

**STAFF REPORT
MIAMI-DADE COUNTY
HISTORIC PRESERVATION BOARD**

Miami-Dade County, Florida

Office of Historic Preservation

AGENDA ITEM: **Public Hearing 2**
Archaeological Site Boundary Amendment

RESOURCE NAME: West Kendall Archaeological Site (8DA1081)

LOCATION: 5280 SW 157th Ave
Miami, Florida 33185

**DATE OF
SIGNIFICANCE:** AD500-AD1200

OWNER: SW 157th Ave LLC

BACKGROUND: Archaeological investigations at the West Kendall Site (8DA1081) yielded significant, well-preserved data on regional aboriginal chronology, cultural patterns, and environmental conditions under which eastern Everglades tree island sites developed and evolved. The site is associated with the Tequesta Tribe and the Glades Culture, dating from the Glades I Late Period (AD500) through the Glades IIIA Period (AD1200). The West Kendall Site (8DA1081) is one of the few tree island sites in Miami-Dade County that remain outside of Everglades National Park and is likely to yield additional important information on the cultural and environmental history of the Everglades, as well as information on burial practices and the health and mortality of prehistoric populations.

The site was designated as a Miami-Dade County Archaeological site in 1983, and the boundary was amended in 2005. The current boundary amendment is a result of additional surveys and a more comprehensive understanding of the extent of the site. The proposed boundary amendment is divided into Archaeological Preserve A to the east and adjacent Archaeological Preserve B/Retention Pond to the west.

**CRITERIA FOR
DESIGNATION:** (a) Is associated with distinctive elements of the cultural, social, political, economic, scientific, religious, prehistoric, paleontological and architectural history that have contributed

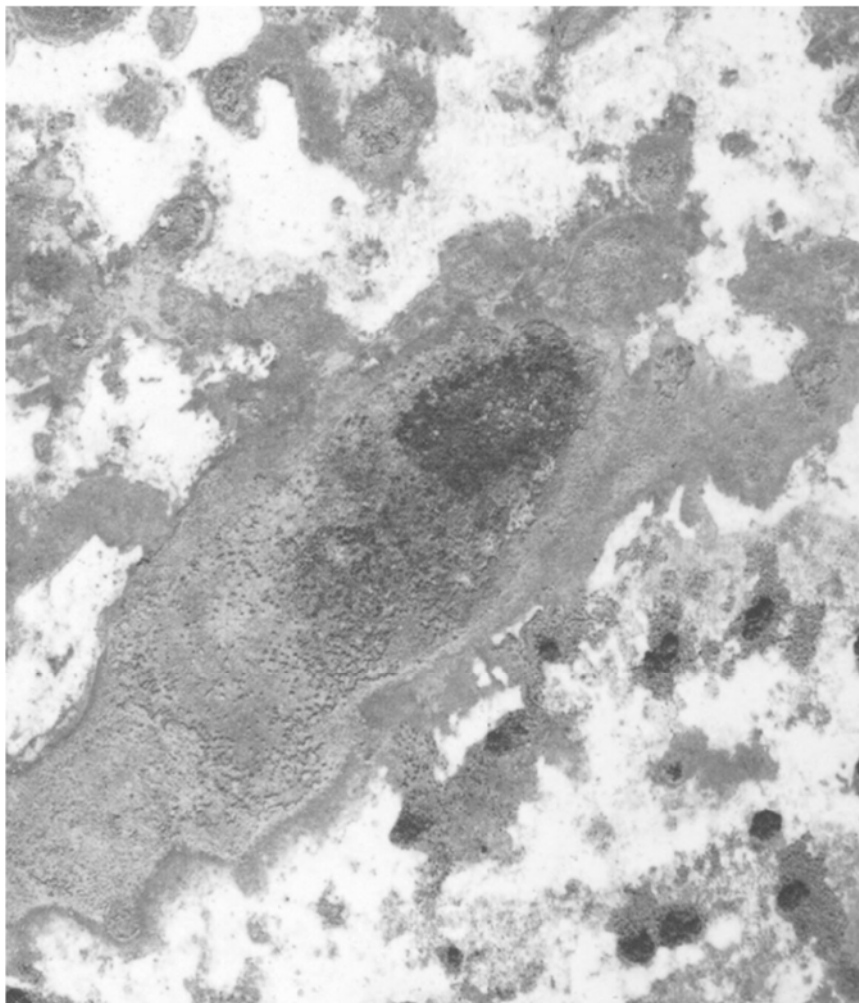
to the pattern of history in the community, Miami-Dade County, South Florida, the State or the nation.

