



## **MIAMI-DADE COUNTY FINAL OFFICIAL MINUTES**

### **Zoning Board**

*Stephen P. Clark Government Center  
Commission Chambers  
111 N.W. 1st Street  
Miami, FL 33128*

November 17, 2021

As Advertised

Harvey Ruvin, Clerk  
Board of County Commissioners

Melissa Adames, Director  
Clerk of the Board Division

Kerry Khunjar Breakenridge, Commission Reporter  
(305)375-5108



**Members Present:** Danielle Cohen Higgins; Jose "Pepe" Diaz; Oliver Gilbert, III; Keon Hardemon; Sally A. Heyman; Eileen Higgins; Joe A. Martinez; Jean Monestime; Raquel Regalado; Rebeca Sosa; Javier D. Souto

**Members Absent:** None.

**Members Late:** Rene Garcia 9:50AM; Kionne McGhee 10:38AM

**Members Excused:** None.

**Members Absent County Business:** None.

## **1 MINUTES PREPARED BY:**

**Report:** *Kerry Khunjar Breakenridge, Commission Reporter  
(305)375-5108*

### **1A INVOCATION**

### **1B PLEDGE OF ALLEGIANCE**

### **1C ROLL CALL**

**Report:** *The following Board members were present in the Commission Chambers at roll call: Chairman Diaz, Vice Chairman Gilbert III, Commissioners Cohen Higgins, Hardemon, Heyman, Higgins, Monestime, Regalado, Sosa and Souto.*

*In addition to the members of the Board, the following staff members were also present:*

- ~ Assistant County Attorney Dennis Kerbel
- ~ Mr. Nathan Kogon, Assistant Director, Development Services, Department of Regulatory and Economic Resources (RER);
- ~ Mr. Jerry Bell, Assistant Director for Planning, RER; and
- ~ Deputy Clerk Kerry Khunjar Breakenridge.

*Chairman Diaz convened the Zoning meeting at 10:27 a.m. following a recess of the Comprehensive Development Master Plan (CDMP) meeting.*

**ALL WITNESSES AND OFFICIAL INTERPRETERS WERE SWORN IN BY THE CLERK PRIOR TO PRESENTING TESTIMONIES BEFORE THE BOARD.**

## **DEFERRED ITEM(S)**

1A

212536

Zoning

PH NO: Z2021000019 -- DISTRICT: 08 -- APPLICANT: COPART OF CONNECTICUT INC. -- SUMMARY OF REQUEST(S): THE APPLICANT SEEKS APPROVAL TO PERMIT THE DELETION OF REQUIRED A AND B STREETS ON THE PORTION OF THE SUBJECT PROPERTY THAT IS LOCATED WITHIN THE PRINCETON COMMUNITY URBAN CENTER (PCUC). ADDITIONALLY, THE APPLICANT SEEKS TO ALLOW ZERO STREET DEDICATION TOWARDS A HALF-SECTION LINE ROADWAY (SW 240 STREET) THAT RUNS THROUGH THE SUBJECT PROPERTY, AND TO PROVIDE LESS NUMBER OF PARKING SPACES THAN REQUIRED BY CODE. -- LOCATION: LYING SOUTH OF SW 236 STREET, WEST OF SW 134 AVENUE AND EAST OF CANAL C-102, MIAMI-DADE COUNTY, FLORIDA (Regulatory and Economic Resources)

*Deferred to no date certain  
Mover: Danielle Cohen Higgins  
Seconder: Rebeca Sosa  
Vote: 12- 0  
Absent: McGhee*

**Report:** *Ms. Tracy Slavens, Holland & Knight, 701 Brickell Avenue, Miami, Florida appeared on behalf of Copart of Connecticut Inc. and requested a deferral with leave to amend, to the January Zoning meeting.*

*Assistant County Attorney Dennis Kerbel announced the foregoing application would be deferred to the regular Zoning meeting scheduled for January, 2022. He noted since there was no date available at this time, a determination would be made at a later date if there was a need to readvertise for the January Zoning meeting.*

*Mr. Nathan Kogon, Assistant Director, Development Services, Regulatory & Economic Resources (RER) Department, read into the record the title of the foregoing application, noting there were 370 protests and no waivers filed.*

*There being no other comments or objections, the Board by motion duly made, seconded and carried, deferred the foregoing item to the January, 2022 Zoning meeting.*

10/20/2021 3A

Carried over by the Zoning Board

1B

212537

Zoning

PH NO: Z2021000031 -- DISTRICT: 07 -- APPLICANT: KENDALL ASSOCIATES I, LLLP ET AL -- SUMMARY OF REQUEST(S): 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 (Regulatory and Economic Resources)

*Approved with conditions**Zoning Z-34-21**Mover: Raquel A. Regalado**Seconder: Oliver G. Gilbert, III**Vote: 10- 2**No: Heyman, Martinez**Absent, COI: Sosa*

**Report:** Following the adjournment of the Comprehensive Development Master Plan meeting, Chairman Diaz reconvened the Zoning meeting at 12:17 p.m.

Mr. Nathan Kogon, Assistant Director, Development Services, Regulatory & Economic Resources (RER) Department read into the record the title of the foregoing application, noting there were 981 protests and 495 waivers filed.

Discussion ensued among various Board members and Ms. Eileen Ball Mehta, attorney for the applicant, regarding the applicant's presentation.

Ms. Eileen Ball Mehta along with co-counsels Mr. Brian Adler, Mr. Howard Nelson and Ms. Liana Kozlowski, Bilzin Sumberg, 1450 Brickell Avenue, Miami, Florida, appeared on behalf of the applicant, Kendall Associates I, LLLP et Al. She invited supporters of the application to stand and file for the record, 500 letters of support. Ms. Mehta reviewed the applicant's request and emphasized the subject property was located within the Urban Development Boundary (UDB). She reviewed the history of the subject property, specifically the release of the restrictions which limited use of the subject property for a golf course. Ms. Mehta spoke about the lawsuit involving the previous property owners and the County, and pointed out the Board's decision (See exhibit 1B-1) to remove the usage restrictions for the property settled the litigation matter and laid the framework for today's application. She stated the foregoing application resulted from the collaboration of homeowners and property owners and would provide much needed infill housing.

Chairman Diaz noted that Board members may exit the chambers for lunch but would continue to monitor the proceedings.

Mr. Tucker Gibbs, 3835 Utopia Court, Coconut Grove, Florida, appeared on behalf of the Save Calusa Trust (Trust), in support of the application. He acknowledged the applicant's efforts to engage the community and urged the Board to approve the application per staff recommendation.

Mr. Chad Freeman, 2525 Ponce de Leon Boulevard, Coral Gables, Florida, concurred with the comments made by co-counsel Mr. Gibbs and reiterated the Trust's support for the foregoing application.

Ms. Mehta contended the majority of residents opposing the application did not reside on the "Ring" road and recognized that traffic issues were the primary point of contention in most zoning applications. She acknowledged the applicant's need to address the community's traffic concerns and contended the application not only satisfied the County's minimum Level of Service (LOS) standard criteria but also exceeded the required mitigation.

Mr. Timothy Plummer, David Plummer & Associates, 1750 Ponce de Leon Boulevard, Coral Gables, Florida, spoke about the traffic challenges facing the Calusa area and with the aid of a PowerPoint presentation highlighted plans for the proposed development intended to mitigate traffic congestion in and around the Calusa Club Drive (SW 96th Street). He explained the proposed project's main entrance would be located at SW 97th Street with an exit point at SW 127th Avenue. Mr. Plummer reported the Planning Traffic Studies and Zoning Traffic Study performed for the subject property satisfied the County's LOS and traffic concurrency standards.

Mr. Plummer stated despite the fact that the application met all County LOS

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and traffic concurrency requirements, the applicant sought to further increase traffic capacity in the area and volunteered to provide the following additional roadway improvements:

- ~Extending the northbound turning lanes along SW 133rd Avenue and Kendall Drive;
- ~Extending the eastbound left turning lanes at SW 127th Avenue and SW 104th Street;
- ~Extending the eastbound left turning lanes at SW 122nd Avenue and SW 104th Street;
- ~Creating a "Turbo Lane" at SW 132nd Avenue and SW 104th Street; and
- ~Provide funding for adaptive signalization for three traffic signals on SW 104th Street.

Mr. Plummer contended the "cut through" issues facing the community was unrelated to the proposed project and was an ongoing issue. He pointed out that the applicant was willing to work with the residents and pay for traffic calming efforts, including police enforcement a minimum of three (3) days per week. Mr. Plummer reviewed the "cut through" issues and explained the traffic calming plans for the community proposed implementing the least restrictive options at first which would include prohibiting left turns at SW 104th Street and SW 128th Place from 7:00 a.m. to 9:00 a.m. on weekdays, along with police enforcement. He stated in the event these initiatives were unsuccessful, the applicant would modify the median to physically prohibit left turns. Mr. Plummer noted the same efforts would be employed at all areas experiencing "cut through" traffic issues and assured the Board members that the residents would be kept informed and involved in the process. He emphasized that the residents must agree to participate in the traffic calming process by voting to accept the mitigation plans. Mr. Plummer concluded that the proposed project would construct a main entrance point with signalized access on SW 127th Avenue, met County's LOS standards and traffic concurrency requirements, and would provide comprehensive off-site traffic improvement initiatives to reduce morning "cut through."

Ms. Mehta noted in addition to the traffic mitigation efforts, the applicant had committed to paying approximately \$9.5 million in impact fees to the County.

Addressing concerns regarding the possibility that the subject property provided a unique critical habitat for endangered bat species, Ms. Mehta stated despite the experts inability to ascertain whether the area provided nesting or roosting habitat for the bats, the applicant had agreed to comply with the United States Fish and Wildlife Service best management practices which were included as a condition of the application's approval. She noted that the applicant was also committed to expanding and enhancing the foraging habitats for endangered bat species as well as wading birds; and expressed the intent to further investigate the possibility that a tricolored heron bird was nesting on the subject property. Ms. Mehta advised the Board members that there would be no development around the "tree island" and that the applicant had agreed to perform monthly inspections over a six (6) month period to determine whether the area provided nesting and roosting habitat for endangered bat and bird species.

Ms. Mehta noted that the applicant had retained ornithologist, Mr. Clive

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Petrovic, to develop a plan for enhancing onsite habitat for endangered bird species and reviewed his accreditations and accomplishments.

Mr. Clive Petrovic, Roundhouse Chadwell Estates, Tortola, British Virgin Islands, recounted his professional accreditations and experience. He noted the area was neither pristine nor natural and contended the presence of a single tricolored heron did not indicate the island was a natural nesting site. Mr. Petrovic maintained that the golf course ponds and surrounding shoreline vegetation were not essential feeding habitats. He noted the proposed development plans included the addition of numerous ponds and native flora which would provide more typical conditions consistent with natural wetland feeding areas and make a better habitat for birds on the site. Mr. Petrovic concluded that the subject property was not unique or special enough to foster the sustainability of tricolored heron or little blue heron birds on the site but stated with proper planning, the subject property could be better developed to support wading birds.

Ms. Mehta reiterated the applicant's commitment to protecting the wildlife and improving the foraging habitats by working alongside the County's Division of Environmental Resources Management (DERM) and Florida Fish and Wildlife Conservation Commission (FWC). She clarified for the record that the tree island in question represented less than one tenth of one (1) percent of the subject property.

Ms. Mehta noted Mr. Shane Johnson (environmental consultant) and Mr. Andy Dolkart (economic consultant) were present to answer any questions the Board may have.

Mr. Richard Norwalk, Executive Vice President of G.L Homes, 1600 Sawgrass Corporate Parkway, Sunrise, Florida, with the aid of a PowerPoint presentation titled "Calusa Zoning Application" (See exhibit) provided a brief history of the subject property and highlighted elements of the application including the following:

~Working from the inside-out for the resolutions;

~About G.L. Homes;

~Calusa Property (subject location);

~Bringing down the temperature;

~Constructive Collaboration;

~Elements of the proposed development/project:

-550 Single family detached homes;

-75 feet buffer around perimeter;

-No road closures to the backs of the surrounding homes;

-No less than 40% open space;

-Recreation protects the privacy of adjacent homeowners; and

-Lot width minimums.

~Partial list of site planning goals;

~Renderings of the proposed development and home designs;

~DERM memo;

~Calusa Country Club Environmental Assessment Report which found no Florida bonneted bats or sign of bonneted bats roosted on the subject property;

~Enhanced Foraging Opportunities;

~Tricolored Heron

- DERM memo;

-Tree island area compared to the subject area;

-Cattle Egret Profile;

~Traffic/Road conditions at SW 97th Street;

~Traffic Mitigation Plans;

~Miami-Dade Urban Boundary;

~Economic Impact Report (prepared by Andy Dolkart); and

~Closing statement/points.

*Ms. Mehta clarified the subject property was not a public park and noted there was precedent that the golf course could be redeveloped for residential uses.*

*Chairman Diaz opened the public hearing and requested the speakers limit comments to one (1) minute.*

*Mr. David Winker, 4720 S. Le Jeune Road, Miami, Florida, appeared on behalf of the “Save Calusa Group” and advised the Board members that he had submitted a notice of appearance, PowerPoint presentation and numerous letters of objection to the County Attorney’s Office and Clerk’s Office regarding his representation of the group, at the last Zoning (10/20) meeting.*

*Assistant County Attorney Dennis Kerbel clarified that the letter submitted by Mr. Winker did not specify a legal entity.*

*Mr. Winker, with the aid of the PowerPoint presentation, reviewed County Code Section 33-310(g) and argued the foregoing application was not properly noticed for today’s (11/17) Zoning meeting following the cancellation of the October 20, 2021 Zoning meeting. He contended the subject property was currently vacant and zoned for “Parks and Recreation.” Mr. Winker stated the foregoing application did not address issues related to properties designated for “Parks and Recreation” uses and referenced a letter dated July 21, 2005 addressed to Mr. Tim Foreman which identified restrictions for said designation.*

*Mr. Winker asserted that the foregoing application failed to meet the County’s planning objectives and commented on the price paid by the developer to acquire the property. He spoke about the importance of preserving park and recreation spaces and pointed out the environmental studies were incomplete. Mr. Winker complained about the lack of community engagement and contended supporters of the application benefited financially. He urged the Board to deny the application and read a statement regarding the environment impact into the record.*

*The following individuals appeared before the Board in opposition of the item:*

1. *Mr. Daniel Arguelles, appeared on behalf of the Kendall Federation of Homeowner's Association, 13281 SW 98th Street, Miami, Florida*
2. *Ms. Mary Waters, 13600 SW 229th Street, Miami, Florida*
3. *Mr. Ray Schooley, 16311 SW 173rd Avenue, Miami, Florida*

*Chairman Diaz noted any PowerPoint presentations made by public speakers would also be limited to one (1) minute.*

*Assistant County Attorney Kerbel clarified that all PowerPoint presentations were preserved for the record.*

4. *Mr. Joseph Brian Rapoza, appeared on behalf of the Tropical Audubon Society, 14525 SW 88th Street, Miami, Florida*
5. *Mr. Steven Leidner, 555 NE 34th Street, Miami, Florida*
6. *Ms. Vanessa Vazquez, 9301 W. Calusa Club Drive, Miami, Florida*
7. *Mr. Ammer Cabrera, 9301 W. Calusa Club Drive, Miami, Florida*

*Vice Chairman Gilbert urged the public speakers to keep all comments civil and to maintain decorum in chambers.*

8. *Mr. George Moussa, 13001 S. Calusa Club Drive, Miami, Florida*
9. *Ms. Lucia Echauri, 27610 SW 153rd Court, Miami, Florida*
10. *Ms. Amanda Prieto, 13390 SW 91st Terrace, Miami, Florida, submitted a PowerPoint presentation*
11. *Mr. Michael Mills, address protected*
12. *Ms. Danielle Rivera, 2300 SW 3rd Avenue, Miami, Florida*
13. *Mr. Ronald Van Paulus, certified arborist, 16221 SW 98th Avenue, Miami, Florida, contended the tree report was outdated and needed to be redone.*
14. *Mr. Luis Fernandez-Valle, 13230 N. Calusa Club Drive, Miami, Florida*
15. *Ms. Anelle Martinez, 13360 SW 91st Terrace, Miami, Florida*
16. *Ms. Patricia Cummins, 10230 SW 130th Avenue, Miami, Florida*
17. *Mr. Dennis Horn, 13229 SW 85th Street Road, Miami, Florida, provided a PowerPoint presentation*

18. *Ms. Anaely Pardo, 12941 S. Calusa Club Drive, Miami, Florida*
19. *Ms. Sandra Lea-Oquendo, 8834 SW 134th Court, Miami, Florida, provided a PowerPoint presentation*
20. *Ms. Rosibel Roman, 14930 SW 104th Street, Miami, Florida*

21. Ms. Ana Palmer, 10210 E. Calusa Club Drive, Miami, Florida stated that she was not opposed to developing the area but did not support building 550 homes on the subject site which were incompatible with the existing community.

22. Mr. Derek Blassingame, no address provided, expressed his disappointment that the issue could not be resolved whereby current homeowners could continue to enjoy the green space while still allowing development on the property.

23. Mr. Drew Martin, Conservation Chair for the Loxahatchee Group of the Sierra Club, 1015 North Elm Street, Miami, Florida questioned the lack of input from the County's Resiliency Department.

24. Ms. Carolina Jackman, 13351 SW 90th Terrace, Miami, Florida

*The following individuals appeared before the Board in support of the item:*

1. Mr. Rene Alvarez, 9241 SW 101st Street, Miami, Florida

2. Ms. Yesika Diaz, 12221 SW 121st Avenue, Miami, Florida

3. Mr. Mike Merino, 8820 SW 132nd Place, Miami, Florida

4. Mr. Michael Barela, President of Fox Electrics, 2045 Arch Creek Drive, North Miami, Florida, spoke about the quality of homes constructed by G.L Homes.

*Addressing comments made by Mr. Blassingame, Chairman Diaz reiterated that Board members exited the chambers for lunch but continued to monitor the proceedings.*

*The following individuals requested the item be deferred for additional information:*

1. Mr. Ron Magill, 13105 SW 107th Terrace, Miami, Florida requested the item be deferred to get additional information from the FWC.

2. Ms. Aymee Veiner, 13281 SW 100 Terrace, Miami, Florida

3. Mr. Lawrence Percival, President of Greater Kendall Community Activists, 11945 SW 127th Court, Miami, Florida

*There being no other persons registered or wishing to speak, Chairman Diaz closed the public hearing.*

*Addressing comments made by Mr. Winker, Mr. Norwalk commented on the price paid to acquire the subject property and clarified that the Parks and Recreation department supported the application and was working with the developer to create green spaces. He objected and questioned the validity of statements made by Mr. Winker regarding wetlands jurisdiction and reiterated the applicant was committed to protecting the rookery and any endangered bird and bat species nesting on site.*

*Mr. Norwalk emphasized that 84 per cent (84%) of residents with a view of the rookery supported the application and further noted that the subject property*

in question was not public park space but private property. He spoke about the applicant's efforts to engage the community and reviewed the terms of the resolved settlement agreement. Mr. Norwalk pointed out the foregoing application was the result of two years of negotiations with homeowners as to the type of development they wished to see on the property and was not a financial settlement.

Ms. Mehta reviewed the definition of "critical habitat" as it relates to the Comprehensive Development Master Plan (CDMP) and clarified the issues identified by DERM, including tree removal, soil and rookery issues, would be handled during the permitting process. She pointed out the conditions were a part of the application and recognized G.L. Homes' stellar reputation as builders and developers.

Mr. Shane Johnson, Senior Ecologist and Project Manager with environmental consulting firm Passarella & Associates, addressed comments made by Mr. Winker regarding wetlands inventory mapping. He contended the mapping process did not determine federal jurisdiction and clarified that the subject property was a closed system with no hydrological exchange across the project boundary with no connection to navigable waters. Mr. Johnson stated the features on the subject property, including the five (5) lakes were isolated and non-jurisdictional.

Ms. Mehta noted the applicant accepted all conditions and requested the Board to approve the foregoing application per staff's recommendation.

Responding to Commissioner Regalado's request for clarification regarding assertions made by Mr. Winker that today's (11/17) Zoning meeting was improperly noticed with reference to the foregoing application, Assistant County Attorney Kerbel explained that the foregoing application was properly advertised prior to the October 20, 2021 Zoning meeting. He noted the public was informed on October 20, 2021 at the meeting site that the Zoning meeting had been cancelled and staff took additional measures to advise the public of the new meeting date consistent with the process for meetings cancelled due to lack of quorum. Assistant County Attorney Kerbel stated the County was not required to re-advertise when an item was deferred due to a meeting cancellation as a result of lack of quorum and assured the Board members that all legal requirements for today's meeting had been satisfied.

Mr. Kogon noted signs were posted on October 20, 2021 explaining that all items on the Zoning agenda would be deferred to the November 17, 2021 Zoning meeting. He added that courtesy "mail outs" were resent to residences within the same radius as the original "mail outs" and a notice was posted on the subject property with the new (11/17) meeting date.

Additionally, Mr. Kogon pointed out electronic notifications were also sent out to subscribers advising of the new date.

Commissioner Regalado noted CDMP Application 20200009 (CDMP Agenda Item 4A) sought to develop between 800 and 1000 residential units on 161.48 acres which was located less than four (4) miles from the foregoing subject property. She requested clarification regarding the applicant's request and the density currently permitted on the site.

Mr. Kogon advised the Board members that the subject property size was 168 acres. He explained the current density range under the existing designation for the property would allow between 420 and 1008 units to be built on the

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subject property; and noted the applicant was requesting to build 550 single-family residential units.

Commissioner Regalado inquired about the circumstances surrounding the removal of the covenant and its impact on the foregoing application.

Assistant County Attorney Kerbel explained on October 29, 2020, the Board considered an application to release the covenant which restricted use of the subject property to a golf course and county club uses. He noted as a result of releasing the covenant, the subject property designated use defaulted to its underlying zoning category, Interim (GU) and Estate Modified Residential District (EU-M) which permitted approximately 30 homes to be built on the subject property with the option for the applicant to request additional density. Assistant County Attorney Kerbel noted the CDMP allowance for a Parks and Recreation designation would allow for residential development compatible with densities in the surrounding areas which would permit approximately 400 to 1000 homes to be built on the subject property.

Discussion ensued between Commissioner Regalado and Assistant County Attorney Kerbel regarding the outcome of litigation between the golf course owner and "Ring Lot" homeowners which the County was not privy to.

Mr. Lee Hefty, Director, DERM, clarified that the department requested the applicant conduct surveys over several months during the wading birds breeding season to identify the level of utilization of the rookery.

Commissioner Regalado asked whether DERM had visited the site and inquired about the presence of endangered bats in the area and DERM's involvement in protecting the rookery. She also requested clarification regarding the types of enhancements the applicant would be required to make to protect the existing wildlife.

Mr. Hefty confirmed that DERM had conducted an onsite visit and determined there was exotic vegetation which should normally be removed. He explained DERM would issue an administrative variation to maintain the exotic landscape in the event the trees were being utilized by birds. Mr. Hefty noted acoustic surveys determined that Florida bonneted bats utilized the area and as such DERM had requested the applicant implement best management practices to preserve utilization for the bats. He detailed the types of surveys required during the wading bird breeding season and stated based on the results of these surveys, the applicant would be expected to modify development for the rookery area by implementing buffering pursuant to State requirements.

Mr. Hefty stated some of the enhancements proposed by DERM to protect the bonneted bats and wading birds included restricted use of pesticides and herbicides and additional tree coverage in the landscaping plans. He noted DERM also requested minimized use of lighting in areas frequented by the bats for foraging and roosting birds.

Discussion ensued between Commissioner Regalado and Mr. Hefty regarding possible residual contaminants in the soil due to the previous use of the property as a golf course and staff's recommendations regarding preservation of existing wildlife.

Mr. Hefty stated the applicant would be required to perform soil analysis in areas earmarked for the storm water retention ponds to determine whether the

ponds could be constructed as proposed without exacerbating existing contamination.

Commissioner Martinez spoke about the circumstances surrounding the removal of the covenant in 2020 and contended the foregoing application would have a direct impact on commission district 11 due to its location. He commented on the benefits of the development proposed under CDMP application 20200009 and the foregoing proposed application would not only impact traffic congestion but also quality of life.

Commissioner Martinez requested clarification regarding the police department's recommendation that an internal traffic study be performed prior to and post construction and requested Mr. Ron Magill be allowed to readdress the Board regarding his concerns.

Mr. Magill urged the Board members to defer the foregoing application so that an independent study could be performed by FWC and Bat Conservation International.

Commissioner Martinez stated that while he recognized the quality of homes constructed by the developer he was concerned about the number of homes proposed to be built on the site and recounted his experience as a police officer responding to an emergency in a large residential development and the difficulties associated with finding a residence. He commented on the discourse and relationship between neighbors supporting and opposing the application and reiterated the proposed development would impact the surrounding communities not just the Calusa neighborhood.

Discussion ensued between Chairman Diaz and Commissioner Martinez about recalling speakers.

Chairman Diaz reiterated all speakers were provided one (1) minute to address the Board members.

Addressing comments made by the police department concerning the foregoing application, Mr. Kogon confirmed that the police department requested an ongoing traffic analysis be performed during the project's development. He noted the proffered covenant agreed to comply with all applicable conditions, requirements, recommendations, requests and other provisions of the Traffic Engineering Division (TED) of the Department of Transportation and Public Works (DTPW) as indicated in the memorandum dated August 26, 2021.

Commissioner Regalado pointed out the applicant had agreed to fund three (3) additional police officers.

Mr. Kogon noted the traffic mitigation plans were detailed on pages 3 through 8 of the declaration of restrictions.

Commissioner Heyman stated she could not support the application unless the density was reduced and recounted the history of the subject property.

Chairman Diaz requested copies of the notice provided to the public regarding the deferral of the foregoing item to today's (11/17) Zoning agenda due to the October 20, 2021 Zoning meeting cancellation.

Responding to Chairman Diaz's question about the steps taken to protect the

rookery and existing wildlife, Mr. Hefty reiterated DERM recommended the applicant buffer the rookery area pursuant to State requirements and perform surveys during the wading bird nesting season, prior to the issuance of any construction permits.

Assistant County Attorney Kerbel confirmed the conditions listed by Mr. Hefty were contained in staff's recommendation for approval.

Mr. Norwalk agreed to the conditions recommended by DERM.

Commissioner Regalado recognized the sensitivity of the application given the history of the subject property and addressed social media comments regarding the lack of access to the commission on the foregoing application, explaining the Jennings Rule prohibited Board members from speaking to the public regarding Zoning applications.

Discussion ensued between Commissioner Regalado and Mr. Norwalk regarding the use of palm trees for landscaping.

Mr. Norwalk referenced the conditions of the settlement agreement and stated he would make a best effort commitment to limit the use of palm trees in the landscaping plans.

Commissioner Regalado noted the foregoing application and CDMP application 20200009 were both located in the same park district, which reported an excess 346.01 acres of land and questioned whether the park impact fees generated by the foregoing proposed development could be allocated to fund improvements at the Kendall Indian Hammocks Trail and the West Kendall Trail.

Mr. Alejandro Zizold, Master Plan Manager, Miami-Dade Parks, Recreation and Open Spaces (PROS), reviewed the criteria for allocating park impact fees and assured the Board members if the trails identified by Commissioner Regalado were located close to the proposed development, staff would explore the possibility of allocating the fees to improve/develop the trails. He noted the applicant was amenable to investing the improvement impact fees to park development in lieu of payment of the fees.

Commissioner Regalado inquired about the mechanism for allocating park impact fees to fund improvements at the Kendall Indian Hammocks Trail and the West Kendall Trail.

Assistant County Attorney Kerbel explained the allocation could be made a part of the approval, directing the applicant to work with the parks department to ensure, to the maximum extent feasible, that the park impact fees be used for the two trails.

Discussion ensued between Commissioner Regalado and Mr. Cecil regarding the settlement agreement and buffering requirements between residential units.

Commissioner Regalado indicated her intent that the full amount of the park impact fees (approximately \$1.5 million) be evenly allocated to fund improvements at the Kendall Indian Hammocks Trail and the West Kendall Trail, to the maximum extent feasible, including landscaping, pedestrian and bike access.

Commissioner Regalado voiced her support for the foregoing application and

*upon the conclusion of extensive discussions on the foregoing application, moved to approve the application per staff recommendation with an amendment to require the Park Impact fees be evenly allocated to fund improvements at the Kendall Indian Hammocks Trail and the West Kendall Trail, to the maximum extent feasible.*

*Commissioner Regalado requested staff provide additional information regarding the status of the rookery.*

*Assistant County Attorney Kerbel noted one of the conditions of the application's approval required ongoing monitoring of the rookery and assured the Board members that updates would be forthcoming.*

*Hearing no further questions or comments, the Board proceeded to approve the application with conditions, per staff recommendation and the amendment to address the impact fees. The foregoing resolution was subsequently adopted by the Board and set forth in the Record of Resolutions and assigned Zoning Resolution Number Z-34-21.*

**10/20/2021 3B**

*Carried over by the Zoning Board*

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212538

Zoning

PH NO: Z2021000083 -- DISTRICT: 02 -- APPLICANT: EVANGEL CHURCH INTERNATIONAL, INC. -- SUMMARY OF REQUEST(S): THE APPLICANT SEEKS TO PERMIT A REZONING OF THE SUBJECT PARCEL FROM EU-S, ESTATE USE SUBURBAN DISTRICT, TO RU-4, HIGH DENSITY APARTMENT HOUSE DISTRICT. ADDITIONALLY, THE APPLICANT SEEKS TO ALLOW THE EXCAVATION OF A PROPOSED LAKE ON THE SUBJECT PROPERTY, AND TO DELETE A PRIOR RECORDED COVENANT THAT RESTRICTS THE SITE TO A CHURCH USE AND TO PREVIOUSLY APPROVED PLANS, IN ORDER TO BUILD A 236-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT ON THE SUBJECT PROPERTY, WITH 10% OF THE PROPOSED UNITS RESERVED FOR WORKFORCE HOUSING -- LOCATION: 590 NW 159 STREET, MIAMI-DADE COUNTY, FLORIDA (Regulatory and Economic Resources)

*Approved staff recommendation  
Zoning Z-35-21  
Mover: Jean Monestime  
Seconder: Sally A. Heyman  
Vote: 12-0  
Absent: McGhee*

**Report:** Assistant County Attorney Dennis Kerbel explained that the foregoing application was being processed concurrently with Comprehensive Development Master Plan (CDMP) Application Number CDMP20210004 (CDMP Agenda Item 3A), and noted a single public hearing would be conducted for both applications. He noted the CDMP application (CDMP20210004) had been approved by the Board of County Commissioners (BCC/Board) earlier today (11/17) during the CDMP meeting, and stated all public hearing comments made at said meeting with regards to CDMP Agenda Item 3A (Legislative File No. 212041), were made under oath and transcribed; and those comments would be incorporated as part of the public hearing record for the foregoing zoning application.

Mr. Nathan Kogon, Assistant Director, Development Services, Department of Regulatory and Economic Resources (RER) presented the statutory statement, announcing that, in accordance with the Code of Miami-Dade County, all items to be heard today (11/17) were legally advertised, notices were mailed, and the properties were posted. He stated into the record the parliamentary procedures to be followed during today's (11/17) Zoning hearing, noting additional copies of the agenda were available in the Commission Chambers.

Mr. Nathan Kogon, Assistant Director, Development Services, Regulatory & Economic Resources (RER) Department read into the record the title of the foregoing application, noting there were no protests or waivers filed.

Commissioner Monestime requested the applicant's landscaping plans consider and maintain the aesthetics of the Biscayne Gardens area.

Hearing no further questions or comments, the Board proceeded to approve the application, per staff recommendation. The foregoing resolution was subsequently adopted by the Board and set forth in the Record of Resolutions and assigned Zoning Resolution Number Z-35-21.

