood Park	5.62	Local
Sugarwood Park	14551 SW 100 th Street	Neighborhood Park	7.82	Local
Three Lakes Park	13375 SW 136 th Street	Single purpose park	15.72	Local
Water Oaks Park	9100 Hammocks Boulevard	Neighborhood park	5.05	Local
West Kendale Lakes Park	6400 Kendale Lakes Drive	Neighborhood park	5.03	Local
Westwind Lakes Park	6805 SW 152 nd Avenue	Community park	20.75	Local
Westwind Lakes SP TX Dist TR A	6411 SW 157 th Avenue	Neighborhood park	9.2	Local
Westwind Lakes SP TX Dist TR FP2	6400 SW 148 th Avenue	Neighborhood park	2.7	Local
Westwind Lakes SP TX Dist TR G	6300 SW 152 nd Avenue	Neighborhood park	5.04	Local
Westwind Lakes SP TX Dist TRGP1 &	6800 SW 152 nd Avenue	Neighborhood park	5.12	Local
Westwood Park	11350 SW 53 rd Terrace	Community park	4.33	Local
Wild Lime Park	14751 Hammocks Boulevard	Community park	11.81	Local

Impact and Demand: This proposed development includes 550 single family detached residential dwelling units which would generate a residential population of 1,793 resulting in an impact of 4.93 acres of local parkland when analyzed using Miami-Dade County's Level of Service standard for the provision of local recreation open space. Recreation and Open Space Element policies ROS-2a (i); (ii); (iii); (iv); and (v) provide for the establishment of Miami-Dade County's Level of Service standard for the provision of local recreation open space. As shown in Table A, there are several Miami-Dade County-provided local recreation open space sites consisting of 5 acres or larger within a 3-mile radius from the application area. The site is in Park Benefit District 2 (PBD2) which has a surplus of 346.01 acres of local parkland and therefore the project meets concurrency when analyzed in terms of Miami-Dade County's minimum Level of Service standard for the provision of recreation open space. Although there is a surplus of parkland in the overall park benefit district, there is a need for local parkland proximate to the proposed development. A public park conveyance as part of this project will serve residents of the development, as well as nearby existing residents.

The proposed West Kendall Trail and proposed Kendall Indian Hammocks - Soccer Park Link are approximately 0.5 miles from the application site. The proposed West Kendall Trail will allow users to ride along SW 88th Street for 10.6 miles before connecting to the recently constructed Krome Path. The

proposed Kendall Indian Hammocks - Soccer Park Link is a 3.5 mile path which will connect users to the Kendall Indian Hammocks Soccer Park.

Recommendation: PROS recommends the following:

- The applicant to continue to work closely with PROS to design, and develop an approximately 5-acre local park within the same Park Benefit District, as a contribution in lieu of park improvement impact fees.
- Given the proposed development's proximity to the proposed West Kendall Trail and proposed Kendall Indian Hammocks - Soccer Park Link, PROS recommends that the applicant provide bicycle parking in highly visible areas to encourage non-motorized mobility for future residents.

Based on our findings described herein, **PROS has no objection to this application.**

Should you need additional information or clarification on this matter, please contact Sol Kohen, Park Planner 2, by email at sol.kohen@miamidade.gov or by phone at (305) 755-7821.

AZ: at sk

Attachment

Z2020P00230 - CALUSA
MIAMI-DADE COUNTY PARKS, RECREATION AND OPEN SPACES DEPARTMENT ANALYSIS








Z2021-031 Calusa V3

Final Audit Report

2021-06-30

Created:	2021-06-28
By:	Sol Kohen (sol.kohen@miamidade.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAceso9p473qtsonCLe_OMrhNFJM7NjSUM

"Z2021-031 Calusa V3" History

-  Document created by Sol Kohen (sol.kohen@miamidade.gov)
2021-06-28 - 8:30:24 PM GMT- IP address: 98.158.240.207
-  Document emailed to Alissa Turtleaub (alissa.turtleaub@miamidade.gov) for signature
2021-06-28 - 8:32:22 PM GMT
-  Email viewed by Alissa Turtleaub (alissa.turtleaub@miamidade.gov)
2021-06-30 - 1:00:02 PM GMT- IP address: 65.87.105.1
-  Document e-signed by Alissa Turtleaub (alissa.turtleaub@miamidade.gov)
Signature Date: 2021-06-30 - 1:00:30 PM GMT - Time Source: server- IP address: 65.87.105.1
-  Agreement completed.
2021-06-30 - 1:00:30 PM GMT

Date: April 2, 2021

Memorandum



To: Nathan Kogon, Assistant Director
Development Services Division
Department of Regulatory and Economic Resources

From: Alfredo Ramirez III, Director
Miami-Dade Police Department

Subject: Review - Zoning Application - Case: No. Z2021000031
Kendall Associates I, LLLP

APPLICATION:

A review of the application and its related documents was conducted to predict its impact on the Miami-Dade Police Department's resources, and the impact the project could have on any zoning modification changes. The applicant, Kendall Associates I, LLLP, is requesting a district boundary change to rezone the 169.274 acre property located at 9400 SW 130 Avenue, 9800 East Calusa Club Drive, and 9810 East Calusa Club Drive to "Planned Area Development" to allow for the development of 550 single family residential units.

CURRENT POLICE SERVICES:

The project is located in unincorporated Miami-Dade County and serviced by our Hammocks District, located at 10000 SW 142 Avenue, Miami, Florida.

APPLICATION REVIEW:

A review of the application and related documents was conducted to predict its impact on the Miami-Dade Police Department's resources, and the impact the project could have on any zoning modification changes.

Current data of police staffing, population, and crimes/calls for service was also examined to project any increase in calls for service. The current police officer staffing at the respective police district would not accommodate the anticipated increase in the volume of calls for service to the area. To conservatively maintain current police staffing levels, police officer staffing would need to be increased by at least three additional police officers, at an estimated cost of \$298,887. Should demand for police services increase beyond the increased levels, additional sworn personnel, support staff, and equipment will be required.

Furthermore, the Miami-Dade Police Department has concerns over the increase in population and vehicular traffic that will be generated as a result of this project and its negative impact to public services, community needs, and diminishment to the quality of life of area residents, now and in the future. Traffic throughout the area is already taxed. The applicant is encouraged to expand their traffic study intersection capacity analysis of internal roadways to include the intersections of SW 96 Street and West Calusa Club Drive, and SW 133 Avenue and North Calusa Club Drive. Both of these intersections were not examined in the submitted traffic study.

Nathan Kogon, Assistant Director
April 2, 2021
Page 2

Additionally, it is strongly recommended that a post development traffic study be conducted after development of the property is completed. The post development traffic analysis should review the planned and completed capacity improvements identified in the proposals. The study should examine if the area traffic will operate at an undesirable level of service as compared to the local adopted level of service standards.

If the post development traffic study indicates the need for additional roadway improvements to achieve a safe and efficient traffic flow within the area to meet established acceptable level of service standards, it is recommended that the applicant, in collaboration with the Miami-Dade Department of Transportation and Public Works, initiate additional mitigation measures to reduce transportation impacts.

At this time, our Department does not have any further comments regarding the proposed project. Specific comments will be provided during the permitting process as needed.

Should you require any further assistance, please contact Executive Senior Bureau Commander Jorge Bello, of our Fiscal Administration Bureau, at 305-471-2520, or via e-mail at j.bello@mdpd.com.

AR/kh

Memorandum



Date: August 05, 2021

To: Nathan M. Kogon, Assistant Director
Regulatory and Economic Resources

From: Alejandro G Cuello, Principal Planner
Miami-Dade Fire Rescue Department

Subject: Z2021000031

The Miami-Dade Fire Rescue Department has **no objection** to the site plan uploaded in "Energov" on 08/05/21.

For additional information, please contact Alejandro Cuello at acuello@miamidade.gov or call 786-331-4545.

Building and Neighborhood Compliance

ENFORCEMENT HISTORY

KENDALL ASSOCIATES I, LLP/RICHARD NORWALK 9400 SW 130 AVE
9800/9810 E CALUSA CLUB DRIVE
MIAMI-DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

PENDING

Z2021000031

DATE

HEARING NUMBER

FOLIO No.: 30-5902-002-0350/30-5902-002-0360/30-5902000-0010

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:

August 24, 2021

NEIGHBORHOOD REGULATIONS:

Folio No.s: 30-5902-002-0350/30-5902-002-0360/30-5902000-0010

There are no open/closed cases in CMS.

BUILDING SUPPORT REGULATIONS:

Folio No.s: 30-5902-002-0350/30-5902-002-0360/30-5902000-0010

There are no open/closed cases in BSS.

VIOLATOR:

KENDALL ASSOCIATES I, LLP/RICHARD NORWALK

OUTSTANDING LIENS AND FINES:

There are no outstanding liens or fines.

RECEIVED

MIAMI-DADE COUNTY
PROCESS NO: Z21-031
DATE: FEB 18 2021
BY: GONGOL

DISCLOSURE OF INTEREST*

If a **CORPORATION** owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: Northeastern Golf LLC

NAME AND ADDRESS: **Percentage of Stock:**

Facundo L. Bacardi Insurance Trust¹ 100%
133 Sevilla Avenue, Coral Gables, FL 33134

CORPORATION NAME: 9800 Calusa Club Drive, LLC

NAME AND ADDRESS: **Percentage of Stock:**

Kendall Associates I, LLLP 100%

[See disclosure of interest under "Contract For Purchase" Section on next page for disclosure of interest on Kendall Associates I, LLLP]

CORPORATION NAME: Home at 9810 LLC

NAME AND ADDRESS: **Percentage of Stock:**

Kendall Associates I, LLLP 100%

[See disclosure of interest under "Contract For Purchase" Section on next page for disclosure of interest on Kendall Associates I, LLLP]

If a **PARTNERSHIP** owns or leases the subject property, list the principals including general and limited partners. [Note: Where the partner(s) consist of another partnership(s), corporation(s), trust(s) or other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: Fort Dallas Golf Club, Ltd.²

¹ Facundo L. Bacardi Insurance Trust has three independent trustees - Richard J. Razook, Douglas Gibson and Barry Kabalkin. The trust benefits Mr. Bacardi's minor children, O. L. Bacardi, S. E. Bacardi, R. C. Bacardi, and L. G. Bacardi. Additionally, Ruby Bacardi is a lifetime beneficiary of said trust. No third-parties have any interest in this trust.

² Fort Dallas Golf Club, Ltd. is an entity that is directly and indirectly owned 100% by Tangerine Capital LLC. (See Footnote 3.)

RECEIVED

MIAMI-DADE COUNTY
PROCESS NO: Z21-031
DATE: FEB 18 2021
BY: GONGOL

NAME AND ADDRESS:

Percentage of Stock:

Tangerine Capital LLC³
133 Sevilla Avenue, Coral Gables, FL 33134

99%

Fort Dallas Golf Club GP LLC^{4, 5}
133 Sevilla Avenue, Coral Gables, FL 33134

1%

If there is a **CONTRACT FOR PURCHASE**, by a Corporation, Trust or Partnership list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or other similar entities, further disclosure shall be made to identify natural persons having the ultimate ownership interests].

NAME OF OWNER AND PURCHASER:

Kendall Associates I, LLLP

NAME AND ADDRESS AND OFFICE
(if applicable):

Percentage of Interest:

Kendall I Corporation⁶

1%

Kendall Associates Limited Corporation⁷

49.1%

Mercury Capital partners, LLC

49.9%

Amasis LLC⁸

70% of Mercury Capital Partners, LLC

Brett Dill

20% of Mercury Capital Partners, LLC

Stephan Medina

10% of Mercury Capital Partners, LLC

c/o Richard M. Norwalk
1600 Sawgrass Corporate Parkway, Suite 400
Sunrise, FL 33323

DATE OF CONTRACT:

May 10, 2016

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust.

³ Tangerine Capital LLC is an entity that is beneficially owned, indirectly, 100% by Facundo L. Bacardi. There are no third-party interests.

⁴ Fort Dallas Golf Club GP LLC is an entity that is owned 100% by Tangerine Capital LLC. (See Footnote 3.)

⁵ A small portion of Folio 30-5902-000-0010, consisting of approximately 15,000 square feet that was not the subject of the previously recorded and partially released Restriction is the subject of a quiet title action by Northeastern Golf LLC, stemming from a 1999 bankruptcy. The action is anticipated to be finalized within the next two months. The defendants are Devonshire Realty Holdings, LLC, and Robertson Holdings, LLC.

⁶ Kendall I Corporation and Kendall Associates Limited Corporation are beneficially owned, directly or indirectly, 61% by Itzhak Ezratti and 39% by his children Maya Ezratti, Misha Ezratti and Maxie Ezratti in trusts for their respective benefit.

⁷ See Footnote 6, above.

⁸ Amasis LLC is an entity that is beneficially owned, directly or indirectly, 51% by Facundo L. Bacardi and 49% by his minor children. See Footnote 1. The children's interests are held by a trust for their benefits and no third parties have any interest in said trust. Ruby Bacardi, Mr. Bacardi's mother, is a lifetime beneficiary of said trust.

KENDALL ASSOCIATES I, LLLP

9800 E. CALUSA DRIVE, MIAMI FLORIDA 33186

DEVELOPMENT TEAM:

DEFENSE
KENDALL ASSOCIATES I, LLP
1600 SAWGRASS CORPORATE PARKWAY, SUITE 400
SUNRISE, FL 33023

KENDALL ASSOCIATES I, LLP
1600 SAWCROSS CORPORATE PARKWAY, SUITE 400
SUWANEE, FL 33023

BALLBE & ASSOCIATES, INC
2737 N.E. 30TH PLACE
FORT LAUDERDALE, FL 33304
PH: 954-491-7811

PURKLE YANNETTE DESIGN GROUP, INC.
825 SOUTH U.S. HIGHWAY ONE, SUITE 330
JUPITER, FL 33477
PH: 561-747-5069

SCHNEIBE-SHISKIN & ASSOCIATES, INC.
3240 CORPORATE WAY
MESA, FL 33025
PH: 954-435-7010



LOCATION MAP
PORTION OF SECTION 34-50-4
SCALE: 1" = 1000'

INDEX OF SHEETS:

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RECREATION POOL DETAIL PLAN - CORNER	SP23
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RECREATION POOL DETAIL PLAN - CORNER	SP33
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RECREATION POOL DETAIL PLAN - CORNER	SP40
RECREATION POOL DETAIL PLAN - CORNER	SP41
RECREATION POOL DETAIL PLAN - CORNER	SP42
RECREATION POOL DETAIL PLAN - CORNER	SP43
RECREATION POOL DETAIL PLAN - CORNER	SP44
RECREATION POOL DETAIL PLAN - CORNER	SP45
RECREATION POOL DETAIL PLAN - CORNER	SP46
RECREATION POOL DETAIL PLAN - CORNER	SP47
RECREATION POOL DETAIL PLAN - CORNER	SP48
RECREATION POOL DETAIL PLAN - CORNER	SP49
RECREATION POOL DETAIL PLAN - CORNER	SP50

HEREBY CERTIFY THAT THE ROLDS FOR THE SUBJECT PROJECT COMPLY WITH ALL OF THE APPLICABLE PORTIONS OF THE MANUAL OF UNIFORM MINIMUM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE FOR STREETS AND HIGHWAYS FLORIDA, GREENBOOK REASONING AND DESIGN SPEED, LANE WIDTHS, HORIZONTAL ALIGNMENT, VERTICAL ALIGNMENT, STOPPING SIGHT DISTANCE, DISTANCE, HORIZONTAL CLEARANCE, VERTICAL CLEARANCE, SUPERELEVATION, SHOULDER WIDTHS, GRADES, BRIDGE WIDTHS, ETC.

BALLBÉ
& ASSOCIATES
Civil Engineering • Planning • Surveying

civil engineering • planning • surveying
2737 Northeast 30th Place
Fort Lauderdale, Florida 33306
Phone: (954) 491-7811
Authorization No. EB-26343

SITE PLAN



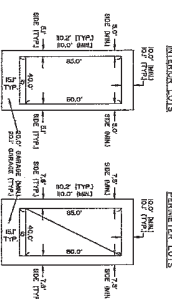
THIS ITEM WAS BEING DENTALLY SIGNED AND SEALED BY
SARGENT A. REMANDEZ ON THE DATE ADJACENT TO THE
SEAL.

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FINAL
07/27/2021

Engineer of Record: DANIEL A. MERNADZ	Project Number: 201618
Date: 07/28/2018	
Registered Engineer Number: 71576	Sheet Number: 1
State of Florida	

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1. BROWN, J. (2005)	RR	1. BROWN, J. (2005)	1. BROWN, J. (2005)
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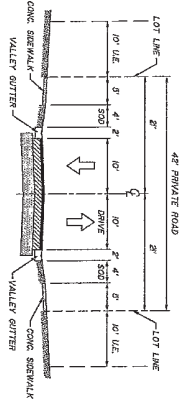
TYPICAL LOT DETAIL

SINGLE FAMILY		SINGLE FAMILY	
SETBACKS		SETBACKS	
FRONT	10'0"	FRONT	20'0"
REAR	10'0"	REAR	10'0"
SIDE	10'0"	SIDE	10'0"
CORNER	10'0"	CORNER	10'0"

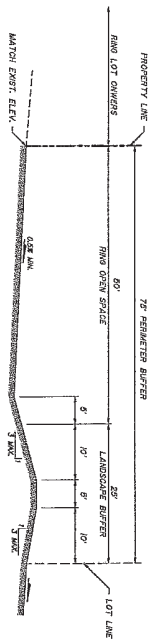
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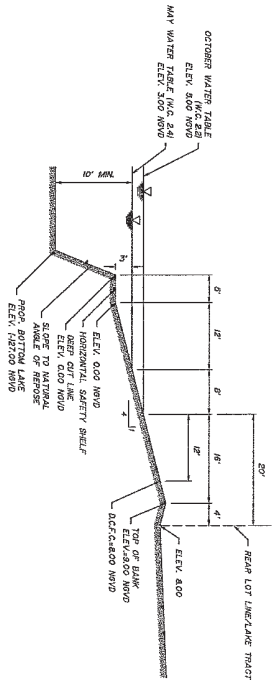
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<p>CAL USA KENDALL ASSOCIATES I, L.L.P.</p>	<p>Sheet Number: SP2</p>



SECTION A-A TYPICAL PRIVATE ROAD SECTION
 SCALE: 1/8" = 1'-0"



SECTION B-B TYPICAL RING LOT BUFFER SECTION
 SCALE: 1/8" = 1'-0"



SECTION C-C TYPICAL LAKE SECTION
 SCALE: 1/8" = 1'-0"

NO.	DATE	BY	REVISION	NO.	DATE	BY	REVISION
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7				8			
9				10			
11				12			
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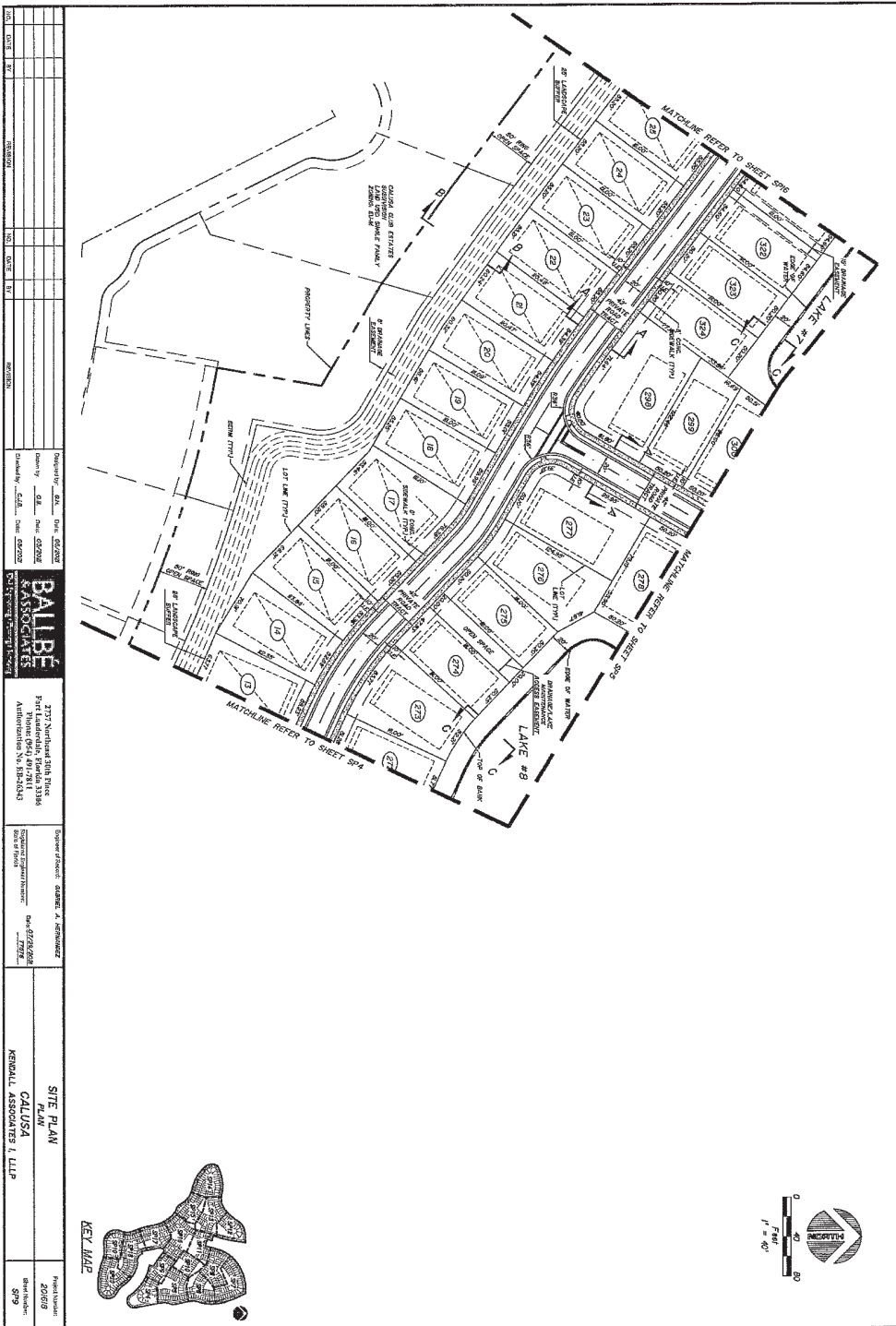
Prepared by: **BALBE & ASSOCIATES**
 2717 Yorkshire Road, Suite 100
 Fort Lauderdale, Florida 33306
 Telephone: 954-561-1100
 Fax: 954-561-1101
 E-mail: info@balbe.com

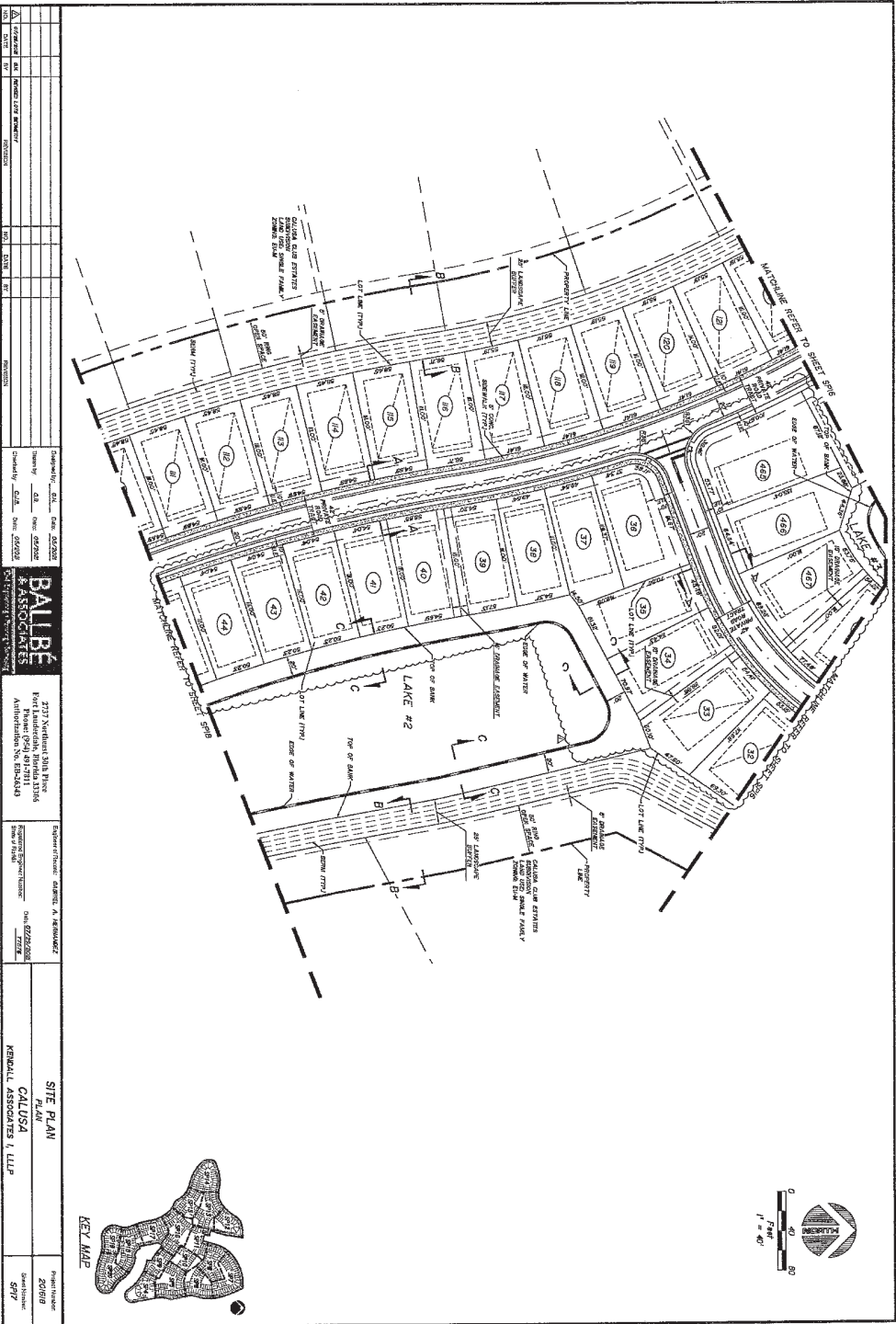
Reviewed by: **DAVID A. KENNEDY**
 2717 Yorkshire Road, Suite 100
 Fort Lauderdale, Florida 33306
 Telephone: 954-561-1100
 Fax: 954-561-1101
 E-mail: info@balbe.com

SITE PLAN
TYPICAL SECTIONS
CALUSA
KENWILL ASSOCIATES I, LLP

Project Number: **2008**
 Sheet Number: **303**

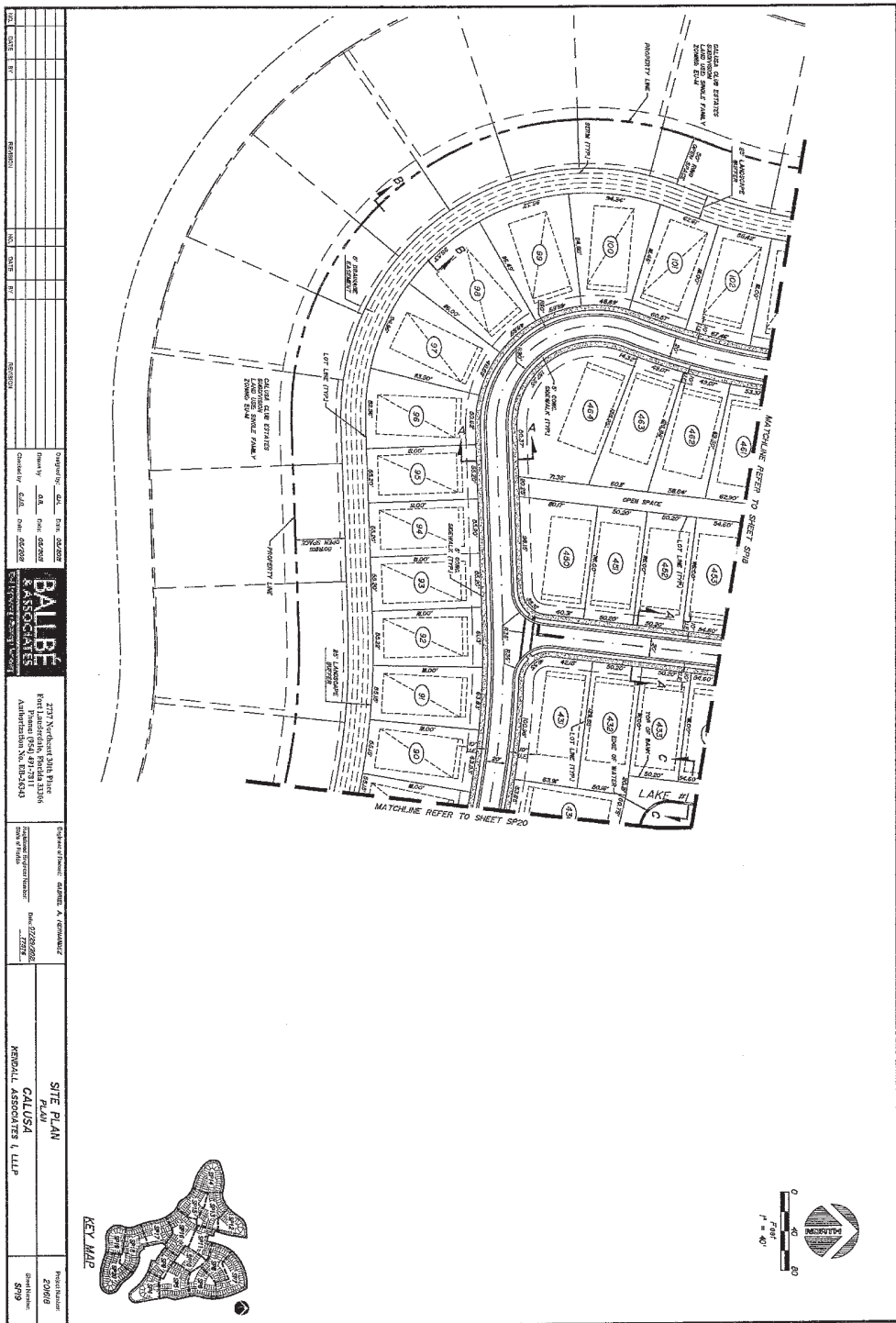
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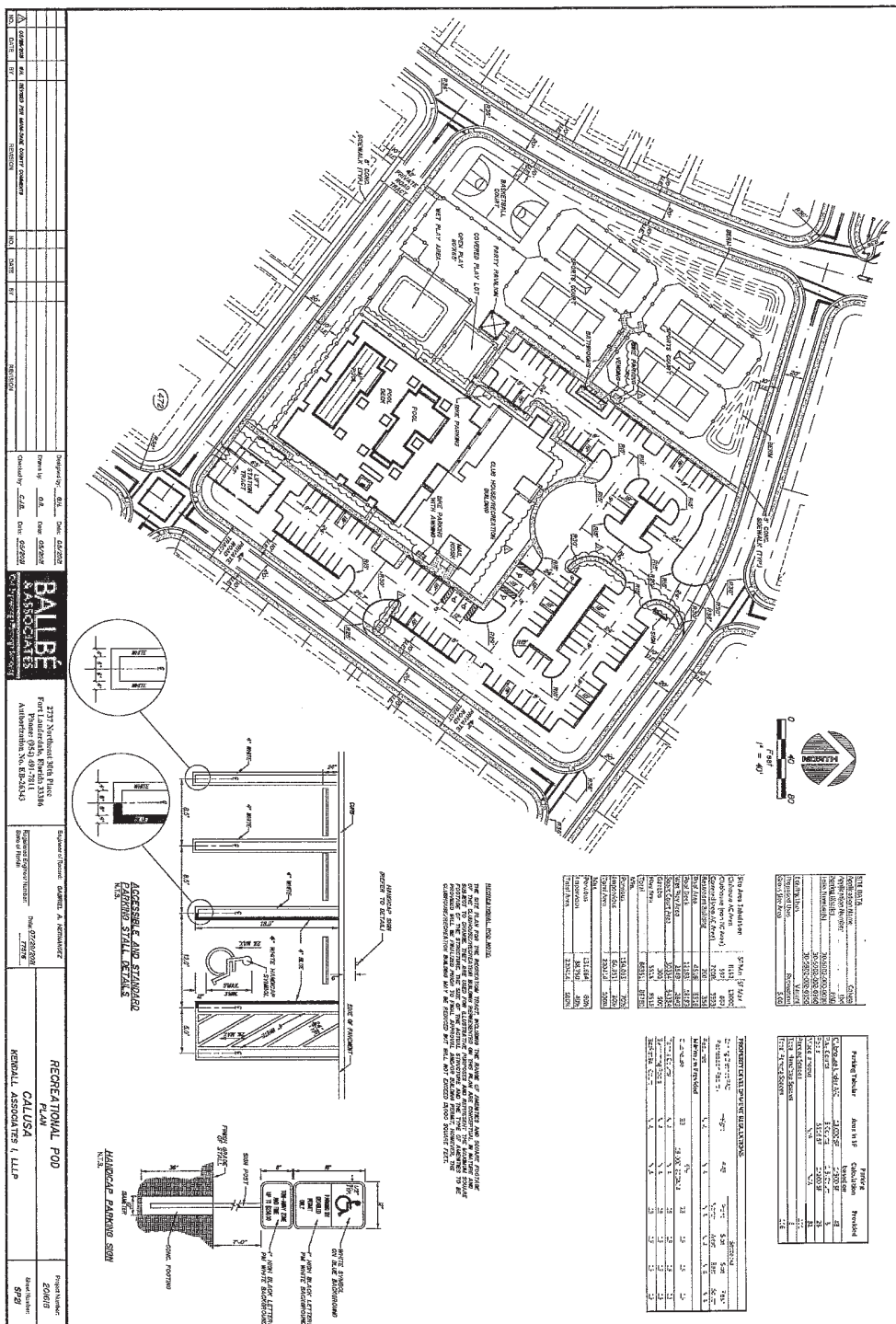
BAURBE ASSOCIATES 2117 Northland 30th Place Fort Lauderdale, Florida 33304 Phone: (954) 333-1100 Fax: (954) 333-1101 Email: info@baurbe.com	
Prepared By: BAURBE ASSOCIATES Checked By: BAURBE ASSOCIATES Date: 02/20/2011	Project Number: 201010 Sheet Number: 507