(d) Have yielded or are likely to yield information on history or prehistory

STAFF EVALUATION &

RECOMMENDATION: Based on the application of two objective criteria for designation and archaeological surveys to determine accurate site boundaries, **staff recommends the boundary amendment to the West Kendall Site to encompass a total of 0.68 acres more or less be approved.**

BOUNDARY AMENDMENT REPORT
WEST KENDALL ARCHAEOLOGICAL SITE



Prepared by Jeff B. Ransom, County Archaeologist

**Office of Historic Preservation
Regulatory and Economic Resources
Miami-Dade County**

September 30, 2020

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I. GENERAL INFORMATION

NAME: **West Kendall Archaeological Site (8DA1081)**

LOCATION: 5280 SW 157th Ave
Miami, Florida 33185

PROPERTY OWNER: 157th Ave LLC

LEGAL DESCRIPTIONS: 2005 Amended Boundary

A portion of tract 49, of Miami Everglades land Co. subdivision, in Section 20, Township 54 South, Range 39 East, Miami-Dade County, Florida according to the plat thereof, as recorded in Plat Book 2 at Page 3 of the Pubic Records of Miami-Dade County, Florida, more particularly described as follows:

Begin at the Northeast corner of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 20; thence run S02degrees15'34"E along the East line of the Southeast $\frac{1}{4}$ of said Section 20, for a distance 200.29 feet to a point; thence ruin S87°44'26"W for a distance of 38.79 feet to a point; thence run N88°56'17"W for a distance of 48.52 feet to a point; thence run S89°07'34"W for a distance of 49.39 feet to a point; thence run N07°06'57"W for a distance of 74.57 feet to a point; thence run N09°09'47"W for a distance of 50.36 feet to a point; thence run N02°15'25"W for a distance of 22.44 feet to a point of intersection with the North line of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 20; thence run N87°44'35"E along the said North line for a distance of 154.35 feet to the Point of Beginning; containing 0.660 acres more or less.

2020 Proposed Boundary Amendment

Archaeological Preserve A:

A portion of tract 49, of Miami Everglades Land Co. SUBDIVISION, in Section 20, Township 54 South, range 39 East, Miami-Dade County, Florida, according to the Plat thereof, as recorded in Plat book 2 at Page 3 of the Public Records of Miami-Dade County, Florida, more particularly described as follows:

Commence at the Northeast corner of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 20, thence run S02°15'34" E along the East line of the SE $\frac{1}{4}$ of said section 20 for a distance of 200.29 feet to a point; thence run S 87°44'26" W for a distance of 36.79 feet to a point; thence run N 88° 56'17" W for a distance of 3.22 feet to a point on the West right-of-way line of SW 157th Avenue; thence continue N 88°56'17" W for a distance 7.51 feet to the Point of Beginning; thence continue N 88°56'17" W for a distance of 37.79 feet; thence run S 89°07'24" W for a distance of 49.39 feet; thence run north 07°06'57" West for a distance of 74.57 feet; fence run N 10°43'24" W for a distance of 50.10 feet; thence run N 09°09'47" W for a distance of 40.23 feet to a point 7.5 feet South of and parallel to the South right-of-way line of SW 52nd Street; thence run N 87°44'35" E along said parallel line for a distance of 88.13

feet to the point of curvature of a circular curve concave to the Southwest; thence run Easterly, Southeasterly and Southerly along said curve to the right, having a radius of 17.50 feet and thru a central angle of 89° 59'51" for an arc distance of 27.49 feet to the point of tangency, the last previously and the next described courses running parallel to and 7.5 feet southwesterly and West of the West right-of-way line of SW 157th Ave.; thence run S 02°15'34" E along said parallel line, for a distance of 149.67 feet to a Point of Beginning and containing 0.36 acres more or less.

Archaeological Preserve B/Retention Pond:

A portion of Tract A, of CLUB AT KENDALL, in Section 20, Township 54 South, Range 39 East, Miami-Dade County, Florida, according to the plat thereof, as recorded in Plat Book 173, at Page 65 of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

Commence at the Northeast corner of NE ¼ of the SE ¼ of the SE ¼ of Section 20, Township 54 South, Range 39 East, thence S87°44'35"W 153.88 feet along the centerline of SW 52nd Street, thence S02°15'25"E 30.33 feet to the Point of Beginning; thence S09°09'47"E 42.41 feet; thence S10°43'24"E 50.10 feet; thence S07°06'57"E 37.41 feet; thence S87°44'29"W 125.35 feet; thence N02°15'29"W 68.75 feet; thence N88°15'59"E 17.55 feet; thence N02°15'02"W 60.34 feet; thence N87°44'38"E 92.16 to the pint of Beginning.