*It was moved by Commissioner Sosa that the Zoning meeting be recessed and the CDMP meeting be reconvened. This motion was seconded by Chairman Diaz and upon being put to a vote, passed by a vote of 12-0; (Commissioner Heyman was absent).*

10/20/2021 3C

***Carried over by the Zoning Board***

## **ADJOURNMENT**

Jose "Pepe" Diaz, Chairman

ATTEST: HARVEY RUVIN, CLERK

Melissa Aldana

By: **Melissa Adames, Deputy Clerk**



**BOARD OF COUNTY COMMISSIONERS  
ZONING MEETING  
November 17, 2021**

Prepared by:Kerry Khunjar Breakenridge

**EXHIBITS LIST**

<b>NO.</b>	<b>ITEM #</b>	<b>DESCRIPTION</b>
1	-	MEMO RE: EARLY DEPARTURE FROM COMMISSIONER SOSA DATED 11/8/2021
2	-	OFFICIAL ZONING AGENDA
3	-	ZONING APPLICATIONS
4	-	COPY OF EXHIBITS LIST PREPARED BY KELY DELILLE AND FORWARDED TO RER/PLANNING AND ZONING ON 11/19/2021
5	-	SPEAKERS' CARDS AND LISTS
6	1A	POWERPOINT PRESENTATION FOR ZONING APPLICATION Z21-019 (COPART OF CONNECTICUT)
7	1B	POWERPOINT PRESENATION FOR ZONING APPLICATION Z21-031 (KENDALL ASSOCIATION) BY AMANDA PRIETO
8	1B	POWERPOINT PRESENATION FOR ZONING APPLICATION Z21-031 (KENDALL ASSOCIATION) BY DAVID WINKLER
9	1B	POWERPOINT PRESENATION FOR ZONING APPLICATION Z21-031 (KENDALL ASSOCIATION) BY SANDRA LEA-OQUENDO
10	1C	POWERPOINT PRESENATION FOR ZONING APPLICATION Z21-83 (EVANGEL CHURCH)
11	-	POWERPOINT PRESENTATION FOR ZONING APPLICATION Z2021000031
12		POWERPOINT PRESENTATION FOR ZONING APPLICATION Z2021000031 – BY TIMOTHY PLUMMER
13		POWERPOINT PRESENTATION FOR ZONING APPLICATION Z2021000031 – BY DENNIS HORN – CALUSA ROOKERY PROTESTER



**MEMORANDUM**  
**Commissioner Rebeca Sosa**  
**District 6**  
**BOARD OF COUNTY COMMISSIONERS**

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To: Honorable Jose "Pepe" Diaz Date: November 8, 2021  
Chairman, Board of County Commissioners

From: Rebeca Sosa Re: November 17, 2021, CDMP/  
Commissioner Zoning Meeting

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Please be advised that I will be in attendance for the November 17, 2021, CDMP/Zoning Meeting; however, I will need to leave the meeting early as I will be departing on official County business later that morning.

Please excuse any inconvenience this may cause.

c: Honorable Daniella Levine Cava, Mayor  
Members, Board of County Commissioners  
Geri Bonzon-Keenan, County Attorney  
Gerald Sanchez, First Assistant County Attorney  
Jess McCarty, Executive Assistant County Attorney  
Eugene Love, Agenda Coordinator  
Melissa Adames, Director, Clerk of the Board



# Official Zoning Agenda

BOARD OF COUNTY COMMISSIONERS

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**COUNTY COMMISSION MEETING OF WEDNESDAY, NOVEMBER 17, 2021**

**NOTICE: THE FOLLOWING HEARING IS SCHEDULED FOR 9:30 A.M., AND**  
**ALL PARTIES SHOULD BE PRESENT AT THAT TIME**

ANY PERSON MAKING IMPERTINENT OR SLANDEROUS REMARKS OR WHO BECOMES BOISTEROUS WHILE ADDRESSING THE COMMISSION SHALL BE BARRED FROM FURTHER AUDIENCE BEFORE THE COMMISSION BY THE PRESIDING OFFICER, UNLESS PERMISSION TO CONTINUE OR AGAIN ADDRESS THE COMMISSION BE GRANTED BY THE MAJORITY VOTE OF THE COMMISSION MEMBERS PRESENT.

NO CLAPPING, APPLAUDING, HECKLING OR VERBAL OUTBURSTS IN SUPPORT OR OPPOSITION TO A SPEAKER OR HIS OR HER REMARKS SHALL BE PERMITTED. NO SIGNS OR PLACARDS SHALL BE ALLOWED IN THE COMMISSION CHAMBER. PERSONS EXITING THE COMMISSION CHAMBER SHALL DO SO QUIETLY.

THE USE OF CELL PHONES IN THE COMMISSION CHAMBERS IS NOT PERMITTED. RINGERS MUST BE SET TO SILENT MODE TO AVOID DISRUPTION OF PROCEEDINGS. INDIVIDUALS, INCLUDING THOSE ON THE DAIS, MUST EXIT THE CHAMBERS TO ANSWER INCOMING CELL PHONE CALLS. COUNTY EMPLOYEES MAY NOT USE CELL PHONE CAMERAS OR TAKE DIGITAL PICTURES FROM THEIR POSITIONS ON THE DAIS.

THE NUMBER OF FILED PROTESTS AND WAIVERS ON EACH APPLICATION WILL BE READ INTO THE RECORD AT THE TIME OF HEARING AS EACH APPLICATION IS READ.

THOSE ITEMS NOT HEARD PRIOR TO THE ENDING TIME FOR THIS MEETING, WILL BE DEFERRED TO THE NEXT AVAILABLE ZONING HEARING MEETING DATE FOR THIS BOARD.

**DEFERRED ITEM**

**2B. KENDALL ASSOCIATES I, LLLP ET AL. Z2021000031**

**BCC/District 07**

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 0 street trees to be provided 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.

- (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 and 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 one 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.

Plans are on file and may be examined in the Department of Regulatory and Economic Resources, entitled "Evangel Church", as prepared by MSA Architects, Inc., consisting of 18 sheets dated stamped received 06/30/21, landscape plans as prepared by AAL, Architectural Alliance Landscape, consisting of 13 sheets dated stamped received 06/29/21, and civil plans as prepared by Kimley Horn, consisting of 3 sheets dated stamped received 06/29/21, Sheets EX-1, EX-2 dated stamped received 04/30/21, for a total of 36 sheets. Plans may be modified at public hearing.

LOCATION: 590 NW 159 Street, Miami-Dade County, Florida

SIZE OF PROPERTY: 8.14-gross (7.05-net) Acres

Department of Regulatory and

Economic Resources

Recommendation:

**Approval of request #1, subject to the Board's acceptance of the proffered covenant, and approval with conditions of requests #2 and #3.**

Protests: 0

Waivers: 0

APPROVED: \_\_\_\_\_

DENIED WITH PREJUDICE: \_\_\_\_\_

DENIED WITHOUT PREJUDICE: \_\_\_\_\_

Deferred from October 20, 2021

DEFERRED: \_\_\_\_\_

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THE END

NOTICE OF APPEAL RIGHTS

Decisions of the Community Zoning Appeals Board (CZAB) are appealed either to Circuit Court or to the Board of County Commissioners (BCC) depending upon the items requested in the Zoning Application. Appeals to Circuit Court must be filed within 30 days of the transmittal of the CZAB resolution. Appeals to BCC must be filed with the Zoning Hearings Section of the Department of Regulatory and Economic Resources (RER), within 14 days of the posting of the results in the department.

Further information and assistance may be obtained by contacting the Zoning Hearings Section for the Department of Regulatory and Economic Resources (RER), at (305) 375-2640. For filing or status of Appeals to Circuit Court, you may call the Clerk of the Circuit Court at (305) 349-7409.



## MIAMI-DADE COUNTY COMMISSIONERS ZONING HEARING

PLACE OF MEETING: COUNTY COMMISSIONERS CHAMBERS  
OF THE STEPHEN P. CLARK CENTER – 2<sup>ND</sup> FLOOR  
111 NW 1 STREET, MIAMI

DATE NOVEMBER 17<sup>th</sup>, 2021  
TIME OF MEETING 9:30 AM

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DEFERRED ITEM	1A
PH:	Z2021000019
Applicant	COPART OF CONNECTICUT INC.
District	08
Summary of Requests	The applicant seeks approval to permit the deletion of required A and B streets on the portion of the subject property that is located within the Princeton Community Urban Center (PCUC). Additionally, the applicant seeks to allow zero street dedication towards a half-section line roadway (SW 240 Street) that runs through the subject property, and to provide less number of parking spaces than required by Code.
Location	Lying south of SW 236 Street, west of SW 134 Avenue and east of Canal C-102, Miami-Dade County, Florida.

DEFERRED ITEM	1B
PH:	Z2021000031
Applicant	KENDALL ASSOCIATES I, LLLP ET AL.
District	07
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.

**MIAMI-DADE COUNTY COMMISSIONERS ZONING HEARING**

**PLACE OF MEETING:** COUNTY COMMISSIONERS CHAMBERS  
OF THE STEPHEN P. CLARK CENTER – 2<sup>ND</sup> FLOOR  
111 NW 1 STREET, MIAMI

**DATE** NOVEMBER 17<sup>th</sup>, 2021  
**TIME OF MEETING** 9:30 AM

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<b>DEFERRED ITEM</b>	1C
<b>PH:</b>	Z2021000083
<b>Applicant</b>	EVANGEL CHURCH INTERNATIONAL, INC.
<b>District</b>	02
<b>Summary of Requests</b>	The applicant seeks to permit a rezoning of the subject parcel from EU-S, Estate Use Suburban District, to RU-4, High Density Apartment House District. Additionally, the applicant seeks to allow the excavation of a proposed lake on the subject property, and to delete a prior recorded covenant that restricts the site to a church use and to previously approved plans, in order to build a 236-unit multi-family residential development on the subject property, with 10% of the proposed units reserved for workforce housing.
<b>Location</b>	590 NW 159 Street, Miami-Dade County, Florida.



# BOARD OF COUNTY COMMISSIONERS

Zoning Meeting  
November 17, 2021

Prepared by: Kely Delille

## EXHIBITS LIST

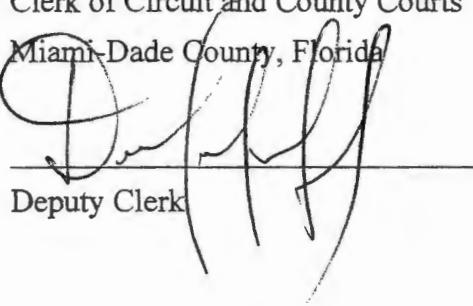
NO.	ITEM #	DESCRIPTION
	<b>1B</b>	<b>Z2021000031 - KENDALL ASSOCIATES I, LLP ET AL.</b>
1	1B-1	Recommendation Summary By Nathan Kogon, AICP, Assistant Director and Hearing Transcript
	1B-2	Request for Letter of Interpretation Regarding Property Located at 9400 S.W 130 <sup>th</sup> Avenue, Miami, FL (Folio No.: 30-5902-000-0010) (The “Property”)
	1B-3	Species Conservation Measures and Permitting Guidelines – Little Blue Heron, Reddish Egret, Roseate Spoonbill, Tricolored Heron
	1B-4	Table Of Miami-Dade Golf Course Redevelopments
	1B-5	Vote by Mail to Approve Application Z2021000031 for the Calusa Development – Agenda Item 3B
	1B-6	Please Approve Application Z2021000031 for the Calusa Development – Agenda Item 3B
	1B-7	I Support the GL Homes Development for Calusa! (Application Z2021000031) – Agenda Item 3B
	1B-8	A Letter of Support for the Development and Construction of a Single-Family Community of 550 Homes by the Resident of Miami-Dade County to Former Calusa Club Golf Course Property (The “Property”)
2	<b>1C</b>	<b>Z2021000083 – EVANGEL CHURCH INTERNATIONAL, INC</b>
	1C-1	A letter of Support for the Proposed Land use Amendment, Rezoning, and Redevelopment of the Evangel Church.

The foregoing exhibits were submitted for the record on November 17, 2021 and transferred to the care, custody, and control of the Department of Regulatory & Economic Resources/Planning & Zoning on November 19, 2021.

ATTEST:



HARVEY RUVIN, Clerk of Courts  
Clerk of Circuit and County Courts  
Miami-Dade County, Florida

  
Deputy Clerk

RECEIVED BY: Thomas R. Gomez 11/19/2021  
(SIGN) (PRINT) (DATE)

# AGAINST

## SPEAKER'S CARD

(For Appearance Before the Board of County Commissioners)

\* For your convenience, this form is provided in a fillable format and can be completed on your computer.

Today's Date 11-17-21 BCC Mtg. Date \_\_\_\_\_ Agenda Item # 1B-Deferral  
Subject 1B 220210000 - Calusa

Name: Derrick D. Brassungale

Address: \_\_\_\_\_

**Lobbyist Information:** (According to Section 2-11(s) of the Code of Metropolitan Dade County, Florida, a lobbyist is defined as, "all persons, firms or corporations employed or retained by a principle who seeks to encourage the passage, defeat, or modifications of an ordinance, resolution, action, or decision of the County Commission.:)

Are you representing any person, group, or organization? Yes:  No:

If yes, please list name: \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_  
Organization \_\_\_\_\_ Firm \_\_\_\_\_ Client \_\_\_\_\_

Have you registered with the Clerk of the Board? Yes:  No:

zum Beispiel



# AGAINST

## SPEAKER'S CARD

(For Appearance Before the Board of County Commissioners)

\* For your convenience, this form is provided in a fillable format and can be completed on your computer

Today's Date 11/17/21 BCC Mtg. Date 11/17/21 Agenda Item # 1B

Subject COLUSA GOLF COURSE - KWAL

Name: DREW MARTIN

Address: 1015 NORTH 11 ST. LAKE WALES FL.

**Lobbyist Information:** (According to Section 2-11(s) of the Code of Metropolitan Dade County, Florida, a lobbyist is defined as, "all persons, firms or corporations employed or retained by a principle who seeks to encourage the passage, defeat, or modifications of an ordinance, resolution, action, or decision of the County Commission.:)

Are you representing any person, group, or organization? Yes:  No:

If yes, please list name: \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_  
Organization \_\_\_\_\_ Firm \_\_\_\_\_ Client \_\_\_\_\_

Have you registered with the Clerk of the Board: Yes:  No:

# AGAINST

## SPEAKER'S CARD

(For Appearance Before the Board of County Commissioners)

\* For your convenience, this form is provided in a fillable format and can be completed on your computer.

Today's Date 11-17-21 BCC Mtg. Date \_\_\_\_\_ Agenda Item # 1B-Deferral  
Subject 1B 220210000 - Calusa

Name: Derrick D. Brassungale

Address: \_\_\_\_\_

**Lobbyist Information:** (According to Section 2-11(s) of the Code of Metropolitan Dade County, Florida, a lobbyist is defined as, "all persons, firms or corporations employed or retained by a principle who seeks to encourage the passage, defeat, or modifications of an ordinance, resolution, action, or decision of the County Commission.:)

Are you representing any person, group, or organization? Yes:  No:

If yes, please list name: \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_  
Organization \_\_\_\_\_ Firm \_\_\_\_\_ Client \_\_\_\_\_

Have you registered with the Clerk of the Board? Yes:  No:

zum Beispiel

## AGAINST

## **SPEAKER'S CARD**

**(For Appearance Before the Board of County Commissioners)**

\* For your convenience, this form is provided in a fillable format and can be completed on your computer

Today's Date 11/17/21 BCC Mtg. Date 11/17/21 Agenda Item # 17& 13

Subject \_\_\_\_\_

Name: Carolina Sacchetti

**Address:** 13351 SW 90<sup>th</sup> Ter # E Miami, FL

**Lobbyist Information:** (According to Section 2-11(s) of the Code of Metropolitan Dade County, Florida, a lobbyist is defined as, "all persons, firms or corporations employed or retained by a principle who seeks to encourage the passage, defeat, or modifications of an ordinance, resolution, action, or decision of the County Commission.:)

Are you representing any person, group, or organization? Yes:  No:

Have you registered with the Clerk of the Board: Yes:  No:

# AGAINST

## SPEAKER'S CARD

(For Appearance Before the Board of County Commissioners)

\* For your convenience, this form is provided in a fillable format and can be completed on your computer

Today's Date 11/17/21 BCC Mtg. Date 11/17/21 Agenda Item # 1B

Subject COLUSA GOLF COURSE - KWAL

Name: DREW MARTIN

Address: 1015 NORTH 11 ST. LAKE WALES FL.

**Lobbyist Information:** (According to Section 2-11(s) of the Code of Metropolitan Dade County, Florida, a lobbyist is defined as, "all persons, firms or corporations employed or retained by a principle who seeks to encourage the passage, defeat, or modifications of an ordinance, resolution, action, or decision of the County Commission.:)

Are you representing any person, group, or organization? Yes:  No:

If yes, please list name: \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_  
Organization \_\_\_\_\_ Firm \_\_\_\_\_ Client \_\_\_\_\_

Have you registered with the Clerk of the Board: Yes:  No:

# CALUSA ZONING APPLICATION

11-17-21

# WORKING FROM THE INSIDE-OUT FOR THE ~~BS~~SOLUTIONS:

- Worked with our adjacent neighbors
- Addressed the site's environmental concerns
- Addressed broader issues in the Calusa neighborhood
- Worked to positively impact the community outside of Calusa
- Address the County's lack of detached single-family homes

# GL HOMES

- One of Florida's, and the Country's, largest home builders
- In business for over 45 years
- Philosophy of “Doing the Right Thing”

Kendall Drive (SW 88<sup>th</sup> Street)

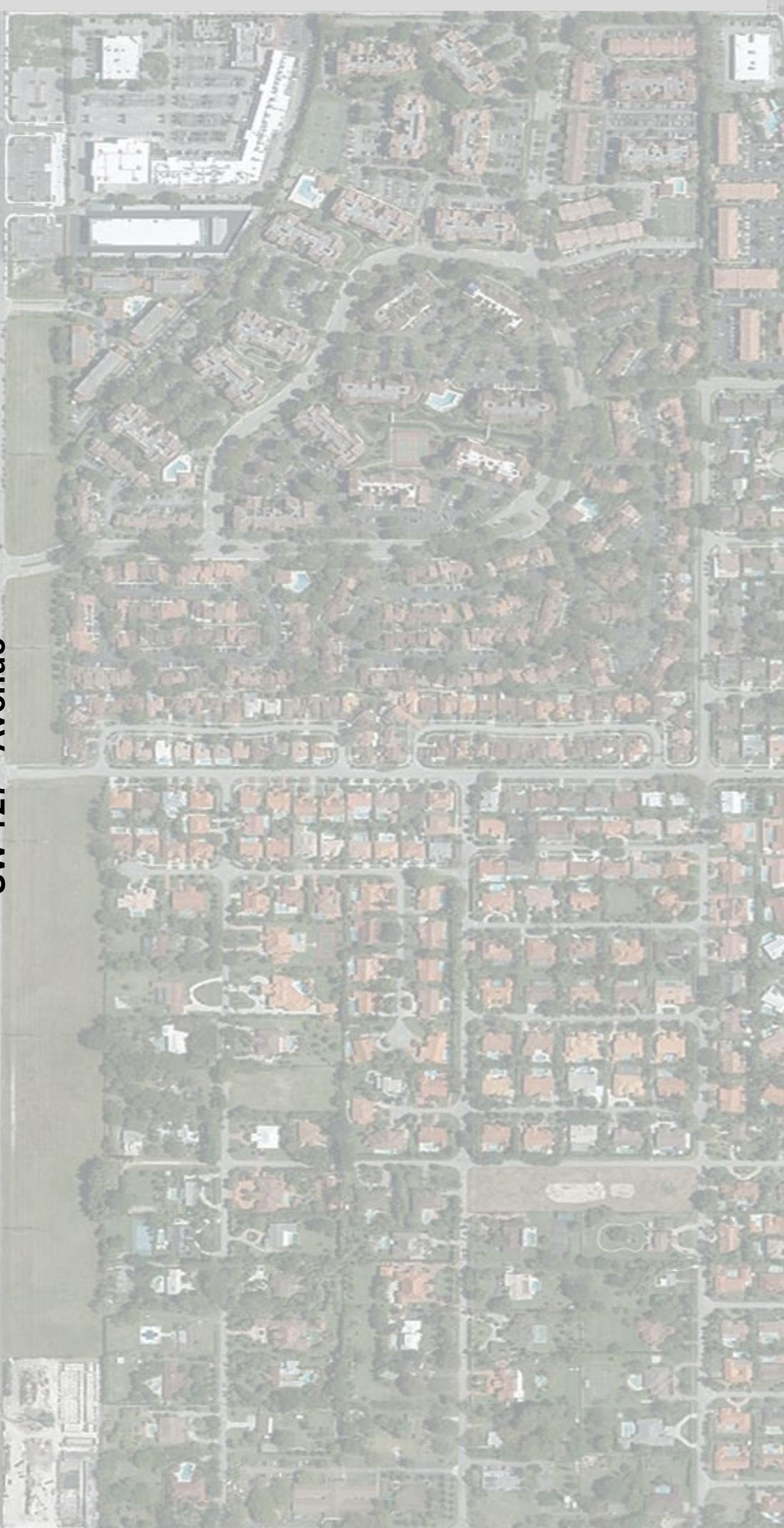
SW 137<sup>th</sup> Avenue

CALUSA  
PROPERTY

SW 104<sup>th</sup> Street

SW 127<sup>th</sup> Avenue

N





CALUSA ZONING APPLICATION 11-17-21

GL  
HOMES

# CALUSA PROPERTY ISMON

- Parks and Recreation
- Privately owned
- No restriction

# BRINGING DOWN THE TEMPERATURE

- Landowner felt wronged
- County protection of process to release restrictions
- Neighbors wanted a seat at the table

# CONSTRUCTIVE COLLABORATION

- The goal of a collective vision
- Craft cooperative solutions to problems
- Engaged with County Staff so plans were consistent with County Code
- Earned Overwhelming Majority Support from the Adjacent Homeowners



Kendall Drive (SW 88<sup>th</sup> Street)

~~1,008 Homes~~  
550 Single Family Detached Homes

SW 137<sup>th</sup> Avenue

SW 104<sup>th</sup> Street

SW 127<sup>th</sup> Avenue

N

Kendall Drive (SW 88<sup>th</sup> Street)

75' **Baround bound**  
entire perimeter



SW 137<sup>th</sup> Avenue

SW 104<sup>th</sup> Street

SW 127<sup>th</sup> Avenue

Kendall Drive (SW 88<sup>th</sup> Street)

No roads close to  
the backs of  
surrounding homes

N

SW 137<sup>th</sup> Avenue

SW 104<sup>th</sup> Street

SW 127<sup>th</sup> Avenue

Kendall Drive (SW 88<sup>th</sup> Street)

No ~~than~~  
40% open  
space

SW 137<sup>th</sup> Avenue

SW 104<sup>th</sup> Street

SW 127<sup>th</sup> Avenue



Kendall Drive (SW 88<sup>th</sup> Street)

SW 104<sup>th</sup> Street

**Recreational  
parks  
protects the privacy  
of adjacent homeowners**

SW 137<sup>th</sup> Avenue

SW 127<sup>th</sup> Avenue

N



Kendall Drive (SW 88<sup>th</sup> Street)

Agreed dot  
width minimums

SW 137<sup>th</sup> Avenue

SW 104<sup>th</sup> Street

SW 127<sup>th</sup> Avenue



# PARTIAL LIST OF SITE PLANNING ~~ORDS~~

- 550 homes
- All single-family detached
- 75' buffer around entire perimeter
- Detailed design for landscaped berm around entire perimeter
- No roads near surrounding homes
- Recreation away from surrounding homes
- Lot width minimums
- Setback minimums
- Height limits for the clubhouse, 2-story homes and screens
- Limited construction hours
- Construction noise mitigation and dust remediation
- And more...



CALUSA ZONING APPLICATION 11-17-21



CALUSA ZONING APPLICATION 11-17-21





CALUSA ZONING APPLICATION 11-17-21

# WORKING FROM THE INSIDE-OUT FOR THE ~~BS~~SOLUTIONS:

- Worked with our adjacent neighbors
- Addressed the site's environmental concerns
- Addressed broader issues in the Calusa neighborhood
- Worked to positively impact the community outside of Calusa
- Address the County's lack of detached single-family homes

# DERM MEMO

**DERM has no objection to Zoning approval for the application**



**CALUSA COUNTRY CLUB  
ENVIRONMENTAL ASSESSMENT REPORT**

**February 2021**

Prepared For:

***Kendall Associates I, LLLP.***  
1600 Sawgrass Corporate Parkway, Suite 400  
Sunrise, Florida 33323  
(954) 753-1730

Prepared By:

***Passarella & Associates, Inc.***  
13620 Metropolis Avenue, Suite 200  
Fort Myers, Florida 33912  
(239) 274-0067

Project No. 16GLH2500

**CALUSA ZONING APPLICATION 11-17-21**

**GL**  
HOMES



NO BATS ROOSTON THE  
SITE

CALUSA COUNTRY CLUB  
FLORIDA BONNETED BAT CAVITY TREE AND  
ROOST SURVEY REPORT

*"A Florida bonneted bat cavity tree and roost survey was also conducted on the Project site in December 2020. The survey included ecologists traversing the site to identify cavities in trees that may provide potential roosting sites for bats as well as an inspection of the two abandoned buildings (i.e., former golf course maintenance buildings).*

*The survey identified seven cavity trees on the Project site. The cavities were inspected using a wireless video camera with light source and a video monitor. The abandoned buildings were also visually inspected. **No Florida bonneted bats or sign of bonneted bats (i.e., roosting areas, guano, etc.) were found.**"*

(239) 274-0067

Project No. 16GLH2500

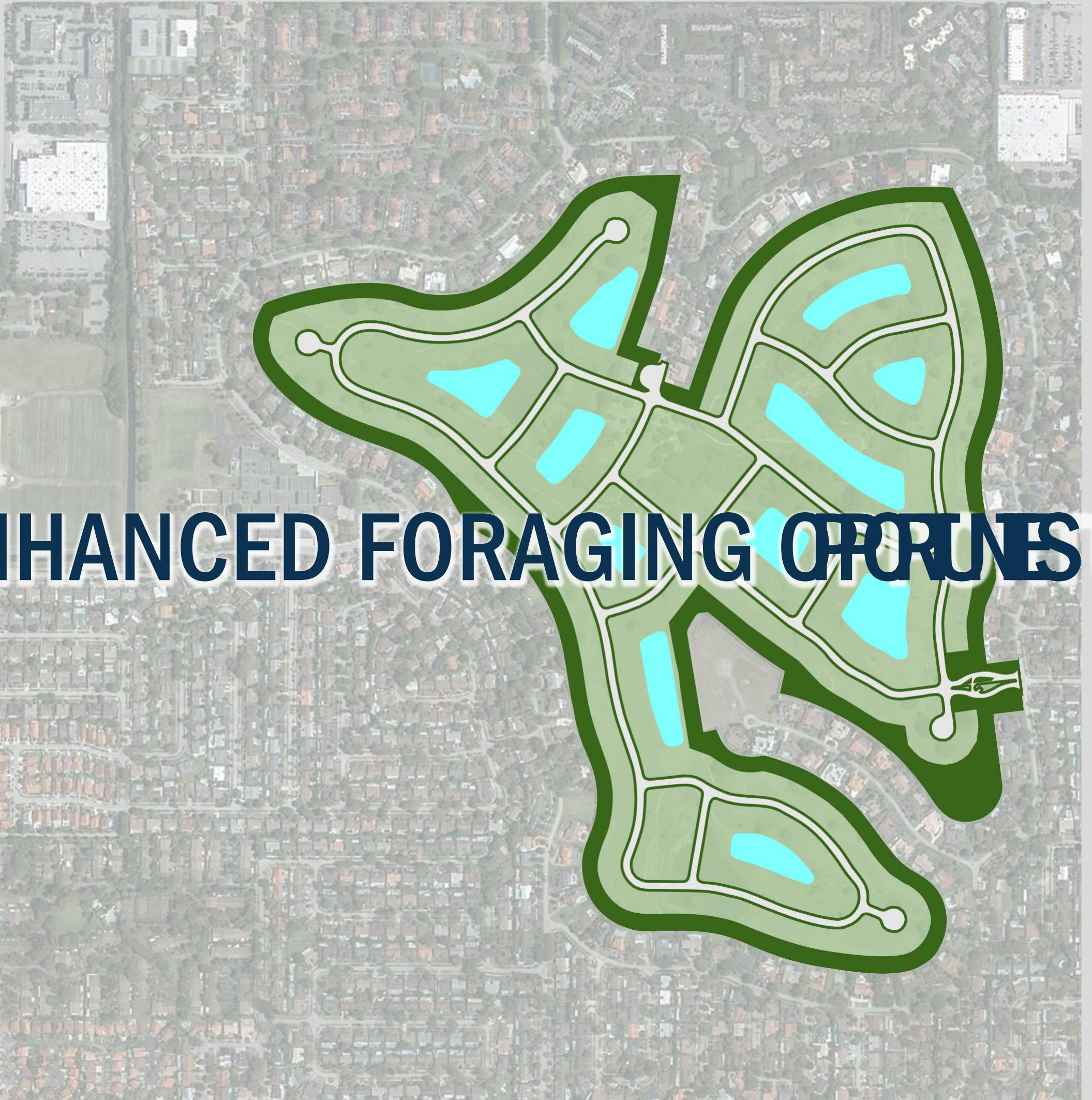
Kendall Drive (SW 88<sup>th</sup> Street)

**ENHANCED FORAGING OPPORTUNITIES**

SW 157<sup>th</sup> Avenue

SW 104<sup>th</sup> Street

UNITES



# SPECIES RW

- Species Issue 1: Bonneted Bat
- **Species Issue 2: Tricolored Heron**

# DERM MEMO

- Condition to inspect through nesting season
- We cannot develop near the possible nest until DERM issues a permit to do so – DERM controls, not us
- **DERM has no objection to Zoning approval**



Less than  $1/10$  of 1% of the site

0.147 acre  
0.147 island



CALUSA ZONING APPLICATION 11-17-21

## Cattle Egret Profile by Bevington, Houston Audubon:

The stout white Cattle Egret is most often seen in fields rather than shallow water with other herons and egrets. It prefers to follow grazing cattle (hence the name) as well as tractors and mowers, snatching up small lizards and insects that scatter after the disturbance... You can often see Cattle Egrets foraging in newly mowed suburban lawns as well as agricultural fields...