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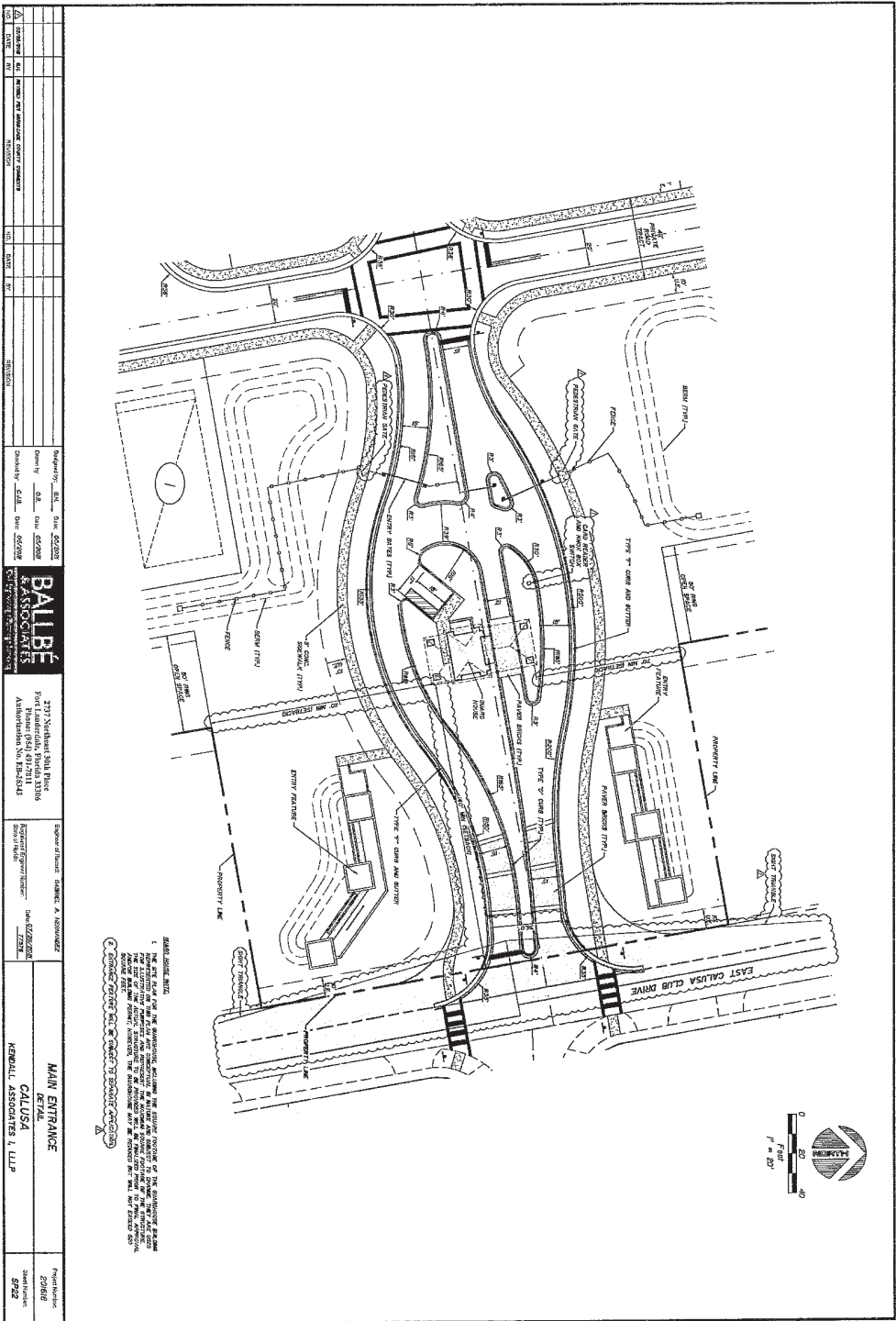


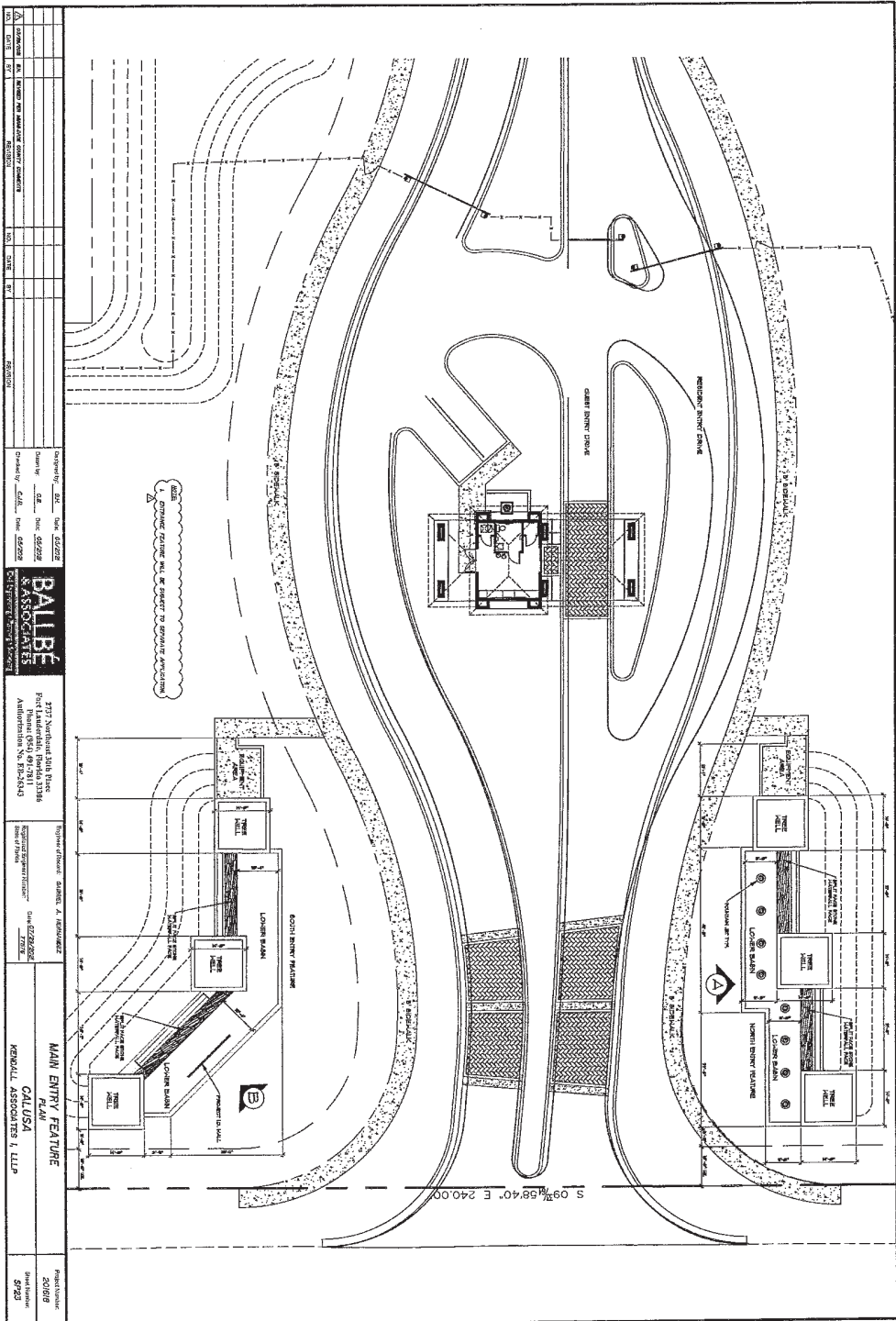
Prepared By: DAI, Inc. Date: 02/20/92	Engineer of Record: DAI, Inc. Date: 02/20/92	SITE PLAN PLAN CALUSA KENDALL ASSOCIATES, L.L.P.	Project Number: 2308 Sheet Number: SP19
Drawn By: DAI, Inc. Date: 02/20/92	Checked By: DAI, Inc. Date: 02/20/92		
Reviewed By: DAI, Inc. Date: 02/20/92	Reviewed By: DAI, Inc. Date: 02/20/92		
Approved By: DAI, Inc. Date: 02/20/92	Approved By: DAI, Inc. Date: 02/20/92		

BALBE ASSOCIATES
 2277 Northland Blvd.
 Suite 100
 Honolulu, HI 96815

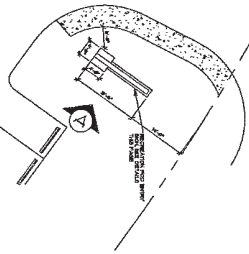


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 SEATTLE, WA 98101
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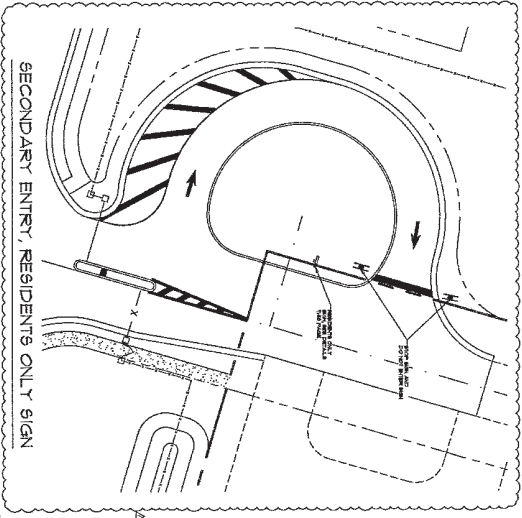




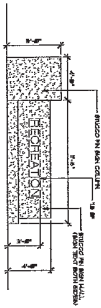
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Engineer Name:		Engineer Address:		Engineer Phone:	
Surveyor Name:		Surveyor Address:		Surveyor Phone:	
Contractor Name:		Contractor Address:		Contractor Phone:	
Inspector Name:		Inspector Address:		Inspector Phone:	
Permit Number:		Permit Date:		Permit Expiry:	
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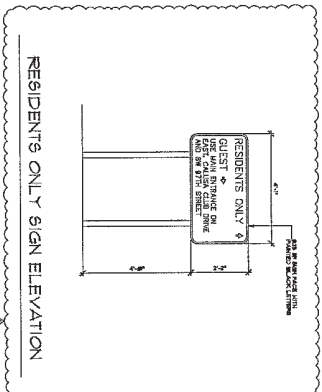
RECREATION POD ENTRY SIGN



SECONDARY ENTRY, RESIDENTS ONLY SIGN



RECREATION POD SIGN ELEVATION



RESIDENTS ONLY SIGN ELEVATION

Project Name		Project Number		Project Date	
RECREATION POD SIGN		20083		08/20	
Client Name		Client Address		Client City/State/Zip	
KENDALL ASSOCIATES I, LLP		10000 N. 10th Ave.		Phoenix, AZ 85021	
Project Manager		Project Engineer		Project Designer	
J. L. Smith		M. J. Smith		K. L. Smith	
Project Description		Project Location		Project Status	
RECREATION POD SIGN		10000 N. 10th Ave.		In Progress	
Project Budget		Project Schedule		Project Notes	
\$10,000		10/10/2021		See Notes	

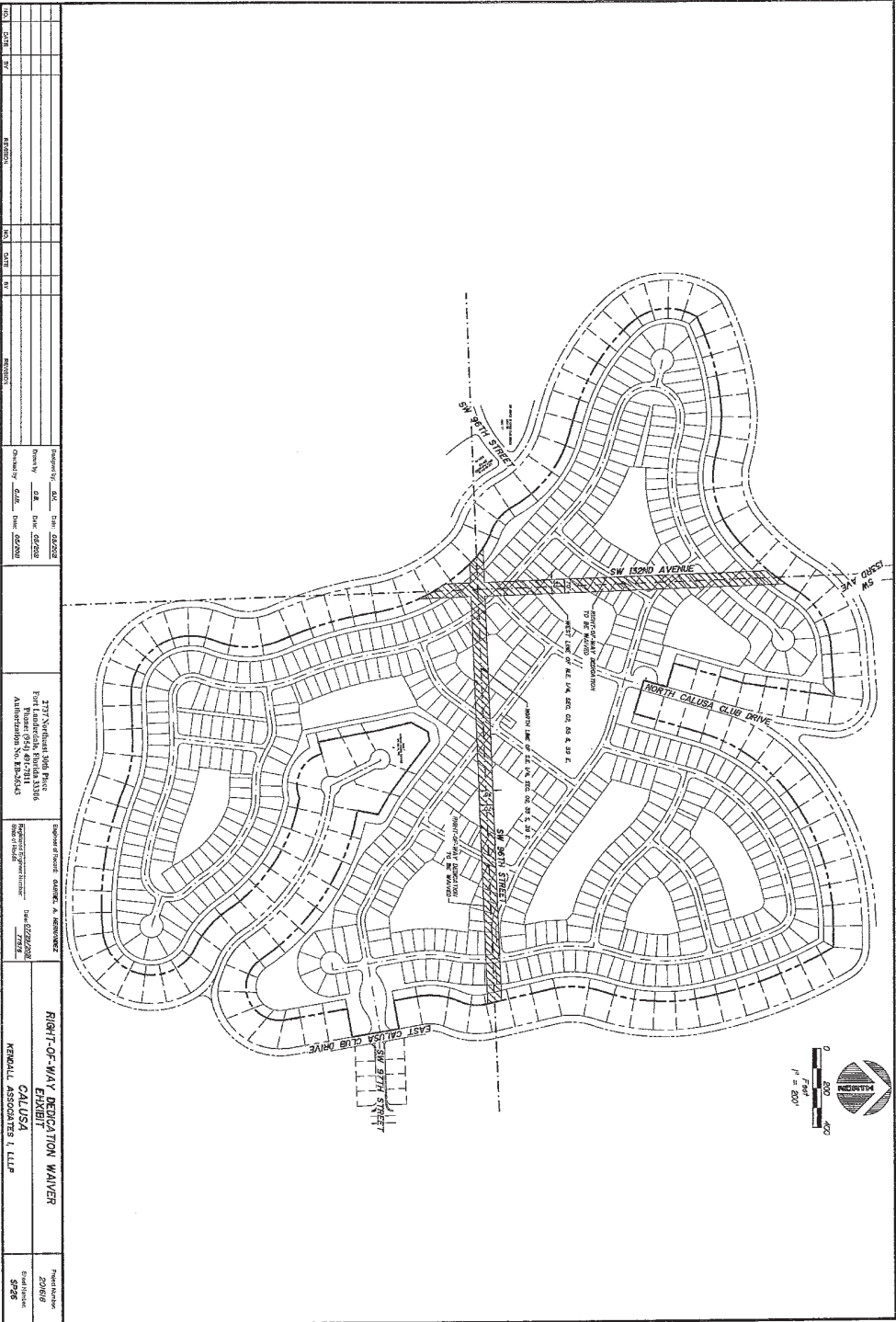
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 ASSOCIATES

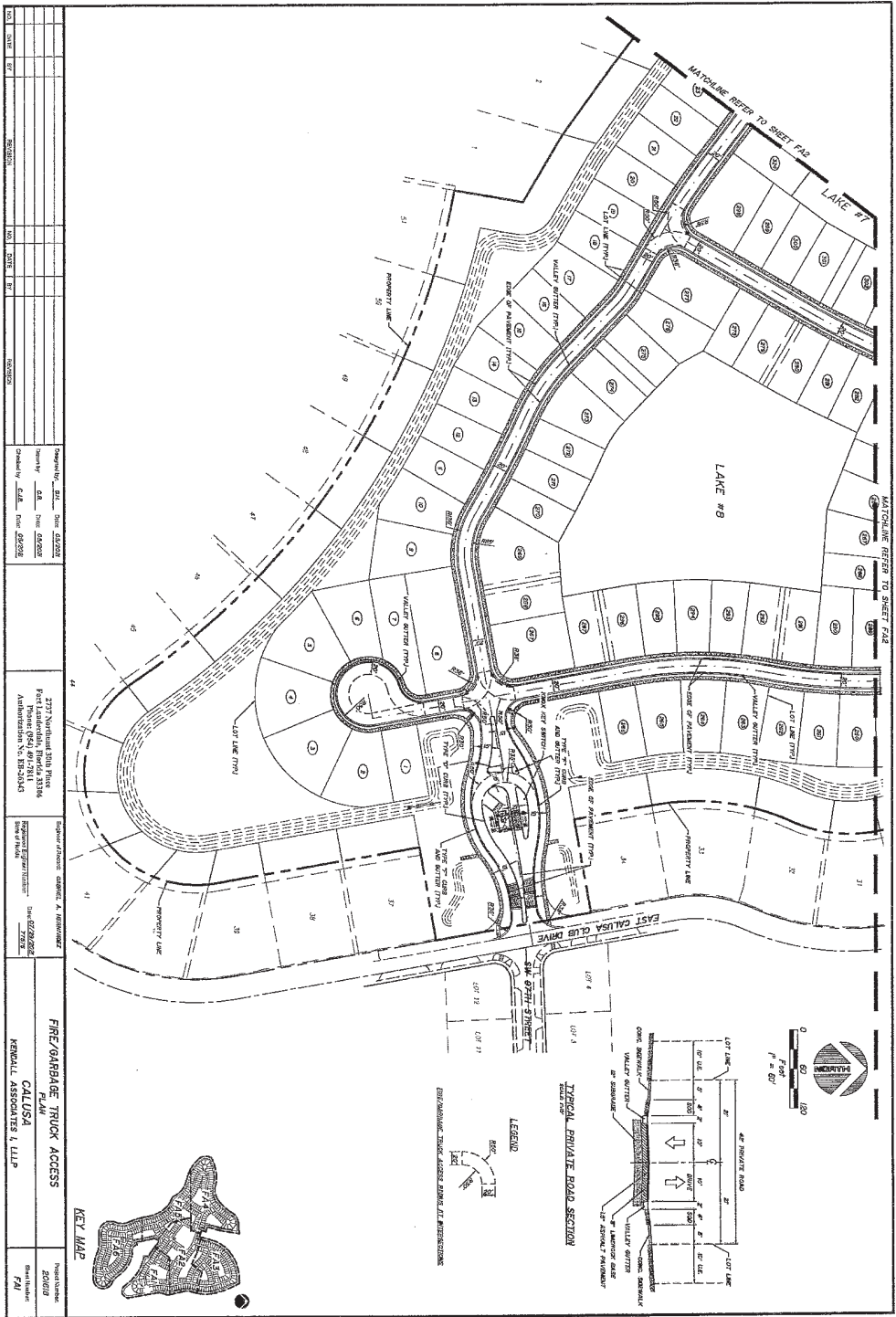
3777 N. 10th Ave.
 Phoenix, AZ 85018
 Phone: (602) 991-1111
 Fax: (602) 991-1112
 Email: info@balbe.com

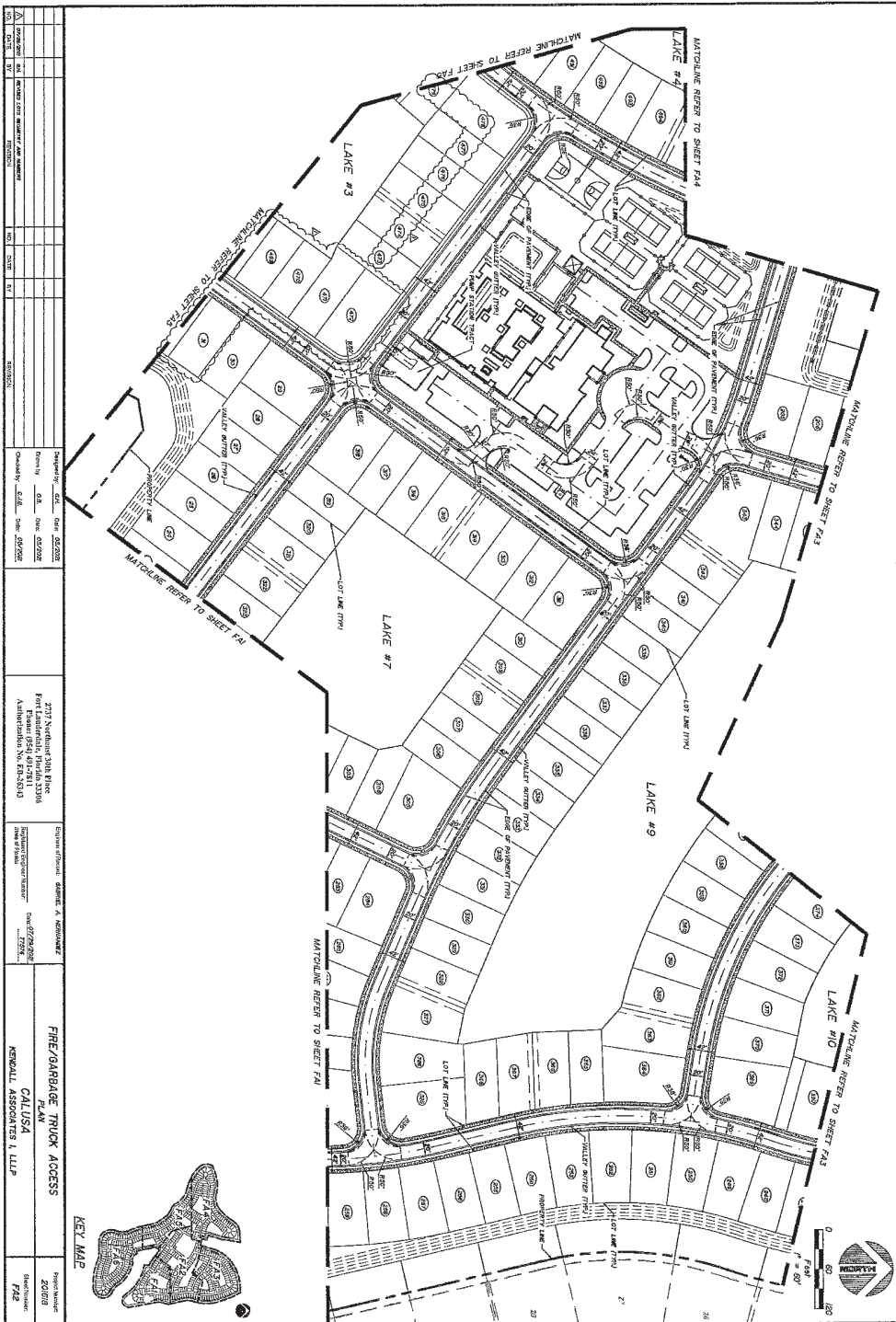
Project Manager: J. L. Smith
 Project Engineer: M. J. Smith
 Project Designer: K. L. Smith

RECREATION POD SIGN
 PLAN AND ELEVATION
 CALUSA
 KENDALL ASSOCIATES I, LLP

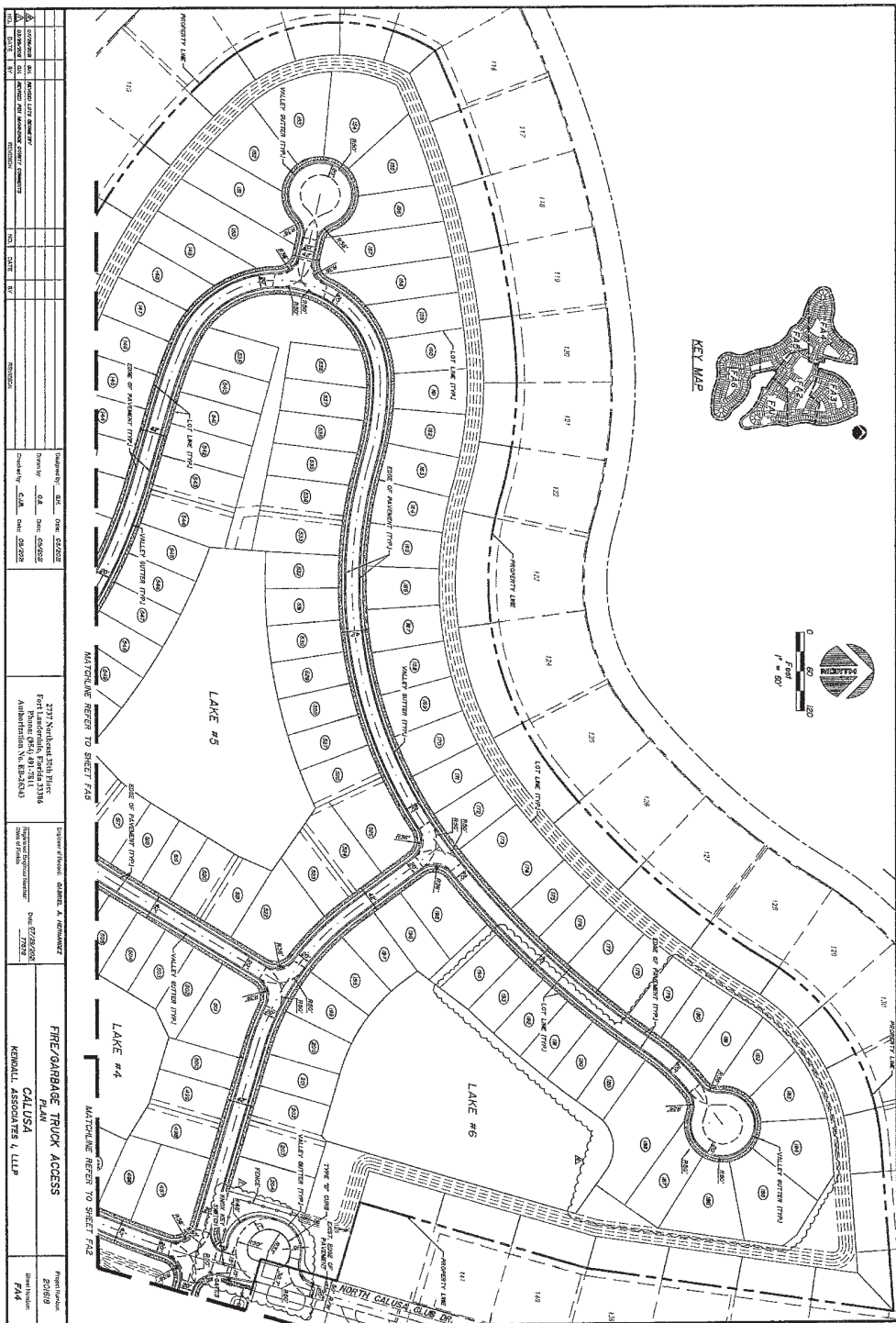
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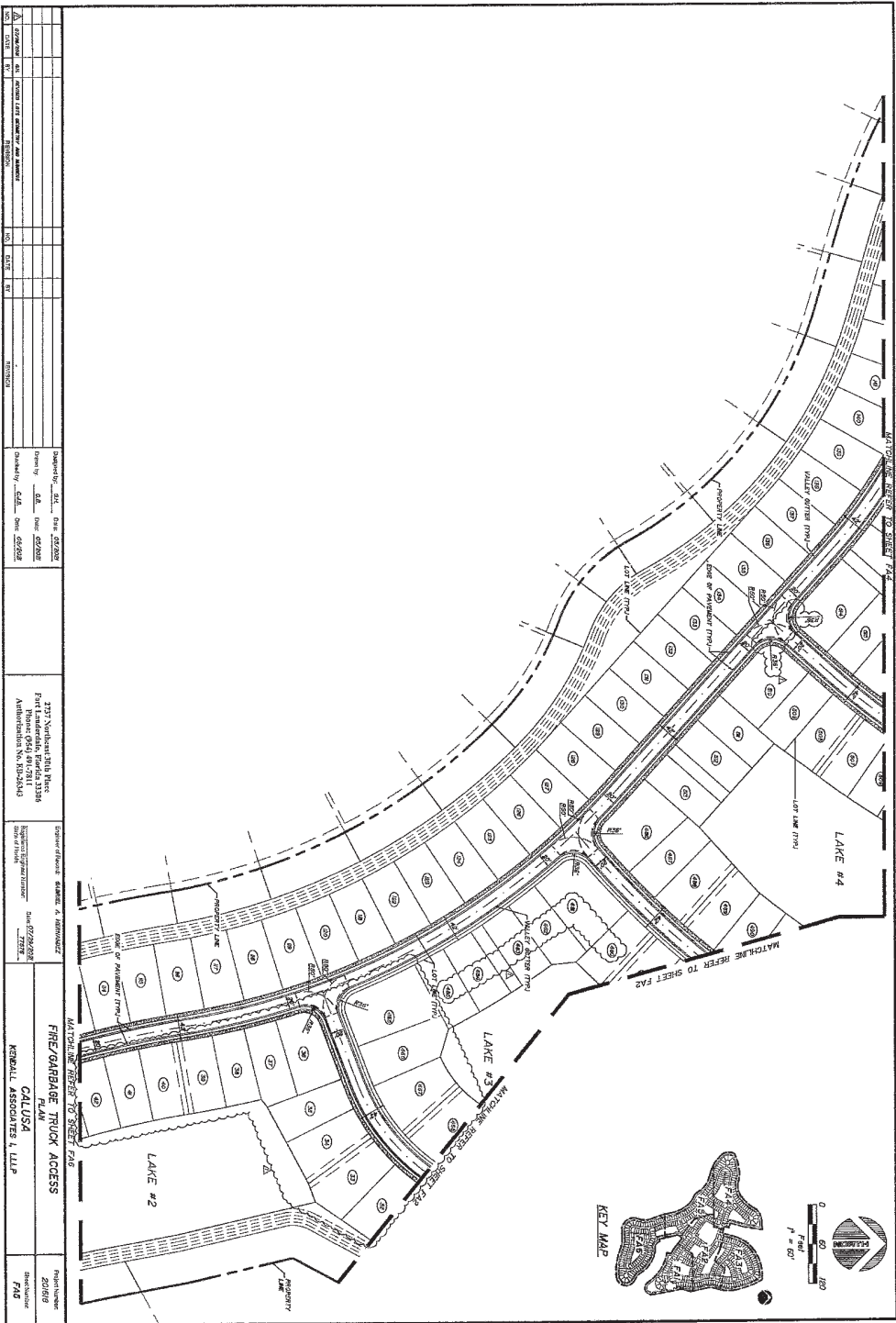