All lands described based on an assumed bearing of S87°44'35"W along the Centerline SW 52nd Street and containing 14,154 square feet or 0.32 acres, more or less.

TAX FOLIO NUMBERS: 30-4921-005-0950

SIGNIFICANCE:

The West Kendall Site (8DA1081) is classified as a habitation/human burial site. It contains a largely intact set of well-preserved archaeological data with the potential to provide significant information about the region's prehistoric aboriginal chronological sequences, cultural patterns, and the environmental conditions under which they developed and evolved. The site is associated with the Tequesta Tribe and the Glades Culture. It is one of only a few remaining tree islands in Miami-Dade County and is likely to yield important information on the cultural and environmental history of the Everglades, as well as information on burial practices and the health and mortality of prehistoric populations.

The West Kendall Archaeological Site fulfills Criterion Sec. 16A-10(1)(a)(d),

(a) *Associated with distinctive elements of the cultural, social, political, economic, scientific, religious, prehistoric, paleontological and architectural history that have contributed to the pattern of history in the community, Miami-Dade County, south Florida, the State or the nation.*

(d) *Have yielded, or are likely to yield information in history or prehistory.*

IMPACTS:

Typically, any ground-disturbing activities within designated archaeological zones require application of a Certificate to Dig. Most approvals are handled in-house directly by the staff of the Office of Historic Preservation. Proposed substantial impacts require approval by the Miami-Dade County Historic Preservation Board. These would be concurrent with, or in addition to, any applicable cultural resource protection requirements imposed by the Florida Department of State, Division of Historical Resources, Bureau of Archaeological Research, and Tribal Agencies. The West Kendall Site is known to contain unmarked human remains.

II. PHYSICAL DESCRIPTION / SETTING

The West Kendall Site (8DA1081) is located at the southwest corner of the intersection of SW 52nd Street and SW 157th Avenue in Section 20, Township 54 South, Range 39 East.

The West Kendall Site encompasses a remnant Everglades tree island that once extended into surrounding sawgrass prairie. Vegetation on the site was once dominated by the invasive non-native tree species Brazilian pepper (*Schinus terebinthifolius*) and surrounded by melaleuca (*Melaleuca quinquenervia*), another invasive exotic tree.

The West Kendall Site is characterized by black dirt midden, a highly organic black soil matrix containing animal bone, shell, carbonized wood, pottery fragments, and other artifacts in their original cultural context. This midden represents the accumulated refuse of centuries of human occupation of the tree island, largely during pre-Columbian times. Midden deposits are most prominent at the north end of the tree island where it rises approximately two feet above the surrounding lowland area with gradually decreasing elevations towards the south and west.

The proposed boundary amendment of the West Kendall Site is based upon archaeological assessment surveys conducted by Carr in 2002, 2008, and 2015. Following the 2015 survey, the property owner submitted a Certificate to Dig application to clear the site of all remaining vegetation by hand and cap the surface of the site with 2-3 feet of clean limestone sand fill for protection.

The archaeological site is currently described as a grassy knoll to the east and an adjacent retention pond to the west (Fig 1).



Figure 1. West Kendall Site and Retention Pond Facing Southwest. Photo Credit: Miami-Dade County Office of Historic Preservation.

III. ARCHAEOLOGICAL SIGNIFICANCE

The West Kendall Site (8DA1081) was first excavated in 1973 by avocational archaeologists with the Peninsular Archaeological Society and officially recorded in 1981 by former Miami-Dade County Archaeologist, Robert Carr, as part of the Dade County Archaeological Survey. Although used as a trash dumping area for many years, Carr (1981) described the site as well-preserved with intact archaeological deposits. Unfortunately, the property owner at the time bulldozed a portion of the site prior to the 1983 designation. An assessment of the damage by Carr (1983) established that a large portion of the site remained intact with the potential for providing significant information. As a result, the site was designated by the Miami-Dade Historic Preservation Board on March 24, 1983.

In 2002, systematic testing of 8DA1081 was conducted by Carr prior to construction of a proposed one-story shopping plaza. New site boundaries were established as a result of the survey and a request to amend the designated boundaries was approved by the Miami-Dade County Historic Preservation Board in 2005. The shopping plaza was never constructed.