White Ibis take flight from the net of researchers, who are studying how the birds are adapting to urban and suburban environments. Photo: Melissa Groo

### Dispatch

# This Iconic Bird of the Everglades Is Moving to the 'Burbs

*White Ibis are natural wanderers, traveling far and wide for a meal. But now some birds are scoring steady grub by settling in around people. What does that mean for the species' future—and what does it say about ours?*

By **Jessica Leber**  
Senior Editor, Audubon Magazine

The sun is rising as Sonia Hernandez and three research assistants unload a canoe and inflatable paddle board. A University of Georgia wildlife

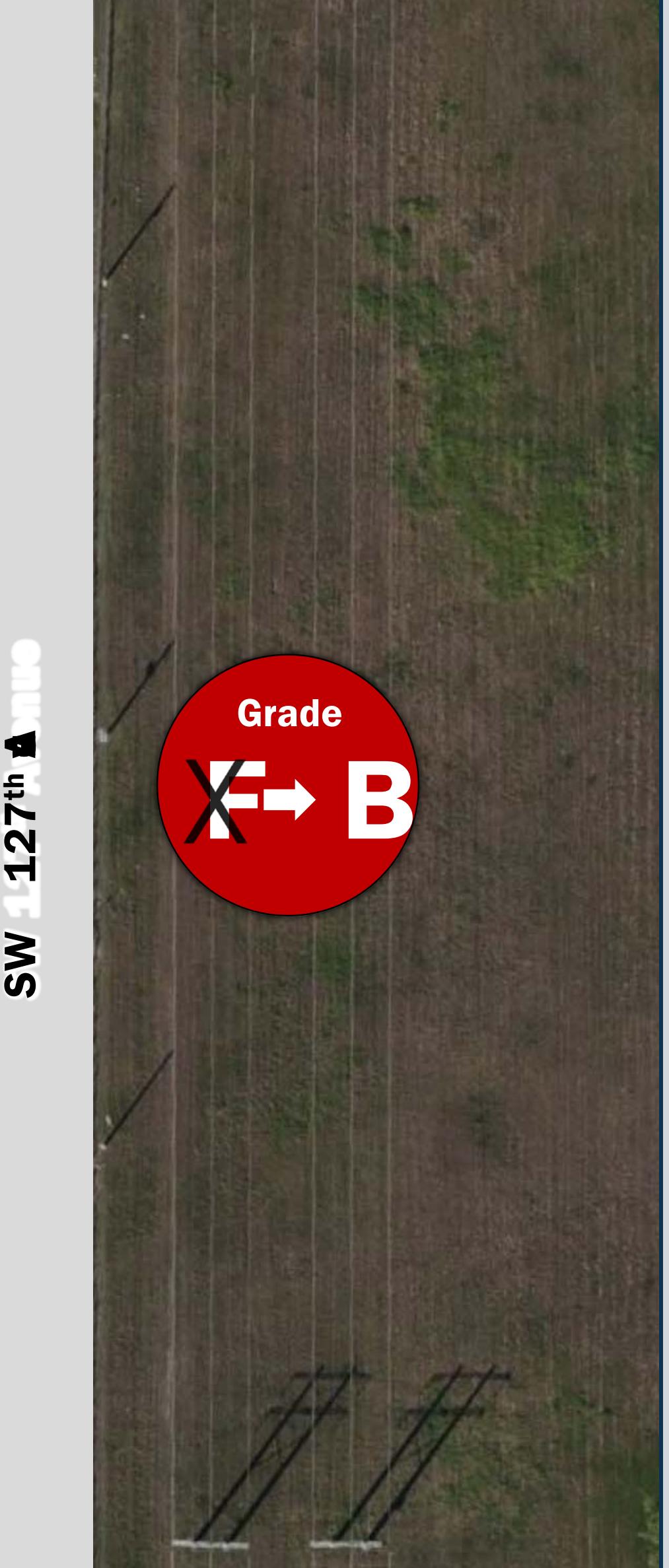
**Birds Tell Us to Act on Climate**



CALUSA ZONING APPLICATION 11-17-21

# WORKING FROM THE INSIDE-OUT FOR THE ~~BS~~SOLUTIONS:

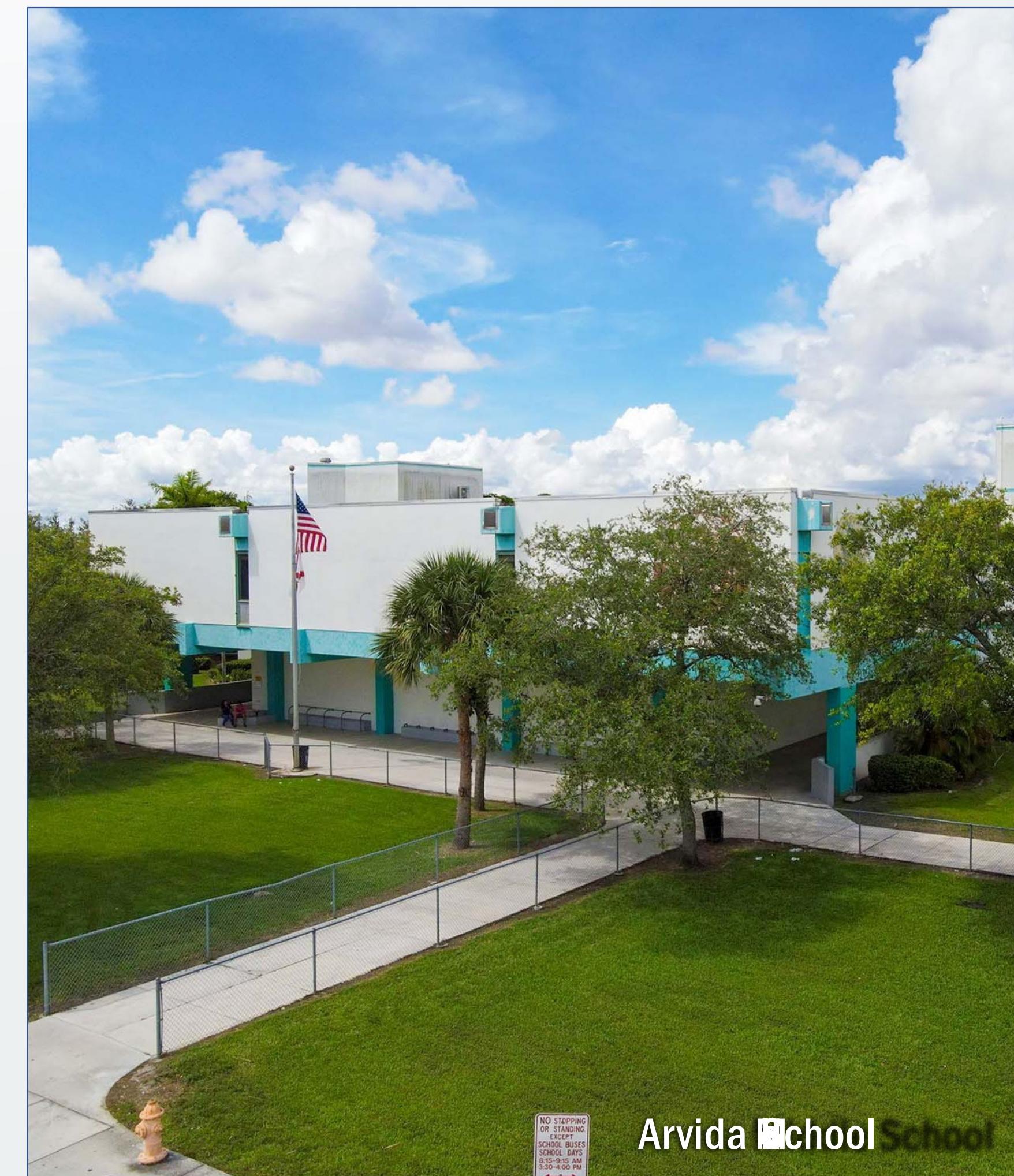
- Worked with our adjacent neighbors
- Addressed the site's environmental concerns
- Addressed broader issues in the Calusa neighborhood
- Worked to positively impact the community outside of Calusa
- Address the County's lack of detached single-family homes





# WORKING FROM THE INSIDE-OUT FOR THE ~~BS~~SOLUTIONS:

- Worked with our adjacent neighbors
- Addressed the site's environmental concerns
- Addressed broader issues in the Calusa neighborhood
- **Worked to positively impact the community outside of Calusa**
- Address the County's lack of detached single-family homes



Kendall Drive (SW 88th Street)

SW 133rd Ave.

SW 8th Avenue

The Calusa  
Property

SW 132nd Ave.

SW 104th St

SW 104th St

SW 127th St

SW 97th St

SW 122nd Ave

SW 89th St

SW 122nd Pl

SW 120th Ave

SW 119th Ct

SW 95th St

SW 122nd Ct

SW 97th Ter

SW 122nd Ave

SW 120th Ave

SW 101st St

101st Ter

SW 102nd St

SW 103rd St

103rd Ter

SW 122nd Ave

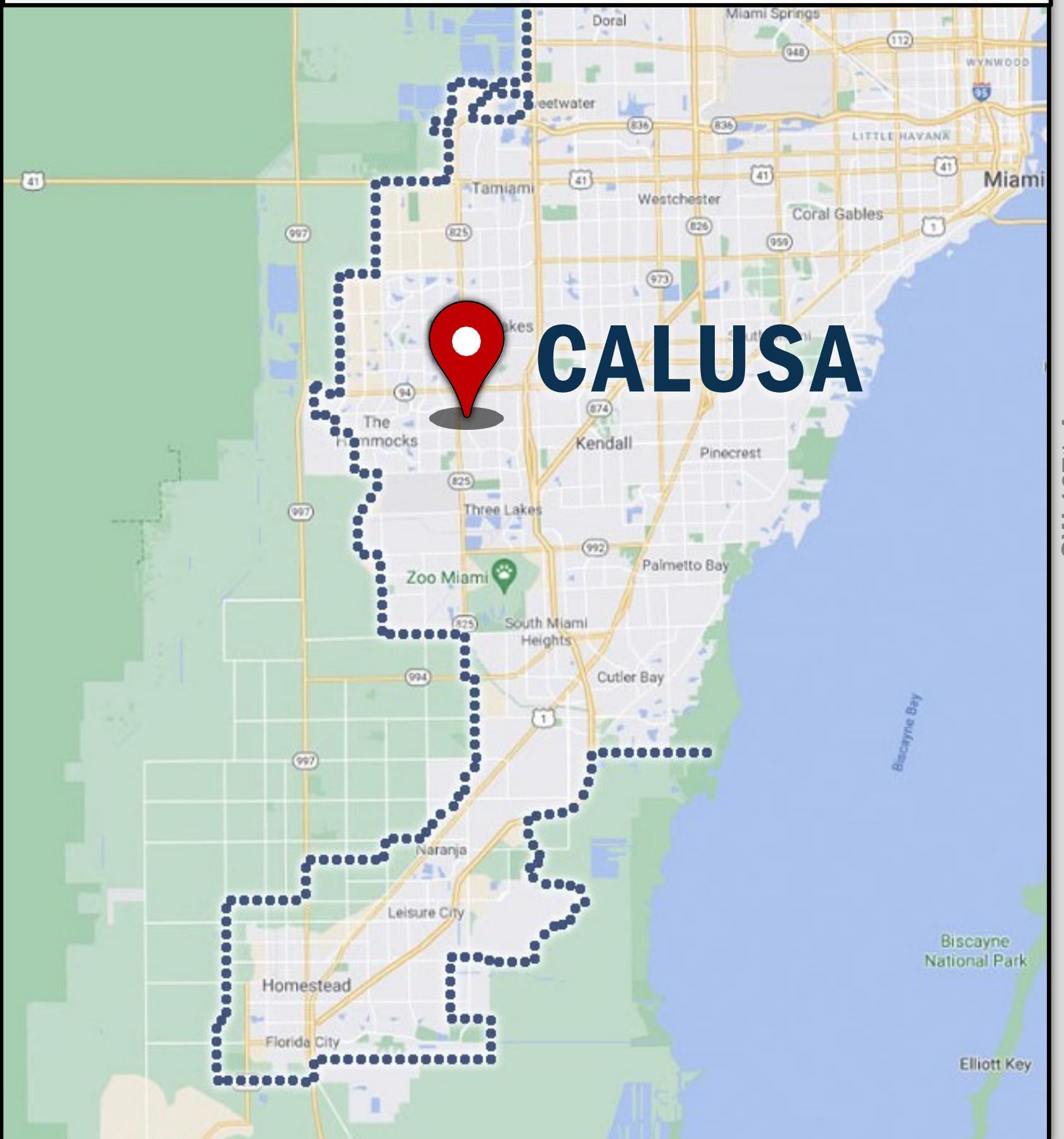
SW 103rd St

Devon-Aire Park

# WORKING FROM THE INSIDE-OUT FOR THE ~~BS~~SOLUTIONS:

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- Addressed the site's environmental concerns
- Addressed broader issues in the Calusa neighborhood
- Worked to positively impact the community outside of Calusa
- Address the County's lack of detached single-family homes

# Miami-Dade Urban Boundary



SW 137th Avenue

SW 127th Avenue

N



SW 104th Street

GL  
HOMES

CALUSA ZONING APPLICATION 11-17-21

# ECONOMIC IMPACT REPORT

Prepared by:  
Andy Dolkart - Miami ~~Associates~~, Inc.

# BEACON COUNCIL LETTER

*“We need new communities like Calusa”*

- County needs diverse mix of housing to meet job growth needs
- Supply is seriously constrained, a disadvantage when attracting new businesses
- The Calusa community provides a well-located alternative

# IN CLOSING, GL HOMES...

- Collaboratively worked with adjacent neighbors
- Compromised on density, and agreed to detached single-family homes
- Provided buffers and other measures to avoid disturbing neighbors
- Agreed to stipulations on plans, and to minimize construction disruption
- Addressed environmental concerns - DERM will ensure bonneted bats and threatened bird species issues are properly addressed
- Addressed broader issues in the Calusa neighborhood
- Ambitious traffic mitigation plan to address existing cut-through problems
- Positive impacts outside of Calusa including more improvements to traffic, schools, and parks
- Will address the County critical housing shortage

# Calusa Rookery



# Calusa Rookery: Tricolored Heron in breeding feathers

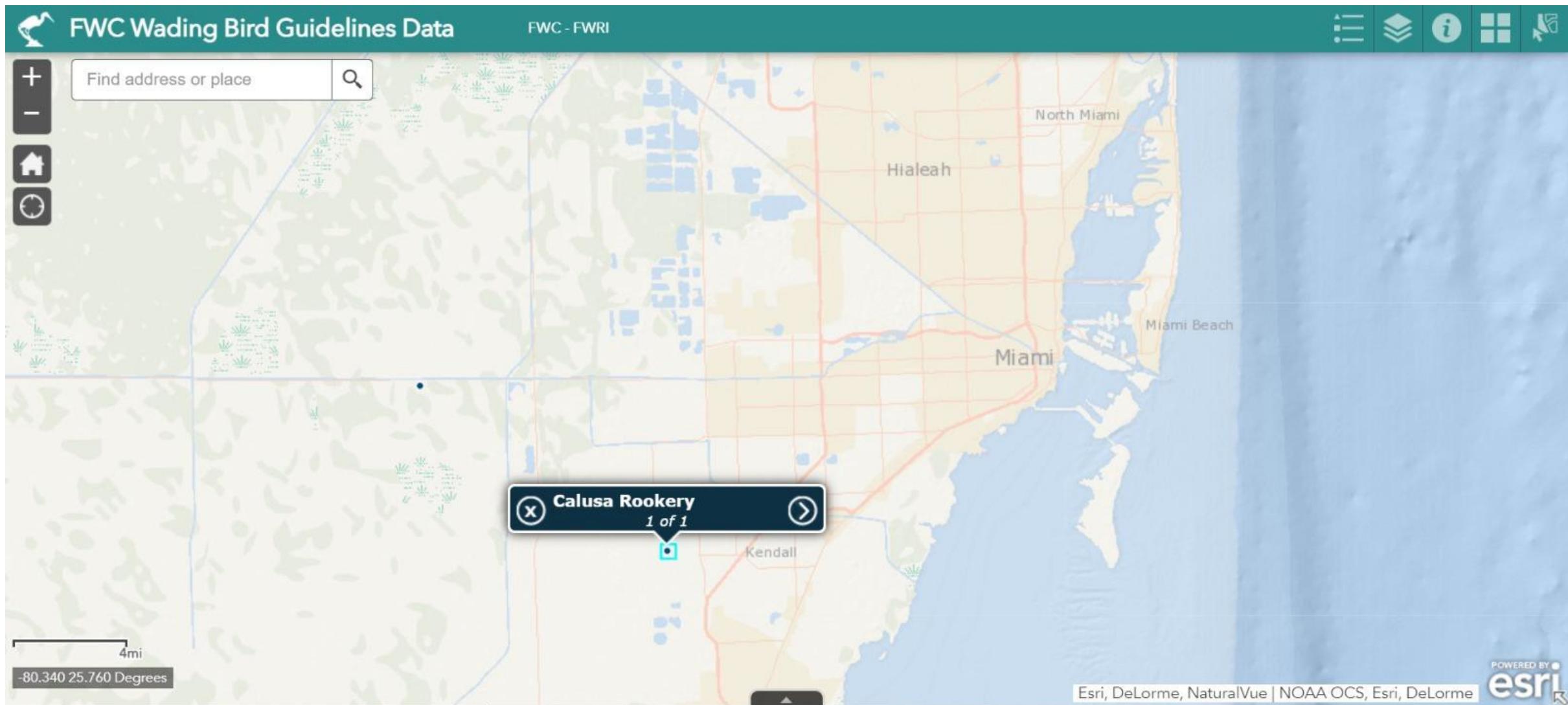


# Calusa Rookery: Tricolored Heron nesting with eggs, and juveniles (approx. 2 months old)



DV Nature Photography

# Sept 2021: Florida Fish and Wildlife added the State Threatened tricolored heron nesting colony in the Calusa Rookery to their imperiled wading bird map



# Calusa Rookery



Cattle Egret in breeding colors



Great Egret in breeding feathers



Great Egret with hatchlings

# **STATEMENT OF OBJECTIONS CALUSA PARKS & REC LAND USE CHANGE**

**PH NO: Z2021000031**

**Miami-Dade Zoning Board Agenda**

**Wed Nov. 17, 2021**

**DAVID WINKER, Esq.**

**305 801 8700**

**[dwinker@dwrlc.com](mailto:dwinker@dwrlc.com)**

# Failure to publish in newspaper violates Miami-Dade Code

- Section 33-310:

*(c) Required notices of hearing. No action on any application shall be taken by the Community Zoning Appeals Boards or the Board of County Commissioners, until a public hearing has been held upon notice of the time, place, and purpose of such hearing, the cost of said notice to be borne by the applicant. Except as expressly provided herein, the following notices shall be provided no later than 14 days prior to the public hearing:*

*(1) Newspaper advertisement. Notice shall be published in a newspaper of general circulation in Miami-Dade County, and said newspaper advertisement shall contain the date, time, and place of the hearing, the applicant's name, the processing number, the property size, the property's location (and street address, if available), and nature of the application, including all specific variances and other requests.*

## Section 33-310(g):

*“Failure to provide the notices required by subsection (c) renders voidable any hearing held on the application.”*

# Why are we here?



# Current Zoning in County Staff Report

## **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*

# “designated Parks and Recreation”

- **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.”



ADA Coordination  
Agenda Coordination  
Animal Services  
Art in Public Places  
Audit and Management Services  
Aviation  
Building  
Building Code Compliance  
Business Development  
Capital Improvements Construction Coordination  
Citizens' Independent Transportation Trust  
Commission on Ethics and Public Trust  
Communication  
Community Action Agency  
Community & Economic Development  
Community Relations  
Consumer Services  
Corrections & Rehabilitation  
Cultural Affairs  
Elections  
Emergency Management  
Employee Relations  
Empowerment Trust  
Enterprise Technology Services  
Environmental Resources Management  
Fair Employment Practices  
Finance  
Fire Rescue  
General Services Administration  
Historic Preservation  
Homeless Trust  
Housing Agency  
Human Services  
Independent Review Panel  
International Trade Consortium  
Juvenile Assessment Center  
Medical Examiner  
Metropolitan Planning Organization  
Park and Recreation  
Planning and Zoning  
Police  
Procurement Management  
Property Appraiser  
Public Library System  
Public Works  
Safe Neighborhood Parks  
Seaport  
Solid Waste Management  
Strategic Business Management  
Team Metro  
Transit  
Task Force on Urban Economic Revitalization  
Vizcaya Museum And Gardens  
Water & Sewer

Department of Planning and Zoning  
Stephen P. Clark Center  
111 NW 1st Street • Suite 1210  
Miami, Florida 33128-1902  
T 305-375-2800

miamidade.gov

July 21, 2005

Mr. Tim Foreman  
1526 Ponce de Leon Blvd.  
Coral Gables, FL 33134

**Subject:** Comprehensive Development Master Plan  
Interpretation of Land Use Plan map designation  
of Calusa Country Club, located at 9400 SW 140  
Avenue in Miami-Dade County, Florida (Real  
Property Tax Folio No. 30-5902-000-0010).

Dear Mr. Foreman:

This letter is provided in response to your letter dated June 23, 2005 requesting an interpretation of the Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map. More specifically, you requested whether the subject property described above may be developed as a single-family and/or townhouse community assuming proper zoning, what the residential density could be for the 159.5-acre property, and whether a 2/3 provision would apply. The property is surrounded by houses to an approximate depth of 150 feet and by Calusa Club Drive North, West, South, and East.

The subject property consists of the Calusa Golf Club and includes a clubhouse. A field inspection has found that the golf course is operational and is in good condition. The property is zoned GU (Interim) and the surrounding lots are zoned EU-M (Estates Modified, 15,000 sq. ft. net lots). The LUP map designates the subject property as "Parks and Recreation" with surrounding property designated as "Low Density Residential Communities (2.5 to 6 dwelling units per gross acre)." The section of the CDMP entitled "Interpretation of the Land Use Plan Map, recognizes that one-third of the acreage of privately-owned land designated as Parks and Recreation may be developed compatibly with surrounding development but that such use "may be previously limited by deed restriction or restrictive covenant (Land Use Element, page I-42)." Further, "a new development plan

*Delivering Excellence Every Day*

Mr. Tim Foreman  
July 21, 2005  
Page 2

governing such land set-aside for park, recreation or open space use (restricted lands) may be approved" if three conditions are satisfied: (1) that a restrictive covenant that limits the use of the land is in effect and may be modified only with written consent of certain adjacent property owners; (2) that such written consent has been obtained; and (3) that the subject park or recreation land or open space has fallen into prolonged disuse or disrepair, "to the detriment of the surrounding neighborhood."

In conclusion, I find that the subject property is designated as "Parks and Recreation" on the LUP map and is limited for future development by a restrictive covenant. If the conditions for developing this property as outlined in this letter are met in the future, a development plan may then be approved for 1/3 of the subject site up to the density of the adjacent property, which is Low Density Residential Communities and permits from 2.5 to 6.0 dwelling units per gross acre

This review was based on public documents, aerial photographs, and other County departmental records. This letter should not be misconstrued as the recommendation of this department on any proposed or pending zoning request.

If you have any questions regarding this information, feel free to call me at (305) 375-2840 or Mr. Mark R. Woerner, Chief of the Metropolitan Planning Section, at (305) 375-2835 for further assistance.

Sincerely,

Diane O'Quinn Williams  
Director

Mr. Tim Foreman

July 21, 2005

Page 2

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# Fails to meet planning objectives

LU-1T. Miami-Dade County through its land development regulations shall encourage developments that promote and enhance bicycling and pedestrianism through the provision of bicycle and pedestrian facilities and other measures such as building design and orientation, and shall discourage walled and gated communities.

LU-4C. Residential neighborhoods shall be protected from intrusion by uses that would disrupt or degrade the health, safety, tranquility, character, and overall welfare of the neighborhood by creating such impacts as excessive density, noise, light, glare, odor, vibration, dust or traffic.

## OBJECTIVE CON-9

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.

CON-9A. 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.

CON-9B. 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.

CON-9C. Rookeries and nesting sites used by federal or State designated endangered or threatened species shall not be moved or destroyed.

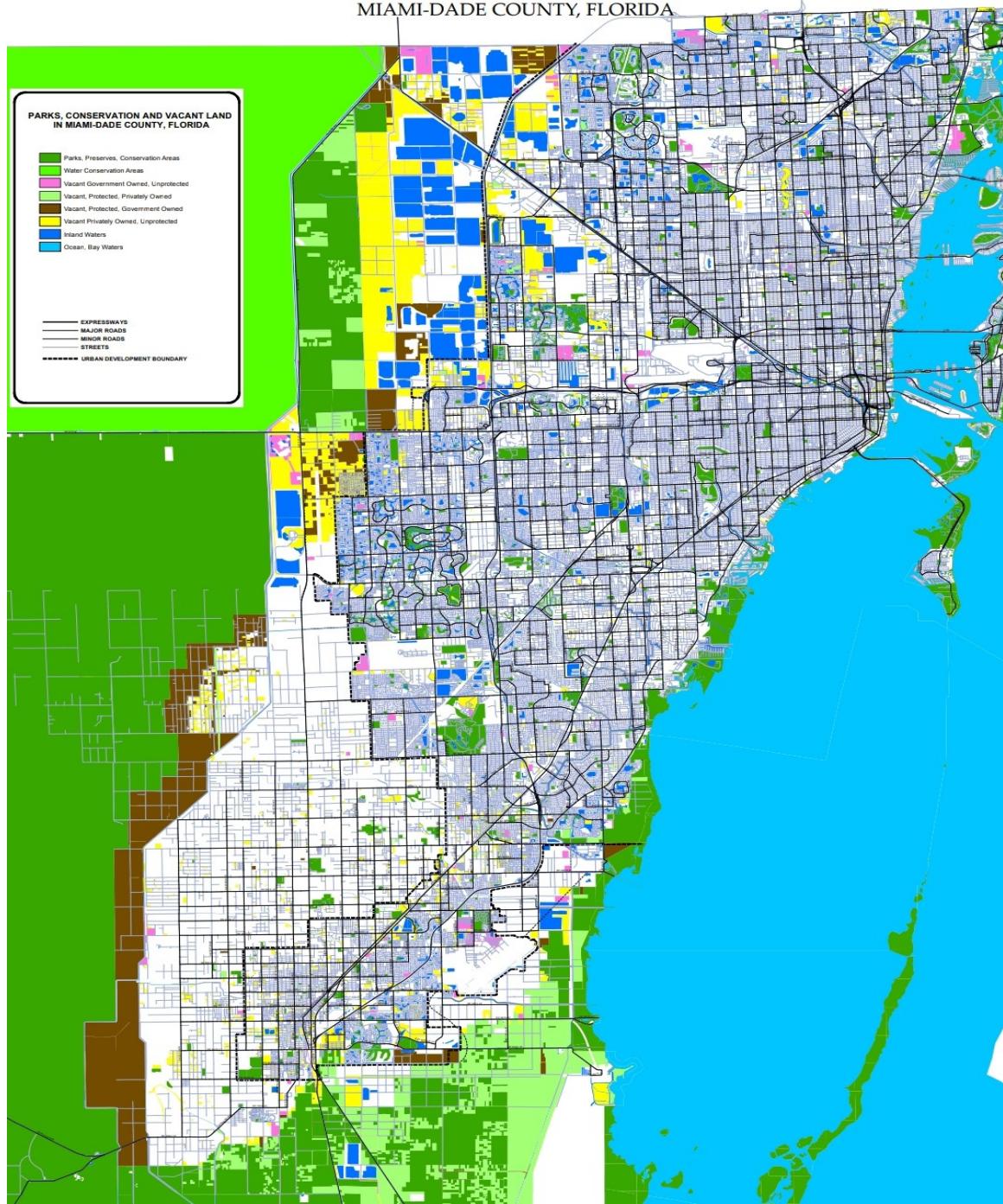
CON-9F. The County's planning for the future development of open space and wetland mitigation areas shall include the protection, conservation and/or restoration of wildlife habitats.

# **Developer bought land knowing zoned as PARKS and RECREATION**

Developer bought land for \$2.7M...

because land was designated “Parks and Recreation”

MIAMI-DADE COUNTY, FLORIDA



Why Commission should not approve

No Community Benefits

**Even the park requested by County  
was rejected by developer**

# Environmental studies are incomplete and inaccurate



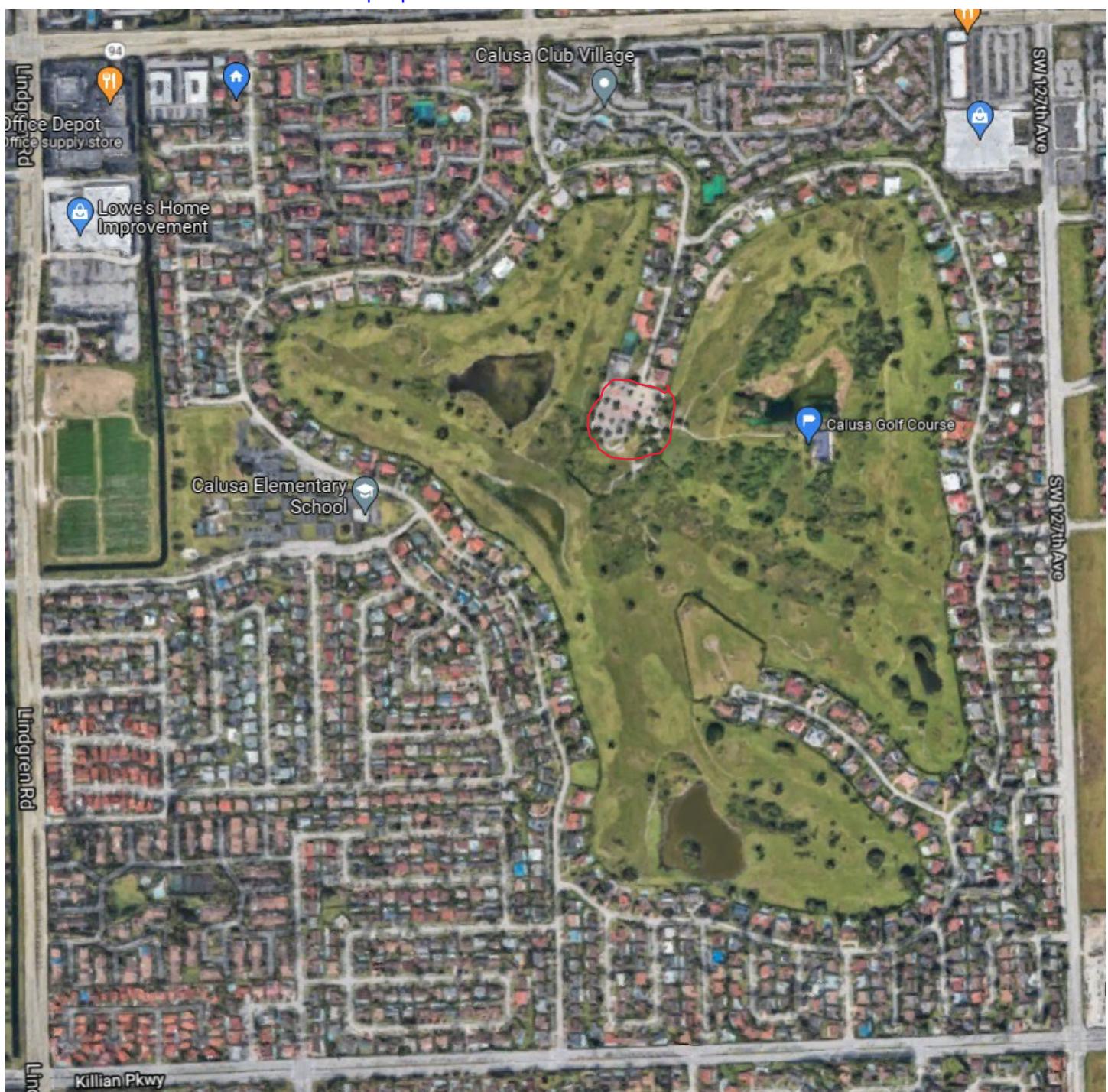
# No Community Outreach

Who supports development of Parks &  
Recreation land?