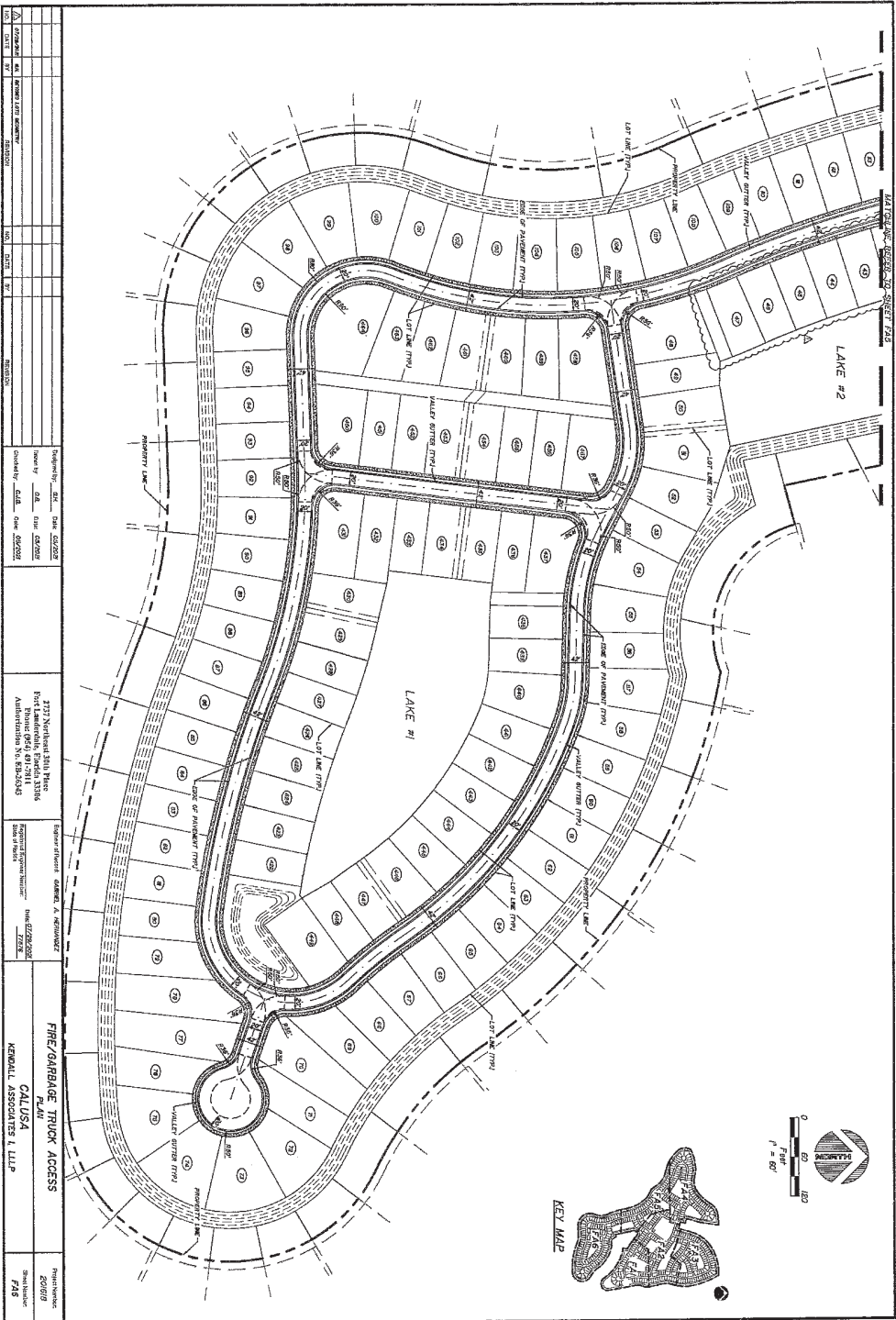
Prepared by: G.C.	Date: 02/02/2017	Checked by: G.C.	Date: 02/02/2017	Drawn by: G.C.	Date: 02/02/2017	Project Name: FIRE/GARBAGE TRUCK ACCESS PLAN	Sheet Number: 2001B
Reviewed by: J.M.	Date: 02/02/2017	Reviewed by: J.M.	Date: 02/02/2017	Reviewed by: J.M.	Date: 02/02/2017	Client: CALUSA	Sheet Title: FIRE
Approved by: J.M.	Date: 02/02/2017	Approved by: J.M.	Date: 02/02/2017	Approved by: J.M.	Date: 02/02/2017	Project Location: 2717 Northpark Drive, Fort Lauderdale, Florida 33306	Project Number: 143-2510
Project Manager: J.M.	Date: 02/02/2017	Project Manager: J.M.	Date: 02/02/2017	Project Manager: J.M.	Date: 02/02/2017	Project Description: FIRE/GARBAGE TRUCK ACCESS PLAN	Project Status: IN PROGRESS
Project Engineer: J.M.	Date: 02/02/2017	Project Engineer: J.M.	Date: 02/02/2017	Project Engineer: J.M.	Date: 02/02/2017	Project Location: 2717 Northpark Drive, Fort Lauderdale, Florida 33306	Project Number: 143-2510
Project Designer: J.M.	Date: 02/02/2017	Project Designer: J.M.	Date: 02/02/2017	Project Designer: J.M.	Date: 02/02/2017	Project Location: 2717 Northpark Drive, Fort Lauderdale, Florida 33306	Project Number: 143-2510
Project Checker: J.M.	Date: 02/02/2017	Project Checker: J.M.	Date: 02/02/2017	Project Checker: J.M.	Date: 02/02/2017	Project Location: 2717 Northpark Drive, Fort Lauderdale, Florida 33306	Project Number: 143-2510
Project Approver: J.M.	Date: 02/02/2017	Project Approver: J.M.	Date: 02/02/2017	Project Approver: J.M.	Date: 02/02/2017	Project Location: 2717 Northpark Drive, Fort Lauderdale, Florida 33306	Project Number: 143-2510



Prepared by: DL Date: 02/02/02 Checked by: DL Date: 02/02/02 Drawn by: DL Date: 02/02/02		Project Name: 2117 Northland 2nd Street Project Address: Portland, Oregon 97201 Project Owner: Callusa	
Project Number: FA4 Project Name: Callusa Project Address: Kendall Associates, LLP		Project Name: 2117 Northland 2nd Street Project Address: Portland, Oregon 97201 Project Owner: Callusa	

RECEIVED
 CALIFORNIA DEPARTMENT OF
 TRANSPORTATION
 DIVISION OF HIGHWAYS
 DIVISION OF HIGHWAYS
 DIVISION OF HIGHWAYS





CALUSA

KENDALL ASSOCIATES I, LLP

9800 E. CALUSA DRIVE, MIAMI FLORIDA 33186



LOCATION MAP
PORTION OF SECTION 34-50-41
SCALE: 1" = 1000'



civil engineering • planning • surveying
2737 Northeast 30th Place
Fort Lauderdale, Florida 33306
Phone: (954) 492-7311
Authorization No. EP-26343

LAKE FILL/EXCAVATION PLANS

INDEX OF SHEETS:

DESCRIPTION	SHEET NO.
COVER	E01
LAKE FILL/EXCAVATION - PLAN	E02
LAKE FILL/EXCAVATION - TYPICAL SECTION AND NOTES	E03



THE AREA HAS BEEN EXCAVATED AND FILLING IS
REQUIRED. THE EXCAVATION IS TO BE COMPLETED
WITHIN THE SPECIFIED TIME FRAME. THE EXCAVATION
IS TO BE COMPLETED WITHIN THE SPECIFIED TIME
FRAME. THE EXCAVATION IS TO BE COMPLETED
WITHIN THE SPECIFIED TIME FRAME.

Prepared by: DAVID A. GONZALEZ	Project Number: 200819
Checked by: J. GONZALEZ	Sheet Number: E01
Approved by: J. GONZALEZ	Scale: 1" = 1000'

PLANTING DETAILS

[illegible]

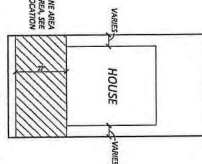
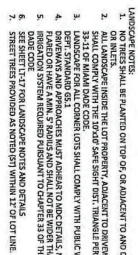
STANDARDS FOR NUTRITION PLANTS' AGRICULTURE AND CONSUMER ACT SHALL BE "TRIMMED TO FIT" OR "RE-



REFEED & WILL BE MEASURED TO THE END OF REACHING 800L
P.K.M.9: CUBAN TRUNK (C) SHALL BE MEASURED FROM THE GROUND
MATURED CUBAN TRUNK USING THE MAXIMUM OR OTHER PORTION OF



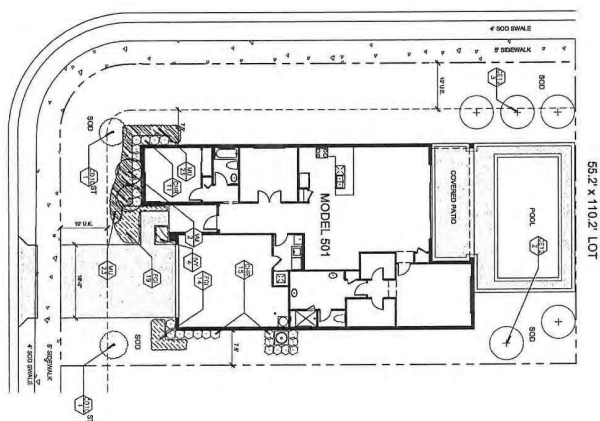
IRRIGATION SHALL BE PROVIDED VIA AN UNDERGROUND AUTOMATIC
PRECIPITATING 100% COVEREDAGE



*Energy Conservation zone: A zone located no more than twenty two feet from a structure in a 180° band from due east of the northeast point of the structure to due south, to due west of the northwest point of the structure.

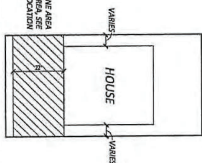
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98	CONCRETE WORK	98	98	98	98
99	CONCRETE WORK	99	99	99	99
100	CONCRETE WORK	100	100	100	100

[illegible]



CORNER LOT LANDSCAPE PLAN
SCALE: 1"=10'-0"

1. ALL NOTES SHALL BE PLACED ON TOP OF, OR ADJACENT TO AND BEARER OF, NOTES.
2. ALL LANDSCAPE NOTES THE TOP PROPERTY, ADJACENT TO DRIVEWAYS SHALL COMPLY WITH THE 10' SET BACK. TRIMMAGE PER SECTION 35.1 OF MIAMI DADE CODE.
3. ALL LANDSCAPE CONCRETE DOTS SHALL COMPLY WITH PUBLIC WORKS DEPARTMENT STANDARDS.
4. DRIVEWAYS AND DRIVEWAYS MUST ADHERE TO MDC DETAILS. MUST FLARED OR HAVE A 10" SLOPE AND SHALL NOT BE WIDER THAN 20'.
5. IRRIGATION SYSTEM REQUIRED PURSUANT TO CHAPTER 33 OF THE MIAMI DADE CODE.
6. SEE SHEET C-17 FOR LANDSCAPE NOTES AND DETAILS.
7. STREET TREES PROVIDED AS NOTED PER MINIMUM 12' OF LOT LINE.



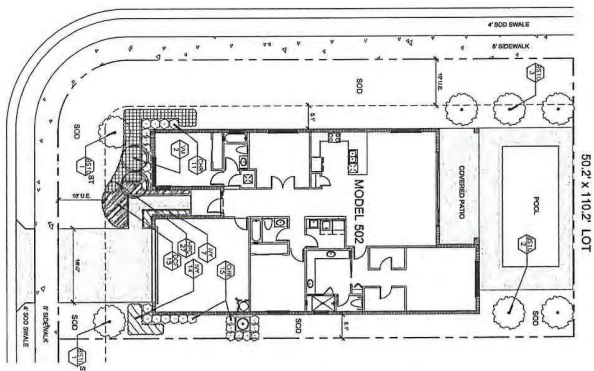
ENERGY CONSERVATION ZONE AREA
 TWO TREES MUST BE LOCATED IN THIS AREA, SEE
 TYP. UNIT PLANNING PLAN FOR LOCATION

TYPICAL ENERGY CONSERVATION ZONE DETAIL, N.T.S.

*Energy Conservation zone is a zone located no more than
 twenty feet from a structure in a 100' band from
 the southeast corner of the structure to the
 southeast of the northwest point of the structure
 and, to the east of the northwest point of the structure.

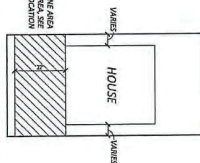
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WU-HOUMES COAGNARD/DIA Architectural Landscape Architecture 15-087, Cassia Golf Course/Landscapes P/L, 10001 Linn Avenue, Suite 100, Redding, 97902-1106, OR, USA, jason.sorenberg@wu-houmes.com
AutoCAD PLOT General Documentation.pdf 1:1



CORNER LOT LANDSCAPE PLAN

1. LANDSCAPE NOTES
2. ALL NOTES SHALL BE PLANTED ON TOP OF, OR ADJACENT TO AND SHOWN ON THE PLAN.
3. ON NOTES, THERE SHALL BE A MINIMUM OF 1/8" SPACING BETWEEN ALL NOTES.
4. ALL LANDSCAPE NOTES THE LOT PROPERTY, ADJACENT TO DRIVEWAYS SHALL COMPLY WITH THE LATEST STATE RIGHT-OF-WAY, TRANSMISSION SECTION 33-11 OF MARIANA DRAINAGE CODE.
5. LANDSCAPE FOR ALL CONCRETE LOTS SHALL COMPLY WITH PUBLIC WORKS DEPARTMENT AND A. P. RADIOS SHALL MEET TO MEET DESIGN, MUST BE FLARED OR HAVE A 90° RADIUS AND SHALL NOT BE DEEPER THAN 24" IN THE CENTER OF THE LOT.
6. IRRIGATION SYSTEM REQUIRED PURSUANT TO CHAPTER 33 OF THE MARIANA DRAINAGE CODE.
7. SEE SHEET T-12 FOR LANDSCAPE NOTES AND DETAILS.
8. STREET TREES PROVIDED AS NOTED (S) WITHIN 10' OF LOT LINE.



***Energy Conservation zone:** A zone located no more than twenty two feet from a structure in a 180° band from due east of the northeast point of the structure to due south, to due west of the northwest point of the structure.

NAME	TYPE	DESCRIPTION	UNIT	VALUE
1	1	CONCRETE	1000	1000
2	2	STEEL	1000	1000
3	3	WOOD	1000	1000
4	4	GLASS	1000	1000
5	5	BRICK	1000	1000
6	6	CEMENT	1000	1000
7	7	SAND	1000	1000
8	8	GRAVEL	1000	1000
9	9	ROOFING	1000	1000
10	10	PAINT	1000	1000
11	11	INSULATION	1000	1000
12	12	WATER	1000	1000
13	13	ELECTRICITY	1000	1000
14	14	HEATING	1000	1000
15	15	COOLING	1000	1000
16	16	VENTILATION	1000	1000
17	17	AC	1000	1000
18	18	FURNACE	1000	1000
19	19	BOILER	1000	1000
20	20	RADIATOR	1000	1000
21	21	PIPE	1000	1000
22	22	VALVE	1000	1000
23	23	CONCRETE	1000	1000
24	24	STEEL	1000	1000
25	25	WOOD	1000	1000
26	26	GLASS	1000	1000
27	27	BRICK	1000	1000
28	28	CEMENT	1000	1000
29	29	SAND	1000	1000
30	30	GRAVEL	1000	1000
31	31	ROOFING	1000	1000
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35	35	ELECTRICITY	1000	1000
36	36	HEATING	1000	1000
37	37	COOLING	1000	1000
38	38	VENTILATION	1000	1000
39	39	AC	1000	1000
40	40	FURNACE	1000	1000
41	41	BOILER	1000	1000
42	42	RADIATOR	1000	1000
43	43	PIPE	1000	1000
44	44	VALVE	1000	1000
45	45	CONCRETE	1000	1000
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63	63	BOILER	1000	1000
64	64	RADIATOR	1000	1000
65	65	PIPE	1000	1000
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82	82	VENTILATION	1000	1000
83	83	AC	1000	1000
84	84	FURNACE	1000	1000
85	85	BOILER	1000	1000
86	86	RADIATOR	1000	1000
87	87	PIPE	1000	1000
88	88	VALVE	1000	1000
89	89	CONCRETE	1000	1000
90	90	STEEL	1000	1000
91				

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UNIT 697	UNIT 698	UNIT 699	UNIT 700	UNIT 701	UNIT 702
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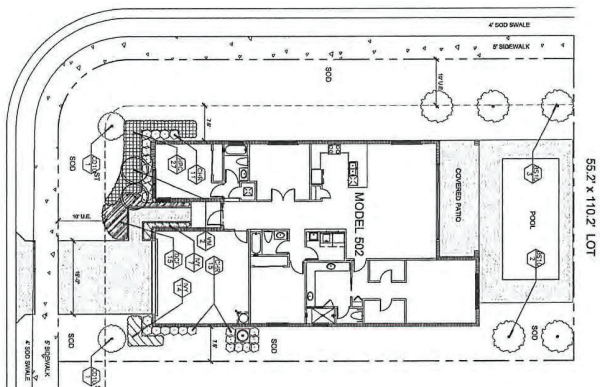
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As Noted

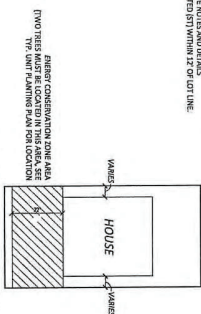
Revisions:
1. Street trees 09-16-2

Sheet num
LT



CORNER LOT LANDSCAPE PLAN
SCALE: 1"=10'-0"

1. NO THEES SHALL BE PLANTED ON TOP OF, OR ADJACENT TO AND DRAINAGE ON SLOPES.
2. ON SLOPES
3. ALL PLANTS AND TREES SHALL BE PLANTED AT LEAST 10 FEET FROM THE PROPERTY LINE, EXCEPT FOR TREES PLANTED AT THE PROPERTY LINE.
4. PLANTS AND TREES SHALL BE PLANTED AT LEAST 10 FEET FROM THE PROPERTY LINE, EXCEPT FOR TREES PLANTED AT THE PROPERTY LINE.
5. PLANTS AND TREES SHALL BE PLANTED AT LEAST 10 FEET FROM THE PROPERTY LINE, EXCEPT FOR TREES PLANTED AT THE PROPERTY LINE.
6. PLANTS AND TREES SHALL BE PLANTED AT LEAST 10 FEET FROM THE PROPERTY LINE, EXCEPT FOR TREES PLANTED AT THE PROPERTY LINE.
7. PLANTS AND TREES SHALL BE PLANTED AT LEAST 10 FEET FROM THE PROPERTY LINE, EXCEPT FOR TREES PLANTED AT THE PROPERTY LINE.


















*Energy Conservation zone: A zone located no more than twenty two feet from a structure in a 180° band from due east of the northeast point of the structure to due south, to due west of the northwest point of the structure.

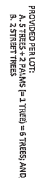
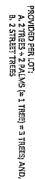
INTERIOR LOT PLANT LIST

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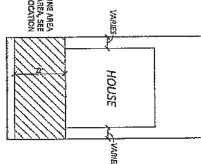
CORNER LOT PLANT LIST

NAME OF STUDENT		ROLL NO.	DATE
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	NAME	DATE	
	NAME	DATE	
	NAME	DATE	
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	NAME	DATE	
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1. NO TREES SHALL BE PLANTED ON TOP OF, OR ADJACENT TO AND DOWN THE LENGTH OF LOT LINE.
2. ALL CONCRETE UNDER THE LOT PROPERTY ADJACENT TO DRIVEWAYS SHALL COMPLY WITH THE EXISTING DRIVEWAY MATERIALS PER SECTION 33-13 OF MAINE ZONING CODE.
3. LANDSCAPE MATERIALS AND CONCRETE SHALL COMPLY WITH PUBLIC WORKS SPECIFICATIONS.
4. DRIVWAYS AND PAVEMENTS MUST ADHERE TO SPECIFICATIONS, MUST BE FLARED OR WEAVER A MIN. 5' STAIRS AND SHALL BE 12" WIDER THAN 4'.
5. IRRIGATION SYSTEM INCLUDED PURSUANT TO CHAPTER 3 OF THE MAINE ZONING CODE.
6. DATE CODE 417 FOR LANDSCAPE TREES AND ORNALS.
7. STREET TREES PROVIDED AS NOTED BY WITHIN 12' OF LOT LINE.



*Energy Conservation Zone A zone located no more than twenty two feet from a structure in a 150' band from due east of the northeast point of the structure to due south, to due west of the northwest point of the structure.

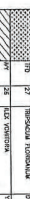
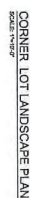
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	005	SECTION SURVEY	005	2	1977. 5. 25	1:5000
	006	SECTION SURVEY	006	2	1977. 5. 25	1:5000
	007	SECTION SURVEY	007	2	1977. 5. 25	1:5000
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	029	SECTION SURVEY	029	2	1977	

INTERIOR LOT PLANT LIST

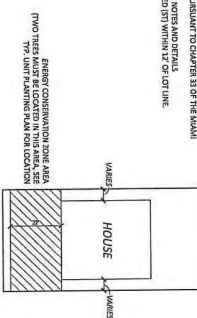
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CORNER LOT PLANT LIST

KENDALL ASSOC. I LLLP 1600 SAWGRASS CORPORATE PKWY SUITE 400 SUNRISE, FLORIDA 33323		Project: Callas Meter Data County Project	Sheet title: Typ. Unit Landscaping Plan Plan 003, 50.2 Lot	Date: 02-14-21	Scale: As Noted	Revisions: 1, Sheet trans 09-16-22	Sheet number: LT-5
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004	4	PAINTING	SQ	12	100	1200
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[illegible]

*Energy Conservation Zone A zone located no more than twenty two feet from a structure in a 180° band from due east of the northeast point of the structure to due south, to due west of the northwest point of the structure.

INTERIOR LOT PLANT LIST

Plan 503, 55.2' Long

02-14-21

Scale:
As Noted

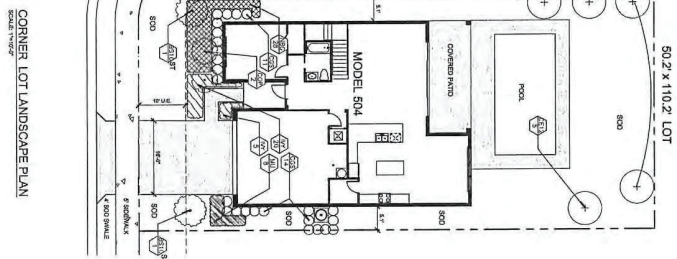
Revisions:
1. Street trees 09-16-2

KENDALL ASSOC. I LLLP
1600 SAWGRASS CORPORATE PKWY
SUITE 400
SUNRISE, FLORIDA 33323

Project:
Calusa
Miami-Dade County
Florida

Sheet title:
Typ. Unit
Landscape Plan
Plan 503, 55.2' Lot

Sheet number:
LT-6



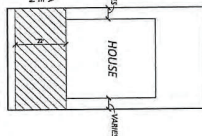
INTERIOR LOT LANDSCAPE PLAN

CORNER LOT LANDSCAPE PLAN
SCALE: 1"=10'-0"

PROVIDED PER LOT:
A. 2 TREES + 2 PALMS (= 1 TREE) = 3 TREES; AND,
B. 2 STREET TREES

PROVIDED PER LOT:
A. 5 TREES + 2 PALMS (= 1 TREE) = 6 TREES; AND
B. 2 STREET TREES

1. LANDSCAPE PLANTINGS SHALL BE PLANTED ON TOP OF, OR ADJACENT TO AND BEHIND THE SIGN.
2. ALL PLANTS INSIDE THE LOT PROPERTY, ADJACENT TO DRIVEWAYS SHALL COMPLY WITH THE 10'X6" SLAB SOFT DIRT, TRIMMABLE PER SECTION 33.11 OF MAINT. DEDIC. CODE.
3. LANDSCAPE PLANTINGS ALONG LOT'S SHALL COMPLY WITH PUBLIC CHOICES PER SECTION 33.11 OF MAINT. DEDIC. CODE.
4. DRIVEWAYS AND ADJACENT AREAS MUST ADHERE TO MOC DETAILS, MUST BE FLARED ON HAVE A MIN. 5' RADUS AND SHALL NOT BE WIDER THAN 33' OF THE INKINATION SYSTEM DESCRIBED PURSUANT TO CHAPTER 33 OF THE MAINT. DEDIC. CODE.
5. SEE SHEET 317 FOR LANDSCAPE NOTES AND DETAILS.
7. STREET TREES REQUIRED AS NOTED ON SHEET 317 WITHIN 12' OF LOT LINE.



ENERGY CONSERVATION ZONE AREA
(TWO TREES MUST BE LOCATED IN THIS AREA, SEE
TP7, UNIT PLANTING PLAN FOR LOCATION)

TYPICAL ENERGY CONSERVATION ZONE DETAIL N.T.S.

*Energy Conservation zone: A zone located no more than twenty-two feet from a structure in a 180° band from due east of the northeast point of the structure to due south, to due west of the northwest point of the structure.

INTERIOR LOT PLANT LIST

[illegible]

CORNER LOT PLANT LIST

[illegible]

KENDALL ASSOC. I LLLP
1600 SAWGRASS CORPORATE PKWY
SUITE 400
SUNRISE, FLORIDA 33323

Project:
Calusa
Miami-Dade County
Florida

Sheet title:
Topic:

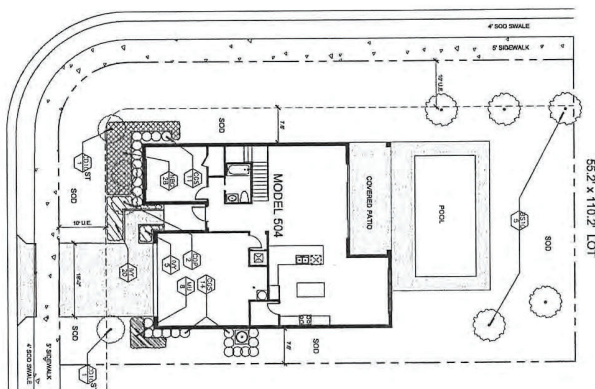
Typ. Unit
Landscape Plan
Plan 504, 50.2' Lot

02-14-21

Scale:
As Noted

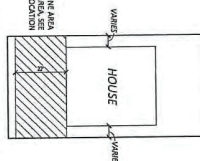
Revisions:
1. Street trees 09-16-2

Sheet number:
LT-7























CORNER LOT LANDSCAPE PLAN
SCALE: 1"=10'-0"

1. LANDSCAPING NOTES SHALL BE PLANTED ON TOP OF, OR ADJACENT TO AND PARALLEL TO, THE LOT LINE.
2. ALL LANDSCAPE INSIDE THE LOT PROPERTY, ADJACENT TO RENEWABLES SHALL COMPLY WITH THE 12'x6" SHAVE SIGHT DIST. TRIMMAGE PER SECTION 33-1-1 OF MAINE DNR CODE.
3. LANDSCAPE FOR ALL COMMON LOTS SHALL COMPLY WITH PUBLIC WORKS DEPARTMENT OF TRANSPORTATION AND CONSTRUCTION DIVISION.
4. RENEWABLES AND LANDSCAPING MUST ADHERE TO MDC DETAILS, MUST BE PLANTED ON THE LOT LINE, AND SHALL NOT BE WIDER THAN 20" AT THE BASE.
5. PLANTED OR HAVE A MIN. 5" DUBUS AND SHALL NOT BE WIDER THAN 20" AT THE BASE.
6. IRRIGATION SYSTEM REQUIRED PERMANENT TO DETAILS 33 OF THE MAINE DNR CODE.
7. SEE SHEET 12-17 FOR LANDSCAPE NOTES AND DETAILS.
8. STREET TRIMMING PROVIDED AS NOTED (ST) WITHIN 12' OF LOT LINE.


























*Energy Conservation zone: A zone located no more than twenty-two feet from a structure in a 180° band from due east of the northeast point of the structure to due south, to due west of the northwest point of the structure.