A 2008 phase III cultural resource survey of the east boundary of the site was conducted on behalf of Miami-Dade County Department of Public Works, after local residents contacted Commissioner Martinez to request an additional southbound lane to match two existing northbound lanes of SW 157th Ave. The request was made out of safety concerns and population growth of the area. Because the designated site extended within the proposed right-of-way expansion, Public Works applied for a Special Certificate-to-Dig, which was approved by the Historic Preservation Board and supported by Staff. The phase III survey removed the artifacts within that area and SW 157th Avenue was expanded, though the boundary for the archaeological site was not amended at that time.

The site location remained vacant until 2014, when it was sold for proposed construction of the Club at Kendall nursing facility. A 2015 archaeological survey reassessed the West Kendall Site prior to construction activities. This survey revealed that the site boundaries extend further west of the designated boundaries. Construction was completed in early 2019 and the property owner provided a revised legal description to the Miami-Dade Office of Historic Preservation for a boundary amendment. The proposed boundary amendment is divided into Archaeological Preserve A to the east and adjacent Archaeological Preserve B/Retention Pond to the west.

The West Kendall Site contains a largely intact set of well-preserved archaeological data with the potential to provide significant information about the region's prehistoric aboriginal chronological sequences, cultural patterns, and the environmental conditions under which they developed and evolved.

The midden deposits present within the West Kendall Site have the potential to yield additional significant information on the cultural and environmental history of the Everglades region. Midden found on tree island sites typically contains aboriginal material culture, including examples of bone, shell and stone tools, ornaments, ceramic fragments, and other artifacts. Well-preserved archaeological materials related to subsistence are especially abundant and include large quantities of animal bone and shell refuse, wood charcoal, and carbonized plant remains. This material is particularly useful in answering questions about aboriginal subsistence practices such as resource selectivity, hunting and fishing methodologies, use of plant resources, and food preparation techniques. The identification of well-preserved plant and animal remains can also provide valuable data about past environmental conditions within the region, information that may be especially relevant to efforts to restore the Everglades.

The significance of the West Kendall Site is heightened by the fact that it is one of the few well-preserved tree island sites in Miami-Dade County that remain outside of Everglades National Park. The fate of these remaining sites is likely to become more uncertain with future development within the region.

The West Kendall Site contains undisturbed black dirt midden that is a result of native aboriginal habitation and subsistence practices. The site is located on a remnant Everglades tree island, which previous studies have demonstrated to be largely undisturbed. Similar sites in the region have produced evidence of extensive occupation dating from the Late Archaic (3000-500 BC) through the Glades (500 BC-AD 1763) and the Seminole-Miccosukee Period beginning in ca.1825 (Carr 2002), a span of time exceeding 3000 years. The West Kendall Site (8DA1081) has yielded human remains and is therefore considered to have a high potential of containing additional human graves.

IV. CURRENT CONDITION AND PRESERVATION QUALITY

The West Kendall Site is currently in a good state of preservation and capped by 2-3 feet of limestone sand for protection. The preservation quality and significance of the site are major criteria for determining the potential for scientific research. The West Kendall Site still contains intact archaeological deposits and unmarked aboriginal human remains.

V. CRITERIA FOR DESIGNATION

The West Kendall Site is significant under the following criteria, as set forth in Section 16A-10 of the Miami-Dade Historic Preservation Ordinance:

(a) Criteria Sec. 16A-10(1)(a), Is associated with distinctive elements of the cultural, social, political, economic, scientific, religious, prehistoric, paleontological and architectural history that have contributed to the pattern of history in the community, Miami-Dade County, South Florida, the State or the nation.

(d) Criteria Sec. 16A-10(1)(d), Have yielded, or are likely to yield information in history or prehistory.

The West Kendall Site meets the requirements of criteria “a” and “d” of Section 16A-10 of the Miami-Dade County Historic Preservation Code and is eligible for listing on the National Register of Historic Places.

VI. STANDARDS FOR CERTIFICATE TO DIG

The West Kendall Site is subject to preservation requirements as set forth in Chapter 16A of the Miami-Dade County Historic Preservation Ordinance. These would be concurrent with, or in addition to, cultural resource protection requirements currently imposed by the Florida Department of State, Division of Historical Resources, Bureau of Archaeological Research, and Tribal Agencies. Due to the high probability for locating additional unmarked human burials in the zone, *Florida Statute Section 872.05* (Florida’s Unmarked Human Burial Act) and *Florida Administrative Code Chapter 1A-44* (Procedures for Reporting and Determining Jurisdiction over Unmarked Human Burials) shall apply.