**Only people that are making \$ off it**

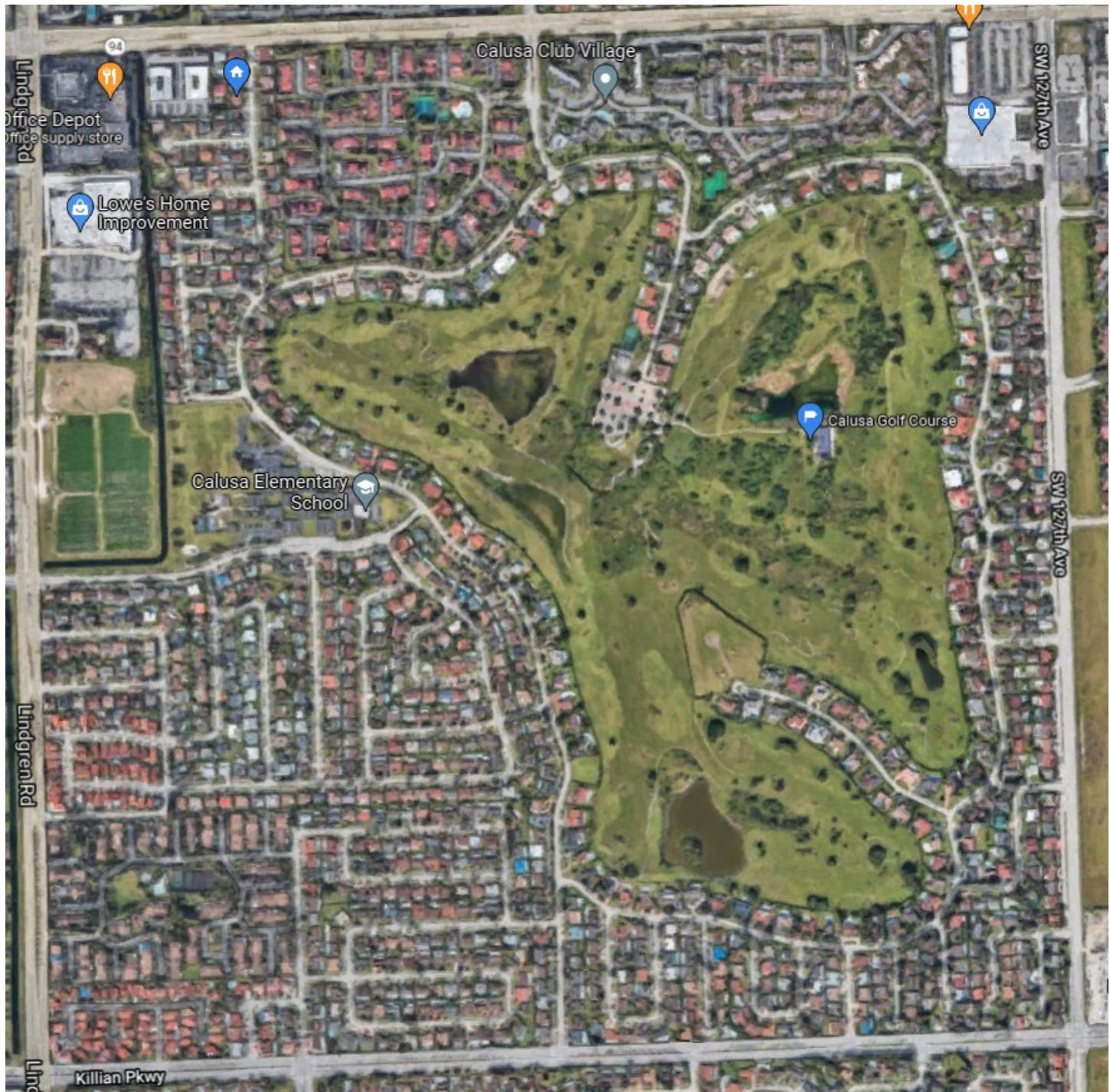
Do the right thing for:

- the environment
- resiliency
- our children
- our community
- our future



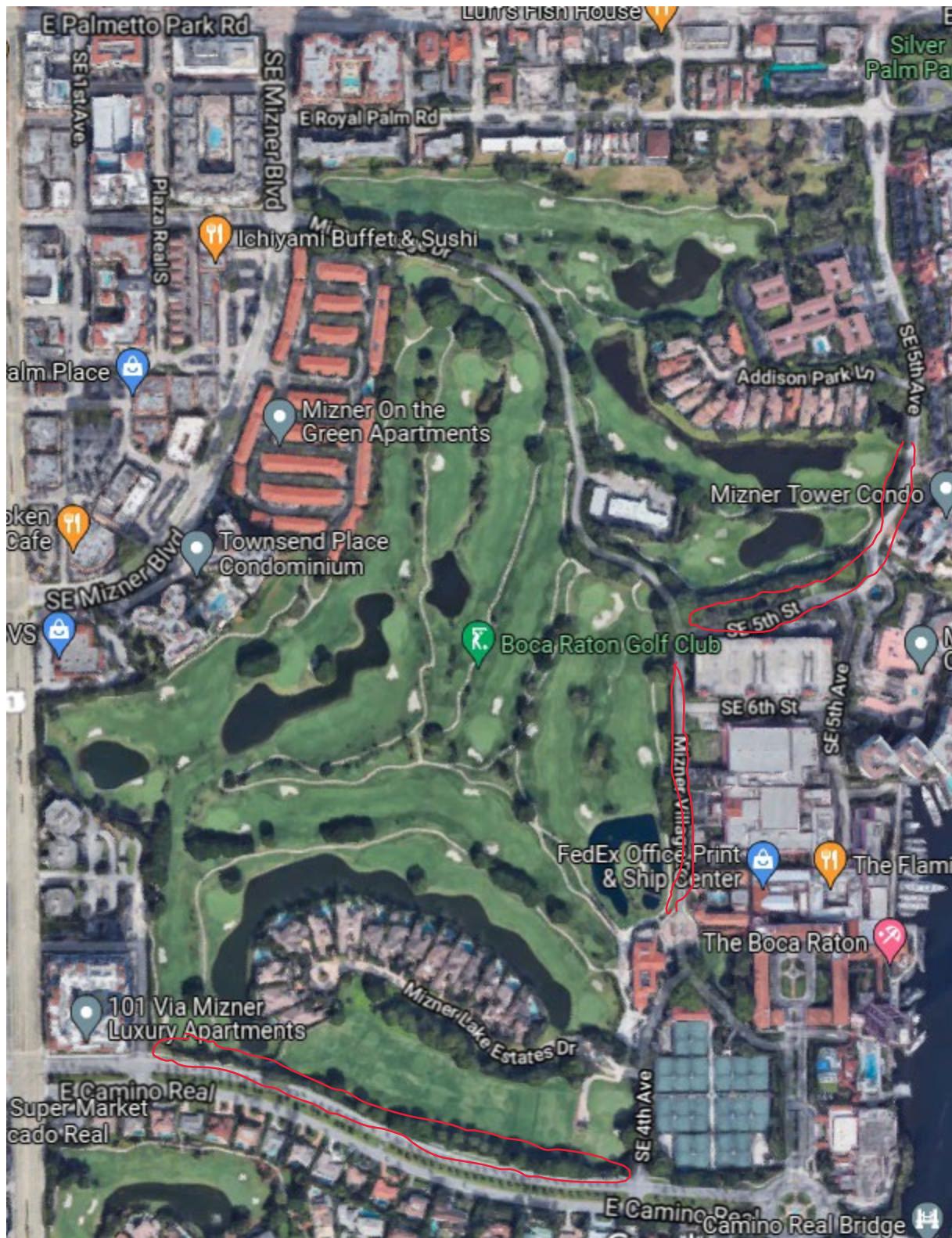
One of these things is not like the others.

Calusa Golf Course



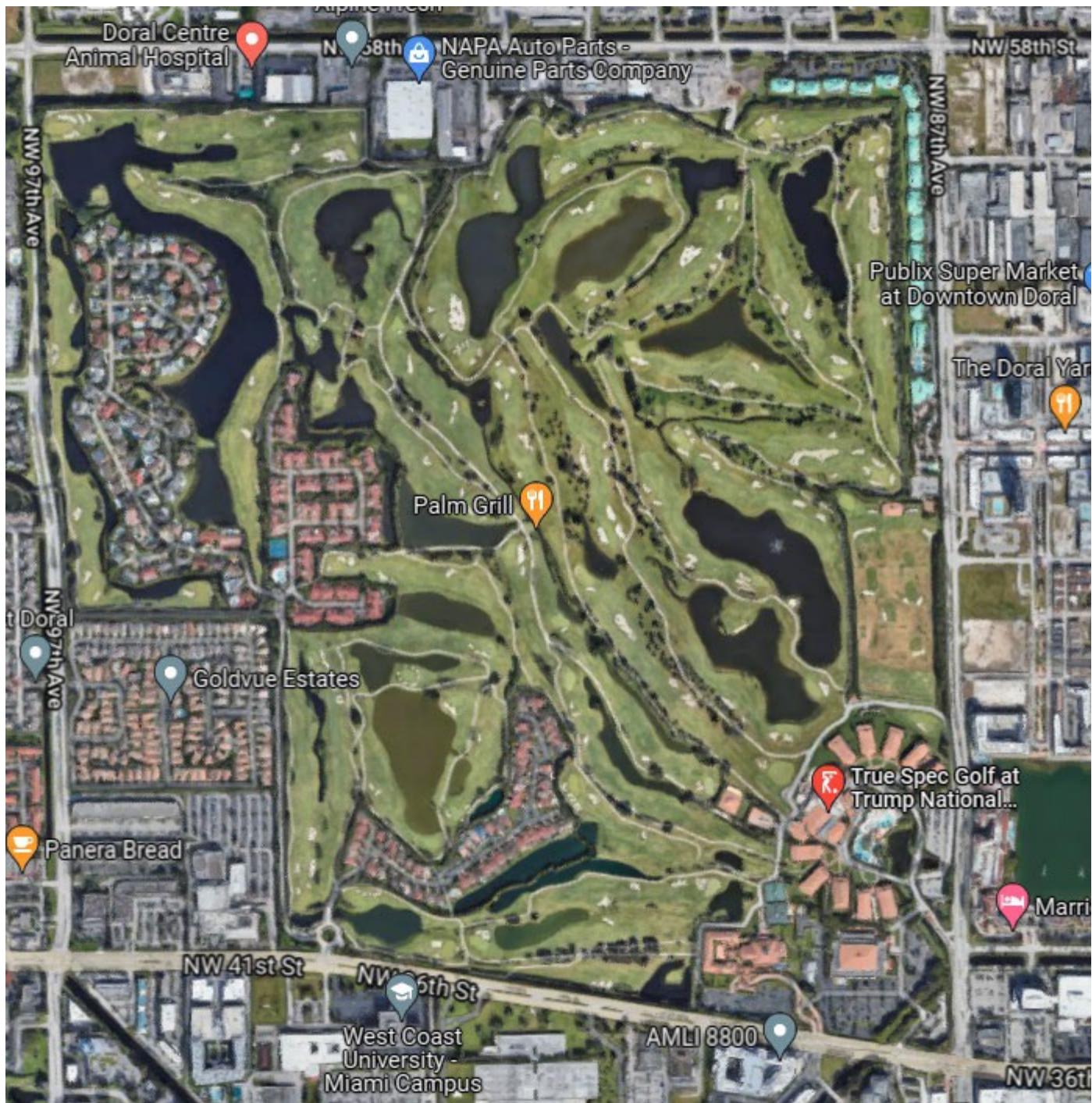
A solid ring of homes surrounding CALUSA

Nov. 17, 2021 - Z2021000031 Kendall Associates I, LLLP



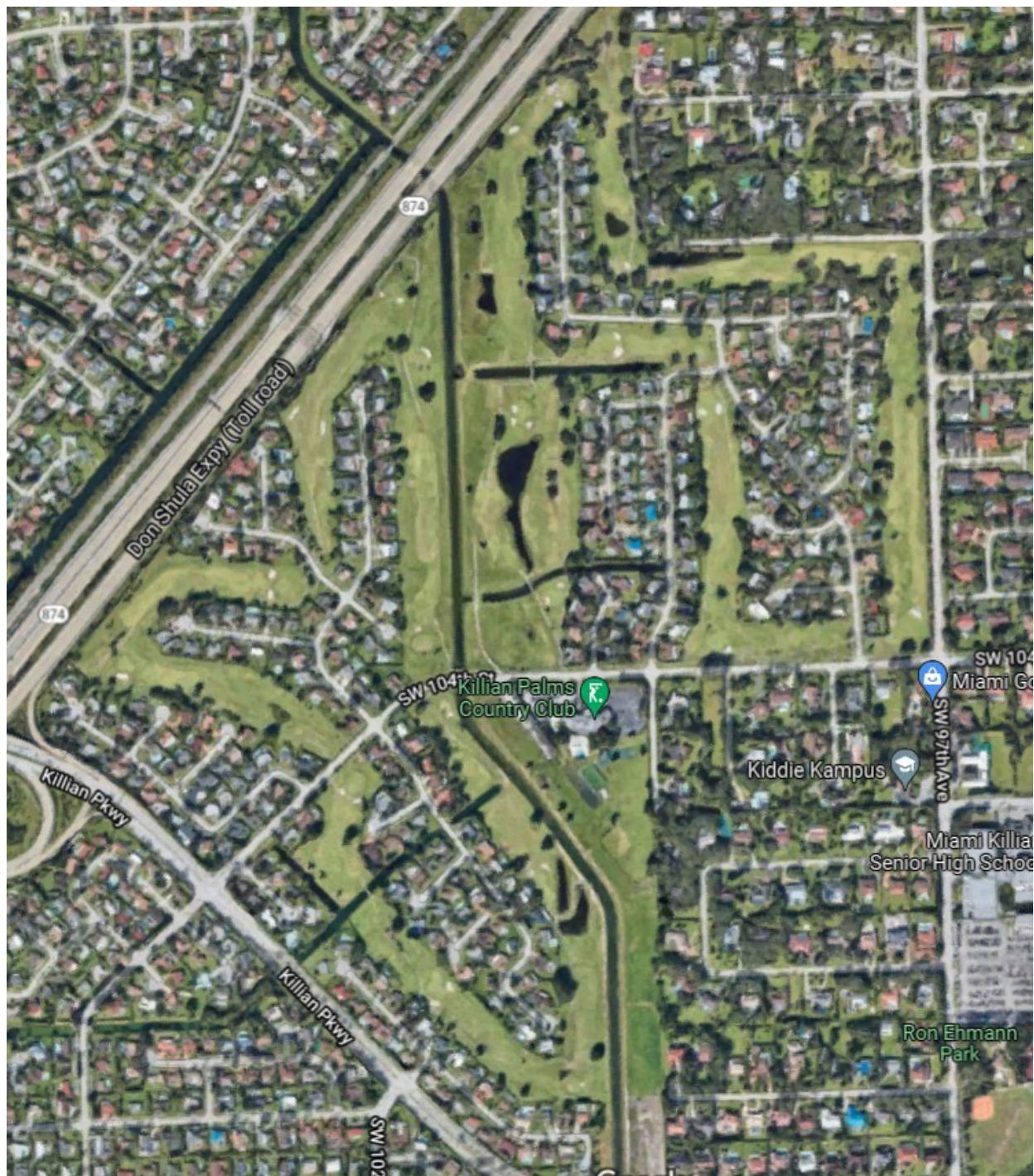
## BOCA RATON

Nov. 17, 2021 - Z2021000031 Kendall Associates I, LLLP



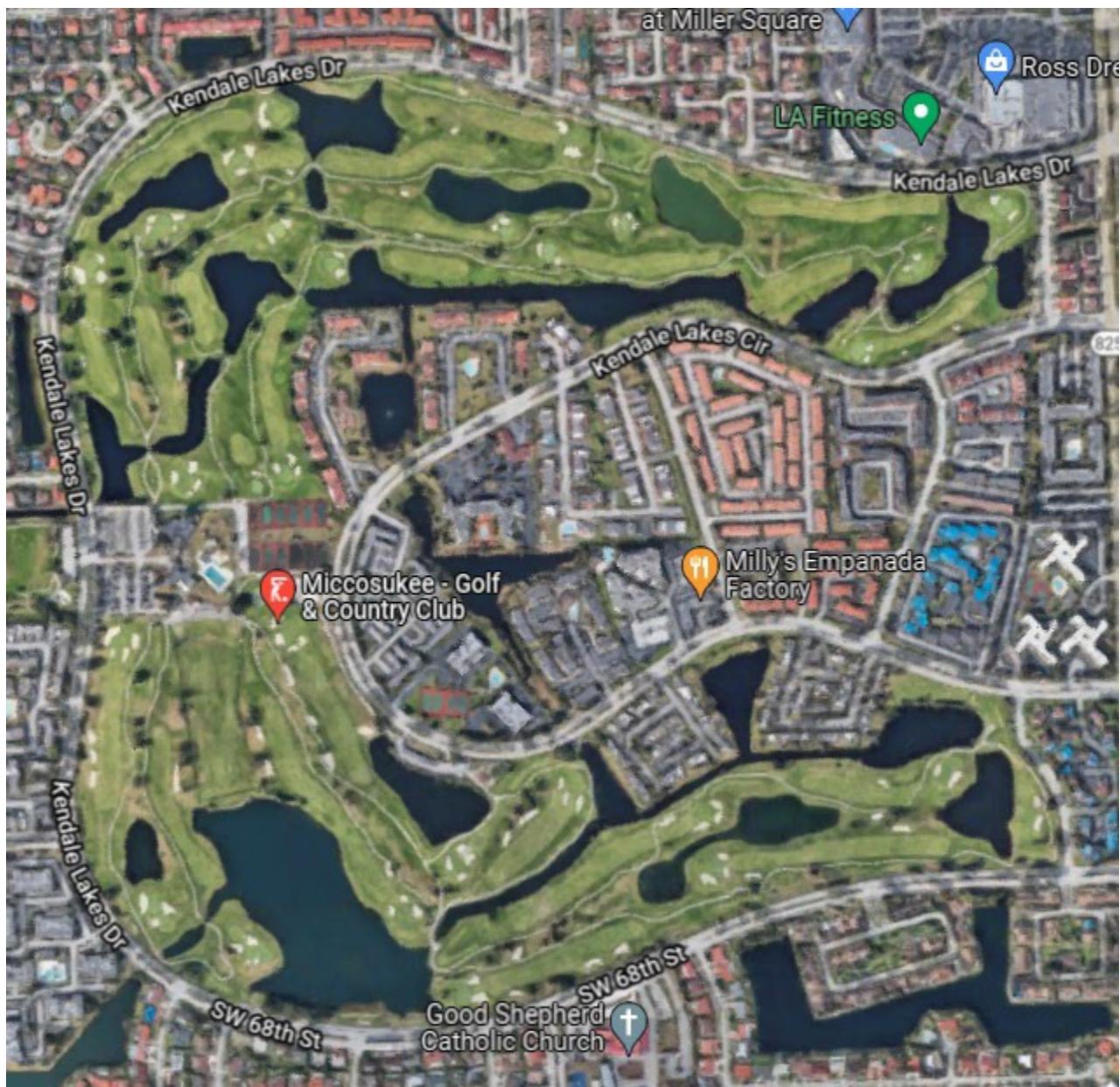
## TRUMP NATIONAL

Nov. 17, 2021 - Z2021000031 Kendall Associates I, LLLP



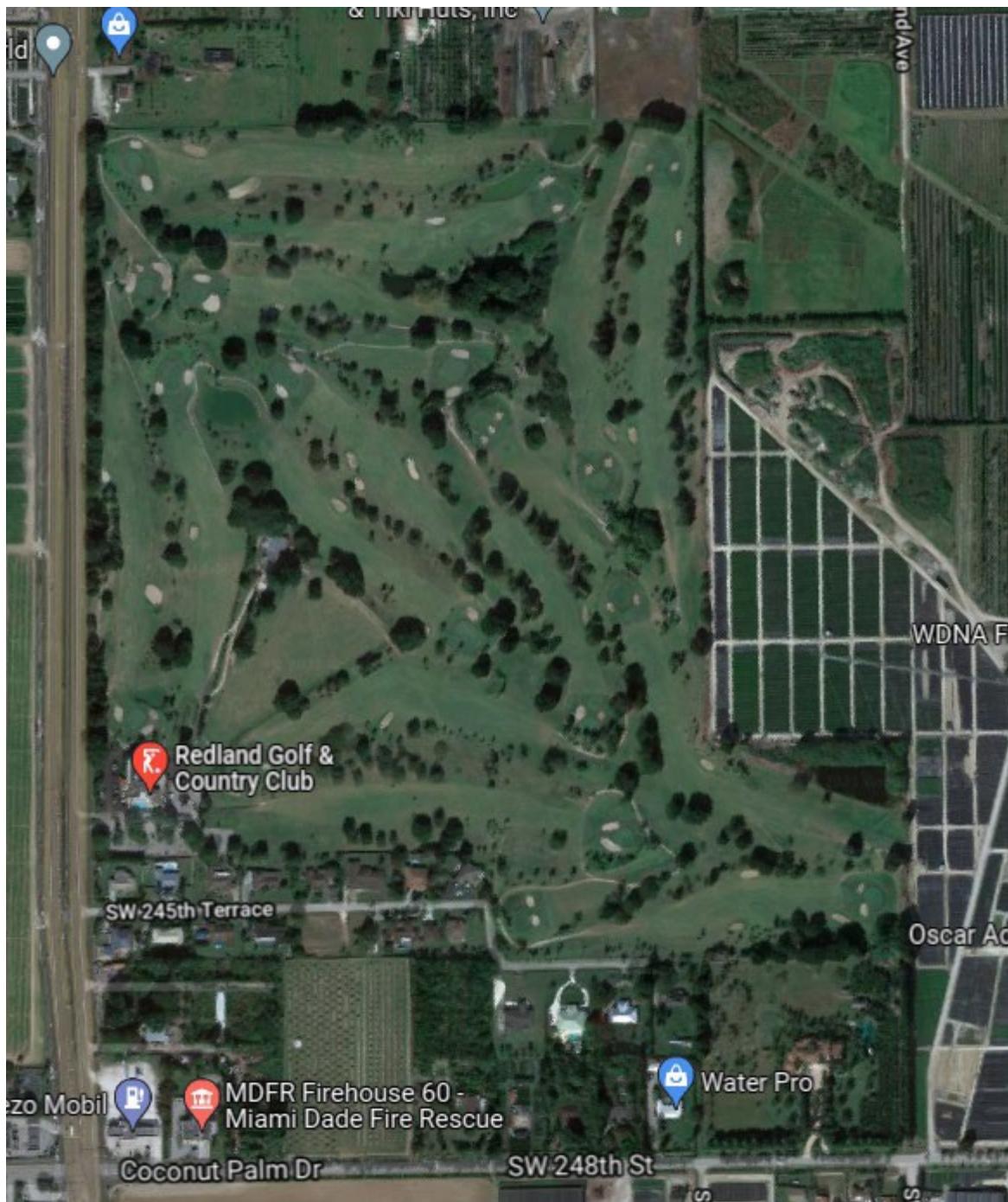
## KILLIAN

Nov. 17, 2021 - Z2021000031 Kendall Associates I, LLLP



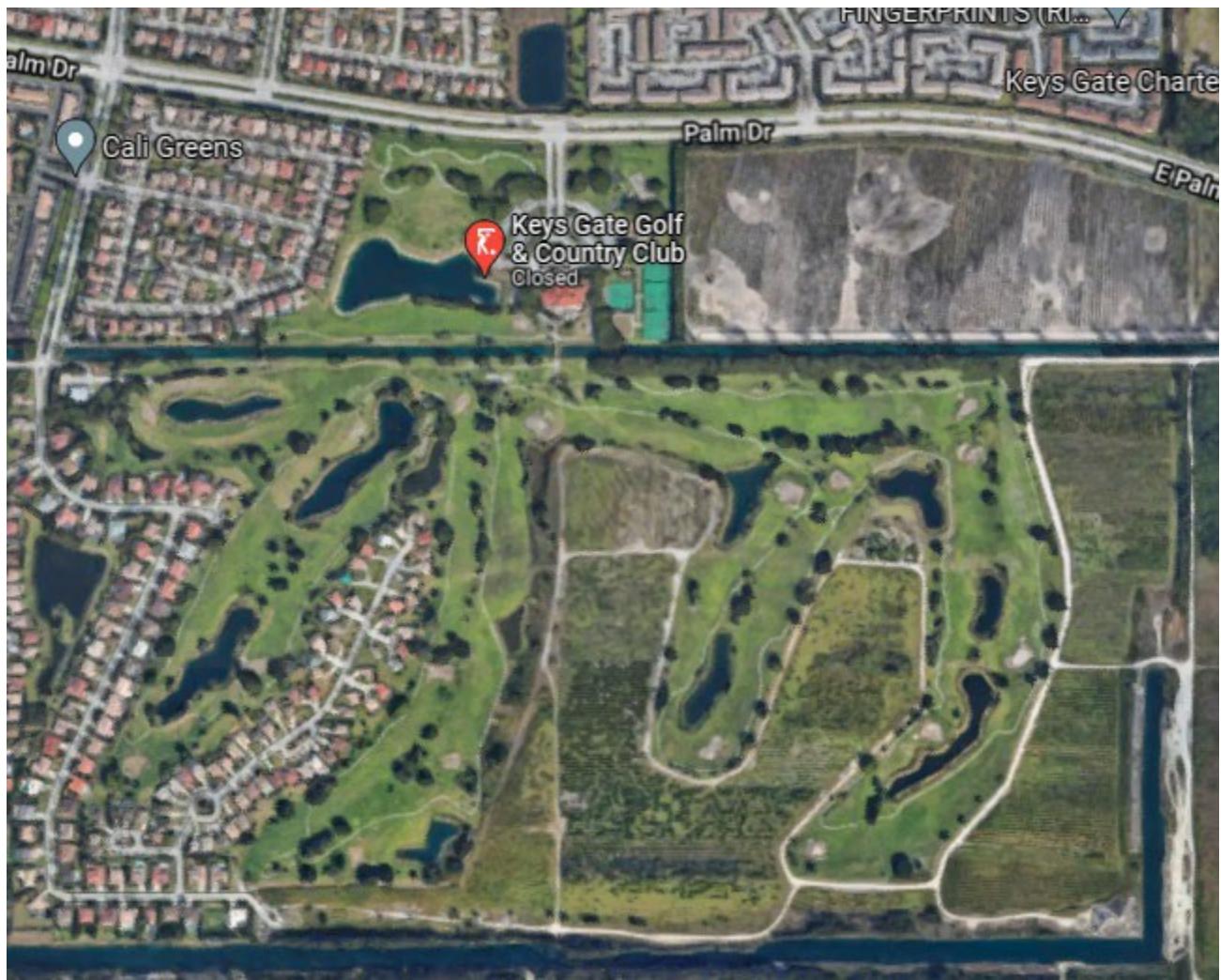
## MICCOSUKEE

Nov. 17, 2021 - Z2021000031 Kendall Associates I, LLLP



## REDLANDS

Nov. 17, 2021 - Z2021000031 Kendall Associates I, LLLP



## KEY'S GATE

Nov. 17, 2021 - Z2021000031 Kendall Associates I, LLLP

Nov. 17, 2021 - Z2021000031 Kendall Associates I, LLLP



## Xavier Suarez - Our Town

"...government by the people of the neighborhood, for the people of the neighborhood."

Nov. 17, 2021 - Z2021000031 Kendall Associates I, LLLP

facebook.com/page/74593887556/search/?q=xavier%20suarez

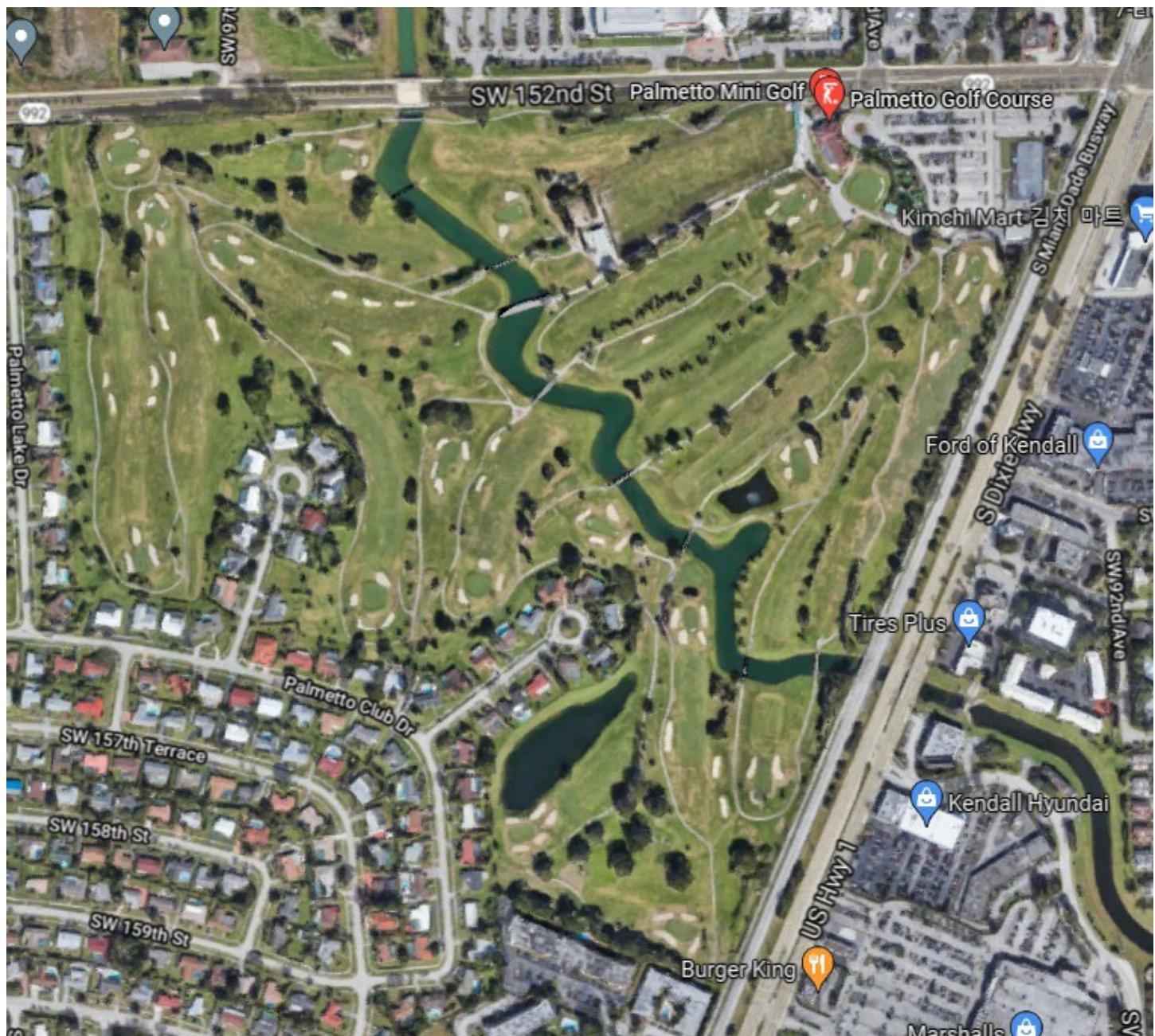


Miami's Community Newspapers  
January 25, 2019

Miami-Dade Commissioner Xavier Suarez in another episode of Our Town!

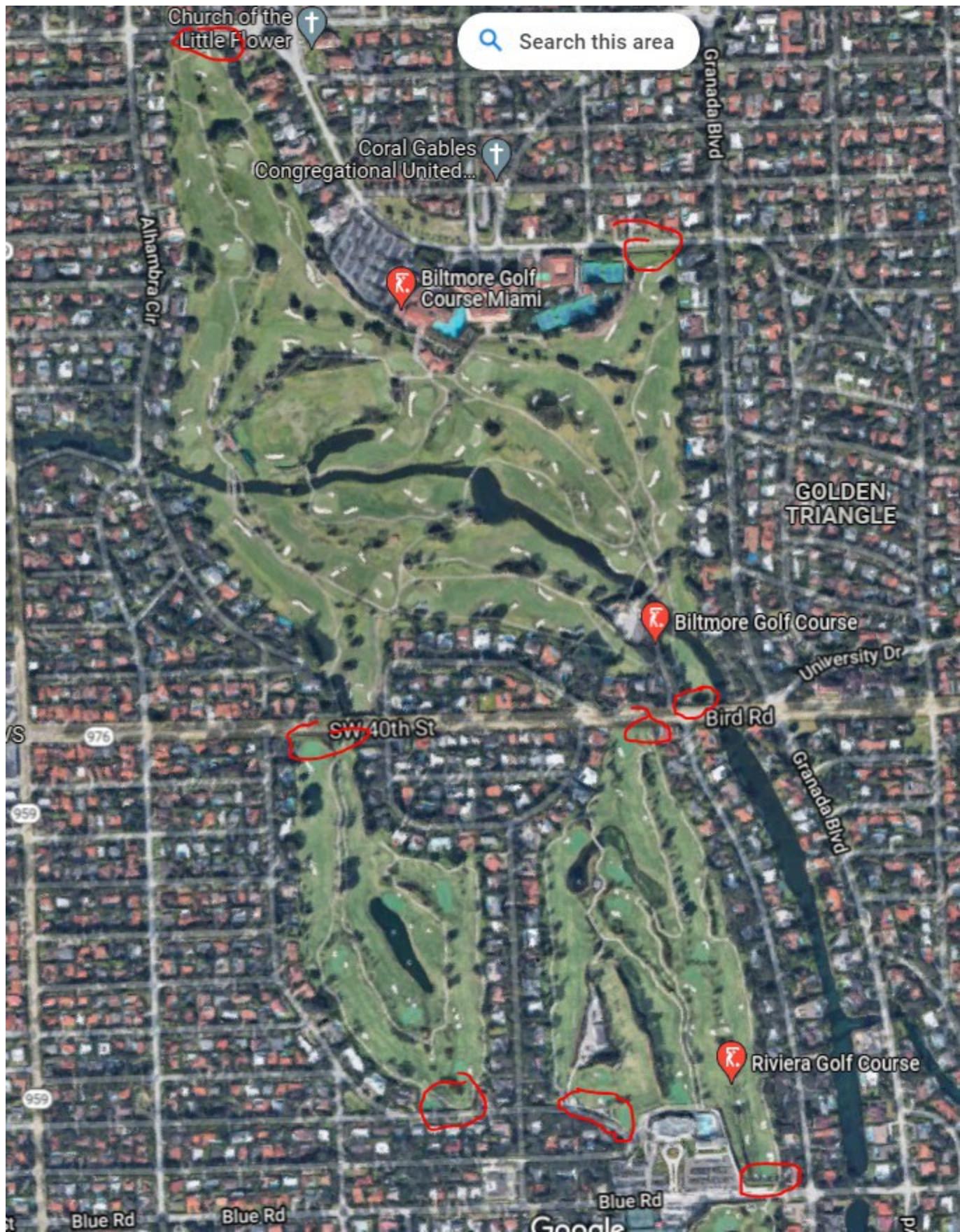
Xavier Suarez - Our Town

"...special interests prevails over the folks. It is not right for our town."