INTERIOR LOT PLANT LIST

TEST	CODE	DESCRIPTION	COATING NAME	COY/CLT	WAVE
	SP-2	SPERMATUM MATH	COATING NAME	3.5cm	10 m 10 s 50
	SP-2	COOLING SPERMATUM	COATING NAME	3.5cm	10 m 10 s 50
	SP-2	COOLING SPERMATUM	COATING NAME	3.5cm	10 m 10 s 50
	SP-2	COOLING SPERMATUM	COATING NAME	3.5cm	10 m 10 s 50
	SP-2	COOLING SPERMATUM	COATING NAME	3.5cm	10 m 10 s 50
	SP-2	COOLING SPERMATUM	COATING NAME	3.5cm	10 m 10 s 50
	SP-2	COOLING SPERMATUM	COATING NAME	3.5cm	10 m 10 s 50
	SP-2	COOLING SPERMATUM	COATING NAME	3.5cm	10 m 10 s 50
	SP-2	COOLING SPERMATUM	COATING NAME	3.5cm	10 m 10 s 50
	SP-2	COOLING SPERMATUM	COATING NAME	3.5cm	10 m 10 s 50
	SP-2	COOLING SPERMATUM	COATING NAME	3.5cm	10 m 10 s 50
	SP-2	COOLING SPERMATUM	COATING NAME	3.5cm	10 m 10 s 50
	SP-2	COOLING SPERMATUM	COATING NAME	3.5cm	10 m 10 s 50
	SP-2	COOLING SPERMATUM	COATING NAME	3.5cm	10 m 10 s 50
	SP-2	COOLING SPERMATUM	COATING NAME	3.5cm	10 m 10 s 50
	SP-2	COOLING SPERMATUM	COATING NAME	3.5cm	10 m 10 s 50
	SP-2	COOLING SPERMATUM	COATING NAME	3.5cm	10 m 10 s 50
	SP-2	COOLING SPERMATUM	COATING NAME	3.5cm	10 m 10 s 50
	SP-2	COOLING SPERMATUM	COATING NAME	3.5cm	10 m 10 s 50
	SP-2	COOLING SPERMATUM	COATING NAME	3.5cm	10 m 10 s 50

CORNER LOT PLANT LIST

MARKS	CODE	DESCRIPTION, NAME	POSITION NAME	COMP. VAL.	USE	UNIT
	0010	SOLID BLACK	SOLID BLACK	2.00	18 H x 8 D	MM ²
	0011	CENTRED HOLLOW	POCKET PLATE	1.00	18 H x 8 D	MM ²
	0012	CENTRED HOLLOW	POCKET PLATE	1.00	18 H x 8 D	MM ²
	0013	CENTRED HOLLOW	POCKET PLATE	1.00	18 H x 8 D	MM ²
	0014	CENTRED HOLLOW	POCKET PLATE	1.00	18 H x 8 D	MM ²
	0015	CENTRED HOLLOW	POCKET PLATE	1.00	18 H x 8 D	MM ²
	0016	CENTRED HOLLOW	POCKET PLATE	1.00	18 H x 8 D	MM ²
	0017	CENTRED HOLLOW	POCKET PLATE	1.00	18 H x 8 D	MM ²
	0018	CENTRED HOLLOW	POCKET PLATE	1.00	18 H x 8 D	MM ²
	0019	CENTRED HOLLOW	POCKET PLATE	1.00	18 H x 8 D	MM ²
	0020	CENTRED HOLLOW	POCKET PLATE	1.00	18 H x 8 D	MM ²
	0021	CENTRED HOLLOW	POCKET PLATE	1.00	18 H x 8 D	MM ²
	0022	CENTRED HOLLOW	POCKET PLATE	1.00	18 H x 8 D	MM ²
	0023	CENTRED HOLLOW	POCKET PLATE	1.00	18 H x 8 D	MM ²
	0024	CENTRED HOLLOW	POCKET PLATE	1.00	18 H x 8 D	MM ²
	0025	CENTRED HOLLOW	POCKET PLATE	1.00	18 H x 8 D	MM ²
	0026	CENTRED HOLLOW	POCKET PLATE	1.00	18 H x 8 D	MM ²
	0027	CENTRED HOLLOW	POCKET PLATE	1.00	18 H x 8 D	MM ²
	0028	CENTRED HOLLOW	POCKET PLATE	1.00	18 H x 8 D	MM ²
	0029	CENTRED HOLLOW	POCKET PLATE	1.00	18 H x 8 D	MM ²
	0030	CENTRED HOLLOW	POCKET PLATE	1.00	18 H x 8 D	MM ²
	0031	CENTRED HOLLOW	POCKET PLATE	1.00	18 H x 8 D	MM ²
	0032	CENTRED HOLLOW	POCKET PLATE	1.00	18 H x 8 D	MM ²

NZLHCARES.COM Website Data Architecture Landscape Architecture's 400+ Cases Golf Course/Casuals P/Typ Unit US/Golfing 9/76/2021 11:07:04 AM, Joe.Somerville
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02-14-2

Scale:
As Note

1. Street trees 09-16-2

Sheet number:
LT-8

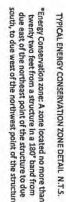










































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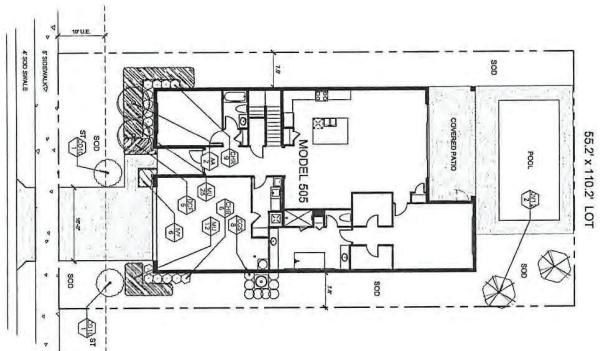
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	0012	STAR PATTERN	STAR PATTERN	12	12
	0013	TRIANGLE PATTERN	TRIANGLE PATTERN	12	12
	0014	CIRCLE PATTERN	CIRCLE PATTERN	12	12
	0015	SQUARE PATTERN	SQUARE PATTERN	12	12
	0016	DIAMOND PATTERN	DIAMOND PATTERN	12	12
	0017	HEXAGON PATTERN	HEXAGON PATTERN	12	12
	0018	OCTAGON PATTERN	OCTAGON PATTERN	12	12
	0019	STAR PATTERN	STAR PATTERN	12	12
	0020	TRIANGLE PATTERN	TRIANGLE PATTERN	12	12
	0021	CIRCLE PATTERN	CIRCLE PATTERN	12	12
	0022	SQUARE PATTERN	SQUARE PATTERN	12	12
	0023	DIAMOND PATTERN	DIAMOND PATTERN	12	12
	0024	HEXAGON PATTERN	HEXAGON PATTERN	12	12
	0025	OCTAGON PATTERN	OCTAGON PATTERN	12	12
	0026	STAR PATTERN	STAR PATTERN	12	12
	0027	TRIANGLE PATTERN	TRIANGLE PATTERN	12	12
	0028	CIRCLE PATTERN	CIRCLE PATTERN	12	12
	0029	SQUARE PATTERN	SQUARE PATTERN	12	12
	0030	DIAMOND PATTERN	DIAMOND PATTERN	12	12
	0031	HEXAGON PATTERN	HEXAGON PATTERN	12	12
	0032	OCTAGON PATTERN	OCTAGON PATTERN	12	12
	0033	STAR PATTERN	STAR PATTERN	12	12
	0034	TRIANGLE PATTERN	TRIANGLE PATTERN	12	12
	0035	CIRCLE PATTERN	CIRCLE PATTERN	12	12
	0036	SQUARE PATTERN	SQUARE PATTERN	12	12
	0037	DIAMOND PATTERN	DIAMOND PATTERN	12	12
	0038	HEXAGON PATTERN	HEXAGON PATTERN	12	12
	0039	OCTAGON PATTERN	OCTAGON PATTERN	12	12
	0040	STAR PATTERN	STAR PATTERN	12	12
	0041	TRIANGLE PATTERN	TRIANGLE PATTERN	12	12
	0042	CIRCLE PATTERN	CIRCLE PATTERN	12	12
	0043	SQUARE PATTERN	SQUARE PATTERN	12	12
	0044	DIAMOND PATTERN	DIAMOND PATTERN	12	12
	0045	HEXAGON PATTERN	HEXAGON PATTERN	12	12
	0046	OCTAGON PATTERN	OCTAGON PATTERN	12	12
	0047	STAR PATTERN	STAR PATTERN	12	12
	0048	TRIANGLE PATTERN	TRIANGLE PATTERN	12	12
	0049	CIRCLE PATTERN	CIRCLE PATTERN	12	12
	0050	SQUARE PATTERN	SQUARE PATTERN	12	12
	0051	DIAMOND PATTERN	DIAMOND PATTERN	12	12
	0052	HEXAGON PATTERN	HEXAGON PATTERN	12	12
	0053	OCTAGON PATTERN	OCTAGON PATTERN	12	12
	0054	STAR PATTERN	STAR PATTERN	12	12
	0055	TRIANGLE PATTERN	TRIANGLE PATTERN	12	12
	0056	CIRCLE PATTERN	CIRCLE PATTERN	12	12
	0057	SQUARE PATTERN	SQUARE PATTERN	12	12
	0058	DIAMOND PATTERN	DIAMOND PATTERN	12	12
	0059	HEXAGON PATTERN	HEXAGON PATTERN	12	12
	0060	OCTAGON PATTERN	OCTAGON PATTERN	12	12
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	0062	TRIANGLE PATTERN	TRIANGLE PATTERN	12	12
	0063				

Scale:
As Noted

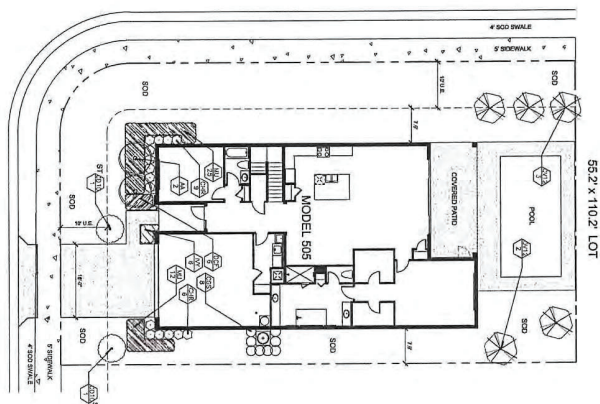
Revisions:
1. Street trees 09-16-2

100

Sheet number:
LT-9

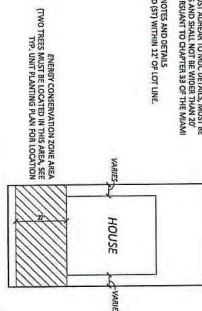


INTERIOR LOT LANDSCAPE PLAN
SCALE 1"=33'-0"



CORNER LOT LANDSCAPE PLAN
SCALE: 1"=10'-0"

1. NO TREES SHALL BE PLANTED ON TOP OF, OR ADJACENT TO AND
2. ALL LANDSCAPE INSIDE THE LOT PROPERTY, ADJACENT TO OPEN
3. LANDSCAPE FOR ALL CORNER LOTS SHALL COMPLY WITH PUBLIC
4. DRIVEWAYS AND SIDEWALKS SHALL COMPLY WITH DOT DETAILS.
5. IRRIGATION SYSTEM REQUIRED PLEASANT TO GARDEN 31 OF
6. THE SHEET 11-27 FOR LANDSCAPE NOTES AND DETAILS.
7. STREET TREES PROVIDED AS NOTED BYT WITHIN 12 OF LOT LINE.



*Energy Conservation zone: A zone located no more than twenty feet from a structure in a 150' band from due east of the northeast point of the structure to due south, to due west of the northwest point of the structure.

INTERIOR LOT PLANT LIST

[illegible]

CORNER LOT PLANT LIST

[illegible][illegible]

KENDALL ASSOC. I LLLP
1600 SAWGRASS CORPORATE PKWY
SUITE 400
SUNRISE, FLORIDA 33323

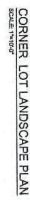
Project:
Calusa
Miami-Dade County
Florida

Sheet title:
Typ. Unit
Landscape Plan
Plan 505, 55.2' Lot

02-14-21
Scale:
As Noted

Revisions:
1. Street trees 09-16-2

Sheet number:
LT-10

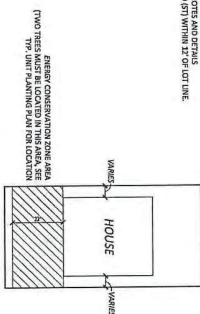
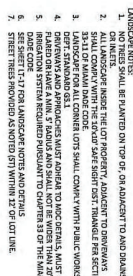


- *Energy Conservation zone: A zone located no more than twenty two feet from a structure in a 180° sand from due east of the northeast point of the structure to due south, to due west of the northwest point of the structure



CORNER LOT PLANT LIST

TABLE	CODE	DESCRIPTION	COUNTRY NAME	ISO ALPHA-3	ISO ALPHA-2
1	001	BARBADOE	BARBADOE	BBM	BB
2	002	BELGIUM	BELGIUM	BEL	BE
3	003	BENIN	BENIN	BEN	BF
4	004	BHUTAN	BHUTAN	BHU	BT
5	005	BOLIVIA	BOLIVIA	BOL	BO
6	006	BOSNIA AND HERZEGOVINA	BOSNIA AND HERZEGOVINA	BOS	BA
7	007	BOTSWANA	BOTSWANA	BOT	BS
8	008	BRAZIL	BRAZIL	BRA	BR
9	009	BURUNDI	BURUNDI	BUR	BI
10	010	CAMBODIA	CAMBODIA	CMB	KB
11	011	CAMEROON	CAMEROON	CAM	CM
12	012	CANADA	CANADA	CAN	CA
13	013	CHINA	CHINA	CHN	CN
14	014	CHINA	CHINA	CHN	CN
15	015	CHINA	CHINA	CHN	CN
16	016	CHINA	CHINA	CHN	CN
17	017	CHINA	CHINA	CHN	CN
18	018	CHINA	CHINA	CHN	CN
19	019	CHINA	CHINA	CHN	CN
20	020	CHINA	CHINA	CHN	CN
21	021	CHINA	CHINA	CHN	CN
22	022	CHINA	CHINA	CHN	CN
23	023	CHINA	CHINA	CHN	CN
24	024	CHINA	CHINA	CHN	CN
25	025	CHINA	CHINA	CHN	CN
26	026	CHINA	CHINA	CHN	CN
27	027	CHINA	CHINA	CHN	CN
28	028	CHINA	CHINA	CHN	CN
29	029	CHINA	CHINA	CHN	CN
30	030	CHINA	CHINA	CHN	CN
31	031	CHINA	CHINA	CHN	CN
32	032	CHINA	CHINA	CHN	CN
33	033	CHINA	CHINA	CHN	CN
34	034	CHINA	CHINA	CHN	CN
35	035	CHINA	CHINA	CHN	CN
36	036	CHINA	CHINA	CHN	CN
37	037	CHINA	CHINA	CHN	CN
38	038	CHINA	CHINA	CHN	CN
39	039	CHINA	CHINA	CHN	CN
40	040	CHINA	CHINA	CHN	CN
41	041	CHINA	CHINA	CHN	CN
42	042	CHINA	CHINA	CHN	CN
43	043	CHINA	CHINA	CHN	CN
44	044	CHINA	CHINA	CHN	CN
45	045	CHINA	CHINA	CHN	CN
46	046	CHINA	CHINA	CHN	CN
47	047	CHINA	CHINA	CHN	CN
48	048	CHINA	CHINA	CHN	CN
49	049	CHINA	CHINA	CHN	CN
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51	051	CHINA	CHINA	CHN	CN
52	052	CHINA	CHINA	CHN	CN
53	053	CHINA	CHINA	CHN	CN
54	054	CHINA	CHINA	CHN	CN
55	055	CHINA	CHINA	CHN	CN
56	056	CHINA	CHINA	CHN	CN
57	057	CHINA	CHINA	CHN	CN
58	058	CHINA	CHINA	CHN	CN
59	059	CHINA	CHINA	CHN	CN
60	060	CHINA	CHINA	CHN	CN
61	061	CHINA	CHINA	CHN	CN
62	062	CHINA	CHINA	CHN	CN
63	063	CHINA	CHINA	CHN	CN
64	064	CHINA	CHINA	CHN	CN
65	065	CHINA	CHINA	CHN	CN
66	066	CHINA	CHINA	CHN	CN
67	067	CHINA	CHINA	CHN	CN
68	068	CHINA	CHINA	CHN	CN
69	069	CHINA	CHINA	CHN	CN
70	070	CHINA	CHINA	CHN	CN
71	071	CHINA	CHINA	CHN	CN
72	072	CHINA	CHINA	CHN	CN
73	073	CHINA	CHINA	CHN	CN
74	074	CHINA	CHINA	CHN	CN
75	075	CHINA	CHINA	CHN	CN
76	076	CHINA	CHINA	CHN	CN
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78	078	CHINA	CHINA	CHN	CN
79	079	CHINA	CHINA	CHN	CN
80	080	CHINA	CHINA	CHN	CN
81	081	CHINA	CHINA	CHN	CN
82	082	CHINA	CHINA	CHN	CN
83	083	CHINA	CHINA	CHN	CN
84	084	CHINA	CHINA	CHN	CN
85	085	CHINA	CHINA	CHN	CN
86	086	CHINA	CHINA	CHN	CN
87	087	CHINA	CHINA	CHN	CN
88	088	CHINA	CHINA	CHN	CN
89	089	CHINA	CHINA	CHN	CN
90	090	CHINA	CHINA	CHN	CN
91	091	CHINA	CHINA	CHN	CN
92	092	CHINA	CHINA	CHN	CN
93	093	CHINA	CHINA	CHN	CN
94	094	CHINA	CHINA	CHN	CN
95	095	CHINA	CHINA	CHN	CN
96	096	CHINA	CHINA	CHN	CN
97	097	CHINA	CHINA	CHN	CN
98	098	CHINA	CHINA	CHN	CN
99	099	CHINA	CHINA	CHN	CN
100	100	CHINA	CHINA	CHN	CN



*Energy Conservation zone: A zone located no more than twenty feet from a structure in a 180° band from due east of the northeast point of the structure to due south, to due west of the northwest point of the structure.

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CORNER LOT PLANT LIST

Project:	Calusa
Location:	Manatee County, Florida
Sheet title:	Typ. Unit Landscape Plan
Date:	02-14-21
Scale:	As Noted
Revisions:	1. Street trees 09-16-21

KENDALL ASSOC. I LLLP
1600 SAWGRASS CORPORATE PKWY
SUITE 400
SUNRISE, FLORIDA 33323

Project:
Calusa
Miami-Dade County
Florida

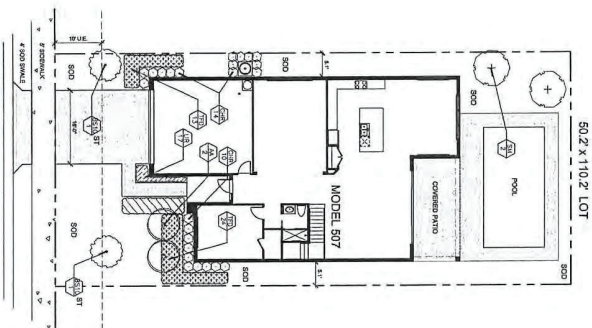
Sheet title:
Typ. Unit
Landscape Plan
Plan 506, 55.2' Lot

02-14-21
Scale:
As Noted

Revisions:
1. Street trees 09-16-2

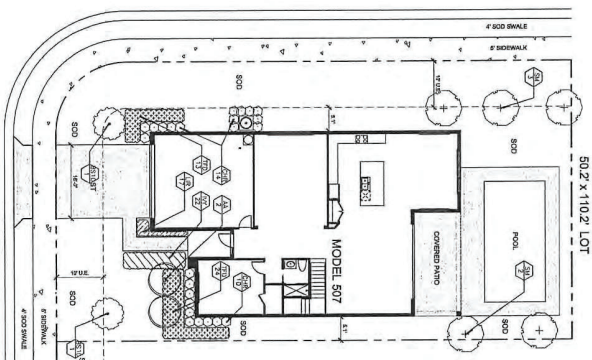
Sheet number.
LT-12

PHOTOED PER LOT:
A, 2 TREES, 2 PALMS (+ 1 TREE) + 1 TREE, AND,
A, 2 TREES, 1 TREE



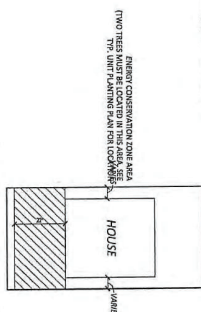
INTERIOR LOT LANDSCAPE PLAN
SCALE: 1/8"=1'-0"

PHOTOED PER LOT:
A, 2 TREES, 2 PALMS (+ 1 TREE) + 1 TREE, AND,
A, 2 TREES, 1 TREE



CORNER LOT LANDSCAPE PLAN
SCALE: 1/8"=1'-0"

- LANDSCAPE NOTES:
1. ALL PLANTS SHALL BE PLANTED ON TOP OF OR ADJACENT TO LANDSCAPING.
 2. PLANTS SHALL BE PLANTED IN THE LOT PROPERTY, ADJACENT TO THE STREET.
 3. PLANTS SHALL BE PLANTED IN THE LOT PROPERTY, ADJACENT TO THE STREET.
 4. PLANTS SHALL BE PLANTED IN THE LOT PROPERTY, ADJACENT TO THE STREET.
 5. PLANTS SHALL BE PLANTED IN THE LOT PROPERTY, ADJACENT TO THE STREET.
 6. PLANTS SHALL BE PLANTED IN THE LOT PROPERTY, ADJACENT TO THE STREET.
 7. PLANTS SHALL BE PLANTED IN THE LOT PROPERTY, ADJACENT TO THE STREET.



INTERIOR LOT PLANT LIST

PLANT	PLANT CODE	PLANT NAME	PLANT SIZE	PLANT TYPE	PLANT LOCATION
1	100	100	100	100	100
2	200	200	200	200	200
3	300	300	300	300	300
4	400	400	400	400	400
5	500	500	500	500	500
6	600	600	600	600	600
7	700	700	700	700	700
8	800	800	800	800	800
9	900	900	900	900	900
10	1000	1000	1000	1000	1000

CORNER LOT PLANT LIST

PLANT	PLANT CODE	PLANT NAME	PLANT SIZE	PLANT TYPE	PLANT LOCATION
1	100	100	100	100	100
2	200	200	200	200	200
3	300	300	300	300	300
4	400	400	400	400	400
5	500	500	500	500	500
6	600	600	600	600	600
7	700	700	700	700	700
8	800	800	800	800	800
9	900	900	900	900	900
10	1000	1000	1000	1000	1000

KENDALL ASSOC. I LLLP
1600 SAWGRASS CORPORATE PKWY
SUITE 400
SUNRISE, FLORIDA 33223

Project:
Callisa
Miami-Dade County
Project

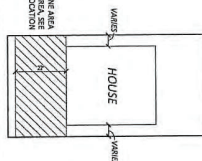
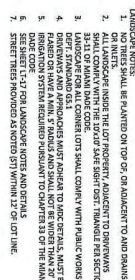
Sheet title:
Typ. Unit
Landscape Plan
Plan 507, 50' x 110' Lot

Date:
02-14-21

Scale:
As Noted

Revisions:
1. Sheet trees 08-16-21

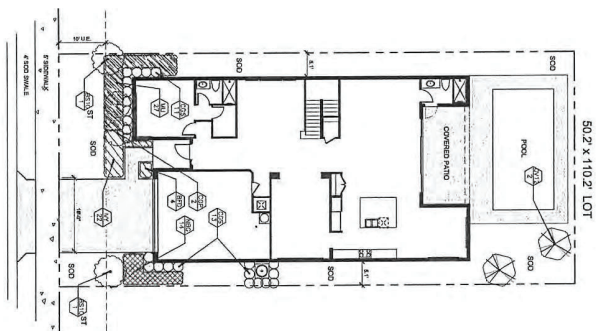
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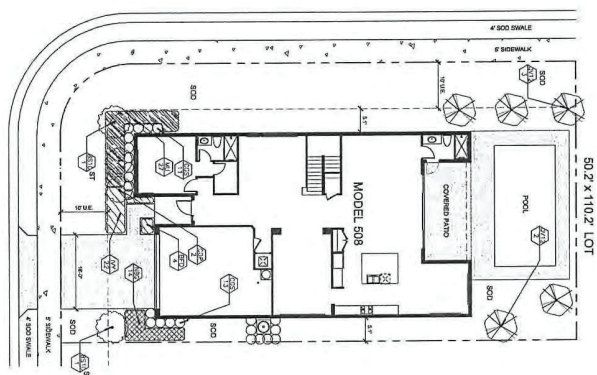
• **Energy Conservation zone:** A zone located no more than twenty-two feet from a structure in a 180° band from due east of the northeast point of the structure to due south, to due west of the northwest point of the structure.

[illegible][illegible]

NEIGHBOURS.COM Network Data Arch. <https://networkdata.org/archives/15-007-Casas-Golf-CorraldeCuba-PLU-Plan-19-Cuba-19p-Units-82-2mg-9/6/2021-11/0711-AAJ-Jon-Sorenson%20-%20Anuncio%20FDS%20General%20Documentation.pdf>, 1:1

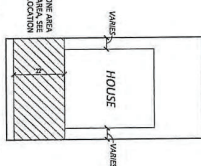


INTERIOR LOT LANDSCAPE PLAN










































CORNER LOT LANDSCAPE PLAN
SCALE: 1"=10'-0"

1. NO TREES SHALL BE PLANTED ON TOP OF, OR ADJACENT TO AND DRAINAGE
2. ALL LANDSCAPE INSIDE THE LOT PROPERTY ADJACENT TO DRIVEWAYS SHALL COMPLY WITH THE 2012 SEASIDE CITY SLOPE TRIANGLE PER SECTION 3.3.3.3 OF THE MAJOR DAD CODE
3. LANDSCAPE FOR THE SIDE CORNERS SHALL COMPLY WITH PUBLIC WORKS
4. DRIVEWAYS AND APPROACHES MUST BE PLANTED TO MATCH DETAIL, MUST BE PLANTED ON PAVE, MIN. 5' WIDHS AND SHALL NOT BE WIDER THAN 5'
5. IRRIGATION SYSTEM REQUIRED PLANTMENT TO CHAPTER 33 OF THE MAJOR DAD CODE
6. LANDSCAPE FOR LANDSCAPE NOTES AND DETAILS
7. STREET TREES PROVIDED AS NOTED (S/T) WITHIN 12' OF LOT LINE.



***Energy Conservation zone:** A zone located no more than twenty two feet from a structure in a 180° band from due east of the northeast point of the structure to due south, to due west of the northwest point of the structure.

INTERIOR LOT PLANT LIST

THESE	CODE	DESIGNATION	COUSIN NAME	COY/PA	DATE	NAME
	0712	GEORGE WINSTON	GEORGE LEE DICK	12 of 2, 6, 8, 9, 10	1896	WINE
	0710	—	GEORGE MARBLE	7244	10 of 11, 6, 8, 9, 10	WINE
	0709	—	GEORGE MARBLE	7244	10 of 11, 6, 8, 9, 10	WINE
	0708	—	GEORGE MARBLE	7244	10 of 11, 6, 8, 9, 10	WINE
	0707	—	GEORGE MARBLE	7244	10 of 11, 6, 8, 9, 10	WINE
	0706	—	GEORGE MARBLE	7244	10 of 11, 6, 8, 9, 10	WINE
	0705	—	GEORGE MARBLE	7244	10 of 11, 6, 8, 9, 10	WINE
	0704	—	GEORGE MARBLE	7244	10 of 11, 6, 8, 9, 10	WINE
	0703	—	GEORGE MARBLE	7244	10 of 11, 6, 8, 9, 10	WINE
	0702	—	GEORGE MARBLE	7244	10 of 11, 6, 8, 9, 10	WINE
	0701	—	GEORGE MARBLE	7244	10 of 11, 6, 8, 9, 10	WINE
	0700	—	GEORGE MARBLE	7244	10 of 11, 6, 8, 9, 10	WINE
	0699	—	GEORGE MARBLE	7244	10 of 11, 6, 8, 9, 10	WINE
	0698	—	GEORGE MARBLE	7244	10 of 11, 6, 8, 9, 10	WINE
	0697	—	GEORGE MARBLE	7244	10 of 11, 6, 8, 9, 10	WINE
	0696	—	GEORGE MARBLE	7244	10 of 11, 6, 8, 9, 10	WINE
	0695	—	GEORGE MARBLE	7244	10 of 11, 6, 8, 9, 10	WINE
	0694	—	GEORGE MARBLE	7244	10 of 11, 6, 8, 9, 10	WINE
	0693	—	GEORGE MARBLE	7244	10 of 11, 6, 8, 9, 10	WINE
	0692	—	GEORGE MARBLE	7244	10 of 11, 6, 8, 9, 10	WINE
	0691	—	GEORGE MARBLE	7244	10 of 11, 6, 8, 9, 10	WINE
	0690	—	GEORGE MARBLE	7244	10 of 11, 6, 8, 9, 10	WINE
	0689	—	GEORGE MARBLE	7244	10 of 11, 6, 8, 9, 10	WINE
	0688	—	GEORGE MARBLE	7244	10 of 11, 6, 8, 9, 10	WINE
	0687	—	GEORGE MARBLE	7244	10 of 11, 6, 8, 9, 10	WINE
	0686	—	GEORGE MARBLE	7244	10 of 11, 6, 8, 9, 10	WINE
	0685	—	GEORGE MARBLE	7244	10 of 11, 6, 8, 9, 10	WINE
	0684	—	GEORGE MARBLE	7244	10 of 11, 6, 8, 9, 10	WINE
	0683	—	GEORGE MARBLE	7244	10 of 11, 6, 8, 9, 10	WINE
	0682	—	GEORGE MARBLE	7244	10 of 11, 6, 8, 9, 10	WINE
	0681	—	GEORGE MARBLE	7244	10 of 11, 6, 8, 9, 10	WINE
	0680	—	GEORGE MARBLE	7244	10 of 11, 6, 8, 9, 10	WINE
	0679	—	GEORGE MARBLE	7244	10 of 11, 6, 8, 9, 10	WINE
	0678	—	GEORGE MARBLE	7244	10 of 11, 6, 8, 9, 10	WINE
	0677	—	GEORGE MARBLE	7244	10 of 11, 6, 8, 9, 10	WINE
	0676	—	GEORGE MARBLE	7244	10 of 11, 6, 8, 9, 10	WINE
	0675	—	GEORGE MARBLE	7244	10 of 11, 6, 8, 9, 10	WINE
	0674	—	GEORGE MARBLE	7244	10 of 11, 6, 8, 9, 10	WINE
	0673	—	GEORGE MARBLE	7244	1	

CORNER LOT PLANT LIST

WEEK	CODE	BRANCH NAME	COURSE NAME	LEVEL	WEEK	CODE	BRANCH NAME	COURSE NAME	LEVEL
0012	0001	GENERAL ACADEMICS	GENERAL ACADEMICS	12 <td>17</td> <td>0012</td> <td>0001</td> <td>GENERAL ACADEMICS</td> <td>12</td>	17	0012	0001	GENERAL ACADEMICS	12
0013	0002	GENERAL ACADEMICS	GENERAL ACADEMICS	12 <td>18</td> <td>0013</td> <td>0002</td> <td>GENERAL ACADEMICS</td> <td>12</td>	18	0013	0002	GENERAL ACADEMICS	12
0014	0003	GENERAL ACADEMICS	GENERAL ACADEMICS	12 <td>19</td> <td>0014</td> <td>0003</td> <td>GENERAL ACADEMICS</td> <td>12</td>	19	0014	0003	GENERAL ACADEMICS	12
0015	0004	GENERAL ACADEMICS	GENERAL ACADEMICS	12 <td>20</td> <td>0015</td> <td>0004</td> <td>GENERAL ACADEMICS</td> <td>12</td>	20	0015	0004	GENERAL ACADEMICS	12
0016	0005	GENERAL ACADEMICS	GENERAL ACADEMICS	12 <td>21</td> <td>0016</td> <td>0005</td> <td>GENERAL ACADEMICS</td> <td>12</td>	21	0016	0005	GENERAL ACADEMICS	12
0017	0006	GENERAL ACADEMICS	GENERAL ACADEMICS	12 <td>22</td> <td>0017</td> <td>0006</td> <td>GENERAL ACADEMICS</td> <td>12</td>	22	0017	0006	GENERAL ACADEMICS	12
0018	0007	GENERAL ACADEMICS	GENERAL ACADEMICS	12 <td>23</td> <td>0018</td> <td>0007</td> <td>GENERAL ACADEMICS</td> <td>12</td>	23	0018	0007	GENERAL ACADEMICS	12
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KENDALL ASSOC. I LLLP
1600 SAWGRASS CORPORATE PKWY
SUITE 400
SUNRISE, FLORIDA 33323

Project:
Calusa
Miami-Dade County
Florida

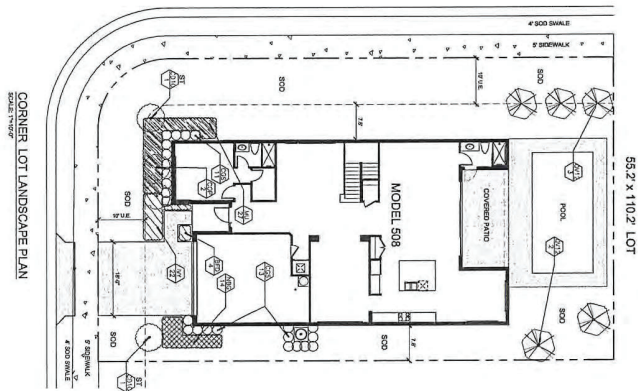
Sheet title:
Typ. Unit
Landscape Plan
Plan 508, 50.2' Lot

Date: 02-14-21
Scale: As Noted

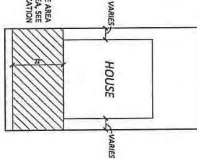
Revisions:
1. Street trees 09-16-21

Sheet number.



















LT-15



1. LANDSCAPE NOTES
2. 1. NO TREES SHALL BE PLANTED ON TOP OF, OR ADJACENT TO AND DRAINAGE
3. 2. LANDSCAPES INSIDE THE LOT FOOTPRINT, ADJACENT TO DRIVEWAYS SHALL COMPLY WITH THE STREET SCAPE DIST. TRIANGLE TREE SECTION 33-11 OF MIAMI DATE CODE
4. 3. LANDSCAPE ON ALL CORNERS SHALL COMPLY WITH PUBLIC WORKS
5. 4. DRIVEWAYS AND APPROACHES MUST ADHERE TO THE FOLLOWING: MUST BE FLARED OR HAVE A MIN. 5' WIDTHS AND SHALL NOT BE UNDER 10% SLOPE
6. 5. IRRIGATION SYSTEM REQUIRED SUFFICIENT TO COVER 3% OF THE MAINTAINMENT CODE
7. 6. STREET TREES PROVIDED AS NOTED WITHIN 12' OF LOT LINE.