VII. STAFF EVALUATION AND RECOMMENDATION

Staff has conducted many site visits to the West Kendall Site and participated in several archaeological surveys of the site. Therefore, staff has determined that the site meets the objective criteria for designation. This evaluation is based on the cultural contexts of the sites, as they are representative of centuries of human occupation of tree islands once found throughout the Everglades and are likely to yield additional significant information on the cultural and environmental history of the Everglades, as well as information on burial practices and the health and mortality of prehistoric populations. Based on the cultural context, and the application of two objective criteria for designation, staff recommends the boundary of the West Kendall Archaeological Site be amended as proposed, to encompass a total of 0.68 acres more or less.

VIII. REFERENCES CITED

Carr, Robert S.

1981 *Dade County Archaeological Survey Final Report*. On file, Miami Dade County Office of Historic Preservation.

Carr, Robert S.

2002 *An Archaeological Assessment of the West Kendall Parcel, Miami-Dade County, Florida*. On file, Miami Dade County Office of Historic Preservation.

Carr, Robert S.

2002 The Archaeology of Everglades Tree Islands. In *Tree Islands of the Everglades*, edited by Sklar and Van der Valk, pp. 187-206. Kluwer Academic Publishers, Boston.

Carr, Robert S.

2008 *A Phase III Cultural Resource Assessment of 8DA1081 Within The SW 157 Avenue R.O.W., Miami-Dade County, Florida*. On file, Miami Dade County Office of Historic Preservation.

Carr, Robert S.

2015 *A Phase II Cultural Resource Assessment Survey of the Kendall Club Parcel, Miami-Dade County, Florida*. On file, Miami Dade County Office of Historic Preservation.

Metropolitan Dade County Historic Preservation Board

1983 *West Kendall Site DA1081 Designation Report*. On file, Miami Dade County Office of Historic Preservation.



**MIAMI-DADE COUNTY
HISTORIC PRESERVATION BOARD**
STEPHEN P. CLARK CENTER
111 N. W. FIRST STREET
MAILBOX 114, (12TH FLOOR)
MIAMI, FLORIDA 33128
305-375-4958

**MIAMI-DADE COUNTY
HISTORIC PRESERVATION BOARD**

RESOLUTION NO. 2020-xx

**RESOLUTION DECIDING THE AMENDMENT OF
THE BOUNDARY FOR THE
WEST KENDALL ARCHAEOLOGICAL SITE**

WHEREAS, the West Kendall Site was designated a Miami-Dade County Archaeological Site on March 24, 1983; and

WHEREAS, systematic testing of the site was conducted in 2002, establishing more accurate site boundaries; and

WHEREAS, the Miami-Dade County Historic Preservation Board amended the boundaries to the West Kendall Archaeological Site in 2005 to reflect the findings of the 2002 testing; and

WHEREAS, additional archaeological survey work in 2008 and 2014 revealed that the site extends beyond the boundary of the designated area; and

WHEREAS, two archaeological preserve areas totally approximately 0.68 acres are eligible for designation as a Miami-Dade County Archaeological Site; and

WHEREAS, the folio number and legal description for the amended West Kendall Archaeological Site are as follows:

TAX FOLIO NUMBER: 30-4920-043-0010



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**Resolution #2020-xx
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LEGAL DESCRIPTION:

Archaeological Preserve A:

A portion of tract 49, of Miami Everglades Land Co. SUBDIVISION, in Section 20, Township 54 South, range 39 East, Miami-Dade County, Florida, according to the Plat thereof, as recorded in Plat book 2 at Page 3 of the Public Records of Miami-Dade County, Florida, more particularly described as follows: Commence at the Northeast corner of the NE ¼ of the SE ¼ of the SE ¼ of said Section 20, thence run S02°15'34" E along the East line of the SE ¼ of said section 20 for a distance of 200.29 feet to a point; thence run S 87°44'26" W for a distance of 36.79 feet to a point; thence run N 88° 56'17" W for a distance of 3.22 feet to a point on the West right-of-way line of SW 157th Avenue; thence continue N 88°56'17" W for a distance 7.51 feet to the Point of Beginning; thence continue N 88°56'17" W for a distance of 37.79 feet; thence run S 89°07'24" W for a distance of 49.39 feet; thence run north 07°06'57" West for a distance of 74.57 feet; fence run N 10°43'24" W for a distance of 50.10 feet; thence run N 09°09'47" W for a distance of 40.23 feet to a point 7.5 feet South of and parallel to the South right-of-way line of SW 52nd Street; thence run N 87°44'35" E along said parallel line for a distance of 88.13 feet to the point of curvature of a circular curve concave to the Southwest; thence run Easterly, Southeasterly and Southerly along said curve to the right, having a radius of 17.50 feet and thru a central angle of 89° 59'51" for an arc distance of 27.49 feet to the point of tangency, the last previously and the next described courses running parallel to and 7.5 feet southwesterly and West of the West right-of-way line of SW 157th Ave.; thence run S 02°15'34" E along said parallel line, for a distance of 149.67 feet to a Point of Beginning and containing 0.36 acres more or less.