## PALMETTO

Nov. 17, 2021 - Z2021000031 Kendall Associates I, LLLP



**BILTMORE**

Nov. 17, 2021 - Z2021000031 Kendall Associates I, LLLP



## BRIAR BAY

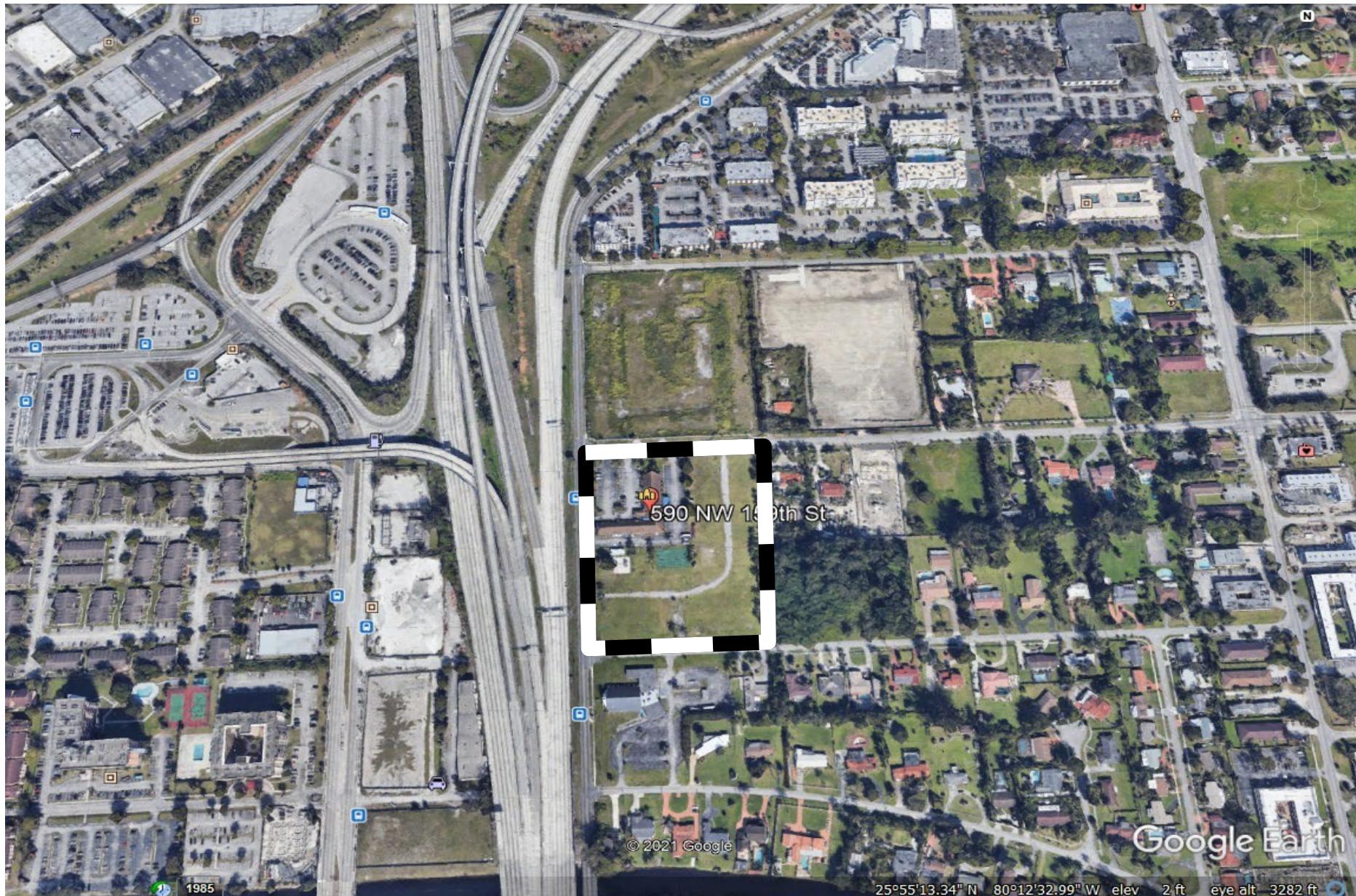
Nov. 17, 2021 - Z2021000031 Kendall Associates I, LLLP

Morgan Group Development, LLC /  
Evangel Church International, Inc.:

Out-of-Cycle Concurrent CDMP Amendment  
and Zoning Application  
(CDMP 20210004 and Z2021000083)

Board of County Commissioners  
November 17, 2021

# PROPERTY LOCATION



25°55'13.34" N 80°12'32.99" W elev 2 ft eye alt 3282 ft

CDMP20210004 & Z2021000083

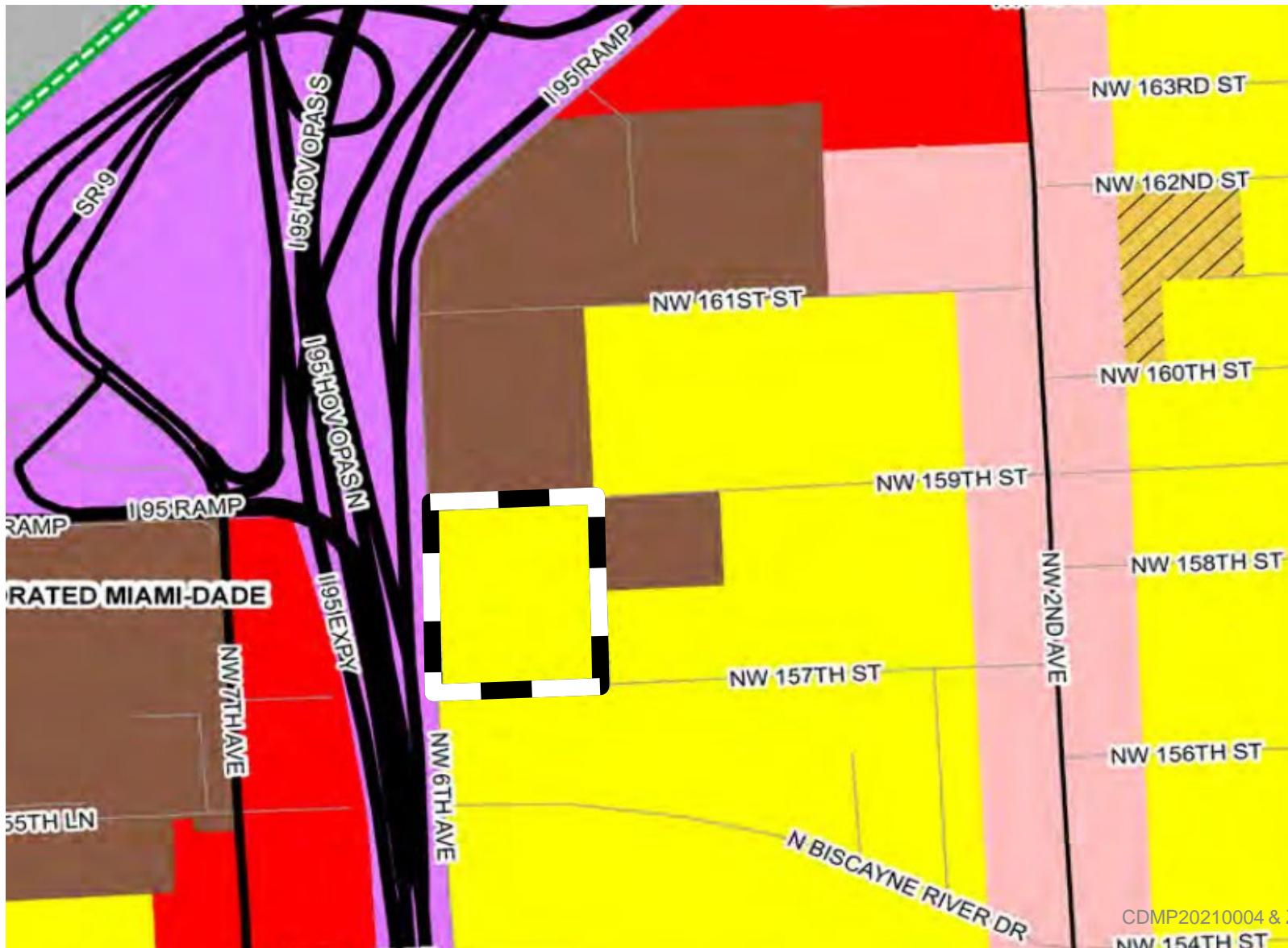


CDMP20210004 & Z2021000083

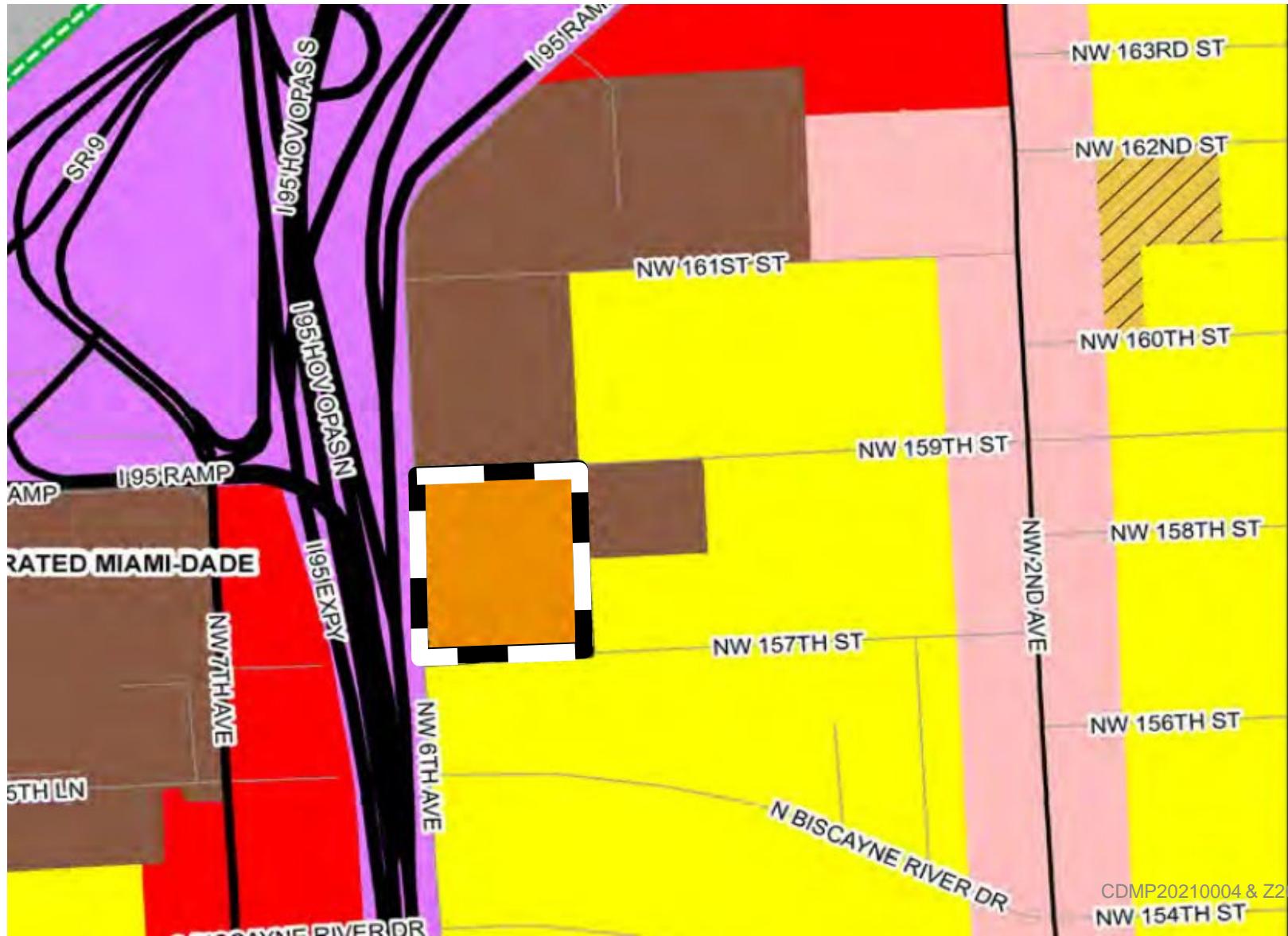
# CURRENT LAND USE:

## Low Density Residential

### 2.5 to 6 Units Per Acre



# PROPOSED LAND USE AMENDMENT: Medium Density Residential + Workforce Bonus 31.25 Units Per Acre

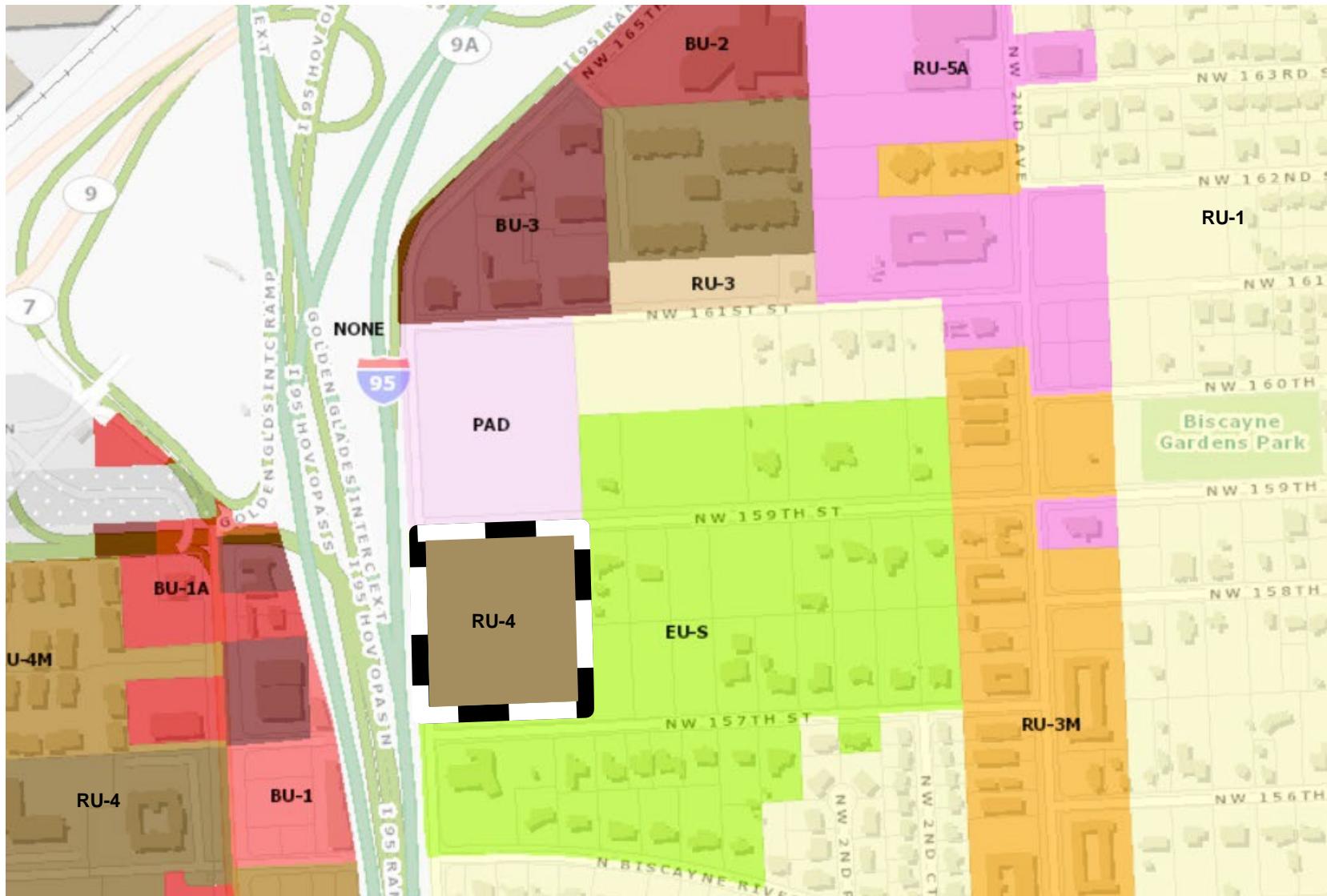


## CURRENT ZONING: EU-S (Estate Use Suburban)

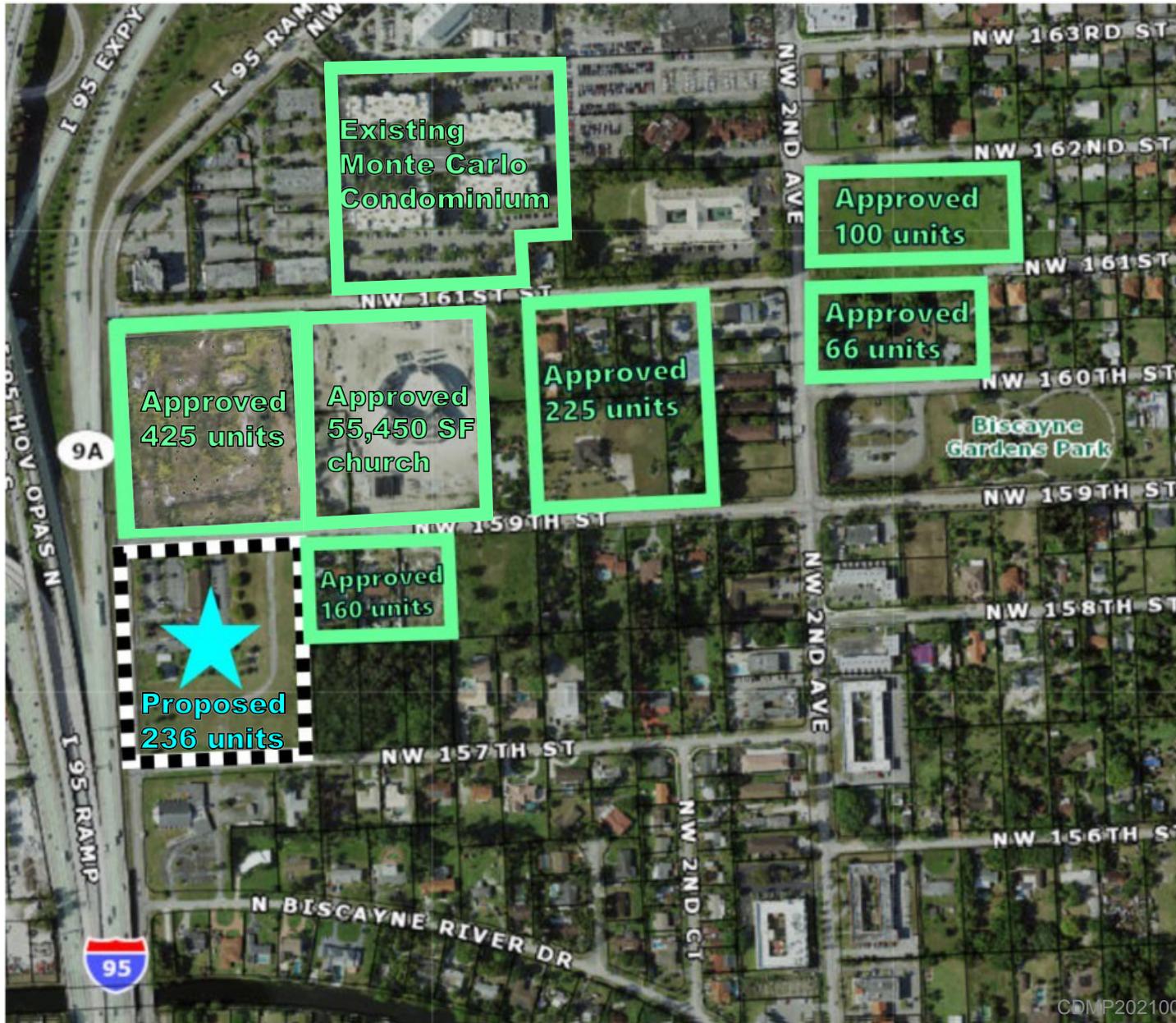


# PROPOSED DISTRICT BOUNDARY CHANGE:

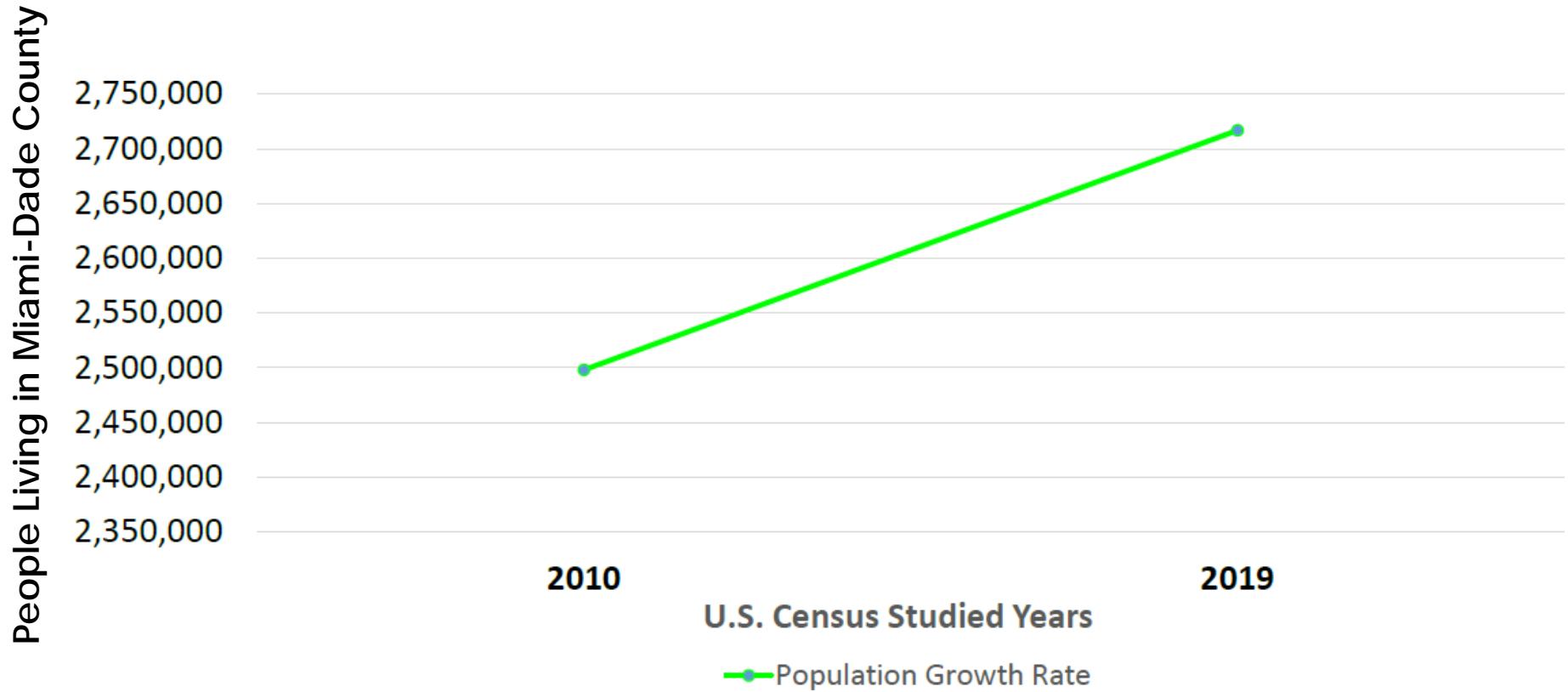
## RU-4 + Workforce Bonus (50 Units Per Acre)



# RECENTLY APPROVED APPLICATIONS



# MIAMI-DADE COUNTY POPULATION GROWTH RATE



Between 2010 & 2019 Miami-Dade County had an Average Population Growth Increase, **PER YEAR**, of approx. **24,500** People.

# WORKFORCE IN THE AREA

- Jackson North Hospital: Approx. 1,250 employees over a 24-hour period.
- North Miami Toyota Dealership: Approx. 194 employees

Also, within a 7-mile radius are:

- 8 Municipalities
- Intracoastal District Police Station
- 12 Fire Stations
- 12 Public Libraries
- 20 Public, Charter, and Magnet Schools
- Golden Glades Park & Ride Terminal

# PROPOSED PROJECT

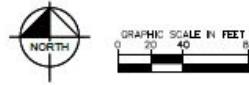




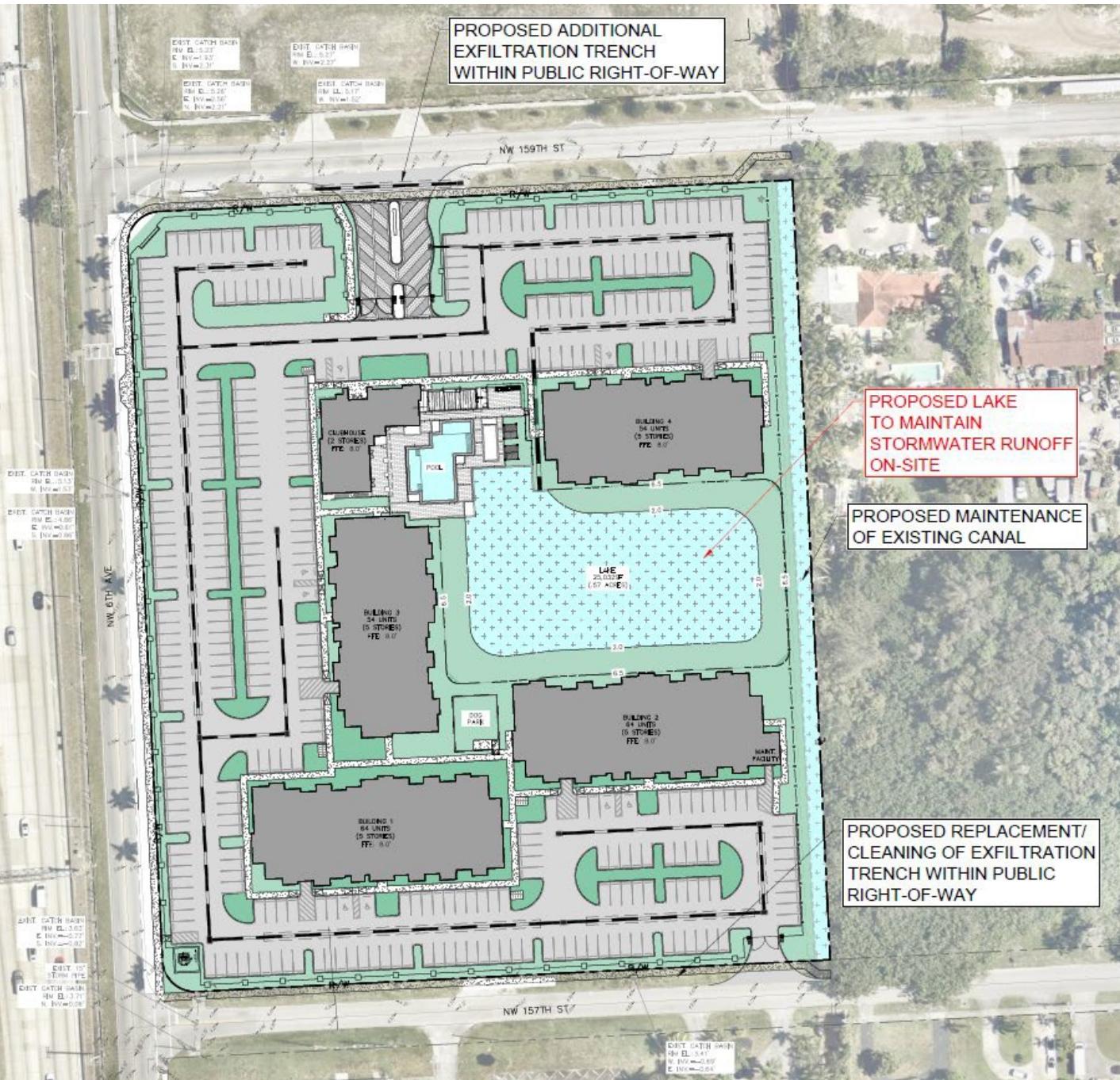
CDMP20210004 & Z2021000083



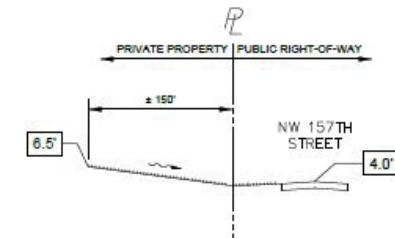
CDMP20210004 & Z2021000083



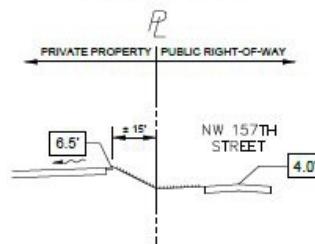
**PROPOSED ADDITIONAL EXFILTRATION TRENCH WITHIN PUBLIC RIGHT-OF-WAY**



**EXISTING PROPERTY SECTION**  
STORMWATER RUNOFF FROM PROPERTY TO EXISTING RIGHT-OF-WAY

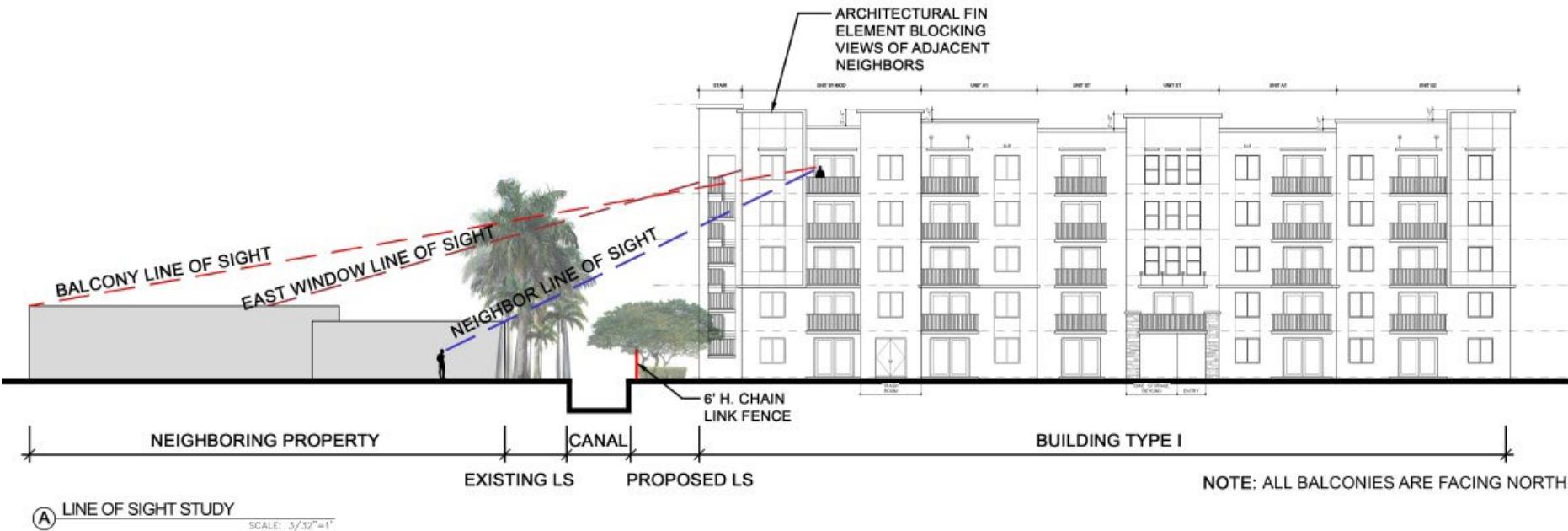


**PROPOSED PROPERTY SECTION**  
STORMWATER RUNOFF FROM PROPERTY MAINTAINED ON-SITE



**PROPOSED STORMWATER MANAGEMENT**

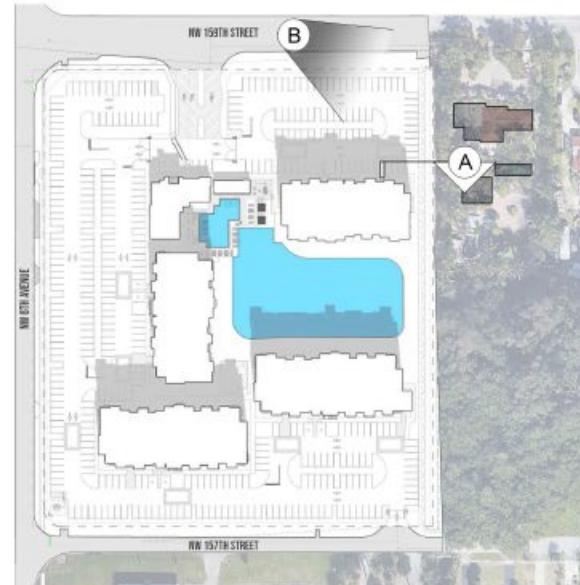
- ±185,000 GALLONS OF STORMWATER RETENTION IN PROPOSED LAKE
- ±1,100 LF OF EXFILTRATION TRENCH ON-SITE



**(A) LINE OF SIGHT STUDY**



**(B) VIEW OF LS BUFFER BETWEEN PROPERTIES**



KEY PLAN - SECTION

SCALE: N.T.S.