INTERIOR LOT PLANT LIST

TEST	CODE	TEST NAME	CONCRETE GRADE	COMPRESSIVE STRENGTH	TEST DATE	TEST RESULT
	001-1	CONCRETE GRADE	15	15 MPa	15/10/2018	15 MPa
	001-2	CONCRETE GRADE	15	15 MPa	15/10/2018	15 MPa
	002-1	CONCRETE GRADE	15	15 MPa	15/10/2018	15 MPa
	002-2	CONCRETE GRADE	15	15 MPa	15/10/2018	15 MPa
	003-1	CONCRETE GRADE	15	15 MPa	15/10/2018	15 MPa
	003-2	CONCRETE GRADE	15	15 MPa	15/10/2018	15 MPa
	004-1	CONCRETE GRADE	15	15 MPa	15/10/2018	15 MPa
	004-2	CONCRETE GRADE	15	15 MPa	15/10/2018	15 MPa
	005-1	CONCRETE GRADE	15	15 MPa	15/10/2018	15 MPa
	005-2	CONCRETE GRADE	15	15 MPa	15/10/2018	15 MPa
	006-1	CONCRETE GRADE	15	15 MPa	15/10/2018	15 MPa
	006-2	CONCRETE GRADE	15	15 MPa	15/10/2018	15 MPa
	007-1	CONCRETE GRADE	15	15 MPa	15/10/2018	15 MPa
	007-2	CONCRETE GRADE	15	15 MPa	15/10/2018	15 MPa
	008-1	CONCRETE GRADE	15	15 MPa	15/10/2018	15 MPa
	008-2	CONCRETE GRADE	15	15 MPa	15/10/2018	15 MPa
	009-1	CONCRETE GRADE	15	15 MPa	15/10/2018	15 MPa
	009-2	CONCRETE GRADE	15	15 MPa	15/10/2018	15 MPa
	010-1	CONCRETE GRADE	15	15 MPa	15/10/2018	15 MPa
	010-2	CONCRETE GRADE	15	15 MPa	15/10/2018	15 MPa
	011-1	CONCRETE GRADE	15	15 MPa	15/10/2018	15 MPa
	011-2	CONCRETE GRADE	15	15 MPa	15/10/2018	15 MPa
	012-1	CONCRETE GRADE	15	15 MPa	15/10/2018	15 MPa
	012-2	CONCRETE GRADE	15	15 MPa	15/10/2018	15 MPa
	013-1	CONCRETE GRADE	15	15 MPa	15/10/2018	15 MPa
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	014-1	CONCRETE GRADE	15	15 MPa	15/10/2018	15 MPa
	014-2	CONCRETE GRADE	15	15 MPa	15/10/2018	15 MPa
	015-1	CONCRETE GRADE	15	15 MPa	15/10/2018	15 MPa
	015-2	CONCRETE GRADE	15	15 MPa	15/10/2018	15 MPa
	016-1	CONCRETE GRADE	15	15 MPa	15/10/2018	15 MPa
	016-2	CONCRETE GRADE	15	15 MPa	15/10/2018	15 MPa
	017-1	CONCRETE GRADE	15	15 MPa	15/10/2018	15 MPa
	017-2	CONCRETE GRADE	15	15 MPa	15/10/2018	15 MPa
	018-1	CONCRETE GRADE	15	15 MPa	15/10/2018	15 MPa
	018-2	CONCRETE GRADE	15	15 MPa	15/10/2018	15 MPa
	019-1	CONCRETE GRADE	15	15 MPa	15/10/2018	15 MPa
	019-2	CONCRETE GRADE	15	15 MPa	15/10/2018	15 MPa
	020-1	CONCRETE GRADE	15	15 MPa	15/10/2018	15 MPa
	020-2	CONCRETE GRADE	15	15 MPa	15/10/2018	15 MPa

CORNER LOT PLANT LIST

[illegible]

*Energy Conservation zone: A zone located no more than twenty two feet from a structure in a 180° band from due east of the northeast point of the structure to due south, to due west of the northwest point of the structure.

ENERGY CONSERVATION ZONE AREA
(TWO TREES MUST BE LOCATED IN THIS AREA, SEE
TYP. UNIT PLANTING PLAN FOR LOCATION)

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1600 SAWGRASS CORPORATE PKWY
SUITE 400
SUNRISE, FLORIDA 33323

Project:
Calusa
Miami-Dade County
Florida

Sheet title:
Typ. Unit
Landscape Plan
Plan 508, 55.2' Lot

Date: 02-14-21

Revisions:
1. Street trees 09-16-2

Sheet number:
LT-16

Planting Details

[illegible]

Shrub / Groundcover Planting Detail NTS

collected from the Victoria Department of Agriculture, Forests and Land Use for further study.

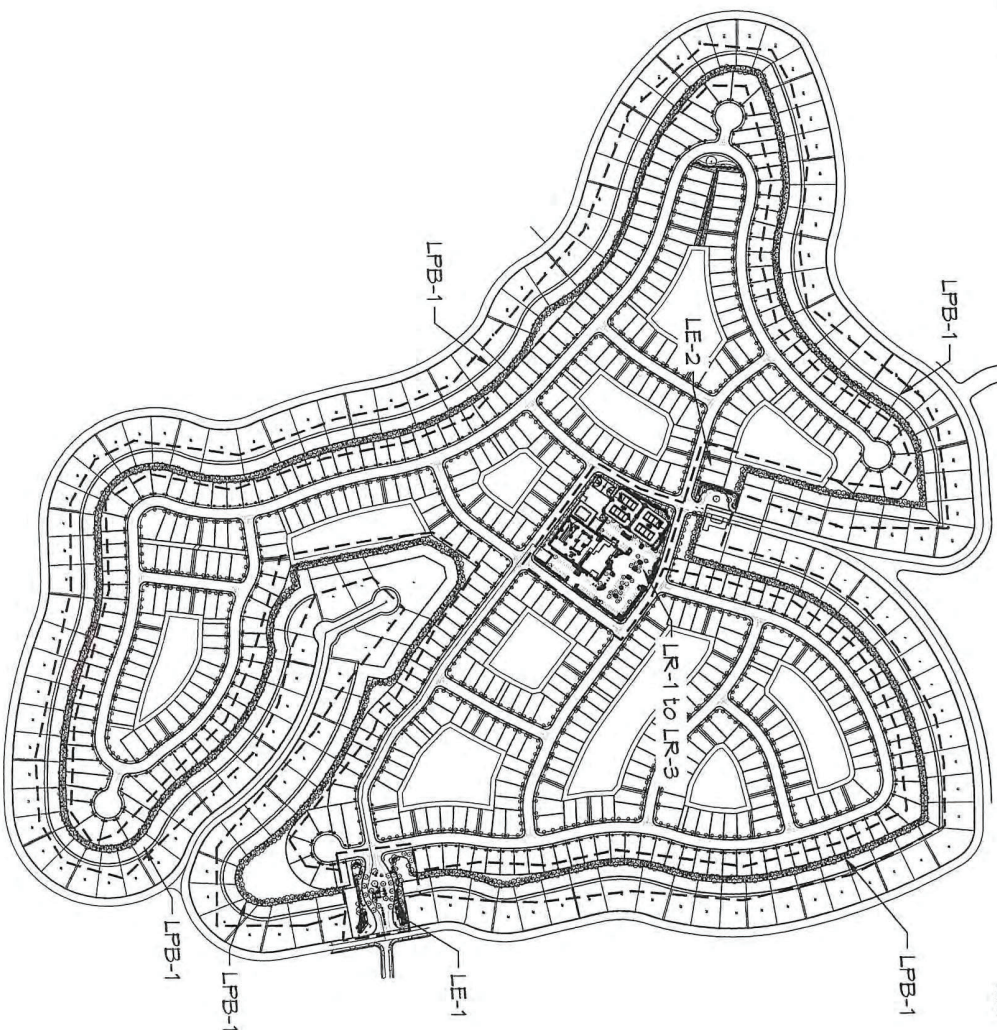
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Project: Calusa Miami-Dade County Florida	Sheet No.: Typ. Unit Landscape Notes, Details
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KENDALL ASSOC. I LLLP
600 SAWGRASS CORPORATE PKWY
SUITE 400
SUNRISE, FLORIDA 33323

Revisions:
1. Street trees 09-16-2

Sheet number:
LT-17

[illegible][illegible]

TYPICAL UNIT TREE COUNTS

ANTWERP LOTS (10)
 PROVIDED PER LOT:
 A. 2 TREES + 2 PALMS (+ 1 TREES) = 8 TREES; AND,
 B. 2 STREET TREES
 CORNER LOTS (40)
 PROVIDED PER LOT:
 A. 5 TREES + 2 PALMS (+ 1 TREES) = 8 TREES; AND,
 B. 2 STREET TREES

L-1b

CALUSA
MIAMI-DADE COUNTY, FLORIDA
Developer: Kendall Associates I, LLLP
OVERALL TREE PLAN AND LANDSCAPE LEGEND

DATE: 2.22.1
DRAWM BY: AJO
JOB NO: IT-37
SCALE:
FILED BY: CASH

REVISED: 2.26.21
12.22.21 GP revision
02.02.21 Buffer Valve revision
04.01.21 Add vent valve (200)

RECEIVED
BRAD COOK COUNTY
PROCESSING UNIT 221-031
DATE: MAR 1 2007
BY: CHAIR

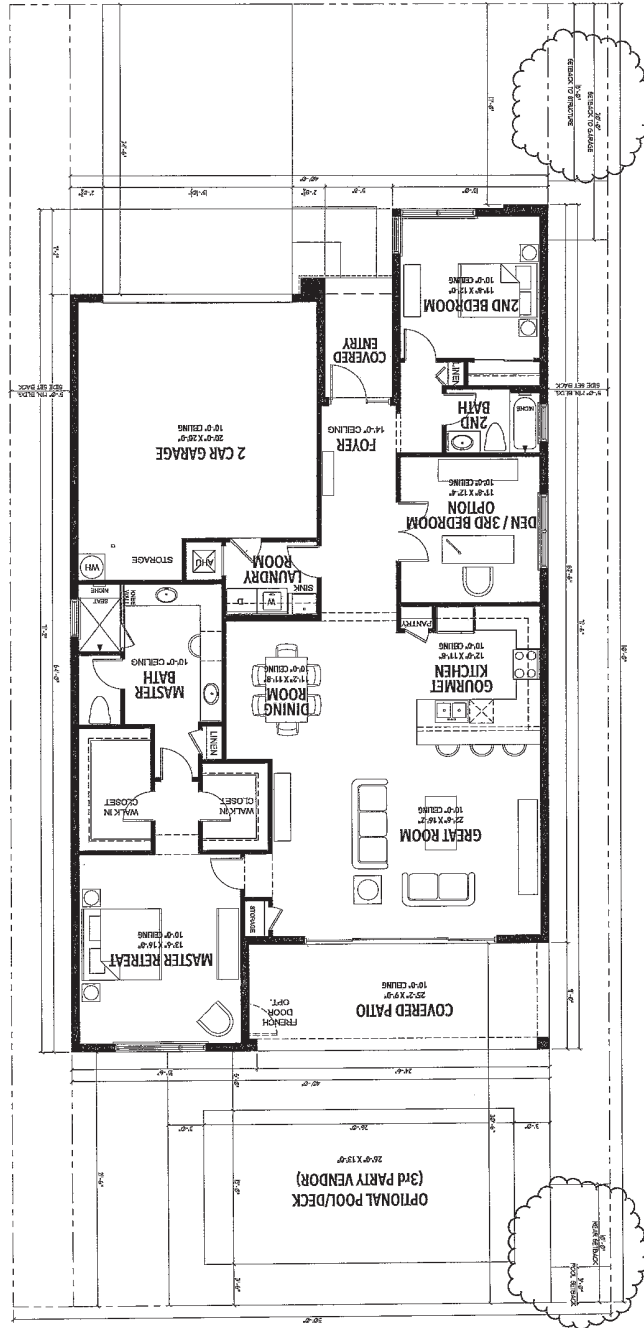
CALUSA
SINGLE FAMILY RESIDENCE
MIAMI-DADE COUNTY, FL

KENDALL ASSOCIATES I, LLP
1800 SAWGRASS CORPORATE PARKWAY, SUITE 400
SUNRISE, FLORIDA 33323
PHONE: (954) 753-1730
FAX: (954) 753-4509

PLAN 501

501 LOT
1ST FLOOR PLAN
A1

AREA CALCULATIONS	
LOT AREA	5,532 S.F.
LIVING AREA	1,911 S.F.
UNDER ROOF AREA	2,641 S.F.
10% COVERABLE	461 S.F.
INTERIUS AREA CALCULATIONS	
OVERHEADS AND WALLS	429 S.F.
TOTAL INTERIUS	2,064 S.F.
INTERIUS PERCENTAGE	55.75%



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JANUARY 1 2023
MAY 1 2023
MAY 1 2023
MAY 1 2023

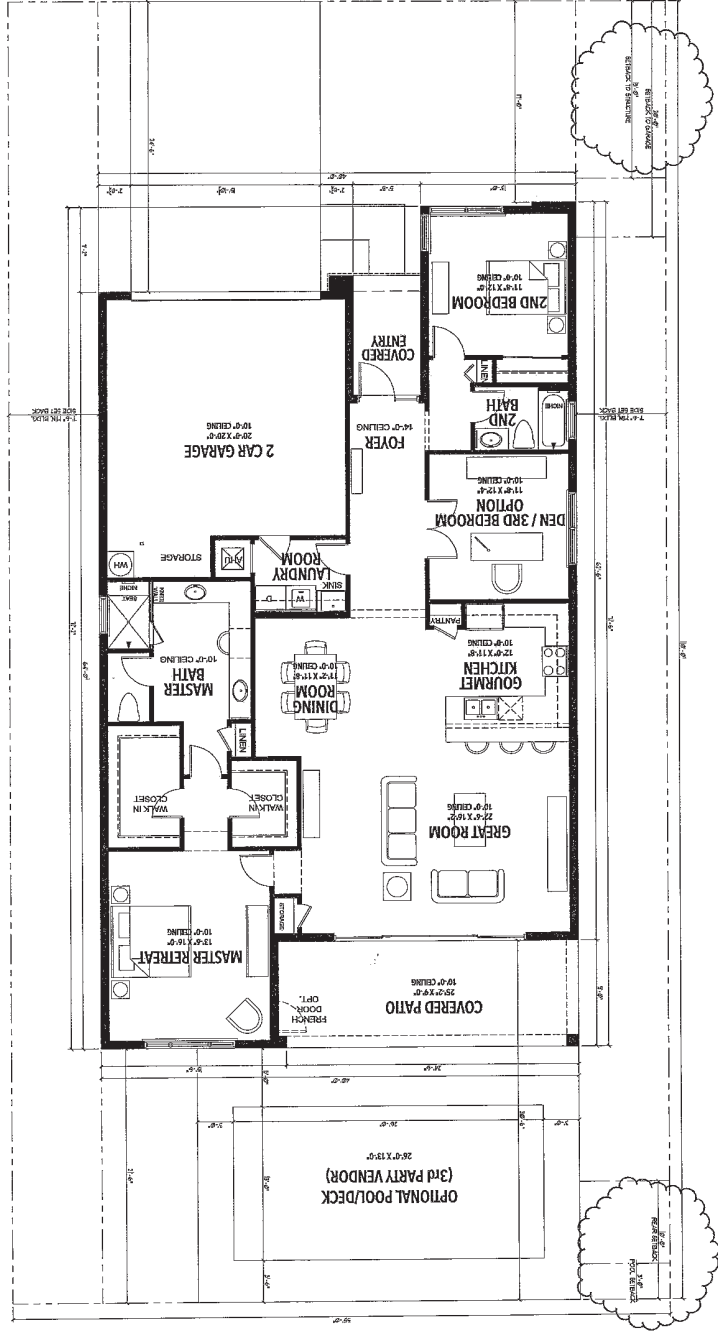
PROJ: 2021
SINGLE-FAMILY RESIDENCE
MIAMI-DADE COUNTY, FL
CALUSA

KENDALL ASSOCIATES I, L.L.C.
1000 SAWGRASS CORPORATE PARKWAY, SUITE 400
MIAMI, FL 33199
PHONE: (305) 753-1230
FAX: (305) 753-4509

PLAN 501

55 LOT
1ST FL PLAN
A1.1

AREA CALCULATIONS	
LOT AREA	4,083 S.F.
UNDERGROUND AREA	2,444 S.F.
LIVING AREA	1,911 S.F.
LOT COVERAGE	43.7%
OVERLAYS AREA CALCULATIONS	
OVERLAYS AND WALKWAYS	428 S.F.
TOTAL UNDERLAYS	2,872 S.F.
OVERLAYS PERCENTAGE	50.75%



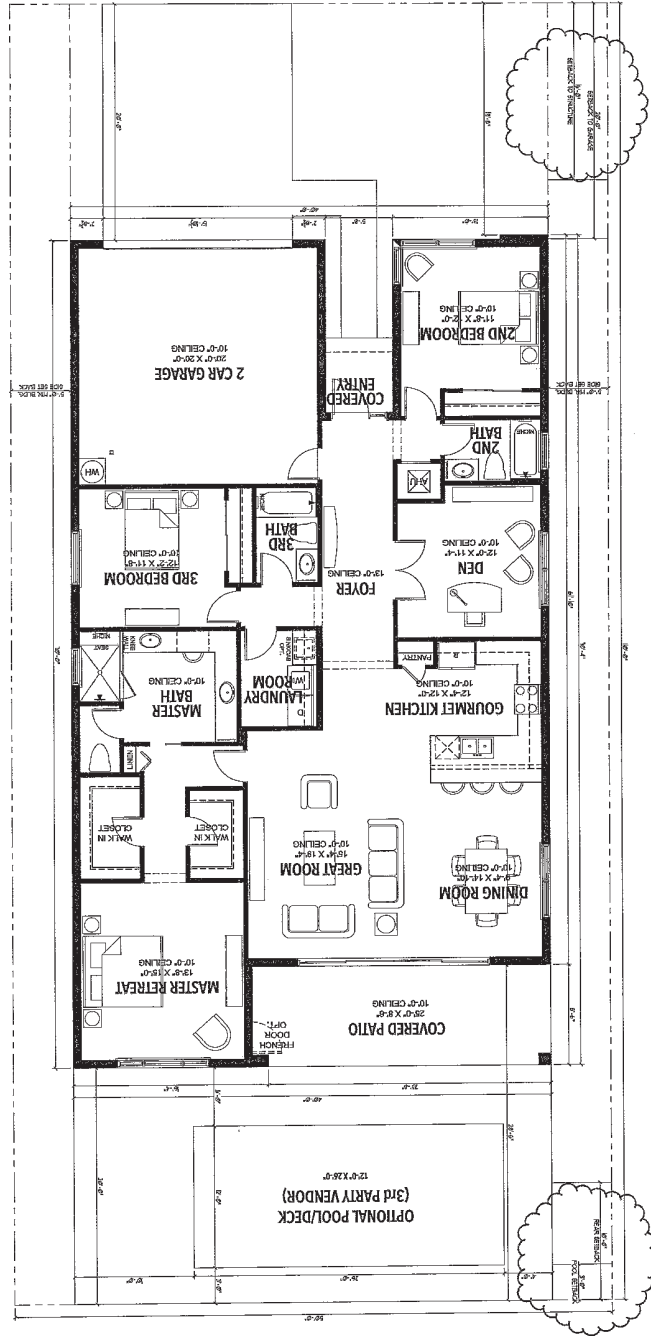
CALUSA
SINGLE FAMILY RESIDENCE
MIAMI-DADE COUNTY, FL

KENDALL ASSOCIATES 1, LLP
1600 SAWGRASS CORPORATE PARKWAY, SUITE 400
SUNRISE, FLORIDA 33323
PHONE: (954) 753-1730
FAX: (954) 753-1509

PLAN 502

50' LOT
1ST FLOOR PLAN
A1

AREA CALCULATIONS
TOT AREA
5,533 S.F.
UNDER AREA
2,354 S.F.
LOT COVERAGE
42.73%
IMPERVIOUS AREA CALCULATIONS
DRIVEWAYS, PATIOS, WALKWAYS
3,124 S.F.
TOTAL IMPERVIOUS
56.47%



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MIAMI-DADE COUNTY
PROJECT NO. 221-031
DATE: APR 11, 2021
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PLANNING DEPT. 224-0311
DATE: APR 1 2021
BY: CAMA

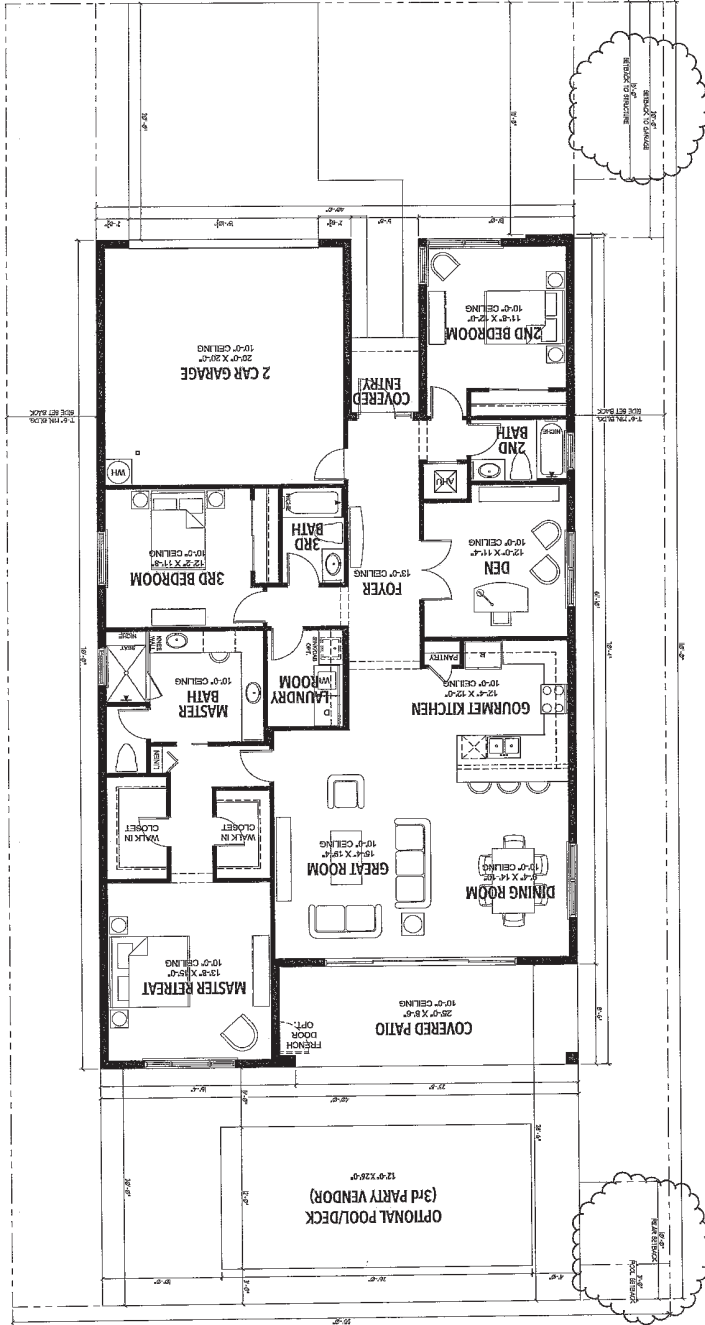
PROJ. NO. 2017-0011
SINGLE FAMILY RESIDENCE
MIAMI-DADE COUNTY, FL

KENDALL ASSOCIATES I, LLLP
1600 SAWGRASS CORPORATE PARKWAY, SUITE 400
DAWSON, FL 33003
PHONE: (954) 753-1730
FAX: (954) 753-4509

PLAN 502

56' LOT
1ST FL. PLAN
A1.1

AREA CALCULATIONS	
LOT AREA	4,083 S.F.
LAND AREA	2,042 S.F.
LANDSCAPE AREA	2,041 S.F.
LOT COVERAGE	49.23%
IMPERVIOUS AREA CALCULATIONS	
CONCRETE/PAVING SURFACES	3,174 S.F.
IMPERVIOUS PERCENTAGE	51.30%



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 DATE: APR 1 2003
 BY: CHAIR

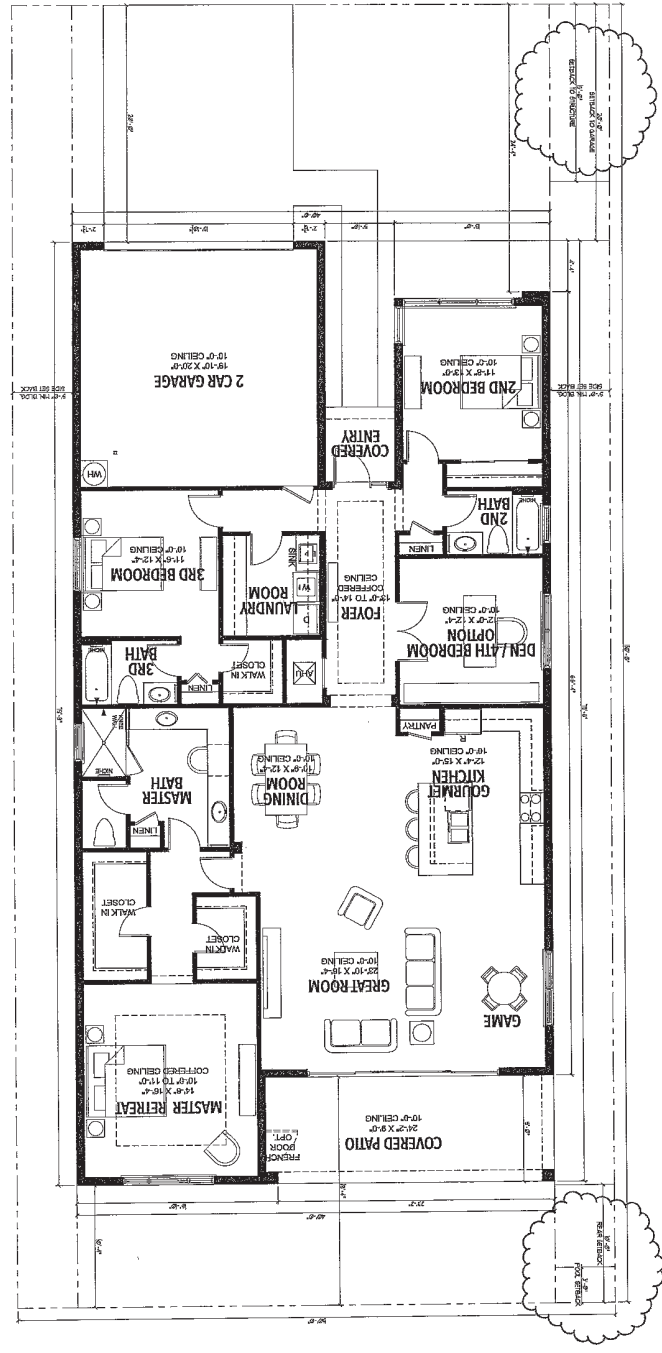
PROJECT:
 SINGLE FAMILY RESIDENCE
 MIAMI-DADE COUNTY, FL
CALUSA

1600 SAWGRASS CORPORATE PARKWAY, SUITE 400
 KENDALL ASSOCIATES I, LLP
 PHOENIX, FL 33064 33323
 PHONE: (954) 753-7700
 FAX: (954) 753-4609

PLAN 503

50' LOT
 1ST FLOOR PLAN
A1

AREA CALCULATIONS	
LOT AREA	5,532 S.F.
UNDER ROOF AREA	2,308 S.F.
TOTAL COVERAGE	54,495
IMPERVIOUS AREAS CALCULATIONS	
DRIVEWAYS AND WALKWAYS	3,433 S.F.
IMPERVIOUS PERCENTAGE	12.01%



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HABERDAKE COUNTY
PROCESS NO. 221-0331
DATE: APR 1 2007
BY: CLARK

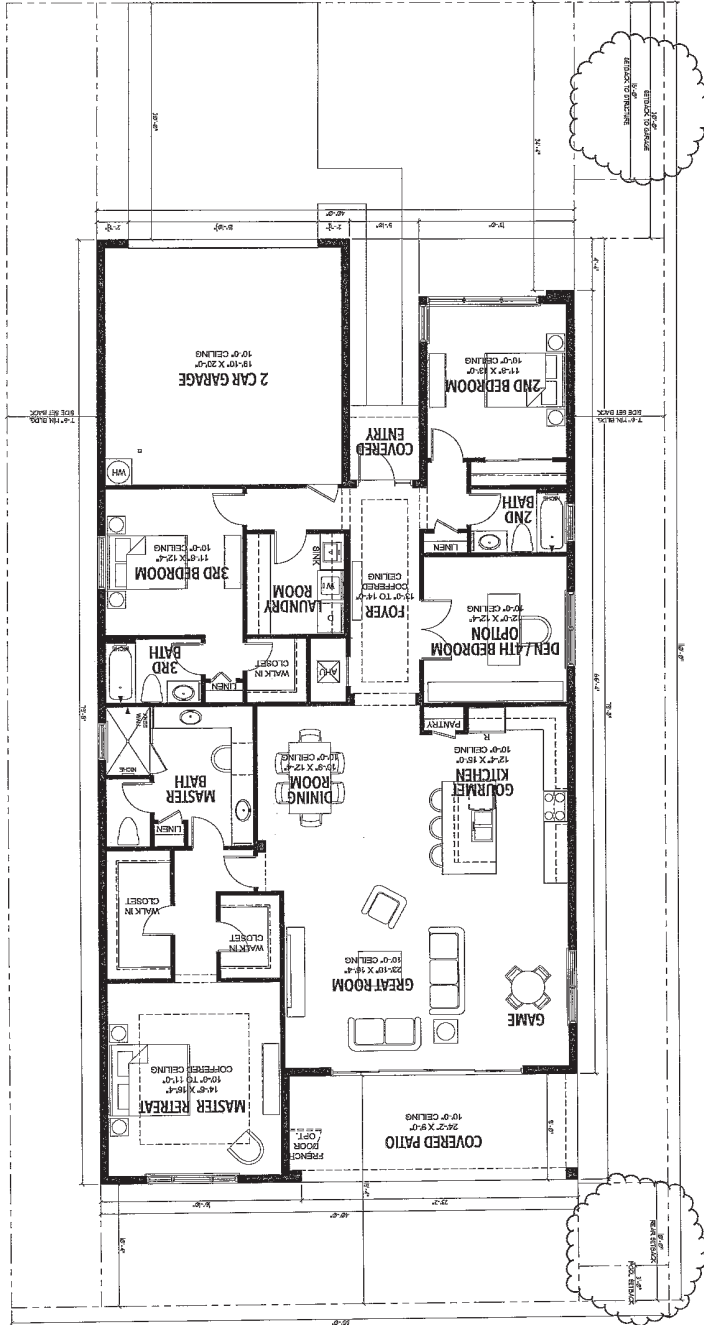
PROJECT
SINGLE FAMILY RESIDENCE
MIAMI-DADE COUNTY, FL
CALUSA

KENDALL ASSOCIATES I, LLP
1900 SAWGHASS CORPORATE PARKWAY, SUITE 400
SAVANNA, FL 32834-0323
PHONE (954) 753-4730
FAX (954) 753-4509

PLAN 503

55' LOT
1ST FL PLAN
A1.1

AREA CALCULATIONS	
LOT AREA	6,083 S.F.
LAND AREA	2,350 S.F.
UNDER ROOF AREA	2,462 S.F.
LOT COVERAGE	39.11%
IMPERVIOUS AREA CALCULATIONS	
DRIVWAYS AND PARKINGS	2,071 S.F.
TOTAL IMPERVIOUS	2,071 S.F.
IMPERVIOUS PERCENTAGE	34.05%



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PROJECT
MAMI-PADE FAMILY RESIDENCE
SINGLE-PADE COUNTY, FL

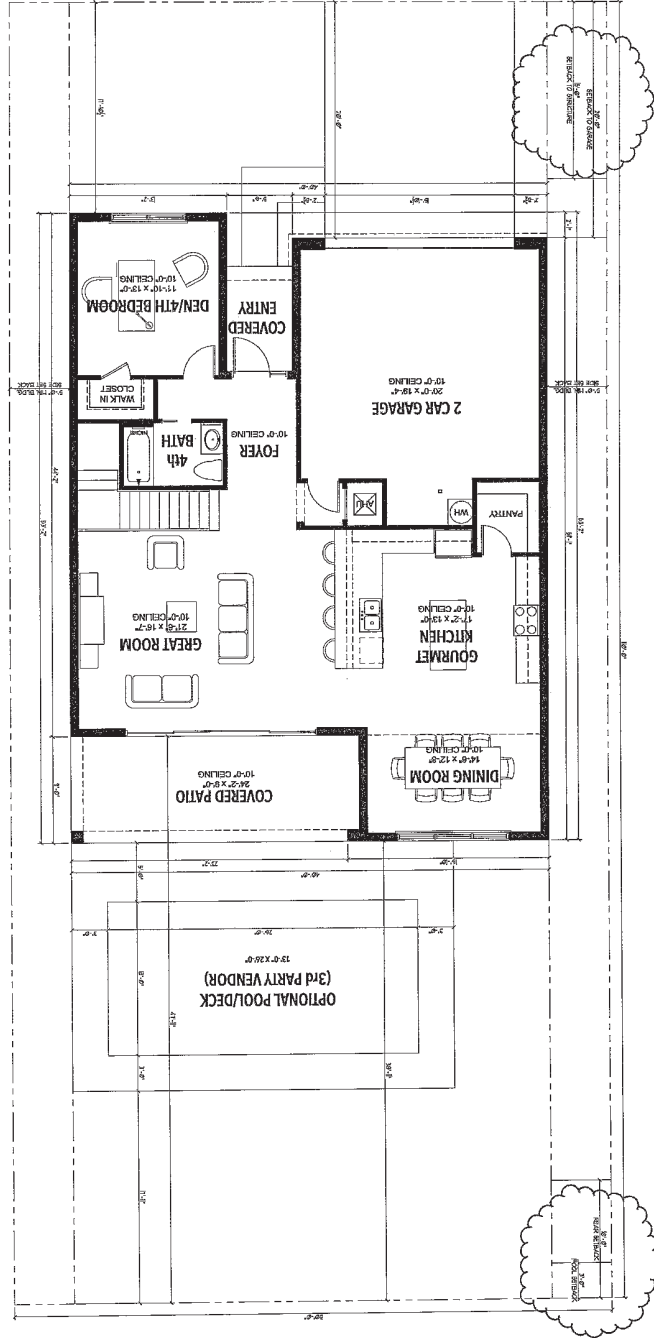
KENDALL ASSOCIATES I, LLLP
1800 SAWGRASS CORPORATE PARKWAY, SUITE 400
SUITE 400 (954) 753-4509
PHONE (954) 753-4509
FAX (954) 753-4509