Archaeological Preserve B/Retention Pond:

A portion of Tract A, of CLUB AT KENDALL, in Section 20, Township 54 South, Range 39 East, Miami-Dade County, Florida, according to the plat thereof, as recorded in Plat Book 173, at Page 65 of the Public Records of Miami-Dade County, Florida, being more particularly described as follows: Commence at the Northeast corner of NE ¼ of the SE ¼ of the SE ¼ of Section 20, Township 54 South, Range 39 East, thence S87°44'35"W 153.88 feet along the centerline of SW 52nd Street, thence S02°15'25"E 30.33 feet to the Point of Beginning: thence S09°09'47"E 42.41 feet; thence S10°43'24"E 50.10 feet; thence S07°06'57"E 37.41 feet; thence S87°44'29"W 125.35 feet; thence N02°15'29"W 68.75 feet; thence N88°15'59"E 17.55 feet; thence N02°15'02"W 60.34 feet; thence N87°44'38"E 92.16 to the pint of Beginning.

All lands described based on an assumed bearing of S87°44'35"W along the Centerline SW 52nd Street and containing 14,154 square feet or 0.32 acres, more or less.



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**Resolution #2020-xx
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WHEREAS, the West Kendall Archaeological Site fulfills the following criteria for designation:

Criteria Sec. 16A-10(1)(a), *Are associated with distinctive elements of the cultural, social, political, economic, scientific, religious, prehistoric, paleontological and architectural history that have contributed to the pattern of history in the community, Miami-Dade County, south Florida, the State or the nation.*

Criteria Sec. 16A-10(1)(d): *(d) Have yielded, or are likely to yield information in history or prehistory.*

WHEREAS, Office of Historic Preservation staff has prepared a designation report that finds the site is eligible for a boundary amendment based on previous archaeological surveys and the application of two objective criteria for designation; and

WHEREAS, on September 30, 2020, the Historic Preservation Board of Miami-Dade County conducted a public hearing to decide the amendment to the boundary for the West Kendall Archaeological Site, pursuant to the procedures set forth in Section 16A-10(5)(h).

NOW, THEREFORE, BE IT RESOLVED BY THE HISTORIC PRESERVATION BOARD OF MIAMI-DADE COUNTY, FLORIDA, that,

Section 1: The designation report and its findings are hereby incorporated by reference as fully set forth herein.

Section 2: The foregoing recitals are approved and incorporated in this Resolution.

Section 3: Having considered this matter at a public hearing, the amendment to the West Kendall Archaeological Site boundary, located at 5280 SW 157th Avenue, Miami-Dade County, Florida, is hereby _____.



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**Resolution #2020-xx
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The foregoing resolution was offered by Board Member _____ who moved its adoption. The motion was seconded by Board Member _____ and upon being put to a vote, the vote was as follows:

	Cecilia Stewart, Chairwoman	xxx	
	W. R. (Bob) Smith, III, Vice Chairman	xxx	
Gary Appel	xxx	Paul George	xxx
Melinda Jester	xxx	Anthony Rionda	xxx
Lourdes Solera	xxx	Harry Tapias	xxx

Prepared by:

Sarah K. Cody, Historic Preservation Chief
Office of Historic Preservation

**STATE OF FLORIDA
COUNTY OF MIAMI-DADE**

The foregoing instrument was acknowledged before me by means of physical presence or online notarization by _____ who is personally known to me or has produced _____, as identification.

Witness my signature and official seal this ____ day of _____, 20____, in the County and State aforesaid.

(Notary Seal)

Signature of Notary

Notary, Public State of _____

Printed Name

My Commission Expires: _____