CDMP20210004 & Z2021000083

# TRAFFIC ANALYSIS SUMMARY

- Proposed covenant generates **49** net new afternoon rush hour trips
  - Less than 1 trip per minute
- Analysis accounts for all committed developments in the area
- The roadway segment analysis indicates **the amendment is not expected to significantly or adversely impact any study roadway segments.**

# IMPROVED PEDESTRIAN ACCESS TO TRANSIT

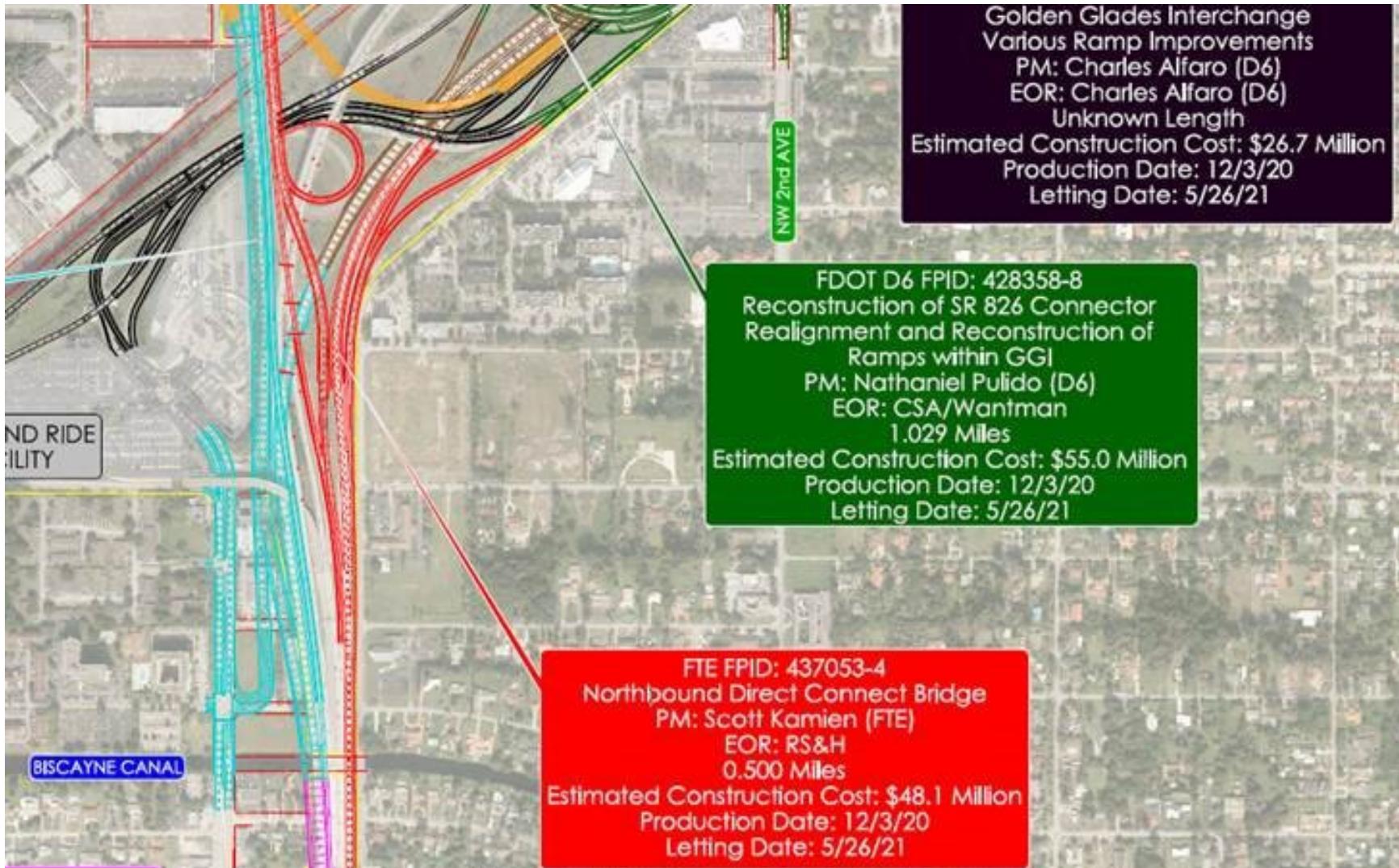




# VEHICULAR SITE ACCESS

- Access provided on NW 159<sup>th</sup> Street
  - Signal access at NW 2<sup>nd</sup> Avenue and NW 159<sup>th</sup> Street
  - 11 single family homes along 159<sup>th</sup> Street
  - Turn lanes from 159<sup>th</sup> Street to 2<sup>nd</sup> Avenue
  - Turn lanes from 2<sup>nd</sup> Avenue to 157<sup>th</sup> Street
- If access provided from NW 157<sup>th</sup> Street, impact significantly greater:
  - 17 single family homes
  - Rising Stars Preschool
    - Could result in additional cut-through on NW 2<sup>nd</sup> Court and N Biscayne River Drive impacting an additional 22 single family homes
  - Vive City Chapel
  - No signalized access at NW 2<sup>nd</sup> Avenue
    - No turn lanes from either 157<sup>th</sup> Street or 2<sup>nd</sup> Avenue

# FDOT IMPROVEMENTS



- FDOT improvements to NW 6 Avenue include drainage improvements and raising NW 6 Avenue by approximately 1.5 feet between NW 157 Street and NW 159 Street

# GOLDEN GLADES MULTIMODAL TRANSPORTATION FACILITY



- Scheduled to be completed in 2021
- Includes a 4,500 sf transit hub, increases bus service, extends Tri-Rail pedestrian bridge over SR 9, provides new parking, bicycle lanes, and sidewalks.

# ECONOMIC AND FISCAL IMPACT BENEFITS

## **CONSTRUCTION PHASE:**

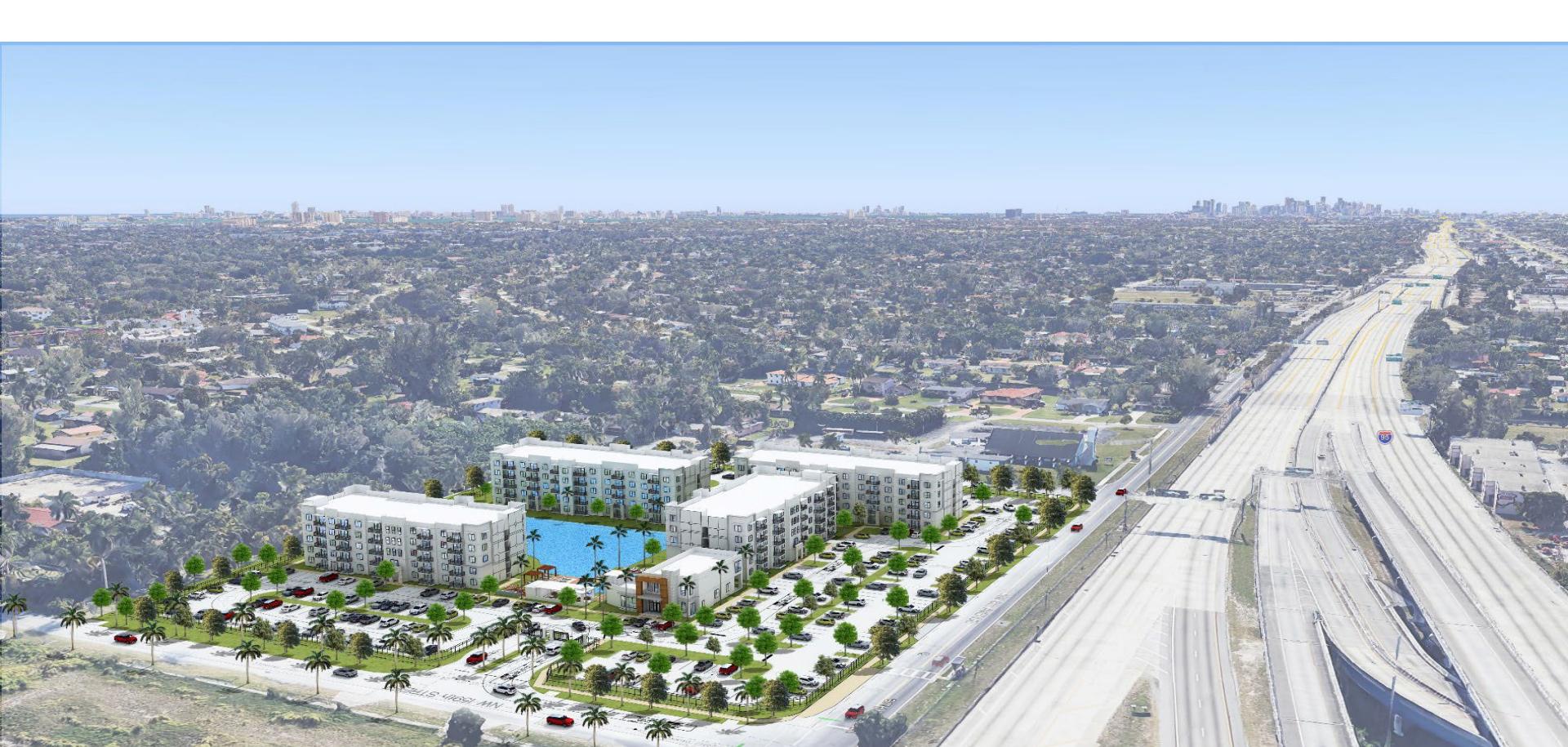
- Estimated cost: **\$37,000,000**
- The Project will support approximately **555 workers** total, including 392 direct construction workers on-site, 80 workers in businesses related to the construction sector, and 83 across the economy in which the direct and indirect workers spend their earnings.
- Other fiscal benefits:
  - **\$391,900** in general building permit fees to the County
  - **\$2,418,000** in impact fees for roads, police, fire, and parks
  - **\$337,847** in school impact fees will be paid to the MDCPS

## **LONG TERM BENEFITS:**

- The estimated ad valorem taxes benefit of the Project amounts to a taxable value of **\$45 million**
- New, high-end Workforce Housing to support the community

# DEPARTMENT REVIEWS & RECOMMENDATIONS

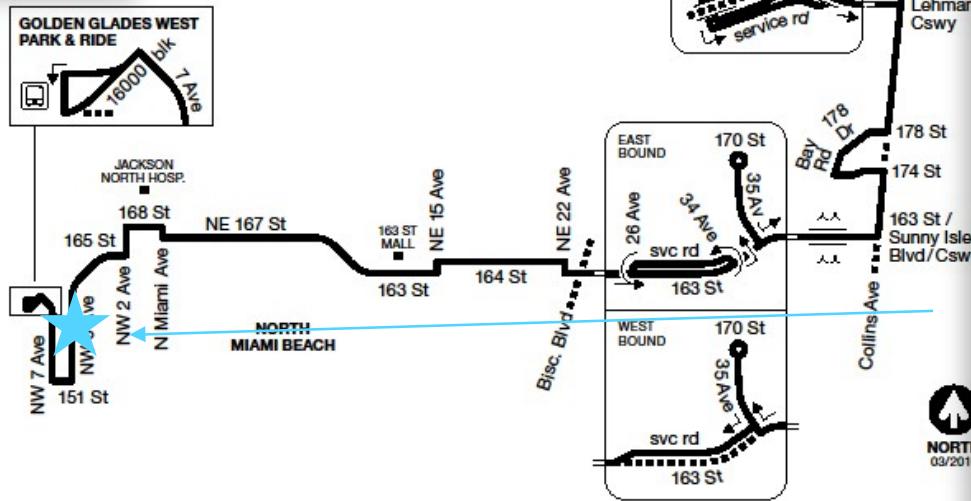
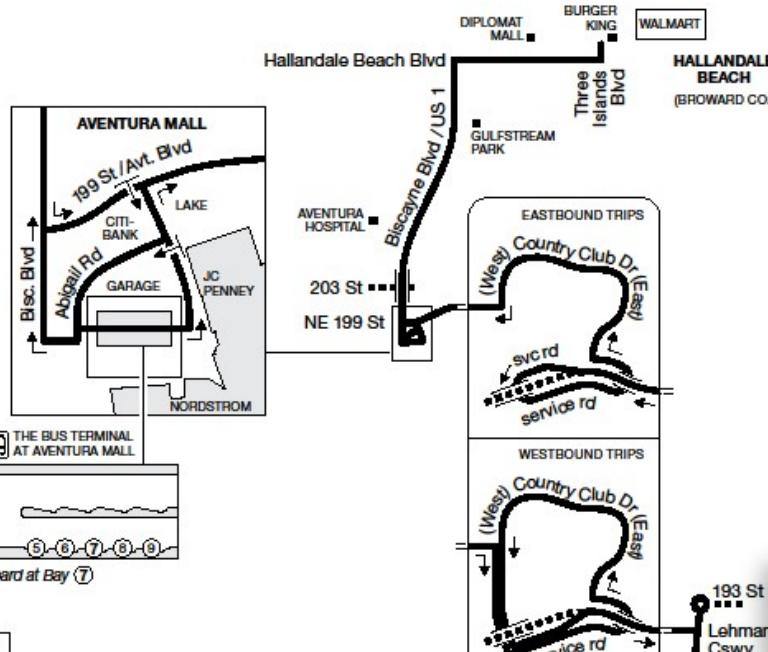
Agency	Comments
Department of Regulatory & Economic Resources (RER) Platting and Traffic	No objections
Water and Sewer Department (WASD)	No objections
Police	No objections
Solid Waste	No objections
RER Historic Preservation	No objections
Aviation	No objections
Division of Environmental Resources Management (DERM)	No objections
Parks	No objections
Fire	No objections
Schools	No objections
MDTA	No objections
RER Planning Research, Roadway Analysis, Long Term Planning	No objections
Staff Recommendation	<b>ADOPT WITH ACCEPTANCE OF THE PROFFERED DECLARATION OF RESTRICTIONS</b>



# Holland & Knight

# TRANSPORTATION: ROUTE 105/E

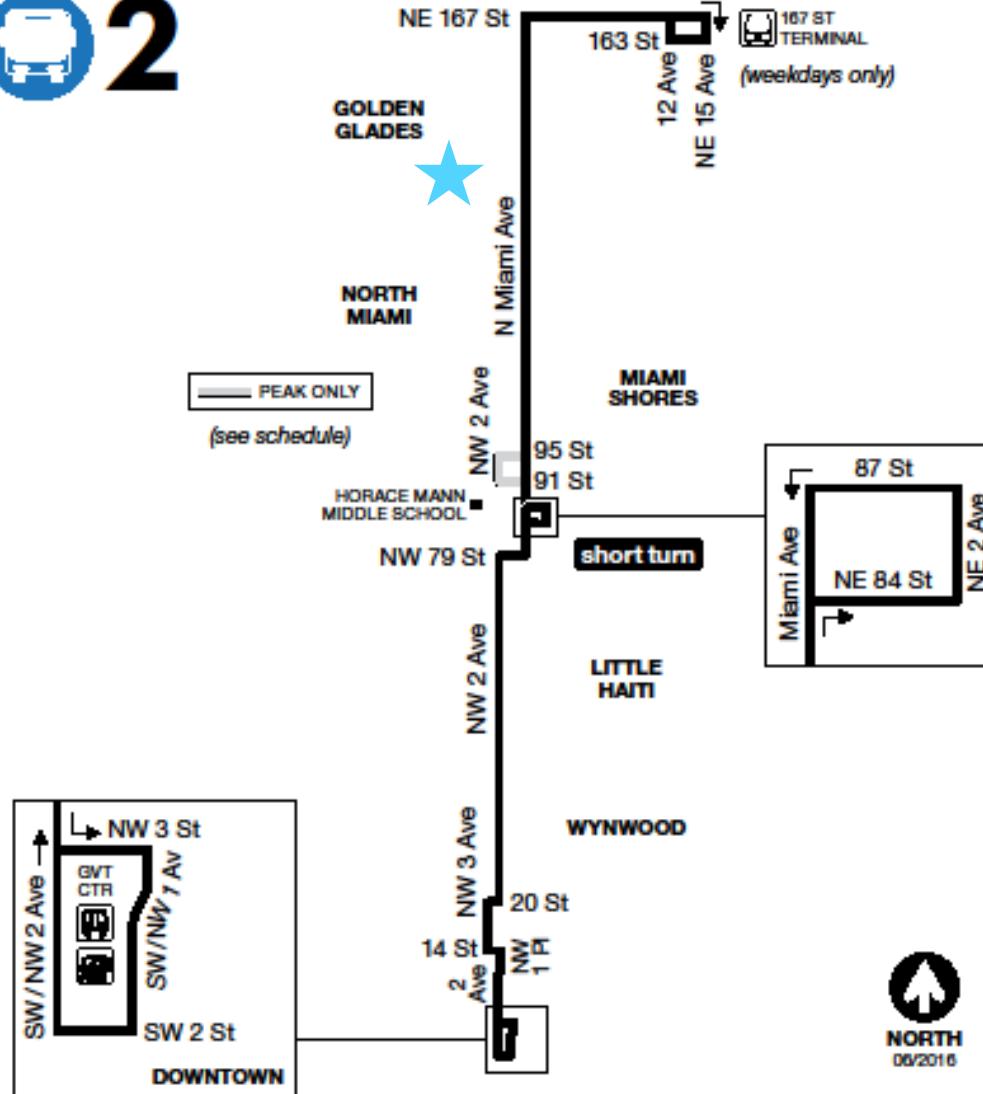
## Route E



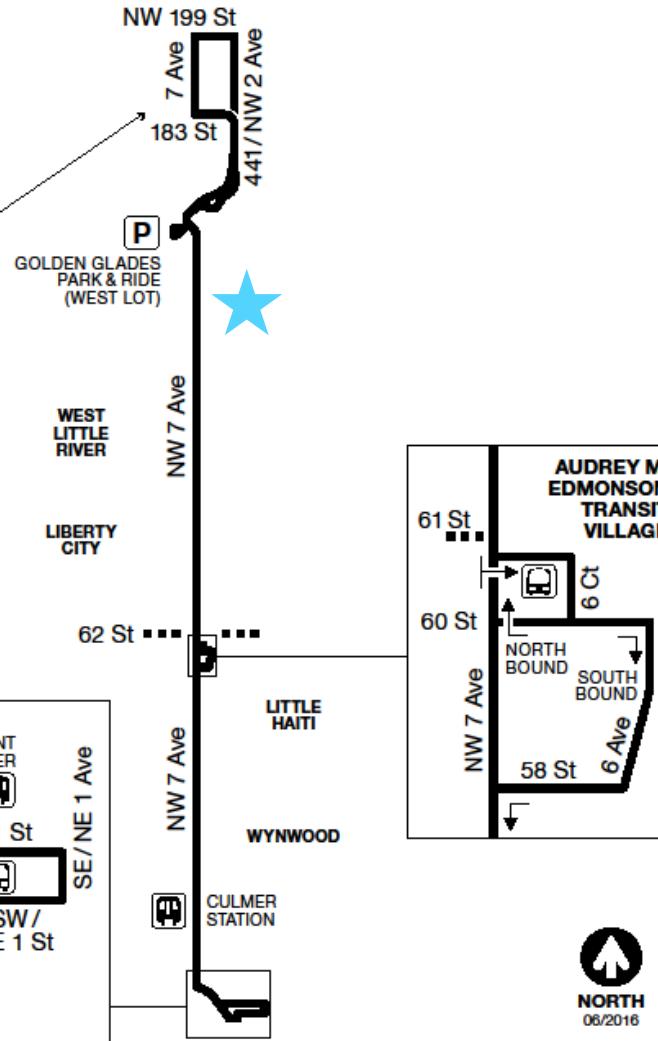
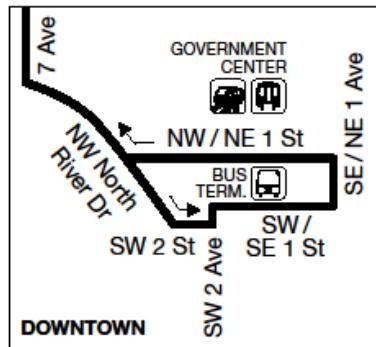
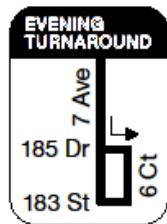
# TRANSIT SHELTERS: ROUTE 105/E



# TRANSPORTATION: ROUTE 2



# TRANSPORTATION: ROUTE 77



# PROPOSED PROJECT



PLAN VIEW - SHADOW STUDY  
SCALE 1/640

PROPERTY LINE

NW 159TH  
STREET

41° ANGLE FOR DEC. 21 @ 12 NOON  
123'- 4"  
MAX HEIGHT

41°

33' HEIGHT  
CLUBHOUSE

57' HEIGHT  
BLDG. TYPE

57' HEIGHT  
BLDG. TYPE

386'- 5" MAX HEIGHT

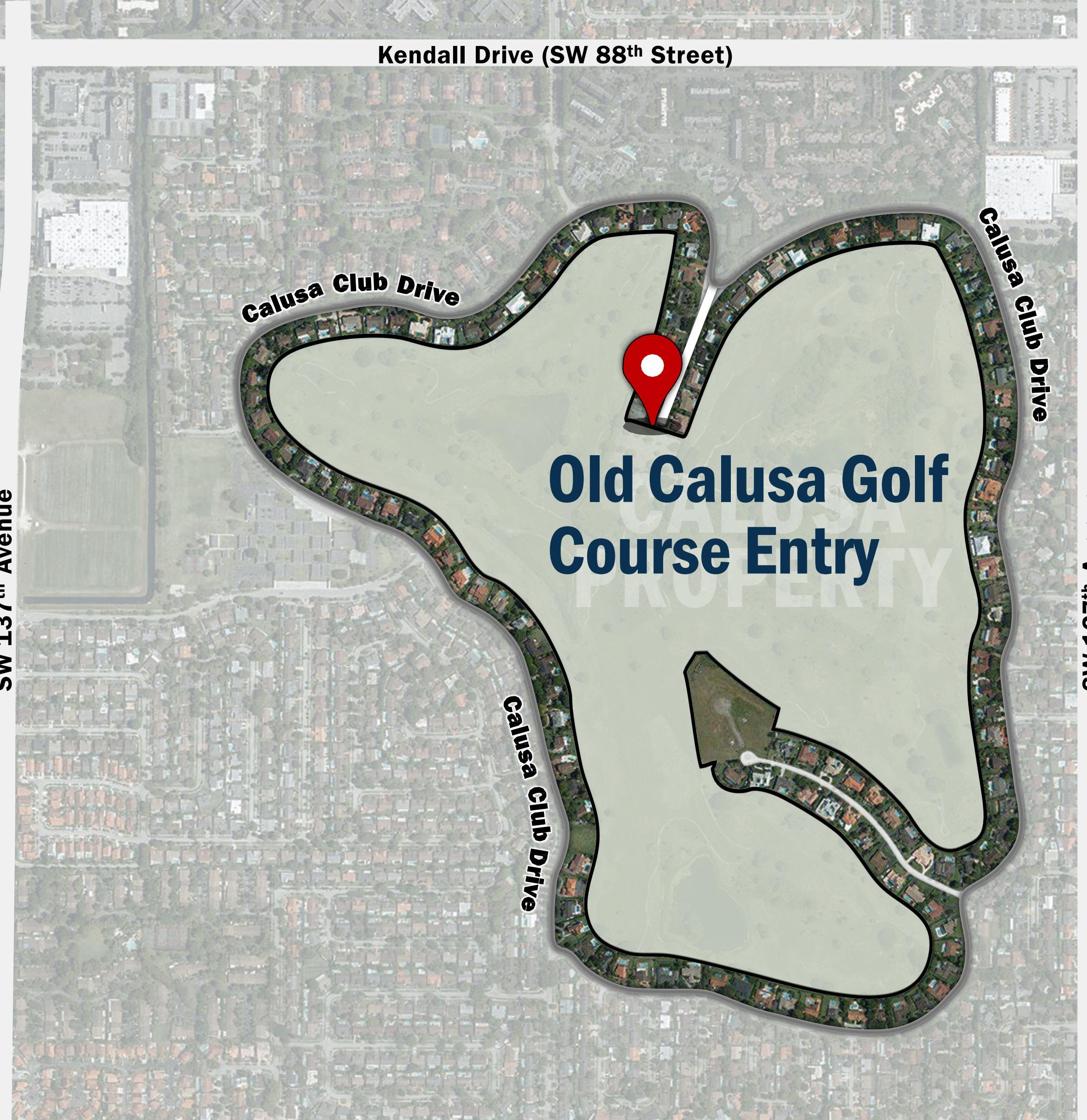
210'- 4" MAX HEIGHT

PROPERTY LINE

NW 157TH  
STREET

# SURROUNDING APPROVALS





Kendall Drive (SW 88<sup>th</sup> Street)

**Calusa  
Elementary**



**CALUSA  
PROPERTY**

SW 137<sup>th</sup> Avenue

SW 104<sup>th</sup> Street

SW 127<sup>th</sup> Avenue





Callusa Club Drive

Feb 08 2017 07:50 AM

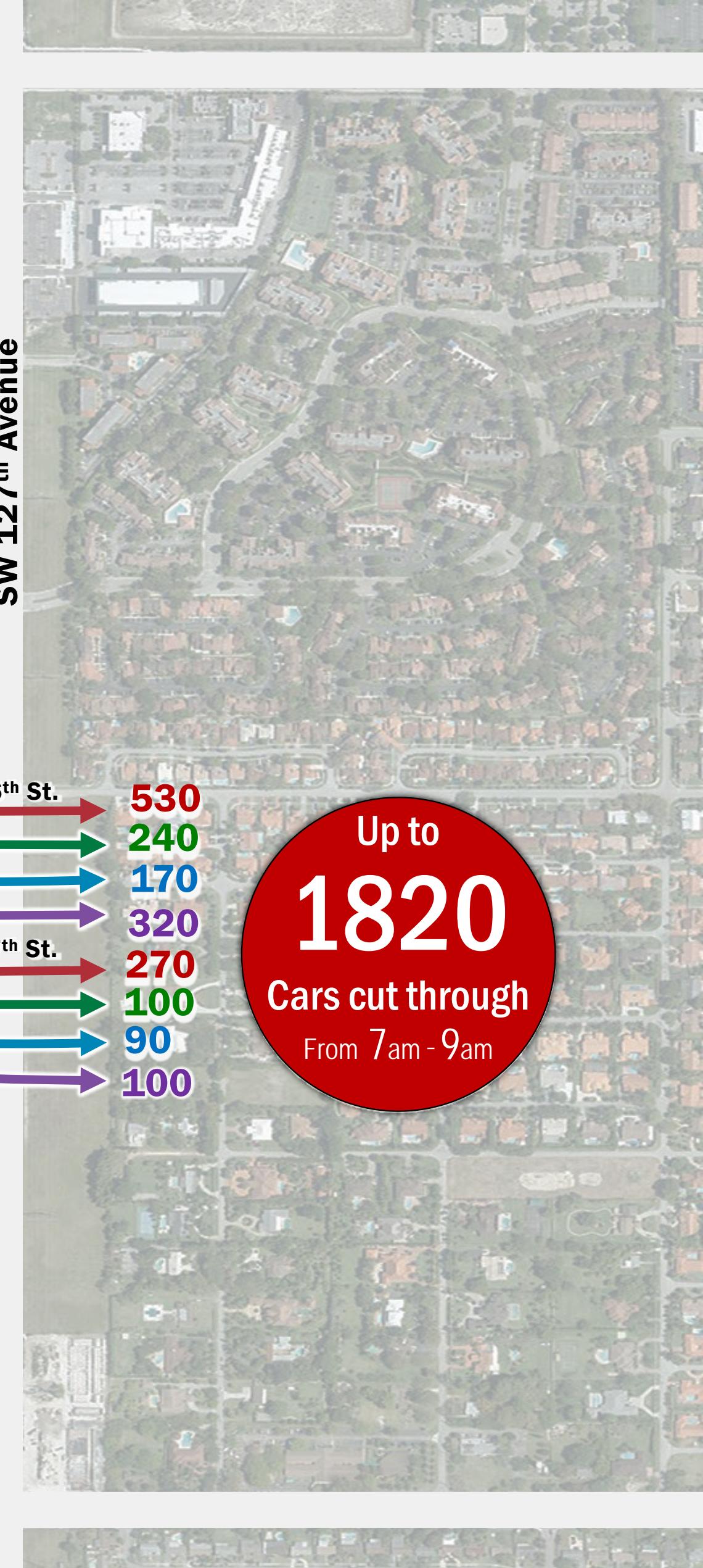
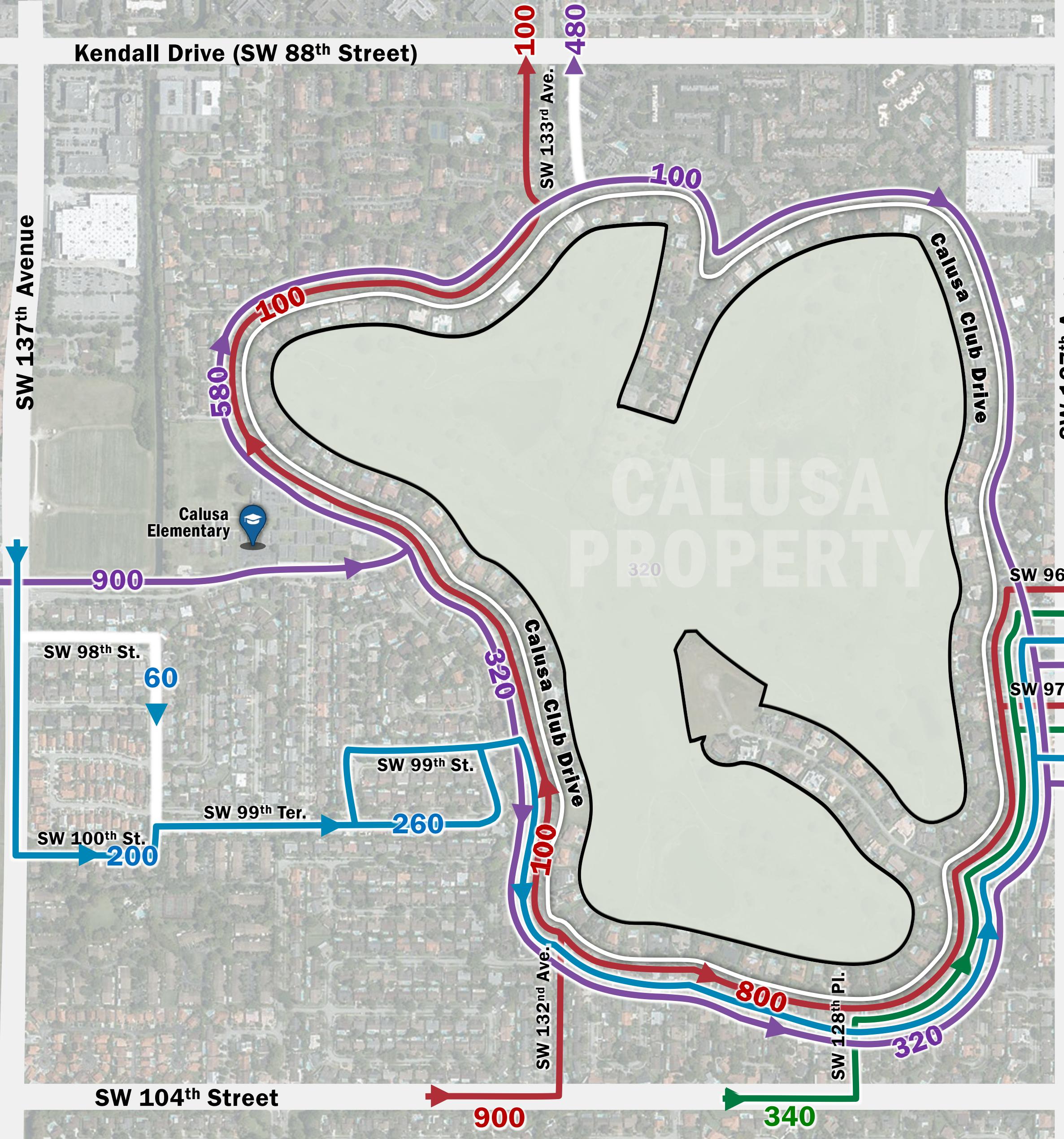
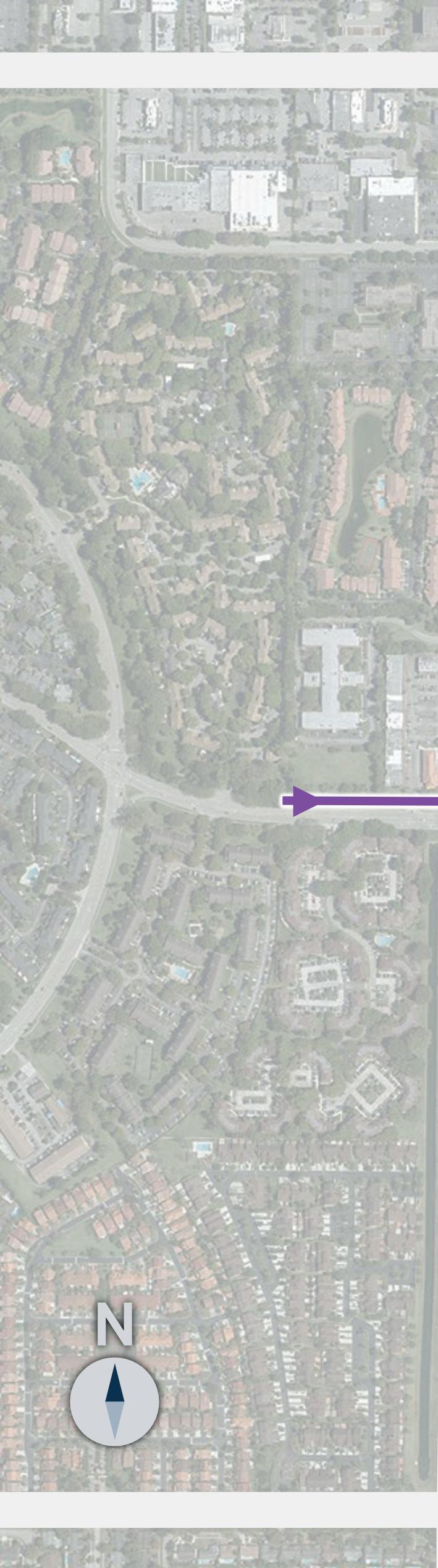