PLAN 504

REVISIONS
DATE
BY
DESCRIPTION

50' LOT
1ST FLOOR PLAN
A1

AREA CALCULATIONS	
LOT AREA	5,592 S.F.
1ST FLOOR LIVING AREA	1,392 S.F.
2ND FLOOR LIVING AREA	1,394 S.F.
TOTAL LIVING AREA	2,786 S.F.
1ST FLOOR UTILITY AREA	2,074 S.F.
2ND FLOOR UTILITY AREA	1,394 S.F.
TOTAL UTILITY AREA	3,468 S.F.
LOT COVERAGE	37.4%
IMPERVIOUS AREA CALCULATIONS	
DRIVEWAYS AND WALKWAYS	355 S.F.
TOTAL IMPERVIOUS	2,429 S.F.
IMPERVIOUS PERCENTAGE	43.97%



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DATE: APR 11 2021
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PROJECT:
MIAMI-DADE COUNTY, FL
SINGLE FAMILY RESIDENCE

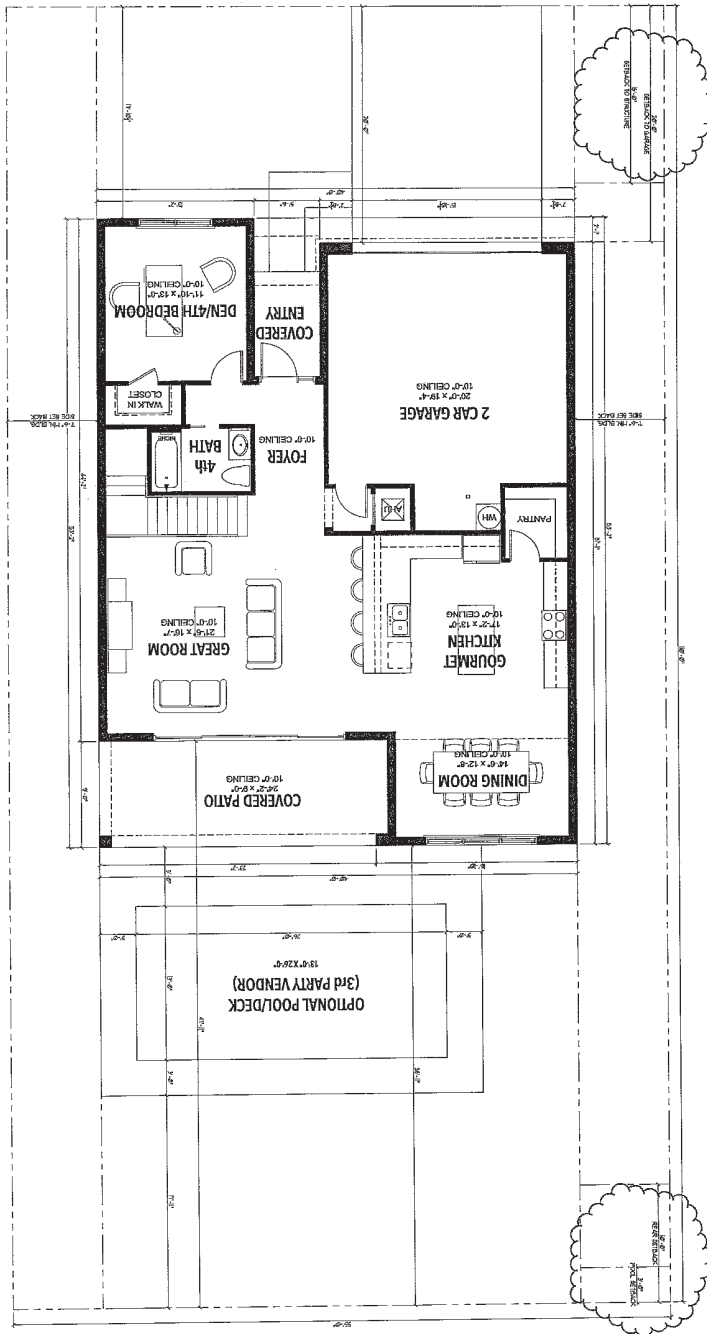
KENDALL ASSOCIATES I, LLP
1900 SAWGRASS CORPORATE PARKWAY, SUITE 400
SUNRISE, FL 33064 333-232-7300
PHONE: (954) 753-4598
FAX: (954) 753-4598

PLAN 504

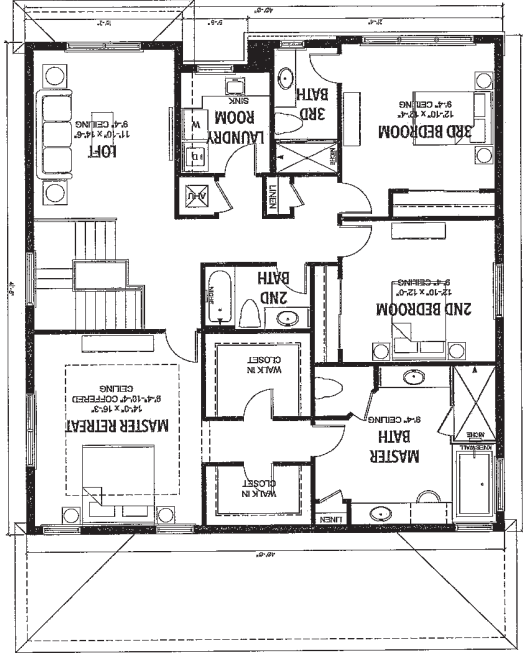
55' LOT
1ST FL PLAN

A1.1

AREA CALCULATIONS	
LOT AREA	6,083 S.F.
1ST FLOOR LIVING AREA	1,333 S.F.
2ND FLOOR LIVING AREA	1,916 S.F.
TOTAL LIVING AREA	3,249 S.F.
1ST FLOOR BATH AREA	270 S.F.
2ND FLOOR BATH AREA	1,004 S.F.
TOTAL BATH AREA	1,274 S.F.
TOTAL UNDER ROOF AREA	3,468 S.F.
COVERED PATIO	2,429 S.F.
LOT COVERAGE	56.19%
UNIMPAVED AREA CALCULATIONS	
DRIVEWAYS AND WALKWAYS	333 S.F.
TOTAL UNIMPAVED	2,429 S.F.
UNIMPAVED PERCENTAGE	39.79%



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DATE: MAY 1 2001
BY: CLAR

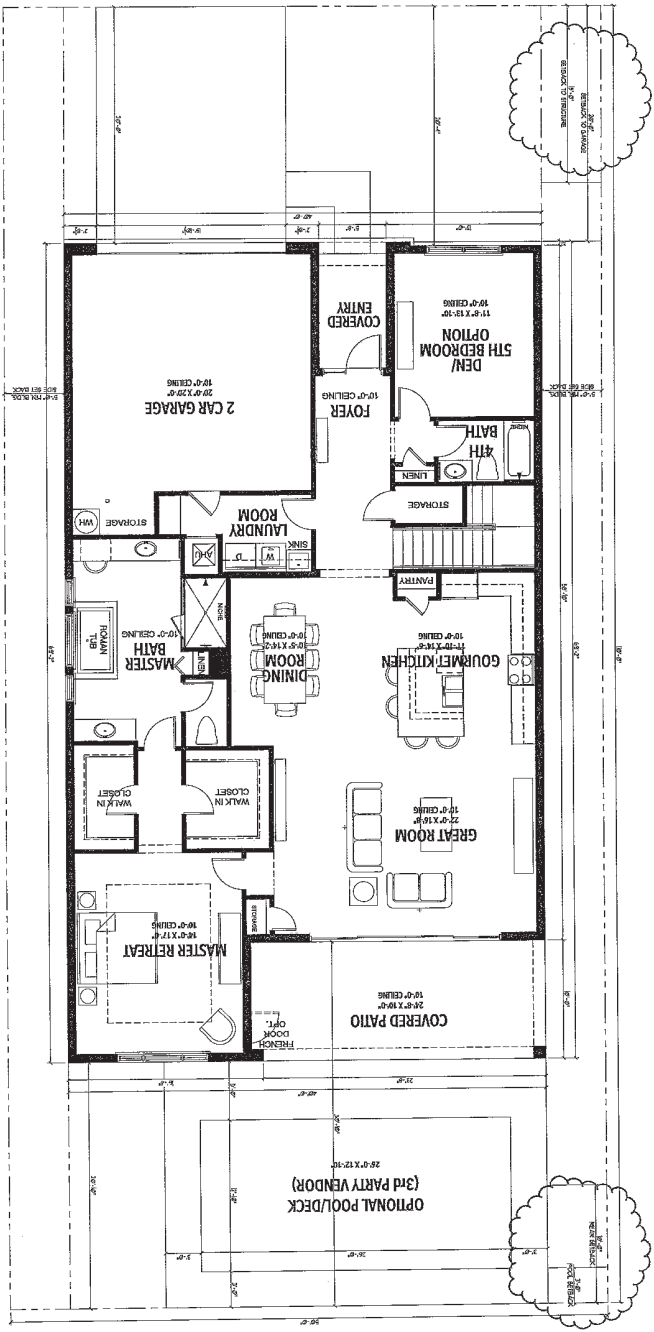
CALUSA
SINGLE FAMILY RESIDENCE
MIAMI-DADE COUNTY, FL

KENDALL ASSOCIATES I, LLP
1600 SAWGRASS CORPORATE PARKWAY, SUITE 400
SUNRISE, FL 33323
PHONE: (954) 753-0730
FAX: (954) 753-4539

PLAN 505

50' LOT
1ST FLOOR PLAN
A1

AREA CALCULATIONS	
LOT AREA	5,322 S.F.
1ST FLOOR LIVING AREA	1,992 S.F.
2ND FLOOR LIVING AREA	968 S.F.
TOTAL LIVING AREA	2,960 S.F.
1ST FLOOR UNL. AREA	2,275 S.F.
2ND FLOOR UNL. AREA	948 S.F.
TOTAL UNL. AREA	3,223 S.F.
COVERED PATIO	2,000 S.F.
2 CAR GARAGE	480 S.F.
LAUNDRY ROOM	100 S.F.
POULTRY	100 S.F.
COVERED PATIO	100 S.F.
TOTAL COVERED AREA	5,322 S.F.
IMPERVIOUS PERCENTAGE	24.16%
PERVIOUS PERCENTAGE	75.84%
TOTAL IMPERVIOUS	1,275 S.F.
PERVIOUS AND WALKWAYS	1,275 S.F.



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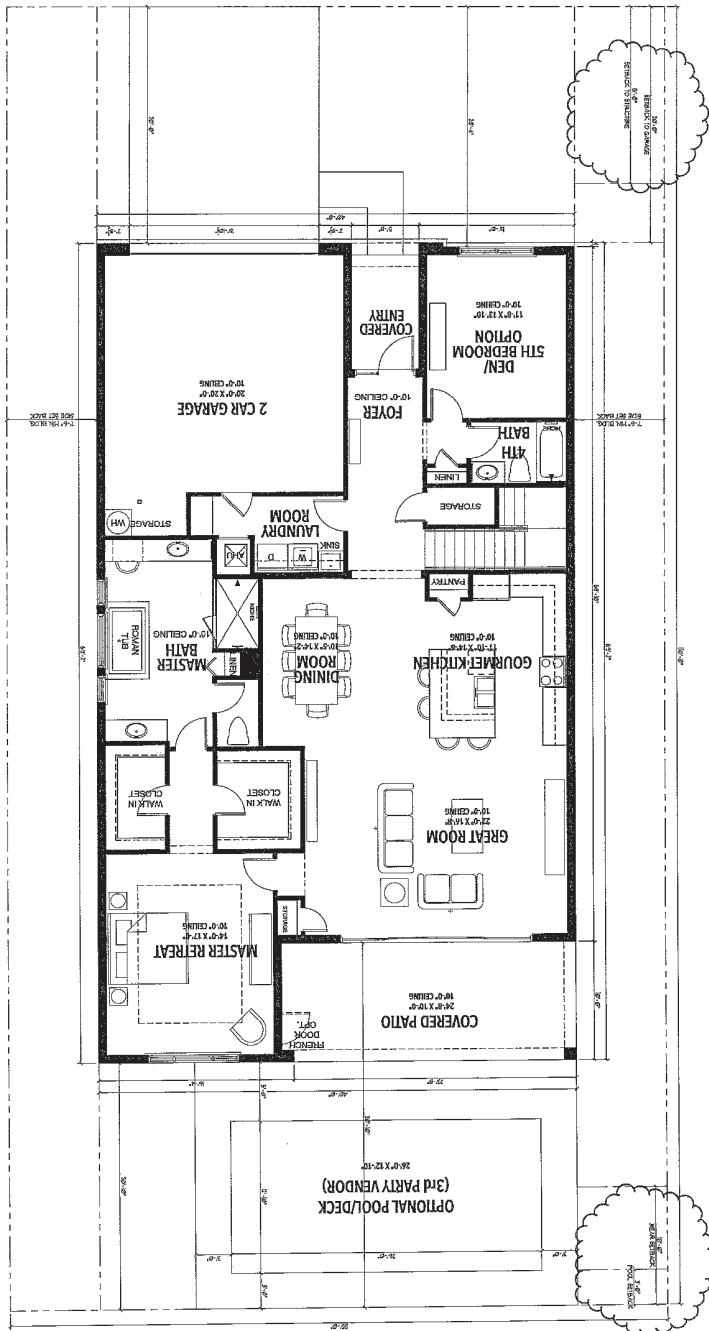
PROJ. NO. 221-031
SINGLE FAMILY RESIDENCE
MIAMI-DADE COUNTY, FL
CALUSA

KENDALL ASSOCIATES I, LLP
1800 GAMBAGES CORPORATE PARKWAY, SUITE 400
MIAMI, FL 33156
PHONE: (305) 753-4509
FAX: (305) 753-4509

PLAN 505

55' LOT
1ST FL. PLAN
A1.1

AREA CALCULATIONS	
LOT AREA	6,080 S.F.
1ST FLOOR LIVING AREA	1,792 S.F.
2ND FLOOR LIVING AREA	948 S.F.
TOTAL LIVING AREA	2,740 S.F.
1ST FLOOR LBR AREA	2,737 S.F.
2ND FLOOR LBR AREA	2,737 S.F.
TOTAL LBR AREA	5,474 S.F.
1ST FLOOR GARAGE	2,737 S.F.
2ND FLOOR GARAGE	2,737 S.F.
TOTAL GARAGE AREA	5,474 S.F.
LOT COVERED	42.27%
INTERIORS AREA CALCULATIONS	
INTERIORS AND WALKWAYS	3,107 S.F.
TOTAL INTERIORS	3,107 S.F.
51.08%	

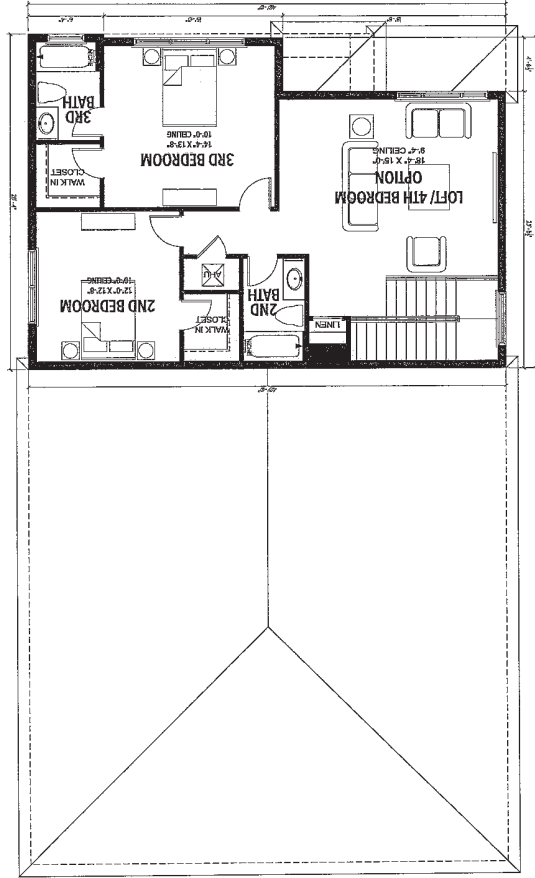


PROJECT:
SINGLE FAMILY RESIDENCE
MIAMI-DADE COUNTY, FL
CALUSA

KENDALL ASSOCIATES I, LLP
1600 SAWGRASS CORPORATE PARKWAY, SUITE 400
SUNRISE, FLORIDA 33323
PHONE (954) 753-7300
FAX (954) 753-4509

PLAN 505

DRAWINGS AND FL PLAN
SHEET 1 OF 4
A1.2



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BY: DMR

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MANASSAS COUNTY
PROCED. NO. 201-031
DATE: APR 9, 2021
BY: CADEN

PROJ 007
MAMI-DADE COUNTY, FL
SINGLE FAMILY RESIDENCE
CALUSA

KENDALL ASSOCIATES I, LLLP
1600 SAWGRASS CORPORATE PARKWAY, SUITE 400
SUITE, FLORIDA 33323
PHONE: (954) 753-1730
FAX: (954) 753-4599

MODEL INFO:

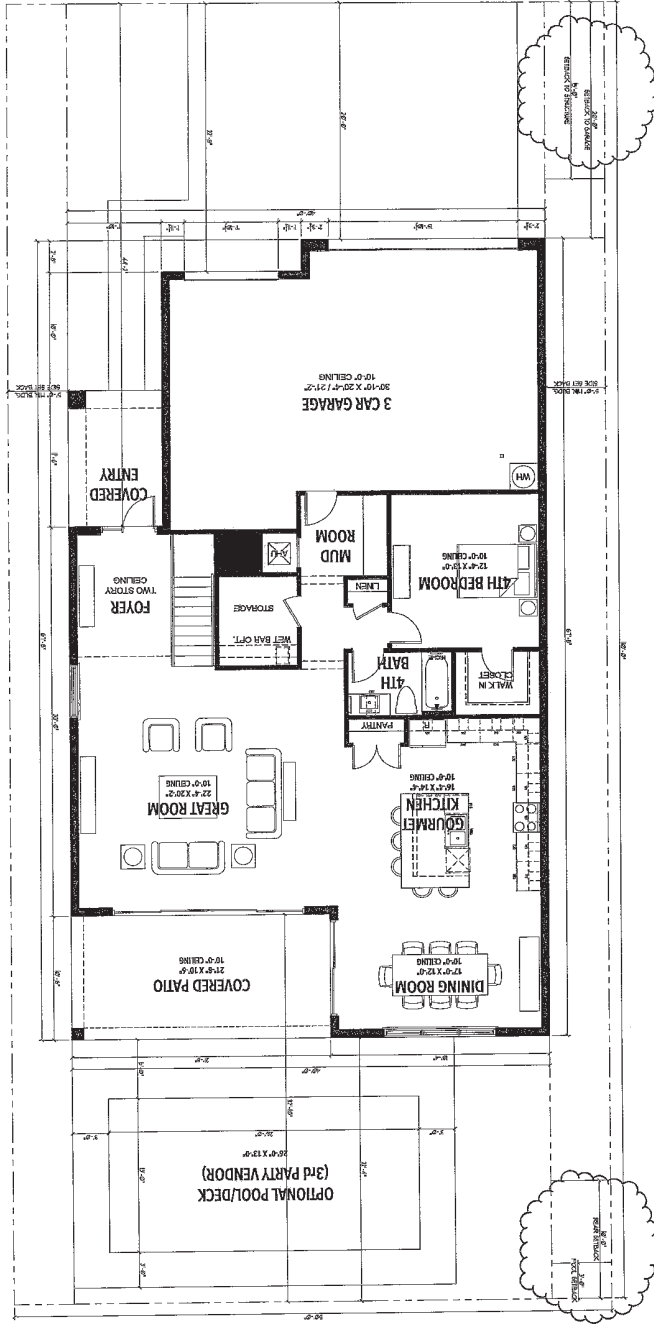
PLAN 506

REFERENCES:

NOTES:

50' LOT
1ST FLOOR PLAN
A1

AREA CALCULATIONS	
LOT AREA	5,332 S.F.
1ST FLOOR LIVING AREA	1,568 S.F.
2ND FLOOR LIVING AREA	2,088 S.F.
TOTAL LIVING AREA	3,656 S.F.
1ST FLOOR UTILITY AREA	2,576 S.F.
2ND FLOOR UTILITY AREA	2,088 S.F.
TOTAL UTILITY AREA	4,664 S.F.
LOT COVERAGE	44.57%
IMPERVIOUS AREA CALCULATIONS	
DRIVWAYS AND WALKWAYS	426 S.F.
POOL AND PATIO	3,212 S.F.
IMPERVIOUS PERCENTAGE	58.00%



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HAWAIIAN COUNTY
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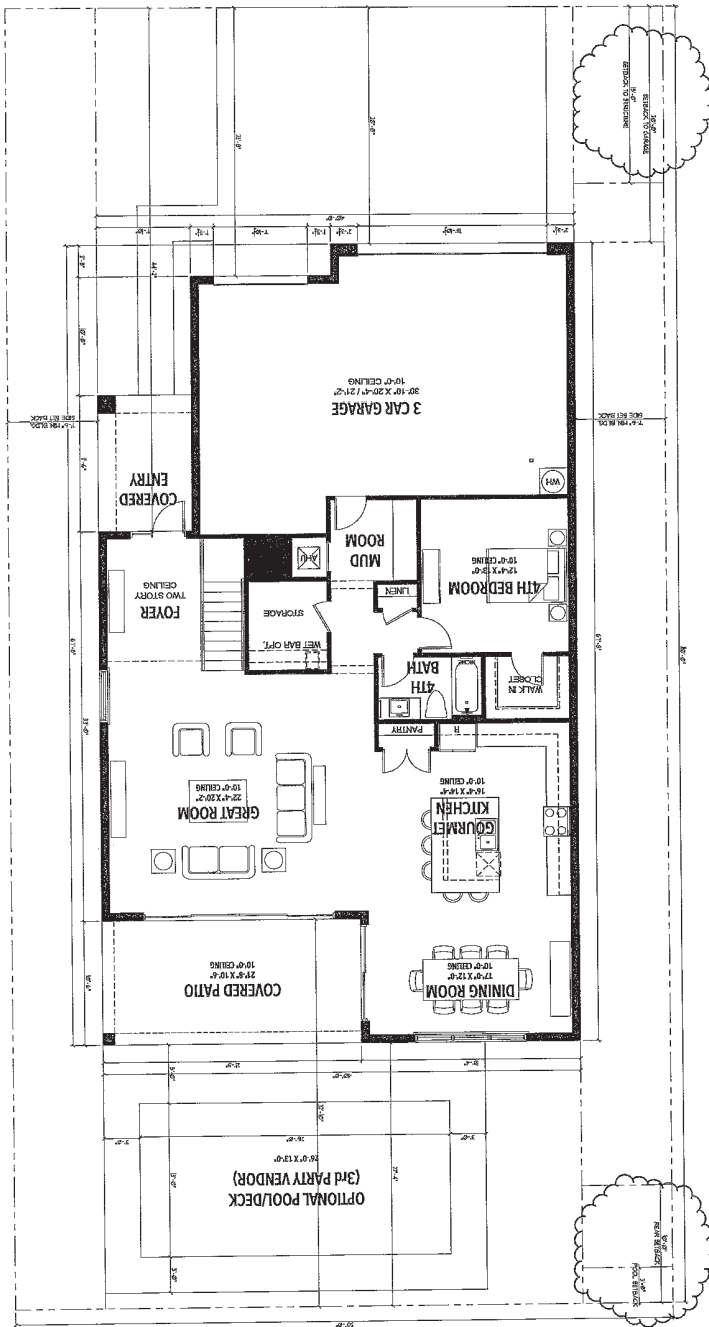
PROJECT:
CALUSA
SINGLE FAMILY RESIDENCE
MIAMI-DADE COUNTY, FL

KENDALL ASSOCIATES I, LLLP
1600 SAWGRASS CORPORATE PARKWAY, SUITE 400
DADE COUNTY, FL 33164
PHONE: (954) 753-0730
FAX: (954) 753-4500

PLAN 506

56' LOT
1ST FL. PLAN
A1.1

AREA CALCULATIONS	
LOT AREA	6,589 S.F.
1ST FLOOR LIVING AREA	1,586 S.F.
2ND FLOOR LIVING AREA	2,188 S.F.
TOTAL LIVING AREA	3,774 S.F.
1ST FLOOR LTR AREA	2,376 S.F.
2ND FLOOR LTR AREA	2,088 S.F.
TOTAL UNDER ROOF AREA	4,464 S.F.
LOT COVERAGE	67.35%
IMPERVIOUS AREA CALCULATIONS	
DRIVEWAYS AND DRIVEWAYS	684 S.F.
TOTAL IMPERVIOUS	3,213 S.F.
IMPERVIOUS PERCENTAGE	48.92%



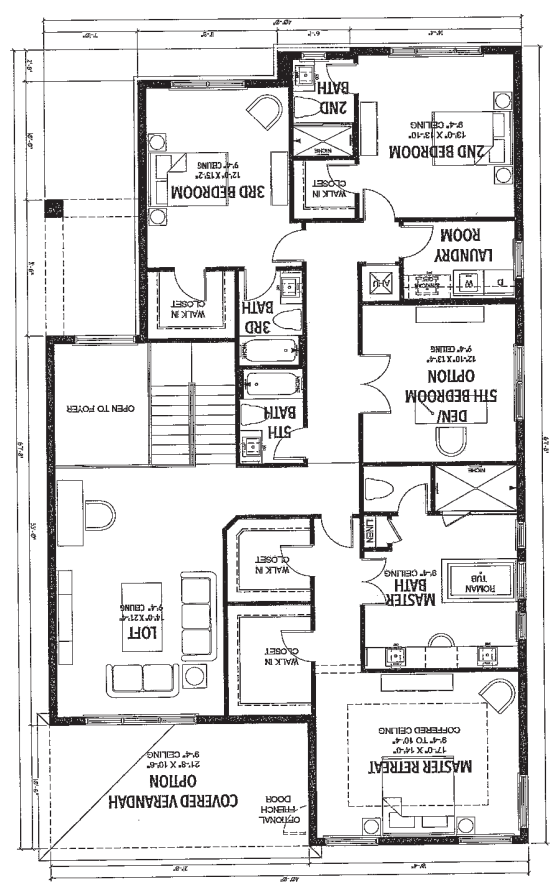
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MANA-CLARE COUNTY
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DATE: APR 1 2021
BY: DARR

PROJECT
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MANA-CLARE COUNTY, FL
CALUSA

KENDALL ASSOCIATES I, LLP
1800 SAWGRASS CORPORATE PARKWAY, SUITE 400
SUNRISE, FL 33064 333-2300
PHONE: (954) 753-4730
FAX: (954) 753-4509

MODEL: 506
PLAN 506

REVISIONS:
DATE: 1-1-10
DRAWN BY: 2ND FL PLAN
A1.2



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 DATE: APR 8 2023
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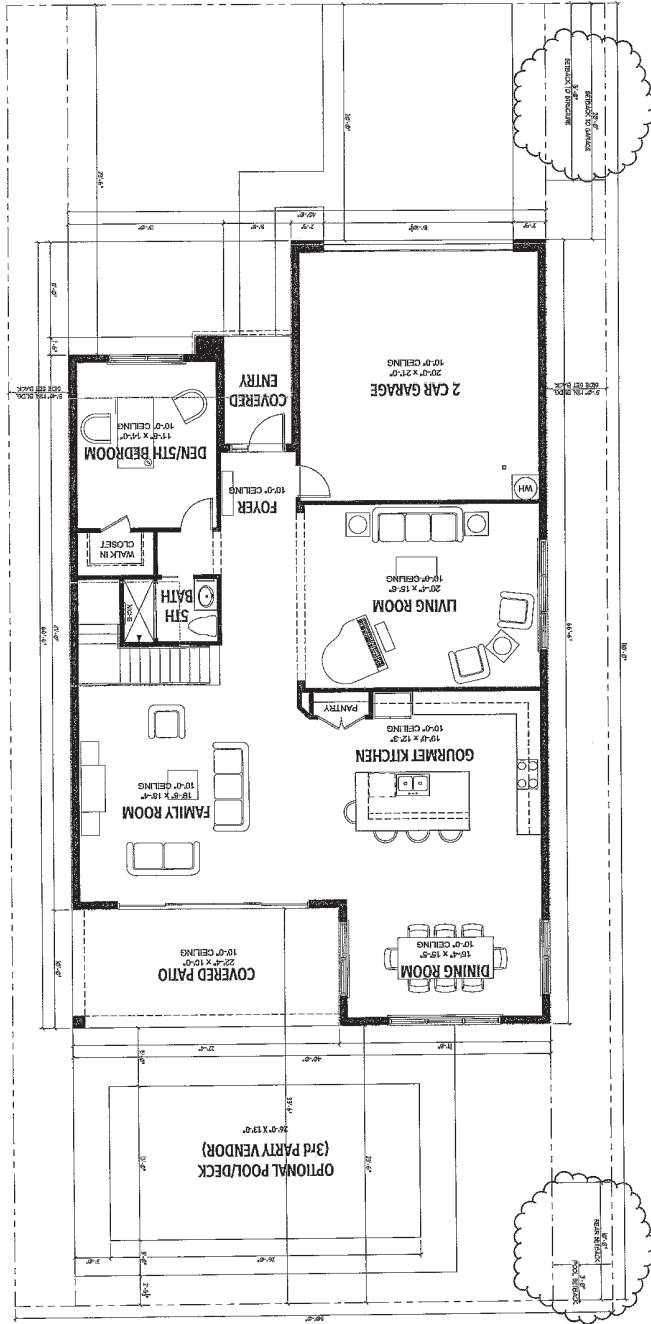
CALUSA
 SINGLE FAMILY RESIDENCE
 MIAMI-DADE COUNTY, FL

KENDALL ASSOCIATES I, LLLP
 1600 SAWGRASS CORPORATE PARKWAY, SUITE 400
 SUNGRISE, FLORIDA 33323
 PHONE: (954) 753-7930
 FAX: (954) 753-4509

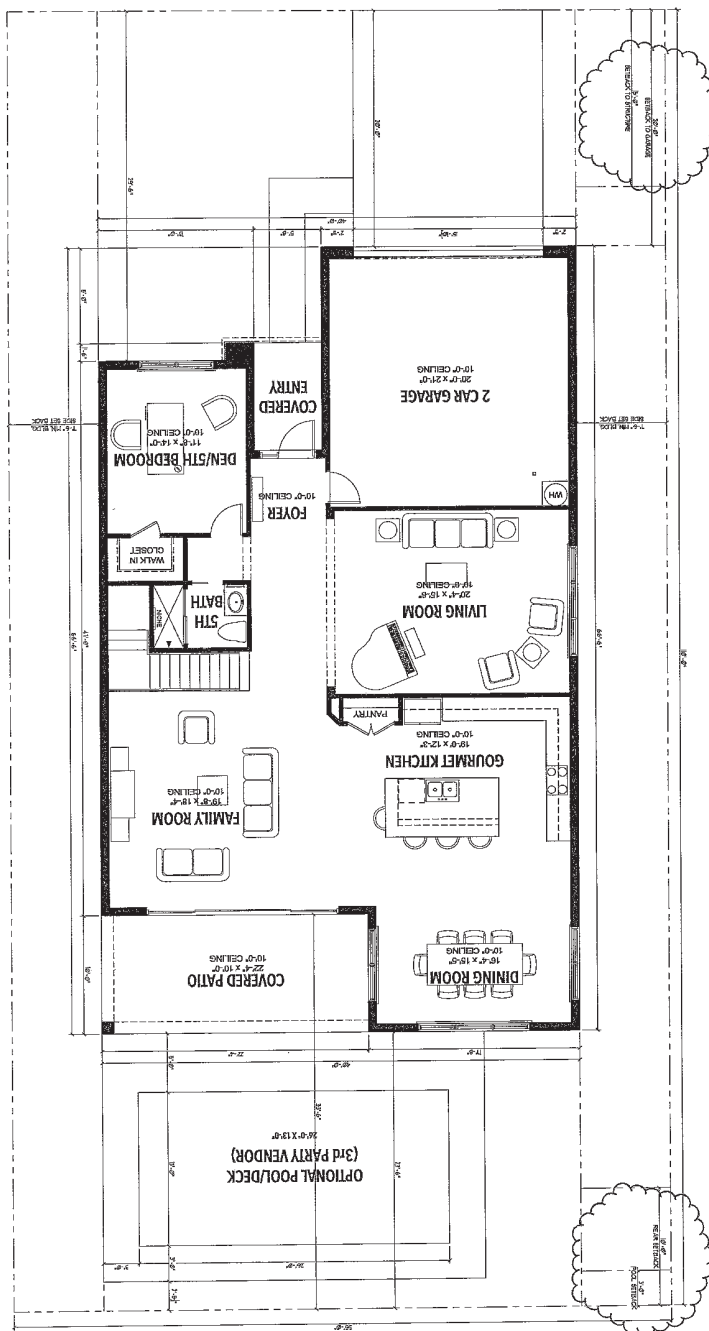
PLAN 507

50' LOT
1ST FLOOR PLAN
A1

AREA CALCULATIONS	
LOT AREA	5,332 S.F.
1ST FLOOR LIVING AREA	1,750 S.F.
2ND FLOOR LIVING AREA	2,118 S.F.
TOTAL LIVING AREA	3,868 S.F.
1ST FLOOR VA. AREA	2,495 S.F.
2ND FLOOR VA. AREA	4,413 S.F.
TOTAL UNDER FOOT AREA	6,908 S.F.
IMPERVIOUS AREA CALCULATIONS	
DECKWAYS AND WALKWAYS	276 S.F.
TOTAL IMPERVIOUS	2,871 S.F.
IMPERVIOUS PERCENTAGE	51.90%



AREA CALCULATIONS	
1ST FLOOR LIVING AREA	2,176 S.F.
2ND FLOOR LIVING AREA	2,095 S.F.
TOTAL LIVING AREA	4,271 S.F.
2ND FLOOR UTR AREA	2,185 S.F.
TOTAL UNDER ROOF AREA	6,456 S.F.
41.02% COVERAGE	
INFERIORS AREA CALCULATIONS	
DRIVEWAYS AND WALKWAYS	336 S.F.
TOTAL IMPERVIOUS	2,971 S.F.
47.20% IMPERVIOUS PERCENTAGE	



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HAMILTON COUNTY
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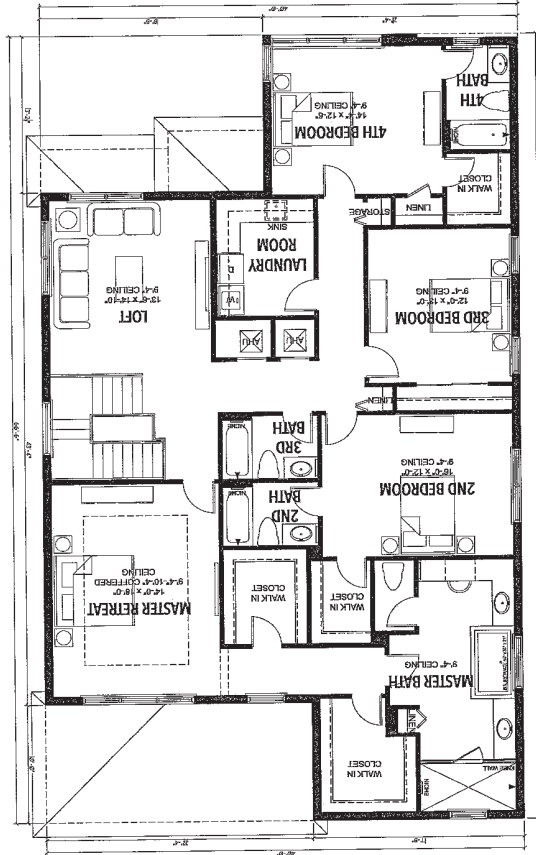
PROJECT:
SINGLE FAMILY RESIDENCE
MIAMI-DADE COUNTY, FL.