SW 127th Avenue

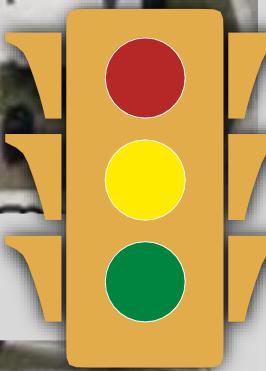
SW 96th Street

Calusa Club Drive

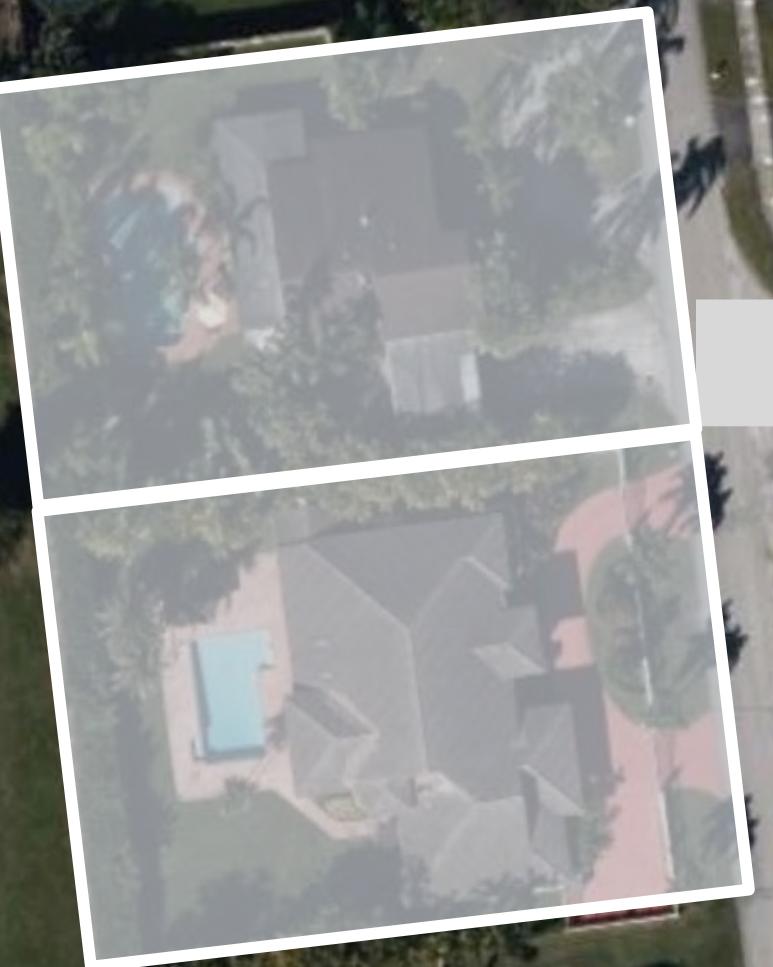
Feb 08 2017 08:58 AM



**SW 127<sup>th</sup> Avenue**



**SW 97<sup>th</sup> St.**



**E Calusa Club Dr**

**9712**

**SW 96<sup>th</sup> Ter**

**12701**

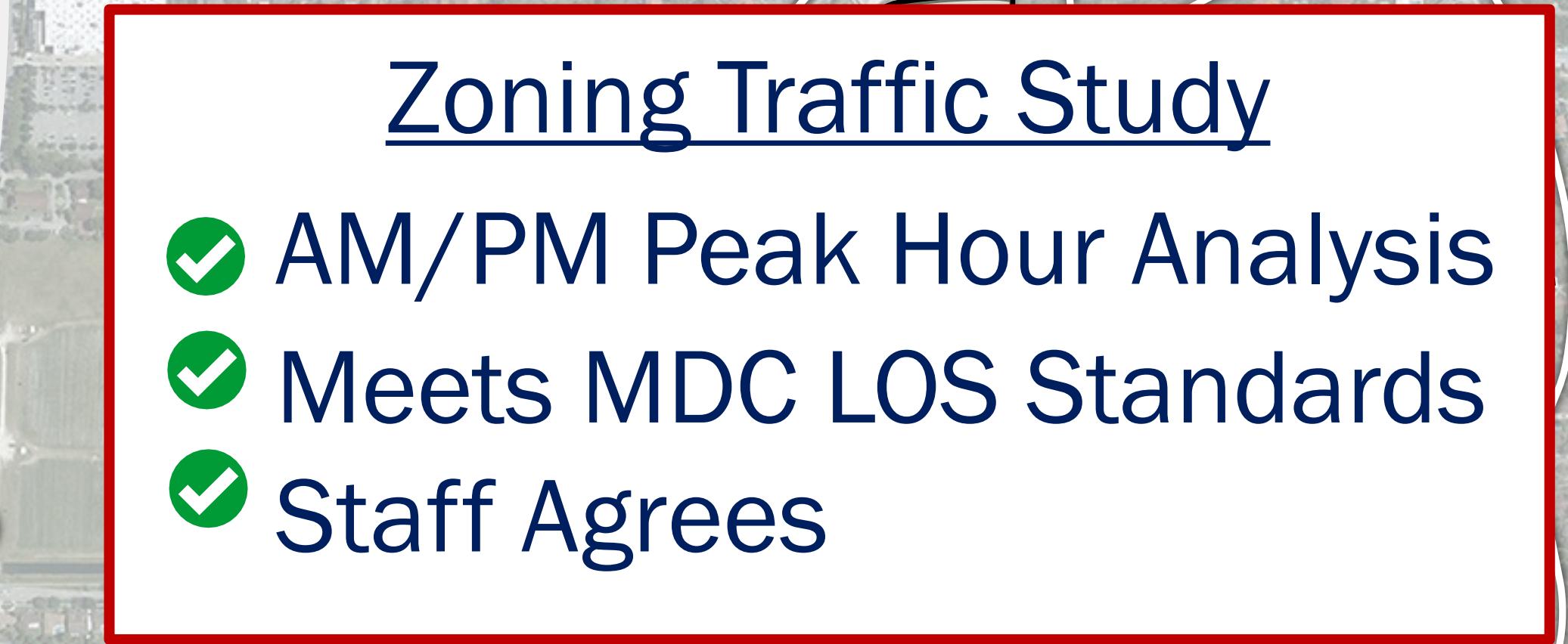
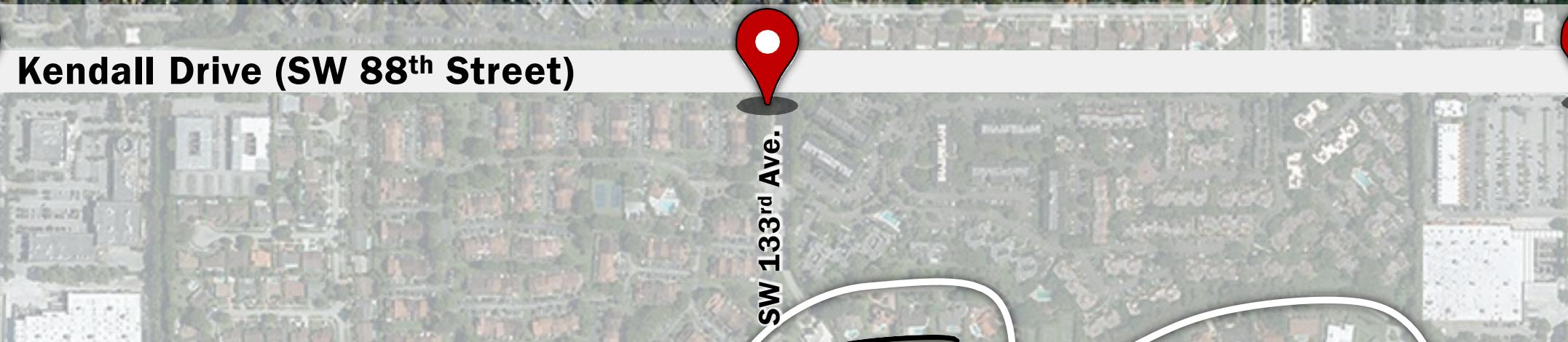
**9802**

# Calusa Community's Entrance



## PLANNING TRAFFIC STUDY

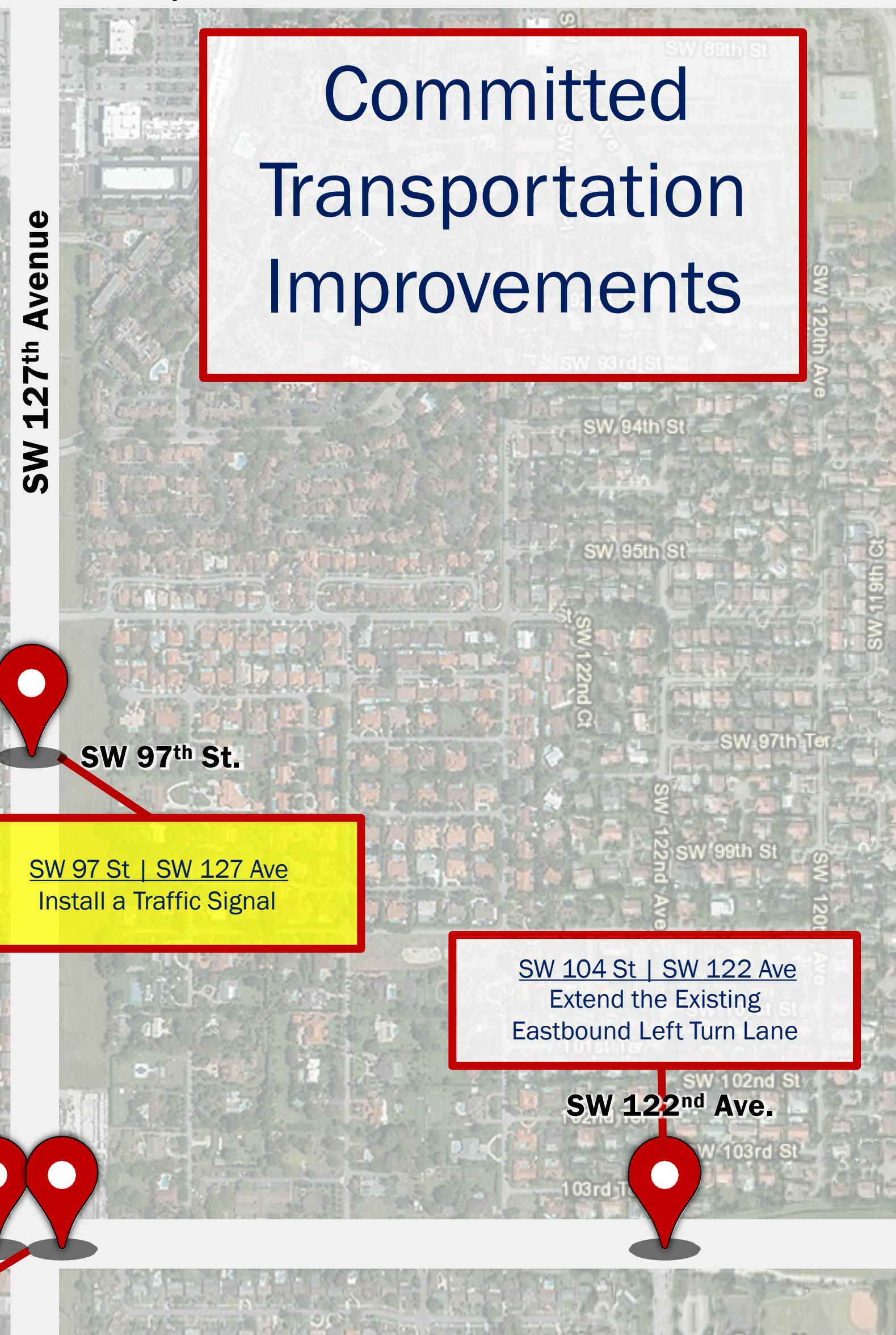
-  2017
-  Existing, Short-Term (2020), Long-Term (2028)
-  13 Roadway Links Analyzed
-  Project Meets all MDC LOS Standards
-  Project Meets MDC Traffic Concurrency
-  MDC Staff Agrees



## Zoning Traffic Study

- ✓ AM/PM Peak Hour Analysis
- ✓ Meets MDC LOS Standards
- ✓ Staff Agrees

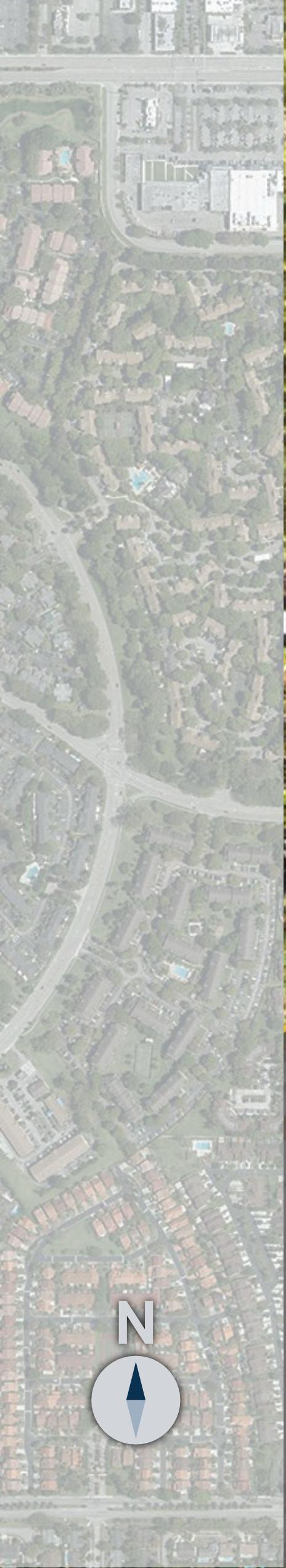
## Kendall Drive (SW 88<sup>th</sup> Street)



# Committed Transportation Improvements



SW 133rd Avenue



Extend NB  
Turn Lanes



SW 133<sup>rd</sup> Avenue

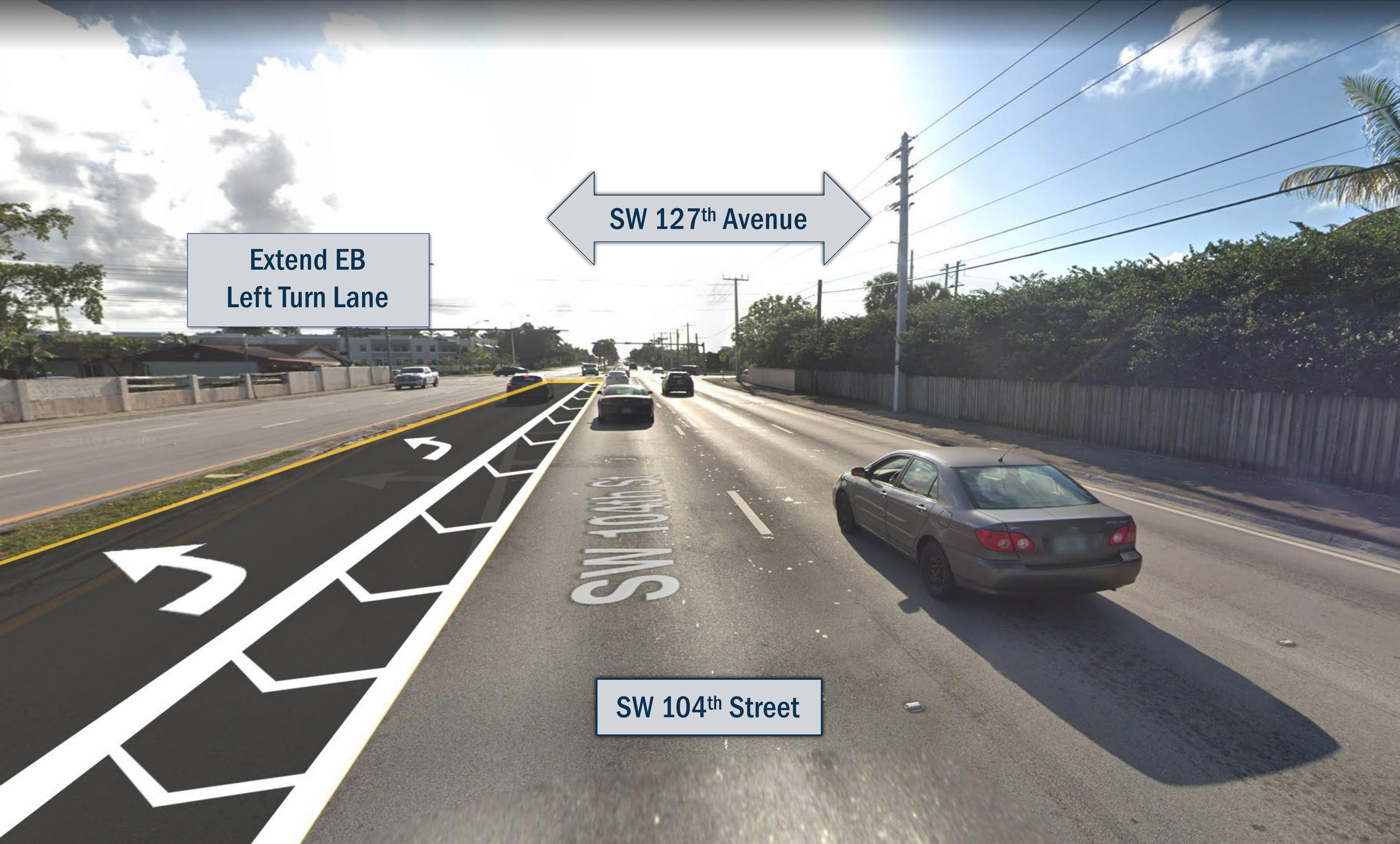


N Kendall Drive



SW 127<sup>th</sup> Avenue

SW 104<sup>th</sup> Street



Extend EB  
Left Turn Lane

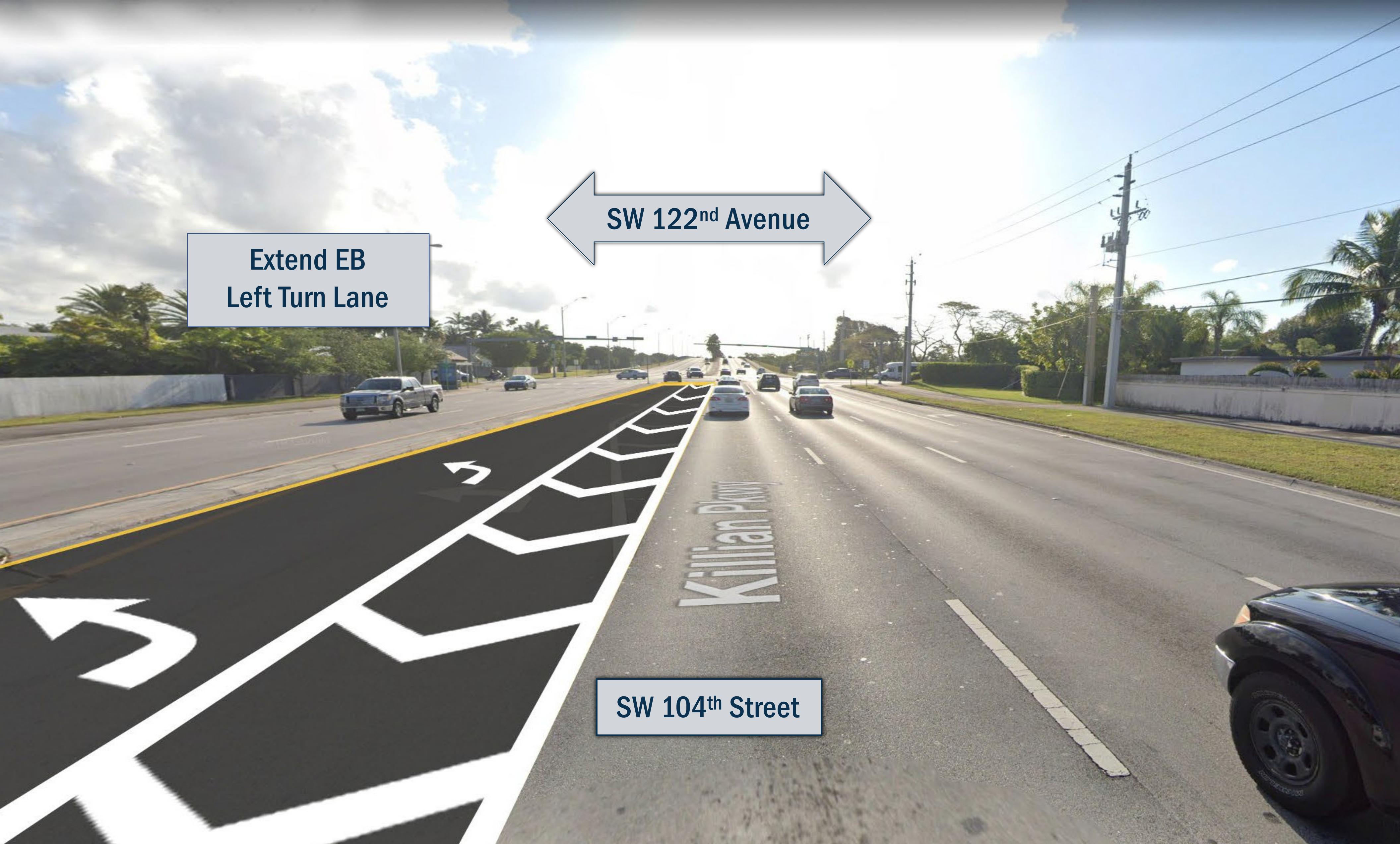
SW 127<sup>th</sup> Avenue

SW 104<sup>th</sup> Street



SW 122<sup>nd</sup> Avenue

SW 104<sup>th</sup> Street



Extend EB  
Left Turn Lane

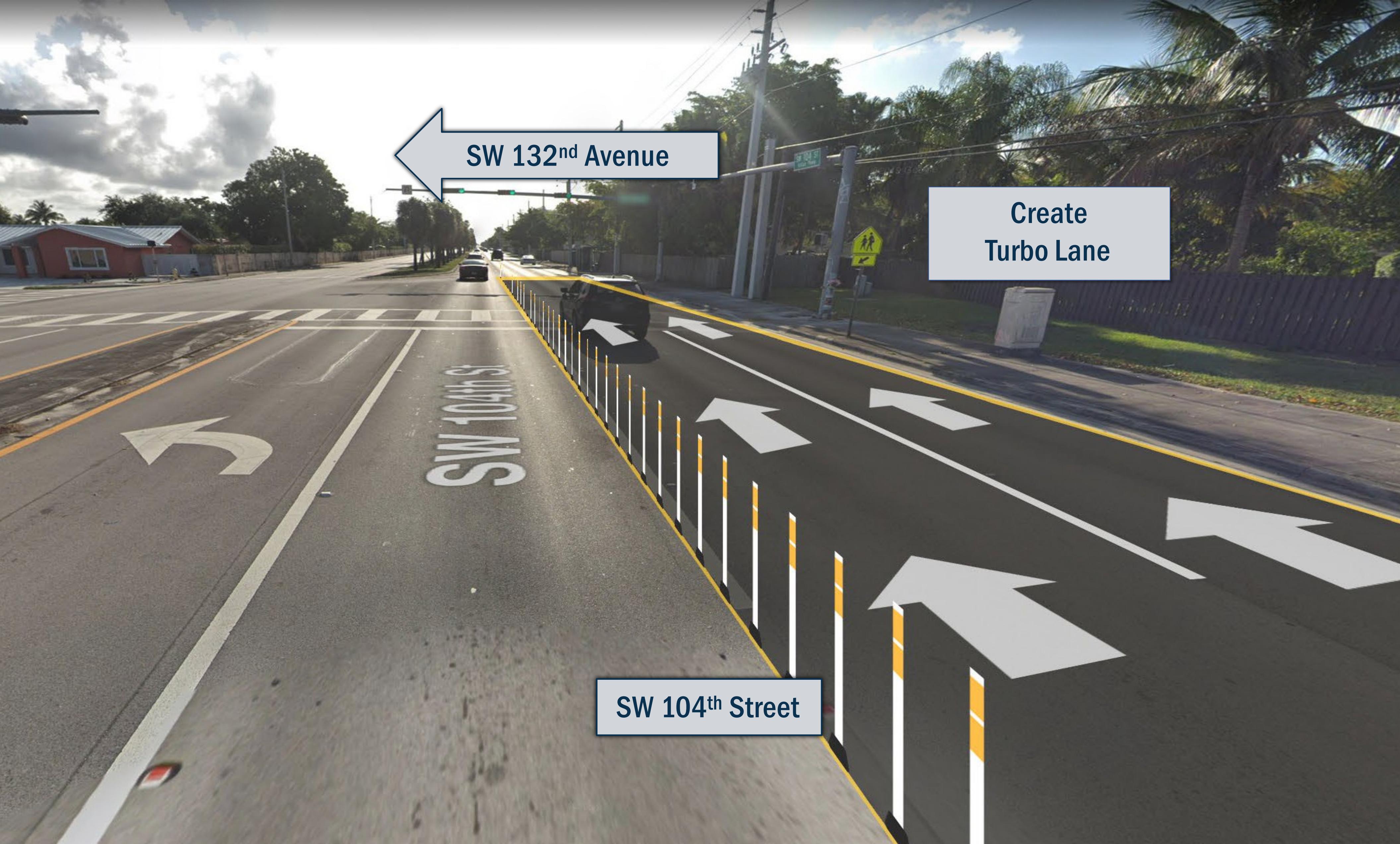
SW 122<sup>nd</sup> Avenue

SW 104<sup>th</sup> Street



SW 132<sup>nd</sup> Avenue

SW 104<sup>th</sup> Street

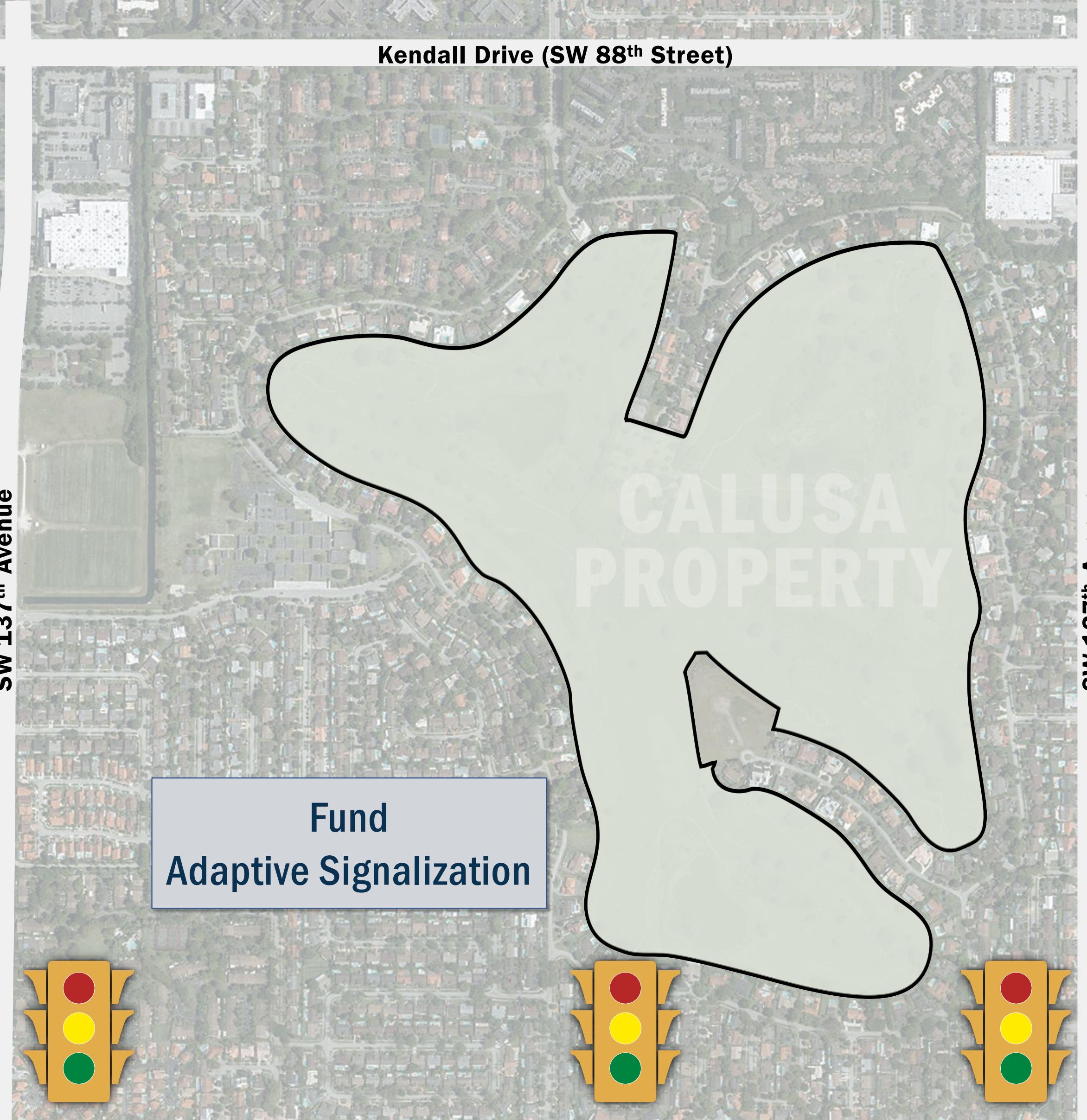


SW 132<sup>nd</sup> Avenue

Create  
Turbo Lane

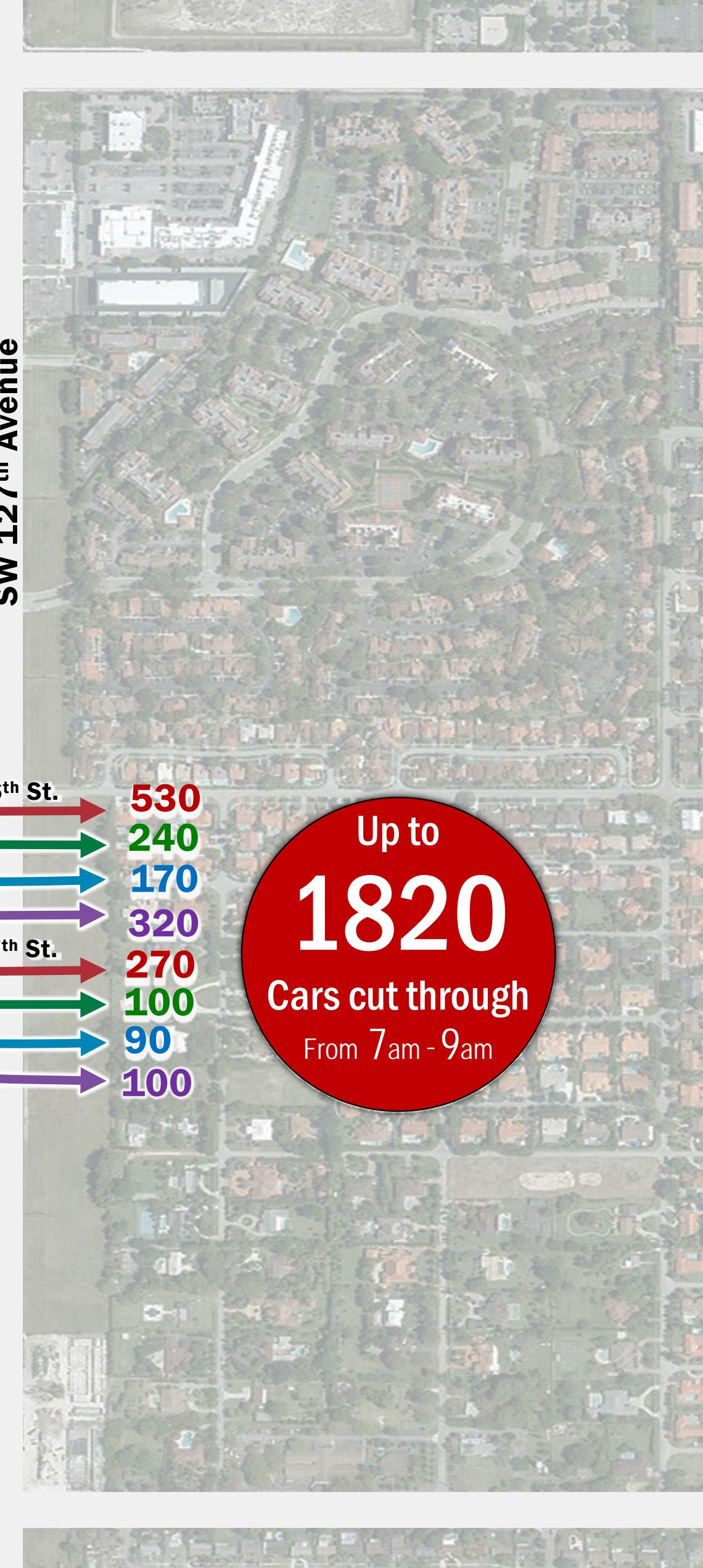
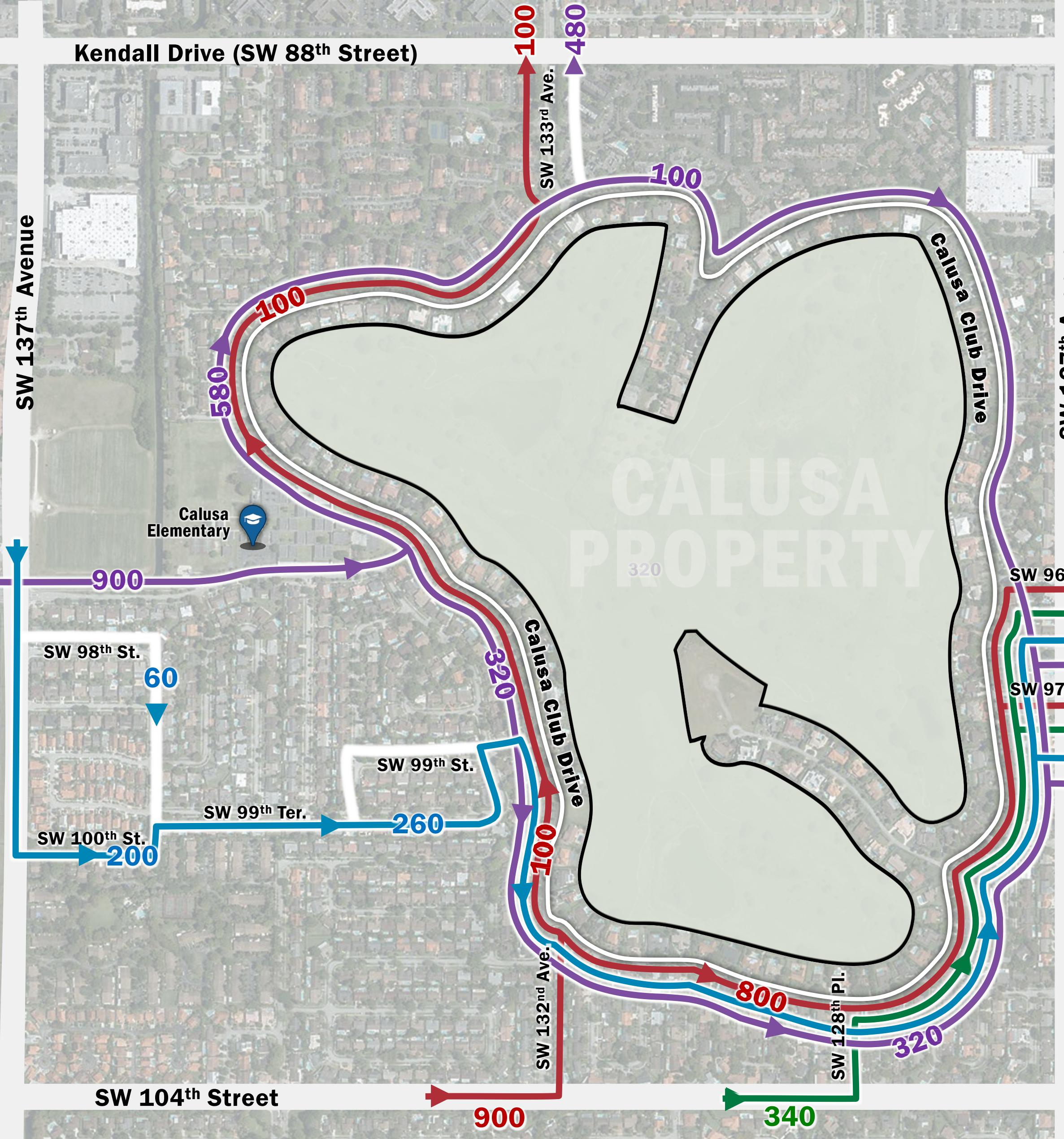
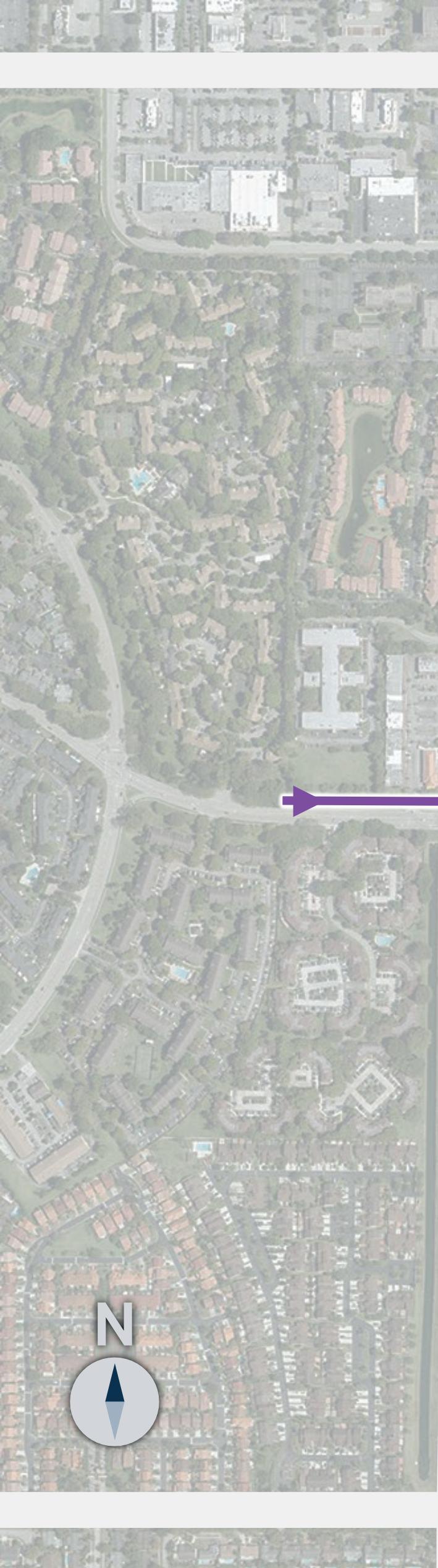
SW 104th S

SW 104<sup>th</sup> Street



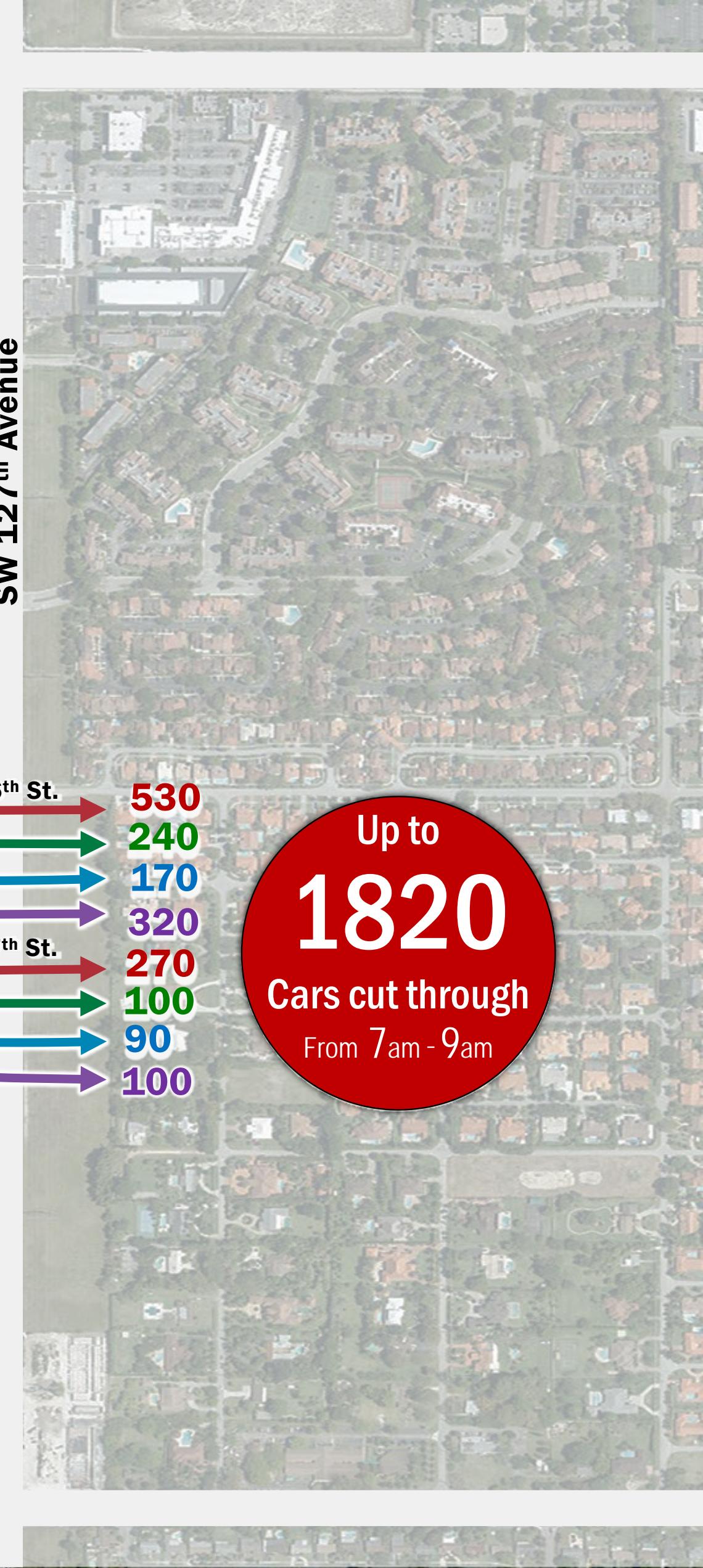
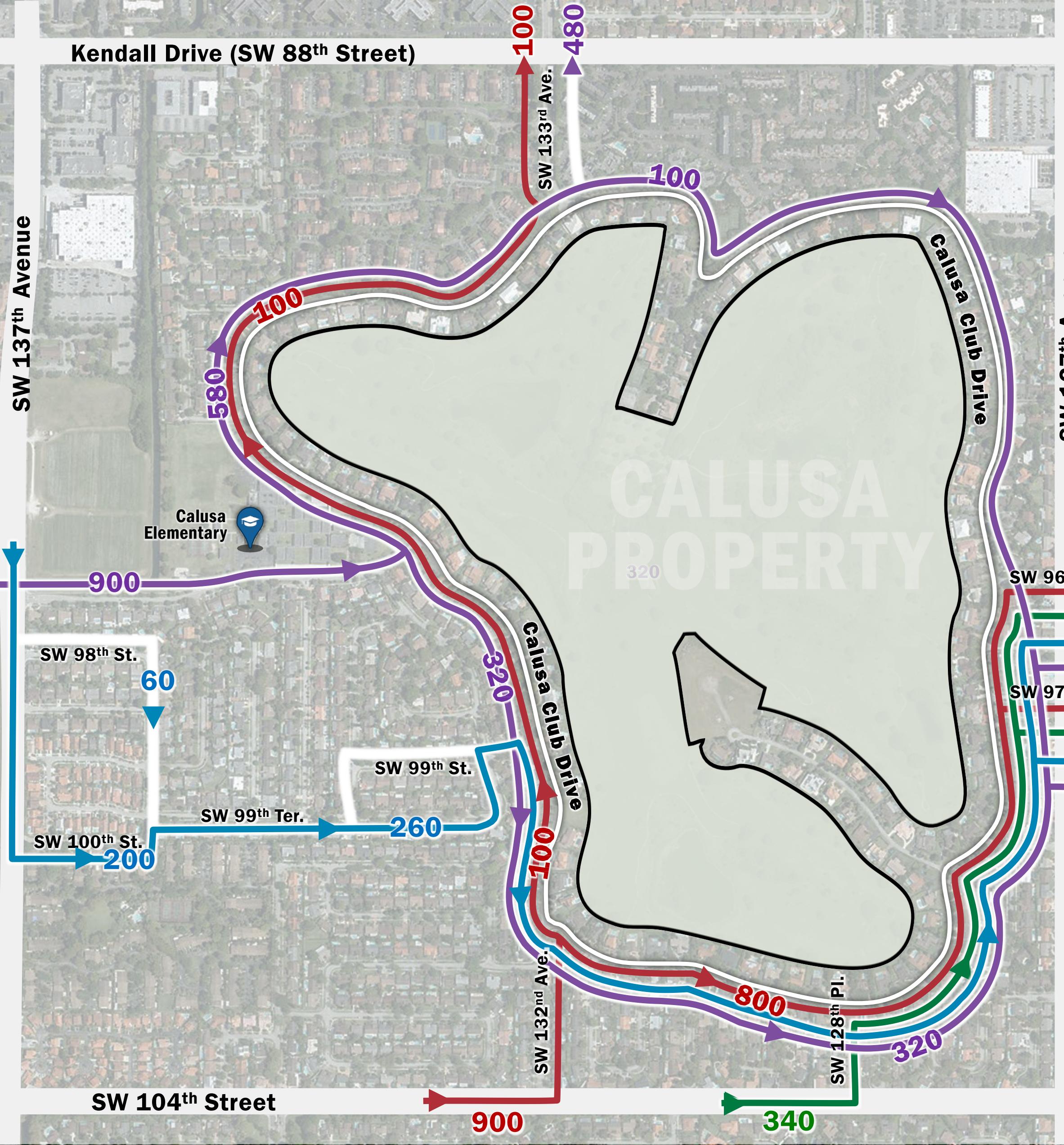
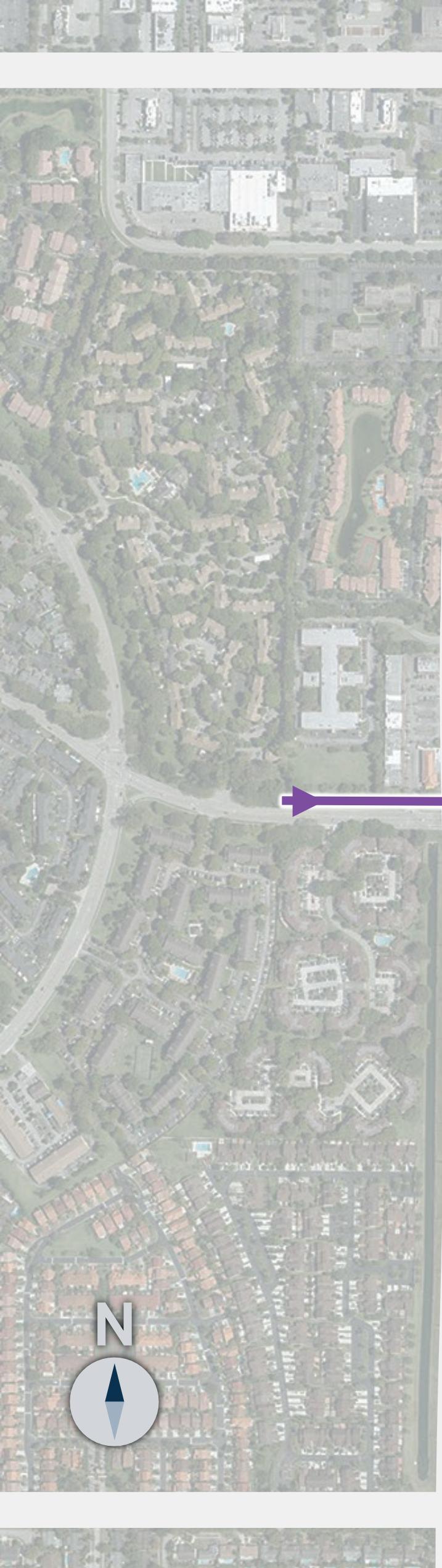
# **PROJECT WILL MAKE SEVERAL TRAFFIC IMPROVEMENTS:**

-  **Add Traffic Signal at SW 97<sup>th</sup> St/SW 127<sup>th</sup> Ave**
-  **Extend NB Lanes on SW 133<sup>rd</sup> Ave at Kendall Dr**
-  **Extend Eastbound Turn Lanes on SW 104<sup>th</sup> St  
at SW 127<sup>th</sup> Ave, and at SW 122<sup>nd</sup> Ave**
-  **Add a “Turbo” Lane on SW 104<sup>th</sup> St at SW 132<sup>nd</sup> Ave**
-  **Add Adaptive Traffic Signals on SW 104<sup>th</sup> St**



# NEIGHBORHOOD TRAFFIC CALMING:

-  **Existing Problem; Not Project Related**
-  **Project Committed to Resolving Cut-Thru Traffic**
-  **Project Team & Neighbors Work Together with MDC**
-  **Status with Least Restrictive Monitoring &  
Then More Restrictive if Necessary**
-  **Neighbors Must Vote & Agree to Traffic Calming**



## Kendall Drive (SW 88th Street)

SW 137th Avenue

SW 133rd Ave.



SW 127th Avenue

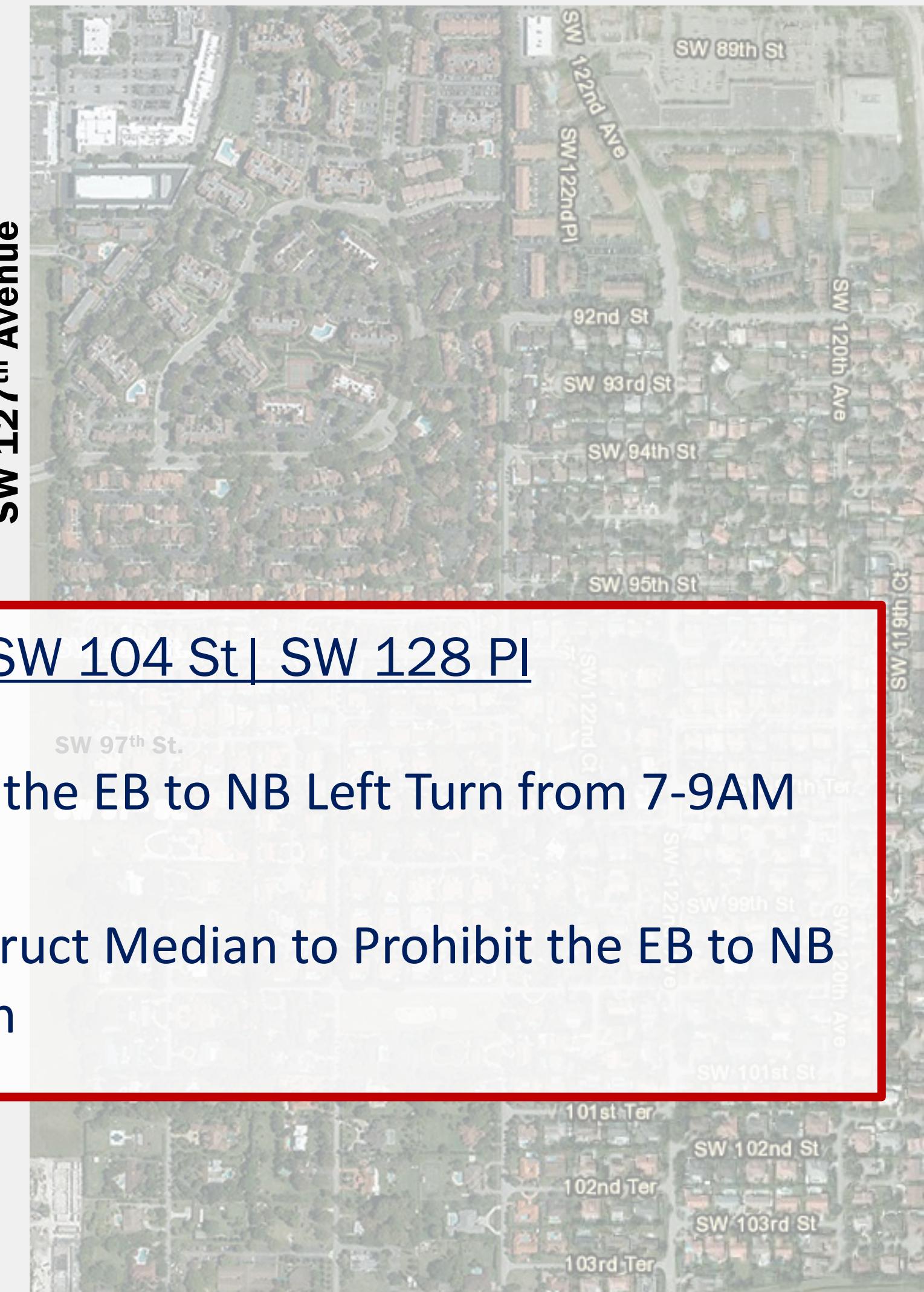
SW 104 St | SW 128 Pl

### STAGE I

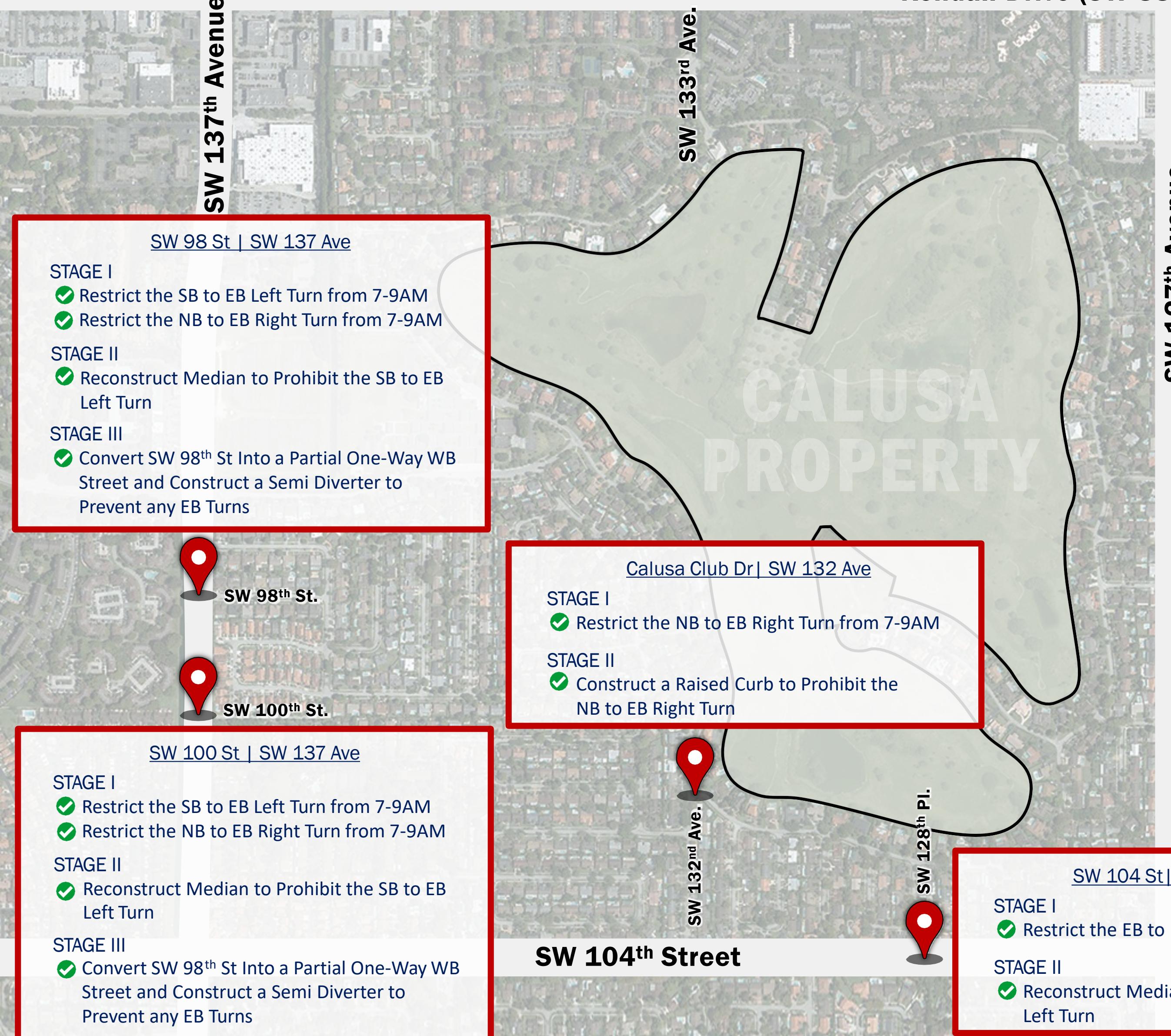
- ✓ Restrict the EB to NB Left Turn from 7-9AM

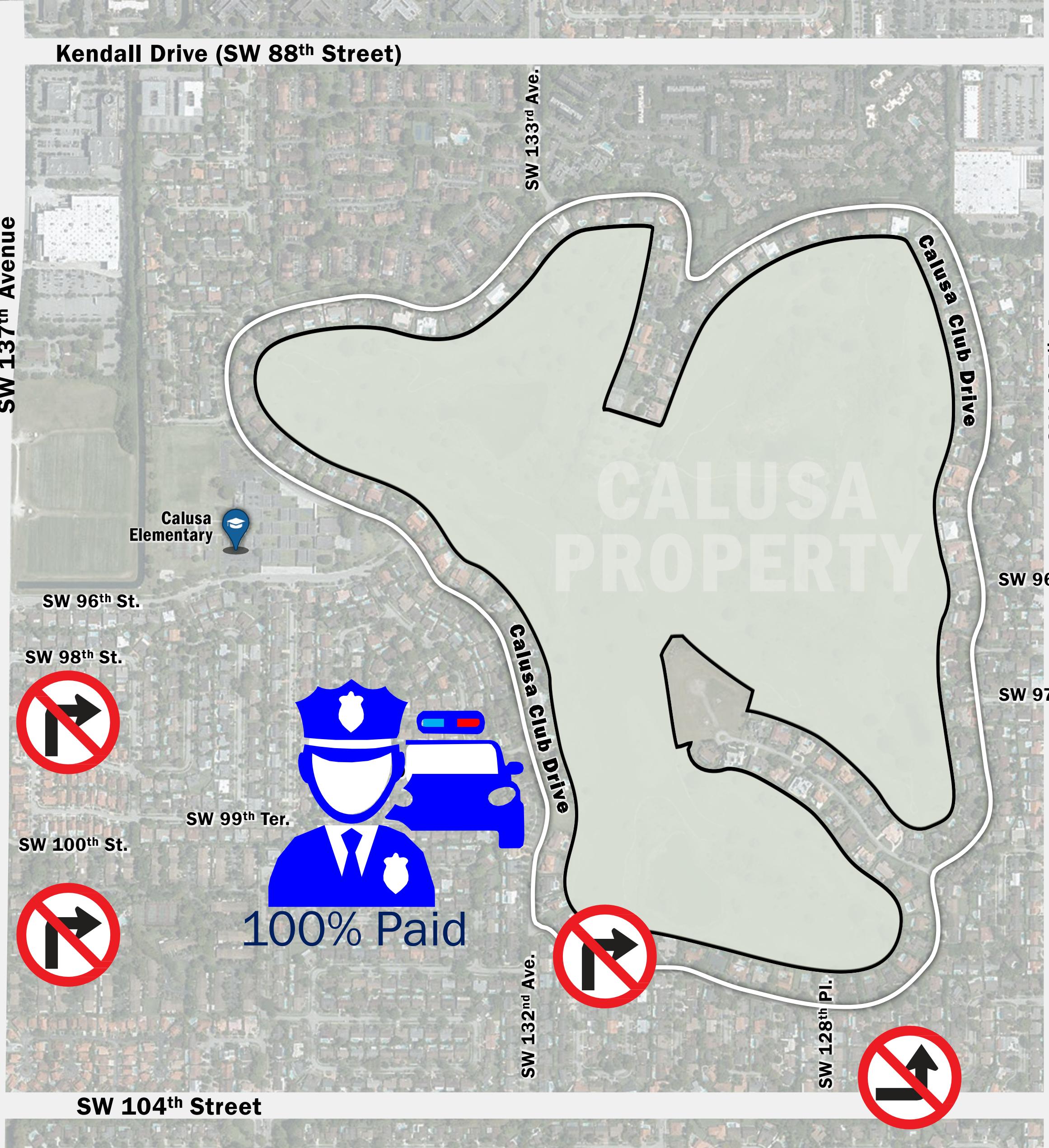
### STAGE II

- ✓ Reconstruct Median to Prohibit the EB to NB Left Turn



## Kendall Drive (SW 88th Street)





## SUMMARY

-  **Project Meets LOS Standards**
-  **Project Meets MDC Traffic Currency**
-  **Main Project Entrance has Direct, Signalized Access on SW 127<sup>th</sup> Ave**
-  **Comprehensive Off-Site Traffic Improvements**
-  **Committed to Reducing Existing Morning Cut-Thru Traffic with 100% Paid Police Enforcement**

# Calusa Rookery



# Calusa Rookery: Anhinga



# Calusa Rookery: Great Egret in Breeding Feathers



# Calusa Rookery: Great Egret and Hatchlings



DV Nature