CALUSA

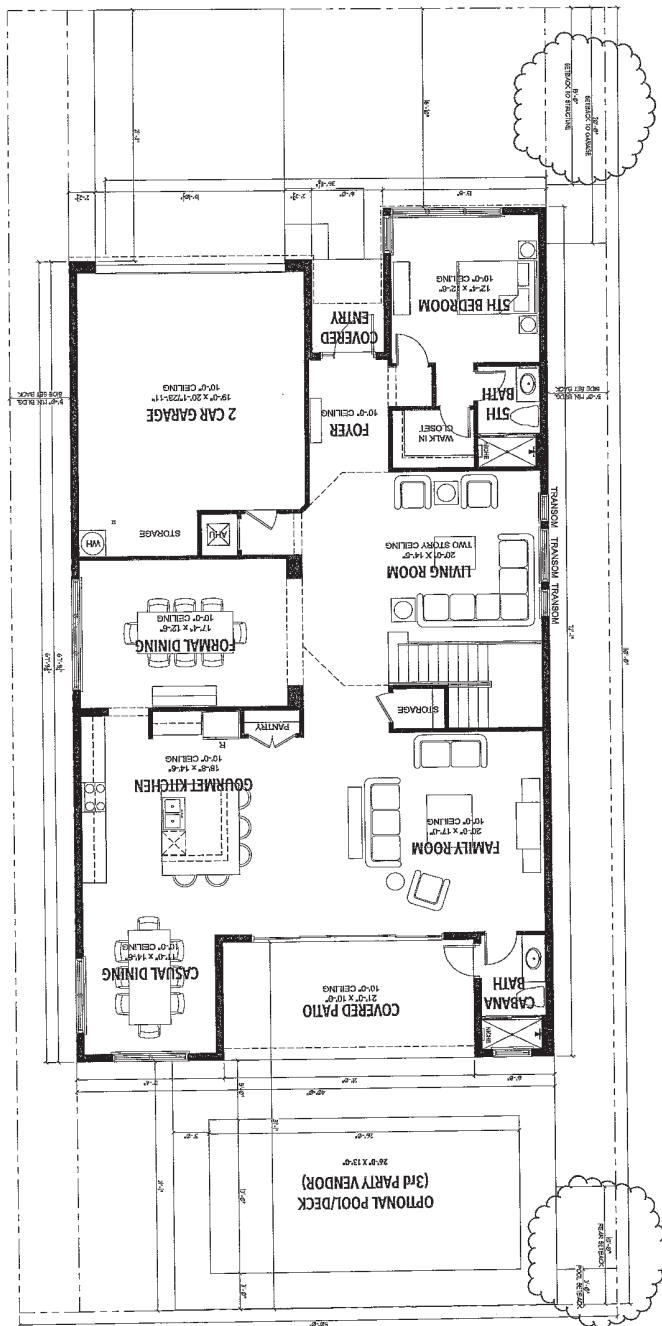
KENDALL ASSOCIATES I, LLP
1600 SAWGRASS CORPORATE PARKWAY, SUITE 400
SUNRISE, FL 33064 33323
PHONE (954) 753-4700
FAX (954) 753-4505

PLAN 507

DRAWING
NO. 507
AND FL. PLAN
A1.2



AREA CALCULATIONS	
LOT AREA	5,532 S.F.
1ST FLOOR LIVING AREA	2,051 S.F.
2ND FLOOR LIVING AREA	2,345 S.F.
TOTAL LIVING AREA	4,396 S.F.
1ST FLOOR W/IR AREA	2,763 S.F.
2ND FLOOR W/IR AREA	2,245 S.F.
TOTAL UNDER ROOF AREA	5,108 S.F.
LOT COVERAGE	49.95%
IMPERVIOUS AREA CALCULATIONS	
DRIVEWAYS AND WALKWAYS	370 S.F.
TOTAL IMPERVIOUS	370 S.F.
IMPERVIOUS PERCENTAGE	6.69%



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HAWAII COUNTY
PROCESSING 221-031
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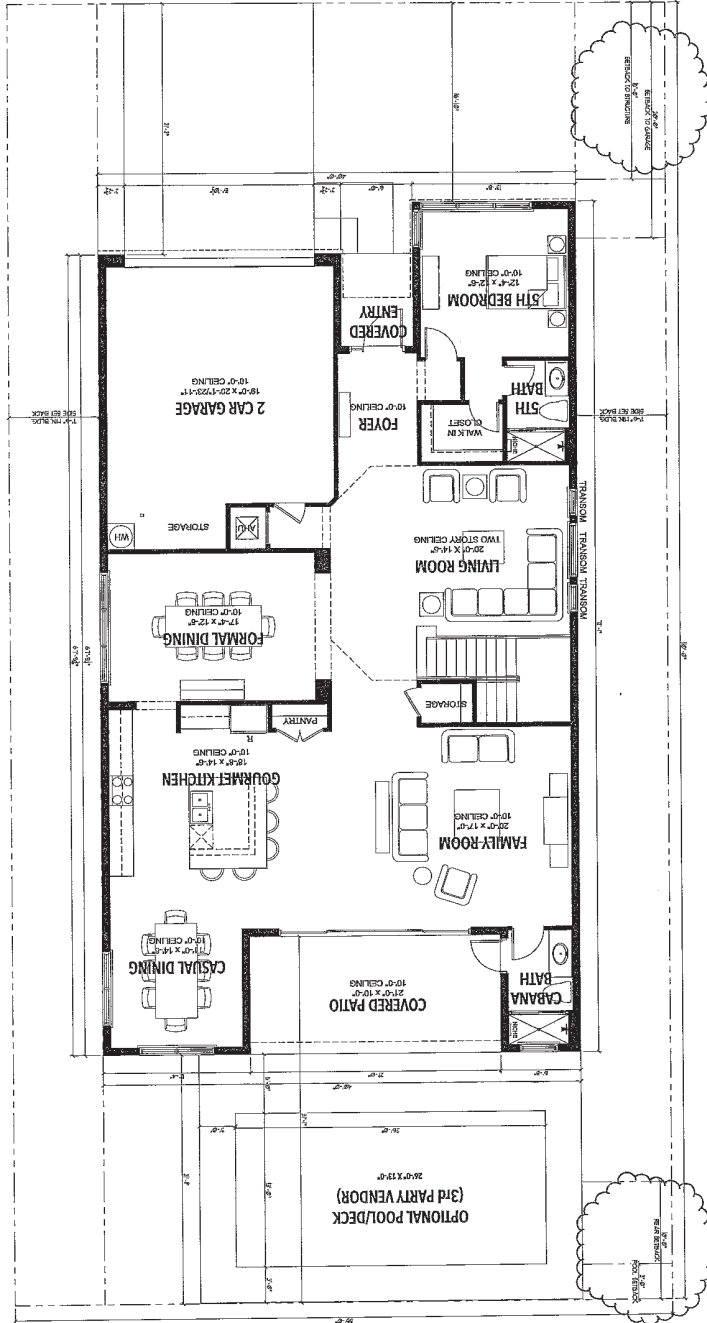
PROJECT:
SINGLE FAMILY RESIDENCE
HAWAII COUNTY, FL
CALUSA

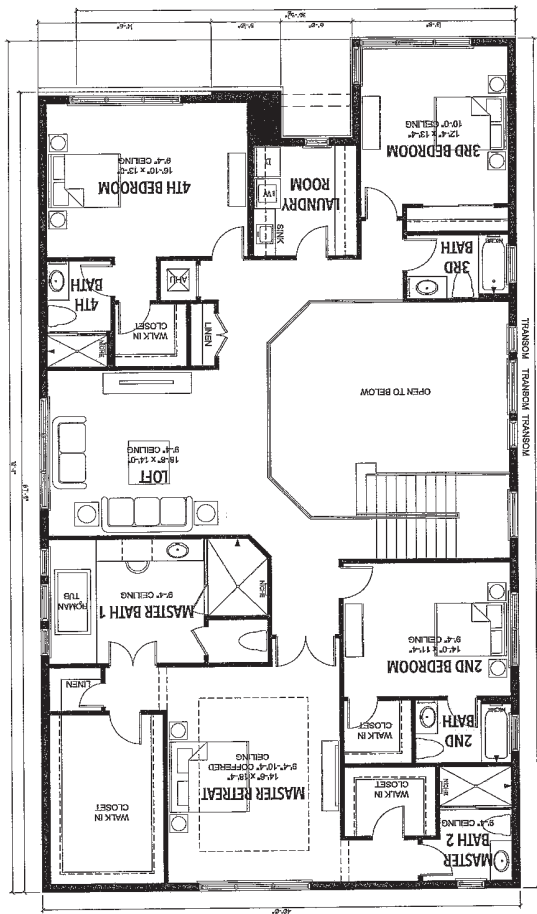
KENDALL ASSOCIATES I, LLP
1600 SAWGRASS CORPORATE PARKWAY, SUITE 400
GUNNISE, FLORIDA 33023
PHONE (954) 753-0390
FAX (954) 753-4509

PLAN 508

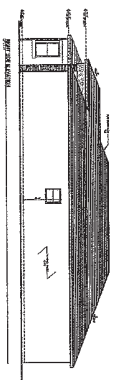
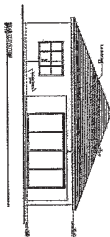
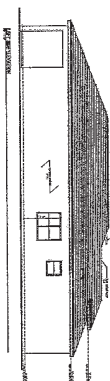
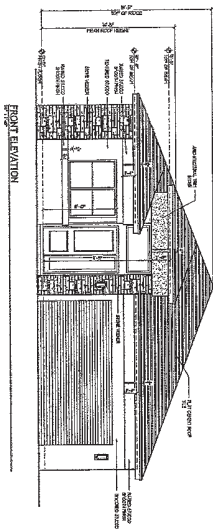
55' LOT
1ST FL. PLAN
A1.1

AREA CALCULATIONS	
LOT AREA	6,883 S.F.
1ST FLOOR LIVING AREA	2,345 S.F.
2ND FLOOR LIVING AREA	2,345 S.F.
TOTAL LIVING AREA	4,690 S.F.
1ST FLOOR UTR AREA	2,263 S.F.
2ND FLOOR UTR AREA	2,345 S.F.
TOTAL UNDER ROOF AREA	4,608 S.F.
LOT COVERAGE	45.3%
IMPERVIOUS PAVEMENTAGE	51.50%
DRIVEWAYS AND WALKWAYS	3,073 S.F.
TOTAL IMPERVIOUS	3,173 S.F.





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JAN 11 2011



CALUSA
SINGLE FAMILY RESIDENCE
MANASSAS COUNTY, FL

KENDALL ASSOCIATES I, LLP
800 BAYVIEW CORPORATE PARKWAY, SUITE 400
SUNBELT PLAZA, SUITE 400
FORT MYERS, FL 33901
TEL: 888 775-4588
FAX: 888 775-4588

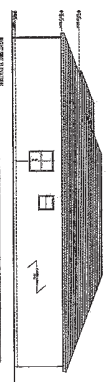
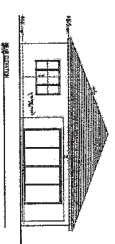
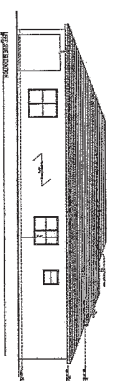
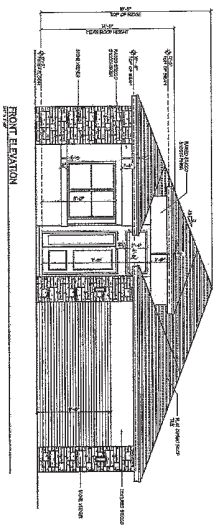
PLAN 501



ELEVATIONS
SHEET 12.10.10

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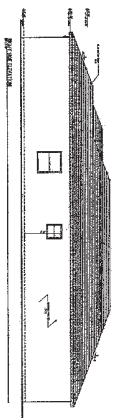
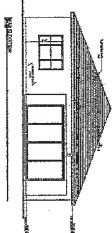
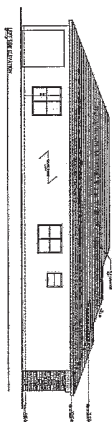
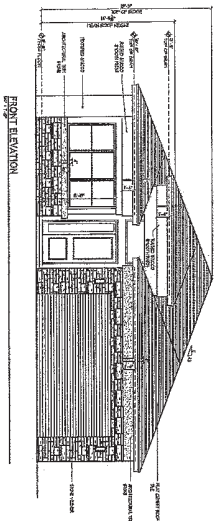
CALUSA
SINGLE FAMILY RESIDENCE
MANALATIA COUNTY, FL

KENDALL ASSOCIATES, L.L.P.
1800 BUNKER HILL DRIVE, SUITE 400
SUNNYVALE, FL 33443
TEL: (813) 725-4520
FAX: (813) 725-4520

PLAN 502

REVISIONS
DATE: 1/10/93
A2

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11:00 AM



CALUSA
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HARRIS COUNTY, TX

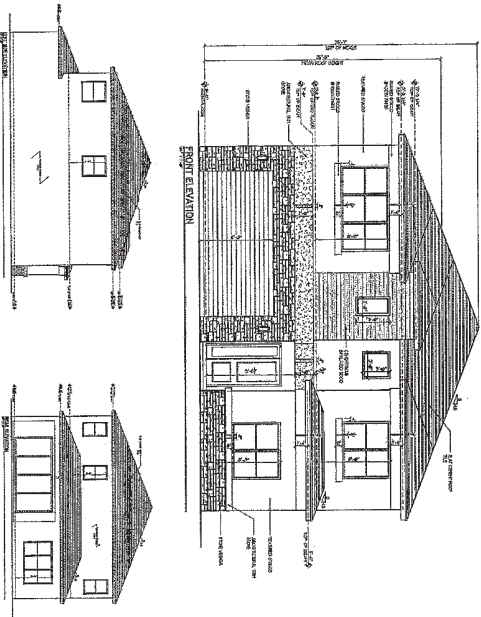
KENDALL ASSOCIATES I, LLP
8000 SAWPODS CORPORATE PARKWAY, SUITE 400
DALLAS, TEXAS 75248
PHONE (972) 755-4000
FAX (972) 755-4000

PLAN 503

ELEVATIONS
SCALE 1/8" = 1'-0"

A2

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CALUSA
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HARRIS COUNTY, TX

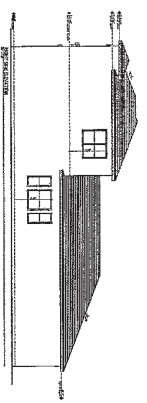
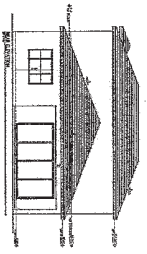
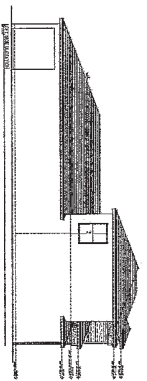
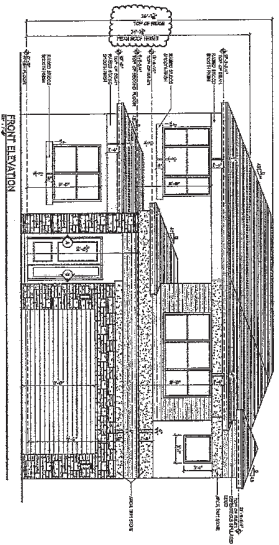
KENDALL ASSOCIATES, L.L.P.
2000 BAYVIEW DRIVE, SUITE 200
HOUSTON, TEXAS 77057
TEL: (713) 792-1000
FAX: (713) 792-1000

PLAN 504

ELEVATIONS
SHEET 1A-1000

A2

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JAN 11 2007
BY CLERK



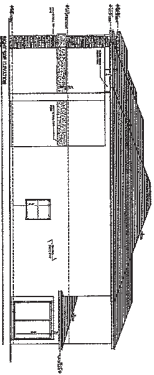
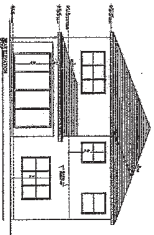
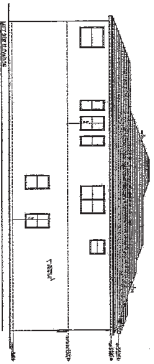
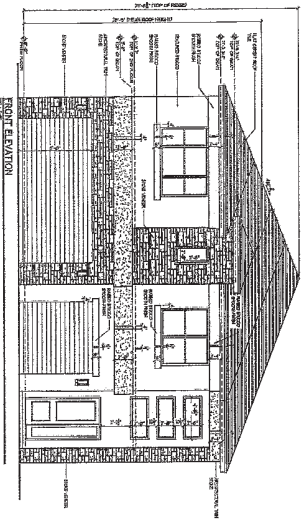
CALUSA
SINGLE-FAMILY RESIDENCE
MANALAPATTA COUNTY, FL

KENDALL ASSOCIATES, L.L.P.
8000 BAYWATER CORPORAITE PARKWAY, SUITE 400
SANITIZ, FL 33023
TEL: (305) 455-1100
FAX: (305) 455-1100

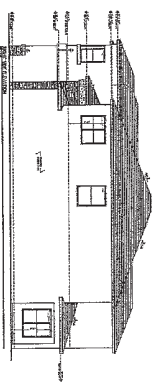
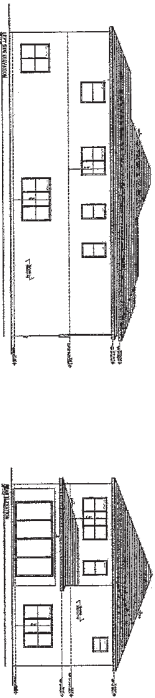
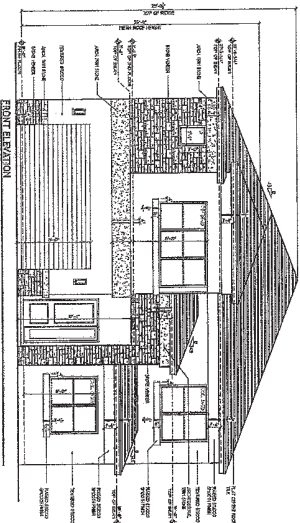
PLAN 505

ELEVATIONS
A2

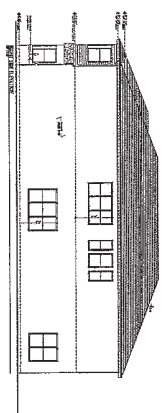
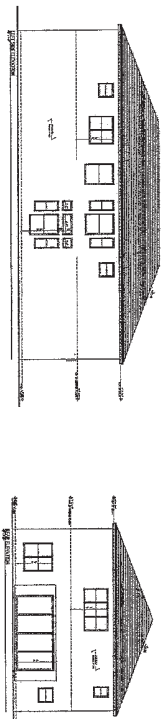
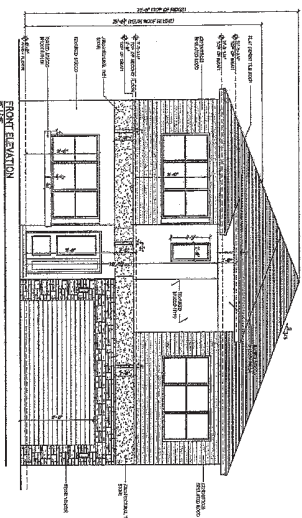
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KENDALL ASSOCIATES, L.L.P.
1000 SW 86th Avenue, Suite 400
Miami, FL 33173
Tel: 305.444.1234
Fax: 305.444.1235



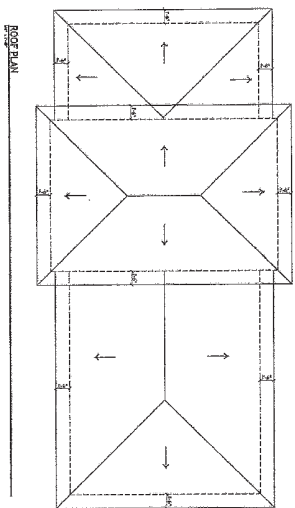
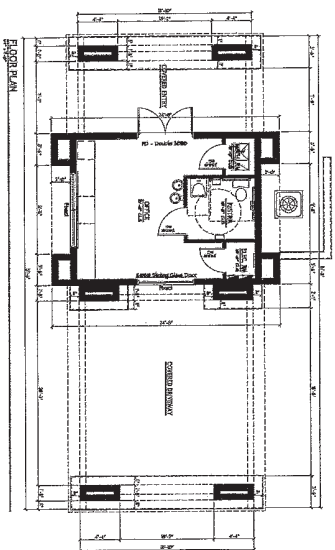
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BROWARD COUNTY
PLANNING DEPT.
BRI CLERK



RECEIVED
HARRIS COUNTY
CLERK
JAN 11 2007



RECEIVED
MANHATTAN COUNTY
PLANNING DEPARTMENT
JUN 29 2021 1:23 PM



CALUSA SHERIFF'S OFFICE MANHATTAN COUNTY, FL	KENDALL ASSOCIATES, LLP 2000 S. W. 8th St., Suite 400 Fort Lauderdale, FL 33304 Phone: 754.770.7000 Fax: 754.770.7001	GUARDHOUSE	PLANS Scale: 1/8" = 1'-0"	A1
-----------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------	-------------------	-------------------------------------	-----------

\\hbsm\Network\Kendall\Architectural\Projects\Calusa\Guardhouse\1_Drawing\Calusa_Guardhouse.dwg 3/10/2021 1:30:57 PM

Architectural drawing of the front elevation of a building. The drawing shows a two-story structure with a central gabled section and side wings. The roof is gabled with a 12/12 pitch. The central section features a large window with a decorative lintel and a small triangular pediment above it. The side wings have smaller windows. The drawing includes dimensions for height and width, and labels for various architectural elements like 'ROOF LINE', 'FINISH GRADE', and 'FOUNDATION'.

Architectural drawing of the left side elevation of a building. The drawing shows a gabled roof with a 12/12 pitch. The main body of the building is 10'0" wide and 10'0" high. The roof is 12'0" wide at the base. The left side of the building features a brick wall with a window and a door. The right side of the building features a brick wall with a door. The drawing includes dimensions for the roof, walls, and windows.

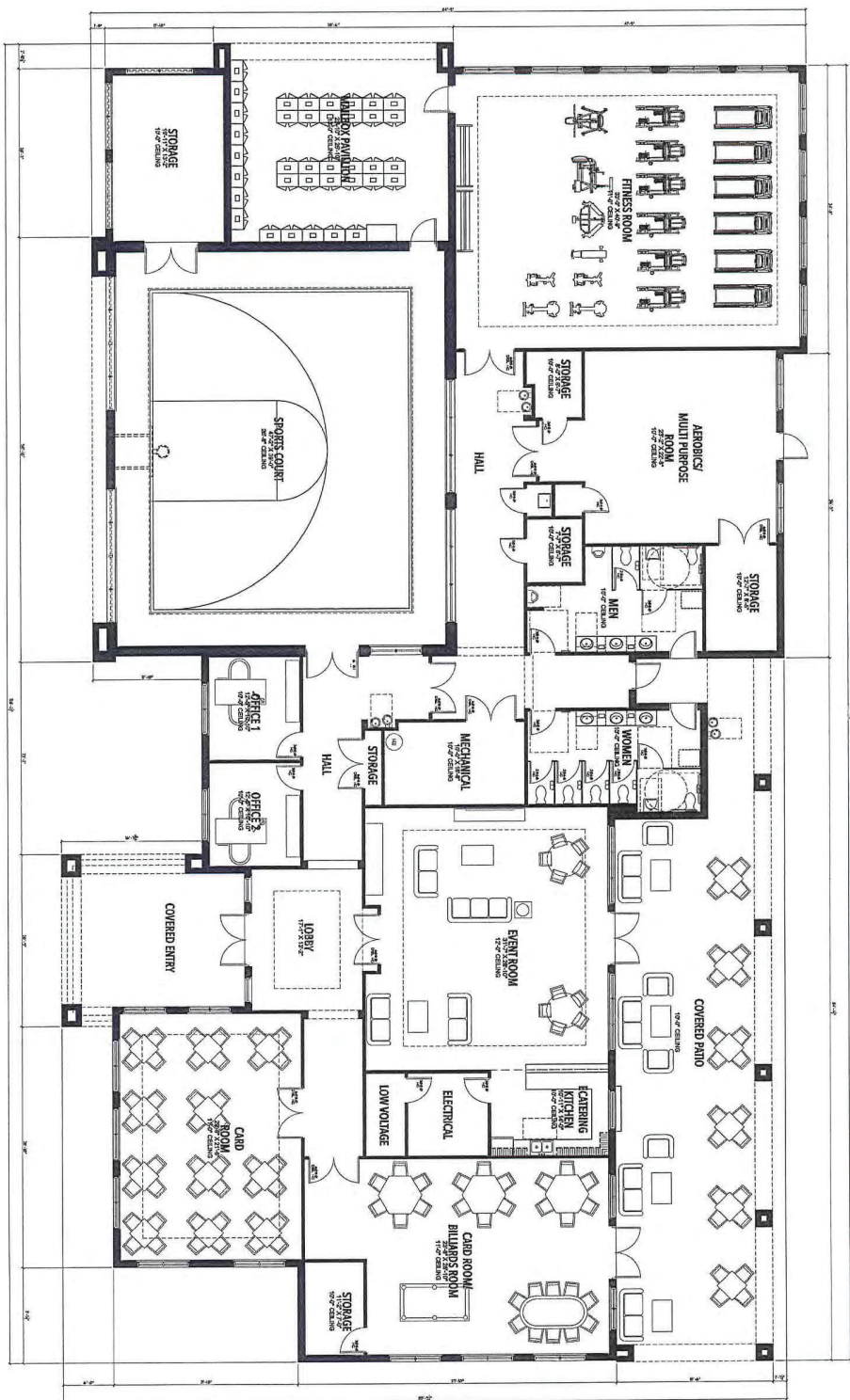
Architectural drawing of the front elevation of a building. The drawing shows a structure with a gabled roof, a central entrance with a pediment, and a large window on the left. Dimensions are provided for various parts of the building, including overall width, height, and specific section measurements. The text "FRONT SIDE ELEVATION" is written vertically on the left side of the drawing.

RIGHT SIDE ELEVATION

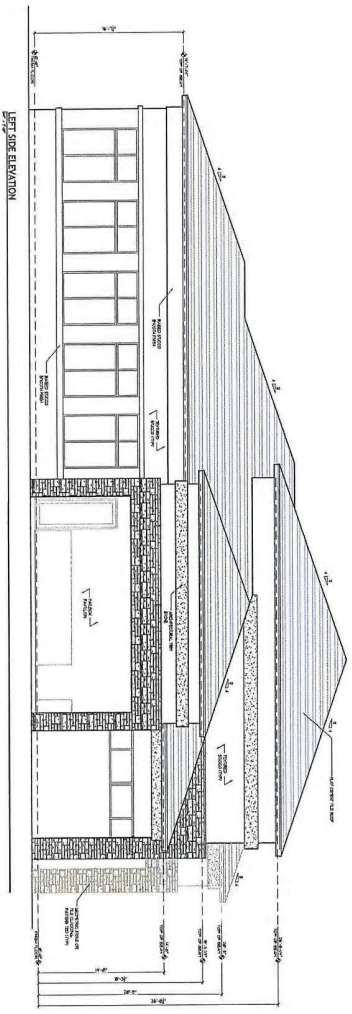
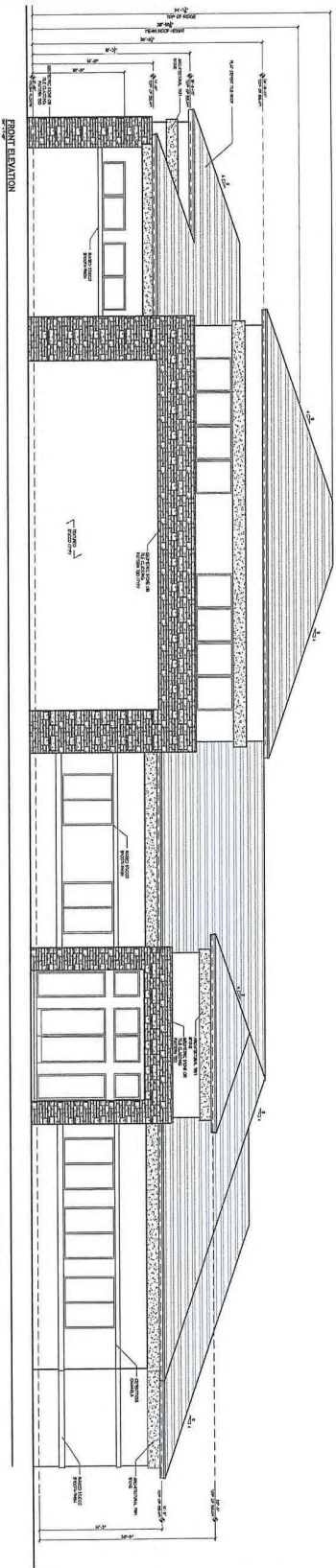
REAR ELEVATION
REV. 2-7-84

A2

WgfronthorNetworkDataArchitectureProjectColumnDrainage-Guardhouse.dwg 3/18/2021 3:20:55 PM



AREA CALCULATIONS	
1ST FLOOR AC	9,573 SQ. FT.
TOTAL AC	9,573 SQ. FT.
NON AC	2,419 SQ. FT.
TOTAL UNDER ROOF	12,091 SQ. FT.



CALUSA
RECREONAL FACILITY CLUBHOUSE
MIAMI DADE COUNTY, FL

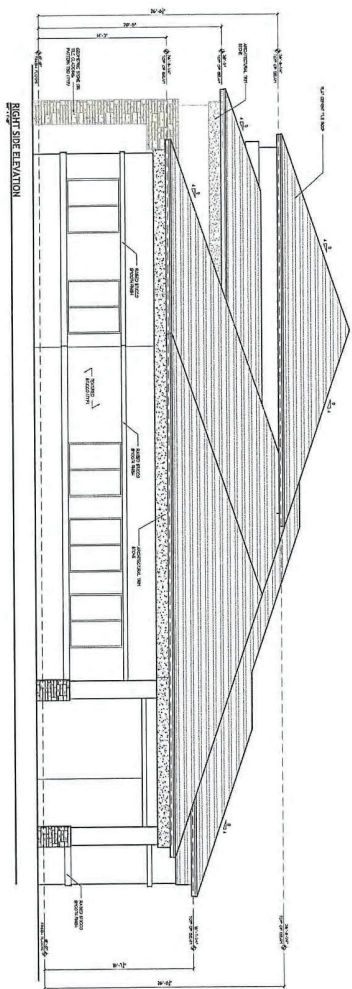
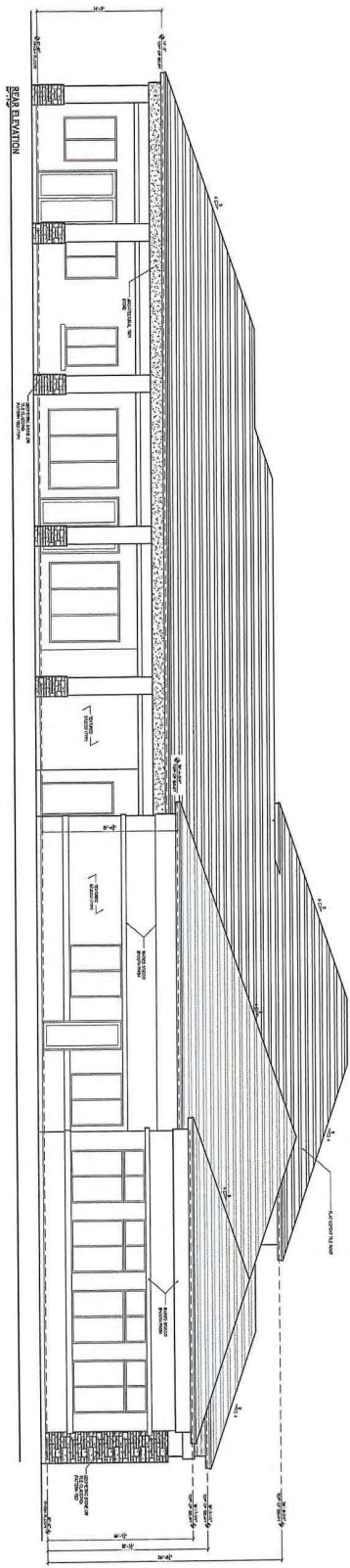
KENDALL ASSOCIATES, LLP
7800 SAWTOOTH CORPORATE PARKWAY, SUITE 400
SUITE 400, LORCA 33053
PALM BEACH, FL 33480
TEL: (561) 723-4000

CLUBHOUSE
RECREONAL FACILITY

ELEVATIONS
SCALE: 1/4" = 1'-0"

A2

RECEIVED
HARRIS COUNTY
PLANNING DEPARTMENT
BY: CLAYTON
DATE: 1/10/2017



CALUSA
RECREATIONAL FACILITY CLUBHOUSE
MIAMI DADE COUNTY, FL

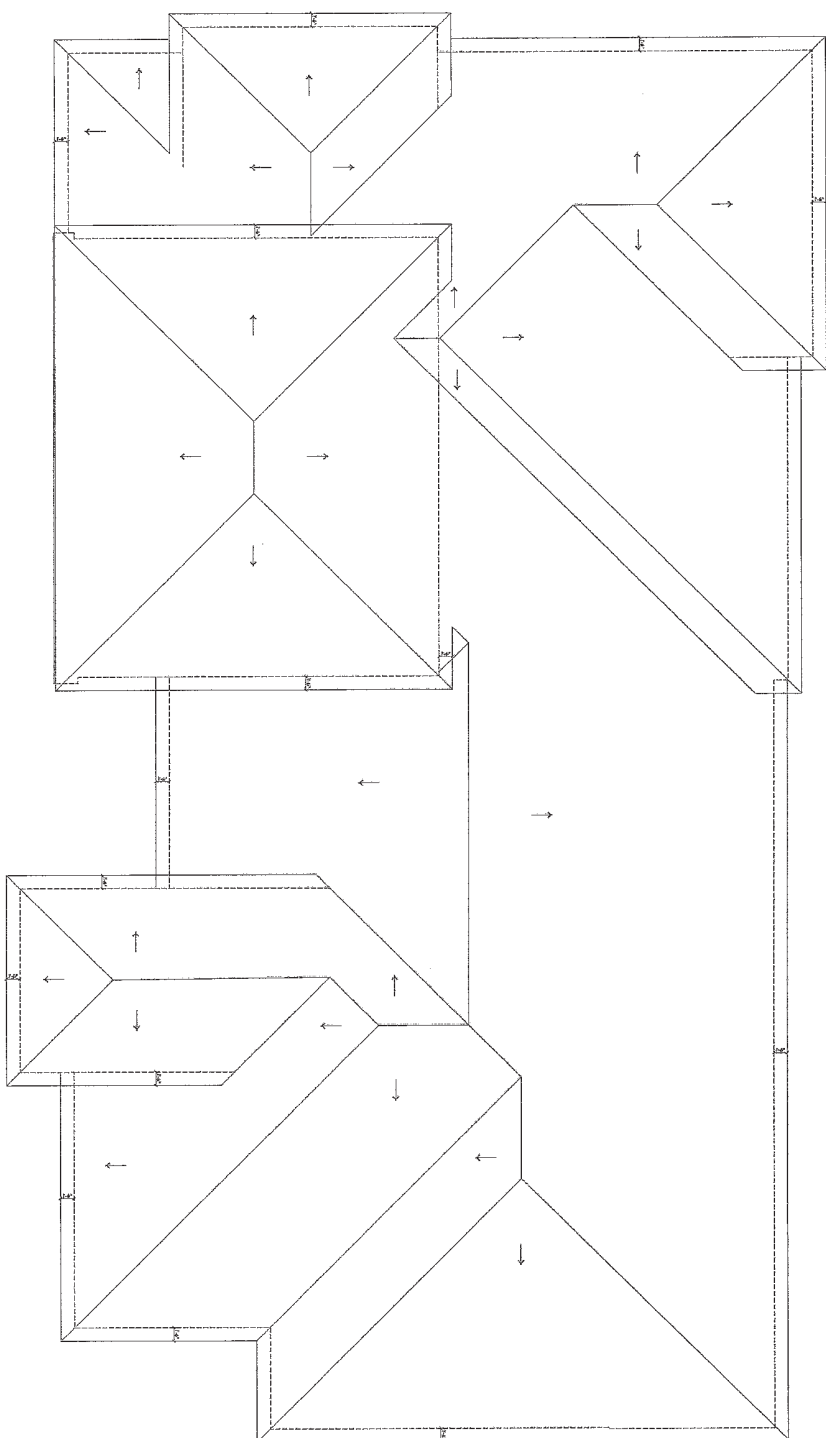
KENDALL ASSOCIATES I, LLP
8001 SANDWICH CORPORATE PARKWAY, SUITE 400
SUITE 400, SANDWICH, FL 32083
PHONE: (904) 252-4500
FAX: (904) 252-4509

CLUBHOUSE
RECREATIONAL FACILITY

ELEVATIONS
SCALE: 1/4" = 1'-0"

A3

V:\projects\HarrisCounty\Architectural\Projects\Clubhouse\Calusa Clubhouse.dwg, 3/10/2017 3:12:18 PM




[illegible]

[illegible]

Experiment	Number of subjects	Stimulus duration	Stimulus intensity	Stimulus frequency	Stimulus phase	Stimulus amplitude	Stimulus waveform	Stimulus location	Stimulus type	Stimulus effect	Stimulus response	Stimulus analysis	Stimulus conclusion
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2	10	100 ms	100 dB	100 Hz	100°	100 V	100 V	100°	100 V	100 V	100 V	100 V	100 V
3	10	100 ms	100 dB	100 Hz	100°	100 V	100 V	100°	100 V	100 V	100 V	100 V	100 V
4	10	100 ms	100 dB	100 Hz	100°	100 V	100 V	100°	100 V	100 V	100 V	100 V	100 V
5	10	100 ms	100 dB	100 Hz	100°	100 V	100 V	100°	100 V	100 V	100 V	100 V	100 V
6	10	100 ms	100 dB	100 Hz	100°	100 V	100 V	100°	100 V	100 V	100 V	100 V	100 V
7	10	100 ms	100 dB	100 Hz	100°	100 V	100 V	100°	100 V	100 V	100 V	100 V	100 V
8	10	100 ms	100 dB	100 Hz	100°	100 V	100 V	100°	100 V	100 V	100 V	100 V	100 V
9	10	100 ms	100 dB	100 Hz	100°	100 V	100 V	100°	100 V	100 V	100 V	100 V	100 V
10	10	100 ms	100 dB	100 Hz	100°	100 V	100 V	100°	100 V	100 V	100 V	100 V	100 V
11	10	100 ms	100 dB	100 Hz	100°	100 V	100 V	100°	100 V	100 V	100 V	100 V	100 V
12	10	100 ms	100 dB	100 Hz	100°	100 V	100 V	100°	100 V	100 V	100 V	100 V	100 V
13	10	100 ms	100 dB	100 Hz	100°	100 V	100 V	100°	100 V	100 V	100 V	100 V	100 V
14	10	100 ms	100 dB	100 Hz	100°	100 V	100 V	100°	100 V	100 V	100 V	100 V	100 V
15	10	100 ms	100 dB	100 Hz	100°	100 V	100 V	100°	100 V	100 V	100 V	100 V	100 V
16	10	100 ms	100 dB	100 Hz	100°	100 V	100 V	100°	100 V	100 V	100 V	100 V	100 V
17	10	100 ms	100 dB	100 Hz	100°	100 V	100 V	100°	100 V	100 V	100 V	100 V	100 V
18	10	100 ms	100 dB	100 Hz	100°	100 V	100 V	100°	100 V	100 V	100 V	100 V	100 V
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22	10	100 ms	100 dB	100 Hz	100°	100 V	100 V	100°	100 V	100 V	100 V	100 V	100 V
23	10	100 ms	100 dB	100 Hz	100°	100 V	100 V	100°	100 V	100 V	100 V	100 V	100 V
24	10	100 ms	100 dB	100 Hz	100°	100 V	100 V	100°	100 V	100 V	100 V	100 V	100 V
25	10	100 ms	100 dB	100 Hz	100°	100 V	100 V	100°	100 V	100 V	100 V	100 V	100 V
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28	10	100 ms	100 dB	100 Hz	100°	100 V	100 V	100°	100 V	100 V	100 V	100 V	100 V
29	10	100 ms	100 dB	100 Hz	100°	100 V	100 V	100°	100 V	100 V	100 V	100 V	100 V
30	10	100 ms	100 dB	100 Hz	100°	100 V	100 V	100°	100 V	100 V	100 V	100 V	100 V
31	10	100 ms	100 dB	100 Hz	100°	100 V	100 V	100°	100 V	100 V	100 V	100 V	100

20	0	0
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LE-1

CALUSA

MIAMI-DADE COUNTY, FLORIDA

Developer: Kendall Associates I, LLLP

MAIN ENTRY PLANTING PLAN

APPROVED FOR THE CITY OF MIAMI-DADE COUNTY, FLORIDA

DATE: 03/11/2011

BY: [Signature]

FOR: [Signature]

PROJECT: [Signature]

DATE: 03/11/2011

BY: [Signature]

FOR: [Signature]

PROJECT: [Signature]

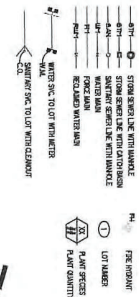
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TABLE 1		TABLE 2	
Parameters of the 1000-MHz ¹ H NMR Spectra of the Polymers		Parameters of the 1000-MHz ¹ H NMR Spectra of the Polymers	
Sample	Chemical shift (ppm)	Sample	Chemical shift (ppm)
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2	1.20 (s, 3H)	2	1.20 (s, 3H)
3	1.20 (s, 3H)	3	1.20 (s, 3H)
4	1.20 (s, 3H)	4	1.20 (s, 3H)
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9	1.20 (s, 3H)	9	1.20 (s, 3H)
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14	1.20 (s, 3H)	14	1.20 (s, 3H)
15	1.20 (s, 3H)	15	1.20 (s, 3H)
16	1.20 (s, 3H)	16	1.20 (s, 3H)
17	1.20 (s, 3H)	17	1.20 (s, 3H)
18	1.20 (s, 3H)	18	1.20 (s, 3H)
19	1.20 (s, 3H)	19	1.20 (s, 3H)
20	1.20 (s, 3H)	20	1.20 (s, 3H)
21	1.20 (s, 3H)	21	1.20 (s, 3H)
22	1.20 (s, 3H)	22	1.20 (s, 3H)
23	1.20 (s, 3H)	23	1.20 (s, 3H)
24	1.20 (s, 3H)	24	1.20 (s, 3H)
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71	1.20 (s, 3H)	71	1.20 (s, 3H)
72	1.20 (s, 3H)	72	1.2



SCALE: 1" = 20'-0"

[illegible]

Symbols and Abbreviations Legend

[illegible]



1" = 20'

SPECIMEN TREE LIST:

Tree No.	Species	DBH (in.)	HT. (ft.)	Condition
1	Star Magnolia	12	25	Good
2	Star Magnolia	12	25	Good
3	Star Magnolia	12	25	Good
4	Star Magnolia	12	25	Good
5	Star Magnolia	12	25	Good
6	Star Magnolia	12	25	Good
7	Star Magnolia	12	25	Good
8	Star Magnolia	12	25	Good
9	Star Magnolia	12	25	Good
10	Star Magnolia	12	25	Good

NOTE: SPECIMEN TREE LOCATIONS AND SPECIFICATIONS TAKEN FROM THE SURVEY BY S. J. BROWN, JR. & ASSOCIATES, INC. THE SURVEY WAS CONDUCTED ON 10/10/00. THE SURVEYOR'S REPORT AND TABULAR DATA SHEET ARE PROVIDED BY JEREMY T. CHANCEY, CONSULTING ARBORIST FOR ADDITIONAL INFORMATION ON THE CONDITION OF THE SPECIMEN TREES ON SITE.

Tree Protection Notes:

- 1) PROTECTIVE BARRIERS SHALL BE PLACED AROUND EACH TREE, CLUSTER OF TREES, OR THE EDGE OF THE PRESERVATION AREA. NO EXISTING OR NEW BARRIERS SHALL BE PLACED WITHIN THE PROTECTIVE BARRIER ZONE. THE BARRIER SHALL BE PLACED AT THE OUTSIDE EDGE OF THE PROTECTIVE BARRIER ZONE. THE BARRIER SHALL BE PLACED AT THE OUTSIDE EDGE OF THE PROTECTIVE BARRIER ZONE. THE BARRIER SHALL BE PLACED AT THE OUTSIDE EDGE OF THE PROTECTIVE BARRIER ZONE.
- 2) INTERIOR PLANTS WITHIN PROTECTIVE BARRIERS SHALL BE PROTECTED.
- 3) NO EXISTING OR NEW BARRIERS SHALL BE PLACED WITHIN THE AREA SURROUNDED BY PROTECTIVE BARRIERS. NO EXISTING OR NEW BARRIERS SHALL BE PLACED WITHIN THE AREA SURROUNDED BY PROTECTIVE BARRIERS. NO EXISTING OR NEW BARRIERS SHALL BE PLACED WITHIN THE AREA SURROUNDED BY PROTECTIVE BARRIERS.
- 4) TREES SHALL NOT BE PLACED IN SUCH A MANNER AS TO CAUSE PENETRATION OF CONCRETE OR OTHER MATERIALS INTO THE TREE. TREES SHALL NOT BE PLACED IN SUCH A MANNER AS TO CAUSE PENETRATION OF CONCRETE OR OTHER MATERIALS INTO THE TREE. TREES SHALL NOT BE PLACED IN SUCH A MANNER AS TO CAUSE PENETRATION OF CONCRETE OR OTHER MATERIALS INTO THE TREE.
- 5) EXISTING BARRIERS SHALL BE MAINTAINED UPON PROTECTIVE BARRIERS. THE BARRIER SHALL BE MAINTAINED UPON PROTECTIVE BARRIERS. THE BARRIER SHALL BE MAINTAINED UPON PROTECTIVE BARRIERS.
- 6) INTERIOR PLANTS SHALL BE PLACED OUTSIDE THE AREA SURROUNDED BY PROTECTIVE BARRIERS. INTERIOR PLANTS SHALL BE PLACED OUTSIDE THE AREA SURROUNDED BY PROTECTIVE BARRIERS. INTERIOR PLANTS SHALL BE PLACED OUTSIDE THE AREA SURROUNDED BY PROTECTIVE BARRIERS.

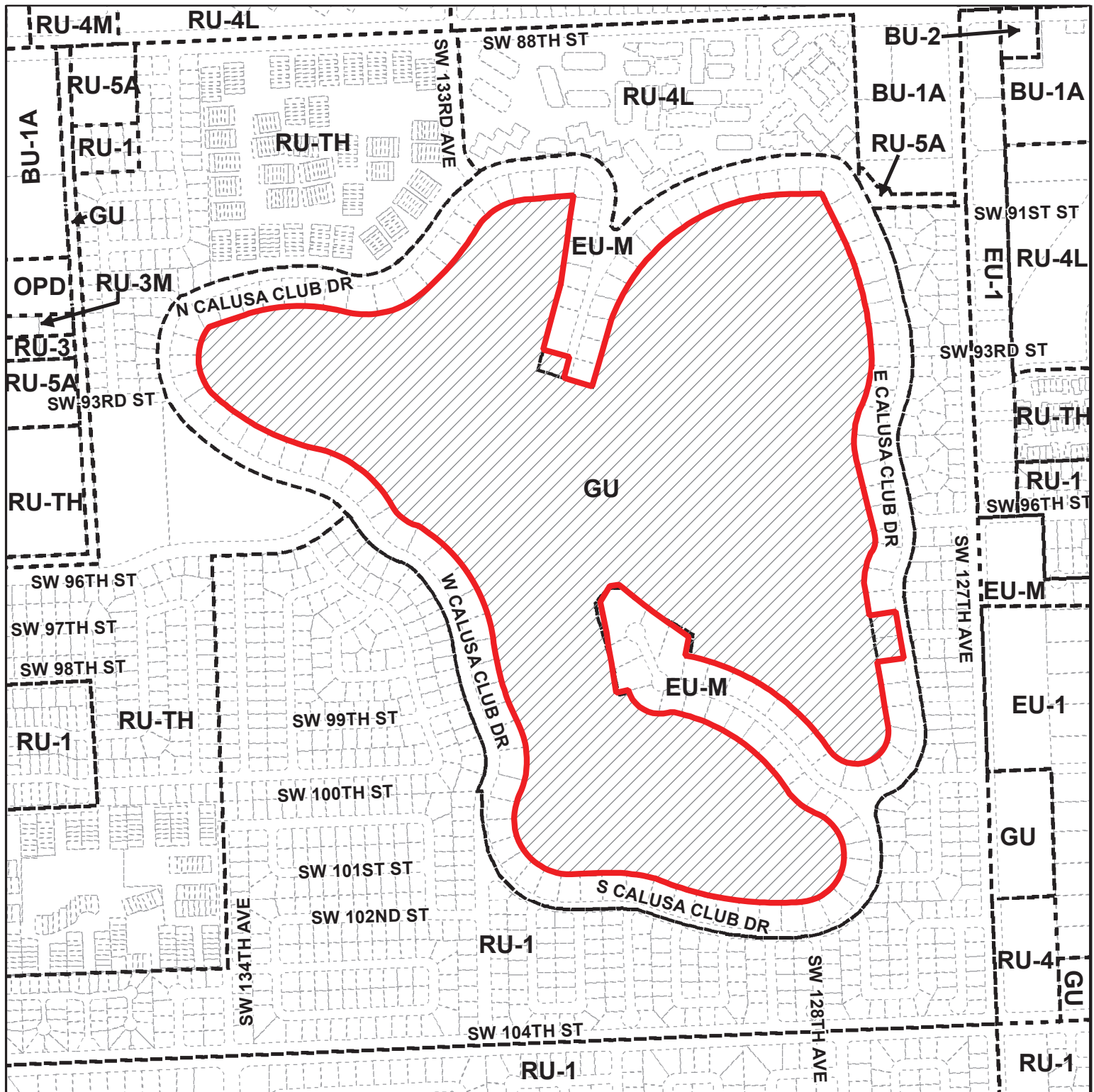
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Calusa Country Club
Miami-Dade County

0 190 380 760 Feet
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Rev. Name: Calusa Country Club
Created By: Jan. M. M.
Print Date: 05-20-16



MIAMI-DADE COUNTY

HEARING MAP

Section: 02 Township: 55 Range: 39

Applicant: Kendall Associates I, LLLP, ET AL

Zoning Board: Board of County Commissioners

Commission District: 7

Drafter ID: EDUARDO CESPEDES

Scale: NTS

Process Number

Z2021000031

Legend



Subject Property Case

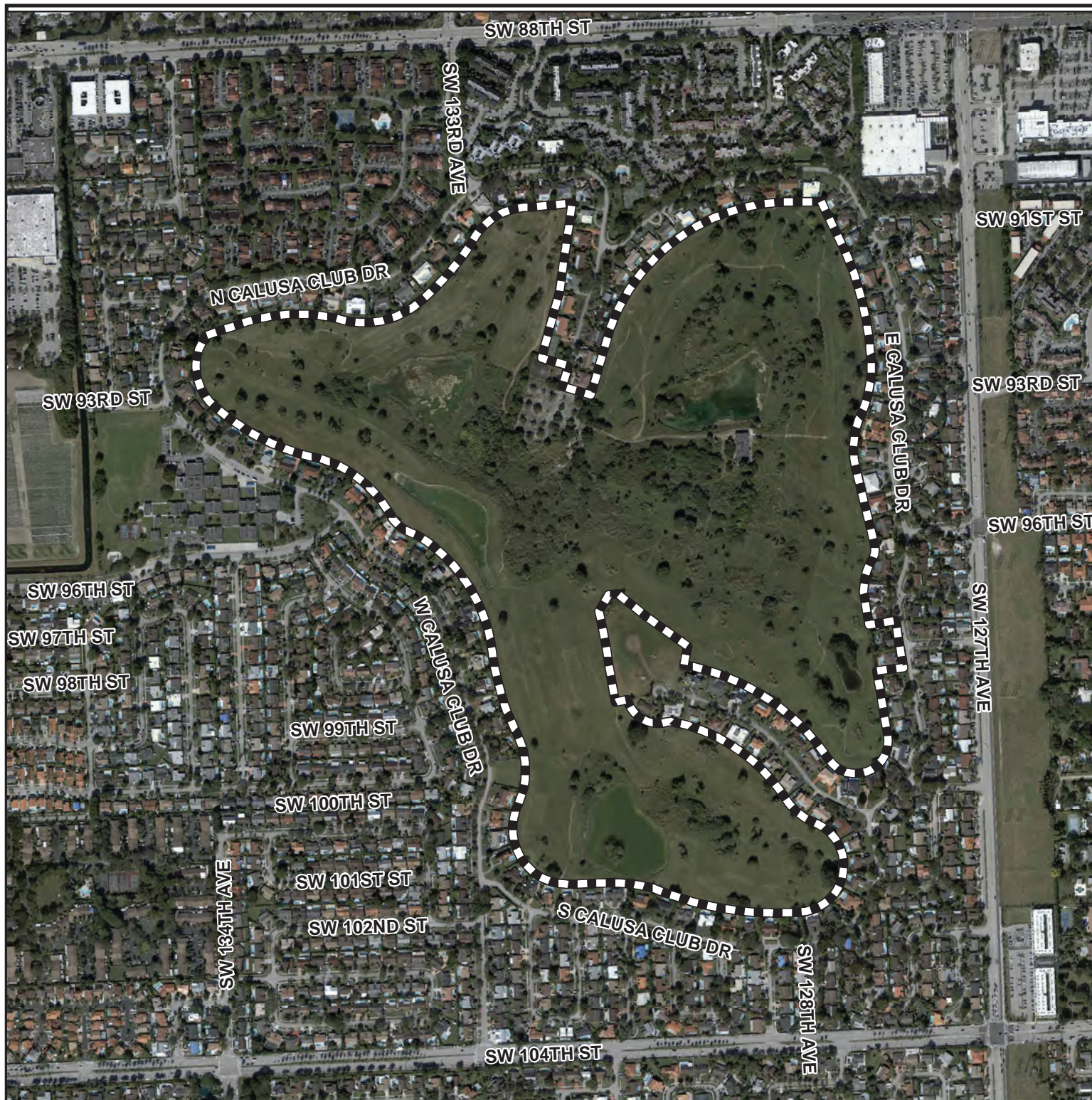


Zoning




SKETCH CREATED ON: Wednesday, October 27, 2021

REVISION	DATE	BY



MIAMI-DADE COUNTY
AERIAL YEAR 2021

Process Number
Z2021000031

Legend
 **Subject Property**

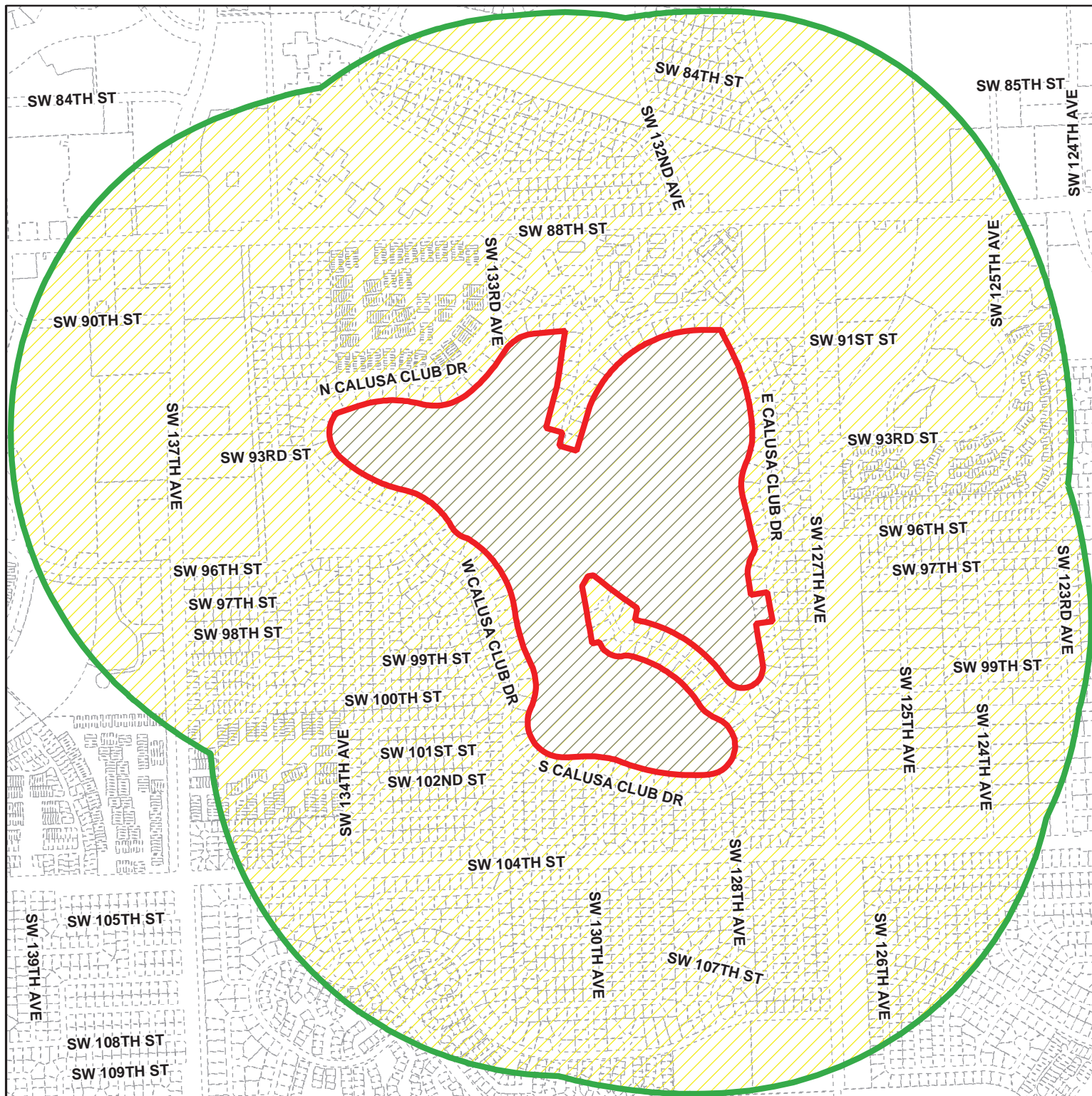


Section: 02 Township: 55 Range: 39
Applicant: Kendall Associates I, LLLP, ET AL
Zoning Board: Board of County Commissioners
Commission District: 7
Drafter ID: EDUARDO CESPEDES
Scale: NTS



SKETCH CREATED ON: Wednesday, October 27, 2021

REVISION	DATE	BY






MIAMI-DADE COUNTY **RADIUS MAP**

Section: 02 Township: 55 Range: 39
 Applicant: Kendall Associates I, LLLP, ET AL
 Zoning Board: Board of County Commissioners
 Commission District: 7
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Process Number
Z2021000031
 RADIUS: 2640

Legend

-  Subject Property
-  Buffer
-  Property Boundaries



SKETCH CREATED ON: Wednesday, October 27, 2021

REVISION	DATE	BY



MIAMI-DADE COUNTY
CDMP MAP

Process Number
Z2021000031

Section: 02 Township: 55 Range: 39
 Applicant: Kendall Associates I, LLLP, ET AL
 Zoning Board: Board of County Commissioners
 Commission District: 7
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Legend

 Subject Property Case



SKETCH CREATED ON: Wednesday, October 27, 2021

REVISION	DATE	BY